



8TH & O STREETS, N.W.



WASHINGTON, DC

May 5th, 2017

PUD Re-submission

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Facade Types architects

shalom baranes associates architects A-26

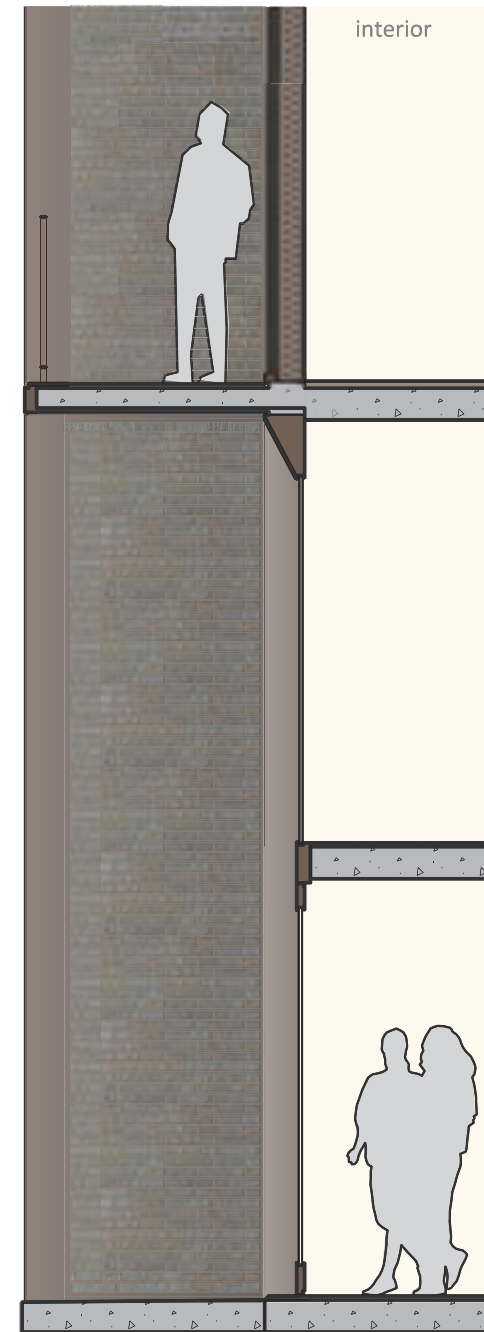
ZONING COMMISSION
SEC 11-200-2016-0001
CASE NO.16-24
EXHIBIT NO.26A6

Facade 01

textured dark brown brick w/ bronze-colored metal work



- endicott, sienna ironspot brick w/ artisan texture
- insulated glazing unit
- bronze colored metal guardrail



