

SYMBOL LEGEND	
	WATER VALVE
	SIGN
	UTILITY POLE
	WATER METER
	FIRE HYDRANT
	GUY POLE
	STORM DRAIN MANHOLE
	GAS VALVE
	DPW MANHOLE
	SANITARY SEWER MANHOLE
	TREE (DECIDUOUS)
	CATENARY POLE
	CHAIN LINK FENCE

EXISTING LEGEND	
	PROPERTY LINE
	EXISTING CONTOURS
	EXISTING EDGE OF PAVING
	EXISTING STORM DRAIN
	EXISTING SANITARY
	EXISTING WATER
	ASPHALT
	STEEP SLOPES
	CONCRETE
	BUILDING
	PERVIOUS
	SITE PHOTO LOCATION

BENCHMARK/DATUM

COURSES, COORDINATES AND NORTH SHOWN HEREON REFER TO THE BALTIMORE SURVEY CONTROL SYSTEM AND BASED ON THE FOLLOWING BALTIMORE CITY CONTROL STATIONS:

STATION	NORTHING	EASTING
31110	-108.29'	-13,956.71'
31111	21.89'	-13,971.03'

ELEVATIONS SHOWN HEREON REFER TO THE BALTIMORE CITY VERTICAL DATUM. BASED ON THE FOLLOWING BALTIMORE CITY BENCHMARK:

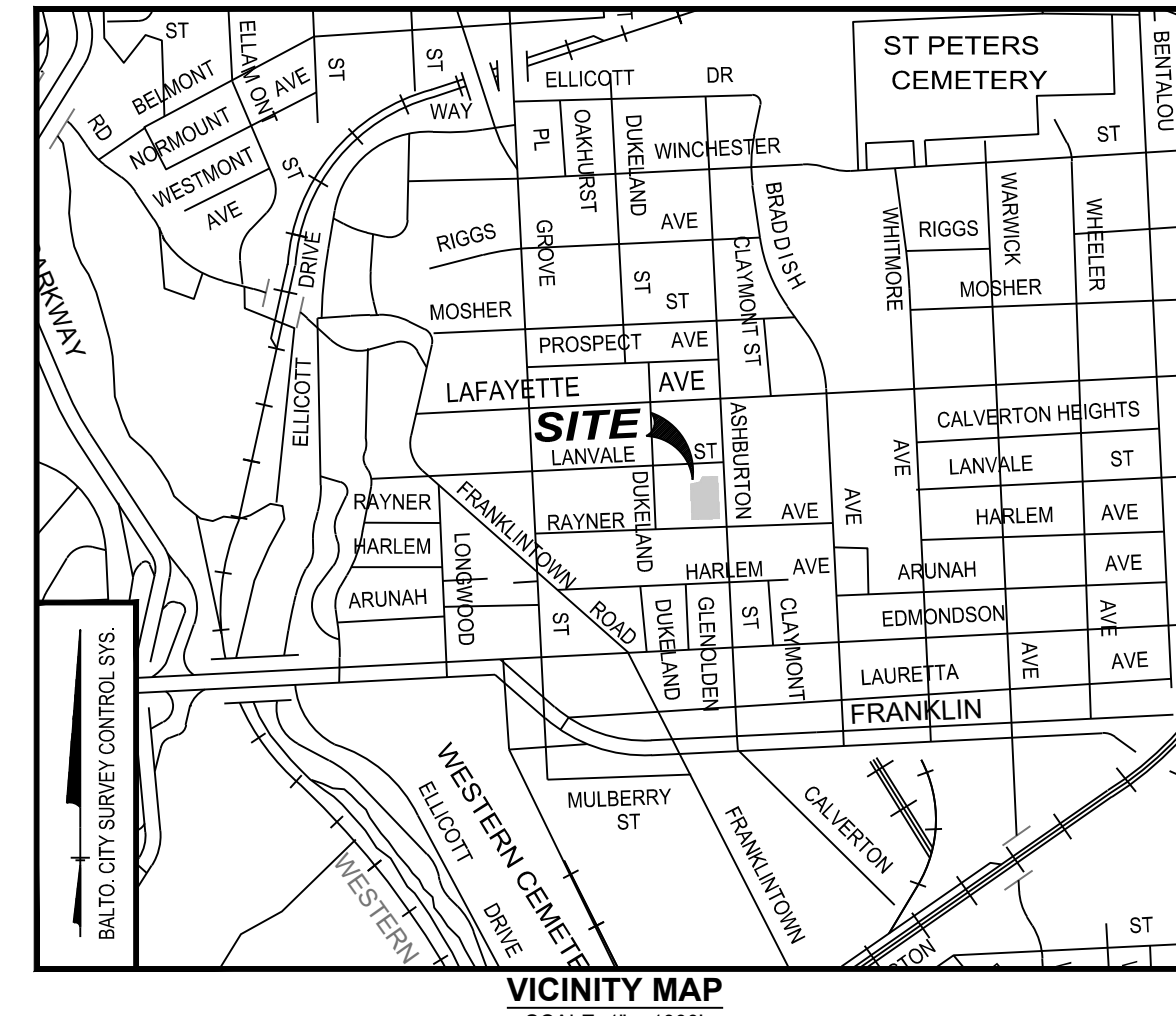
BENCHMARK	ELEVATION
5484	160.95'

SITE NOTES:

- OWNER: TUERK HOUSE PROPERTIES, INC. 730 ASHBURTON STREET BALTIMORE, MD 21216
- SITE DATA: ADDRESS: 730 ASHBURTON STREET BLOCK 2381 - LOT 001 DEED REFERENCE: 3904 / 30 AREA: 32,436 SQ. FT. OR 0.74 AC. NEIGHBORHOOD: MOSHER AREA MASTER PLAN: N/A COMMUNITY PLANNING DISTRICT: WEST CHAP: NONE HISTORIC DISTRICT: NONE WATERSHED: GWYNNS FALLS
- ZONING: R-6
- EXISTING USE: SUBSTANCE ABUSE TREATMENT CENTER WITH 92 RESIDENT BEDS AND 41 EMPLOYEES ON PEAK SHIFT. CONDITIONAL USE APPROVAL WAS GRANTED BY BMZA ON AUGUST 10, 2020. PROPOSED USE: SAME AS EXISTING
- BULK AND YARD REGULATIONS
 - MINIMUM LOT AREA: REQUIRED - COMPARABLE TO THAT FOR A LIKE-SIZED MFD; PROVIDED - 0.74 ACRE (EXISTING TO REMAIN)
 - MAXIMUM BUILDING HEIGHT: PERMITTED - 45 FEET; PROVIDED - LESS THAN 45 FEET (EXISTING TO REMAIN)
 - MAXIMUM LOT COVERAGE: PERMITTED - 40%; EXISTING - 44% PROVIDED - 43%± (45% GRANTED BY BMZA 8/10/2020)
- YARDS: REQUIRED PROPOSED ADDITION

FRONT	REAR	INTERIOR SIDE	CORNER SIDE
20 FEET	25 FEET	15 FEET	20 FEET
30 FEET	N/A	6 FEET* (GRANTED BY BMZA 8/10/2020)	4 FEET* (GRANTED BY BMZA 8/10/2020)
- *BMZA APPROVAL HAS BEEN GRANTED BY ON 8/10/2020 FOR THE CONDITIONAL USE RESIDENTIAL CARE FACILITY (17 OR MORE RESIDENTS), AND FOR VARIANCES FOR INTERIOR SIDE YARD, CORNER SIDE YARD, LOT COVERAGE, AND ONE STORY PORCH MORE THAN 8' INTO A REQUIRED YARD.
- PARKING: REQUIRED: 10 (41 EMPLOYEES / 4) PROVIDED: 24 SPACES LOCATED AT 2727 RAYNER AVENUE (RESIDENTS ARE NOT PERMITTED TO HAVE VEHICLES).
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY COLBERT MATZ ROSENFELT, DATED MARCH 4, 2020, AND AUGUST 24, 2022.
- CONTACT PERSON: ROBERT S ROSENFELT, PE, COLBERT MATZ ROSENFELT 2835 SMITH AVENUE, SUITE G BALTIMORE, MARYLAND 21209 410-653-3838

- LIST OF CIVIL DRAWINGS:**
- C-1 EXISTING SITE PLAN
 - C-2 SITE AND BUILDING PERMIT PLAN
 - C-3 GRADING PLAN
 - C-4 STORMWATER MANAGEMENT EXISTING CONDITIONS DRAINAGE AREA MAP
 - C-5 STORMWATER MANAGEMENT PROPOSED CONCEPT PLAN AND DRAINAGE AREA MAP
 - C-6 EROSION AND SEDIMENT CONTROL EXISTING PLAN AND DRAINAGE AREA MAP
 - C-7 EROSION AND SEDIMENT CONTROL PROPOSED PLAN AND DRAINAGE AREA MAP
 - C-8 EROSION AND SEDIMENT CONTROL CROSS SECTION, DETAILS, SPECIFICATIONS, AND NOTES
 - C-9 EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND NOTES 1
 - C-10 EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND NOTES 2



Natural Resource Inventory
2009 Supplement, p. 5.7, Table 5.1

Present onsite	Shown on Plan	Corresponding Authority/ Natural Resource onsite	Remarks/Protection Measures
		Federal	
No	N/A	Wetlands	
No	N/A	Major Waterways	
No	N/A	Floodplains	
		State	
No	N/A	Tidal and Non-Tidal Wetlands	
No	N/A	Wetlands of Special State Concern	
No	N/A	Wetland Buffers	
No	N/A	Stream Buffers	
No	N/A	Perennial Streams	
No	N/A	Floodplains	
No	N/A	Forests	
No	N/A	Forest Buffers	
No	N/A	Critical Areas	
		Local	
Yes	Yes	Steep Slopes	
No	N/A	Highly erodible Soils	
No	N/A	Enhanced Stream Buffers	
Yes	Yes	Topography/Slopes	
No	N/A	Springs	
No	N/A	Seeps	
No	N/A	Intermittent Streams	
Yes	Yes	Vegetative cover	Lawn areas
Yes	Yes	Soils	See Soil Table
No	N/A	Bedrock/Geology	No visible exposed bedrock onsite
Yes	N/A	Existing Drainage Areas	

LINE TABLE

Line #	Direction	Length
L1	N 87°00'06" E	1.05'
L2	N 41°40'08" E	2.15'
L3	N 03°25'11" W	2.14'
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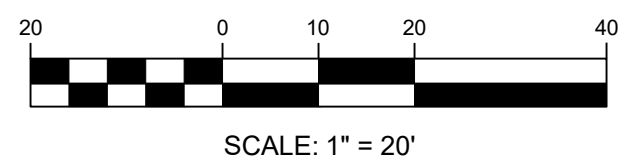
SOILS TABLE

KEY	SOIL NAME	HSG	SLOPE	K-FACTOR	HYDRIC RATING
12UB	JACKLAND-URBAN LAND COMPLEX	D	0 - 8%	-	NO

COMAR highly erodible soils criteria: K factor > 0.35 and slopes >5%, or slopes > 15%

- DEMOLITION NOTES**
- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - THE EXISTING UTILITIES SHOWN HEREON ARE BASED UPON THE BEST AVAILABLE INFORMATION FROM THE BALTIMORE CITY, UTILITY COMPANIES, AND A TOPOGRAPHIC SURVEY PERFORMED BY COLBERT MATZ ROSENFELT. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION PRIOR TO STARTING ANY WORK.
 - CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING OVER OR AROUND EXISTING UTILITIES.

- DEMOLITION WORK**
- CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK AS DEFINED ON THE APPROVED PLANS AND SPECIFICATIONS. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM REGULATORY AGENCIES.
- FOR DEMOLITION PLAN, SEE ARCHITECTURAL DRAWING AD1.01



OWNER/ DEVELOPER:
TUERK HOUSE PROPERTIES, INC.
730 ASHBURTON STREET
BALTIMORE, MD 21216

ENGINEER/APPLICANT:
ROBERT S. ROSENFELT, PE
2835 SMITH AVENUE, SUITE G
BALTIMORE, MD 21209

EXISTING SITE PLAN
TUERK HOUSE PHASE IV
IMPROVEMENTS

730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.

LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM

WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
BALTIMORE CITY, MARYLAND 21216

Colbert Matz Rosenfelt
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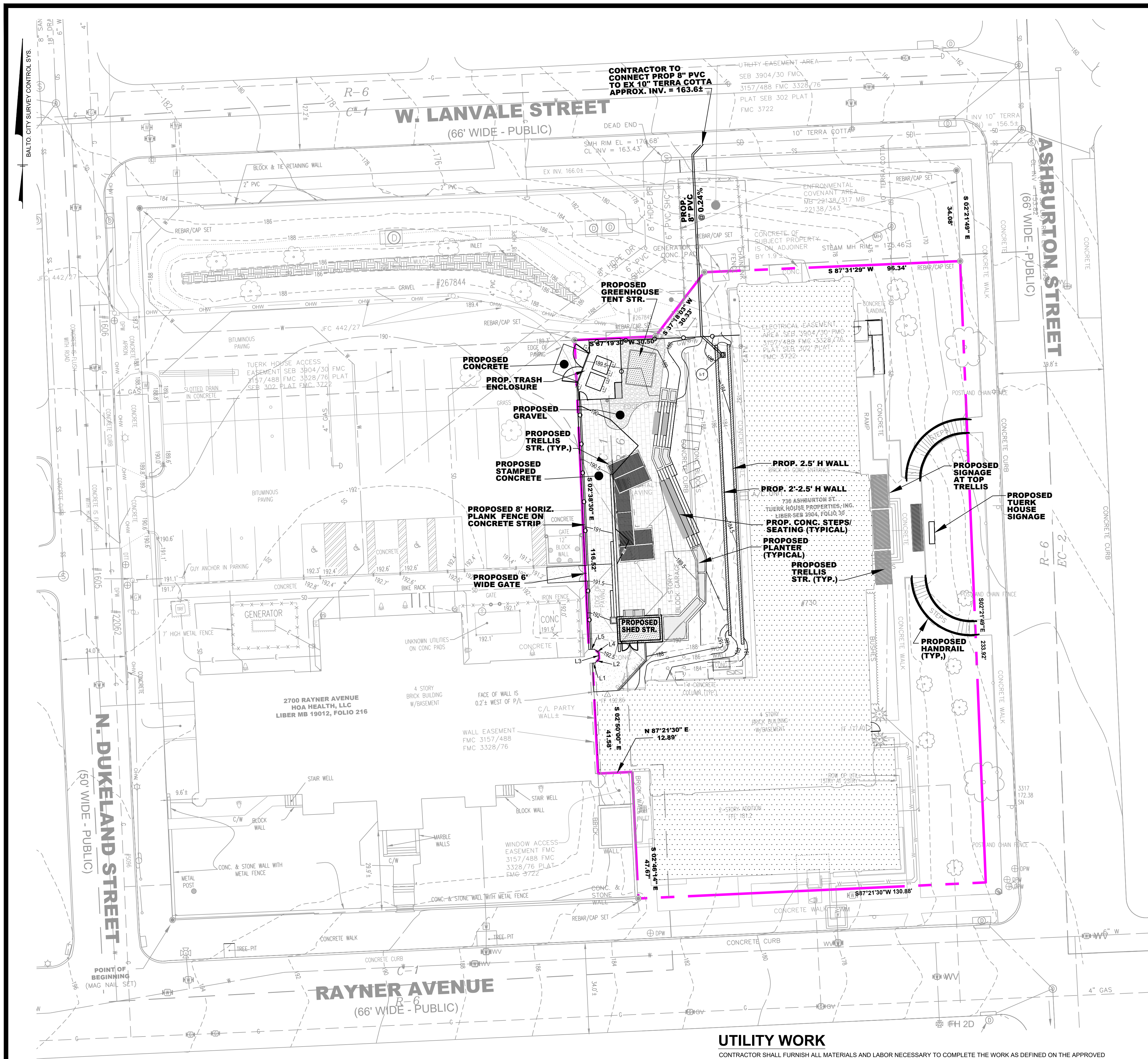
Telephone: (410) 653-3838
Facsimile: (410) 653-7953
email: tmcgwire@cmengineers.com

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 No. 12311 Expiration Date: 02/09/2025.

SCALE: 1" = 20'
DATE: July 7, 2023
JOB NO.: 2016281.3
DESIGNED: TAM
DRAWN: TAM
CHECKED: RSR
FILE: 2016281.3 SITE PLAN
DRAWING NUMBER: C-1

NO.	DATE	REVISIONS	BY	SHEET	1 OF

Printed By: McGuire, Theresa on Friday, July 7, 2023, 09:00:00 AM. Location: N:\2016\2016281.3\DWG\Plot Sheets



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 - YARDS REQUIRED: PROPOSED ADDITION
 - FRONT 20 FEET 30 FEET
 - *INTERIOR SIDE 15 FEET 6 FEET* (GRANTED BY BMZA 8/10/2020)
 - *CORNER SIDE 20 FEET 4 FEET* (GRANTED BY BMZA 8/10/2020)
 - REAR 25 FEET N/A
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- CONTACT PERSON: ROBERT S ROSENFELT, PE, COLBERT MATZ ROSENFELT 2835 SMITH AVE, SUITE G BALTIMORE, MARYLAND 21209 410-653-3838

PAVING WORK

CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK AS DEFINED ON THE APPROVED PLANS AND SPECIFICATIONS. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM REGULATORY AGENCIES:

CONCRETE SIDEWALKS
PUBLIC AND PRIVATE SIDEWALKS SHALL BE 5" DEPTH SHA MIX NO. 2 CONCRETE ON 3" CR-6 AGGREGATE BASE SIMILAR TO STANDARD NO. BC 655.05

PEDESTRIAN RAMPS
RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. CONSTRUCT CONCRETE SIDEWALKS PER PLANS WITH 2% MAXIMUM CROSS-SLOPE AND 5 FT x 5 FT RAMP LANDINGS.

GRADING & SEDIMENT CONTROL

CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY FOR GRADING AND STABILIZATION AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM REGULATORY AGENCIES:

MAINTAIN GRADES TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

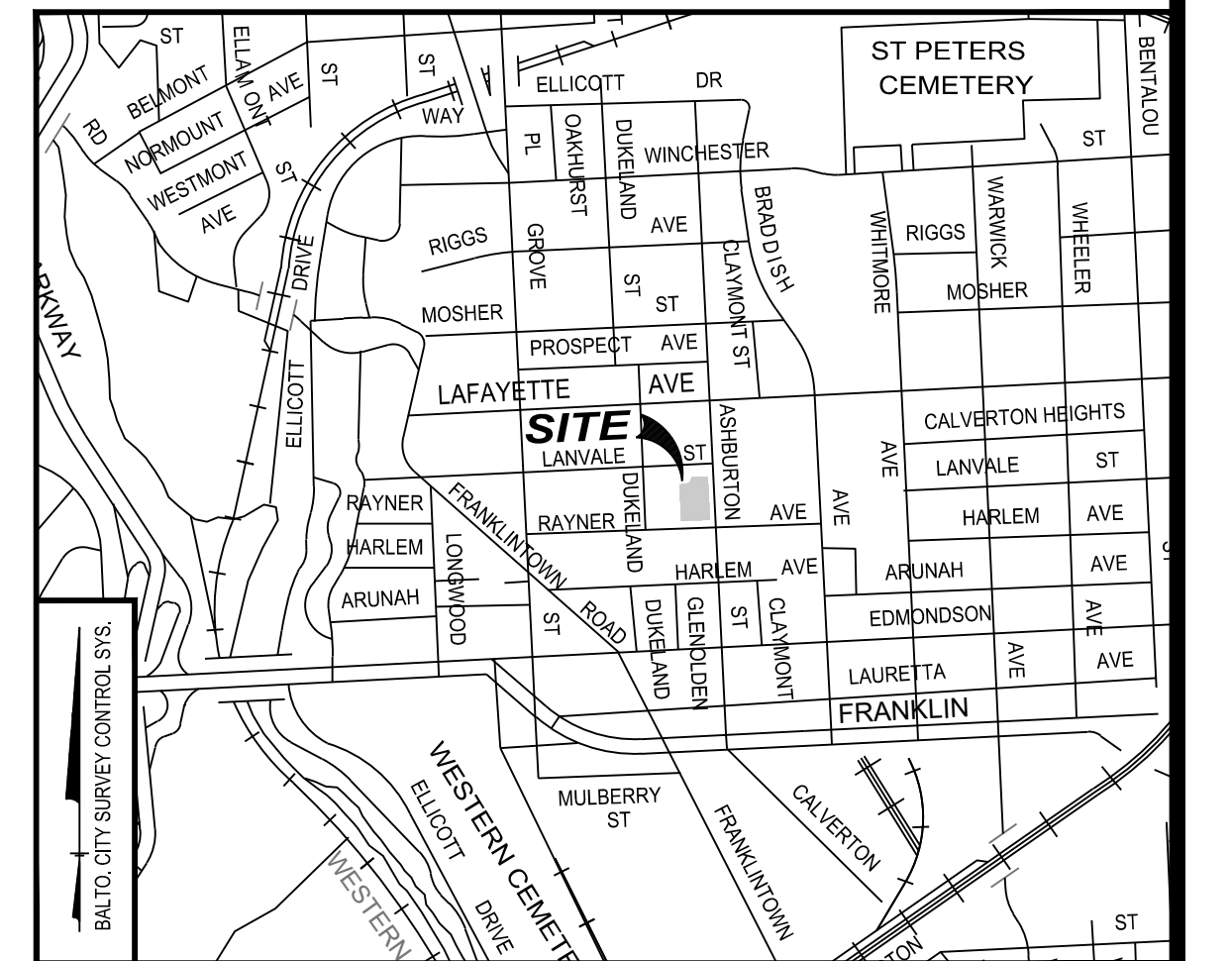
PROVIDE ALL SEDIMENT CONTROL MEASURES SPECIFIED ON APPROVED SEDIMENT CONTROL PLAN. TOPSOIL SHALL BE PLACED AT REAR OF BUILDINGS AND POSITIVE FLOW SHALL BE DIRECTED TO SEDIMENT CONTROL MEASURES.

REMOVE ALL EXCESS MATERIALS FROM SITE AND DISPOSE OF AT A SITE WITH AN OPEN GRADING PERMIT AND AN APPROVED SEDIMENT CONTROL PLAN.

INSTALL GRADED AGGREGATE BASE COURSE AND INSTALL PAVING AND CONCRETE WALKS AND CONCRETE PADS AND FINE GRADE PROJECT SITE. PROVIDE PERMANENT STABILIZATION/PAVING AS PER STABILIZATION SCHEDULE ON APPROVED EROSION AND SEDIMENT CONTROL PLAN.

STORMWATER MANAGEMENT

THE CURRENT PROPOSAL FOR STORMWATER MANAGEMENT IS TO PAY A FEE-IN LIEU OF QUALITY AND QUANTITY CONTROL. THE TOTAL FEE-IN-LIEU IS CALCULATED AS \$6,180.00 AT THIS TIME.



VICINITY MAP
SCALE: 1" = 1000'

BENCHMARK/DATUM
COURSES, COORDINATES AND NORTH SHOW HEREON REFER TO THE BALTIMORE SURVEY CONTROL SYSTEM AND BASED ON THE FOLLOWING BALTIMORE CITY CONTROL STATIONS:

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BENCHMARK	ELEVATION
5484	160.95'

ENGINEER/APPLICANT:
ROBERT S. ROSENFELT
COLBERT MATZ ROSENFELT, INC.
2835 SMITH AVENUE, SUITE G
BALTIMORE, MD 21216
BCNR-10801

SITE AND BUILDING PERMIT PLAN
TUERK HOUSE PHASE IV IMPROVEMENTS
730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.
LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM
WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
BALTIMORE CITY, MARYLAND 21216

Colbert Matz Rosenfelt
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953
email: tmcgwire@cmengineers.com

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 No. 12311 Expiration Date: 02/09/2025	
SCALE: 1" = 20'	DATE: July 7, 2023
JOB NO.: 2016-281.3	DESIGNED: TAM
CHECKED: RSR	DRAWN: TAM
FILE: 2016281.3 SITE PLAN	DATE: 07/07/2023
DRAWING NUMBER: C-2	

LINE TABLE		
Line #	Direction	Length
L1	N 87°00'06" E	1.05'
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STORM DRAIN INLET SCHEDULE						
NO.	TYPE	Q10 (cfs)	INV. IN	INV. OUT	TOP ELEV. ¹	REMARKS
I-1	18" NYLOPLAST IN LINE DRAIN	1.0	-	181.08	183.75	18" PEDESTRIAN LOCKING GRATE ASSEMBLY

1. ELEVATIONS ARE TO TOP OF GRATE UNLESS OTHERWISE NOTED.

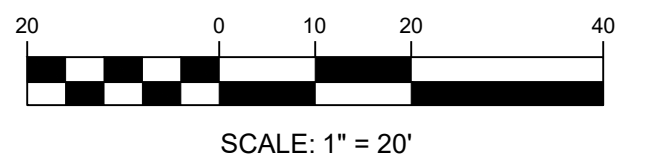
UTILITY WORK

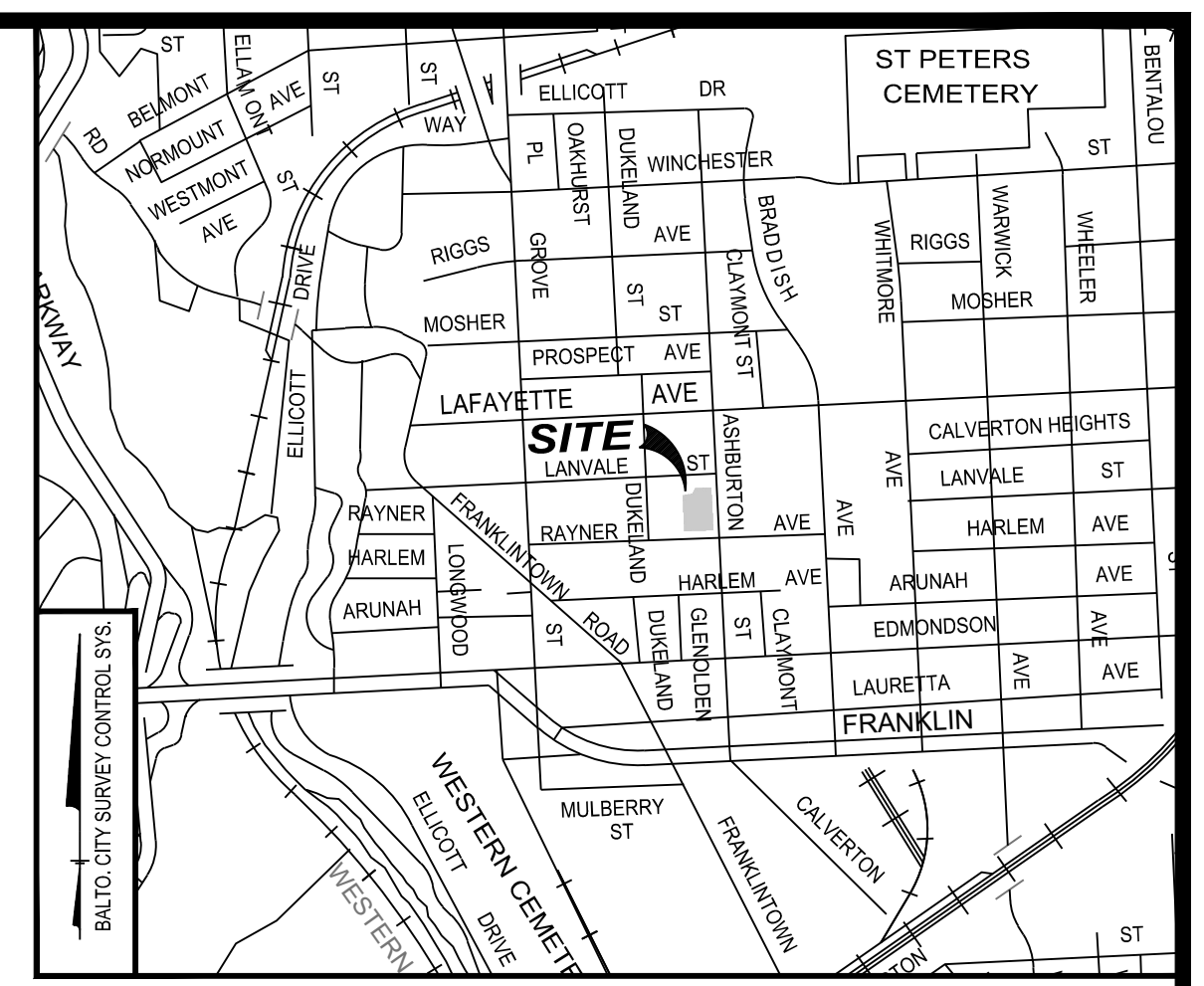
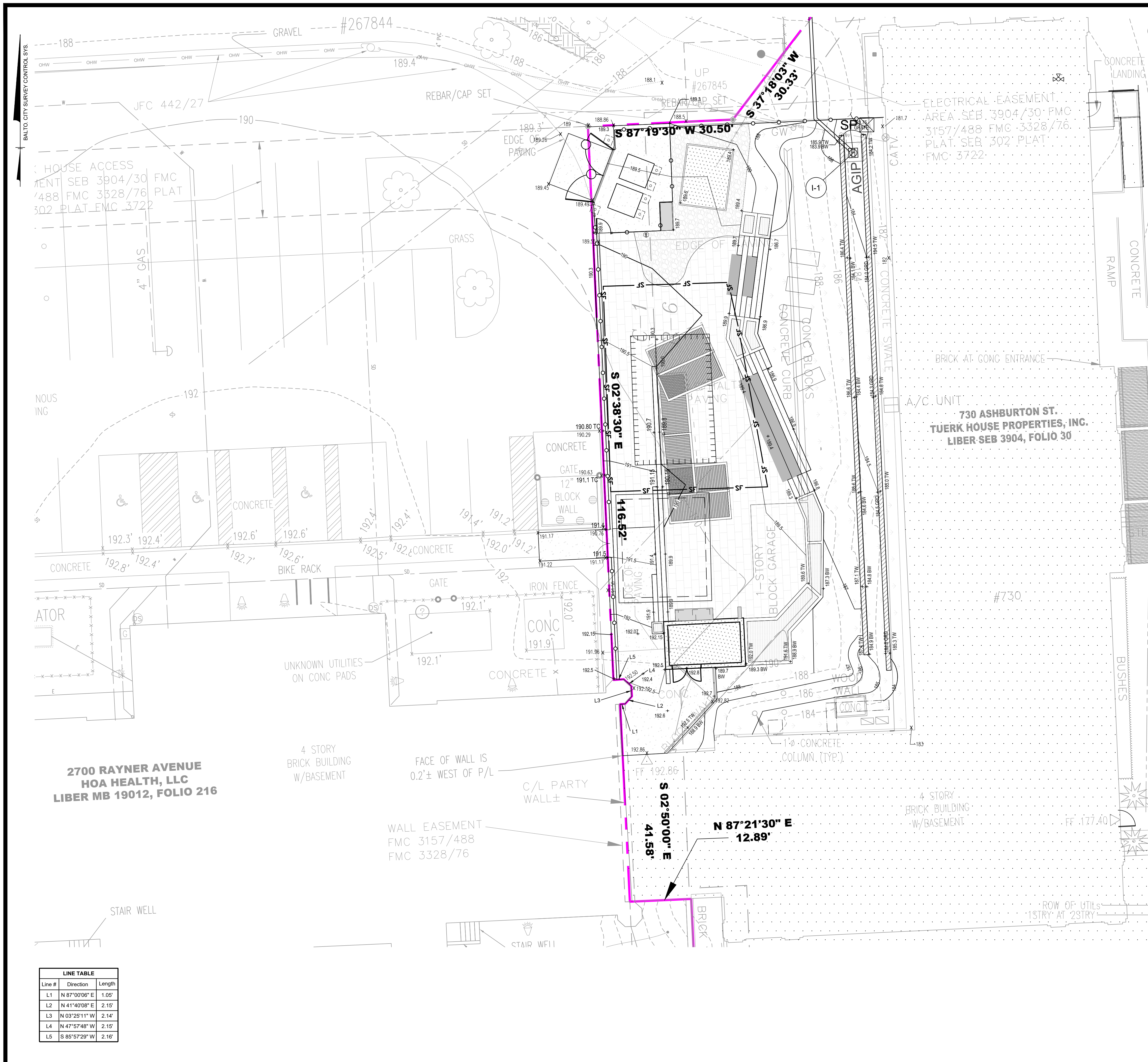
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SANITARY SEWER
ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC WITH SDR-35 FITTINGS IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS AND THE BALTIMORE CITY PLUMBING CODE, UNLESS OTHERWISE NOTED.

STORM DRAIN
UNLESS OTHERWISE NOTED ON PLAN, ALL PRIVATE STORM DRAIN PIPE SHALL BE HDPE CONFORMING TO AASHTO M-294. TYPE 'S' OR PVC - SDR-26 WITH SDR-35 FITTINGS. ALL CLEANOUTS IN TRAFFIC AREAS SHALL HAVE REMOVABLE CAST IRON OR BRONZE COVERS. ALL ROOF DRAINS SHALL BE A MINIMUM OF 6" Ø.

STORM DRAIN INSTALLATION IN THE ENVIRONMENTAL COVENANT AREA SHALL FOLLOW THE PROCEDURES OUTLINED IN THE ENVIRONMENTAL COVENANT RECORDED IN BOOK: 22138 PAGE: 332-344. THE SUBURFACE SOIL AND GROUNDWATER IN THIS AREA IS CONTAMINATED WITH PETROLEUM HYDROCARBON DIESEL RANGE ORGANICS. THE DEPTH TO GROUNDWATER IS APPROXIMATELY 15'.





VICINITY MAP
SCALE: 1" = 1000'

BENCHMARK/DATUM

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PROPOSED LEGEND

	PROPOSED LINE
	EXISTING CONTOURS
	EXISTING EDGE OF PAVING
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SITE GRADING PLAN
TUERK HOUSE PHASE IV
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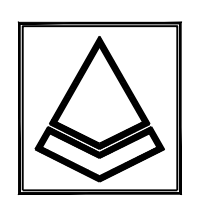
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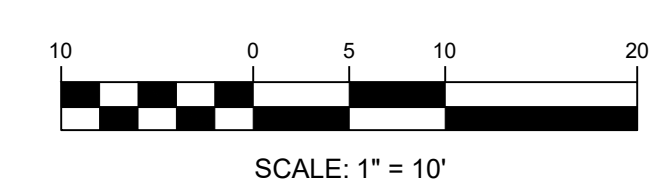
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				3	OF

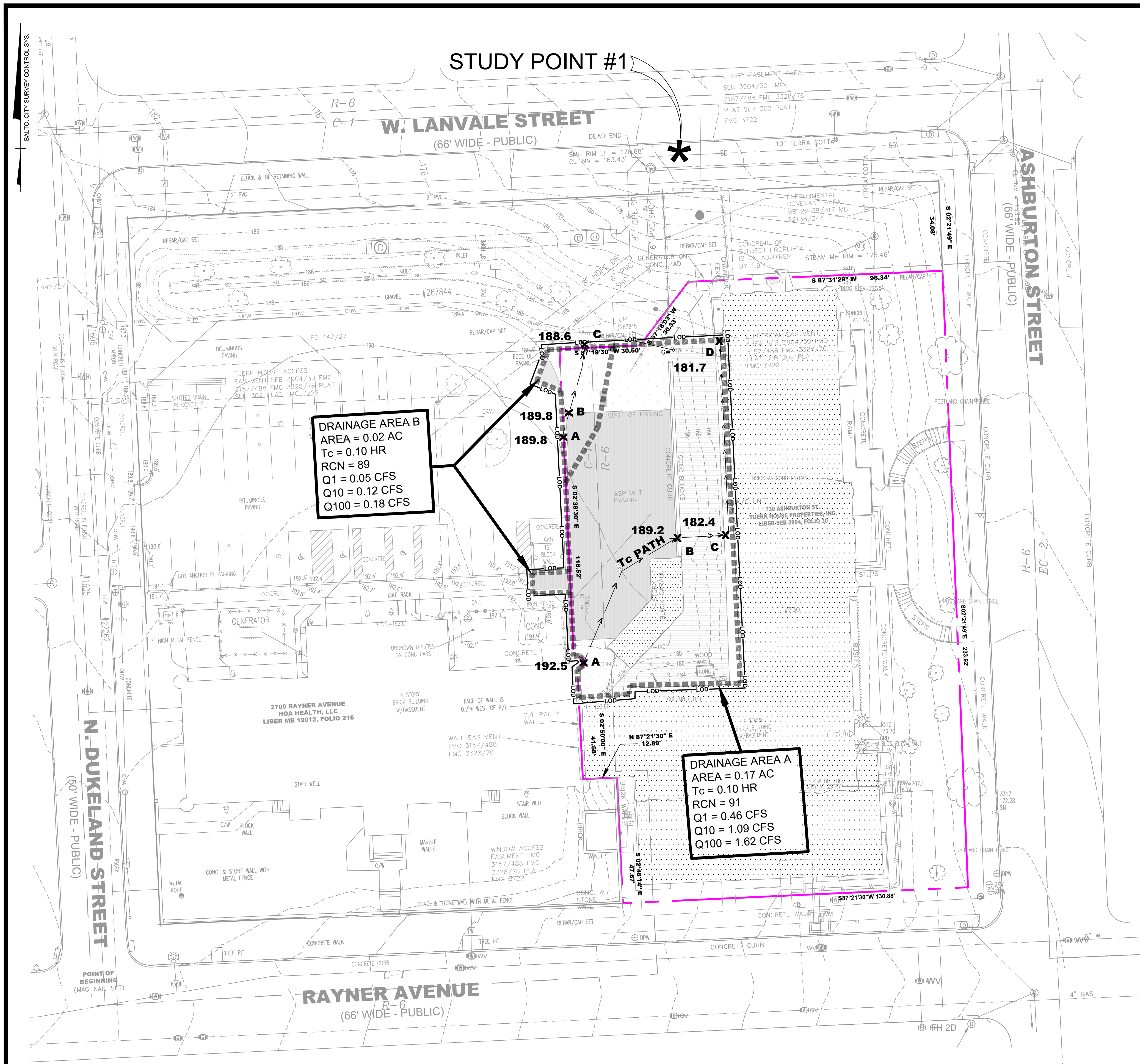
Professional Certification details:
 SCALE: 1" = 10'
 DATE: July 7, 2023
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 FILE: 2016281.3 SITE PLAN
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Plotted By: McGuire, Theresa on Friday, July 7, 2023. dwg Location: N:\2023\project\20162016281.3\DWG\Plot Sheets



STUDY POINT #1

DRAINAGE AREA B
 AREA = 0.02 AC
 Tc = 0.10 HR
 RCN = 89
 Q1 = 0.05 CFS
 Q10 = 0.12 CFS
 Q100 = 0.18 CFS

DRAINAGE AREA A
 AREA = 0.17 AC
 Tc = 0.10 HR
 RCN = 91
 Q1 = 0.46 CFS
 Q10 = 1.09 CFS
 Q100 = 1.62 CFS

EXISTING LEGEND

- 17 --- PROPERTY LINE
- --- EXISTING CONTOURS
- --- EXISTING EDGE OF PAVING
- --- EXISTING STORM DRAIN
- --- EXISTING SANITARY
- --- EXISTING WATER
- --- TIME OF CONCENTRATION PATH
- --- DRAINAGE AREA
- --- LIMITS OF DISTURBANCE (LOD)
- --- ASPHALT
- --- STEEP SLOPES
- --- CONCRETE
- --- BUILDING
- --- PERVIOUS

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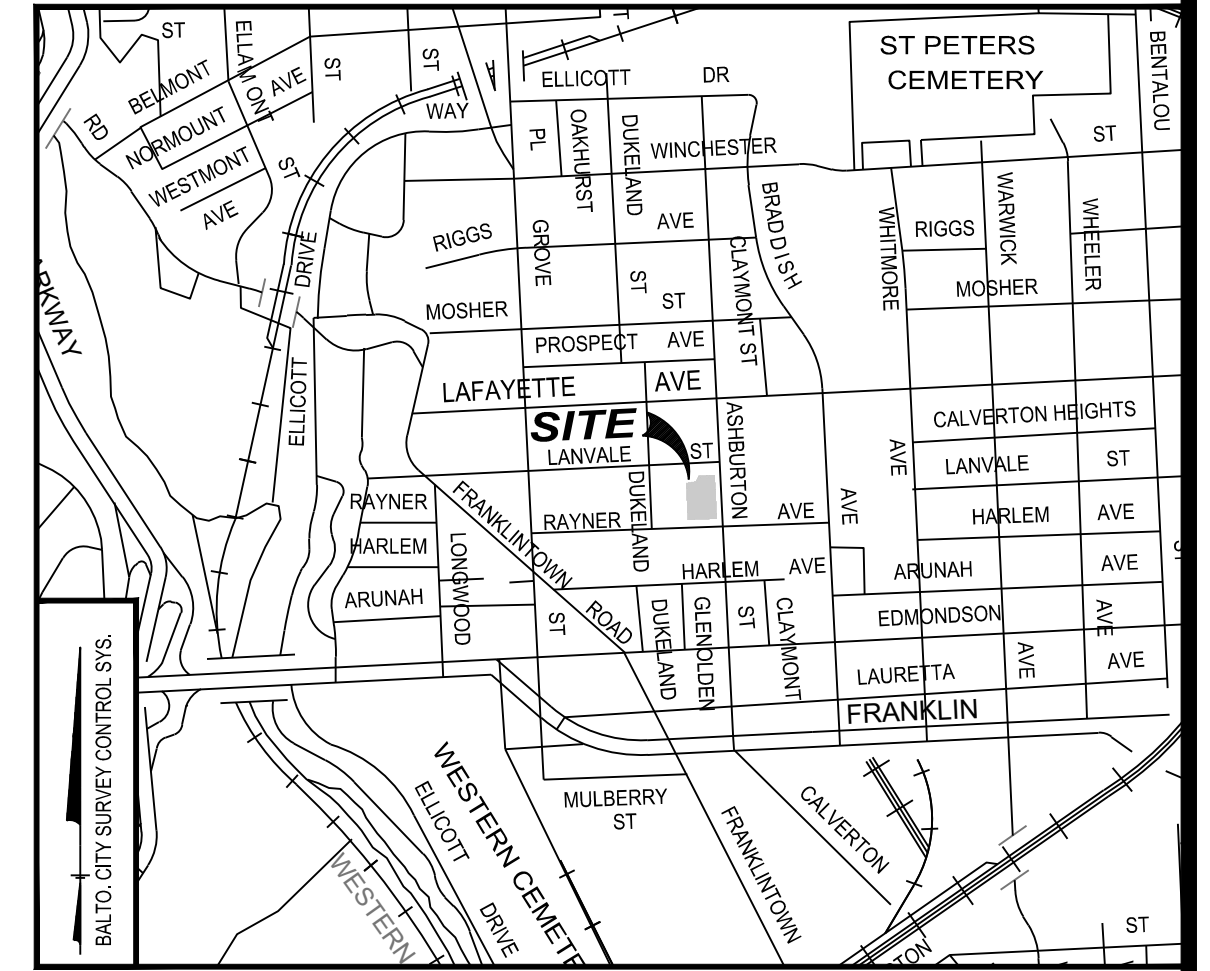
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- BULK AND YARD REGULATIONS: REQUIRED - COMPARABLE TO THAT FOR A LIKE-SIZED MFD; PROVIDED - 0.74 ACRE (EXISTING TO REMAIN)
- MAXIMUM BUILDING HEIGHT: PERMITTED - 45 FEET; PROVIDED - LESS THAN 45 FEET (EXISTING TO REMAIN)
- MAXIMUM LOT COVERAGE: PERMITTED - 40%; EXISTING - 44% PROVIDED - 43% (45% GRANTED BY BMZA 8/10/2020) YARDS: REQUIRED - PROPOSED ADDITION FRONT 20 FEET 30 FEET *INTERIOR SIDE 15 FEET 6 FEET* (GRANTED BY BMZA 8/10/2020) *CORNER SIDE 20 FEET 4 FEET* (GRANTED BY BMZA 8/10/2020) REAR 25 FEET N/A
- *BMZA APPROVAL HAS BEEN GRANTED BY ON 8/10/2020 FOR THE CONDITIONAL USE RESIDENTIAL CARE FACILITY (17 OR MORE RESIDENTS), AND FOR VARIANCES FOR INTERIOR SIDE YARD, CORNER SIDE YARD, LOT COVERAGE, AND ONE STORY PORCH MORE THAN 8' INTO A REQUIRED YARD.
- PARKING: REQUIRED: 10 (41 EMPLOYEES / 4) PROVIDED: 24 SPACES LOCATED AT 2727 RAYNER AVENUE (RESIDENTS ARE NOT PERMITTED TO HAVE VEHICLES).
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY COLBERT MATZ ROSENFELT, DATED MARCH 4, 2020, AND AUGUST 24, 2022.
- CONTACT PERSON: ROBERT S ROSENFELT, PE, COLBERT MATZ ROSENFELT 2835 SMITH AVE. SUITE G BALTIMORE, MARYLAND 21209 410-653-3838



Natural Resource Inventory

Present onsite	Shown on Plan	Corresponding Authority/ Natural Resource onsite	Remarks/Protection Measures
No	N/A	Federal Wetlands	
No	N/A	Major Waterways	
No	N/A	Floodplains	
No	N/A	State Tidal and Non-Tidal Wetlands	
No	N/A	Wetlands of Special State Concern	
No	N/A	Wetland Buffers	
No	N/A	Stream Buffers	
No	N/A	Perennial Streams	
No	N/A	Floodplains	
No	N/A	Forests	
No	N/A	Forest Buffers	
No	N/A	Critical Areas	
Yes	Yes	Local Steep Slopes	
No	N/A	Highly erodible Soils	
No	N/A	Enhanced Stream Buffers	
Yes	Yes	Topography/slopes	
No	N/A	Springs	
No	N/A	Intermittent Streams	
Yes	Yes	Vegetative cover	Low areas
Yes	Yes	Soils	See Soil Table
No	N/A	Bedrock/Geology	No visible exposed bedrock onsite
Yes	N/A	Existing Drainage Areas	

LINE TABLE

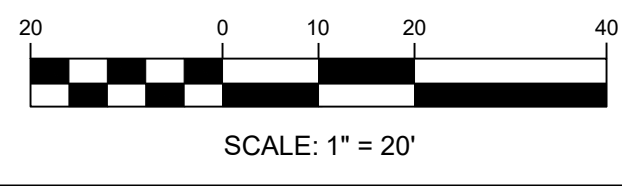
Line #	Direction	Length
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L2	N 41°40'08" E	2.15'
L3	N 03°25'11" W	2.14'
L4	N 47°57'48" W	2.15'
L5	S 85°57'29" W	2.16'

SOILS TABLE

KEY	SOIL NAME	HSG	SLOPE	K-FACTOR	HYDRIC RATING
12UB	JACKLAND-URBAN LAND COMPLEX	D	0 - 8%	-	NO

COMAR highly erodible soils criteria: K factor > 0.35 and slopes > 5%, or slopes > 15%

EXISTING CONDITIONS MAP
 SCALE: 1" = 20'



SCALE: 1" = 20'

SWM CONCEPT SHEET 3 OF 4

OWNER/ DEVELOPER:
 TUERK HOUSE PROPERTIES, INC.
 730 ASHBURTON STREET
 BALTIMORE, MD 21216

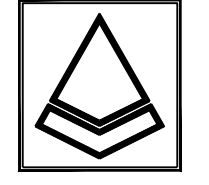
ENGINEER/APPLICANT:
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Professional Certification

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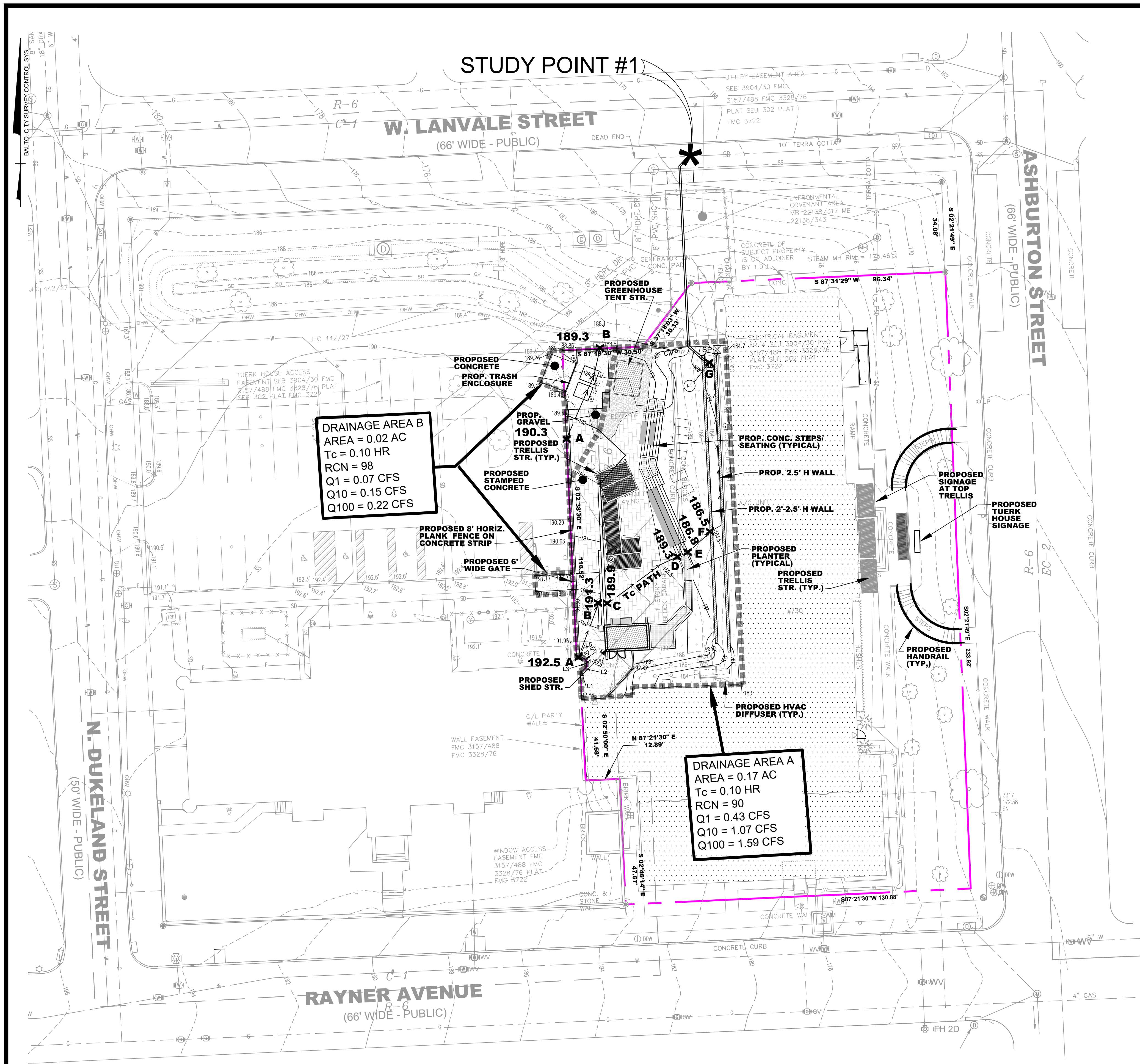
NO.	DATE	REVISIONS	BY	SHEET	OF
				4	OF



C-4

BCNR-10801

EXISTING CONDITIONS DRAINAGE AREA MAP
 TUERK HOUSE PHASE IV EXTERIOR IMPROVEMENTS
 730 ASHBURTON STREET
 TUERK HOUSE PROPERTIES, INC.
 LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
 ASHBURTON WEST CAMPUS CONDOMINIUM
 WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
 BALTIMORE CITY, MARYLAND 21216



STUDY POINT #1

W. LANVALE STREET
(66' WIDE - PUBLIC)

ASHBURTON STREET
(66' WIDE - PUBLIC)

N. DUKELAND STREET
(50' WIDE - PUBLIC)

RAYNER AVENUE
(66' WIDE - PUBLIC)

PROPOSED CONDITIONS MAP
SCALE: 1"=20'

Line #	Direction	Length
L1	N 87°00'06" E	1.05'
L2	N 41°40'08" E	2.15'
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COMAR highly erodible soils criteria: K factor > 0.35 and slopes > 5%, or slopes > 15%

	SF	AC ²
A EX. IMP. AREA TREATED BY EXISTING WATER QUALITY FACILITY IMPACTED BY WORK	285	0.01
B EXISTING IMPERVIOUS AREA WITHIN SSA ¹	4,692	0.11
C PROPOSED IMPERVIOUS AREA WITHIN SSA ¹	5,050	0.12
D NEW IMPERVIOUS AREA = (C - B) IF REDEVELOPMENT, ELSE = C	358	0.01
E REDEVELOPMENT IMPERVIOUS AREA = (0.5 x (B-A)) IF REDEVELOPMENT, ELSE = 0	2,204	0.05
F TOTAL IMPERVIOUS AREA TO TREAT (A + D + E)	2,847	0.07
G TOTAL IMPERVIOUS AREA TREATED BY SWM	285	0.01
H FEE PAID IN LIEU OF OR VARIANCE TREATMENT IMPERVIOUS AREA ³	2,562	0.06
I TOTAL IMPERVIOUS AREA ACCOUNTED (G+H)	2,847	0.07

NOTES:
1. SSA = STORMWATER STUDY AREA
2. ROUND ACRES TO NO MORE THAN 2 PLACES AFTER THE DECIMAL POINT.
3. CIRCLE FEE AND/OR VARIANCE AS APPLICABLE.

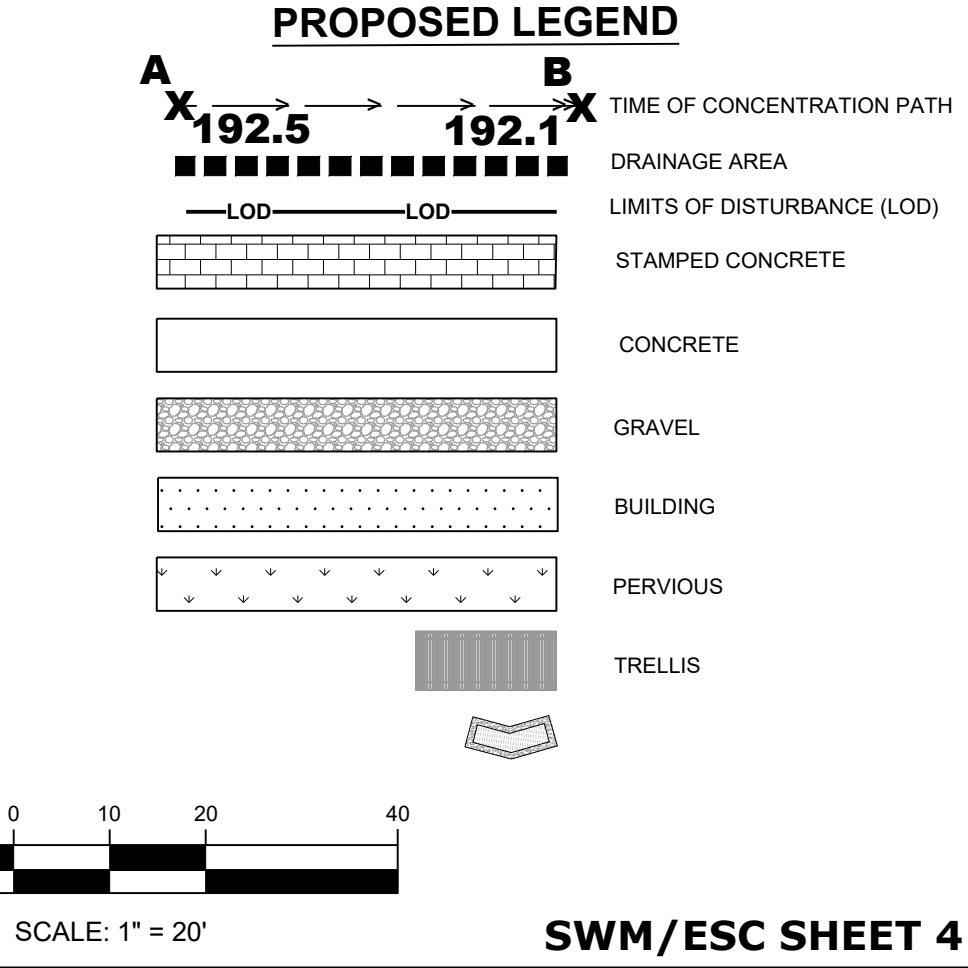
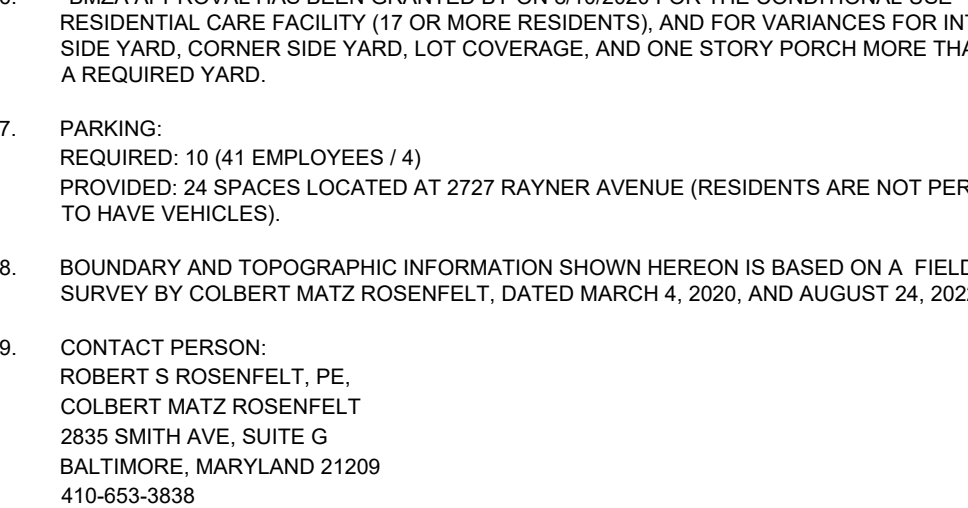
DRAINAGE AREA A			
REQUIREMENT	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)	NOTES
Q ₁₀	1.09	1.07	DISCHARGES CALCULATED USING TR-55
Q ₁₀₀	1.62	1.59	
DRAINAGE AREA B			
REQUIREMENT	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)	NOTES
Q ₁₀	0.12	0.15	DISCHARGES CALCULATED USING TR-55
Q ₁₀₀	0.18	0.22	

- SWM NOTES**
- THE PROJECT IS PART REDEVELOPMENT AND PART NEW DEVELOPMENT. WQV IS REQUIRED FOR THE REDEVELOPMENT.
 - NO REV. CPV, C_p, OR Q_p ARE REQUIRED FOR REDEVELOPMENT.
 - REV. WQV, CPV, & Q_p ARE REQUIRED FOR THE NEW DEVELOPMENT PART OF THE PROJECT.
 - Q₁₀ IS REQUIRED FOR THE PROJECT BECAUSE IT IS IN THE GWYNN'S FALLS INTERJURISDICTIONAL WATERSHED.
 - NO ESD, OR STRUCTURAL BMP FACILITIES ARE PROPOSED. MANAGEMENT PROVIDED BY FACILITIES.
 - THE PAYMENT OF A FEE-IN-LIEU OF PROVIDING BOTH WATER QUALITY AND WATER QUANTITY HAS BEEN REQUESTED FOR THIS PROJECT.

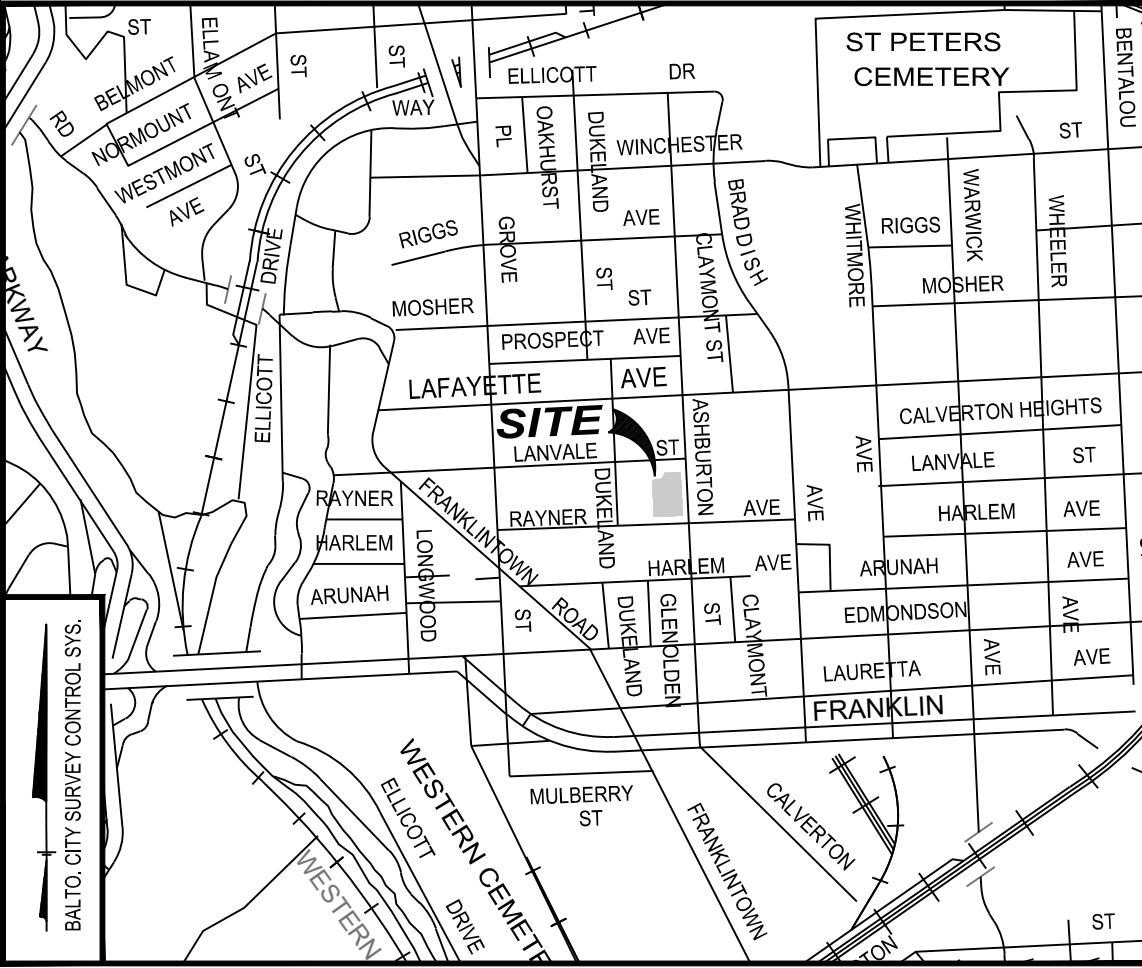
- SITE NOTES**
- OWNER: TUERK HOUSE PROPERTIES, INC. 730 ASHBURTON STREET BALTIMORE, MD 21216
 - SITE DATA: ADDRESS: 730 ASHBURTON STREET BLOCK 2381 - LOT 001 DEED REFERENCE: 3904 / 30 AREA: 32,436 SQ. FT. OR 0.74 AC. NEIGHBORHOOD: MOSHER AREA MASTER PLAN: N/A COMMUNITY PLANNING DISTRICT: WEST CHAP: NONE HISTORIC DISTRICT: NONE WATERSHED: GWYNN'S FALLS
 - ZONING: R-6
 - EXISTING USE: SUBSTANCE ABUSE TREATMENT CENTER WITH 92 RESIDENT BEDS AND 41 EMPLOYEES ON PEAK SHIFT. CONDITIONAL USE APPROVAL WAS GRANTED BY BMZA ON AUGUST 10, 2020. PROPOSED USE: SAME AS EXISTING
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 - MAXIMUM LOT COVERAGE: PERMITTED - 40%; EXISTING - 44% PROVIDED - 43% (45% GRANTED BY BMZA 8/10/2020)
 - YARDS: REQUIRED: PROPOSED ADDITION

FRONT	20 FEET	30 FEET
INTERIOR SIDE	15 FEET	6 FEET* (GRANTED BY BMZA 8/10/2020)
CORNER SIDE	20 FEET	4 FEET* (GRANTED BY BMZA 8/10/2020)
REAR	25 FEET	N/A
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 - CONTACT PERSON: ROBERT S ROSENFELT, PE. COLBERT MATZ ROSENFELT 2835 SMITH AVE. SUITE G BALTIMORE, MARYLAND 21209 410-653-3838

- PROPOSED LEGEND**
- | | |
|--|-----------------------------|
| | TIME OF CONCENTRATION PATH |
| | DRAINAGE AREA |
| | LIMITS OF DISTURBANCE (LOD) |
| | STAMPED CONCRETE |
| | CONCRETE |
| | GRAVEL |
| | BUILDING |
| | PERVIOUS |
| | TRELLIS |



REQ.	PROJ.	NOTES
ESDv	231	0 FEE-IN-LIEU
Rev	2 CF	0 FEE-IN-LIEU



VICINITY MAP
SCALE: 1" = 1000' XREF

STATION	NORTHING	EASTING
31110	-108.29'	-13,956.71'
31111	21.89'	-13,971.03'

ELEVATIONS SHOWN HEREON REFER TO THE BALTIMORE CITY VERTICAL DATUM. BASED ON THE FOLLOWING BALTIMORE CITY BENCHMARK:

BENCHMARK	ELEVATION
5484	162.95'

TOTAL LIMIT OF DISTURBANCE = 8,330 SQ. FT.

OWNER/DEVELOPER: TUERK HOUSE PROPERTIES, INC. 730 ASHBURTON STREET BALTIMORE, MD 21216

ENGINEER/APPLICANT: ROBERT S. ROSENFELT COLBERT MATZ ROSENFELT, INC. 2835 SMITH AVENUE, SUITE G BALTIMORE, MD 21209 BCNR-10801

STORMWATER MANAGEMENT PROPOSED CONCEPT PLAN AND DRAINAGE AREA MAP
TUERK HOUSE PHASE IV EXTERIOR IMPROVEMENTS
730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.

LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM

WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
BALTIMORE CITY, MARYLAND 21216

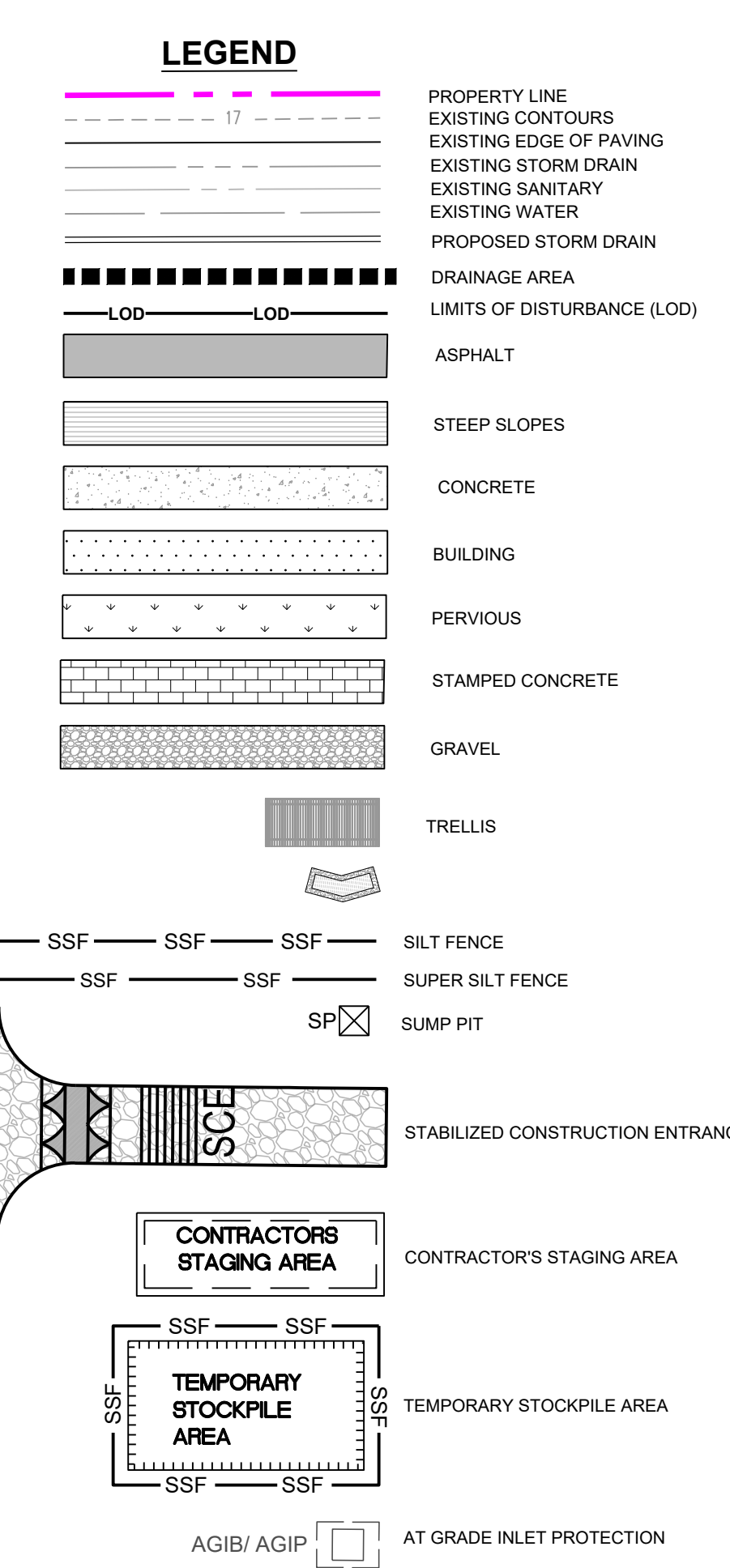
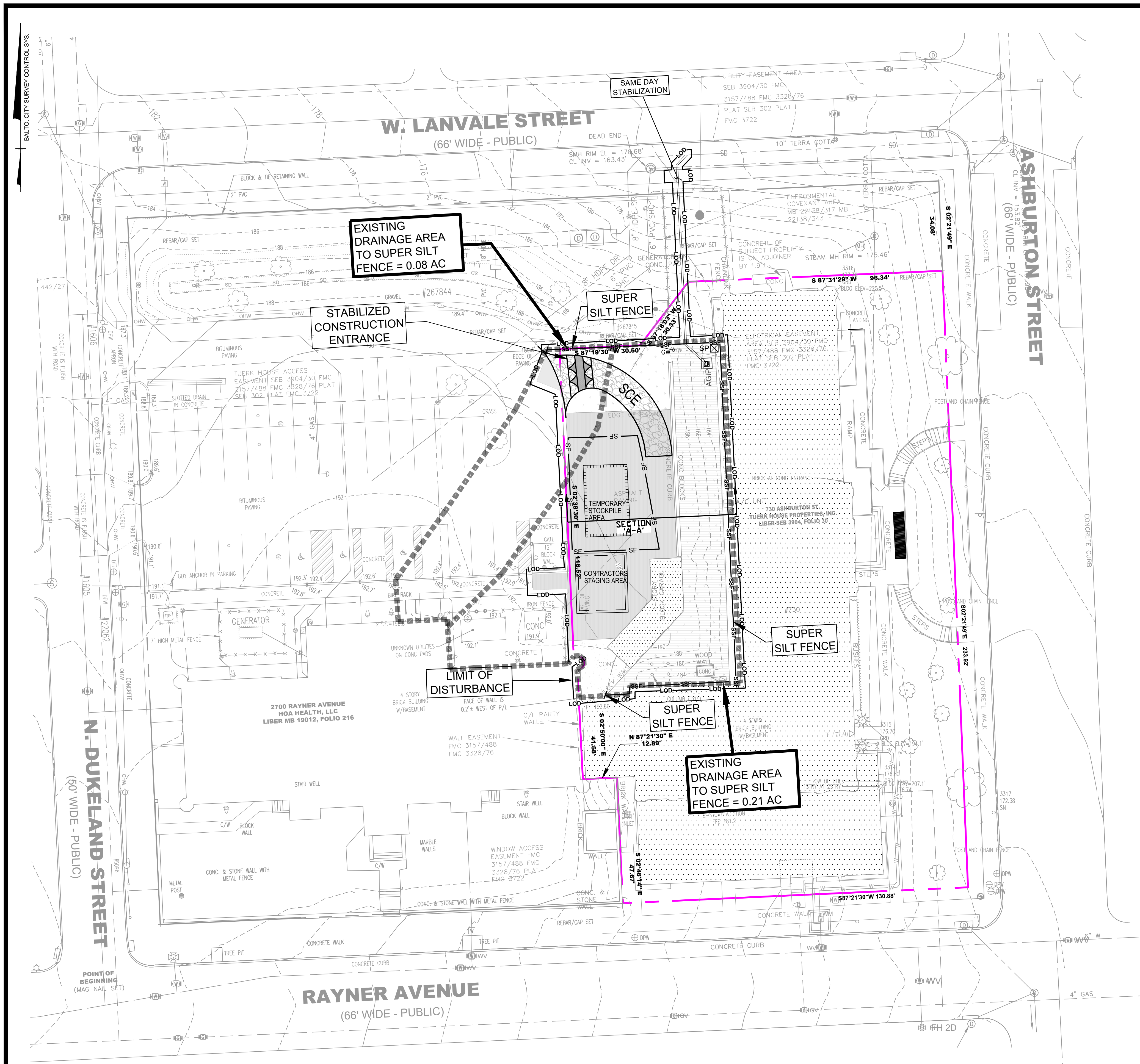
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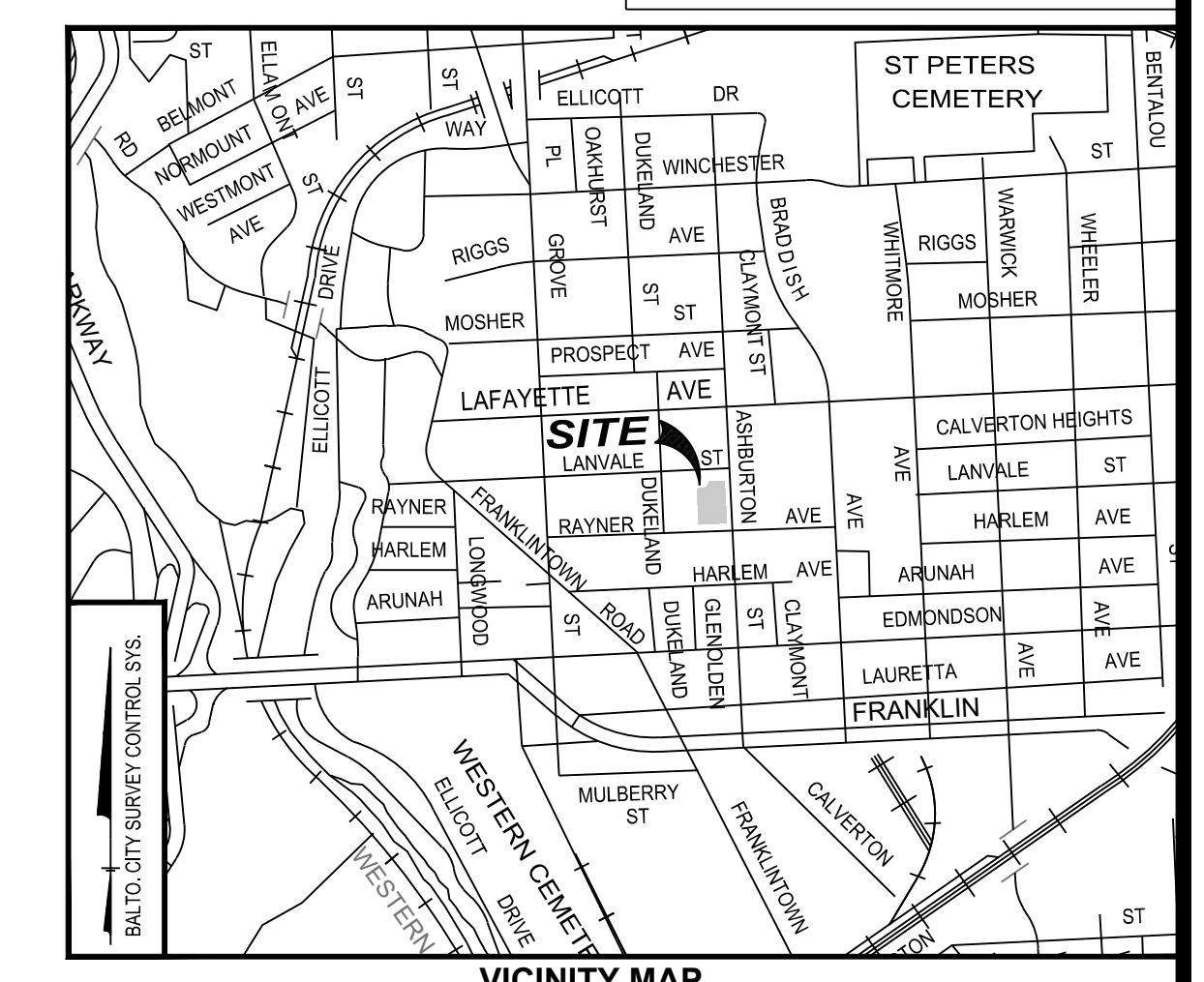
SCALE: 1" = 20'	DATE: July 7, 2023
JOB NO.: 2016-281.3	DESIGNED: TAM
DRAWN: TAM	CHECKED: AK
FILE: 2016281.3 CONCEPT SWM	DRAWING NUMBER: C-5

NO.	DATE	REVISIONS	BY	SHEET	OF
				5	OF

Plotted By: McGuire, Theresa on Friday, July 7, 2023. dwg Location: N:\22\project\2016\2016281.3\DWG\Plot Sheets



SYMBOL LEGEND	
○	WATER VALVE
—	SIGN
○	UTILITY POLE
□	WATER METER
□	FIRE HYDRANT
○	GUY POLE
○	STORM DRAIN MANHOLE
○	GAS VALVE
○	DPW MANHOLE
○	SANITARY SEWER MANHOLE
○	TREE (DECIDUOUS)
○	CATENARY POLE
CLF	CHAIN LINK FENCE



SAME DAY STABILIZATION NOTE:
 THE CONTRACTOR SHALL OPEN ONLY A SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKDAY. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED OVERNIGHT. ANY EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORKDAY.

SAME DAY STABILIZATION DEFINITION
 SAME DAY STABILIZATION IS DEFINED AS THE COMPLETION OF PROPOSED WORK WITHIN A DEFINED AREA WITH THE STIPULATION OF A NON-ERODIBLE SURFACE AT THE END OF EACH WORK DAY. EXAMPLES OF ACCEPTABLE NON-ERODIBLE SURFACES INCLUDE PAVEMENT, STEEL PLATES, A 2" MINIMUM STONE LAYER, OR STABILIZATION MATTING OVER PERMANENT SEEDING. THIRTY (30) MIL PLASTIC SHEETING WITH ANCHORING MAY BE CONSIDERED ACCEPTABLE IF EITHER SPECIFIED ON AN APPROVED PLAN, OR APPROVED BY THE ESC INSPECTOR. TEMPORARY SEEDING AND MULCH IS NOT CONSIDERED AN ACCEPTABLE SAME DAY STABILIZATION PRACTICE.

NOTE:
 CONTRACTOR SHALL, WITHOUT EXTRA COST TO THE PROJECT, REPAIR AND MAINTAIN EXISTING CONTROL DEVICES UNTIL ALL AREA WITHIN LIMITS OF CONSTRUCTION ARE STABILIZED. ALL SEDIMENT CONTROL MEASURES REFERRED TO ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE PUBLICATION ENTITLED "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

MAINTENANCE NOTE:
 SUPER SILT FENCE & SILT FENCE SHALL BE INSPECTED AND MAINTAINED AFTER EACH STORM EVENT. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF ALL ACCUMULATED SEDIMENT. GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.

NOTE:
 REMOVE ALL EXCESS MATERIALS FROM SITE AND DISPOSE OF AT A SITE WITH AN OPEN GRADING PERMIT AND AN APPROVED SEDIMENT CONTROL PLAN.

NOTE:
 NO WORK SHALL BE PERFORMED OUTSIDE OF THE LIMITS OF DISTURBANCE

NOTE:
 CONTRACTOR'S STAGING AREA MUST BE LOCATED WITH THE LIMITS OF DISTURBANCE.

EARTHWORK NOTES:
 ALL FILL MATERIAL SHALL BE PRE-APPROVED BY GEOTECHNICAL ENGINEER.
 THE SITE DATA IS FOR PERMIT REQUIREMENTS. THE CONTRACTOR SHALL MAKE THEIR OWN MATERIALS ESTIMATE.

SITE DATA			
SITE AREA	0.74	AC	32,436 SF
LOD	0.19	AC	8,330 SF
CUT	105	CY	
FILL	110	CY	

ENGINEER/APPLICANT:
 ROBERT S. ROSENFELT
 COLBERT MATZ ROSENFELT, INC.
 2835 SMITH AVENUE, SUITE G
 BALTIMORE, MD 21209

OWNER/ DEVELOPER:
 TUERK HOUSE PROPERTIES, INC.
 730 ASHBURTON STREET
 BALTIMORE, MD 21216

EROSION AND SEDIMENT CONTROL SHALL BE STRICTLY ENFORCED. BCNR-10801

EROSION AND SEDIMENT CONTROL EXISTING PLAN AND DRAINAGE AREA MAP
 TUERK HOUSE PHASE IV EXTERIOR IMPROVEMENTS

730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.
 LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
 ASHBURTON WEST CAMPUS CONDOMINIUM
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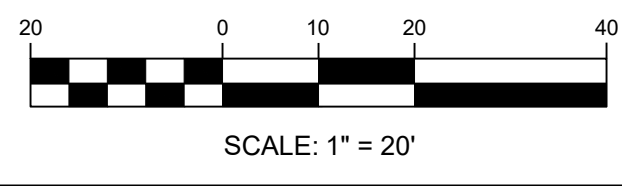
Professional Certification		Professional Seal	
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 12311 Expiration Date: 02/09/2025		SCALE: 1" = 20'	DATE: July 7, 2023
		JOB NO.: 2016-281.3	DESIGNED: TAM
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		FILE: 2016281.3 ESC	DRAWING NUMBER: C-6
NO.	DATE	REVISIONS:	BY SHEET 6 OF

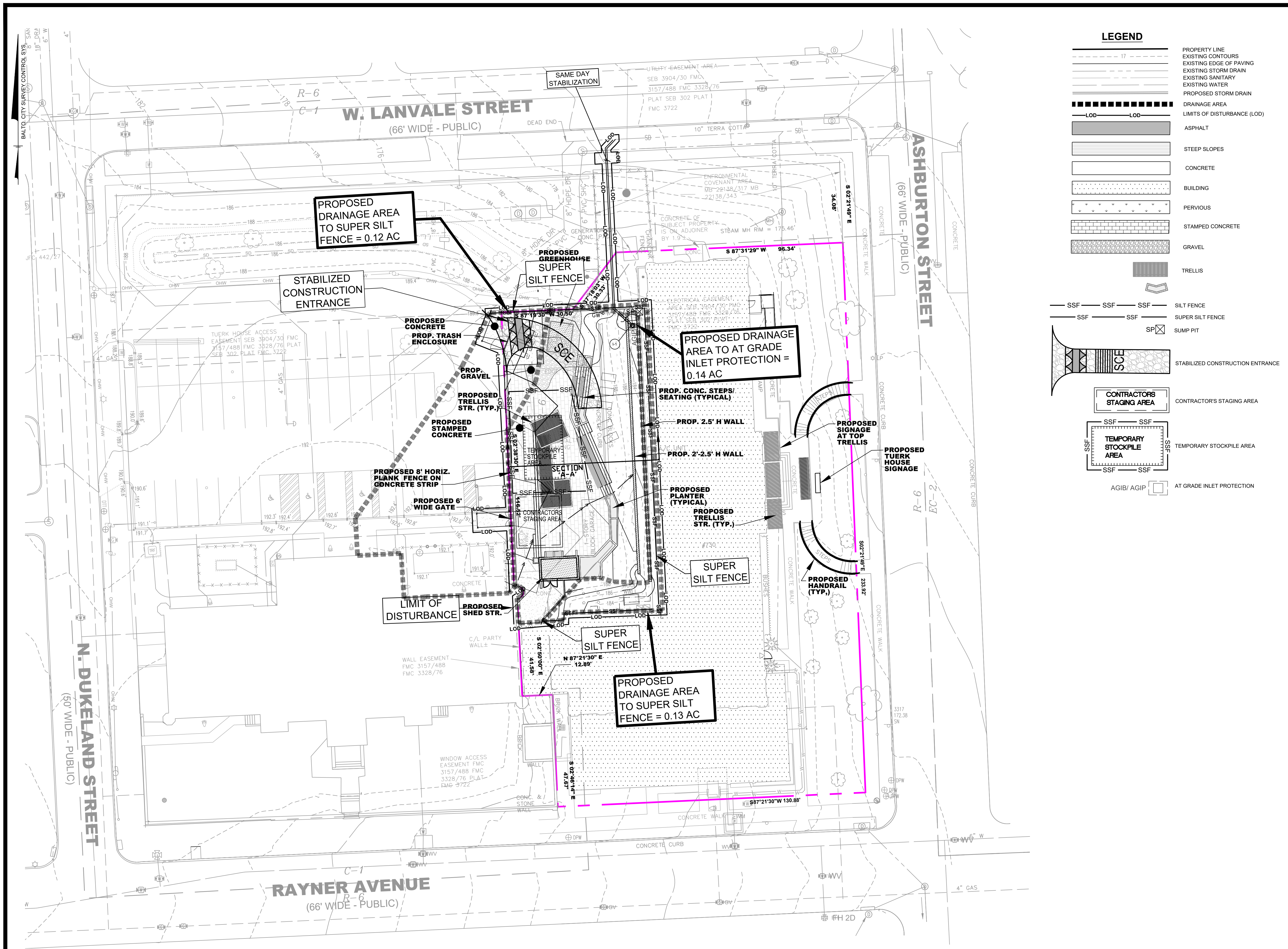
LINE TABLE		
Line #	Direction	Length
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L2	N 41°40'08" E	2.15'
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SOILS TABLE					
KEY	SOIL NAME	HSG	SLOPE	K-FACTOR	HYDRIC RATING
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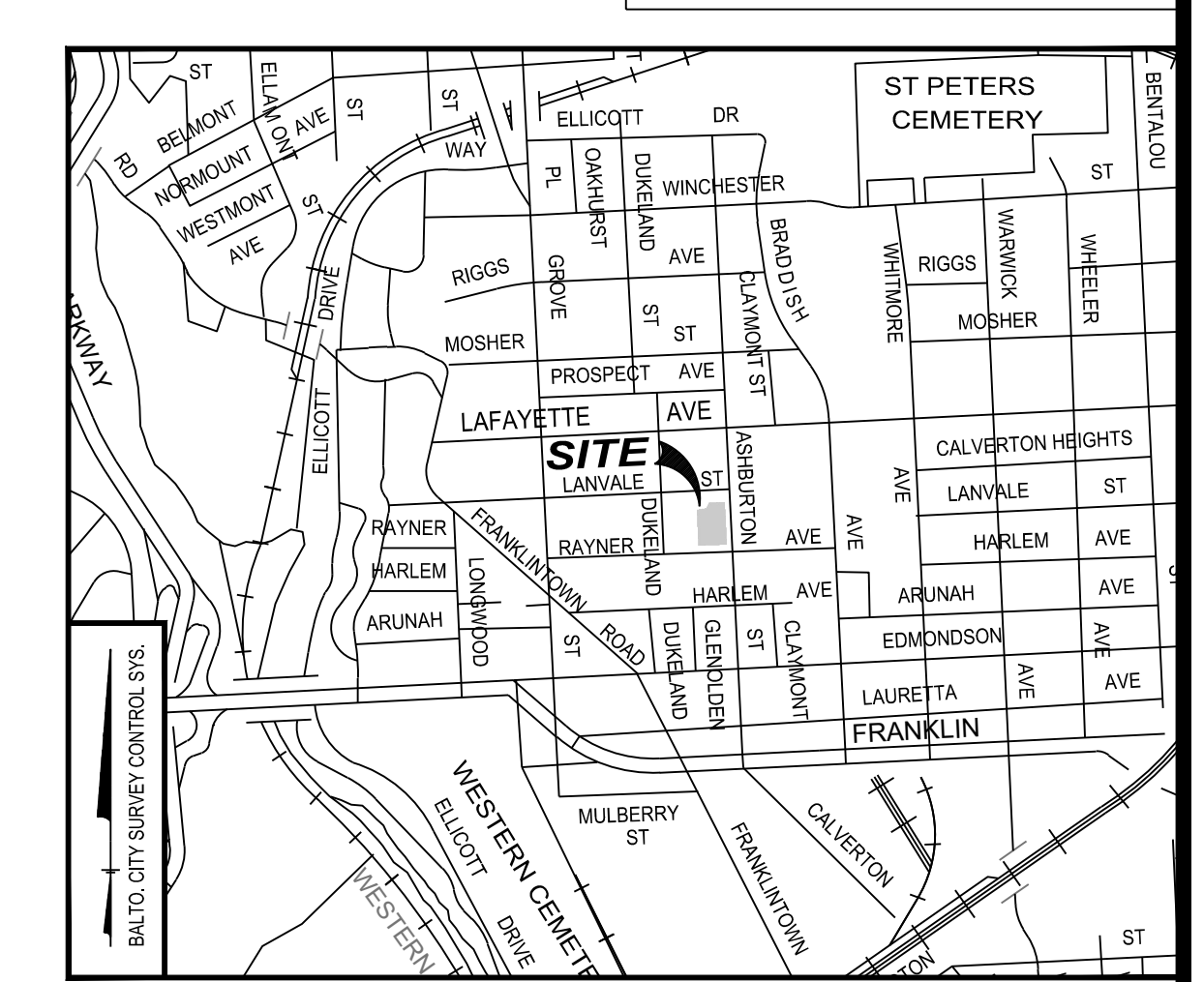
EXISTING CONDITIONS
 SCALE: 1" = 20'





LEGEND

- 17 --- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING EDGE OF PAVING
- EXISTING STORM DRAIN
- EXISTING SANITARY
- EXISTING WATER
- PROPOSED STORM DRAIN
- DRAINAGE AREA
- LOD --- LIMITS OF DISTURBANCE (LOD)
- ASPHALT
- STEEP SLOPES
- CONCRETE
- BUILDING
- PERVIOUS
- STAMPED CONCRETE
- GRAVEL
- TRELLIS
- SSF --- SSF --- SILT FENCE
- SSF --- SUPER SILT FENCE
- SSF --- SUMP PIT
- STABILIZED CONSTRUCTION ENTRANCE
- CONTRACTOR'S STAGING AREA
- TEMPORARY STOCKPILE AREA
- AT GRADE INLET PROTECTION



VICINITY MAP
SCALE: 1" = 1000' XREF

BENCHMARK/DATUM: COURSES, COORDINATES AND NORTH SHOWN HEREON REFER TO THE BALTIMORE SURVEY CONTROL SYSTEM AND BASED ON THE FOLLOWING BALTIMORE CITY CONTROL STATIONS:

STATION	NORTHING	EASTING
31110	-108.29'	-13,956.71'
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EROSION AND SEDIMENT CONTROL PROPOSED PLAN AND DRAINAGE AREA MAP
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FILE: 2016281.3 ESC
DRAWING NUMBER: C-7

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				7	OF

LINE TABLE

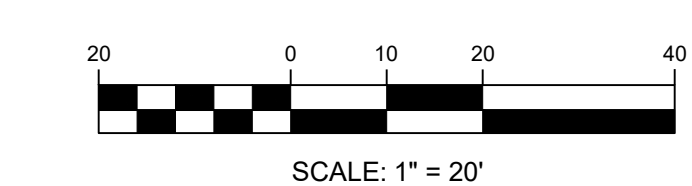
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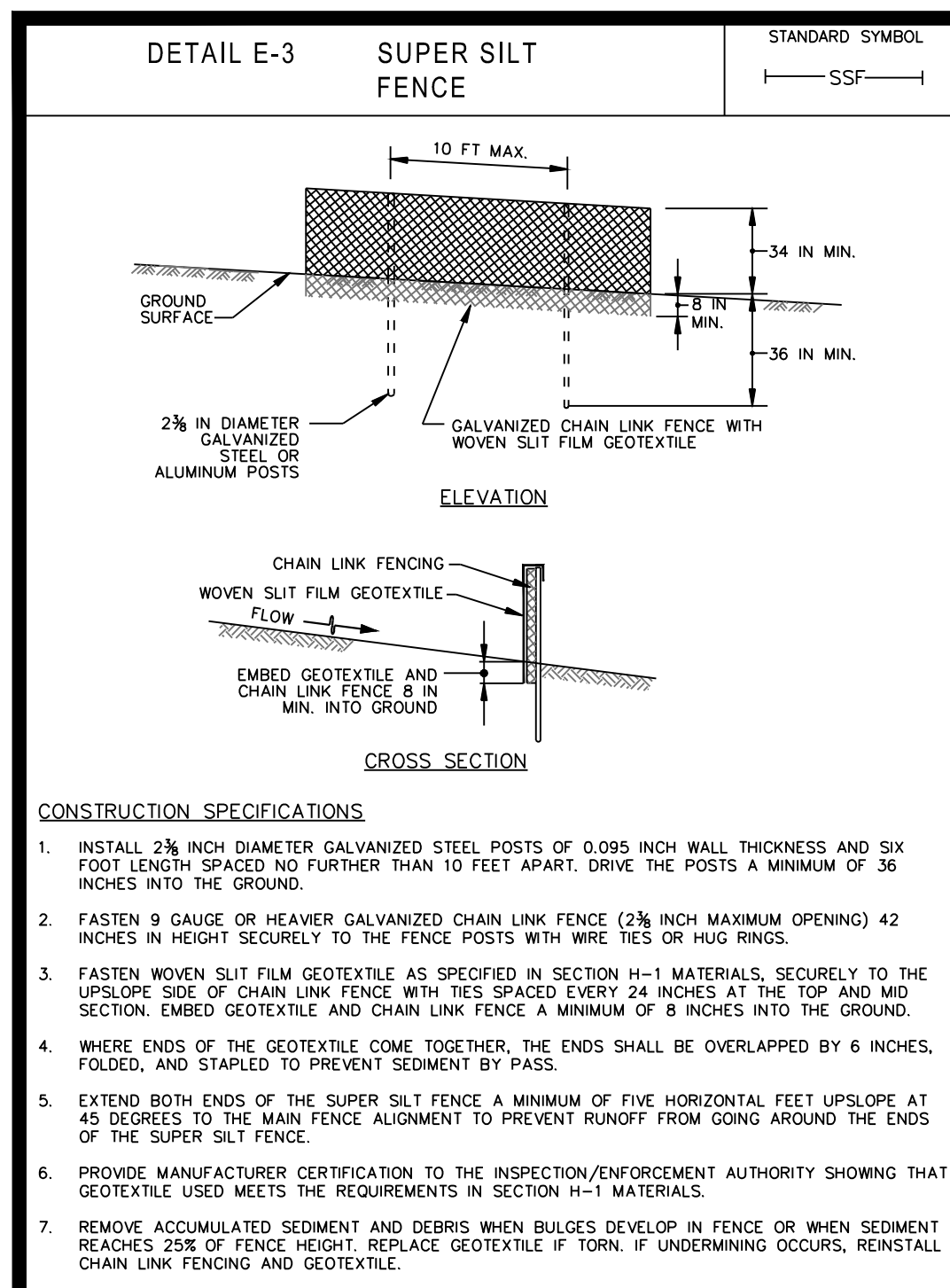
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PROPOSED CONDITIONS
SCALE: 1" = 20'



Printed By: McGuire, Theresa on Friday, July 7, 2023, 09g Location: N:\2023\project\20162016281.3\DWG\Plot Sheets

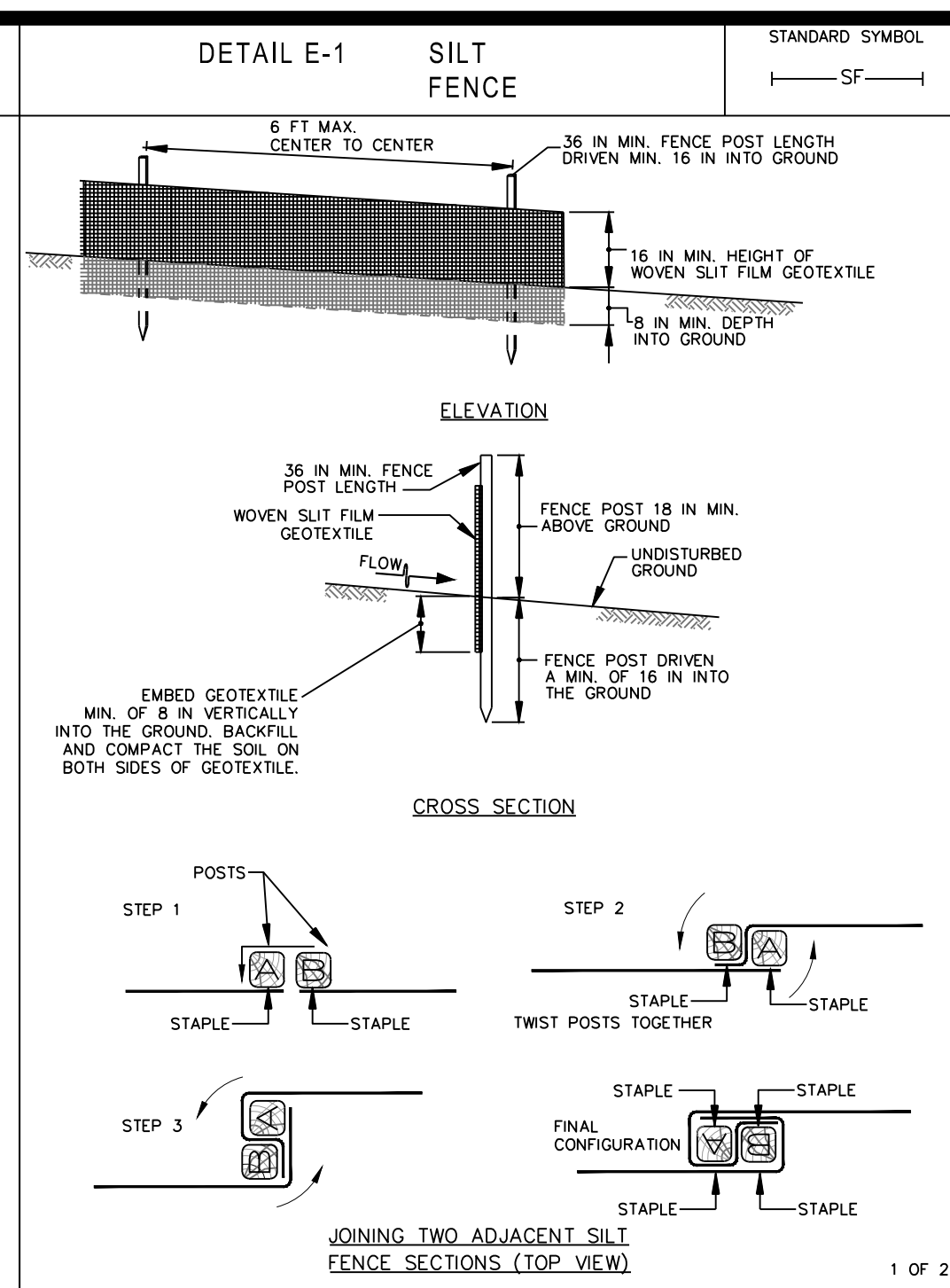


CONSTRUCTION SPECIFICATIONS

- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
- FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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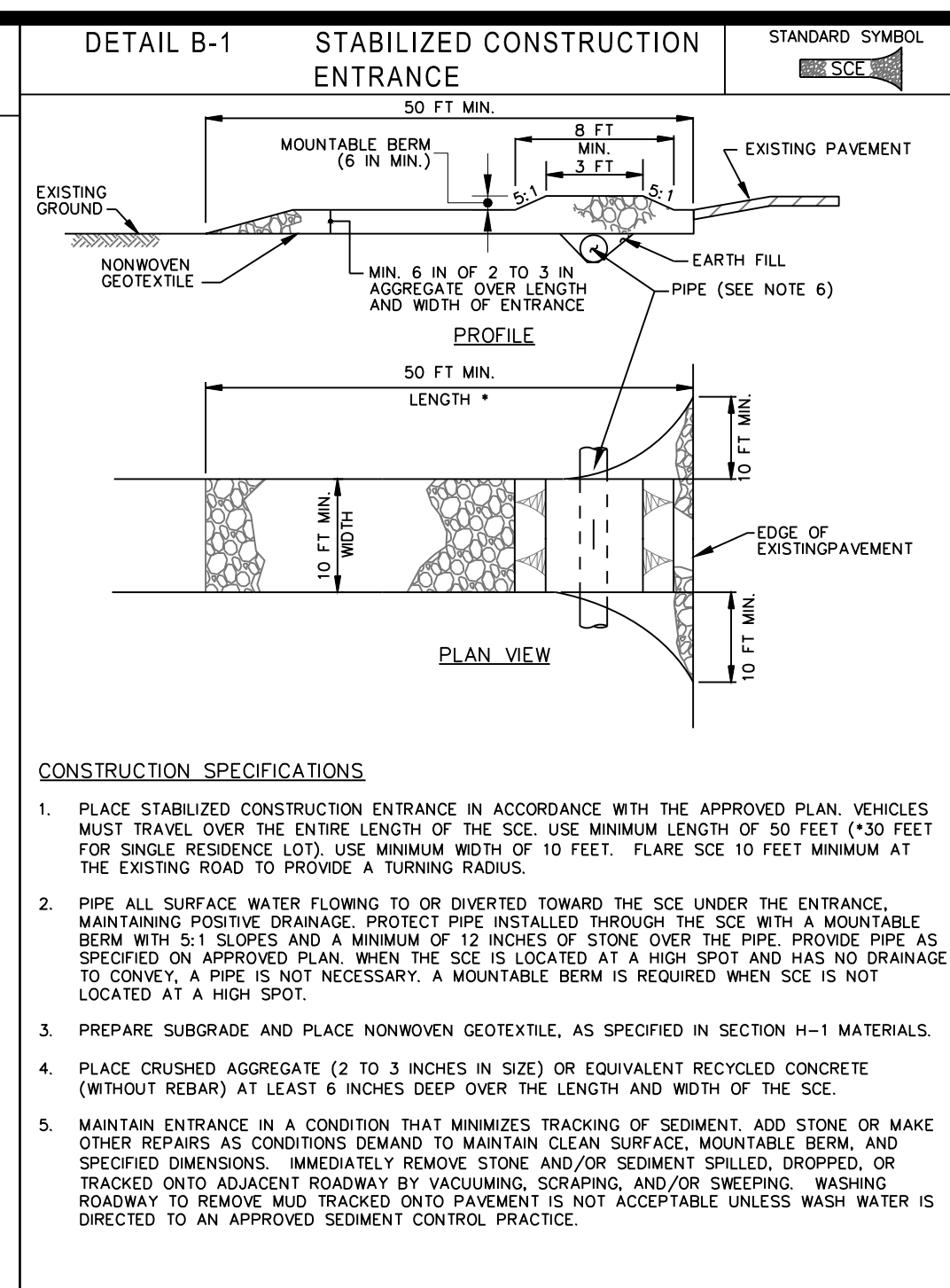


CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 x 1 1/2 x 3/4 INCH (MINIMUM SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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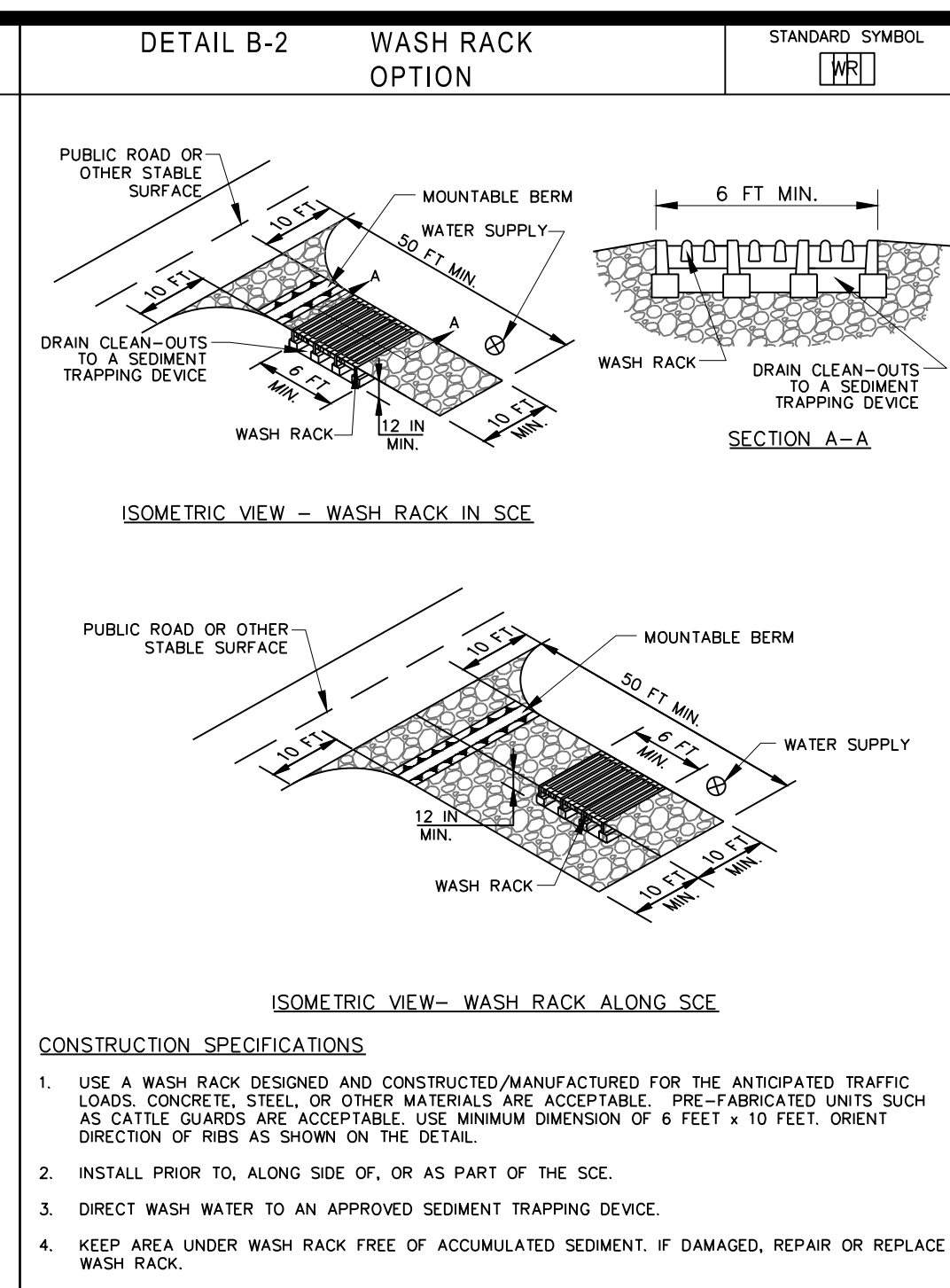


CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (450 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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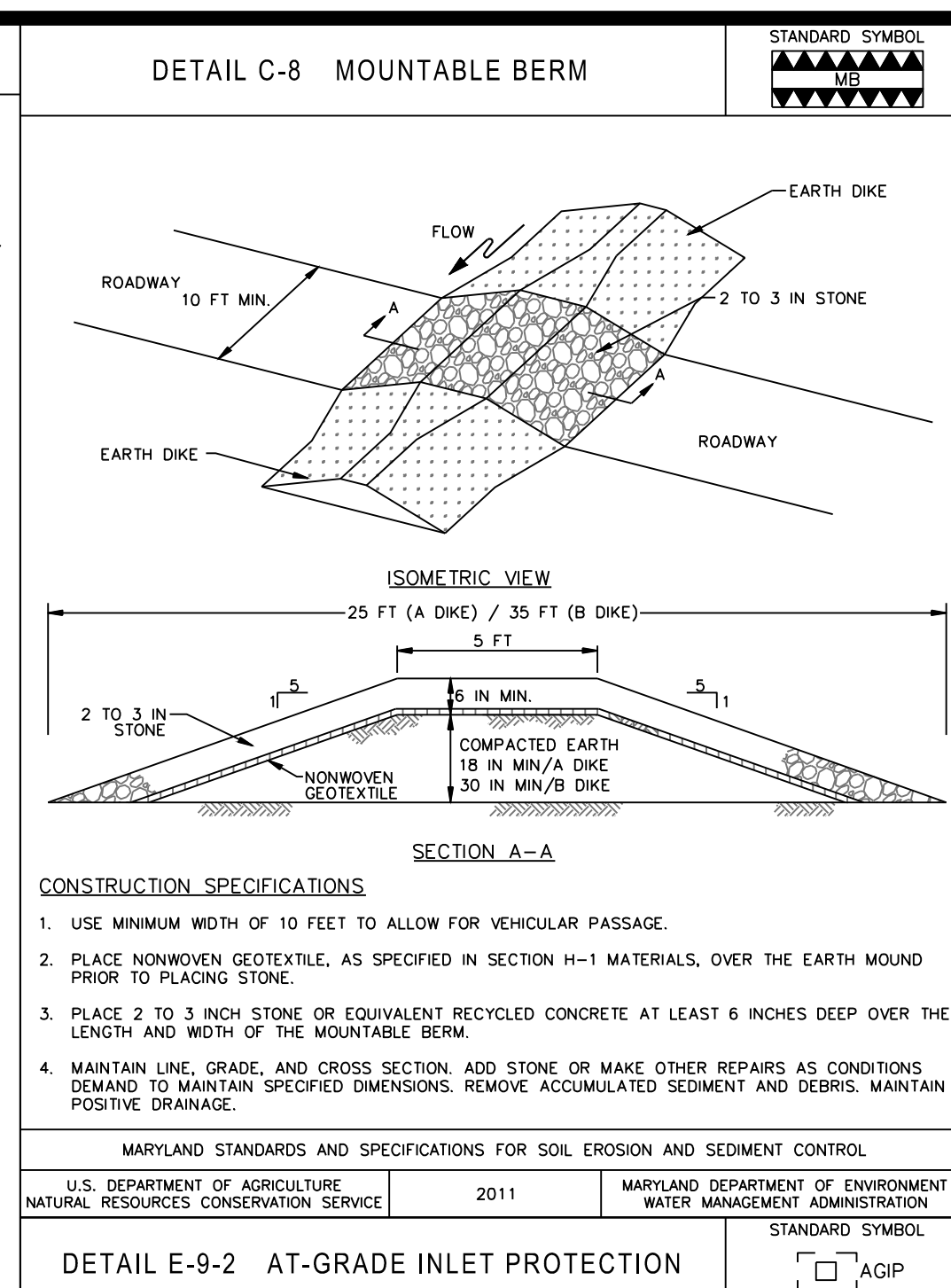


CONSTRUCTION SPECIFICATIONS

- USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE-FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE. USE MINIMUM DIMENSION OF 6 FEET x 10 FEET. GREAT DIRECTION OF RIBS AS SHOWN ON THE DETAIL.
- INSTALL PRIOR TO, ALONG SIDE OF, OR AS PART OF THE SCE.
- DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- KEEP AREA UNDER WASH RACK FREE OF ACCUMULATED SEDIMENT. IF DAMAGED, REPAIR OR REPLACE WASH RACK.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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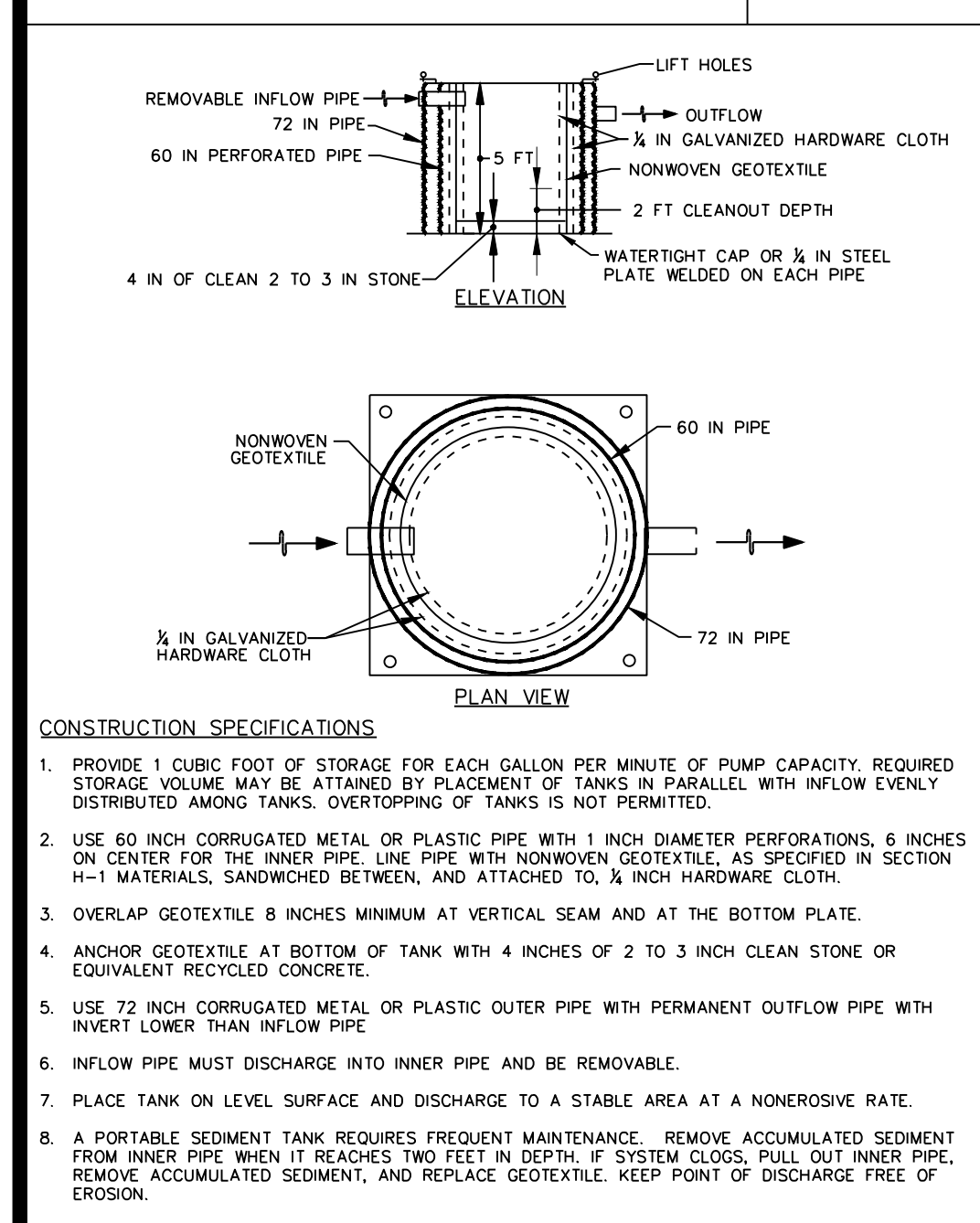


CONSTRUCTION SPECIFICATIONS

- USE MINIMUM WIDTH OF 10 FEET TO ALLOW FOR VEHICULAR PASSAGE.
- PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE EARTH MOUND PRIOR TO PLACING STONE.
- PLACE 2 TO 3 INCH STONE OR EQUIVALENT RECYCLED CONCRETE AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE MOUNTABLE BERM.
- MAINTAIN LINE, GRADE, AND CROSS SECTION. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN SPECIFIED DIMENSIONS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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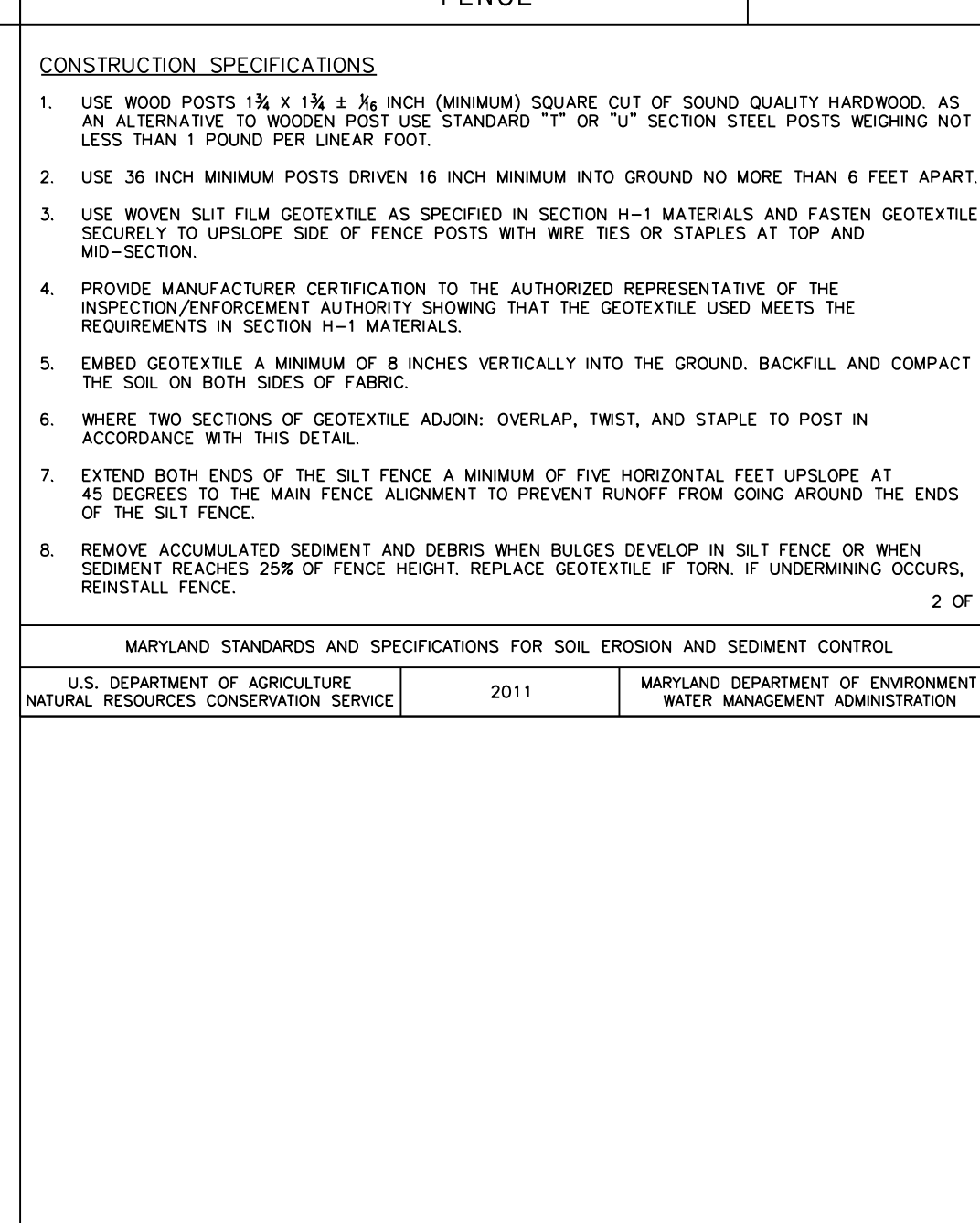


CONSTRUCTION SPECIFICATIONS

- PROVIDE 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP CAPACITY. REQUIRED STORAGE VOLUME MAY BE ATTAINED BY PLACEMENT OF TANKS IN PARALLEL WITH INFLOW EVENLY DISTRIBUTED AMONG TANKS. OVERTOPPING OF TANKS IS NOT PERMITTED.
- USE 60 INCH CORRUGATED METAL OR PLASTIC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER FOR THE INNER PIPE. LINE PIPE WITH NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, SANDWICHED BETWEEN, AND ATTACHED TO, 1/2 INCH HARDWARE CLOTH.
- OVERLAP GEOTEXTILE 8 INCHES MINIMUM AT VERTICAL SEAM AND AT THE BOTTOM PLATE.
- ANCHOR GEOTEXTILE AT BOTTOM OF TANK WITH 4 INCHES OF 2 TO 3 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE.
- USE 72 INCH CORRUGATED METAL OR PLASTIC OUTER PIPE WITH PERMANENT OUTFLOW PIPE WITH INVERT LOWER THAN INFLOW PIPE.
- INFLOW PIPE MUST DISCHARGE INTO INNER PIPE AND BE REMOVABLE.
- PLACE TANK ON LEVEL SURFACE AND DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
- A PORTABLE SEDIMENT TANK REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT FROM INNER PIPE WHEN IT REACHES TWO FEET IN DEPTH. IF SYSTEM CLOGS, PULL OUT INNER PIPE, REMOVE ACCUMULATED SEDIMENT, AND REPLACE GEOTEXTILE. KEEP POINT OF DISCHARGE FREE OF EROSION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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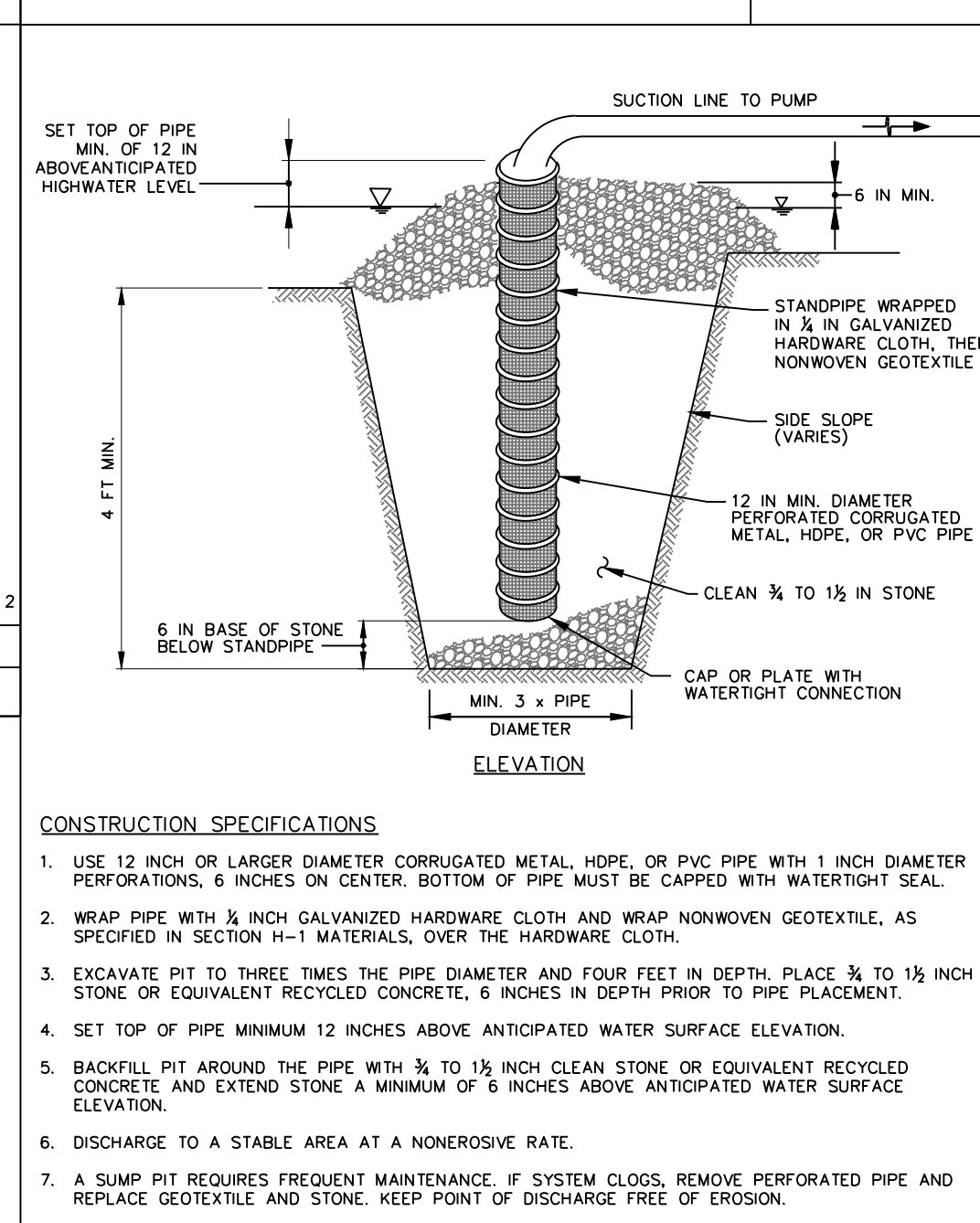


CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 x 1 1/2 x 3/4 INCH (MINIMUM SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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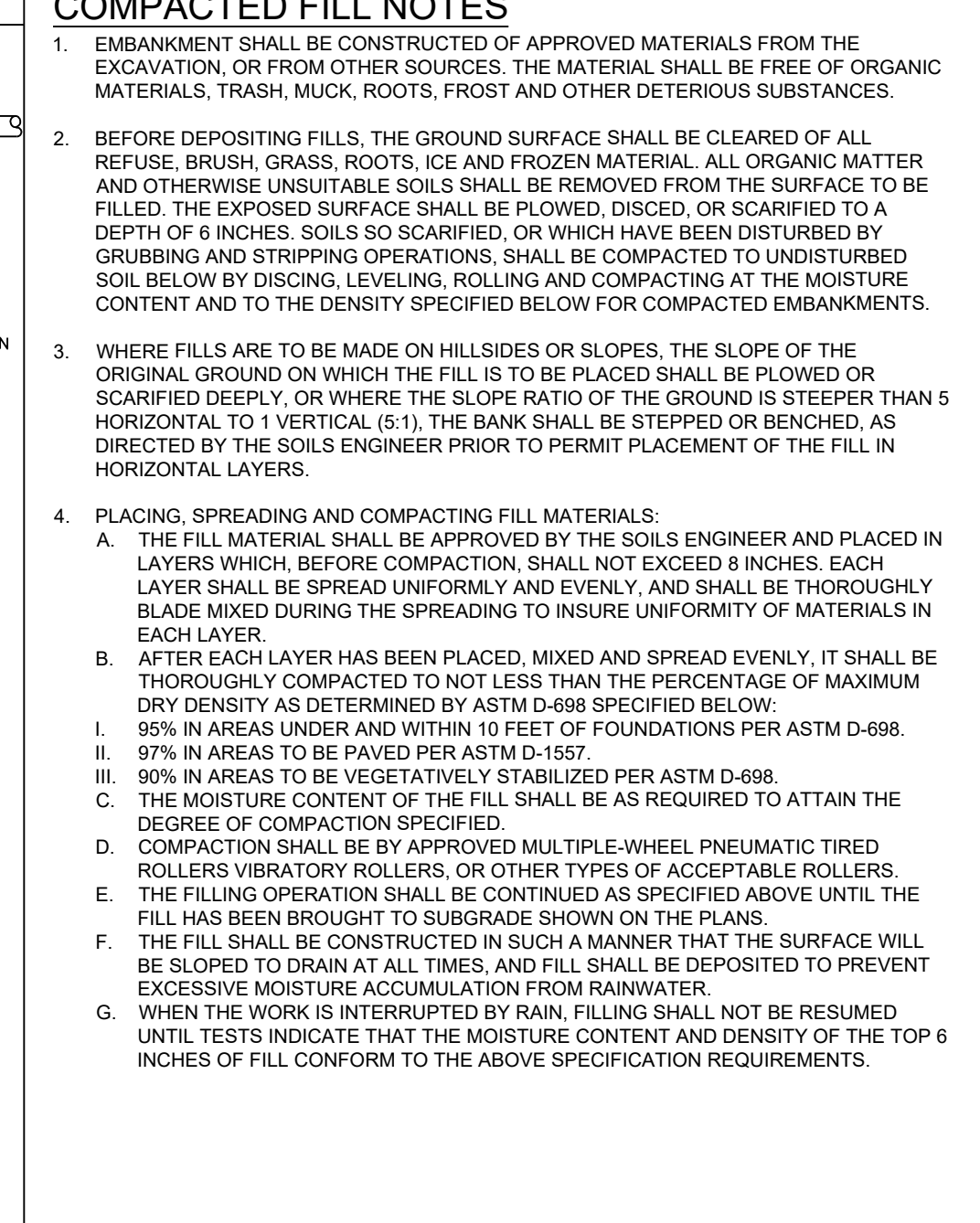


CONSTRUCTION SPECIFICATIONS

- USE 12 INCH OR LARGER DIAMETER CORRUGATED METAL, HDPE, OR PVC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER. BOTTOM OF PIPE MUST BE CAPPED WITH WATER TIGHT SEAL.
- WRAP PIPE WITH 1/2 INCH GALVANIZED HARDWARE CLOTH AND WRAP NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE HARDWARE CLOTH.
- EXCAVATE PIT TO THREE TIMES THE PIPE DIAMETER AND FOUR FEET IN DEPTH. PLACE 3/4 TO 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
- SET TOP OF PIPE MINIMUM 12 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
- BACKFILL PIT AROUND THE PIPE WITH 3/4 TO 1/2 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE, AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
- DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
- A SUMP PIT REQUIRES FREQUENT MAINTENANCE. IF SYSTEM CLOGS, REMOVE PERFORATED PIPE AND REPLACE GEOTEXTILE AND STONE. KEEP POINT OF DISCHARGE FREE OF EROSION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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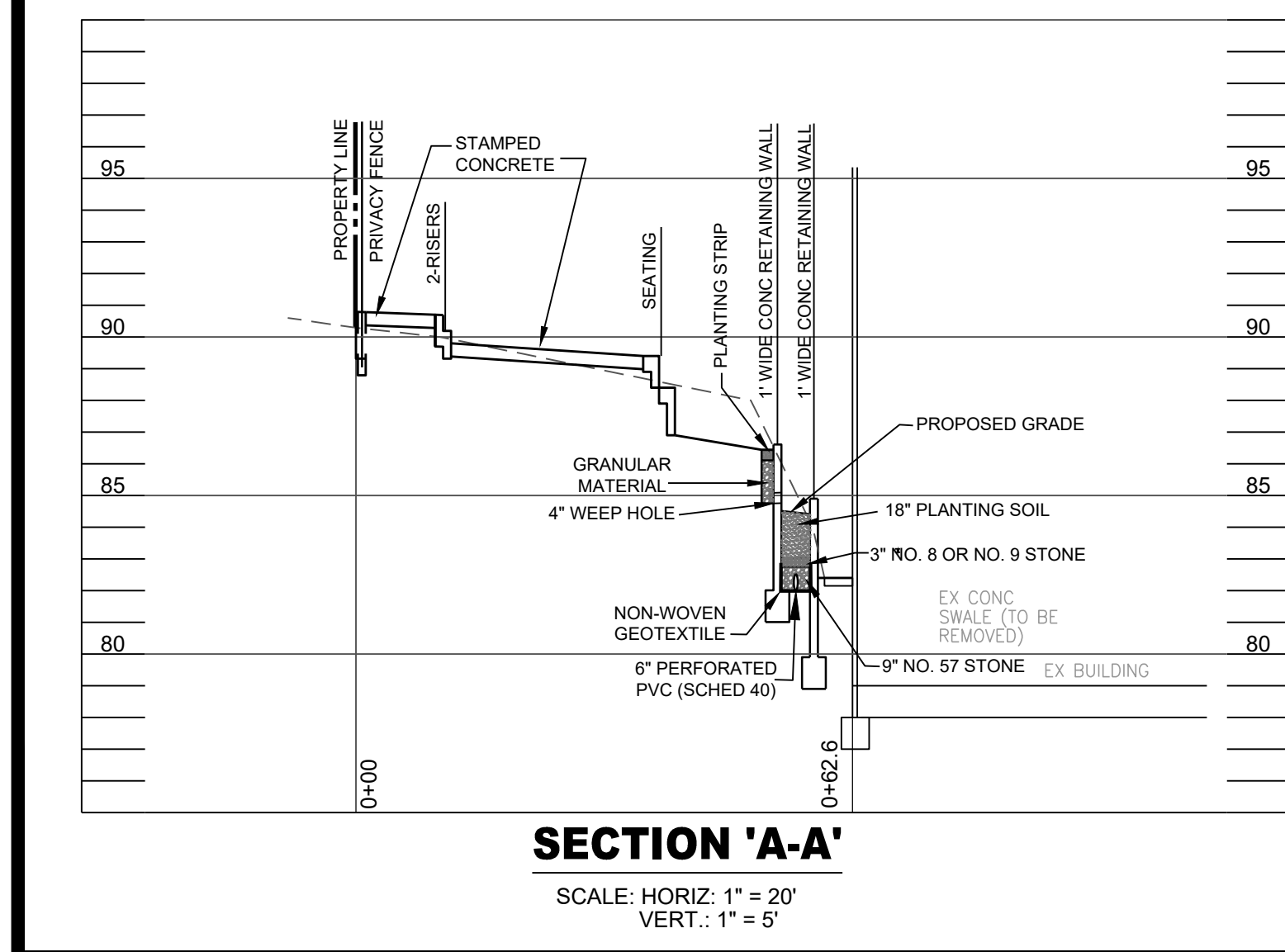


CONSTRUCTION SPECIFICATIONS

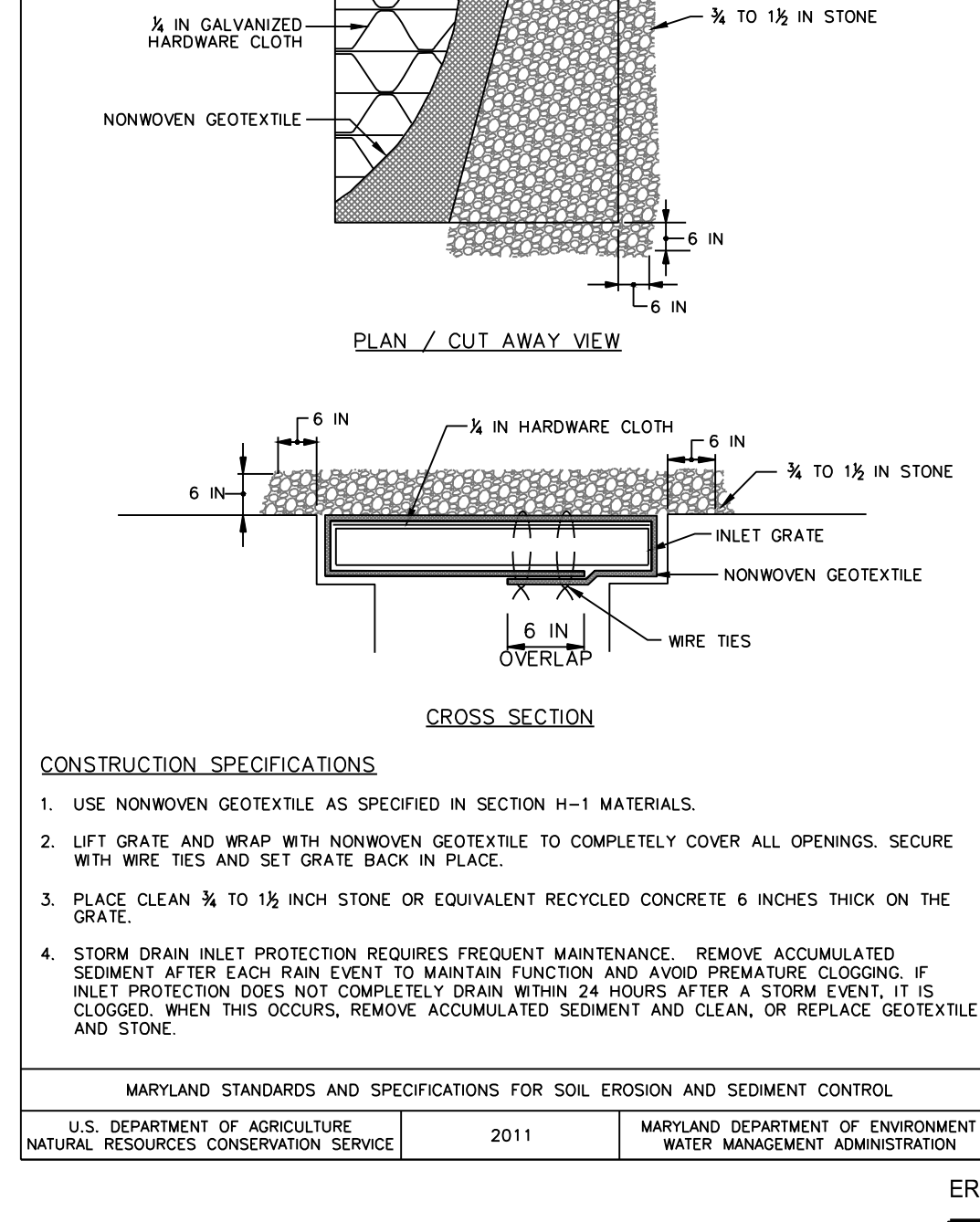
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
- PLACE CLEAN 3/4 TO 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SECTION 'A-A'
SCALE: HORIZ.: 1" = 20'
VERT.: 1" = 5'



CONSTRUCTION SPECIFICATIONS

- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
- PLACE CLEAN 3/4 TO 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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EROSION AND SEDIMENT CONTROL SHALL BE STRICTLY ENFORCED. BCNR-10801

EROSION AND SEDIMENT CONTROL CROSS SECTION, DETAILS, SPECIFICATIONS AND NOTES
TUERK HOUSE PHASE IV EXTERIOR IMPROVEMENTS
730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.
LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM
WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
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CHECKED: RSR
FILE: 2016281.3 ESC DETAILS
DRAWING NUMBER: C-8

Printed By: McQuinn, Theresa on Friday, July 7, 2023, 4:02:25 AM Location: N:\2023\project20162016281.3\DWG\Plot Sheets

EROSION AND SEDIMENT CONTROL - STANDARD SPECIFICATIONS FOR BALTIMORE CITY PART 1 OF 2

SHEET REVISION DATE: January 6, 2022

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION
USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION.

PURPOSE
TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL.

CONDITIONS WHERE PRACTICE APPLIES
ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS, THIS SPECIFICATION IS DIVIDED INTO SECTIONS ON INCREMENTAL STABILIZATION; SOIL PREPARATION; SOIL AMENDMENTS AND TOPSOILING; SEEDING AND MULCHING; TEMPORARY STABILIZATION; AND PERMANENT STABILIZATION.

EFFECTS ON WATER QUALITY AND QUANTITY
STABILIZATION PRACTICES ARE USED TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. WHEN SOIL IS STABILIZED WITH VEGETATION, THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM AREAS. PLANTING VEGETATION IN DISTURBED AREAS WILL HAVE AN EFFECT ON THE WATER BUDGET, ESPECIALLY ON VOLUMES AND RATES OF RUNOFF, INFILTRATION, EVAPORATION, TRANSPIRATION, PERCOLATION, AND GROUNDWATER RECHARGE. OVER TIME, VEGETATION WILL INCREASE ORGANIC MATTER CONTENT AND IMPROVE THE WATER HOLDING CAPACITY OF THE SOIL AND SUBSEQUENT PLANT GROWTH. VEGETATION WILL HELP REDUCE THE MOVEMENT OF SEDIMENT, NUTRIENTS, AND OTHER CHEMICALS CARRIED BY RUNOFF TO RECEIVING WATERS. PLANTS WILL ALSO HELP PROTECT GROUNDWATER SUPPLIES BY ASSIMILATING THOSE SUBSTANCES PRESENT WITHIN THE ROOT ZONE. SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDBED PREPARATION, SEEDING, MULCHING, AND VEGETATIVE ESTABLISHMENT.

ADEQUATE VEGETATIVE ESTABLISHMENT
INSPECT SEEDBED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON.

1. ADEQUATE VEGETATIVE STABILIZATION REQUIRES 95 PERCENT GROUND COVER.
2. IF AN AREA HAS LESS THAN 40 PERCENT GROUND COVER, RESTABILIZE FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED PREPARATION, AND SEEDING.
3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUND COVER, OVER-SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED.
4. MAINTENANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION
ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

PURPOSE
TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

CONDITIONS WHERE PRACTICE APPLIES
ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

CRITERIA

- INCREMENTAL STABILIZATION - CUT SLOPES**
 1. EXCAVATE AND STABILIZE SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES.
 2. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1):
 - a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION.
 - b. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.
 - c. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.
 - d. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDBED AREAS AS NECESSARY.

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

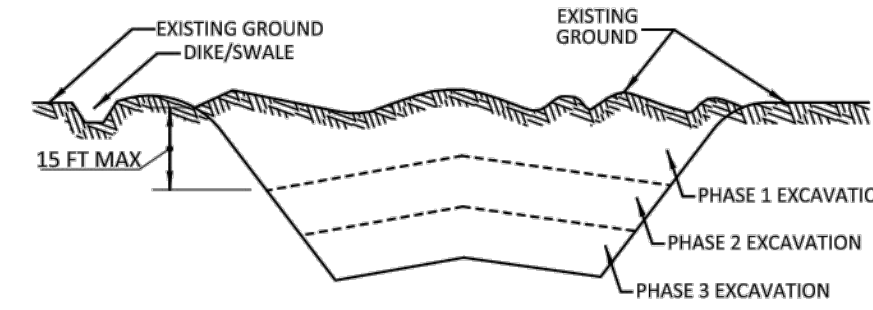


FIGURE B.1: INCREMENTAL STABILIZATION - CUT

- INCREMENTAL STABILIZATION - FILL SLOPES**
 1. CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL SLOPES AS THE WORK PROGRESSES.
 2. STABILIZE SLOPES IMMEDIATELY WHEN THE VERTICAL HEIGHT OF A LIFT REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS DESCRIBED IN THE PLANS.
 3. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICES(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
 4. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2):
 - a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.
 - b. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
 - c. PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE.
 - d. PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE.
 - e. PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDBED AREAS AS NECESSARY.

