

Consulted by: EWINGCOLE

CONSULTANTS
CIVIL SITE ENGINEERS
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LAND PLANNERS & LANDSCAPE ARCHITECTS:
WILLIAM DEPIPPO
405 South Lorton Alley
Columbia, MD 21046
Phone: 410-271-2700

STRUCTURAL ENGINEERS:
FALCON ENGINEERING, INC.
815 Light Street
Baltimore, MD 21202
Phone: 410-528-1100

MERFF ENGINEERS:
JENNIFER ENGINEERING, INC.
8011 Old River Road
Navy, MD 21054
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SUSTAINABILITY CONSULTANTS:
LOWE PARTNERSHIPS, LLC
10000 Greenleaf Road
Baltimore, MD 21286
Phone: 410-331-1000

PLANNING DEPARTMENT USE ONLY (E-PLANS)

GENERAL NOTES

A. BASE INFORMATION

- THE BASE MAPPING / SURVEY WAS PREPARED BY SOLTESZ, 2 RESEARCH PLACE, SUITE 100, ROCKVILLE, MD, 20850. 301-948-2750. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- THE PLANS ASSUME THE LAYOUT AND STAKING WILL BE ACCOMPLISHED USING TOTAL STATIONING/ DIGITAL METHODS. ANY INFORMATION PROVIDED IS INTENDED TO SUPPORT INFORMATION ALREADY CONTAINED IN CAD FILES USED FOR DOCUMENTING LAYOUT AND STAKING. CAD FILES DELINEATING ALL GRADING AND HARDSCAPE ELEMENTS SHOWN IN THESE PLANS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST.
- NORTHING AND EASTING POINTS, WHERE SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM AS REFERENCED FROM THE SITE SURVEY.
- THE LIMIT OF CONSTRUCTION WORK LINE SHOWN DEFINES THE LIMITS OF WORK IN THIS CONTRACT. EROSION PROTECTION DEVICES AND UTILITY SYSTEMS MAY EXTEND BEYOND THE PROJECT LIMITS LINE IN ORDER TO SUCCESSFULLY COMPLETE OPERATIONS AND / OR TIE INTO ADJACENT SYSTEMS.
- LIMITS OF CONSTRUCTION AND CONTRACTOR STAGING AREAS SHALL BE LIMITED TO AREAS DESIGNATED BY THE CONTRACT DOCUMENTS.

B. GENERAL REQUIREMENTS

- UNLESS OTHERWISE NOTED FOR THE PROJECT'S SITE DEVELOPMENT AND SPECIFICATIONS DOCUMENTS, THE **LANDSCAPE ARCHITECT, AKA MKSK**, SHALL BE THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH PROJECT DRAWINGS AND SPECIFICATIONS FOR ALL DIVISIONS OF WORK.
- VERIFY EXISTING CONDITIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE PERFORMED WHERE SUCH DISCREPANCIES EXIST. COMMENCEMENT OF CONSTRUCTION INDICATES THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING THE EXISTING CONDITIONS DEPICTED ON THE PROJECT DOCUMENTS AND ASSUMES FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS TO WORK CONSTRUCTED UNDER HIS CONTRACT.
- PRIOR TO COMMENCING WORK, REPORT AND DOCUMENT ANY DAMAGE OF EXISTING SITE STRUCTURES AND AMENITIES TO REMAIN TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- COORDINATE WORK RELATED TO OTHER TRADES AND THE GENERAL CONSTRUCTION OF THE PROJECT. ALL MEANS, METHODS, SEQUENCING AND PROCEDURES OF THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS RELATED TO THEIR WORK RESPONSIBILITIES INCLUDING THE VERIFICATION OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED.
- NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF ANY PLANNED UTILITY INTERRUPTION.

