6 TAFT COURT LANDSCAPE IMPROVEMENTS
PHASE 1

6 TAFT COURT ROCKVILLE, MD
20850

DELTA PROJECT NO. 2019.331.004
12/23/2021(PERMIT REVISION 04/01/2022)
IFB #08-22

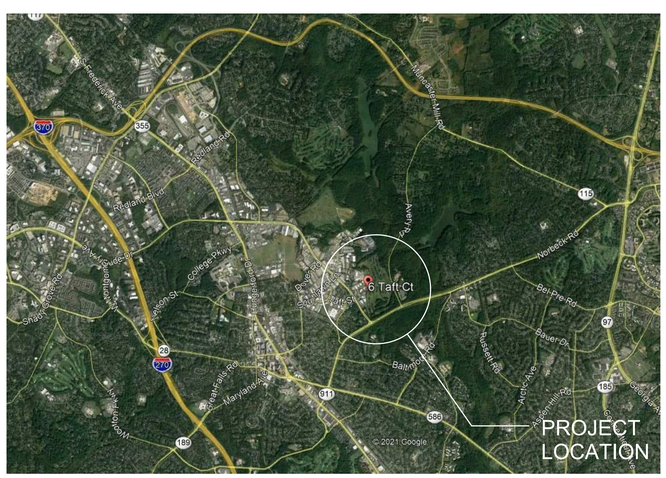
INDEX OF DRAWINGS

CITY OF ROCKVILLE COMMENTS

ARCHITECT/ENGINEER

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
Chevy Chase, MD 20815
Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

PROJECT LOCATION



OWNER

CITY OF ROCKVILLE
6 TAFT COURT
ROCKVILLE, MD 20850

STATE OF MARYLAND
DONALD R. SCHLOSSER
13811
REGISTERED
LANDSCAPE ARCHITECT
APRIL 18, 2022

APPROVED BY CITY OF ROCKVILLE, MD
Craig L. Simoneau
2022.04.14
13:08:00-04'00'
DIRECTOR OF PUBLIC WORKS DATE
SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

G-001

4/11/2022 10:14:19 AM

GENERAL PROJECT NOTES

1. LANDSCAPE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO PROPERTY OR PERSONAL INJURY OCCURRING DURING CONSTRUCTION OR THEREAFTER. CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE INSURANCES, CONSTRUCTION METHODS AND PERMITS.
2. THE COST OF ALL GRANULAR MATERIAL SHALL BE INCLUDED IN THE PRICES BID FOR THE VARIOUS ITEMS OF THE CONTRACT, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER, WILL NOT BE DAMAGED.
4. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PRECAUTIONS NECESSARY TO PROTECT ALL EXISTING BUILDING WALLS, PAVEMENTS, UTILITIES, JOB SAFETY & PROTECTION OF TRAFFIC.
5. IF CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER SATISFACTORY TO THE LANDSCAPE ARCHITECT & OWNER.
6. WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THOSE ITEMS.
7. PRIOR TO CONSTRUCTION, CONSULT WITH LOCAL OFFICIALS & UTILITY COMPANIES TO DETERMINE THE LOCATION OF UTILITIES WITHIN PROJECT LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE LOCAL ONE-CALL SERVICE BEFORE BEGINNING ANY EXCAVATION WORK.
8. ANY CORNER SURVEY PINS OR EASEMENT FLAGS DAMAGED OR MOVED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTORS EXPENSE PRIOR TO COMPLETION OF CONSTRUCTION.
9. IT IS CRITICAL THAT THE CONTRACTOR HAS THE PROPER EQUIPMENT AND INSTRUMENTS ON SITE TO VERIFY GRADES DURING CONSTRUCTION. EFFECTIVE METHODS FOR MAINTAINING GRADES AND SLOPES OF PAVEMENTS SHALL BE EMPLOYED IN ORDER TO MAINTAIN POSITIVE DRAINAGE AS INDICATED.
10. INSTALL AND MAINTAIN TRAFFIC CONTROL BARRICADES AND FENCING THROUGH CONSTRUCTION. TEMPORARY SIGNS SHALL BE INSTALLED TO DIRECT PEDESTRIAN AND LOCAL VEHICULAR TRAFFIC SAFELY AND AROUND PROJECT DURING CONSTRUCTION.

GENERAL EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS PLAN BASED ON SURVEY DATA PROVIDED BY KIM ENGINEERING, INC. 19634 CLUB HOUSE ROAD, SUITE 310 GAITHERSBURG, MARYLAND 20886 (301-337-6734).

AND

TOPOGRAPHIC AND ELEVATION DATA COLLECTED BY DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS DPC AND FIELD NOTES AND MEASUREMENTS BY LANDSCAPE ARCHITECT ON 01.10.2022.

2. UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR SHALL NOTIFY MISS UTILITY, CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

3. CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

GENERAL SITE ACCESS AND PUBLIC USE NOTES

1. CONTRACTOR SHALL STAGE & SCHEDULE CONSTRUCTION TO ACCOMMODATE UNOBSTRUCTED AND SAFE PUBLIC ACCESS TO ADJACENT BUILDING ENTRANCES AT ALL REGULAR OPERATING TIMES. IF CONSTRUCTION REQUIRES ACCESS TO BE TEMPORARILY CLOSED, COORDINATE SIGNAGE WITH CONSTRUCTION MANAGER.

GENERAL STOCKPILE NOTES

1. STOCKPILED MATERIAL SHALL BE COVERED WITH TARPS AND/OR STRAW IMMEDIATELY FOLLOWING COMPLETION OF EXCAVATION EFFORT.
2. ALL STOCKPILES TO BE ENCLOSED BY SILT FENCE OR COMPOST SOCK, PLACED AS DESCRIBED IN THE EROSION CONTROL NOTES.
3. WORK AND TARPS ARE SUBSIDIARY TO THE PROJECT.
4. ONSITE STOCKPILE LOCATIONS TO BE WITHIN PROPERTY LIMITS. CONTRACTOR NOT TO STOCKPILE OR DISTURB SOIL BEYOND WORK LIMITS AND APPROVED LOCATIONS, UNLESS APPROVED BY OWNER.
5. REMOVE EXISTING SOD, MULCH, AND TOPSOIL, AND EXCAVATE TO DEPTH SPECIFIED IN DETAILS. REMOVE ALL MATERIALS.

GENERAL DEMOLITION NOTES

1. BRUSH REMOVAL INCLUDES SHRUBS, VINES, AND DEAD WOOD AS INDICATED. ALL REMOVALS SHALL BE DONE BY HAND AS MUCH AS POSSIBLE TO MINIMIZE DAMAGE TO TREE ROOTS. ALL DEBRIS SHALL BE DISPOSED OF LEGALLY OFF-SITE.
2. ALL TREES TO BE REMOVED ARE FLAGGED IN FIELD W/ ORANGE TAPE. CONFIRM WITH LANDSCAPE ARCHITECT.
3. TREE TRIMMING AND REMOVAL TO BE COMPLETED BY QUALIFIED ARBORIST. PROVIDED Y THE CITY.
4. ALL ASPHALT OR CONCRETE PVM'T. TO BE REMOVED SHALL BE SAW CUT AS NECESSARY FOR INSTALLATION OF NEW FEATURES. DISPOSE OF ALL DEBRIS LEGALLY.
5. SALVAGE ALL STREET, PARKING, AND TRAFFIC SIGNS FOR REUSE. REPLACE IN ORIGINAL LOCATIONS UNLESS OTHERWISE NOTED ON PLANS.
6. INSTALL AND MAINTAIN TRAFFIC CONTROL BARRICADES AND FENCING THROUGH CONSTRUCTION. TEMPORARY SIGNS SHALL BE INSTALLED TO DIRECT PEDESTRIAN AND LOCAL VEHICULAR TRAFFIC SAFELY AND AROUND PROJECT DURING CONSTRUCTION.

GENERAL UTILITY NOTES

1. ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH STATE AND LOCAL CODES.
2. ALL UTILITY WORK TO BE COMPLETED BY A QUALIFIED INDIVIDUAL, LICENSED TO PRACTICE IN THE LOCAL STATE/MUNICIPALITY.
3. COORDINATE WITH GENERAL / ELECTRICAL CONTRACTOR SELECTED FOR BUILDING PROJECT.

GENERAL GRADING & DRAINAGE NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHY WITHIN THE PROJECT LIMITS. INFORM LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES WITH EXISTING CONDITIONS TOPOGRAPHY IS FOUND.
2. IT IS IMPORTANT THAT THE CONTRACTOR HAS THE PROPER EQUIPMENT ON SITE TO ESTABLISH DESIGN GRADES DURING CONSTRUCTION.
3. ALL INVERT ELEVATIONS SHALL BE FIELD CHECKED BEFORE STARTING TO WORK. ASSUME TIME TO VERIFY SINCE DATA PROVIDED BY OTHERS WAS LIMITED.
4. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED. SEE DETAILS FOR EDGE TREAMENT ALONG PAVEMENTS OR STONE MULCH AREAS.
5. ALL DIVERSIONS OR SWALES TO HAVE STAKED HAY-BALE FILTERS INSTALLED FOR EROSION CONTROL THE SAME DAY THEY ARE GRADED.
6. TOPSOIL TO BE REMOVED TO BE STOCKPILED FOR REUSE AS AMENDED FOR LAWN REPAIRS..
7. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. SEE SPECIFICATIONS FOR IMPORTED PLANTING SOIL.
8. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL.
9. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH PF 4" PRIOR TO PLACEMENT OF TOPSOIL.
10. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS.
11. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8" IN THICKNESS UNLESS NOTED OTHERWISE.
12. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
13. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
14. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
15. IN SUBGRADE AREAS WHERE UNSUITABLE SOILS EXIST, CONTRACTOR TO EXCAVATE AND REPLACE PER SPEC.
16. SPOT ELEVATIONS AND SLOPE ARROWS ARE PROVIDED TO SHOW PROPOSED SURFACE DRAIN PATTERNS ON THE PROJECT SITE.
17. ANY EXCESS EXCAVATED SOILS AT THE END OF THE JOB SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN AN APPROVED MANNER AT NO ADDITIONAL COST.

GENERAL E&SC NOTES AND SEEDING NOTES

1. SILT FENCES AND OTHER FORMS OF EROSION CONTROL MUST BE INSTALLED PRIOR TO THE START OF WORK AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED (SEE E&SC DETAILS OR AS SHOWN ON PLANS.
2. TREE PROTECTION SHALL CONSIST OF SNOW FENCE SECURELY STAKED AT DRIP LINE OF INDIVIDUAL TREES. TREE PROTECTION SHALL REMAIN IN PLACE THROUGH THE DURATION OF THE CONTRACT.
3. ALL DISTURBED AREAS SHALL BE FINE GRADED, REMOVING ALL ROOTS, STICKS, STONES AND DEBRIS GREATER THAN 2 INCHES IN ANY DIRECTION.
4. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL CONDUCT OPERATIONS IN SUCH A MANNER AS TO PREVENT OR REDUCE TO A MINIMUM ANY DAMAGE TO ANY STORMWATER PRACTICE FROM POLLUTION BY DEBRIS, SEDIMENT, OTHER FOREIGN MATERIAL, OR FROM MANIPULATION OF EQUIPMENT AND/OR MATERIALS NEAR SUCH PRACTICE. THE CONTRACTOR SHALL NOT RETURN DIRECTLY TO A STORMWATER PRACTICE ANY WATER WHICH HAS BEEN USED FOR WASH PURPOSES OR OTHER SIMILAR OPERATIONS WHICH CAUSE THIS WATER TO BECOME POLLUTED WITH SAND, CEMENT, OIL OR OTHER IMPURITIES.
5. SEED, MULCH, AND FERTILIZE AS NECESSARY TO RESTORE ALL DISTURBED LAWN AREAS TO ORIGINAL CONDITION OR BETTER.
6. LAWN FERTILIZER SHALL BE 55% NITROGEN, 10% PHOSPHORUS AND 10% POTASH WHERE 50% OF THE NITROGEN IS DERIVED FROM UREA FORM SOURCE.
7. LAWN SEED WHEN NOT GIVEN ON THE PLANS SHALL BE SELECTED FROM THE PREVIOUS YEAR'S CROP, FURNISHED AND DELIVERED PREMIXED IN THE FOLLOWING PROPORTIONS AND REFERRED TO AS LAWN MIX, OR EQUAL.

NEWSOME TRIO MIX OR EQUAL:
85% TALL FESCUE
10% KENTUCKY BLUEGRASS
5% PERENNIAL RYEGRASS

SEED SOURCES: (SEED SOURCES FOR ABOVE MIXES OR SPECIES INCLUDE BUT ARE NOT LIMITED TO:)
(LAWN MIX)

a. NEWSOME WAREHOUSE; 1178 SCAGGSVILLE ROAD, FULTON, MD, 800-553-2719
b. ERNST SEED CO., MEADVILLE, PA, 800-873-3321

8. LABELS MUST SHOW THE PERCENTAGE BY WEIGHT AND ALL PARTICULARS OF EACH INGREDIENT IN THE MIXTURE.
9. IF NO NEW TOPSOIL IS REQUIRED, THOROUGHLY LOOSEN SOIL IN AREAS TO BE SEEDED TO A MINIMUM OF 4 INCHES WITH APPROVED EQUIPMENT. REMOVE ROCKS, DEBRIS, CLODS OR OTHER HARMFUL SUBSTANCES, AND MAINTAIN GRADING AND DRAINAGE PATTERNS.
10. WHEN PLACING BY HYDROSEEDING APPLICATION SEED SHALL BE PLACED AT 80 POUNDS PER ACRE, HYDROMULCH AT 1,200 POUNDS PER ACRE, WATER AT 500 GALLONS PER ACRE, AND FERTILIZER AT MINIMUM OF 220 POUNDS PER ACRE.
11. IF PLACING BY MECHANICAL MEANS FERTILIZER SHALL BE PLACED AT 25 POUNDS PER 1000 SQUARE FEET, SEED AT 5 POUNDS PER 1000 SQUARE FEET, AND STRAW MULCH AT 2 TONS PER ACRE. PLACE FERTILIZER AND SEED, THEN LIGHTLY RAKE AND ROLL WITH 200 POUND ROLLER. MULCH THE AREA, WHEN WATER. STRAW MULCH MAY NEED TO BE SECURED TO KEEP IT FROM BLOWING AWAY.
12. WATER LAWN AREAS AS NEEDED TO PROMOTE GROWTH, OR SEED WHEN RAIN IS IMMINENT. THE CONTRACTOR WILL BE RESPONSIBLE TO WATER, RESEED, OR MULCH TO INSURE GROWTH OF SEEDED AREAS UNTIL COMPLETE AND UNIFORM STAND OF GRASS HAS BEEN ESTABLISHED AND CUT AT LEAST TWICE. RESEEDING: THE CONTRACTOR SHALL CONTINUE TO REPAIR WASHOUTS AND RESEED UNSATISFACTORY AREAS DURING THE 6 MONTH WARRANTY PERIOD, AS SATISFACTORY TO THE OWNER AND THE LANDSCAPE ARCHITECT.

