

**GMP Bid Set**

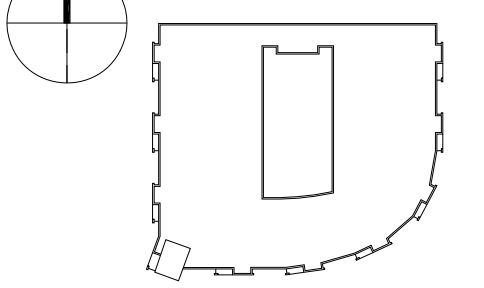
**PROJECT NAME**  
**The Wharf - Parcel 11B**  
600 M Place SW  
Washington, DC

**PROJECT NUMBER** HOF23  
**OWNER**  
Hoffman-Madison Waterfront, LLC  
690 Water St. SW  
Washington, DC  
20024  
**OWNER'S PHONE** 202.688.3590  
**OWNER CONTACT**

ISSUE	MARK	DATE	DESCRIPTION
		10.26.2012	Schematic Design Set
		01.22.2013	Design Development Set
		03.22.2013	50% CD Progress Set
		05.10.2013	80% Building Permit Set
		05.12.2014	GMP Bid Set
		06.02.2014	Addendum #2
		08.18.2014	CCD #1

SEAL

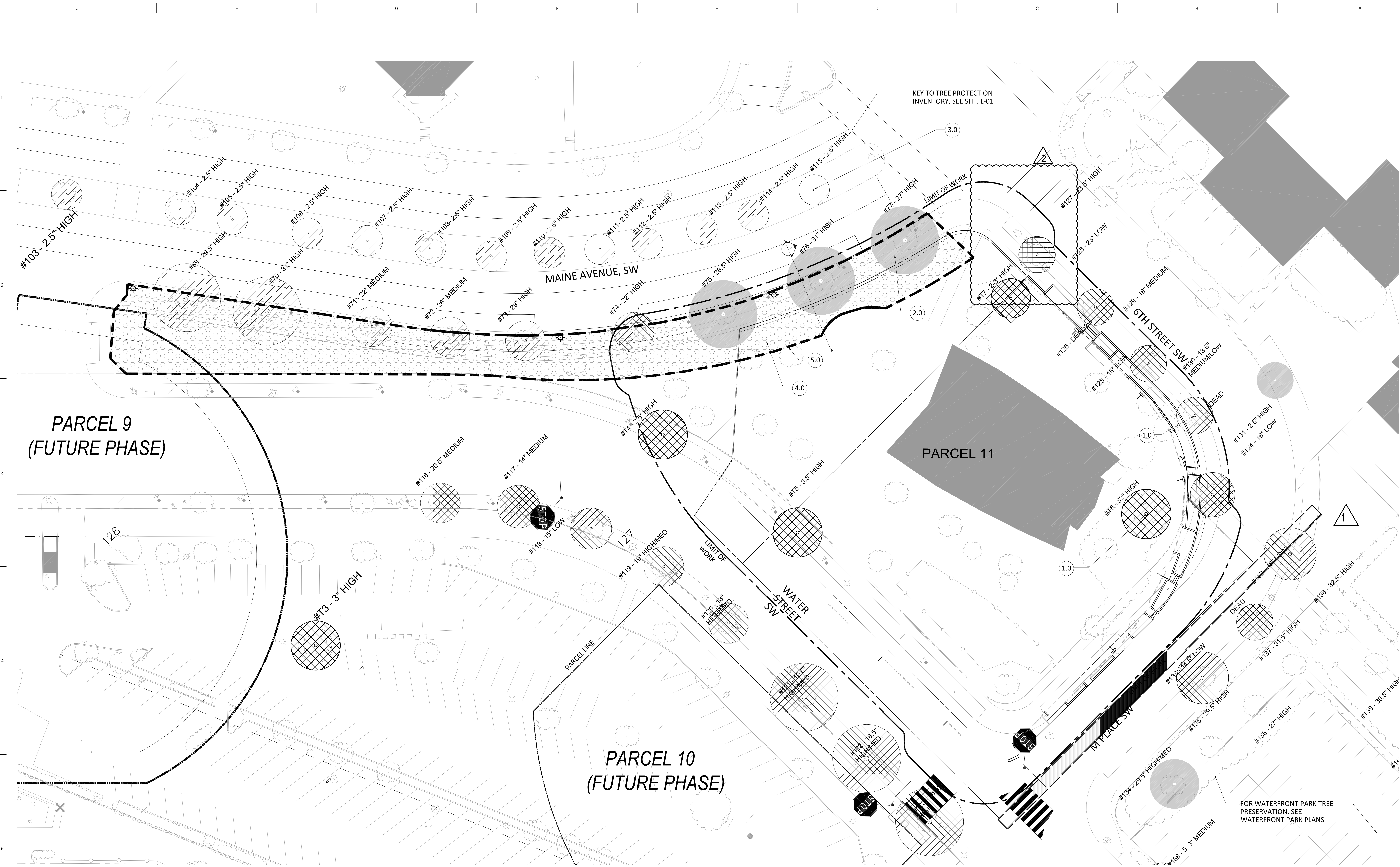
KEYPLAN



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**DRAWING TITLE**  
**PARCEL 11 TREE PRESERVATION PLAN**  
**DATE** 05.12.2014  
**SCALE**

L-00



**1 MAINE AVENUE - PARCEL 11**  
L-00 SCALE: 1" = 20'

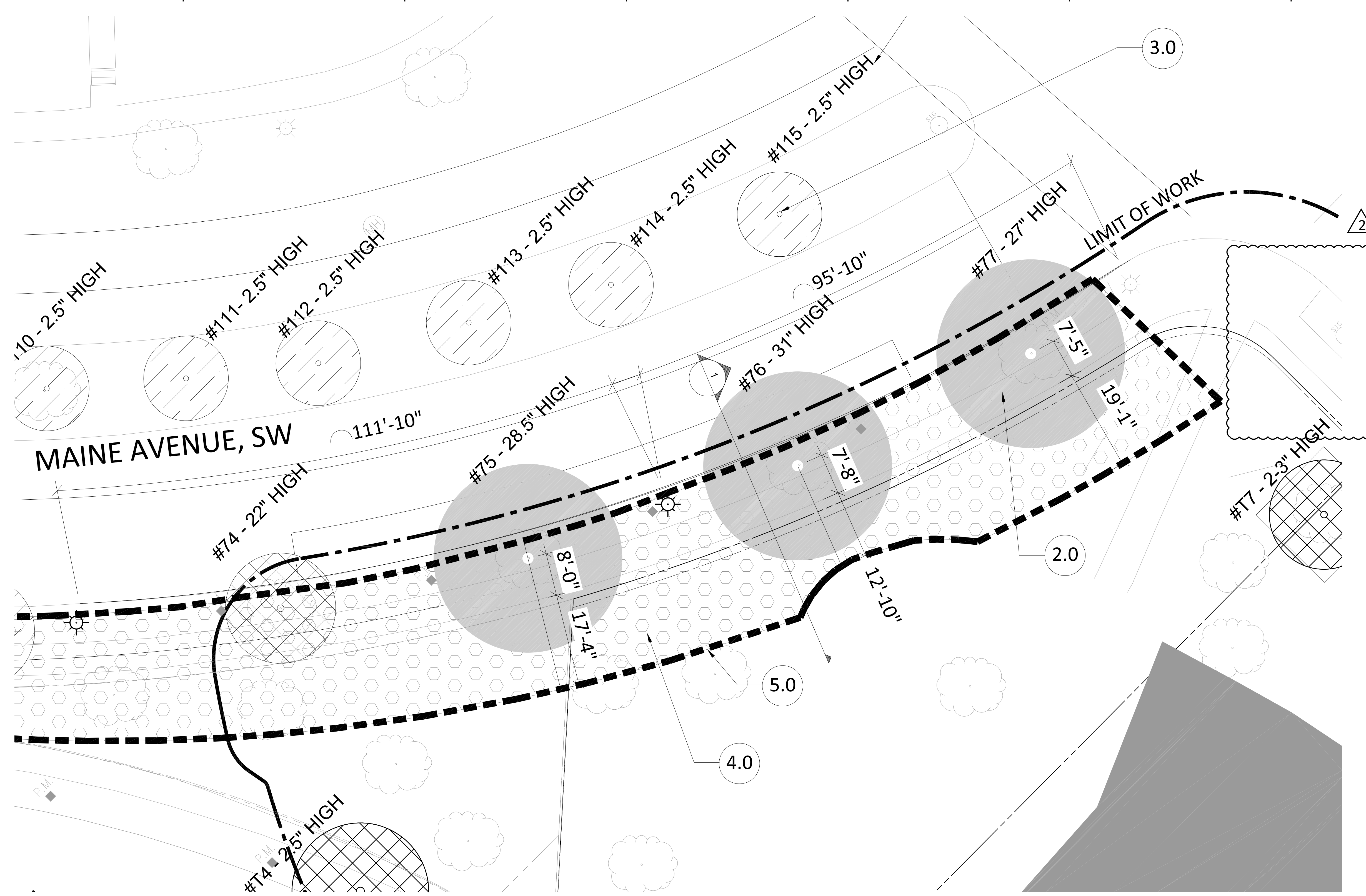
**CALLOUT SCHEDULE**

**TREE PRESERVATION**

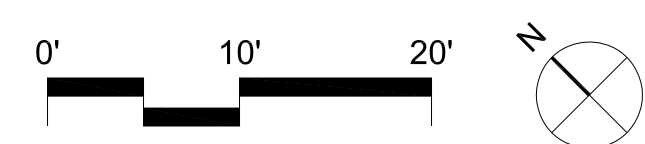
- 1.0 EXISTING TREE TO BE REMOVED, TYP.
- 2.0 EXISTING TREE TO BE PRESERVED, TYP.
- 3.0 EXISTING TREE TO BE PRESERVED PENDING DESIGN DECISION, TYP.
- 4.0 CRITICAL ROOT ZONE TO BE PRESERVED, TYP.
- 5.0 TREE PRESERVATION ZONE, TYP.

