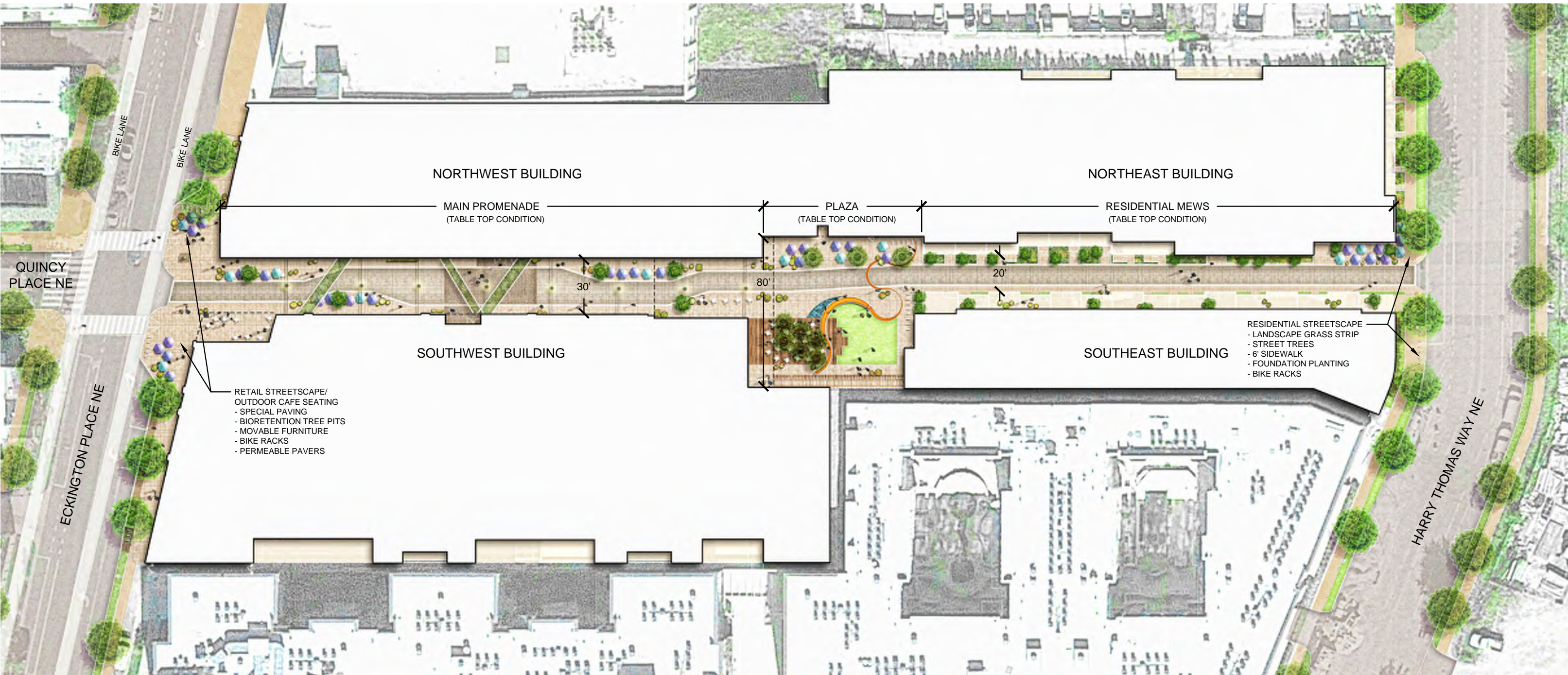
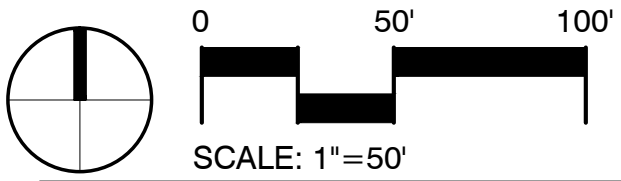
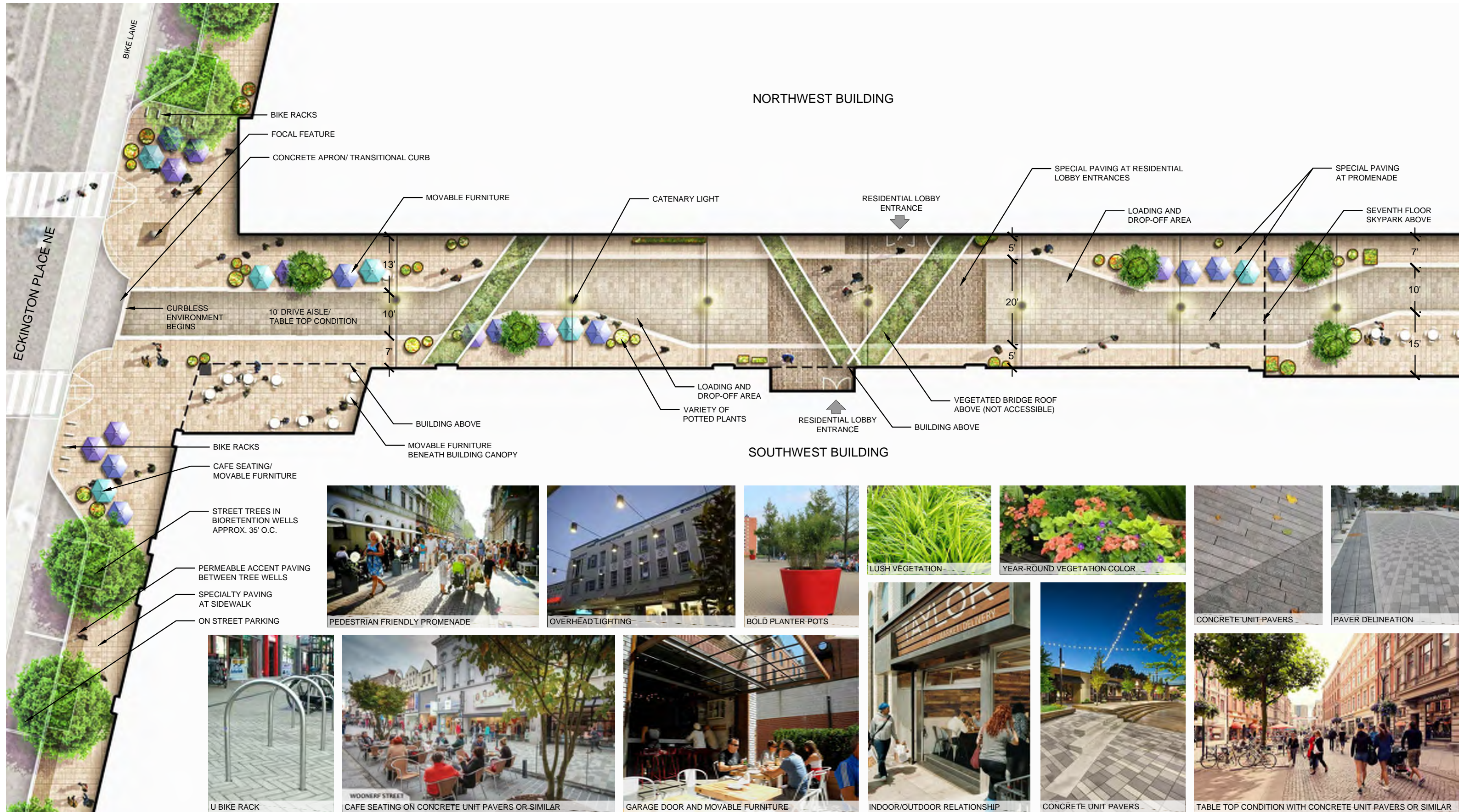

L1 | LANDSCAPE STREET LEVEL PLANS



FOR MORE DETAIL SEE ENLARGEMENTS (L1.02-L1.04)



CONCEPTUAL SITE PLAN



ECKINGTON YARDS EAST | MAIN PROMENADE ENLARGEMENT

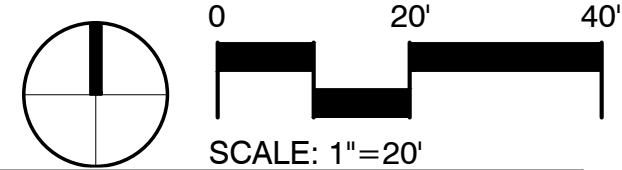
L1.02 | CONSOLIDATED SUBMISSION
 07/05/2016

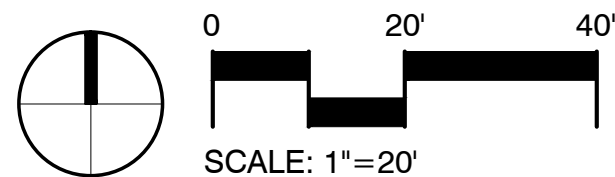
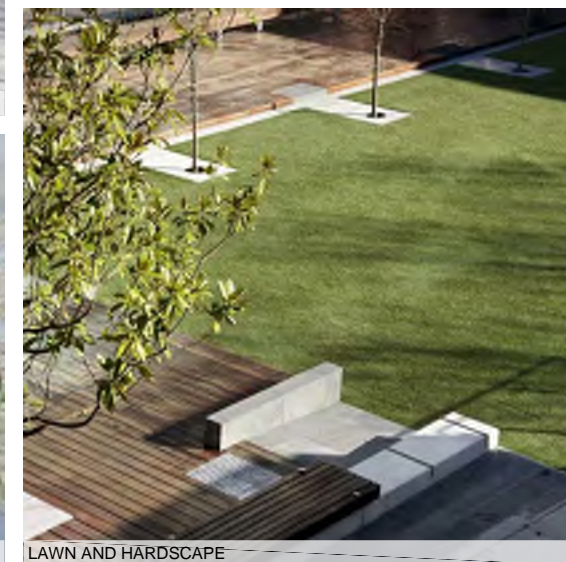


