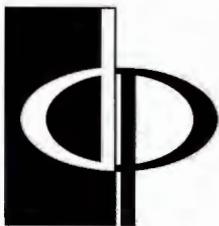


# TCR

## ECKINGTON ONE

WASHINGTON, D.C.  
SEPTEMBER 28, 2007



**THE PRESTON PARTNERSHIP, LLC**  
A MULTIDISPLINARY DESIGN FIRM  
7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
[www.theprestonpartnership.com](http://www.theprestonpartnership.com)

Holland + Knight



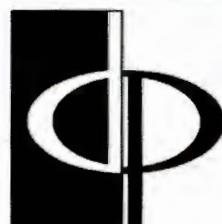
**ICA**  
William H. Ordway Associates, Inc.  
ENGINEERS LAND PLANNER LAND USE ARCHITECT PLANNERS  
4600 Connecticut Avenue, N.W. Washington, D.C. 20008 (202) 261-1410

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

D.C. 0-1  
2007 exp 2  
M 3:16



SEPT 28, 2007 103

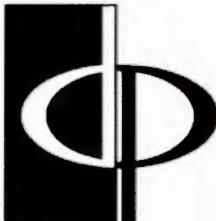


**THE PRESTON PARTNERSHIP, LLC**  
A MULTIDISCIPLINARY DESIGN FIRM  
7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
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**CONTEXT**  
ECKINGTON ONE  
WASHINGTON, D.C.

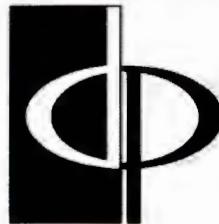
**TCR**  
TRAMMELL CROW RESIDENTIAL

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 (ECKINGTON PLACE)	2406.12(e), 2403.9(a)
108	PERSPECTIVE 2 (HARRY THOMAS WAY)	2406.12(e), 2403.9(a)
109	ELEVATION - Q STREET NORTH-SIDE (BUILDING 100)	2406.12(e)
110	ELEVATION - Q STREET NORTH-SIDE (BUILDING 200)	2406.12(e)
111	ELEVATION - Q STREET SOUTH-SIDE (BUILDING 300 EAST)	2406.12(e)
112	ELEVATION - Q STREET SOUTH-SIDE (BUILDING 300 WEST)	2406.12(e)
113	ELEVATION - HARRY THOMAS WAY NORTH-SIDE WEST	2406.12(e)
114	ELEVATION - HARRY THOMAS WAY NORTH-SIDE EAST	2406.12(e)
115	ELEVATION - HARRY THOMAS WAY (BUILDING 200)	2406.12(e)
116	ELEVATION - HARRY THOMAS WAY (BUILDING 300)	2406.12(e)
117	ELEVATION - ECKINGTON PLACE (BUILDING 100 & 300)	2406.12(e)
118	ELEVATION - INNER & NORTH (BUILDING 100 & 200)	2406.12(e)
119	ELEVATION - BUILDING 100 NORTH	2406.12(e)
120	ELEVATION - BUILDING 200 NORTH	2406.12(e)
121	ELEVATION - COURTYARDS	2406.12(e)
122	STREET MASSING CONTEXT	2406.12(e)
123	GARAGE PLAN (BUILDING 100)	2406.12(e)
124	GROUND FLOOR PLAN (BUILDING 100)	2406.12(e)
125	TYPICAL FLOOR PLAN (BUILDING 100)	2406.12(e)
126	ROOF PLAN (BUILDING 100)	2406.12(e)
127	GARAGE PLAN (BUILDING 200)	2406.12(e)
128	GROUND FLOOR PLAN (BUILDING 200)	2406.12(e)
129	TYPICAL FLOOR PLAN (BUILDING 200)	2406.12(e)
130	ROOF PLAN (BUILDING 200)	2406.12(e)
131	GARAGE PLAN (BUILDING 300)	2406.12(e)
132	GROUND FLOOR PLAN (BUILDING 300)	2406.12(e)
133	TYPICAL FLOOR PLAN (BUILDING 300)	2406.12(e)
134	ROOF PLAN (BUILDING 300)	2406.12(e)
135	VEHICULAR / PEDESTRIAN CIRCULATION PLAN	2406.12(e)
136	CROSS SECTION (BUILDING 300)	2406.12(e)
137	CROSS SECTIONS (Q STREET)	2406.12(e)
138	DETAILED CROSS SECTION (Q STREET)	2406.12(e)
139	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	





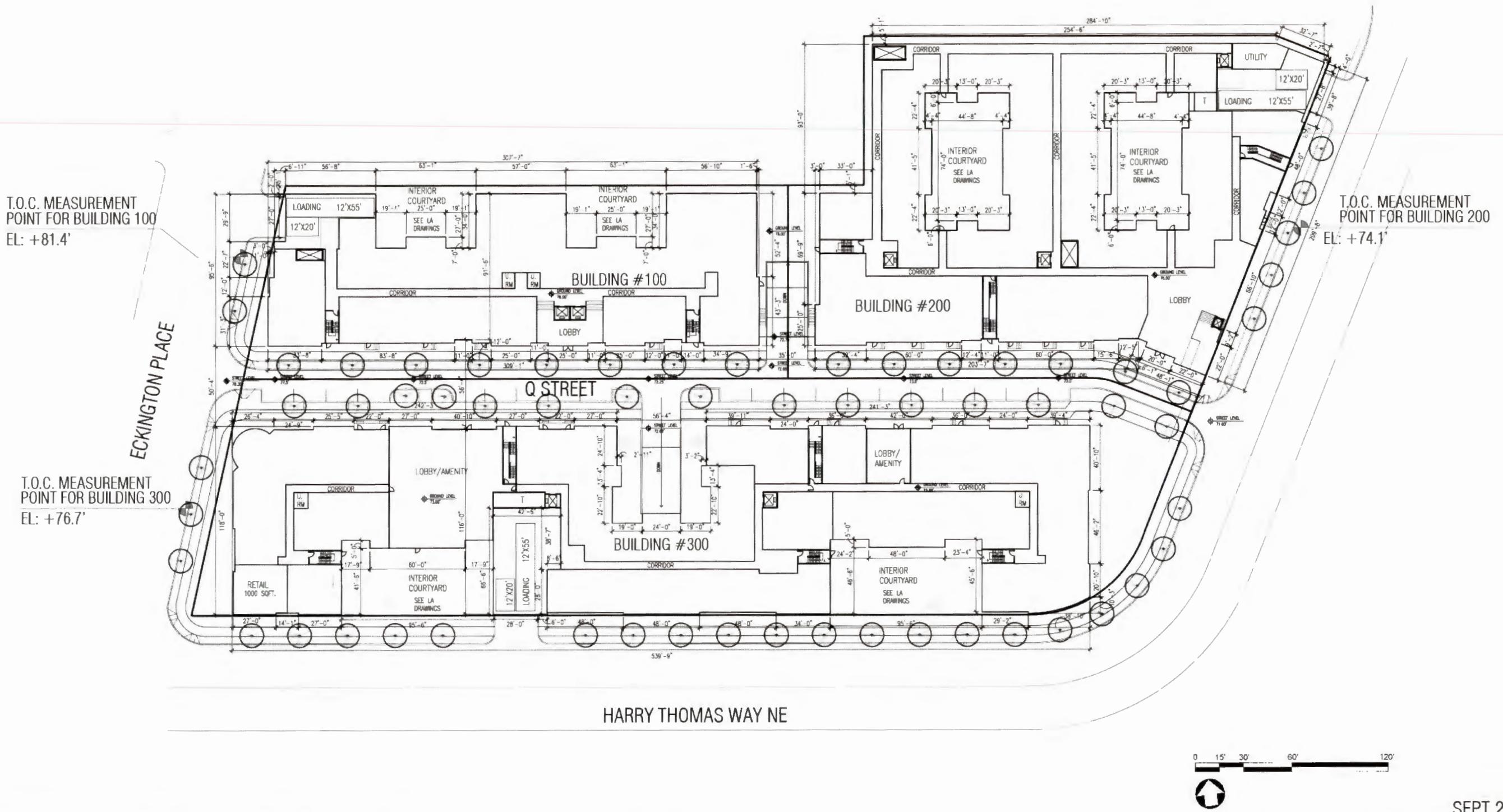
SEPT 28, 2007 102



**THE PRESTON PARTNERSHIP, LLC**  
A MULTIDISPLINARY DESIGN FIRM  
7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
[www.theprestonpartnership.com](http://www.theprestonpartnership.com)

**LOCATION MAP**  
ECKINGTON ONE  
WASHINGTON, D.C.

**TCR**  
TRAMMELL CROW RESIDENTIAL



**THE PRESTON PARTNERSHIP, LLC**  
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# SITE PLAN

## ECKINGTON ONE

### WASHINGTON, D.C.

SEPT 28, 2007 104

# TCR

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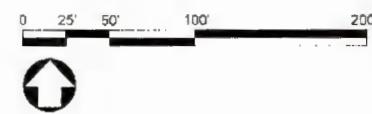
NOTES: 1. ON OCTOBER 16, 2006, THE ZONING COMMISSION TOOK FINAL ACTION TO APPROVE CASE NO. 05-23, WHICH INCLUDED A MAP AMENDMENT TO REZONE THE PROPERTY FROM M TO C-3-C.

SEPT 28, 2007 105

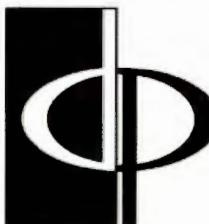
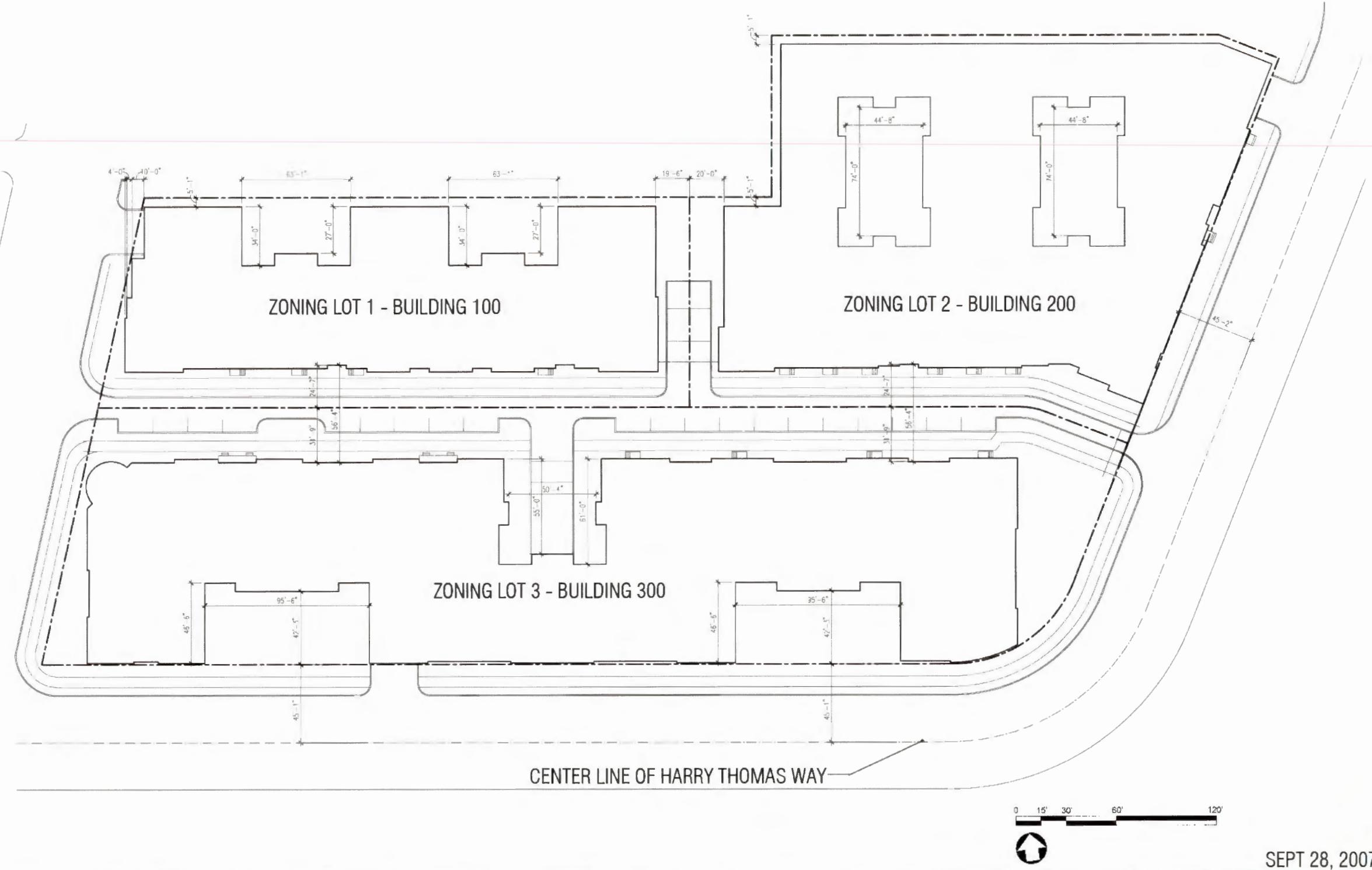


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ZONING  
ECKINGTON ONE  
WASHINGTON, D.C.



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**THE PRESTON PARTNERSHIP, LLC**  
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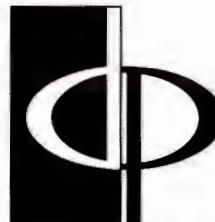
## ZONING LOT DELINEATION

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.

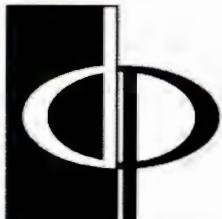
SEPT 28, 2007 **107**

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SEE SHEET 105 FOR LOCATION REFERENCE.

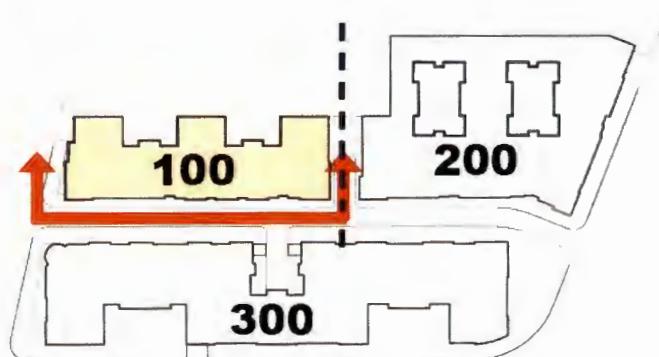
SEPT 28, 2007 108



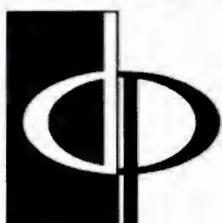
**THE PRESTON PARTNERSHIP, LLC**  
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7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
[www.theprestonpartnership.com](http://www.theprestonpartnership.com)

**PERSPECTIVE 2**  
(HARRY THOMAS WAY VIEW)  
ECKINGTON ONE  
WASHINGTON, D.C.

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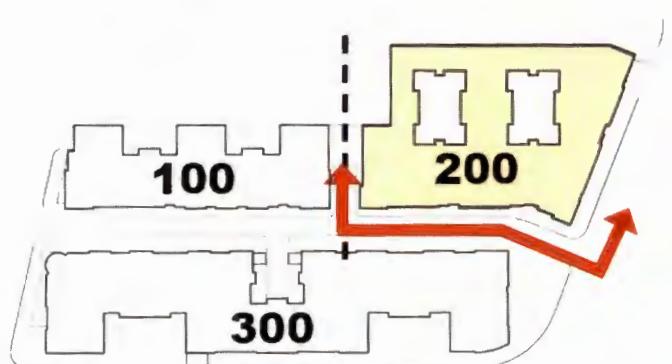
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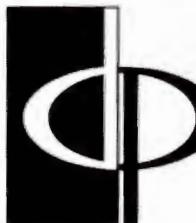
THE PRESTON PARTNERSHIP, LLC  
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BETHESDA, MARYLAND 20814  
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ELEVATIONS-Q STREET NORTH-SIDE  
(BUILDING 100)  
ECKINGTON ONE  
WASHINGTON, D.C.

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SEPT 28, 2007 110



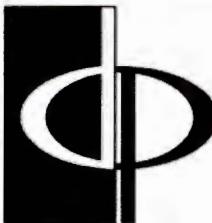
**THE PRESTON PARTNERSHIP, LLC**  
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## ELEVATIONS-Q STREET NORTH-SIDE (BUILDING 200) ECKINGTON ONE WASHINGTON, D.C.

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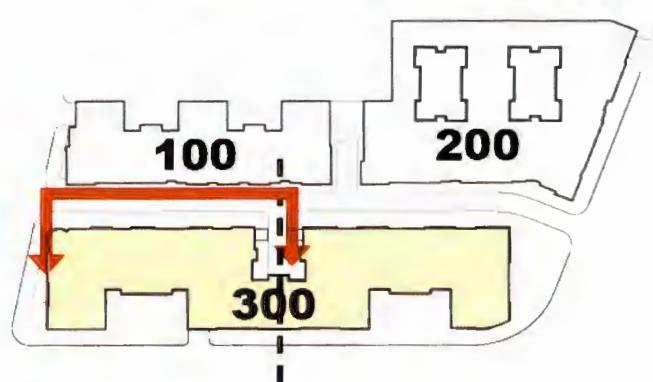
SEPT 28, 2007 111



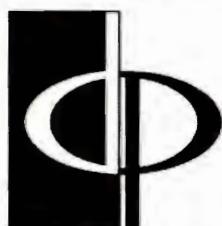
**THE PRESTON PARTNERSHIP, LLC**  
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7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
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## ELEVATIONS - Q STREET SOUTH-SIDE (BUILDING 300) ECKINGTON ONE WASHINGTON, D.C.

