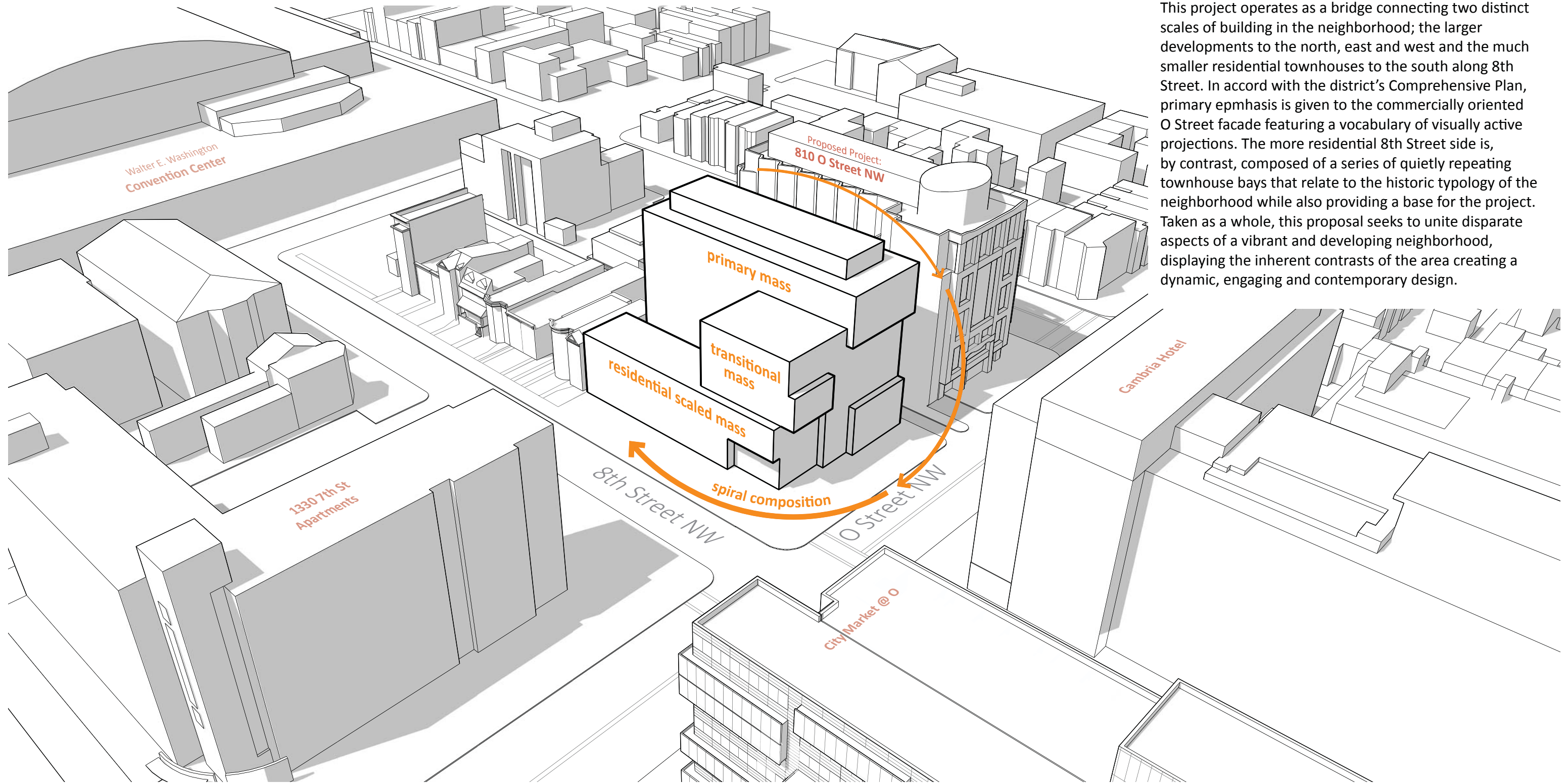
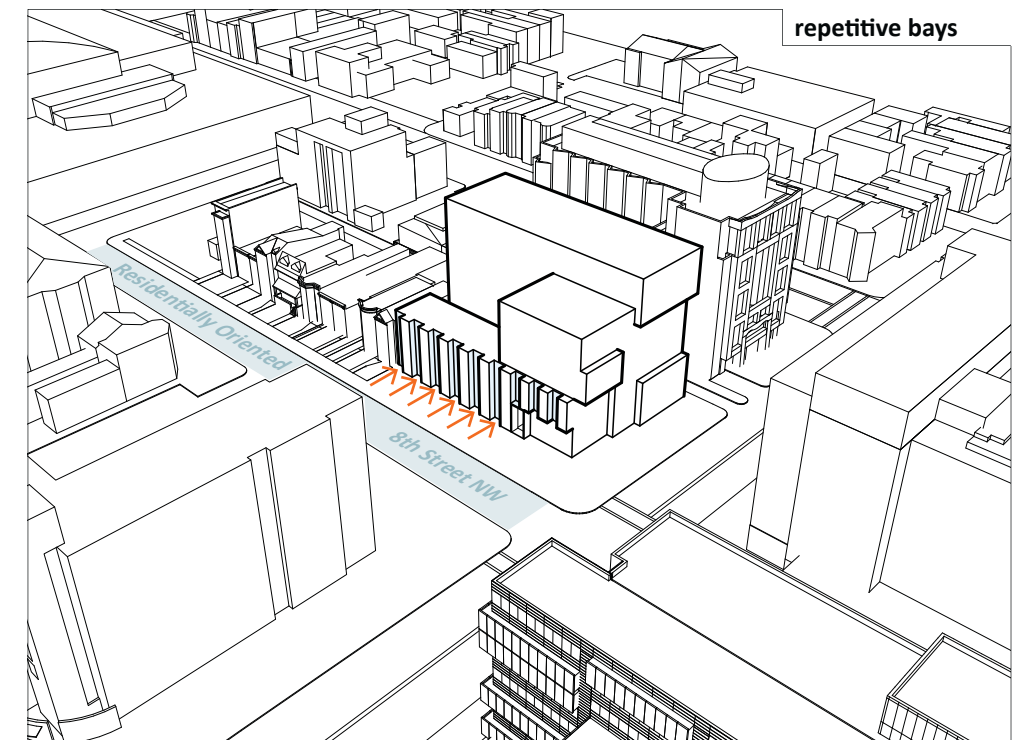
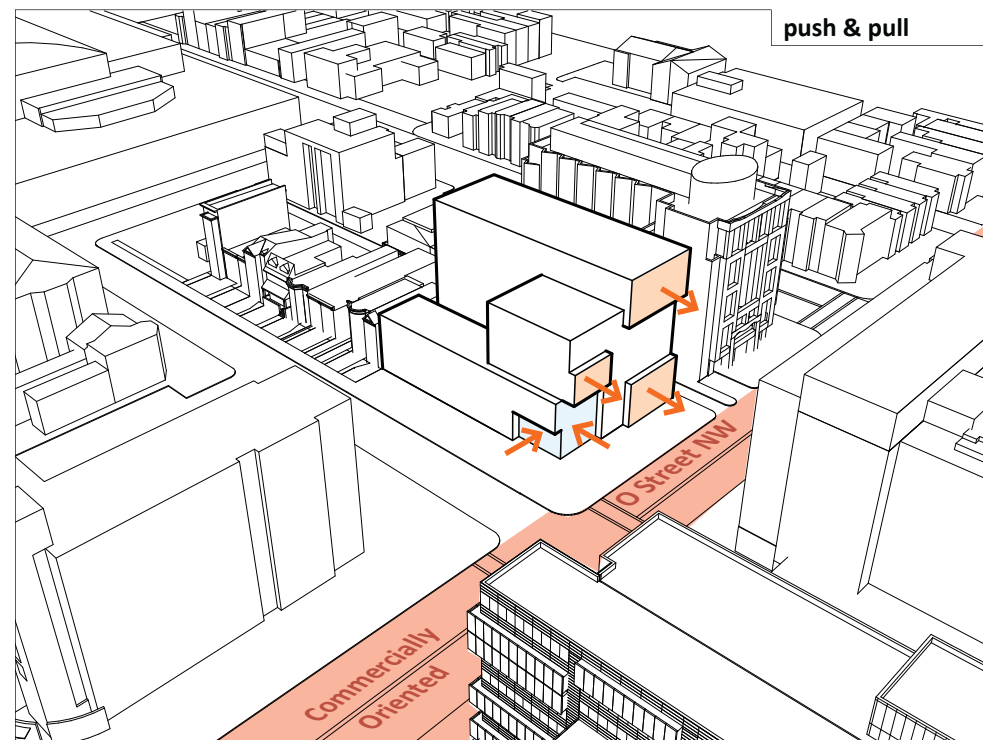
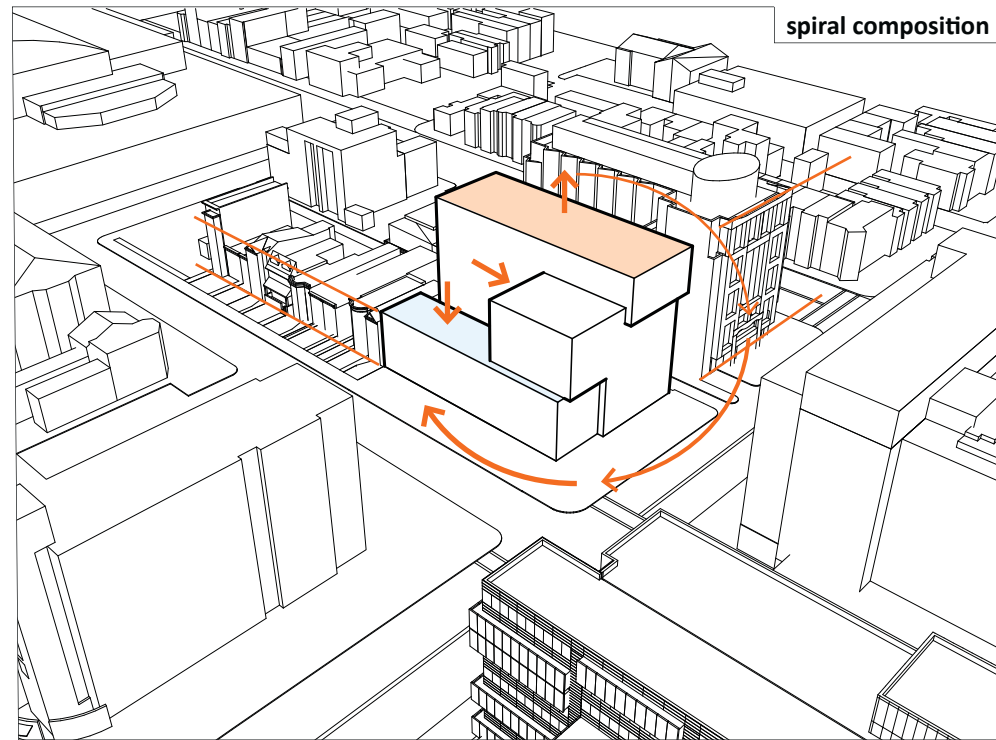