B-4-1 (CONTINUED)

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

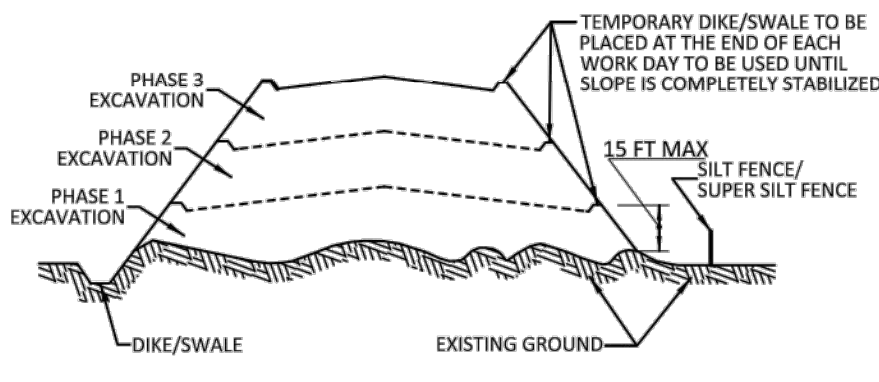


FIGURE B.2: INCREMENTAL STABILIZATION - FILL

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

- SOIL PREPARATION**
 1. TEMPORARY STABILIZATION
 - a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 2. PERMANENT STABILIZATION
 - a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - i. SOIL PH BETWEEN 6.0 AND 7.0.
 - ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 50 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

- TOPSOILING**
 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PROVIDE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERNYUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

- TOPSOIL APPLICATION**
 - a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 1/4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

B-4-2 (CONTINUED)

- SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)**
 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
 3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES
TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

- SEEDING**
 1. SPECIFICATIONS
 - a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
 - b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWES.
 - c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
 - d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 2. APPLICATION
 - a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDBED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
 - b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. I. CULTIPACKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
 - i. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
 - c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE (100 POUNDS PER ACRE); SOLUBLE NITROGEN; P₂O₅ (PHOSPHORUS), 200 POUNDS PER ACRE; K₂O (POTASSIUM), 200 POUNDS PER ACRE.
 - ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
 - iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

- MULCH MATERIALS (IN ORDER OF PREFERENCE)**
 - a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
 - ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
 - iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
2. APPLICATION
 - a. APPLY MULCH TO ALL SEEDBED AREAS IMMEDIATELY AFTER SEEDING.
 - b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDBED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

B-4-3 (CONTINUED)

- ANCHORING**
 - a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
 - i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PEROSET, TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
 - iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4.3-1.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)		LIME RATE
					N	P	
N/A	ANNUAL RYEGRASS	40	2/15-4/30 8/15-11/30	1/2 IN.			
N/A	FOXTAIL MILLET (WARM SEASON)	30	5/1-8/14	1/2 IN.	426 LB/AC (10 LB/1000 SF)		2 TONS/AC (90 LB/1000 SF)
N/A	PEARL MILLET (WARM SEASON)	20	5/1-8/14	1/2 IN.			

EROSION AND SEDIMENT CONTROL SHALL BE STRICTLY ENFORCED. BCNR-10801

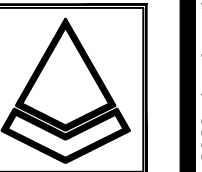
EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND NOTES 1
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730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.
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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 12311 Expiration Date: 02/09/2025.

SCALE: AS SHOWN
DATE: July 7, 2023
JOB NO.: 2016-281.3
DESIGNED: TAM
DRAWN: TAM
CHECKED: RSR
FILE: 2016281.3 ESC DETAILS
DRAWING NUMBER:
C-9

NO.	DATE	REVISIONS:	BY	SHEET	OF
				9	-

EROSION AND SEDIMENT CONTROL - STANDARD SPECIFICATIONS FOR BALTIMORE CITY PART 2 OF 2

SHEET REVISION DATE: MAY 18, 2022

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE
 - a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE(FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
 - c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
 - d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3.5 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
2. TURFGRASS MIXTURES
 - a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
 - b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 3 TO 4 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1.5 TO 3 POUNDS PER 1000 SQUARE FEET. NOTES: SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.

- c. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
 - WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5b, 6a)
 - CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6b)
 - SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7a, 7b)
- d. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1.5 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
- e. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH 0.5 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

- B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).
 1. GENERAL SPECIFICATIONS
 - a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
 - b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.75 INCH, PLUS OR MINUS 0.25 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
 - d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 - e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
 2. SOD INSTALLATION
 - a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 - b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
 - c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
 - d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
 3. SOD MAINTENANCE
 - a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
 - b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
 - c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ONE THIRD OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3): 7A SEED MIXTURE (FROM TABLE B.3): SEE BELOW		FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	
	TALL FESCUE	60		1/4-1/2 IN.	
	PERENNIAL RYEGRASS	20	2/15-4/30 8/15-10/31	1/4-1/2 IN.	45 POUNDS PER ACRE (1.0 LB/1000 SF)
	KENTUCKY BLUEGRASS	40		1/4-1/2 IN.	90 POUNDS PER ACRE (2.0 LB/1000 SF)
					90 POUNDS PER ACRE (2.0 LB/1000 SF)
					2 TONS/AC (90 LB/1000 SF)

PERMANENT SEEDING NOTES

1. THE SEEDING DATES LISTED ARE AVERAGES FOR THE IDENTIFIED HARDINESS ZONE. WHEN SEEDING TOWARD THE END OF THE LISTED PLANTING DATES, OR WHEN CONDITIONS ARE EXPECTED TO BE LESS THAN OPTIMAL, SELECT AN APPROPRIATE NURSE CROP FROM THE TEMPORARY SEEDING SUMMARY FOUND ON THE EROSION AND SEDIMENT CONTROL - STANDARD SPECIFICATIONS FOR BALTIMORE CITY PART 1 OF 2, AND PLANT TOGETHER WITH THE PERMANENT SEEDING MIX.
2. SEEDING TOWARD THE END OF PLANTING DATE RANGES MAY REQUIRE SUPPLEMENTAL WATERING TO ENSURE PLANT ESTABLISHMENT.
3. FOR GUIDANCE ON STABILIZATION OUTSIDE OF A SEEDING SEASON, SEE B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION FOUND ON EROSION AND SEDIMENT CONTROL PART - STANDARD SPECIFICATIONS FOR BALTIMORE CITY 1 OF 2.

B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION

DEFINITION

THE STABILIZATION OF AREAS FREQUENTLY AND INTENSIVELY USED BY SURFACING WITH SUITABLE MATERIALS (E.G., MULCH AND AGGREGATE).

PURPOSE

TO PROVIDE A STABLE, NON-ERODING SURFACE FOR AREAS FREQUENTLY USED AND TO IMPROVE WATER QUALITY FROM THE RUNOFF OF THESE AREAS.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE APPLIES TO INTENSIVELY USED AREAS (E.G., EQUIPMENT AND MATERIAL STORAGE, STAGING AREAS, HEAVILY USED TRAVEL LANES).

CRITERIA

1. A MINIMUM 4-INCH BASE COURSE OF CRUSHED STONE OR OTHER SUITABLE MATERIALS INCLUDING WOOD CHIPS OVER NONWOVEN GEOTEXTILE SHOULD BE PROVIDED AS SPECIFIED IN SECTION H-1 MATERIALS AND RUNOFF CONTROL.
2. SELECT THE STABILIZING MATERIAL BASED ON THE INTENDED USE, DESIRED MAINTENANCE FREQUENCY, AND RUNOFF CONTROL.
3. THE TRANSPORT OF SEDIMENTS, NUTRIENTS, OILS, CHEMICALS, PARTICULATE MATTER ASSOCIATED WITH VEHICULAR TRAFFIC AND EQUIPMENT, AND MATERIAL STORAGE NEEDS TO BE CONSIDERED IN THE SELECTION OF MATERIAL. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY TO CONTROL SOME OF THESE POTENTIAL POLLUTANTS.
4. SURFACE EROSION CAN BE A PROBLEM ON LARGE HEAVY USE AREAS. IN THESE SITUATIONS, MEASURES TO REDUCE THE FLOW LENGTH OF RUNOFF OR EROSIIVE VELOCITIES NEED TO BE CONSIDERED.

MAINTENANCE

THE HEAVY USE AREAS MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES EROSION. THIS MAY REQUIRE ADDING SUITABLE MATERIAL, AS SPECIFIED ON THE APPROVED PLANS, TO MAINTAIN A CLEAN SURFACE.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA

1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 20 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

H-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACE TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING.
2. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
3. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.
5. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
6. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

SUPPLEMENTAL EROSION AND SEDIMENT CONTROL NOTES

1. FOR UTILITY TRENCHES OUTSIDE THE DRAINAGE AREA LIMITS OF EROSION AND SEDIMENT CONTROL (ESC) CONTROLS, THE CONTRACTOR SHALL OPEN ONLY A SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKDAY. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED OVERNIGHT. ANY EXCESS STOCKPILE MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORKDAY. FOR PERVIOUS SURFACES, THE USE OF ANY VEHICLE TRAFFIC IS PROHIBITED THE FIRST 24 HOURS AFTER A RAIN EVENT.
2. IF A STOCKPILE AREA IS NOT SHOWN ON THE APPROVED ESC PLAN, NO STOCKPILING SHALL BE ALLOWED. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORK DAY AND SENT TO A DISPOSAL SITE GOVERNED BY AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. IF A STAGING AREA IS NOT SHOWN ON THE APPROVED ESC PLAN, NO STAGING AREA SHALL BE ALLOWED ON SITE. STAGING AREAS OUTSIDE OF THE LOD MUST BE LOCATED ON AN IMPERVIOUS SURFACE, AND SHALL NOT RESULT IN EARTH DISTURBANCE. STOCKPILES OF ERODIBLE MATERIAL WILL NOT BE PERMITTED AT A STAGING AREA.
4. ALL DISTURBED AREAS SHALL BE STABILIZED PER THE STABILIZATION SCHEDULE.
5. THE ESC INSPECTOR HAS AUTHORITY TO REQUIRE ADDITIONAL ESC CONTROLS BEYOND THOSE SHOWN ON THE APPROVED ESC PLAN. ANY ADDITIONAL CONTROLS REQUIRED BY THE INSPECTOR SHALL BE PROVIDED BY THE CONTRACTOR AT THE DIRECTION OF THE INSPECTOR WITH 24 HOURS OF VERBAL NOTIFICATION BY THE ESC INSPECTOR.
6. WHERE NO STABILIZED CONSTRUCTION ENTRANCE (SCE) IS PROVIDED, THE CONTRACTOR SHALL DESIGNATE PIECES OF CONSTRUCTION EQUIPMENT THAT SHALL BE ALLOWED WITHIN THE LOD. THIS EQUIPMENT SHALL BE KEPT WITHIN THE LOD UNTIL THE PROPOSED WORK IS COMPLETE, AND SHALL HAVE TREADS/TIRES CLEANED PRIOR TO LEAVING THE LOD. ALL MATERIAL REMOVAL OR DELIVERY SHALL BE EITHER LIFTED FROM OR INTO THE LOD; AND, ANY SEDIMENT TRACKED OR DROPPED OUTSIDE THE LOD CLEANED IMMEDIATELY. FLUSHING WILL NOT BE PERMITTED.
7. WHERE SAME DAY STABILIZATION IS SPECIFIED ON THE ESC PLAN, IT SHALL BE CONSIDERED THE PRIMARY ESC CONTROL. ANY CONTROLS PROVIDED DOWNSTREAM OF AREAS SPECIFIED FOR SAME DAY STABILIZATION SHALL BE CONSIDERED SECONDARY CONTROLS UNLESS SPECIFIED OTHERWISE. (SECONDARY CONTROLS ARE DEFINED AS CONTROLS PROVIDED AS BACKUP MEASURES TO A PRIMARY CONTROL).
8. SAME DAY STABILIZATION IS DEFINED AS THE COMPLETION OF PROPOSED WORK WITHIN A DEFINED AREA WITH THE STIPULATION OF A NON-ERODIBLE SURFACE AT THE END OF EACH WORK DAY. EXAMPLES OF ACCEPTABLE NON-ERODIBLE SURFACES INCLUDE PAVEMENT, STEEL PLATES, A 2" MINIMUM STONE LAYER, OR STABILIZATION MATTING OVER PERMANENT SEEDING. THIRTY (30) MIL PLASTIC SHEETING WITH ANCHORING MAY BE CONSIDERED ACCEPTABLE IF EITHER SPECIFIED ON AN APPROVED PLAN, OR APPROVED BY THE ESC INSPECTOR. TEMPORARY SEEDING AND MULCH IS NOT CONSIDERED AN ACCEPTABLE SAME DAY STABILIZATION PRACTICE.

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

- a. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
- b. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

MAINTENANCE OF SEDIMENT CONTROL

CONTRACTOR SHALL WITHOUT EXTRA COST TO THE PROJECT, REPAIR AND MAINTAIN EXISTING SEDIMENT CONTROL DEVICES UNTIL ALL AREAS WITHIN LIMITS OF CONSTRUCTION ARE STABILIZED. ALL SEDIMENT CONTROL MEASURES REFERRED TO ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE PUBLICATION ENTITLED "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".

ESC CERTIFICATIONS

OWNER'S/DEVELOPER'S CERTIFICATION

I/WE DO HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED PLAN AND ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF ATTENDANCE AT AN APPROVED MARYLAND DEPARTMENT OF THE ENVIRONMENTAL SEDIMENT AND EROSION CONTROL TRAINING PROGRAM PRIOR TO THE BEGINNING OF WORK. THE CITY'S DPW AND DHCD AND MDE WILL BE ALLOWED RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION.

PRINT NAME _____ SIGNATURE _____ DATE _____

ADDRESS _____ TELEPHONE NUMBER _____

ENGINEERS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAN FOR EROSION SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED UPON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY OFFICE OF COMPLIANCE AND RESEARCH.

PRINT NAME _____ SIGNATURE _____ DATE _____

ADDRESS _____ TELEPHONE NUMBER _____

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR WILL COMPLY WITH ALL REQUIREMENTS OF SEDIMENT AND EROSION CONTROL AS SET FORTH IN THE MARYLAND SEDIMENT AND EROSION MANUAL AND BALTIMORE CITY CODE ARTICLE 7.
2. SUBMIT A WRITTEN NOTIFICATION TO: THE DEPARTMENT OF PUBLIC WORKS, OFFICE OF COMPLIANCE AND RESEARCH: 3001 DRUID PARK DRIVE, ROOM 228, BALTIMORE, MD 21215, PHONE NUMBER, 410-396-0732, FAX 410-523-9047, DPW.ESCINSPECTIONS@BALTIMORECITY.GOV, AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION STATING:
 - A. A REQUEST FOR A PRECONSTRUCTION MEETING,
 - B. WHEN CONTRACTOR INTENDS TO BEGIN CONSTRUCTION,
 - C. WHEN CONTRACTOR INTENDS TO INSTALL STORMWATER MANAGEMENT FACILITIES,
 - D. SOURCE OF BORROW MATERIAL,
 - E. LOCATION OF DISPOSAL AREA OF SITE MATERIAL,
 - F. CONTRACTOR'S TENTATIVE CLOSING DATE.
3. INITIAL DISTURBANCE WILL BE LIMITED TO THAT NECESSARY TO GAIN ENTRANCE TO THE SITE AND INSTALL NECESSARY SEDIMENT CONTROLS AS PER THE APPROVED PLANS.
4. ALL SEDIMENT CONTROLS AND CRITICAL SLOPES MUST BE STABILIZED WITHIN THREE (3) CALENDAR DAYS. ALL OTHER INACTIVE DISTURBED AREAS ON THE PROJECT SITE MUST BE STABILIZED WITHIN SEVEN (7) CALENDAR DAYS.
5. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE WHENEVER POSSIBLE AND CONFINED TO AN AREA WHERE IT WILL NOT BE OBSTRUCT THE NORMAL COURSE OF DRAINAGE.
6. PUMPING OF SEDIMENT LADEN WATER WILL NOT BE ALLOWED UNLESS IT IS FILTERED BY WAY OF AN APPROVED SEDIMENT TRAPPING DEVICE.
7. CONTINUOUS INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES IS MANDATORY.
8. ANY SEDIMENT CONTROL DEVICES DISTURBED DURING UTILITY CONSTRUCTION MUST BE RESTORED IMMEDIATELY.
9. ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO MINIMIZE TRACKING OF MUD ON TO PUBLIC RIGHT-OF-WAYS.
10. ANY EARTH, GRAVEL, AND/OR OTHER MATERIAL TRACKED, SPILLED OR WASHED ON TO ADJACENT ROADS MUST BE IMMEDIATELY REMOVED AND DISPOSED OF IN A PROPER MANNER. NO FLUSHING WILL BE PERMITTED. ALL MATERIAL MUST BE REMOVED BY MEANS OF SHOVELING AND SWEEPING.
11. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 5,000 SQ. FT., THE CONTRACTOR SHALL HAVE A BALTIMORE CITY EROSION AND SEDIMENT CONTROL INSPECTOR INSPECT AND APPROVE THE WORK COMPLETED AT THE STAGES OF CONSTRUCTION SPECIFIED BELOW:
 - A. UPON COMPLETION OF THE INSTALLATION OF THE PERIMETER SEDIMENT CONTROLS;
 - B. DURING ALL GRADING AND BUILDING OPERATIONS;
 - C. UPON FINAL STABILIZATION OF THE ENTIRE SITE PRIOR TO REMOVAL OF THE SEDIMENT CONTROLS
12. THE CONTRACTOR SHALL NOT DEVIATE FROM THE APPROVED SEDIMENT AND EROSION CONTROL PLAN WITHOUT FIRST RECEIVING APPROVAL FROM THE OFFICE OF COMPLIANCE AND RESEARCH. VARIATIONS TO THE ORIGINAL PLAN MUST BE SUBMITTED IN WRITINGS WITH ALL PROPOSED MODIFICATIONS STILL BEING HIGHLIGHTED. SUBSTANTIAL CHANGES WILL NECESSITATE AMENDMENT OF THE GRADING/BUILDING PERMIT.

EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

BCNR-10801

EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND NOTES 2

TUERK HOUSE PHASE IV EXTERIOR IMPROVEMENTS

730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.

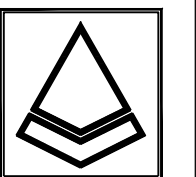
LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM

WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
BALTIMORE CITY, MARYLAND 21216

Colbert Matz Rosenfelt

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
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email: tmcgwire@cmrengineers.com



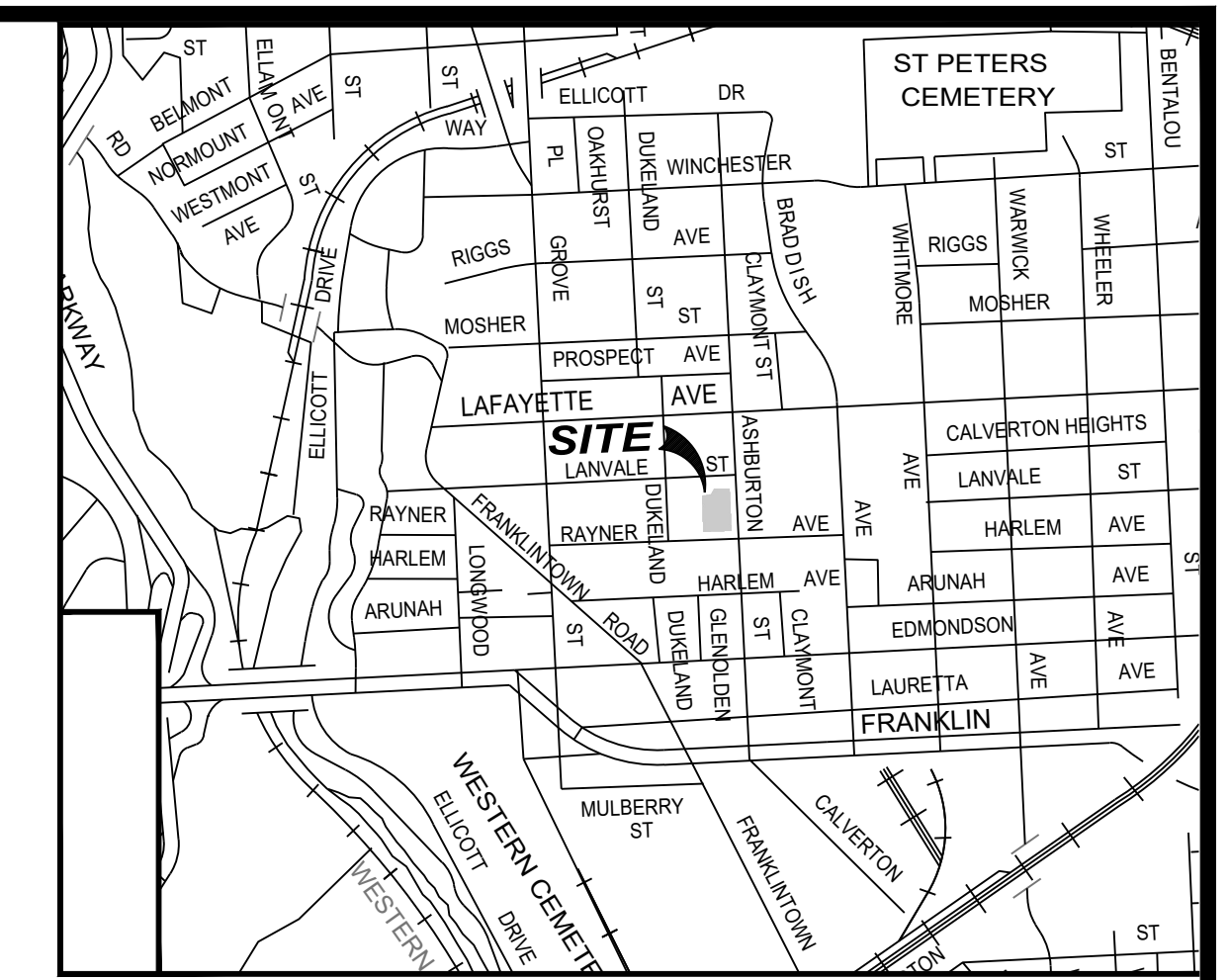
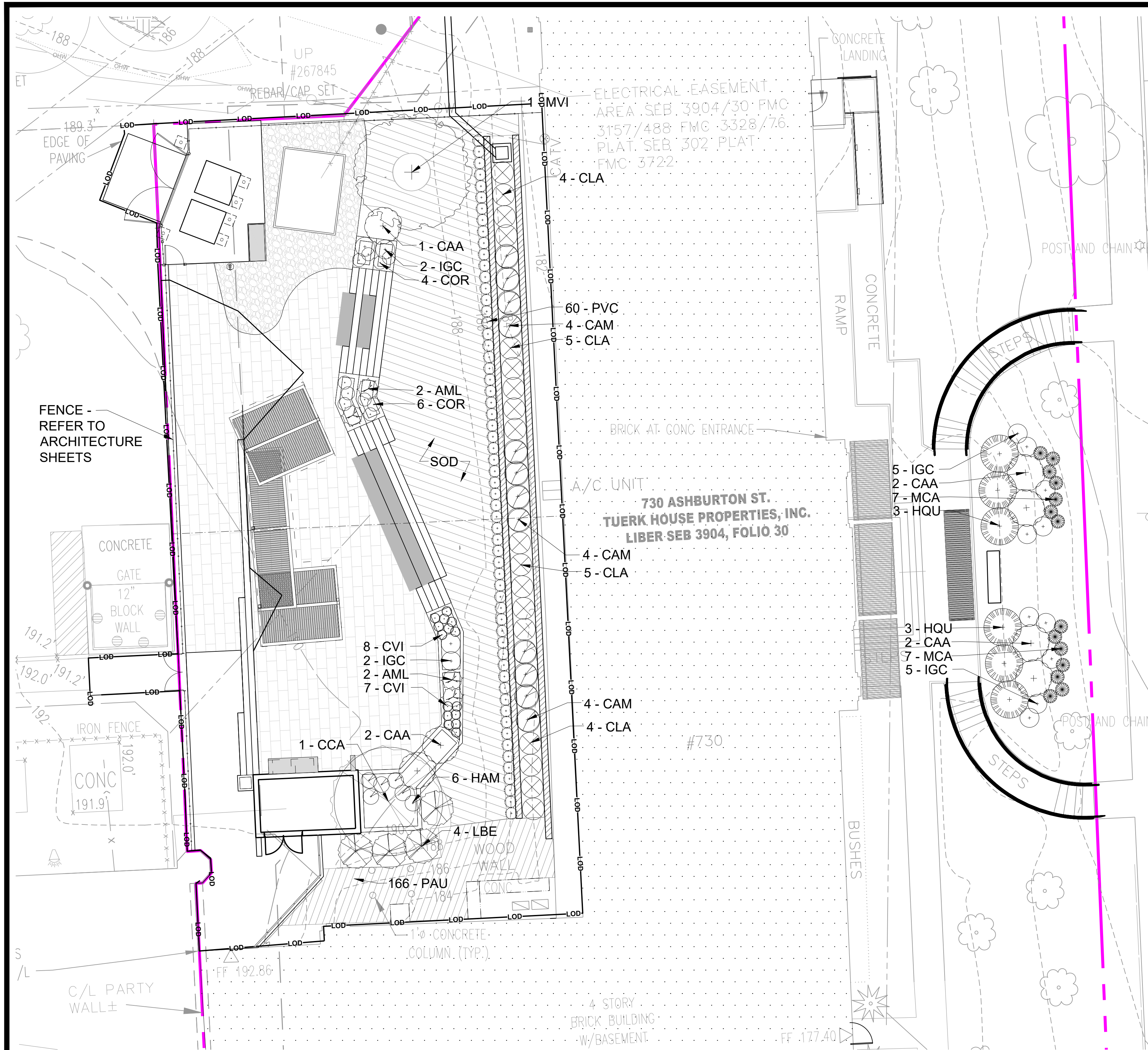
Professional Certification

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 No. 12311 Expiration Date: 02/09/2025

SCALE: AS SHOWN
DATE: July 7, 2023
JOB NO.: 2016-281.3
DESIGNED: TAM
DRAWN: TAM
CHECKED: RSR
FILE: 2016281.3 ESC DETAILS
DRAWING NUMBER: C-10

NO. DATE REVISIONS: BY SHEET 10 OF -

SWM/ ESC SHEET 9 OF 9



VICINITY MAP
SCALE: 1" = 1000'

**PLANT UNITS REQUIRED FOR COURTYARD
(WEST OF BUILDING)**

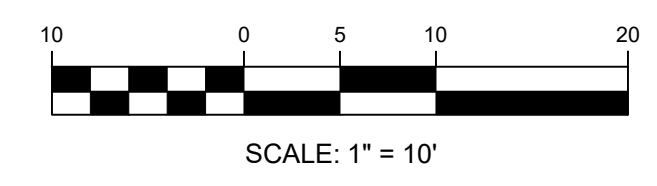
REQUIREMENT BASED ON PROJECT TYPE -
TYPE OF PROJECT: CONDITION D - OPEN SPACES & PLAZAS,
PER BALTIMORE LANDSCAPE MANUAL
REQUIREMENT: 1 P.U. PER 1200 SF
TOTAL AREA (LOD): 8270 SF
TOTAL PLANT UNITS REQUIRED: 7

PLANT UNITS PROVIDED - PLANT CODE IN ()

1. 2 MINOR TREES 1.5" CAL. MIN. (CCA, MVI)
2. 6 SHRUBS AT 18" T. MIN. (CAA, LBE)
3. 10 PERENNIALS AT 1 GAL. (CLA)
4. 10 PERENNIALS AT 1 GAL. (CVI)
5. 10 PERENNIALS AT 1 GAL. (PVC)
6. 10 PERENNIALS AT 1 GAL. (PVC)
7. 10 PERENNIALS AT 1 GAL. (PVC)

PLANT SCHEDULE - COURTYARD AND FRONT ENTRY

Code	Qty.	Common Name / Botanical Name	Container	Size
Trees				
MVI	1	Sweet Bay Magnolia / Magnolia virginiana		1.5" Cal.
CCA	1	Redbud / Cercis canadensis		1.5" Cal.
Shrubs				
AML	4	Low Scape Mound Aronia / Aronia melanocarpa 'Low Scape'	Cont.	18" Ht.
CAA	7	Beauty Berry / Callicarpus americanus	Cont.	18" Ht.
CAM	12	New Jersey Tea / Ceonothus americanus	Cont.	18" Ht.
HQU	6	Oakleaf Hydrangea / Hydrangea quercifolia	Cont.	30" Ht.
IGC	9	Compact Ink Berry / Ilex glabra 'Compact'	Cont.	18" Ht.
LBE	4	Spice Bush / Lindera benzoin	Cont.	30" Ht.
Perennials				
CLA	18	Northern Sea Oats / Chasmanthium latifolium	Cont.	1 Gal.
CVI	15	Green and Gold / Chrysogonum virginianum	Cont.	1 Gal.
COR	10	Threadleaf Coreopsis / Coreopsis verticillata	Cont.	1 Gal.
HAM	6	Alumroot / Heuchera americana	Cont.	1 Gal.
PAU	166	Golden Ragwort / Packera aurea	Cont.	1 Qt.
Grasses				
MCA	14	Pink Muhly Grass / Muhlenbergia capillaris	Cont.	1 Gal.
PVC	60	Panicum virgatum 'Cape Breeze' / Cape Breeze Switchgrass	Cont.	1 Gal.



**PLANTING PLAN
TUERK HOUSE PHASE IV
IMPROVEMENTS**

**730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.**

LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM

WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
BALTIMORE CITY, MARYLAND 21216

BCNR-10801

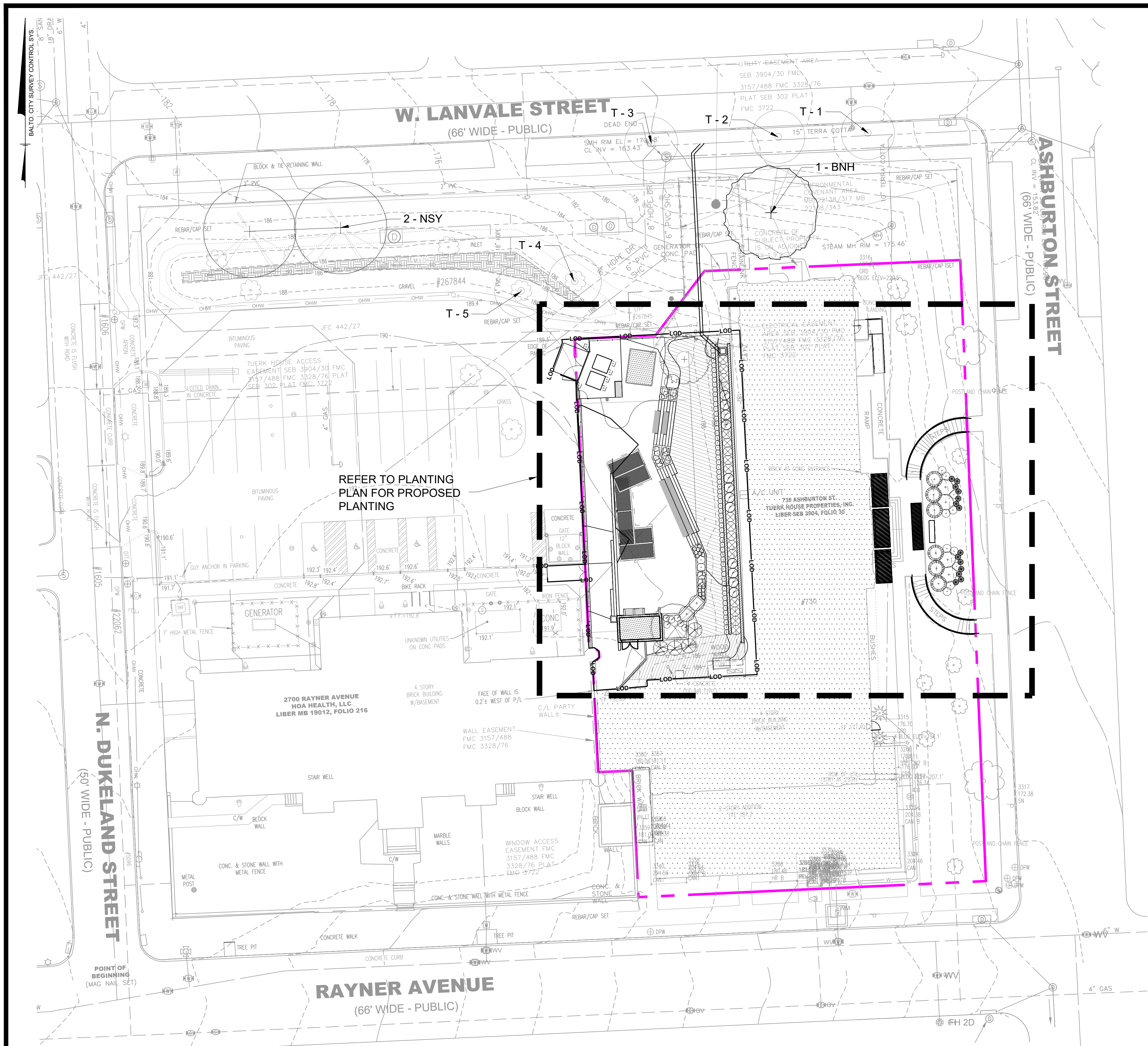
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Facsimile: (410) 653-7953
email: tmcguire@cmrengineers.com

**the
Neighborhood
DesignCenter**

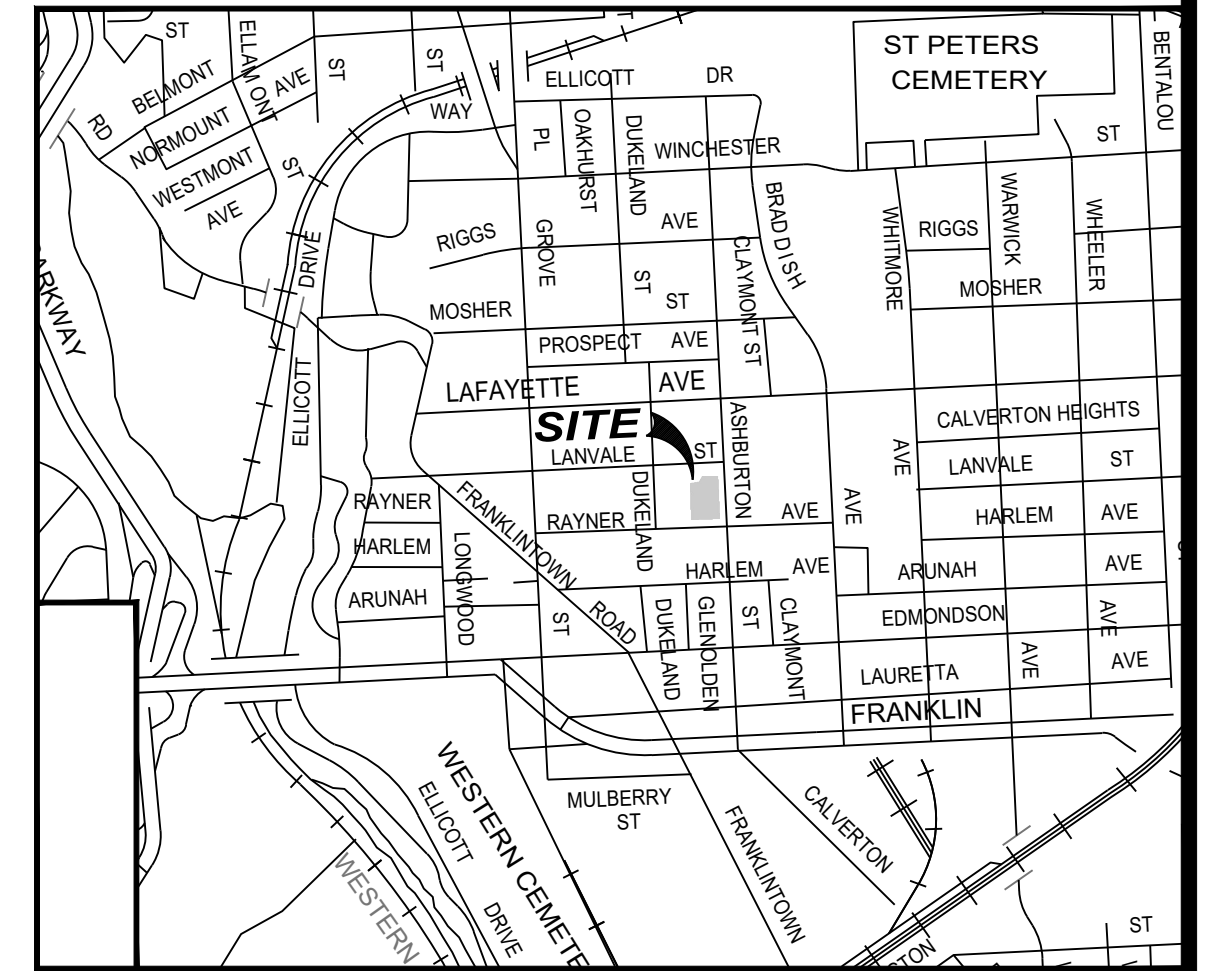
Professional Certification		SCALE: 1" = 10'	
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 12311		DATE: July 7, 2023	JOB NO.: 2016-281.3
CHECKED: KF	DESIGNED: JLS	DRAWN: JLS	FILE: PLANTING PLAN
DRAWING NUMBER: L-1			
NO.	DATE	REVISIONS:	BY SHEET P OF

Design/Process Docs/Design Documents



STREET/SITE TREE INVENTORY					
KEY	BOTANICAL NAME COMMON NAME	SIZE (dbh inches)	CRZ (radius) (feet)	CONDITION	REMARKS
T-1	Acer rubrum; red maple	3.5000	5.2500	Good	
T-2	Acer rubrum; red maple	3.5000	5.2500	Good	
T-3	Acer rubrum; red maple	3.5000	5.2500	Good	
T-4	Betula nigra; river birch	2.5000	3.7500	Good	MULTI-STEM
T-5	Betula nigra; river birch	2.5000	3.7500	Good	MULTI-STEM

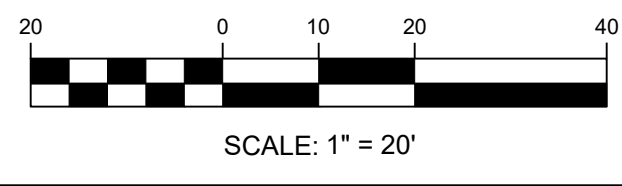
(Excerpted from SIMPLIFIED FSD)



VICINITY MAP
SCALE: 1" = 1000'

PLANT SCHEDULE - FSD AFFORESTATION PLANTING
(REFER TO SIMPLIFIED FSD)

Code	Qty.	Common Name / Botanical Name	Container	Size
BNH	1	Heritage River Birch / Betula Nigra 'Heritage'		2.5" Cal.
NSY	2	Black Gum / Nyssa sylvatica		2.5" Cal.



**the
Neighborhood
DesignCenter**

OWNER/ DEVELOPER:
TUERK HOUSE PROPERTIES, INC.
730 ASHBURTON STREET
BALTIMORE, MD 21216

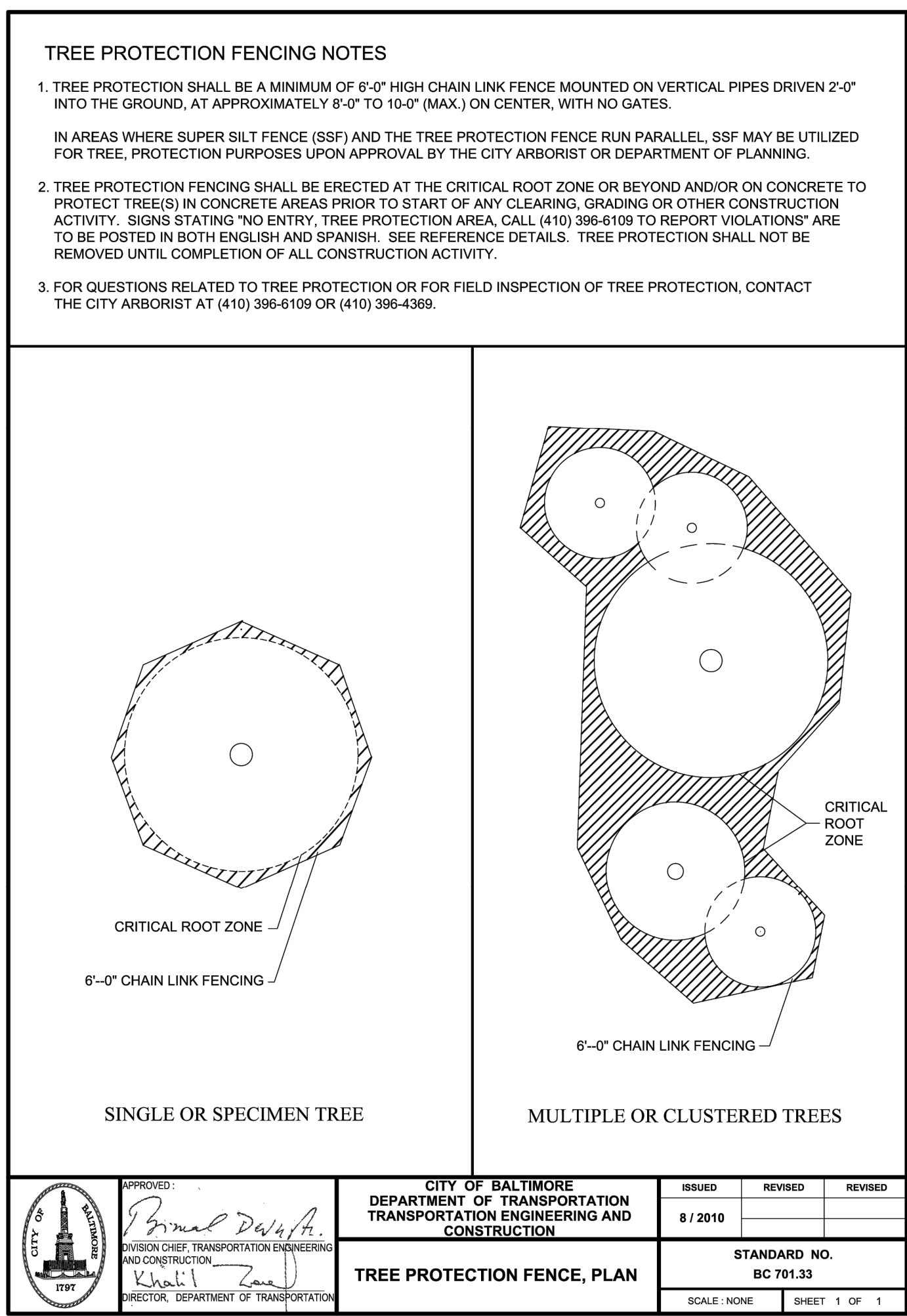
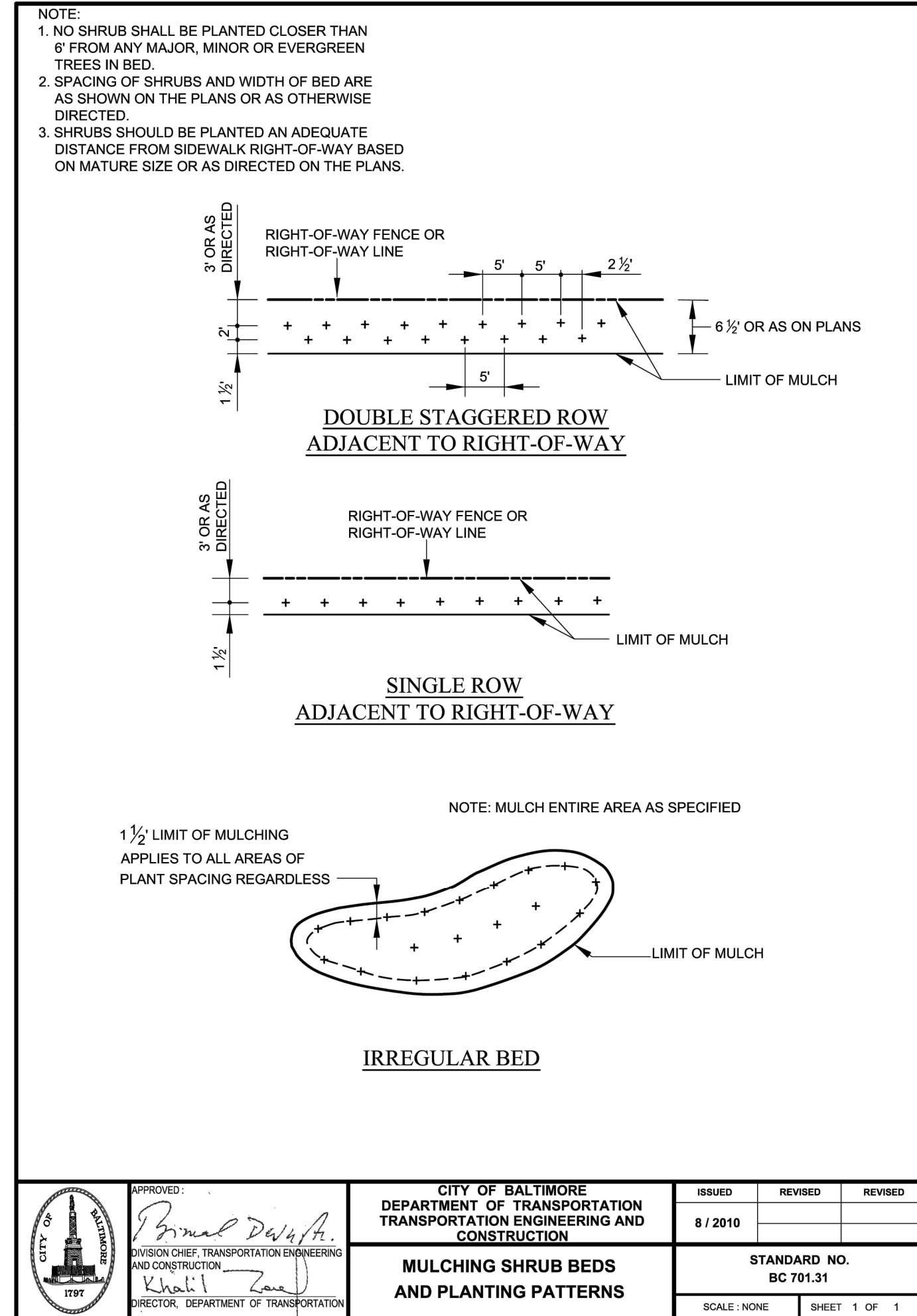
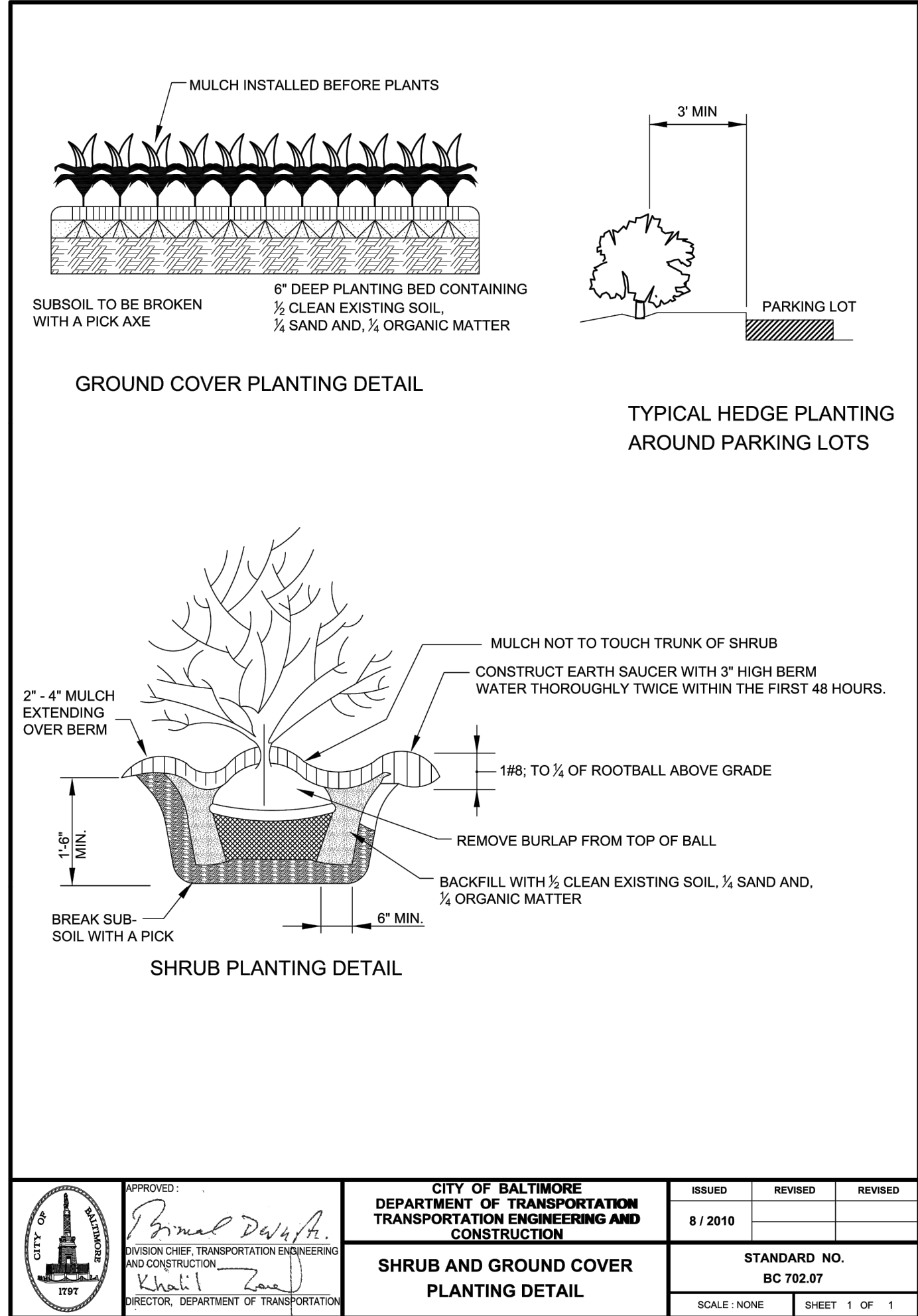
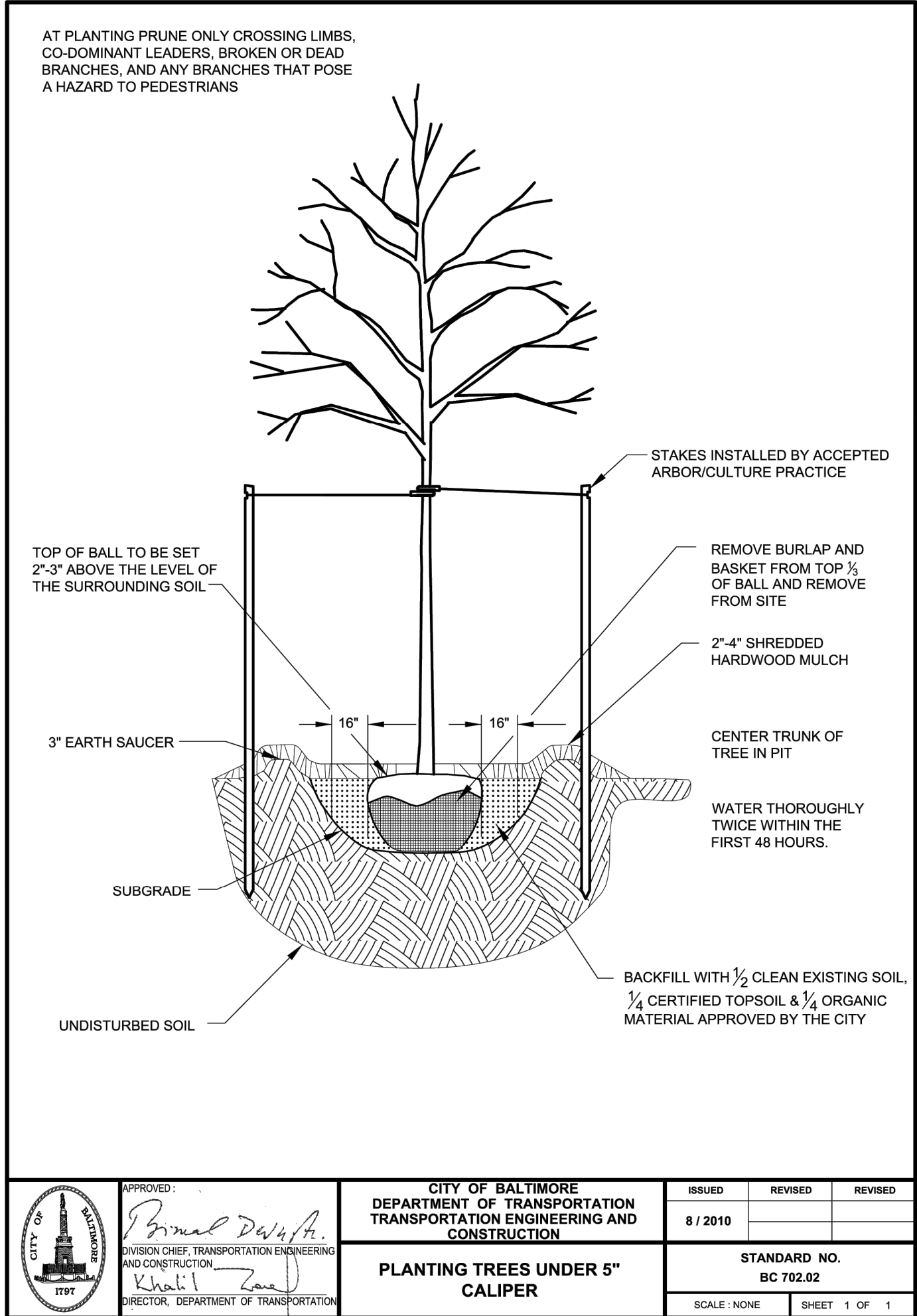
**AFFORESTATION
PLANTING PLAN**
TUERK HOUSE PHASE IV EXTERIOR IMPROVEMENTS
730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.
LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM
WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
BALTIMORE CITY, MARYLAND 21216

Colbert Matz Rosenfelt
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953
email: tmcgwire@cmrengineers.com

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 No. 12311 Expiration Date: 02/09/2025.	
SCALE: 1" = 20'	DATE: July 7, 2023	JOB NO.: 2016-281.3	DESIGNED: JS
			DRAWN: JS
			CHECKED: KF
			FILE: PLANTING PLAN
			DRAWING NUMBER: L-2
NO.	DATE	REVISIONS:	BY SHEET N OF

BCNR-10801

DesignProcess Docs\Design Documents



PLANTING DETAILS
TUERK HOUSE PHASE IV IMPROVEMENTS

730 ASHBURTON STREET
TUERK HOUSE PROPERTIES, INC.

LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1
ASHBURTON WEST CAMPUS CONDOMINIUM

WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1
BALTIMORE CITY, MARYLAND 21216

BCNR-10801

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OWNER/ DEVELOPER:
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730 ASHBURTON STREET
BALTIMORE, MD 21216

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 No. 12311 Expiration Date: 02/09/2025.

SCALE: NONE
DATE: July 7, 2023
JOB NO.: 2016-281.3
DESIGNED: JLS
DRAWN: JLS
CHECKED: KF
FILE: PLANTING PLAN_2023-07-07
DRAWING NUMBER: L-3

NO. DATE REVISIONS: BY SHEET S OF

the
Neighborhood
DesignCenter

GENERAL NOTES:

1. IN ORDER TO PROTECT EXISTING UTILITIES THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS, BY HAND OR VACUUM, AT UTILITY CROSSINGS WELL IN ADVANCE OF DIGGING. THE CONTRACTOR IS TO CONFIRM LOCATIONS WITH MISS UTILITY (1-800-257-7777) PRIOR TO ANY EXCAVATION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES.
2. THE CONTRACTOR SHALL BE FULLY ACQUAINTED WITH THE CONDITIONS OF THE SITE. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. AFTER VISITING THE SITE OR DURING CONSTRUCTION, SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, THE CONTRACTOR SHALL BRING THESE ITEMS TO THE ATTENTION OF THE ENGINEER FOR DIRECTION BEFORE PROCEEDING WITH WORK.
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT ANY REQUIRED TRAFFIC CONTROL PLANS TO THE CITY OF BALTIMORE.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING CONDITIONS UNLESS OTHERWISE NOTED. METHODS USED TO PROTECT EXISTING CONDITIONS SHALL BE MAINTAINED AND REPLACED IF DAMAGED DURING CONSTRUCTION. COST OF REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL IDENTIFY ALL STAGING AREAS AND LIMIT OF DISTURBANCE FOR APPROVAL BY THE ENGINEER AND/OR LANDSCAPE ARCHITECT PRIOR TO THE START OF WORK. AREAS OUTSIDE THE LIMIT OF DISTURBANCE SHALL NOT BE USED FOR STORAGE OR MOVEMENT OF MATERIALS, MACHINERY, OR DEBRIS.
6. THE CONTRACTOR SHALL BE ON SITE AT THE TIME OF ALL MATERIALS DELIVERIES.
7. THE CONTRACTOR SHALL KEEP THE DRIVEWAY AND OTHER VEHICULAR ACCESS AREAS CLEAN DURING CONSTRUCTION. PAVED AREAS SHALL BE WASHED FREE OF MUD ON A WEEKLY BASIS DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF TRASH AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRASH RECEPTACLE TO BE USED ON SITE DURING CONSTRUCTION AND SHALL REMOVE TRASH FROM THE SITE ON A DAILY BASIS.
9. UPON COMPLETION OF THE PROJECT, ALL EXCESS SOIL, TEMPORARY FENCING, EROSION CONTROL MEASURES, STABILIZATION MATERIALS, AND OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. ALL PAVED AREAS, WALLS, ETC. SHALL BE THOROUGHLY WASHED AND CLEANED UPON COMPLETION OF THE PROJECT.
10. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MDSA OR BALTIMORE CITY LANDSCAPE STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

LANDSCAPE NOTES

- A. PLANT MATERIALS**
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP, AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON THE DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.
 - B. PLANT NAMES**
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L.H. BAILEY, 1976.
 - C. PLANT STANDARDS**
ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (HEREAFTER REFERRED TO AS ANLA STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
 - D. PLANT MEASUREMENTS**
MINIMUM SIZE FOR PLANTING SHRUBS SHALL BE, IN GENERAL, 18-24 INCHES IN HEIGHT OR SPREAD, AS APPROPRIATE, EXCEPT THAT A LARGER SIZE MAY BE REQUIRED WHEN DEEMED APPROPRIATE BY THE PLANNING DIRECTOR (OR DESIGNER) IN THE CASE OF PARTICULAR SPECIES OR PLANTING SITUATIONS.
 - E. PLANTING METHODS**
ALL PROPOSED PLANT MATERIAL THAT MEETS THE SPECIFICATIONS IN SECTION B. ABOVE ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING PLANTING METHODS DURING THE PROPER SEASONS AS DESCRIBED BELOW.
 - (1) **PLANTING SEASONS**
A PROFESSIONAL HORTICULTURALIST/NURSERY PROFESSIONAL SHALL BE CONSULTED TO DETERMINE THE PROPER TIME, BASED ON PLANT SPECIES AND WEATHER CONDITIONS, TO MOVE AND INSTALL PARTICULAR PLANT MATERIAL TO MINIMIZE STRESS TO THE PLANT. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOP SOIL PLANTING MIXTURES ARE USED. MONITOR WEATHER CONDITIONS AND AVOID PLANTING IF SOIL ON SITE IS TOO WET. LANDSCAPE PLUGS MUST BE INSTALLED WHILE THEY ARE IN ACTIVE GROWTH ONLY.
 - (2) **DIGGING**
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B+B) OR BARE ROOT IN ACCORDANCE WITH THE "ANLA STANDARDS."
 - (3) **EXCAVATION OF PLANT PITS**
THE LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS AS FOLLOWS:
 - (a) ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, WITH BOWL SHAPED SIDES.
 - (b) IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST 18 INCHES IN DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST 12 INCHES IN DEPTH MINIMUM.
 - (4) **PLANT PRUNING, EDGING, AND MULCHING**
 - (a) EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICES AS STATED IN ANSI STANDARDS A300 FOR PRUNING. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS MADE ON AN ANGLE FROM THE BARK RIDGE TO THE BRANCH COLLAR, NO FLUSH CUTS, TO MINIMIZE THE AREA CUT. ALL CUTS SHALL BE MADE WITH SHARP TOOLS. TRIM ALL EDGES SMOOTH.
 - (b) AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 2- 3 INCH LAYER OF AGED SINGLE OR DOUBLE SHREDDED HARDWOOD MULCH OR CHIPS OVER THE ENTIRE AREA OF THE BED OR SAUCER. REFER TO THE MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
 - (5) **SUBSTITUTIONS, REPLACEMENT, AND UNACCEPTABLE PLANTS**
 - (a) CONTRACTOR SHALL SUBMIT A WRITTEN MODIFICATION REQUEST TO INSTALL PLANTS OF DIFFERENT SPECIES, CULTIVARS, SIZES, GROWTH HABITS, OR PLANTING STOCK TYPE. SUBSTITUTIONS MUST BE APPROVED BY THE DESIGNER BEFORE THE PLANTS ARE BROUGHT TO THE SITE.
 - (b) PROMPTLY REMOVE AND REPLACE PLANTS THAT ARE UNACCEPTABLE AT ANY TIME DURING INSTALLATION AS SPECIFIED IN MD SHA 920.07, OR WHEN REQUESTED. PLANTS THAT ARE DETERMINED TO BE MISSING, DEAD, DYING, DAMAGED, DISEASED, DEFORMED, UNDERDEVELOPED, DAMAGED BY PESTICIDES, OR NOT TRUE TO SPECIES, CULTIVAR, SIZE OR QUALITY SHALL BE REPLACED.
 - F. PLANTING SOILS**
PLANTING SOILS MAY BE NATIVE SOILS, ORGANICALLY AMENDED EXISTING SOIL, OR A TOPSOIL BLEND MIXED TO ACHIEVE THE REQUIREMENTS.
 - (1) **COMPACTION**
MINIMIZE COMPACTION OF PLANTING AREAS DURING CONSTRUCTION. DESIRED DENSITY RANGE IS 1.0 TO 1.4 G/CC FOR TOPSOIL AND 1.2 TO 1.5 G/CC FOR SUBSOIL.
 - (2) **PERCOLATION**
PERCOLATION TESTING AND SOIL COMPOSITION TESTING ARE REQUIRED PRIOR TO INSTALLATION OF PLANTING. PERCOLATION RATES OF 1-2 INCHES (2.5-5 CM) PER HOUR ARE PREFERRED. SUB-DRAINAGE MAY BE NECESSARY IN PLANTING AREAS WITH INSUFFICIENT PERCOLATION.
 - (3) **COMPOSITION**
SOIL COMPOSITION STANDARDS - AMEND EXISTING SOIL AS NEEDED OR PROVIDE A TOPSOIL MIX TO ACHIEVE REQUIRED RANGES: MINERAL COMPOSITION - 45-77% SILT, 0-25% CLAY, 25-33% SAND
 - (a) SOIL PH - PH 6.0-7.0
 - (b) ORGANIC CONTENT - 3-7%
 - (c) FOREIGN MATERIAL AND STONES OVER 2 INCHES IN DIAMETER ARE NOT PERMITTED
 - (4) **AMEND AND FERTILIZE**
AMEND SOILS AND FERTILIZE PLANTING AREAS AND TREE PITS AS NEEDED TO REMEDY SPECIFIC DEFICIENCIES REVEALED BY A SOIL TEST. THE USE OF COMPOST OR OTHER NATURAL NUTRIENT SOURCES AND SOIL AMENDMENTS IS DESIRABLE TO REDUCE THE USE OF CHEMICAL FERTILIZERS AND IMPACTS ON WATER QUALITY.
 - a. TOP SOIL**
TOP SOIL SHALL BE RETAINED AND/OR PROVIDED ON ALL SITES AND SPREAD OVER ALL UNIMPROVED AREAS. REFER TO MD SHA SECTION 920.01.01.
 - b. MAINTENANCE**
THE CONTRACTOR SHALL WATER, PRUNE, AND CULTIVATE TREES TWICE DURING THE FIRST 24 HOURS AND AS-NEEDED DURING THE FIRST GROWING SEASON. MAINTAIN PLANTS FOR 12 MONTHS AFTER INSTALLATION, UNTIL FINAL ACCEPTANCE.
 - c. WARRANTY**
WARRANTY PERIOD FOR ALL PLANT MATERIAL SHALL BE FOR ONE YEAR. WARRANTY PERIOD BEGINS AT THE DATE OF FINAL ACCEPTANCE OF THE PROJECT.
- ALL OTHER LANDSCAPE MATERIALS AND SPECIFICATIONS NOT NOTED ABOVE SHALL CONFORM TO BALTIMORE CITY OR MDSA LANDSCAPE STANDARDS AND SPECIFICATIONS (IN THE ABSENCE OF REQUIREMENTS FROM CITY OF BALTIMORE).

OWNER/ DEVELOPER:
TUERK HOUSE PROPERTIES, INC.
730 ASHBURTON STREET
BALTIMORE, MD 21216

<p>LANDSCAPE SPECIFICATIONS AND NOTES TUERK HOUSE PHASE IV IMPROVEMENTS</p> <p>730 ASHBURTON STREET TUERK HOUSE PROPERTIES, INC.</p> <p>LIBER S.E.B. 3904 FOLIO 30 - PARCEL 1 ASHBURTON WEST CAMPUS CONDOMINIUM</p> <p style="text-align: right;">BCNR-10801</p> <p style="text-align: center;">WARD 16 - SECTION 24 - BLOCK 2381 - LOT 1 BALTIMORE CITY, MARYLAND 21216</p>						
<p>Colbert Matz Rosenfelt <i>Engineers * Surveyors * Planners</i> 2835 Smith Avenue, Suite G Baltimore, Maryland 21209</p> <p>Telephone: (410) 653-3838 Facsimile: (410) 653-7953 email: tmcguire@cmrengineers.com</p>						
<p>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 No. 12311 Expiration Date: 02/09/2025.</p>						
SCALE: NONE	DATE: July 7, 2023					
DESIGNED: JLS	JOB NO.: 2016-281.3					
DRAWN: JLS	CHECKED: KF					
FILE: PLANTING PLAN	DRAWING NUMBER: L-4					
NO.	DATE	REVISIONS:	BY	SHEET	S	OF

Design/Process Docs/Design Documents
 Plotted By: Jenny Smeizer on Friday, July 7, 2023. Ang Location: G:\Shared Drives\nc-program\13_Fee_For_Service\0882_Tuerk House Landscape

- 1 The general contractor shall be responsible for obtaining all required subcontractor permits prior to construction.
- 2 The Contract Documents consist of drawings listed on sheet A0.00 and the Project Manual.
- 3 The Contract Documents are instruments of service and shall remain the property of RM Sovich Architecture (the Architect) whether the Project for which they are prepared is executed or not. The Contract Documents shall not be used by Owner or Tenant for other projects or extensions to the project nor are they to be modified in any manner whatsoever except by agreement in writing with the appropriate compensation to the Architect.
- 4 The Work will conform with the requirements of all agencies having jurisdiction.
- 5 "Owner" means as per title block or representative.
- 6 "Furnish" means supply only and that installation is not part of this Contract.
- 7 "Provide" means furnish and install, complete, and in place.
- 8 "Similar" means comparable characteristics for conditions noted. Contractor to verify dimensions.
- 9 "Typical" means identical for conditions noted.
- 10 Do not scale drawings. Dimensions govern. Verify dimension with field conditions. If discrepancies are discovered between field conditions and drawings or between drawings, contact the Architect for resolution before proceeding.
- 11 Horizontal dimensions indicated are to/from finish face of construction, unless otherwise noted.
- 12 Vertical dimensions are from top of floor slab, except where noted to be from above finish of floor (A.F.F.).
- 13 Dimensions are not adjustable without approval of the Architect unless noted (+/-).
- 14 All Work shall be erected and installed plumb, level, and true, and in proper alignment.
- 15 Cut and fit components for alterations of existing conditions and installation of new Work. Patch disturbed areas to match adjacent materials and finishes.
- 16 Patch and repair all fireproofing damaged or removed during performance of the Work.
- 17 Coordinate and provide blocking/backing in partitions behind all wall mounted millwork, shelving, and standards. All concealed wood to be fire rated.
- 18 Contractor shall be responsible to coordinate and incorporate Owner-furnished items including recognition of lead times and proper scheduling. Contractor shall provide necessary protection of Owner items. If instructed to do so, Contractor shall coordinate directly with the Owner's sub-contractors.
- 19 Contractor shall be responsible for checking Contract Documents, field conditions and dimensions for accuracy and confirming that the Work is buildable as shown before proceeding with construction. Clarifications regarding any conflicts shall be approved prior to related work being started. The Contractor shall notify the Owner in writing of any deficiencies in base building work prior to the commencement of this work. Any unreported deficiencies will become the responsibility of the Contractor to correct.
- 20 Contractor shall verify that no conflicts exist in locations of any and all mechanical, low voltage (voice, data, and security), electrical, plumbing, and sprinkler equipment (to include all piping, ductwork and conduit) and that all required clearances for installation and maintenance of the above equipment are provided. Elements to be exposed or concealed shall be determined and reviewed by the Architect prior to proceeding with construction.
- 21 General Contractor is responsible for and shall provide protection for any existing finishes including elevators, lobbies, and corridors of the base building. Any repair to existing areas are not part of this Project or Contract unless noted.
- 22 Mechanical, electrical, plumbing, and fire protection systems shop drawings and layouts shall be submitted as soon as possible after award of contract to the Owner and RM Sovich Architecture allowing five (5) working days for review. No construction shall proceed until approval of these drawings has been received by Contractor. Construction that precedes approval of these drawings is done so at the risk of the Contractor.
- 23 Contractor shall provide manufacturer's specifications, installation instructions, shop drawings, and samples for review and approval of all materials and methods to be used prior to ordering or proceeding with the Work.

