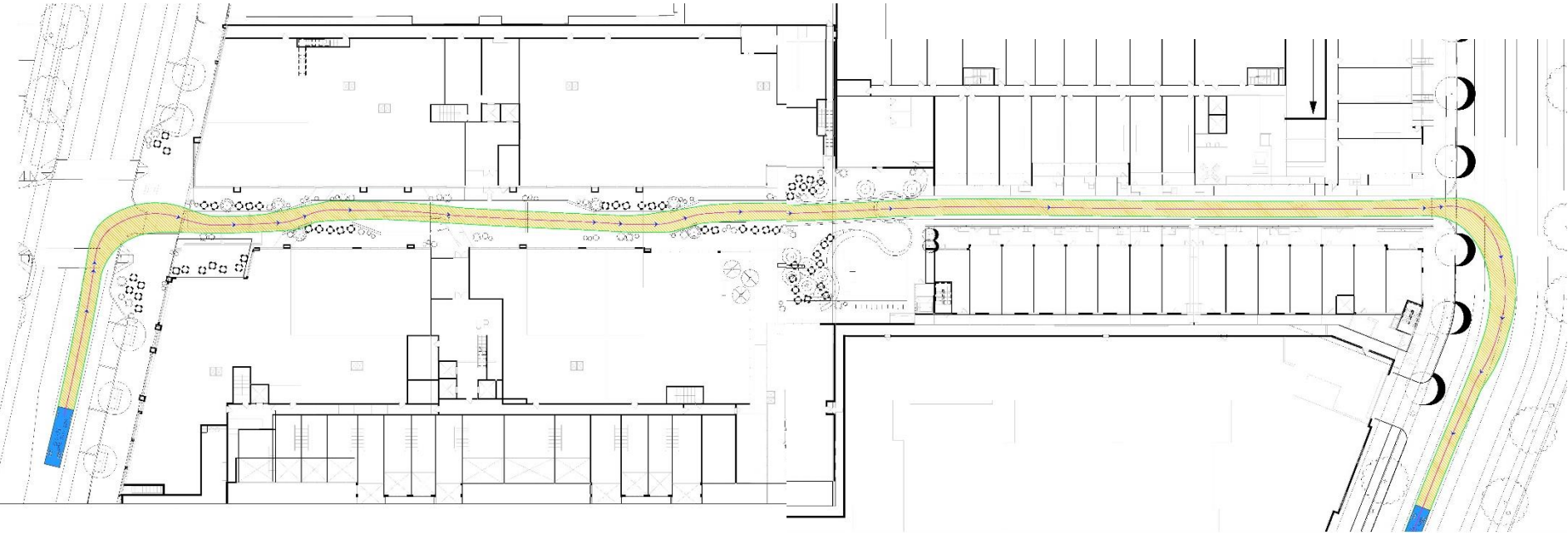

APPENDIX

ZONING COMMISSION
District of Columbia
CASE NO.15-15
EXHIBIT NO.39A5

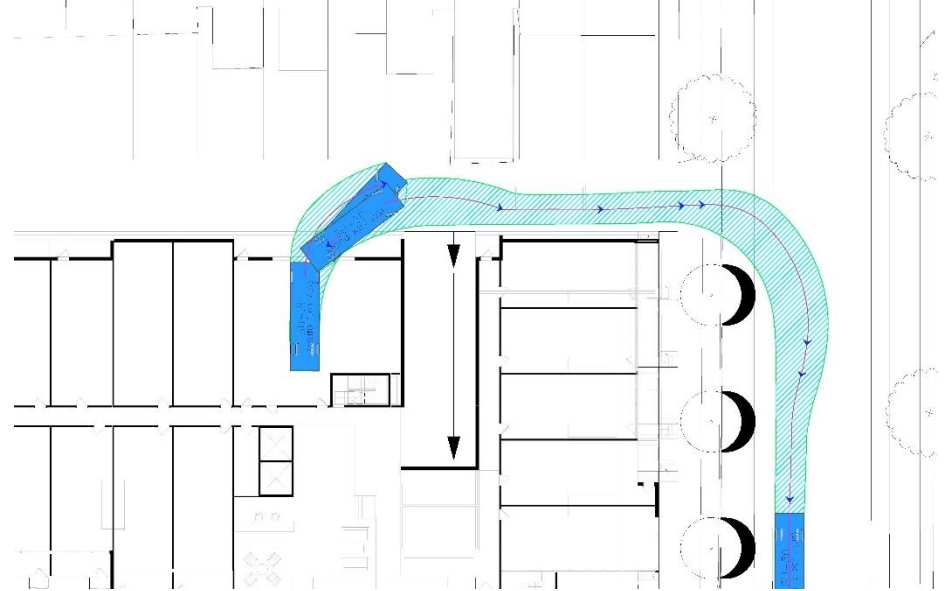
Promenade Loading Review



