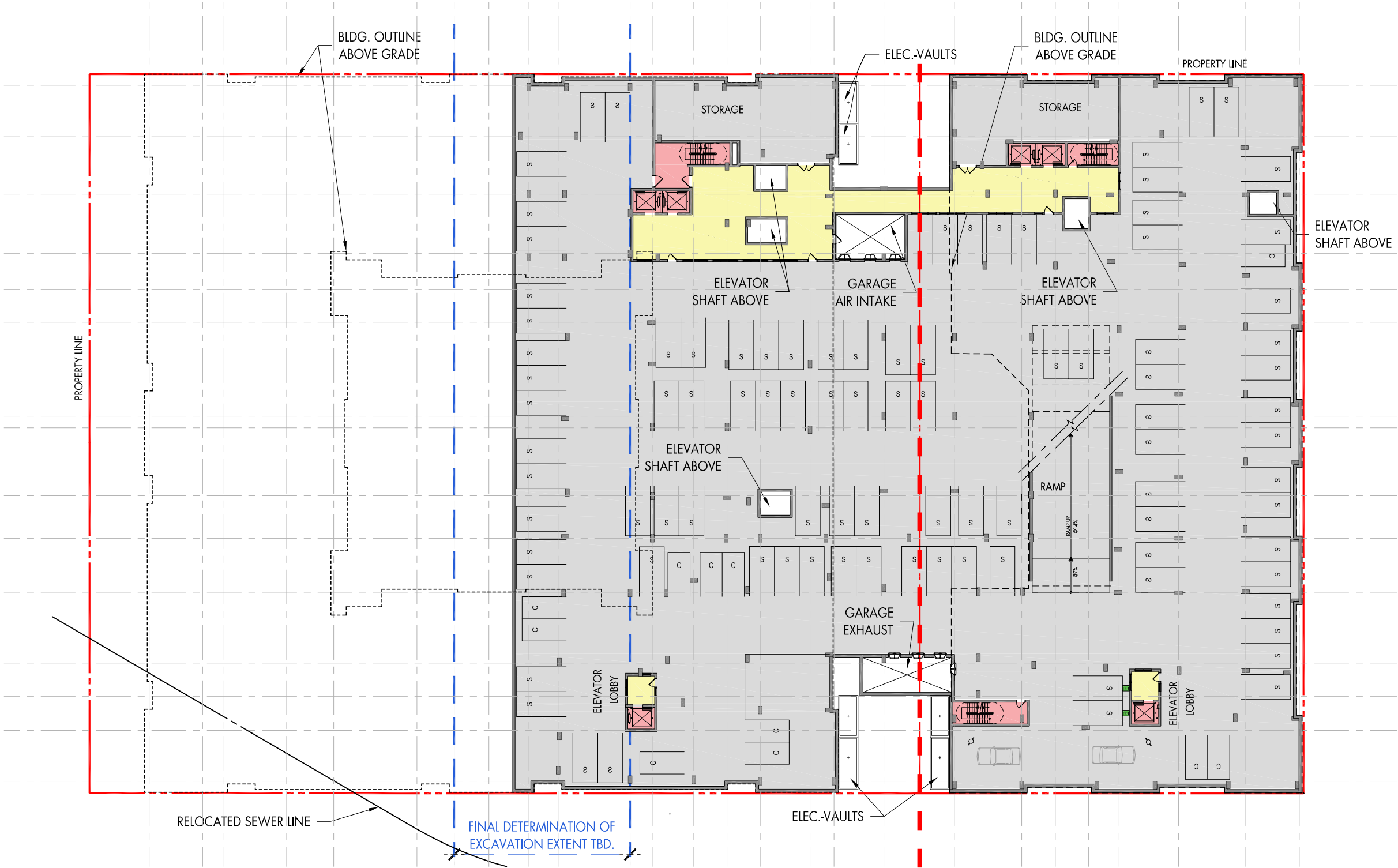


VEHICLE PARKING SPACES	PROPOSED
LEVEL P1 + LEVEL P2 TOTAL RESIDENTIAL PARKING SPACES	124
LEVEL 1 - RETAIL SPACES	14
LEVEL 1 - SPACES FOR ST. COLETTA OF GREATER WASHINGTON	100
TOTAL	238

BICYCLE PARKING SPACES	PROPOSED (AT LEAST)
RESIDENTIAL LONG TERM RESIDENTIAL SHORT TERM	165 26
TOTAL RESIDENTIAL PARKING SPACES	191
RETAIL LONG TERM RETAIL SHORT TERM	1 4
TOTAL RETAIL PARKING SPACES	5
TOTAL	196



B1 | B2



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515

HILL EAST PARCEL B, LLC APPLICANT | BLUE SKYE DEVELOPMENT + DONATELLI DEVELOPMENT DEVELOPMENT TEAM | PARKER RODRIGUEZ LANDSCAPE ARCHITECT | VIKI CAPITOL CIVIL ENGINEER



PARKING LEVEL 2 | A1.01

APPROVED

ZONING COMMISSION
District of Columbia
CASE NO. 24-008
EXHIBIT NO. 2A3



VEHICLE PARKING SPACES	REQUIRED	PROPOSED
TOTAL RESIDENTIAL PARKING SPACES	80	122
BUILDING B1	58	88
BUILDING B2	22	34
RETAIL SPACES	N/A	N/A
SPACES FOR ST. COLETTA OF GREATER WASHINGTON	N/A	100
TOTAL	80	222

BICYCLE PARKING SPACES	REQUIRED	PROPOSED (AT LEAST)
RESIDENTIAL LONG TERM B1	117	117
RESIDENTIAL SHORT TERM B1	18	18
TOTAL RESIDENTIAL PARKING SPACES	135	135
RESIDENTIAL LONG TERM B2	46	46
RESIDENTIAL SHORT TERM B2	7	7
TOTAL RESIDENTIAL PARKING SPACES	53	53
RETAIL LONG TERM B1 + B2	N/A	N/A
RETAIL SHORT TERM B1 + B2	N/A	N/A
TOTAL RETAIL PARKING SPACES	N/A	N/A
TOTAL	188	188

AREA OF MODIFICATION

NOTE:
VEHICLE AND BIKE PARKING REDUCED IN
BUILDING B2 DUE TO DELETION OF RETAIL AND
REDUCED UNIT COUNT.