- 24 CONTRACTOR SHALL VERIFY DIMENSIONS & ESTABLISHMENT SPECIFICATIONS installation procedures. If these are contrary to the Contract Documents, Contractor shall notify RM Sovich Architecture, in writing immediately to resolve discrepancies prior to proceeding.
- 25 Exercise extreme care and precaution during construction of the Work to minimize disturbances to adjacent tenants and their occupants, property, public thoroughfares, etc. Contractor shall take precautions and be responsible for the safety of all building occupants from construction procedures.
- 26 Within five (5) days of the Contract date, the Contractor shall re-submit to Owner and RM Sovich Architecture the negotiated and agreed-upon schedule with detailed activities and any Owner related items that may affect the schedule.
- 27 Abbreviations used in referring to standards that apply to the Work include, but are not necessarily limited to, the following:
 A. American Society Of Testing Materials (ATM)
 B. American Institute Of Steel Construction (AISC)
 C. American Welding Society (AWS)
 D. American Concrete Institute (ACI)
 E. American National Standards Institute (ANSI)
 F. Architectural Aluminum Manufacturer's Association (AAMA)
 G. Aluminum Association, Inc. (AA)
 H. Concrete Reinforcing Steel Institute (CRSI)
 I. National Association Of Architectural Metal Manufacturer's (NAAMM)
 J. National Fire Protection Association (NFPA)
 K. National Woodwork Manufacturer's Association (NWWMA)
 L. Woodwork Institute Of America (WIA)
 M. Architectural Woodwork Institute (AWI)
- 28 NOT USED
- 29 The finished Work shall be firm, well anchored, in true alignment, plumb, level, with smooth, clean, uniform appearance without waves, distortions, holes, marks, cracks, stains, or discoloration. Joints shall be close fitting, neat and well-scribed. The finish shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction, and shrinkage as necessary to prevent cracking, buckling, and warping due to temperature and humidity conditions.
- 30 Attachments, connections, and fastenings of any nature are to be properly and permanently secured in conformance with standards established by, but not limited to, those referenced in General Note 27. Contractor is responsible for improving them accordingly. The drawings show only special conditions to assist the Contractor, they do not illustrate every such detail.
- 31 NOT USED
- 32 The Contractor shall coordinate architectural and structural clearances for accessibility of millwork, equipment and mechanical and electrical systems. No allowance of any kind will be made for the Contractor's negligence to foresee means of installing equipment into position inside structures.
- 33 No work defective in construction or quality or deficient in any requirements of drawings and/or specification will be acceptable in consequence of Owner's or Architect's failure to discover or to point out defects or deficiencies during construction. Defective work revealed within required time guarantees shall be replaced by work conforming with intent of Contract. No payment whether partial or final, shall be construed as an acceptance of defective work or improper materials.
- 34 Materials and workmanship specified by the reference to number symbol, to title of a specification such as commercial standards, federal specifications, trade association standards, or other similar standards, shall comply with requirements in latest edition or revision thereof and with any amendment or supplement thereto in effect on date of origin of this project's contract documents. Such standard, except as modified herein, shall have full force as effects as though printed in Contract Documents.
- 35 Contractor shall waive "common practice" and "common usage" as construction criteria wherever details and contract documents of governing codes, ordinances, etc. require greater quantity or better quality than common practice or common usage would require.
- 36 Contractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable, Contractor shall notify the Architect immediately to allow the Architect a reasonable amount of time to select a suitable substitute. General Contractor to notify within ten (10) business days of contract awarded.
- 37 If at any time before commencement of work, or during progress thereof, Contractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of work or rate of progress intended by Contract Documents, Owner(s) may order Contractor to improve their quality or increase the efficiency. This will not relieve Contractor of Contractor's duties from Contractor's obligations to secure quality work and rate of progress specified in Contract.

- 38 WITH REFERENCE TO CEILING, CONTRACTOR SHALL COORDINATE WITH ALL TRADES involved and prepare composite shop drawings to insure clearances for fixtures, ducts, ceilings, etc., necessary to maintain the specified finish ceiling height above the finish floor as noted on the Drawings. Clarify conflicts with the Architect.
- 39 RM Sovich Architecture, acting as the Owner's designated Agent for design of this Project, will exercise sole authority for determining conformance of materials, equipment and systems with the intent of the design. Review and acceptance of all items proposed by Contractor for incorporation into this work will be completed by the Architect. This function of the Architect will apply both to Contract as initially signed and to the changes to Contract by modification during progress of work.
- 40 Reference to makes, brands, models, etc. is to establish type and quality desired. Substitution of acceptable equals will not be permitted unless specifically noted. Substitutions must be submitted to Owner and Architect for approval.
- 41 With regard to core drilled slab openings, Contractor shall submit a drawing showing the location and size of all openings to the building Owner's representative for review the Owner's Structural Engineer. The following procedure shall be effected:
 A. Review core drilled locations with Structural Engineer prior to drilling.
 B. Not Used
 C. Openings shall not be permitted either horizontally or vertically through beams.
 D. Opening shall not be cored until it is determined that the reinforcing or tendons will not be damaged.
 E. Openings and/or damaged areas shall then be patched with non-shrink grout. In areas subject to moisture such as restrooms, pantries, janitor closets, garages, etc. the non-shrink grout shall be placed at the lower half of the opening and the upper half of the opening then filled with joint sealer as used in base building construction — to be coordinated with the Owner.
- 42 Contractor shall take all reasonable control and precaution to eliminate dust, noise, odor nuisance, and the like to the premises and the occupants. In addition, the Contractor shall establish clean and effective means of trash and waste removal. A plan for the location of any dumpsters, trash chutes, material lifts, or staging area (complete with fencing diagrams) shall be submitted prior to the commencement of construction.
- 43 Sound caulk all acoustical walls—top and bottom joints—with approved acoustical caulking.
- 44 In the event that asbestos or other environmental hazard is found in walls, ceilings, etc., then its removal or encapsulation shall be coordinated with the Owner.
- 45 Contractor shall coordinate location and quantity of fire extinguishers and cabinets indicated on drawings with inspector prior to installation.
- 46 Contractor to be responsible for the disposal or relocation of the existing building and maintenance materials located within the space.
- 47 Contractor to ensure that all gas lines are turned off before removing, cutting or capping existing piping.
- 48 Contractor to determine adequacy of the existing HVAC units. Upon completion of construction, General Contractor to rebalance entire system if applicable.
- 49 Contractor shall provide maintenance specs for all finishes. In addition, the Contractor shall provide O&M manuals for all mechanical, electrical, plumbing, sprinkler, and other equipment.
- 50 Contractor shall provide a minimum One Year Warranty on all work. Contractor shall assist the Owner in enforcing all warranties in excess of one (1) year.
- 51 Contractor shall submit to RM Sovich Architecture all equipment cut sheets, custom millwork shop drawings, design build and ordinances, and shall receive verification of inspection, approval drawings, and hardware, etc. to be used on this Project for approval.
- 52 If applicable, Contractor to ensure that fire suppression system shall comply with all applicable codes and ordinances and shall receive verification of inspection and approval. In addition, the Contractor shall ensure that the fire suppression system will remain active and code compliant during the construction period.
- 53 Contractor is responsible for the safety actions, and conduct of Contractor's employees and subcontractors' employees while in the Project area, adjacent areas, and in the building and its vicinity. The Contractor shall employ or subcontract a safety manager to make weekly site visits, and hold weekly safety meeting as required by OSHA and MOSH.
- 54 Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.

- 55 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED SUBCONTRACTOR PERMITS PRIOR TO CONSTRUCTION.
 - 56 The Contractor shall supply attic stock of all finish materials equal to five percent (5%) of the material supplied "rounded up" to the nearest whole gallon, bucket, box, or other typical manufacturer's container.
 - 57 Any discrepancies, verifications of, and/or alterations to the plan that the General Contractor becomes aware of must be presented, tracked, and approved via the Request For Information (RFI) process.
- Mechanical/Electrical/Telephone And Plumbing General Notes:**
- 1 All work to be completed by licensed electrician or plumber and comply with all electrical, plumbing, and fire codes and regulations.
 - 2 All electrical outlets to be mounted per Contract Documents. Contractor shall submit to Architect color samples for receptacles and coverplates for approval.
 - 3 Receptacles above millwork backspash shall be installed horizontally.
 - 4 All devices, switches, and receptacles shall be level and flush.
 - 5 All louvers and vents that occur on the facade of the building shall be aligned from floor to floor.
- General Reflected Ceiling Plan Notes:**
- 1 It is the responsibility of the Contractor to review the General Notes.
 - 2 All rooms to be switched individually. Install light switch at three feet six inches (3'-6") A.F.F. and within eight inches (8") of door frame unless otherwise noted.
 - 3 Switches placed in the same location to be ganged on same plate if applicable. Plates in same location to be adjacent to each other and are to align. Contractor shall submit color samples for switches and cover plates to Architect for approval.
- Millwork General Notes:**
- 1 Contractor to provide grommets at all countertop openings, coordinate with telephone and electrical per Owner approval. Exact location and color shall be coordinated on Shop Drawings prior to approval.
 - 2 Contractor to review millwork drawings and assure that receptacles and cover plates clear millwork.
 - 3 Contractor to submit samples of millwork and surface material to Architect and Owner for approval.
 - 4 Contractor shall install fire treated blocking in new partitions to receive new millwork to ensure sturdy installation.
- The following general notes shall be adhered to during construction:**
- 1 Guards for stairs, landings, balconies, corridors, passageways, floor or roof openings, ramps, aisles, porches or mezzanines that are more than 30 inches above grade shall be provided with guardrails which are at least 42 inches high as per section 7-2.2.4.5.2, NFPA 101.
 - 2 Guards for the landing higher than 30 inches above the floor shall conform to 42 inch minimum height so that a 4 inch diameter sphere cannot pass per section 7-2.2.4.5.2, NFPA 101.
 - 3 Ramp(s) shall conform to the slope, integrity, and handrail requirements of section 7-2.5, NFPA 101.
 - 4 HVAC systems greater than 2000 CFM and 25,000 cubic feet in volume shall comply with the duct detector provisions of section 4-4 of NFPA 90A. Installing contractor shall provide all necessary equipment/materials necessary for final acceptance testing.
 - 5 Every bathroom door lock shall be designed to permit opening of the locked door from the outside in an emergency. The opening device shall be readily accessible to the staff.
 - 6 Minimum clear width of corridors and passageways shall be 72 inches.
 - 7 Provide portable fire extinguishers as per NFPA 10.

- include, but are not limited to the following:
 A. Riser height - 7 inch maximum
 B. Tread Depth - 11 inch minimum (clear of nosing)
 C. Head Room - 6 feet 8 inch minimum.
 D. Handrails - 34 inches to 38 inches above tread surface.
 E. Width - 44 inches minimum.
 F. Guardrails - 42 inches high.
- 9 Exit door locks, if provided, shall not require the use of a key, tool, special knowledge or effort for operation within a building, per section 7-2.1.5.2, NFPA 101.
- 10 A separate permit is required for any alterations to the sprinkler system. Four (4) sets of shop drawings of the proposed automatic sprinkler system or alterations shall be submitted to and approved by this office prior to installation per section 1-7.1, NFPA 72.
- 11 Provide OSHA And MOSH Compliant Cleated Floor Protection With Painted Edge For Any Floor Opening

General Notes to General Contractor

1. Correlation and Intent of the Contract Documents
 1.2 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

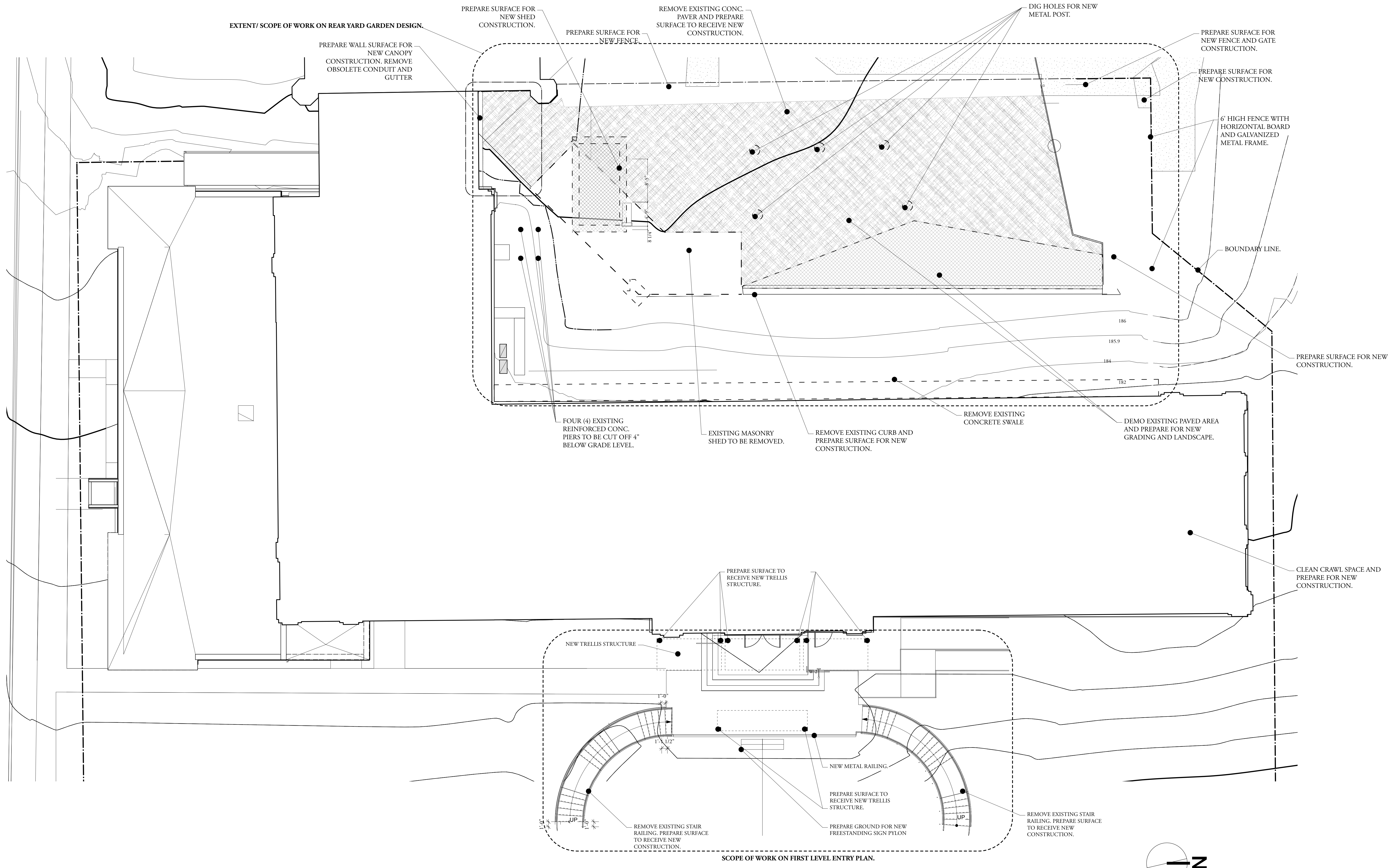
General Contractor is responsible to distribute and coordinate all drawings with the subcontractor(s). Deficiency of any kind shall be presented in writing before contract is signed.

1.2. Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information (RFI) in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

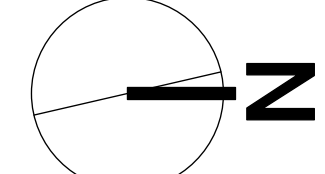
1.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information (RFI) in such form as the Architect may require.

GENERAL NOTES

1	2	3	4	5	6																																																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Appr</th> <th>Revision Notes</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/2/21</td> <td></td> <td>AD-01</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Appr	Revision Notes	1	11/2/21		AD-01																																					<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Issue Notes</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Issue Notes																															STRUCTURAL ENGINEER: Skarda & Associates, Inc. 2439 N. Charles St. Baltimore, MD 21218	 Architect RM Sovich Architecture 1 Village square Suite 175 Baltimore, MD 21210 T: 410 327 7971 office@rmsarchitecture.com	<h2 style="margin: 0;">Tuerk House - Phase 4</h2>	PROJECT # 22010 Issued for: BIDDING AND PERMIT Issued date: 08/03/2023 PRINT DATE: August 3, 2023 <small>NOTE: DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE INSTALLATION. © COPYRIGHT 2023 BY RM SOVICH ARCHITECTURE, INC. ALL RIGHTS RESERVED.</small>	<h1 style="margin: 0;">A0.01</h1> <p style="font-size: x-small;">General Notes-PH-4</p> <p style="font-size: x-small;">22010-230725 Tuerk House Phase 4.rvt</p>
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DEMOLITION PLAN
Scale: 1/8" = 1'-0"



No.	Date	Appr	Revision Notes
1	11/2/21		AD-01

No.	Date	Issue Notes

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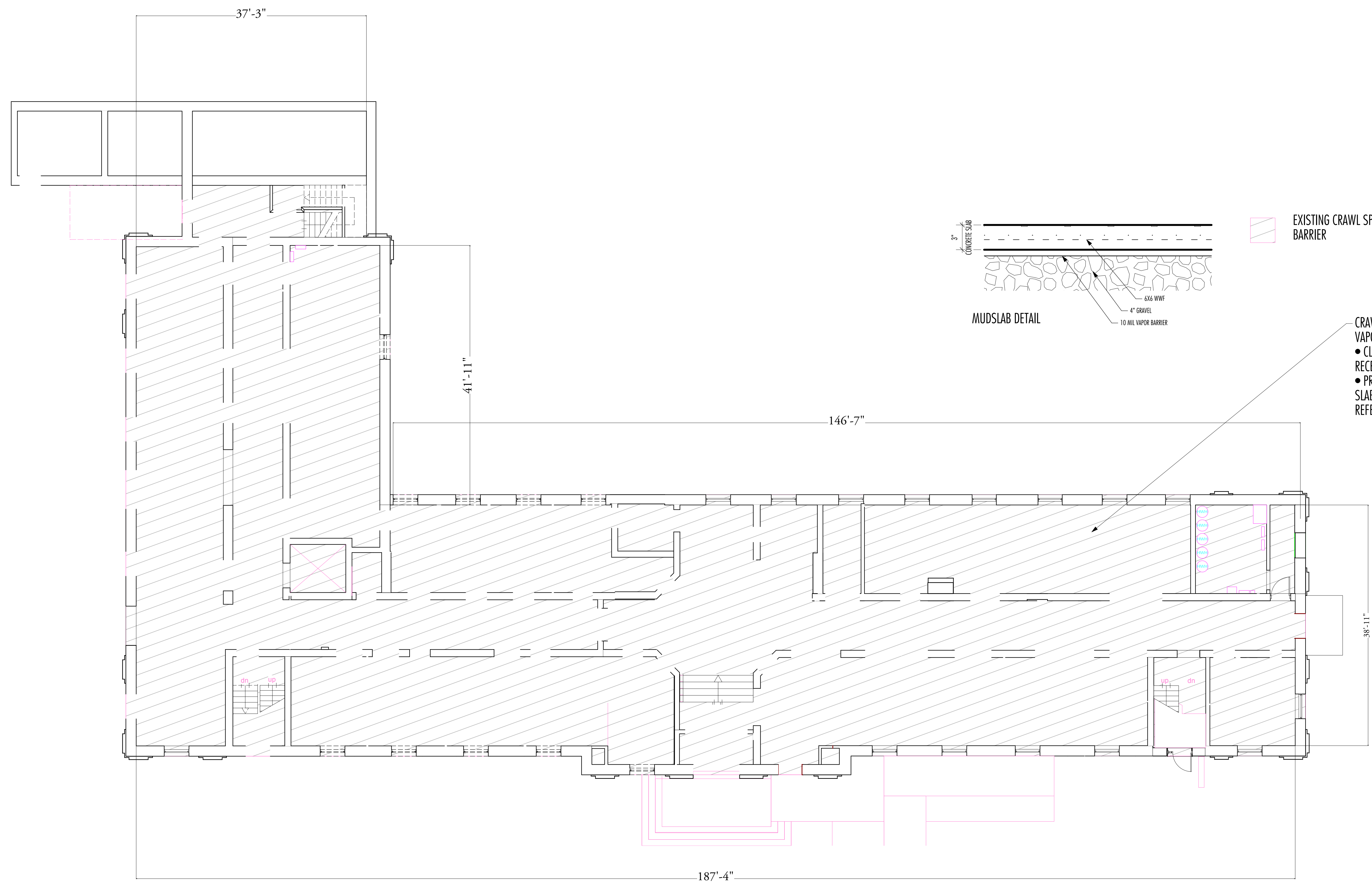
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Tuerk House - Phase 4

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AD1.01

Demolition-PH-4



DEDUCT ALTERNATE 1. PROVIDE A CONTINUOUS MUD SLAB AND VAPOR BARRIER THROUGHOUT THE CRAWL SPACE
 Approx 10,300 SF

SCOPE OF WORK ON CRAWL SPACE LEVEL PLAN.

1ST FLOOR - KEY PLAN
 Scale: 1/8" = 1'-0"

No.	Date	Appr	Revision Notes
1	11/2/21		AD-01

No.	Date	Issue Notes

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A1.00

Crawl Space-PH-4

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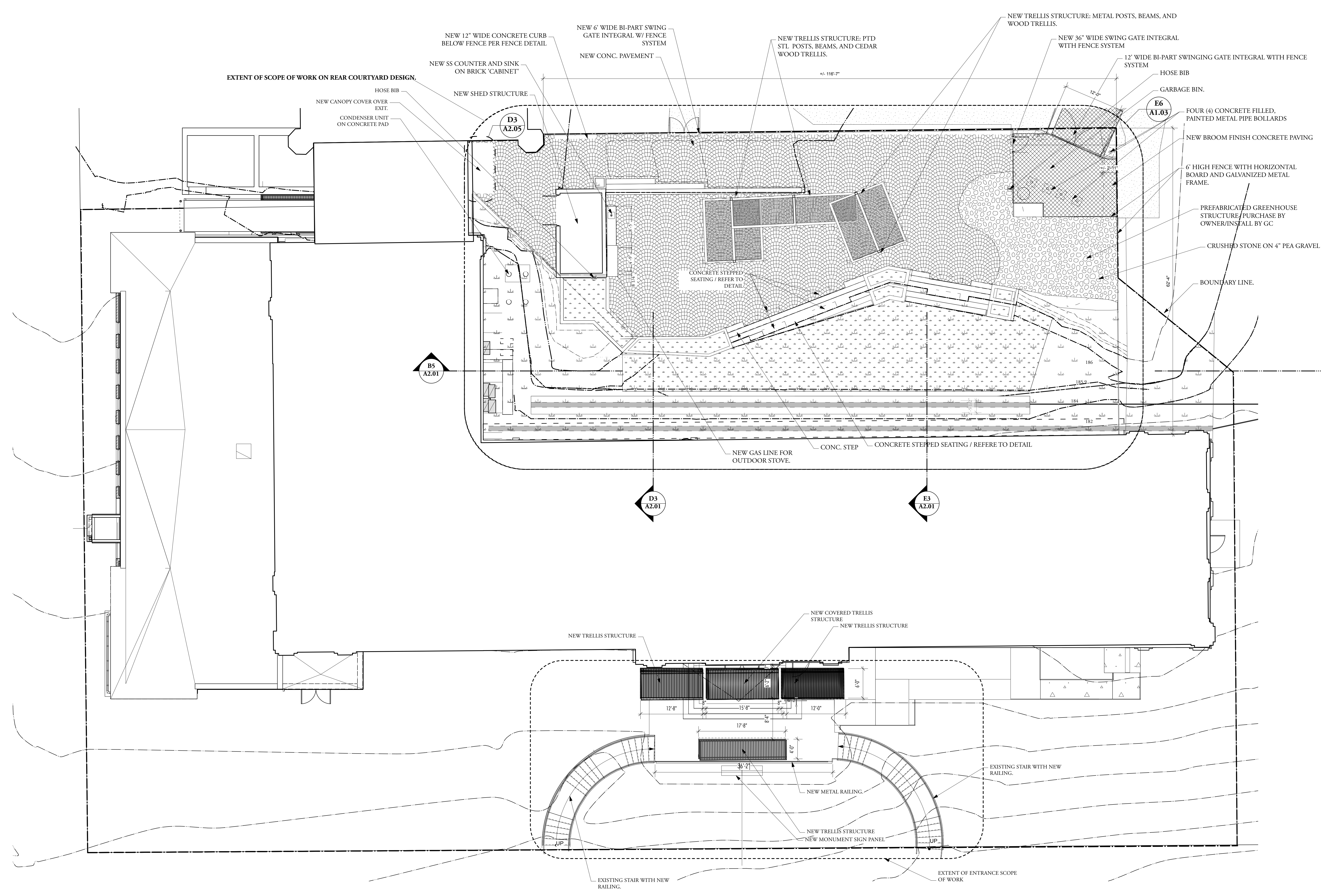
A

B

C

D

E



ARCHITECTURAL SITE PLAN
 Scale: 1/8" = 1'-0"

E6

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

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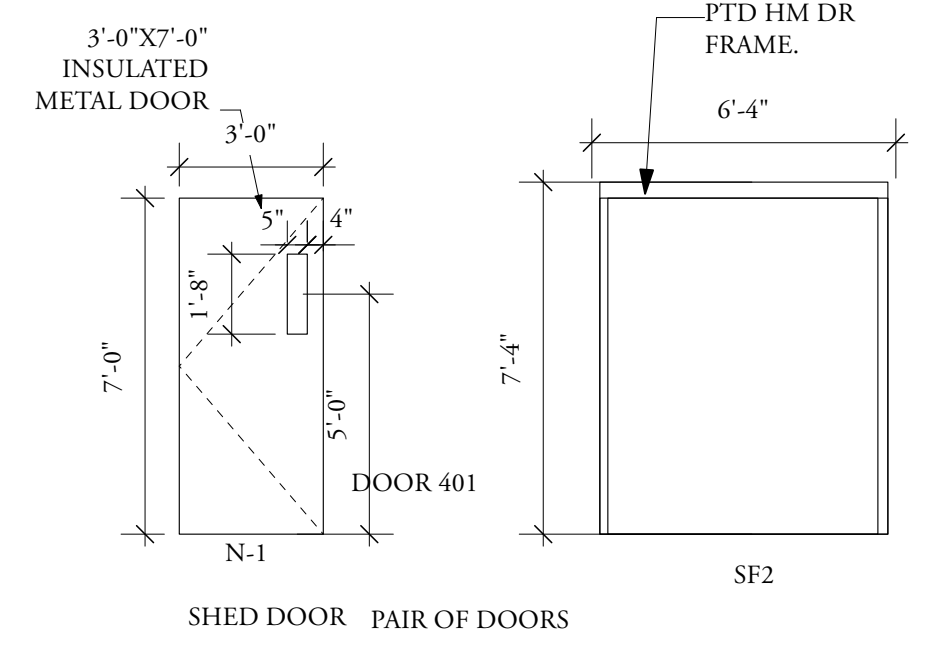
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A1.02

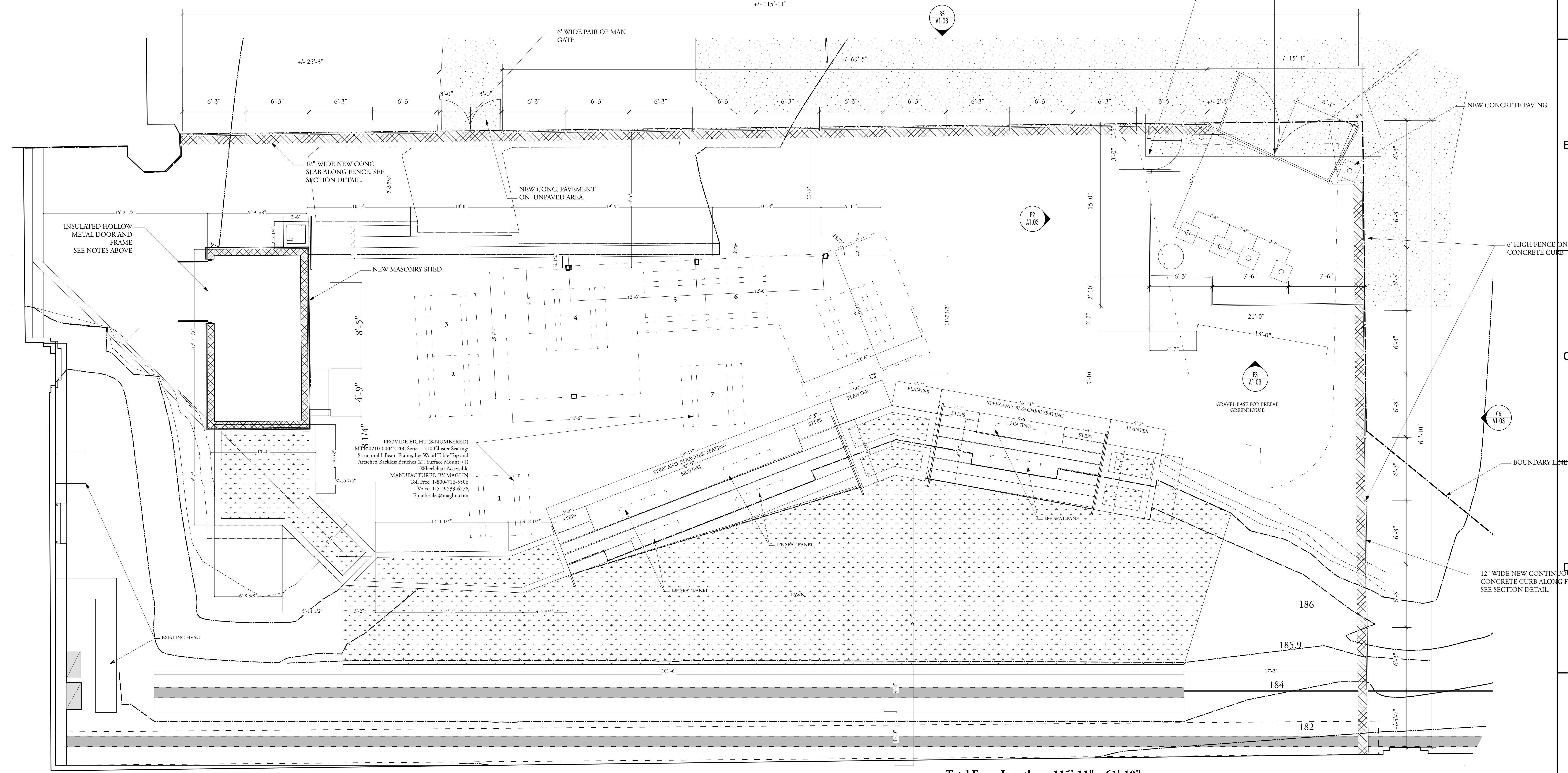
ARCHITECTURAL SITE PLAN-PH-4

22010-230725 Tuerk House Phase 4.rvt



HARDWARE: DHW SET		MANUFACTURERS CODE NAME:	
AB	ARCHITECTURAL BUILDERS HARDWARE	NATIONAL GUARD	NA
BR	BEST HARDWARE	PBB, INC.	PB
CML	CONSUMERS	PRECISION HARDWARE	PH
GE	General Electric	ROCKWOOD	RO
HA	HAGER HEDGE	STANLEY	ST
HA	HORTON	McMurry	MR
LA	LOCKEY USA	SECURITY DOOR CONTROLS	SH
LA	LOCKEY USA	TRIMCO HARDWARE	TK
SCC	SCHLAGE	View Design	VD
BY	BY DOOR MANUFACTURING MANUFACTURER		

QTY	DESCRIPTION	FINISH	MANUFACTURER	QTY	DESCRIPTION	FINISH	MANUFACTURER
1 EACH	STORAGE HARDWARE PAIR OF DOORS						
1 EACH	LOCK SET						
1 EACH	DUMMY SIDE FLUSH BOLT						
1 EACH	WALL BUMPER/DOOR STOP						
1 EACH	BUCKLE KIT						
1 EACH	SILENCERS						
1 EACH	DOOR BOTTOM						
1 SET	PERIMETER SEAL						
1 EACH	MORTISED ASTRAGAL GASKETING						



Total Fence Length = 115'-11" + 61'-10" = 177'-9"
FIELD VERIFY EXISTING CONDITION PRIOR TO ORDER

FENCE DIMENSION PLAN
 Scale: 1/4" = 1'-0"

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

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A1.02A

SITE DIMENSION PLAN-PH-4

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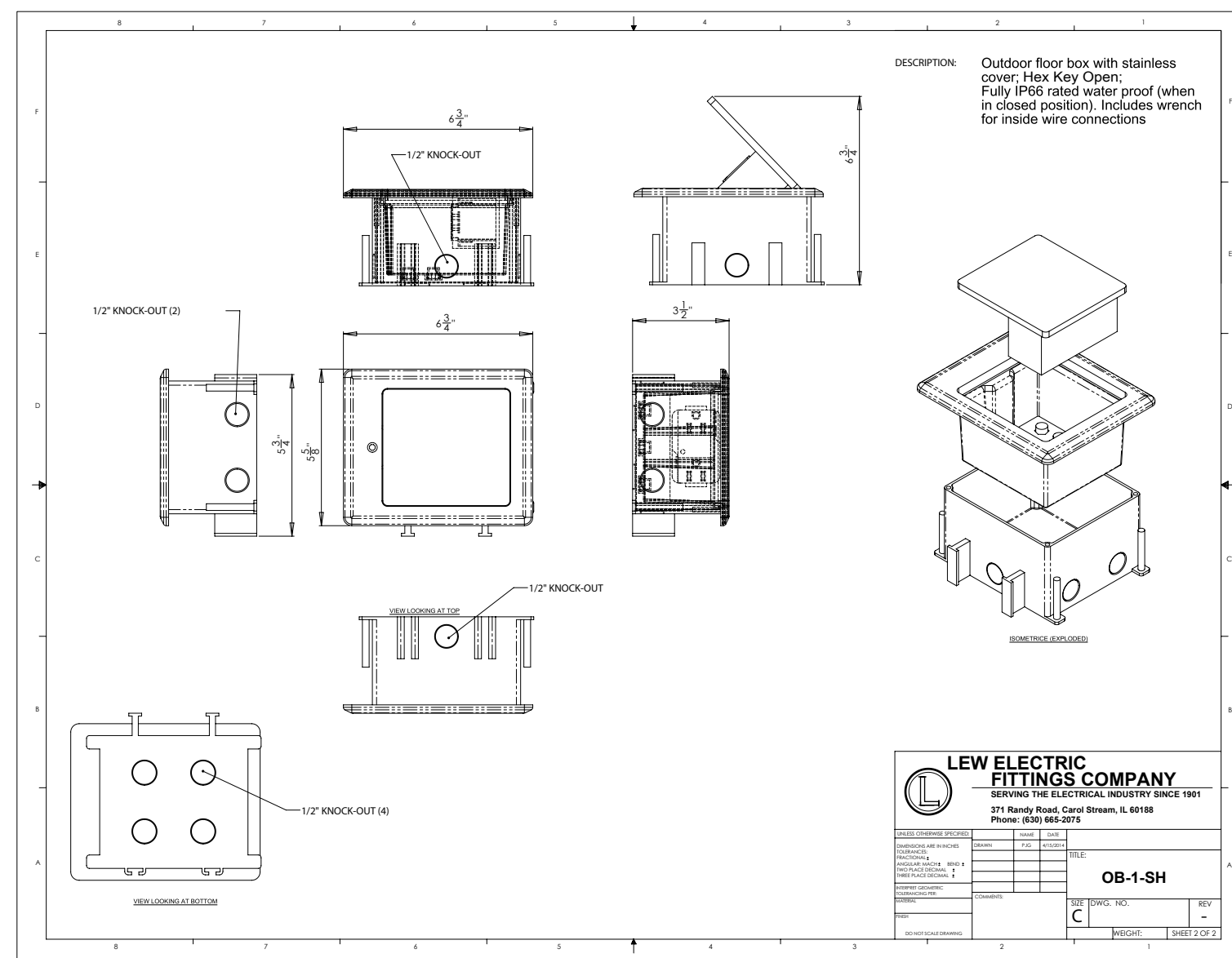
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B

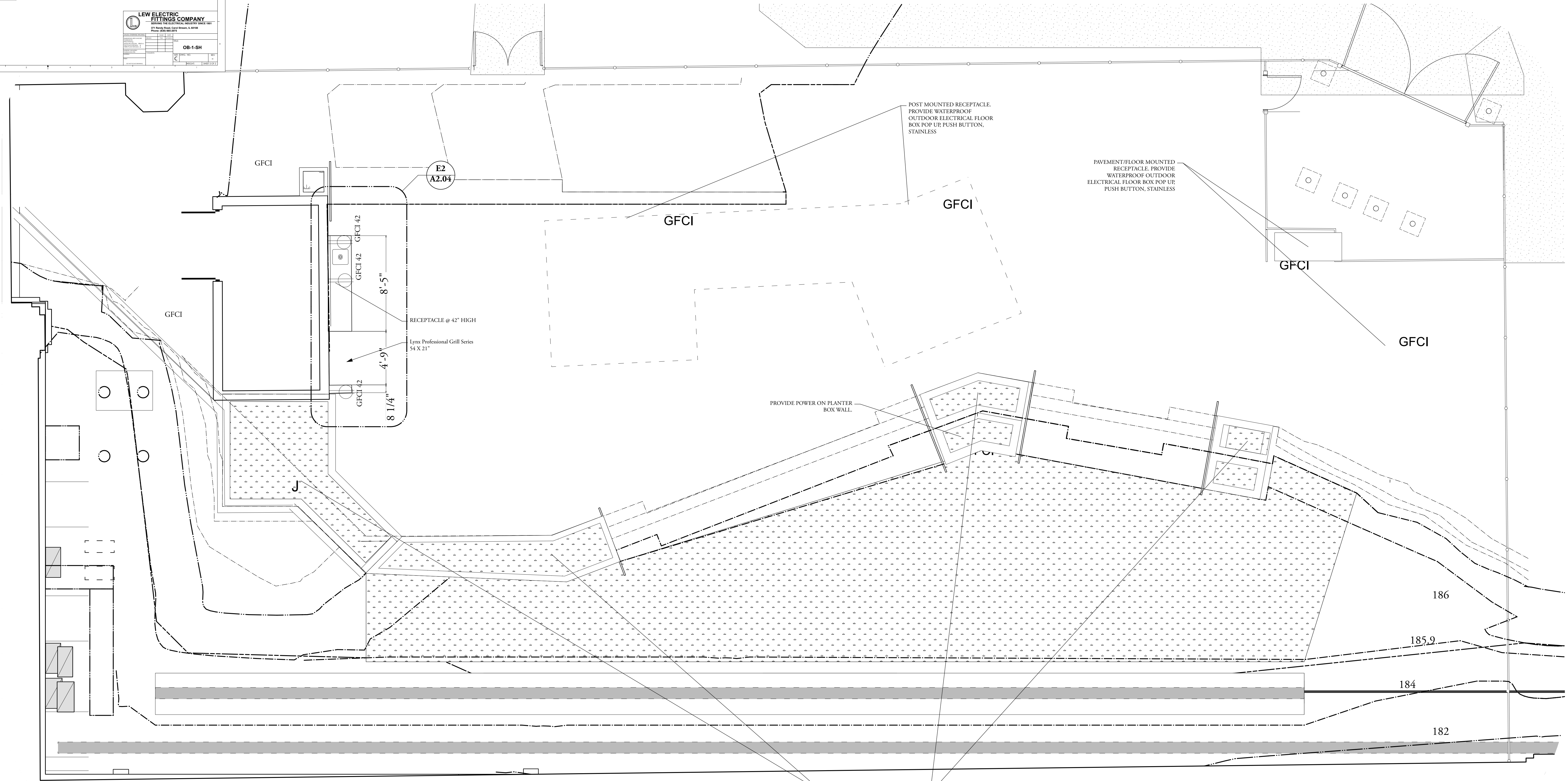
C

D

E



GENERAL NOTES:
 1. ALL RECEPTACLES SHALL BE GRAY IN COLOR AND RECEIVE STAINLESS STEEL COVER PLATES.



SITE ELECTRIC LOCATION PLAN
 Scale: 1/4" = 1'-0"

E6

No.	Date	Appr	Revision Notes
1	11/2/21		AD-01

No.	Date	Issue Notes

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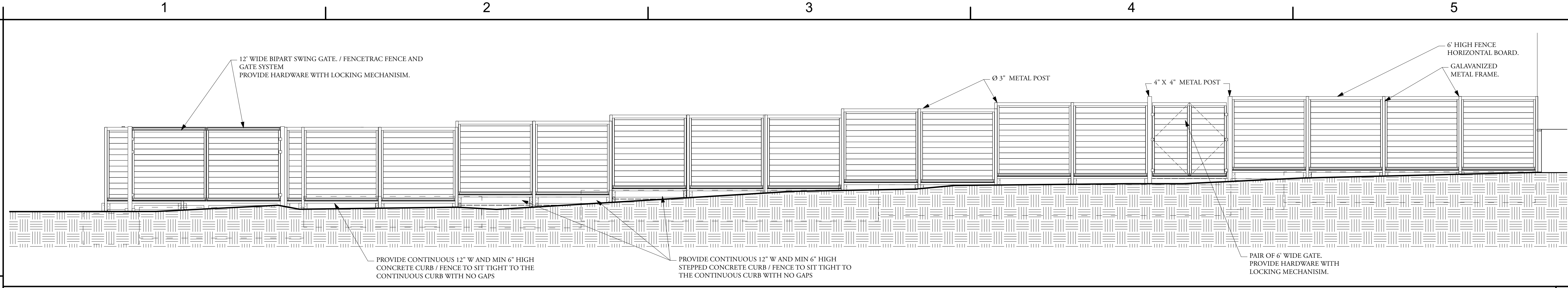
Tuerk House - Phase 4

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A1.03

POWER PLAN-PH-4

22010-230725 Tuerk House Phase 4.rvt



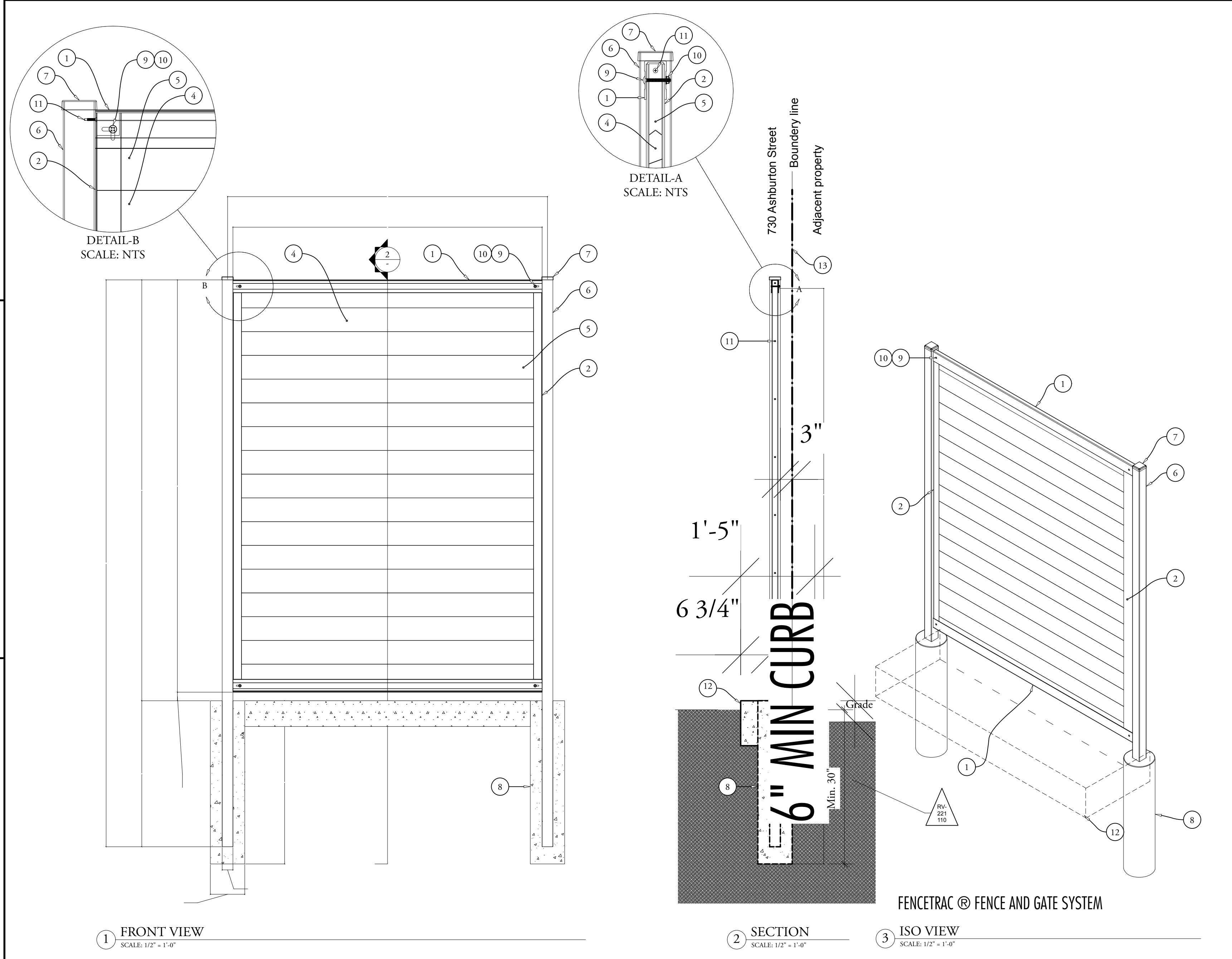
FENCE MATERIAL LIST		
ITEM	PART NUMBER	DESCRIPTION
1	3" X 6'-0" CHANNEL	HORIZONTAL (TOP/BTM) GALVANIZED STEEL CHANNEL RAIL
2	2" X 8'-0" CHANNEL	VERTICAL GALVANIZED STEEL CHANNEL RAIL
3	CHANNELS ALLOW FOR UP TO 1" THK INFILL MATERIAL	INFILL QUANTITY MAY VARY DEPENDING ON TYPE SELECTED
4	1" X 6" X 6'-0" BOARDS	INFILL EXAMPLE ILLUSTRATED: HORIZONTAL BOARDS
5	1" X 6" X 6'-0" NOTCHED INFILL/BOARDS	TWO BOARDS TO BE NOTCHED FOR BOLT CLEARANCE AT TOP AND BTM CHANNEL
6	2-1/2" X 2-1/2" X 12GA, 11'-0" POST	STANDARD FENCE POST / OPTIONAL COMMERCIAL USE POST: 3" X 3" X 12 GA, 11'-0" L
7	2-1/2" X 2-1/2" CAP	2-1/2" SQ POST CAP STANDARD / OPTIONAL COMMERCIAL USE POST CAP: 3" SQ
8	6" DIAMETER CONCRETE PIER	MIN. 30" BELOW GRADE POST PIER DEPTH
9	ANSI B18.5 - 1/4-20 X 1-1/2" UNC CARRIAGE BOLT	ROUND HEAD SQUARE NECK CARRIAGE BOLT
10	HI 100/107 1/4-20 HEX-HEAD FLANGE NUT	PREVAILING TORQUE TYPE HEX-HEAD FLANGE NUT
11	ANSI B18.6.4 - NO. 10 X 5/8" SELF-TAPPING SCREW TYPE-BT, TYPE-1	VERTICAL CHANNEL RECESSED HEAD SELF-TAPPING SCREW TYPE-BT, TYPE-1
12	6" HIGH CONCRETE SLAB EDGE ALONG FENCE	MIN. 30" BELOW GRADE POST PIER DEPTH
13	3" AWAY FROM THE VERTICAL FENCE LINE	BELOW GRADE POST PIER AT BOUNDARY LINE

FENCE ELEVATION

B5

FENCETRAC® MATERIALS

B6

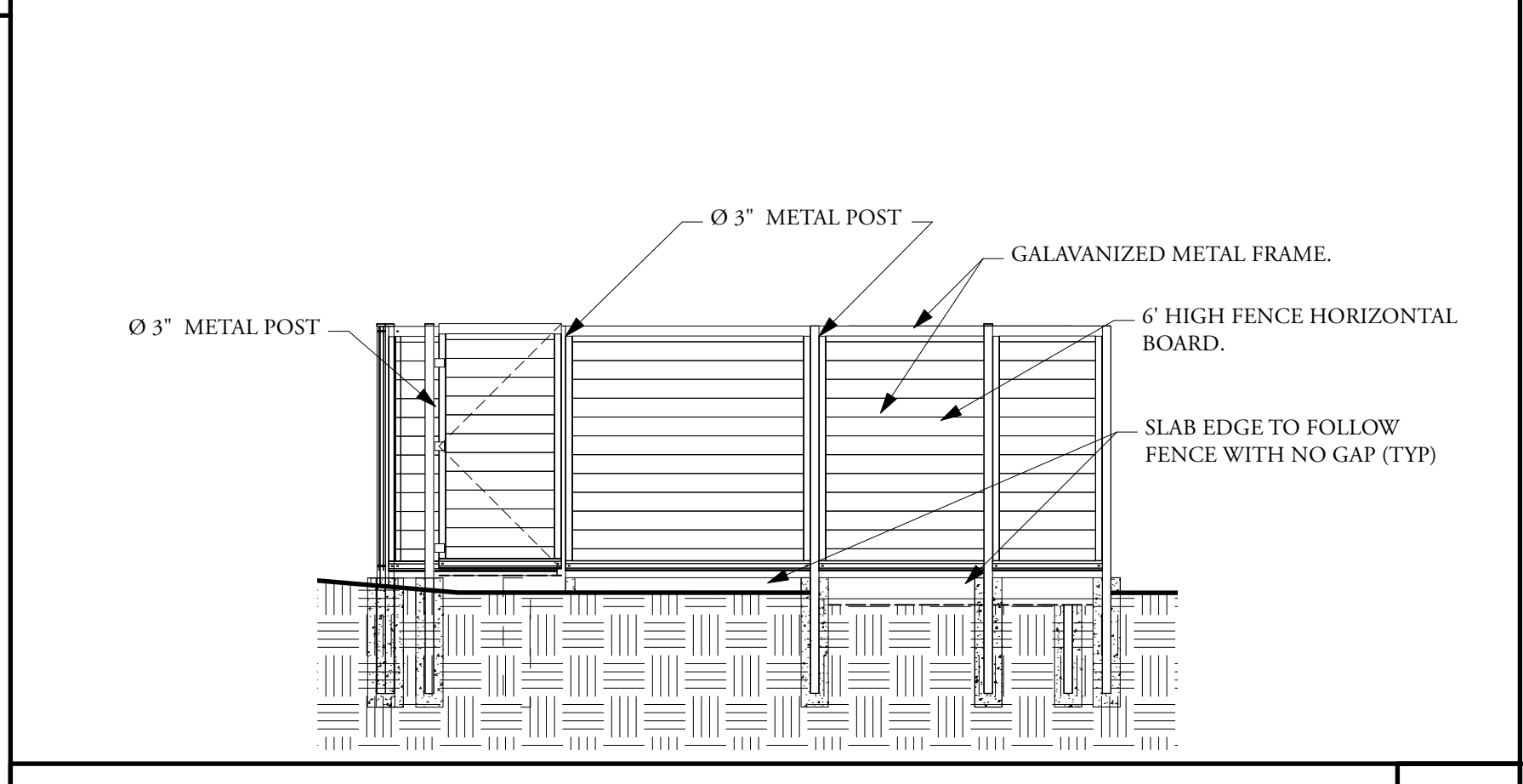


ENLARGED FENCE ELEVATION

D2

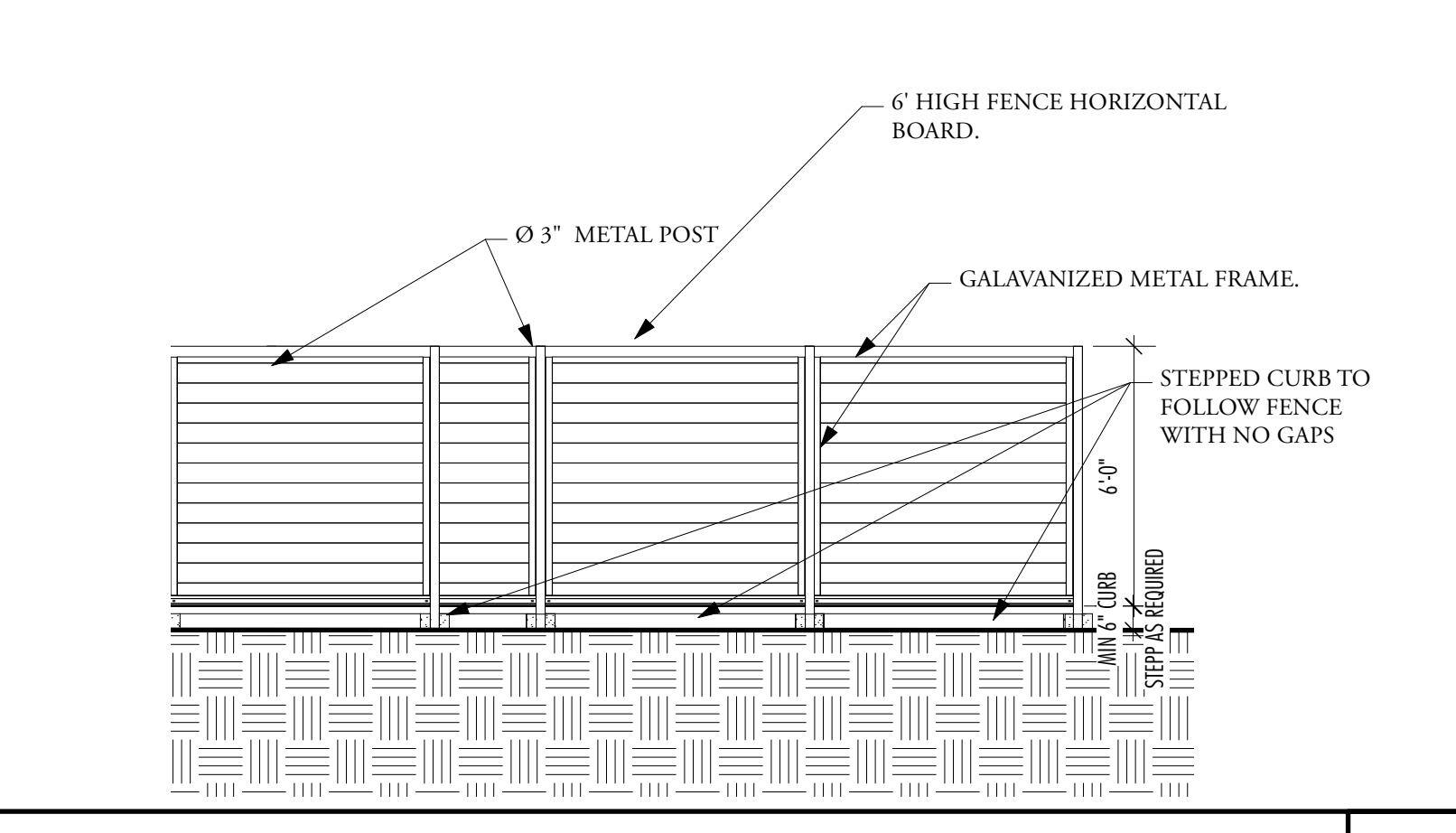
DETAIL

D3



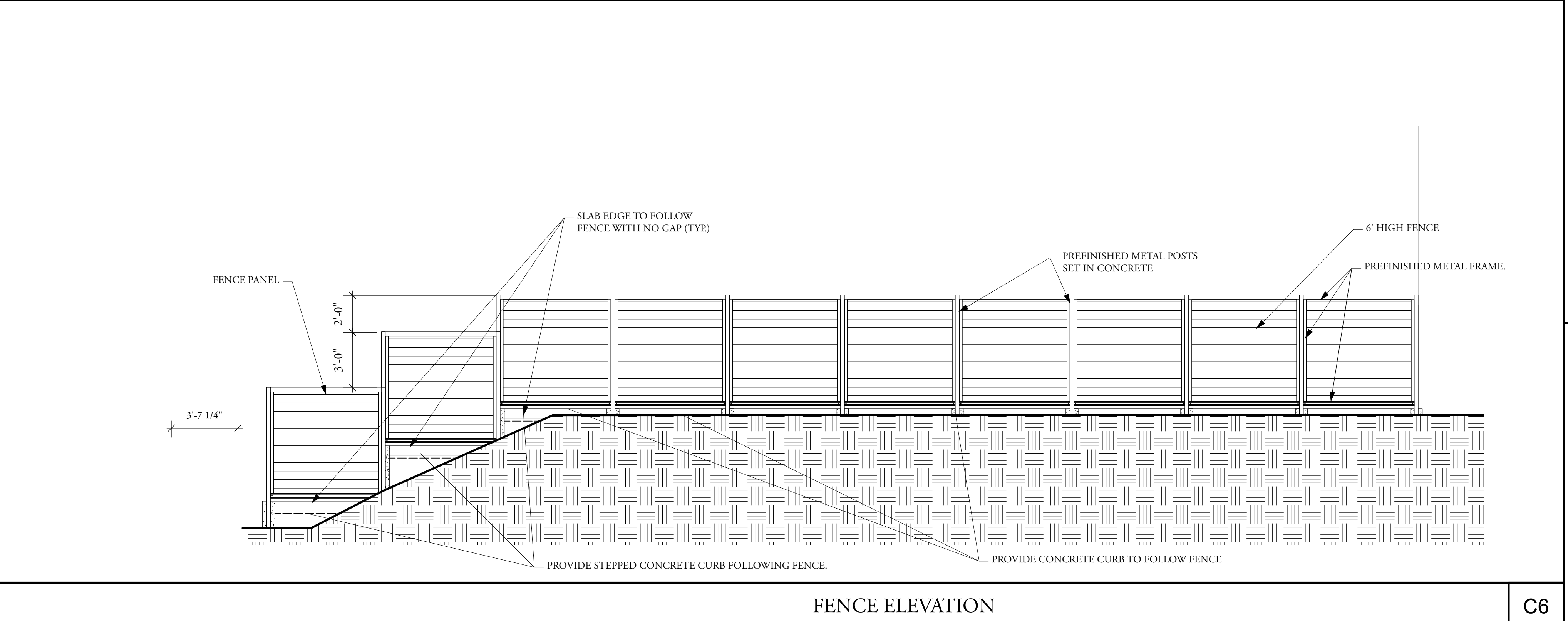
PARTIAL FENCE ELEVATION

E2



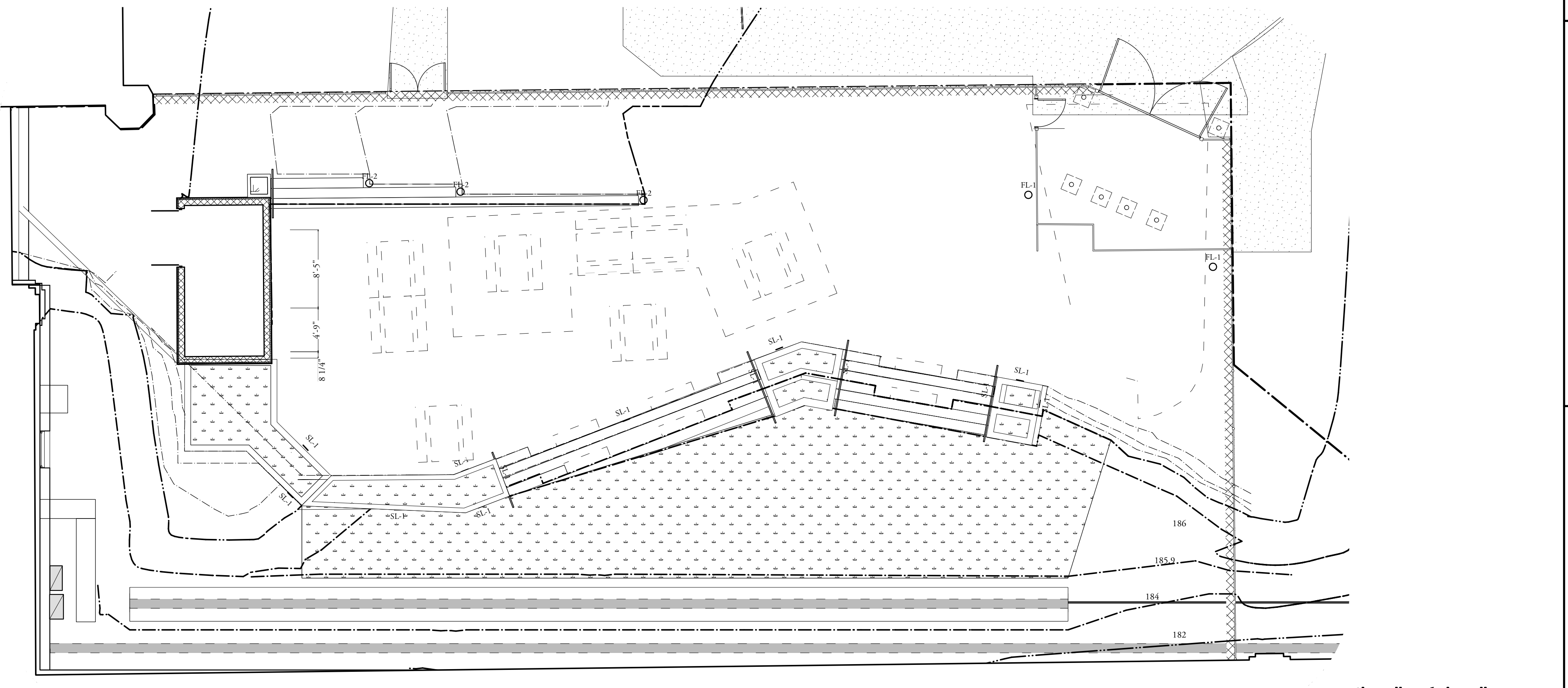
PARTIAL FENCE ELEVATION

E3



FENCE ELEVATION

C6



REFERENCE PLAN
Scale: 1/8" = 1'-0"

E6

No.	Date	Appr	Revision Notes
1	11/10/22		BC-Comment-1

No.	Date	Issue Notes

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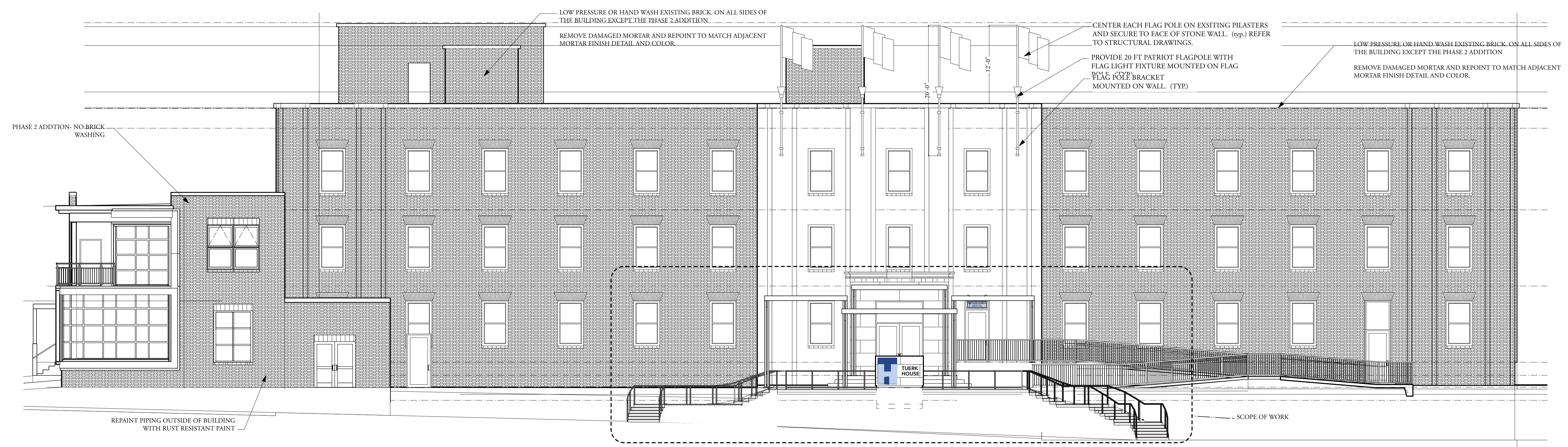
Fence Details-PH-4

GENERAL NOTE:
 1. BRACKET BRUSH HAND CLEAN OR PRESSURIZED WATER CLEAN EXISTING BRICK WITH LEAST HARMFUL METHOD REQUIRED TO ACHIEVE CLEAN APPEARANCE. REFER TO BRICK CLEANING NOTES IN SPECIFICATION. THE PHASE 2 ADDITION IS NOT TO BE CLEANED.

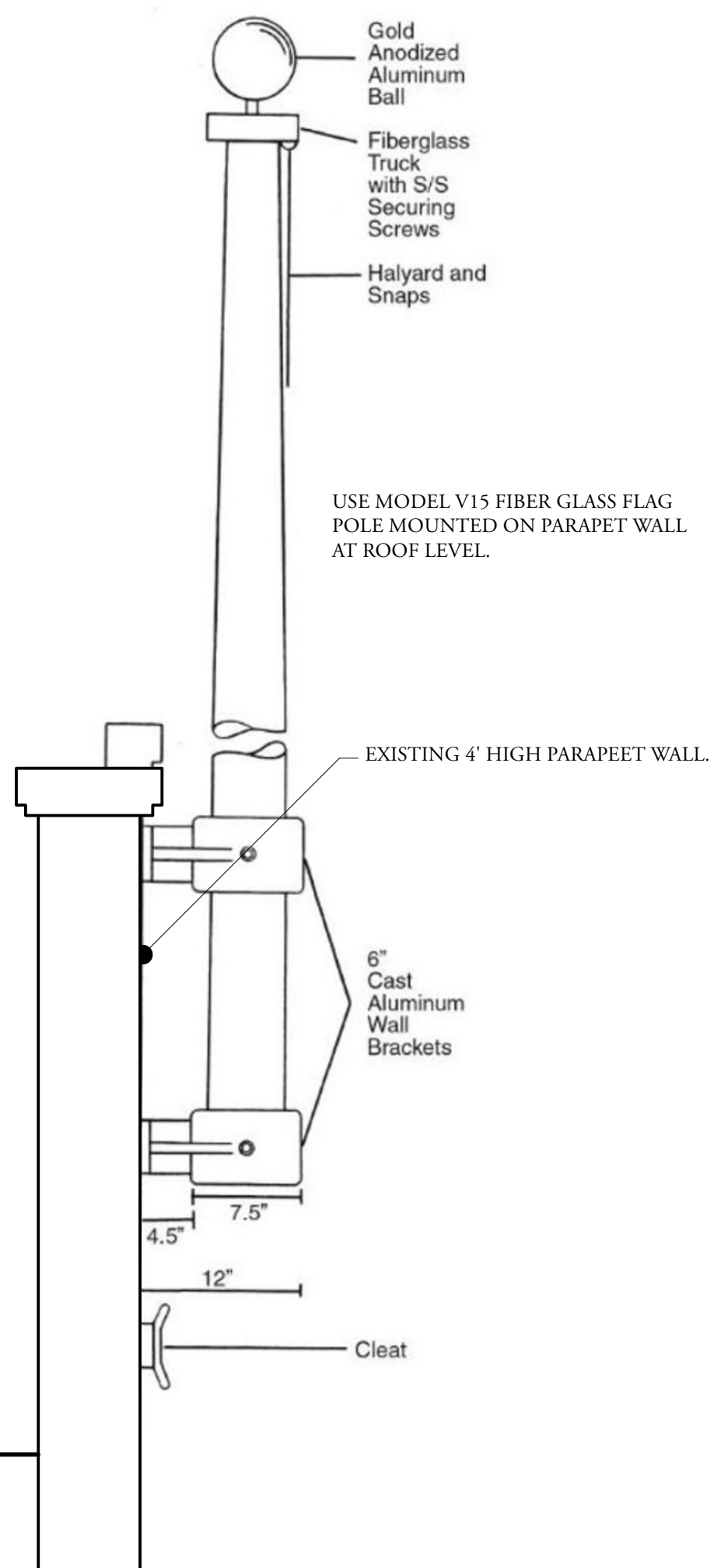
2. PROVIDE NEW LIGHT FIXTURES INDICATED AT EACH TRELLIS STRUCTURE. CONCEAL CONDUIT WITHIN STEEL TUBES.

3. CONTRACTOR TO PATCH AND REFINISH DAMAGED BRICK ON THE COURTYARD BRICK WALLS. REMOVE UNUSED MECHANICAL FITTINGS AND INFILL WITH MATCHING MATERIAL ADJACENT TO SUCH OCCURRENCE.