Alley Loading Review

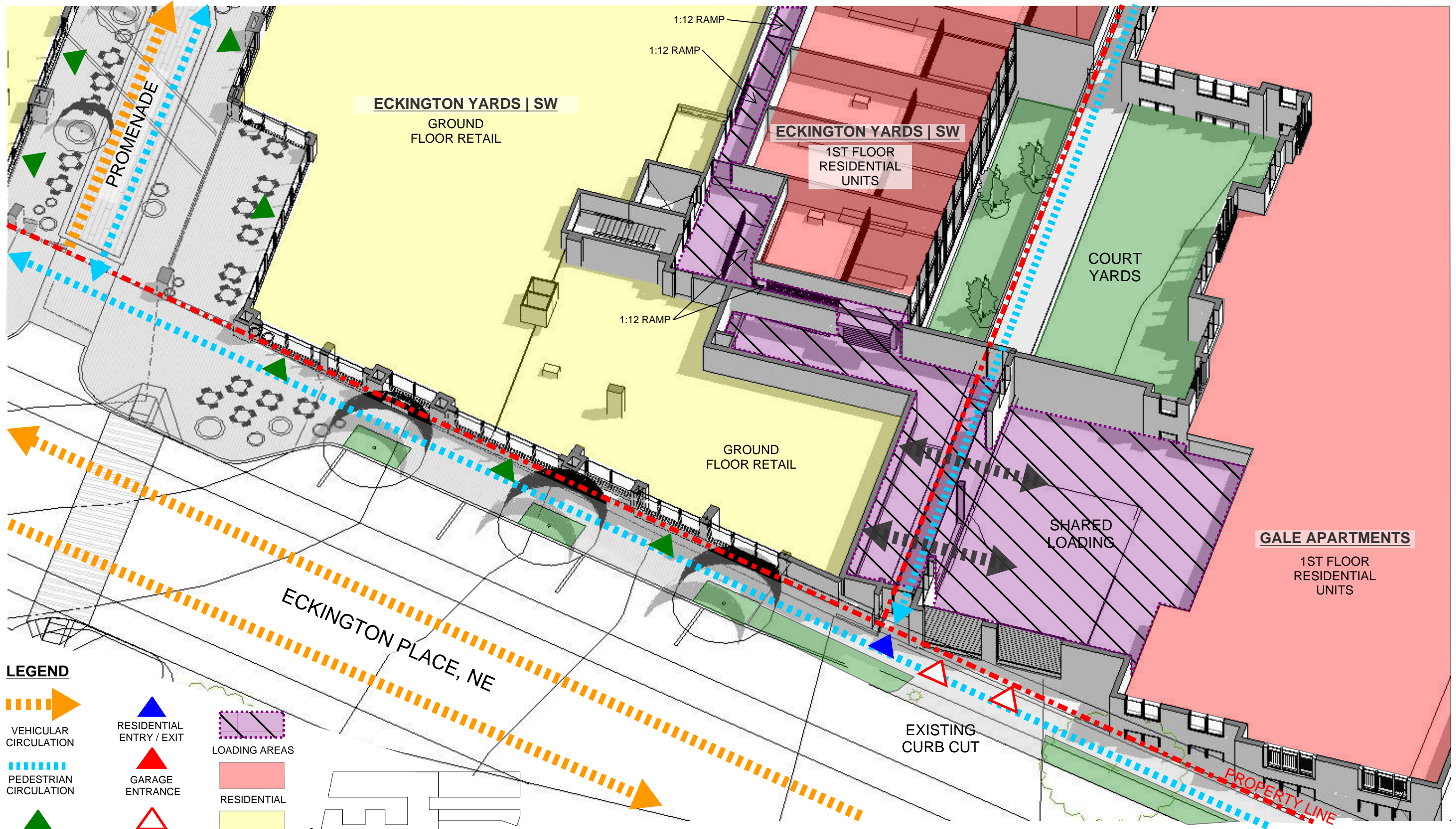


INBOUND

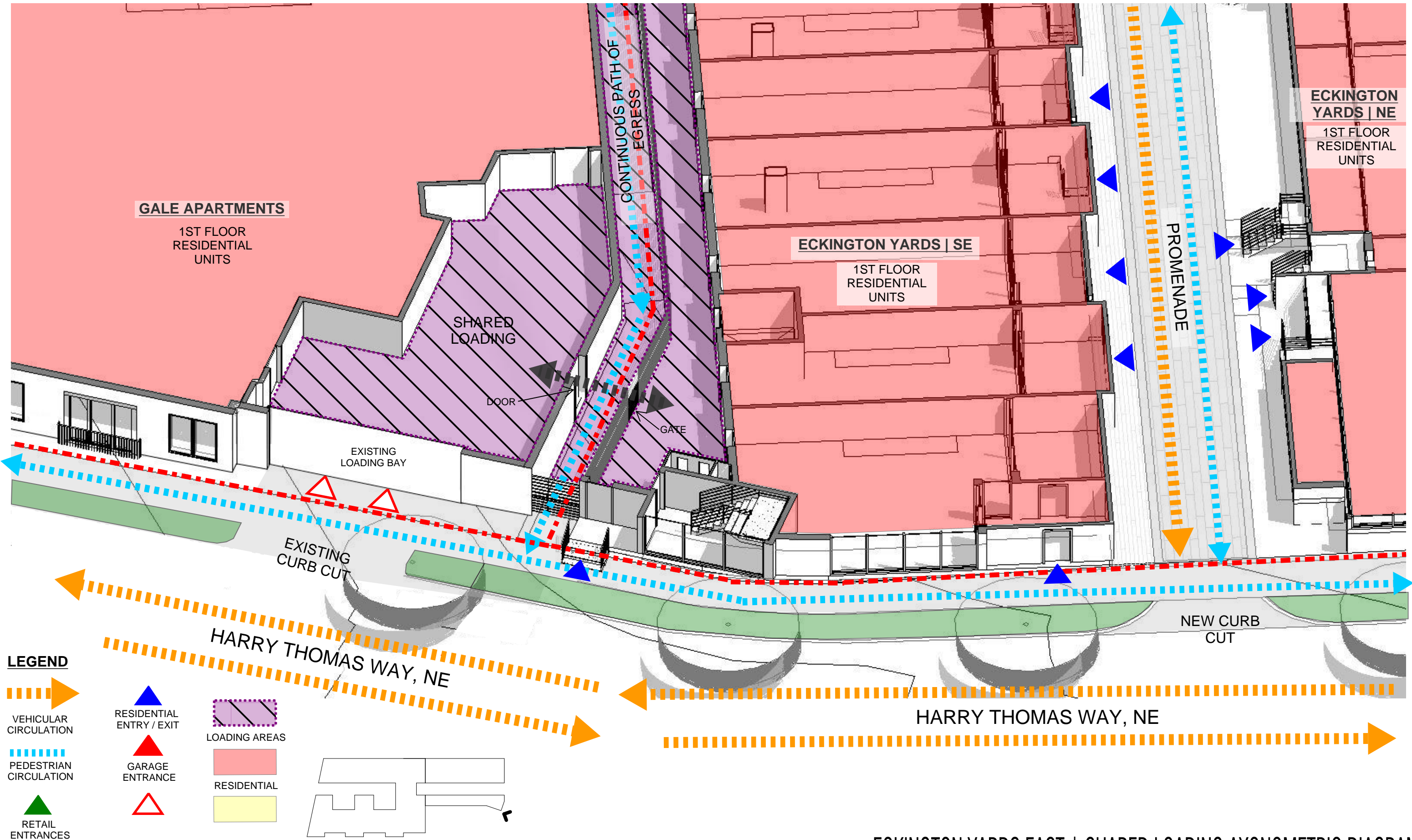


OUTBOUND





ECKINGTON YARDS WEST | SHARED LOADING AXONOMETRIC DIAGRAM



