



HILL EAST DESIGN REVIEW

F1 VIEW LOOKING NORTHEAST ACROSS C STREET

GTM ARCHITECTS

WASHINGTON, DC PROJECT NO.13.0376 04-07-2016

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ZONING COMMISSION
District of Columbia
CASE NO.16-03
EXHIBIT NO.31B



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HILL EAST DESIGN REVIEW

F1 VIEW AT 19TH STREET LAWN

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HILL EAST DESIGN REVIEW

F1 VIEW LOOKING SOUTH AT RETAIL PLAZA

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HILL EAST DESIGN REVIEW

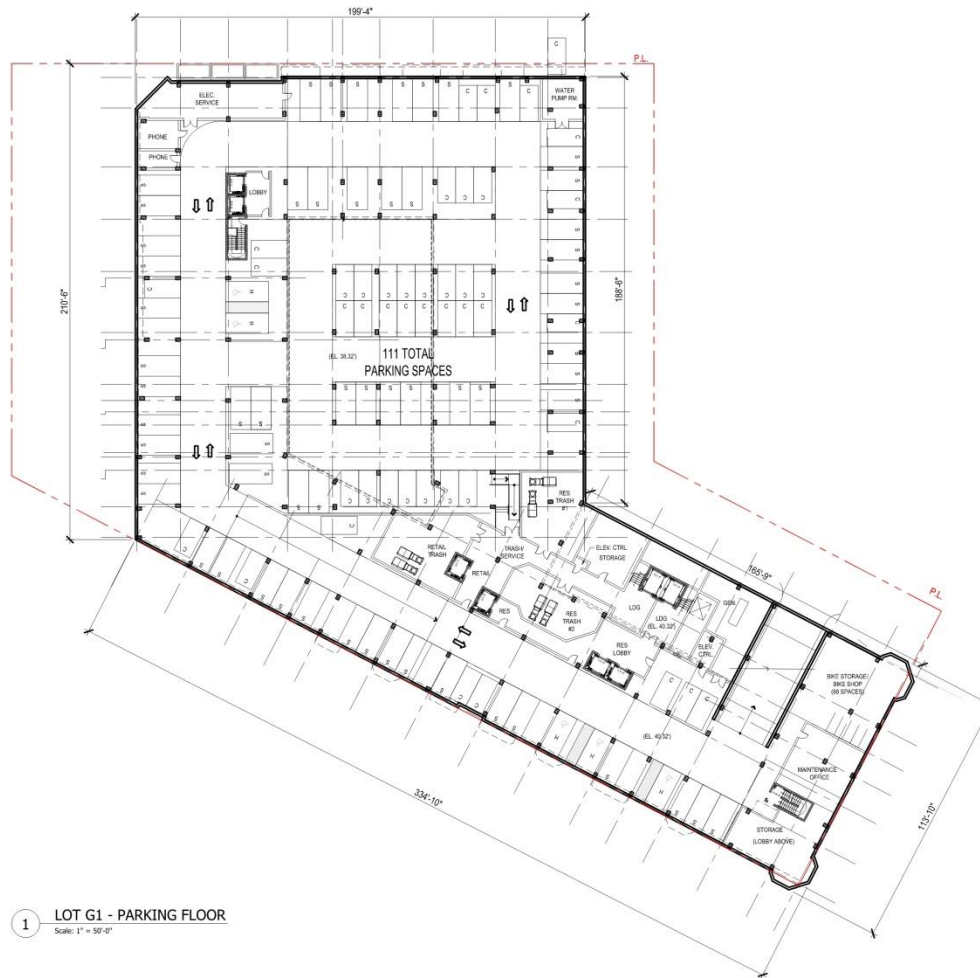
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AERIAL VIEW AT 19TH STREET PLAZA

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1 LOT G1 - PARKING FLOOR
Scale: 1" = 50'-0"