6. CONTRACTOR TO PATCH AND FINISH DAMAGED MASONRY AND CONCRETE WORK ON FRONT FACADE AND CONCRETE RAMP AND STEPS.



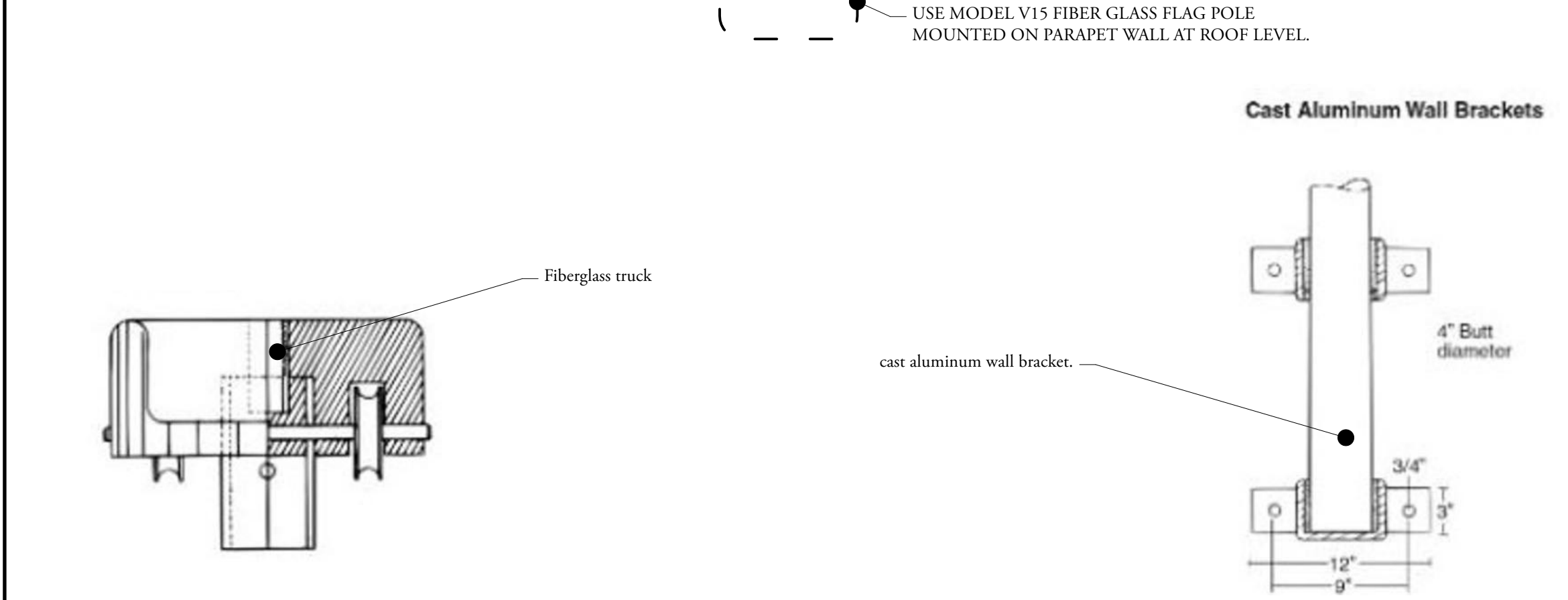
EAST ELEVATION (ASHBURTON)
 Scale: 1/8" = 1'-0"



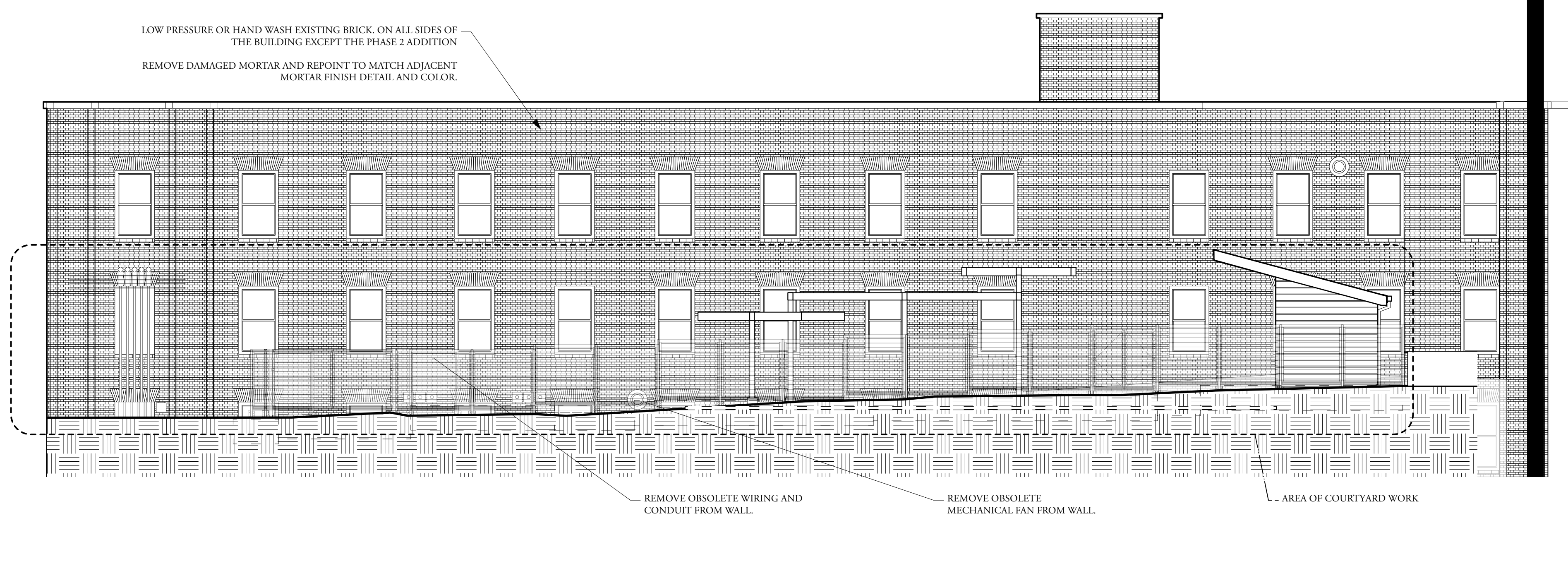
FLAGPOLE MOUNTING AT PARAPET.

VERTICAL WALL MOUNT FLAGPOLE SPECIFICATIONS

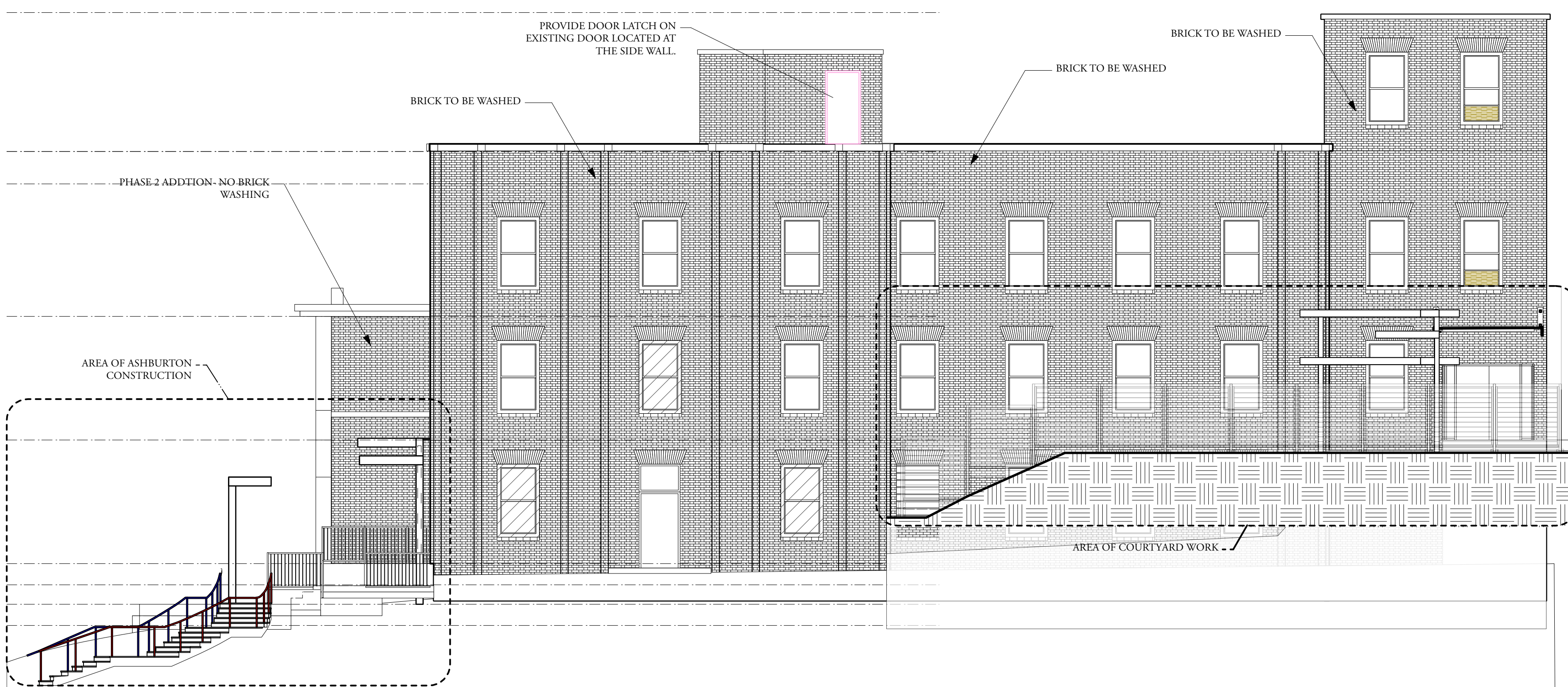
FLAGPOLE HEIGHT	15'	20'	25'	30'
MODEL	V15	V20	V25	V30
ITEM #	400027	400028	400029	400030
BUTT DIAMETER	4"	4"	6"	6"
TOP DIAMETER	2.75"	2.75"	3"	3"
FLAG SIZE	4' X 6'	5' X 8'	5' X 8'	5' X 8'
SHIPPING WEIGHT	63 lbs	75 lbs	106 lbs	129 lbs
PRICE	Call For Quote	Call For Quote	Call For Quote	Call For Quote



FLAGPOLE BRACKET AND SIZE SCHEDULE.



NORTH ELEVATION
 Scale: 1/8" = 1'-0"



NORTH ELEVATION
 Scale: 1/8" = 1'-0"



SOUTH ELEVATION (RAYNER AVE)
 Scale: 1/8" = 1'-0"

No.	Date	Appr	Revision Notes
1	11/2/21		AD-01

No.	Date	Issue Notes

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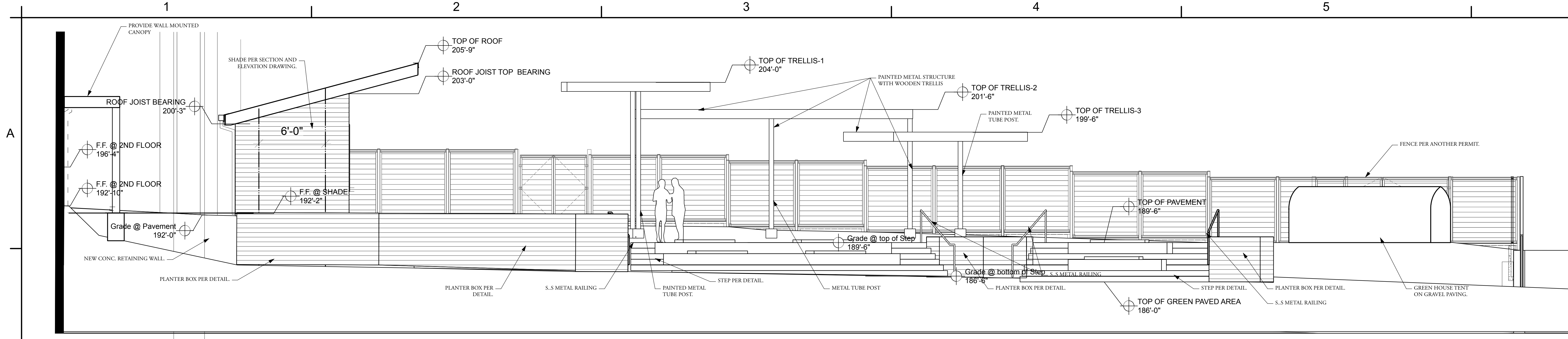
Tuerk House - Phase 4

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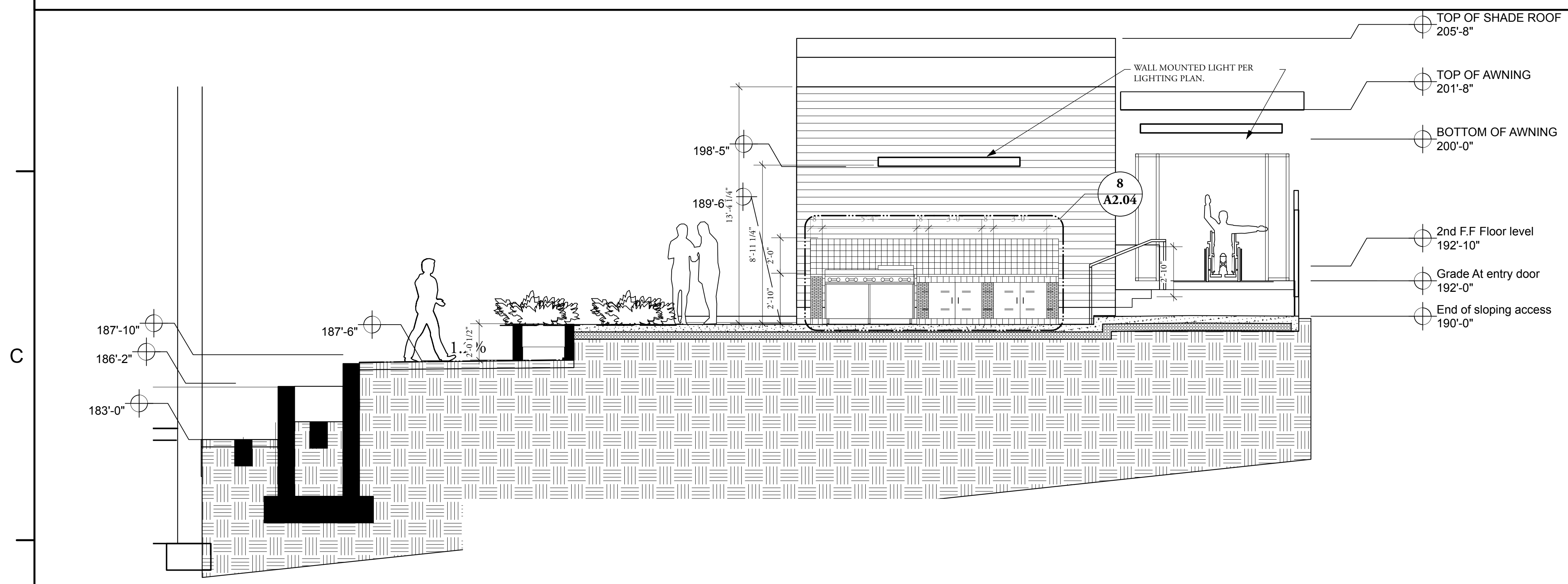
Exterior Elevations-PH-4

22010-230725 Tuerk House Phase 4.rvt

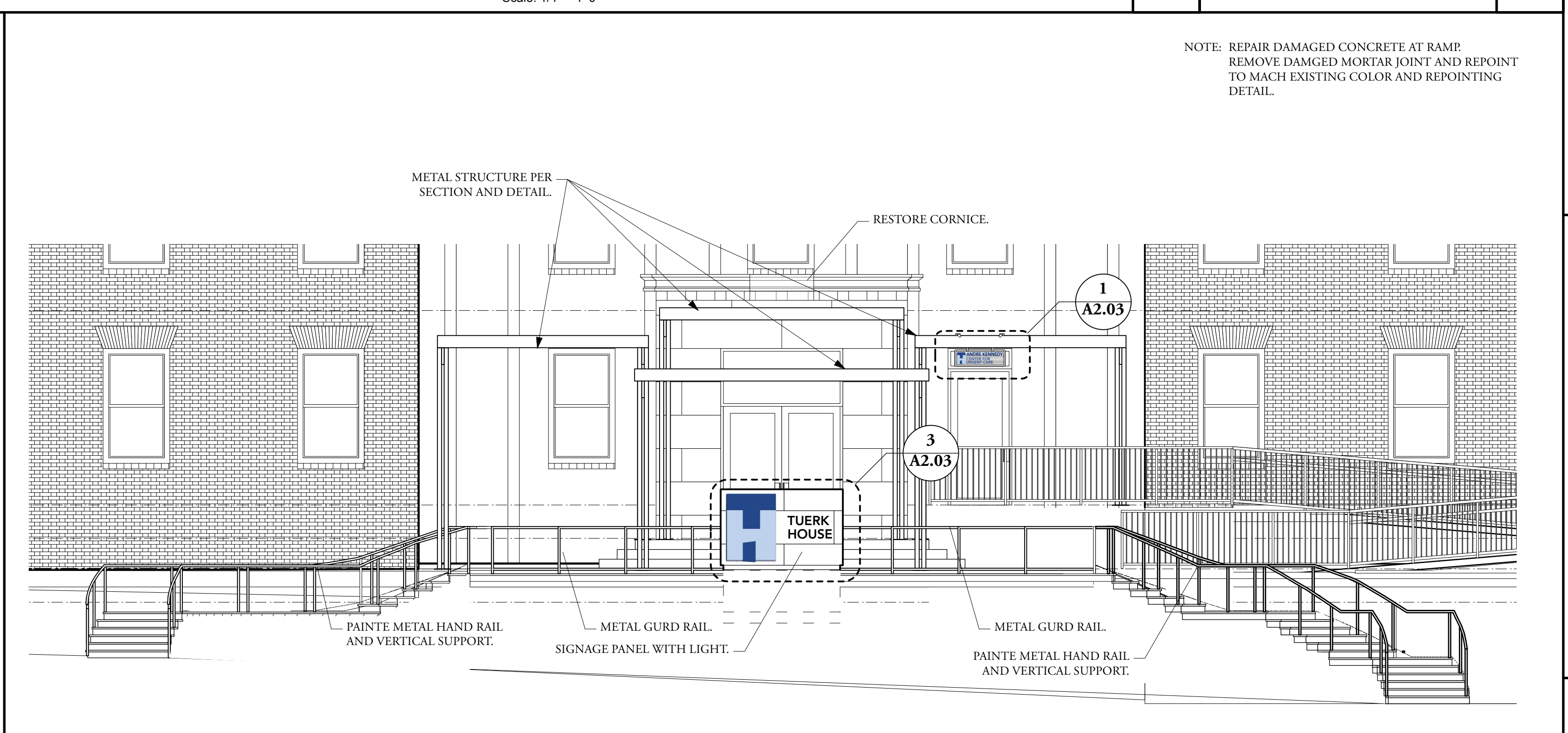


SECTION VIEW
Scale: 1/4" = 1'-0"

- GENERAL NOTE:
 1. PROVIDE POWER REQUIREMENT FOR EMERGENCY LIGHT AT ALL SIX EXTERIOR DOORS.
 2. PROVIDE POWER REQUIREMENT TO LIGHT EACH TRELLIS' SOFFIT FOR THE STRUCTURE AT FRONT ENTRY AND BACK YARD STRUCTURES.
 3. PROVIDE POWER REQUIREMENT FOR RECEPTACLE AND LIGHTING REQUIREMENT FOR STORAGE INTERIOR SPACE.
 4. PROVIDE LANDSCAPE LIGHT AT THE REAR LANDSCAPE AREA.
 5. PROVIDE POWER REQUIREMENT TO LIGHT SIGNAGE AT FRONT PANEL AND ADA ENTRANCE SIGANCE.
 6. CONTRACTOR TO PATCH AND FINISH DAMAGED MASONRY WORK REAR YARD. REMOVE UNUSED MECHANICAL FITTINGS AND INFILL WITH MATCHING MATERIAL ADJACENT TO SUCH OCCURRENCE.
 7. CONTRACTOR TO PATCH AND FINISH DAMAGED MASONRY AND CONCRETE WORK ON FRONT FACADE AND CONCRETE RAMP AND STEP.

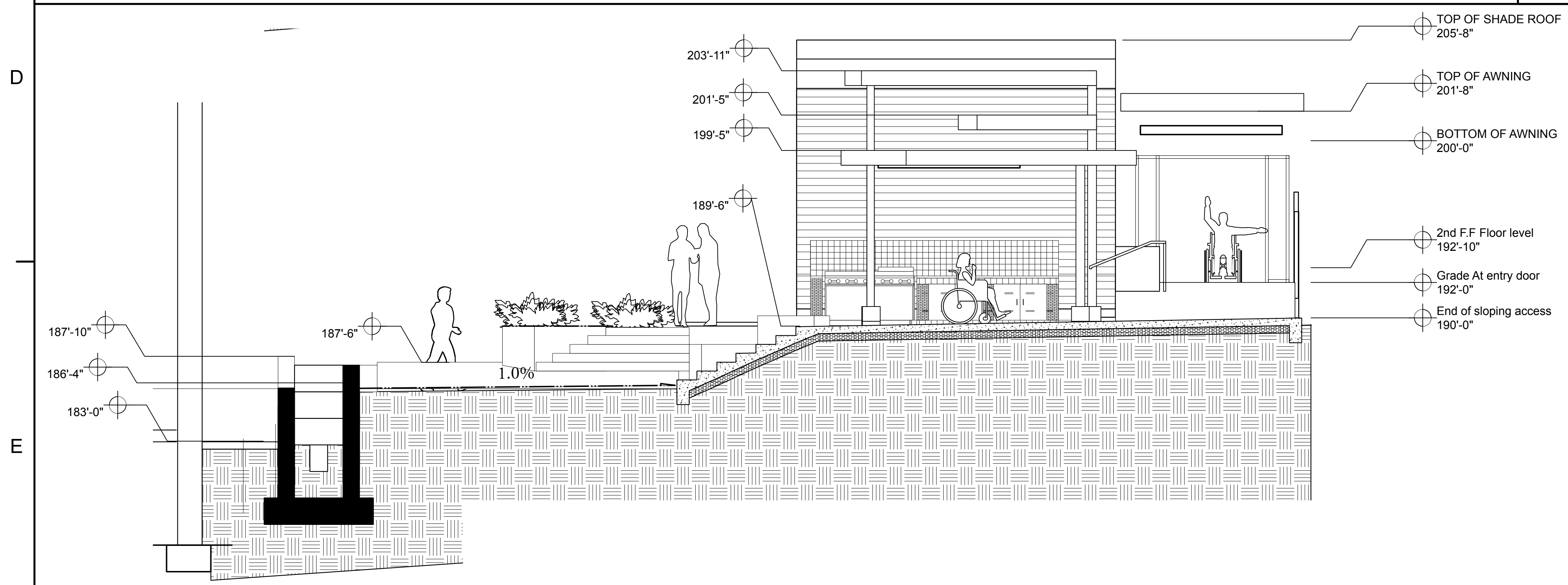


SECTION VIEW
Scale: 1/4" = 1'-0"

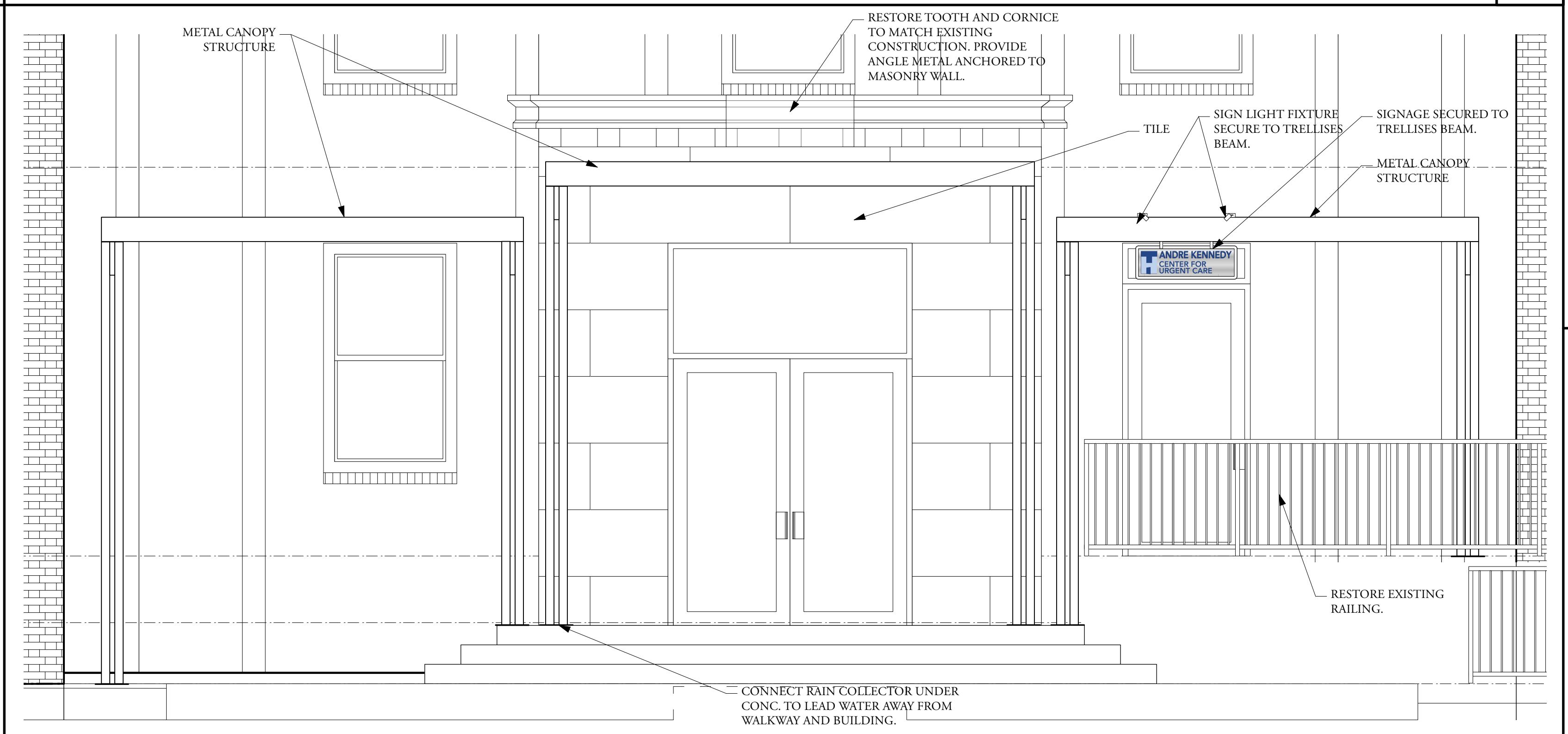


NOTE: REPAIR DAMAGED CONCRETE AT RAMP TO MATCH EXISTING COLOR AND REPOINT TO MATCH EXISTING COLOR AND REPOINTING DETAIL.

EAST SIDE ELEVATION
Scale: 3/16" = 1'-0"



SECTION VIEW
Scale: 1/4" = 1'-0"



EAST SIDE ELEVATION
Scale: 3/8" = 1'-0"

No.	Date	Appr	Revision Notes
1	11/2/21		AD-01

No.	Date	Issue Notes

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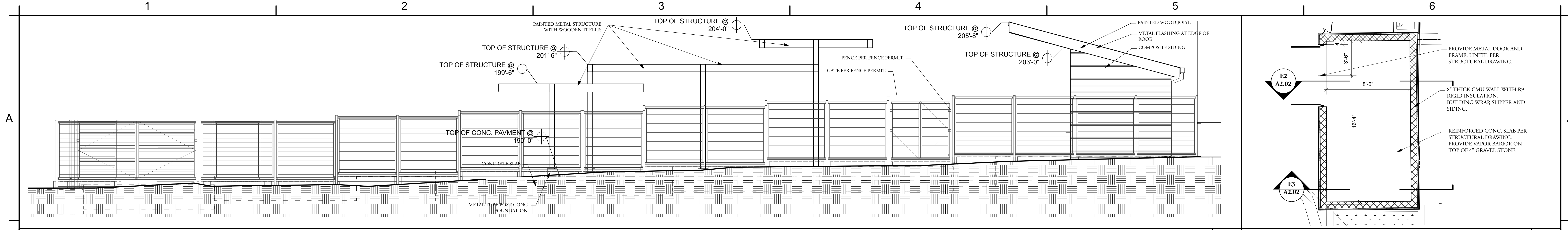
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Issued date:	08/03/2023
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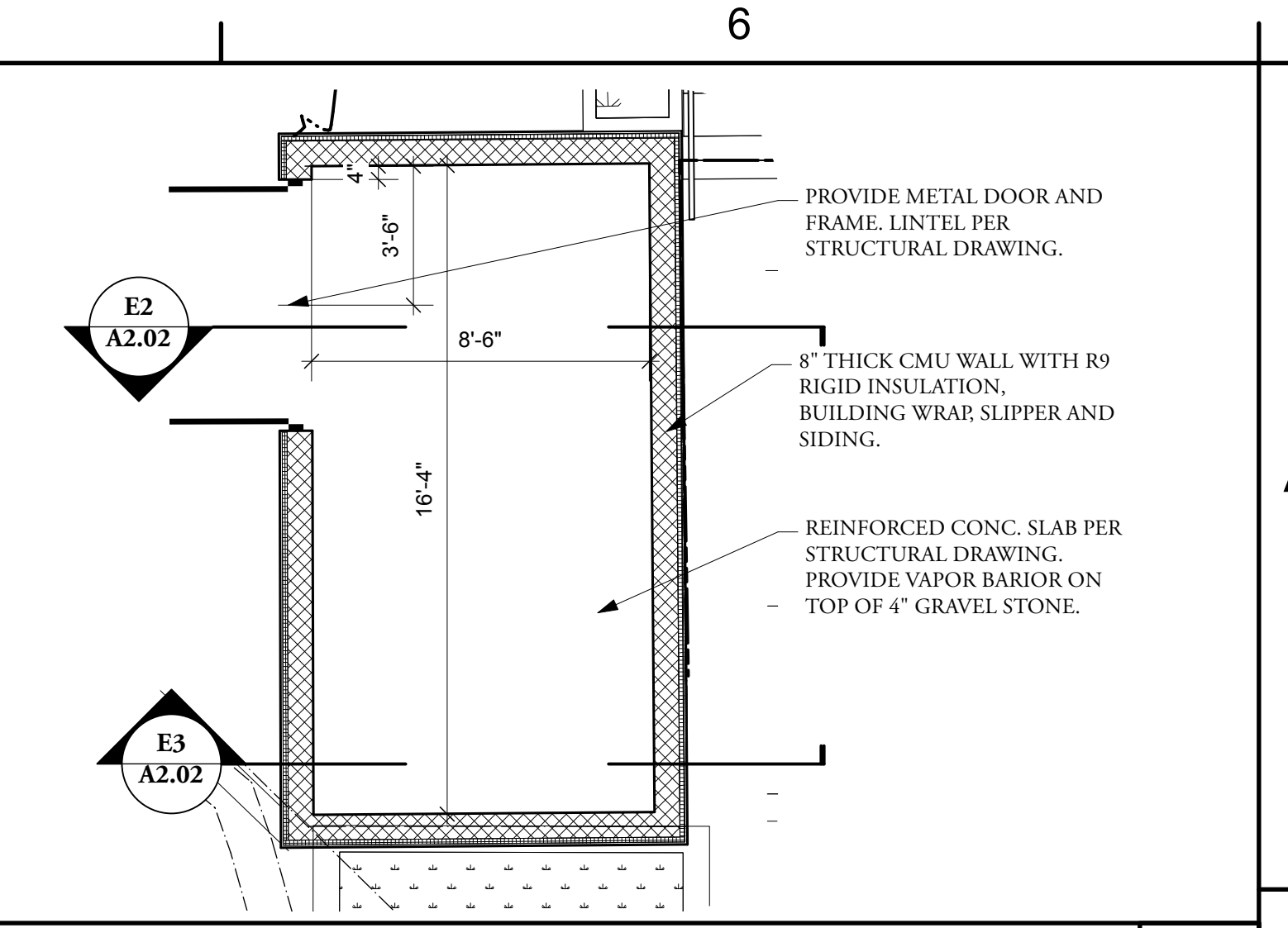
Exterior Elevations-PH-4

22010-230725 Tuerk House Phase 4.vsw



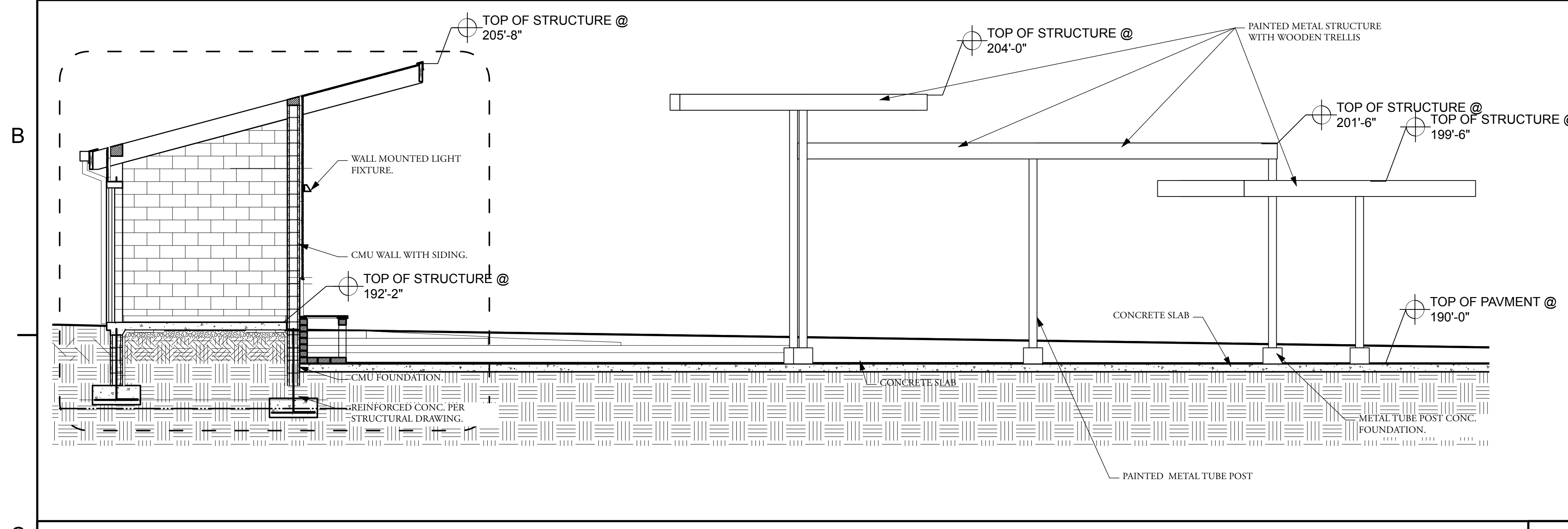
WEST ELEVATION
Scale: 1/4" = 1'-0"

B5



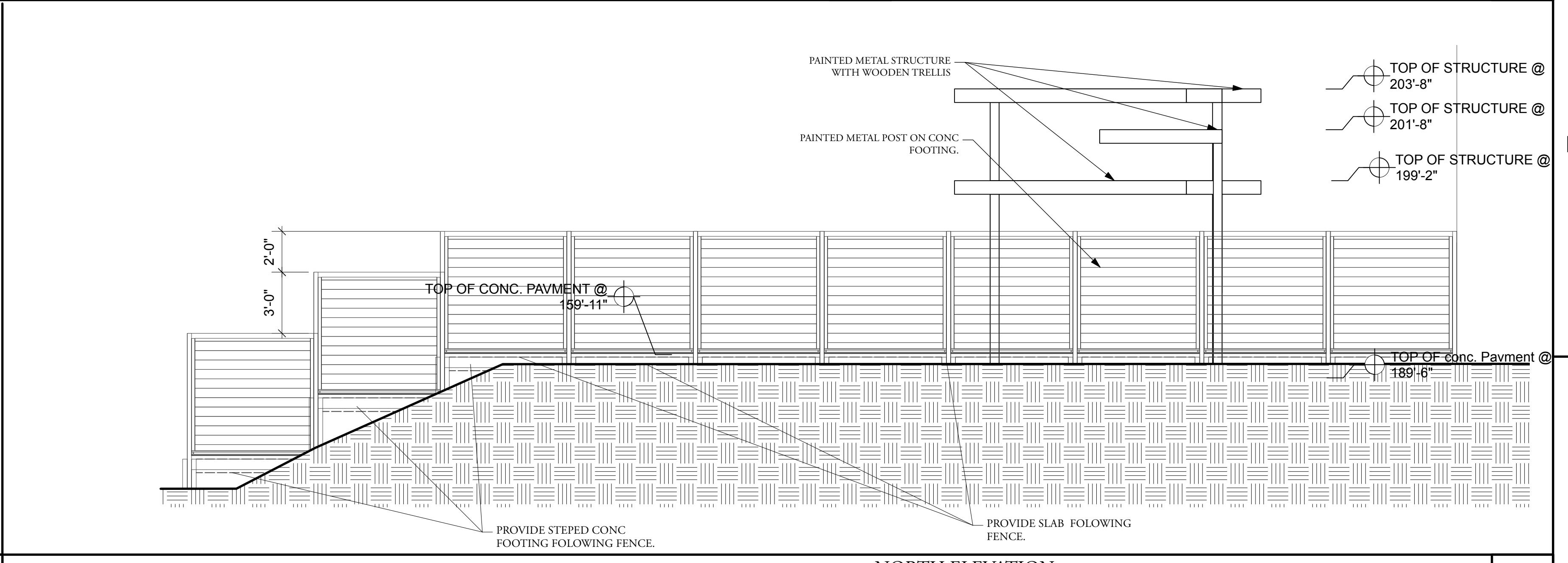
FLOOR PLAN @ SHED
Scale: 1/4" = 1'-0"

B6



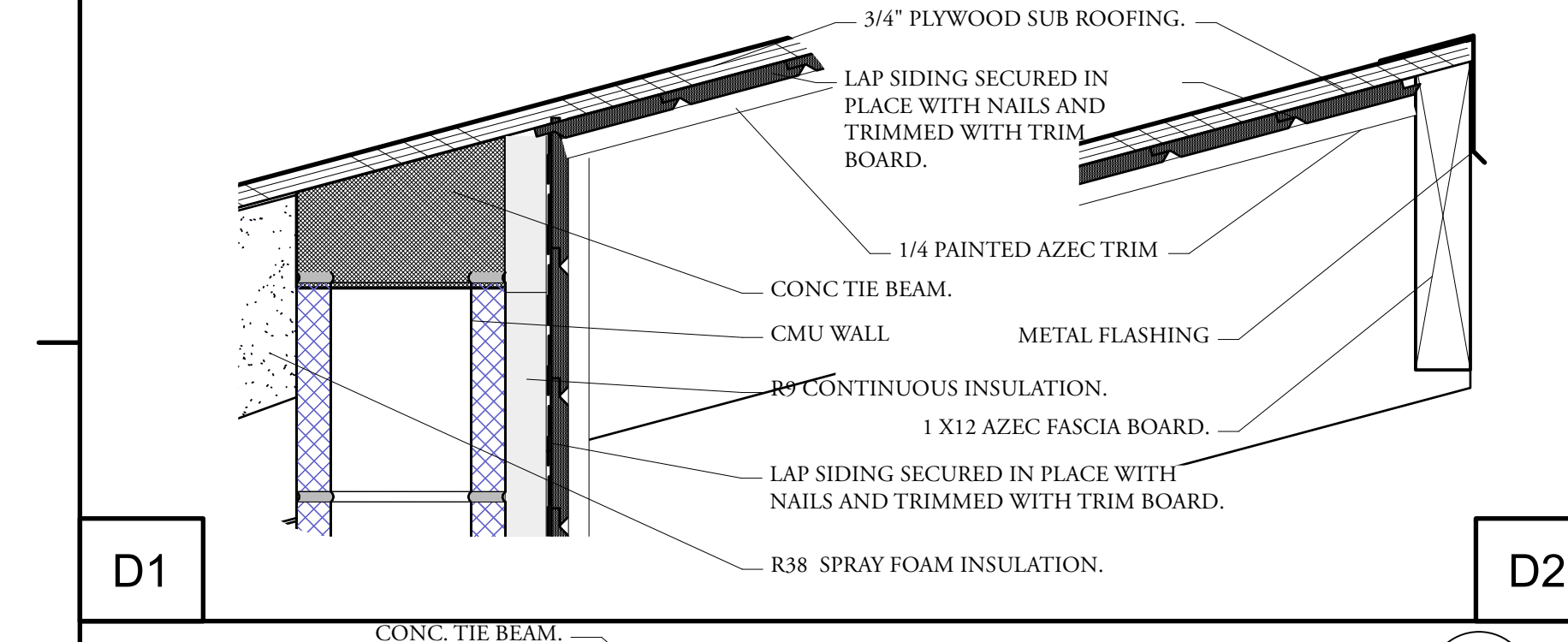
SECTIONAL ELEVATION
Scale: 1/4" = 1'-0"

C3



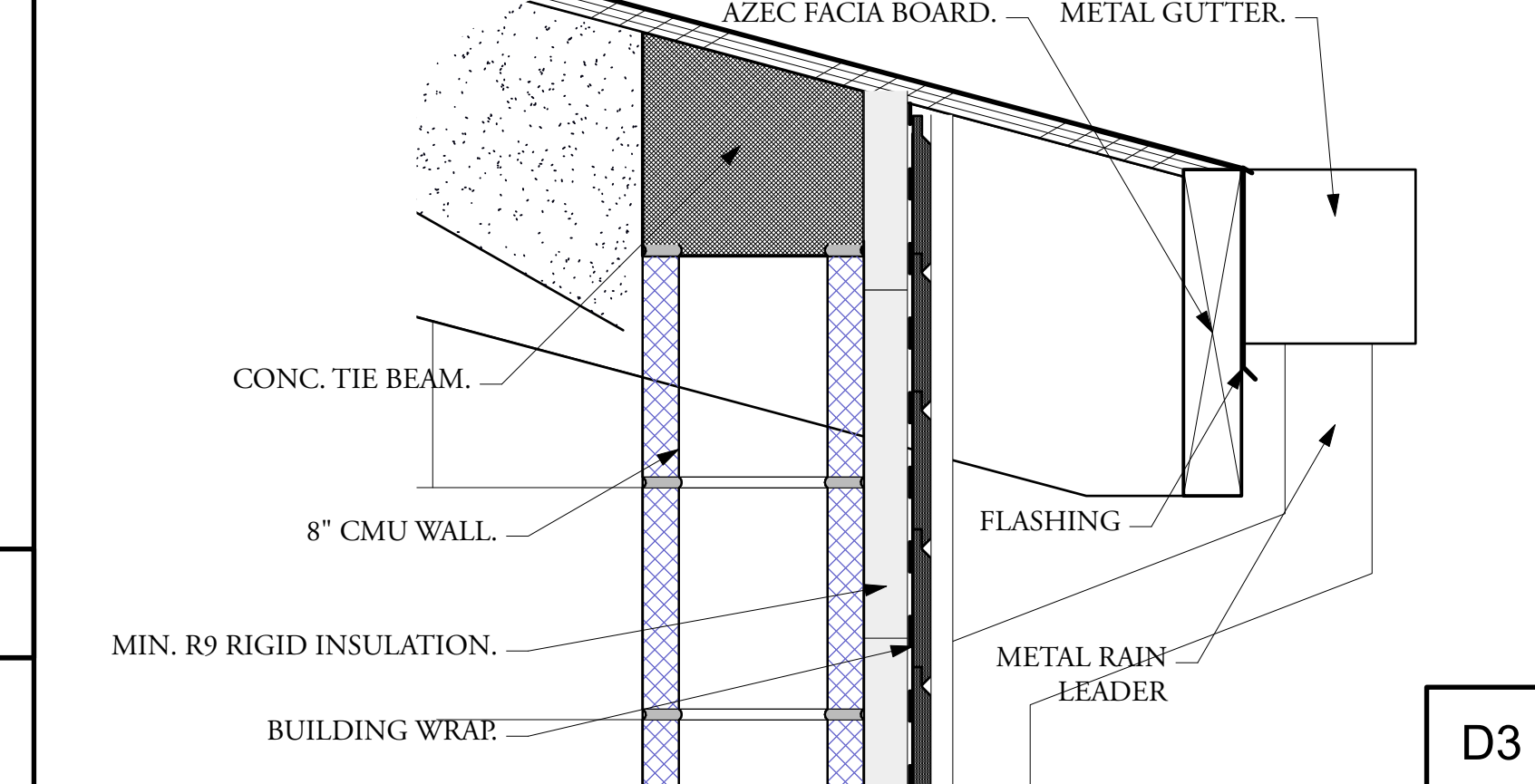
NORTH ELEVATION
Scale: 1/4" = 1'-0"

C6



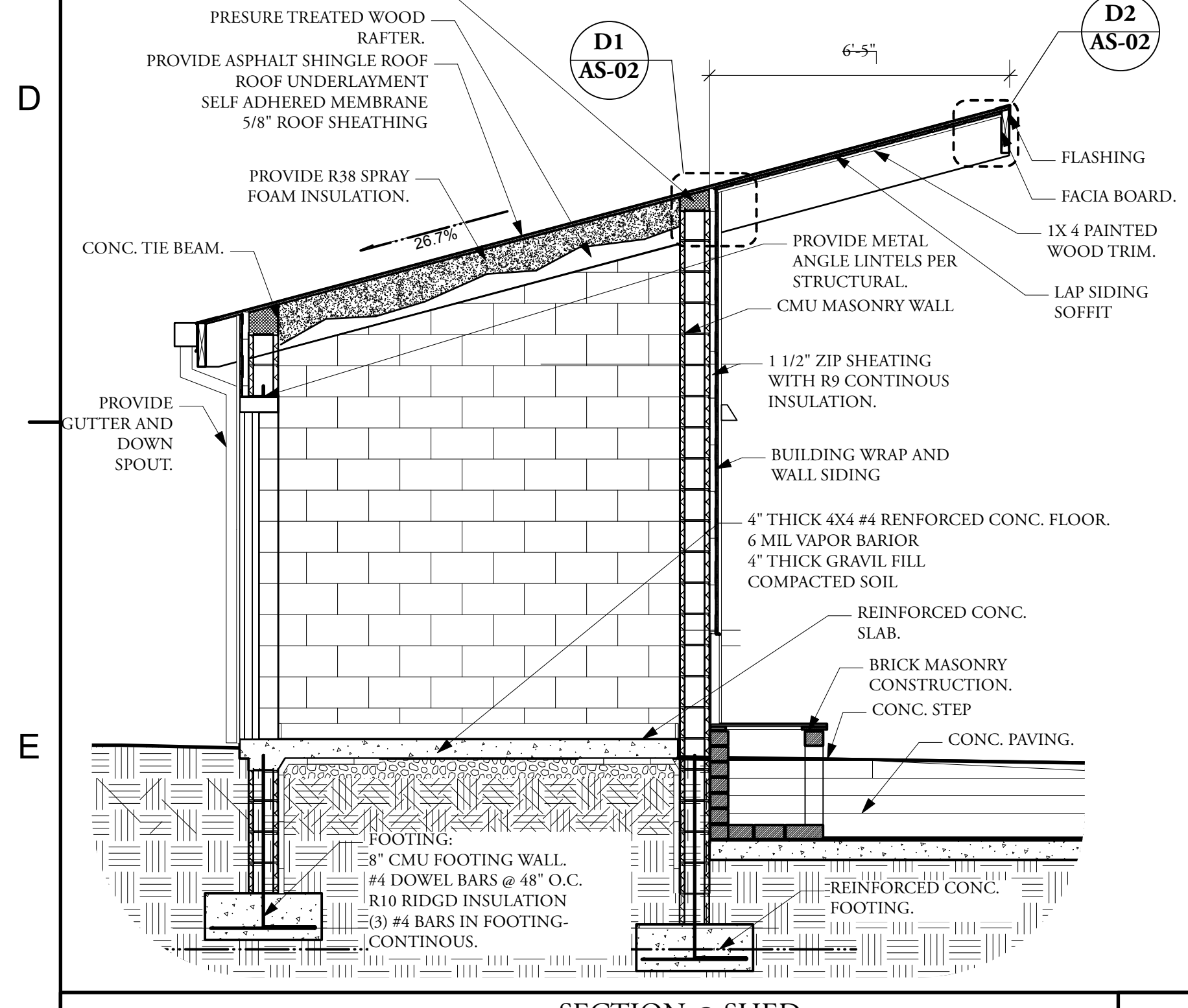
SECTION @ SHED
Scale: 3/8" = 1'-0"

D2



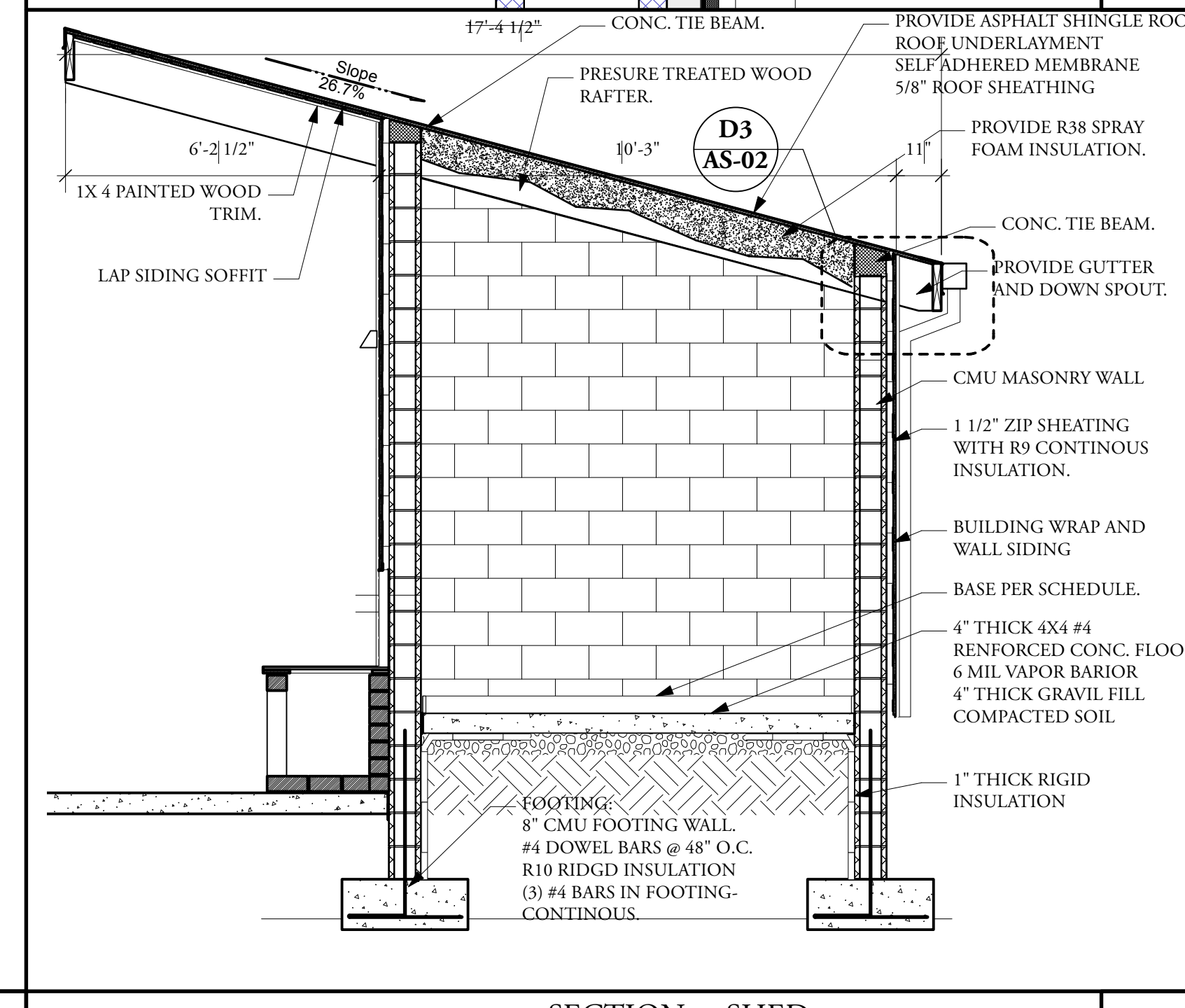
SECTION @ SHED
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D3



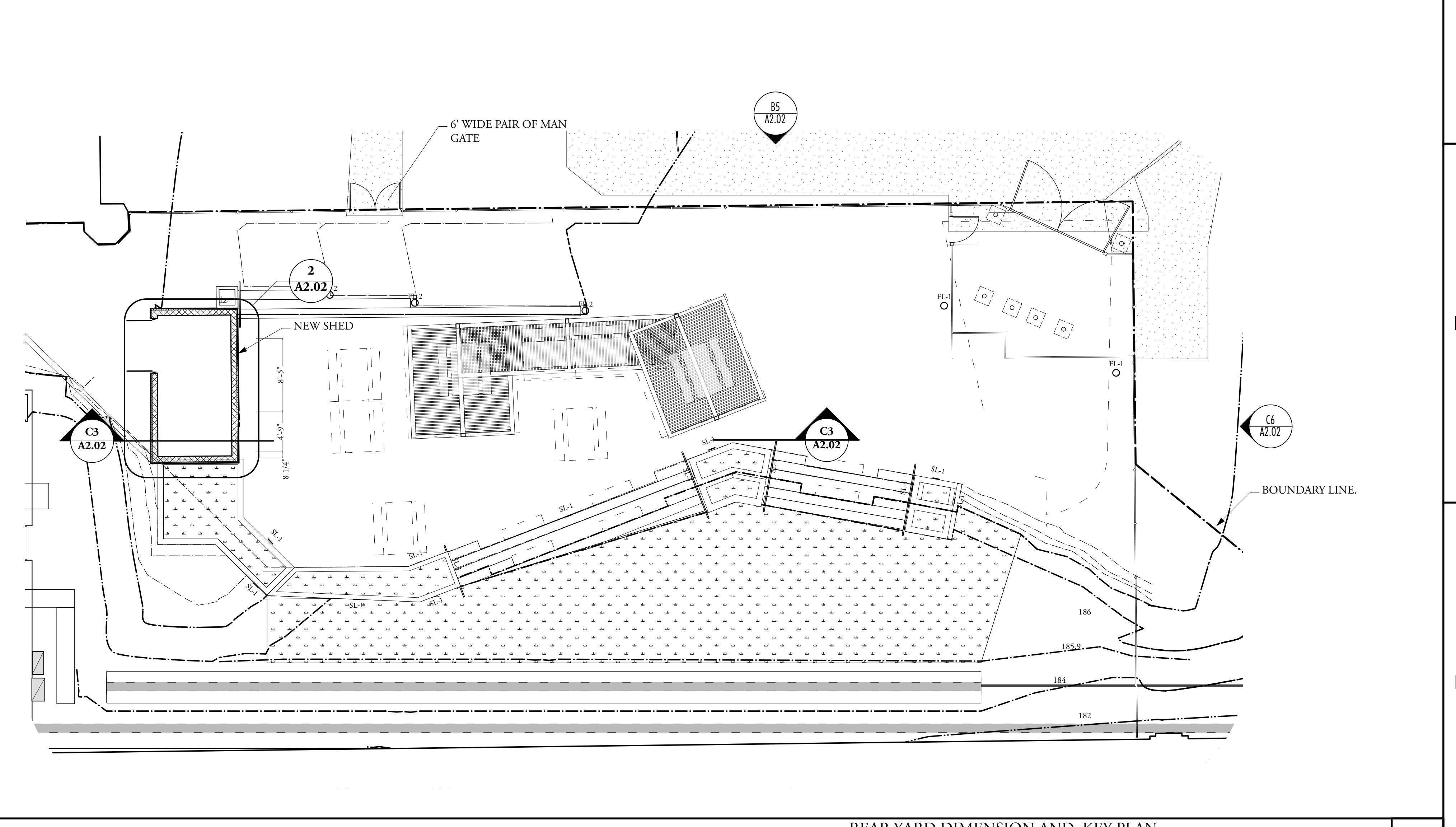
SECTION @ SHED
Scale: 3/8" = 1'-0"

E2



SECTION @ SHED
Scale: 3/8" = 1'-0"

E3



REAR YARD DIMENSION AND KEY PLAN.
Scale: 1/8" = 1'-0"

E6

No.	Date	Appr	Revision Notes
1	11/10/22		BC-Comment-1

No.	Date	Issue Notes

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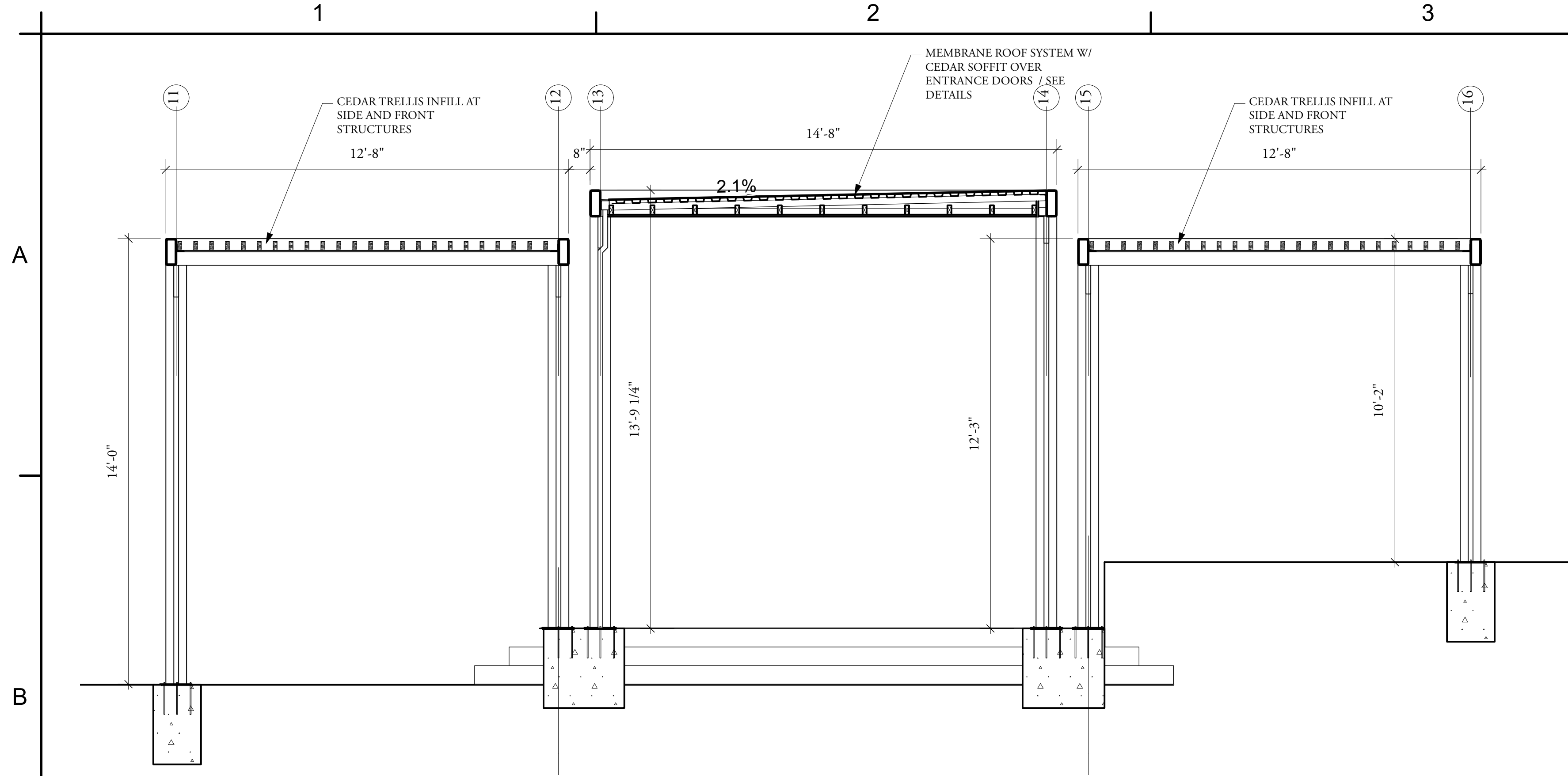
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Issued for:	BIDDING AND PERMIT
Issued date:	08/03/2023
PRINT DATE	August 3, 2023

A2.02

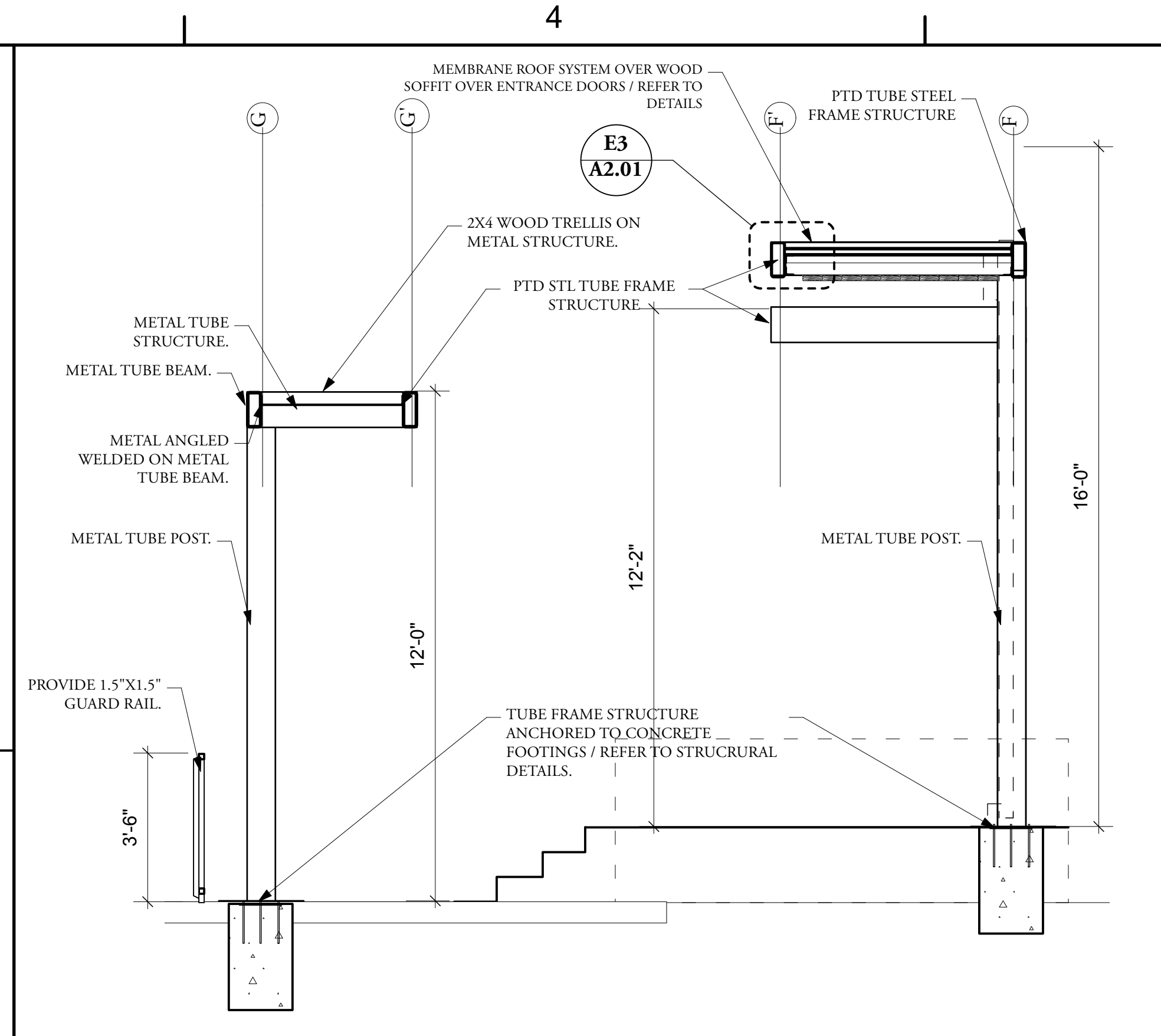
YARD DETAIL-PH-4

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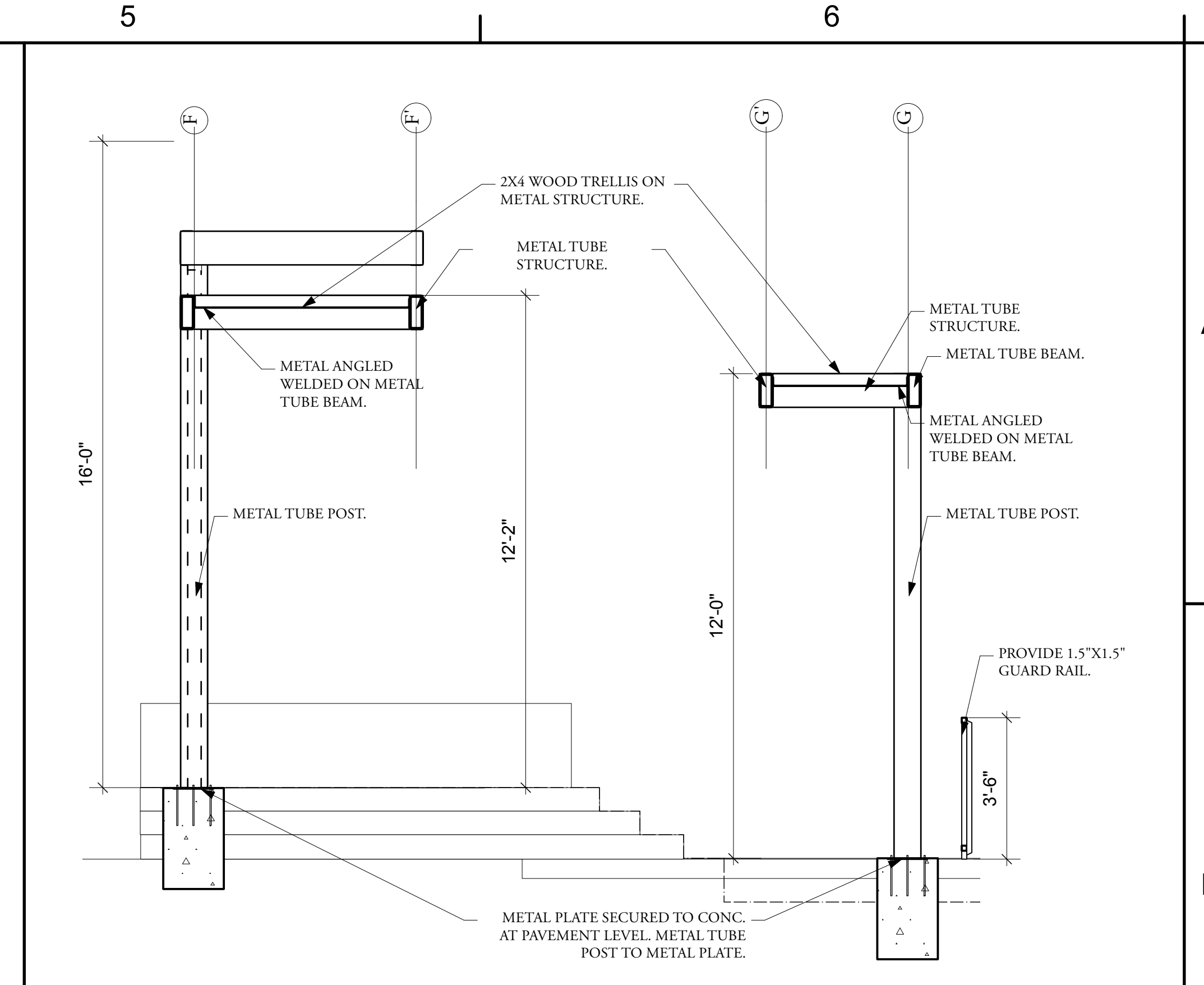
SECTION @ TRELLIS
Scale: 3/8" = 1'-0"

B3



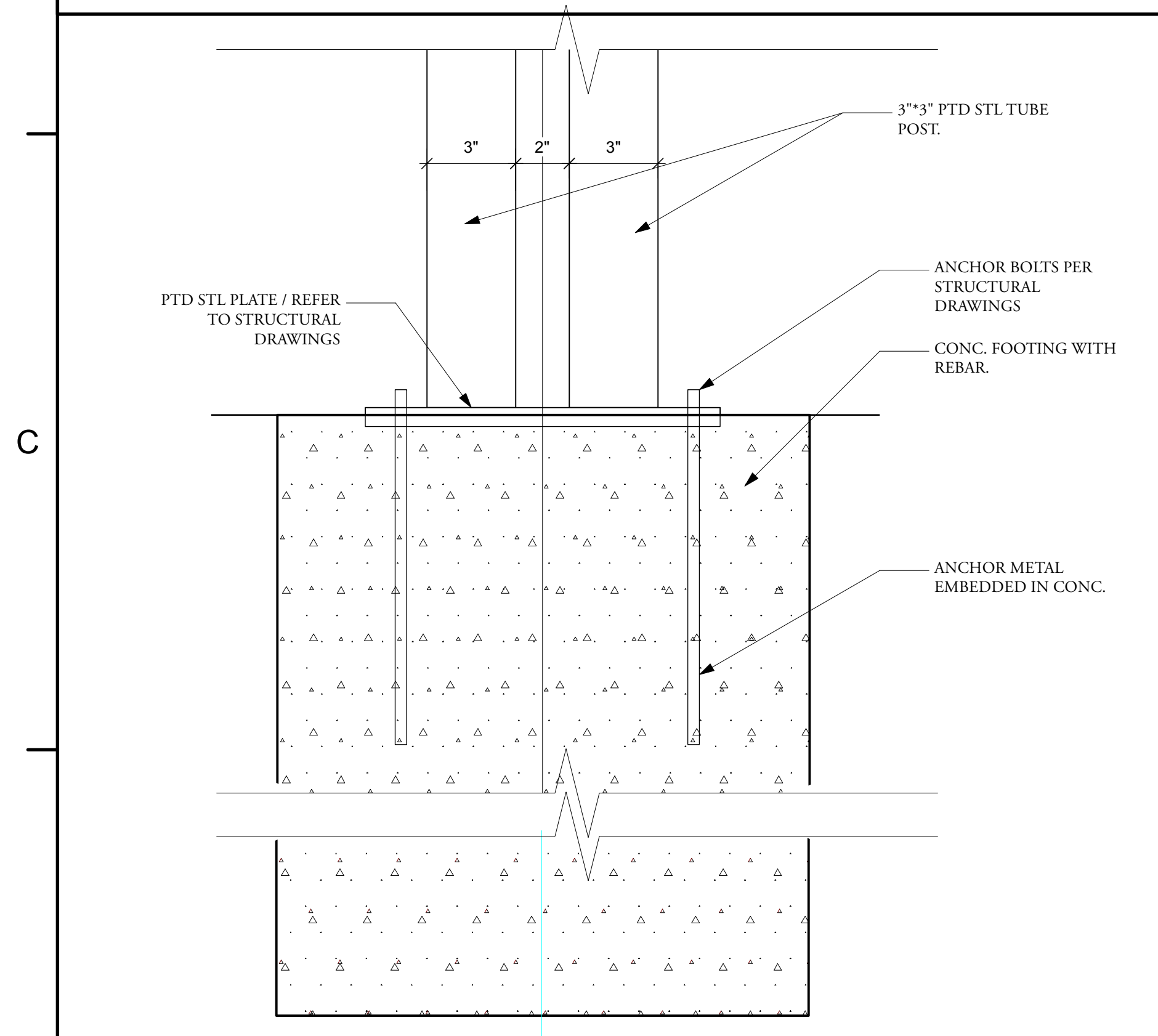
SECTION @ TRELLIS
Scale: 3/8" = 1'-0"

B5



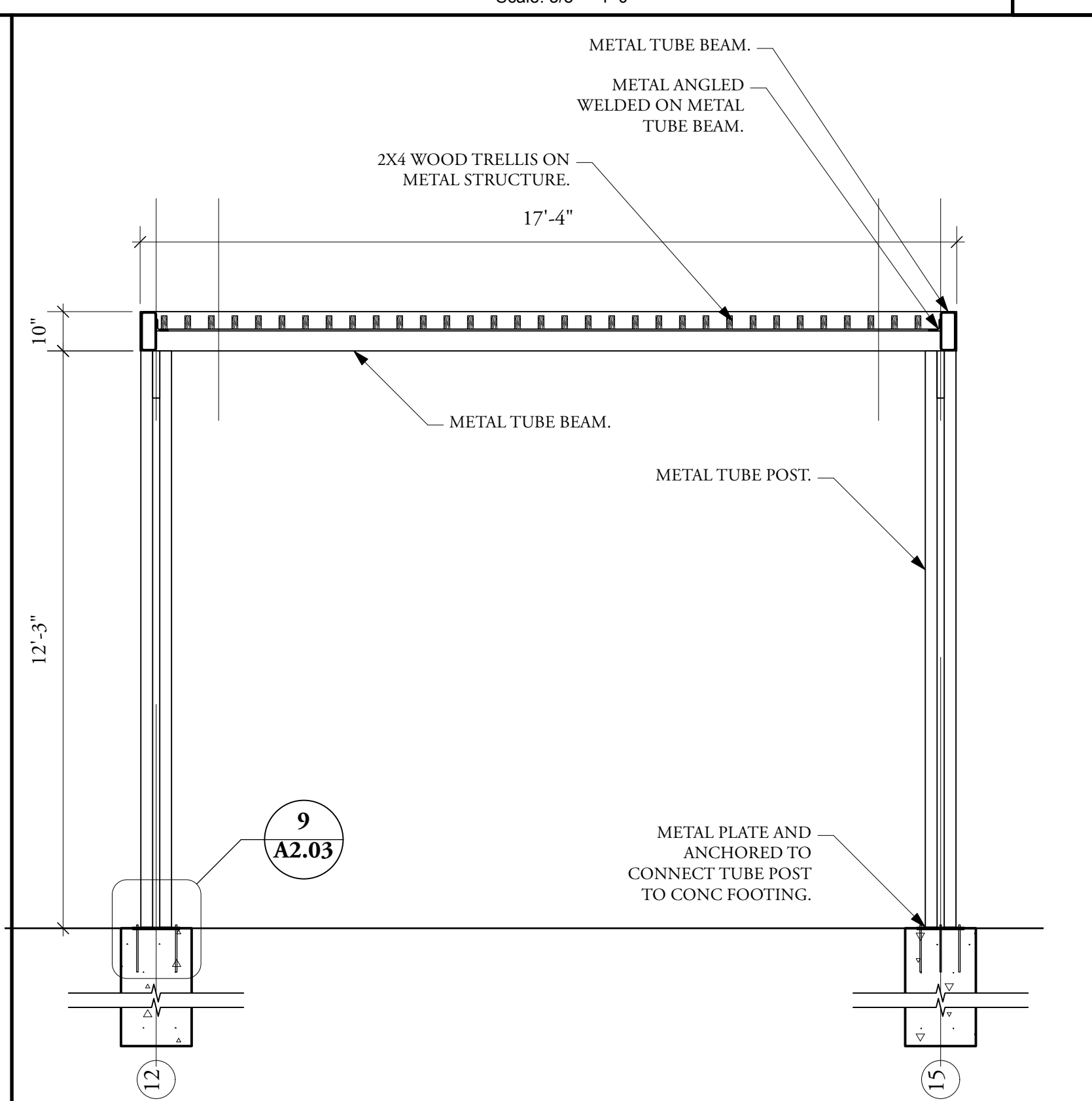
SECTION @ TRELLIS
Scale: 3/8" = 1'-0"

