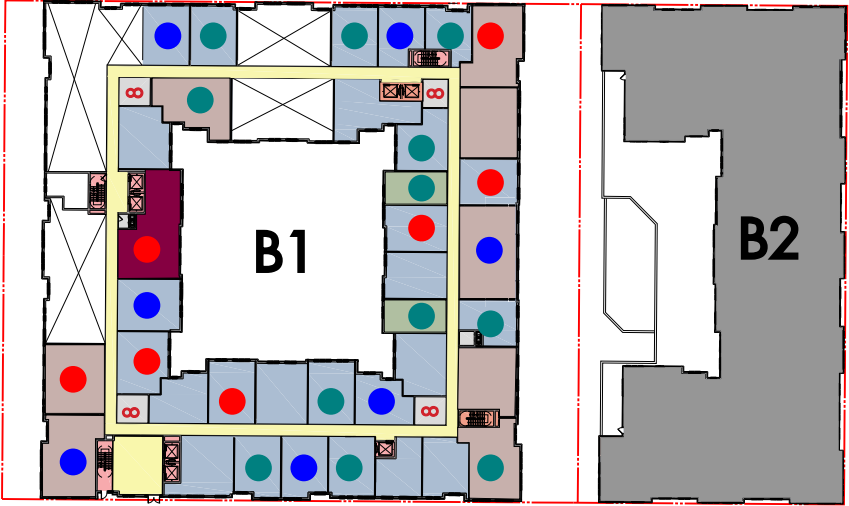
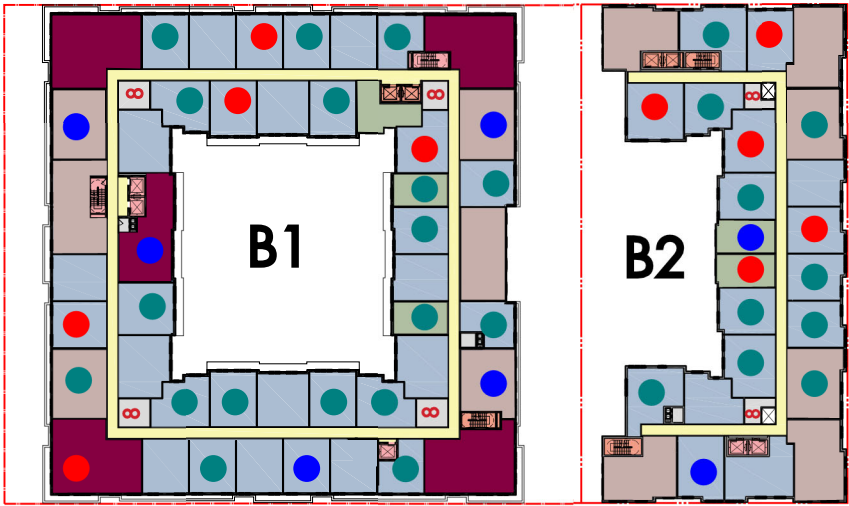
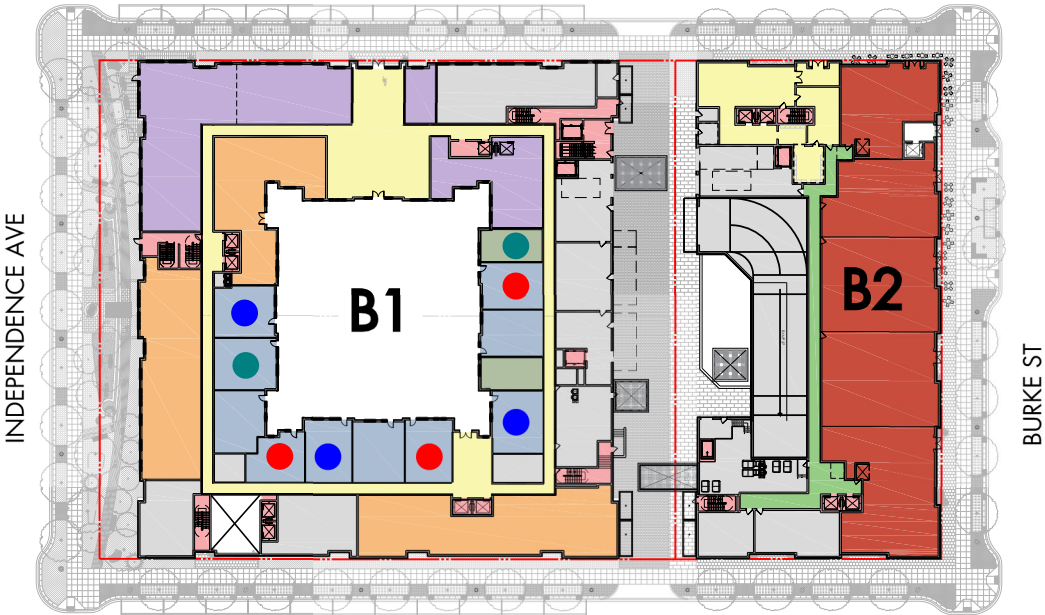




