



ADDENDUM #1

**REQUEST FOR PROPOSAL (RFB)
NO. 2026-028**

Effective: April 10, 2026

Solicitation Title: Olde Towne Parking Garage Structural Repairs

Issued By: City of Gaithersburg
Procurement Division
31 S Summit Avenue
Gaithersburg, Maryland 20877

The purpose of this Addendum is to publish the questions received regarding this solicitation and the associated responses. This Addendum is incorporated into and made part of the above-named Request for Proposals. Except as amended herein, all terms and conditions of this solicitation remain unchanged and in full force and effect. The City is not responsible for the content of the questions and has provided the most comprehensive answers based on the interpretation of the questions.

The Solicitation is amended as follows:

1. Section 2.1, Introduction, add new sentence to the end of the paragraph that says:
The City's design/build budget for this project is \$1,000,000.
2. **Section 2.3, Scope of Work, subsection F**, Stakeholder Coordination & Communication is replaced in its entirety with:
Conduct regular coordination meetings with the City and private sector tenants leasing about 226 spaces spanning from level 1 to level 5 and other permit holders as necessary; provide timely updates on schedule, phasing, and impacts through multiple communication channels (email, notices, signage).
3. **Section 2.2.3, Design Development & Construction Documents, A., subsection ii, 100% Design (Issued for Construction)** is replaced in its entirety with:
100% Design (Issued for Construction) Final drawings and specifications, calculation package (if needed), final estimates (CSI MasterFormat divisions) final prioritization matrix with items that can be accomplished within the \$1,000,000 project budget, final phasing plan.
4. **Section 8.2, Insurance**, is replaced in its entirety with:

- I. Comprehensive commercial general liability insurance in an amount not less than Two Million Dollars (\$2,000,000);
 - II. Workers' compensation insurance for all non-City employees and workers employed by the Contractor, in an unlimited amount for worker's compensation insurance as required by Maryland law; and for employer's liability insurance, in an amount not less than One Million Dollars (\$1,000,000);
 - III. Automobile liability insurance in an amount not less than One Million Dollars (\$1,000,000); and
 - IV. Professional Liability Insurance (errors and omissions) in an amount not less than Two Million Dollars (\$2,000,000.00).
5. **Section 8.26, Warranties**, is replaced in its entirety with:
- The Contractor shall provide a full five-year warranty. The warranty is required to start from the date of Substantial Completion as determined by the City Project Manager.
6. **Attachment B, Price Proposal Sheet**, is replaced in its entirety with new Attachment B, located at the end of this addendum.
7. ***New! Exhibit D, Parking Facility Operating and Easement Agreement 1999, attached to end of addendum.***
8. ***New! Exhibit E, Parking Facility Access Easement Agreement 2011, attached to this addendum.***
9. ***New! Exhibit F, Y Site Garage Plans, attached to this addendum.***

Below are the questions received and the City's responses:

- Q.1.** Is the intent to include sounding of all horizontal surfaces in the scope of the project?
- A. The City is seeking to maximize the amount of repair work that can be done within the project budget, which is \$1 million.**
- Q.2.** Are the remainder of the precast shop drawings available for review after awarding the project (details, piece sheets etc.)?
- A. No additional information is available.**
- Q.3.** Is it the intent to identify and repair all categories as noted in Exhibit B?
- A. See answer to Q.1.**
- Q.4.** Will all repairs be performed in one year and the phasing noted in scope of work is to keep the garage operational?
- A. The Contractor shall be in conformance with Section 8.5 - Substantial Completion within 455 calendar days (15 months). Contractor shall provide a schedule that includes anticipated weather delays.**
- Q.5.** Will front end specifications be provided by the City? Or is the City planning to prepare their own front end specifications?

A. No. The Contractor is required to provide design services and complete the repairs.

Q.6. Section 8.6 states that all materials must be from Maryland SHA; however, repair products are not listed other than horizontal repair mortar and non-shrink grout. Please confirm that the design-build team will be given authority to select products based on past experience/known performance and at the recommendation of the team EOR

A. Contractor must use Maryland SHA product list or, if not specified, recommend appropriate product(s) to be approved by the City.

Q.7. Section 2.1 and 2.3 require a Design-Build firm to perform both structural engineering and construction. Please confirm whether the City will accept a teaming arrangement in which one entity serves as the Design-Build prime contractor and a separately licensed structural engineering firm is named as a subcontractor to fulfill the engineering design obligations, or whether the prime contractor must be a single entity holding both construction and engineering licenses.

A. The City will accept a teaming arrangement.

Q.8. Section 2.7.D requires the Offeror to assign a licensed Maryland Structural Engineer as Project Manager with a minimum of seven years of experience. Please confirm whether the Structural Engineer Project Manager must be a direct employee of the prime Offeror, or whether a principal from a licensed engineering subcontractor firm may fulfill this role.

A. The Structural Engineer can be either an employee of the prime contractor or a subcontractor.

Q.9. The 2024 Facility Structural Assessment (FSA, Exhibit B) explicitly states that the pedestrian bridge structure was excluded from the condition evaluation. Attachment B includes "new expansion joints and cover plates (at bridge)" as a construction line item. Please clarify: (a) Is the construction scope limited to the expansion joint interface between the bridge and the garage, or does it include structural work on the bridge structure itself? (b) Does the City expect the Offeror's condition assessment phase to include the bridge structure, or only the garage-side interface?

A. The construction scope is limited to the garage-side interface between the bridge and the garage.

Q.10. The FSA notes that the expansion joint between the pedestrian bridge and the garage at Level 4 was covered and inaccessible during the 2024 assessment, and states it is "highly likely" to have failed based on surrounding concrete conditions. Given that this joint was not visually confirmed, will the City provide access for pre-bid probing or investigation of this joint so that Offerors may price this work accurately? If not, should Offerors include an allowance or contingency for this item, and if so, does the City have a preferred allowance format?

A. Please include replacement in cost proposal.

Q.11. Section 2.4.F states that no MEP work shall be included in the scope unless otherwise specified by the City. Please confirm whether any MEP items from Appendix B are intended to be included in this contract. If so, please identify which items are in scope so that Offerors may include them in their proposals.

A. No MEP work is to be completed. However, if there is conflict between repair work and existing MEP, please propose a solution addressing these concerns.

Q.12. Attachment B presents 60% design and 100% design as a single combined lump sum line item. Please confirm whether the City will require separate milestone deliverables and milestone payments for 60% design and 100% design, and if so, whether Offerors should break out pricing for each milestone separately or whether a single lump sum for the combined design phase is acceptable.

A. In the proposal, please provide cost breakdown for 60% design and 100% design separately. An updated cost proposal worksheet has been provided (refer to new Attachment B at the end of this addendum).

Q.13. Section 8.6 requires all materials to be from the Maryland SHA approved product list. Please confirm whether this requirement applies strictly to products on that list, or whether the Engineer of Record may specify equivalent products through the design process that meet equivalent performance standards but are not listed on the SHA approved products list. If SHA list compliance is strict, please provide a reference or link to the applicable list.

A. Please see response to Q.6.

Q.14. The FSA identifies the garage's proximity to an active railroad on the north side, but does not identify the railroad owner. Please identify the railroad owner and confirm whether any work on or adjacent to the north face of the garage, the Level 4 bridge, or the bridge expansion joint will require railroad right-of-way coordination, flagging, or encroachment permits. If so, please confirm whether the City will facilitate this coordination or whether the contractor will be solely responsible.

A. The railroad owner is CSX. The Contractor will be responsible for all services and fees necessary to obtain any required approvals and permits from CSX.

Q.15. Will any construction activities on the north elevation or near the pedestrian bridge require work within the railroad right-of-way? If so: (a) Are railroad safety and flagging requirements the contractor's responsibility? (b) Will associated railroad-imposed costs, insurance endorsements, or access restrictions be considered a reimbursable cost or should they be included in the lump sum proposal?

A. See answer to Q.14.

Q.16. The FSA notes that the pedestrian bridge is a post-construction addition and that bearing pads at the garage spandrel where the bridge is supported appeared satisfactory. Please confirm whether the pedestrian bridge structure is owned and maintained by the City. Additionally, confirm whether the contractor will have authority

to close the bridge for any period during construction, and if so, what the City's notification requirements are to bridge users.

A. The bridge is owned and maintained by the City. Contractor shall be responsible for incorporating any pedestrian detours and signage for any bridge closure to be approved by the City.

Q.17. The demolition and removal line item in Attachment B Section A is a lump sum that includes expansion joint removal. Attachment B Section B also includes a unit price line for "Expansion joint replacement (horizontal) - LF." Please confirm whether the Section B horizontal unit price line is intended to cover quantity overruns discovered during construction beyond what is encompassed in the Section A lump sum, or whether all expansion joint replacement is to be priced entirely within Section A.

A. As part of the RFP response, the Offeror must provide a breakdown of costs in their proposal for expansion joint replacement and indicate what they are able to complete within the available project budget.

Q.18. The FSA states the wing-type expansion joint separating the original garage from the addition "appeared to be in satisfactory condition at the floor slab"; however, efflorescence was observed at the soffit and concrete deterioration was noted at some locations. The FSA recommends full replacement of all expansion joint systems. Please confirm whether the wing-type expansion joint is included in the construction scope regardless of its apparent floor-level condition, or whether the Design-Build Engineer of Record will make a final determination during the condition assessment phase.

A. Please see answer to Q.17. The City will work with the selected Contractor to make a final determination during the condition assessment phase.

Q.19. Sections 2.4.A and 2.4.B identify lease agreements for a combined 226 parking spaces across Levels 1 through 5. Section 8.19 requires 48-hour advance written notification to Cedar Court Apartments, The Crossings at Olde Towne, and other stakeholders. Please confirm: (a) Whether any temporary reduction in the 226 leased spaces is permissible during construction phasing, and if so, the maximum allowable reduction and duration. (b) Whether the City or the contractor is responsible for direct written communication with the lessees.

A. The Contractor is responsible for direct communication and coordination with the lessees. The City provided the easements/agreements as an attachment to this addendum that we expect the Contractor to adhere to.

Q.20. Section 2.4.C states the garage serves as storage for vehicles that are not regularly moved. Please confirm whether the City will take responsibility for relocating these vehicles prior to construction in areas where work is scheduled, or whether the contractor must coordinate directly with vehicle owners. If the contractor is responsible,

please confirm the required advance notice period and the contractor's authority to escalate if a vehicle is not moved.

A. The Contractor is responsible for coordination and relocation of vehicles during the entire design/build process. During contract negotiations with the selected contractor, the City and Contractor will determine an appropriate notification and relocation process together.

Q.21. Section 2.4.D states there will be no exterior staging areas available for the duration of the project, and Section 8.20 requires that all staging areas receive prior City approval. Please confirm: (a) Whether any on-structure staging is permissible, such as on Level 6, which the solicitation indicates may be fully closed. (b) Whether the City has identified any off-site staging areas, or whether the contractor is expected to secure off-site storage independently at its own expense.

A. Contractor can stage within the garage, subject to approval by the City. Please include anticipated staging within the garage as part of the proposal.

Q.22. Section 2.4.E requires drive aisles on Levels 1 through 5 to remain open at all times except during City-approved temporary shutdowns. Please confirm: (a) The maximum allowable duration for a temporary drive aisle closure on any single level. (b) The minimum advance notice to the City required to request a temporary shutdown. (c) Whether temporary shutdowns are restricted to off-peak hours only.

A. This will be coordinated between the contractor and the City as specific issues are identified during the design phase.

Q.23. Section 2.4.E restricts drive aisle closures, and Section 2.3.5.A requires maintenance of traffic and pedestrian protection throughout construction. When repairs are required within a drive aisle, please confirm whether the contractor may implement a temporary traffic control plan that closes one half of the affected drive aisle and redirects traffic through the adjacent parking bays, or whether the drive aisle must remain in its original alignment at all times.

A. Confirmed.

Q.24. Section 8.21.B establishes standard working hours as 7:00 AM to 5:00 PM, Monday through Friday, with no weekend or holiday work without prior written approval from the Project Manager. Given the occupied nature of this facility and the residential lease agreements: (a) Are there any project-specific hour restrictions beyond the standard window, such as noise-sensitive periods during morning or evening commutes? (b) Is Project Manager written approval for weekend or holiday work expected to be pre-authorized in the approved schedule, or must each instance be requested separately?

A. Work hours are 7:00 AM to 5:00 PM, Monday through Friday. However, the Contractor must comply, during all working hours, with the City's Noise

Ordinance. Approval for work to be performed on weekends or holidays will be granted on a case-by-case basis.

Q.25. For work activities involving concrete grinding, saw-cutting, or jackhammering near occupied residential areas, please confirm whether the City will impose any hour restrictions beyond the 7:00 AM to 5:00 PM standard, or whether the contractor's noise compliance obligation under Section 8.21.B is governed solely by applicable local ordinances without additional project-specific limitations.

A. Please see response to Q.24.

Q.26. Attachment B Section A is structured as a series of lump sum line items. Section 8.7 states the City reserves the right to increase or decrease item quantities and that unit prices shall apply regardless of quantity changes. Please confirm whether "item quantities" in Section 8.7 refers to the Section B unit price items only, or whether it also applies to Section A lump sum items, meaning the City may reduce lump sum scope and require a corresponding credit.

A. Section A and B of Attachment B are subject to negotiation with the selected contractor. The contractor shall provide supporting documentation for costs and how they arrived at their numbers.

Q.27. Attachment B includes an "Other" line item (Item 6) for tasks not specified in the schedule of prices but necessary to complete the work. Please confirm: (a) Whether this line item is intended for scope identified by the Offeror as missing from the price sheet, or whether it is reserved for City-directed additions post-award. (b) Whether the City will evaluate and compare Item 6 entries across Offerors as part of the pricing evaluation.

A. Attachment B has been replaced with new price proposal sheet.

Q.28. Section 8.5 establishes a 455 calendar day Substantial Completion period. The sample contract (Exhibit C, Section 6.C) references a Final Completion deadline but leaves the number of days blank. Please confirm the number of calendar days allotted between Substantial Completion and Final Completion so that Offerors may account for this in their proposed schedules.

A. The terms listed in the solicitation govern. The sample contract is for reference purposes only. Please provide a time period in the schedule from substantial completion to final completion in the proposal response.

Q.29. Section 8.18 states liquidated damages of up to \$300 per working day for failure to achieve Substantial Completion. The sample contract (Exhibit C, Sections 7.A and 7.B) contains bracketed placeholders for separate liquidated damages amounts for Substantial Completion and Final Completion that are not filled in, and references "calendar day" rather than "working day." Please confirm: (a) Whether \$300 per day

applies to both milestones. (b) Whether liquidated damages accrue per calendar day or per working day.

A. The terms listed in the solicitation govern. The sample contract is for reference purposes only. Please see answer to Q.28.

Q.30. Section 8.1.A requires an executed bid bond equal to 5% of the total proposal price to be submitted with the proposal. Given that submission is via email only, please confirm whether the bid bond must be submitted as a physical instrument or whether a scanned copy of an executed surety bond submitted as a PDF attachment to the proposal email is acceptable.

A. The bid bond must be emailed with your proposal submission.

Q.31. Section 8.2.A.IV requires Professional Liability (Errors and Omissions) insurance of \$5,000,000. The sample contract (Exhibit C, Section 9.III) lists Professional Liability at \$1,000,000. Please confirm which amount governs and whether this conflict will be resolved by addendum prior to the submission deadline.

A. Section 8.2A.IV is now revised to \$2,000,000 for Professional liability insurance. Section 8.26 is also revised to establish a minimum warranty period of 5 years.

Q.32. Section 8.2.A.I requires Comprehensive Commercial General Liability insurance of \$5,000,000. The sample contract (Exhibit C, Section 9.II) lists CGL at \$1,000,000. Please confirm which amount governs and whether this conflict will be resolved by addendum prior to the submission deadline.

A. Section 8.2A.I is now revised to \$2,000,000 for Comprehensive Commercial General liability insurance. Section 8.26 is also revised to establish a minimum warranty period of 5 years.

Q.33. The FSA explicitly excludes hazardous materials assessment from its scope. The garage was constructed in 1999, and the presence of asbestos-containing materials, lead paint, or PCBs has not been addressed in the solicitation documents. Please confirm: (a) Whether the City has conducted any hazardous materials survey of the structure. (b) If a survey exists, whether results will be provided to Offerors prior to submission. (c) If no survey exists, whether discovery of hazardous materials during construction will be treated as a differing site condition eligible for a change order.

A. The City has not conducted a hazardous materials survey of the structure. If hazardous materials are discovered during construction, the method of addressing this will depend on the circumstances.

Q.34. Section 4.1.E requires at least three references for projects completed within the last seven years. The reference form in Attachment A states "within the last five years." Please confirm which timeframe governs.

A. Section 4.1 E governs your response. The reference form in Attachment A is now replaced with a new form attached to this Addendum, indicating 7 years.

Q.35. Section 2.7.B states the minimum qualification as seven years of experience in similar scope and cost. Section 4.1.D.iv states the Offeror must demonstrate a minimum of five years. Please confirm which minimum applies and whether this discrepancy will be resolved by addendum.

A. Please see answer to Q.33.

Q.36. Section 4.1.F requires evidence of financial solvency, such as audited financial statements or an attestation letter from a financial institution. Please confirm whether a bank comfort letter confirming available line of credit or bonding capacity is acceptable in lieu of audited financial statements.

A. Yes, a bank letter confirming lines of credit and bonding capacity is acceptable.

Q.37. Section 4.2.A requires proposal submission via email to 2026-028@gaitthersburgmd.gov. The solicitation does not specify a maximum file size or number of permitted email attachments. Please confirm: (a) Whether there is a maximum email or attachment file size limit. (b) Whether the proposal may be submitted across multiple emails.

A. There is no maximum file size limit. Your proposal should be one (1) email submission to the email address outlined in section 4.2.

Q.38. Section 2.3.4.A requires the Contractor to prepare, submit, and coordinate permit sets and special inspections. Please confirm whether the City intends to retain the third-party special inspection agency directly as owner-retained inspectors, or whether the contractor is responsible for hiring and compensating the third-party special inspection firm, with the cost included in the proposal price.

A. Contractor is responsible for any testing and evaluation requirements and to provide results to the City.

Q.39. Section 8.26 states the contractor shall provide written warranties per the Construction Documents starting from Substantial Completion. The sample contract (Exhibit C, Section 10.A) contains a bracketed placeholder for the warranty period that is not filled in. Please confirm the required warranty period for: (a) Concrete repairs. (b) Waterproofing and joint sealants. (c) Expansion joint systems.

A. The required warranty period will be five years from Substantial Completion.

Q.40. The FSA (Exhibit B) describes the lowest level as a concrete slab-on-grade and notes the elevated levels are constructed of pre-topped precast concrete double tees. The condition assessment and repair recommendations throughout the FSA focus on the elevated precast structure. Please confirm whether the concrete slab-on-grade at the ground level is included in the structural repair scope, or whether repairs are limited to the elevated levels only.

A. Repairs are limited to the elevated levels only.

Q.41. The FSA drainage section states that "in general, the drainage throughout the garage appeared to be in good condition and there were no signs of ponding water," while noting that some drains are likely clogged and should be cleaned. Section 2.3.B of the solicitation scope of work references "waterproofing and drainage improvements" as a design and repair objective. Please clarify whether the intended drainage scope is limited to drain cleaning and minor maintenance, or whether the City anticipates more substantial drainage system modifications or improvements beyond what the FSA recommends.

A. The required condition assessment must include an evaluation of the drainage system to verify it is working properly and make any necessary improvements.

Q.42. Section 2.3.3.C (Phased Design and Construction Documents) references specifications for "membrane systems" as a construction deliverable, and Section 2.3.5.B includes "membrane/coating installation" in the construction execution scope. The FSA does not identify an existing traffic-bearing membrane system on the elevated decks, and the FSA's waterproofing recommendation is limited to sealant replacement, silane penetrating sealer (Priority 3), and expansion joint replacement. Please clarify whether the City intends for the Offeror to design and install a new traffic-bearing urethane membrane system on the elevated decks, or whether "membrane" in the solicitation scope refers to the penetrating silane sealer recommended by the FSA.

A. "Membrane" in the solicitation scope refers to the penetrating silane sealer recommended by the FSA.

Q.43. Sections 2.3.4 and 2.6 require the contractor to obtain all necessary permits and prepare and submit permit sets. The solicitation does not specify which permits the City anticipates will be required for the repair work. Please identify the permits the City expects the Design-Builder to obtain, including but not limited to building permits, right-of-way permits, Montgomery County agency approvals, and any permits associated with work near the active railroad. Additionally, please confirm whether any permits beyond those issued directly by the City will have their fees waived, or whether only City-issued permit fees are covered under Section 2.6.

A. The contractor must obtain any required permits. It is the contractor's responsibility to identify required permits. Any City permit fees are waived as specified in Section 2.6 of the solicitation.

Q.44. The FSA (Exhibit B) notes that the western section of the garage was added later and that DESMAN did not receive original drawings of the addition. Exhibit A provides existing drawings for the original structure only. Please confirm: (a) Whether the City has any as-built or record drawings for the addition that will be made available to Offerors. (b) If no drawings exist for the addition, whether the City expects the Design-Build Engineer of Record to perform field verification and develop original drawings for that portion of the structure as part of the base scope, and if so, whether that effort should be reflected in the proposal price.

A. The City does not have as-builts. The original drawings are provided in Exhibit A.

Q.45. The solicitation notes that the western section of the garage was added after original construction. Please provide the construction and shop drawings associated with this addition area.

A. Please see answer to Q.43.

Q.46. The restoration will require parking spaces to be temporarily closed off while the work is performed. Note that this is not a condition that parking spaces would be closed off at the beginning of shift and reopened at the end of the shift, but would be a continuous temporary closure lasting from a few days to multiple weeks. To allow for accurate pricing, safety considerations, logistics and work efficiency the City will need to provide input on garage utilization and allowable temporary closures.

a. Please provide the minimum number of parking spaces that must remain open during construction.

A. The Contractor must provide a sequencing and traffic control plan that accommodates the work to be performed and adequate traffic flow. The contractor is responsible for any temporary signage related to shifting of garage spaces. The City is looking for the contractor to apply their expertise from previous similar projects and provide their approach and recommendations to be approved by the City.

Q.47. The Solicitation Attachment B (Price Proposal Sheet), under item #4, has the "demolition/removal" aspect separated from the structural/waterproofing repair section. The items are typically viewed and priced as a single, complete repair that would consist of both demolition and repair.

a) Please consider removal of the demolition/removal section line item and noting that this aspect is to be included within the structural and waterproofing repair line items.

A. Price proposal sheet is revised and attached to this addendum.

Q.48. The Appendix A.3.e indicates cleaning and painting but this Appendix (nor the report in Exhibit B) provides any further description of where or what element this is to occur on. Please provide clarity (including location, type of surface, anticipated quantity) on this.

A. Cleaning and painting of pipe guards and bollards within the parking garage are not covered in the scope of this project and have not been included in attachment B – Price Proposal sheet. However, there are several pipe guards that have been damaged and need to be replaced. The City is looking for the contractor to identify the damaged pipe guards and include replacement in the proposal.

Q.49. What is the approximate age of the existing sealants (tee-to-tee, cove joints, girder joints)?

A. The facility was commissioned in 1999 and the sealants have not been replaced since commissioning. They are approximately 26 years old.

Q.50. The restoration work may require isolated, temporary removal and re-installation of existing components (conduit, lights, signs, fire alarm, etc.). The full extent / exact locations will not be identified until the full garage survey is performed, and exact repair locations are identified, so scope is currently not able to be fully quantified.

a) Please consider establishing a base allowance for the removal and replacement of these MEP components.

A. See answer to Q11.

Q.51. Are the scopes and quantities, outlined in the Solicitation Attachment A, based on a condition survey of the entire garage, or is it based on extrapolation of a condition survey of select portions of the garage?

A. The scope and quantities are to be based on a condition survey of the entire garage.

Q.52. Was there any selective demolition, sealant/joint removal, or other exploratory opens (performed during the 2024 condition assessment conducted by DESMAN) that provide further insight into existing conditions of embedded components, configurations and as-built conditions? If so, can information such as photos of these conditions be provided?

A. All information on the condition assessment conducted by DESMAN is provided in Exhibit B – Inspection Report 2024. No additional assessments were performed.

Q.53. The Solicitation Section 2.3.C indicates to include “Connection Strengthening”. Clarify whether this scope involves anything more than restoring the integrity of deteriorated connection equal to their original pre-deteriorated integrity.

A. Connection Strengthening includes repair/replacement/reconstruction of connections as needed to restore integrity equal to its original integrity.

Q.54. The Solicitation Section 2.3.1.A mentions “prior inspection reports”. Please provide these reports or findings of inspections.

A. Exhibit B – Inspection Report 2024 is the only structural assessment report available. No prior structural assessments were conducted.

Q.55. Confirm the work does not require review of existing conformance with ADA requirements or any associated upgrades.

A. Confirmed.

Q.56. The Solicitation Section 2.6 indicates “The contractor must obtain any and all necessary permits, licenses, and/or inspections.”

a) For the inspections, do we interpret correctly that the Contractor must engage the independent inspector to make periodic inspections and material sampling/testing during the progress of the work, OR will the city contract with the inspection agency, while the Contractor simply coordinates with the city’s contracted independent inspector during the work?

A. See answer to Q37.

Q.57. Solicitation Section 4.1.D.ii states the Contractor must provide OSHA 10 and OSHA 30 certification. We understand OSHA 30 covers all aspects of OSHA 10 training and more. Accordingly, is it sufficient that the required certified individuals who have OSHA 30 certifications be waived of the requirements of having an OSHA 10 certificate?

A. Individuals who have an OSHA 30 certification are not required to have an OSHA 10 certification.

Q.58. The Solicitation Attachment B (Price Proposal Sheet), under item #4, Waterproofing Repairs – it notes grout and seal cracks. Please confirm this is intended to be “route” and seal cracks.

A. Price proposal sheet has been revised and is attached.

Q.59. The solicitation bid form does not list Restripe Garage Stalls. Do we need to include Restripe Garage Stalls in our proposal?

A. No.

Q.60. Of the three Priorities identified on Desman's September 20, 2024 Assessment, are we to include Priorities 1 and 2 only?

A. The City is looking to maximize the amount of repair work that can be performed within the project budget. This includes the highest priority items within Priorities 1, 2 and 3 from the Desman report.

Q.61. How many Parking Spaces are we allowed to capture at a time? To be fair to all contractors, you the owner need to let us know how many parking spaces we (the contractor) can have at a time. With this size of a garage 25% of the Garage would be a good starting point of discussion. (I wouldn't want to submit my bid assuming I'm taking a certain number of spaces when in actuality, you the owner should choose a number you can live with.)

A. See answer to Q.45.

Q.62. Do Contractors need to carry Railroad Insurance? Can all Contractors assume that no work will need to be performed by the Railroad Tracks? -or - Should all contractors assume to carry Railroad INSURANCE, understanding that there is an upcharge to this.

A. The Contractor needs to fully comply with the CSX manual located at the following location: <https://www.csx.com/index.cfm/library/files/about-us/property/public-project-manual/>. All costs should be included in the Offeror's response.

Q.63. Several engineers looking at this project have complained that the \$5,000,000 professional liability insurance mentioned in section 8.2 of the RFP is unusually high for this type of restoration project. Please confirm if this requirement can be lowered to \$1,000,000-\$2,000,000.

A. Please see answer to Q.30

Q.64. Please confirm if the professional liability insurance coverage per section 8.2 of the RFP would need to be carried by the General Contractor or if the General Contractor's Professional Engineering Subcontractor would be able to carry the professional liability insurance.

A. The contractor will need to provide professional liability insurance for the integrated design and construction services.

Q.65. Please confirm for bid purposes that bidders should utilize the quantities & work items shown in the Appendix A cost estimate as the basis for their construction costs.

A. Please see answer to Q.59.

Q.66. Please confirm for permit inspection purposes that a single contract will be provided as a result of this RFP and not separate contracts for the design and construction.

A. This is a design/build contract that requires both the design and the construction in one contract.

Q.67. Does the photo below represent an example condition of item “1.a full depth concrete double tee slab repair”?



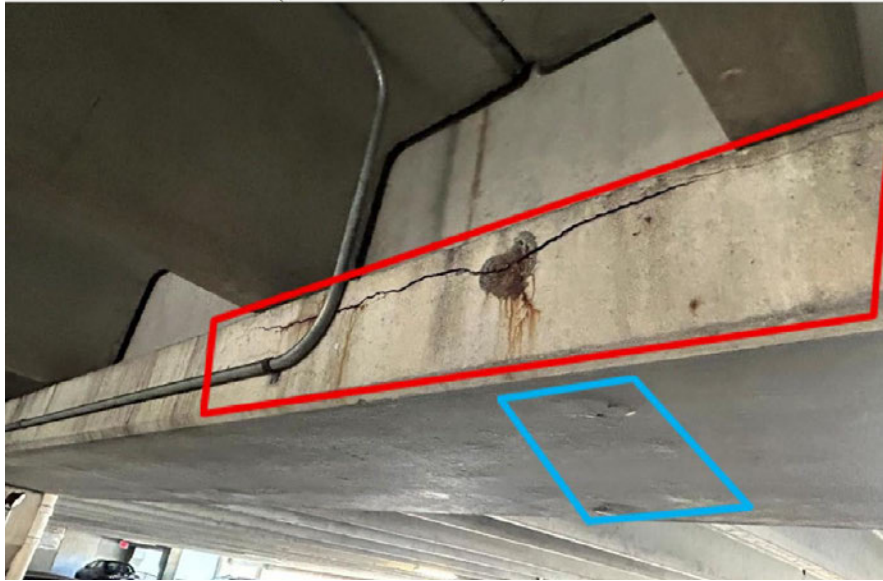
A: Yes

Q.68. Does the photo below represent an example condition of item “1.b full depth concrete topping repairs”? Topping locations are identified in plan drawings of the 1999 shop drawings by Shockey, near the East stair tower/elevator on the elevated levels. Please confirm if there are other locations of topping for the addition.



A. Topping locations are as shown in the 1999 shop drawings (Exhibit A).

Q.69. Does the photo below represent an example condition of item “1.c vertical surface concrete repair”? Please confirm that this line item also includes underside repairs to the inverted tees (blue annotations).



A. Yes.

Q.70. Does the photo below represent an example condition of items “1.f stair landing concrete repair (red annotations)” and “1.g stair landing concrete pocket repair (blue annotations)””? Please confirm if one of these items include the concrete repair at the end steel plate of the stair landing (orange annotation).



A. Red and blue annotations in the photo represent stair landing concrete repairs. Stair landing pocket repairs include the concrete repair at the end steel plate of the stair landing (orange annotations).

Q.71. Does the photo below represent an example condition of item “1.h ramp repairs”?



A. Yes

Q.72. Does the photo below represent an example condition of item “1.i concrete curb (red annotation) and post embedment (blue annotation) repairs”?



A. Yes.

Q.73. Does the photo below represent an example condition of item “1.j chord connection repair”?



A. Yes.

Q.74. Does the photo below represent an example condition of item “1.k shear connector repair”?



A. Yes.

Q.75. Do the photos below represent an example condition of item “1.l shear connector replacement”?



A. Yes.

~END OF ADDENDUM~

ATTACHMENT B – PRICE PROPOSAL SHEET

Section A

Notes:

1. Complete this form in its entirety and include it with your Proposal. The Offeror is expected to review the Solicitation Document, including its appendices, in its entirety and to understand project requirements and work scope prior to submitting the Lump Sum Proposal. The items listed below shall include all work required by the contract documents, even if not specifically listed in the general item descriptions shown below:
2. Quantities specified are approximate and unit prices shall apply regardless of any increase or decrease in the estimated quantities.
3. Prices shall include labor, materials, equipment, permits, and overhead

Item	Work Task	Description of Activities	Est. Qty	Unit	Total Price
1	Project Initiation/ Management	Project Management	1	Lump Sum	\$
		Project meetings			
		Conceptual Planning (PEP, Schedule)			
<i>SUBTOTAL:</i>					
2	Condition Assessment	Documentation Review	1	Lump Sum	\$
		Field Survey/Assessment (including tee stem/haunch bearings, deformed pads, etc.)			
<i>SUBTOTAL:</i>					\$
3A	Design and Engineering Fees	60% Design (Drawings, Cost Estimation, Specification, calculations)	1	Lump Sum	\$
3B		100% Design (Final Drawings for structural repairs and waterproofing, Cost Estimation, Specification) Permitting Costs	1	Lump Sum	\$
<i>SUBTOTAL:</i>					
4	Construction	Mobilization, Stakeout, all ESC, Stockpile areas, Signage and striping, maintenance of traffic devices, temporary protections, Safety.	1	Lump Sum	\$

		structural repairs including full depth concrete double Tee-slab and concrete topping repairs, vertical surface concrete repair, lift pocket repairs, stair landing repairs, ramp repair, concrete curb and post embedment repairs, chord shear and clip connector repair/replacement, precast concrete curb unit repair/replacement. Temporary MEP removal and reinstallation. Demolition/Removal of any defective/loose concrete section, sealants, toppings, expansion joints	1	Lump Sum	\$
		Waterproofing Repairs including but not limited to route and seal cracks and construction joints, replace double tee joint sealant, replace cove and girder joint sealant, application of silane sealant, new expansion joints and cover plates (at bridge), replace expansion sealant, address efflorescence/ deteriorated concrete, drainage improvement. Temporary MEP removal and reinstallation. Demolition/Removal of any defective/loose concrete section, sealants, toppings, expansion joints	1	Lump Sum	\$
		Reset Bollards, Replace Pipe guards	1	Lump Sum	\$
SUBTOTAL:					
5	Miscellaneous Cost	Communication and signage for private tenants and city coordination	1	Lump Sum	\$
SUBTOTAL:					\$
Total (Not to exceed Amount)					\$

ATTACHMENT B – PRICE PROPOSAL SHEET

Section B

NOTES: 1. Unit prices are for Additions/Unforeseen Conditions

Item #	Description	Unit	Unit Price (\$)
1	Sealant removal & replacement, double-tee joints (traffic-rated 2-part polyurethane	LF	\$
2	Expansion joint replacement (horizontal)	LF	\$
3	Partial-depth slab repair (3" avg)	SF	\$
4	Full-depth slab repair (>3")	SF	\$
5	Stair landing pocket repair (sealant pocket or concrete rebuild)	EA	\$
6	Bearing pad replacement (tee stem/haunch)	EA	\$

Signature _____

Title _____

Name _____

Date _____

EXHIBIT E

**PARKING FACILITY OPERATING AND EASEMENT
AGREEMENT**

by and among

THE CITY OF GAITHERSBURG, MARYLAND

LONGACRE II, L.L.C.

LONGACRE III, L.L.C.

and

MAGRUDER/CEDAR AVENUE, LLLP

August __, 1999

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List of Exhibits

Exhibit A	Description of the Property
Exhibit B	Multifamily Parking Spaces

PARKING FACILITY OPERATING AND EASEMENT AGREEMENT

(Lot 4 - Olde Towne)

THIS PARKING FACILITY OPERATING AND EASEMENT AGREEMENT (this "Agreement"), made this day of _____, 1999, by and among (i) LONGACRE II, L.L.C., a Maryland limited liability company ("Longacre II"); (ii) LONGACRE III, L.L.C., a Maryland limited liability company ("Longacre III"); (iii) THE CITY OF GAITHERSBURG, MARYLAND (the "City"); and (iv) MAGRUDER/CEDAR AVENUE, LLLP, a Maryland limited liability limited partnership ("Magruder"). [Longacre II, Longacre III, the City, and Magruder are hereinafter sometimes referred to individually as an "Owner" and collectively as the "Owners."]

RECITALS:

R-1. Each Owner is the owner of one of Lots 3, 4, 5, and 6 in the subdivision known as "Olde Towne" (each, a "Lot"; together the "Lots") located in the City of Gaithersburg, Montgomery County, Maryland, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

R-2. Magruder is the owner of Lot 3 and intends to develop Lot 3 for mixed use commercial and multifamily residential dwellings. The City owns Lot 4 and intends to develop Lot 4 as a municipal parking facility. Longacre III owns Lot 5 and intends to develop Lot 5 for restaurant or other commercial use. Longacre II owns Lot 6 and intends to develop Lot 6 for office use.

R-3. The Owners desire to memorialize in this Agreement certain understandings and agreements among and between the Owners with respect to the development, operation, and use of the municipal parking facility to be developed and operated on Lot 4. Reference is also made to that certain Reciprocal Easement Agreement entered into simultaneously herewith among the parties hereto (the "Reciprocal Easement Agreement") that is intended to govern certain other aspects of the development and use of the Property.

NOW, THEREFORE, in consideration of the above Recitals, each of which is made a part hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto hereby grant, declare, covenant and agree as follows:

1. Incorporation of Recitals. Each of the foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein; provided, however, that said Recitals shall not be deemed to modify the express provisions hereinafter set forth.

2. Development Management Agreement. Reference is made to that certain Development Management Agreement dated May 26, 1999 (the "Development Agreement"), between the City and DANAC Corporation ("DANAC"), which provides for the development and construction of a municipal parking facility more particularly described therein on Lot 4, Olde Towne (the "Parking Facility"). The City and DANAC, by its joinder below, hereby confirm and agree that Magruder, by virtue of its ownership of Lot 3, Olde Towne, and its development of a mixed use commercial and multifamily residential project thereon, is an intended third-party beneficiary of the obligation to develop and construct the Parking Facility contained in the Development Agreement.

3. Operation and Maintenance of Parking Facility. Upon completion of the Parking Facility, the City shall be solely responsible for the maintenance, operation, security, and insurance of the Parking Facility in perpetuity, and shall be solely responsible for all necessary repair and replacement of components thereof.

4. Parking Availability and Fees. The parties hereto acknowledge that the Parking Facility shall be available to the general public on such terms and for such fees as the City shall deem appropriate from time to time (when in effect, a "Generally Applicable Parking Fee"). The City hereby agrees that the Parking Facility shall be available to the Owners, their respective tenants and occupants, and their respective invitees, customers, and employees, as follows:

(a) Office Facility: Lot 6, Olde Towne. The Owner of Lot 6, and its successors in title to Lot 6, are hereby granted and shall have the perpetual easement and right to the use of 200 parking spaces (the "Office Facility Parking Spaces") within the Parking Facility. During the first ten (10) years following issuance of the first Certificate of Occupancy for the first tenant of the office facility to be constructed on Lot 6, the Office Facility Parking Spaces shall be made available entirely free of charge. Commencing on the first day following the tenth (10th) anniversary of the issuance of the first Certificate of Occupancy for the first tenant of the office facility, and continuing through the fifteenth (15th) anniversary of such date, the Office Facility Parking Spaces may be assessed fees that shall not exceed fifty percent (50%) of the fees charged to the general public. Commencing on the first day following the fifteenth (15th) anniversary of the issuance of the first Certificate of Occupancy for the first tenant of the office facility, and continuing through the twentieth (20th) anniversary of such date, the Office Facility Parking Spaces may be assessed fees that shall not exceed seventy-five percent (75%) of the fees charged to the general public. Commencing on the first day following the twentieth (20th) anniversary of the issuance of the first Certificate of Occupancy for the first tenant of the office facility, the Office Facility Parking Spaces may be assessed fees equal to those charged the general public.

(b) Mixed Use Commercial and Multifamily Residential Facility: Lot 3, Olde Towne. The Owner of Lot 3, and its successors in title to Lot 3, are hereby granted and shall have the perpetual easement and exclusive right to the reserved use of the particular 126 parking spaces identified on Exhibit B attached hereto (the "Multifamily Parking Spaces") within the Parking Facility. During the first twenty-five (25) years following issuance of the first Certificate of Occupancy for the mixed use commercial and multifamily residential facility to be constructed on

Lot 3, the Multifamily Parking Spaces shall be made available entirely free of charge. Commencing on the first day following the twenty-fifth (25th) anniversary of the issuance of the first Certificate of Occupancy for the mixed use commercial and multifamily residential facility, and continuing through the thirtieth (30th) anniversary of such date, the Multifamily Parking Spaces may be assessed fees that shall not exceed fifty percent (50%) of the fees charged to the general public. Commencing on the first day following the thirtieth (30th) anniversary of the issuance of the first Certificate of Occupancy for the first tenant of the office facility, the Multifamily Parking Spaces may be assessed fees equal to those charged the general public.

5. No Dedication. Nothing contained in this Agreement will be deemed to constitute a gift, grant or dedication of any portion of the Property to the general public or for any public purpose whatsoever, it being the intention of the Owners that this Agreement will be strictly limited to the private use of the Owners and their respective occupants and their respective invitees. This Agreement is intended to benefit the Owners and their respective heirs, successors, assigns and mortgagees (including trustees under any deeds of trust) and is not intended to constitute any person that is not an Owner a third party beneficiary hereunder or to give any such person any rights hereunder.

6. Waivers and Consents; Remedies Cumulative.

(a) Modifications, waivers and consents respecting this Agreement shall only be binding if in writing and signed by the Owner against whom such modification, waiver or consent is sought to be enforced.

(b) All rights, privileges and remedies afforded the Owners by this Agreement shall be deemed cumulative and the exercise of any such right, privilege and/or remedy shall not be deemed to be a waiver of any other right, privilege or remedy provided for herein or otherwise available, at law or in equity, except as expressly limited by the terms of this Agreement.

7. Notice.

All notices and other communications hereunder shall be in writing and be deemed duly given if personally delivered with a signed receipt therefor, or mailed by certified mail, return receipt requested, postage prepaid, or telecopied or delivered by an overnight delivery service with acknowledgment of receipt thereof, to the following addresses:

If to Longacre II or Longacre III:

c/o DANAC Corporation
7200 Wisconsin Avenue
Suite 901
Bethesda, Maryland 20814
Attn: John F. Jacger, President

With a copy to:

Kenneth W. Logwood, Esquire
Womble Carlyle Sandridge & Rice PLLC
1120 Nineteenth Street, N.W.
Eighth Floor
Washington, D.C. 20036-3684

If to the City:

The City of Gaithersburg
Office of the City Manager
31 South Summit Avenue
Gaithersburg, Maryland 20877
Attn: David B. Humpton
City Manager

With a copy to:

Stanley D. Abrams, Esquire
City Attorney
4550 Montgomery Avenue
Suite 760 North
Bethesda, Maryland 20814

If to Magruder:

C/o The Magruder Companies, Inc.
12165 Darnestown Road
Gaithersburg, Maryland 20878
Attn: Scott C. Reed

With a copy to: James J. Demma, Esquire
22 W. Jefferson Street
Rockville, Maryland 20850

Requests by any Owner for contributions or reimbursements to be made hereunder may be personally delivered or sent by regular mail, postage prepaid. The respective parties shall be responsible for notifying each other of any change of address.

8. Severability; Governing Law; Gender. The provisions of this Agreement are severable and the invalidity of one or more of the provisions shall not affect the validity or enforceability of any other provisions. This Agreement shall be governed by and construed and enforced according to the laws of the State of Maryland. Whenever appropriate herein, the singular includes the plural and the plural includes the singular, and the masculine gender includes the feminine and the neuter.

9. Survival. Notwithstanding any failure to so provide, any provision of this Agreement which, by its terms, may require performance subsequent to closing and delivery of any deeds pertaining to the Property shall survive such closing and delivery.

10. Binding Nature of Covenants. The terms, conditions and provisions of this Agreement shall be deemed covenants running with the land and, except as otherwise specifically set forth above, shall be jointly and severally binding upon and inure to the benefit of the respective heirs, personal representatives, successors, transferees and assigns of the Owners and duly authorized invitees or licensees of any of the foregoing (provided that all such invitees and licensees shall have no greater rights than tenants under Paragraph 8 above).

11. Captions and Headings. The captions and headings contained in this Agreement are included herein for convenience of reference only and shall not be considered a part hereof and are not intended in any way to limit or enlarge the terms hereof nor shall they affect the meaning or interpretation of this Agreement.

12. Enforcement. This Agreement may be enforced by each Owner; provided, however, that no suit, action or other proceeding to enforce or attempt to enforce the provisions hereof may be brought or notices with respect thereto sent by any tenant of any units or other buildings located from time to time on any part of the Property, nor shall the consent of any such tenants be required for any amendment to or termination of this Agreement, or any provision hereof, whether in whole or in part.

13. No Partnership. Nothing contained in this Agreement shall be deemed or construed as creating the relationship of principal and agent, or a partnership, or a joint venture, or any association between or among any signatories hereto.

14. Recordation. The parties intend that this Agreement shall be recorded among the land records of Montgomery County, Maryland.


15. Further Assurances. The parties agree to execute such further assurances of their respective undertakings herein as may be requisite.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed, sealed, and delivered as of the day and year first above written.

WITNESS/ATTEST:

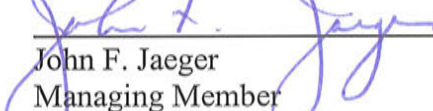
LONGACRE II, L.L.C.,
a Maryland limited liability company



By:  (Seal)
John F. Jaeger
Managing Member


LONGACRE III, L.L.C.
a Maryland limited liability company



By:  (Seal)
John F. Jaeger
Managing Member

CITY OF GAITHERSBURG, MARYLAND



By: 
David B. Humpton
City Manager

MAGRUDER/CEDAR AVENUE, LLLP,
a Maryland limited liability limited partnership

By: *EVERGREEN DEVELOPMENT PARTNERS, LLC, General Partner*

John F. Jaeger

By: *[Signature]* (Seal)
Name: *Scott C. Hurd*
Title: *MANAGING MEMBER*

DANAC Corporation hereby joins in the foregoing Parking Facility Operating Agreement for the sole purpose of confirming and agreeing to the provisions of Section 2 thereof.

DANAC CORPORATION, a Maryland corporation

By: *[Signature]*
John F. Jaeger
President

STATE OF Maryland)
) to wit:
COUNTY OF Montgomery)

I HEREBY CERTIFY, that on this 17th day of August, 1999, before me, a Notary Public in and for the State and County aforesaid, personally appeared JOHN F. JAEGER, known to me (or satisfactorily proven) to be the Managing Member of Longacre II, L.L.C., a Maryland limited liability company, and that, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Elizabeth J. Statler
Notary Public



My Commission expires: 10/1/00

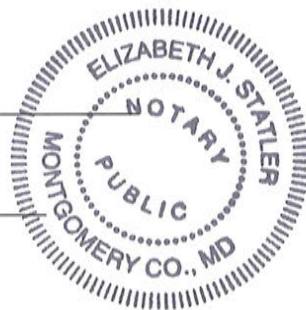
[NOTARIAL SEAL]

STATE OF Maryland)
) to wit:
COUNTY OF Montgomery)

I HEREBY CERTIFY, that on this 17th day of August, 1999, before me, a Notary Public in and for the State and County aforesaid, personally appeared JOHN F. JAEGER, known to me (or satisfactorily proven) to be the Managing Member of Longacre III, L.L.C., a Maryland limited liability company, and that, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Elizabeth J. Statler
Notary Public



My Commission expires: 10/1/00

[NOTARIAL SEAL]

STATE OF Maryland)
) to wit:
COUNTY OF Montgomery)

I HEREBY CERTIFY, that on this 17th day of August, 1999, before me, a Notary Public in and for the State and County aforesaid, personally appeared DAVID B. HUMPTON, known to me (or satisfactorily proven) to be the City Manager of The City of Gaithersburg, Maryland,, and that, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Elizabeth J. Stalter
Notary Public



My Commission expires: 10/1/00

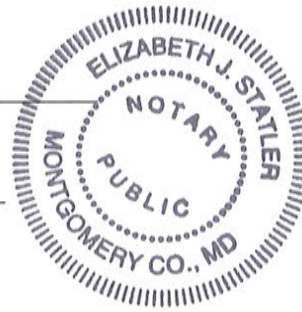
[NOTARIAL SEAL]

STATE OF Maryland)
) to wit:
COUNTY OF Montgomery)

I HEREBY CERTIFY, that on this 17th day of August, 1999, before me, a Notary Public in and for the State and County aforesaid, personally appeared Scott C. Reed, known to me (or satisfactorily proven) to be the Managing Member of Magruder/Cedar Avenue, LLLP, a Maryland limited liability limited partnership, and that, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Elizabeth J. Stalter
Notary Public



My Commission expires: 10/1/00

[NOTARIAL SEAL]

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing document was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice before the Court of Appeals of Maryland.

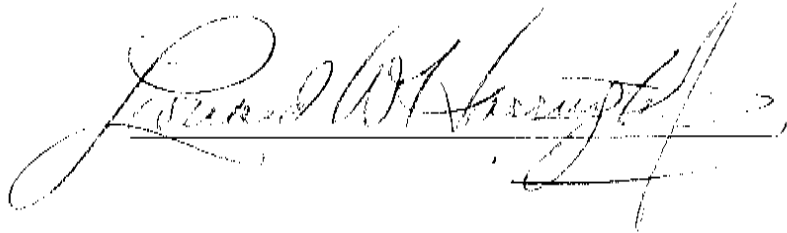
A handwritten signature in cursive script, appearing to read "Leonard W. Hargrett", written over a horizontal line.

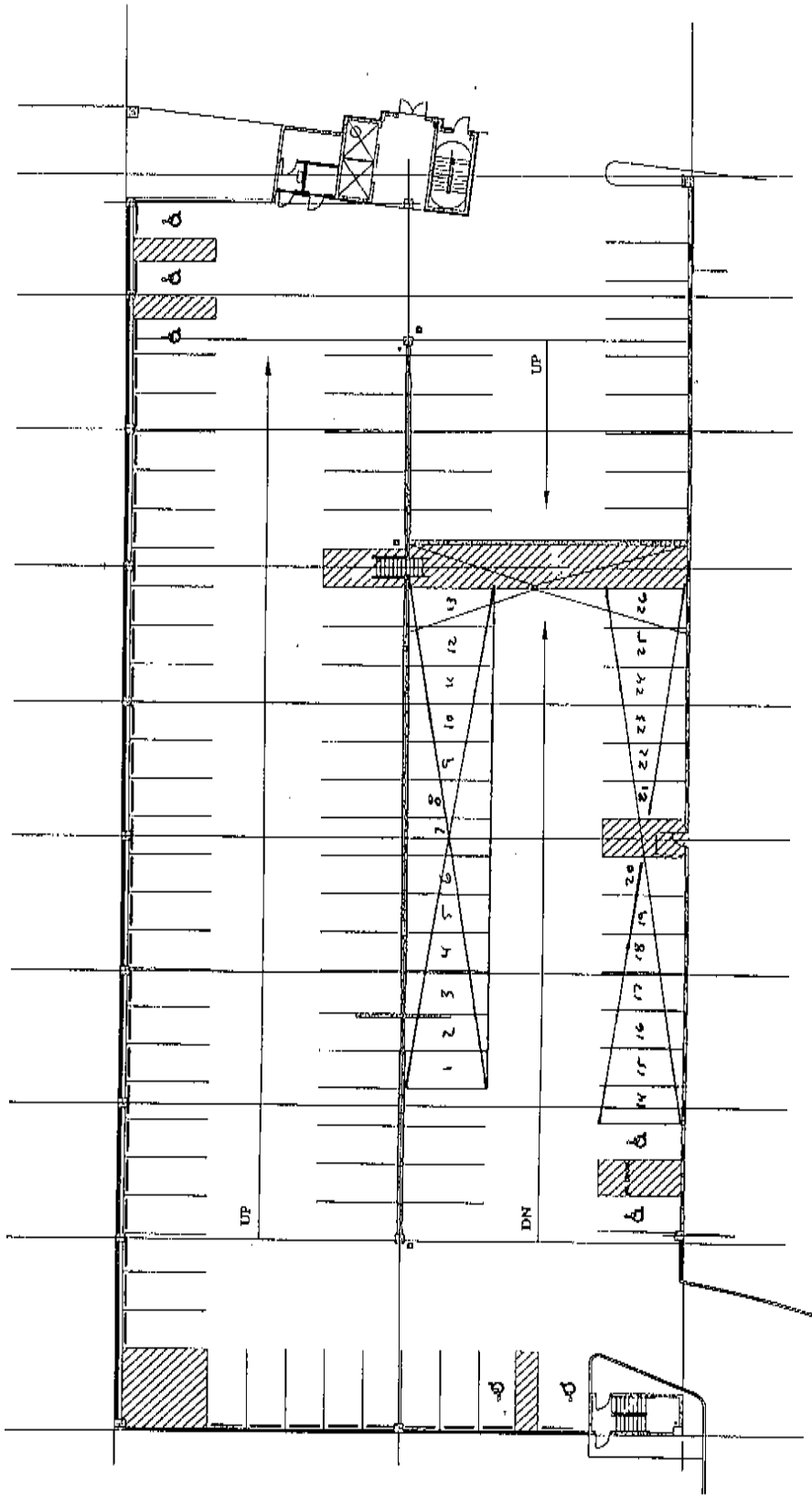
EXHIBIT A

Olde Towne

Lots 3, 4, 5, and 6 in a subdivision known as “Olde Towne” as shown on the plat entitled “Plat of Resubdivision, Lots 3 – 6, Olde Towne, Election District No. 9, City of Gaithersburg, Maryland” recorded on July 14, 1999, in Plat Book 194 as Plat No. 21127 among the Land Records of Montgomery County, Maryland.

EXHIBIT B

[Need to attach depiction of reserved multifamily parking spaces]



LEVEL 1

BBGM
BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS

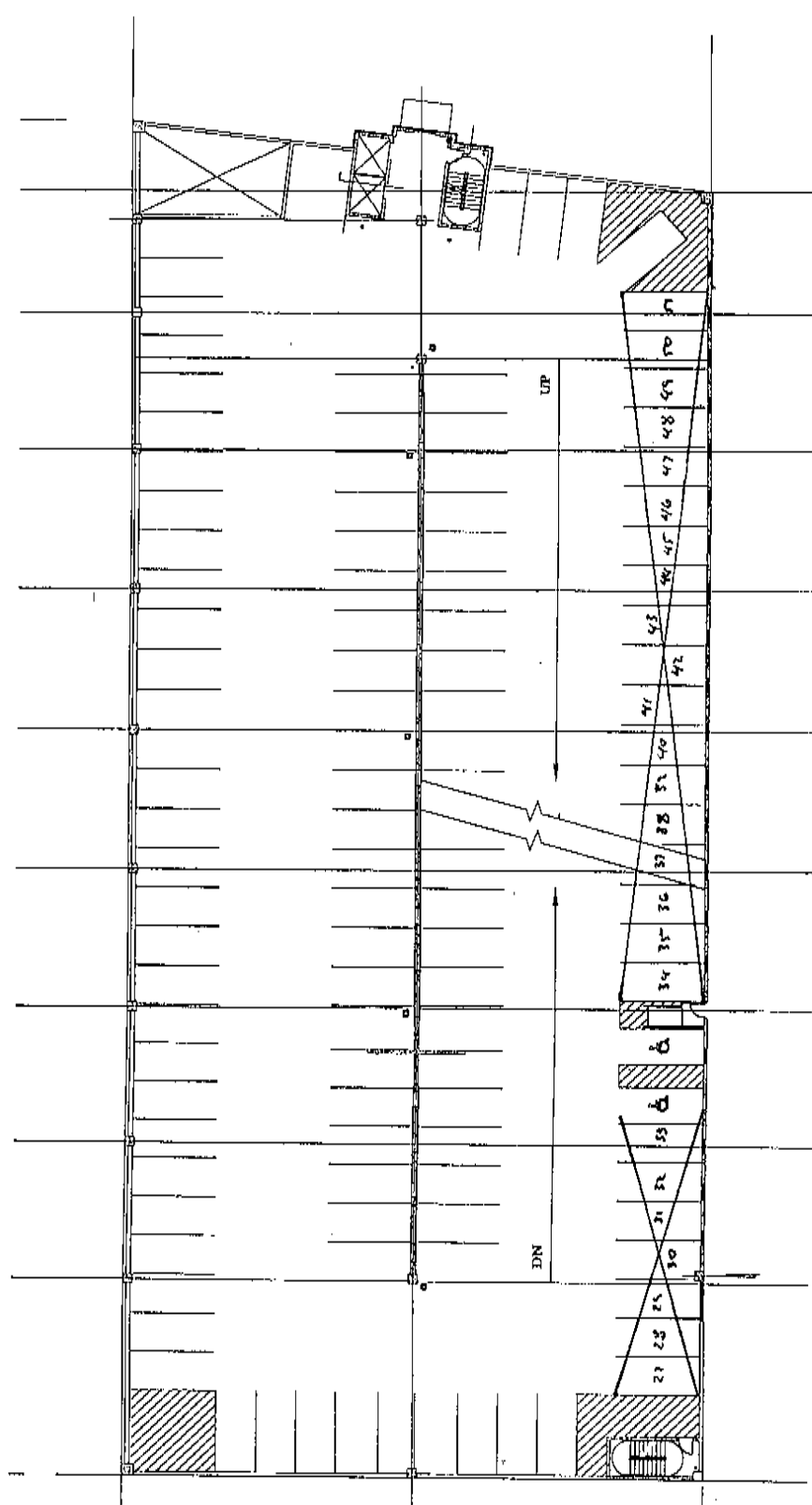
CONTRACTORS
BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS

DANAC
7200 Wisconsin Avenue, Suite 901
Beltsville, Maryland 20814
301-497-2887 Fax: 301-497-4960

COAKLEY WILLIAMS CONSTRUCTION

GAIHERSBURG PARKING GARAGE
Gaithersburg, Maryland

ARCHITECTS & INTERIORS



LEVEL 2

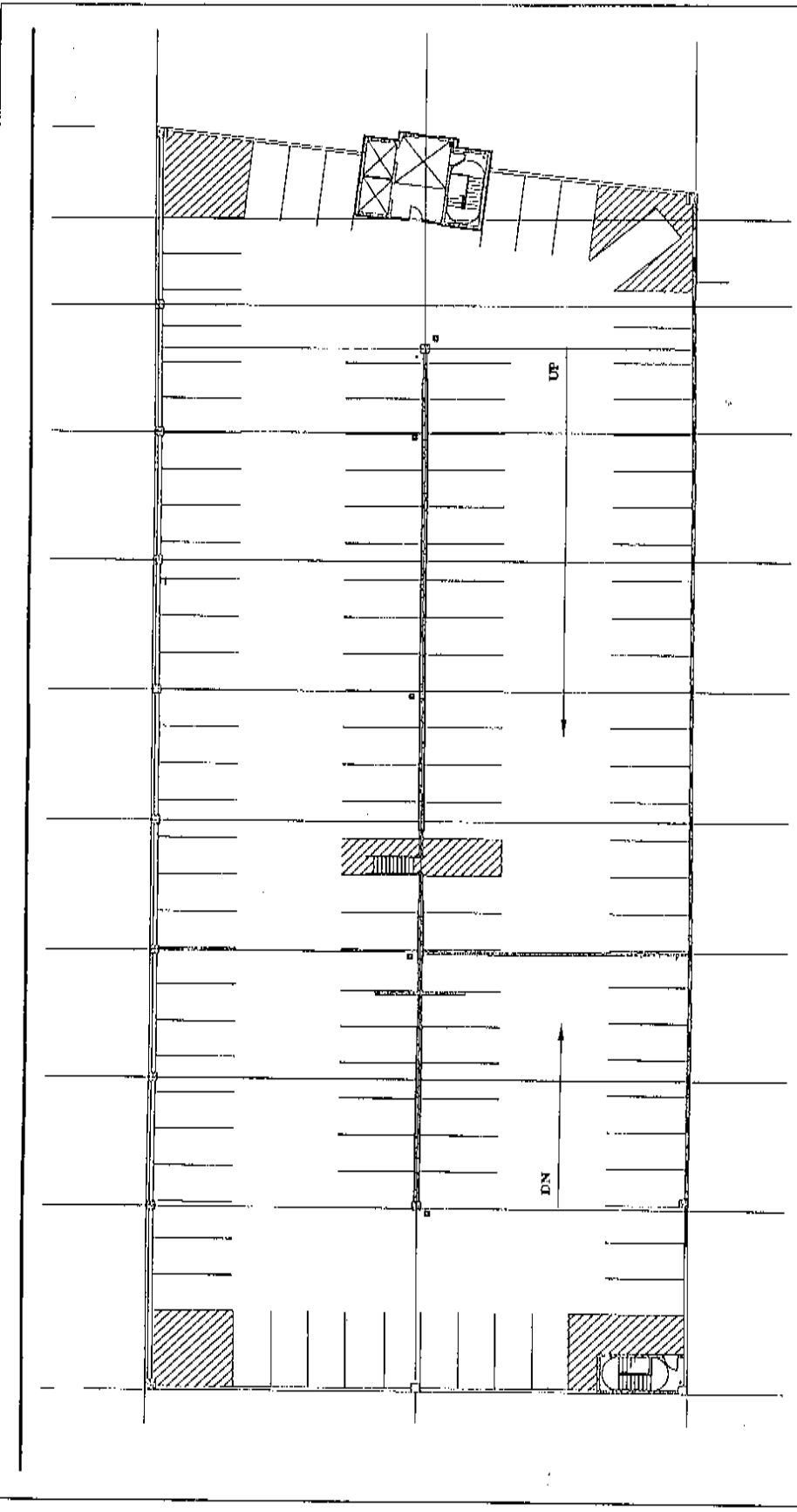
BBGM
BRENNAN BEER CONSULTANTS

DANAC
7200 Wisconsin Avenue, Suite 901
Bethesda, MD 20814
301-457-2800 Fax 301-457-4960

COAKLEY WILLIAMS CONSTRUCTION

GATHERSBURG PARKING GARAGE
Gathersburg, Maryland

ARCHITECTS & INTERIORS



LEVEL 6

<p>BBGM BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS</p>	<p>DANAC 1200 E. Lincoln Avenue, Suite 501 Baltimore, MD 21202 501-657-2800 Fax: 501-657-4350</p>	<p>COAKLEY WILLIAMS CONSTRUCTION</p>	<p>GAITHERSBURG PARKING GARAGE Gaithersburg, Maryland</p>	<p>INDEX</p> <table border="1"> <tr><td>1.00</td><td>General Notes</td></tr> <tr><td>2.00</td><td>Structural Steel</td></tr> <tr><td>3.00</td><td>Structural Concrete</td></tr> <tr><td>4.00</td><td>Reinforcing Steel</td></tr> <tr><td>5.00</td><td>Formwork</td></tr> <tr><td>6.00</td><td>Shoring</td></tr> <tr><td>7.00</td><td>Construction Methods</td></tr> <tr><td>8.00</td><td>Quality Control</td></tr> <tr><td>9.00</td><td>Construction Schedule</td></tr> <tr><td>10.00</td><td>Construction Safety</td></tr> <tr><td>11.00</td><td>Construction Environmental</td></tr> <tr><td>12.00</td><td>Construction Traffic</td></tr> <tr><td>13.00</td><td>Construction Security</td></tr> <tr><td>14.00</td><td>Construction Insurance</td></tr> <tr><td>15.00</td><td>Construction Bonds</td></tr> <tr><td>16.00</td><td>Construction Disputes</td></tr> <tr><td>17.00</td><td>Construction Claims</td></tr> <tr><td>18.00</td><td>Construction Litigation</td></tr> <tr><td>19.00</td><td>Construction Arbitration</td></tr> <tr><td>20.00</td><td>Construction Mediation</td></tr> <tr><td>21.00</td><td>Construction Conciliation</td></tr> <tr><td>22.00</td><td>Construction Dispute Resolution</td></tr> <tr><td>23.00</td><td>Construction Dispute Avoidance</td></tr> <tr><td>24.00</td><td>Construction Dispute Prevention</td></tr> <tr><td>25.00</td><td>Construction Dispute Mitigation</td></tr> <tr><td>26.00</td><td>Construction Dispute Resolution Services</td></tr> <tr><td>27.00</td><td>Construction Dispute Resolution Programs</td></tr> <tr><td>28.00</td><td>Construction Dispute Resolution Policies</td></tr> <tr><td>29.00</td><td>Construction Dispute Resolution Procedures</td></tr> <tr><td>30.00</td><td>Construction Dispute Resolution Processes</td></tr> <tr><td>31.00</td><td>Construction Dispute Resolution Practices</td></tr> <tr><td>32.00</td><td>Construction Dispute Resolution Principles</td></tr> <tr><td>33.00</td><td>Construction Dispute Resolution Practices</td></tr> <tr><td>34.00</td><td>Construction Dispute Resolution Principles</td></tr> <tr><td>35.00</td><td>Construction Dispute Resolution Practices</td></tr> <tr><td>36.00</td><td>Construction Dispute Resolution Principles</td></tr> <tr><td>37.00</td><td>Construction Dispute Resolution Practices</td></tr> <tr><td>38.00</td><td>Construction Dispute Resolution Principles</td></tr> <tr><td>39.00</td><td>Construction Dispute Resolution Practices</td></tr> <tr><td>40.00</td><td>Construction Dispute Resolution Principles</td></tr> </table>	1.00	General Notes	2.00	Structural Steel	3.00	Structural Concrete	4.00	Reinforcing Steel	5.00	Formwork	6.00	Shoring	7.00	Construction Methods	8.00	Quality Control	9.00	Construction Schedule	10.00	Construction Safety	11.00	Construction Environmental	12.00	Construction Traffic	13.00	Construction Security	14.00	Construction Insurance	15.00	Construction Bonds	16.00	Construction Disputes	17.00	Construction Claims	18.00	Construction Litigation	19.00	Construction Arbitration	20.00	Construction Mediation	21.00	Construction Conciliation	22.00	Construction Dispute Resolution	23.00	Construction Dispute Avoidance	24.00	Construction Dispute Prevention	25.00	Construction Dispute Mitigation	26.00	Construction Dispute Resolution Services	27.00	Construction Dispute Resolution Programs	28.00	Construction Dispute Resolution Policies	29.00	Construction Dispute Resolution Procedures	30.00	Construction Dispute Resolution Processes	31.00	Construction Dispute Resolution Practices	32.00	Construction Dispute Resolution Principles	33.00	Construction Dispute Resolution Practices	34.00	Construction Dispute Resolution Principles	35.00	Construction Dispute Resolution Practices	36.00	Construction Dispute Resolution Principles	37.00	Construction Dispute Resolution Practices	38.00	Construction Dispute Resolution Principles	39.00	Construction Dispute Resolution Practices	40.00	Construction Dispute Resolution Principles
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35.00	Construction Dispute Resolution Practices																																																																																			
36.00	Construction Dispute Resolution Principles																																																																																			
37.00	Construction Dispute Resolution Practices																																																																																			
38.00	Construction Dispute Resolution Principles																																																																																			
39.00	Construction Dispute Resolution Practices																																																																																			
40.00	Construction Dispute Resolution Principles																																																																																			

EXHIBIT D

2011 SEP -8 PM 3: 18

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY COUNTY, MD.