HILL EAST DESIGN REVIEW

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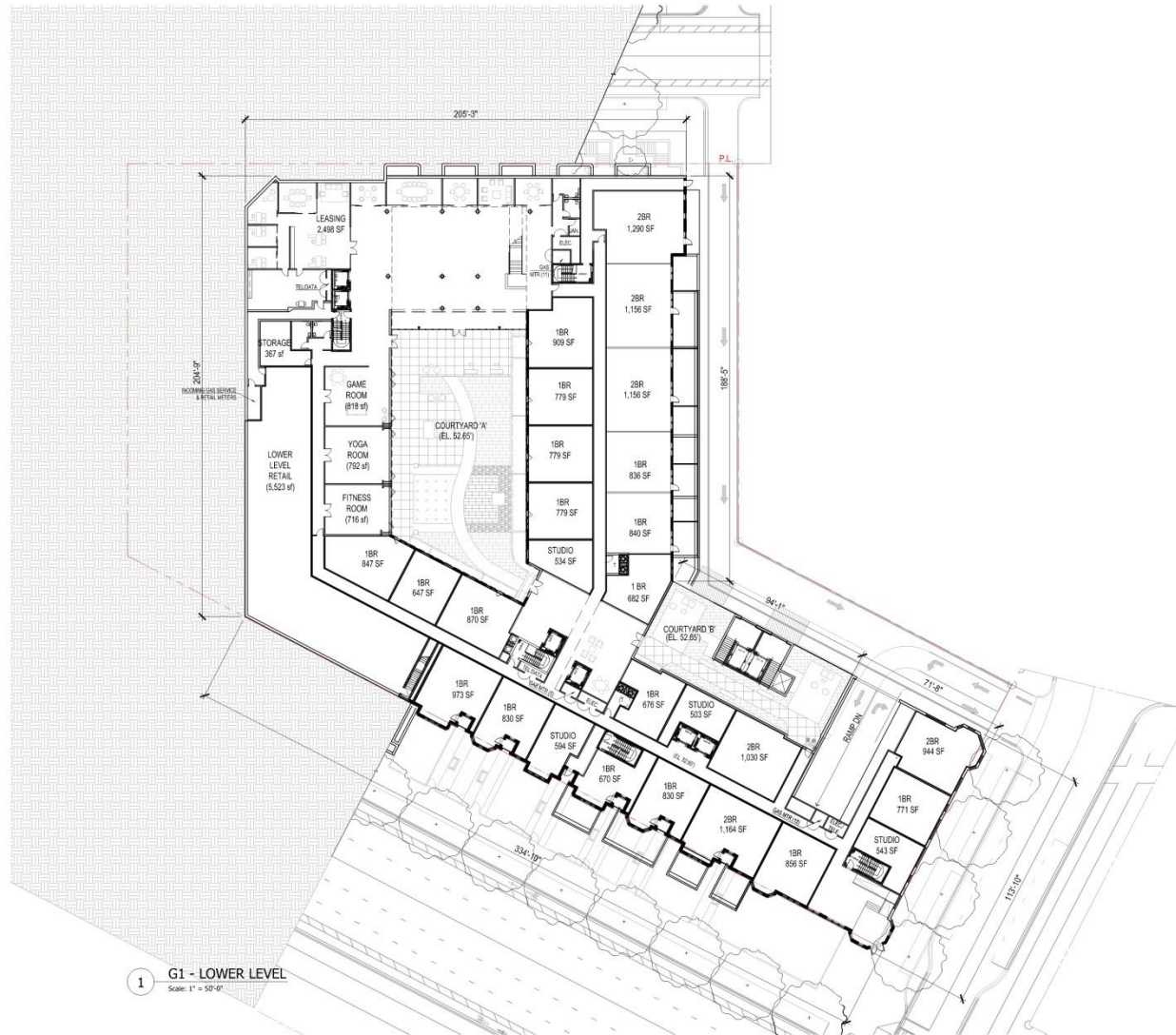
G1 FLOOR PLANS