C. PROTECTION

- CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, HUBS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IF ANY PINS OR MONUMENTS ARE DISTURBED, DAMAGED, OR DESTROYED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED PROFESSIONAL SURVEYOR AT THE COMPLETION OF THE PROJECT AND AT THE CONTRACTOR'S EXPENSE.
- KNOWN EXISTING UTILITY LINES ARE NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROTECTING THEM DURING EXCAVATION. ANY DAMAGE TO UTILITIES AND ANY OTHER PROPERTY TO REMAIN SHALL BE REPAIRED IN KIND. IF CONTRACTOR ENCOUNTERS ANY UNFORESEEN UTILITY, NOTIFY THE OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION PRIOR TO PROCEEDING WITH THE WORK.
- CONTACT THE APPROPRIATE GAS AND ELECTRIC COMPANIES A MINIMUM OF 48 HOURS IN ADVANCE OF WORK TO BE PERFORMED WITHIN THE CONSTRUCTION SITE AND IS RESPONSIBLE FOR COORDINATING ANY RELOCATIONS OR ADJUSTMENT/REPLACEMENT OF AFFECTED UTILITIES AND APPURTENANCES.
- OBTAIN PERMITS AND TEMPORARY EASEMENTS FOR THE WORK AS REQUIRED AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE LOCAL JURISDICTION, THE STATE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- INSTALL TEMPORARY FENCING AND MAINTAIN THE SOIL AND CRITICAL ROOT PROTECTION ZONES AS INDICATED ON DRAWINGS. LANDSCAPE ARCHITECT TO APPROVE INSTALLATION OF FENCING BEFORE EQUIPMENT OR MATERIALS ARE BROUGHT ONTO THE SITE AND CONSTRUCTION OPERATIONS BEGIN.

D. PUBLIC SAFETY

- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY AND AUTHORITIES HAVING JURISDICTION. FOLLOW MAINTENANCE OF TRAFFIC PLANS.
- PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND CITY PRACTICES. EGRESS AND INGRESS TO ALL BUILDINGS MUST BE MAINTAINED AT ALL TIMES.
- PROVIDE FOR SAFE VEHICULAR AND PEDESTRIAN PASSAGE THROUGH THE CONSTRUCTION SITE AT ALL TIMES BY THE USE OF TRAFFIC CONTROL DEVICES, BARRICADES, SIGNAGE, PLATING, TEMPORARY ACCESS WALKS AND DRIVES, FLAGMEN OR OTHER RECOGNIZED PROTECTIVE METHODS.
- CONTACT THE CITY ENGINEER TRAFFIC DIVISION 72 HOURS IN ADVANCE OF ANY PROPOSED ROAD CLOSURES IN ORDER THAT THE PUBLIC AND SAFETY OFFICIALS CAN BE NOTIFIED. THE TRAFFIC DIVISION SHALL BE NOTIFIED OF ANY PROPOSED LANE CLOSURES NOTING THE ANTICIPATED DURATION OF SUCH CLOSURE AND THE TRAFFIC CONTROL MEASURES TO BE USED.
- TAKE CORRECTIVE ACTIONS FOR TRAFFIC MAINTENANCE IMMEDIATELY AS DIRECTED.

