



HILL EAST DESIGN REVIEW

G1 VIEW LOOKING SOUTH AT RETAIL PLAZA

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.31C



HILL EAST DESIGN REVIEW

VIEW LOOKING SOUTH FROM METRO

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G1 VIEW LOOKING EAST AT C STREET

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G1 VIEW AT MASS. AVE. RETAIL

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G1 VIEW ALONG MASSACHUSETTS AVENUE

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G1 VIEW LOOKING WEST ALONG MASS. AVE.

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PRIVATE ROAD DESIGN STRATEGY



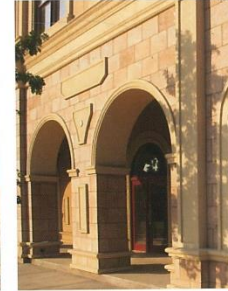
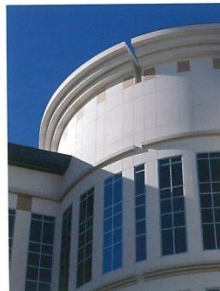
DESIGN GOALS

- Provide a simplified façade idea at the private road.
- Provide a clean look to contrast, yet complement the masonry detailing on the primary and secondary street façades.
- Provide a lightweight cladding material at the projecting bays.

Versatile Design

All the functionality that Parex EIFS delivers does not come at the price of aesthetics. Quite simply, Parex EIFS is the most versatile exterior cladding on the market today. The ability to effectively mimic

the look of virtually any exterior cladding and an unlimited range of textures, colors, and shapes allows multiple designs utilizing the same exterior cladding.



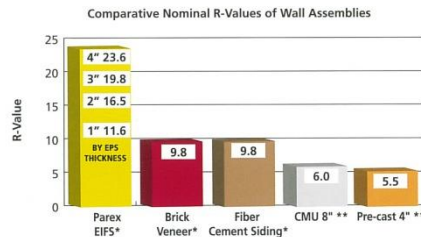
PRIVATE ROAD DESIGN STRATEGY



Superior R-Value

Simply defined, R-Value measures how hard it is for energy to move through a wall assembly. The higher the R-Value, the more *resistance* there is to energy movement through the wall. The less your building's HVAC system has to work, the more energy and money you save.

The Department of Energy's, Oak Ridge National Laboratory, tests prove that EIFS has superior R-Value in relation to other leading cladding options. When it comes to considering how an exterior cladding can impact your building's operating cost, Parex EIFS is the smart choice!



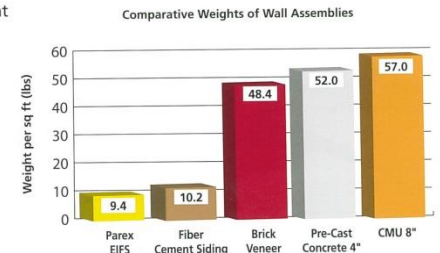
* Includes R-11 stud cavity batts, 1/2" sheathing and wallboard.

** Includes 3/4" XPS and 1/2" wallboard.

Source: ASHRAE Handbook of Fundamentals

Light Weight

Parex EIFS is a high value exterior cladding. This light weight system provides an opportunity to reduce investment in structural components that may be required for heavier cladding alternatives, thus lowering building costs.



*Concrete Masonry Handbook for Architects, Engineers, Builders" PCA Portland Cement Assoc.
 "Architect's Handbook of Formulas, Tables, and Mathematical Calculations" David Kent Ballast
 "Architectural Graphics Standards" 8th Edition The American Institute of Architects
 "2003 & 2009 ASHRAE Handbook Fundamentals" Inch-Pound Edition American Society of Heating and Air-Conditioning Engineers, Inc.



