ETC

www.etc-web.com

Engineering and Technical Consultants, Inc.
7165 Columbia Gateway Drive, Suite B; Columbia, Maryland 21046
t410.312.4761 f410.312.0482

October 15, 2026

U.S. Commission of Fine Arts (CFA)
Old Georgetown Board (OGB)
401 F Street NW, Suite 312
Washington, DC 20001

SUBJECT: Permit Review Submission
Main Courtyard Plaza Deck Rehabilitation
Corcoran at Georgetown Condominium
2715 M Street NW
Washington, DC
OG 26-276; HPA 26-323

To Whom it May Concern:

On behalf of Corcoran at Georgetown, A Condominium, Unit Owners Association, Engineering and Technical Consultants, Inc. (ETC) respectfully submits the enclosed application for Permit Review of the above referenced project.

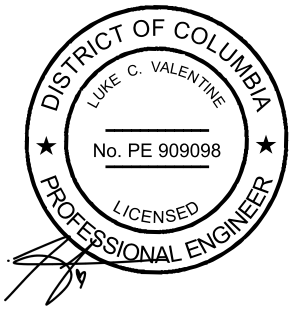
The Association currently holds a building permit for the courtyard plaza waterproofing project, which was conditionally approved by CFA with the understanding that all existing hardscaping, planters, fountains, and other courtyard features would be removed, salvaged, and reinstalled, or replaced in kind only as necessary (i.e., no change to the layout or aesthetic of the courtyard was permitted).

Since that approval, the project team has added a licensed landscape architect to develop a design for the courtyard. We applied for concept approval of the landscape design and received concept approval from CFA in September 2026.

We are now seeking permit approval from CFA, which would allow us to amend the currently approved permit set plans on file with the DC Department of Buildings (DOB) to incorporate the landscape and revised hardscape design. The finalized landscape architecture plans are attached to this submission. The waterproofing details and concrete repair details are already addressed in the approved plans on file with DOB.

Please contact us if you have any additional questions and/or concerns with the information presented in this letter.

Very truly yours,



Luke C. Valentine, P.E.
Senior Registered Engineer

ATTACHMENT: CFA Application and Referral for Old Georgetown Review (2 pages)
Landscape Architecture Plans

B

PERMIT NO.: B2601179

Department of Buildings
Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 671 - 3500

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: **3/25/2026**

Expiration Date: **03/25/2027**

Address of Project:	Zone:	Ward:	Square:	Suffix:	Lot:
2715 M ST NW	**MU-4**	**2**	**1214**		**0029**

Permit Restrictions: **HPRB**

Permission Is Hereby Granted To:	Owner Address:	
Corcoran At Georgetowm	**2715 M STREET NW** **WASHINGTON DC, DC 20007**	**PERMIT FEE:** **$34,256.67**

Permit Type:	Existing Use:	Proposed Use:	Building Construction Type:	Floor(s):
Alteration and Repair	**Condo - R-2**	**Condo - R-2**	**Type I - Fire-Resistive Non-combustible**	**0**

Agent Name / Address:	Contractor Name / Address :	Existing Dwell Units:	Proposed Dwell Units:	No. of Stories:
Shon Thomas **7121 Dorsey Run Road** **Elkridge, MD 20725**	**CULBERTSON COMPANY OF VIRGINIA LLC** **7000 TECH CIRCLE,** **MANASSAS, VA 20109**	**0**	**0**	**0**

Description Of Work: CFA / H

waterproofing replacement

Conditions/ Restrictions:

This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.

As a condition to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property to inspect all work authorized by this permit, and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or

If this permit was issued to a building built before 1978,
it is subject to full compliance with the Lead-Hazard Prevention and Elimination Act, its associated regulations, and the EPA Lead Renovation,
Repair and Painting Rule. To determine how to comply, visit the Department of Energy and Environment's Lead-Safe and Healthy Housing Division website
at https://doee.dc.gov/service/environmental-applications-licenses-and-permits or contact them at (202) 535-2600 prior to beginning work under the permit.
For more information on how to comply with EPA visit https://www.epa.gov/lead.

Brian J. Hanlon, AIA LEED AP®
Director

Permit Clerk **ADMIN**

DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General (OIG) at 202-727-0267 or 1-800 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases.

To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557

Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. www.missutility.net/wshingtondc/dcstatelaw.asp

PROJETC NARRATIVE:

THE EXISTING COURTYARD, ORIGINALLY DESIGNED BY ARCHITECT WALTER CHATHAM COTTON MOORE, HAS DETERIORATED OVER TIME AND NOW REQUIRES A COMPREHENSIVE RECONSTRUCTION. BECAUSE THE COURTYARD IS LOCATED ABOVE AN UNDERGROUND PARKING GARAGE, ALL EXISTING HARDSCAPE MATERIALS, PLANTERS, PAVING, FOUNTAIN COMPONENTS, AND SURFACE FINISHES MUST BE REMOVED TO FACILITATE THE REPLACEMENT OF THE WATERPROOFING SYSTEM AND ASSOCIATED STRUCTURAL IMPROVEMENTS.

THE PROPOSED COURTYARD RECONSTRUCTION SEEKS TO PRESERVE THE ORIGINAL DESIGN INTENT WHILE ADDRESSING LONG-STANDING FUNCTIONAL AND MAINTENANCE CHALLENGES. WALTER CHATHAM COTTON MOORE'S DESIGN ESTABLISHED A FORMAL COURTYARD ORGANIZED AROUND STRONG AXIAL RELATIONSHIPS, CAREFULLY POSITIONED SCULPTURES, RAISED BRICK PLANTERS, AND A CENTRAL FOUNTAIN THAT CREATED A SENSE OF ENCLOSURE AND TRANQUILITY WITHIN THE URBAN SETTING. THESE DEFINING ELEMENTS REMAIN HIGHLY VALUED AND WILL CONTINUE TO GUIDE THE REDESIGN.

A PRIMARY OBJECTIVE OF THE PROJECT IS TO ENLARGE THE RAISED BRICK PLANTING BEDS TO PROVIDE ADEQUATE SOIL VOLUME FOR HEALTHY TREE GROWTH AND A MORE DIVERSE ORNAMENTAL PLANTING PALETTE. THE EXISTING PLANTERS ARE TOO NARROW TO SUPPORT LONG-TERM PLANT HEALTH, RESULTING IN DECLINING VEGETATION AND LIMITED SHADE. THE EXPANDED PLANTING AREAS WILL ALLOW FOR THE ESTABLISHMENT OF CANOPY TREES, UNDERSTORY PLANTINGS, AND SEASONAL INTEREST THAT WILL ENHANCE BIODIVERSITY, IMPROVE ENVIRONMENTAL PERFORMANCE, AND CREATE A MORE COMFORTABLE COURTYARD EXPERIENCE FOR RESIDENTS AND VISITORS.

THE EXISTING FOUNTAIN IS PROPOSED TO BE RECONSTRUCTED AT A REDUCED SCALE TO LESSEN STRUCTURAL LOADING ON THE GARAGE ENTRANCE RAMP BELOW WHILE MAINTAINING ITS ROLE AS THE VISUAL CENTERPIECE OF THE COURTYARD. THE REVISED FOUNTAIN DESIGN WILL RETAIN THE CHARACTER AND SPIRIT OF THE ORIGINAL FEATURE WHILE IMPROVING LONG-TERM DURABILITY, ACCESSIBILITY, AND EASE OF MAINTENANCE.