E&SC MAINTENANCE NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE FILTER FABRIC WHEN IT BECOMES ABOUT ONE-HALF (1/2) THE DEPTH OF THE FENCE. THE FILTER FABRIC FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A CONSTANT BARRIER.
3. THE THICKNESS OF THE ROCK CONSTRUCTION ENTRANCE SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED BY CONTRACTOR ON SITE FOR THIS PURPOSE.
4. DURING THE COURSE OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON THE PUBLIC ROAD ROADWAYS AND SIDEWALKS SHALL BE REMOVED AND RETURNED TO THE WORK AREA.
5. SEDIMENT REMOVED FROM BMP'S WILL BE DISPOSED OF AS UNSUITABLE MATERIAL OFF-SITE, UNLESS APPROVED BY LANDSCAPE ARCHITECT.
6. ALL SEEDED AREAS WILL BE RE-FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO THE SPECIFICATIONS TO MAINTAIN A DENSE VEGETATIVE COVER.

SOIL PROFILE REBUILDING SPECIFICATION

SOURCE: CITY OF ROCKVILLE, MARYLAND NOVEMBER 2019

SPECIFICATION FOR RESTORATION OF GRADED AND COMPACTED SOILS THAT WILL BE VEGETATED
BASED ON SPECIFICATIONS DEVELOPED AT VIRGINIA POLYTECHNIC INSTITUTE- DEPARTMENT OF HORTICULTURE

1.PURPOSE AND DESCRIPTION

1.1 PURPOSE

SOIL PROFILE REBUILDING IS AN APPROPRIATE SOIL RESTORATION TECHNIQUE FOR SITES WHERE TOPSOIL HAS BEEN COMPLETELY OR PARTIALLY REMOVED AND SUBSOIL LAYERS HAVE BEEN COMPACTED (GRADED AND/OR TRAFFICKED BY EQUIPMENT). IT MAY ALSO BE USED WITH SOME MODIFICATIONS IF TOPSOIL IS PRESENT. THIS IS NOT AN APPROPRIATE TECHNIQUE IN SITES WITH SURFACE COMPACTION ONLY (6 INCHES OR LESS), ALTHOUGH THIS SITUATION IS RARE ON CONSTRUCTION SITES. THIS TECHNIQUE IS NOT APPROPRIATE WITHIN THE ROOT ZONES OF TREES THAT ARE TO BE PROTECTED. SOIL PROFILE REBUILDING CAN IMPROVE PHYSICAL AND BIOLOGICAL CHARACTERISTICS OF SOIL TO ALLOW FOR REVEGETATION. SOIL CHEMICAL PROBLEMS, SOIL CONTAMINATION FROM HEAVY METALS, PATHOGENS, OR EXCESSIVE DEBRIS OR GRAVEL SHALL BE ADDRESSED SEPARATELY.

1.2 DESCRIPTION OF PROCEDURE

THE PROCEDURE INCLUDES A SUBSOILING PROCEDURE, ADDITION OF ORGANIC MATTER IN THE FORM OF COMPOST, REPLACEMENT OR ADDITION OF TOPSOIL, AND SUBSEQUENT PLANTING WITH WOODY PLANTS. THE SOIL PREPARATION PORTION OF SOIL PROFILE REBUILDING PUTS THE COMPONENTS IN PLACE FOR RESTORATION TO CHARACTERISTICS SIMILAR TO UNDISTURBED SOILS, HOWEVER, THE COMPLETE RESTORATION PROCESS REQUIRES ROOT ACTIVITY AND OCCURS OVER MANY YEARS. THIS TECHNIQUE MAY BE APPROPRIATE FOR RESTORATION OF DISTURBED SOILS AS DEFINED BY SITE.

1.3 EXPECTED OUTCOMES

SOIL PROFILE REBUILDING MAY IMPROVE VEGETATION ESTABLISHMENT, INCREASE TREE GROWTH RATES, INCREASE SOIL PERMEABILITY, ENHANCE FORMATION OF AGGREGATES IN THE SUBSOIL, AND ENHANCE LONG-TERM SOIL CARBON STORAGE.

2.PROCEDURE

2.1 LOCATION6

PROFILE REBUILDING SHALL OCCUR ON ALL SOIL AREAS THAT ARE TO BE VEGETATED THAT HAVE BEEN DISTURBED BY TRAFFICKING OR GRADING DURING CONSTRUCTION OR PRIOR TO CONSTRUCTION. SOIL AREAS THAT ARE NOT TO BE TREATED SHOULD BE PROTECTED BY PERMANENT FENCING DURING THE CONSTRUCTION PERIOD, AND ALL ACCESS TO THESE AREAS PROHIBITED. A SOIL MAP DELINEATING PROTECTED AREAS AND AREAS TO BE TREATED SHALL BE APPROVED BY THE FORESTRY INSPECTOR BEFORE GRADING OR CONSTRUCTION BEGINS.

2.2 SEQUENCING

PROFILE REBUILDING SHALL OCCUR AFTER SITE DISTURBANCE IS COMPLETE, INCLUDING ALL VEHICLE AND EQUIPMENT TRAFFICKING, BUT BEFORE REPLACEMENT OF TOPSOIL. ONCE PROFILE REBUILDING IS COMPLETE, ALL TRAFFIC AND EQUIPMENT OR MATERIALS STORAGE ON TREATED AREAS IS PROHIBITED, WITH THE EXCEPTION OF FOOT TRAFFIC, FOR THE PURPOSES OF PLANTING OR MULCHING.IF TOPSOIL IS ALREADY PRESENT AND IS 4 INCHES OR GREATER IN DEPTH, USE THE MODIFICATIONS FOR PRE- EXISTING TOPSOIL (2.62).

2.3 REMOVE FOREIGN MATERIALS

REMOVE ALL FOREIGN MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS, INCLUDING OIL DRIPPINGS, STONE, GRAVEL, AND OTHER CONSTRUCTION MATERIALS FROM THE EXISTING SOIL SURFACE.

2.4 APPLICATION OF COMPOST

SPREAD MATURE, STABLE COMPOST TO A 4 INCH DEPTH OVER COMPACTED SUBSOIL (SEE SECTION 3. DEFINITIONS FOR DEFINITION OF COMPOST).

2.5 SUBSOILING

SUBSOILING MAY BE PERFORMED WHEN SOIL IS NEITHER WET NOR DRY. IF A SHOVEL CANNOT BE FORCED INTO THE SOIL, IT IS TOO DRY. IF THE SURFACE IS STICKY OR MUDDY, IT IS TOO WET. USE A MINI-BACKHOE OR SIMILAR EQUIPMENT WITH A NARROW (LESS THAN 24), TINED BUCKET TO BREAK UP THE COMPACTED SOIL AND INCORPORATE THE COMPOST. WORK BACKWARDS AWAY FROM EXCAVATED SOILS SO THAT TREATED SOIL IS NOT TRAFFICKED BY THE EQUIPMENT. INSERT THE BUCKET THROUGH THE COMPOST LAYER AND INTO THE SUBSOIL TO A DEPTH OF THIRTY-INCHES (36), AND RAISE A BUCKET OF SOIL AT LEAST TWENTY-FOUR INCHES ABOVE THE SOIL SURFACE. TIP THE BUCKET AND ALLOW SOIL TO FALL. REPEAT THIS PROCEDURE UNTIL NO CLUMPS OF COMPACTED SOIL LARGER THAN 12 INCHES IN DIAMETER REMAIN. THE TINES OF THE BUCKET CAN BE USED TO BREAK APART LARGER CLUMPS IF NECESSARY. 50% OF THE SOIL SHALL BE IN CLUMPS 6 INCHES OR SMALLER. NO CLUMPS SHALL BE GREATER THAN 18 IN. DIAMETER. THE SUBSOILING IS NOT INTENDED TO HOMOGENIZE THE COMPOST AND SOIL, BUT RATHER LOOSEN THE SOIL TO A THIRTY-SIX INCH DEPTH AND CREATE VEINS OF COMPOST DOWN TO THAT DEPTH AS WELL. TO ENSURE THAT SUBSOILING REACHED THE APPROPRIATE DEPTH, A PUSH TUBE SOIL SAMPLER SHALL BE USED TO VERIFY COMPOST IS PRESENT AT THIRTY-SIX INCH DEPTH.

2.6 REPLACEMENT OF TOPSOIL

2.6.1 STANDARD PROCEDURE

STOCKPILED TOPSOIL, OR ADDITIONAL TOPSOIL IF NONE IS AVAILABLE FROM THE SITE, SHALL BE RETURNED TO THE SITE TO A FOUR (4) INCH MINIMUM DEPTH (SEE *SECTION 3.3 DEFINITIONS* FOR DEFINITION OF TOPSOIL). IF SOIL WAS SEVERELY DISTURBED (SEE DEFINITIONS), A SIX (6) TO EIGHT (8) INCH MINIMUM SHALL BE REPLACED WITH TOPSOIL THAT MEETS CITY STANDARDS.

2.6.2 MODIFICATION IF SIGNIFICANT TOPSOIL IS ALREADY PRESENT BEFORE PROFILE REBUILDING IS INITIATED CASE 1:

AT LEAST FOUR INCHES OF TOPSOIL IS PRESENT ON THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND SOIL IS NOT SEVERELY DISTURBED (SEE *SECTION 3.3 DEFINITIONS* FOR DESCRIPTION OF SEVERELY DISTURBED).

CASE 2:

LESS THAN FOUR INCHES OF TOPSOIL IS PRESENT ON SITE AFTER CONSTRUCTION ACTIVITIES WERE COMPLETED BUT BEFORE PROFILE REBUILDING IS INITIATED, OR SOIL IS SEVERELY DISTURBED (SEE *SECTION 3.3 DEFINITIONS* FOR DESCRIPTION OF SEVERELY DISTURBED).

FOR CASE 1: A MINIMUM OF THREE INCHES ADDITIONAL TOPSOIL SHALL BE PLACED OVER THE SUBSOILED LAYER BEFORE TILLING.

FOR CASE 2: FOLLOW *SECTION 2.6.1 STANDARD PROCEDURE*, AS IF NO TOPSOIL HAD BEEN PRESENT.

2.7 TILLING

ROTOTILL TOPSOIL TO A DEPTH OF SIX TO EIGHT INCHES WHEN SOIL IS NEITHER DRY NOR VERY MOIST. ROTOTILLING DEPTH SHOULD CROSS THE INTERFACE WITH THE SUBSOILED LAYER BY A MINIMUM OF ONE (1) INCH AND CAN BE VERIFIED WITH A RANDOM SAMPLING WITH A PUSH TUBE SOIL SAMPLER.

2.8 PLANTING

PLANT THE SITE WITH WOODY PLANTS, TREES OR SHRUBS, AT A DENSITY THAT INSURE A MINIMUM OF 50% OF THE SITE WILL BE OCCUPIED WITH ROOTS WITHIN 10 YEARS. PLANTING OF AT LEAST ONE LARGE STATURE TREE (E.G., ONE THAT WILL MATURE AT APPROXIMATELY 60-70 FEET IN HEIGHT) OR 20 MEDIUM STATURE SHRUBS PER 5,000 SQ. FT. SHALL BE CONSIDERED TO ACHIEVE THIS.

3.DEFINITIONS

3.1 TOPSOIL

SOIL CAN BE CONSIDERED TOPSOIL IF IT ORIGINATES FROM AN A HORIZON OF A NATURAL SOIL OR IS A MINERAL SOIL WITH 4-6%% ORGANIC MATTER CONTENT, AND A NRCS TEXTURAL CLASS SIMILAR TO PRE-DEVELOPMENT CONDITIONS A HORIZON SOILS FOR THE SITE, OR AS SPECIFIED BY THE CITY FORESTRY DIVISION. THE CITY FORESTRY DIVISION WILL SPECIFY A LOAM TEXTURE IN THE ABSENCE OF NATIVE CONDITIONS LISTED ABOVE. BLENDED SOILS SHALL NOT BE USED UNLESS SPECIFIED BY THE CITY FORESTRY DIVISION. IN ADDITION, TOPSOIL SHALL:

1.BE FRIABLE AND WELL DRAINED
2.HAVE A PH BETWEEN 5.5-7.
3.HAVE AN ORGANIC MATTER CONTENT BETWEEN 4-6%.
4. HAVE LOW SALINITY AS INDICATED BY A SOLUBLE SALT CONTENT WHICH IS LESS THAN 3 DS/M
5.BE FREE OF DEBRIS, STONE, GRAVEL, TRASH, LARGE STICKS, HEAVY METALS, AND OTHER DELETERIOUS CONTAMINANTS, (IF SCREENING IS USED TO REMOVE DEBRIS, SCREEN SIZE MUST BE 3/4 INCH OR LARGER).
6.HAVE A NUTRIENT PROFILE SUCH THAT IT HAS AN ADEQUATE RATING, PER CURRENT INDUSTRY STANDARDS.
7.BE FREE OF NOXIOUS WEED SEEDS

3.2 COMPOST

COMPOST SHALL BE COMPOSED OF LEAVES, YARD WASTE, OR FOOD WASTE. BIOSOLID-BASED COMPOSTS SHALL NOT BE USED. A COMPOST SAMPLE WITH ANALYSIS SHALL BE SUBMITTED FOR APPROVAL TO THE CITY FORESTRY DIVISION BEFORE APPLICATION.

