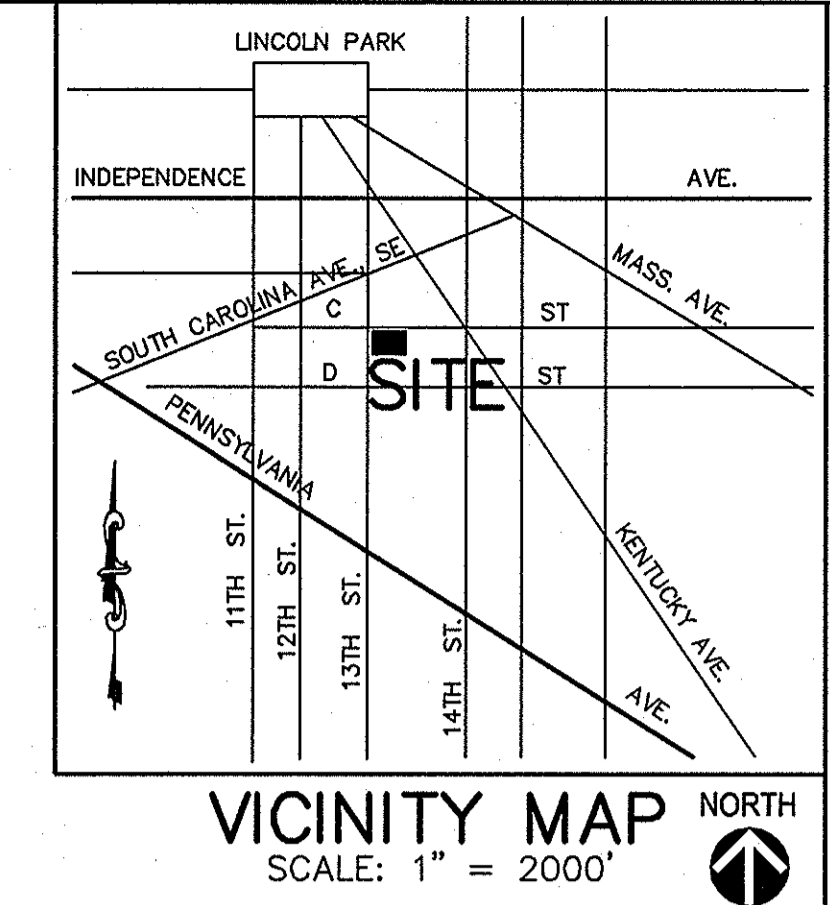


13th STREET COMMUNITY PARK AND GARDENS



**PART OF LOT 128, SQUARE 1041
WASHINGTON, DC**

DEVELOPER

DISTRICT OF COLUMBI HOUSING AUTHORITY (DCHA)
1133 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002-7599
CONTACT: JAMILA TOLBERT
PHONE: 202-535-1445

CIVIL ENGINEER

VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VA 22102
CONTACT: MIKE BENTON
PHONE: 703-442-7800

LANDSCAPE ARCHITECT

VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VA 22102
CONTACT: JEFF KREPS
PHONE: 703-442-7800

ELECTRICAL ENGINEER

DOMINION CONSULTING ENGINEERS
220 SPRING ST.
SUITE 530
HERNDON, VA 20170
CONTACT: SHARON GORICK
PHONE: 703-758-7537

STRUCTURAL ENGINEER

ATLAS FOUNDATIONS OF WASHINGTON
4600 BEECH WAY
TEMPLE HILLS, MD 20748
CONTACT: ED PEREZ
PHONE: 301-922-3683

SHEET INDEX

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C-6	SITE & UTILITY DETAILS
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L-2	GRADING PLAN
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**CHECK SET
NOT FOR
CONSTRUCTION**

**13TH STREET COMMUNITY
PARK & GARDEN**
 PART OF
LOT 128, SQUARE 1041
 WASHINGTON, DC

COVER SHEET

VIKA REVISIONS

50% CD's	7.31.08
REVISIONS	7.17.08
REVISIONS	7.15.08
DATE:	JULY 2, 2008
DES.	DWN.
VIKA	VIKA

SCALE: AS SHOWN
PROJECT/FILE NO.
7183A
SHEET NO.
0

VIKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
 VIKA, INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)781-2787
 MCLEAN, VA ■ GERMANTOWN, MD

VIKA - P:\DLD30\Projects\7183-.dwg-7183200.dwg [Cover] August 01, 2008 - 11:18am Kreps

SITE TABULATION

PROPOSED DEVELOPMENT USE: PARK AND GARDEN
 ZONE: R-4
 PUD/BZA SITE PLAN #: N/A
 TOTAL AREA OF SITE: XXXXX
 TOP OF CURB ELEVATION FOR BUILDING HEIGHT: N/A
 (MID-POINT OF CURB ALONG N/A SHEET)

REFER TO ARCHITECTURAL PLANS FOR ALL OTHER BULK REQUIREMENTS AND TABULATIONS.

SOURCE NOTES

- BOUNDARY INFORMATION PREPARED BY VIKA, INC. DATED JUNE 2008 (SEE BOUNDARY NOTE BELOW)
- THE SUBJECT PROPERTY IS ALL OF XXXXXXX
- THE SUBJECT PROPERTIES ARE LOCATED AS TAX ASSESSMENT NO: 1041 0128 (#312 13TH STREET, SE)
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 110001 0020 B FOR THE DISTRICT OF COLUMBIA, DATED 11/15/1985 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LOMA OR LOMR HAVE NOT BEEN REVIEWED.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- THE SUBJECT PROPERTY IS ZONED R-4
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN OBTAINED FROM A FIELD-RUN TOPOGRAPHIC SURVEY PROVIDED BY VIKA, INC. DATED JUNE, 2008 THE CONTOUR INTERVAL IS (1) FOOT.
- THE VERTICAL DATUM IS BASED FROM DC BENCHMARK (MAP No. 10-111) CORNER OF STEP AT #301 KENTUCKY AVE., S.E. ELEVATION 80.74'
- THE EXISTING UTILITIES ON THIS SITE HAVE BEEN FIELD LOCATED BY VIKA, INC & AIDATA, INC. (SEE COORDINATION NOTE #5.)
- NO TITLE REPORT HAS BEEN FURNISHED.

D.C. BOUNDARY NOTE

ZONING NOTE:

SUPPLEMENTAL SITE SPECIFIC NOTES

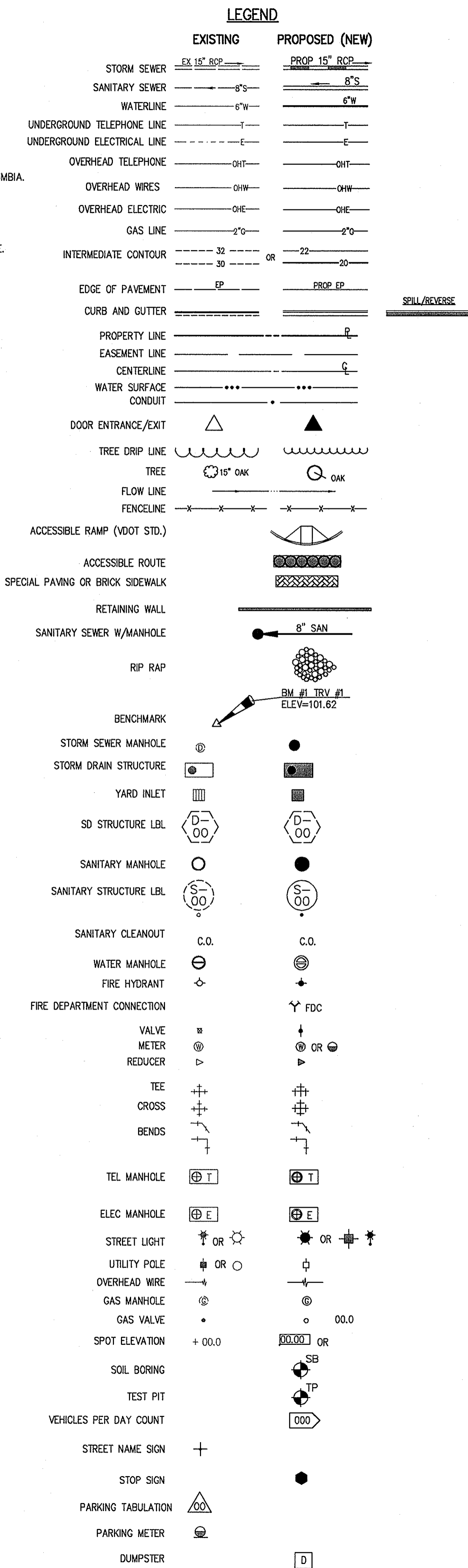
- ALL UNDERGROUND GARAGES SUBJECT TO SURFACE VEHICULAR TRAFFIC SHALL BE DESIGNED FOR A MINIMUM 450 PSF LIVE LOAD.
- REFER TO MEP PLAN FOR SITE LIGHTING PLAN.
- TO THE BEST OF VIKA'S KNOWLEDGE AND BELIEF THERE IS NO MARKING INDICATING GRAVE SITES ON THIS PROPERTY.
- CONTROLLED FILLS MUST BE COMPACTED AT OPTIMUM MOISTURE PLUS OR MINUS 2% TO DENSITY OF NOT LESS THAN 95% IN ACCORDANCE WITH ASHTO T-99 OR ASTM D-698 UNLESS SPECIFIED OTHERWISE. DENSITY MUST BE CERTIFIED BY REGISTERED PROFESSIONAL ENGINEER AND THE RESULTS SUBMITTED TO THE D.C. INSPECTOR PRIOR TO CONSTRUCTION.
- WALL HEIGHTS SHOWN ON THE PLAN ARE FROM TOP OF WALL TO FINISHED GRADE ABOVE THE FOOTING.

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Colverton Boulevard - 3rd Floor Beltville, Maryland 20705	LETTER RECEIVED, NO FACILITIES IN THE PROJECT AREA
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	PLANS PROVIDED
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	NO REPLY AT THIS TIME
PEPCO 1900 Pennsylvania Ave. Room 308 Washington, DC 20068	EXHIBIT PROVIDED, COMPOSITE OF PLATS 803383 & 803382
WATER & SEWER PLANS	DC DPW - BLUE PLAINS PLAN ROOM & OLD SITE PLANS OF PROJECT
AT&T 11026 Fingerboard Road Monrovia, MD 21770	LETTER RECEIVED, NO FACILITIES IN THE PROJECT AREA

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.



LIST OF ABBREVIATIONS

A	AREA / ARC	K	K	ONE THOUSAND (KILO)
AC	ACRE	L	L	LENGTH
ADA	AMERICANS WITH DISABILITIES ACT	LAT	LAT	LATERAL
ADAAG	AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES	LL	LL	LOWER LEVEL
ABA	ARCHITECTURAL BARRIERS ACT	LP	LP	LOW POINT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LS	LS	LOADING SPACE
ARCH	ARCHITECTURAL	LF	LF	LINEAR FEET
ASPH	ASPHALT	LT	LT	LIGHT
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	M	MECH	MECHANICAL
ARL	ARLINGTON COUNTY	MH	MH	MANHOLE
BB	BOTTOM OF LINE	MI	MI	MILE
BC	BOTTOM OF CURB	MS	MS	MEDIAN STRIP
BF	BASEMENT FLOOR	MSL	MSL	MEAN SEA LEVEL
BLDG	BUILDING	MON	MON	MONUMENT
BM	BENCH MARK	N	N / F	NOW / FORMERLY
BO	BLOW OFF VALVE	NFA	NFA	NET FLOOR AREA
BRL	BUILDING RESTRICTION LINE	NO #	NO #	NUMBER
BW	BOTTOM OF WALL (FINISHED GRADE ON WALL FOUNDATION)	NBL	NBL	NORTH BOUND LANE
BFE	BASE FLOOD ELEVATION	NFPA	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CE	COEFFICIENT OF RUN-OFF	OC	OC	ON CENTER
C	COMPACT SPACE	OD	OD	OUTSIDE DIAMETER
CB	CATCH BASIN / CHORD BEARING	OH	OH	OVERHEAD
CC	CENTER TO CENTER	P	P	PERIMETER
CFS (Q)	CUBIC FEET PER SECOND	PC	PC	POINT OF CURVATURE
CHD	CHORD	PCC	PCC	POINT OF COMPOUND CURVATURE
CG	CURB & GUTTER	POE	POE	POINT OF CURVE EDGE OF PAVEMENT
CIP	CAST IRON PIPE	PCTC	PCTC	POINT OF CURVATURE TOP OF CURB
CL	CENTERLINE	PFM	PFM	PUBLIC FACILITIES MANUAL
CMP	CORRUGATED METAL PIPE	PG	PG	PAGE
CONC	CONCRETE	PGL	PGL	PROFILE GRADE LINE
CO	CLEAN OUT	PI	PI	POINT OF INTERSECTION
COE	US ARMY CORPS OF ENGINEERS	PROP	PROP	PROPOSED (SHALL MEAN "NEW" ON THESE CONTRACT DOCUMENTS)
CONT	CONTINUATION	PSF	PSF	POUNDS PER SQUARE FOOT
CT	COURT	PSI	PSI	POUNDS PER SQUARE INCH
D	DEPTH	PVC	PVC	POLYVINYL CHLORIDE PIPE
DA	DRAINAGE AREA	Q	Q (C.F.S.)	AMOUNT OF RUN-OFF
DB	DEED BOOK	R	R	RISER
DC	DISTRICT OF COLUMBIA	RAD	RAD	RADIUS
DE	DELTA	RCP	RCP	REINFORCED CONCRETE PIPE
DES	DEPARTMENT OF ENVIRONMENTAL SERVICES	RD	RD	ROAD
DET	DETAIL	RET	RET	RETAINING
DI	DROP INLET	REV	REV	REVISION
DIP	DUCTILE IRON PIPE (MIN. CLASS 52)	RR	RR	RAILROAD
DM	DROP MANHOLE	RTE	RTE	ROUTE
DR	DRIVE	R/W	R/W	RIGHT-OF-WAY
DPW	DEPARTMENT OF PUBLIC WORKS	RCP	RCP	ROUGH GRADE PLAN
DWG/DRWG	DRAWING	S	SAN	SANITARY
DW	DRIVEWAY	SBL	SBL	SOUTH BOUND LANE
DS	DOWNSPOUT	SD	SD	SUBDIVISION
EC	EROSION CONTROL	SECT	SECT	SECTION
ESMT	EASEMENT	SEW	SEW	SEWER
EG	EDGE OF GUTTER	SP	SP	SITE PLAN
EGL	ENERGY GRADE LINE	SPEC	SPEC	SPECIFICATION
ELEV	ELEVATION	STA	STA	STATION
EP	EDGE OF PAVEMENT	STD	STD	STANDARD
ES	END OF SECTION	STK	STK	STACK
EW	END WALL	STM	STM	STORM
EX	EXISTING OR EXIST	SW	SW	SIDEWALK
ELEC	ELECTRICAL	SQ	SQ	SQUARE
EBL	EAST BOUND LANE	SS	SS	SANITARY SEWER
FAR	FLOOR AREA RATIO	SHC	SHC	SEWER HOUSE CONNECTION (LATERAL)
FC	FACE OF CURB	I	I	TANGENT
FEMA	FEDERAL EMERGENCY MANAGEMENT ASSOCIATION	TB	TB	TEST BORE
FF	FIRST FLOOR OF FINISHED FLOOR	TC	TC	TOP OF CURB
FG	FINISHED GRADE	TELE	TELE	TELEPHONE
FH	FIRE HYDRANT	TP	TP	TEST PIT
FOY	FOYER	TOB	TOB	TOP OF BANK
FP	FLOOD PLAN	TW	TW	TOP OF WALL
FT	FEET	UD	UD	UNDERDRAIN
FS	FIRE SERVICE	UG	UG	UNDERGROUND
FHA	FEDERAL HOUSING ACT	UL	UL	UPPER LEVEL
FHAAG	FEDERAL HOUSING ACT ACCESSIBILITY GUIDANCE	UP	UP	UTILITY POLE
FUT	FUTURE	V	V	VELOCITY
G	GAS	VA	VA	VIRGINIA
GFA	GROSS FLOOR AREA	VDOT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
Gr.	GRADE	VF	VF	VERTICAL FOOT
GR	GUARD RAIL	W	W / M	WATER MAIN
GF	GARAGE FLOOR	WSEL	WSEL	WATER SURFACE ELEVATION
GW	GUY WIRE	WBL	WBL	WEST BOUND LANE
H	HECTAIRE	WHC	WHC	WATER HOUSE CONNECTION
HC	HANDICAPPED PARKING SPACE	Y	Y	YARD INLET
HGL	HYDRAULIC GRADE LINE	YR	YR	YEAR
HP	HIGH POINT	Z	Z	SIDE SLOPES
HR	HAND RAIL (VDOT STANDARD)	Z.O.	Z.O.	ZONING ORDINANCE
HT	HEIGHT			
HDPE	HIGH DENSITY POLYETHYLENE PIPE			
I	RAINFALL INTENSITY			
ID	INSIDE DIAMETER			
IN	INCH			
INV	INVERT			
IP	IRON PIPE			
IPF	IRON PIPE FOUND			
IPC	INTERNATIONAL PLUMBING CODE			
IFC	INTERNATIONAL FIRE CODE			
IBC	INTERNATIONAL BUILDING CODE			
JB	JUNCTION BOX			

Vika
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
 VIKI INCORPORATED
 8180 GREENSBORO DRIVE SUITE 200 ■ McLEANS, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)761-2787
 McLEANS, VA GERMANTOWN, MD

13TH STREET COMMUNITY PARK & GARDEN
 PART OF
LOT 128, SQUARE 1041
 WASHINGTON, DC

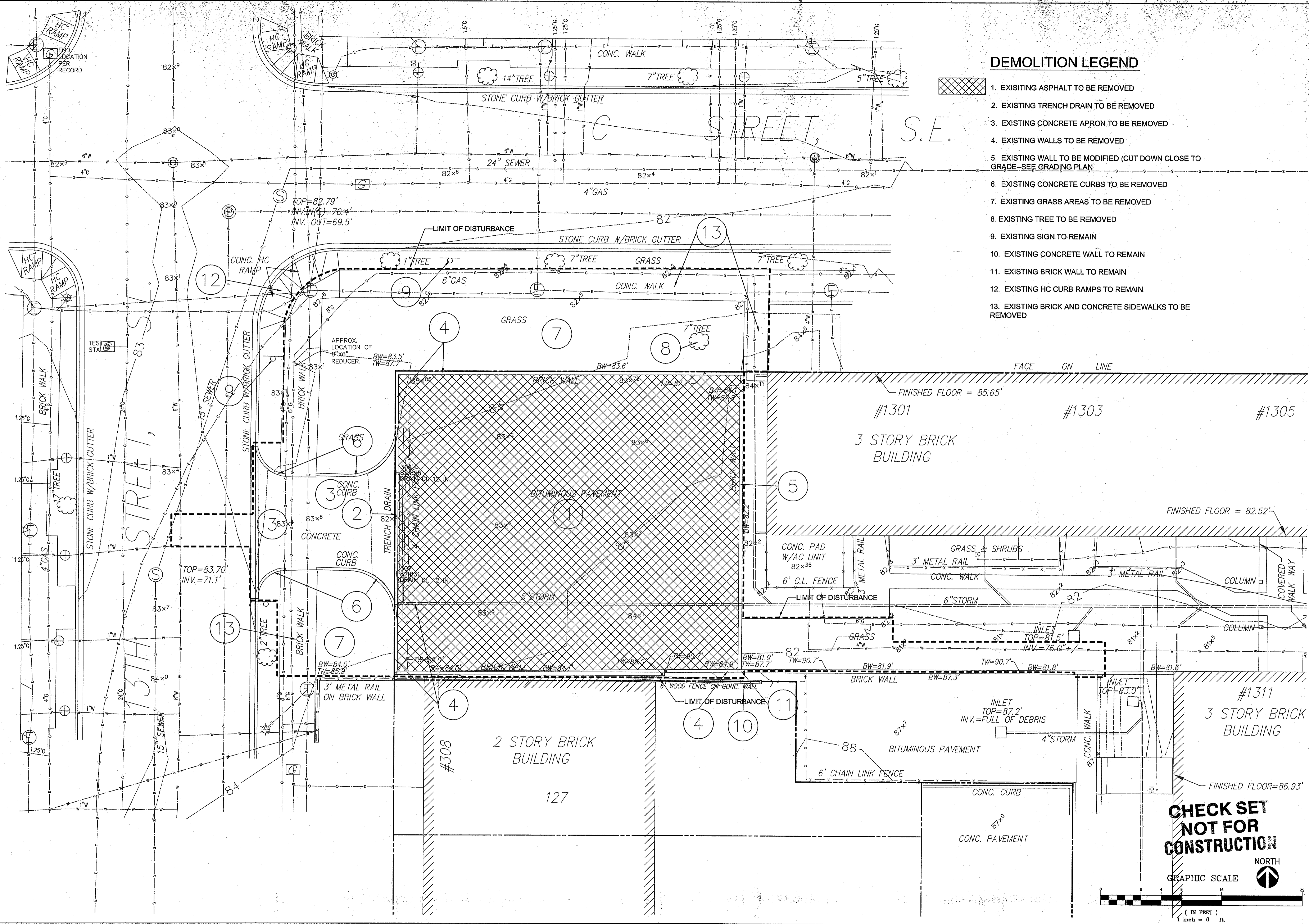
SITE NOTES & TABULATIONS

Vika REVISIONS

NO.	DATE	DESCRIPTION
50% CD's	7.31.08	
REVISIONS	7.17.08	
REVISIONS	7.15.08	
DATE:	JULY 2, 2008	
DES.	VIKA	DWN.
SCALE:	AS SHOWN	
PROJECT/FILE NO.	7183A	
SHEET NO.	C-1	

CHECK SET NOT FOR CONSTRUCTION

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DEMOLITION LEGEND

- 1. EXISTING ASPHALT TO BE REMOVED
- 2. EXISTING TRENCH DRAIN TO BE REMOVED
- 3. EXISTING CONCRETE APRON TO BE REMOVED
- 4. EXISTING WALLS TO BE REMOVED
- 5. EXISTING WALL TO BE MODIFIED (CUT DOWN CLOSE TO GRADE-SEE GRADING PLAN)
- 6. EXISTING CONCRETE CURBS TO BE REMOVED
- 7. EXISTING GRASS AREAS TO BE REMOVED
- 8. EXISTING TREE TO BE REMOVED
- 9. EXISTING SIGN TO REMAIN
- 10. EXISTING CONCRETE WALL TO REMAIN
- 11. EXISTING BRICK WALL TO REMAIN
- 12. EXISTING HC CURB RAMPS TO REMAIN
- 13. EXISTING BRICK AND CONCRETE SIDEWALKS TO BE REMOVED