**PARKING FACILITY ACCESS EASEMENT
AGREEMENT**

by and among

THE CITY OF GAITHERSBURG, MARYLAND

and

GAITHERSBURG Y SITE LLC

IMP. FD. SURE 0.00
RECORDING FEE 0.00
TOTAL 0.00
Res#MD06 Rcpt#999999
LEK VHM Blk#1855
Sep 08, 2011 03:17 PM

MONTGOMERY COUNTY, MD

APPROVED BY AKT

SEP 06 2011

\$ AMA RECORDATION TAX PAID

\$ AMA TRANSFER TAX PAID

July 26, 2011

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) LEK 42170, p. 0213, MSA_CE63_42247. Date available 09/14/2011. Printed 12/13/2018.

NO FEE

u/c

ZM

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List of Exhibits

Exhibit A	Description of Property
Exhibit B	Drawing of Project including Parking Facility, Existing Transformer and Proposed Transformer

PARKING FACILITY ACCESS EASEMENT AGREEMENT**(Lot 4 – Olde Towne)**

THIS PARKING FACILITY ACCESS EASEMENT AGREEMENT (this “Agreement”), made this 26 day of July, 2011, by and among (i) GAITHERSBURG Y SITE LLC, a Maryland limited liability company (“Owner”); and (ii) THE CITY OF GAITHERSBURG, MARYLAND (the “City”).

RECITALS:

R-1. Owner is the owner of Lot 7 and the City is the owner of Lot 4 in the subdivision known as “Olde Towne” (each, a “Lot”; together, the “Lots”) located in the City of Gaithersburg, Montgomery County, Maryland, as more particularly described on Exhibit A attached hereto and made a part hereof (the “Property”).

R-2. The City has developed Lot 4 as a municipal parking facility known as the Olde Towne Avenue Parking Facility (the “Parking Facility”).

R-3. The Owner intends to develop Lot 7 as a multifamily project containing residential units, marketing space and resident and building amenities, including a six-story parking garage to be attached to the Parking Facility as shown on Exhibit B attached hereto (the “Project”).

R-4. The Owner and the City desire to memorialize in this Agreement certain understandings and agreements with respect to the access and use of the Parking Facility by Owner and its, employees, tenants, guests and invitees.

NOW, THEREFORE, in consideration of the foregoing Recitals, each of which is made a part hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto hereby grant, declare, covenant and agree as follows:

1. Incorporation of Recitals. Each of the foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein; provided, however, that said Recitals shall not be deemed to modify the express provisions hereinafter set forth.

2. Access Easement The Owner and its successors in title to Lot 7 are hereby granted and shall have a non-exclusive, permanent easement for continuous, uninterrupted ingress and egress over, through and across Lot 4 to the Parking Facility, including, without limitation, ingress and egress over, through and across the current access roads and alleys as well as throughout each level of the Parking Facility, which foregoing rights shall include the right to use the access roads and alleys for loading dock access in connection with the Project. The easement granted herein shall permit, among other things, Owner to create and operate continuously, permanent connections between the Parking Facility and Project and allow Owner, at Owner’s sole costs and expense, to make all necessary permanent alterations to the Parking

Facility, subject to the City's prior written consent (which consent shall not be unreasonably withheld, conditioned or delayed), as may be required to complete, and operate continuously, the connections, including, but not limited to, the permanent removal and addition of parking spaces in the Parking Facility in the vicinity of the connections as shown on Exhibit B attached hereto and made a part hereof as "Eliminated Parking Space" (5 per floor) and "New Parking Space" (1 per floor) respectively. Any removal or addition of parking spaces or alterations to the Parking Facility not shown on Exhibit B shall require the prior written consent of the City, which approval shall not be unreasonably withheld, conditioned, or delayed.

3. Parking Availability and Fees. The Owner and its successors in title to Lot 7 are hereby granted and shall have an easement and right to the use of 100 parking spaces (the "Parking Spaces") within the Parking Facility for so long as the Project and the Parking Facility continue to remain occupied and in operation. In the event the City would cease to own or operate the Parking Facility, the City shall provide 100 parking spaces in a location or facility convenient to the Project that shall be agreed upon by the parties. The 100 parking spaces in the Parking Facility shall be identified as only for use by the Owner, its successors and their tenants and the parties shall work cooperatively to locate and in the future to relocate, if necessary, the Parking Spaces, but the City shall provide the Owner with no less than thirty (30) days' prior written notice of relocation. The City may relocate the Parking Spaces within the Parking Facility up to two (2) times in any twelve (12) month period upon not less than thirty (30) days' prior written notice to Owner. The City hereby agrees that the Parking Spaces shall be available to the Owner, its tenants and occupants, and their respective invitees, customers, and employees, as follows:

3.1 The right to use the Parking Spaces shall commence upon the effective date hereof and shall continue thereafter until such time as the project is no longer used by the Owner, its successors and assigns and any other owner of Lot 7.

3.2 Owner acknowledges that the City's parking facilities, including the Parking Facility, are open to the public under operating guidelines developed and enforced by the City, as amended from time-to-time. The City reserves the right to change any and all operating guidelines at the Parking Facility including, but not limited to, hours of operation, closure for maintenance or special events, etc. at any time, provided that such changes (a) generally apply to all City parking structures, (b) do not directly or indirectly impose any usage fees or costs payable by Owner or the tenants of Owner's Improvements other than parking charges applicable to all users of the Parking Facility, and (c) the City shall notify Owner in writing of any such changes prior to the imposition thereof.

4. Temporary Construction Easement. The Owner and its successors in title to Lot 7 are hereby granted a temporary right to access and construct alterations to, at Owner's costs and expense, the West side of the Parking Facility to provide continuous vehicular access to the Project from various floors of the Parking Facility. The temporary construction easement shall permit Owner to interrupt and alter parking operations as may be necessary in connection with the construction process, including, but not limited to, temporary removal of parking spaces in the Parking Facility in vicinity of the construction, which temporary removal of parking

spaces shall require the prior written consent of the City, not to be unreasonably withheld, conditioned, or delayed.

4.1 Owner shall cause its contractors and subcontractors to perform all work in and about the Parking Facility in accordance with construction plans reasonably approved by the City, in a safe and workmanlike manner, in accordance with the prevailing standards of the construction industry, and in compliance with all applicable governmental laws and regulations, and in such a manner as to avoid unreasonable interruption of the Parking Facility operations.

4.2 In the event any work performed by Owner, its contractors and subcontractors on the Parking Facility causes any damage thereto, Owner shall promptly restore and repair the Parking Facility to substantially the same condition existing immediately prior to said damage at its sole cost and expense. In the event Owner fails to make such repairs within ten (10) days of receipt of written notice to do so by the City, the City shall be entitled to perform the necessary work and repairs. In addition, in the event any damage to the Parking Facility is caused by Owner, its contractors and subcontractors results in any limitation of the use of the Parking Facility by the public, the City shall have the right to immediately undertake the necessary work and repairs to restore usage of the Parking Facility without prior written notice to Owner. Owner shall be solely responsible for the cost and expense of any work or repairs to the Parking Facility performed by the City pursuant to this paragraph.

4.3 Owner shall maintain liability and workers' compensation insurance covering Owner's activities and those of its contractor and subcontractors with respect to the construction work contemplated by this Easement. The liability coverage shall be for a minimum of \$1,000,000 per occurrence with a \$5,000,000 umbrella coverage, and the City shall be named as an additional insured.

4.4 The temporary construction rights granted by the City by this Easement shall remain in effect only during the development and construction of the connections between parking facilities and shall cease and terminate upon final completion of such connections. However, the City acknowledges that any permanent physical improvements to the Parking Facility shall be entitled to remain in place.

4. Transformer Easement. The City and Owner acknowledge that there are currently two (2) transformers installed on Lot 4 pursuant to the utility easements granted in that certain Reciprocal Easement Agreement dated as of August 17, 1999 and recorded in Deed Book 17416 at page 202, in the locations labeled as "Existing Transformer" on Exhibit B. The Owner and its successors in title to Lot 7 are hereby granted and shall have the perpetual easement and right to install three (3) additional transformers and related facilities in the locations on Lot 4 labeled "Proposed Transformer" on Exhibit B, as well as a perpetual easement for access, ingress and egress to such locations for the purposes of maintaining, repairing, servicing, replacing and removing any such transformers.

5. Construction Easements. Subject to the terms and conditions hereof, the City grants to Owner and its successors in title to Lot 7 the following temporary non-exclusive easements to be used in connection with the construction of the Project:

5.1 A temporary, non-exclusive easement for temporary construction staging and vehicular and pedestrian ingress, egress and access in, to, over and across certain portions of Lot 4, for use by Owner and/or its respective agents, contractors, employees and invitees during the development and construction of the Project, subject to any reasonable requirements to be imposed from time to time by the City to protect Lot 4 and the operation of the Parking Facility and other improvements located thereon.

5.2 A temporary, non-exclusive easement for the benefit of the Owner and Lot 7 to use the air space over Lot 4 for purposes of operation, use, maintenance and repair of a tower crane located on Lot 7 during the development and construction of the Project, including the right to swing the crane without a load over Lot 4 and to allow the jib of the crane to swing over and remain in a stationary position over Lot 4 from time to time when not in operation provided that the crane is at all times properly and securely anchored and maintained in accordance with the highest industry standards. The Owner shall have all other rights reasonable and necessary for the use and enjoyment of this easement.

5.3 The easements set forth in this Section 5 shall terminate and be of no further force or effect upon the date of completion by Owner or its successor in title to Lot 7 of all of the development, construction and improvement work on the Project upon issuance of final Certificates of Occupancy by the City.

6. Indemnification. Owner and any other subsequent owner of the Project shall defend and indemnify the City, its officers, agents, and employees and save them harmless from and against any and all claims, actions, damages, liability, cost and expense, including reasonable attorney's fees, resulting from or arising out of use of the spaces in the Parking Facility as well as such users guests and invitees. The foregoing shall exclude all claims resulting from the gross negligence or willful misconduct of the City and shall exclude consequential, punitive and special damages.

7. No Dedication. Nothing contained in this Agreement will be deemed to constitute a gift, grant or dedication of any portion of Lot 4 to the general public or for any public purpose whatsoever, it being the intention of the Owner or the City that this Agreement will be strictly limited to the private use of the Owner and its occupants and their respective invitees. This Agreement is intended to benefit the Owner and its respective heirs, successors, assigns and mortgagees (including trustees under any deeds of trust) and is not intended to constitute any person a third party beneficiary hereunder or to give any such person any rights hereunder.

8. Waivers and Consents; Remedies Cumulative.

(a) Modifications, waivers and consents respecting this Agreement shall only be binding if in writing and signed by the Owner and City.

(b) All rights, privileges and remedies afforded the Owners by this Agreement shall be deemed cumulative and the exercise of any such right, privilege and/or remedy shall not be deemed to be a waiver of any other right privilege or remedy provided for herein or otherwise available, at law or in equity, except as expressly limited by the terms of this Agreement.

9. Notice. All notices and other communications hereunder shall be in writing and be deemed duly given if personally delivered with a signed receipt therefore, or mailed by certified mail, return receipt requested, postage prepaid, or telecopied or delivered by an overnight delivery service with acknowledgment thereof, to the following addresses:

If to Owner: c/o Clark Builders Group, LLC
4401 Wilson Boulevard
Suite 600
Arlington, Virginia 22203

and

c/o RST Development, LLC
168 Business Park Drive
Suite 200
Virginia Beach, Virginia 23462
Attn: M. Scott Copeland

With a copy to: Friedlander Misler, PLLC
1101 17th Street, N.W.
Suite 700
Washington, DC 20036
Attn: David M. Astrove, Esq.

If to the City: The City of Gaithersburg
Office of the City Manager
31 South Summit Avenue
Gaithersburg, Maryland 20877
Attn: Tony Tomasello
Deputy City Manager

With a copy to: N. Lynn Board
City Attorney
31 S. Summit Avenue
Gaithersburg, MD 20877

The respective parties shall be responsible for notifying each other of any change or address.

10. Severability; Governing Law; Gender; Governing Law; Gender. The provisions of this Agreement are severable and the invalidity of one or more of the provisions shall not affect the validity or enforceability of any other provisions. This Agreement shall be governed by and construed and enforced according to the laws of the State of Maryland. Whenever appropriate herein, the singular includes the plural and the plural includes the singular, and the masculine gender includes the feminine and the neuter.

11. Survival. Notwithstanding any failure to so provide, any provision of this Agreement which, by its terms, may require performance subsequent to closing and delivery of any deeds pertaining to the Property shall survive such closing and delivery.

12. Binding Nature of Covenants. The terms, conditions and provisions of this Agreement shall be deemed covenants running with the land and, except as otherwise specifically set forth above, shall be jointly and severally binding upon and inure to the benefit of the respective heirs, personal representatives, successors, transferees and assigns of the City and the Owner and duly authorized invitees or licensees of the Owner.

13. Captions and Headings. The captions and headings contained in this Agreement are included herein for convenience of reference only and shall not be considered a part hereof and are not intended in any way to limit or enlarge the terms hereof nor shall they affect the meaning or interpretation of this Agreement.

14. Enforcement. This Agreement may be enforced by Owner; provided, however, that no suit, action or other proceeding to enforce or attempt to enforce the provisions hereof may be brought or notices with respect thereto sent by any tenant of any units or other buildings located from time to time on any part of the Property, nor shall the consent of any such tenants be required for any amendment to or termination of this Agreement, or any provision hereof, whether in whole or in part.

15. No Partnership. Nothing contained in this Agreement shall be deemed or construed as creating the relationship of principal and agent, or a partnership, or a joint venture, or any association between or among any signatories hereto.

16. Recordation. The parties intend that this Agreement shall be recorded among the land records of Montgomery County, Maryland.

17. Further Assurances. The parties agree to execute such further assurances of their respective undertakings herein as may be requisite.

[signatures and notaries on following pages]

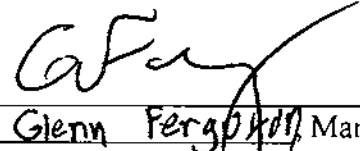
IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed, sealed, and delivered as of the day and year first above written.

WITNESS/ATTEST:

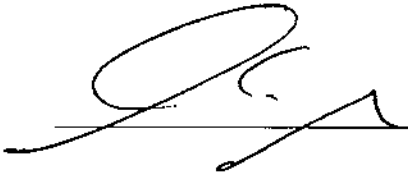
OWNER:

GAITHERSBURG Y SITE LLC



By:  (Seal)
Glenn Ferguson, Manager

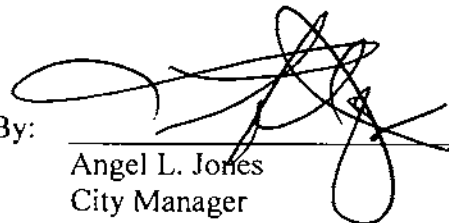
By: RST III, L.L.C., a Virginia limited liability company, Manager



By:  (Seal)
M. Scott Copeland, its Manager

CITY OF GAITHERSBURG, MARYLAND



By:  7/26/11
Angel L. Jones
City Manager

STATE OF MARYLAND)
) to wit:
COUNTY OF MONTGOMERY)

I HEREBY CERTIFY, that on this 19th day of July, 2011, before me, a Notary Public in and for the State and County aforesaid, personally appeared Glenn Ferguson, known to me (or satisfactorily proven) to be the Manager of Gaithersburg Y Site LLC, a Maryland limited liability company, and that, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Annette I. Charles

Notary Public
Annette I. Charles

My commission expires: Notary Public, State of Maryland
Montgomery County

[NOTARIAL SEAL] My Commission Expires May 28, 2012

STATE OF MARYLAND)
) to wit:
COUNTY OF MONTGOMERY)

I HEREBY CERTIFY, that on this 2 day of July, 2011, before me, a Notary Public in and for the State and County aforesaid, personally appeared M. Scott Copeland, known to me (or satisfactorily proven) to be the Manager of RST III, L.L.C., a Virginia limited liability company and Manager of Gaithersburg Y Site LLC, a Maryland limited liability company, and that, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

Grace Cruz

Notary Public

My commission expires: 10/08/2013

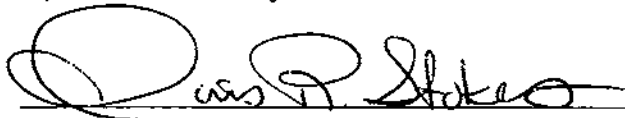
[NOTARIAL SEAL] **CHARICE S. MORGAN**
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) LEK 42170, p. 0222, MSA_CE63_42247. Date available 09/14/2011. Printed 12/13/2018.

STATE OF MARYLAND)
) to wit:
COUNTY OF MONTGOMERY)

I HEREBY CERTIFY, that on this 26th day of July, 2011, before me, a Notary Public in and for the State and County aforesaid, personally appeared ANGEL L. JONES, known to me (or satisfactorily proven) to be the City Manager of The City of Gaithersburg, Maryland, and that, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

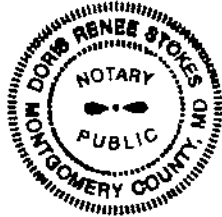
IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.



Notary Public

My commission expires: March 5, 2012

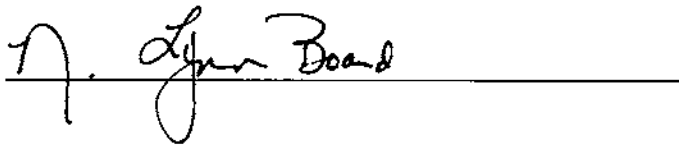
[NOTARIAL SEAL]



Doris Renee Stokes
NOTARY PUBLIC
Montgomery County
State of Maryland
My Commission Expires
March 5, 2012

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing document was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice before the Court of Appeals of Maryland.



After recording, please return to:


Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

42170 224

EXHIBIT A

Olde Towne

LOT 4

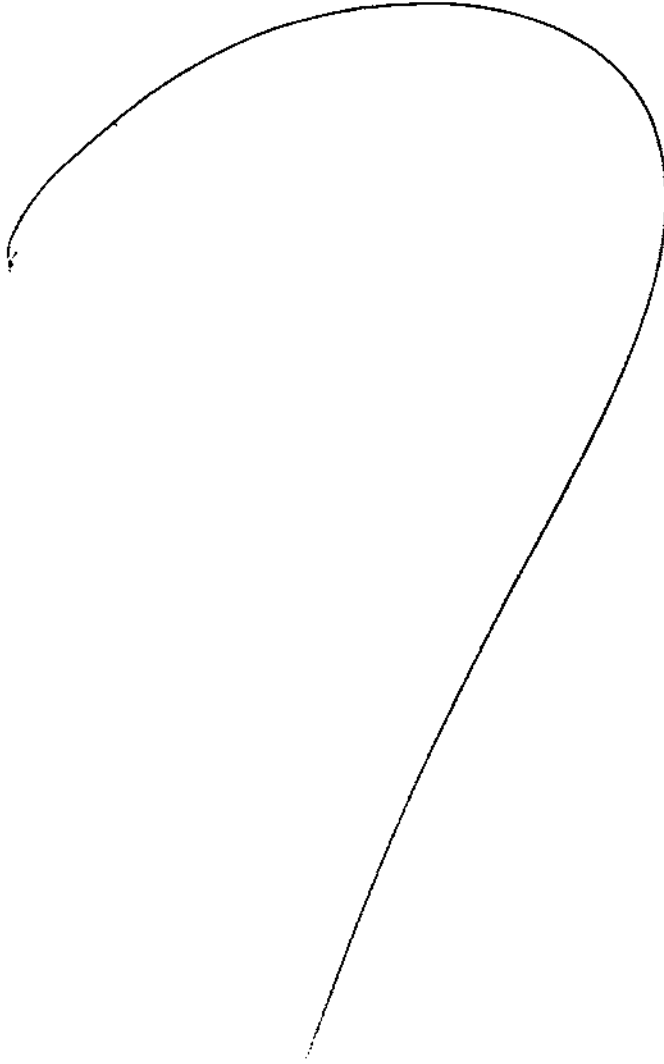
Lot 4 in a subdivision known as "Olde Towne" as shown on the plat entitled "Plat of Resubdivision, Lots 3 – 6, Olde Towne, Election District No. 9, City of Gaithersburg, Maryland" recorded on July 14, 1999, in Plat Book 194 as Plat No. 21127 among the Land Records of Montgomery County, Maryland.

Lot 7

LOT 7 in the subdivision known as OLDE TOWNE as shown on Plat No. 23743 as recorded among the land records of Montgomery County, Maryland, and currently identified as MSA S 1249-29347.

EXHIBIT B

**DRAWING OF PROJECT INCLUDING PARKING FACILITY, EXISTING TRANSFORMER AND
PROPOSED TRANSFORMER**





Gaithersburg
A CHARACTER COUNTS! CITY

September 1, 2011

Montgomery County Courthouse
Recording Department
Judicial Center
50 Maryland Avenue
Rockville, MD 20850

Re: Parking Facility Access Agreement
The City of Gaithersburg and Gaithersburg Y Site, LLC
Parcel ID No: 09-03266822
09-03636143

To Whom It May Concern:

The City of Gaithersburg requests a waiver of the recording fee for the attached document, consistent with §3-603 of the Real Property Article of the Annotated Code of Maryland. Questions or comments can be directed to Lauren Klingler, at (301) 258-6330 or lklingler@gaitthersburgmd.gov. Thank you.

Sincerely,

Lauren Klingler
Department of Legal Services
City of Gaithersburg

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6330 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaitthersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Maraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Angel L. Jones

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Montgomery
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

Form with sections 1-11: Type(s) of Instruments, Conveyance Type, Tax Exemptions, Consideration and Tax Calculations, Fees, Description of Property, Transferred From, Transferred To, Other Names to Be Indexed, Contact/Mail Information, and Assessment Information.

Space Reserved for County Validation

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) LEK 42170, p. 0228, MSA_CE63_42247. Date available 09/14/2011. Printed 12/13/2018.

EXHIBIT F

ERECTOR IS RESPONSIBLE FOR READING THE FOLLOWING NOTES

ERECTION NOTES

ACCESS:

ACCEPTANCE, ACCESS TO, AND ON THE JOB SITE SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR AT ALL TIMES SO THAT ERECTION AND DELIVERY EQUIPMENT CAN REACH THE JOB SITE, AND OPERATE UNDER THEIR OWN POWER ON DRY, LEVEL AND STABILIZED GRADE AS REQUIRED TO PERMIT UNLOADING AND ERECTION WITH STANDARD TECHNIQUES AND EQUIPMENT AS DESIGNATED BY THE SHOCKEY PRECAST GROUP

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUISITION OF ALL NECESSARY RIGHTS OF ACCESS FOR ERECTION EQUIPMENT, REMOVAL OR DISCONNECTION OF ALL ELECTRICAL, TELEPHONE, UTILITY LINES OR WIRES, OVERHANGING TREES, SIDEWALKS, CURBS, DRIVEWAYS, OR OTHER GROUND OR OVERHEAD OBSTRUCTIONS WHENEVER SUCH OBSTRUCTIONS EXIST ON THE ROUTE OF MOVEMENT DESIGNATED FOR USE BY THE DELIVERY OR ERECTION EQUIPMENT, AND SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UNDERGROUND UTILITIES OR CONDUITS.

FOUNDATION NOTES:

- ALL ANCHORAGE ASSEMBLIES CAST INTO THE FOUNDATION SHALL BE WITHIN $\pm 1/4"$ MAXIMUM OF THE CORRECT PLAN POSITION AND SHALL BE PLUMB AND TRUE AND PROTECTED FROM RUST AND DAMAGE.
- BEARING SURFACES FOR PRECAST MEMBERS SHALL BE TRUE AT THE CORRECT ($\pm 1/4"$ MAXIMUM) ELEVATION.
- A 2" MINIMUM WORKING CLEARANCE MUST BE MAINTAINED TO PRECAST MEMBERS AT FOUNDATION CONDITIONS.
- FOOTINGS AND TRENCHES SHALL BE CLEAN AND FREE OF WATER.

PROTECTION OF INSERTS:

THE GENERAL CONTRACTOR SHALL PROVIDE MEANS TO PREVENT WATER AND ICE FROM COLLECTING IN OPEN SLEEVES AND/OR INSERTS.

WELDING:

- ELECTRODES SHALL BE E70XX UNLESS OTHERWISE NOTED.

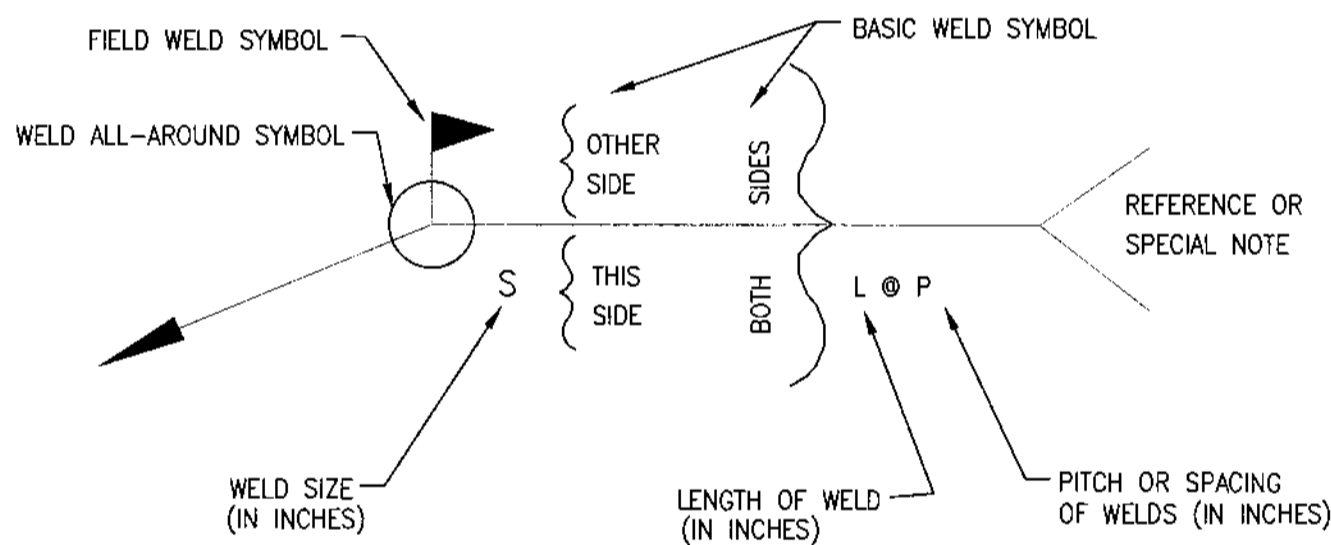
WELD SYMBOLS:

CONNECTIONS:

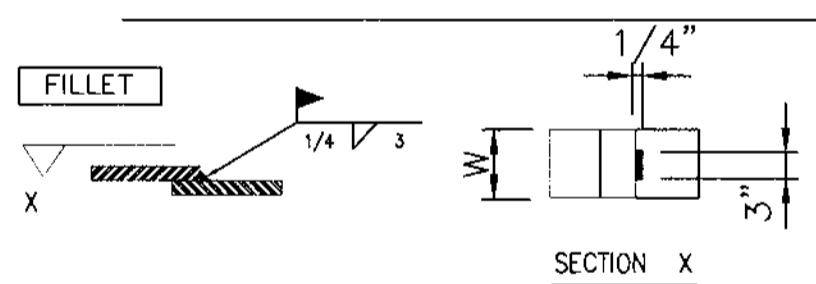
ALL CONNECTIONS MUST BE MADE IN ACCORDANCE WITH SHOP DRAWING DETAILS UNLESS PRIOR APPROVAL FOR DEVIATION OR MODIFICATION IS RECEIVED FROM SBI DESIGN ENGINEER.

CONNECTIONS:

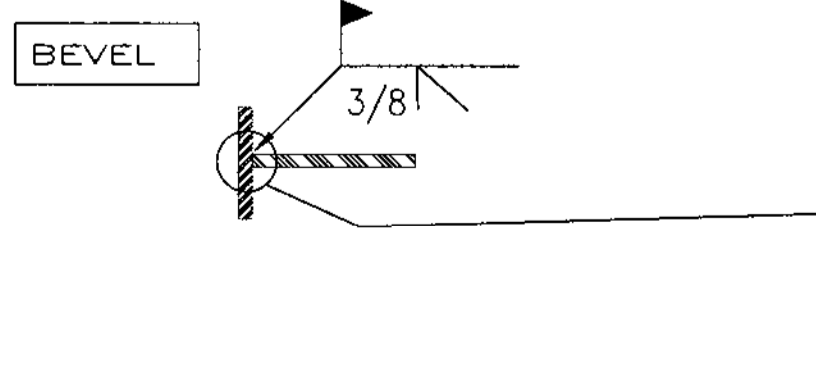
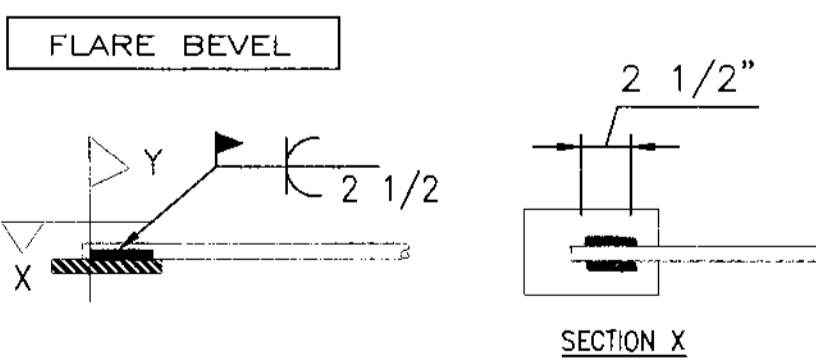
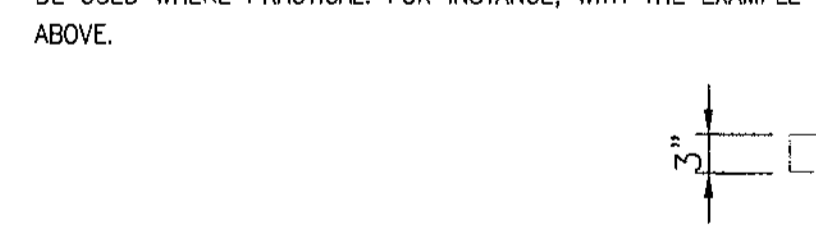
ALL WELDED AND BOLTED CONNECTIONS BETWEEN PRECAST COMPONENTS MUST BE MADE PRIOR TO SETTING MORE THAN TWO CONSECUTIVE PIECES.



TYPICAL APPLICATIONS:



NOTE: WHERE W = L, END RETURNS OF LENGTH 2(S) SHOULD BE USED WHERE PRACTICAL. FOR INSTANCE, WITH THE EXAMPLE ABOVE.



GENERAL NOTES

DESIGN SPECIFICATIONS:

THERE ARE NO PROVISIONS MADE FOR ANY TYPE OF FUTURE EXPANSION EITHER VERTICAL OR HORIZONTAL
 ALL WORK SHALL CONFORM TO:
 IRC-2009
 A.C.I. BUILDING CODE (ACI 318-08)
 ASCE 7-05
 AISC 13TH EDITION
 PCI DESIGN HANDBOOK 7TH EDITION (INCLUDING PCI STANDARD DESIGN PRACTICE)

DESIGN LOADS:

LIVE LOAD = 40 PSF
 ROOF LIVE LOAD = 20 PSF
 SUPERIMPOSED DEAD LOAD = 5 PSF
 GROUND SNOW LOAD = 30 PSF (PLUS DRIFTING)
 CONCENTRATED POINT LOAD = 3 KIPS (OVER 20 SQ IN)
 BUMPER IMPACT LOAD = 6 KIPS (APPLIED 18" OR 27" ABOVE FF.
 APPLIED OVER 144 SQ IN) (10 KIPS ULTIMATE)

STAIR LIVE LOAD 100 PSF
 ORDINARY PRECAST BEARING WALL SYSTEM

SEISMIC:

I = 1.0
 SITE CLASS D
 SEISMIC USE GROUP 1
 SEISMIC DESIGN CATEGORY B
 $S_d = 0.167$
 $S_e1 = 0.082$

WIND LOADS:

BASIC WIND SPEED = 90 MPH
 IMPORTANCE FACTOR = 1.0
 WIND EXPOSURE = B

THE SHOCKEY PRECAST GROUP SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ADEQUACY OF DESIGNS OR SHOP DRAWINGS FURNISHED BY OTHERS UNLESS EXPRESSLY STATED IN WRITING AND INCLUDED AS PART OF THE PRECAST CONTRACT.

CONCRETE:

- ALL PRECAST PRODUCTS WHICH ARE MILD STEEL REINFORCED SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5,000 P.S.I.
- ALL PRESTRESSED-PRECAST PRODUCTS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6,000 P.S.I.
- ALL STRUCTURAL TOPPING SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 P.S.I.

REINFORCING AND MECHANICAL ANCHORAGES:

- ALL REINFORCING STEEL PLACED LOOSE OR AS PART OF A CAGE, SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A-615-60.
- ALL REINFORCING STEEL USED IN PREFAB. ASSEMBLIES SHALL CONFORM TO ASTM A-706 (OR A-615 w/ MILL REPORTS CERTIFYING WELDABILITY).
- WIRE MESH SHALL CONFORM TO ASTM A-185.
- STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A-36.
- PRESTRESSING STRAND SHALL CONFORM TO ASTM A-415 AND HAVE A MINIMUM ULTIMATE STRENGTH OF 270 K.S.I.

STRUCTURE GROUT:

NO LOADS SHALL BE ADDED TO COLUMN OR WALL PANEL UNTIL THE STRUCTURAL GROUT HAS BEEN PACKED BETWEEN BASE OF PRECAST AND THE FOOTING.

OPENINGS:

THE SHOCKEY PRECAST GROUP WILL PROVIDE ONLY THOSE OPENINGS SHOWN ON APPROVED SHOP DRAWINGS. ALL OTHER OPENINGS SHALL BE CUT BY OTHERS IN THE FIELD. THE SHOCKEY PRECAST GROUP WILL NOT PROVIDE OPENINGS SMALLER THAN 10" IN DIAMETER OR 10" SQUARE. HOLES WHICH CUT PRIMARY REINFORCING IN MEMBERS SHALL BE APPROVED BY THE SHOCKEY PRECAST GROUP PRIOR TO CUTTING IN FIELD. ALL OPENINGS SHALL BE AS LOCATED AND SIZE BY THE GENERAL CONTRACTOR. THE SHOCKEY PRECAST GROUP DOES NOT ACCEPT RESPONSIBILITY FOR SIZE AND LOCATION OF OPENINGS ONCE THE SHOP DRAWINGS ARE APPROVED.

TOLERANCES:

PRECAST PRODUCTS WILL BE FABRICATED TO TOLERANCES SPECIFIED IN SECTION 5 OF P.C.I. MNL-116, "MANUAL FOR QUALITY CONTROL FOR PLANTS AND PRODUCTION OF PRECAST-PRESTRESSED CONCRETE PRODUCTS." U.N.O.

WELDING TO COIL ROD IS NOT PERMITTED.

CAMBER:

PRESTRESSED MEMBERS HAVE AN INHERENT CAMBER. ARCHITECTURAL DETAILS SHOULD REFLECT THIS CONSIDERATION. TOPPING THICKNESSES MAY VARY WITH CAMBER. LONG TERM DEFLECTIONS PRECLUDE THE USE OF CAMBER FOR DRAINAGE. THEREFORE, POSITIVE DRAINAGE BY SLOPING MEMBERS IS RECOMMENDED. FOR SPECIFIC ANTICIPATED VALUES OF CAMBER, PLEASE REFER TO THE PRECAST CONCRETE DESIGN CALCULATIONS.

JOINTS:

ALL JOINTS BETWEEN PRECAST MEMBERS OR BETWEEN MEMBERS AND WORK BY OTHERS ARE TO BE CONSIDERED NOMINAL DIMENSIONS ONLY. DUE TO PRODUCTION, ERECTION, AND GENERAL CONSTRUCTION TOLERANCES, THESE DIMENSIONS MAY VARY.

FIELD FINISHES:

THE SHOCKEY PRECAST GROUP SHALL NOT BE RESPONSIBLE FOR ANY FIELD ACTIVITY SUCH AS, BUT NOT LIMITED TO, GROUTING OR CAULKING, PLASTERING, PAINTING, CLEANING, WASH-DOWN, WATERPROOFING OR SELECTIVE FITTING NECESSARY TO RECEIVE A FINISHED JOB, UNLESS INCLUDED AS PART OF THE PRECAST CONTRACT.

FIELD PLACED CONCRETE:

THE SHOCKEY PRECAST GROUP WILL NOT BE RESPONSIBLE FOR THE PLACING OR THE REINFORCING OF CONCRETE TOPPING AND/OR OTHER CAST-IN-PLACE CONCRETE.

INSERTS AND HARDWARE:

THE SHOCKEY PRECAST GROUP WILL NOT MAKE PROVISIONS FOR EMBEDDED ITEMS, SLEEVES, INSERTS, OR FITTINGS FOR OTHER TRADES, ETC., UNLESS THEY ARE SHOWN ON THE CONTRACT DRAWINGS OR APPROVED SHOP DRAWINGS AND INCLUDED IN THE PRECAST CONCRETE. THE SHOCKEY PRECAST GROUP WILL NOT ACCEPT RESPONSIBILITY FOR INSERTS INSTALLED IN THE FIELD BY OTHERS.

APPROVAL OF DRAWINGS:

DRAWINGS REVIEWED BY THE ARCHITECT OR ENGINEER AND NOT REJECTED AND TRANSMITTED BY THE GENERAL CONTRACTOR TO THE SHOCKEY PRECAST GROUP SHALL CONSTITUTE APPROVAL AND RELEASE FOR PRODUCTION OF ITEMS COVERED BY THESE DRAWINGS. THE SHOCKEY PRECAST GROUP SHALL NOT BE LIABLE FOR ANY DELAYS IN SHIPMENTS OCCURRING AS A RESULT OF DELAYED RECEIPT OF APPROVED SHOP DRAWINGS. THE SHOCKEY PRECAST GROUP DOES NOT ASSUME RESPONSIBILITY FOR COORDINATION OF THESE DRAWINGS WITH OTHER TRADES. COORDINATION SHALL BE BY THE GENERAL CONTRACTOR.

PLASTIC CAPS:

- PLASTIC CAPS USED IN LIEU OF GROUTING.
- 8 1/2" DIAMETER PLASTIC CAPS USED AS FOLLOWS:
 - OVER COLUMN-TO-SPANDREL CONNECTION POCKETS
 - OVER LIFTING DEVICE RECESSES (NOTE: LIFT LOOPS ARE TO BE CUT OFF PRIOR TO CAP PLACEMENT)
- 8 1/2" DIAMETER PLASTIC CAPS USED ON EDGE OF FLAT SLAB WALL PANELS TO COVER EDGE LIFTING DEVICES.
- ALL PLASTIC CAPS ARE TO BE GLUED ON CLEANED SMOOTH SURFACES.

HANDRAIL STRAND:

WHEN PRESTRESSING STRAND IS USED AS HANDRAILS, THE MAXIMUM TENSION IS NOT TO EXCEED 2000 lbs. /STRAND.

THE Y-SITE GARAGE

CITY OF GAITHERSBURG, MD.

NOTE:
 THIS SET OF DRAWINGS ARE REVISED FOR FIELD USE WITH CHANGES TO THE ELEVATIONS TO MATCH THE EXISTING GARAGE

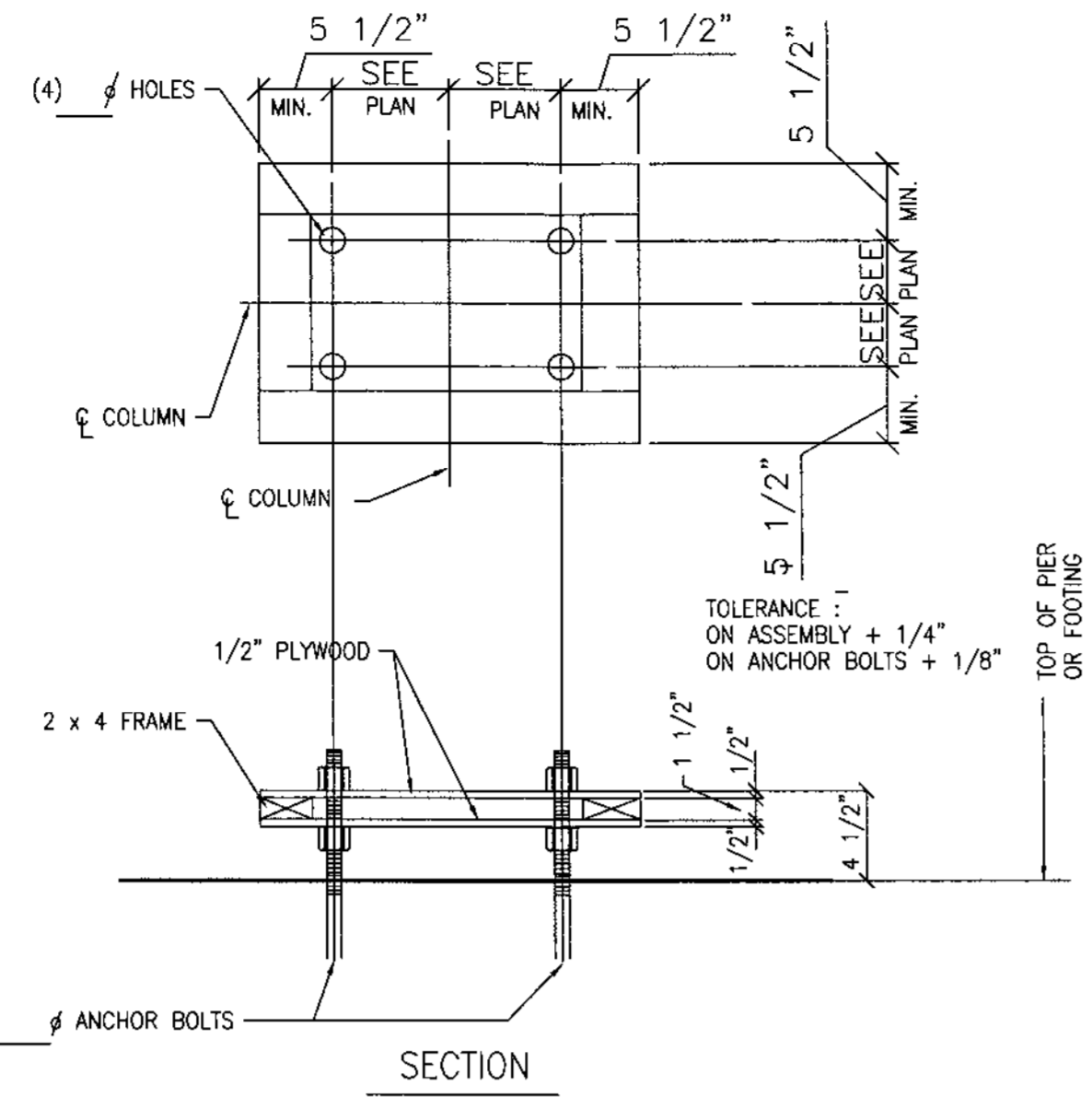
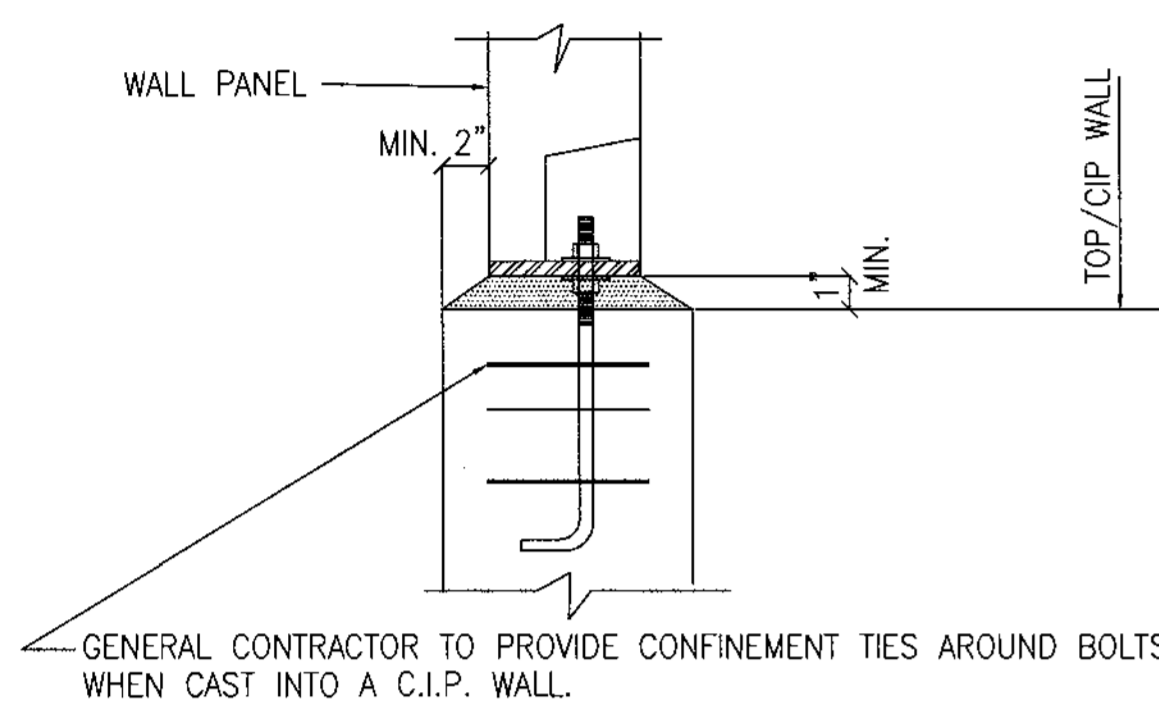
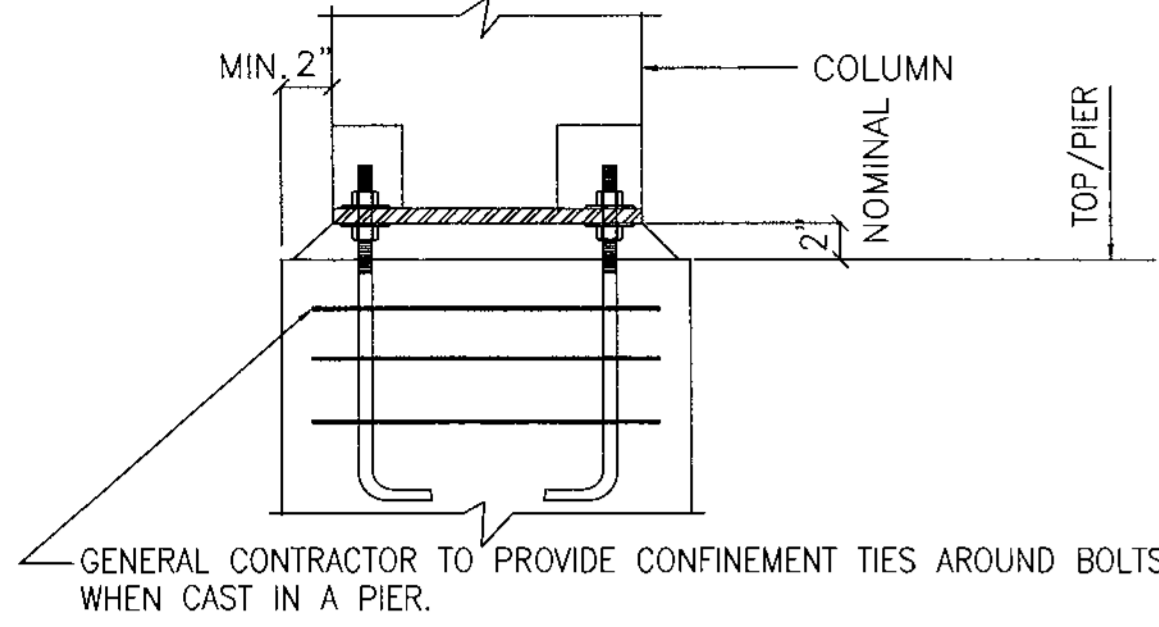
SHEET NO.	DESCRIPTION
1.0 & 1.2	COVER SHEETS & LEGEND
2.0	FIRST FLOOR FRAMING PLANS
3.0 THRU 3.4	FRAMING PLAN
4.0 THRU 4.2	STAIR LAYOUT
5.0	STAIR SECTIONS
6.0 THRU 6.3	STAIRWELL ELEVATIONS
7.0 THRU 7.6	BUILDING ELEVATIONS
8.0 THRU 8.4	SECTIONS
9.0 THRU 9.1	BUILDING CROSS SECTION
10.0 THRU 10.4	CONNECTIONS

REVISED DRAWINGS
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ARCHITECT	A.R. MEYERS & ASSOCIATES	103-13-13
ENGR.	ENGR. CATES ENGINEERING	ABA
CONTR.	TRIANGLE CONSTRUCTION	ABA
TITLE	COVER SHEET	103-13-13
JOB NAME	THE Y-SITE GARAGE	ABA
LOCATION	GAITHERSBURG, MD.	ABA
FILE NO.	3532	ABA
DRAWING NO.	1.0	ABA
DATE	8/31/15	ABA
REV.	1	ABA
ITEM	CHANGES TO SET FOR ELEVATIONS	ABA



REQUESTED ANCHOR BOLT TEMPLATE DETAIL
--- USE WHERE REQUIRED ---

EXPLANATION OF REVISION PROCESS

HOW TO MARK A REVISION:.....CLOUD THE ENTIRE REVISED AREA AND MARK IT WITH A REVISION INDICATOR.
ie: 10"x 10" BLOCKOUT

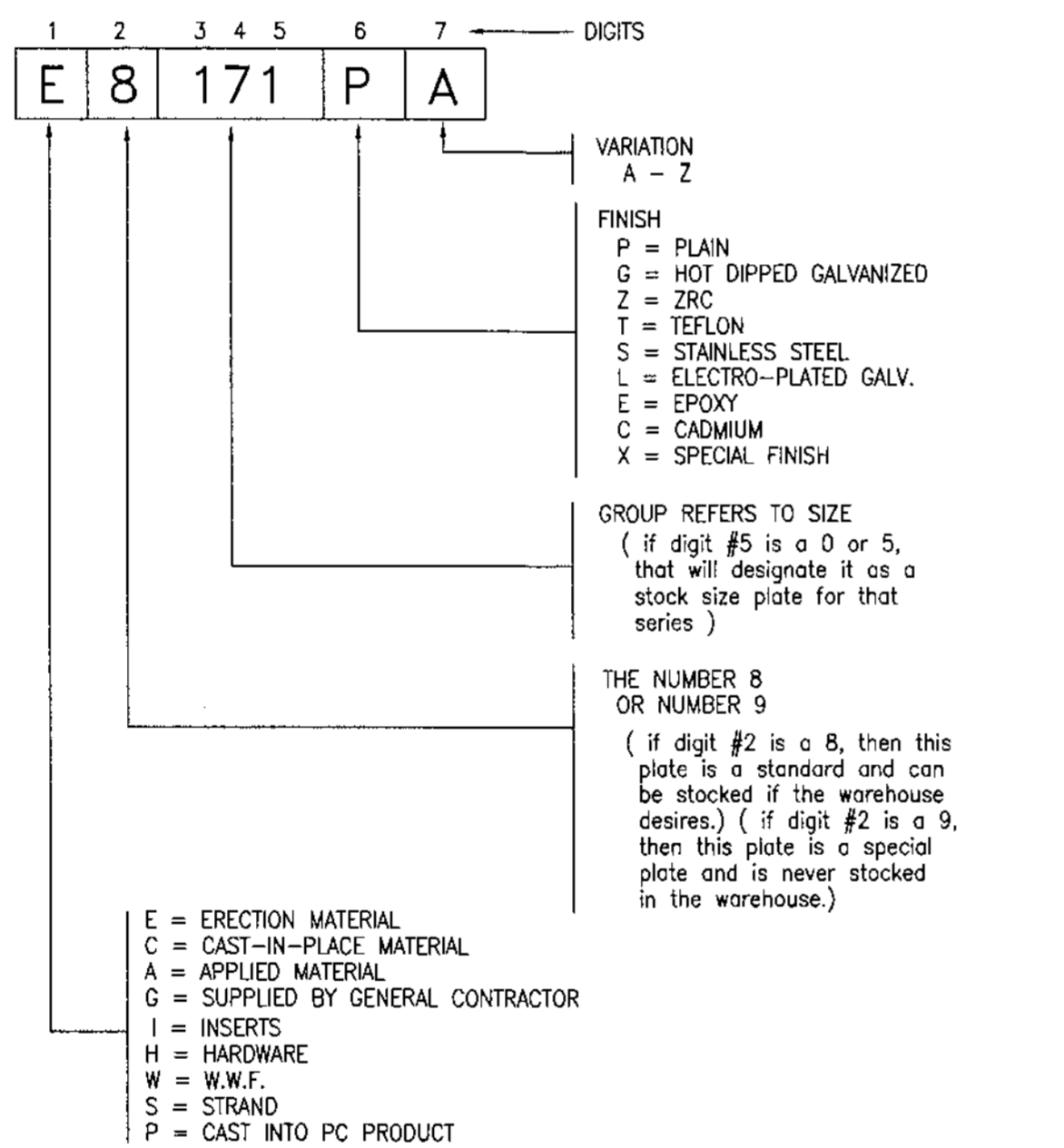
WHEN A REVISION IS NEEDED:.....ANY CHANGE IN THE DRAWING FOLLOWING THE FIRST SUBMITTAL.

WHEN A REVISION IS NOT NEEDED:
1) THE CHANGES MADE BY THE FIRST SUBMITTAL ARE NOT CONSIDERED TO BE A REVISION. ANY SUBSEQUENT SUBMITTALS RETURNED WITH CHANGES, WILL BE CONSIDERED A REVISION; UNLESS DEEMED OTHERWISE BY THE ENGINEER, CONTRACTOR OR ARCHITECT.

2) ADDING MARK NUMBERS TO THE ERECTION DRAWING ARE NOT USUALLY CONSIDERED A REVISION. CHANGING A MARK NUMBER IS A REVISION IF THE DRAWING HAS BEEN ISSUED FOR ERECTOR'S FIELD USE.

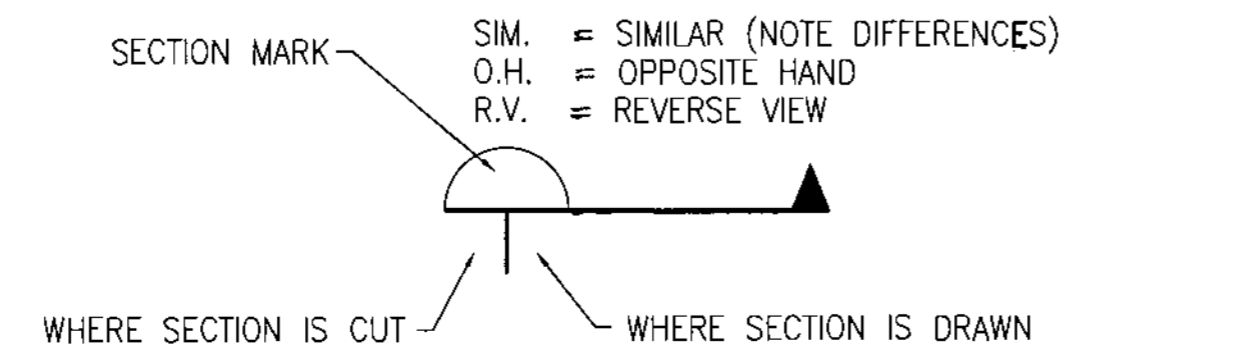
WHEN A NEW REVISION IS NEEDED:
1) WHEN THE REVISION BLOCK IN THE TITLE BLOCK HAS BEEN DATED BY THE ENGINEER, THAT REVISION NUMBER IS COMPLETE AND ANY FURTHER CHANGES TO THAT SHEET SHOULD BE A NEW REVISION. IF THE REVISION HAS NOT BEEN DATED, USE THE SAME REVISION NUMBER.
2) WHEN MARKING A NEW REVISION, REMOVE ALL CLOUDS AND REVISION INDICATORS FROM THE PREVIOUS REVISION.