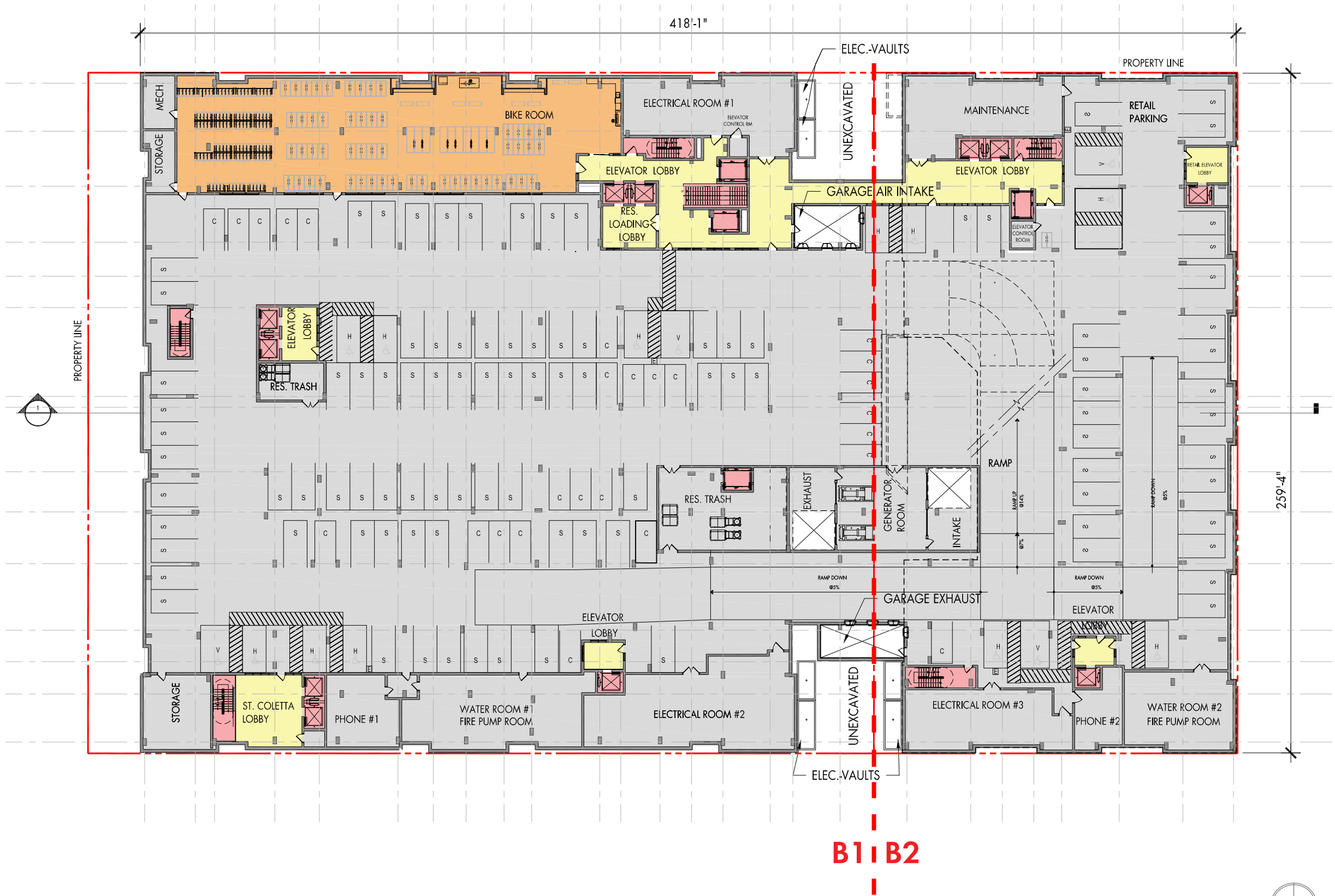
HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



VEHICLE PARKING SPACES	PROPOSED
LEVEL P1 + LEVEL P2 TOTAL RESIDENTIAL PARKING SPACES	124
LEVEL 1 - RETAIL SPACES	14
LEVEL 1 - SPACES FOR ST. COLETTA OF GREATER WASHINGTON	100
TOTAL	238

BICYCLE PARKING SPACES	PROPOSED (AT LEAST)
RESIDENTIAL LONG TERM RESIDENTIAL SHORT TERM TOTAL RESIDENTIAL PARKING SPACES	165 26 191
RETAIL LONG TERM RETAIL SHORT TERM TOTAL RETAIL PARKING SPACES	1 4 5
TOTAL	196



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515

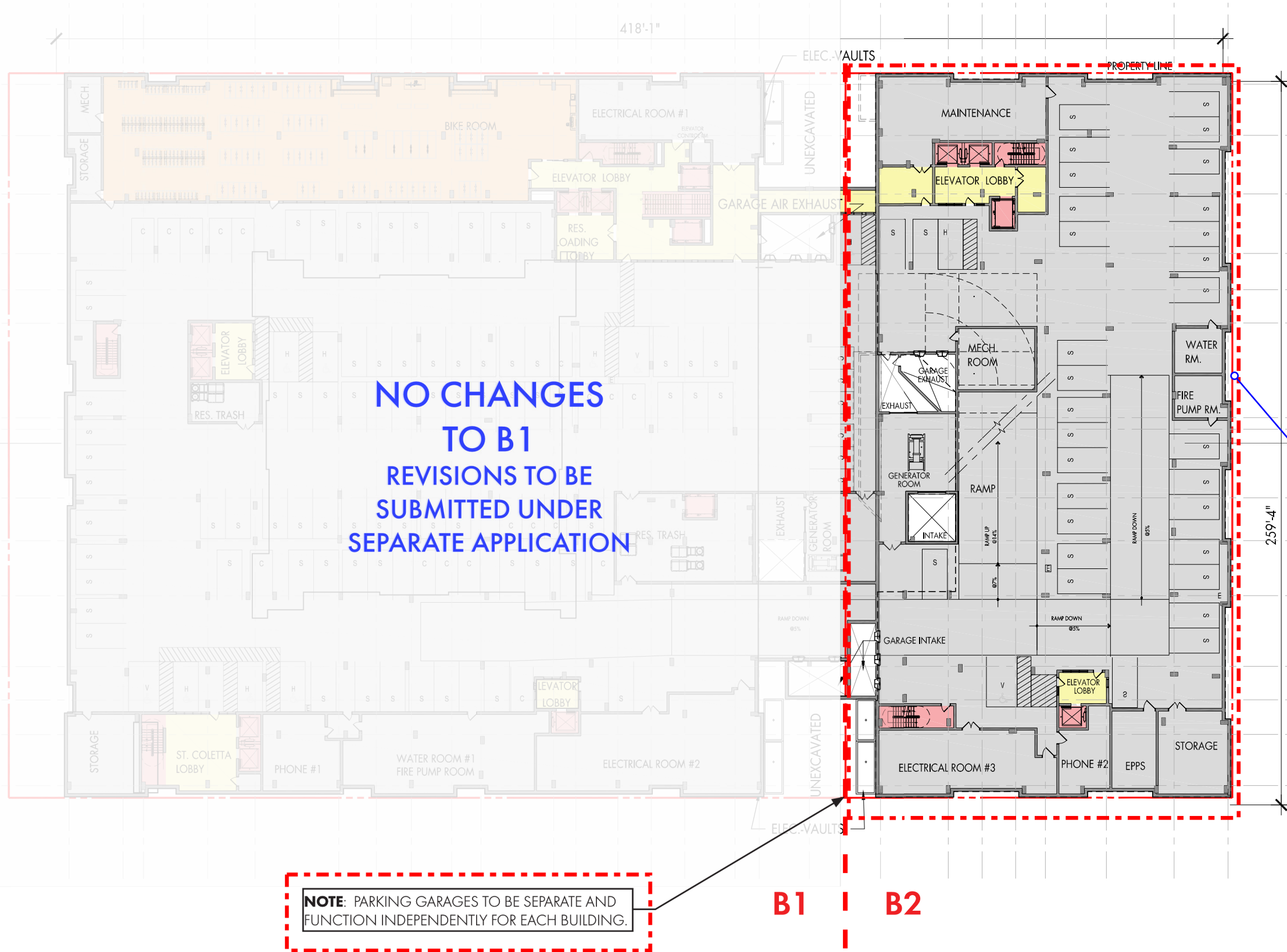


1" = 40'-0"
0 20' 40' 80'