**13TH STREET COMMUNITY
PARK & GARDEN**
PART OF
LOT 128, SQUARE 1041
WASHINGTON, DC

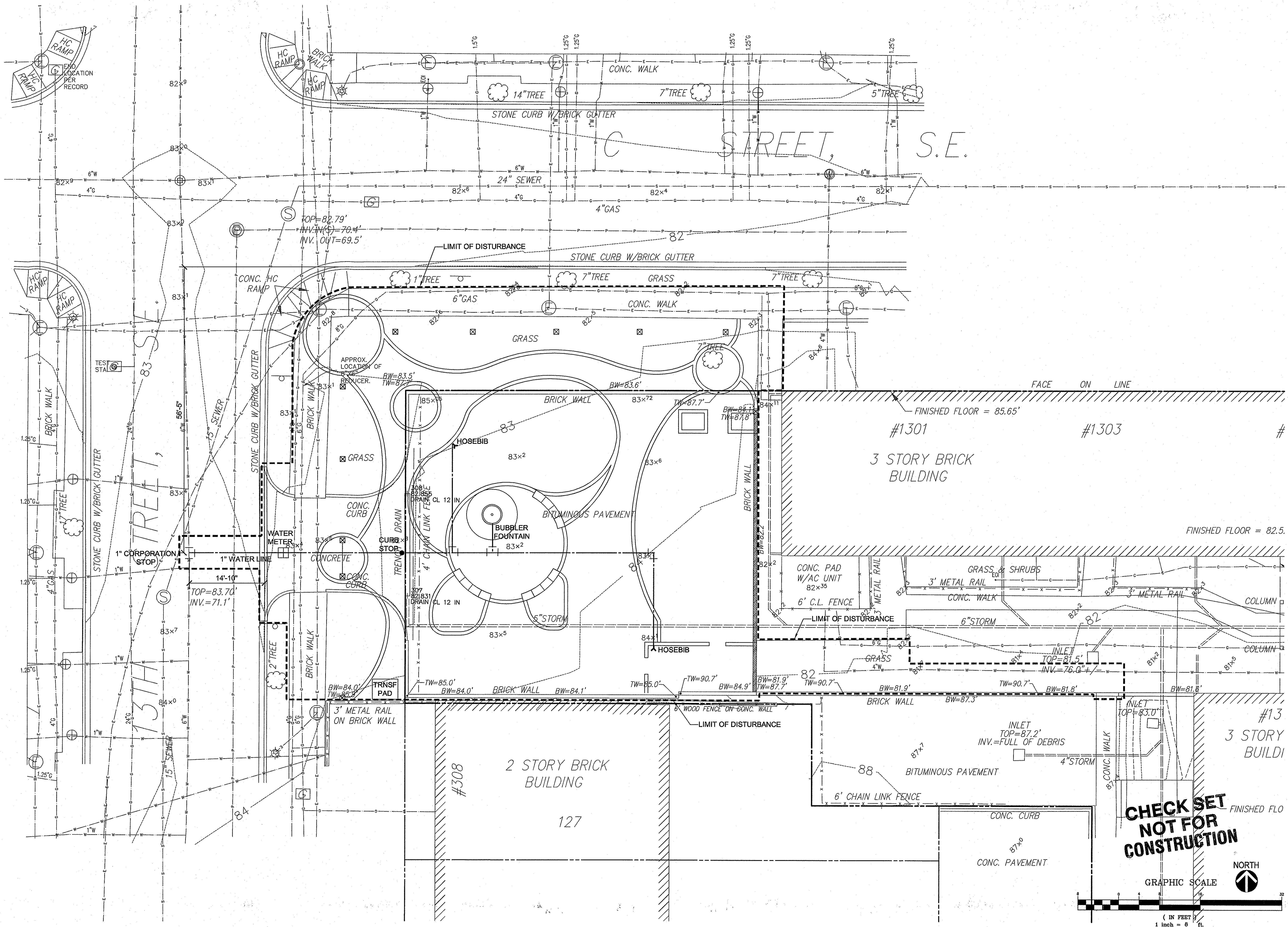
DEMOLITION PLAN

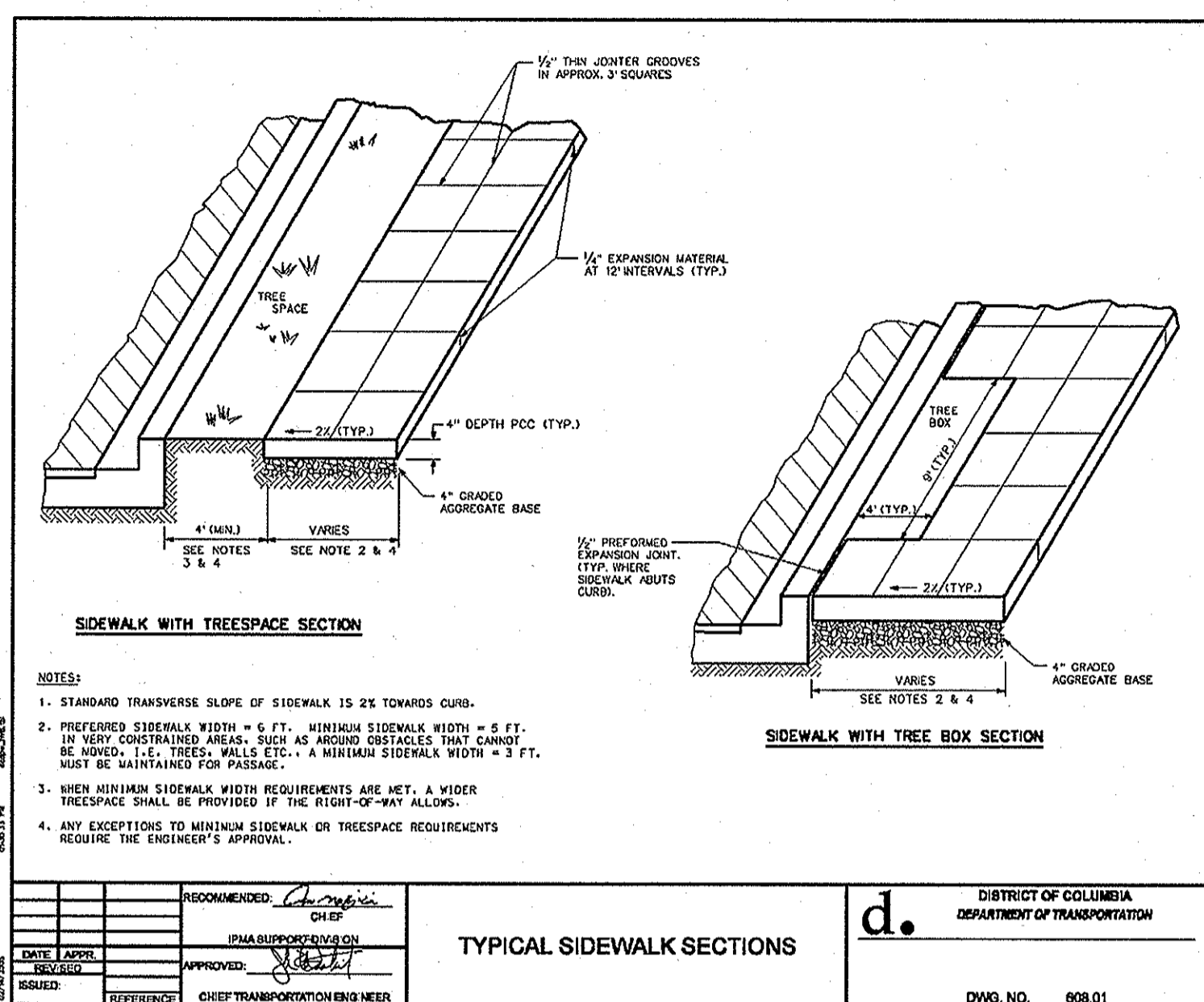
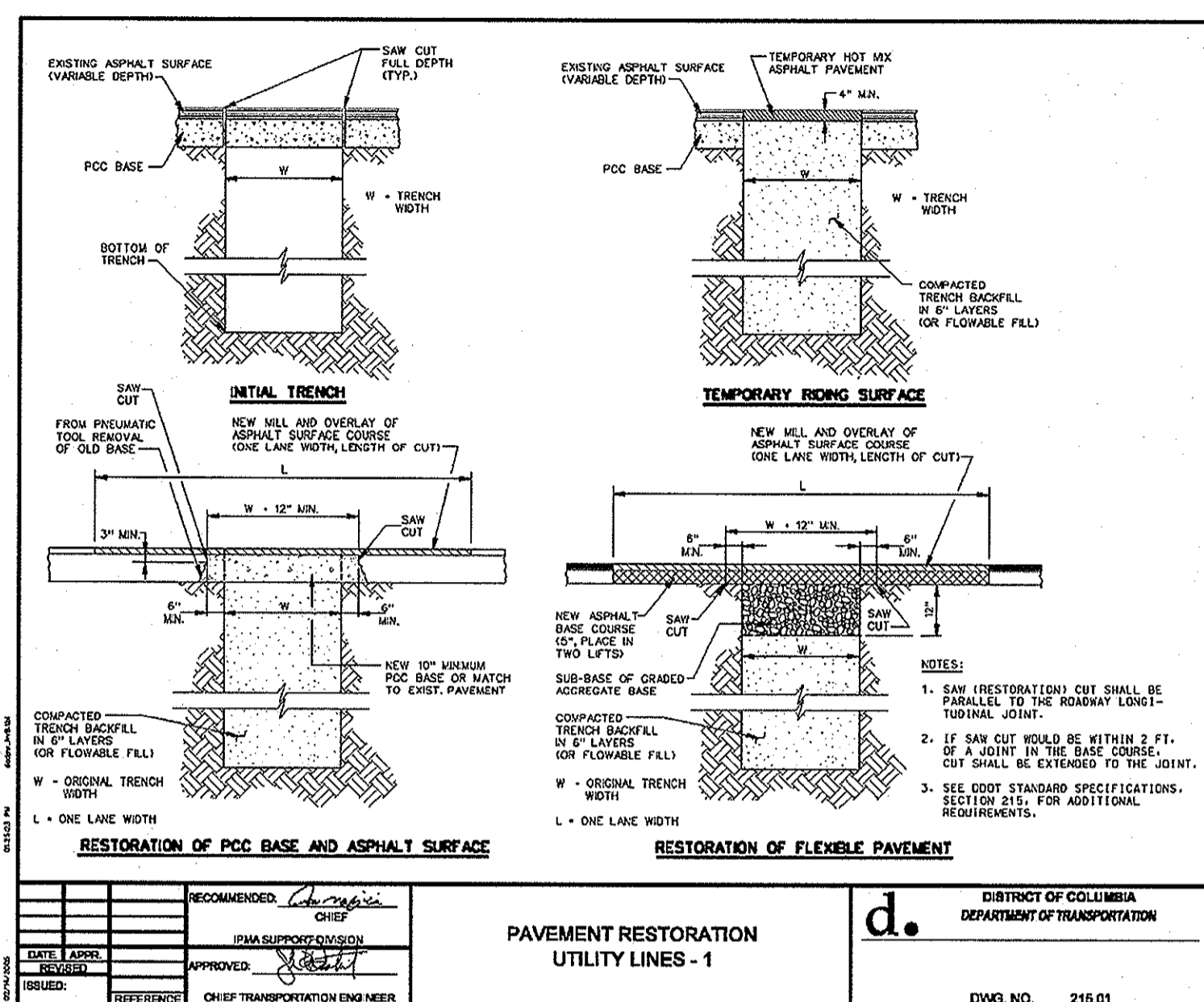
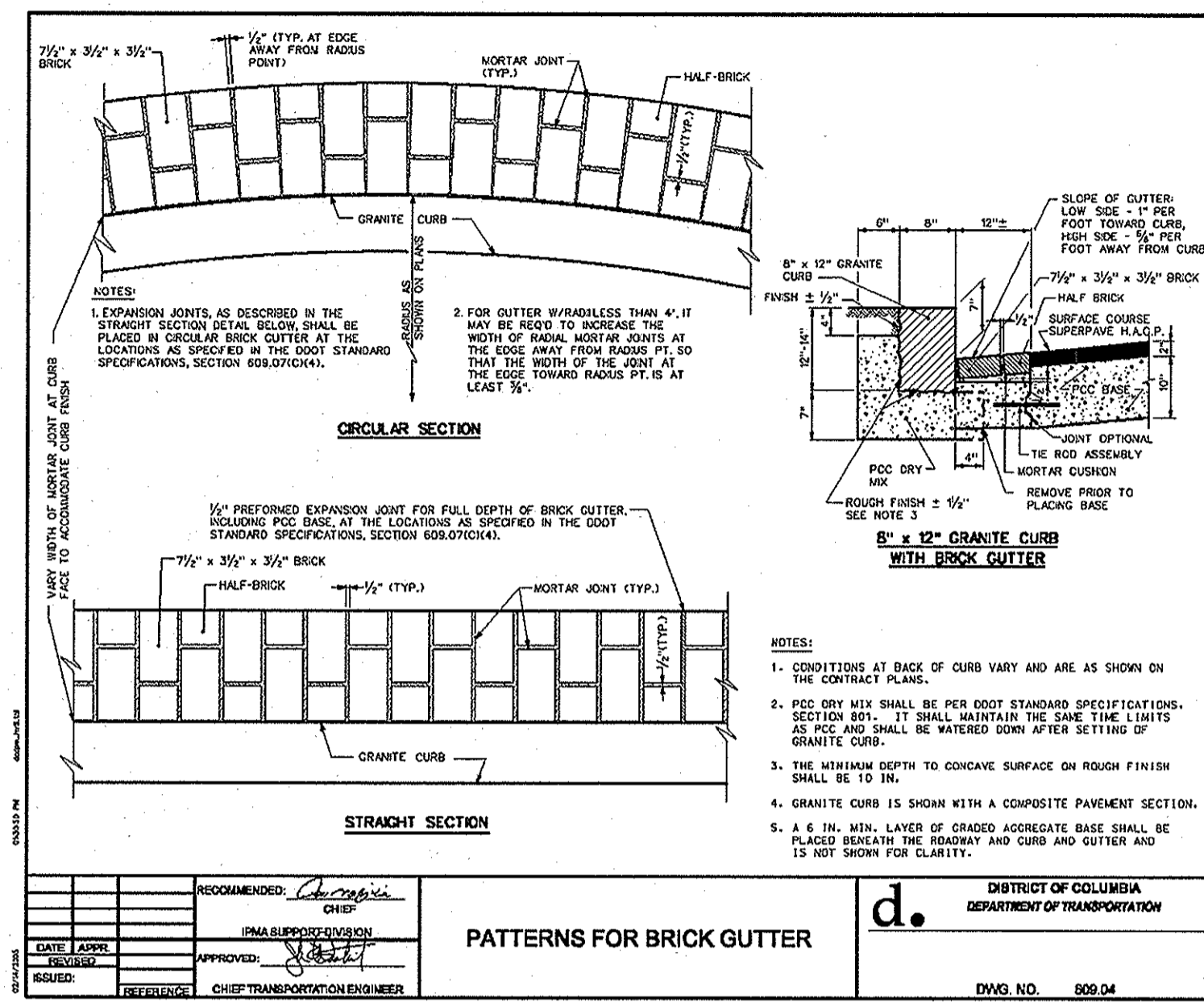
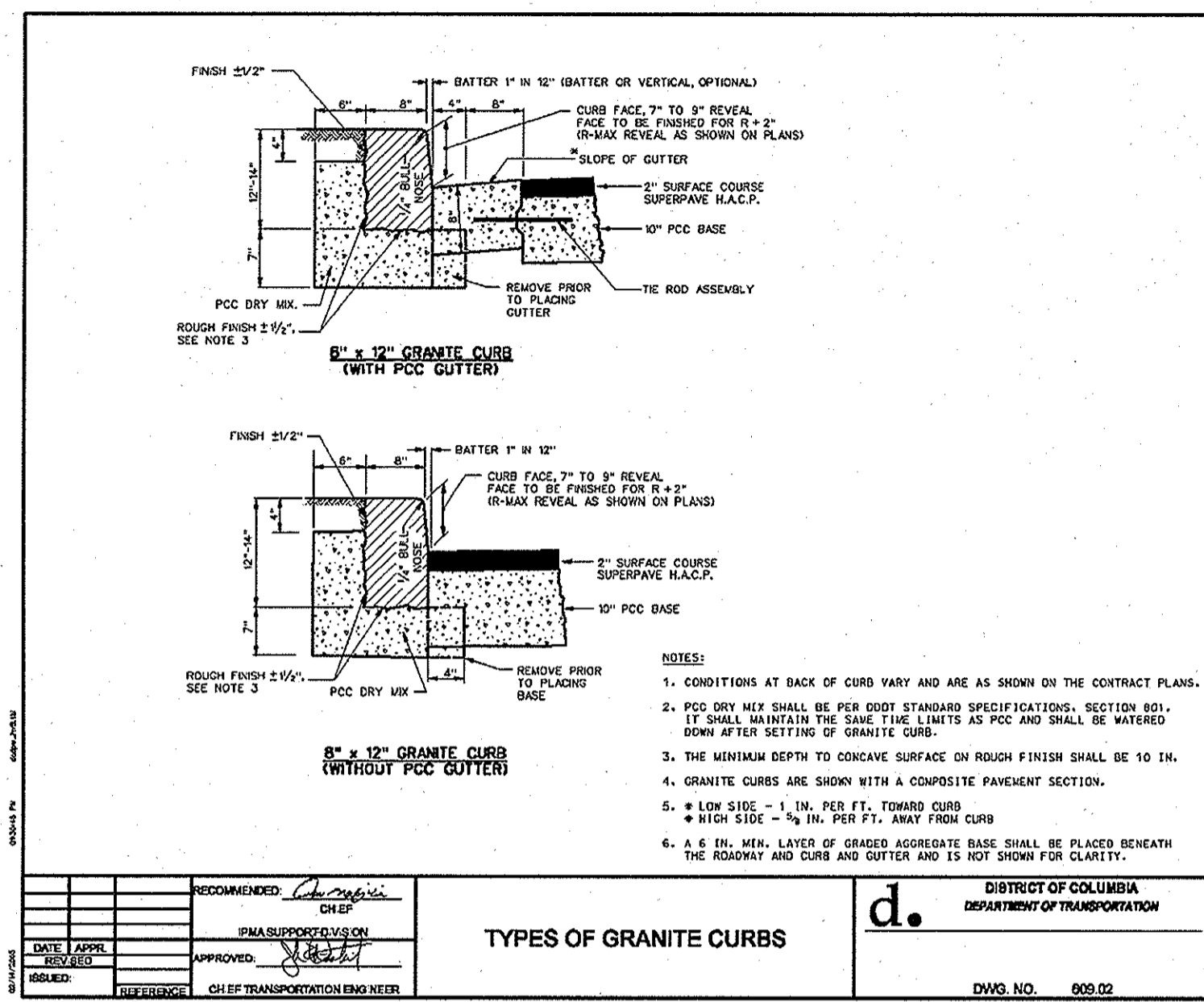
VKA REVISIONS

50% CD's	7.31.08
REVISIONS	7.17.08
REVISIONS	7.15.08
DATE:	JULY 2, 2008
DES.	VKA
DWN.	VKA
SCALE:	AS SHOWN
PROJECT/FILE NO.	7183A
SHEET NO.	C-4

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
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8180 GREENSBORO DRIVE ■ SUITE 100 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX: (703)761-2787
MCLEAN, VA

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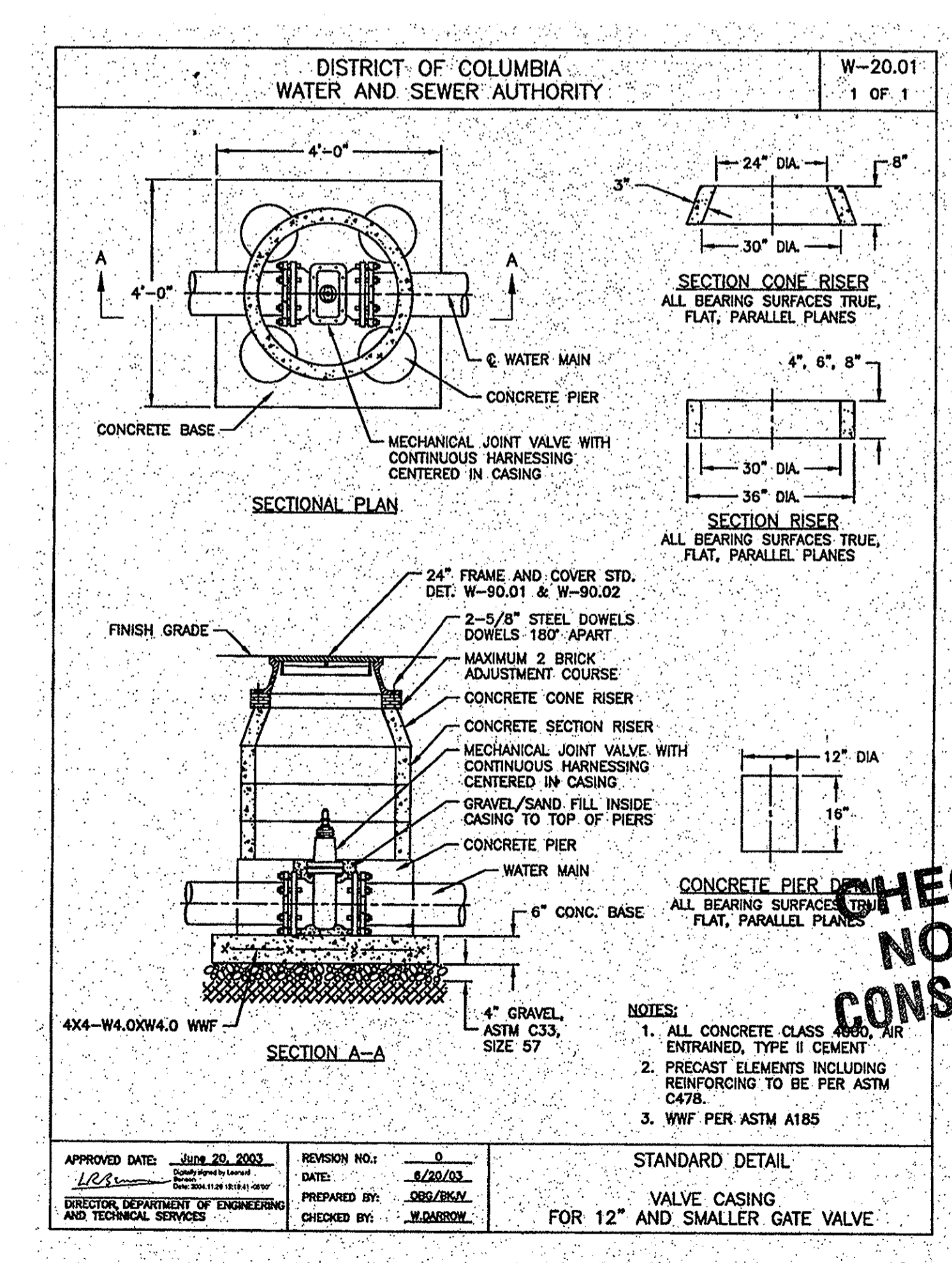
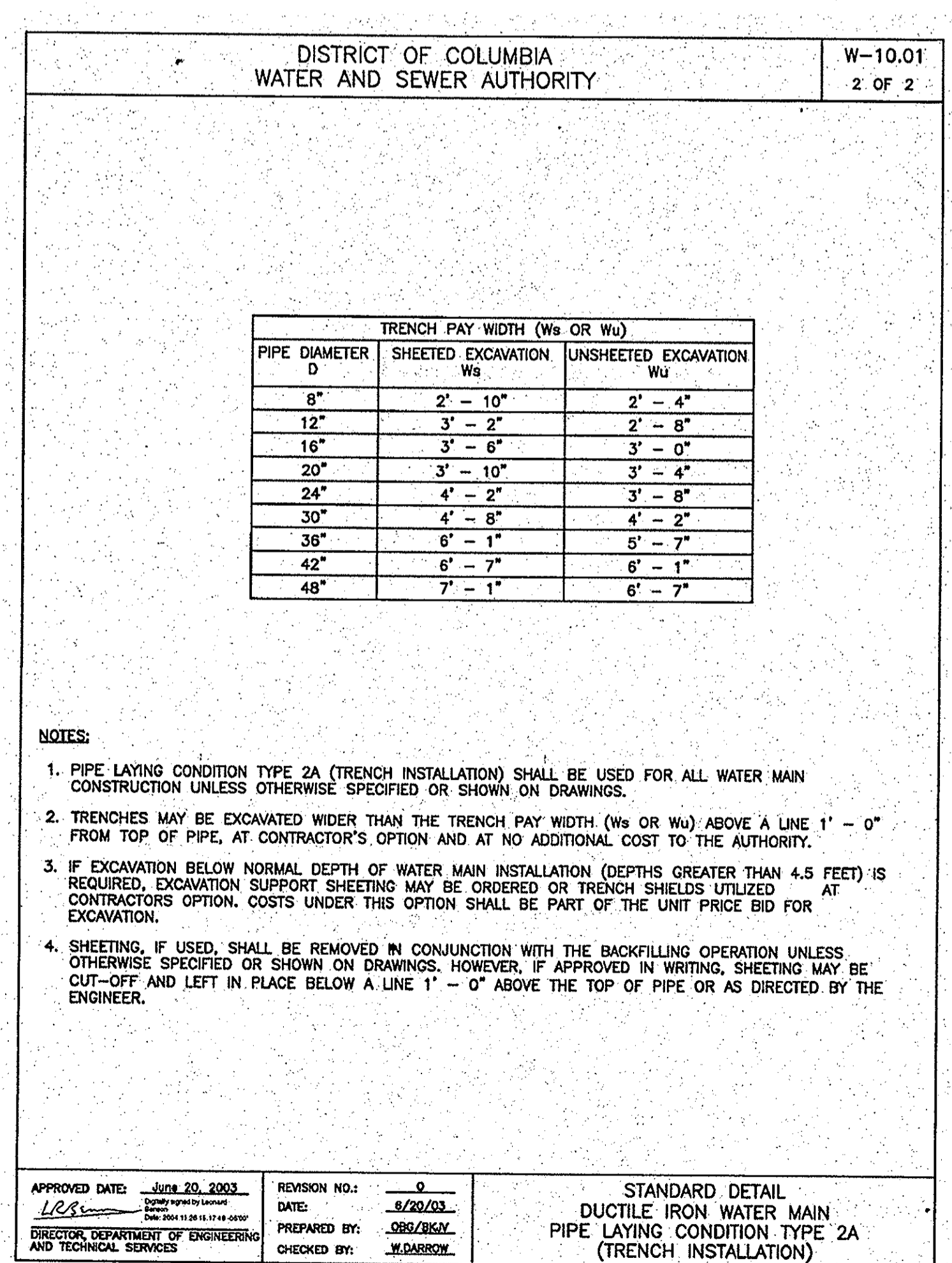
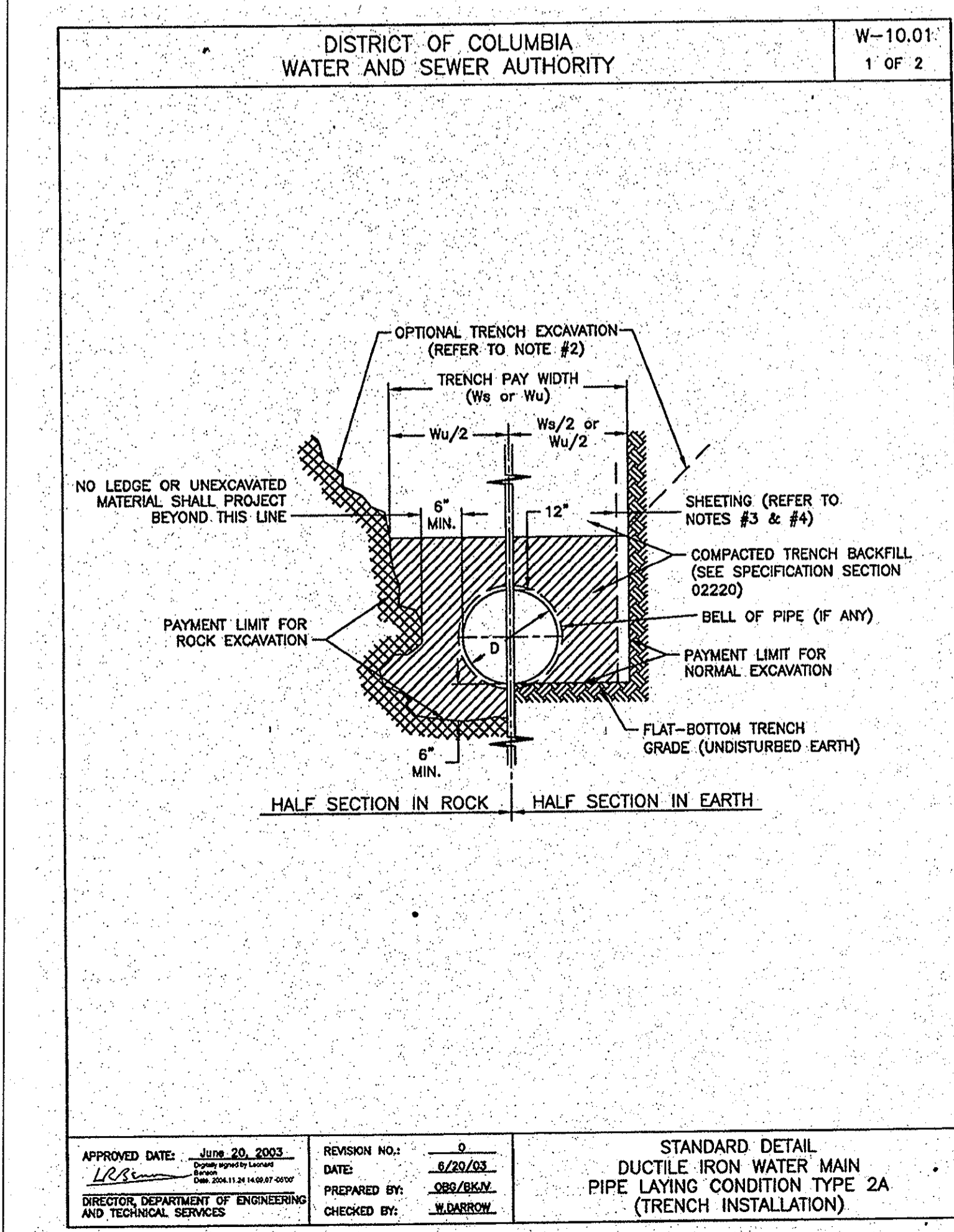
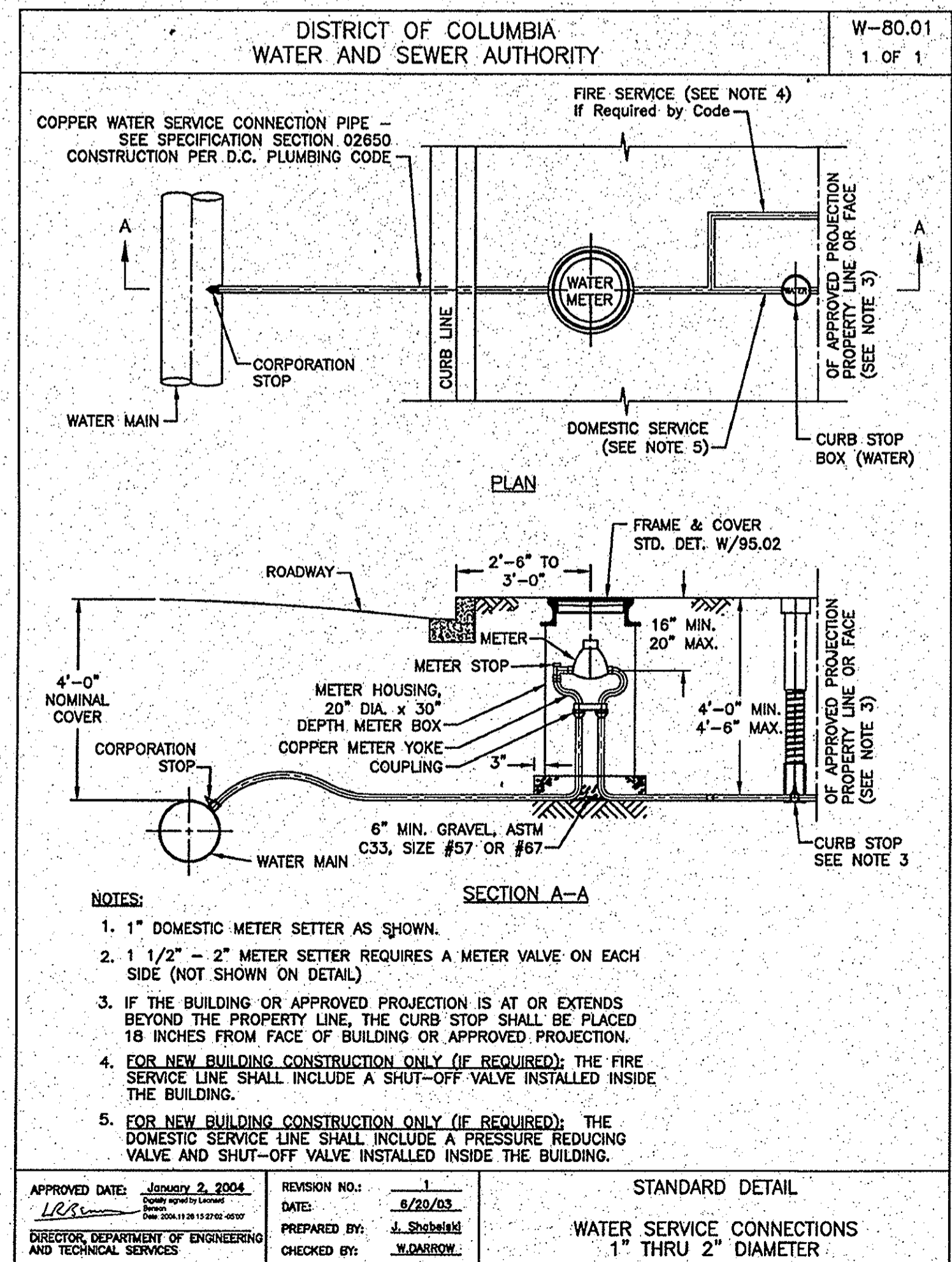