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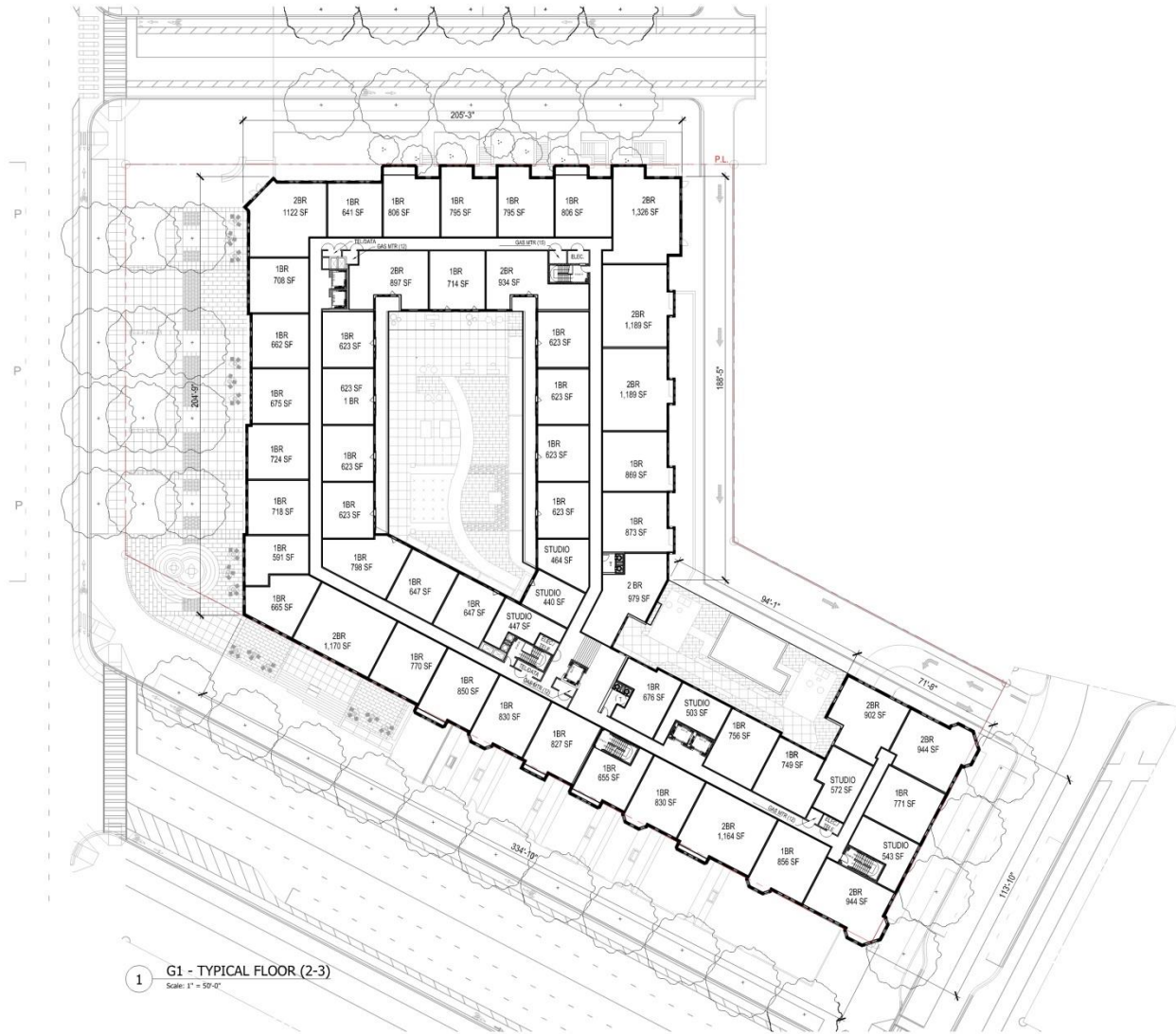
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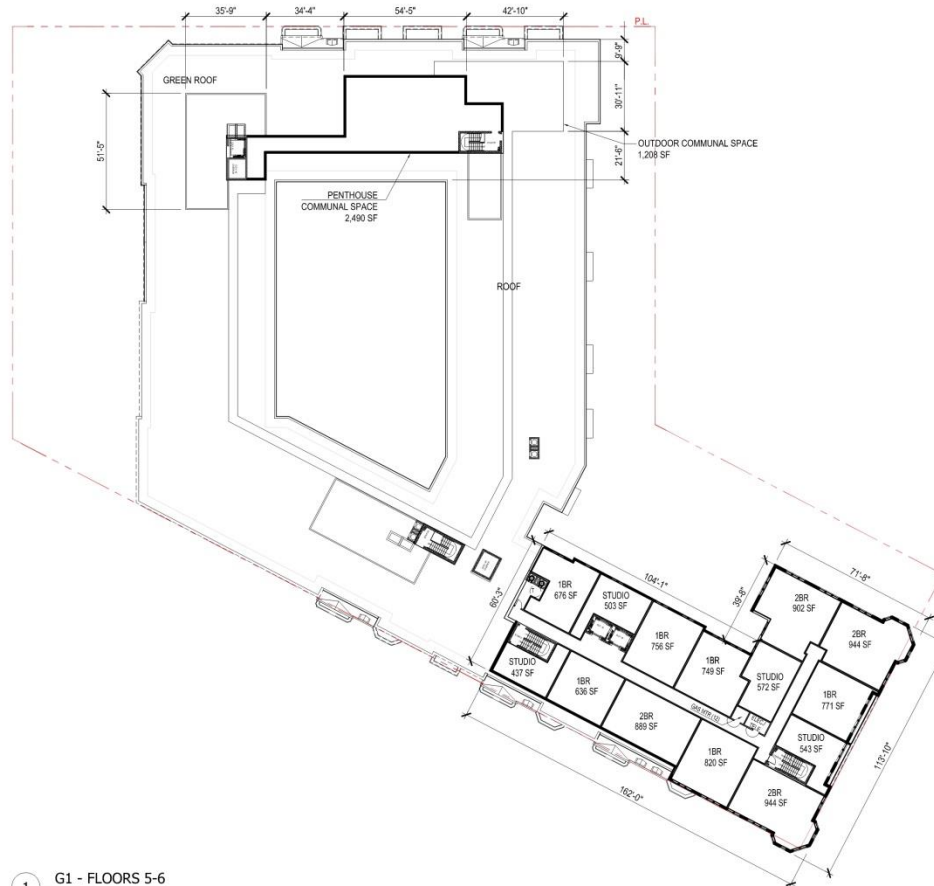
G1 FLOOR PLANS