ALL EXISTING SCULPTURES WILL BE PRESERVED AND MAINTAINED IN THEIR CURRENT LOCATIONS, REMAINING ALIGNED WITH THE HISTORIC AXES AND SPATIAL ORGANIZATION OF THE COURTYARD. THE PROPOSED IMPROVEMENTS RESPECT THE ARCHITECTURAL LEGACY OF THE ORIGINAL DESIGN WHILE ADAPTING THE COURTYARD TO CONTEMPORARY FUNCTIONAL REQUIREMENTS. THE RESULT WILL BE A MORE RESILIENT, SUSTAINABLE, AND MAINTAINABLE LANDSCAPE THAT HONORS THE ORIGINAL VISION OF WALTER CHATHAM COTTON MOORE WHILE ENHANCING THE STRUCTURE, AMENITIES, AND ECOLOGICAL PERFORMANCE OF THE SITE FOR FUTURE GENERATIONS.



COUTYARD - VIEW EAST



COUTYARD - VIEW WEST



GARAGE ENTRACE - US CAPITOL SCULPTURE



JEFFERSON MEMORIAL SCULPTURE



LINCOLN MEMORIAL SCULPTURE

PROJECT NARRATIVE & EXISTING CONDITIONS PHOTOS

FINE EARTH LANDSCAPE
BERNIE MIHM
LANDSCAPE ARCHITECT
16815 BUDD ROAD
POOLESVILLE, MD
CELL: 301.370.0471

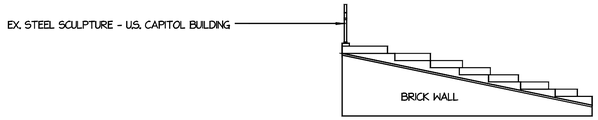
DISTRICT OF COLUMBIA STANDARD OFFICE OF LICENSED LANDSCAPE ARCHITECT LA#40000043

CLIENT:
GORCORAN AT GEORGETOWN
2715 M STREET NW, DC

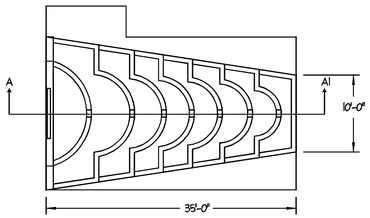
DATE:
OCTOBER 2026

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SCALE IN FEET



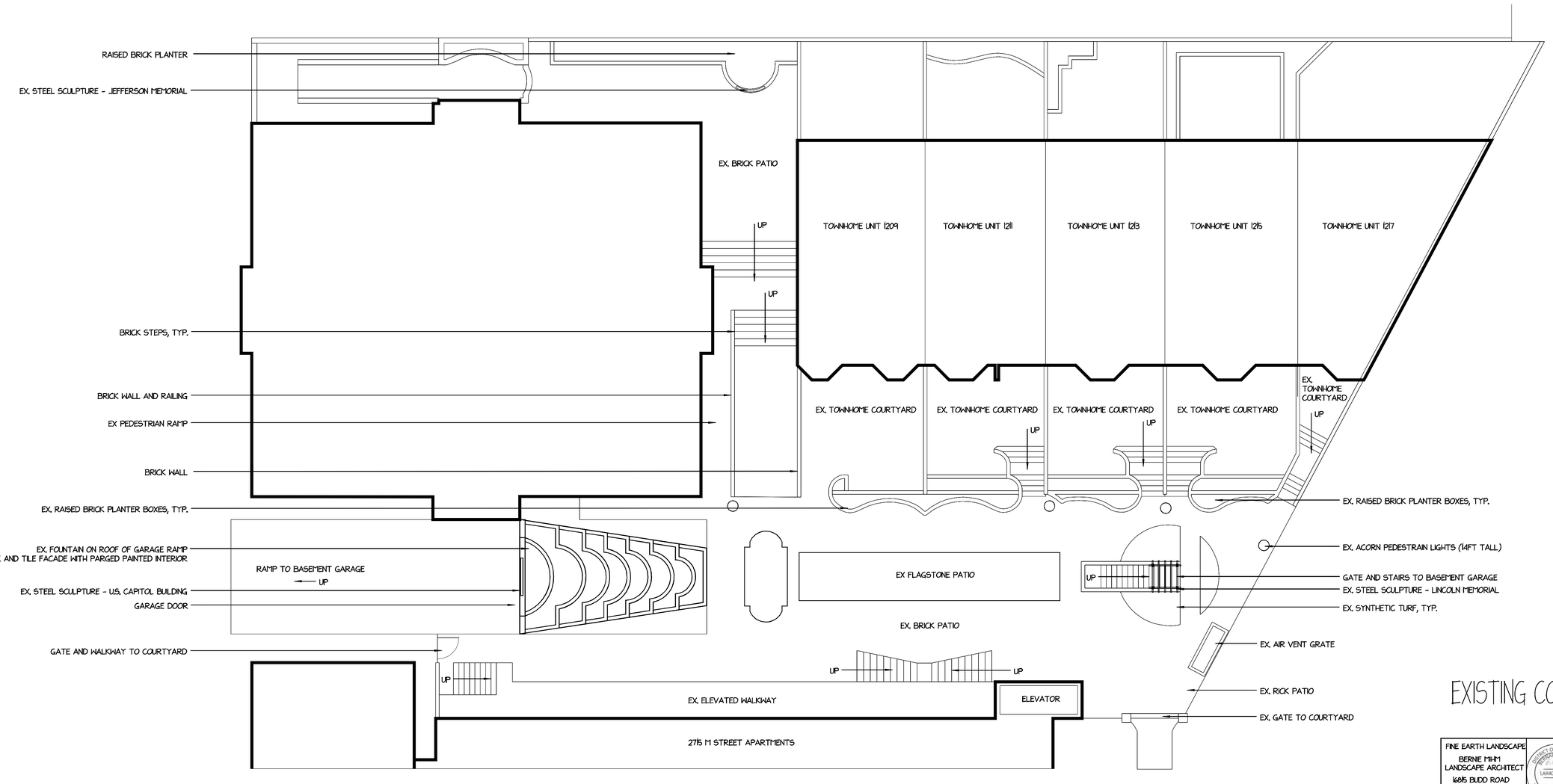
EXISTING FOUNTAIN CROSS SECTION A-A1



EXISTING FOUNTAIN PLAN VIEW



EXISTING CONDITIONS FOUNTAIN PHOTO

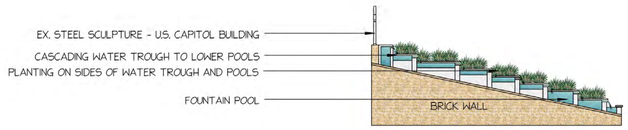


EXISTING CONDITIONS PLAN

FINE EARTH LANDSCAPE BERNIE MAM LANDSCAPE ARCHITECT 6815 BUDD ROAD POOLESVILLE, MD CELL: 301.370.0471	COMMONWEALTH OF VIRGINIA BERNARD MAM LAR#0000043 LICENSED LANDSCAPE ARCHITECT	CLIENT: CORCORAN AT GEORGETOWN 2715 M STREET NW, DC	DATE: OCTOBER 2026

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EXISTING FOUNTAIN CROSS SECTION A-A1

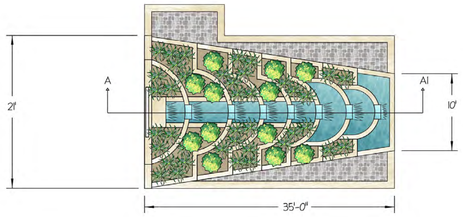
Fountain Reconstruction and Landscape Enhancement

The existing fountain structure shall be reconstructed and transformed into a terraced landscape fountain while preserving the original symmetry and strong central axis of the design.

