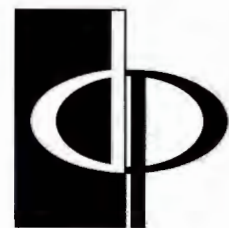


TCR

ECKINGTON ONE WASHINGTON, D.C. SEPTEMBER 28, 2007



2007 SEP 28 11:31:16
DC-01
11-16



THE PRESTON PARTNERSHIP, LLC
A MULTIDISCIPLINARY DESIGN FIRM
7315 WISCONSIN AVENUE, SUITE 300
BETHESDA, MARYLAND 20814
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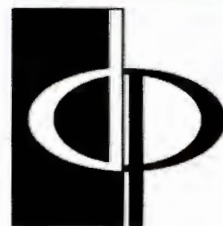
Holland + Knight



ZONING COMMISSION
District of Columbia
CASE NO. 2007-05-23A
EXHIBIT NO. 20



SEPT 28, 2007 103



THE PRESTON PARTNERSHIP, LLC
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CONTEXT
 ECKINGTON ONE
 WASHINGTON, D.C.



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| 103 | CONTEXT | 2406.11(b) |
| 104 | SITE PLAN | 2406.11(b), 2406.12(c), 2403.9(a) |
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| 130 | ROOF PLAN (BUILDING 200) | 2406.12(e) |
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ECKINGTON ONE
SITE LOCATION

SEPT 28, 2007 102



THE PRESTON PARTNERSHIP, LLC
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BETHESDA, MARYLAND 20814
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LOCATION MAP
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

T.O.C. MEASUREMENT
POINT FOR BUILDING 100
EL: +81.4'

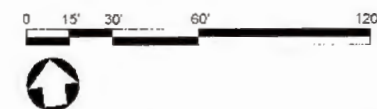
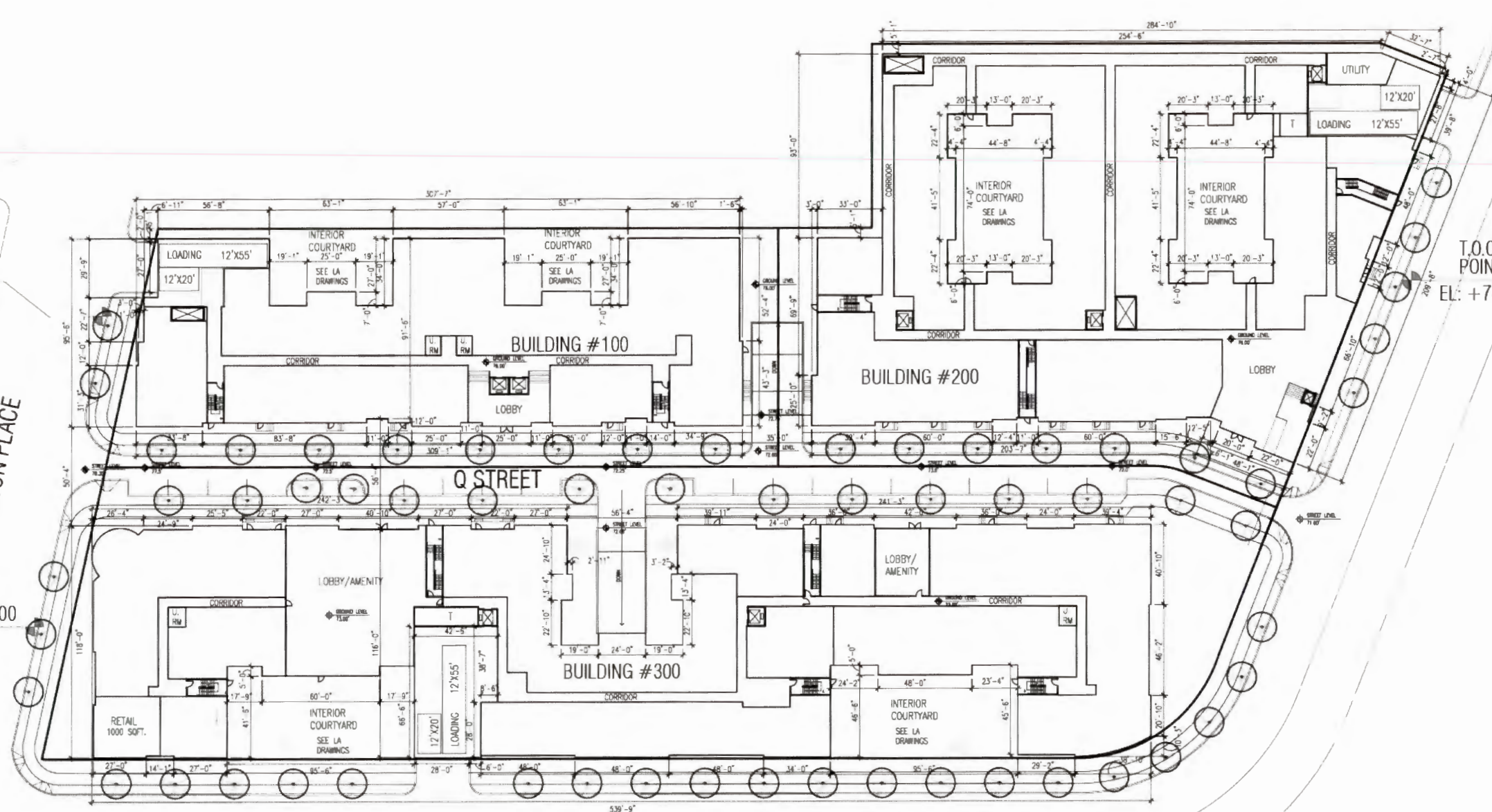
T.O.C. MEASUREMENT
POINT FOR BUILDING 200
EL: +74.1'

T.O.C. MEASUREMENT
POINT FOR BUILDING 300
EL: +76.7'

ECKINGTON PLACE

Q STREET

HARRY THOMAS WAY NE



SEPT 28, 2007 104



THE PRESTON PARTNERSHIP, LLC
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SITE PLAN
ECKINGTON ONE
WASHINGTON, D.C.

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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.

SEPT 28, 2007 105

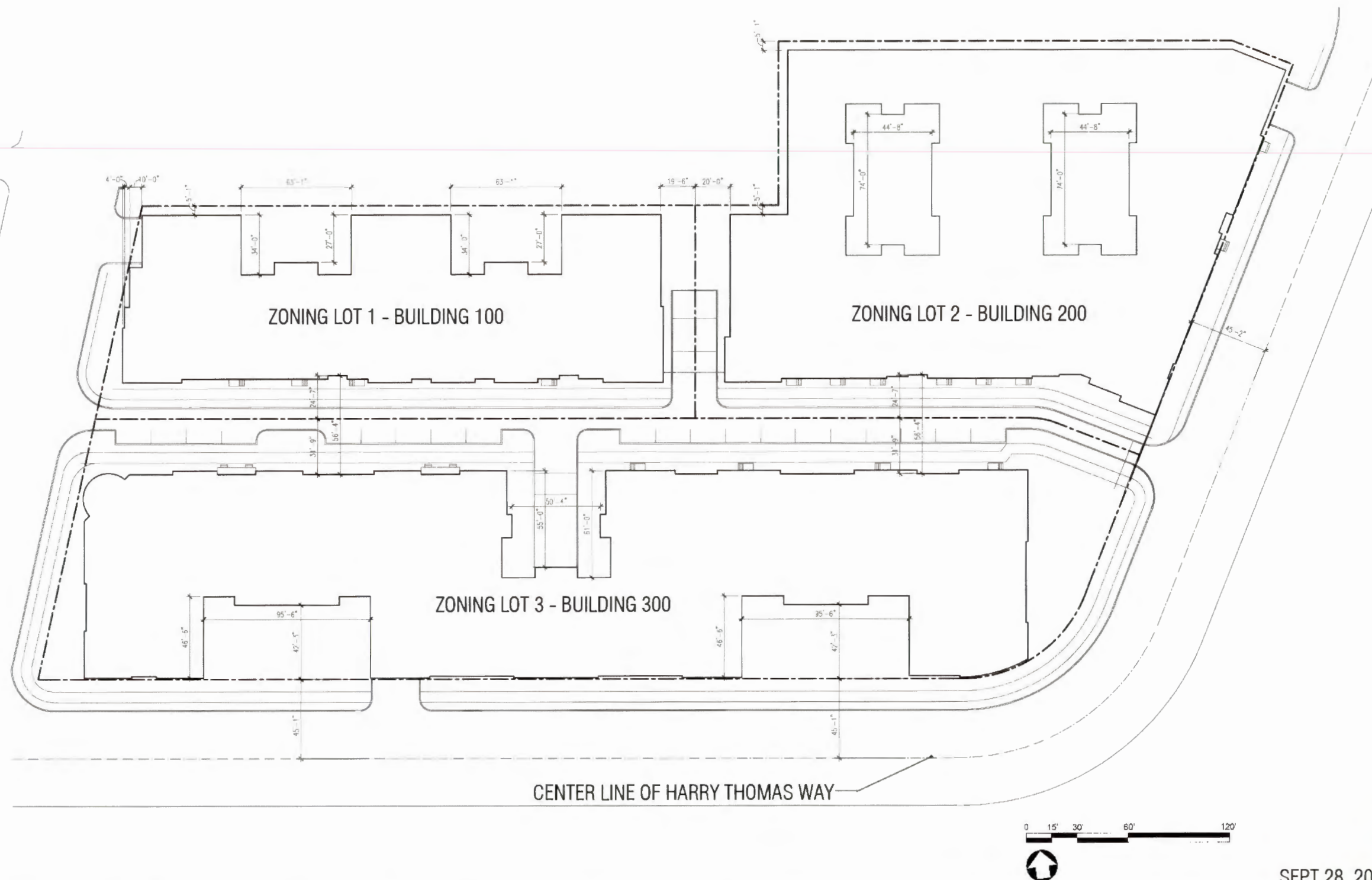


THE PRESTON PARTNERSHIP, LLC
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ZONING
ECKINGTON ONE
WASHINGTON, D.C.



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SEE SHEET 105 FOR LOCATION REFERENCE.

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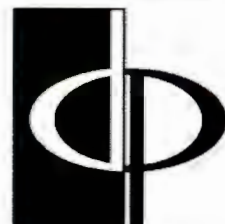
PERSPECTIVE 1
 (ECKINGTON PLACE VIEW)
 ECKINGTON ONE
 WASHINGTON, D.C.

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 TRAMMELL CROW RESIDENTIAL



SEE SHEET 105 FOR LOCATION REFERENCE.

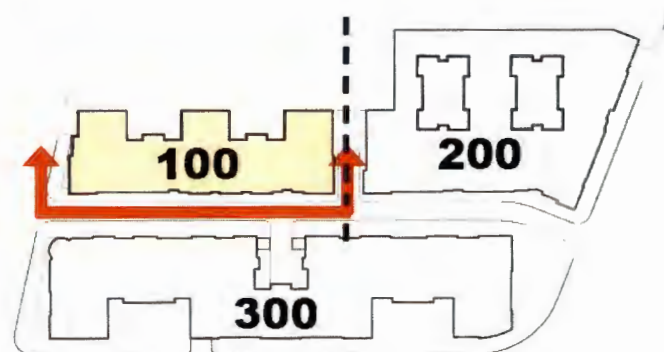
SEPT 28, 2007 108



THE PRESTON PARTNERSHIP, LLC
A MULTIDISCIPLINARY DESIGN FIRM
7315 WISCONSIN AVENUE, SUITE 300
BETHESDA, MARYLAND 20814
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PERSPECTIVE 2
(HARRY THOMAS WAY VIEW)
ECKINGTON ONE
WASHINGTON, D.C.

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TRAMMELL CROW RESIDENTIAL



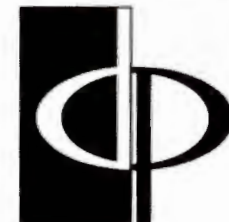
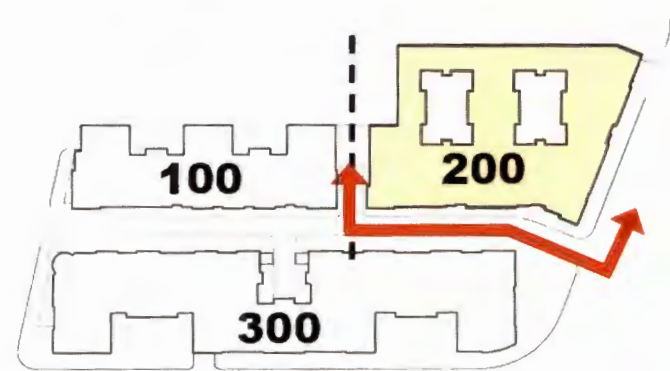
SEPT 28, 2007 109



THE PRESTON PARTNERSHIP, LLC
A MULTIDISCIPLINARY DESIGN FIRM
7315 WISCONSIN AVENUE, SUITE 300
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ELEVATIONS-Q STREET NORTH-SIDE (BUILDING 100) ECKINGTON ONE WASHINGTON, D.C.

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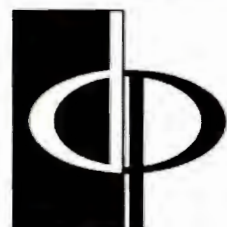
THE PRESTON PARTNERSHIP, LLC
 A MULTIDISCIPLINARY DESIGN FIRM
 7315 WISCONSIN AVENUE, SUITE 300
 BETHESDA, MARYLAND 20814
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ELEVATIONS - Q STREET SOUTH-SIDE
 (BUILDING 300)
 ECKINGTON ONE
 WASHINGTON, D.C.

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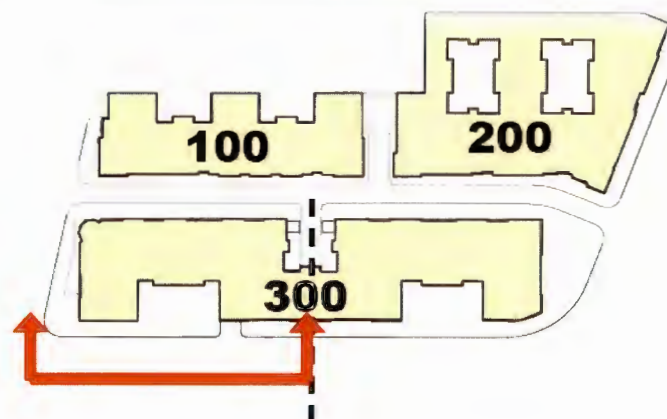
SEPT 28, 2007 112



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ELEVATIONS - Q STREET SOUTH-SIDE
(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

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TRAMMELL CROW RESIDENTIAL



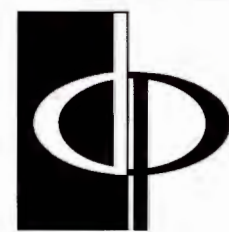
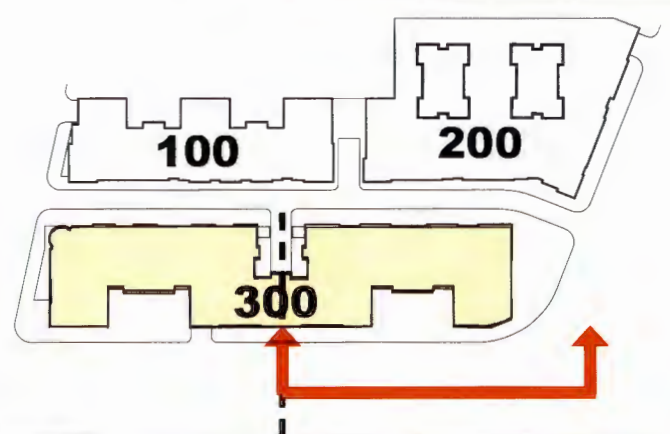
SEPT 28, 2007 113



THE PRESTON PARTNERSHIP, LLC
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ELEVATIONS - HARRY THOMAS WAY NORTH-SIDE (BUILDING 300) ECKINGTON ONE WASHINGTON, D.C.

