

411 NEW JERSEY RESIDENCES

SQUARE: 0693 | LOT: 0096

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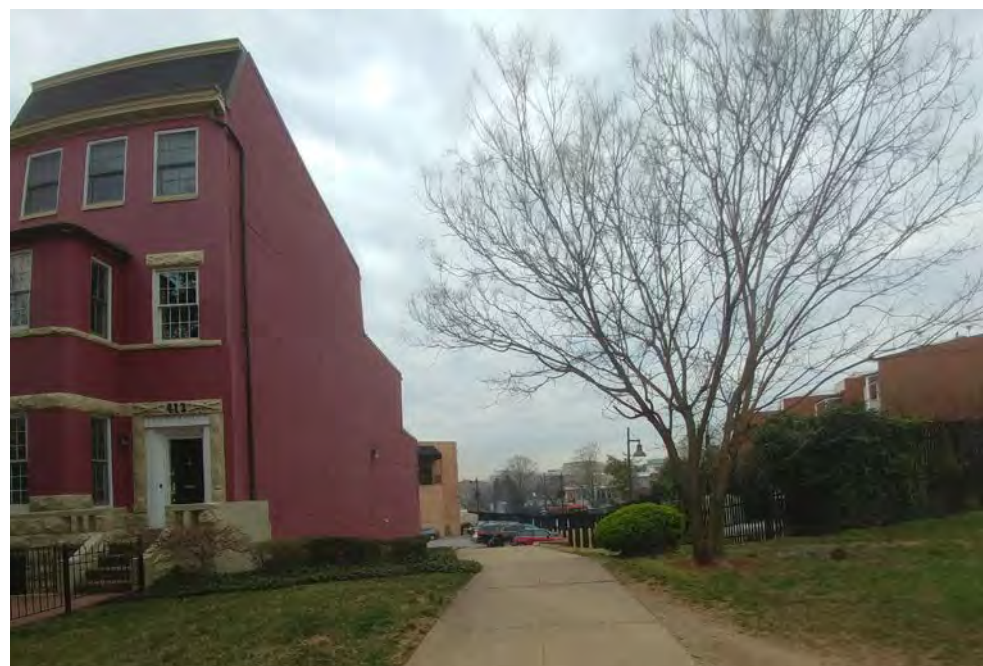


