

# PRECEDENTS FOR TOP FLOOR



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# VIEW FROM NORTHWEST (R ST and HARRY THOMAS WAY)



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VIEW FROM NORTHWEST  
ECKINGTON PARK

# VIEW FROM NORTHEAST (FROM TRACKS)



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VIEW FROM NORTHEAST  
ECKINGTON PARK

# VIEW FROM SOUTHEAST (FROM TRACKS)



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VIEW FROM SOUTHEAST  
ECKINGTON PARK

# VIEW FROM SOUTHWEST (HARRY THOMAS WAY)



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VIEW FROM SOUTHWEST  
ECKINGTON PARK



South Park is conceptual, and not included in PUD.

# HARRY THOMAS WAY STREETScape



# WEST ELEVATION (HARRY THOMAS WAY)



Note: Flexibility requested for retail storefront design for SW retail.



# NORTH ELEVATION (R STREET)



# EAST ELEVATION UNFOLDED (FACING TRACKS/EAST NOMA PARK)



Note: The east-facing wall of the ground floor along the garage ramp will be used for decorative art to create visual interest when viewed from the East Park. See sheet A29

# SOUTH ELEVATION (NOMA PARK)



Note: Flexibility requested for retail storefront design for SW retail.

Note: The south-facing wall of the 6th floor terrace will be used for decorative art to create visual interest when viewed from the South Park. See sheet A28.