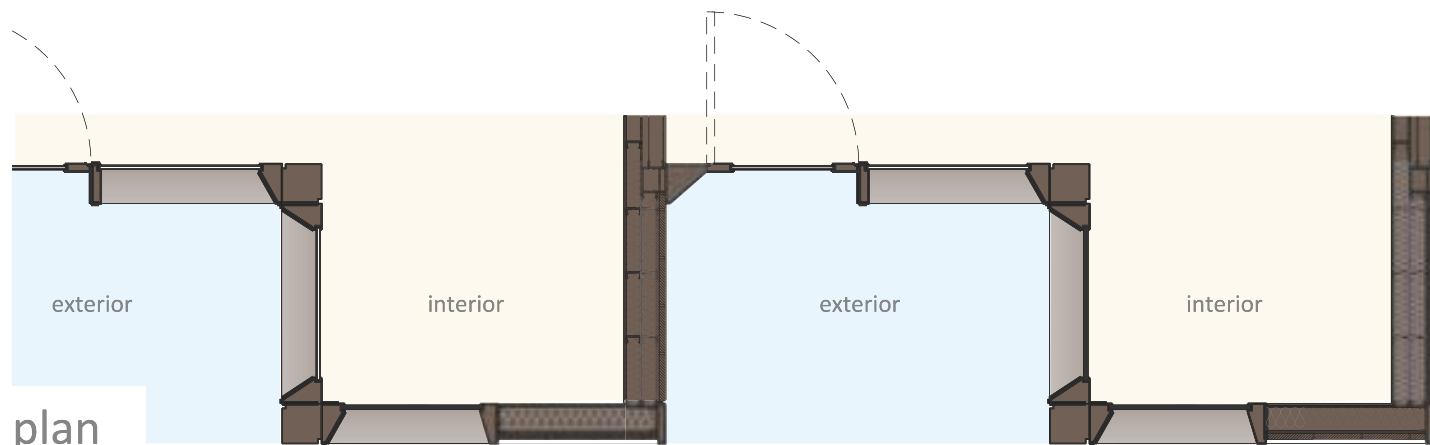
section



key

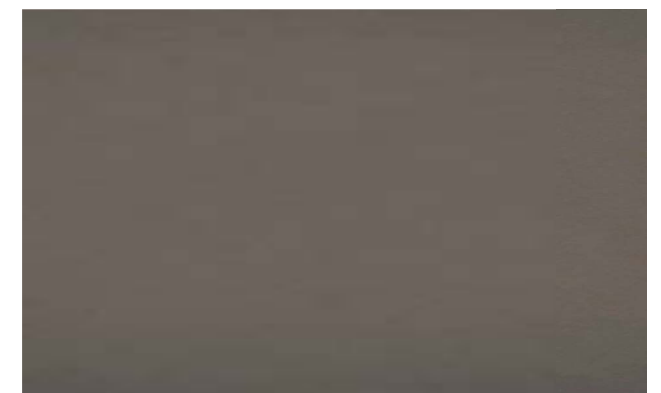


brown brick



plan

scale: 0 4'



bronze colored metal

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Facade 02

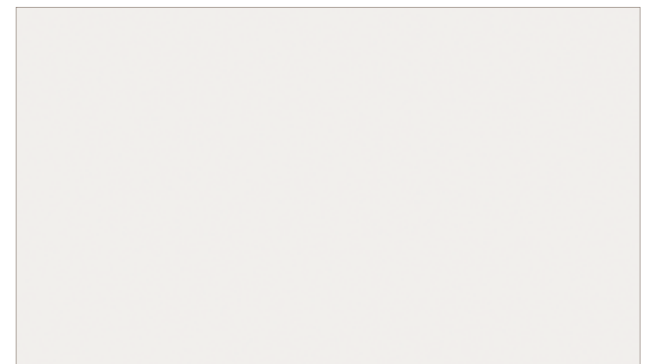
variegated brown brick w/ light-colored metal work - note: poss. thru wall vents not shown