**Concept Statement**

This project operates as a bridge connecting two distinct scales of building in the neighborhood; the larger developments to the north, east and west and the much smaller residential townhouses to the south along 8th Street. In accord with the district's Comprehensive Plan, primary emphasis is given to the commercially oriented O Street facade featuring a vocabulary of visually active projections. The more residential 8th Street side is, by contrast, composed of a series of quietly repeating townhouse bays that relate to the historic typology of the neighborhood while also providing a base for the project. Taken as a whole, this proposal seeks to unite disparate aspects of a vibrant and developing neighborhood, displaying the inherent contrasts of the area creating a dynamic, engaging and contemporary design.



*Conceptual Massing Model*





8<sup>TH</sup> & O STREETS, N.W.



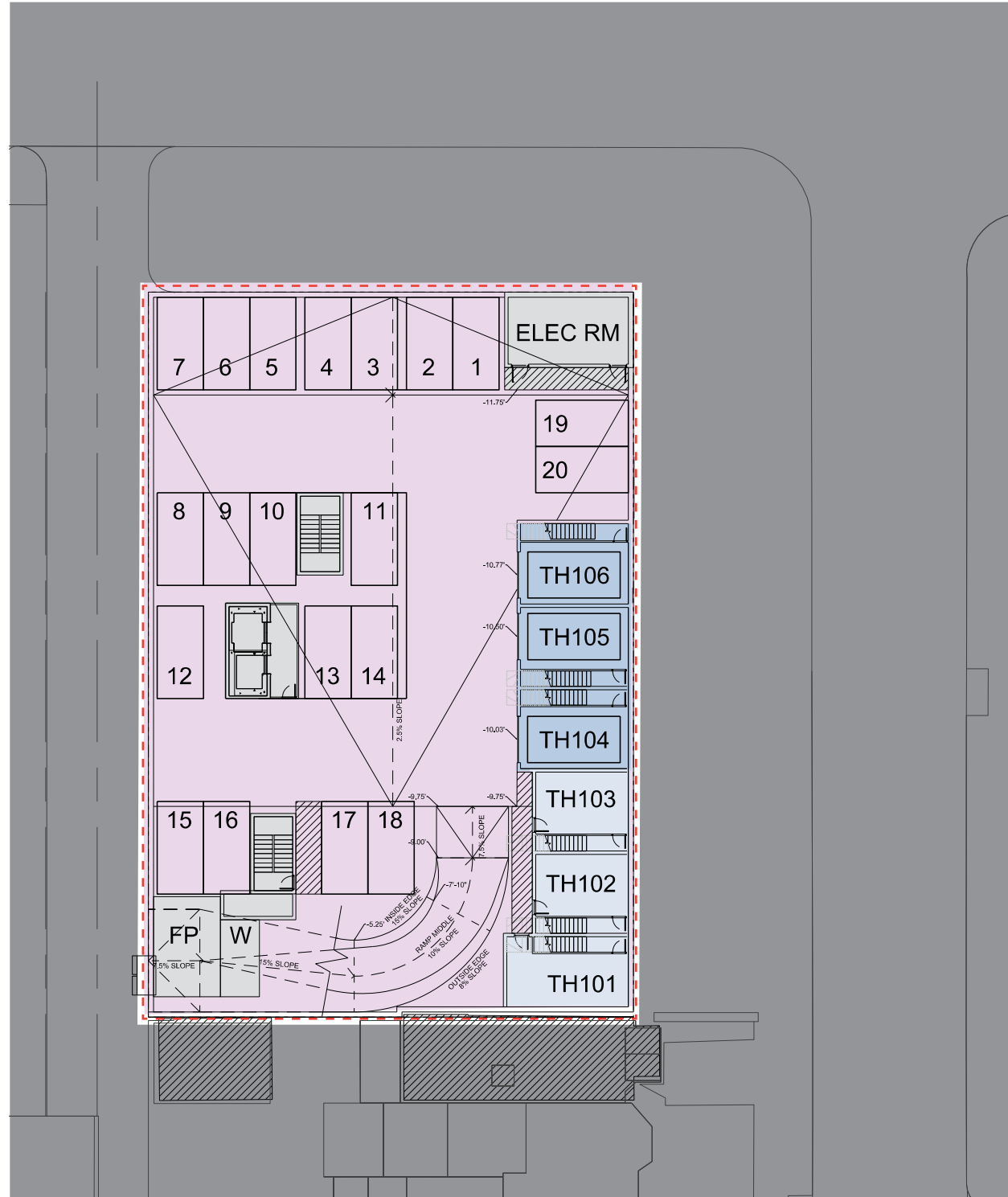
WASHINGTON, DC

Nov 7<sup>th</sup>, 2016 PUD Submission

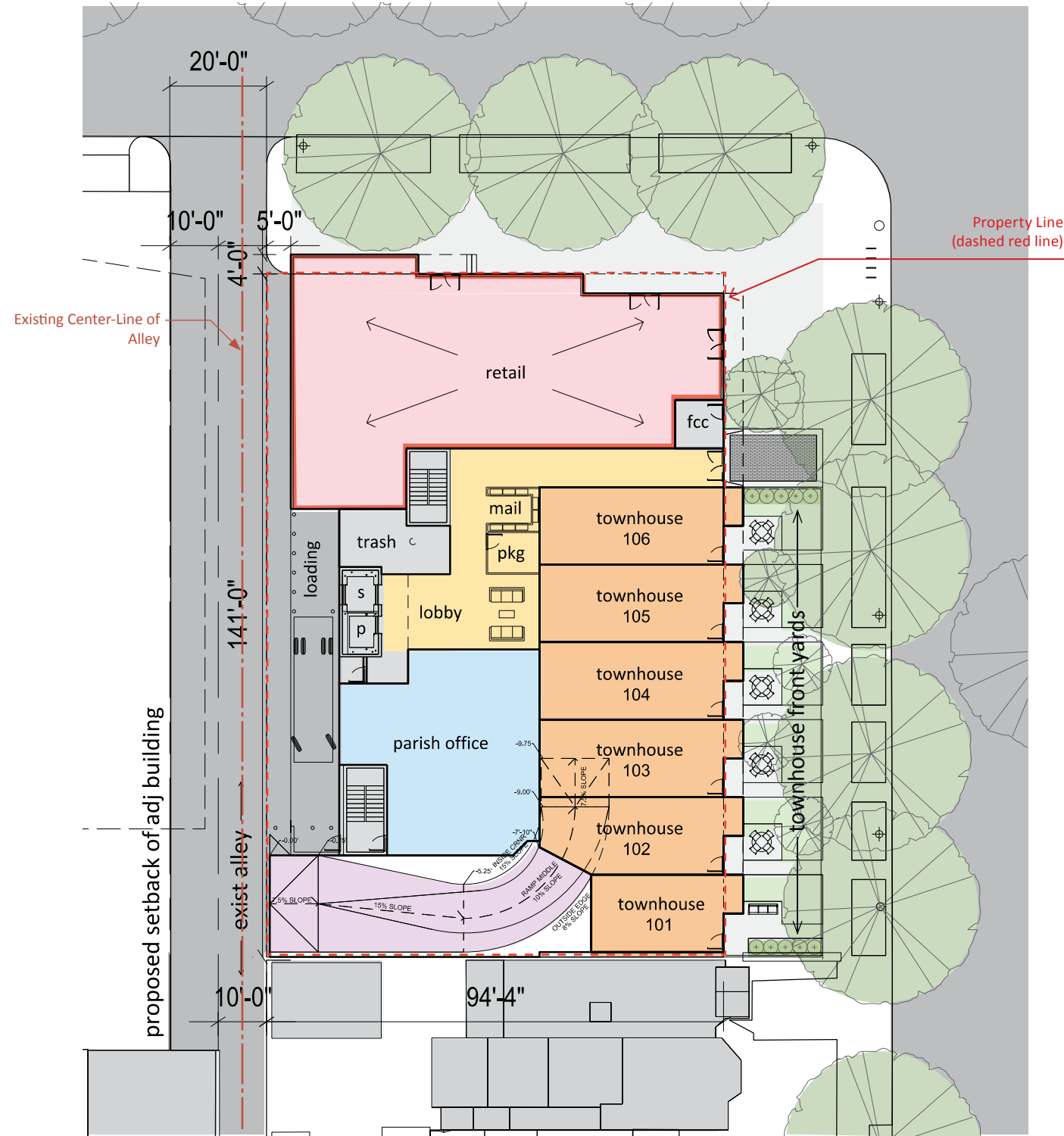
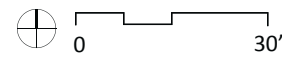
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Street Level Rendering architects

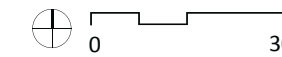
shalom baranes associates



P1: Parking Level Demising Plan



L1: Ground Level Demising Plan



Property Line  
(dashed red line)

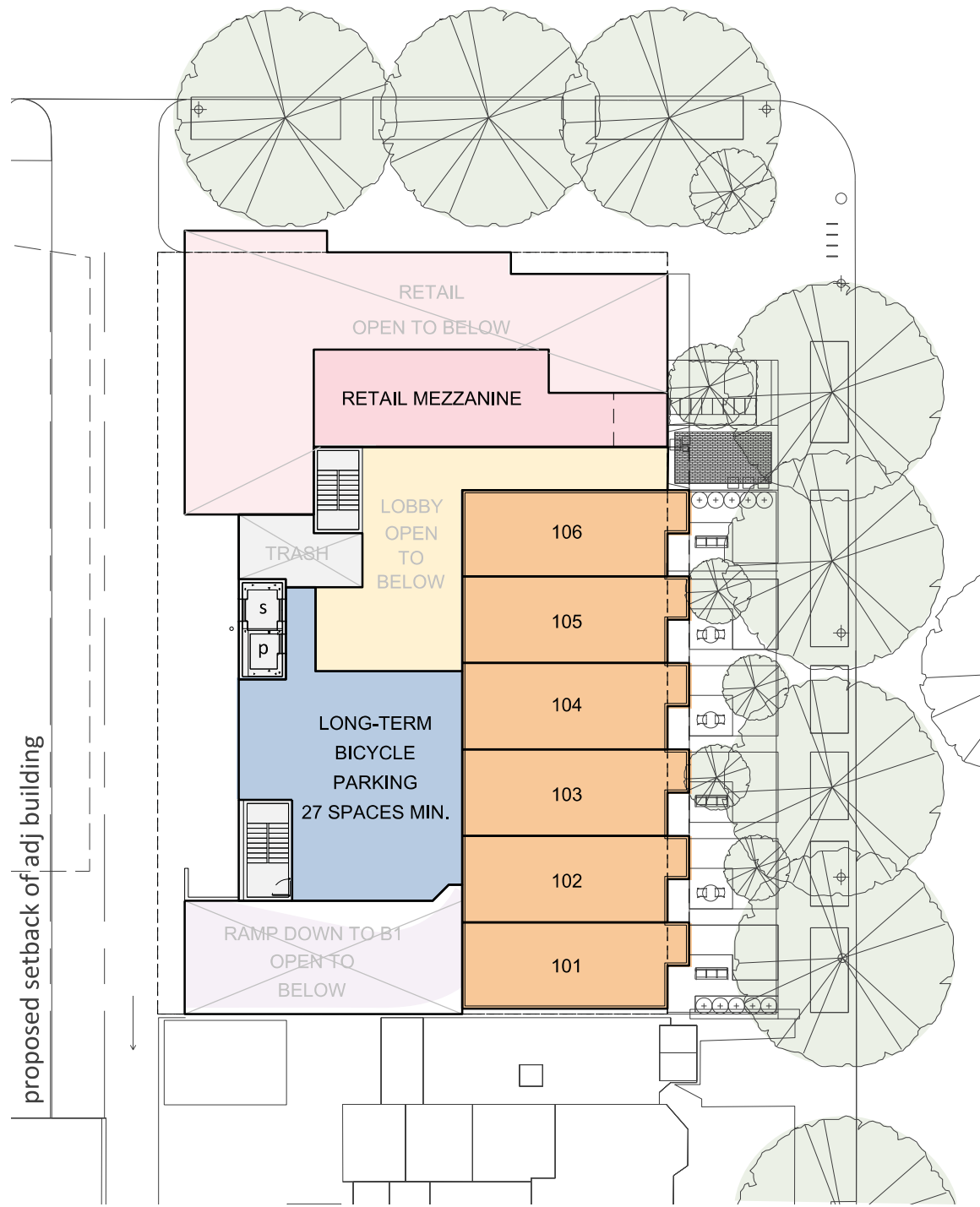
Existing Center-Line of  
Alley

proposed setback of adj building

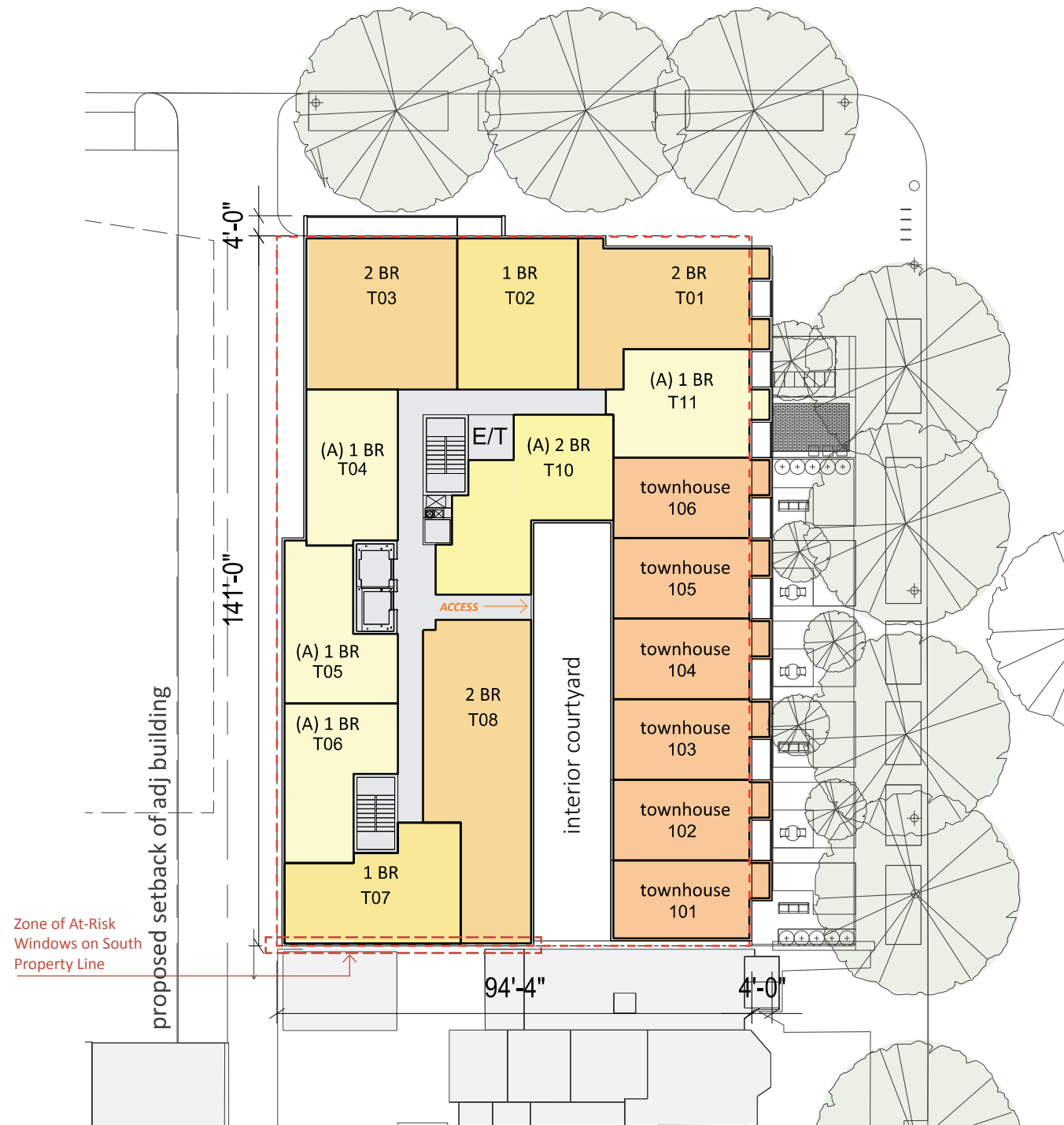
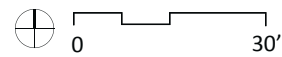
- \*Notes\***
- 1 - (A) designates affordable unit
  - 2 - Refer to Pages 30 - 31 for Landscape Drawings
  - 3 - Unit demising may change as unit layouts are developed

