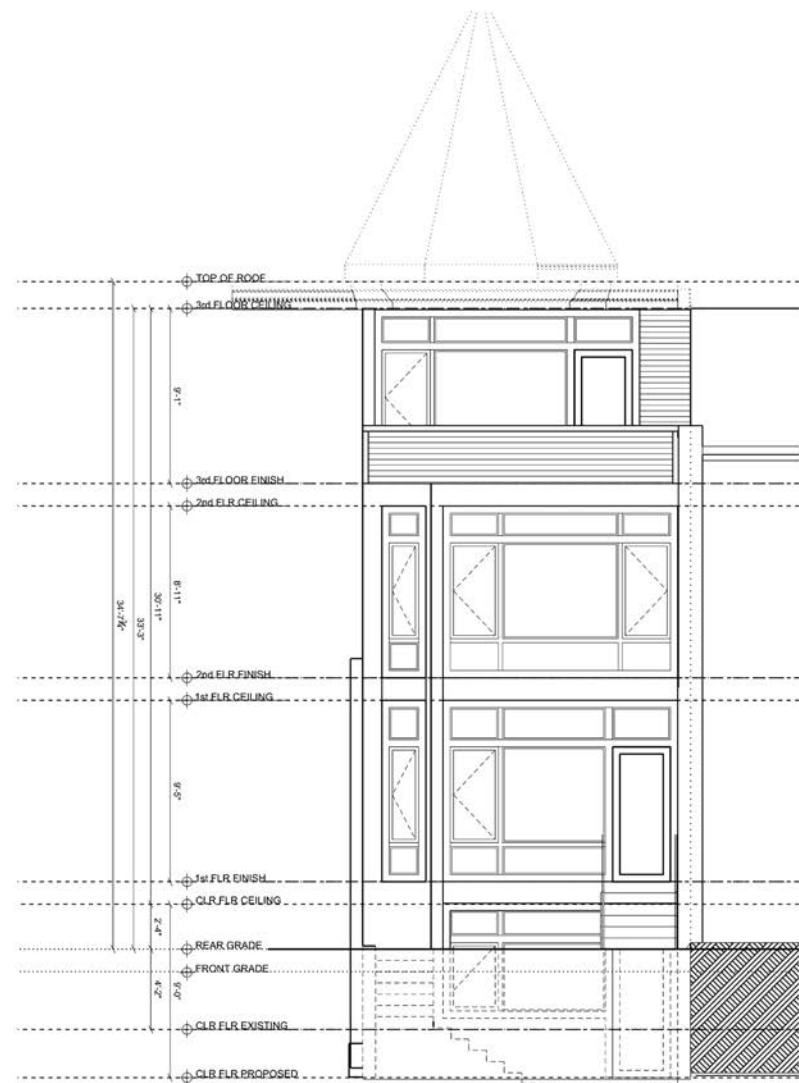




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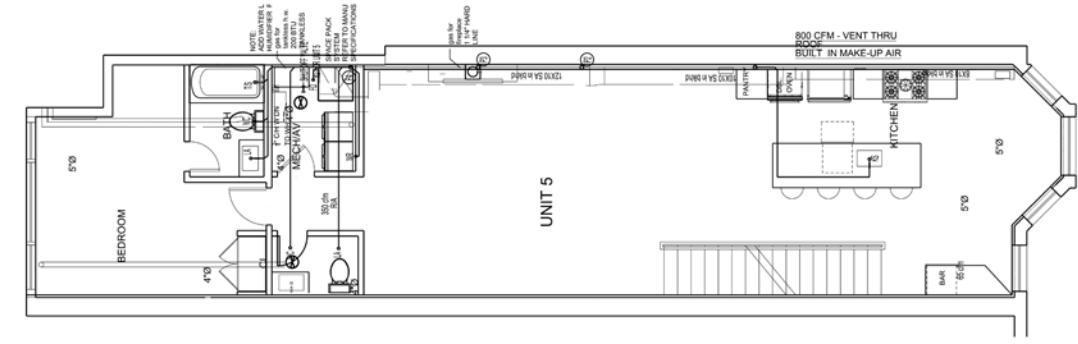
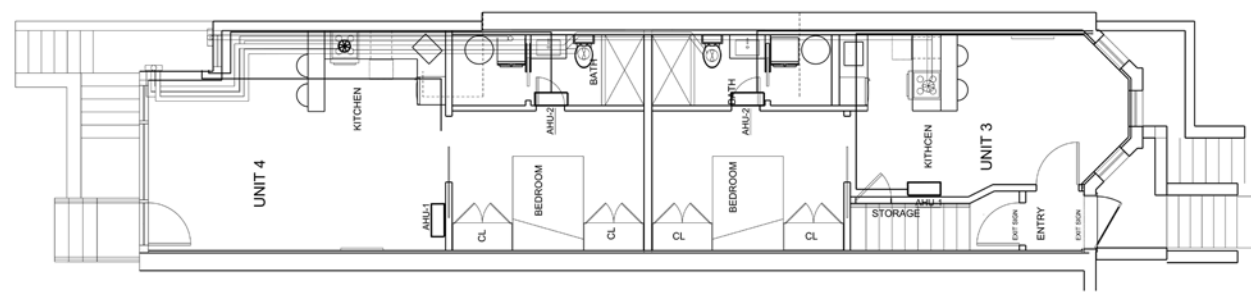
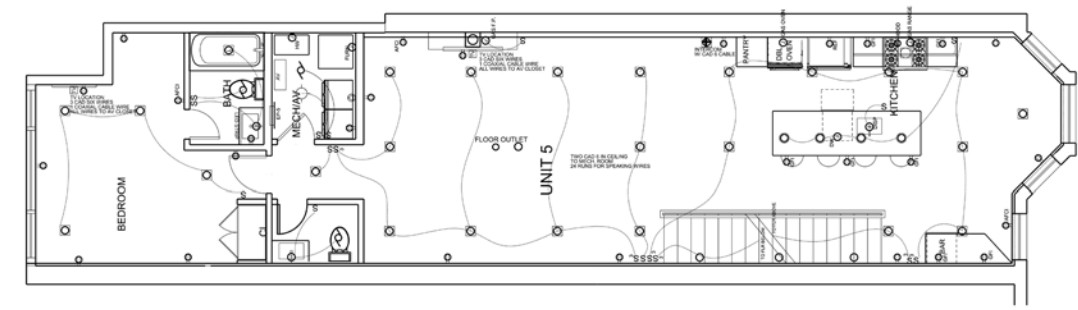