- NOTE:**
- APPROVED PROJECT ARBORIST SHALL SUPERVISE ALL ACTIVITY ON EXISTING TREES, IN CRITICAL ROOT ZONE, AND IN TREE PROTECTION ZONE. THIS ALSO INCLUDES ALL DEMOLITION, UTILITY, AND CURB WORK IN THESE AREAS.
  - SEE TREE PRESERVATION SPECIFICATIONS FOR REQUIRED TREE PRESERVATION ACTIONS.
  - ALL CONDITIONS TO BE VERIFIED IN FIELD BY PROJECT ARBORIST. TREE PROTECTION ZONE AND CRITICAL ROOT ZONE ARE SUBJECT TO FIELD VERIFICATION.
  - CONTRACTOR SHALL ONLY DO WORK INCLUDED IN THE PARCEL 11 LIMIT OF WORK AS SHOWN ON THE PLAN. ALL OTHER WORK SHALL BE DONE BY OTHERS.

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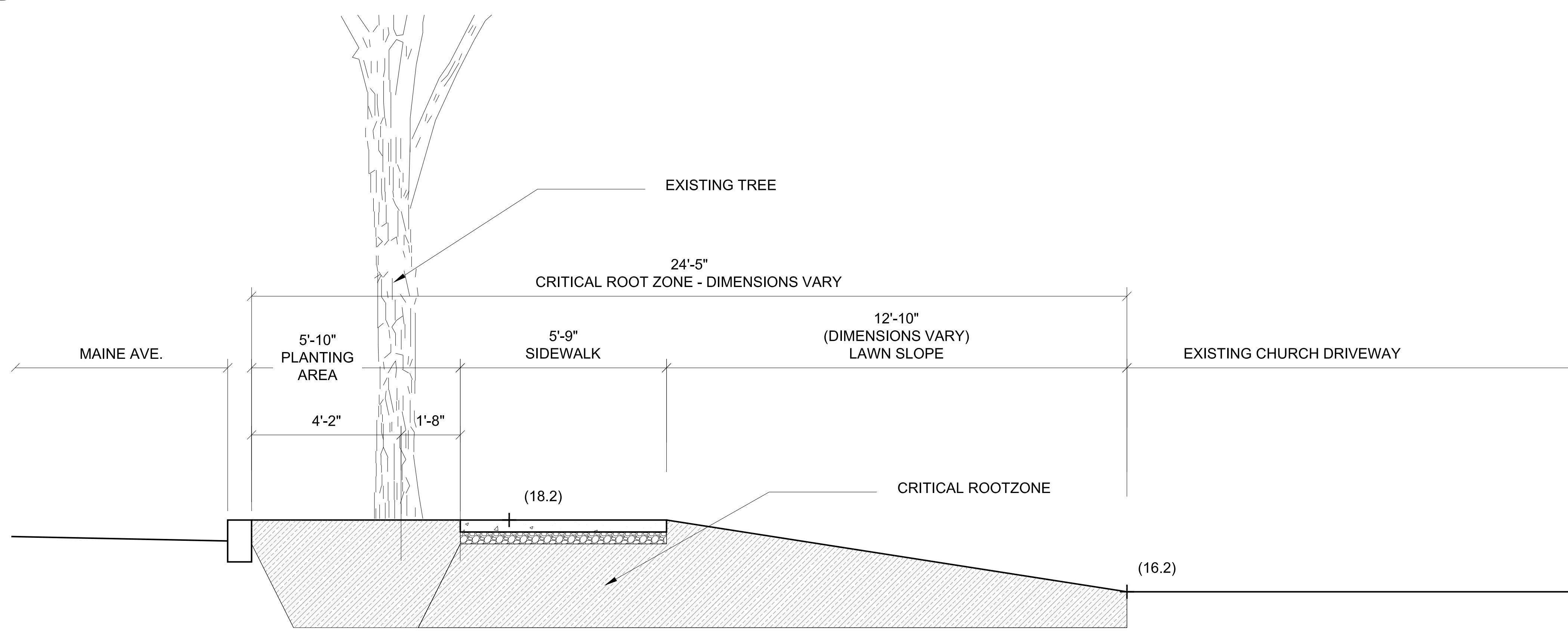


1  
L-00  
**MAINE AVENUE - PARCEL 11 - DETAIL**  
SCALE: 1" = 10'

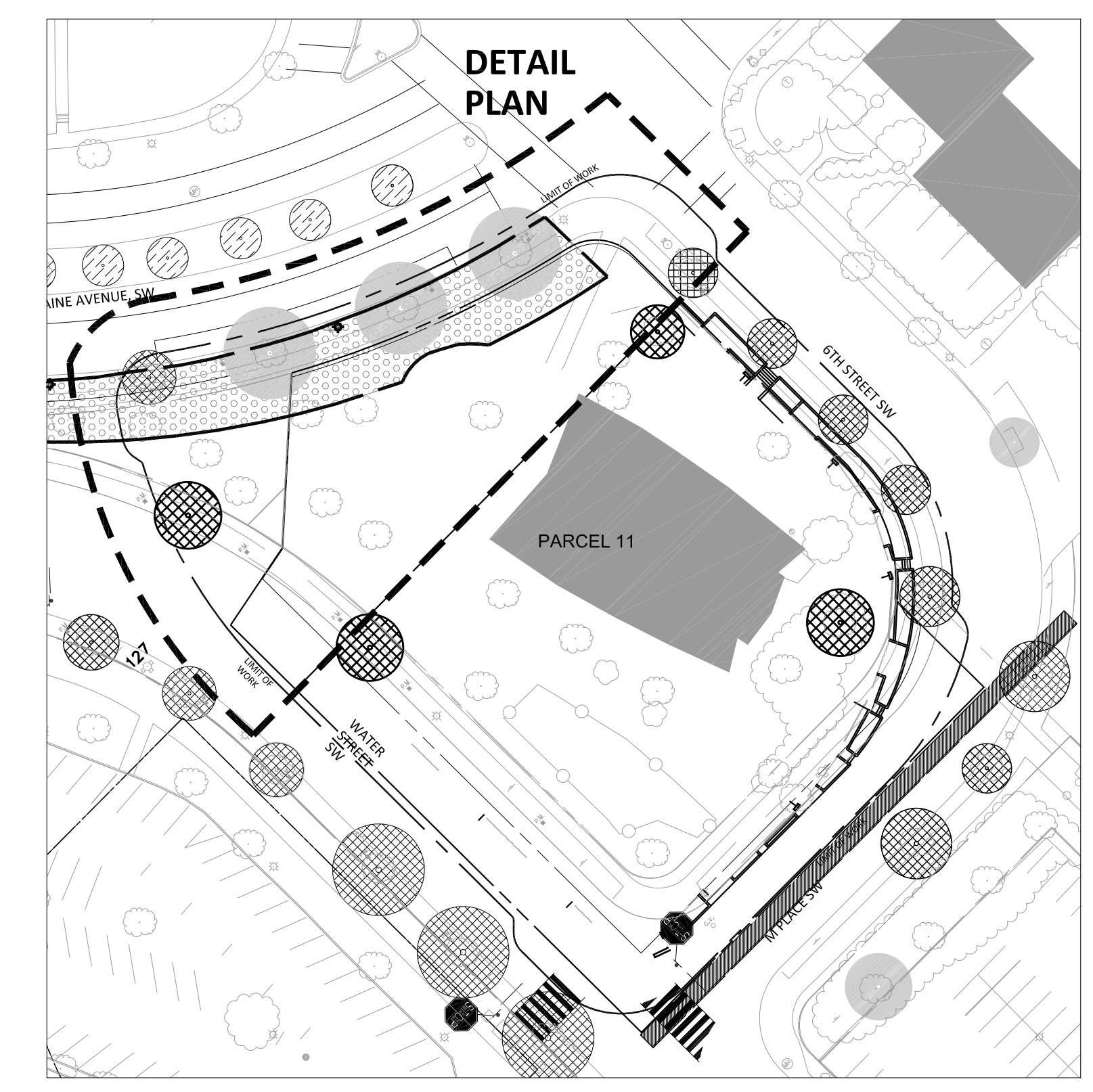


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  2. SEE TREE PRESERVATION SPECIFICATIONS FOR REQUIRED TREE PRESERVATION ACTIONS.
  3. ALL CONDITIONS TO BE VERIFIED IN FIELD BY PROJECT ARBORIST. TREE PROTECTION ZONE AND CRITICAL ROOT ZONE ARE SUBJECT TO FIELD VERIFICATION.
  4. CONTRACTOR SHALL ONLY DO WORK INCLUDED IN THE PARCEL 11 LIMIT OF WORK AS SHOWN ON THE PLAN. ALL OTHER WORK SHALL BE DONE BY OTHERS.