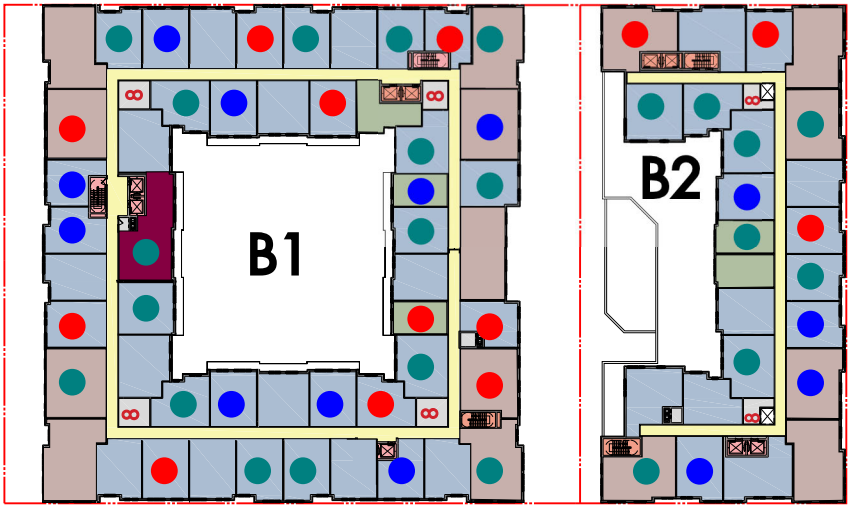
B1: 1ST FLOOR PLAN
21ST ST



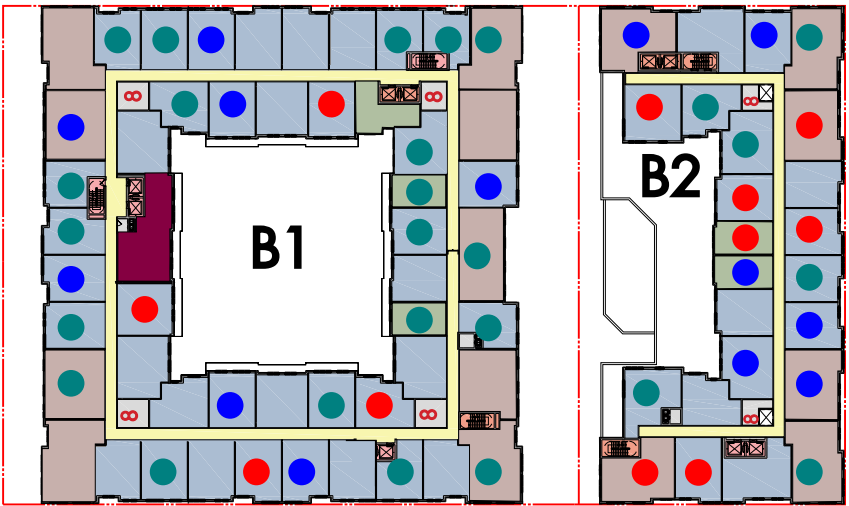
7TH FLOOR PLAN



B1: LOWER LEVEL FLOOR PLAN
B2: 1ST FLOOR PLAN
20TH ST



TYP. FLOOR PLAN
(3RD - 6TH FLOOR)



2ND FLOOR PLAN

LEGEND

● Studio

● 1 Bedroom

● 2 Bedroom

● 3 Bedroom

--- Property Line

● 0% TO 30% AMI UNIT

● 30% TO 50% AMI UNIT

● 60% TO 120% AMI UNIT

B1 Affordable Housing Units							
			Studio	1 BR	2 BR	3 BR	TOTAL
Required ADUs*			7	77	18	3	105
1/3 Deeply Affordable	●	(0 to 30%)	4	43	10	1	58
	●	(30% to 50%)	4	43	10	2	59
1/3 Middle Income	●	(60% to 120%)	7	86	19	4	116
Provided ADUs			15	172	39	7	233
1/3 Market Rate			7	86	20	4	117
Total # of Units			22	258	59	11	350

* 30% of units are required to be ADUs under AWI Act and §10-801.

B2 Affordable Housing Units							
			Studio	1 BR	2 BR	3 BR	TOTAL
Required ADUs*			4	29	11	0	44
1/3 Deeply Affordable	●	(0 to 30%)	2	16	6	0	24
	●	(30% to 50%)	2	16	6	0	24
1/3 Middle Income	●	(60% to 120%)	4	32	12	0	48
Provided ADUs			8	64	24	0	96
1/3 Market Rate			4	32	12	0	48
Total # of Units			12	96	36	0	144

* 30% of units are required to be ADUs under AWI Act and §10-801.

B1 + B2 Affordable Housing Units						
		Studio	1 BR	2 BR	3 BR	TOTAL
Required ADUs*		11	106	29	3	149
1/3 Deeply Affordable	● (0 to 30%)	6	59	16	1	82
	● (30% to 50%)	6	59	16	2	83
1/3 Middle Income	● (60% to 120%)	11	118	31	4	164
Provided ADUs		23	236	63	7	329
1/3 Market Rate		11	118	32	4	165
Total # of Units		34	354	95	11	494

* 30% of units are required to be ADUs under AWI Act and §10-801.



HILL EAST PARCELS B1 + B2

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1" = 100'-0"

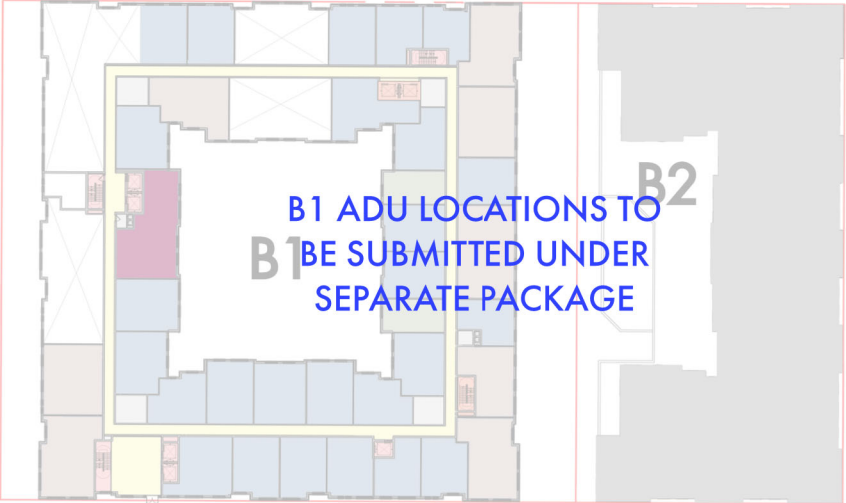
0 50' 100' 200'