PARKING LEVEL 1 | A1.02

APPROVED

04.04.2024

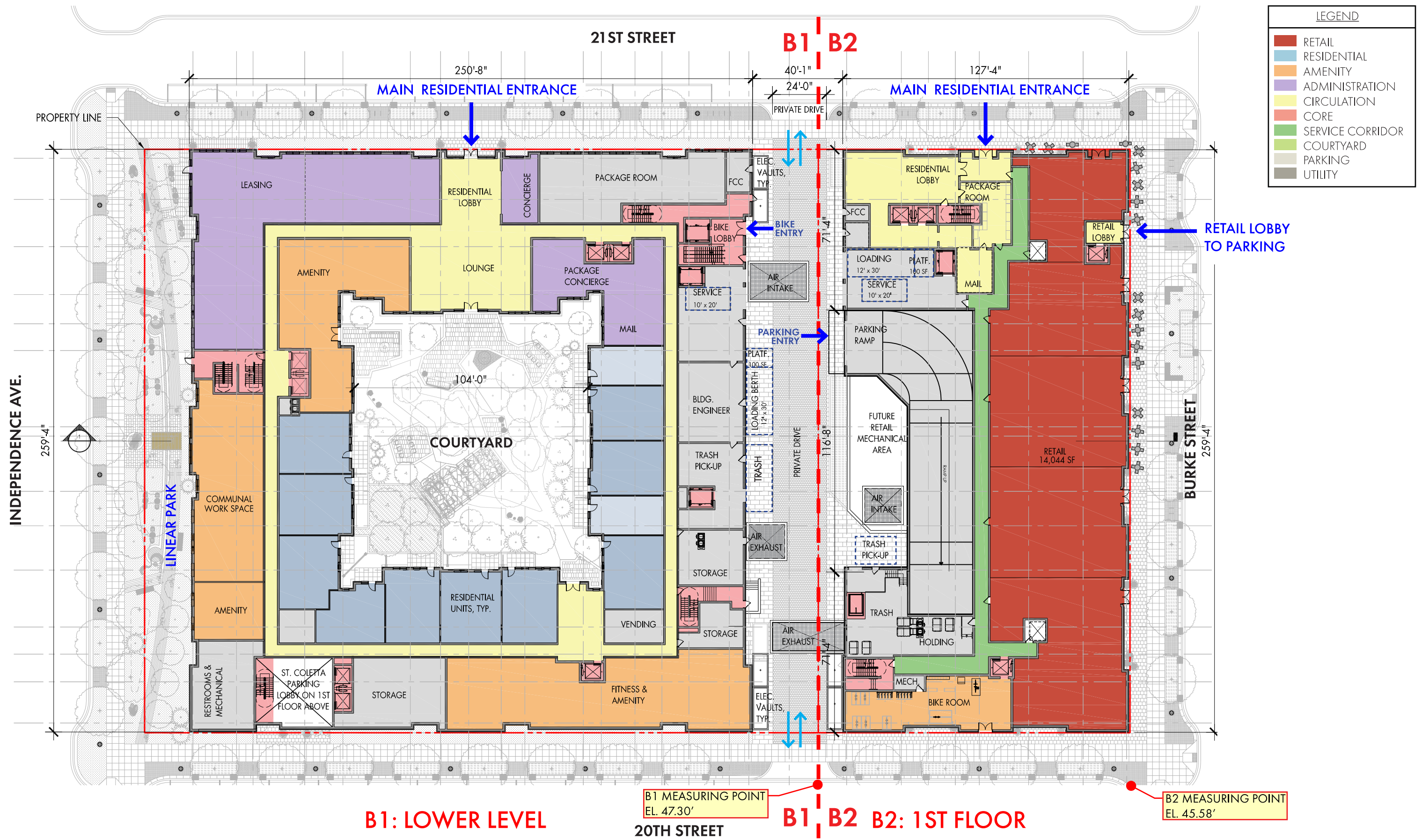


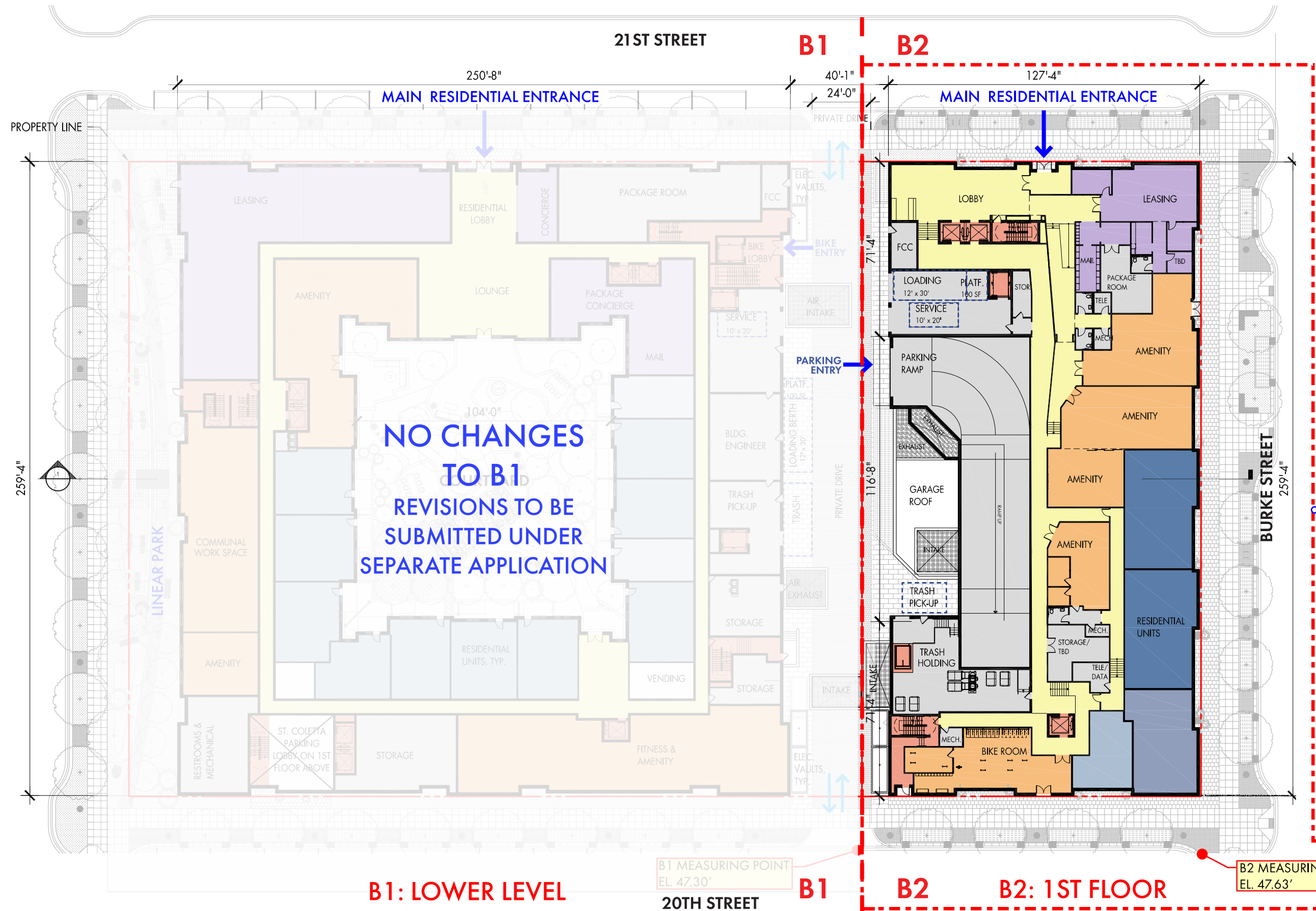
VEHICLE PARKING SPACES	REQUIRED	PROPOSED
TOTAL RESIDENTIAL PARKING SPACES	80	122
BUILDING B1	58	88
BUILDING B2	22	34
RETAIL SPACES	N/A	N/A
SPACES FOR ST. COLETTA OF GREATER WASHINGTON	N/A	100
TOTAL	80	222