1 GRANITE CURB DETAIL
SCALE: NTS

2 BRICK GUTTER DETAIL
SCALE: NTS

3 PAVEMENT RESTORATION DETAIL
SCALE: NTS

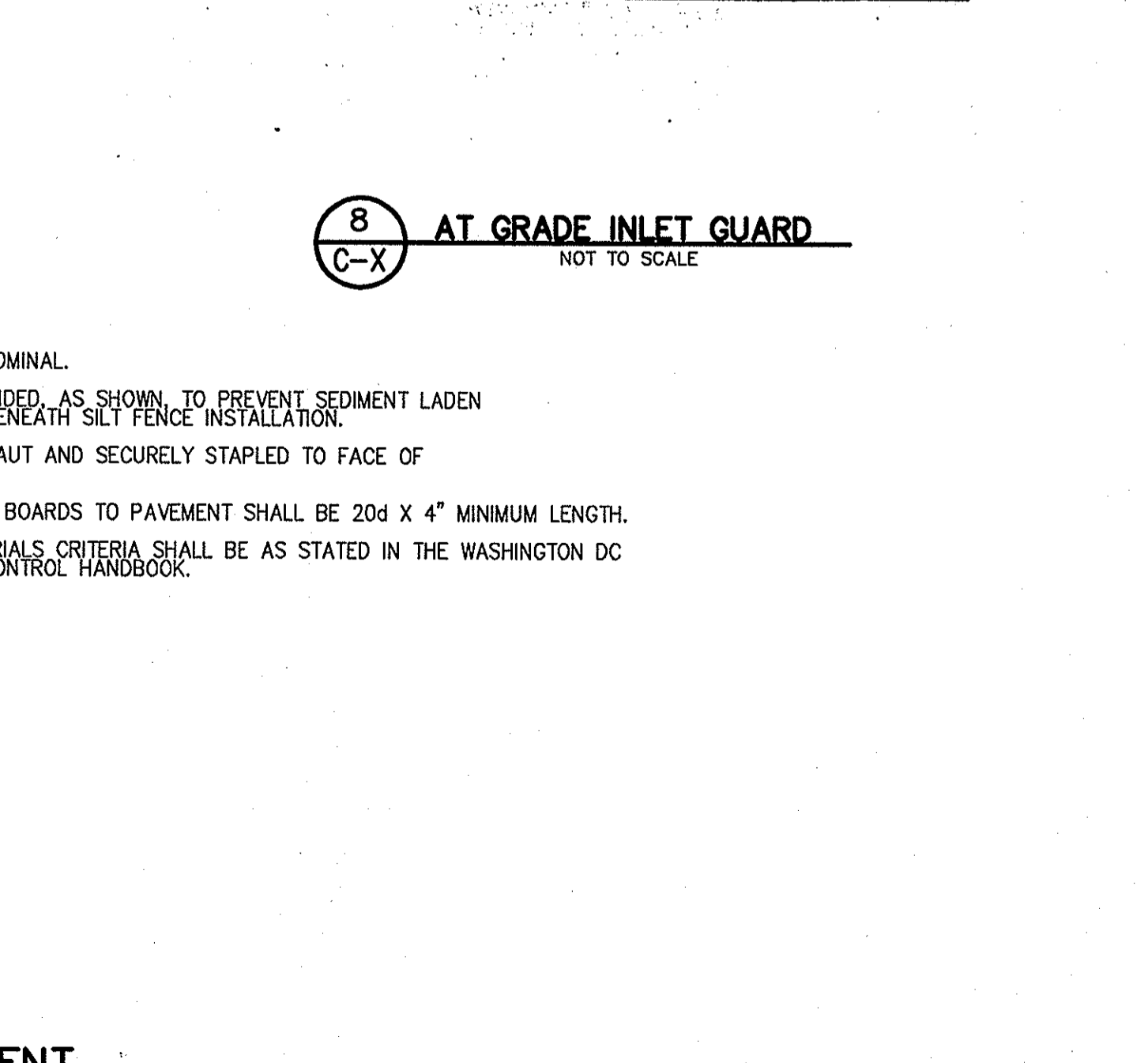
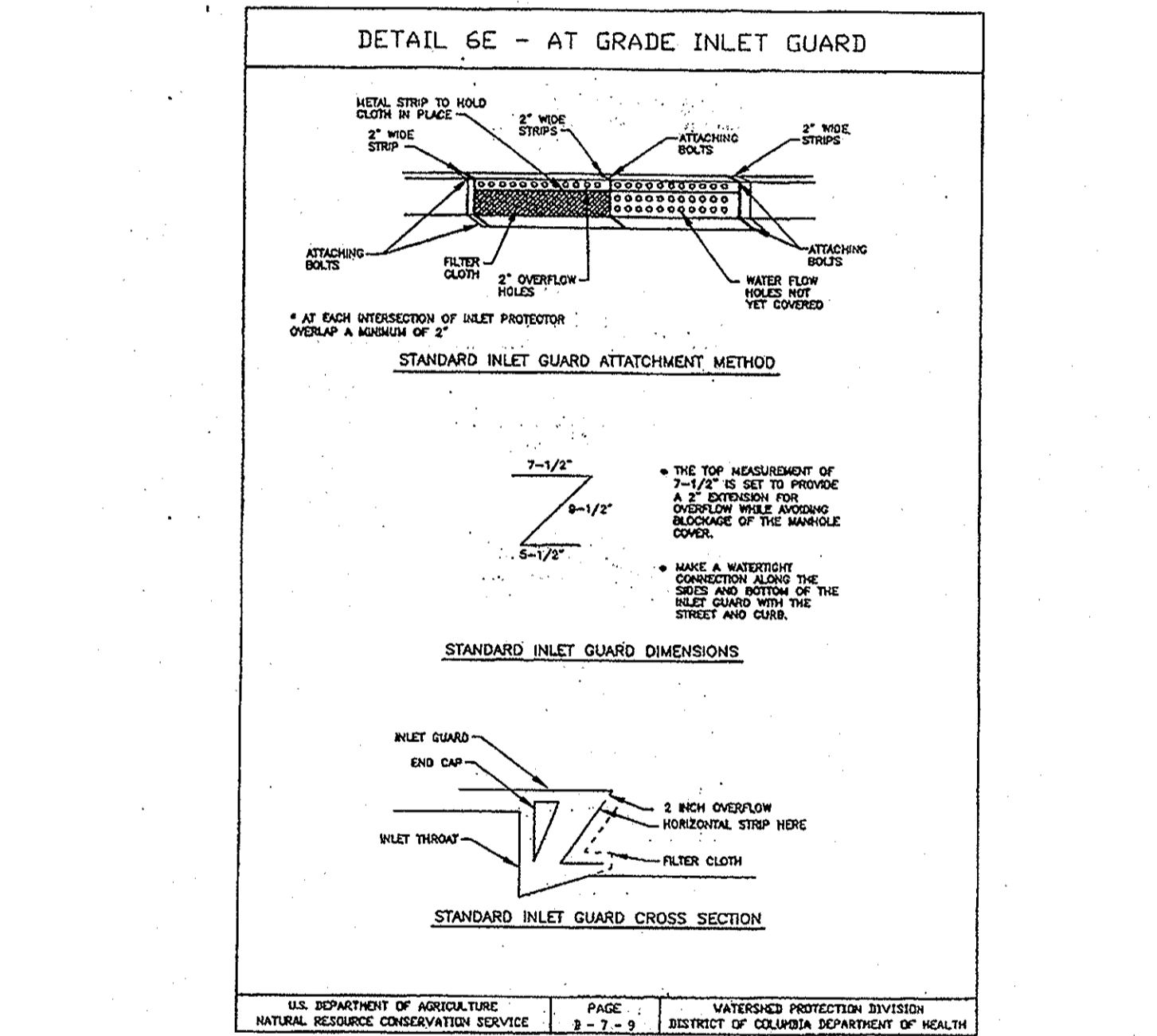
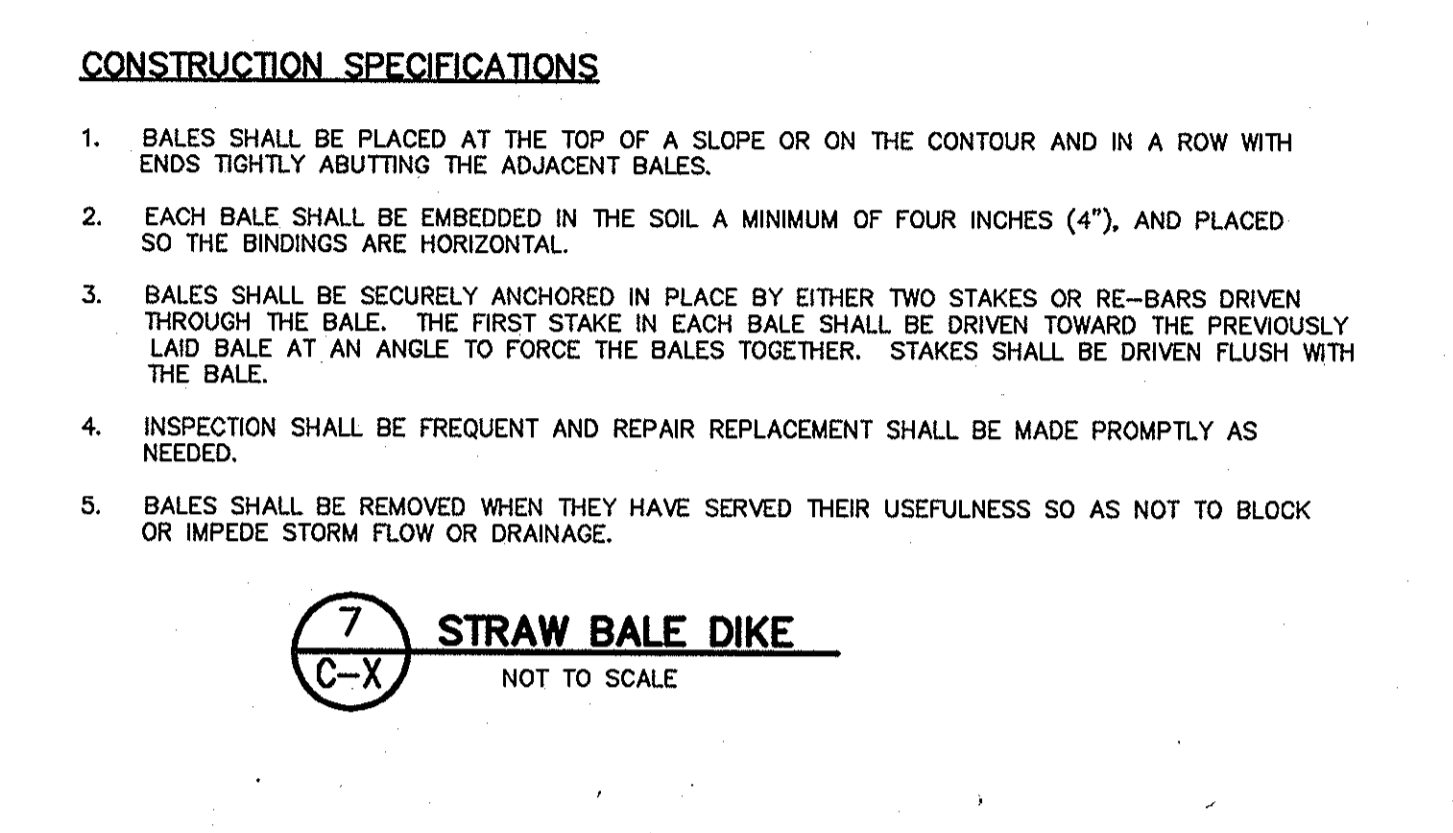
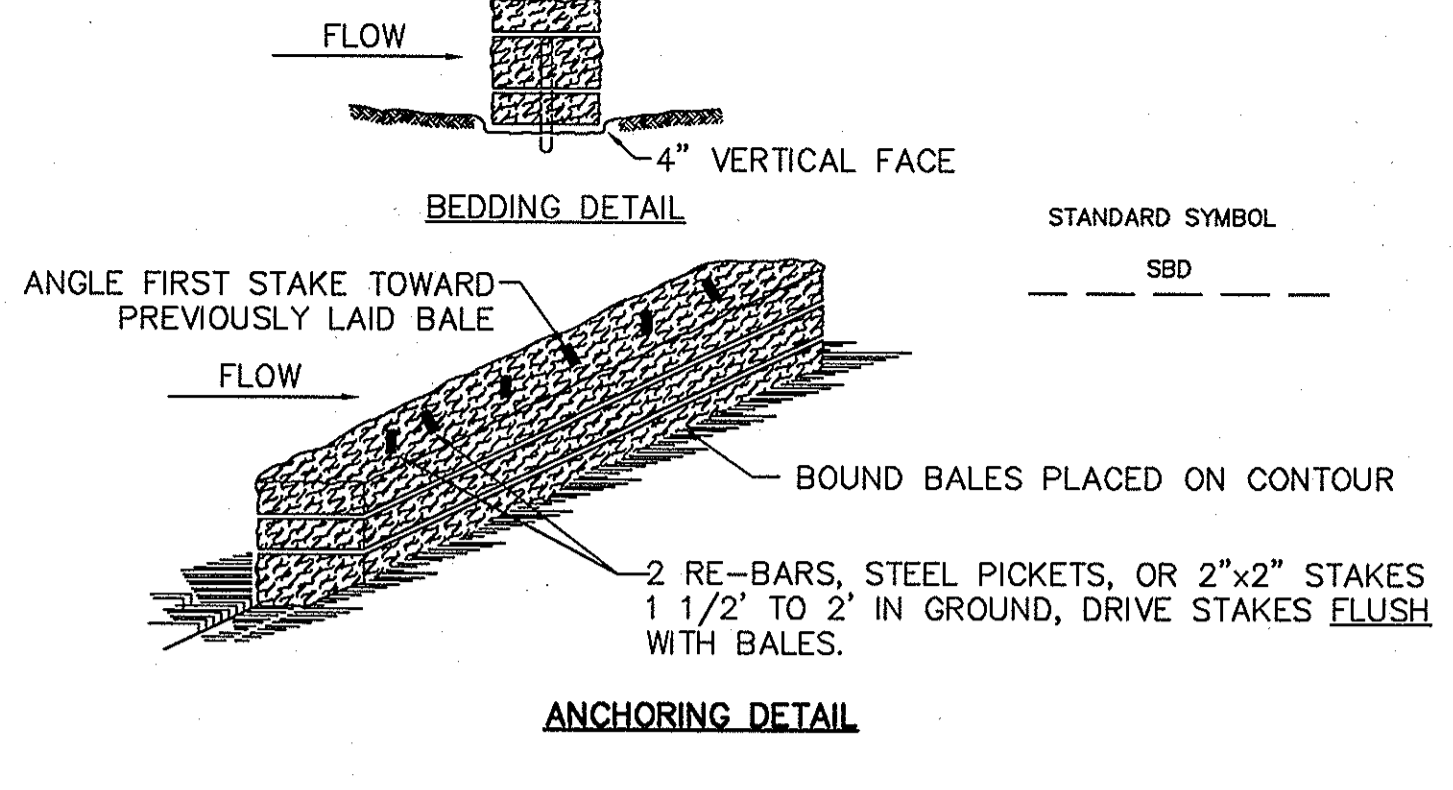
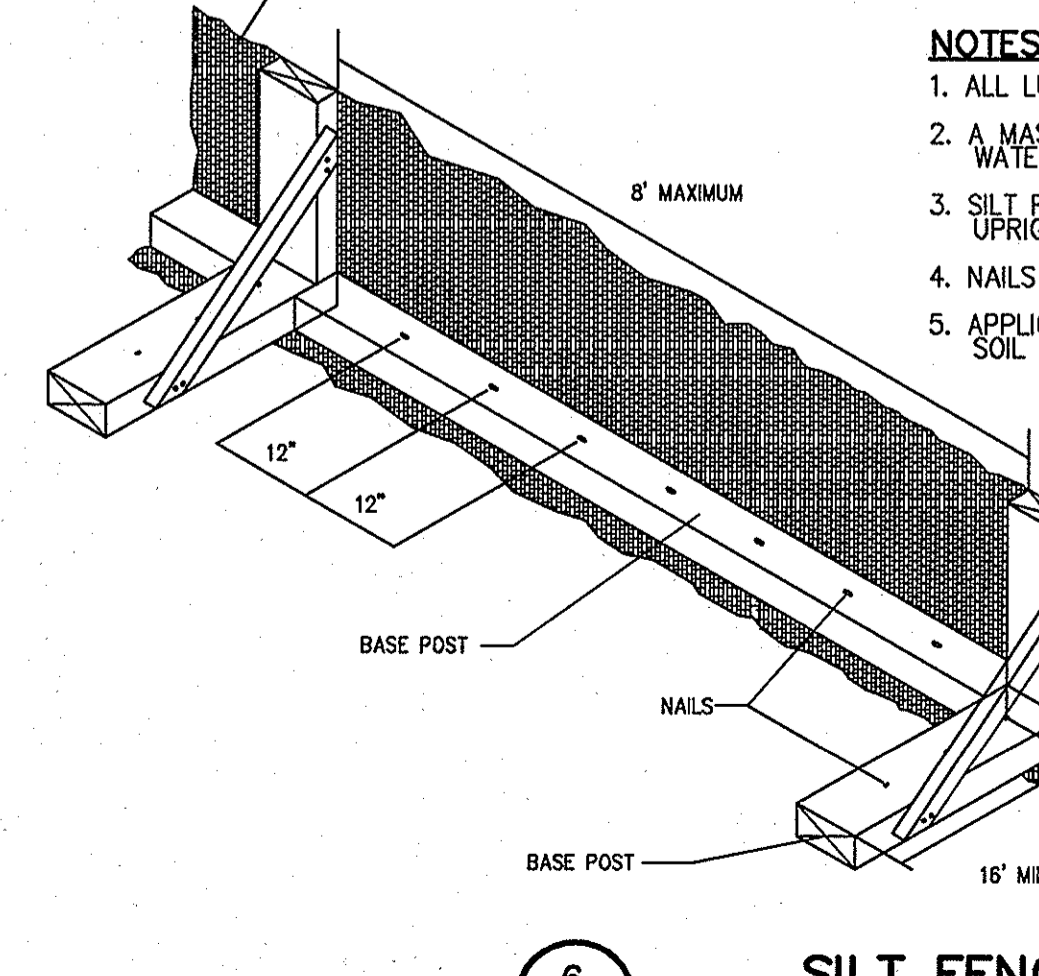
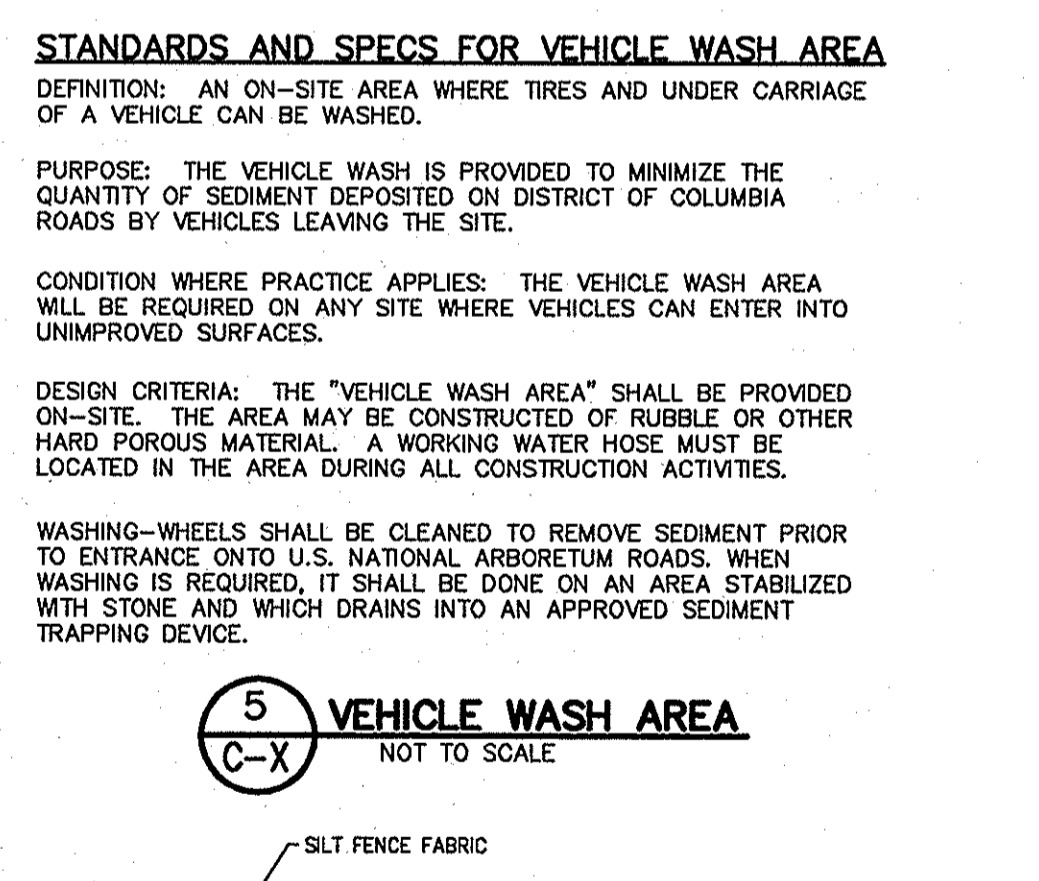
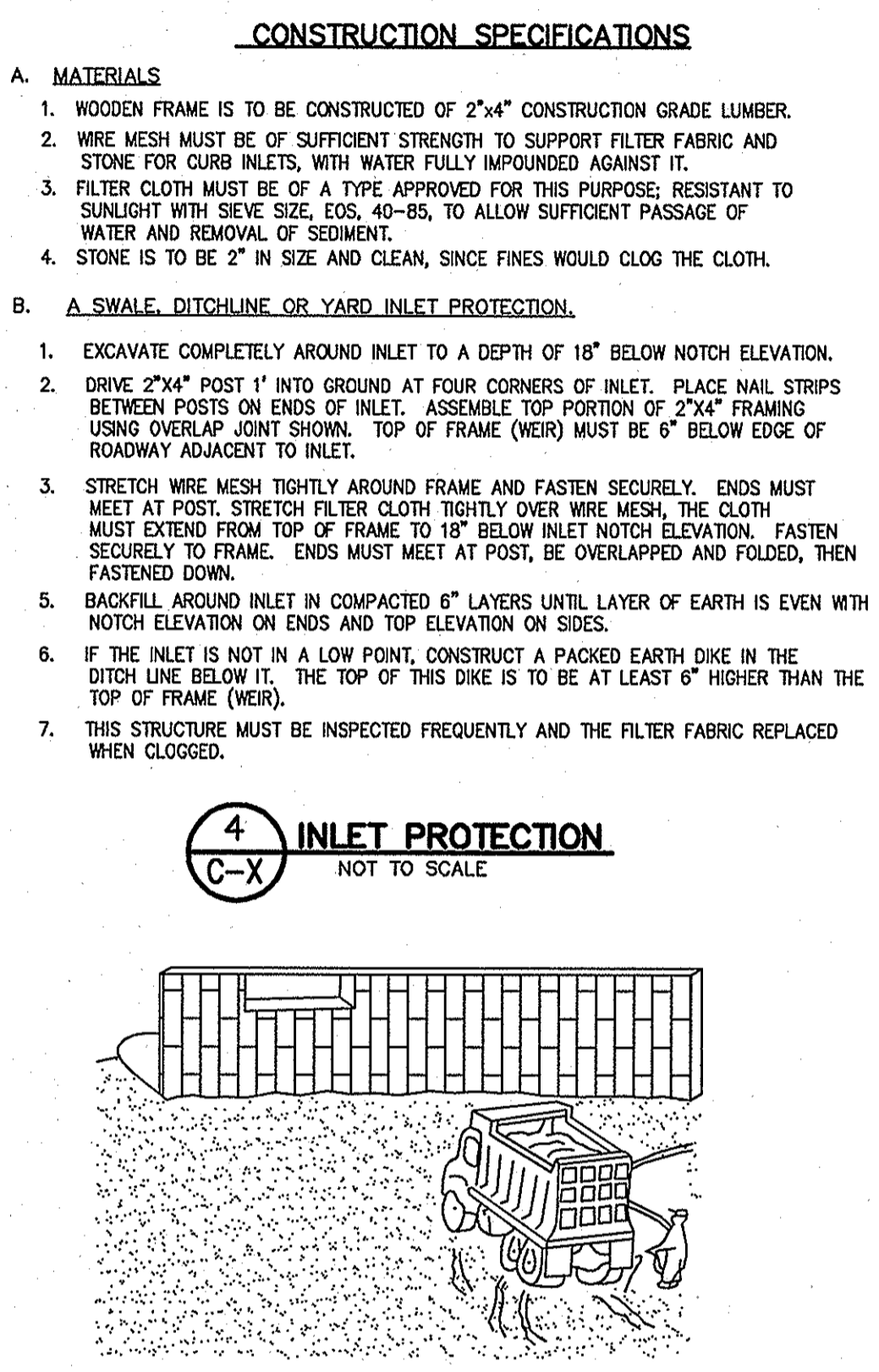
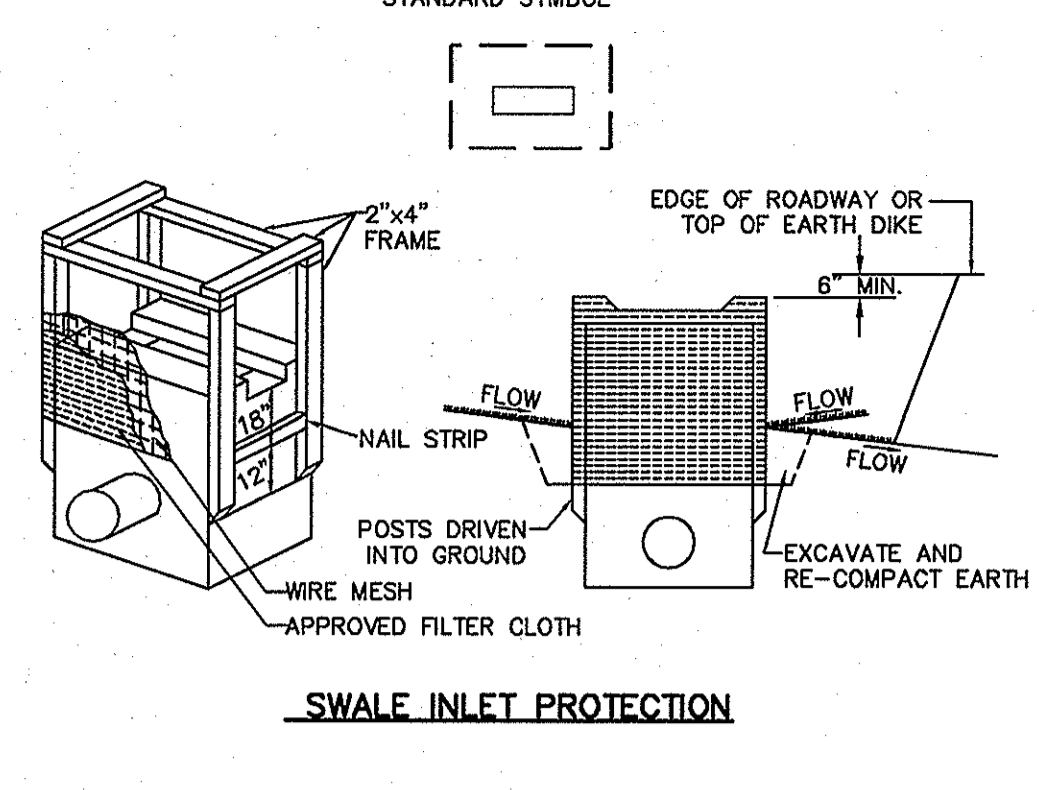
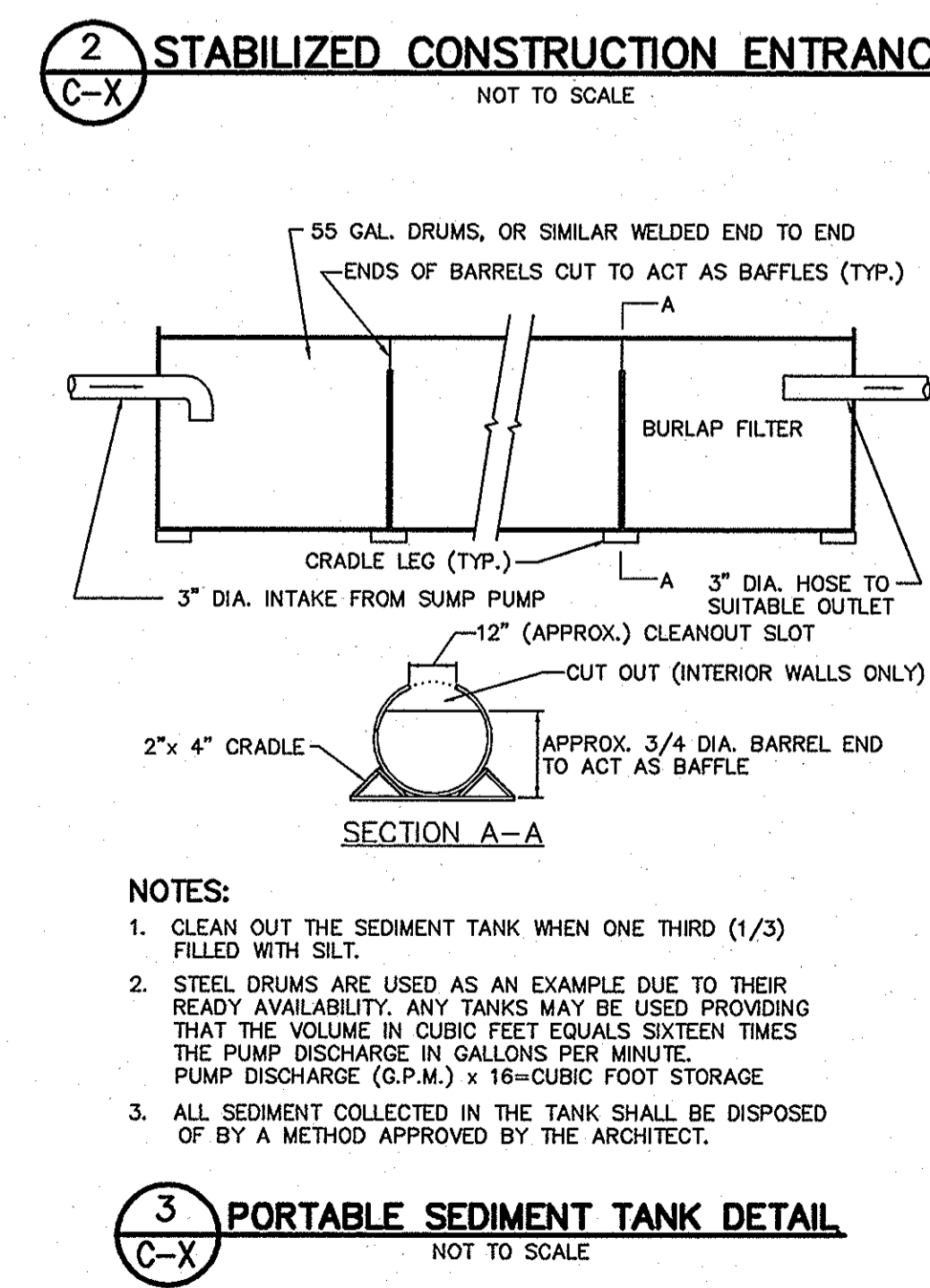
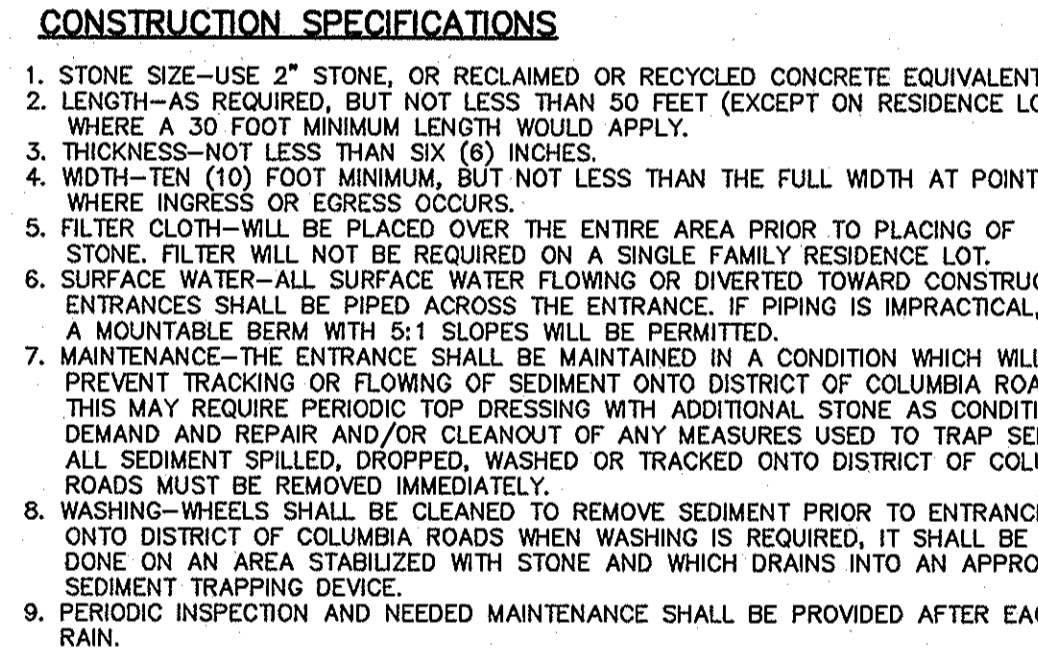
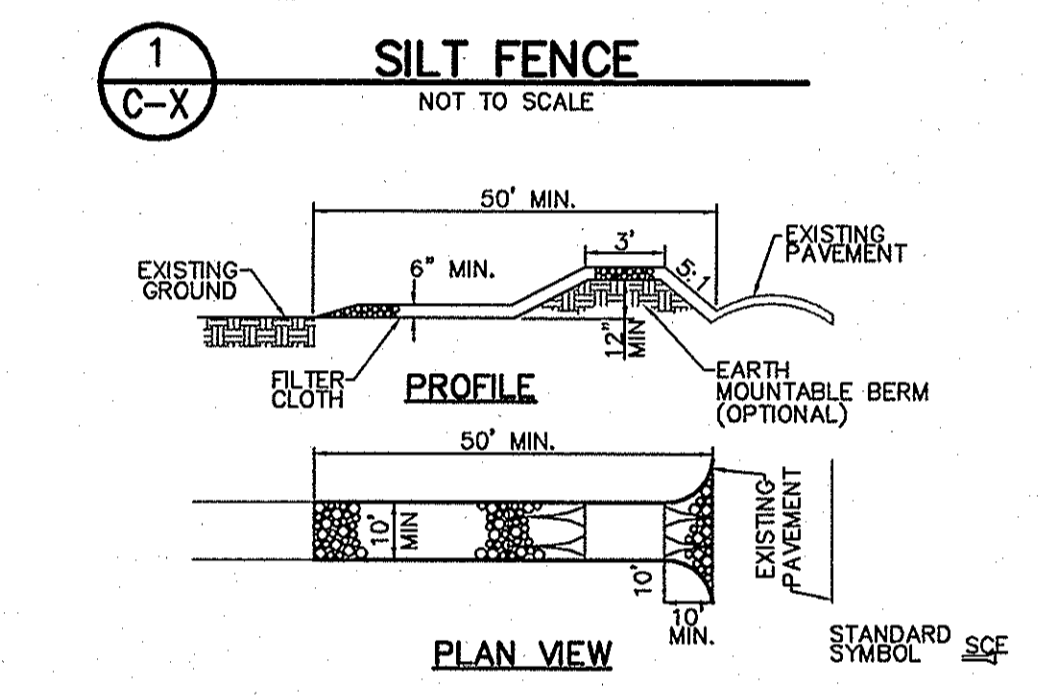
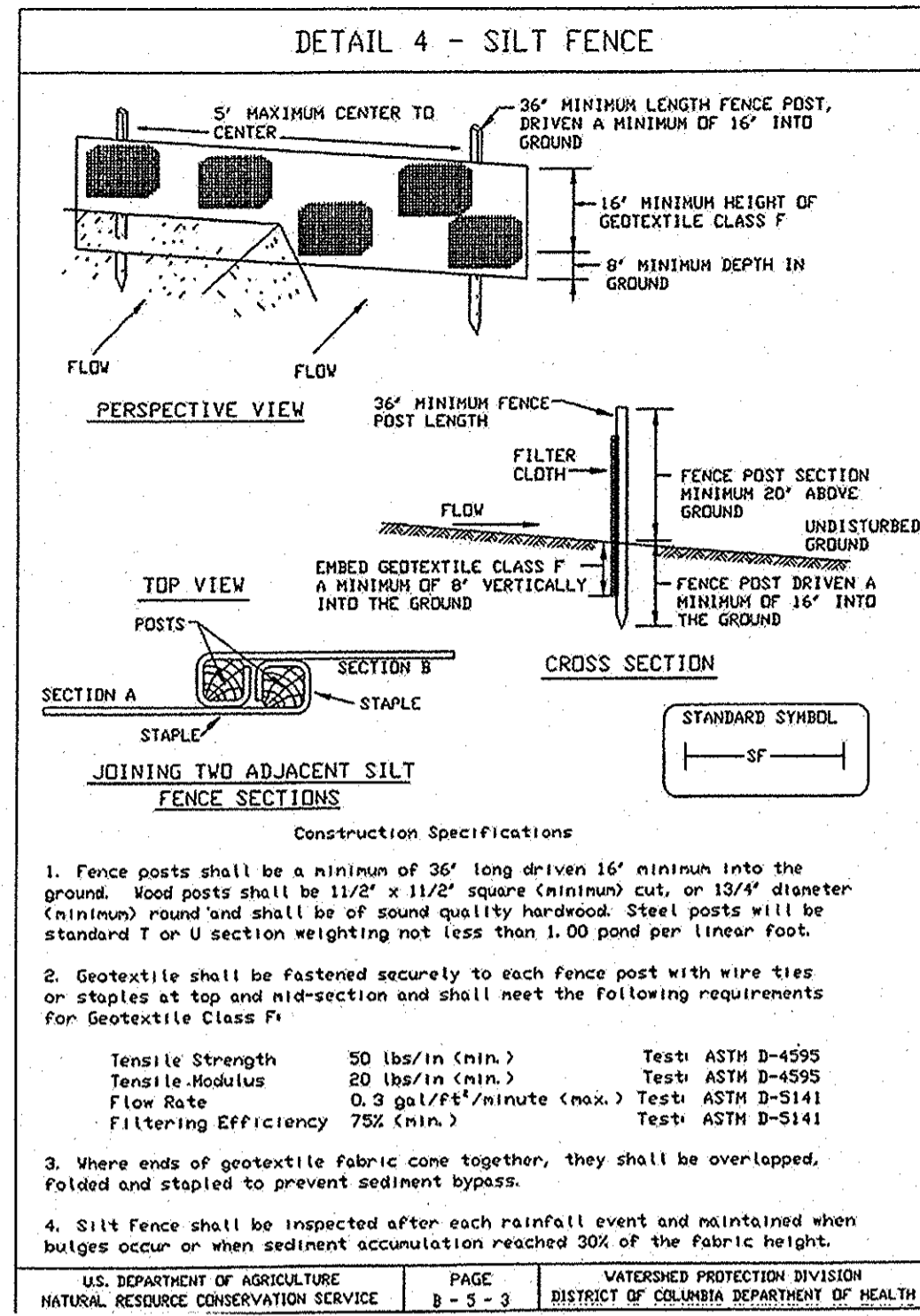
4 TYPICAL SIDEWALK DETAIL
SCALE: NTS



