



STORY BOARD

Architecture tells stories. The façade of this new condominium building in Washington DC frames scenes from the residents' lives, through glass bays that project at varying angles. These figural elements, reinterpretations of the traditional rowhouse bay, occupy the space between private and public, living room and street. Not only do these large bays offer glimpses into the building, but they also provide uninterrupted views of city life from within.

The project is a speculative development located in an up-and-coming neighborhood of the city. While the new building integrates into its surrounding context, it sets itself apart with the following features:

01- The 2-story units are "typical row house width", however the entry facade does not adopt this rhythm - rather it presents the building as a unified whole to the street.

02- Entry to the units is through private side "alleys", rather than directly off the street, allowing entry into the middle of the units, rather than through front living rooms. These private alleys also serve as egress for interior bedrooms and allow for large glass walls that bring light into the middle of the units from the side.

03- Large roof decks provide upper-level units with a panoramic view of the city, including the US Capitol building. Lower-level units have a patio set slightly below grade as an urban outdoor space. Parking is provided in back.

This developing neighborhood is popular with young couples and families, as it is near the metro, and walkable to restaurants and shops. Sustainable elements include solar panels on the roof, high-efficiency mechanical units, tankless hot water heaters, LED lighting, and sustainable materials. While the façade is crisp and minimal, Shou sugi ban charred-wood siding brings warmth and texture to the entry alleys.