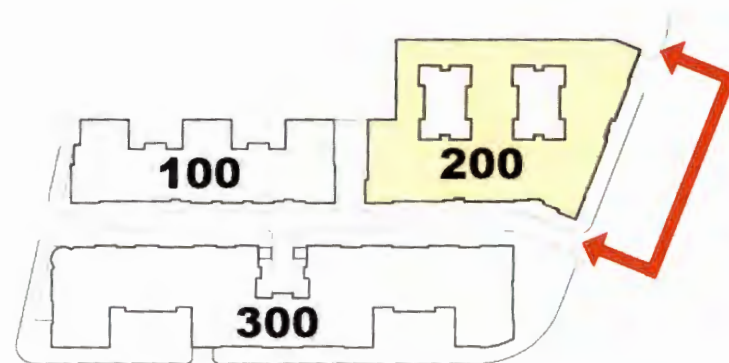
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ELEVATIONS - HARRY THOMAS WAY NORTH-SIDE
 (BUILDING 300)
 ECKINGTON ONE
 WASHINGTON, D.C.





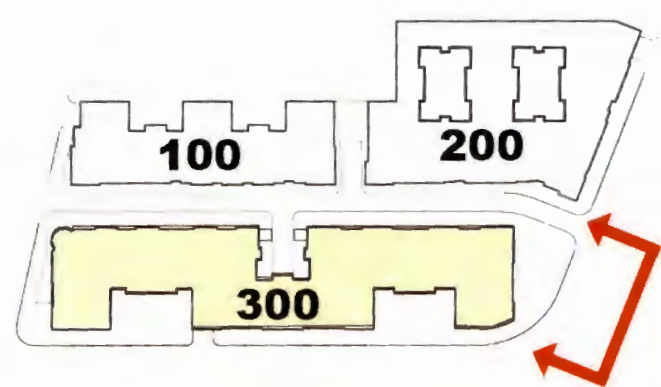
SEPT 28, 2007 115

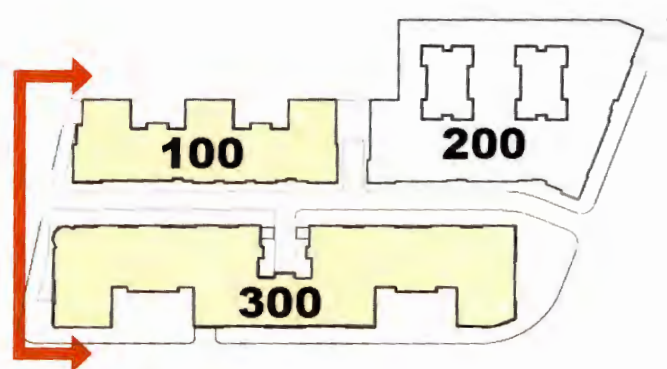


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ELEVATIONS - HARRY THOMAS WAY
 (BUILDING 200)
 ECKINGTON ONE
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ELEVATIONS - ECKINGTON PLACE
(BUILDING 100 & 300)
ECKINGTON ONE
WASHINGTON, D.C.

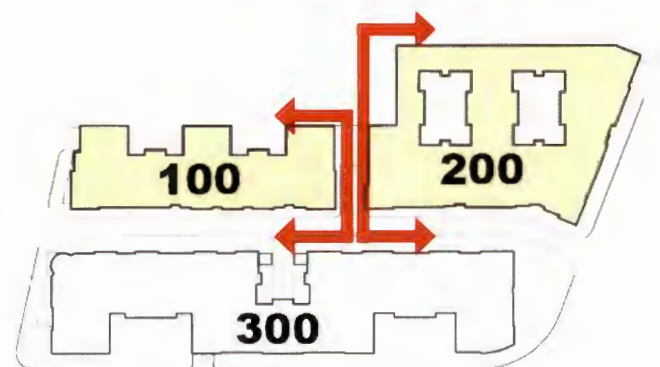
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TRAMMELL CROW RESIDENTIAL



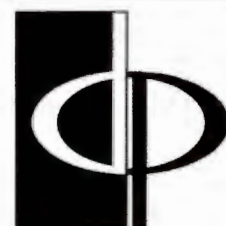
BUILDING 100



BUILDING 200

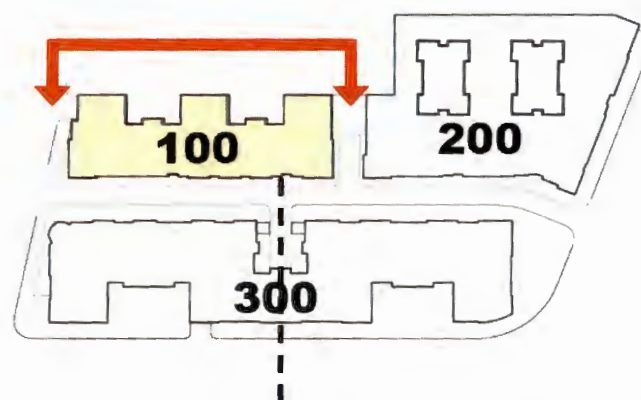


ELEVATIONS - INNER & NORTH (BUILDING 100 & 200) ECKINGTON ONE WASHINGTON, D.C.



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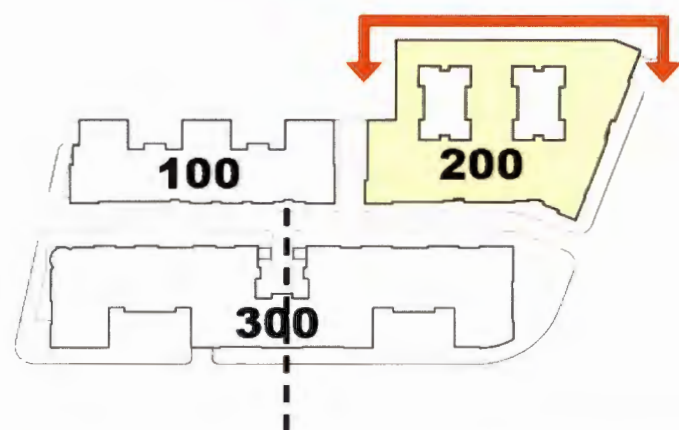
SEPT 28, 2007 119



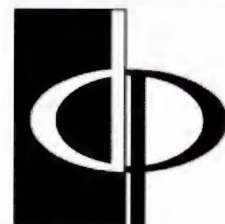
THE PRESTON PARTNERSHIP, LLC
A MULTIDISCIPLINARY DESIGN FIRM
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NORTH ELEVATION
(BUILDING 100)
ECKINGTON ONE
WASHINGTON, D.C.

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TRAMMELL CROW RESIDENTIAL



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

TCR
TRAMMELL CROW RESIDENTIAL



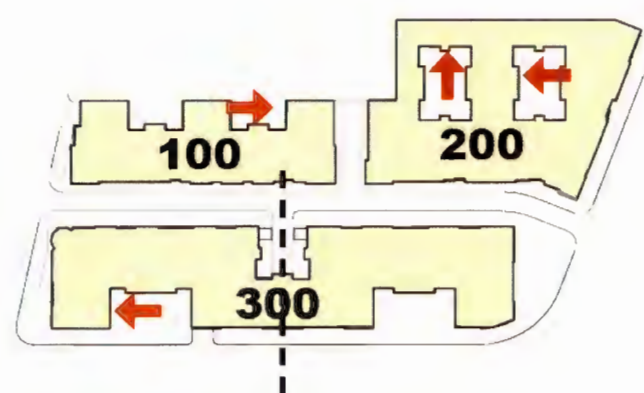
BUILDING 100



BUILDING 200

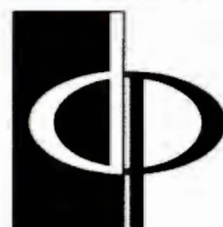


BUILDING 300



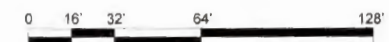
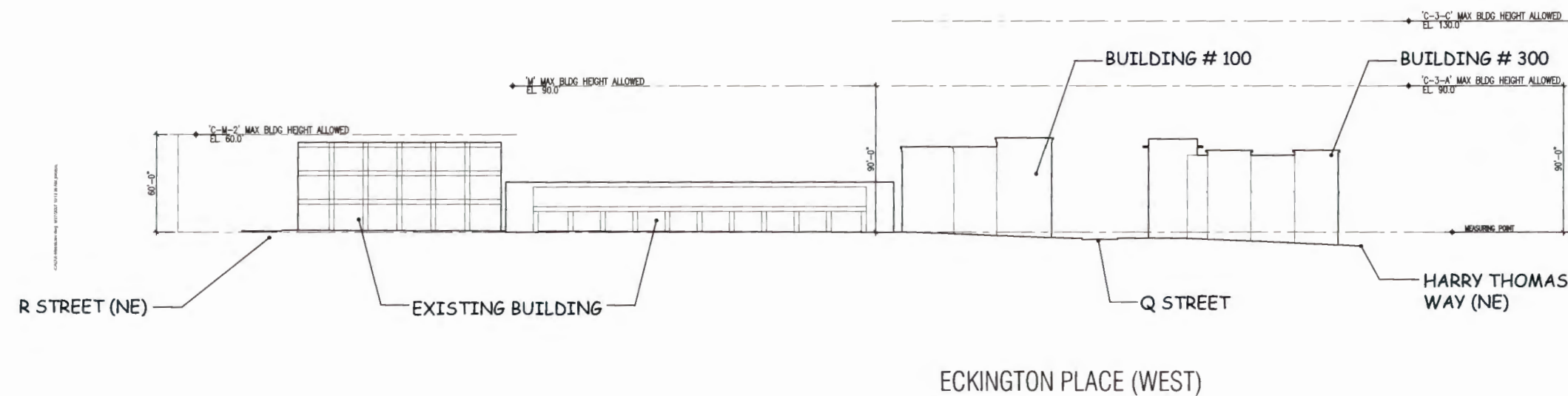
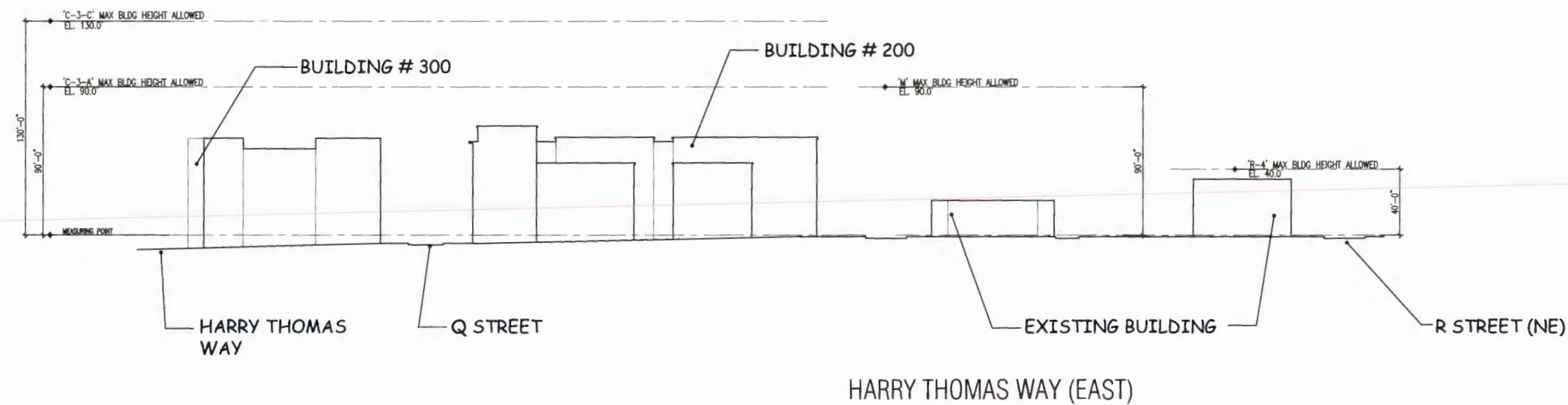
COURTYARD ELEVATION (BUILDING 200 & 300) ECKINGTON ONE WASHINGTON, D.C.

SEPT 28, 2007 121



THE PRESTON PARTNERSHIP, LLC
A MULTIDISCIPLINARY DESIGN FIRM
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TCR
TRAMMELL CROW RESIDENTIAL



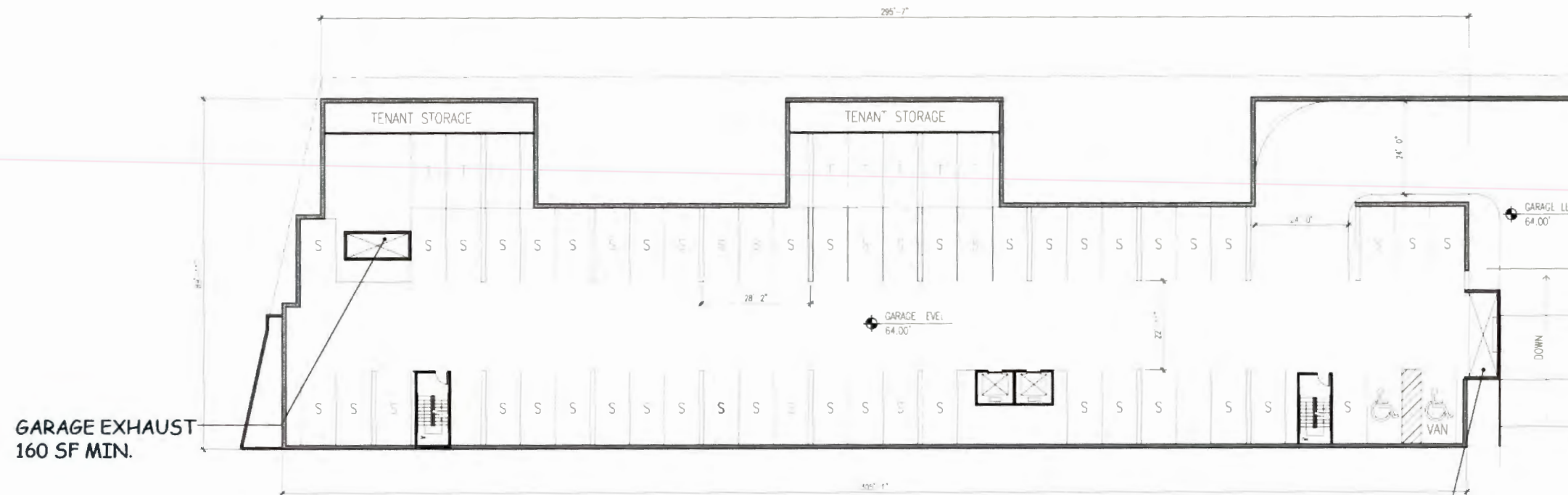
SEPT 28, 2007 122



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STREET MASSING CONTEXT
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

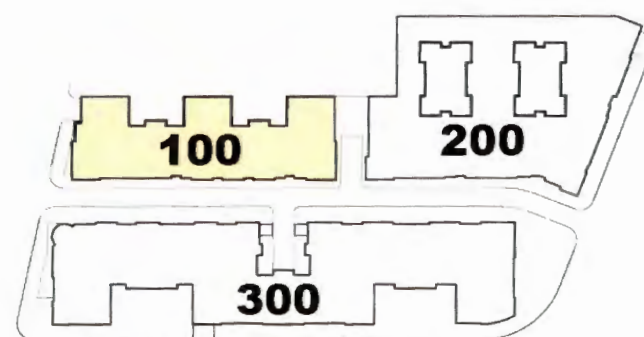


GARAGE INTAKE LOUVER
160 SF MIN.

