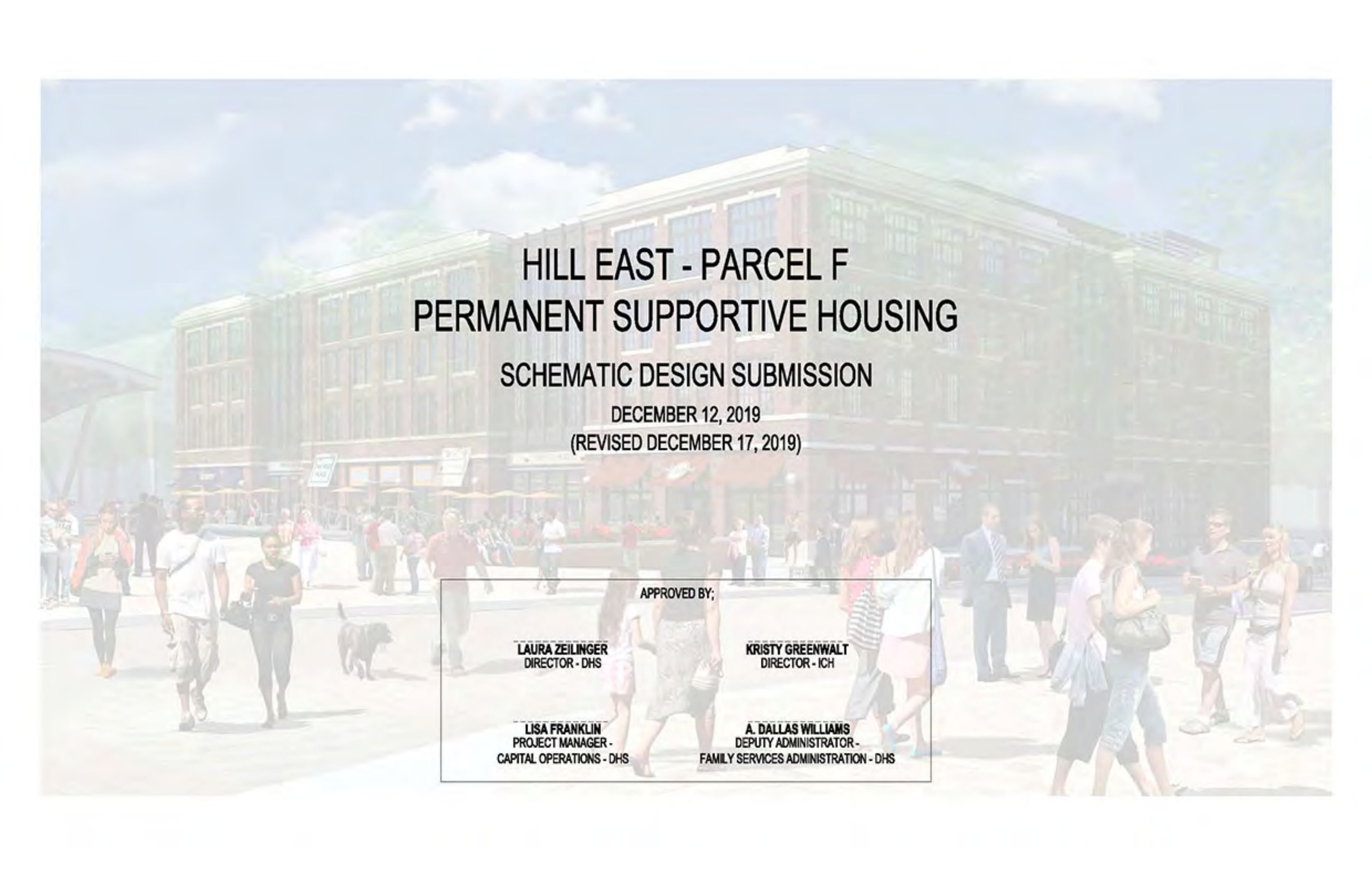




HILL EAST - PARCEL F PERMANENT SUPPORTIVE HOUSING SCHEMATIC DESIGN SUBMISSION

DECEMBER 12, 2019
(REVISED DECEMBER 17, 2019)

APPROVED BY;

LAURA ZEILINGER
DIRECTOR - DHS

KRISTY GREENWALT
DIRECTOR - ICH

LISA FRANKLIN
PROJECT MANAGER -
CAPITAL OPERATIONS - DHS

A. DALLAS WILLIAMS
DEPUTY ADMINISTRATOR -
FAMILY SERVICES ADMINISTRATION - DHS



HILL EAST BUILDING F - PSH

WASHINGTON, DC PROJECT NO.13.0376 12-17-2019

AERIAL VIEW AT 19TH STREET PLAZA

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F1 VIEW LOOKING NORTHEAST ACROSS C STREET

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OVERALL SITE PLAN

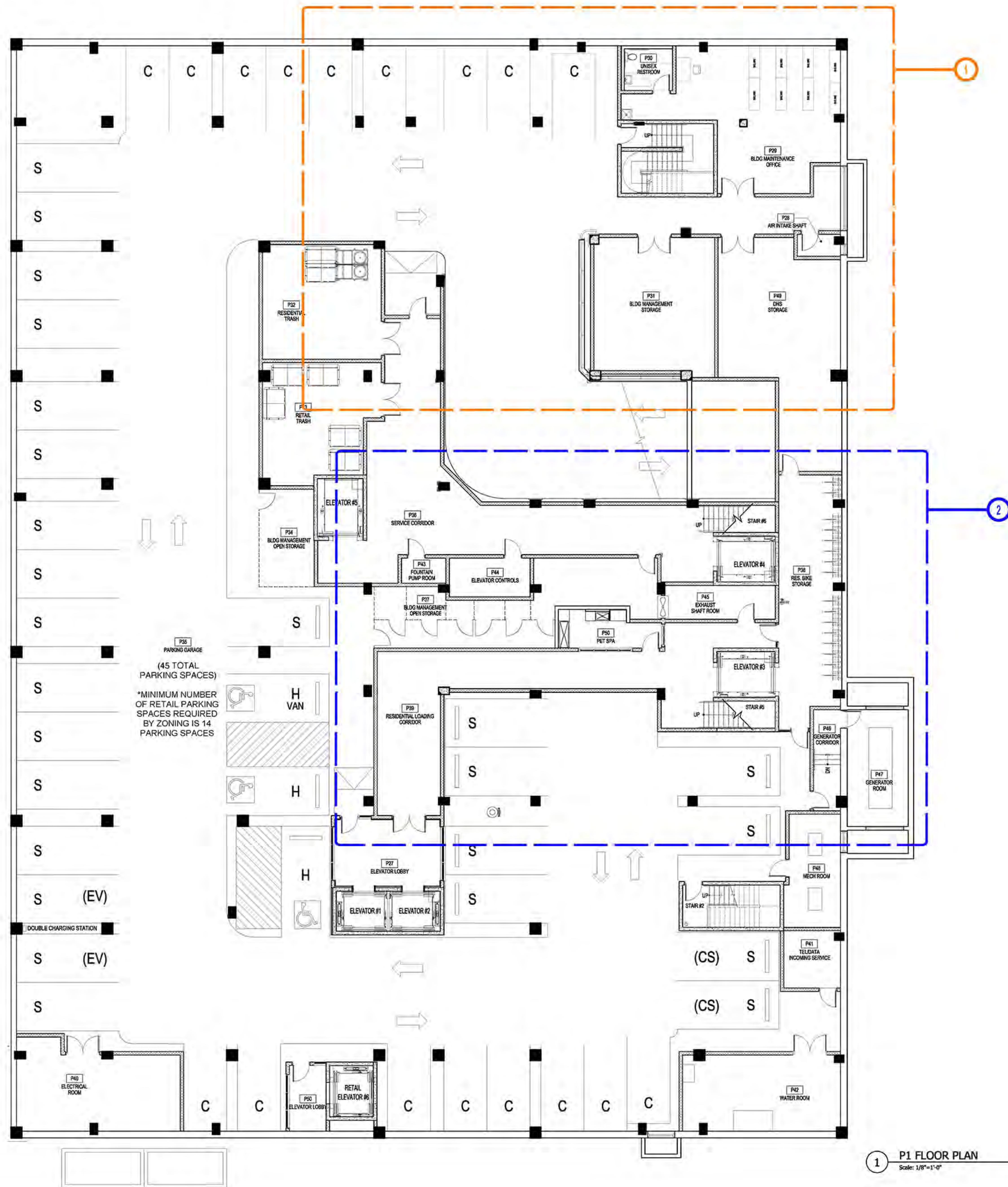


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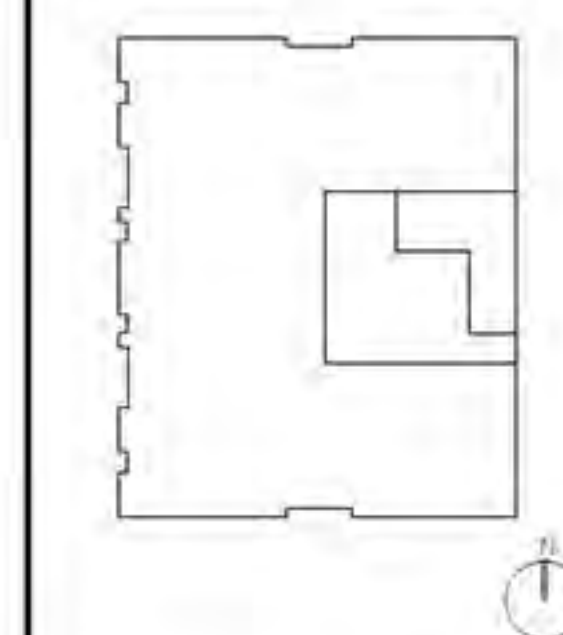
Consultant

Project
Hill East Building F-PSH

1900 C STREET SE
WASHINGTON DC 20003
ADDRESS

Owner
Donatelli Development

Key Plan



SCHEMATIC DESIGN 11-12-2019
SCHEMATIC DESIGN 12-12-2019
SCHEMATIC DESIGN (REV) 12-17-2019

Issue Description Date

GTM Project No. 13.0376

Checked By GTM

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Scale AS NOTED

SCALE 1/8"=1'-0"

1" 4" 8" 16"

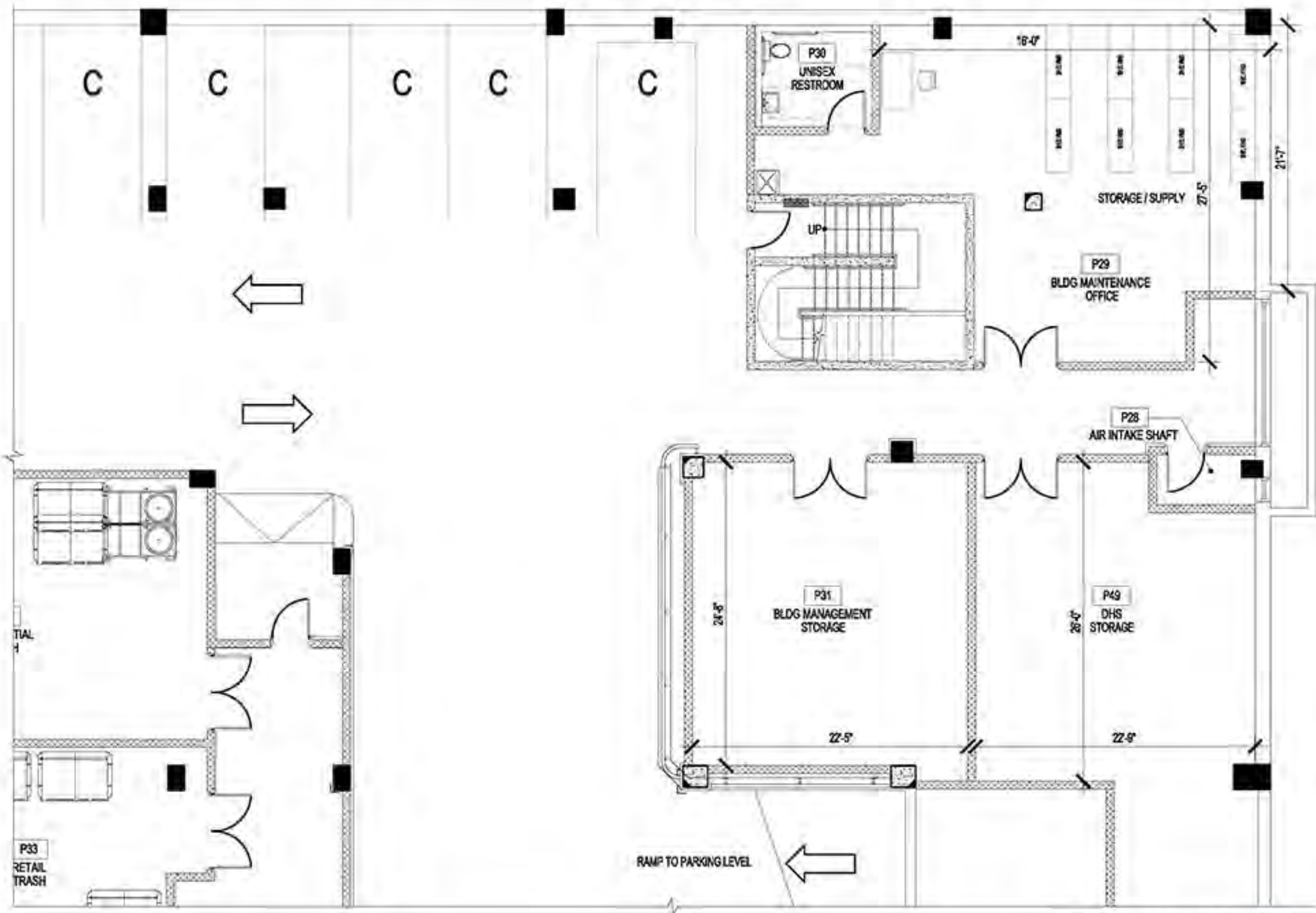
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FLOOR PLAN
P1 LEVEL

Sheet No.