N

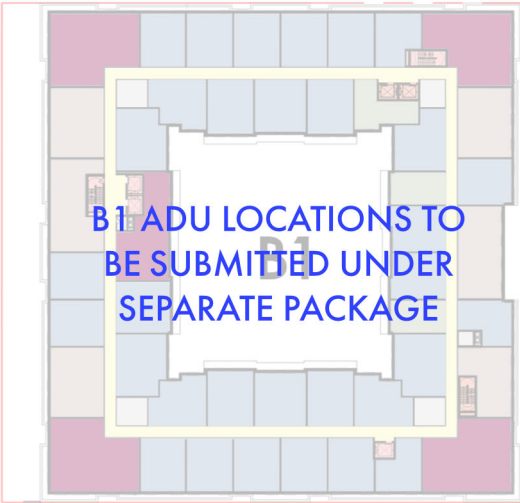
AFFORDABLE UNITS | AO-10a

ZONING COMMISSION
District of Columbia
CASE NO. 24-008
EXHIBIT NO. 2A2

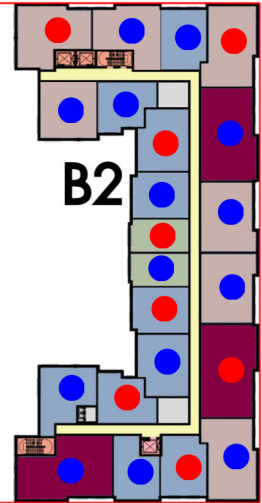
APPROVED



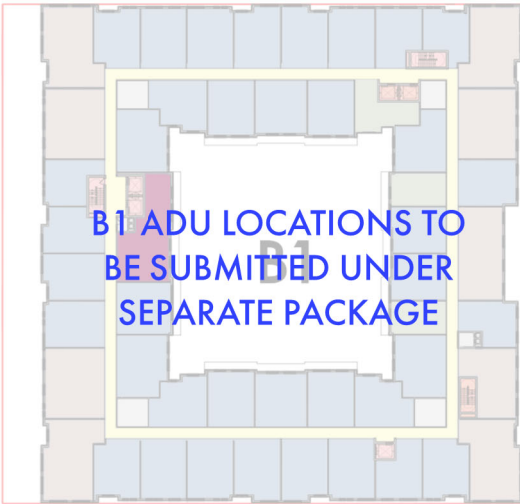
B1: 1ST FLOOR PLAN
21ST ST



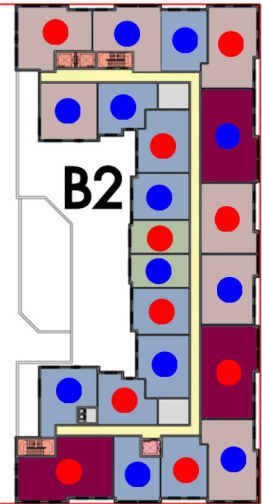
6-7TH FLOOR PLANS



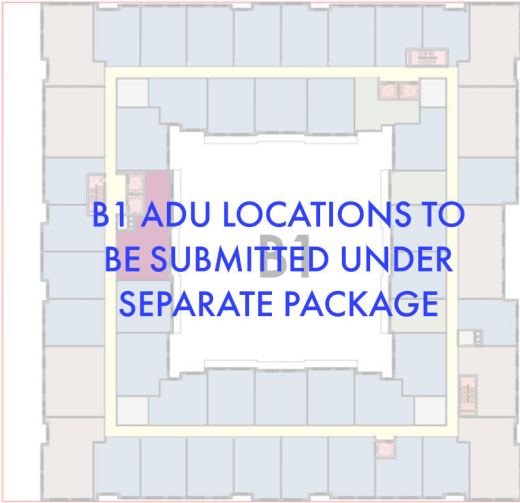
B2



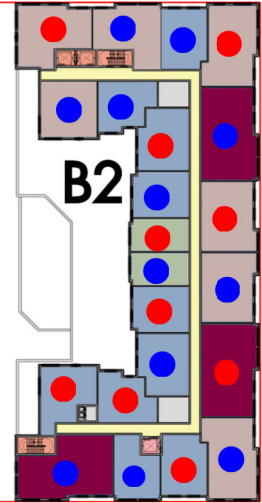
TYP. FLOOR PLAN
(3RD - 5TH FLOOR)



B2



2ND FLOOR PLAN



B2

LEGEND

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Property Line
- 0% TO 30% AMI UNIT
- 30% TO 50% AMI UNIT
- 60% TO 120% AMI UNIT

AREA OF MODIFICATION

- NOTES:**
- UNIT COUNT REDUCED IN ORDER TO INCREASE THE # OF 2BR UNITS AND ADD 3BR UNITS.
 - SHIFT IN LEVEL OF AFFORDABILITY BETWEEN BUILDINGS B1 AND B2.

B1 Affordable Housing Units						
	Studio	1 BR	2 BR	3 BR	APPROVED TOTAL	PROPOSED TOTAL
Deeply Affordable (0 to 30%)	0	4	0	0	58	4
(30% to 50%)	0	18	4	0	59	22
Middle Income (60% to 120%)	11	130	21	0	116	162
Provided ADUs	11	152	25	0	233	188
Market Rate	11	106	34	11	117	162
Total # of Units	22	258	59	11	350	350

B2 Affordable Housing Units (100% Affordable)							
		Studio	1 BR	2 BR	3 BR	APPROVED TOTAL	PROPOSED TOTAL
Deeply Affordable	(0 to 30%)	6	35	26	10	24	77
	(30% to 50%)	6	26	17	10	24	59
Middle Income	(60% to 120%)	0	0	0	0	48	0
Provided ADUs		12	61	43	20	96	136
Market Rate		0	0	0	0	48	0
Total # of Units		12	61	43	20	144	136

B1 + B2 Affordable Housing Units							
		Studio	1 BR	2 BR	3 BR	APPROVED TOTAL	PROPOSED TOTAL
1/3 Deeply Affordable	(0 to 30%)	6	39	26	10	82	81
	(30% to 50%)	6	44	21	10	83	81
1/3 Middle Income	(60% to 120%)	11	130	21	0	164	162
Provided ADUs		23	213	68	20	329	324
1/3 Market Rate		11	106	34	11	165	162
Total # of Units		34	319	102	31	494	486

NOTE: THE PROJECT COMPLIES WITH AFFORDABILITY REQUIREMENTS UNDER THE AWI ACT AND 10-801 OF THE DC CODE.