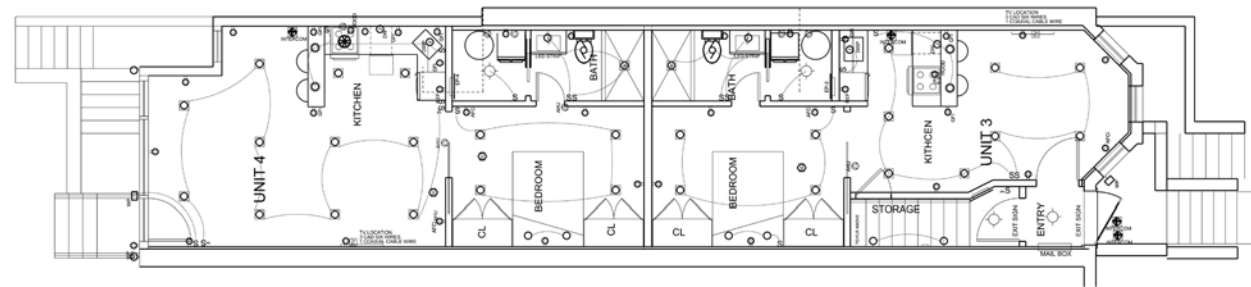
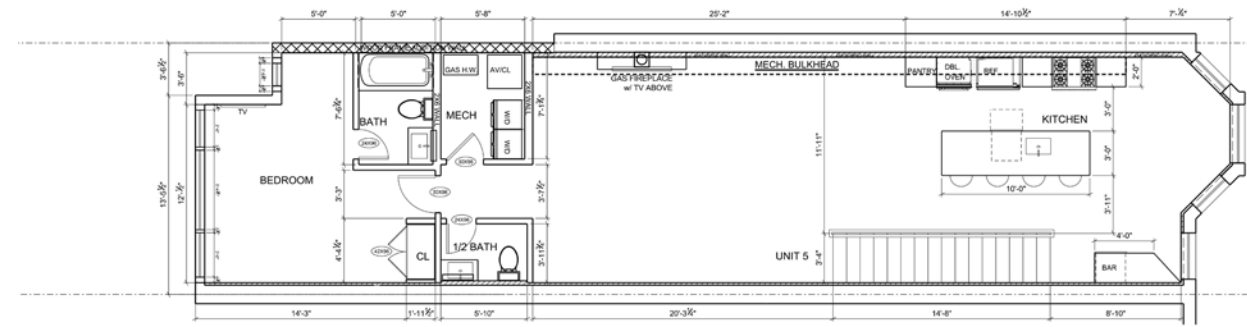
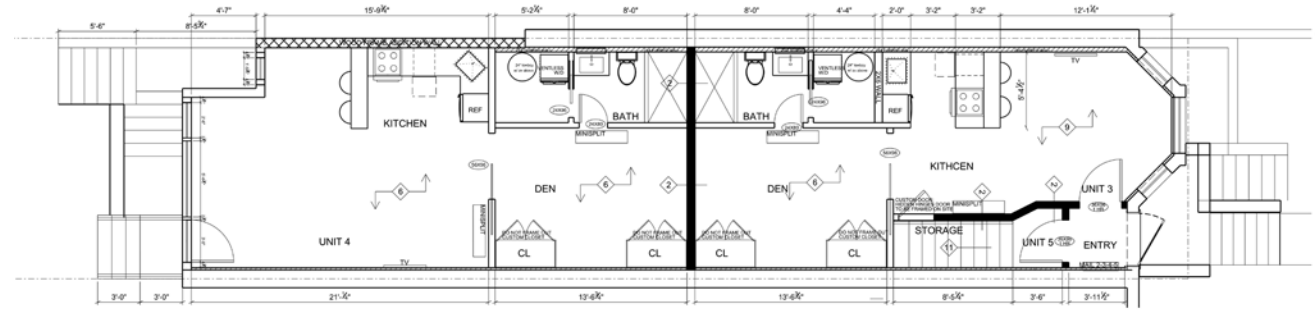
**1** NORTH ELEVATION  
 SCALE: 1/4" = 1'-0" 24X36 LAYOUT