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AERIAL VIEW AT 19TH STREET PLAZA

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OVERALL SITE PLAN

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MATERIAL IMAGES



BIKE RACKS AT BIKE SHARE ALONG 19TH STREET



TABLE AND CHAIRS IN FRONT OF RETAIL ENTRANCES



BAMBOO GROVE AT PLAZA AND STAGE AREA



CONCRETE PAVERS AND LID BIORETENTION AREAS AT RETAIL ENTRANCES



SPECIAL PAVING TO SPAN ACROSS BOTH LOTS AT FUTURE C STREET



LIGHTING IN PAVING AT RETAIL ENTRANCES



TREE PIT FENCING ON BOTH LOTS



GRANITE PAVING RIM



OPEN LAWN WITH SEATING

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F1 ENLARGEMENT

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SCALE: 1/8" = 1'

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F1 LOT 19TH STREET SECTION - ELEVATION

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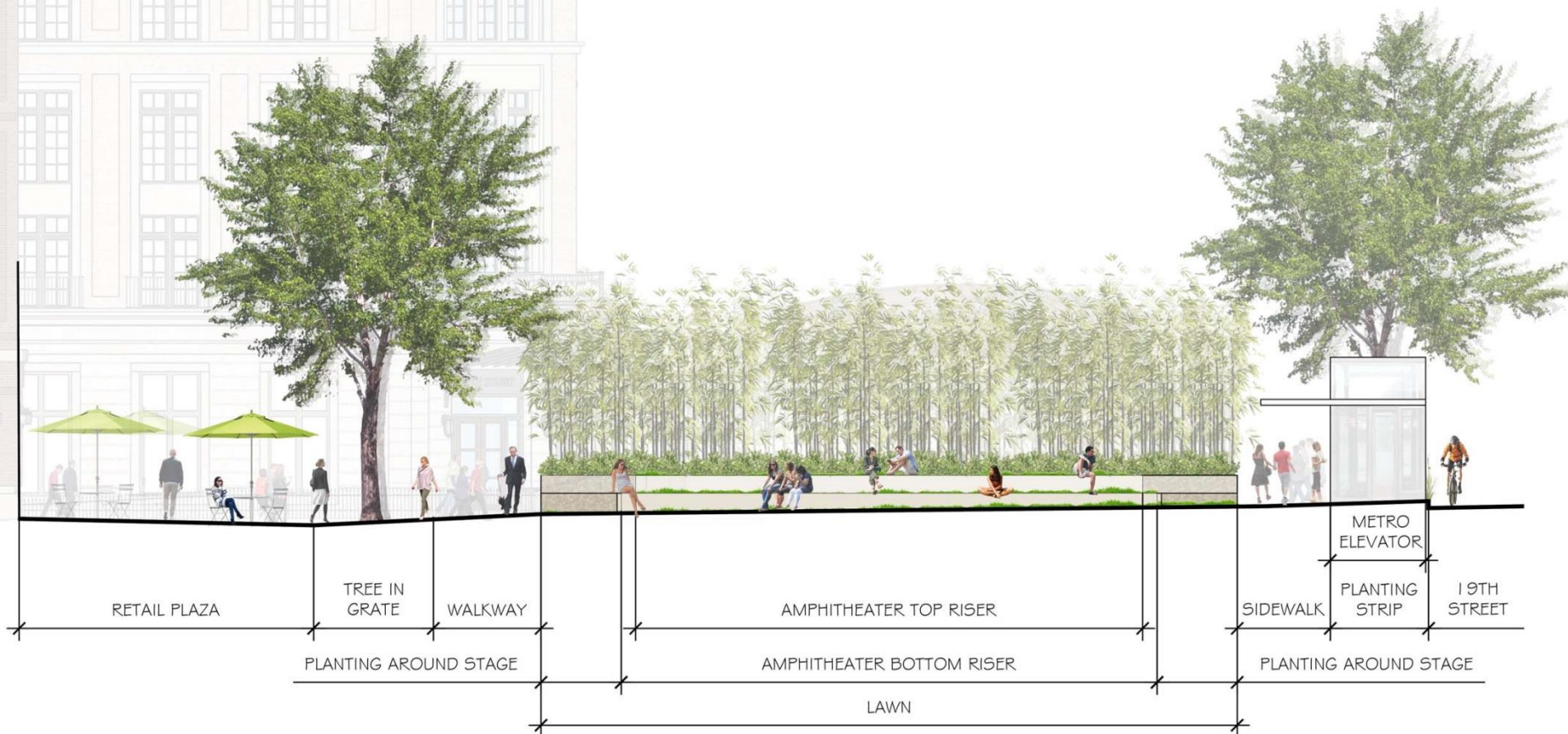
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F1 SECTION LOCATIONS