A101

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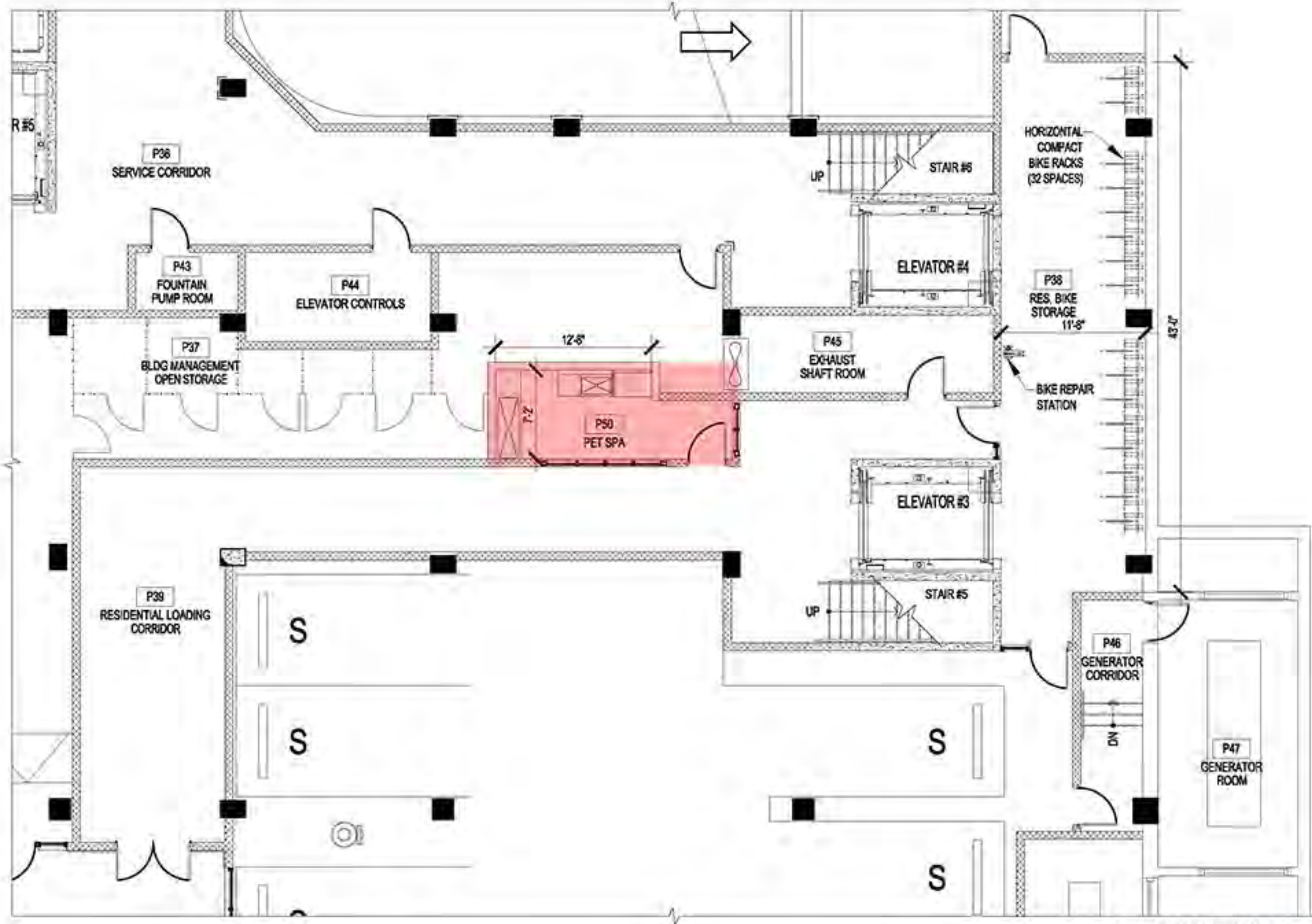


HILL EAST BUILDING F - PSH

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2 BICYCLE STORAGE
Scale: 1/8" = 1'-0"

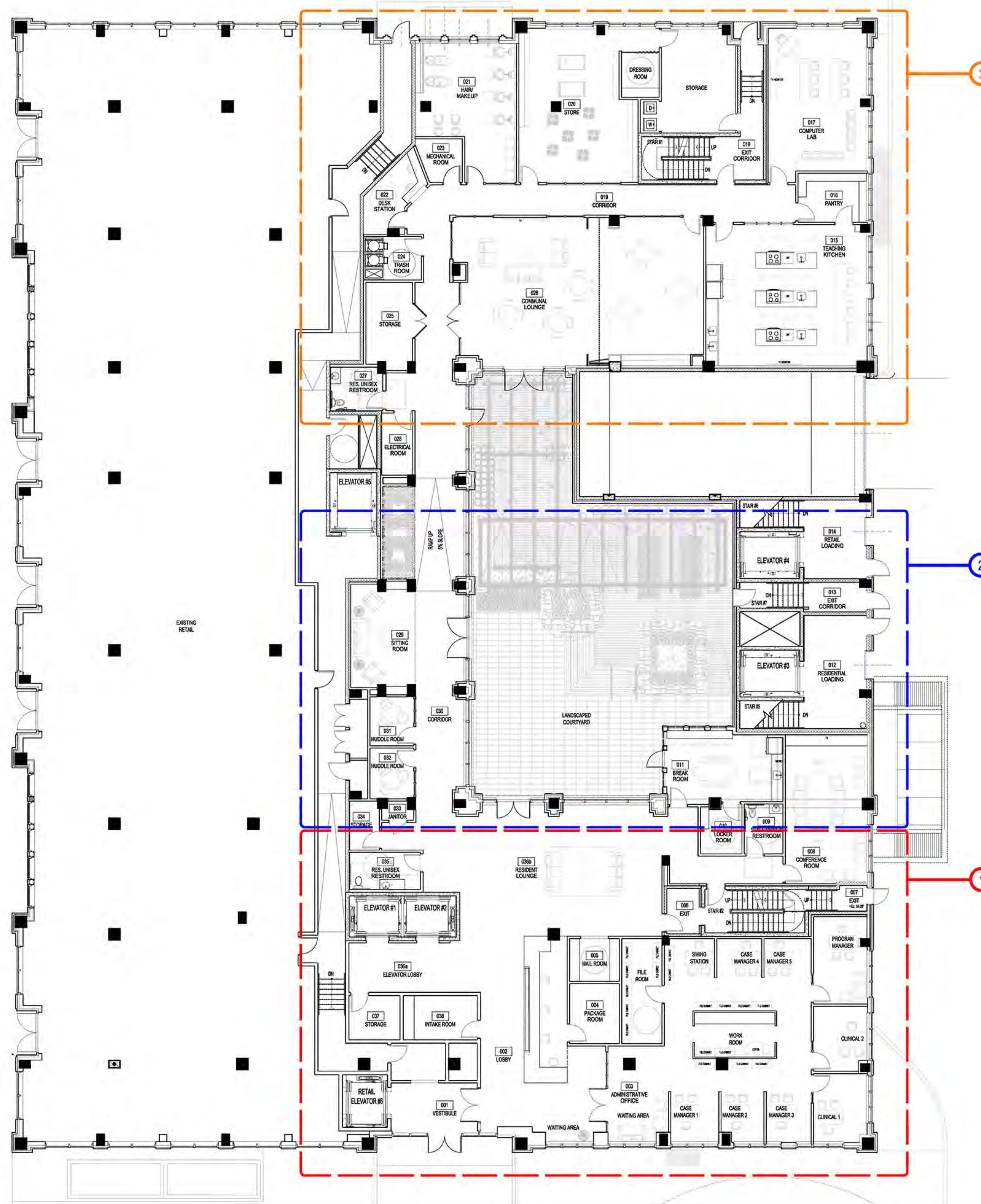
HILL EAST BUILDING F - PSH

WASHINGTON, DC PROJECT NO.13.0376 12-17-2019

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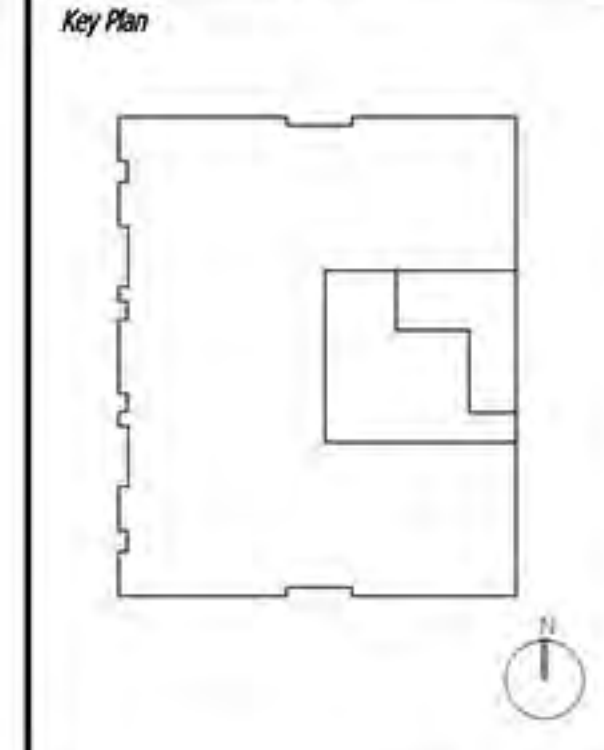
1 FIRST FLOOR PLAN
Scale: 1/8"=1'-0"

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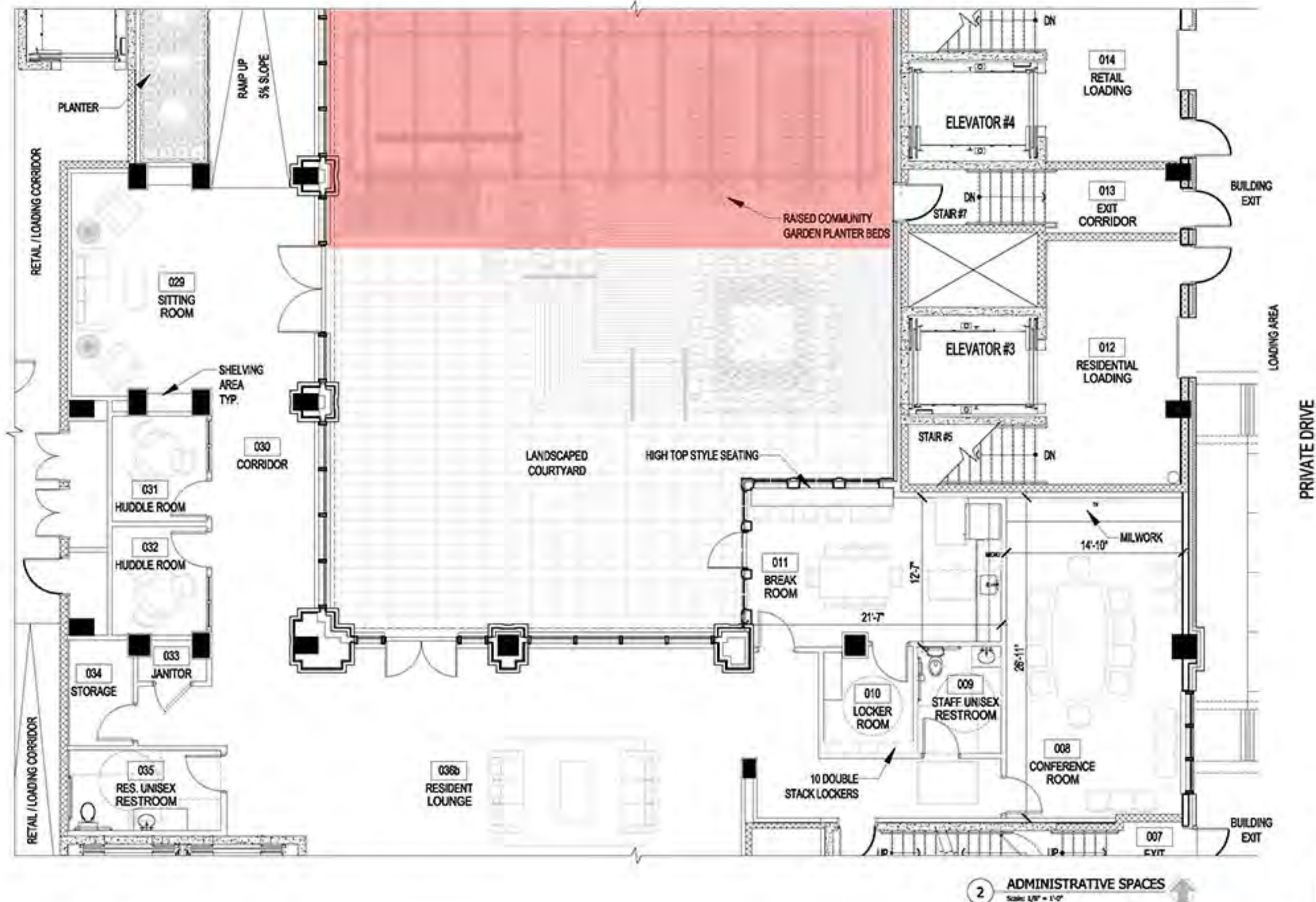
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SCHEMATIC DESIGN 12-12-2019
SCHEMATIC DESIGN (REV) 12-17-2019