existing streetscape along New Jersey Ave. SE



PROPOSED SITE

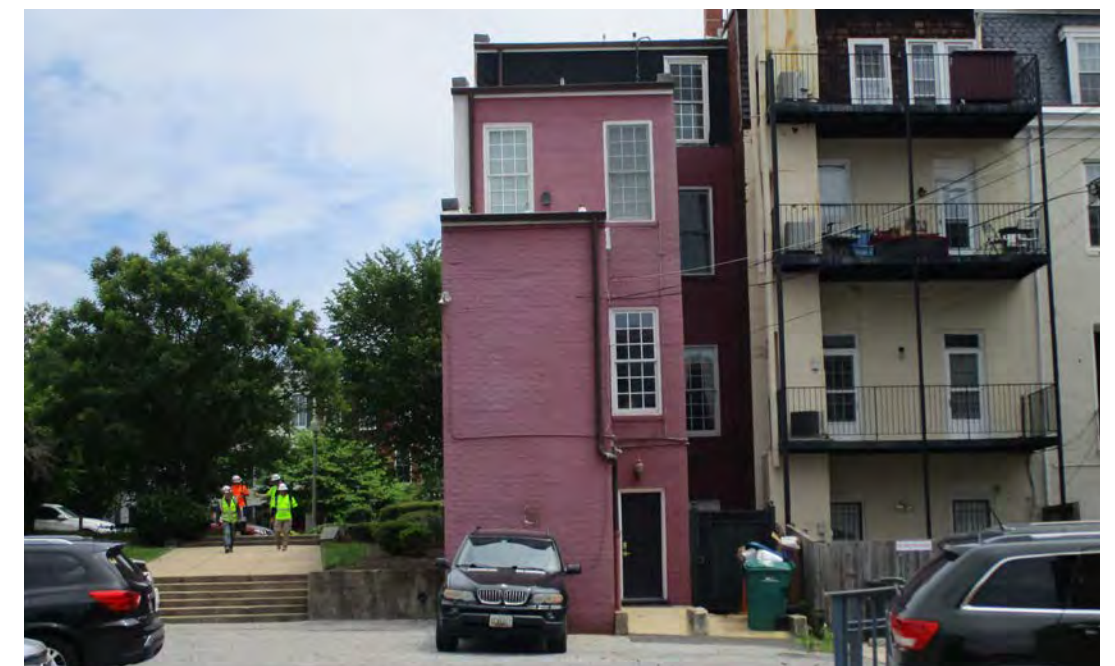
aerial plan view of property



existing condition - street view



existing condition - party wall



existing condition - alley view



park view



site and adjacent rowhouse



alley looking north



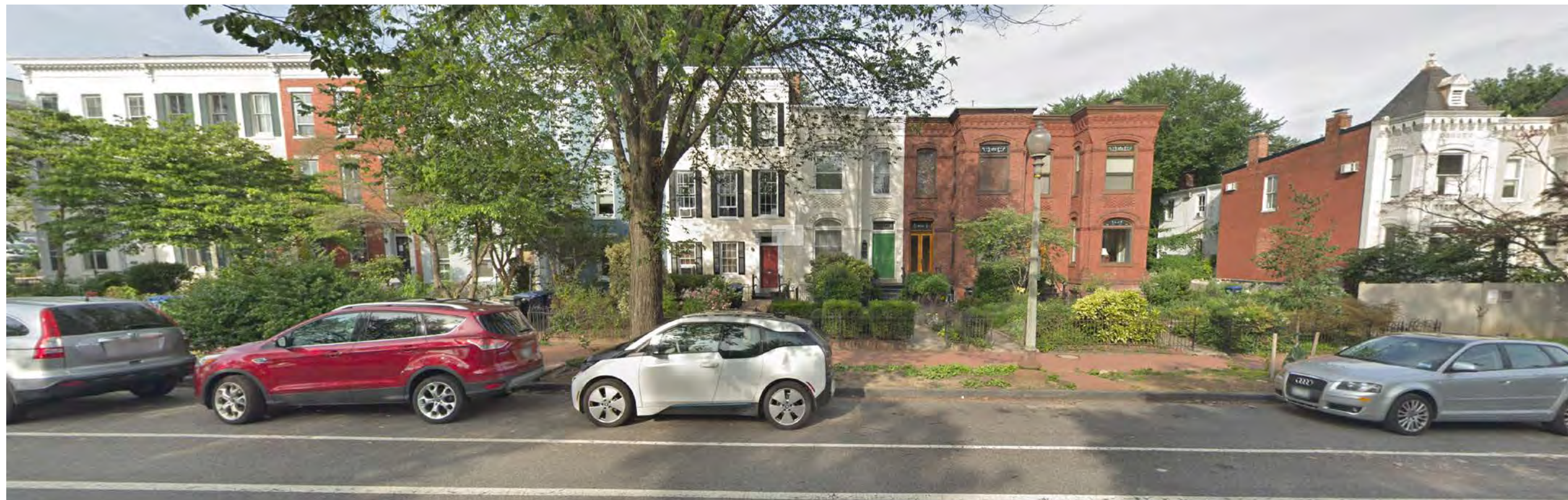
structure in alley to south



structure in alley to southwest



view southwest along railroad tracks



opposite street view along New Jersey Ave. SE



Ivy Street- south view



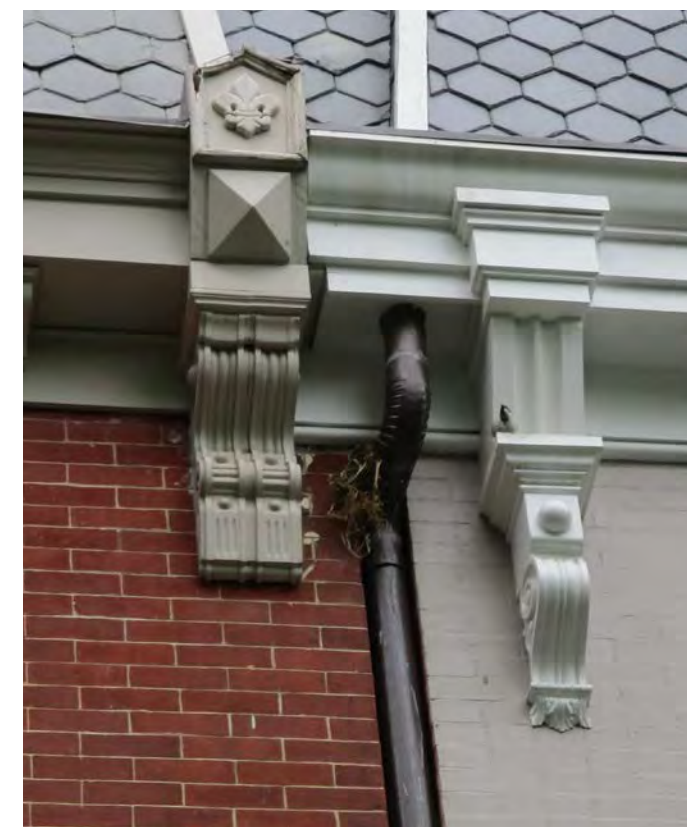
railway and tunnels to northwest



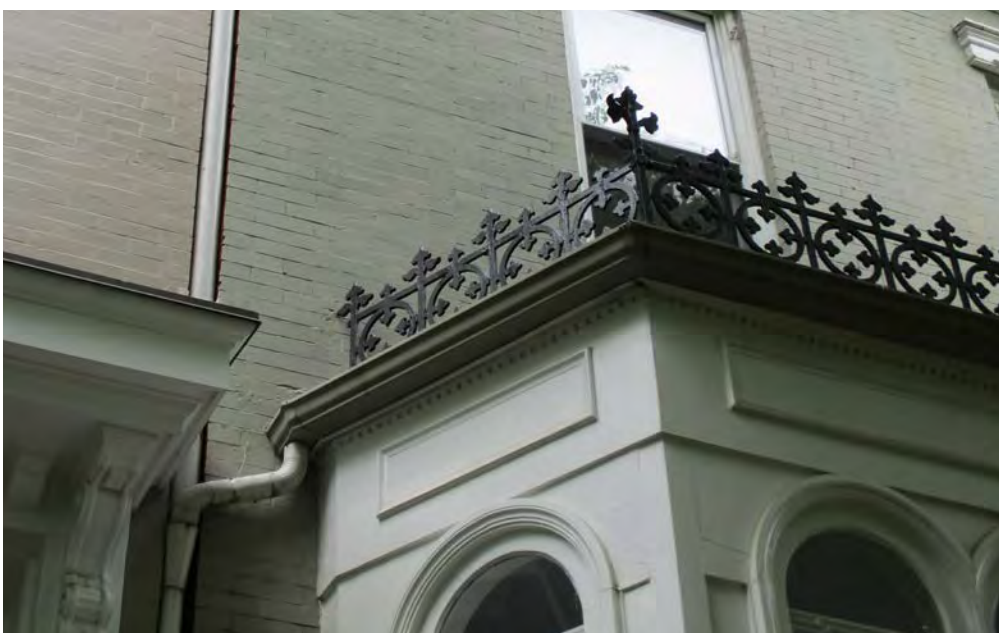
ironwork details



mansard roof details



