

LEGEND

RESIDENTIAL UNITS

AMENITY

LEASING/MANAGEMENT

RETAIL

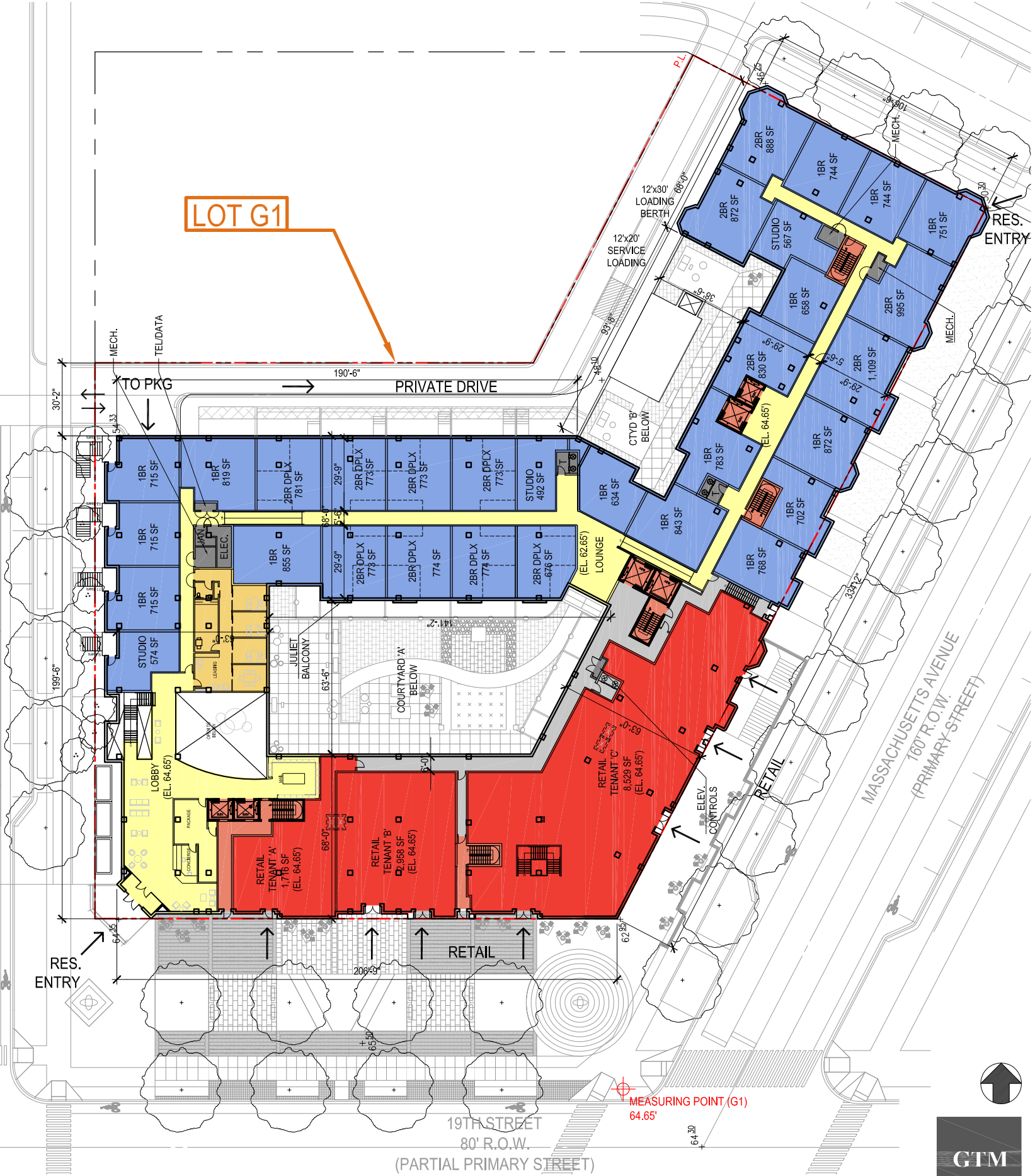
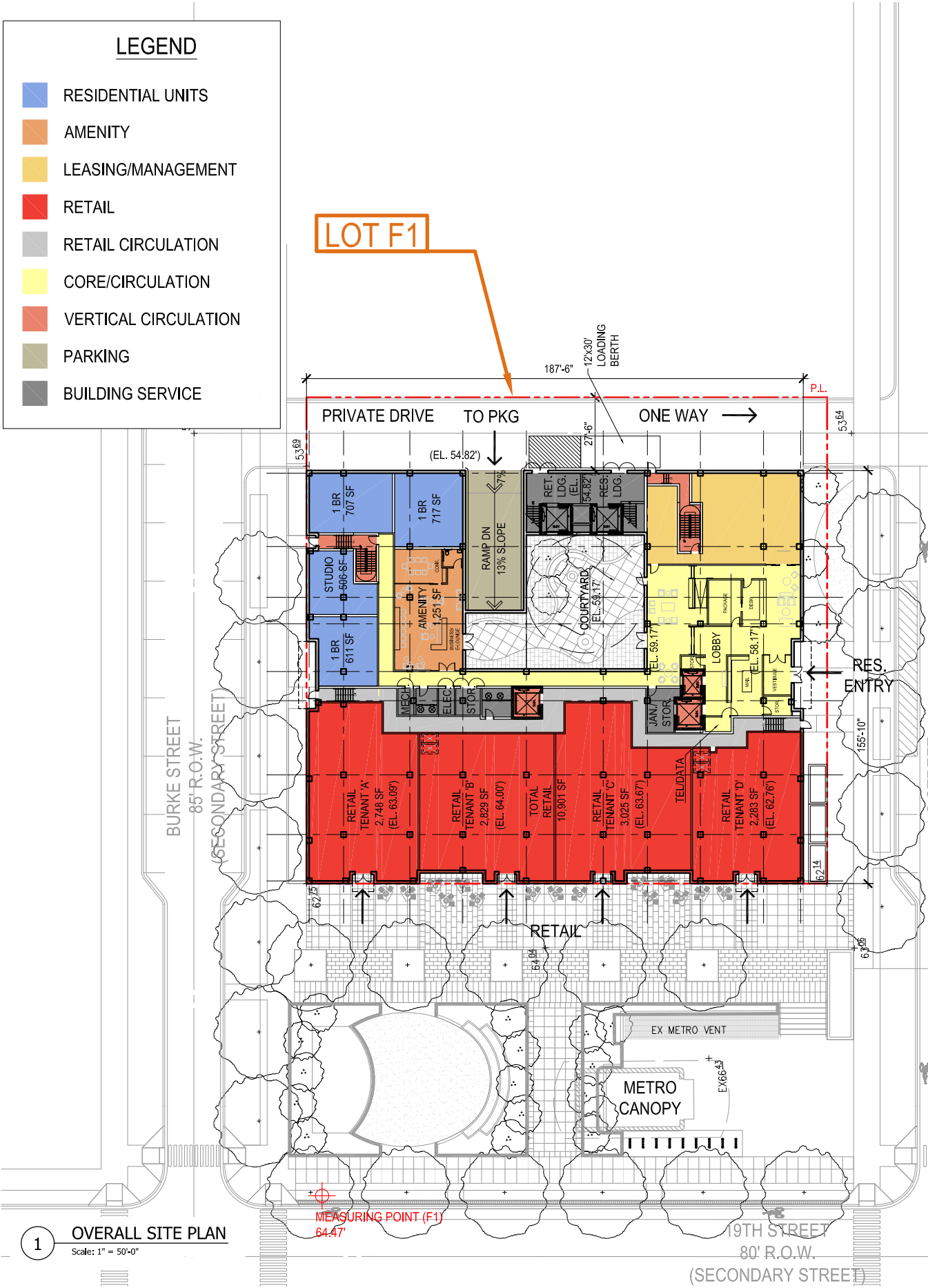
RETAIL CIRCULATION