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 0.9/UNIT.
ADDITIONAL PARKING SPACES ARE SUBJECT TO
CHANGE TO STORAGE SPACE.



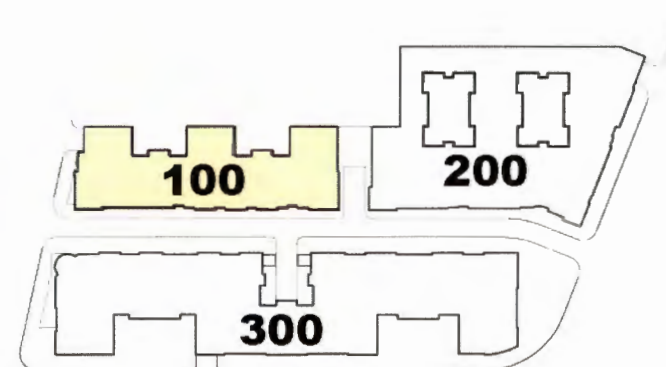
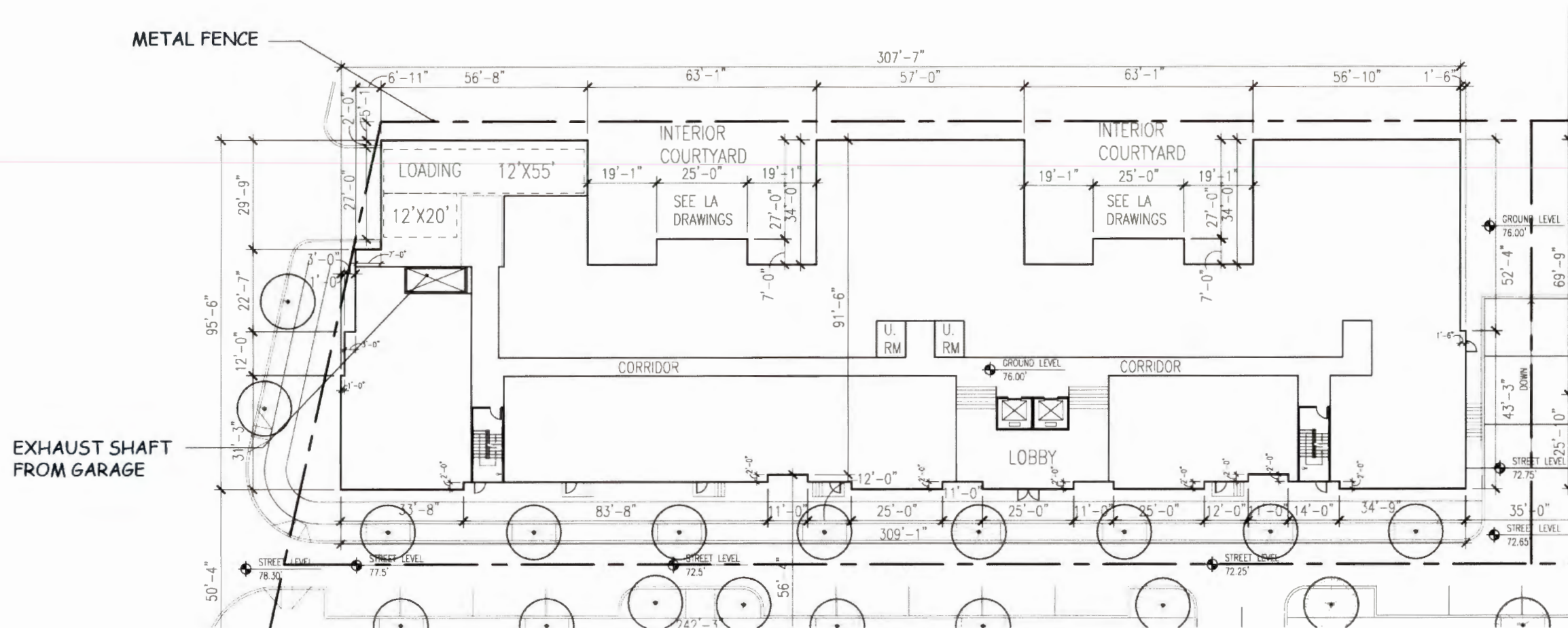
SEPT 28, 2007 123



THE PRESTON PARTNERSHIP, LLC
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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.



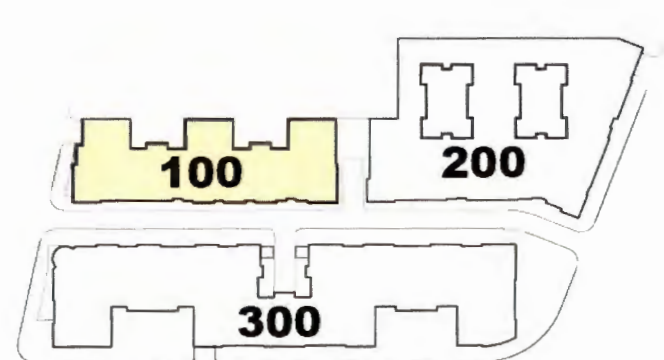
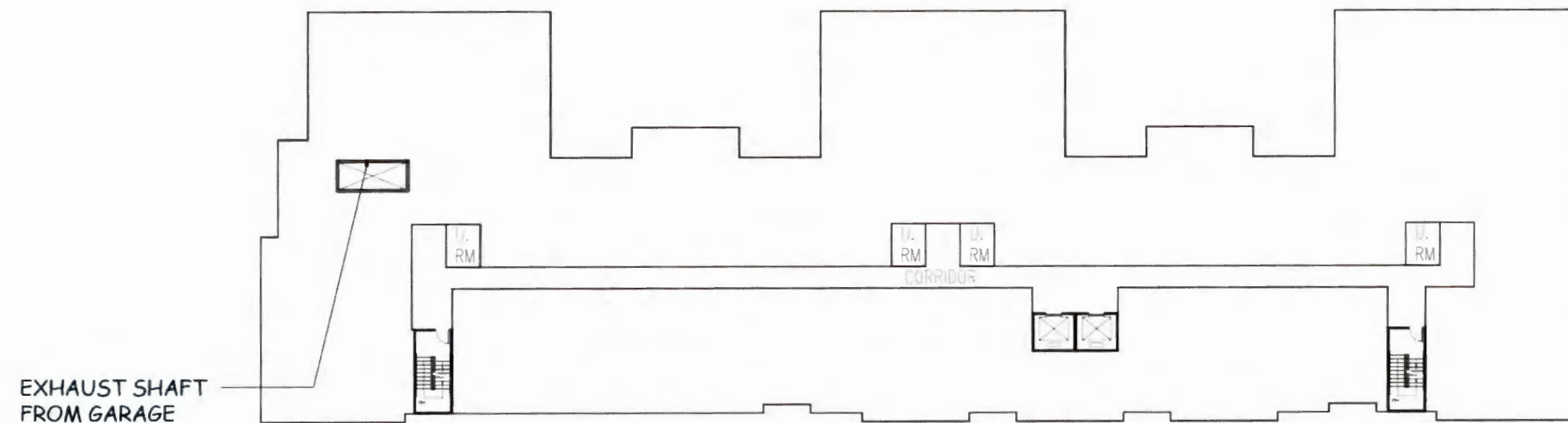
SEPT 28, 2007 124



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
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BETHESDA, MARYLAND 20814
www.theprestonpartnership.com

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

TCR
TRAMMELL CROW RESIDENTIAL



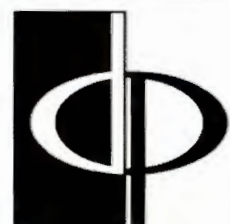
NOTES:

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.



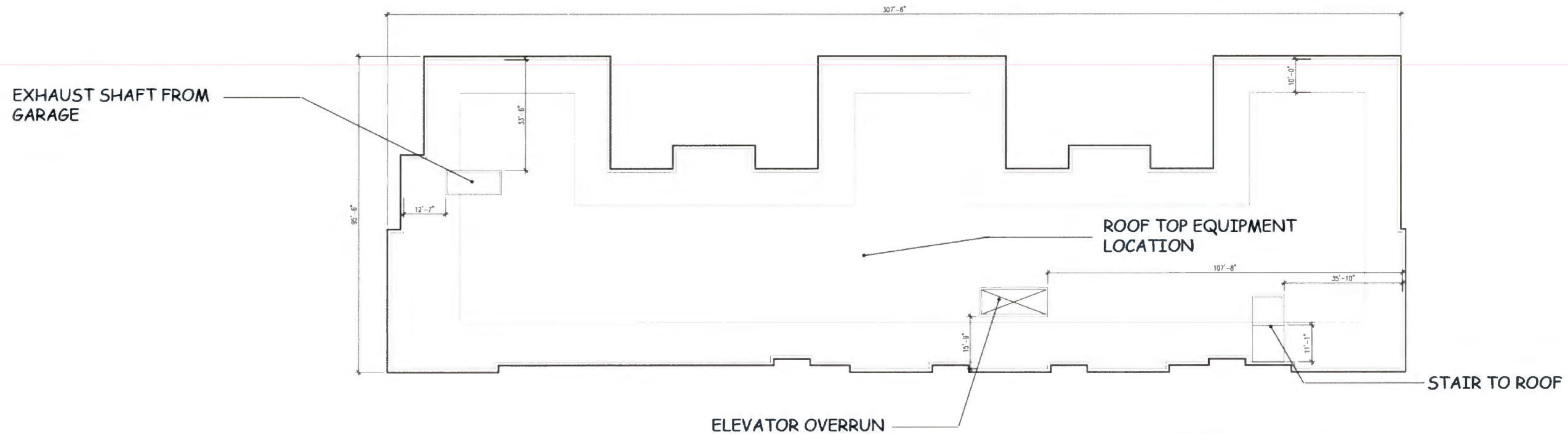
SEPT 28, 2007 125



THE PRESTON PARTNERSHIP, LLC
A MULTIDISCIPLINARY DESIGN FIRM
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BETHESDA, MARYLAND 20814
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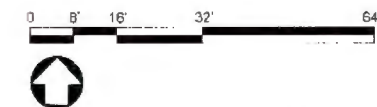
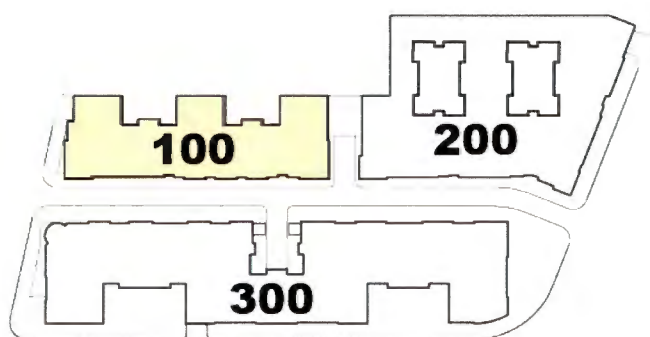
TYPICAL FLOOR PLAN
(BUILDING 100)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

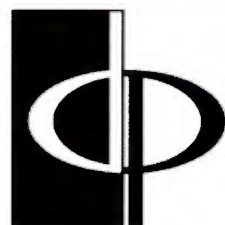


NOTES:

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 125.
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 6'-0" ABOVE ADJACENT ROOF SURFACE.
6. EXHAUST SHAFT FROM GARAGE COVERED BY METAL GRATING - 3'-0" ABOVE ADJACENT ROOF SURFACE.



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THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
7315 WISCONSIN AVENUE, SUITE 300
BETHESDA, MARYLAND 20814
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ROOF PLAN
(BUILDING 100)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

GARAGE INTAKE AREAWAY
150 SF MIN.

GARAGE INTAKE LOUVER
150 SF MIN.

EXHAUST SHAFT
FROM GARAGE
300 SF MIN.

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 0.9/
UNIT. ADDITIONAL PARKING SPACES ARE
SUBJECT TO CHANGE TO STORAGE SPACE.



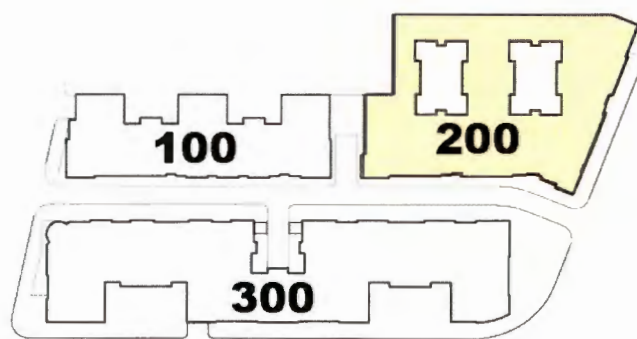
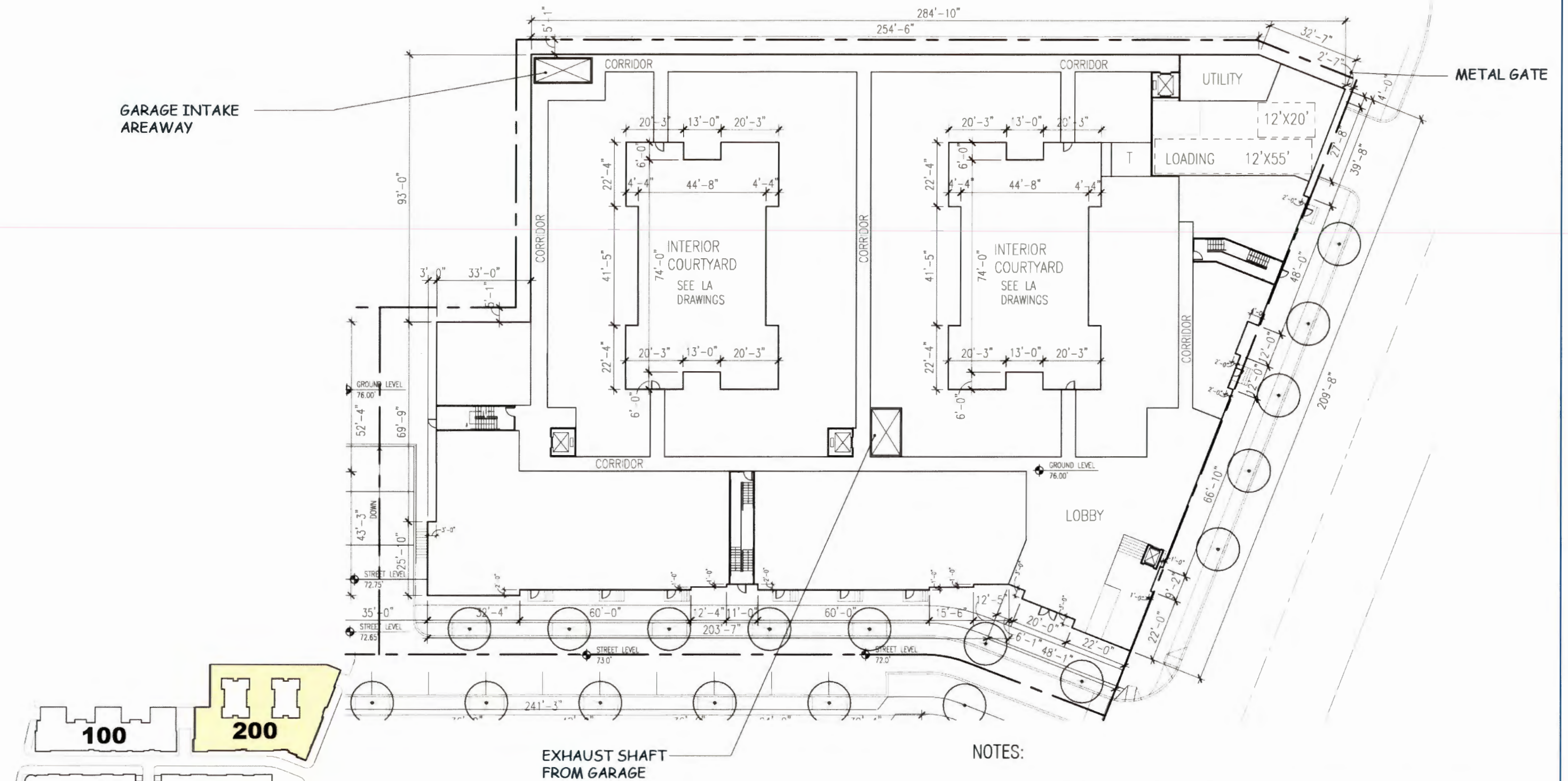
SEPT 28, 2007 127



THE PRESTON PARTNERSHIP, LLC
A MULTIDISPLINARY DESIGN FIRM
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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.