B6



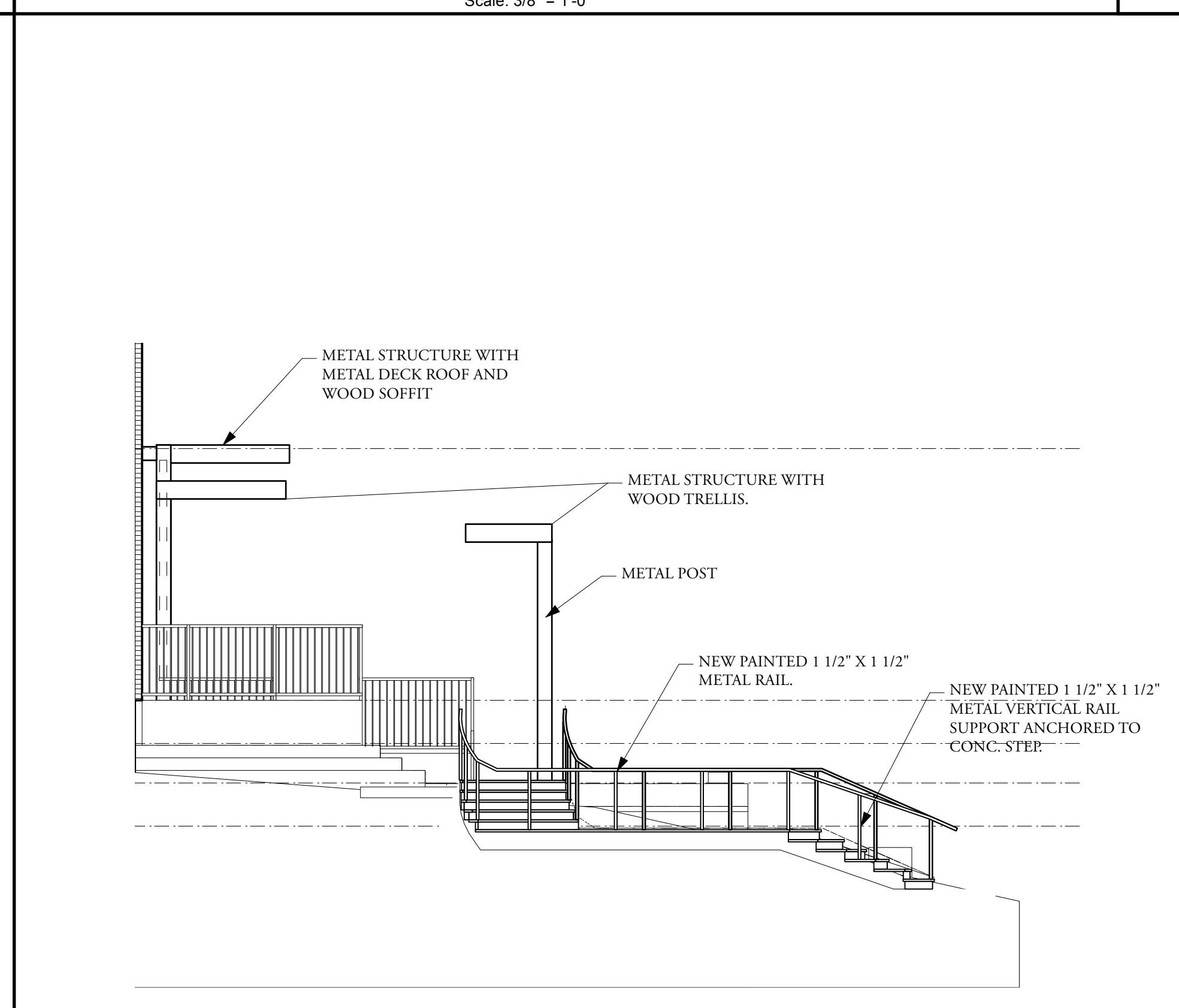
DETAIL @ TRELLIS FOOTING
Scale: 3" = 1'-0"

D2



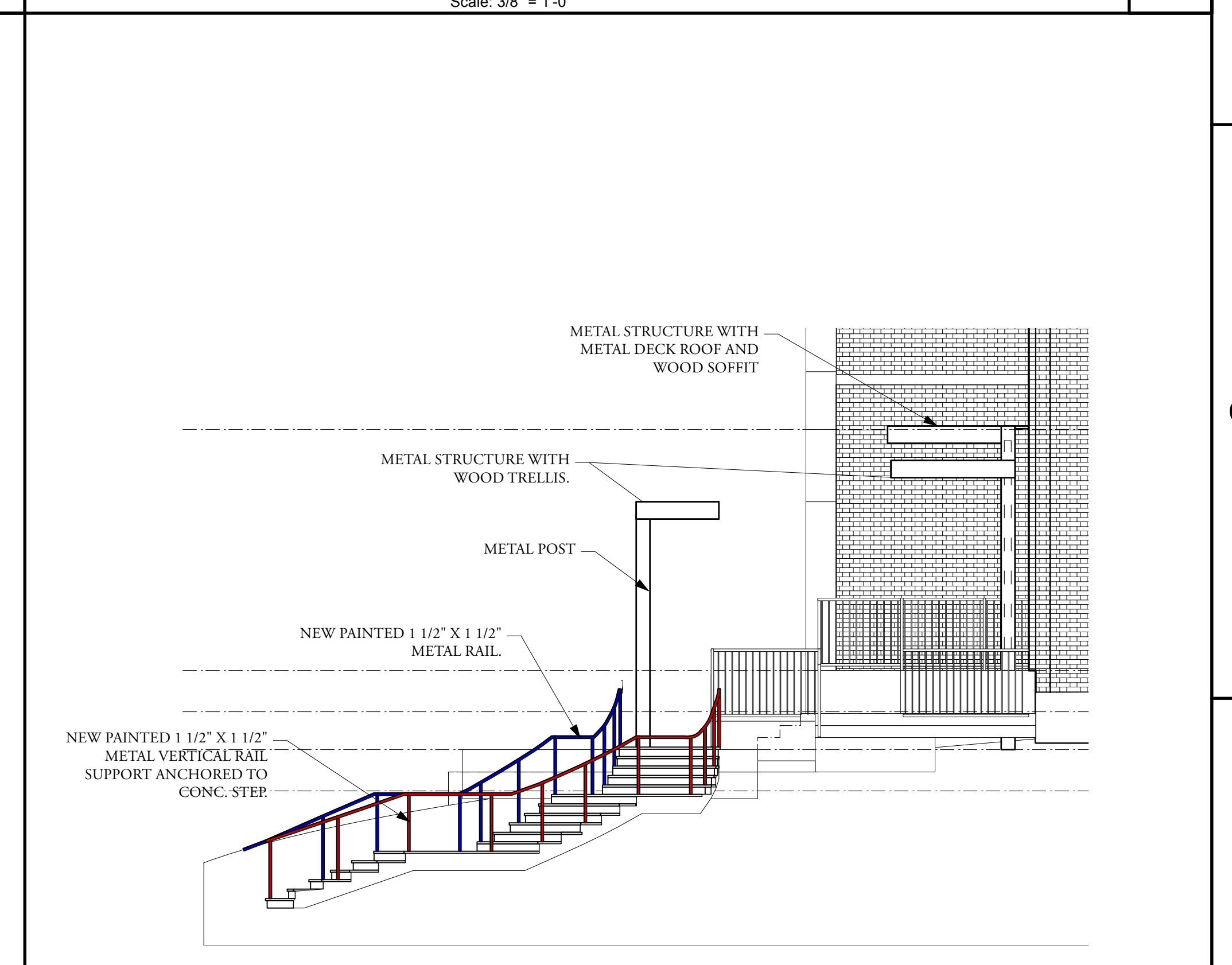
SECTION @ TRELLIS
Scale: 3/8" = 1'-0"

D3



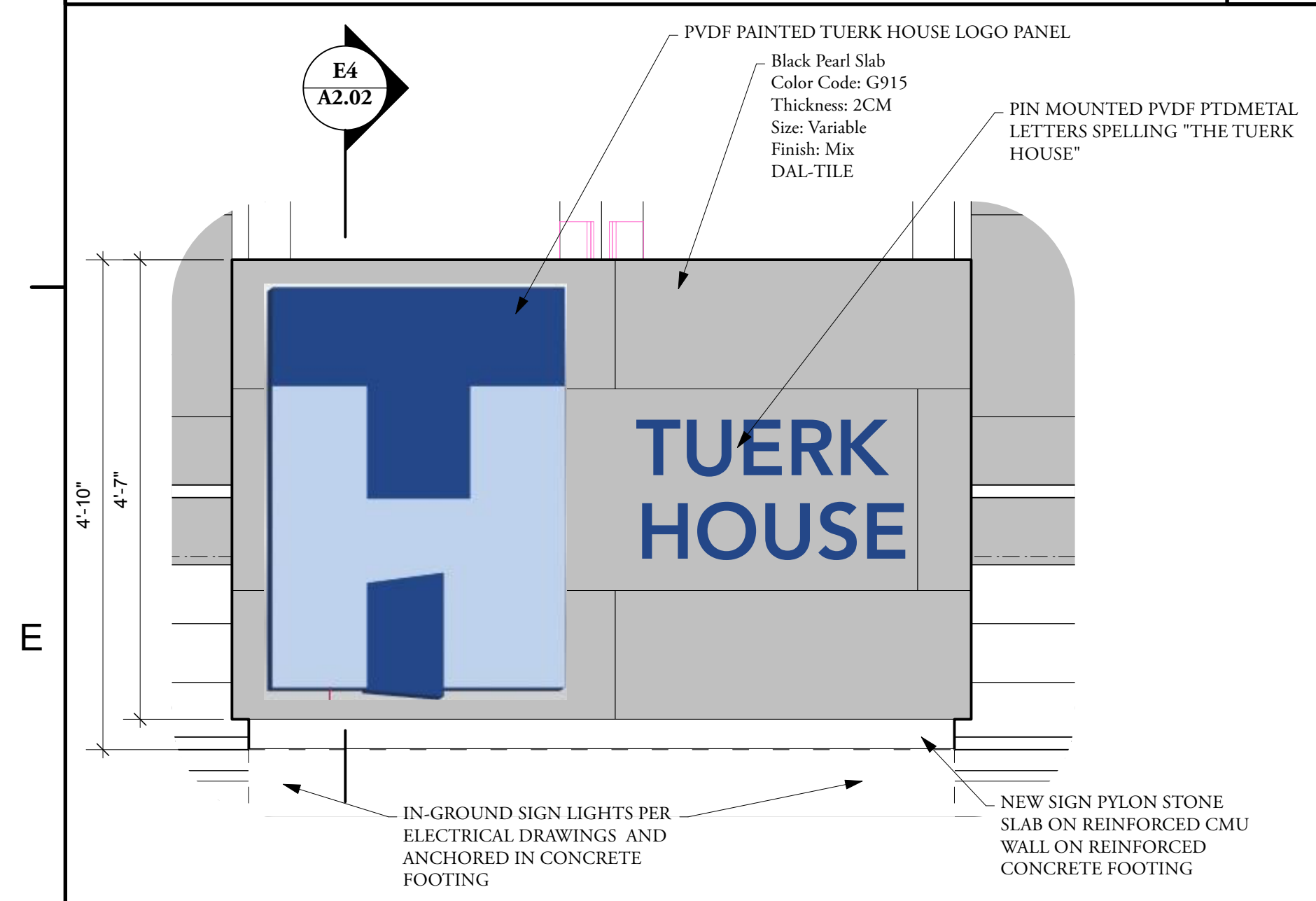
SOUTH SIDE ELEVATION
Scale: 3/16" = 1'-0"

D5



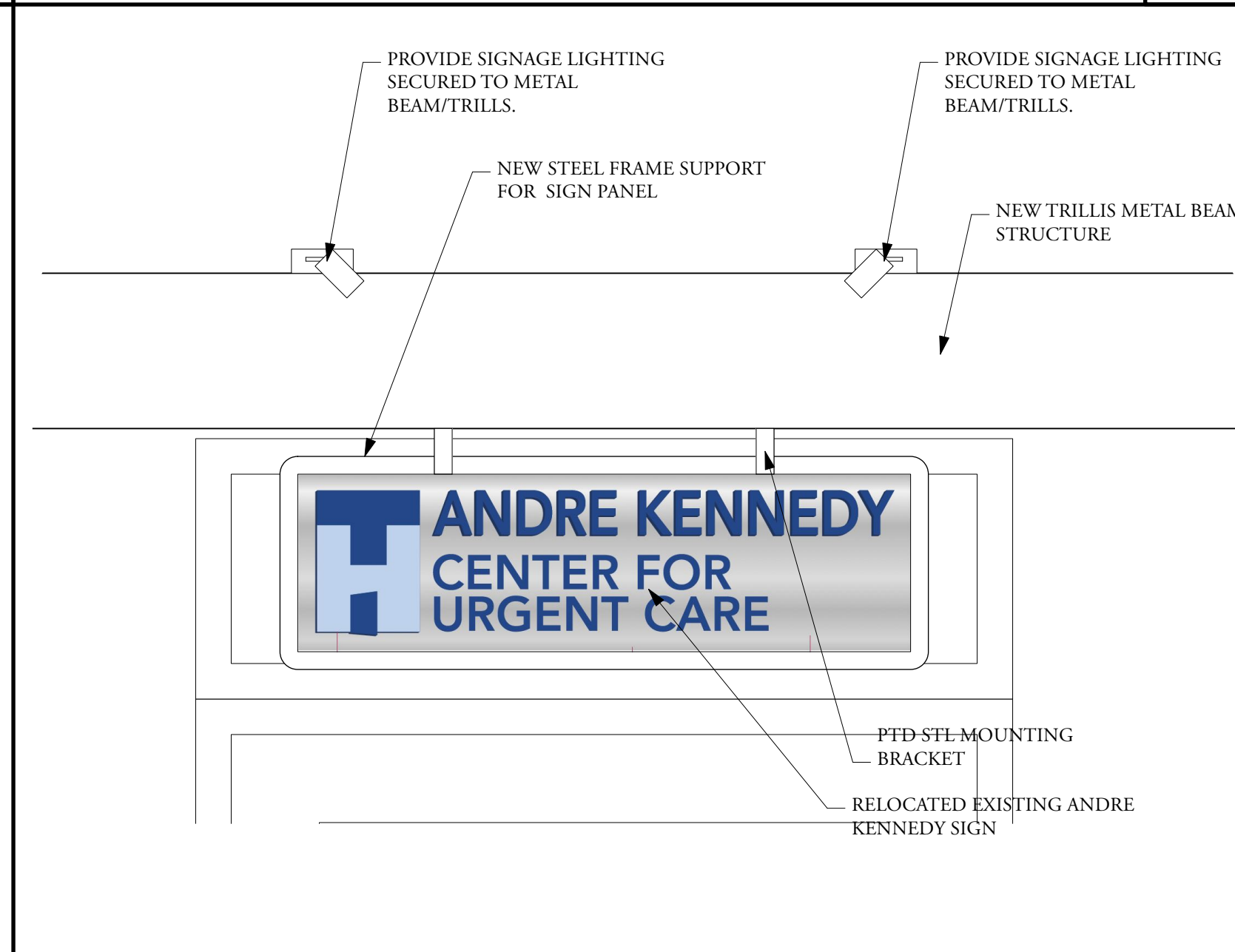
NORTH SIDE ELEVATION
Scale: 3/16" = 1'-0"

D6



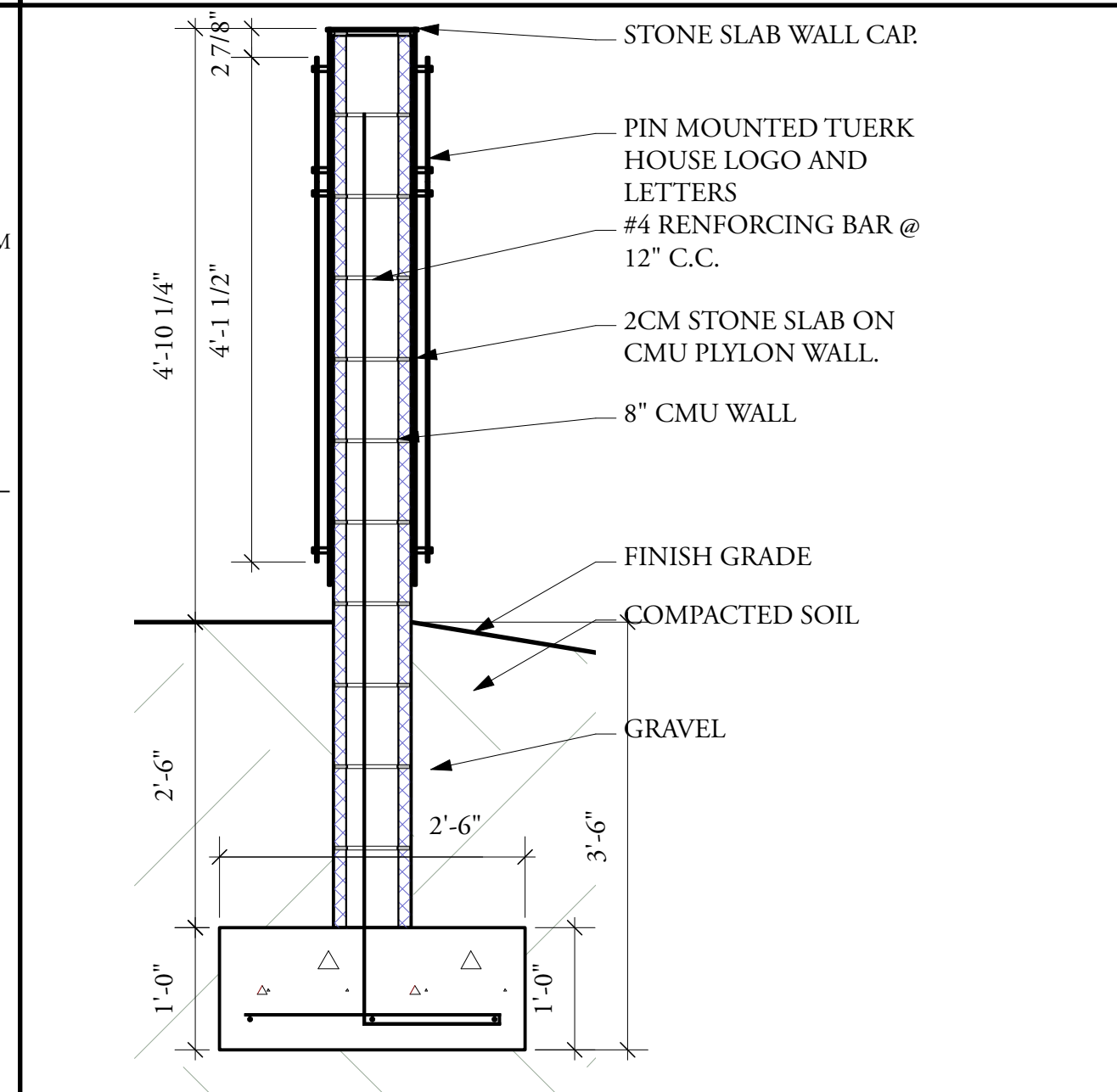
ENTRANCE PYLON SIGN
Scale: 3/4" = 1'-0"

E2



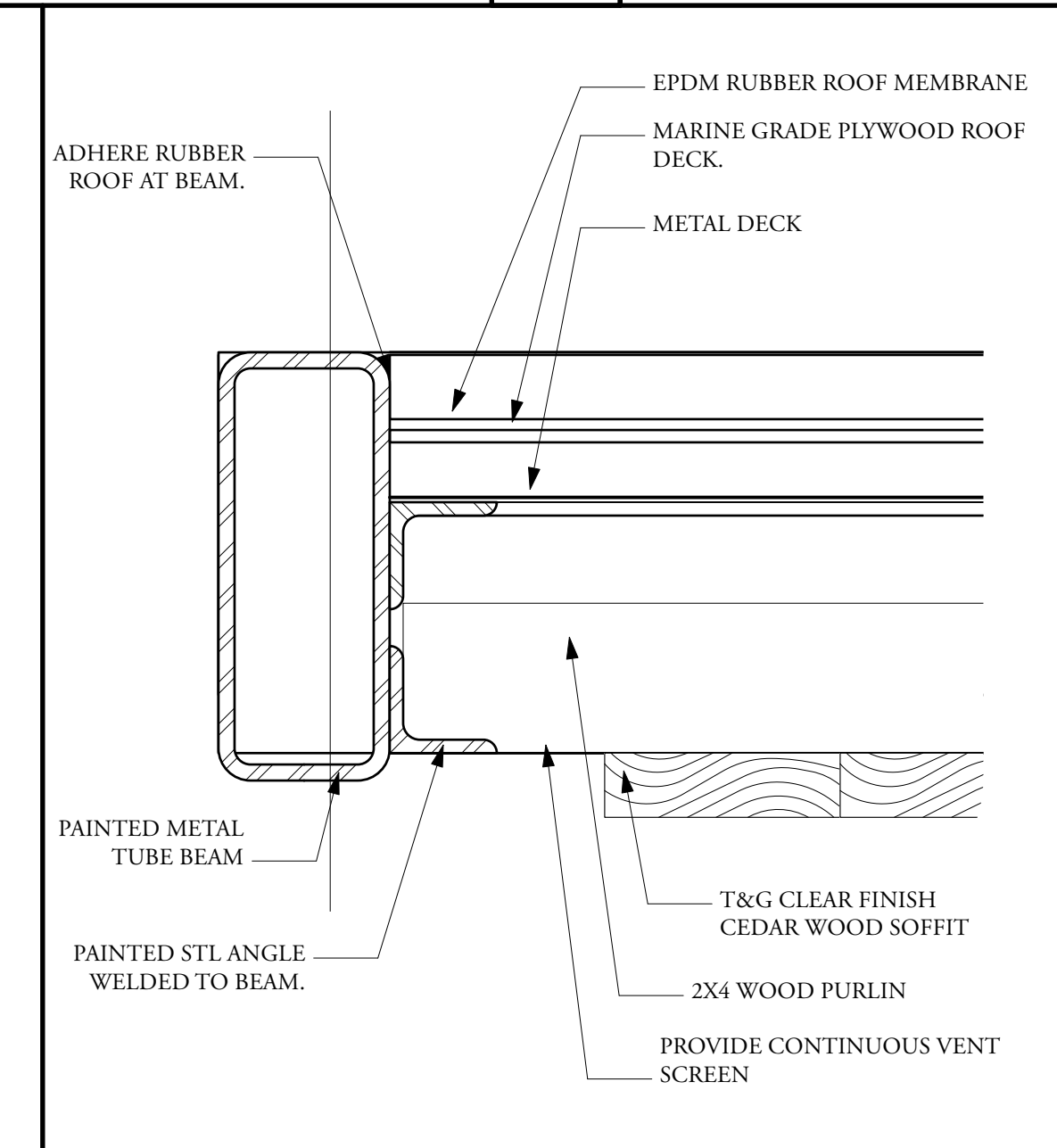
RELOCATED SIGNAGE
Scale: 1 1/2" = 1'-0"

E3



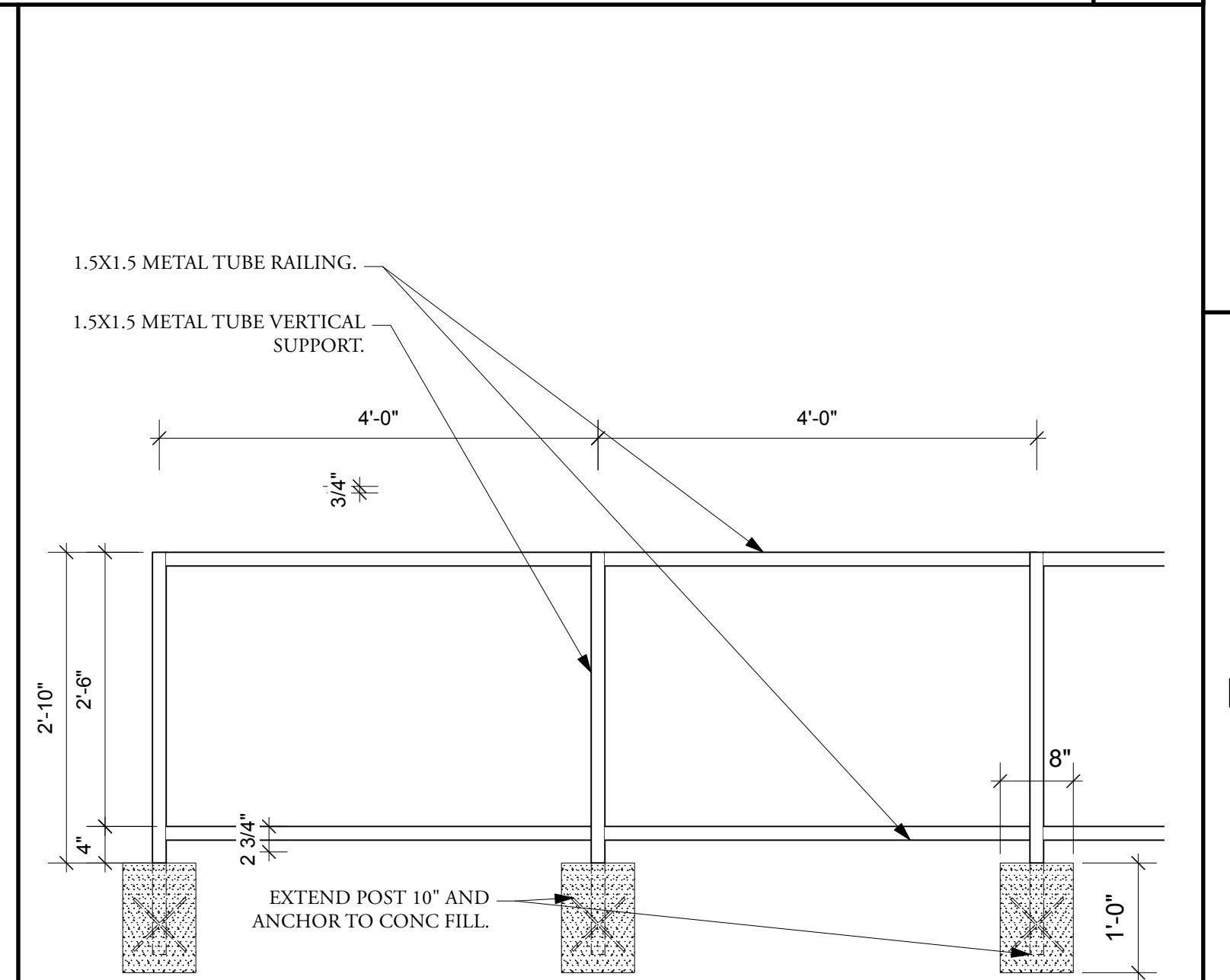
SECTION @ SIGN PYLON
Scale: 3/4" = 1'-0"

E4



DETAIL @ COVERED CANOPY
Scale: 3" = 1'-0"

E5



ELEVATION AT GUARD RAIL
Scale: 3/4" = 1'-0"

E6

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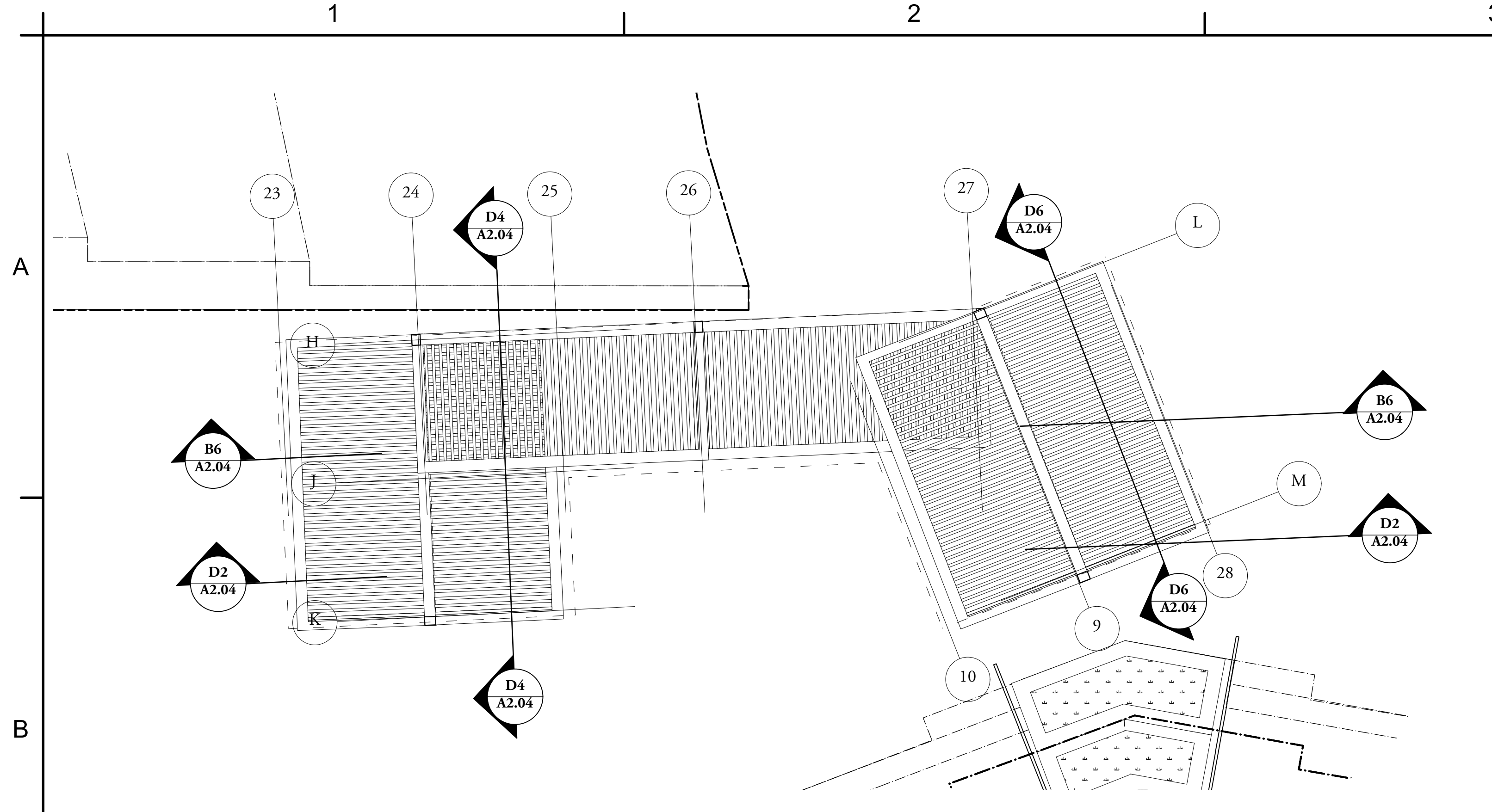
Tuerk House - Phase 4

PROJECT # 22010
Issued for: **BIDDING AND PERMIT**
Issued date: **08/03/2023**
PRINT DATE: August 3, 2023

A2.03

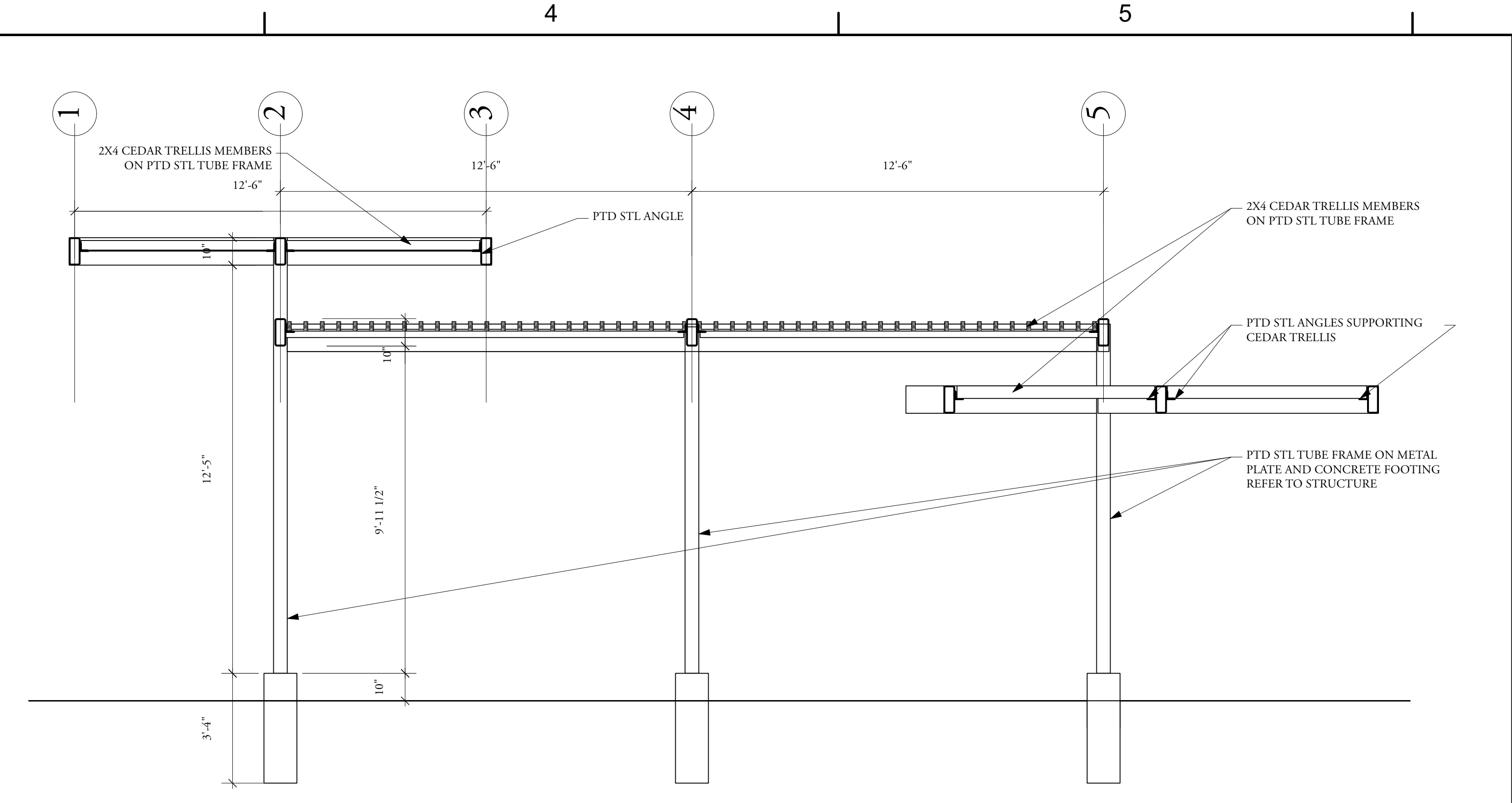
Exterior Details-PH-4

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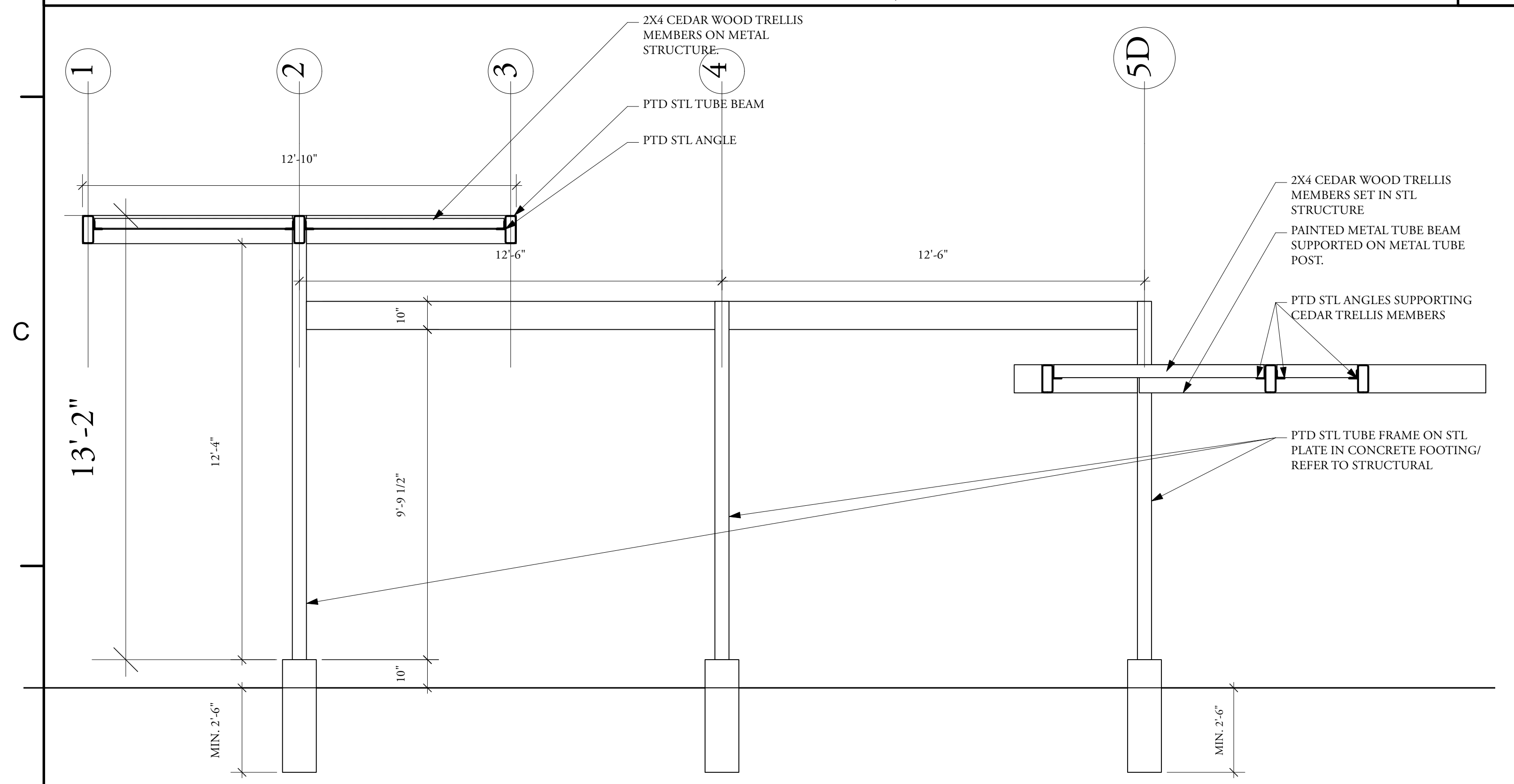
PLAN @ REAR TRELLIS
Scale: 1/4" = 1'-0"

B3



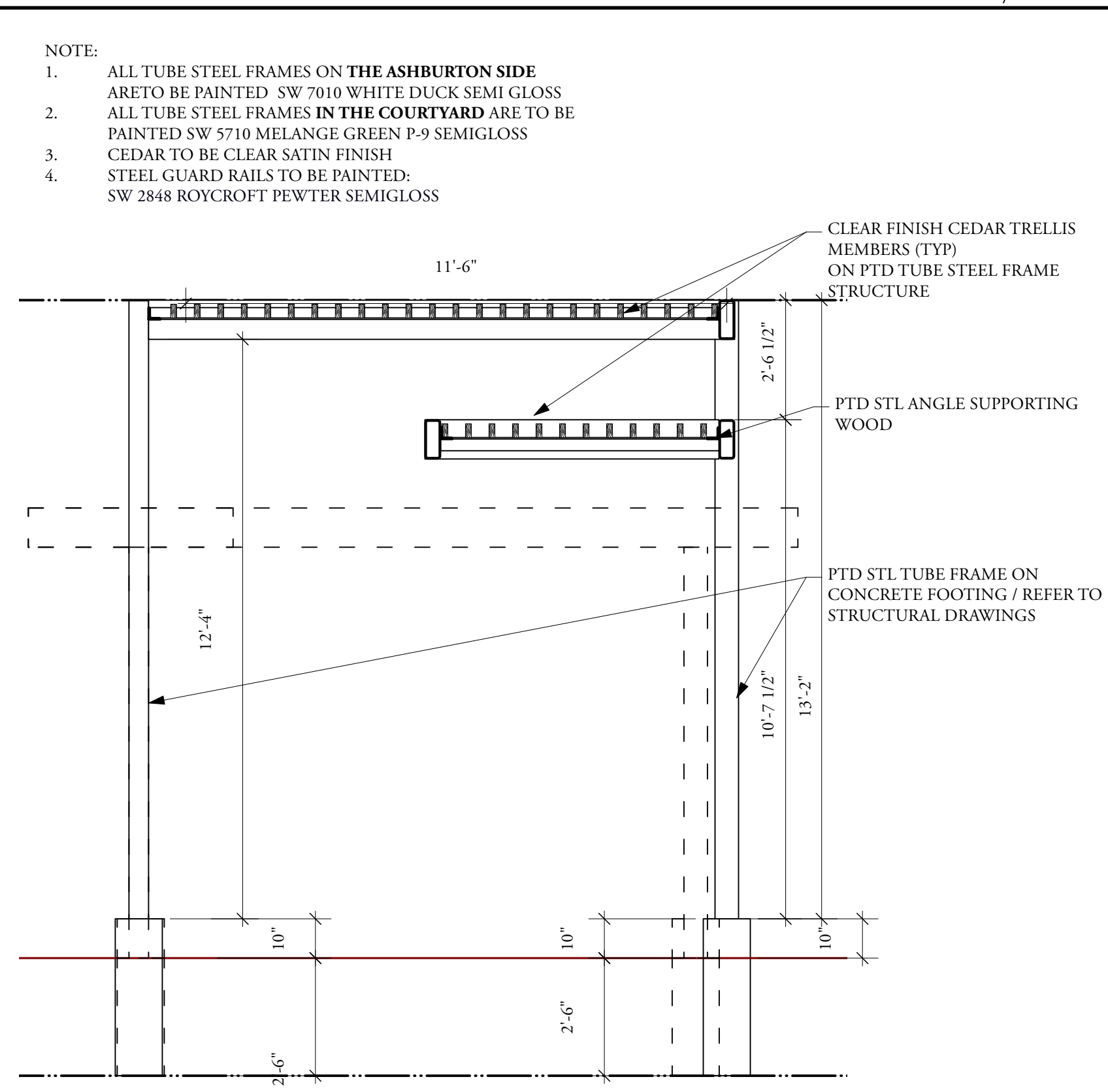
SECTION @ REAR TRELLIS
Scale: 3/8" = 1'-0"

B6



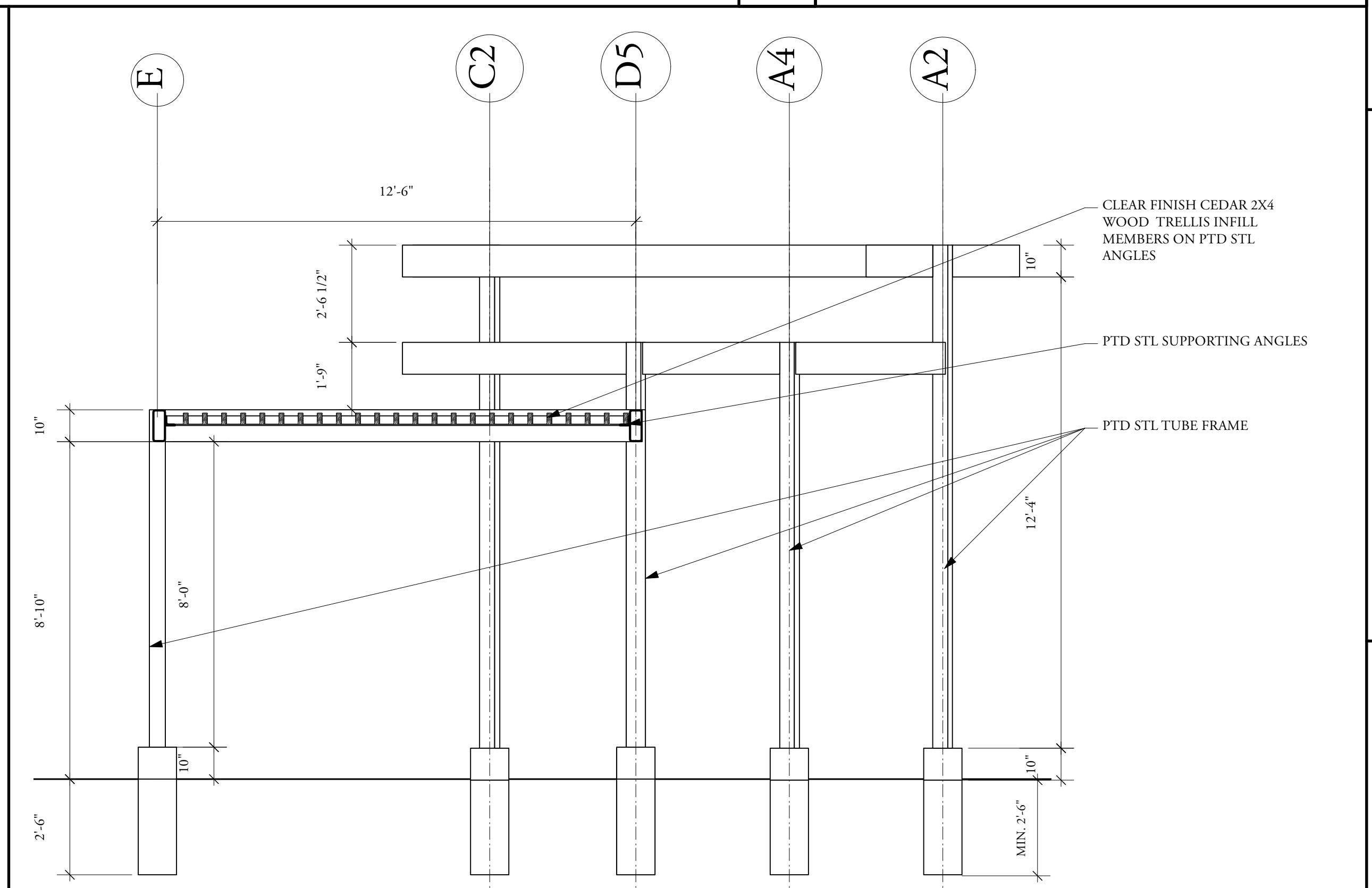
SECTION @ REAR TRELLIS
Scale: 3/8" = 1'-0"

D2



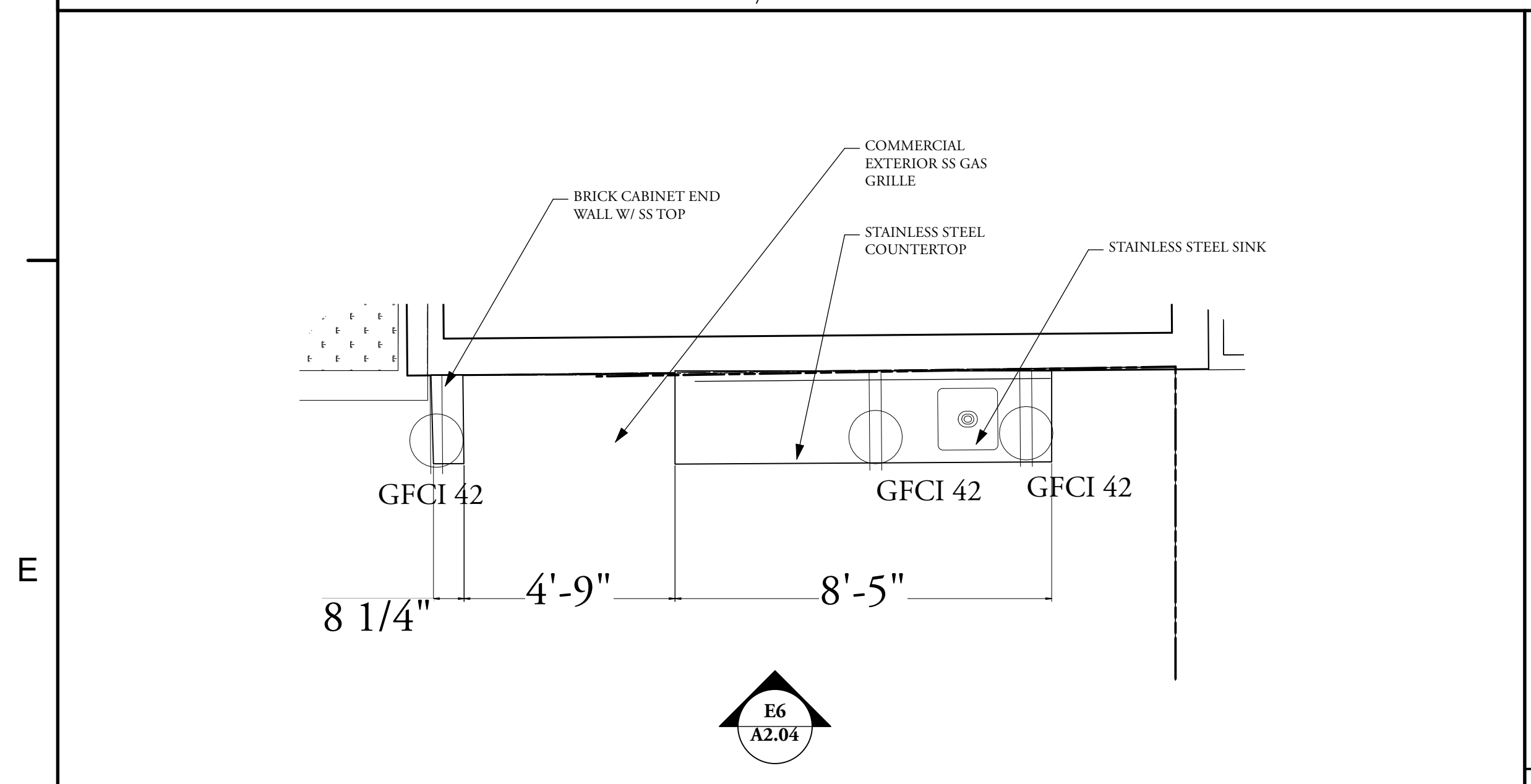
SECTION @ REAR TRELLIS
Scale: 3/8" = 1'-0"

D4



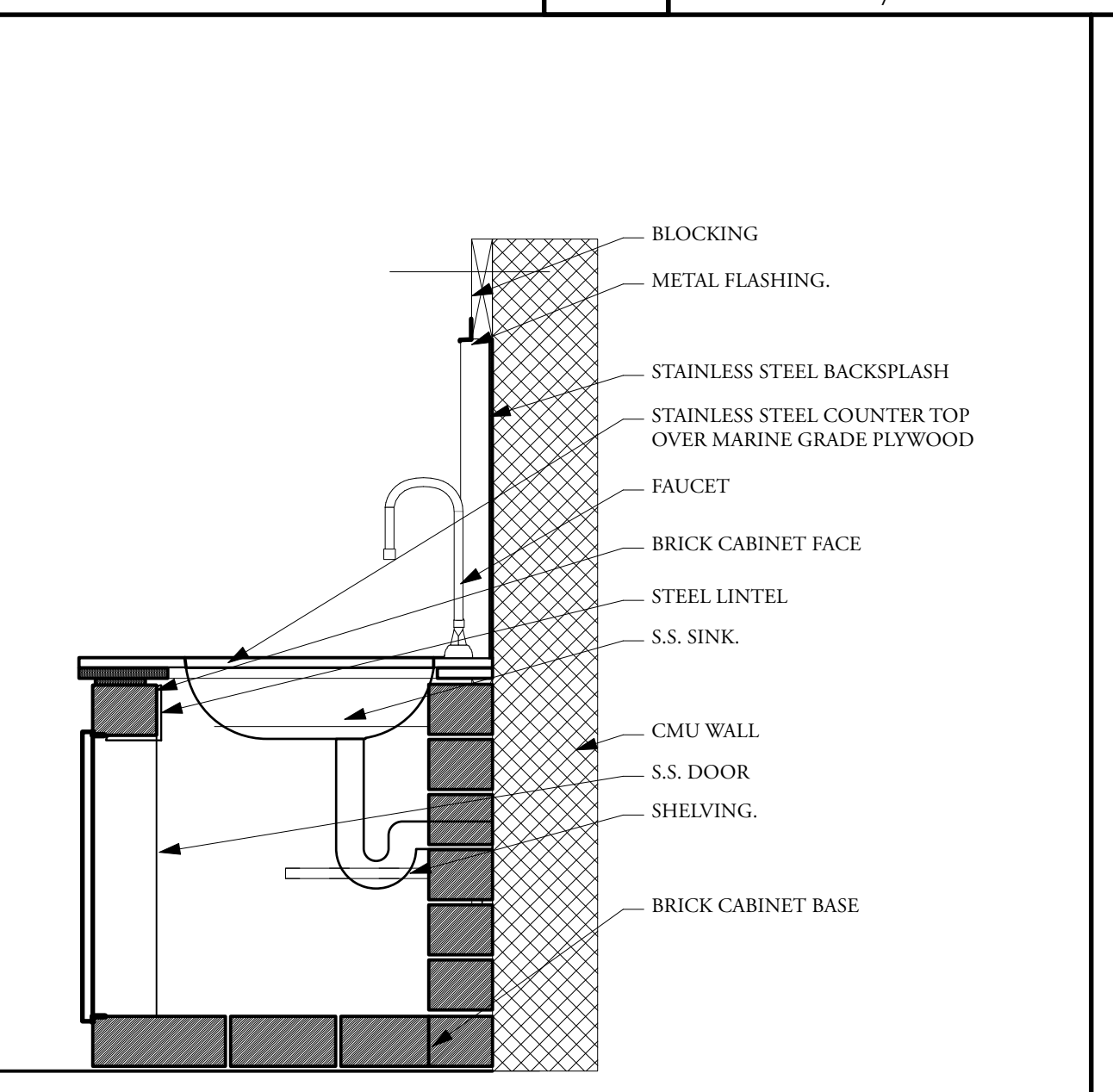
SECTION @ REAR TRELLIS
Scale: 3/8" = 1'-0"

D6



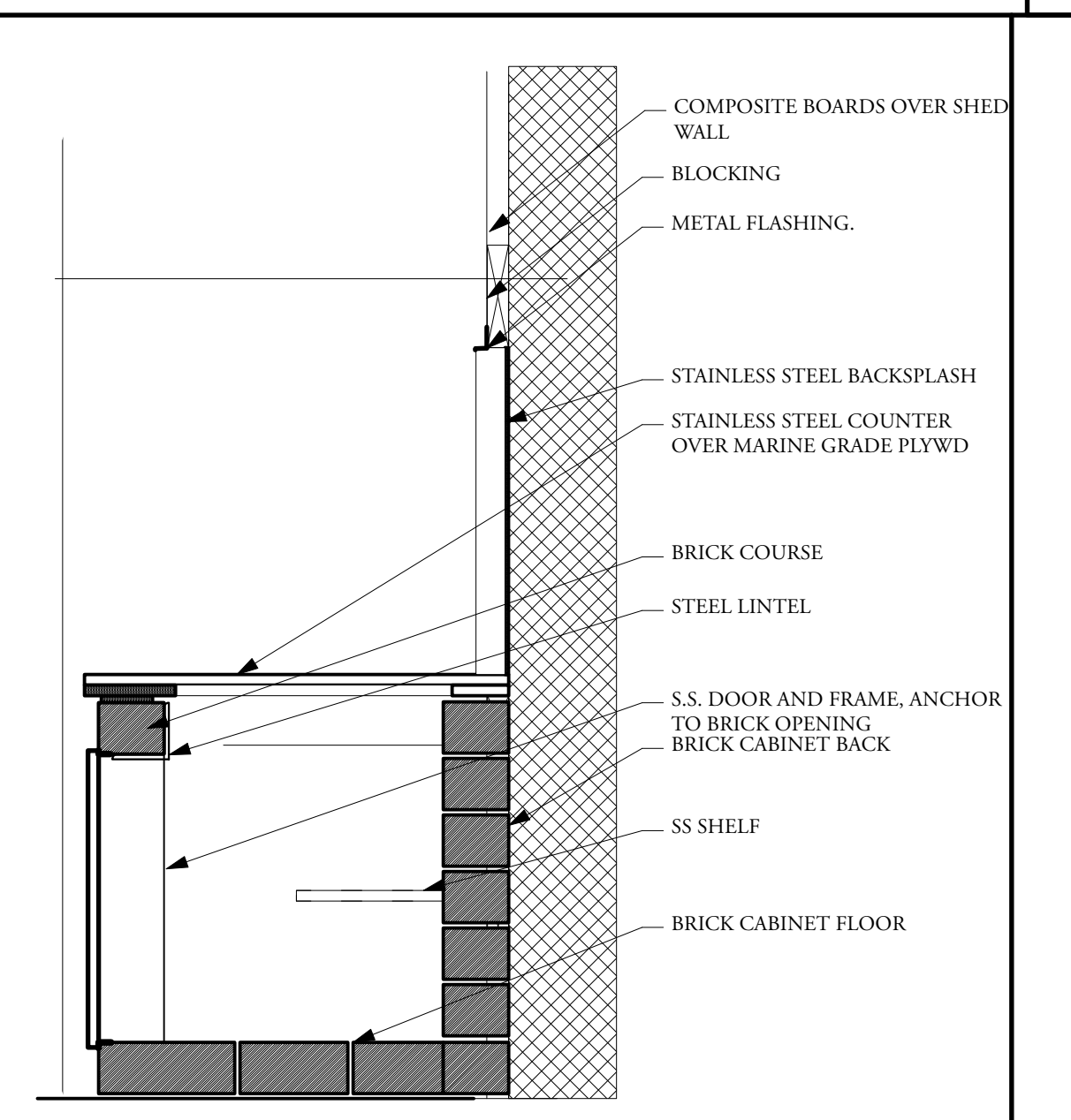
ENLARGED PLAN @ MILLWORK-SINK
Scale: 3/8" = 1'-0"

E2



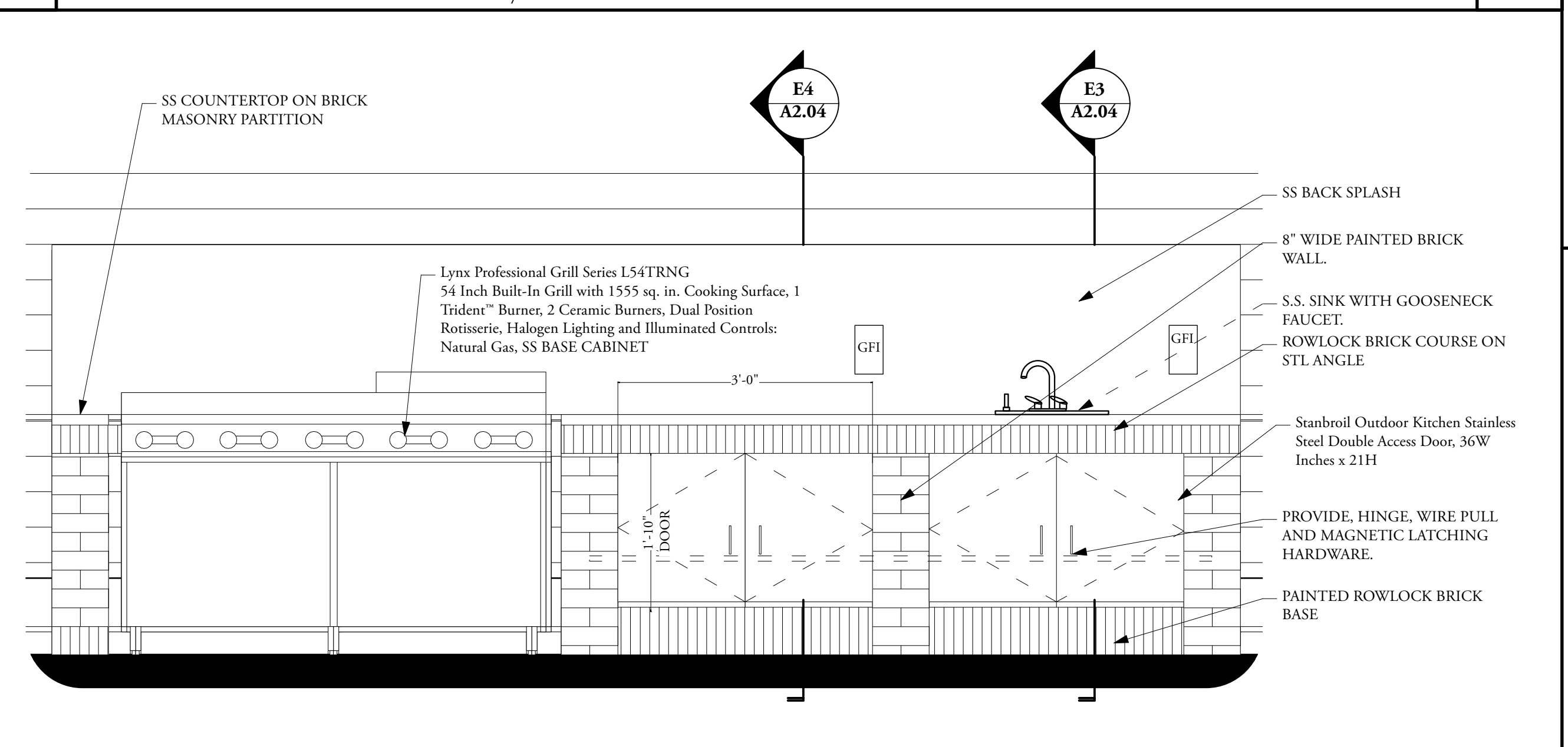
SECTION @ MILLWORK-SINK
Scale: 1" = 1'-0"

E3



SECTION @ BRICK CABINET
Scale: 1" = 1'-0"

E4



ENLARGED ELEVATION @ MILLWORK-SINK
Scale: 3/4" = 1'-0"

E6

No.	Date	Appr	Revision Notes
1	11/2/21		AD-01

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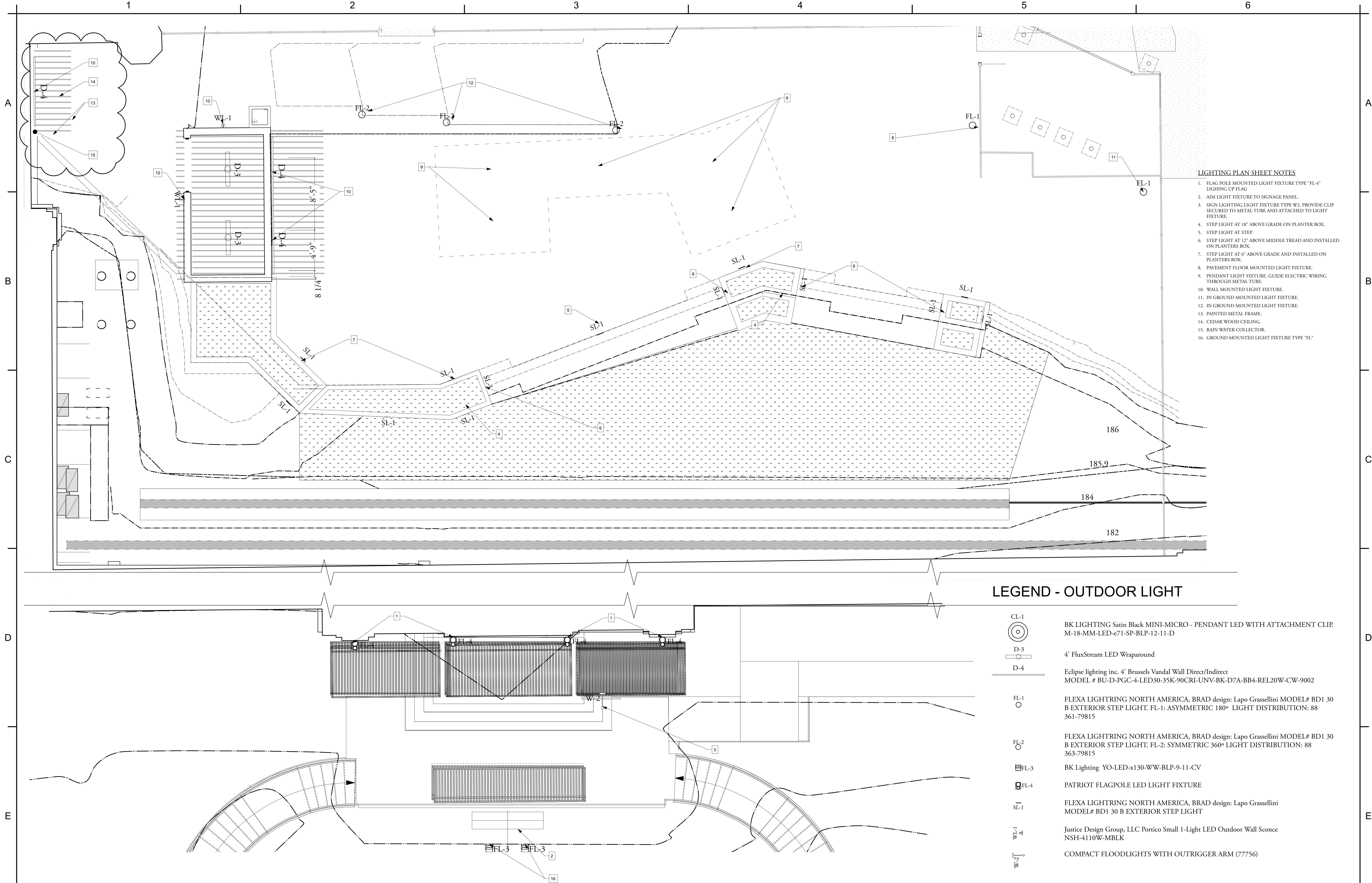
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A2.04

Exterior Details-PH-4

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- LIGHTING PLAN SHEET NOTES**
1. FLAG POLE MOUNTED LIGHT FIXTURE TYPE "FL-4" LIGHTING UP FLAG
 2. AIM LIGHT FIXTURE TO SIGNAGE PANEL
 3. SIGN LIGHTING LIGHT FIXTURE TYPE W2. PROVIDE CLIP SECURED TO METAL TUBE AND ATTACHED TO LIGHT FIXTURE.
 4. STEP LIGHT AT 18" ABOVE GRADE ON PLANTER BOX.
 5. STEP LIGHT AT STER
 6. STEP LIGHT AT 12" ABOVE MIDDLE TREAD AND INSTALLED ON PLANTERS BOX.
 7. STEP LIGHT AT 6" ABOVE GRADE AND INSTALLED ON PLANTERS BOX.
 8. PAVEMENT FLOOR MOUNTED LIGHT FIXTURE.
 9. PENDANT LIGHT FIXTURE. GUIDE ELECTRIC WIRING THROUGH METAL TUBE.
 10. WALL MOUNTED LIGHT FIXTURE.
 11. IN GROUND MOUNTED LIGHT FIXTURE.
 12. IN GROUND MOUNTED LIGHT FIXTURE.
 13. PAINTED METAL FRAME.
 14. CEDAR WOOD CEILING.
 15. RAIN WATER COLLECTOR.
 16. GROUND MOUNTED LIGHT FIXTURE TYPE "FL"

LEGEND - OUTDOOR LIGHT

- CL-1 BK LIGHTING Satin Black MINI-MICRO - PENDANT LED WITH ATTACHMENT CLIP. M-18-MM-LED-e71-SP-BLP-12-11-D
- D-3 4' FluxStream LED Wraparound
- D-4 Eclipse lighting inc. 4' Brussels Vandal Wall Direct/Indirect MODEL # BU-D-PGC-4-LED30-35K-90CRI-UNV-BK-D7A-BB4-REL20W-CW-9002
- FL-1 FLEXA LIGHTRING NORTH AMERICA, BRAD design: Lapo Grassellini MODEL# BD1 30 B EXTERIOR STEP LIGHT. FL-1: ASYMMETRIC 180° LIGHT DISTRIBUTION: 88 361-79815
- FL-2 FLEXA LIGHTRING NORTH AMERICA, BRAD design: Lapo Grassellini MODEL# BD1 30 B EXTERIOR STEP LIGHT. FL-2: SYMMETRIC 360° LIGHT DISTRIBUTION: 88 363-79815
- FL-3 BK Lighting YO-LED-x130-WW-BLP-9-11-CV
- FL-4 PATRIOT FLAGPOLE LED LIGHT FIXTURE
- SL-1 FLEXA LIGHTRING NORTH AMERICA, BRAD design: Lapo Grassellini MODEL# BD1 30 B EXTERIOR STEP LIGHT
- WL-1 Justice Design Group, LLC Porico Small 1-Light LED Outdoor Wall Sconce NSH-4110W-MBLK
- W-2 COMPACT FLOODLIGHTS WITH OUTRIGGER ARM (77756)

SITE LIGHTING FIXTURE LOCATION PLAN
Scale: 1/4" = 1'-0"

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A4.01
LIGHTING PLAN-PH-4
22010-230725 Tuerk House Phase 4.rvt

General Notes

1.0 GENERAL

- A. DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AVAILABLE PRIOR TO RELEASE OF CONTRACT DOCUMENTS. ARCHITECTURAL DIMENSIONS WILL GOVERN OVER STRUCTURAL DIMENSIONS. LAYOUT OF BUILDING FOUNDATIONS OR OTHER ITEMS SHALL BE BASED ON THE ARCHITECTURAL, CIVIL, AND STRUCTURAL DRAWINGS. ERRORS AND INCONSISTENCIES IN DIMENSIONS SHALL BE FORWARDED TO THE ARCHITECT FOR RESOLUTION.

