TCR

ECKINGTON ONE

WASHINGTON, D.C.
MAY 21, 2007

05-23A

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

Holland + Knight

urban

GA William H. Gordon Associates, Inc.
ENGINEERS · LAND PLANNERS · LANDSCAPE ARCHITECTS · SURVEYORS
4501 Daly Drive, Suite 101, Chantilly, Virginia 20151

SHEET	SHEET NAME	SUBSECTION REFERENCES
	COVER	
101	SHEET INDEX	
102	LOCATION MAP	2406.11(b)
103	CONTEXT	2406.11(b)
104	SITE PLAN	2406.11(b), 2406.12(c), 2403.9 (a)
105	ZONING	2406.11(b)
106	ZONING LOT DELINEATION	2406.11(b)
107	PERSPECTIVE 1 (Q STREET LOOKING FROM WEST TO EAST)	2406.12(e), 2403.9(a)
108	PERSPECTIVE 2 (HARRY THOMAS WAY)	2406.12(e), 2403.9(a)
109	PERSPECTIVE 3 (ECKINGTON PLACE)	2406.12(e), 2403.9(a)
110	ELEVATION - Q STREET NORTH-SIDE (BUILDING 100)	2406.12(e)
111	ELEVATION - Q STREET NORTH-SIDE (BUILDING 200)	2406.12(e)
112	ELEVATION - Q STREET NORTH-SIDE (BUILDING 300 EAST)	2406.12(e)
113	ELEVATION - Q STREET NORTH-SIDE (BUILDING 300 WEST)	2406.12(e)
114	ELEVATION - HARRY THOMAS WAY NORTH-SIDE WEST	2406.12(e)
115	ELEVATION - HARRY THOMAS WAY NORTH-SIDE EAST	2406.12(e)
116	ELEVATION - HARRY THOMAS WAY (BUILDING 200)	2406.12(e)
117	ELEVATION - HARRY THOMAS WAY (BUILDING 300)	2406.12(e)
118	ELEVATION - ECKINGTON PLACE (BUILDING 100 & 300)	2406.12(e)
119	ELEVATION - INNER & BACK (BUILDING 100 & 200)	2406.12(e)
120	ELEVATION - BUILDING 100 BACK	2406.12(e)
121	ELEVATION - BUILDING 200 BACK	2406.12(e)
122	ELEVATION - COURTYARDS	2406.12(e)
123	STREET MASSING CONTEXT	2406.12(e)
124	GARAGE PLAN (BUILDING 100)	2406.12(e)
125	GROUND FLOOR PLAN (BUILDING 100)	2406.12(e)
126	TYPICAL FLOOR PLAN (BUILDING 100)	2406.12(e)
127	ROOF PLAN (BUILDING 100)	2406.12(e)
128	GARAGE PLAN (BUILDING 200)	2406.12(e)
129	GROUND FLOOR PLAN (BUILDING 200)	2406.12(e)
130	TYPICAL FLOOR PLAN (BUILDING 200)	2406.12(e)
131	ROOF PLAN (BUILDING 200)	2406.12(e)
132	GARAGE PLAN (BUILDING 300)	2406.12(e)
133	GROUND FLOOR PLAN (BUILDING 300)	2406.12(e)
134	TYPICAL FLOOR PLAN (BUILDING 300)	2406.12(e)
135	ROOF PLAN (BUILDING 300)	2406.12(e)
136	VEHICULAR / PEDESTRIAN CIRCULATION PLAN	2406.12(e)
137	SERVICE & DELIVERY CIRCULATION PLAN	2406.12(e)
138	CROSS SECTION (BUILDING 300)	2406.12(e)
139	CROSS SECTIONS (Q STREET)	2406.12(e)
140	DETAILED CROSS SECTION (Q STREET)	2406.12(e)
141	BUILDING CALCULATIONS	2406.11(e)(1)/11(e)(3)
201	OVERALL LANDSCAPE PLAN	2403.9(a), 2406.12(d)/11e(5)
202	DETAILED LANDSCAPE PLAN	2403.9(a), 2406.12(d)/11e(5)
203	DETAILED LANDSCAPE PLAN	2403.9(a), 2406.12(d)/11e(5)
204	DETAILED LANDSCAPE PLAN	2403.9(a), 2406.12(d)/11e(5)
205	DETAILED LANDSCAPE PLAN	2403.9(a), 2406.12(d)/11e(5)
301	EXISTING CONDITIONS PLAN	2406.12(d).11(e)(5)
302	SITE PLAN	2403.9(h), 2406.12(c).11(d)
303	UTILITY PLAN	2406.12(c).11(d)
304	GRADING PLAN	2406.12(d).11(e)(5)
305	EROSION AND SEDIMENT CONTROL PLAN	2406.12(d).11(e)(5)
306	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	
307	STORMWATER MANAGEMENT NOTES AND COMPUTATIONS	

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

SHEET INDEX
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

ECKINGTON ONE
SITE LOCATION

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

LOCATION MAP

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL











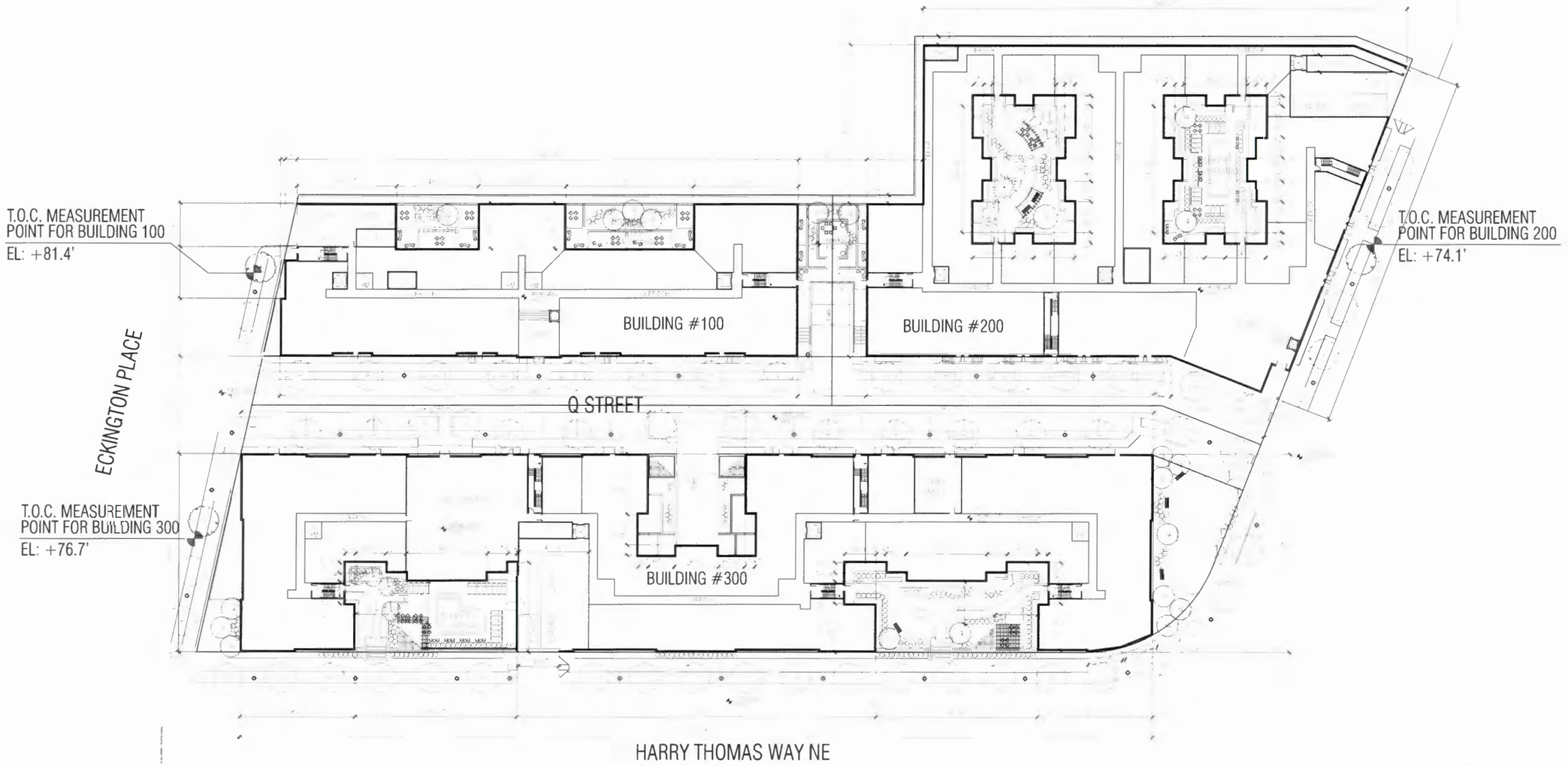





THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

CONTEXT
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

SITE PLAN
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

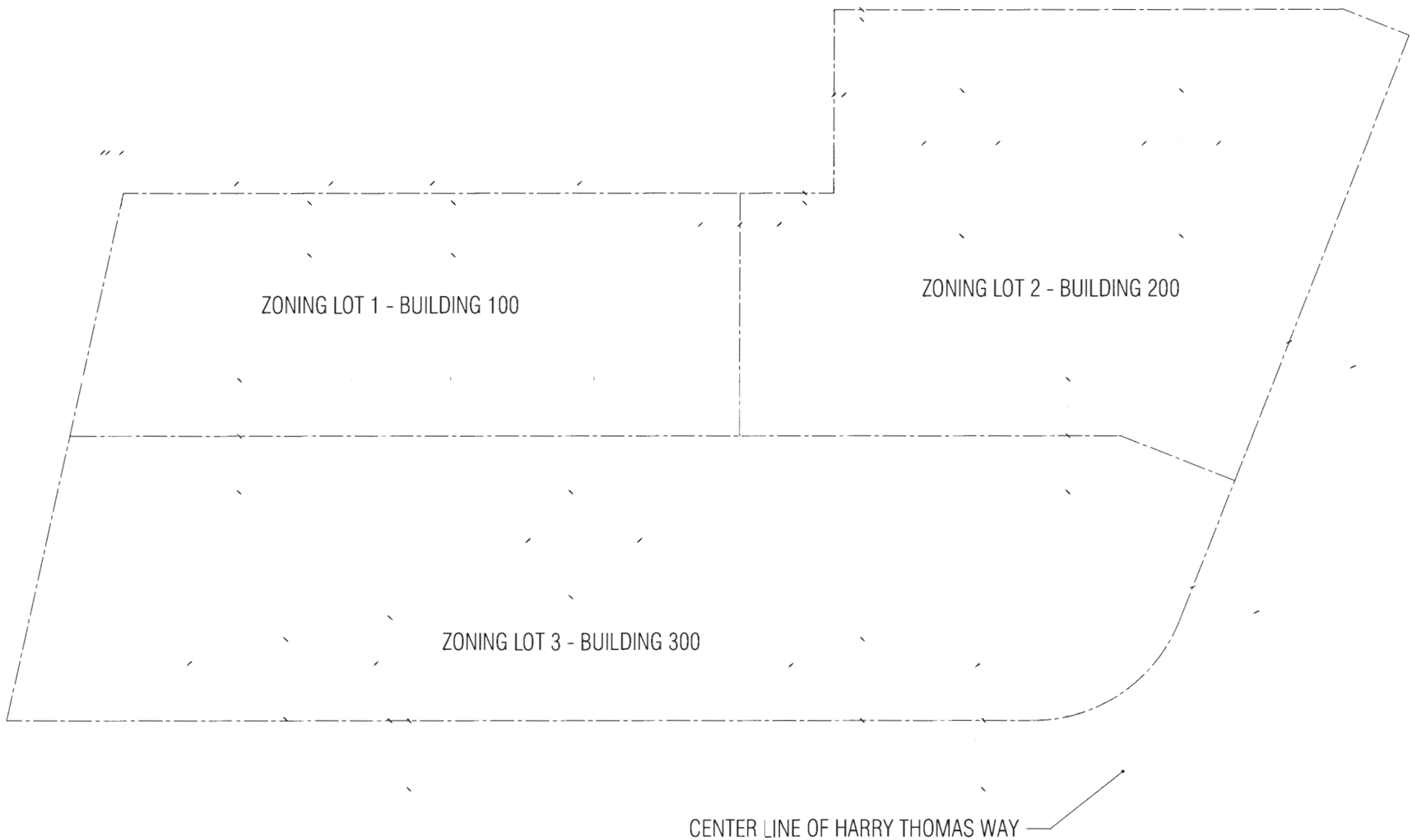
NOTES: 1. ON OCTOBER 16, 2006, THE ZONING COMMISSION TOOK FINAL ACTION TO APPROVE CASE NO. 05-23, WHICH INCLUDED A MAP AMENDMENT TO REZONE THE PROPERTY FROM M TO C-3-C.

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ZONING
ECKINGTON ONE
WASHINGTON, D.C.

0 25' 50 100 200

TCR
TRAMMELL CROW RESIDENTIAL



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ZONING LOT DELINEATION

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

SEE SHEET 105 FOR LOCATION REFERENCE.

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

PERSPECTIVE 1

(Q STREET VIEW LOOKING FROM WEST TO EAST)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

SEE SHEET 105 FOR LOCATION REFERENCE.

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

PERSPECTIVE 2

(HARRY THOMAS WAY VIEW)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

SEE SHEET 105 FOR LOCATION REFERENCE.

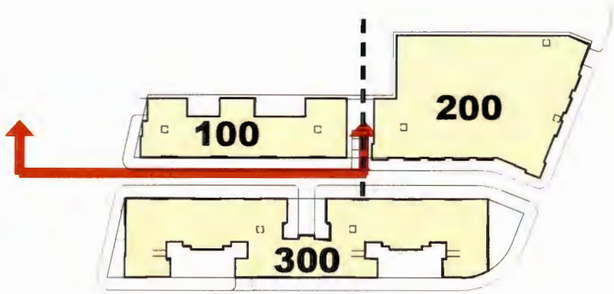
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

PERSPECTIVE 3

(ECKINGTON PLACE VIEW)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



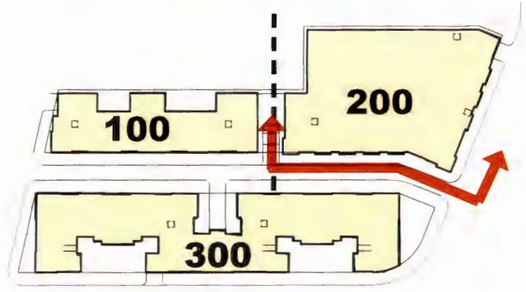
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS-Q STREET NORTH-SIDE

(BUILDING 100)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



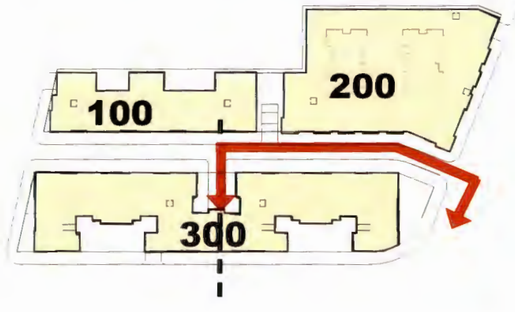
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS-Q STREET NORTH-SIDE

(BUILDING 200)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



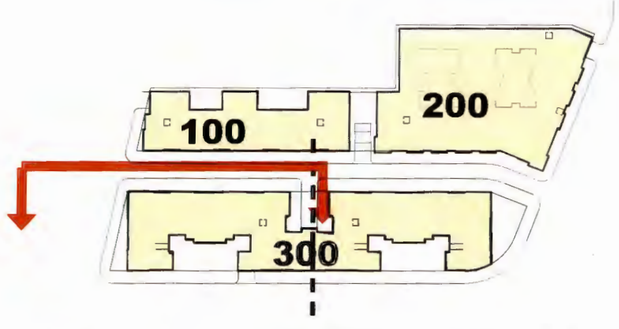
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - Q STREET SOUTH-SIDE

(BUILDING 300)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



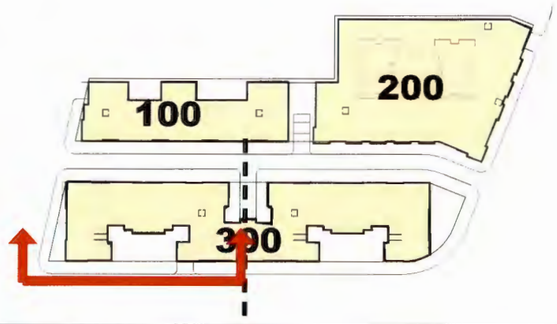
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - Q STREET SOUTH-SIDE

(BUILDING 300)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - HARRY THOMAS WAY NORTH-SIDE

(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

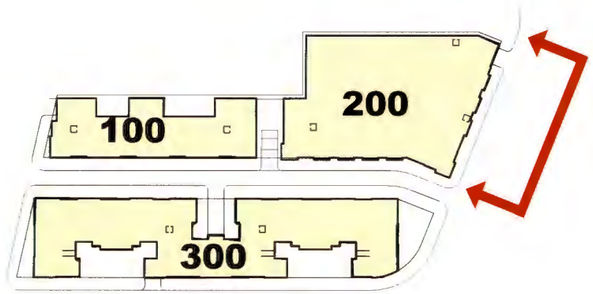
TCR
TRAMMELL CROW RESIDENTIAL

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - HARRY THOMAS WAY NORTH-SIDE

(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



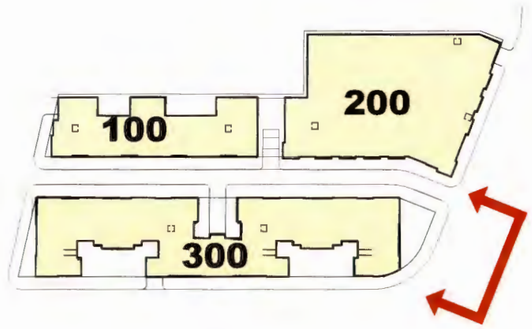
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - HARRY THOMAS WAY

(BUILDING 200)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - HARRY THOMAS WAY

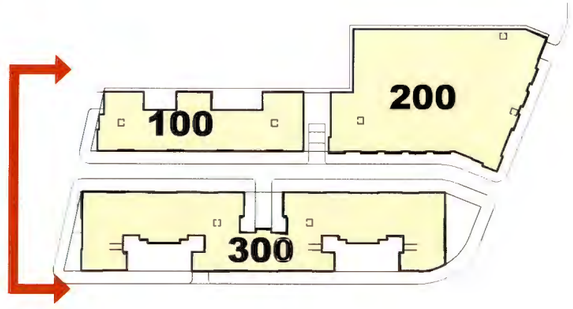
(BUILDING 300)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