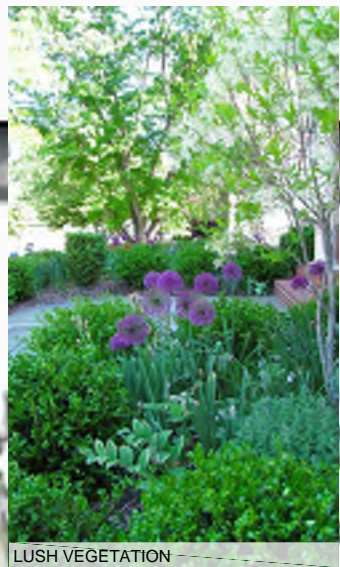
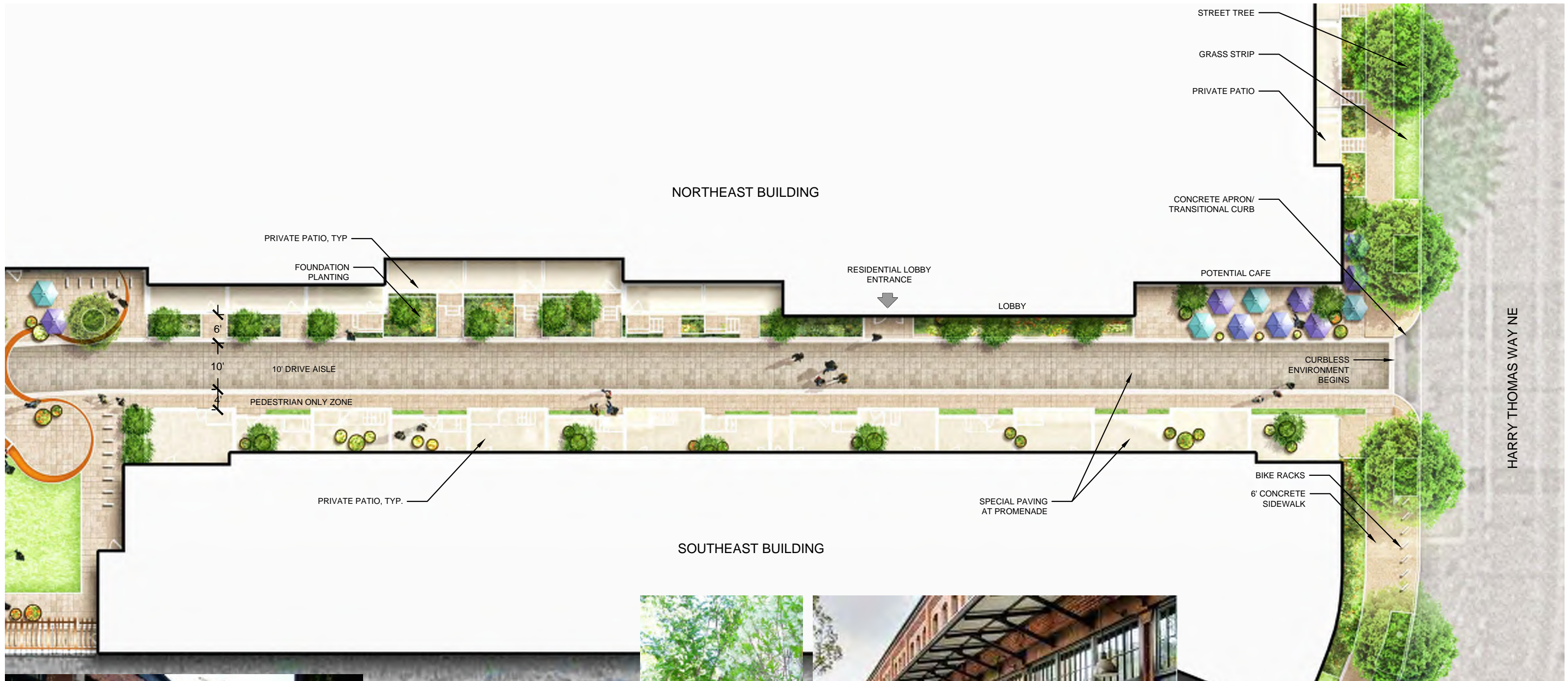
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ECKINGTON YARDS | EAST + WEST
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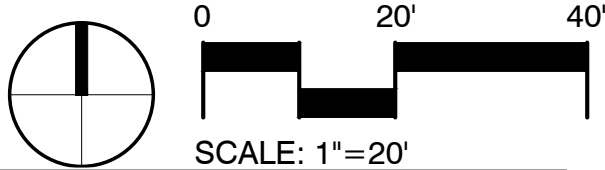
ECKINGTON YARDS EAST | RESIDENTIAL MEWS ENLARGEMENT

L1.04 | CONSOLIDATED SUBMISSION
07/05/2016

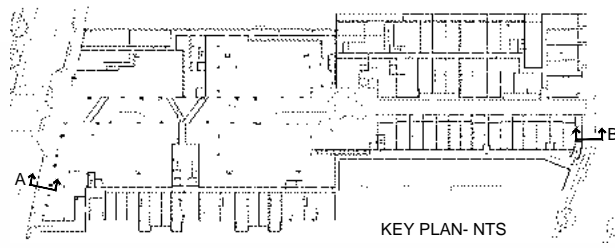


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4445 WILLARD AVE SUITE 400 BETHESDA MD, 20815

ECKINGTON YARDS | EAST + WEST
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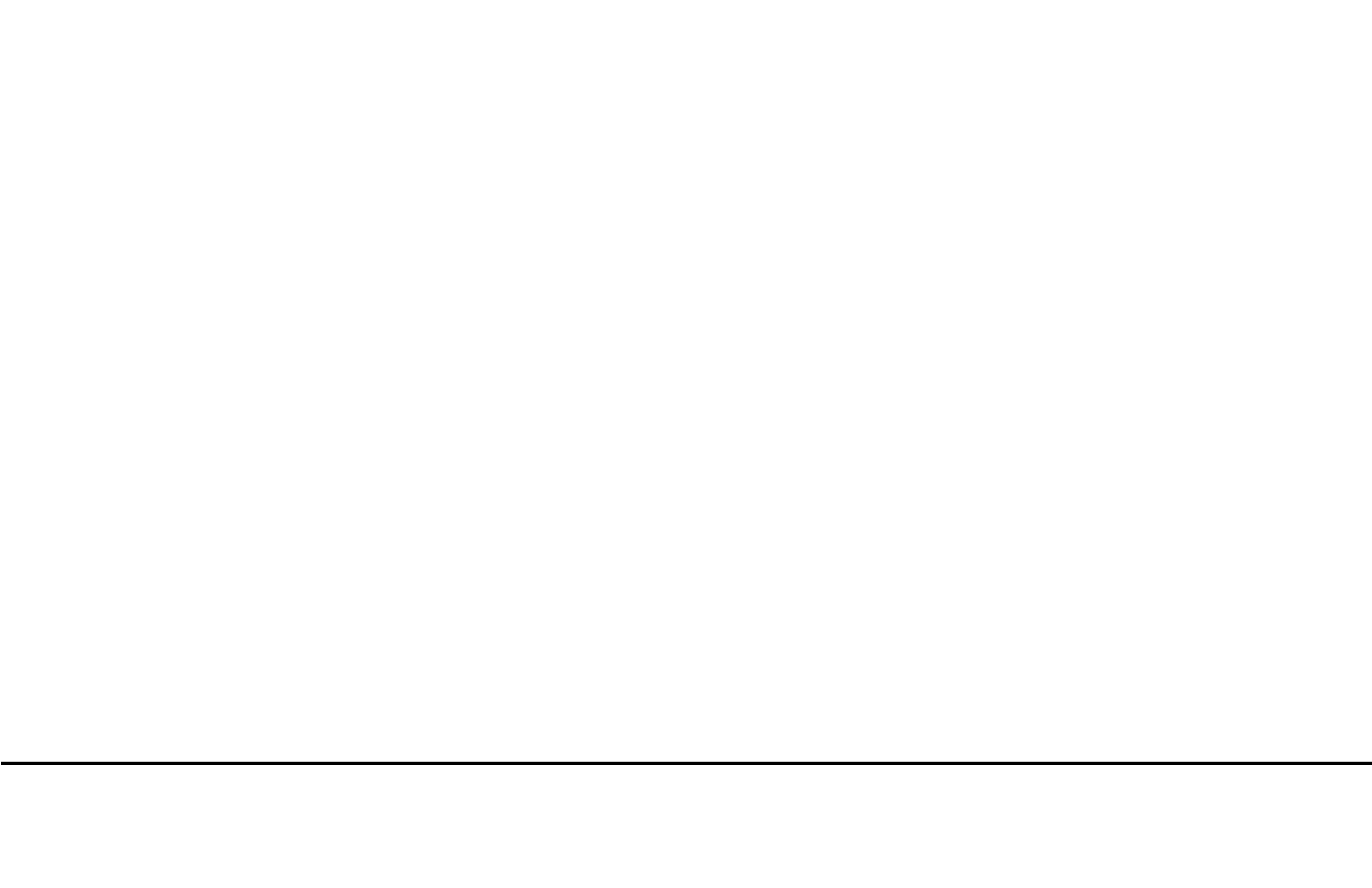


