PLANNED UNIT DEVELOPMENT

EASTGATE FAMILY HOUSING

WASHINGTON, DISTRICT OF COLUMBIA

ZONING TABULATION

1. SITE AREA:

RESIDENTIAL:
AREA OF COMMON AREAS = 125,438 S.F. (2.88 AC.)
AREA OF INDIVIDUAL LOTS = 431,062 S.F. (9.90 AC.)
SUBTOTAL = 556,501 S.F. (12.78 AC.)

AREA OF ROW = 141,914 S.F. (3.25 AC.)

ARTS OR RESIDENTIAL SITE = 47,276 S.F. (1.09 AC.)

TOTAL SITE AREA: = 745,680 S.F. (17.12 AC.)

2. EXISTING ZONING:
AREA OF PUD CURRENTLY R-5-A = 745,680 S.F. (17.12) AC

3. UNIT MIX AND LOT AREA (RESIDENTIAL):

86	1-CAR GARAGE TOWNHOUSE LOTS	= 176,464 S.F.	(4.05 AC.)
72	NO-GARAGE TOWNHOUSE LOTS	= 133,966 S.F.	(3.08 AC.)
2	GRANDHOMES	= 14,093 S.F.	(0.37 AC.)
16	SINGLE FAMILY 1-CAR GARAGE	= 79,958 S.F.	(1.84 AC.)
4	SINGLE FAMILY 2-CAR GARAGE	= 24,581 S.F.	(0.56 AC.)
TOTAL LOT AREA:		= 431,062	(8.90 AC.)

4. LOT COVERAGE (RESIDENTIAL):

158	761 S.F. UNITS	= 120,238 S.F.	(2.76 AC.)
18	1,268 S.F. UNITS	= 20,288 S.F.	(0.47 AC.)
4	1,460 S.F. UNITS	= 5,840 S.F.	(0.13 AC.)
2	2,583 S.F. UNITS	= 5,166 S.F.	(0.12 AC.)
TOTAL FOOTPRINT AREA		= 151,532 S.F.	(3.48 AC.)

OVERALL LOT OCCUPANCY
LOTS ONLY = 151,532/431,062 = 35.15%
WITH OPEN SPACE = 151,532/(431,062 + 125,439) = 27.37%

5. GROSS FLOOR AREA RATIO (RESIDENTIAL):
GROSS FLOOR AREA (G.F.A.) 430,748 S.F. (9.89 AC.)
TOTAL RESIDENTIAL AREA 556,501 S.F. (12.78 AC.)
G.F.A./TOTAL SITE AREA: 430,748 S.F./556,501 S.F. = 0.77

6. BUILDING HEIGHT (RESIDENTIAL):
MAXIMUM PERMITTED BUILDING HEIGHT = 40'-0"

PROPOSED BUILDING HEIGHT ***
2-STORY SINGLE FAMILY = 22'-11"
2-STORY FRONT TOWNHOUSE = 24'-6"
3-STORY FRONT TOWNHOUSE = 33'-0"
2-STORY GRAND HOME = 23'-11"

*** BUILDING HEIGHT MEASURED FROM THE FINISHED OUTSIDE GRADE IN THE MIDDLE OF THE FRONT OF EACH BUILDING AND THE CEILING HEIGHT OF THE TOP FLOOR.

7. OPEN SPACE (RESIDENTIAL):
PROPOSED OPEN SPACE PROVIDED = 124,445 S.F. (2.86 AC.)
PERCENTAGE OF OPEN SPACE PROVIDED PER P.U.D. PARCEL
124,445 SF/556,501 SF = 22.36%

8. UNIT DENSITY (RESIDENTIAL):
186 DWELLING UNITS PROPOSED
OVERALL UNIT DENSITY PROPOSED:
186 UNITS / 12.78 AC = 14.55 DWELLING UNITS PER ACRE

9. PARKING (RESIDENTIAL):
GARAGE SPACES PROVIDED:
(4) DOUBLE-CAR GARAGE UNITS PROVIDE 8 GARAGE SPACES
(102) SINGLE-CAR GARAGE UNITS PROVIDE 102 GARAGE SPACES

DRIVEWAY SPACES (158 TH) + (18 SF + 8 SF) = 180
ON STREET PARALLEL SPACES PROVIDED = 58

TOTAL PARKING PROPOSED 348 PARKING SPACES
TOTAL PARKING REQUIRED 186 PARKING SPACES

10. YARD SETBACKS (RESIDENTIAL):

MINIMUM REAR YARD SETBACK PROVIDED	= 8.34'
MINIMUM SIDE YARD SETBACK PROVIDED	= 6.83'
MINIMUM FRONT YARD SETBACK PROVIDED	= 0.82'

11. PROPOSED ZONING:
ARTS OR RESIDENTIAL SITE: SP-1 47,276 S.F. (1.09 AC.)



TYPICAL 5 UNIT STREETSCAPE

EASTGATE FAMILY HOUSING

A & R DEVELOPMENT COMPANY **JULY 2005**

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TOTAL SHEETS = 51

NARRATIVE:

THE APPLICANT PROPOSES TO CONSTRUCT 158 TOWNHOUSES, 20 SINGLE FAMILY HOUSES, 2 GRAND HOMES, AND AN ARTS OR RESIDENTIAL SITE, ON A 17.12 ACRE SITE. THE PROPOSED AREA IS THE SITE OF THE FORMER EASTGATE GARDENS PUBLIC HOUSING COMPLEX, AND IS BOUNDED GENERALLY BY FITCH STREET ON THE SOUTH, BENNING ROAD ON THE WEST, F STREET AND QUEENS STROLL PLACE ON THE NORTH, AND 51st STREET ON THE EAST. THE PROPOSED PROJECT WILL PROVIDE A MIXED-INCOME RESIDENTIAL NEIGHBORHOOD.

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ZONING COMMISSION
CASE No. 05-24
EXHIBIT No. 5

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RELEASED FOR
P.U.D. Application
Bidding
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Construction

COVER SHEET
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
1/31/06	PUD SUBMISSION

C-1.0

ZONING COMMISSION
District of Columbia
CASE NO.05-24
EXHIBIT NO.5A1

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MAJOR CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM 6.6" TO 10.5"	
	PROPOSED HEAVIER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING LIMITS OF DISTURBANCE	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATTERN	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	GATE VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	SPOT ELEVATION	
	UTILITY POLE	
	TREE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	WATER METER	
	FIRE HYDRANT	
	PARKING REDUCTION (ADJUST THE NUMBER OF TOTAL PARKING SPACES)	
	STREET LIGHT	
	INLETS TO BE (WHERE SHOWN)	
	TEST PIT LOCATION (RECOMMENDED/REQUIRED)	
	CRITICAL SLOPE	
	HANDICAP RAMP	
	STOP SIGN	
	STREET SIGN	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	HANDICAP PARKING SPACE (VAN)	
	MP MAP	

ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
ADDP	ADDENDUM
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOW	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C.A	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
CAB	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
C&G(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
$	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CHIMNEY
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
Δ	DELTA
E	RADIUS OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LINE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETB	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETBL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
ESC	ENVIRONMENTAL QUALITY CORRIDOR
F	FREE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOV	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWALL
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE / COEFFICIENT
KA	CALABOT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LOD	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOD	LINE OF DEBT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
N/A OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LINE
N.F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OF #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
OHL	OVERHEAD
OHW	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CUMULATIVE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
R	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR RYDE DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESERVE MANAGEMENT AREA
RTW	RETAINING WALL
RPA	RESERVE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LINE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STR	STAGE
STM	STORM
STR	STRUCTURE
SWK	SIDEWALK
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	U.S. GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VHA	HANDICAPPED VAN PARKING SPACE
VIC	VICINITY
VC	VERTICAL CURVE
VF	VERTICAL FOOT
W	WIDTH OR WEIR
WBL	WEST BOUND LINE
WL	WATER LINE
WM	WATER METER
W/W OR WW	WATER MAIN
WQIA	WATER QUALITY IMPACT ASSESSMENT
WV	WATER VALVE
XF	TRANSFORMER
Y	YARD INLET
YD	YEAR
Z	SIDE SLOPES

NOTES
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT



ZONING MAP
1" = 300'



VICINITY MAP
1" = 1,000'

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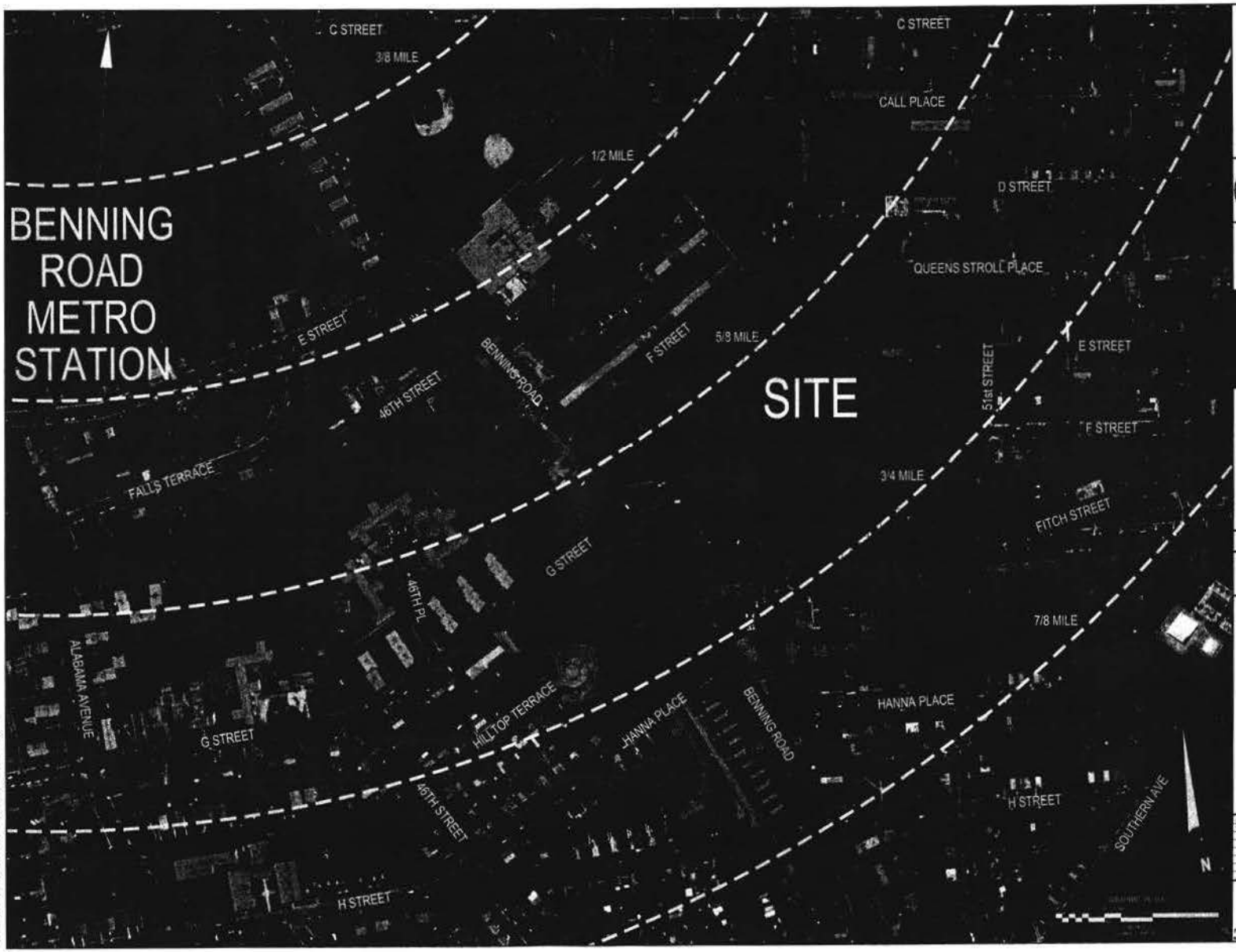
2003■ P.U.D. Application
Bidding
Permit
Construction

ZONING, VICINITY MAP, NOTES, ABBREVIATIONS AND LEGEND
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
7/31/06	PUD SUBMISSION

C-2.0

FILE No. 3206-E-PUD-001



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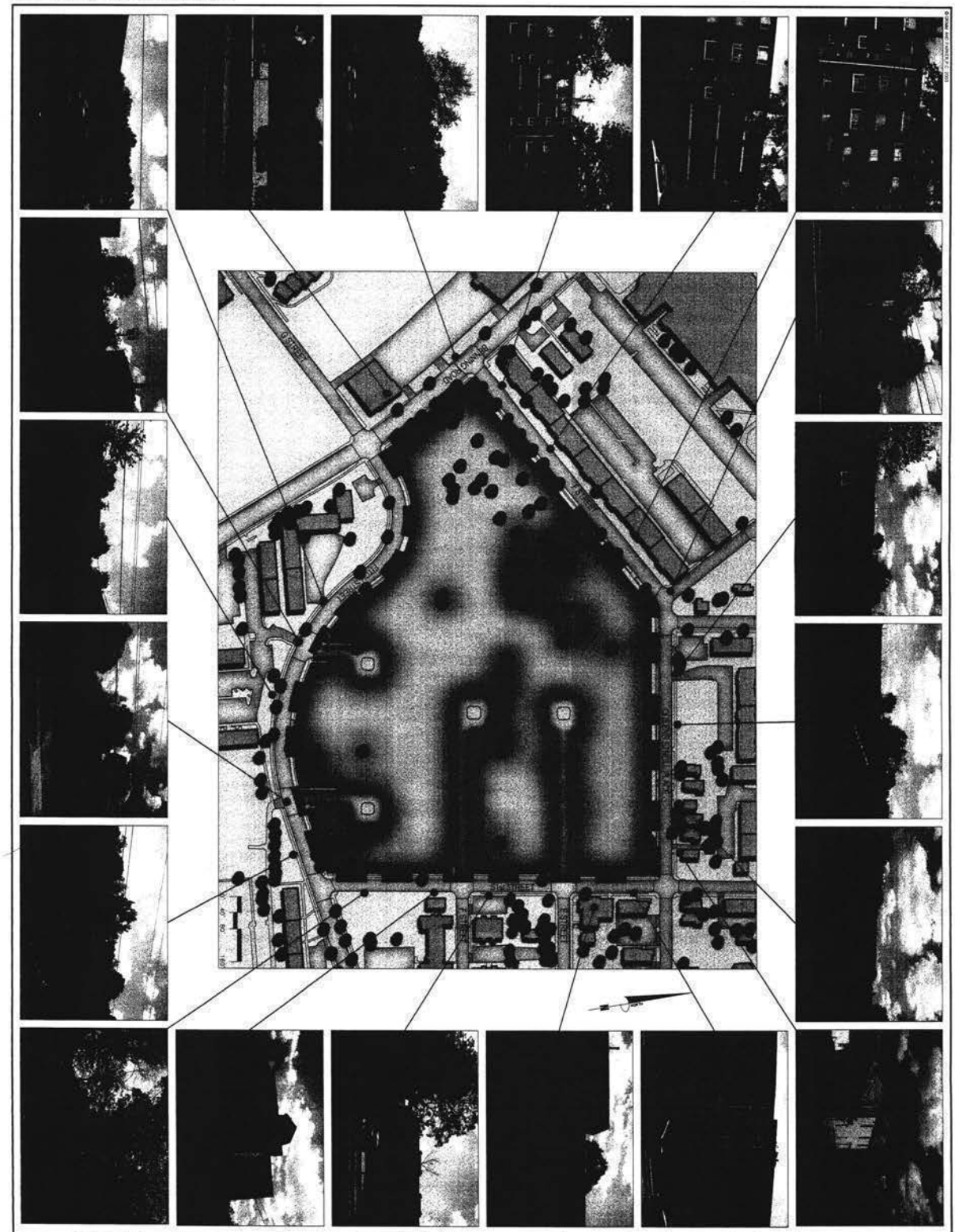
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CONTEXTUAL PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
1/31/08	PUD SUBMISSION