GALE APARTMENTS

1ST FLOOR
RESIDENTIAL
UNITS

SHARED
LOADING

DOOR

GATE

EXISTING
LOADING BAY

EXISTING
CURB CUT

HARRY THOMAS WAY, NE

HARRY THOMAS WAY, NE

NEW CURB
CUT

ECKINGTON YARDS | SE

1ST FLOOR
RESIDENTIAL
UNITS

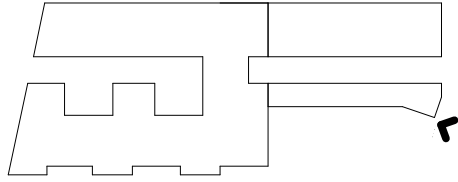
**ECKINGTON
YARDS | NE**

1ST FLOOR
RESIDENTIAL
UNITS

PROMENADE

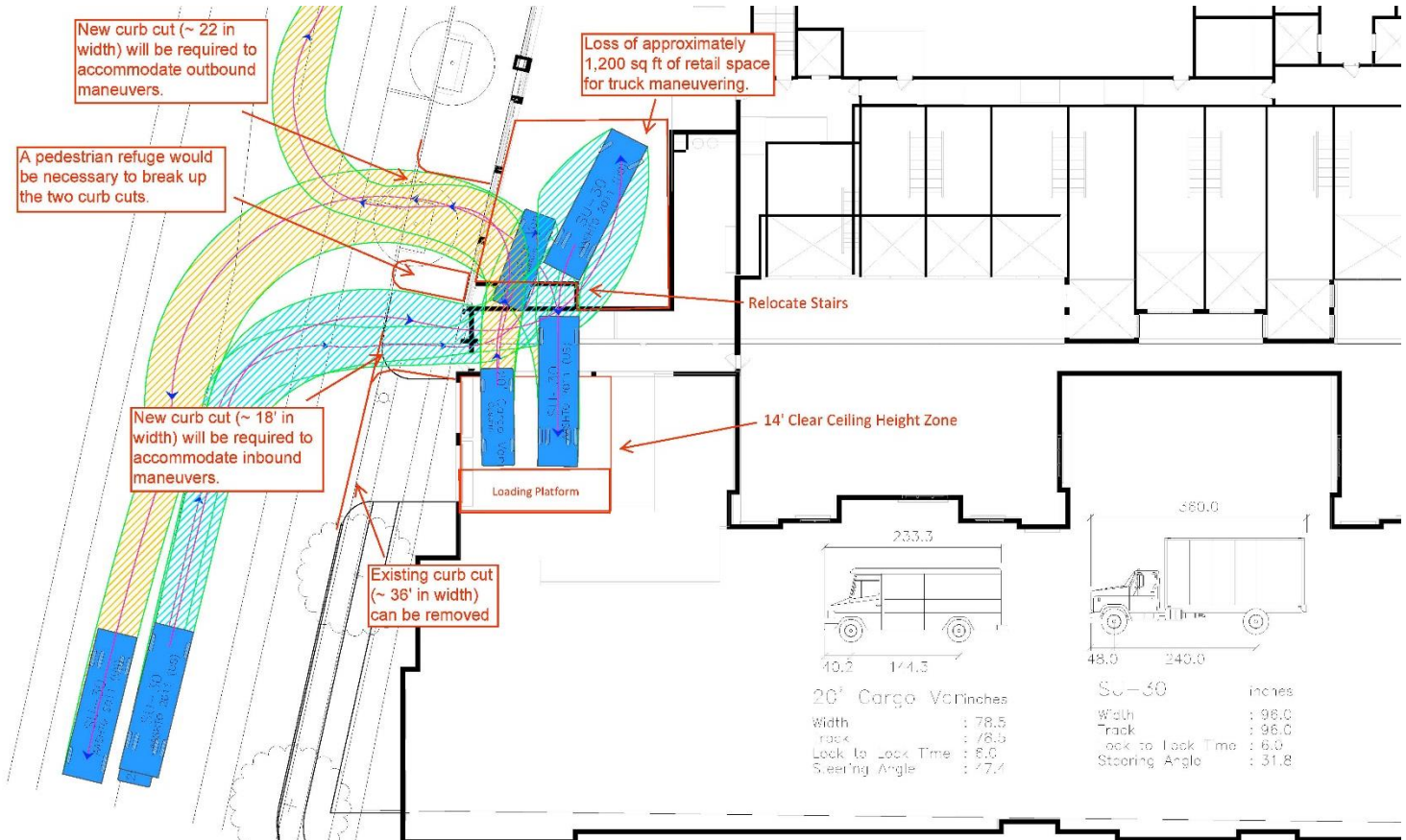
LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- RETAIL ENTRANCES
- RESIDENTIAL ENTRY / EXIT
- GARAGE ENTRANCE
- (unlabeled)
- LOADING AREAS
- RESIDENTIAL
- (unlabeled)