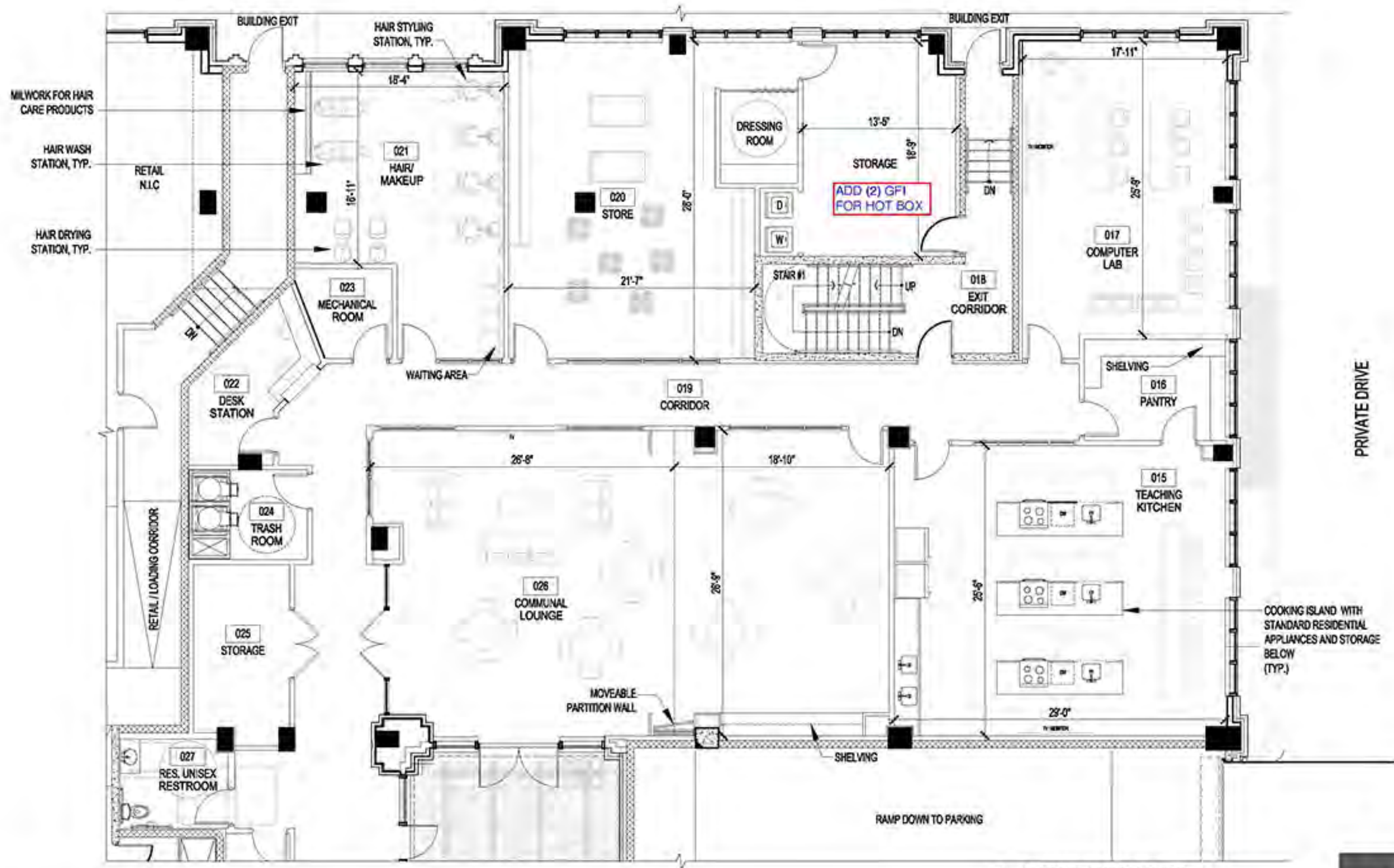
Issue Description	Date
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GTM Project No. 13.0376
Checked By GTM
Drawn By GTM
Scale AS NOTED
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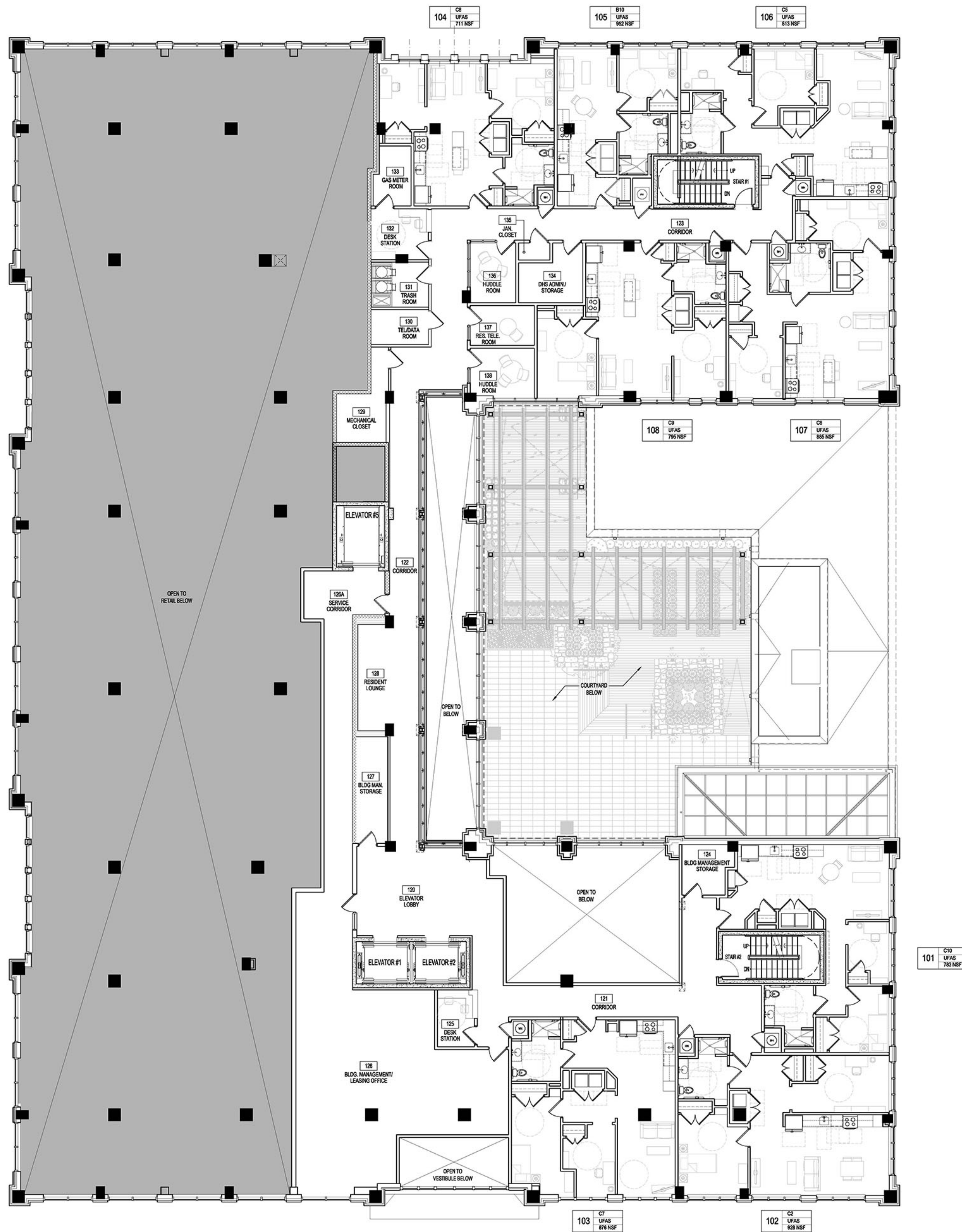
Sheet Title
**FLOOR PLAN
FIRST FLOOR**

Sheet No.
A102
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3 RESIDENT AMENITY SPACES
 Scale: 1/8" = 1'-0"



- UFAS
(20 MIN. REQUIRED)
- UFAS ADAPTABLE
(20 MIN. REQUIRED)
- TYPE B/ FAIRHOUSING
(60 MAX. REQUIRED)

- 1 BEDROOM
(25 REQUIRED)
- 2 BEDROOM
(25 REQUIRED)

1 MID-LEVEL FLOOR PLAN
Scale: 1/8"=1'-0"

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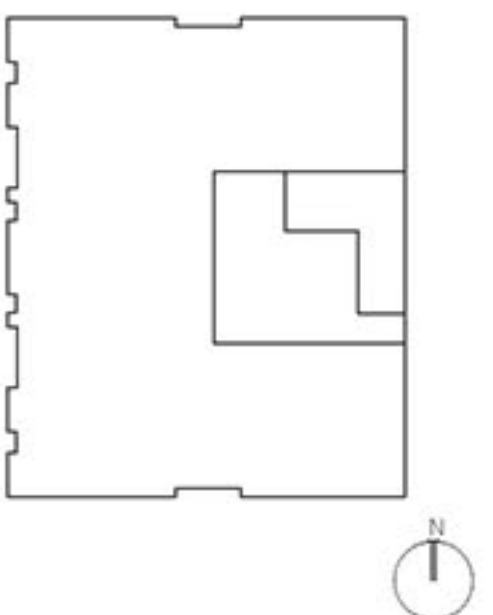
Consultant

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**Donatelli
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SCHEMATIC DESIGN (REV) 12-17-2019

Issue Description Date

GTM Project No. 13.0376

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Scale AS NOTED

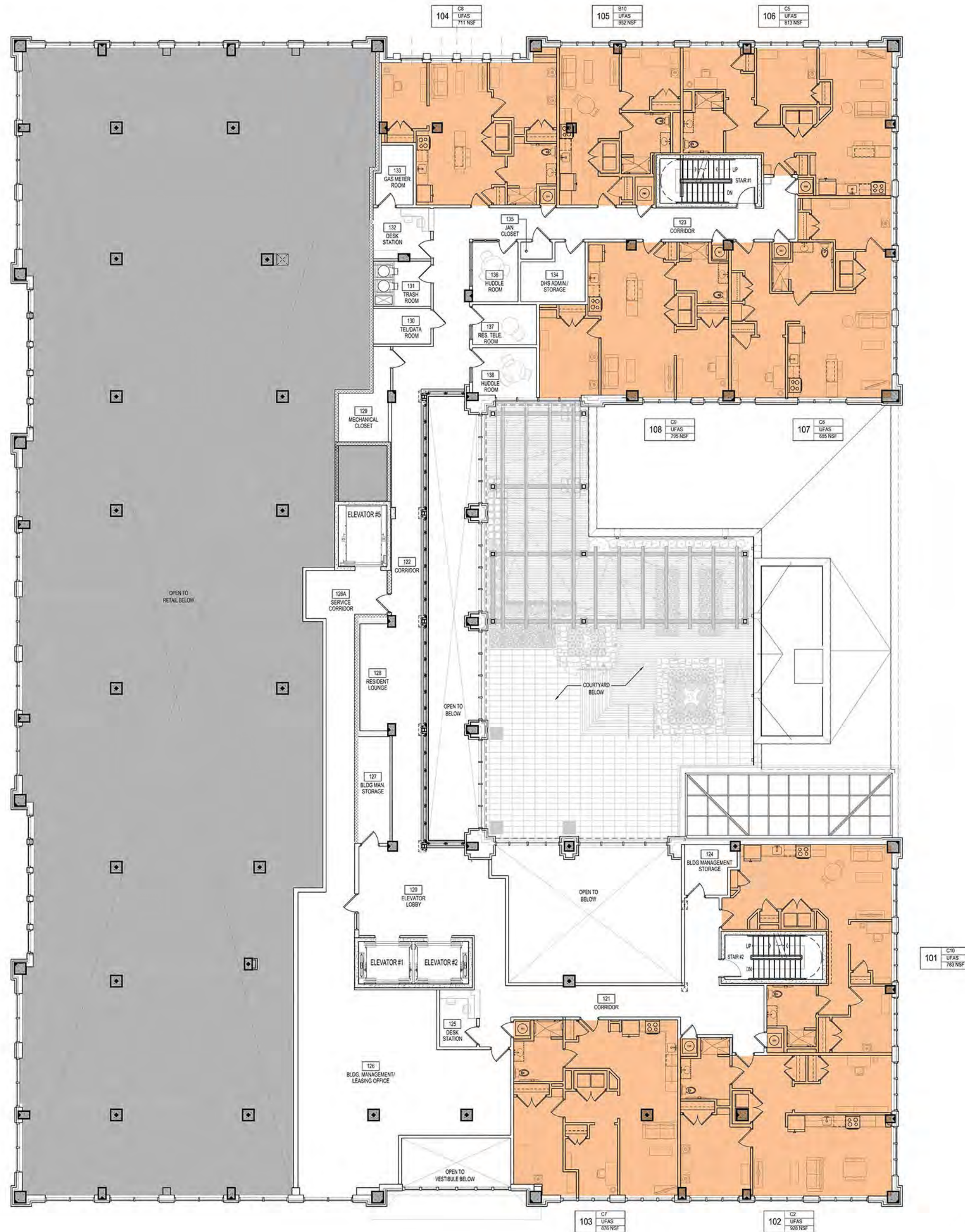
SCALE 1/8"=1'-0"
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Sheet Title

**FLOOR PLAN
MID-LEVEL**

Sheet No.

A103



- UFAS
(20 MIN. REQUIRED)
- UFAS ADAPTABLE
(20 MIN. REQUIRED)
- TYPE B/ FAIRHOUSING
(60 MAX. REQUIRED)

- 1 BEDROOM
- 2 BEDROOM
(25 REQUIRED)

1 MID-LEVEL FLOOR PLAN
Scale: 1/8"=1'-0"

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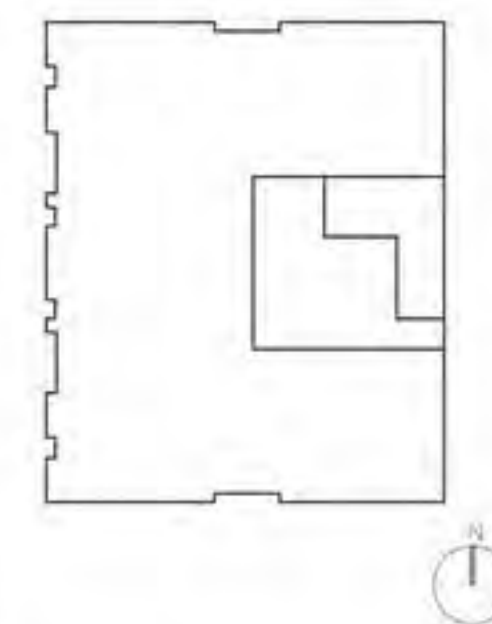
1900 C STREET SE
WASHINGTON DC 20003

ADDRESS

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Development

Key Plan



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SCHEMATIC DESIGN 12-12-2019
SCHEMATIC DESIGN (REV) 12-17-2019

Issue Description Date

GTM Project No. 13.0376

Checked By GTM

Drawn By GTM

Scale AS NOTED

SCALE 1/8"=1'-0"
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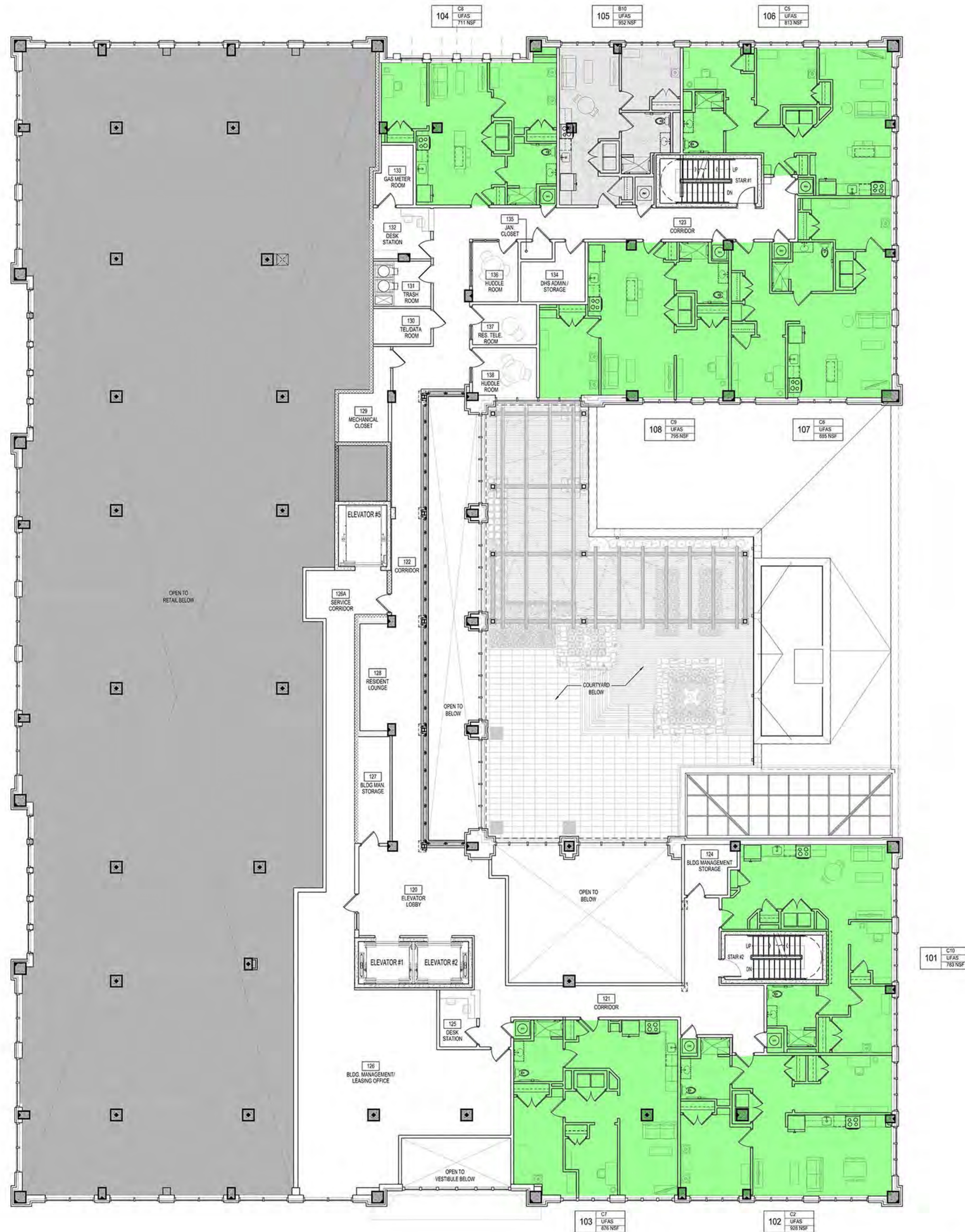
Sheet Title

FLOOR PLAN
MID-LEVEL

Sheet No.