1.1 DESIGN LOADS

- A. THE STRUCTURE WAS DESIGNED FOR THE LIVE LOADS SHOWN BELOW AND DEAD LOADS AS REQUIRED BY CONSTRUCTION IN ACCORDANCE WITH IBC 2018.
 B. MECHANICAL UNITS WITH WEIGHTS SHOWN IN PLAN AND SUPPORTED BY THE STRUCTURE WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE. ADDITIONAL MECHANICAL EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS AND HAVING A WEIGHT IN EXCESS OF 400 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
 C. LIVE LOADS SHOWN BELOW ARE IN POUNDS PER SQUARE FOOT (PSF).
 ROOF LIVE LOAD: 30 FLOOR LIVE LOAD: 50
 FLAT ROOF SNOW LOAD (FF): 30 CORRIDORS & STAIRS: 100

1.2 SHORING

- A. PROVIDE SHORING AS REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE. ADJACENT UTILITIES AND CONSTRUCTION DURING THE CONSTRUCTION PERIOD. STRENGTH AND PLACEMENT OF SHORING IS TOTALLY THE RESPONSIBILITY OF THE CONTRACTOR.
 B. REMOVE FINISHES, SUCH AS PLASTER, STUCCO, ETC., SO THAT SHORING WILL BE IN DIRECT CONTACT WITH STRUCTURAL MEMBERS.
 C. WHERE SPACES BETWEEN SHORING AND EXISTING MEMBERS EXIST, DRIVE HARDWOOD WEDGES SNUG AND TIE NAIL TO SHORING.
 D. RELOCATE EXISTING HVAC, ELECTRIC, AND PLUMBING (MEP) TO ALLOW INSTALLATION OF NEW FRAMING.

2.1 DEMOLITION

- A. DEMOLITION INCLUDES CONTROLLED DESTRUCTION OF STRUCTURES AND THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS AS SHOWN ON THE DRAWINGS AND INCLUDED IN THESE NOTES.
 B. PERFORM DEMOLITION IN SECTIONS SMALL ENOUGH TO PREVENT DAMAGE OF MATERIALS AND FACILITIES TO REMAIN IN PLACE.
 C. PROVIDE ADEQUATE SHORING, BRACING, AND PROTECTION TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE, OR DAMAGE TO EXISTING MATERIALS AND FACILITIES AND FOR EMBANKMENTS TO REMAIN.
 D. PROMPTLY REPAIR DAMAGES CAUSED BY THE DEMOLITION TO ADJACENT FACILITIES, MATERIALS, OR EMBANKMENTS AT NO COST TO THE OWNER.
 E. PROMPTLY REMOVE FROM SITE AND PROPERLY DISPOSE OF DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THE DEMOLITION.

2.3 FOUNDATIONS

- A. A SOIL BEARING CAPACITY OF 2,000 PSF WAS USED FOR FOOTING DESIGN. ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY EXCAVATIONS AND SOIL BEARING CAPACITY. IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED, CONTACT ENGINEER OF RECORD (EOR).
 B. INSTALL FOOTING BOTTOMS 1'-0" MINIMUM BELOW EXISTING GRADE OR COMPACTED FILL, WHICHEVER IS HIGHER.
 C. INSTALL EXTERIOR FOOTING BOTTOMS 2'-6" MINIMUM BELOW FINISH GRADE.
 D. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS AND ROOFS FOR THEIR STABILITY. DO NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR PROVIDE SHORING AND BRACING.
 E. COMPACT FILL AND BACKFILL TO 95% OF ASTM D-698 (1557). PERFORM FILL AND BACKFILL OPERATIONS UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
 F. PRIOR TO POURING CONCRETE, ENGAGE THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED), TO PERFORM TESTS, BORINGS, ETC., REQUIRED TO CERTIFY THAT THE SOIL BEARING CAPACITY MEETS OR EXCEEDS THAT SHOWN IN THE GENERAL NOTES ABOVE. GEOTECHNICAL ENGINEER SHALL VERIFY SUBGRADE CAPACITIES PRIOR TO INSTALLATION OF DRAINAGE FILL AND MOISTURE BARRIER.

3.1 CONCRETE

- A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: CONCRETE WORK INCLUDING FORMING, MIXING, PLACING, AND CURING SHALL BE IN ACCORDANCE WITH ACI 301. PLACEMENT OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND 318. WHEN THERE IS A CONFLICT, THE MOST STRINGENT IS TO APPLY.
 B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION OR ERECTION. REPRINTS OF CONTRACT DRAWINGS ARE NOT ACCEPTABLE. SUBMIT DESIGN MIXES FOR EACH CLASS OF CONCRETE PRIOR TO USE.
 C. CONCRETE REINFORCING: ASTM A-615, GRADE 60.
 D. WELDED WIRE REINFORCEMENT: ASTM A-1064.
 E. PORTLAND CEMENT: ASTM C-150, TYPE 1.
 F. BLENDED HYDRAULIC CEMENT: ASTM C-595.
 G. FLY ASH: ASTM C-618, CLASS F (25% MAX.).
 H. AGGREGATE: ASTM C-33. 1" MAXIMUM FOR FOOTINGS, WALLS, AND SLABS ON GRADE, 1/2" MAXIMUM FOR THIN SLABS, AND 3/8" FOR WALL FILL.
 I. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,000 PSI.
 J. EXTERIOR CONCRETE TO BE AIR-ENTRAINED AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 4,000 PSI.
 K. WATER CEMENT RATIO NOT TO EXCEED 0.54 FOR 3,000 PSI CONCRETE AND 0.45 FOR AIR ENTRAINED CONCRETE.
 L. INSTALL WELDED WIRE REINFORCEMENT 2" BELOW UPPER SURFACE OF CONCRETE SLAB.
 M. REINFORCING FOR FOOTINGS AND OTHER CONCRETE USING EARTH FORMS SHALL HAVE 3" CONCRETE COVER. REINFORCING FOR CONCRETE EXPOSED TO GROUND OR WEATHER AFTER REMOVAL OF FORMS SHALL HAVE 2" CONCRETE COVER. REINFORCING SHALL HAVE 3/4" CONCRETE COVER FOR SLABS AND WALLS AND 1 1/2" COVER FOR BEAMS, GIRDERS, AND COLUMNS.
 N. LAP CONTINUOUS FOOTING REINFORCING 44 BAR DIAMETERS AT SPLICES.
 O. USE A WATER REDUCING ADMIXTURE IN ALL CONCRETE.
 P. USE A MINIMUM OF 5 1/2 BAGS OF CEMENT AND A MAXIMUM OF 6 1/2 GALLONS OF WATER PER BAG FOR EACH CUBIC YARD OF CONCRETE.
 Q. SLUMP - AS REQUIRED BY ACI (211.1), EXCEPT THAT SLABS-ON-GRADE AND THIN-FRAMED SLABS SHALL HAVE A MAXIMUM SLUMP OF 4". SHOULD EXTRA WATER BE REQUIRED BEFORE DEPOSITING CONCRETE AND WATER/CEMENT RATIO OF ACCEPTED MIX DESIGN HAS NOT BEEN EXCEEDED. GENERAL CONTRACTOR'S SUPERINTENDENT SHALL HAVE SOLE AUTHORITY TO AUTHORIZE ADDITION OF WATER. ANY ADDITIONAL WATER ADDED TO MIX AFTER LEAVING BATCH PLANT SHALL BE INDICATED ON THE TRUCK TICKET AND SIGNED BY PERSON RESPONSIBLE. SUBMIT COPY OF TRUCK TICKET FOR REVIEW.
 R. AIR ENTRAIN EXTERIOR EXPOSED CONCRETE EX -/- 1%.
 S. NO CALCIUM CHLORIDE WILL BE PERMITTED IN CONCRETE.
 T. ENGAGE THE SERVICES OF A TESTING AGENCY APPROVED BY THE ARCHITECT TO PERFORM TESTS OF CONCRETE. TAKE A MINIMUM OF 5 CYLINDERS FOR EACH CLASS OF CONCRETE POURED IN ANY ONE DAY. PERFORM 1 SLUMP TEST PER TRUCK LOAD OF CONCRETE.
 U. PROVIDE TWO COMPRESSION TESTS AT 7 DAYS, TWO AT 28 DAYS, AND RETAIN ONE TEST FOR ADDITIONAL TESTING AS REQUIRED. COMPRESSIVE STRENGTH OF CONCRETE AT 7 DAYS TO ACHIEVE AT LEAST 65% OF MINIMUM DESIGN STRENGTH.

4.1 MASONRY

- A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: MANUFACTURE AND INSTALL MASONRY IN ACCORDANCE WITH (ACI 530/ASCE 5/TMS 402), (ACI 530.1/ASCE 6/TMS 602). WHEN THERE IS A CONFLICT, THE MOST STRINGENT IS TO APPLY.
 B. BRICK: 3,000 PSI COMPRESSIVE STRENGTH - ASTM C-216, TYPE FBS, GRADE SW. BLOCK: CONCRETE MASONRY UNITS: 1,000 PSI COMPRESSIVE STRENGTH (AVERAGE OF THREE UNITS). ASTM C-90 WITH MINIMUM DENSITY OF 125 LBS. PER CU. FT. FOR NORMAL WEIGHT AND 100 LBS. PER CU. FT. FOR LIGHT WEIGHT UNITS.
 C. DESIGNED 7 m³ 1,500 PSI. AT 28 DAYS.
 D. BLOCK USED IN EXTERIOR WALLS, INTERIOR BEARING WALLS, AND WALLS WITH VERTICAL STEEL REINFORCING SHALL BE MANUFACTURED AND LAID SUCH THAT WEBS ARE IN COMPLETE ALIGNMENT.
 E. MORTAR: ASTM C-270, TYPE S. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS TO BE 1,800 PSI.
 F. GROUT FOR WALL FILL: ASTM C-476, 3000 PSI MINIMUM AT 28 DAYS WITH 65% OF STRENGTH AT 7 DAYS. USE FINE AGGREGATE SIZE #1 IN ACCORDANCE WITH ASTM C-484. MIX TO A SLUMP OF 8 TO 11 INCHES UTILIZING WATER REDUCING ADMIXTURES. FLY ASH AND BLAST-FURNACE SLAG (UP TO 25%) MAY BE USED. HOWEVER, FLY ASH AND BLAST-FURNACE SLAG CAN PRODUCE SLOWER INITIAL STRENGTH GAIN, WHICH NEEDS TO BE CONSIDERED IN COLD WEATHER.
 G. GROUT FOR BOLT EMBEDS AND UNDER BEAM OR BASE PLATES: ASTM C-1107, 5,000 PSI, NON-SHRINK.
 H. REINFORCING: ASTM A-615, GRADE 60.
 I. SINGLE WYTHE 6" THICK OR MORE CONSTRUCTED WITH BRICK, BLOCK, OR ANY COMBINATION THEREOF (EXCEPT 4" VENEERS SEPARATED BY AIR SPACE) SHALL HAVE GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" O/C MAXIMUM WITH PREFABRICATED CORNER AND "T" PIECES UNLESS NOTED. PARAPET WALLS SHALL HAVE HORIZONTAL JOINT REINFORCING AT 8" O/C. LAP SPLICES 6" MIN. PROVIDE AN ADDITIONAL ROW ABOVE AND BELOW OPENINGS AND EXTEND 2'-0" BEYOND JAMES. STOP HORIZONTAL JOINT REINFORCING EACH SIDE OF CONTROL AND EXPANSION JOINTS.
 J. HORIZONTAL JOINT REINFORCING SHALL BE IN ACCORDANCE WITH ASTM A-951, SHALL BE MANUFACTURED FROM 9 GAGE (0.148) MIN. COLD DRAWN STEEL WIRE CONFORMING TO ASTM A-82, AND SHALL CONSIST OF TWO DEFORMED LONGITUDINAL SIDE RODS WELDED AT 16" PLUS OR MINUS INTERVALS TO A PERPENDICULAR CROSS ROD FORMING A LADDER DESIGN. CROSS ROD AND SIDE RODS SHALL BE LOCATED IN THE SAME PLANE AS THE LONGITUDINAL RODS. OUT-TO-OUT SPACING OF SIDE RODS SHALL BE APPROXIMATELY 2" LESS THAN THE NOMINAL WALL THICKNESS.
 K. JOINT REINFORCEMENT TO BE HOT DIPPED GALVANIZED, AFTER FABRICATION, IN ACCORDANCE WITH ASTM A-153, CLASS B2 (1.80 OZ./SQ. FT.).
 L. FILL WALL FOR JOIST BEARING WITH GROUT CONTINUOUS MINIMUM 1'-4" DEEP FOR WOOD JOISTS.

M. CONTINUOUS BEARING COURSE SHALL BE 8" DEEP X 16" MIN. LONG ASTM C-90 BLOCK UNITS WITH CELLS FILLED SOLID WITH GROUT.

- N. FILL CELLS OF BLOCK SOLID WITH MORTAR IN COURSE DIRECTLY BELOW CHANGES IN THICKNESS AND BOND.
 O. BLOCK SHALL BE LAID IN FULL BED OF MORTAR, INCLUDING CROSSWEBS.
 P. WALLS NOTED AS FILLED SOLID AND CELLS CONTAINING VERTICAL REINFORCING SHALL HAVE CORES OF BLOCK FILLED WITH GROUT IN SIX COURSE MAXIMUM LIFTS.
 Q. PROVIDE CONTROL JOINTS AT 20' MAXIMUM ON CENTER IN MASONRY WALLS.
 R. LAP SPLICES IN REINFORCING 48 BAR DIAMETER MINIMUM. UNLESS NOTED OTHERWISE, VERTICAL REINFORCING TO BE FULL HEIGHT OF WALL AND DOWELED INTO FOOTINGS.

MARK	MATERIALS	REMARKS
L-1	1-4"x3"x5/8" LVL FOR EACH 4" WALL THICKNESS FOR OPENINGS UP TO 6'-0"	FOR CAVITY WALLS, REPLACE (1) 4"x3"x5/8" LVL WITH (1) L5x5x5/8"
L-2	1-10x30x5/8" LVL FOR EACH 4" WALL THICKNESS FOR OPENINGS UP TO 6'-1" TO 10'-0"	FOR CAVITY WALLS, REPLACE (1) 10x30x5/8" LVL WITH (1) L5x9x5/8"
P-1	(1) 4x8 PRECAST MASONRY LINTEL EACH 4" WALL THICKNESS OR (1) 10x8 EACH 6" WALL THICKNESS WITH (1) #4 BOTTOM BAR	FOR OPENINGS UP TO 2'-0"
P-2	(1) 4x8 PRECAST MASONRY LINTEL EACH 4" WALL THICKNESS OR (1) 10x8 EACH 6" WALL THICKNESS WITH (1) #3 TOP BAR AND (1) #4 BOTTOM BAR	FOR OPENINGS UP TO 3'-0" TO 6'-0"
P-3	(1) 4x8 PRECAST MASONRY LINTEL EACH 4" WALL THICKNESS OR (1) 10x8 EACH 6" WALL THICKNESS WITH (1) #3 TOP BAR AND (1) #4 BOTTOM BAR	FOR OPENINGS UP TO 6'-1" TO 10'-0"

5.1 STRUCTURAL STEEL

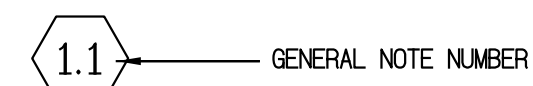
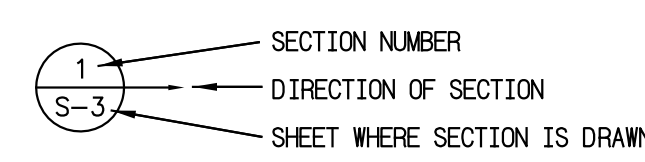
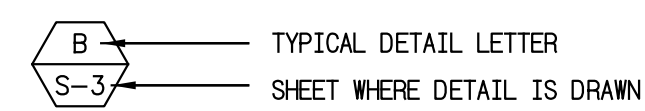
- A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: FABRICATE AND ERECT STRUCTURAL STEEL IN ACCORDANCE WITH AISC MANUAL OF STEEL CONSTRUCTION, FOURTEENTH EDITION AND OSHA STEEL ERECTION STANDARDS UNLESS NOTED ON DRAWINGS OR SPECIFICATIONS. WHEN THERE IS A CONFLICT, THE MOST STRINGENT IS TO APPLY.
 B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION. REPRINTS OF CONTRACT DOCUMENTS ARE NOT ACCEPTABLE.
 C. STEEL - ASTM A-36 FOR ANGLES, CHANNELS, AND MISCELLANEOUS SHAPES. - ASTM A-992 (50 KSI) FOR WF SHAPES.
 D. STRUCTURAL TUBES (RECTANGULAR AND ROUND) - ASTM A-500, GRADE B.
 E. STRUCTURAL PIPES - ASTM A-501, OR ASTM A-53, TYPE E, GRADE B.
 F. SUPPLY STEEL LINTELS REQUIRED FOR WALL SUPPORT. LINTELS WILL BE INSTALLED UNDER MASONRY DIVISION.
 G. COLUMN BASE ANCHOR RODS - ASTM F-1554, GRADE 36, 55.
 H. HOOKED, HEADED, OR THREADED ANCHOR RODS - ASTM A-307, GRADE A.
 I. NUTS: A-563, HEAVY, WASHERS: F-436-1 IN ACCORDANCE WITH ASTM F-3125.
 J. PLATE WASHERS - ASTM A-36.
 K. HIGH STRENGTH BOLTS FOR CONNECTIONS - A-325 OR A-490 IN ACCORDANCE WITH ASTM-F3125.
 L. STAINLESS STEEL: PLATES - ASTM A276, TYPE 304 OR 316, BOLTS - F593 (30 KSI), NUTS - F594
 M. GROUT FOR UNDER BASE AND BEARING PLATES: ASTM C-1107, 5,000 PSI.
 N. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS).
 O. COORDINATE WELDING ELECTRODES, MACHINES, ETC., WITH TYPE OF STEEL BEING WELDED.
 P. GUY AND BRACE STEEL FRAME TO MAINTAIN STABILITY OF BUILDING.
 Q. ENDS OF BEAMS BEARING ON TOP OF COLUMNS TO HAVE 1/4" STIFFENER PLATES EACH SIDE (SEE DETAILS).
 R. COAT STEEL EXPOSED AFTER BUILDING IS COMPLETED WITH ONE SHOP COAT OF AN APPROVED RUST INHIBITIVE PRIMER. PAINT STEEL EXPOSED TO WEATHER AFTER BUILDING IS COMPLETED WITH TWO ADDITIONAL COATS OF RUST INHIBITIVE PAINT AFTER ERECTION. PAINT SHALL BE COMPATIBLE WITH SHOP COAT.
 S. ENGAGE THE SERVICES OF A QUALIFIED INSPECTION AND TESTING AGENCY TO INSPECT STRUCTURAL STEEL PLACEMENT AND CONNECTIONS.

6.1 WOOD FRAMING

- A. WOOD FRAMING AND FASTENERS - COMPLY WITH THE RECOMMENDATIONS OF THE AMERICAN WOOD COUNCIL (AWC).
 B. PLYWOOD: APA - THE ENGINEERED WOOD ASSOCIATION GRADE TRADE MARK MEETING THE REQUIREMENTS OF THE LATEST EDITION, PER CODE, OF U.S. PRODUCT STANDARD PS-1.
 C. PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATIONS OF APA - THE ENGINEERED WOOD ASSOCIATION.
 D. ATTACH PLYWOOD FLOOR SHEATHING USING GLUE AND NAILS.
 E. UNLESS OTHERWISE NOTED ON DRAWINGS, ATTACH PLYWOOD TO FRAMING WITH MIN. 8d NAILS AT 6" O/C ON EDGES OF SHEET AND 12" O/C ON EACH INTERIOR SUPPORT.
 F. FOR PLYWOOD 1/2" IN THICKNESS AND LESS, USE H CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O/C. FOR PLYWOOD 5/8" AND THICKER, USE TONGUE AND GROOVE EDGES OR H CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O/C. FOR 48" SPANS, PROVIDE 2-H CLIPS AT 1/3 POINTS OF SPAN OR PROVIDE TONGUE AND GROOVE PLYWOOD.
 G. STRUCTURAL LUMBER (2"-4" THICK, EXCEPT NONBEARING STUDS AND PLATES) - SPRUCE PINE FIR #1/#2 OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:
 E = 1,400,000 PSI fe = 425 PSI
 fb = 875 PSI ft = 450 PSI
 fc (PARALLEL TO GRAIN) = 1,150 PSI fv = 135 PSI
 STRUCTURAL LUMBER (5"X6" AND LARGER) - SPRUCE PINE FIR #1/#2 OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:
 E = 1,000,000 PSI fe = 425 PSI
 fb = 500 PSI ft = 300 PSI
 fc (PARALLEL TO GRAIN) = 425 PSI fv = 125 PSI
 LUMBER FOR NONBEARING STUDS & PLATES (2"-4" THICK) - SPRUCE PINE FIR STUD OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:
 E = 1,200,000 PSI fe = 425 PSI
 fb = 875 PSI ft = 350 PSI
 fc (PARALLEL TO GRAIN) = 725 PSI fv = 135 PSI
 H. PRESSURE TREATED LUMBER - SOUTHERN PINE #2 WITH THE FOLLOWING RETENTION LEVELS: FOR ABOVE GROUND USE - 0.4 PCF FOR PROCESSES USING ACQ AND CBA-A, 0.2 FOR PROCESS USING CA-B.
 I. INSTALL DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO FRAMING.
 J. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS:
 2-2x: 2 ROWS 16d NAILS @ 16" O/C
 TOP LOADED WITH 3-2x: 2 ROWS 16d NAILS @ 16" O/C
 SIDE LOADED 3-2x6 AND 3-2x8: 2 ROWS- 16d NAILS @ 12" O/C
 SIDE LOADED 3-2x10 AND 3-2x12: 3 ROWS- 16d NAILS @ 12" O/C
 4-2x12: 2 ROWS - 1/2" BOLTS @ 24" O/C
 K. PROVIDE FLUSH FRAMED JOISTS AND HEADERS WITH A PREFABRICATED GALVANIZED (SADDLE TYPE) METAL CONNECTOR UNLESS NOTED OTHERWISE. HANGERS SHALL BE 18 GAGE MINIMUM THICK AND HAVE CAPACITY TO RESIST 400# MINIMUM FOR EACH 2X MEMBER IN SHEAR FOR SPECIES OF WOOD USED.
 L. BRIDGING FOR WOOD JOISTS (ROOF AND FLOOR) TO BE DIAGONAL WOOD SPACED AS FOLLOWS:
 SPANS OVER 8'-0" - ONE ROW
 SPANS OVER 15'-0" - TWO ROWS
 M. PROVIDE STUD BEARING WALLS WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE PLUS A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL, UNLESS NOTED OTHERWISE.
 N. EXPOSED STRUCTURAL FRAMING MEMBERS IN ABOVE GROUND USE AND WOOD PLATES IN CONTACT WITH SLABS ON GRADE TO BE PRESSURE TREATED LUMBER. TREAT WOOD WITH A WATERBORNE PRESERVATIVE MATERIAL WITH ONE OF THE FOLLOWING: ALKALINE COPPER QUAT (ACQ) TYPES B OR D, OR COPPER AZOLE (CBA-A, CA-B).
 O. STEEL MATERIALS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED. MINIMUM GALVANIZED COATING FOR PREFABRICATED METAL CONNECTORS TO BE G-185 PER ASTM A-653. CONNECTORS HOT DIPPED GALVANIZED AFTER FABRICATION TO BE IN ACCORDANCE WITH ASTM A-123. FASTENERS HOT DIPPED GALVANIZED AFTER FABRICATION TO BE IN ACCORDANCE WITH ASTM A-153. MECHANICALLY GALVANIZED FASTENERS TO BE IN ACCORDANCE WITH ASTM B-695, CLASS 55.
 P. PROVIDE SOLID (CONTINUOUS) BRIDGING AT BEARING POINTS.
 Q. CONNECT ROOF JOISTS AT EACH BEARING POINT WITH PREFABRICATED GALVANIZED METAL CONNECTORS UNLESS OTHERWISE NOTED. EACH CONNECTOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL HAVE THE MINIMUM UPLIFT AND SHEAR CAPACITY NOT LESS THAN 350# UPLIFT AND 130# SHEAR (EQUIVALENT TO 2 - H2.5A SIMPSON, INC. ANCHORS) FOR THE SPECIES OF WOOD USED.
 R. INSTALL DOUBLE STUD EACH END OF WOOD BEAMS, UNLESS NOTED OTHERWISE.

SYMBOLS

- A. ALL TYPICAL DETAILS, SECTIONS, AND NOTES ARE GENERAL IN NATURE AND USAGE IS NOT LIMITED TO WHERE SPECIFICALLY NOTED.



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Tuerk House - Phase 4

PROJECT SA# 23334

Issued for:	BIDDING AND PRICING SET
Issued date:	08/03/2023
PRINT DATE	August 03, 2023

SO.01

GENERAL NOTES

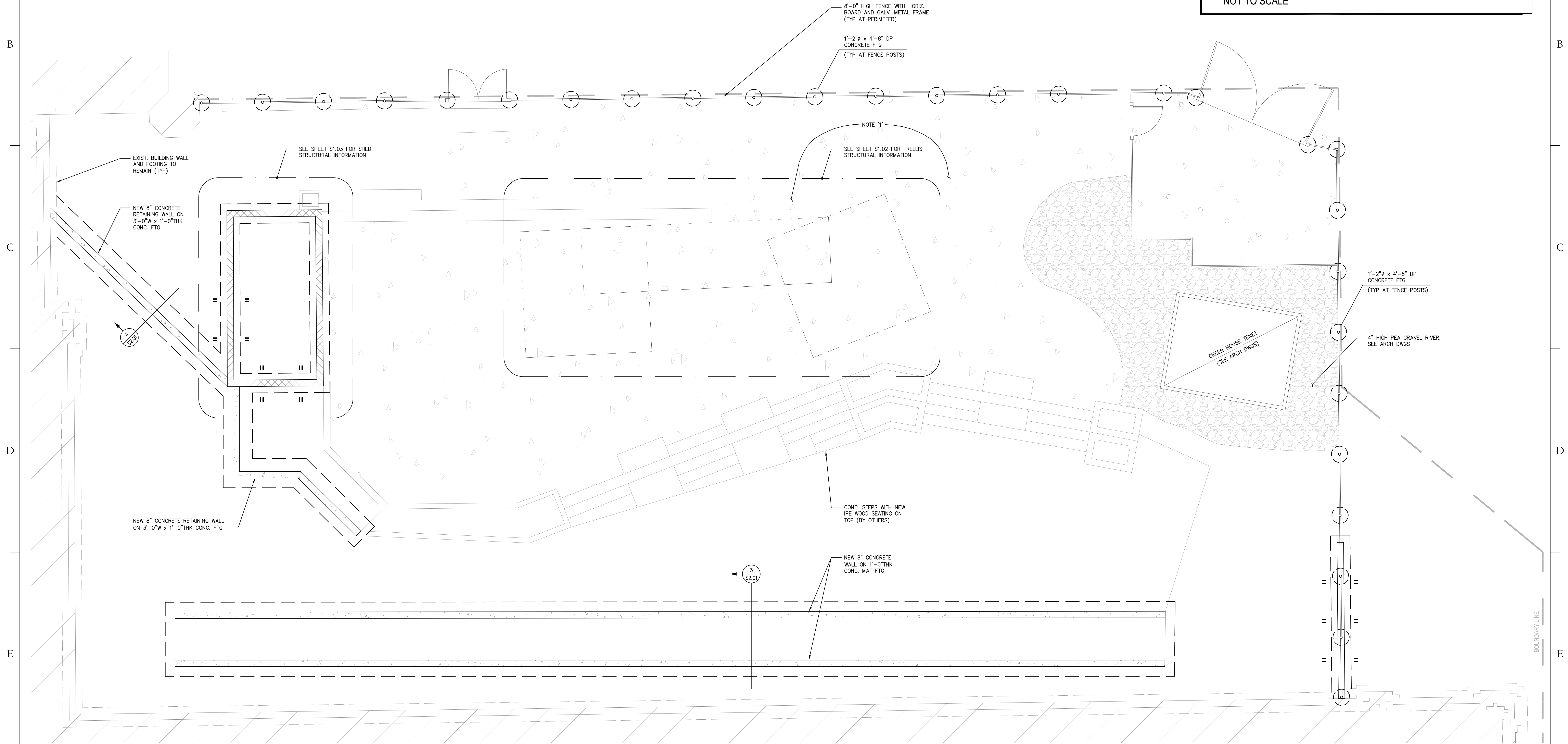
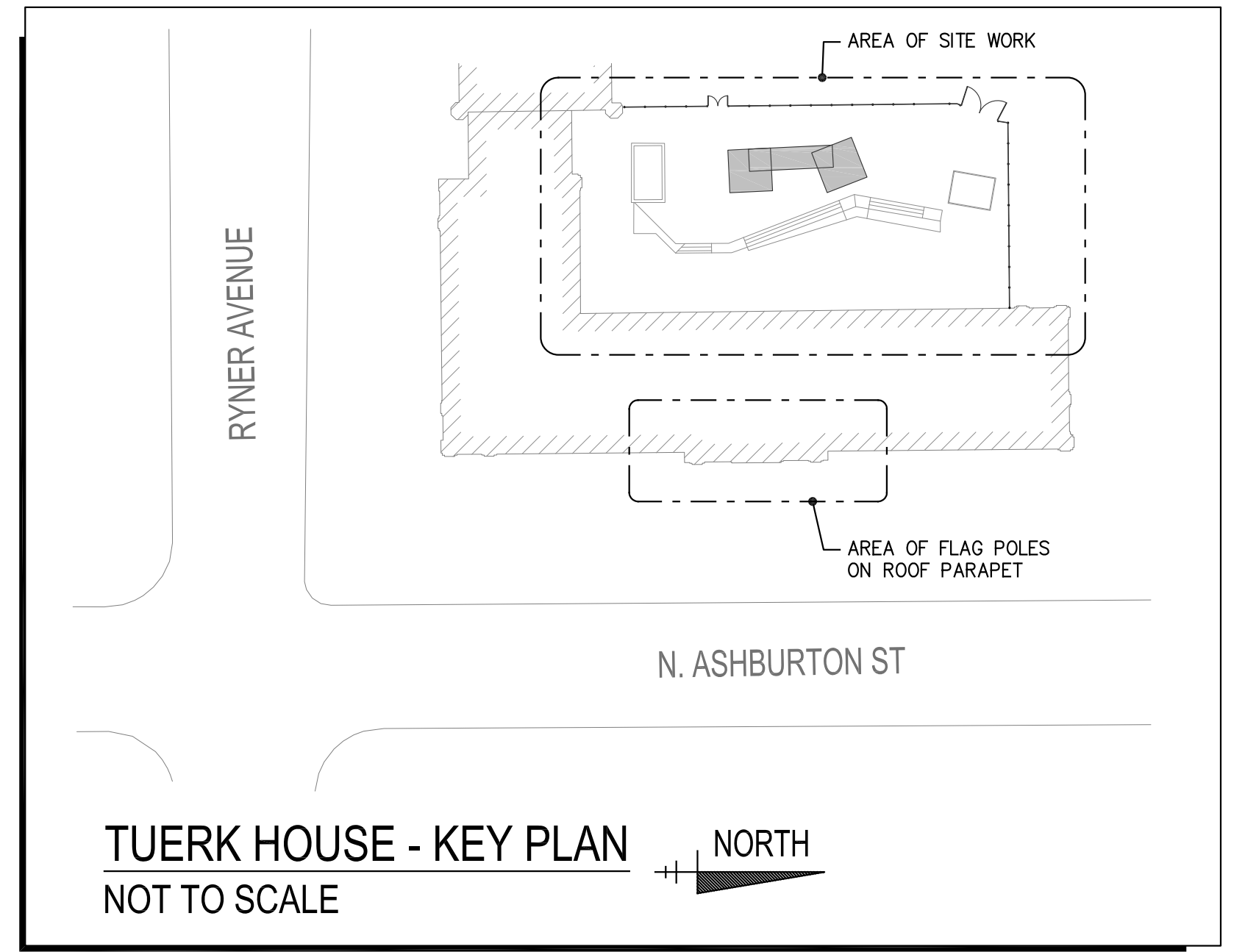
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Site Foundation Plan

1/4" = 1'-0"

1. [Symbol] : INDICATES AREA OF FLOOR TO BE 4" CONCRETE SLAB-ON-GRADE REINFORCED WITH (1) LAYER OF 6x6-W2.1xW2.1 W.W.M. SLAB SUB BASE TO BE 10 MIL POLYETHYLENE VAPOR BARRIER OVER 6" DEEP WASHED GRAVEL OR STONE.



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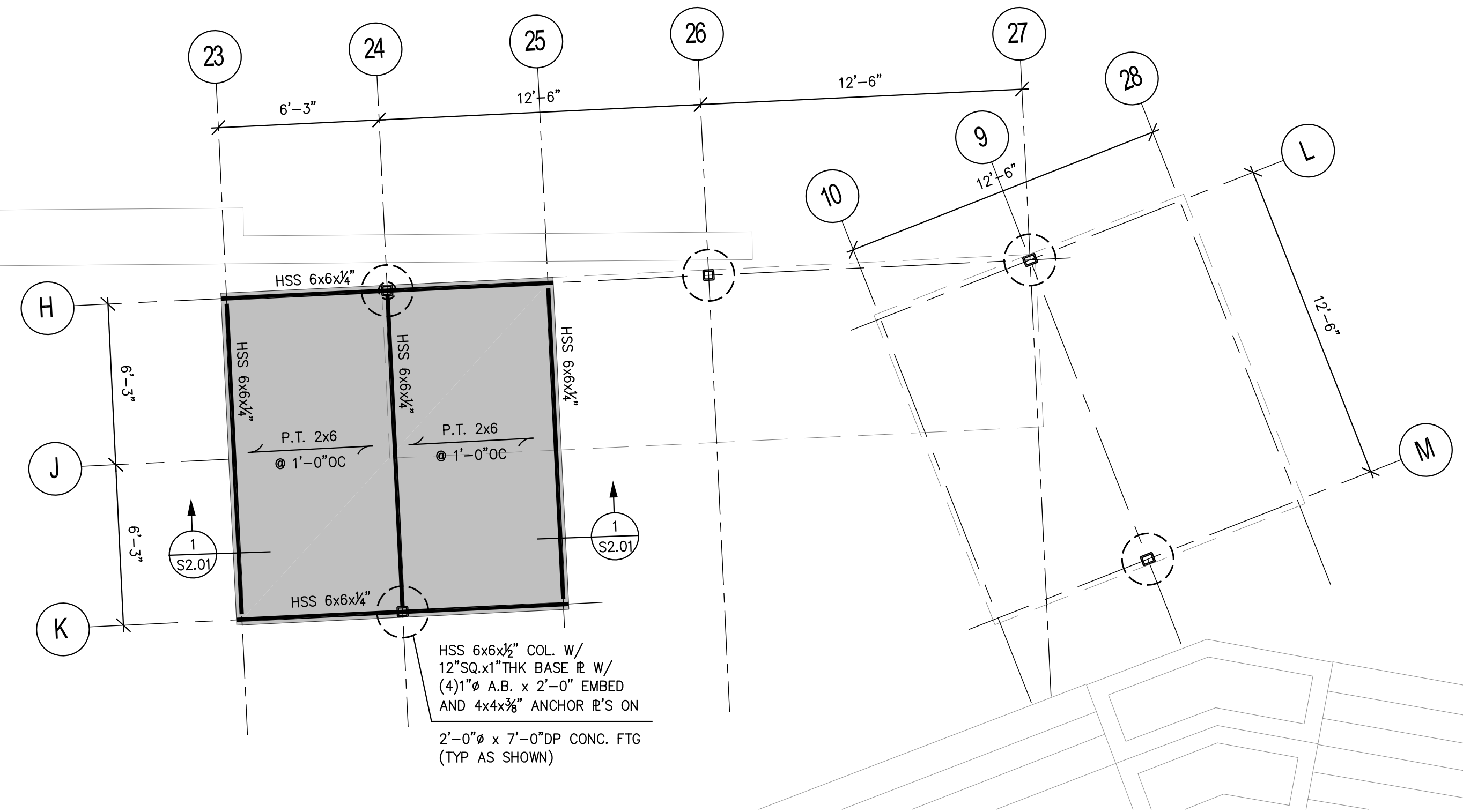
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S1.01

SITE FOUNDATION PLAN AND KEY PLAN

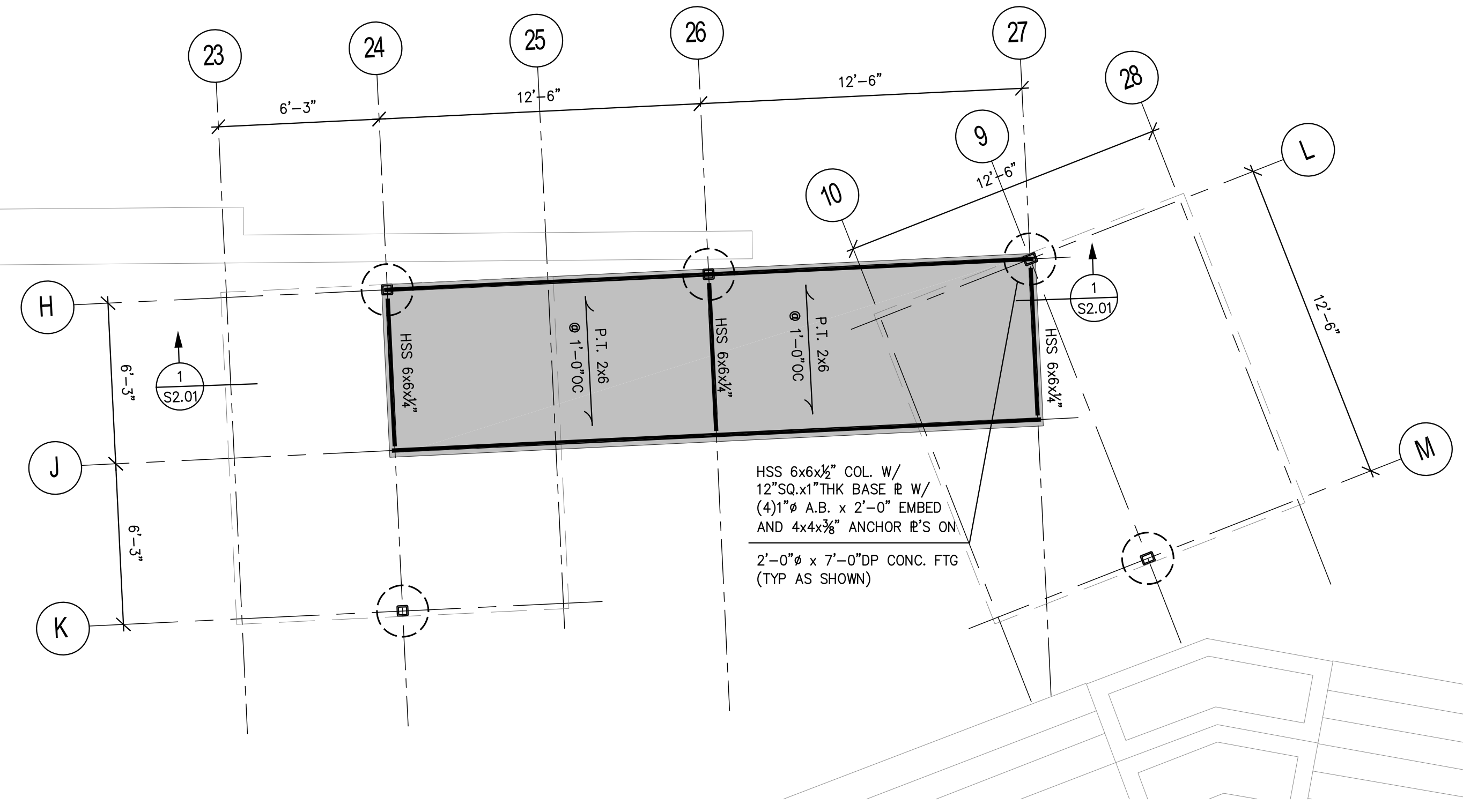
Trellis 1 : Elevation Top (204'-0")
Foundation / Framing Plan

1/4" = 1'-0"



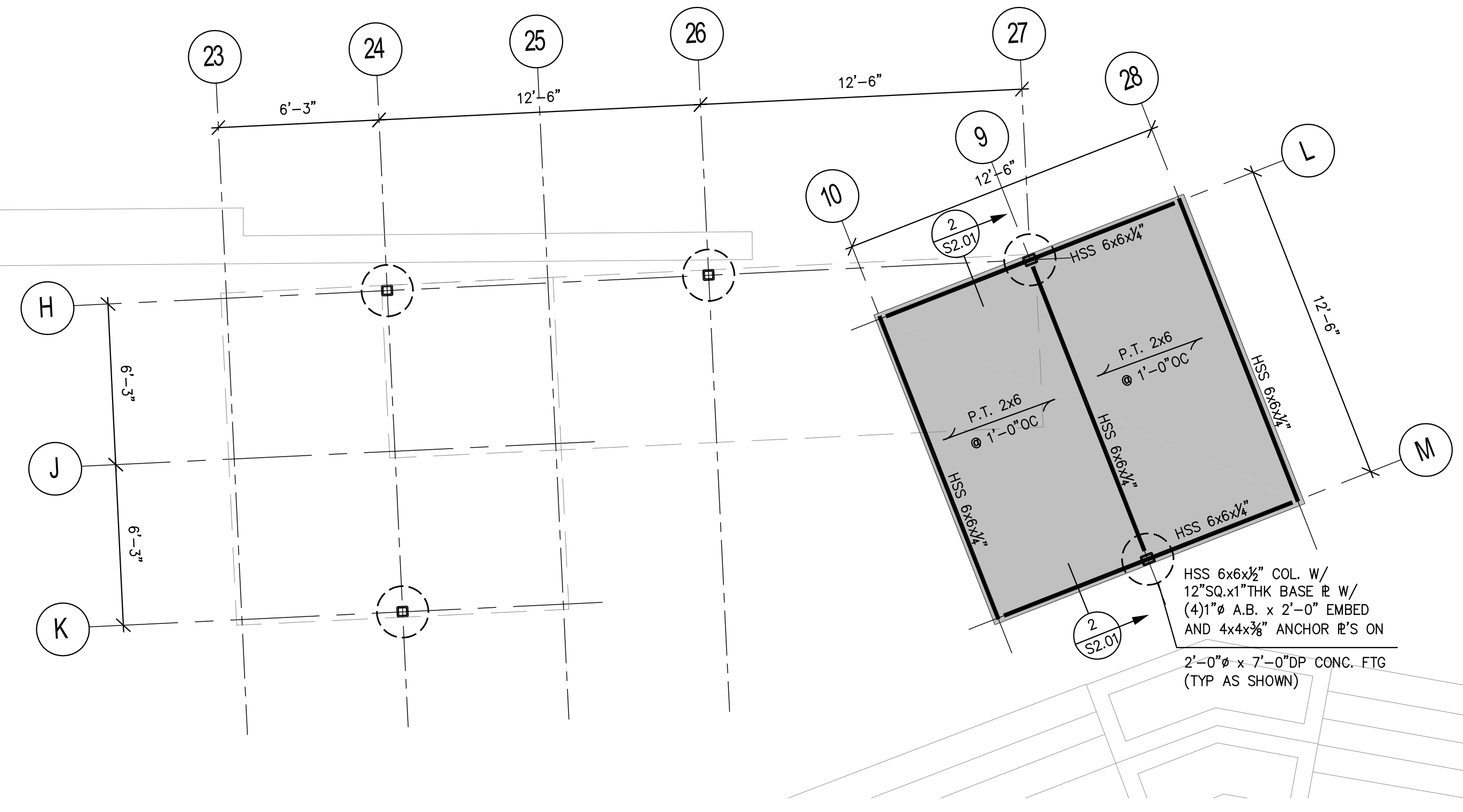
Trellis 2 : Elevation Top (201'-6")
Foundation / Framing Plan

1/4" = 1'-0"



Trellis 3 : Elevation Top (199'-6")
Foundation / Framing Plan

1/4" = 1'-0"



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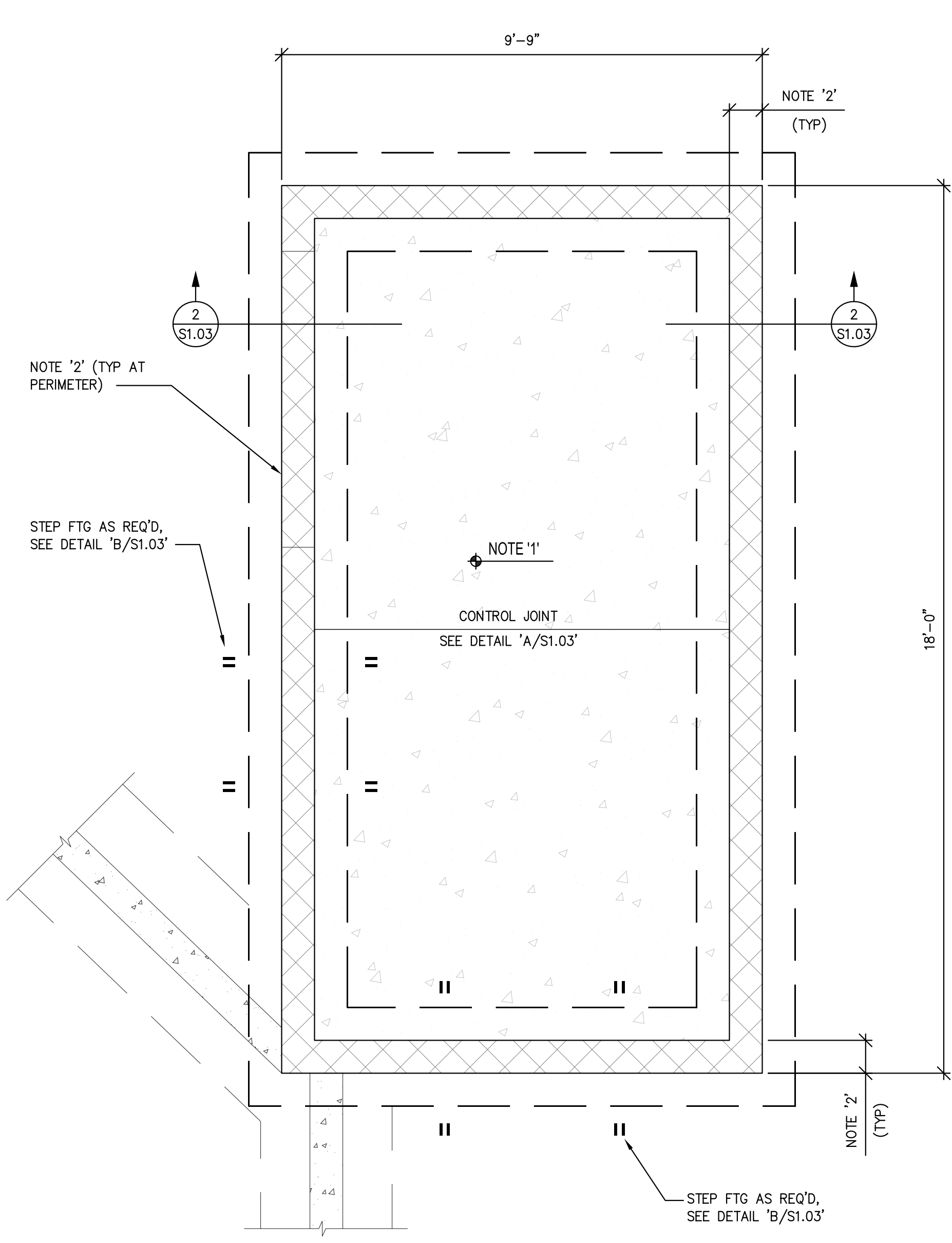
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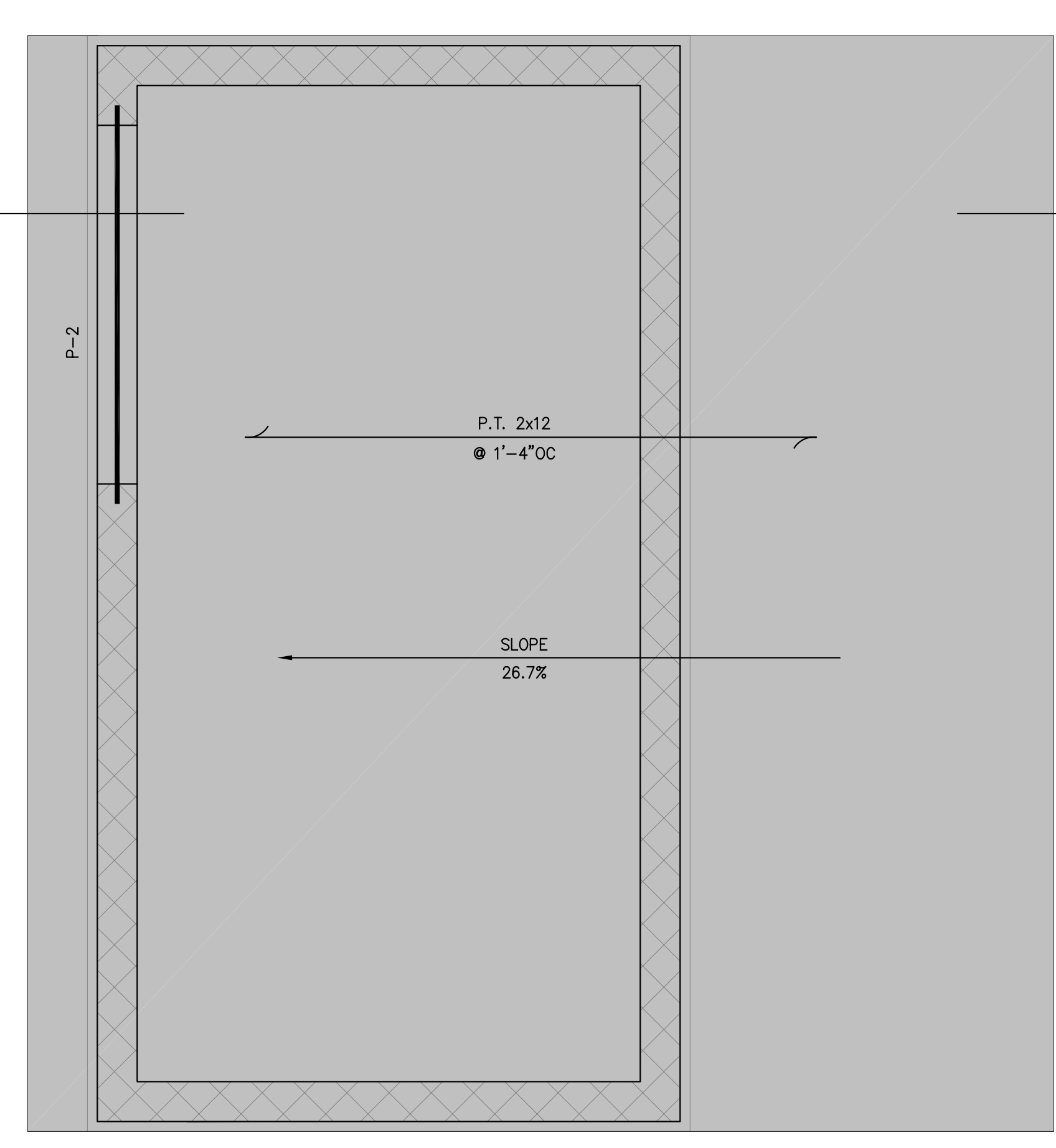
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S1.02

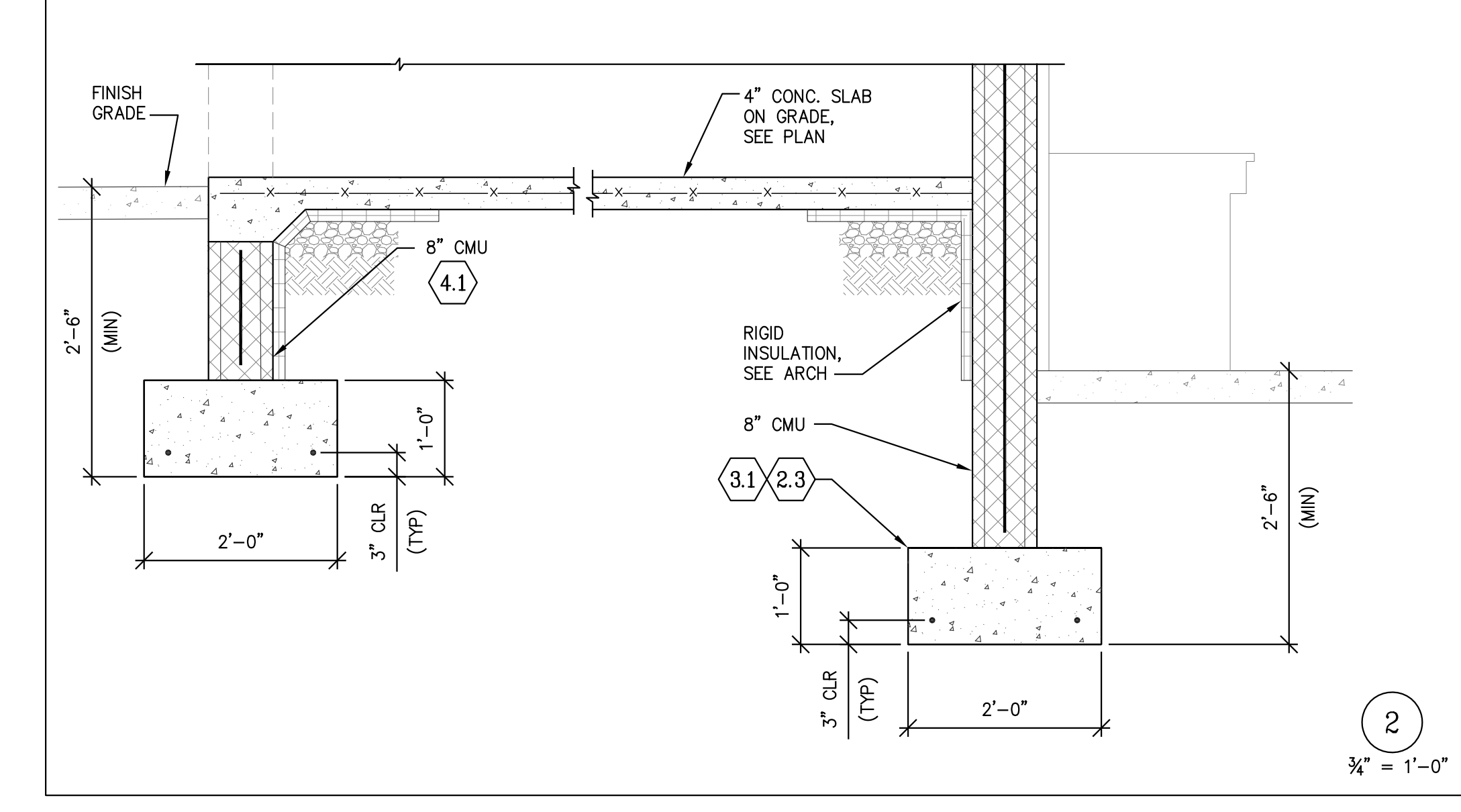
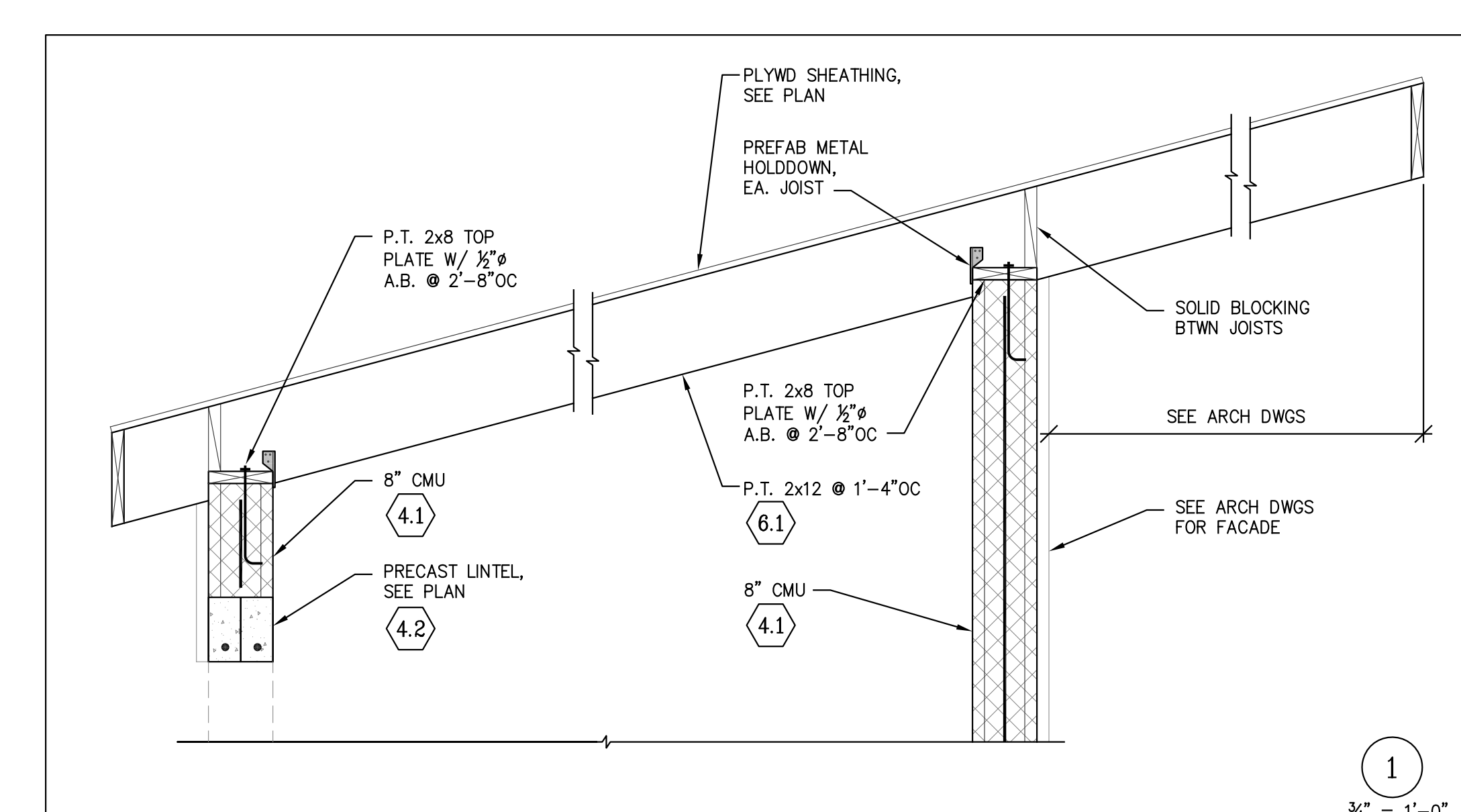
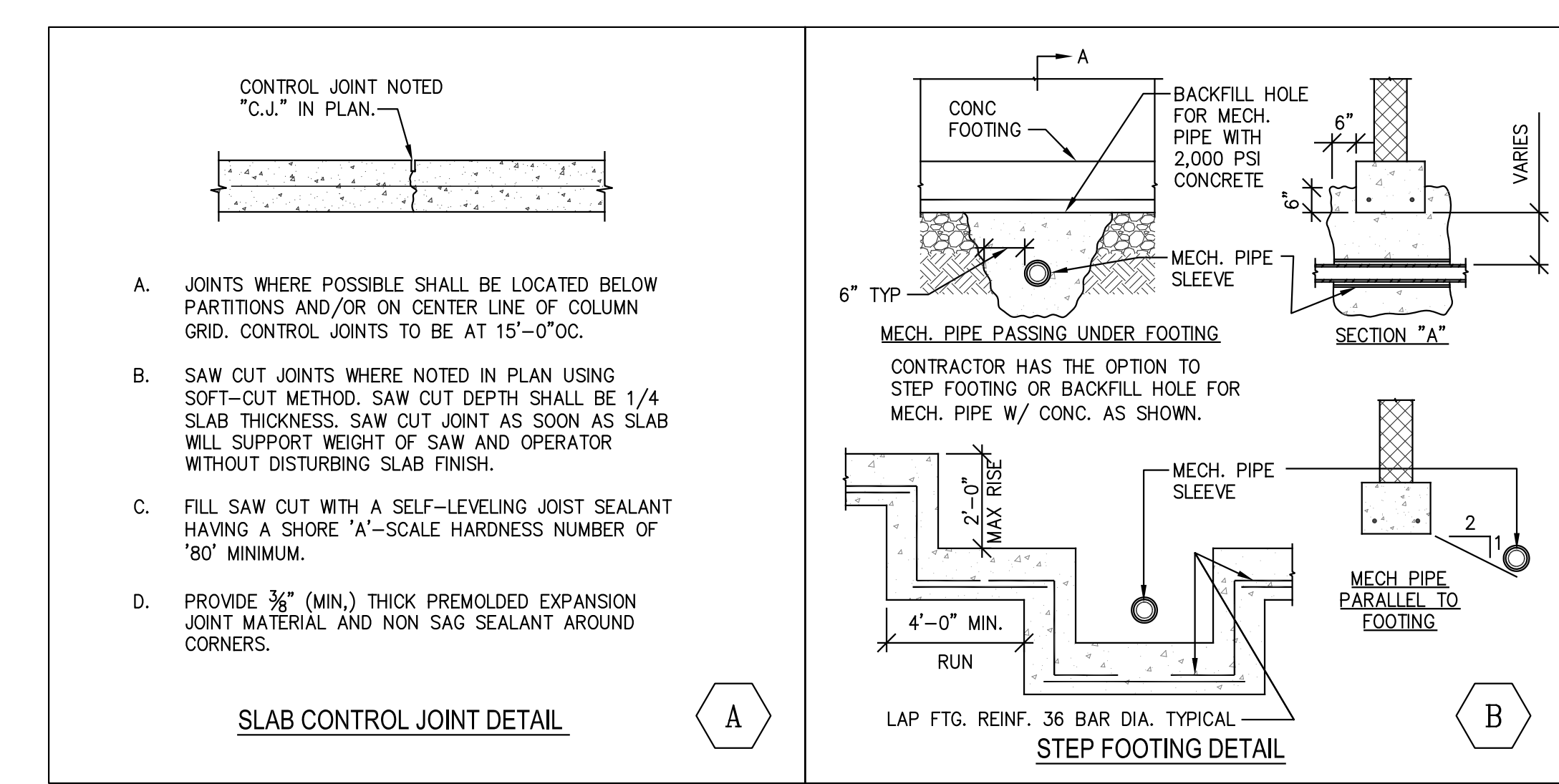
TRELLIS STRUCTURAL PLAN AND SECTIONS



- INDICATES AREA OF FLOOR TO BE 4" CONCRETE SLAB-ON-GRADE REINFORCED WITH (1) LAYER OF 6x6-W2.1xW2.1 W.W.M. SLAB SUB BASE TO BE 10 MIL POLYETHYLENE VAPOR BARRIER OVER 6" DEEP WASHED GRAVEL OR STONE.
- 8" CMU WALL ON 2'-0" WIDE x 1'-0" DEEP CONCRETE FOOTING REINF. WITH (2)#5 (CONT.) (TYP, UNO).



- INDICATES AREA OF ROOF TO RECEIVE 23/32" APA RATED, T&G PLYWOOD SHEATHING.