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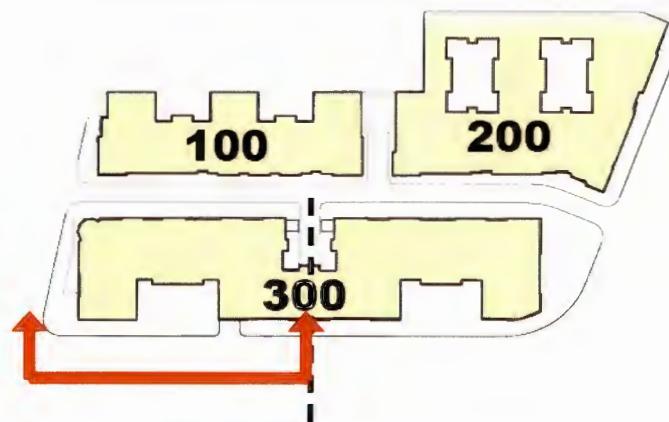
SEPT 28, 2007 112



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

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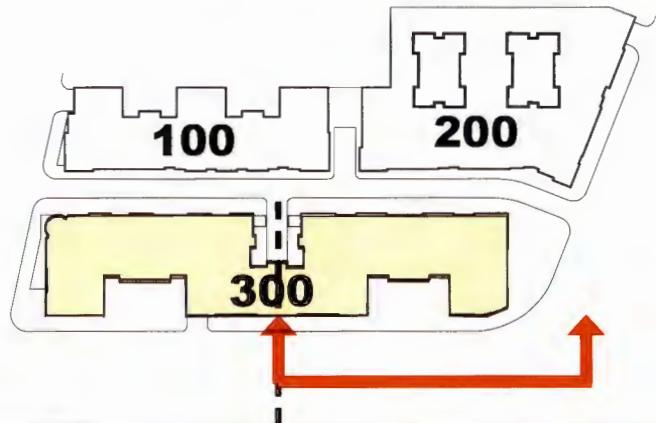
SEPT 28, 2007 113



THE PRESTON PARTNERSHIP, LLC  
A MULTIDISPLINARY DESIGN FIRM  
7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
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ELEVATIONS - HARRY THOMAS WAY NORTH-SIDE  
(BUILDING 300)  
ECKINGTON ONE  
WASHINGTON, D.C.

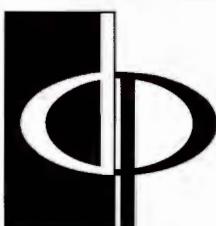
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TRAMMELL CROW RESIDENTIAL



SEPT 28, 2007 114

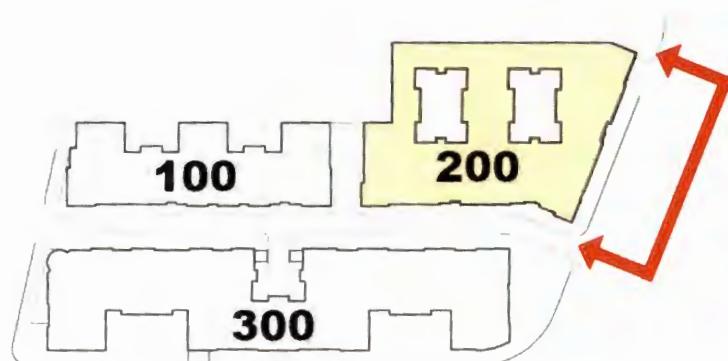
## ELEVATIONS - HARRY THOMAS WAY NORTH-SIDE

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

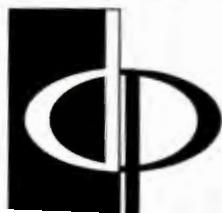


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7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
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TRAMMELL CROW RESIDENTIAL



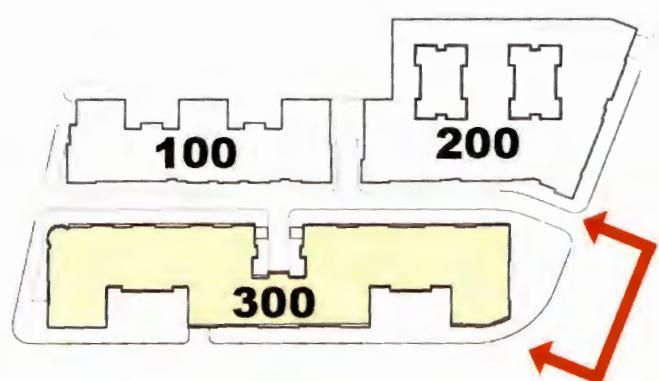
SEPT 28, 2007 115



THE PRESTON PARTNERSHIP, LLC  
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BETHESDA, MARYLAND 20814  
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ELEVATIONS - HARRY THOMAS WAY  
(BUILDING 200)  
ECKINGTON ONE  
WASHINGTON, D.C.

**TCR**  
TRAMMELL CROW RESIDENTIAL



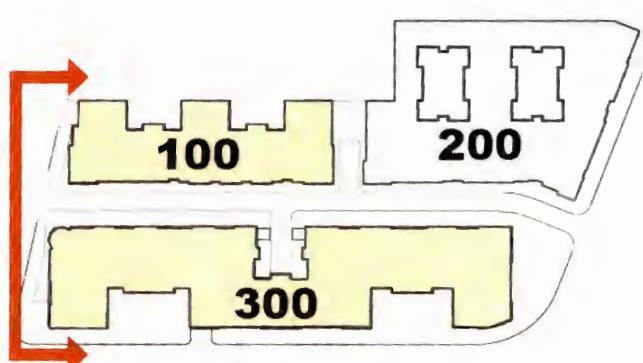
SEPT 28, 2007 116



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7315 WISCONSIN AVENUE, SUITE 300  
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## ELEVATIONS - HARRY THOMAS WAY (BUILDING 300) ECKINGTON ONE WASHINGTON, D.C.

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SEPT 28, 2007 117



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**ELEVATIONS - ECKINGTON PLACE**  
**(BUILDING 100 & 300)**  
**ECKINGTON ONE**  
**WASHINGTON, D.C.**

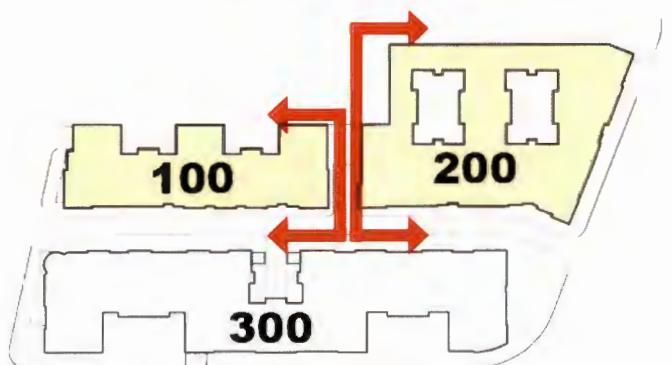




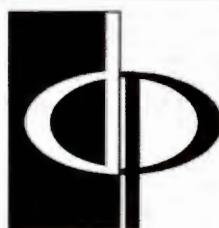
BUILDING 100



BUILDING 200



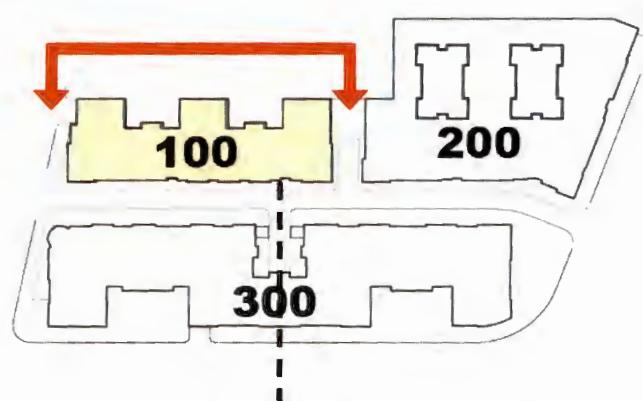
SEPT 28, 2007 118



THE PRESTON PARTNERSHIP, LLC  
A MULTIDISCIPLINARY DESIGN FIRM  
7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
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ELEVATIONS - INNER & NORTH  
(BUILDING 100 & 200)  
ECKINGTON ONE  
WASHINGTON, D.C.

TCR  
TRAMMELL CROW RESIDENTIAL



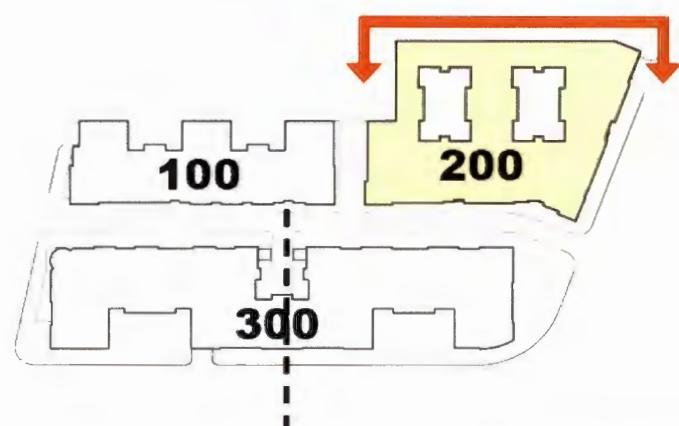
SEPT 28, 2007 119



**THE PRESTON PARTNERSHIP, LLC**  
A MULTIDISCIPLINARY DESIGN FIRM  
7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
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**NORTH ELEVATION**  
(BUILDING 100)  
ECKINGTON ONE  
WASHINGTON, D.C.

**TCR**  
TRAMMELL CROW RESIDENTIAL



SEPT 28, 2007 120



THE PRESTON PARTNERSHIP, LLC  
A MULTIDISCIPLINARY DESIGN FIRM  
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BETHESDA, MARYLAND 20814  
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**NORTH ELEVATIONS**  
(BUILDING 200)  
ECKINGTON ONE  
WASHINGTON, D.C.

**TCR**  
TRAMMELL CROW RESIDENTIAL



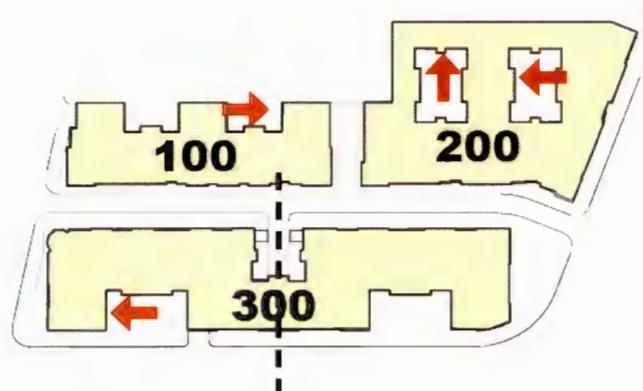
BUILDING 100



BUILDING 200



BUILDING 300



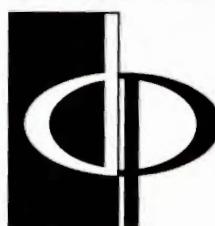
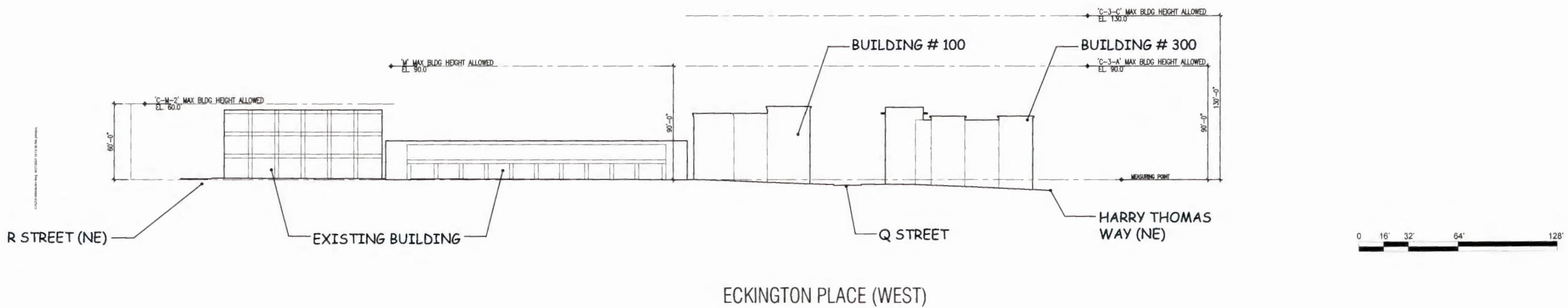
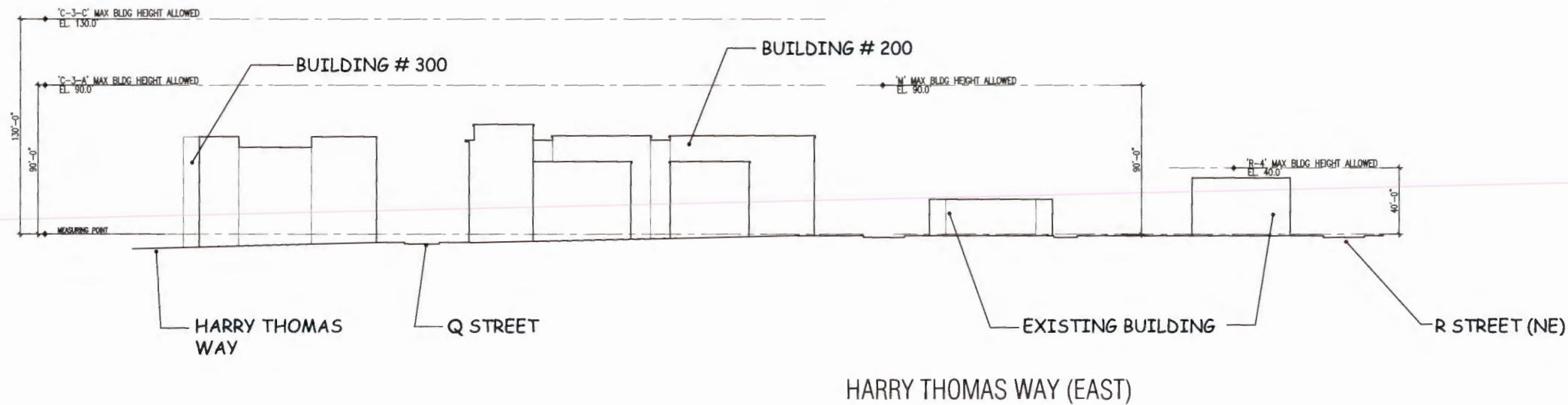
SEPT 28, 2007 121



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

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

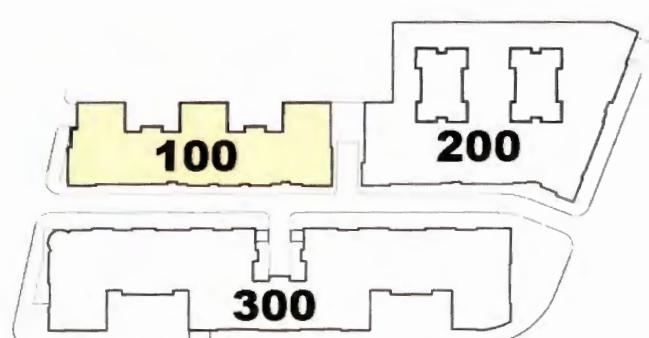
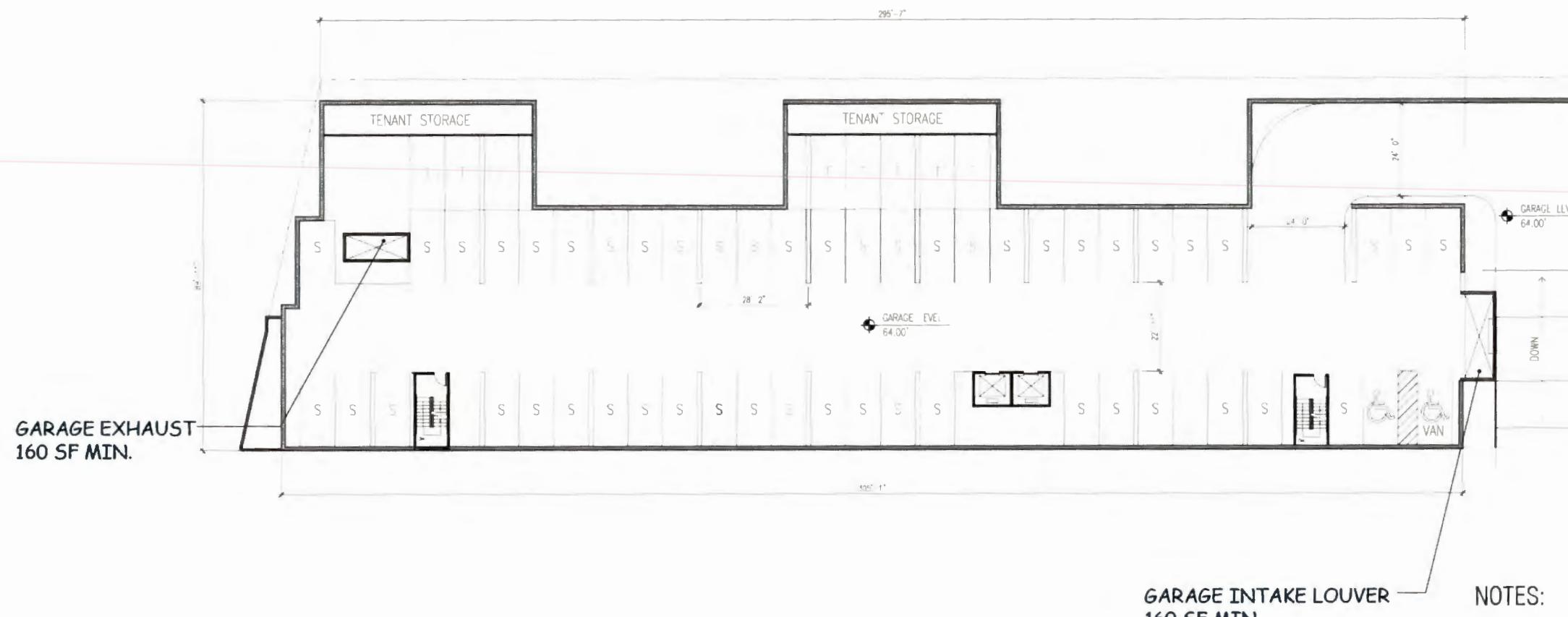
TCR  
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**THE PRESTON PARTNERSHIP, LLC**  
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[www.theprestonpartnership.com](http://www.theprestonpartnership.com)