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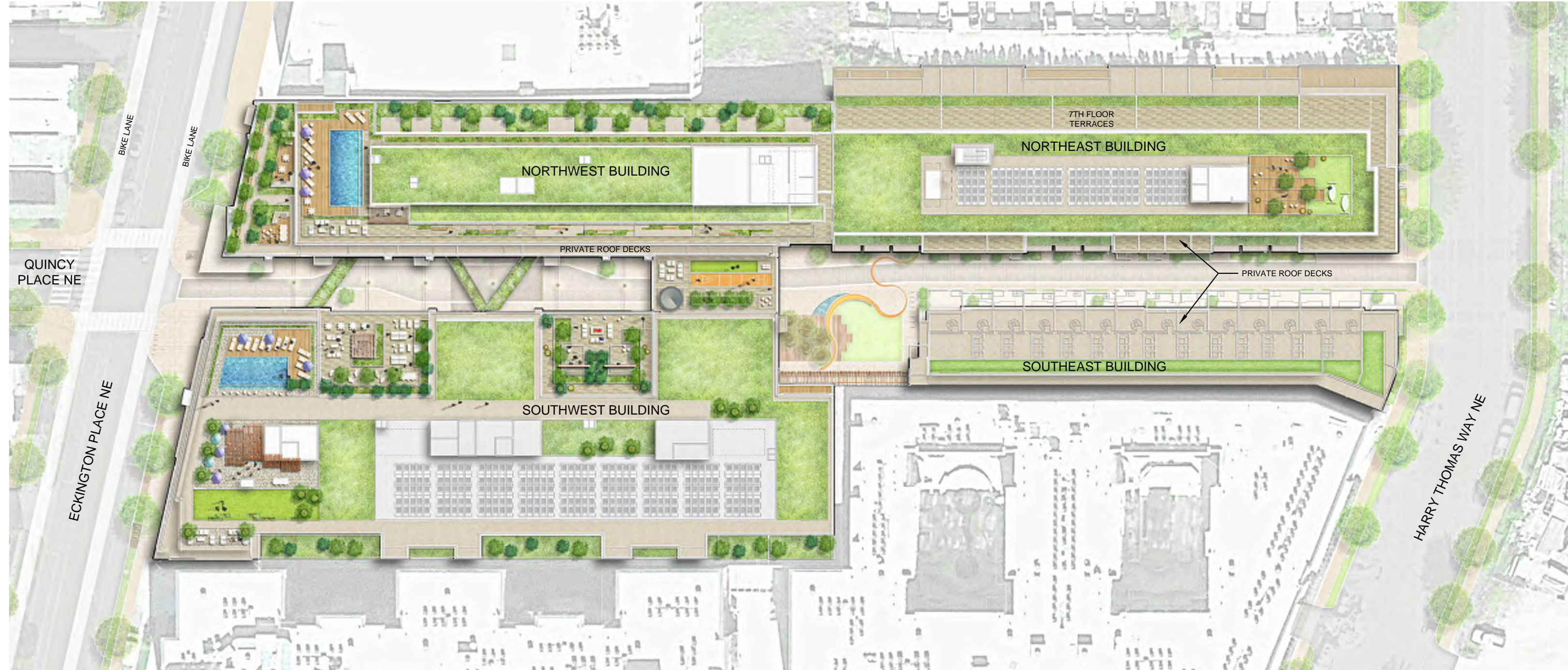


SCALE: 1"=5'

STREETSCAPE SECTIONS



L2 | LANDSCAPE ROOF + COURTYARD PLANS



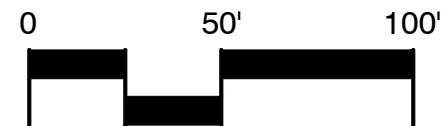
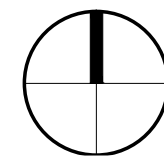
CONCEPTUAL ROOFTOP PLAN

L2.01 | CONSOLIDATED SUBMISSION
07/05/2016



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SCALE: 1"=50'

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NORTHWEST BUILDING

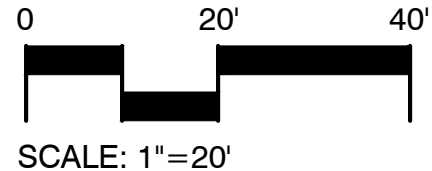
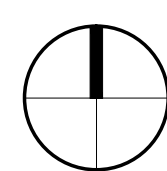
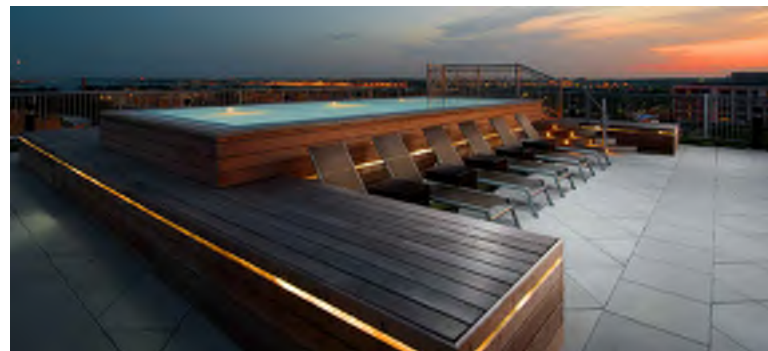
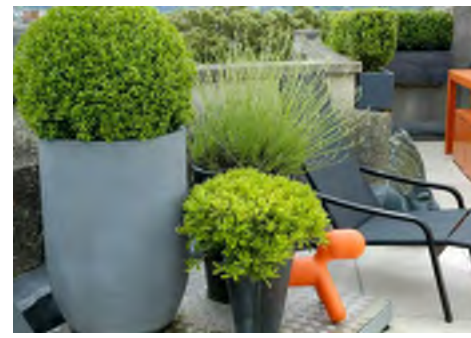
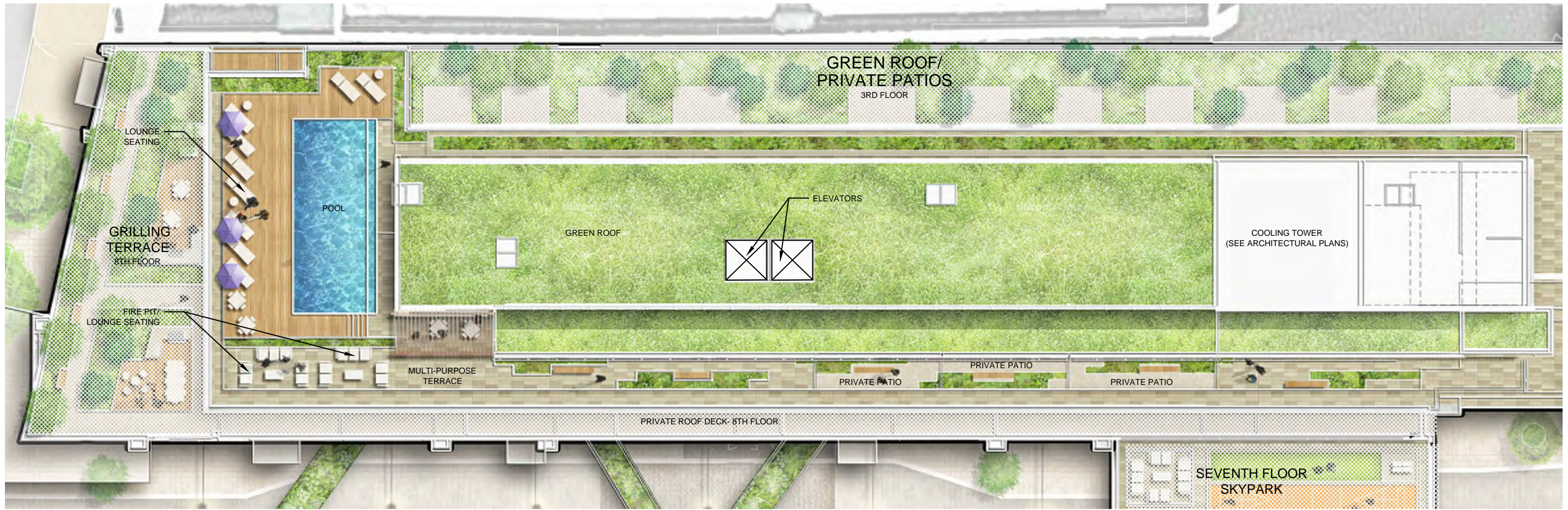
SOUTHWEST BUILDING