A narrow central cascading water trough shall originate at the sculpture pedestal and descend through a series of centered rectangular spillways. Water circulation shall be limited to the central trough and the lower three fountain pools only.

The newly created terraces shall be densely planted with Pennisetum (Fountain Grass) to provide texture, movement, and seasonal interest. Jasminum nudiflorum (Winter Jasmine) shall be incorporated throughout the terraces and allowed to cascade over terrace walls to soften the fountain structure and create a layered landscape effect.

Belgian cobble paving shall be installed adjacent to planter and fountain edges as indicated on the plans. The completed reconstruction shall retain the formal character of the original fountain while integrating landscape elements that enhance visual interest, improve functionality, reduce long-term maintenance requirements, and strengthen the overall courtyard composition.



EXISTING FOUNTAIN PLAN VIEW



DECORATIVE POST-TOP LIGHT FIXTURE:
BRANDON INDUSTRIES 4" DIAMETER DECORATIVE LIGHT POLE AND BASE
WITH LED TRADITIONAL POST-TOP LUMINAIRE, MODEL AC-27A ACRYLIC GLOBE. BLACK FINISH



1-3/8" THICK PINE HALL BRICK BROOKSTOWN FULL RANGE,
4" X 8" CLAY PAVERS, HERRINGBONE PATTERN



3-1/2" X 3-1/2" X 1" THICK STORMY GRAY
GRANITE COBBLE PAVERS, MESH-MOUNTED



LIMESTONE BAND



PERSIAN IRONWOOD 'PERSIAN SPIRE'



NELLIE STEVENS HOLLY



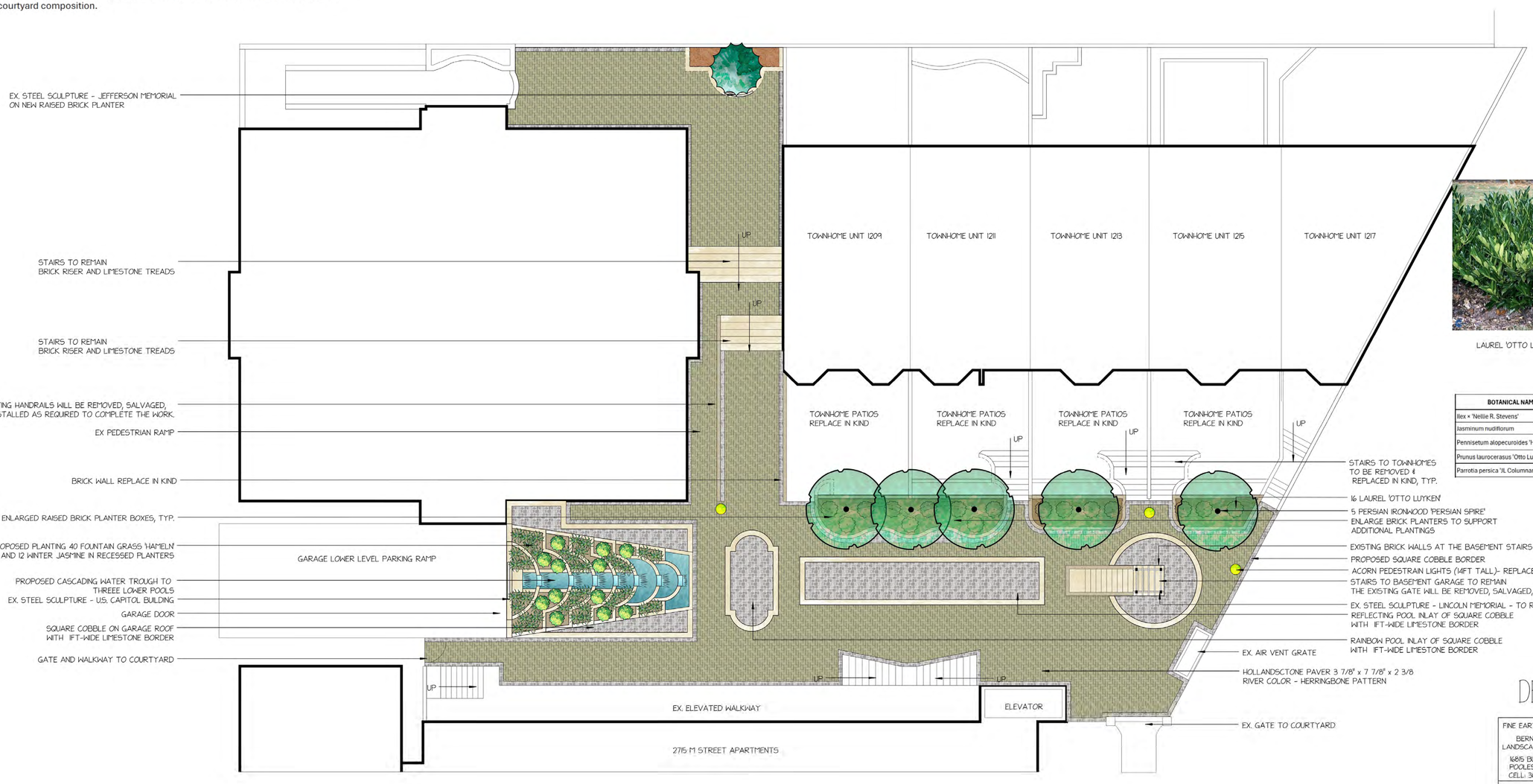
WINTER JASMINE



LAUREL 'OTTO LUYKEN'



FOUNTAIN GRASS 'HAMELN'



BOTANICAL NAME	COMMON NAME	SIZE	SPACING / NOTES
Ilex × 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-7' HT.	B&B, Full & Heavy
Jasminum nudiflorum	Winter Jasmine	3 GAL.	36" O.C.
Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL.	30" O.C.
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	3 GAL.	36" O.C.
Parrotia persica 'JL Columnar'	Persian Spire Ironwood	10-12' HT.	B&B, Full & Heavy

NOTES:
THE THREE EXISTING SCULPTURES ARE CURRENTLY SECURED TO THEIR RESPECTIVE SUBSTRATES WITH BOLTED BASEPLATE CONNECTIONS. THE SCULPTURES ARE TO REMAIN IN PLACE AND WILL NOT BE DETACHED.
THE SCOPE OF WORK INCLUDES CLEANING METAL COMPONENTS TO REMOVE SURFACE RUST, PAINTING THE SCULPTURES TO MATCH THE EXISTING FINISH, AND WATERPROOFING THE BASES AS REQUIRED TO PROVIDE WATERTIGHT CONDITIONS.