5 WATER CONNECTION DETAIL
SCALE: NTS

6 WATER TRENCH/CRADLE DETAIL
SCALE: NTS

7 WATER VALVE DETAIL
SCALE: NTS



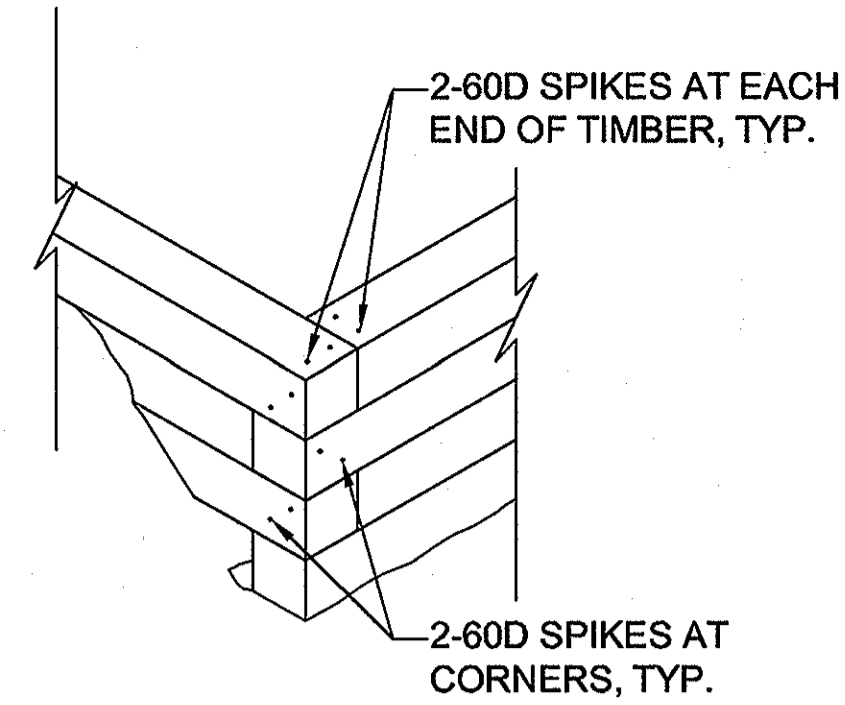
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ORNAMENTAL FENCE NOTES:

1. INSTALL ALL FENCE COMPONENTS PER MANUFACTURERS INSTRUCTIONS.
2. SPACE POSTS UNIFORMLY UNLESS OTHERWISE SPECIFIED ON PLANS.
3. CONTRACTOR TO CHECK EACH POST AND FENCE PANEL FOR VERTICAL AND TOP ALIGNMENT AND MAINTAIN IN POSITION DURING PLACEMENT AND FINISHING OPERATION.
4. CONTRACTOR TO INSTALL GATES PLUMB, LEVEL AND SECURE FOR FULL OPENING WITHOUT INTERFERENCE.
5. ALL FENCE COMPONENTS MAY BE PROVIDED BY SPECIFIED LOCAL PROVIDER OR AN APPROVED EQUAL FROM AN ALTERNATE SOURCE. ALL SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. SUBMIT SHOP DRAWINGS-SEALED/SIGNED BY A PROFESSIONAL ENGINEER-FOR APPROVAL.

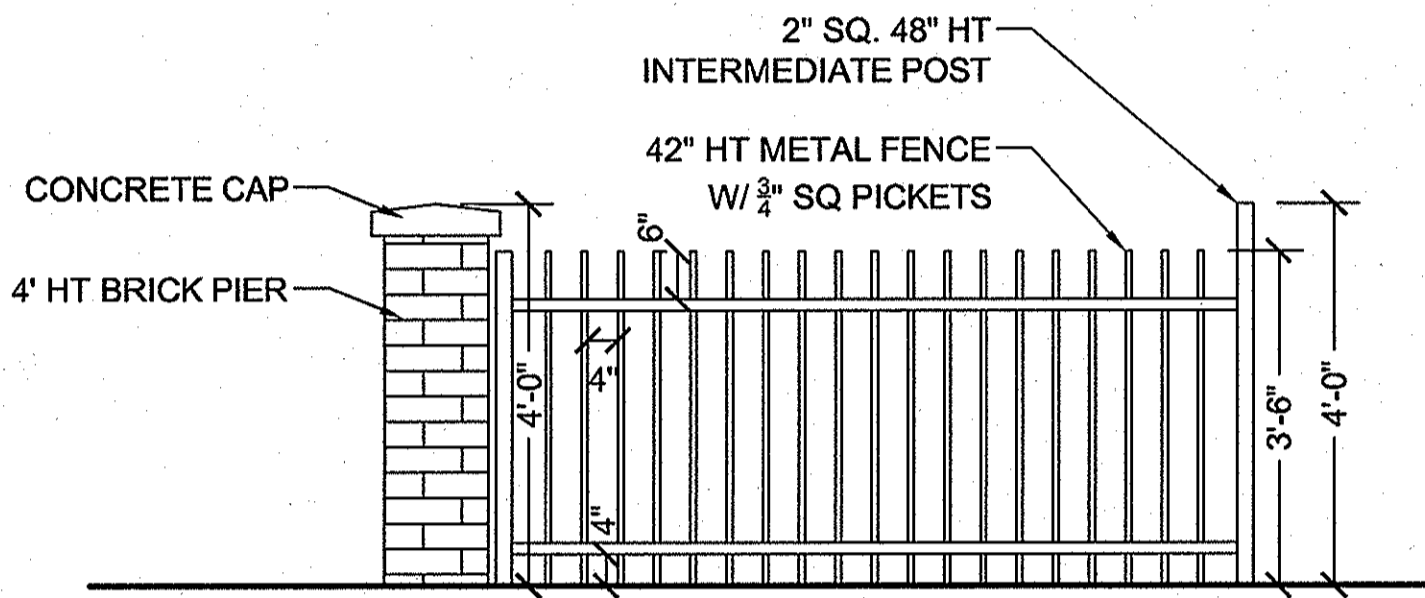
GENERAL NOTES:

1. ALL LUMBER SHALL BE 6X6, PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS FOR GROUND CONTACT, SOUTHERN PINE, GRADE #2 OR BETTER.
2. ALL SPIKES SHALL BE 60D OR EQUIVALENT, HOT-DIPPED GALVANIZED OR STAINLESS STEEL, AND DRIVEN INTO PRE-DRILLED HOLES. SPIKES SHALL BE OF SUFFICIENT LENGTH TO PENETRATE THE BASE MEMBER A MINIMUM OF 2".
3. MEMBER JOINTS SHALL BE STAGGERED A MINIMUM 3'-6" FROM JOINTS OF THE COURSE ABOVE AND BELOW.
4. EACH 6X6 MEMBER SHALL BE SECURED AT EACH END WITH 2-60D SPIKES DRIVEN VERTICALLY INTO THE MEMBER BELOW; CORNERS SHALL BE SECURED WITH 2-60D SPIKES, DRIVEN HORIZONTALLY AS SHOWN IN FIGURE.

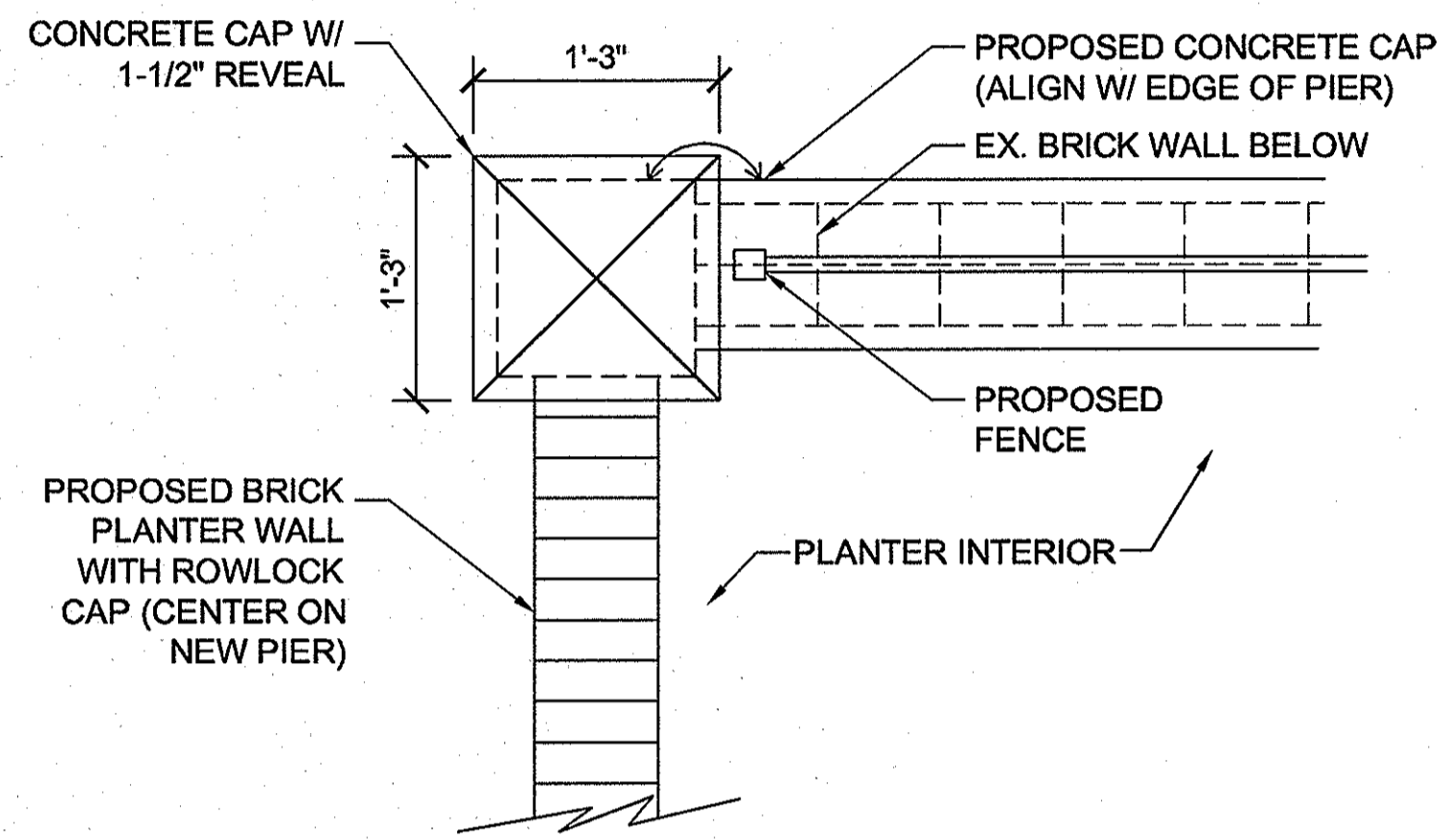


1. PROVIDE SAMPLES OF STONE & BRICK FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. ALL CONCRETE TO HAVE MINIMUM FC=3,000 PSI 28 DAY, NORMAL WEIGHT CONCRETE.
3. CONCRETE BLOCK MASONRY TO BE LAID IN RUNNING BOND WITH TYPE S PORTLAND CEMENT / LIME MORTAR. HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS AND WEBS. MORTAR AND GROUT TYPES SHALL MEET ASTM C270 REQUIREMENTS. MASONRY UNITS SHALL NOT BE LAID IF WET OF FROZEN.
4. REINFORCING BARS TO CONFORM TO ASTM A615 GRADE 60.
5. ALL ANCHOR BOLTS, DOWELS AND CONNECTION SUPPORT PLATES SHALL BE GALVANIZED. ALL SCREWS AND NAILS SHALL BE HOT DIPPED GALVANIZED OR ZINC PLATED.
6. FOR CMU CORE WALLS, PROVIDE CORRUGATED VENEER TIES AS NEEDED AND CONTINUOUS GALVANIZED WIRE JOINT REINFORCEMENT AT 16" O.C. MAXIMUM VERTICAL SPACING TYPICAL. ALL REINFORCEMENT TO BE VERIFIED BY STRUCTURAL ENGINEER.
7. ALL BRICK SHALL BE SAWCUT TO LENGTH.
8. BRICK WALLS TO PROVIDE METAL ANCHOR CLIPS AT 24" HORIZONTALLY AND 16" VERTICALLY.
9. ALL PRECAST WALL CAPS AS SPECIFIED ON DRAWINGS. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

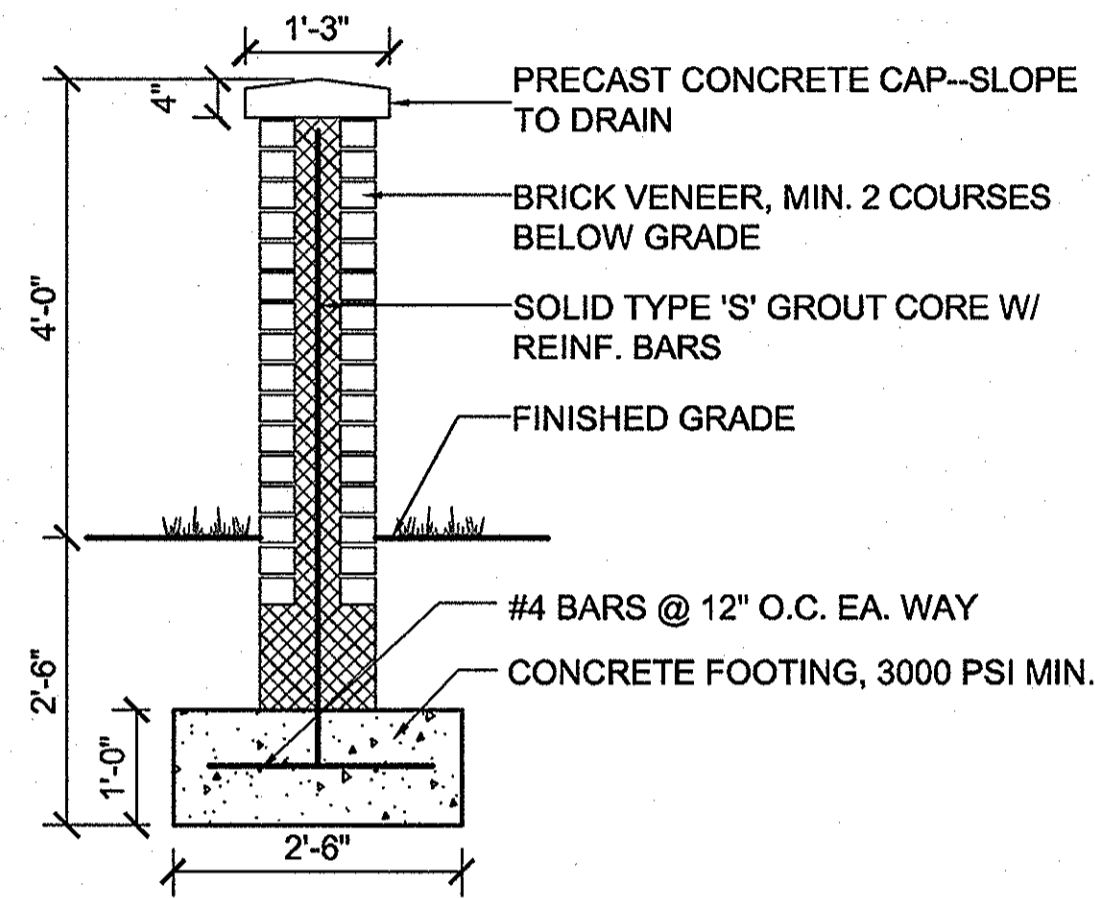
10 METAL FENCE NOTES
SCALE: N/A



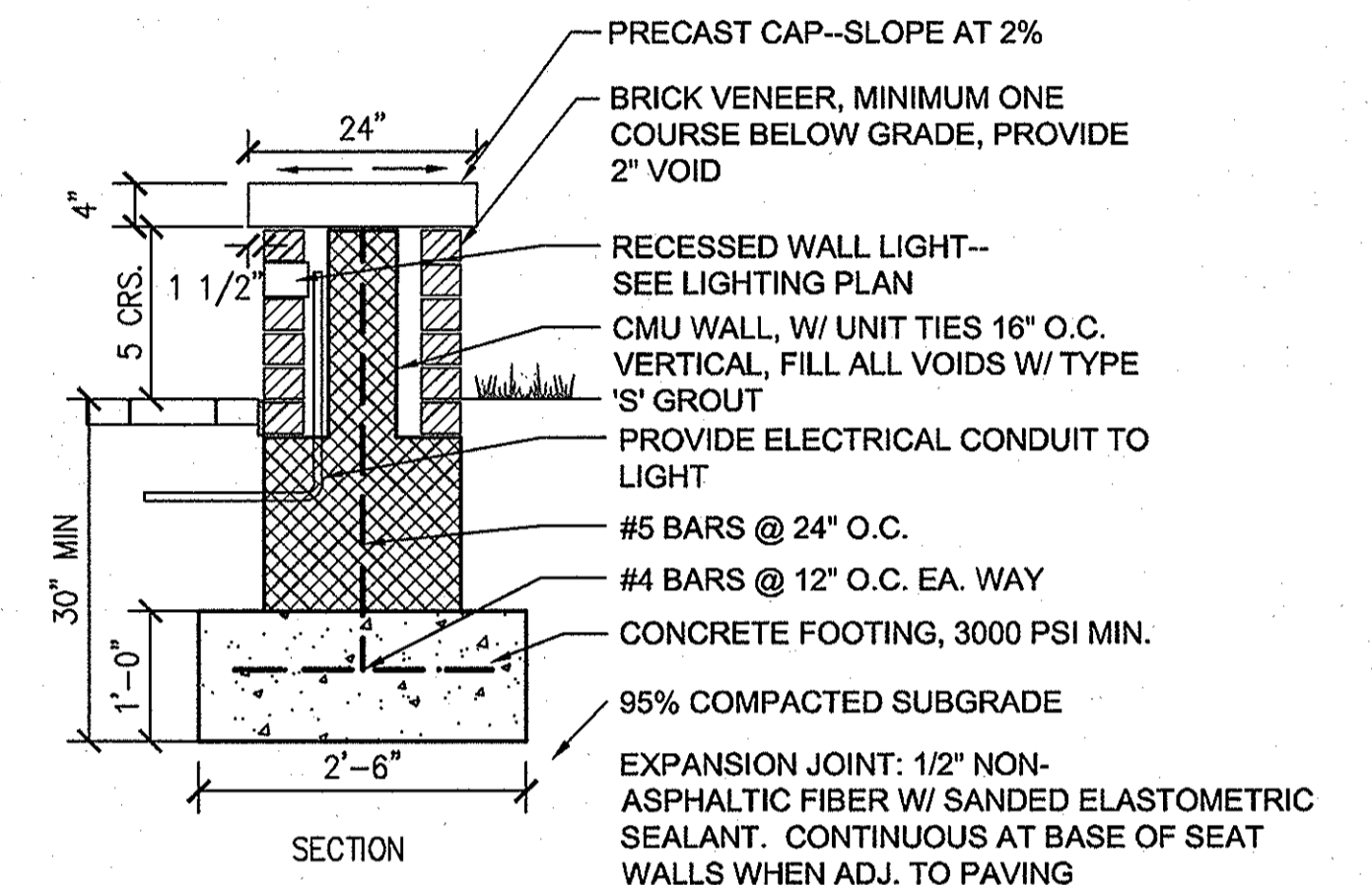
8 TIMBER NOTES
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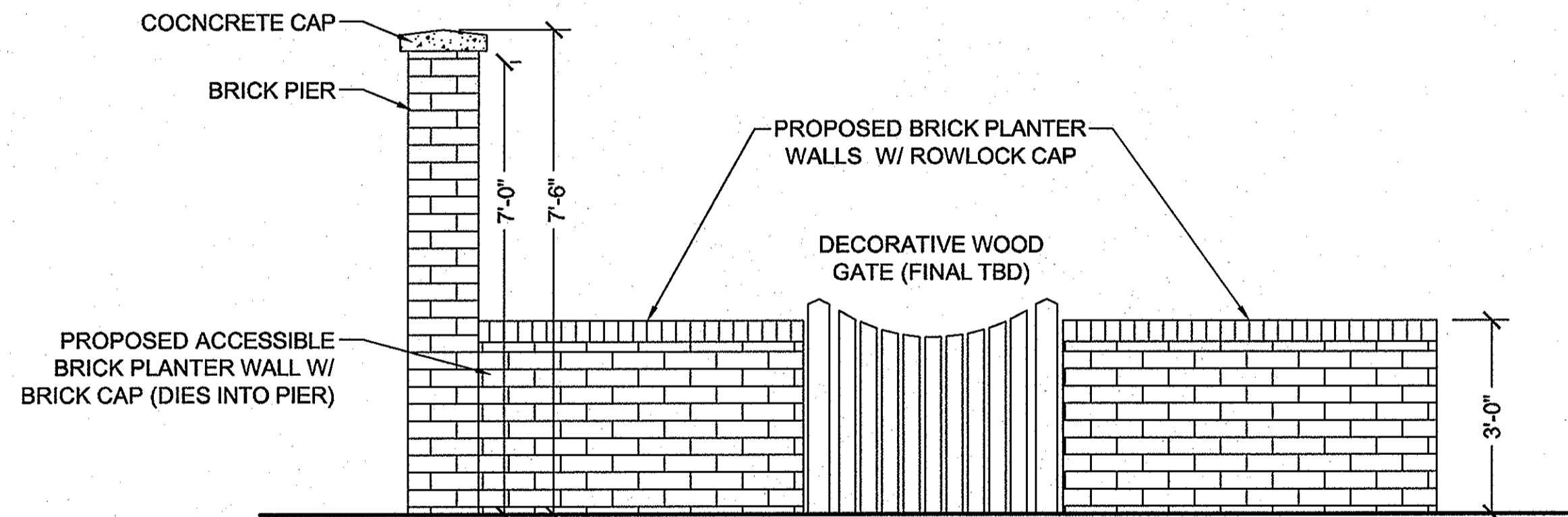
5 TIMBER PLANT BED
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1 MASONRY NOTES
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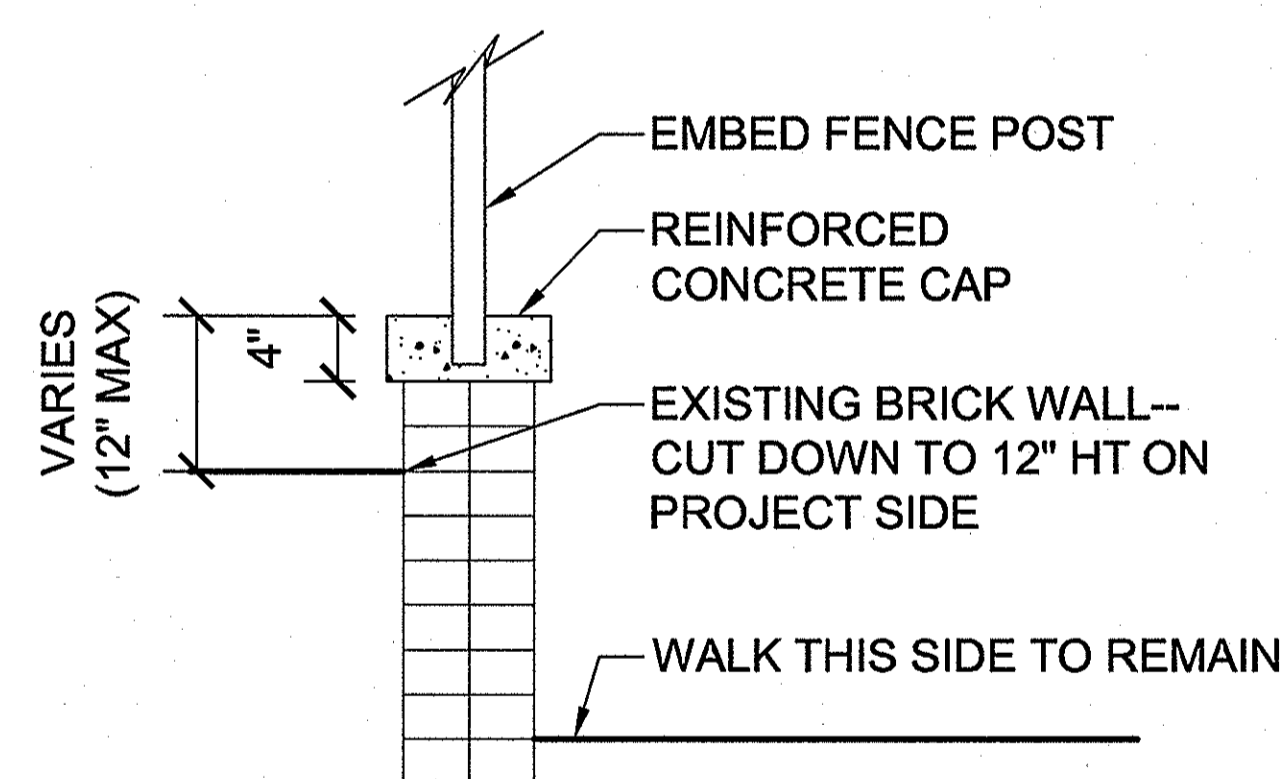