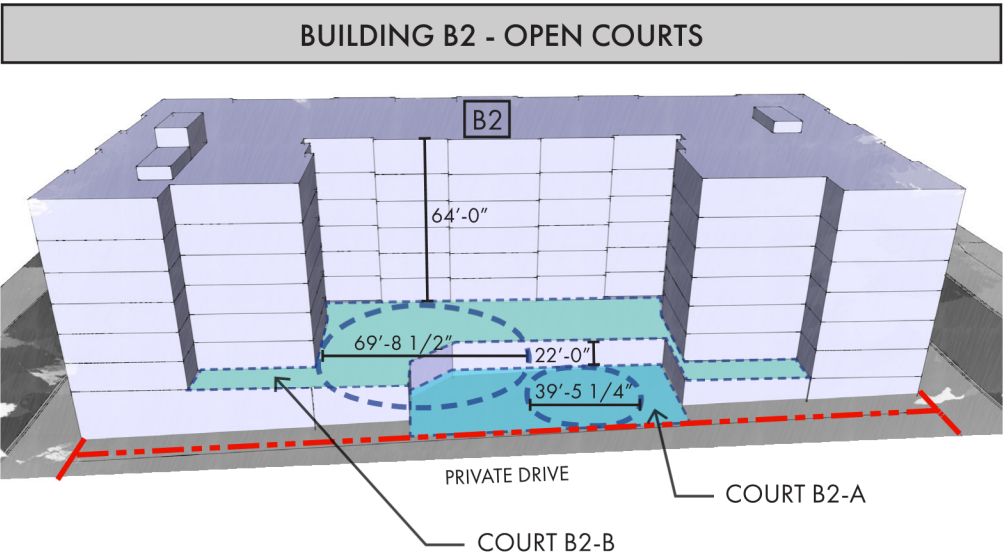
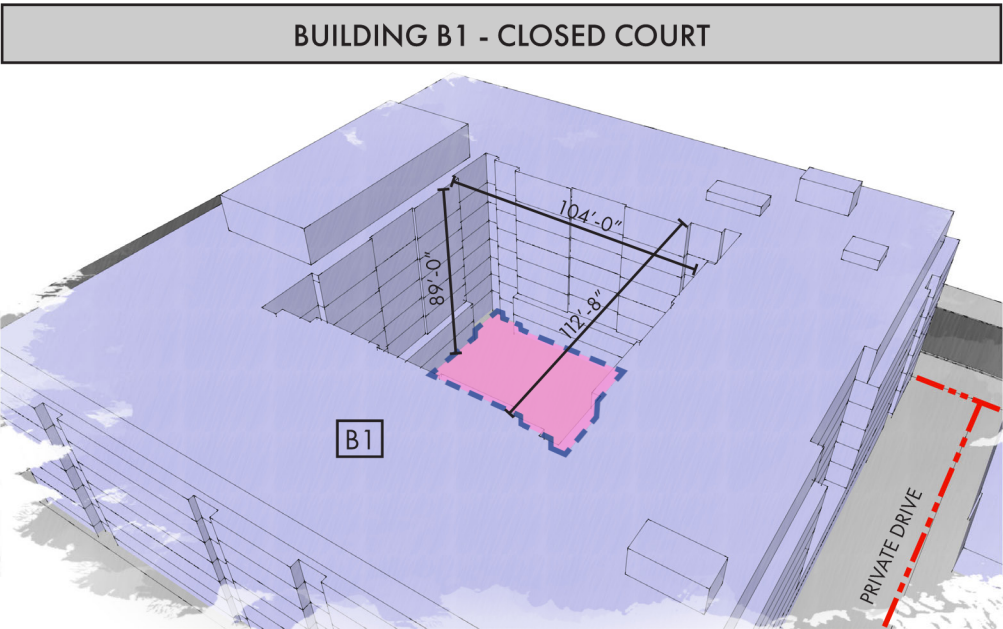
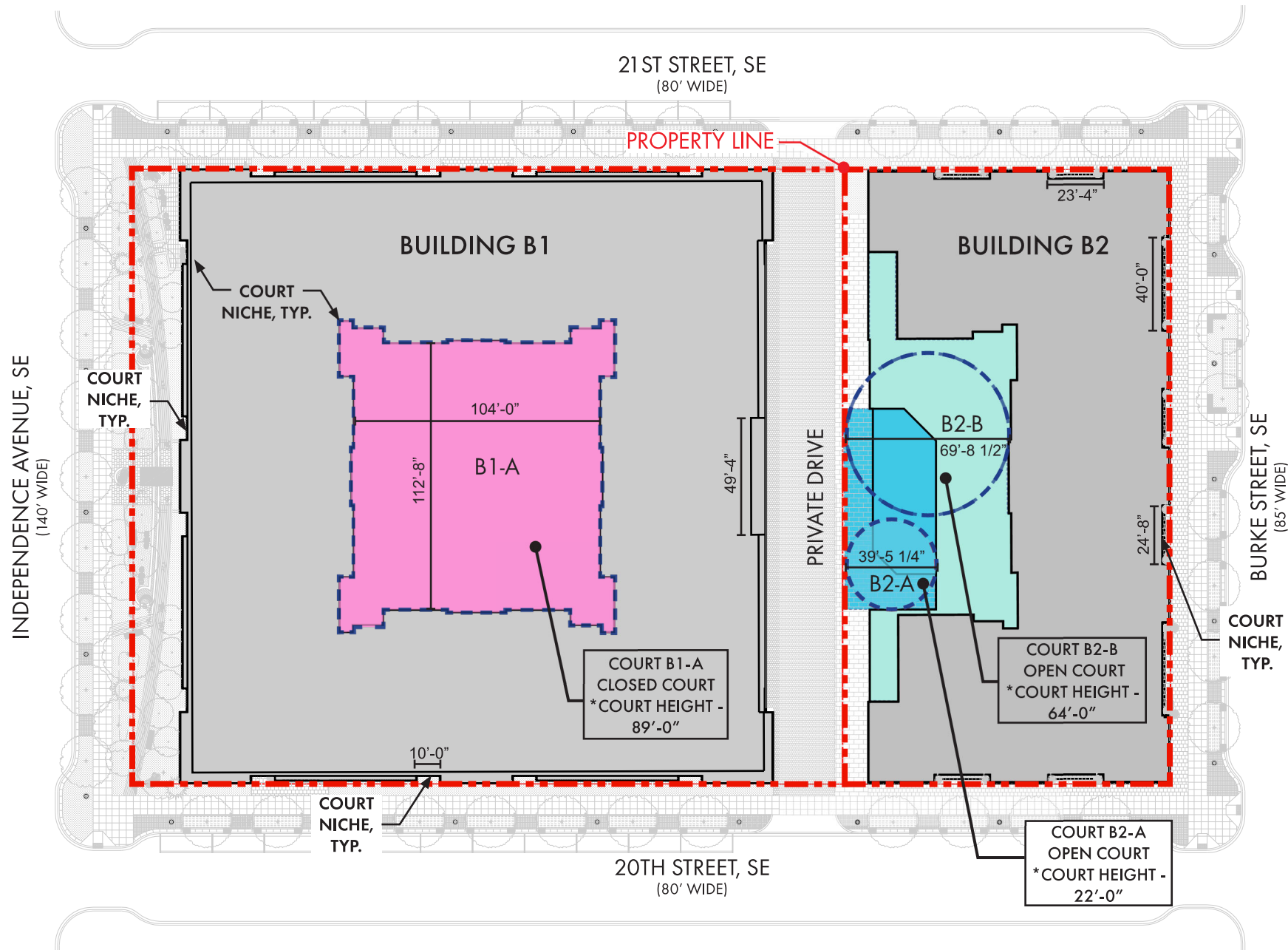
AREA OF MODIFICATION