DESIGN PLAN

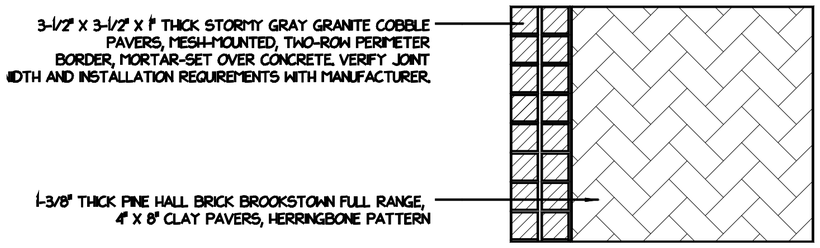
FINE EARTH LANDSCAPE
BERNIE MAHI
LANDSCAPE ARCHITECT
16815 BUDD ROAD
POOLESVILLE, MD
CELL: 3013700471

CLIENT:
CORCORAN AT GEORGETOWN
2715 M STREET NW, DC

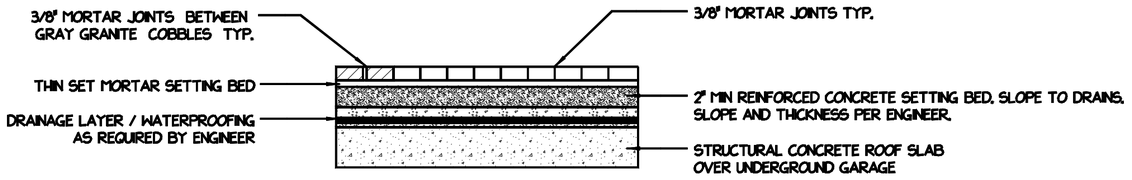
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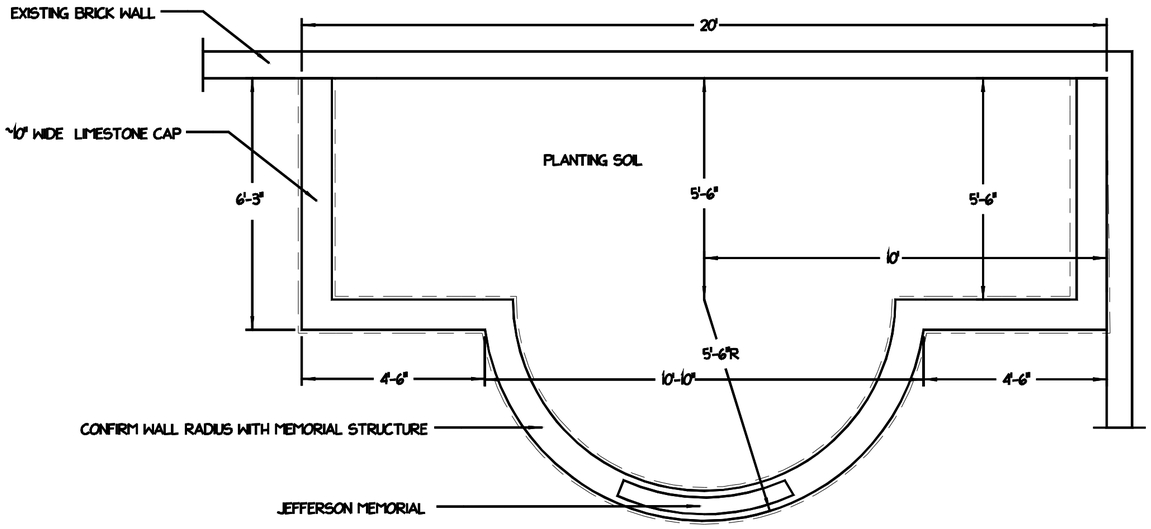
SCALE IN FEET 0 5 10 20



PAVER PLAN VIEW - MORTAR SETTING BED OVER CONCRETE (TYPICAL)
SCALE N.T.S.

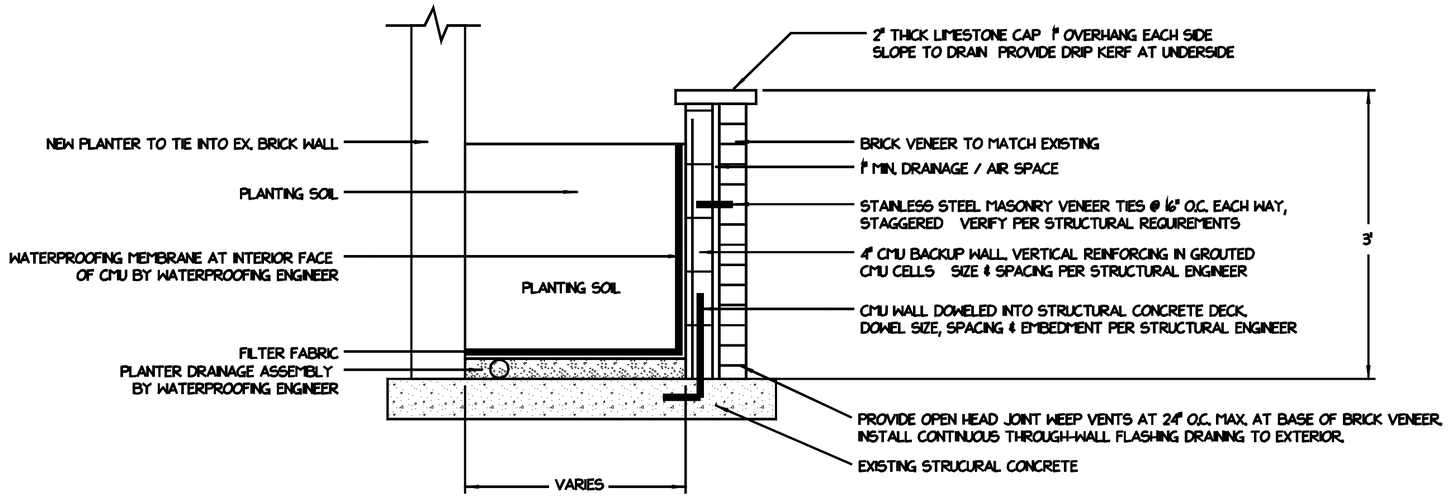


PAVER SECTION VIEW - MORTAR SETTING BED OVER CONCRETE (TYPICAL)
N.T.S.

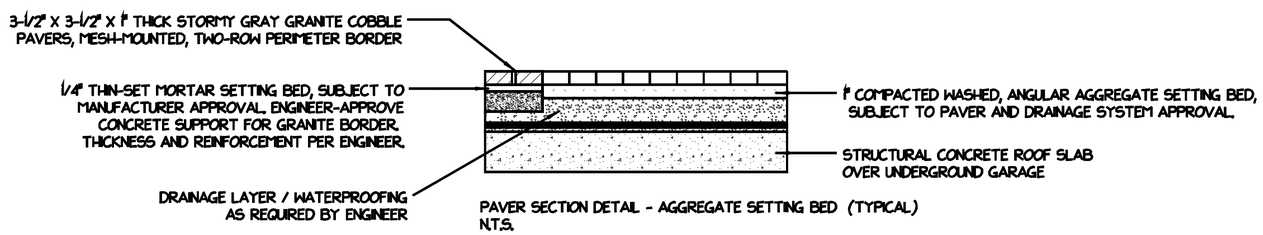


PLANTER PLAN VIEW (TYPICAL)
SCALE 3/8"=1'

PAVER PLAN VIEW - AGGREGATE SETTING BED (TYPICAL)
SCALE N.T.S.



PLANTER SECTION DETAIL (TYPICAL)
N.T.S.