BUILDING 100

BUILDING 300



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - ECKINGTON PLACE

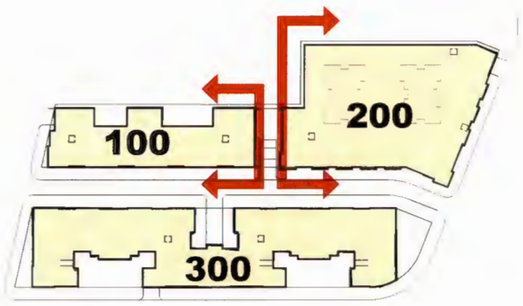
(BUILDING 100 & 300)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

BUILDING 100

BUILDING 200



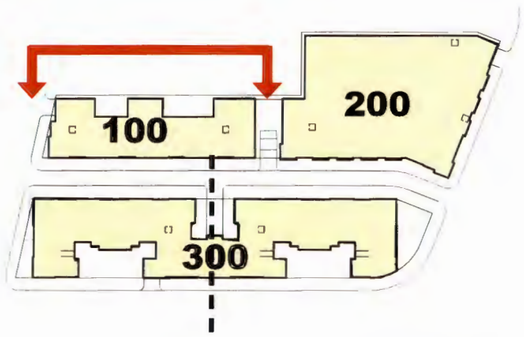
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ELEVATIONS - INNER & NORTH

(BUILDING 100 & 200)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



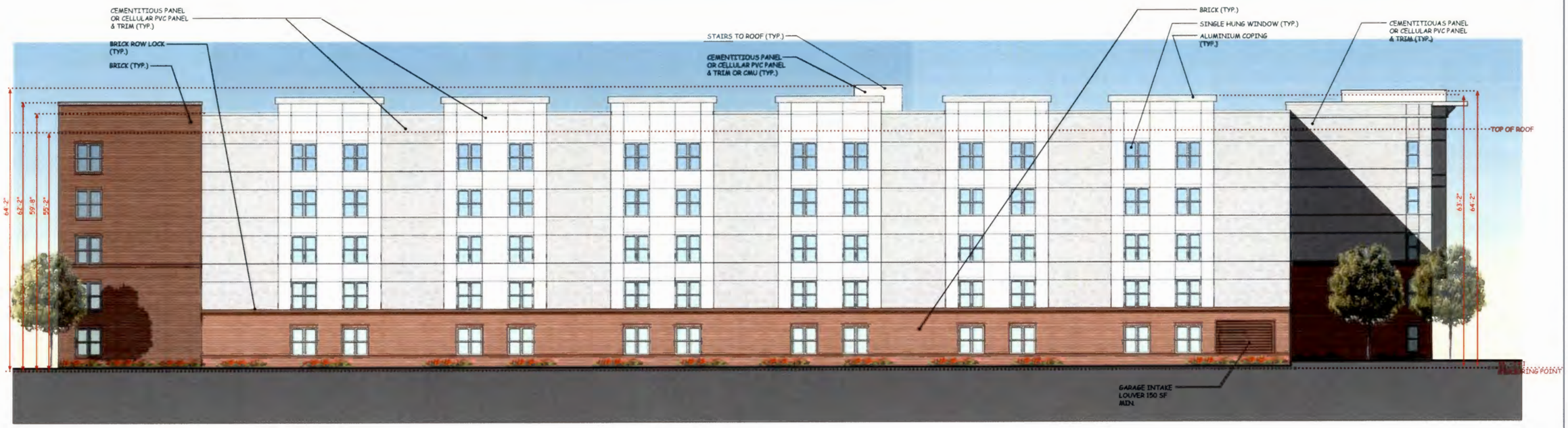
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

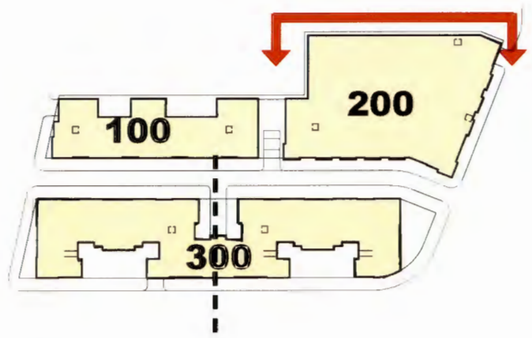
NORTH ELEVATION

(BUILDING 100)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

NORTH ELEVATIONS

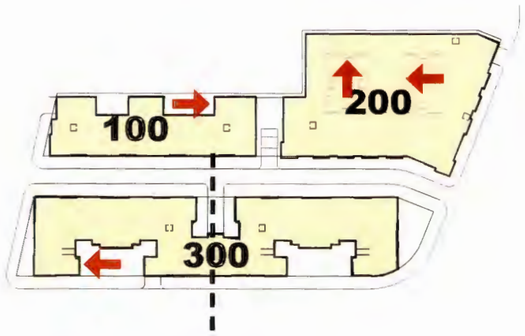
(BUILDING 200)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

BUILDING 100

BUILDING 200

BUILDING 300



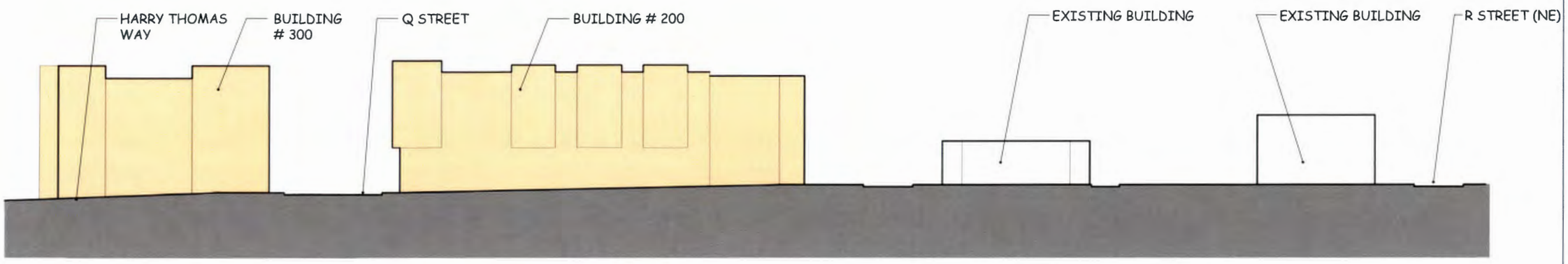
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

COURTYARD ELEVATION

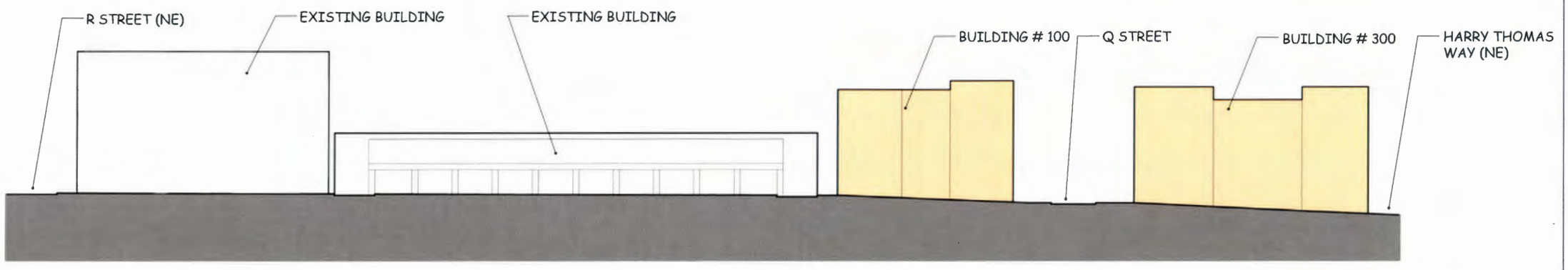
(BUILDING 200 & 300)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



HARRY THOMAS WAY (EAST)



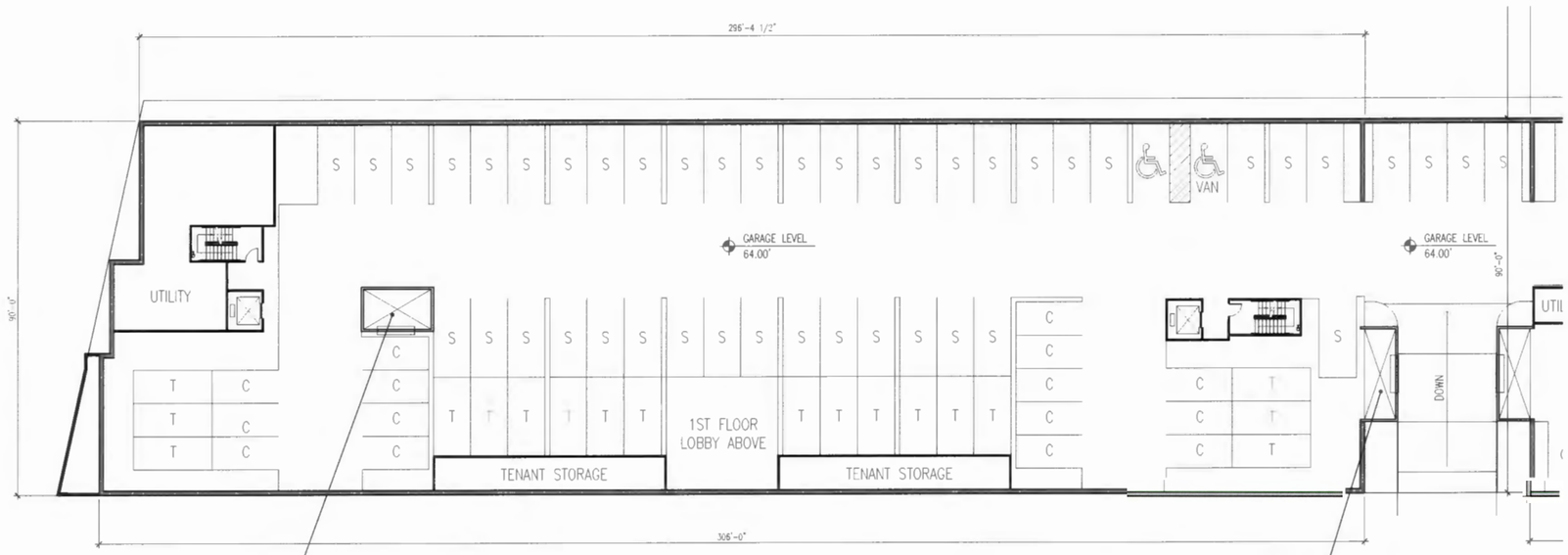
ECKINGTON PLACE (WEST)

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

STREET MASSING CONTEXT

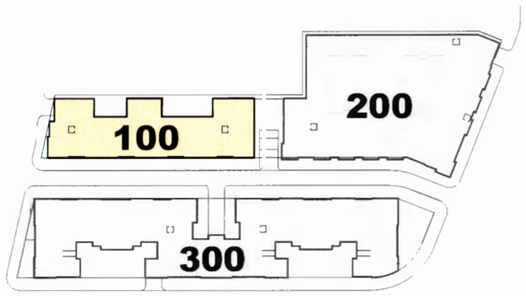
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



GARAGE EXHAUST
160 SF MIN.

GARAGE INTAKE LOUVER
160 SF MIN.



NOTES:

9'X19' STANDARD SIZE PARKING SPACES
9'X19' TANDEM PARKING SPACES
8'X19' TANDEM PARKING SPACES
8'X16' COMPACT PARKING SPACES
HC PARKING SPACES
20' MINIMUM DRIVE AISLES PROVIDED

PARKING TO BE PROVIDED AT MIN. OF 0.8/UNIT.
ADDITIONAL PARKING SPACES ARE SUBJECT TO CHANGE TO STORAGE SPACE.

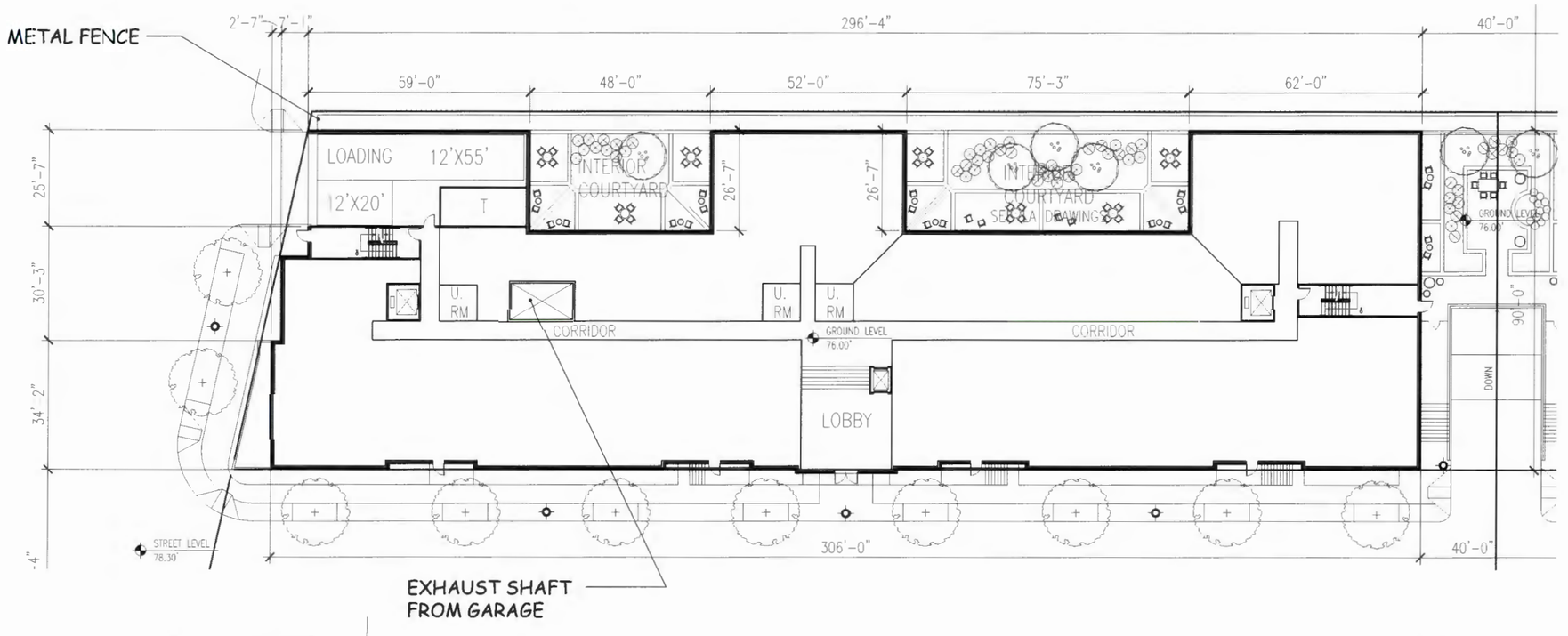
0 8 16 32 64

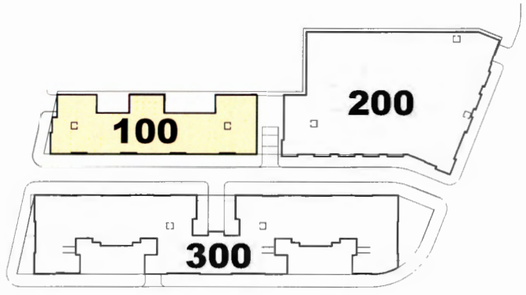
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

GARAGE PLAN

(BUILDING 100)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

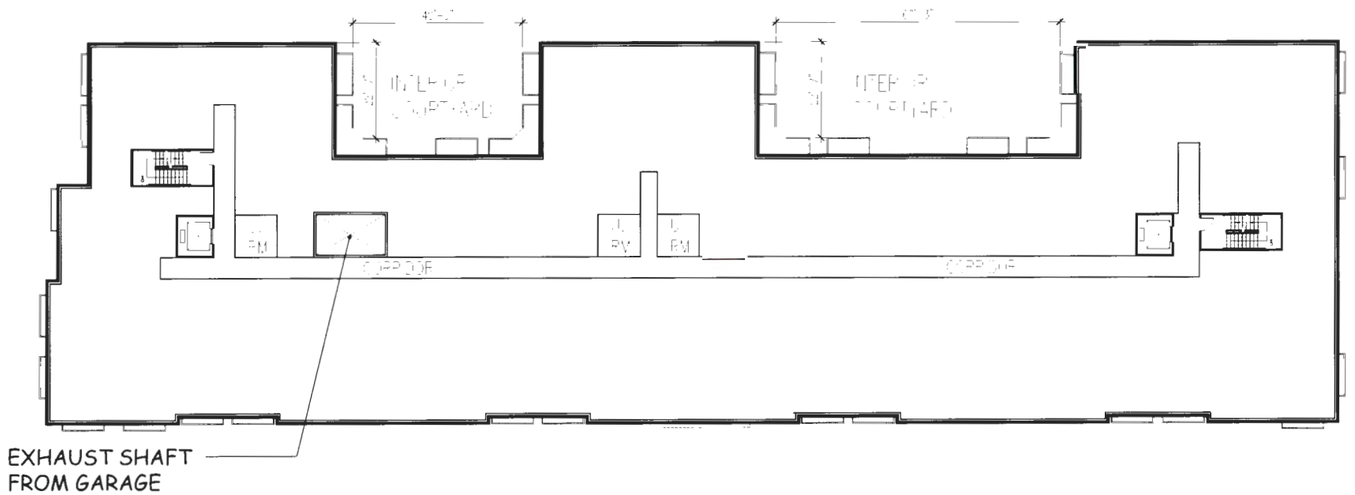
0 8 16 32 64'

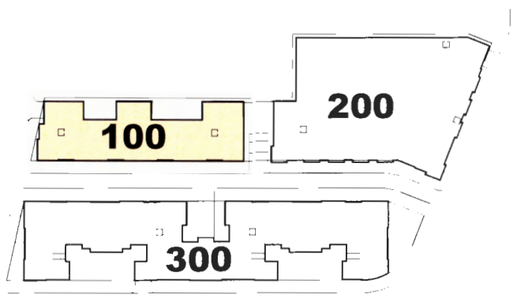
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