key

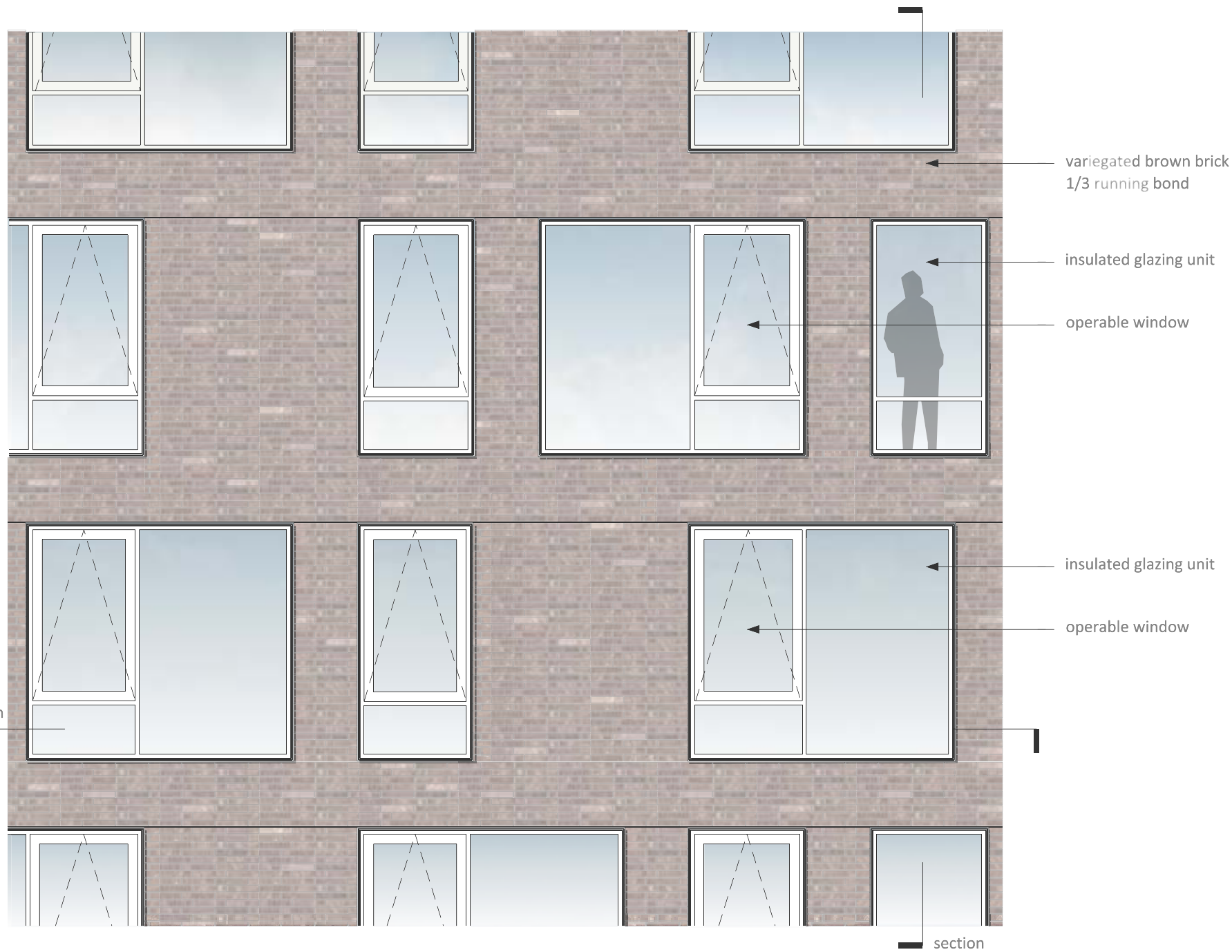


variegated brown brick

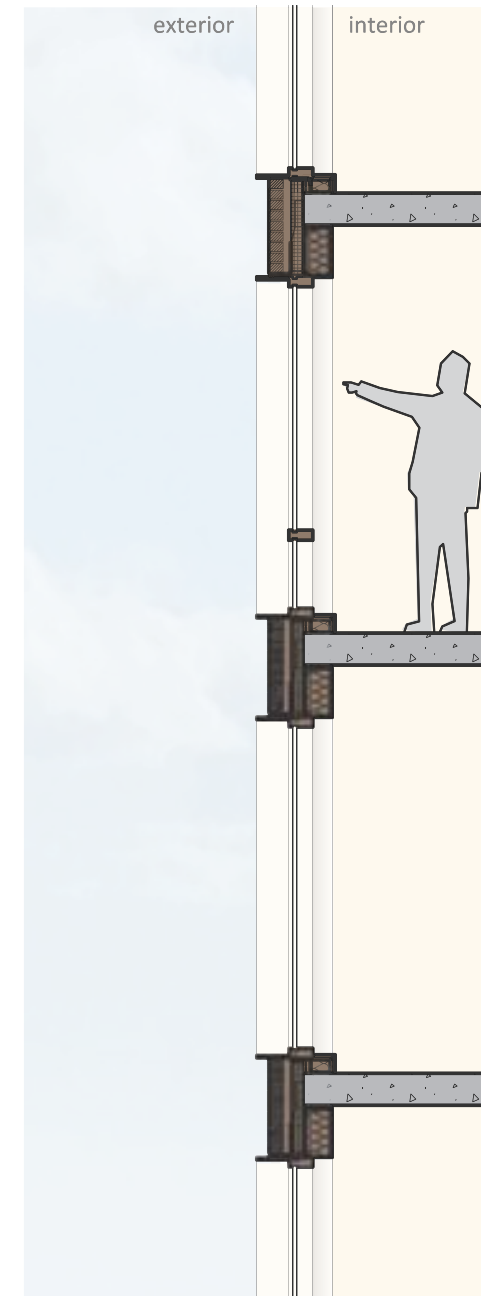


light colored metal

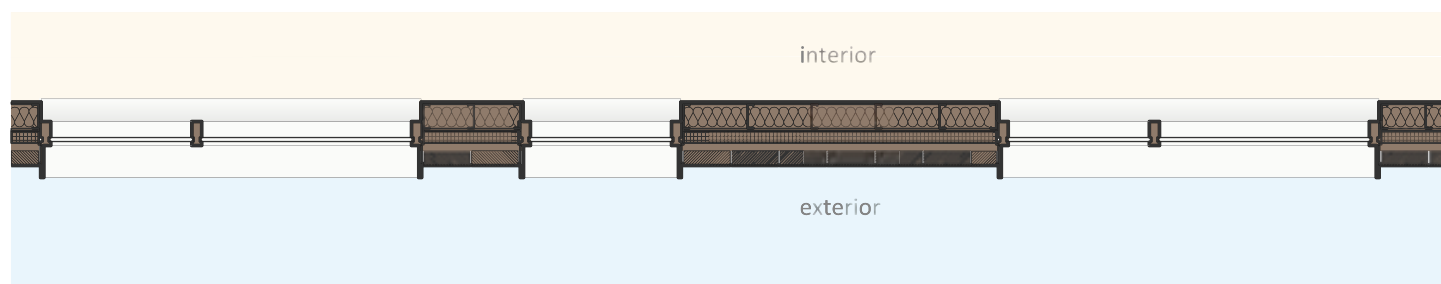
Facade Types architects



elevation



section



plan



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Details - Facade 03

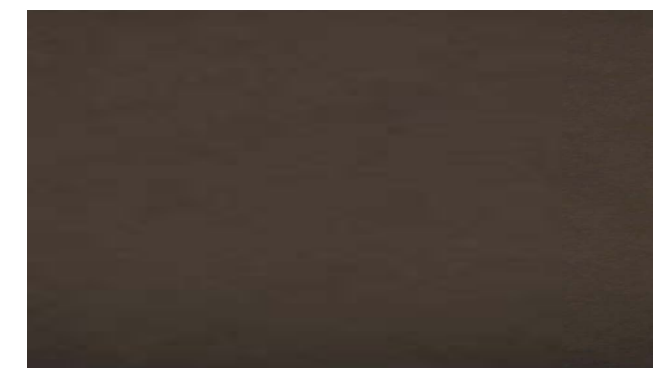
light buff-colored brick w/ bronze colored metal work - note: poss. thru wall vents not shown