11 SCHEMATIC LOW FENCE ELEVATION
SCALE: 1/2" = 1'-0"

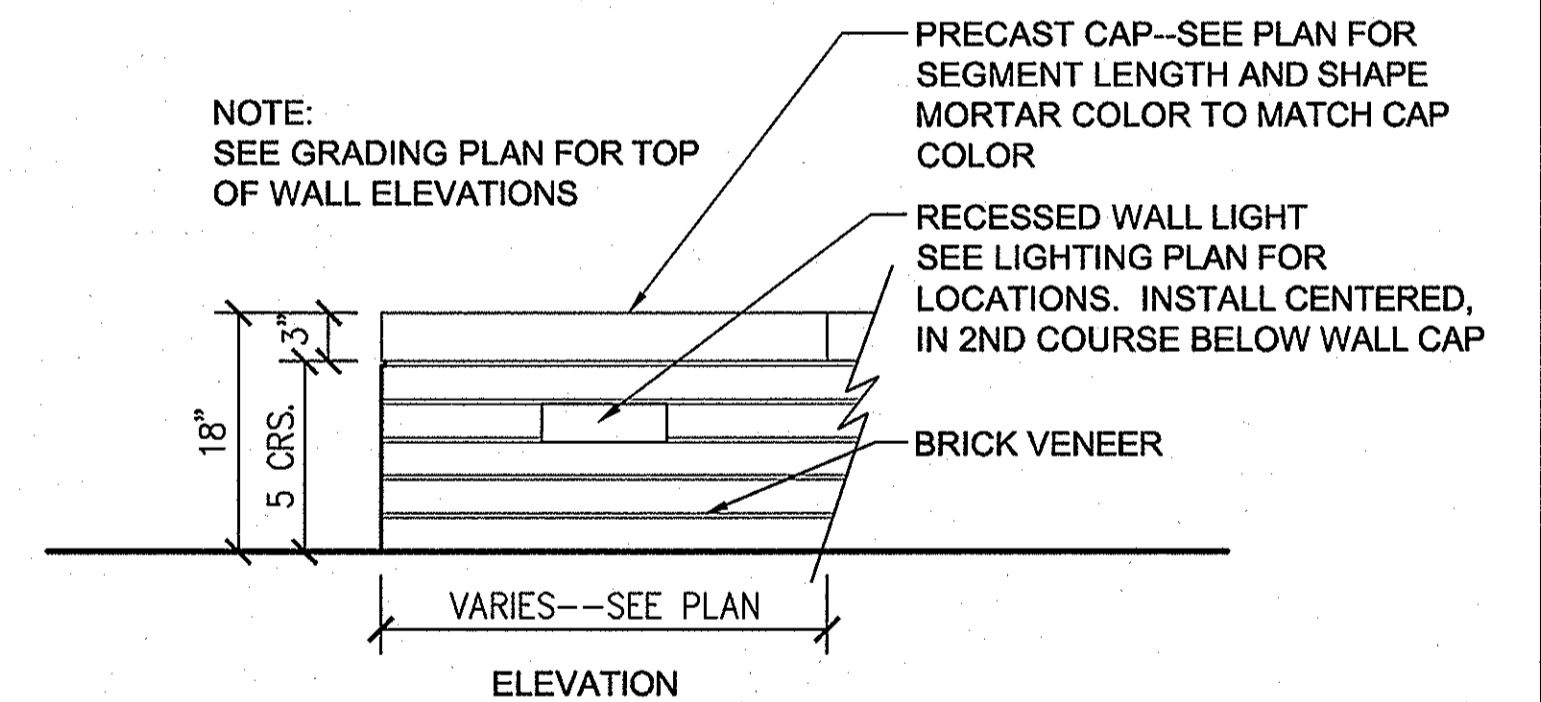


9 PLAN--WALL/PIER INTERSECTION
SCALE: 1" = 1'-0"

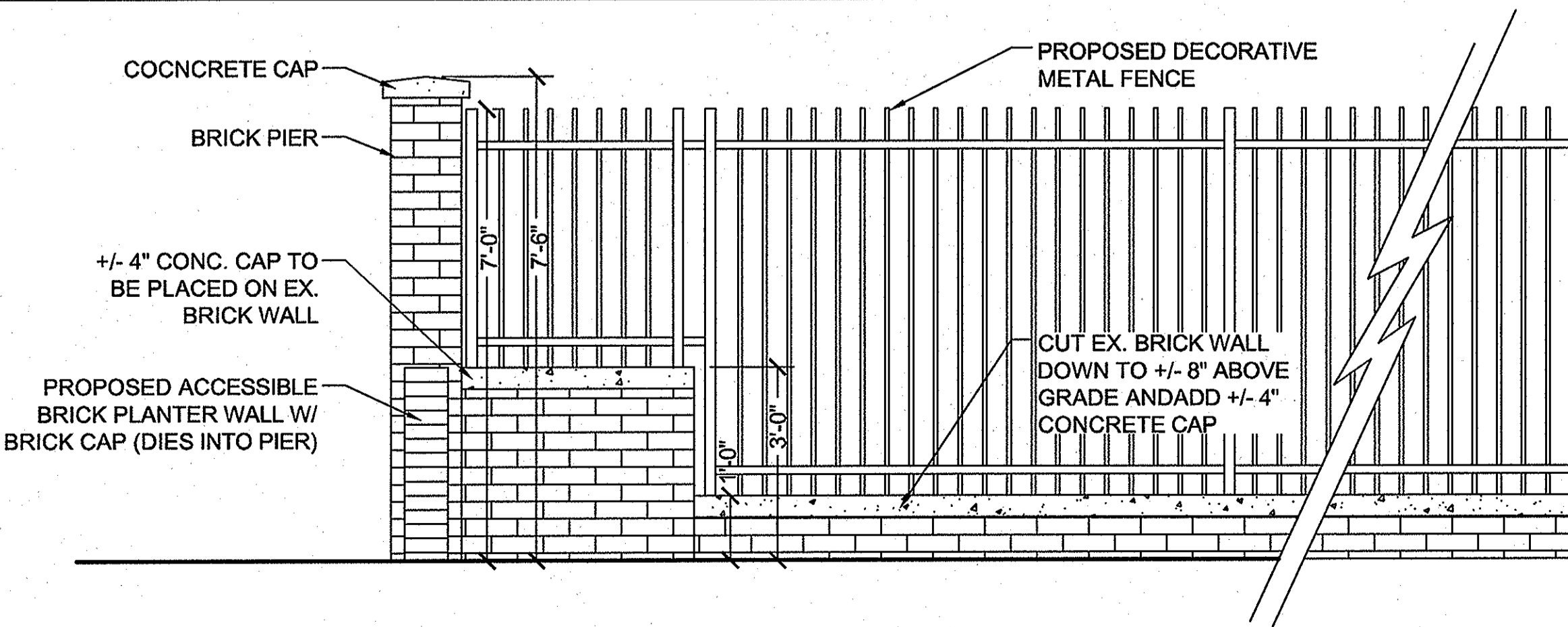
6 BRICK PIER
SCALE: NTS



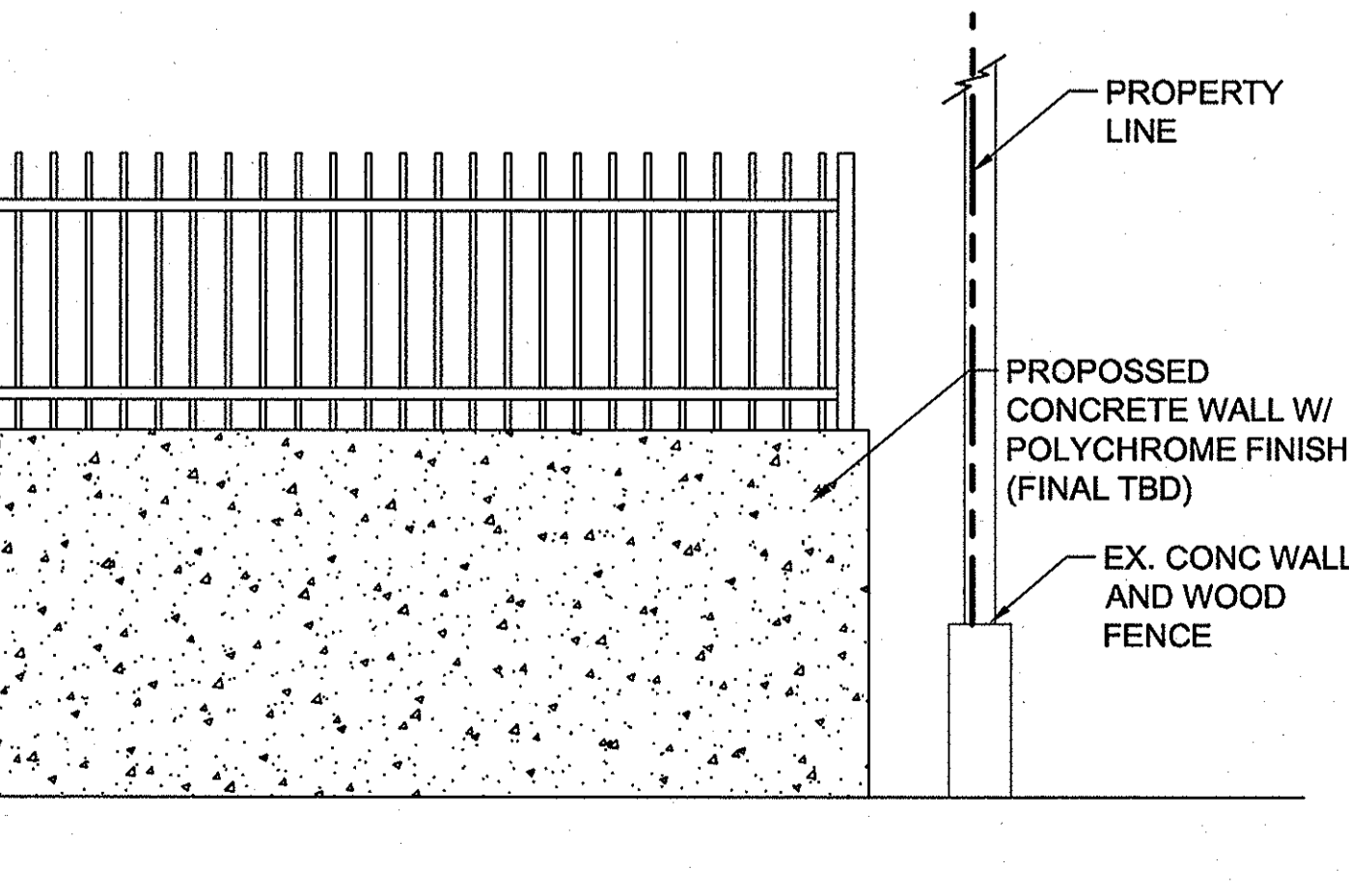
2 BRICK SEATWALL
SCALE: NTS



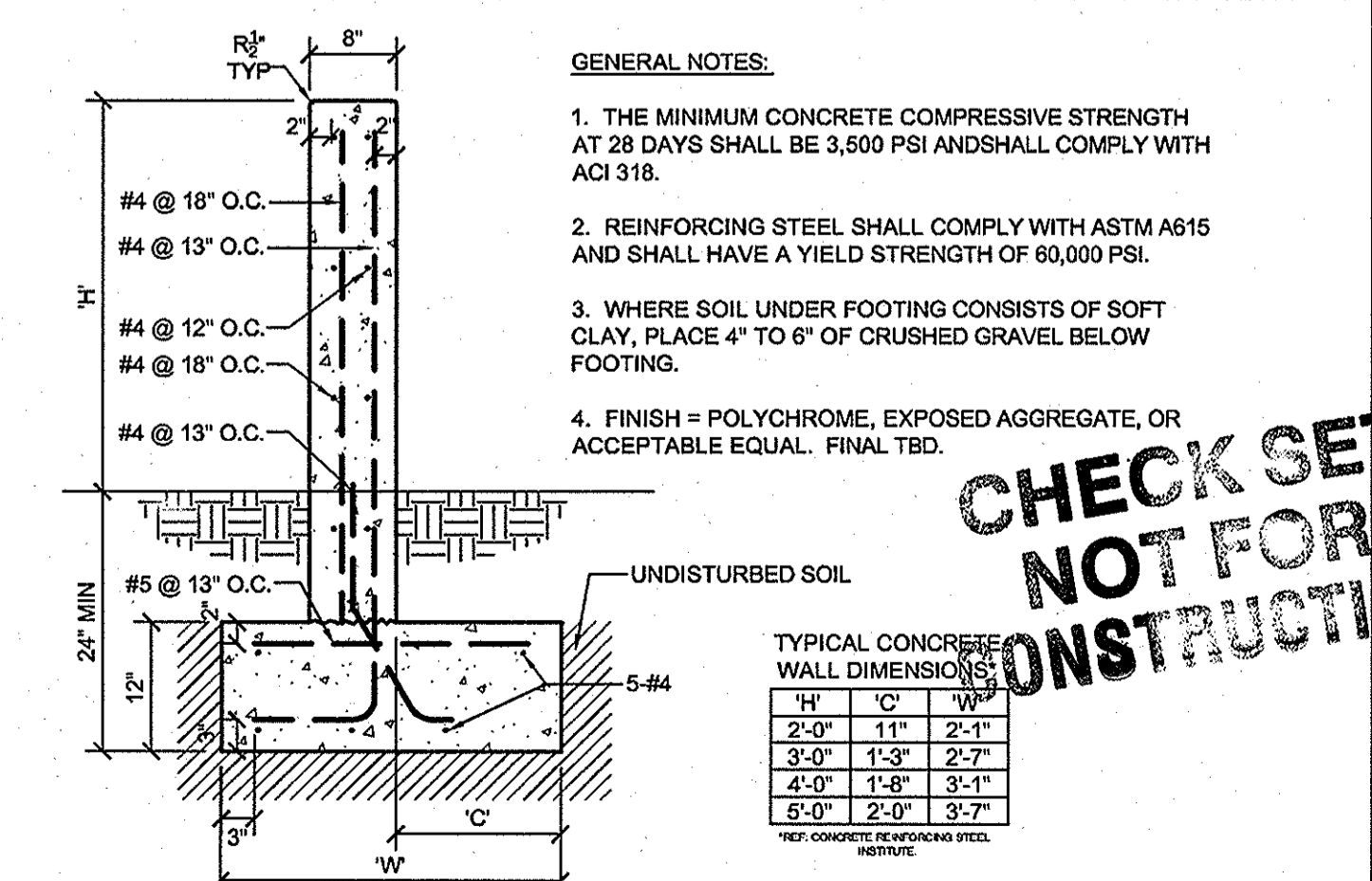
12 SCHEMATIC PIER/PLANTER ELEVATION
SCALE: 1/2" = 1'-0"



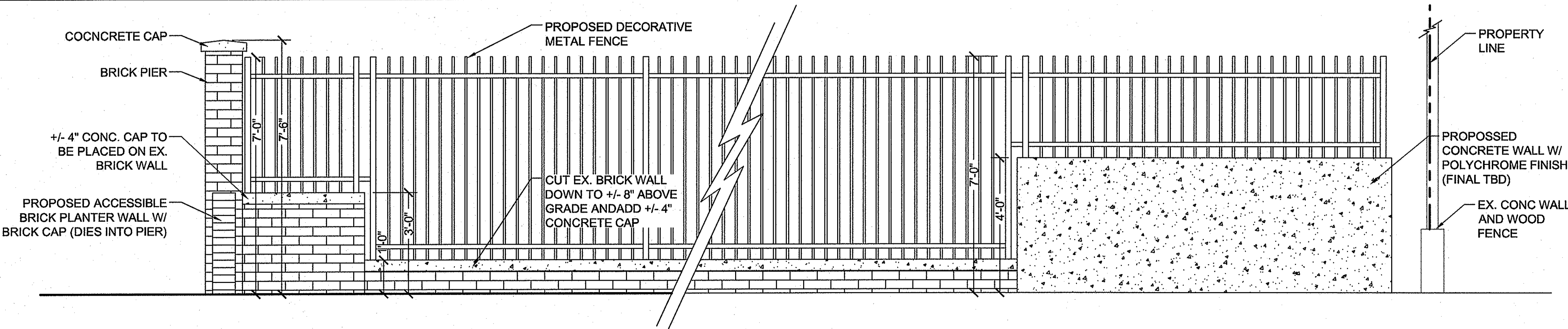
7 MODIFIED EX. WALL W/ FENCE
SCALE:



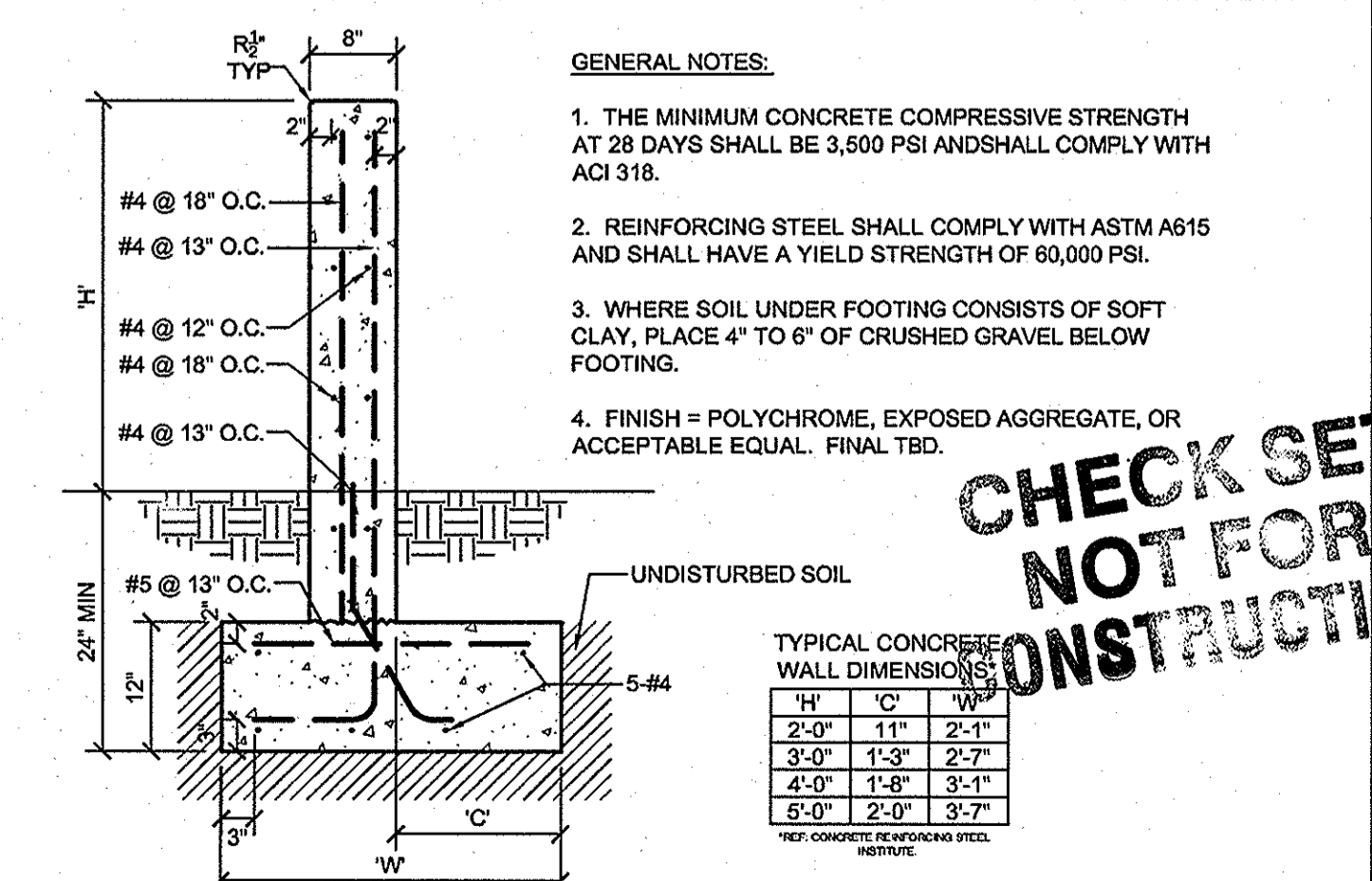
3 BRICK SEATWALL--ELEVATION
SCALE: NTS



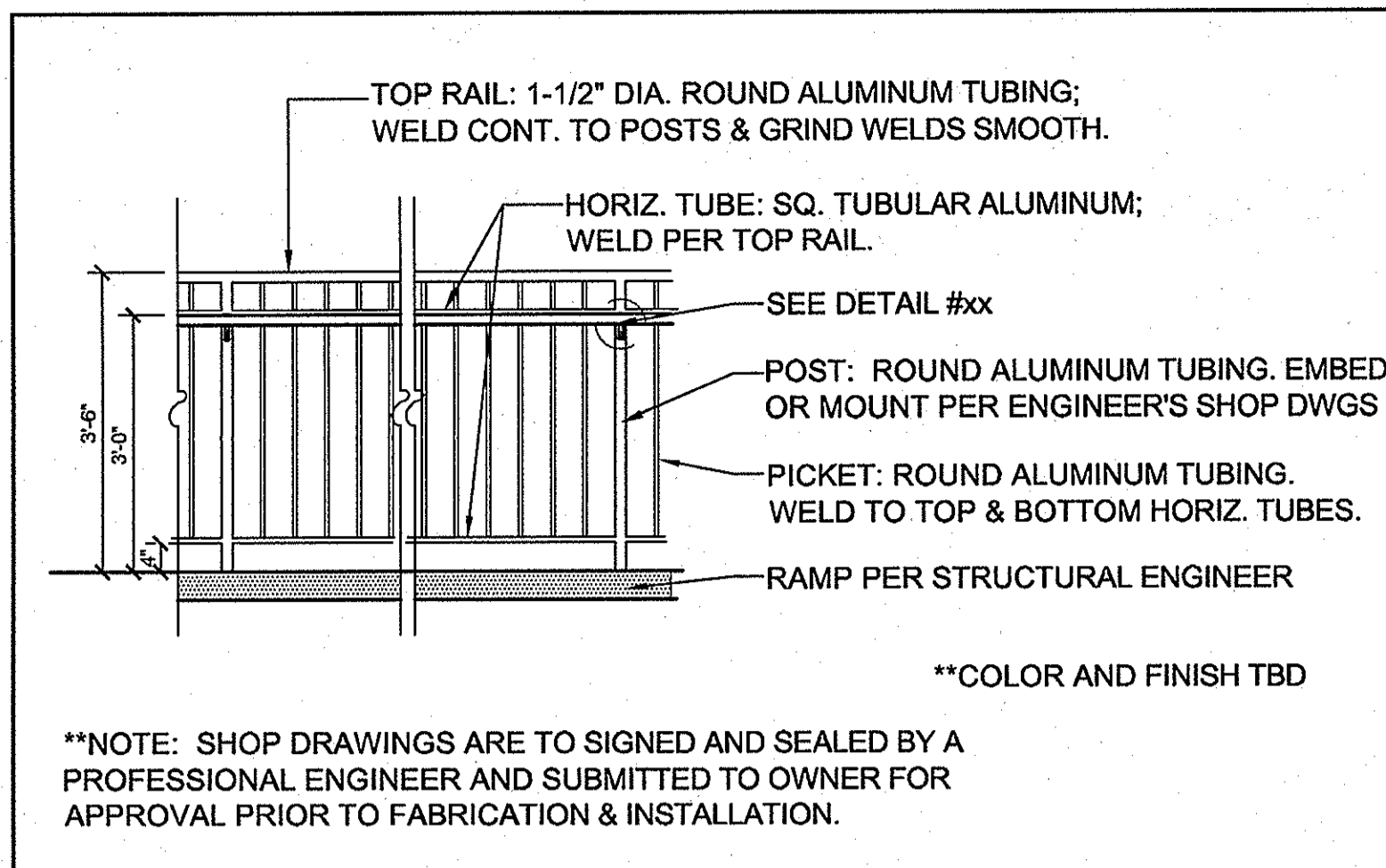
13 SCHEMATIC FENCE/PLANTER/WALL--WEST ELEVATION
SCALE: 1/2" = 1'-0"



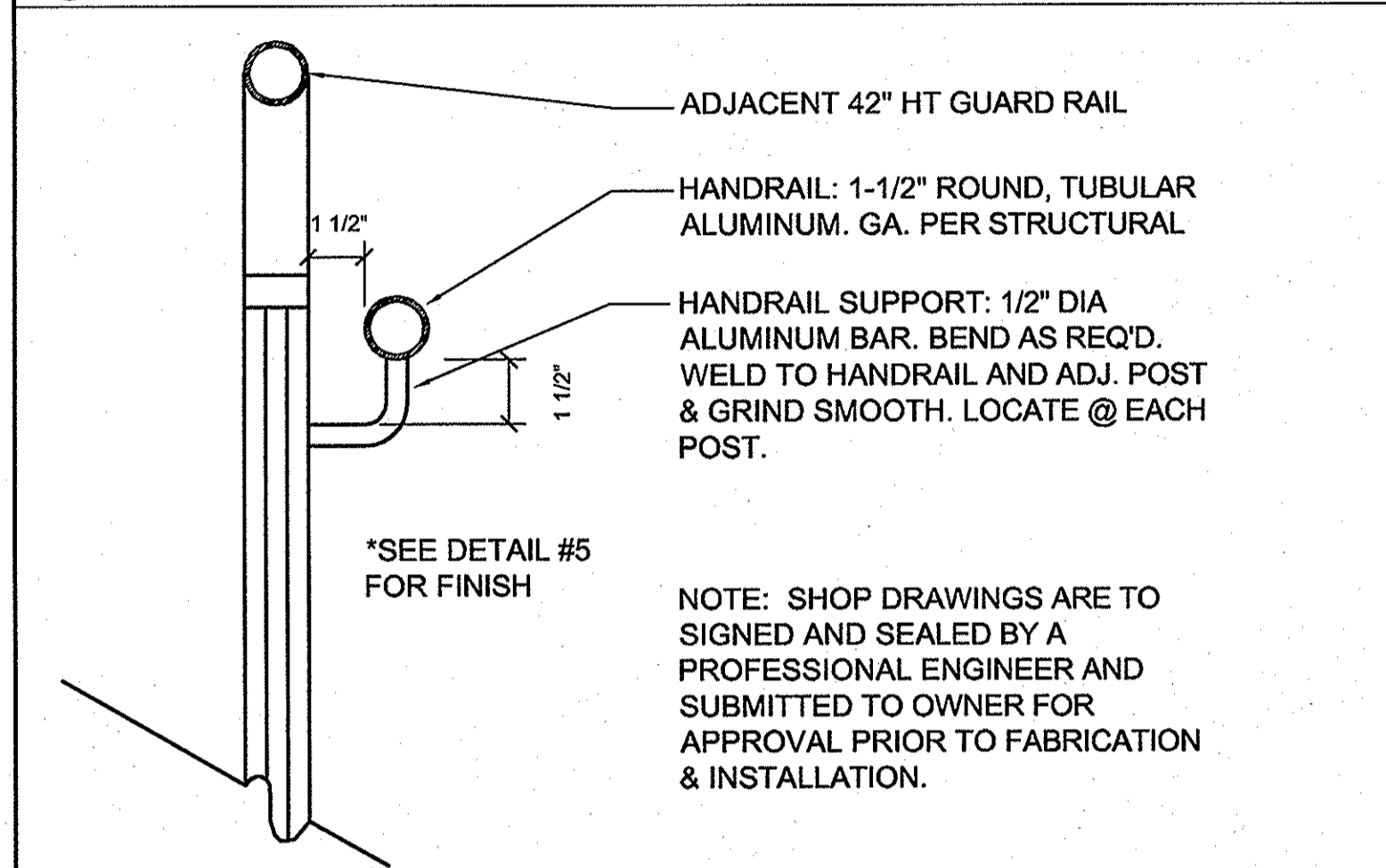
4 LOW CONCRETE WALL @ SHED
SCALE: NTS



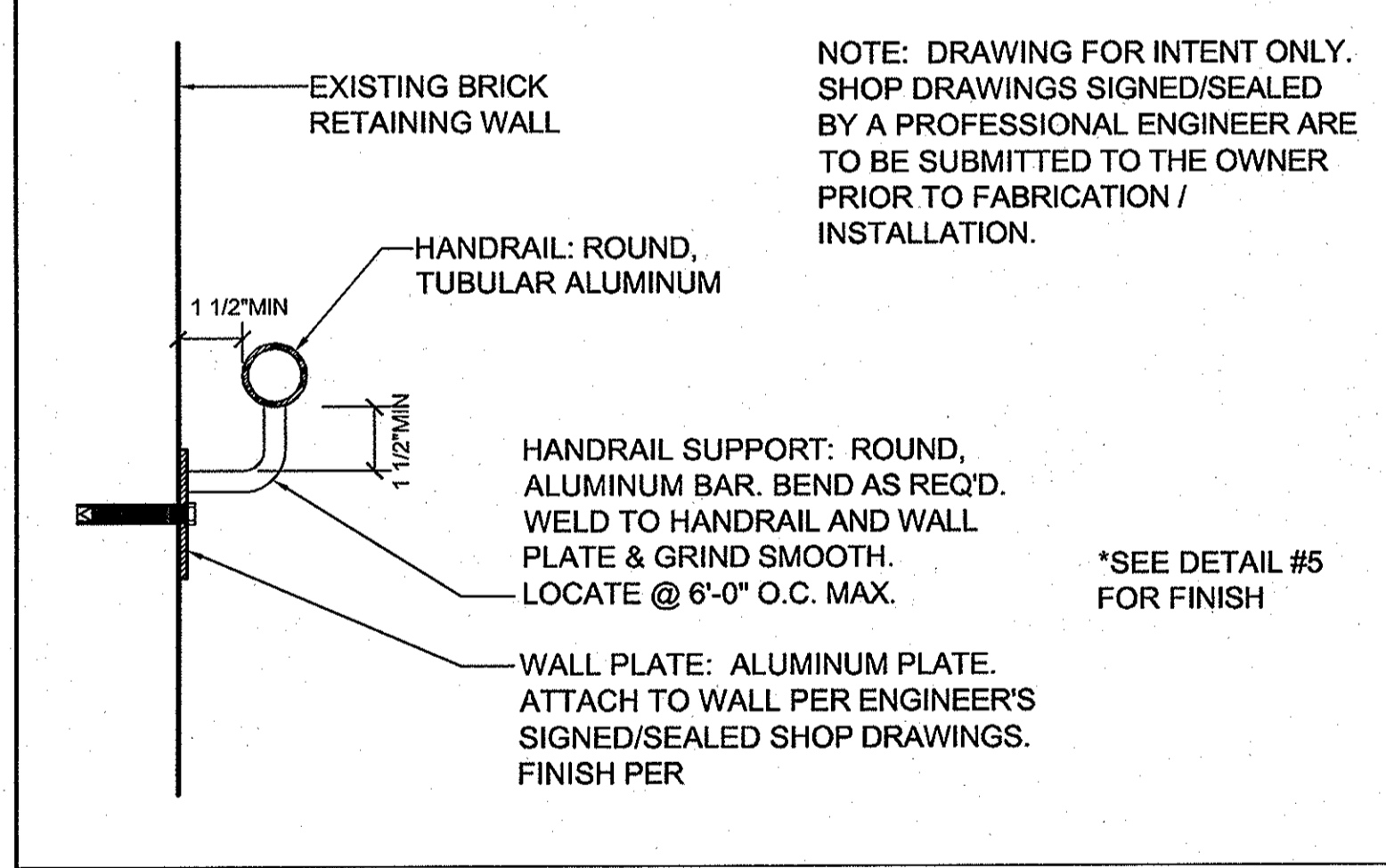
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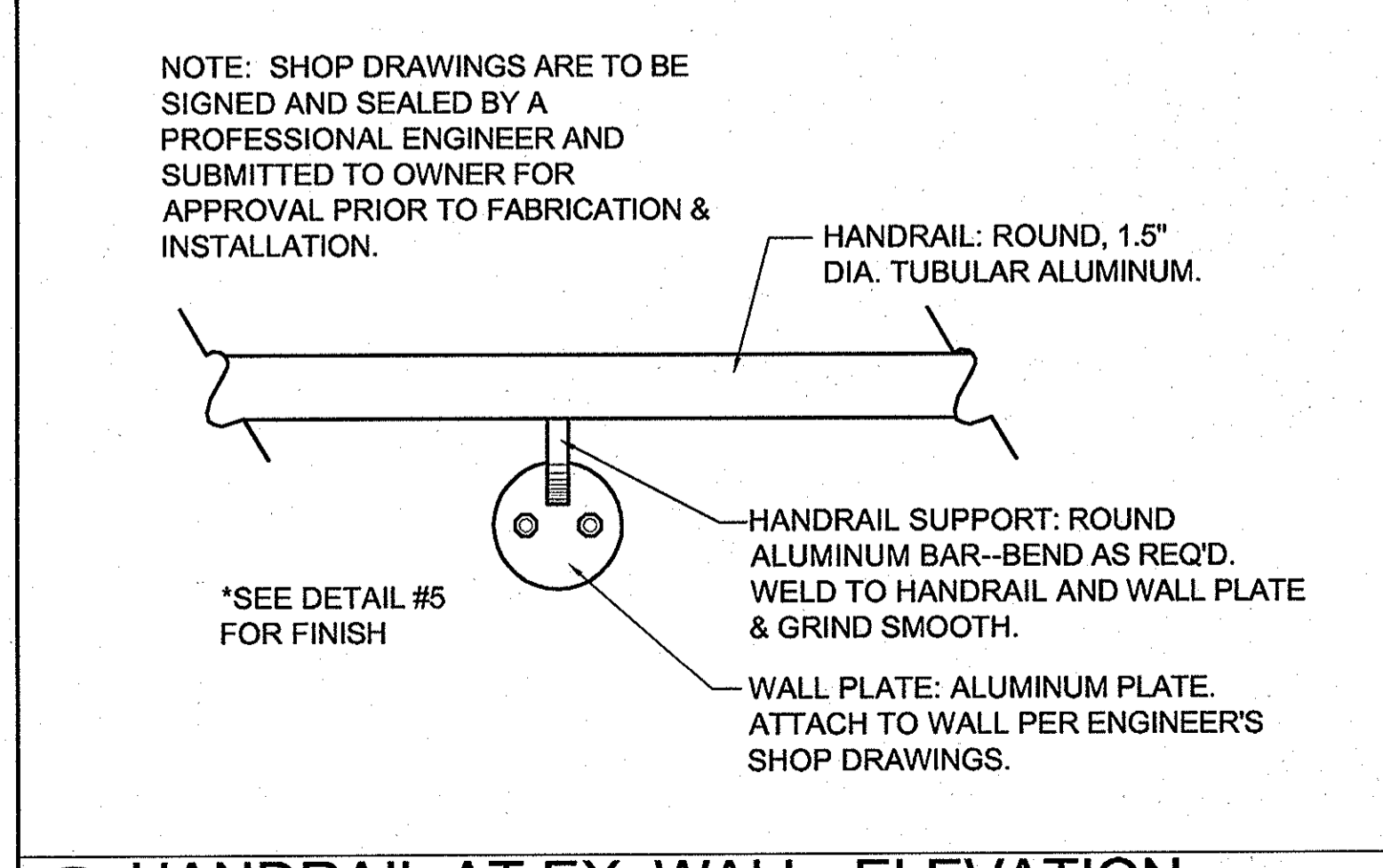
5 RAMP HANDRAIL / GUARDRAIL
SCALE: NTS