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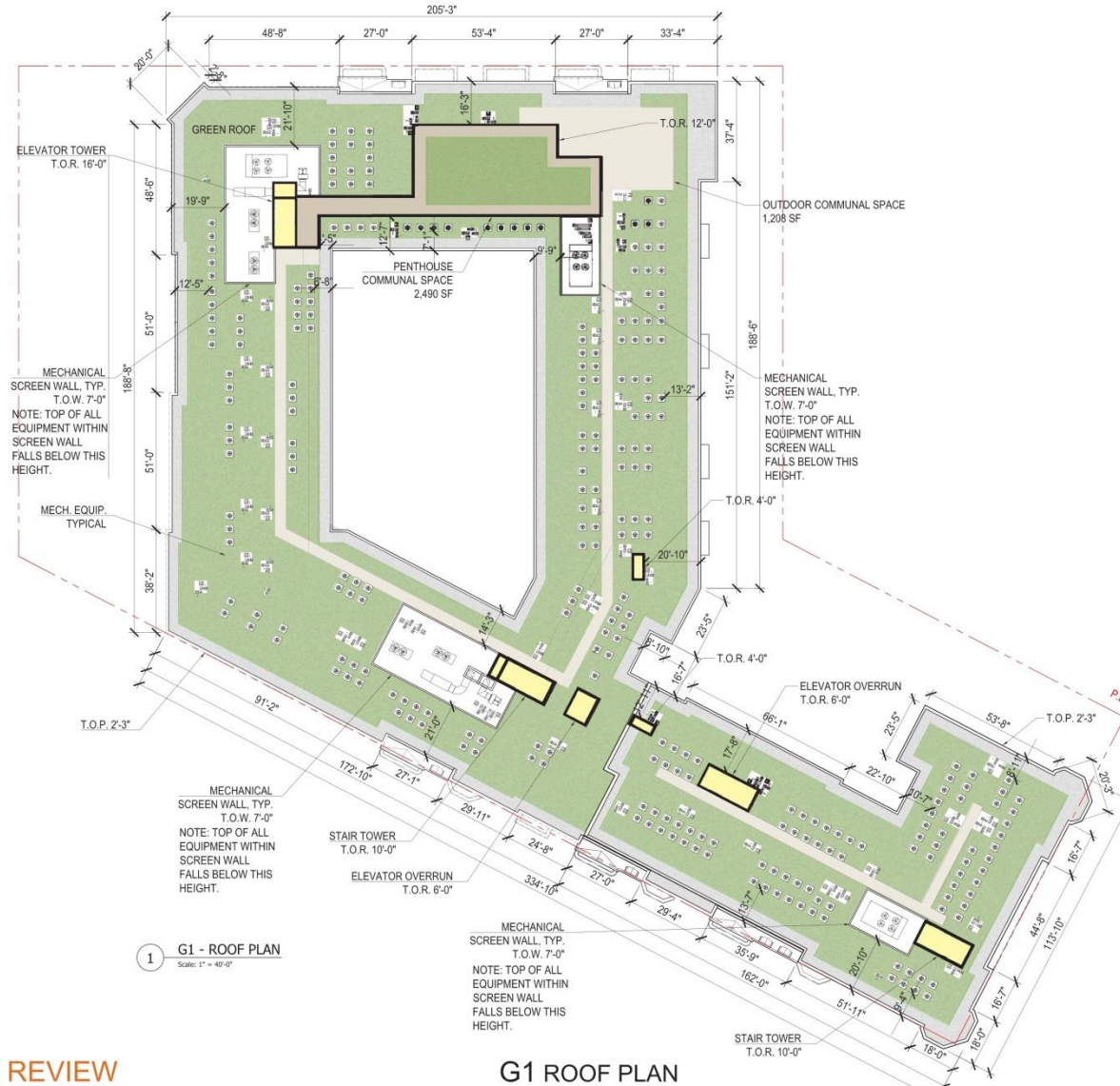