1  
L-00  
**MAINE AVENUE - PARCEL 11 - DETAIL SECTION**  
SCALE: 1" = 10'



**KEY PLAN**

7735 Old Georgetown Road, Suite 1000  
Bethesda MD 20814  
T 301.654.9300 / F 301.654.7211  
company@skiarch.com

**STRUCTURAL ENGINEER**  
Ehert/Bryan, Inc.  
T 703.827.9552 / F 703.356.2031  
wbryan@ehert-bryan.com

**MEP ENGINEER**  
Metropolitan Engineering Inc | Shapiro-O'Brien  
T 202.296.2580 / F 202.296.1942  
mskova@metropolitaneengineering.com

**CIVIL ENGINEER**  
AMT Consulting Engineers, LLC  
T 202.289.4545 / F 202.289.1942  
jgajirski@amtengineering.com

**LANDSCAPE ARCHITECTS**  
Lee and Associates, Inc.  
T 202.466.6666 / F 202.466.4232  
jlee@leelandassociatesinc.com

**INTERIOR DESIGNERS**  
SK&I Architectural Design Group  
T 301.654.9300 / F 301.654.7211  
mradulescu@skiarch.com

**GMP Bid Set**

PROJECT NAME

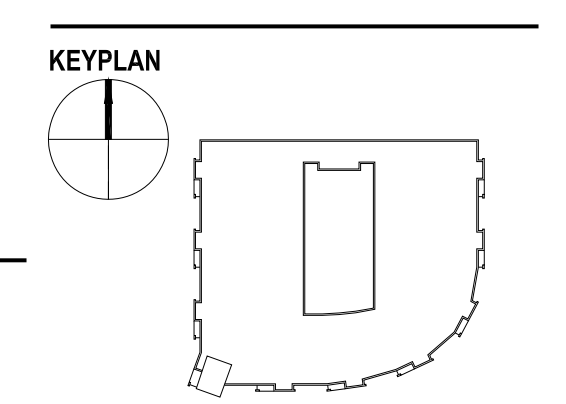
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	08.18.2014	CCD #1

SEAL



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**DRAWING TITLE**  
**PARCEL 11 TREE PRESERVATION PLAN**  
DATE 05.12.2014  
SCALE

**Building Permit Set**

PROJECT NAME

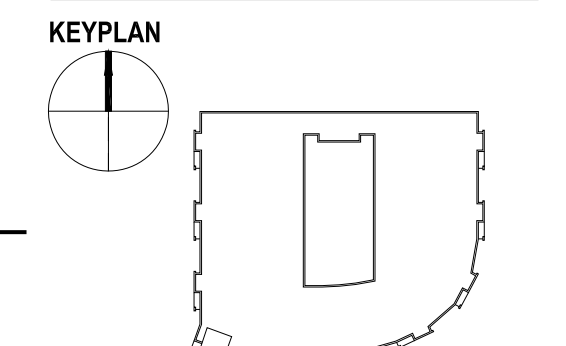
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	06.02.2014	Addendum #2
▲	08.18.2014	CCD#1

SEAL



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**DRAWING TITLE**  
PARCEL 11 TREE PRESERVATION INVENTORY

DATE 05.10.2013

SCALE

L-02

Tree #	Common name	Scientific name	Diameter	Condition	Comments	Retention potential
51	Willow oak	Quercus phellos	20	Fair	major deadwood	Med./Low
62	Willow oak	Quercus phellos	21	Fair	Endothia canker, deadwood	Low
63	Willow oak	Quercus phellos	22.5	Good	Basal wound	High
64	Willow oak	Quercus phellos	24.5	Good	nice tree	High
65	Willow oak	Quercus phellos	26	Poor	terminal dieback	Low
66	Willow oak	Quercus phellos	32	Good	nice tree	High
67	Willow oak	Quercus phellos	30.5	Good	nice tree	High
68	Willow oak	Quercus phellos	34	Good	nice tree	High
69	Willow oak	Quercus phellos	29.5	Good	nice tree	High
70	Willow oak	Quercus phellos	31	Good/Fair	basal wound, small conks	High
71	Willow oak	Quercus phellos	22	Good/Fair	girdling root, major d/w	Medium
72	Willow oak	Quercus phellos	26	Good/Fair	major deadwood	Medium
73	Willow oak	Quercus phellos	29	Good	nice tree	High
74	Willow oak	Quercus phellos	22	Good	minor deadwood	High
75	Willow oak	Quercus phellos	28.5	Good	nice tree	High
76	Willow oak	Quercus phellos	31	Good	girdling roots, endothia	High
77	Willow oak	Quercus phellos	27	Good	minor deadwood	High
78	Willow oak	Quercus phellos	36	Good	minor deadwood	High
79	Willow oak	Quercus phellos	34.5	Good	minor deadwood	High
80	Willow oak	Quercus phellos	34	Good	trumpet vine, leaf scorch	High
81	Willow oak	Quercus phellos	24	Good	nice tree	High
82	Yellowwood	Cladrastis kentuckea	2	Dead	nice tree	Dead
83	Yellowwood	Cladrastis kentuckea	2	Fair	leaf scorch	High
84	Yellowwood	Cladrastis kentuckea	2	Dead	leaf scorch	Dead
85	Yellowwood	Cladrastis kentuckea	2	Fair	leaf scorch	High
86	Willow oak	Quercus phellos	34	Good	nice tree	High
87	Willow oak	Quercus phellos	33.5	Good	nice tree	High
88	Willow oak	Quercus phellos	15.5	Good/Fair	minor deadwood	High/Med.
89	Willow oak	Quercus phellos	29	Good	minor deadwood	High
90	Willow oak	Quercus phellos	28.5	Good	nice tree	High
91	Willow oak	Quercus phellos	25.5	Good	nice tree	High
92	Willow oak	Quercus phellos	22	Good	nice tree	High
93	Willow oak	Quercus phellos	28	Good	minor deadwood	High
94	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High

Tree #	Common name	Scientific name	Diameter	Condition	Comments	Retention potential
27	Austrian pine	Pinus nigra	9.5	Poor	poor form	Low
28	Willow oak	Quercus phellos	26	Good/Fair	Endothia canker	High
29	Willow oak	Quercus phellos	14.5	Good/Fair	heavy pruned, chlorotic	High
30	Willow oak	Quercus phellos	16	Fair	major deadwood, chlorotic	Med./Low
31	Willow oak	Quercus phellos	18	Fair/Poor	major deadwood, chlorotic	Low
32	Willow oak	Quercus phellos	21	Good/Fair	cankers, hangar in crown	High
33	Willow oak	Quercus phellos	17.5	Poor	thinning canopy	Low
34	Willow oak	Quercus phellos	17.5	Good/Fair	small canopy, but okay	High
35	Willow oak	Quercus phellos	17	Good/Fair	minor root damage	High
36	Willow oak	Quercus phellos	17.5	Poor	basal wound, ganoderma	Low
37	Willow oak	Quercus phellos	7	Good/Fair	leaf spotting	High
38	Willow oak	Quercus phellos	8	Good	tuliptree scale	High
39	Willow oak	Quercus phellos	30.5	Good	nice tree	High
40	Willow oak	Quercus phellos	31	Good	heavily pruned, but okay	High
41	Willow oak	Quercus phellos	28	Good	nice tree	High
42	Willow oak	Quercus phellos	25	Good	nice tree	High
43	Willow oak	Quercus phellos	26	Good	girdling roots, but okay	High
44	Willow oak	Quercus phellos	25	Good	nice tree	High
45	Willow oak	Quercus phellos	2	Poor	multi-stemmed, new tree	Low
46	Willow oak	Quercus phellos	7.5	Good	tuliptree scale	High
47	Willow oak	Quercus phellos	13.5	Fair	chlorotic	Medium
48	Willow oak	Quercus phellos	10	Dead	nice tree	Dead
49	Willow oak	Quercus phellos	5.5	Good	nice tree	High
50	Willow oak	Quercus phellos	27.5	Good	minor deadwood	High
51	Willow oak	Quercus phellos	9	Good	nice tree	High
52	Willow oak	Quercus phellos	11	Poor	bad form	Low
53	Willow oak	Quercus phellos	21.5	Good	nice tree	High
54	Willow oak	Quercus phellos	24	Good	nice tree	High
55	Willow oak	Quercus phellos	7	Fair	chlorotic	Medium
56	Willow oak	Quercus phellos	24	Good	nice tree	High
57	Willow oak	Quercus phellos	20	Good	nice tree	High
58	Willow oak	Quercus phellos	18.5	Good/Fair	Endothia canker, deadwood	Medium
59	Willow oak	Quercus phellos	18.5	Fair/Poor	major deadwood	Low
60	Willow oak	Quercus phellos	19.5	Fair/Poor	weeping conk at base	Low

Tree #	Common name	Scientific name	Diameter	Condition	Comments	Retention potential
163	Crape myrtle	Lagerstroemia indica	4.5, 5.4	Good	purple flowers	High
164	Crape myrtle	Lagerstroemia indica	3.5, 3.5, 2	Good	purple flowers	High
165	Crape myrtle	Lagerstroemia indica	4.5, 2	Fair	poor form	Medium
166	Crape myrtle	Lagerstroemia indica	3.5, 3.5	Fair	poor form	Medium
167	Crape myrtle	Lagerstroemia indica	2, 2.5, 2.3	Fair	poor form	Medium
168	Crape myrtle	Lagerstroemia indica	5.3	Good/Fair	better form, purple flowers	Medium
169	Willow oak	Quercus phellos	31.5	Good	root damage from mowers	High
170	Willow oak	Quercus phellos	29.5	Good/Exc.	crowded canopy	High
171	Willow oak	Quercus phellos	41.5	Good/Exc.	minor deadwood	High
172	Willow oak	Quercus phellos	34	Good	root damage from mowers	High
173	Willow oak	Quercus phellos	28.5	Good	root damage from mowers	High
174	Willow oak	Quercus phellos	33	Good	root damage from mowers	High
175	Willow oak	Quercus phellos	28	Good/Fair	heavily pruned, but okay	High/Med.
176	Willow oak	Quercus phellos	25	Fair	thinning canopy	Medium
177	Willow oak	Quercus phellos	14.5	Fair	thinning canopy	Medium
178	Willow oak	Quercus phellos	4	Good	new tree	High
179	Willow oak	Quercus phellos	15.5	Poor	declining	Low
180	Willow oak	Quercus phellos	18.5	Fair/Poor	declining	Low
181	Willow oak	Quercus phellos	17	Poor	declining, conks in trunk	Low
182	Willow oak	Quercus phellos	27	Good/Fair	minor deadwood	High/Med.
183	Willow oak	Quercus phellos	27	Good/Fair	minor deadwood	High/Med.
184	Willow oak	Quercus phellos	23	Good	minor deadwood	High
185	Willow oak	Quercus phellos	27.5	Good	minor deadwood	High
186	Willow oak	Quercus phellos	22	Good	minor deadwood	High
187	Willow oak	Quercus phellos	29	Good	minor deadwood	High
188	Willow oak	Quercus phellos	25.5	Good	minor deadwood	High
189	Willow oak	Quercus phellos	17.5	Poor	declining	Low
190	Willow oak	Quercus phellos	16.5	Poor	declining	Low
191	Willow oak	Quercus phellos	18	Poor	declining	Low
192	Willow oak	Quercus phellos	15	Poor	declining	Low
193	Willow oak	Quercus phellos	16	Fair/Poor	thinning canopy	Low
194	Willow oak	Quercus phellos	18.5	Poor	declining	Low
195	Willow oak	Quercus phellos	18	Poor	declining	Low
196	Willow oak	Quercus phellos	6	Good	new tree	High