**STREET MASSING CONTEXT**  
 ECKINGTON ONE  
 WASHINGTON, D.C.

**TCR**  
TRAMMELL CROW RESIDENTIAL



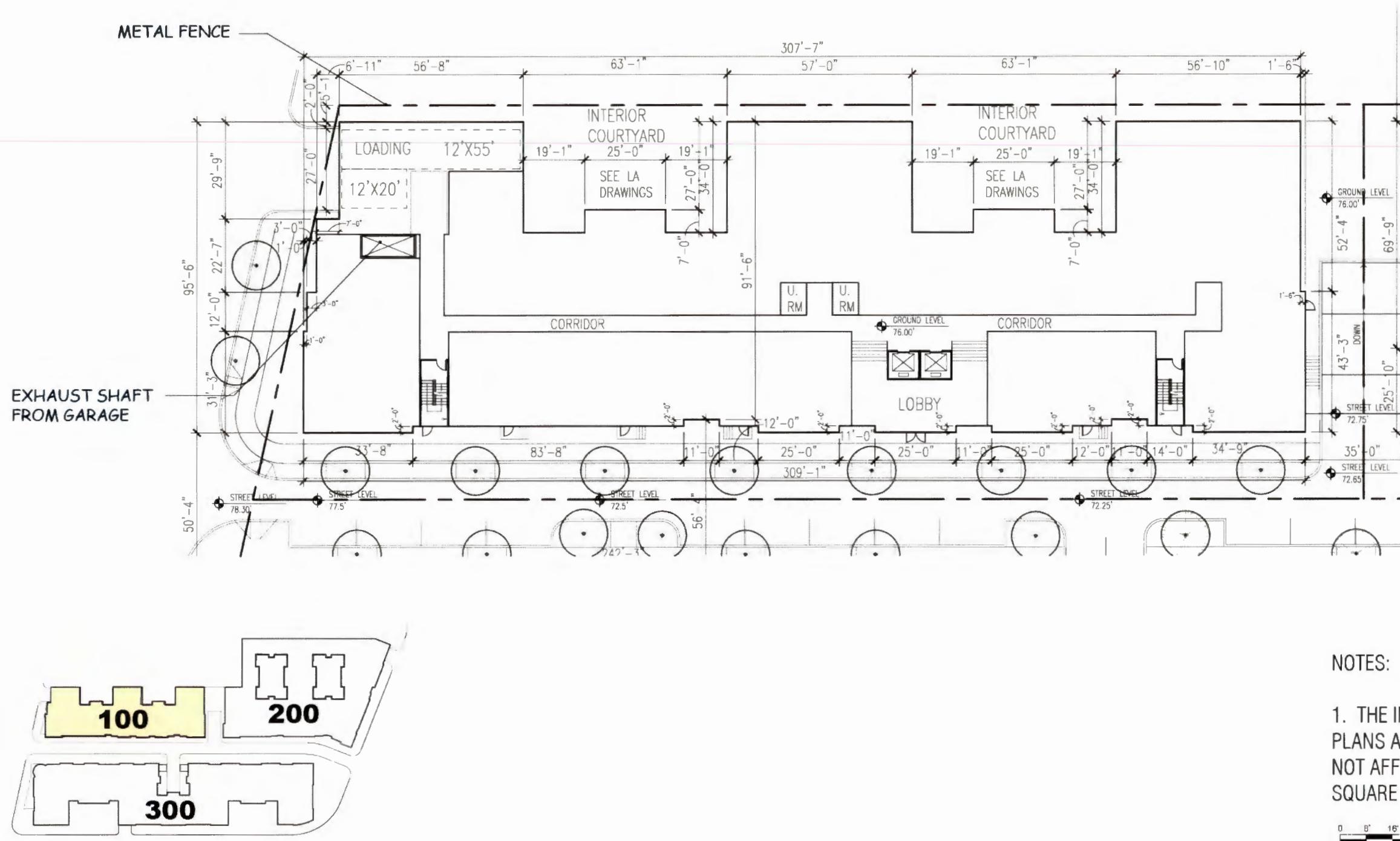
SEPT 28, 2007 123



THE PRESTON PARTNERSHIP, LLC  
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## GARAGE PLAN (BUILDING 100) ECKINGTON ONE WASHINGTON, D.C.

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 TRAMMELL CROW RESIDENTIAL



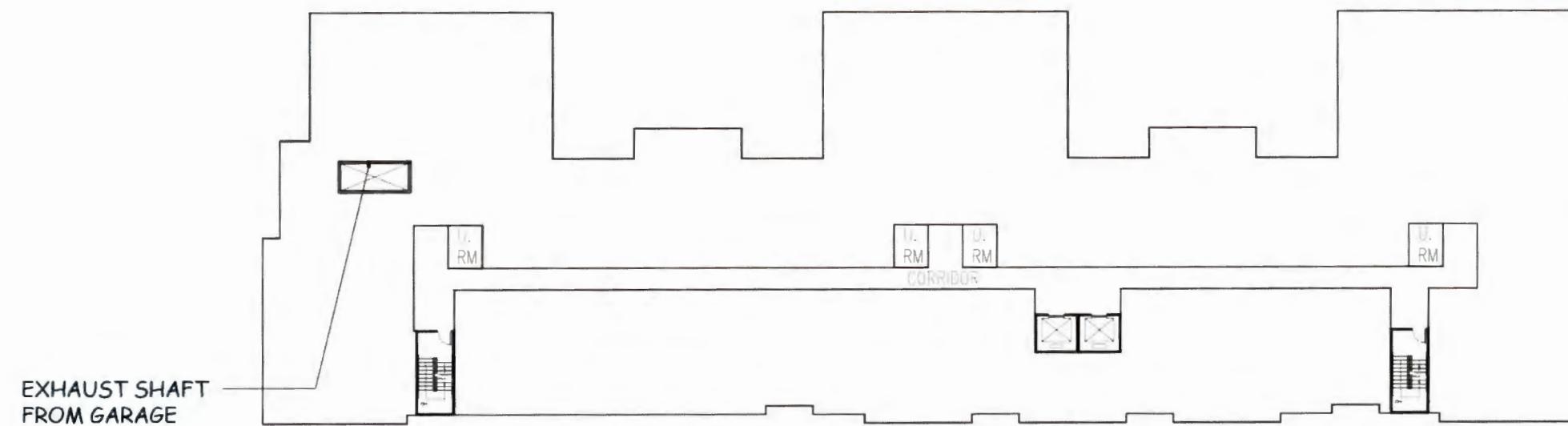
**THE PRESTON PARTNERSHIP, LLC**  
A MULTIDISPLINARY DESIGN FIRM  
7315 WISCONSIN AVENUE, SUITE 300  
BETHESDA, MARYLAND 20814  
[www.theprestonpartnership.com](http://www.theprestonpartnership.com)

# GROUND FLOOR PLAN

## (BUILDING 100)

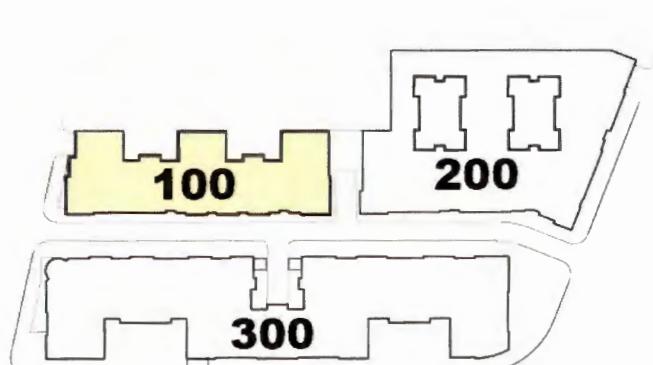
ECKINGTON ONE  
WASHINGTON, D.C.

The logo for Trammell Crow Residential (TCR) is displayed. The letters 'TCR' are in a large, bold, serif font, with a solid red horizontal line underneath the letters.



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.



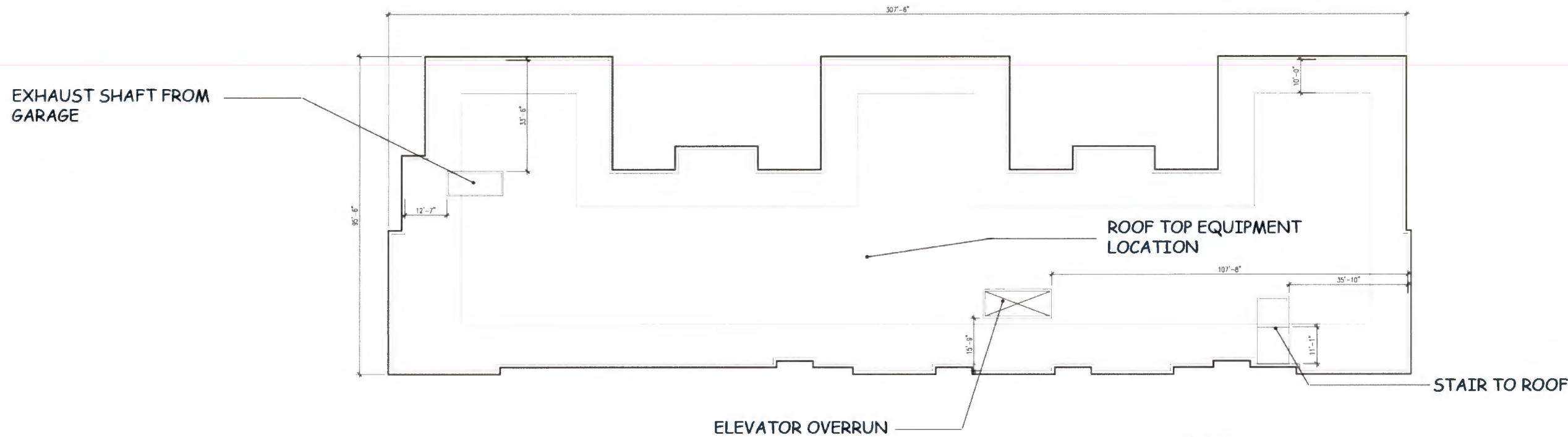
SEPT 28, 2007 125



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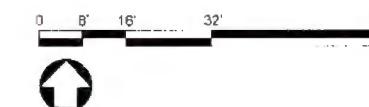
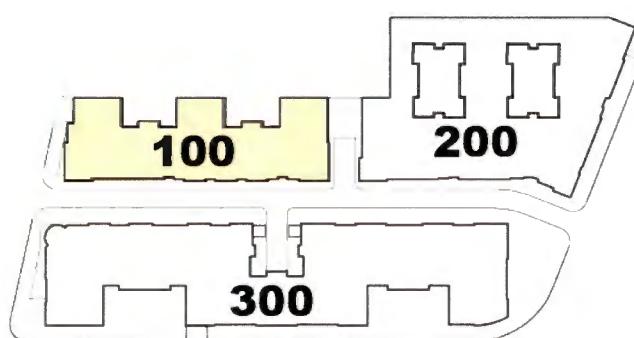
TYPICAL FLOOR PLAN  
(BUILDING 100)  
ECKINGTON ONE  
WASHINGTON, D.C.

**TCR**  
TRAMMELL CROW RESIDENTIAL

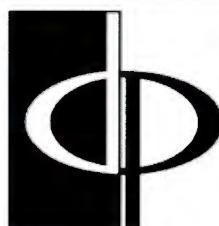


NOTES:

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.



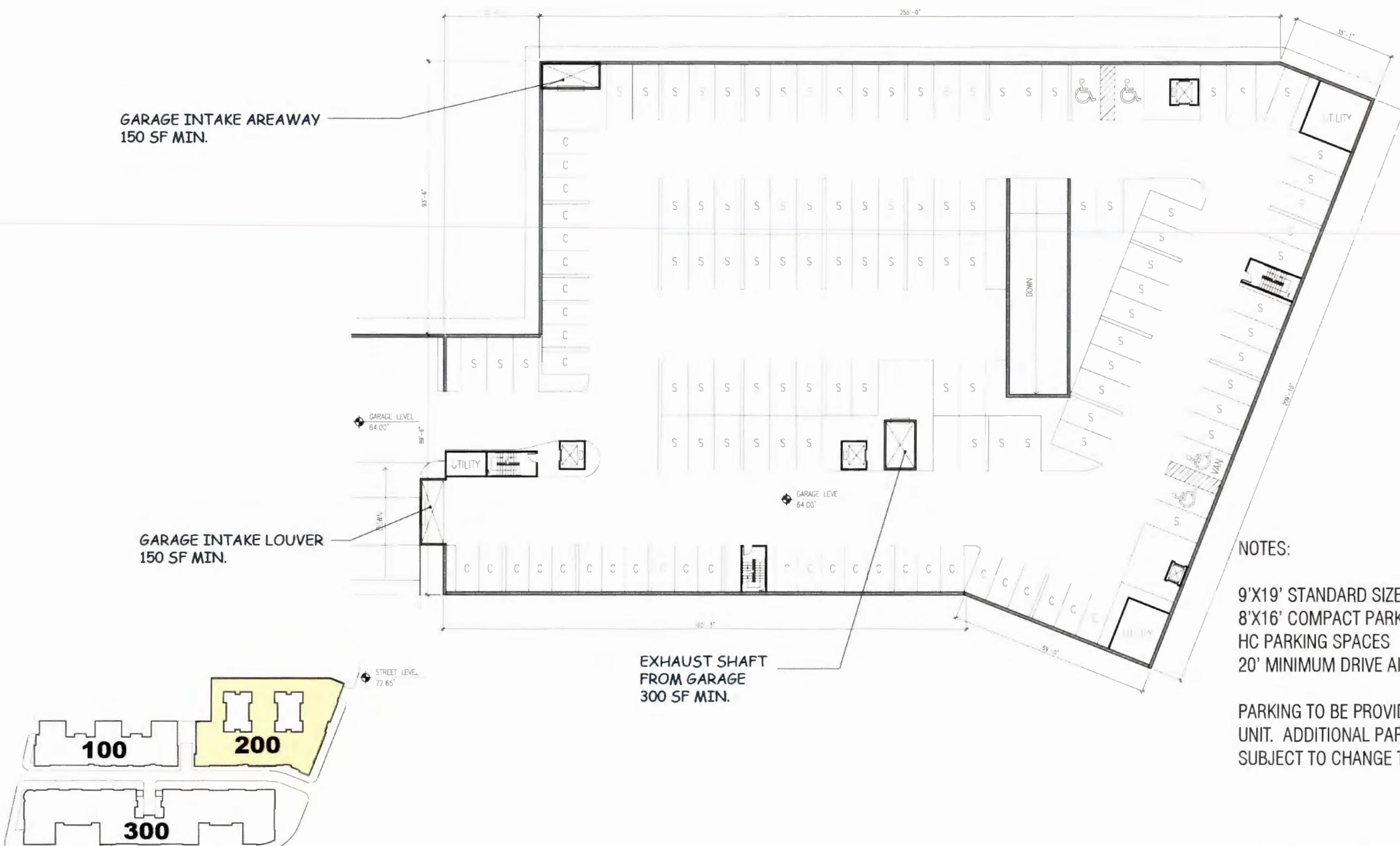
SEPT 28, 2007 126



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

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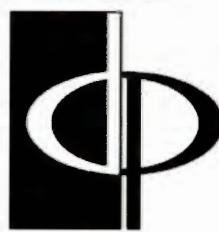
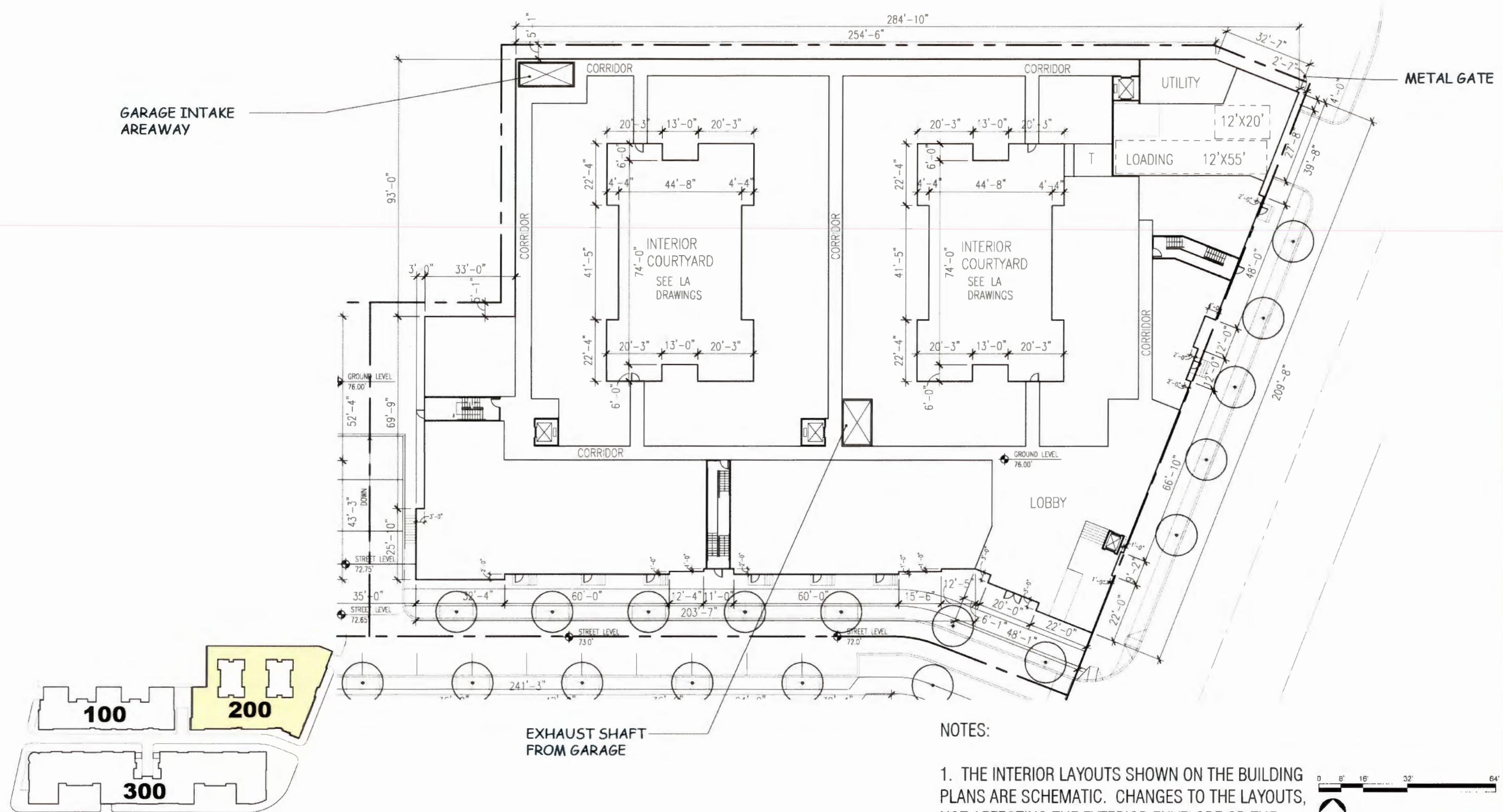


**GARAGE PLAN (TYP.)**  
(BUILDING 200)  
ECKINGTON ONE  
WASHINGTON, D.C.



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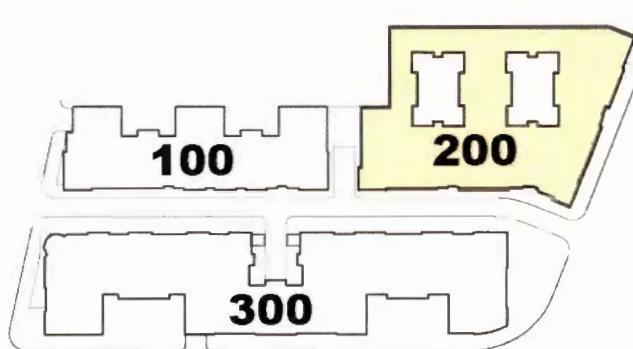
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## GROUND FLOOR PLAN (BUILDING 200) ECKINGTON ONE WASHINGTON, D.C.