C-3.0

FILE No. 3205-E-PUD-001



C-4.0

NEIGHBORHOOD IMAGE BOARD
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE DESCRIPTION
A/R/M

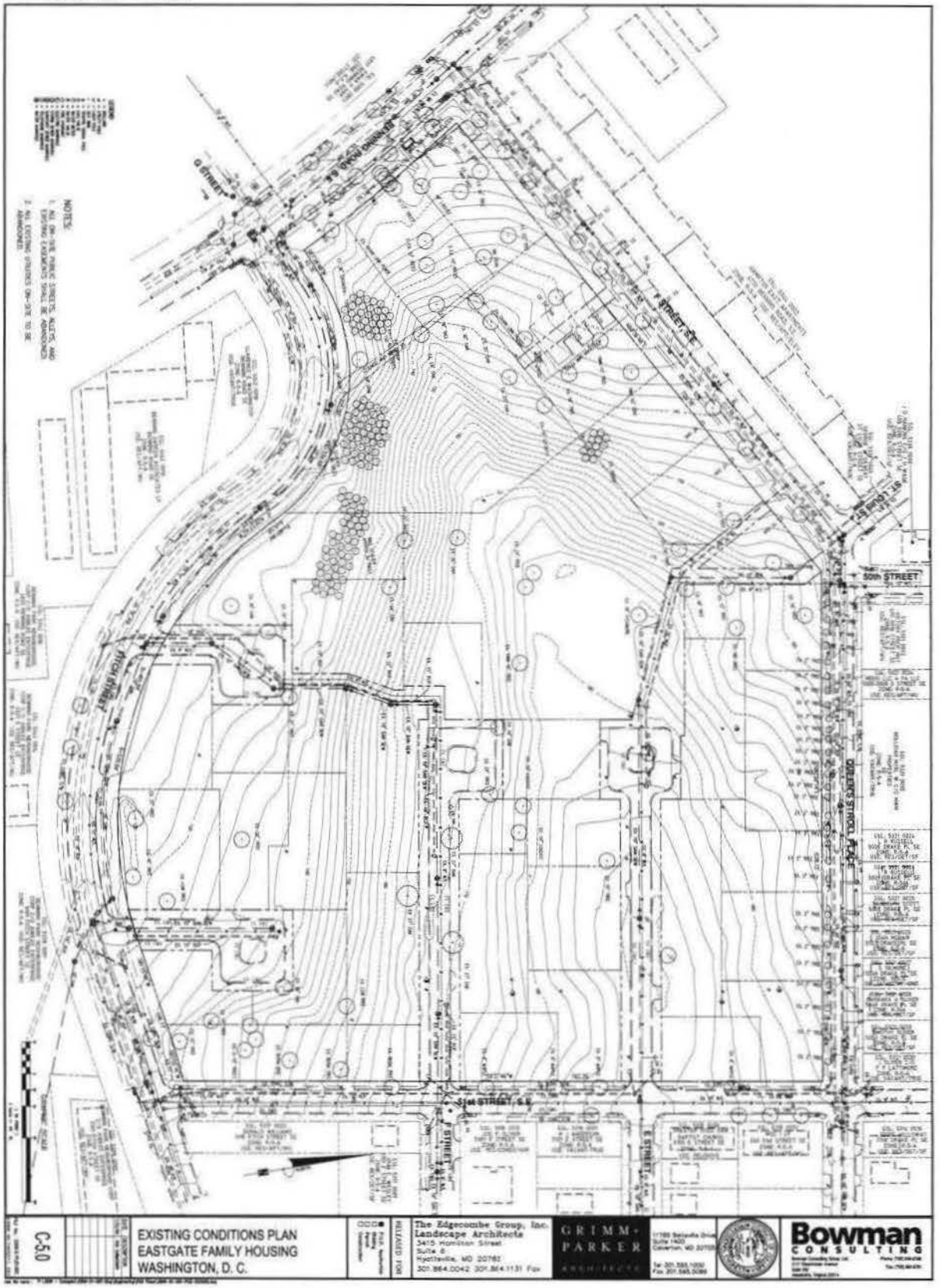
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Building Permit
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C5.0

EXISTING CONDITIONS PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

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C6.0

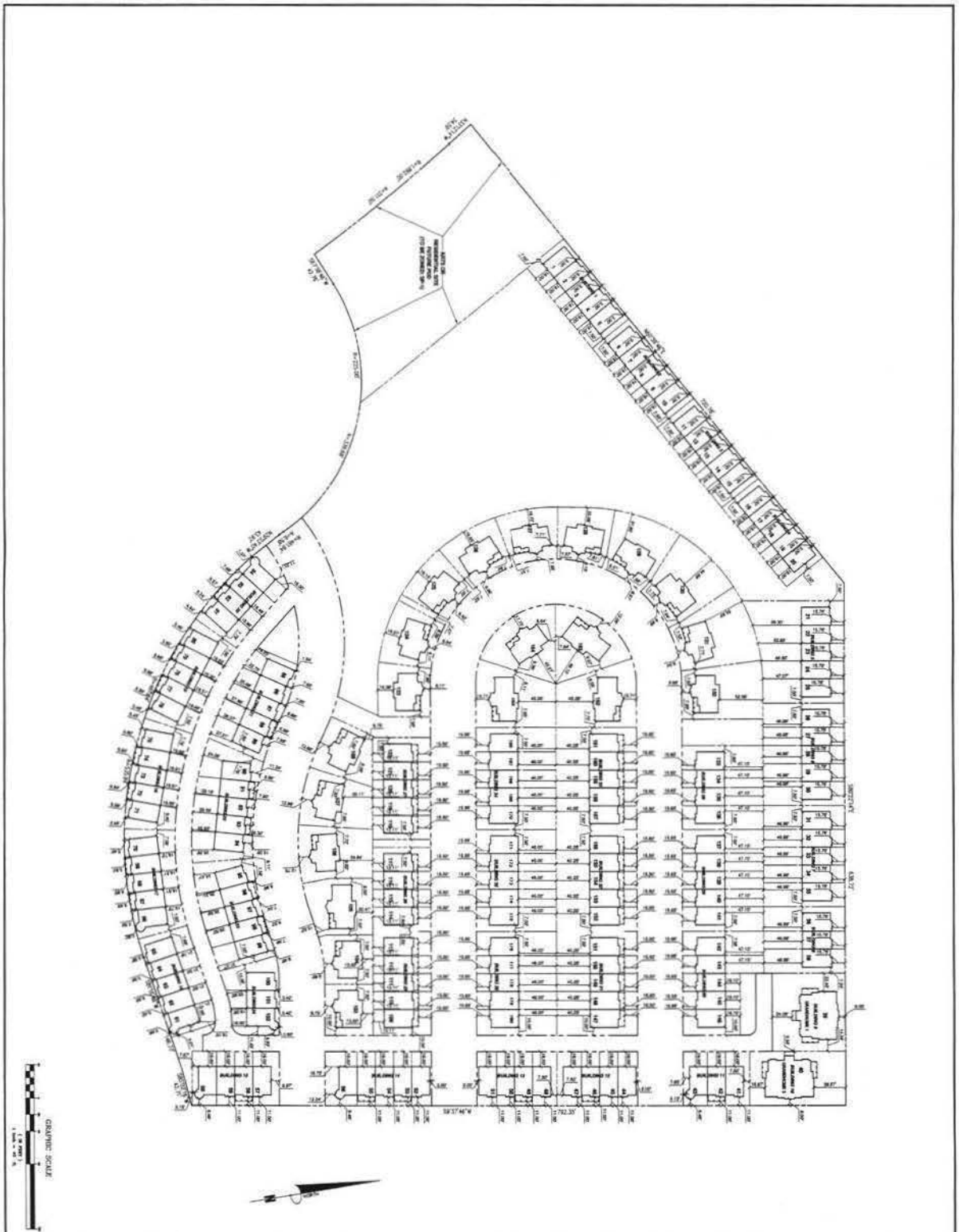
PRELIMINARY SUBDIVISION PLAT
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

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GRIMM + PARKER

Bowman CONSULTING

TYPICAL SECTIONS
QUEENS STROLL PLACE
ST. LOUIS ST.
50th STREET
F STREET, S.E.
BENNING ROAD, S.E.
G STREET
PUBLIC STREET 1
PUBLIC STREET 2
PUBLIC STREET 3
PUBLIC ALLEY 1
PUBLIC ALLEY 2
PUBLIC ALLEY 3
PUBLIC ALLEY 4
PUBLIC ALLEY 5
E STREET
E STREET, S.E.
49TH STREET
DIX STREET
KEY:
GRAPHIC SCALE
TYPICAL PUBLIC STREET SECTION
TYPICAL PUBLIC ALLEY SECTION
Bowman CONSULTING
GRIMM + PARKER ARCHITECTS
The Edgemoor Group, Inc.
Landscape Architects
RELEASED FOR
OVERALL SITE DEVELOPMENT PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
C-7.0



GRAPHIC SCALE

C-8.0

SITE TABULATIONS AND SETBACKS
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

RELEASED FOR

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Bowman
CONSULTING

| Unit Type | Townhouse | | | | | Townhouse | | | | | Townhouse | | | |

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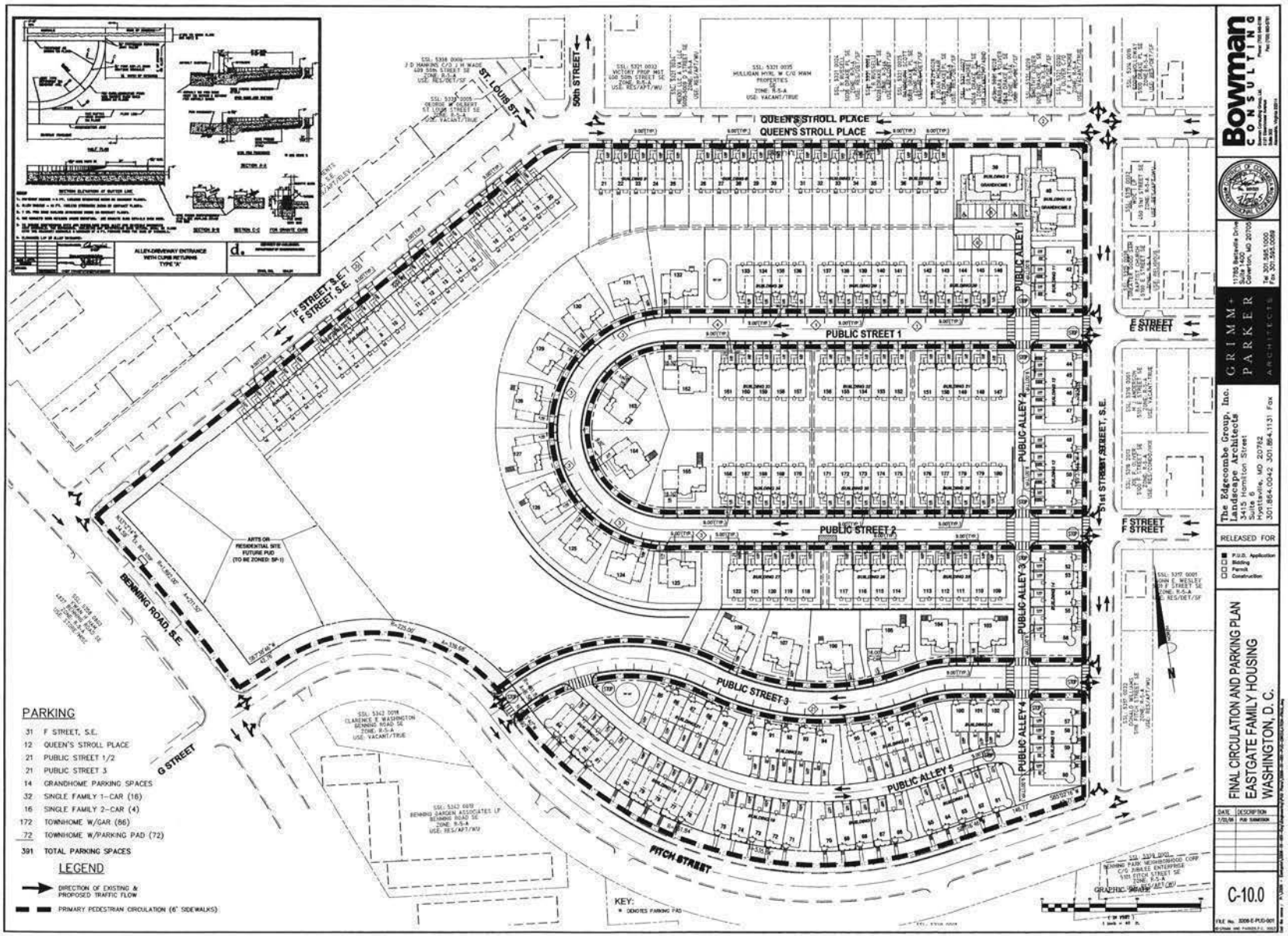
- P.U.D. Application
- Bidding
- Permit
- Construction

CIRCULATION AND PARKING PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
1/30/08	PUD SUBMISSION

C-9.0

FILE No. 3206-E-PUD-001



Bowman CONSULTING

11785 Beltsville Drive Suite 1400 Calverton, MD 20705 Tel 301.565.1000 Fax 301.565.0068

GRIMM + PARKER ARCHITECTS

The Edgecombe Group, Inc. Landscape Architects 3415 Hamilton Street Suite 6 Hyattsville, MD 20782 301.864.0042 301.864.1131 Fax