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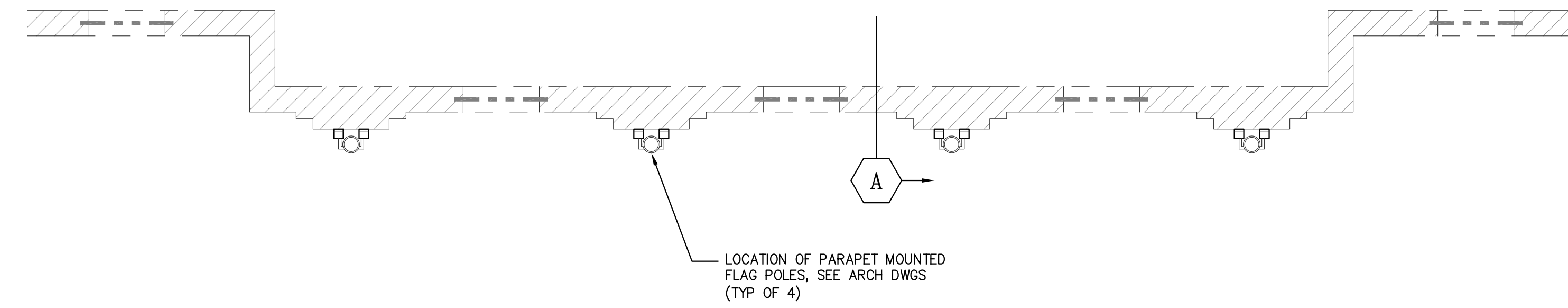
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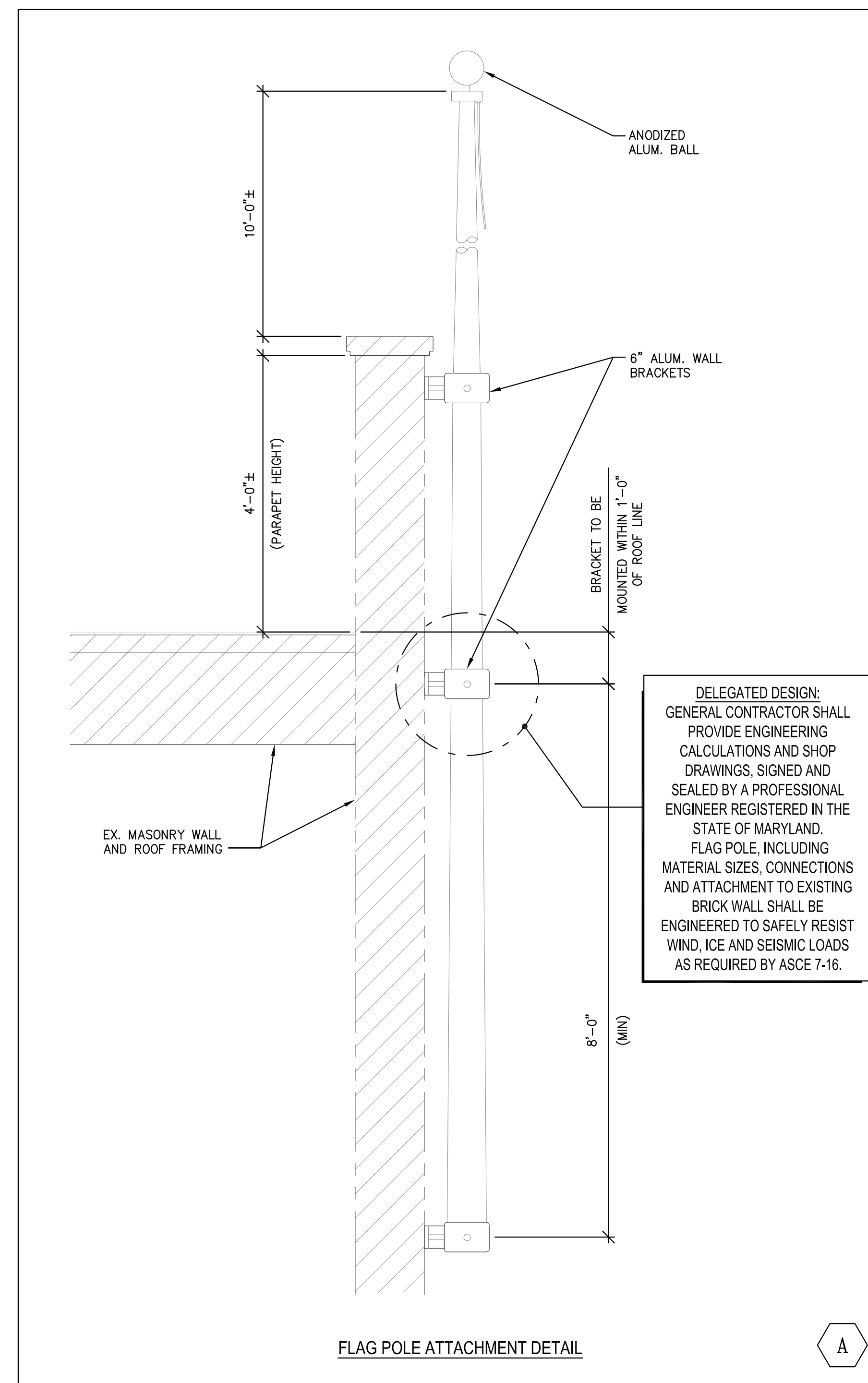
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S1.03
SHED STRUCTURAL PLAN,
DETAILS AND SECTIONS



Flagpole Structural Attachment Plan

1/4" = 1'-0"



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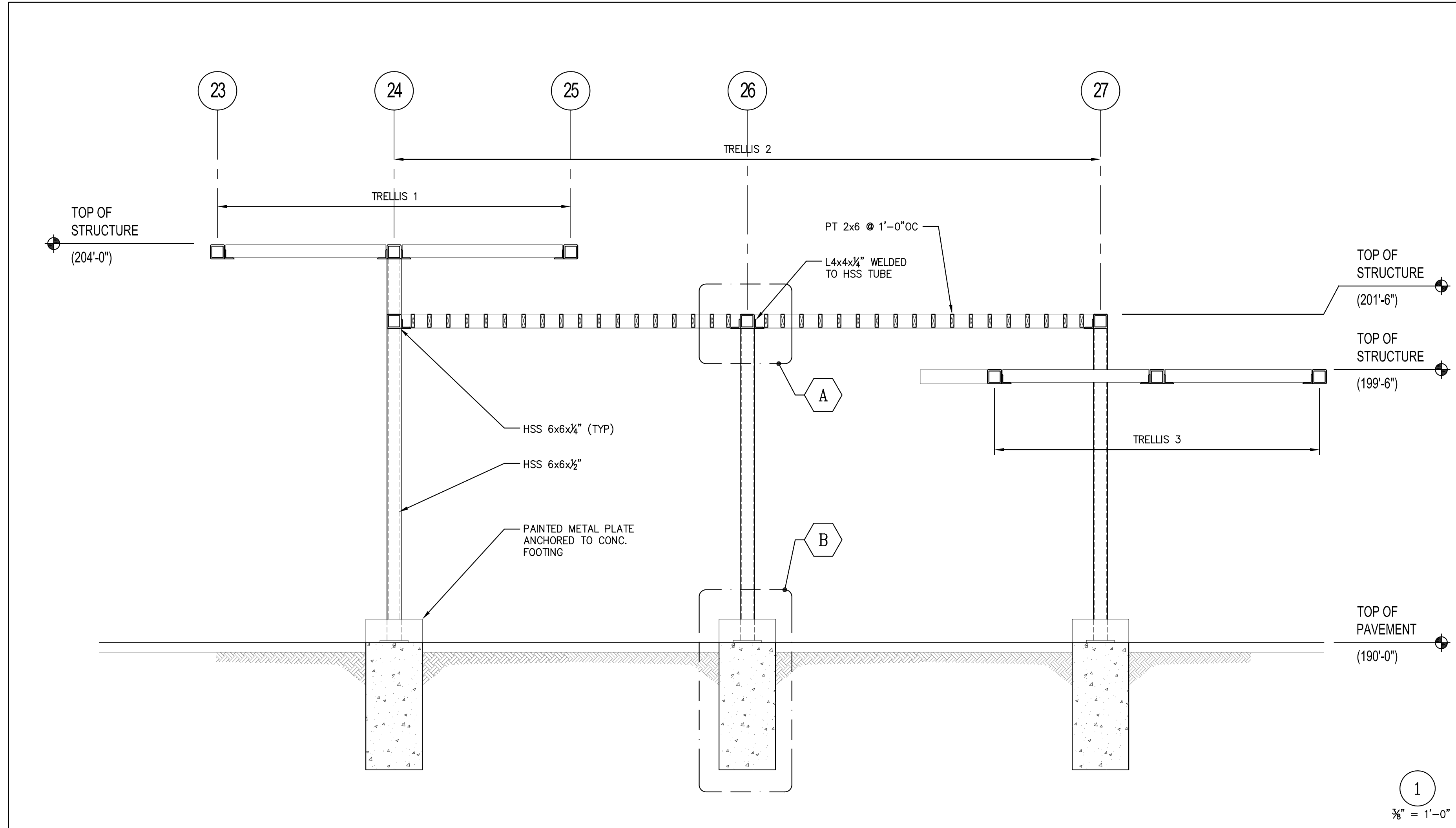
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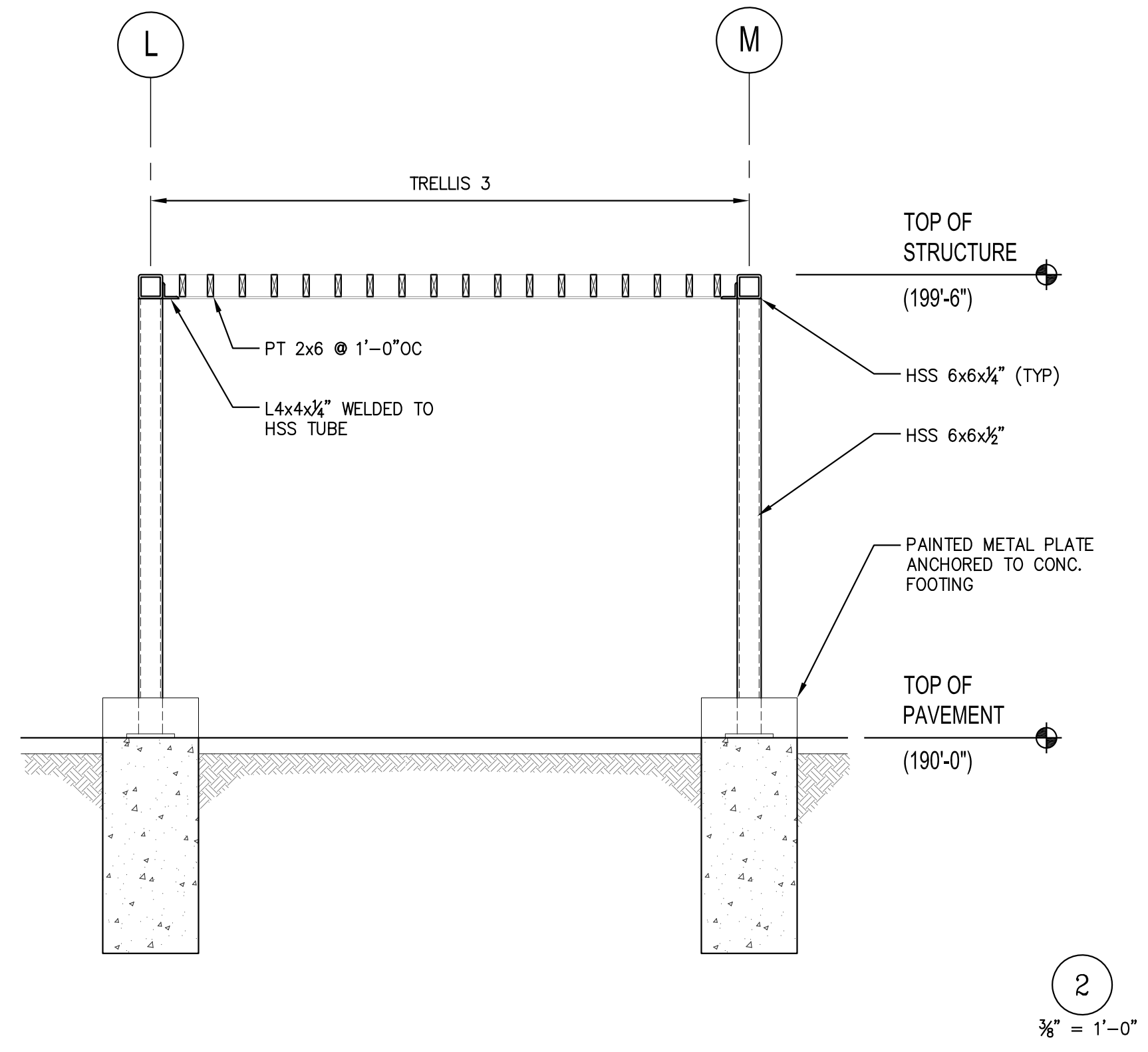
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S1.04

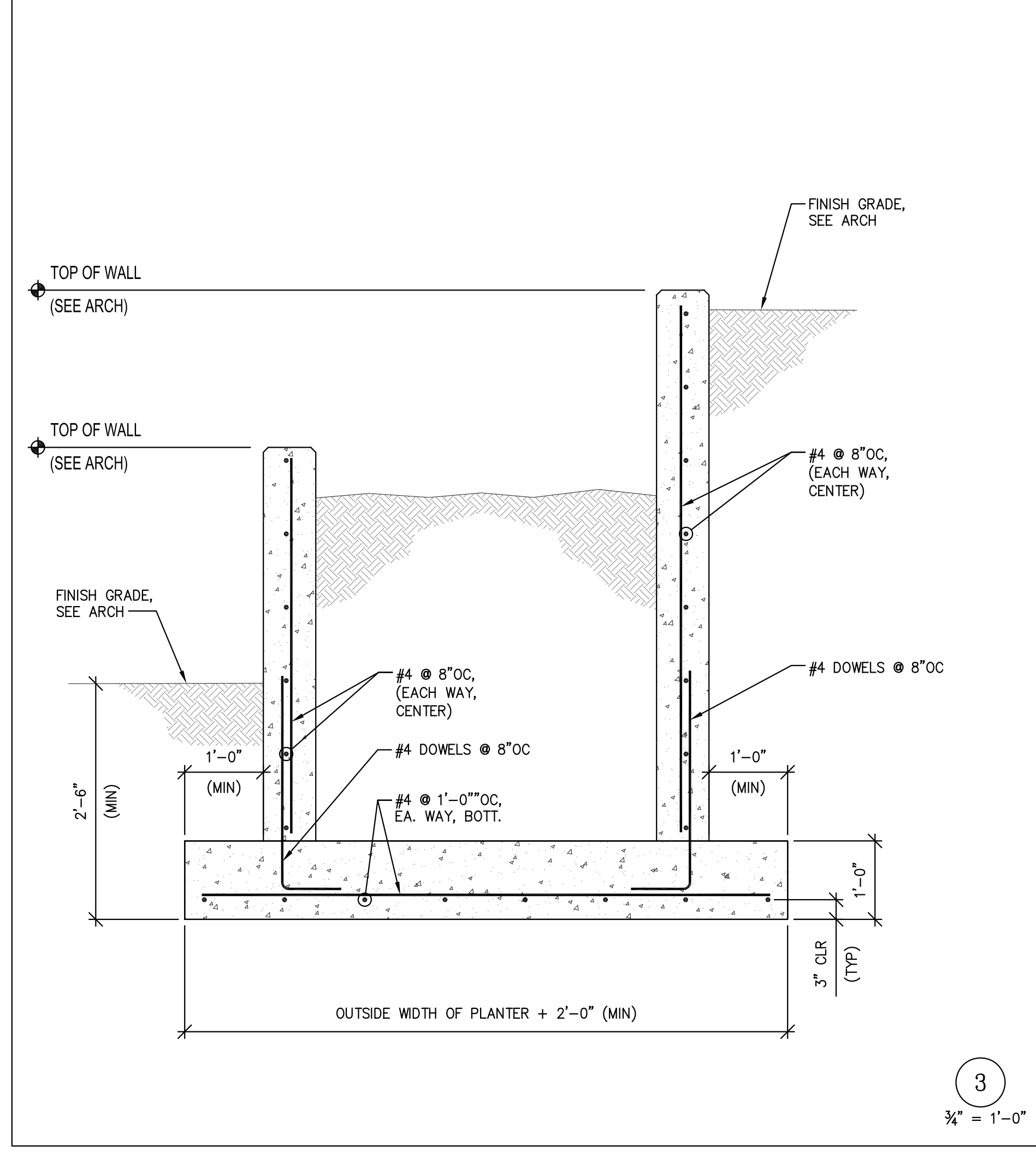
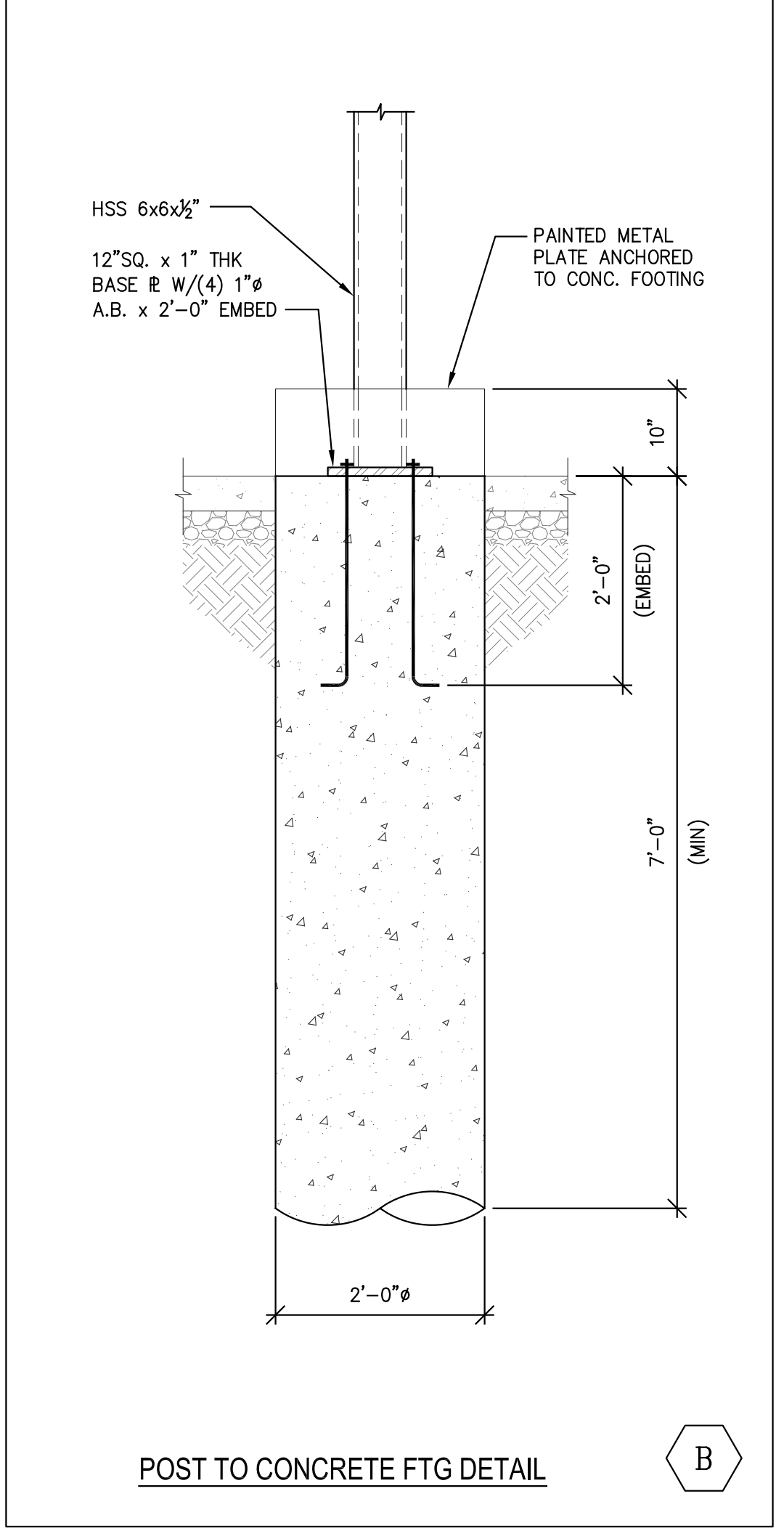
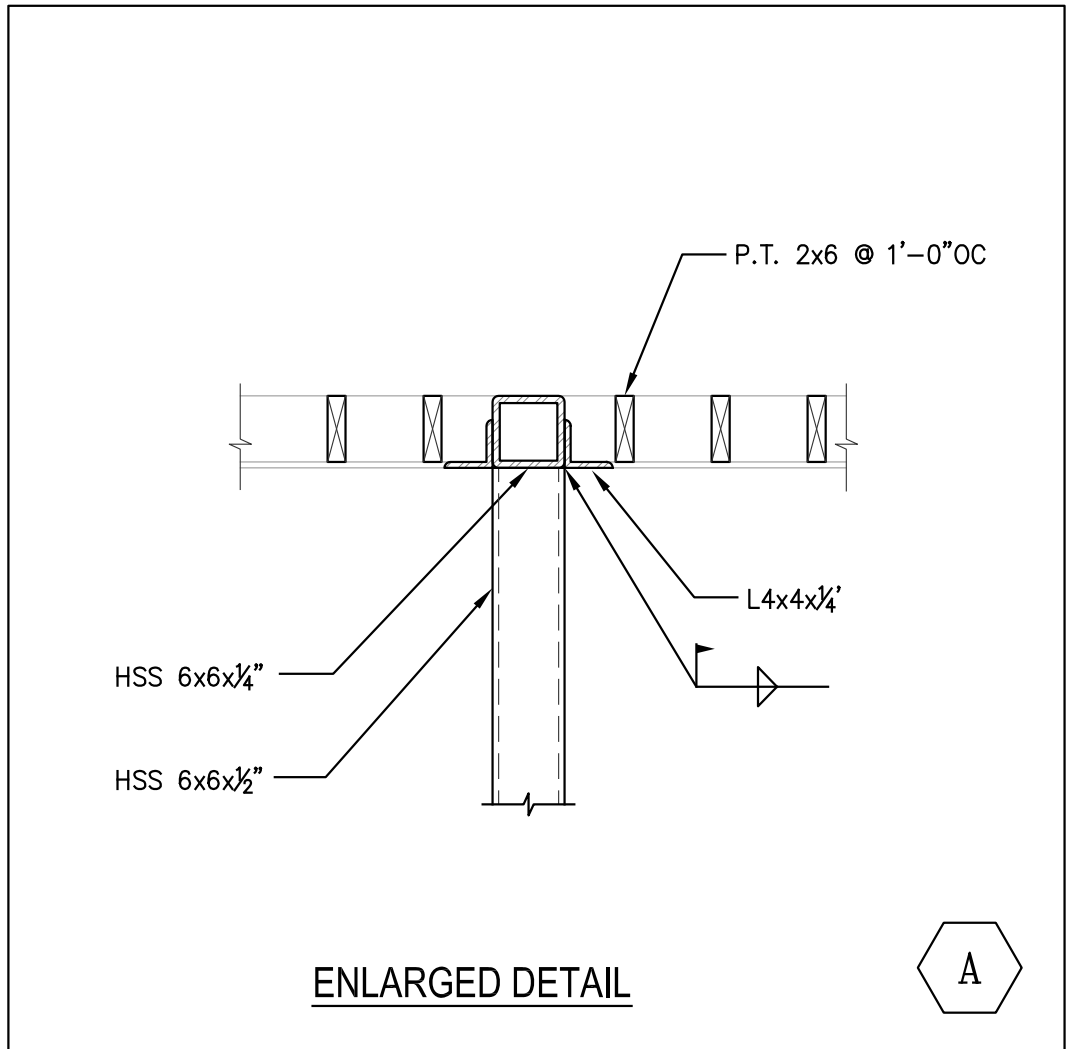
FLAG POLE STRUCTURAL PLAN
AND DETAIL



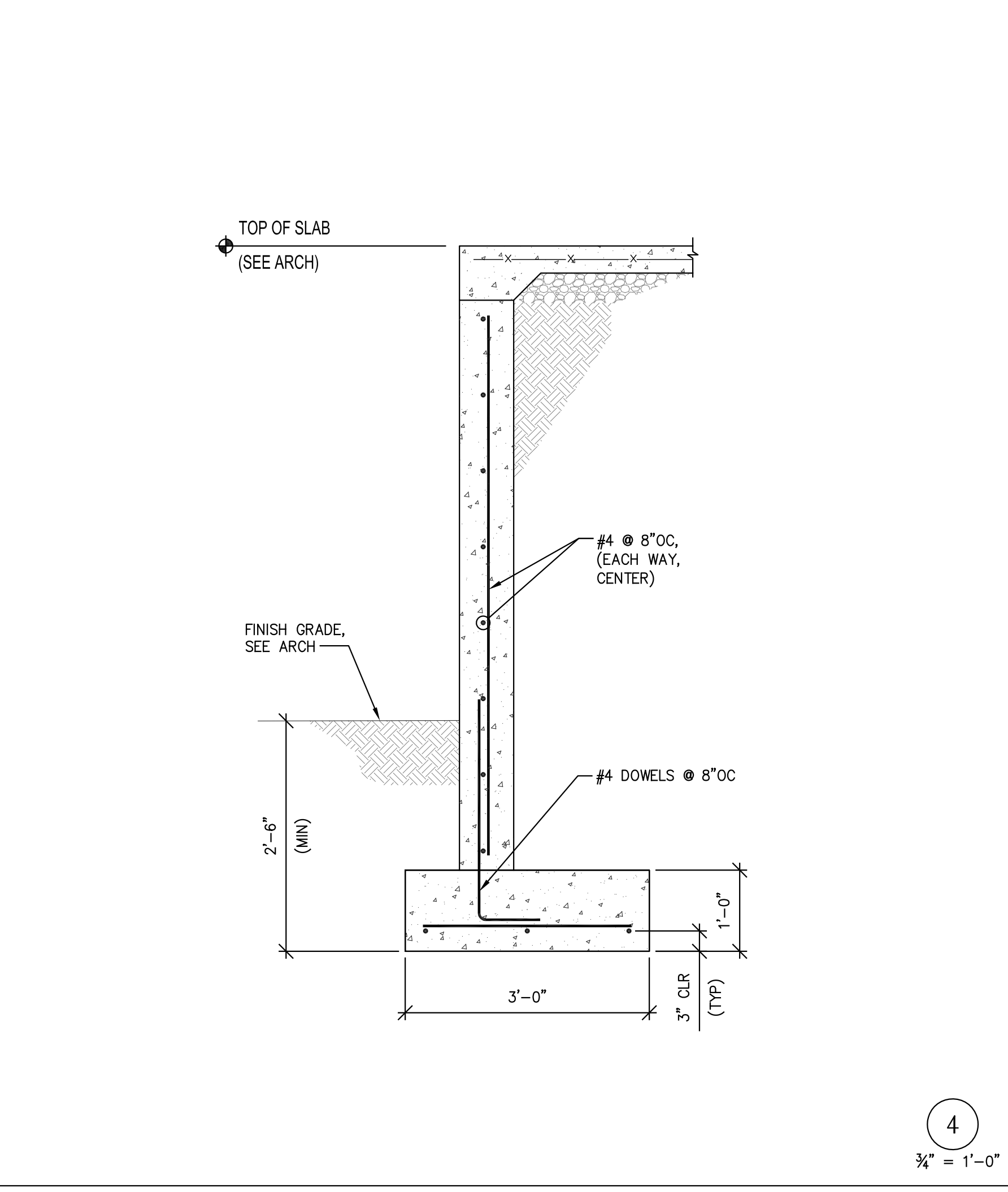
1
3/8" = 1'-0"



2
3/8" = 1'-0"



3
3/4" = 1'-0"



4
3/4" = 1'-0"

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Tuerk House - Phase 4

PROJECT SA# 23334	Issued for:	BIDDING AND PRICING SET
	Issued date:	08/03/2023
	PRINT DATE:	August 03, 2023

Professional Certification
I certify that these documents were prepared by or approved by me and I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 200863
Exp. Date: March 19, 2025

S2.01

SECTIONS AND DETAILS

BASIC PLUMBING REQUIREMENTS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, ALL APPLICABLE STATE CODES, LOCAL CODES, REGULATIONS, AND ORDINANCES. IN CASE OF DIFFERENCES, THE MOST STRINGENT SHALL GOVERN.
- THE PLUMBING CONTRACTOR SHALL OBTAIN A FULL SET OF PLANS AND SPECIFICATIONS FOR THIS PROJECT AND SHALL BE AWARE OF THE WORK OF ALL OTHER TRADES WHICH MAY REQUIRE COORDINATION.
- ALL PLUMBING PLANS ARE DIAGRAMMATIC IN FORM. THE CONTRACTOR SHALL FABRICATE PIPING SYSTEM BASED ON FIELD MEASUREMENTS TO ENSURE THE PROPER ROUTING AND FIT.
- UNLESS OTHERWISE NOTED ON PLANS, ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE, ABOVE CEILING OR TO THE UNDERSIDE OF THE STRUCTURE.
- DO NOT PLACE WATER PIPING IN WALL CAVITIES SUBJECT TO FREEZING.
- VERIFY SIZES, LOCATIONS, AVAILABLE INVERTS, AND ELEVATIONS PRIOR TO RUNNING ANY PIPING.
- A DIELECTRIC UNION SHALL BE USED TO JOIN ANY DISSIMILAR MATERIALS.
- CONTRACTOR SHALL PROVIDE: FAUCETS, TRAPS, STOPS, GATE VALVES, WATER HAMMER ARRESTORS, CLEANOUT COVERS AND INDIRECT WASTE TO AN APPROVED RECEPTOR AND ALL NECESSARY TRIM FOR A COMPLETELY CONNECTED PLUMBING SYSTEM.
- IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES AND SHALL PROVIDE ALL REQUIRED OFFSETS IN PIPING TO ACCOMPLISH THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE OPENINGS IN BUILDING CONSTRUCTION FOR PASSAGE OF PIPING. DO NOT CUT BEAMS AND STUDS WITHOUT WRITTEN APPROVAL OF THE APPROVED AND ALLOWED METHODS PROVIDED IN WRITING BY THE PROJECT STRUCTURAL ENGINEER.
- ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE.
- ALL PIPE PENETRATIONS AND HOLES THROUGH RATED FLOOR SHALL BE SEALED BOTH FOR FIRE AND WATER LEAKAGE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ACCESS DOORS AND ACCESS CLEARANCE FOR EASILY ACCESSING ALL EQUIPMENT AND ACCESSORIES SUCH AS VALVES, WHICH REQUIRES INSPECTION, ADJUSTMENT, AND MAINTENANCE. COORDINATE WITH ARCHITECTURAL CONTRACTOR FOR SIZE AND APPROPRIATE LOCATION OF ACCESS PANELS AT NONREMOVABLE CEILING.
- ALL SANITARY, VENT, & WATER PIPING SHALL BE TESTED BEFORE BEING CONCEALED IN ANYWAY. ALL JOINTS SHALL BE MADE DRIP TIGHT BEFORE BEING CONCEALED.
- ALL NEW EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH UNIT MANUFACTURER'S RECOMMENDATIONS.
- NO WORK SHALL BE INSTALLED IN VIOLATION OF ANY GOVERNING CODES. ANY WORK SHOWN ON THE DRAWINGS WHICH IS IN VIOLATION OF SUCH CODES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND THE OWNER'S REPRESENTATIVE AND SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF THE WORK INVOLVED.
- GUARANTEE ALL PARTS & LABOR FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND PAY ALL FEES RELATIVE TO THE INSTALLATION OF HIS WORK. CONTRACTOR SHALL ARRANGE FOR ALL REQUIRED INSPECTIONS BY THE APPROPRIATE AUTHORITIES.
- DURING THE PROGRESS OF THE WORK, MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE IN THE PLUMBING SYSTEMS. THE RECORD DRAWING SHALL SHOW CHANGES IN MANUFACTURER (WITH NUMBERS AND NAMES), MATERIALS, SIZES, LOCATING AND HOOK-UP POINTS AS-BUILT SHALL BE GIVEN TO OWNER'S CONSTRUCTION MANAGER AT COMPLETION OF JOB.

GENERAL NOTES

- THE PLANS DO NOT NECESSARILY INDICATE EVERY FITTINGS ELBOWS OFFSETS, VALVES, ETC. WHICH IS REQUIRED TO ACCOMPLISH THE NEW EQUIPMENT INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND WORK TO ACCOMMODATE THE NEW INSTALLATION, FINISHED, TESTED AND READY.
- CONTRACTOR SHALL CONSIDER THE DRAWINGS AS BEING DIAGRAMMATIC AND THESE DRAWINGS SHALL NOT BE USED AS ERECTION DRAWINGS.
- ALL MECHANICAL PLANS ARE DIAGRAMMATIC IN FORM. THE MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MECHANICAL SYSTEMS FOR APPROVAL BEFORE INSTALLATION.
- ALL NEW EQUIPMENT, ASSOCIATED CONTROLS, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- REFRIGERANT PIPE SIZES AND INSTALLATION FOR THE AIR COOLED CONDENSING UNITS SHALL BE IN ACCORDANCE WITH THE UNIT'S MANUFACTURER'S RECOMMENDATIONS.
- ALL WORK IS NEW AND SHALL UTILIZE NEW PRODUCTS, UNLESS NOTED OTHERWISE.
- UNLESS AS INDICATED OTHERWISE, NO PIPING SHALL BE PLACED IN OUTSIDE WALLS. ALL PIPING SHALL BE PLACED IN INSIDE PARTITIONS.
- ALL WALL PENETRATIONS MUST BE THOROUGHLY SEALED AGAINST AIR INFILTRATION.

BASIC MECHANICAL REQUIREMENTS:

- THE WORK OF EACH OF THE MECHANICAL SECTIONS INCLUDES FURNISHING AND INSTALLING THE MATERIAL, EQUIPMENT, AND SYSTEMS COMPLETE AS SPECIFIED AND/OR INDICATED ON THE DRAWINGS. THE MECHANICAL INSTALLATIONS, WHEN FINISHED, SHALL BE COMPLETE AND COORDINATED, READY FOR SATISFACTORY SERVICE. THE TERM MECHANICAL USED IN THIS SECTION SHALL INCLUDE THE WORK OF PLUMBING, AS WELL AS HEATING, AIR CONDITIONING AND VENTILATION CONTRACTORS.
- CODE COMPLIANCE: ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, COUNTY, NFPA, IBC, IMC, & IECC CODES THAT GOVERN EACH PARTICULAR TRADE.
- PERMIT FEES: THE CONTRACTOR SHALL MAKE APPLICATIONS AND PAY ALL CHARGES FOR ALL NECESSARY PERMITS, LICENSES AND INSPECTIONS AS REQUIRED UNDER THE ABOVE CODES. UPON COMPLETION OF THE WORK, THE CUSTOMARY CERTIFICATIONS OF APPROVAL SHALL BE FURNISHED.
- MATERIAL APPROVALS: NO MATERIALS OR EQUIPMENT SHALL BE USED IN THE WORK UNTIL APPROVED. BEFORE SUBMISSION OF THE SHOP DRAWINGS, AND NOT MORE THAN THIRTY (30) DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE LIST OF MATERIALS AND EQUIPMENT WHICH HE INTENDS TO FURNISH, GIVING MANUFACTURER AND CATALOG NUMBERS.
- DOCUMENT EXAMINATIONS: THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SPECIFICATIONS FOR CORRECTNESS AND CODE COMPLIANCE. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLYING WITH THE INTENT OF THE CONTRACT DOCUMENTS.
- DOCUMENT INTENTIONS: THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE MECHANICAL INSTALLATIONS. DETAILS OF PROPOSED DEPARTURES DUE TO ACTUAL FIELD CONDITIONS OR OTHER CAUSES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. REWORKING OF COMPLETED ITEMS DUE TO IMPROPER FIELD COORDINATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ACCESS AND CLEARANCES: PROVIDE SUFFICIENT ACCESS AND CLEARANCE FOR ALL ITEMS OF EQUIPMENT REQUIRING SERVICING AND MAINTENANCE, SUCH AS VALVES, DAMPERS, CONTROLS, DRIVES, DRAINS, VENTS, SWITCHES, FILTERS, TRAPS, AND MAJOR ITEMS OF EQUIPMENT.
- CUTTING AND PATCHING: THE CONTRACTOR SHALL PERFORM ALL NECESSARY CUTTING AND PATCHING AS REQUIRED TO COMPLETE THE INSTALLATION OF THE MECHANICAL WORK. PATCHING OF WALLS, FLOORS, CEILINGS, ROOF, ETC. SHALL MATCH THE ADJACENT SURFACES. CUTTING OF WALLS AND FLOORS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER TO AVOID CUTTING OF REBARS, CONDUIT, ETC. EMBEDDED IN WALLS AND FLOORS.
- INFORMATION BOOKS: AS BUILTS: THE CONTRACTOR SHALL PREPARE THREE (3) COPIES OF A RECORD (AS BUILT) AND INFORMATION BOOKLET. THE BOOKLET SHALL BE BOUND IN A THREE-RING LOOSE-LEAF BINDER. PROVIDE THE FOLLOWING DATA IN THE BOOKLET:
 - CATALOG DATA ON EACH PIECE OF EQUIPMENT FURNISHED.
 - APPROVED SHOP DRAWINGS ON EACH PIECE OF EQUIPMENT FURNISHED.
 - MAINTENANCE, OPERATION AND LUBRICATION INSTRUCTION ON EACH PIECE OF EQUIPMENT FURNISHED.
 - MANUFACTURER'S AND CONTRACTOR'S GUARANTEES.
- BASIC WARRANTY: ALL NEW MECHANICAL INSTALLATIONS, INCLUDING ALL MATERIALS AND LABOR, SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF OWNER ACCEPTANCE. THE ABOVE SHALL NOT IN ANY WAY VOID OR ABROGATE EQUIPMENT MANUFACTURER'S GUARANTEE OR WARRANTY. CERTIFICATES OF GUARANTEE SHALL BE DELIVERED TO THE OWNER.

SYMBOLS

NOTE: NOT ALL SYMBOLS APPLY TO THIS PROJECT

- WORK TO BE PERFORMED
- EXISTING WORK TO REMAIN
- ⊕ CONNECT NEW TO EXISTING
- ∅ DIAMETER
- SUPPLY AIR
- ① INDICATES PLAN NOTE NUMBER 1
- CAPPED PIPE END
- PIPING TURNING UP
- PIPING TURNING DOWN
- PRESSURE REGULATOR
- UNION
- BALL VALVE
- ISOLATION OR SHUT-OFF VALVE
USE BALL VALVE FOR 2" & SMALLER
USE GATE VALVE LARGER THAN 2"

ABBREVIATIONS

- NOTE: NOT ALL SYMBOLS AND ABBREV. APPLY TO THIS PROJECT.
- AFB ABOVE FINISHED FLOOR
 - AMPS AMPERES
 - CD CONDENSATE DRAIN
 - CFM CUBIC FEET PER MINUTE
 - D DEPTH
 - DB DRY BULB
 - DEMO DEMOLITION
 - DIA DIAMETER
 - DN DOWN
 - DWG DRAWING
 - ETR EXISTING TO REMAIN
 - F/° DEGREE FAHRENHEIT
 - F/A FROM ABOVE
 - F/B FROM BELOW
 - FC FAN COIL
 - FPM FEET PER MINUTE
 - H HEIGHT
 - HP HORSE POWER OR HEAT PUMP
 - HB HOSE BIBB
 - HZ FREQUENCY (HERTZ)
 - HVAC HEATING, VENTILATING, & AIR-CONDITIONING
 - ID INDOOR
 - L LENGTH
 - LBS POUNDS
 - MBH THOUSAND BTU PER HOUR
 - MCA MIN CIRCUIT AMPACITY
 - MFA MAX FUSE AMP
 - MOCP MAX OVERCURRENT PROTECTION
 - NIC NOT IN CONTRACT
 - OD OUTDOOR
 - PH PHASE
 - TYP TYPICAL
 - V VOLTS
 - W WIDTH
 - WC WATER COLUMN
 - W/ WITH

SINGLE ZONE SPLIT TYPE HEAT PUMP A/C UNIT SCHEDULE

BASIS OF DESIGN: "MITSUBISHI ELECTRIC" OR APPROVED EQUAL

TAG	STYLE	CAPACITY (BTU/HR)		SYSTEM PERFORMANCE		CFM	COMPRESSOR TYPE	dBA @ ISO STANDARD CONDITIONS	ELECTRICAL			MODEL	DIMENSIONS (H/W/D)	WEIGHT (LBS)	REMARKS
		COOLING	HEATING	EER	COP				V/PH/Hz	MCA	MOCp				
FC-1 (INDOOR UNIT)	WALL-MOUNTED	9,000	10,900	-	-	134, 201, 286, 364	-	22-43	208-230/1/60	1	-	MSZ-WR09NA	12"x32"x9"	22	1,2,3,4
HP-2 (OUTDOOR UNIT)	AIR-COOLED SIDE DISCHARGE	-	-	11	3.25	-	INVERTER DRIVEN	50	208-230/1/60	9	15	MUZ-WR09NA-U1	22"x32"x12"	75	4,5

REMARKS: 1. PROVIDE ORIGINAL MANUFACTURER PROVIDED AIR FILTER.
2. PROVIDE ORIGINAL MANUFACTURER SUPPLIED CONDENSATE PUMP KIT WITH BUILT-IN SAFETY SAFETY SHUT OFF (KILL SWITCH).
3. PROVIDE ORIGINAL MANUFACTURER SUPPLIED PROGRAMMABLE ROMOTE CONTROL.
4. INSTALL SPLIT TYPE AIR-CONDITIONING UNITS ACCORDING TO MANUFACTURER'S INSTALLATION MANUAL AND INSTRUCTIONS.
5. PROVIDE WEATHER & IMPACT RESISTANT JACKETS FOR REFRIGERANT PIPING INSULATION LOCATED OUTSIDE THE BUILDING.

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

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LICENSE NO. 13313
EXPIRATION DATE: 03/03/2025



Tuerk House – Phase 4

PROJECT # 22001
Issued for: PRICING SET
Issued date: 07/27/2023
PRINT DATE July 27, 2023
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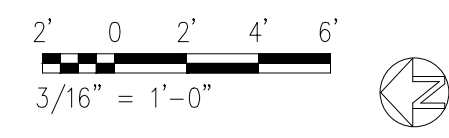
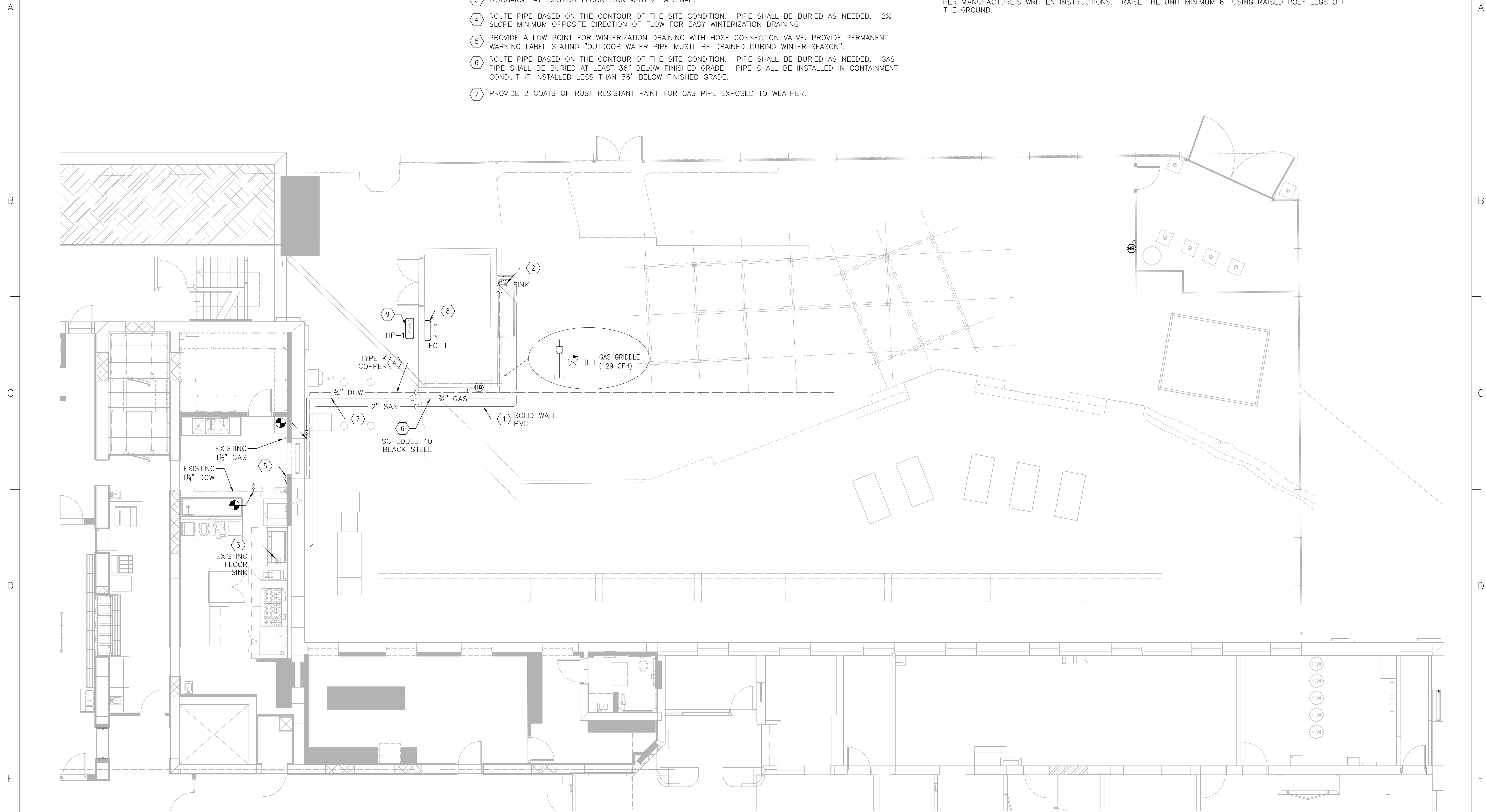
MP1

COVER SHEET
MECH & PLUMBING

PLAN KEY NOTES:

- ① ROUTE PIPE BASED ON THE CONTOUR OF THE SITE CONDITION. PIPE SHALL BE BURIED AS NEEDED. 2% SLOPE MINIMUM TOWARD DIRECTION OF FLOW.
- ② DO NOT INSTALL P-TRAP.
- ③ DISCHARGE AT EXISTING FLOOR SINK WITH 2" AIR GAP.
- ④ ROUTE PIPE BASED ON THE CONTOUR OF THE SITE CONDITION. PIPE SHALL BE BURIED AS NEEDED. 2% SLOPE MINIMUM OPPOSITE DIRECTION OF FLOW FOR EASY WINTERIZATION DRAINING.
- ⑤ PROVIDE A LOW POINT FOR WINTERIZATION DRAINING WITH HOSE CONNECTION VALVE. PROVIDE PERMANENT WARNING LABEL STATING "OUTDOOR WATER PIPE MUST BE DRAINED DURING WINTER SEASON".
- ⑥ ROUTE PIPE BASED ON THE CONTOUR OF THE SITE CONDITION. PIPE SHALL BE BURIED AS NEEDED. GAS PIPE SHALL BE BURIED AT LEAST 36" BELOW FINISHED GRADE. PIPE SHALL BE INSTALLED IN CONTAINMENT CONDUIT IF INSTALLED LESS THAN 36" BELOW FINISHED GRADE.
- ⑦ PROVIDE 2 COATS OF RUST RESISTANT PAINT FOR GAS PIPE EXPOSED TO WEATHER.

- ⑧ FAN COIL UNIT HAS BUILT-IN CONDENSATE PUMP FOR CONDENSATE REMOVAL. ROUTE DISCHARGE PIPE TO OUTSIDE STORM (RAIN LEADER WHERE AVAILABLE) OR EXTERIOR FRENCH DRAIN.
- ⑨ PROVIDE A HIGH DENSITY POLY BASE UNDER THE HEAT PUMP UNIT (HP). INSTALL ON A LEVEL, WELL COMPACTED GRAVEL BASE WITH NEOPRENE VIBRATION ISOLATION. MAINTAIN ALL NECESSARY CLEARANCES AS PER MANUFACTURE'S WRITTEN INSTRUCTIONS. RAISE THE UNIT MINIMUM 6" USING RAISED POLY LEGS OFF THE GROUND.



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PROJECT # 22001
 Issued for: PRICING SET
 Issued date: 07/27/2023
 PRINT DATE July 27, 2023
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MP2
 YARD PLAN
 MECH & PLUMBING

S1A		NEW		EXISTING		PANELBOARD SCHEDULE														
CMT #	TRIP / POLE	DESCRIPTION	BRANCH CKT		LOAD (KVA)		BRANCH CKT		TRIP / POLE	CMT #										
			#	TYPE	LG	REC	MTR	A/C			HTG	DATA	KIT	MISC	#	TYPE				
1	20/1	SHED LIGHTING	#12	#12	3/4"	0.1			20/1	2										
3	20/1	SITE LIGHTING	#12	#12	3/4"	0.1			20/1	4										
5	20/1	SHED RECEPTACLE	#12	#12	3/4"	0.6			20/1	6										
7	20/1	GFCT RECEPTACLE	#12	#12	3/4"	0.9			20/1	8										
9	20/1	SITE RECEPTACLE	#12	#12	3/4"	0.9			20/1	10										
11	20/1	SPARE							20/1	12										
13	20/1	SPARE							20/1	14										
15	20/1	SPARE							20/1	16										
17	20/1	SPARE							20/1	18										
19	20/1	SPARE							20/1	20										
21	20/1	SPARE							20/1	22										
23	20/1	SPARE							20/1	24										
25	20/1	SPARE							20/1	26										
27	20/1	SPARE							20/1	28										
29	20/1	SPARE							20/1	30										
31	-	BUSSED SPACE								32										
33	-	BUSSED SPACE								34										
35	-	BUSSED SPACE								36										
37	-	BUSSED SPACE								38										
39	-	BUSSED SPACE								40										
41	-	BUSSED SPACE								42										
LIGHTING (KVA):		0.5	0.3	2.4	0.0	0.0	0.0	0.0	0.2	0.8	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.5	
RECEPTACLES (KVA):		3.2																		5.6
MOTORS (KVA):		1.8																		17.5
A/C (KVA):		0.0																		15.7
HEATING (KVA):		0.0																		11.7
DATA PROCESSING (KVA):		0.0																		11.7
KITCHEN (KVA):		0.0																		11.7
MISCELLANEOUS (KVA):		0.0																		11.7
PHASE BREAKDOWN TYPES:																				15.6
PHASE A:		2																		17.5
PHASE B:		7																		15.7
PHASE C:		1																		11.7
KVA:																				11.7
AMPS:																				11.7
BASIS OF DESIGN:																				11.7
EATON CUTLER HAMMER:																				11.7
NOTES:																				11.7

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	VOLTS	WATTAGE	DIMMING
CL-1	B-K LIGHTING	PM-18-MM-LED-E71-SP-BLW-12-11-C	MINI-MICRO PENDANT LED	LED	120	3	-
D-3	ECLIPSE LIGHTING INC.		4' FLEXSTREAM LED WRAPROUND	LED	120	40	-
D-4	ECLIPSE LIGHTING INC.	BU-D-PGC-4-LED30-35K-90CRI-UNV-BK-D7A-BB4-REL20-W-CW-9002	4' BRUSSELS VANDAL WALL DIRECT/INDIRECT	LED	120	40	-
FL-1	FLEXA LIGHTING NORTH AMERICA BRAD DESIGN	BD130 B EXTERIOR STEP LIGHT: FL-1: ASYMMETRIC 180° LIGHT DISTRIBUTION: 88361-79815	ASYMMETRIC 180° LIGHT	LED	120	18	-
FL-2	FLEXA LIGHTING NORTH AMERICA BRAD DESIGN	BD130 B EXTERIOR STEP LIGHT: FL-1: ASYMMETRIC 360° LIGHT DISTRIBUTION: 88363-79815	ASYMMETRIC 360° LIGHT	LED	120	18	-
FL-3	BK LIGHTING	YO-LED-XBO-WW-BLP-9-11-CV	EXTERIOR LIGHTING	LED	120	18	-
FL-4	THE PATRIOT FLAGPOLE LED	PATRIOT FLAGPOLE LED	FLAGPOLE LIGHT	LED	120	12	-
SL-1	FLEXA LIGHTING NORTH AMERICA BRAD DESIGN	BD1-30-B EXTERIOR STEP LIGHT	EXTERIOR STEP LIGHTS	LED	120	5	-
W-1	JUSTICE DESIGN GROUP	NSH-4110W-MBLK	PORTICO SMALL 1 LIGHT LED OUTDOOR WALL SCONE	LED	120	5	-
W-2	BEGA	77756-70755	COMPACT FLOOD LIGHT	LED	120	8	-

EXISTING DISTRIBUTION PANEL SCHEDULE - PANEL DP										
MAIN: 600A		VOLTAGE: 208Y/120V		PHASE 3		WIRE: 4				
CT	TRIP / POLE	DESCRIPTION	LG	REC	MTR	A/C	HTG	DATA	KIT	MISC
1	100	PANEL S1A	0.2	0.9	0.9	0.0	0.0	0.0	0.0	0.0
2	100	EX. 1ST FLOOR OFFICE PNL								5.0
3	60	SPARE								5.0
4	100	EX. ELEVATOR								5.0
5	100	EX. PANEL RSA								5.4
6	100	EX. PANEL R3B								6.6
7	35	EX. CU-3A								1.9
8	70	EX. CU-3B								3.7
9	200	EX. SOUTH PANEL RISER								9.0
10	200	EX. NORTH PANEL RISER								9.0
11	200	EX. PANEL RSA								15.6
12	225	EX. EM PANEL								15.6
13	-	SPACE								151.8
CONNECTED LOAD (KVA):		189.0								63.3
DEMAND LOAD (KVA):		189.0								63.3
CONNECTED LOAD (AMPS):		524.7								62.0
DEMAND LOAD (AMPS):		524.7								62.0
AMPCAPACITY REQUIRED:		525.0								KVA
NOTES:										

No.	Date	Appr	Revision	Notes

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Tuerk House - Phase 4

PROJECT # 22001

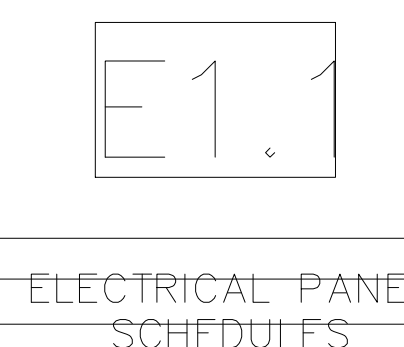
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1

2

3

4

5

6

A

B

C

D

E

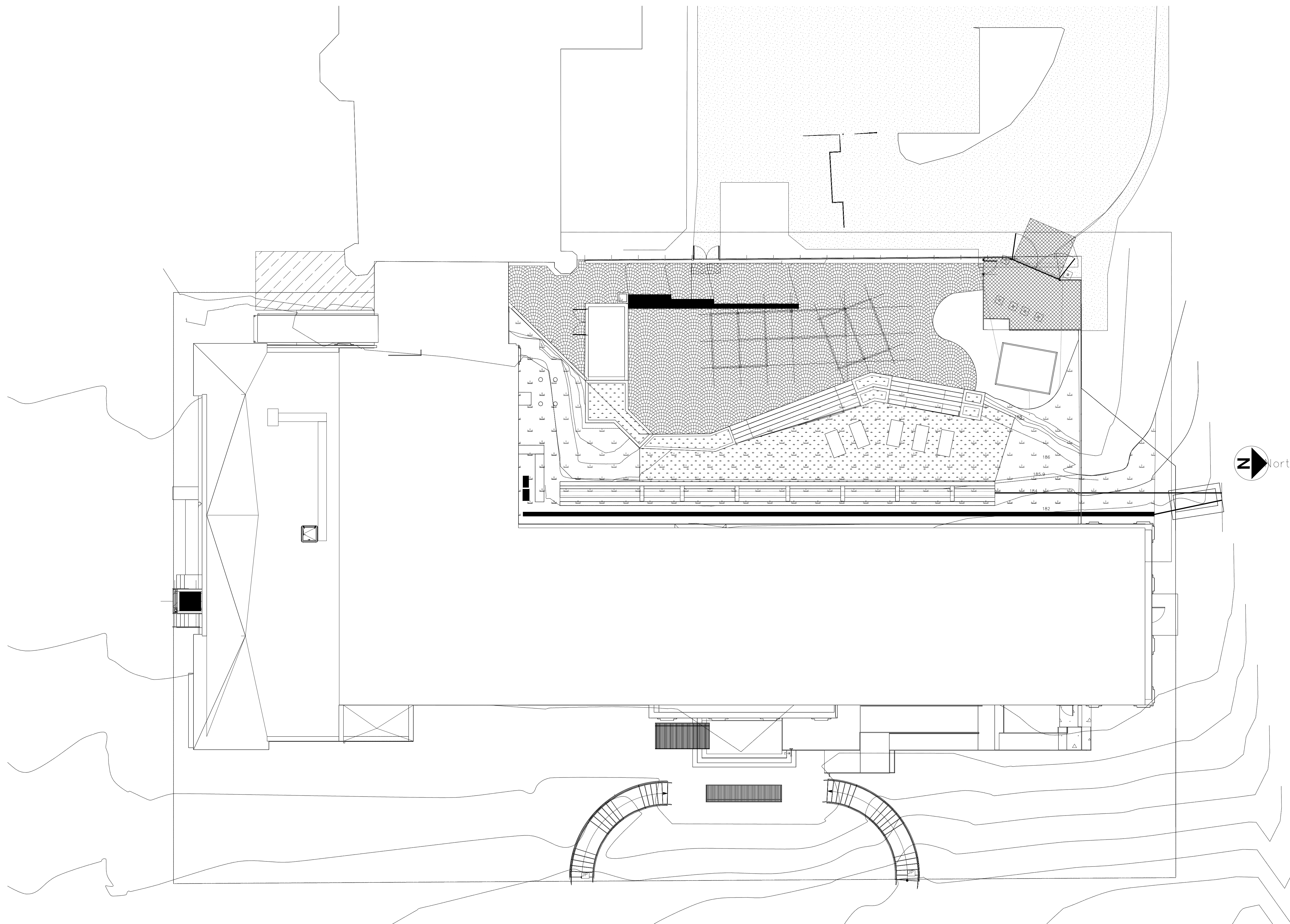
A

B

C

D

E



OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"

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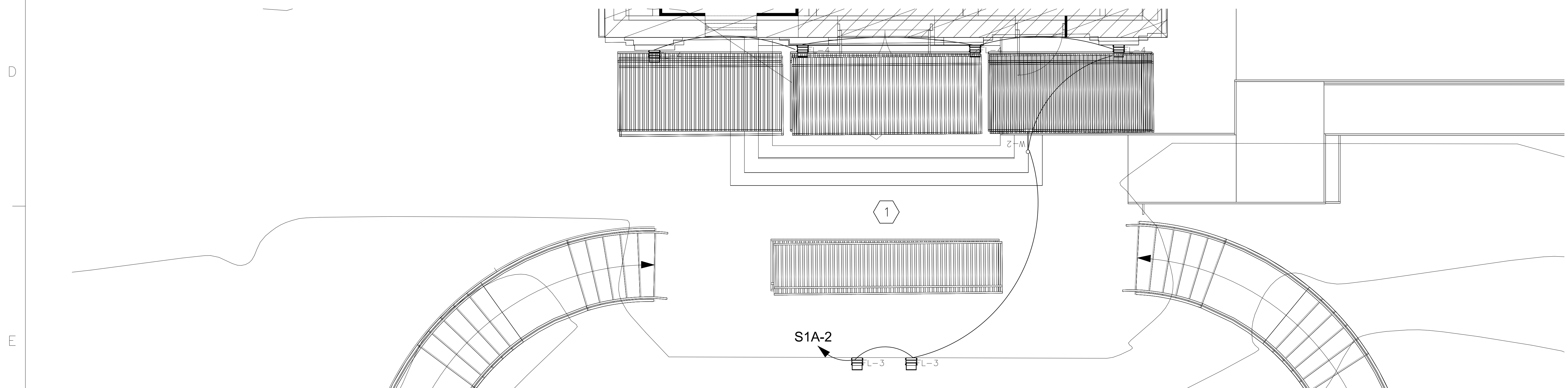
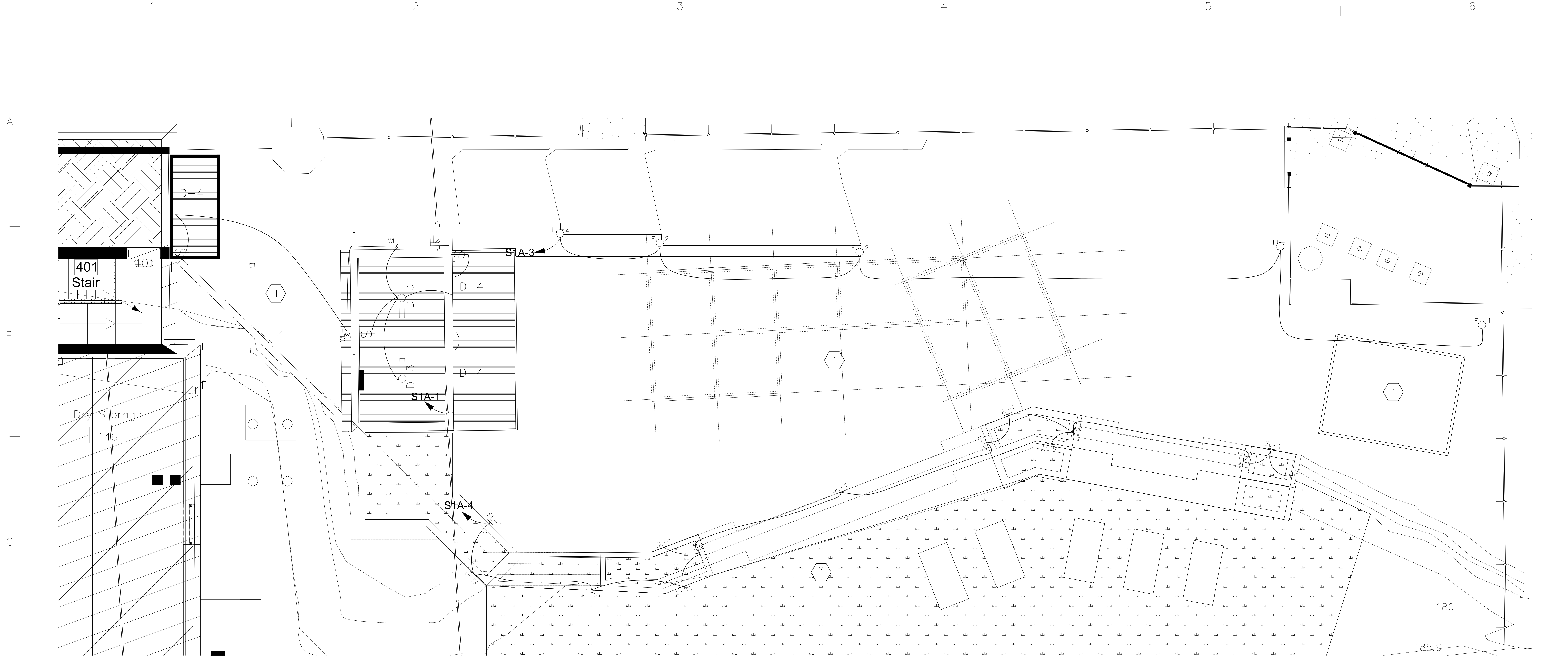
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4.0

OVERALL SITE PLAN



LIGHTING PLAN KEY NOTES	
1	UNLESS NOTED OTHERWISE, ALL EXTERIOR LIGHTS ARE TO BE CONTROLLED WITH DAYLIGHT SENSOR SWITCH.

SITE NEW WORK LIGHTING PLAN
SCALE: 1/4" = 1'-0"

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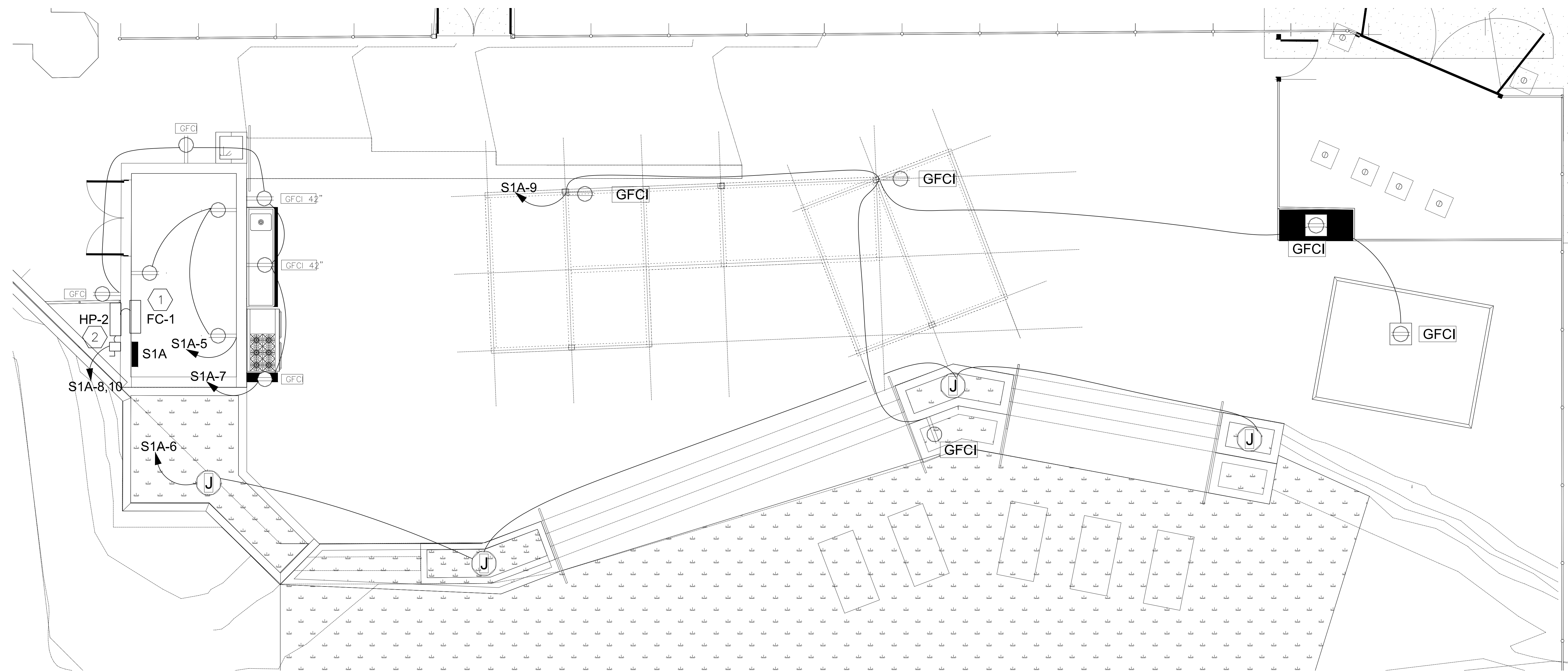
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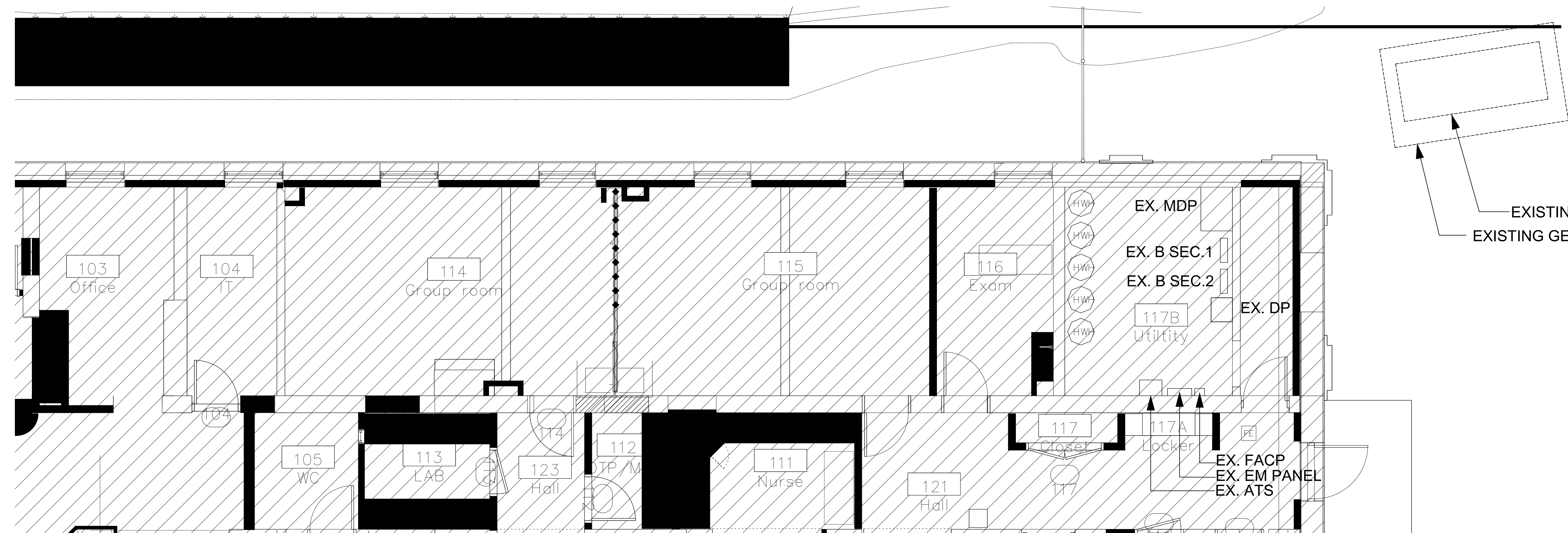
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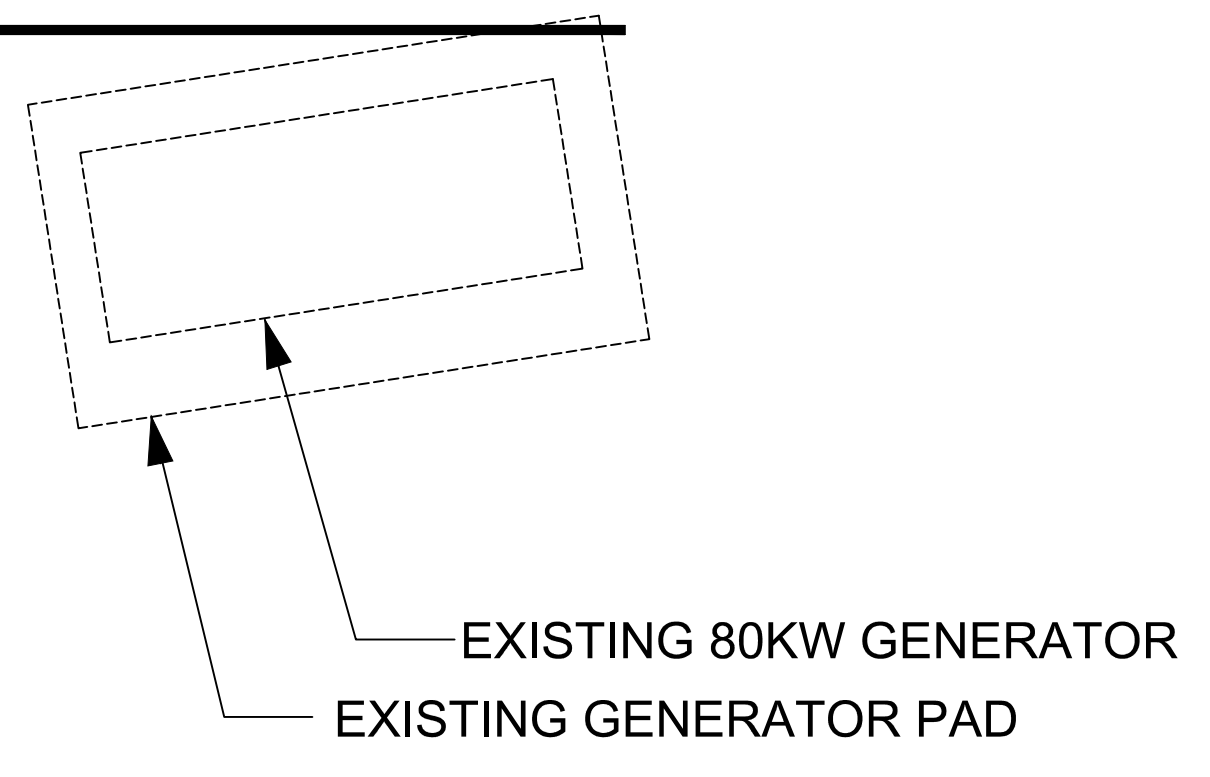




SITE NEW WORK POWER PLAN
SCALE: 1/4" = 1'-0"



EXISTING ELECTRICAL ROOM
SCALE: 1/4" = 1'-0"



POWER PLAN KEY NOTES	
1	FC-1: 1MCA, 208V, 1ϕ INDOOR UNIT. UNIT FED FROM OUTDOOR UNIT. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
2	HP-2: 9MCA, 208V, 1ϕ OUTDOOR UNIT. PROVIDE POWER TO DISCONNECTING MEANS PROVIDED WITH UNIT. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

No.	Date	Appr	Revision	Notes

No.	Date	Issue	Notes

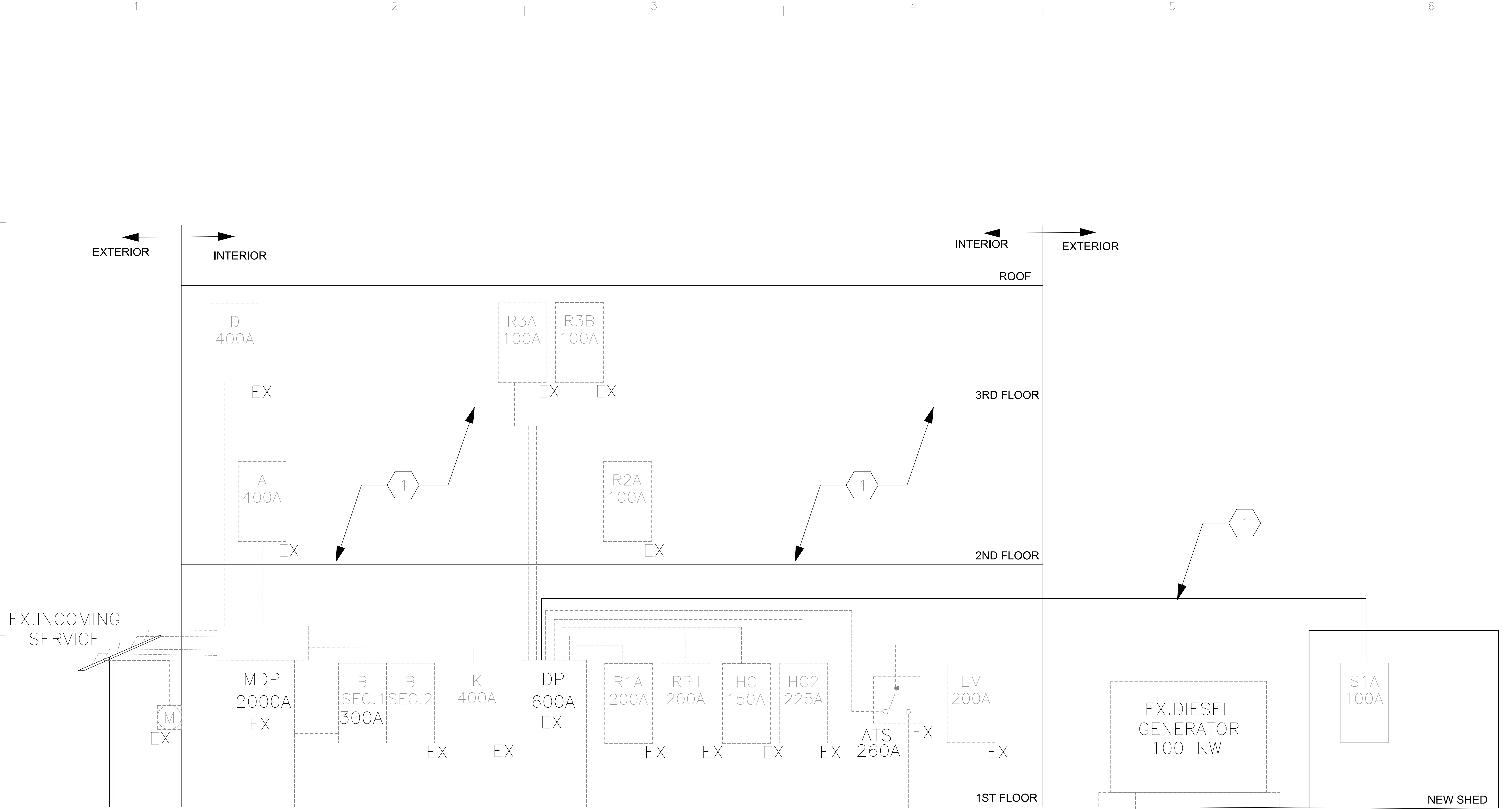
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4.2
ELECTRICAL YARD
POWER PLAN



ELECTRICAL RISER DIAGRAM
SCALE: NTS

POWER PLAN KEY NOTES	
1	SEE FEEDER SCHEDULE FOR FEEDER SIZE .

FEEDER SCHEDULE						
FEEDER ID	AMPS	SETS	CONDUCTORS	GROUND CONDUCTORS	RACEWAY SIZE	NEC FEEDER RATING
100	100	1	(4) #1	(1) #6	2"	110
150	150	1	(4) #1/0	(1) #6	2"	150
200	200	1	(4) #3/0	(1) #6	2"	200
225	225	1	(4) #4/0	(1) #4	2-1/2"	230
300	300	1	(4) 350 kCMIL	(1) #4	3"	310
400	400	1	(4) 600 kCMIL	(1) #3	4"	420
2000	2000	5	(4) 600 kCMIL	(1) 250 kCMIL	4"	2100

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

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E5.0
EXISTING ELECTRICAL
RISER DIAGRAM