key



light buff brick

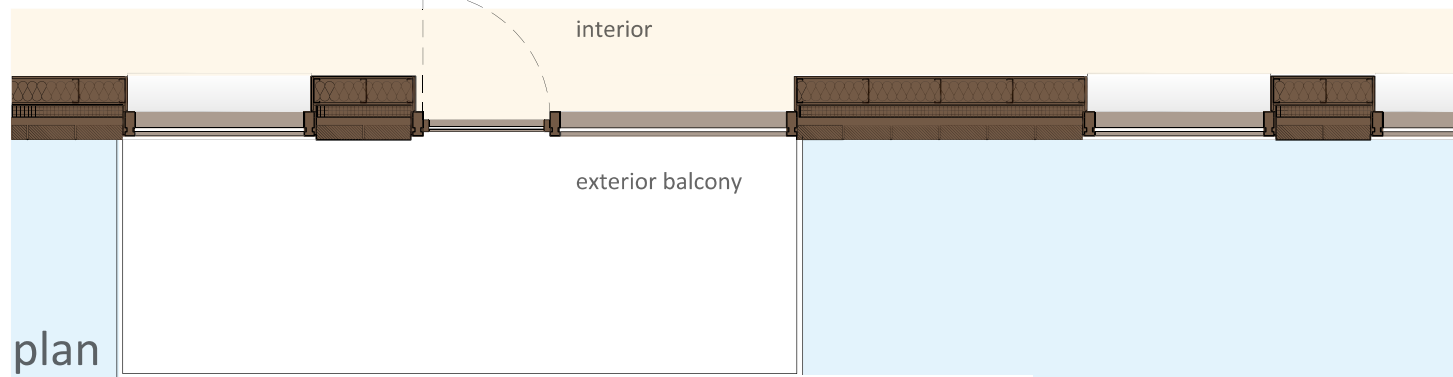


bronze colored metal

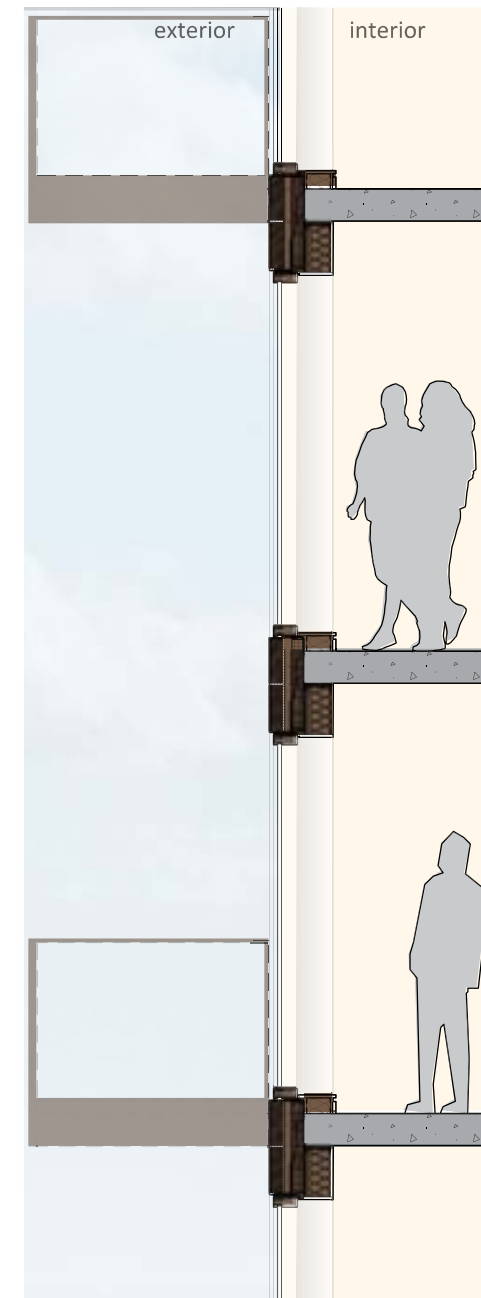
Facade Types architects



elevation



plan



section

scale: 0 4'

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Retail Tenant Storefront and Signage Design Guidelines

Retail tenants will be required to submit their signage and storefront designs to the owner for review and approval prior to applying for permits from the District. The owner will regulate the external design and appearance of the retail tenants in a manner so as to preserve and maintain the design integrity of the building, while acknowledging the city's efforts to create a vibrant retail zone along O Street with an enhanced streetscape experience.

- 1) Retail tenants will be encouraged to create individual designs for their storefronts and signage. Where tenants do not have an individual design or brand, the owner will work closely with the tenant to develop one.
- 2) Retail signage and storefronts will be comprised of materials and colors that complement the materials and design of the base building.
- 3) Retail signage will be permitted based on tenant needs.
- 4) Retail tenants may employ a wide variety of building materials in the design of their storefront and signage such as glass, masonry, stone, decorative metal, tile, etc. However, tenants will be required to use high quality materials, as determined by the owner. Where possible, the owner will work closely with retail tenants to maximize the use of glazing in the storefront design.
- 5) Sign area will be regulated by local ordinance, although the owner may require the use of smaller signage to keep in-scale with base building elements.
- 6) Signage and storefront illumination is encouraged by owner so long as building design integrity is maintained. Illumination acceptable per owner approval and as in accordance with local ordinance.
- 7) The locations of doors and windows for retail tenants will be established as part of the storefront design. However, doors and windows to base building areas (such as lobbies, exit stairs and service areas) will be established by the owner during base building design. Tenants will be encouraged to make efforts to integrate the existing building and character into the design of the storefronts.
- 8) Retail tenants will not be permitted to extend the building footprint, although tenants may with the owner's permission apply for public space permits to allow for unenclosed encroachments into the public ROW (such as for a cafe permit).

Nothing herein will be construed to preempt any local or federal code or regulation.

Notes:

1) Flexibility is requested to vary the exterior design and materials of the ground-floor retail space based on the preferences of the individual retailer, subject to the retail design guidelines included herein and provided that the retailer does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground floor of the project.

2) All signs to comply with DC municipal regulations section N101.10 and Title 12 A section 3107_0.

Sign Type A | Building Signs



Sign Type B | Blade Signs