PLATE DESIGNATION



CN	————	COLUMN CONTROL NUMBER
MK	————	COLUMN MARK NUMBER
SIZE	————	SIZE OF COLUMN
TOC	————	TOP OF COLUMN ELEVATION
TOH	————	TOP OF LOWEST HAUNCH **
BOC	————	BOTTOM OF COLUMN ELEVATION
TOF	————	TOP OF FOOTING ELEVATION

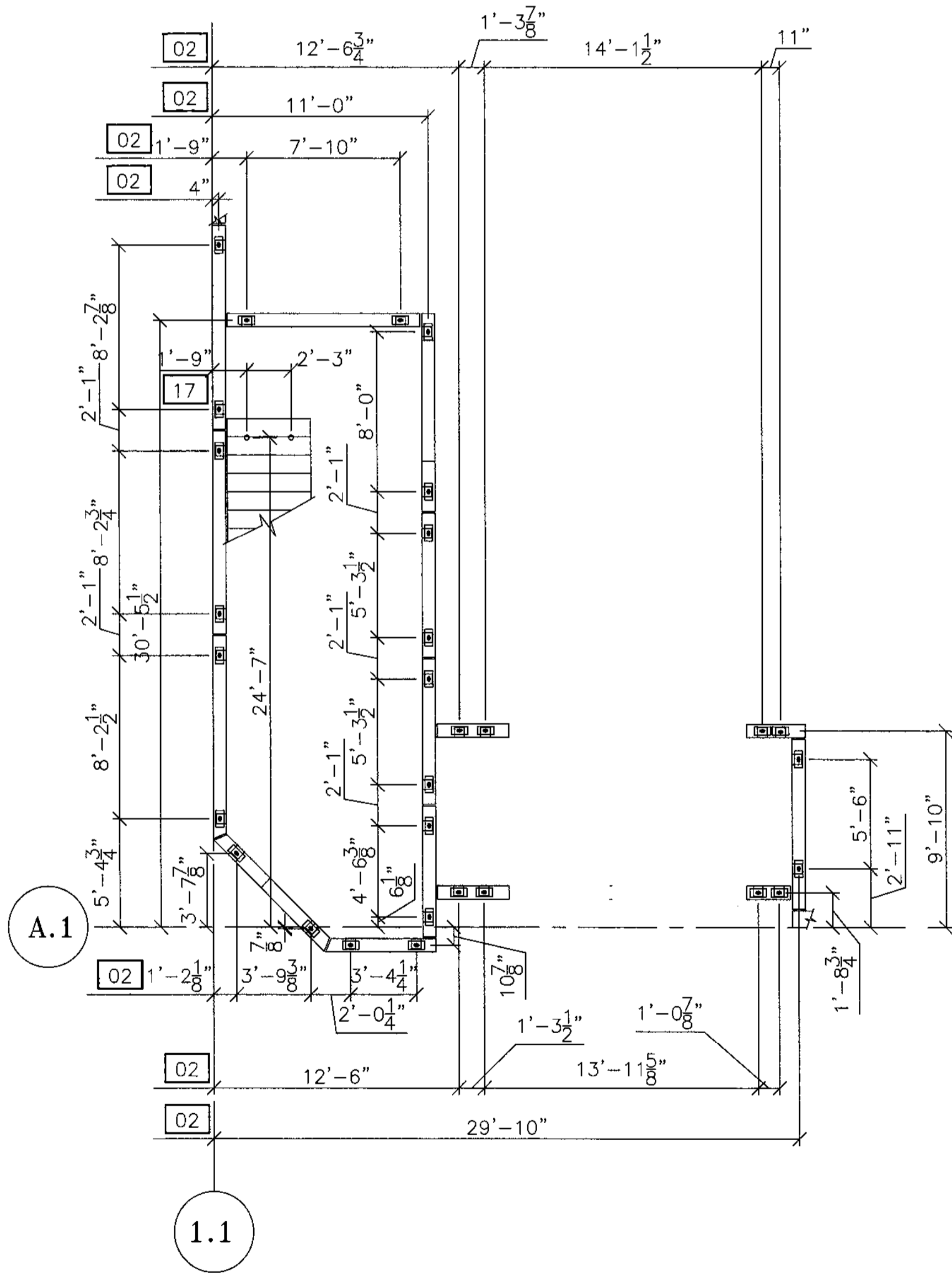
** TOP OF LOWEST HAUNCH -- ELEVATION GIVEN FOR PC ERECTOR'S USE. THIS IS THE BEARING ELEVATION & MAY BE TO A HAUNCH OR A POCKET.
000 ————— PRODUCT CONTROL NUMBER
XX-00 ————— PRODUCT MARK NUMBER
 = CONNECTION NUMBERS (SEE SHEET 10.0)
 = C.I.P. & ERECTION MATERIAL



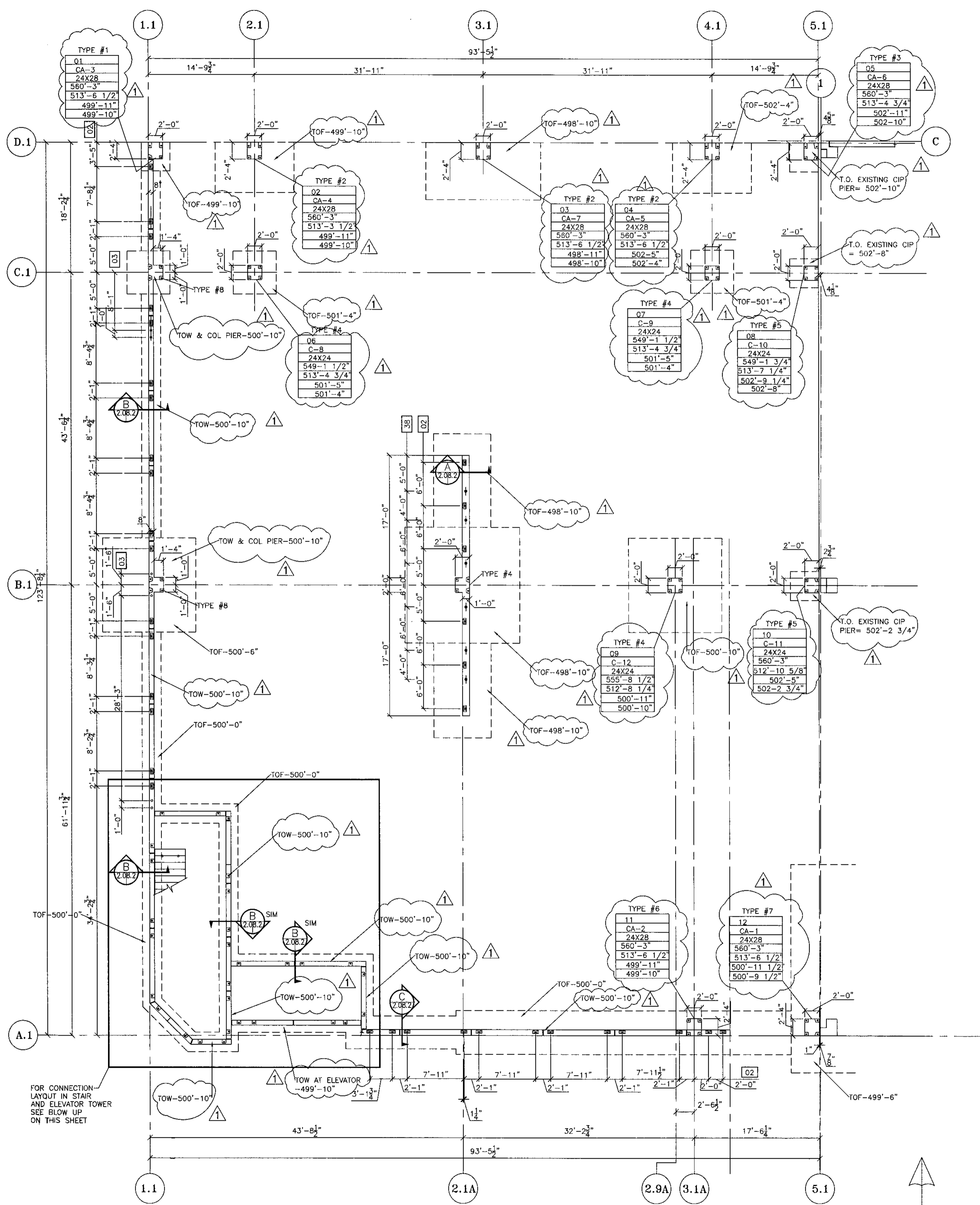
TITLE	COVER SHEET	FILE NO.	3532
JOB NAME	THE Y-SITE GARAGE	DRAWING NO.	1.1
LOCATION	GAITHERSBURG, MD.		
ARCH.	A.R. METERS & ASSOCIATES		
ARCHITECTS, INC. AIA			
ENGR. CATES ENGINEERING			
CONTR.	TRIANGLE CONSTRUCTION		
DRAWN BY		REV.	
CHECKED BY		ITEM	
APPROVED BY		DATE	
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THE SHOCKEY PRECAST GROUP THE PARTNER OF CHOICE 4717 MASSACHUSETTS AVENUE WASHINGTON, DC 20002 PHONE: 540-884-7100 FAX: 540-884-4715 1027 MARLBOROUGH PIKE WASHINGTON, DC 20002 PHONE: 540-884-7300 FAX: 540-884-2500			

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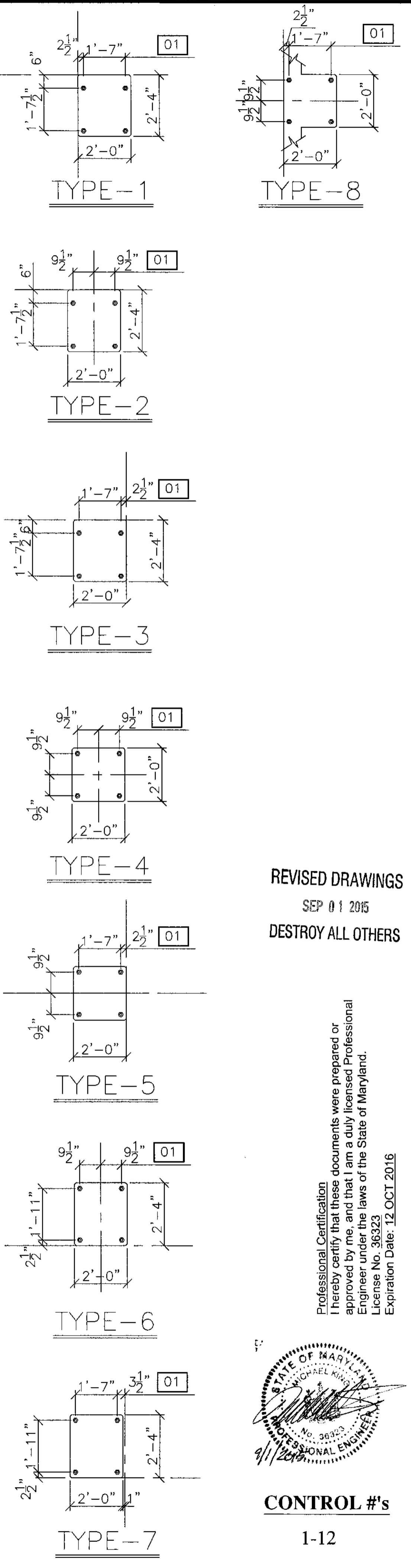




ANCHOR BOLT
LAYOUT AT STAIR

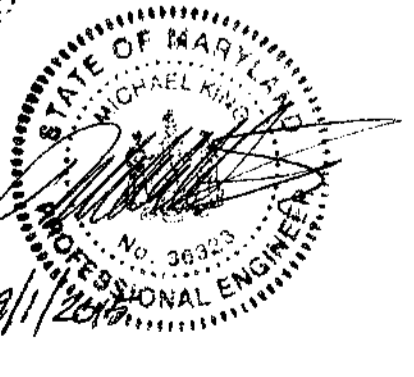


CIP ELEVATION &
ANCHOR BOLT PLAN



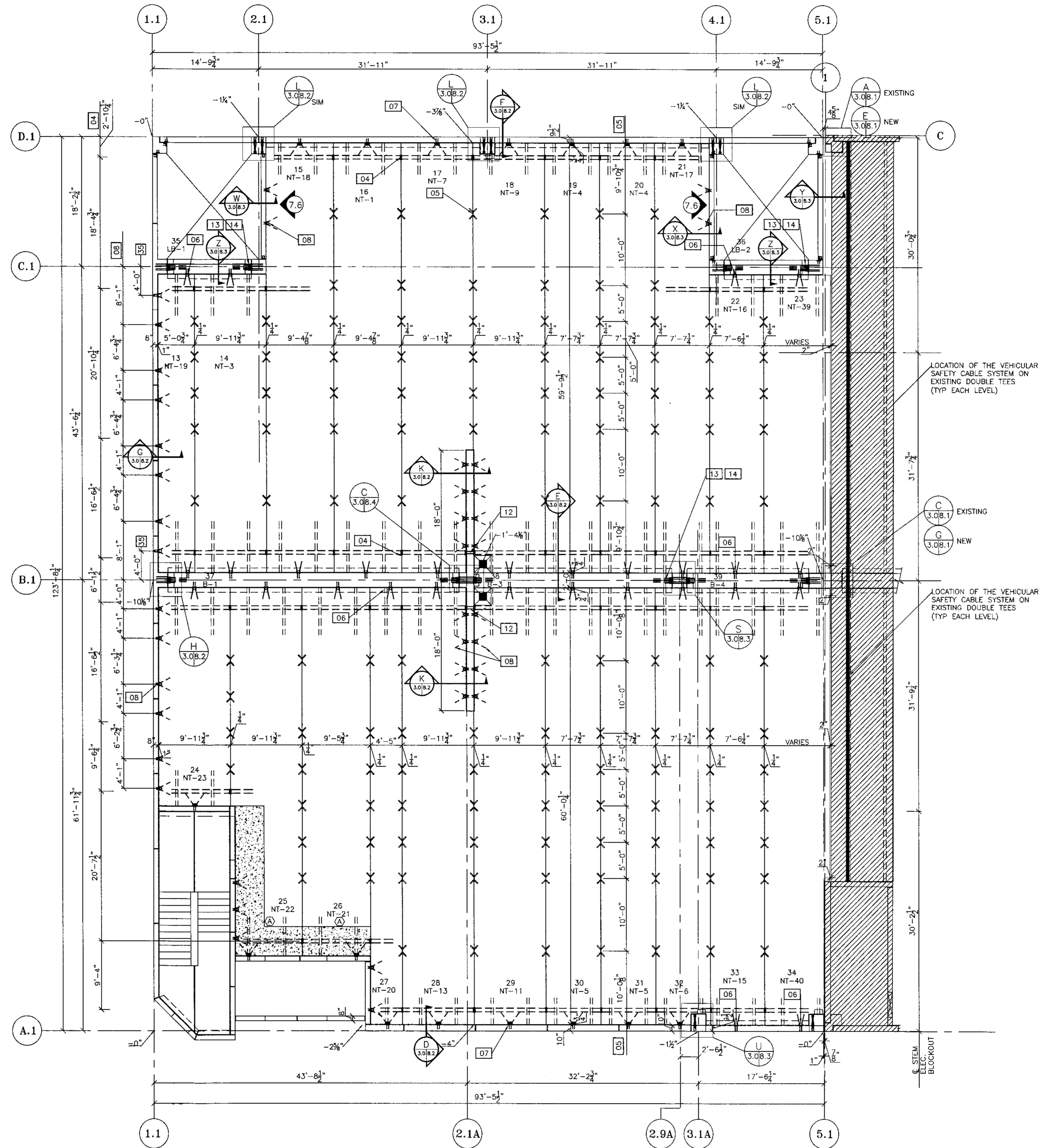
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CONTROL #'s
1-12

DRAWN BY	AP/A	THE SHOCKEY PRECAST GROUP	ARCH. A.R. MEYERS & ASSOCIATES	CIP ELEVATION & ANCHOR BOLT PLAN	FILE NO.	3532
CHECKED BY	AP/A	"THE PARTNER OF CHOICE"	ARCHITECTS, INC. AIA	THE Y-SITE GARAGE	DRAWING NO.	2.0
APPROVED BY	AP/A	1505 WINGFIELD ROAD FREDERICKSBURG, VA 22409 Phone 540-898-1211 Fax 540-898-9115	ENGR. CATES ENGINEERING	GAITHERSBURG, MD.	DATE	08-28-15
REVISION	1	ELEVATION CHANGE TO MATCH EXISTING GARAGE	CONTR. TRIANGLE CONSTRUCTION	BY	REV.	AP/A

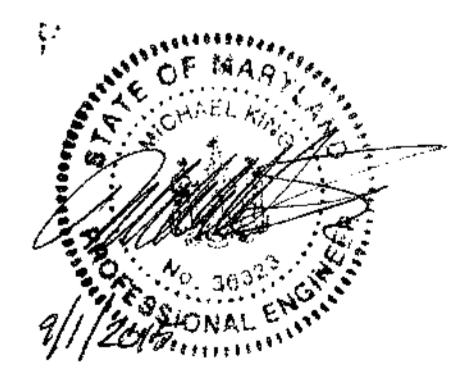


SECOND FLOOR PLAN
 REFERENCE ELEVATION (0') = 516'-9"
 (-XX) = DEVIATION FROM REFERENCE ELEVATION



(A) = 1'-0 1/2" DAP

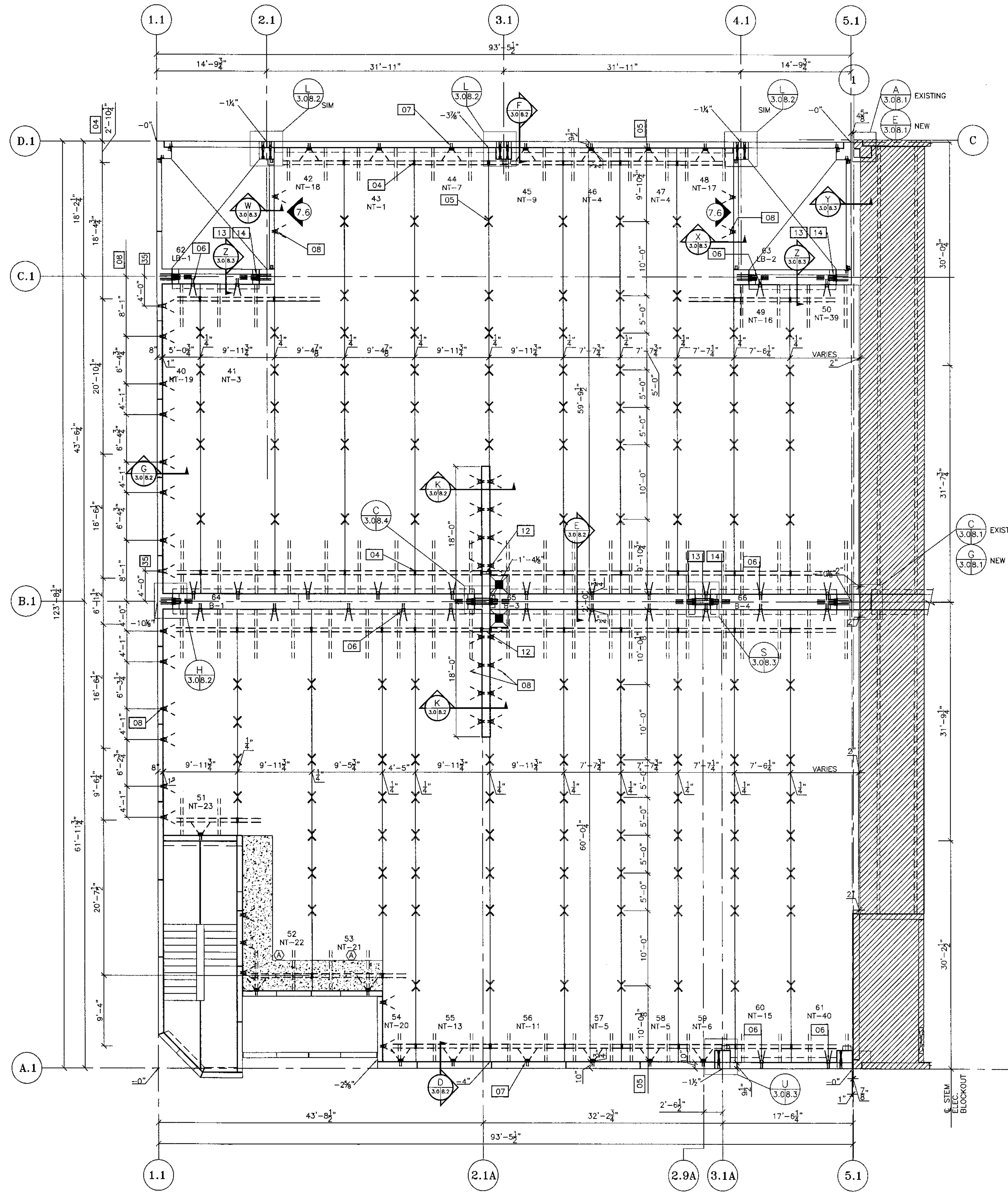
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CONTROL #'s
 13-39

TITLE	SECOND FLOOR FRAMING PLAN	ARCH. A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA	DRAWN BY	48/A
JOB NAME	THE Y-SITE GARAGE	ENGR. CATES ENGINEERING	CHECKED BY	
LOCATION	GATHERSBURG, MD.	CONTR. TRIANGLE CONSTRUCTION	APPROVED BY	
FILE NO.	3532		THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE" 4717 MASSARD CHURCH ROAD WINNEBAGO, MD 21790 P.O. BOX 2500 WINCHESTER, VA 22603 Phone 540-888-1715 Fax 540-888-1715	
DRAWING NO.	3.0		1 ELEVATION CHANGE TO MATCH EXISTING GARAGE 08-28-15 JVA	
			REV.	DATE
				BY



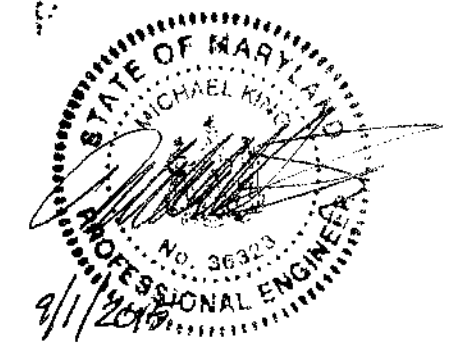
(A) = 1'-0 1/2" DAP

THIRD FLOOR PLAN
 REFERENCE ELEVATION (0') = 626'-9"
 (-XX") = DEVIATION FROM REFERENCE ELEVATION



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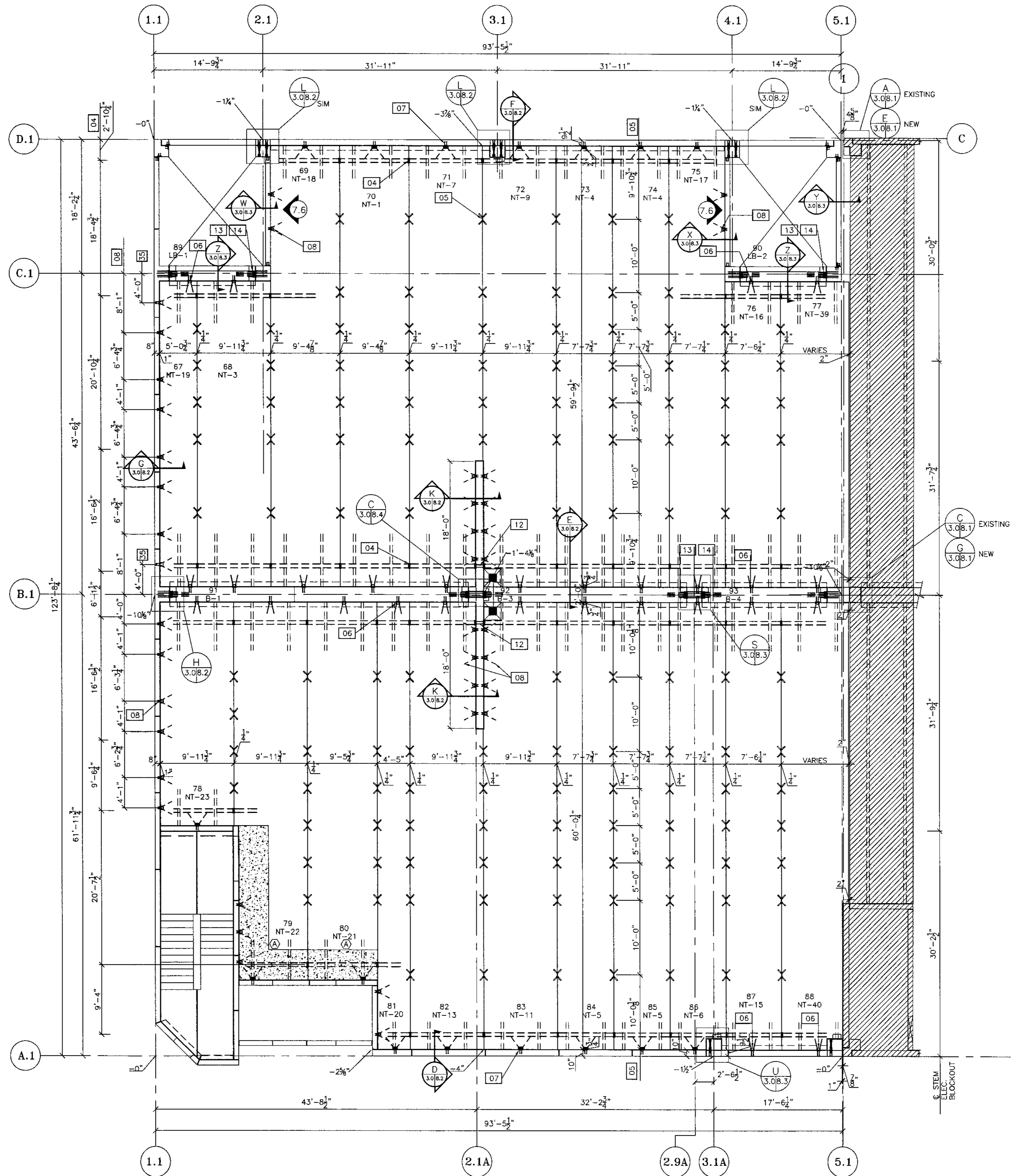


CONTROL #'s
 40-66

ARCHITECTS & ASSOCIATES	ARCHITECTS, INC. AIA	ENGR. GATES ENGINEERING	CONTR. TRIANGLE CONSTRUCTION
THIRD FLOOR FRAMING PLAN	THE Y-SITE GARAGE	GATHERSBURG, MD.	
JOB NAME			
LOCATION			
TITLE			
FILE NO.	3532		
DRAWING NO.	3.1		
DATE	08-28-15		
BY			
REV	1	ELEVATION CHANGE TO MATCH EXISTING GARAGE	
ITEM			

DRAWN BY: ABA
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
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THE SHOCKEY PRECAST GROUP
 "THE PARTNER OF CHOICE"
 4777 MASSARDIA CHURCH ROAD
 FREDERICKSBURG, VA 22405
 1027 WASHINGTON PIKE
 WASHINGTON, DC 20004
 P.O. BOX 2630
 PH: 540-467-2700
 FAX: 540-466-3250



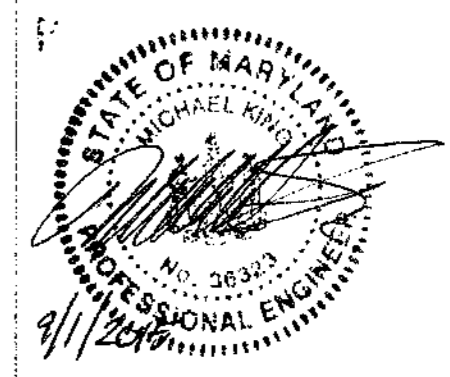
FOURTH FLOOR PLAN
 REFERENCE ELEVATION (0') = 536'-9"
 (-XX') = DEVIATION FROM REFERENCE ELEVATION



A = 1'-0 1/2" DAP

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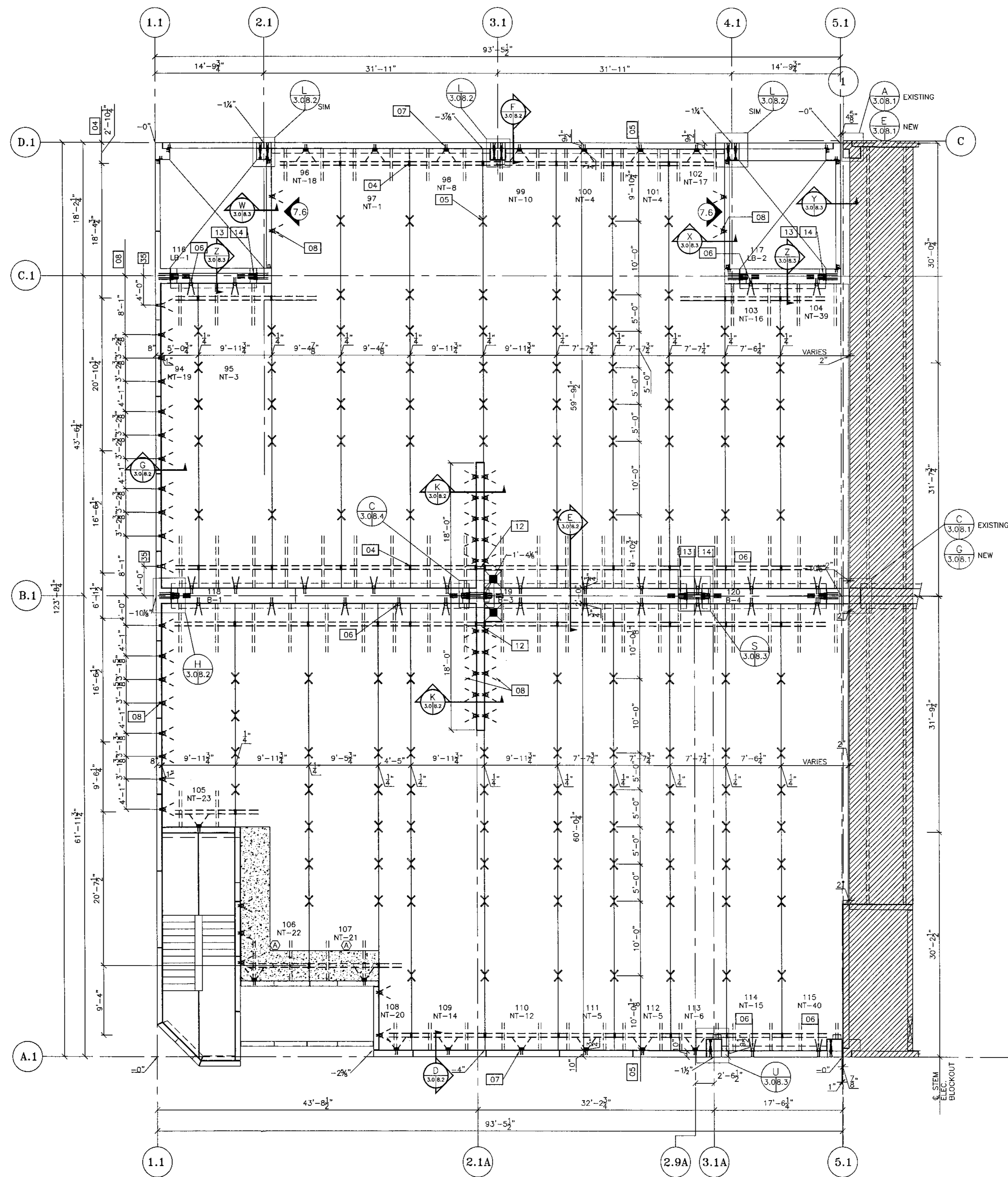


CONTROL #'s
 67-93

TITLE	FOURTH FLOOR FRAMING PLAN	ARCH. A.R. MEYERS & ASSOCIATES	DATE	08-28-15
JOB NAME	THE Y-SITE GARAGE	ARCHITECTS, INC. AIA	REV.	1
LOCATION	GAITHERSBURG, MD.	ENGR. CATES, ENGINEERING	ITEM	ELEVATION CHANGE TO MATCH EXISTING GARAGE
FILE NO.	3532	CONTR. TRIANGLE CONSTRUCTION	BY	
DRAWING NO.	3.2		DATE	

THE SHOCKEY PRECAST GROUP
 "THE PARTNER OF CHOICE"
 4717 MASSARDIA CHURCH ROAD
 WINCHESTER, MD 21790
 P.O. BOX 2530, 22804
 Phone 540-898-1222
 Fax 540-898-4715

DRAWN BY: AEA
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
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(A) = 1'-0 1/2" DAP

FIFTH FLOOR PLAN
 REFERENCE ELEVATION (0') = (46'-9")
 (-XX") = DEVIATION FROM REFERENCE ELEVATION

NORTH

REVISED DRAWINGS
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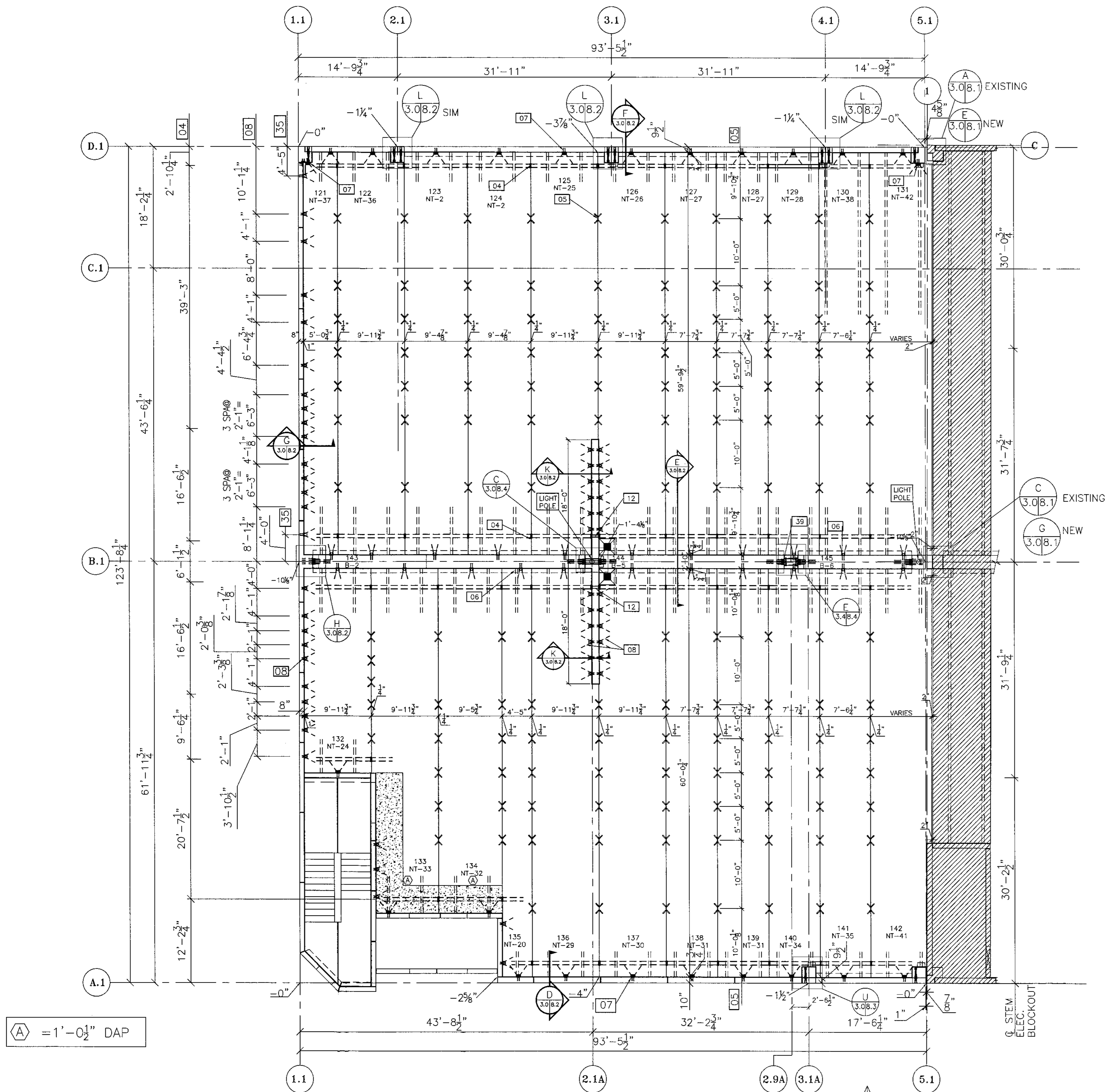
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CONTROL #'s
 94-120

TITLE	FIFTH FLOOR FRAMING PLAN
FILE NO.	3532
DRAWING NO.	3.3
ARCH.	A.R. MEYERS & ASSOCIATES
ARCHITECT'S, INC. AIA	
ENGR. CATES ENGINEERING	
CONTR.	TRIANGLE CONSTRUCTION
LOCATION	GATHERSBURG, MD.
JOB NAME	THE Y-SITE GARAGE
DRAWN BY	AS/A
CHECKED BY	
APPROVED BY	
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REV.	ITEM
1	ELEVATION CHANGE TO MATCH EXISTING GARAGE
DATE	BY
08-28-15	AS/A

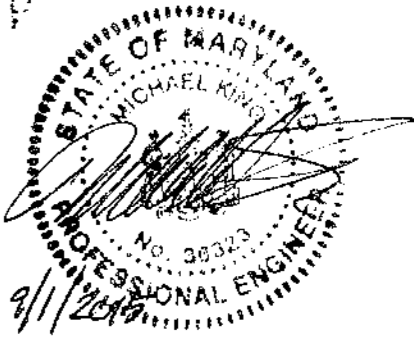
THE SHOCKEY PRECAST GROUP
 "THE PARTNER OF CHOICE"
 4777 MASSACHUSETTS CHURCH ROAD
 1007 WASHINGTON PIKE
 P.O. BOX 2530, 22804
 WINCHESTER, VA 22603
 Phone 540-898-1217
 Fax 540-898-0715
 For 540-865-1250



SIXTH FLOOR PLAN
 REFERENCE ELEVATION (0') = 556'-9"
 (-XX") = DEVIATION FROM REFERENCE ELEVATION

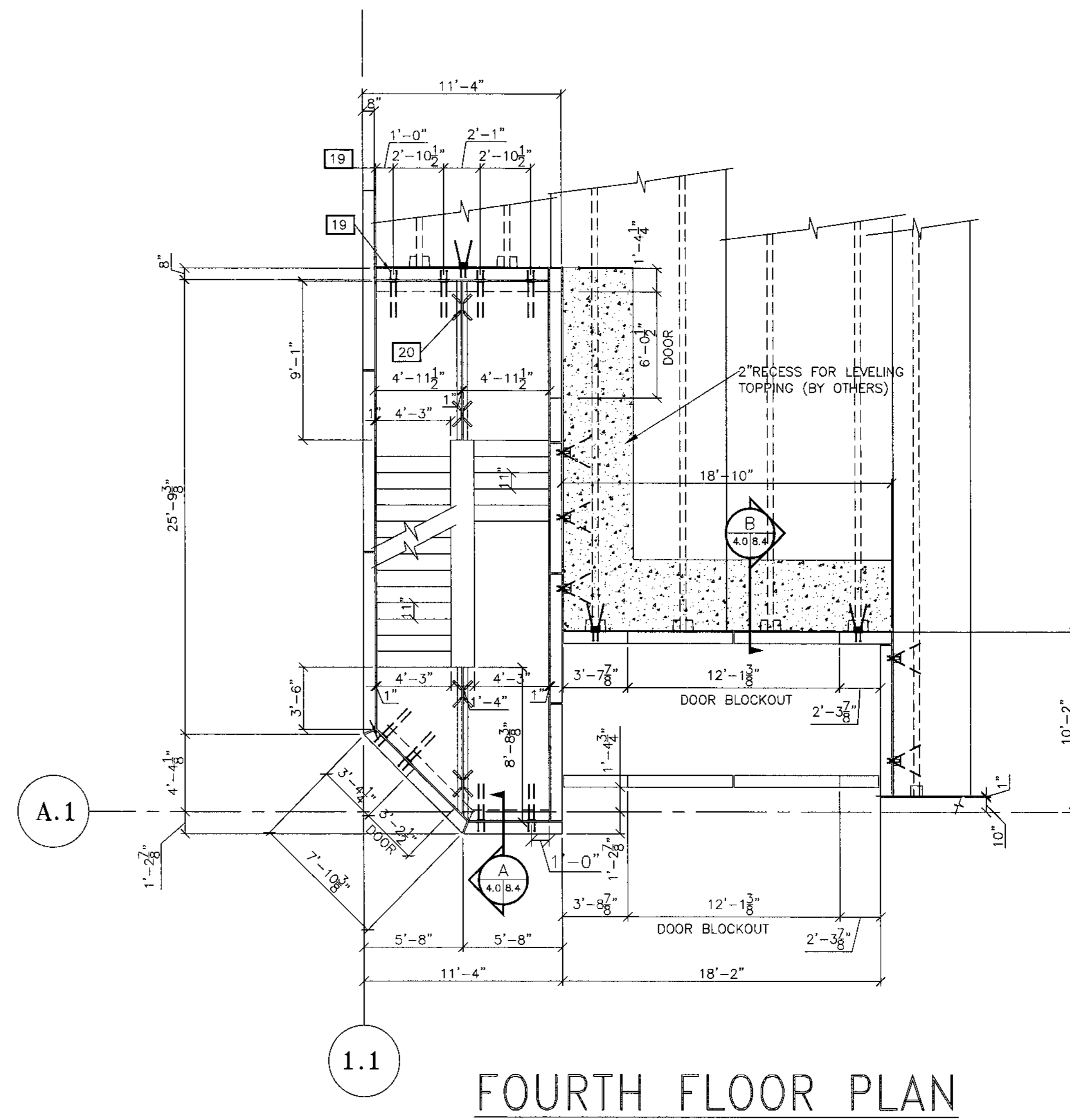
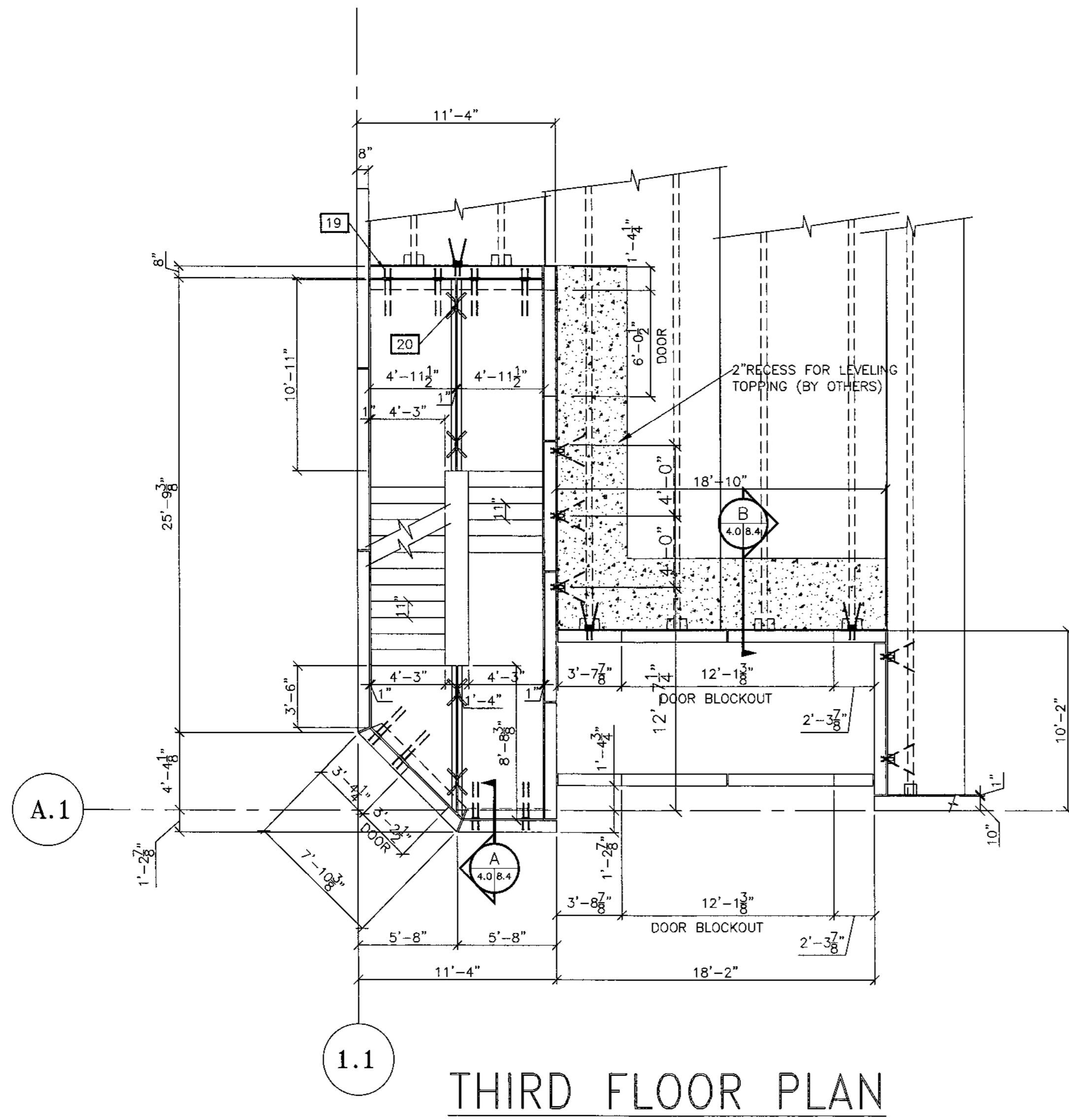
REVISED DRAWINGS
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 License No. 36323
 Expiration Date: 12, OCT. 2015



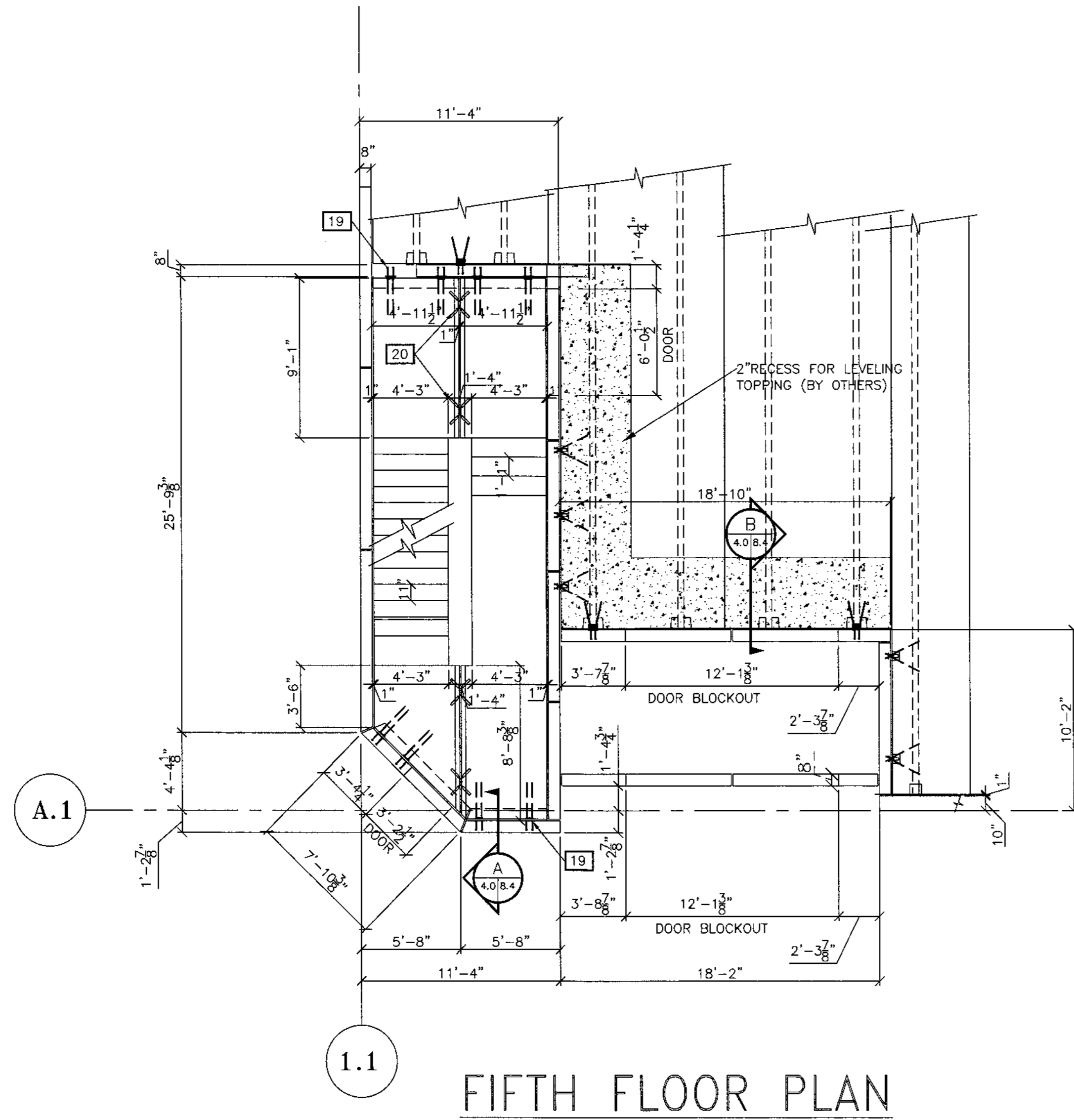
CONTROL #'s
 121-145

TITLE	ROOF LEVEL FRAMING PLAN	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY	
JOB NAME	THE Y-SITE GARAGE	ARCHITECT'S, INC. AIA	CHECKED BY	
LOCATION	GATHERSBURG, MD.	ENGR. CATES ENGINEERING	APPROVED BY	
FILE NO.	3532	CONTR. TRIANGLE CONSTRUCTION	THESE DOCUMENTS-SHOP DRAWINGS, PLAN, SPECIFICATIONS ARE THE PROPERTY OF SHOCKEY BROS., INC. (DBA THE SHOCKEY PRECAST GROUP). ANY REPRODUCTION OR UTILIZATION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOCKEY PRECAST GROUP.	
DRAWING NO.	3.4		DATE	08-28-15
			REV.	ITEM
			1	ELEVATION CHANGE TO MATCH EXISTING GARAGE

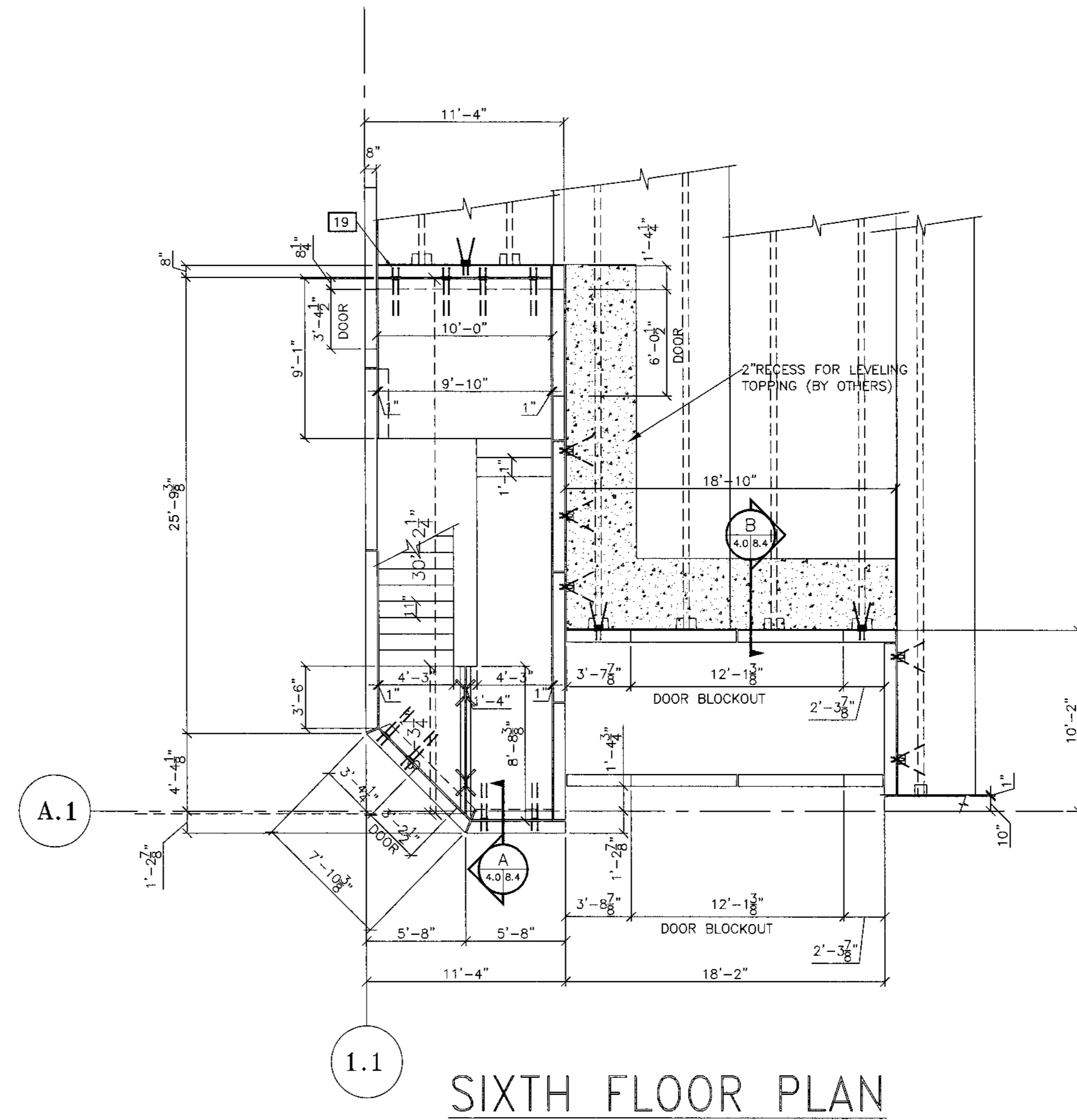


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 Expiration Date: 12 OCT 2016

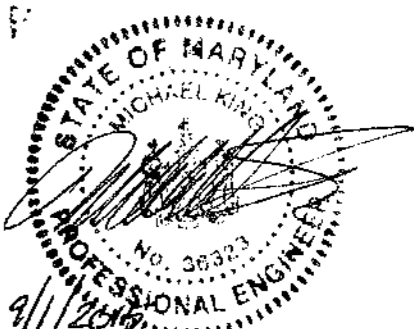
TITLE	STAIR PLANS	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY	
JOB NAME	THE Y-SITE GARAGE	ARCHITECTS, INC. AM	CHECKED BY	
LOCATION	GAITHERSBURG, MD.	ENGR. CATES ENGINEERING	APPROVED BY	
FILE NO.		CONTR. TRIANGLE CONSTRUCTION	THESE DOCUMENTS-SHIP DRAWINGS, PLAN, SPECIFICATIONS AND CALCULATIONS ARE THE PROPERTY OF THE SHOCKEY PRECAST GROUP AND MAY NOT BE REPRODUCED OR UTILIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOCKEY PRECAST GROUP.	REV.
DRAWING NO.	3532			DATE
	4.1			BY



FIFTH FLOOR PLAN



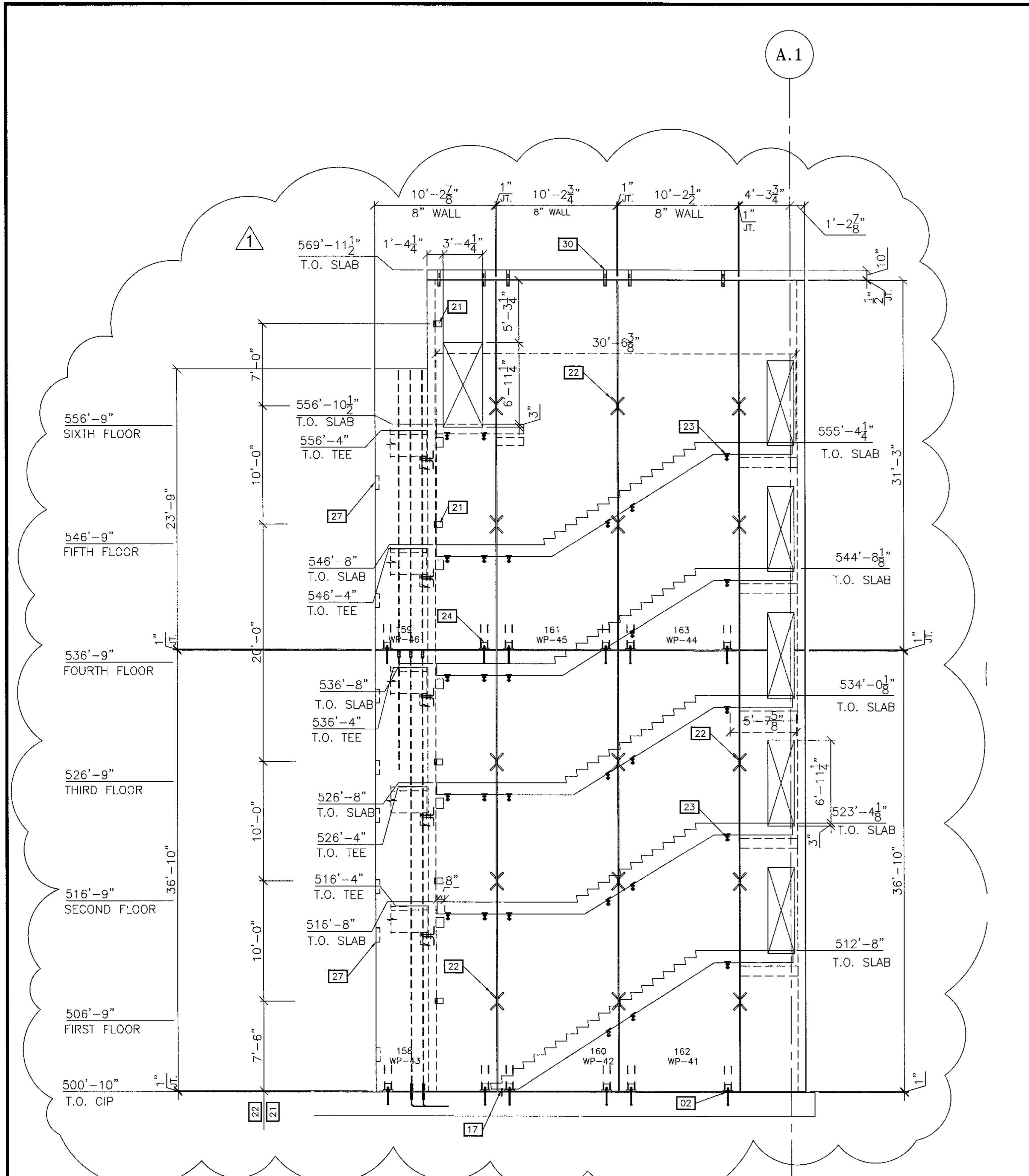
SIXTH FLOOR PLAN



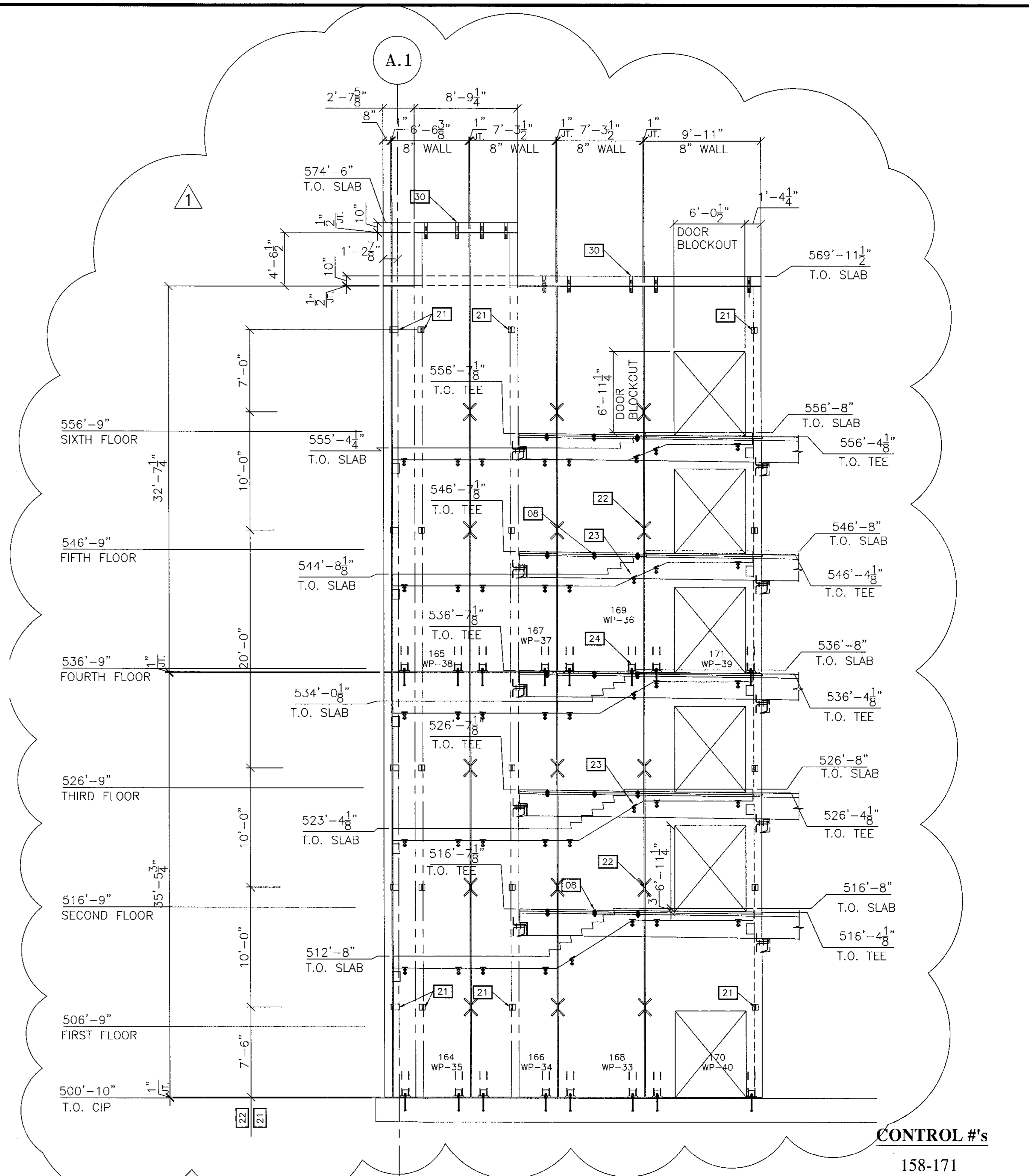
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TITLE	STAIR PLANS	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY		REV.	DATE
JOB NAME	THE Y-SITE GARAGE	ARCHITECTS, INC. AIA	CHECKED BY			
LOCATION	GAITHERSBURG, MD.	ENGR. CATES ENGINEERING	APPROVED BY			
FILE NO.	3532	CONTR. TRIANGLE CONSTRUCTION	THESE DOCUMENTS-SHIP DRAWINGS, PLAN, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF THE SHOOKY PRECAST GROUP AND MAY NOT BE REPRODUCED OR UTILIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOOKY PRECAST GROUP.			
DRAWING NO.	4.2					