STABILITY REFERS TO THE RATE OF BIOLOGICAL BREAKDOWN, MEASURED BY CARBON DIOXIDE RELEASE. MATURITY REFERS TO COMPLETENESS OF THE AEROBIC COMPOSTING PROCESS AND SUITABILITY (LACK OF PLANT TOXICITY) AS A PLANT GROWTH MEDIA, OFTEN MEASURED BY AMMONIA RELEASE AND BY PLANT GROWTH TESTS. COMPOST MANUFACTURERS THAT SUBSCRIBE TO THE US COMPOSTING COUNCIL'S TESTING PROGRAM MAY DOCUMENT STABILITY AS COMPOST TESTING 7 OR BELOW IN ACCORDANCE WITH TMECC 05.08-B, CARBON DIOXIDE EVOLUTION RATE. MATURITY (SUITABILITY FOR PLANT GROWTH) MAY BE DOCUMENTED AS COMPOST TESTING GREATER THAN 80% IN ACCORDANCE WITH TMECC 05.05-A, GERMINATION AND VIGOR. COMPOST IS CONSIDERED MATURE AND STABLE IF IT TESTS AT 6.0 OR HIGHER ON THE SOLVITA COMPOST MATURITY INDEX RATING, WHICH IS A COMBINATION OF CARBON DIOXIDE AND AMMONIA MATURITY TESTS (TEST INFORMATION AND EQUIPMENT AVAILABLE AT WWW.SOLVITA.COM).

COMPOST SHALL ALSO:

1.FREE OF WEED SEEDS.
2.FREE OF HEAVY METALS OR OTHER DELETERIOUS CONTAMINANTS.
3.HAVE A SOLUBLE SALT CONTENT WHICH IS LESS THAN 3 DS/M.

3.3 SEVERELY DEGRADED SOIL

SOIL SHALL BE CONSIDERED *SEVERELY DEGRADED* IF GRADE WAS LOWERED OR RAISED MORE THAN 14 INCHES OR SOIL WAS COMPACTED IN LIFTS REGARDLESS OF THE FINAL GRADE OR WAS USED AS A STAGING AREA FOR CONSTRUCTION MATERIALS, EQUIPMENT OR PROCESSES.

4. SUBMITTALS

4.1 SOIL MAP

A SOIL MAP INDICATING SOIL AREAS TO BE PROTECTED AND THOSE TO BE RESTORED VIA SOIL PROFILE REBUILDING SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL TO THE CITY FORESTRY DIVISION BEFORE CONSTRUCTION BEGINS.

4.2 COMPOST

A COMPOST SAMPLE WITH ANALYSIS CERTIFYING IT IS STABLE, MATURE, FROM ACCEPTABLE FEEDSTOCKS AND FREE OF CONTAMINANTS AND WEED SEEDS SHALL BE SUBMITTED FOR APPROVAL TO THE CITY FORESTRY DIVISION BEFORE COMPOST IS APPLIED TO THE SOIL.

4.3 TOPSOIL

A TOPSOIL SAMPLE WITH ANALYSIS FROM A CERTIFIED TESTING LABORATORY AND VERIFICATION OF SOURCE SHALL BE SUBMITTED FOR APPROVAL TO BY THE CITY FORESTRY DIVISION BEFORE APPLICATION. SEPARATE DOCUMENTATION IS REQUIRED FOR EACH 100 CUBIC YARDS OF TOPSOIL UNLESS OTHERWISE APPROVED BY THE CITY FORESTRY DIVISION.

5.REFERENCES & PERMISSIONS

USE OF THIS SPECIFICATION HAS BEEN DOCUMENTED TO INCREASE TREE CANOPY AND SOIL CARBON STORES COMPARED WITH TYPICAL PRACTICES. SEE WWW.URBANFORESTRY.FREC.VT.EDU/SRES FOR MORE INFORMATION.

SOIL PROFILE REBUILDING SPECIFICATION BY SUSAN DAY ET AL. IS LICENSED UNDER A CREATIVE COMMONS ATTRIBUTION-NONCOMMERCIAL 3.0 UNITED STATES LICENSE. IT MAY BE USED FREELY AS IS, OR MODIFIED. HOWEVER, USE OF THE TERM SOIL PROFILE REBUILDING SHOULD ONLY BE USED WHEN SOIL RESTORATION IS PERFORMED AS DESCRIBED IN THIS SPECIFICATION. SEE WWW.URBANFORESTRY.FREC.VT.EDU/SRES/SPECIFICATION.HTML FOR FULL DETAILS.

GENERAL PLANTING NOTES

1. ANY SUBSTITUTIONS OF PLANT MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE ORDERING & INSTALLATION.
2. CONTRACTOR IS TO TAKE ALL PRECAUTIONS NECESSARY TO LIMIT DAMAGE TO EXISTING TREES AND SHRUBS. DO NOT DRIVE OVER OR STOCKPILE MATERIALS ON ROOT ZONE OF TREES.
3. CONTRACTOR SHALL USE BEST HORTICULTURAL PRACTICE IN PLANTING INSTALLATION AND HANDLING OF NEW & TRANSPLANTED MATERIAL. SEE TYPICAL INSTALLATION DETAILS FOR MINIMUM STANDARDS.
4. PLANTING PITS SHALL BE DUG TWICE THE WIDTH OF ROOT BALLS & BACKFILLED TO THE DEPTHS INDICATED ON THE DETAILS. PREPARED SOIL MIX SHALL CONSIST OF A UNIFORM MIXTURE BY VOLUME OF 2 PARTS TOPSOIL, 1 PART ORGANIC MATTER (IE: COMPOST OR EQUAL). APPLY A GRANULAR SLOW RELEASE FERTILIZER PER MANUFACTURER'S INSTRUCTIONS. SUBMIT ANALYSIS TO L.A. FOR APPROVAL. SEE SPECS FOR ANALYSIS REQUIREMENTS.
5. SEE SPECIFICATIONS FOR GUARANTEE AND REQUIRED SUBMITTALS.
6. ALL NEW EVERGREEN PLANTS ARE TO BE WILT-PROOFED IN LATE FALL OR SPRING. USE ACCORDING TO MANUFACTURERS INSTRUCTIONS.
7. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND OWNER 72 HOURS IN ADVANCE 0F PLANTING SCHEDULE. PLANTINGS AND BED EDGES ARE TO BE VISIBLY ESTABLISHED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
8. TREES ARE TO BE STAKED AND GUYED PER DISCRETION OF LANDSCAPE ARCHITECT AND CITY ARBORIST. ASSUME STAKING OF ALL TREES.
9. COORDINATION WITH LANDSCAPE ARCHITECT & OWNER AND OTHER SUBCONTRACTORS IS NECESSARY FOR AN EFFICIENT AND QUALITY PROJECT.
10. LANDSCAPE ARCHITECT TO VERIFY LOCATIONS OF ALL BULB MASSING ON PLANS BEFORE INSTALLATION BY CONTRACTOR. PERENNIALS AND ANNUALS TO BE FIELD LOCATED.

PLANTING MAINTENANCE AGREEMENT

1. FOR ALL MAINTENANCE REQUIREMENTS, IF CONTRACTOR DOES NOT PERFORM WORK, ALTERNATIVE MEANS WILL BE PURSUED BY THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
2. TREES AND SHRUBS
   - A. IMMEDIATELY AFTER PLANT INSTALLATION AND FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION, PROVIDE SUPPLEMENTAL WATERING DURING EXTENDED PERIODS OF DROUGHT. USE OF TREE GATORS ACCEPTABLE.
   - B. CLOSELY MONITOR NEWLY PLANTED TREES AND SHRUBS DURING FIRST SEASON FOR SIGNS OF DROUGHT STRESS, DISEASE, PEST INFESTATION OR STRUCTURAL DEFECT. ADDRESS ANY AND ALL ISSUES PROMPTLY IN SUCH A MANNER THAT CONTAINS CONTAGIONS AND PREVENTS FUTURE PROBLEMS.
3. PERENNIALS & OTHER HERBACEOUS LANDSCAPE AREAS:
   - A. WEEDING IS REQUIRED UNTIL VEGETATION IS ESTABLISHED. WEEDS SHOULD BE REMOVED BY HAND.
   - B. DEBRIS AND TRASH SHALL BE DISPOSED OF AT SUITABLE DISPOSAL/RECYCLING SITES AND MUST COMPLY WITH STATE, LOCAL, AND FEDERAL REGULATIONS.
   - C. DETRITUS IS TO BE REMOVED APPROXIMATELY TWICE PER YEAR. DEAD OR DISEASED PLANTS SHOULD BE REPLACED AND NOXIOUS INVASIVE PLANTS SPECIES SHOULD BE REMOVED. PERENNIAL PLANT SPECIES MAY BE CUT BACK AT THE END OF THE GROWING SEASON, OR BEFORE THE BEGINNING OF THE FOLLOWING GROWING SEASON.
   - D. MULCH SHOULD BE REPLACED WHEN EROSION IS EVIDENT. MULCH FOR THE ENTIRE PLANTING AREAS SHOULD BE REPLENISHED ANNUALLY UNTIL DENSE PLANT COVER IS ESTABLISHED.
   - E. IMMEDIATELY AFTER PLANT INSTALLATION AND FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION, PROVIDE SUPPLEMENTAL WATERING DURING EXTENDED PERIODS OF DROUGHT.

GENERAL LAYOUT NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY, FIELD CHANGES MUST BE APPROVED LANDSCAPE ARCHITECT OR CONSTRUCTION MANAGER.
2. DIMENSIONS NOTED WITH A +/- ALLOW CUSHION FOR DISCREPANCY. ALL DIMENSIONS ARE PERPENDICULAR TO OUTSIDE FACE OF OBJECT THEY INTERSECT.
3. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE OFF DRAWINGS.
4. SEE DETAILS FOR ADDITIONAL LAYOUT INFORMATION.
5. CONTRACTOR TO FIELD LOCATE AND STAKE-OUT MAJOR SITE ELEMENTS FOR APPROVAL PRIOR TO EXCAVATION.
6. FINAL PAVER AND HARDSCAPE ELEMENTS COLORS TO BE DETERMINED BY LANDSCAPE ARCHITECT AND APPROVED BY OWNER. CONTRACTOR TO PROVIDE 5'x5' MOCK UP OF PATTERN TO BE APPROVED. SEE DETAILS FOR ASHLAR PATTERN.

ABBREVIATIONS (LANDSCAPE)

@	AT
&	AND
ALT.	ALTERNATE
APPROX.	APPROXIMATELY
APPRVD.	APPROVED
B&B	BALLED & BURLAPPED
BOB (or) BB	BOTTOM OF BANK
BOC (or) BC	BOTTOM OF CURB
BOW (or) BW	BOTTOM OF WALL
CAL.	CALIPER
CB	CATCH BASIN
CL	CENTER LINE
CONC.	CONCRETE
CONT.	CONTAINER (or) CONTINUE
DIA.	DIAMETER
DEMO.	DEMOLISH (or) DEMOLITION
DWG	DRAWING
E&SC	EROSION AND SEDIMENT CONTROL
ELEV.	ELEVATION
EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
FIN	FINISHED
FFE	FINISHED FLOOR ELEVATION
GAL.	GALLON
GALV.	GALVANIZED
HP	HIGH POINT
HT	HEIGHT
I.D.	INNER DIAMETER
LA	LANDSCAPE ARCHITECT
LG	LARGE
LF	LINEAR FEET
LFF	LINEAR FACE FEET
LP	LOW POINT
MAX.	MAXIMUM
M.E.	MATCH EXISTING ELEVATION
MED.	MEDIUM
MIN.	MINUMUM
NO. (or) #	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
O.D.	OUTER DIAMETER
OH	OVERHEAD
OHE	OVERHEAD ELECTRIC
P.O.B.	POINT OF BEGINNING
PL	PROPERTY LINE
PROP.	PROPOSED
PVMT.	PAVEMENT
QTY.	QUANTITY
R	RADIUS (or) RED
SF	SQUARE FEET
SFF	SQUARE FACE FEET
SM.	SMALL
SPECS.	SPECIFICATIONS
SPR.	SPREAD
TOB (or) TB	TOP OF BANK
TOC (or) TC	TOP OF CURB
TOW (or) TW	TOP OF WALL
TYP.	TYPICAL
VAR.	VARIEITY (OR) VARRIES
W/	WITH
W/O	WITHOUT

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS DATE

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX'-X"

No.	Revision	Date

Project Name

CITY OF ROCKVILLE
6 TAFT COURT RENOVATION

ROCKVILLE MARYLAND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
Chevy Chase, MD 20815
Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal

DAVID DOROSH
13892
02/18/2022

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13892 EXPIRATION DATE 06/24/2022