ECKINGTON PLACE NE
BIKE LANE

CONCEPTUAL ROOFTOP PERSPECTIVE



KEY PLAN- NTS



NORTHWEST POOL ROOFTOP ENLARGEMENT

L2.03 | CONSOLIDATED SUBMISSION
07/05/2016



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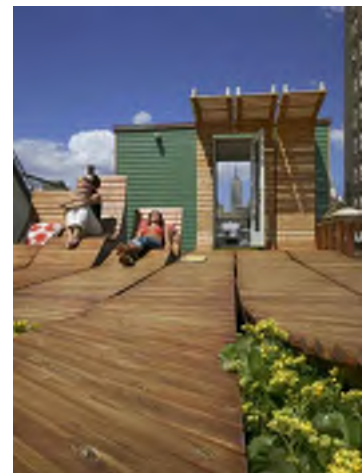
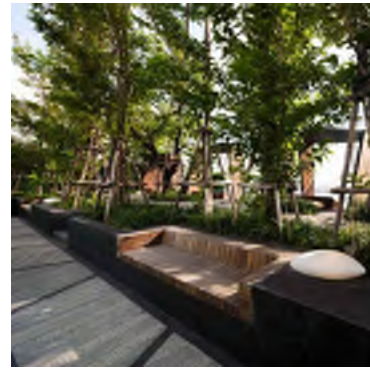
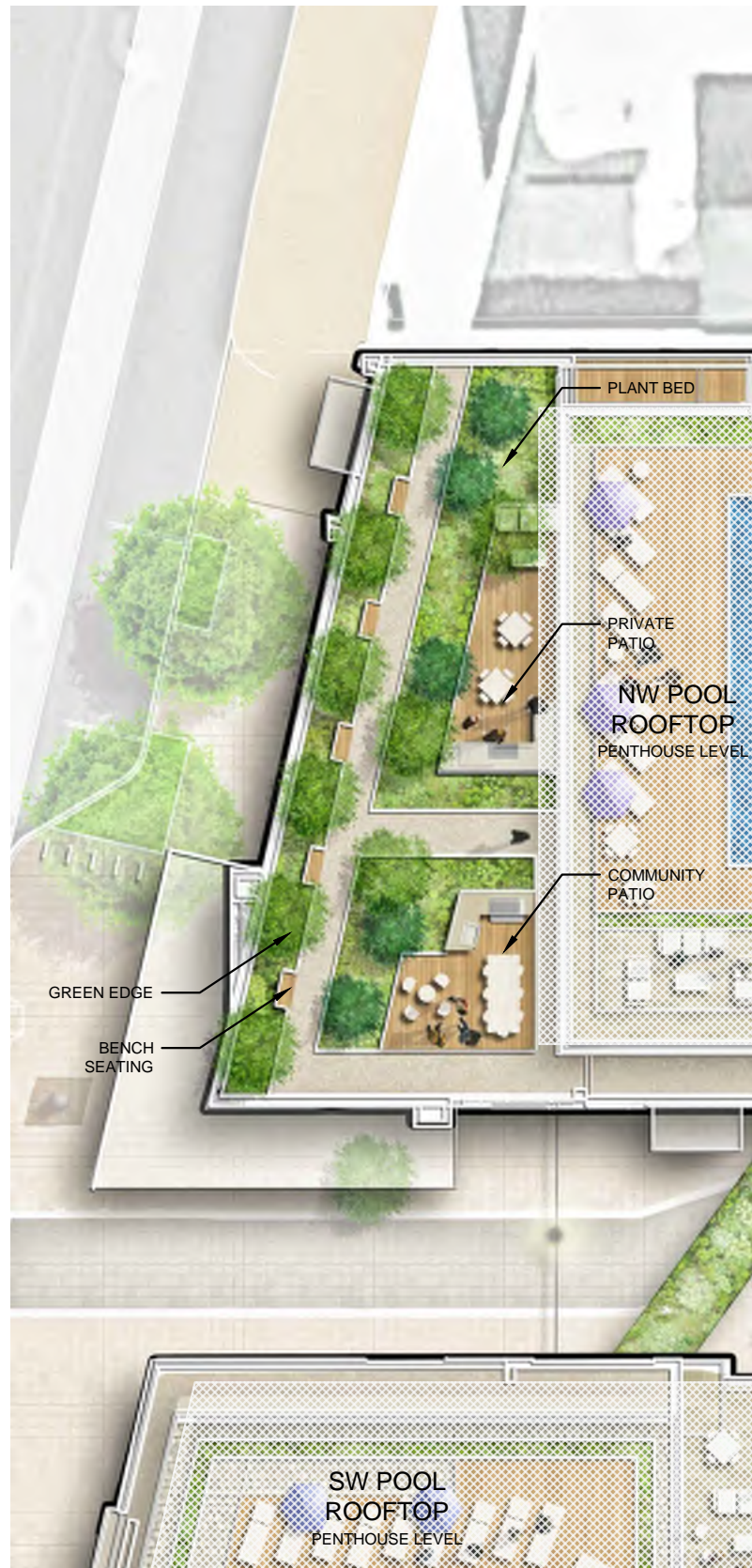
ECKINGTON YARDS | EAST + WEST
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KEY PLAN- NTS

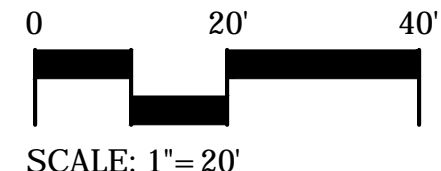
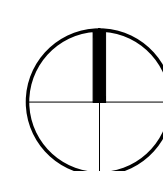
NORTHWEST POOL ROOFTOP PERSPECTIVE

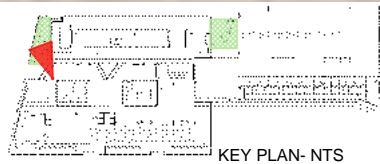
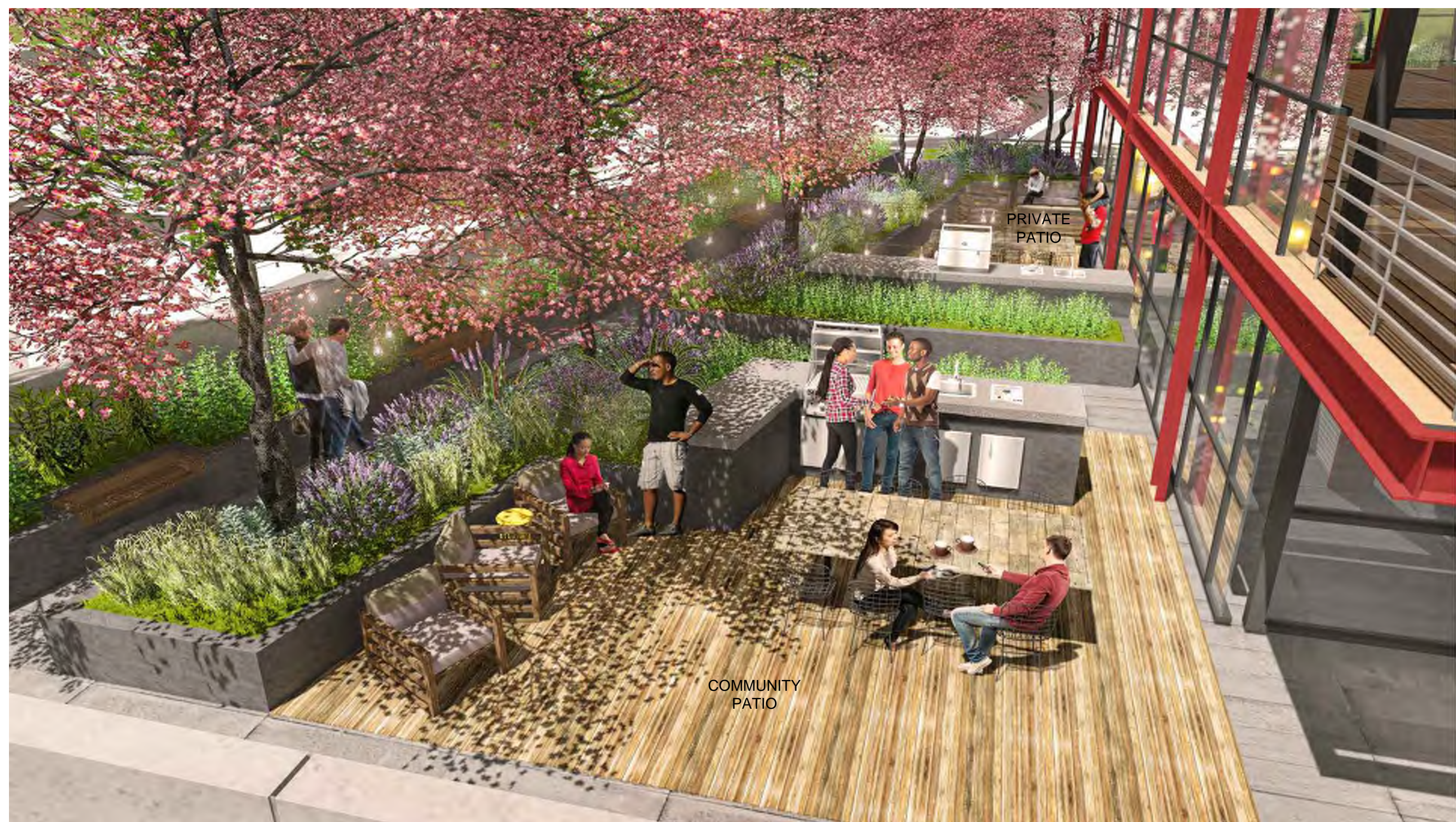