Tree #	Common name	Scientific name	Diameter	Condition	Comments	Retention potential
129	Sugar maple	Acer saccharum	16	Fair	major deadwood	Medium
130	Sugar maple	Acer saccharum	18.5	Fair	dieback	Med./Low
131	Chinese elm	Ulmus parvifolia	2.5	Good/Fair	new tree	High
132	Sugar maple	Acer saccharum	16	Poor	hazardous tree	Low
133	Sugar maple	Acer saccharum	14.5	Fair	major deadwood	Low
134	Willow oak	Quercus phellos	29.5	Good/Fair	serious basal wound	High/Med.
135	Willow oak	Quercus phellos	29.5	Good	nice tree	High
136	Willow oak	Quercus phellos	27	Good	nice tree	High
137	Willow oak	Quercus phellos	31.5	Good	nice tree	High
138	Willow oak	Quercus phellos	32.5	Good	major deadwood	High
139	Willow oak	Quercus phellos	30.5	Good/Exc.	nice tree	High
140	Willow oak	Quercus phellos	34	Good/Exc.	nice tree	High
141	Willow oak	Quercus phellos	28.5	Good/Exc.	nice tree	High
142	Redbud	Cercis canadensis	6	Good	off site	High
143	Redbud	Cercis canadensis	6	Good	off site	High
144	Willow oak	Quercus phellos	33.5	Good/Exc.	nice tree	High
145	Willow oak	Quercus phellos	32	Good/Exc.	nice tree	High
146	Willow oak	Quercus phellos	33.5	Good	co-dominant union at top	High
147	Redbud	Cercis canadensis	6	Good	off site	High
148	Willow oak	Quercus phellos	28.5	Good/Exc.	nice tree	High
149	Willow oak	Quercus phellos	35	Good/Exc.	nice tree	High
150	Willow oak	Quercus phellos	32	Good	nice tree	High
151	Redbud	Cercis canadensis	5.5	Good	off site	High
152	Willow oak	Quercus phellos	37.5	Good/Exc.	nice tree	High
153	Willow oak	Quercus phellos	34	Good	nice tree	High
154	Willow oak	Quercus phellos	34	Good/Exc.	nice tree	High
155	Willow oak	Quercus phellos	29.5	Good	nice tree	High
156	Willow oak	Quercus phellos	27.5	Good/Fair	small canopy	High
157	Willow oak	Quercus phellos	38.5	Good	nice tree	High
158	Willow oak	Quercus phellos	27	Good/Fair	nice tree	High
159	Willow oak	Quercus phellos	34	Good	nice tree	High
160	Willow oak	Quercus phellos	31	Good	nice tree	High
161	Willow oak	Quercus phellos	31	Good	nice tree	High
162	Willow oak	Quercus phellos	24.5	Good	old wound sealed on trunk	High

PITCHFORD ASSOCIATES  
arboriculture + environmental consulting

SOUTHWEST WATERFRONT PROJECT  
WASHINGTON, D.C  
TREE SURVEY AND TRANSPLANT LIST  
September 21, 2011

Tree #	Common name	Scientific name	Diameter	Condition	Comments	Retention potential
1	Willow oak	Quercus phellos	19.5	Fair	chlorotic, deadwood	Medium
2	Willow oak	Quercus phellos	14.5	Poor	chlorotic, deadwood	Low
3	Willow oak	Quercus phellos	17.5	Fair	major deadwood	Medium
4	Willow oak	Quercus phellos	16.5	Fair/Poor	major deadwood	Low
5	Willow oak	Quercus phellos	19	Good	minor deadwood	High
6	Callery pear	Pyrus calleryana	17	Fair	possibly "Redspire"	Med./Low
7	Callery pear	Pyrus calleryana	12	Fair/Poor	bad graft union	Low
8	Callery pear	Pyrus calleryana	13.5	Poor	bad graft union	Low
9	Callery pear	Pyrus calleryana	10.5	Poor	bad graft union	Low
10	Callery pear	Pyrus calleryana	10.5	Fair	bad graft union	Medium
11	Callery pear	Pyrus calleryana	12.5	Fair	bad graft union	Medium
12	Callery pear	Pyrus calleryana	14	Fair	better graft	Medium
13	Honeylocust	Gleditsia triacanthos	10	Fair	significant deadwood	Low
14	Honeylocust	Gleditsia triacanthos	7.5	Fair	crowded canopy	Medium
15	Honeylocust	Gleditsia triacanthos	7.5	Fair	crowded canopy	Medium
16	Callery pear	Pyrus calleryana	12	Good/Fair	better form	Medium
17	Callery pear	Pyrus calleryana	10	Good/Fair	better form	Medium
18	Callery pear	Pyrus calleryana	11.5	Fair	bad graft union	Medium
19	Callery pear	Pyrus calleryana	10	Fair	bad graft union	Medium
20	Callery pear	Pyrus calleryana	12	Good/Fair	twisted grain in trunk	Medium
21	Callery pear	Pyrus calleryana	8.5	Good/Fair	better form	Medium
22	Callery pear	Pyrus calleryana	9.5	Fair	bad graft union	Medium
23	Callery pear	Pyrus calleryana	11	Fair	some deadwood	Medium
24	Callery pear	Pyrus calleryana	11.5	Fair/Poor	bad graft union	Low
25	Callery pear	Pyrus calleryana	18	Good/Fair	better form	Medium
26	Callery pear	Pyrus calleryana	20	Good/Fair	steep crotch angles	Medium

Tree #	Common name	Scientific name	Diameter	Condition	Comments	Retention potential
95	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High
96	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High
97	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High
98	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High
99	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High
100	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High
101	Honeylocust	Gleditsia triacanthos	2.5	Good	in median strip	High
102</						





### Building Permit Set

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**DRAWING TITLE**  
**STREETSCAPE FURNISHING PLAN**

DATE 05.10.2013

SCALE 1" = 20'-0"

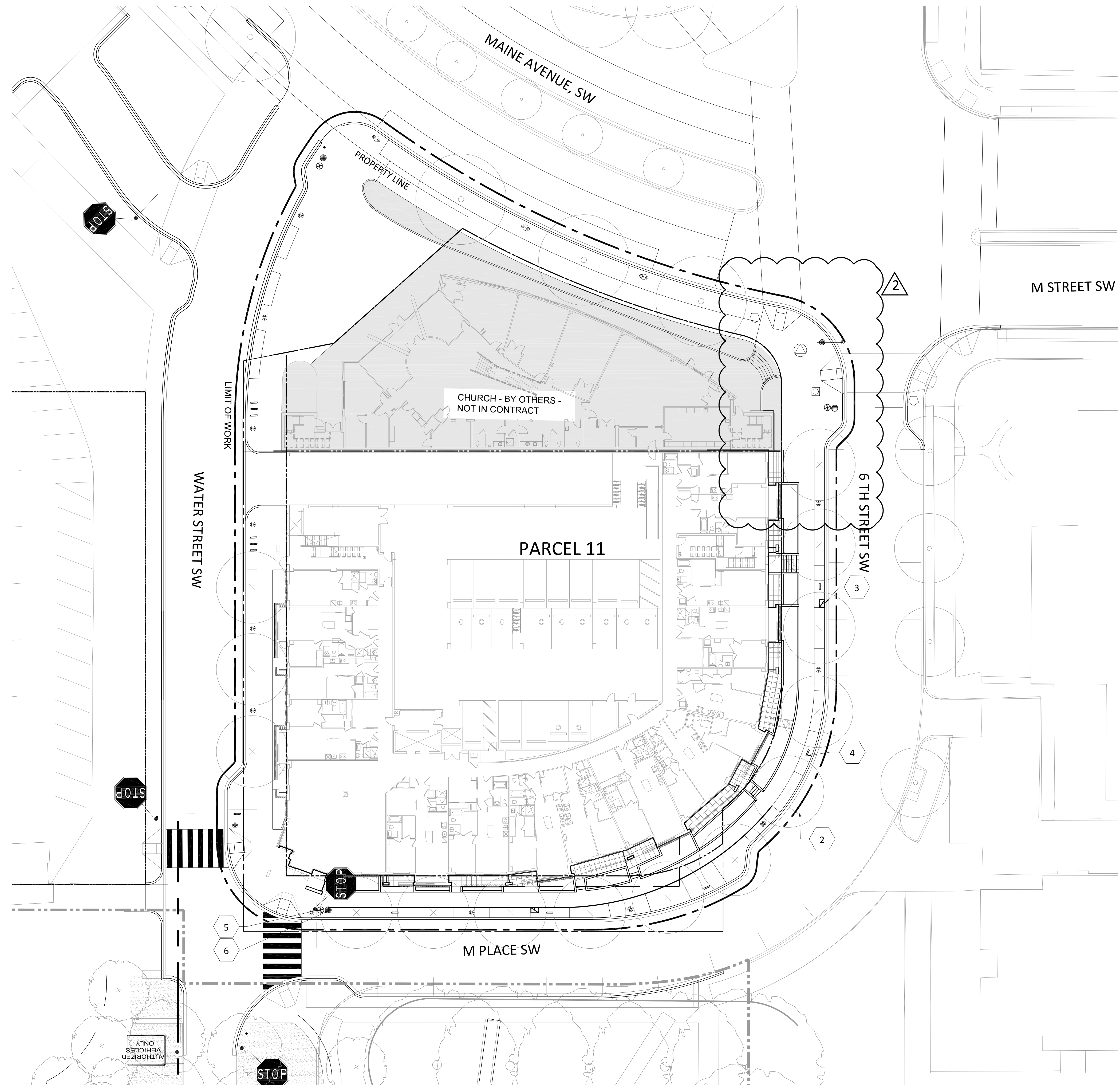
L-100.2

- ① PLANTERS - TO BE DETERMINED, NOT IN CONTRACT
- ② FOR PARKING PLAN - SEE CIVIL DWGS.

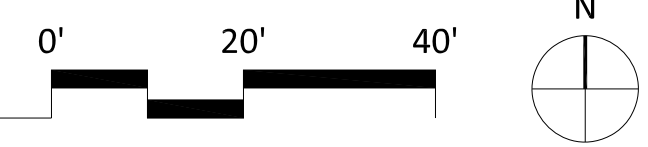
- ③ PARKING METER, DC STANDARD, SEE DETAIL, 22 SHEET L-803
- ④ BIKE RACK, DC STANDARD, SEE DETAIL 21, SHEET L-803
- ⑤ TRASH RECEPTACLE, DC STANDARD, SEE DETAIL 1, SHEET L-803
- ⑥ RECYCLING RECEPTACLE, DC STANDARD, SEE DETAIL 2, SHEET L-803

**FURNISHING NOTES**

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL COMPLY WITH ALL RELEVANT CODES, GUIDELINES, AND STANDARDS. ANY DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. SOME CONSTRUCTION OCCURS OVER STRUCTURE. SEE ARCH. DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING WORK CALLED FOR ON THE DRAWINGS WHETHER OR NOT EACH WORK ELEMENT IS NOTED IN THE LEGENDS.
5. PARKING METERS TO BE PURCHASED BY CONTRACTOR AND INSTALLED BY DDOT. CONTRACTOR SHALL COORDINATE INSTALLATION AND SCHEDULE W/ DDOT REPRESENTATIVE.
6. ADSELL BUS SHELTERS SHALL BE PURCHASED AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL COORDINATE INSTALLATION AND SCHEDULE W/ DDOT REPRESENTATIVE.
7. FOR UTILITY CONNECTIONS FOR BUS SHELTERS AND PARKING METERS, SEE CIVIL DWGS.
8. SMART BIKE LOCATION TO BE DETERMINED IN COORDINATION WITH DDOT. CONTRACTOR SHALL COORDINATE INSTALLATION AND SCHEDULE W/ DDOT REPRESENTATIVE.
9. STREET SIGNAGE PLAN TO BE DETERMINED BY OTHERS. SIGNS TO BE INSTALLED BY DDOT. CONTRACTOR SHALL COORDINATED INSTALLTION AND SCHEDULE W/ DDOT REPRESENTATIVE
10. WAY FINDING SIGN TO BE APPROVED AND INSTALLED BY DDOT. CONTRACTOR SHALL COORDINATED INSTALLTION AND SCHEDULE W/ DDOT REPRESENTATIVE.
11. MATERIALS SUBJECT TO MODIFICATION OR SUBSTITUTION FOR CONSISTENCY WITH FINAL ZONING ORDER.



1 **FURNISHING PLAN**  
L-100.2 SCALE: 1" = 20'

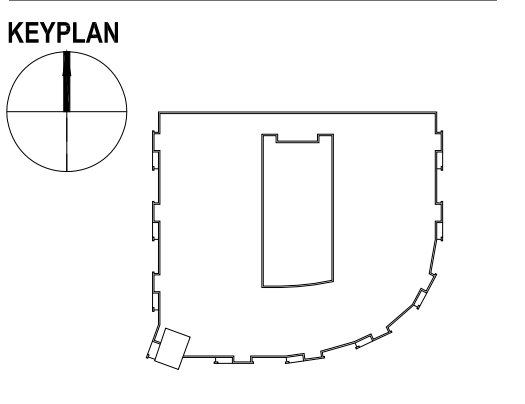
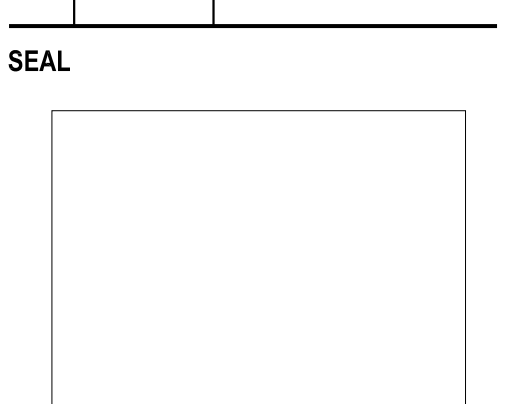


### Building Permit Set

**PROJECT NAME**  
**The Wharf - Parcel 11B**  
600 M Place SW  
Washington, DC

**PROJECT NUMBER** HOF23  
**OWNER**  
Hoffman-Madison Waterfront, LLC  
690 Water St. SW  
Washington, DC  
20024  
**OWNER'S PHONE** 202.688.3590  
**OWNER CONTACT**

ISSUE	MARK	DATE	DESCRIPTION
		10.26.2012	Schematic Design Set
		01.22.2013	Design Development Set
		03.22.2013	50% CD Progress Set
		05.10.2013	80% Building Permit Set
		05.12.2014	GMP Bid Set
		06.02.2014	Addendum #2
		08.18.2014	CCD#1



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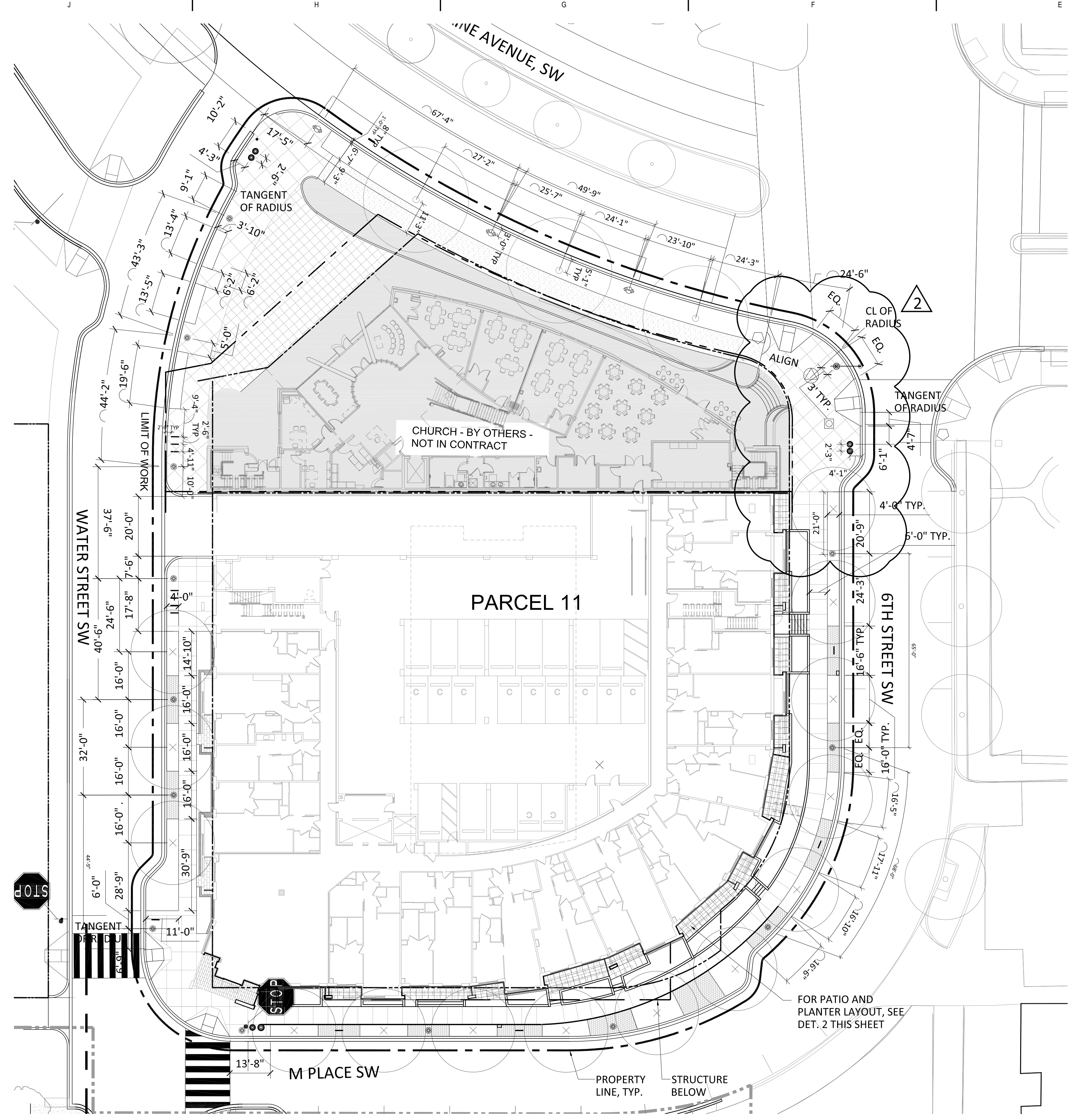
**DRAWING TITLE**  
**STREETSCAPE LAYOUT PLAN**