**Key**

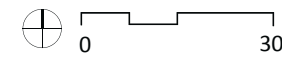
Parking	
Service	
Lobby	
Lobby	
Parish Hall	
Retail	
Townhouse	
(A) 1 BR	
(A) 2 BR	
1 BR	
2 BR	



LM: Mezzanine Level Demising Plan



L2: Second Level Demising Plan

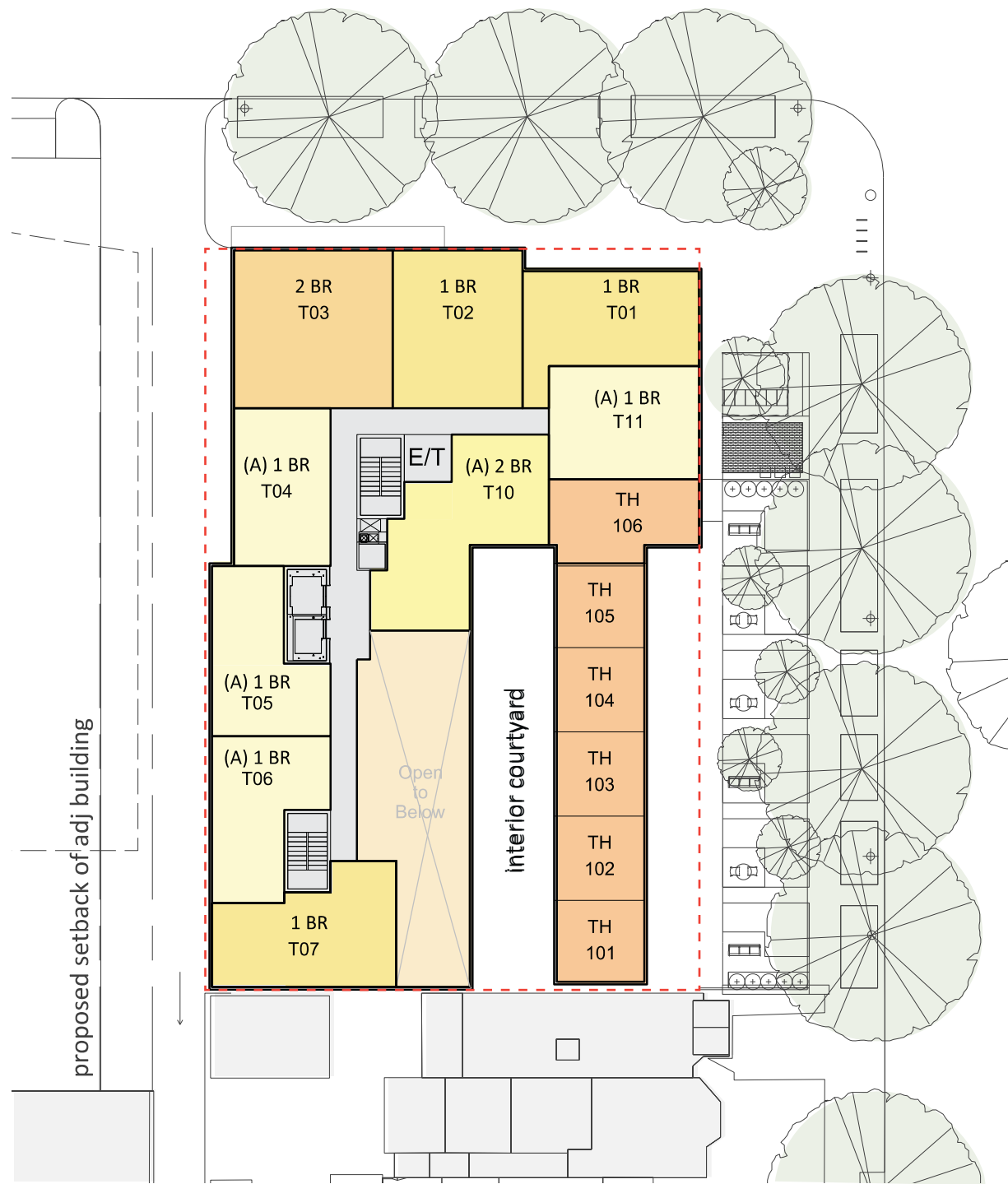


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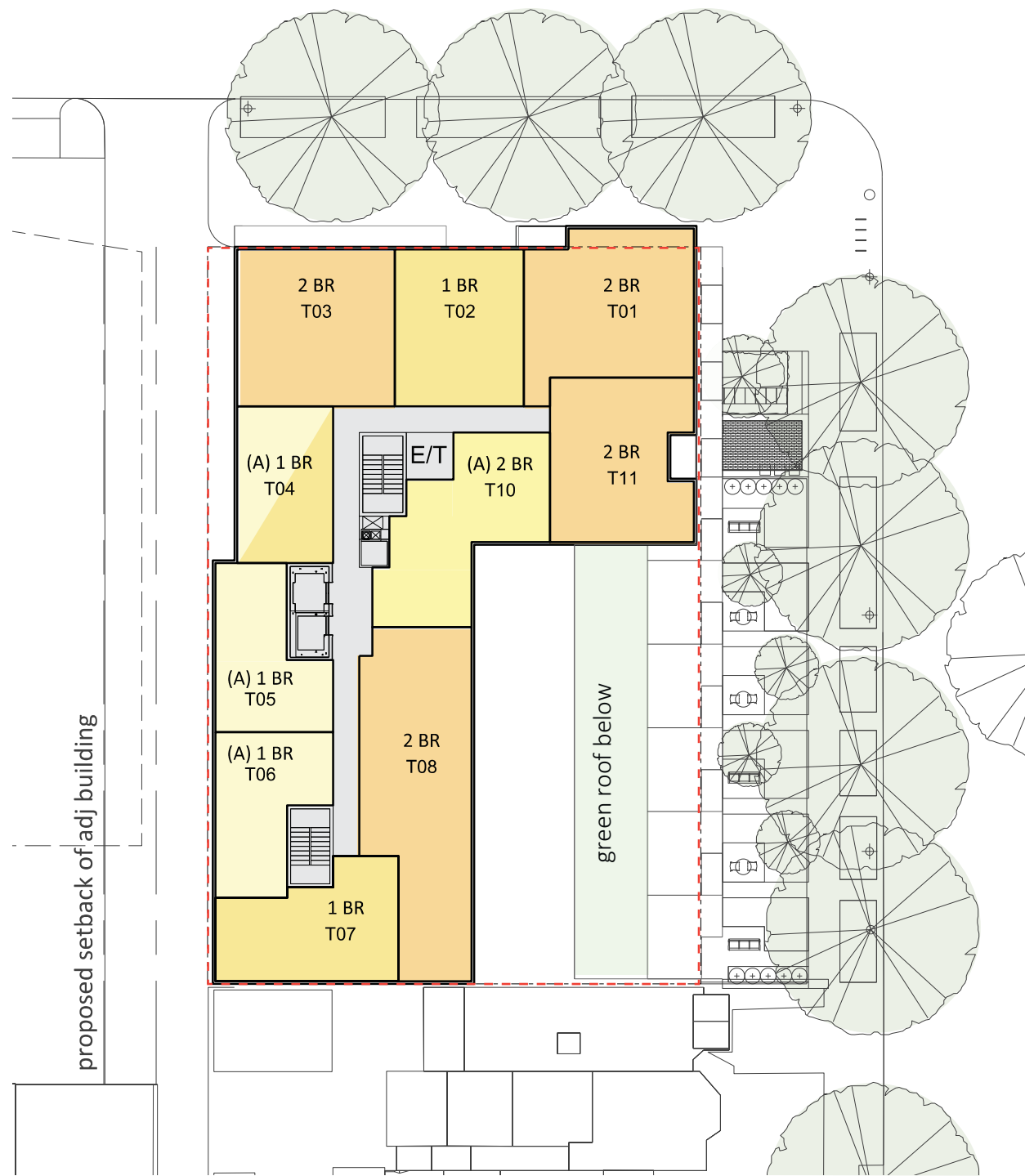
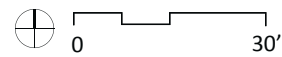
- Parking
- Service
- Lobby
- Lobby
- Parish Hall
- Retail
- Townhouse
- (A) 1 BR
- (A) 2 BR
- 1 BR
- 2 BR