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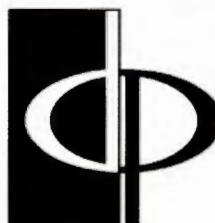


NOTES:

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 128.



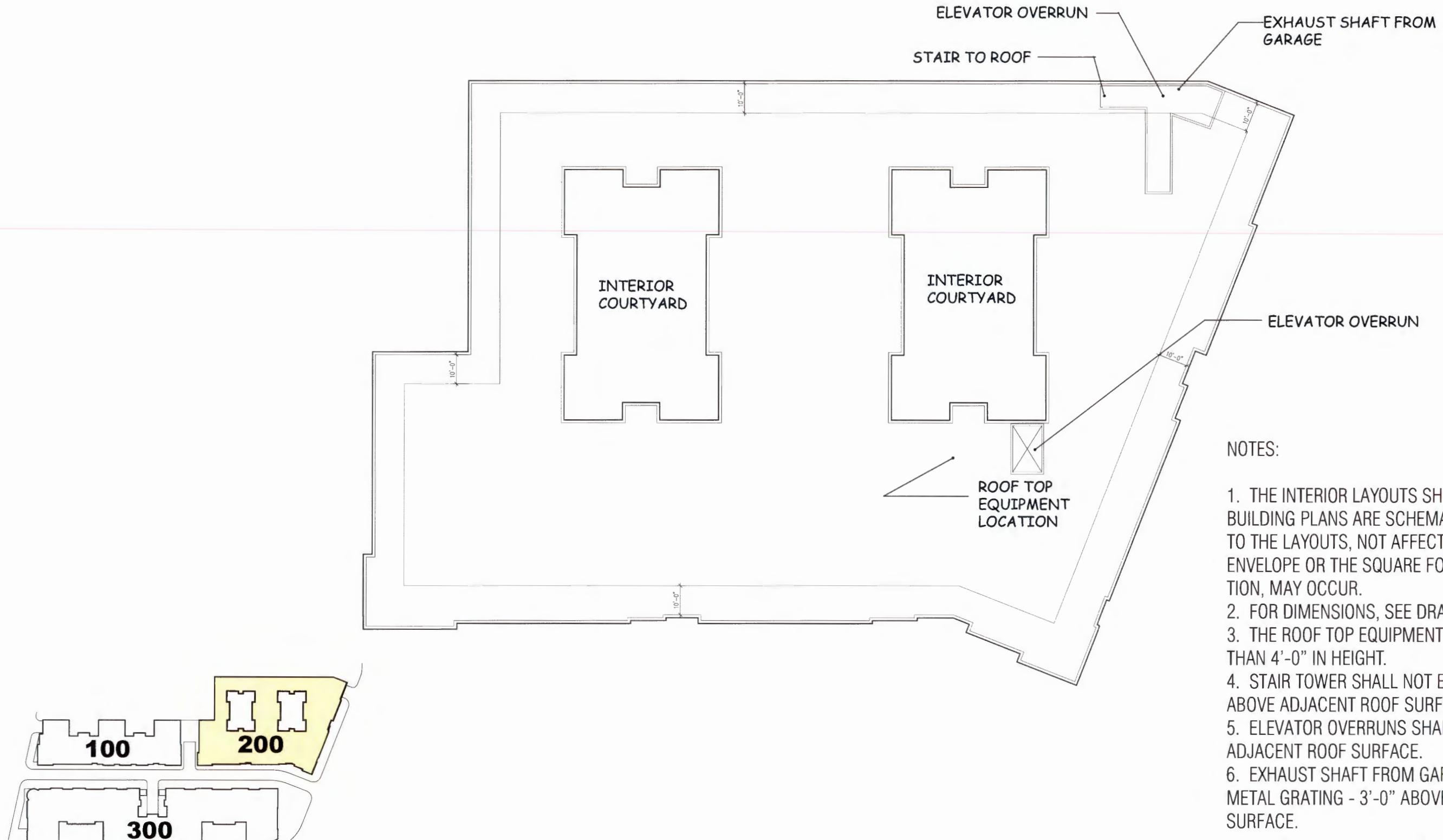
SEPT 28, 2007 129



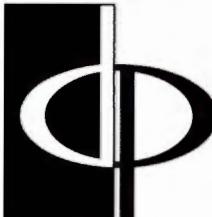
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**TYPICAL FLOOR PLAN**  
(BUILDING 200)  
ECKINGTON ONE  
WASHINGTON, D.C.

**TCR**  
TRAMMELL CROW RESIDENTIAL



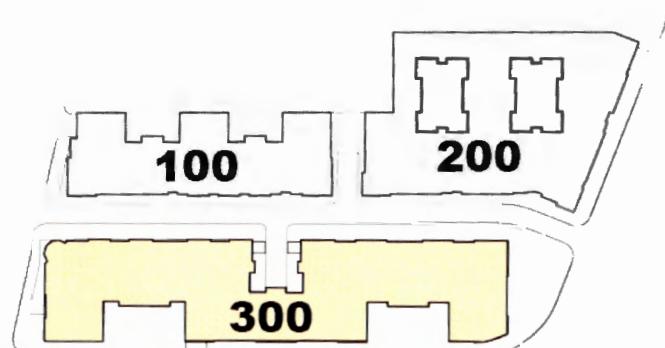
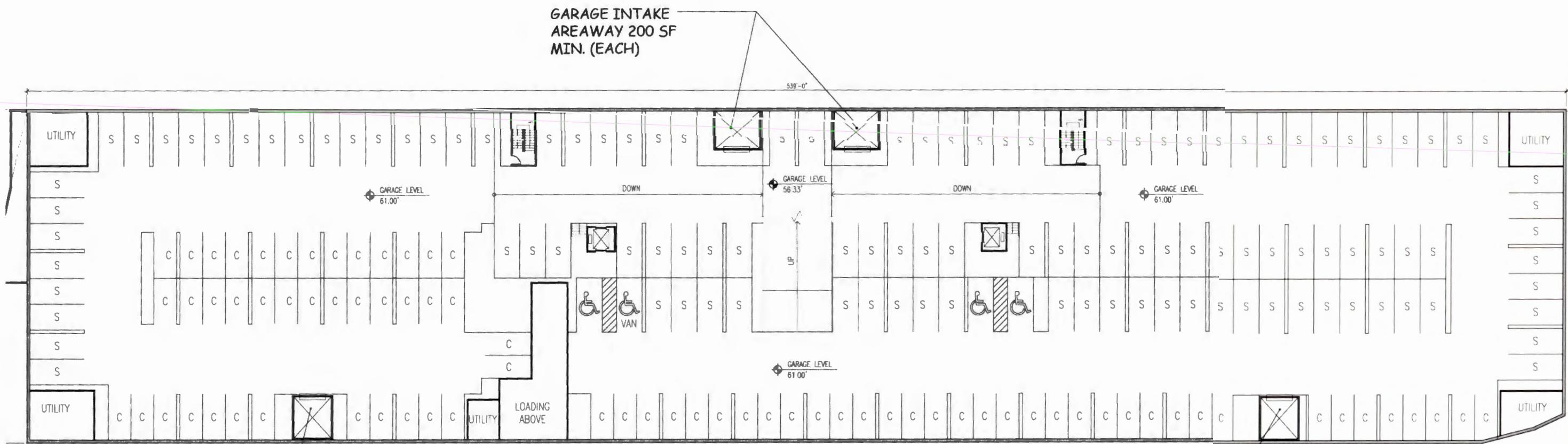
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**ROOF PLAN**  
(BUILDING 200)  
ECKINGTON ONE  
WASHINGTON, D.C.

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



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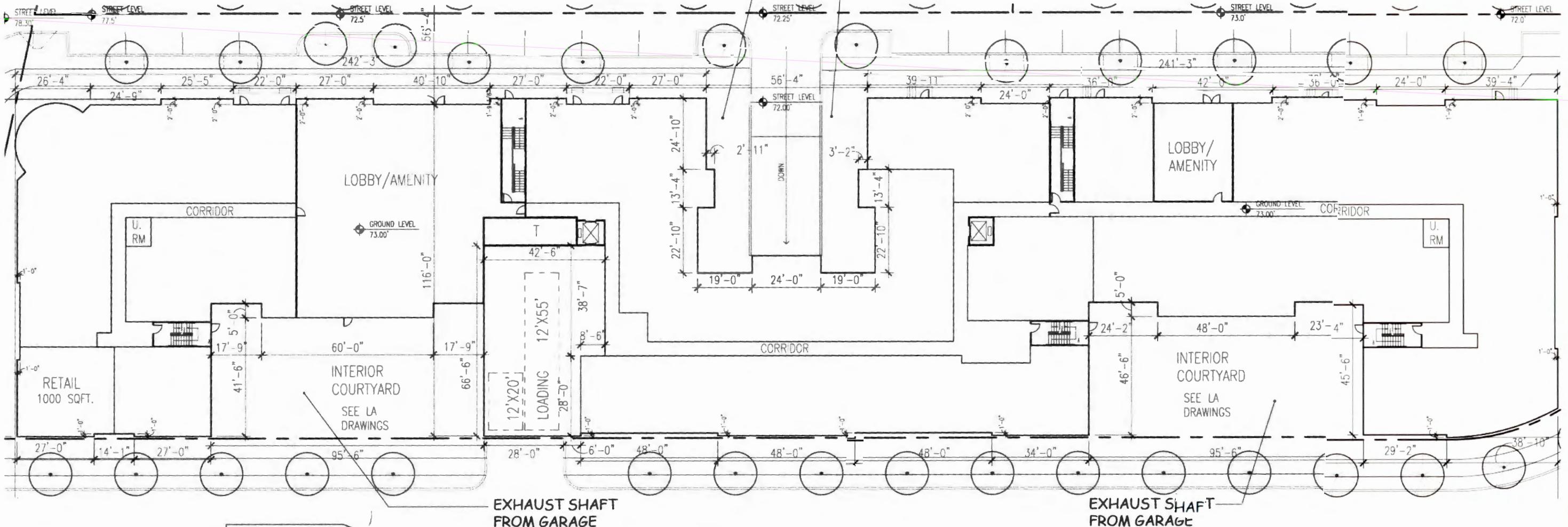


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GARAGE PLAN  
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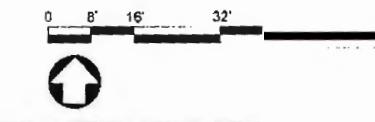
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GARAGE INTAKE AREAWAY (EACH MIN. OF 200 SF) TO PARKING LEVEL BELOW - METAL GRATING AT 3'-0" HIGH RAISED KNEE WALL



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.



SEPT 28, 2007 132

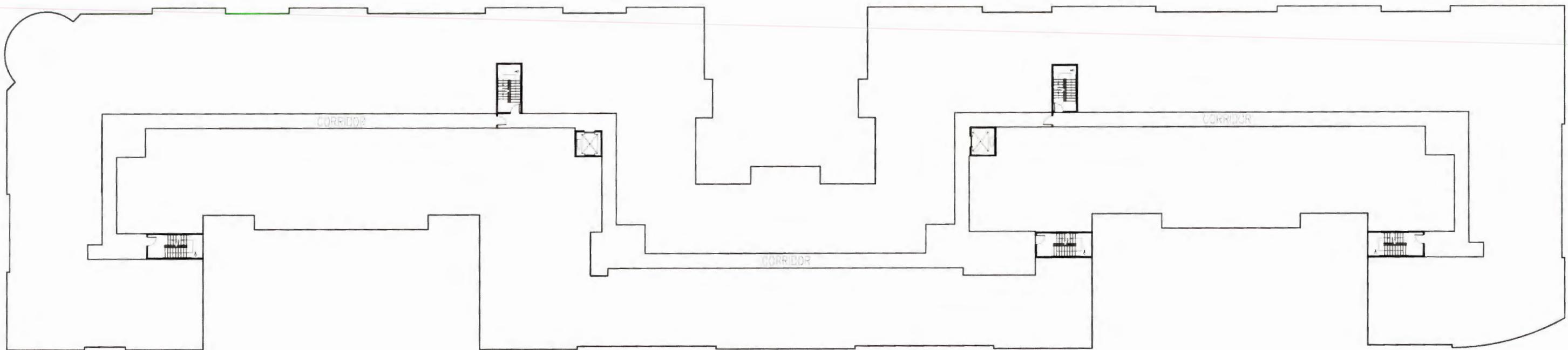


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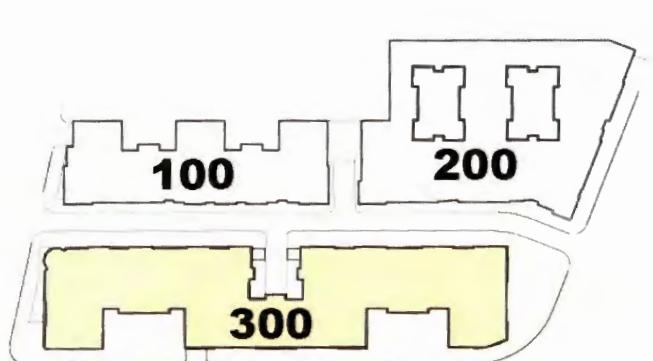
## GROUND FLOOR PLAN (BUILDING 300)

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 132.



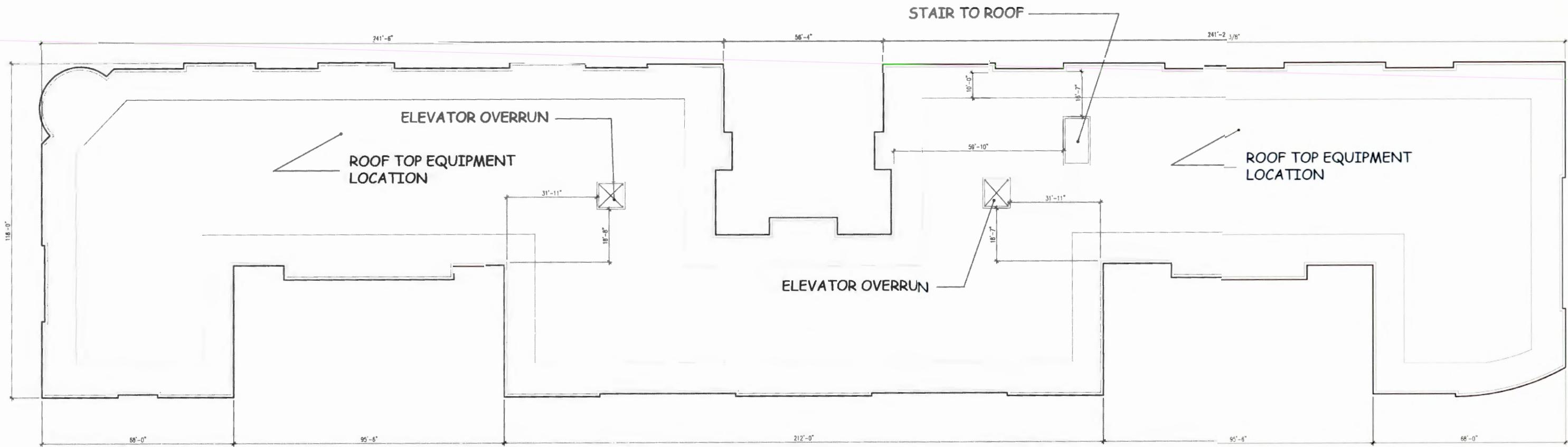
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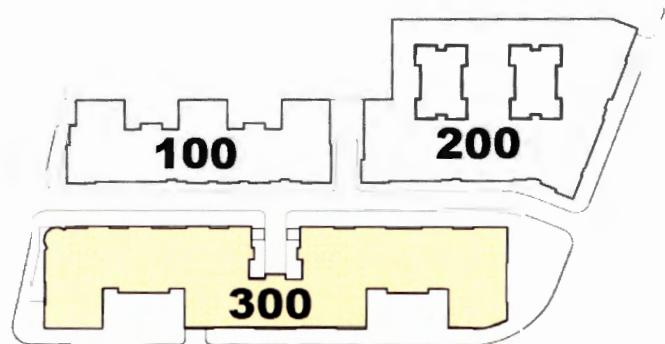
TYPICAL FLOOR PLAN  
(BUILDING 300)  
ECKINGTON ONE  
WASHINGTON, D.C.

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 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.