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F1 LOT SECTION A-A





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F1 LOT SECTION B-B

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MATERIAL IMAGES



WATER FEATURE AT MAIN G1 ENTRANCE



42" HT. ORNAMENTAL FENCE AT PRIVATE TERRACES



BENCH SEATING



LIGHTING IN PAVING AT CIRCULAR PLAZA



CONCRETE PAVERS AT PLAZA IN A VARIETY OF SIZES AND COLORS



GREEN WALL WITH PLANTING AT SIDEWALK LEVEL ALONG MASS. AVE



GRAND STAIR RAILING ON MASS. AVENUE



RAILING AT UPPER RETAIL PLAZA ALONG MASS. AVE

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PLAZA

SCALE: 1/8" = 1'

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G1 LOT 19TH STREET SECTION - ELEVATION



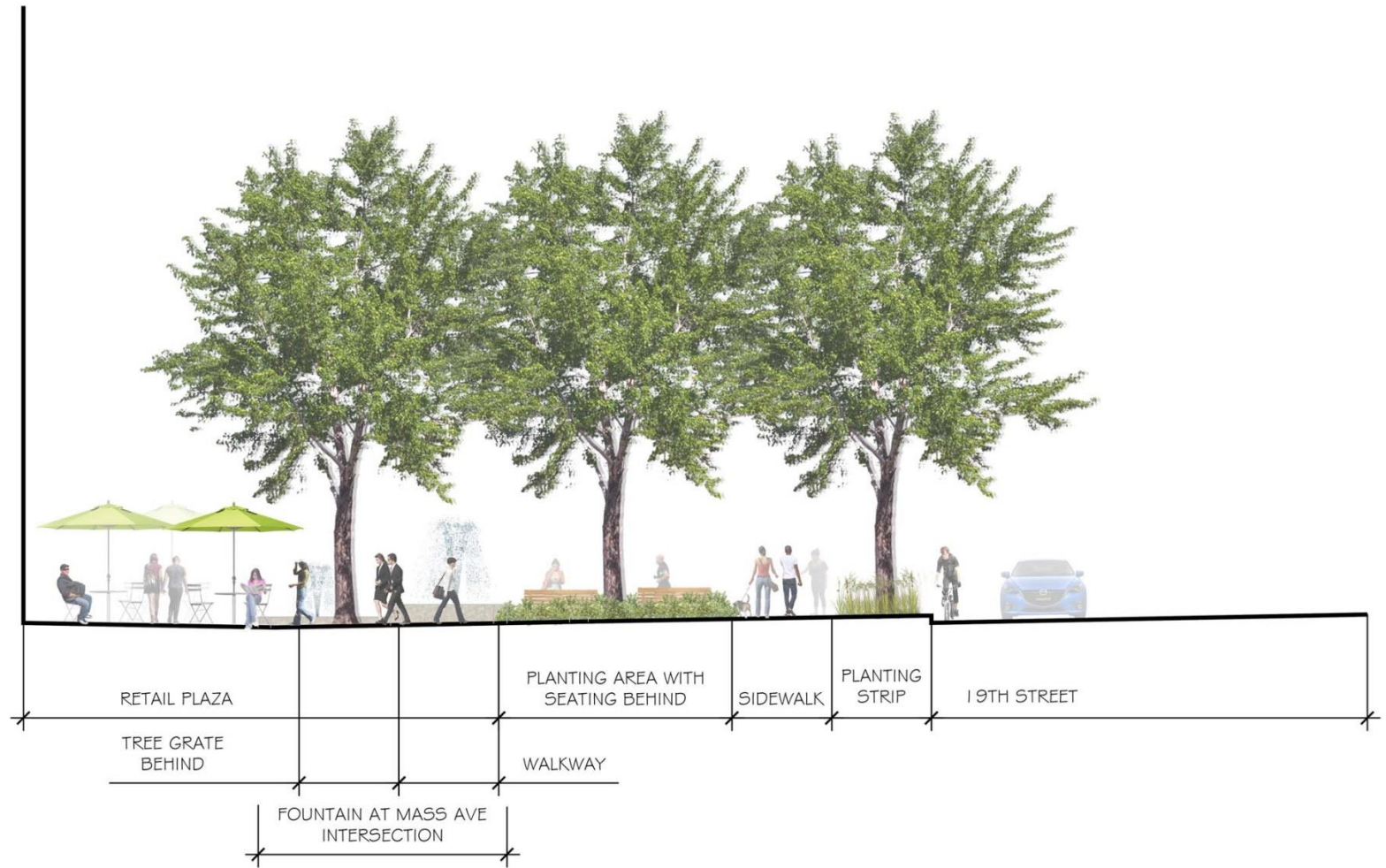
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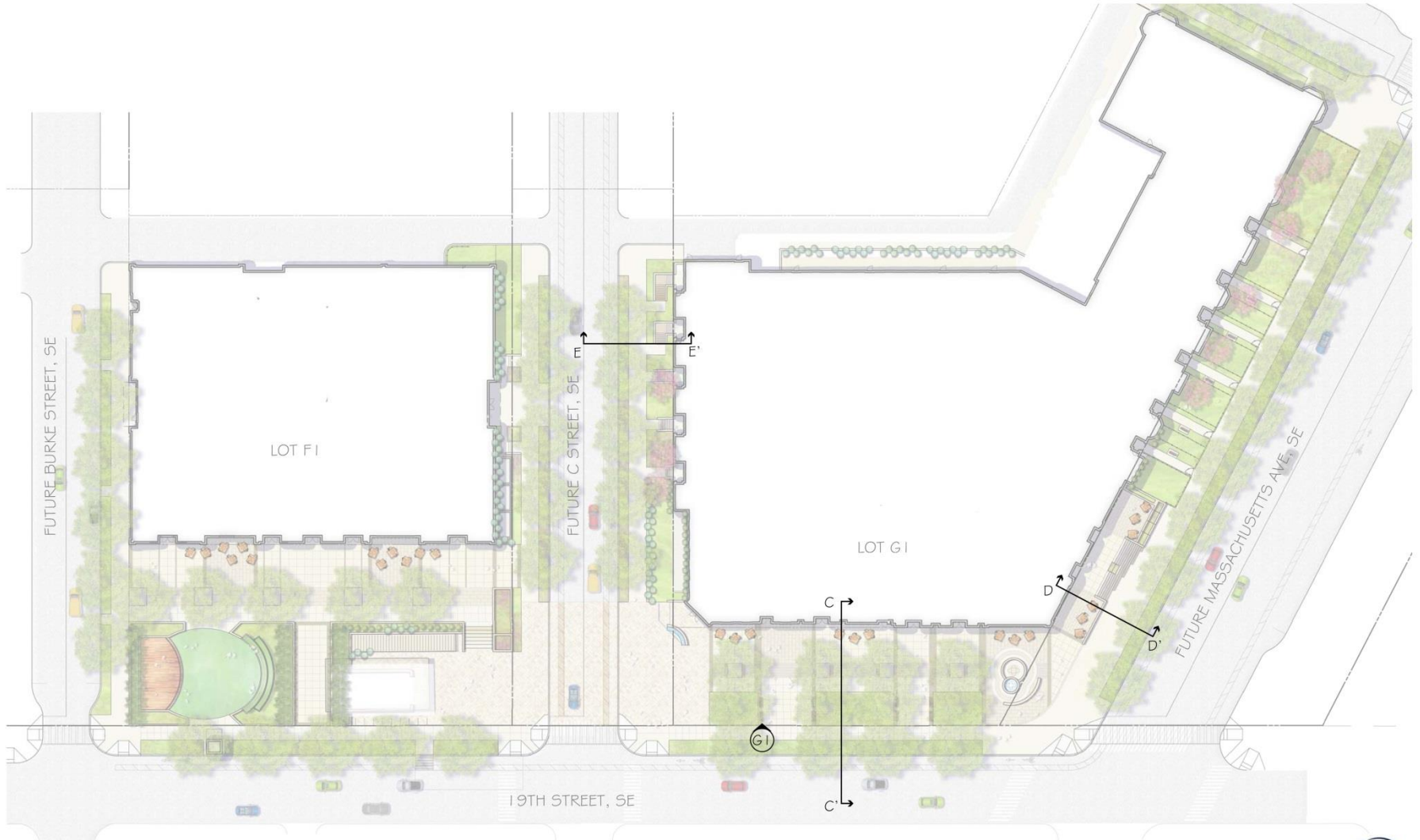
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G1 LOT SECTION C-C