cornice details



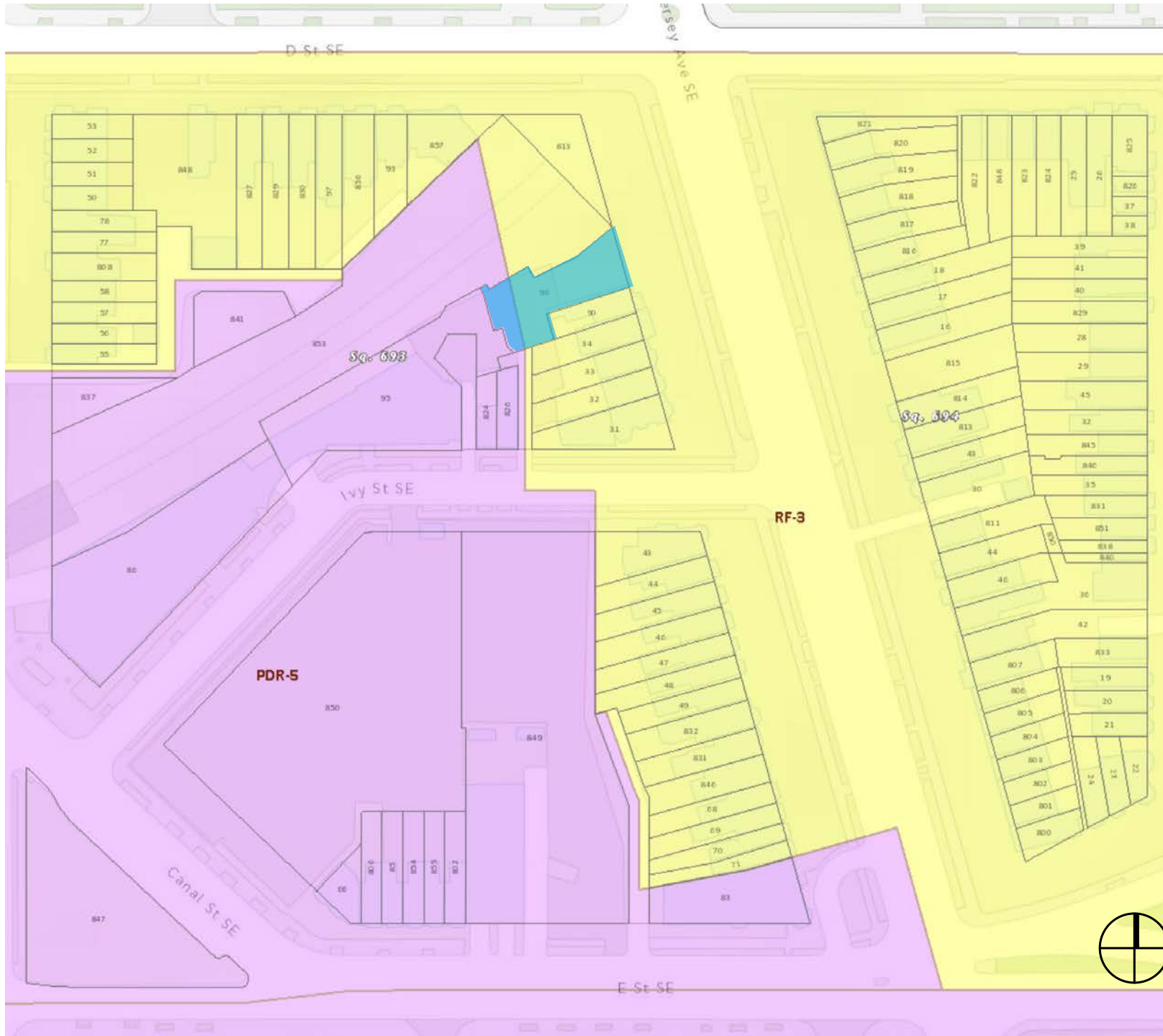
bay window detail



front entry detail

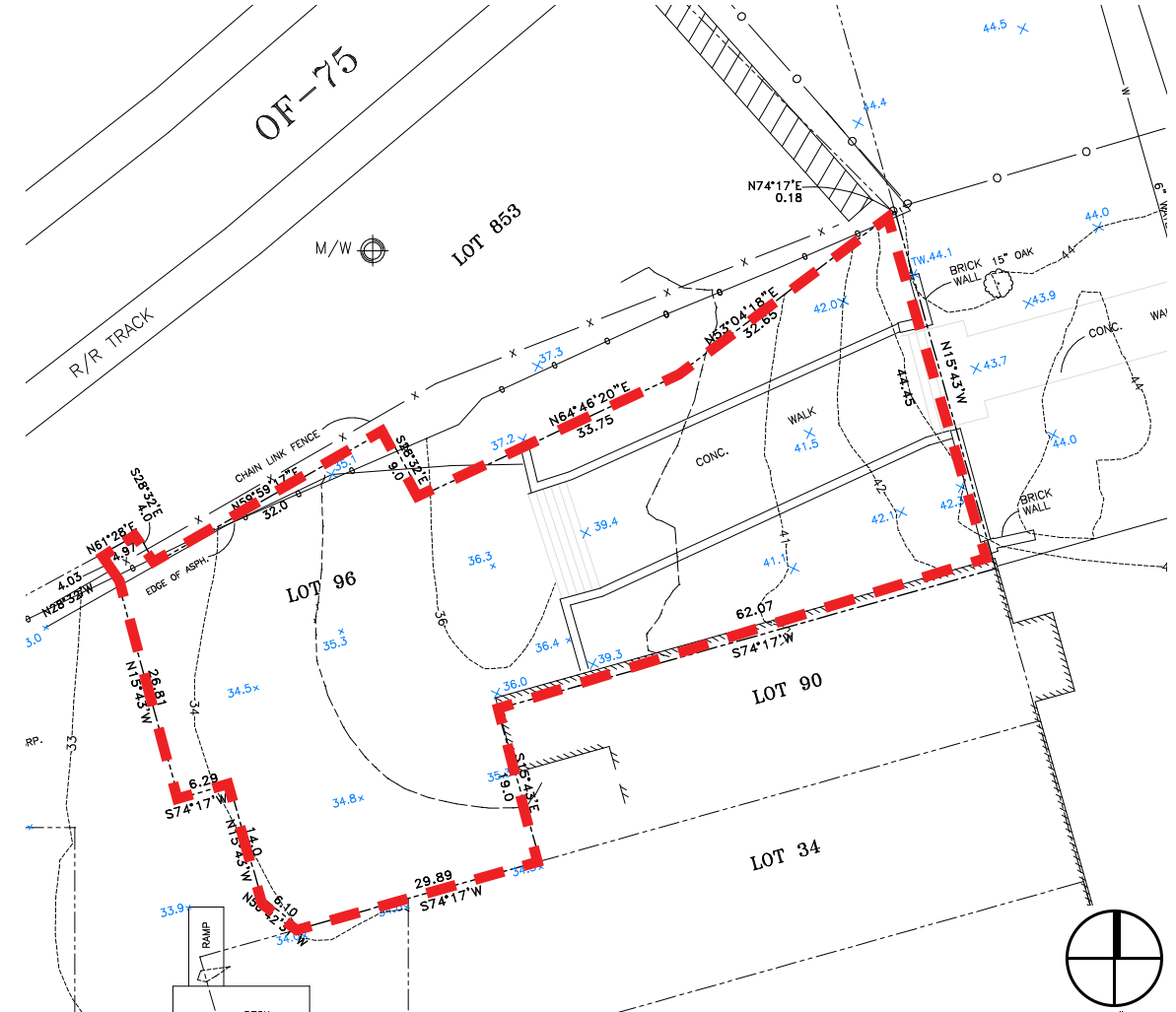


bay detail



ZONING MAP FOR PROPOSED SITE

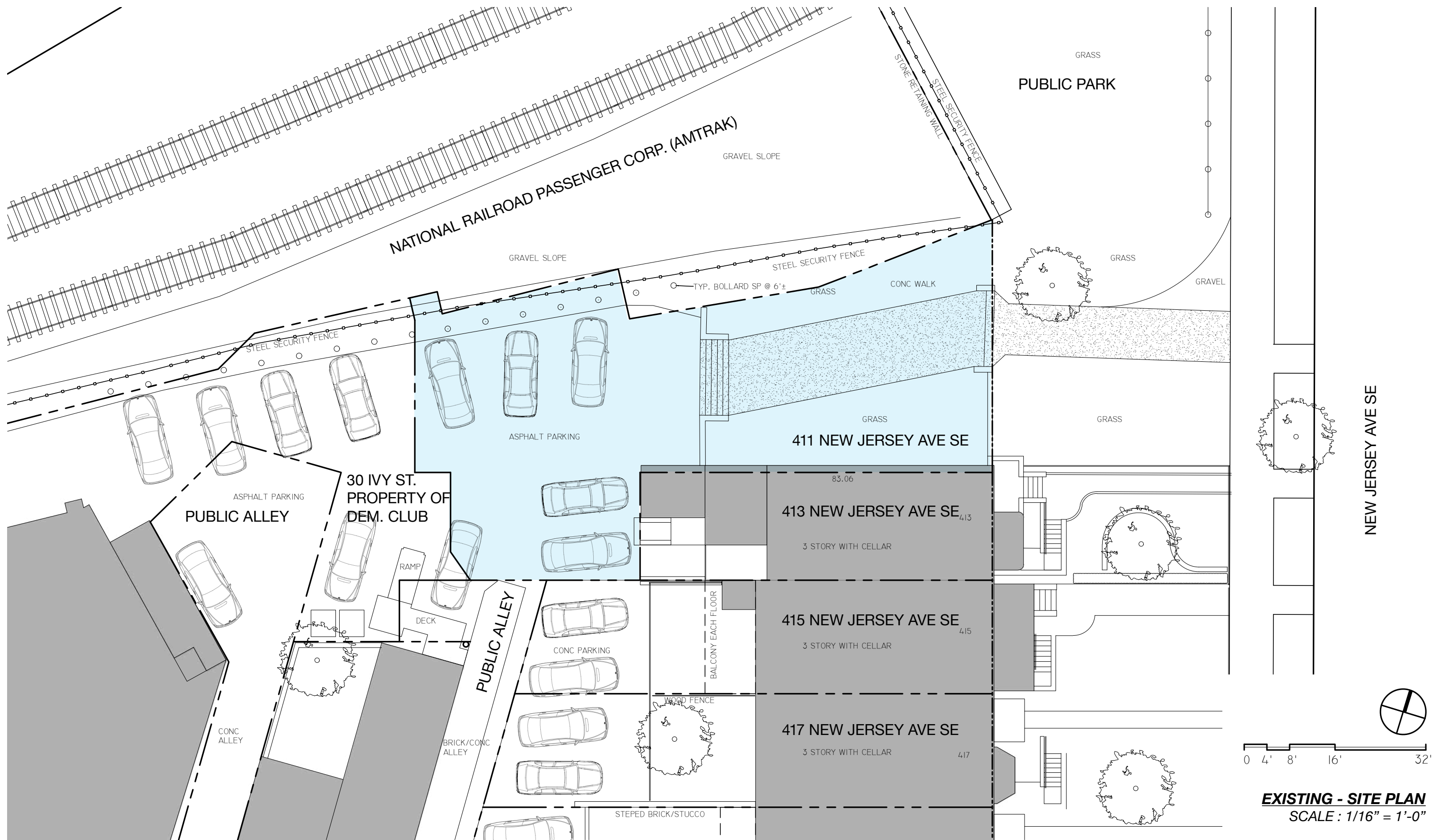
EXISTING ZONING: RF-3 AND PDR-5
 LOCAL ANC: 6B
 HISTORIC DISTRICT: CAPITOL HILL
 CFA DISTRICT: SHIPSTEAD-LUCE



LOT INFORMATION

SQUARE: 0693
 LOT: 0096
 LOT AREA: 4005 sf.
 PROPOSED LOT COVERAGE: 2,285SF.
 PROPOSED STORIES: 3 STORIES
 PROPOSED BUILDING HEIGHT: TBD (NOT IN EXCESS OF 40FT.)

DESCRIPTION: THE PROPOSED DESIGN WOULD PROVIDE TWO NEW THREE STORY SINGLE-FAMILY ROWHOMES IN A SIDE BY SIDE DUPLEX CONFIGURATION DESIGNED AND BUILT AS ONE PROPOSED RESIDENTIAL BUILDING.