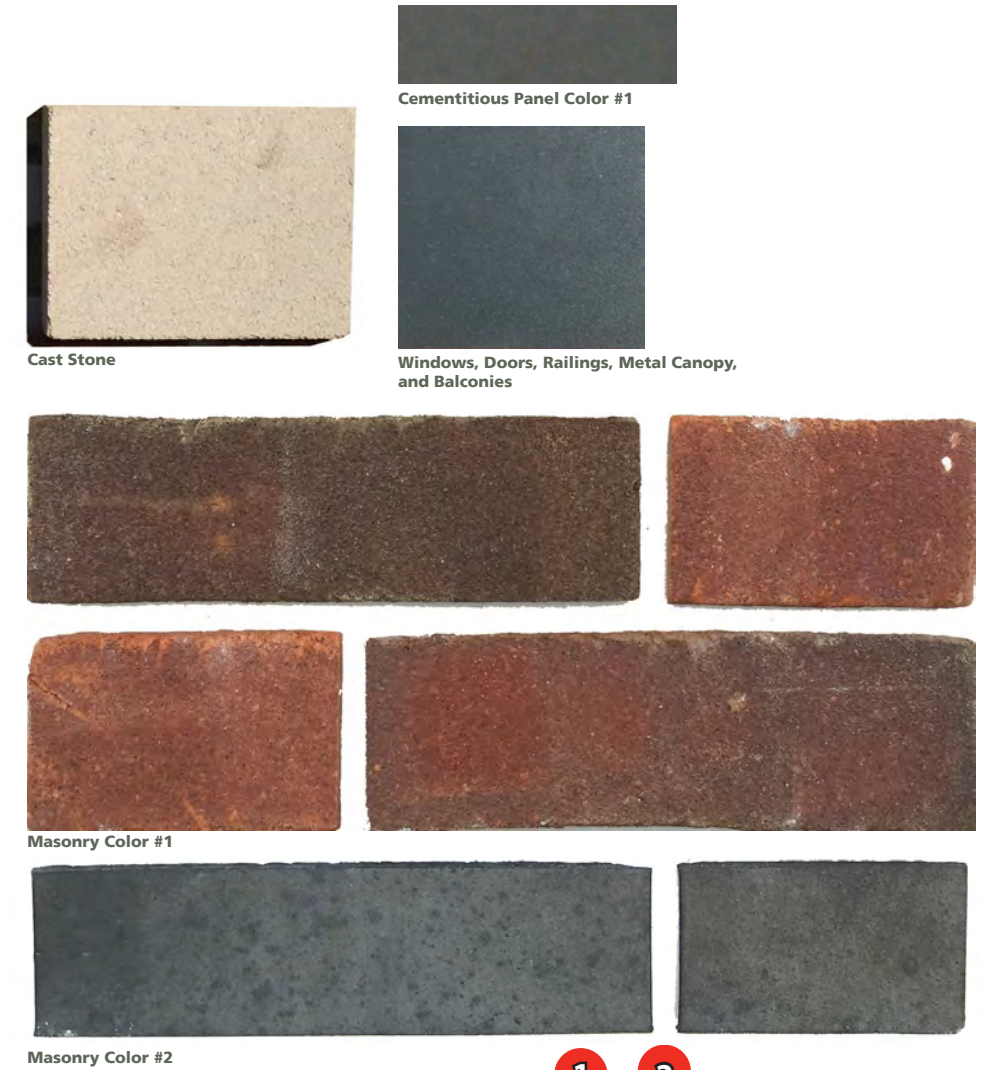
1. Facade Type 1 - Perspective View



2. Facade Type 1 - North Elevation

### MATERIALS LEGEND

- 1 Masonry Color #1
- 2 Masonry Color #2
- 3 Windows, Doors, Railings, Metal Panel and Balconies
- 4 Cementitious Panel Color #1
- 5 Cast Stone



Key Plan





1. Facade Type 2 - Perspective View



2. Facade Type 2 - South Elevation



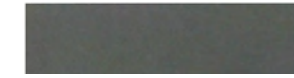
3. Facade Type 2 - West Elevation

## MATERIALS LEGEND

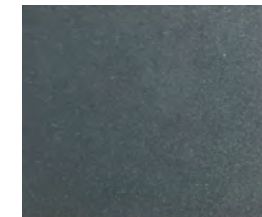
- 1 Masonry Color #3
- 2 Cementitious Panel Color #1
- 3 Windows, Doors, Railings, Metal Panel and Balconies
- 4 Metal Coping
- 5 Cast Stone
- 6 Metal Canopy
- 7 FRP Cornice
- 8 Masonry Color #2
- 9 Stained Concrete



Cast Stone  
Note: FRP to match color and texture of cast stone



Cementitious Panel Color #1



Windows, Doors, Railings, Metal Canopy, and Balconies



Masonry Color #3



Masonry Color #2



Masonry Color #2



Masonry Color #2



4. Wall Zoom in Detail



Key Plan





1. Facade Type 3 - Perspective View



2. Facade Type 3 - West Elevation

### MATERIALS LEGEND

- 1 Masonry Color #4
- 2 Windows, Doors, Railings and Balconies
- 3 Cementitious Panel #2
- 4 Cast Stone



Key Plan





1. Facade Type 4 - Perspective View



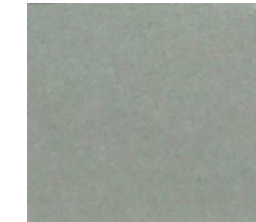
2. Facade Type 4 - South Elevation

### MATERIALS LEGEND

- 1 Metal Panel Color #1
- 2 Cementitious Panel Color #2
- 3 Windows, Doors and Railings
- 4 Retail Storefront by Others
- 5 Masonry Color #2