\*Notes\*

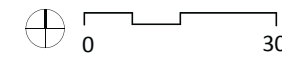
- 1 - (A) designates affordable unit
- 2 - Refer to Pages 30 - 31 for Landscape Drawings
- 3 - Unit demising may change as unit layouts are developed



L3: Third Level Demising Plan



L4-5: Fourth and Fifth Lvl Demising Plan

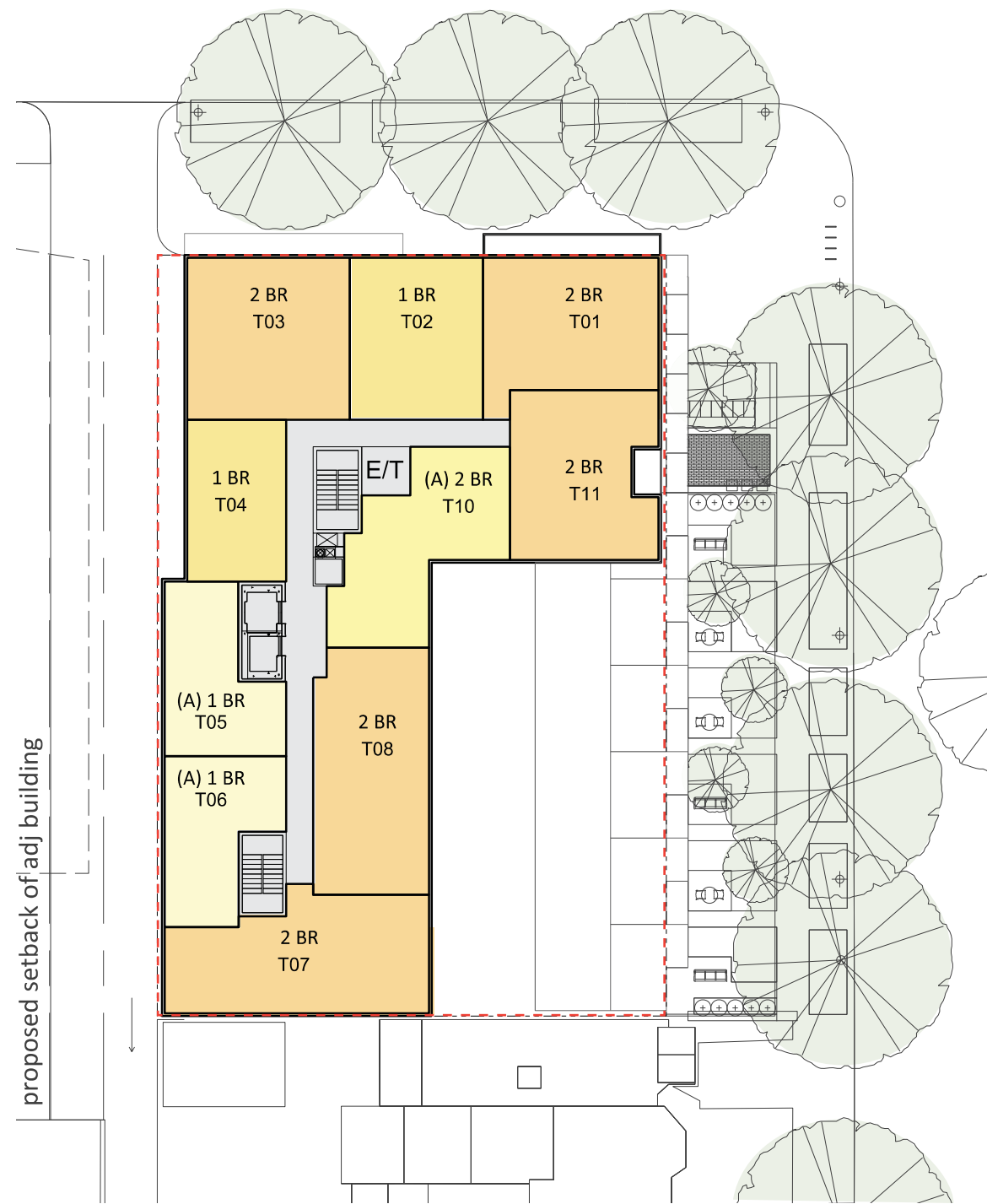


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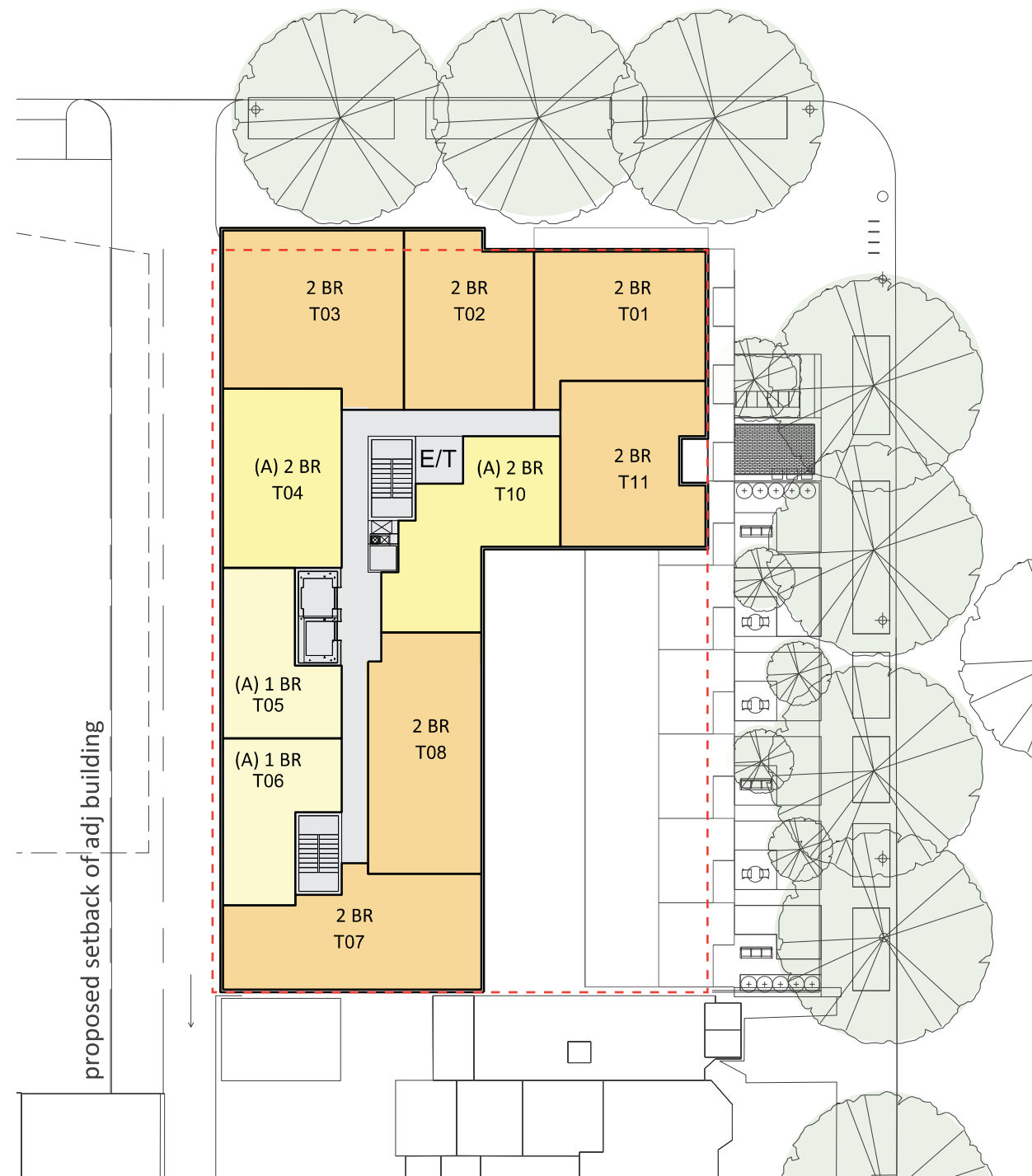
- Parking
- Service
- Lobby
- Lobby
- Parish Hall
- Retail
- Townhouse
- (A) 1 BR
- (A) 2 BR
- 1 BR
- 2 BR