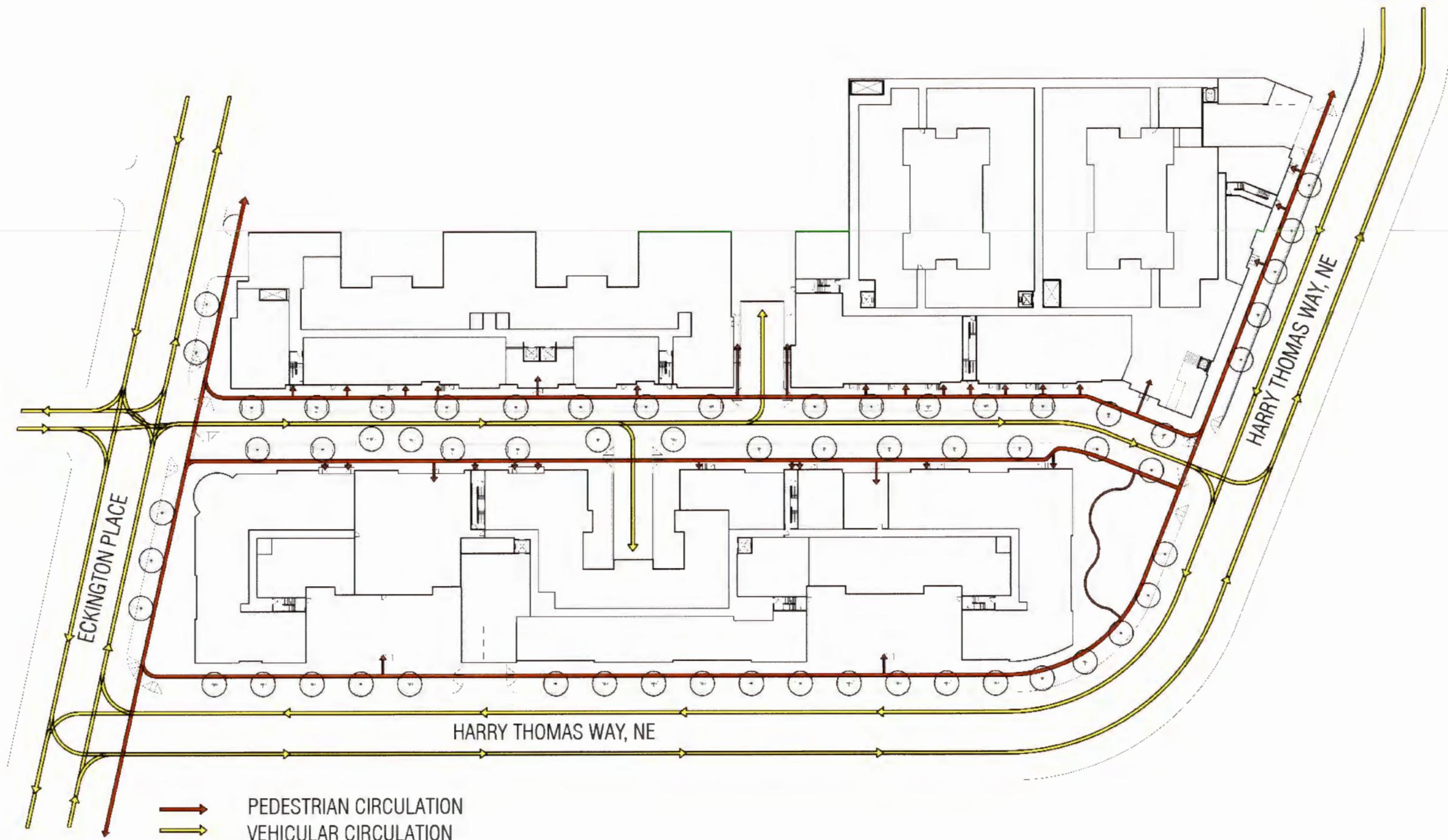
SEPT 28, 2007 134



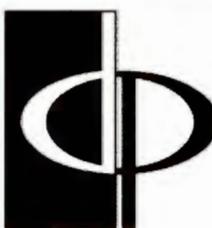
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ROOF PLAN  
(BUILDING 300)  
ECKINGTON ONE  
WASHINGTON, D.C.

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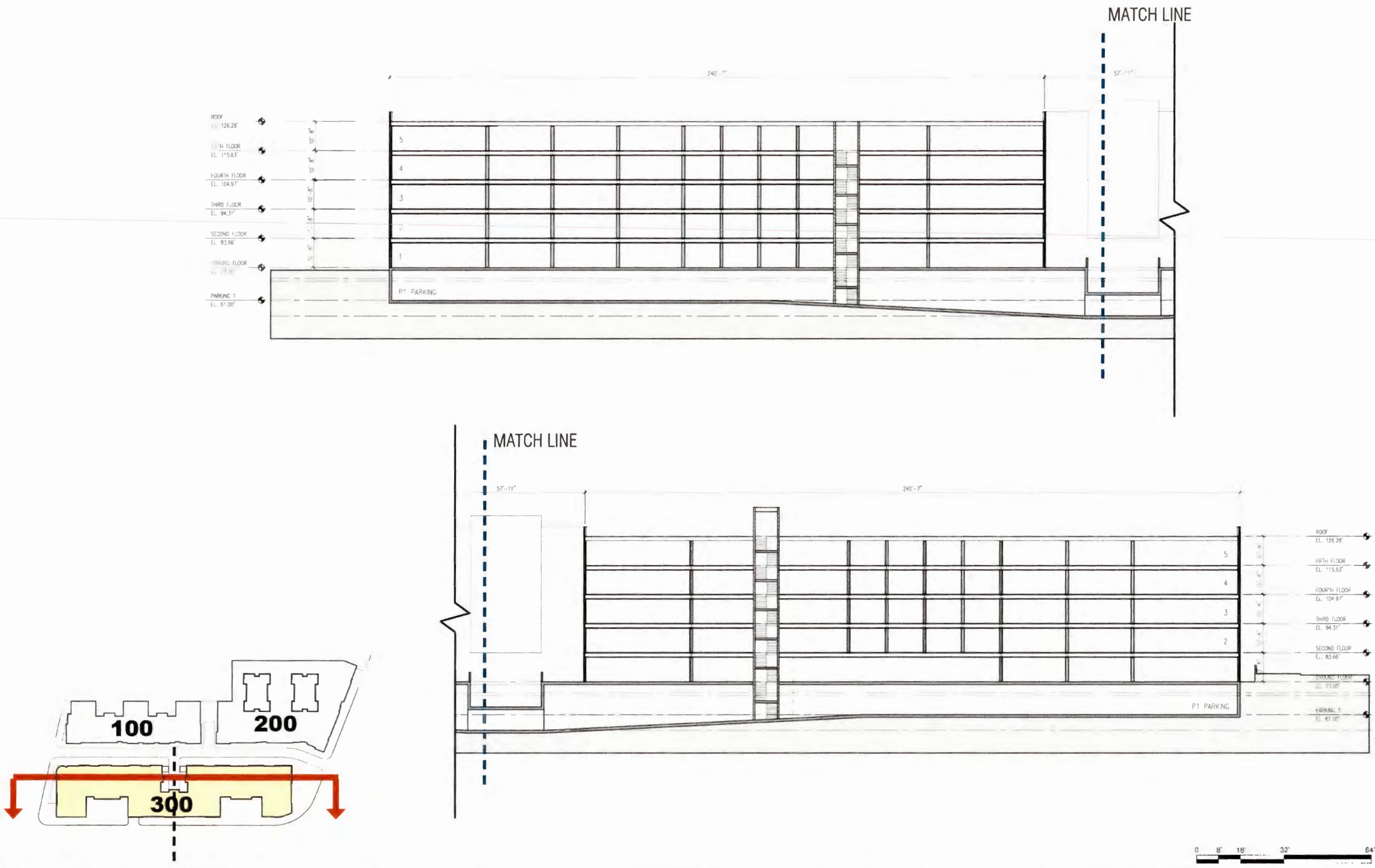


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## VEHICULAR / PEDESTRIAN CIRCULATION PLAN

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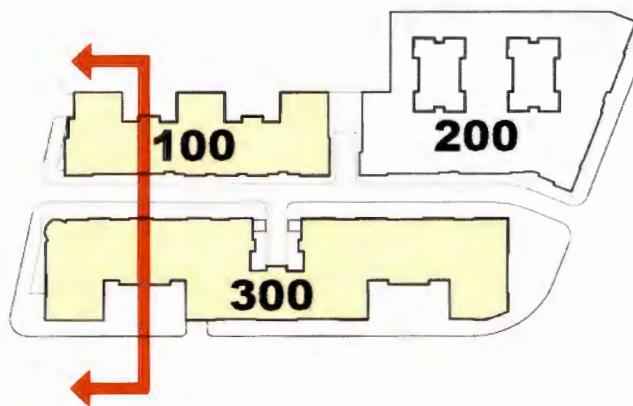
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BUILDING CROSS SECTION  
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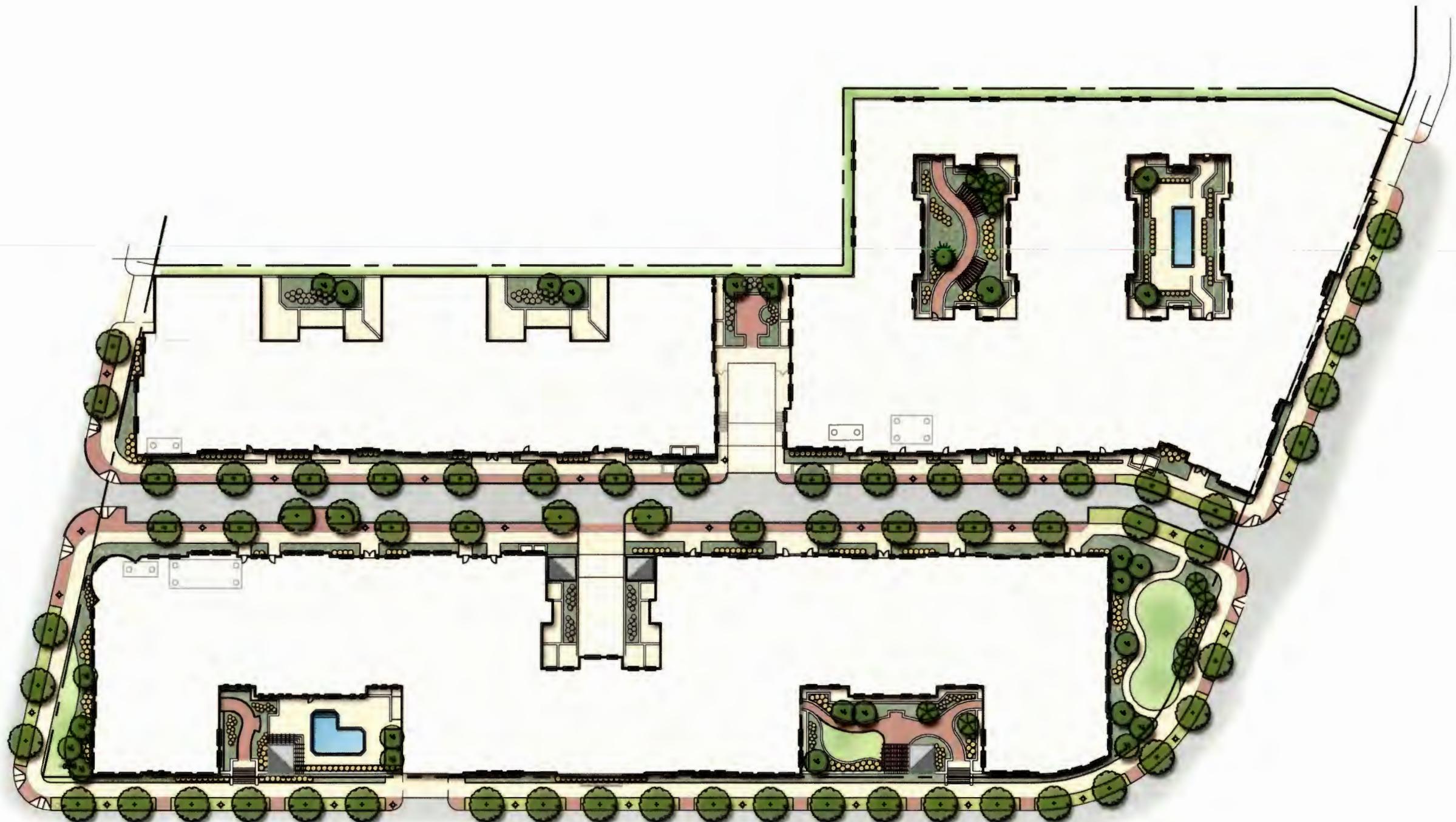
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DETAILED CROSS SECTION  
(Q STREET)  
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BUILDING	BUILDING 100 (SF)	BUILDING 200 (SF)	BUILDING 300 (SF)	TOTAL (SF)
<b>GSF AREA CALCULATION</b>				
GARAGE LEVEL	24,692	50,886	62,324	137,902
GROUND FLOOR	24,692	42,742	51,088	118,522
TYPICAL FLOOR	24,692	42,742	51,088	118,522
<b>TOTAL RESID.</b>	<b>123,460</b>	<b>213,710</b>	<b>255,440</b>	<b>592,610</b>
<b>UNIT MIX</b>				
<b>TOTAL UNITS</b>				<b>600 (+/- 7%)</b>
<b>PARKING CALCULATION</b>				
NOTES	PARKING PROVIDED @ A MINIMUM OF .9 SPACES / UNIT			
<b>PROJECT SUMMARY</b>				
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



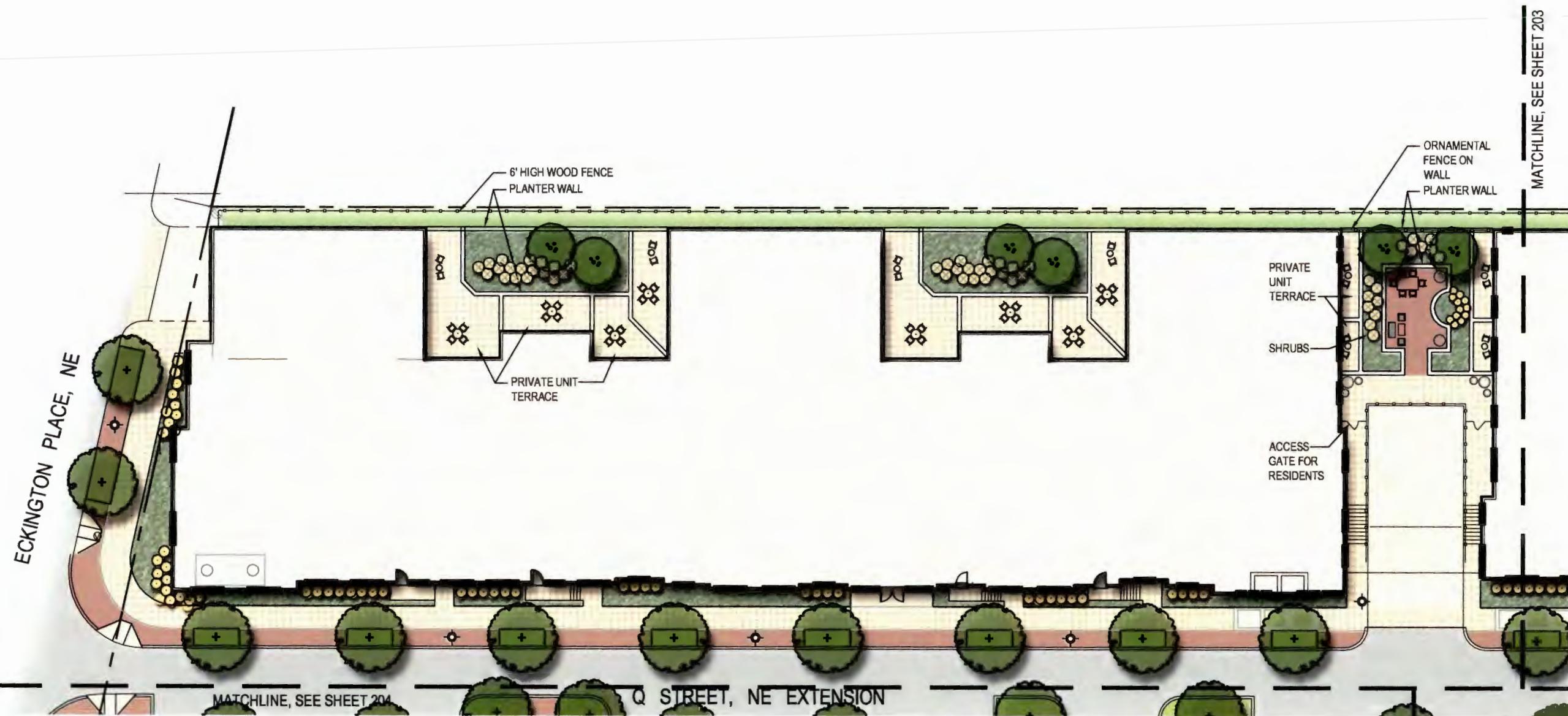
OVERALL LANDSCAPE PLAN  
ECKINGTON ONE  
WASHINGTON, D.C.



## LEGEND

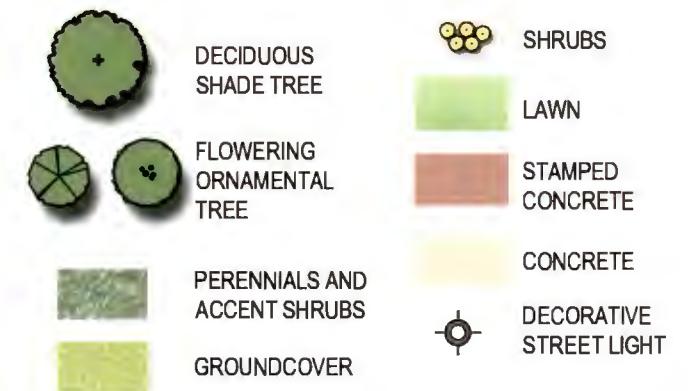


NOTE: SEE SHEET 205 FOR PRELIMINARY PLANT SCHEDULE.