GENERAL NOTES	
E. EROSION CONTROL	
1. PROVIDE TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL ITEMS AS REQUIRED BY GOVERNING AGENCY, AS REQUIRED BY PERMIT, AS INDICATED ON THE PLANS, AND AS NOTED IN THE SPECIFICATIONS. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS PRIOR TO CLEARING AND COMMENCING EARTHWORK.	
2. MAINTAIN, KEEP CLEAN AND FULLY OPERATIONAL SITE DRAINAGE FACILITIES AND EXISTING EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE ADJACENT WATER BODIES, SURFACES AND STORM SEWERS ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAWS AND REGULATIONS.	
3. STORMWATER BMP'S SHALL BE INSPECTED ONCE EVERY SEVEN DAYS, AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAINFALL, OR BY WHAT IS REQUIRED BY PERMIT, WHICHEVER IS GREATER. CLEAN SEDIMENT BASINS AND CATCH BASINS AS REQUIRED TO MAINTAIN EFFECTIVENESS OR AS DIRECTED.	
F. SITE CLEANING	
1. PROVIDE APPROPRIATE CONTROL MEASURES DURING CONSTRUCTION TO PREVENT AIRBORNE DUST TO ADJACENT CITY PROPERTIES AND WALKWAYS.	
2. MAINTAIN THE CONSTRUCTION SITE AT ALL TIMES IN A PRESENTABLE CONDITION ACCEPTABLE TO ALEXANDRIA REAL ESTATE UNTIL THE COMPLETION AND ACCEPTANCE OF THE PROJECT. MAINTAIN ADJOINING STREETS, SIDEWALKS AND DRIVES FREE OF SOIL, MUD AND EXCESS CONSTRUCTION MATERIALS. BROOM SWEEP OR WASH AS NEEDED OR DIRECTED.	
3. REPAIR OR REPLACE DAMAGED UTILITIES, PAVEMENTS, STRUCTURES, LANDSCAPING, STREET SIGNS AND MONUMENTS WITHIN THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR, SUB CONTRACTOR, SUPPLIES OR WORKERS. SUCH REPAIR OR REPLACEMENT SHALL BE "IN KIND" AS DIRECTED. PROTECT ALL WORK AND PROPERTY WITHIN THE CONSTRUCTION SITE.	
4. REMOVE AND DISPOSE OF LEGALLY ALL RUBBISH AND CONSTRUCTION DEBRIS IMMEDIATELY, UNLESS OTHERWISE INDICATED ON DRAWINGS.	
PROJECT SPECIFIC NOTES	
1. CONTACT THE CITY ENGINEER'S OFFICE 24 HOURS PRIOR TO ANY WORK BRING PERFORMED IN THE CONSTRUCTION SITE IN ORDER TO PROVIDE FOR INSPECTION. NO CONCRETE INSTALLATION IS TO BE PERFORMED WITHIN THE CONSTRUCTION SITE UNLESS AN INSPECTOR CONFIRMS THAT THE CONDITIONS AND REQUIREMENTS OF THESE SPECIFICATIONS.	
2. CAREFULLY REMOVE, CLEAN AND PACK ITEMS DESIGNATED TO BE SALVAGED. TRANSPORT ITEMS TO OWNER'S STORAGE AREA, AS DESIGNATED ON THE DRAWINGS.	
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ABBREVIATIONS			
AB	ANCHOR BOLT	INV	INVERT
ADA	AMERICANS WITH DISABILITIES ACT	JB	JUNCTION BOX
ADD	ADDENDUM	LP	LOW POINT
ADJ	ADJACENT	LT	LIGHT FIXTURE
AGG	AGGREGATE	MANF	MANUFACTURER
AL	ALIGN	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MED	MEDIUM
APPR	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AUTO	AUTOMATIC	MISC	MISCELLANEOUS
AWC	ALIGN WITH CENTER	MS	MULTI-STEM
B&B	BALLED AND BURLAPPED	NIC	NOT IN CONTRACT
BC	BACK OF CURB	NOM	NOMINAL
BEL	BELOW	NTS	NOT TO SCALE
BET	BETWEEN	OA	OVERALL
BIT	BITUMINOUS	OC	ON CENTER
BLDG	BUILDING	OD	DIAMETER
BOT	BOTTOM	PCC	CONCRETE
BRK	BRICK	PERF	PERFORATED
BS	BOTH SIDES	PERP	PERPENDICULAR
BTC	BOTTOM OF CURB	PIP	POURED IN PLACE
BTF	BOTTOM OF FOOTING	PLT	PLANTING AREA
BTS	BOTTOM OF STEPS	PLUM	PLUMBING
BTW	BOTTOM OF WALL	POB	POINT OF BEGINNING
BW	BACK OF WALL	PPP	PEAT POTS
BYND	BEYOND	PPP	PLANTS PER POT
CAL	CALLER	PROP	PROPOSED
CB	CATCH BASIN	PRTR	PRESERVATIVE TREATED
CIP	CAST IN PLACE	PT	POINT
CJ	CONTROL JOINT	PTP	PRESSURE TREATED PINE
CL	CENTER LINE	PW	POTABLE WATER
CMU	MASONRY UNIT	PVMT	PAVEMENT
CO	CLEANOUT	QC	QUICK COUPLER
COL	COLUMN	QTY	QUANTITY
CONC	CONCRETE	R	RADIUS
CONT	CONTINUOUS	RD	ROUND
CT	CLEAR TRUNK	REINF	REINFORCED
CTR	CENTER	REM	REMOVE
DBH	DIAMETER AT BREAST HEIGHT	REQD	REQUIRED
DEM	DEMOLISH	REV	REVISION
DIA	DIAMETER	RIM	RIM ELEVATION
DIM	DIMENSION	SCH	SCHEDULE
DTL	DETAIL	SEC	SECTION
DWG	DRAWING	SHT	SHEET
EA	EACH	SIM	SIMILAR
EJ	EXPANSION JOINT	SNT	SEALANT
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRICAL	SPR	SPREAD
ENC	ENCLOSURE	SS	STAINLESS STEEL
ENG	ENGINEER	ST	SINGLE TRUNK
EOP	EDGE OF PAVEMENT	STD	STANDARD
EQ	EQUAL	STRUC	STRUCTURAL
EQUIP	EQUIPMENT	SQ	SQUARE
EW	EACH WAY EXISTING	TBD	TO BE DETERMINED
EXT	EXTERIOR	TC	TOP OF CURB
FB	FACE OF BUILDING	TCB	TOP OF COLUMN BASE
FC	FACE OF CURB	TCM	TOP OF COLUMN
FFE	FINISH FLOOR ELEVATION	TEMP	TEMPERATURE
FG	FINISH GRADE	TF	TOP OF FOOTING
FIN	FINISH	TS	TOP OF STAIRS
FW	FACE OF WALL	TW	TOP OF WALL
FT	FOOT, FEET	TYP	TYPICAL
FTG	FULL TO GROUND	UC	UNDER CUT
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GAL	GALLON	VERT	VERTICAL
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GRT	GRATE ELEVATION	W	WITH
HB	HOSE BIB	W0	WITHOUT
HC	HANDICAPPED	WLA	WATER LEVEL AVERAGE
HORZ	HORIZONTAL	WLV	WATER LEVEL VERTICAL
HP	HIGH POINT	WLS	WATER LEVEL STATIONARY
HT	HEIGHT	WM	WIRE MESH
ID	INSIDE DIAMETER	WP	WATERPROOFING
IDR	INLET DRAIN	WR	WASTE
IN	INCH, INCHES	WR	RECEPTACLE WELDED WIRE FABRIC
INC	INCLUDED	WWF	