NOTE: ADDED UNITS DUE
DELETION OF RETAIL SPACE.



HILL EAST PARCELS B1 + B2

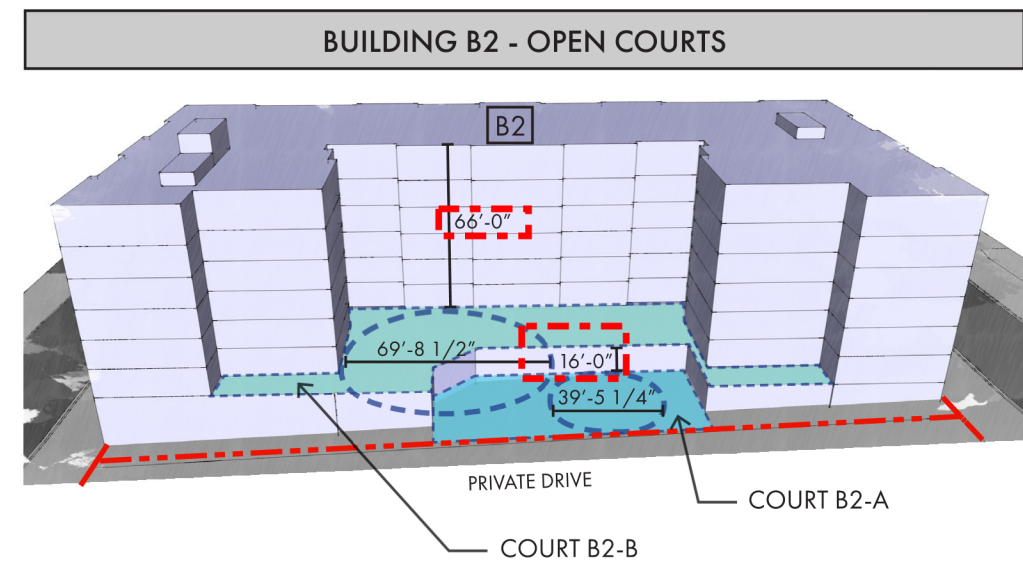
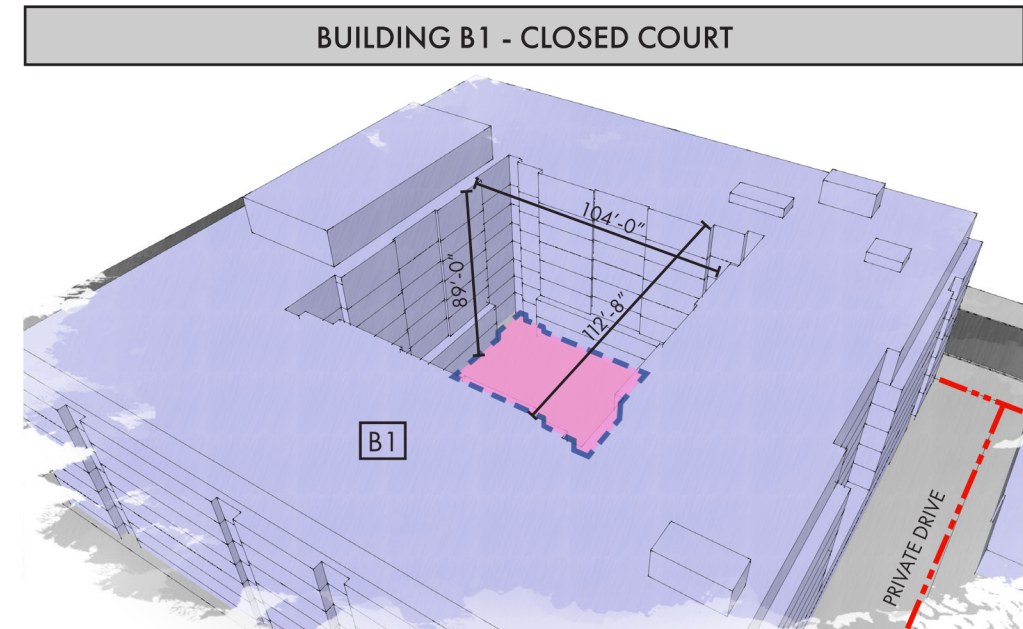
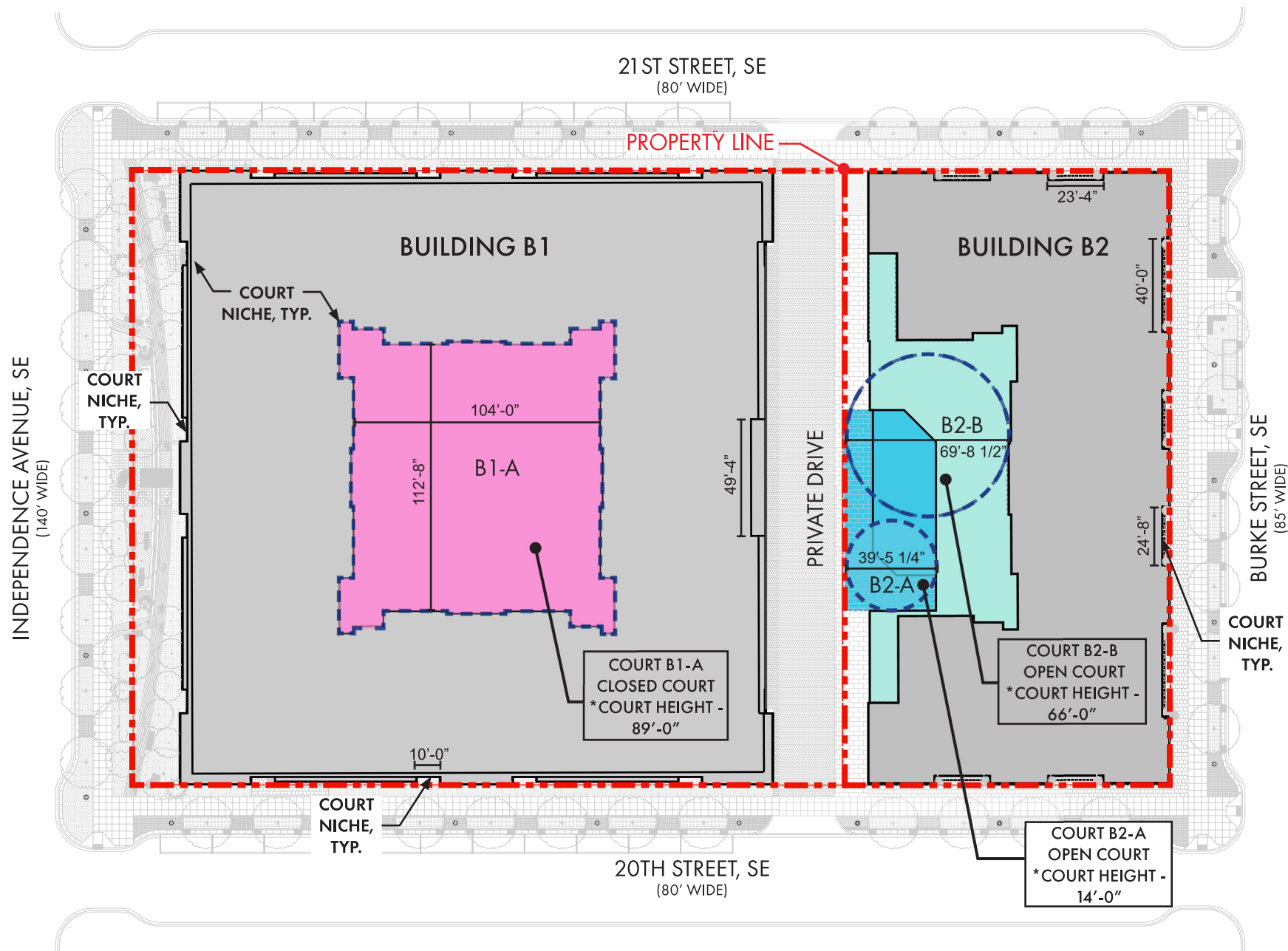
WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