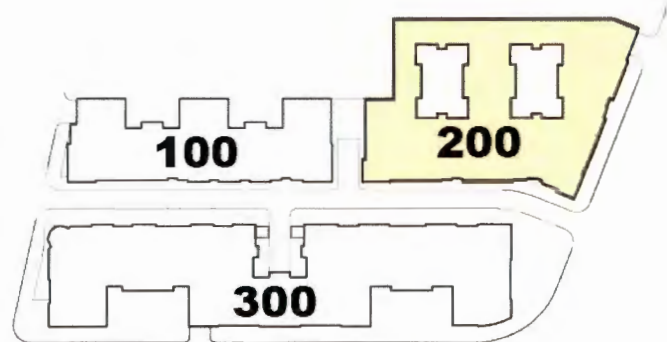
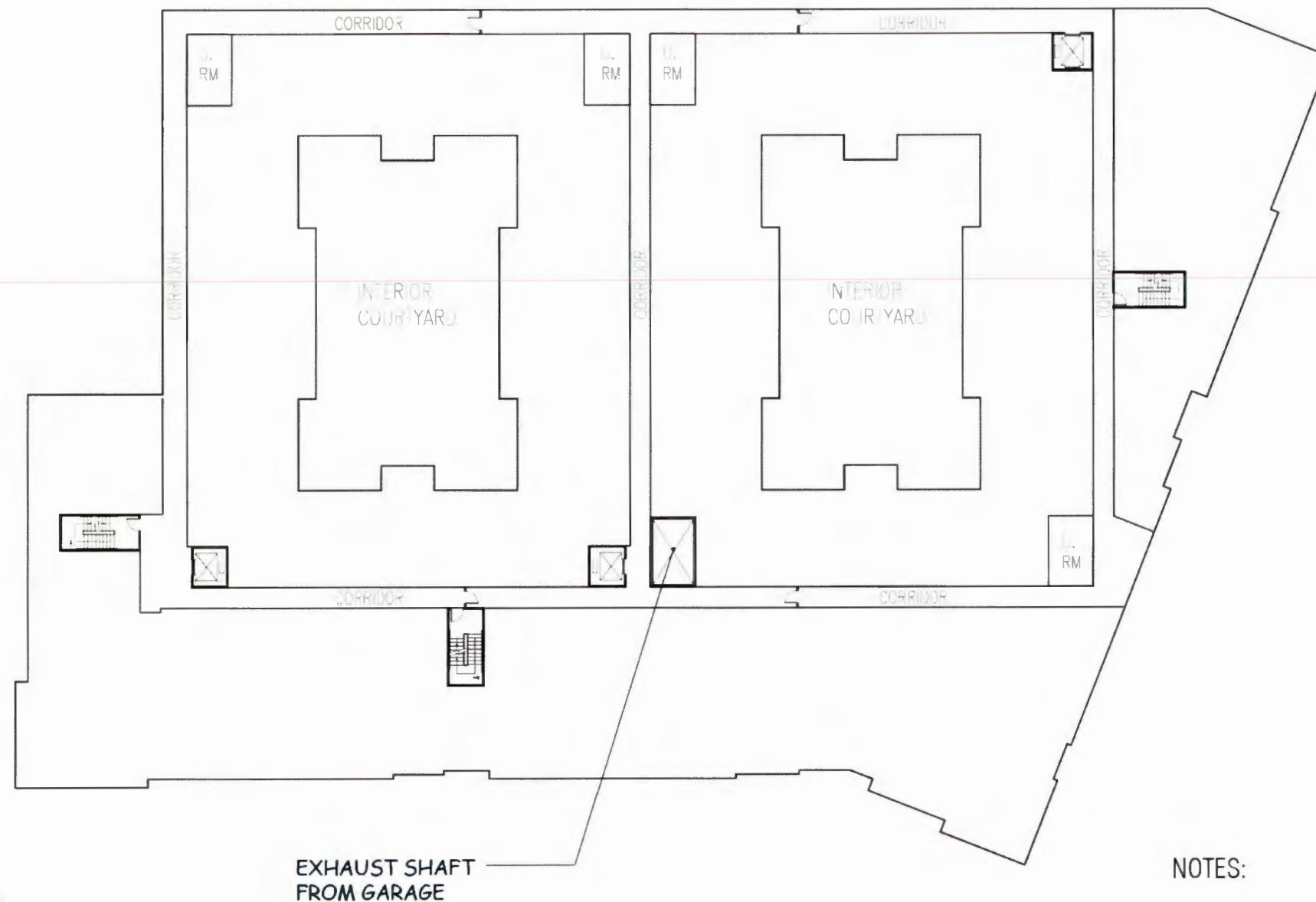
SEPT 28, 2007 128



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GROUND FLOOR PLAN
 (BUILDING 200)
 ECKINGTON ONE
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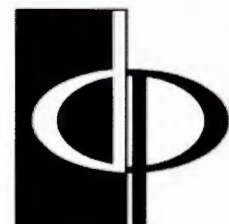


NOTES:

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.



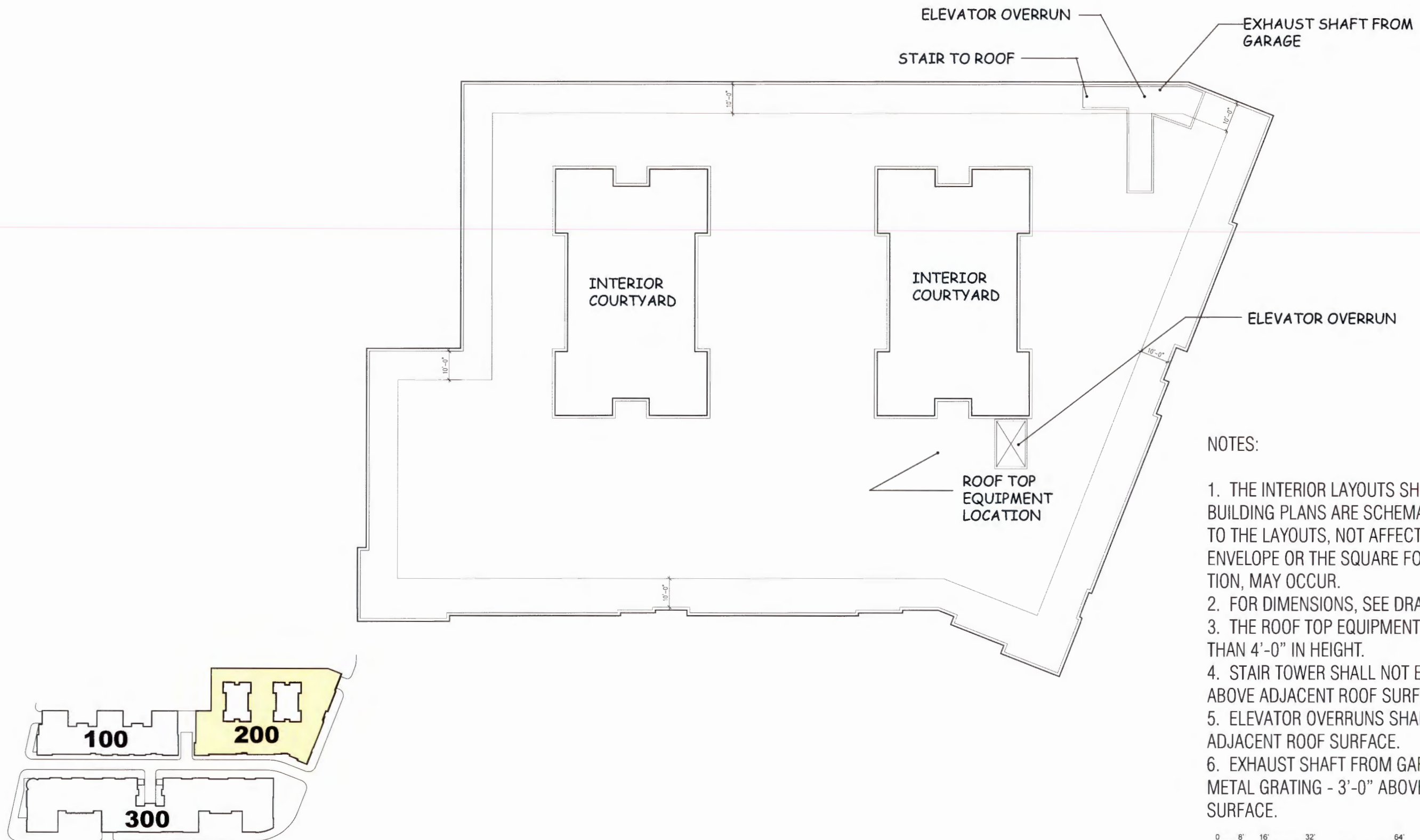
SEPT 28, 2007 129



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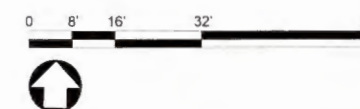
TYPICAL FLOOR PLAN
(BUILDING 200)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL

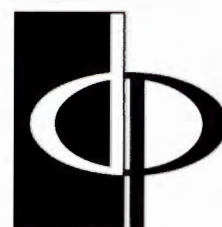


NOTES:

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 129.
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 6'-0" ABOVE ADJACENT ROOF SURFACE.
6. EXHAUST SHAFT FROM GARAGE COVERED BY METAL GRATING - 3'-0" ABOVE ADJACENT ROOF SURFACE.



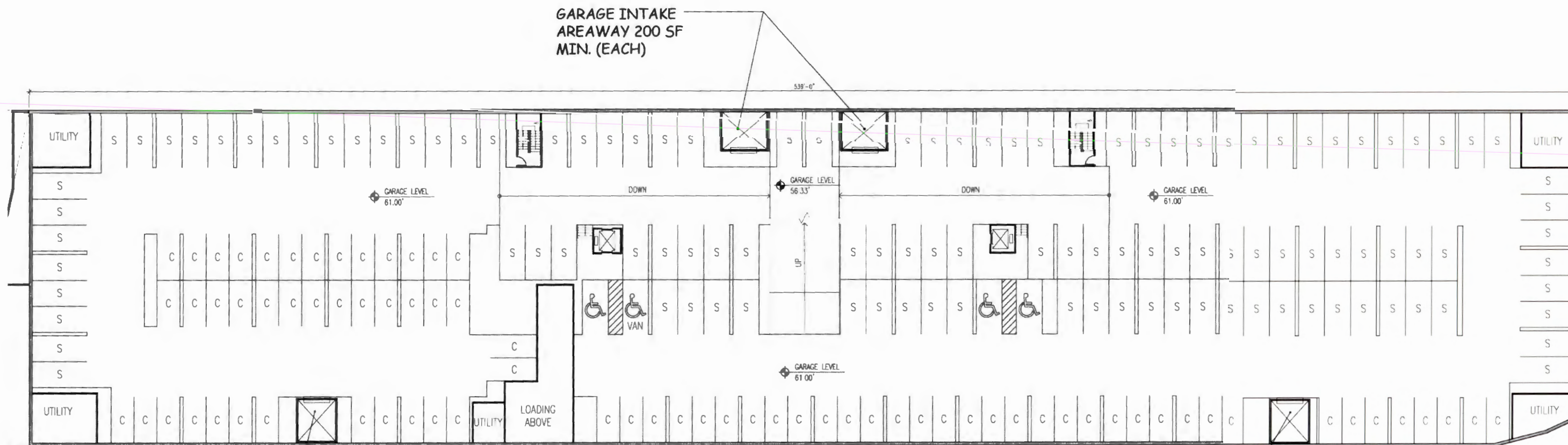
SEPT 28, 2007 **130**



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ROOF PLAN
(BUILDING 200)
ECKINGTON ONE
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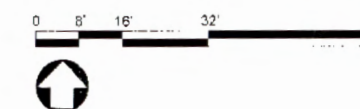
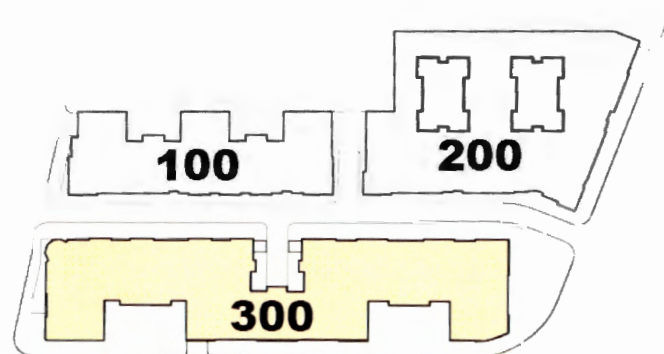
EXHAUST SHAFT
FROM GARAGE
188 SF MIN.

EXHAUST SHAFT
FROM GARAGE
188 SF MIN.

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 0.9
/UNIT. ADDITIONAL PARKING SPACES ARE
SUBJECT TO CHANGE TO STORAGE SPACE.



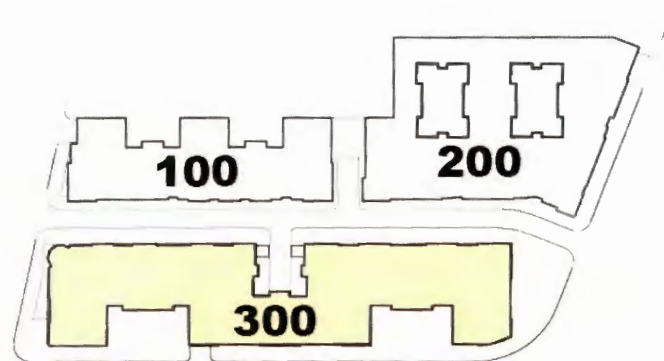
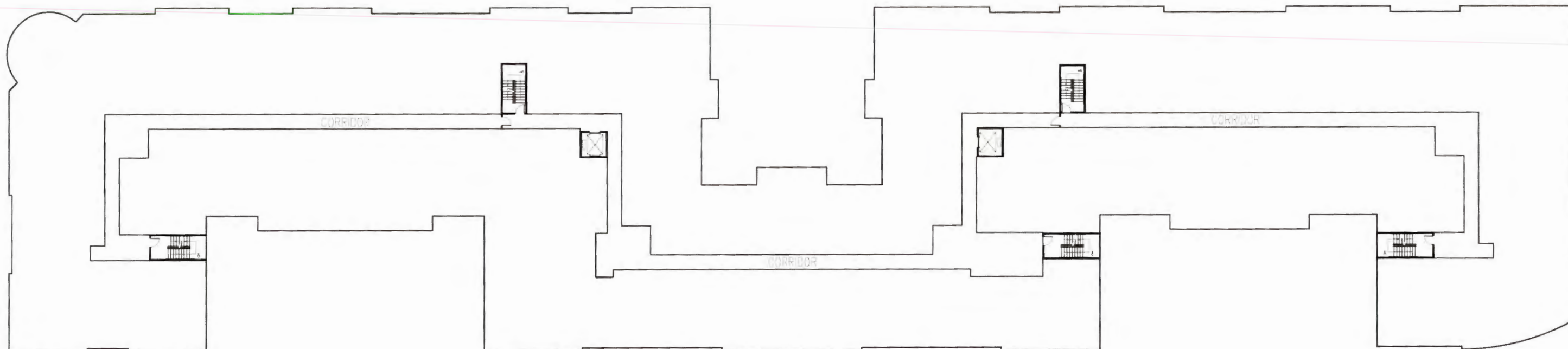
SEPT 28, 2007 **131**



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

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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.