A103

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UFAS
(20 MIN. REQUIRED)

UFAS ADAPTABLE
(20 MIN. REQUIRED)

TYPE B/ FAIRHOUSING
(60 MAX. REQUIRED)

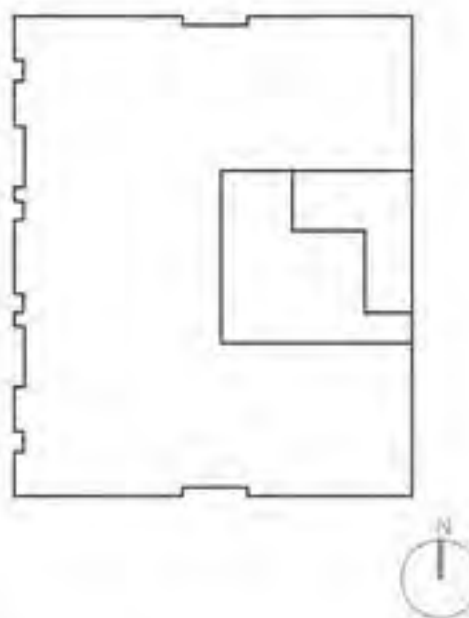
1 BEDROOM

2 BEDROOM
(25 REQUIRED)

Consultant

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**Hill East
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SCHEMATIC DESIGN 12-12-2019
SCHEMATIC DESIGN (REV) 12-17-2019

Issue Description Date

GTM Project No. 13.0376

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Scale AS NOTED

SCALE 1/8"=1'-0"
0' 4' 8' 16'

Sheet Title

**FLOOR PLAN
MID-LEVEL**

Sheet No.

A103

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BUILDING DATA - UNIT TYPE				
FLOOR	UFAS (20 MIN. REQUIRED)	UFAS ADAPTABLE (20 MIN. REQUIRED)	TYPE B/ FAIRHOUSING (60 MAX. REQUIRED)	TOTAL
MID LVL	4	4	0	8
2	7	7	17	31
3	7	7	17	31
4	7	6	17	30
TOTAL	25	24	51	100

BUILDING DATA - UNIT TYPE			
FLOOR	1 BEDROOM	2 BEDROOM (25 REQUIRED)	TOTAL
1	--	--	--
MID-LVL	1	7	8
2	25	6	31
3	25	6	31
4	24	6	30
PENTHOUSE	--	--	--
TOTAL	75	25	100

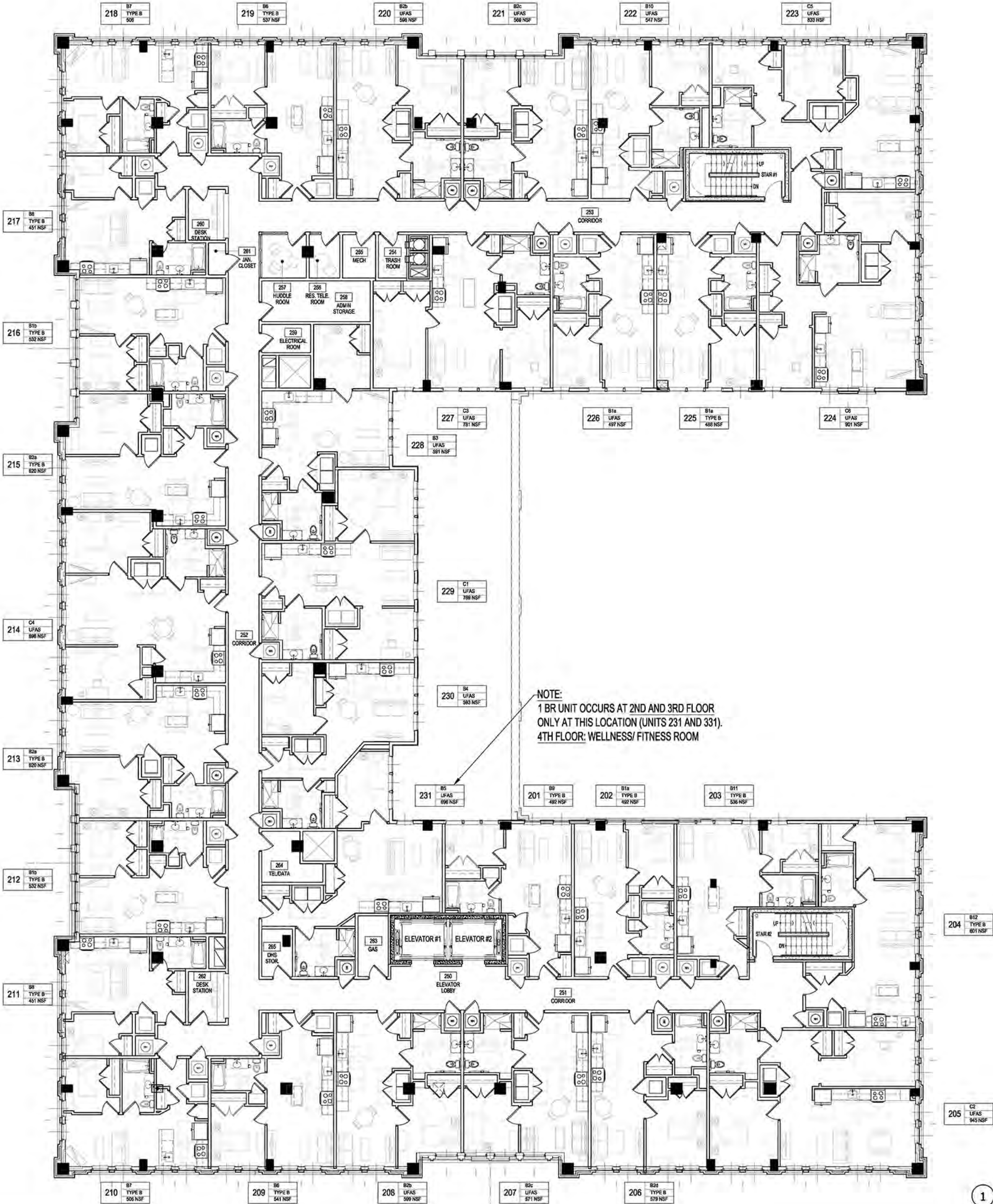
- UFAS UNITS:
- (20) MIN. FULLY ACCESSIBLE UNITS
 - GRAB BARS INSTALLED
 - 3' x 5' ROLL-IN SHOWERS IN ALL UNITS, DRAIN IN SHOWER AND MAIN BATHROOM FLOOR
 - 30" WIDE WORK SURFACE

- UFAS ADAPTABLE UNITS:
- (20) MIN. UNITS ABLE TO BE ADAPTED TO FULLY ACCESSIBLE UNITS
 - PROVIDE BLOCKING FOR GRAB BAR INSTALLATION
 - 3' x 5' ROLL-IN SHOWERS IN ALL UNITS, DRAIN IN SHOWER AND MAIN BATHROOM FLOOR
 - 30" WIDE WORK SURFACE (NOT REQUIRED FOR ADAPTABLE)
 - REMOVABLE BASE CABINETS AT SINKS

- TYPE B/ FAIRHOUSING UNITS:
- (60) MAX. UNITS TO COMPLY WITH FAIRHOUSING REQUIREMENTS
 - ALL UNITS TO PROVIDE BLOCKING FOR FUTURE GRAB BARS. (10) UNITS INCLUDE GRAB BARS AT BUILD OUT AND WILL BE LOCATED WITH FUTURE DESIGN.
 - BATH TUBS IN ALL UNITS

NOTE:
THE FOLLOWING ARE ISSUES THAT HAVE BEEN IDENTIFIED AND WILL BE RESOLVED UPON FURTHER DEVELOPMENT OF DESIGN:

- 1) FINAL COLUMN SIZE AND LOCATION TO BE DETERMINED WITH STRUCTURAL CONSULTANT AND COORDINATED WITH UNIT PLANS.
- 2) DOORS AT ALL 4TH FLOOR JULIET BALCONIES TO BE REPLACED WITH WINDOWS.
- 3) AT LOCATIONS WHERE PARTITION WALLS ABUT WINDOWS (APPROX. 7-10 LOCATIONS), SPANDREL GLASS SHALL BE PROVIDED IN PLACE OF CLEAR GLASS OR UNIT WILL BE REDESIGNED.



1 2ND FLOOR PLAN
Scale: 1/8"=1'-0"

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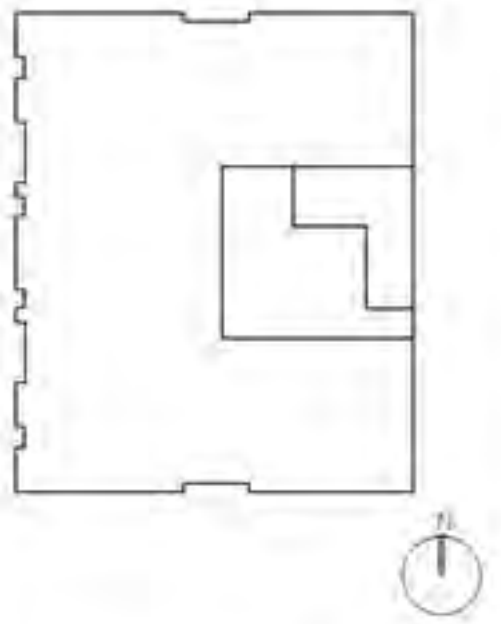
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Building F-PSH**

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ADDRESS

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**Donatelli
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SCHEMATIC DESIGN 11-12-2019
SCHEMATIC DESIGN 12-12-2019
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Issue Description Date

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0' 4' 8' 16'

Sheet Title
**FLOOR PLAN
2ND FLOOR LEVEL**

Sheet No.

A104

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BUILDING DATA - UNIT TYPE				
FLOOR	UFAS (20 MIN. REQUIRED)	UFAS ADAPTABLE (20 MIN. REQUIRED)	TYPE B/ FAIRHOUSING (60 MAX. REQUIRED)	TOTAL
MID LVL	4	4	0	8
2	7	7	17	31
3	7	7	17	31
4	7	6	17	30
TOTAL	25	24	51	100

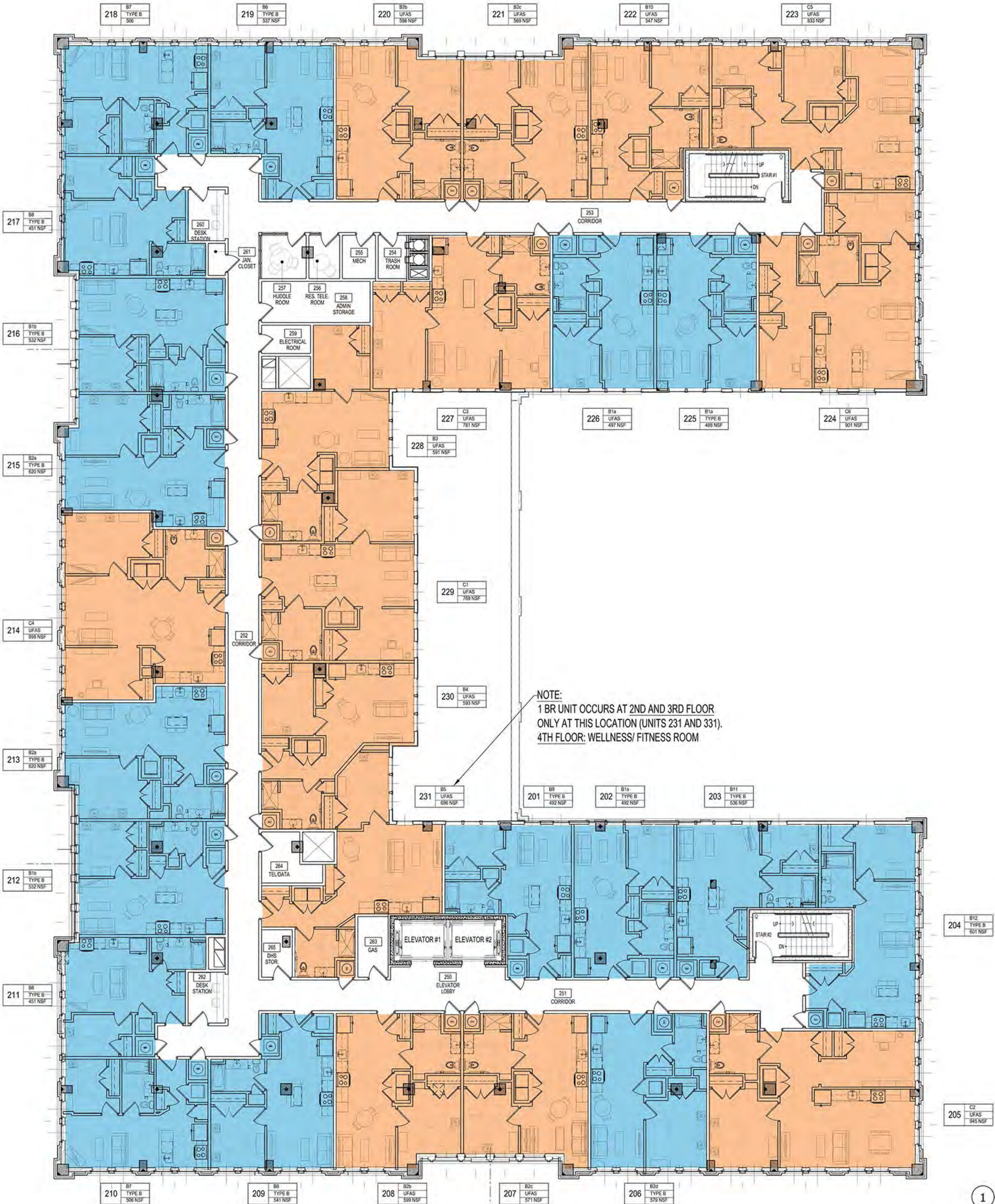
BUILDING DATA - UNIT TYPE			
FLOOR	1 BEDROOM	2 BEDROOM (25 REQUIRED)	TOTAL
1	--	--	--
MID-LVL	1	7	8
2	25	6	31
3	25	6	31
4	24	6	30
PENTHOUSE	--	--	--
TOTAL	75	25	100