GRILLING TERRACE ENLARGEMENT

SUN DECK ENLARGEMENT

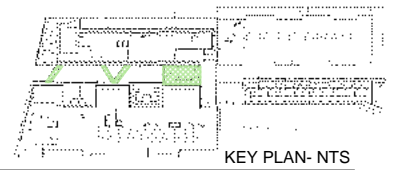
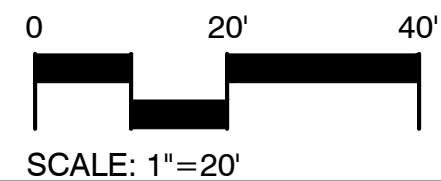
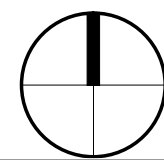
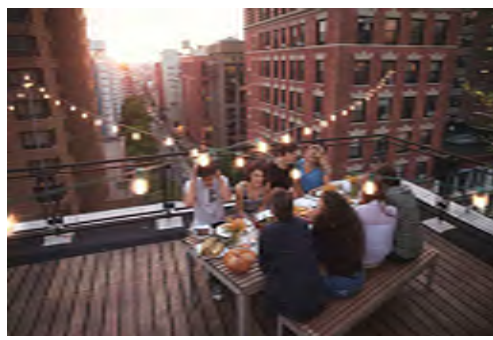
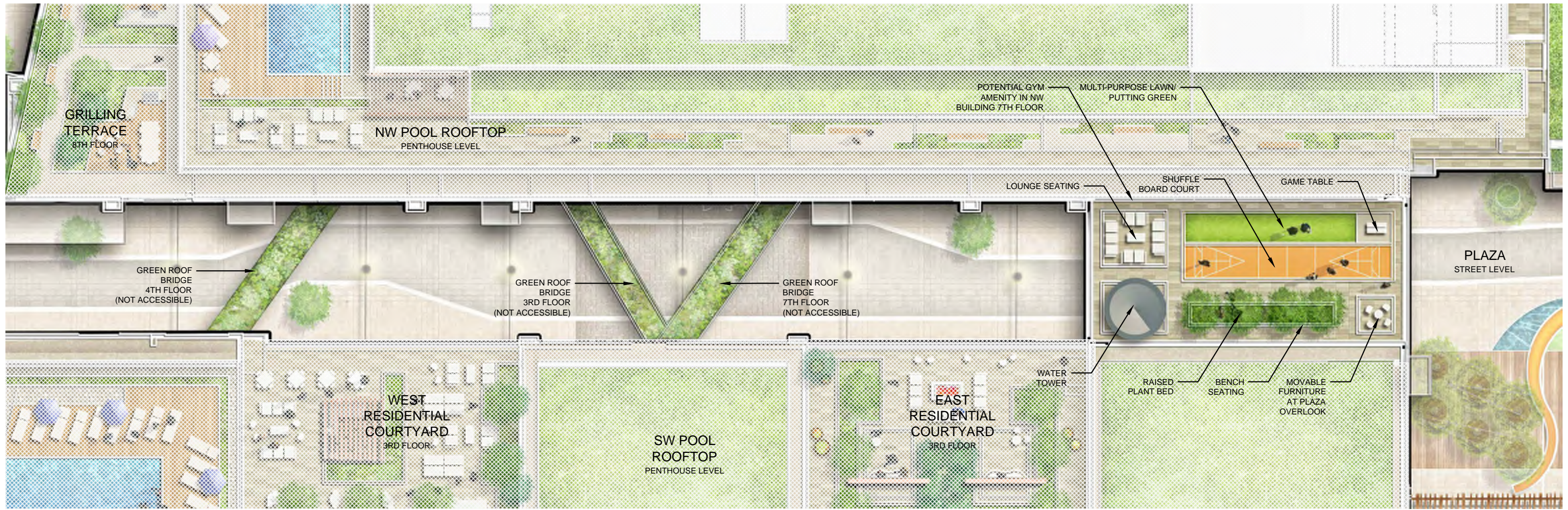
GRILLING TERRACE & SUN DECK ENLARGEMENT





KEY PLAN- NTS

GRILLING TERRACE PERSPECTIVE - NORTHWEST BUILDING



SEVENTH FLOOR SKYPARK ENLARGEMENT

L2.07 | CONSOLIDATED SUBMISSION
07/05/2016



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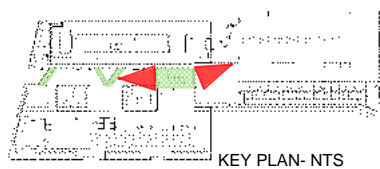
LANDDESIGN INC.
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SEVENTH FLOOR SKYPARK LOOKING EAST

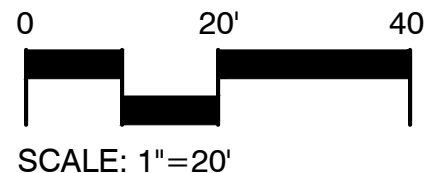
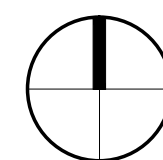
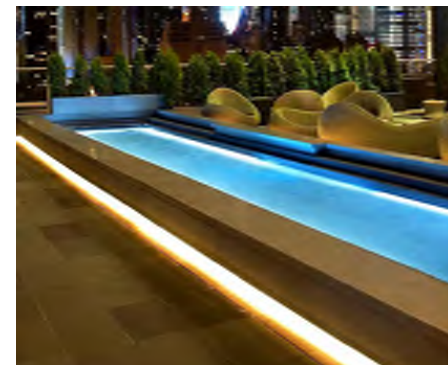
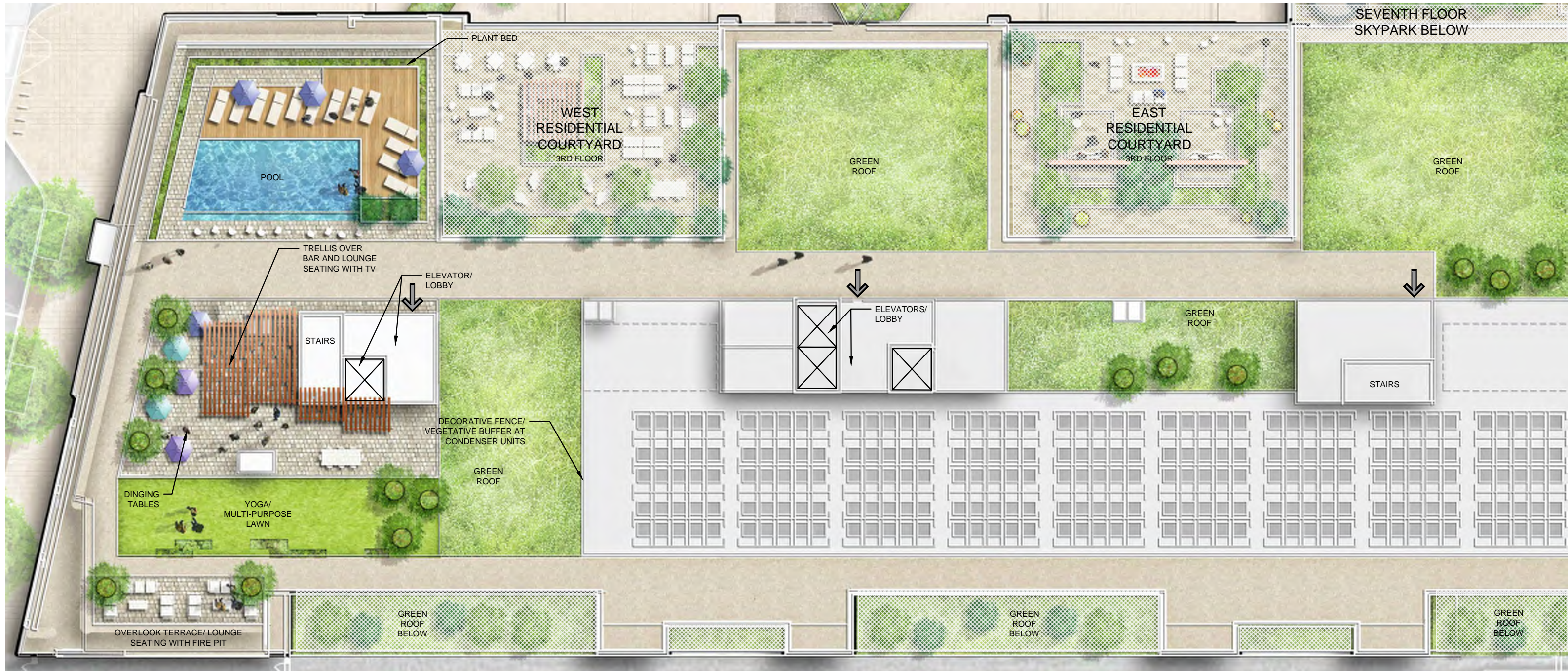


SEVENTH FLOOR SKYPARK LOOKING WEST



KEY PLAN- NTS

SEVENTH FLOOR SKYPARK PERSPECTIVES



SOUTHWEST POOL ROOFTOP ENLARGEMENT

L2.09 | CONSOLIDATED SUBMISSION
07/05/2016



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POOL W/ INFINITY EDGE



BAR AND LOUNGE SEATING W/ TV

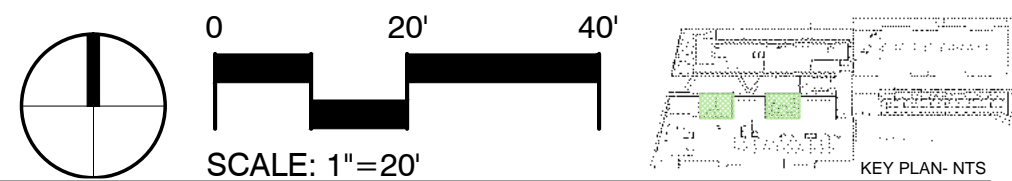
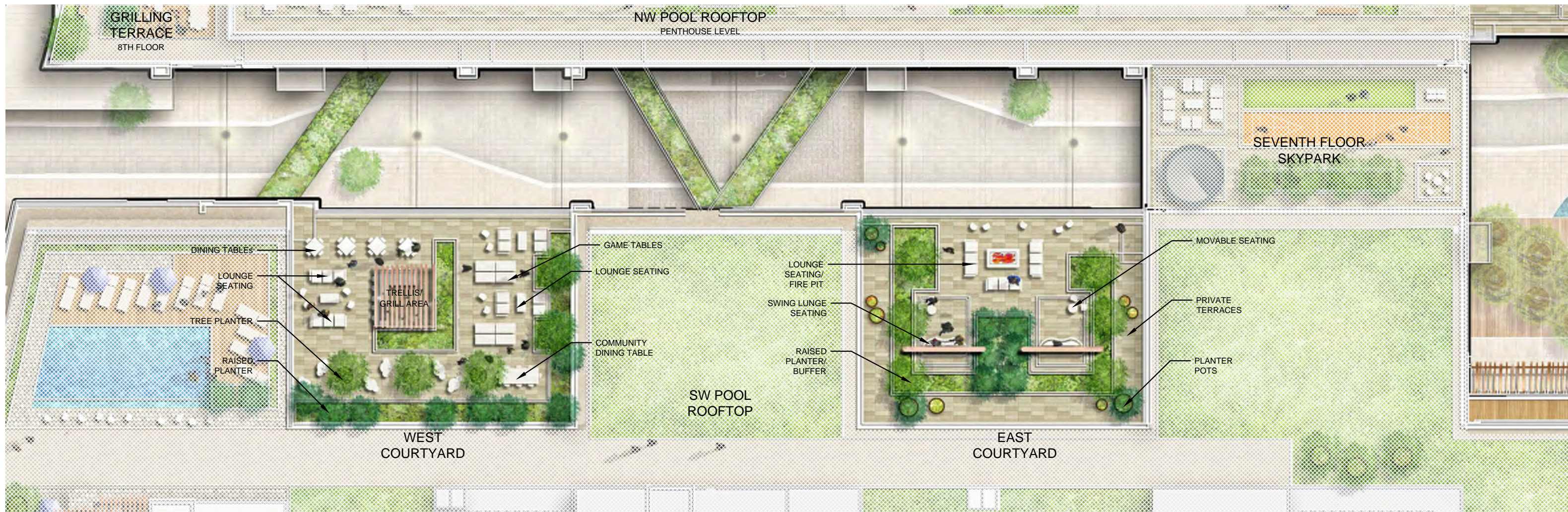