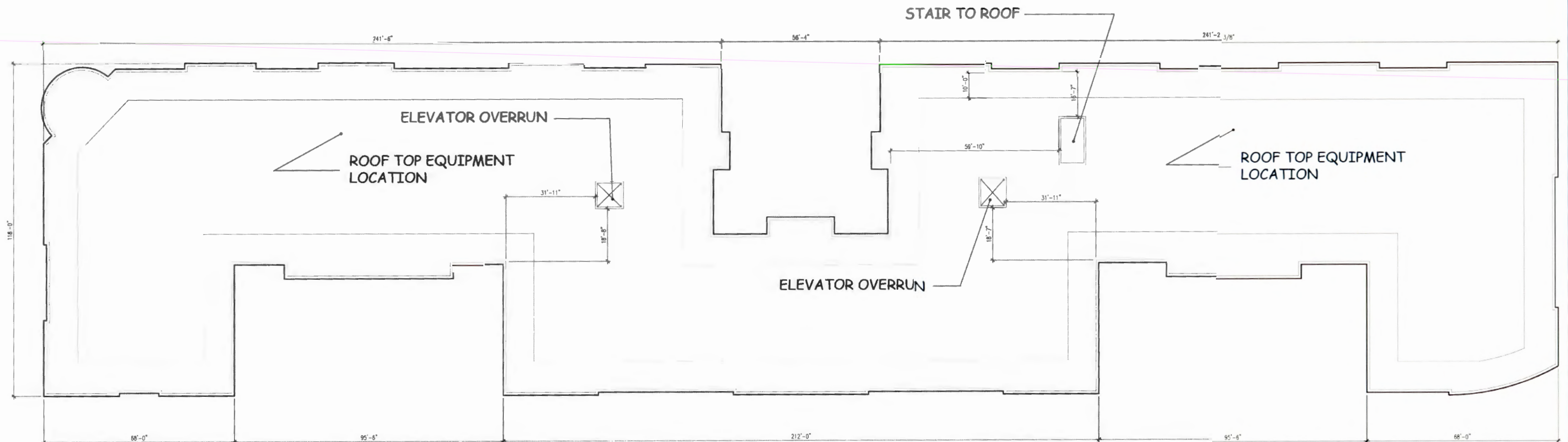
SEPT 28, 2007 133



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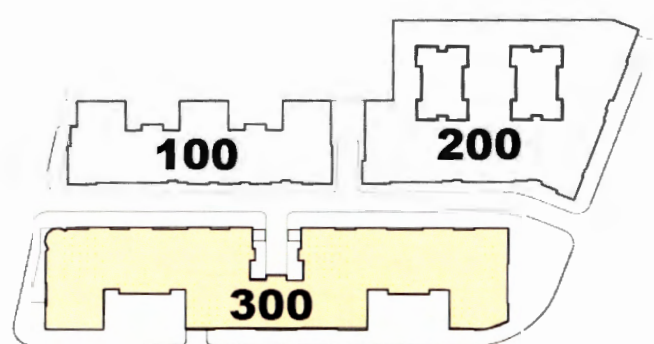
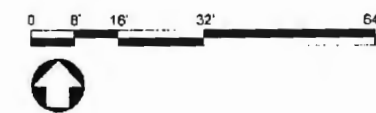
TYPICAL FLOOR PLAN
(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

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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 133.
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 6'-0" ABOVE ADJACENT ROOF SURFACE.



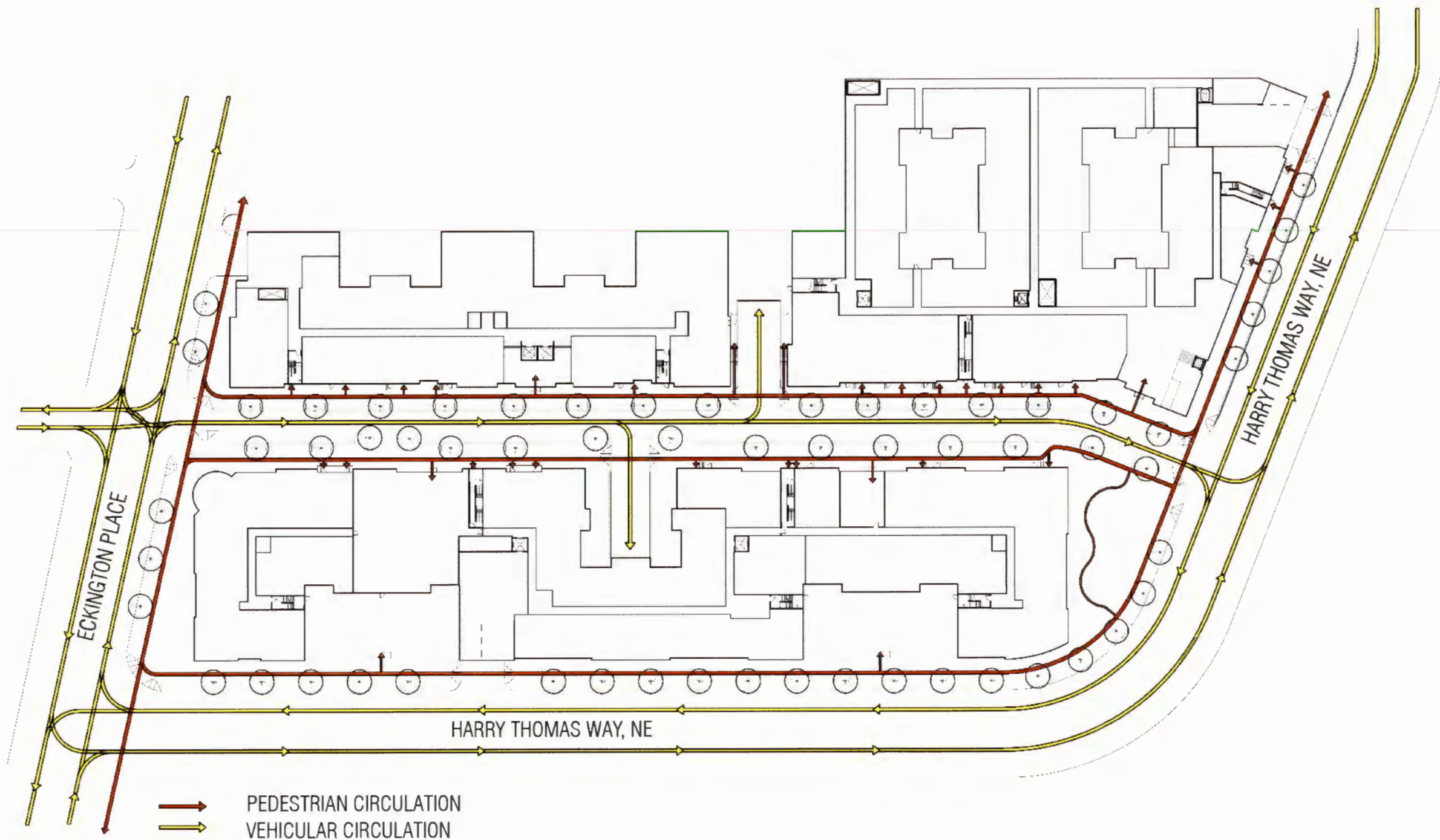
SEPT 28, 2007 134



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ROOF PLAN
(BUILDING 300)
ECKINGTON ONE
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SEPT 28, 2007 135

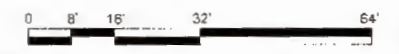
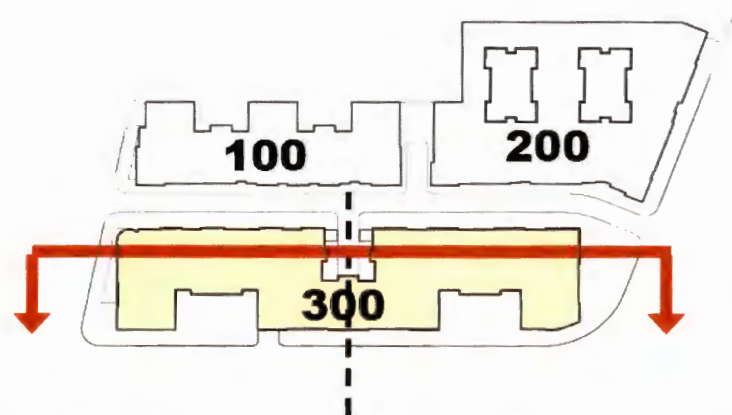
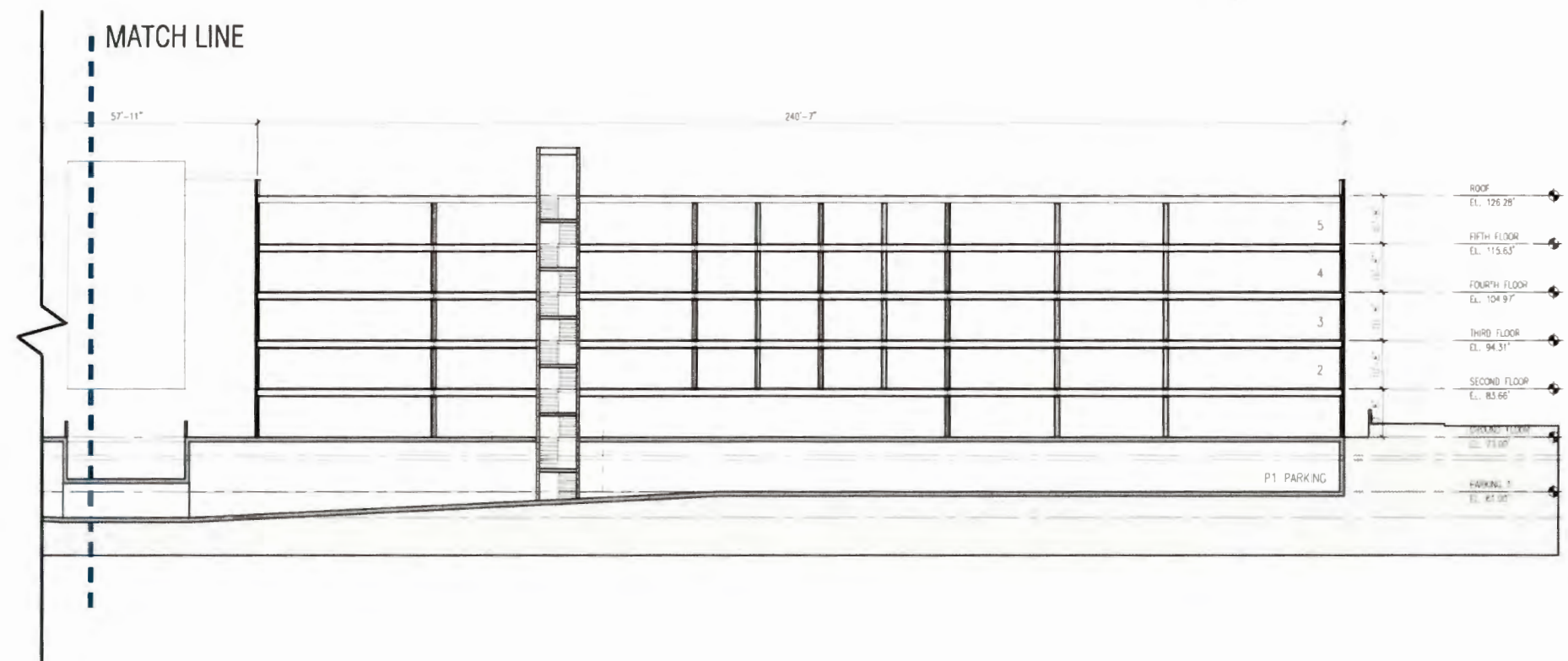
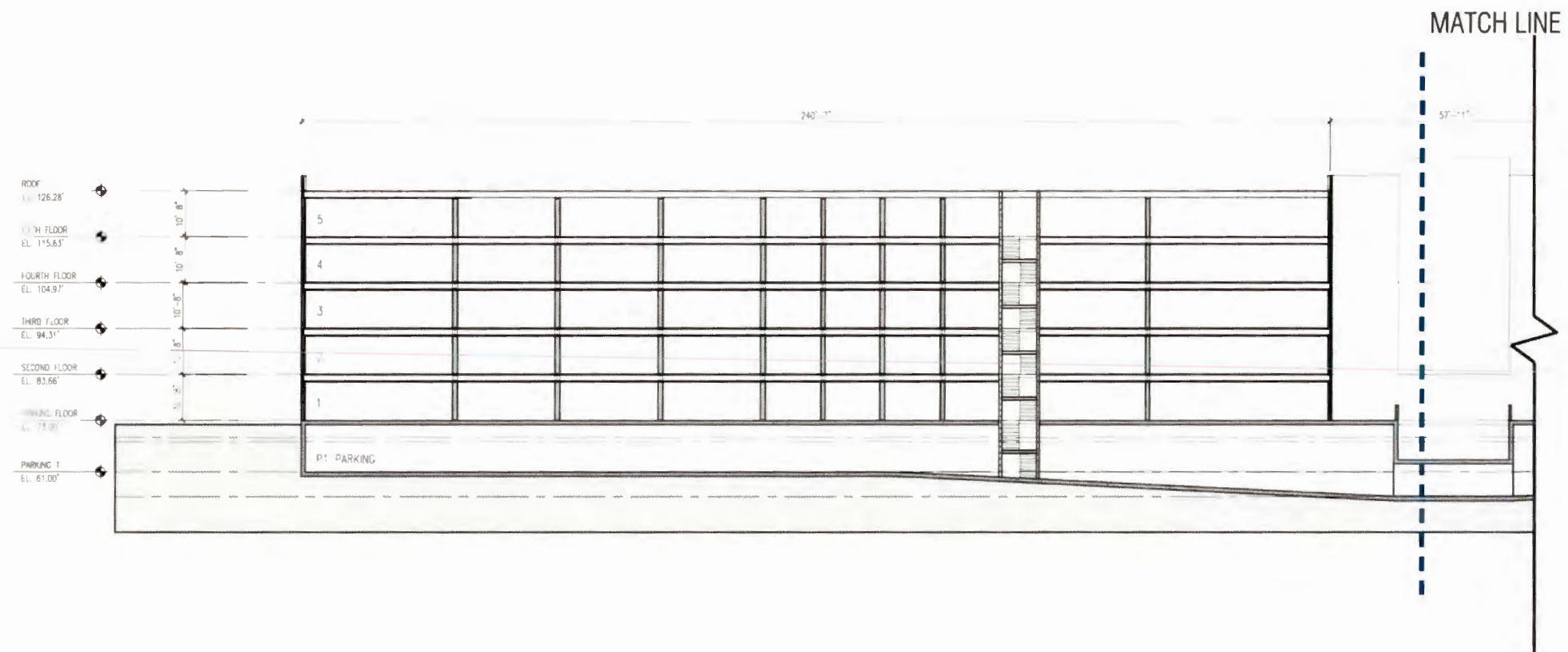


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VEHICULAR / PEDESTRIAN CIRCULATION PLAN

ECKINGTON ONE
 WASHINGTON, D.C.