GROUND FLOOR PLAN

(BUILDING 100)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

2. FOR DIMENSIONS, SEE DRAWING 124.

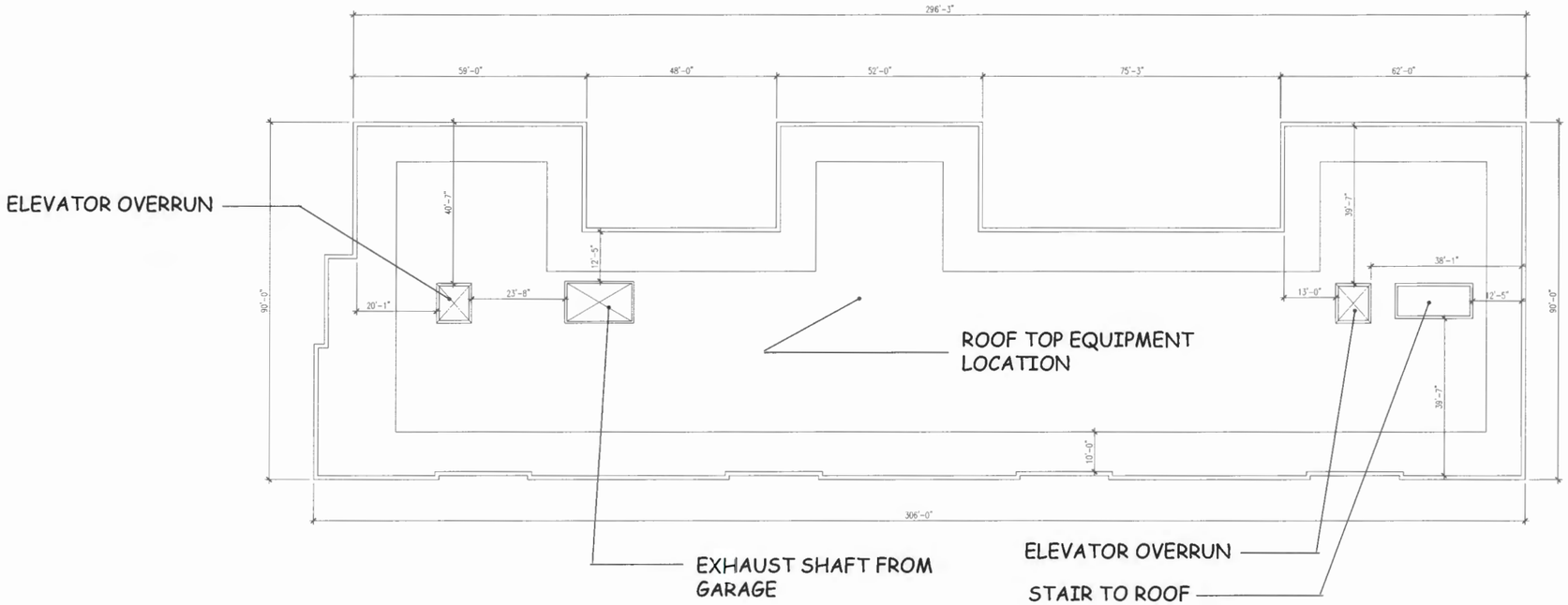
0 8 16 32 64

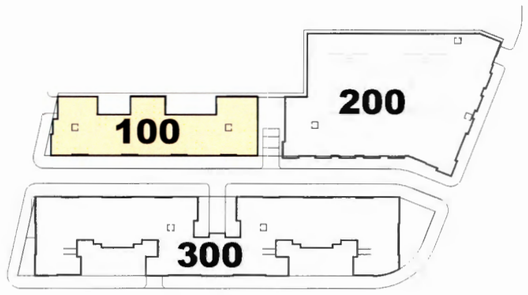
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA. 22042
www.theprestonpartnership.com

TYPICAL FLOOR PLAN

(BUILDING 100)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





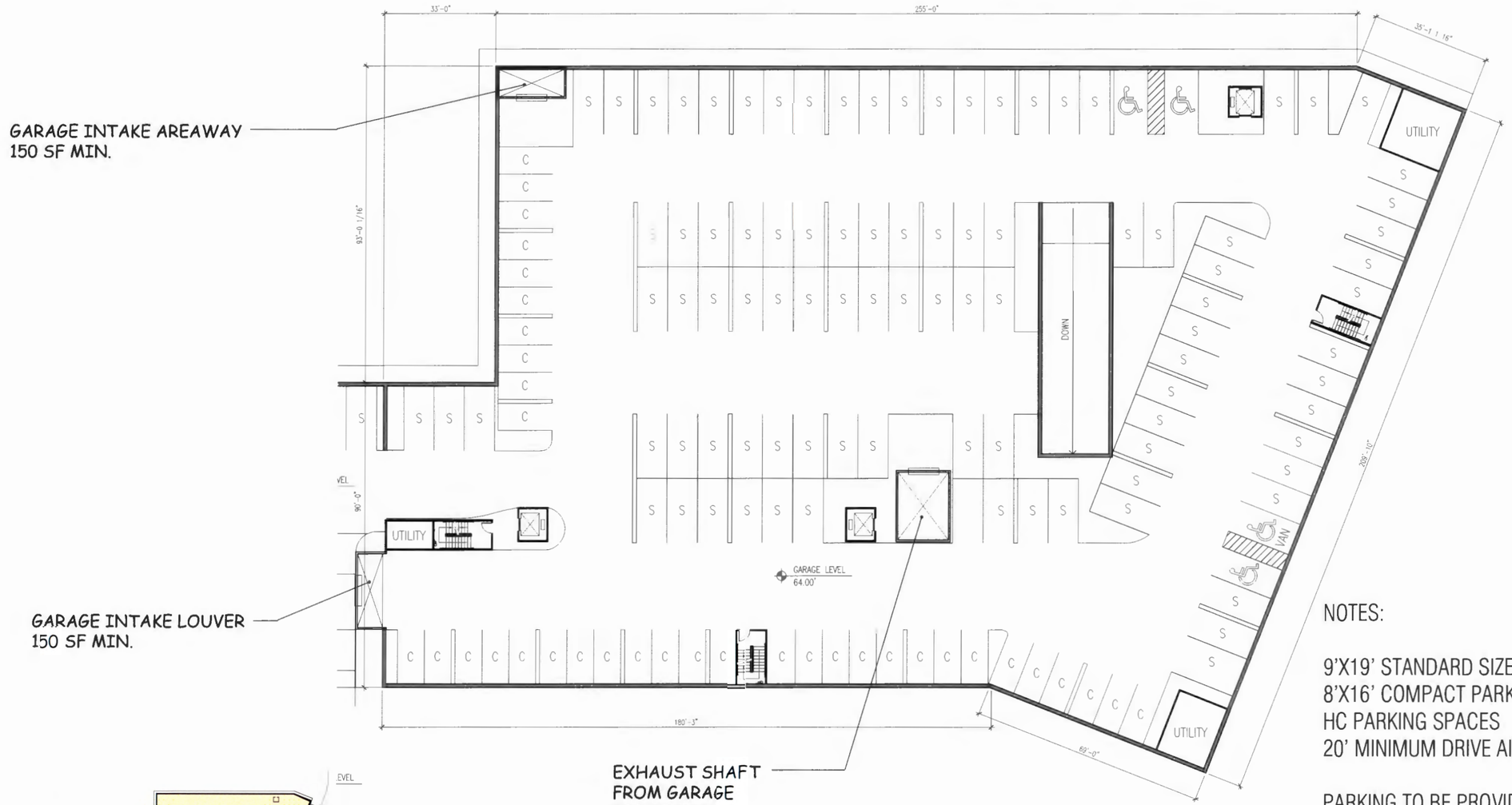
NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
2. FOR DIMENSIONS, SEE DRAWING 128.
3. THE ROOF TOP EQUIPMENT SHALL BE LESS THAN 4'-0" IN HEIGHT.
4. STAIR TOWER SHALL NOT EXCEED 9'-0" ABOVE ADJACENT ROOF SURFACE.
5. ELEVATOR OVERRUNS SHALL BE 3'-11" ABOVE ADJACENT ROOF SURFACE.
6. EXHAUST SHAFT FROM GARAGE COVERED BY METAL GRATING - 3'-0" ABOVE ADJACENT ROOF SURFACE.

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ROOF PLAN
(BUILDING 100)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



NOTES:

9'X19' STANDARD SIZE PARKING SPACES
8'X16' COMPACT PARKING SPACES
HC PARKING SPACES
20' MINIMUM DRIVE AISLES PROVIDED

PARKING TO BE PROVIDED AT MIN. OF 0.8/ UNIT. ADDITIONAL PARKING SPACES ARE SUBJECT TO CHANGE TO STORAGE SPACE.

0 8 16 32 64

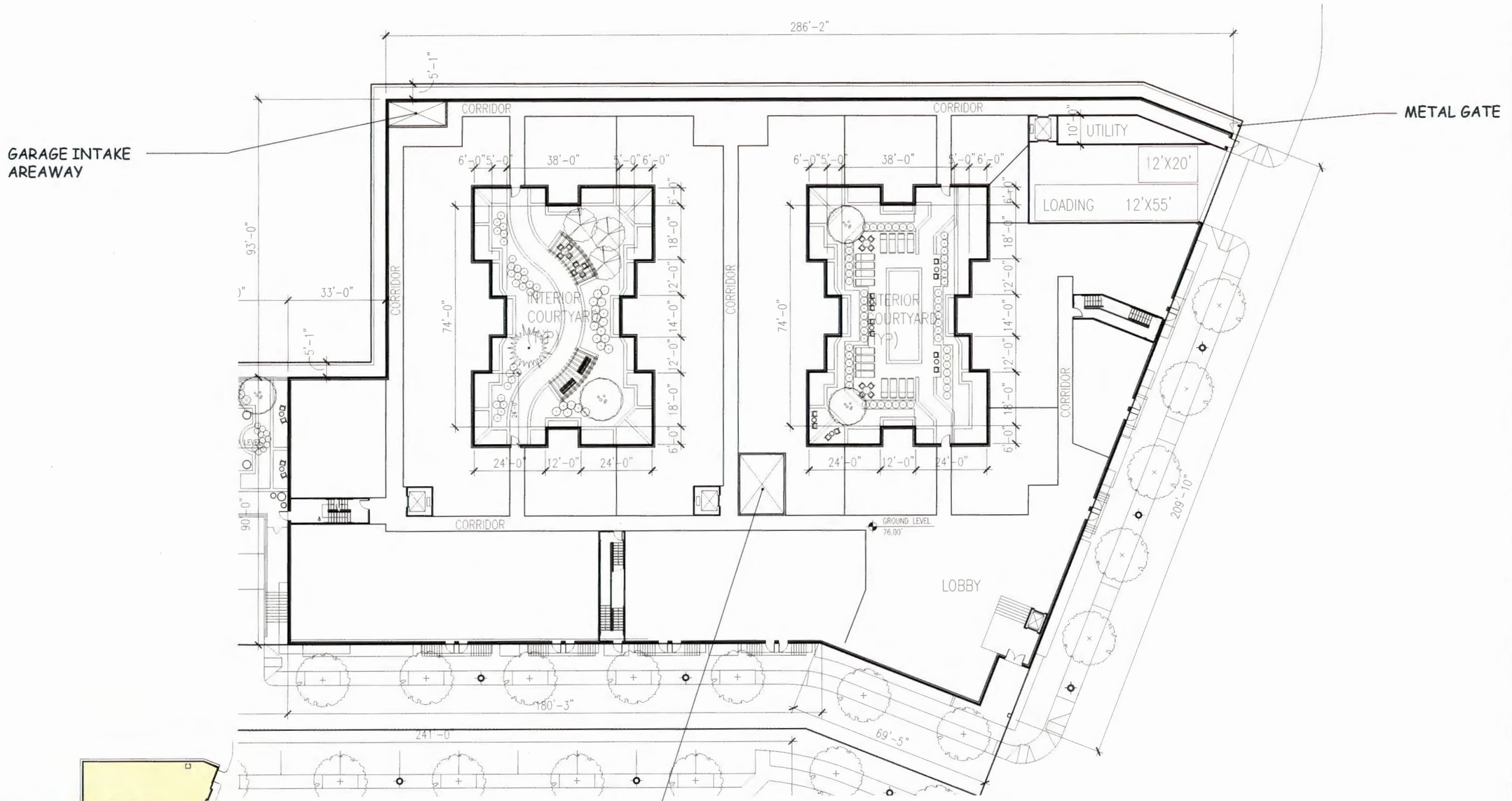
MAY 21, 2007 128

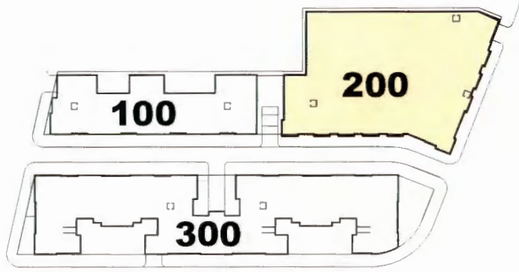
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

GARAGE PLAN (TYP.)

(BUILDING 200)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

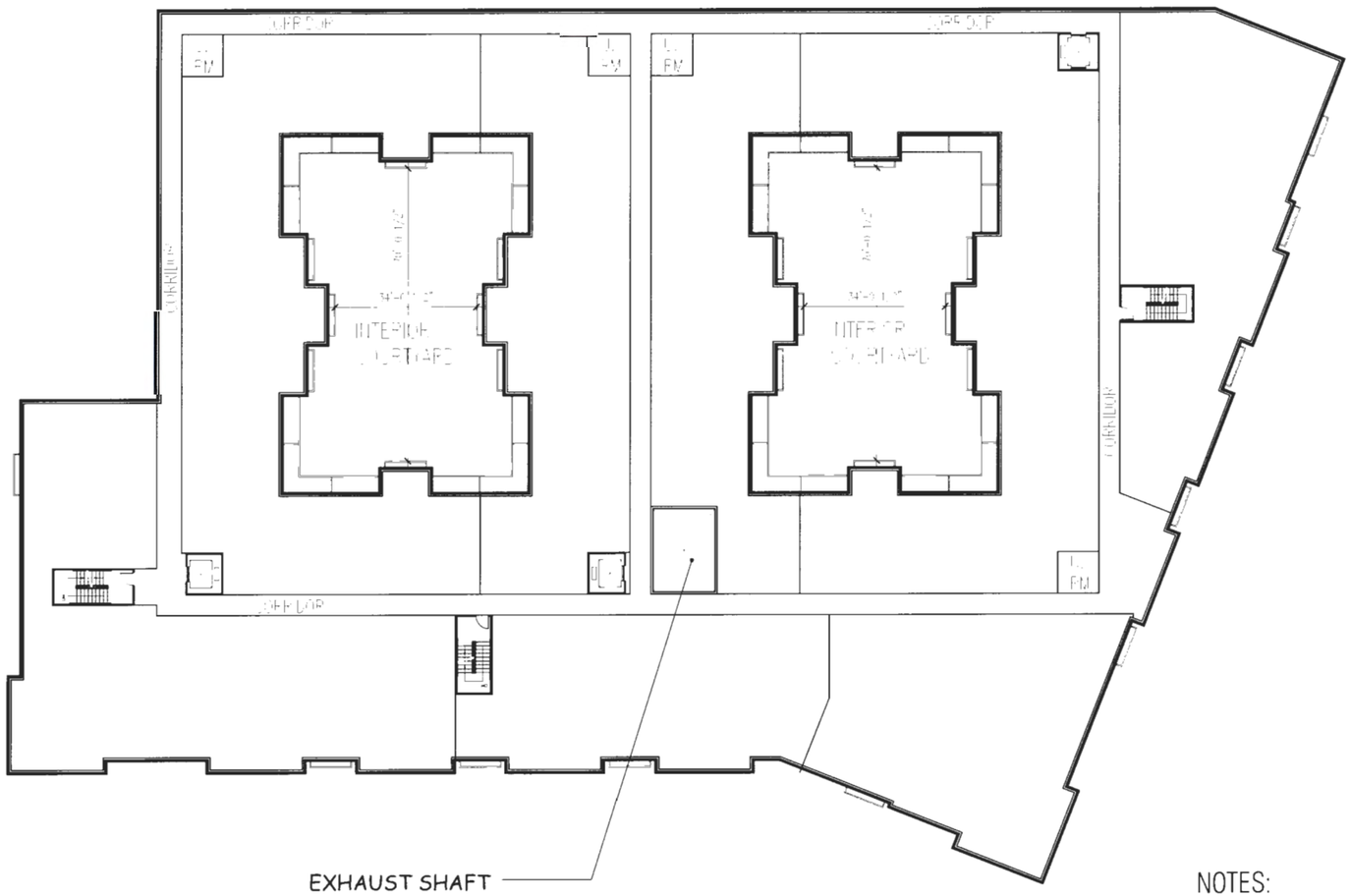
0 8 16 32 64

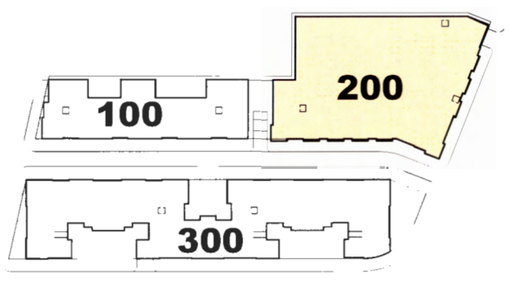
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