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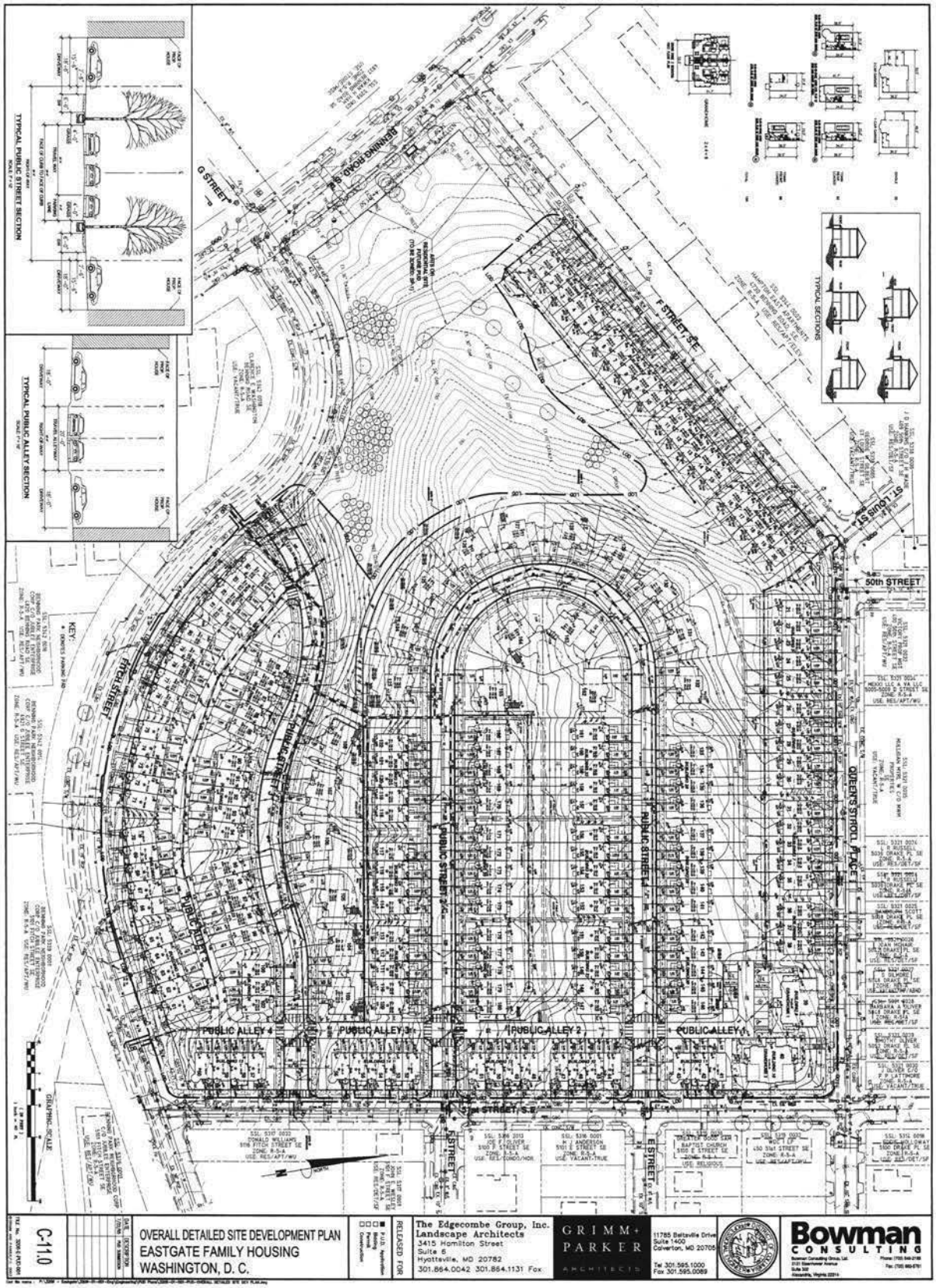
- P.U.D. Application
- Bidding
- Permit
- Construction

FINAL CIRCULATION AND PARKING PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
7/21/08	PUD SUBMISSION

C-10.0

FILE No. 3208-E-PUD-001



C-11.0

OVERALL DETAILED SITE DEVELOPMENT PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

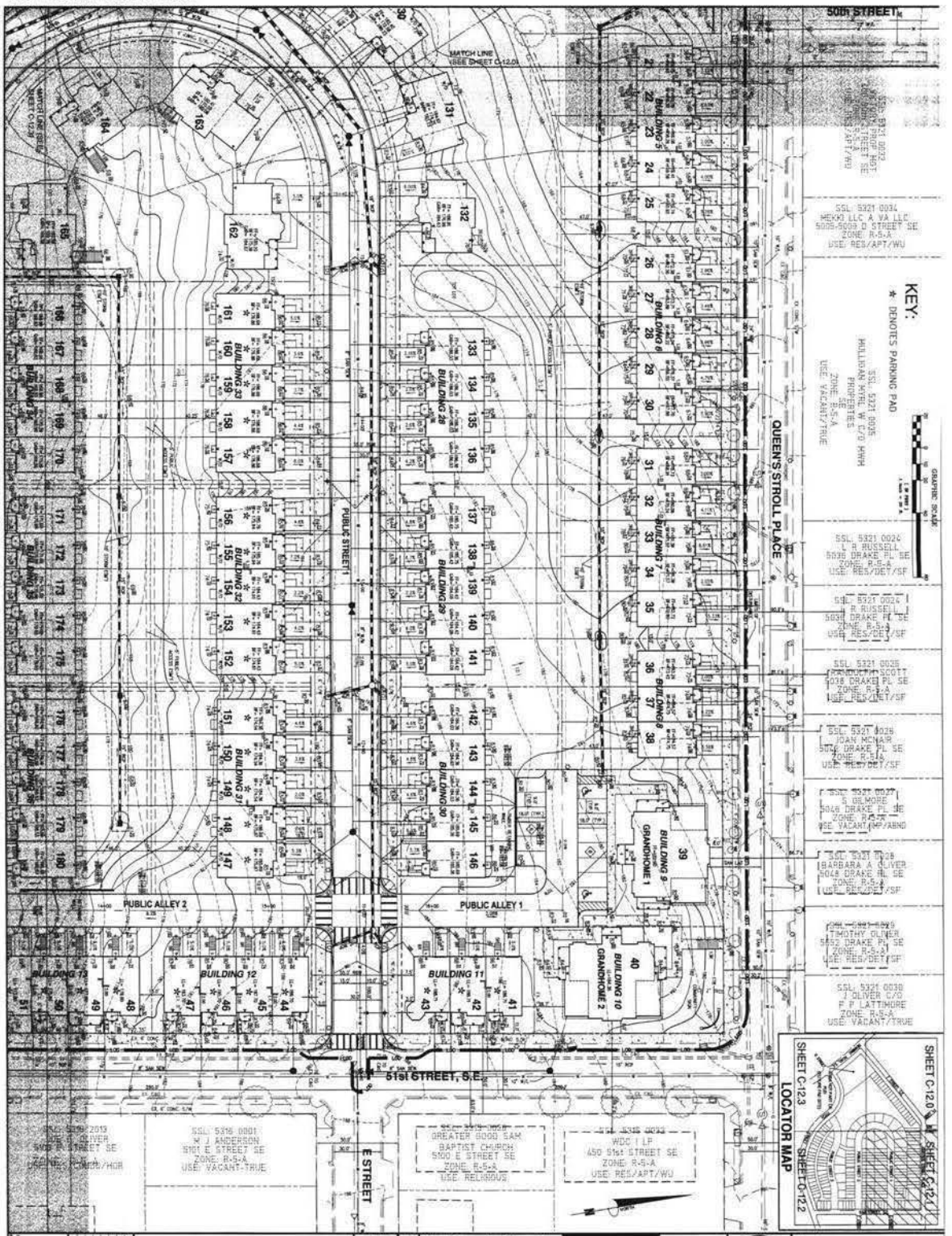
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Fax 301.595.0089

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GRAPHIC SCALE
SHEET C-12.0
SHEET C-12.1
SHEET C-12.3
SHEET C-12.2
LOCATOR MAP
SSL: 5338 0006
J D HANKINS C/O J H WADE
409 50th STREET SE
ZONE: R-5-A
USE: RES/DET/SF
SSL: 5338 0005
GEORGE W GILBERT
37 LOGS STREET SE
ZONE: R-5-A
USE: VACANT/TRUE
SSL: 5414 0002
HAMPTON EAST APARTMENTS
4730 BENNING ROAD, S.E.
ZONE: R-5-A USE: RES/APT/ELEV
ST. LOUIS ST.
50th STREET
F STREET, S.E.
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
MATCH LINE (SEE SHEET C-12.1)
MATCH LINE (SEE SHEET C-12.3)
N
Bowman
CONSULTING
GRIMM + PARKER
ARCHITECTS
The Edgemoor Group, Inc.
Landscape Architects
3416 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864-0042 301.864-1131 Fax
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Bidding
Permit
Construction
DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 4)
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
DATE
DESCRIPTION
C-12.0



C-12.1

DETAILED SITE DEVELOPMENT PLAN (SHEET 2 OF 4)
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

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C-122

DETAILED SITE DEVELOPMENT PLAN (SHEET 3 OF 4)
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

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GRIMM + PARKER ARCHITECTS

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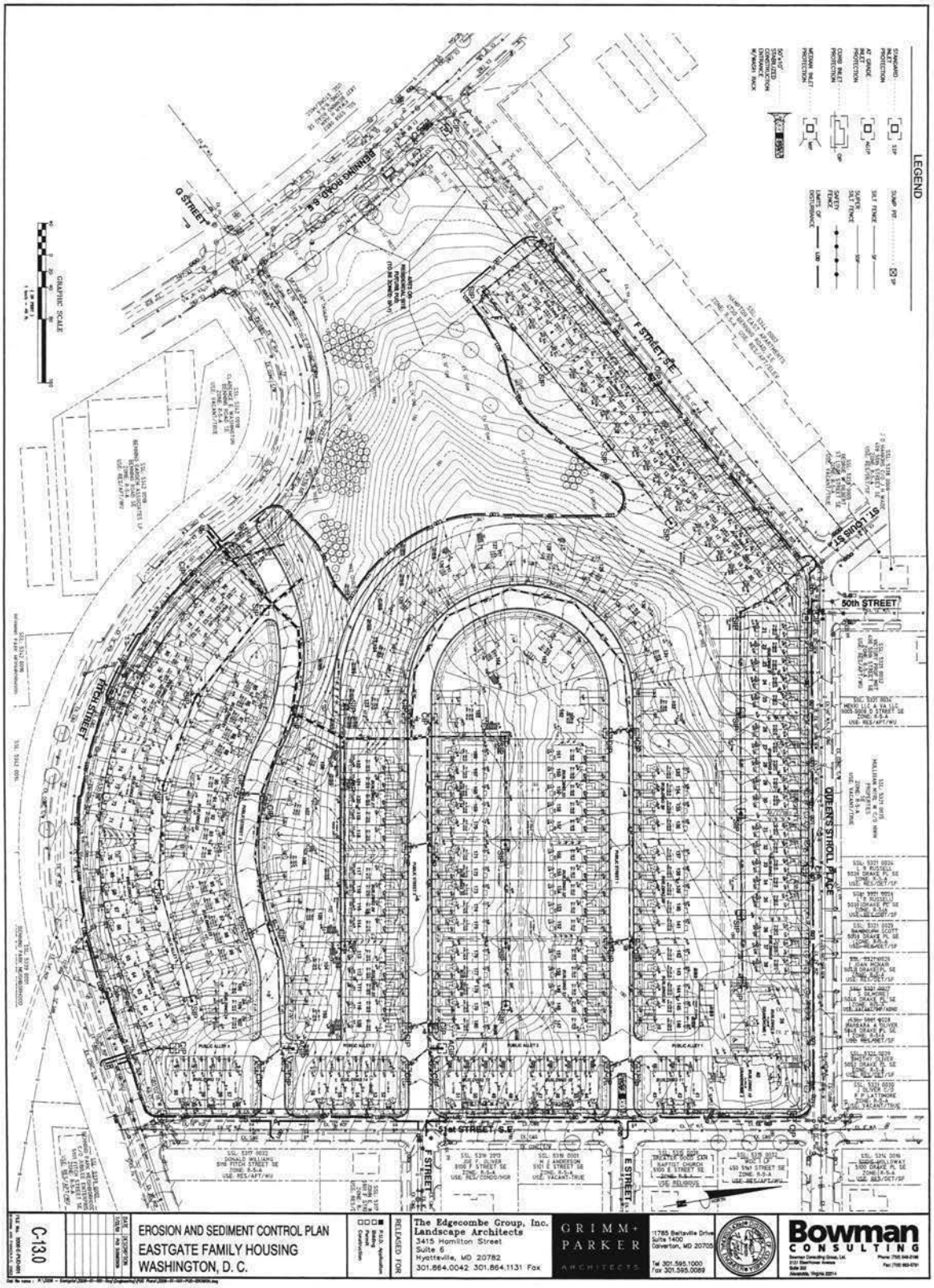
DETAILED SITE DEVELOPMENT PLAN (SHEET 4 OF 4)

EASTGATE FAMILY HOUSING

WASHINGTON, D. C.

DATE	DESCRIPTION
7/26/06	PUD SUBMISSION

C-12.3



C-13.0

EROSION AND SEDIMENT CONTROL PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

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ESTIMATED WATER AND SANITARY SEWER USAGE

	TOWNHOUSES	SINGLE FAMILY HOMES	GRAND
NUMBER OF UNITS	158	20	2
PERSONS/UNIT	3	4	10
TOTAL HOUSEHOLD POPULATION	474	80	20
TOTAL AVERAGE DAILY FLOW (80 GAL/PERSON/DAY)	37,920	6,400	1,600
PEAK FLOW (PEAK FACTOR = 6)	227,520	38,400	9,600

TOTAL PEAK FLOW 275,520 GAL/DAY = 0.28 MGD

A. AREA #1 TO BMP FILTER #1

A.1 WATER QUALITY VOLUME
TOTAL DRAINAGE AREA = 1.83 AC
IMPERVIOUS AREA = 8,305 SF (ROOFTOPS ONLY)
Vw = 0.3 * 8,305 / 12 = 208 CF

A.2 COMPUTE DETENTION VOLUME
Q = C * I * A (Tc = 5 MIN)

2-YR PRE-DEVELOPMENT
C = 0.30, I = 5.28
Q = 0.30 * 5.28 * 1.83 = 3.1 CFS

15-YR POST-DEVELOPMENT
C = 0.80, I = 7.58
Q = 0.80 * 7.58 * 1.83 = 11.7 CFS

DETENTION VOLUME REQUIRED
MAX OF Vw & Vq
Vq = (Q15 - Q2) * Tc * 1.25
Vq = (11.7 - 3.1) * 300 * 1.25 = 3,225 CF
DETENTION VOLUME = 3,225 CF

A.3 APPROXIMATE DETENTION SIZING
SA OF 90" CMP = 19.63 SF
3,225 CF / 19.63 SF = 164 LF

B. AREA #2 TO BMP FILTER #2

B.1 WATER QUALITY VOLUME
TOTAL DRAINAGE AREA = 1.79 AC
IMPERVIOUS AREA = 101,752 SF
(6,234 SF ROADS, 17,353 ROOFTOPS & SIDEWALKS)
Vw = (0.5 * 6,234 + 0.3 * 17,353) / 12 = 494 CF

B.2 COMPUTE DETENTION VOLUME
Q = C * I * A (Tc = 5 MIN)

2-YR PRE-DEVELOPMENT
C = 0.30, I = 5.28
Q = 0.30 * 5.28 * 1.79 = 2.8 CFS

15-YR POST-DEVELOPMENT
C = 0.80, I = 7.58
Q = 0.80 * 7.58 * 1.79 = 10.8 CFS

DETENTION VOLUME REQUIRED
MAX OF Vw & Vq
Vq = (Q15 - Q2) * Tc * 1.25
Vq = (10.8 - 2.8) * 300 * 1.25 = 3,000 CF
DETENTION VOLUME = 3,000 CF