Cementitious Panel Color #2



Windows, Doors, Metal Panel Color #1, Railings, Metal Canopy, and Balconies



Masonry Color #2



Key Plan

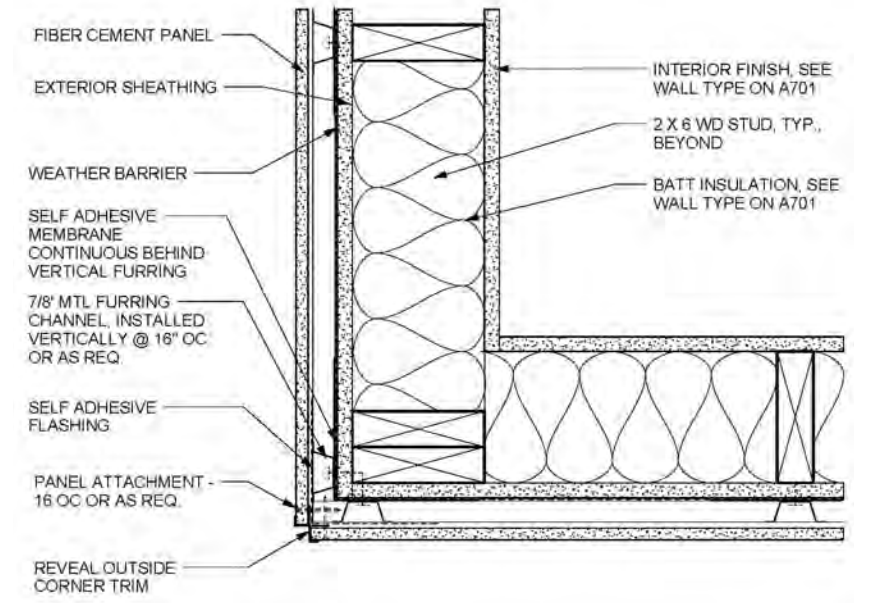




1. Facade Type 4 - South Elevation Zoom In



2. Facade Type 4 - Perspective View Zoom In

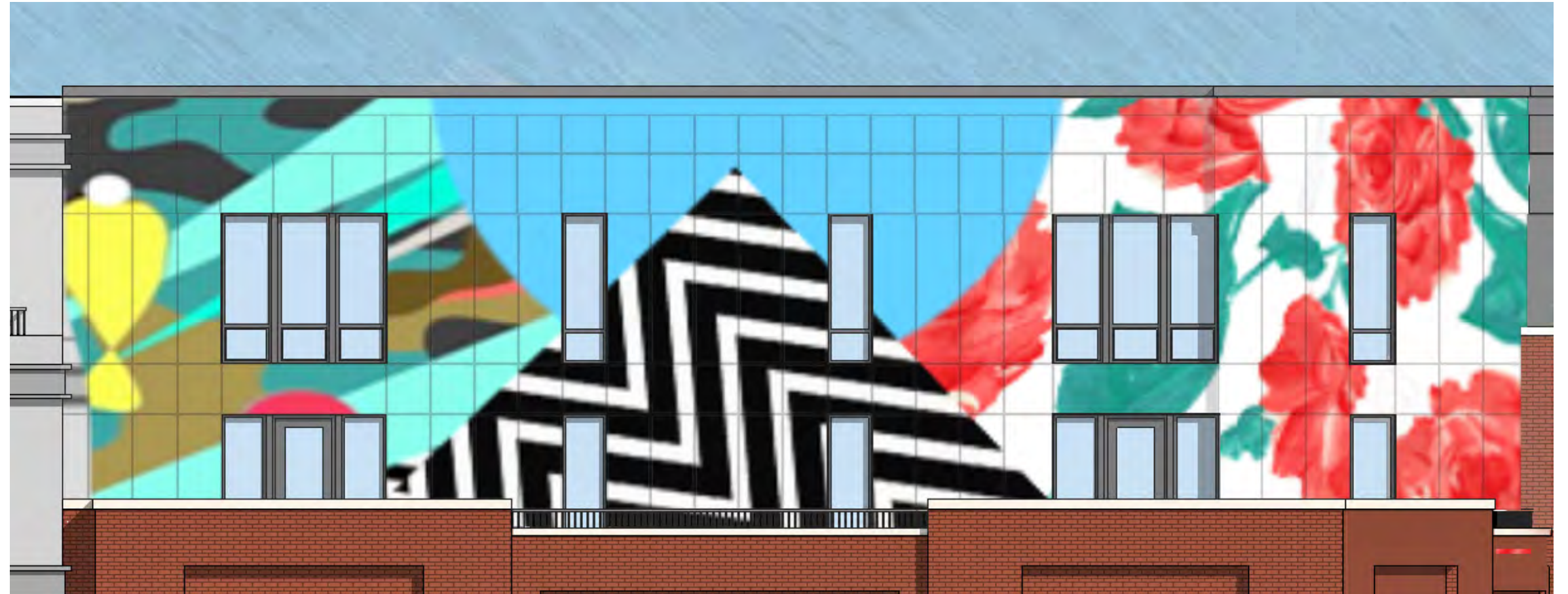


**Aluminum Reglet Detail at Cementitious Panel**  
1 1/2" = 1'-0"

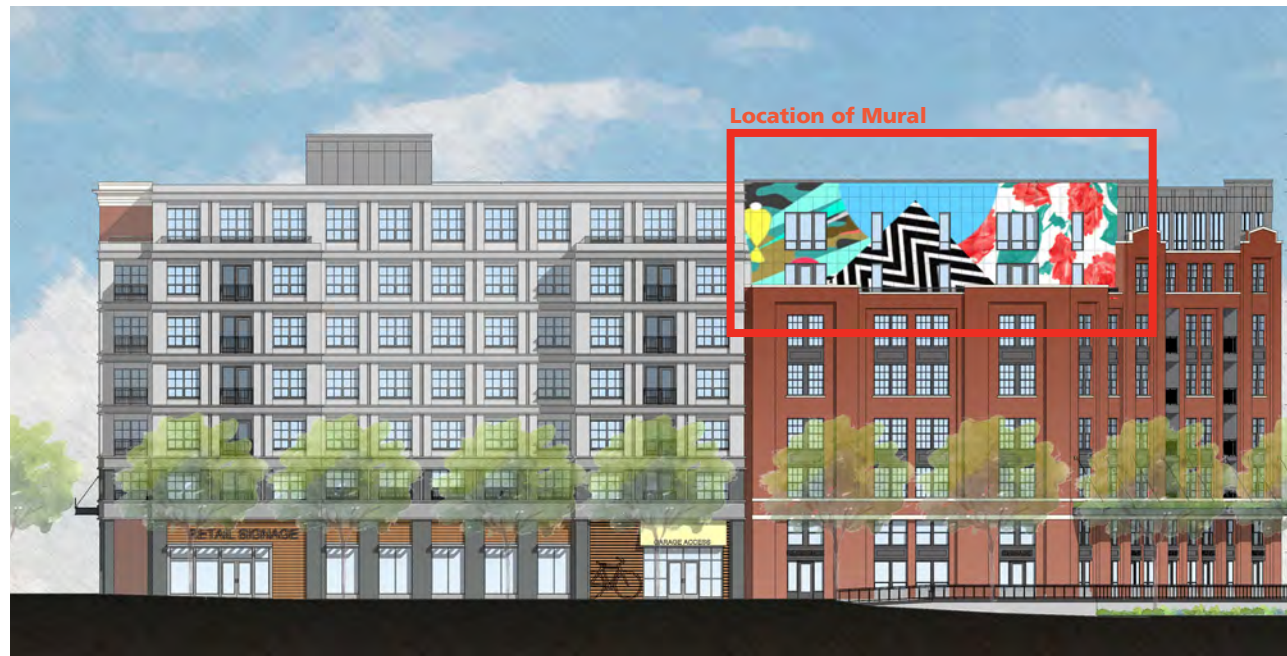




# MURAL CONCEPT



1.South Elevation Zoom In



1.South Elevation