GROUND FLOOR PLAN

(BUILDING 200)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

2. FOR DIMENSIONS, SEE DRAWING 128.

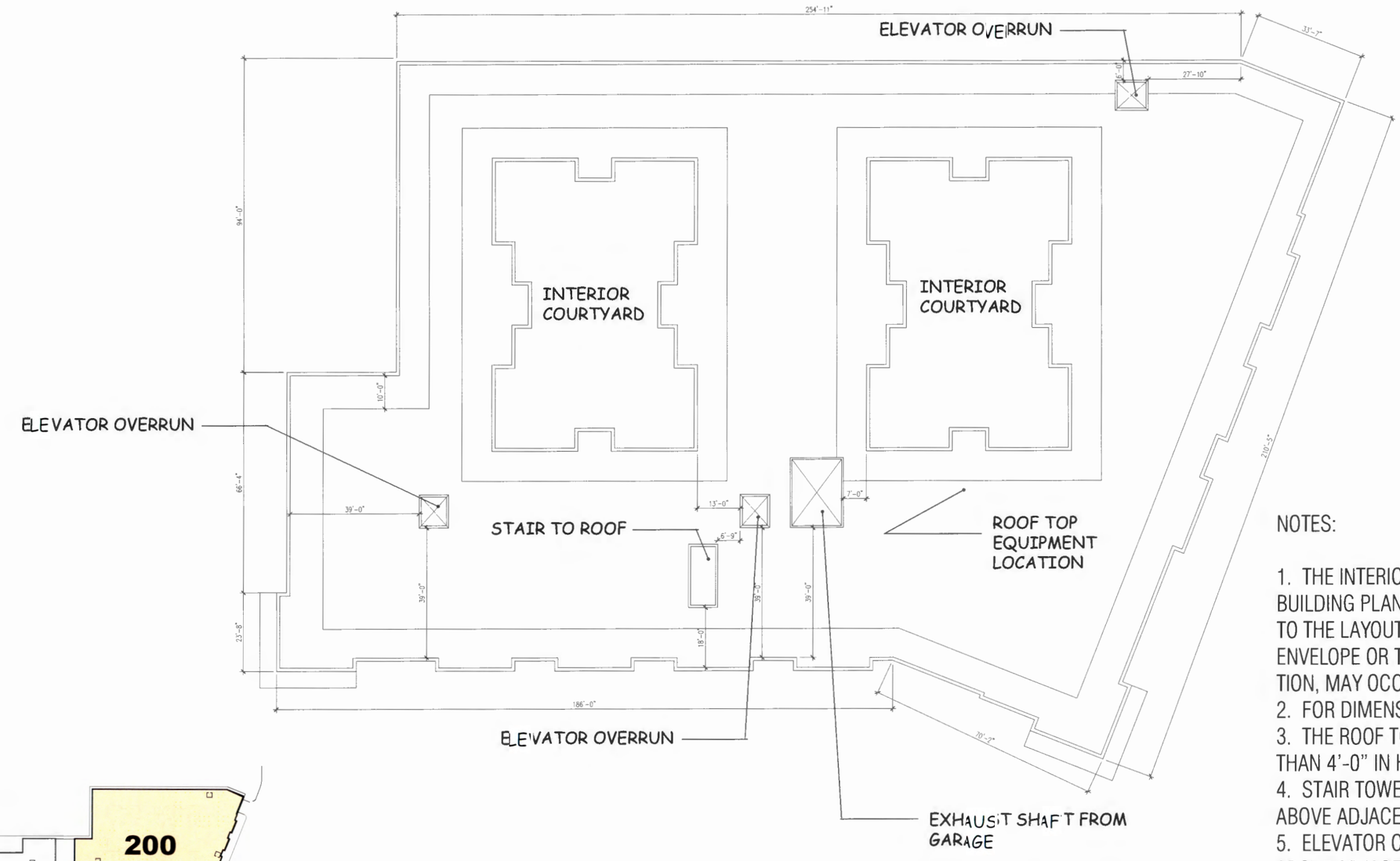
0 8 16 32 64

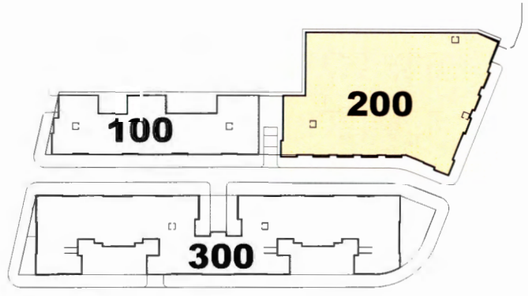
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

TYPICAL FLOOR PLAN

(BUILDING 200)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





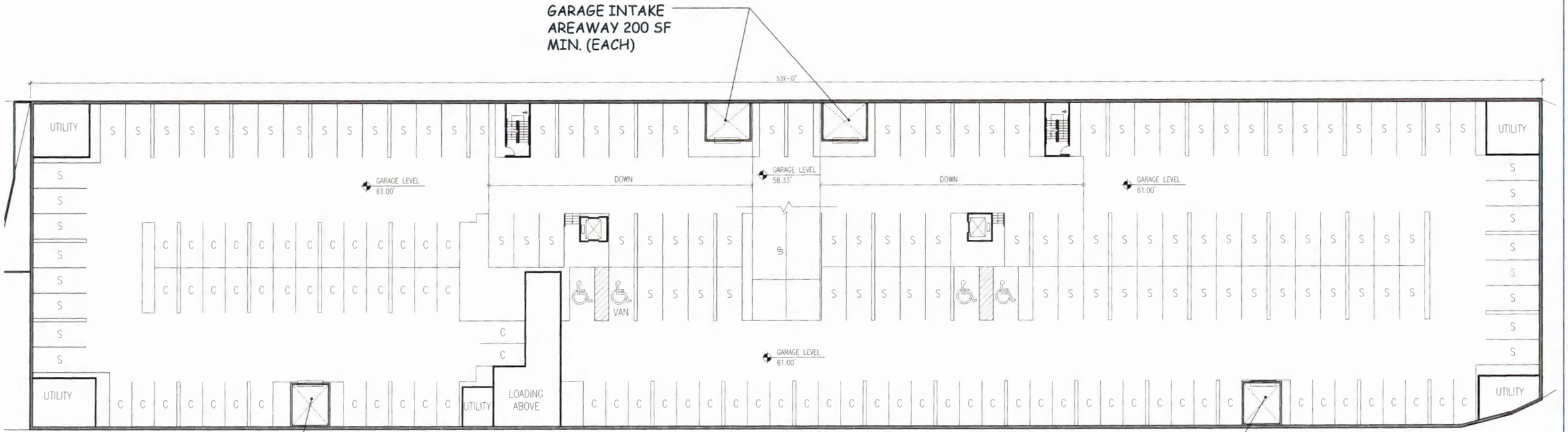
NOTES:

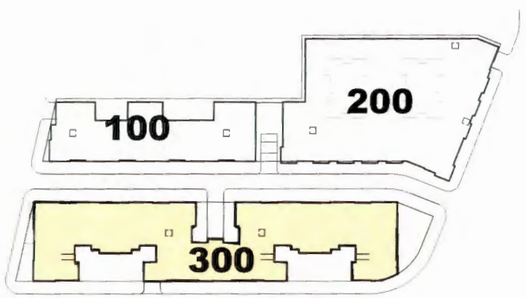
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
2. FOR DIMENSIONS, SEE DRAWING 128.
3. THE ROOF TOP EQUIPMENT SHALL BE LESS THAN 4'-0" IN HEIGHT.
4. STAIR TOWER SHALL NOT EXCEED 9'-0" ABOVE ADJACENT ROOF SURFACE.
5. ELEVATOR OVERRUNS SHALL BE 3'-11" ABOVE ADJACENT ROOF SURFACE.
6. EXHAUST SHAFT FROM GARAGE COVERED BY METAL GRATING - 3'-0" ABOVE ADJACENT ROOF SURFACE.

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ROOF PLAN
(BUILDING 200)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





NOTES:

9'X19' STANDARD SIZE PARKING SPACES
8'X16' COMPACT PARKING SPACES
HC PARKING SPACES
20' MINIMUM DRIVE AISLES PROVIDED

PARKING TO BE PROVIDED AT MIN. OF 0.8/ UNIT. ADDITIONAL PARKING SPACES ARE SUBJECT TO CHANGE TO STORAGE SPACE.

0 8' 16' 32' 64

MAY 21, 2007

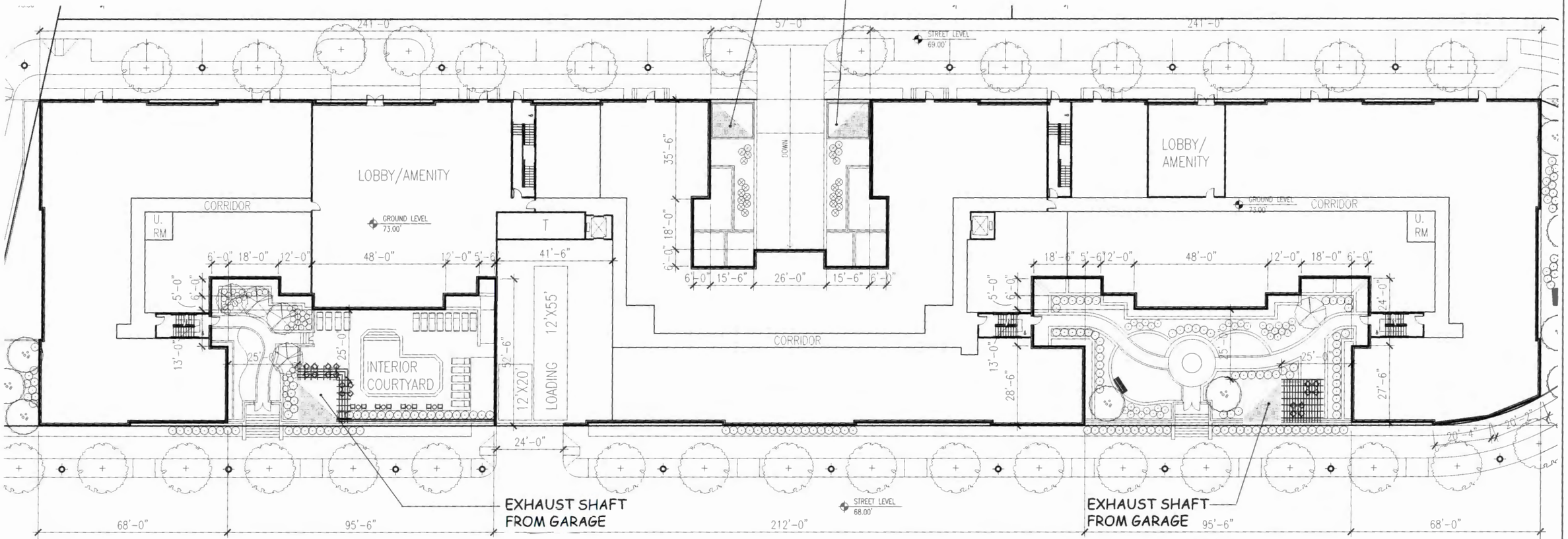
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

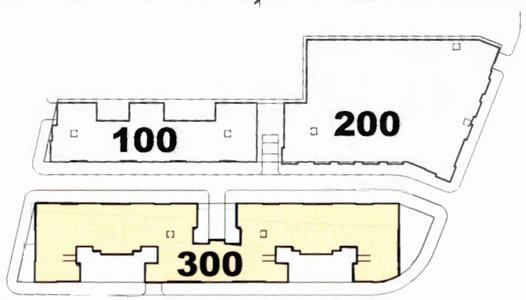
GARAGE PLAN

(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

GARAGE INTAKE AREAWAY (EACH MIN. OF 200 SF)TO PARKING LEVEL BELOW - METAL GRATING AT 3'-0" HIGH RAISED KNEE WALL





NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

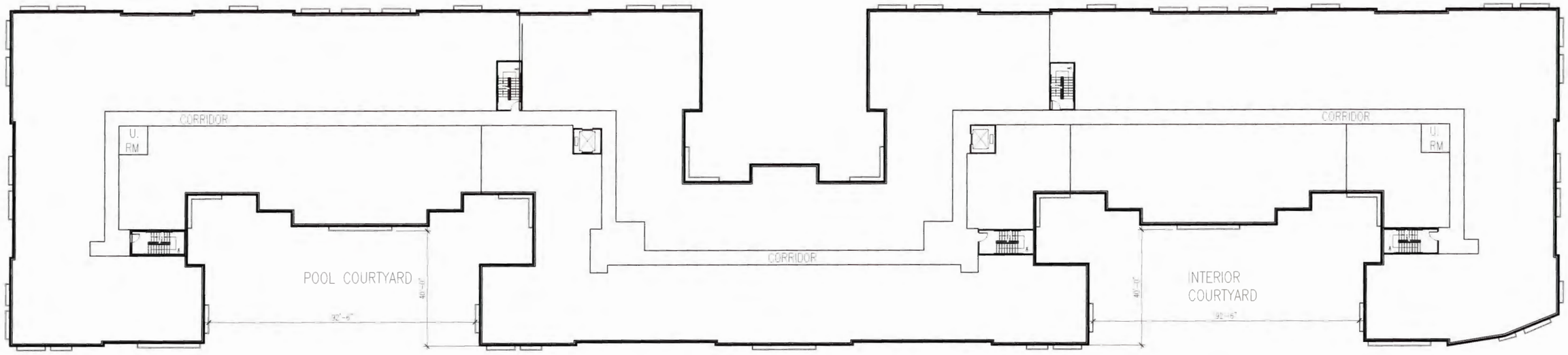
0 8' 16 32 64

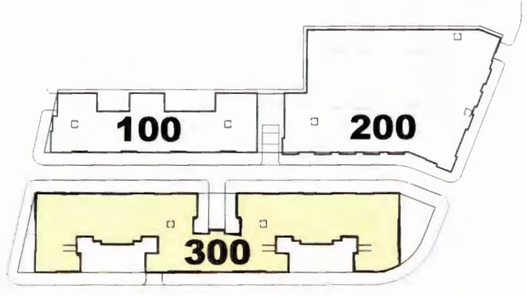
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

GROUND FLOOR PLAN

(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

2. FOR DIMENSIONS, SEE DRAWING 132.

0 8 16 32 64'

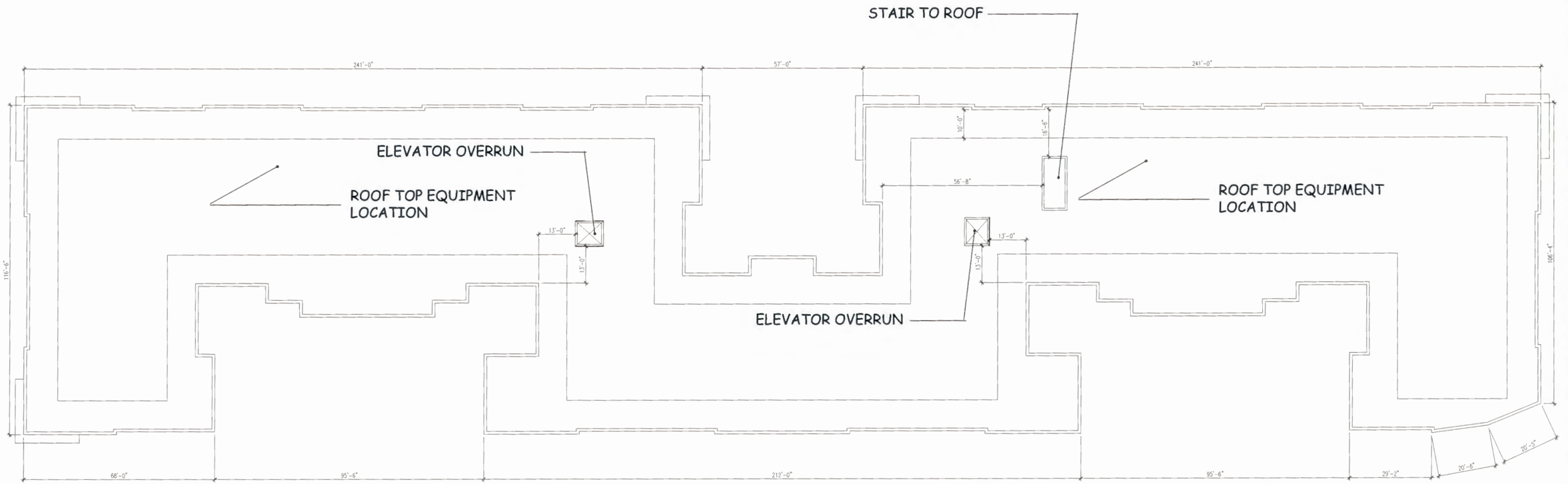
MAY 21, 2007 134

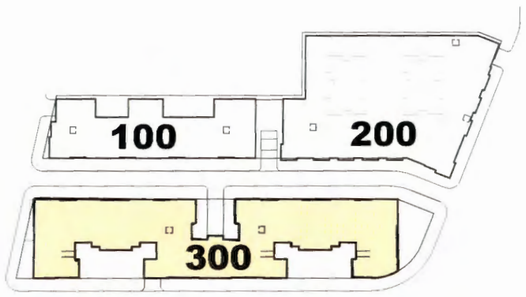
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

TYPICAL FLOOR PLAN

(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL





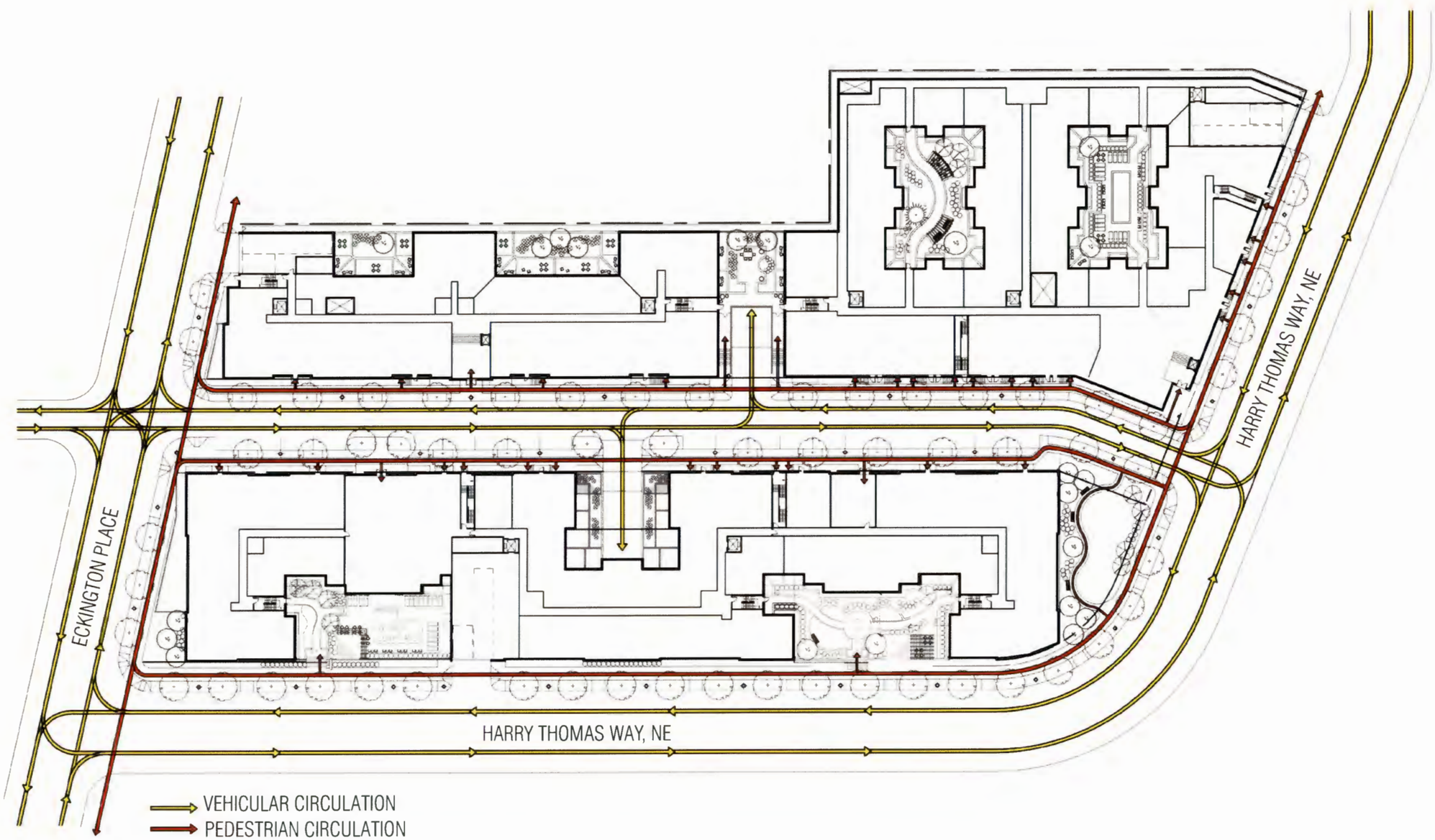
NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
2. FOR DIMENSIONS, SEE DRAWING 128.
3. THE ROOF TOP EQUIPMENT SHALL BE LESS THAN 4'-0" IN HEIGHT.
4. STAIR TOWER SHALL NOT EXCEED 9'-0" ABOVE ADJACENT ROOF SURFACE.
5. ELEVATOR OVERRUNS SHALL BE 3'-11" ABOVE ADJACENT ROOF SURFACE.
6. EXHAUST SHAFT FROM GARAGE COVERED BY METAL GRATING - 3'-0" ABOVE ADJACENT ROOF SURFACE.