UFAS UNITS:
- (20) MIN. FULLY ACCESSIBLE UNITS
- GRAB BARS INSTALLED
- 3' x 5' ROLL-IN SHOWERS IN ALL UNITS, DRAIN IN SHOWER AND MAIN BATHROOM FLOOR
- 30" WIDE WORK SURFACE

UFAS ADAPTABLE UNITS:
- (20) MIN. UNITS ABLE TO BE ADAPTED TO FULLY ACCESSIBLE UNITS
- PROVIDE BLOCKING FOR GRAB BAR INSTALLATION
- 3' x 5' ROLL-IN SHOWERS IN ALL UNITS, DRAIN IN SHOWER AND MAIN BATHROOM FLOOR
- 30" WIDE WORK SURFACE (NOT REQUIRED FOR ADAPTABLE)
- REMOVABLE BASE CABINETS AT SINKS

TYPE B/ FAIRHOUSING UNITS:
- (60) MAX. UNITS TO COMPLY WITH FAIRHOUSING REQUIREMENTS
- ALL UNITS TO PROVIDE BLOCKING FOR FUTURE GRAB BARS. (10) UNITS INCLUDE GRAB BARS AT BUILD OUT AND WILL BE LOCATED WITH FUTURE DESIGN.
- BATH TUBS IN ALL UNITS

NOTE:
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1) FINAL COLUMN SIZE AND LOCATION TO BE DETERMINED WITH STRUCTURAL CONSULTANT AND COORDINATED WITH UNIT PLANS.
2) DOORS AT ALL 4TH FLOOR JULIET BALCONIES TO BE REPLACED WITH WINDOWS.
3) AT LOCATIONS WHERE PARTITION WALLS ABUT WINDOWS (APPROX. 7-10 LOCATIONS), SPANDREL GLASS SHALL BE PROVIDED IN PLACE OF CLEAR GLASS OR UNIT WILL BE REDESIGNED.



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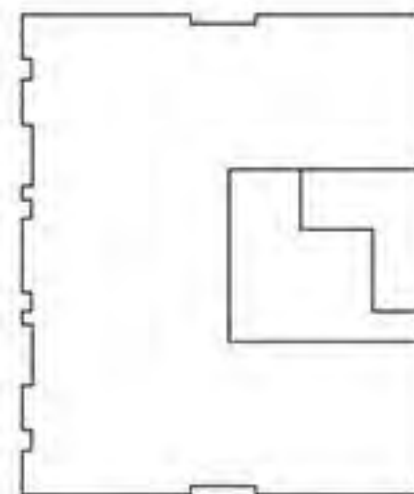
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Issue Description Date

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SCALE 1/8"=1'-0"

0' 4' 8' 16'

Sheet Title

FLOOR PLAN
2ND FLOOR LEVEL

Sheet No.

A104

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BUILDING DATA - UNIT TYPE				
FLOOR	UFAS (20 MIN. REQUIRED)	UFAS ADAPTABLE (20 MIN. REQUIRED)	TYPE B/ FAIRHOUSING (60 MAX. REQUIRED)	TOTAL
MID LVL	4	4	0	8
2	7	7	17	31
3	7	7	17	31
4	7	6	17	30
TOTAL	25	24	51	100

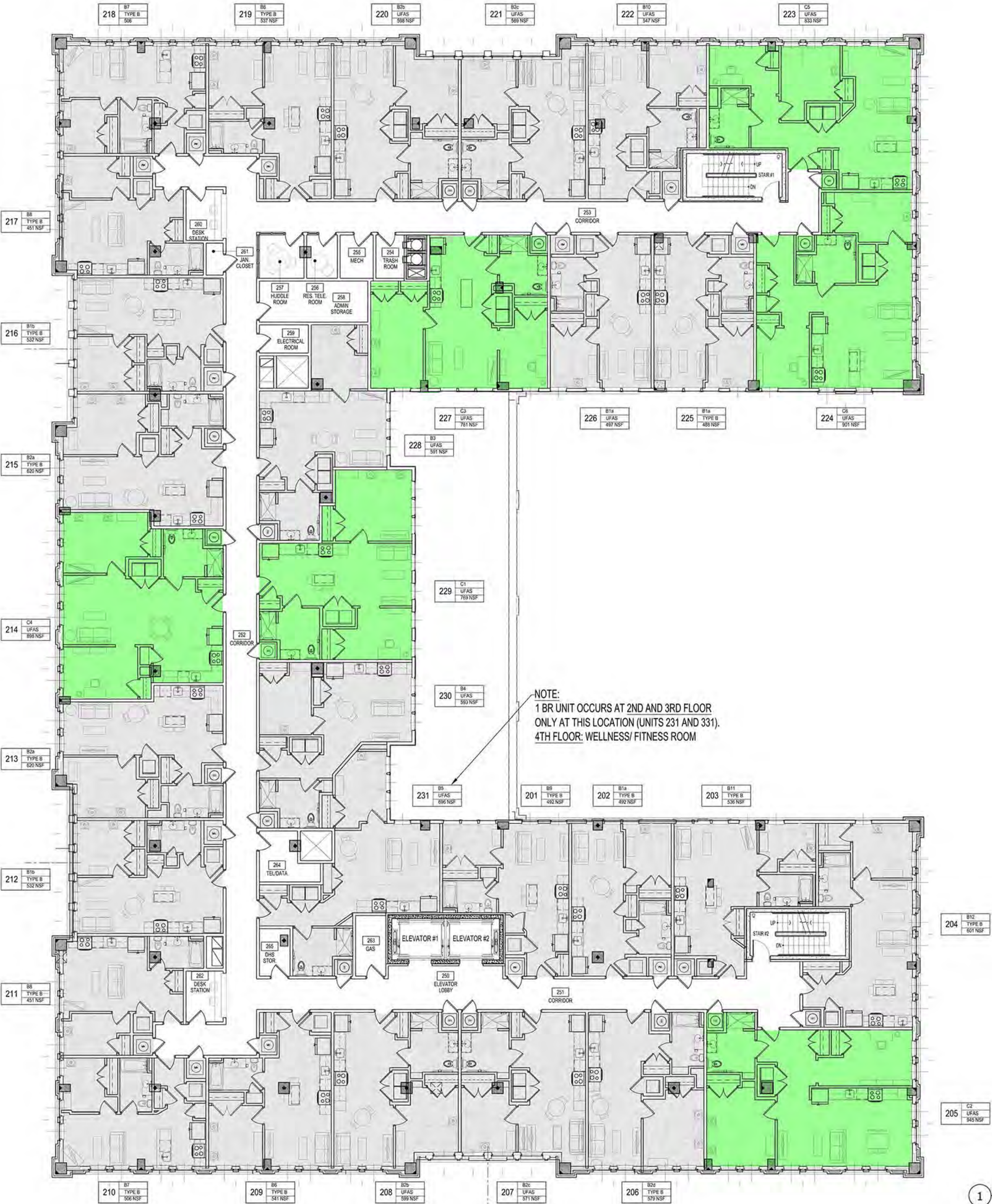
BUILDING DATA - UNIT TYPE			
FLOOR	1 BEDROOM	2 BEDROOM (25 REQUIRED)	TOTAL
1	--	--	--
MID-LVL	1	7	8
2	25	6	31
3	25	6	31
4	24	6	30
PENTHOUSE	--	--	--
TOTAL	75	25	100

UFAS UNITS:
- (20) MIN. FULLY ACCESSIBLE UNITS
- GRAB BARS INSTALLED
- 3' x 5' ROLL-IN SHOWERS IN ALL UNITS, DRAIN IN SHOWER AND MAIN BATHROOM FLOOR
- 30" WIDE WORK SURFACE

UFAS ADAPTABLE UNITS:
- (20) MIN. UNITS ABLE TO BE ADAPTED TO FULLY ACCESSIBLE UNITS
- PROVIDE BLOCKING FOR GRAB BAR INSTALLATION
- 3' x 5' ROLL-IN SHOWERS IN ALL UNITS, DRAIN IN SHOWER AND MAIN BATHROOM FLOOR
- 30" WIDE WORK SURFACE (NOT REQUIRED FOR ADAPTABLE)
- REMOVABLE BASE CABINETS AT SINKS

TYPE B/ FAIRHOUSING UNITS:
- (60) MAX. UNITS TO COMPLY WITH FAIRHOUSING REQUIREMENTS
- ALL UNITS TO PROVIDE BLOCKING FOR FUTURE GRAB BARS. (10) UNITS INCLUDE GRAB BARS AT BUILD OUT AND WILL BE LOCATED WITH FUTURE DESIGN.
- BATH TUBS IN ALL UNITS

NOTE:
THE FOLLOWING ARE ISSUES THAT HAVE BEEN IDENTIFIED AND WILL BE RESOLVED UPON FURTHER DEVELOPMENT OF DESIGN:
1) FINAL COLUMN SIZE AND LOCATION TO BE DETERMINED WITH STRUCTURAL CONSULTANT AND COORDINATED WITH UNIT PLANS.
2) DOORS AT ALL 4TH FLOOR JULIET BALCONIES TO BE REPLACED WITH WINDOWS.
3) AT LOCATIONS WHERE PARTITION WALLS ABUT WINDOWS (APPROX. 7-10 LOCATIONS), SPANDREL GLASS SHALL BE PROVIDED IN PLACE OF CLEAR GLASS OR UNIT WILL BE REDESIGNED.



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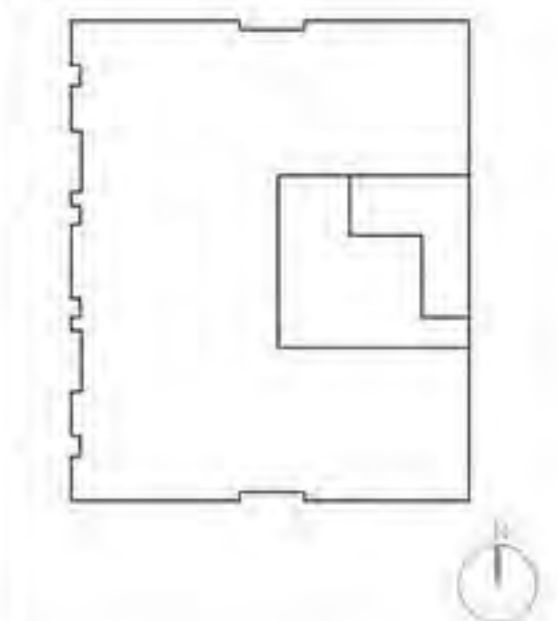
Consultant

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Owner
**Donatelli
Development**

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SCHEMATIC DESIGN 11-12-2019
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Issue Description Date

GTM Project No. 13.0376

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Scale AS NOTED

SCALE 1/8"=1'-0"

Sheet Title

FLOOR PLAN

2ND FLOOR LEVEL

Sheet No.