THE SHOOKY PRECAST GROUP
 "THE PARTNER OF CHOICE"
 1635 WINDLESTER PLACE
 WINCHESTER, VA 22604
 P.O. BOX 826 WINCHESTER, VA 22603
 Phone 540-868-1215
 Fax 540-868-3226



ELEVATION 1

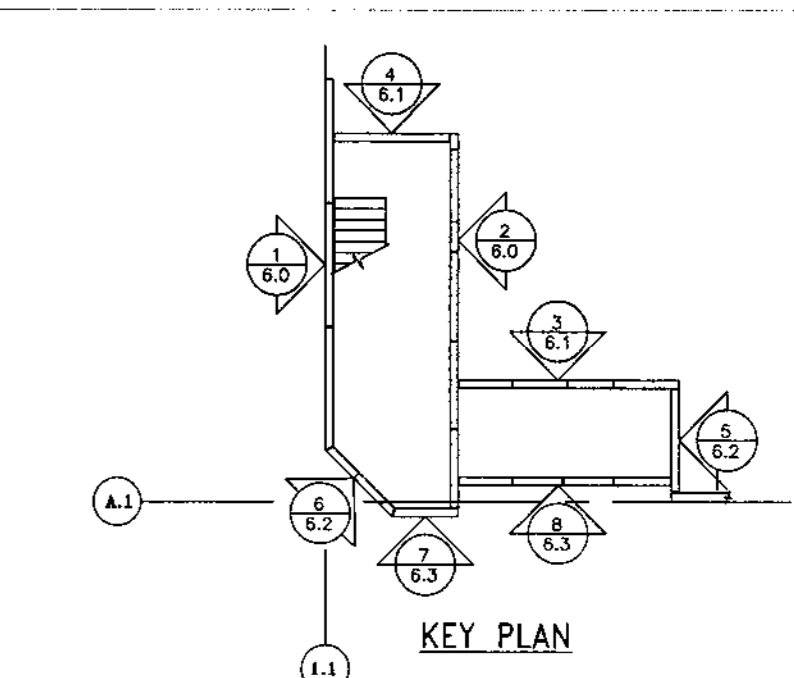


ELEVATION 2

CONTROL #'s
158-171

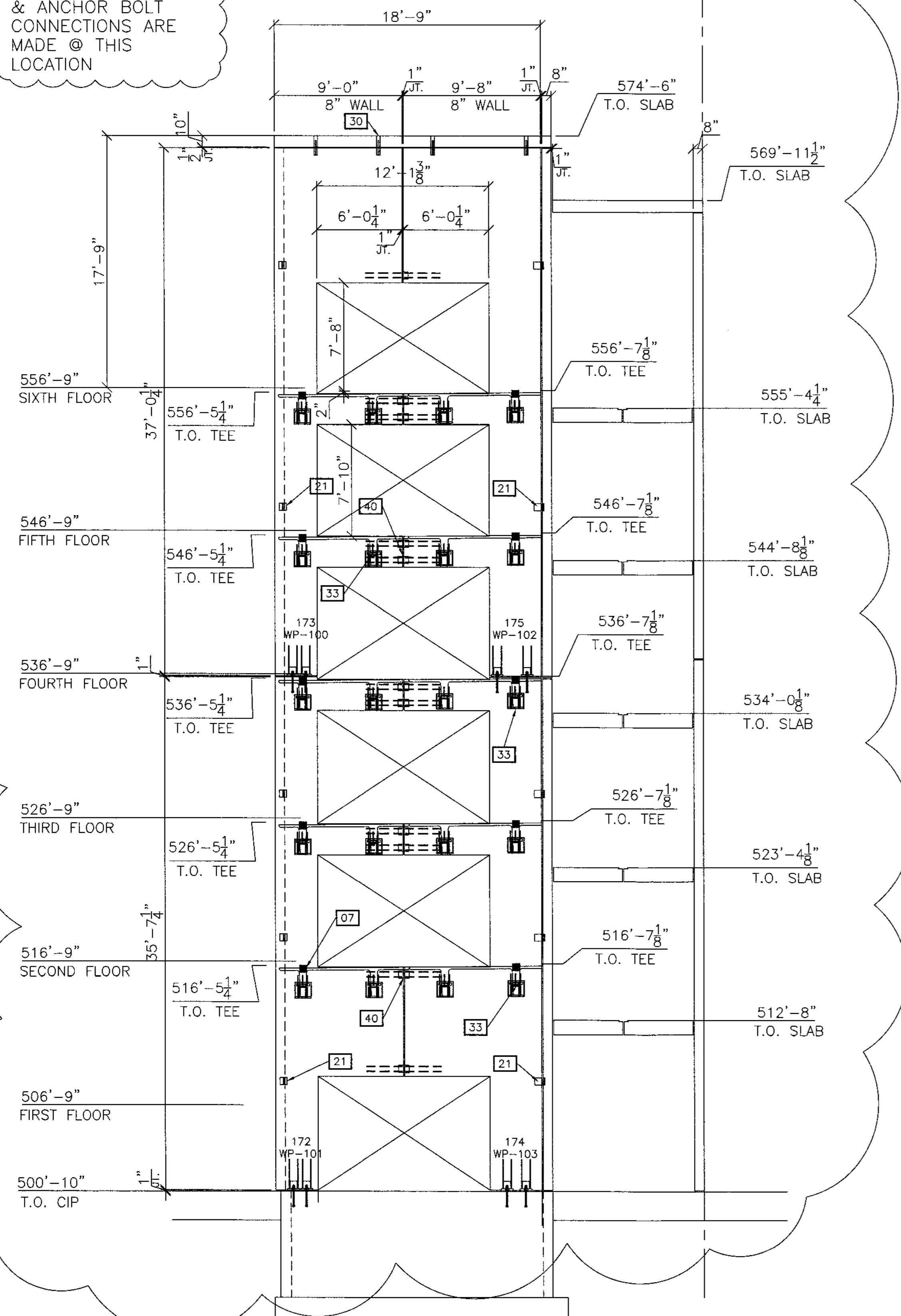
REVISED DRAWINGS
SEP 01 2015
DESTROY ALL OTHERS

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License No. 36323
Expiration Date: 12 OCT 2016

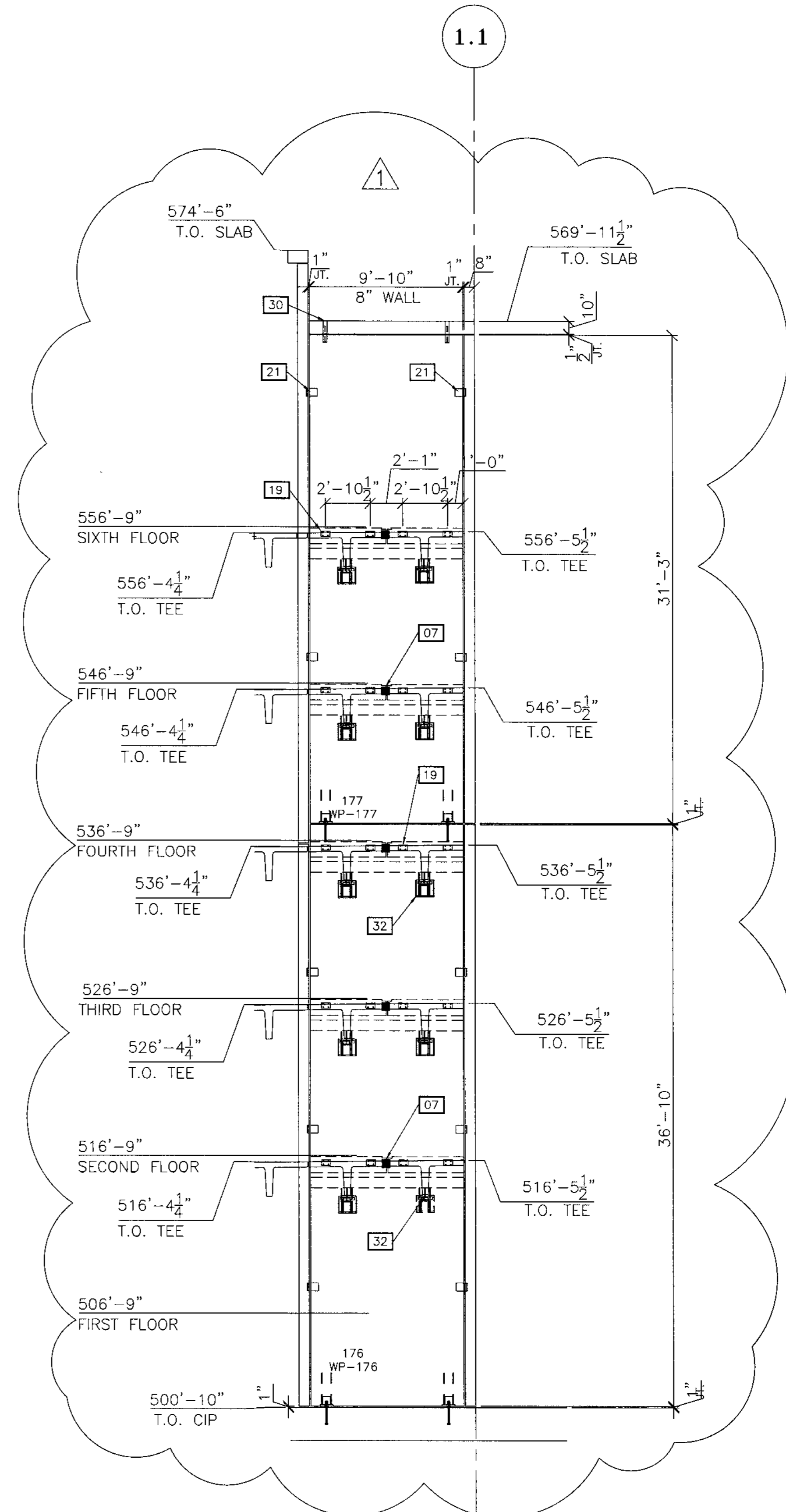


TITLE	STAIR ELEVATIONS	ARCH. A.R. MEYERS & ASSOCIATES	DATE	
JOB NAME	THE Y-SITE GARAGE	ARCHITECTS, INC. AIA	REV.	
LOCATION	GAITHERSBURG, MD.	ENGR. CALLES ENGINEERING	ITEM	
FILE NO.	3532	CONTR. TRIANGLE CONSTRUCTION	1 ELEVATION CHANGE TO MATCH EXISTING GARAGE	08-28-15
DRAWING NO.	6.0	152 WINDLESTER BLVD P.O. BOX 2300, 29403 WINDLESTER, VA 22094 Phone 540-886-1221 Fax 540-886-5226	1	

ERECTOR NOTE! NO TEES TO BE ERECTED UNTIL ALL STITCH WELD CONNECTIONS & ANCHOR BOLT CONNECTIONS ARE MADE @ THIS LOCATION



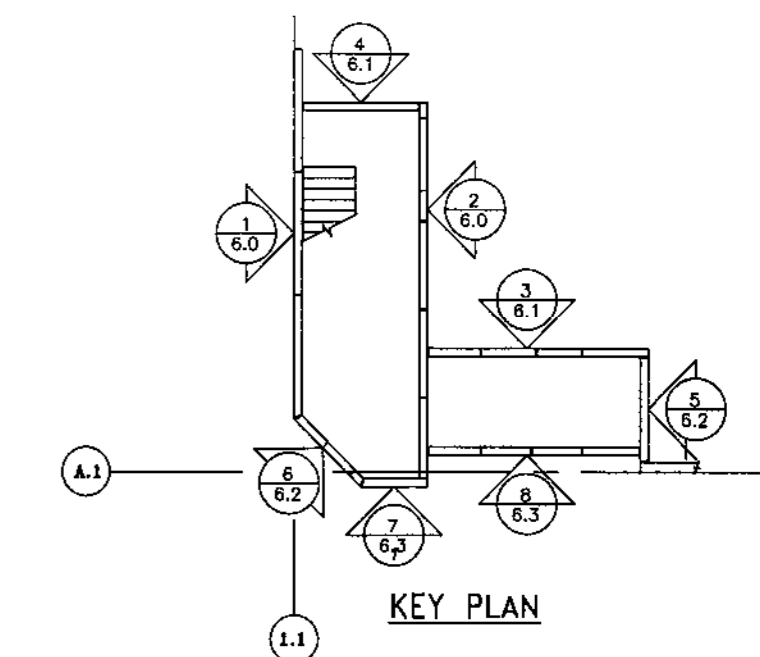
ELEVATION 3



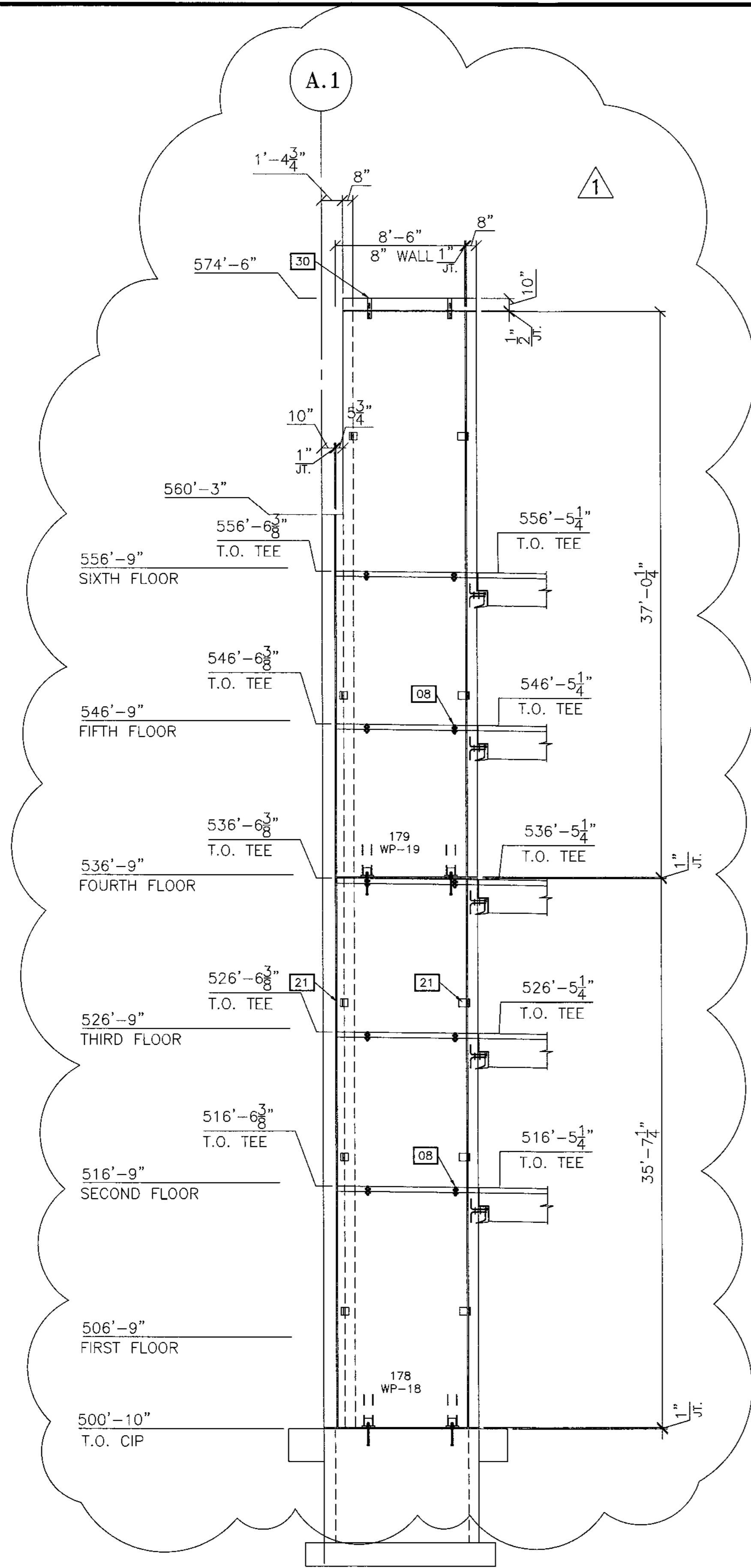
ELEVATION 4

REVISED DRAWINGS
SEP 01 2015
DESTROY ALL OTHERS
CONTROL #'s
172-177

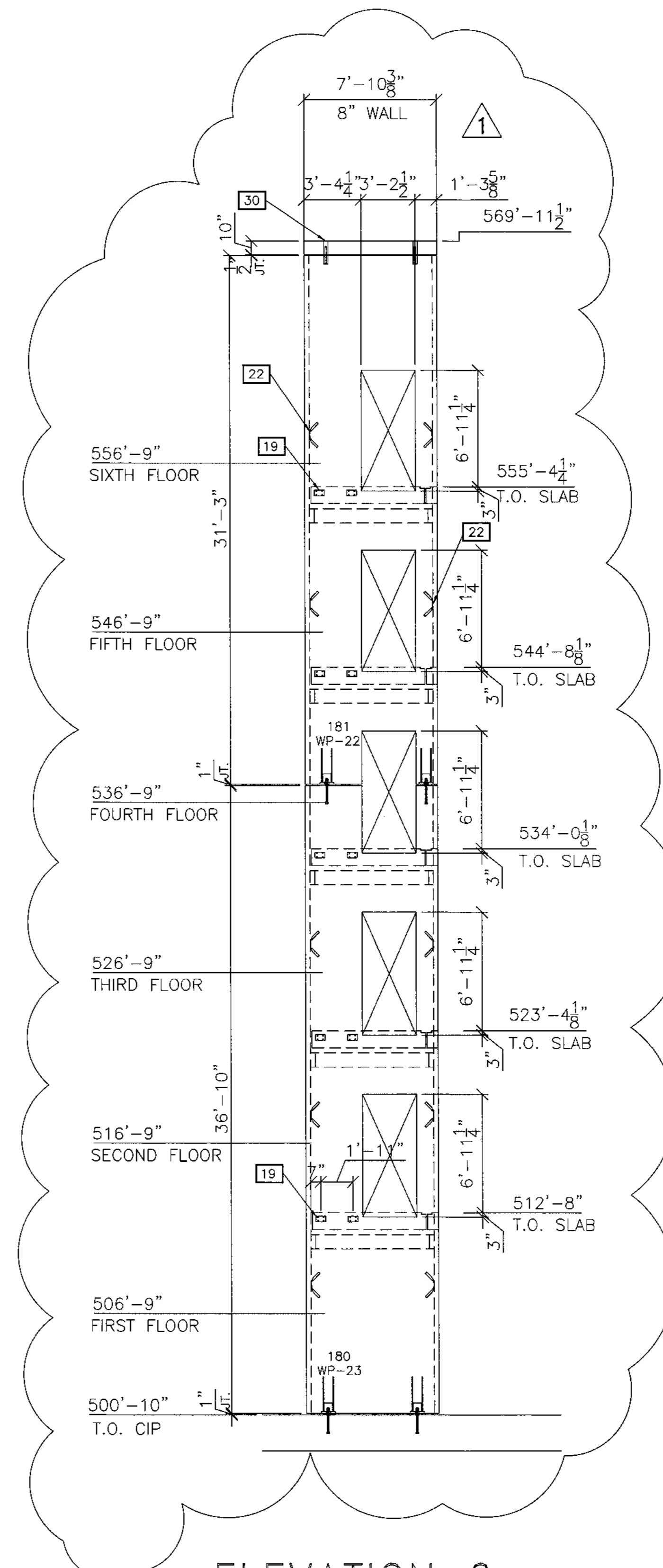
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DATE	BY	REV.	ITEM	DESCRIPTION
08-28-15	AVA	1		ELEVATION CHANGE TO MATCH EXISTING GARAGE
DRAWN BY: AVA CHECKED BY: [Signature] APPROVED BY: [Signature] THESE DOCUMENTS-SHIP DRAWINGS, PLAN, SPECIFICATIONS, ELEVATIONS, AND SECTION DRAWINGS ARE THE PROPERTY OF THE SHOCKEY PRECAST GROUP AND MAY NOT BE REPRODUCED OR UTILIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOCKEY PRECAST GROUP.				
THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE" 1001 WINGFIELD ROAD FREDERICKSBURG, VA 22405 P.O. BOX 2540, 22403 Phone 540-898-1211 Fax 540-898-0715				
ARCHITECTS, INC. AIA	ARCH. A.R. MEYERS & ASSOCIATES			
ENGR. CATES ENGINEERING				
CONTR. TRIANGLE CONSTRUCTION				
TITLE: STAIR ELEVATIONS	JOB NAME: THE Y-SITE GARAGE	FILE NO.: 3532		
LOCATION: GAITHERSBURG, MD.		DRAWING NO.: 6.1		



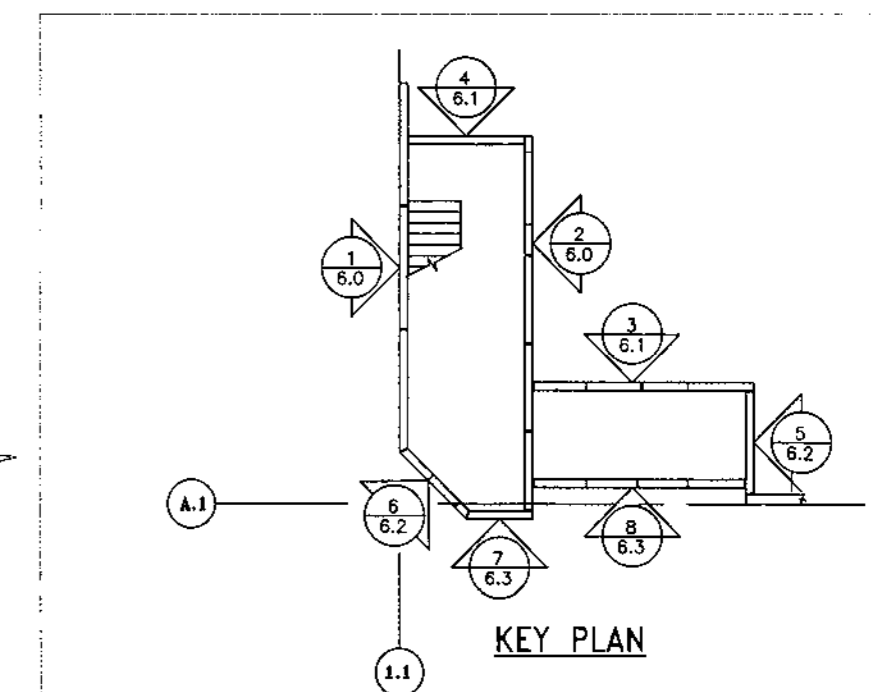
ELEVATION 5



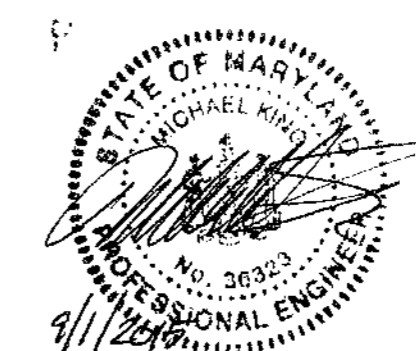
ELEVATION 6

REVISED DRAWINGS
SEP 01 2015
DESTROY ALL OTHERS

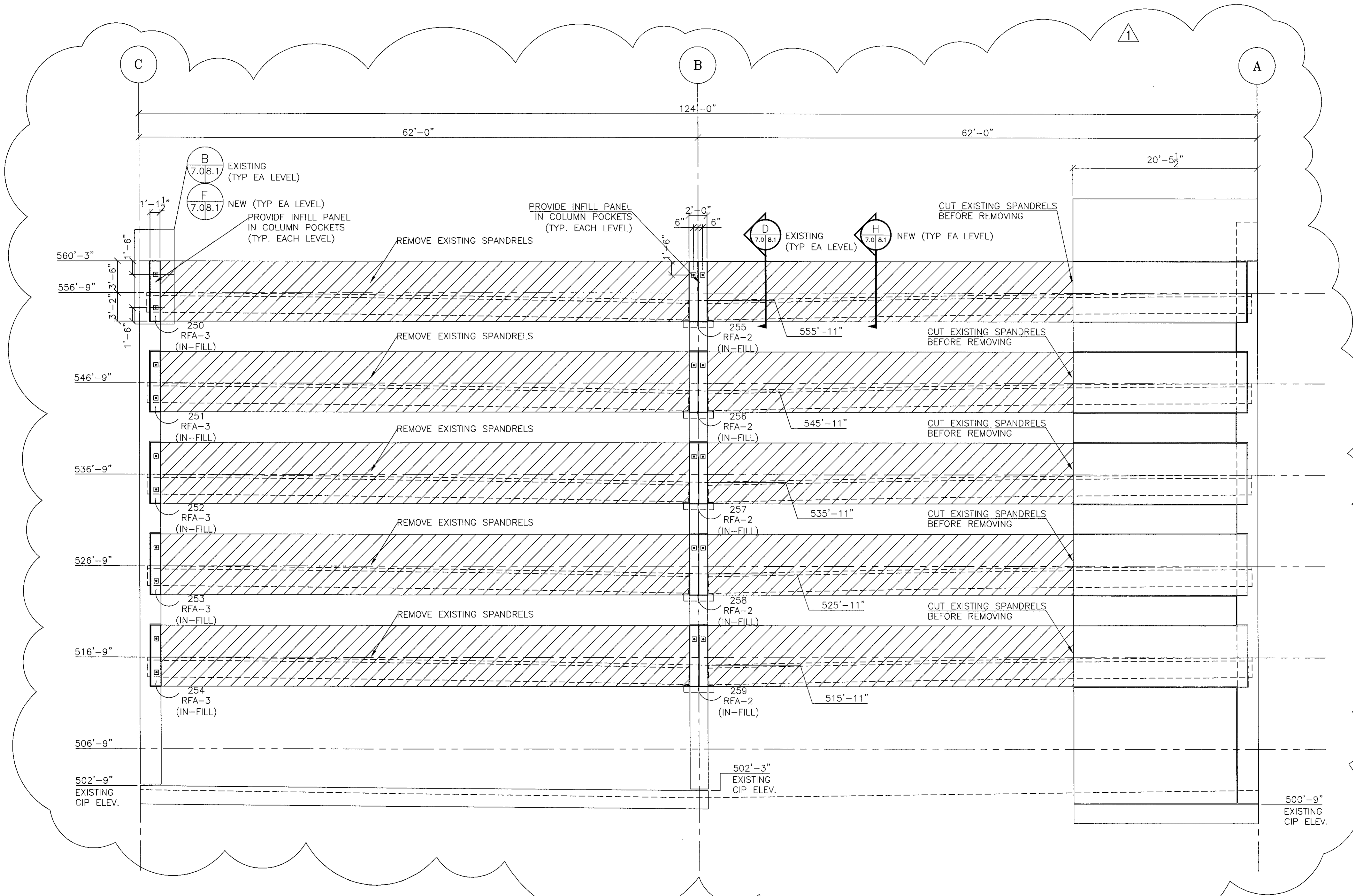
CONTROL #'s
178-181



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ARCHITECTS, INC. AIA	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY	APR	DATE	08-28-15
ENGR. CATES ENGINEERING	THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE"	CHECKED BY		REV.	
CONTR. TRIANGLE CONSTRUCTION	153 W. WINDSOR PARK WICHESSTER, VA 22604 Phone: 540-898-7700 Fax: 540-898-3200	APPROVED BY		ITEM	
	THE SHOCKEY PRECAST GROUP 1817 MARKET STREET, SUITE 100 FARMERSBURG, VA 22408 Phone: 540-898-1711 Fax: 540-898-3200			1	ELEVATION CHANGE TO MATCH EXISTING GARAGE
TITLE	STAIR ELEVATIONS				
JOB NAME	THE Y-SITE GARAGE				
LOCATION	GAITHERSBURG, MD.				
FILE NO.	3532				
DRAWING NO.	6.2				

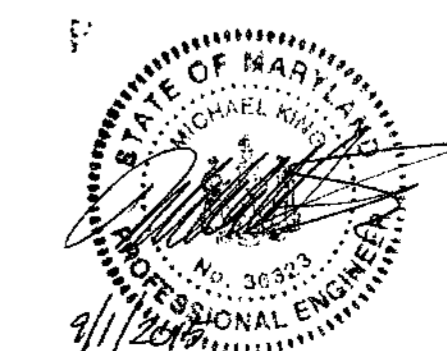


WEST ELEVATION OF
THE EXISTING
PARKING GARAGE

REVISED DRAWINGS
SEP 01 2015
DESTROY ALL OTHERS

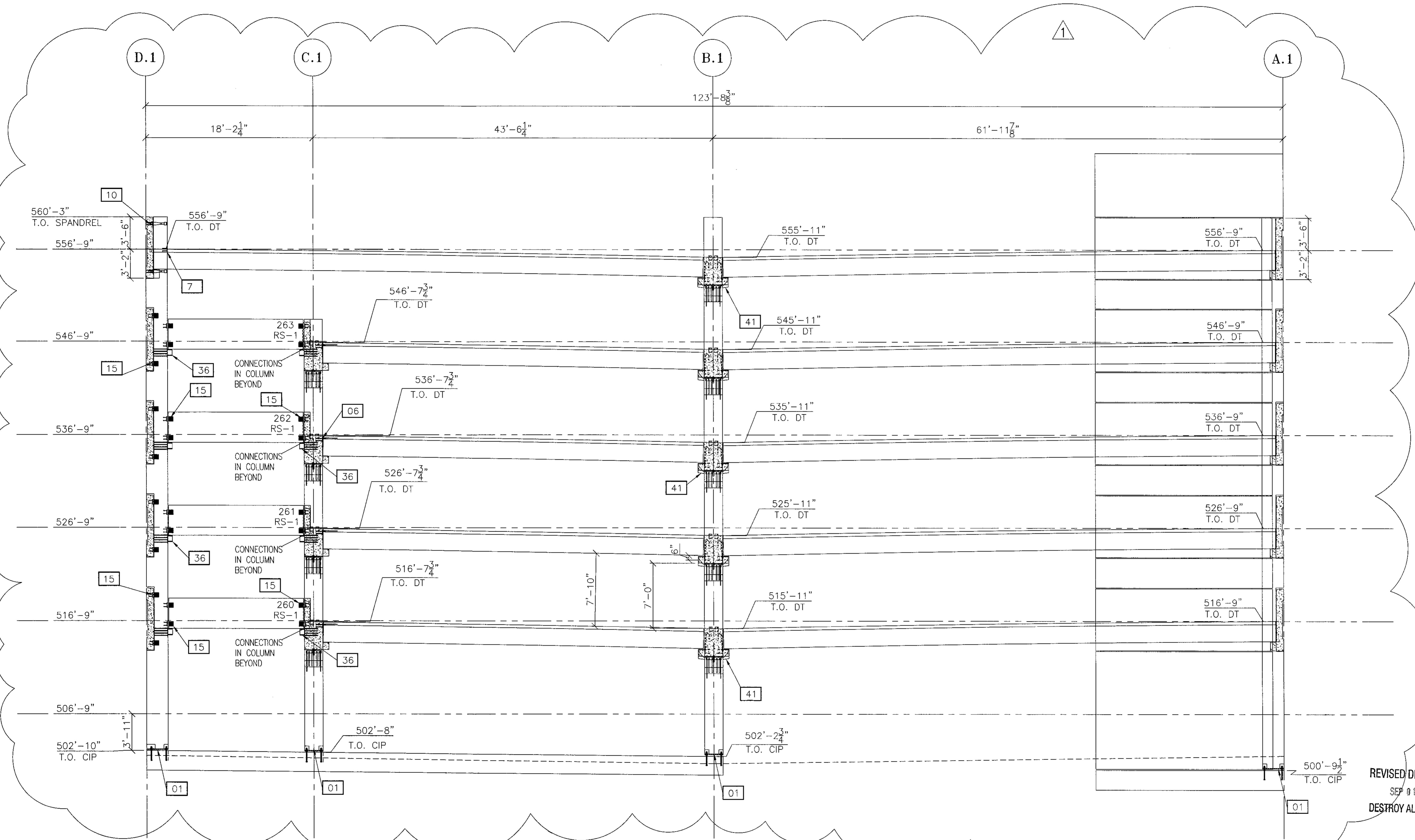
CONTROL #'s
250-259

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Expiration Date: 12 OCT 2016



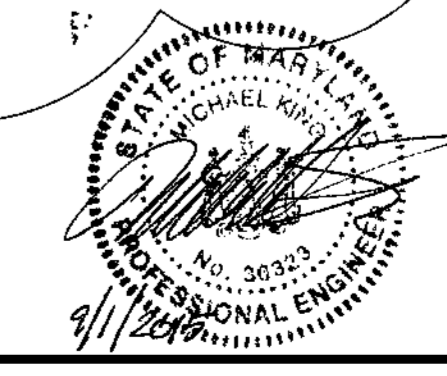
ARCHITECT	A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA	ARCHITECT	A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA
ENGR.	CATES ENGINEERING	ENGR.	CATES ENGINEERING
CONTR.	TRIANGLE CONSTRUCTION	CONTR.	TRIANGLE CONSTRUCTION
TITLE	EXISTING GARAGE ELEVATION	TITLE	EXISTING GARAGE ELEVATION
JOB NAME	THE Y-SITE GARAGE	JOB NAME	THE Y-SITE GARAGE
LOCATION	GATHERSBURG, MD.	LOCATION	GATHERSBURG, MD.
FILE NO.	3532	FILE NO.	3532
DRAWING NO.	7.0	DRAWING NO.	7.0
DATE	08-28-15	DATE	08-28-15
BY		BY	
REV.		REV.	
ITEM		ITEM	
DESCRIPTION	ELEVATION CHANGE TO MATCH EXISTING GARAGE	DESCRIPTION	ELEVATION CHANGE TO MATCH EXISTING GARAGE

THE SHOKEY PRECAST GROUP
"THE PARTNER OF CHOICE"
4717 MASSARDON CHURCH ROAD
WINCHESTER, MD 21790
Phone 540-898-1713
Fax 540-898-1715



EAST ELEVATION

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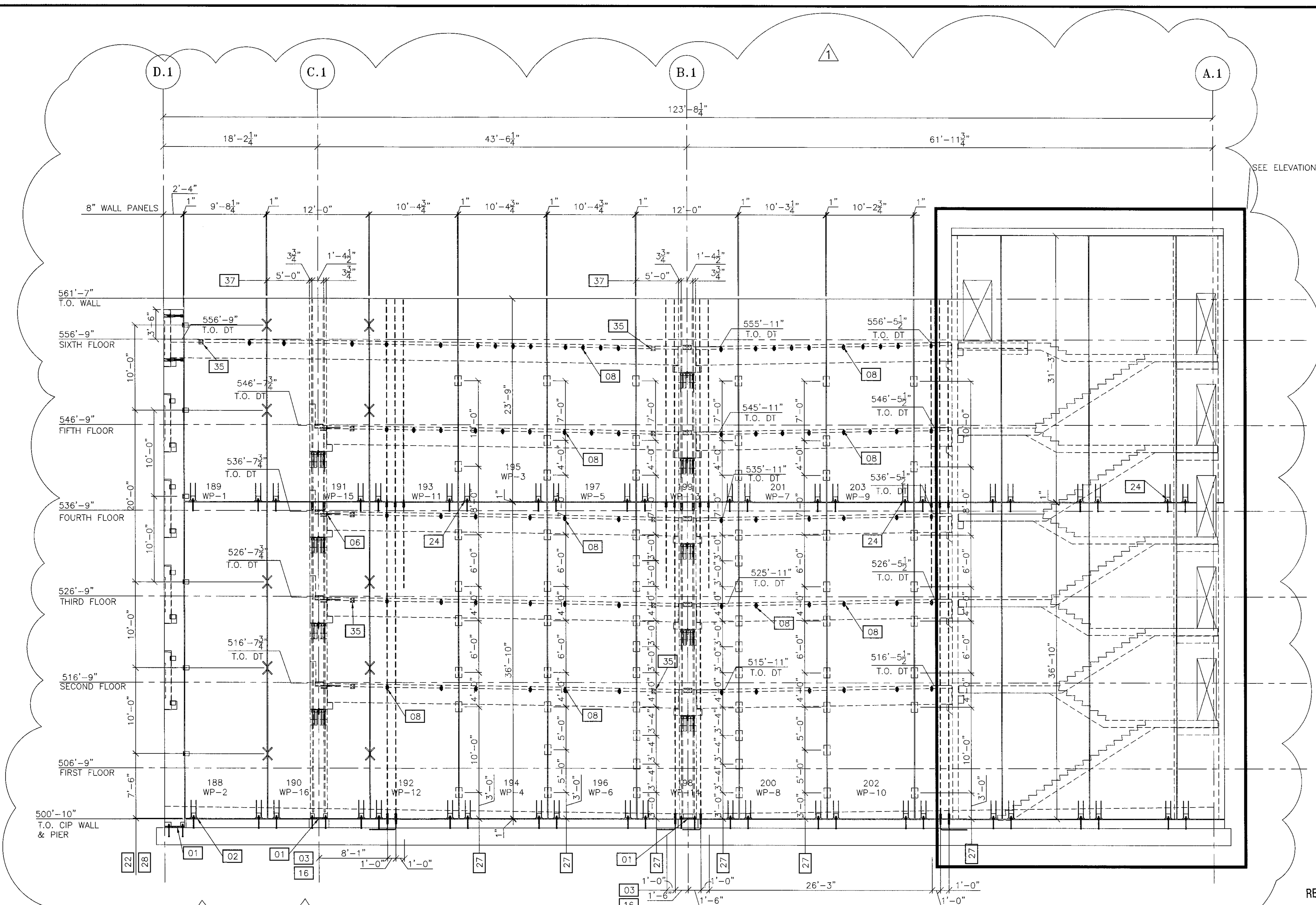


REVISED DRAWINGS
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CONTROL #'s
 260-263

ARCH. A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA	THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE" 1001 WASHINGTON ST. #204 P.O. BOX 2630, GREENSBURG, MD 21753 Phone 301-898-1211 Fax 301-898-1115	CONTR. TRIANGLE CONSTRUCTION GAITHERSBURG, MD.	THE SHOCKEY PRECAST GROUP 1 ELEVATION CHANGE TO MATCH EXISTING GARAGE
EAST ELEVATION	THE Y-SITE GARAGE	GAITHERSBURG, MD.	DATE
JOB NAME	THE Y-SITE GARAGE	CONTR. TRIANGLE CONSTRUCTION	REV.
LOCATION	GAITHERSBURG, MD.	CONTR. TRIANGLE CONSTRUCTION	DATE
TITLE	EAST ELEVATION	CONTR. TRIANGLE CONSTRUCTION	BY
FILE NO.	3532	CONTR. TRIANGLE CONSTRUCTION	DATE
DRAWING NO.	7.1	CONTR. TRIANGLE CONSTRUCTION	DATE

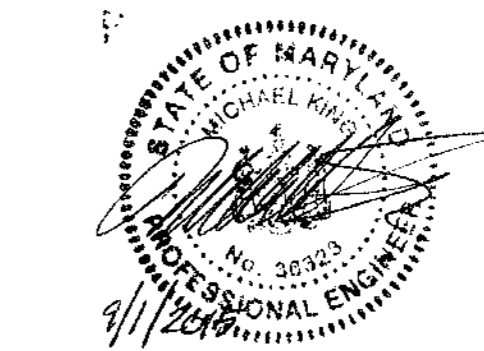
SEE ELEVATION 1 ON SHEET 6.0



WEST ELEVATION

REVISED DRAWINGS
 SEP 01 2015
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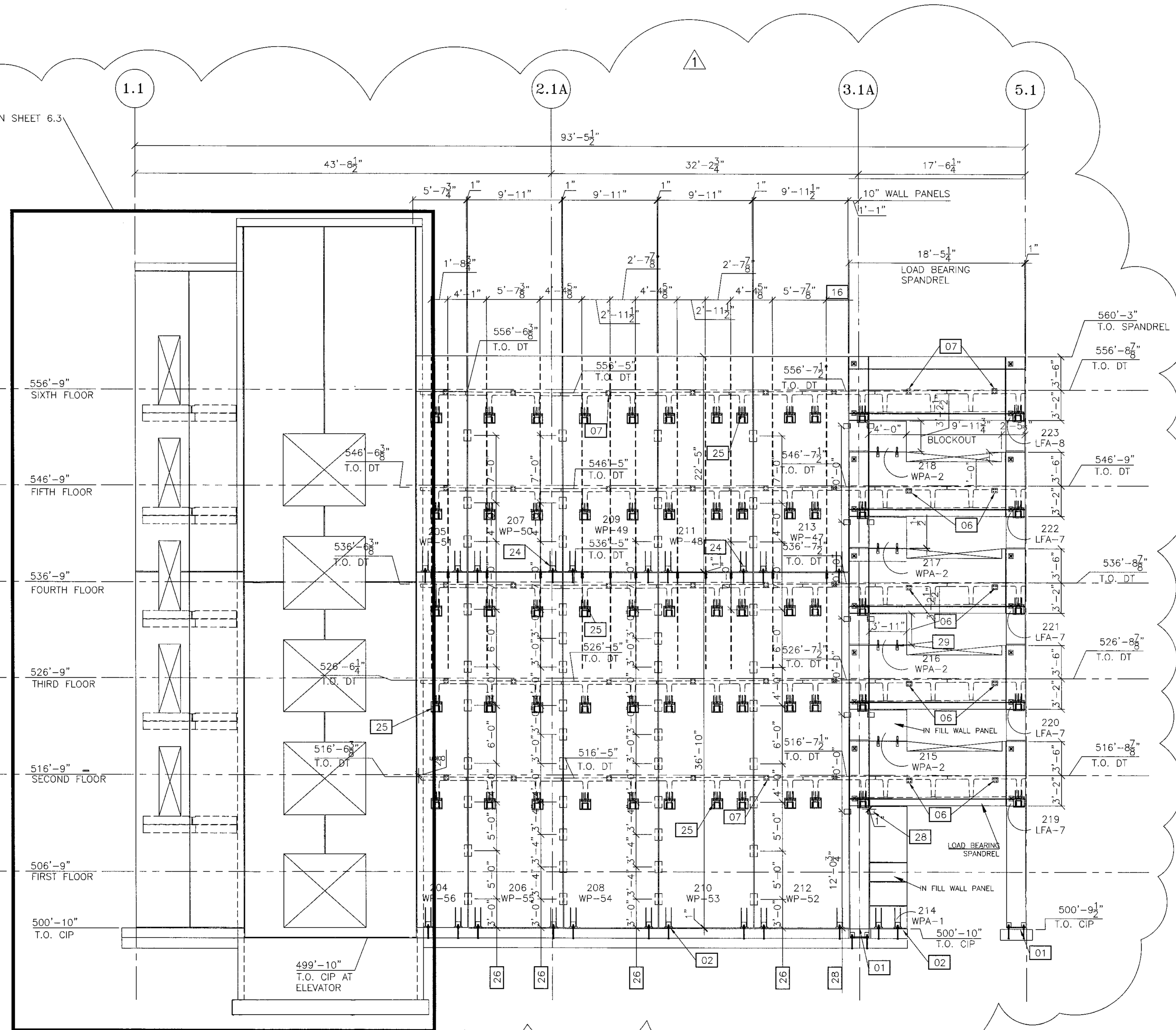
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 License No. 36323
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CONTROL #'s
 188-203

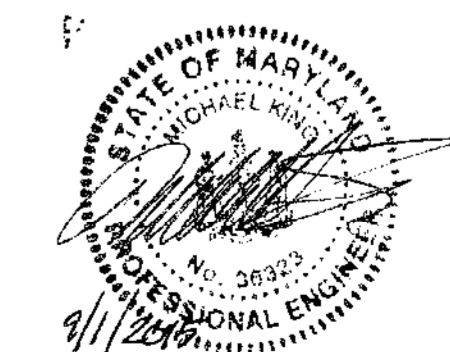
FILE NO.	3532
DRAWING NO.	7.2
TITLE	WEST ELEVATION
JOB NAME	THE Y-SITE GARAGE
LOCATION	GAITHERSBURG, MD.
ARCH.	A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA ENGR. CATES ENGINEERING
CONTR.	TRIANGLE CONSTRUCTION
THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE" 151 WINDCHESTER DRIVE WINDCHESTER, MD 21093 Phone 340-898-1221 Fax 340-898-0175	DRAWN BY: AEA CHECKED BY: [Signature] APPROVED BY: [Signature] THESE DOCUMENTS-SHIP DRAWINGS, PLAN, SPECIFICATIONS, ELEVATIONS, ETC. ARE THE PROPERTY OF THE SHOCKEY PRECAST GROUP AND MAY NOT BE REPRODUCED OR UTILIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOCKEY PRECAST GROUP. 1 ELEVATION CHANGE TO MATCH EXISTING GARAGE 08-08-15 A/A REV. DATE BY

SEE ELEVATION 6&7 ON SHEET 6.3



SOUTH ELEVATION

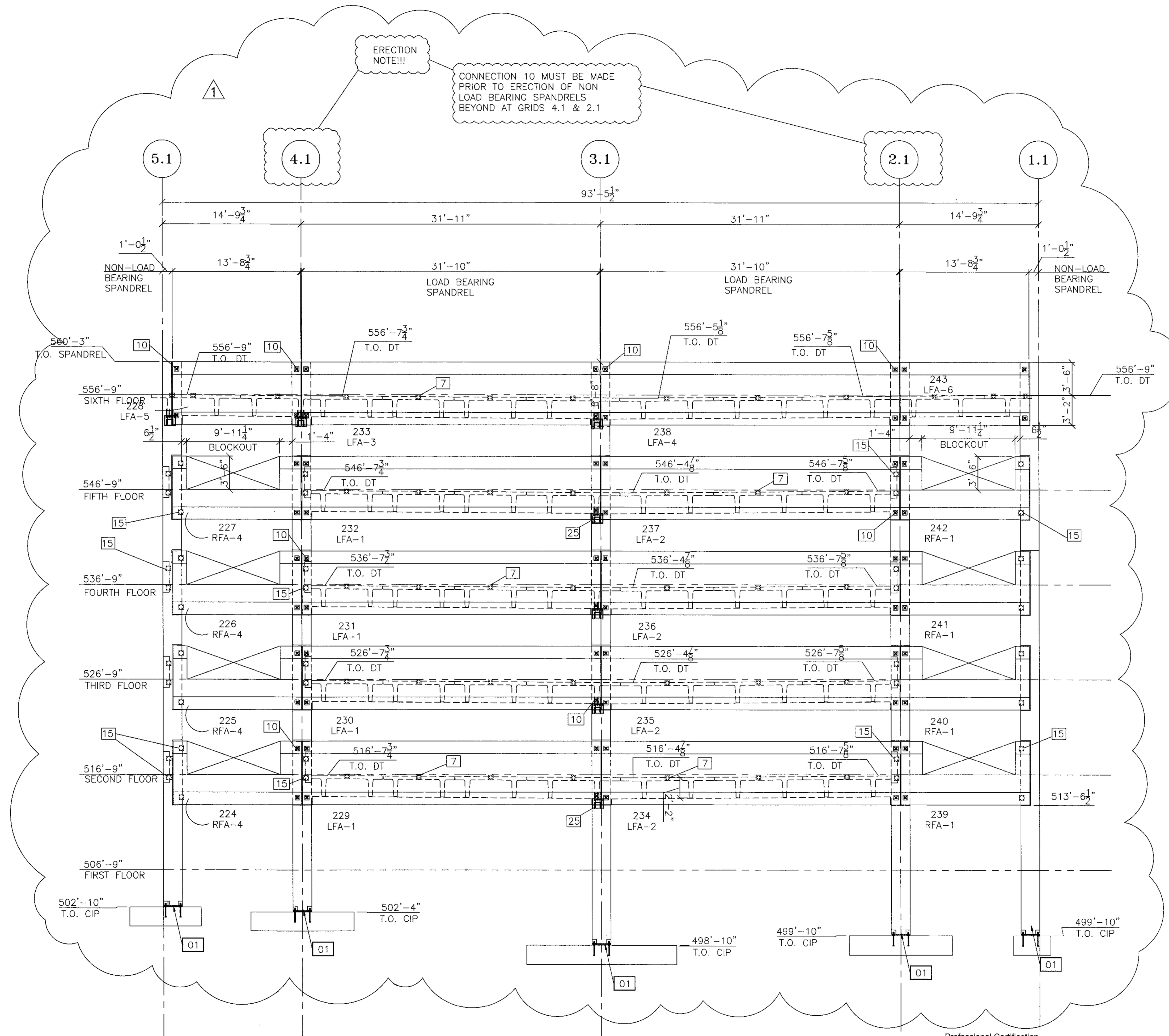
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SEP 01 2015
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License No. 36323
Expiration Date: 12 OCT 2016

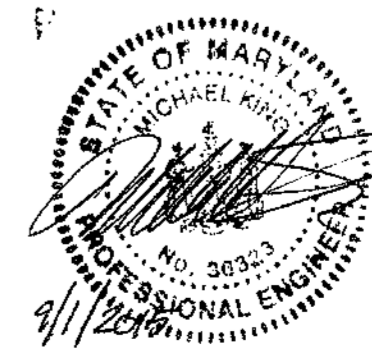
CONTROL #'s
204-223

TITLE	SOUTH ELEVATION
JOB NAME	THE Y-SITE GARAGE
LOCATION	GAITHERSBURG, MD.
ARCH.	A.R. MEYERS & ASSOCIATES
ENGR.	CATES ENGINEERING
CONTR.	TRIANGLE CONSTRUCTION
FILE NO.	3532
DRAWING NO.	7.3
DRAWN BY	APA
CHECKED BY	[Signature]
APPROVED BY	[Signature]
REVISION	1 ELEVATION CHANGE TO MATCH EXISTING GARAGE
DATE	08-28-15
BY	APA



NORTH ELEVATION

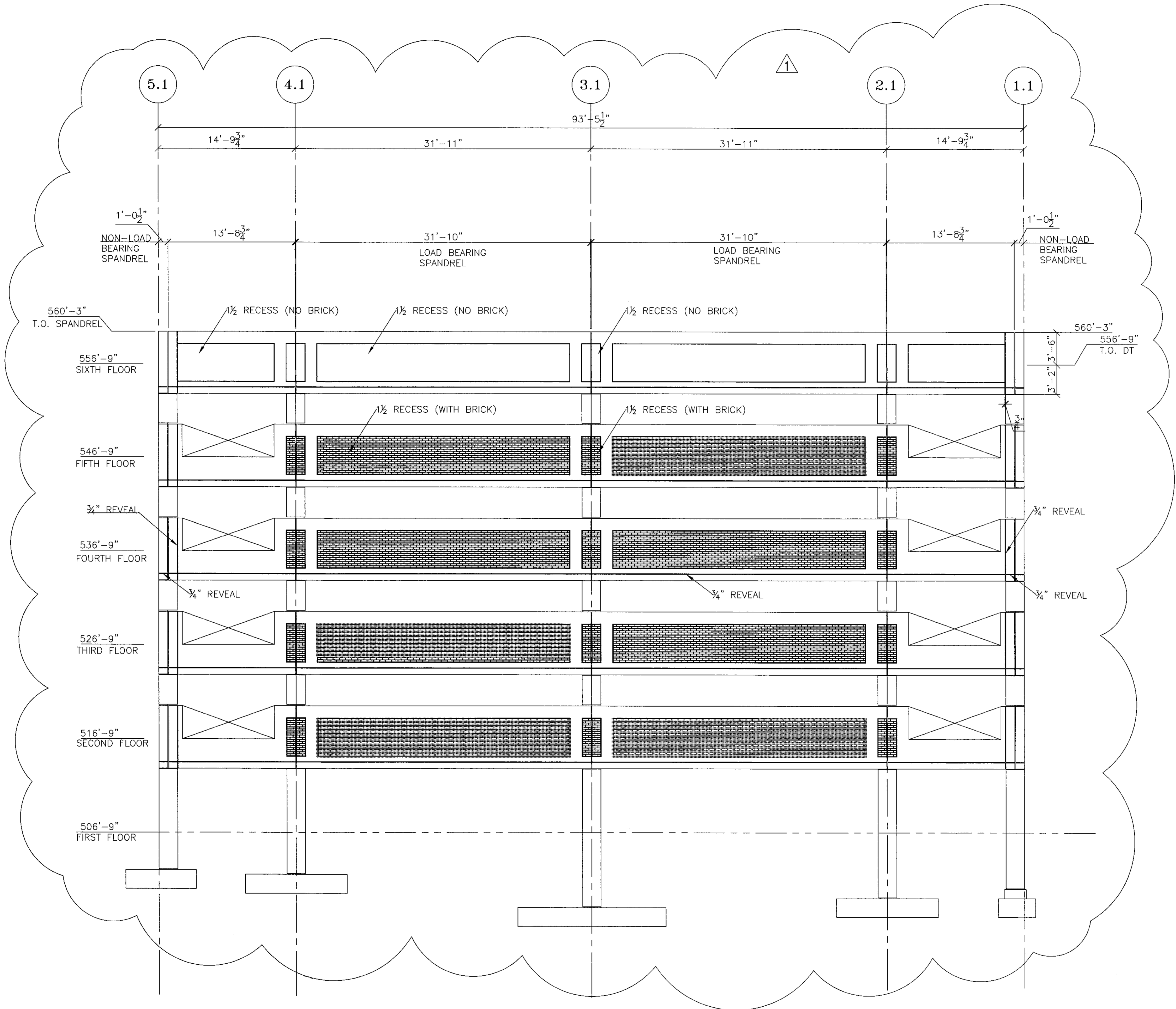
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 License No. 36323
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REVISED DRAWINGS
 SEP 01 2015
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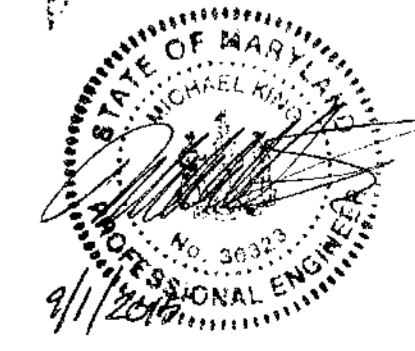
CONTROL #'s
 224-243

TITLE	NORTH ELEVATION	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY	ABA
JOB NAME	THE Y-SITE GARAGE	ARCHITECTS, INC. AIA	CHECKED BY	[Signature]
LOCATION	GAITHERSBURG, MD.	ENGR. CATES ENGINEERING	APPROVED BY	[Signature]
FILE NO.	3532	CONTR. TRIANGLE CONSTRUCTION	DATE	08-28-15
DRAWING NO.	224-243		REV.	1
	9/1/2016		ITEM	1
			BY	ABA



NORTH ELEVATION
(ARCHITECTURAL FEATURES)

REVISED DRAWINGS
SEP 01 2015
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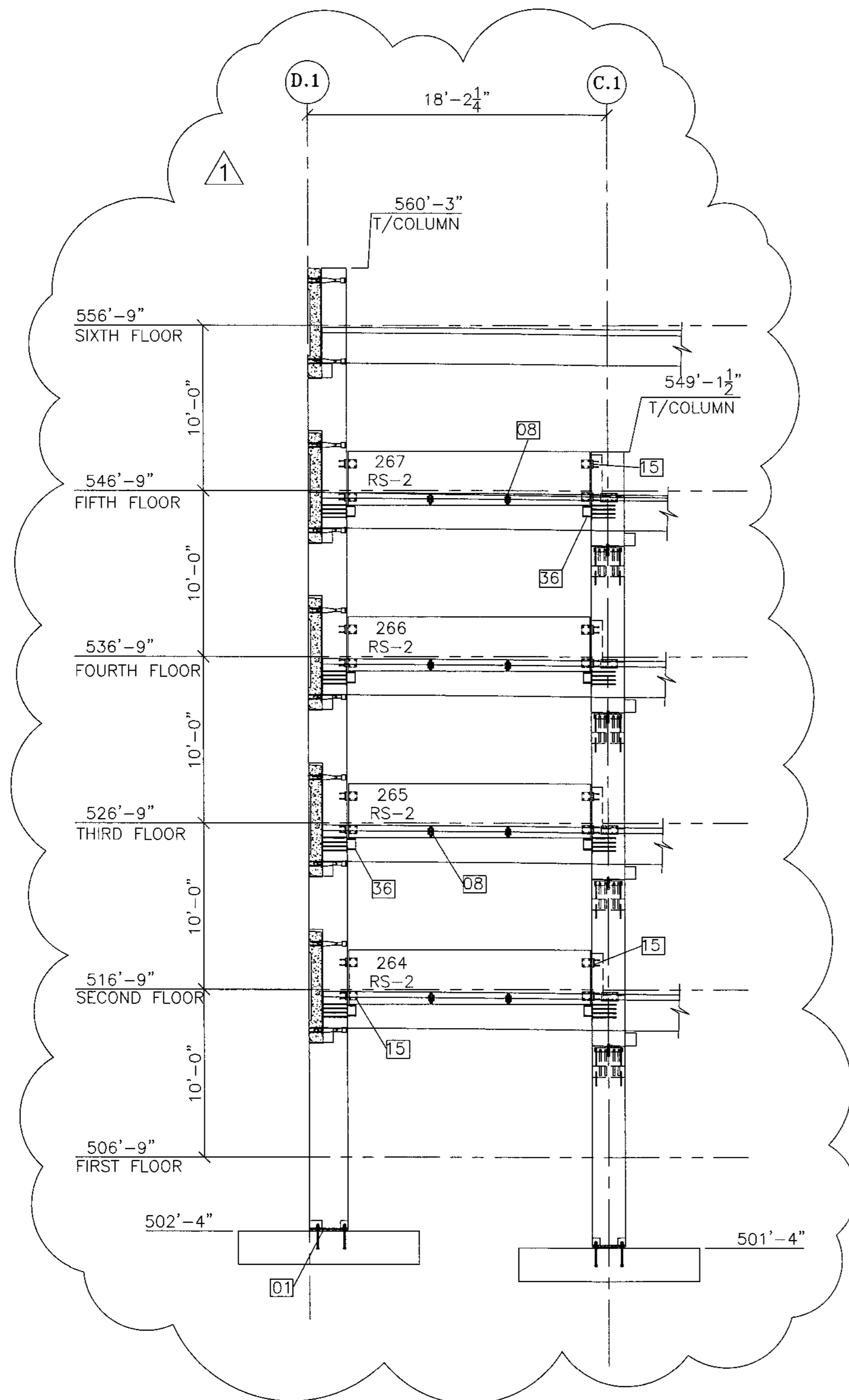