ECKINGTON YARDS EAST | SHARED LOADING AXONOMETRIC DIAGRAM

Shared Loading Review (West Dock)





AS CURRENTLY DESIGNED:

SIGNIFICANT OPPORTUNITIES FOR RETAIL STOREFRONT AND SIDEWALK PLACEMAKING.

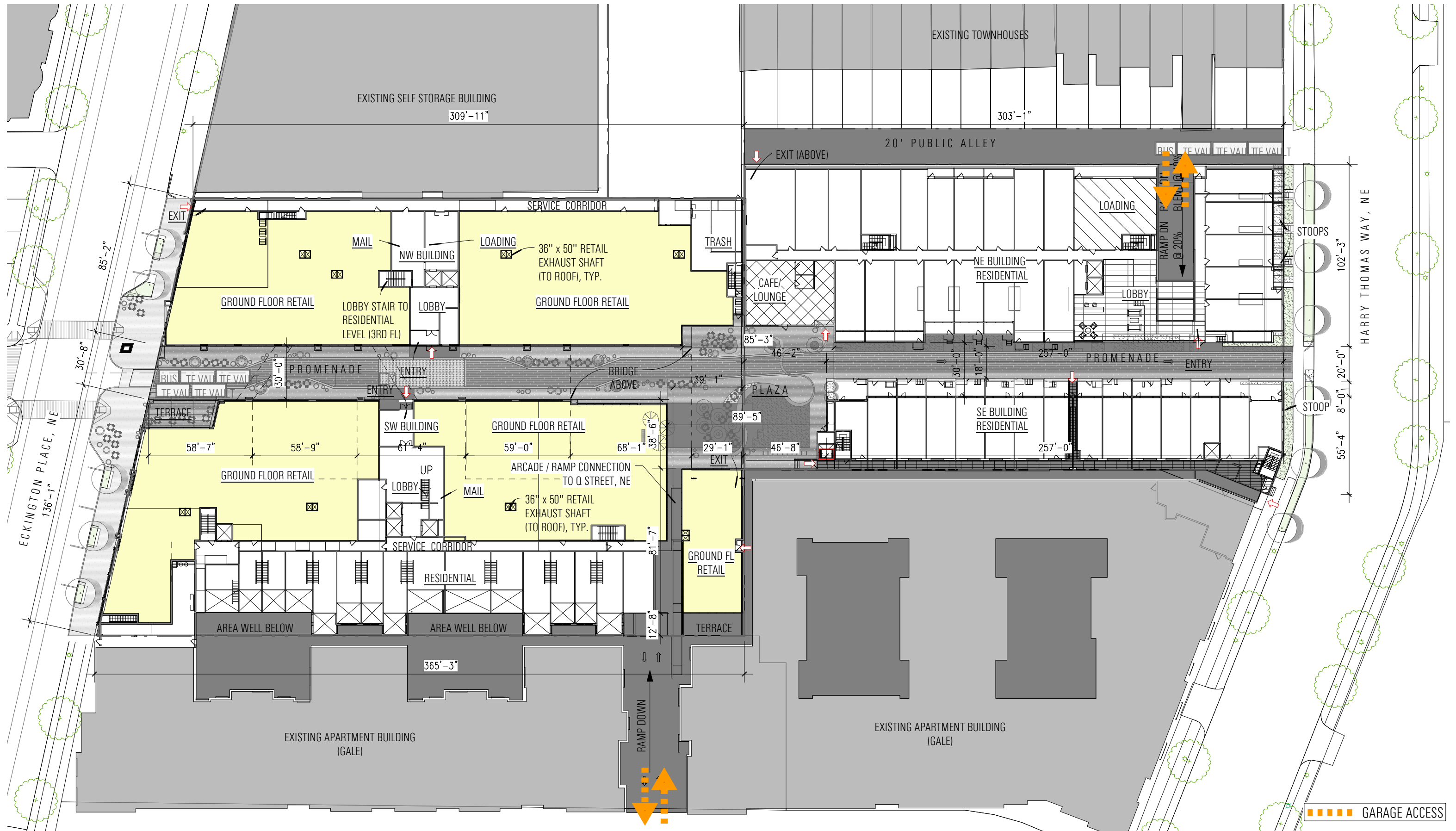


LOADING WITH TRUCK TURNING ON SITE:

BLEAK SIDEWALK CONDITION (LARGER CURB CUTS, BOLLARDS, FEWER TREE PITS)

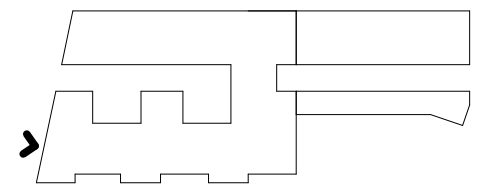
LOSS OF RETAIL, AND POOR QUALITY ARCHITECTURAL FACADE TREATMENTS

LARGE LOADING SPACE WOULD REQUIRE SIGNIFICANT LONG-SPANNING GIRDERS, INCREASING COST OF CONSTRUCTION.



Note: The exterior elevations, door and window sizes and locations, 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. Parking space layout is shown for illustrative purposes, final layouts may vary.