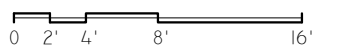


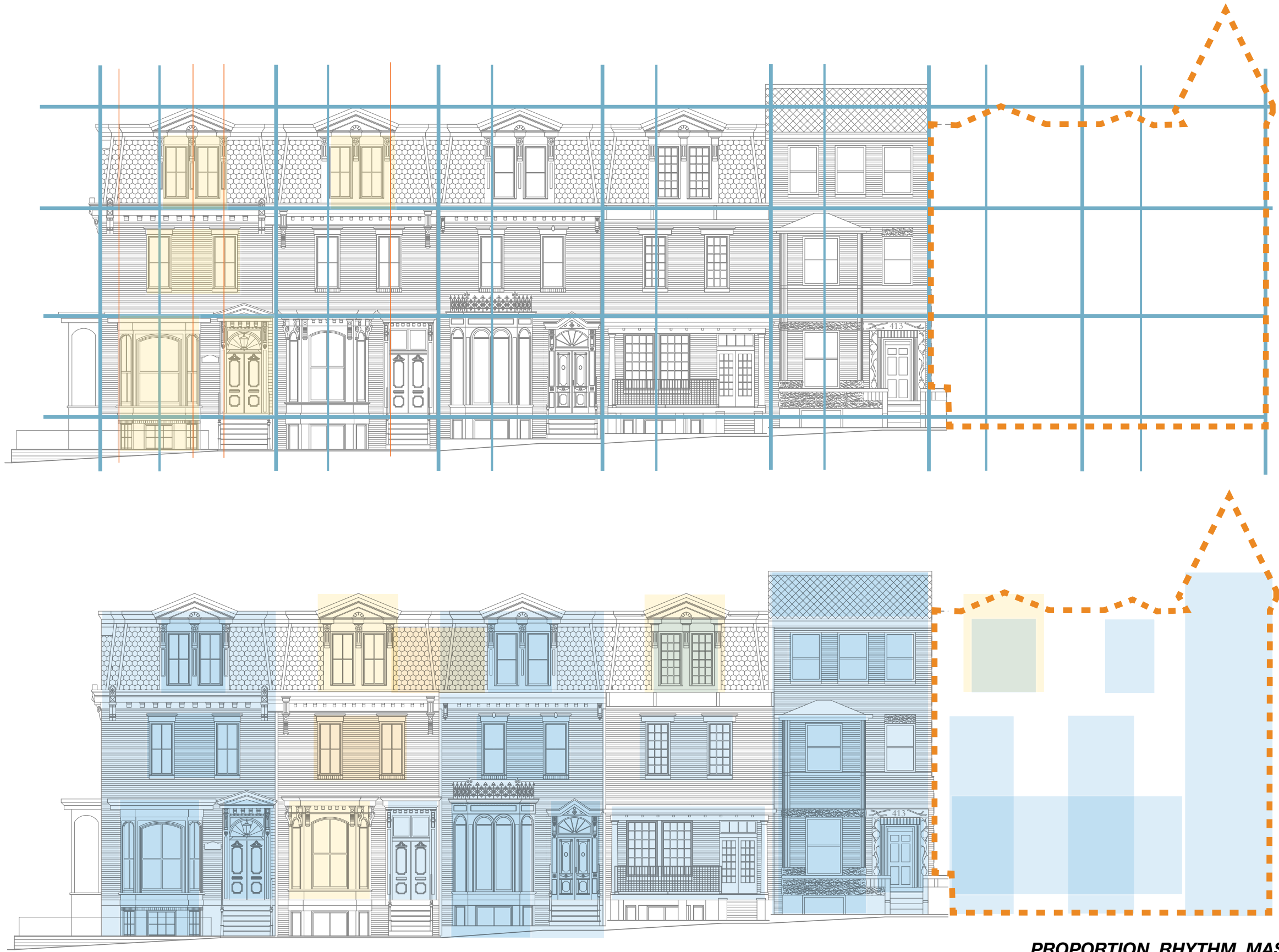


PROPOSED BUILDING

STREET ELEVATION- NEW JERSEY AVE

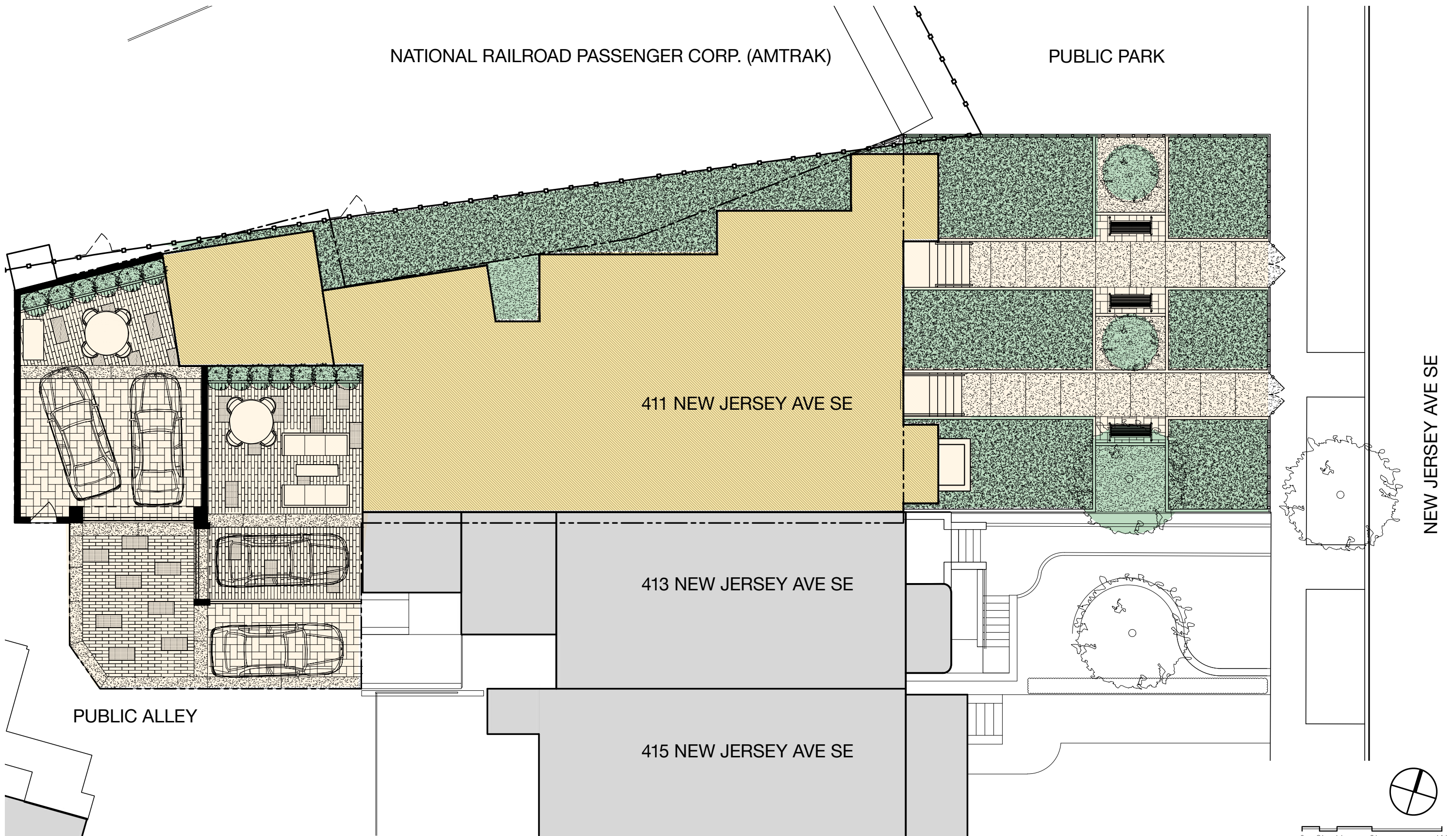
SCALE : 3/32" = 1'-0"

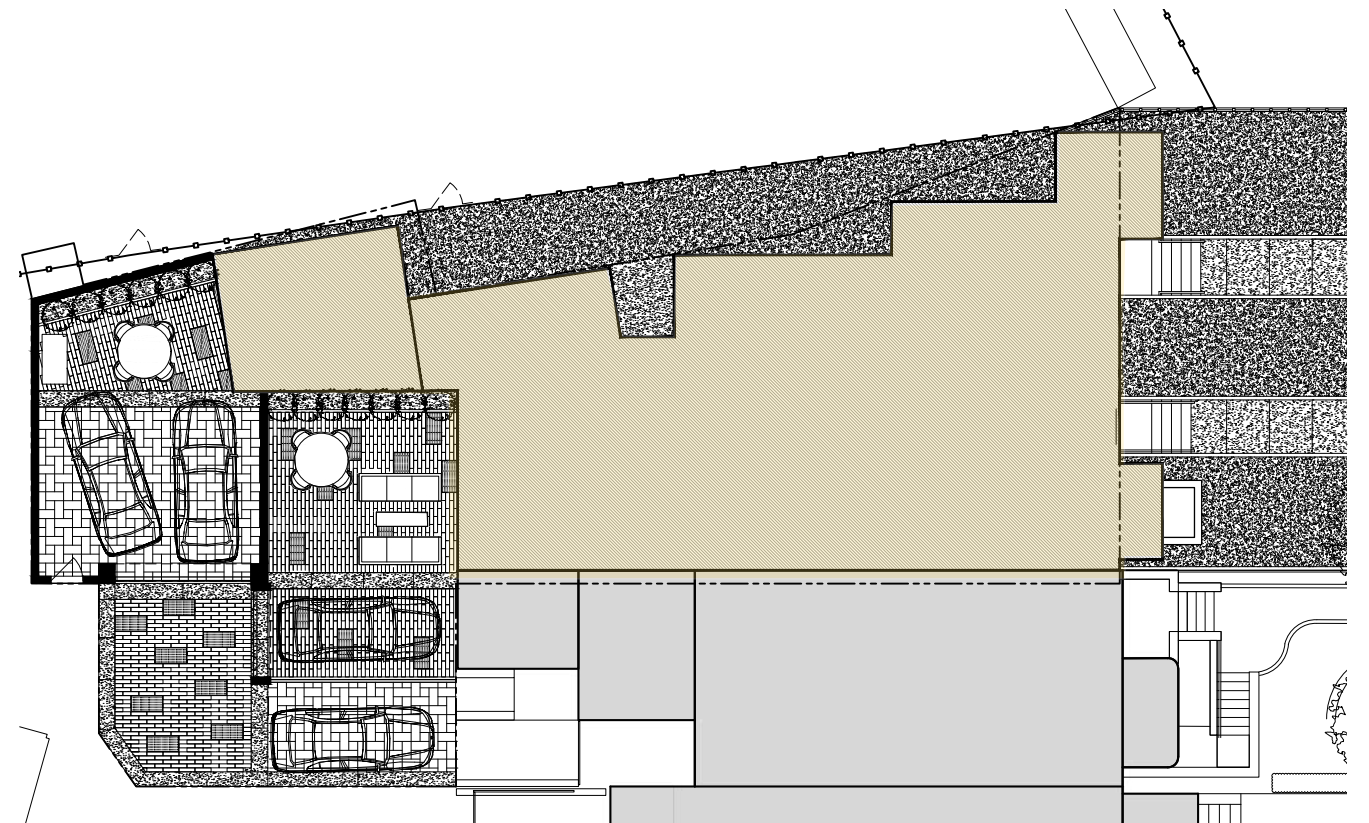




PROPORTION, RHYTHM, MASSING, SCALE DIAGRAMS

SCALE : NTS





PROPOSED

INCORPORATING INITIAL FEEDBACK FROM HPRB AND THE CFA, THE FRONT FACADE OF PROPOSED HOMES CONTINUES THE RHYTHM ESTABLISHED BY THE EXISTING STREETScape USING MANSARD ROOFS AND PROJECTING BAY WINDOWS. A SQUARE TOWER COMPLETES THIS FACADE AND ESTABLISHES THE TURN TO THE NORTH FACADE. FROM HERE, THE BRICK AND MANSARD ROOFS CONTINUE ALONG THE ELEVATION UNTIL THEY ARE MET WITH A DIFFERENT MATERIAL LANGUAGE THAT DRAWS LINES FROM THE MODERN REAR FACADES, RESPONDING TO THE MORE INDUSTRIAL CHARACTERISTICS OF THE RAILROAD TRACKS AND REAR ALLEY.