PAVER SECTION DETAIL - AGGREGATE SETTING BED (TYPICAL)
N.T.S.

GENERAL NOTES 1. MAXIMUM AVAILABLE PAVING ASSEMBLY DEPTH APPROXIMATELY 4" ABOVE STRUCTURAL CONCRETE SLAB.
2. FINISHED TOP OF GRANITE COBBLES AND BRICK PAVERS TO BE FLUSH
3. MAINTAIN CONTINUOUS DRAINAGE TO ROOF DRAINS. DO NOT OBSTRUCT DRAINAGE WITH PERIMETER SUPPORT.
4. ALL SETTING MATERIALS, SUPPORT THICKNESSES, WATERPROOFING AND DRAINAGE DETAILS TO BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.

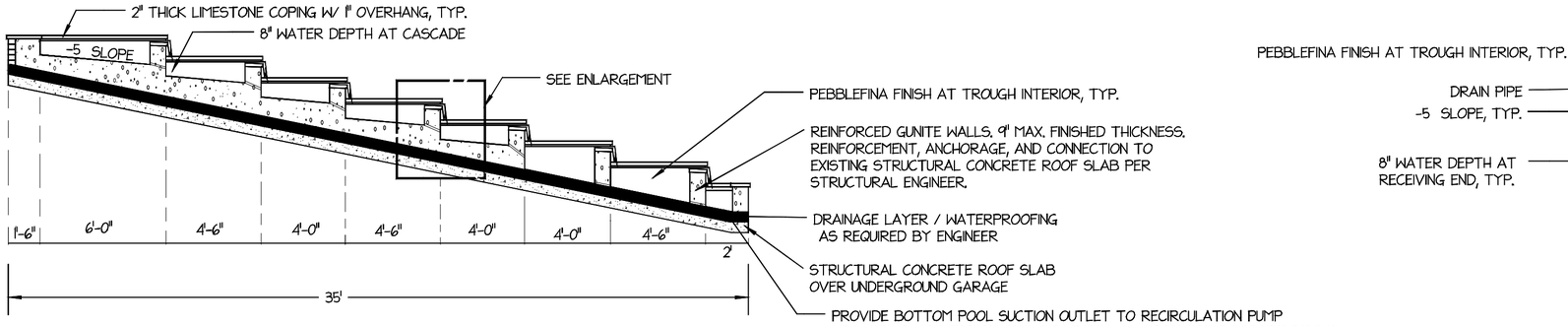
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DISTRICT OF COLUMBIA BERNARD MIHM LAR40000043 LICENSED LANDSCAPE ARCHITECT

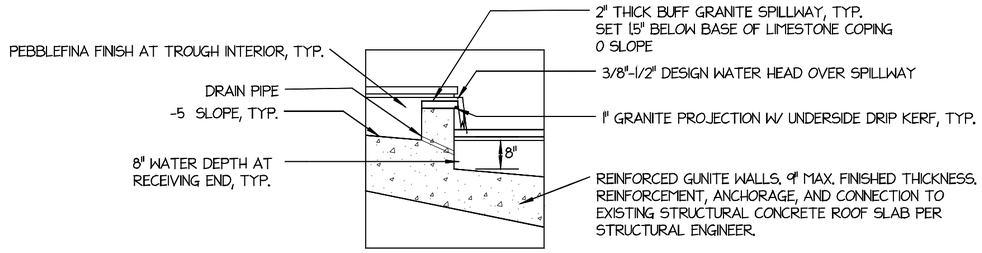
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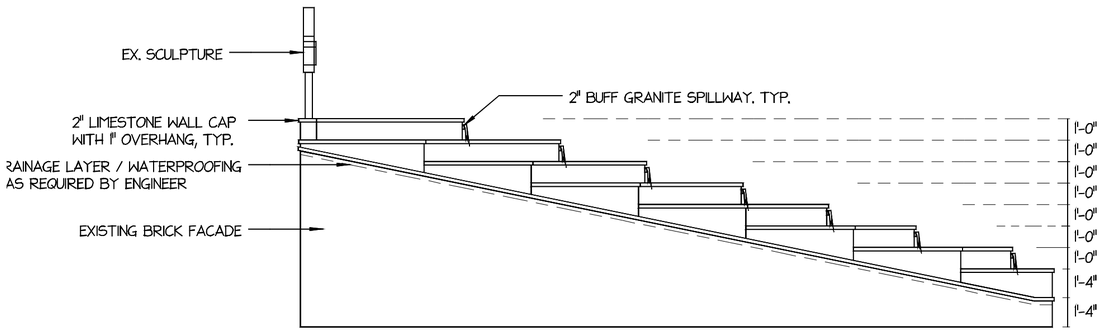
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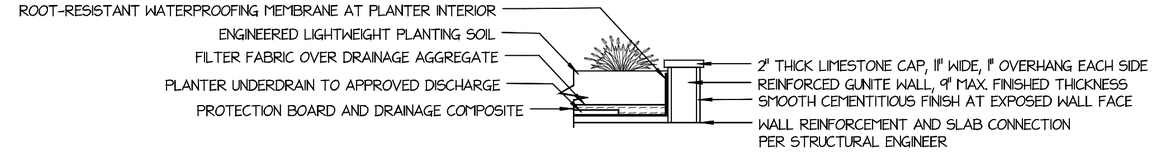
WATER FEATURE LONGITUDINAL SECTION A-A1