B.3 APPROXIMATE DETENTION SIZING
SA OF 90" CMP = 19.63 SF
3,000 CF / 19.63 SF = 153 LF

C. AREA #3 TO BMP FILTER #3

C.1 WATER QUALITY VOLUME
TOTAL DRAINAGE AREA = 9.03 AC
IMPERVIOUS AREA = 195,444 SF
(96,851 SF ROADS & DRIVEWAYS, 98,593 ROOFTOPS & SIDEWALKS)
Vw = (0.5 * 96,851 + 0.3 * 98,593) / 12 = 6,534 CF

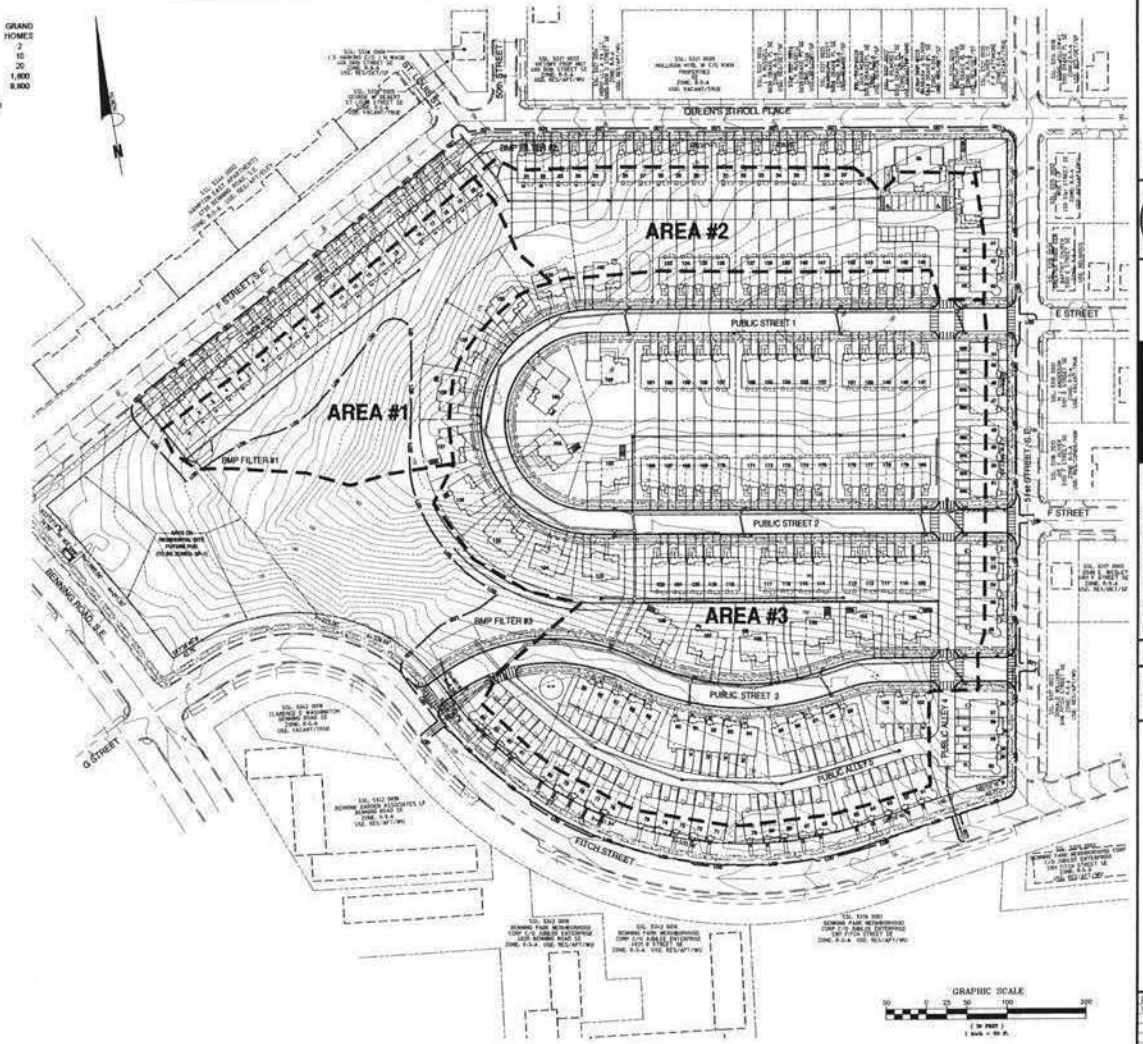
C.2 COMPUTE DETENTION VOLUME
Q = C * I * A (Tc = 5 MIN)

2-YR PRE-DEVELOPMENT
C = 0.30, I = 5.28
Q = 0.30 * 5.28 * 9.03 = 14.3 CFS

15-YR POST-DEVELOPMENT
C = 0.80, I = 7.58
Q = 0.80 * 7.58 * 9.03 = 54.8 CFS

DETENTION VOLUME REQUIRED
MAX OF Vw & Vq
Vq = (Q15 - Q2) * Tc * 1.25
Vq = (54.8 - 14.3) * 300 * 1.25 = 15,112 CF
DETENTION VOLUME = 15,112 CF

C.3 APPROXIMATE DETENTION SIZING
SA OF 90" CMP = 19.63 SF
15,112 CF / 19.63 SF = 770 LF



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Hyattsville, MD 20782
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□ Permit
□ Construction

UTILITY USAGE COMPUTATIONS
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
1/31/06	PUD SUBMISSION

C-14.0

FILE No. 3206-E-PUD-001

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OPEN SPACE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION

C-15.0

FILE No. 5306-E-PUD-001

CROSS SECTION KEY MAP
PLAN
1" = 150'
0' 75' 150' 300'

CROSS SECTION A-A'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'

CROSS SECTION B-B'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'

CROSS SECTION C-C'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'

CROSS SECTION D-D'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'

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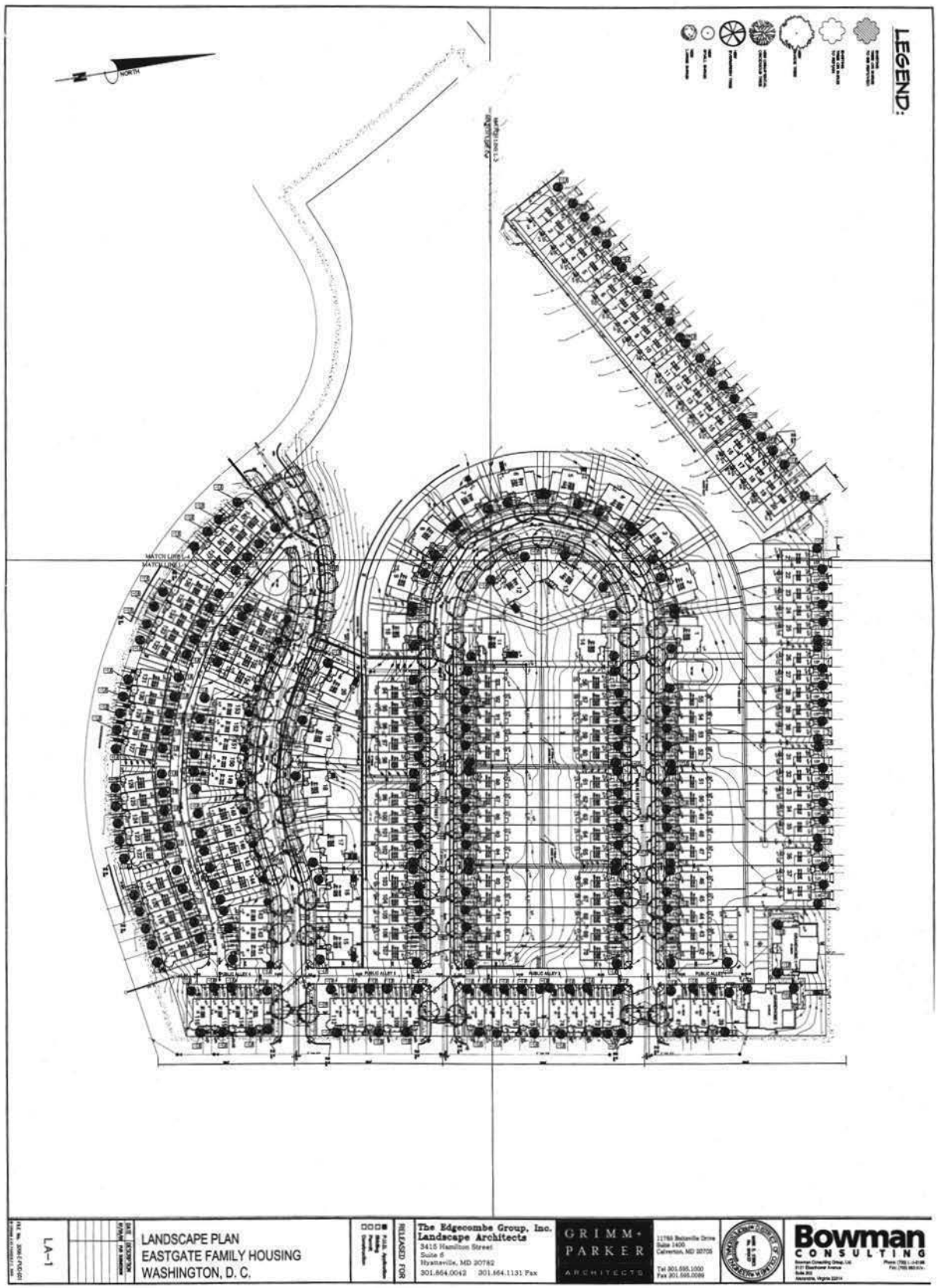
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- Construction

SITE CROSS SECTIONS
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
7/31/08	PUD SUBMISSION

C-16.0

FILE No. 3206-E PUD-001



LANDSCAPE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

LA-1

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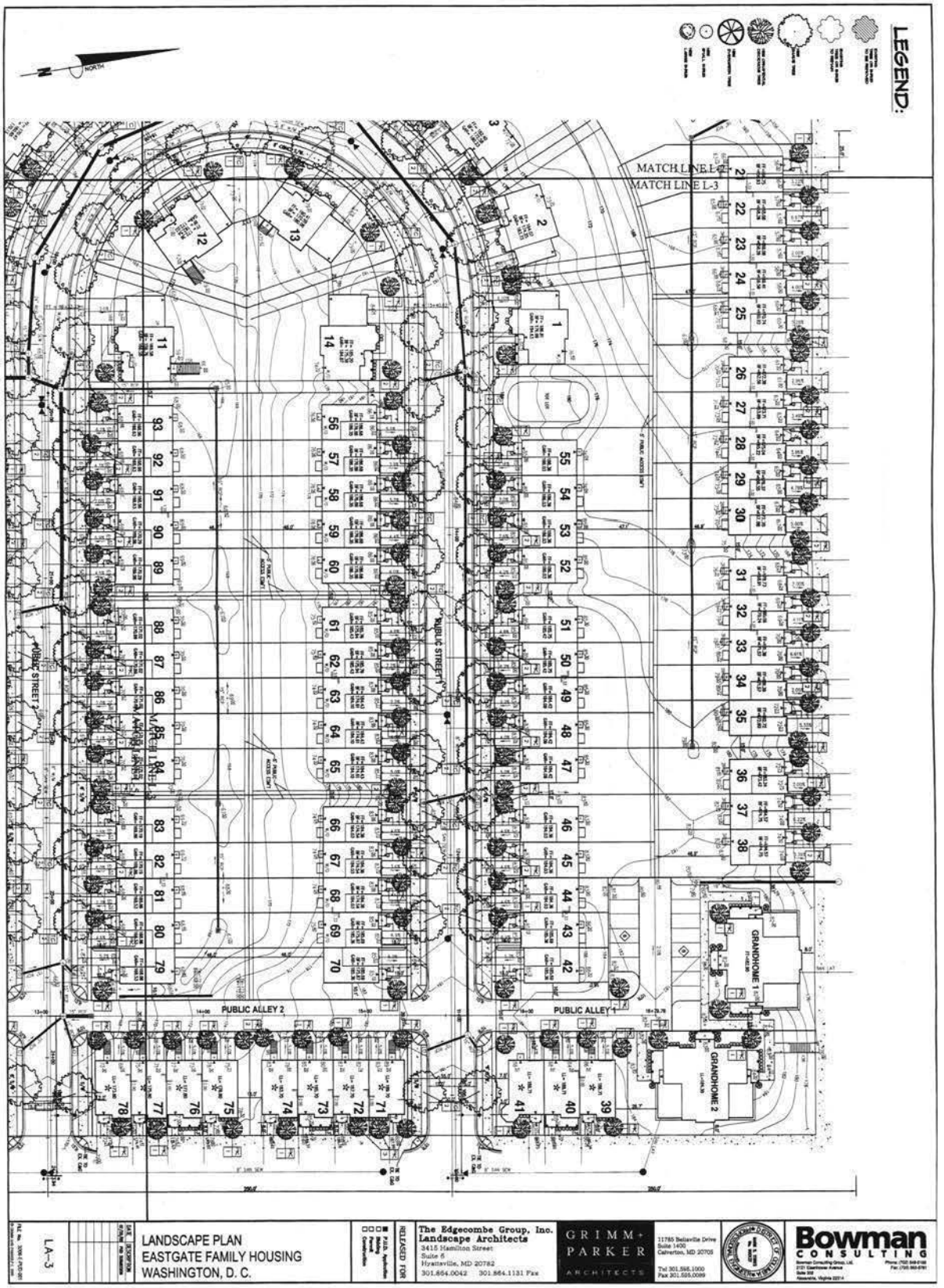
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LEGEND:
MATCH LINE L-3
MATCH LINE L-3
MATCH LINE LA-2
MATCH LINE LA-4
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LANDSCAPE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
LA-2


LEGEND:
NORTH
MATCH LINE L-2
MATCH LINE L-3
PUBLIC STREET 1
PUBLIC ALLEY 1
PUBLIC ALLEY 2
GRANDHOME 1
GRANDHOME 2
LA-3
LANDSCAPE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
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LEGEND:
MATCH LINE L-2
MATCH LINE L-4
MATCH LINE L-4
MATCH LINE L-5
NORTH
Bowman
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GRIMM + PARKER
ARCHITECTS
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LANDSCAPE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
LA-4

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Hearing
Final
Construction

LANDSCAPE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
07/26/06	PUD SUBMISSION

LA–5

FILE No. 3206-E PUD-001

LEGEND:
MATCH LINE LA-2
MATCH LINE LA-4
MATCH LINE
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ARCHITECTS
The Edgecombe Group, Inc.
Landscape Architects
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P.U.D. Application
Building Permit
Construction
LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
DATE
DESCRIPTION
LA-6