A104

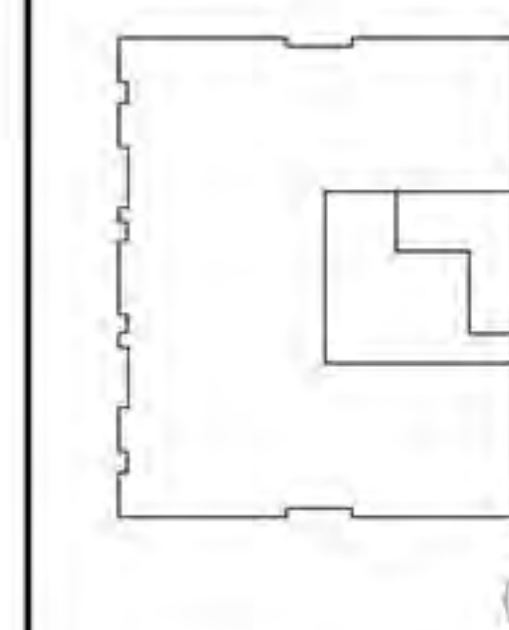
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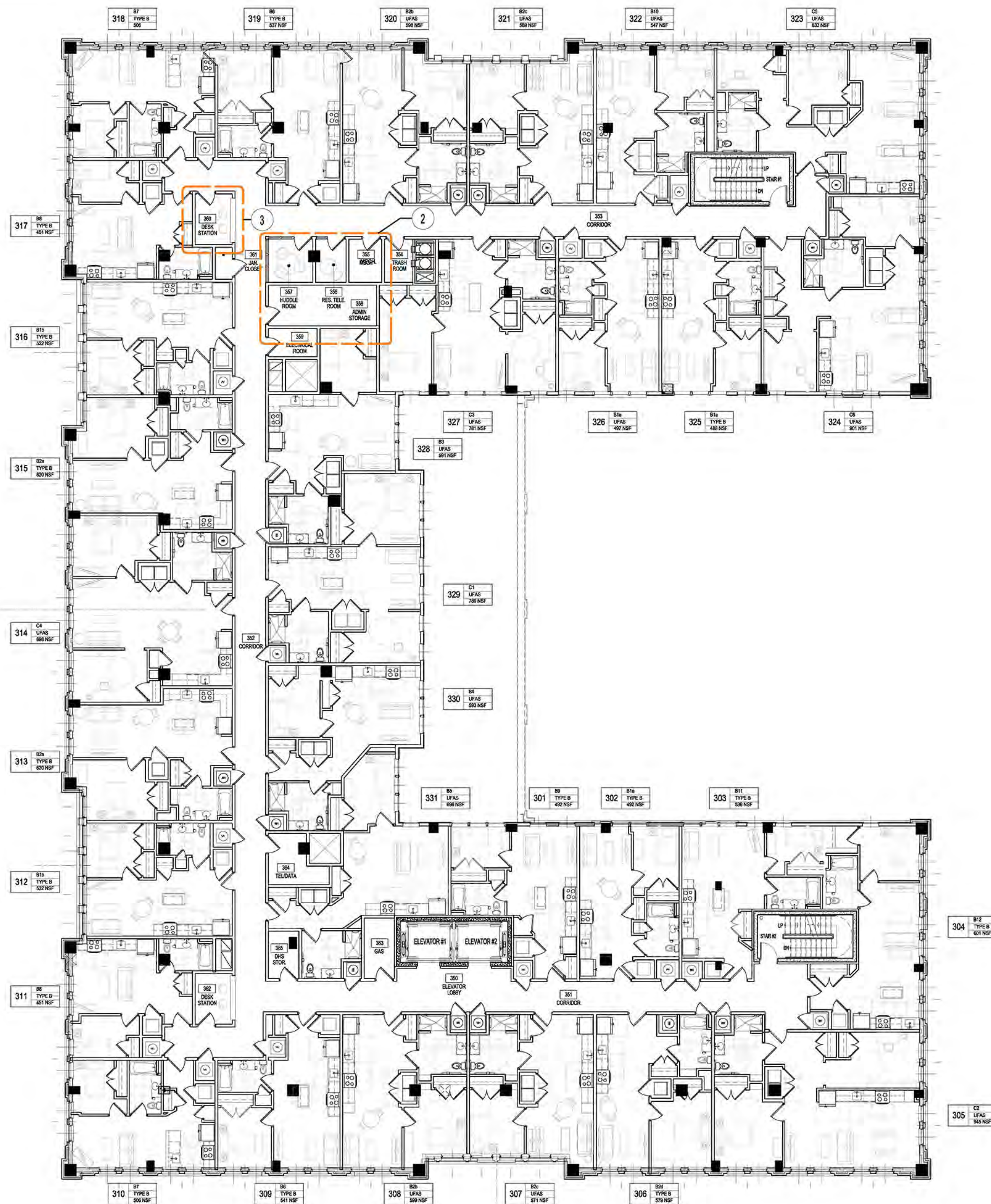
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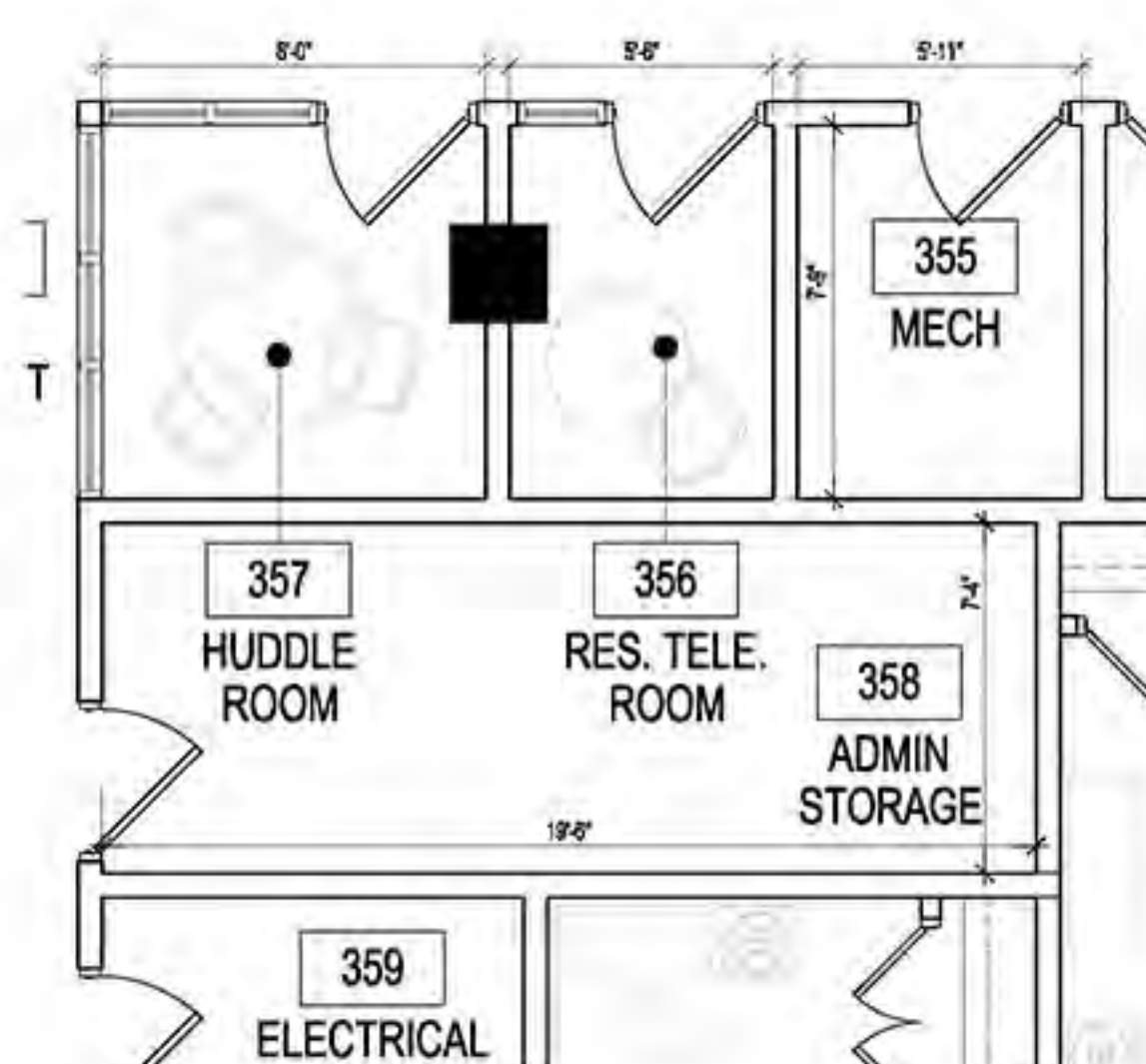
**FLOOR PLAN
3RD FLOOR LEVEL**

Sheet No.

A105



3 DESK STATION
Scale: 1/4"=1'-0"



2 ADMINISTRATIVE SPACES
Scale: 1/4"=1'-0"

1 3RD FLOOR PLAN
Scale: 1/8"=1'-0"

Project
**Hill East
Building F-PSH**

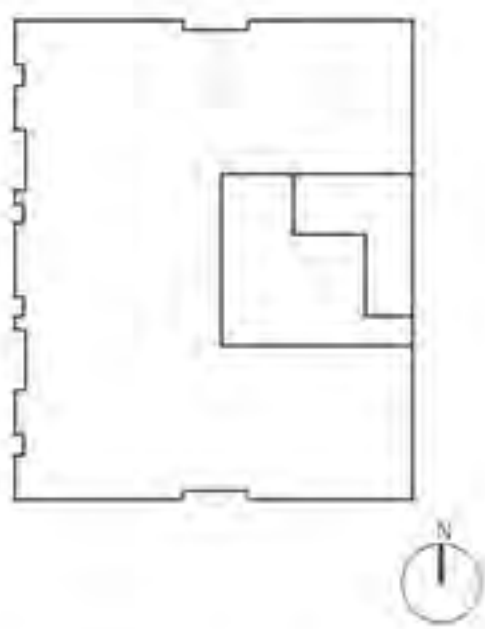
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Key Plan



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SCHEMATIC DESIGN 12-12-2019
SCHEMATIC DESIGN (REV) 12-17-2019

Issue Description Date

GTM Project No. 13.0376

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Scale AS NOTED

SCALE 1/8"=1'-0"
0' 4' 8' 16'

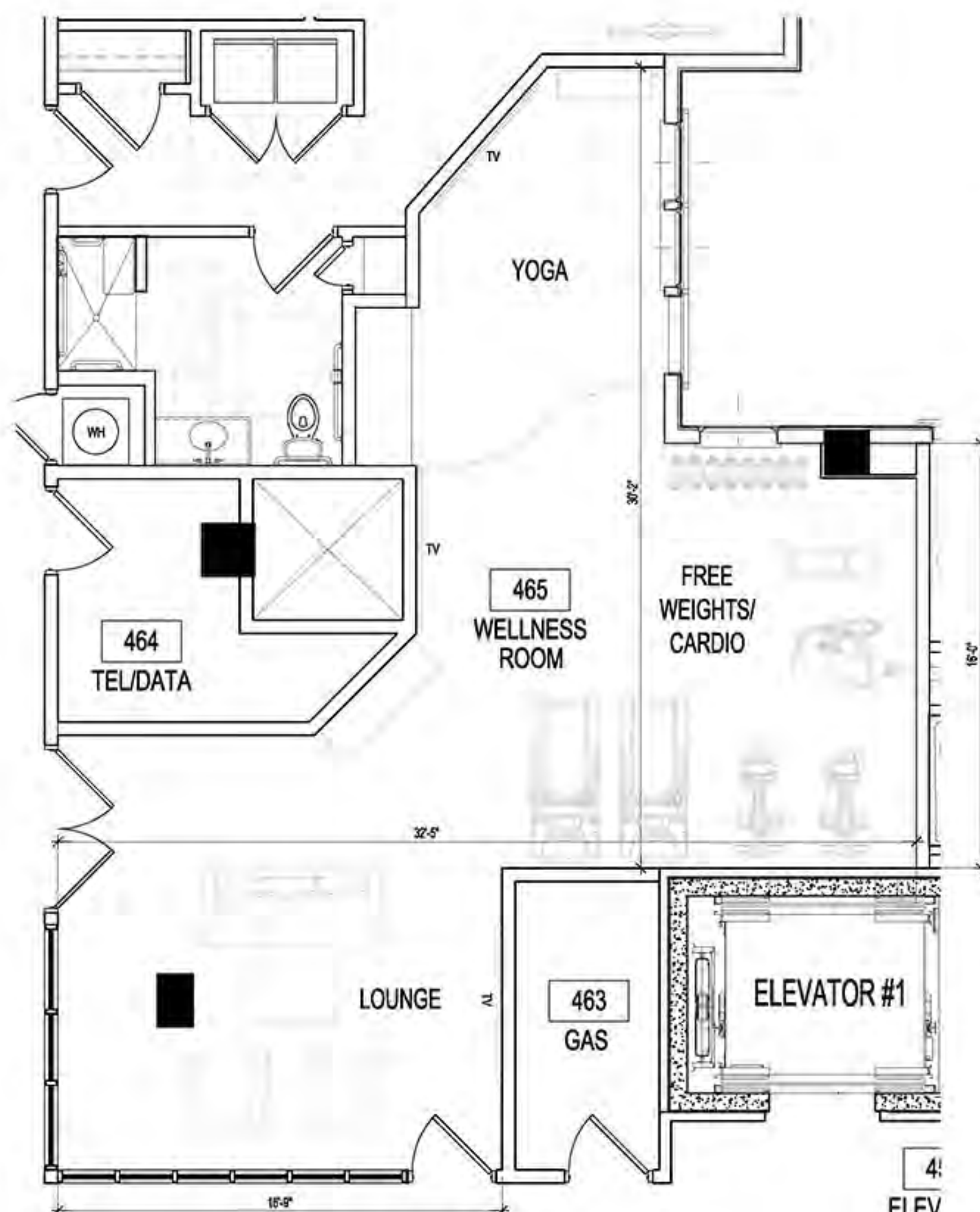
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**FLOOR PLAN
4TH FLOOR LEVEL**

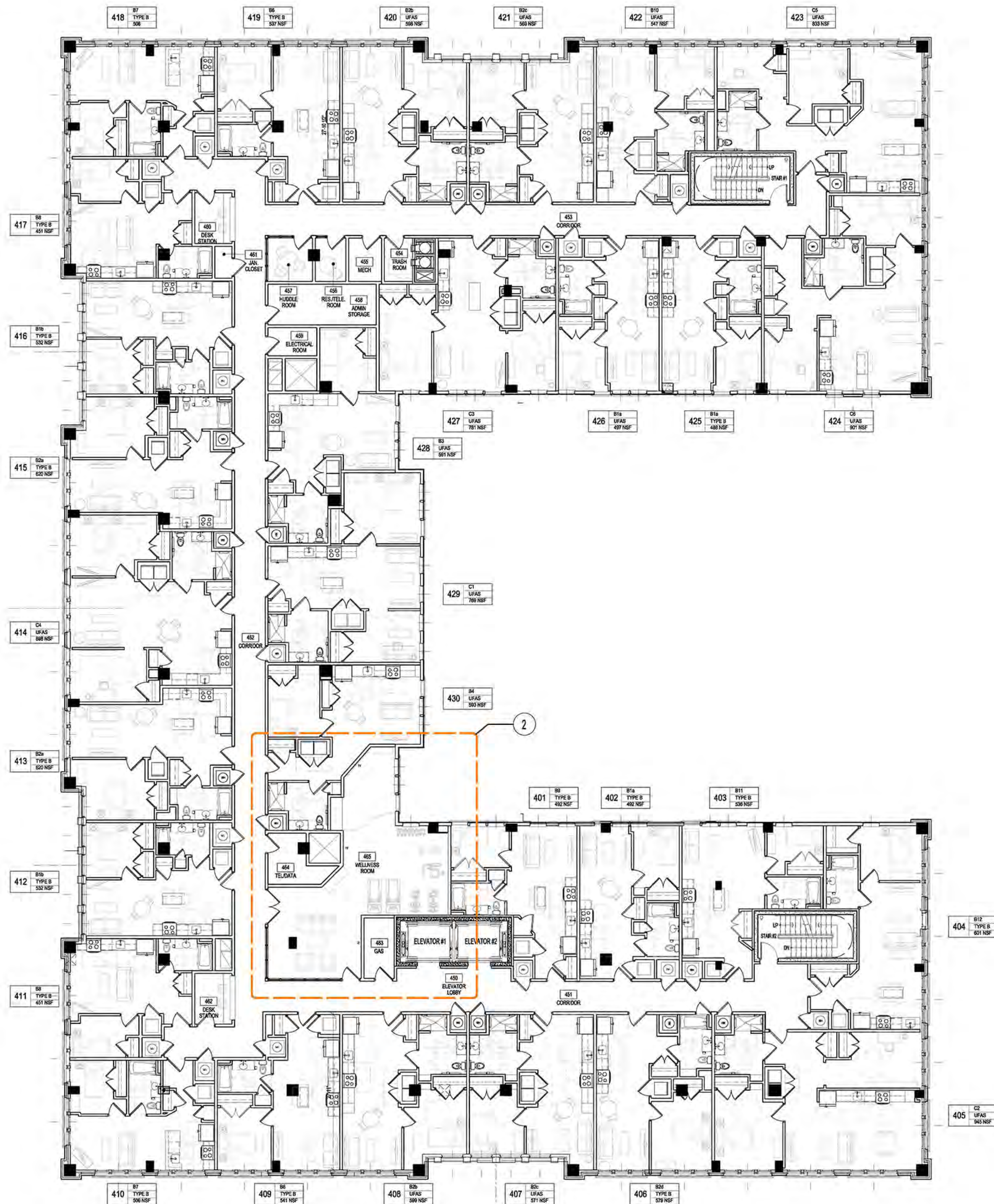
Sheet No.