CORE/CIRCULATION

VERTICAL CIRCULATION

PARKING

BUILDING SERVICE



HILL EAST DESIGN REVIEW

OVERALL SITE PLAN

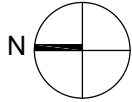


HILL EAST DESIGN REVIEW

WASHINGTON, DC PROJECT NO.13.0376 01-21-2016

LANDSCAPE 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

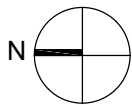


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F1 ENLARGEMENT

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MATERIAL IMAGES



WATER FEATURE AT MAIN G1 ENTRANCE



42" HT. ORNAMENTAL FENCE AT PRIVATE TERRACES



BENCH SEATING



LIGHTING IN PAVING AT CIRCULAR PLAZA



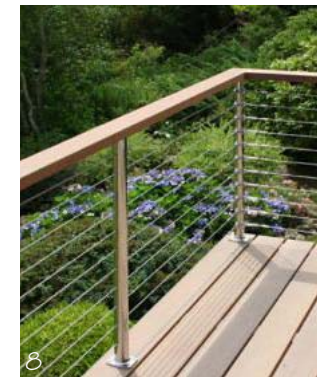
CONCRETE PAVERS AT PLAZA IN A VARIETY OF SIZES AND COLORS



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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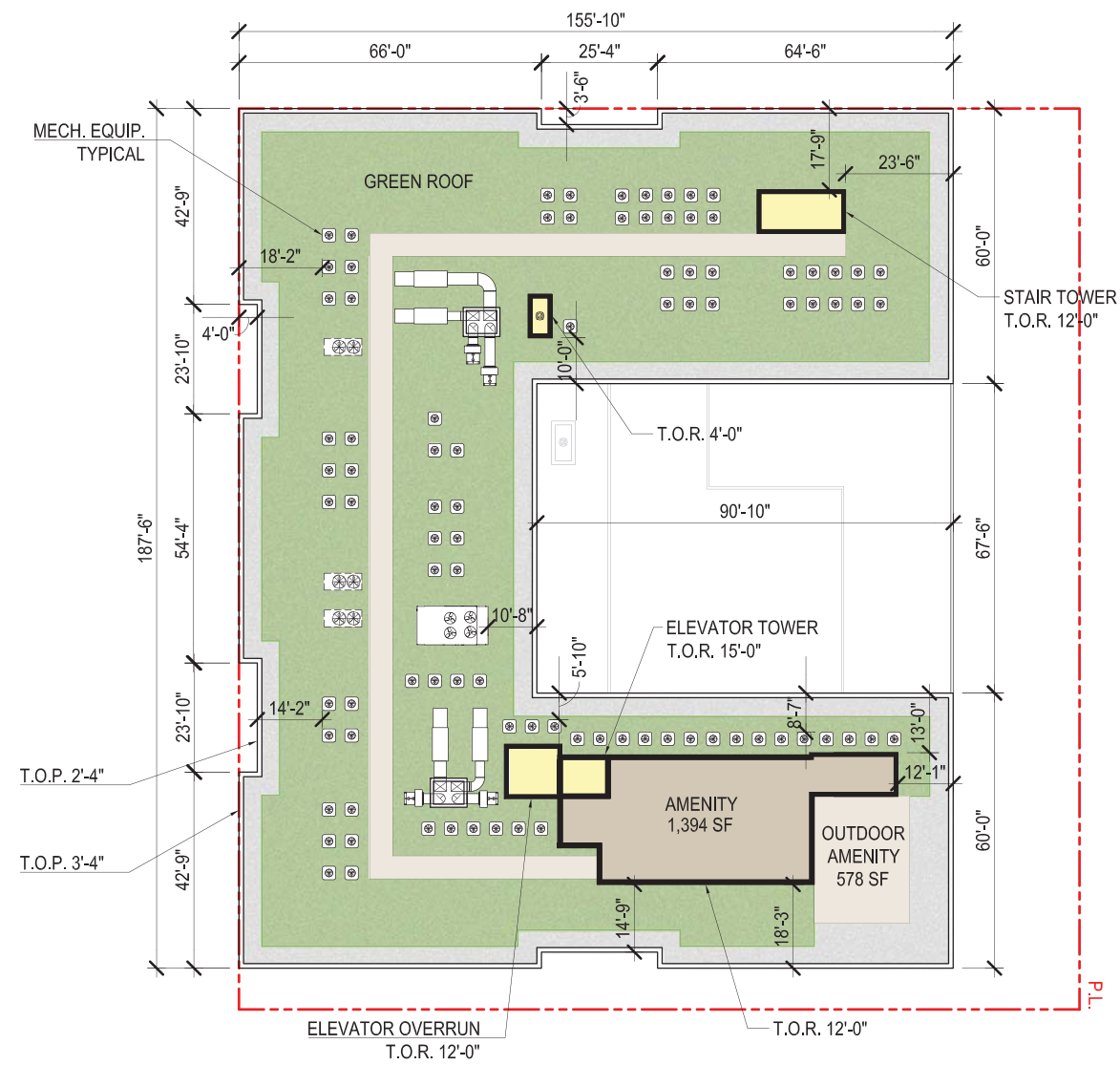
F1 ENLARGEMENT