EXISTING STREETScape

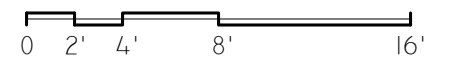
NEW STRUCTURE



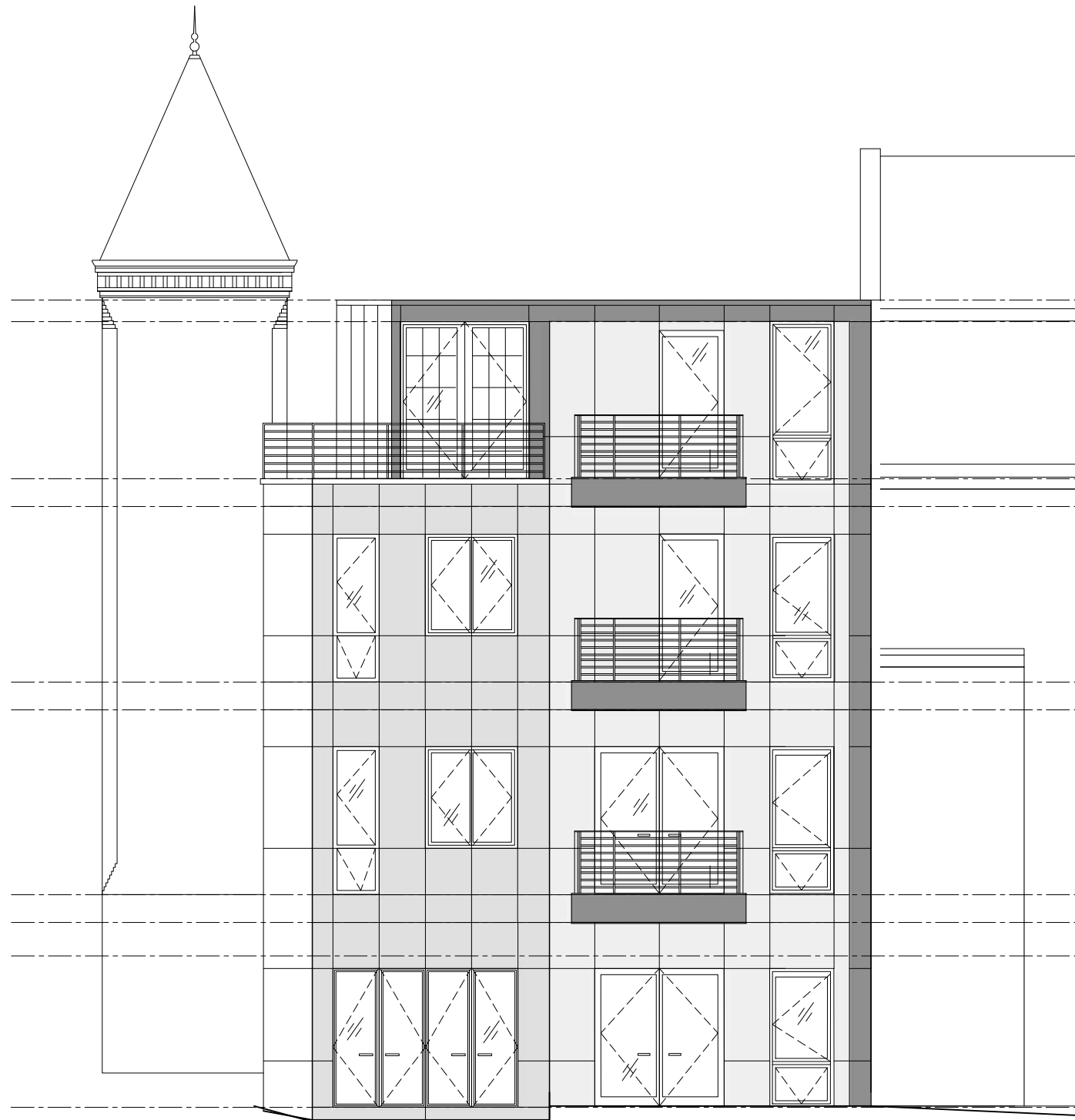
0 2' 4' 8' 16'
FULL STREET ELEVATION
SCALE : 3/32" = 1'-0"



SIDE ELEVATION



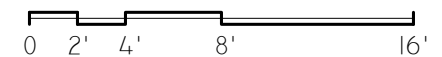
ELEVATIONS - PROPOSED
SCALE : 1/8" = 1'-0"