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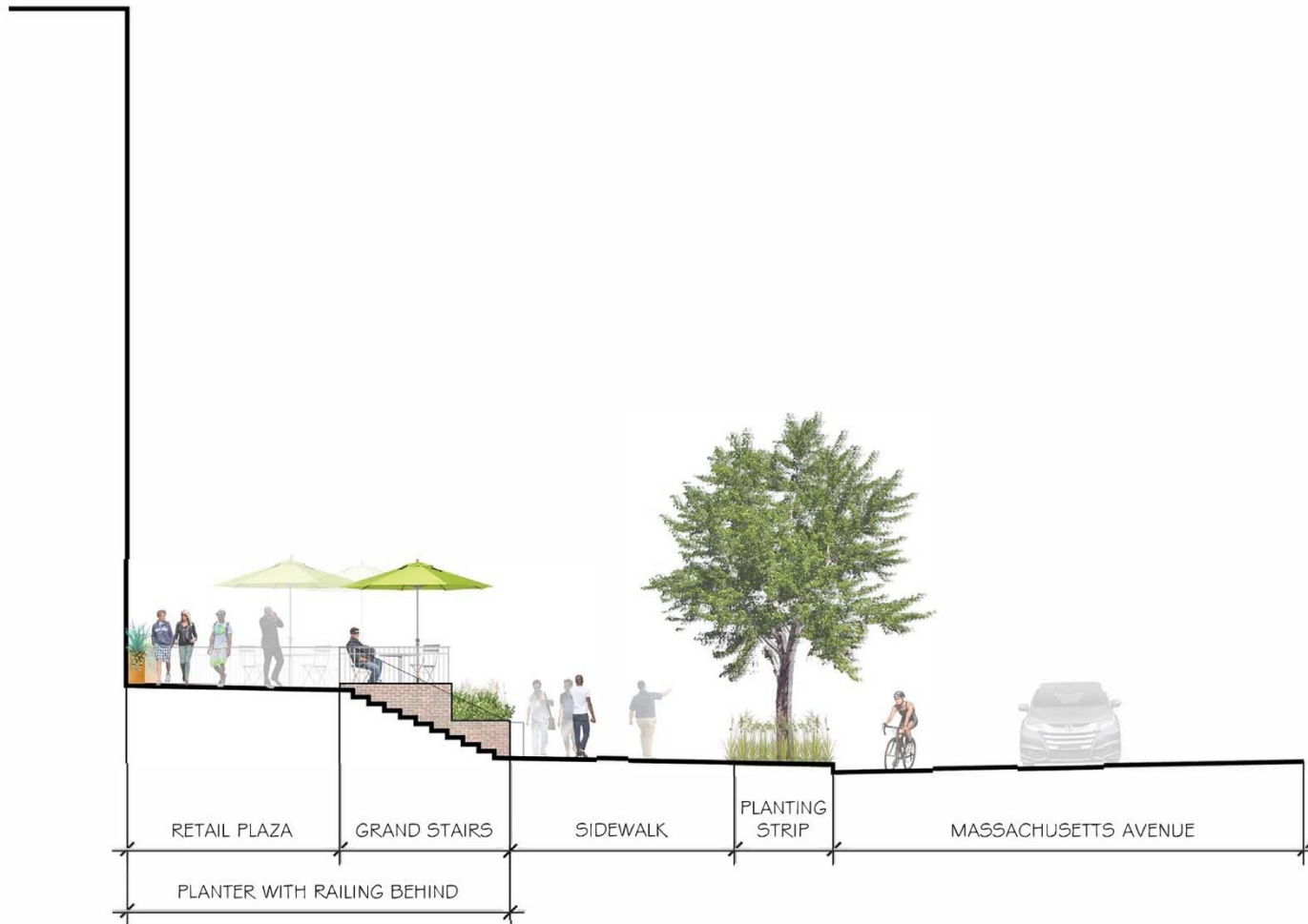
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SCALE: 1/8" = 1'

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G1 LOT SECTION D-D