BICYCLE PARKING SPACES	REQUIRED	PROPOSED (AT LEAST)
RESIDENTIAL LONG TERM B1	117	117
RESIDENTIAL SHORT TERM B1	18	18
TOTAL RESIDENTIAL PARKING SPACES	135	135
RESIDENTIAL LONG TERM B2	46	46
RESIDENTIAL SHORT TERM B2	7	7
TOTAL RESIDENTIAL PARKING SPACES	53	53
RETAIL LONG TERM B1 + B2	N/A	N/A
RETAIL SHORT TERM B1 + B2	N/A	N/A
TOTAL RETAIL PARKING SPACES	N/A	N/A
TOTAL	188	188

AREA OF MODIFICATION

NOTE:
VEHICLE AND BIKE PARKING REDUCED IN
BUILDING B2 DUE TO DELETION OF RETAIL AND
REDUCED UNIT COUNT.





LEGEND	
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	ADMINISTRATION
	CIRCULATION
	CORE
	AMENITY
	PARKING

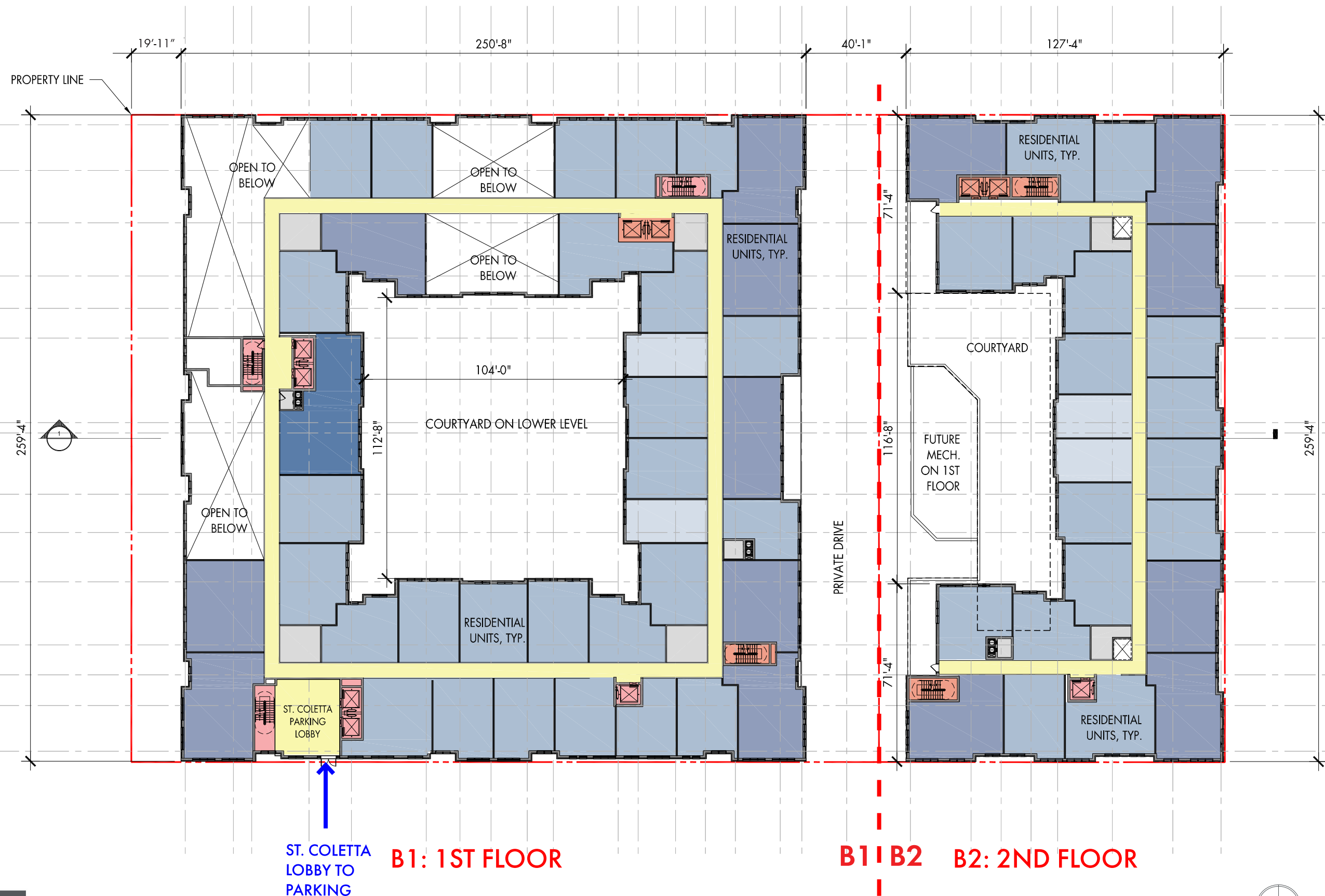
AREA OF MODIFICATION

NOTE: ADDED UNITS AND AMENITY SPACE DUE DELETION OF RETAIL SPACE.