Phase
IFB SUBMISSION

Project No.
2019.331.004

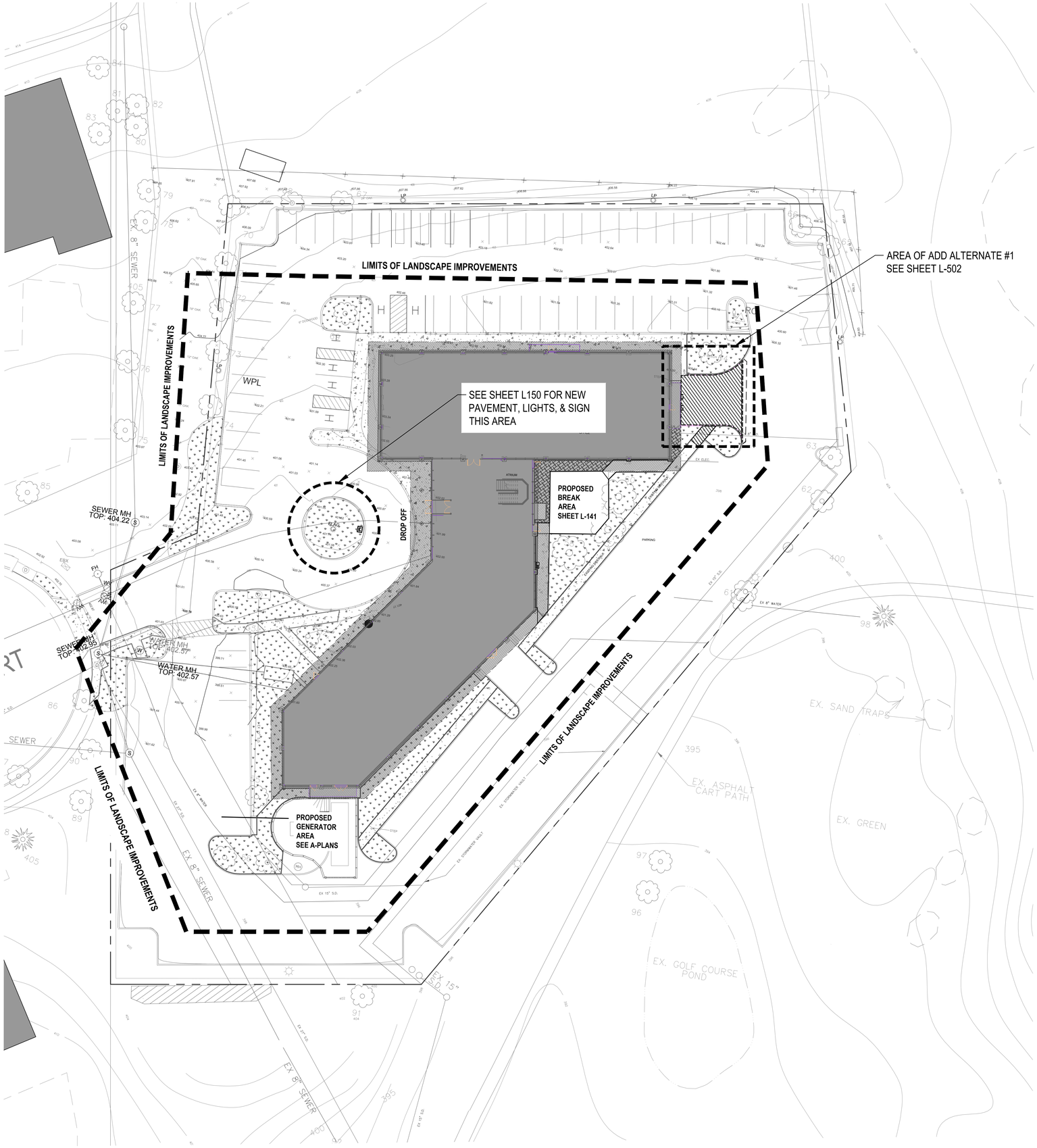
Date
2022.02.18

Drawing Title

GENERAL NOTES & ABBREVIATIONS

Drawing No.

L-002



EXISTING LEGEND:

UNDERGROUND STORM SEWER	ST
STORM SEWER MANHOLE	ST
STORM SEWER CATCH BASIN	CB CB
UNDERGROUND SANITARY SEWER	SA
SANITARY SEWER MANHOLE	SA
SANITARY SEWER CLEANOUT	
UNDERGROUND WATER	W
FIRE HYDRANT	
WATER MANHOLE	W
WATER VALVE	
UNDERGROUND ELECTRIC	O/H
OVERHEAD ELECTRIC	U/E
UTILITY POLE	
LIGHT POLE	
ELECTRIC MANHOLE	
GUY WIRE	
UNDERGROUND TELEPHONE	TEL
TELEPHONE MANHOLE	T
UNDERGROUND NATURAL GAS	G
GAS LINE VALVE	
CONCRETE AND GRANITE CURB	
PIPE BOLLARD	
CHAIN LINK FENCE	X X
WOOD FENCE	
GUIDE RAIL	
SINGLE POST SIGN	
DOUBLE POST SIGN	
MAJOR CONTOUR	95
MINOR CONTOUR	94
SPOT ELEVATION	94.55
BENCHMARK	
BASELINE POINT	
PROPERTY MONUMENT	
PROPERTY LINE	
EDGE OF WATER	
BORING LOCATION	
HEDGE ROW AND BRUSH LINE	
SHRUB	
DECIDUOUS TREE	
CONIFEROUS TREES	

GENERAL EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS PLAN BASED ON SURVEY DATA PROVIDED BY KIM ENGINEERING, INC. 19634 CLUB HOUSE ROAD, SUITE 310 GAITHERSBURG, MARYLAND 20886 (301-337-6734).

AND

TOPOGRAPHIC AND ELEVATION DATA COLLECTED BY DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS DPC AND FIELD NOTES AND MEASUREMENTS BY LANDSCAPE ARCHITECT ON 01.10.2022.

2. UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR SHALL NOTIFY MISS UTILITY, CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

3. CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS DATE

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX'-X"

No.	Revision	Date

Project Name

CITY OF ROCKVILLE
6 TAFT COURT RENOVATION

ROCKVILLE MARYLAND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
Chevy Chase, MD 20815
Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal

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Phase: IFB SUBMISSION

Project No.: 2019.331.004

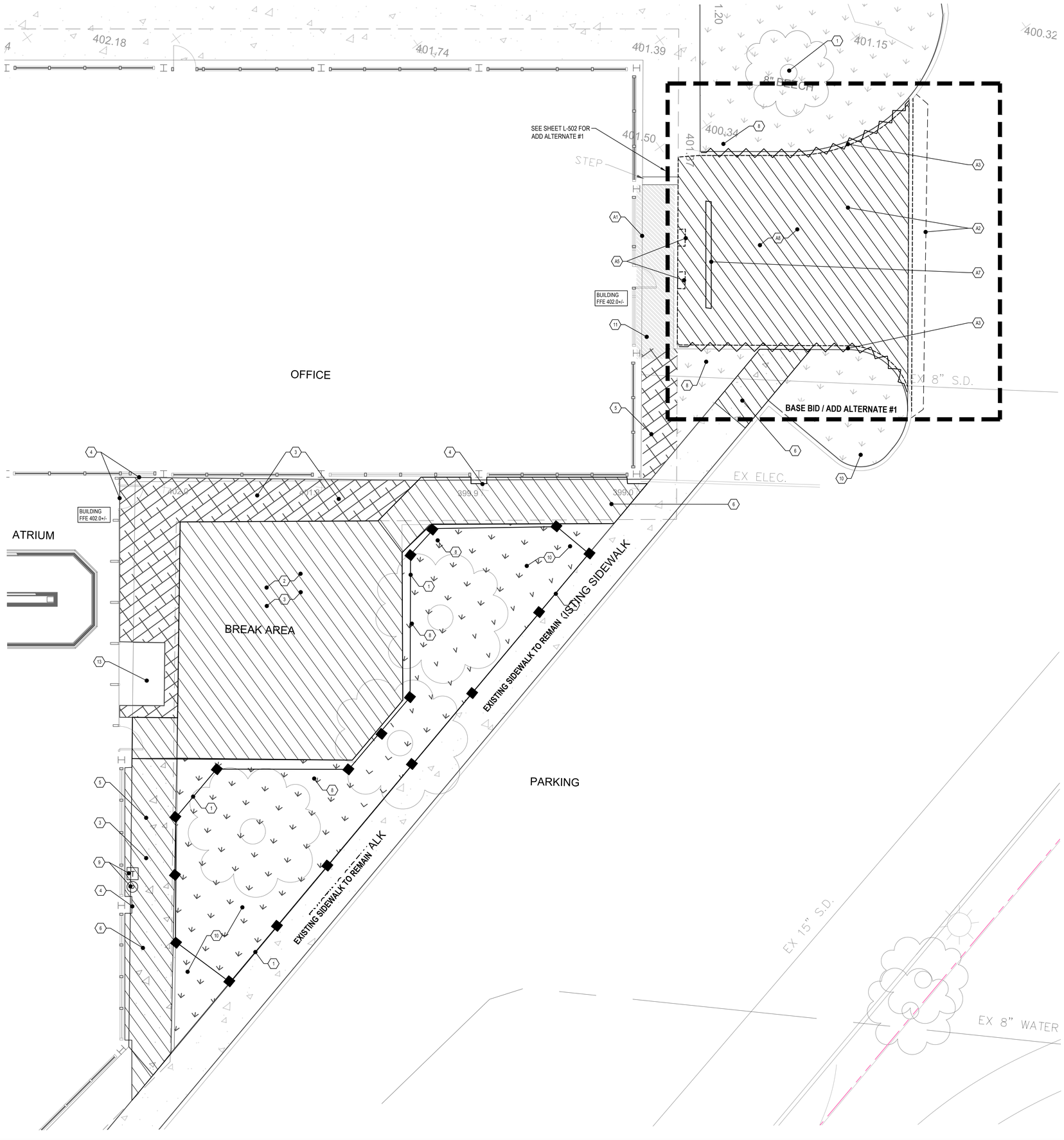
Date: 2022.02.18

Drawing Title

EXISTING CONDITIONS PLAN

Drawing No.

L-120



DEMOLITION KEY NOTES - **BASE BID**	
1	PROTECT EXISTING TREES WITH FENCE, DO NOT COMPACT, STOCKPILE, OR IMPACT ROOTS, SEE DETAIL 3/L-501.
2	REMOVE PAVER PATIO, DISPOSE OF PAVERS AND CONCRETE.
3	EXCAVATE AND PREPARE FOR NEW PAVER BASE, SEE GRADING AND DETAILS FOR DEPTHS.
4	PROTECT BUILDING THRESHOLD, FACADE, BRISK, AND WINDOWS.
5	REMOVE MULCH & SOIL TO PREPARE FOR NEW CONCRETE WALK.
6	REMOVE CONCRETE WALK, DISPOSE OFF SITE.
7	REMOVE 2 BUMPERS ON DOCK FACE & RETURN TO OWNER.
8	REMOVE ASSORTED SMALL SHRUBS & ROOTS.
9	SALVAGE ASH URN & TRASH BIN, RETURN TO OWNER.
10	SPRAY SOD WITH OWNER APPROVED HERBICIDE, RAKE DEAD TURF FROM SURFACE. DO NOT REMOVE SOIL MECHANICALLY EXCEPT FOR 6-8" BEHIND SIDEWALK EDGE.
11	POWERWASH CONCRETE PAVEMENT SURFACE OF DOCK
12	SEE STANDARD DEMOLITION & REMOVAL NOTES, SHEET L-002
13	SEE ARCHITECTURAL DRAWINGS FOR VENTILATION PLANS / REMOVAL, COORDINATE WITH ARCHITECT.

DEMOLITION KEY NOTES - **ADD ALTERNATE #1**	
A1	PROTECT BUILDING THRESHOLD, FACADE, BRICK AND WINDOWS
A2	SAWCUT & REMOVE CONCRETE & ASPHALT PAVEMENTS, DISPOSE OFF SITE.
A3	REMOVE CONCRETE CURBS TO JOINT
A4	REMOVE CONCRETE WALK TO NEAREST JOINT, DISPOSE OFF SITE.
A5	REMOVE 2 BUMPERS ON DOCK FACE & RETURN TO OWNER
A6	POWERWASH CONCRETE PAVEMENT SURFACE OF DOCK
A7	ABANDON TRENCH DRAIN. PLUG OUTLETS & FILL WITH CRUSHED STONE
A8	FILL AREA WITH MODIFIED FILL TO WITHIN 4" OF FINISHED GRADE SO GRADES SLOPE A MIN. OF 3% AWAY FROM LOADING DOCK. INSTALL MIN. 4" TOPSOIL, SEED, FERTILIZE AND MULCH. SEE DETAILS 1-10/L-502

DEMOLITION LEGEND:	
UTILITY DEMOLITION	
PAVEMENT DEMOLITION	
CURB DEMOLITION	
TREE DEMOLITION	
TREE PROTECTION FENCE	
OTHER DEMOLITION	

NORTH

0' 1' 2' 3' 4' 5' 10'

SCALE: 1" = 5'

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS DATE

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX-X"

No.	Revision	Date

Project Name

CITY OF ROCKVILLE
6 TAFT COURT RENOVATION

ROCKVILLE MARYLAND

DELTA
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8401 Connecticut Avenue, Suite 350
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Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal

STATE OF MARYLAND · DAVID DOOLEY · 738 · REGISTERED ARCHITECT · 04/07/2022

Phase
IFB SUBMISSION

Project No.
2019.331.004

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER: 738 EXPIRATION DATE: 04/07/2022