\*Notes\*

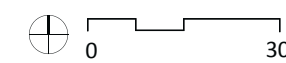
- 1 - (A) designates affordable unit
- 2 - Refer to Pages 30 - 31 for Landscape Drawings
- 3 - Unit demising may change as unit layouts are developed



L6: Sixth Level Demising Plan



L7: Seventh Level Demising Plan

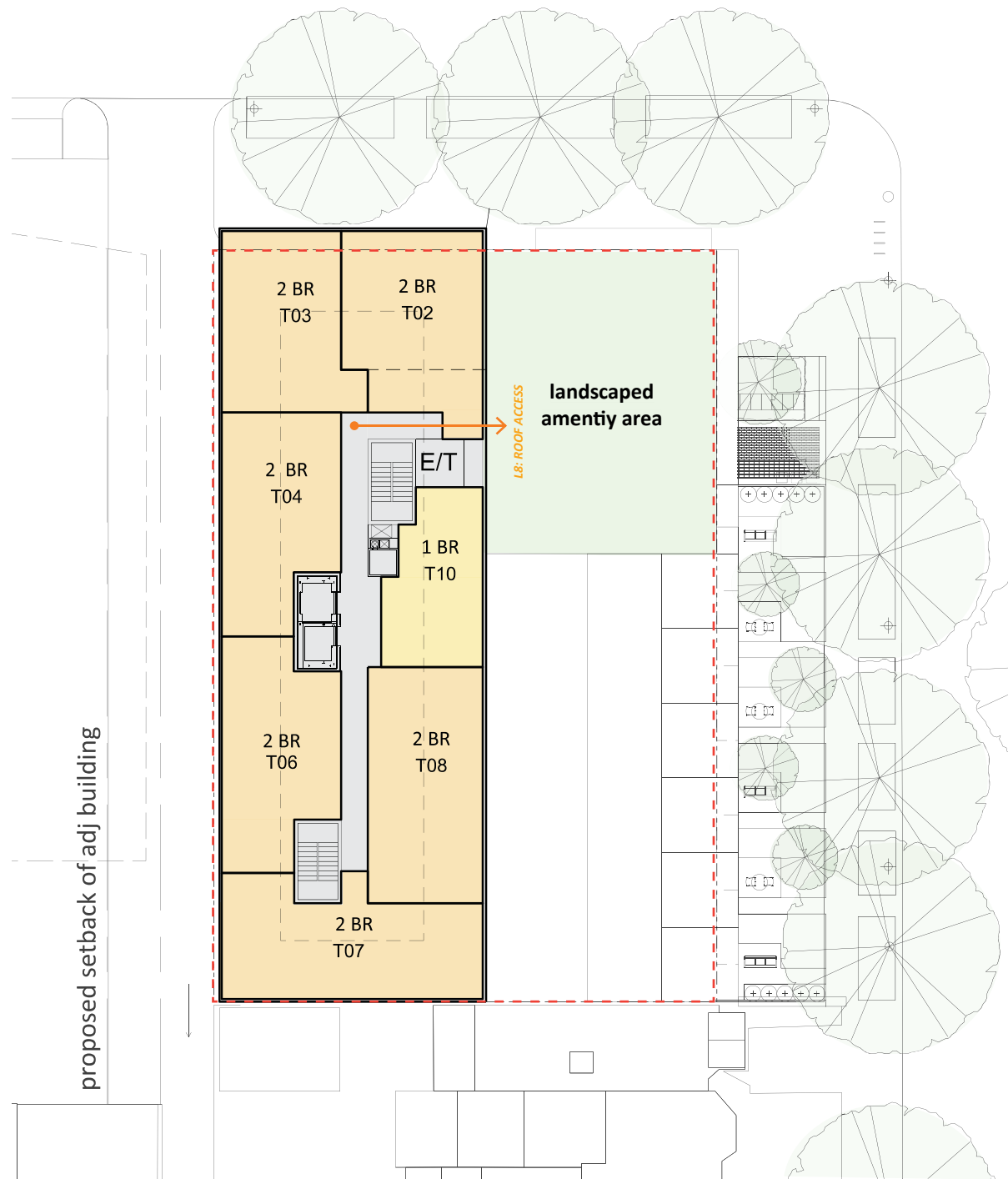


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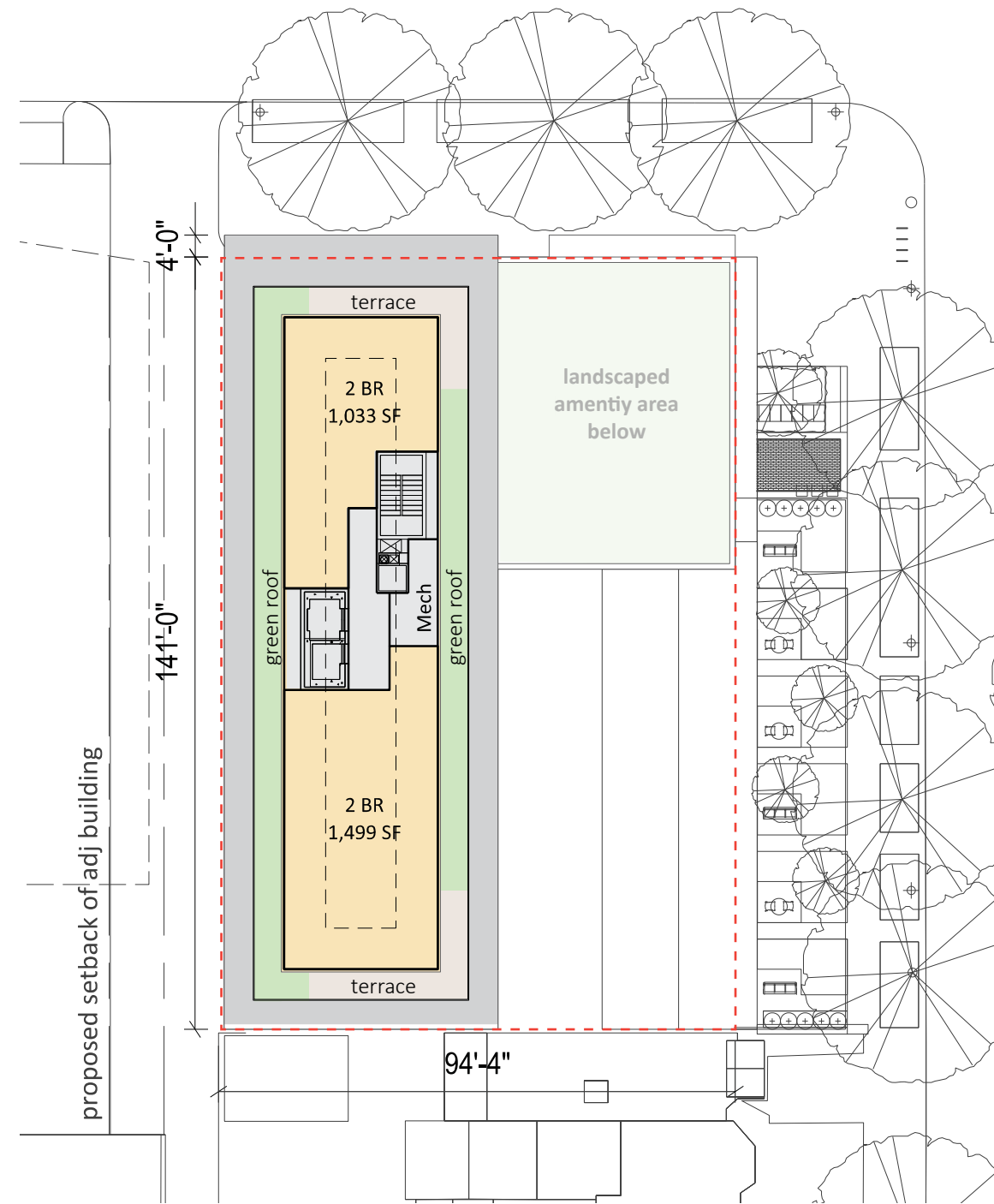
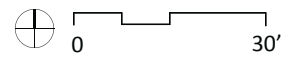
- Parking
- Service
- Lobby
- Lobby
- Parish Hall
- Retail
- Townhouse
- (A) 1 BR
- (A) 2 BR
- 1 BR
- 2 BR