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



ST. COLETTA
LOBBY TO
PARKING

B1: 1ST FLOOR

B1 | B2 B2: 2ND FLOOR



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



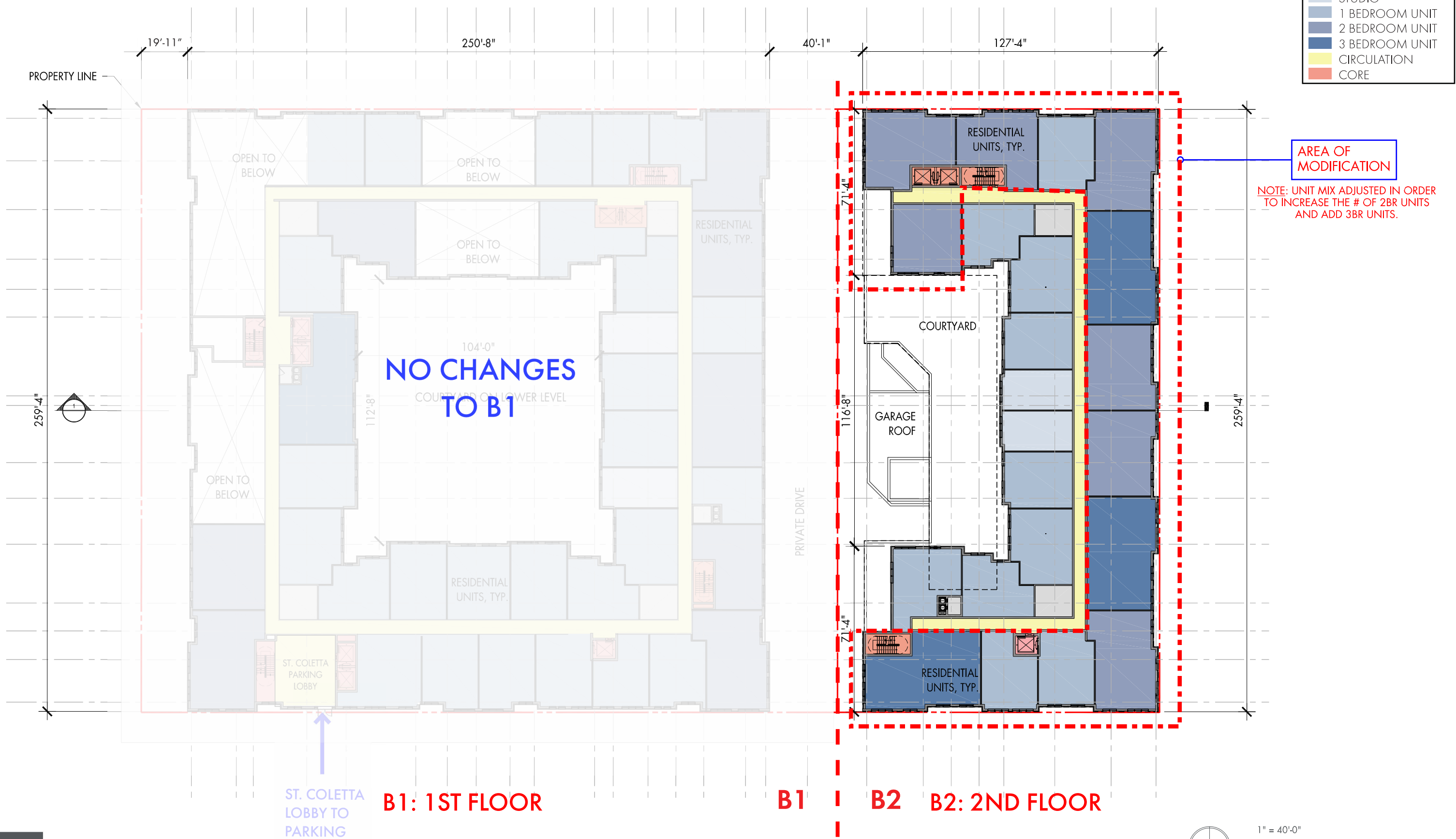
1" = 40'-0"
0 20' 40' 80'

FLOOR PLAN | A1.04

APPROVED

04.04.2024

LEGEND	
	STUDIO
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	CIRCULATION
	CORE



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



FLOOR PLAN | A1.04

PROPOSED

09.01.2026



B1 | B2



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



TYPICAL FLOOR PLAN | A1.05

APPROVED

04.04.2024

LEGEND	
	STUDIO
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	CIRCULATION
	CORE



HILL EAST PARCELS B1 + B2

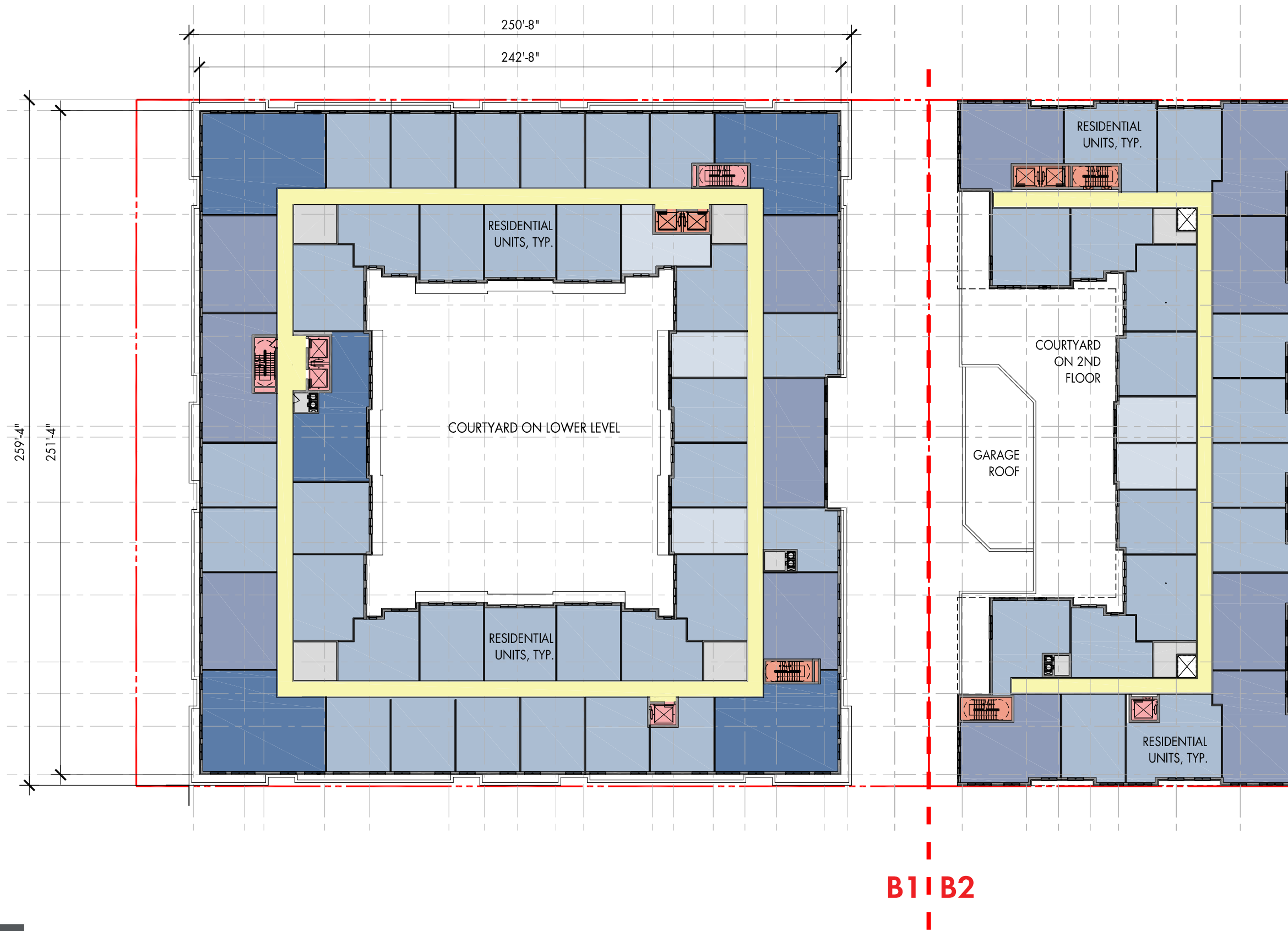
WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