SPILLWAY ENLARGEMENT



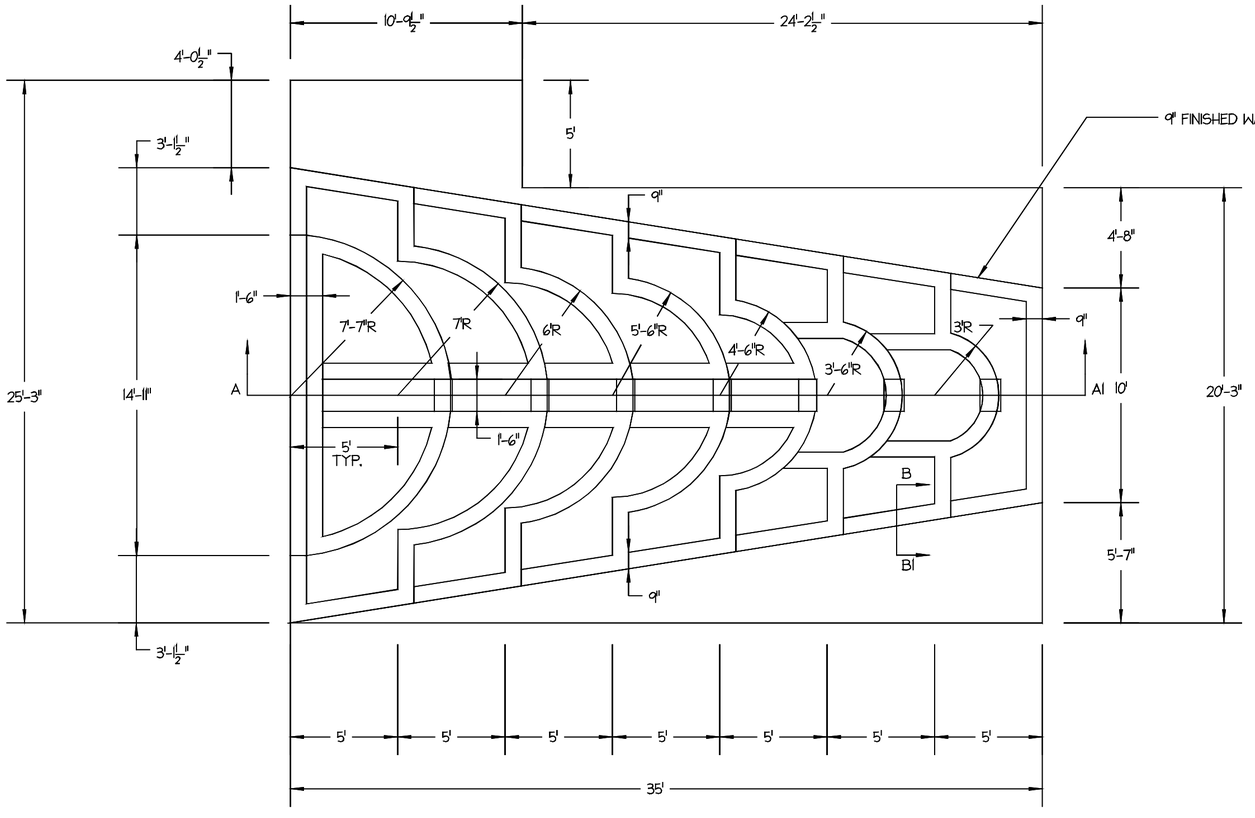
WATER/PLANTING FEATURE SIDE ELEVATION



PLANTER ENLARGEMENT B-B1



WATER TROUGHS WITH PEBBLEFINA EGYPTIAN SANDS



WATER/PLANTING FEATURE PLAN VIEW

STRUCTURAL & ROOF DECK

ALL WATER FEATURE AND PLANTER WALLS SHALL BE CONSTRUCTED OF REINFORCED GUNITE, WITH WALL THICKNESS, REINFORCEMENT, AND CONNECTIONS TO THE STRUCTURAL CONCRETE ROOF SLAB PER STRUCTURAL ENGINEER.
PLANTER WALLS SHALL NOT EXCEED 9" FINISHED THICKNESS UNLESS OTHERWISE APPROVED.
STRUCTURAL ENGINEER SHALL VERIFY ROOF SLAB CAPACITY FOR WATER, SATURATED PLANTING SOIL, WALLS, STONE COPING, PAVING, AND ALL ASSOCIATED DEAD AND LIVE LOADS.
ALL WALL ANCHORAGE, DOWELS, AND SLAB PENETRATIONS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER AND ROOF WATERPROOFING CONTRACTOR.
MAINTAIN CONTINUITY OF THE PRIMARY ROOF WATERPROOFING SYSTEM.
NO PENETRATIONS OR MODIFICATIONS WITHOUT APPROVED DETAILS.

WATER TROUGH & SPILLWAY SYSTEM

PROVIDE REINFORCED GUNITE WATER TROUGHS AND POOLS WITH CONTINUOUS WATERPROOFING SYSTEM SUITABLE FOR PERMANENT SUBMERSION.
PROVIDE PEBBLEFINA FINISH AT ALL INTERIOR TROUGH AND POOL SURFACES, INCLUDING FLOORS, SIDEWALLS, AND VERTICAL DROP FACES, OVER AN APPROVED COMPATIBLE SUBSTRATE SYSTEM. PROVIDE 2" THICK BUFF GRANITE SPILLWAYS, 18" WIDE, SET LEVEL WITH 1" PROJECTION BEYOND FINISHED WALL FACE AND CONTINUOUS UNDERSIDE DRIP KERF.
DESIGN WATER HEAD OVER GRANITE SPILLWAY SHALL BE APPROXIMATELY 3/8" 1/2", SUBJECT TO HYDRAULIC VERIFICATION.
PROVIDE 3'-6" HORIZONTAL RUNS BETWEEN SPILLWAYS AND 1'-0" VERTICAL DROPS, EXCEPT WHERE OTHERWISE DIMENSIONED.
SLOPE FINISHED TROUGH BOTTOM WITH 8" WATER DEPTH AT RECEIVING END.
MAINTAIN LEVEL OPERATING WATER SURFACE.
WATER FEATURE CONTRACTOR SHALL VERIFY PUMP CAPACITY, FLOW RATE, TOTAL DYNAMIC HEAD, SPLASH CONTAINMENT, AND LOWER BASIN STORAGE CAPACITY.
PROVIDE ACCESSIBLE PUMP EQUIPMENT, RECIRCULATION PIPING, MAKEUP WATER, OVERFLOW, DRAINAGE, AND WINTERIZATION PROVISIONS.
COORDINATE ELECTRICAL REQUIREMENTS.

PLANTER WALLS & DRAINAGE

PROVIDE 11" WIDE x 2" THICK LIMESTONE COPING WITH 1" OVERHANG EACH SIDE, TYP.
SLOPE COPING TO SHED WATER AWAY FROM FOUNTAIN.
APPLY CONTINUOUS ROOT-RESISTANT WATERPROOFING MEMBRANE TO PLANTER INTERIOR WALLS AND FLOOR, WITH PROTECTION LAYER. PROVIDE DRAINAGE COMPOSITE, FILTER FABRIC, FREE-DRAINING AGGREGATE AS REQUIRED, AND ENGINEERED LIGHTWEIGHT PLANTING SOIL. PROVIDE PLANTER UNDERDRAINS CONNECTED TO AN APPROVED DRAINAGE SYSTEM.
PLANTER DRAINAGE SHALL REMAIN SEPARATE FROM FOUNTAIN RECIRCULATION.
PROVIDE SMOOTH CEMENTITIOUS STUCCO FINISH AT EXPOSED EXTERIOR GUNITE WALL FACES, COLOR TO COMPLEMENT LIMESTONE COPING.
COORDINATE ALL PLANTER WATERPROOFING TERMINATIONS, COPING JOINTS, AND DRAINAGE PENETRATIONS WITH ROOF WATERPROOFING DETAILS.

COORDINATION & INSTALLATION

ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
ALL WATERPROOFING MATERIALS, FINISHES, MORTARS, AND SEALANTS SHALL BE COMPATIBLE AND INSTALLED PER MANUFACTURER REQUIREMENTS.
PROVIDE APPROPRIATE MOVEMENT JOINTS AND WATERSTOPS AT CONSTRUCTION JOINTS AND MATERIAL TRANSITIONS.
WATERPROOFING SYSTEMS SHALL BE TESTED FOR LEAKS PRIOR TO INSTALLATION OF FINISH MATERIALS AND PLANTING SOIL.
ALL STRUCTURAL, WATERPROOFING, DRAINAGE, AND MECHANICAL DETAILS SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION.