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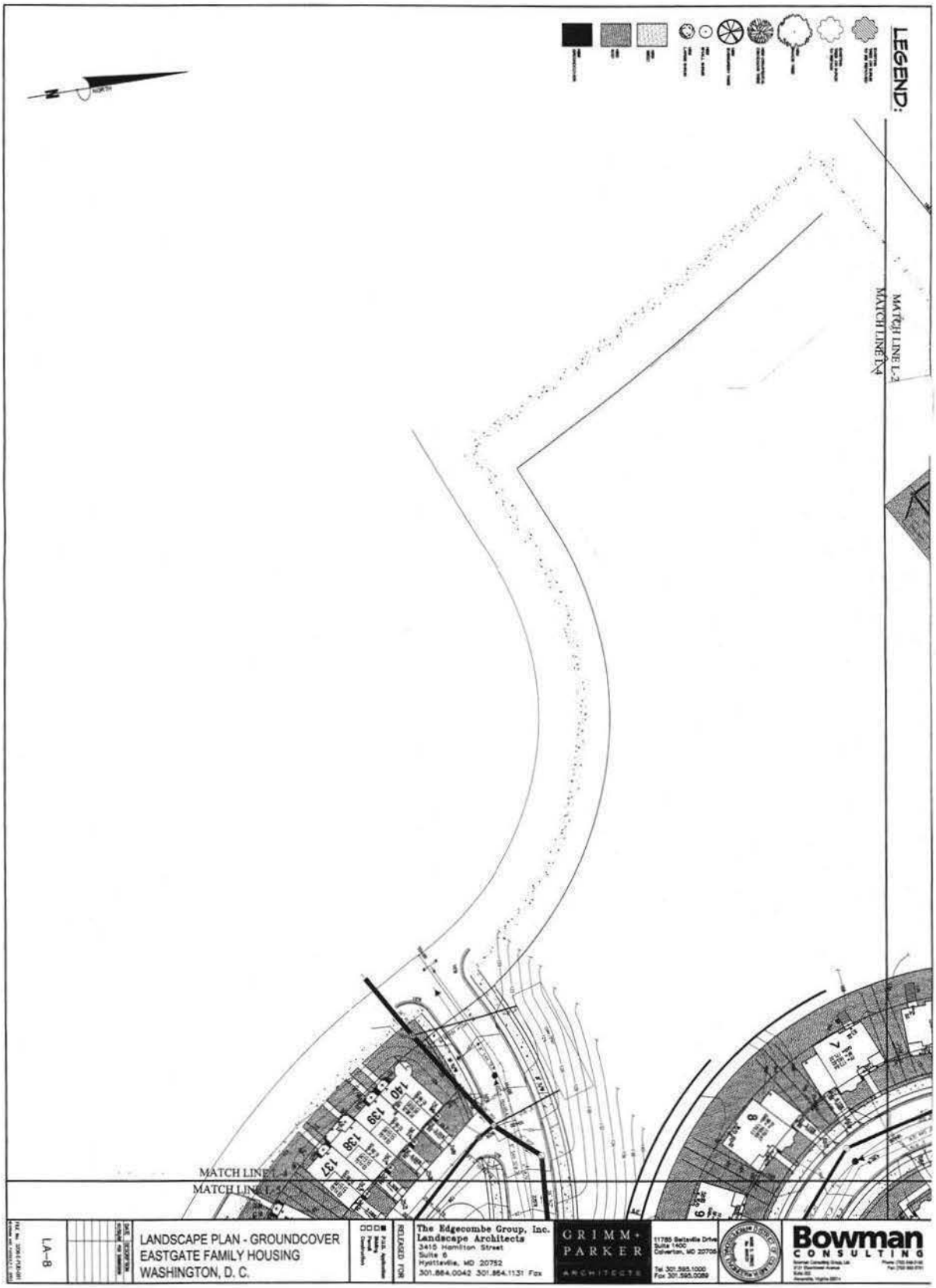
- P.U.D. Application
- Bidding
- Permit
- Construction

LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
07/26/06	PUD SUBMISSION

LA-7

FILE No. 2006-E-PUD-001



LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

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L4-8



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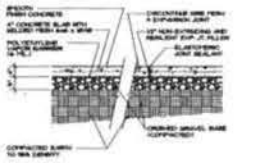
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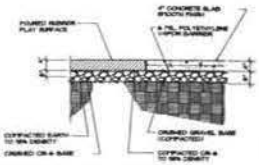
LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
07/26/06	PUD SUBMISSION

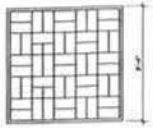
LA-9



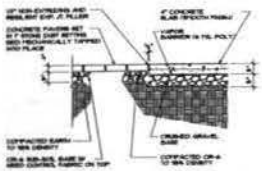
TYPICAL CONCRETE SIDEWALK EXPANSION JOINT DETAIL



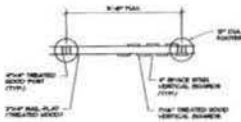
SYNTHETIC RUBBER PLAY SURFACE @ CONCRETE WALK



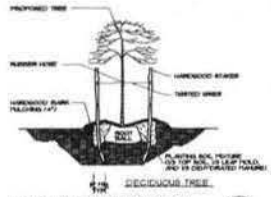
BASKETWEAVE PAVING PATTERN



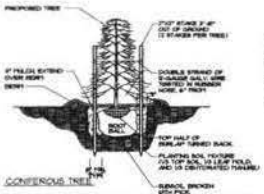
BRICK PAVING DETAIL



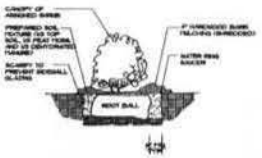
FENCE PLAN



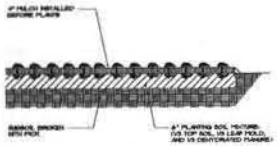
PLANTING & STAKING DETAIL



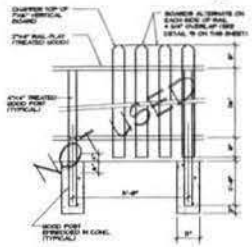
PLANTING & STAKING DETAIL



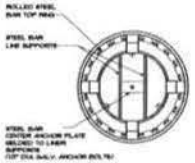
SHRUB PLANTING DETAIL

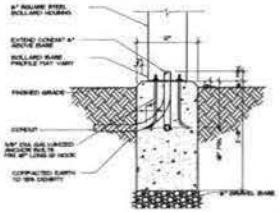


GROUNDCOVER PLANTING DET.

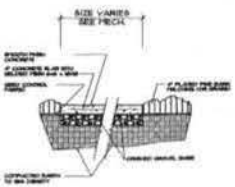


FENCE ELEVATION

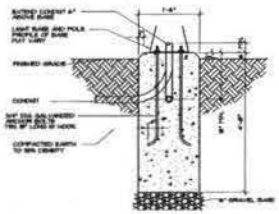




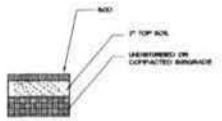
ILLUMINATED BOLLARD BASE DETAIL



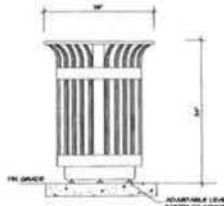
CONCRETE EQUIPMENT PAD DETAIL (SEE MECH. & CIVIL DWGS.)



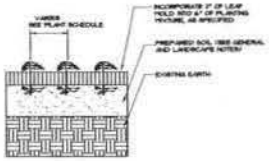
LIGHT POLE BASE DETAIL



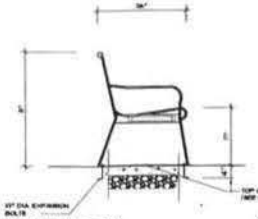
SOD & SOIL DETAIL



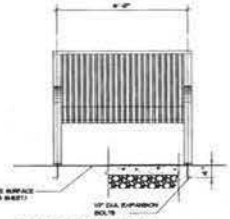
LITTER RECEPTACLE (STEEL)



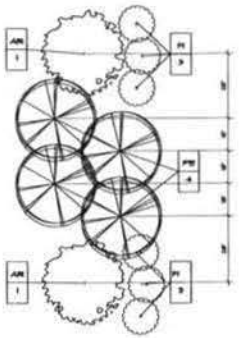
GROUNDCOVER / PERENNIAL PLANTING



STEEL BENCH DETAIL



STEEL BENCH DETAIL



LANDSCAPE BUFFER DETAIL

Bowman CONSULTING

11785 Beltsville Drive Suite 1400 Calverton, MD 20705 Tel 301.595.5000 Fax 301.595.5666

GRIMM + PARKER ARCHITECTS

The Edgecombe Group, Inc. Landscape Architects 3416 Hamilton Street Suite 6 Hyattsville, MD 20782 301.864.0042 301.864.1121 Fax

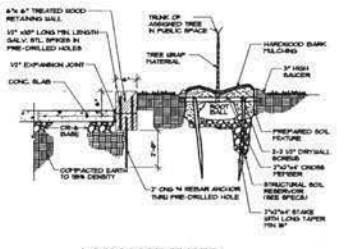
RELEASED FOR

- FSD Application
- Permit
- Construction

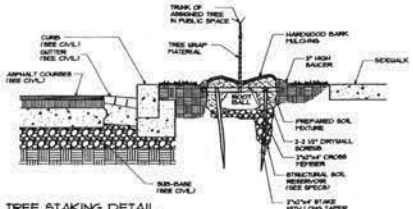
MISCELLANEOUS SITE DETAILS
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION

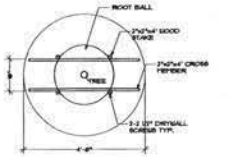
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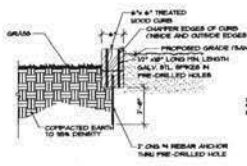
LANDSCAPE TIMBER TREE BOX



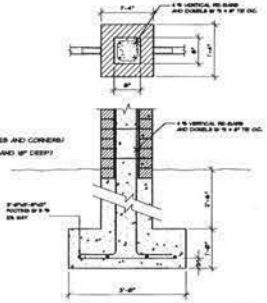
TREE STAKING DETAIL IN PUBLIC SPACE



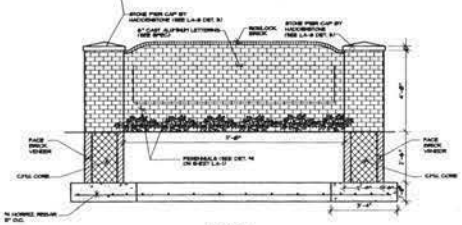
PLAN OF PLANTING IN PUBLIC SPACE



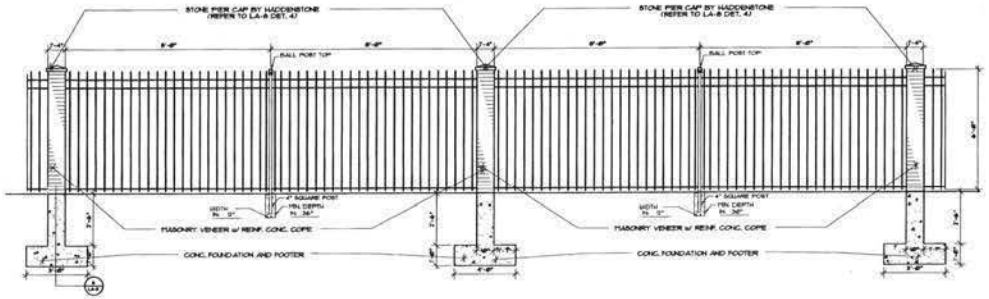
LANDSCAPE TIMBER CURB @ PLAYGROUND SAND BOX



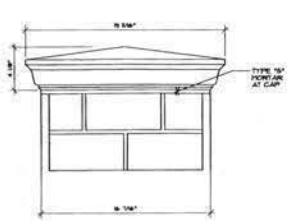
SECTION OF PIER AND 3' FOOTING



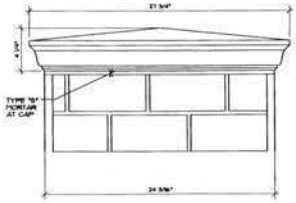
MASONRY BUILDING SIGNAGE



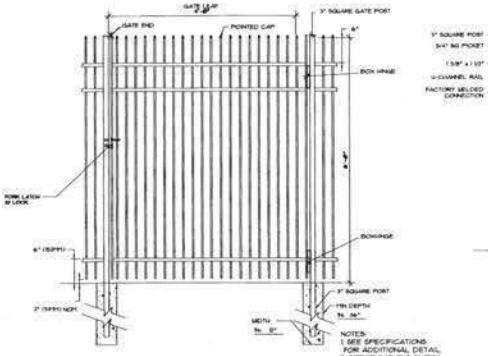
TUBULAR STEEL FENCE W/ MASONRY PIERS



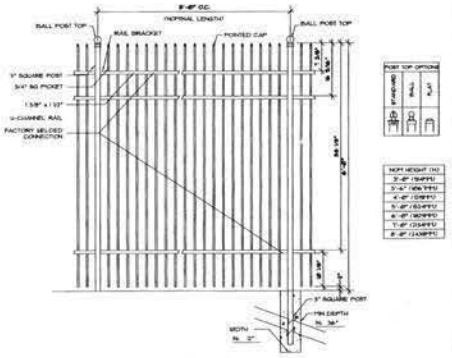
STONE PIER CAP ON 16" COLUMN



STONE PIER CAP ON 24" COLUMN



PLAYGROUND / TOT LOT GATE SECTION ELEVATION



PLAYGROUND / TOT LOT FENCE SECTION ELEVATION

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LICENSE NO. 000127

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Hyattsville, MD 20782
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- P.U.D. Application
- Zoning
- Permit
- Construction

MISCELLANEOUS SITE DETAILS
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
01/26/06	P.U.D. SUBMISSION

LA–12

FILE No. 3200-E-PUD-001

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION, AND FABRICATION OF ANY ITEM; CONSEQUENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CHECKING ALL DIMENSIONS AND CLEARANCES INDICATED ON DRAWINGS.
2. THE CONTRACTOR SHALL ASK FOR CLARIFICATIONS FROM THE LANDSCAPE ARCHITECT AND/OR THE OWNER PRIOR TO BIDDING IN THE EVENT THAT HE UNCOVERS: (1) ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE DRAWINGS, NOTES AND SPECIFICATIONS; (2) ANY CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, OR (3) ANY ERROR IN DRAWINGS AND/OR SPECIFICATIONS. IN SUCH EVENT, THE MORE STRINGENT CONDITION SHOWN IN THE CONTRACT DOCUMENTS SHALL GOVERN.
3. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE OWNER'S UTILITY RECORDS AND THE UTILITY COMPANIES, ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO SUBMITTING BIDS.
5. WAIVER OF RESPONSIBILITY OR REQUESTS FOR ADDITIONAL PAYMENTS BASED ON A LACK OF KNOWLEDGE OF CONDITION AT THE SITE AND THE CONTRACT DOCUMENTS WILL NOT BE ACCEPTED OR CONSIDERED.
6. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION TRADES, AND SHALL BE RESPONSIBLE FOR PROVIDING ALL OPENINGS IN SLABS, EXTERIOR WALLS, ETC. FOR PENETRATION OF CONDUIT, IF ANY.
7. ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH DISTRICT OF COLUMBIA REGULATIONS.
8. WHERE EXISTING MASONRY OR CONCRETE WALKS, WALLS, OR STEPS ARE TO BE PATCHED, IT SHALL BE PATCHED TO MATCH THE ELEVATION OF THE ADJACENT SURFACES AND FINISHED TO MATCH NEW FINISH MATERIAL AS INDICATED ON DRAWINGS.
9. DEMOLITION INCLUDES THOSE AREAS SO DESIGNATED ON DRAWINGS, SPECIFICATIONS OR COVERED BY THESE NOTES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
10. PROVIDE PEDESTRIAN BARRIERS, PEDESTRIAN PROTECTION, AND DUST CONTROL IN ACCORDANCE TO LOCAL DISTRICT OF COLUMBIA CODES AND REGULATIONS.
11. THE CONTRACTOR SHALL SUBMIT CATALOG CUTS OR SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT UPON REQUEST.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO CONCRETE SALKS AND STEPS, RETAINING WALLS, ETC, THAT HAVE BEEN DAMAGED DURING CONSTRUCTION; THEREFORE, THE CONTRACTOR, WITHOUT ADDITIONAL CHARGE, REPLACE ANY MATERIAL AND/OR REPAIR ALL EXISTING WORK TO REPAIR THAT IS DAMAGED AS A RESULT OF THE EXECUTION OF THE WORK. THIS ALSO INCLUDES ALL EXISTING TREES, GRASSES, SHRUBS, PERENNIALS, GROUNDCOVER, AND ANY OTHER LANDSCAPING.
13. ALL WORK SHALL BE PERFORMED IN A SKILLFULL AND WORKMANLIKE MANNER.
14. THE CONTRACTOR SHALL REMOVE EXIST. SHRUBS AS INDICATED ON PLANS ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