TYPICAL FLOOR PLAN | A1.05

PROPOSED

09.01.2026



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515

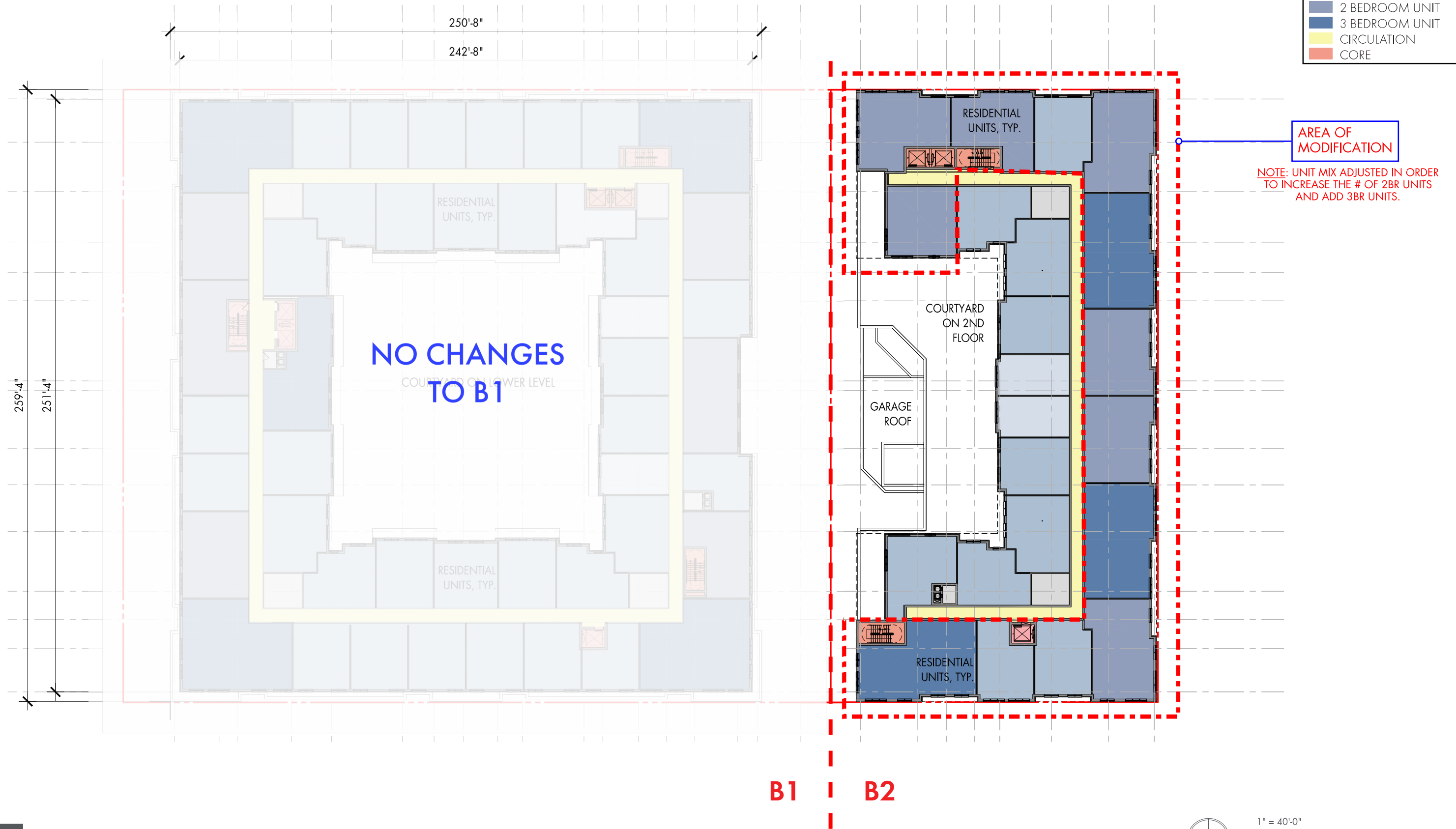


1" = 40'-0"
0 20' 40' 80'

7TH FLOOR PLAN | A1.06

APPROVED

04.04.2024



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515

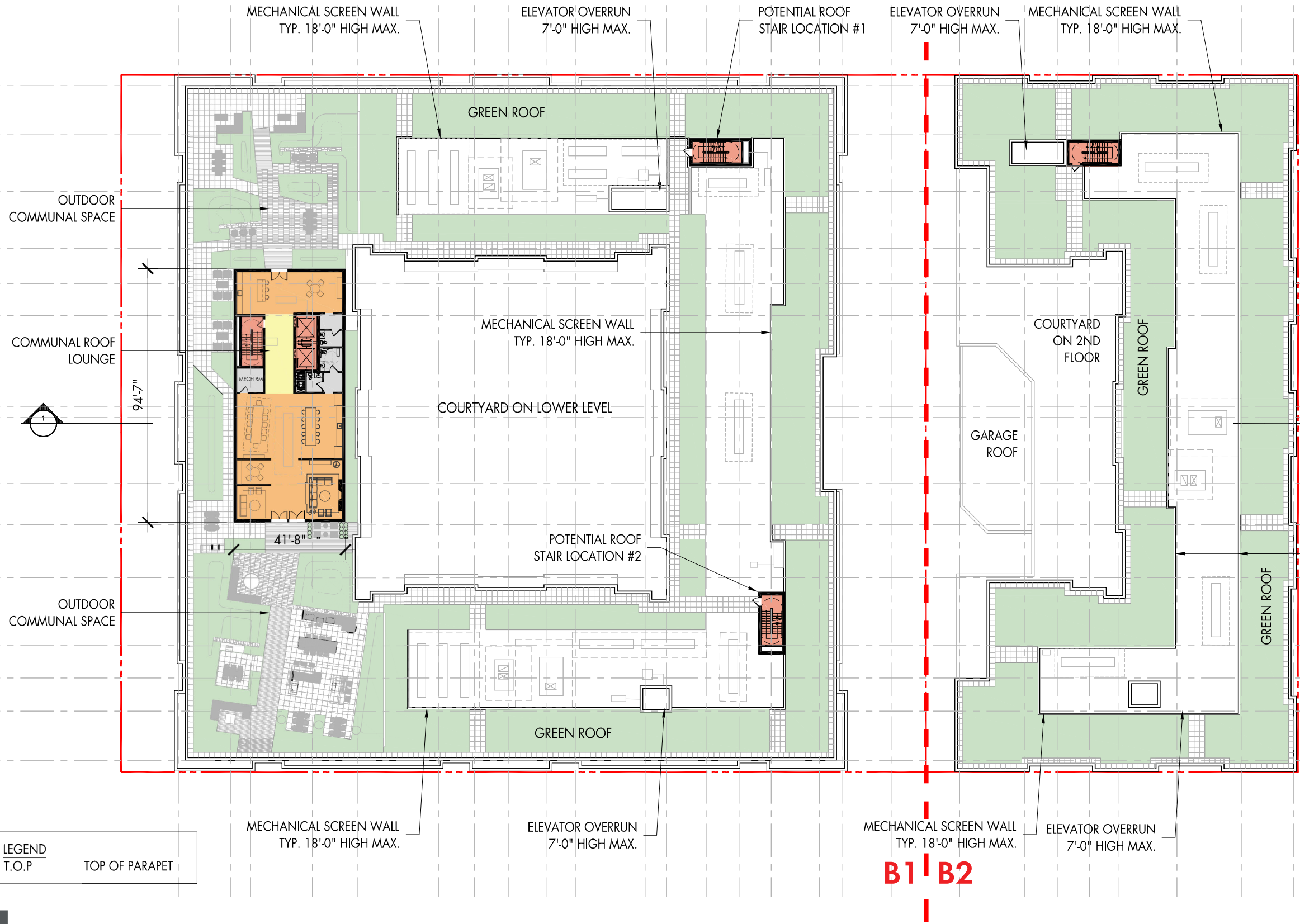


1" = 40'-0"
0 20' 40' 80'