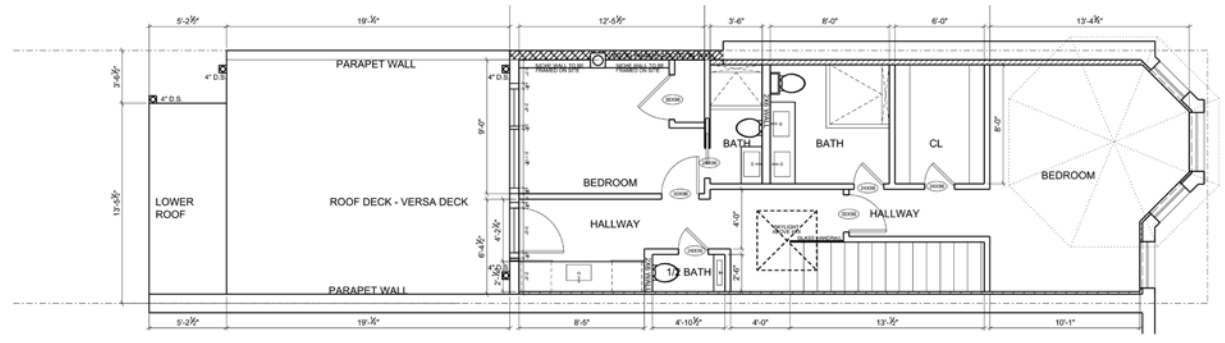
Fine craftsmanship meets smart technology and timeless elegance in the heart of our nation's capital.

1777 T Street NW, located in Dupont Circle, features five extraordinary condominium residences. Each unit offers an airy, light contemporary design, wide plank hickory hardwood floors, and 100% LED lighting technology.

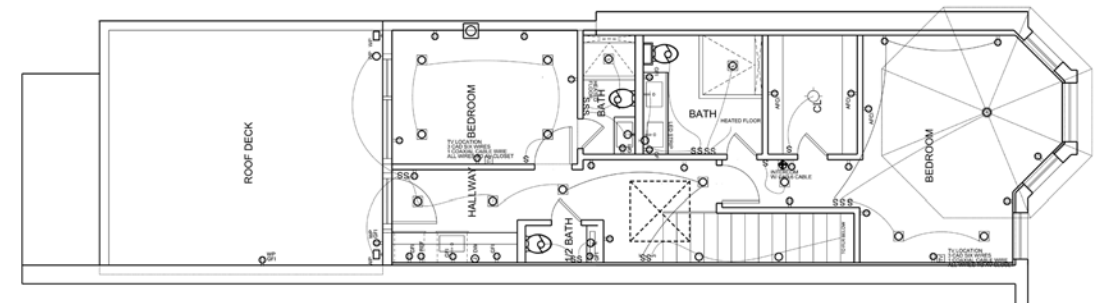
The units are pre-wired for fiber optic and equipped with smart home automation technology and secure digital keypad entryways. The penthouse features a fully integrated sound system on both levels, perfect for entertaining everyone.