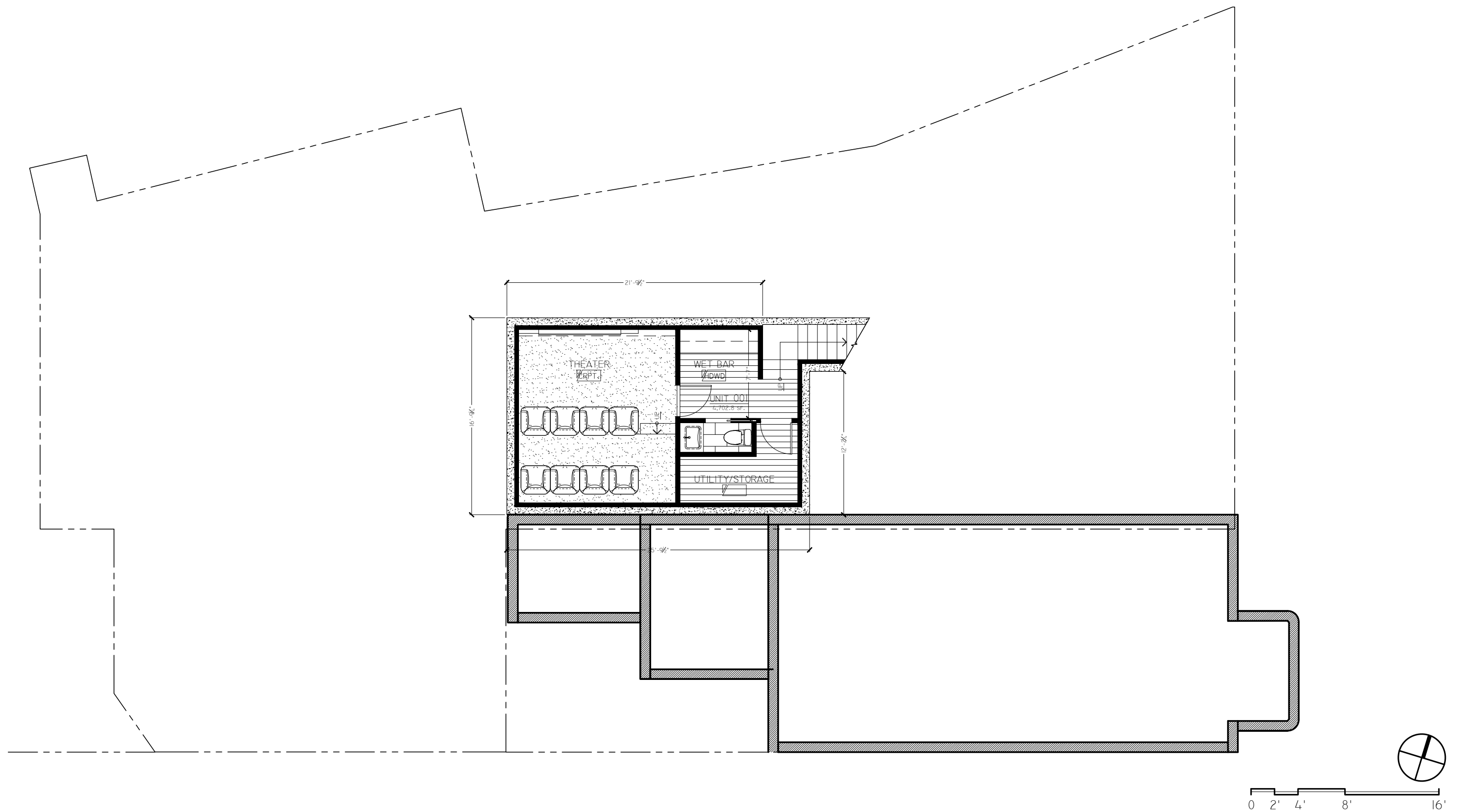
REAR ELEVATION



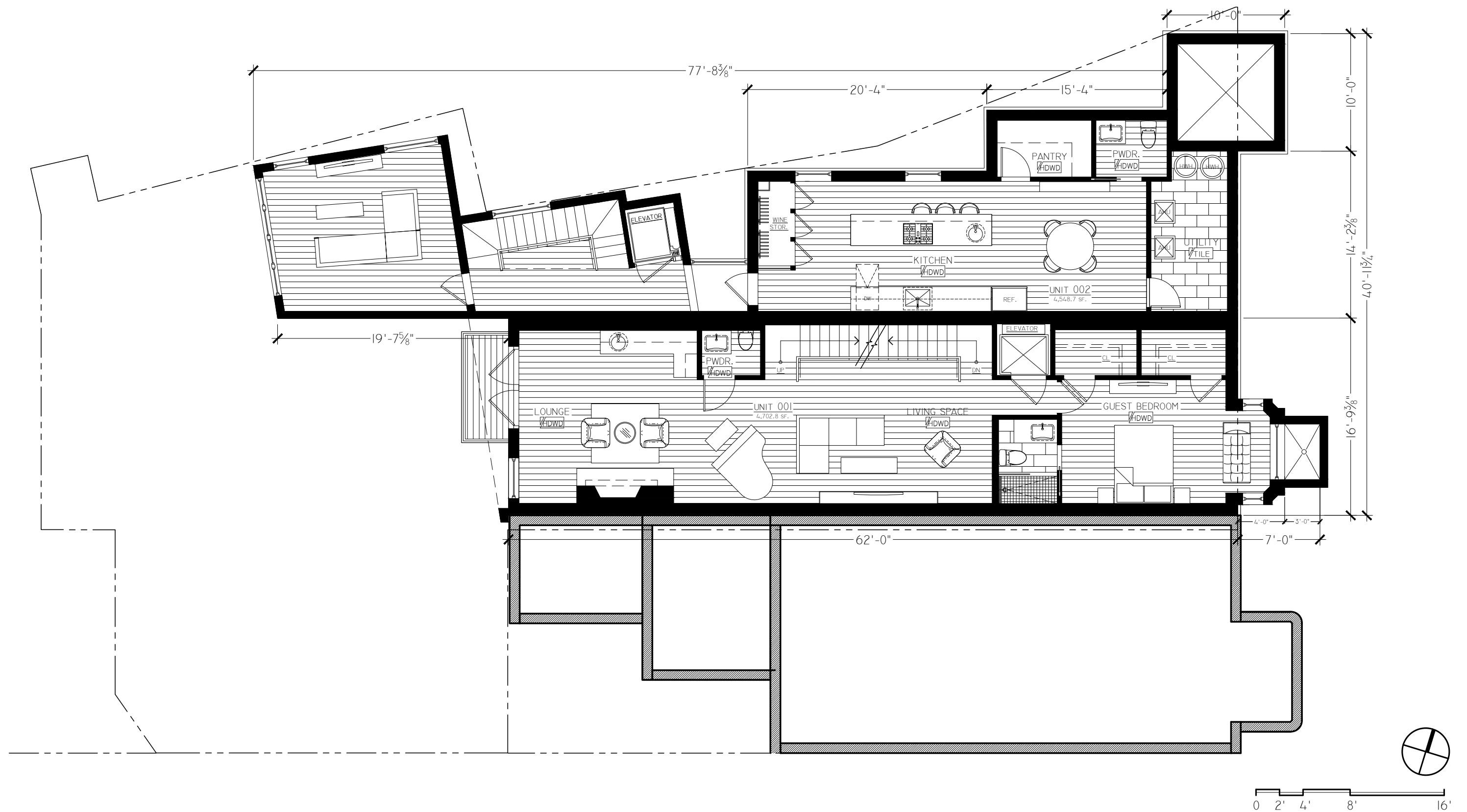
FRONT ELEVATION



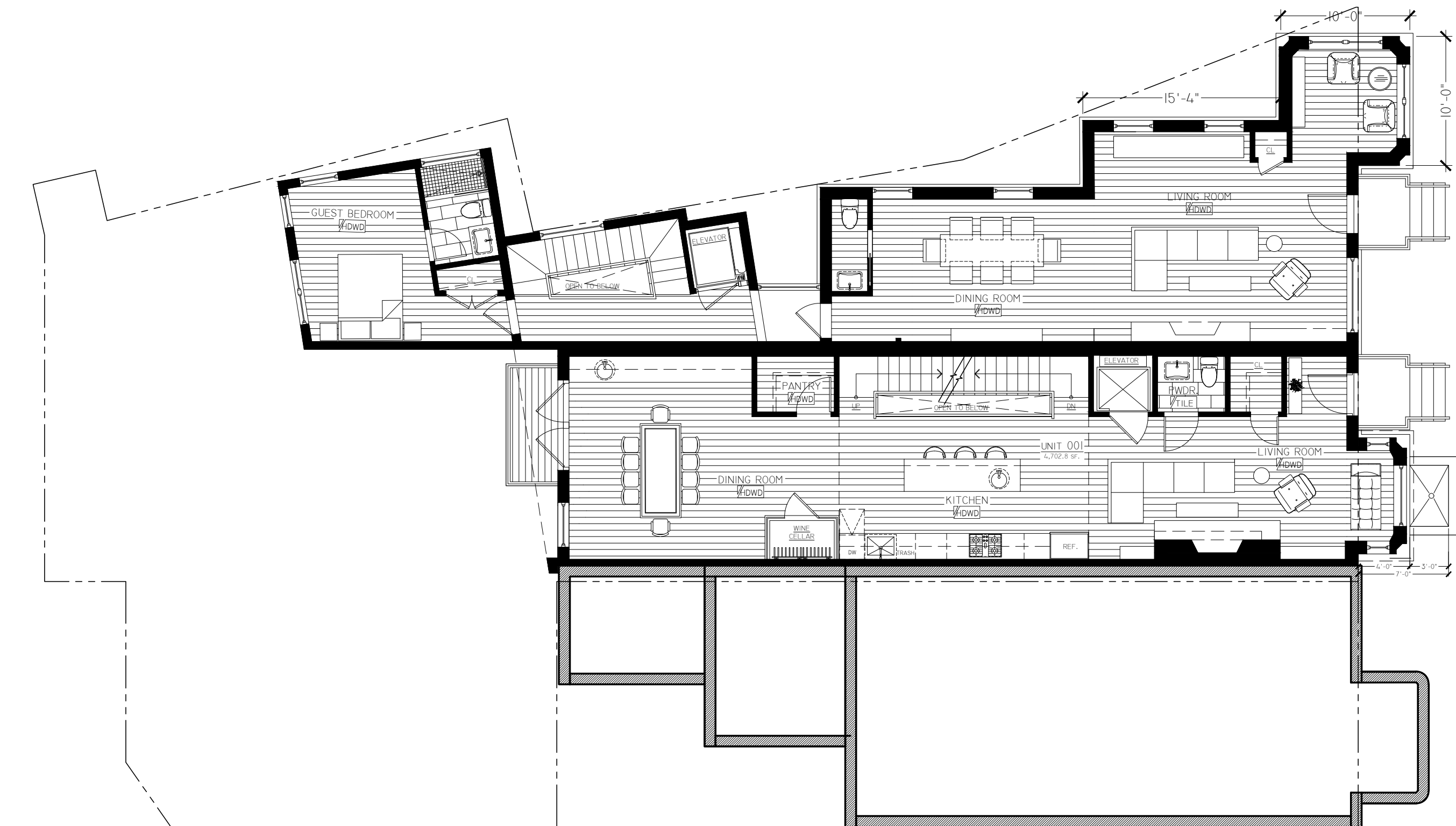
ELEVATIONS - PROPOSED
SCALE : 1/8" = 1'-0"



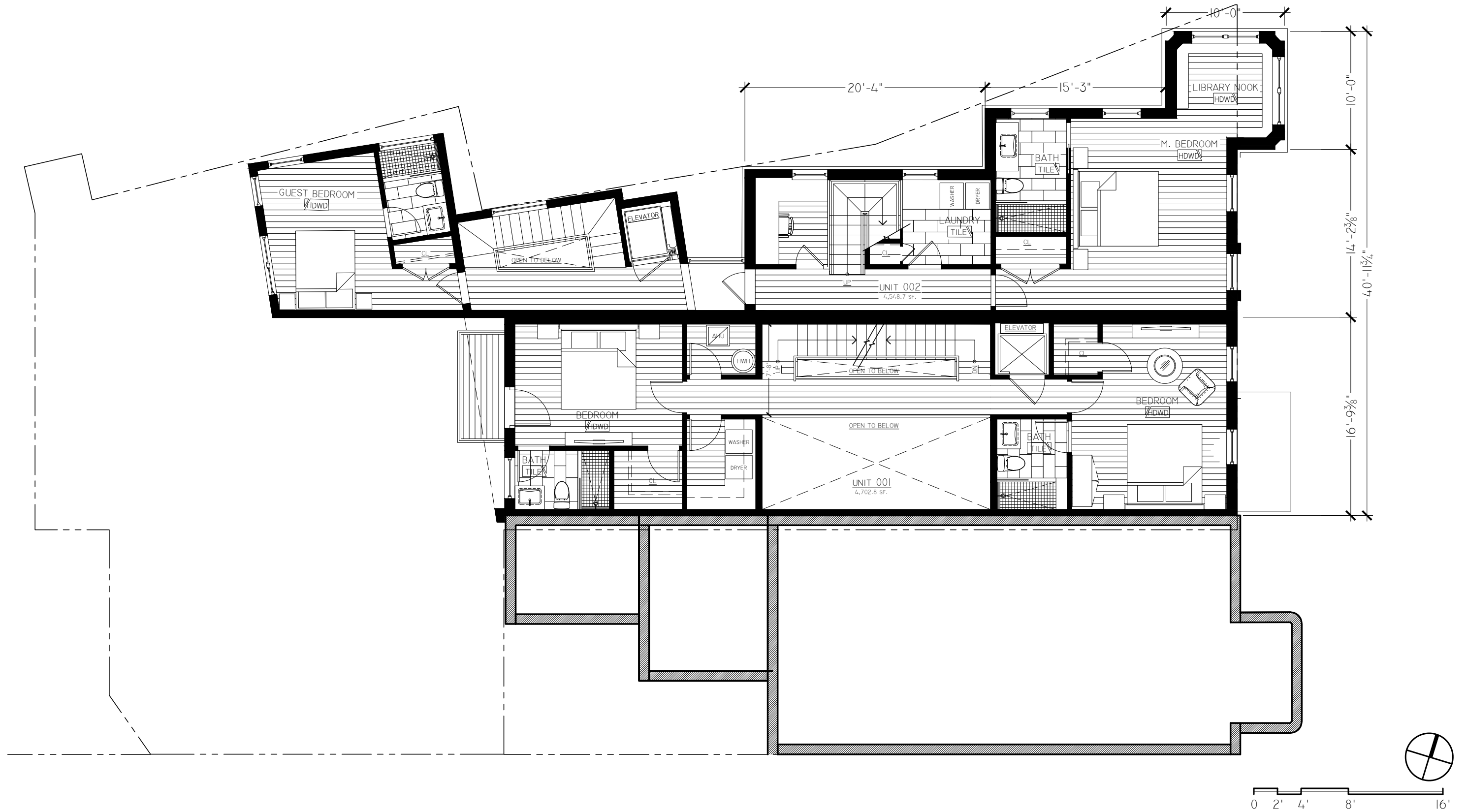
BASEMENT PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