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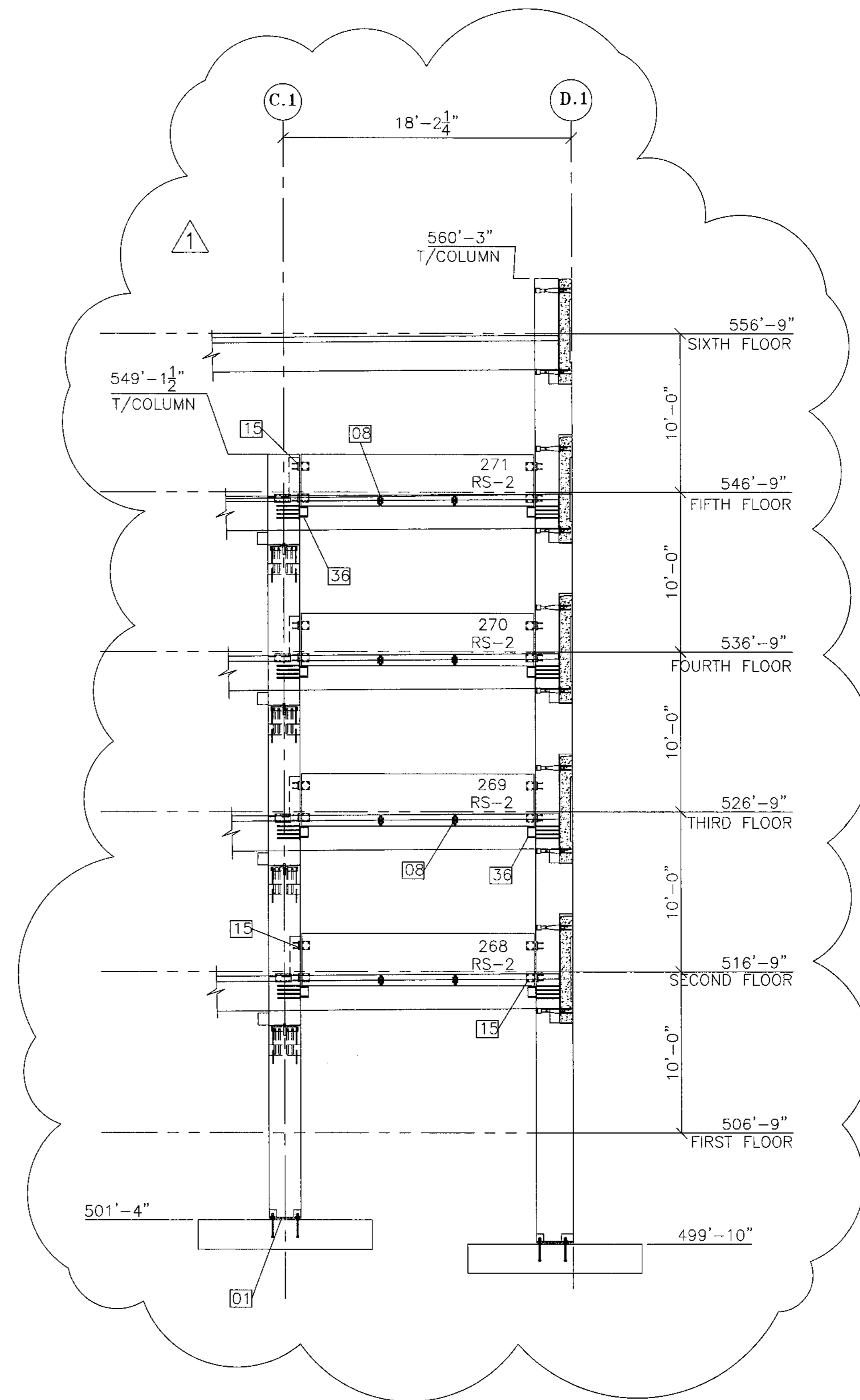
ARCHITECTURAL NORTH ELEVATION	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY	AVA	DATE	08-28-15
JOB NAME THE Y-SITE GARAGE	ARCHITECTS, INC. AIA	CHECKED BY		ITEM	1
LOCATION GAITHERSBURG, MD.	ENGR. CATES ENGINEERING	APPROVED BY		REV.	
FILE NO.	CONTR. TRIANGLE CONSTRUCTION				
3532					
DRAWING NO.					
7.5					

THE SHOCKEY PRECAST GROUP
"THE PARTNER OF CHOICE"
MANUFACTURER OF PRECAST CONCRETE PRODUCTS
P.O. BOX 2630, FREDERICKSBURG, VA 22402
Phone 540-898-1221 Fax 540-898-4715

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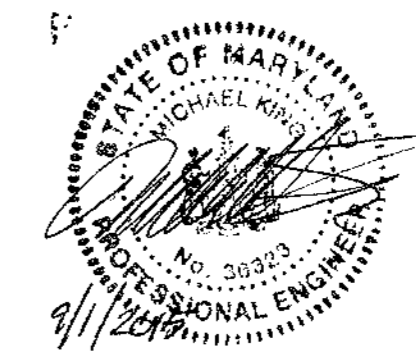
PARTIAL ELEVATION
ALONG GRID 4.1



PARTIAL ELEVATION
ALONG GRID 2.1

REVISED DRAWINGS
SEP 01 2015
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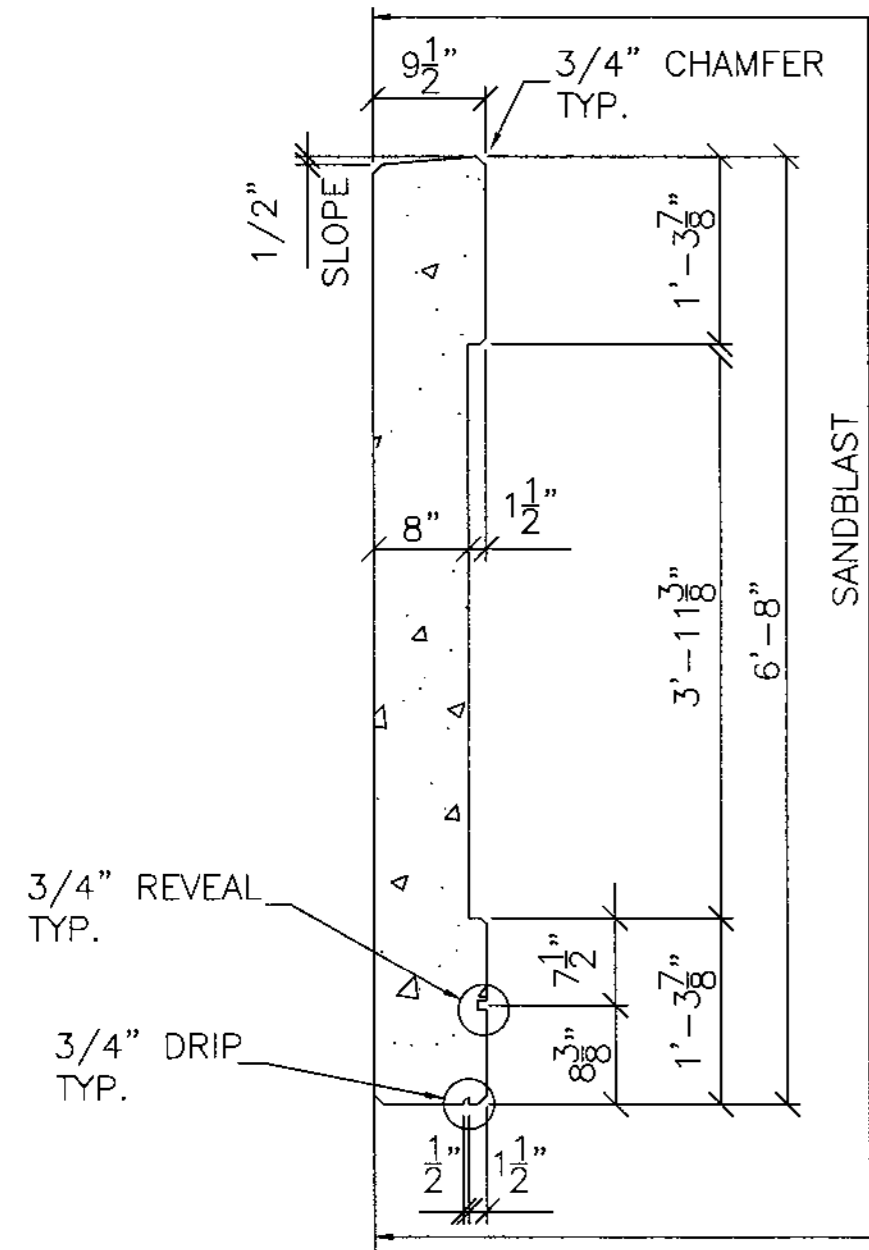
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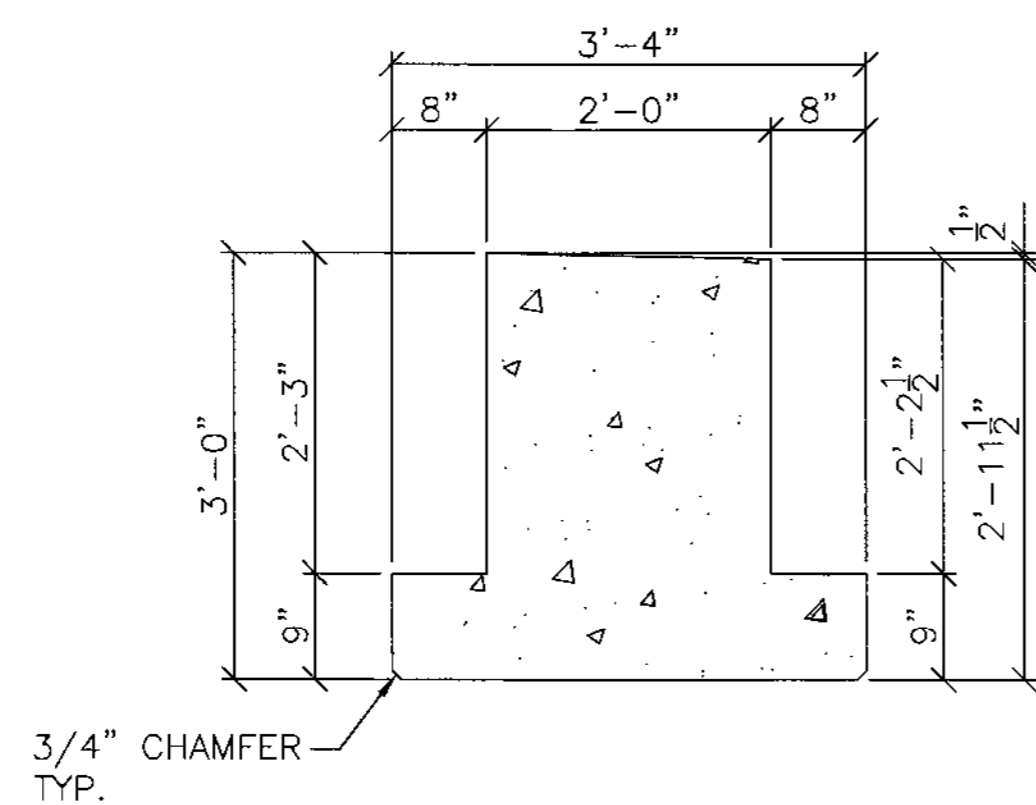
CONTROL #S

264-271

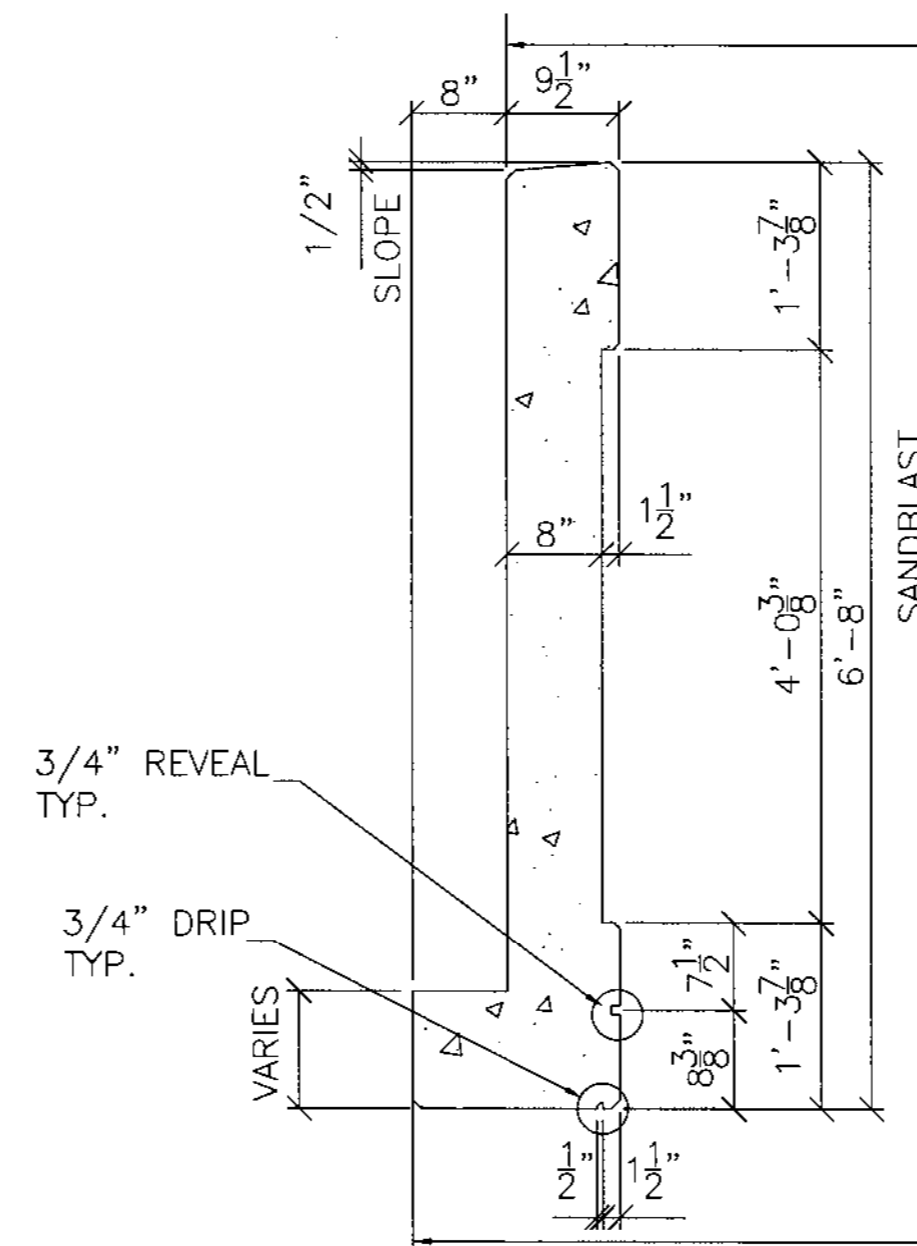
FILE NO.	3532
DRAWING NO.	7.6
TITLE	CRASH WALL ELEVATIONS
JOB NAME	THE Y-SITE GARAGE
LOCATION	GAITHERSBURG, MD.
ARCH.	A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA
ENGR.	CATES ENGINEERING
CONTR.	TRIANGLE CONSTRUCTION
THE SHOCKEY PRECAST GROUP	"THE PARTNER OF CHOICE"
157 WINDCHESTER BLVD P.O. BOX 2420 WINDCHESTER, VA 22606 Phone 540-898-1221 Fax 540-898-1710 For 540-898-5226	
DRAWN BY	APA
CHECKED BY	
APPROVED BY	
REVISIONS	THESE DOCUMENTS-SHOP DRAWINGS, PLAN, SPECIFICATIONS AND DETAILS ARE THE PROPERTY OF THE SHOCKEY PRECAST GROUP AND MAY NOT BE USED, REPRODUCED OR UTILIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOCKEY PRECAST GROUP.
REV.	1 ELEVATION CHANGE TO MATCH EXISTING GARAGE 08-28-15 A/A DATE BY



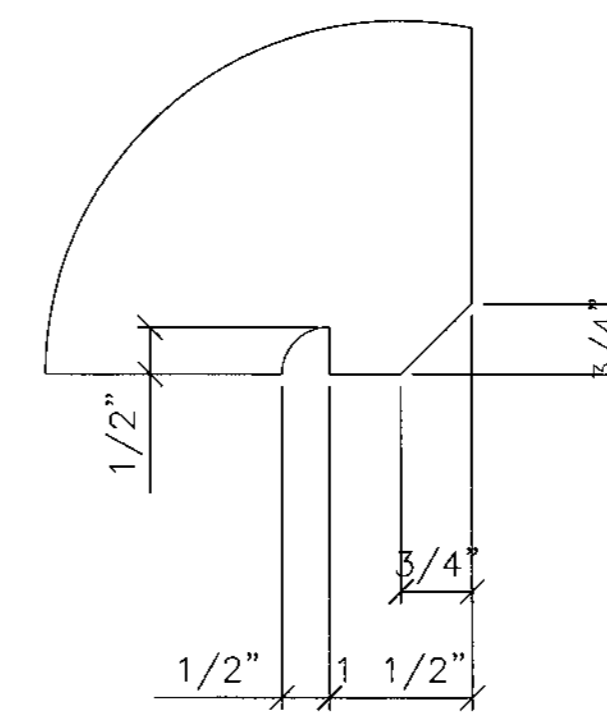
TYPICAL SPANDREL SECTION



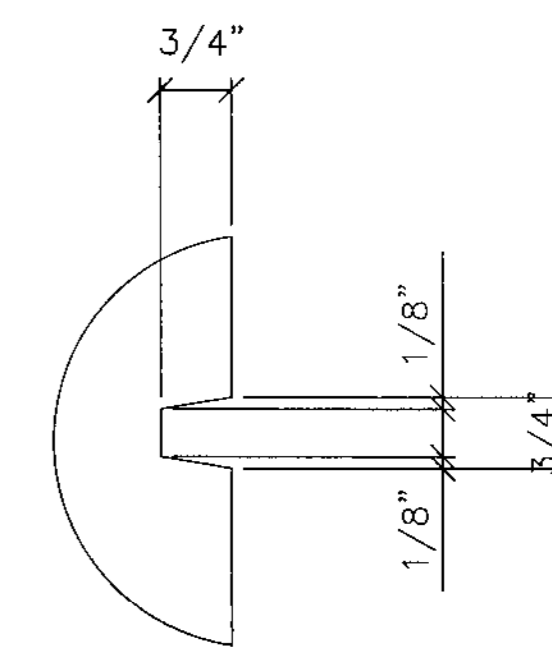
TYPICAL ITB SECTION



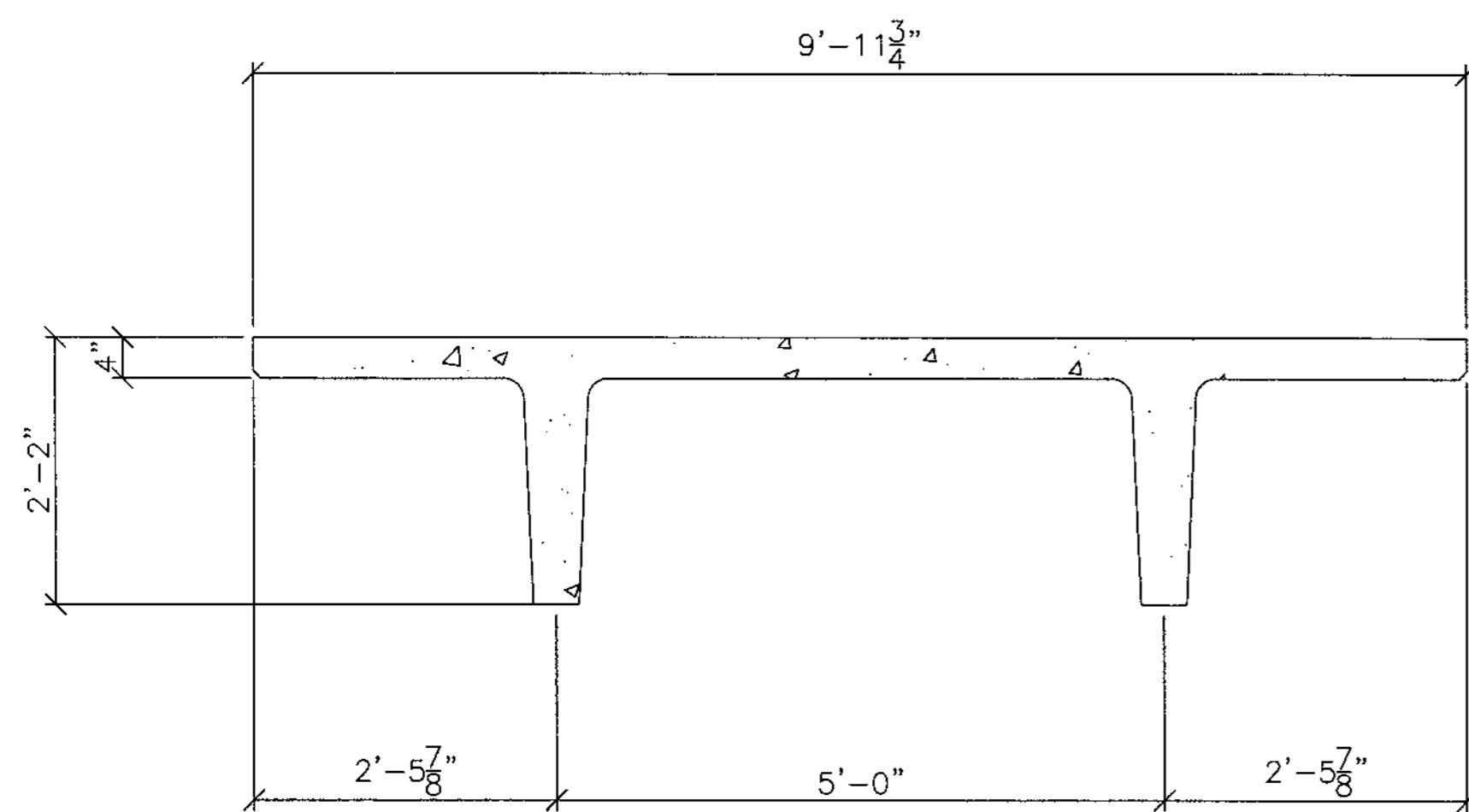
TYPICAL SPANDREL SECTION



DRIP



TYPICAL REVEAL



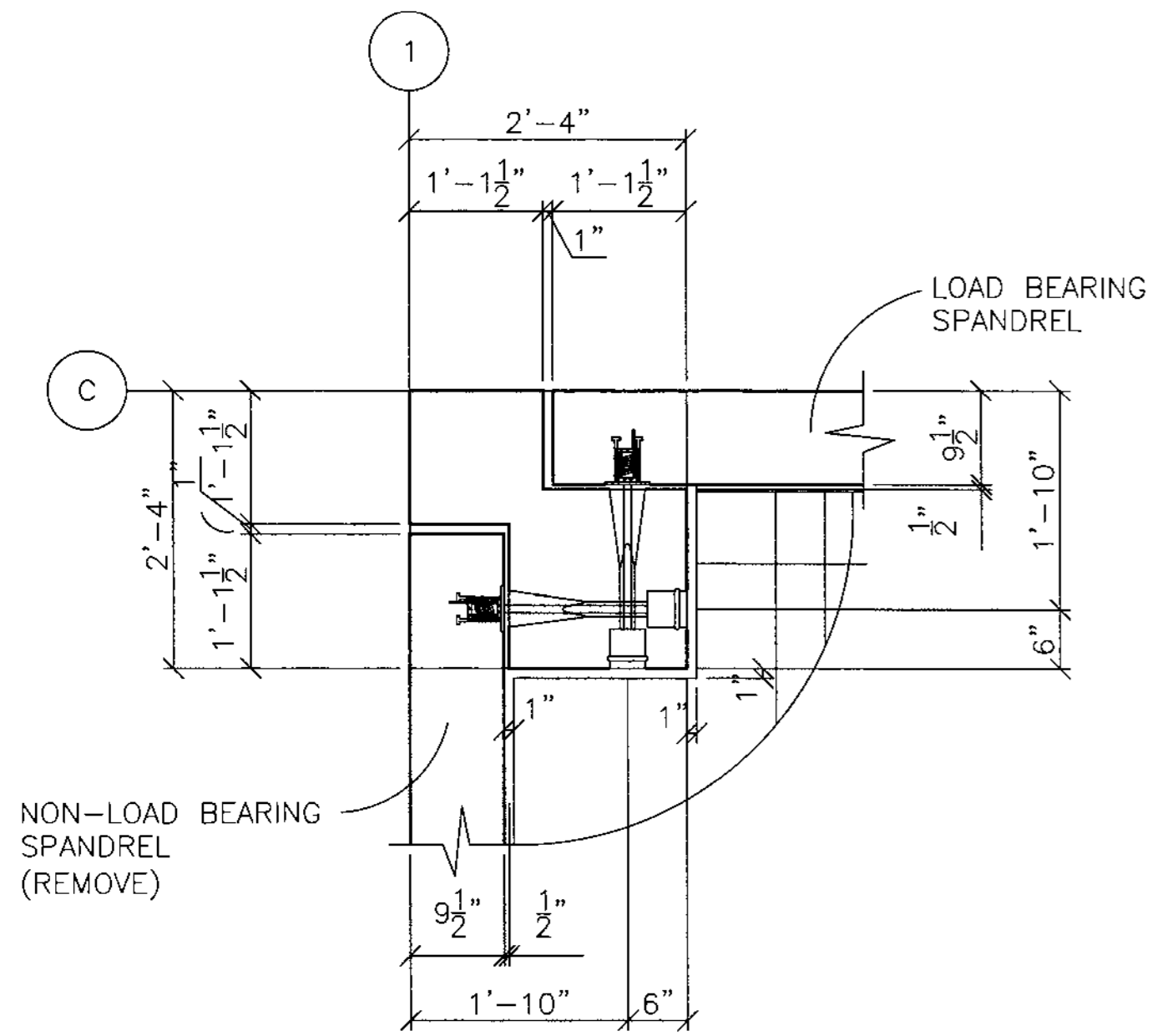
TYPICAL DOUBLE TEE CROSS SECTION



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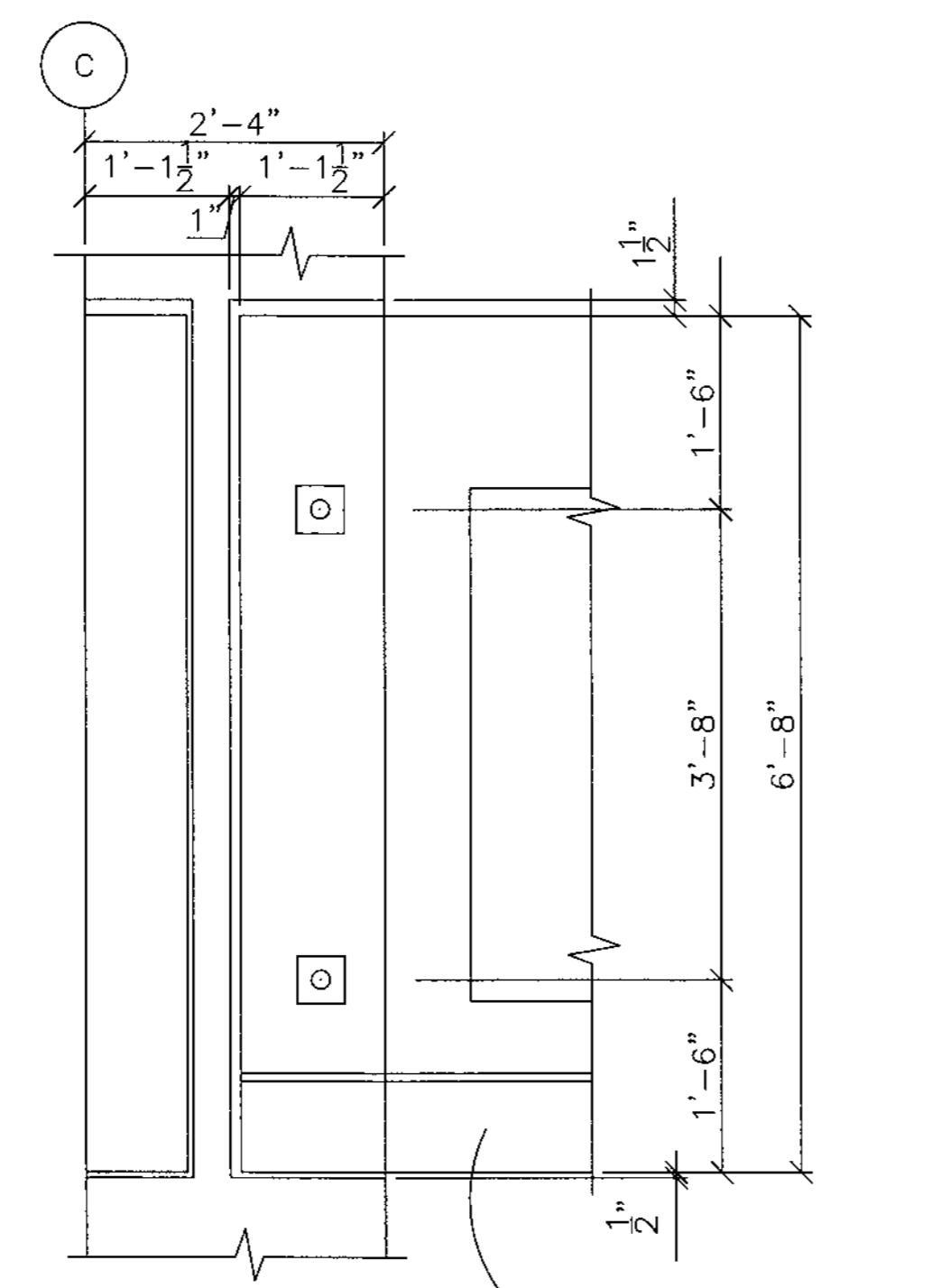
TITLE	TYPICAL SHAPE SECTIONS	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY	
JOB NAME	THE Y-SITE GARAGE	ARCHITECTS, INC. AIA	CHECKED BY	
LOCATION	GAITHERSBURG, MD.	ENGR. CATES ENGINEERING	APPROVED BY	
FILE NO.		CONTR. TRIANGLE CONSTRUCTION		
DRAWING NO.	3532			
	8.0			
			REV.	DATE
			ITEM	BY

THE SHOCKEY PRECAST GROUP
"THE PARTNER OF CHOICE"
1000 WASHINGTON PIKE
P.O. BOX 2501, WINDOESTER
MICHIGSTER, MISSISSAUGA, ONTARIO
L4R 1A4
Phone 540-888-1211
Fax 540-888-4715



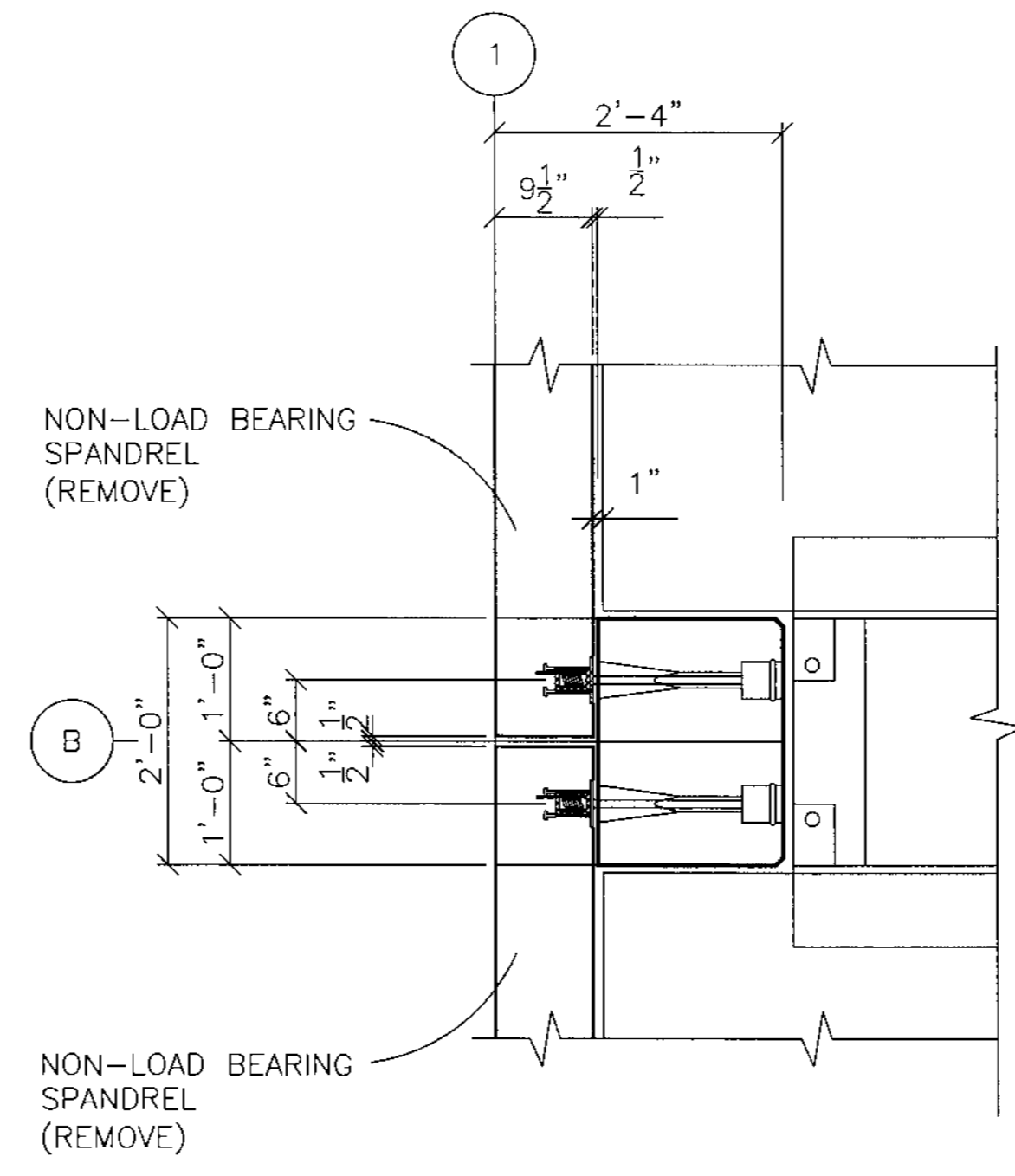
PLAN VIEW OF EXISTING CORNER COLUMN OF PARKING GARAGE

A	
3.0	8.1



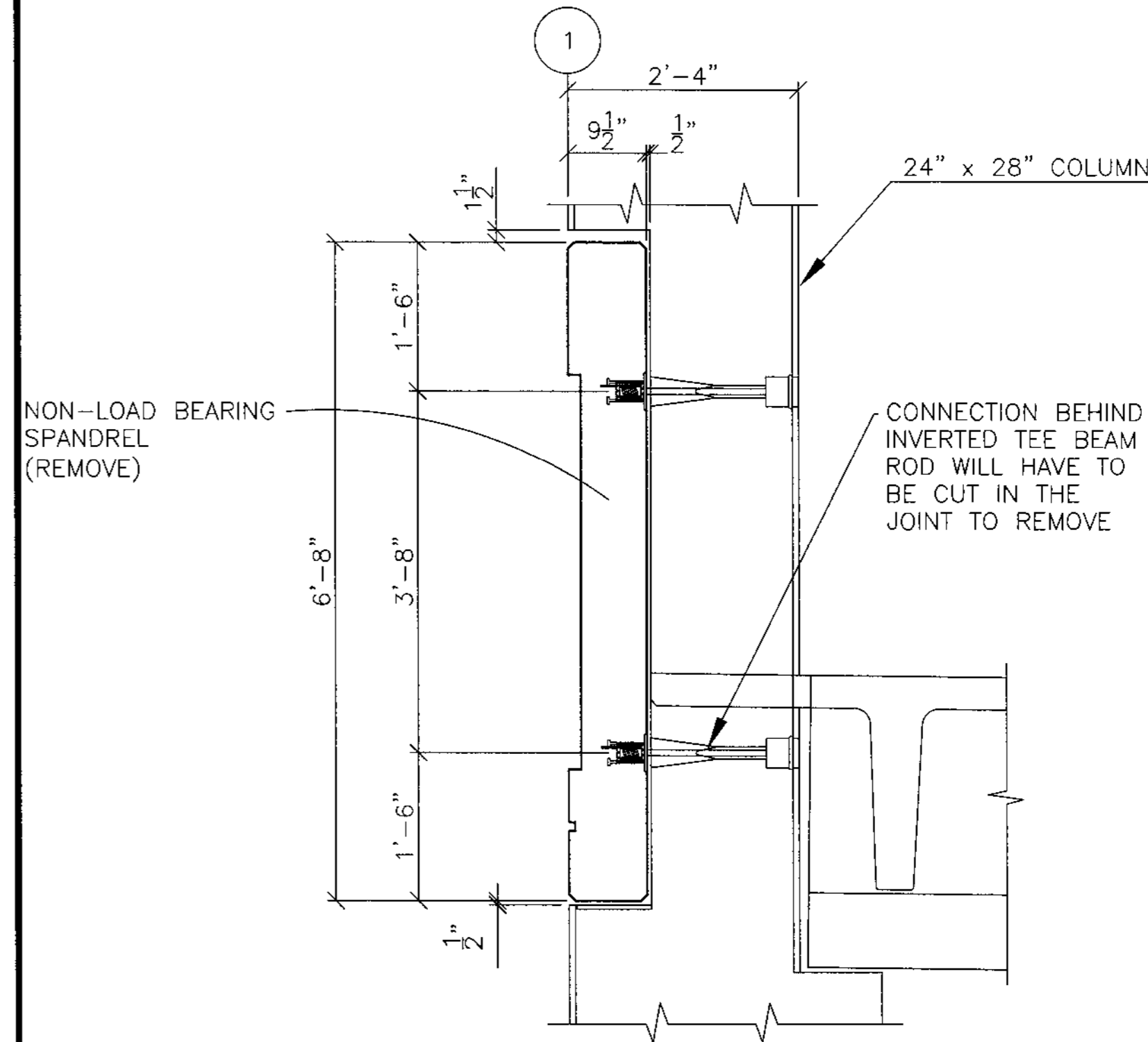
ELEVATION VIEW OF EXISTING CORNER COLUMN OF PARKING GARAGE

B	
7.0	8.1



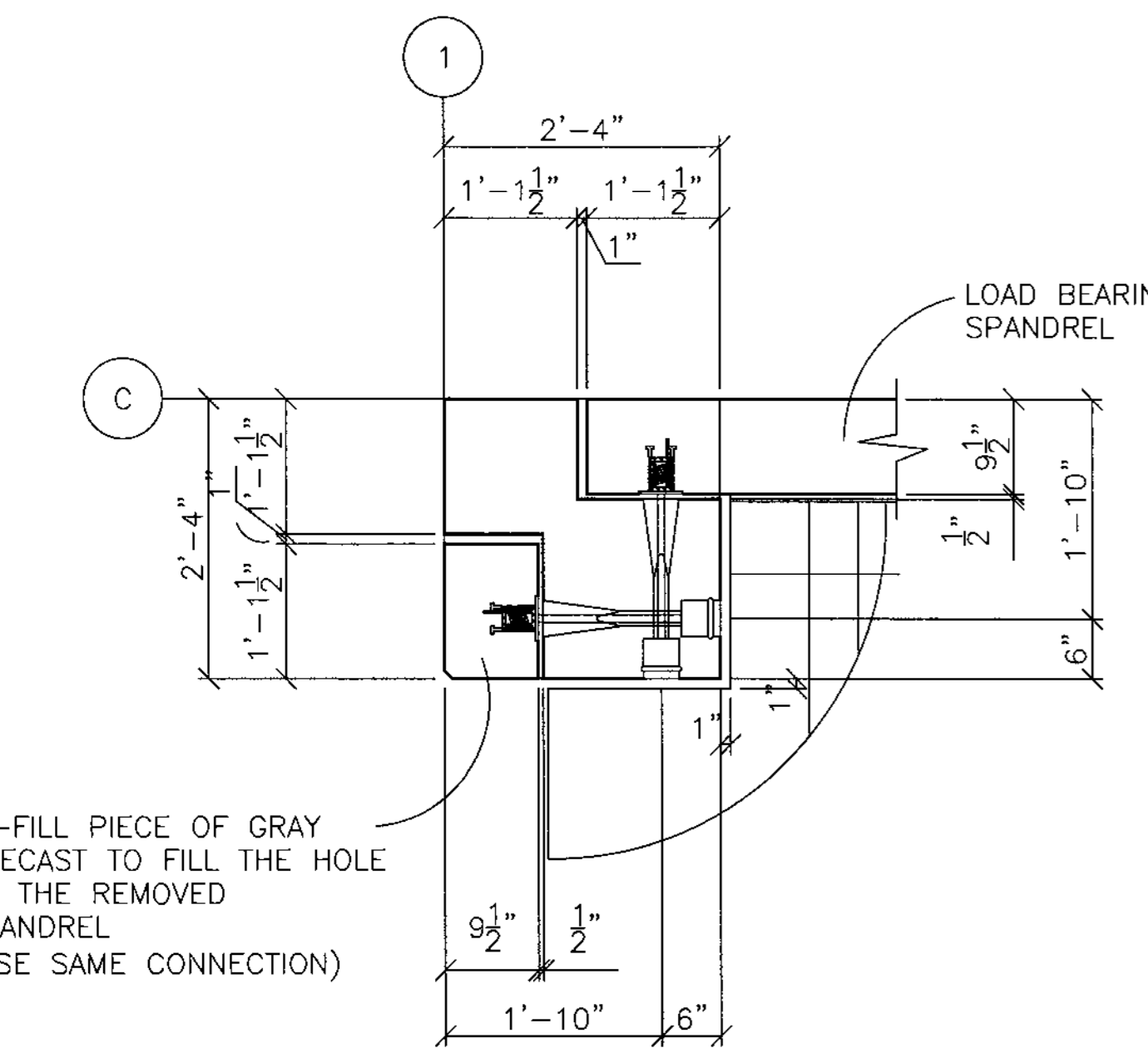
PLAN VIEW OF EXISTING COLUMN OF PARKING GARAGE

C	
8.0	8.1



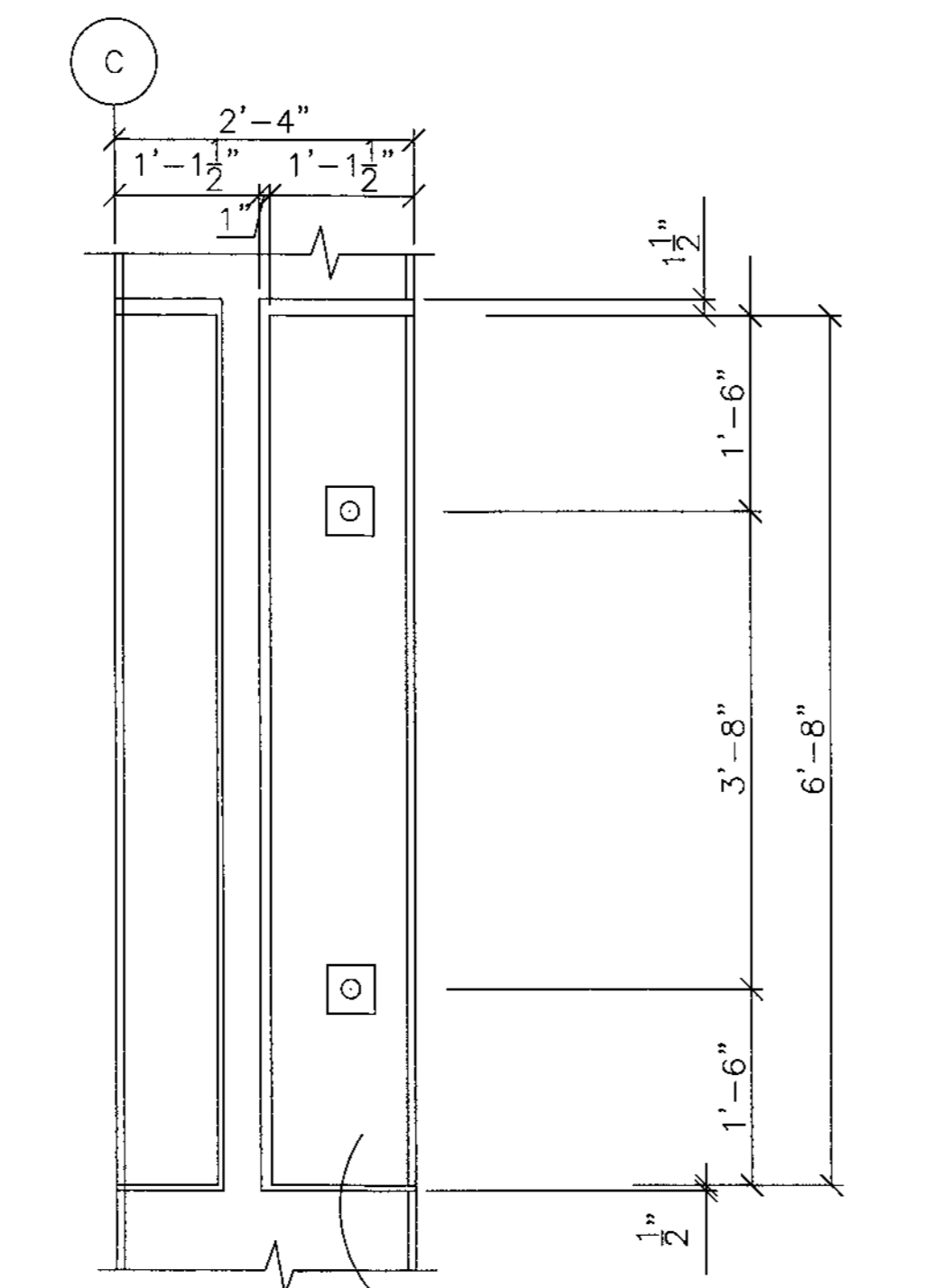
ELEVATION SECTION OF EXISTING COLUMN OF PARKING GARAGE

D	
8.0	8.1



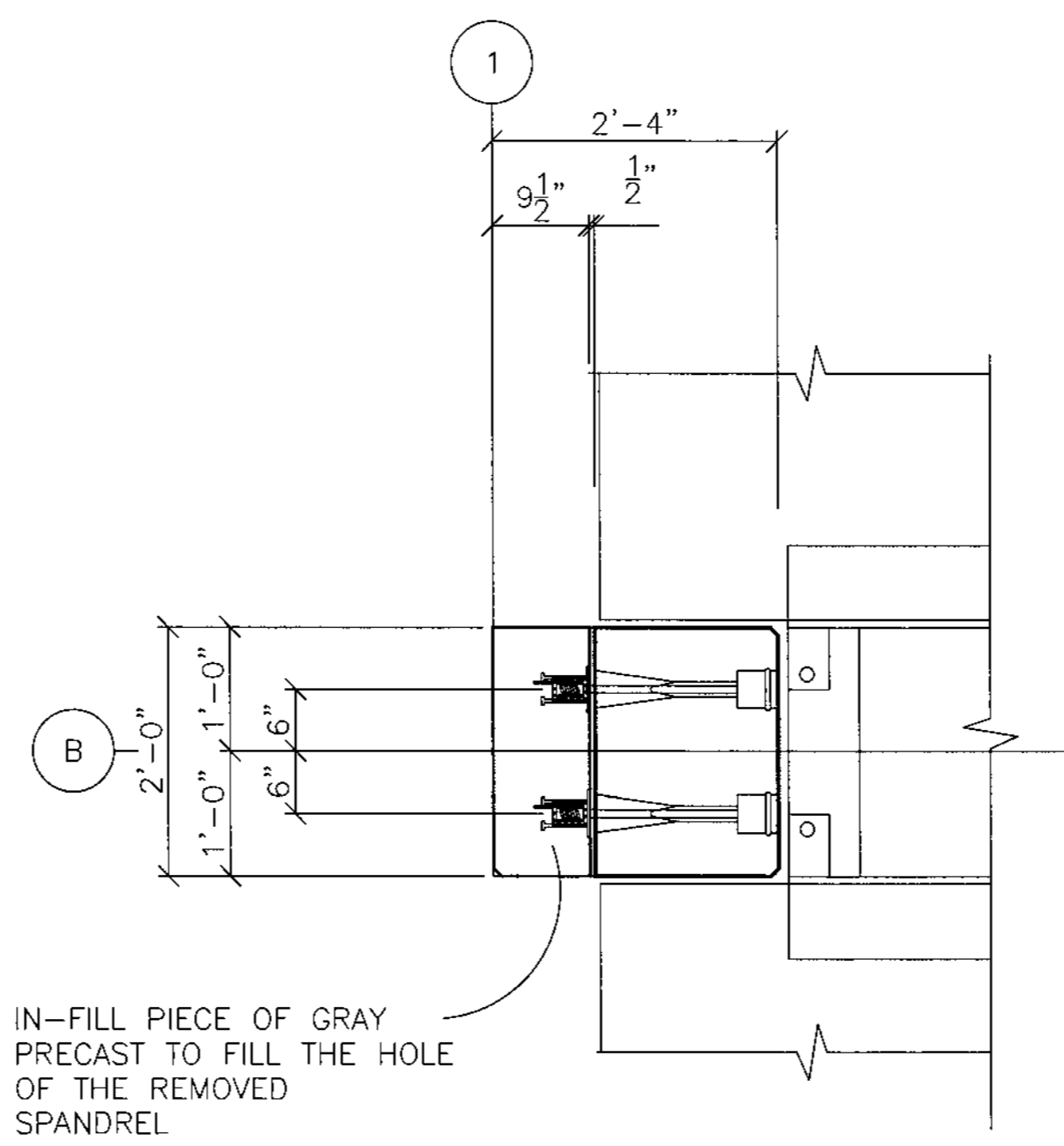
IN-FILL PIECE OF GRAY PRECAST TO FILL THE HOLE OF THE REMOVED SPANDREL (USE SAME CONNECTION)

E	
3.0	8.1



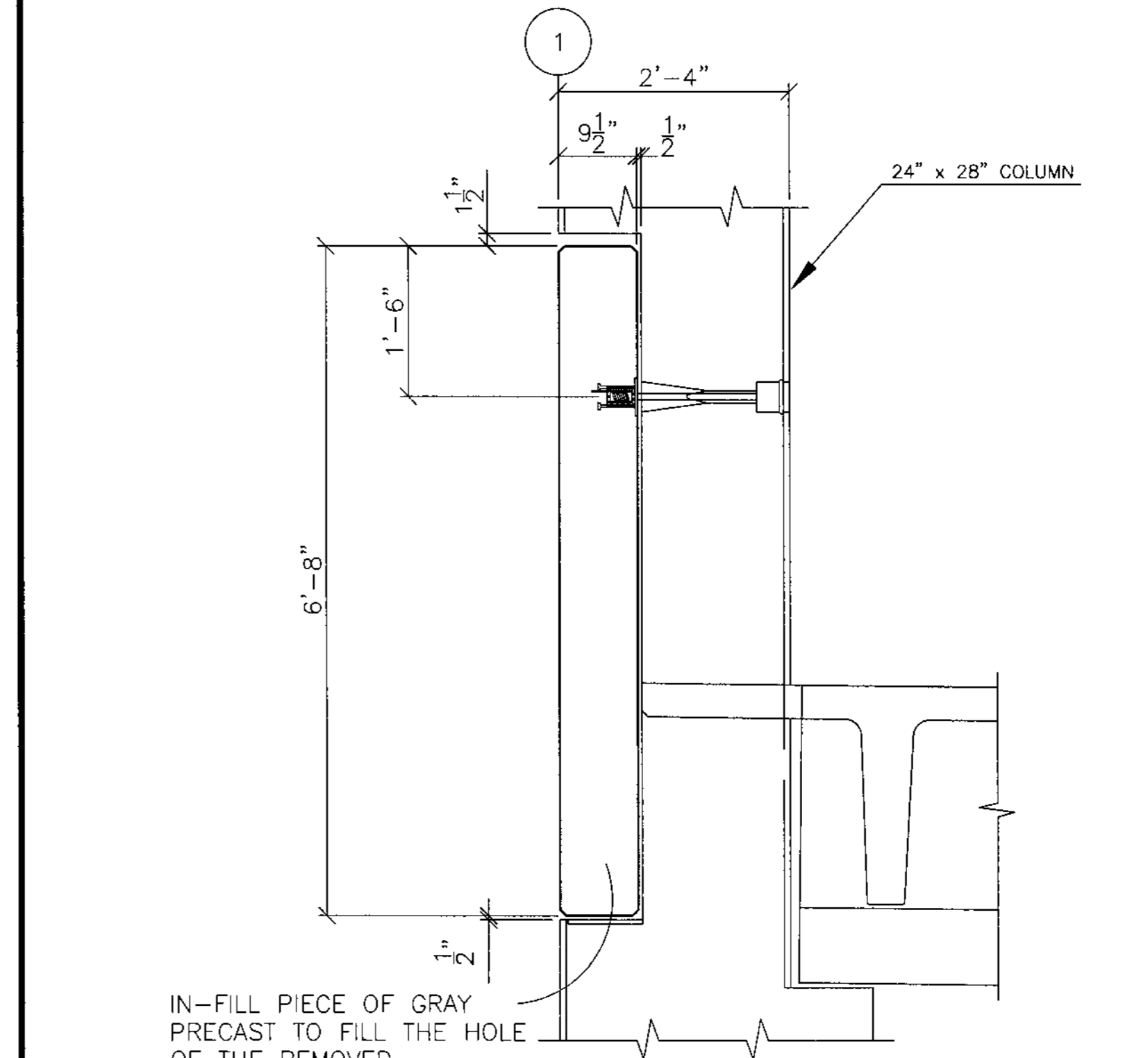
IN-FILL PIECE OF GRAY PRECAST TO FILL THE HOLE OF THE REMOVED SPANDREL (USE SAME CONNECTION)

F	
7.0	8.1



IN-FILL PIECE OF GRAY PRECAST TO FILL THE HOLE OF THE REMOVED SPANDREL (USE SAME CONNECTION)

G	
8.0	8.1



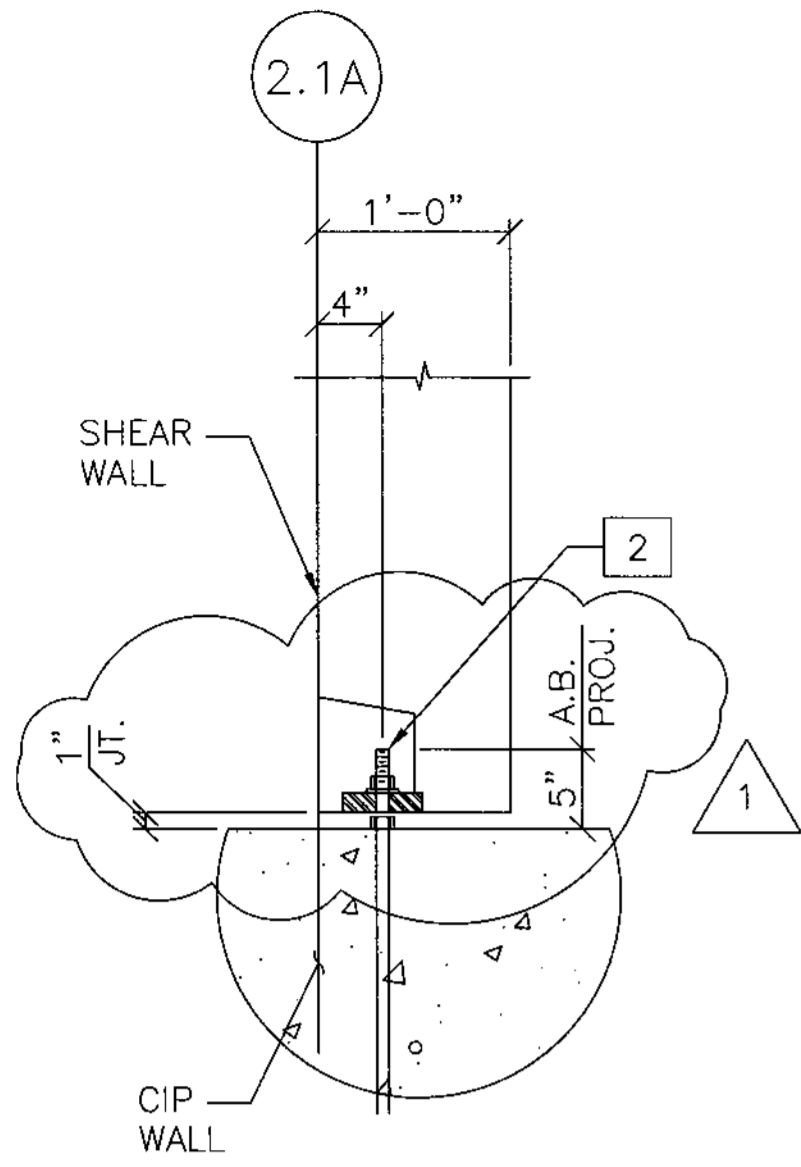
IN-FILL PIECE OF GRAY PRECAST TO FILL THE HOLE OF THE REMOVED SPANDREL (USE SAME CONNECTION)

H	
8.0	8.1

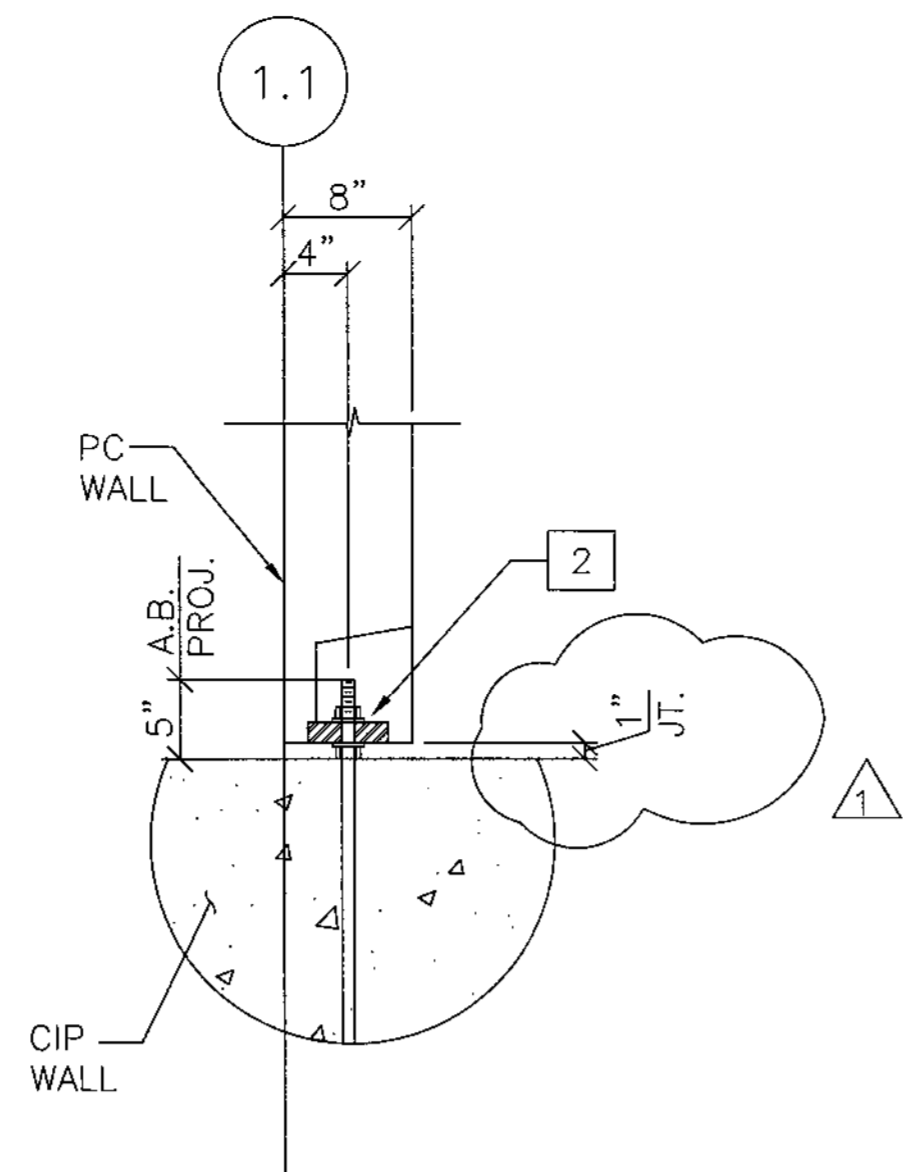


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License No. 36323
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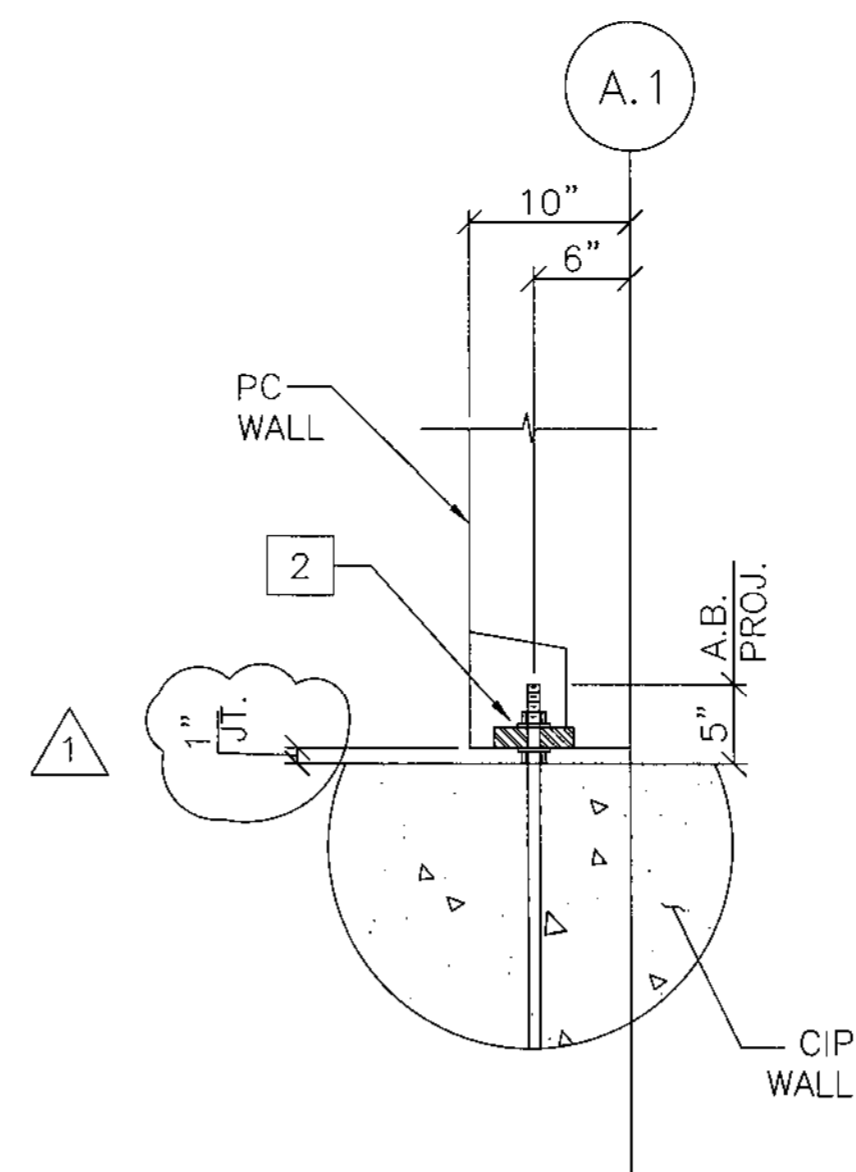
ARCHITECTS, INC. AIA	ARCHITECTS, INC. AIA	THE SHOCKEY PRECAST GROUP	THE PARTNER OF CHOICE	DRIVEN BY	DATE
ENGR. CATES ENGINEERING	ENGR. CATES ENGINEERING	100 W. WASHINGTON WINDLETTOWN, MD 20880 Phone 540-388-1211 Fax 540-388-0713	THESE DOCUMENTS, DRAWINGS, PLANS, SPECIFICATIONS, PRECAST GROUPS AND MAY NOT BE USED, REPRODUCED OR UTILIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOCKEY PRECAST GROUP.	CHECKED BY	REV.
CONTR. TRIANGLE CONSTRUCTION	CONTR. TRIANGLE CONSTRUCTION			APPROVED BY	ITEM
TITLE	EXISTING GARAGE SECTIONS				DATE
JOB NAME	THE Y-SITE GARAGE				BY
LOCATION	GAITHERSBURG, MD.				
FILE NO.	3532				
DRAWING NO.	8.1				