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

ROOF PLAN
(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

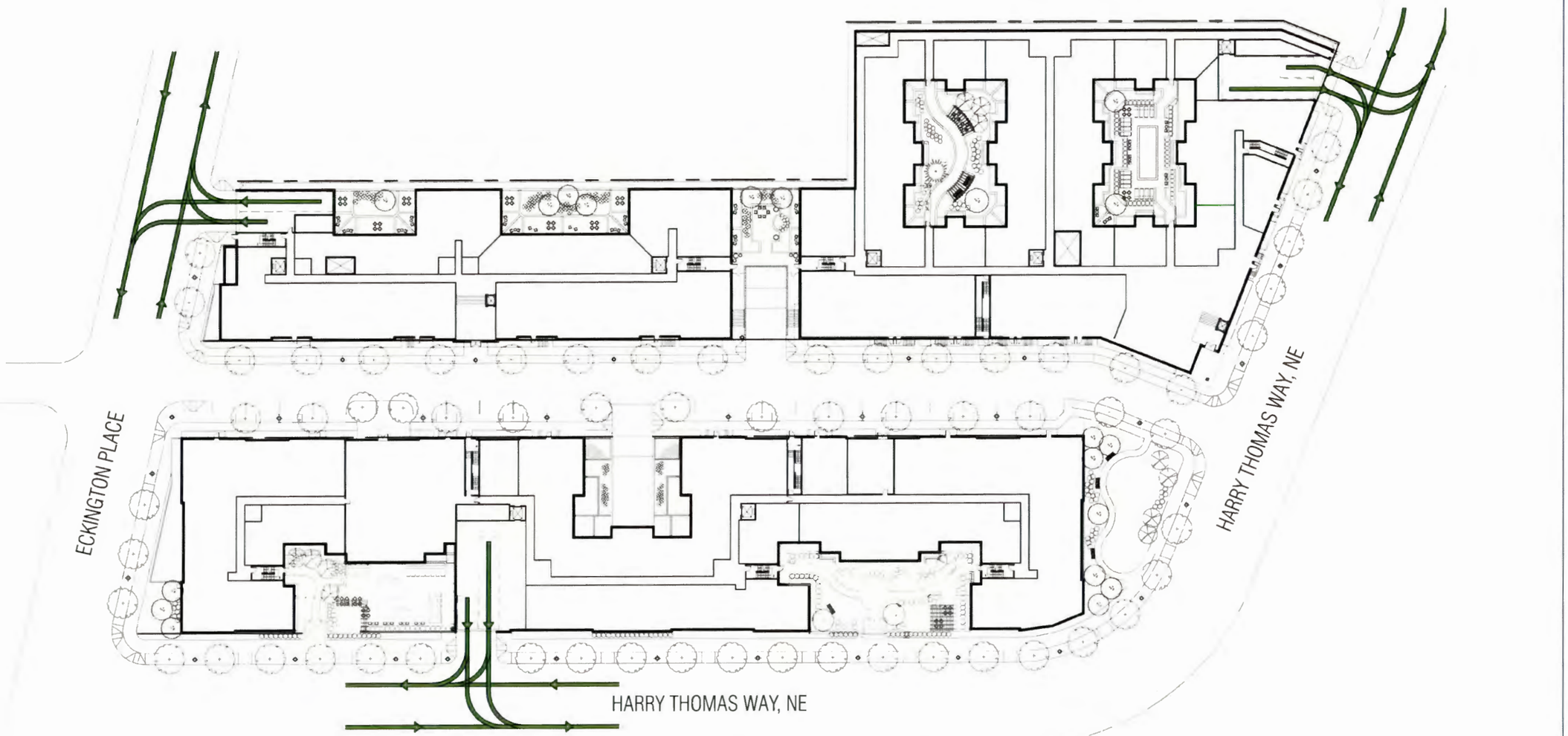


THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

VEHICULAR / PEDESTRIAN CIRCULATION PLAN

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



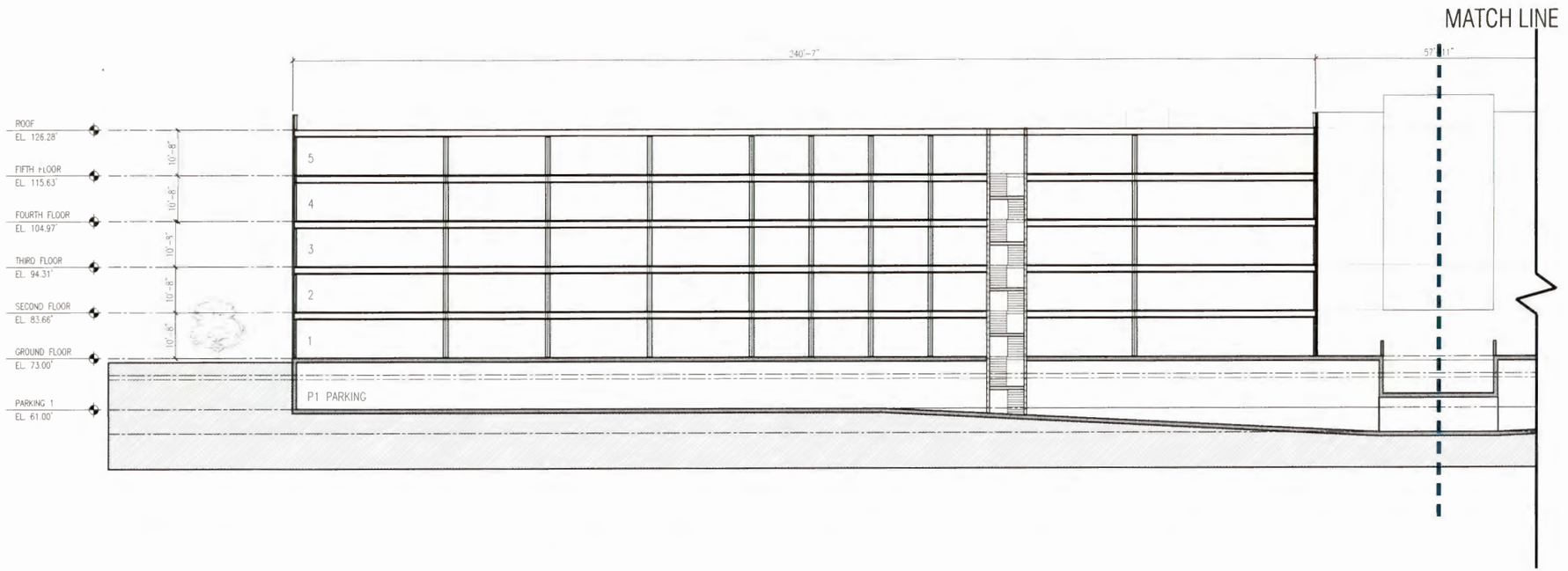
SERVICES & DELIVERY CIRCULATION

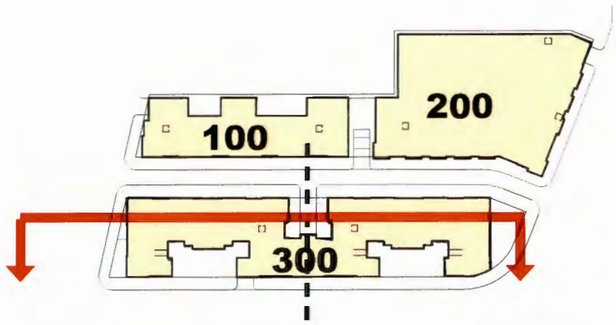
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

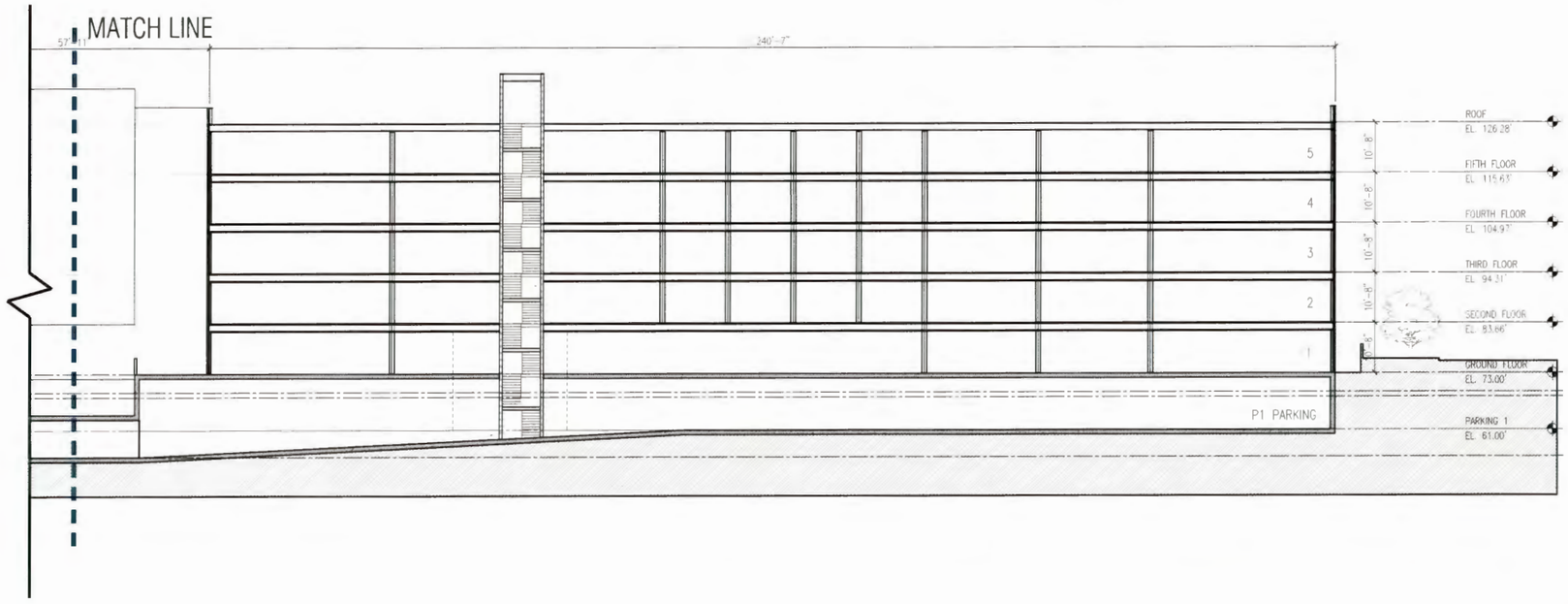
SERVICES & DELIVERY CIRCULATION PLAN

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL







0 8 16 32 64

MAY 21, 2007 138

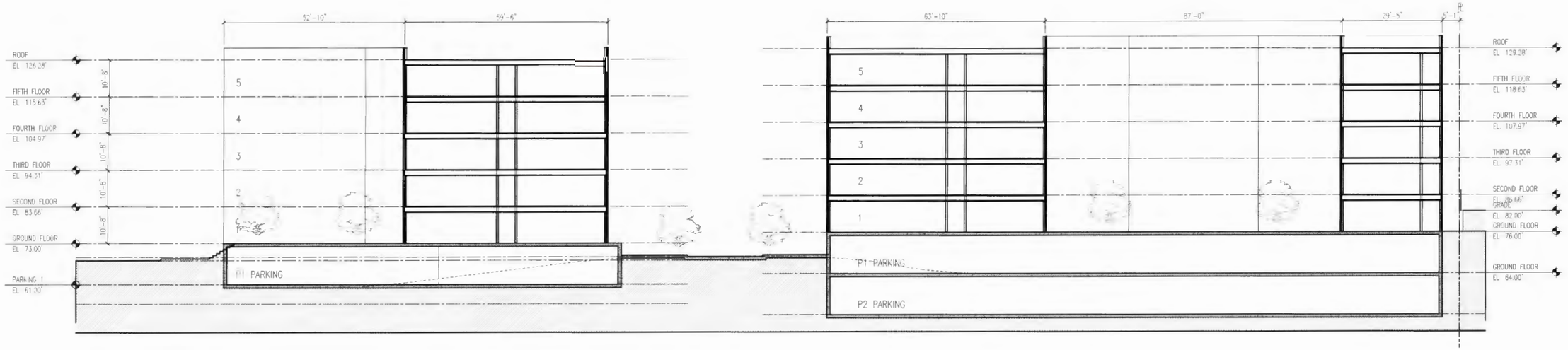
THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

BUILDING CROSS SECTION

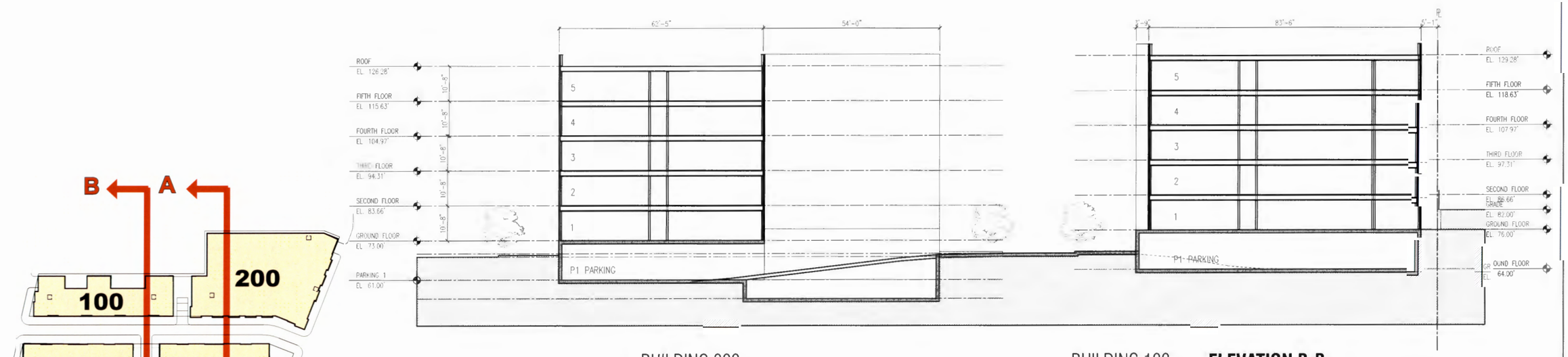
(BUILDING 300)

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



BUILDING 300 BUILDING 200 **ELEVATION A-A**



BUILDING 300 BUILDING 100 **ELEVATION B-B**

0 8 16 32 64

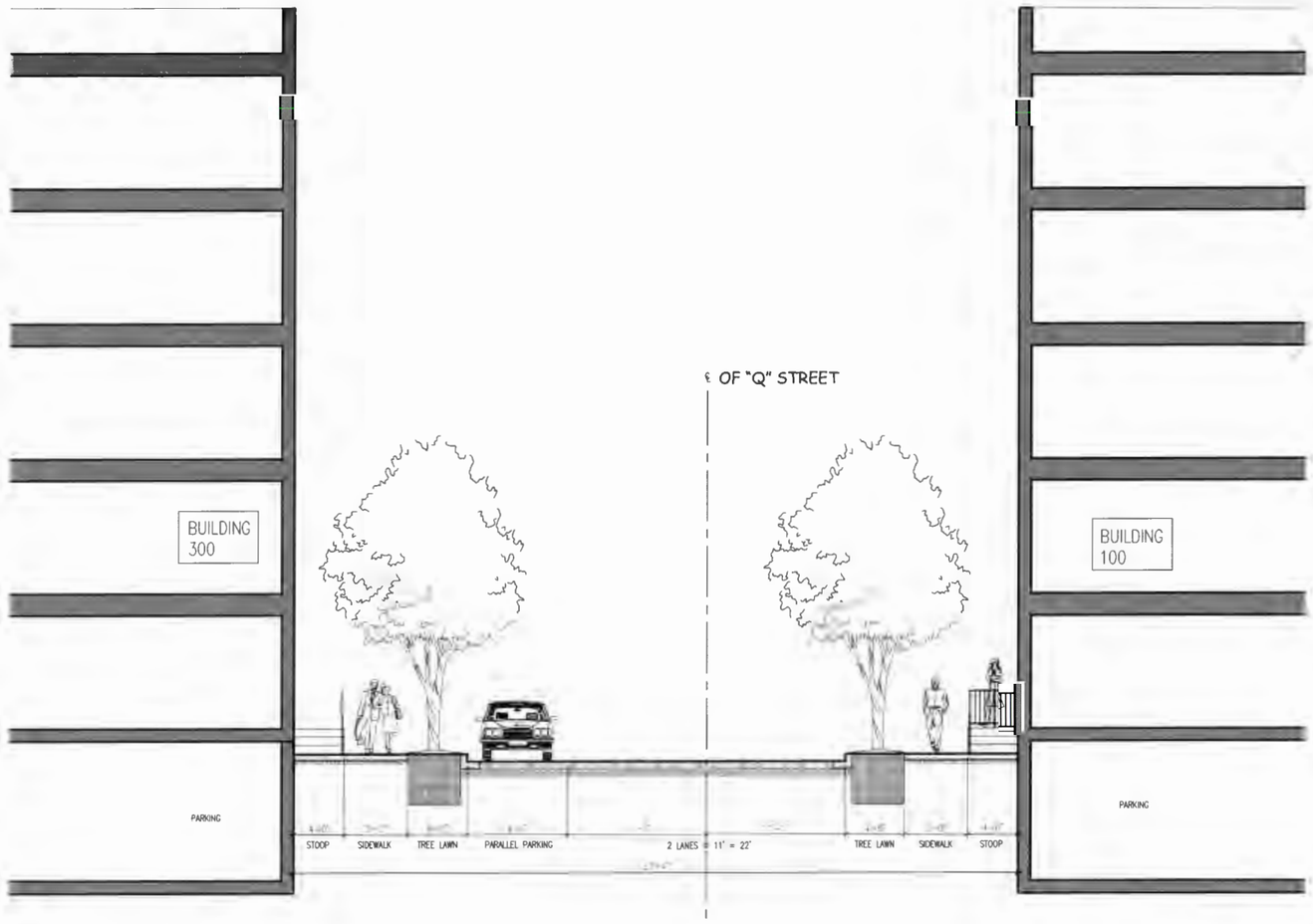
MAY 21, 2007

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

BUILDING CROSS SECTIONS

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

DETAILED CROSS SECTION

(Q STREET)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

BUILDING	BUILDING 100	BUILDING 200	BUILDING 300	TOTAL
GSF AREA CALCULATION				
GARAGE LEVEL	26336	49965	62675	138976
GROUND FLOOR	23737	51353	48832	123922
TYPICAL FLOOR	23764	50309	49276	123349
TOTAL RESID.	118793 SF	252589 SF	245936 SF	617318 SF
UNITS MIX				
TOTAL UNITS				540-660
PARKING CALCULATION				
NOTES	PARKING PROVIDED @ MIN. OF 0.8 / UNIT			
PROJECT SUMMARY				
SITE AREA	40698	62096	85162	187956
TOTAL RESIDENTIAL GROSS SF	118793	252589	245936	617318
FAR PROVIDED	2.9	4.1	2.9	3.3
FAR ALLOWABLE	8.00	8.00	8.00	8.00
HEIGHT OF BUILDING PROVIDED	57.5 FEET	64.5 FEET	61 FEET	
HEIGHT OF BUILDING ALLOWABLE	130 FEET	130 FEET	130 FEET	
LOT COVERAGE PROVIDED	59.00%	71.00%	59.00%	63%
MAX. LOT COVERAGE ALLOWABLE	100.00%	100.00%	100.00%	100.00%

THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALL CHURCH, VA, 22042
www.theprestonpartnership.com

BUILDING CALCULATIONS
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

urban

OVERALL LANDSCAPE PLAN

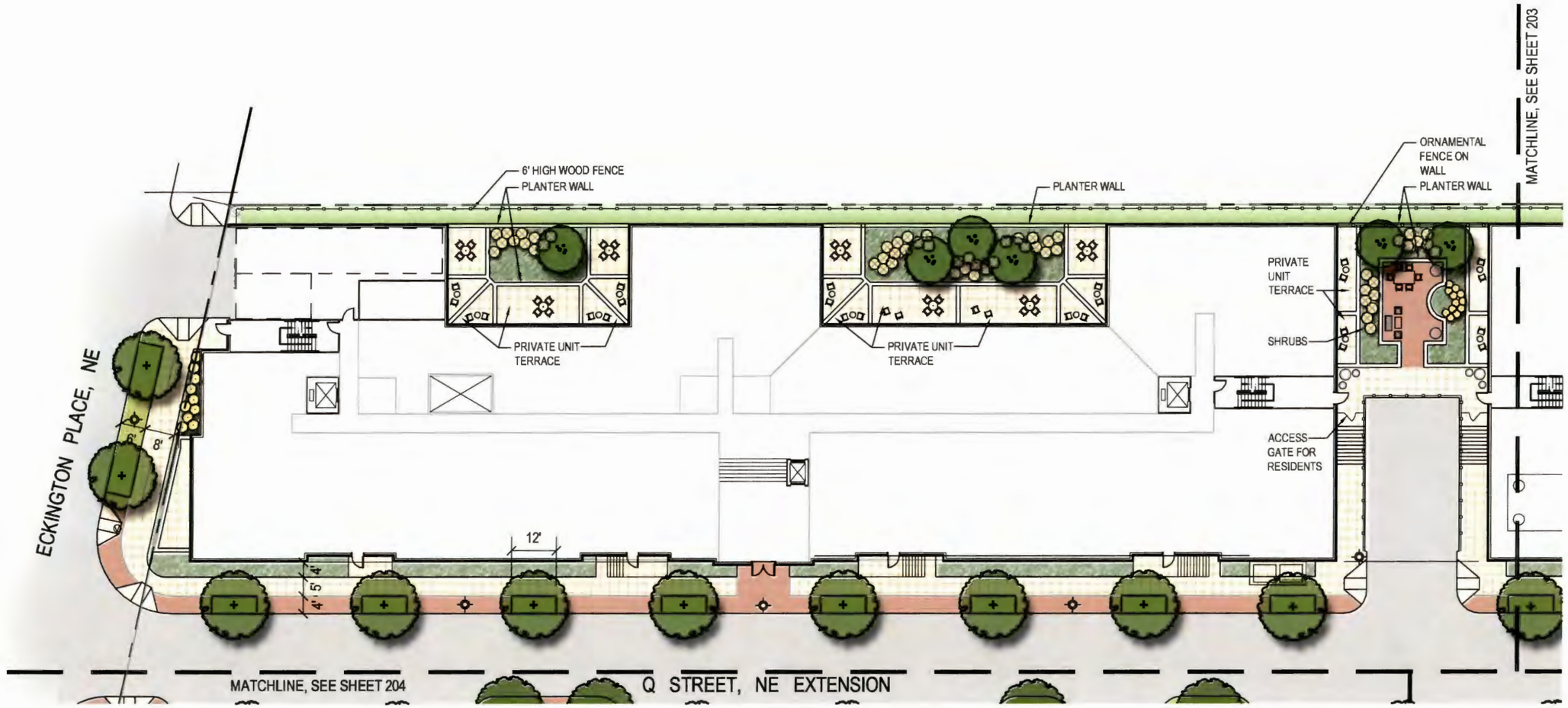
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

LEGEND

- DECIDUOUS SHADE TREE
- FLOWERING ORNAMENTAL TREE
- PERENNIALS AND ACCENT SHRUBS
- GROUNDCOVER
- SHRUBS
- LAWN
- STAMPED CONCRETE
- CONCRETE
- DECORATIVE STREET LIGHT

NOTE: SEE SHEET 205 FOR PRELIMINARY PLANT SCHEDULE.



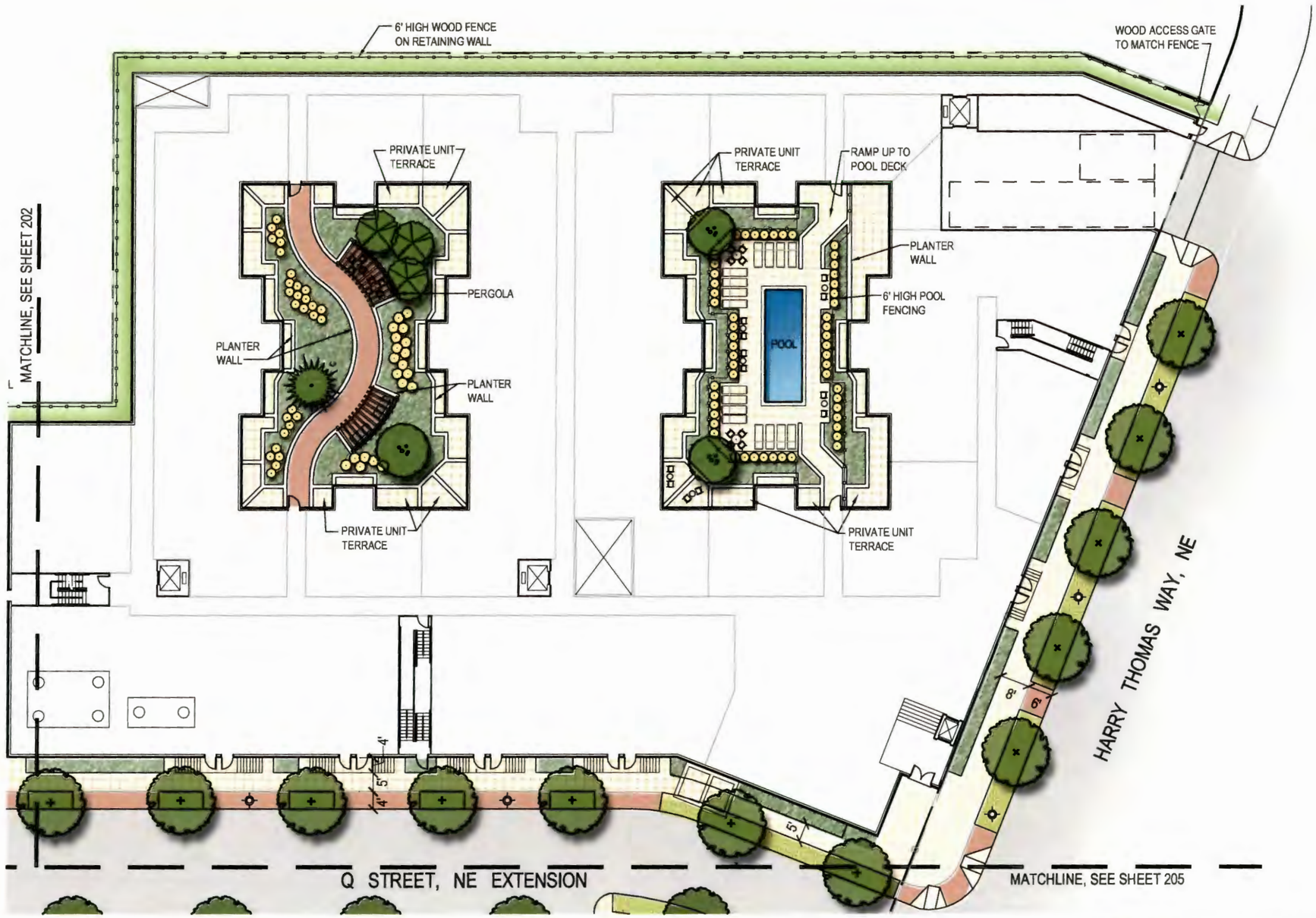
urban

DETAILED LANDSCAPE PLAN

ECKINGTON ONE
WASHINGTON, D.C.

0 15 30 60

TCR TRAMMELL CROW RESIDENTIAL



LEGEND

- DECIDUOUS SHADE TREE
- FLOWERING ORNAMENTAL TREE
- PERENNIALS AND ACCENT SHRUBS
- GROUNDCOVER
- SHRUBS
- LAWN
- STAMPED CONCRETE
- CONCRETE
- DECORATIVE STREET LIGHT

NOTE: SEE SHEET 205 FOR PRELIMINARY PLANT SCHEDULE.

urban

DETAILED LANDSCAPE PLAN

ECKINGTON ONE
WASHINGTON, D.C.

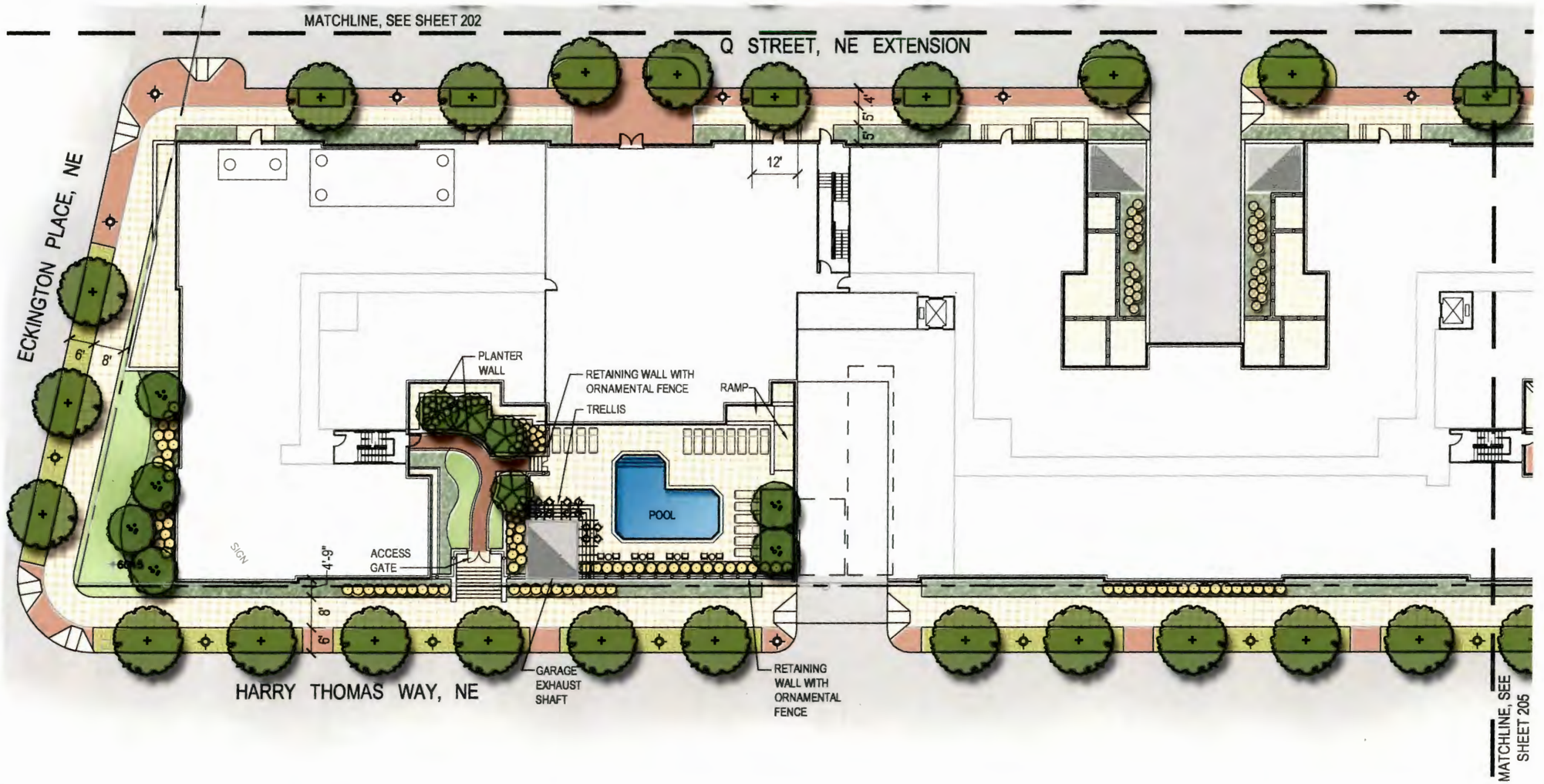
0 15 30 60

TCR
TRAMMELL CROW RESIDENTIAL

LEGEND

- DECIDUOUS SHADE TREE
- FLOWERING ORNAMENTAL TREE
- PERENNIALS AND ACCENT SHRUBS
- GROUNDCOVER
- SHRUBS
- LAWN
- STAMPED CONCRETE
- CONCRETE
- DECORATIVE STREET LIGHT

NOTE: SEE SHEET 205 FOR PRELIMINARY PLANT SCHEDULE.



urban

DETAILED LANDSCAPE PLAN

ECKINGTON ONE
WASHINGTON, D.C.

0 15 30 60

TCR TRAMMELL CROW RESIDENTIAL

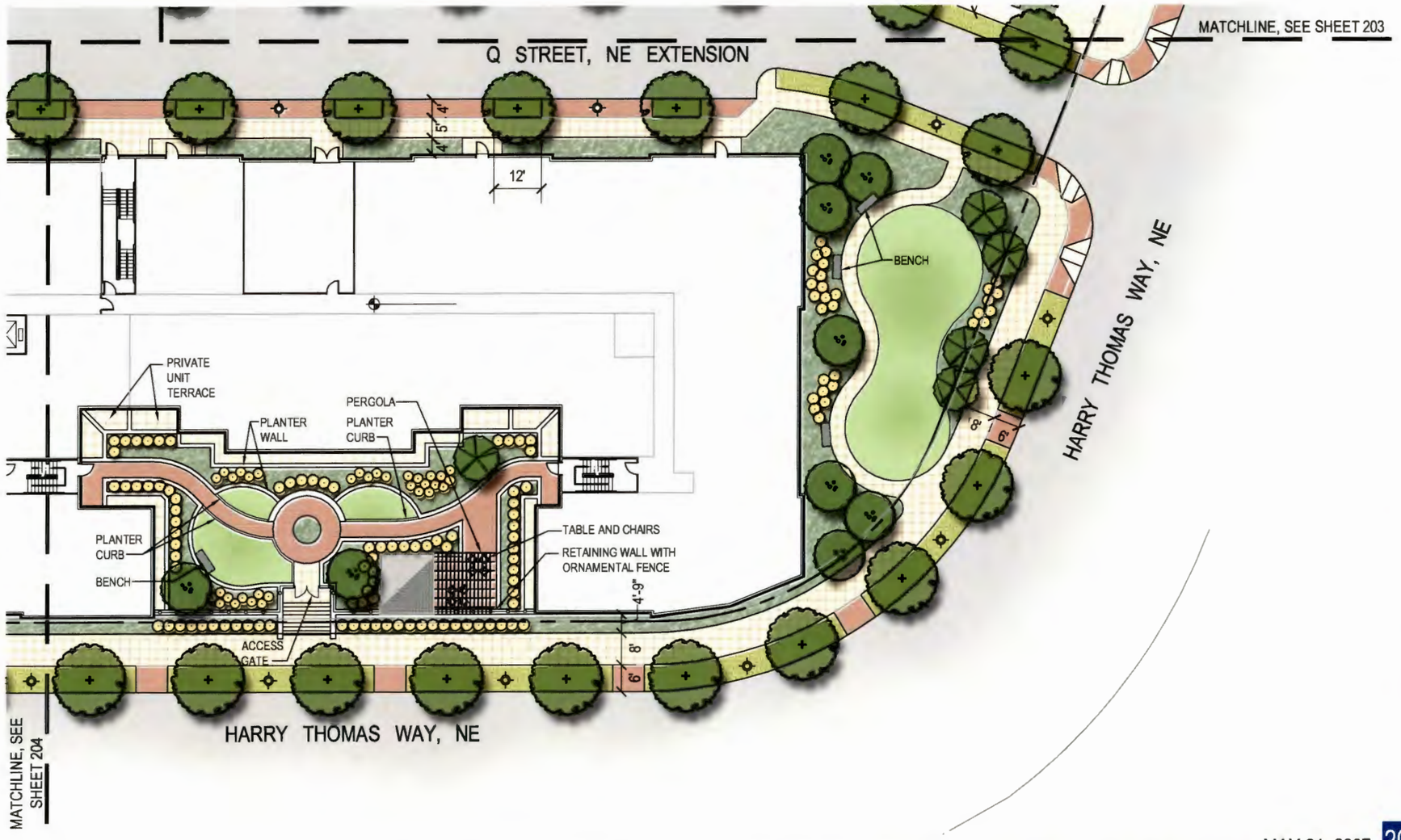
PRELIMINARY PLANT SCHEDULE

Botanical Name	Common Name
TREES	
Acer rubrum	Red Maple
Fraxinus americana 'Autumn Applause'	White Ash
Gleditsia triacanthos inermis	Honey Locust
Quercus rubra	Northern Red Oak
FLOWERING ORNAMENTAL TREES	
Amelanchier canadensis	Shadblow Serviceberry
Cornus kousa	Kousa Dogwood
Lagerstroemia indica 'Natchez'	Crape Myrtle
Magnolia stellata	Star Magnolia
SHRUBS	
Berberis thunbergii autropurpurea	Crimson Pygmy Barberry
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster
Hydrangea quercifolia	Oakleaf Hydrangea
Hypericum x 'Hidcote'	Hidcote St. Johnswort
Ilex glabra 'Shamrock'	Inkberry Holly
Ilex x meserveae 'Blue Princess'	Blue Princess Holly
Mahonia aquifolium	Oregon Grapeholly
Nandina domestica 'Compacta Nana'	Heavenly Bamboo
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel
PERENNIALS/ GROUNDCOVER	
Astillbe x arendsii 'Bridal Veil'	Astilbe
Hemerocallis 'Stella d'Oro'	Daylily
Hosta fortunei 'Aureo-marginata'	Plantain Lily
Hosta 'Great Expectations'	Plantain Lily
Hosta sieboldiana 'Elegans'	Plantain Lily
Liriope muscari 'Big Blue'	Big Blue Lilyturf
Liriope spicata 'Silver Dragon'	Silver Dragon Lilyturf
Pachysandra terminalis	Pachysandra
Pennisetum aloepecuroides 'Hamelin'	Dwarf Fountain Grass
Sedum 'Autumn Joy'	Stonecrop

NOTE: All plant species are preliminary and are shown to illustrate design intent only. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.