1 G1 - FLOORS 5-6
Scale: 1" = 50'-0"





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G1 ROOF PLAN

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DESIGN CONFORMANCE

BUILDING G1



DESIGN CONFORMANCE

BASE/MIDDLE/TOP



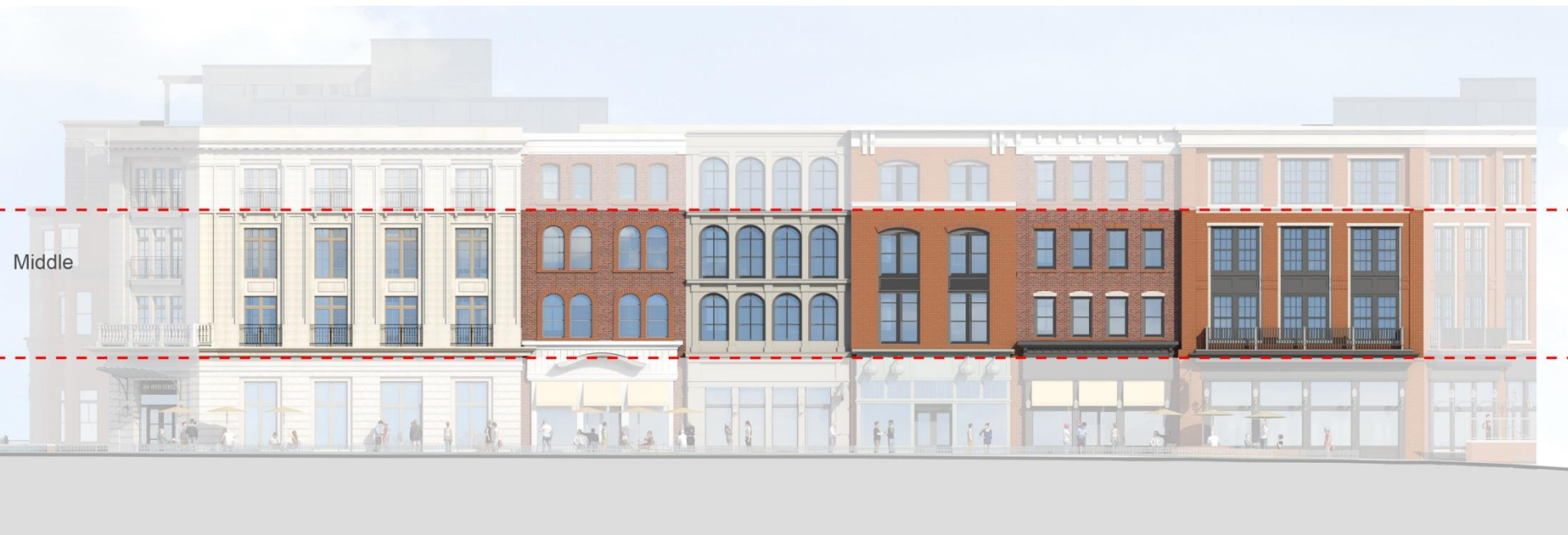
DESIGN CONFORMANCE

BASE/MIDDLE/TOP



DESIGN CONFORMANCE

BASE/MIDDLE/TOP



DESIGN CONFORMANCE

BASE/MIDDLE/TOP



DESIGN CONFORMANCE

MODULATED & ARTICULATED WALL PLANES EVERY 50'