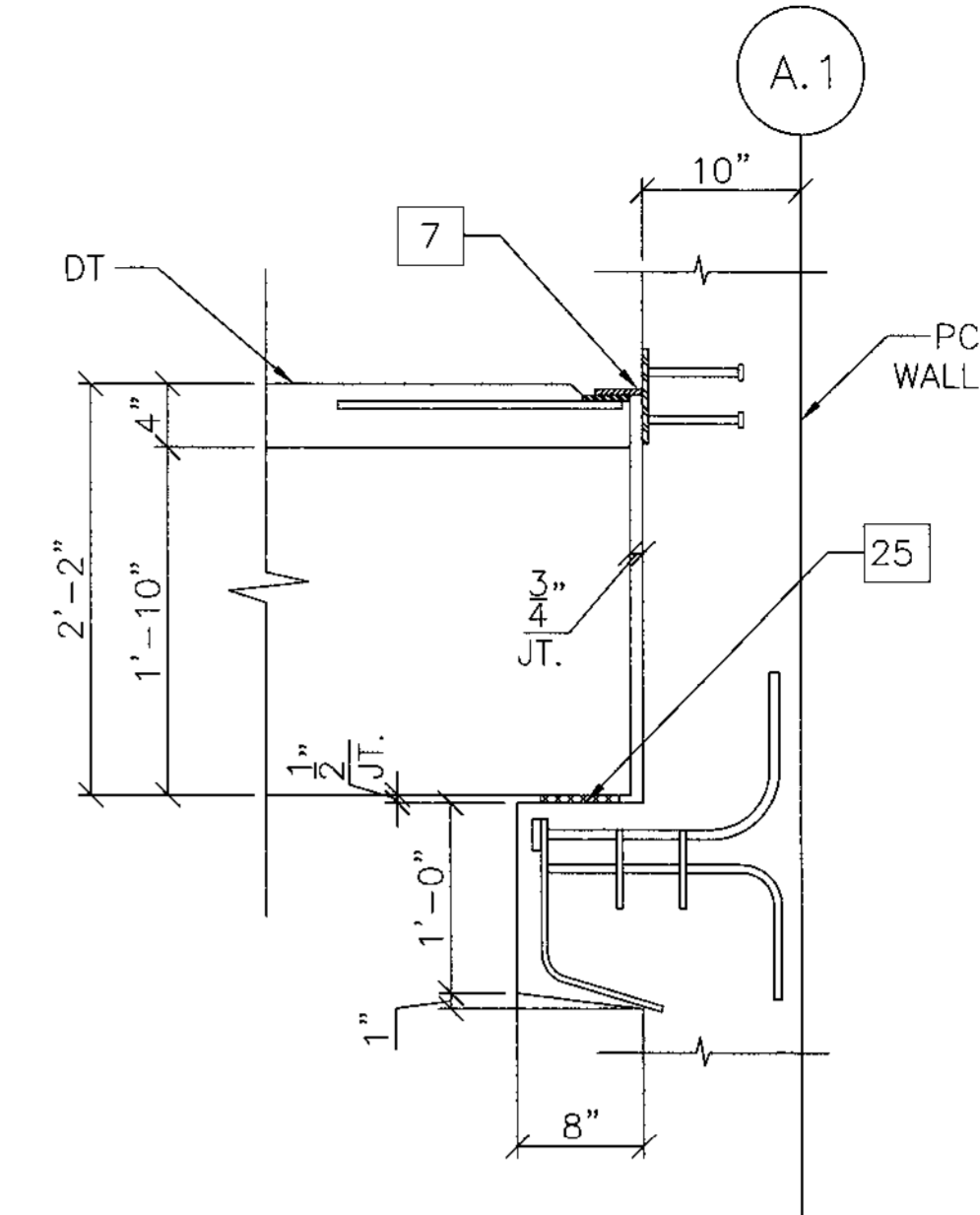
A
2.0 | 8.2



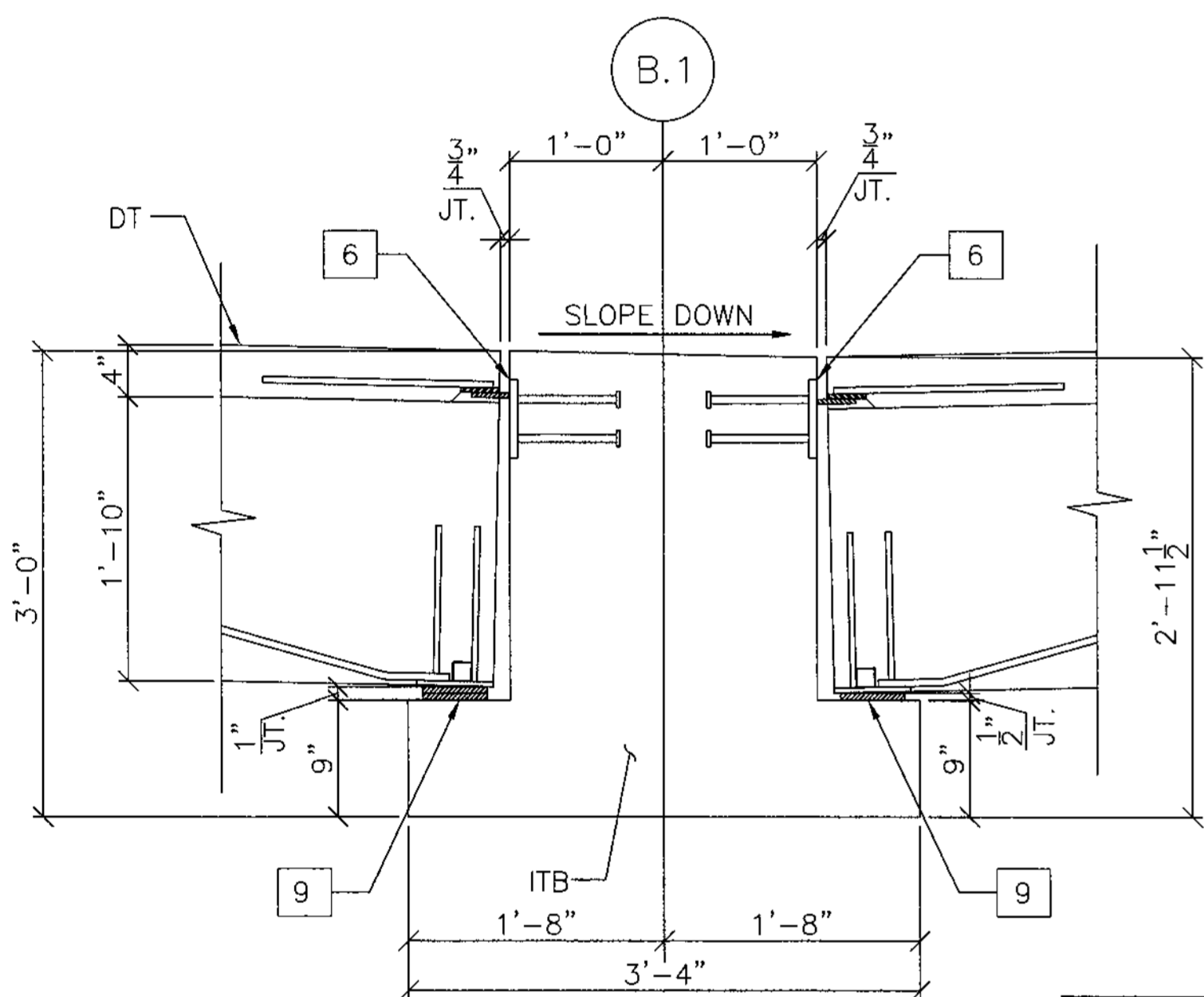
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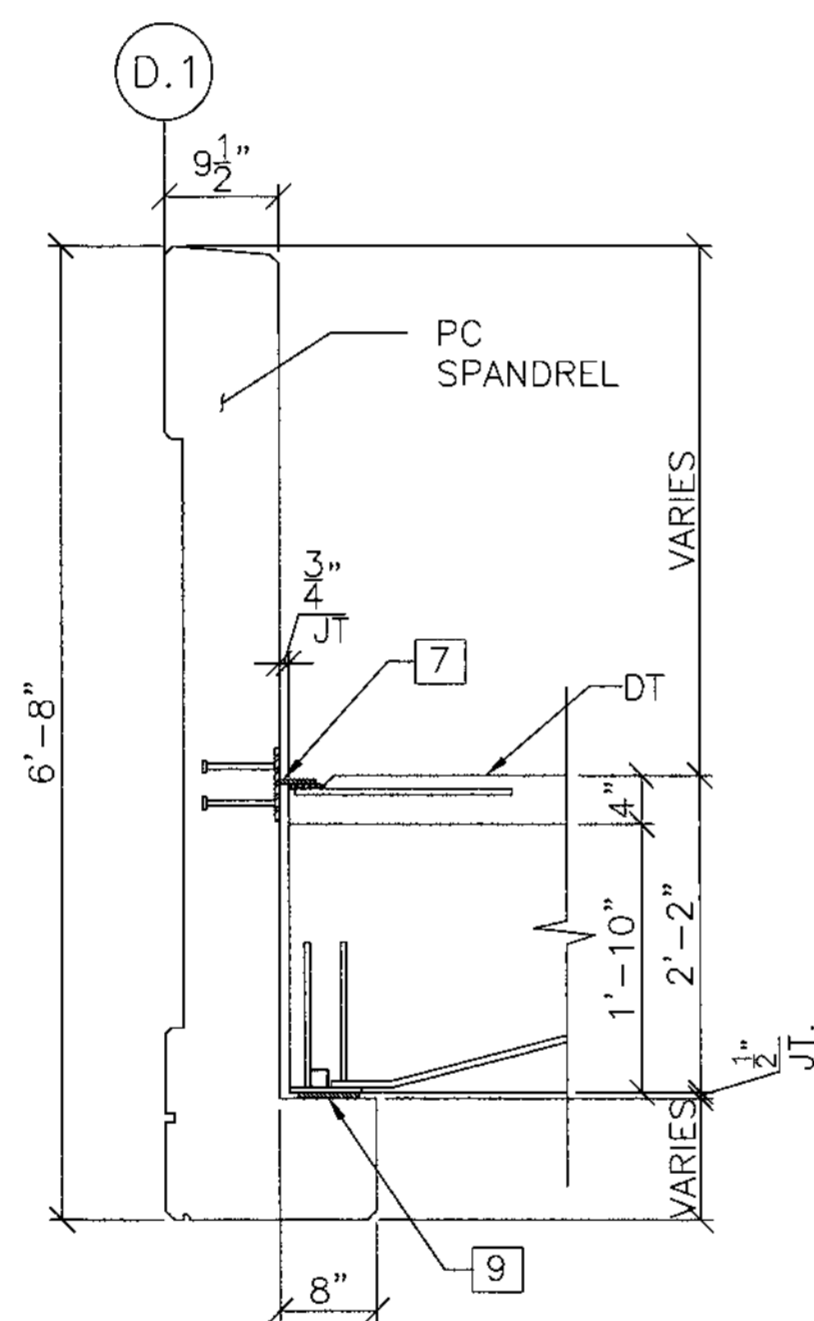
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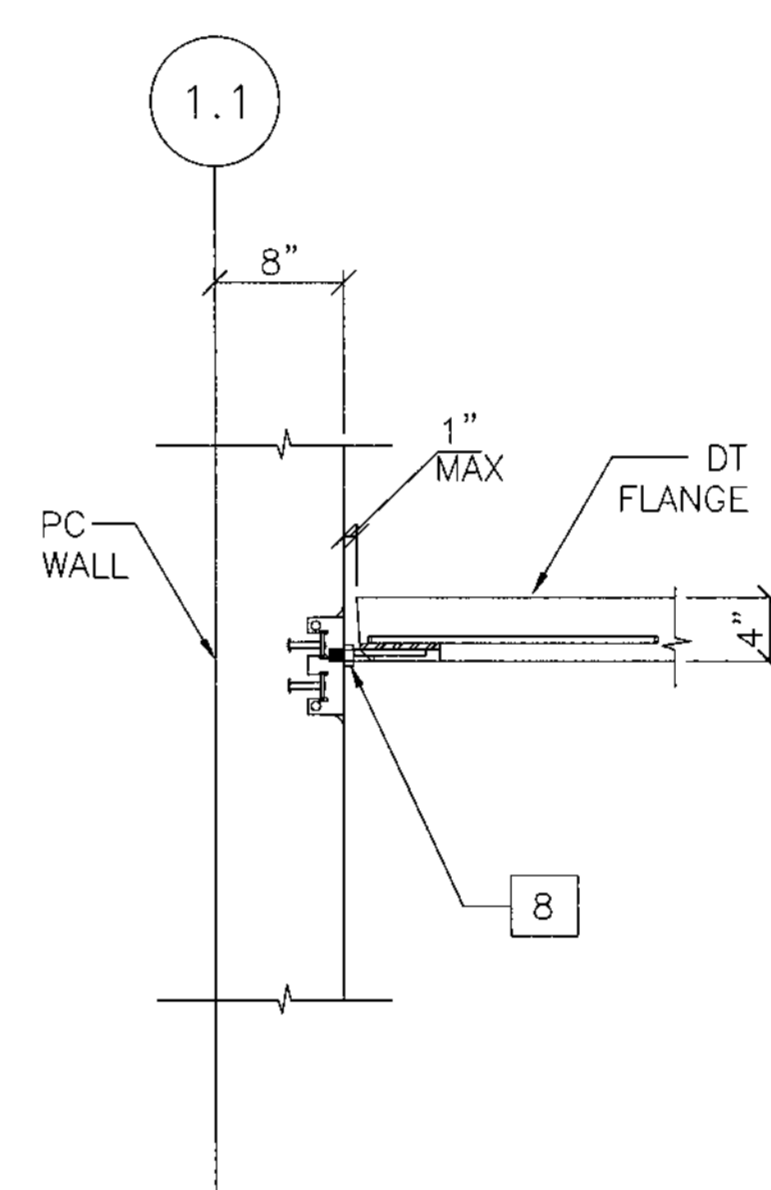
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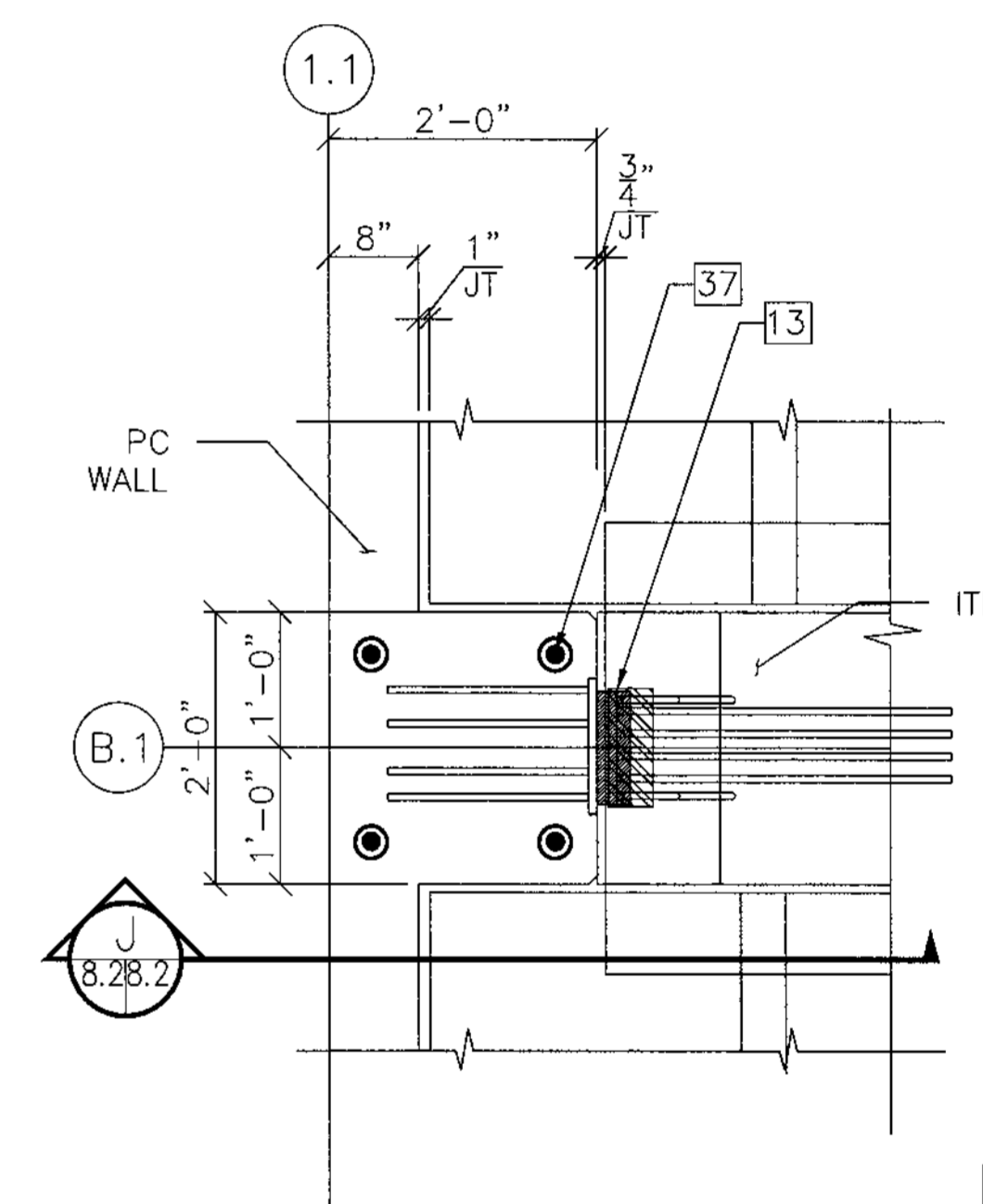
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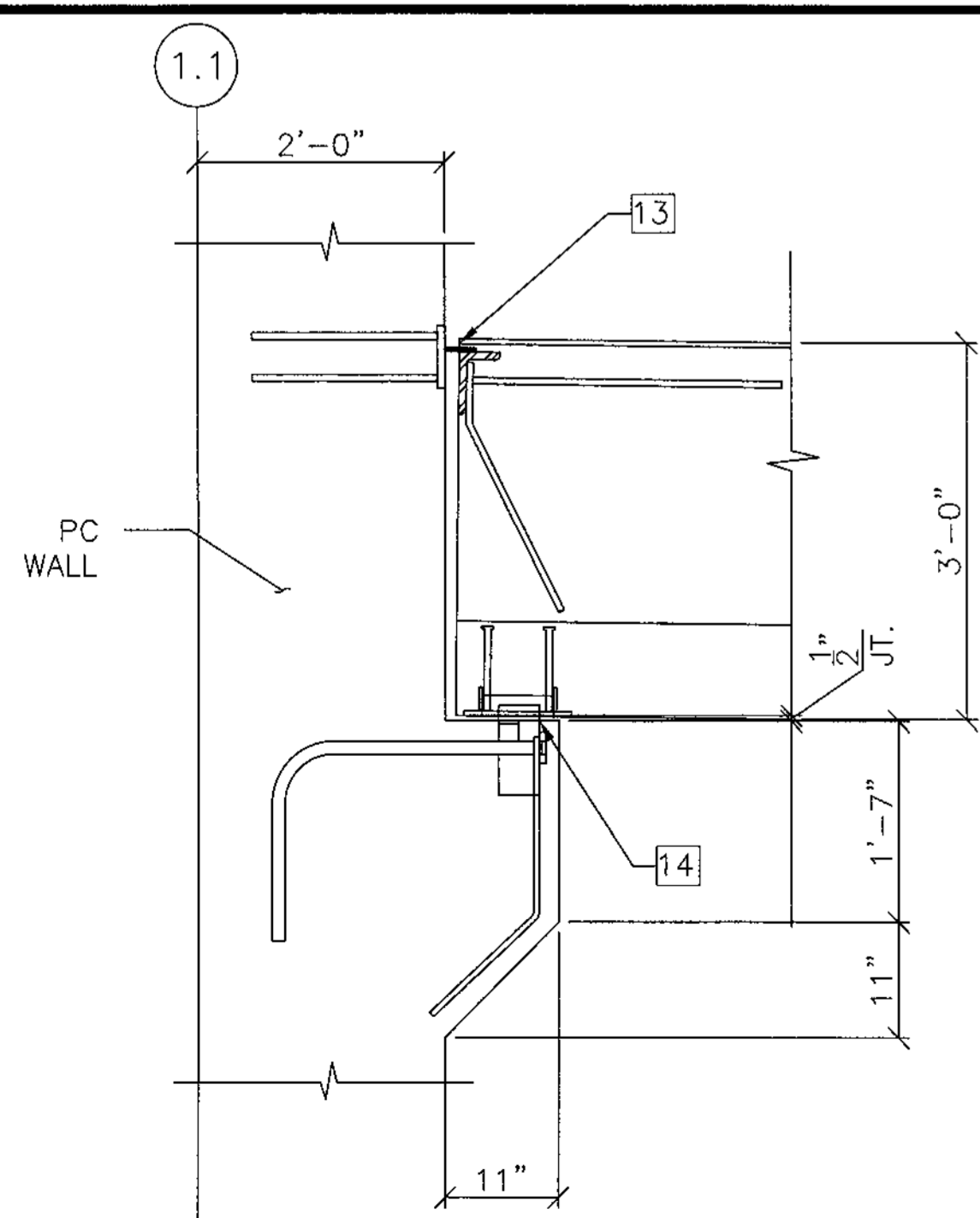
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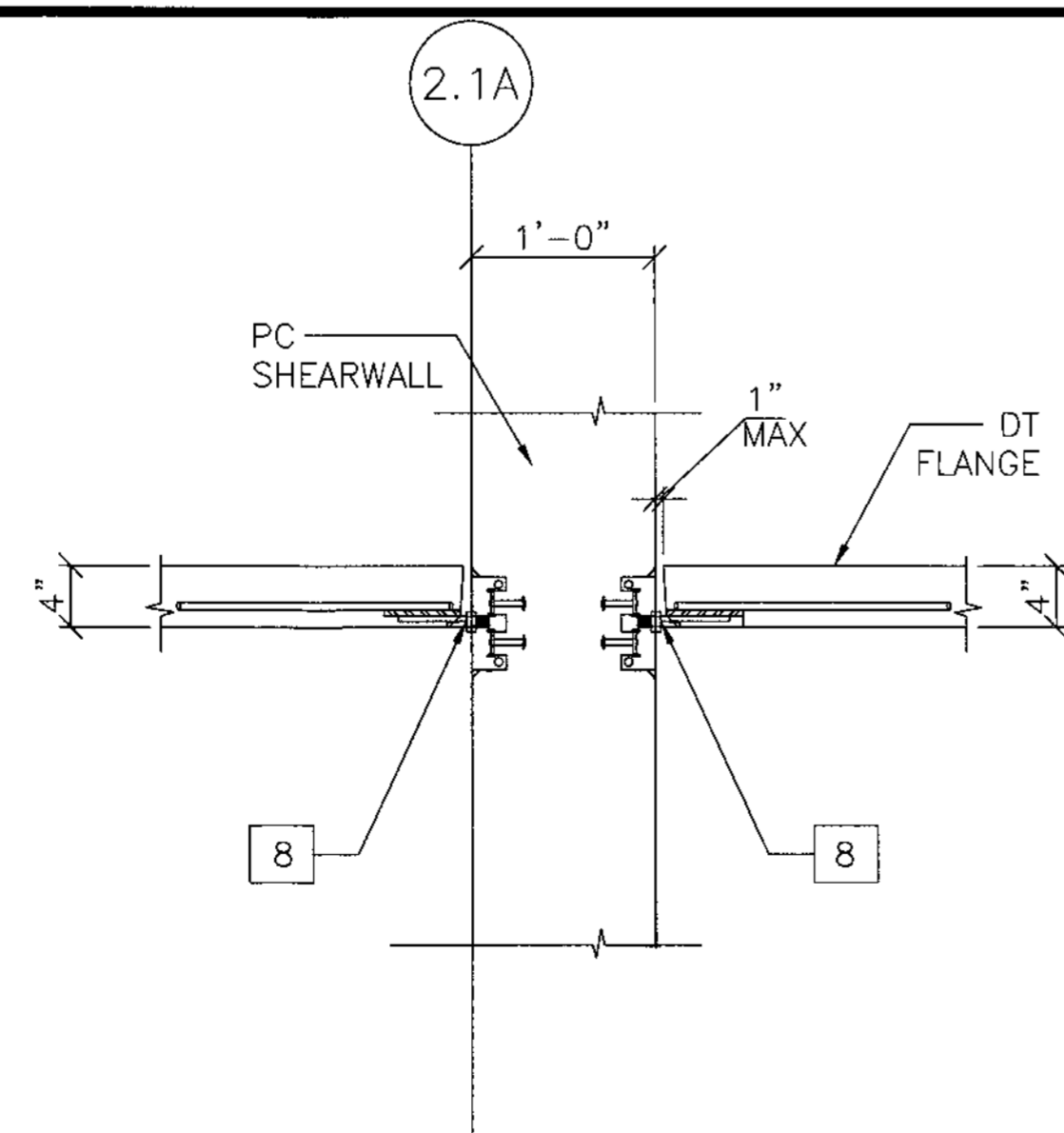
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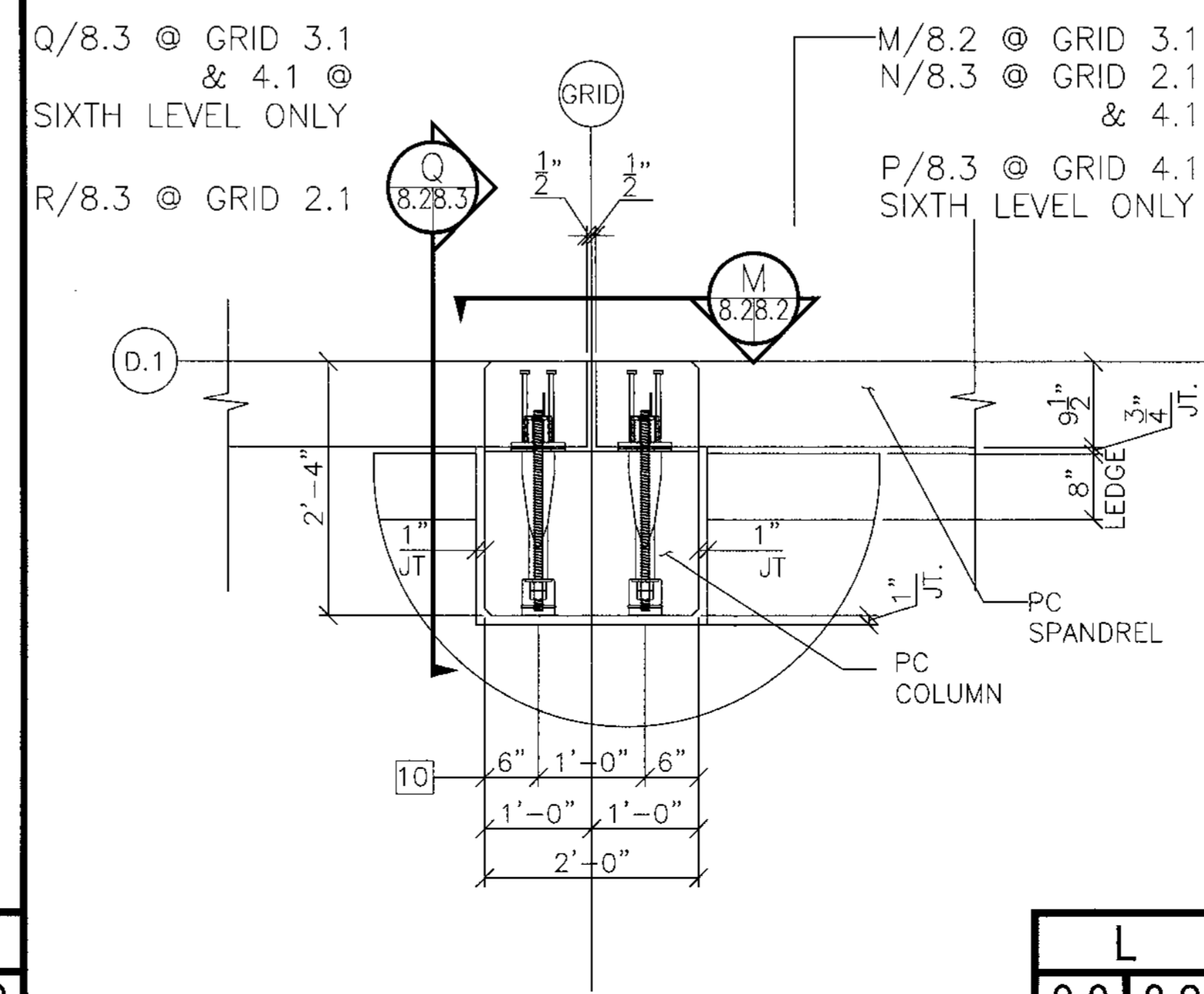
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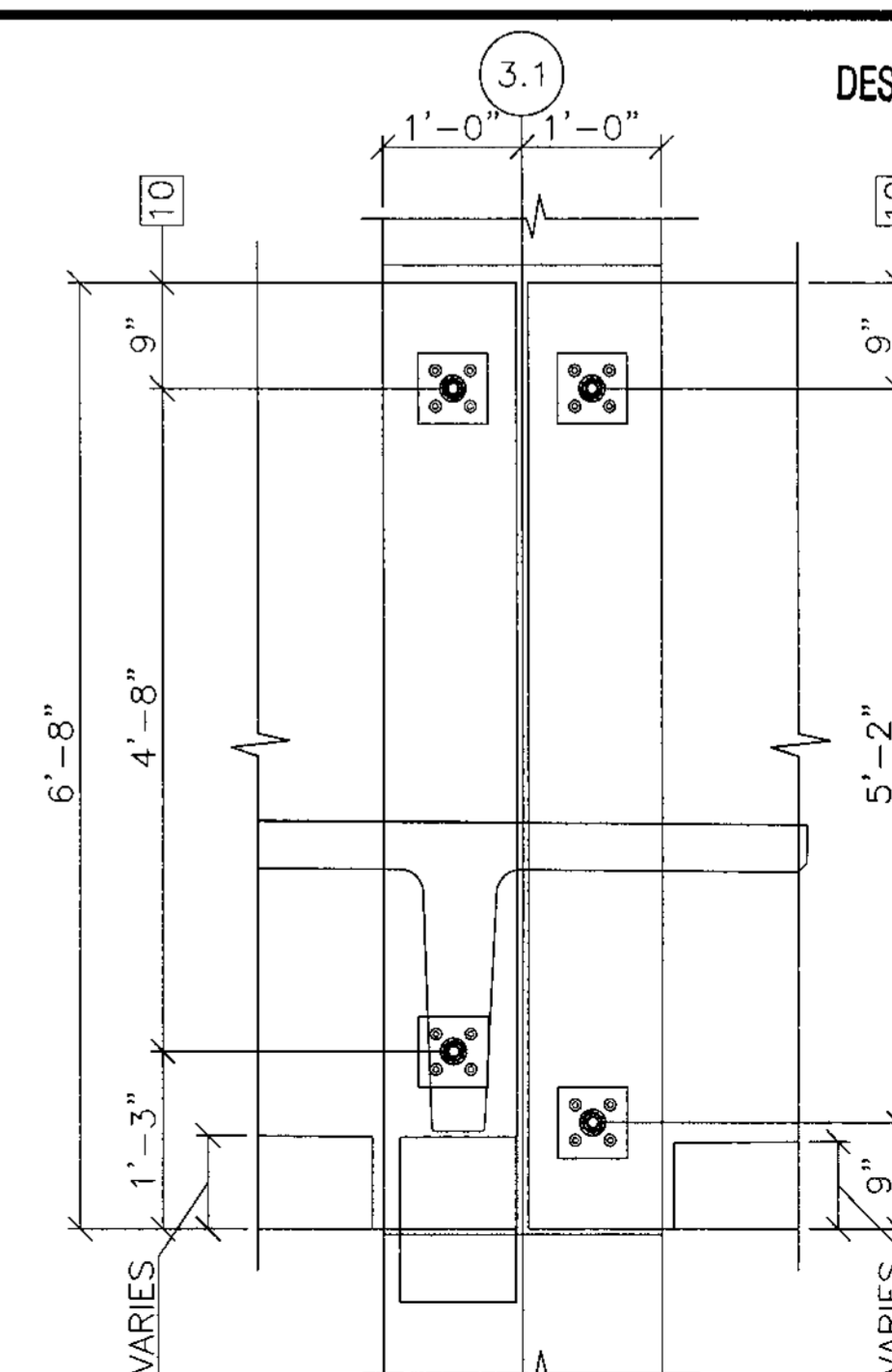
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L
3.0 | 8.2



M
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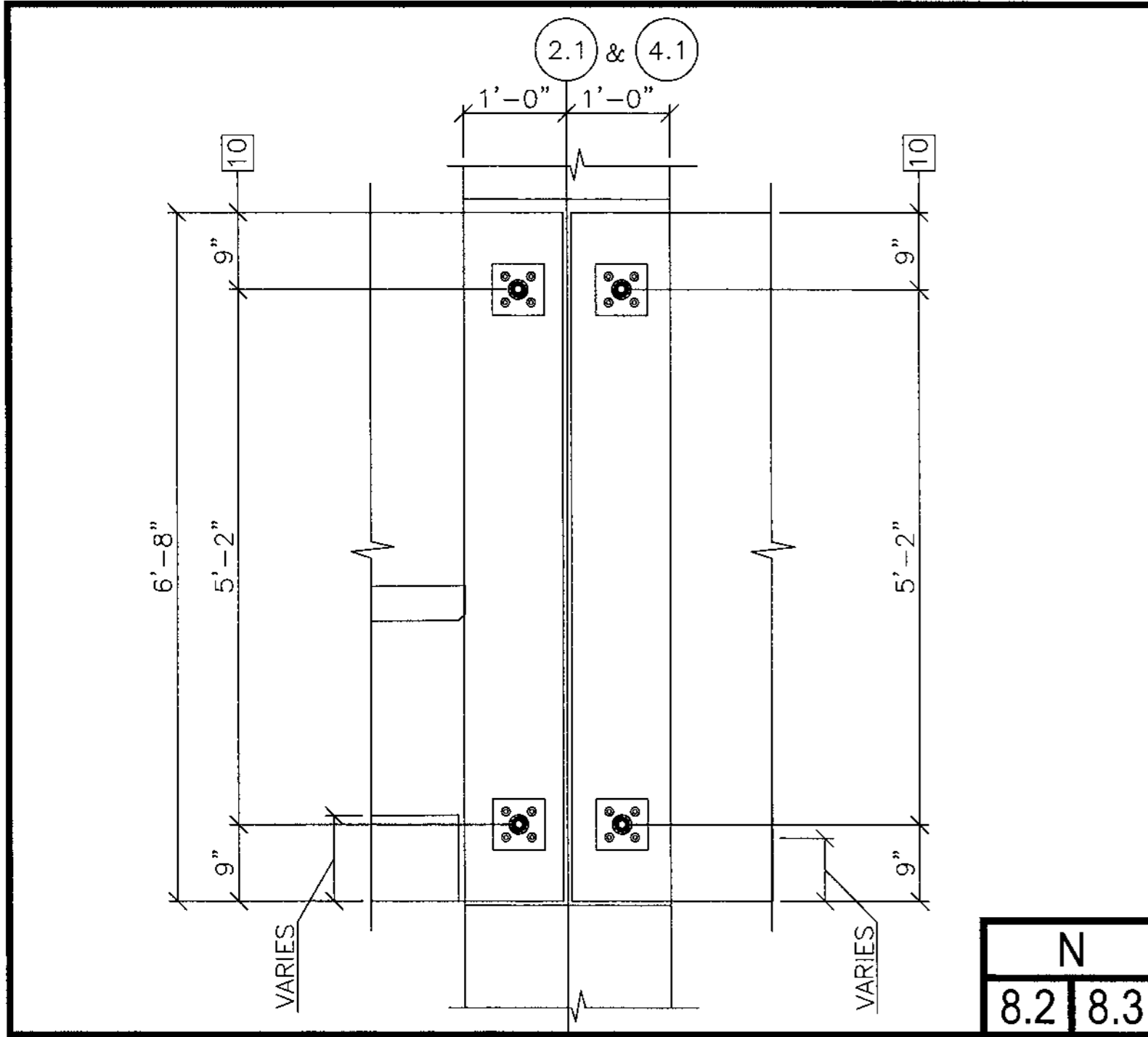
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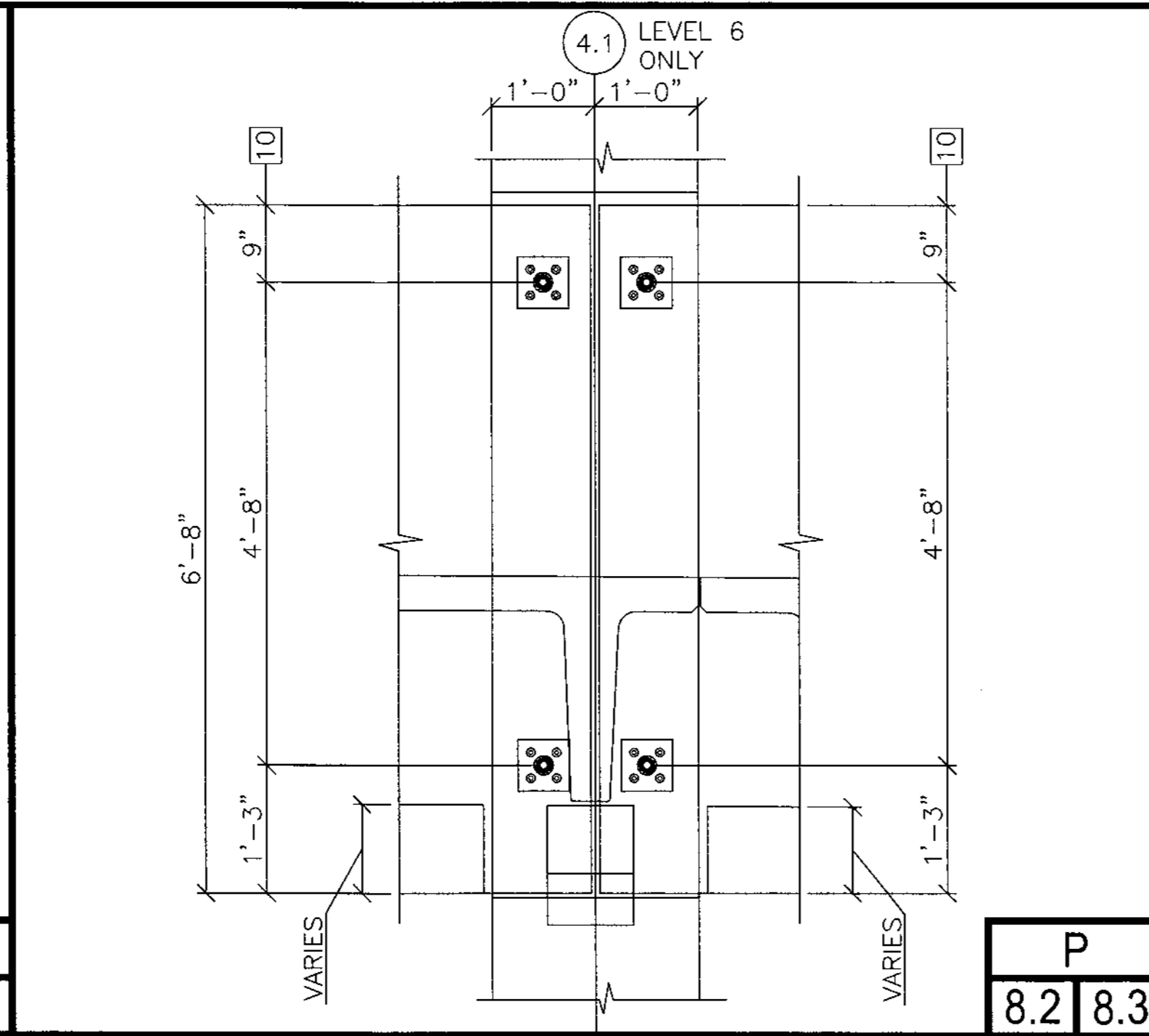
Professional Certification
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License No. 36323
Expiration Date: 12 OCT 2016



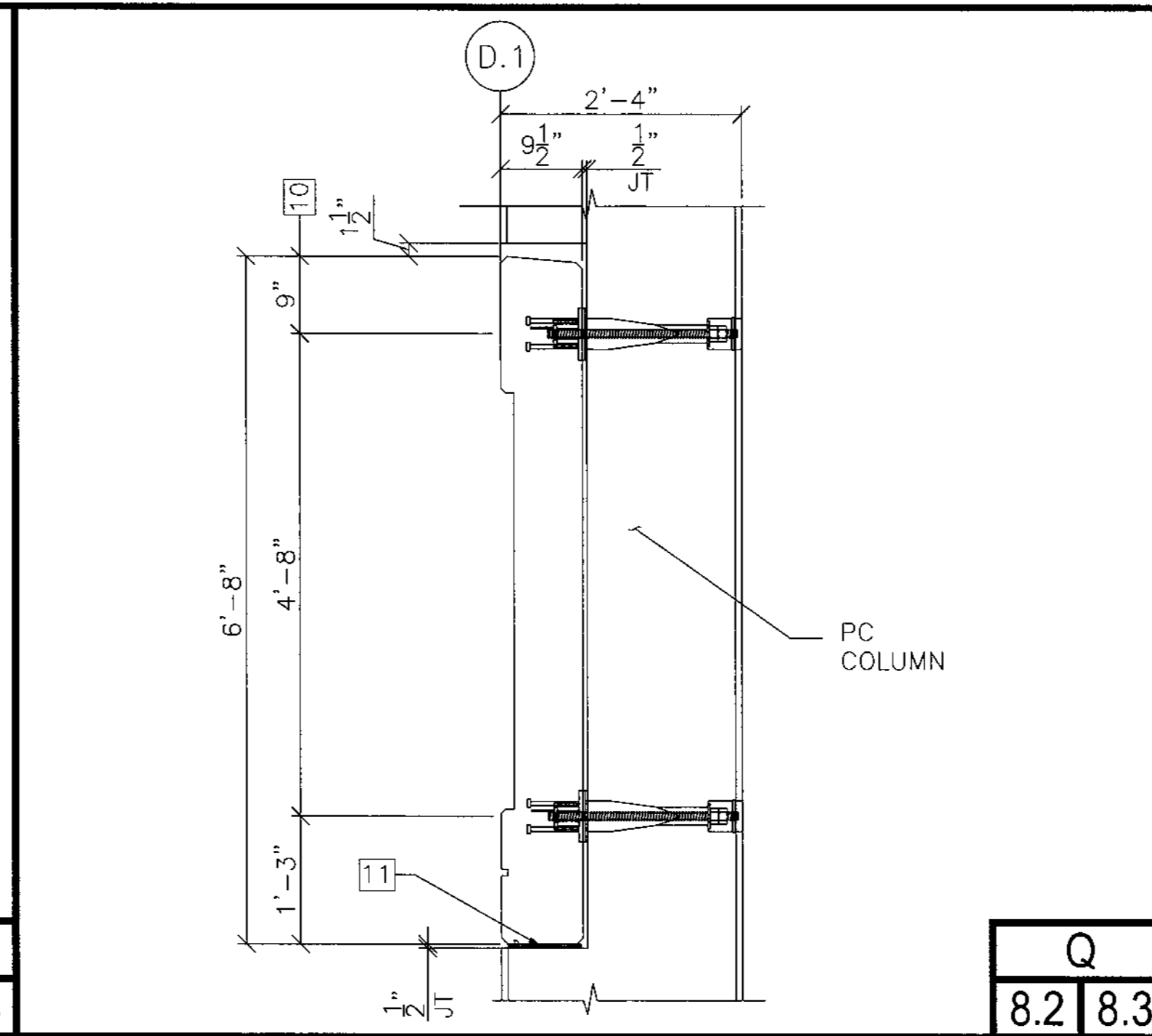
<p>THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE" 4177 MOUNTAIN CREST ROAD WHEELERS, MARYLAND 21783 P.O. BOX 2301, WHEELERS Phone: 540-886-4715 Fax: 540-886-4710 For: 540-886-3200</p>	<p>ARCH. A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA ENGR. CATES ENGINEERING CONTR. TRIANGLE CONSTRUCTION</p>	<p>TITLE: DETAIL SHEET JOB NAME: THE Y-SITE GARAGE LOCATION: GAITHERSBURG, MD.</p>	<p>FILE NO.: 3532 DRAWING NO.: 8.2</p>	<p>DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature] THESE DOCUMENTS-SHIP DRAWINGS, PLAN, SPECIFICATIONS ARE THE PROPERTY OF SHOCKEY PRECAST GROUP. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SHOCKEY PRECAST GROUP.</p>	<p>REV. 1 CIP_DO TO EXISTING 8-28-15 ABA DATE</p>
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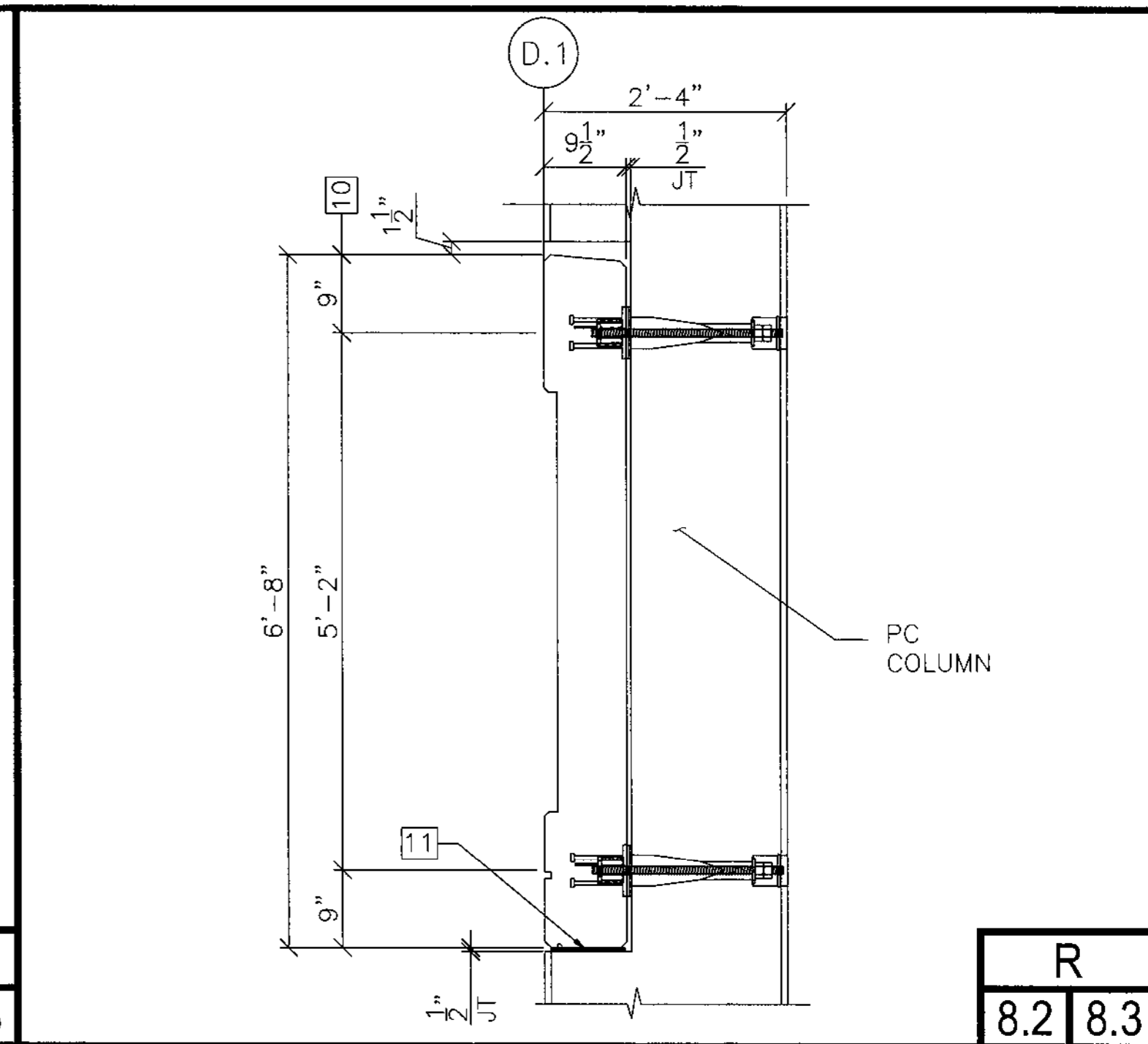
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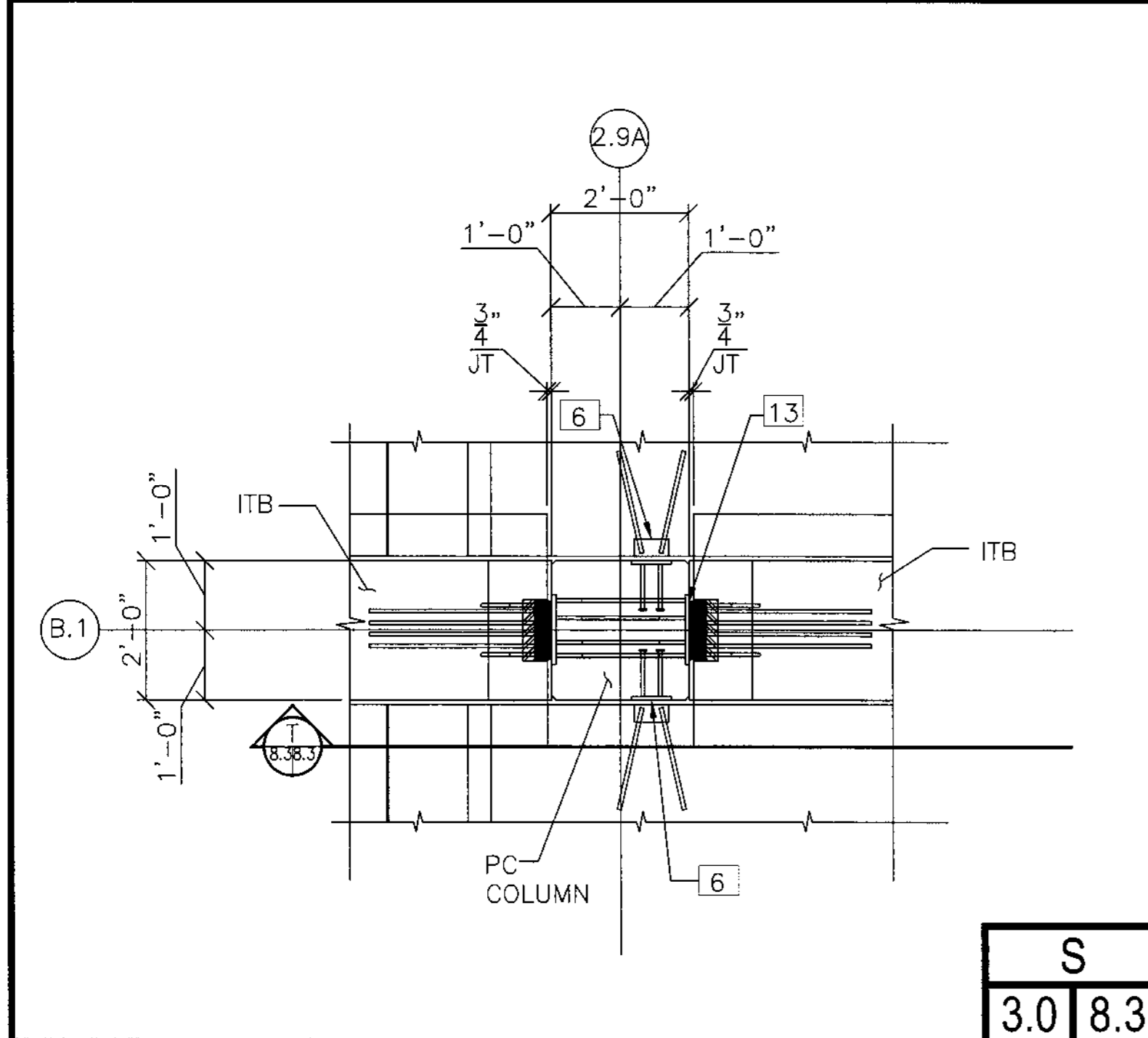
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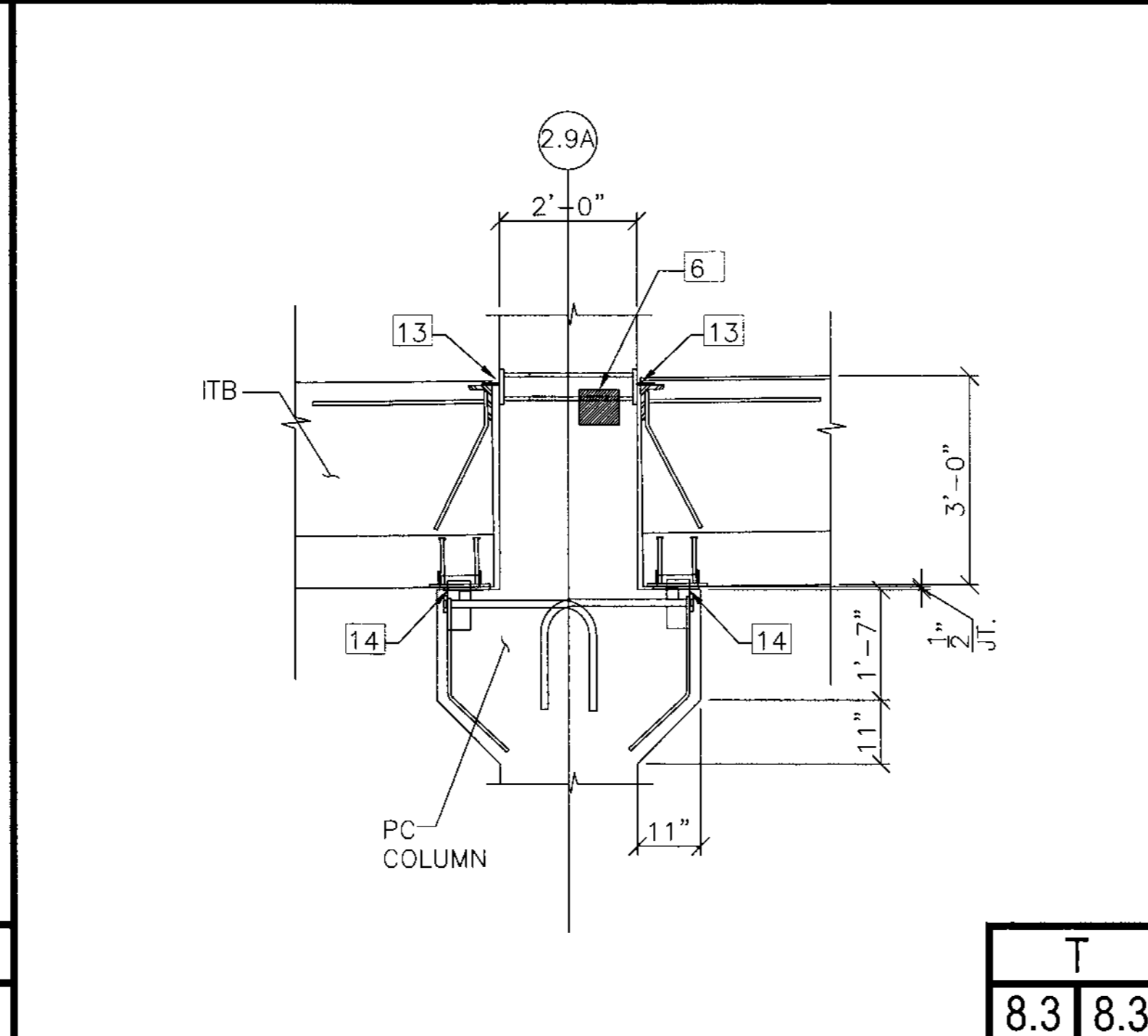
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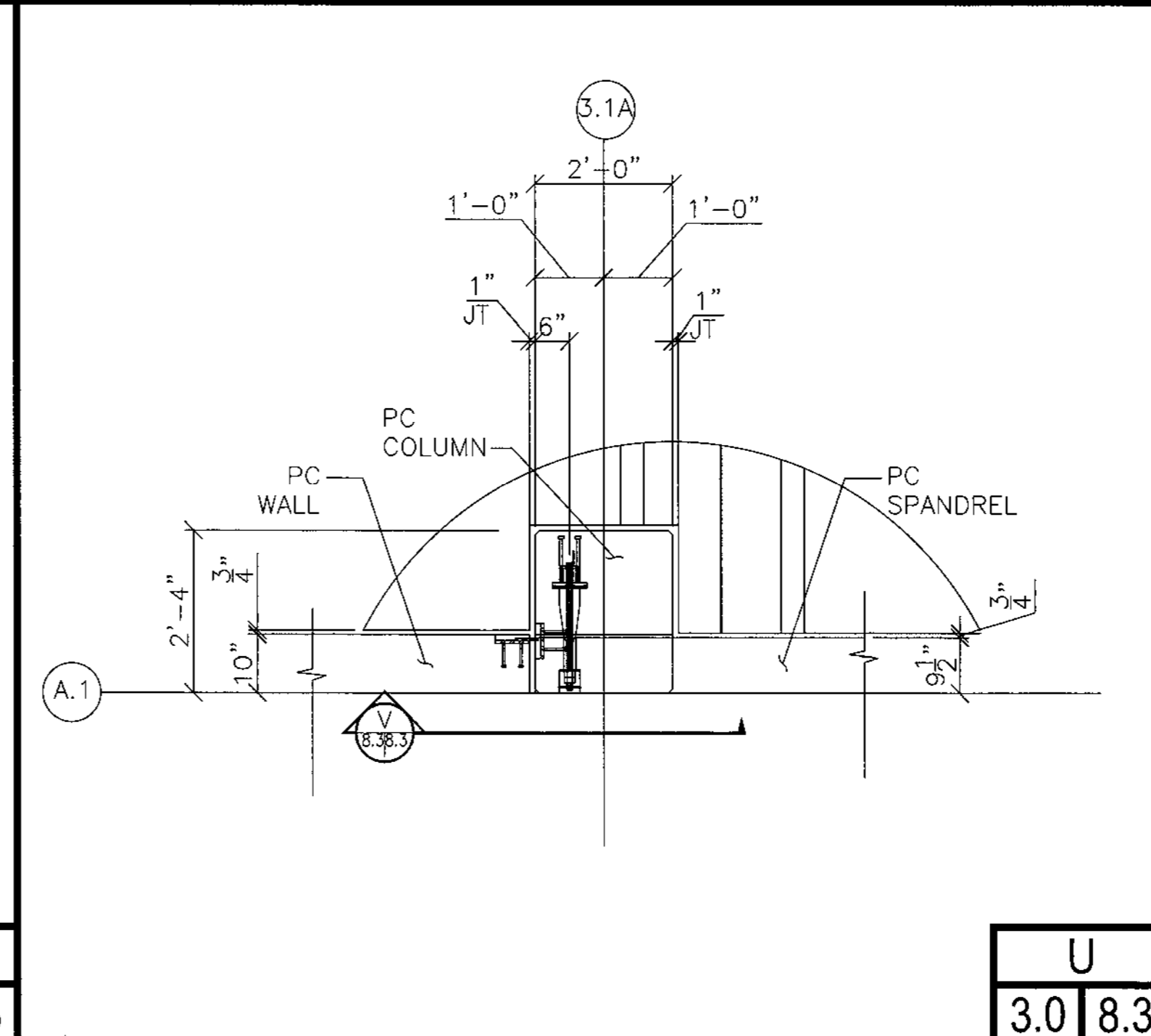
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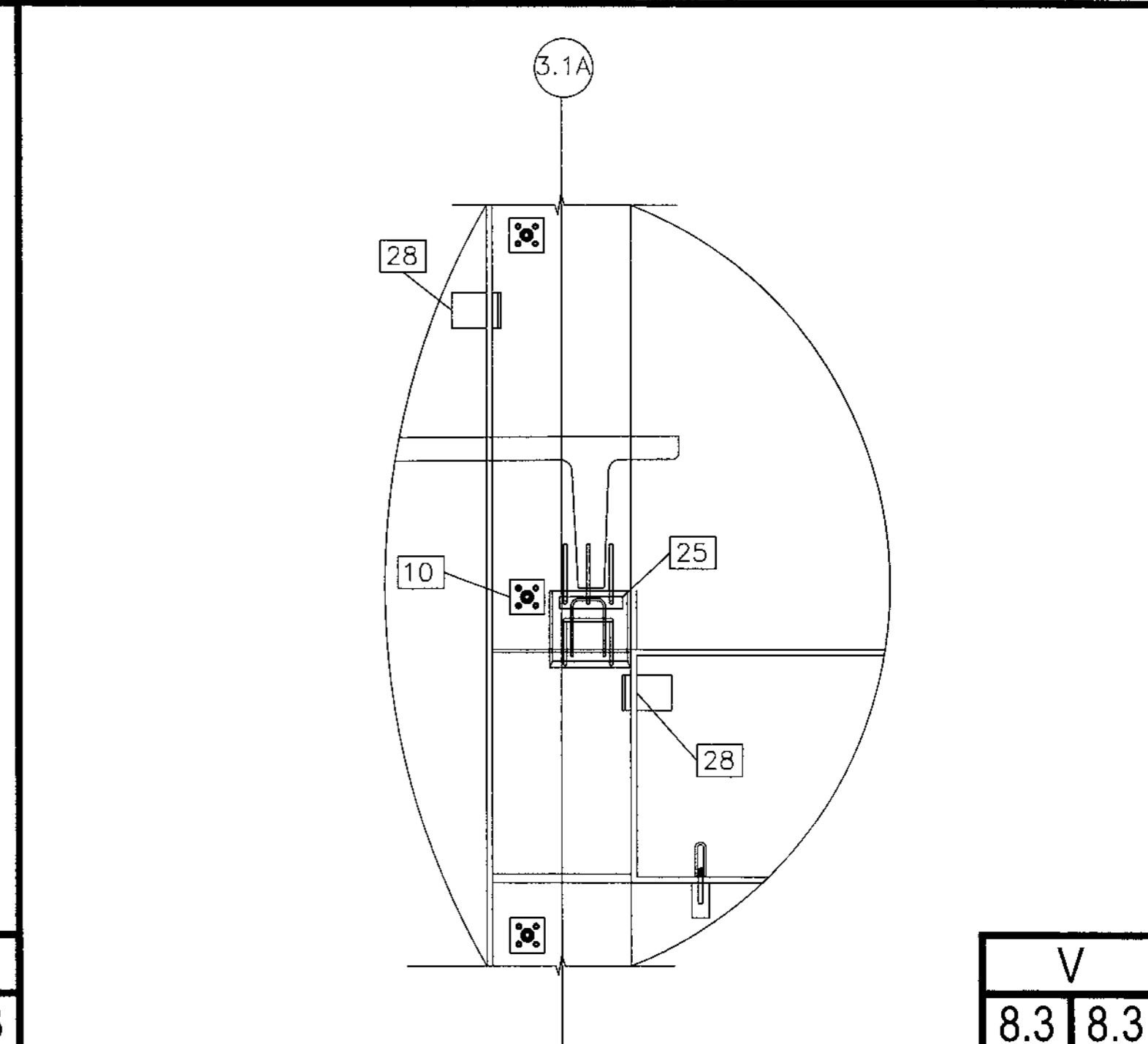
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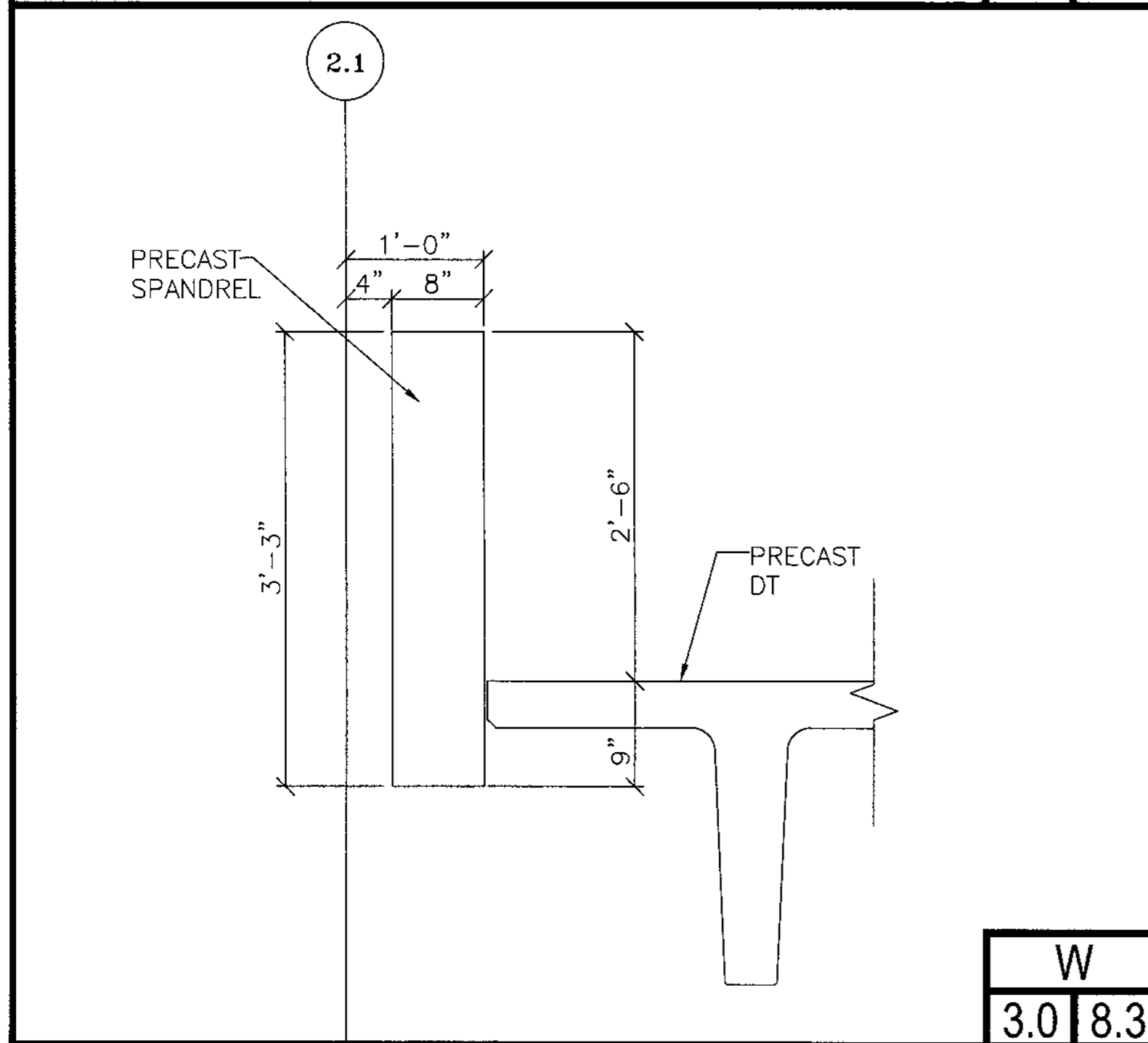
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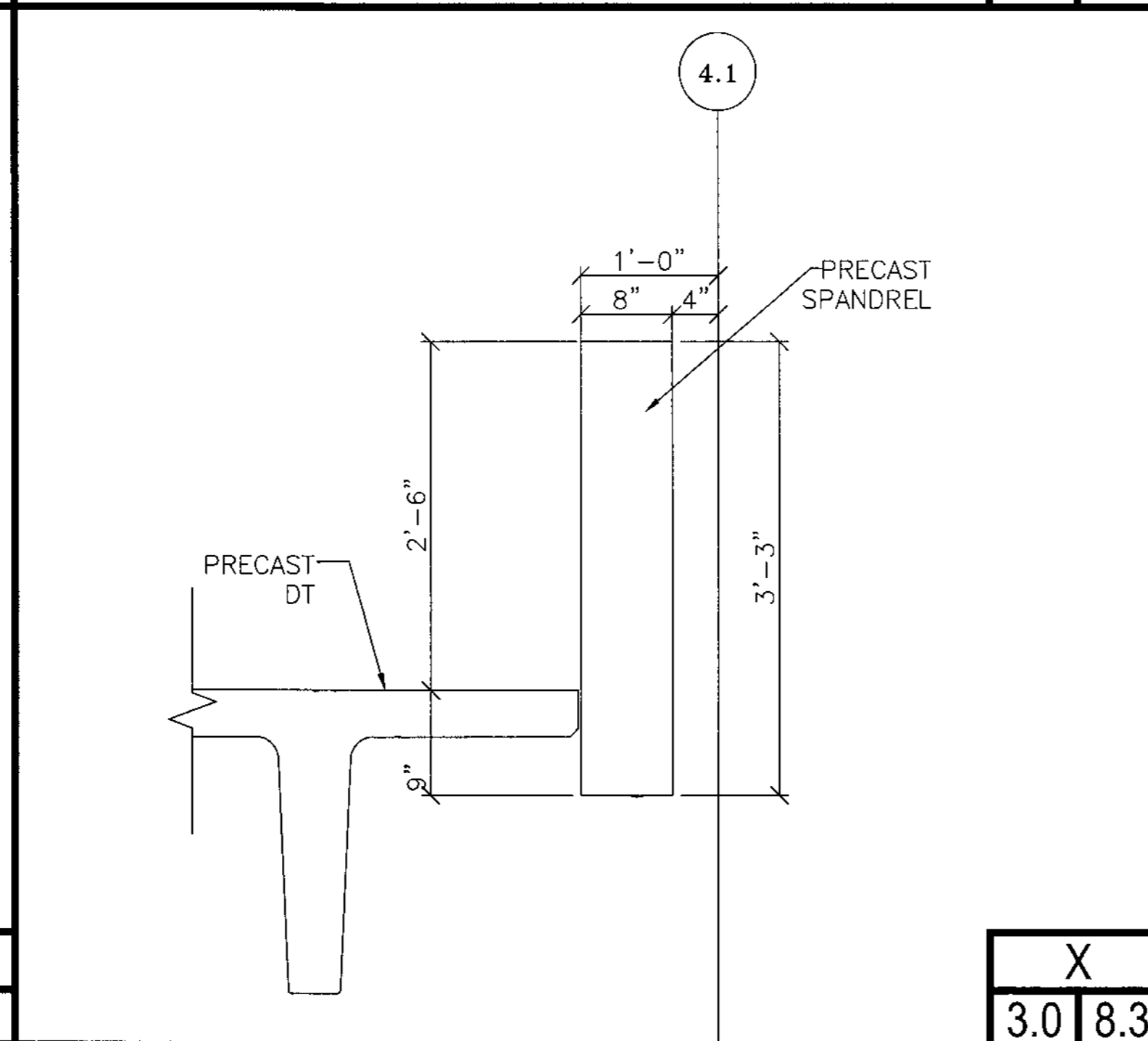
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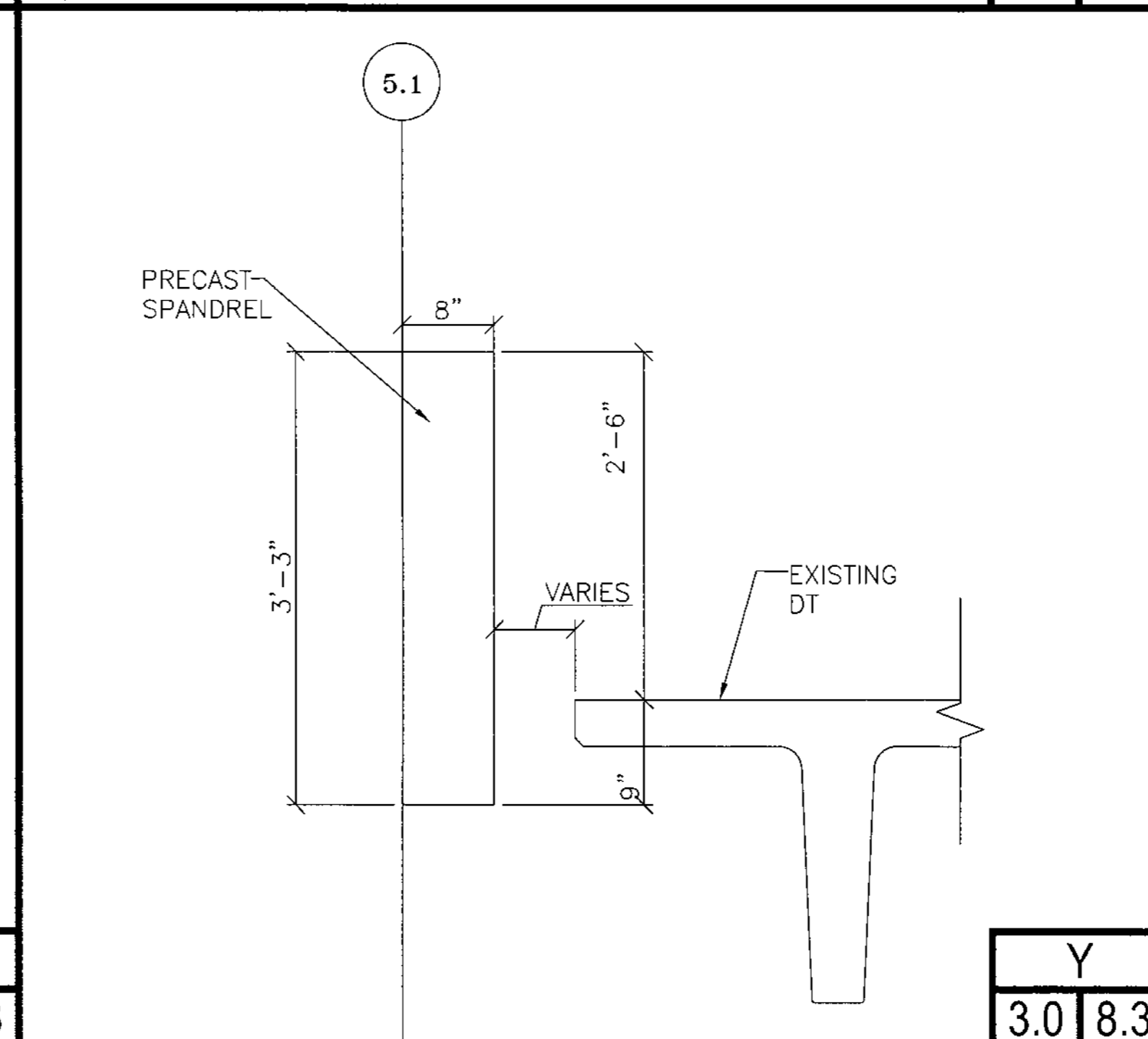
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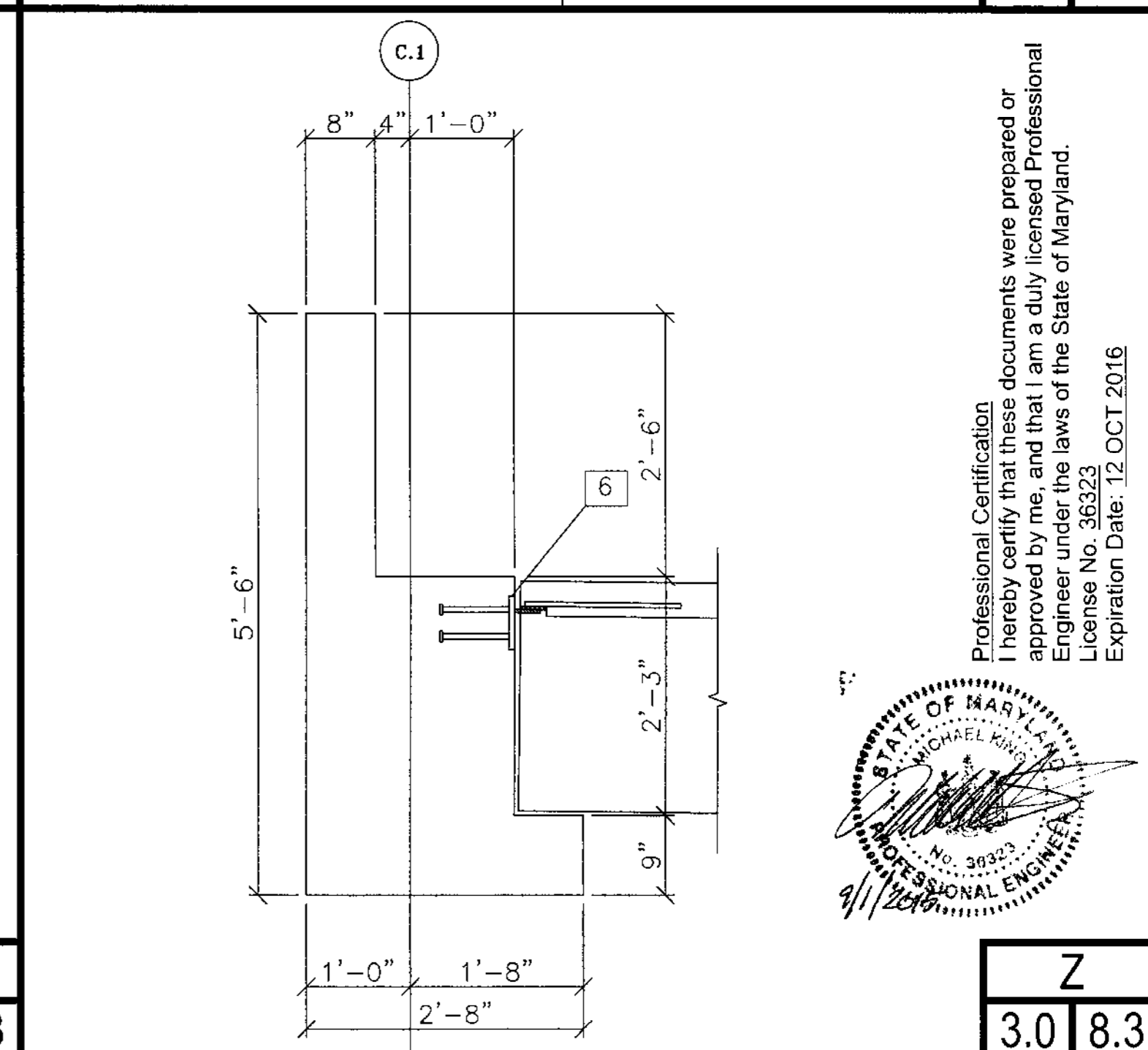
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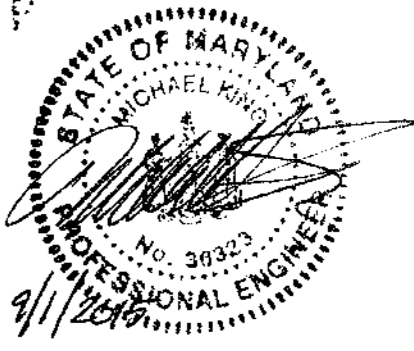