LEGEND

DECIDUOUS SHADE TREE
FLOWERING ORNAMENTAL TREE
PERENNIALS AND ACCENT SHRUBS
GROUNDCOVER
SHRUBS
LAWN
STAMPED CONCRETE
CONCRETE
DECORATIVE STREET LIGHT



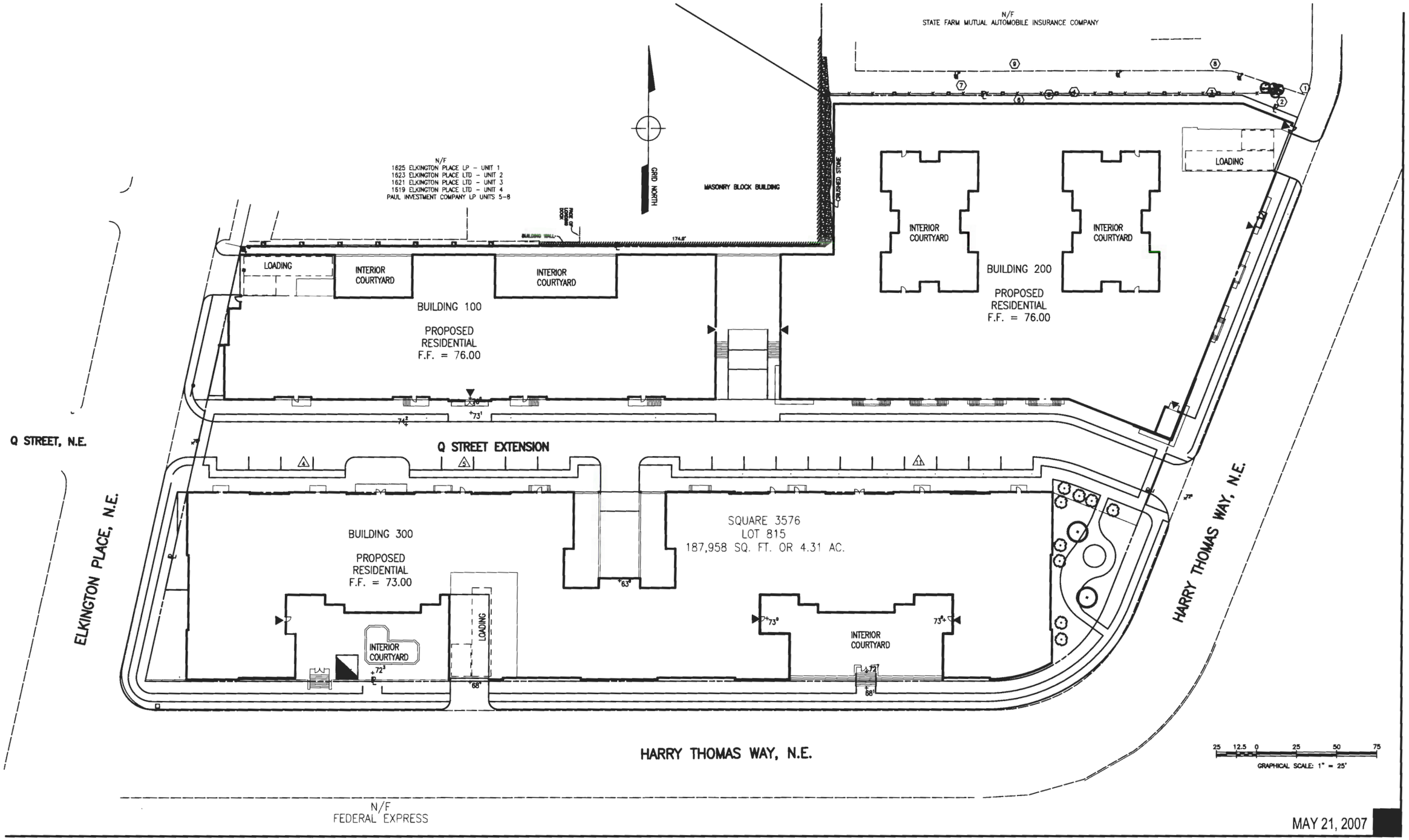
urban

DETAILED LANDSCAPE PLAN

ECKINGTON ONE
WASHINGTON, D.C.

0 15 30 60

TCR TRAMMELL CROW RESIDENTIAL



MAY 21, 2007

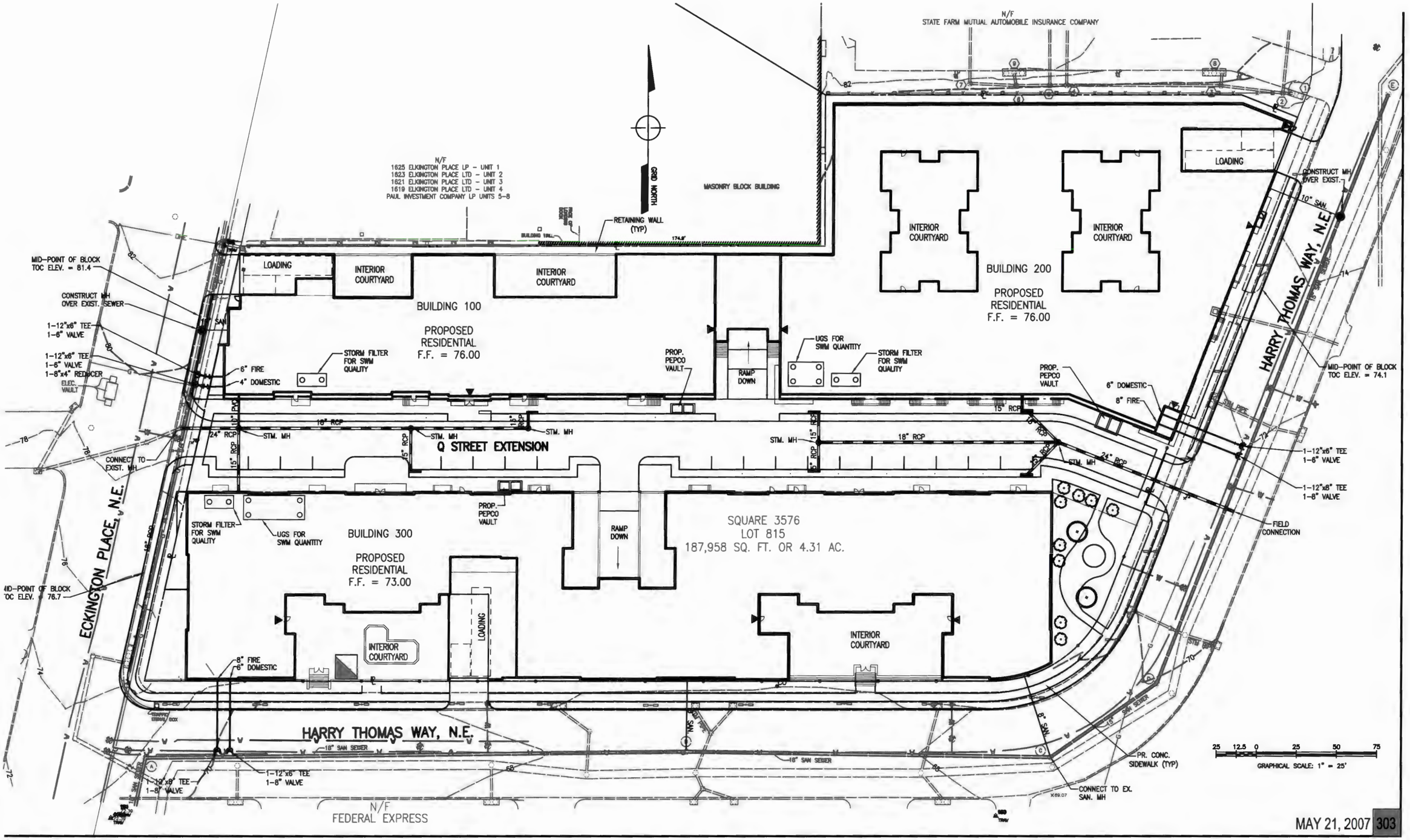
THE PRESTON PARTNERSHIP LLC
A MULTI-DISCIPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALLS CHURCH, VIRGINIA 22042
WWW.THEPRESTONPARTNERSHIP.COM

CIVIL ENGINEERING · SURVEY · LANDSCAPE ARCHITECTURE · LAND PLANNING · SITE SECURITY CONSULTING · GIS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

SITE PLAN

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



MAY 21, 2007 303

THE PRESTON PARTNERSHIP LLC
A MULTI-DISCIPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALLS CHURCH, VIRGINIA 22042
WWW.THEPRESTONPARTNERSHIP.COM

William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

UTILITY PLAN

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

N/F
STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY

N/F
1625 ELKINGTON PLACE LP – UNIT 1
1623 ELKINGTON PLACE LTD – UNIT 2
1621 ELKINGTON PLACE LTD – UNIT 3
1619 ELKINGTON PLACE LTD – UNIT 4
PAUL INVESTMENT COMPANY LP UNITS 5–8

GRID NORTH

MASONRY BLOCK BUILDING

CRUSHED STONE

LOADING

INTERIOR COURTYARD

INTERIOR COURTYARD

BUILDING 200

PROPOSED
RESIDENTIAL
F.F. = 76.00

LOADING

INTERIOR COURTYARD

INTERIOR COURTYARD

BUILDING 100

PROPOSED
RESIDENTIAL
F.F. = 76.00

ELKINGTON PLACE, N.E.

Q STREET EXTENSION

HARRY THOMAS WAY, N.E.

BUILDING 300

PROPOSED
RESIDENTIAL
F.F. = 73.00

SQUARE 3576
LOT 815
187,958 SQ. FT. OR 4.31 AC.

LOADING

INTERIOR COURTYARD

INTERIOR COURTYARD

HARRY THOMAS WAY, N.E.

25 12.5 0 25 50 75
GRAPHICAL SCALE: 1" = 25'

N/F
FEDERAL EXPRESS

MAY 21, 2007

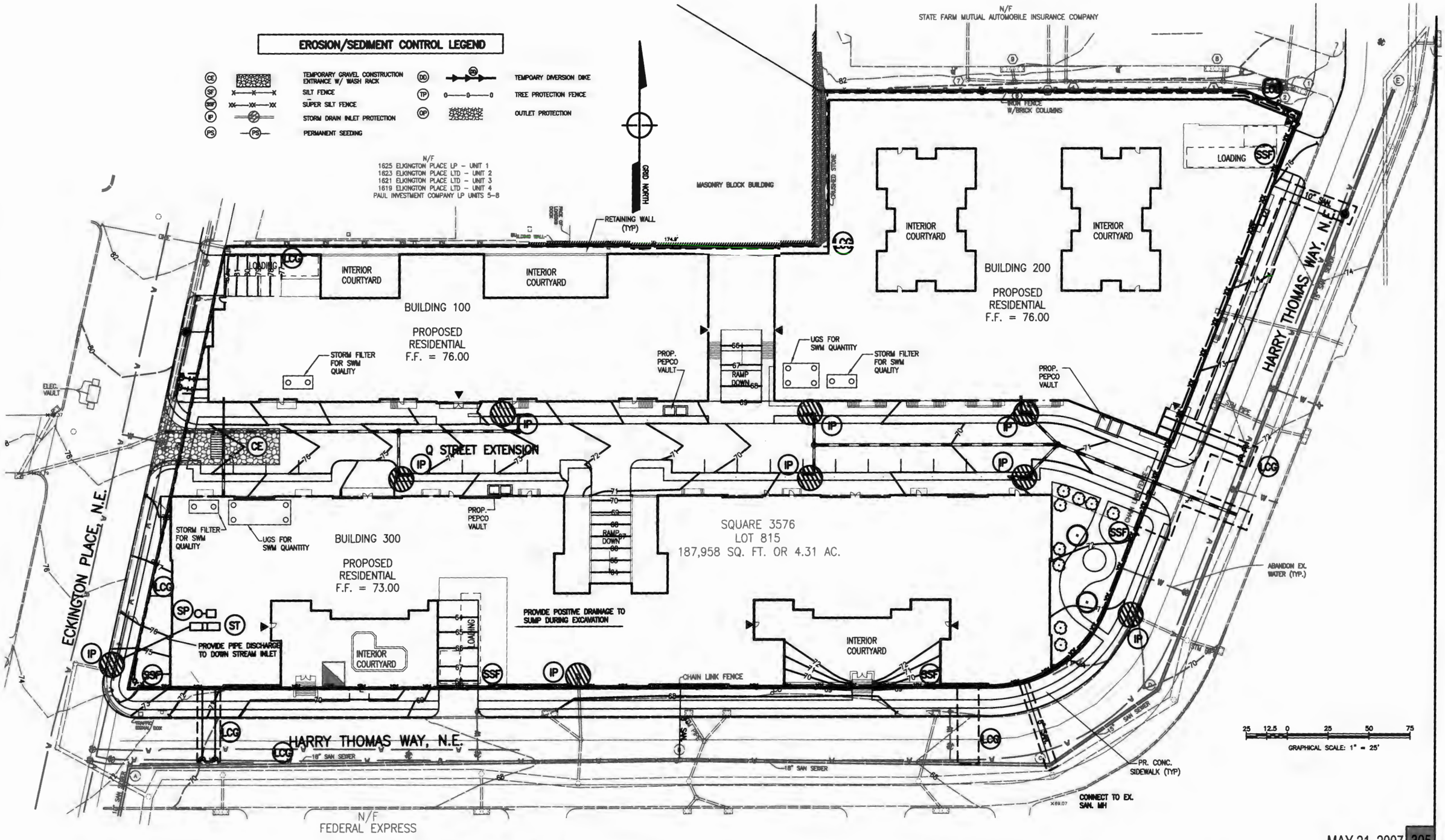
THE PRESTON PARTNERSHIP LLC
A MULTI-DISCIPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALLS CHURCH, VIRGINIA 22042
WWW.THEPRESTONPARTNERSHIP.COM

CIVIL ENGINEERING · SURVEY · LANDSCAPE ARCHITECTURE · LAND PLANNING · SITE SECURITY CONSULTING · GIS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9506 · FAX (703) 263-0766

GRADING PLAN

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



MAY 21, 2007 305

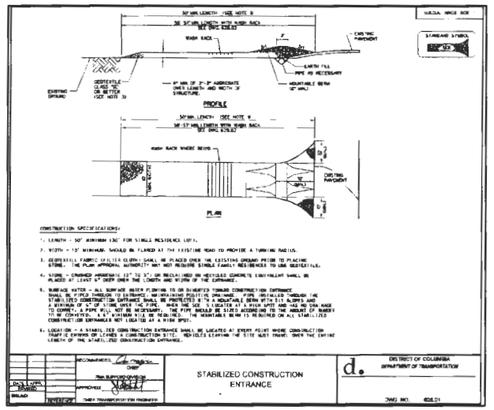
THE PRESTON PARTNERSHIP LLC
A MULTI-DISCIPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALLS CHURCH, VIRGINIA 22042
WWW.THEPRESTONPARTNERSHIP.COM

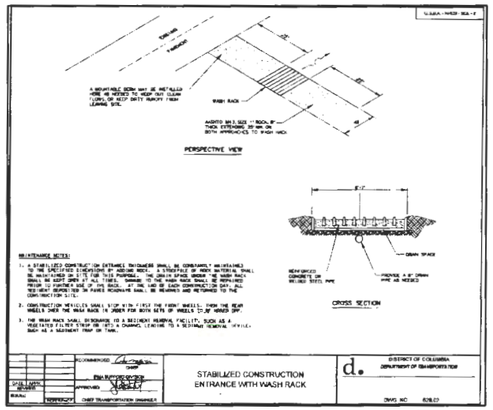
CIVIL ENGINEERING · SURVEY · LANDSCAPE ARCHITECTURE · LAND PLANNING · SITE SECURITY CONSULTING · GIS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

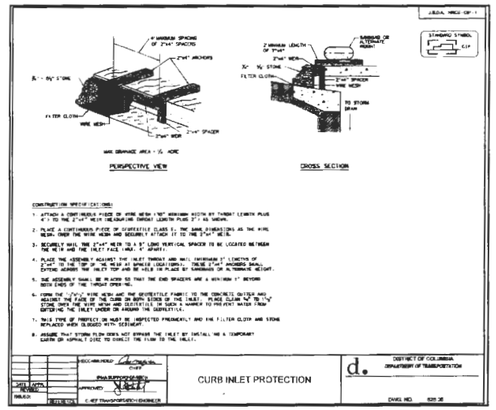
EROSION AND SEDIMENT CONTROL PLAN

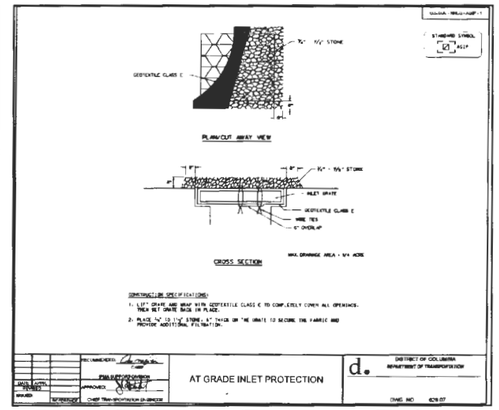
ECKINGTON ONE
WASHINGTON, D.C.