CLOSED COURT			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B1 B1-A	207.1	WIDTH - 4 in./ ft. of height of court; 15' minimum 4"x89=356"=29'-8"	104'-0"
	207.1	AREA - Twice the square of the required width of court dimension; 350 sq.ft. minimum 2(29'-8"x29'-8")= 1,760 SF	11,717 SF

OPEN COURTS			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B2 B2-A	207.1	WIDTH - 4 in./ft. of height of court; 10 ft. minimum 4"x22=88"=7'-4"	39'-5 1/4"
BUILDING B2 B2-B	207.1	WIDTH - 4 in./ft. of height of court; 10 ft. minimum 4"x64=256"=21'-4"	69'-8 1/2"

ZONING NOTE:
 * Court Height- The vertical distance from the lowest level of the court to the highest point of any bounding wall (ALL HEIGHTS TAKEN TO TOP OF PARAPET.)



CLOSED COURT			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B1 B1-A	207.1	WIDTH - 4 in./ ft. of height of court; 15' minimum 4"x89=356"=29'-8"	104'-0"
	207.1	AREA - Twice the square of the required width of court dimension; 350 sq.ft. minimum 2(29'-8"x29'-8")= 1,760 SF	11,717 SF

OPEN COURTS			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B2 B2-A	207.1	WIDTH - 4 in./ft. of height of court; 10 ft. minimum 4"x16=64"=5'-4"	39'-5 1/4"
BUILDING B2 B2-B	207.1	WIDTH - 4 in./ft. of height of court; 10 ft. minimum 4"x66=264"=22'-0"	69'-8 1/2"

ZONING NOTE:

* Court Height- The vertical distance from the lowest level of the court to the highest point of any bounding wall (ALL HEIGHTS TAKEN TO TOP OF PARAPET.)