Y
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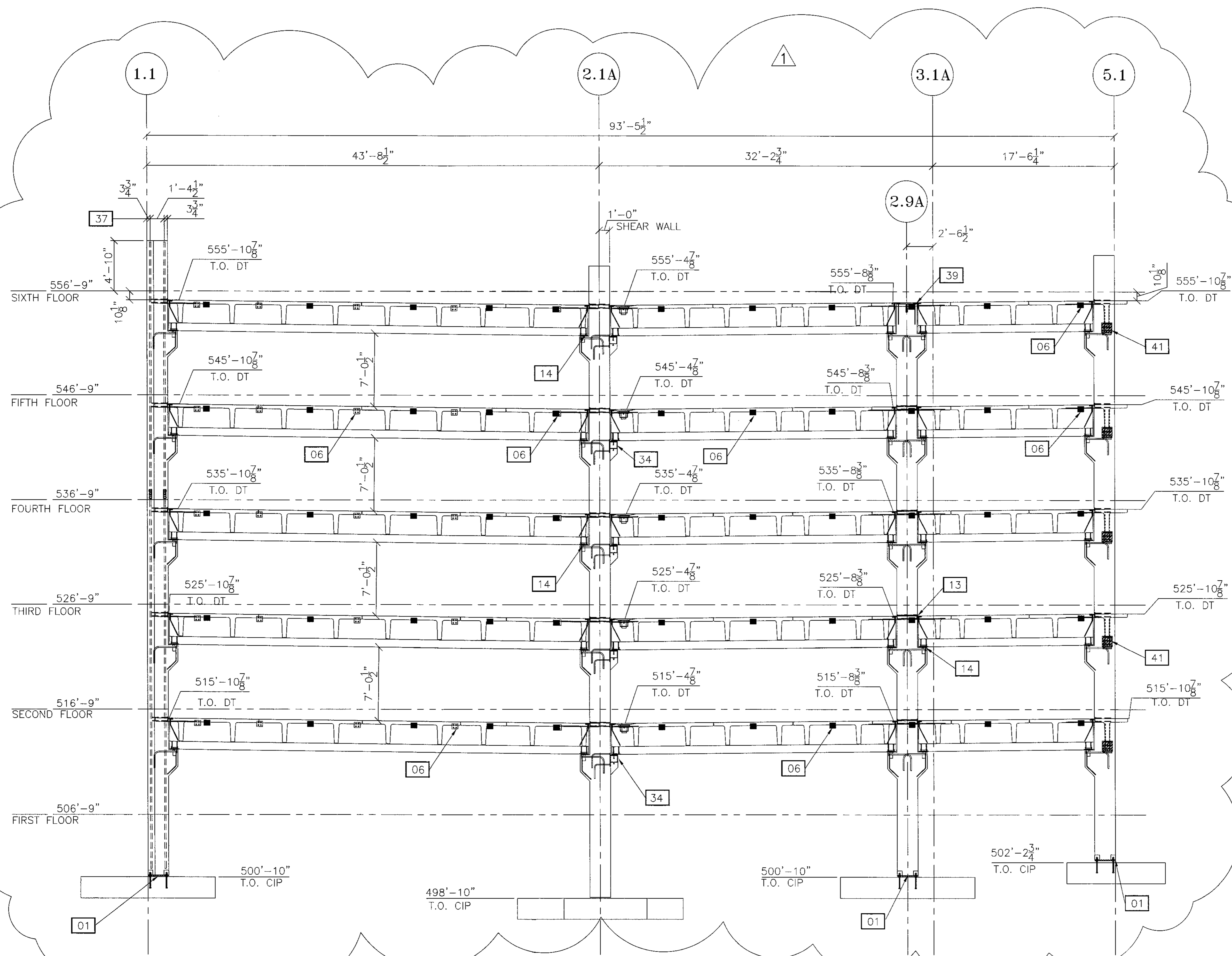


Z
3.0 8.3

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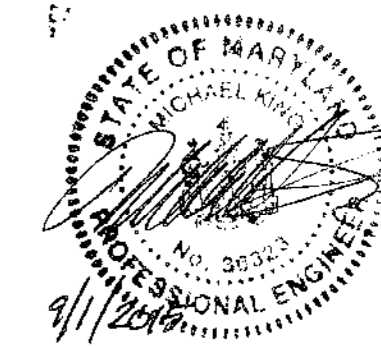


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THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE" ARCHITECTS, INC. AIA ENGR. CATES ENGINEERING CONTR. TRIANGLE CONSTRUCTION 100 W. WINDLETTORP BLVD. WINDLETTORP, VA 22190 P.O. BOX 2030, WINDLETTORP PHOENIX, AZ 85028 Phone: 540-886-1211 Fax: 540-886-4115	ITEM REV.
TITLE: DETAIL SHEET JOB NAME: THE Y-SITE GARAGE LOCATION: GAITHERSBURG, MD.	FILE NO.: 3532 DRAWING NO.: 8.3



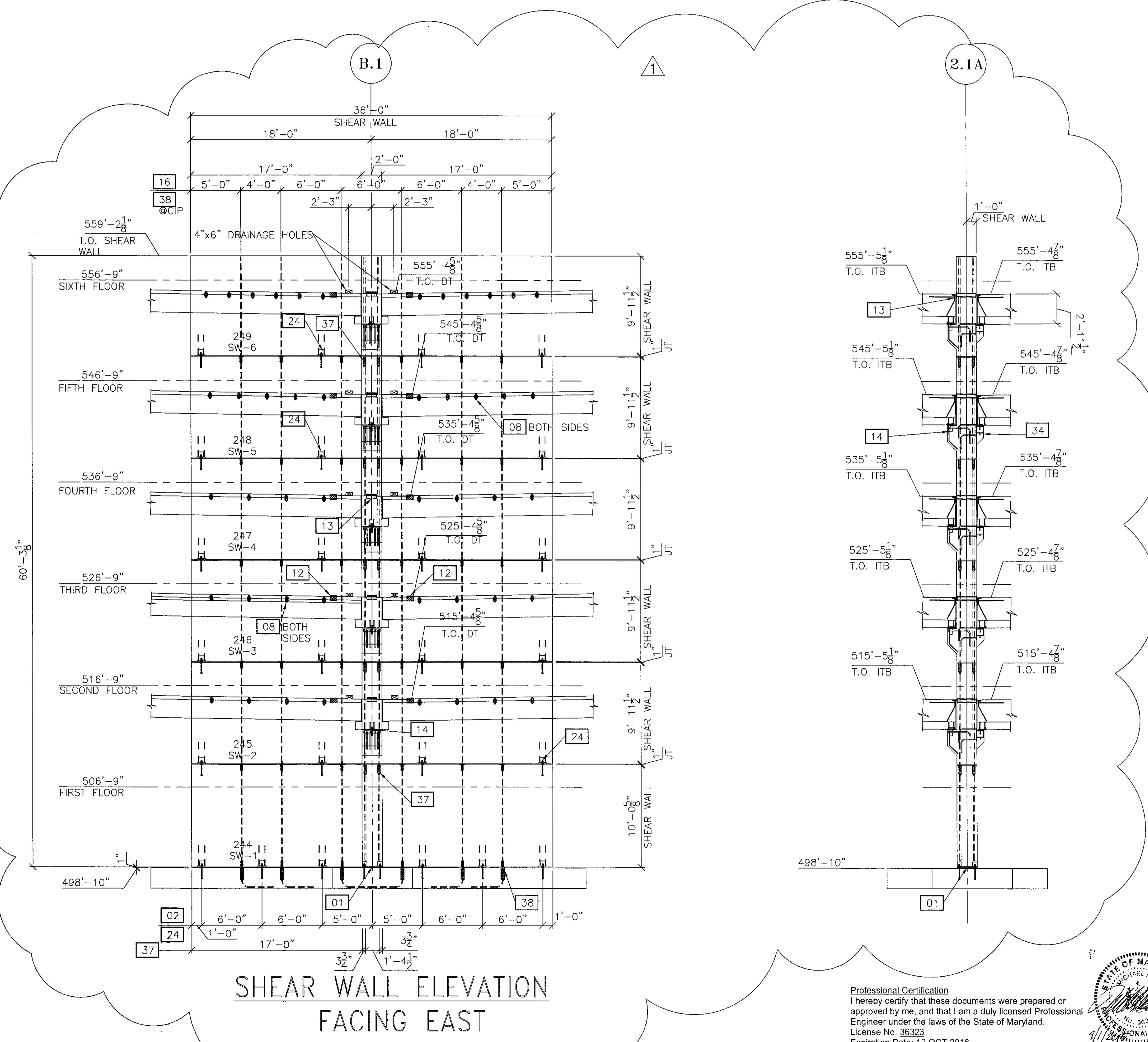
**BUILDING CROSS SECTION
ALONG GRID B.1**

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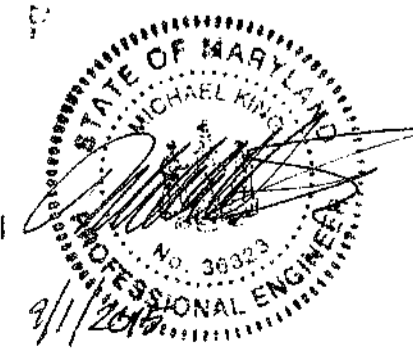
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ARCHITECTS, INC. AIA	ARCH. A.R. MEYERS & ASSOCIATES	DRAWN BY	APR
ENGR. CATES ENGINEERING	THE SHOCKEY PRECAST GROUP	CHECKED BY	APR
CONTR. TRIANGLE CONSTRUCTION	"THE PARTNER OF CHOICE"	APPROVED BY	APR
TITLE	BUILDING CROSS SECTION	DATE	08-28-15
JOB NAME	THE Y-SITE GARAGE	REV.	1
LOCATION	GAITHERSBURG, MD.	ITEM	ELEVATION CHANGE TO MATCH EXISTING GARAGE
FILE NO.	3532	DATE	08-28-15
DRAWING NO.	9.0	BY	



**SHEAR WALL ELEVATION
FACING EAST**

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CONTROL #'s
244-249

FILE NO.	3552
DRAWING NO.	9.1
TITLE	SHEAR WALL ELEVATION ALONG GRID LINE 2.1A & B THE Y-SITE GARAGE
JOB NAME	THE Y-SITE GARAGE
LOCATION	GAITHERSBURG, MD.
ARCH.	A.R. MEYERS & ASSOCIATES ARCHITECTS, INC. AIA
ENGR.	CATES ENGINEERING
CONTR.	TRIANGLE CONSTRUCTION
THE SHOCKEY PRECAST GROUP "THE PARTNER OF CHOICE"	1027 WINDSOR WINDSOR, VA 22604 WINDSOR, VA 22603 WINDSOR, VA 22603 Tel: 540-898-4715 Fax: 540-898-2200
DRAWN BY	ABA
CHECKED BY	[Signature]
APPROVED BY	[Signature]
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REV.	1
ITEM	ELEVATION CHANGE TO MATCH EXISTING GARAGE
DATE	08-28-15
BY	ABA

LISTING OF MATERIALS: "C" = CIP Embed, "E" = Loose Hardware

The Y-Site Garage

NO.	PLATE NO.	CODE	DESCRIPTION	DET	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL	CONNECTION # WHERE USED
1	C9001PA	7	2" DIA x 7" WILSON SLEEVE	NO	6				6	
2	C9002PA	7	#6 BENT REBAR	YES	6				6	
3	E8841PB	3	2"x 6"x 6" STEEL SHIM STACK (1)1"(1)1/2"(1)1/4"(2)1/8"	NO		155			155	1, 2, 3, 38
4	E8841PA	3	1"X 6"x 6" STEEL SHIM STACK (1) 1/2", (1)1/4", (2)1/8"	NO		64			64	24, 37
5	E9032ZA	3	PL-1/2" 4" x 1'-0"	YES		108			108	26, 27
6	C8782LA	1	1" DIA x 1'-6" ANCHOR BOLT W/ PL WASHER & HEX NUTS		95	15			110	1
7	E8101ZA	3	PL-3/8"x 3"x 0'-4"	NO		178			178	6, 21, 35
8	I3007PB	7	JVI 6" STRAP	NO		246			246	8, 23
9	E8820PA	4	1/2"x 5"x 6" MASTICORD PAD	NO		440			440	9, 41
10	E9006LA	6	1" DIA x 1'-11 1/2" w/ (2) NUTS & WASHER	YES		104			104	10
11	E8827PB	4	(2) 1/4"x 6"x 6" MASTICORD HORSE SHOE WASHER	NO		104			104	10
12	E9007PA	4	1/2"x 8"x 0'-10" MASTICORD PAD	YES		65			65	11
13	E8104ZA	3	PL-3/8"x 3"x 0'-10"	NO		52			52	13, 39
14	E8851PA	4	1/2"x 8"x 1'-11 3/4" MASTICORD PAD	NO		50			50	14
15	E8997ZA	3	SLUG 3/8"x 6 1/2"x 3/4"	NO		220			220	4, 12
16	E8997ZB	3	SLUG 3/8"x 6 1/2"x 1"	NO		220			220	4, 12
17	E8997ZC	3	SLUG 3/8"x 6 1/2"x 1 1/4"	NO		220			220	4, 12
18	E8997ZD	3	SLUG 3/8"x 6 1/2"x 1 1/2"	NO		220			220	4, 12
19	E8997ZE	3	SLUG 3/8"x 6 1/2"x 1 3/4"	NO		220			220	4, 12
20	E8184ZA	3	SLUG 3/8"x 5"x 3/4"	NO		795			795	5, 19, 20, 22
21	E8184ZB	3	SLUG 3/8"x 5"x 1"	NO		795			795	5, 19, 20, 22
22	E8184ZC	3	SLUG 3/8"x 5"x 1 1/4"	NO		795			795	5, 19, 20, 22
23	E8184ZD	3	SLUG 3/8"x 5"x 1 1/2"	NO		795			795	5, 19, 20, 22
24	E9034LA	1	1" DIA x 12" ALL THREAD ROD	YES		32			32	30
25	E9054ZA	3	PL-1/2"x 3"x 5"	YES		75			75	15, 28
26	E9036LA	1	3/4" DIA x 8" COIL ROD	YES		8			8	29
27	E8838PA	3	(2) 1"x 4"x 4" SHIM STACK	NO		2			2	17
28	E9013LA	1	3/4" DIA x 6" ALL THREAD ROD	YES		2			2	17
29	E8825PA	4	1/2"x 5"x 0'-5" MASTICORD PAD	NO		68			68	18, 25, 32, 33, 36
30	E9041PA	4	1/2"x 7"x 1'-7 3/4" MASTICORD PAD w/3" NOTCH	YES		30			30	34
31	E9035PA	4	1/2"x 6"x 6" MASTICORD PAD	YES		40			40	29, 30
32	E9052PA	7	#6x 1'-0" ONE END THREADED	NO		58			58	16
33	C8796PA	7	4" DIA x 15" WILSON SLEEVE	NO	6				6	38
34	C9053PA	7	#6 L-SHAPE BENT REBAR A706	YES	6				6	38
35	E9055ZA	3	PL-3/8"x 4"x 0'-6"	NO		20			20	40
36	E8150ZA	3	PL-3/8"x 4"x 0'-4"	NO		94			94	7
37	GROUT	7	6,000 PSI NON-SHRINK GROUT #BAGS	NO		50			50	1, 2, 17, 24, 29, 30
38	GROUT	7	ERICO HY10L GROUT # BAGS	NO						3, 16, 37, 38
39										
40										
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Drawn By: ABA
 Check By: ABA
 Appr. By: ABA

"THE SHOCKEY PRECAST GROUP"
 The Firm of Choice
 P.O. Box 2530, Winchester, VA 22604
 1057 Marlburg Pike, Winchester, VA 22603
 Phone: (540) 667-7700 Fax: (540) 665-3250

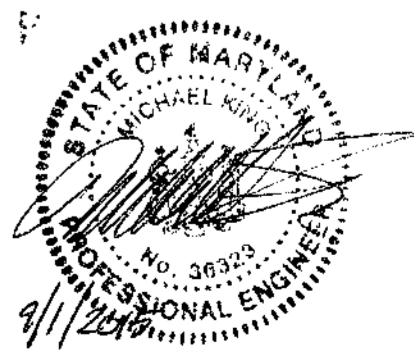
ARCH: A.R. MEYERS & ASSO.
 ENGR: CATES ENGINEERING
 CONTR: IRVING CONSTRUCTION, LLC

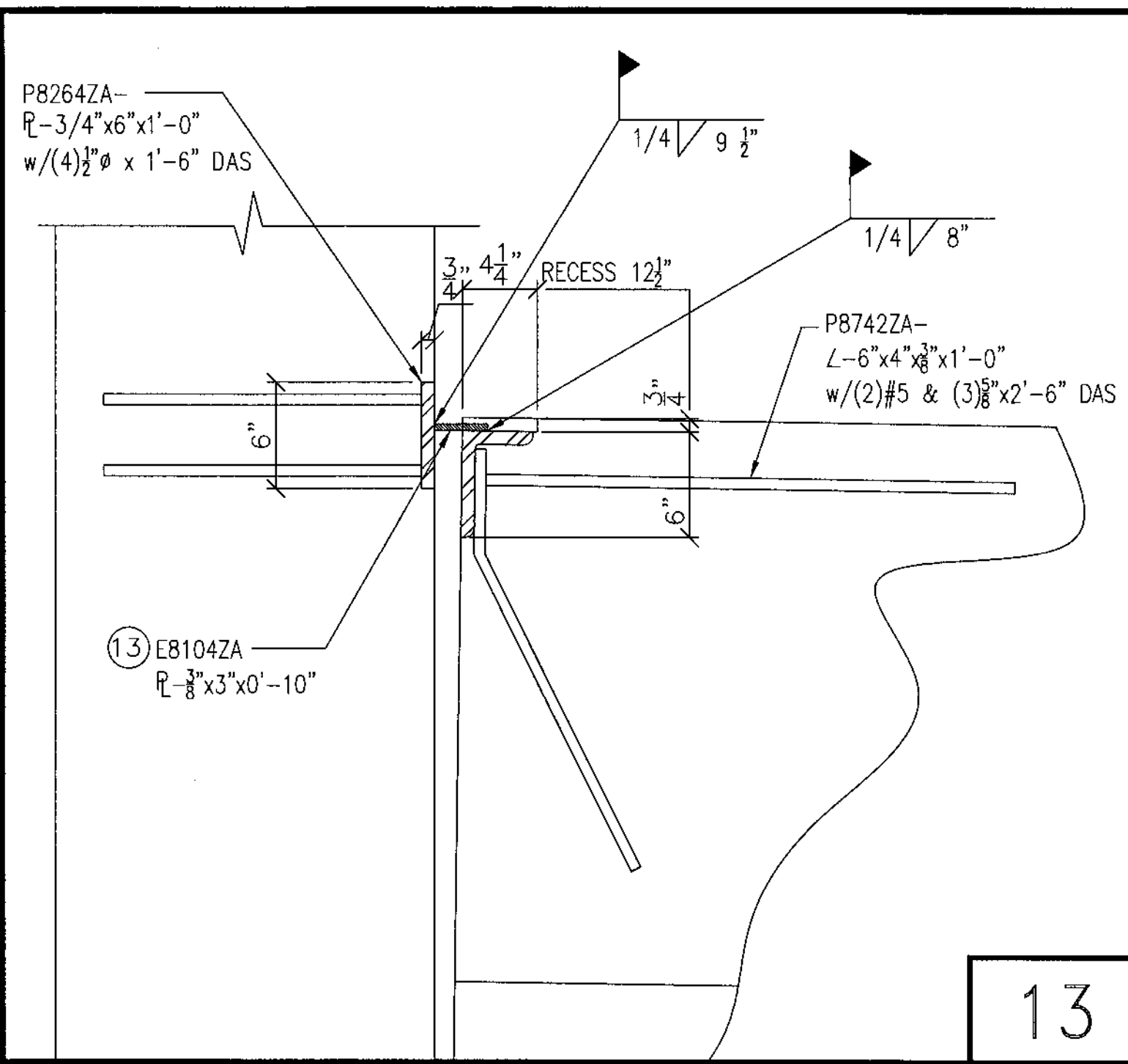
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 Job Name: The Y-Site Garage
 Location: GAITHERSBURG, MD

FILE NO.:
 SPG: 3532
 ENG.
 SHEET NO.

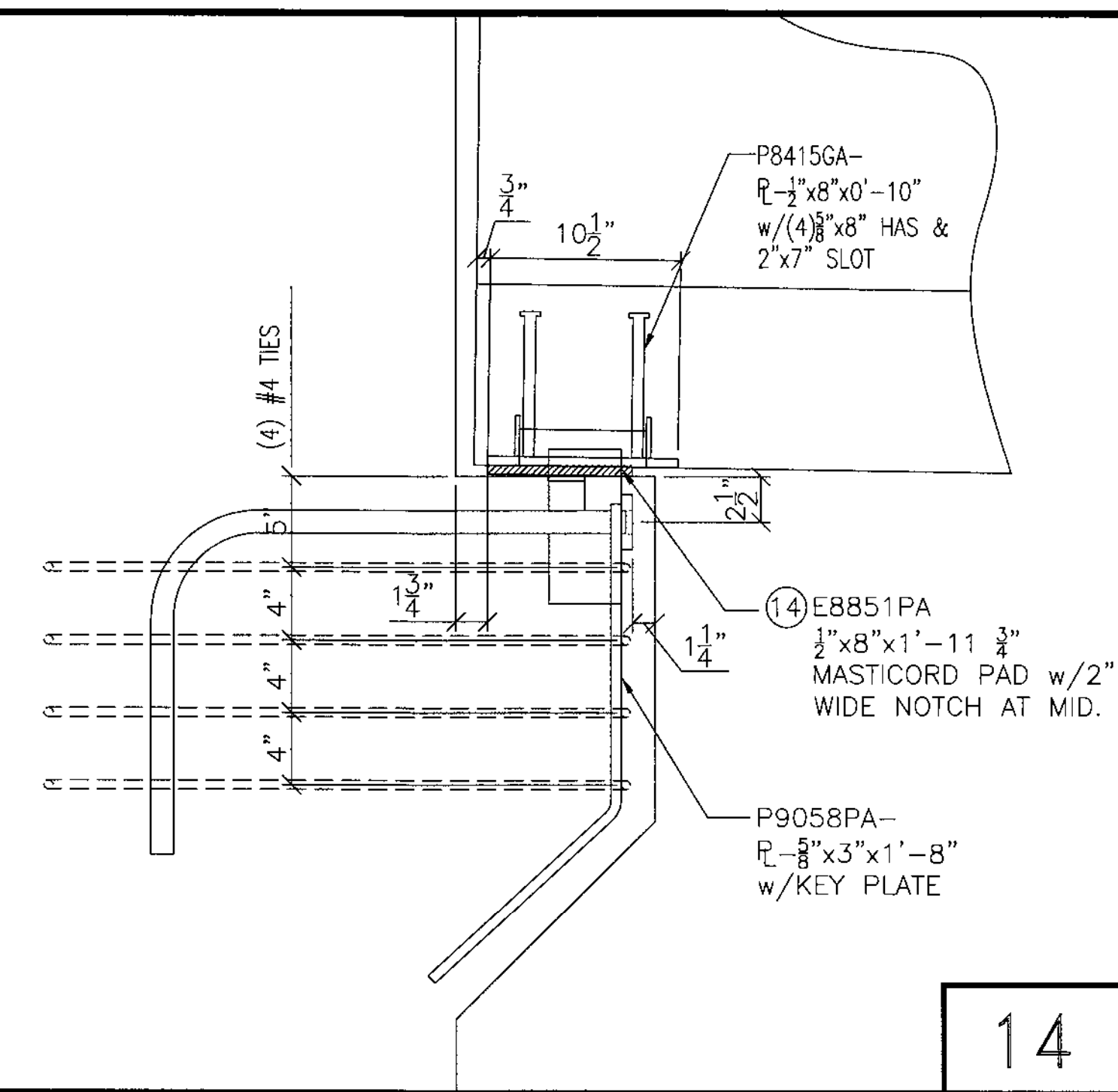
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 JUN 16 2015
 Shockey Precast
 Winchester

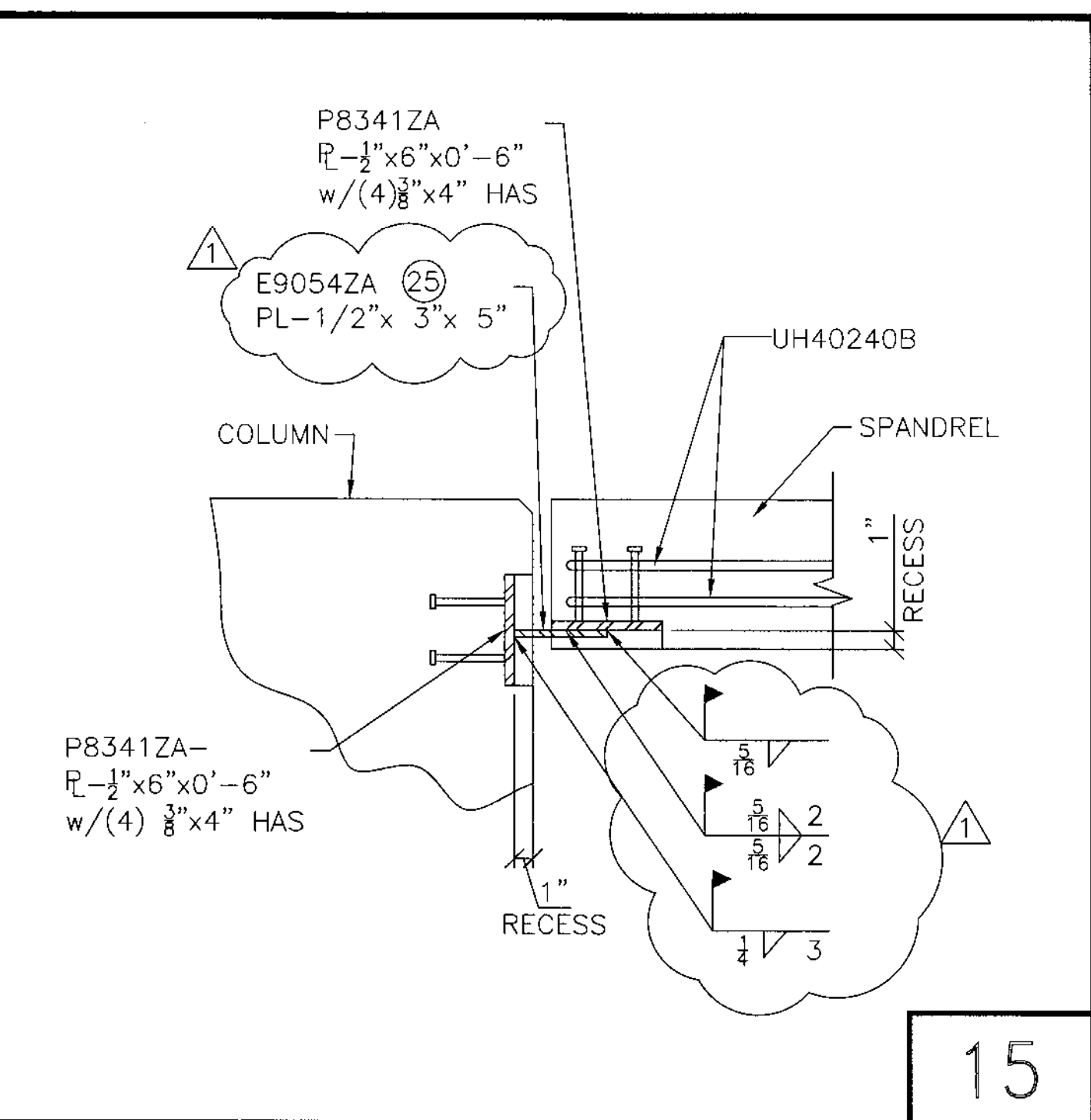




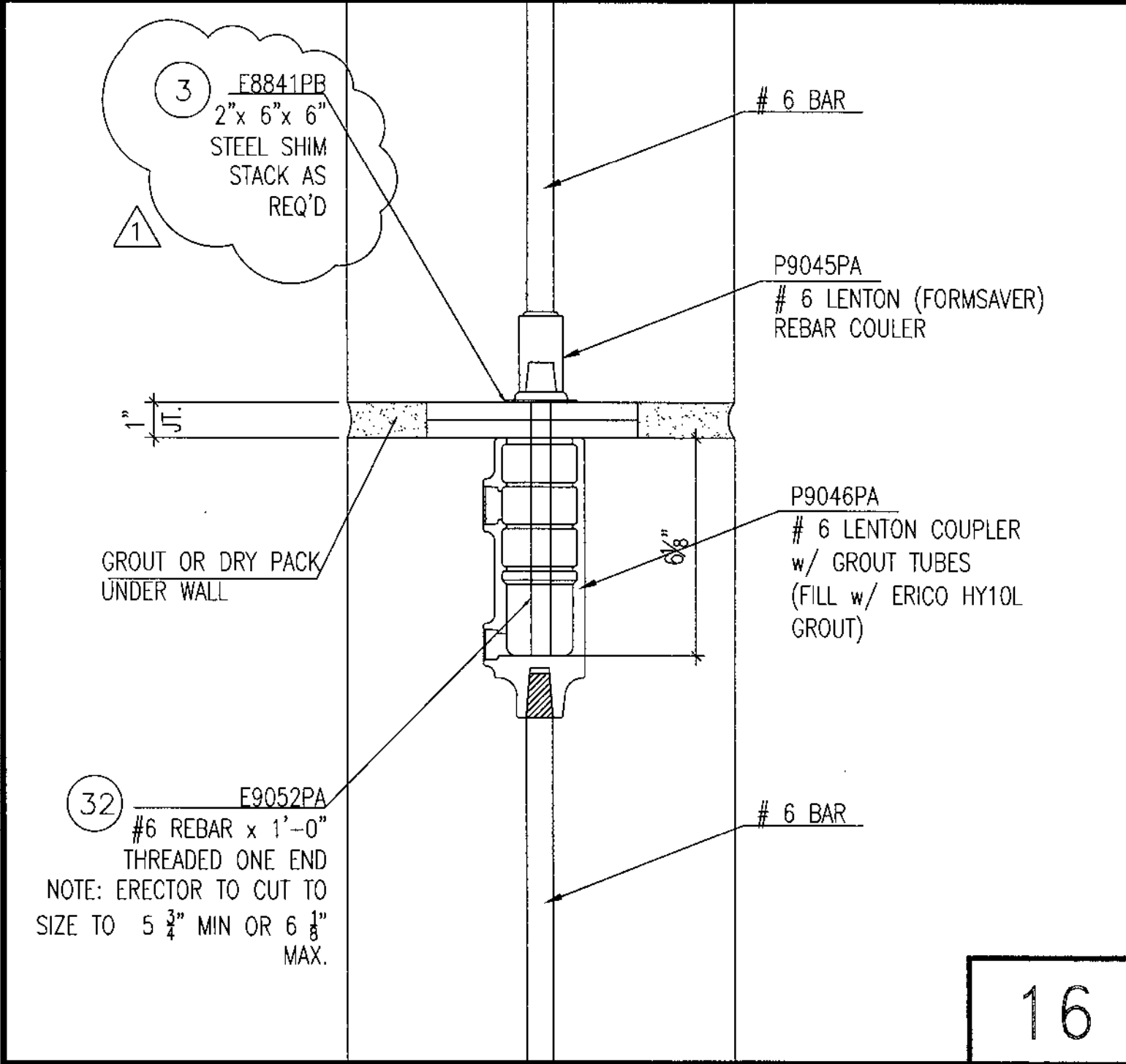
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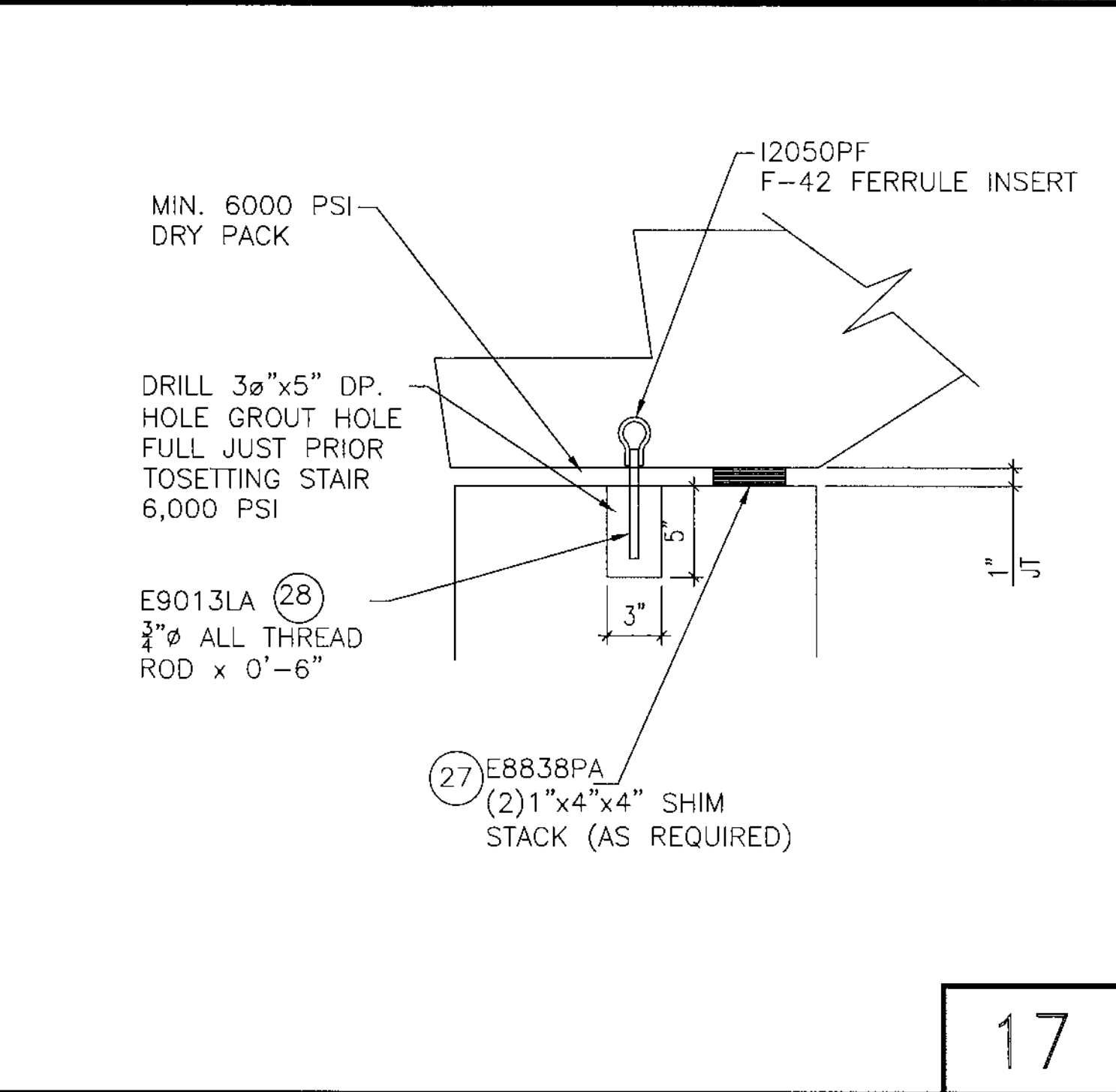
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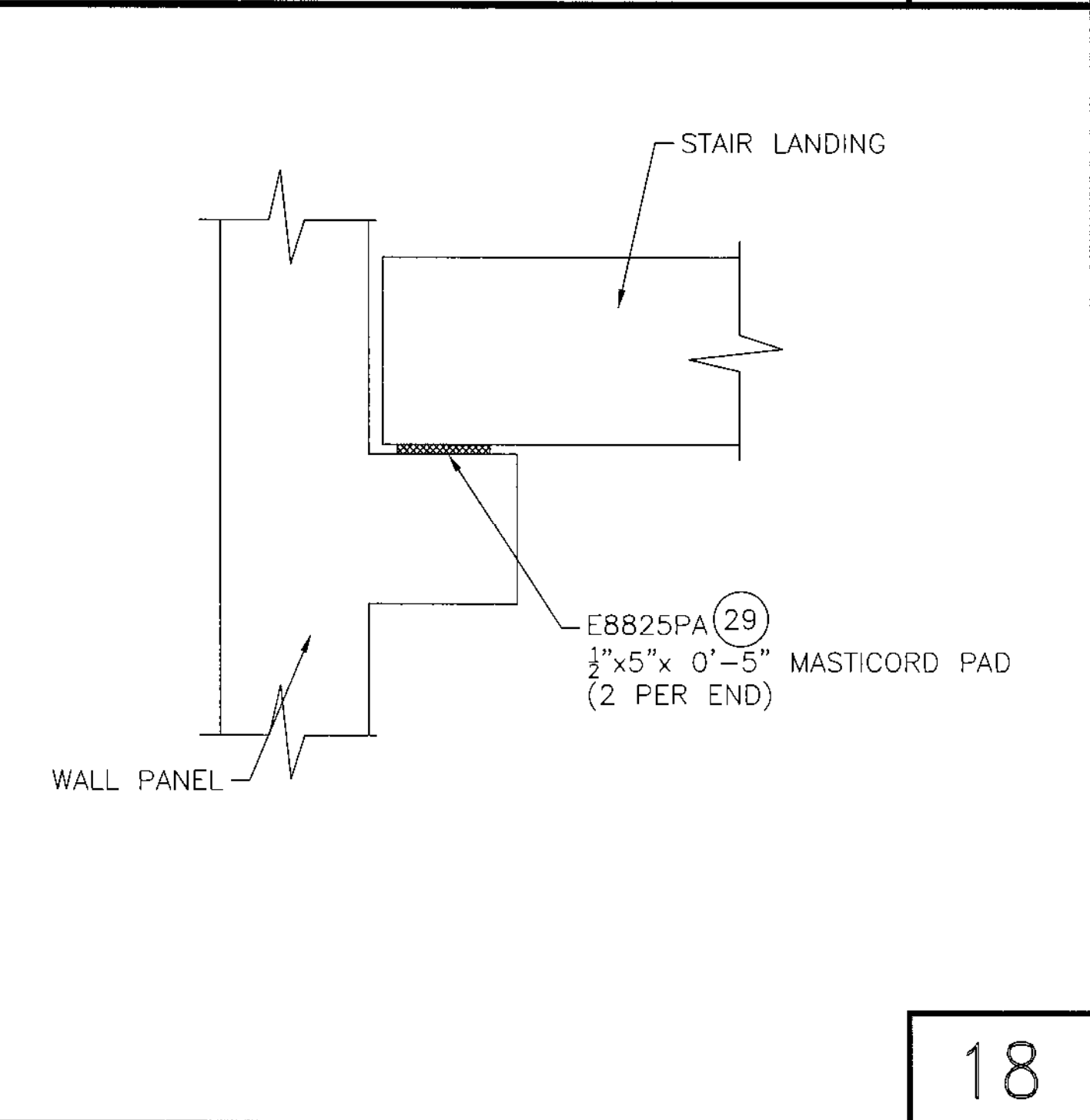
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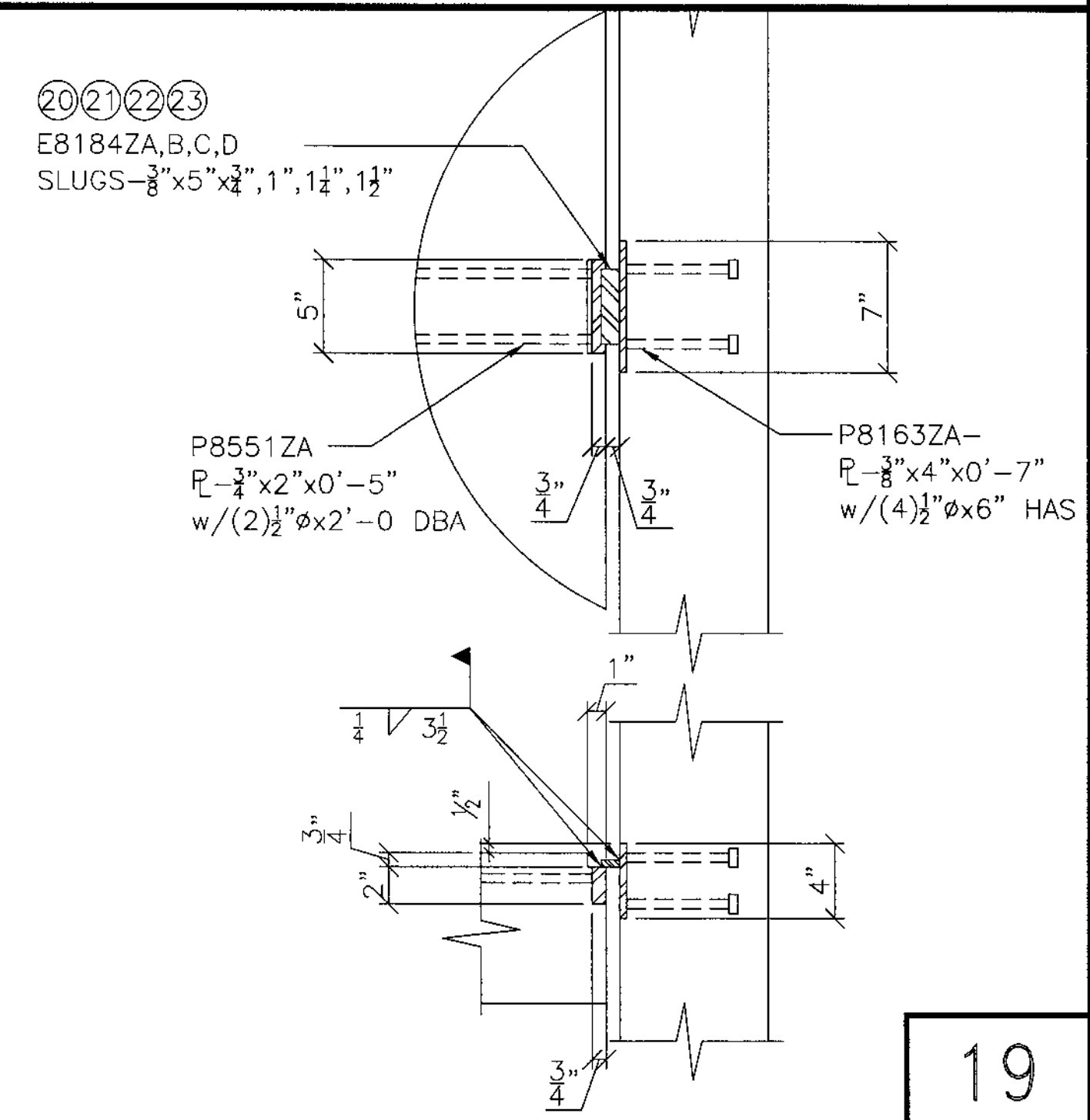
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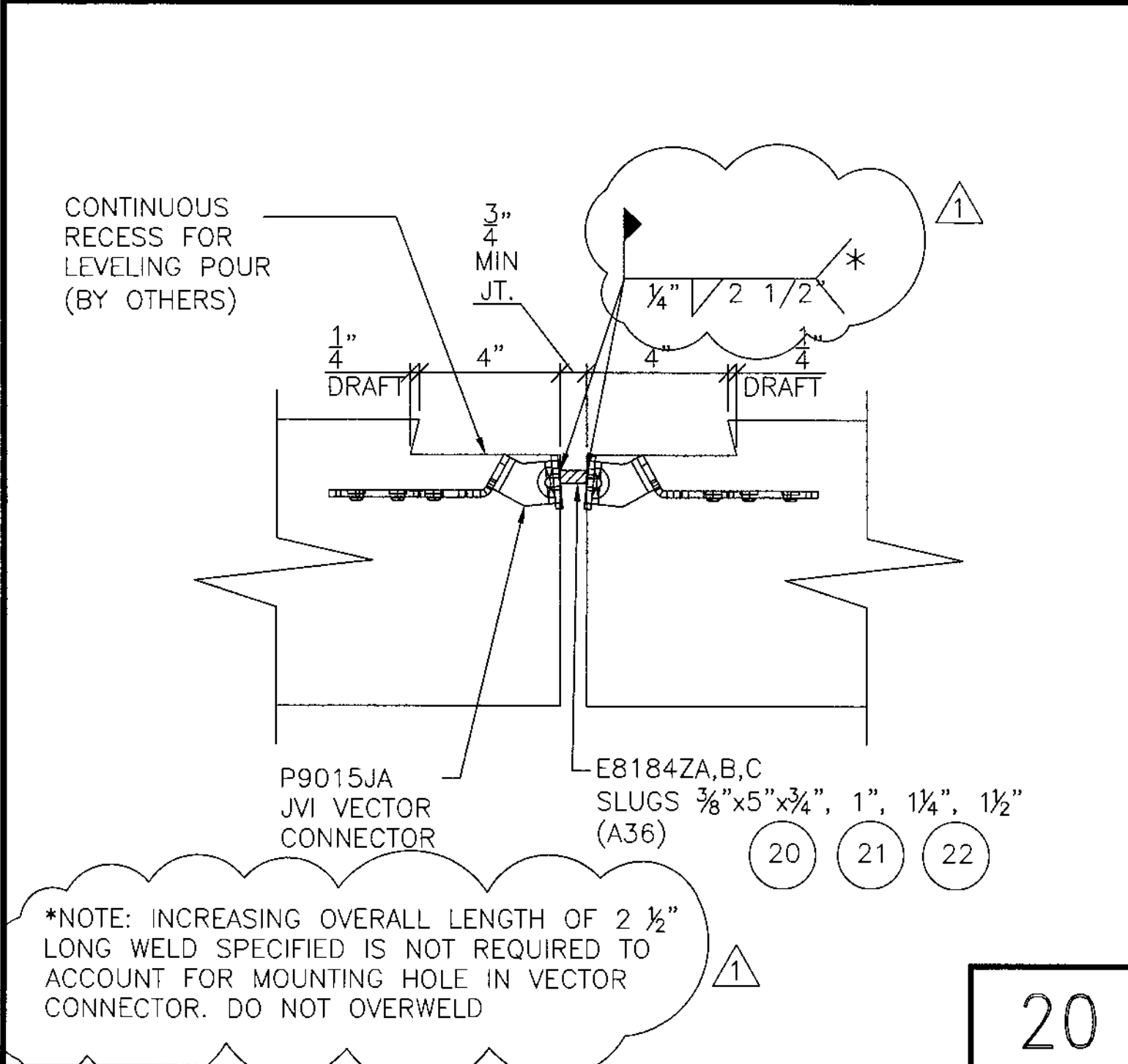
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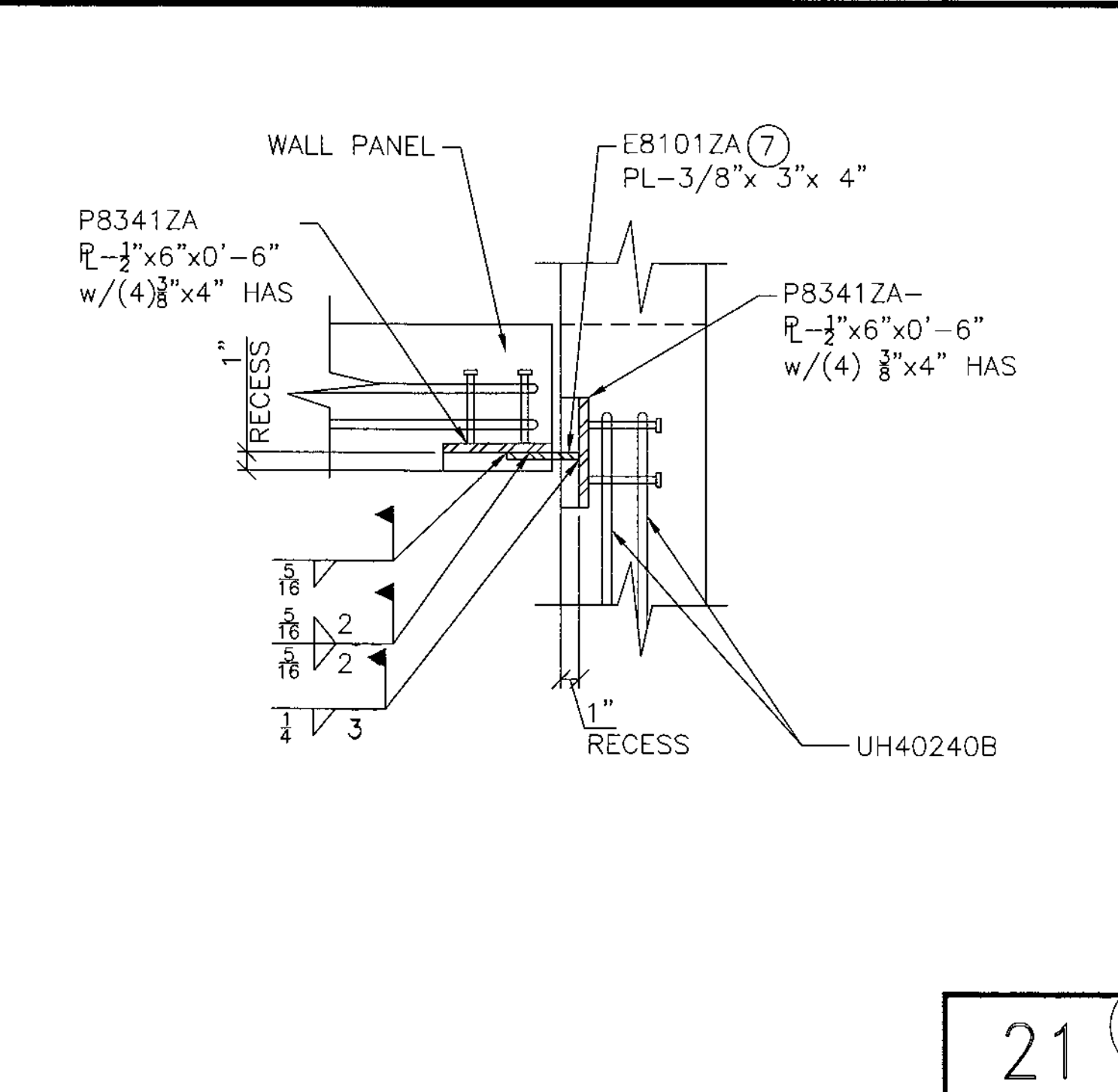
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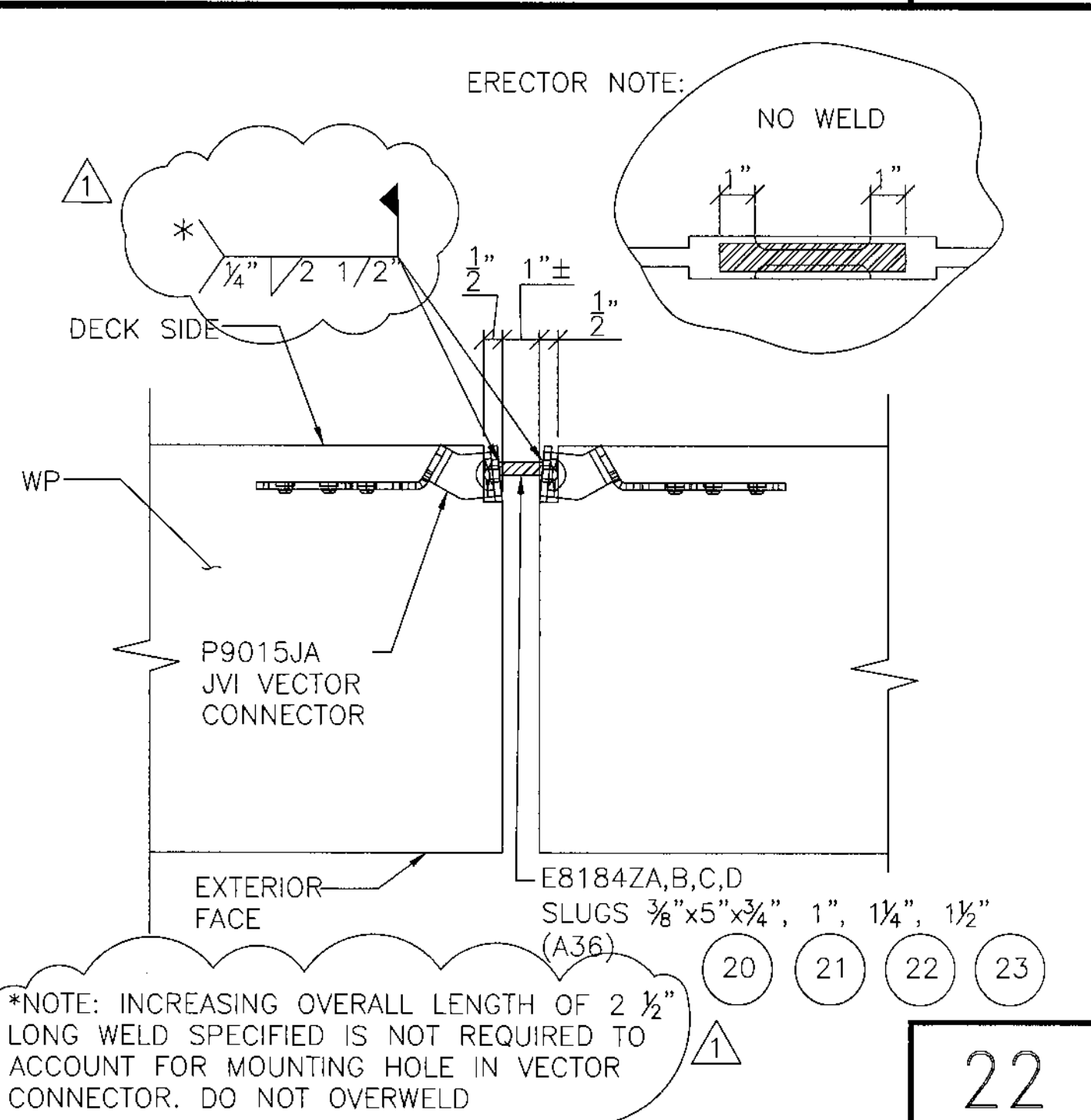
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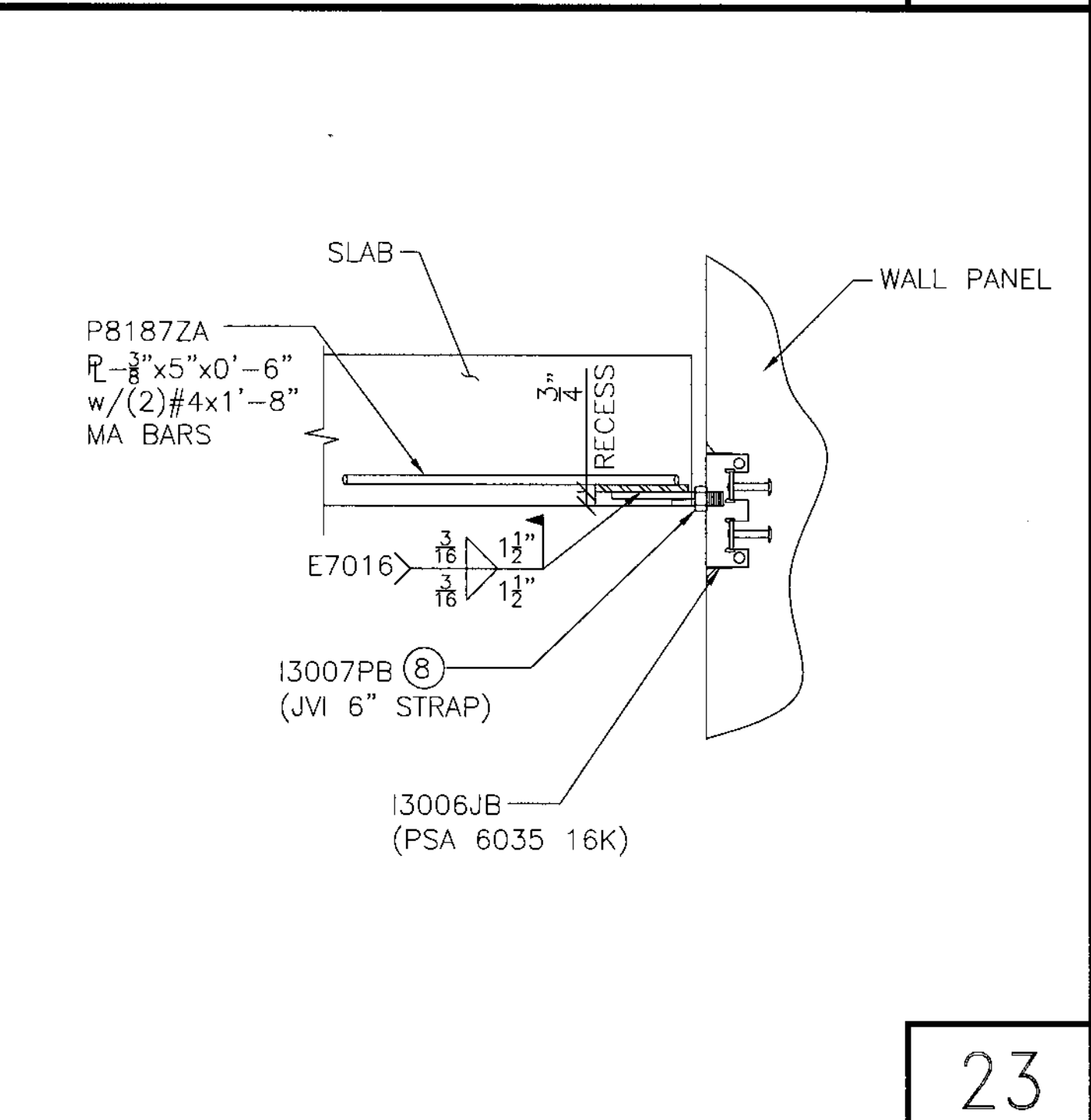
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23