GENERAL ALL SHEETS	
	DETAIL NUMBER DETAIL CUT SHEET NUMBER
	DETAIL NUMBER SECTION CUT SHEET NUMBER
	DETAIL NUMBER ELEVATION CUT SHEET NUMBER
	TYPICAL MATERIAL
	ALIGN
	ALIGN
	CENTERLINE
	PROJECT LIMITS / LIMIT OF WORK
	BREAKLINE
	ELEVATION
	DIMENSION
	RADIUS
WALL TYPES	
	BIORETENTION WALL, SEE DETAIL D L4.5 & CIVIL PLANS. HEIGHT: VARIES, COLOR: TBD, FINISH: TBD
	PLANTER TERRACE WALL, PRECAST CONCRETE VENEER SEE DETAIL A L4.5
	PLANTER CURB WALL, HEIGHT: 6"
	PRECAST CONCRETE SEATWALL, HEIGHT: 18", COLOR: TBD, FINISH: TBD, SEE DETAIL B L4.5
	WOOD CLAD SEATWALL, IPE WOOD CLADDING, SEE DETAIL E L4.5
	CIP CONCRETE SEATWALL, SEE DETAIL C L4.5
BOLLARD TYPES	
	ARCHITECTURAL BOLLARD - MANUFACTURER: HESS AMERICA - PRODUCT: TORO 900 - SEE DETAIL D L4.2