DESIGN CONFORMANCE

MODULATED & ARTICULATED WALL PLANES EVERY 50'



DESIGN CONFORMANCE

MODULATED & ARTICULATED WALL PLANES EVERY 50'



DESIGN CONFORMANCE

PREFERRED USES



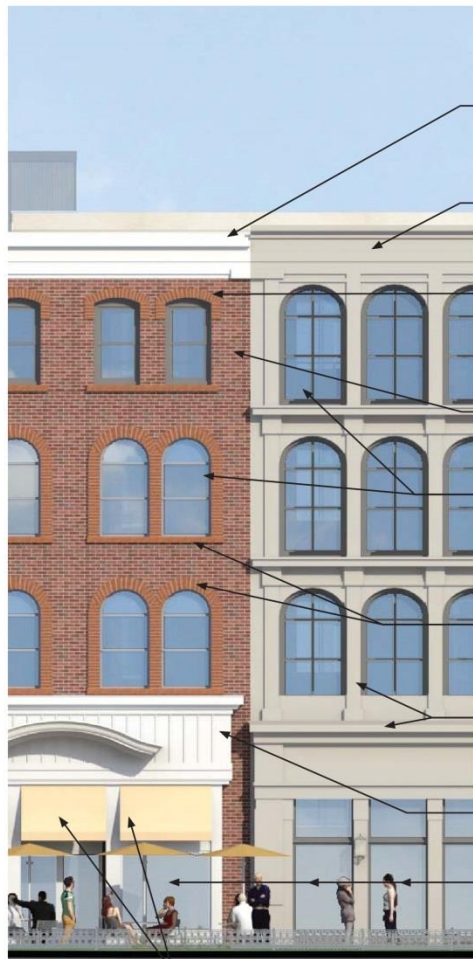
DESIGN CONFORMANCE

STOREFRONT TYPE BAYS WITH DEFINED ENTRIES



DESIGN CONFORMANCE

HIGH QUALITY MATERIALS



1 ENLARGED 19TH STREET ELEVATION
Scale: NTS

- MOULDED POLYURETHANE TRIM
- FIBER CEMENT TRIM, TYP. "COLOR B"
- BRICK SOLDIER COURSE AT HEADER "COLOR A"
- FACE BRICK "COLOR B"
- ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOW W/ TRANSOM ABOVE
- BRICK HEADERS & SILLS (TYP.)
- FIBER CEMENT TRIM, TYP. "COLOR B"
- FIBER CEMENT TRIM, TYP. "COLOR A"
- ALUMINUM STOREFRONT SYSTEM

- MOULDED POLYURETHANE TRIM
- FACE BRICK "COLOR A"
- BRICK SOLDIER COURSE AT HEADER "COLOR A"
- ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOW
- COMPOSITE METAL PANEL
- ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOW WITH TRANSOM ABOVE
- DECORATIVE GLOBE LIGHT FIXTURE
- ALUMINUM STOREFRONT SYSTEM
- FIBER CEMENT TRIM (TYP.) "COLOR C"



2 ENLARGED 19TH STREET ELEVATION
Scale: NTS

- MOULDED POLYURETHANE TRIM
- CAST STONE HEADER (TYP.)
- ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOW
- BRICK HEADERS & SILLS "COLOR E" (TYP.)
- FACE BRICK "COLOR B"
- FIBER CEMENT TRIM (TYP.) "COLOR D"
- DECORATIVE FABRIC CANOPY
- ALUMINUM STOREFRONT SYSTEM