*NOTE: INCREASING OVERALL LENGTH OF 2 1/2" LONG WELD SPECIFIED IS NOT REQUIRED TO ACCOUNT FOR MOUNTING HOLE IN VECTOR CONNECTOR. DO NOT OVERWELD

*NOTE: INCREASING OVERALL LENGTH OF 2 1/2" LONG WELD SPECIFIED IS NOT REQUIRED TO ACCOUNT FOR MOUNTING HOLE IN VECTOR CONNECTOR. DO NOT OVERWELD

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4177 MASSACHUSETTS CHURCH ROAD
WARRINGBURG, VA 22604
P.O. BOX 2530
Phone: 540-898-1221
Fax: 540-898-4715

ARCHITECTS: INC. AIA
ENGR. CATES ENGINEERING
CONTR. TRIANGLE CONSTRUCTION

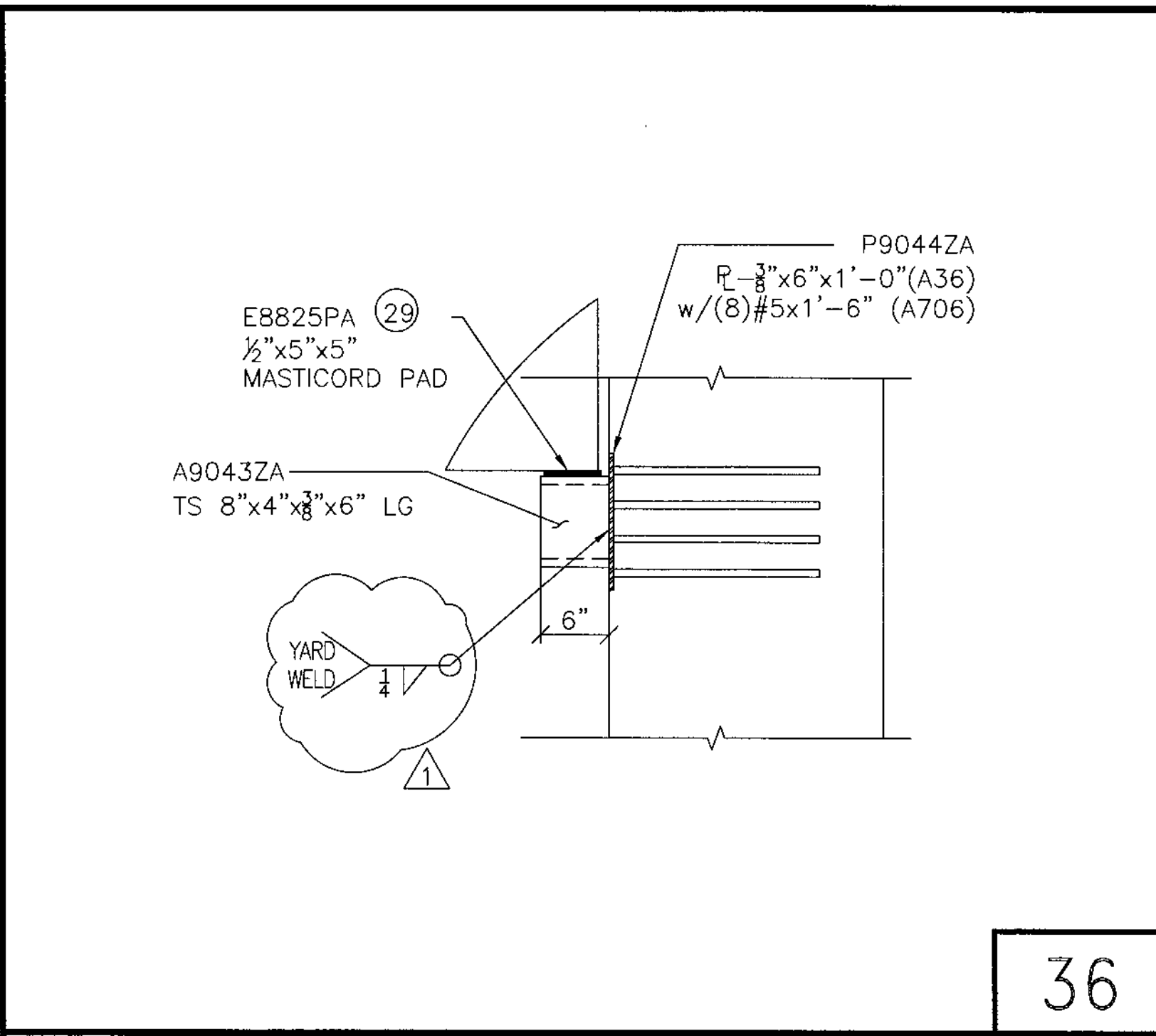
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JOB NAME Y-SITE PARKING GARAGE
LOCATION GAITHERSBURG, MD

FILE NO. 3532
DRAWING NO. 10.2

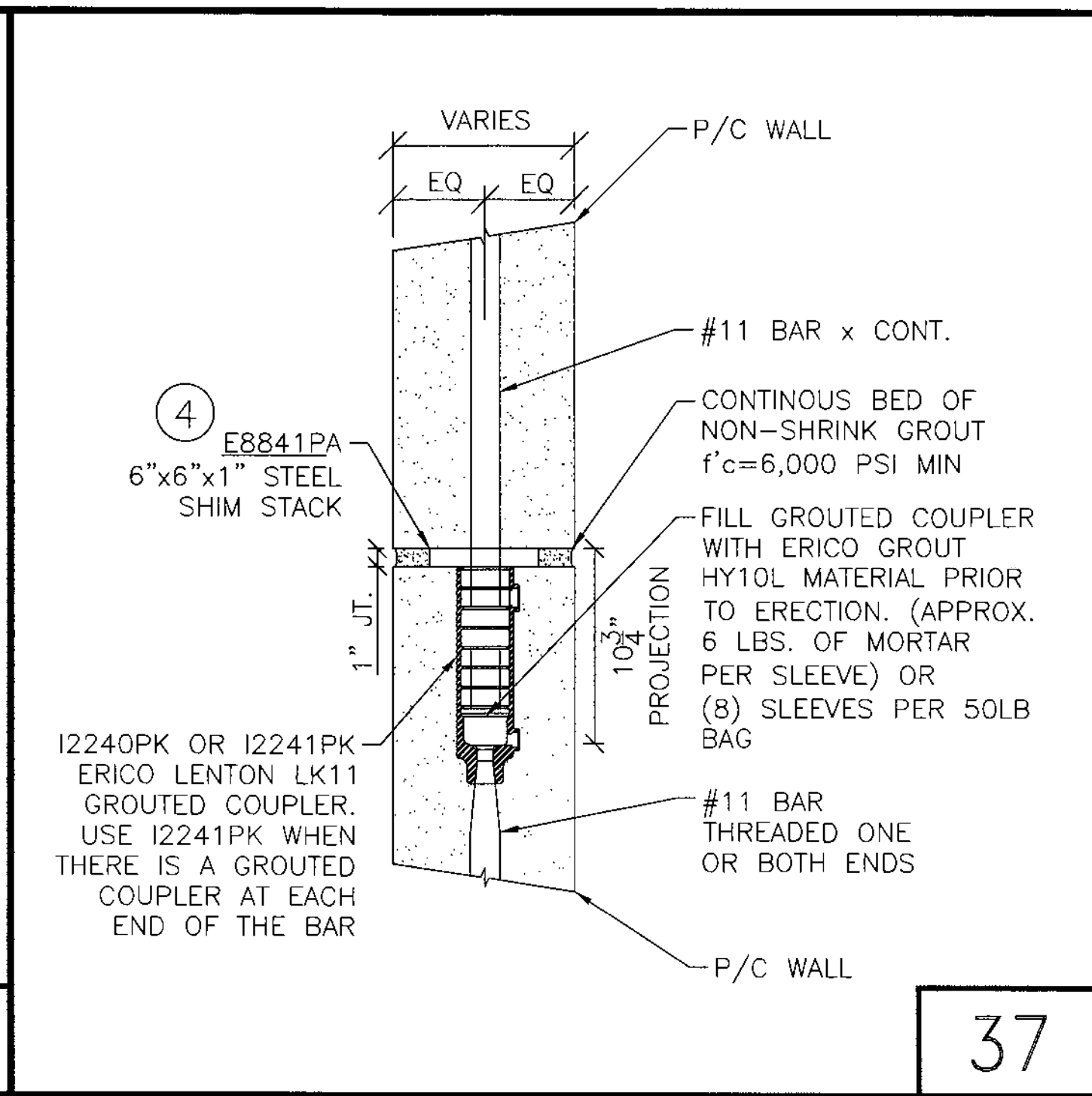
TITLE
JOB NAME
LOCATION
DATE

DRAWN BY ABA
CHECKED BY
APPROVED BY
03-05-13

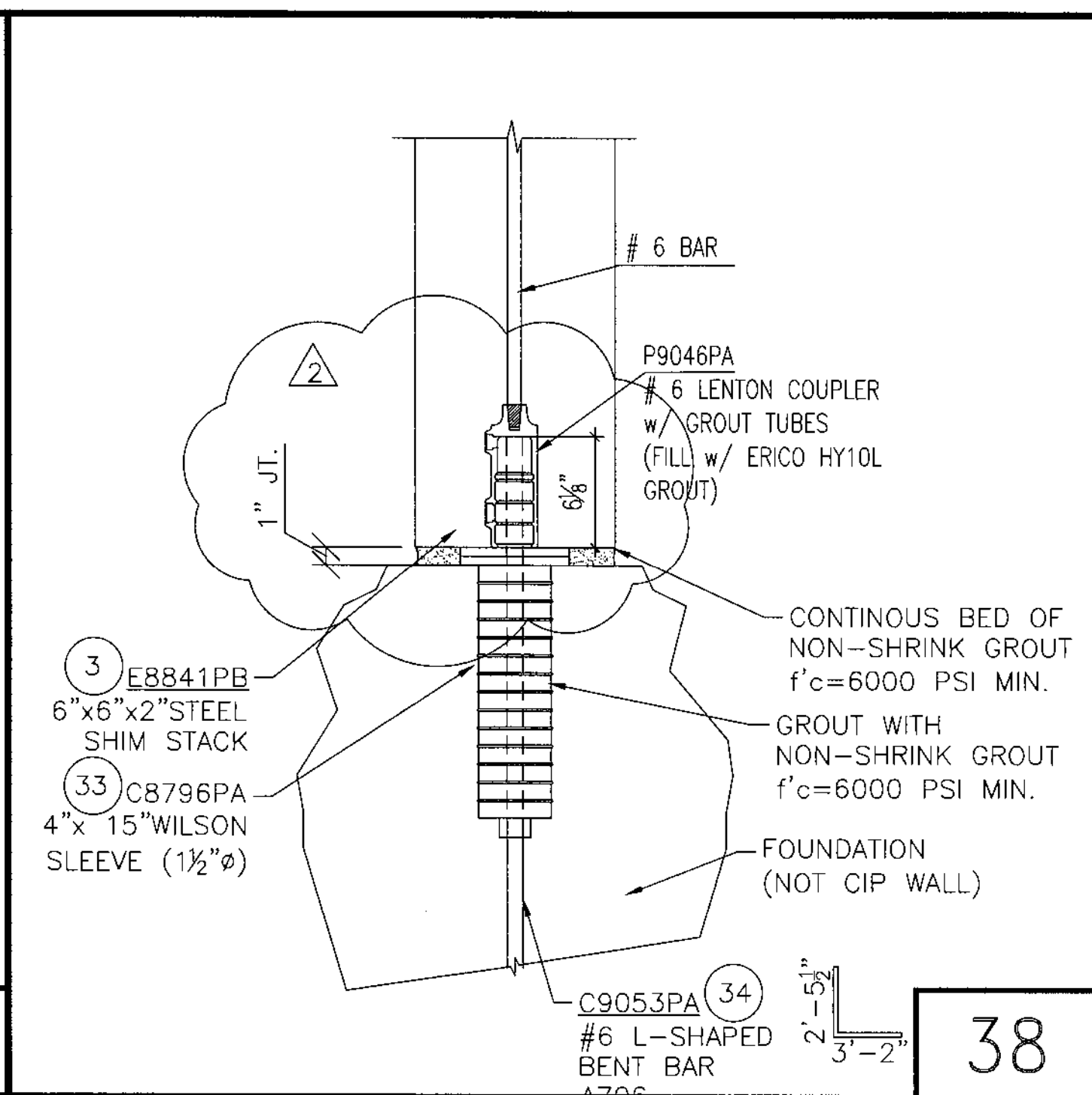
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6/16/15 ABA
DATE



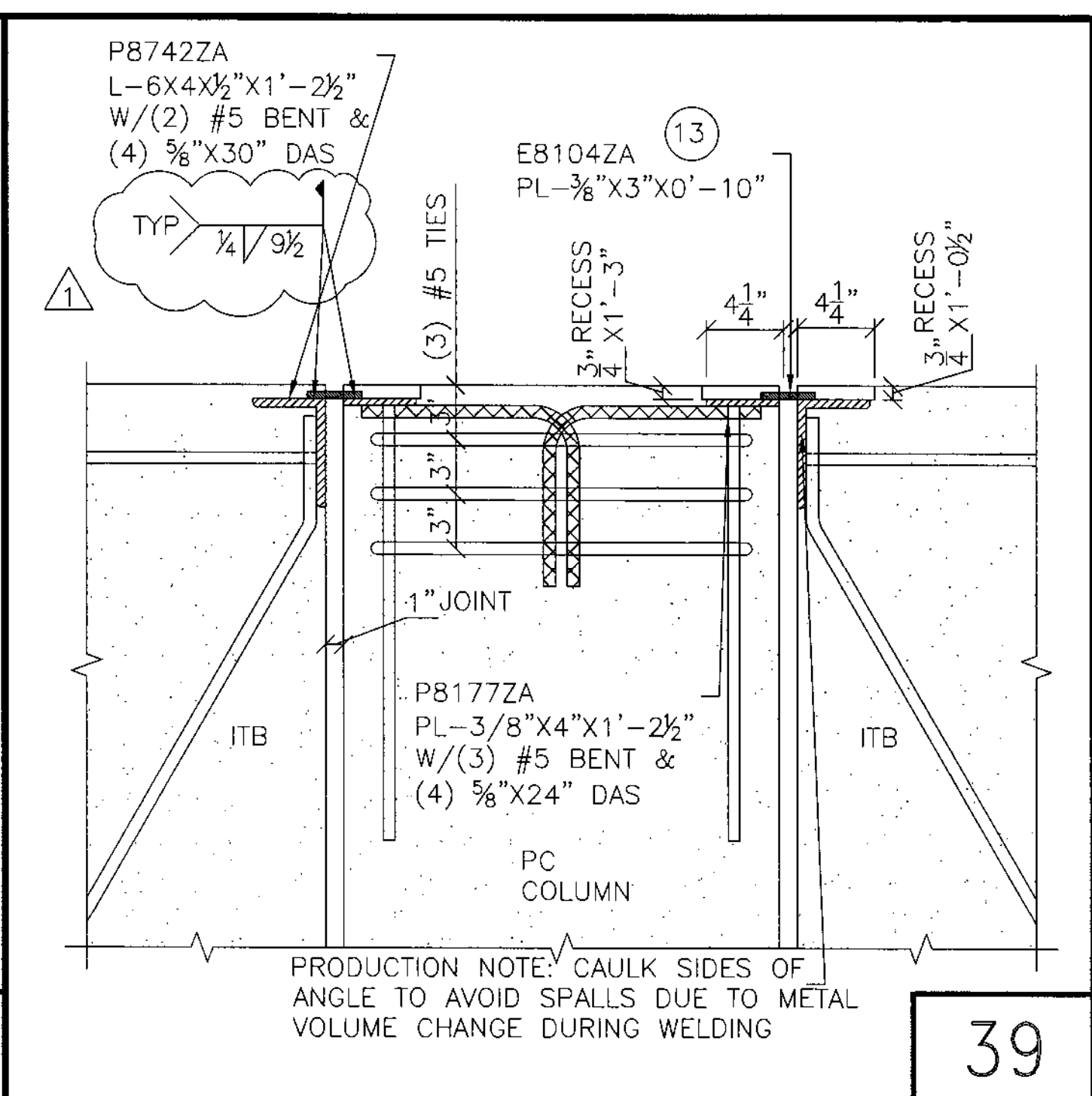
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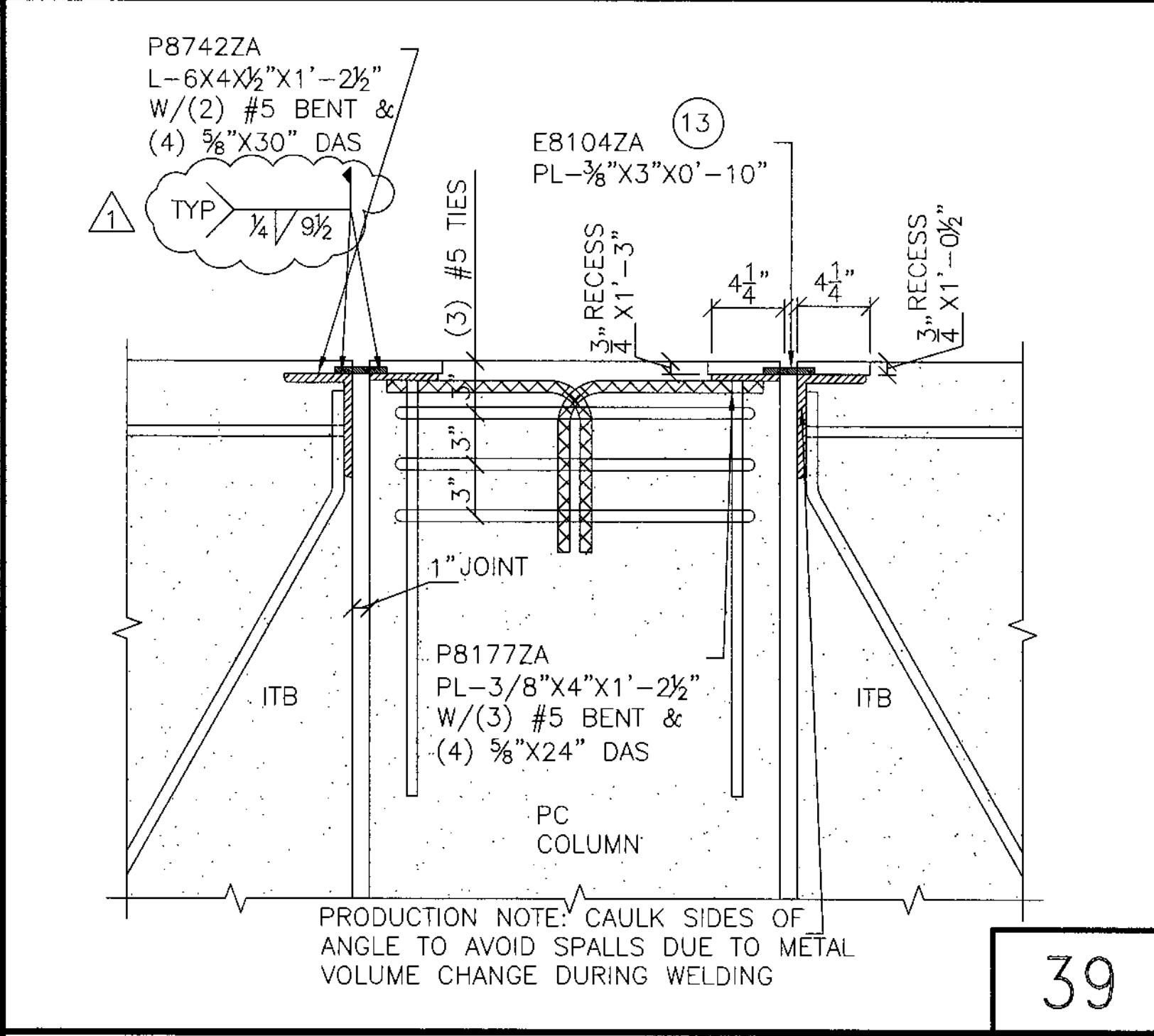
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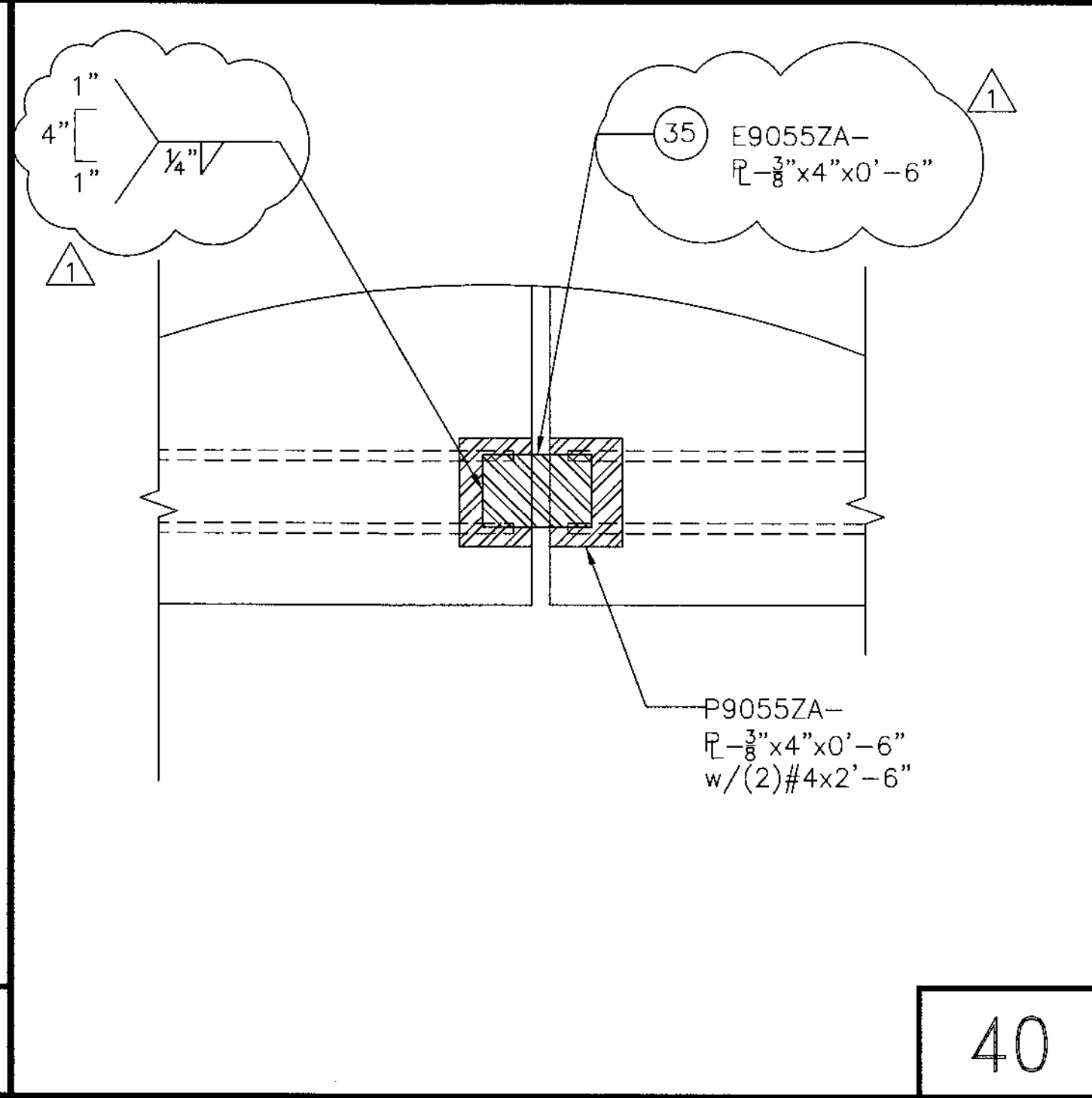
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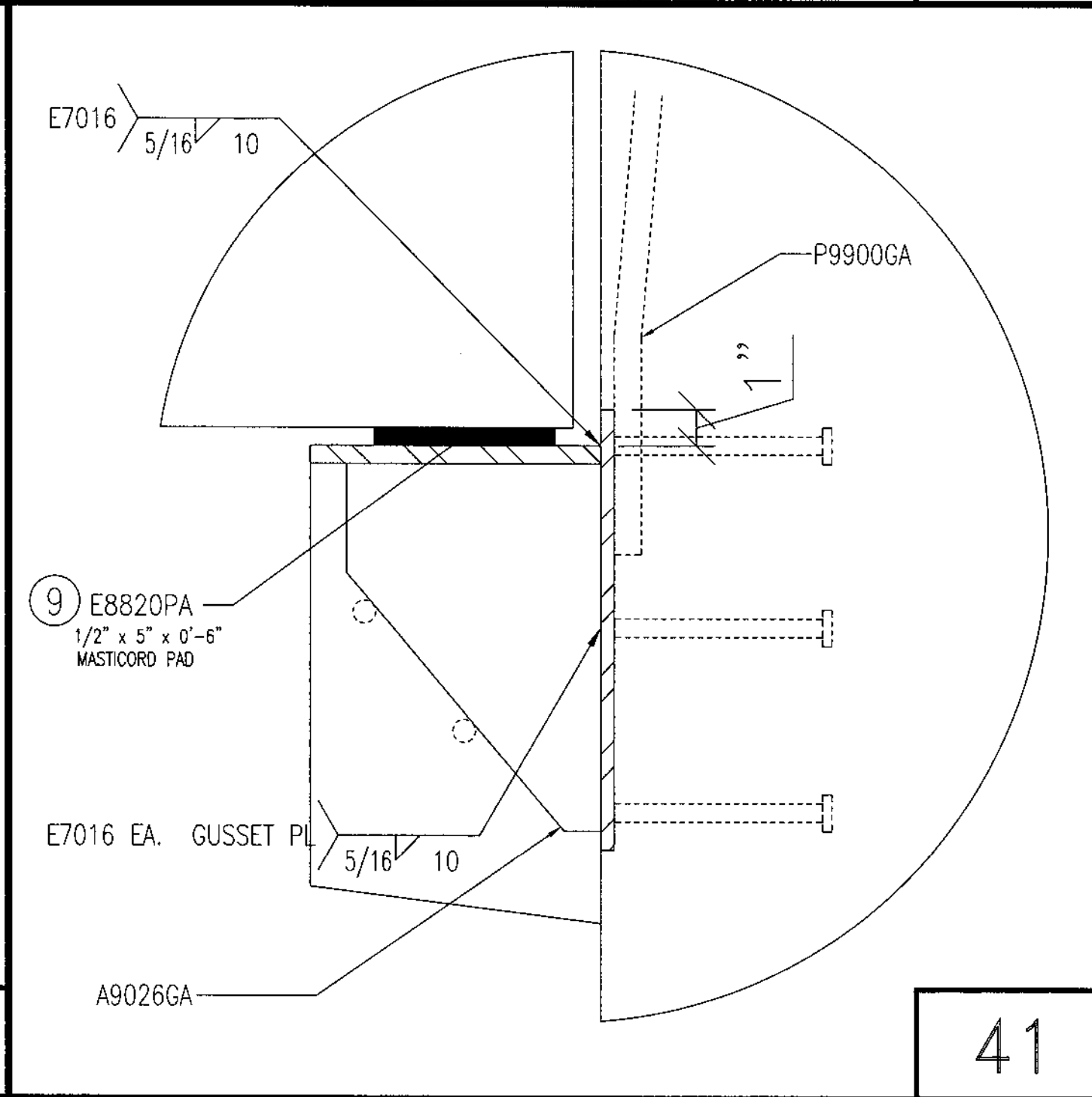
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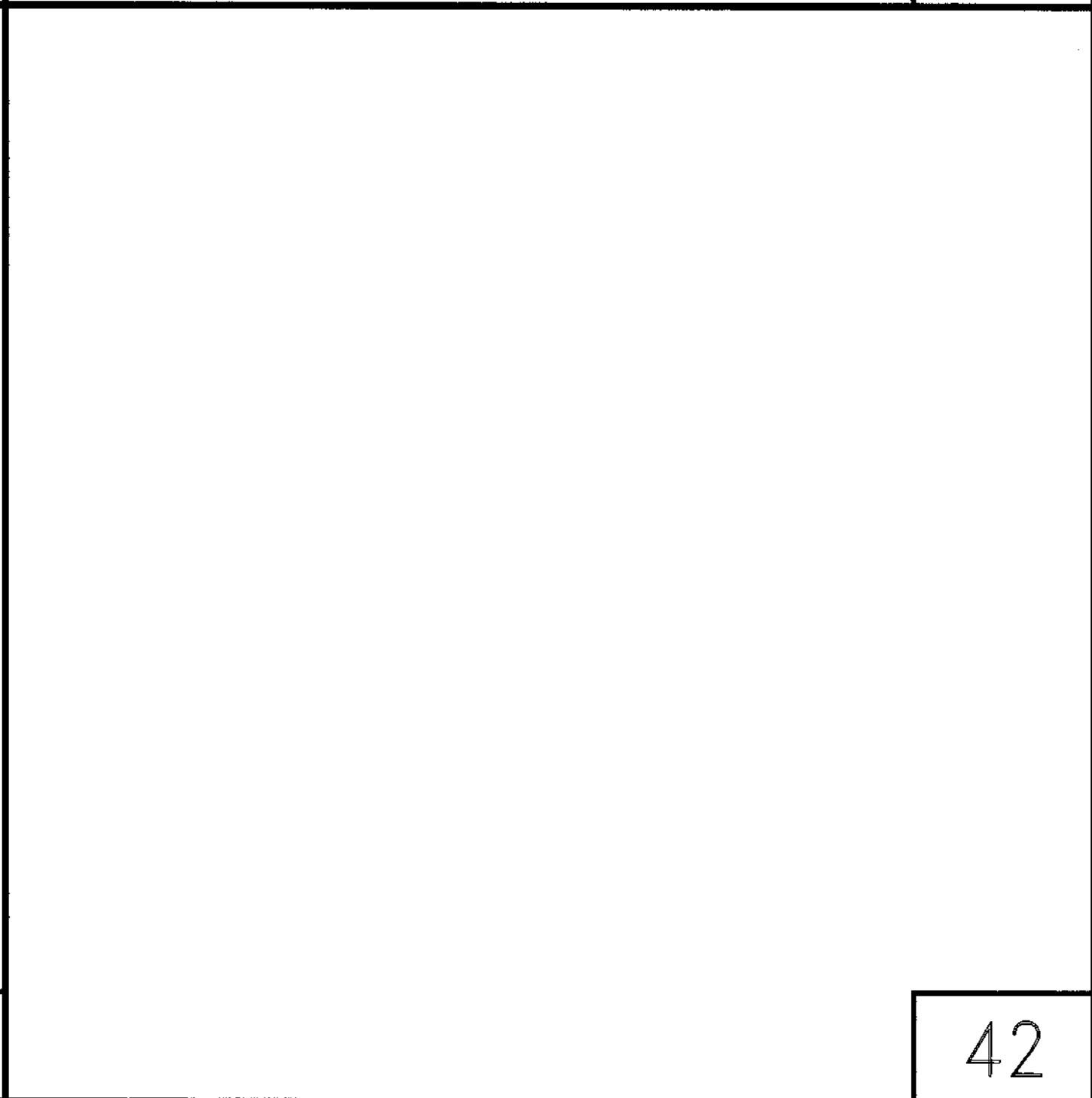
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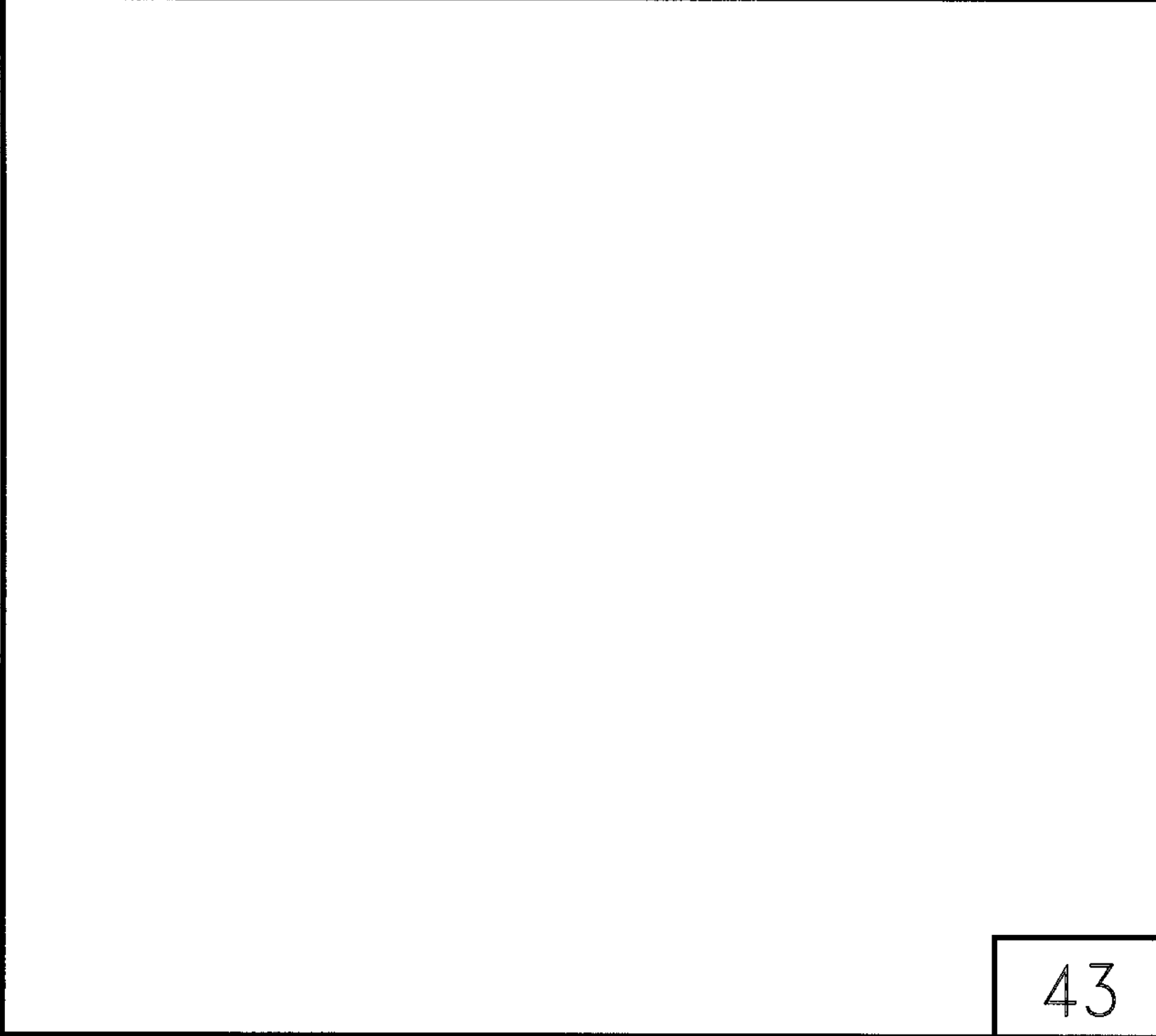
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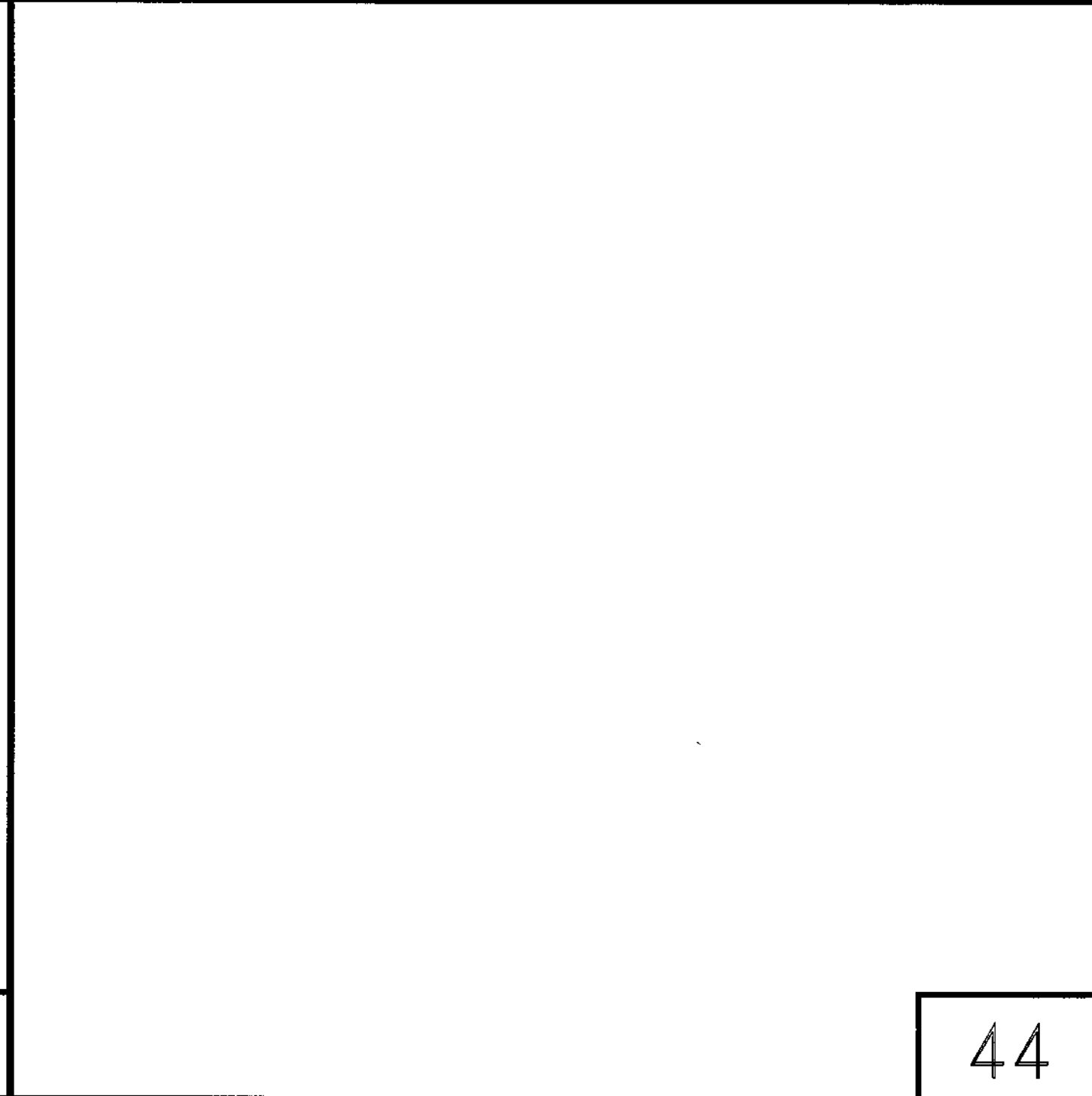
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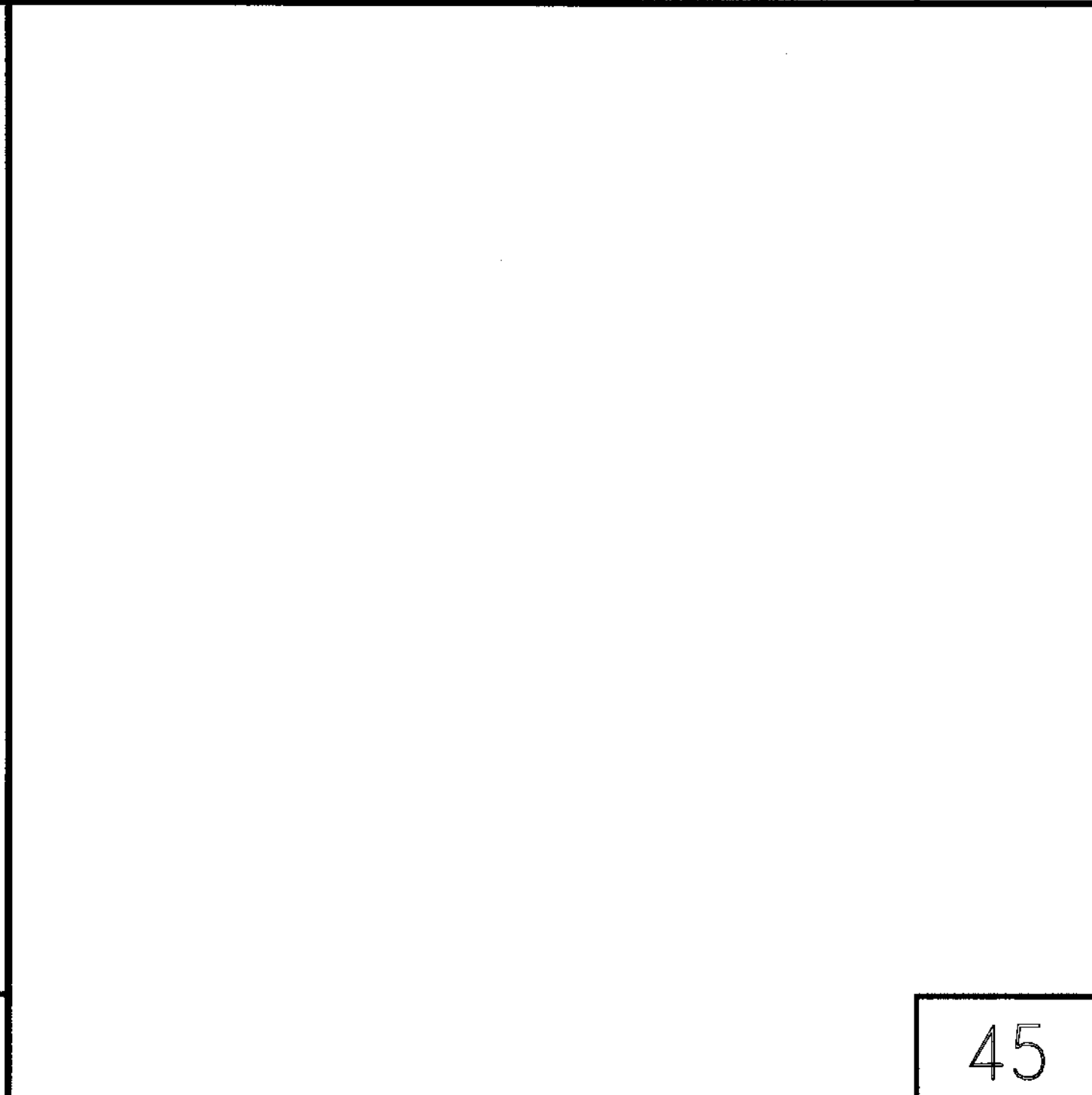
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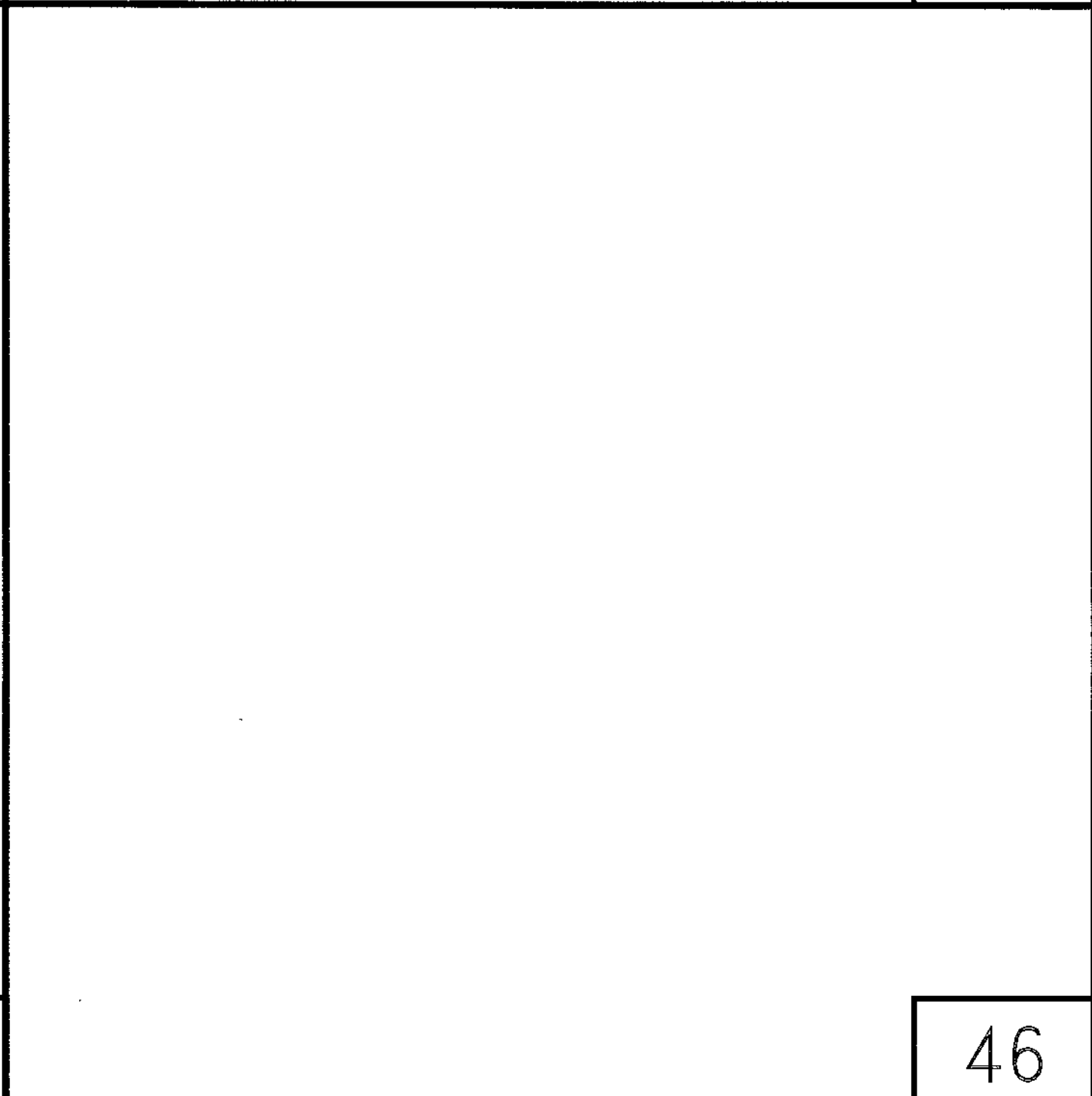
43



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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.
License No. 36323
Expiration Date: 12 OCT 2016

REVISED DRAWINGS
SEP 01 2016
DESTROY ALL OTHERS

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TITLE	CONNECTIONS SHEETS
JOB NAME	Y-SITE PARKING GARAGE
LOCATION	GAITHERSBURG, MD
ARCHITECTS, INC. AIA	ARCHITECTS, INC. AIA
ENGR. CATES ENGINEERING	ENGR. CATES ENGINEERING
CONTR. TRIANGLE CONSTRUCTION	CONTR. TRIANGLE CONSTRUCTION
FILE NO.	3532
DRAWING NO.	10.4

03-05-13
DRAWN BY ABA
CHECKED BY
APPROVED BY
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