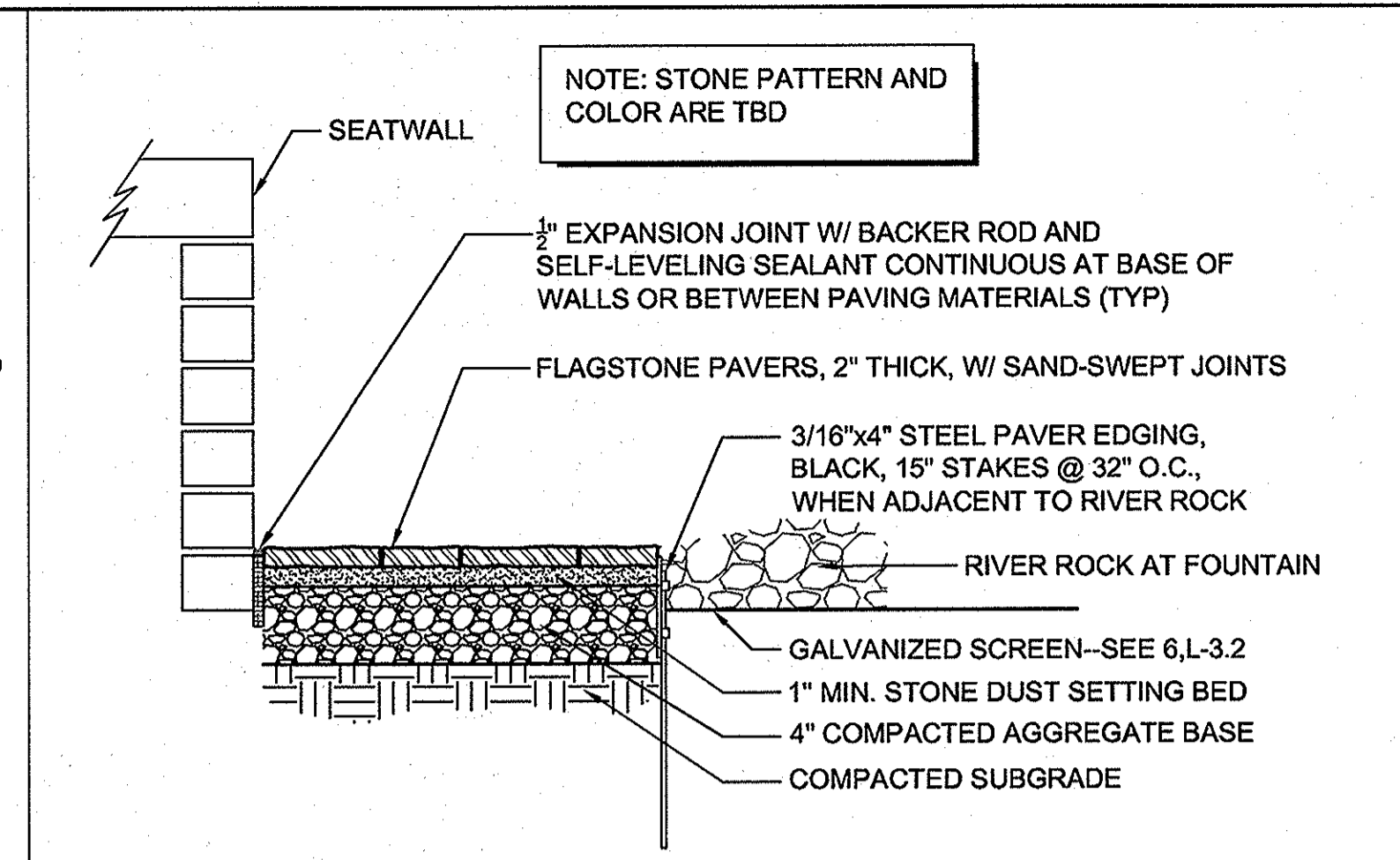
6 HANDRAIL ON GUARDRAIL DETAIL
SCALE: NTS



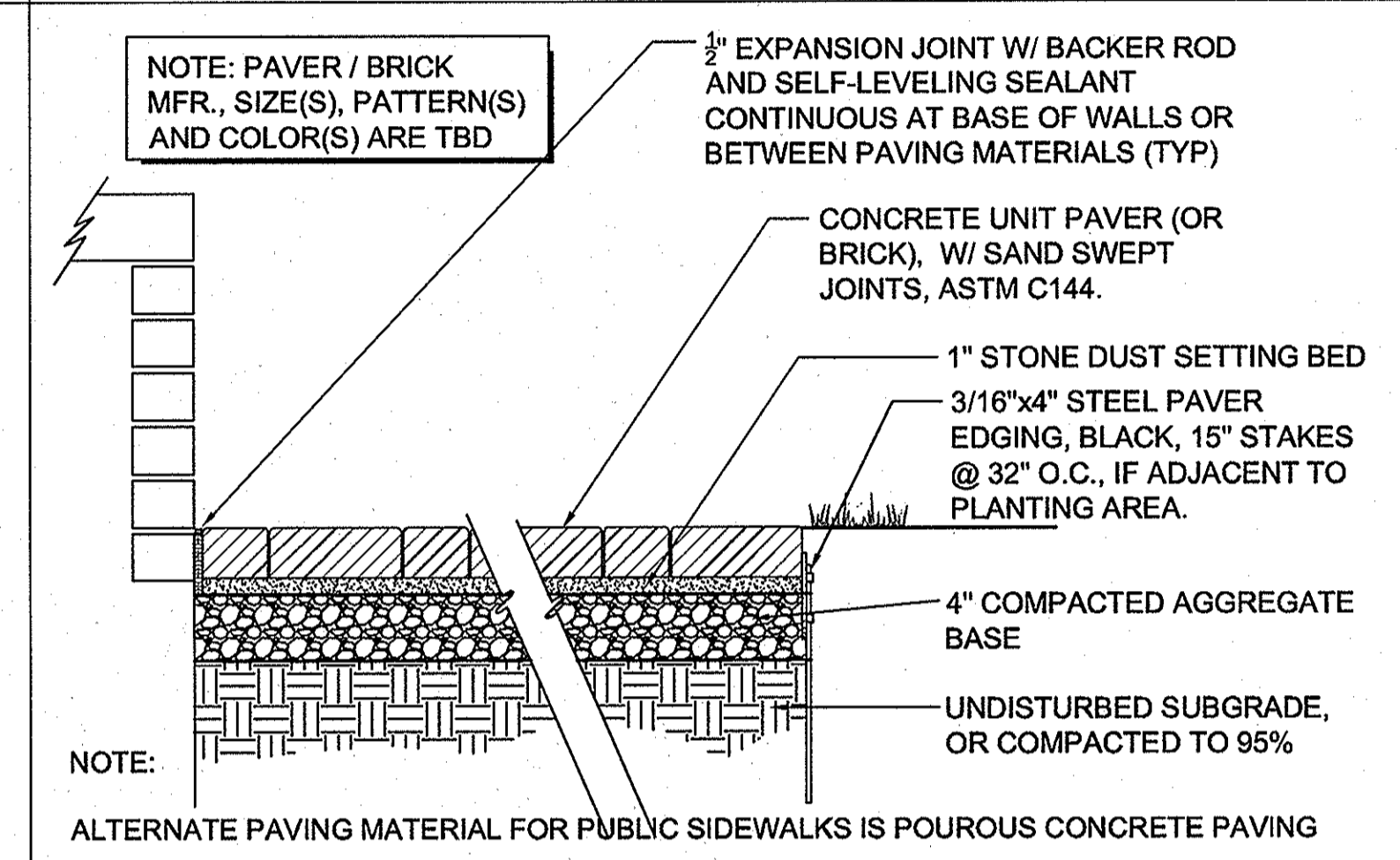
7 HANDRAIL AT EX. WALL--SECTION
SCALE: NTS



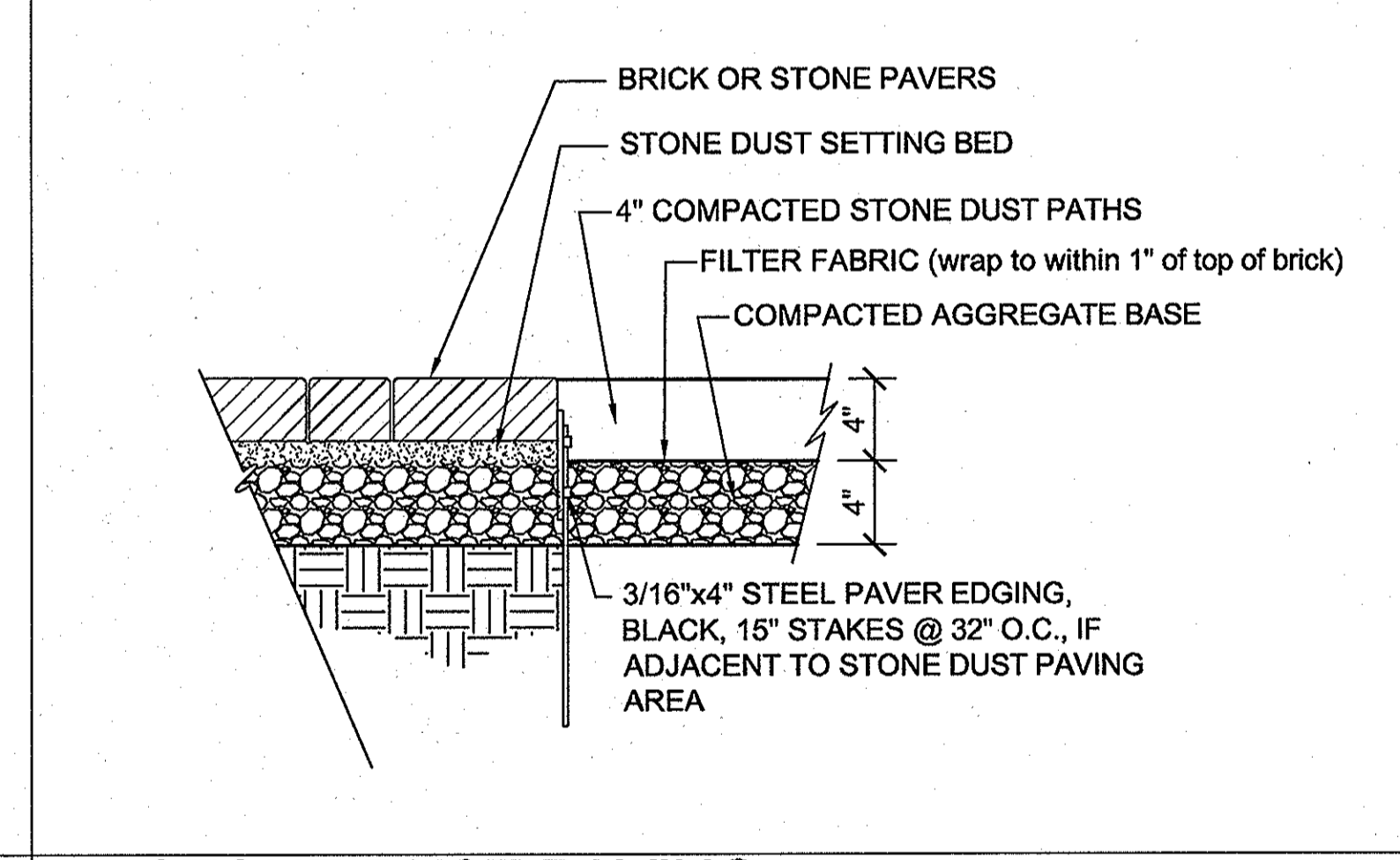
8 HANDRAIL AT EX. WALL--ELEVATION
SCALE: NTS



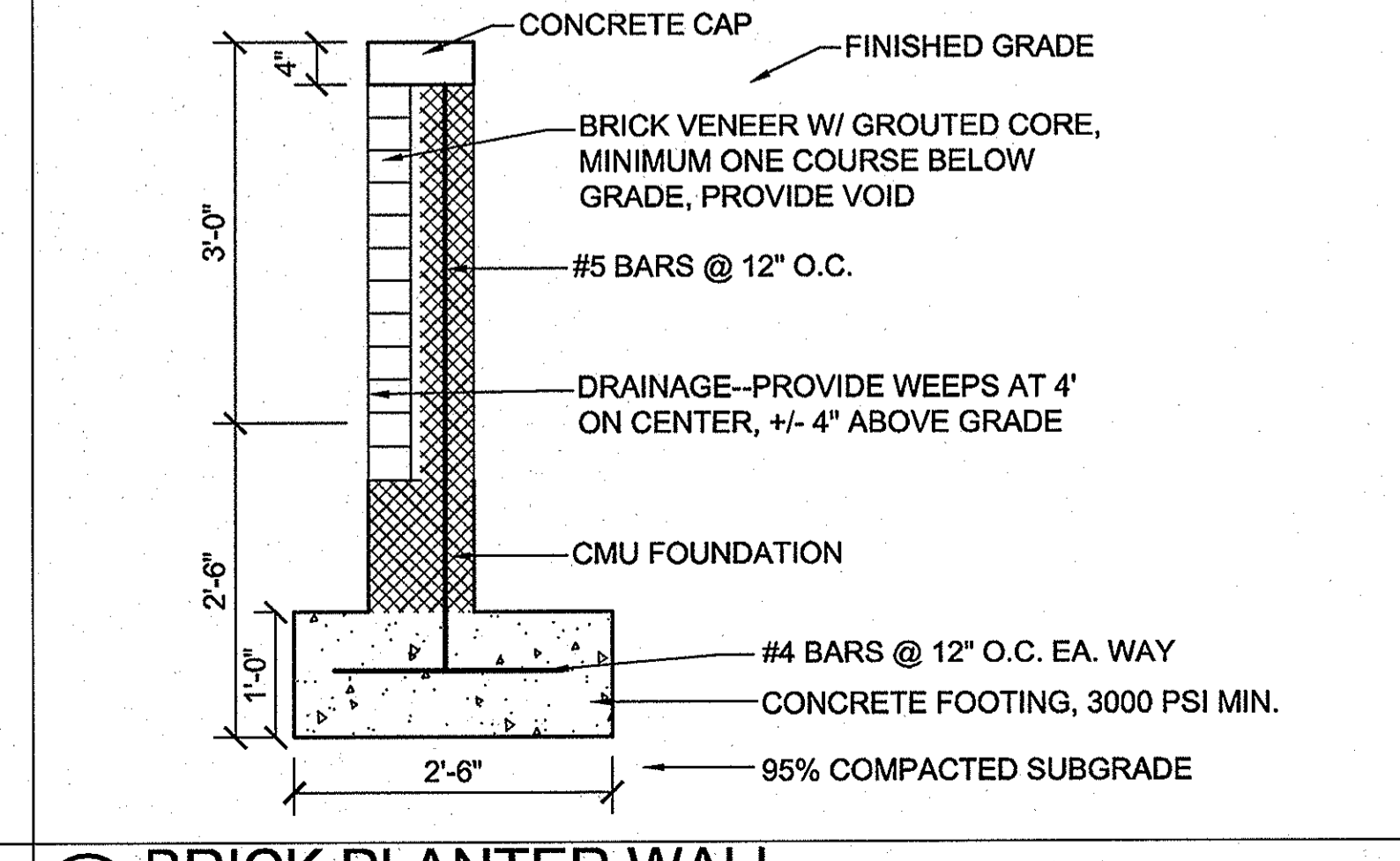
1 STONE PAVING
SCALE: NTS



2 BRICK OR CONC. UNIT PAVING
SCALE: NTS



3 STONE DUST PAVING
SCALE: NTS



4 BRICK PLANTER WALL
SCALE: NTS

SECTION 02780
UNIT PAVERS

PART 1 GENERAL

1.01 REQUIREMENTS

A. Work of this Section, as shown or specified, shall be in accordance with the requirements of the Contract Documents.

1.02 WORK INCLUDED

A. The work of this Section includes all labor, materials, tools, equipment and services necessary for and reasonably incidental to complete the installation of unit pavers as shown on the drawings, or specified, including, but not limited to the following:

- Extent of unit pavers is indicated on drawings and in paving schedules.
- Installation of base course and setting materials.
- Types of unit pavers and applications include the following:
 - Concrete unit pavers on bituminous setting bed over concrete base over structure.
 - Stone pavers on stone dust setting bed over structure.
 - Concrete pavers on pedestals over protection board over structure.

1.03 RELATED WORK

A. Section 02300 Earthwork
B. Section 04810 Unit Masonry Assemblies
C. Section 07920 Joint Sealants
D. Arlington County Decorative Concrete Spec-Sheet L-3.1

1.04 QUALITY ASSURANCE

A. Installer Qualifications: Engage an installer who has successfully completed within the last three (3) years at least three (3) unit paver applications similar in type and size to that of this project and who will assign mechanics from these earlier applications to this project, of which one will serve as lead mechanic.

B. Do not change source or brands for unit pavers, setting materials, or grout during progress of work.

C. Source Quality Control:

- Provide precast concrete pavers that comply with recommendations of the American Concrete Institute, ACI.
- Obtain stone from quarry with consistent color range and texture throughout the work.
- Subcontract fabrication of stone to a firm that has successfully fabricated stone similar to the quality specified for a period of not less than five (5) years and is equipped to provide quantity indicated.

1.05 SUBMITTALS

A. Product Data: Submit two (2) copies of manufacturer's specifications and other data for each manufactured product. Include instructions for handling, storage, installation and protection of each product. Transmit a copy of instructions to the installer.

B. Samples:

- Submit three (3) samples of each type of unit paver required in Section 1.02/A/3. Include in each set the full range of exposed color and texture to be expected in the completed work.
- Submit cured samples of each type of colored grout and mortar, showing the range of color that can be expected in the finished work.

C. Sample Installation: Prior to the installation of pavers, provide sample panels of concrete unit and stone pavers, using materials, bond and joint tooling indicated for final work, and provide special features for caulking and contiguous work.

- Erect panel at the site, as directed, of full thickness and approximately 4' x 4', unless otherwise indicated.
- Provide the range of color, texture and workmanship to be expected in the completed work.
- Obtain Architect's acceptance of visual qualities of the panel before start of paving work.
- Retain panel during construction as a standard for judging completed work.
- Provide sample panel for each type of unit paving required.

1.06 DELIVERY, STORAGE & HANDLING

A. Deliver masonry materials, other than bulk materials, to project site in manufacturer's unopened containers, bundles, pallets or other standard packaging devices, fully identified with name, type, grade, color and size.

B. Protect pavers during storage and construction from wetting by rain, snow or ground water and from staining or intermixture with earth or other types of materials.

C. Protect grout and mortar materials from deterioration by moisture and temperature. Store in a dry location or in waterproof containers. Keep containers tightly closed and away from open flames. Protect liquid components from freezing. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.

D. Do not store materials within protective barrier of trees to remain.

1.07 JOB CONDITIONS

A. Protect masonry against freezing when the temperature of the surrounding air is 40 F and falling. Heat materials and provide temporary protection of completed portions of masonry work. Comply with the requirements of the "Construction and Protection Recommendations for Cold Weather Masonry Construction" of the Technical Notes on Brick and Tile Construction by the Brick Institute of America.

B. Frozen Materials: Do not use frozen materials or materials mixed or coated with ice or frost. For masonry that is specified to be wetted, comply with the BIA recommendations.

C. Frozen Work: Do not build on frozen subgrades or setting beds. Remove and replace masonry work damaged by frost or freezing.

- Do not lower the freezing point of mortar or grout by use of admixtures or anti-freeze agents. Do not use calcium chloride in mortar or grout.

E. Hot Weather Requirements: Protect unit paver work in hot weather to prevent excessive evaporation of setting beds and grout. Provide artificial shade, wind breaks and use cooled materials, as required.

PART 2 PRODUCTS

2.01 MATERIALS:

A. Precast Concrete Unit Pavers at Entry Drive Turn-around
1. Mfr.: Hanover Architectural Products, Inc., 1-800-426-4242; Precast concrete paver; Style: "Applan Circle"; Colors: A. #M1256 (bands at edges), B. #M1119 (field); Tudor finish.

B. Precast Concrete Unit Pavers on Pedestals for Patios:
1. Mfr.: Hanover Architectural Products, Inc., 1-800-426-4242; Precast concrete unit pavers on pedestals, color: #M2115, w/ #13 finish 17-5/8" x 17-5/8" sq. x 2" thick.

C. Stone Pavers at Bldg. 3 Entry and Bldg. 1-2 Terrace:
1. Mfr.: Luck Stone, 1-800-898-LUCK; 1-1/2" Garnet Springs Patterned Flagstone.

2.02 COLORS AND TEXTURES

A. Provide materials and products that result in colors and textures of exposed unit paver surfaces and joints complying with the following requirements:

- Match Architect's samples.

B. Concrete Pavers: Solid, interlocking paving units, ASTM C 936, made from normal-weight aggregates in sizes and shapes indicated.

2.03 ACCESSORIES

A. Paver Pedestals:
1. Mfr.: Bison ScrewJack Company, 1-888-412-4766; impact resistant, adjustable polypropylene paver pedestals.
2. Provide under all paver areas over structure.

2.04 SETTING-BED MATERIALS

A. Geotextile: Woven or non-woven geotextile manufactured from polyester or polypropylene fibers, with a permeability rating 10 times greater than that of soil on which paving is founded and an AOS (apparent opening size) small enough to prevent passage of fines from leveling course into graded aggregate of base course below.

B. Sand for joints: Fine, sharp, masonry sand with 100 percent passing through No. 16 (1.18 mm) sieve and no more than 10 percent passing through No. 200 (0.075 mm) sieve.

C. Stone dust for leveling course: Fine, sharp stone dust passing through No. 10 (2.00 mm) sieve.

PART 3 EXECUTION

3.01 INSPECTION

A. Examine the areas and conditions where unit pavers are to be installed and notify the Architect of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.

3.02 INSTALLATION

A. Do not use unit pavers with chips, cracks, voids, discoloration or other defects which might be visible or cause staining in the finished work.

B. Cut unit pavers with motor-driven saw equipment to provide clean, sharp, unchipped edges. Cut units to provide pattern indicated and to fit adjoining work neatly. Use full units without cutting whenever possible. If cutting is to occur at edges, no cut piece shall be smaller than 6" in any dimension; contractor to work with the paver manufacturer to acquire larger sizes (than specified) with a false score joint to reduce the amount of small pieces at the edges. (i.e.-for a typical grid of 18"x18" pavers, an 18"x24" rectangular piece with a false joint may provide needed structural integrity at the edge of the paver area.)

C. Set concrete unit pavers and stone pavers in patterns indicated and with uniform joints of the width indicated.

D. Tolerances: Do not exceed 1/16" unit-to-unit offset from flush, and a tolerance of 1/8" in 2'-0" and 1/4" in 10'-0" from level or slope as indicated, for finished surface of paving.

E. Provide edging as indicated. Install edging prior to placing unit pavers.

3.03 FLAGSTONE PAVER APPLICATIONS ON STONE DUST

A. Place geo-textile fabric over drainage board (see architect's specification for drainage board), overlapping ends and edges at least 12 inches (300 mm).

D. Place stone dust for leveling course and screed to a thickness of 4 inches; ensure that moisture content remains constant and density is loose and constant until pavers are set and compacted.

E. Set stone pavers with a minimum joint width of 1/8 inch and a maximum of 1/2 inch, being careful not to disturb leveling base. Use string lines to keep straight lines.

F. Spread dry stone dust and fill joints immediately. Leave a slight surplus of stone dust on the surface for joint filling.

H. Do not allow traffic on installed pavers until stone dust has been worked into joints.

I. Repeat joint-filling process 30 days later.

3.04 REPAIR, POINTING, CLEANING AND PROTECTION

A. Remove and replace unit pavers which are loose, chipped, broken, stained or otherwise damaged, or if units do not match adjoining units as intended. Provide new units to match adjoining units and install in same manner as original units, with same joint treatment to eliminate evidence of replacement.

B. Pointing: During the tooling of joints, enlarge voids or holes, and completely fill with mortar or grout. Point-up joints at sealant type joints to provide a neat, uniform appearance, properly prepared for application of sealant.

C. Cleaning: Remove excess mortar/grout from exposed surfaces, wash and scrub clean.

D. Provide final protection and maintain conditions in a manner acceptable to installer, which ensures unit paver work being without damage or deterioration at time of substantial completion.

END OF SECTION

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13TH STREET COMMUNITY
PARK & GARDEN
PART OF
LOT 128, SQUARE 1041
WASHINGTON, DC

CONSTRUCTION DETAILS & SPECIFICATIONS

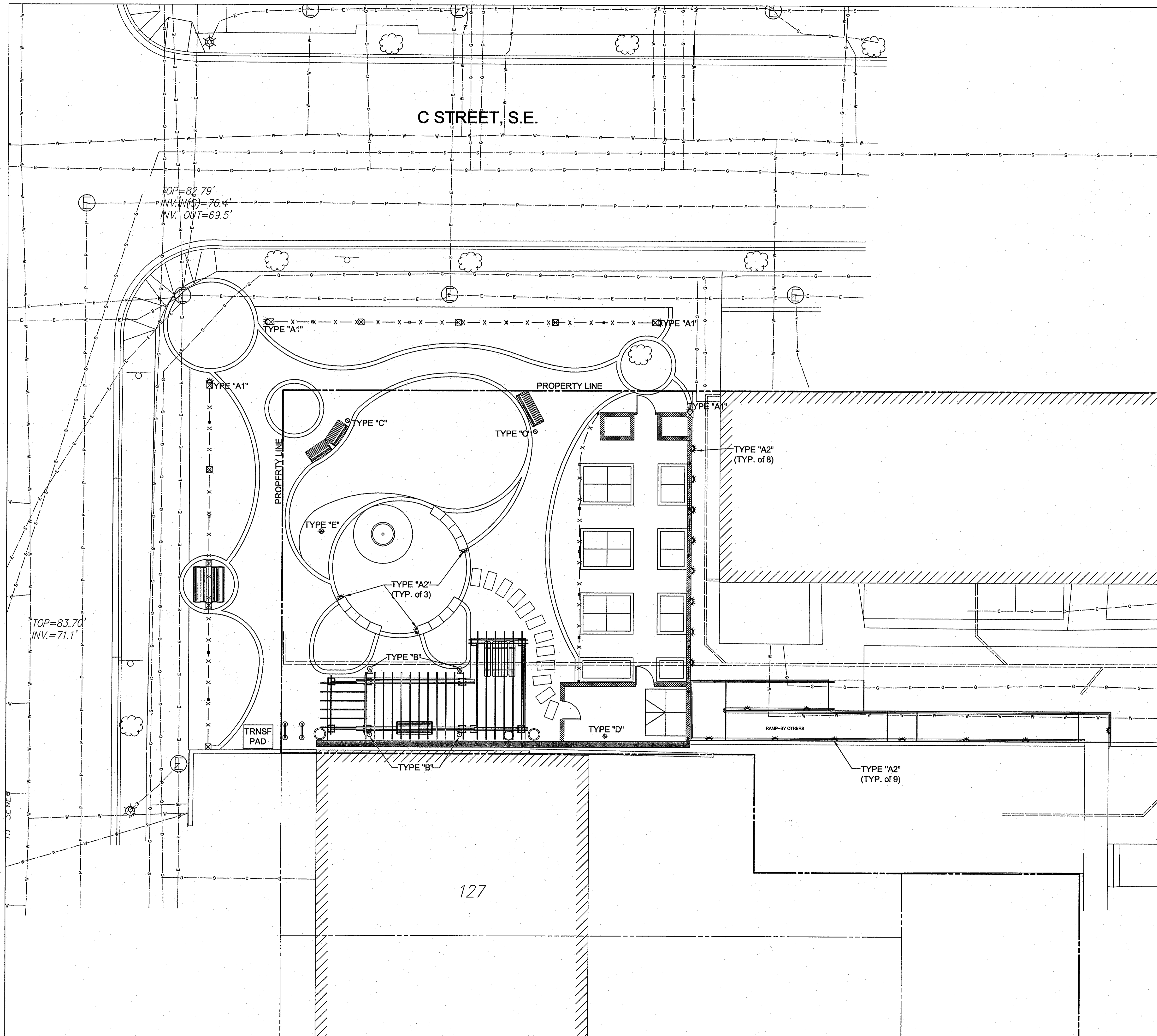
VKA REVISIONS

50% CD'S 7.31.08
REVISIONS 7.17.08
REVISIONS 7.15.08
DATE: JULY 2, 2008

DES.	VKA	DWN.	VKA
SCALE:	AS SHOWN		
PROJECT/FILE NO.	7183A		
SHEET NO.	L-3.1		

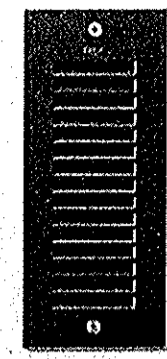
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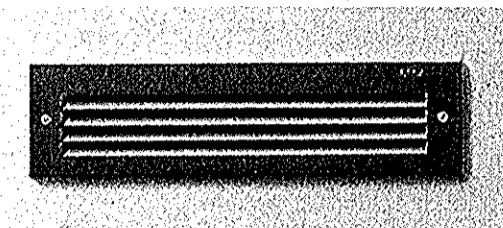


LIGHTING LEGEND

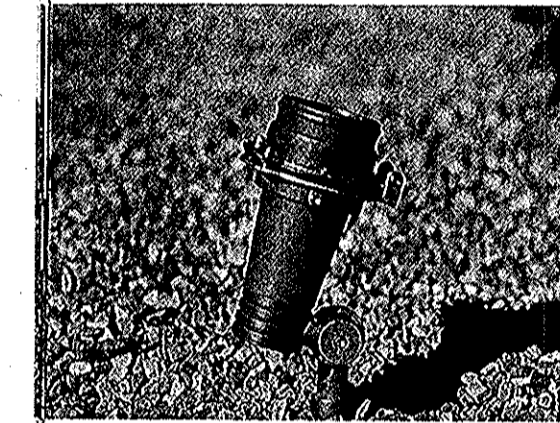
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 MODEL: #3008 P
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 QTY: 4
 LAMP SPEC: 18W CF twin-4p
 PH: (805) 684-0533
 www.bega-us.com



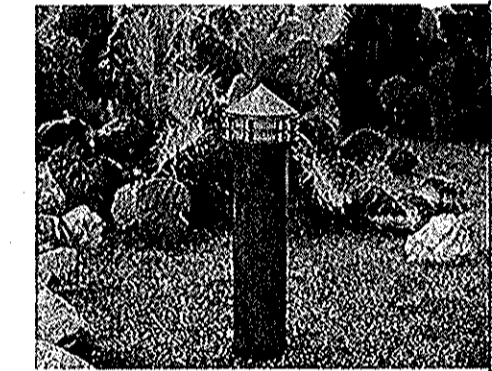
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 PH: (805) 684-0533
 www.bega-us.com