LOUNGE SEATING W/ FIRE PIT OVERLOOK



KEY PLAN- NTS

SOUTHWEST POOL ROOFTOP PERSPECTIVE



RESIDENTIAL COURTYARD - SOUTHWEST BUILDING ENLARGEMENT

L2.11 | CONSOLIDATED SUBMISSION
07/05/2016

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1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY NE WASHINGTON, DC 20002

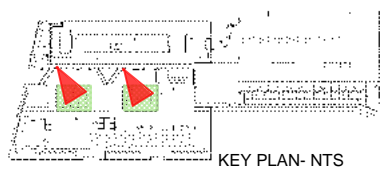
LANDDESIGN INC.
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WEST COURTYARD | ACTIVE

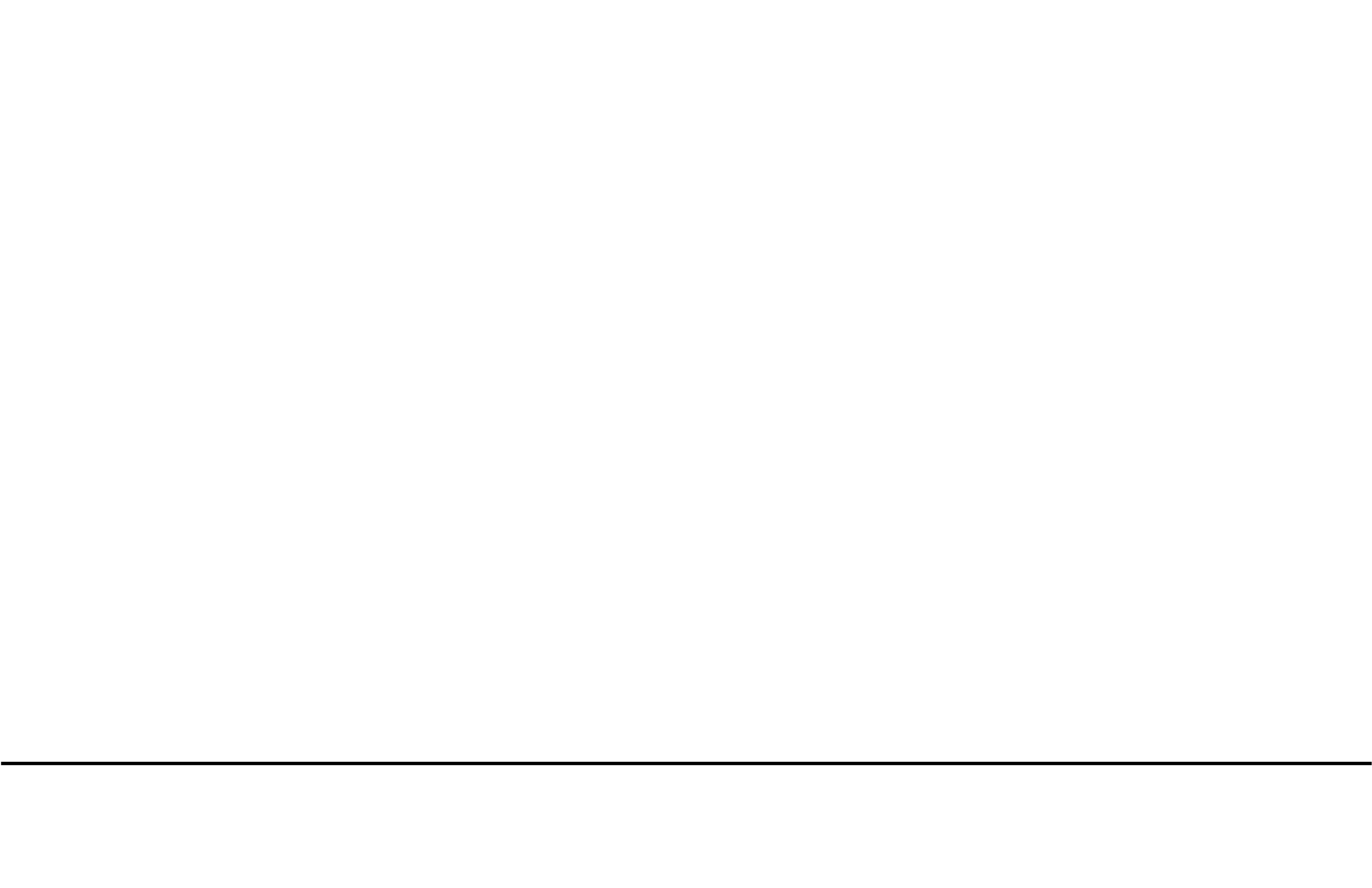


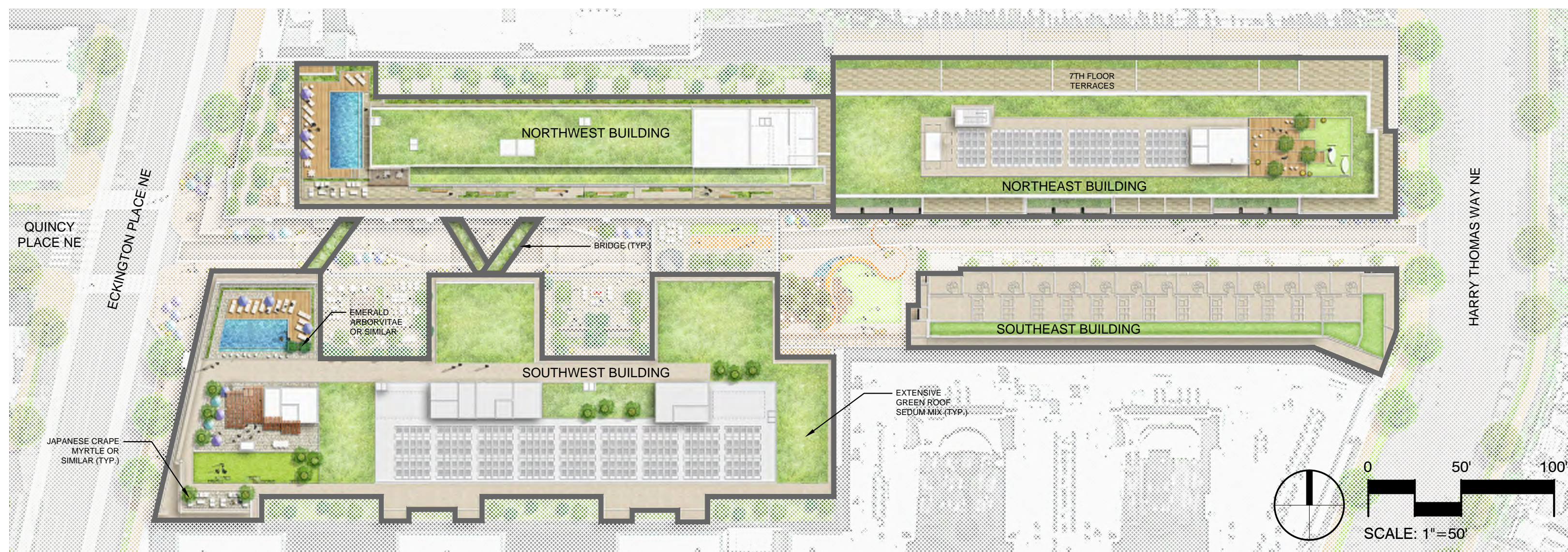
EAST COURTYARD | PASSIVE



KEY PLAN- NTS

RESIDENTIAL COURTYARD PERSPECTIVES - SOUTHWEST BUILDING





EXTENSIVE GREEN ROOF AND PLANTER POT PLANTINGS

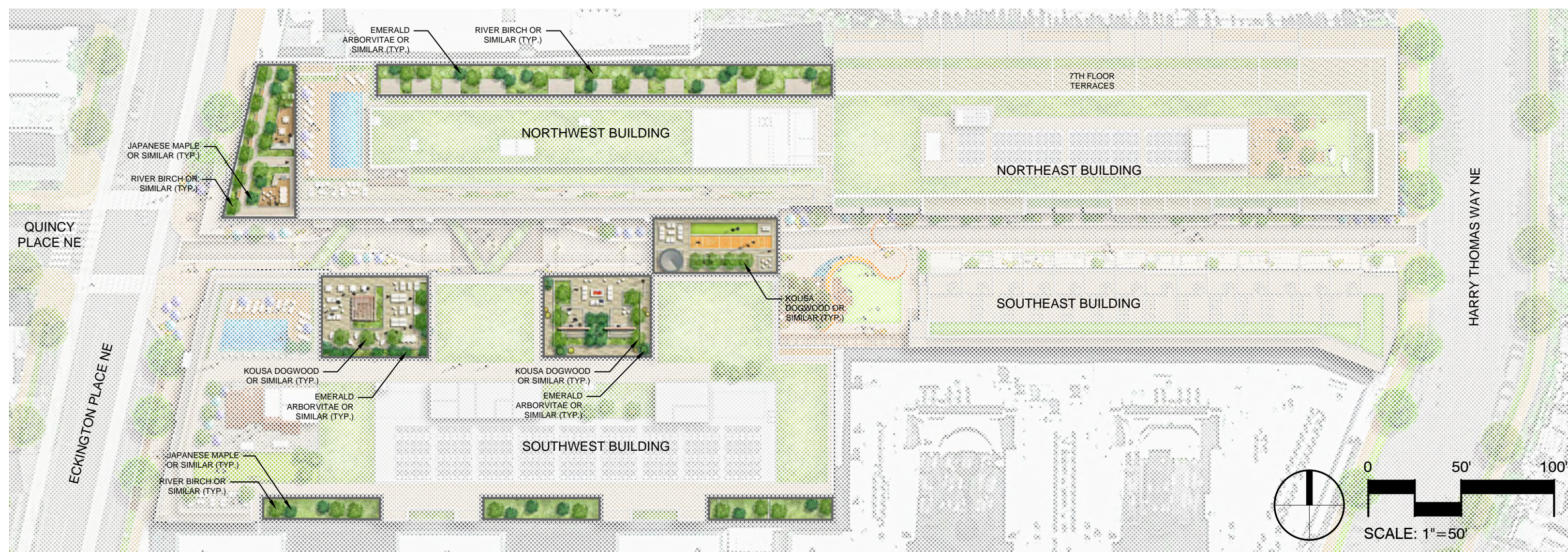
- 1 LAGERSTROEMIA X 'TONTO' / JAPANESE CRAPE MYRTLE
- 2 THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE
- 3 ALLIUM SCHOENOPRASUM / COMMON CHIVES
- 4 DELOSPERMA NUBIGENUM 'BASUTOLAND' / BASUTOLAND ICE PLANT
- 5 SEDUM HYBRIDUM 'IMMERGRUNCHEN' / HYBRID STONECROP
- 6 SEDUM KAMTSCHATICUM / ORANGE STONECROP
- 7 SEDUM REFLEXUM 'BLUE SPRUCE' / BLUE STONECROP
- 8 SEDUM SEXANGULARE / TASTELESS STONECROP
- 9 SEDUM SPURIUM 'FULDAGLUT' / STONECROP
- 10 SEDUM SPURIUM 'JOHN CREECH' / JOHN CREECH SEDUM
- 11 TALINUM CALYGINUM / LARGEFLOWER FAMEFLOWER

THE GREEN ROOF STRATEGY INCLUDES A MIX OF PLANTS THROUGHOUT IN EVEN SECTIONS OR DRIFTS TO ACHIEVE A BLENDED EFFECT ACROSS EACH GREEN ROOF AREA. THIS WILL RESULT IN YEAR ROUND SEASONAL INTEREST.