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MURAL CONCEPT SOUTHEAST CORNER  
ECKINGTON PARK

# MBT MURAL PRECEDENTS

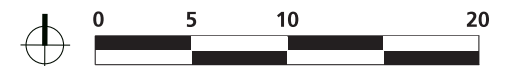


1 East Elevation

Location of Mural

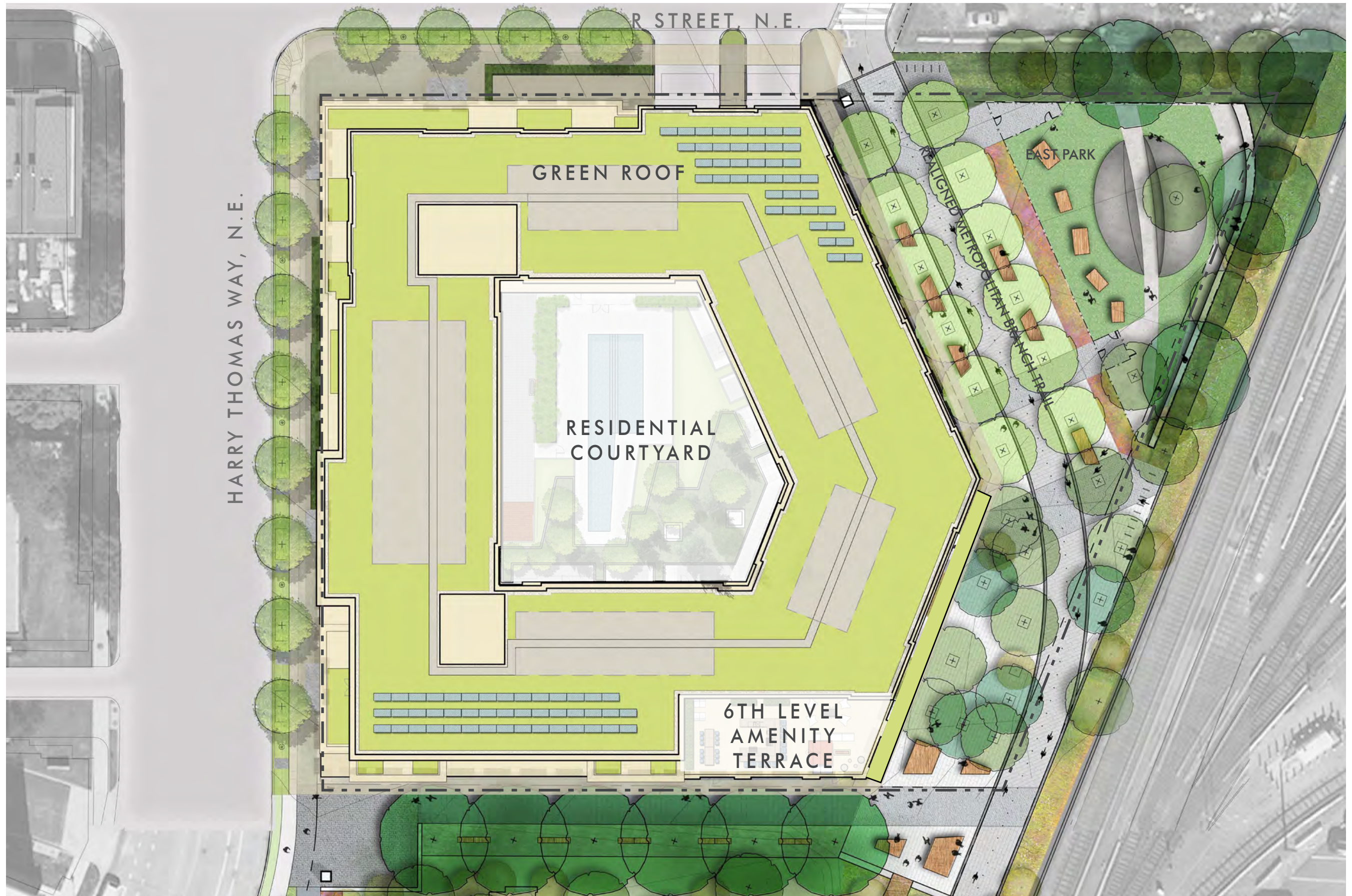


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**E C K I N G T O N**  
**L A N D S C A P E**



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

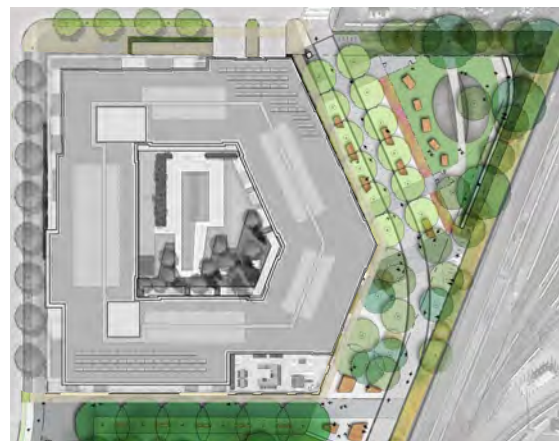


PARKER RODRIGUEZ, INC.  
 Planning | Urban Design | Landscape Architecture

Overall Illustrative Plan

L01

NOVEMBER 21, 2017



KEY PLAN

NOTE: THE APPLICANT RESERVES FLEXIBILITY TO MODIFY OR REVISE THE LANDSCAPE DESIGN OF THE EAST PARK SO LONG AS NO PORTION OF THE PRINCIPAL BUILDING EXTENDS INTO THE AREA OF THE EAST PARK AND THAT THE EAST PARK IS MAINTAINED ONLY FOR THE REALIGNMENT OF THE METROPOLITAN BRANCH TRAIL, A DOG PARK, AND RELATED OPEN SPACE.

TREE ZONE: CANOPY TREE WITH STRUCTURAL SOIL PER DDOT GREEN INFRASTRUCTURE STANDARDS  
 SIDEWALK  
 SPECIAL PAVING AT ENTRANCE



SCORED CONCRETE PAVING

OPEN SPACE WITH TREES

SCORED CONCRETE PAVING