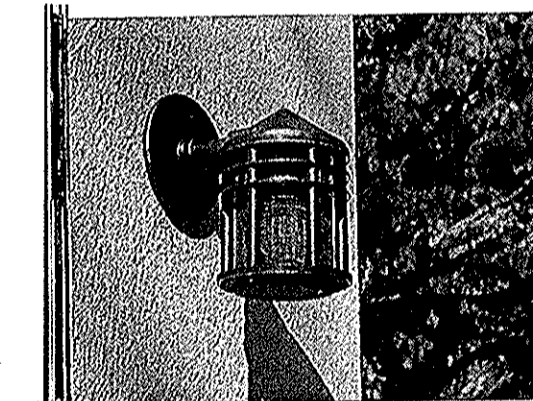
TYPE "B"
 MFR: TEKA
 MODEL: #IPF 2116
 COLOR: NATURAL
 QTY: 4
 LAMP SPEC: 50W PAR20
 PH: (805) 434-3511
 www.teka-illumination.com



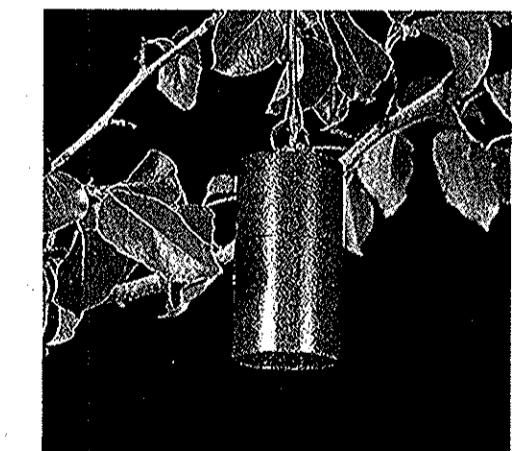
TYPE "C"
 MFR: TEKA
 MODEL: #2210
 COLOR: NATURAL
 QTY: 2
 LAMP SPEC: 12V 20W G4
 PH: (805) 434-3511
 www.teka-illumination.com



TYPE "D"
 MFR: TEKA
 MODEL: #SWM 8016
 COLOR: NATURAL
 QTY: 1
 LAMP SPEC: 100W A 19
 PH: (805) 434-3511
 www.teka-illumination.com



TYPE "E"
 MFR: BK LIGHTING
 MODEL: RING MOUNT DELTA STAR
 MODEL #: RM-2-BZP-9
 COLOR: BRONZ (BZP)
 QTY: 1
 LAMP SPEC: 20W MR16, 40Deg. Flood
 PH: (559) 438-5800
 www.bklighting.com

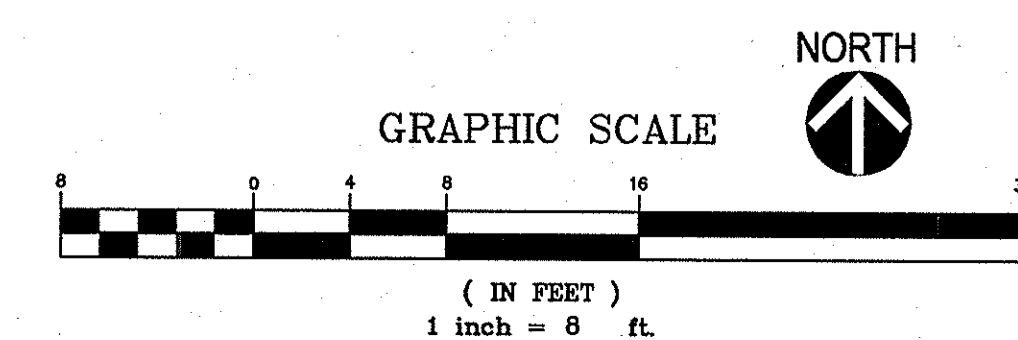


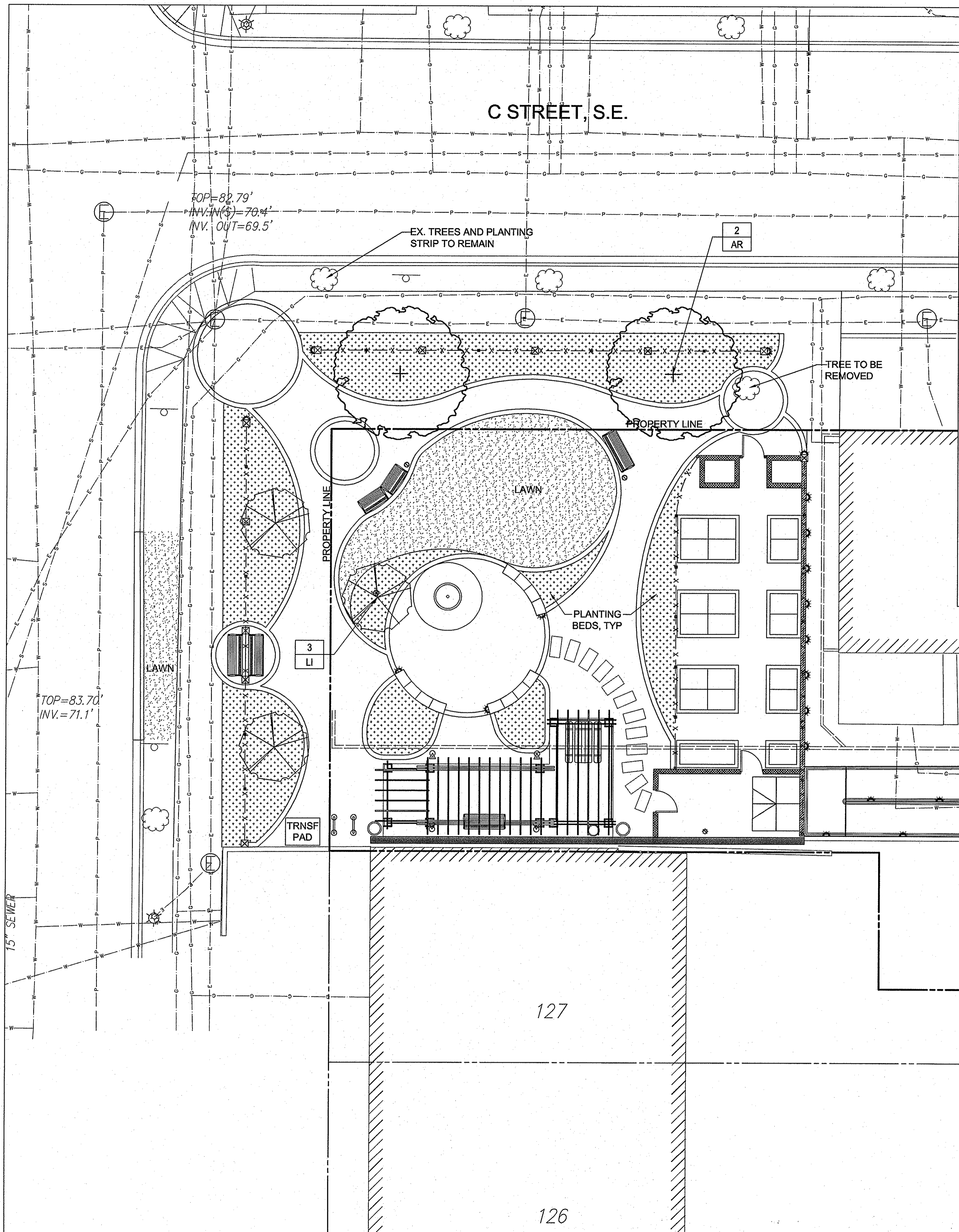
NOTE:
 OR ACCEPTABLE EQUALS. ALL
 LIGHTS SHOWN ARE SUBJECT TO
 REVIEW AND APPROVAL AND ARE
 PROVIDED AS EXAMPLES OF
 "QUALITY" AND "AESTHETICS" IN THE
 EVENT ALTERNATES ARE
 SUGGESTED OR REQUIRED.

**CHECK SET
 NOT FOR
 CONSTRUCTION**

VKA REVISIONS

50% CD's	7.31.08
REVISIONS	7.17.08
REVISIONS	7.15.08
DATE:	JULY 2, 2008
DES.	VKA
DWN.	VKA
SCALE:	AS SHOWN
PROJECT/FILE NO.	7183A
SHEET NO.	L-4





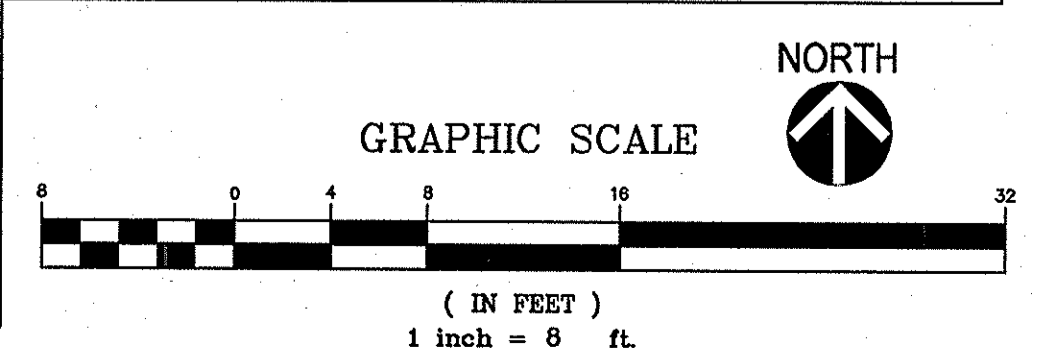
PRELIMINARY PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
TBD!	AR	Street Trees					
	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"-3.5" cal.	B & B	as shown	Full, strong central leader
TBD!	AR	Ornamental Trees					
	3	Lagerstroemia indica 'Natchez'	Crape Myrtle	1" multi	B & B	as shown	Multi, full, matching
		Shrubs					
		Perennials and Grasses					
		Vines and Groundcovers					
		SOD					
Sod	3	100% Turf-type Tall Fescue Mix			SY		
Note: Refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category 1 Tall Fescue Turf Variety Recommendations. Examples are: Apache II, Falcon II, Mustang II, Shenandoah and Shenandoah II. Turf Variety known as K-31 shall not be used.							

NOTES

- FOR PLANTING DETAILS, SEE SHEET L-4.1
- FOR TREE PROTECTION DETAILS, SEE CIVIL SHEETS C-XX.
- CONTRACTOR TO LAYOUT AND VERIFY PLANT BED / PATH EDGING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION.

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 VKA INCORPORATED
 8180 GREENSBORO DRIVE ■ SUITE 200 ■ McLEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)761-2787
 McLEAN, VA ■ GERMANTOWN, MD

**13TH STREET COMMUNITY
 PARK & GARDEN**
 PART OF
LOT 128, SQUARE 1041
 WASHINGTON, DC

PLANTING PLAN

VKA REVISIONS

50% CD's	7.31.08
REVISIONS	7.17.08
REVISIONS	7.15.08
DATE:	JULY 2, 2008
DES.	VKA
DWN.	VKA

SCALE: AS SHOWN

PROJECT/FILE NO.
7183A

SHEET NO.
L-5

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GENERAL PLANTING SPECIFICATIONS

PLANT / MATERIAL SPECIFICATIONS

PLANT IDENTIFICATION:

- ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
- STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
- CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF "UN-AVAILABILITY" ISSUES.
- PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES, UNLESS SPECIFIC CULTIVARS ARE NOTED.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "LANDSCAPE SPECIFICATIONS GUIDELINES," 4TH EDITION AS PRODUCED BY THE LANDSCAPE CONTRACTOR'S ASSOCIATION (LCA) OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

PLANT QUALITY:

- ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS. PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
- ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS (ANSI Z60.1).
- CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- EVERGREEN TREES SHALL BE UNIFORMLY WELL SHAPED WHEN LISTED AS "HEAVY" OR "FULL".
- PRUNING SHALL BE DONE DURING PLANTING OPERATION.
- ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO PREVENT WIND DAMAGE AND DESSICATION.

PLANT SIZE:

- CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
- SINGLE TRUNK TREES SHALL NOT INCLUDE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
- SHRUB HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH. SEE A.A.N. SPECS (ANSI Z60.1).
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

MULCH:

- MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, DOUBLE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER.

FERTILIZER:

- FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 8% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD); GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-5 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.

TOPSOIL:

- TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEIOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

PERMANENT SOD AREAS:

- AREAS TO RECEIVE SOD SHALL BE FREE OF STONES, ROOTS, DEBRIS ETC. IN EXCESS OF 2 INCHES IN SIZE AND UNIFORMLY GRADED FOR PROPER DRAINAGE AND ACCEPTANCE OF THE SOD.
- LAWN: SOD SHALL BE AN IMPROVED VARIETY, 100% TURF-TYPE TALL FESCUE (THE CONTRACTOR SHALL SELECT FROM VARIETIES THAT ARE APPROVED BY THE MARYLAND/VIRGINIA TURFGRASS VARIETY RECOMMENDATION WORKGROUP FOR CATEGORY 1 TALL FESCUE) CONSISTING OF STATE RECOMMENDED VARIETIES, FIELD GROWN, TWO YEARS OLD.
- REFER TO THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES, 4TH EDITION, PUBLISHED BY THE L.C.A. FOR METHODS OF SOD INSTALLATION.

SITE WORK / PREPARATION SPECIFICATIONS

- CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777 FOR LOCATION OF EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES CAUSED BY HIS METHODS OF CONSTRUCTION OR OPERATIONS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "LANDSCAPE SPECIFICATION GUIDELINES FOR MARYLAND, VIRGINIA, & THE DISTRICT OF COLUMBIA" AS PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION, UNLESS OTHERWISE STATED ON THE PLAN.
- EXISTING TREES SHALL NOT BE REMOVED, EXCEPT AS SHOWN ON THESE PLANS, UNLESS AUTHORIZATION IS GIVEN BY THE OWNER OR HIS REPRESENTATIVE.
- PACKAGED MATERIALS SHALL BE DELIVERED IN UNOPENED CONTAINERS OR BUNDLES, IDENTIFIED WITH NAME, BRAND, TYPE, WEIGHT & ANALYSIS. MATERIALS SHALL BE STORED SO AS TO PREVENT DAMAGE OR INTRUSION BY FOREIGN OBJECTS.
- CONTRACTOR SHALL ENSURE THAT PROPER GRADING OPERATIONS HAVE OCCURRED SO AS NOT TO HAVE PONDING OF WATER WITHIN PLANT PITS OR BEDS.
- TREES AND SHRUBS SHALL BE DELIVERED AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE BARK, BRANCHES, ROOT BALL OR PLANT MATERIALS IN GENERAL. IF PLANTING OF TREES OR SHRUBS IS TO BE DELAYED MORE THAN EIGHT HOURS PLANTS SHALL BE PLACED IN SHADE, COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL, AND KEPT MOIST. MATERIALS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TEN (10) DAYS.

CONTINUED

PLANTING SPECIFICATIONS

LOCATION:

- PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM WATER AND/OR SEWER LINES, AND FOUR (4) FEET FROM WALLS AND WALKS. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORSEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN EXPENSE.
- TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

EXCAVATION AND INSTALLATION:

- HOLES FOR TREES, SHRUBS, & PLANT BEDS SHALL BE EXCAVATED TO THE WIDTH AND DEPTH AS SHOWN ON THE DETAILS. ALL HOLES SHALL HAVE VERTICAL SIDES AND PIT DEPTH SHALL BE ADEQUATE SO AS TO ALLOW FOR 1/8 MAXIMUM OF ROOT BALL TO BE ABOVE FINISH GRADE.
- HOLES FOR TREES SHALL BE TWELVE INCHES WIDER THAN THE BALL ON ALL SIDES.
- HEDGES SHALL BE PLANTED IN A TRENCH 9" WIDER THAN THE SIZE OF THE BALL OR CONTAINER. BEDS FOR MASS PLANTING AND FOR GROUND COVER, HERBACEOUS PLANTS AND VINES SHALL BE ENTIRELY ROTOTILLED TO A DEPTH OF 8".
- DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.
- PLANTS SHALL BE CENTERED IN THE PLANT PIT AND ORIENTED FOR THE OPTIMUM VISUAL EFFECT. PLANT SHALL BE SET PLUMB AND STABILIZED UNTIL BACKFILL MATERIAL HAS BEEN PLACED. CONTRACTOR SHALL MAINTAIN TREES SO THEY REMAIN UPRIGHT AND VERTICAL THROUGHOUT THE WARRANTY PERIOD.
- REMOVE TAGS, TWINE, ROOT BASKETS FROM ENTIRE ROOT BALL. REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL.
- BACKFILL PIT WITH PLANTING SOIL MIX AND FERTILIZER TO APPROXIMATELY TWO-THIRDS FULL. TAMP AND WATER PLANT PIT. FILL PIT WITH REMAINING SOIL MIX AND CREATE SOIL BERM. BACKFILL SHALL BE REASONABLY FREE OF STONES, SUBSOIL, CLAY LUMPS, STUMPS, ROOTS, BERMUDA GRASS LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORSEEN OR UNSUITABLE PLANTING CONDITIONS ARISE, SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THEY SHOULD BE CALLED TO THE ATTENTION OF THE OWNER AT THE TIME OF PLANTING. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING.
- MULCH ALL TREE PITS, SHRUB, GROUND COVER AND FLOWERING BEDS WITH A 3" LAYER OF MULCH IMMEDIATELY AFTER PLANTING. ALL BED LINES SHALL BE CUT WITH A SMOOTH EDGE TO A MINIMUM DEPTH OF 3 INCHES. TREES LOCATED WITHIN THREE FEET OF SHRUB BEDS SHALL BE MULCHED AS PART OF THE SHRUB BED.

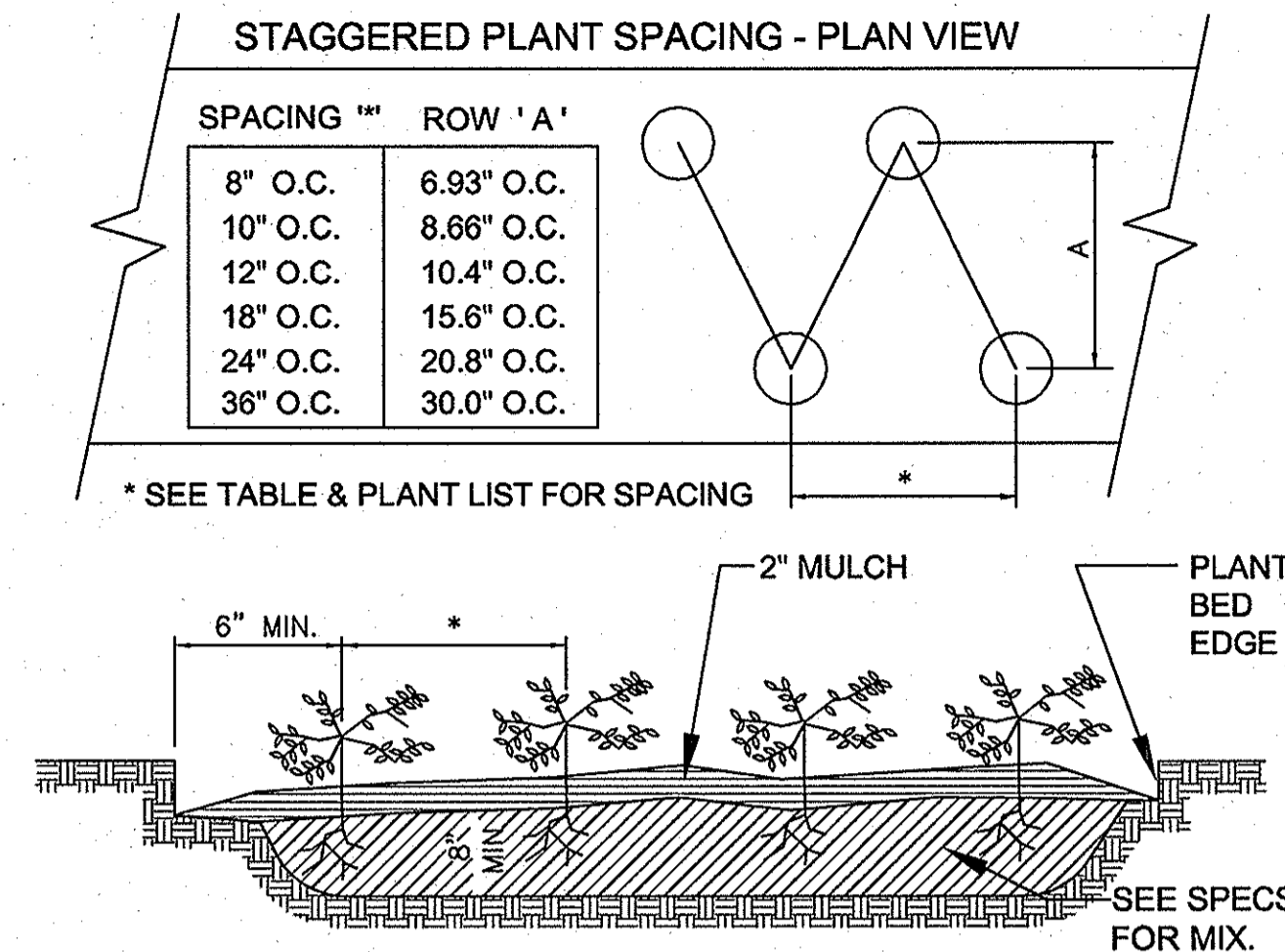
MAINTENANCE / WARRANTY SPECIFICATIONS

MAINTENANCE:

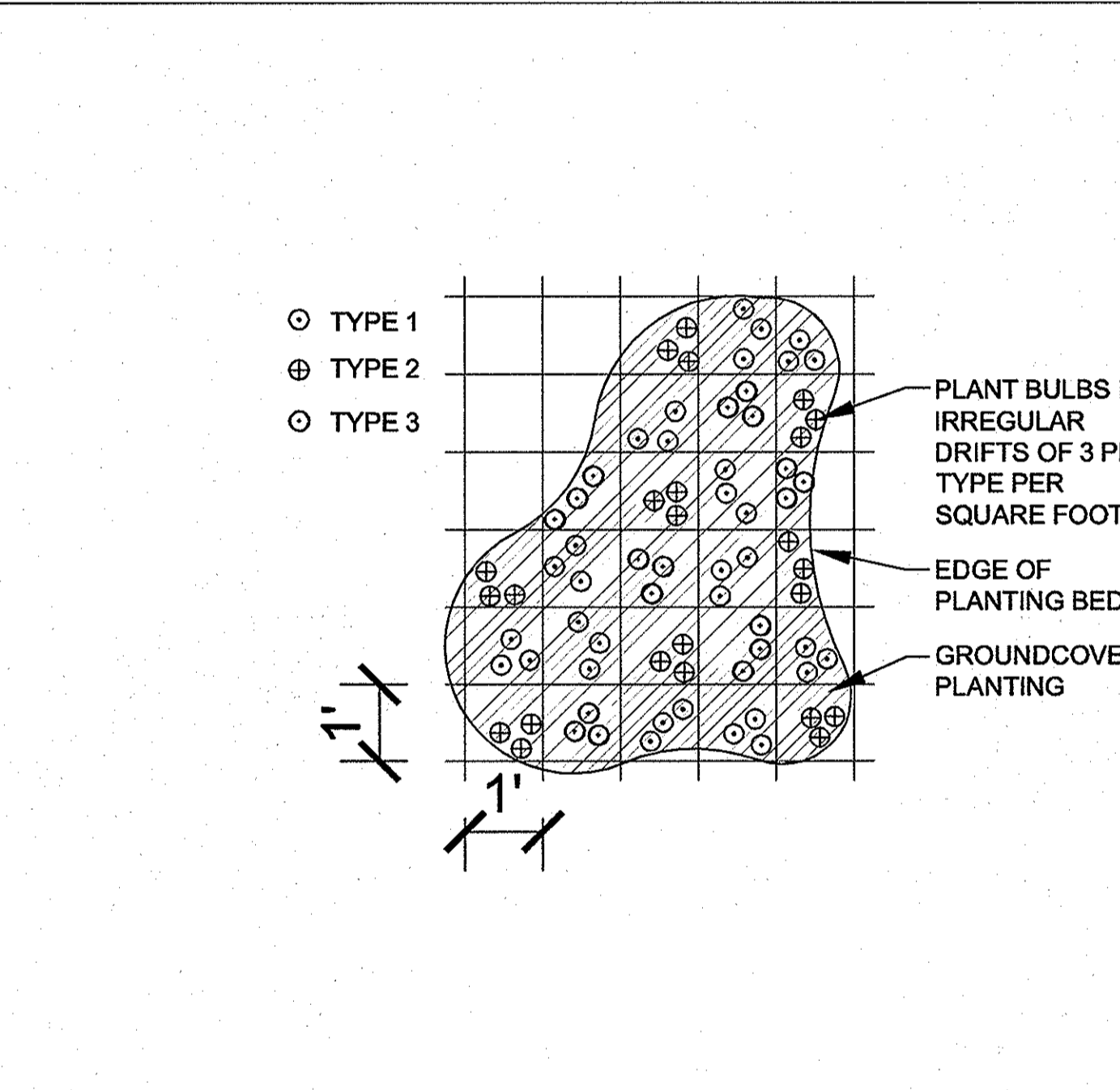
- THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RESTAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
- THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.
- THE CONTRACTOR SHALL BE REQUIRED TO REGRADE, RESEED / SOD, MULCH ETC. ALL LAWN AREAS DISTURBED AS A RESULT OF HIS PLANTING OPERATIONS.

WARRANTY AND REPLACEMENT:

- ALL MATERIAL, INCLUDING PLANTS, SEEDING & SOD SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES MECHANICAL INJURY OR VANDALISM.
- ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER

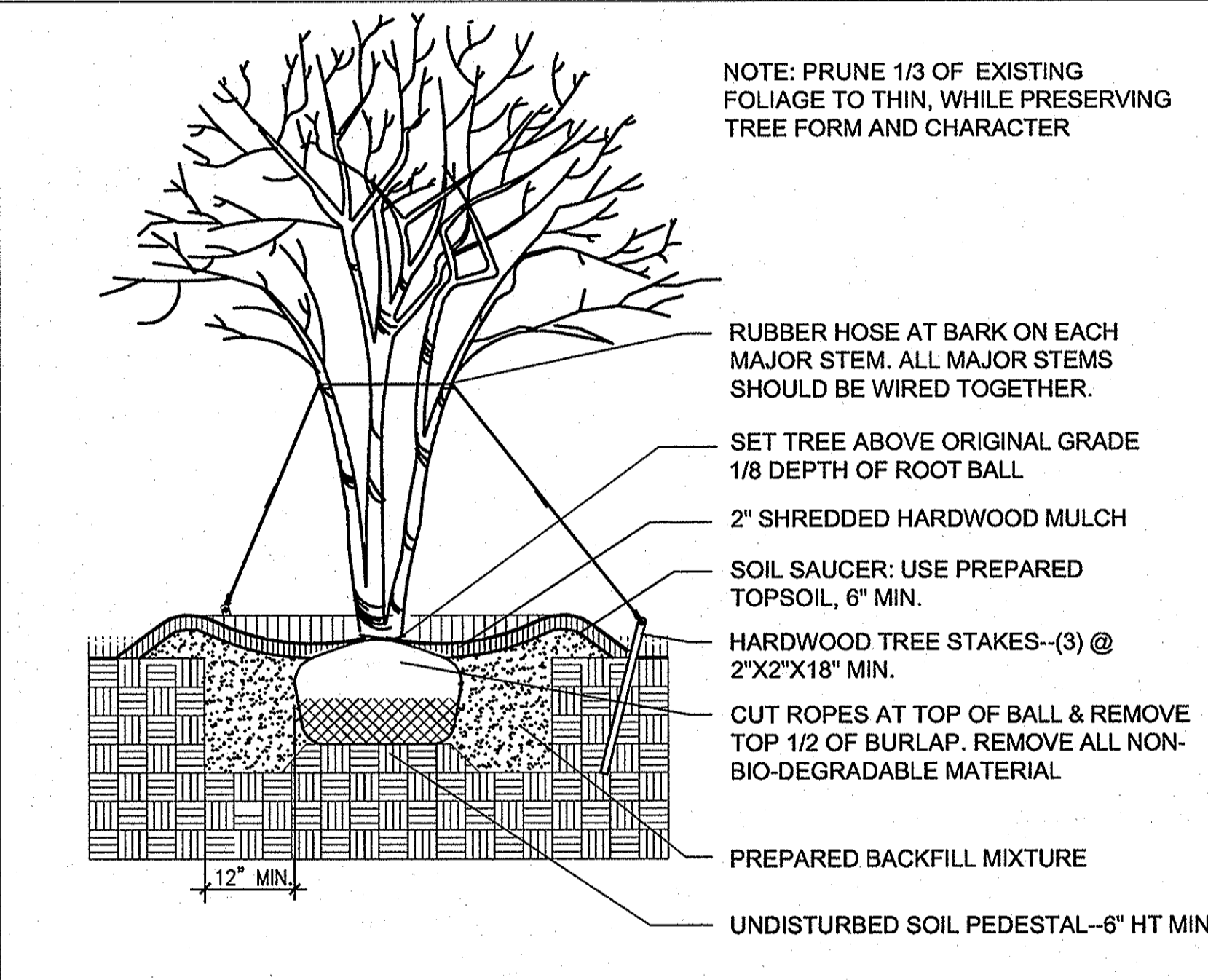


4 GROUNDCOVER PLANTING & SPACING
SCALE: NTS

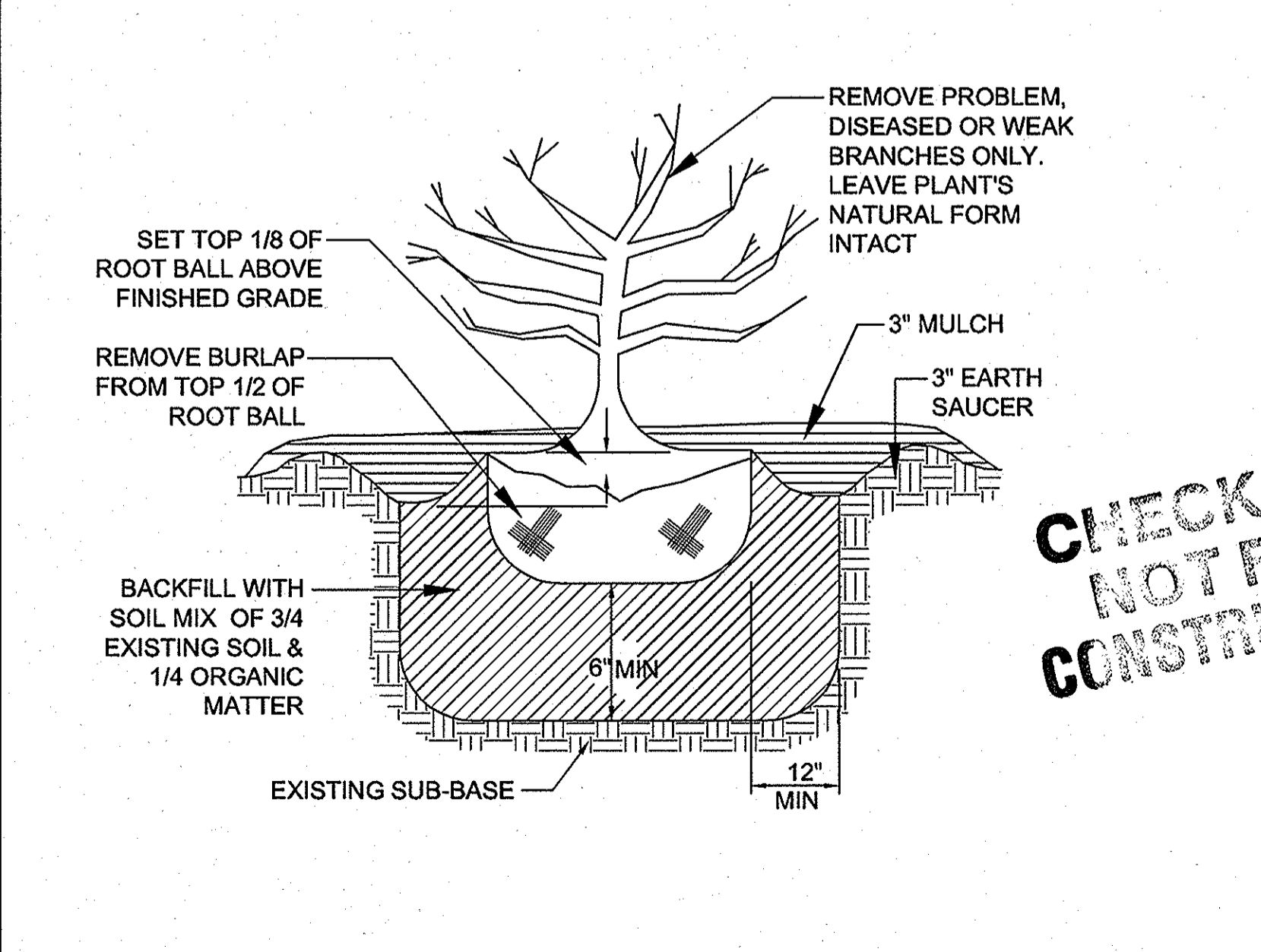


5 BULB SPACING
SCALE: NTS

1 DECIDUOUS TREE PLANTING
SCALE: NTS



2 ORNAMENTAL TREE PLANTING
SCALE: NTS



3 TYPICAL SHRUB PLANTING
SCALE: NTS

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VKA INCORPORATED
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13TH STREET COMMUNITY PARK & GARDEN
PART OF LOT 128, SQUARE 1041 WASHINGTON, DC

PLANTING DETAILS

VKA REVISIONS

DES.	VKA	DWN.	VKA
SCALE:	AS SHOWN		
PROJECT/FILE NO.	7183A		
SHEET NO.	L-5.1		

50% CD's 7.31.08
REVISIONS 7.17.08
REVISIONS 7.15.08
DATE: JULY 2, 2008

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SECTION 02910

PLANTING SOIL

PART 1 GENERAL

1.1 WORK INCLUDED

A. The work of this Section includes all labor, materials, tools, equipment and services necessary for and reasonably incidental to complete the soil work as shown on the drawings and specified herein, including, but not limited to the following:
1. Soil Preparation.
2. Soil Installation.
a. Soil mix for lawn areas on grade.
b. Soil for tree pit backfill.
c. Amending existing soil for landscape beds on grade.
d. Lightweight planting soil mix (Green Roof Intensive Media) over structure in courtyards and central spine areas.