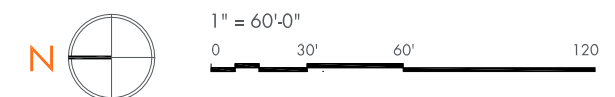
HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515

BLUE SKYE CONSTRUCTION LLC D/B/A BLUE SKYE CONSTRUCTION AND DEVELOPMENT, DC APPLICANT | PARKER RODRIGUEZ LANDSCAPE ARCHITECT | VIKI CAPITOL CIVIL ENGINEER

AREA OF MODIFICATION

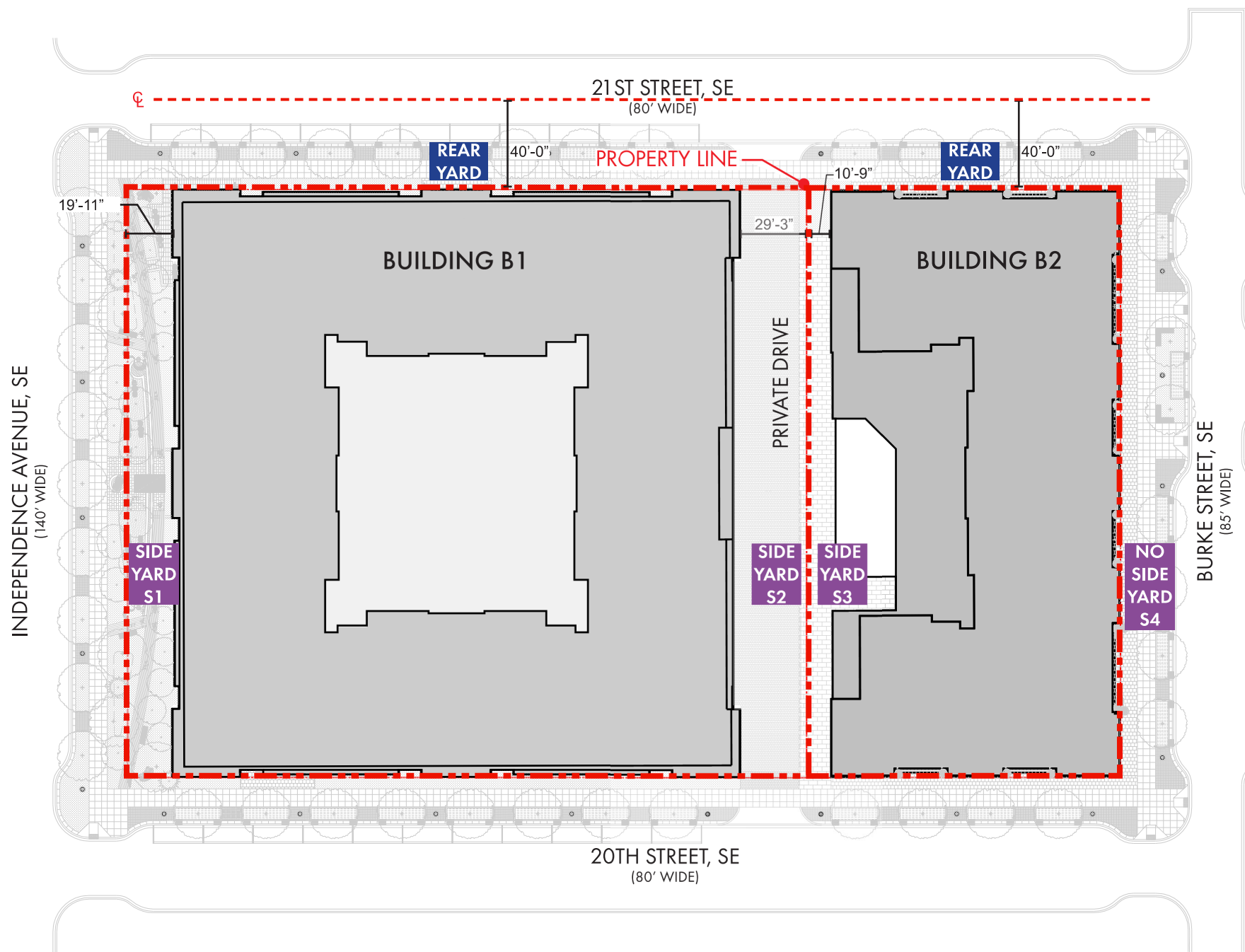
NOTES:
COURT B2-A: SIMPLIFIED MECHANICAL PLATFORM WITH DELETION OF RETAIL.
COURT B2-B: ADJUSTED FOR STRUCTURAL RECESS AT SLAB IN COURTYARD TO TOP OF PARAPET.