\*Notes\*

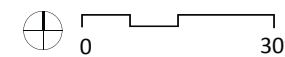
- 1 - (A) designates affordable unit
- 2 - Refer to Pages 30 - 31 for Landscape Drawings
- 3 - Unit demising may change as unit layouts are developed



L8-9: Sixth Level Demising Plan



Penthouse Level Demising Plan



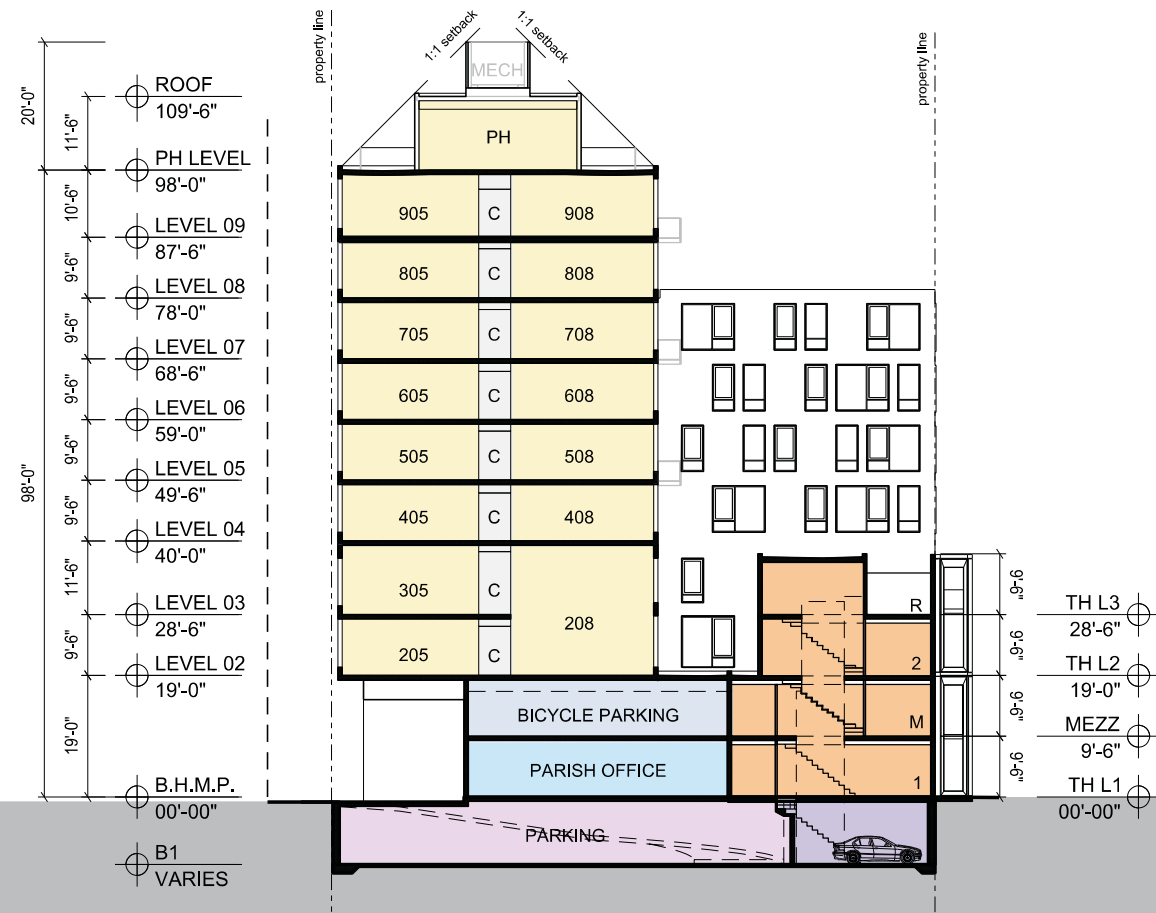
Key

- Parking
- Service
- Lobby
- Lobby
- Parish Hall
- Retail
- Townhouse
- (A) 1 BR
- (A) 2 BR
- 1 BR
- 2 BR

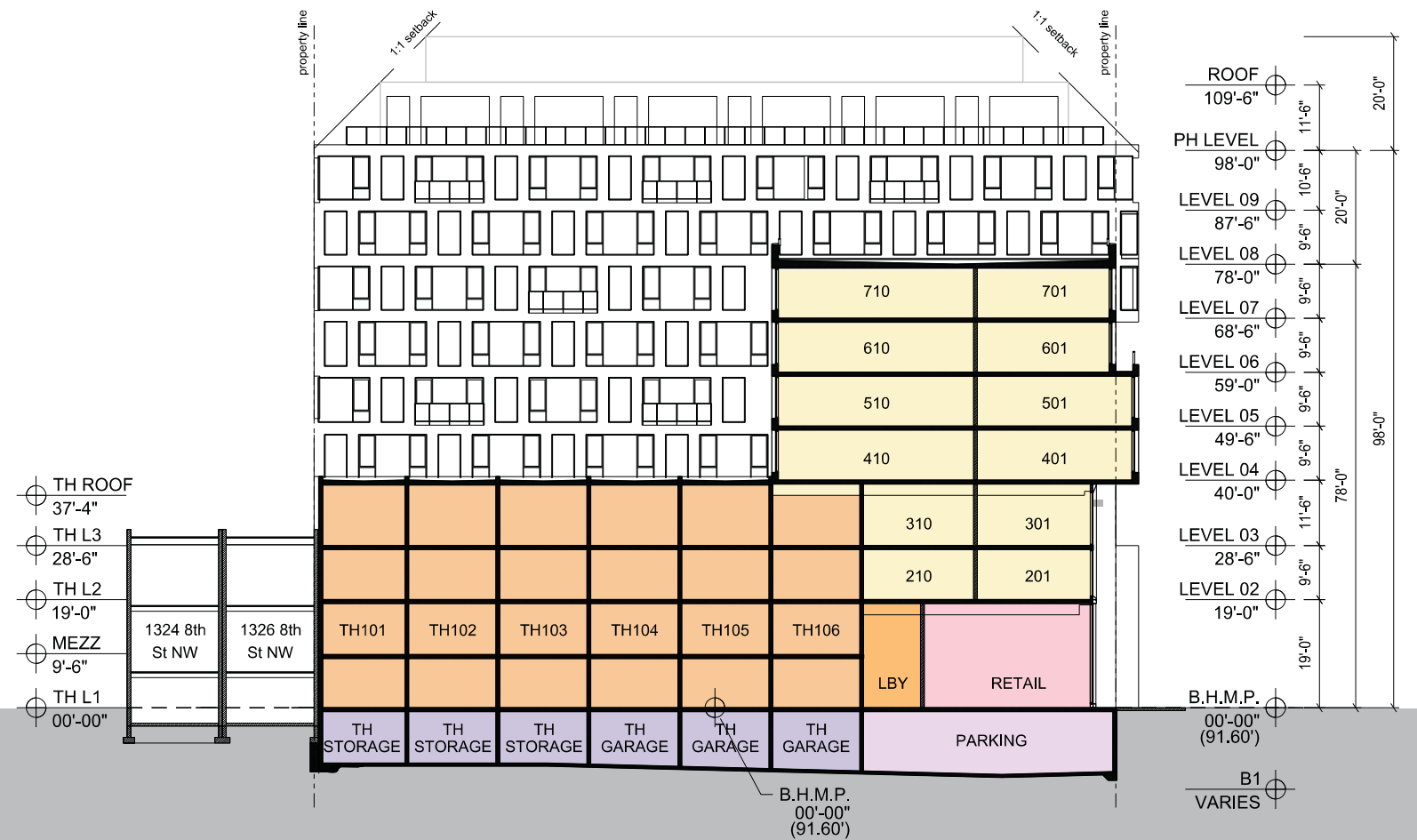
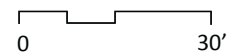
\*Notes\*