A106

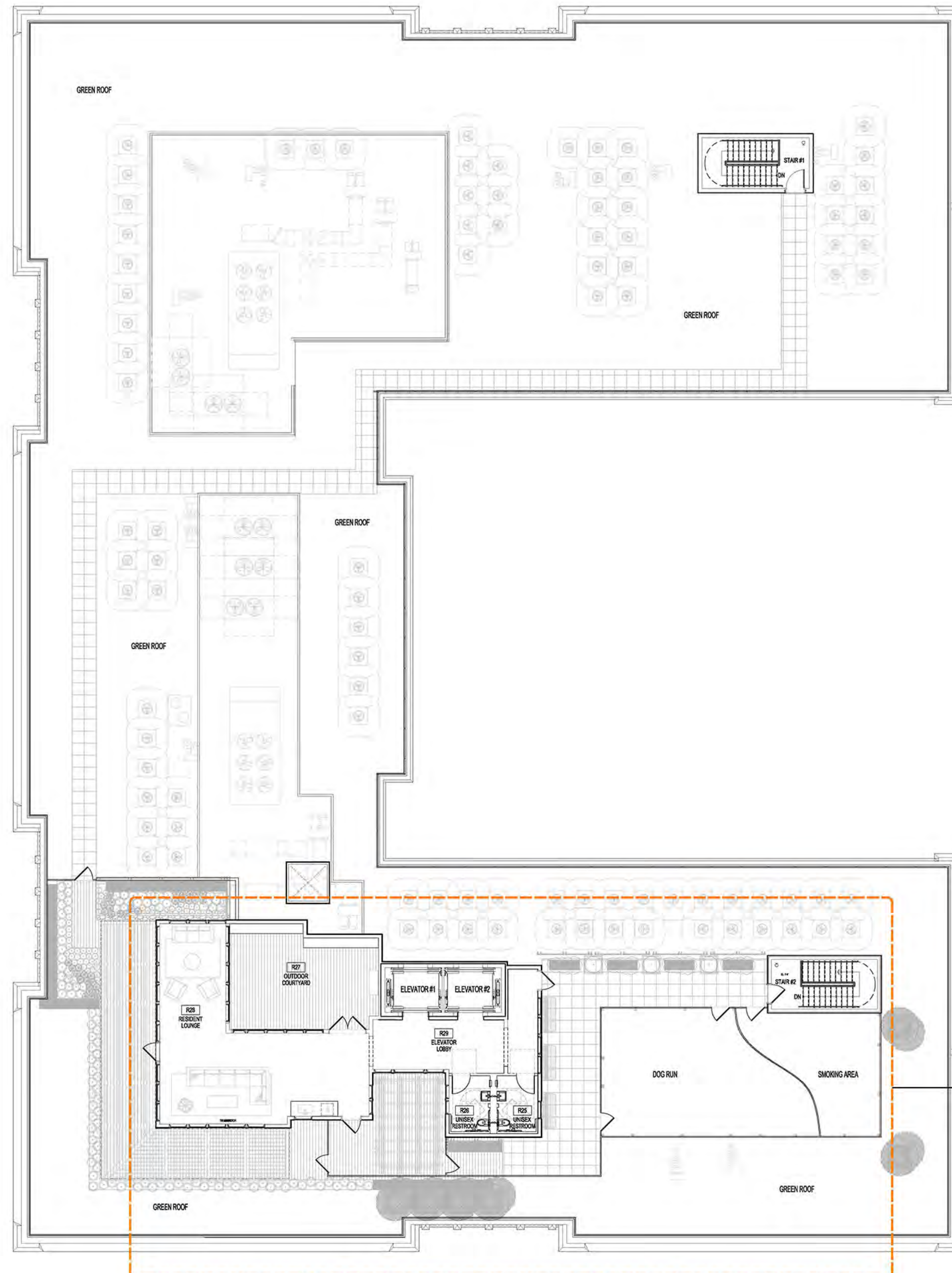
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2 WELLNESS ROOM
Scale: 1/4"=1'-0"



1 4TH FLOOR PLAN
Scale: 1/8"=1'-0"



1 ROOF PLAN
Scale: 1/8"=1'-0"

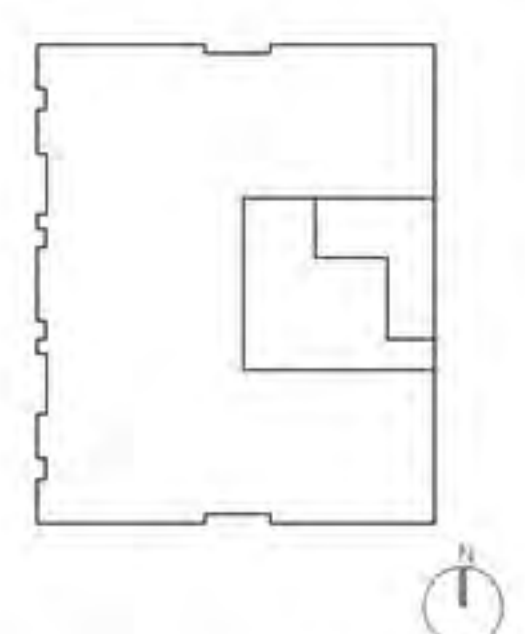


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Development**

Key Plan

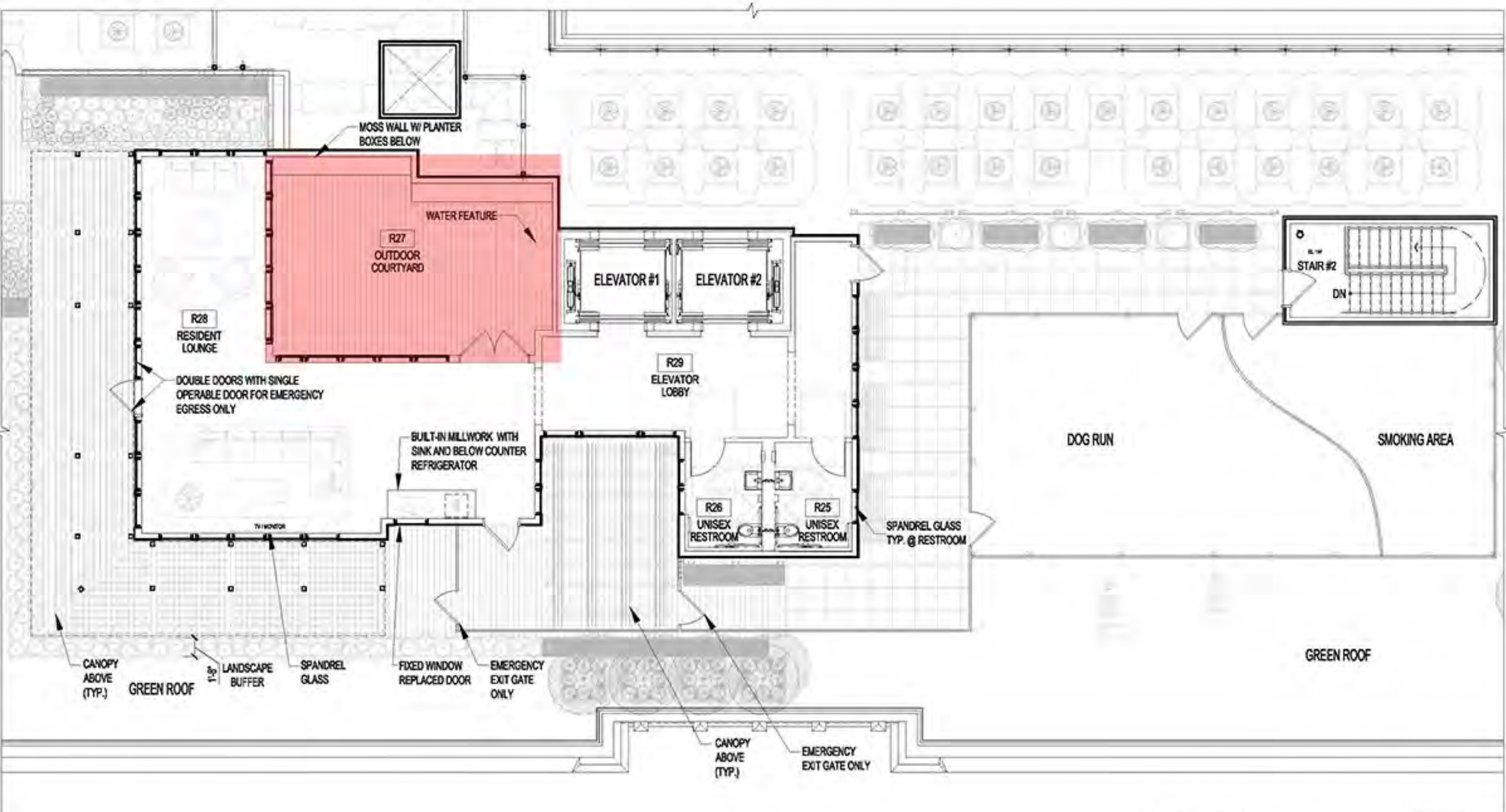


SCHEMATIC DESIGN	11-12-2019
SCHEMATIC DESIGN	12-12-2019
SCHEMATIC DESIGN (REV)	12-17-2019

Issue Description	Date

GTM Project No.	13.0376
Checked By	GTM
Drawn By	GTM
Scale	AS NOTED
SCALE 1/8"=1'-0"	
0' 4' 8' 16'	