1.2 RELATED WORK

A. Section 02300 Earthwork
B. Section 02810 Irrigation
C. Section 02920 Seeding and Sodding
D. Planting Notes & Materials--Sheets L-6.3 & I-6.4

1.3 QUALITY ASSURANCE

A. Soil work shall be performed by a firm with a minimum of five (5) years experience specializing in this type of work. Contractor shall have experience in working over structure and shall submit evidence of experience on a minimum of five projects of similar scope and complexity within the last five years. Mixing of Lightweight Soil (Green Roof Intensive Media) components is to be performed by an approved blender only.

B. Contractor will comply with applicable federal, state, county and local regulations governing soil materials and work.

1.4 SUBMITTALS

A. Manufacturer's Data: Submit copies of manufacturer's and/or source data for all materials including soils.
B. Samples: Submit samples of all topsoil, existing soil (for plantings on grade), soil mixes and the organic compost materials used in the making of soil mixes. Samples shall weigh 1 pound and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture and organic make-up of the material. A soil analysis of the soil mixes and topsoil, stating pH, nutrient levels (N, P, K), a chemical and mechanical analysis shall be made by the regional extension service and submitted with the sample. All materials shall be approved by the Architect prior to use. Additional tests are to be submitted after planting soil mixes are delivered to the site. The tests are to be taken from all soil mixes to be used on site and sent to area extension offices for tests and recommendations. All soil mixes used on site must be approved by the Architect prior to planting.

C. Planting Soil Percolation Test: Submit a soil percolation test report for each 200 cubic yards of proposed new planting soil, or existing stockpiled planting soil, certifying that proposed soil has a proper water absorption rate. Prior to delivery or placement of planting soil, perform tests of water absorption rates as follows:
1. Dig a rectangular pit 12" square by 18" deep and rapidly pour in water to a depth of 6" (approximately 3-3/4 gallons). Note time required for water to be completely absorbed.
2. Proposed planting soils having a water absorption rate faster than 18 minutes, or slower than 30 minutes are not acceptable.

D. Contractor is to provide Architect with a bar chart construction schedule prior to any soil work.

1.5 DELIVERY, STORAGE AND HANDLING

A. Deliver packaged materials in manufacturer's unopened container or bundles, full identified with name, brand, type, weight and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter. Remove from job site any material that becomes contaminated.
B. Do not deliver if soil is excessively wet or frozen.
C. Contractor must coordinate delivery location and schedule with Owner prior to delivery.
D. Soil is to be protected from compaction while stockpiled on site.
E. Soil is not to be installed if it is excessively wet or frozen.

1.6 JOB CONDITIONS

A. Work Notification: Notify Architect at least ten (10) calendar days prior to start of soil installation.
B. Protect existing utilities, paving and other facilities from damage caused by soil installation operations.
C. Starting work constitutes acceptance of the conditions under which work is to be performed. After such acceptance this Contractor shall, at his expense, be responsible for correcting all unsatisfactory and defective work resulting from such unsatisfactory conditions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Topsoil shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1" in diameter, capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5. Topsoil must comply with the following by volume:
Organic Content 3.0 - 3.5%
Clay 10 - 15%
Silt 15 - 25%
Sand 50 - 60%
Magnesium - Mg 100+ units
Phosphorus - P2O5 150+ units
Potassium - K2O 120+ units
Soluble Salts/ Conductivity Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)

B. Composted Pine Bark Fines: Shall be approved composted, ground pine bark having no particle with a dimension greater than 3/4".

C. Dolomite Lime: Shall be agriculture grade ground limestone containing
D. Sand: Shall be clean, washed, coarse, masonry sand sized up to 1/4".
E. Trace Elements: Shall be commercially available slow release materials containing zinc (Zn), Molybdenum (Mo), Copper (Cu), Boron (B), and Magnesium (Mn).
F. Composted Sewage Sludge: Shall be a commercially available, high quality, environmentally safe, sterile, EPA approved soil product for agronomic use. The product shall be composed of sewage sludge which has been combined with wood chips or other bulking agent, aerated and composted for 21 days including 3 days at 131° Fahrenheit. The product shall then have been aged, shredded and screened and exhibit the following characteristics:
pH 5.6 - 7.7
Total Nitrogen (N) 1.2% available
Phosphoric Acid (P2O5) 1% soluble
Potash (K2O) .25%
Micro-nutrient Content (Fe, Mn, S, Zn, Ni, Cu, B)
Low Cadmium Content
EPA Approval Pathogen Destruction
G. Leaf Mould: Shall be approved composted leaf materials.
H. Fertilizer: A commercial fertilizer for ornamental trees, shrubs and ground cover with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form. 14-14-14-Osmocote (or approved equal) shall be applied at a rate of 10 lbs. per square foot, tilled to a depth of 8", shall be used for perennials.

I. Soil Separator: Shall be rot resistant polypropylene filter fabric, water permeable, and unaffected by freezing and thawing. Acceptable products include: Mirafi 140N, Mirafi Civil Engineering Co., or Stabilenka Type T-80, American Enka Co., Enka, N.C.
J. Planter Drainage Fabric: Shall be prefabricated planter drainage fabric Miradrain 9000, a composite system consisting of a Mirafi drainage fabric bonded to a three-dimensional highly impact-resistant plastic core. The core shall have the following attributes:
1. Compressive Strength: (ASTM D-1621), 15,000 + PSF.
2. Overlaps: Shall be capable of mechanically interlocking so as to prevent separation of the overlaps during backfill.

PART 3 EXECUTION

3.1 INSPECTION

A. Examine the areas and conditions where soil mix is to be installed. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.
B. Cooperate with other Contractors and trades working in and adjacent to other work areas.

3.2 INSTALLATION OF SOIL MIX FOR LAWN AREAS ON GRADE

A. Soil Mix for Lawns on Grade: Shall consist of 15% composted sewage sludge and 85% topsoil, by volume. These materials must meet specifications described in Section 2.00 Products.
B. Loosen subgrade of lawn areas to a minimum depth of 3". Remove stones more than 1-1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.

C. Spread soil mix for lawn areas on grade to a minimum depth of 4" as required to meet grade and elevations shown on drawings, after lightly rolling and natural settlement. Allow for sod thickness in areas to be sodded.

3.3 INSTALLATION OF SOIL MIX FOR TREE PIT BACKFILL ON GRADE

A. Soil Mix For Tree Pit Backfill on Grade:
1. Shall consist of 1/2 existing soil, 1/6 topsoil, 1/6 sand and 1/6 composted pine bark fines or equal by volume. These materials must meet specifications described in Section 2.00 Products.
2. Soil mix shall be machine mixed on clean, hard surface free of contaminants or surface water. Do not mix in rainy weather or permit prepared mix to become water-saturated.
B. Existing soil shall be ripped to a depth of 12" to alleviate any compaction which has taken place during construction. Prior to loosening of soil, Contractor must locate existing utilities and coordinate with Owner any underground electric lines, drainage pipes, conduits, etc.

3.4 AMENDING EXISTING SOIL FOR LANDSCAPE BEDS ON GRADE

A. Existing soil shall be ripped to a depth of 12" to alleviate any compaction which has taken place during construction. Prior to loosening of soil, Contractor must locate existing utilities and coordinate with Owner any underground electric lines, drainage pipes, conduits, etc.
B. 2" of topsoil and 1" of composted pine bark fines shall be spread over bed areas being amended on grade.
C. Topsoil and pine bark fines shall be tilled in to a depth of 4".

END OF SECTION

VIKA logo and contact information: ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES. 8180 GREENSBORO DRIVE, SUITE 200, WASHINGTON, VIRGINIA, 22102. (703)442-7800 ■ FAX (703)761-2787. MALEANA, VA. GERMANTOWN, MD.

13TH STREET COMMUNITY PARK & GARDEN PART OF LOT 128, SQUARE 1041 WASHINGTON, DC

PLANTING SPECIFICATIONS

Table with 2 columns: Description, Date. Includes VIKa REVISIONS, 50% CD's 7.31.08, REVISIONS 7.17.08, REVISIONS 7.15.08, DATE: JULY 2, 2008, DES. VIKa, DWN. VIKa, SCALE: AS SHOWN, PROJECT/FILE NO. 7183A, SHEET NO. L-5.2

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SECTION 02920

SEEDING AND SODDING

PART 1 - GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, materials, tools, equipment, and services necessary for and reasonably incidental to complete the installation of grass lawns as shown on the drawings, or specified, including, but not limited to the following:

- 1. Soil Preparation.
2. Installation of sodded lawns.
3. Installation of seeded lawns.
4. Maintenance Period.
5. Warranty.

B. Provide the specified seeding or sodding treatment where indicated on the drawings in a fully established condition. Seeding is required for porous paving in fire lane; sod is required on all areas indicated on plans for sod.

1.2 RELATED WORK

- A. Section 02810: Irrigation
B. Section 02910: Planting Soil

1.3 QUALITY ASSURANCE

A. Installation of grass lawns and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work.

B. Applicable Specifications and Standards: Virginia Agricultural Standards for State "Certified" sod and seed.

1.4 SUBMITTALS

A. Refer to Soil, Section 02910 for lawn areas on grade.

B. Submit seed vendor's certification for required seed mixtures, indicating percentage by weight, and percentages of purity, germination, and weed seed for each species. Seed shall be "certified" by Virginia Department of Agriculture and shall conform to requirements of the Virginia Seed Law in all respects.

C. Certification of Sod: Submit sod vendor's certified label for each load of sod supplied, stating botanical and common name, percentage by weight, and percentages of purity, germination and weed seed for each grass seed species. Certification shall be issued by the Department of Agriculture of the State in which the sod is produced.

D. Submit the following material samples: Erosion control fabric (if needed).

E. Submit the following materials certifications: Fertilizer analysis.

F. Submit for review a schedule showing the dates (earliest and latest) proposed for each type of lawn work shown.

1.5 DELIVERY, STORAGE AND HANDLING

A. Deliver packaged soil amendments and fertilizer in original sealed and labeled containers and store indoors in a dry location.

B. Stockpile bulk commodities on well-drained ground, sheltered as necessary to keep dry.

C. Deliver seed in manufacturer's original, sealed containers with labels outlining analysis intact and legible. Store seed indoors in a dry location separated from herbicides and other materials detrimental to seed germination.

D. Deliver sod with sod vendor's Virginia Department of Agriculture Certified label on each load. Maintain sufficient moisture on each individual piece of sod. Install all sod within 24 hours of shipment.

1.6 JOB CONDITIONS

A. Work Notification: Notify Architect at least ten calendar days prior to start of lawn installation operations.

B. Season for Lawns: Installation of lawns shall be done only within the following dates or as specified on the drawings. If special conditions exist which may warrant a variance in the planting dates, a written request shall be submitted to the Architect stating the special conditions and the proposed variance. Permission for the variance will be given if, in the opinion of the Architect, the variance is warranted.

- 1. Seeded/Hydroseeded Lawns: March 1 - May 1 and September 1 - October 15.
2. Sodded Lawns: March 1 - May 15 and September 1 - November 15.

C. Protect existing utilities, paving, and other facilities from damage caused by lawn installation operations.

D. Perform lawn installation work only after planting and other work affecting ground surface has been completed.

E. Restrict traffic from seeded or sodded areas until established. Erect signs and barriers as required.

F. Locate, protect and maintain the irrigation system during lawn installation operations. Repair irrigation system components damaged during lawn installation operations at Contractors expense. Contractor shall use identical irrigation components for any repairs needed.

1.7 WARRANTY

A. Inspection and Acceptance:

1. Preliminary Inspection: Seeded and sodded areas will be inspected at the completion of installation to insure compliance with specified materials and installation requirements. The request for inspection shall be made in writing at least 10 days prior to date of inspection. Maintenance period will begin after preliminary inspection and approval.

2. Final Inspection and Acceptance: Inspection to determine acceptance of installation will be made by the Architect, upon Contractor's request. Provide notification at least 10 calendar days before requested inspection date.

a. Acceptance will be given provided all requirements including maintenance have been complied with, and a healthy, uniform, close stand of the specified grass is established, free of bare spots and weeds, undesirable grass species, disease, and insects. Grass height shall be 2" to 2 1/2" at time of acceptance. Upon final acceptance, the Owner will assume lawn maintenance.

Continued....

B. Guarantee:

- 1. Guarantee Schedules: All seeded, sodded and hydroseeded areas shall be guaranteed until final acceptance at the end of the maintenance period.
2. When work is accepted in part, the guarantee periods extend from each of the partial acceptances to the terminal date of the last guarantee period. Thus, all guarantee periods terminate at one time.
3. The Contractor shall provide a uniform stand of grass that is healthy, even-colored, free of weeds, undesirable grass species, disease, and insects, and that lies at the specified finish grade.
4. The Contractor shall repair, reseed and/or resod, without cost to the Owner, all lawn areas that are not in the specified acceptable condition. Repair method shall be the same as originally specified.
5. The Contractor shall maintain all repaired lawns for an additional maintenance period of at least 90 days and shall guarantee all repairs for an additional specified guarantee period.
6. The Owner will furnish water free of charge. Contractor shall provide means of distributing water from locations designated by Owner to points of watering if irrigation system is not in operation.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Topsoil: Shall comply with the requirements noted in Soil, Section 02910, Part 2 - Products.

B. Lime: Lime material shall be ground limestone which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Ground limestone shall be ground to such a fineness that at least 50% will pass through a 100-mesh sieve and 98 - 100% will pass through a 20-mesh sieve.

C. Fertilizer: All fertilizers shall be uniform in composition, free flowing, and suitable for application with approved equipment. Fertilizers shall be delivered to the site fully labeled according to applicable State Fertilizer laws and shall bear the name, trade name, or trademark and warranty of the producer.

Fertilizer shall be a complete fertilizer, recommended for grass, with fifty percent of the elements derived from organic sources; of proportion necessary to eliminate any deficiencies of topsoil as indicated by soil analysis to the following proportions:

- Nitrogen 5%
Phosphoric Acid 10%
Soluble Potash 5%

D. Grass Seed: State certified 'Blue Tag' 90% Tall Fescue (refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category 1 Tall Fescue turf variety recommendations) and 10% Kentucky Bluegrass seed (refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category 1 Kentucky Bluegrass variety recommendations); fresh, re-cleaned, latest crop, meeting the State standard for Pure live seed and maximum weed content.

E. Sod: Sod shall be state "Certified" 90% Tall Fescue (refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category 1 Tall Fescue turf variety recommendations) and 10% Kentucky Bluegrass (refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category 1 Kentucky Bluegrass variety recommendations), consisting of state recommended bluegrass varieties, field grown, two years old.

- 1. Sod shall be machine cut at a uniform soil thickness of 3/4" plus or minus 1/4" at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
2. Individual pieces of sod shall be cut to the supplier's standard width and length. Maximum allowable deviation from standard widths and lengths shall be 5%. Broken, torn or uneven sods will not be acceptable.
3. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically from a firm grasp on the upper 10% of the section.
4. Sod shall not be harvested or transplanted when moisture content, either excessively wet or dry, may adversely affect its survival.
5. Sod shall be harvested, delivered and installed within a period of 36 hours.
6. Sod shall be composed of the following mixture of State "Certified" seed: 90% Tall Fescue (refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category 1 Tall Fescue turf variety recommendations) and 10% Kentucky Bluegrass (refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category 1 Kentucky Bluegrass variety recommendations).

F. Sod Pegs: Soft wood, 3/4" diameter, 8" length, with one end sharpened.

G. Mulch and Binders:

- 1. Straw Mulch: For seeding operations between June 15 and July 15, clean oat or wheat straw well seasoned before bailing, free from mature seed bearing stalks or roots of prohibited or noxious weeds.
2. Wood Cellulose Fiber Mulch: For seeding operations between August 15 and June 15, degradable green dyed wood cellulose fiber or 100% recycled long fiber pulp, free from weeds or other foreign matter toxic to seed germination and suitable for hydromulching. Acceptable products include Conwed Hydromulch, Conwed Corporation, St. Paul, MN; Cellin Hydromulch, Cellin Mfg. Inc., Lorton, Va.
3. Tackifier: Liquid concentrate diluted with water forming a transparent three dimensional film-like crust permeable to water and air and containing no agents toxic to seed germination. Acceptable products include Polybind DLR, Cellite, Inc., Cleveland, OH; Curasol AK, American Hoechst Corp., Elk Grove, Ill.

H. Water: Clean, fresh and free of substances or matter which could inhibit vigorous growth of grass.

I. Herbicide: EPA registered and approved for pre-emergence application for crabgrass and broadleaf weed control.

J. Stakes: Softwood lumber, chisel pointed.

PART 3 - EXECUTION

3.1 INSPECTION

A. Examine the areas and conditions where seed and sod is to be installed. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work. Work shall proceed only after subgrade is within 1/4" of final grade. Grades on the areas where lawn is to be established shall be maintained in a true and even grade.

Continued....

3.2 INSTALLATION

A. Soil Preparation:

- 1. Refer to Soil, Section 02910, Part 3.2 - Installation of Soil Mix for Lawn Areas on Grade.
2. Apply lime, at the rate determined by the soil test, to adjust the pH of the soil to not less than 6.0 and not more than 6.5. Distribute lime evenly over the soil and fully incorporate into soil by tilling. If lawn is to be hydroseeded, lime application may be incorporated into hydroseeding procedure.
3. Apply fertilizer, at a rate determined by soil test. Distribute evenly over the soil and fully incorporate into the soil by tilling. If lawn is to be hydroseeded, fertilizer application may be incorporated into hydroseeding procedure.
4. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, and remove ridges and fill depressions. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

B. Seeded Lawns:

- 1. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create muddy soil conditions.
2. Install seed evenly by sowing equal quantities in two directions, at right angles to each other.
3. Sow specified grass seed mixture at a rate of 150 pounds per acre.
4. After seeding, rake surface of slightly to incorporate seed into top 1/4" of soil. Roll lightly and water with a fine spray.
5. Protect seeded slopes greater than 3:1 with erosion control fabric. Apply per manufacturer's instructions.
6. Protect seeded areas with slope less than 3:1 with straw mulch. Place straw mulch on seeded areas within 24 hours after seeding. Place straw mulch uniformly in a continuous blanket at the rate of 2-1/2 tons per acre. Crimp straw into soil by mechanical means, and anchor mulch with a liquid tackifier, at the rate of 60 gallons per acre, or an asphaltic emulsion binder at the rate of 100 gallons per acre.
7. Protect building, paving, plantings, and all non-seeded areas from overspray of seeded lawn products. Promptly clean up any soil, seed, lime, fertilizer, mulch and mulch binder from any non-seeded area.

C. Hydroseeded Lawns:

- 1. Clean all hydroseeding equipment prior to delivery to site. Use equipment equipped with an agitation system capable of keeping all the solids used in the slurry in complete suspension at all times during use. Use mixtures within eight hours of the time from when they are mixed.
2. Apply hydroseed slurry by means of a high-pressure spray which is directed upward into the air so that the mixture will fall to the ground in a uniform spray. When using a hand-held hose, spray may be directed onto the ground provided a uniform application of the slurry is made and no erosion or runoff is produced.
3. Hydroseed Mixtures shall be as follows: Lime and Fertilizer may be applied as part of hydroseeding procedure or may be applied separately as part of the soil preparation procedure.
a. For area with slopes greater than 3:1 or otherwise prone to erosion: Specified seed mixture at 225 pounds per acre. Wood cellulose fiber mulch: 2,000 pounds per acre. Tackifier: 60 gallons per acre. Lime and Fertilizer: As determined by soil test.
b. For area with slopes less than 3:1: Specified seed mixture at 225 pounds per acre. Wood cellulose fiber mulch: 1,500 pounds per acre. Tackifier: 60 gallons per acre. Lime and Fertilizer: As determined by soil test.
4. In lieu of applying wood cellulose fiber mulch with hydroseed mixture, Contractor may apply straw mulch and binder to lawn area after hydroseed mixture is applied, as follows:
a. Place straw mulch on seeded areas within 24 hours after seeding. Apply straw mulch uniformly in a continuous blanket at the rate of 2-1/2 tons per acre. A mechanical blower may be used for straw mulch application when winds are below 5 mph.

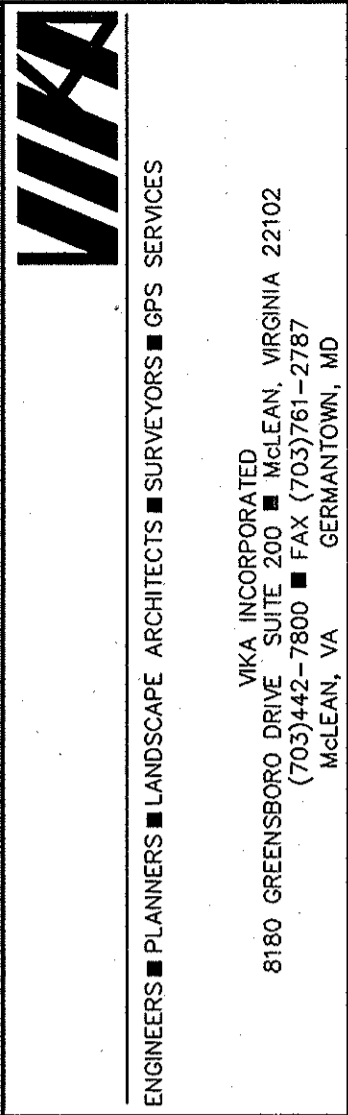
D. Sodded Lawns:

- 1. Moisten all areas to receive sod. Lightly irrigate soil immediately prior to laying sod.
2. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to prevent smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains and seeded areas, unless otherwise noted.
3. Install initial row of sod in a straight line (parallel to contours, walks or roadways) beginning at the bottom of slopes. Place subsequent row parallel to and lightly against the previously installed row.
4. Peg sod on slopes greater than 3:1 to prevent slippage.
5. Roll sod with light lawn roller to ensure contact with subgrade. Water sod thoroughly with a fine spray.

E. Maintenance:

- 1. Maintain all seeded and sodded areas until final acceptance of the Contract. Any areas which fail to show a uniform stand of vigorous growth shall be repaired with the original mixture until all designated areas are acceptable.
2. Properly mow, water, weed, rake, fertilize and remove grass clippings when visible. Maintain the grass at a maximum height of 3 1/2". Maintain lawn areas for 60 days after final acceptance. Sod will be reviewed for final acceptance upon completion. Seeded area will be reviewed when a stand of grass is visible.
3. Provide means of distributing water. Contractor should locate water source prior to installation.

END OF SECTION



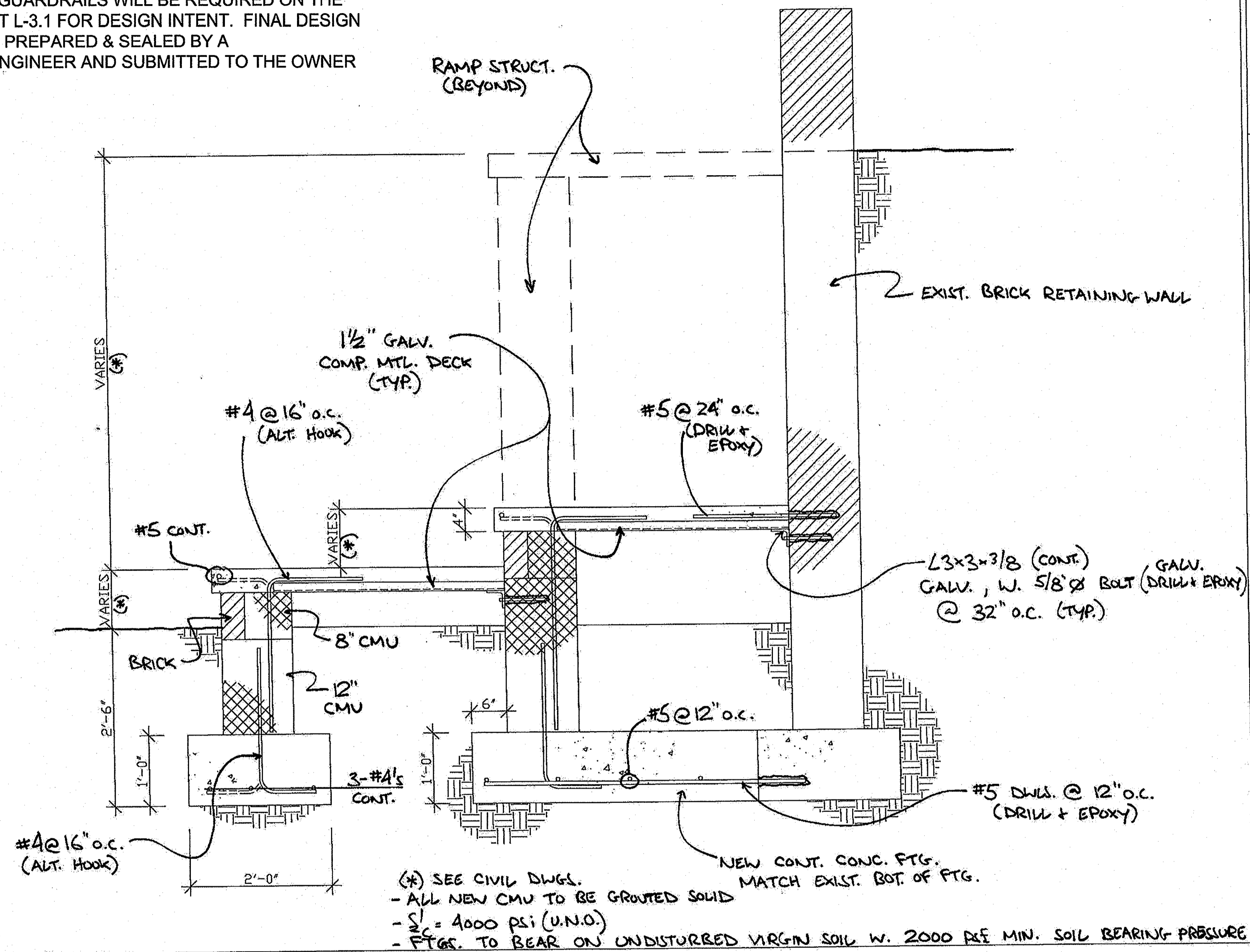
13TH STREET COMMUNITY PARK & GARDEN PART OF LOT 128, SQUARE 1041 WASHINGTON, DC

PLANTING SPECIFICATIONS

Table with columns for VIKAs, DWNs, and VIKAs. Includes revision history and project details.

CHECK SET NOT FOR CONSTRUCTION

NOTE:
HANDRAILS AND /GUARDRAILS WILL BE REQUIRED ON THE RAMP. SEE SHEET L-3.1 FOR DESIGN INTENT. FINAL DESIGN DRAWINGS TO BE PREPARED & SEALED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE OWNER FOR APPROVAL.



AFW Engineering 9019 Temple Hill Rd. Clinton, MD 20735 (301)922-3683	13th ST COMMUNITY PARK & GARDEN LOT 128, SQUARE 1041 WASHINGTON, DC	TYPICAL SECTION
DATE: 7-28-08 ENGINEER: E.P.	SHEET NO.: S-1 OF: 1	SCALE: 3/4" = 1'-0"

1 ACCESS RAMP--TYPICAL SECTION
SCALE: AS SHOWN

**CHECK SET
NOT FOR
CONSTRUCTION**

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA ■ GERMANTOWN, MD

STRUCTURAL DETAILS

13th STREET COMMUNITY
PARK & GARDEN
PART OF
LOT 128, SQUARE 1041
WASHINGTON, DC

VKA REVISIONS

DES.	DWN.
VKA	VKA

SCALE: AS SHOWN

PROJECT/FILE NO.
7183A

SHEET NO.
S-1

50% CD's 7.31.08
REVISIONS 7.17.08
REVISIONS 7.15.08
DATE: JULY 2, 2008

VKA - P:\LDD\Projects\7183.dwg_7183200.dwg [S-1--ramp] August 01, 2008 - 11:17am Krepes