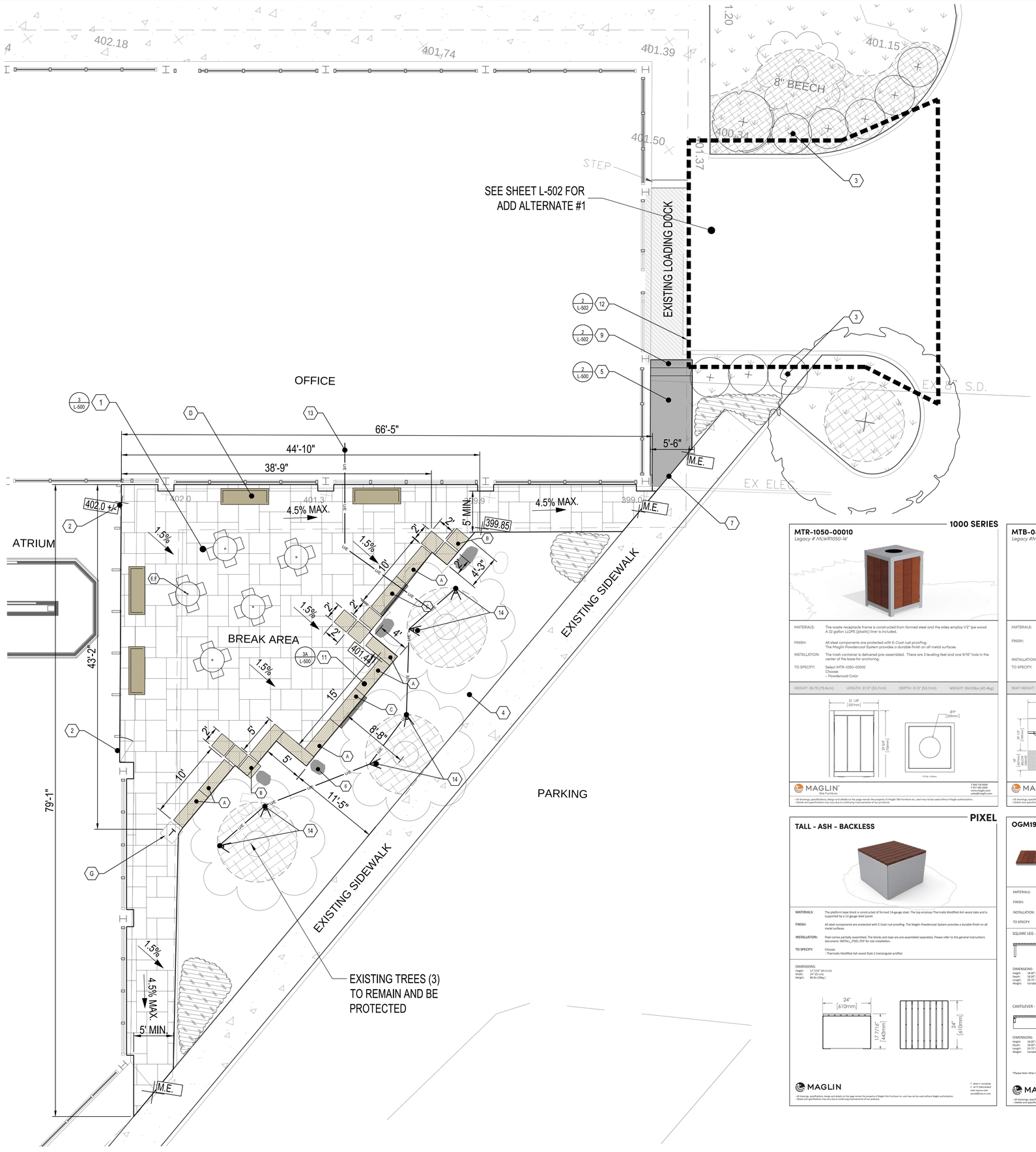
Date
2022.02.18

Drawing Title

DEMOLITION PLAN
BREAK AREA AND
LOADING DOCK

Drawing No.

L-140



SITE PLAN LEGEND:	
BLUESTONE PATIO	
CONCRETE PAVEMENT	
UNDERGROUND ELECTRIC	U/E
BLUESTONE QUARRY BOULDER	
BENCH (BACKLESS)	
BENCH (WITH BACK)	
TABLE & CHAIRS	
DRAINAGE SLOPE ARROW	
TRASH RECEPTACLE	
SPOT ELEVATION	401.44

LAYOUT KEY NOTES	
1	BLUESTONE PAVER PATIO, SEE DETAIL 3/L-500
2	MATCH ELEVATION AT BUILDING ENTRANCE(S), SET BLUESTONE PAVEMENT MAX 1/4" BELOW THRESHOLD.
3	SEE SHEET L-150 FOR PLANTING PLAN
4	MAINTAIN TREE PROTECTION FENCE THROUGH CONSTRUCTION
5	NEW CONCRETE WALK
6	BLUESTONE QUARRY BOULDER, TYP.
7	EXPANSION JOINT, SEE DETAIL 2/L-500
8	RESTORE LAWN WITH TOPSOIL, SEED, AND MULCH WITH STRAW, MATCH EDGE OF PAVEMENT.
9	NEW PRECAST CONCRETE STEPS (3), 5' LENGTH, STONE TEXTURE, COLOR GRAY SEE DETAIL 2/L-502
10	SEE SHEET L-502 FOR LOADING DOCK ADD ALTERNATE #1
11	BLUESTONE PAVER PATIO DETAIL AT BENCH LOCATIONS, SEE DETAIL 3A/L-500
12	HANDRAIL, SEE DETAIL
13	CONDUIT SLEEVE FOR ELECTRIC SERVICE TO ACCENT LIGHTS. SEE ARCHITECTURAL UTILITY DRAWINGS FOR SERVICE.
14	INSTALL ACCENT LIGHTS PER MANUFACTURER SPECIFICATIONS, SEE SITE LIGHTING SCHEDULE.

SITE AMENITY SCHEDULE

SMBL.	QTY	ITEM	DETAIL NO./SHEET
A	(7) 5' L (1) 4' L	**MODULAR BENCH (BACKLESS):** BENCH MODEL: "OGDEN" LENGTHS 3',4',5',6' MANUFACTURER: MAGLIN SITE FURNITURE, SQUARE LEG OPTION, METAL COLOR: BRONZE 14, WOOD MATERIAL: THERMALLY MODIFIED ASH.	SEE MANUFACTURE INFORMATION
B	. . (3) (3) (3)	**SQUARE MODULAR BENCH**: "PIXEL" MANUFACTURER: MAGLIN SITE FURNITURE, METAL COLOR: BRONZE 14, WOOD MATERIAL: THERMALLY MODIFIED ASH. SIZE: TALL SIZE: SHORT X 2 (STACKED) SIZE: SHORT X 3 (STACKED)	3A/L-500 & SEE MANUFACTURE INFORMATION
C	(2) 5' L	**MODULAR BENCH (WITH BACK):** MODEL: "OGDEN" LENGTHS 3',4',5',6' MANUFACTURER: MAGLIN SITE FURNITURE, SQUARE LEG OPTION, METAL COLOR: BRONZE 14, WOOD MATERIAL: THERMALLY MODIFIED ASH.	SEE MANUFACTURE INFORMATION
D	4	**STANDARD BENCH:** BACKED BENCH MODEL: "450" MANUFACTURER: MAGLIN SITE FURNITURE, COLOR: BRONZE 14	SEE MANUFACTURE INFORMATION
E	5	**TABLES W/ BUILT IN CHAIRS:** MODEL: "400 SERIES, CLUSTER SEATING" MANUFACTURER: MAGLIN SITE FURNITURE, COLOR: BRONZE 14, (2 SETS TO BE ADA COMPLIANT)	SEE MANUFACTURE INFORMATION
G	1	**TRASH RECEPTACLE:** MODEL: 1000 SERIES "1050" TRASH CONTAINER. MANUFACTURER: MAGLIN SITE FURNITURE, COLOR: BRONZE 14, WOOD MATERIAL: THERMALLY MODIFIED ASH.	SEE MANUFACTURE INFORMATION

SITE LIGHTING SCHEDULE

SYM.	QTY	DESC.	MANUFACTURER	MODEL	PART NO.	WATTS	VOLTS	REMARKS / SPACING
	2	ENTRANCE SIGN LIGHT	LITHONIA LIGHTING	QTE LED P3		66		YOKE MOUNT
	6	ACCENT LIGHT #1	SIDERA LIGHTING	JAMAICA			12V	FINISH: BRONZE
		LIGHTING 12V CABLE						COORDINATE WITH ELECTRICAL / LANDSCAPE CONTRACTOR

1000 SERIES

MTR-1050-00010
Legacy # MLWR1050-W

MATERIALS: The waste receptacle frame is constructed from formed steel and the sides employ 1/2" Ipe wood. A 32 gallon LLDPE (plastic) liner is included.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. There are 3 leveling feet and one 9/16" hole in the center of the base for anchoring.

TO SPECIFY: Select MTR-1050-00010
Choose:
- Powdercoat Color

HEIGHT: 29.75 (75.6cm) LENGTH: 21.13" (53.7cm) DEPTH: 21.13" (53.7cm) WEIGHT: 89.03lbs (40.4kg)

MAGLIN Site Furniture
T 800.79.5559
F 877.265.5552
www.maglin.com
sales@maglin.com

400 SERIES

MTB-0400-00009
Legacy #MLPT400-DB-W-WCA

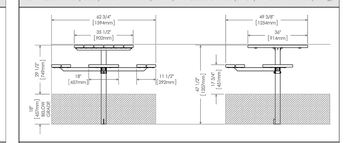
MATERIALS: The frame is H.S. steel tube and flat bar. Table top and seats are manufactured using Ipe wood slats.

FINISH: All components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

INSTALLATION: The table is delivered pre-assembled. Holes (0.5") are provided for securing to base.

TO SPECIFY: Select MTB-0400-00009
Choose:
- Powdercoat Color

SEAT HEIGHT: 17.75" (45.1cm) LENGTH: 62.75" (159.4cm) TABLE LENGTH: 36" (91.4cm) WEIGHT: 216.9lbs (98.4kg)



MAGLIN Site Furniture
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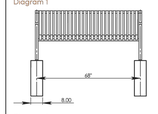
sales@maglin.com

BENCHES (6 FT)

BENCH INSTALLATION

- Anchoring hole layouts vary slightly by model type
- Place bench on foundation and mark for drilling to ensure proper installation.
- Unless otherwise noted, there are 4 – 1/2" mounting holes per bench. We suggest 3/8" concrete anchors.

Diagram 1



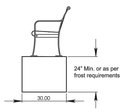
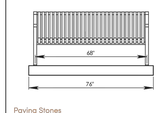
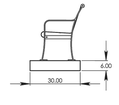


Diagram 1





Paving Stones

Benches can be lagged to the paving stones directly. For a more secure installation, we suggest pouring a concrete footing beneath the pavers. To install furniture, drill through the pavers and into the concrete. Using long lag bolts, furniture can be bolted down through the pavers and lagged into the concrete footing. Concrete footing can also be poured to bring mounting surface up to the same level as the pavers.

MAGLIN Site Furniture
T 800.79.5559
F 877.265.5552
www.maglin.com
sales@maglin.com

PIXEL

TALL - ASH - BACKLESS

MATERIALS: The platform base block is constructed of formed 14-gauge steel. The top employs Thermally Modified Ash wood slats and is supported by a 12-gauge steel panel.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: Pixel comes partially assembled. The blocks and tops are pre-assembled separately. Please refer to the general instructions document: INSTALL_PIXEL.PDF for site installation.

TO SPECIFY: Choose:
- Thermally Modified Ash wood Style 2 (rectangular profile)

DIMENSIONS:
Height: 17 7/16" (44.3 cm)
Width: 24" (61 cm)
Weight: 86 lbs (39kg)

MAGLIN
T 800-79-5559
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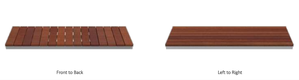
OGDEN

OGM1900-SS5



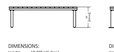
MATERIALS: The seat pan is constructed from steel. The seat employs Ipe wood, HDPE (plastic), or HDPC (paper composite) slats. Thickness: Ipe 1", HDPE 1", HDPC 3/4"

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The seat sections come pre-assembled with boards. Mount options come as a separate component.
Reference: INSTALLATION-INST_OGM1900 document for onsite assembly and installation instructions.

TO SPECIFY: Please contact your Maglin Site Furniture Representative.

SQUARE LEG - MS1



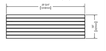
DIMENSIONS:
Height: 18.00" (45.7cm)
Depth: 18.00" (45.7cm)
Length: 59.75" (151.8cm)
Weight: Variable

PEDESTAL LEG - MS2

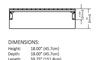
DIMENSIONS:
Height: 18.00" (45.7cm)
Depth: 18.00" (45.7cm)
Length: 59.75" (151.8cm)
Weight: Variable

FRONT TO BACK SLATS (FB)

LEFT TO RIGHT SLATS (LR)



CANTILEVER - MS3



DIMENSIONS:
Height: 18.00" (45.7cm)
Depth: 18.00" (45.7cm)
Length: 59.75" (151.8cm)
Weight: Variable

WALLMOUNT - MS4

DIMENSIONS:
Height: 18.00" (45.7cm)
Depth: 18.00" (45.7cm)
Length: 59.75" (151.8cm)
Weight: Variable

*Please Note: When HDPC seat material is chosen, seat height is reduced by 1/4".

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www.maglin.com
sales@maglin.com

OGDEN

OGM1900-B1-SS5

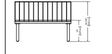
MATERIALS: The seat pan is constructed from steel. The seat employs Ipe wood, HDPE (plastic), or HDPC (paper composite) slats. Thickness: Ipe 1", HDPE 1", HDPC 3/4"

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The seat sections come pre-assembled with boards. Mount options come as a separate component.
Reference: INSTALLATION-INST_OGM1900 document for onsite assembly and installation instructions.

TO SPECIFY: Please contact your Maglin Site Furniture Representative.