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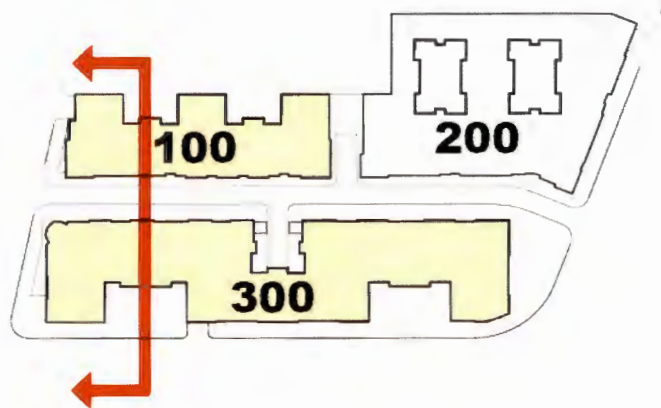
SEPT 28, 2007 136



THE PRESTON PARTNERSHIP, LLC
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BUILDING CROSS SECTION
(BUILDING 300)
ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL



DETAILED CROSS SECTION
(Q STREET)
ECKINGTON ONE
WASHINGTON, D.C.












| BUILDING | BUILDING 100 (SF) | BUILDING 200 (SF) | BUILDING 300 (SF) | TOTAL (SF) |
|------------------------------------|--|-------------------|-------------------|--------------|
| GSF AREA CALCULATION | | | | |
| GARAGE LEVEL | 24,692 | 50,886 | 62,324 | 137,902 |
| GROUND FLOOR | 24,692 | 42,742 | 51,088 | 118,522 |
| TYPICAL FLOOR | 24,692 | 42,742 | 51,088 | 118,522 |
| TOTAL RESID. | 123,460 | 213,710 | 255,440 | 592,610 |
| UNIT MIX | | | | |
| TOTAL UNITS | | | | 600 (+/- 7%) |
| PARKING CALCULATION | | | | |
| NOTES | PARKING PROVIDED @ A MINIMUM OF .9 SPACES / UNIT | | | |
| PROJECT SUMMARY | | | | |
| SITE AREA | 39,908 | 61,324 | 86,766 | 187,998 |
| TOTAL RESIDENTIAL GROSS SF | 123,460 | 213,710 | 255,440 | 592,610 |
| FAR PROVIDED | 3.09 | 3.48 | 2.94 | 3.3 |
| C-3-C FAR ALLOWABLE | 8.00 | 8.00 | 8.00 | 8.00 |
| C-3-A FAR ALLOWABLE | 4.5 | 4.5 | 4.5 | 4.5 |
| HEIGHT OF BUILDING PROVIDED | 57.5 FEET | 64.5 FEET | 61 FEET | - |
| C-3-C HEIGHT OF BUILDING ALLOWABLE | 130 FEET | 130 FEET | 130 FEET | - |
| C-3-A HEIGHT OF BUILDING ALLOWABLE | 90 FEET | 90 FEET | 90 FEET | - |
| LOT COVERAGE PROVIDED | 61.9% | 69.7% | 58.9% | 63.0% |
| C-3-C MAX. LOT COVERAGE ALLOWABLE | 100.00% | 100.00% | 100.00% | 100.00% |
| C-3-A MAX. LOT COVERAGE ALLOWABLE | 75.00% | 75.00% | 75.00% | 75.00% |



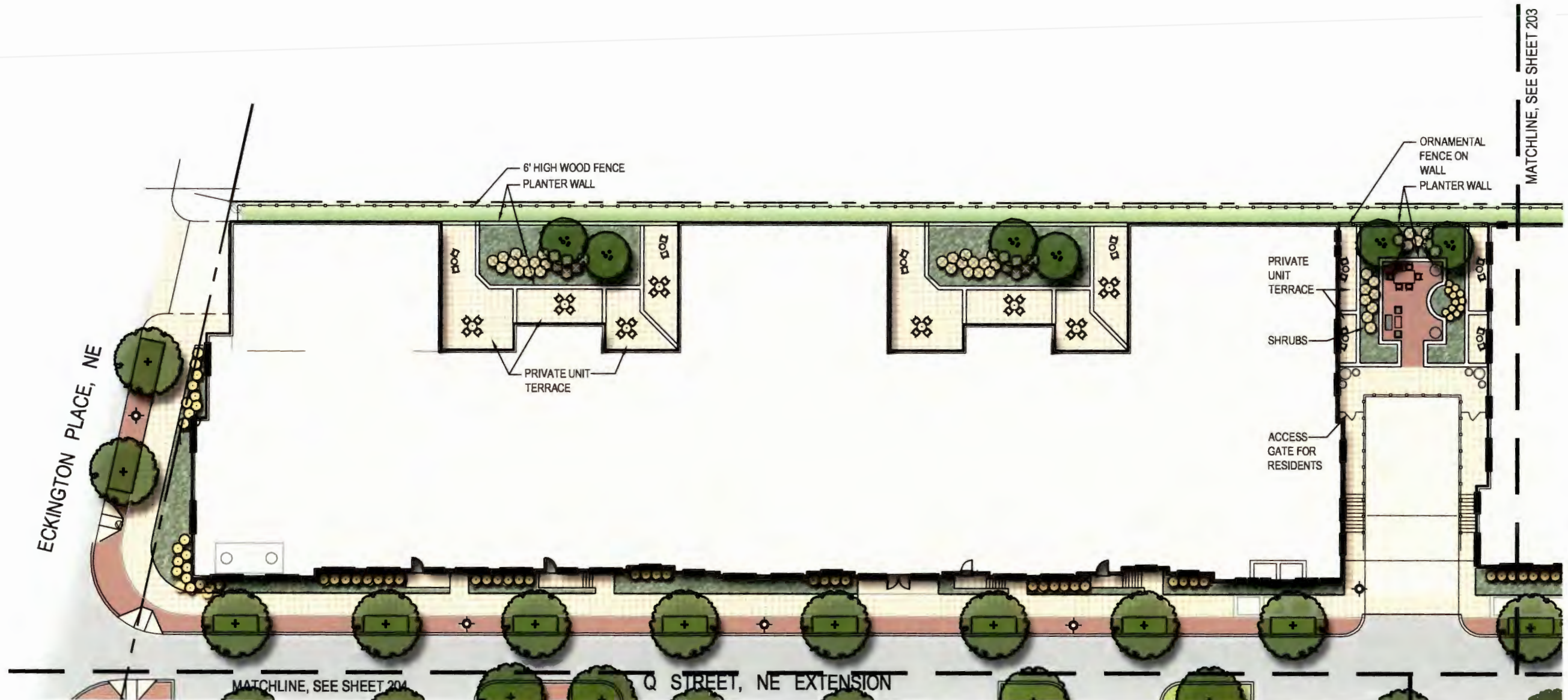


SEPTEMBER 28, 2007 201

LEGEND

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

NOTE: SEE SHEET 205 FOR
PRELIMINARY PLANT SCHEDULE.



SEPTEMBER 27, 2007 202

LEGEND

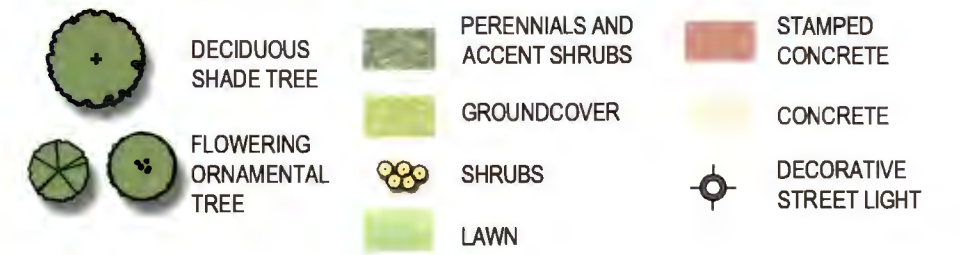


NOTE: SEE SHEET 205 FOR PRELIMINARY PLANT SCHEDULE.

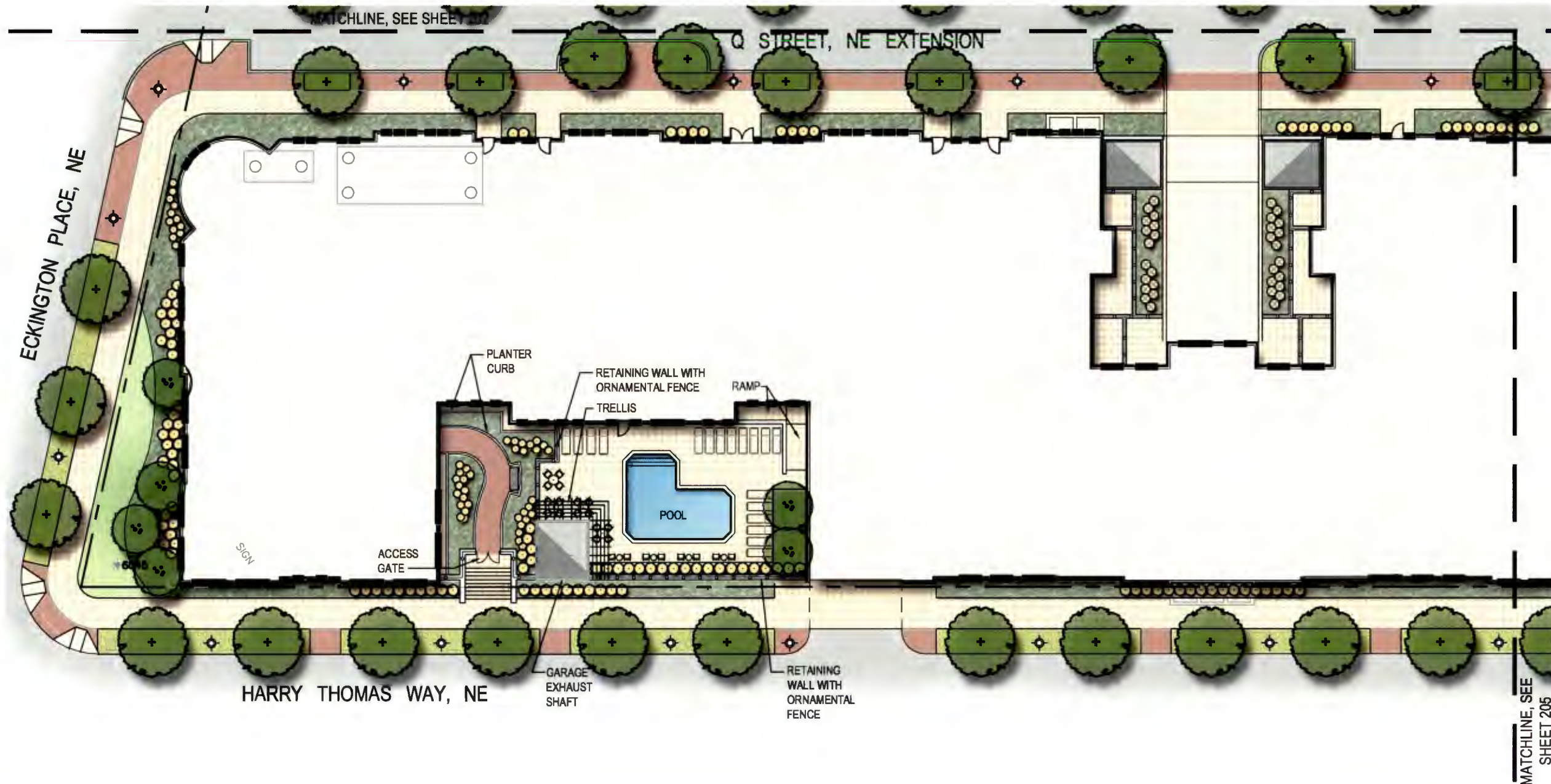


SEPTEMBER 28, 2007 203

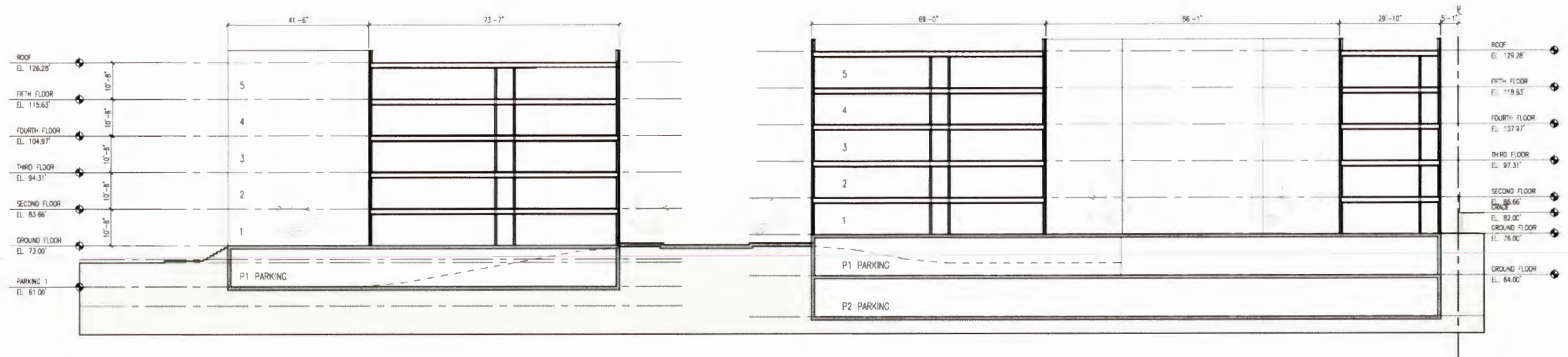
LEGEND



NOTE: SEE SHEET 205 FOR PRELIMINARY PLANT SCHEDULE.



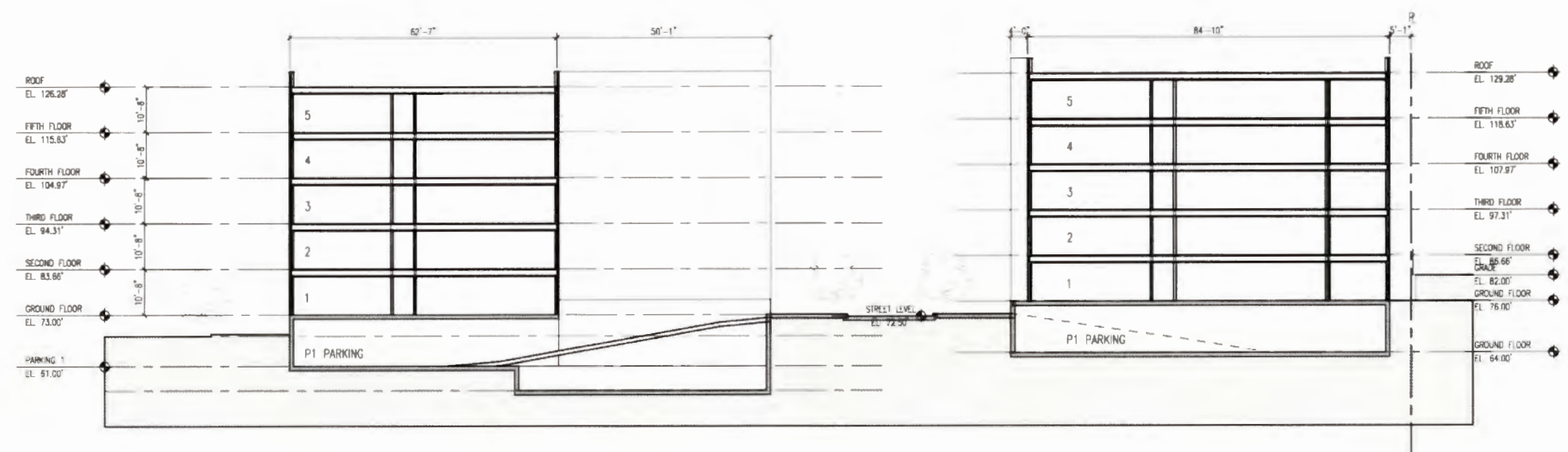
SEPTEMBER 28, 2007 204



BUILDING 300

BUILDING 200

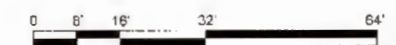
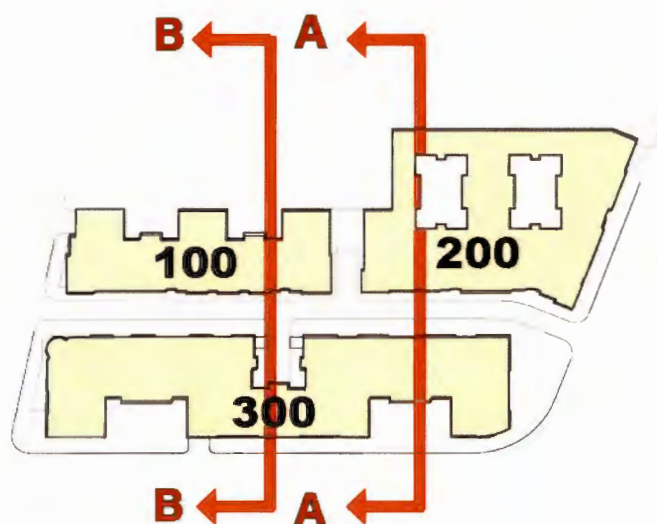
ELEVATION A-A



BUILDING 300

BUILDING 100

ELEVATION B-B



SEPT 28, 2007 137

BUILDING CROSS SECTIONS (Q STREET) ECKINGTON ONE WASHINGTON, D.C.