Urban living can be noisy and disruptive. Thankfully, the entire building was constructed with noise reduction materials and high-end spray foam insulation, creating a peaceful environment for family and friends.

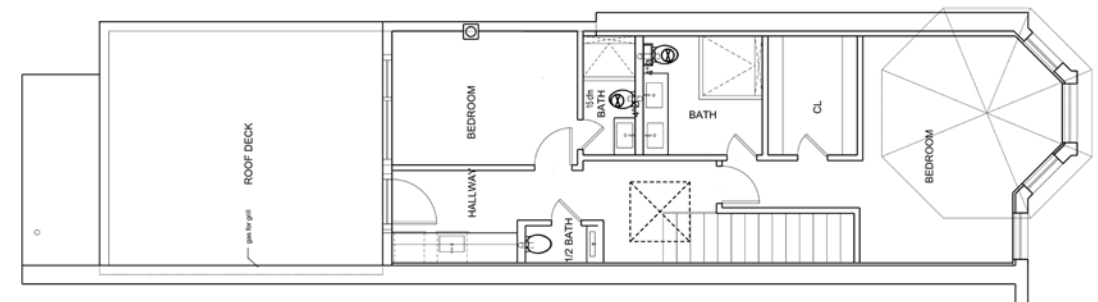




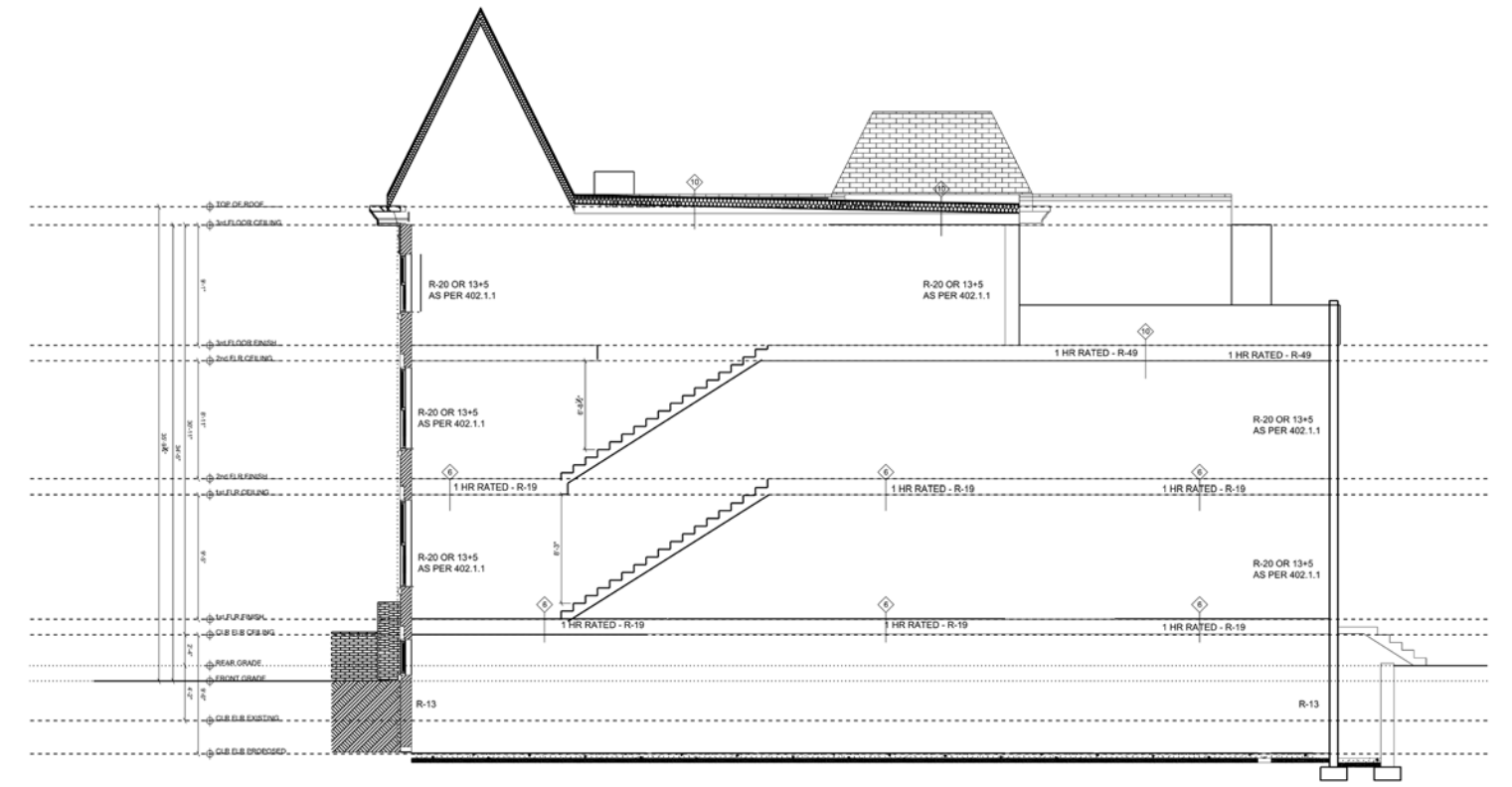
**1** 3RD FLOOR PLAN  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



