

AMENITY TERRACE
W/ TABLE AND CHAIRS

PLANTER W/ LUSH
PLANTING

DECORATIVE FIRE
PLACE W/ SEATING

DECORATIVE FEATURE
WALL

DECORATIVE WOOD
DECKING NOOK
W/ LOUNGE SEATING

6' HT POOL ENCLOSURE

POOL DECK W/ LOUNGE CHAIRS

POOL

PATIO UNIT

BIORETENTION
TYPE 1

INLET TO
BIORETENTION
W/ DECORATIVE
SCUPPER

BIORETENTION
TYPE 1

BIORETENTION
TYPE 2

INLET TO BIORETENTION
W/ DECORATIVE SCUPPER

E C K I N G T O N | W A S H I N G T O N , D C



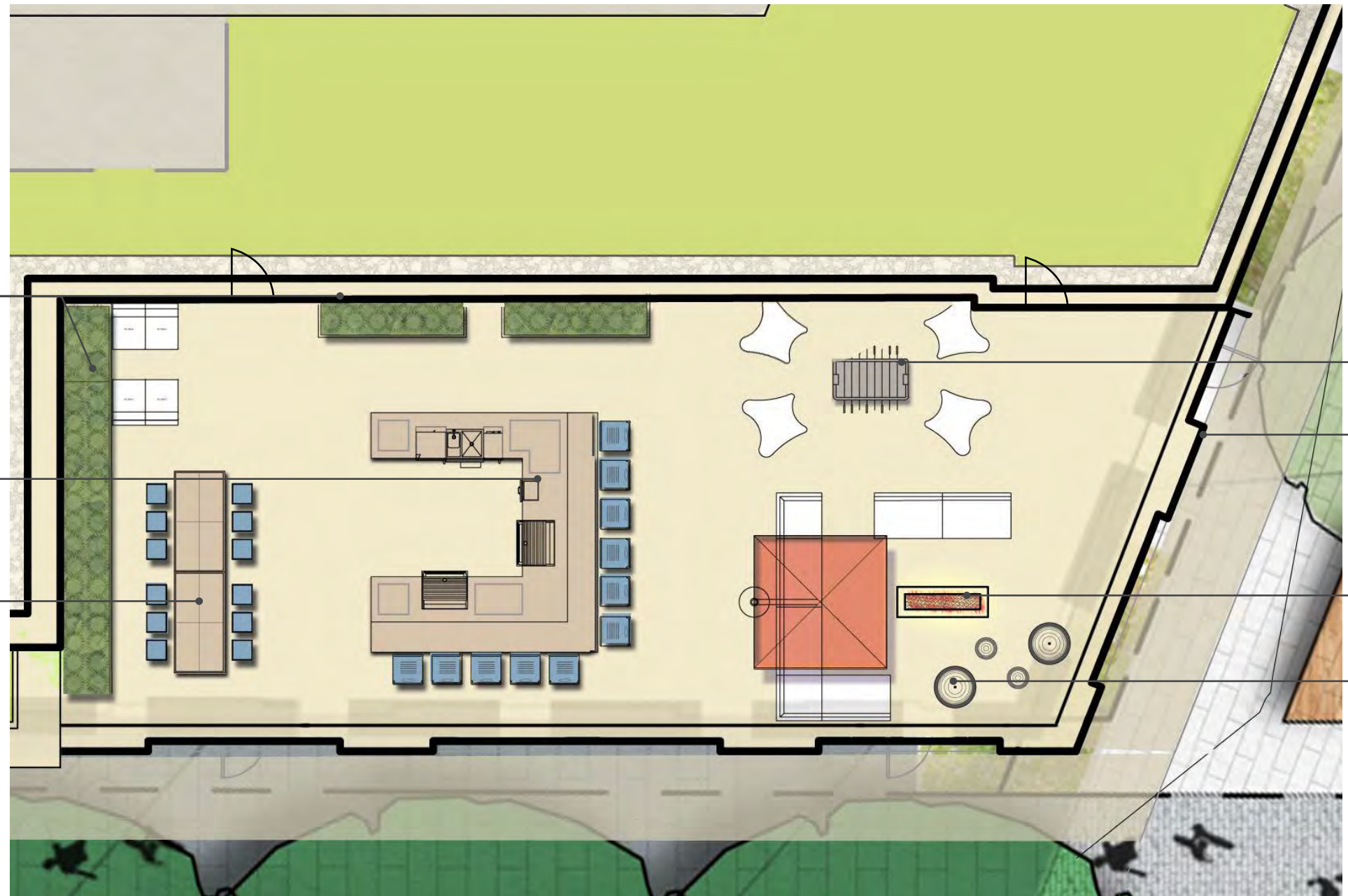
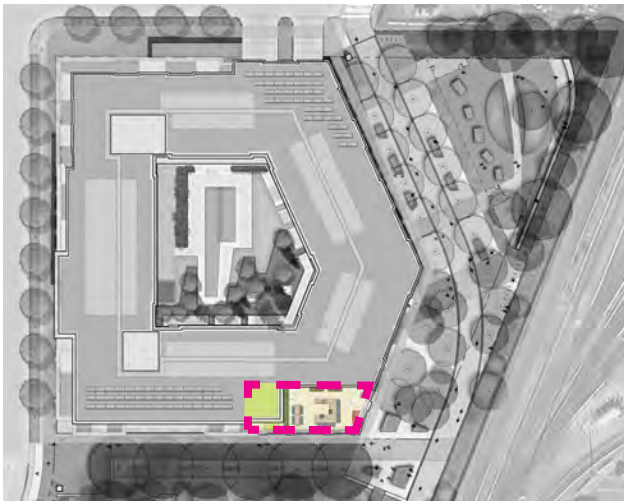
PARKER RODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

RESIDENTIAL COURTYARD ZONING COMMISSION L03
District of Columbia

CASE NO. 17-09

EXHIBIT NO. 28A3

NOVEMBER 21, 2017



PLANTER W/ LUSH PLANTING

ENTERTAINMENT BAR AND GRILLING STATION

COMMUNAL DINING TABLE

OUTDOOR GAMING TABLE W/ LARGE SEATS

NOTE:
PARAPET TREATMENT IS ARTICULATED AS AN EXTENSION OF THE FAÇADE TREATMENT

DECORATIVE FIRE PLACE

DECORATIVE ACCENT SEATING

E C K I N G T O N | W A S H I N G T O N , D C



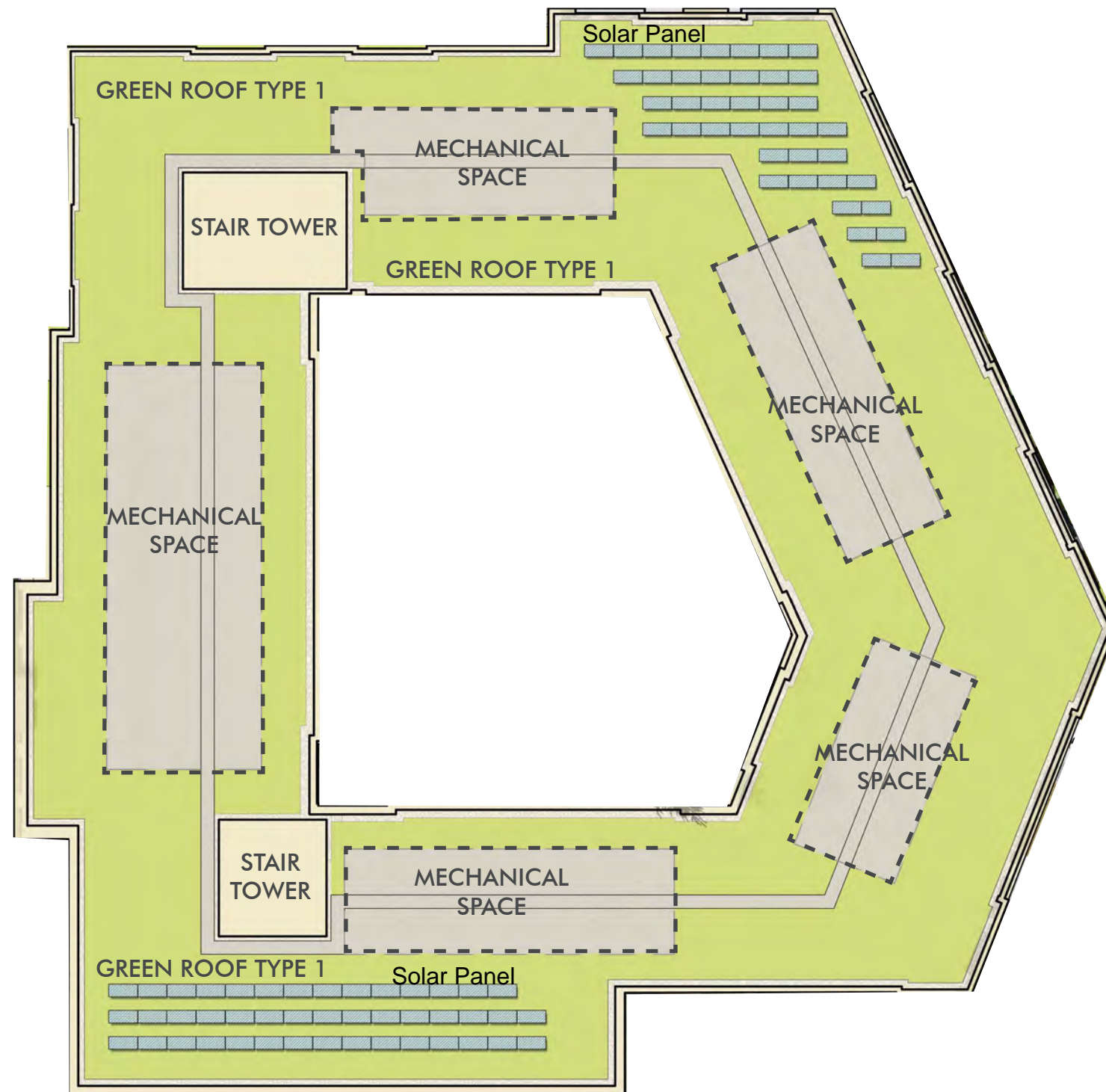
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6TH LEVEL AMENITY TERRACE L04

NOVEMBER 21, 2017



KEY PLAN





E C K I N G T O N | W A S H I N G T O N , D C



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PRECEDENT IMAGES

L06

NOVEMBER 21, 2017

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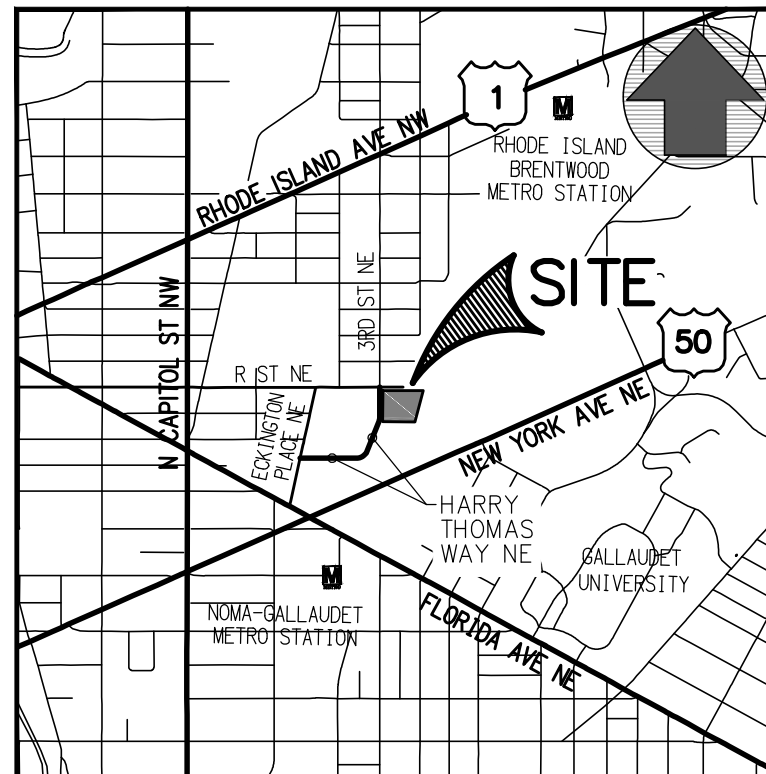
ECKINGTON PARK

PUD APPLICATION

1501 HARRY THOMAS WAY, NE
WASHINGTON, DC 20009

CIVIL SHEET INDEX

CIV0000	COVER SHEET
CIV0110	EXISTING SITE PLAN
CIV0120	EXISTING UTILITY PLAN
CIV0210	PROPOSED SITE PLAN
CIV0220	SITE UTILITY PLAN
CIV0300	SITE GRADING PLAN
CIV0400	OVERALL PUBLIC SPACE PLAN
CIV0410	PUBLIC SPACE IMPROVEMENTS R STREET NE
CIV0500	GREEN AREA RATIO PLAN AND SCORESHEET
CIV0600	STORMWATER MANAGEMENT PLAN ON-SITE SCOPE
CIV0650	STORMWATER MANAGEMENT NOTES, DETAILS AND COMPLIANCE COMPUTATIONS
CIV0700	SOIL EROSION AND SEDIMENT CONTROL PLAN
CIV0710	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS



VICINITY MAP
SCALE 1" = 2000'

EXISTING SITE PLAN

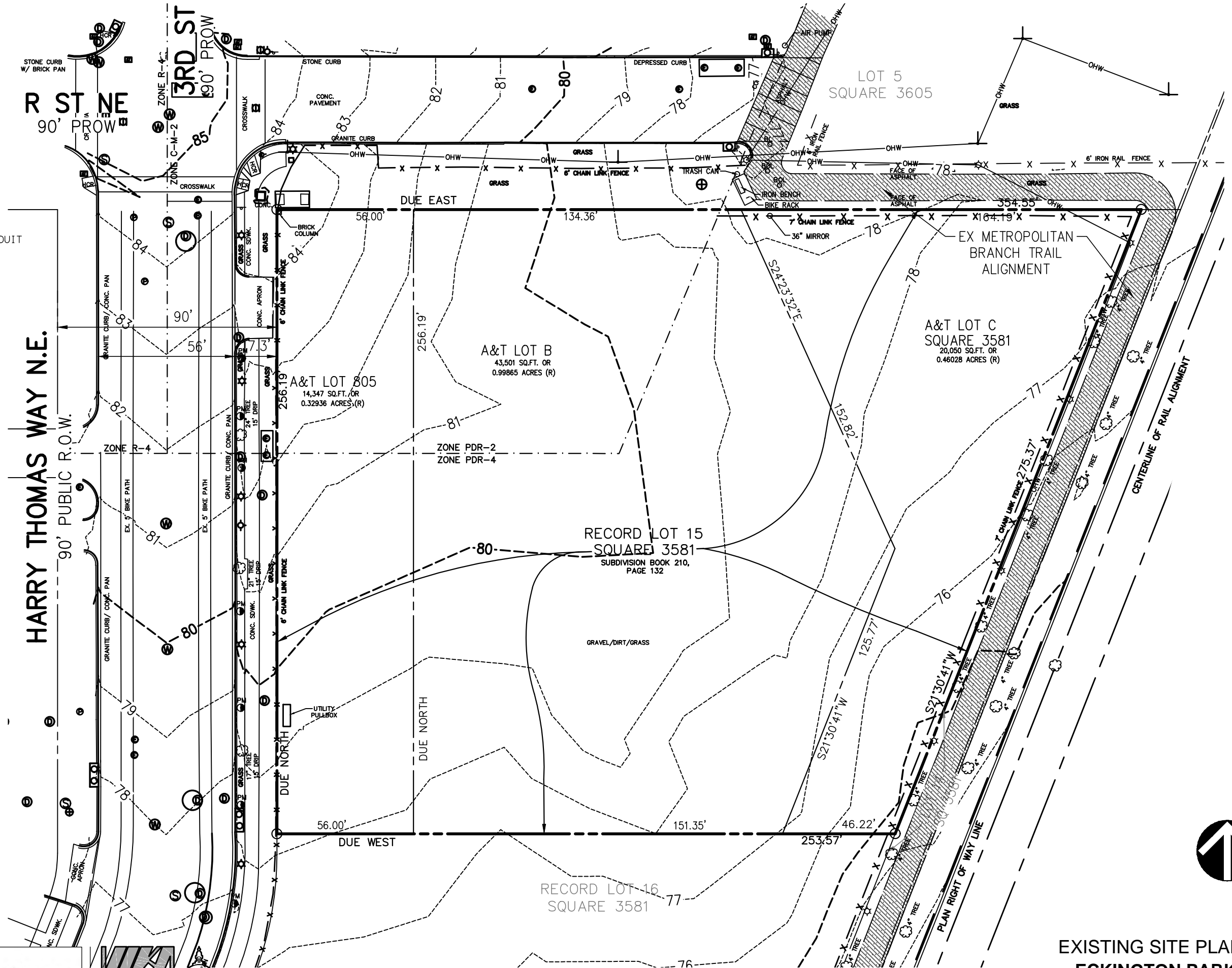
LEGEND

- E — E — CABLE TELEVISION CONDUIT
- E — E — ELECTRICAL CONDUIT
- X — X — EDGE OF PAVEMENT
- X — G — FENCE LINE
- T — T — NATURAL GAS CONDUIT
- T — T — OVERHEAD WIRES
- T — T — TELEPHONE/COMMUNICATIONS CONDUIT
- — — — — PROPERTY LINES
- — — — — PUBLIC UTILITIES EASEMENTS
- S — S — SANITARY SEWER CONDUIT
- SD — SD — STORM DRAIN CONDUIT
- W — W — WATER CONDUIT

- ⊗ SANITARY CLEANOUT
- ⊗ STORM DRAIN MANHOLE
- ⊗ ELECTRICAL JUNCTION BOX
- ⊗ ELECTRICAL MANHOLE
- ⊗ FIRE DEPARTMENT CONNECTION
- ⊗ FIRE HYDRANT
- ⊗ GAS MANHOLE
- ⊗ GUY POLE
- ⊗ GAS VALVE
- ⊗ LIGHT POLE
- ⊗ PHONE PEDESTAL
- ⊗ PHONE MANHOLE
- ⊗ UTILITY POLE

- ⊗ SANITARY MANHOLE
- ⊗ TRAFFIC CONTROL BOX
- ⊗ TRAFFIC SIGNAL POLE
- ⊗ TREE
- ⊗ CABLE TELEVISION PEDESTAL
- ⊗ UNKNOWN UTILITY MANHOLE
- ⊗ WATER METER
- ⊗ WATER MANHOLE
- ⊗ WATER VALVE
- ⊗ BOLLARD
- ⊗ SIGN POST
- ⊗ WOOD POST

- CONC. CONCRETE
- C&G CURB AND GUTTER
- BLDG. BUILDING
- STY. STORY
- TRV ELECTRICAL TRANSFORMER
- ASPH. ASPHALT
- ESMT. EASEMENT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- BRL BUILDING RESTRICTION LINE
- R/W RIGHT-OF-WAY



EXISTING UTILITY PLAN

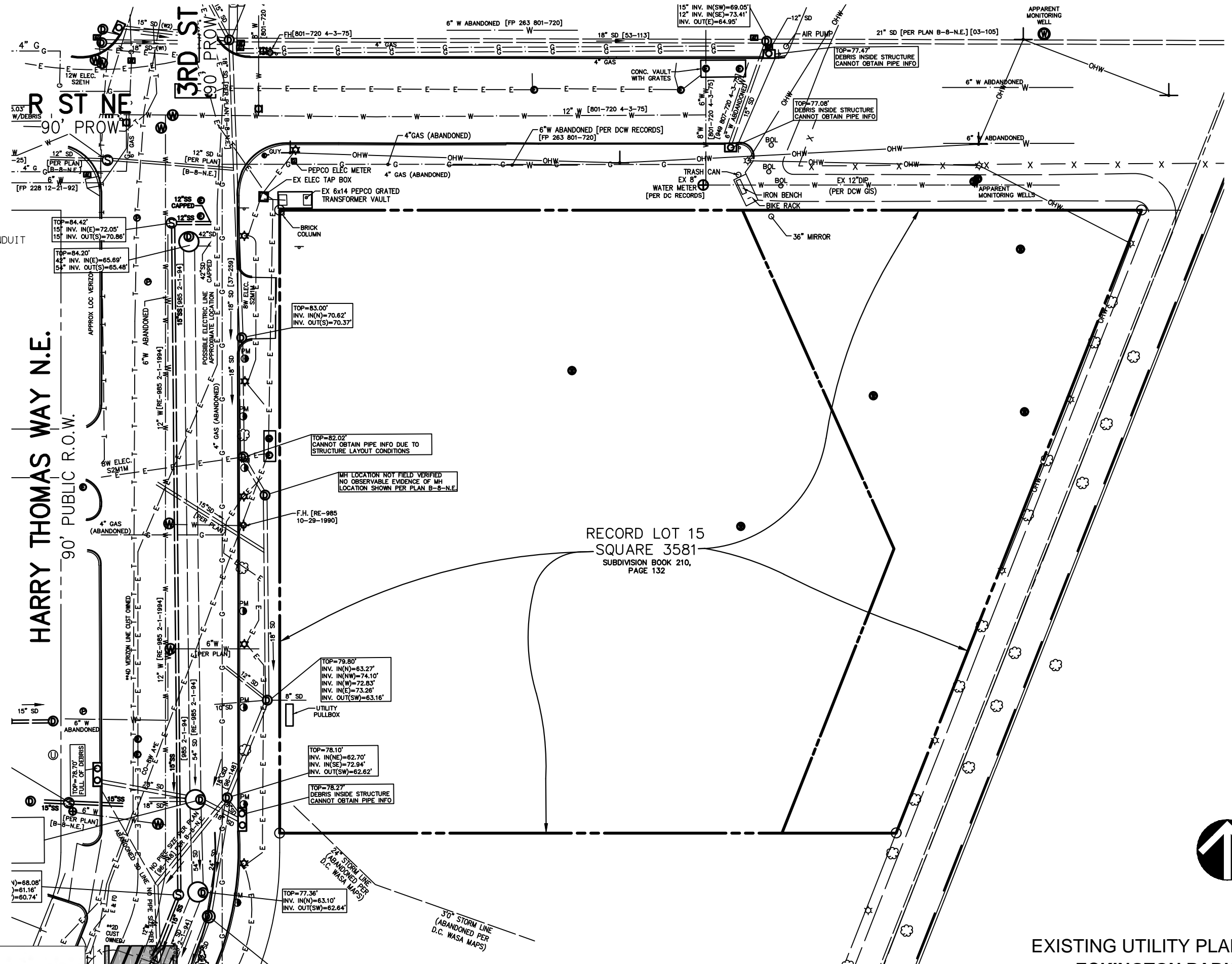
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- SD — — — — STORM DRAIN CONDUIT
- W — — — — WATER CONDUIT

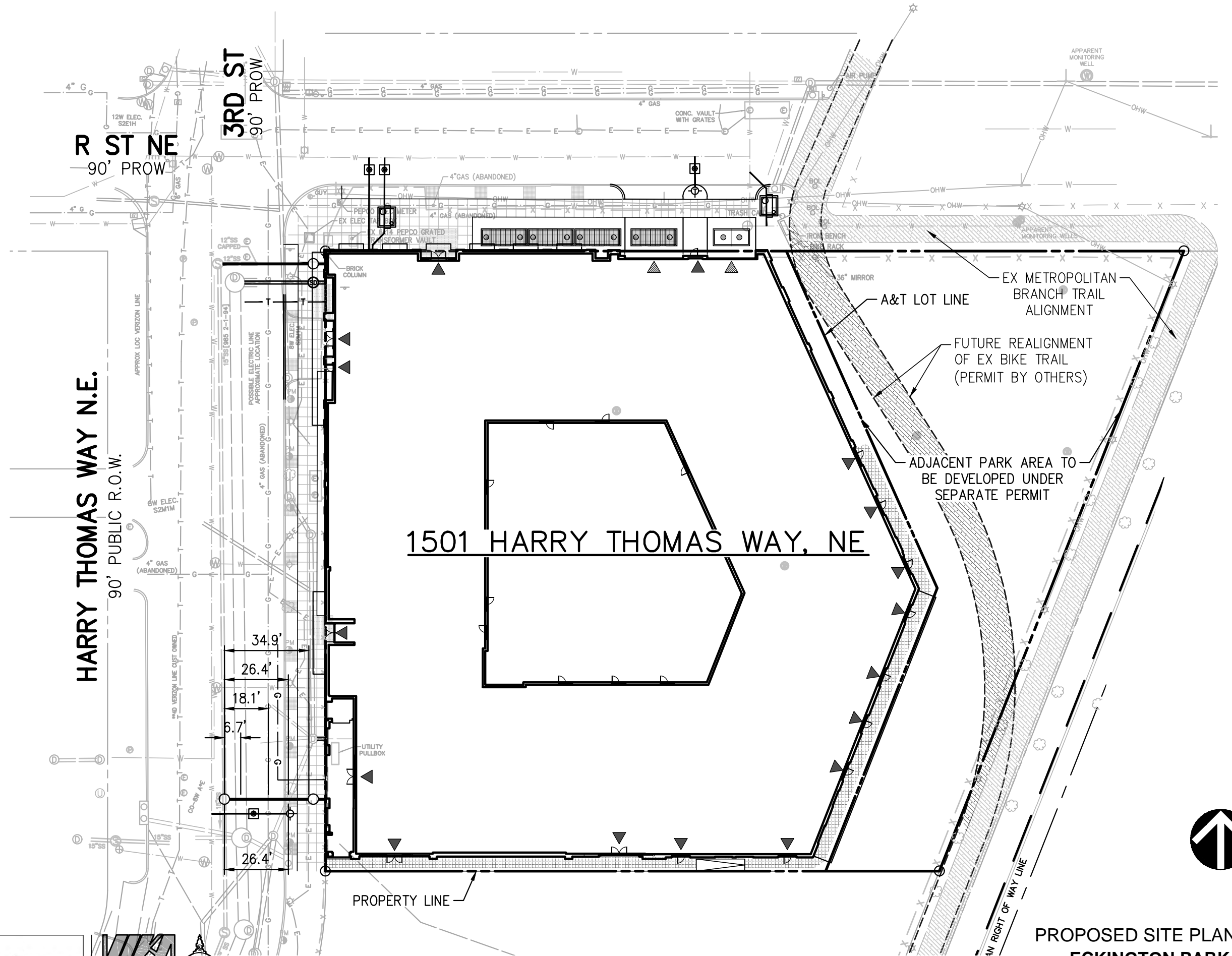
- ⊙ SANITARY CLEANOUT
- ⊙ STORM DRAIN MANHOLE
- ⊙ ELECTRICAL JUNCTION BOX
- ⊙ ELECTRICAL MANHOLE
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ FIRE HYDRANT
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- R/W RIGHT-OF-WAY

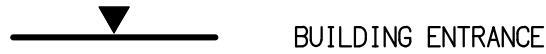
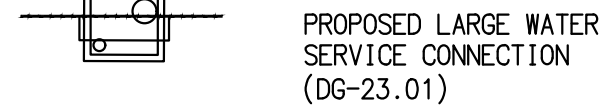
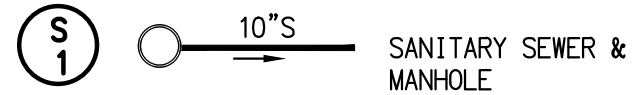


PROPOSED SITE PLAN



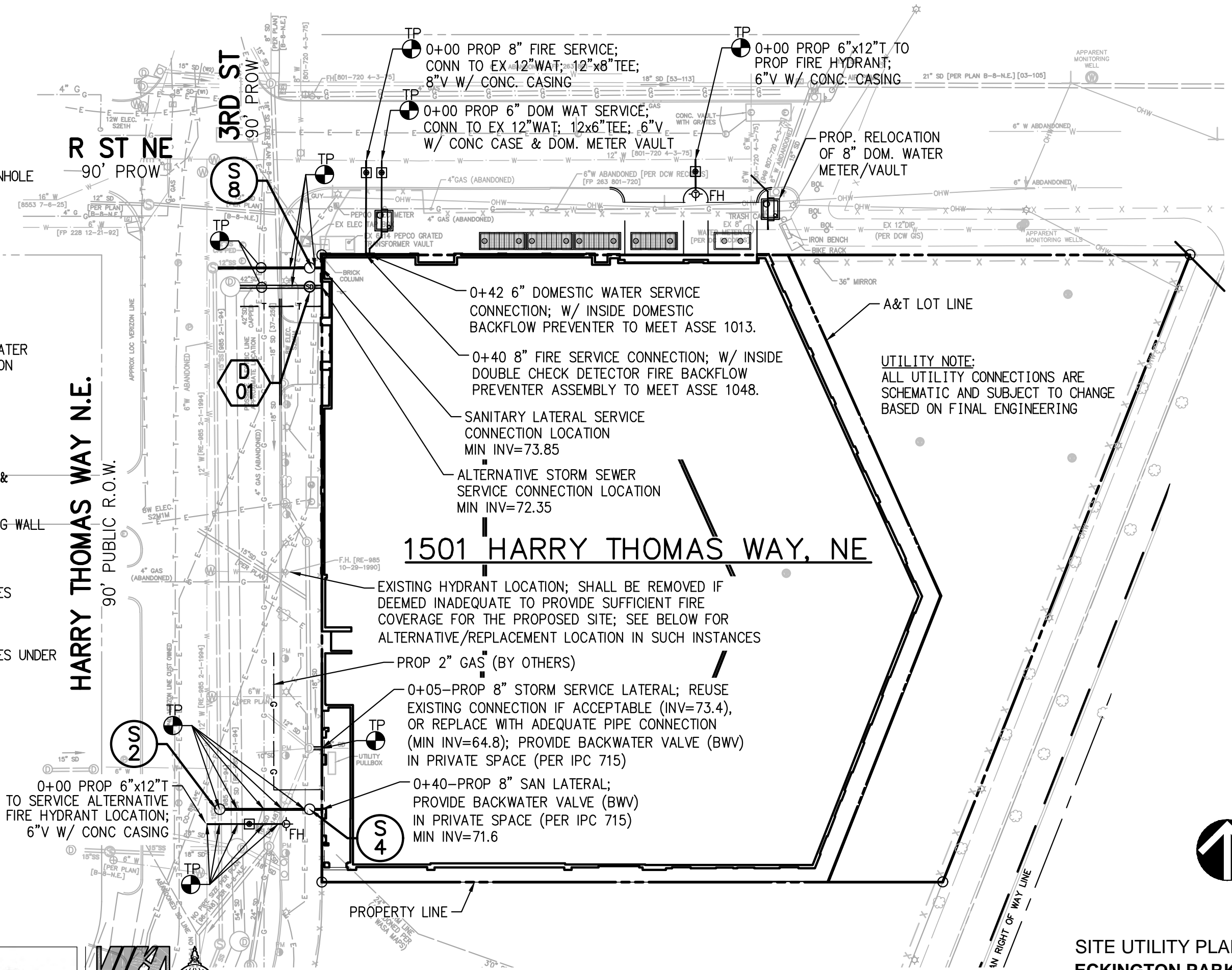
SITE UTILITY PLAN

LEGEND:




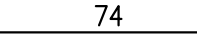




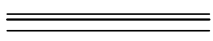
WATER LABEL LEGEND:

CR	CROSS
GV	GATE VALVE
HB	HORIZONTAL BEND
SL	SLEEVE
T	TEE
FH	FIRE HYDRANT
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
WM	WATER MAIN



SITE GRADING PLAN




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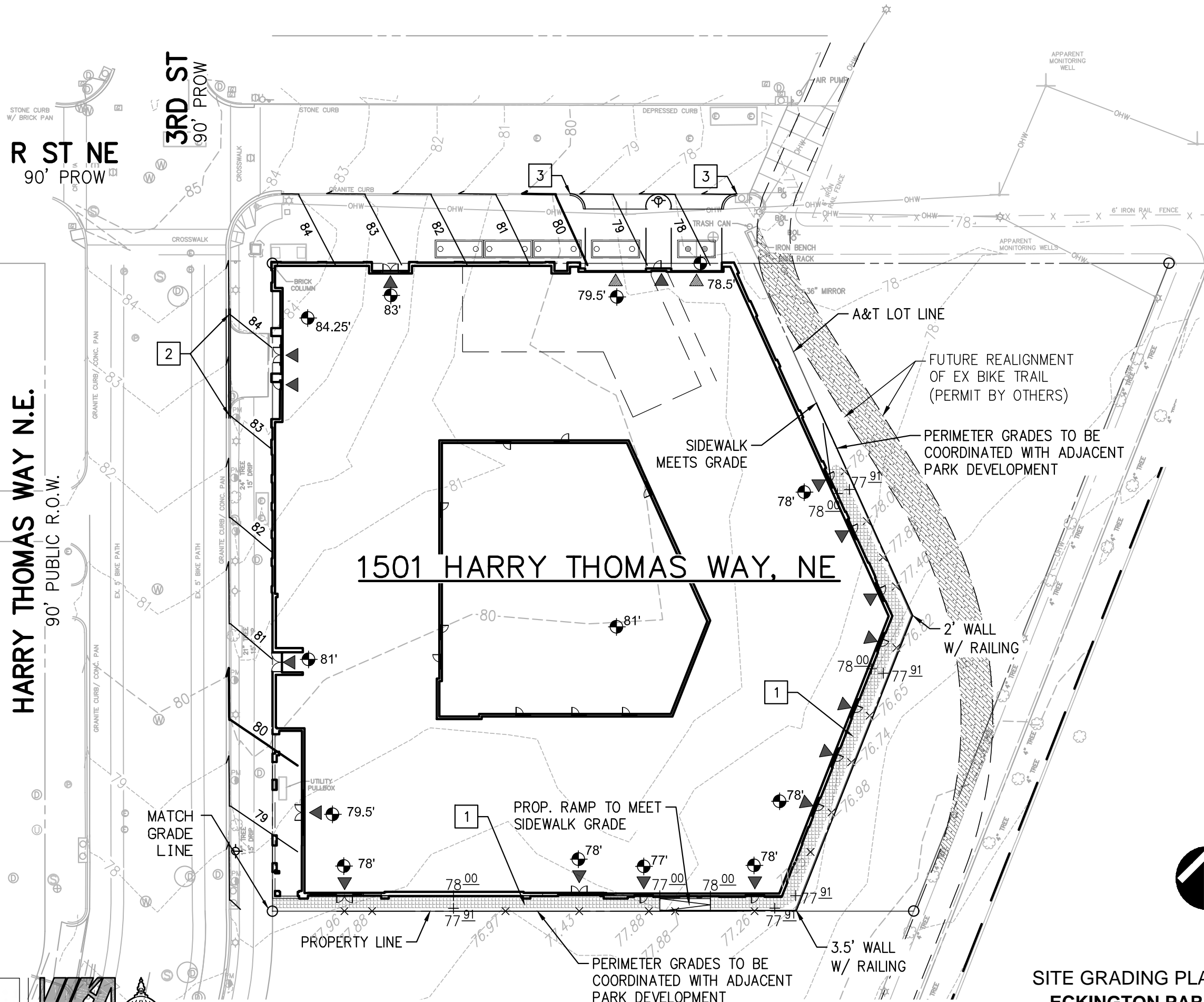
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  PROPOSED SPOT ELEVATION
-  EXISTING SPOT ELEVATION
-  BUILDING ENTRANCE
-  VEHICULAR ENTRANCE
-  PROPOSED 7" CURB & GUTTER

GRADING LABEL LEGEND:

- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- LP LOW POINT

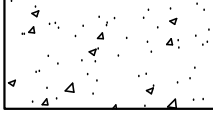

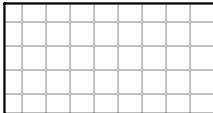
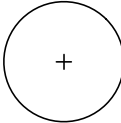

GRADING NOTES KEY:

-  PROPOSED 5' WALKWAY
-  CLOSE EX. DRIVEWAY;
PROPOSED 7" CURB;
TIE INTO EX CURB & GUTTER
IN-LINE AND ON-GRADE
-  PROP. DRIVEWAY;
TIE INTO EX. CURB & GUTTER
IN-LINE AND ON-GRADE

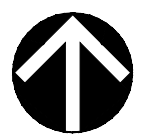
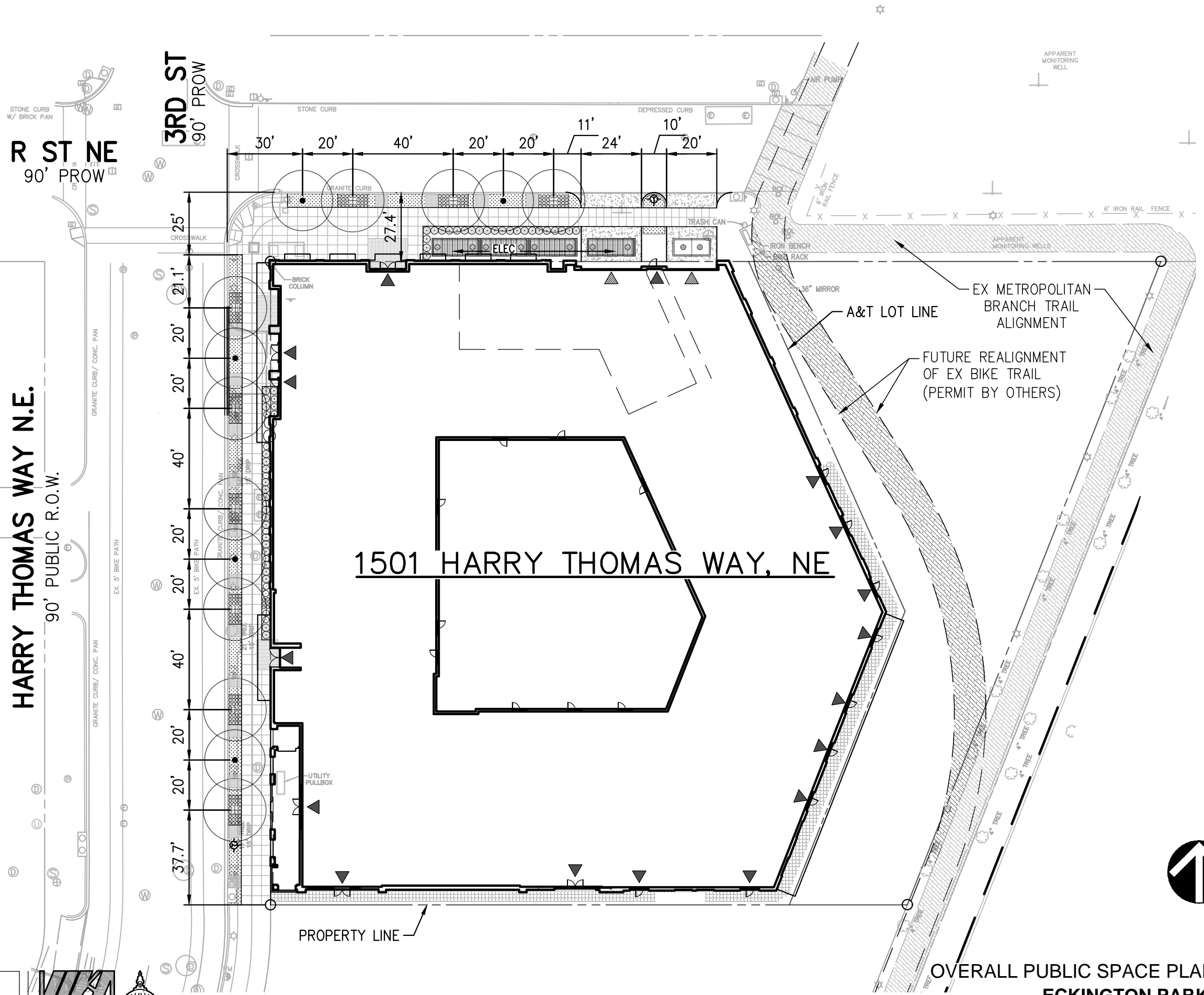


OVERALL PUBLIC SPACE PLAN

LEGEND

-  DDOT STANDARD DRIVEWAY
-  PLANTING BOX (W/ TREES & SHRUBS)
-  CONTINUOUS CONC. SIDEWALK
-  PROP. STREET TREE
-  PROP. SHRUBS/PLANTINGS

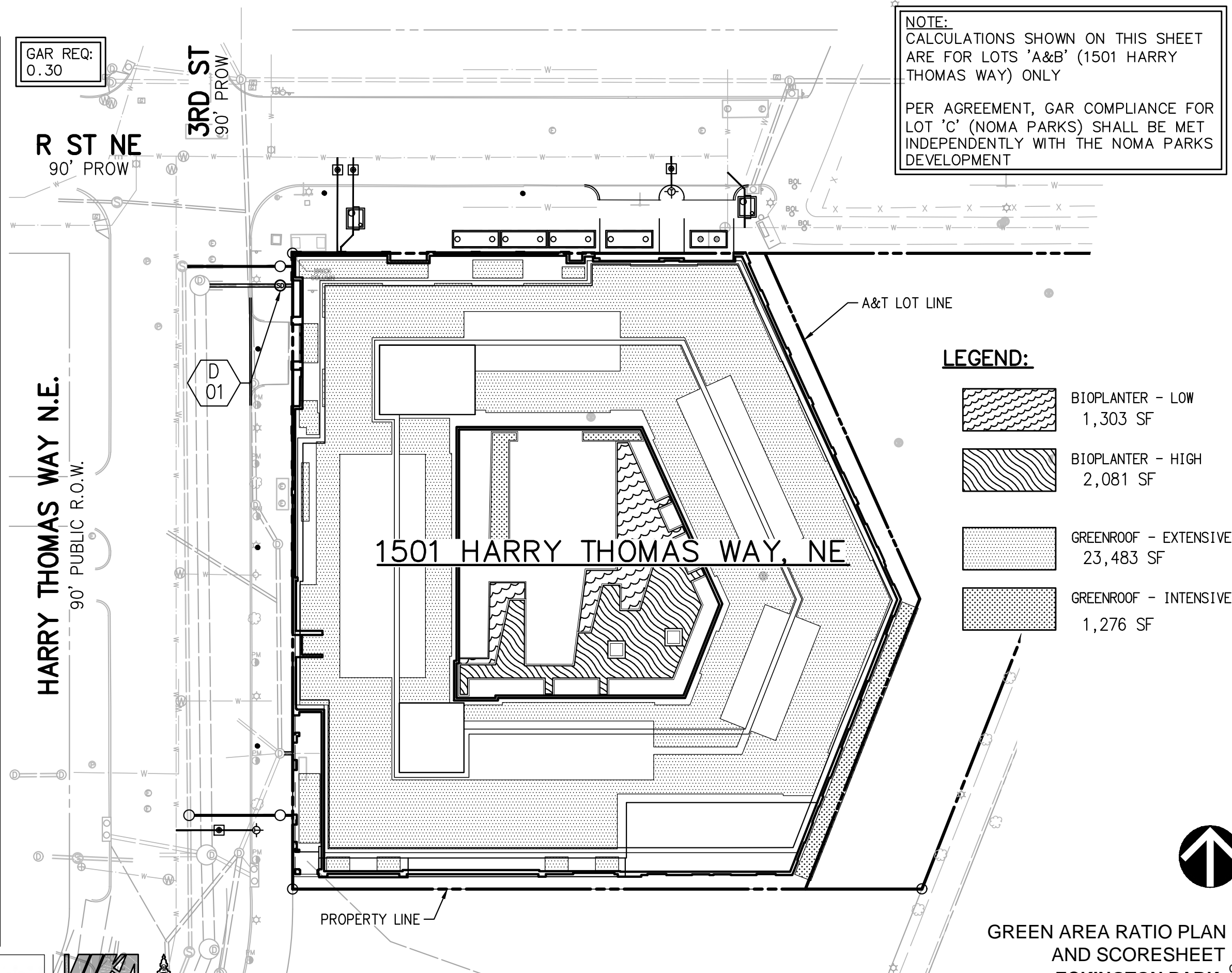
NOTE:
PUBLIC SPACE IMPROVEMENTS AS APPROVED BY
DDOT PUBLIC SPACE PERMIT TRACKING #202782



GREEN AREA RATIO PLAN AND SCORESHEET

Green Area Ratio Scoresheet	
Address: 1501 Harry Thomas Way, NE	
Ward: 5	Lot: 805
Square: 3581	Zoning District: MU-5A
Other / BZA Order: Requirement 0.30	Lot size (enter this value first): 57,848
Score: 0.301	Score: 0.301
Landscape Elements	
A	Landscape Elements
1	Landscape Elements
1	Landscape areas with a soil depth of less than 24"
2	Landscape areas with a soil depth of 24" or greater
3	Bioretention facilities
B	Plantings (credit for plants in landscaped areas from Section A)
1	Groundcovers, or other plants less than 2' tall at maturity
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree
9	Vegetated wall, plantings on a vertical surface
C	Vegetated or "green" roofs
1	Over at least 2" and less than 8" of growth medium
2	Over at least 8" of growth medium
D	Permeable Paving***
1	Permeable paving over at least 6" and less than 24" of soil or gravel
2	Permeable paving over at least 24" of soil or gravel
E	Other
1	Enhanced tree growth systems***
2	Renewable energy generation
3	Approved water features
sub-total of sq ft = 32,427	
H	Bonuses
1	Native plant species
2	Landscaping in food cultivation
3	Harvested stormwater irrigation
Green Area Ratio numerator = 17,411	

GAR REQ:
0.30



NOTE:
CALCULATIONS SHOWN ON THIS SHEET ARE FOR LOTS 'A&B' (1501 HARRY THOMAS WAY) ONLY

PER AGREEMENT, GAR COMPLIANCE FOR LOT 'C' (NOMA PARKS) SHALL BE MET INDEPENDENTLY WITH THE NOMA PARKS DEVELOPMENT





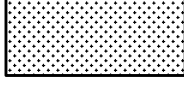

LEGEND:

	BIOPLANTER - LOW 1,303 SF
	BIOPLANTER - HIGH 2,081 SF
	GREENROOF - EXTENSIVE 23,483 SF
	GREENROOF - INTENSIVE 1,276 SF



STORMWATER MANAGEMENT PLAN ON-SITE SCOPE

LEGEND:

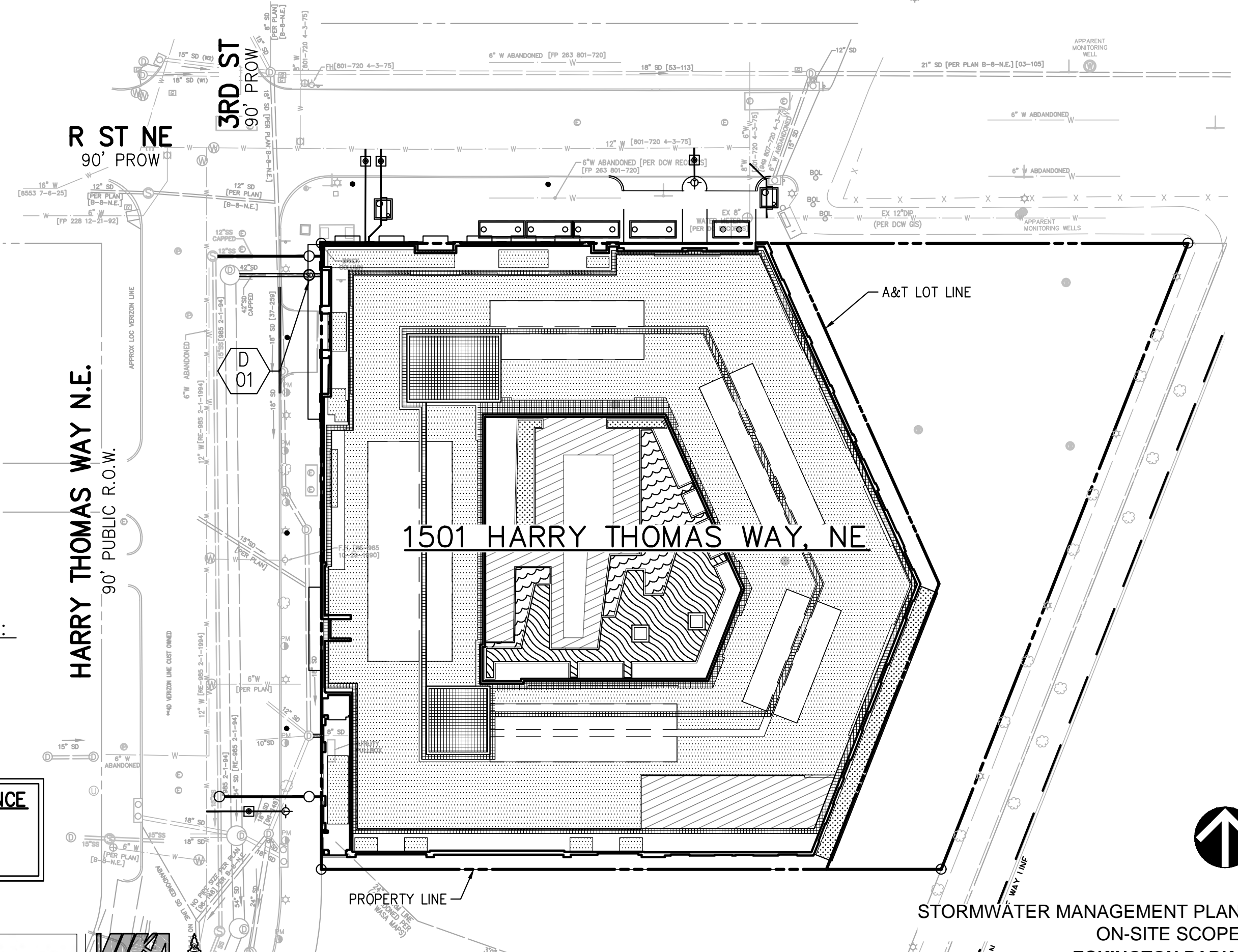
-  BIOPLANTER - LOW
1,303 SF
-  BIOPLANTER - HIGH
2,081 SF
-  CDA TO PLANTERS
6,550 SF
-  GREENROOF - EXTENSIVE
23,483 SF
-  GREENROOF - INTENSIVE
1,276 SF
-  CDA TO GREENROOFS
6,200 SF

STORMWATER LABEL LEGEND:

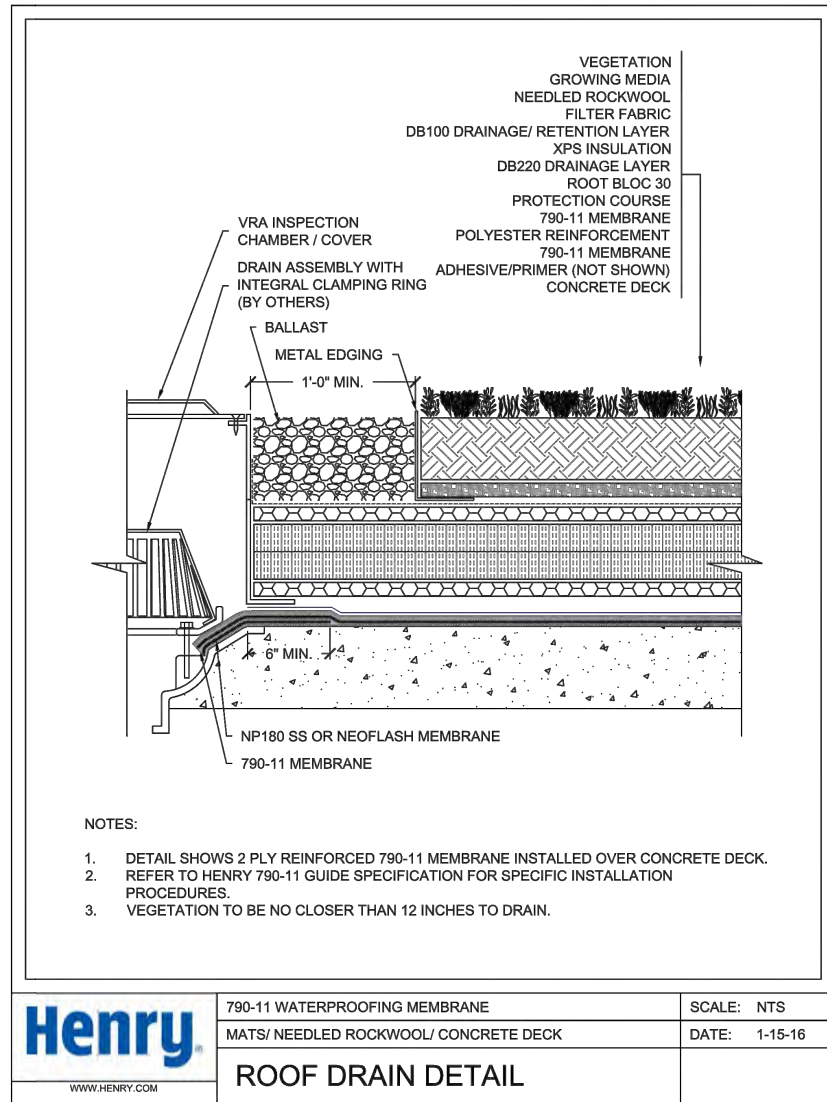
- BP BIORETENTION PLANTER
- CDA CONTRIBUTING DRAINAGE AREA
- CO CLEAN OUT
- GR GREEN ROOF
- OW OBSERVATION WELL
- OF OVERFLOW/OUTFALL

STORMWATER MANAGEMENT COMPLIANCE

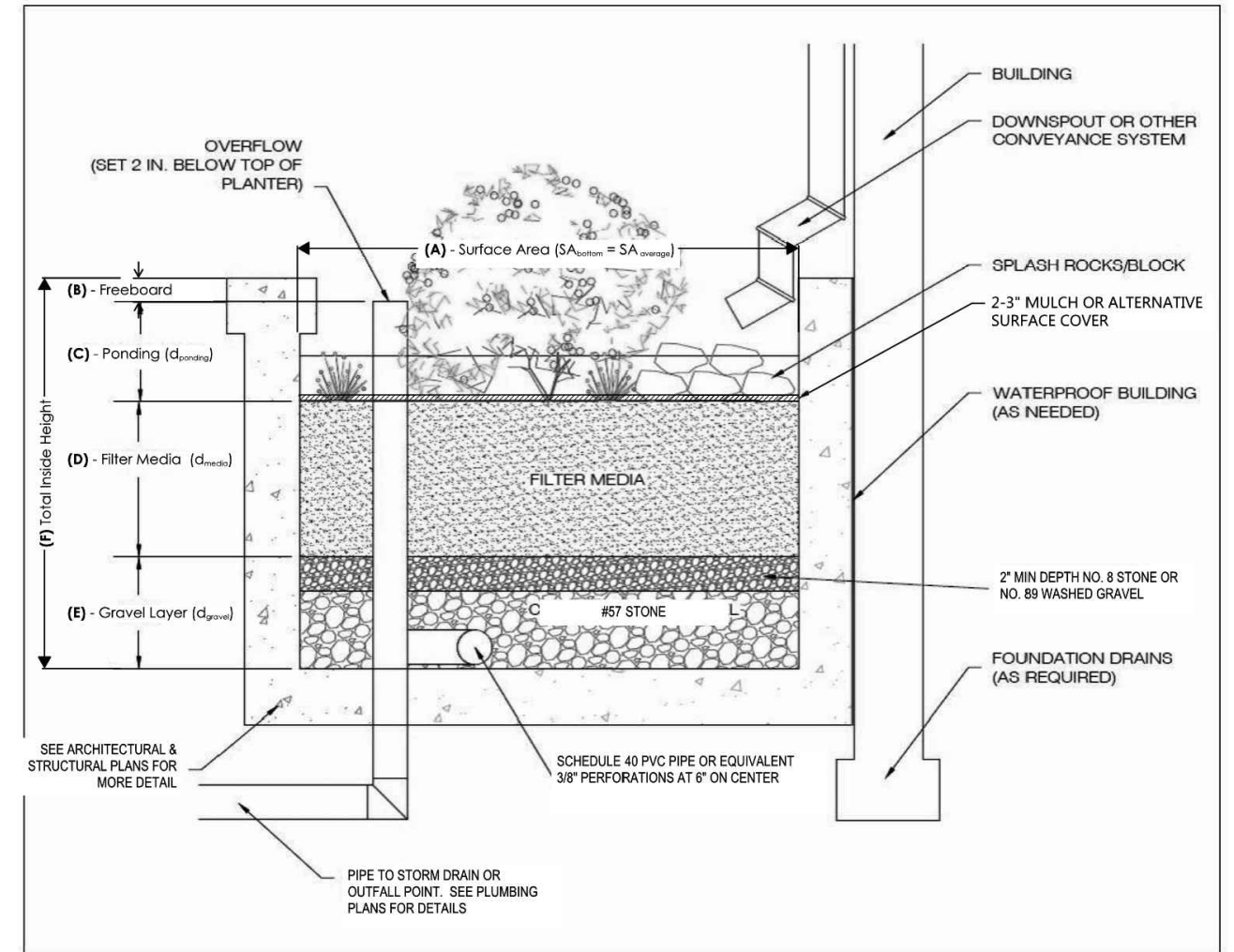
VOLUME REQUIRED = 5,500 CF
VOLUME PROVIDED = 5,500 CF



STORMWATER MANAGEMENT NOTES, DETAILS, AND COMPLIANCE COMPUTATIONS



1
GREEN ROOF DETAIL
NOT TO SCALE



2
BIORETENTION PLANTER DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT NARRATIVE



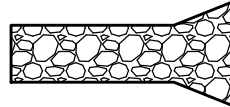


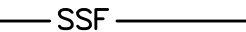


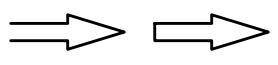
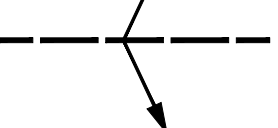
STORMWATER MANAGEMENT FOR THE SITE WILL BE MET THROUGH A COMBINATION OF GREENROOFS AND BIORETENTION PLANTERS.

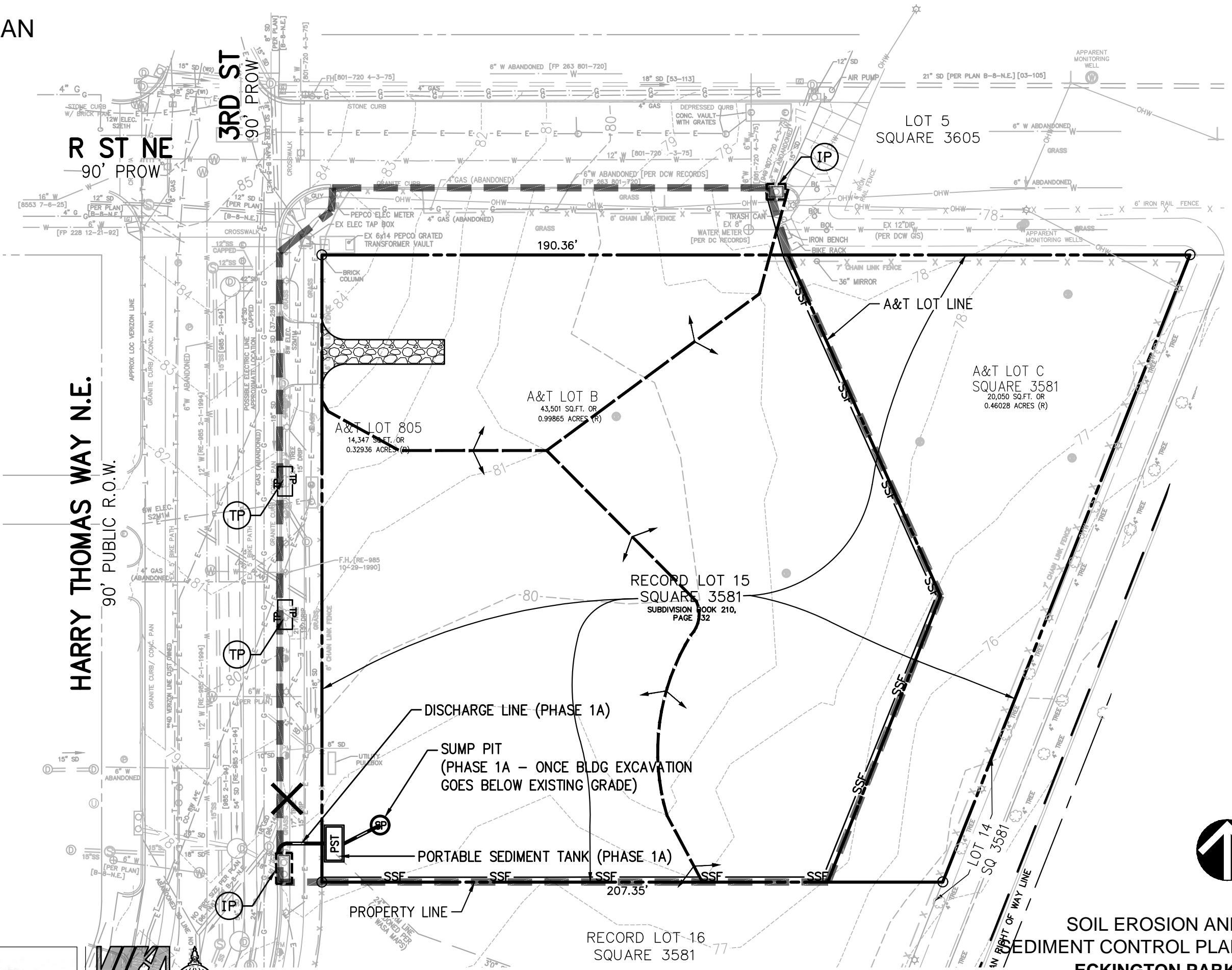
STORMWATER MANAGEMENT FOR THE EXISTING PUBLIC RIGHT-OF-WAY SHALL BE MET TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH A COMBINATION OF STREETScape TREE BOXES AND POTENTIALLY PERMEABLE PAVERS.

THE FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON COORDINATION WITH DOE, DDOT, AND THE DESIGN TEAM.

SOIL EROSION AND SEDIMENT CONTROL PLAN

LEGEND:

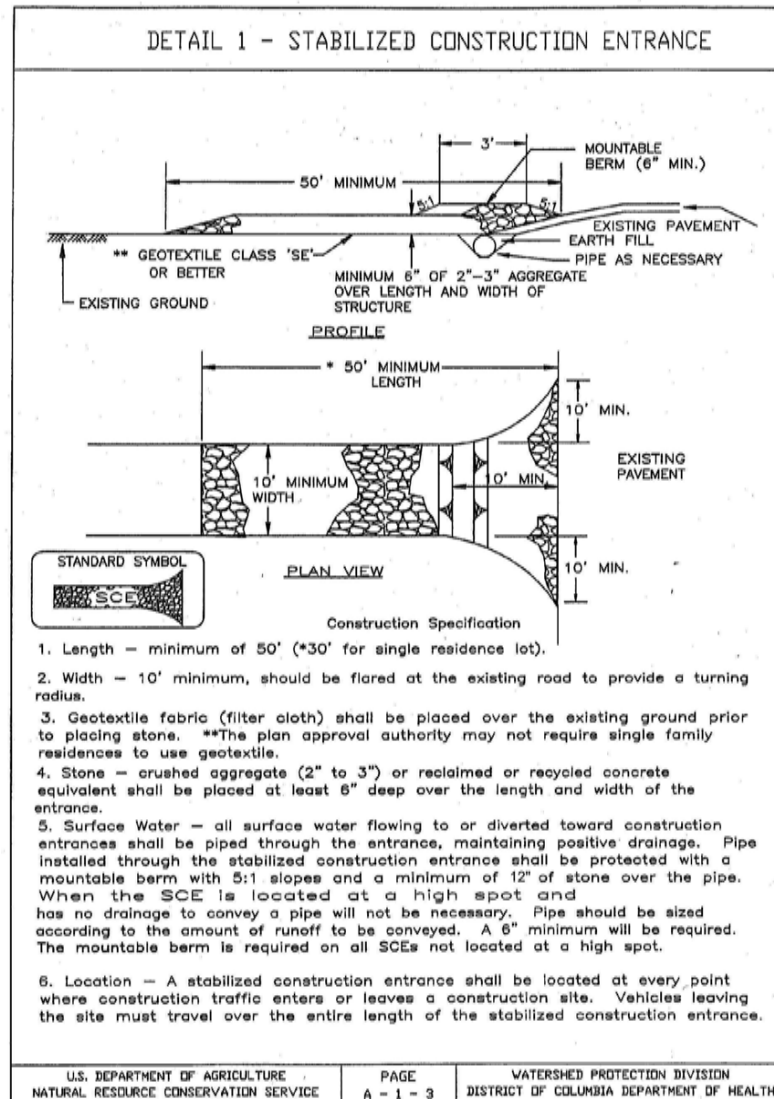
-  LIMITS OF DISTURBANCE
-  UTILITY TRENCH WORK ONLY
-  (SCE) STABILIZED CONSTRUCTION ENTRANCE
-  (IP) INLET PROTECTION
-  (SF) SILT FENCE
-  (SSF) SUPER SILT FENCE
-  (TP) TREE PROTECTION
-  EX TREE SHALL BE REMOVED
-  (DD) TEMPORARY DIVERSION DIKE
-  PROPOSED DRAINAGE DIVIDES



SOIL EROSION AND SEDIMENT CONTROL PLAN
ECKINGTON PARK
 21 November 2017

1"=40'
 CIV0700

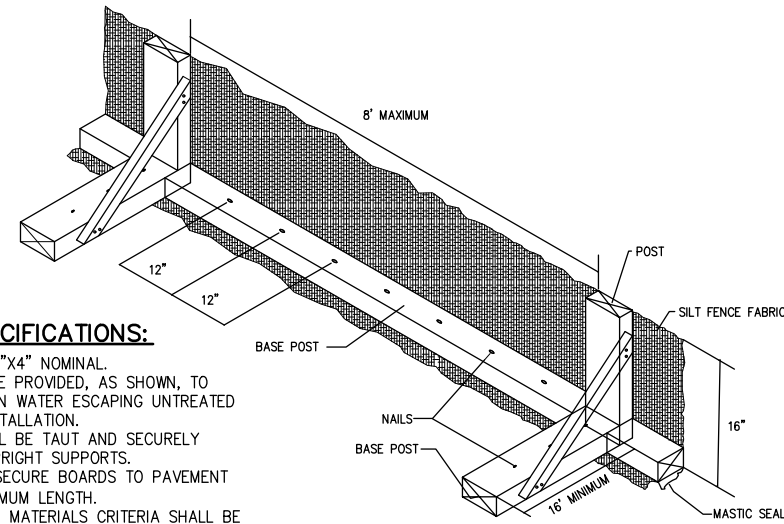
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS



1
0750

CONSTRUCTION ENTRANCE

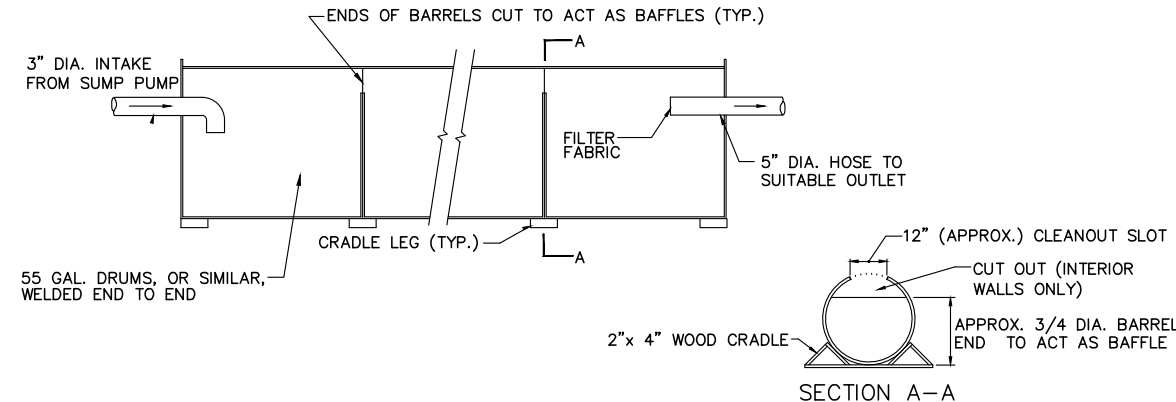
NOT TO SCALE



2
0750

SILT FENCE IN PAVEMENT

NOT TO SCALE



3
0750

PORTABLE SEDIMENT TANK

NOT TO SCALE