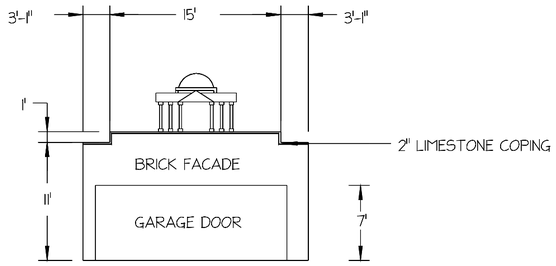
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CELL: 301.370.0471

DISTRICT OF COLUMBIA BERNARD MIHM LAR40000043 LICENSED LANDSCAPE ARCHITECT

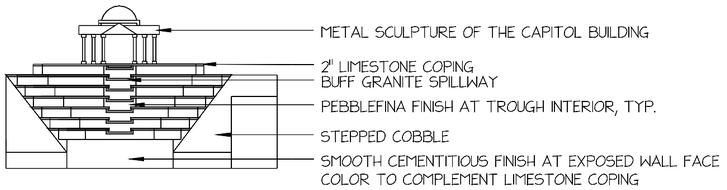
CLIENT:
CORCORAN AT GEORGETOWN
2715 M STREET NW, DC

DATE:
OCTOBER 2026

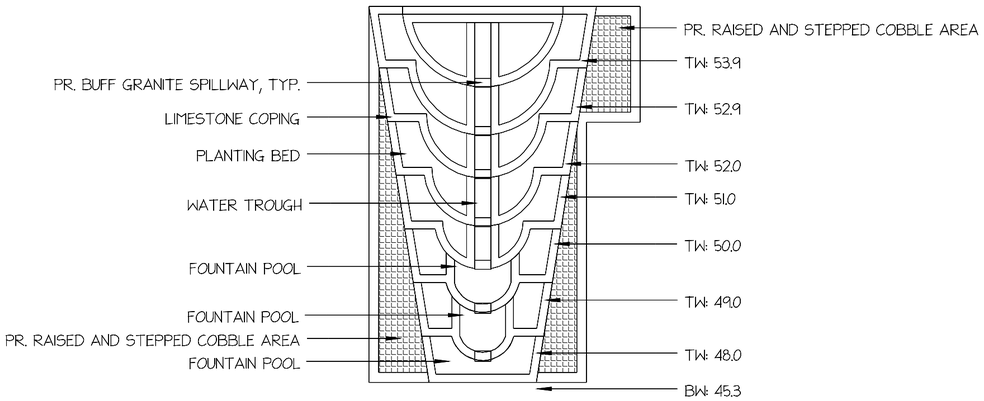
THIS PLAN IS FOR PRESENTATIONAL PURPOSES AND NOT CONSTRUCTION. MEASUREMENTS AND ELEVATIONS MUST BE VERIFIED IN THE FIELD AND CLIENT INFORMED OF ANY DISCREPANCIES OR CHANGES BEFORE WORK IS BEGUN. CONSTRUCTION SPECIFICATIONS TO BE DETERMINED BY INSTALLER.



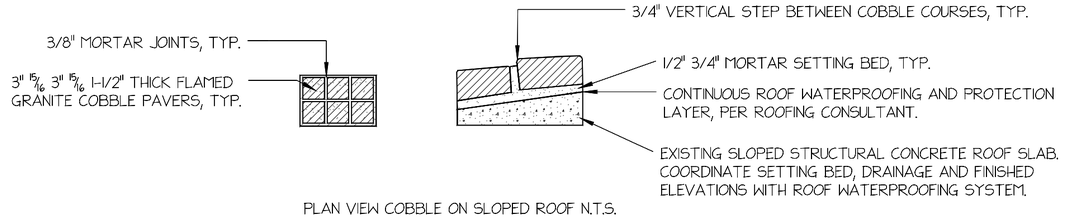
PR. REAR ELEVATION



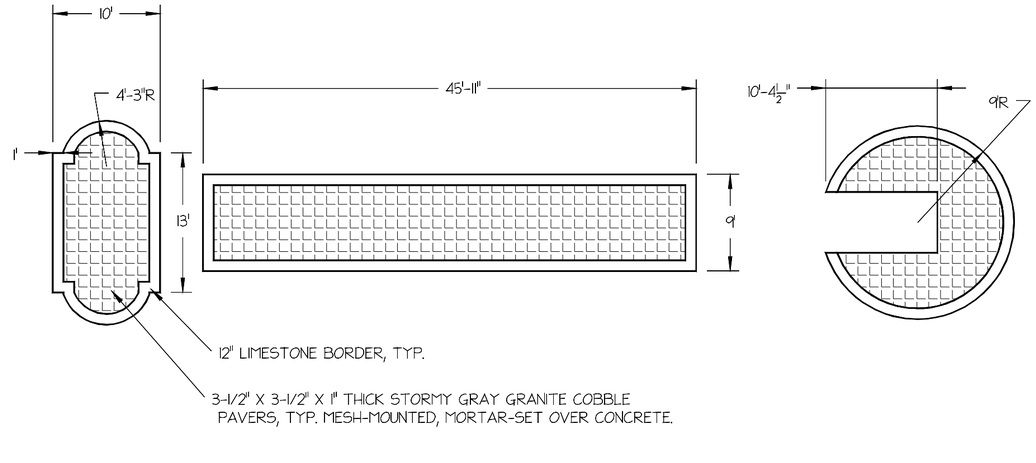
PR. FRONT ELEVATION



PR. PLAN VIEW



PLAN VIEW COBBLE ON SLOPED ROOF N.T.S.



COURTYARD PAVING INLAYS

FINE EARTH LANDSCAPE
BERNIE MIHM
LANDSCAPE ARCHITECT
16815 BUDD ROAD
POOLESVILLE, MD
CELL: 301.370.0471

DISTRICT OF COLUMBIA
BERNARD MIHM
LAR40000043
LICENSED
LANDSCAPE ARCHITECT

CLIENT:
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GEORGETOWN
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0 5 10 20
SCALE IN FEET

NOTES

1. NEW CONCRETE STAIR CONSTRUCTION TO MATCH EXISTING FOOTPRINT, INCLUDING VARIOUS FLARED WIDTHS ALONG THE RADIUS BRICK–CLAD WALL.
2. REMOVAL, REPLACEMENT, AND RECONSTRUCTION OF ADJACENT BRICK MASONRY, INCLUDING BRICK WALLS, MORTAR JOINTS, AND ASSOCIATED MASONRY COMPONENTS ARE EXLUDED FROM THIS DESIGN AND SHALL BE PERFORMED BY OTHERS OF ALL EXISTING STAIR RAILINGS AND ASSOCIATED ANCHORAGES ARE EXLUDED FROM THIS DESIGN AND SHALL BE PERROMED BY OTHERS.
3. REMOVAL, REPLACEMENT, AND REINSTALLATION OF ALL EXISTING STAIR RAILINGS AND ASSOCIATED ANCHORAGES ARE EXLUDED FROM THIS DESIGN AND SHALL BE PERROMED BY OTHERS.
4. DESIGN OF WATERPROOFING SYSTEMS, AND DRAINAGE IMPROVEMENTS ARE EXCLUDED FROM THIS DESIGN AND ARE TO BE PERFORMED BY OTHERS
5. RELOCATION OF ANY EMBEDDED OR CONCEALED UTILITIES ENCOUNTERED DURING DEMOLITION IS EXCLUDED FROM THIS DESIGN.
6. HOMEOWNERS ARE RESPONSIBLE FOR REMOVAL OF ALL PERSONAL BELONGINGS PRIOR TO WORK COMMENCEMENT.



SCALE: NONE	JOB NO. M6–5624	DATE:10/26/2026	EXISTING STAIRS	ETC Engineering and Technical Consultants, Inc. www.etc–web.com 7165 Columbia Gateway Drive, Suite B, Columbia Maryland 21046 t410.312.4761 f410.312.0482
APPROVED BY: LUKE VALENTINE, P.E.			CORCORAN AT GEORGETOWN – STAIR SHOP DRAWINGS	
DRAWN BY: TMC	REVISED:	DRAWING NO: C001	WASHINGTON, D.C.	