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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 atropurpurea | 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 | |
| Astilbe 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 alopecuroides '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

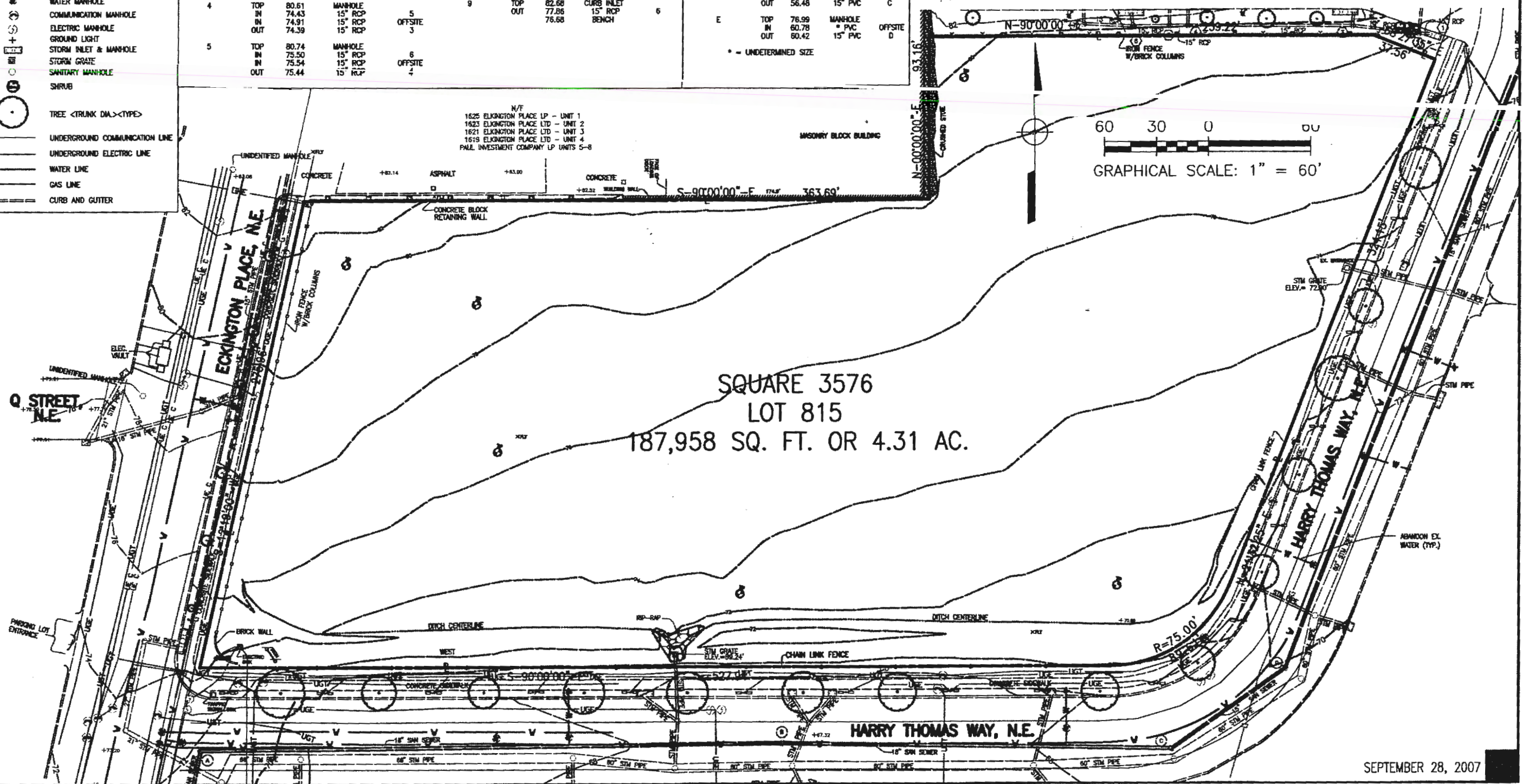


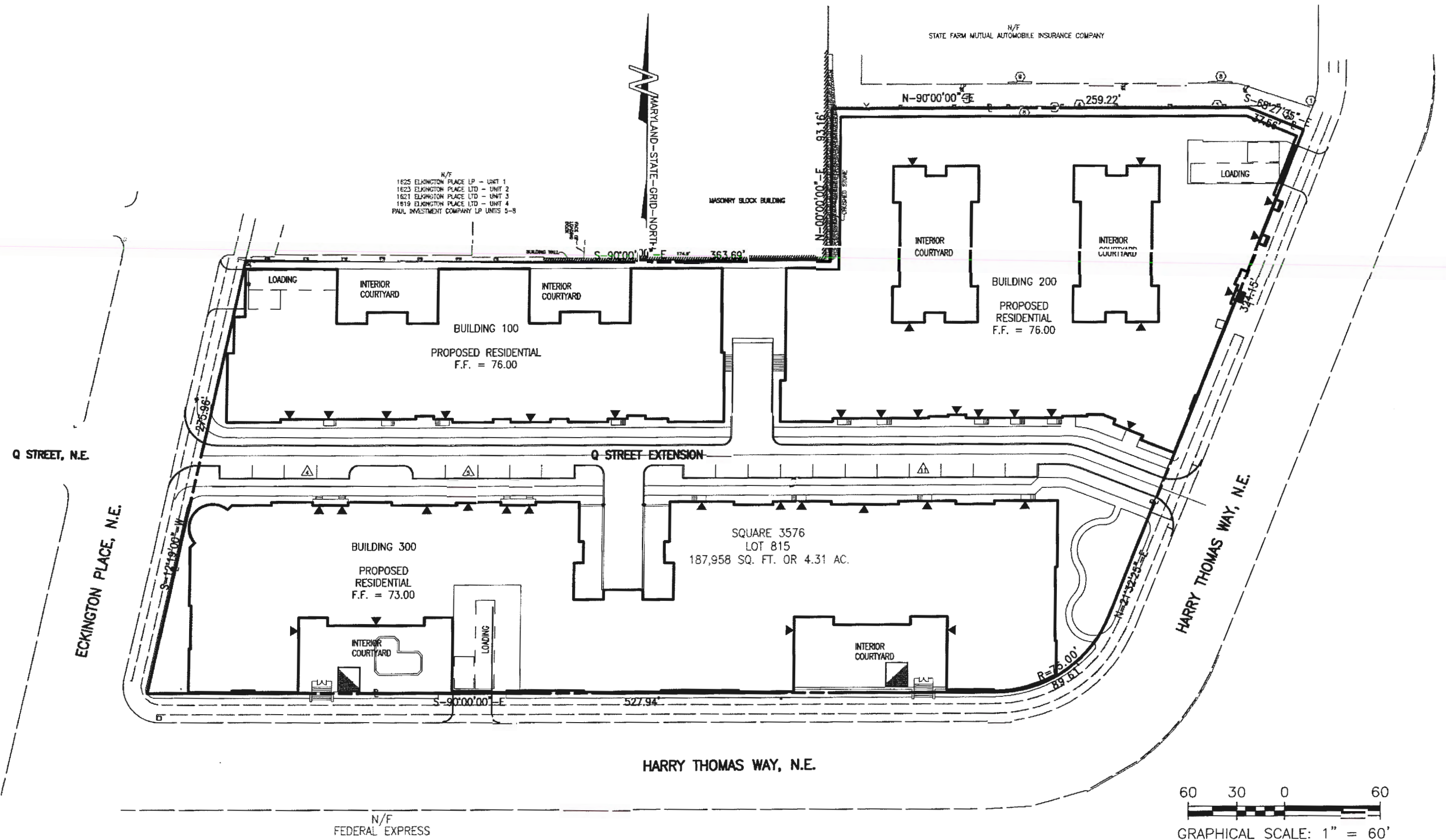
LEGEND:

- CLEAN OUT
- POWER POLE
- SOIL BORING
- SIGN
- STREET LIGHT
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- GROUND LIGHT
- STORM INLET & MANHOLE
- STORM GRATE
- SANITARY MANHOLE
- SHRUB
- TREE (TRUNK DIA.) <TYPE>
- UE C UNDERGROUND COMMUNICATION LINE
- UEE UNDERGROUND ELECTRIC LINE
- W WATER LINE
- G GAS LINE
- CURB AND GUTTER

| STORM AS-BUILT | | | | | SANITARY AS-BUILT | | | | |
|----------------|--------|-------|-------------|---------|-------------------|--------|-------|-------------|---------|
| STRUCTURE NO | INVERT | ELEV | DESCRIPTION | FROM/TO | STRUCTURE NO | INVERT | ELEV | DESCRIPTION | FROM/TO |
| 1 | TOP | 78.11 | MANHOLE | | 6 | TOP | 80.91 | MANHOLE | |
| | IN | 72.61 | 15" RCP | 3 | | IN | 76.06 | 15" RCP | 7 |
| | OUT | 72.46 | 15" RCP | 2 | | IN | 76.05 | 15" RCP | 9 |
| | | | | OFFSITE | | OUT | 75.95 | 15" RCP | 5 |
| 2 | TOP | 78.43 | CURB INLET | | 7 | TOP | 81.25 | MANHOLE | |
| | OUT | 72.93 | 15" RCP | 1 | | IN | 77.05 | 15" RCP | OFFSITE |
| | | 71.33 | BENCH | | | OUT | 76.35 | 15" RCP | 6 |
| 3 | TOP | 79.80 | MANHOLE | | 8 | TOP | 80.87 | CURB INLET | |
| | IN | 73.15 | 15" RCP | 4 | | IN | 76.04 | 15" RCP | 3 |
| | OUT | 73.10 | 15" RCP | 8 | | OUT | 74.87 | BENCH | |
| 4 | TOP | 80.61 | MANHOLE | | 9 | TOP | 82.68 | CURB INLET | |
| | IN | 74.43 | 15" RCP | 5 | | IN | 77.86 | 15" RCP | 6 |
| | OUT | 74.91 | 15" RCP | OFFSITE | | OUT | 75.68 | BENCH | |
| 5 | TOP | 80.74 | MANHOLE | | | | | | |
| | IN | 75.50 | 15" RCP | 6 | | | | | |
| | OUT | 75.44 | 15" RCP | OFFSITE | | | | | |

- NOTES:**
- HORIZONTAL DATUM IS REFERENCE TO RECORD INFORMATION OF ASSESSMENT AND TAXATION LOT 815, SQUARE 3576 FOUND IN THE DC SURVEYORS OFFICE.
 - VERTICAL DATUM IS REFERENCED TO DC BENCHMARK FOUND AT MAP No. 7-12, M.E. IN THE OFFICE OF THE DC SURVEYOR. BENCHMARK IS LOCATED AT THE INTERSECTION OF FLORIDA AVENUE AND NORTH CAPITAL STREET BEING THE SOUTHWEST CORNER OF THE FIRST STEP OF ENTRANCE TO BUILDING, HAVING A PUBLISHED ELEVATION OF 70.59 FEET.
 - STORM SEWER LINES DEPICTED HEREON ARE FROM PLANS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS. STRUCTURES THAT HAVE NO ASBUILT INFORMATION PUBLISHED WERE INACCESSIBLE DUE TO BEING FILLED WITH TRASH.
 - THE PROPERTY DELINEATED HEREON LIES WITHIN ZONE "C", AREA OF MINIMAL FLOODING PER FEMA PANEL # 1100010020R.
 - PER VISUAL INSPECTION, THERE ARE NO KNOWN GRAVES OR BURIAL GROUNDS WITHIN THIS TRACT AREA.





SEPTEMBER 28, 2007



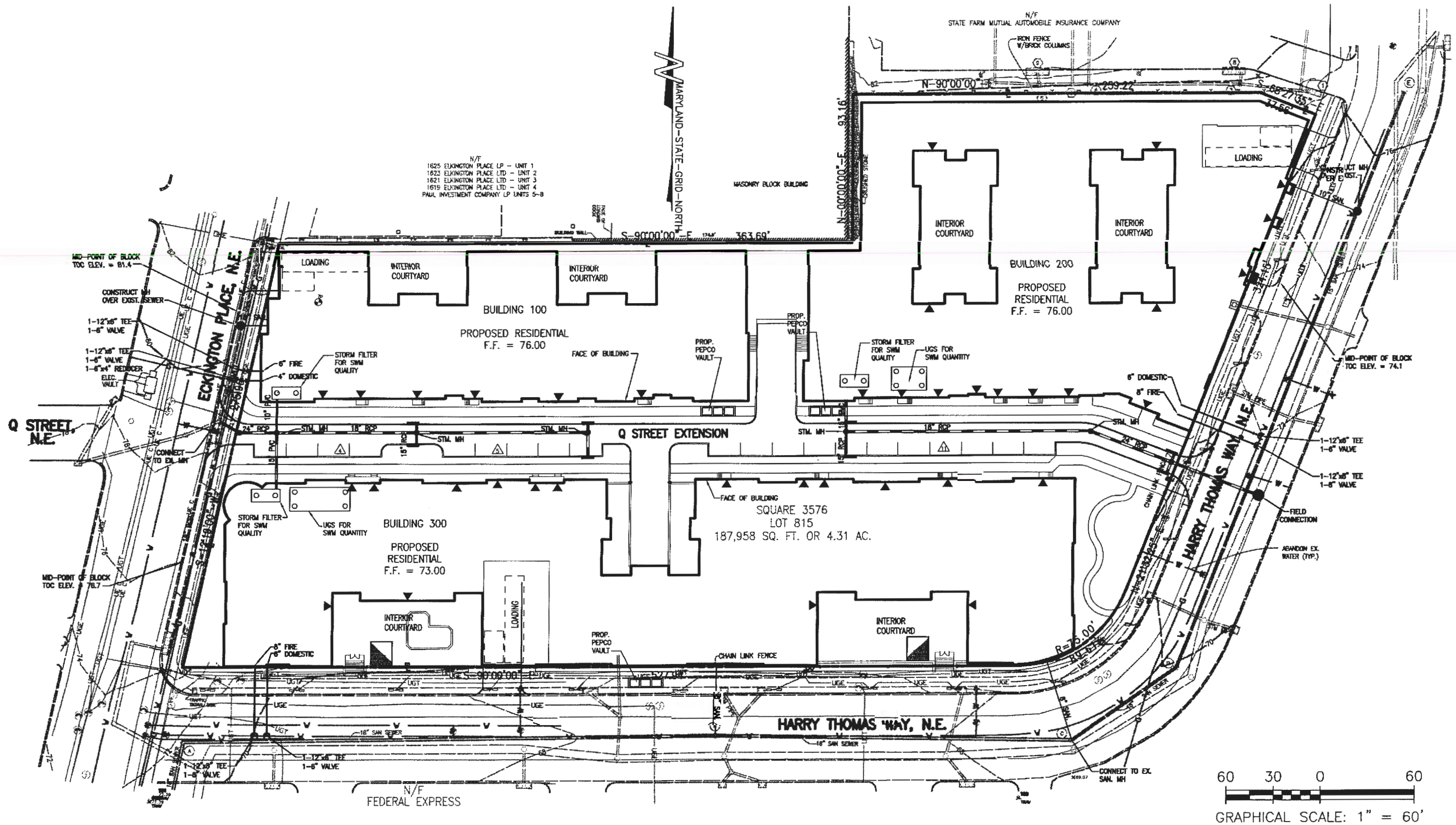
THE PRESTON PARTNERSHIP LLC
A MULTI-DISCIPLINARY DESIGN FIRM
3141 FAIRVIEW PARK DRIVE, SUITE 415
FALLS CHURCH, VIRGINIA 22042
WWW.THEPRESTONPARTNERSHIP.COM



SITE PLAN

ECKINGTON ONE
WASHINGTON, D.C.