SQUARE LEG - MS1

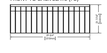


DIMENSIONS:
Height: 33.88" (86cm)
Depth: 21.44" (54.4cm)
Length: 59.75" (151.8cm)
Weight: Variable

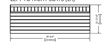
PEDESTAL LEG - MS2

DIMENSIONS:
Height: 33.88" (86cm)
Depth: 21.44" (54.4cm)
Length: 59.75" (151.8cm)
Weight: Variable

FRONT TO BACK SLATS (FB)



LEFT TO RIGHT SLATS (LR)



CANTILEVER - MS3

DIMENSIONS:
Height: 33.88" (86cm)
Depth: 21.44" (54.4cm)
Length: 59.75" (151.8cm)
Weight: Variable

WALLMOUNT - MS4

DIMENSIONS:
Height: 33.88" (86cm)
Depth: 21.44" (54.4cm)
Length: 59.75" (151.8cm)
Weight: Variable

*Please Note: When HDPC seat material is chosen, seat height is reduced by 1/4".

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NORTH

0' 1' 2' 3' 4' 5' 10'
SCALE: 1" = 5'

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS DATE

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX-X"

No.	Revision	Date

Project Name

CITY OF ROCKVILLE
6 TAFT COURT RENOVATION

ROCKVILLE MARYLAND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
Chevy Chase, MD 20815
Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal

STATE OF MARYLAND
TIMOTHY DOOLEY
21398
REGISTERED PROFESSIONAL ENGINEER
04/18/2022

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 21398, EXPIRATION DATE 04/18/2022

Phase
IFB SUBMISSION

Project No.
2019.331.004

Date
2022.02.18

Drawing Title

LAYOUT & GRADING PLAN
BREAK AREA & LOADING DOCK

Drawing No.

L-141

SPECIFICATIONS: INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.

2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).

3. Comply with appropriate City Soil Specification:
   I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED1

1. Site preparation
   a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
   b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
   c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
   d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
   e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.

2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.

3. The Forestry Inspector may require additional soil specifications, based on site conditions.

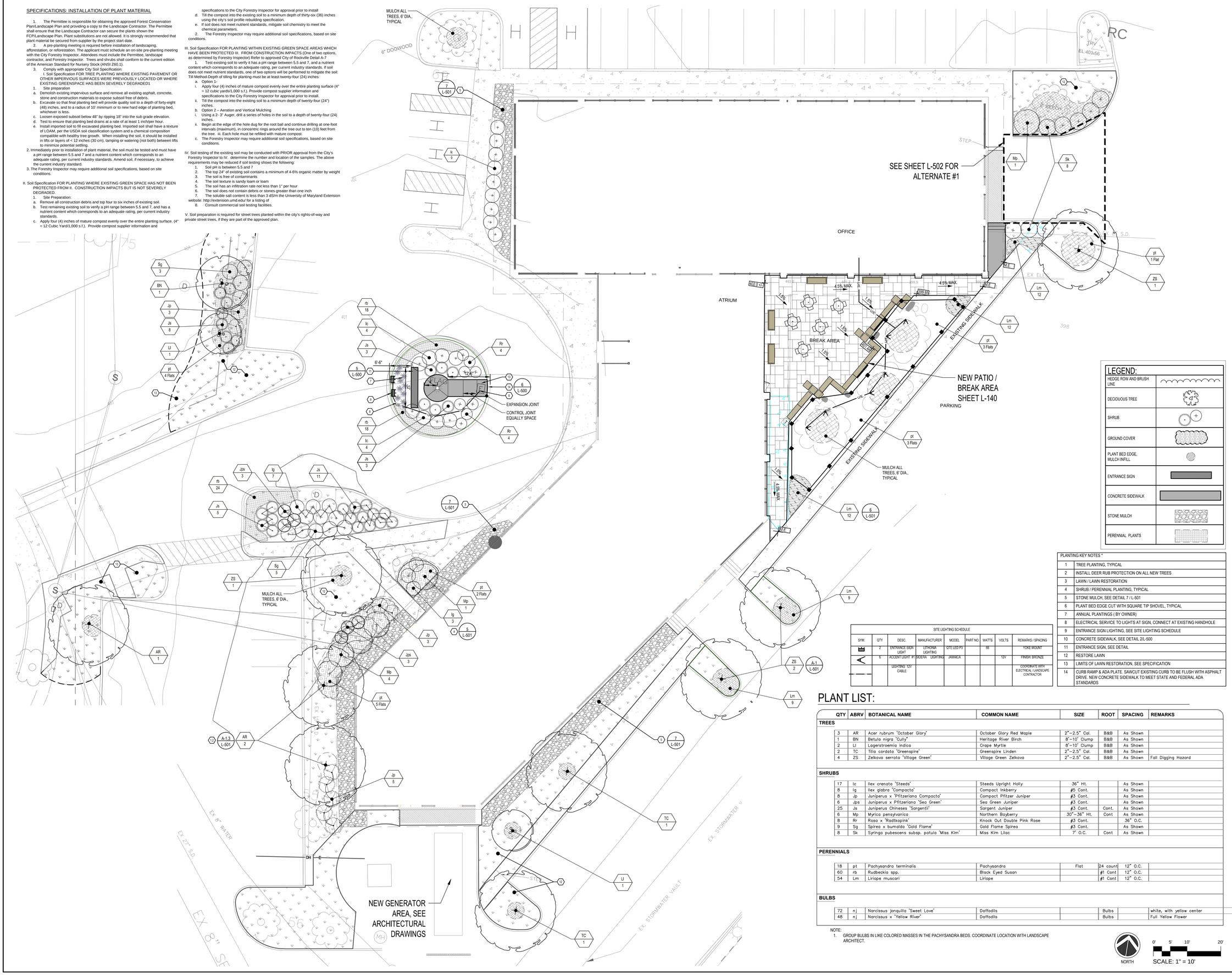
II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM II. CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.

1. Site Preparation:
   a. Remove all construction debris and top four to six inches of existing soil.
   b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
   c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
   d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
   e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
   2. The Forestry Inspector may require additional soil specifications, based on site conditions.

III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED III. FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
   1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil: Till Method-Depth of tilling for planting must be at least twenty-four (24) inches:
   a. Option 1-
   i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
   ii. Till the compost into the existing soil to a minimum depth of twenty-four (24') inches.
   b. Option 2 – Aeration and Vertical Mulching
   i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
   ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree. iii. Each hole must be refilled with mature compost.
   c. The Forestry Inspector may require additional soil specifications, based on site conditions.

IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to IV. determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
   1. Soil pH is between 5.5 and 7
   2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
   3. The soil is free of contaminants
   4. The soil texture is sandy loam or loam
   5. The soil has an infiltration rate not less than 1" per hour
   6. The soil does not contain debris or stones greater than one inch
   7. The soluble salt content is less than 3 dS/m the University of Maryland Extension website: http://extension.umd.edu/ for a listing of
   8. Consult commercial soil testing facilities.

V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.



LEGEND:	
HEDGE ROW AND BRUSH LINE	
DECIDUOUS TREE	
SHRUB	
GROUND COVER	
PLANT BED EDGE, MULCH INFILL	
ENTRANCE SIGN	
CONCRETE SIDEWALK	
STONE MULCH	
PERENNIAL PLANTS	

PLANTING KEY NOTES *	
1	TREE PLANTING, TYPICAL
2	INSTALL DEER RUB PROTECTION ON ALL NEW TREES
3	LAWN / LAWN RESTORATION
4	SHRUB / PERENNIAL PLANTING, TYPICAL
5	STONE MULCH, SEE DETAIL 7 / L-501
6	PLANT BED EDGE CUT WITH SQUARE TIP SHOVEL, TYPICAL
7	ANNUAL PLANTINGS (BY OWNER)
8	ELECTRICAL SERVICE TO LIGHTS AT SIGN, CONNECT AT EXISTING HANDHOLE
9	ENTRANCE SIGN LIGHTING, SEE SITE LIGHTING SCHEDULE
10	CONCRETE SIDEWALK, SEE DETAIL 2/L-500
11	ENTRANCE SIGN, SEE DETAIL
12	RESTORE LAWN
13	LIMITS OF LAWN RESTORATION, SEE SPECIFICATION
14	CURB RAMP & ADA PLATE. SAWCUT EXISTING CURB TO BE FLUSH WITH ASPHALT DRIVE. NEW CONCRETE SIDEWALK TO MEET STATE AND FEDERAL ADA STANDARDS

SITE LIGHTING SCHEDULE									
SYM.	QTY	DESC.	MANUFACTURER	MODEL	PART NO.	WATTS	VOLTS	REMARKS / SPACING
	2	ENTRANCE SIGN LIGHT	LITHONIA LIGHTING	OTE LED P3		66		YOKE MOUNT
	6	ACCENT LIGHT #1	BUDEKA LIGHTING	JAMAICA			12V	FINISH: BRONZE
		LIGHTING 12V CABLE						COORDINATE WITH ELECTRICAL / LANDSCAPE CONTRACTOR

PLANT LIST:

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
TREES							
3	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2"–2.5" Cal.	B&B	As Shown	
1	BN	Betula nigra 'Cully'	Heritage River Birch	8'–10' Clump	B&B	As Shown	
2	LI	Lagerstroemia indica	Crape Myrtle	8'–10' Clump	B&B	As Shown	
2	TC	Tilia cordata 'Greenspire'	Greenspire Linden	2"–2.5" Cal.	B&B	As Shown	
4	ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	2"–2.5" Cal.	B&B	As Shown	Fall Digging Hazard
SHRUBS							
17	lc	Ilex crenata 'Steeds'	Steeds Upright Holly	36" Ht.		As Shown	
8	lg	Ilex glabra 'Compacta'	Compact Inkberry	#5 Cont.		As Shown	
8	Jp	Juniperus x 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	#3 Cont.		As Shown	
6	Jps	Juniperus x Pfitzeriana 'Sea Green'	Sea Green Juniper	#3 Cont.		As Shown	
25	Js	Juniperus Chineses 'Sargentii'	Sargent Juniper	#3 Cont.	Cont.	As Shown	
6	Mp	Myrica pensylvanica	Northern Bayberry	30"–36" Ht.	Cont	As Shown	
8	Rr	Rosa x 'Radtkopink'	Knock Out Double Pink Rose	#3 Cont.		36" O.C.	
9	Sg	Spirea x bumalda 'Gold Flame'	Gold Flame Spirea	#3 Cont.		As Shown	
8	Sk	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Lilac	7' O.C.	Cont	As Shown	
PERENNIALS							
18	pt	Pachysandra terminalis	Pachysandra	Flat	24 count	12" O.C.	
60	rb	Rudbeckia spp.	Black Eyed Susan		#1 Cont	12" O.C.	
54	Lm	Liriope muscari	Liriope		#1 Cont	12" O.C.	
BULBS							
72	nj	Narcissus jonquilla 'Sweet Love'	Daffodils		Bulbs		white, with yellow center
48	nj	Narcissus x 'Yellow River'	Daffodils		Bulbs		Full Yellow Flower

NOTE:
1. GROUP BULBS IN LIKE COLORED MASSES IN THE PACHYSANDRA BEDS. COORDINATE LOCATION WITH LANDSCAPE ARCHITECT.

NORTH

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

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS ____ DATE ____

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX'-X"

No.	Revision	Date

Project Name

CITY OF ROCKVILLE
6 TAFT COURT RENOVATION

ROCKVILLE MARYLAND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
Chevy Chase, MD 20815
Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal: STATE OF MARYLAND — TIMOTHY RUSSELL HOSKINS — 13810 — REGISTERED LANDSCAPE ARCHITECT

Phase: IFB SUBMISSION

Project No.: 2019.331.004

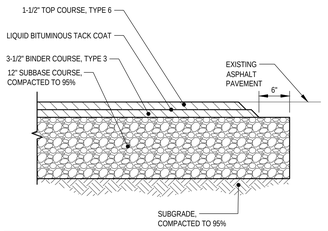
Date: 2022.02.18

Drawing Title

PLANTING PLAN

Drawing No.

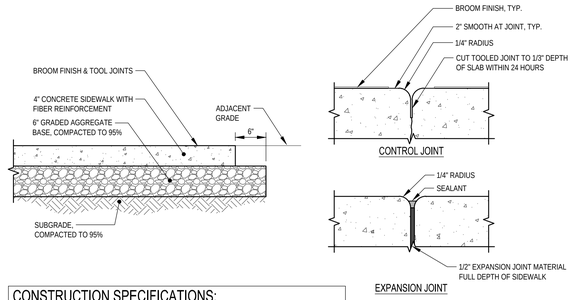
L-150



CONSTRUCTION SPECIFICATIONS:

1. FOLLOW STATE PAVEMENT SPECIFICATIONS.

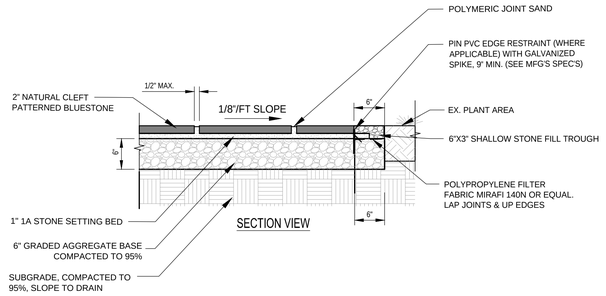
1 L-500 **STANDARD DUTY ASPHALT PAVEMENT PATCH**
SCALE: NONE



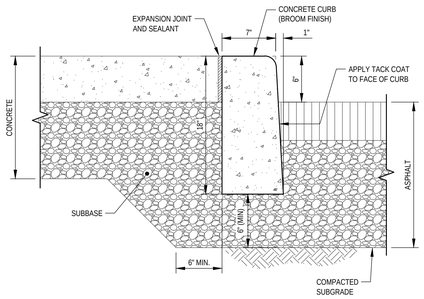
CONSTRUCTION SPECIFICATIONS:

1. CONCRETE SURFACE TO BE BROOM FINISH WITH PICTURE FRAME PATTERN, 5'X5' SPACING.
2. MAXIMUM CROSS SLOPE 1.5%

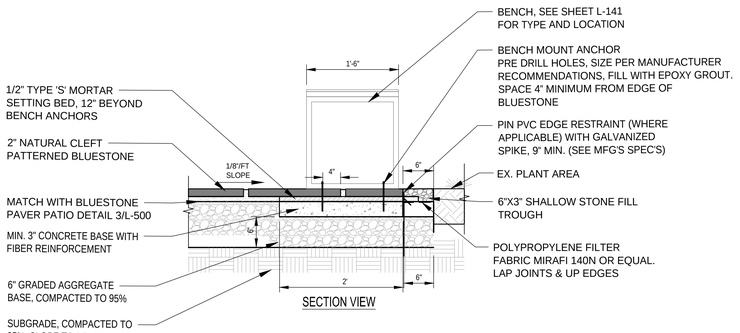
2 L-500 **4" THICK CONCRETE SIDEWALK DETAIL**
SCALE: NONE



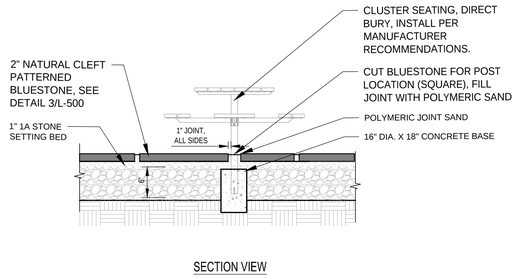
3 L-500 **BLUESTONE PAVER PATIO DETAIL**
SCALE: NONE



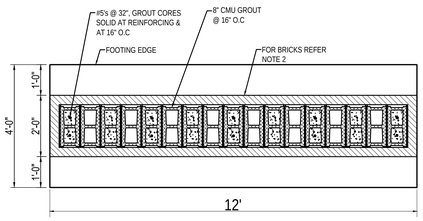
4 L-500 **CONCRETE CURB DETAIL**
SCALE: NONE



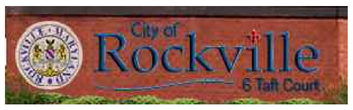
3A L-500 **BLUESTONE PAVER PATIO DETAIL AT BENCH LOCATIONS**
SCALE: NONE



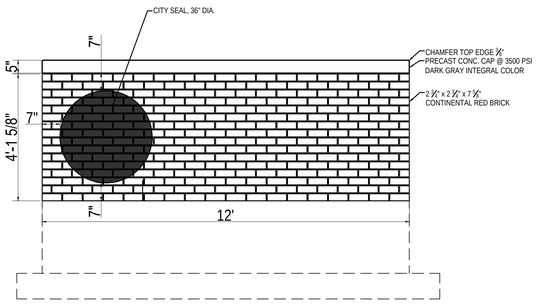
3B L-500 **BLUESTONE PAVER PATIO DETAIL AT BENCH LOCATIONS**
SCALE: NONE



PLAN



RENDERING

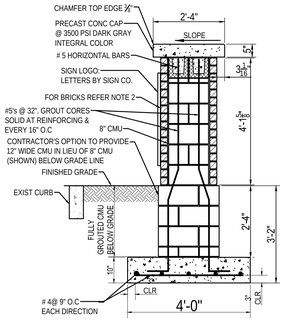


ELEVATION

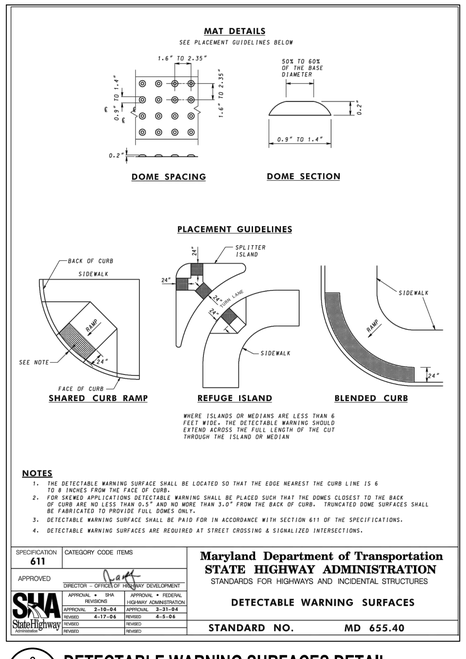
CONSTRUCTION SPECIFICATIONS:

1. CONTRACTOR TO COORDINATE WITH CITY OF ROCKVILLE TO DETERMINE DESIRED LOGO, TEXT STYLE, TEXT SIZE, AND COLORS. SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL.
2. SIGN LOGO TO BE PAINTED 3/8" ALUMINUM, LETTERS TO BE MIN 1/4" ALUMINUM WITH MOUNTING STUDS, OR APPROVED ALTERNATE.
3. PROVIDE JOINT REINFORCING (LADDER TYPE) EVERY OTHER COURSE (2 - 9GA WIRES PER 8" WIDTH)
4. 2 ¼" X 2 ¼" X 7 ⅝" OVERSIZED CONTINENTAL RED BRICK COURSING VENEER RUNNING BOND - HORIZONTAL WITH ⅜" JOINT MORTAR COLOR #31 TO MATCH EXISTING BRICK JOINTS IN BUILDING.

5 L-500 **ENTRANCE SIGN DETAIL**
SCALE: NONE



SECTION



6 L-500 **DETECTABLE WARNING SURFACES DETAIL**
SCALE: NONE

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS DATE

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX'-X"

No.	Revision	Date

Project Name
CITY OF ROCKVILLE
6 TAFT COURT RENOVATION
ROCKVILLE MARYLAND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
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Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal
STATE OF MARYLAND — 13851 — REGISTERED PROFESSIONAL ENGINEER — 12/07/2022

Phase
IFB SUBMISSION

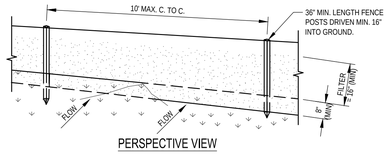
Project No.
2019.331.004

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER/ ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13851, EXPIRATION DATE 12/07/2022

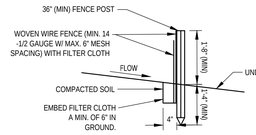
Date
2022.02.18

Drawing Title
SITE DETAILS

Drawing No.
L-500



PERSPECTIVE VIEW



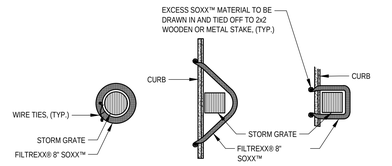
SECTION VIEW

CONSTRUCTION SPECIFICATIONS:

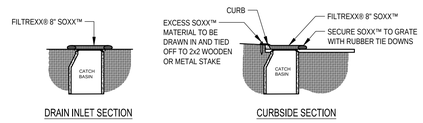
1. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 L-501 SILT FENCE DETAIL

SCALE: NONE



DRAIN INLET PLAN — CURBSIDE OPTION "A" PLAN — CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION — CURBSIDE SECTION

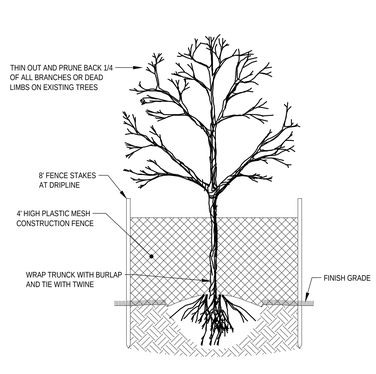
FILTREXX® OR APPROVED EQUAL

NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

2 L-501 FILTER SOCK INLET PROTECTION DETAIL

SCALE: NONE

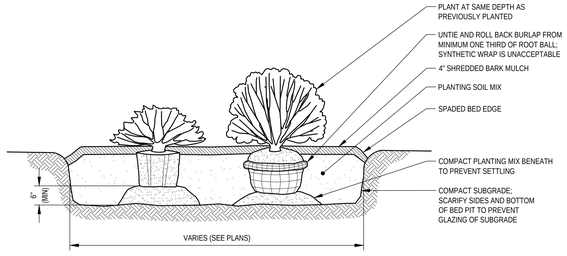


NOTES:

1. THIS DETAIL SHALL BE USED FOR EVERY TREE INTENDED TO REMAIN WITHIN THE PROJECT LIMITS. PROJECT LIMITS ARE SHOWN ON SHEET C-XXX.
2. CONTRACTOR TO MAINTAIN TREE PROTECTIVE BARRIER THROUGH THE DURATION OF THE PROJECT.

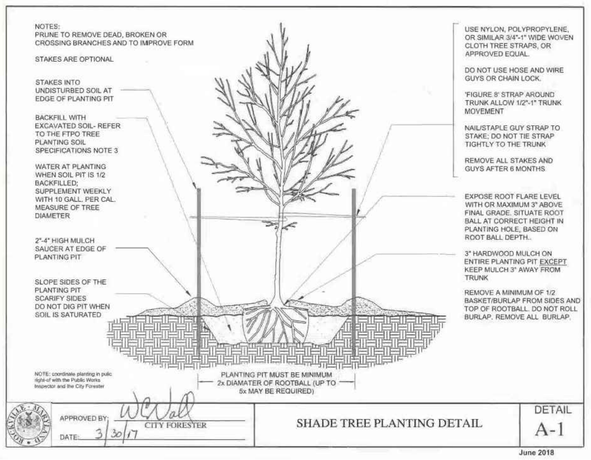
3 L-501 TREE PROTECTION FENCE DETAIL

SCALE: NONE



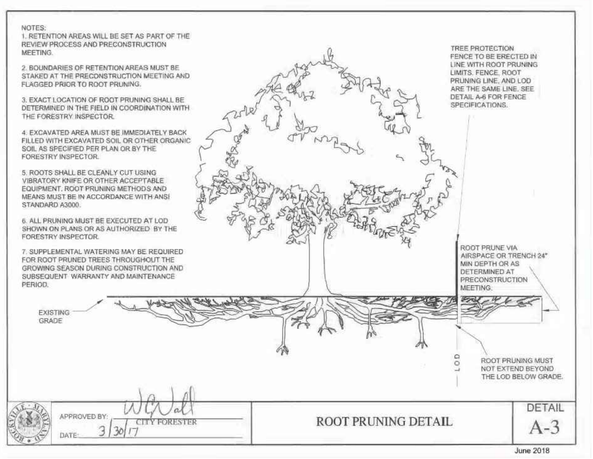
5 L-501 SHRUB PLANTING DETAIL

SCALE: NONE



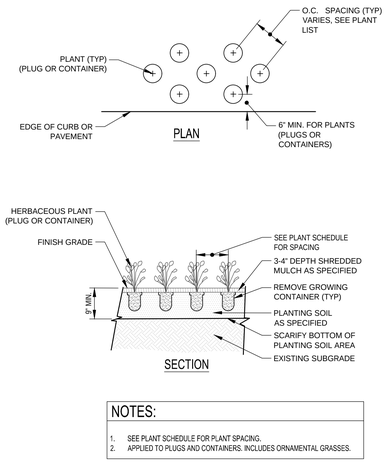
A-1 L-501 SHADE TREE PLANTING DETAIL - CITY OF ROCKVILLE

SCALE: NONE



A-3 L-501 ROOT PRUNING DETAIL - CITY OF ROCKVILLE

SCALE: NONE

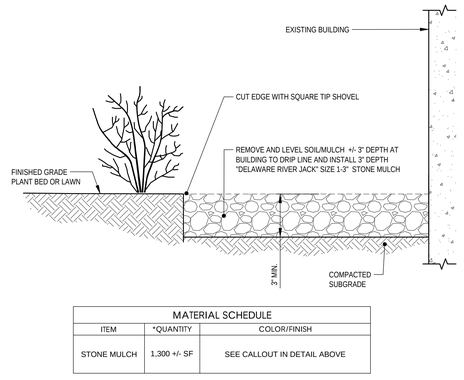


NOTES:

1. SEE PLANT SCHEDULE FOR PLANT SPACING.
2. APPLIED TO PLUGS AND CONTAINERS. INCLUDES ORNAMENTAL GRASSES.

6 L-501 PLUG PLANTING DETAIL

SCALE: NONE

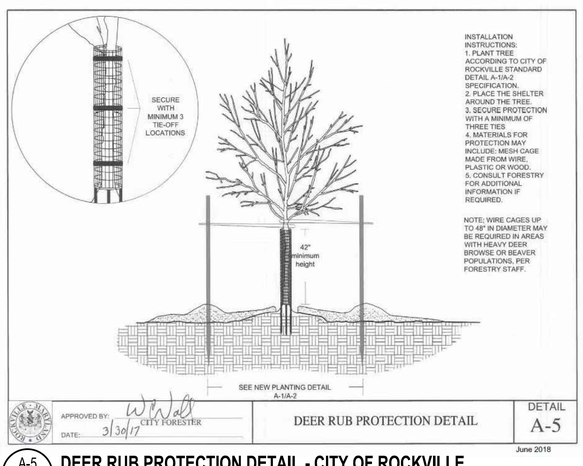


MATERIAL SCHEDULE		
ITEM	*QUANTITY	COLOR/FINISH
STONE MULCH	1,300 +/- SF	SEE CALLOUT IN DETAIL ABOVE

* QUANTITIES ARE ESTIMATED, SEE PLANS & DETAILS FOR DIMENSIONS.