MATERIALS PLAN	
	CONCRETE PAVING TYPE: PEDESTRIAN FINISH: LIGHT BROOM 4" THICK, 4" AGGREGATE BASE
	ASPHALT PAVING TYPE: VEHICULAR 1 1/2" SURFACE COURSE, 3" INTERMEDIATE COURSE, 6" AGGREGATE BASE
	CONCRETE UNIT PAVER A TYPE: VEHICULAR - BITUMINOUS SETTING BED - 8" CONCRETE SUBSLAB - 6" AGGREGATE BASE - SEE DETAIL K L4.2
	CONCRETE UNIT PAVER B TYPE: VEHICULAR - BITUMINOUS SETTING BED - 8" CONCRETE SUBSLAB - 6" AGGREGATE BASE - SEE DETAIL J L4.2
	CONCRETE UNIT PAVER C TYPE: PEDESTRIAN - BITUMINOUS SETTING BED - 5 1/2" CONCRETE SUBSLAB - 4" AGGREGATE BASE, TYP. 6" IN R.O.W. - SEE DETAIL J L4.2
	CONCRETE UNIT PAVER D TYPE: PEDESTRIAN - BITUMINOUS SETTING BED - 5 1/2" CONCRETE SUBSLAB - 4" AGGREGATE BASE, TYP. 6" IN R.O.W. - SEE DETAIL K L4.2
	MULCH PATH TYPE: PEDESTRIAN - 4" DEPTH
	CORTEN STEEL EDGING - 3/4" THICKNESS, 6" DEPTH - 15" LENGTH STAKES
JOINTING PLAN	
	SAW-CUT CONTROL JOINT
	EXPANSION JOINT
	DECORATIVE JOINT
	SUBSLAB CONTRACTION JOINT
	SUBSLAB EXPANSION JOINT

LIGHTING SCHEDULE	
	CT1 CATENARY LIGHT [REFER ELECTRICAL PLANS]
	M1 ROADWAY LIGHT [REFER ELECTRICAL PLANS]
	M2 INTERNAL ROADWAY LIGHT [REFER ELECTRICAL PLANS]
	M3 SITE / PEDESTRIAN LIGHT [REFER ELECTRICAL PLANS]
	M3A SITE / PEDESTRIAN LIGHT [REFER ELECTRICAL PLANS]
	M4 LIGHT POLE, CUSTOM DESIGN, SEE DETAIL A L4.3
	M5 SITE / PEDESTRIAN POLE [REFER ELECTRICAL PLANS]
	Q1 WALL DOWN LIGHT [REFER ELECTRICAL PLANS]
	S1 TREE UPLIGHT [REFER ELECTRICAL PLANS]
	V1 PEDESTRIAN BOLLARD [REFER ELECTRICAL PLANS]
	V1A PEDESTRIAN BOLLARD [REFER ELECTRICAL PLANS]
	Y1 HANDRAIL LIGHT [REFER ELECTRICAL PLANS]

SITE PLAN AMENDMENT G:
81995045G
9800 MEDICAL CENTER DRIVE

SITE PLAN 81995045G

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 81995045G, including Approval Conditions, Development Program and Certified Site Plan.
Developer's Name: ARE-Maryland No.24, LLC, William DePippo Company
Address: 946 Clopper Road, Gaithersburg, MD 20878
Phone: 301-947-1770
Signature: _____

KEY PLAN

PRINCIPAL
ANDY KNIGHT, PLA
PROJECT MANAGER
RICK ESPE, PLA

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.
License No: 01-4189 Expiration Date: 01/26/23

REVISIONS

NO.	DESCRIPTION	DATE

ALEXANDRIA
ALEXANDRIA REAL ESTATE EQUITIES, INC

9800 MEDICAL CENTER DRIVE BUILDING E & PARKING DECK

ROCKVILLE, MD 20850

DRAWN BY: DB DATE: 02-19-2021
PROJECT NO.: SCALE:
DRAWING NAME:
MATERIALS LEGEND AND NOTES
FLOOR/SECTION/PHASE: DD DRAWING NO.: L0.1