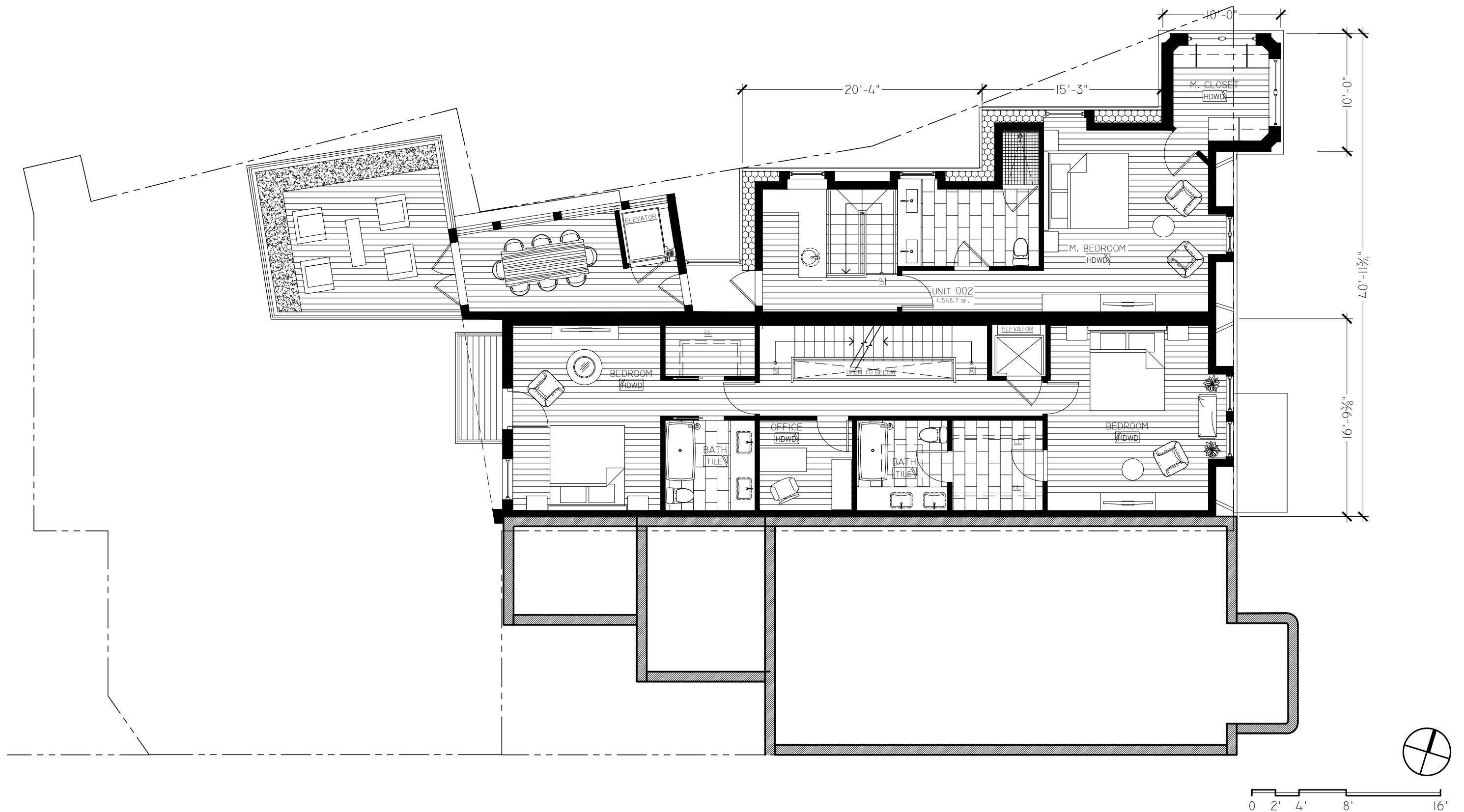
CELLAR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



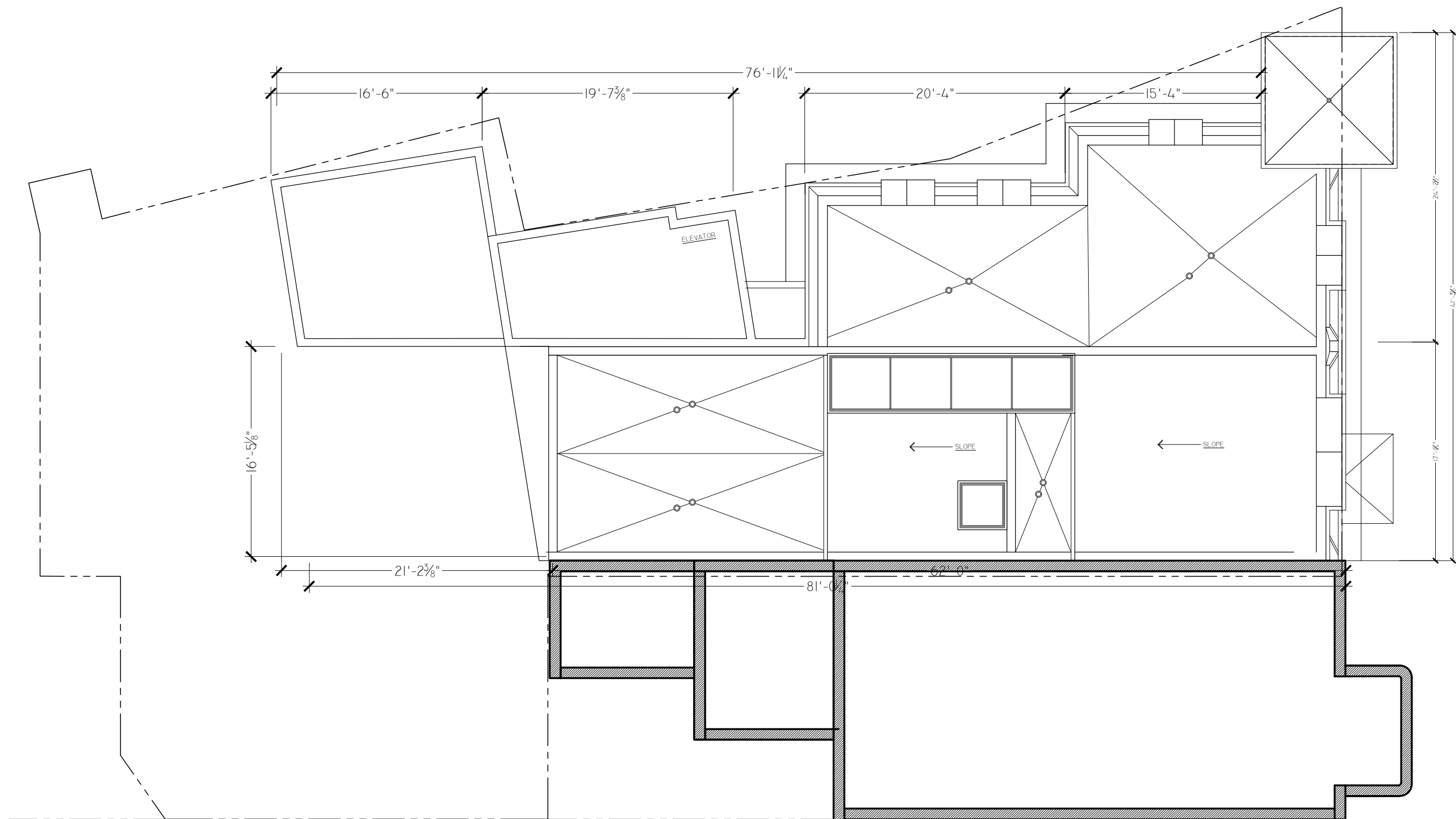
FIRST FLOOR PLAN - PROPOSED
SCALE : 1/8" = 1'-0"



SECOND FLOOR PLAN - PROPOSED
SCALE : 1/8" = 1'-0"



THIRD FLOOR PLAN - PROPOSED
 SCALE : 1/8" = 1'-0"



0 2' 4' 8' 16'

ROOF PLAN - PROPOSED
SCALE : 1/8" = 1'-0"









NOTES

COLOR PALETTE / MATERIALS:

- FIELD BRICK TO BE PAINTED LIGHT GREY
- ORNAMENTAL AND BRICK TRIM, SILLS, AND HEADERS TO BE PAINTED DARK GREY
- ENTRY DOORS TO BE DARK BLUE ALUM. CLAD
- ALL WINDOWS TO BE ALUM. CLAD UNITS WITH BLACK FRAMES
- ENTRY STAIRS, LANDINGS, AND FENCING TO BE BLACK CAST IRON WORK
- MANSARD ROOF TO MATCH NEIGHBORING DARK GRAY SLATE HONEYCOMB SHAPE
- SIDING ALONG THE REAR TO BE OUT OF LIGHT AND DARK GREY VIROC PANELS (ALL RAINSCREEN APPLICATION)



421 NEW JERSEY AVE SE



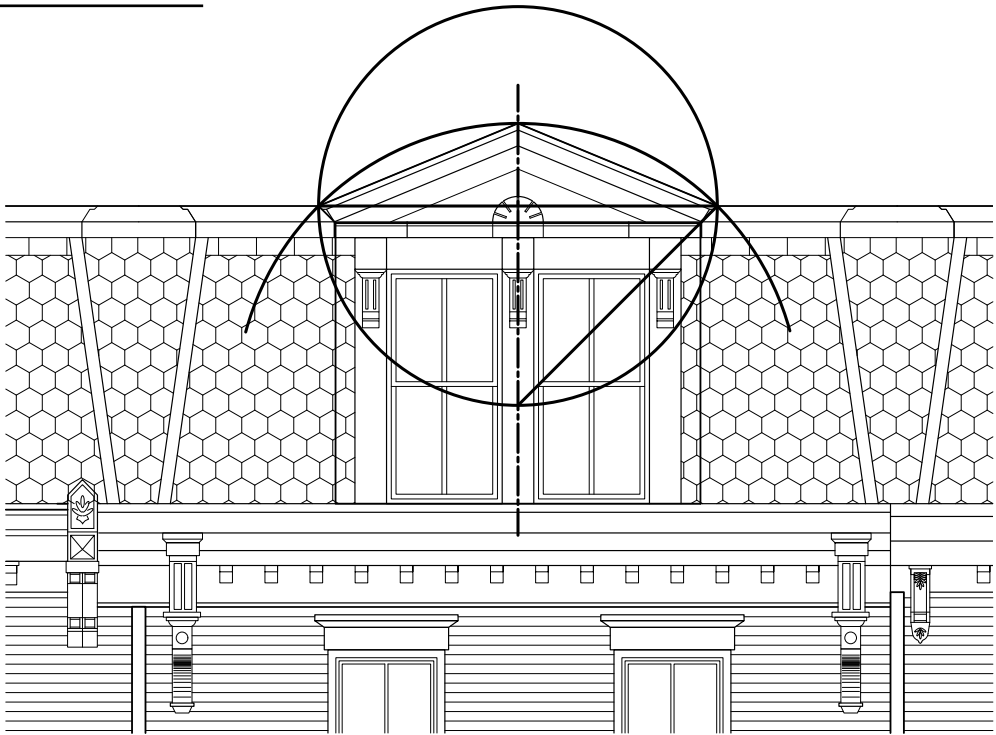
419 NEW JERSEY AVE SE



415 NEW JERSEY AVE SE

NOTES

- PEDIMENTS MAINTAIN CLASSICAL PROPORTIONS
- DORMER MANTAINS SIZE AND SCALE ARCROSS BLOCK
- DETAIL LEVEL VARIES ACROSS BLOCK
- PEDIMENT ALIGNS WITH ROOF LINE