LANDSCAPE GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL SHOWN ON THE PLAN AND IN THE PLANT LIST, AND SHALL PROVIDE AND PLANT ALL MATERIAL IN ACCORDANCE WITH THE PLAN.
2. THIS PLAN IS FOR THE APPROXIMATE LOCATION OF PLANT MATERIAL ONLY. THE ACTUAL LOCATIONS AND SIZES OF GREEN SPACE AREAS AND PEDESTRIAN WALKS ARE TO BE VERIFIED BY CONTRACTOR.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY PLANTING. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATE THE SHIFTING OF A PLANT LOCATION MORE THAN 5 FEET, THEN THE LANDSCAPE ARCHITECT IS TO BE CONSULTED.
4. ANY CHANGE IN THE TYPE, SIZE OR QUANTITY OF PLANT MATERIAL BY THE LANDSCAPE CONTRACTOR MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL PLANT MATERIALS MUST BE NURSERY GROWN AND IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL LARGE SHADE TREES SHALL HAVE A CLEAR TRUNK OF AT LEAST 5 FEET ABOVE FINISHED GRADE.
7. ALL PLANTING BEDS ARE TO HAVE A MINIMUM 5" DEPTH OF CLEAN TOPSOIL FOR THE ENTIRE AREA BUT BUT MUST BE FREE OF PETROLEUM OR OTHER CHEMICAL SUBSTANCES, BLUE STONE, AND DEBRIS OVER 1-1/2" DIAMETER.
8. ALL MULCHING IS TO BE 4" DEEP, SHREDDED HARDWOOD UNLESS OTHERWISE INDICATED IN THE PLANS AND/OR SPECIFICATIONS.
9. ALL NEW PERENNIAL AND GROUNDCOVER ARE TO BE PLANTED INTO PREPARED PLANTING BEDS. THE ENTIRE AREA SHALL BE THOROUGHLY LOOSENED DOWN TO A DEPTH OF 8", ALL UNSUITABLE DEBRIS AND MATERIAL GREATER THAN 1-1/2" SHALL BE REMOVED FROM THE SITE. A 3" LAYER OF ORGANIC MATERIAL SHALL BE THOROUGHLY CULTIVATED INTO A BED AREA. THE SHRUBS WILL BE SET IN THE BED SLIGHTLY HIGHER THAN THEIR ORIGINAL GRADE. THE ENTIRE BED IS TO RECEIVE 4" OF MULCH. (SEE DRAWING FOR LOCATIONS)
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MARKING OF ALL PLANTS WITH IDENTIFYING LABELS LISTING GENUS, SPECIES, VARIETY, AND CULTIVARS.
11. THE CONTRACTOR SHALL USE GRANULAR PRE-EMERGENT HERBICIDE IN ALL LOCATIONS PREPARED TO RECEIVE GROUNDCOVER, PERENNIALS, AND SHRUB ROW, THAT PRODUCT MUST BE INSTALLED BEFORE MULCHING.
12. PROVIDE SHREDDED HARDWOOD MULCH UNDER EXISTING TREES AND SHRUBS AS INDICATED ON DRAWINGS. CONTRACTOR SHALL WEED, REMOVE EXISTING DEBRIS AND DEAD PLANT MATTER BEFORE MULCHING.
13. THE CONTRACTOR SHALL USE A LIQUID HERBICIDE (RAL "ROUND-UP") FOR LOCATIONS WHERE EXIST. WEEDS ARE PENETRATING THE JOINTS OF EXISTING CONCRETE TO THE COURT YARD AND PERIPHERAL SIDEWALKS.
14. PLANTING SOIL TEXTURE FOR PERENNIAL, GROUNDCOVER, TREES, AND SHRUBS SHALL CONSIST OF 1/3 PART TOP SOIL, 1/3 PART PEAT MOSS, AND 1/3 PART DESYDRATED MANURE. CONTRACTOR SHALL USE ALL-PURPOSE FERTILIZER.

PRUNING STANDARD NOTES:

1. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START UNDER NORMAL CONDITIONS. CLEAN CUTS SHALL BE MADE AT ALL TIMES.
2. THE CONTRACTOR SHALL PRECUT BRANCHES TOO HEAVY TO HANDLE TO PREVENT THE BARK FROM SPLITTING OR PEELING. WHERE NECESSARY, AND IN ORDER TO PREVENT TREE OR BRANCH DAMAGE, BRANCHES SHALL BE LOWERED TO THE GROUND BY PROPER ROPES OR EQUIPMENT.
3. TREATMENT OF CUTS AND WOUNDS, WITH TREE WOUND DRESSING, IS REQUIRED, ESPECIALLY FOR OPEN WOUNDS IN CERTAIN TIMBER INSECT OR DISEASE PERIODS TO PREVENT OR ALLOW RAPID INVASION. IF SUCH TREATMENT IS MADE, MATERIALS NON-TOXIC TO THE CAMBIUM LAYER MUST BE USED, AND CARE SHALL BE TAKEN TO TREAT ONLY THE EXPOSED WOOD WITH A THIN COAT OF DRESSING.
4. ON TREES KNOWN TO BE DISEASED, TOOLS USED SHALL BE DISINFECTED WITH METHYL ALCOHOL AT 10% (DENATURED WOOD ALCOHOL DILUTED APPROXIMATELY WITH WATER) OR CHLORINOX SOLUTION AFTER EACH CUT AND BETWEEN TREES WHERE THERE IS KNOWN TO BE A DANGER OF TRANSMITTING THE DISEASE BY TOOLS.
5. OLD INJURIES SHALL BE INSPECTED. THOSE NOT CLOSING PROPERLY, AND WHERE THE CALLUS GROWTH IS NOT ALREADY COMPLETELY ESTABLISHED, SHALL BE TRACED WHERE APPROPRIATE, IF DEEMED, FOR COSMETIC PURPOSES, THE WOUND MAY BE TREATED WITH A THIN COAT OF WOUND DRESSING.
6. THE PRESENCE OF ANY STRUCTURAL WEAKNESS, DISEASE CONDITIONS, DECAYED TRUNK OR BRANCHES, SPLIT CROTCHES OR BRANCHES, OR RUBBING BRANCHES SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER, WITH CORRECTIVE MEASURES RECOMMENDED.
7. PRUNING SHALL CONSIST OF THE REMOVAL OF DEAD, DYING, DISEASED, INTERFERING, OBJECTIONABLE AND WEAK BRANCHES ON THE MAIN TRUNKS, AS WELL AS THOSE WITHIN THE LEAF AREAS, AN OCCASIONAL BRANCH UP TO 1 INCH IN DIAMETER MAY REMAIN WITHIN THE MAIN LEAD AREA WHERE IT IS NOT PRACTICAL TO REMOVE IT.
8. PRUNING SHALL REMOVE ALL CLIMBING AND CLINGING VINES ATTACHED TO THE TREE TRUNK AND BRANCHES UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
9. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PRUNING UNLESS HE/SHE HAS BEEN GIVEN SPECIFIC DIRECTIONS BY THE LANDSCAPE ARCHITECT AND IN STRICT COMPLIANCE WITH THE PLANS AND SPECIFICATIONS HEREIN. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR HIS PRESENCE BEFORE COMMENCING WITH PRUNING OF THE PARENT LIMB, OR TREE ROOT PRUNING.
10. THE CONTRACTOR SHALL CONSULT A ARBORIST AND/OR A PROFESSIONAL TREE SURGEON FOR OBSERVATION AND RECOMMENDATION BEFORE COMMENCING TO PRUNE ANY MAJOR TREE ROOTS.
11. PRUNE ALL EXISTING TREES AND SHRUBS UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER WHILE ON SITE.

CEMENT CONCRETE PAVEMENT

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR PORTLAND CEMENT CONCRETE PAVING FOR CURBS AND STEPS, SALKSAYS AND RAMPS, AND APRON AND DRIVEWAY REPAIR AS INDICATED ON PLANS.
2. SUBMIT MATERIAL CERTIFICATES SIGNED BY MANUFACTURER AND CONTRACTOR CERTIFYING THAT EACH MATERIAL ITEM COMPLIES WITH OR EXCEEDS REQUIREMENTS.
3. COMPLY WITH PROVISIONS OF THE FOLLOWING STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED: A) AMERICAN CONCRETE INSTITUTE ("ACI") 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS." B) ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." AND C) CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE"
4. CRACKS IN EXISTING CONCRETE DRIVEWAY SHALL BE REPAIRED WITH SIKADUR 35 SLV, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, PRIOR TO BITUMINOUS OVERLAY.
5. WELDED WIRES, WIRE FABRIC: ASTM A 185.
6. REINFORCING BARS AND TIE BARS: ASTM A615, GRADE 60, DEFORMED.
7. PORTLAND CEMENT: ASTM C 150, TYPE I.
8. NORMAL-WEIGHT AGGREGATES: ASTM C 33, CLASS 4, AND AS FOLLOWS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
9. MAXIMUM AGGREGATE SIZE: 1-1/2 INCHES.
10. AIR-ENTRAINING ADMIXTURE: ASTM C 260, CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER REQUIRED ADMIXTURES.
11. CLEAR WATERBORNE PENETRANT-FORMING CURING COMPOUND: ASTM C 309, TYPE I, CLASS B.
12. PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF NORMAL-WEIGHT CONCRETE BY EITHER LABORATORY TRIAL BATCH OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 301. FOR THE TRIAL BATCH METHOD, USE A QUALIFIED INDEPENDENT TESTING AGENCY FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS.
13. PROPORTION MIXES ACCORDING TO ACI 301 AND ACI 318 TO PROVIDE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
   1. COMPRESSIVE STRENGTH (28-DAY): 3000 PSI.
   2. MAXIMUM WATER-CEMENT RATIO AT POINT OF PLACEMENT: 0.45.
   3. SLUMP LIMIT AT POINT OF PLACEMENT: 5 INCHES.
14. ADD AIR-ENTRAINING ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING AN AIR CONTENT OF 4 TO 6 PERCENT.
15. READY-MIXED CONCRETE: COMPLY WITH REQUIREMENTS AND WITH ASTM C 94.
16. WHEN AIR TEMPERATURE IS BETWEEN 85 DEG F (30 DEG C) AND 90 DEG F (32 DEG C) REDUCE MIXING AND DELIVERY TIME FROM 1-1/2 HOURS TO 75 MINUTES; WHEN AIR TEMPERATURE IS ABOVE 90 DEG F (32 DEG C) REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.
17. PROOF-ROLL PREPARED SUBBASE SURFACE TO CHECK FOR UNSTABLE AREAS AND VERIFY NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
18. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
19. CONSTRUCT CONTRACTION, CONSTRUCTION, AND ISOLATION JOINTS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE AS INDICATED ON DETAIL C-3.
20. FURNISH SUBBASE TO PROVIDE A UNIFORM DISTRIBUTED SUPPORTION AT THE TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE ACROSS HANDLES OR OTHER STRUCTURES UNTIL THEY ARE AT THE REQUIRED FINISH ELEVATION AND ALIGNMENT.
21. COMPLY WITH REQUIREMENTS AND WITH ACI 304R FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
22. SCREED PAVED SURFACES WITH A STRAIGHTEDGE AND STRIKE OFF. USE BULL FLOATS OR DARBIES TO FORM A SMOOTH SURFACE PLANE BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE. DO NOT FURTHER DISTURB CONCRETE SURFACES PRIOR TO BEGINNING FINISHING OPERATIONS.
23. CURB: WHEN AUTOMATIC MACHINE PLACEMENT IS USED FOR CURB AND GUTTER PLACEMENT, SUBMIT REVISED MIX DESIGN AND LABORATORY TEST RESULTS THAT MEET OR EXCEED REQUIREMENTS. PRODUCE CURBS AND GUTTERS TO REQUIRED CROSS SECTION, LINES, GRADES, FINISH, AND JOINTING AS SPECIFIED FOR FORMED CONCRETE. IF RESULTS ARE NOT ACCEPTABLE, REMOVE AND REPLACE WITH FORMED CONCRETE.
24. HOT-WEATHER PLACEMENT: PLACE CONCRETE COMPLYING WITH ACI 305R AND AS SPECIFIED WHEN HOT WEATHER CONDITIONS EXIST.
   A. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT TO BELOW 90 DEG F (30 DEG C). MIXING WATER MAY BE CHILLED OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTOR'S OPTION.
   B. COVER REINFORCING STEEL WITH WATER-SOAKED BURLAP IF IT BECOMES TOO HOT, SO THAT STEEL TEMPERATURE WILL NOT EXCEED THE AMBIENT AIR TEMPERATURE IMMEDIATELY BEFORE EMBEDDING IN CONCRETE.
   C. FOG SPRAY FORMS, REINFORCING STEEL, AND INSUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE MOISTURE UNIFORM WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.
25. FINISH-TO-PRE-TEXTURED SMOOTH FINISH: DRAW A SOFT BRISTLE BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM FINE LINE TEXTURE FINISH.
26. FINAL TOOLING: TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS FORMED IN FRESH CONCRETE WITH EDITING TOOLS, TO THE FOLLOWING RADIUS. REPEAT TOOLING OF EDGES AND JOINTS AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
27. EMPLOY A QUALIFIED INDEPENDENT TESTING AND INSPECTION AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND REPORT RESULTS DURING CONCRETE PLACEMENT.
28. REMOVE AND REPLACE CONCRETE PAVING THAT IS BROKEN, DAMAGED, OR DEFECTIVE, OR DOES NOT MEET THE REQUIREMENTS OF THIS SPECIFICATION.
29. MAINTAIN CONCRETE PAVING FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVING NOT MORE THAN 3 DAYS PRIOR TO DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

WILDFLOWER BED PREPARATION

1. THE CONTRACTOR CAN CONTACT THE FOLLOWING COMPANY FOR WILDFLOWER SEEDS AND ADDITIONAL BED PREPARATION INSTRUCTIONS: CHESAPEAKE NATIVE NURSERY, 336 BOYD AVENUE, SUITE 9, TAKOMA PARK, MARYLAND, 20912, TELEPHONE: (301)-728-4034
2. REFER TO SPECIFICATIONS FOR BED PREPARATION INSTRUCTIONS. PLANTING NEEDS DURING THE GROWING SEASON IS ADVISED.
3. REFER TO SEED MANUFACTURER FOR RECOMMENDED MIX OF WARM AND COOL SEASON WILDFLOWERS. NATIVE WILDFLOWER MIXTURE SHALL BE ABLE TO THRIVE IN SUN-PART SHADE CONDITIONS, AND SHALL RANGE BETWEEN 3 TO 4 FEET IN HEIGHT. MOISTURE CONDITIONS SHALL BE RATED AS DRY-AVERAGE.
4. THE WILDFLOWER BED PREPARATION BEGINS WITH: (1) SPRAYING THE SUBJECT AREA WITH A NON-SELECTIVE SYSTEMIC HERBICIDE TO KILL ALL GRASSES AND BROAD LEAF WEEDS ("ROUND-UP" OR APPROVED EQUAL). (2) ROTO-TILLING THE AREA TO DISPOSE THE ROOTS OF THE PLANTS TO BE KILLED. (3) ADD SOIL AMENDMENTS DURING THE ROTO-TILLING PROCESS. (4) SPRAY A SECOND TIME WITH HERBICIDE. (5) COVER AREA WITH BLACK PLASTIC OR HEAVY CONTROL FABRIC TO BLOCK SUNLIGHT FOR APPROX. TEN DAYS. AND (6) REMOVE PLASTIC AND SOW SEEDS AT THE VOLUME SPECIFIED BY THE WILDFLOWER SEED NURSERY. WATER ONCE A DAY FOR APPROX. TEN (3) WEEKS. REFER TO PLANT LIST SCHEDULE FOR SEED MIXTURE.