- 1 - (A) designates affordable unit
- 2 - Refer to Pages 30 - 31 for Landscape Drawings
- 3 - Unit demising may change as unit layouts are developed

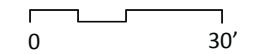


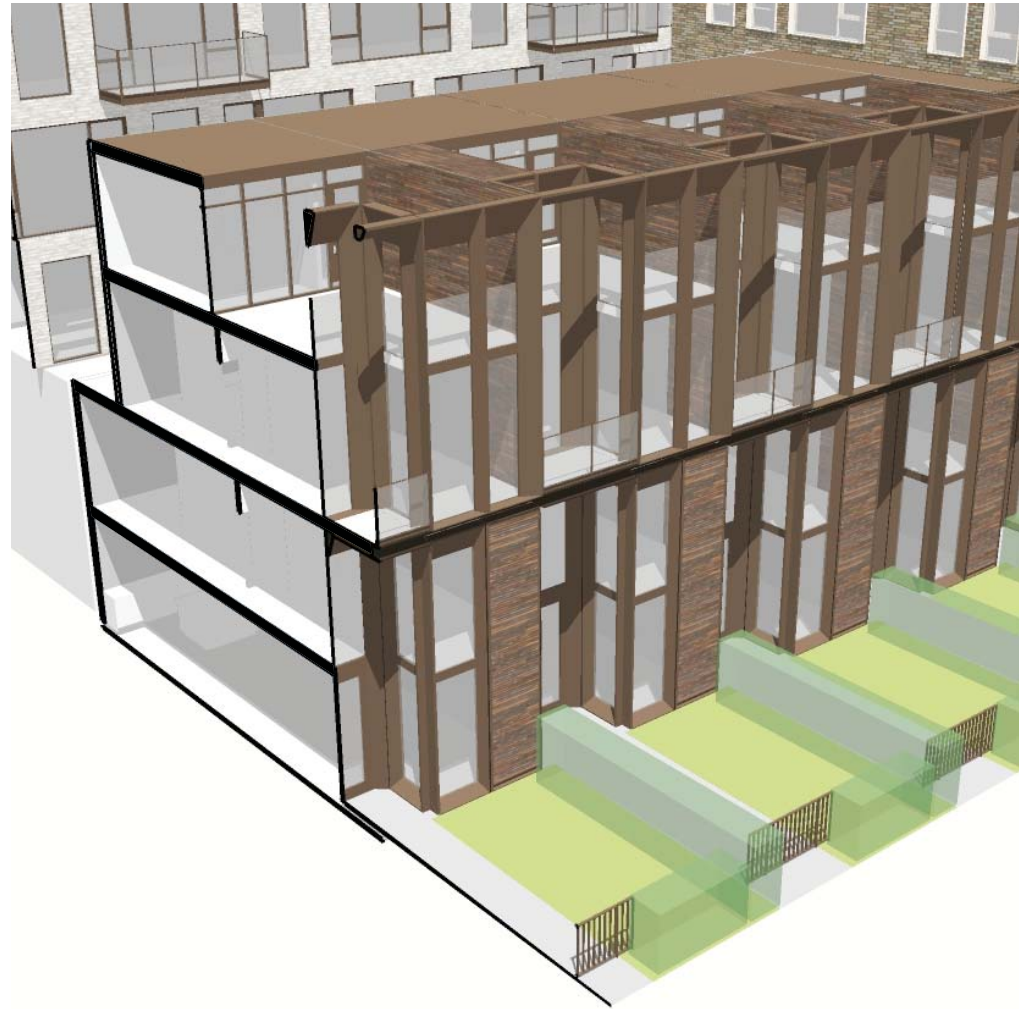


**Cross Section**  
Through Townhouses



**Longitudinal Section**  
Through Townhouses





Ground Level Floor Plan

2nd Level Floor Plan

3rd Level Floor Plan

Roof Plan

Typical Townhouse Floor Plans



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Street Level Rendering architects

shalom baranes associates

# Building Images



Looking North-West on 8th Street



Looking from City Market @ O



Looking Across 8th Street



Looking Across O Street



Looking East on O St.

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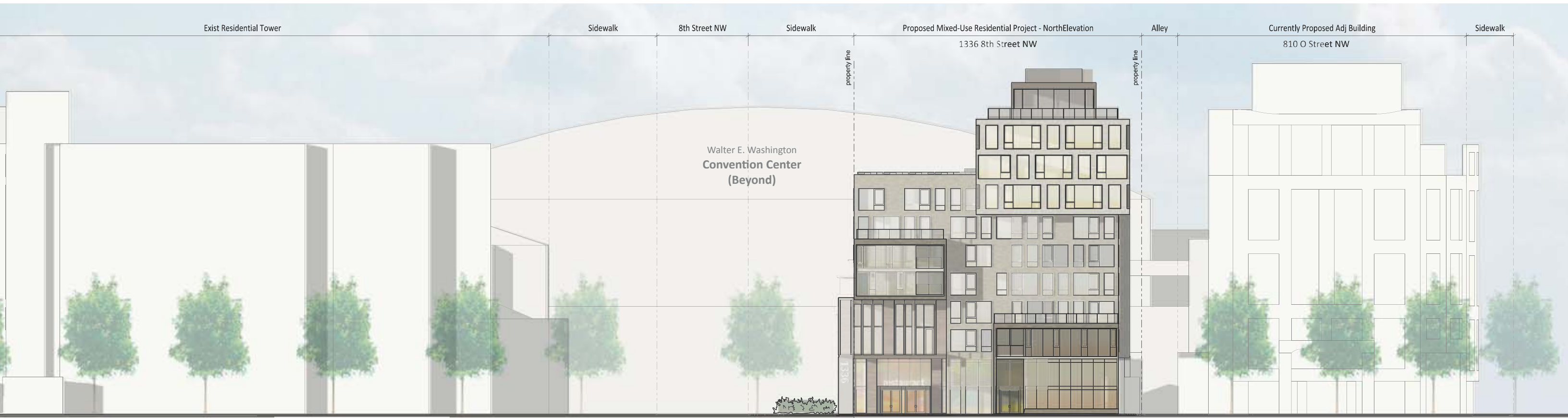
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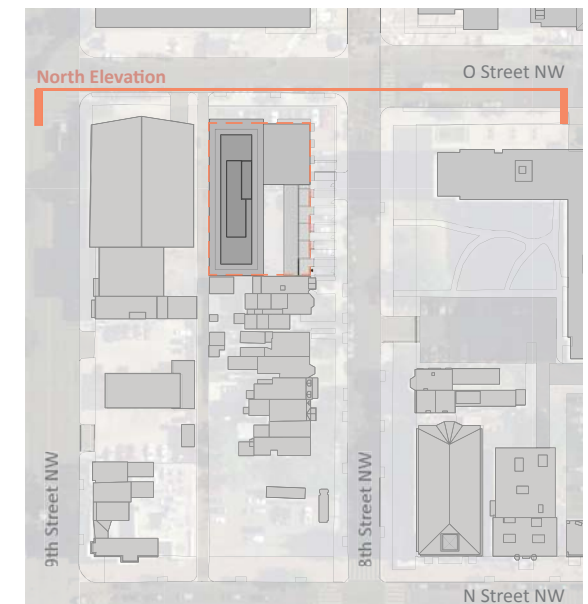
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architects



North Elevation Along O Street NW

0 30'



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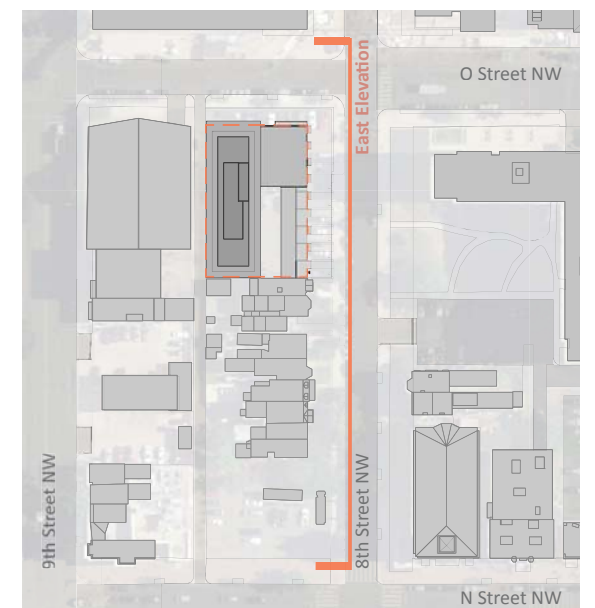
Context Elevations architects

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East Elevation Along 8th Street NW

0 30'



Key Plan

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Context Elevations architects

shalom baranes associates