NOTE: THE GREEN AREAS AND PLANTINGS SHOWN ARE ILLUSTRATIVE AND CONFIGURATION OF SUCH AREAS AND TYPES OF PLANTS ARE SUBJECT TO CHANGE DURING DESIGN. APPLICANT MAY MODIFY THE CONFIGURATION AND TYPES OF GREEN ROOF PROVIDED THAT TOTAL GREEN ROOF SQUARE FOOTAGE IS NO LESS THAN 52,000 SF. PORTIONS OF SUCH AREAS MAY BE COVERED BY SOLAR PANELS.



LANDSCAPE STRATEGY - GREEN ROOF



ROOFTOP COURTYARD INTENSIVE PLANTINGS

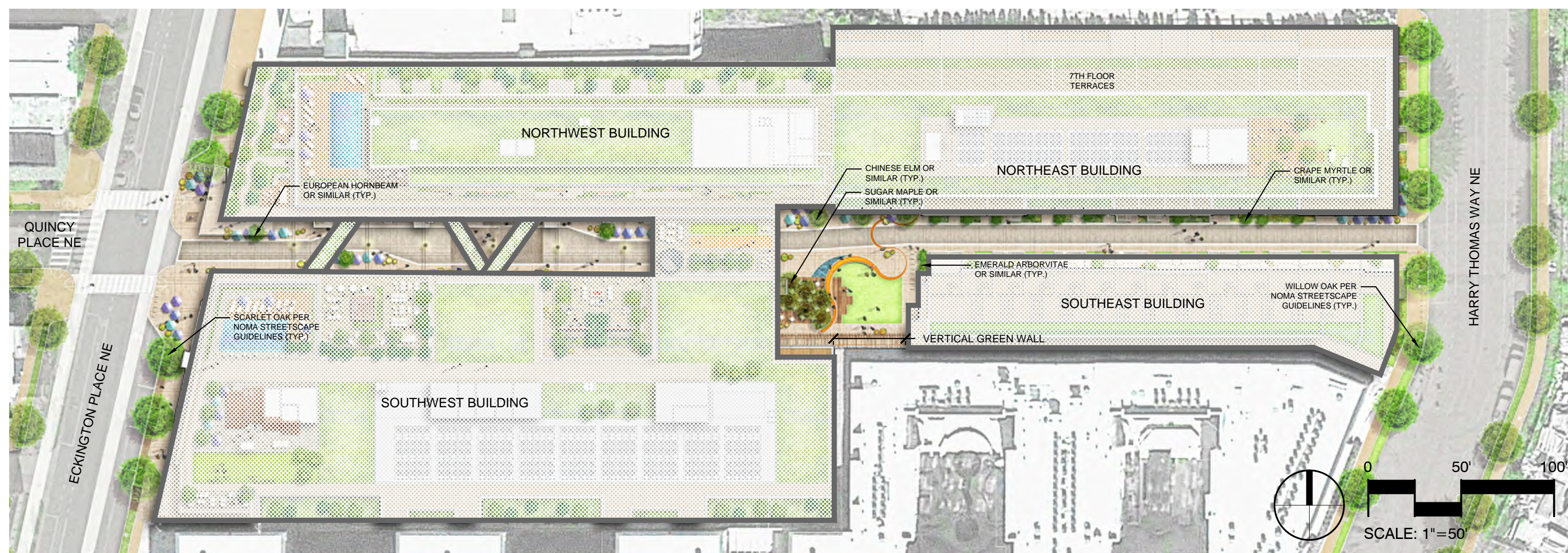
- 1 ACER PALMATUM 'SANGO-KAKU' / CORAL BARK JAPANESE MAPLE
- 2 BETULA NIGRA / RIVER BIRCH
- 3 CORNUS KOUSA / KOUSA DOGWOOD
- 4 THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE
- 5 AJUGA REPTANS 'BRONZE BEAUTY' / BRONZE BEAUTY CARPET BUGLE
- 6 ASTILBE X ARENDSII 'FANAL' / FANAL ASTILBE
- 7 CHAMAECYPARIS OBTUSA 'NANA' / DWARF HINOKI FALSE CYPRESS
- 8 FESTUCA GLAUCA / BLUE FESCUE
- 9 LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
- 10 MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
- 11 STACHYS BYZANTINA / LAMB'S EAR

THE AMENITY COURTYARDS ARE ALL LOCATED ON THE 3RD AND 7TH FLOORS AND ARE INTENDED AS THE RESIDENTS' EXTERIOR GATHERING SPACES. THE LANDSCAPE APPROACH INCLUDES A LAYERED MIX OF EVERGREEN SHRUBS FOR STRUCTURE AND DECIDUOUS SHRUBS FOR TEXTURE; STRATEGICALLY LOCATED SHADY AND SUNNY PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS FOR SEASONAL, YEAR-ROUND INTEREST AND POP OF COLOR.

NOTE: THE PLANTINGS SHOWN ARE ILLUSTRATIVE AND TYPES AND CONFIGURATION OF PLANTS ARE SUBJECT TO CHANGE DURING DESIGN.