EROSION CONTROL NOTES:

1. A SEDIMENT AND EROSION CONTROL METHOD(S) SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL BY DISTRICT OF COLUMBIA. ALSO, REFER TO CIVIL ENGINEERS DRAWINGS.
2. ALL DEBRIS SHALL BE REMOVED FROM SITE DAILY OR CONTAINED IN AN ON-SITE DUMPSTER.
3. STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIME DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS.
7. AFTER RAZE DEFICIT, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVE, BRICKSAT, OR MULCH, ECT.

SITE PREPARATION

1. REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS, AS REQUIRED, TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE REPLAR ITEMS ELSEWHERE ON SITE OR PREPARE AS SPECIFICALLY REMOVE REPLAR ITEMS ELSEWHERE ON SITE OR PREPARE AS SPECIFICALLY INDICATED. REMOVAL INCLUDES DIGGING OUT AND OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS.
2. CONDUCT SITE-CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
3. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
4. CONTRACTOR SHALL INSTALL WARNING DEVICES, I.E. WARNING TAPE, TEMPORARY SIGNAGE, ETC. TO NOTIFY THE GENERAL PUBLIC OF CONSTRUCTION ACTIVITIES.
5. BURNING ON OWNER'S PROPERTY: BURNING IS NOT PERMITTED ON OWNER'S PROPERTY.
6. REMOVE ALL WASTE MATERIALS FROM OWNER'S PROPERTY.

EARTHWORK

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
2. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
3. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT.
4. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED CROSS SECTIONS, ELEVATIONS, AND GRADES.
5. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
6. PLACE AND COMPACT BEDDING COURSE UNDER PVC PIPE, ON ROCK, AND TO FILL UNAUTHORIZED EXCAVATIONS. SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
7. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
8. UNDER PAVEMENTS AND WALKS, PLACE BASE COURSE MATERIAL ON PREPARED SUBGRADE.
9. REPAIR AND RE-ESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.

TREE PROTECTON NOTES

1. ORANGE TREE PROTECTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN, REQUIRED BY 2 x 2 WOOD STAKES, 6' O.C. THE TREE PROTECTION IS TO BE INSTALLED PRIOR TO CLEARING AND IN CONJUNCTION WITH PHASE 1 EROSION AND SEDIMENT CONTROLS.
2. TREES AND SHRUBS TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER AS TO AVOID DAMAGE TO THE TREES TO REMAIN.
3. WITHIN THE LIMITS OF THE TREE PROTECTION FENCING, NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE PERMITTED, AND NO MATERIALS SHALL BE DISPOSED OF OR STORED.
4. NO PERSON SHALL ATTACH ANY SIGN, NOTICE, PLACARD, ELECTRICAL WIRE, OR OTHER NUMBUS DEVICE TO ANY TREE, NOR SHALL ANY PERSON CAUSE ANY MATERIAL HARMFUL TO TREES CORE IN CONTACT WITH THEM, OR PREVENT WATER OR OXYGEN FROM REACHING THEIR ROOTS.
5. NO PERSON SHALL COVER THE GROUND WITH ANY CLOSER TO THE TRUNK OF A TREE THAN ITS DRIPLINE, EXCEPT AS SHOWN ON THE APPROVING SITE PLAN.
6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE PROJECT OFFICER PRIOR TO INSTALLATION. B-L-E-P PLANTS SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO DIGGING AND TRANSPORT. SELECTED PLANTS NOT CONFORMING TO ARUNDEL COUNTY SPECIFICATIONS SHALL BE REMOVED FROM THE SITE IMMEDIATELY. PLANTS INSTALLED WITHOUT INSPECTION AND APPROVAL MAY BE REJECTED AT THE PROJECT OFFICER'S DISCRETION.
7. FINAL LOCATION FOR PLANT MATERIAL AND PLANTING BEDS SHALL BE SUBJECT TO THE PROJECT OFFICER'S APPROVAL. CONTRACTOR SHALL OBTAIN PROJECT OFFICER'S APPROVAL FOR LOCATIONS PRIOR TO DIGGING OR INSTALLATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE LOCATION INFORMATION FOR ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. PROJECT OFFICER SHALL RESOLVE LOCATION CONFLICTS WITH PLANTING. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF BAD UTILITIES BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL CALL MISS UTILITY, (800-257-7777, FOR UTILITY LOCATION AT LEAST 72 HOURS PRIOR TO COMMENCING EXCAVATION OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE PROJECT OFFICER WITH A COPY OF THE CLEARED TICKET NUMBER VERIFYING THAT THE UTILITIES HAVE BEEN MARKED.
9. DIMENSIONS OR SPACING SHOWN ON DRAWINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY PROJECT OFFICER OF ANY DISCREPANCIES. CONFLICTS ON DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS.
10. SIZE AND STANDARDS OF PLANT MATERIALS SHALL CONFORM TO LATEST EDITION OF "USA STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN). NOMENCLATURE OF REQUIRED PLANTS SHALL BE IN ACCORDANCE WITH "HORTUS III."
11. ALL PLANTS SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE ARUNDEL COUNTY GOVERNMENT DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR PLANT INSTALLATION. INSTALLATION SHALL INCLUDE CUTTING AND STAKING TREES. CUTS AND STAKES SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION.
12. EXISTING PLANTS AND ROOTS EXISTING TO REMAIN SHALL BE PROTECTED BY CONTRACTOR AND REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE, IF DAMAGED DURING CONSTRUCTION OPERATIONS.
13. PREPARED PLANTING BEDS SHALL BE PLACED IN EXCAVATION TO A DEPTH OF 8" BELOW EXISTING GRADE. NEW SOIL MIX SHALL BE PLACED IN EXCAVATION TO A DEPTH SHOWN ON PLANS. EXISTING SOIL MAY BE USED IN MIX WITH THE PROJECT OFFICER'S PRIOR PERMISSION.
14. MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS AND AT ALL TREE PLANTING LOCATIONS AS SHOWN ON PLANS TO A 3" FINISHED DEPTH, UNLESS NOTED OTHERWISE.
15. CONTRACTOR SHALL LEAVE NO HOLES OPEN OVERNIGHT. IF PLANS CANNOT BE PLACED IN HOLES DUG, THE HOLES SHALL BE BACKFILLED OR SUITABLY COVERED TO THE PROJECT OFFICER'S SATISFACTION.
16. CONTRACTOR

PERMANENT SEEDING AND SODDING NOTES

SOD BED PREPARATION:
FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST (7)-(5) INCHES. THE TOP LAYER OF SOIL SHALL BE LOOSENED BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. SLOPES OF GREATER THAN 3 TO 1 GRADE SHALL HAVE THE TOP 1-2 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.

SEED BED PREPARATION:
FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST (1-2) INCHES. THE TOP LAYER OF SOIL SHALL BE LOOSENED BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. SLOPES OF GREATER THAN 3 TO 1 GRADE SHALL HAVE THE TOP 2-3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.

MULCHING:
MULCH MATERIALS SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. THERE SHALL BE UNMOTTED SHALL GRAIN STRAW APPLIED AT THE RATE ON 1 1/2 TO 2 TONS PER ACRE (90 TO 92 POUNDS PER 1,000 SQ FT.) MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS. ALL SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS OR GOOD CHIPS 3-4" TO 1 1/2" IN DIAMETER AT THE RATE OF 540 TO 640 CU YDS PER ACRE OF 9" TO 1 1/2" DEEP.

FERTILIZING - LIMING:
5-20-0 OR AN APPROVED EQUIVALENT 1-0-1 RATIO FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT ARE TO BE SEEDED AT THE R

SHADE, EVERGREEN, AND ORNAMENTAL TREE PLANT SCHEDULE - #1

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AP	N.A.	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	-	-	B+B	MULTI-STEM SPECIMEN
AS	N.A.	ACER SACCHARUM	SUGAR MAPLE	-	-	B+B	SPACE AS SHOWN
MF	N.A.	MALUS FLORIBUNDA	JAP. CRABAPPLE	15-2"	-	B+B	SPACE AS SHOWN
BP	N.A.	BETULA PLATYPHYLLA JAP. 'WHITESPIRE'	WHITESPIRE BIRCH	-	10'-2"	B+B	MULTI-STEM SPECIMEN/WHITE BARK
BH	N.A.	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	-	-	B+B	MULTI-STEM SPECIMEN
PC	N.A.	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	15-2"	-	B+B	SPACE AS SHOWN ON PLAN
LN	TB	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	-	-	B+B	MULTI-TRUNK SPECIMEN
QP	N.A.	QUERCUS PALUSTRIS	PIN OAK	15-2"	18'-2"	B+B	SPACE AS SHOWN
AP1	N.A.	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE	-	18'-2"	B+B	SPACE AS SHOWN
IS	N.A.	ILEX 'NELLIE R. STEVENS'	STEVENS HOLLY	-	-	B+B	SPACE AS SHOWN
GT	N.A.	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	HONEY LOCUST	15-2"	-	B+B	THORNLESS/SHADE MASTER
IS	N.A.	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	-	B+B	SPACE AS SHOWN
KP	N.A.	KOELREUTERIA PANICULATA	GOLDENRAINTREE	15-2"	-	B+B	BOUGAINVILLEA - PINK SEED CAPSULES
MG	N.A.	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	-	B+B	SPACE AS SHOWN
MS	N.A.	MAGNOLIA STELLATA	STAR MAGNOLIA	-	8 TO 1'	B+B	MULTI-TRUNK SPECIMEN
MS	M	MAGNOLIA SOULANGIANA 'NIGRA'	SAUCER MAGNOLIA	-	8 TO 10'	B+B	MULTI-TRUNK SPECIMEN
PP	N.A.	PICEA PUNGENS VAR GLAUCA	COLORADO BLUE SPRUCE	-	-	B+B	SPACE AS SHOWN
PS	N.A.	PINUS SYNGEANA	LACEBARK PINE	-	-	B+B	SPACE AS SHOWN
CL	N.A.	x CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	-	6'-8'	B+B	SPACE AS SHOWN
PN	N.A.	PINUS NIGRA	AUSTRIAN PINE	-	-	B+B	SPACE AS SHOWN
PT	N.A.	PINUS THUNBERGIANA	JAPAN. BLACK PINE	-	-	B+B	SPACE AS SHOWN/BONSAI
PK	SI	PRUNUS SERRULATA 'KWANSAN'	FLOWERING CHERRY	15-2"	-	B+B	SPACE AS SHOWN/DOUBLE PINK FLOWERS
PS	S	PRUNUS SUBHIRTELLA 'PENDULA'	WEEPING CHERRY	-	-	B+B	SPACE AS SHOWN
AR	M	ACER RUBRUM 'BOWHALL'	RED SUNSET MAPLE	-	18'-2"	B+B	SPACE AS SHOWN
TC	N	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	-	-	B+B	SPACE AS SHOWN
ZS	SS	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	-	18'-2"	B+B	SPACE AS SHOWN
PC	N.A.	TAXUS SPP. 'SHOWDOWN'	SHOWDOWN CRABAPPLE	-	6'-7"	B+B	SPACE AS SHOWN
UC	S	ULMUS CARPINIFOLIA 'HOMESTEAD'	HOMESTEAD ELM	-	8'-7"	B+B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANT SCHEDULE - #4

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AG	N.A.	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	-	5 GAL	SPACE 4 FEET APART
AJ	N.A.	AUCUBA JAPONICA 'VARIEGATA'	JAPANESE AUCUBA	-	-	5 GAL	VARIEGATED/FIELD LOCATED BY LA
AH	N.A.	AZALEA HYBRIDA	EVERGREEN AZALEA	-	21-24"	B+B	SPACE 3 FT. OC./PINK/WHITE/PURPLE/RED
CP	N.A.	CHAMAECYPARIS PISIFERA 'NANA'	DWARF FALSECYPRESS	-	2' TO 3'	5 GAL	TRUFERA ALBEA/DWARF GOLD THREAD
AG	N.A.	AZALEA 'GUMPO GATE'	GUMPO AZALEA	-	-	3 GAL	SPACE 2 FT. APART/GATE FLOWERS
EK	N.A.	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	EUONYMUS	-	-	B+B	SPACE 4 FEET APART
JS	SS	JUNIPERUS SCOPULORUM 'BLUE'	UELCH JUNIPER	-	4-5'	B+B	SPACE AS SHOWN
CO	N.A.	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI FALSE CYPRESS	-	-	3 GAL	DWARF
IK	N.A.	ILEX CORNUTA 'NOTANDA' NANA	DWARF CHINESE HOLLY	-	2' TO 3'	B+B	SPACE 3 FEET APART
TO	N.A.	THUJA OCCIDENTALIS 'SMARAGD'	SMERALD ARBORVITAE	-	5-6'	B+B	SPACE 3 FT APART
FI	N.A.	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	BORDER FORSYTHIA	-	3-4'	B+B	SPACE AS SHOWN / SHOW YELLOW FLOWERS
HP	N.A.	HYDRANGEA MACROPHYLLA	COMMON HYDRANGEA	-	-	3 GAL	SPACE AS SHOWN
IC	N.A.	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	-	-	3 GAL	SPACE AS SHOWN
PF	N.A.	PHOTINIA FRASERI	FRASERS PHOTINIA	-	4' TO 5'	B+B	SPACE 5 FEET APART
EA	N.A.	EUONYMUS ALATA	WINGED EUONYMUS	-	3-4'	B+B	SPACE 4 FEET APART
JP	N.A.	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	-	-	CONT.	SPACE AS SHOWN
JH	N.A.	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	-	4-6"	3 GAL	SPACE 3 FEET APART
VP	N.A.	VIBURNUM PLICATUM 'MARESII'	MARESII VIBURNUM	-	3-35'	B+B	SPACE AS SHOWN
MB	N.A.	MAHONIA BEALEI	LEATHERLEAF MAHONIA	-	-	3 GAL	SPACE AS SHOWN
PM	N.A.	PINUS MUGO	MUGO PINE	-	24-36"	B+B	SPACE 3 FEET APART
PC	N.A.	PYRACANTHA COCCINEA	PYRACANTHA	-	-	5 GAL	SPACE 4 FEET APART
RC	N.A.	RHODODENDRON CATAWBIENSE	RHODODENDRON	-	30"-36"	B+B	SPACE 4 FEET APART/PURPLE FLOWERS
PL	1000	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	-	24-30"	B+B	SPACE 4 FEET APART/CHAPE
IG	N.A.	ILEX GLABRA	INKBERRY	-	-	B+B	SPACE AS SHOWN
ND	N.A.	NANDINA DOMESTICA 'COMPACTA'	DWARF NANDINA	-	18"-24"	3 GAL	DWARF/PLACE IN CONC. PLANTER
TD	N.A.	TAXUS CUSPIDATA DENSIFORMIS'	JAPANESE YEW	-	-	B+B	SPACE AS SHOWN
VP	N.A.	VIBURNUM PLICATUM	JAP. SNOWBALL VIBURNUM	-	5' TO 6'	B+B	FIELD LOCATED BY LANDSCAPE ARCH.
SV	N.A.	SYRINGA VULGARIS	COMMON LILAC	-	3-4'	B+B	SPACE 8 FEET APART OR AS SHOWN