DESIGN CONFORMANCE

HIGH QUALITY MATERIALS



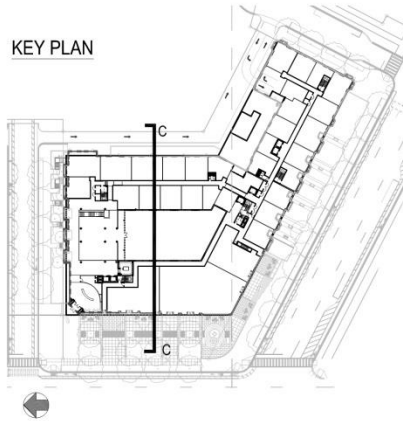
1 ENLARGED MASSACHUSETTS AVE. ELEVATION
Scale: NTS

HILL EAST DESIGN REVIEW

ENLARGED ELEVATIONS

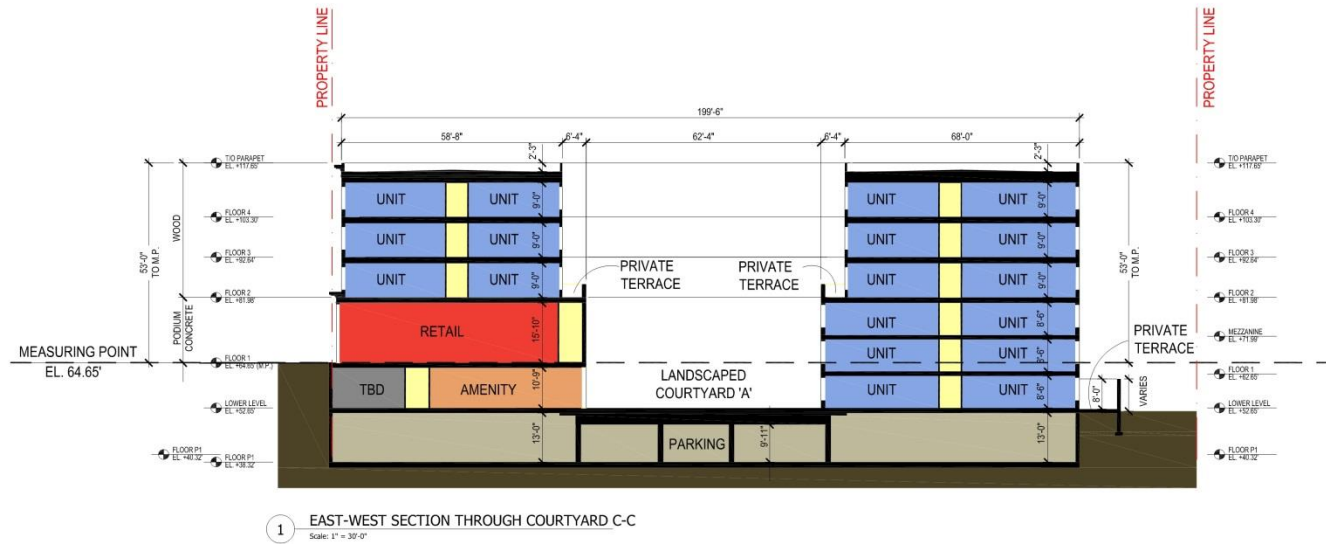
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KEY PLAN