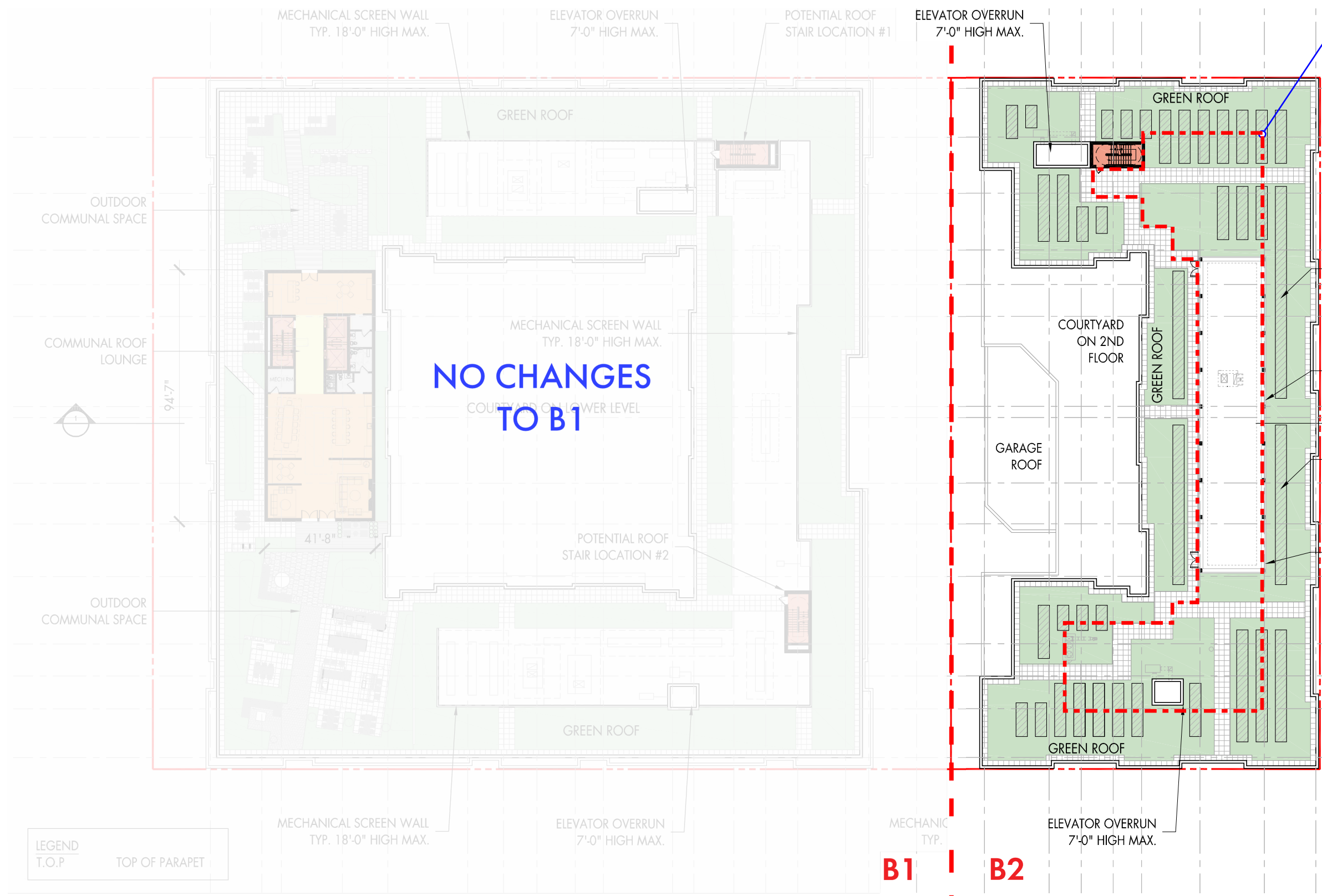
7TH FLOOR PLAN | A1.06

PROPOSED

09.01.2026



DESIGN FLEXIBILITY:
 Penthouse heights, including mechanical screen walls, stairs, and elevator overruns, are shown as the maximum that will be provided, pending the final design. They will not be not more than the maximum height permitted under the Zoning Regulations. The enclosed areas may be reduced in the final design as long as they remain compliant with the Zoning Regulations.



AREA OF MODIFICATION

NOTE: MECHANICAL SCREENWALL REDUCED IN SIZE TO ALLOW FOR SOLAR PANELS.

DESIGN FLEXIBILITY:

Penthouse heights, including mechanical screen walls, stairs, and elevator overruns, are shown as the maximum that will be provided, pending the final design. They will not be not more than the maximum height permitted under the Zoning Regulations. The enclosed areas may be reduced in the final design as long as they remain compliant with the Zoning Regulations.

SOLAR PANELS; LAYOUT SUBJECT TO CHANGE

MECHANICAL SCREEN WALL TYP. 18'-0" HIGH MAX.

SOLAR PANELS; LAYOUT SUBJECT TO CHANGE

MECHANICAL SCREEN WALL TYP. 18'-0" HIGH MAX.

NOTE:

All mech. screen walls to be setback 1:1 from T.O. roof structure.