OVERALL SITE | GROUND FLOOR PLAN DIAGRAM

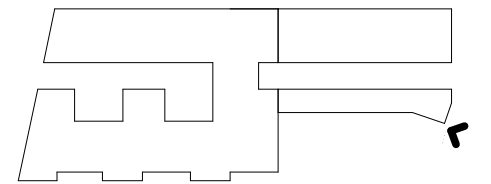


VIEW OF SHARED LOADING AREA AT ECKINGTON PLACE, NE

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

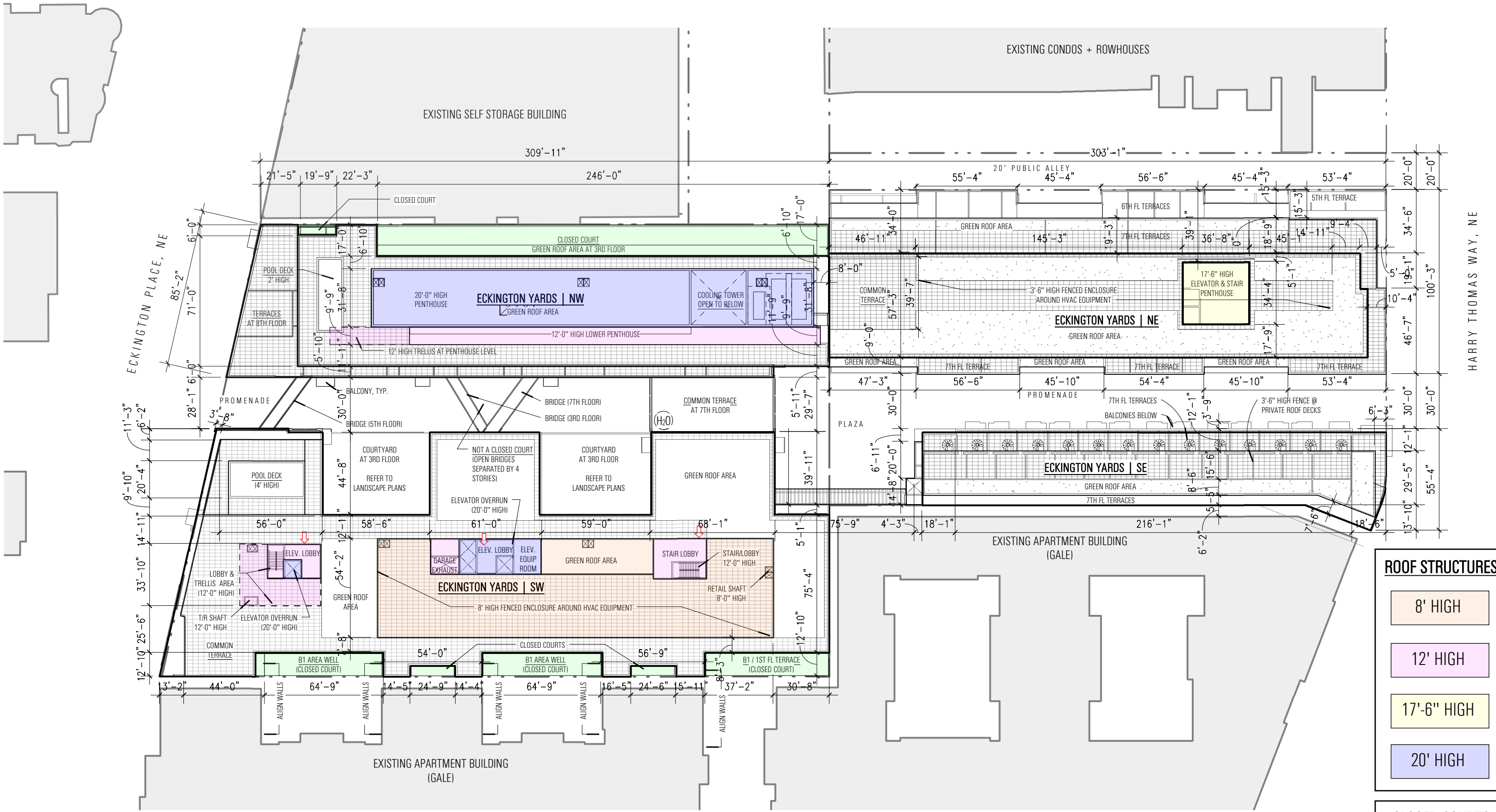


VIEW OF SHARED LOADING AREA AT HARRY THOMAS WAY, NE

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

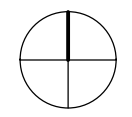
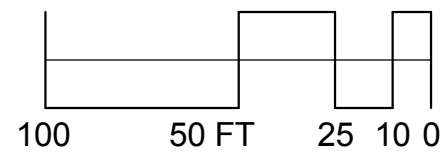
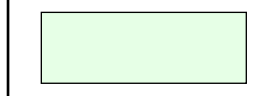
ECKINGTON YARDS | EAST + WEST
1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