421 NEW JERSEY AVE SE



421 NEW JERSEY AVE SE



421 NEW JERSEY AVE SE

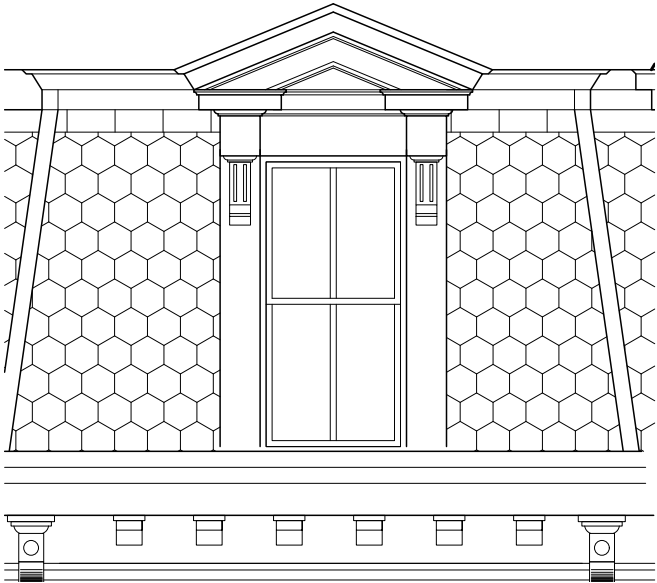
NOTES

THE END ROWHOUSE OF THE EXISTNG BLOCK, 421 NEW JERSEY, SUPPORTS PEDIMENT STYLE DORMERS ON THE IVY STREET ELEVATION

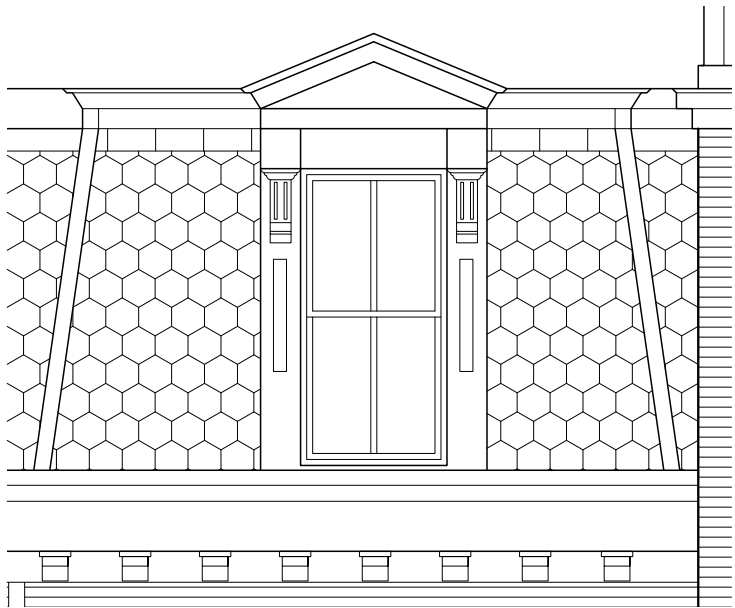
ON THE ALLEY FACADE SIMPLE SHED DORMERS ARE USED. THIS IS TYPICAL FOR THE REST OF THE ROWHOUSES.

411 NEW JERSEY WILL MATCH THESE DORMERS ON THE STREET SIDE ELEVATION.

A SIMPLIFIED DOMRER WILL BE USED ON THE NORTH SIDE FACING THE RAILROAD TRACKS.



411 NJ SINGLE DORMER ON STREET FACADE



411 NJ SINGLE DORMER ON NORTH FACADE



421 NEW JERSEY AVE SE



419 NEW JERSEY AVE SE



417 NEW JERSEY AVE SE



415 NEW JERSEY AVE SE



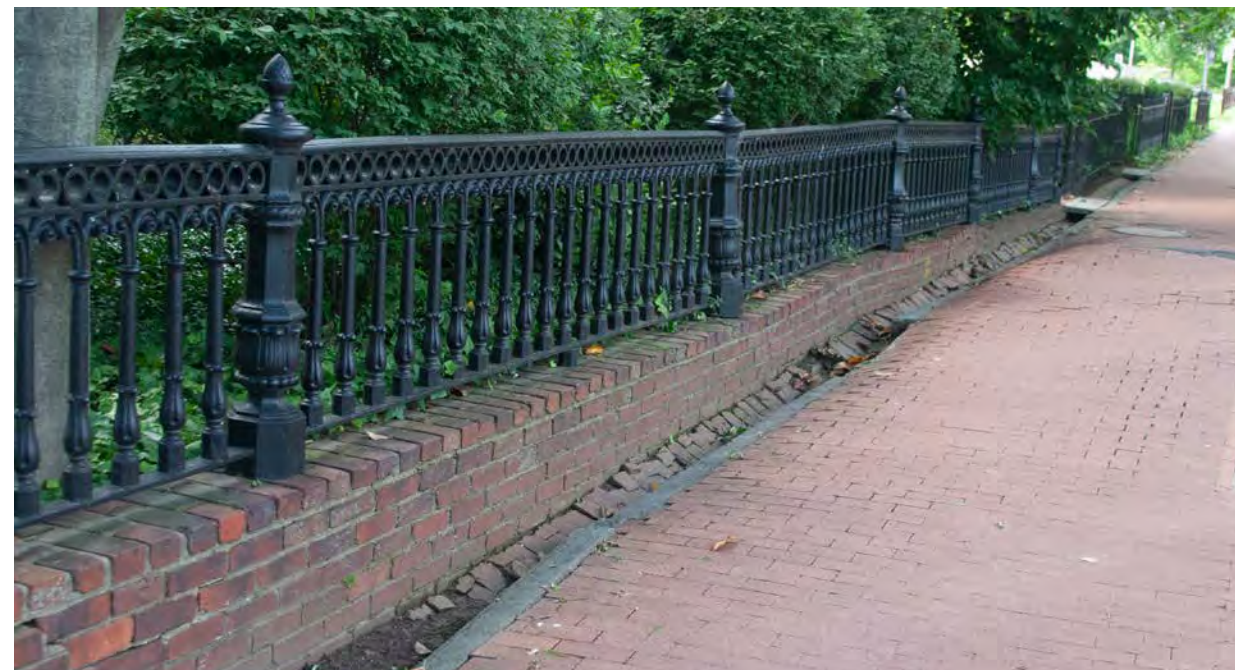
413 NEW JERSEY AVE SE

NOTES

THE IRONWORK ON FENCING AND PORCHES VARIES IN SCALE AND DETAIL, AND EACH HOME HAS A UNIQUE VERSION.

BRICK RETAINING WALLS ARE USED TO LEVEL THE FENCELINE AT THE SOUTH END OF THE BLOCK.

IRONWORK IS TYPICAL ACROSS THE STREET AS WELL.



417

VIEW DOWN BLOCK



434 NEW JERSEY AVE SE



421 NEW JERSEY AVE SE



419 NEW JERSEY AVE SE



417 NEW JERSEY AVE SE



415 NEW JERSEY AVE SE



413 NEW JERSEY AVE SE

NOTES

DECORATION AROUND DOORS IS VARIES FROM HOME TO HOME

DOOR PEDIMENTS ARE UNIQUE FROM HOME TO HOME, BUT ALL UTILIZE A GLAZED TRANSOM ELEMENT.

WITH THE EXECPTION OF 415 NEW JERSEY, PORCHES ARE SMALL, UNCOVERED AND TYPICALLY WROUGHT IRON. 415 NEW JERSEY HAS A LARGE COVERED PORCH IN LIEU OF A BAY PROJECTON

THE NARROWER LOTS OF THE PROPOSED STRUCTURES DO NOT ALLOW FOR 4' DOORS, OR DOUBLE LEAF ENTRY DOORS.





421 NEW JERSEY AVE SE



419 NEW JERSEY AVE SE



417 NEW JERSEY AVE SE



415 NEW JERSEY AVE SE

NOTES

WINDOW PLACEMENT AND SIZE IS CONSISTENT FROM HOME TO HOME

413 NEW JERSEY DOES NOT FOLLOW ANY OF THE SCALE OR MASSING OF THE OTHER BUILDINGS.

FENESTRATION PATTERNS VARY FROM BUILDING TO BUILDING, WITH TWO OVER TWO BEING MOST COMMON.

TRIM IS UNIQUE FOR EACH BUILDING, THE UPPER TRIM IS TYPICALLY WOOD BUT DOES NOT FOLLOW A CONSISTENT STYLE.

THE LOWER TRIM IS WOOD OR BRICK.