**2** 3RD FLOOR MECHANICAL PLAN  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



**3** 3RD FLOOR MECHANICAL PLAN  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



**1** SECTION  
SCALE: 1/8" = 1'-0" 24X36 LAYOUT

The penthouse kitchen features south-facing, historically approved Pella windows and integrated Sub-Zero Wolf Wine Cooler and Refrigerator.





The new staircase was constructed with Ashwood and features an open riser and sleek glass design.

The penthouse kitchen features elegant 7.5" wide plank hickory hardwood floors, Cambria quartz counters, and integrated high-end Hans Krug European cabinets.





The developer hired the nonprofit corporation, Second Chance, to “deconstruct” the majority of the old building structure for future repurposing.





Floor to ceiling curtain walls provide the contemporary space with plenty of natural light and warmth.

The penthouse master bedroom features historically approved Pella windows that look out over the Dupont Circle neighborhood.





The master bedroom closet is constructed of custom-made Hans Krug European cabinetry. The master bath features oversized Porcelain walls and heated floor tiles.



Integrated LED lights and a skylight were installed after deconstruction of the old roof.





The penthouse outdoor deck is constructed of Tigerwood, an exotic wood species best known for its beautiful grain and durability.

The construction process involved a dynamic and specialized team of builders, designers, and contractors.





All of the units are constructed with 100% integrated WAC LED lighting, which is both energy efficient and long-lasting.

The building was constructed with SAFEnSOUND insulation, which effectively reduces urban noise pollution.







The bathrooms feature oversized porcelain wall tiles, efficient flush toilets, and curbless shower floors with linear drain systems.

Several units feature sleek barn-style, privacy glass doors while still allowing natural light into the bedroom.





Deconstruction of the main level penthouse and installation of the Pella curtain walls.

The smaller units feature fast and high-efficiency wall-mounted LG air conditioners





The penthouse features a ductless SpacePak high velocity HVAC system and state of the art gas fireplace,





In order to create 9ft high ceilings and allow more natural light into the lower units, the builder had to dig out below the foundation of the building.



Each lower unit utilizes high-end, slim European concept appliances to maximize the living space.







A construction worker carefully smooths and buffs the concrete slab, which was one of the most technically challenging parts of the project.

The back of the building was completed with a sleek, modern appearance, making it a standout amongst its neighbors.



## Balaton Builders —

Balaton Builders is a licensed and insured, family-owned, design and construction company. Founded by Javier Baldiviezo, they have been serving residential markets in Washington D.C. and Northern Virginia for more than a decade. With a focus on team dynamics, their number-one asset is their collaborative approach with clients, architects and subcontractors

The Balaton Builders mission is to serve clients with the highest quality construction services, delivered in a safe and professionally managed project environment. The company places a premium on building quality relationships, ensuring a harmonious experience from start to finish. Their referral-based business is a testament to the exceptional quality of their designs, construction methods and project management.

## Lukors —

Lukors is a full-service residential development and interior design firm founded in 2009 by Lucie Schmidt, who has an extensive portfolio of clients and finished homes in Washington, D.C. and the surrounding area. She has developed a specialty serving the many people who are interested in moving from the suburbs into the revitalized urban center to raise children or just enjoy life in the heart of this beautiful city.

Hailing from Europe, where every inch (cm) counts, Lucie and her team know how to make the best of city spaces. We're committed to ensuring that our clients' city-living expectations are exceeded and our projects exude style, elegance and practicality. Our commitment at Lukors is to provide each client with exceptional design and service.



**2** SOUTH ELEVATION  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



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