SHADE AND ORNAMENTAL TREE PLANTING SCHEDULE - #2

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AP	N.A.	ACER GINNALA 'FLAME'	AFUR PURPLE	-	6-8'	B+B	SPACE AS SHOWN/MULTI-STEM
AS	N.A.	ACER GRISEUM	PAPERBARK MAPLE	-	5-6'	B+B	SPACE AS SHOWN
AT	N.A.	ACER TRIFOLUM	THREE-FLOWER MAPLE	-	-	B+B	SPACE AS SHOWN
AL	N.A.	AMELANCHIER X GRANDIFLORA	DIANA SHADEBLOW	-	6-8'	B+B	SPACE AS SHOWN/MULTI-STEM
CD	N.A.	CALOCEDRUS DECURRENS	INCENSE CEDAR	-	8-10'	B+B	SPACE AS SHOWN
CB	N.A.	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3"	-	B+B	SPACE AS SHOWN ON PLAN
CJ	N.A.	CERCIDIPHYLLUM JAPONICA	KATSURA TREE	15 - 2"	-	B+B	SPACE AS SHOWN
CC	N.A.	CERCIS CANADENSIS	REDBUD	-	6-10'	B+B	SPACE AS SHOWN
CR	N.A.	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	-	6-7'	B+B	SPACE AS SHOWN
CV	N.A.	CHIONANTHUS VIRGINICUS	AMERICAN FRINGE TREE	-	7-8'	B+B	SPACE AS SHOWN
CL	N.A.	CLADRASTIS LUTEA	YELLOWWOOD	2 - 2.5"	-	B+B	SPACE AS SHOWN
CO	N.A.	CORNUS OFFICINALIS	JAP. CORNEL DOGWOOD	-	-	B+B	SPACE AS SHOWN
CV	N.A.	CRATAEGUS VIRDIS 'WINTER KING'	GREEN HAWTHORN	1.5 - 2"	-	B+B	SPACE AS SHOWN
DI	N.A.	DAVIDIA INVOLUCRATA	DOVE TREE	-	-	B+B	SPACE AS SHOWN
MD	N.A.	MALUS SPECIES 'DONALD WYMAN'	CRUSA APPLE	-	-	B+B	SPACE AS SHOWN
TB	N.A.	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	-	8-10'	B+B	SPACE AS SHOWN
CF	##	CORNUS FLORIDA 'RUBA'	DOGWOOD	15 - 2"	-	B+B	SPACE AS SHOWN / PINK FLOWERS
OV	N.A.	OSTRYA VIRGINIANA	IRONWOOD	-	-	B+B	SPACE AS SHOWN
PA	N.A.	PHELLODENDRON AMURENSE	CHINESE CORK TREE	-	-	B+B	SPACE AS SHOWN
PU	N.A.	PRUS SARGENTIANA	HIMALAYAN PINE	-	-	B+B	SPACE AS SHOWN
PT	N.A.	PTELEA TRIFOLIATA	HOP TREE	-	-	B+B	SPACE AS SHOWN
SD	N.A.	SAPINDUS DRUMMONDII	CHINABERRY	-	-	B+B	SPACE AS SHOWN
SV	N.A.	SCIADOPITYS VERTICILLATA	JAP. UMBRELLA TREE	-	5-6'	B+B	SPACE AS SHOWN
SK	N.A.	STEWARTIA PSEUDOCAMELLIA	STEWARTIA	-	6-7'	B+B	SPACE AS SHOWN
SP	N.A.	STYRACOCOR PANICULATA	SAPPHIREBERRY	-	-	B+B	SPACE AS SHOWN
SJ	N.A.	STYRAX JAPONICA	JAPANESE SNOWBELL	-	5-6'	B+B	SPACE AS SHOWN
QB	##	QUERCUS SHPUMDII	SHUMARD OAK	-	18'-2"	B+B	SPACE AS SHOWN
PE	##	PINUS STROBUS	EASTERN WHITE PINE	-	8-18"	B+B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANTING SCHEDULE - #5

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AV	N.A.	ACANTHOPANAX SIEBOLDIANUS 'VARIEGATUS'	5-LEAF ARALIA	-	-	B+B	SPACE
AP	N.A.	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	-	-	B+B	SPACE
AO	N.A.	AMELANCHIER OVALIS 'PUMILA'	SERVICEBERRY	-	-	B+B	SPACE
AB	N.A.	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	-	-	B+B	SPACE
BA	N.A.	BUDDLEIA ALTERNIFOLIA	BUTTERFLY BUSH	-	-	B+B	SPACE
CJ	N.A.	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	-	-	B+B	SPACE
CI	N.A.	CALLICARPA DICHOTOMA 'ISSAI'	PURPLE BEAUTYBERRY	-	-	B+B	SPACE
CA	N.A.	CALYCANTHUS FLORIDUS 'ATHENS'	CAROLINA ALLSPICE	-	-	B+B	SPACE
CM	N.A.	CAMELLIA OLEIFERA 'WINTER'S ROSE'	TEA-OIL CAMELLIA	-	-	B+B	SPACE
CA	N.A.	CARYOPTERIS CLANDONENSIS	BLUEBEARD	-	-	B+B	LONGWOOD BLUE' CULTIVAR
CH	N.A.	CEPHALOTAXUS HARRINGTONIA 'PRINSTATA'	JAPANESE PLUM YEW	-	-	B+B	SPACE AS SHOWN
CS	N.A.	CERCIS CHINENSIS 'AVONDALE'	CHINESE REDBUD	-	-	B+B	SPACE AS SHOWN
CM	N.A.	CORNUS MAS	CORNELIAN CHERRY	-	-	B+B	SPACE AS SHOWN
CS	N.A.	CORNUS SERICEA 'CARDINAL'	RED OSIER DOGWOOD	-	4-5'	B+B	SPACE AS SHOWN
CG	N.A.	CORYLUS AVELLANA 'SPIRALIS'	SPIRE WINTER HAZEL	-	-	B+B	SPACE
DF	N.A.	DECAISNEA FARGESII	?	-	-	B+B	SPACE AS SHOWN
FG	N.A.	FOTHERGILLA GARDENII	WITCH ALDER	-	-	B+B	SPACE
HV	N.A.	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	-	B+B	SPACE AS SHOWN
HH	N.A.	HEPTACODIUM MICONIOIDES	SEVEN-SON FLOWER	-	-	B+B	SPACE AS SHOWN
EK	N.A.	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	SPREADING EUONYMUS	-	21-24"	B+B	SPACE 4 FEET APART
KL	N.A.	KALMIA LATIFOLIA	MOUNTAIN LAUREL	-	-	B+B	SPACE AS SHOWN
KJ	N.A.	KERRIA JAPONICA 'PICTA'	JAPANESE KERRIA	-	-	B+B	SPACE
HP	N.A.	HYPERICA PENDTLVANICA	BAYBERRY	-	-	B+B	SPACE
ND	N.A.	NANDINA DOMESTICA 'ALBA'	WHITE-BERRIED NANDINA	-	-	B+B	SPACE AS SHOWN
PN	N.A.	PHILADELPHUS CORONARIUS 'MATCHEZ'	SWEET MOCK-ORANGE	-	-	B+B	SPACE
SI	N.A.	STACHYURUS PRAECOX	EARLY SPICETAIL	-	-	B+B	SPACE
VC	N.A.	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	-	-	B+B	SPACE
PG	N.A.	PICEA PUNGENS 'KOSTERIANA'	KOSTERIANA BLUE SPRUCE	-	18-21"	CONT.	DWARF SHRUB/SPACE 3 FT. APART

ANNUAL AND PERENNIAL PLANT SCHEDULE - #3

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
SC	N.A.	SENECIO CINERARIA	DUSTY MILLER	-	-	1 QT.	SEE LANDSCAPE PLAN
SF	N.A.	SALVIA SPLENDENS 'CARABINIERE RED'	SALVIA	-	-	2 QT.	SEE LANDSCAPE PLAN
CH	N.A.	CHRYSANTHEMUM X HORROLUM	HARDY CHRYSANTHEMUM	-	-	3 QT.	YELLOW, WHITE, & LAVENDER FLOWERS
TF	N.A.	SEE SPECS	TURF GRASS SEED MIXTURE	-	-	-	SEE SPECS FOR SEED MIXTURE
SO	N.A.	SEE SPECS	SOD MIXTURE	-	-	-	SEE SPECS FOR SOD MIXTURE
WF	N.A.	NATIVE WILDFLOWER MIXTURE	WILDFLOWER	-	-	-	SEE SPECS FOR WILDFLOWER MIXTURE
LA	N.A.	LAVANDULA ANGUSTIFOLIA 'MIDNITE'	ENGLISH LAVENDER	-	-	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HS	N.A.	HOSTA SIEBOLDIANA	BLUE-EDGED HOSTA	-	-	CONT.	SPACE 3 TO 4 FEET APART
HP	N.A.	HOSTA PLANTAGINEA	PLANTAIN LILY	-	-	CONT.	SPACE AS SHOWN
EP	N.A.	ECHINACEA PURPUREA	PURPLE CONE FLOWER	-	2' TO 3'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
CV	N.A.	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS	-	12"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AS	N.A.	SEDUM SPECTABILE 'AUTUMN JOY'	STONECROP SEDUM	-	24"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AS	N.A.	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD	-	6"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AC	N.A.	ALLIUM CARISTOPHII	FLOWERING ONION	-	-	CONT.	SPACE AS SHOWN
AF	N.A.	ACHILLEA FILIPENDULINA 'MOONSHINE'	FERNLEAF YARROW	-	-	CONT.	SPACE AS SHOWN
LS	N.A.	LILIUM SP.	GARDEN LILY	-	-	BULB	REDS/ORANGES/YELLOWS, # GOLDS (TOL)
CS	N.A.	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	-	9"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
RF	N.A.	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	-	2' TO 3'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.

GROUNDCOVER, ORNAMENTAL GRASS, AND TURFGRASS PLANT SCHEDULE - #6

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
HB	#NE	HEDERA HELIX 'BALTICA'	ENGLISH IVY	N/A	2" TO 4"	B/B	SPACE 2" TO 8" APART
JC	N.A.	JUNIPERUS CONFERTA	SHORE JUNIPER	N/A	-	1 GAL.	SPACE 4 FEET APART
AR	N.A.	AJUGA REPTANS	AJUGA	-	6" TO 7"	B/B	SPACE 8" APART
CD	N.A.	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	-	-	CONT.	SPACE 3 FEET APART
FO	N.A.	FESTUCA OVINA GLAUCA	BLUE FESCUE	-	-	CONT.	SPACE 6" TO 9" APART
HE	N.A.	HEMEROCALLIS SPP.	DAYLILY	-	-	CONT.	SPACE 2 FEET APART
OJ	N.A.	OPHIOPOGON JAPONICUS	MONDO GRASS	-	-	CONT.	SPACE 6" APART
PT	N.A.	PACHYSANDRA TERMINALIS	PACHYSANDRA	-	-	B/B	SPACE 6" APART
HP	N.A.	HISCANTHUS SINENSIS 'PURPURESCENS'	JAPAN SILVER GRASS	N/A	2' TO 3'	2 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
LB	N.A.	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	N/A	-	CONT.	SPACE 9"- 18" APART
VM	N.A.	VINCA MINOR 'ALBA'	COMMON PERIWINKLE	N/A	4" TO 6"	B/B	WHITE FLOWERS/SPACE 8-12 INCHES APART
TF	SEE PLN.	TURF GRASS (SEEDING)	TALL FINE FESCUES	N/A	N/A	SEED	SEE SPECS FOR SEEDING BLEND/MIXTURE
SO	SEE PLN.	TURF GRASS (SOD)	KENTUCKY BLUE GRASS	N/A	3" CUT	SOD	SEE SPECS FOR SEEDING MIXTURE
IC	N.A.	IMPERATA CYLINDRICA VAR RUBRA	JAP BLOOD GRASS	-	-	2 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
HS	N.A.	HISCANTHUS SINENSIS 'SILBERFEDER'	JAP SILVER GRASS	-	2' TO 3'	2 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
PA	N.A.	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	-	3' TO 4'	3 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
HB	N.A.	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	-	-	1 QT.	SPACE AS SHOWN
HE	N.A.	HEMEROCALLIS SP. 'EVERGOLD'	DAYLILIES	-	-	CONT.	FIELD LOCATED BY LANDSCAPE ARCH.
HZ	N.A.	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	-	-	3 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
EF	N.A.	EUONYMUS FORTUNEI	WINTERCREEPER	-	-	CONT.	SPACE 2 FT. APART
JH	N.A.	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	-	-	CONT.	SPACE 4 FT. APART
WS	N.A.	WISTERIA SINENSIS	CHINESE WISTERIA	+	-	CONT.	SPACE 15-25 FT. APART
PT	N.A.	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	+	-	B/B	SPACE 10 FT. APART.
X	N.A.	-	-	+	-	-	-
Y	N.A.	-	-	+	-	-	-
Z	N.A.	-	-	+	-	-	-
AA	N.A.	-	-	+	-	-	-

LEGEND

B+B = BALLED AND BURLAPED
B/B = BARE ROOT
GAL. = GALLON
QT. = QUART
N.A. = NOT APPLICABLE
SPACE AS SHOWN = REFER TO SCALE OF DRAWING

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PLANT SCHEDULE AND DETAILS
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION

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