Sheet Title
**ROOF/PENTHOUSE
LEVEL PLAN**



1 PENTHOUSE
Scale: 1/8" = 1'-0"

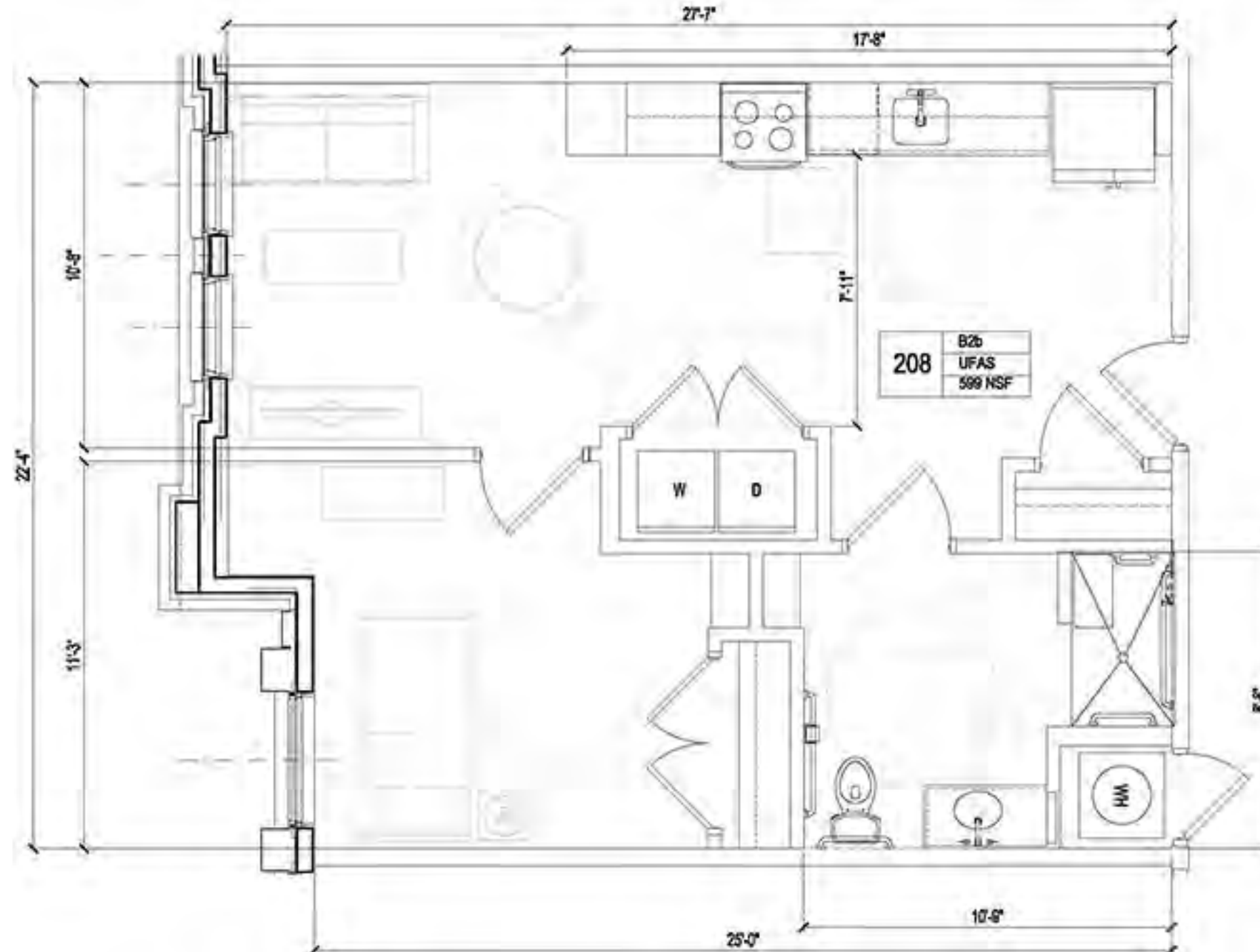


GTM ARCHITECTS

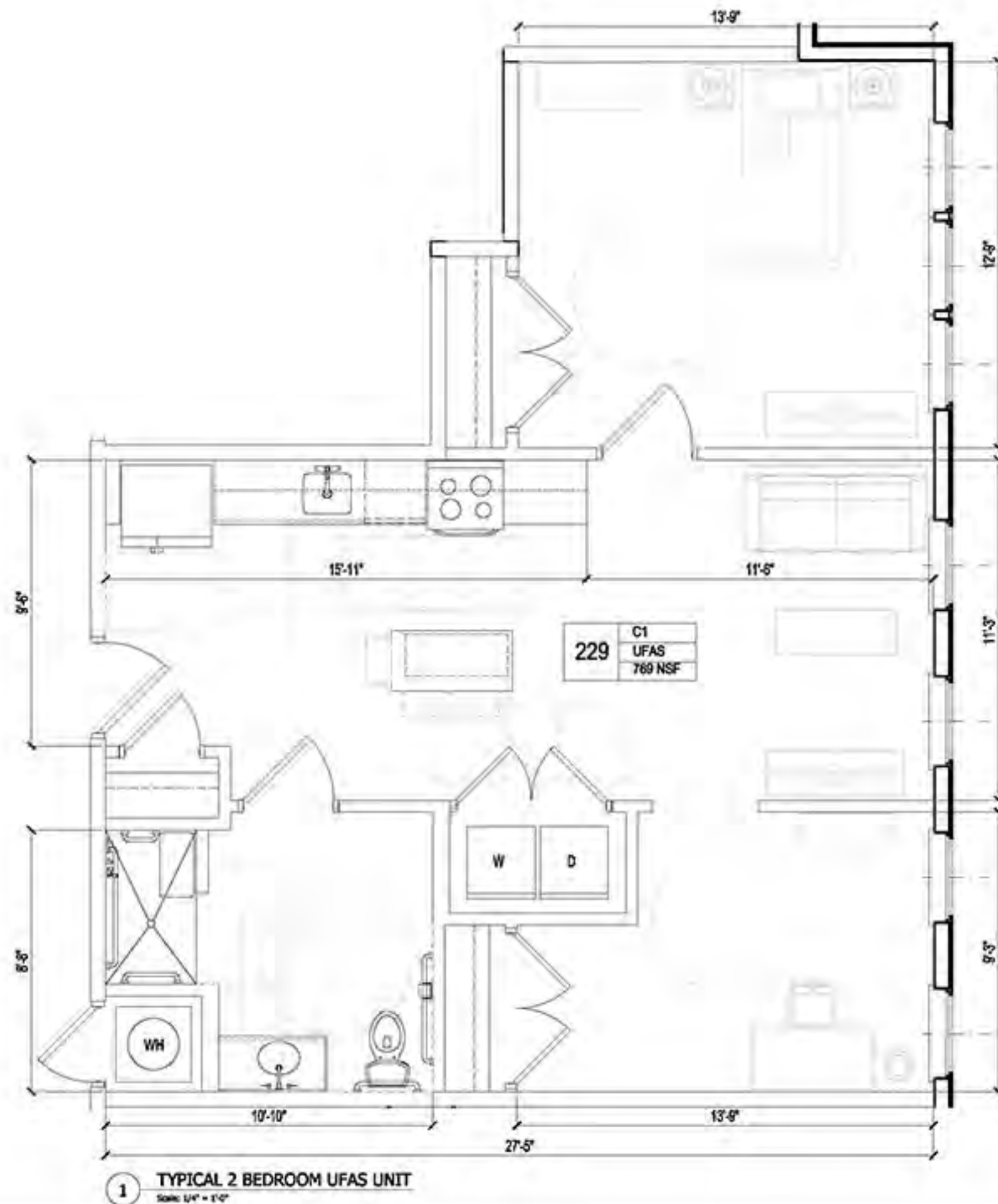
HILL EAST BUILDING F - PSH

WASHINGTON, DC PROJECT NO.13.0376 12-17-2019

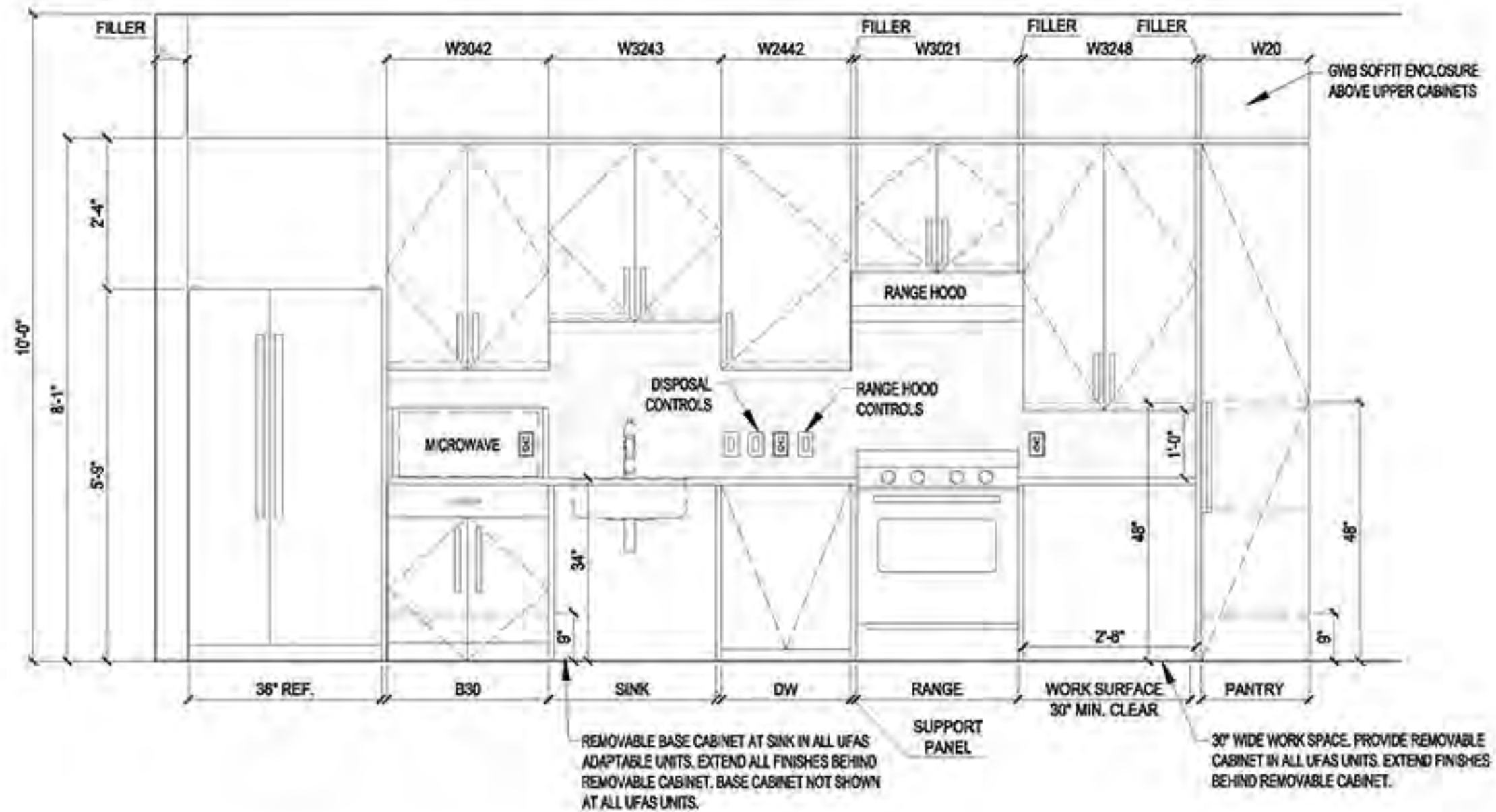
COPYRIGHT 2019, GTM ARCHITECTS, INC. 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000



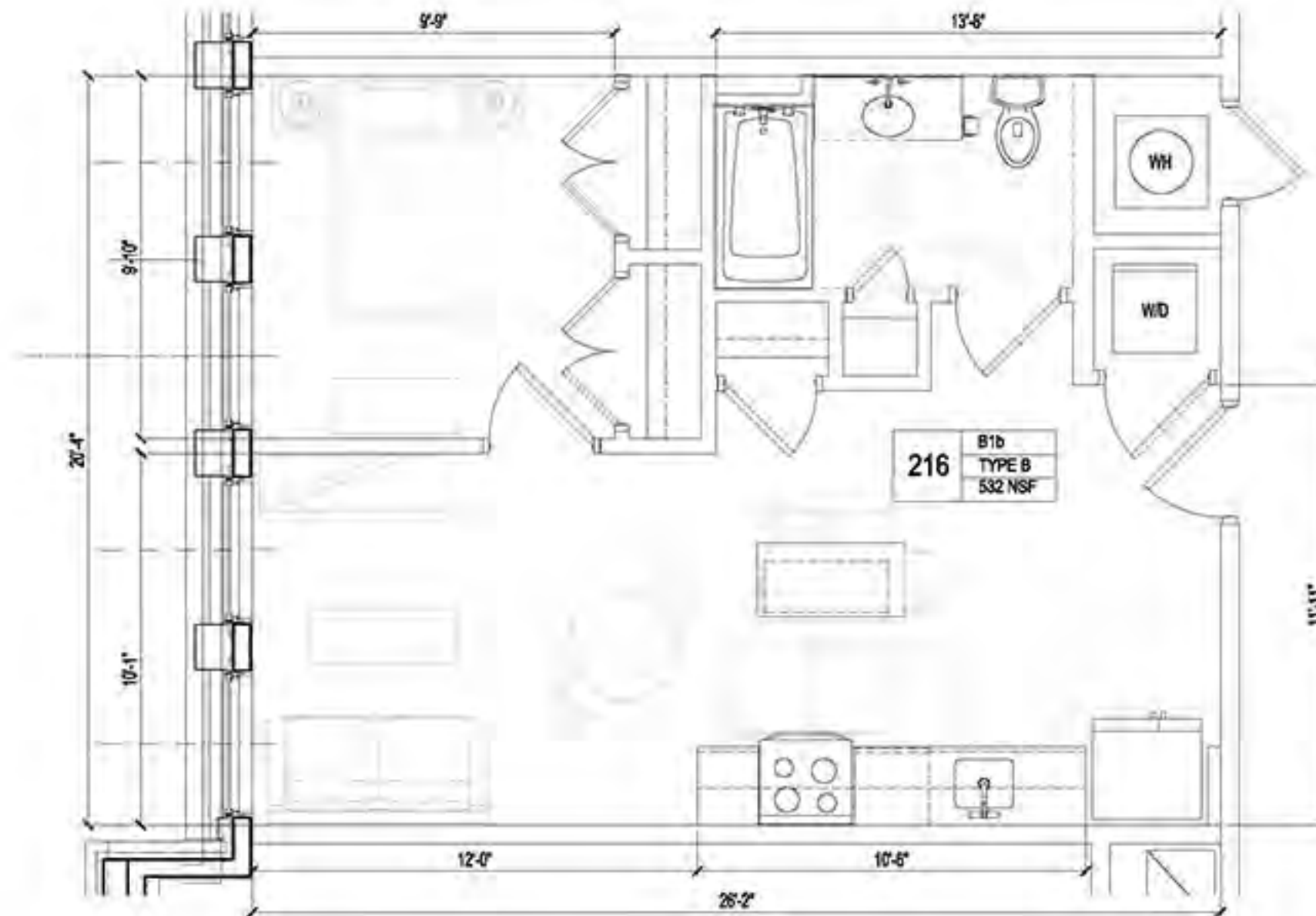
1 TYPICAL 1 BEDROOM UFAS UNIT
Scale: 1/4" = 1'-0"



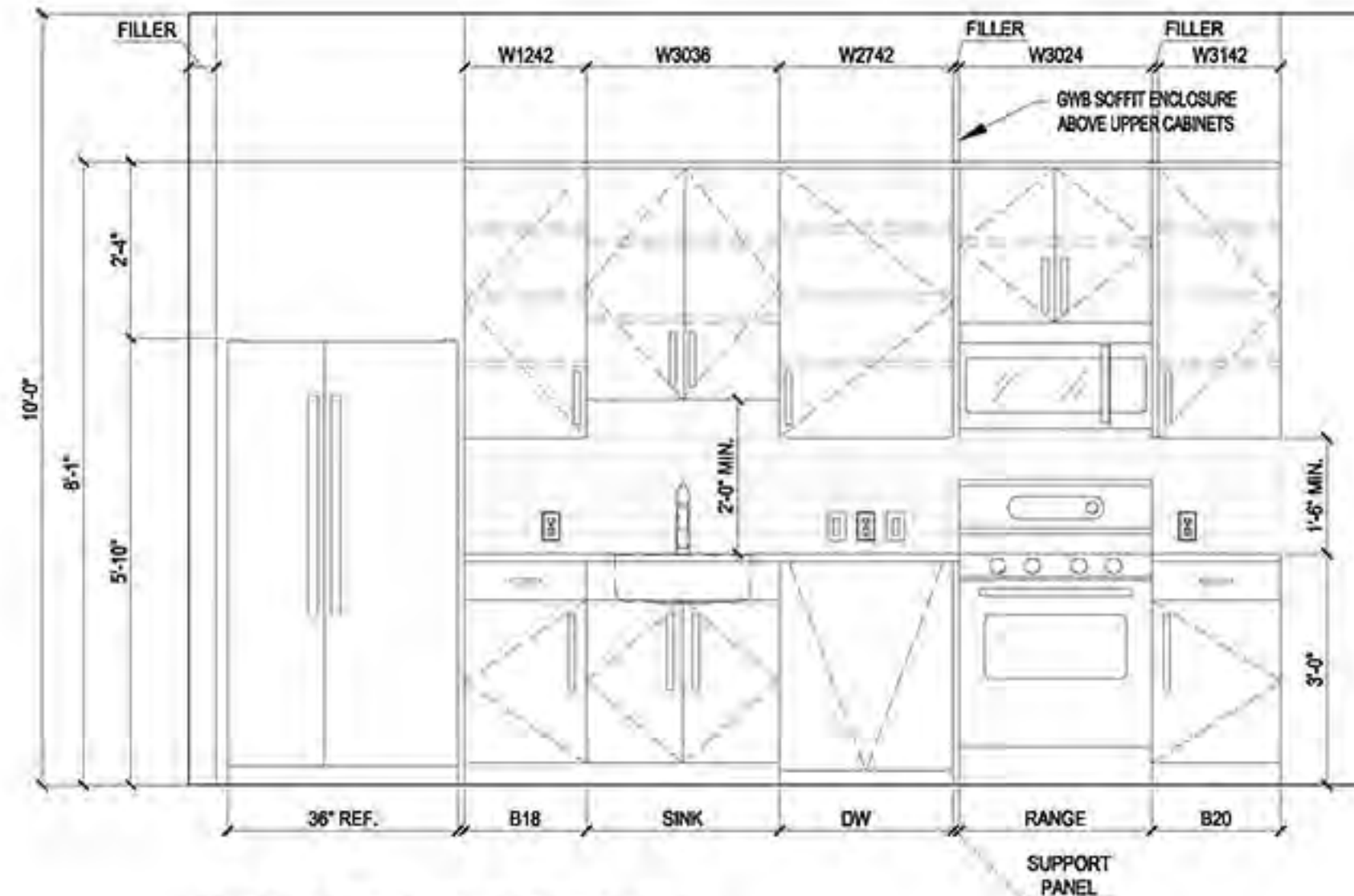
1 TYPICAL 2 BEDROOM UFAS UNIT
Scale: 1/4" = 1'-0"



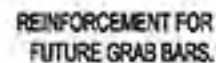
1 TYPICAL UFAS UNIT KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



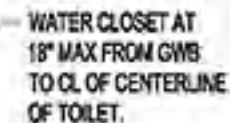
1 TYPICAL 1 BEDROOM TYPE B UNIT
Scale: 1/4" = 1'-0"



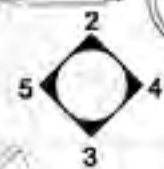
1 TYPICAL TYPE B UNIT KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



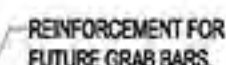
12



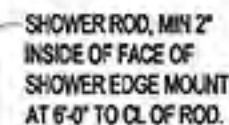
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