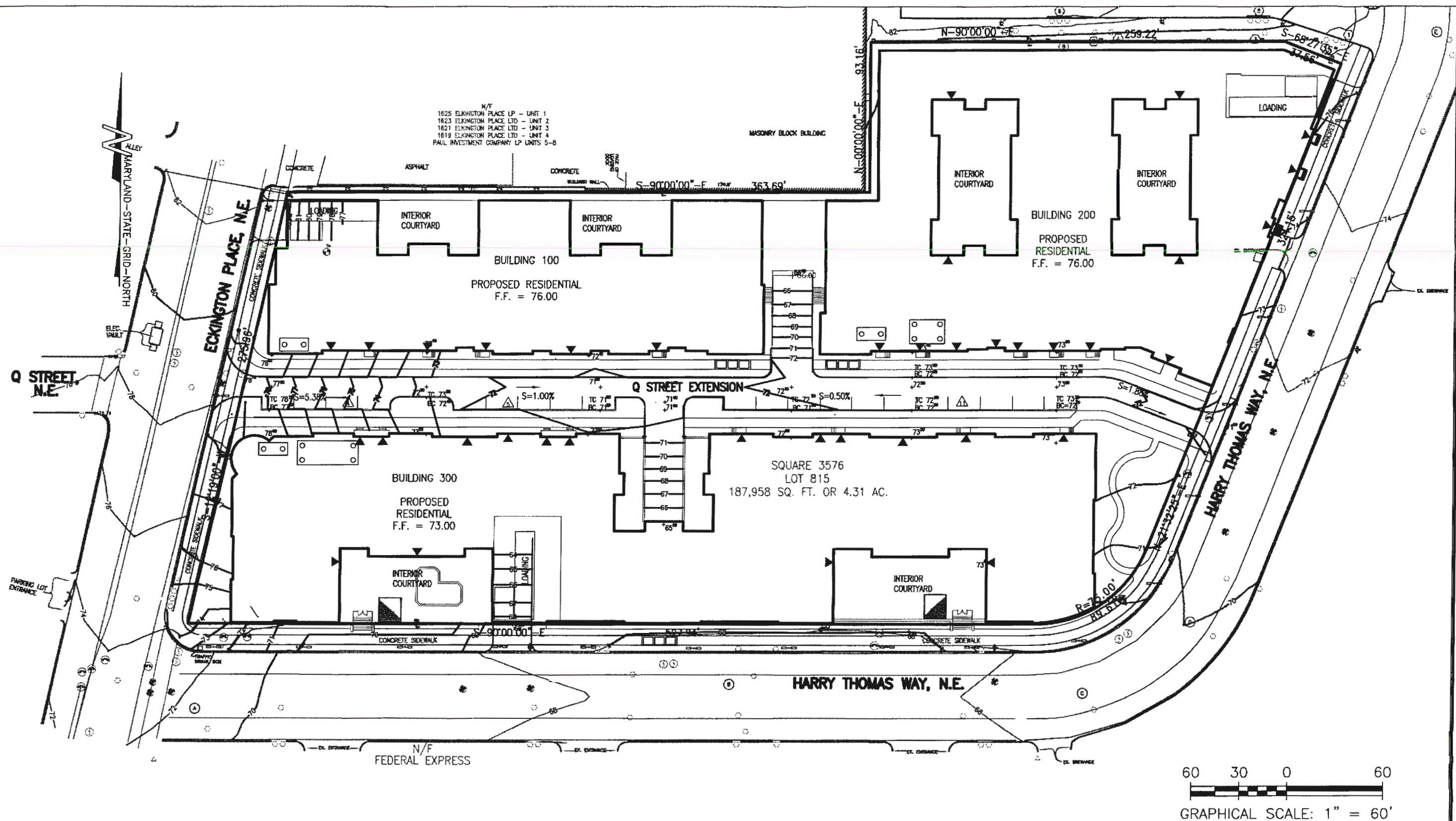
SEPTEMBER 28, 2007

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 4501 Daly Drive • Chantilly, Virginia 20151
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UTILITY PLAN
 ECKINGTON ONE
 WASHINGTON, D.C.

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 TRAMMELL CROW RESIDENTIAL



SEPTEMBER 28, 2007

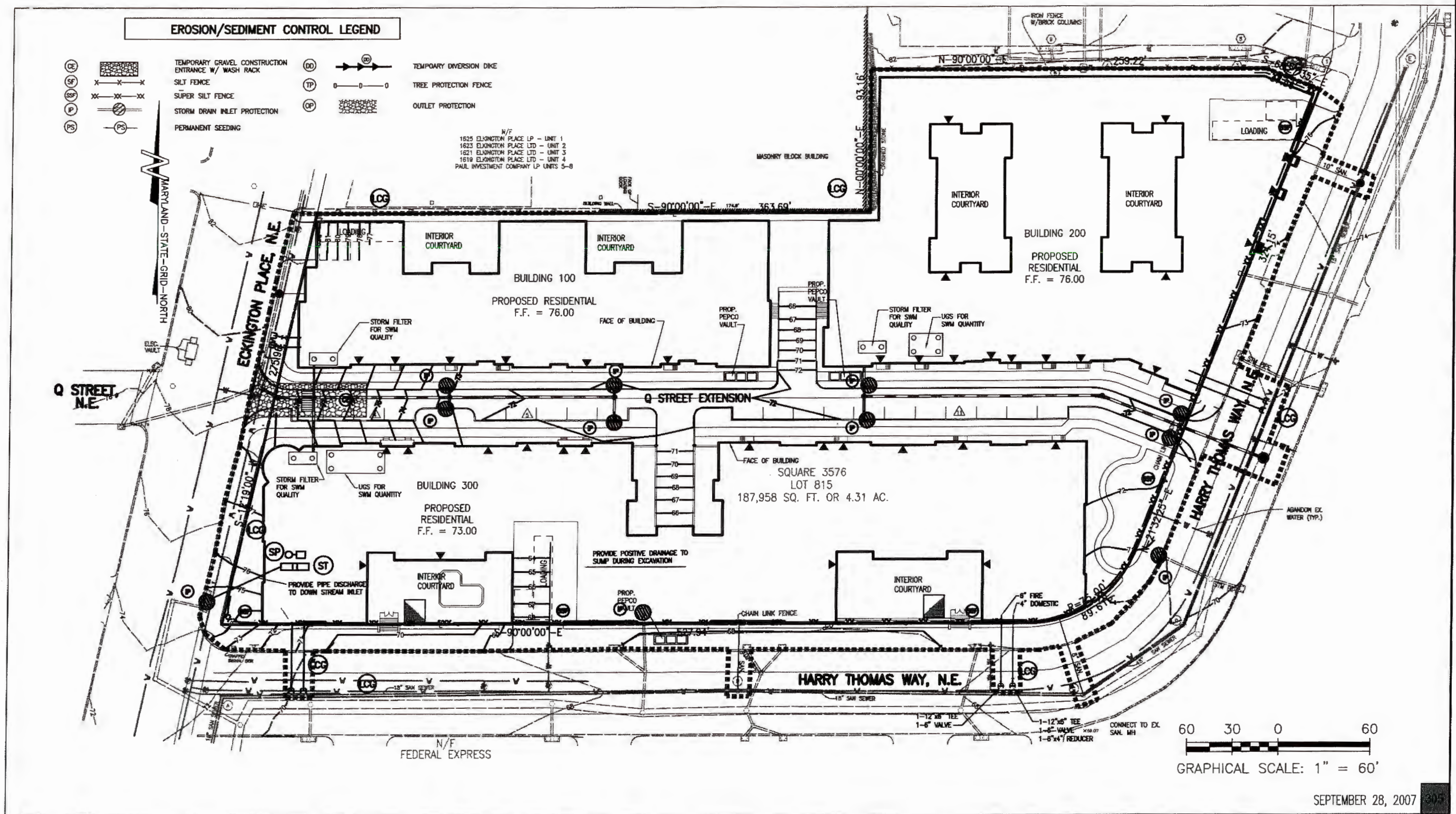


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GRADING PLAN
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EROSION AND SEDIMENT CONTROL PLAN
ECKINGTON ONE
WASHINGTON, D.C.

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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

$$C_{post} = (0.90) * 1.06 + (0.35) * 0.20 / (1.36) = 0.73$$

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

$$V_q = (Q_{15post} - Q_{2pre}) * t_c * 1.25$$

WHERE: V_q = WATER QUANTITY VOLUME (CF)
Q_{15post} = 15-YEAR PEAK FLOW (CFS)
Q_{2pre} = 2-YEAR PEAK FLOW (CFS)
t_c = TIME OF CONCENTRATION (SECONDS)

$$V_q = (3.48 - 1.16) * 300 * 1.25 = 870 CF$$

WATER QUALITY VOLUME

$$V_w = \frac{R * I_a}{12}$$

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

$$V_w = \frac{R * I_a}{12} = \frac{0.30 * 18,731}{12} = 468 CF$$

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

$$C_{post} = (0.90) * 1.06 + (0.35) * 0.30 / (1.36) = 0.78$$

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

$$V_q = (Q_{15post} - Q_{2pre}) * t_c * 1.25$$

WHERE: V_q = WATER QUANTITY VOLUME (CF)
Q_{15post} = 15-YEAR PEAK FLOW (CFS)
Q_{2pre} = 2-YEAR PEAK FLOW (CFS)
t_c = TIME OF CONCENTRATION (SECONDS)

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

WATER QUALITY VOLUME

$$V_w = \frac{R * I_a}{12}$$

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

$$V_w = \frac{R * I_a}{12} = \frac{0.30 * 46,174}{12} = 1,154 CF$$

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

$$C_{post} = (0.90) * 1.51 + (0.35) * 0.43 / (1.94) = 0.78$$

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

$$V_q = (Q_{15post} - Q_{2pre}) * t_c * 1.25$$

WHERE: V_q = WATER QUANTITY VOLUME (CF)
Q_{15post} = 15-YEAR PEAK FLOW (CFS)
Q_{2pre} = 2-YEAR PEAK FLOW (CFS)
t_c = TIME OF CONCENTRATION (SECONDS)

$$V_q = (11.44 - 3.59) * 300 * 1.25 = 2,944 CF$$

WATER QUALITY VOLUME

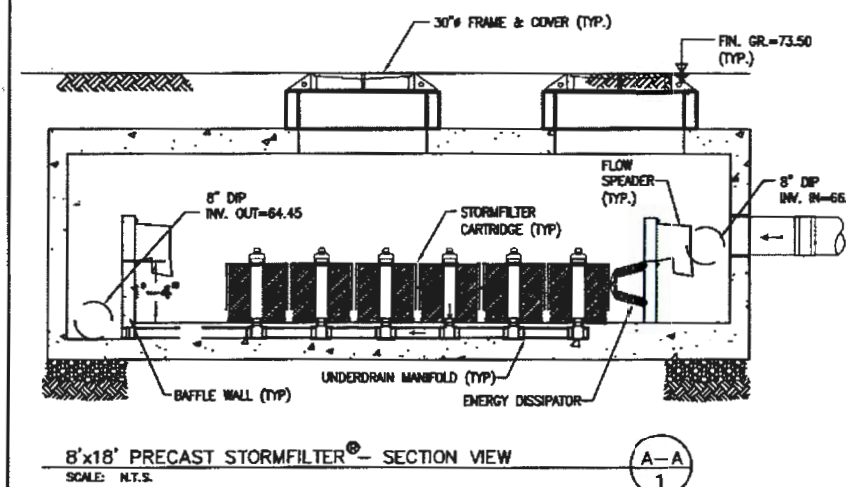
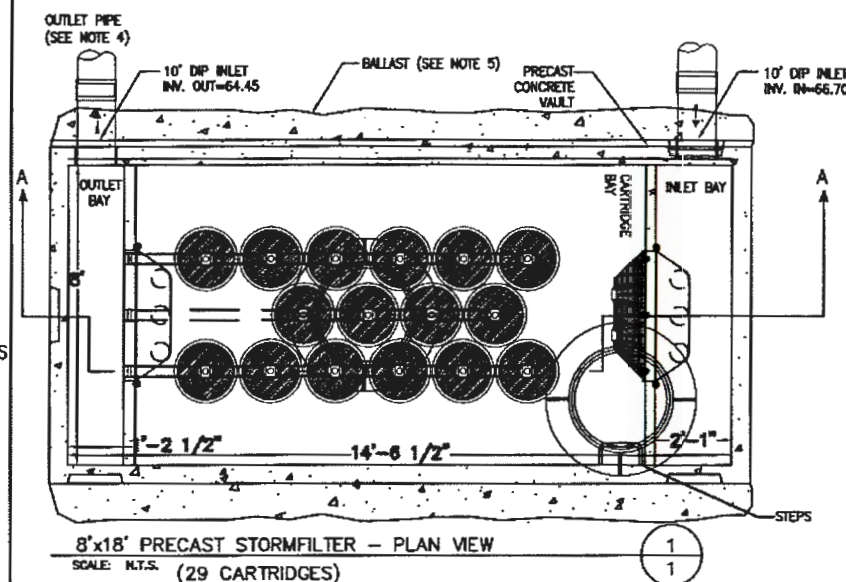
$$V_w = \frac{R * I_a}{12}$$

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

$$V_w = \frac{R * I_a}{12} = \frac{0.30 * 84,506}{12} = 2,113 CF$$

PROPOSED FACILITY:

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



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 CONSTRUCTION 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 ACCOMMODATE 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. SEEDING 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".

GENERAL NOTES:

1. STORMGATE BY STORMWATER MANAGEMENT, INC., PORTLAND, OREGON (503-243-3393).
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 ACCORDANCE WITH ASTM C888.
4. EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.
5. FLEXIBLE COUPLINGS TO BE SET 18" OUTSIDE FACE OF WALL. FERNCO OR ENGINEER APPROVED.
6. SEE PRECAST STORMGATE DATA BLOCK FOR VAULT SIZE AND WEIR SETTING.
7. ANTI-FLOATATION BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF VAULT, IF REQUIRED. SEE CONTRACTOR TO ADJUST WEIR TO DESIGN ELEVATION.
8. PRECAST STORMGATE DATA BLOCK SHEET FOR BALLAST WIDTH AND HEIGHT DIMENSIONS.
9. WHEN SETTING SCREWS ON WEIR PLATE DO NOT EXCEED 5.0 FT-LBS TORQUE.
10. SEAL WEIR WITH SILICONE SEALANT AFTER FINAL ADJUSTMENT.

SEPTEMBER 28, 2007



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STORMWATER MANAGEMENT NOTES AND COMPUTATIONS

ECKINGTON ONE
WASHINGTON, D.C.

TCR
TRAMMELL CROW RESIDENTIAL