**DATE** 05.10.2013  
**SCALE** 1" = 20'-0"

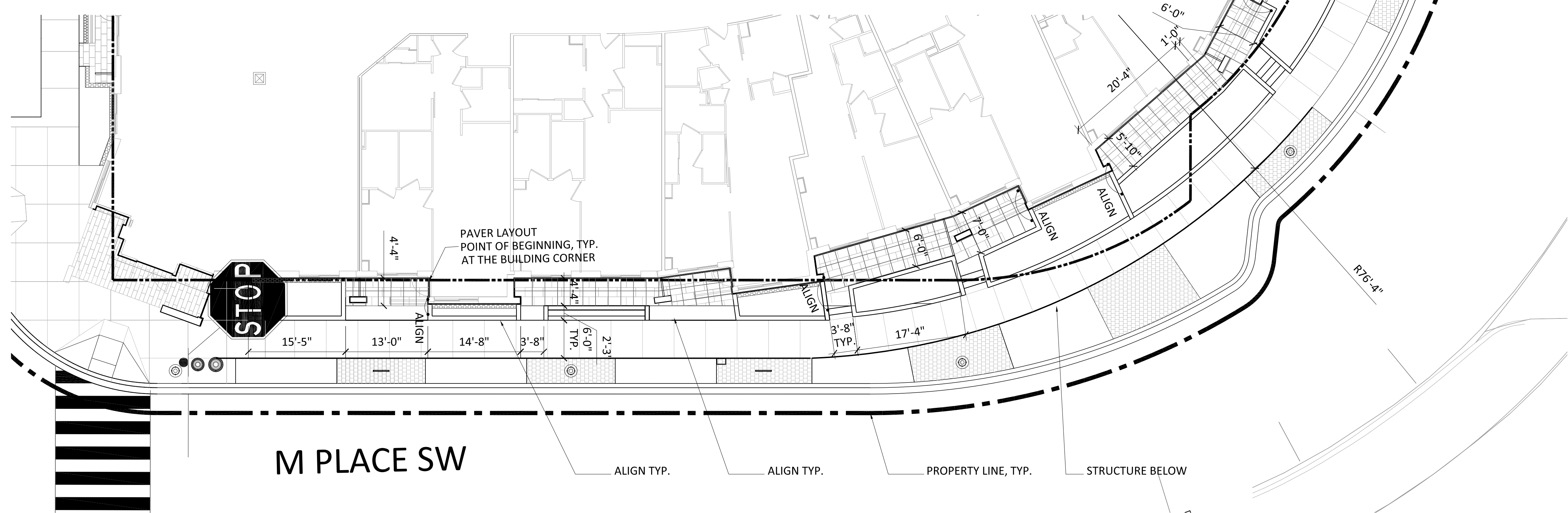
**L-200**

- NOTES:**
- LAYOUT LINES SHALL BE PARALLEL AND PERPENDICULAR TO EACH OTHER AND TO THE BUILDINGS UNLESS OTHERWISE INDICATED IN THE DRAWINGS
  - SIDEWALK WIDTH ALONG 6TH STREET SW AND M PLACE SW SHALL BE CONTINUOUSLY 6'-0".
  - STREET TREES ARE TO BE LOCATED IN THE CENTER OF THE TREE PITS.
  - LIGHT FIXTURES SHALL BE SETBACK 3'-0" FROM FACE OF CURB TO CENTER OF LIGHT POLE
  - FOR TRAFFIC SIGNAL POLE LOCATIONS, SEE TRAFFIC SIGNAL PLAN BY OTHERS.
  - FOR OFFSITE LIGHT FIXTURE LOCATIONS, SEE STREETLIGHT PLANS BY OTHERS.
  - ALL SITE FURNISHINGS SHALL HAVE MIN. 2'-0" CLEARANCE FROM FACE OF CURB TO FACE OF FURNISHING UNLESS OTHERWISE NOTED. BENCHES SHALL BE 3 FT. FROM FACE OF CURB.
  - A 3'-0" CLEAR PATH SHALL BE PROVIDED AROUND EACH SITE FURNISHING UNLESS OTHERWISE NOTED.
  - ALL ADA RAMP AND CROSSWALK LOCATIONS TO BE APPROVED IN THE FIELD BY DDOT OFFICIAL. ALL ADA RAMP AND CROSSWALKS SHALL CONFORM TO THE LATEST ADAAG CRITERIA.
  - FOR LAYOUT OF STAIRS BY TOWNHOUSES, SEE ARCH DWGS.

- PAVING NOTES**
- PAVING SHALL BE LAYED OUT WITH STAGGERED AND EQUAL DIMENSION JOINTS.
  - NO PAVER SHALL BE LESS THAN 6" WIDE.
  - NO PAVING GAP SHALL BE GREATER THAN 1/2" WIDE. IF A WIDER GAP EXISTS, UTILIZE A PAVING SPACER NO GREATER THAN 1" WIDE. FOR A GAP GREATER THAN 1" WIDE, UTILIZE AN OVERSIZED, SCORED PAVER, CUT TO THE NECESSARY DIMENSION.
  - HANOVER GRAY LEVELING PLATES SHALL BE USED TO MATCH T.F.F. ELEVATION WHERE NEEDED.
  - EXPANSION JOINT AT EVERY 25' O.C. AT CONCRETE SIDEWALK



**1 STREETSCAPE - LAYOUT PLAN**  
L-200 SCALE: 1" = 20'



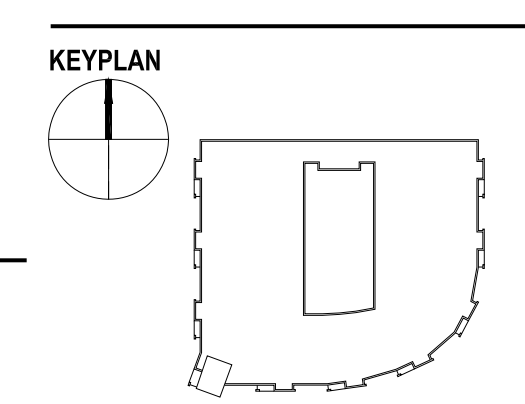
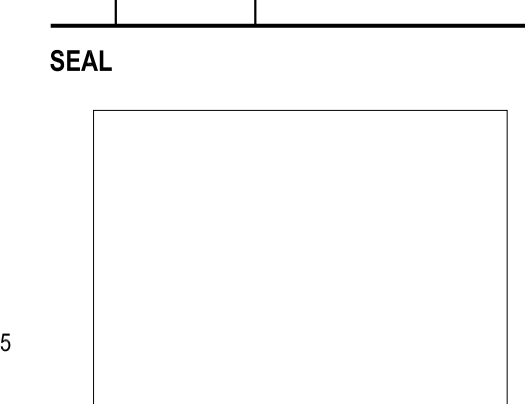
**2 PATIO - LAYOUT PLAN**  
L-200 SCALE: 1" = 10'

### Building Permit Set

**PROJECT NAME**  
**The Wharf - Parcel 11B**  
600 M Place SW  
Washington, DC

**PROJECT NUMBER** HOF23  
**OWNER**  
Hoffman-Madison Waterfront, LLC  
690 Water St. SW  
Washington, DC  
20024  
**OWNER'S PHONE** 202.688.3590  
**OWNER CONTACT**

MARK	DATE	DESCRIPTION
	10.26.2012	Schematic Design Set
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	06.02.2014	Addendum #2
▲	08.18.2014	CCD#1