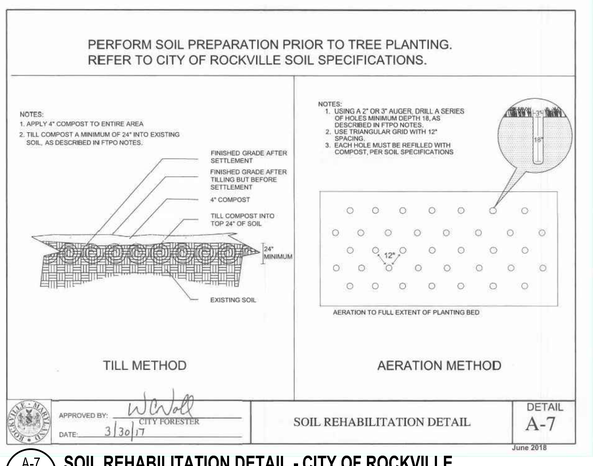
7 L-501 STONE MULCH AT BUILDING PERIMETER

SCALE: NONE



A-5 L-501 DEER RUB PROTECTION DETAIL - CITY OF ROCKVILLE

SCALE: NONE



A-7 L-501 SOIL REHABILITATION DETAIL - CITY OF ROCKVILLE

SCALE: NONE

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS _____ DATE _____

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX'-X"

No.	Revision	Date

Project Name

CITY OF ROCKVILLE
6 TAFT COURT RENOVATION

ROCKVILLE MARYLAND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
Chevy Chase, MD 20815
Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal

Phase: IFB SUBMISSION

Project No.: 2019.331.004

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF MARYLAND, LICENSE NUMBER 13890, EXPIRATION DATE 09/29/2022

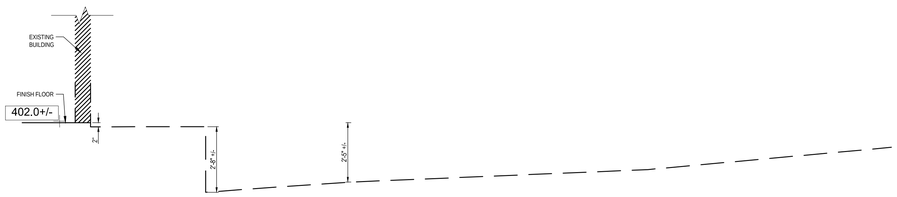
Date: 2022.02.18

Drawing Title

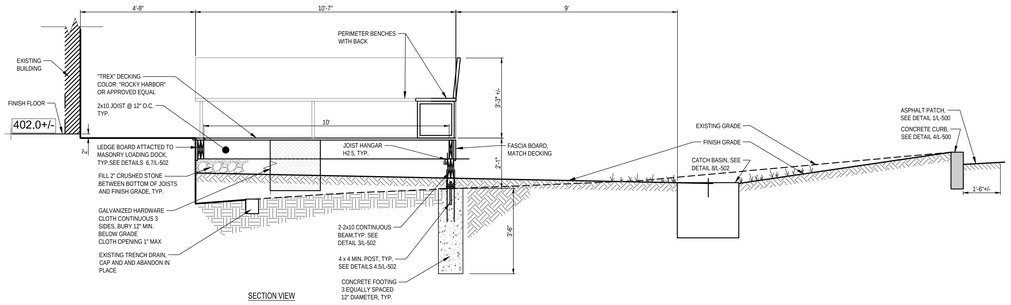
SITE DETAILS

Drawing No.

L-501



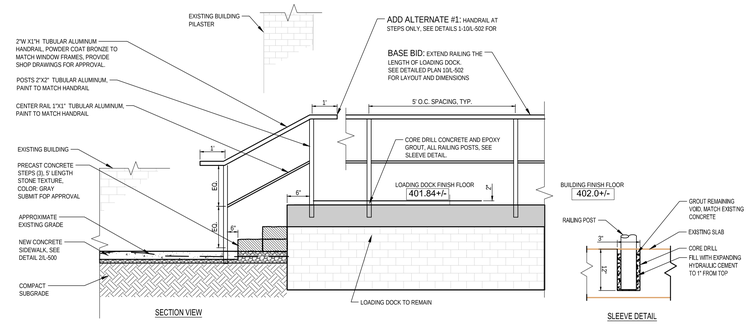
EXISTING CONDITION



SECTION VIEW

1 L-502 LOADING DOCK DECK DETAIL (ADD ALTERNATE #1)

SCALE: NONE

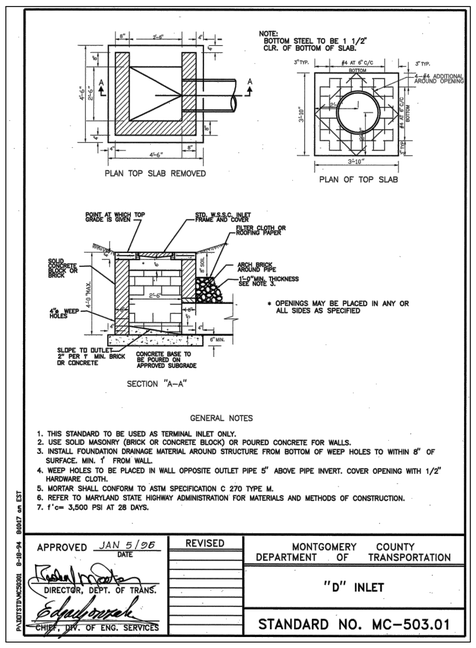


SECTION VIEW

SLEEVE DETAIL

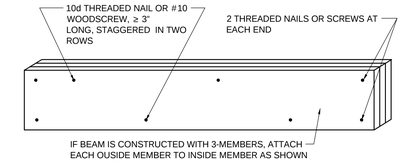
2 L-502 LOADING DOCK STEPS & RAILING DETAIL (BASE BID)

SCALE: NONE



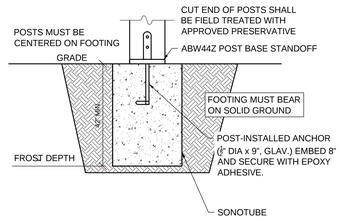
8 L-502 30" X 30" PRECAST CONCRETE CATCH BASIN DETAIL (ADD ALTERNATE #1)

SCALE: NONE



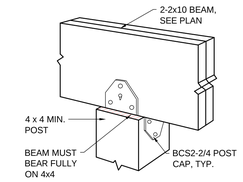
3 L-502 BEAM ASSEMBLY, TYP.

SCALE: NONE



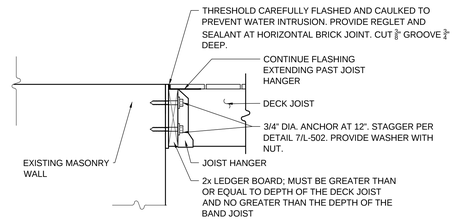
4 L-502 POST FOOTING, TYP.

SCALE: NONE



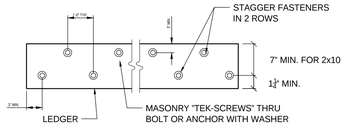
5 L-502 POST-TO-BEAM ATTACHMENT, TYP.

SCALE: NONE



6 L-502 LEDGER BOARD ATTACHMENT, TYP.

SCALE: NONE



7 L-502 LEDGER BOARD FASTENER SPACING & CLEARANCE, TYP.

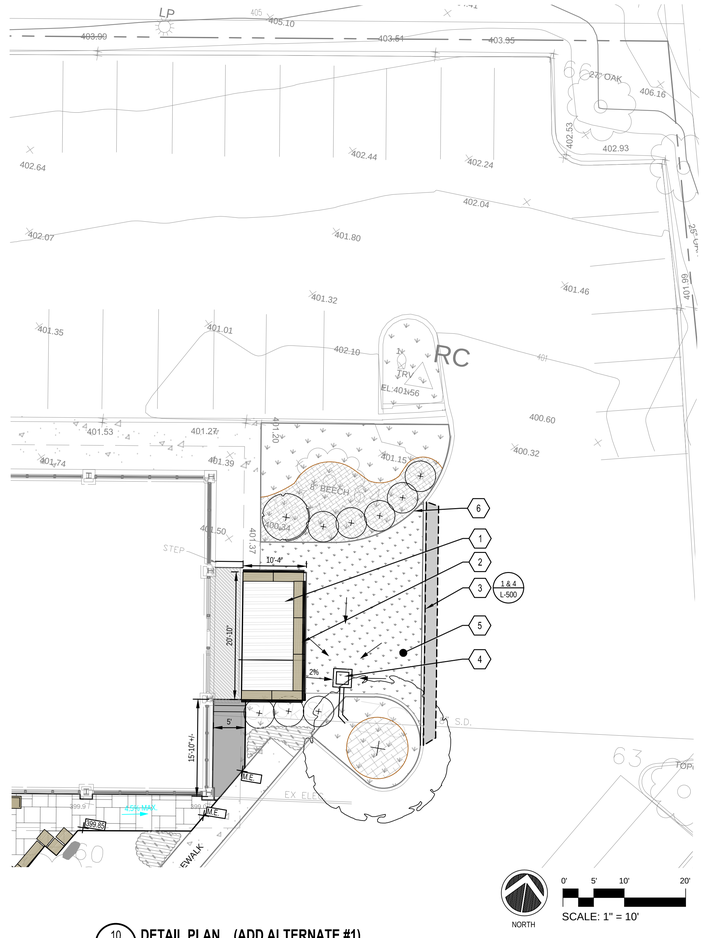
SCALE: NONE

DECK FRAME NOTES:

1. FRAME AND INSTALL DECK. ORIENT JOISTS PERPENDICULAR TO HOUSE, SPACED 12" O.C. UNLESS NOTED (SEE ADDITIONAL NOTES BELOW). ATTACH JOISTS ON TOP OF BEAMS WITH 3-8d THREADED TOE NAILS (2 ON ONE SIDE, 1 ON THE OTHER) AND ATTACH JOIST TO LEDGER WITH JOIST HANGERS; CONNECTIONS MUST ALSO RESIST LATERAL AND UPLIFT FORCES. BLOCKING OR FRAMING IS ALSO REQUIRED TO PREVENT OVERTURNING OF JOISTS.
2. ALL LUMBER SHALL BE PRESSURE TREATED (PT) SOUTHERN PINE, #2 OR BETTER.
3. FOOTING SIZE TO BE MIN. 12" DIA. UNLESS NOTED OTHERWISE, POURED WITH SONOTUBES TO MIN. 42" DEPTH BELOW FINISHED GRADE. ALL FOOTINGS SHALL BEAR ON SOLID GROUND.
4. ALL SUPPORTS SHALL BE 4X4 PT POSTS AND RATED FOR GROUND CONTACT.
5. WHEN ATTACHMENTS ARE MADE TO THE EXISTING HOUSE, IT SHALL BE CAPABLE OF SUPPORTING THE DECK. ATTACH 2x10 LEDGER BOARD TO EXISTING EXTERIOR WALL PER DETAILS (THIS SHEET). FLASHING IS REQUIRED AT ANY LEDGER BOARD CONNECTION TO A WALL AND SHALL BE COMPOSED OF COPPER (ATTACHED USING COPPER NAILS), STAINLESS STEEL, UV RESISTANT PLASTIC OR GALVANIZED STEEL COATED WITH 1.85 OZ/SF OF ZINC (G-185 COATING)
6. POSITION THE TOP OF THE DECK BELOW THRESHOLD STONE LEDGE. CONFIRM ELEVATION ON GRADING PLAN.
7. DECKING TO BE "TREX", COLOR: "ROCKY HARBOR" . BREAKS IN DECKING PATTERN TO OCCUR AT JOISTS. CONSIDER DECORATIVE BOARDER TO AT PERIMETER OF DECK. DARKER TONE TIMBER TECH MAY BE USED AS PERIMETER BOARDER, COLOR: TO BE APPROVED BY OWNER.
8. SCREWS AND ANCHORS SHALL BE HOT DIPPED GALVANIZE OR STAINLESS STEEL. CONNECTORS INDICATED IN THESE DRAWINGS ARE MANUFACTURED BY SIMPSON STRONG-TIE. CONNECTORS IN DIRECT CONTACT WITH PT LUMBER SHALL HAVE THE "Z-MAX" COATING OR OTHERWISE BE STAINLESS STEEL.

LAYOUT KEY NOTES: (ADD ALTERNATE #1)	
1	NEW DECK, WOOD CONSTRUCTION. SEE DETAILS 1-7 / L-502
2	NEW BENCHES WITH BACKS AT DECK PERIMETER
3	NEW CONCRETE CURB AND PAVEMENT PATCH SEE DETAILS 1 & 4 / L-500
4	NEW CONCRETE PRECAST CATCH BASIN, TIE INTO EXISTING 8" STORM DRAIN, VERIFY SIZE AND LOCATION IN FIELD, GRADE TO DRAIN, SEE DETAIL 8/L-502.
5	NEW LAWN AREA
6	PLANT BED EDGE CUT WITH SQUARE TIP SHOVEL, TYPICAL

NOTE: SEE DEMOLITION PLAN SHEET L-140 FOR ADD ALTERNATE #1 REMOVALS CALLOUTS AND NOTES



10 L-502 DETAIL PLAN (ADD ALTERNATE #1)

SCALE: 1" = 10'

APPROVED BY CITY OF ROCKVILLE, MD

DIRECTOR OF PUBLIC WORKS ____ DATE ____

SEPERATE BUILDING PERMIT(S) FROM INSPECTION SERVICES DIVISION ARE REQUIRED FOR ON-SITE CONSTRUCTION

Key Plan

SCALE: X" = XX'-X"

No.	Revision	Date

Project Name

CITY OF ROCKVILLE
6 TAFT COURT RENOVATION

ROCKVILLE MARYLAND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
8401 Connecticut Avenue, Suite 350
Chevy Chase, MD 20815
Tel: 301.718.0080
Fax: 301.718.9520
Email: mail@delta-eas.com
www.delta-eas.com

Seal

STATE OF MARYLAND — STEPHEN D. ROSE — No. 21871 — REGISTERED PROFESSIONAL ENGINEER — 1985 — ARCHITECT — 2022

Phase: IFB SUBMISSION

Project No.: 2019.331.004

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 21871, EXPIRATION DATE 09/28/2022

Date: 2022.02.18

Drawing Title

LOADING DOCK DETAILS

Drawing No.

L-502