ROOF STRUCTURES

- 8' HIGH
- 12' HIGH
- 17'-6" HIGH
- 20' HIGH

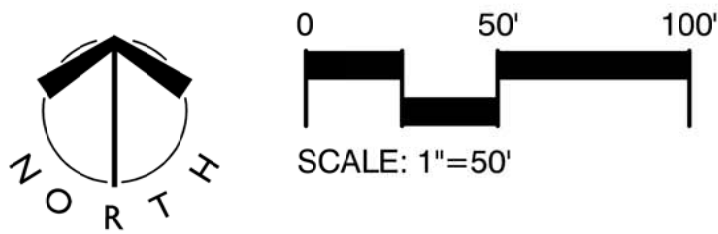
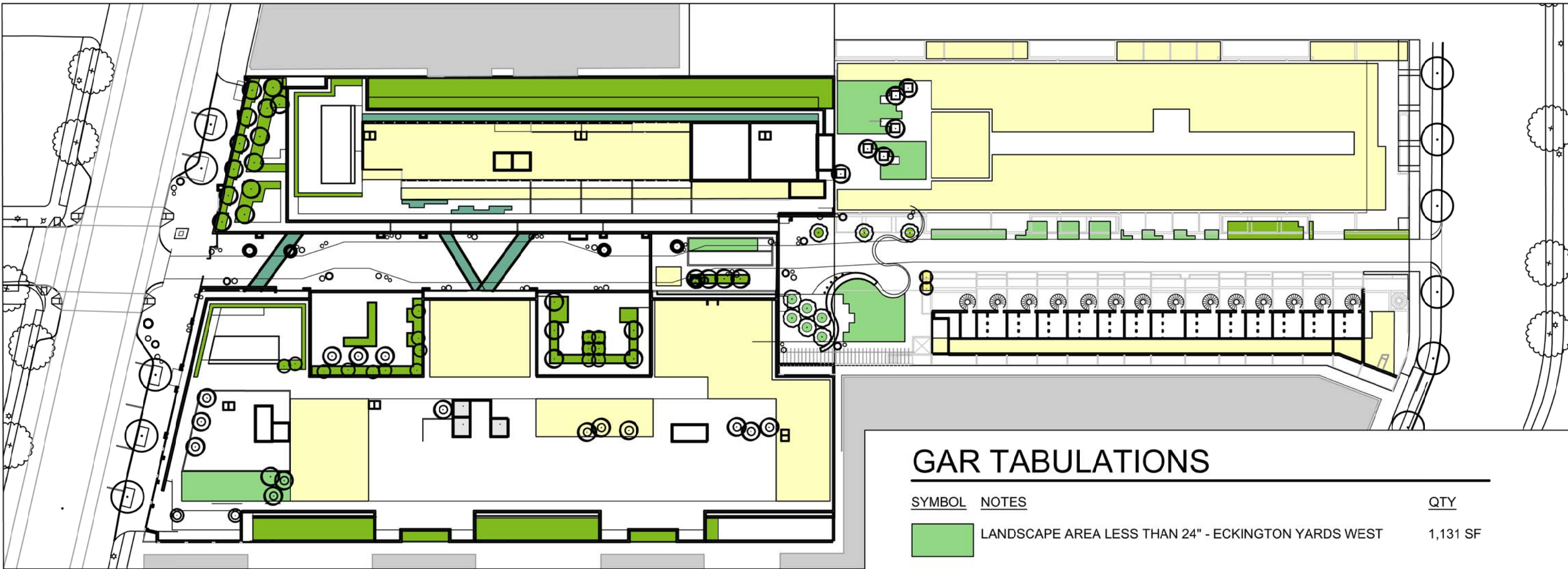
CLOSED COURTS







UNIT DEMISING WALLS APPROXIMATE AND SUBJECT TO CHANGE

Note: The exterior elevations, door and window sizes and locations, 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. Parking space layout is shown for illustrative purposes, final layouts may vary.

ROOF PLAN DIAGRAM



GAR TABULATIONS

SYMBOL	NOTES	QTY
	LANDSCAPE AREA LESS THAN 24" - ECKINGTON YARDS WEST	1,131 SF
	LANDSCAPE AREA GREATER THAN 24" - ECKINGTON YARDS WEST	8,834 SF
	GREEN ROOF LESS THAN 8" - ECKINGTON YARDS WEST	17,295 SF
	GREEN ROOF GREATER THAN 8" - ECKINGTON YARDS WEST	1,762 SF
	LANDSCAPE AREA LESS THAN 24" - ECKINGTON YARDS EAST	1,905 SF
	LANDSCAPE AREA GREATER THAN 24" - ECKINGTON YARDS EAST	564 SF
	GREEN ROOF LESS THAN 8" - ECKINGTON YARDS EAST	20,461 SF
	LANDSCAPE AREA LESS THAN 24" - STREET LEVEL	1,007 SF
	LANDSCAPE AREA GREATER THAN 24" - STREET LEVEL	99 SF

Note: The green areas shown on this page are for illustrative purposes and are subject to alteration and/or reconfiguration during permit process.

GAR CALCULATIONS DRAFT