COURT ANALYSIS | A0.12

PROPOSED

09.01.2026



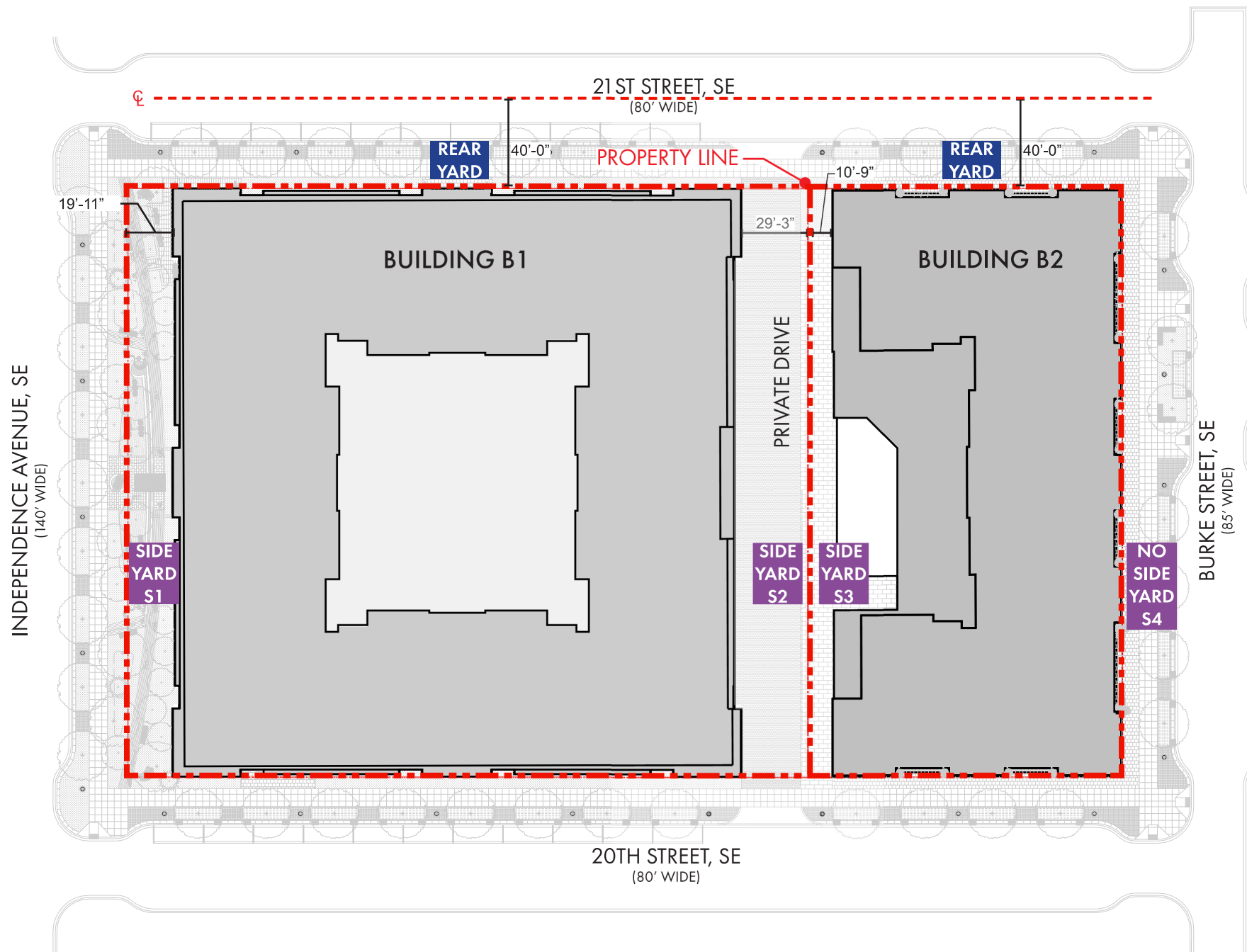
SIDE YARD			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B1 S1	11-K407	No side yard is required	19'-11"
BUILDING B1 S2	11-K407	No side yard is required	29'-3"
BUILDING B2 S3	11-K407	No side yard is required	10'-9"
BUILDING B2 S4	11-K407	No side yard is required	NOT PROVIDED

ZONING NOTE:
(Subtitle 11-K4 DCMR §407.1) No side yard is required; however, if a side yard is provided it shall be no less than eight feet (8 ft.).

REAR YARD			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B1	11-K406	WIDTH - 3 in./1 ft. of height of building, twelve feet (12') minimum (Note 2) $3'' \times 91 = 273'' = 22'-9''$	40'-0" (Note 3)
BUILDING B2	11-K406	WIDTH - 3 in./1 ft. of height of building, twelve feet (12') minimum (Note 2) $3'' \times 89 = 267'' = 22'-3''$	40'-0" (Note 3)

ZONING NOTES:

- (Subtitle 11-K4 DCMR §406.4) All residential buildings shall provide a rear yard.
- Building height at rear yard measured from the top of 2nd floor** (where residential units facing the rear yard begin), to top of parapet, per the following;
(Subtitle 11-K4 DCMR §406.6) When the residential portion of a building begins above grade, the building shall provide a rear yard with a minimum depth of three inches (3 in.) per one foot (1 ft.) of vertical distance from the horizontal plane at which the residential use begins to the highest point of the main roof, but not less than twelve feet (12 ft.). The rear yard shall be provided at and above the horizontal plane at which residential use begins.
- Rear yard measured from the center line of the street per the following;
(Subtitle 11-B DCMR §318.8) In the case of a through or corner lot abutting three (3) or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the structure.



SIDE YARD			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B1 S1	11-K407	No side yard is required	19'-11"
BUILDING B1 S2	11-K407	No side yard is required	29'-3"
BUILDING B2 S3	11-K407	No side yard is required	10'-9"
BUILDING B2 S4	11-K407	No side yard is required	NOT PROVIDED

ZONING NOTE:
(Subtitle 11-K4 DCMR §407.1) No side yard is required; however, if a side yard is provided it shall be no less than eight feet (8 ft.).

REAR YARD			
	ZONING 2016 SECTION	REQUIRED/ALLOWED	PROPOSED
BUILDING B1	11-K406	WIDTH - 3 in./1 ft. of height of building, twelve feet (12') minimum (Note 2) $3" \times 91 = 273" = 22'-9"$	40'-0" (Note 3)
BUILDING B2	11-K406	WIDTH - 3 in./1 ft. of height of building, twelve feet (12') minimum (Note 2) $3" \times 87 = 261" = 21'-9"$	40'-0" (Note 3)

AREA OF MODIFICATION

NOTE: REQUIRED REAR YARD WIDTH CHANGED DUE TO REDUCTION IN BUILDING HEIGHT.

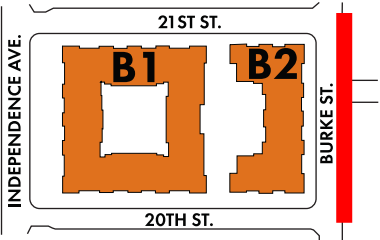
- ZONING NOTES:**
- (Subtitle 11-K4 DCMR §406.4) All residential buildings shall provide a rear yard.
 - Building height at rear yard measured from the top of 2nd floor** (where residential units facing the rear yard begin), to top of parapet, per the following;
(Subtitle 11-K4 DCMR §406.6) When the residential portion of a building begins above grade, the building shall provide a rear yard with a minimum depth of three inches (3 in.) per one foot (1 ft.) of vertical distance from the horizontal plane at which the residential use begins to the highest point of the main roof, but not less than twelve feet (12 ft.). The rear yard shall be provided at and above the horizontal plane at which residential use begins.
 - Rear yard measured from the center line of the street per the following;
(Subtitle 11-B DCMR §318.8) In the case of a through or corner lot abutting three (3) or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the structure.

SHEET A0.15 DELETED/
NO RETAIL



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



B2 FIRST FLOOR USE DIAGRAM | A0.15