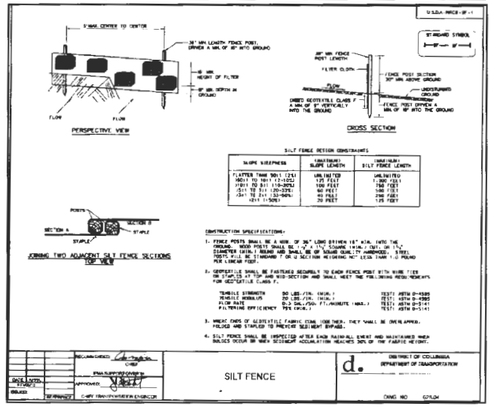
TCR
TRAMMELL CROW RESIDENTIAL

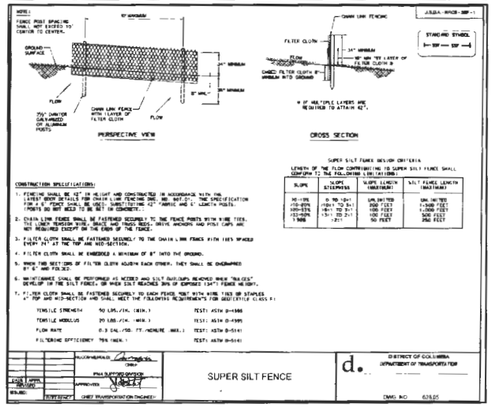


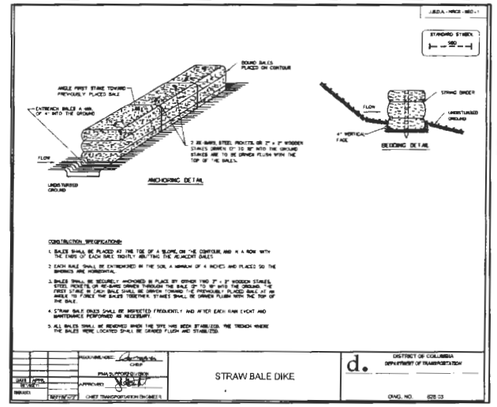


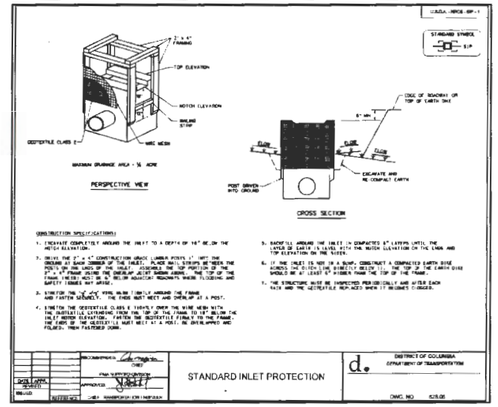












EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE MOST RECENT EDITION OF THE D.C.'s SOIL EROSION AND SEDIMENT CONTROL STD'S AND SPECS.
3. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. THE SEDIMENT CONTROL INSPECTOR REPRESENTING THE DISTRICT OF COLUMBIA SHALL MAINTAIN THE AUTHORITY TO REQUIRE ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT THE INTRUSION OF SEDIMENT INTO STORM DRAIN SYSTEMS OR PUBLIC SPACE.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. A VEHICLE WASH AREA SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITY.
5. SILT REMOVED FROM TRAPS SHALL BE PLACED AND STABILIZED ON DESIGNATED AREAS ON-SITE IN SUCH A MANNER THAT IT DOES NOT FOUL EXISTING OR PROPOSED STORM DRAINAGE SYSTEMS OR AREAS ALREADY STABILIZED.
6. ALL WATER PUMPED FROM EXCAVATION DURING CONSTRUCTION SHALL BE PUMPED EITHER TO A SEDIMENT TANK AND/OR A SEDIMENT TRAP. WHEN A SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, THE CLEAN OUT OF SAME IS REQUIRED. NO WATER WILL BE PUMPED TO THE STORM DRAIN SYSTEM WITHOUT THE CONSENT OF THE SEDIMENT CONTROL INSPECTOR.
7. ALL WATER DISCHARGED FROM THE SEDIMENT TANKS OR PUMPED FROM THE SITE MUST BE CLEAN AND FREE OF SEDIMENT.
8. ALL DEBRIS IS TO BE REMOVED FROM SITE.
9. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
10. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATIONS AND CONSTRUCTION.
11. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
12. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
13. CONTRACTOR TO CONTROL DUST BLOWING AND MOVEMENT PER SECTION 44.0 – STANDARDS AND SPECIFICATIONS FOR DUST CONTROL OF D.C.'s SOIL EROSION AND SEDIMENT CONTROL STD'S AND SPECS.
14. AFTER A RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUND COVER SUCH AS SEED, SOD, PAVEMENT, BRICKBAT, OR MULCH TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING.

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
   B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
   C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
   B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
   C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

MAY 21, 2007

THE PRESTON PARTNERSHIP LLC
A MULTI-DISCIPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALLS CHURCH, VIRGINIA 22042
WWW.THEPRESTONPARTNERSHIP.COM

CIVIL ENGINEERING · SURVEY · LANDSCAPE ARCHITECTURE · LAND PLANNING · SITE SECURITY CONSULTING · GIS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0786

EROSION & SEDIMENT CONTROL NOTES AND DETAILS

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

BUILDING 100

PRE-DEVELOPED CONDITION
DRAINAGE AREA = 0.63 Ac.
C=0.35 (MEADOW CONDITION)
Tc= 5 MINUTES
i2 = 5.28 IN/HR; Q2 = (0.35)(5.28 IN/HR)(0.63 AC) = 1.16 CFS
i15 = 7.56 IN/HR; Q15 = (0.35)(7.56 IN/HR)(0.63 AC) = 3.60 CFS

POST-DEVELOPED CONDITION
DRAINAGE AREA = 0.63 Ac.
ASSUME 0.2 ACRES GREEN SPACE, Tc = 5.0 MINUTES

Cpost=(0.90)*1.06 + (0.35)*020/(1.36) = 0.73

i2 = 5.28 IN/HR; Q2 = (0.73)(5.28 IN/HR)(0.63 AC) = 2.43 CFS
i15 = 7.56 IN/HR; Q15 = (0.73)(7.56 IN/HR)(0.63 AC) = 3.48 CFS

WATER QUANTITY VOLUME

Vq = (Q15post – Q2pre) * tc * 1.25

WHERE: Vq = WATER QUANTITY VOLUME (CF)
Q15past = 15-YEAR PEAK FLOW (CFS)
Q2pre = 2-YEAR PEAK FLOW (CFS)
tc = TIME OF CONCENTRATION (SECONDS)

Vq = (3.48-1.16) * 300 * 1.25 = 870 CF

WATER QUALITY VOLUME

$Vw = \frac{R \times Ia}{12}$

WHERE: Vw = WATER QUALITY VOLUME TO BE TREATED (CF)
R = RUNOFF DEPTH (IN.), TABLE 2.2 DC SWM GUIDE BOOK
Ia = IMPERVIOUS AREA (SQ.FT.)= 0.43*43,560=18,731 SQ.FT.
12 = CONVERSION FACTOR

$Vw = \frac{R \times Ia}{12} = \frac{0.30 \times 18,731}{12} = 468$ CF

PROPOSED FACILITY:

8'x18' STORM FILTER FOR QUALITY
QUANTITY STORED IN STORM FILTER

BUILDING 200

PRE-DEVELOPED CONDITION
DRAINAGE AREA = 1.36 Ac.
C=0.35 (MEADOW CONDITION)
Tc= 5 MINUTES
i2 = 5.28 IN/HR; Q2 = (0.35)(5.28 IN/HR)(1.36 AC) = 2.51 CFS
i15 = 7.56 IN/HR; Q15 = (0.35)(7.56 IN/HR)(1.36 AC) = 3.60 CFS

POST-DEVELOPED CONDITION
DRAINAGE AREA = 1.36 Ac.
ASSUME 0.3 ACRES GREEN SPACE, Tc = 5.0 MINUTES

Cpost=(0.90)*1.06 + (0.35)*0.30/(1.36) = 0.78

i2 = 5.28 IN/HR; Q2 = (0.78)(5.28 IN/HR)(1.36 AC) = 5.60 CFS
i15 = 7.56 IN/HR; Q15 = (0.78)(7.56 IN/HR)(1.36 AC) = 8.02 CFS

WATER QUANTITY VOLUME

Vq = (Q15post – Q2pre) * tc * 1.25

WHERE: Vq = WATER QUANTITY VOLUME (CF)
Q15post = 15-YEAR PEAK FLOW (CFS)
Q2pre = 2-YEAR PEAK FLOW (CFS)
tc = TIME OF CONCENTRATION (SECONDS)

Vq = (8.02- 2.51) * 300 * 1.25 = 2,066 CF

WATER QUALITY VOLUME

$Vw = \frac{R \times Ia}{12}$

WHERE: Vw = WATER QUALITY VOLUME TO BE TREATED (CF)
R = RUNOFF DEPTH (IN.), TABLE 2.2 DC SWM GUIDE BOOK
Ia = IMPERVIOUS AREA (SQ.FT.)= 1.06*43,560=46,174 SQ.FT.
12 = CONVERSION FACTOR

$Vw = \frac{R \times Ia}{12} = \frac{0.30 \times 46,174}{12} = 1,154$ CF

PROPOSED FACILITY:

8'x18' STORM FILTER FOR QUALITY
43' OF 6' DIA. PIPE FOR QUANTITY

BUILDING 300

PRE-DEVELOPED CONDITION
DRAINAGE AREA = 1.94 Ac.
C=0.35 (MEADOW CONDITION)
Tc= 5 MINUTES
i2 = 5.28 IN/HR; Q2 = (0.35)(5.28 IN/HR)(1.94 AC) = 3.59 CFS
i15 = 7.56 IN/HR; Q15 = (0.35)(7.56 IN/HR)(1.94 AC) = 5.13 CFS

POST-DEVELOPED CONDITION
DRAINAGE AREA = 1.94 Ac.
ASSUME 0.43 ACRES GREEN SPACE, Tc = 5.0 MINUTES

Cpast=(0.90)*1.51 + (0.35)*0.43/(1.94) = 0.78

i2 = 5.28 IN/HR; Q2 = (0.84)(5.28 IN/HR)(1.94 AC) = 7.99 CFS
i15 = 7.56 IN/HR; Q15 = (0.84)(7.56 IN/HR)(1.94 AC) = 11.44 CFS

WATER QUANTITY VOLUME

Vq = (Q15post – Q2pre) * tc * 1.25

WHERE: Vq = WATER QUANTITY VOLUME (CF)
Q15post = 15-YEAR PEAK FLOW (CFS)
Q2pre = 2-YEAR PEAK FLOW (CFS)
tc = TIME OF CONCENTRATION (SECONDS)

Vq = (11.44– 3.59) * 300 * 1.25 = 2,944 CF

WATER QUALITY VOLUME

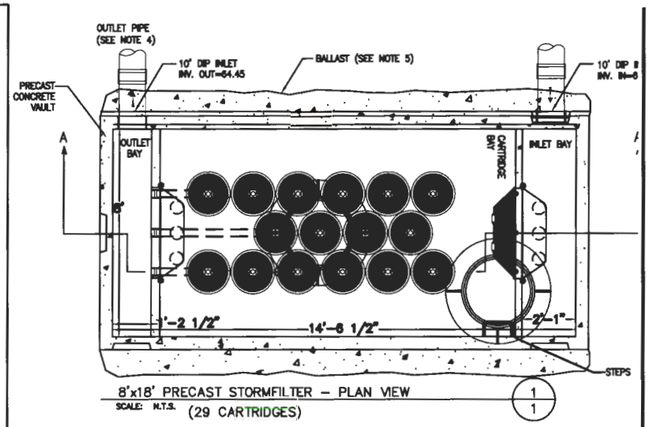
$Vw = \frac{R \times Ia}{12}$

WHERE: Vw = WATER QUALITY VOLUME TO BE TREATED (CF)
R = RUNOFF DEPTH (IN.), TABLE 2.2 DC SWM GUIDE BOOK
Ia = IMPERVIOUS AREA (SQ.FT.)= 1.51*43,560=84,506 SQ.FT.
12 = CONVERSION FACTOR

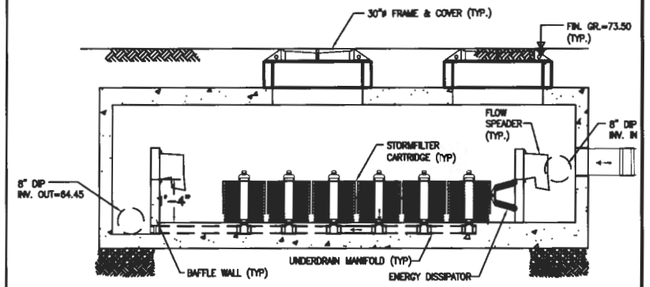
$Vw = \frac{R \times Ia}{12} = \frac{0.30 \times 84,506}{12} = 2,113$ CF

PROPOSED FACILITY:

8'x18' STORM FILTER FOR QUALITY
74' OF 6' DIA. PIPE FOR QUANTITY



8'x18' PRECAST STORMFILTER – PLAN VIEW (29 CARTRIDGES) — 1/1
SCALE: N.T.S.



8'x18' PRECAST STORMFILTER® – SECTION VIEW — A–A/1
SCALE: N.T.S.

GENERAL NOTES:

1. STORMGATE BY STORMWATER MANAGEMENT, INC., PORTLAND, OREGON (503-240-3383).
2. ALL WATER QUALITY FACILITIES REQUIRED REGULAR MAINTENANCE. MINIMUM ANNUAL MAINTENANCE INCLUDES INSPECTION OF COMPONENTS AND REMOVAL OF SEDIMENTS. FOLLOW ALL LOCAL, STATE, & FEDERAL SAFETY GUIDELINES.
3. PRECAST CONCRETE VAULT CONSTRUCTED IN ACCORANCE WITH ASTM C858.
4. EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.
5. FLEXIBLE COUPLINGS TO BE SET 18" OUTSIDE FACE OF WALL. FERNCO OR ENGINEER APPROVED. SEE PRECAST STORMGATE DATA BLOCK FOR VAULT SIZE AND WEIR SETTING.
6. ANTI-FLOATATION BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF VAULT, IF REQUIRED. SEE
7. PRECAST STORMGATE DATA BLOCK SHEET FOR BALLAST WIDTH AND HEIGHT DIMENSIONS. CONTRACTOR TO ADJUST WEIR TO DESIGN ELEVATION. WHEN SETTING SCREWS ON WEIR PLATE DO NOT EXCEED 5.0 FT-LBS TOURQUE.
8. SEAL WEIR WITH SILICONE SEALANT AFTER FINAL ADJUSTMENT.

PROJECT NARRATIVE

THE PROPERTY CONSISTS OF 187,958 SQ. FT. OR 4.31 ACRE. THE PROJECT IS LOCATED AT THE INTERSECTION OF HARRY THOMAS WAY, N.E AND ECKINGTON PLACE, N.E. IN THE DISTRICT OF COLUMBIA. THE PROPOSED DEVELOPMENT WILL CONSIST OF RIGHT-OF-WAY DEDICATION FOR THE EXTENSION OF Q STREET AND THE CONSTRCUTION OF 2 RESIDENTIAL STRUCTURES WITH ONE LEVEL OF ASSOCIATED UNDERGROUND. NEW WATER AND SEWER SERVICES WILL BE PROVIDED TO THE BUILDINGS. STORMWATER MANAGEMENT WATER QUANTITY AND QUALITY CONTROL MEASURES WILL BE PROVIDED. STORMWATER RUNOFF WILL BE TREATED AND STORED BY USE OF AN APPROVED UNDERGROUND STORAGE AND WATER QUALITY SYSTEM.

TOTAL DISTURBED AREA = 4.31 ACRES (ENTIRE SITE)
TOTAL ANTICIPATED CUT = 80,000 CUBIC YARDS
TOTAL ANTICIPATED FILL = 500 CUBIC YARDS

STORMWATER MANAGEMENT CALCULATIONS

THE SITE IS SURROUNDED BY DEVELOPED AREAS AND SERVED BY AN EXISTING NETWORK OF STORM DRAINAGE SYSTEMS OF ADEQUATE CAPACITY TO ACCOMODATE RUNOFF FROM THE PROPOSED DEVELOPMENT.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON PLAN.
2. EXCAVATE TO FINISHED BASEMENT ELEVATION. PROVIDE A SUMP PIT AND SEDIMENT TANK AS NECESSARY TO TRAP AND REMOVE SEDIMENT FROM CONSTRUCTION SITE.
3. INSTALL UNDERGROUND UTILITIES AND AREA DRAINS. PROVIDE INLET PROTECTION FOR AREA DRAINS. REMOVE SUMP PIT AND PORTABLE SEDIMENT TANK.
4. CONSTRUCT PROPOSED BUILDING.
5. CONSTRUCT NEW ASPHALT PARKING AREA, RETAINING WALL SIDEWALKS AND STAIRWAYS.
6. AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, SEDIMENT CONTROLS SHALL BE REMOVED AND THE GROUND PERMANENTLY STABILIZED WITH VEGETATION UPON THE APPROVAL OF THE CITY INSPECTOR.

MAINTENANCE NOTES

1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (i.e. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.
2. VEHICLE MAINTENANCE MEASURES: ALL CONSTRUCTION VEHICLES EGRESSING FROM THE SITE SHALL BE WASHED AS NECESSARY TO ENSURE THAT SEDIMENT WILL NOT BE REMOVED FROM THE SITE. WASH WATER TO BE TRUCKED IN OR PROVIDED BY PUBLIC WATER SYSTEM.

NOTES

ALL WORK SHALL CONFORM TO THE DC DEPARTMENT OF HEALTH, ENVIRONMENTAL HEALTH ADMINISTRATION, BUREAU OF ENVIRONMENTAL QUALITY, WATERSHED PROTECTION DIVISION'S "2003 DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".

MAY 21, 2007

THE PRESTON PARTNERSHIP LLC
A MULTI-DISCIPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALLS CHURCH, VIRGINIA 22042
WWW.THEPRESTONPARTNERSHIP.COM

CIVIL ENGINEERING · SURVEY · LANDSCAPE ARCHITECTURE · LAND PLANNING · SITE SECURITY CONSULTING · GIS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0786

STORMWATER MANAGEMENT NOTES AND COMPUTATIONS

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL