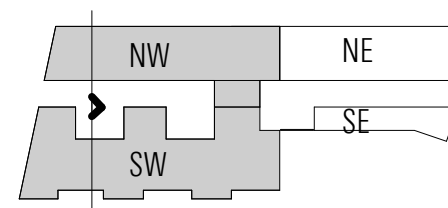
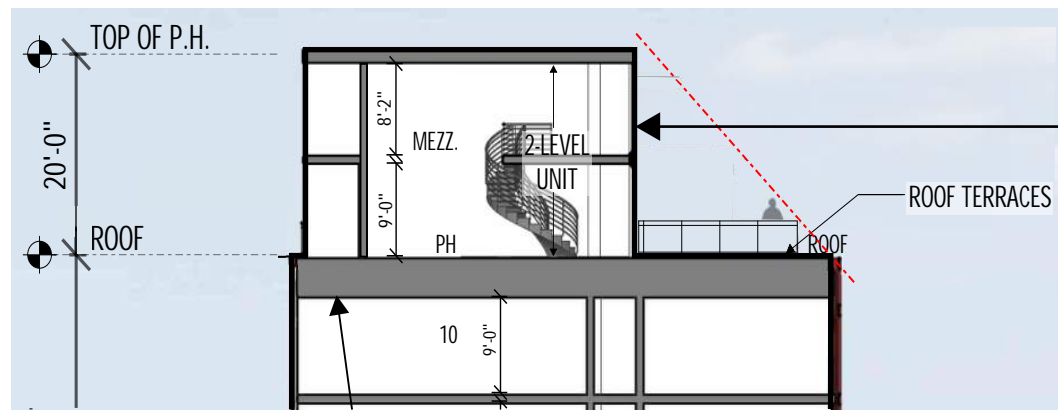


Notes:

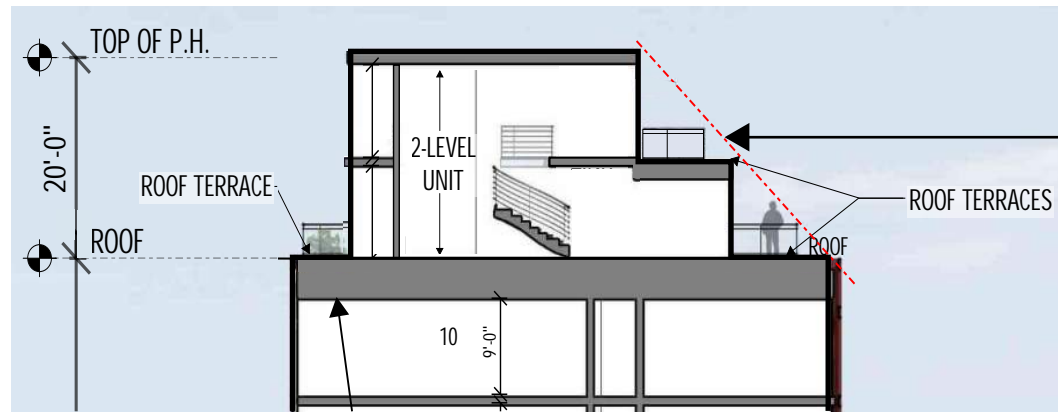
1. Refer to floor plans for overall building dimensions.
2. Refer to sections for overall building height.
3. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.



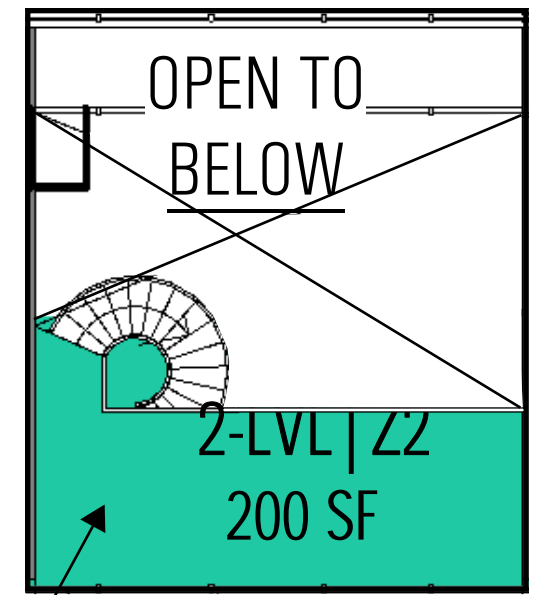
NW + SW | SECTION FACING EAST



DESIGN STUDY ILLUSTRATING 20' HIGH PENTHOUSE WITHOUT A LOWER PENTHOUSE EXTENSION



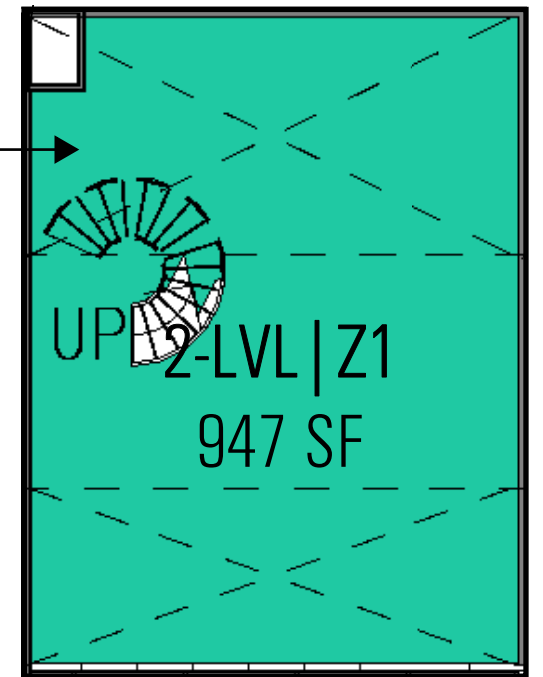
DESIGN STUDY ILLUSTRATING 20' HIGH PENTHOUSE WITH MASS BROKEN UP BY A LOWER PENTHOUSE EXTENSION



MEZZANINE UNIT PLAN



MEZZANINE IS LESS THAN 1/3 OF THE FOOTPRINT OF THE PENTHOUSE LEVEL PLAN



PENTHOUSE UNIT PLAN

## PENTHOUSE / MEZZANINE STUDIES



25' X 50' (1250 SF)  
MINIMUM  
CLOSED COURT  
AREA BY ZONE

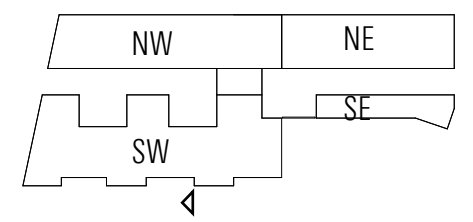
GALE APARTMENTS  
NW BUILDING

ECKINGTON YARDS  
SW BUILDING

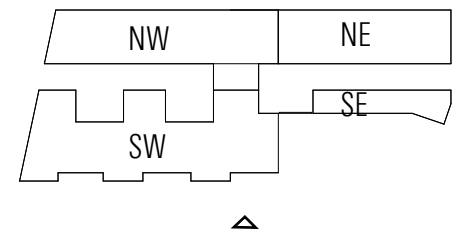
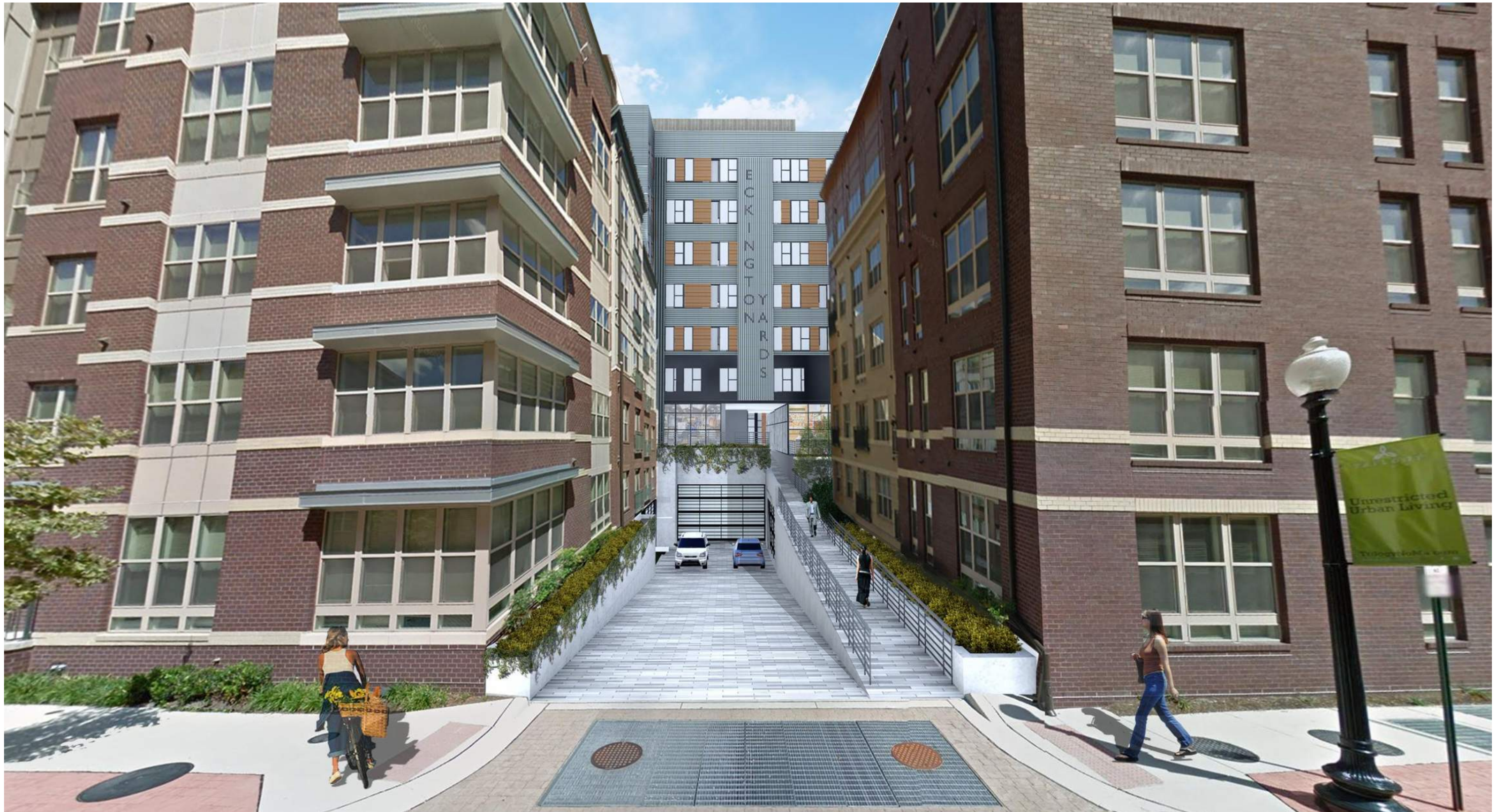
--- 25' X 50' AREA OVERLAY  
(MIN. CLOSED COURT BY ZONE)  
- - - VIEW FROM GALE 3RD  
FLOOR WINDOW

FLOOR PLAN

← GALE      ECKINGTON YARDS →



COURTYARD VIEW FROM GALE APARTMENT WINDOW



**VIEW INTO SHARED PARKING RAMP FROM Q STREET, NE**

ERIC COLBERT & ASSOCIATES, P.C.  
717 5TH STREET, NW WASHINGTON, DC 20001

BOUNDARY COMPANIES + J B G  
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ECKINGTON YARDS | EAST + WEST  
1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



## VIEW SOUTH FROM 2ND STREET, NE

ERIC COLBERT & ASSOCIATES, P.C.  
717 5TH STREET, NW WASHINGTON, DC 20001

BOUNDARY COMPANIES + J B G  
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ECKINGTON YARDS | EAST + WEST  
1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

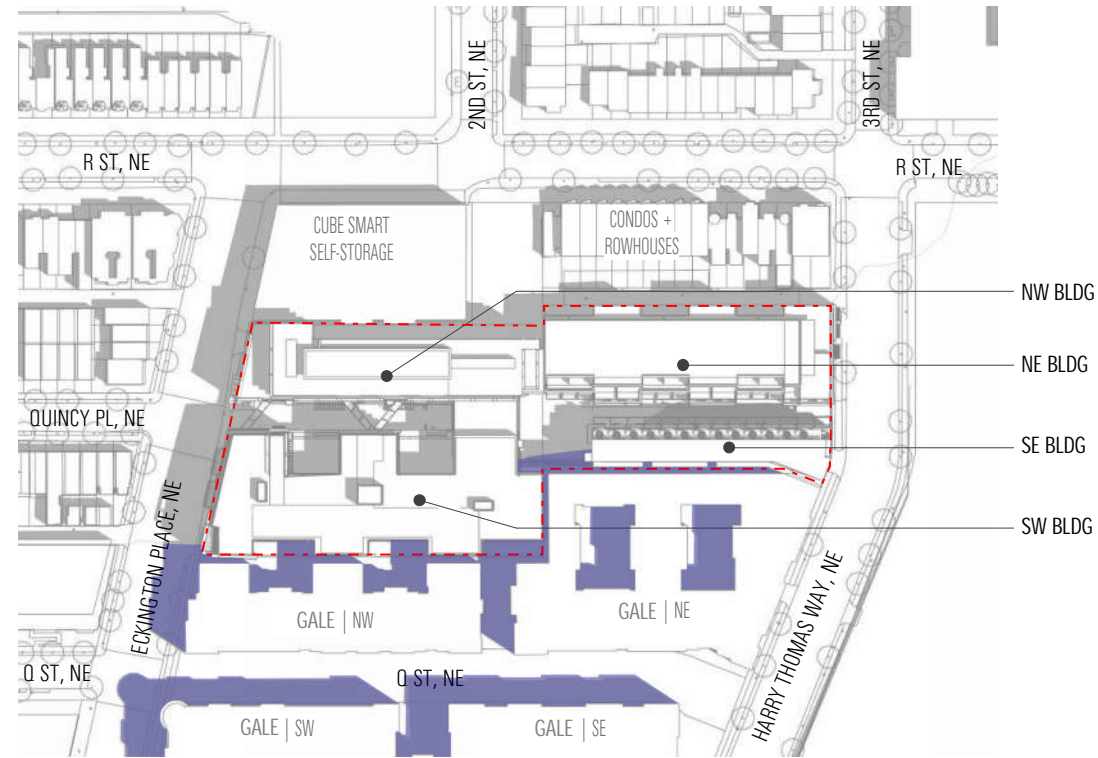


## VIEW EAST FROM QUINCY PLACE, NE

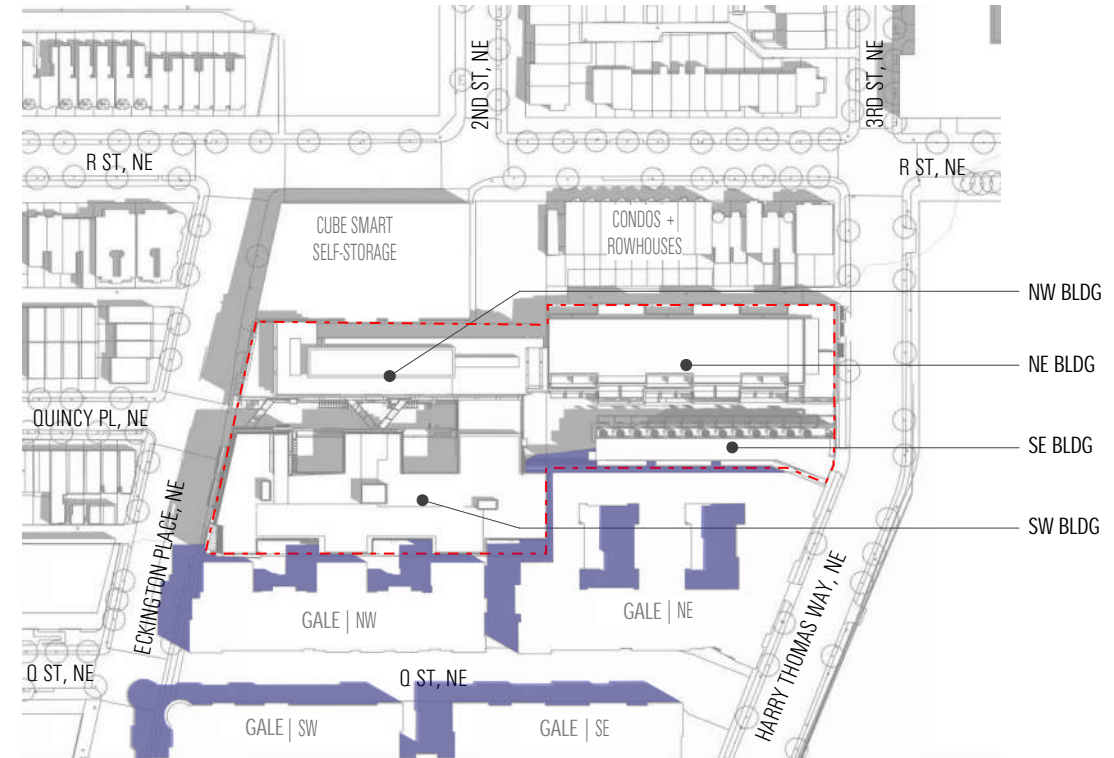
ERIC COLBERT & ASSOCIATES, P.C.  
717 5TH STREET, NW WASHINGTON, DC 20001

BOUNDARY COMPANIES + J B G  
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ECKINGTON YARDS | EAST + WEST  
1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



AUGUST 15 AT 10 AM | summer morning



MAY 15 AT 10 AM | spring morning

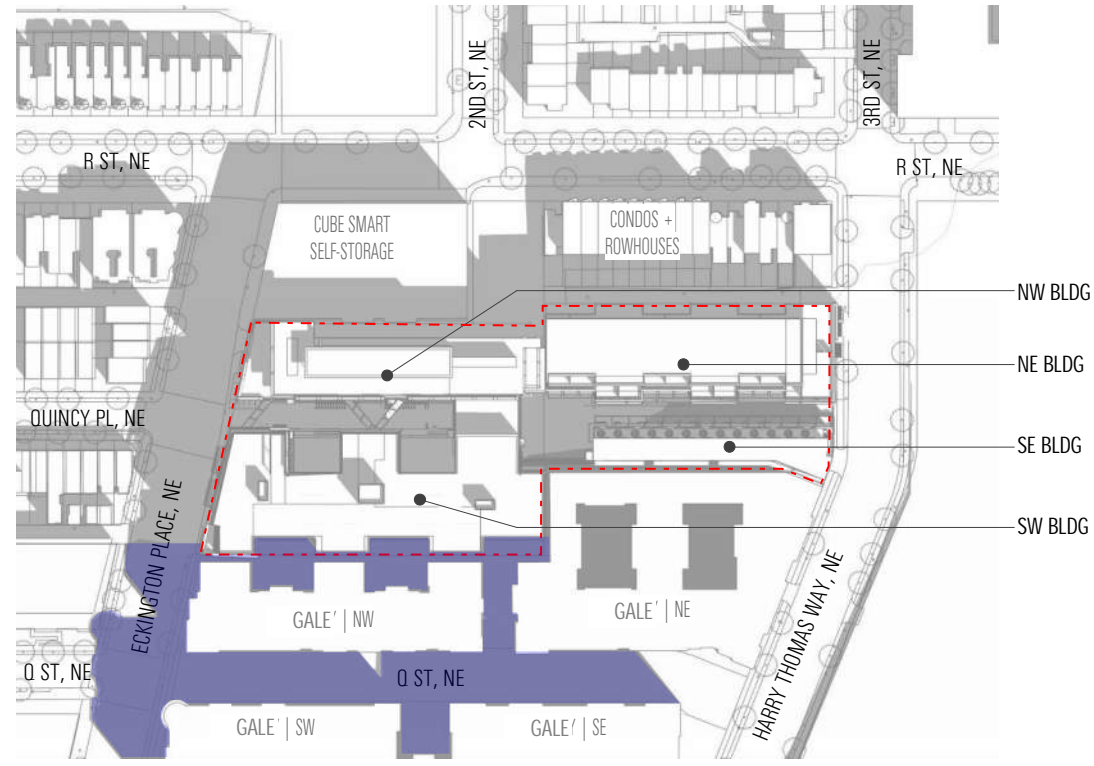


AUGUST 15 AT 2 PM | summer afternoon



MAY 15 AT 2 PM | spring afternoon

# SHADOW STUDIES



FEBRUARY 15 AT 10 AM | winter morning



NOVEMBER 15 AT 10 AM | autumn morning



FEBRUARY 15 AT 2 PM | winter afternoon



NOVEMBER 15 AT 2 PM | autumn afternoon

# SHADOW STUDIES



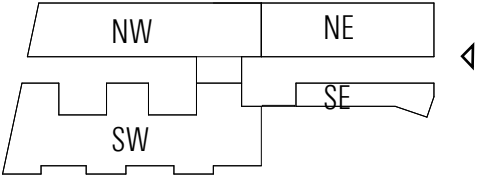
NE Building design was altered to accommodate community's request to allow daylight on the shortest day of the year to reach the neighboring rear wall by stepping the building back as shown

The proposed elevator penthouse was designed to be setback 1:1 from the 5th floor building face at property line. The proposed penthouse sets back from the exterior wall of the 6th floor.

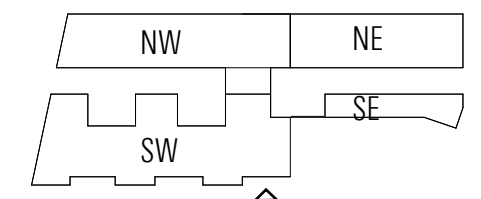
Furthermore the building was set back 2 feet from the property line at the 1st and 2nd floors to give more space for maneuverability along the alley.



SHEET ADDED 05/12/2016



**COMMUNITY INVOLVEMENT**

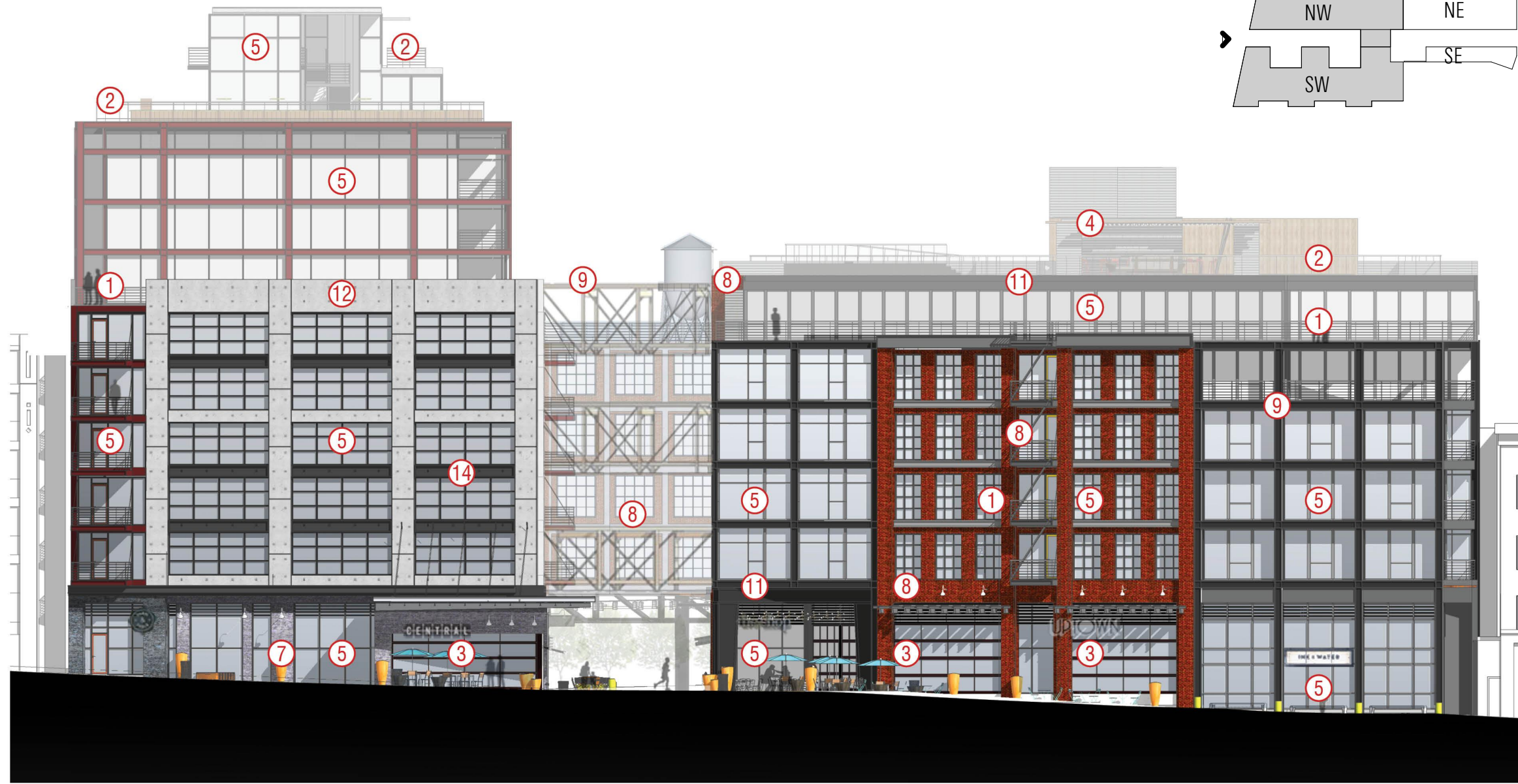


**EXAMPLE IMAGE OF ARCADE RETAIL**

ERIC COLBERT & ASSOCIATES, P.C.  
717 5TH STREET, NW WASHINGTON, DC 20001

BOUNDARY COMPANIES + J B G  
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

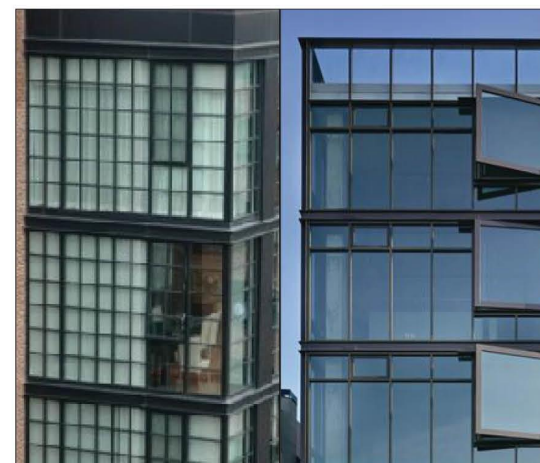
ECKINGTON YARDS | EAST + WEST  
1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



① STEEL BALCONY / RAILING



③ GARAGE WINDOW



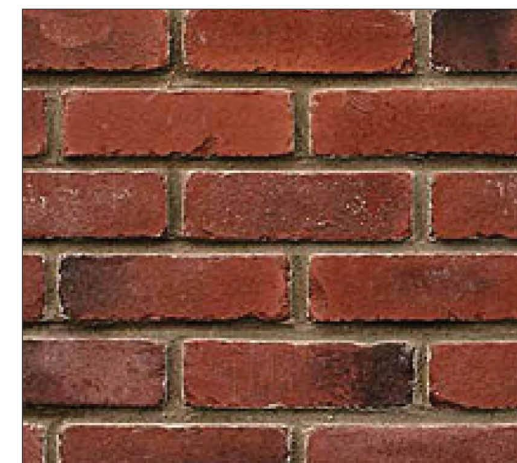
⑤ WINDOW



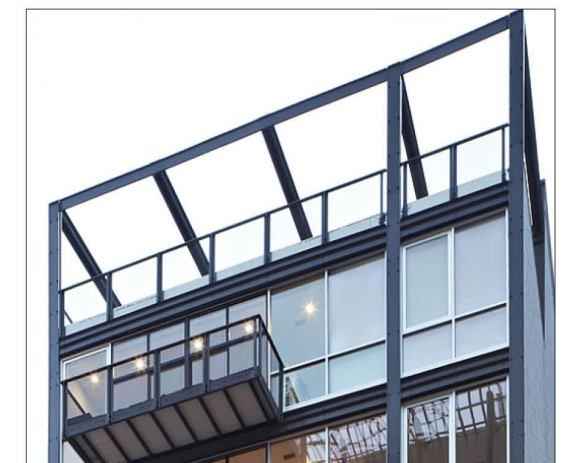
⑥ CHARCOAL BRICK 1



⑦ CHARCOAL BRICK 2



⑧ RED BRICK

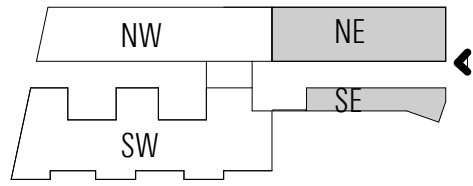


⑨ STRUCTURAL STEEL FRAME

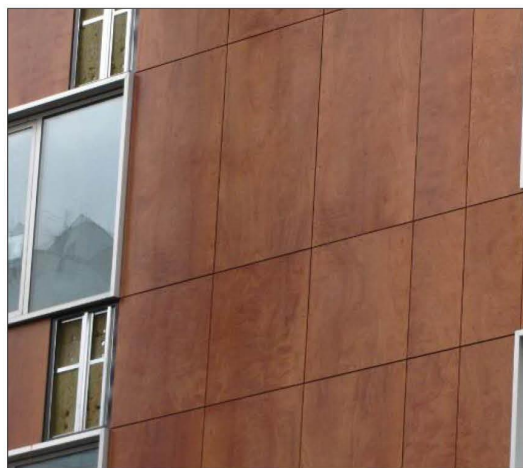
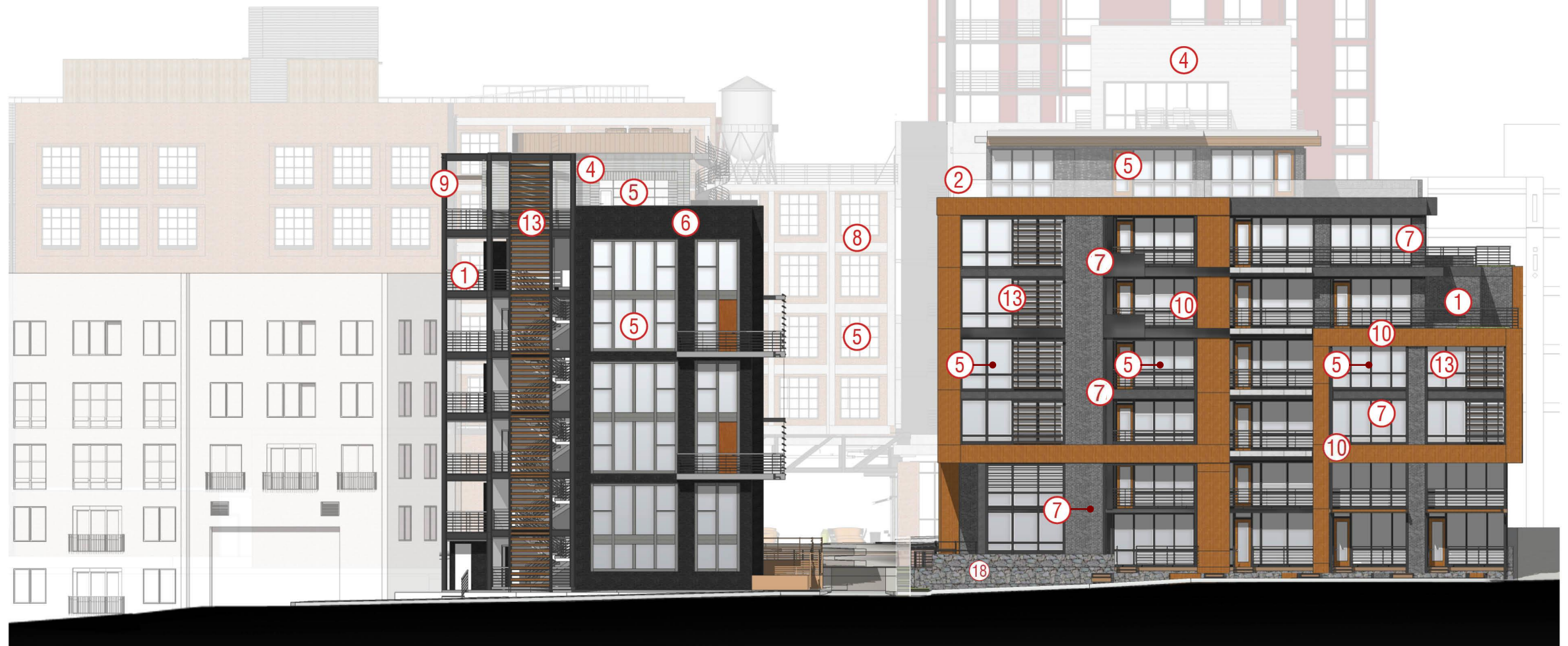
FACADE MATERIALS | ECKINGTON PLACE, NE



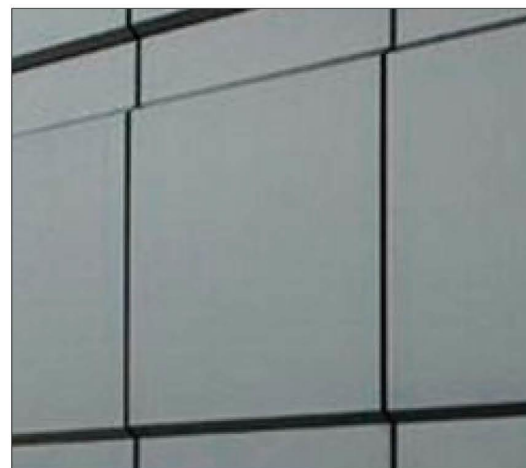
② GLASS GUARD RAIL



④ SIDING



⑩ HIGH PRESSURE LAMINATE



⑪ METAL PANEL



⑫ PRECAST CONCRETE PANEL



⑬ PRIVACY SCREEN



⑭ STEEL CHANNEL

FACADE MATERIALS | HARRY THOMAS WAY, NE



① STEEL BALCONY / RAILING



② GLASS GUARD RAIL



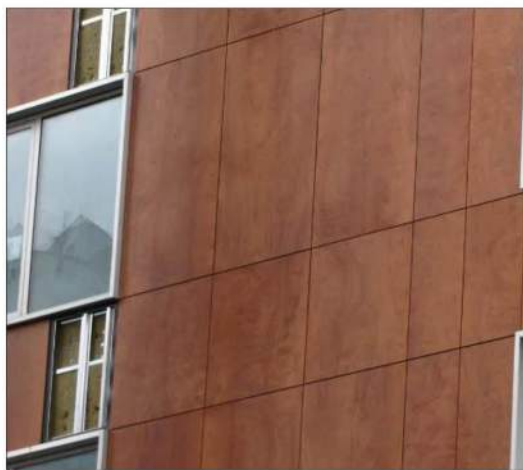
③ GARAGE WINDOW



④ SIDING



⑤ WINDOW



⑩ HIGH PRESSURE LAMINATE



⑪ METAL PANEL



⑫ PRECAST CONCRETE PANELS



⑬ PRIVACY SCREEN



⑭ STEEL CHANNEL

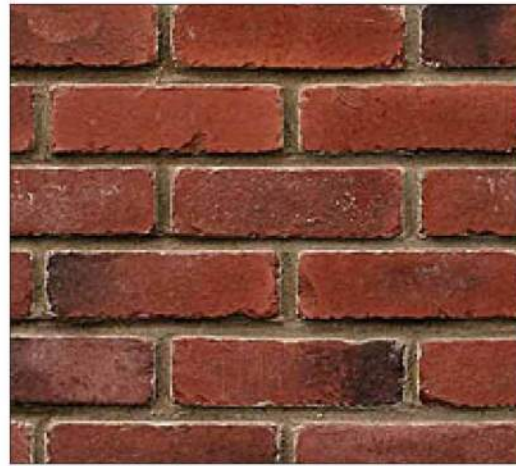
## FACADE MATERIALS | PROMENADE / VIEWING NORTH



⑥ CHARCOAL BRICK 1



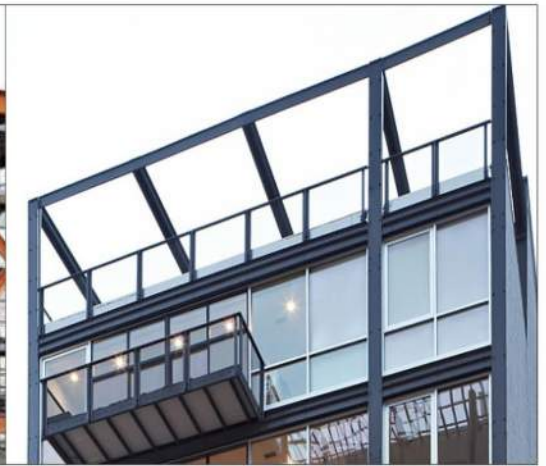
⑦ CHARCOAL BRICK 2



⑧ RED BRICK



⑨ STEEL FRAMING



⑮ METAL / GLASS CANOPY



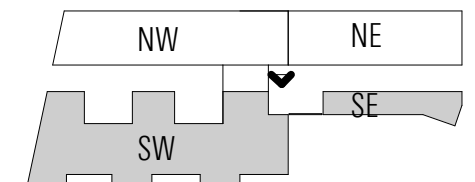
⑯ LOUVER



⑰ METAL / WOOD PERGOLA



⑱ FIELD STONE



## FACADE MATERIALS | PROMENADE / VIEWING SOUTH