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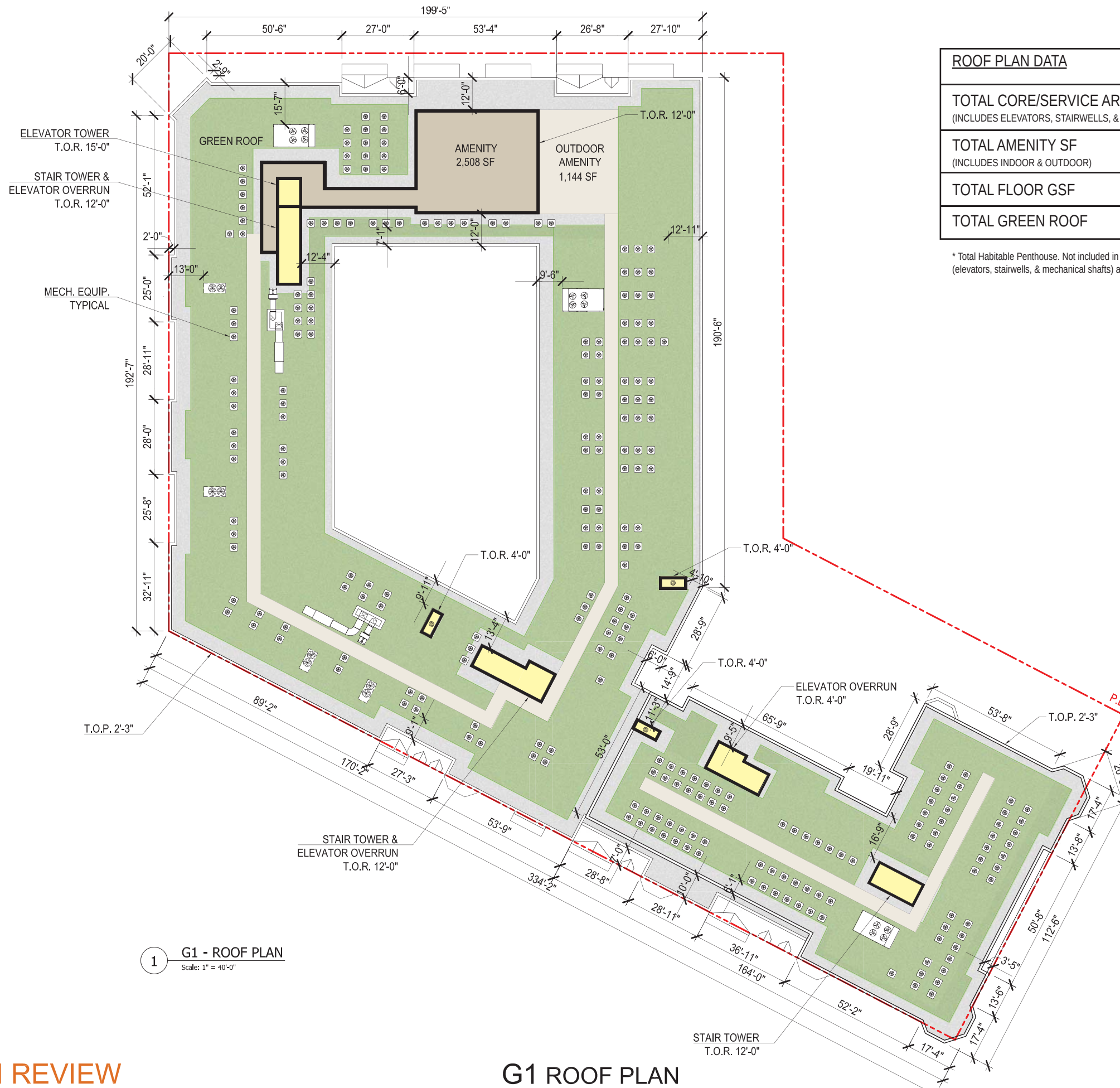


ROOF PLAN DATA		SF
TOTAL CORE/SERVICE AREA (INCLUDES ELEVATORS, STAIRWELLS, & MECHANICAL SHAFTS)		765
TOTAL AMENITY SF (INCLUDES INDOOR & OUTDOOR))		1,972
TOTAL FLOOR GSF		1,394*
TOTAL GREEN ROOF		±13,500

* Total Habitable Penthouse. Not included in total building floor area ratio calculation. Mechanical Penthouse areas (elevators, stairwells, & mechanical shafts) are also not included in total buidling floor area ratio calculation.