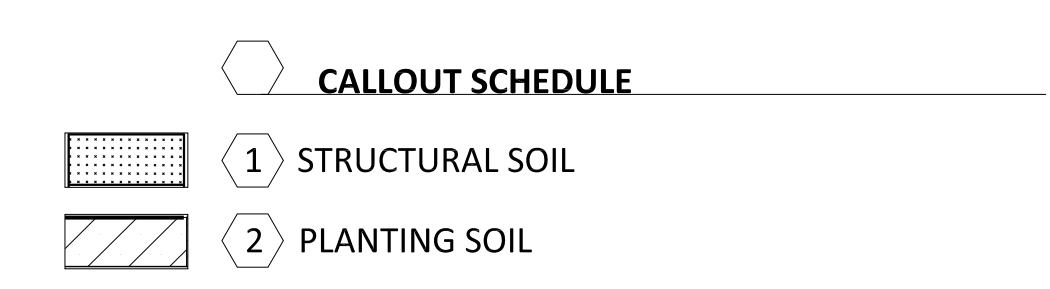
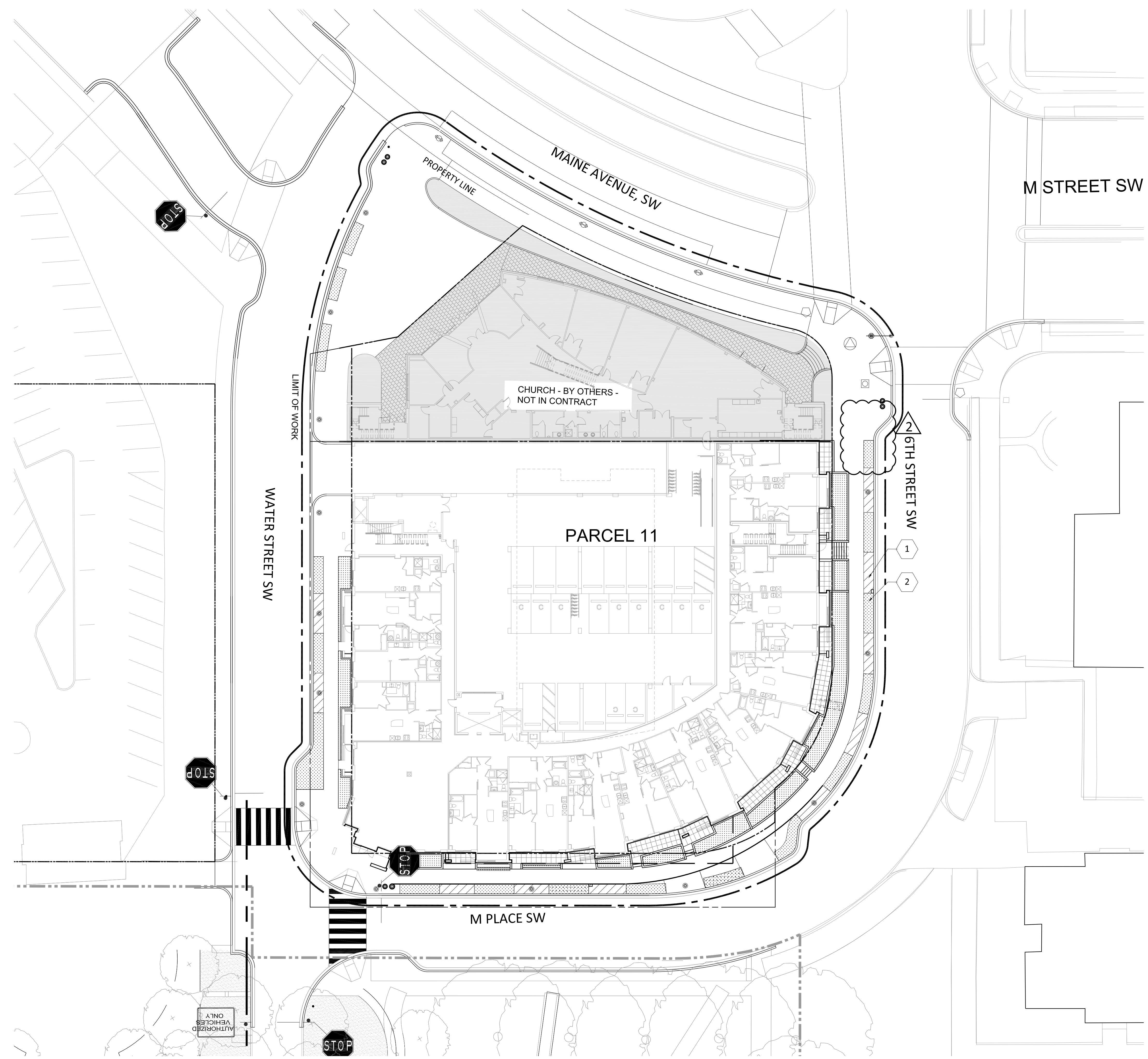


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**DRAWING TITLE**  
**STREETSCAPE SOIL PLAN**

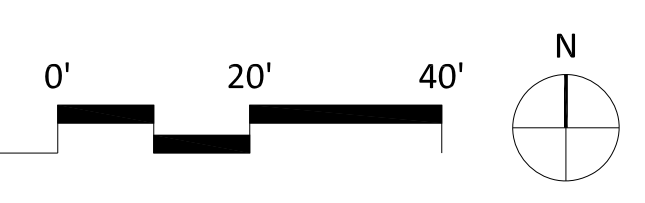
**DATE** 05.10.2013  
**SCALE** 1" = 20'-0"

**L-300**



- SOIL NOTES:**
- INSTALL SOIL PER SPECIFICATIONS AND DETAILS
  - SEE MATERIAL PLAN, GRADING PLAN, SECTIONS AND DETAILS FOR FURTHER INFORMATION
  - CONSTRUCTION SEQUENCE: CONTRACTOR SHALL PROTECT ALL SOIL AND PLANTS FROM OTHER CONSTRUCTION ACTIVITY. ALL SOIL AND PLANTS SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF HARDSCAPE, UTILITY, AND OTHER WORK UNLESS APPROVED BY LANDSCAPE ARCHITECT.
  - SOIL AND AGGREGATE SHALL BE INSTALLED AT THE DEPTH SPECIFIED. WHERE LIGHTWEIGHT FILL IS NEEDED TO MEET FINISH GRADE, SEE DETAILS AND PLANS.

**1** **STREETSCAPE AND PLANTING AT BUILDING FACE - SOIL PLAN**  
L-300 SCALE: 1" = 20'







## Building Permit Set

PROJECT NAME

**The Wharf - Parcel 11B**  
600 M Place SW  
Washington, DC

PROJECT NUMBER **HOFP23**

**OWNER**  
Hoffman-Madison Waterfront, LLC  
690 Water St. SW  
Washington, DC  
20024  
OWNER'S PHONE 202.688.3590  
OWNER CONTACT

**ISSUE**

MARK	DATE	DESCRIPTION
4	10.26.2012	Schematic Design Set
	01.22.2013	Design Development Set
	03.22.2013	50% CD Progress Set
	05.10.2013	80% Building Permit Set
	05.12.2014	GMP Bid Set
	08.18.2014	CCDF#1

SEAL

**KEYPLAN**

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**DRAWING TITLE**  
**STREETScape IRRIGATION PLAN**

DATE 05.10.2013

SCALE 1" = 20'-0"

**L-600**

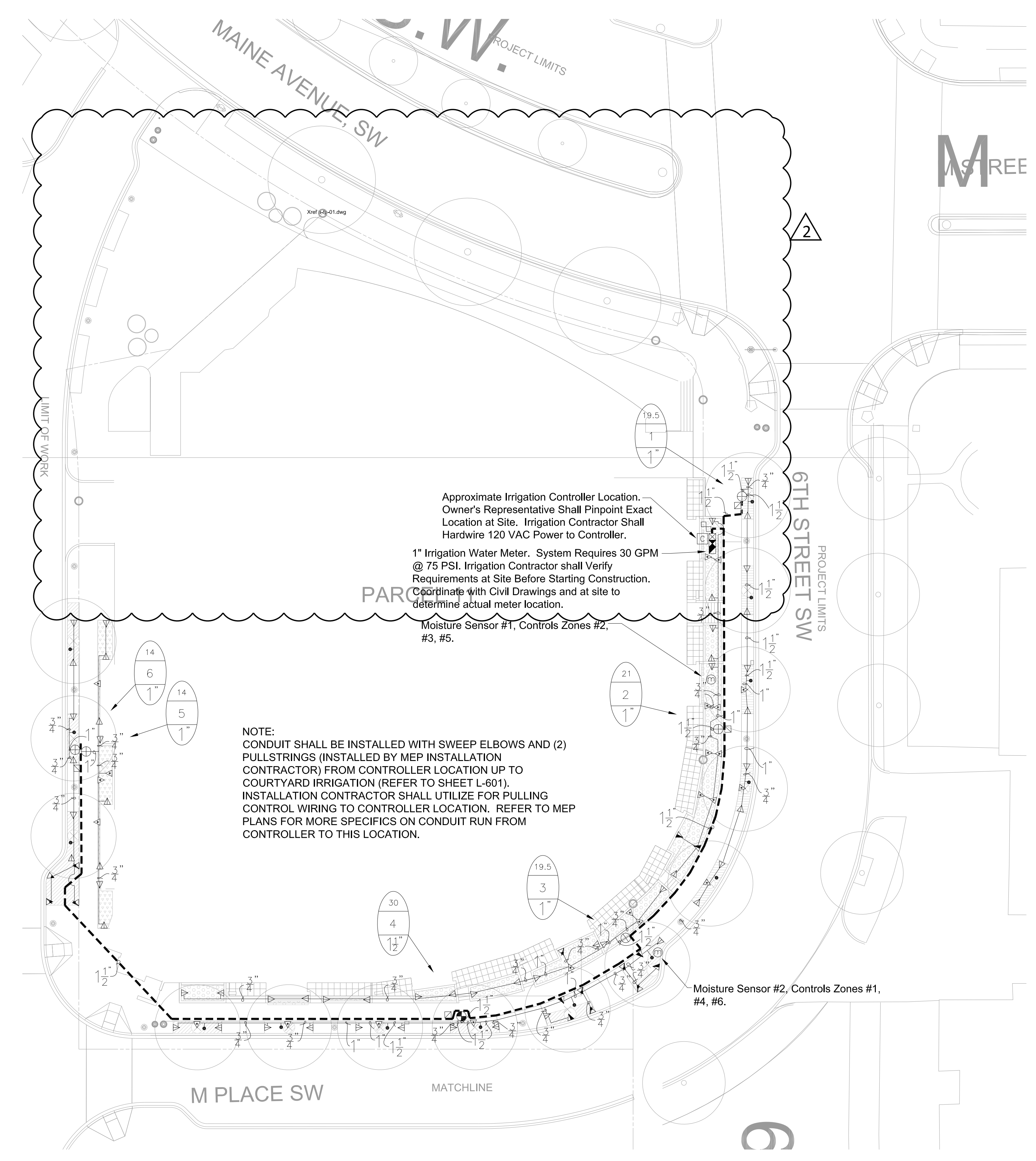
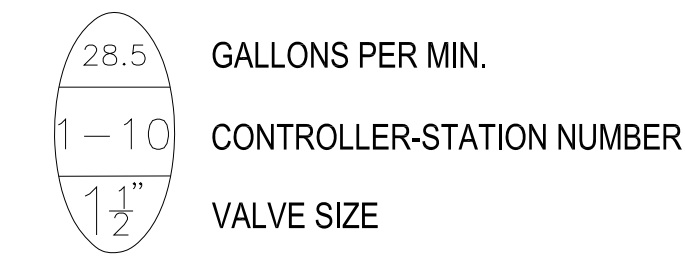
## IRRIGATION LEGEND