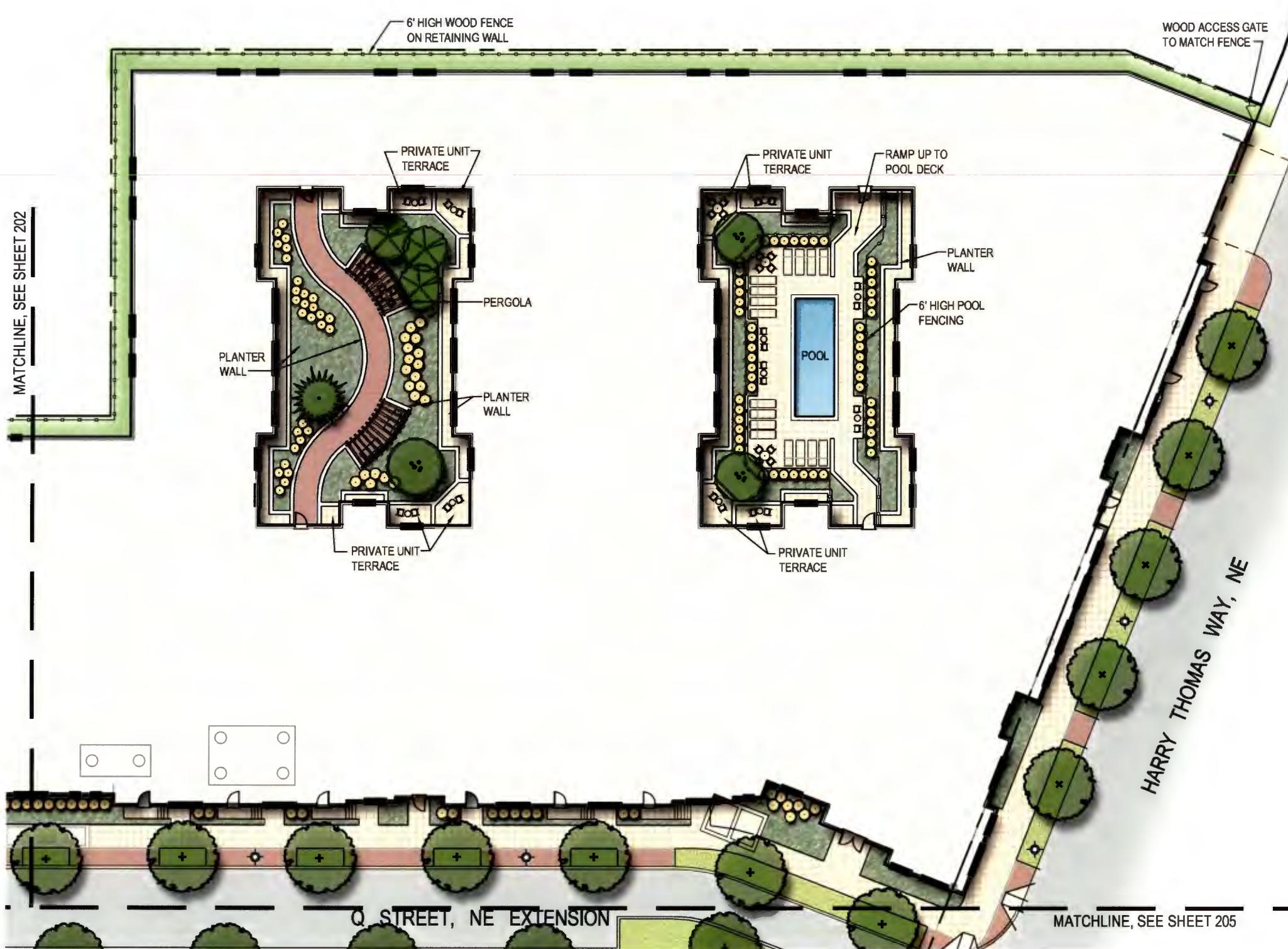


SEPTEMBER 27, 2007 202

## LEGEND

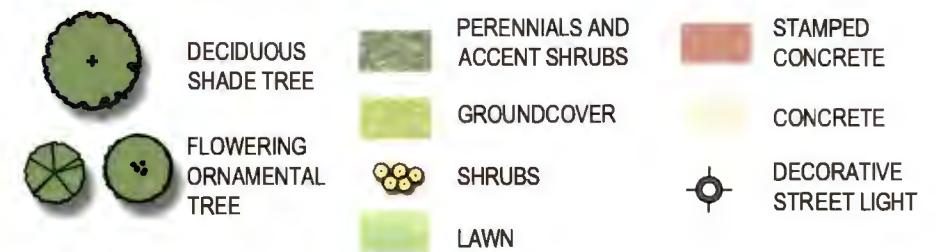


NOTE: SEE SHEET 205 FOR PRELIMINARY PLANT SCHEDULE.

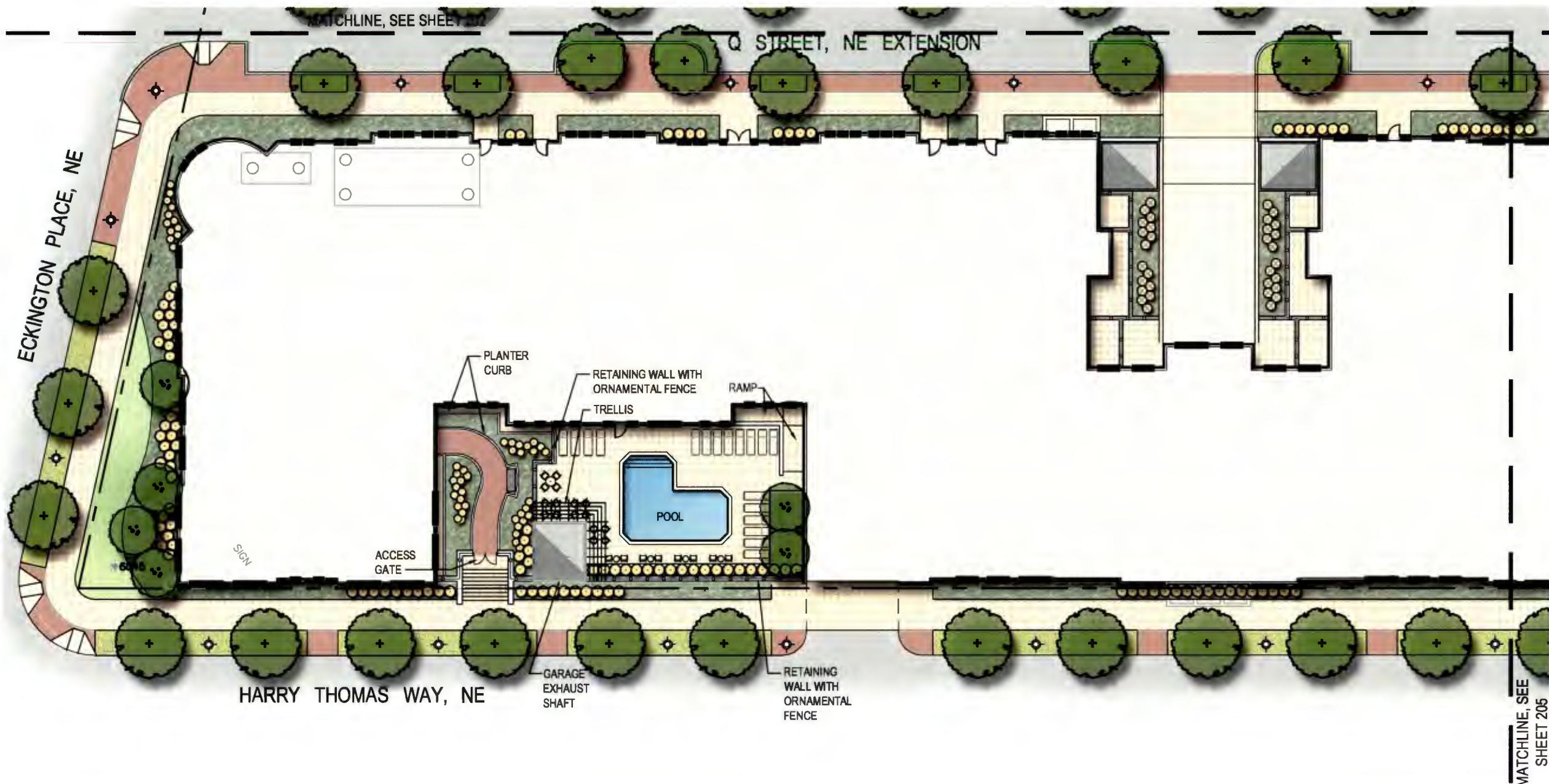


SEPTEMBER 28, 2007 203

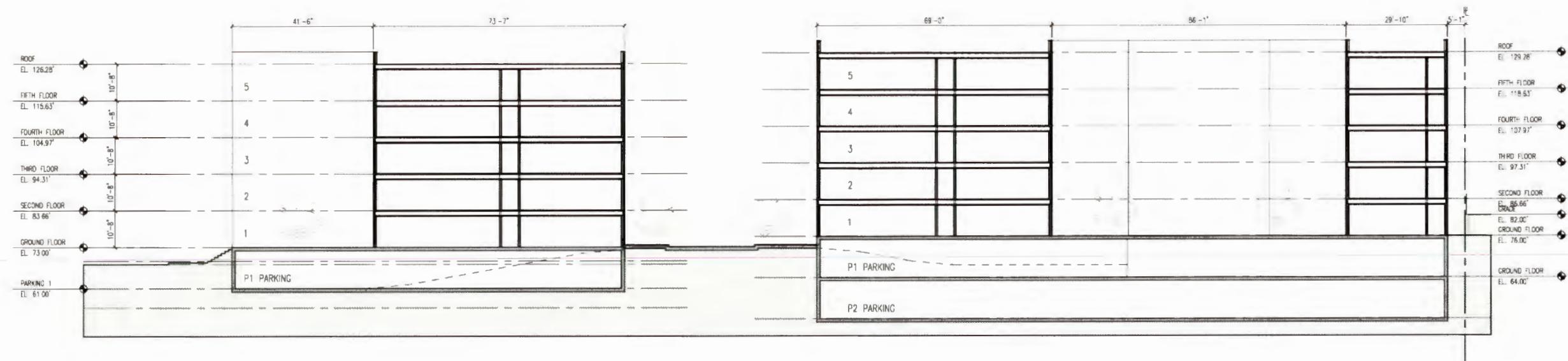
LEGEND



NOTE: SEE SHEET 205 FOR  
PRELIMINARY PLANT SCHEDULE.



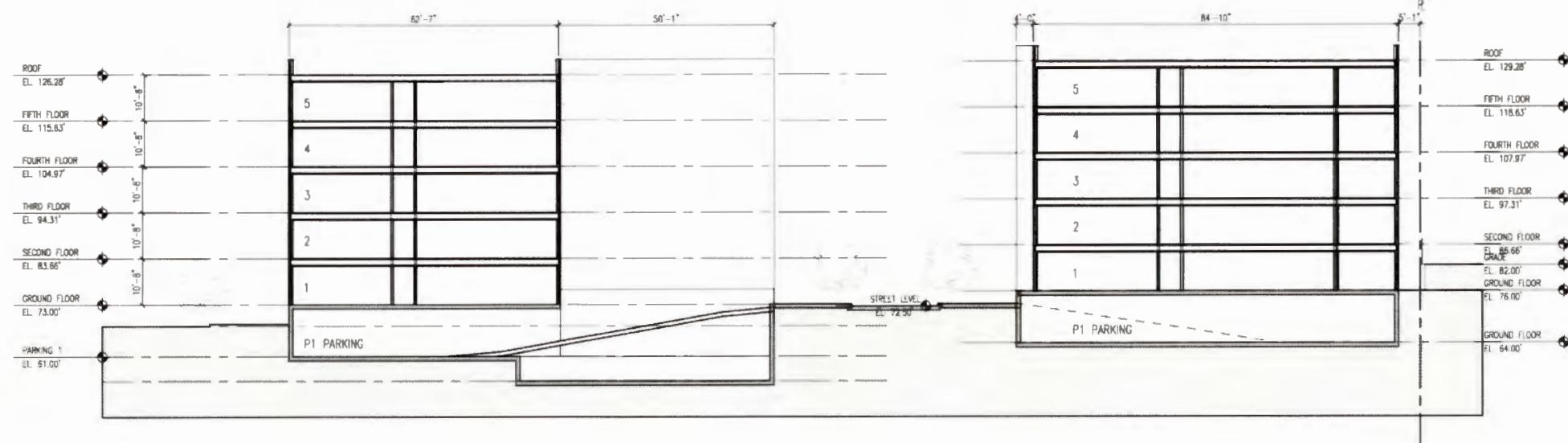
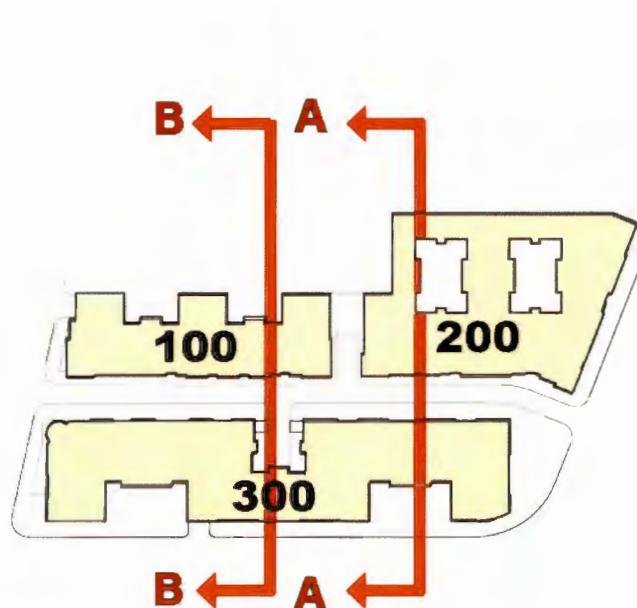
SEPTEMBER 28, 2007 204



BUILDING 300

BUILDING 200

ELEVATION A-A



BUILDING 300

BUILDING 100

ELEVATION B-B

0 8' 16' 32' 64' SEPT 28, 2007 137



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BUILDING CROSS SECTIONS  
(Q STREET)  
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## PRELIMINARY PLANT SCHEDULE

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



LEGEND:											
○	CLEAN OUT	STRUCTURE NO	INVERT	ELEV	DESCRIPTION	FROM/TO	STRUCTURE NO	INVERT	ELEV	DESCRIPTION	FROM/TO
●	POWER POLE	1	TOP	78.11	MANHOLE	3	6	TOP	80.91	MANHOLE	7
○	SOIL BORING	IN	72.61	15" RCP		IN	76.06	15" RCP		18" PVC	B
○	SIGN	IN	72.59	15" RCP	OFFSITE	IN	76.05	15" RCP		18" PVC	OFFSITE
○	STREET LIGHT	OUT	72.46	15" RCP		OUT	75.95	15" RCP			
○	LIGHT POLE	2	TOP	78.43	CURB INLET	1	7	TOP	81.25	MANHOLE	B
○	FIRE HYDRANT	OUT	72.93	15" RCP		IN	77.05	15" RCP		18" PVC	C
○	WATER VALVE	71.33	BENCH			OUT	77.35	15" RCP		18" PVC	A
○	WATER MANHOLE	3	TOP	79.80	MANHOLE	4	8	TOP	80.87	CURB INLET	D
○	COMMUNICATION MANHOLE	IN	73.15	15" RCP		IN	76.04	15" RCP		18" PVC	B
○	ELECTRIC MANHOLE	IN	74.85	15" RCP		OUT	74.87	15" RCP		18" PVC	C
○	GROUND LIGHT	OUT	73.10	15" RCP		1	8	OUT	76.68	CURB INLET	E
○	STORM INLET & MANHOLE	4	TOP	80.61	MANHOLE	5	9	TOP	82.68	MANHOLE	F
○	STORM GATE	IN	74.43	15" RCP		IN	77.86	15" RCP		18" PVC	G
○	SANITARY MANHOLE	IN	74.91	15" RCP		OUT	76.68	15" RCP		18" PVC	H
○	SHRUB	OUT	74.39	15" RCP		3					
○	TREE <TRUNK DIA><TYPE>										
—	UNDERGROUND COMMUNICATION LINE										
—	UNDERGROUND ELECTRIC LINE										
—	WATER LINE										
—	GAS LINE										
—	CURB AND GUTTER										

### STORM AS-BUILT

STRUCTURE NO	INVERT	ELEV	DESCRIPTION	FROM/TO	STRUCTURE NO	INVERT	ELEV	DESCRIPTION	FROM/TO
1	TOP	78.11	MANHOLE	3	6	TOP	80.91	MANHOLE	7
IN	72.61	15" RCP		IN	76.06	15" RCP		18" PVC	B
IN	72.59	15" RCP	OFFSITE	IN	76.05	15" RCP		18" PVC	C
OUT	72.46	15" RCP		OUT	75.95	15" RCP		18" PVC	A
2	TOP	78.43	CURB INLET	1	7	TOP	81.25	MANHOLE	B
OUT	72.93	15" RCP	BENCH	IN	77.05	15" RCP		18" PVC	C
71.33	BENCH			OUT	77.35	15" RCP		18" PVC	A
3	TOP	79.80	MANHOLE	4	8	TOP	80.87	CURB INLET	D
IN	73.15	15" RCP		IN	76.04	15" RCP		18" PVC	B
IN	74.85	15" RCP		OUT	74.87	15" RCP		18" PVC	C
OUT	73.10	15" RCP		1	8	OUT	76.68	CURB INLET	E
4	TOP	80.61	MANHOLE	5	9	TOP	82.68	MANHOLE	F
IN	74.43	15" RCP		IN	77.86	15" RCP		18" PVC	G
IN	74.91	15" RCP		OUT	76.68	15" RCP		18" PVC	H
OUT	74.39	15" RCP		3					
5	TOP	80.74	MANHOLE	6		TOP	82.68	CURB INLET	
IN	75.50	15" RCP		OFFSITE	4	TOP	82.68	MANHOLE	
IN	75.54	15" RCP				IN	80.78	15" PVC	
OUT	75.44	15" RCP				OUT	80.42	15" PVC	

### SANITARY AS-BUILT

STRUCTURE NO	INVERT	ELEV	DESCRIPTION	FROM/TO
A	TOP	71.82	MANHOLE	B
IN	49.55	18" PVC		
OUT	49.50	18" PVC		
B	TOP	67.48	MANHOLE	C
IN	54.95	18" PVC		
OUT	54.85	18" PVC		
C	TOP	68.89	MANHOLE	D
IN	56.07	18" PVC		
OUT	56.05	18" PVC		
D	TOP	69.97	MANHOLE	E
IN	56.35	18" PVC		
OUT	56.48	18" PVC		
E	TOP	76.99	MANHOLE	F
IN	60.78	18" PVC		
OUT	60.42	18" PVC		
				OFFSITE

\* = UNDETERMINED SIZE

### NOTES:

1. HORIZONTAL DATUM IS REFERENCE TO RECORD INFORMATION OF ASSESSMENT AND TAXATION LOT 815, SQUARE 3576 FOUND IN THE DC SURVEYORS OFFICE.
2. VERTICAL DATUM IS REFERENCED TO DC BENCHMARK FOUND AT MAP NO. 7-12, N.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.
3. 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.
4. THE PROPERTY DELINEATED HERON LIES WITHIN ZONE "C", AREA OF MINIMAL FLOODING PER FEMA PANEL # 11000100202.
5. PER VISUAL INSPECTION, THERE ARE NO KNOWN GRAVES OR BURIAL GROUNDS WITHIN THIS TRACT AREA.

— USE  
— V  
— G  
— C  
— GUTTER

— TREE <TRUNK DIA><TYPE>  
— UNDERGROUND COMMUNICATION LINE  
— UNDERGROUND ELECTRIC LINE  
— WATER LINE  
— GAS LINE  
— CURB AND GUTTER

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

MASONRY BLOCK BUILDING

N-000000' E

E-000000' N

GRAPHICAL SCALE: 1" = 60'

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

Q STREET  
N.E.

ECKINGTON PLACE, N.E.

PARKING LOT  
ENTRANCE

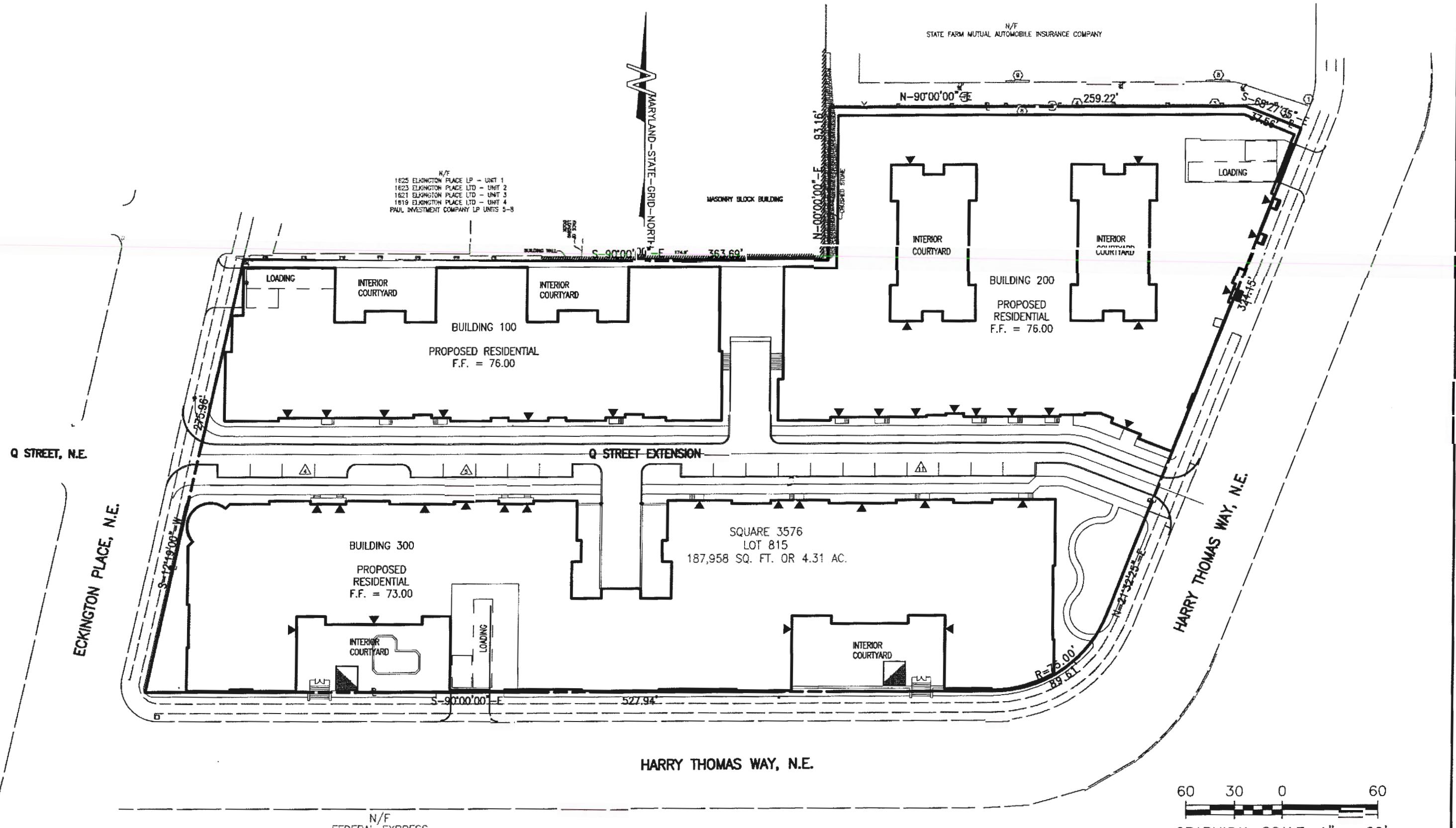
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(703) 263-1900 • METRO (703) 803-9506 • FAX (703) 263-0768

EXISTING CONDITIONS PLAN  
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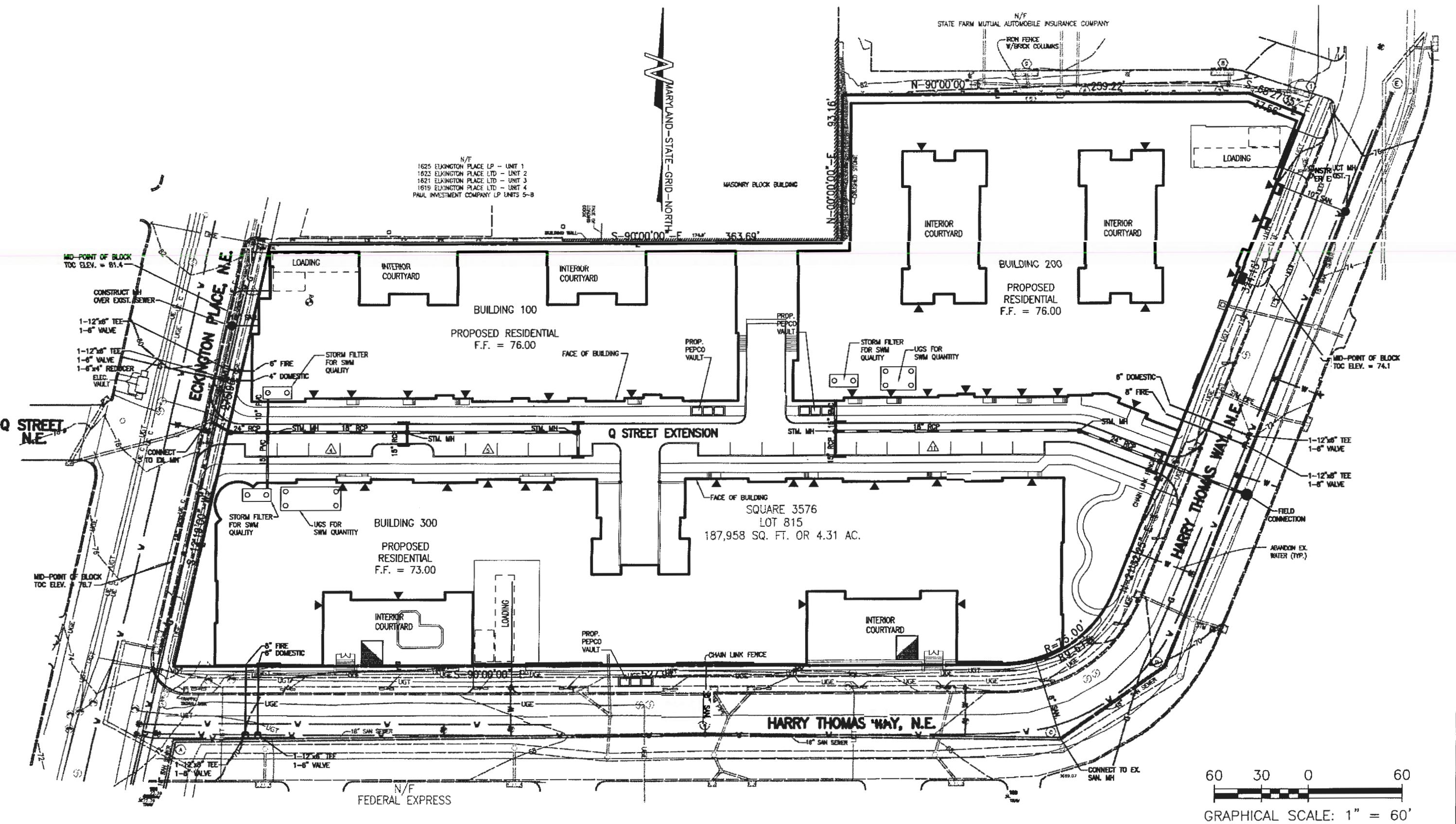


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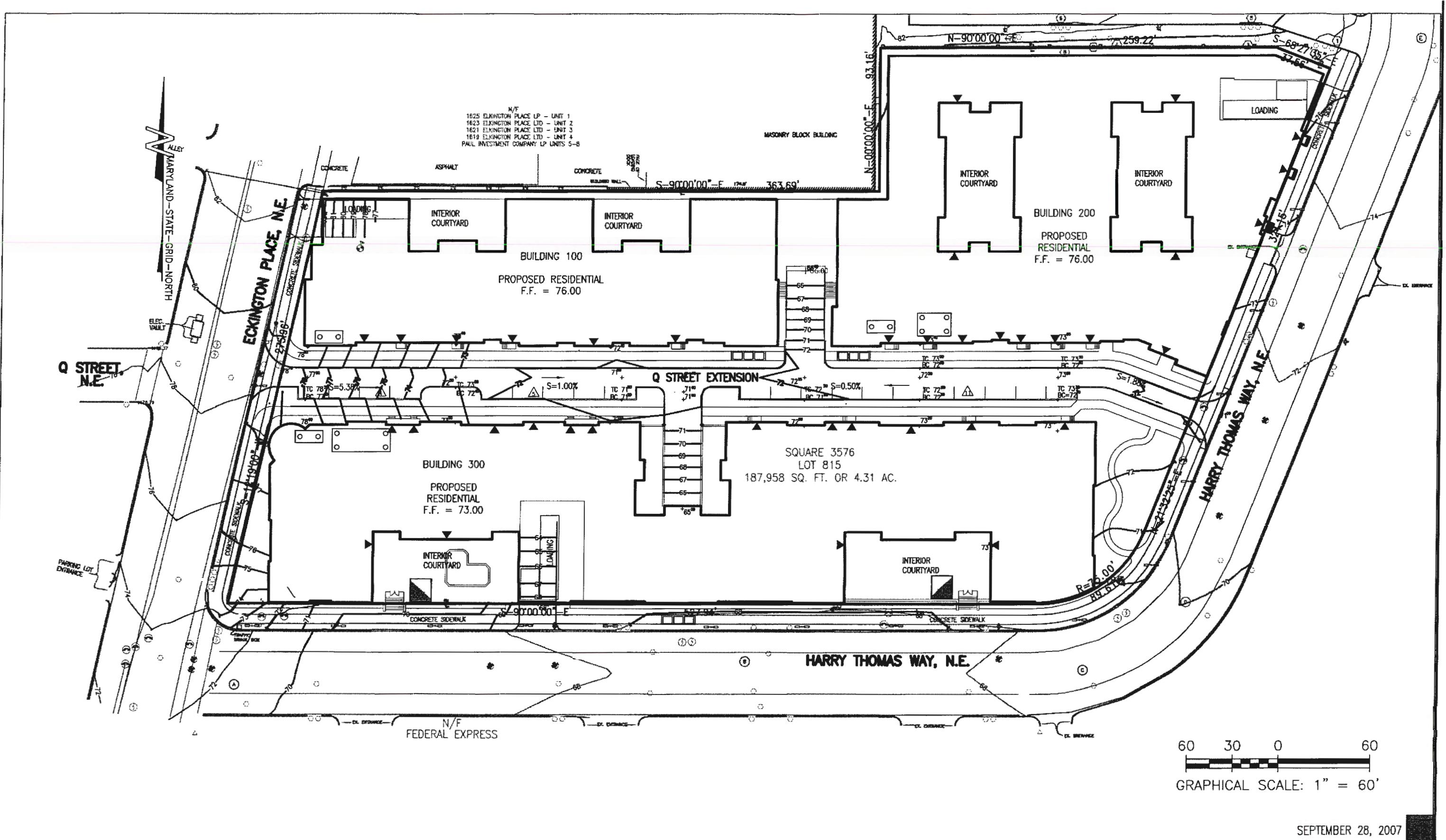
# UTILITY PLAN

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# TCR

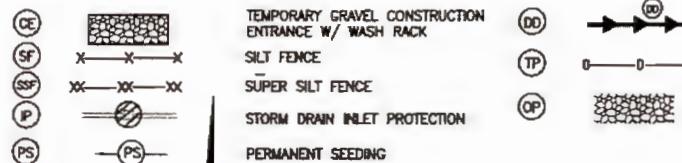
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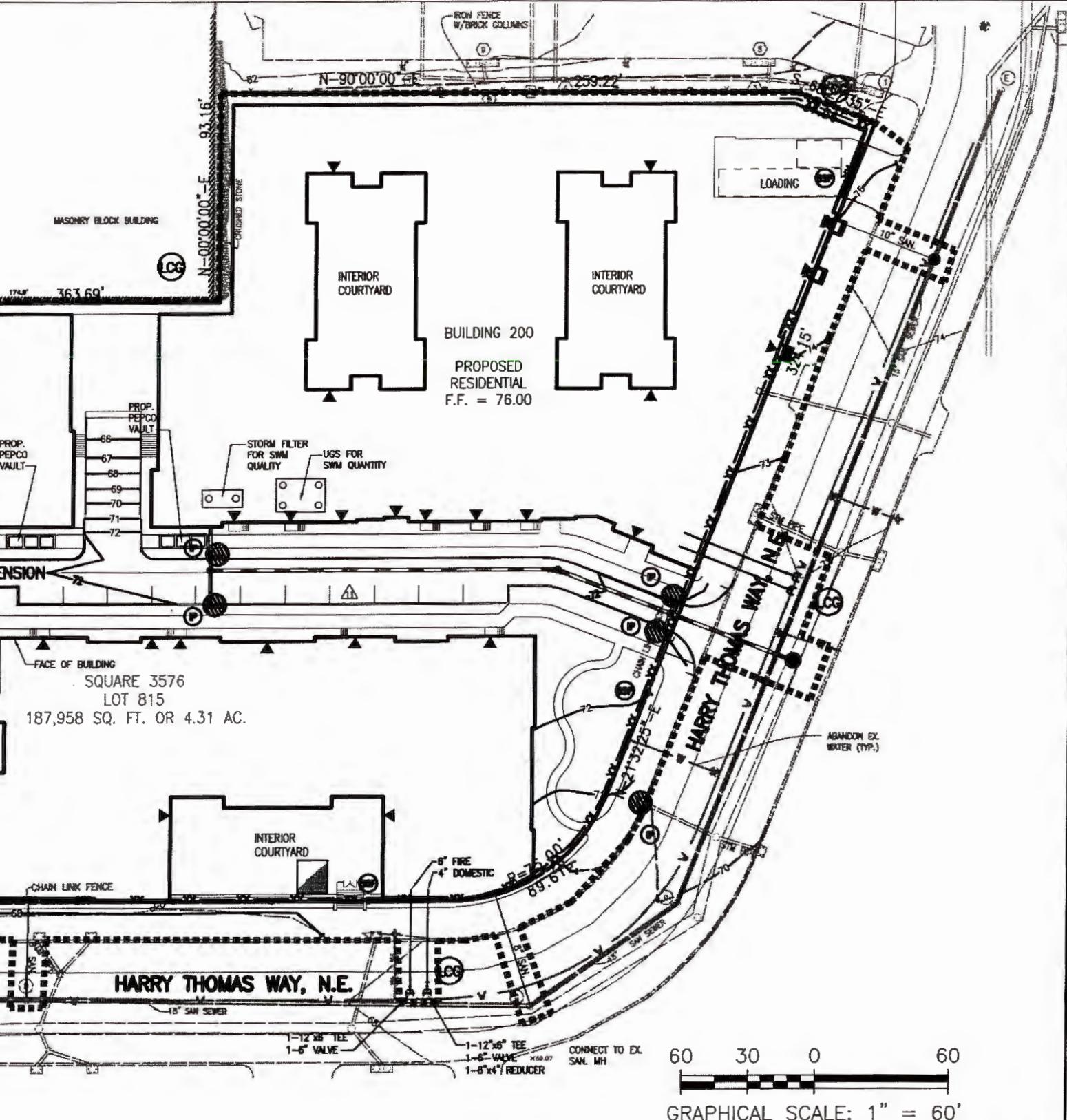


SEPTEMBER 28, 2007

### EROSION/SEDIMENT CONTROL LEGEND

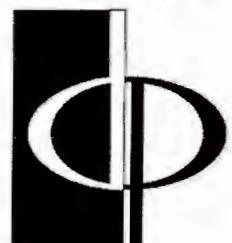


1625 ECKINGTON PLACE LP - UNIT 1  
1623 ECKINGTON PLACE LTD - UNIT 2  
1621 ECKINGTON PLACE LTD - UNIT 3  
1619 ECKINGTON PLACE LTD - UNIT 4  
PAUL INVESTMENT COMPANY LP UNITS 5-8



GRAPHICAL SCALE: 1" = 60'

SEPTEMBER 28, 2007



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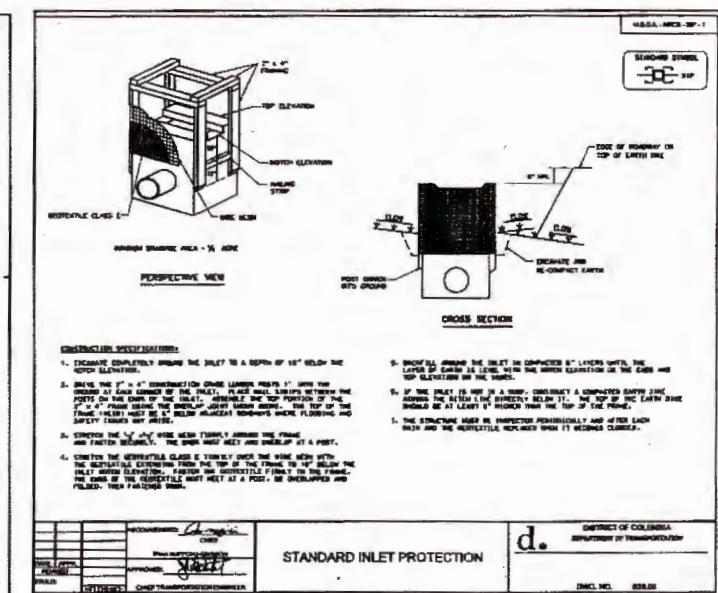
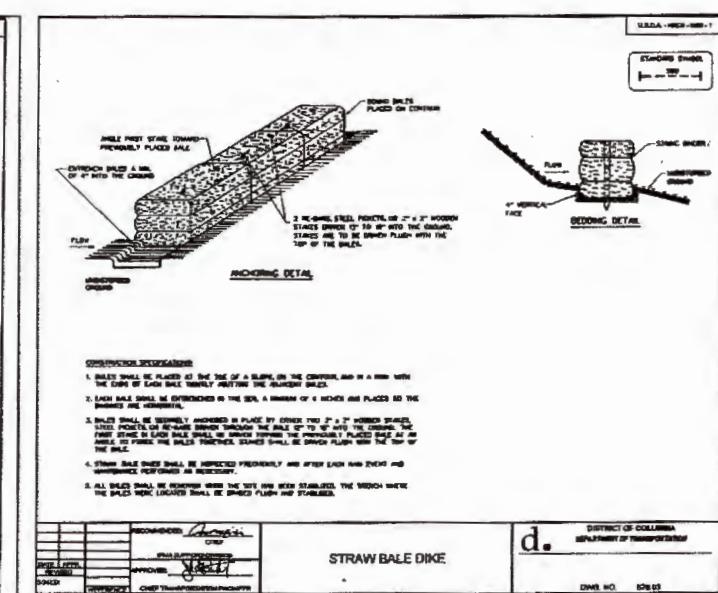
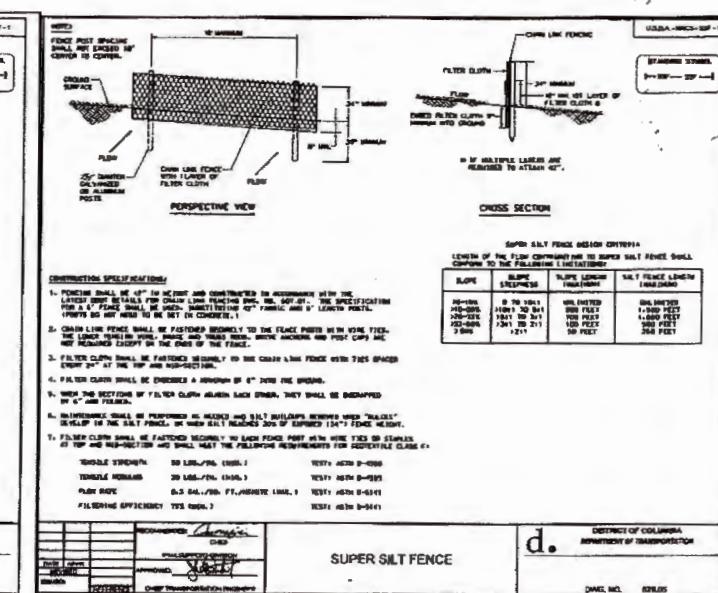
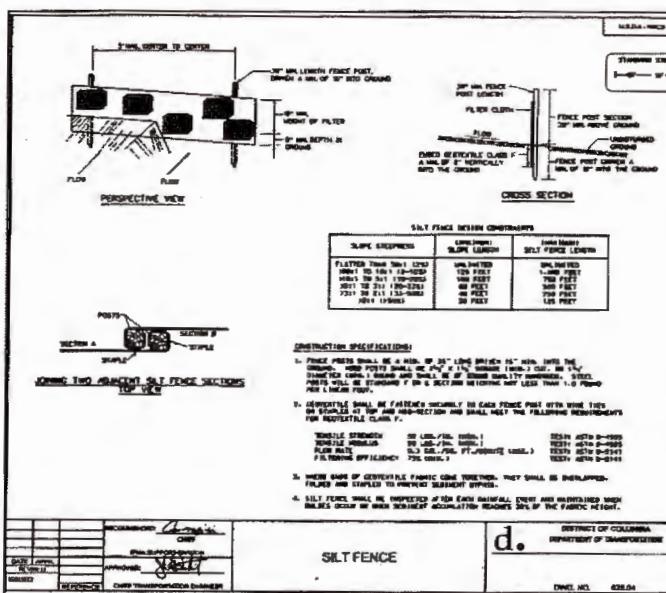
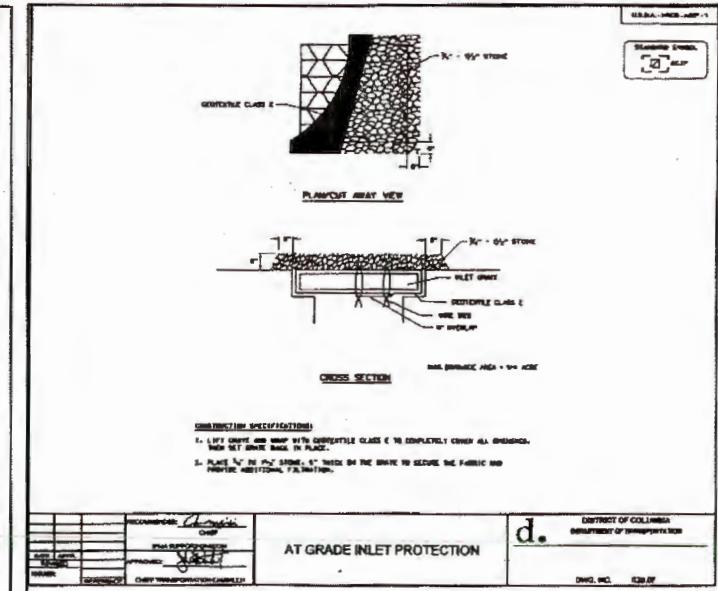
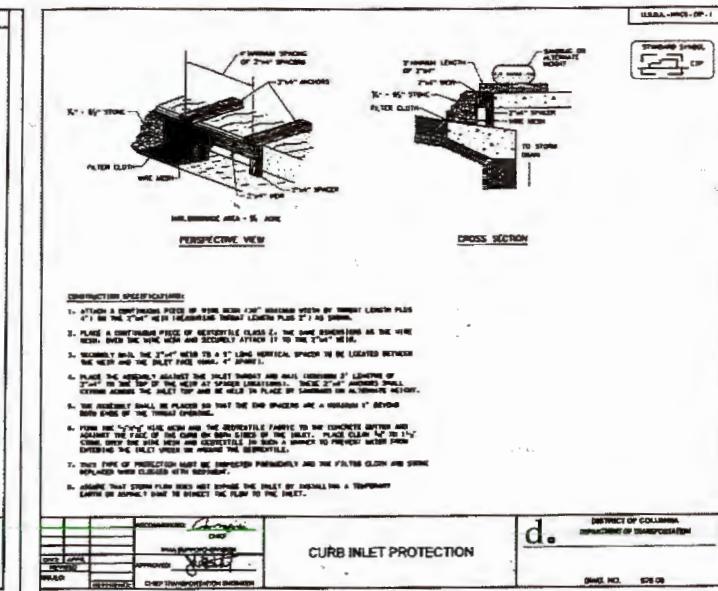
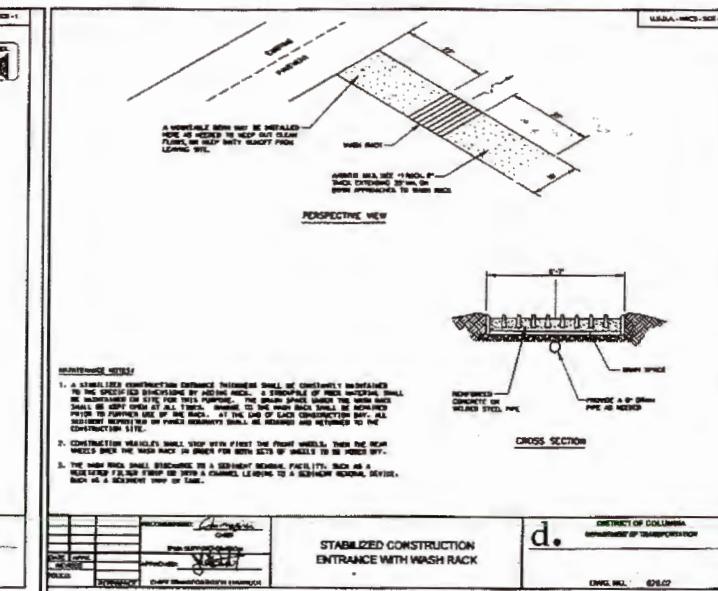
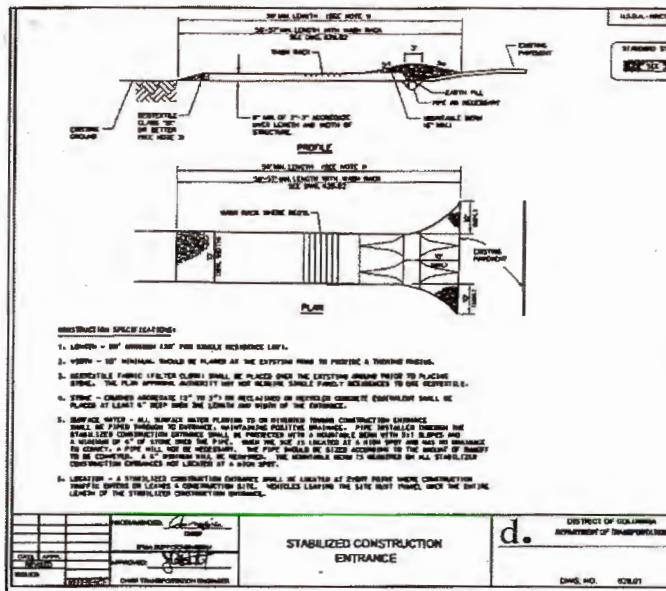


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### EROSION AND SEDIMENT CONTROL PLAN

ECKINGTON ONE  
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- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- ALL WATER DISCHARGED FROM THE SEDIMENT TANKS OR PUMPED FROM THE SITE MUST BE CLEAN AND FREE OF SEDIMENT.
- ALL DEBRIS IS TO BE REMOVED FROM SITE.
- ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATIONS AND CONSTRUCTION.
- IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
- ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
- 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.
- 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.

- 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.
- THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
- THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
- 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.
- FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
  - APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
  - ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
  - 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.

SEPTEMBER 28, 2007



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EROSION & SEDIMENT CONTROL NOTES AND DETAILS  
ECKINGTON ONE  
WASHINGTON, D.C.



## BUILDING 100

PRE-DEVELOPED CONDITION  
DRAINAGE AREA = 0.63 Ac.  
C=0.35 (MEADOW CONDITION)  
Tc= 5 MINUTES  
 $i_2 = 5.28 \text{ IN/HR}; Q_2 = (0.35)(5.28 \text{ IN/HR})(0.63 \text{ AC}) = 1.16 \text{ CFS}$   
 $i_{15} = 7.56 \text{ IN/HR}; Q_{15} = (0.35)(7.56 \text{ IN/HR})(0.63 \text{ AC}) = 3.60 \text{ CFS}$

POST-DEVELOPED CONDITION  
DRAINAGE AREA = 0.63 Ac.  
ASSUME 0.2 ACRES GREEN SPACE, Tc = 5.0 MINUTES  
 $C_{post} = (0.90)*1.06 + (0.35)*0.20/(1.36) = 0.73$

$i_2 = 5.28 \text{ IN/HR}; Q_2 = (0.73)(5.28 \text{ IN/HR})(0.63 \text{ AC}) = 2.43 \text{ CFS}$   
 $i_{15} = 7.56 \text{ IN/HR}; Q_{15} = (0.73)(7.56 \text{ IN/HR})(0.63 \text{ AC}) = 3.48 \text{ CFS}$

## WATER QUANTITY VOLUME

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

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

$$V_q = (3.48 - 1.16) * 300 * 1.25 = 870 \text{ CF}$$

## WATER QUALITY VOLUME

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

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

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

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  
 $i_2 = 5.28 \text{ IN/HR}; Q_2 = (0.35)(5.28 \text{ IN/HR})(1.36 \text{ AC}) = 2.51 \text{ CFS}$   
 $i_{15} = 7.56 \text{ IN/HR}; Q_{15} = (0.35)(7.56 \text{ IN/HR})(1.36 \text{ AC}) = 3.60 \text{ CFS}$

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

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

$i_2 = 5.28 \text{ IN/HR}; Q_2 = (0.78)(5.28 \text{ IN/HR})(1.36 \text{ AC}) = 5.60 \text{ CFS}$   
 $i_{15} = 7.56 \text{ IN/HR}; Q_{15} = (0.78)(7.56 \text{ IN/HR})(1.36 \text{ AC}) = 8.02 \text{ CFS}$

## WATER QUANTITY VOLUME

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

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

$$V_q = (8.02 - 2.51) * 300 * 1.25 = 2,066 \text{ CF}$$

## WATER QUALITY VOLUME

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

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

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

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  
 $i_2 = 5.28 \text{ IN/HR}; Q_2 = (0.35)(5.28 \text{ IN/HR})(1.94 \text{ AC}) = 3.59 \text{ CFS}$   
 $i_{15} = 7.56 \text{ IN/HR}; Q_{15} = (0.35)(7.56 \text{ IN/HR})(1.94 \text{ AC}) = 5.13 \text{ CFS}$

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

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

$i_2 = 5.28 \text{ IN/HR}; Q_2 = (0.84)(5.28 \text{ IN/HR})(1.94 \text{ AC}) = 7.99 \text{ CFS}$   
 $i_{15} = 7.56 \text{ IN/HR}; Q_{15} = (0.84)(7.56 \text{ IN/HR})(1.94 \text{ AC}) = 11.44 \text{ CFS}$

## WATER QUANTITY VOLUME

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

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

$$V_q = (11.44 - 3.59) * 300 * 1.25 = 2,944 \text{ CF}$$

## WATER QUALITY VOLUME

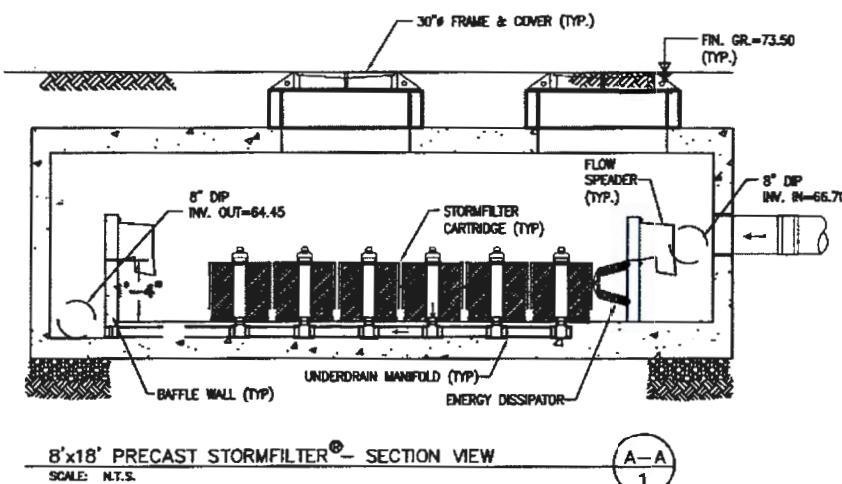
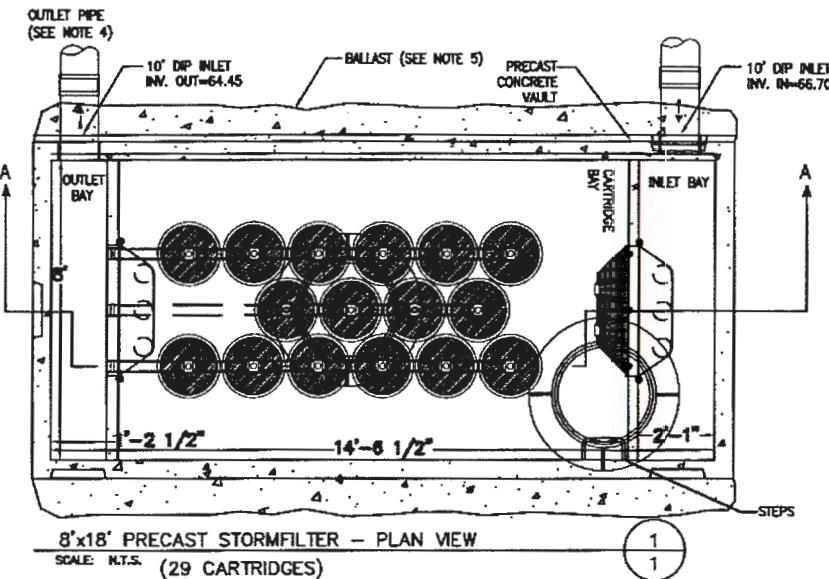
$$V_w = \frac{R \times I_a}{12}$$

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

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

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. 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".

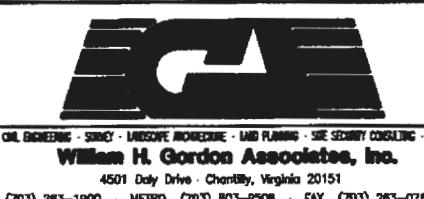
## GENERAL NOTES:

1. STORMGATE BY STORMWATER MANAGEMENT, INC., PORTLAND, OREGON (503-240-3393).
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 C165.
4. EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.
5. FLEXIBLE COUPLINGS TO BE SET 18" OUTSIDE FACE OF WALL. FERNO 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 PRECAST STORMGATE DATA BLOCK SHEET FOR BALLAST WIDTH AND HEIGHT DIMENSIONS.
7. PRECAST STORMGATE DATA BLOCK SHEET FOR BALLAST WIDTH AND HEIGHT DIMENSIONS.
8. WHEN SETTING SCREWS ON WEIR PLATE DO NOT EXCEED 5.0 FT-LBS TORQUE.
9. 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.