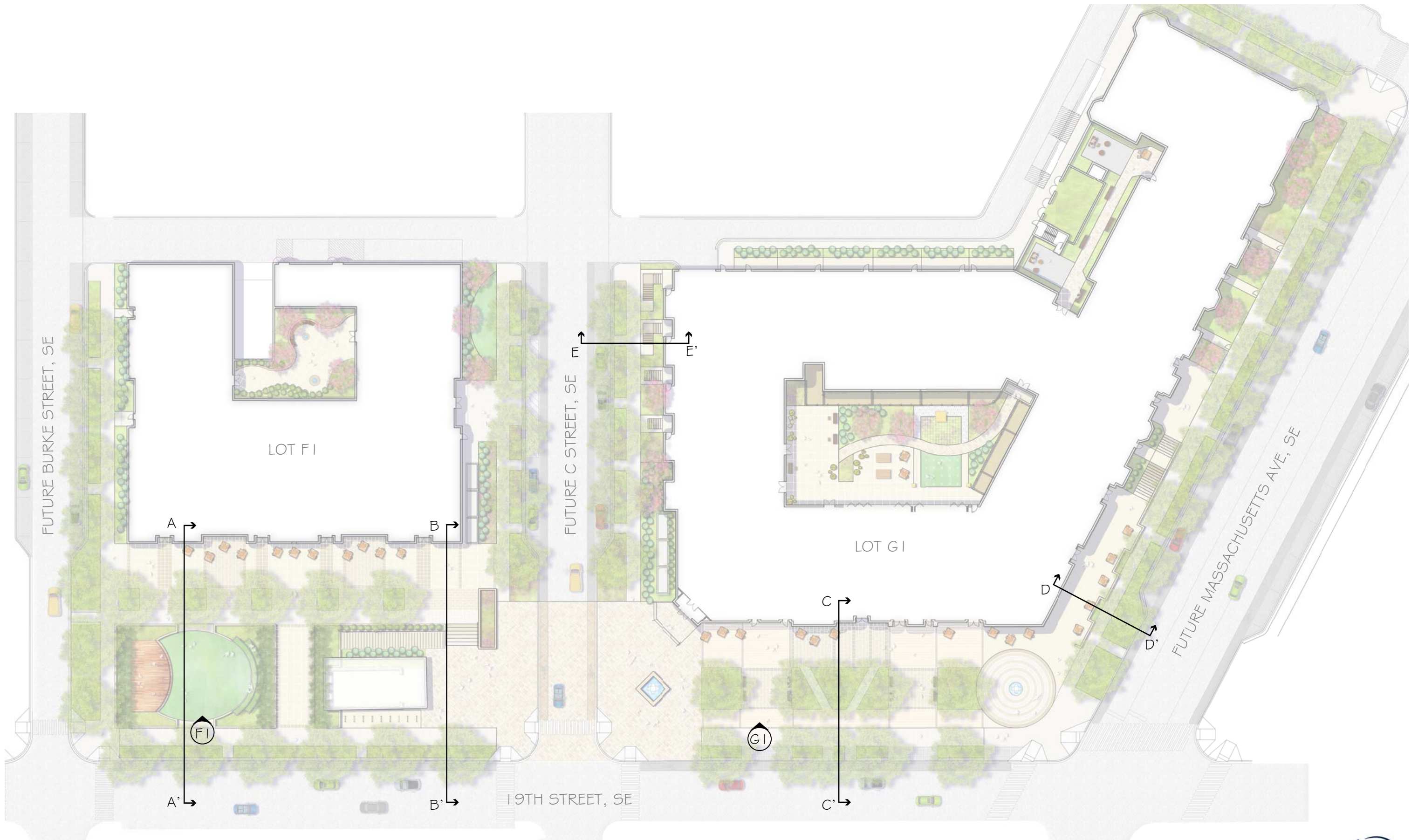


1 LOT F1 - ROOF PLAN
Scale: 1" = 40'-0"



ROOF PLAN DATA		SF
TOTAL CORE/SERVICE AREA (INCLUDES ELEVATORS, STAIRWELLS, & MECHANICAL SHAFTS)		1,391
TOTAL AMENITY SF (INCLUDES INDOOR & OUTDOOR)		3,652
TOTAL FLOOR GSF		2,508*
TOTAL GREEN ROOF		±30,000

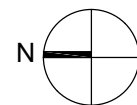
* Total Habitable Penthouse. Not included in total building floor area ratio calculation. Mechanical Penthouse areas (elevators, stairwells, & mechanical shafts) are also not included in total building floor area ratio calculation.



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SECTION LOCATIONS



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