LANDSCAPE STRATEGY - ROOFTOP COURTYARDS



GROUND LEVEL PLANTINGS

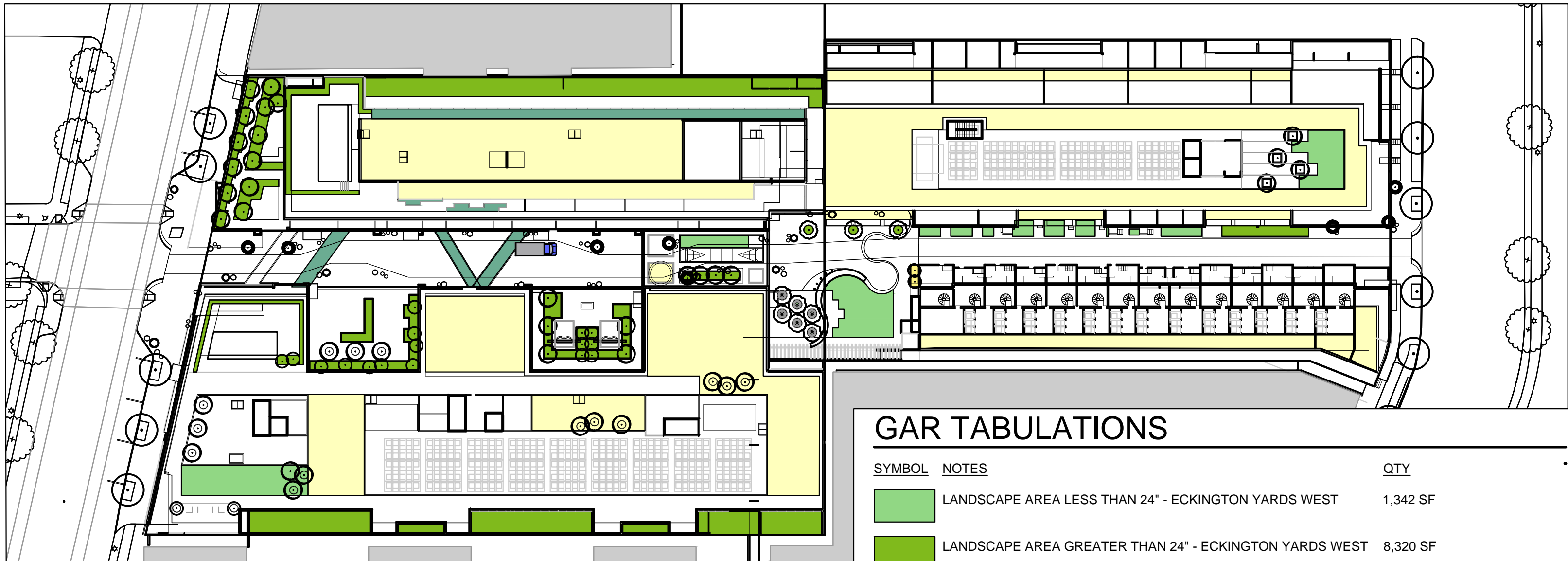
- 1 CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAM
- 2 ULMUS PARVIFOLIA / CHINESE ELM
- 3 CAMPSIS RADICANS 'FLAME' / TRUMPET CREEPER
- 4 CHAMAECYPARIS OBTUSA 'NANA' / DWARF HINOKI FALSE CYPRESS
- 5 CORNUS SERICEA / RED TWIG DOGWOOD
- 6 HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED HAKONECHLOA
- 7 NANDINA DOMESTICA 'COMPACTA' / COMPACT NANDINA
- 8 PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS
- 9 SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA
- 10 ECHINACEA PURPUREA / EASTERN PURPLE CONEFLOWER




THE STREETSCAPE ALONG ECKINGTON PLACE WILL INCLUDE BIORETENTION TREE PITS WITH EVERGREEN AND DECIDUOUS SHRUBS, PERENNIALS AND GROUNDCOVERS LAYERED FOR SEASONAL INTEREST. THE PROMENADE WILL FEATURE A ROBUST PLANTER POT STRATEGY, CAPITALIZING ON SUN POCKETS AND SHADY AREAS FOR A VARIETY OF COLOR AND TEXTURES. THE PLAZA WILL INCLUDE TREE WELLS AT GROUND LEVEL AS WELL AS TREE CONTAINERS TO MAXIMIZE THE FLEXIBLE PLAZA SPACE FOR SPECIAL EVENTS. THE HARRY THOMAS WAY STREETSCAPE WILL FOLLOW THE ALREADY ESTABLISHED RESIDENTIAL CHARACTER WITH A LANDSCAPE GRASS STRIP AT THE BACK OF CURB, A CONCRETE SIDEWALK AND FOUNDATION PLANTING AT THE BASE OF THE RESIDENTIAL BUILDING.

NOTE: THE PLANTINGS SHOWN ARE ILLUSTRATIVE AND TYPES AND CONFIGURATION OF PLANTS ARE SUBJECT TO CHANGE DURING DESIGN. APPLICANT MAY MODIFY THE DESIGN OF PUBLIC SPACE AND ADJACENT PRIVATE PROPERTY TO INCORPORATE THE MID-CITY LIVABILITY STUDY AS NECESSARY.

LANDSCAPE STRATEGY - GROUND LEVEL

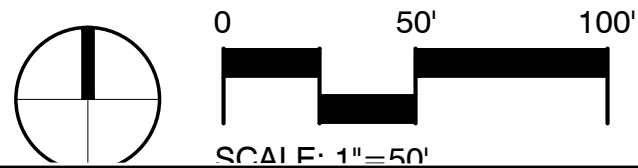


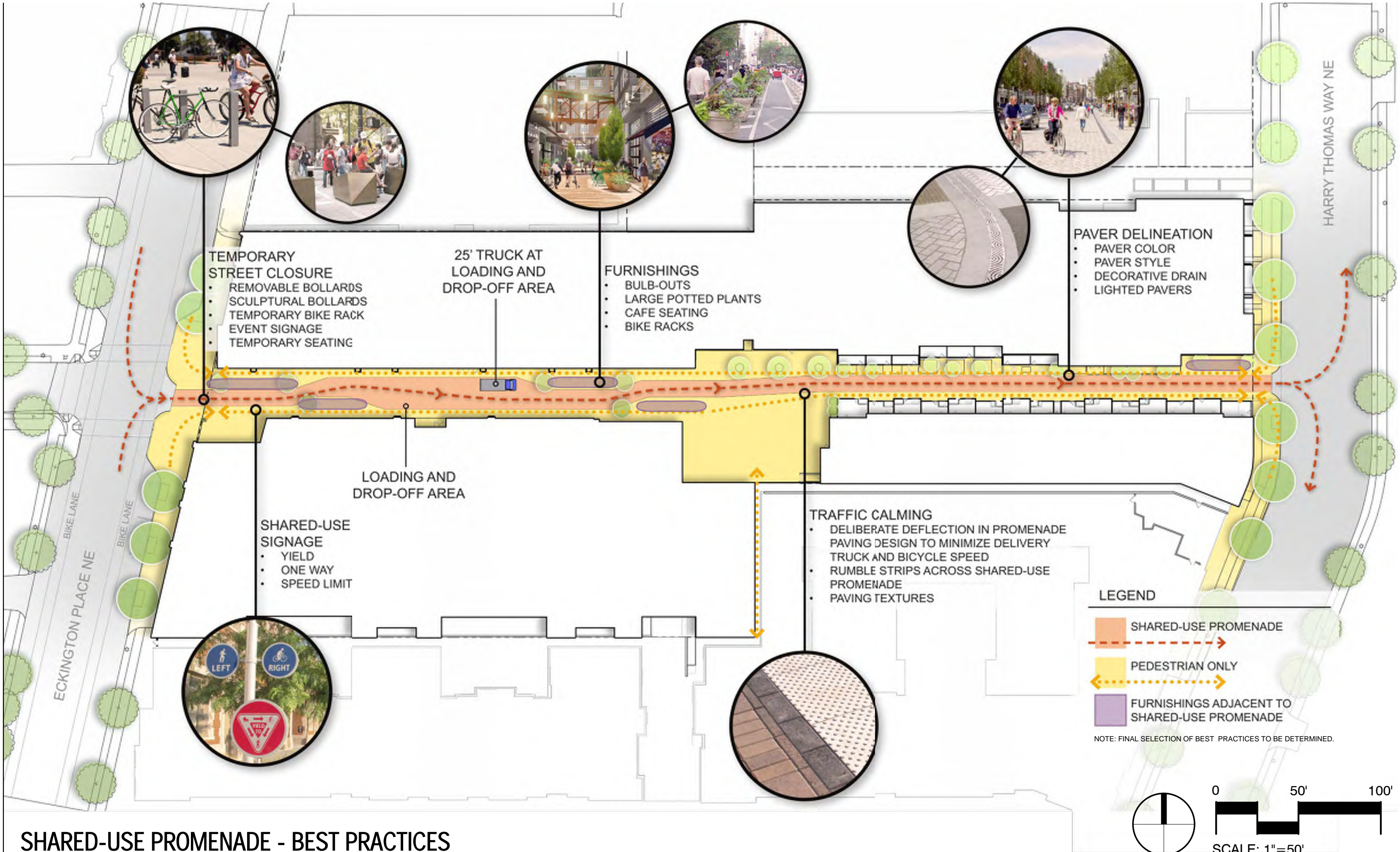
GAR TABULATIONS

SYMBOL	NOTES	QTY
	LANDSCAPE AREA LESS THAN 24" - ECKINGTON YARDS WEST	1,342 SF
	LANDSCAPE AREA GREATER THAN 24" - ECKINGTON YARDS WEST	8,320 SF
	GREEN ROOF LESS THAN 8" - ECKINGTON YARDS WEST	17,354 SF
	GREEN ROOF GREATER THAN 8" - ECKINGTON YARDS WEST	2,087 SF
	LANDSCAPE AREA LESS THAN 24" - ECKINGTON YARDS EAST	1,209 SF
	LANDSCAPE AREA GREATER THAN 24" - ECKINGTON YARDS EAST	270 SF
	GREEN ROOF LESS THAN 8" - ECKINGTON YARDS EAST	11,943 SF
	LANDSCAPE AREA LESS THAN 24" - STREET LEVEL	1,007 SF
	LANDSCAPE AREA GREATER THAN 24" - STREET LEVEL	110 SF

GAR TABULATIONS

NOTE: THE GREEN AREAS SHOWN ON THIS PAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO ALTERATIONS AND/OR RECONFIGURATION DURING PERMIT PROCESS.





SHARED-USE PROMENADE - BEST PRACTICES