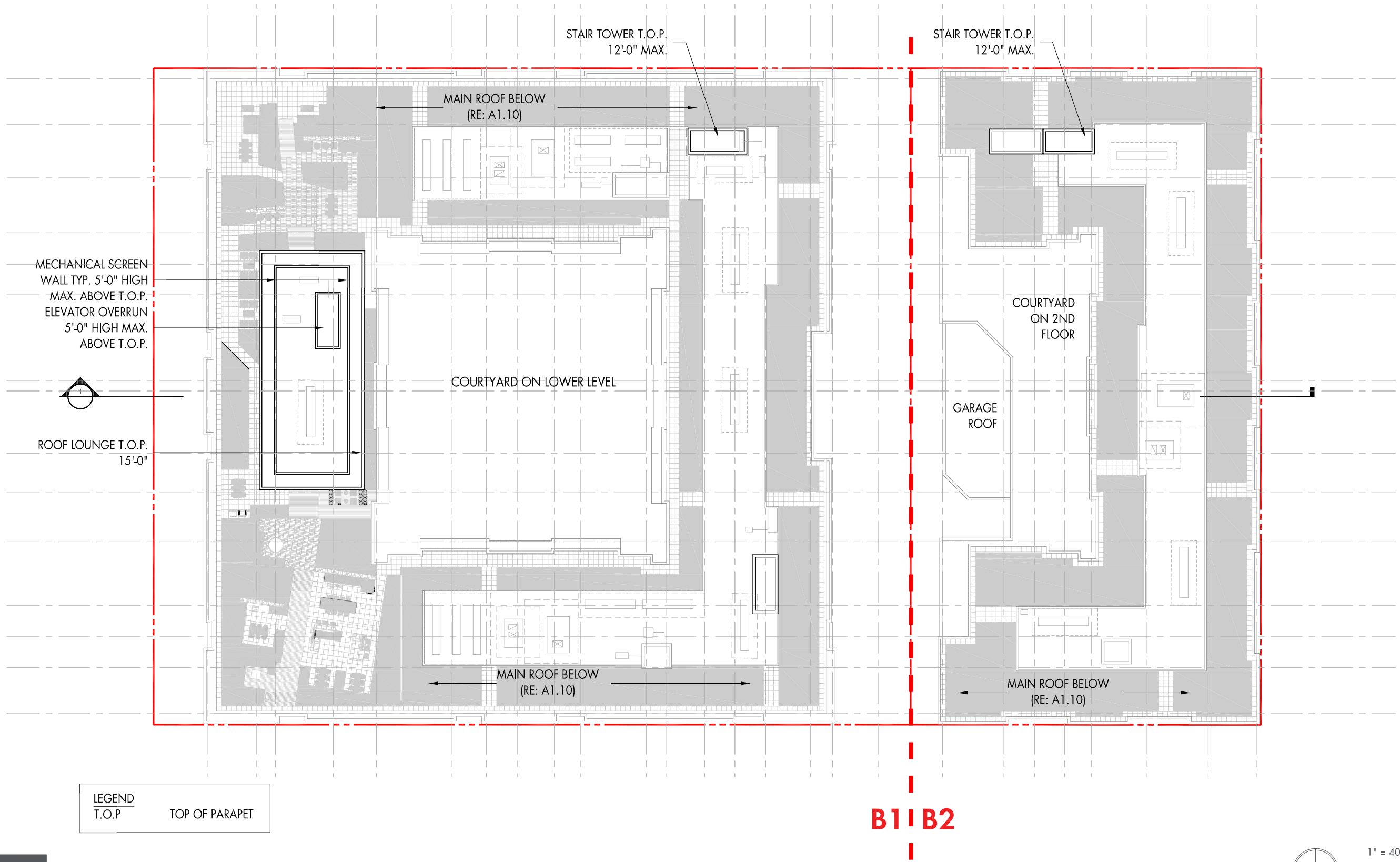
1" = 40'-0"
0 20' 40' 80'



HILL EAST PARCELS B1 + B2

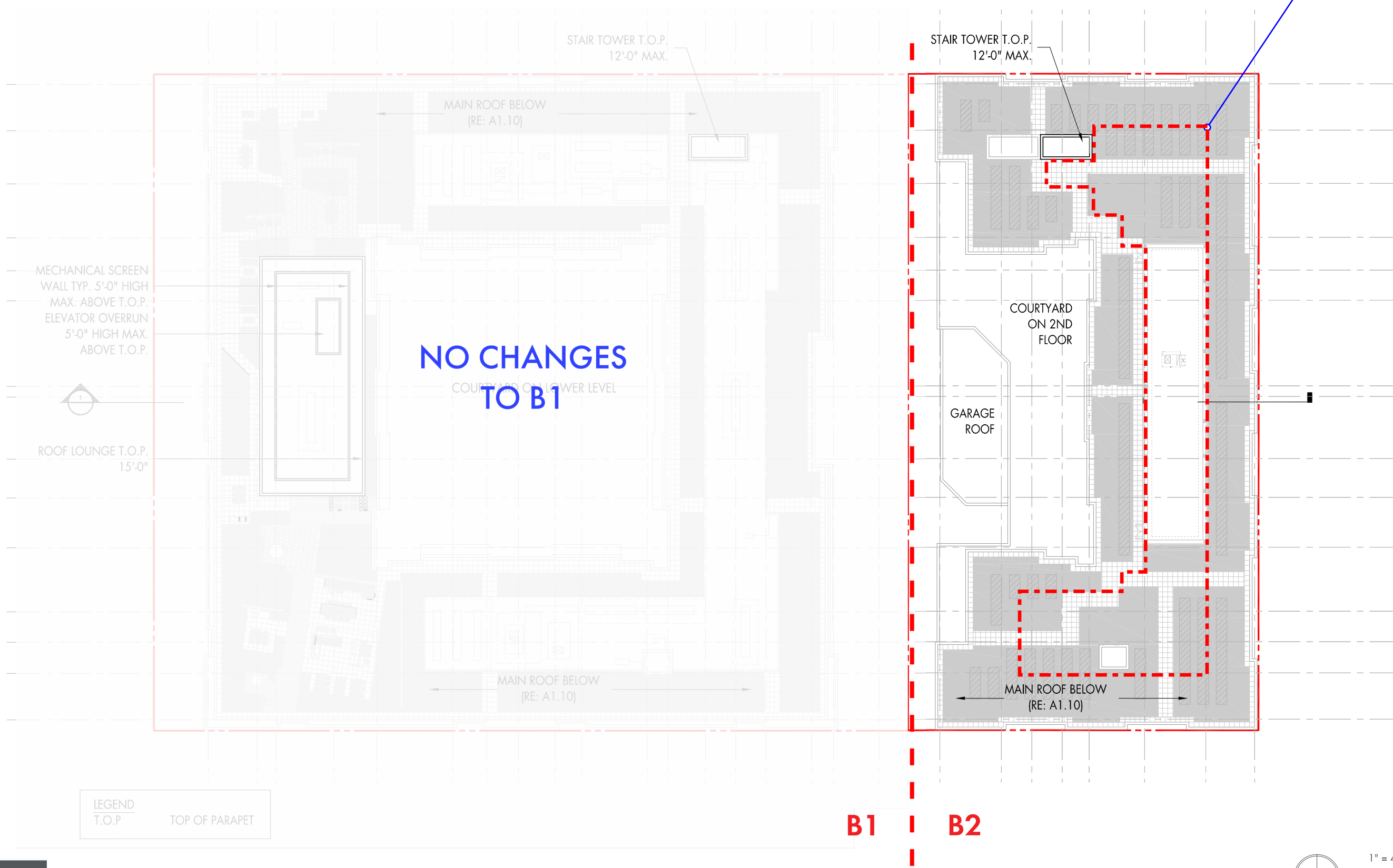
WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515

PENTHOUSE PLAN / MAIN ROOF PLAN | A1.10



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



AREA OF MODIFICATION

NOTE: MECHANICAL SCREENWALL
REDUCED IN SIZE TO ALLOW FOR
SOLAR PANELS.

NO CHANGES
TO B1

LEGEND
T.O.P. TOP OF PARAPET

B1 B2



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515



1" = 40'-0"
0 20' 40' 80'

UPPER ROOF PLAN | A1.11

PROPOSED

09.01.2026