- COURTYARD IRRIGATION POINT OF CONNECTION. REFER TO MEP PLANS FOR MORE SPECIFICS ON CONNECTION LOCATIONS, SIZES AND FLOW REQUIREMENTS LISTED ON IRRIGATION PLANS.
- MANUAL DRAIN VALVE. SCH 80 PVC TRUE UNION BALL VALVE. DETAIL-E.
- 1" IRRIGATION WATER METER (STREETSCAPE). SYSTEM REQUIRES 30 GPM @ 75 PSI. IRRIGATION CONTRACTOR SHALL VERIFY SYSTEM REQUIREMENTS AT SITE BEFORE STARTING CONSTRUCTION.
- WATTS #909-M-QT-1-1/2", 1-1/2" REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER. DETAIL-F.
- WINTERIZATION ASSEMBLY. DETAIL-G.
- BASELINE BASE STATION 3200C 2-WIRE SMART CONTROLLER: COMPUTER CONTROLLER, CONTROLLER, TO BE PEDESTAL MOUNTED. IRRIGATION CONTRACTOR SHALL ALSO INSTALL A WIRED RAIN/FREEZE SENSOR. DETAIL-K.
- NOTES:**  
INSTALLER SHALL INSTALL LIGHTNING AND SURGE PROTECTION DEVICES THROUGHOUT SYSTEM (DETAIL-S) AS PER MANUFACTURER'S HIGHEST SPECIFICATION LEVELS.  
INSTALLER SHALL ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS RELATED TO 2-WIRE CONTROL SYSTEM INSTALLATION.  
INSTALLER SHALL INSTALL BASELINE MOISTURE SENSORS (DETAIL-T) AS SHOWN ON PLANS. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE RESPONSIBLE TO PROGRAM RELATED HYDROZONES TO RESPECTIVE SOIL MOISTURE SENSORS.  
THERE SHALL BE 1-1/2" ELECTRICAL CONDUIT (WITH SWEEP ELBOWS AND 2 PULLSTRINGS) INSTALLED FROM CONTROLLER LOCATION TO EACH CONDUIT POINT OF CONNECTION IN PLANTER AREAS (REFER TO COURTYARD PLANS). SPECIFICATION OF CONDUIT AND PULLSTRINGS TO BE BY MEP. INSTALLATION OF CONDUIT AND PULLSTRINGS TO BE BY MEP CONTRACTOR. IRRIGATION INSTALLATION CONTRACTOR WILL UTILIZE PULLSTRINGS AND CONDUIT TO INSTALL CONTROL WIRING (2-WIRE) AT TIME OF IRRIGATION INSTALLATION.  
FOR BASELINE COORDINATION - CONTACT ANDY HUMPHREY AT 208.908.3229
- RAIN BIRD 150-PEB-PRS PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1 1/2" SIZE, MOUNTED WITH SCH 80 PVC BALL TRUE UNION VALVE WITH PRESSURE REGULATION DEVICES, INSTALLED WITH BASELINE SINGLE STATION BICODER. DETAIL-A.
- RAIN BIRD 100-PEB-PRS PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1" SIZE, MOUNTED WITH SCH 80 PVC TRUE UNION BALL VALVE WITH PRESSURE REGULATION DEVICES, INSTALLED WITH BASELINE SINGLE STATION BICODER. DETAIL-A.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 12" RADIUS, FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 30 PSI. DETAIL-U.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 15" RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 30 PSI. DETAIL-U.
- RAIN BIRD 1806-SAM, 6" LAWN POP-UP SIDE STRIP SPRAY SPRINKLER, 9' X 18" RADIUS, 1.5 GPM, 30 PSI. DETAIL-U.
- RAIN BIRD 1806-SAM, 6" LAWN SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 1.5 GPM, 30 PSI. DETAIL-U.
- RAIN BIRD 1806-SAM, 6" LAWN END STRIP SPRAY SPRINKLER, 4' X 15' RADIUS, 1.0 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM WITH 1404 BUBBLER NOZZLE AND PA-80 ADAPTER, 6" POP-UP TREE BUBBLER, 1.0 GPM. DETAIL-C.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SPRAY SPRINKLER, 15" RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, THREE QUARTER-3.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SPRAY SPRINKLER, 12" RADIUS, FULL-2.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 9' X 18" RADIUS, 1.5 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 1.5 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD #5 QUICK COUPLING VALVE 1" SIZE. CONTRACTOR TO SUPPLY TWO QCV KEYS AND MATCHING HOSE SWIVELS. DETAIL-O.
- SCH 80 PVC TRUE UNION BALL VALVE, SIZED SAME AS MAINLINE, MOUNTED IN CARSON VALVE BOX. DETAIL-B.
- RAIN BIRD DRIP ZONE ASSEMBLY KIT, MODEL #XCZ-100-PRB-COM, 1" SIZE. INSTALLED WITH BASELINE SINGLE STATION BICODER. DETAIL-L.  
**NOTE:**  
IF ANY DRIP ZONE FALLS UNDER 3 GPM FLOW, MUST UTILIZED RAIN BIRD XCZ-LF-100-PRF, 1" LOW FLOW DRIP VALV ASSEMBLY.
- POINT OF CONNECTION - DRIP LINE TUBING TO PVC PIPE, DETAIL-M,N.
- DRIP TUBING: RAIN BIRD XFS DRIPLINE DRIP TUBING, .6 GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4' INSTALL NETAFIM AIR RELIEF VALVE KIT IN 6" CIRCULAR VALVE BOX AT HIGH POINT OF EACH ZONE AND INSTALL NETAFIM DRAIN VALVE(S) IN 10" CIRCULAR VALVE BOX AT LOW POINT(S) OF EACH ZONE. DETAIL-M,N,P,Q,R.
- TREE RING DRIP TUBING: RAIN BIRD XFS DRIPLINE DRIP TUBING, .6 GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4' INSTALL NETAFIM AIR RELIEF VALVE KIT IN 6" CIRCULAR VALVE BOX AT HIGH POINT OF EACH ZONE AND INSTALL NETAFIM DRAIN VALVE(S) IN 10" CIRCULAR VALVE BOX AT LOW POINT(S) OF EACH ZONE. DETAIL-M,N,P,Q,R.
- MAINLINE PIPE: 1-1/2" SIZE IF NOT NOTED. SCH 40 PVC.
- IRRIGATION SLEEVE: SCH 40 PVC, REFER TO SLEEVING PLANS. DETAIL-H.
- LATERAL LINE PIPE: SCH 40 PVC, SIZE NOTED.
- 3" ELECTRICAL CONDUIT SLEEVE: ANY CONDUITS INSTALLED THROUGH BUILDING TO BE INSTALLED WITH SWEEP ELBOWS AND (2) PULLSTRINGS.

**NOTES:**

- ALL SPRINKLERS WILL BE MOUNTED ON (3) MARLEX STREET ELLS WITH A SCHED. 80 NIPPLE SIZE OF SPRINKLER INLET.
- CONTRACTOR TO UTILIZE A AUTOMATIC DRAIN CHECK VALVE DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
- ALL BILINE COMMUNICATION WIRE WILL BE COLOR CODED AND MOUNTED IN 1" ELECTRICAL CONDUIT WITH SWEEP ELBOWS.
- ALL PIPING AND WIRING UNDER HARDTOPS WILL BE IN SCH 40 PVC PIPE SLEEVE.
- LIGHTNING AND SURGE PROTECTION SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS (MINIMUM OF EVERY 400' ALONG TWO-WIRE PATH).
- ALL COMMUNICATION WIRE (BILINE) SHALL BE INSTALLED IN 1" ELECTRICAL CONDUIT WITH SWEEP ELBOWS.
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL 36" LOOP OF SPARE CONTROL WIRE (2-WIRE) AT EACH END OF RESPECTIVE MAINLINE RUNS FOR ALL AREAS. INSTALLED IN 10" ROUND VALVE BOX.
- ALL WIRE SPLICES TO MADE UTILIZING 3M DRBY-6 CONNECTORS.

### TYPICAL VALVE INDICATOR



**1** **PARCEL 11 - STREETSCAPE - IRRIGATION PLAN**  
L-601 SCALE: 1" = 20'

### BASELINE 2-WIRE CONTROL NOTES:

IRRIGATION CONTRACTOR SHALL ADHERE TO ALL MANUFACTURER INSTALLATION SPECIFICATIONS

ALL WIRE SPLICES SHALL BE MADE WITH DBY/R-6 CONNECTORS.

LIGHTNING ARRESTORS MUST BE PLACED EVERY 400' ALONG 2-WIRE RUNS (ARRESTORS PROTECT 300' RADIUS)

IRRIGATION CONTRACTOR MUST PLACE A LIGHTNING ARRESTOR WITHIN 25' OF THE CONTROLLER.

IRRIGATION CONTRACTOR MUST PLACE LIGHTNING ARRESTORS AT THE END OF ALL BILINE RUNS (BRANCH AND TRUNK LINES).

ALL BASELINE COMMUNICATION BILINE TO BE INSTALLED IN 1" SCH 40 ELECTRICAL CONDUIT WITH SWEEP ELBOWS.