STAIR NOTES:

1. NEW CONCRETE STAIR CONSTRUCTION TO MATCH EXISTING.
2. THE CONTRACTOR SHALL INSTALL STAIR ASSEMBLY PER IBC 2015 BUILDING CODE AND NFPA.
3. LEADING EDGE OF STAIR TREADS SHALL PROJECT NO MORE THAN 1" BEYOND THE TREAD BELOW.
4. PROVIDE RISER HEIGHT NOT LESS THAN 4" AND NOT GREATER THAN 7". A MINIMUM TREAD DEPTH OF 11" IS REQUIRED. A MINIMUM STAIR WIDTH OF 36" MUST BE PROVIDED.
5. OUTDOOR STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

CONCRETE NOTES:

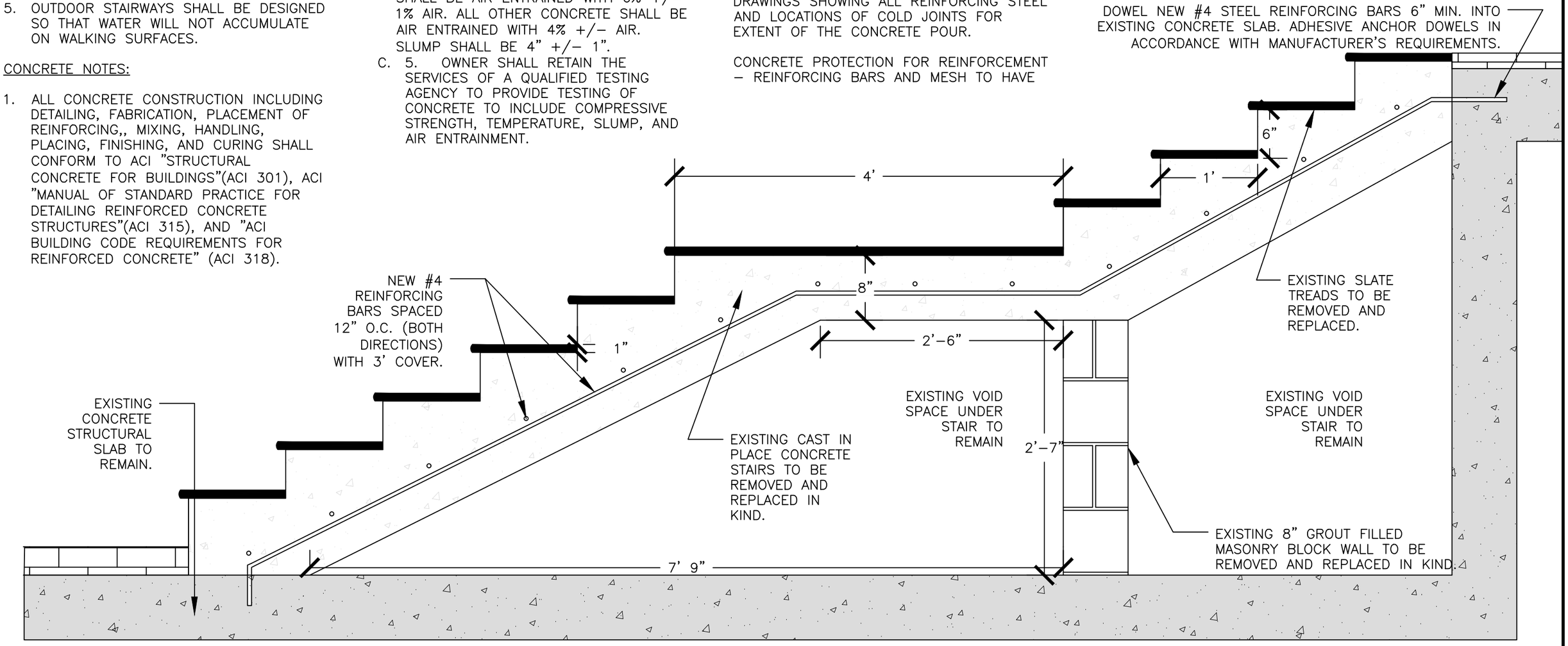
1. ALL CONCRETE CONSTRUCTION INCLUDING DETAILING, FABRICATION, PLACEMENT OF REINFORCING,, MIXING, HANDLING, PLACING, FINISHING, AND CURING SHALL CONFORM TO ACI "STRUCTURAL CONCRETE FOR BUILDINGS"(ACI 301), ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES"(ACI 315), AND "ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318).
2. ALL CONCRETE SHALL CONFORM TO ASTM C94. MINIMUM COMPRESSIVE STRENGTHS AND MAXIMUM WATER/CEMENT RATIO SHALL BE AS FOLLOWS
   A. WALLS: 3000 PSI (0.58)
   B. FRAMED SLABS: 4000 PSI (0.40)
3. MAXIMUM AGGREGATE SIZE FOR REGULAR CONCRETE SHALL BE $\frac{3}{4}$" AND PEA GRAVEL CONCRETE SHALL BE $\frac{3}{8}$". AGGREGATE FOR REGULAR WEIGHT CONCRETE SHALL CONFORM TO ASTM C33 AND LIGHTWEIGHT SHALL CONFORM TO ASTM C330.
4. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED WITH 6% +/– 1% AIR. ALL OTHER CONCRETE SHALL BE AIR ENTRAINED WITH 4% +/– AIR. SLUMP SHALL BE 4" +/– 1".
   C. 5. OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED TESTING AGENCY TO PROVIDE TESTING OF CONCRETE TO INCLUDE COMPRESSIVE STRENGTH, TEMPERATURE, SLUMP, AND AIR ENTRAINMENT.

STEEL REINFORCEMENT NOTES:

REINFORCEMENT STEEL – ALL REINFORCING STEEL EXCEPT BEAM STIRRUPS AND COLUMN TIES SHALL CONFORM TO ASTM–A615, GRADE 60. STIRRUPS AND TIES SHALL CONFORM TO ASTM A615, GRADE 40 UNLESS NOTED.
WELDED WIRE MESH TO CONFORM TO ASTM–A185. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI 315. SUBMIT FOR APPROVAL SHOP DRAWINGS SHOWING ALL REINFORCING STEEL AND LOCATIONS OF COLD JOINTS FOR EXTENT OF THE CONCRETE POUR.

CONCRETE PROTECTION FOR REINFORCEMENT – REINFORCING BARS AND MESH TO HAVE CONCRETE COVER AS FOLLOWS:

1. FOOTINGS AND OTHER CONCRETE POURED AGAINST EARTH – 3";
2. FORMED CONCRETE EXPOSED TO EARTH – 2" FOR BARS LARGER THAN #5, 1 1/2" FOR #5 OR SMALLER BARS; INTERIOR FACES OF WALLS – 1";
3. SLABS ON GROUND TO HAVE REINFORCEMENT IN TOP THIRD OF THICKNESS;
4. BEAMS, COLUMNS AND TOP REINFORCING IN THE GARAGE SLABS – 1 1/2"; SLABS – 3/4".



SCALE: NONE	JOB NO. M6–5624	DATE:10/26/2026	TYPICAL STAIR DETAIL
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DRAWN BY: TMC	REVISED:	DRAWING NO: S001	WASHINGTON, D.C.

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