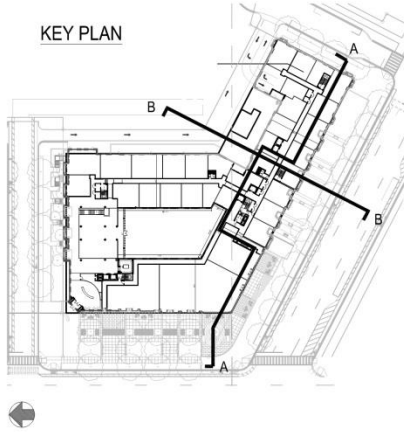


LEGEND

- RESIDENTIAL UNITS
- RETAIL
- CORE/CIRCULATION
- VERTICAL CIRCULATION
- PARKING
- BUILDING SERVICE

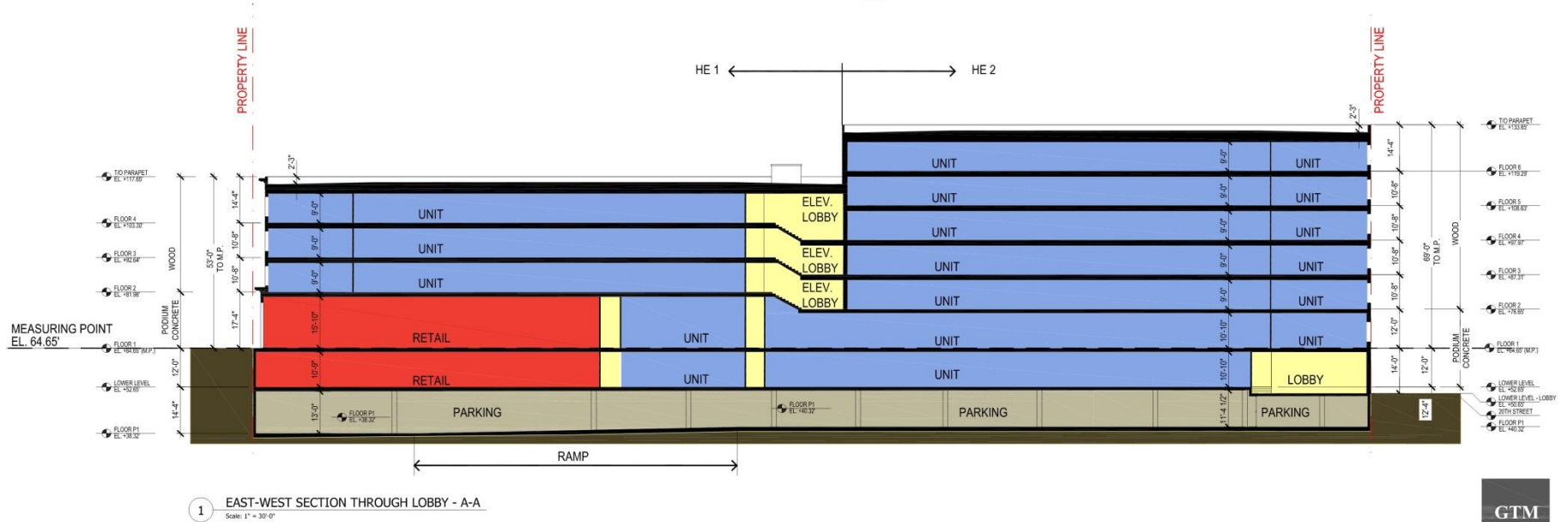
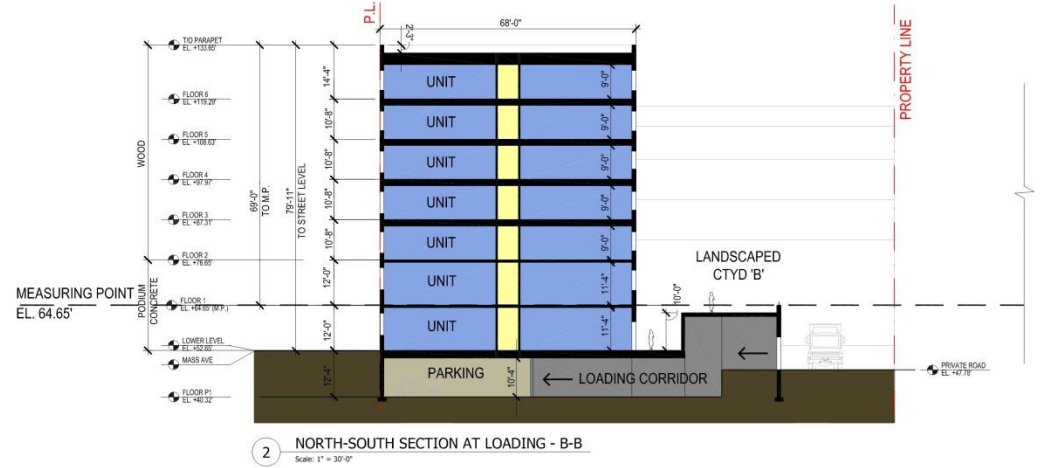


KEY PLAN



LEGEND

- RESIDENTIAL UNITS
- AMENITY
- RETAIL
- CORE/CIRCULATION
- VERTICAL CIRCULATION
- PARKING
- BUILDING SERVICE



HILL EAST DESIGN REVIEW

LOT G1 SECTIONS

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HILL EAST DESIGN REVIEW

G1 VIEW AT CORNER OF 19TH STREET & MASS. AVE.

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