

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



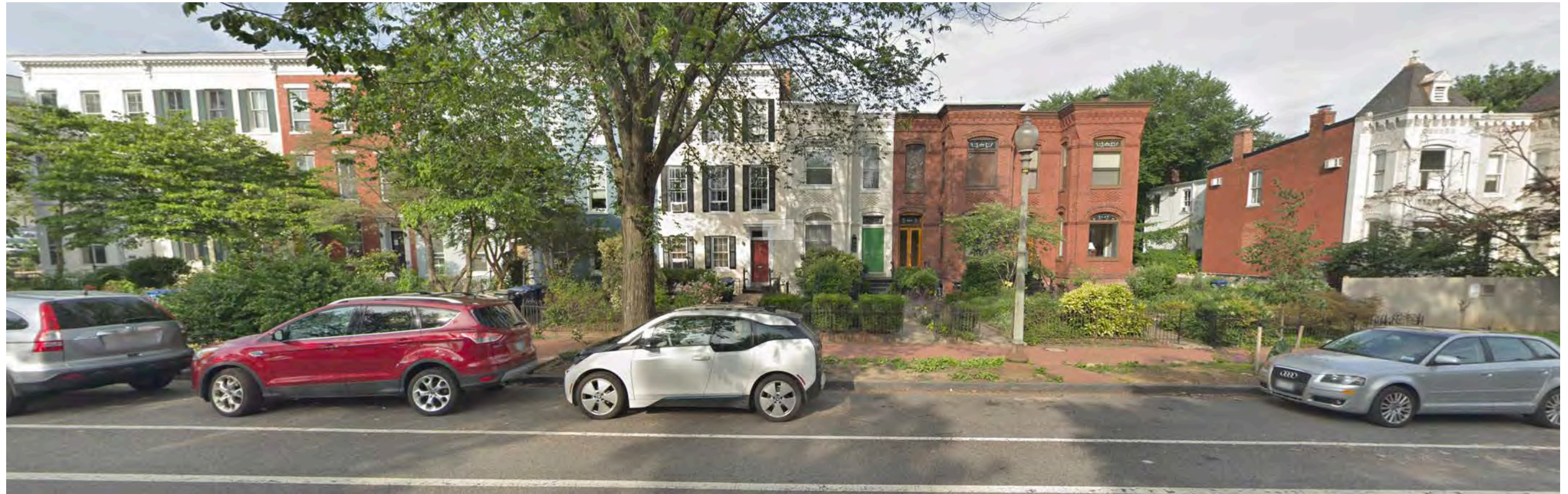
structure in alley to south



structure in alley to southwest



view southwest along railroad tracks



opposite street view along New Jersey Ave. SE



Ivy Street- south view



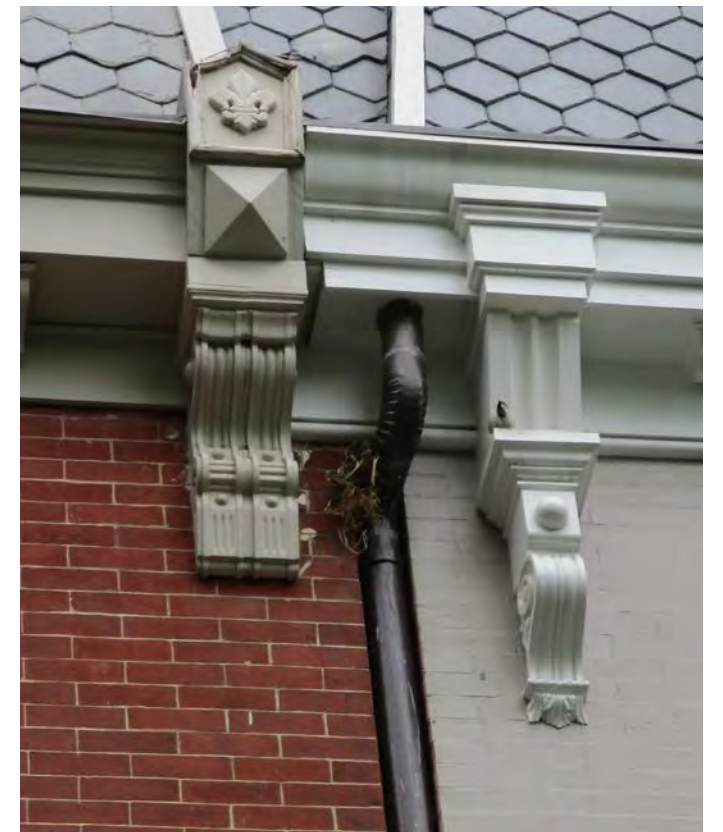
railway and tunnels to northwest



ironwork details



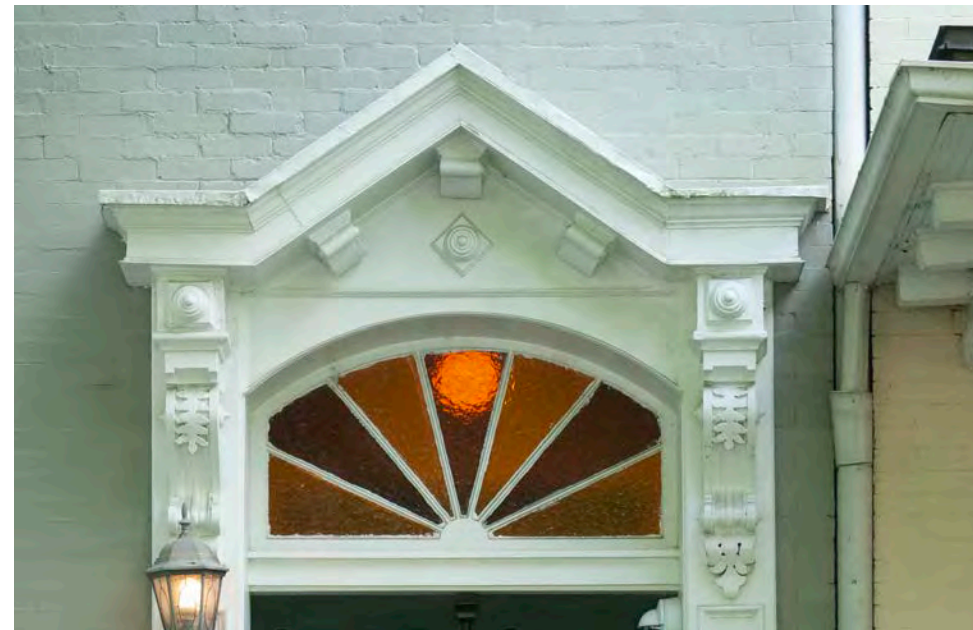
mansard roof details



cornice details



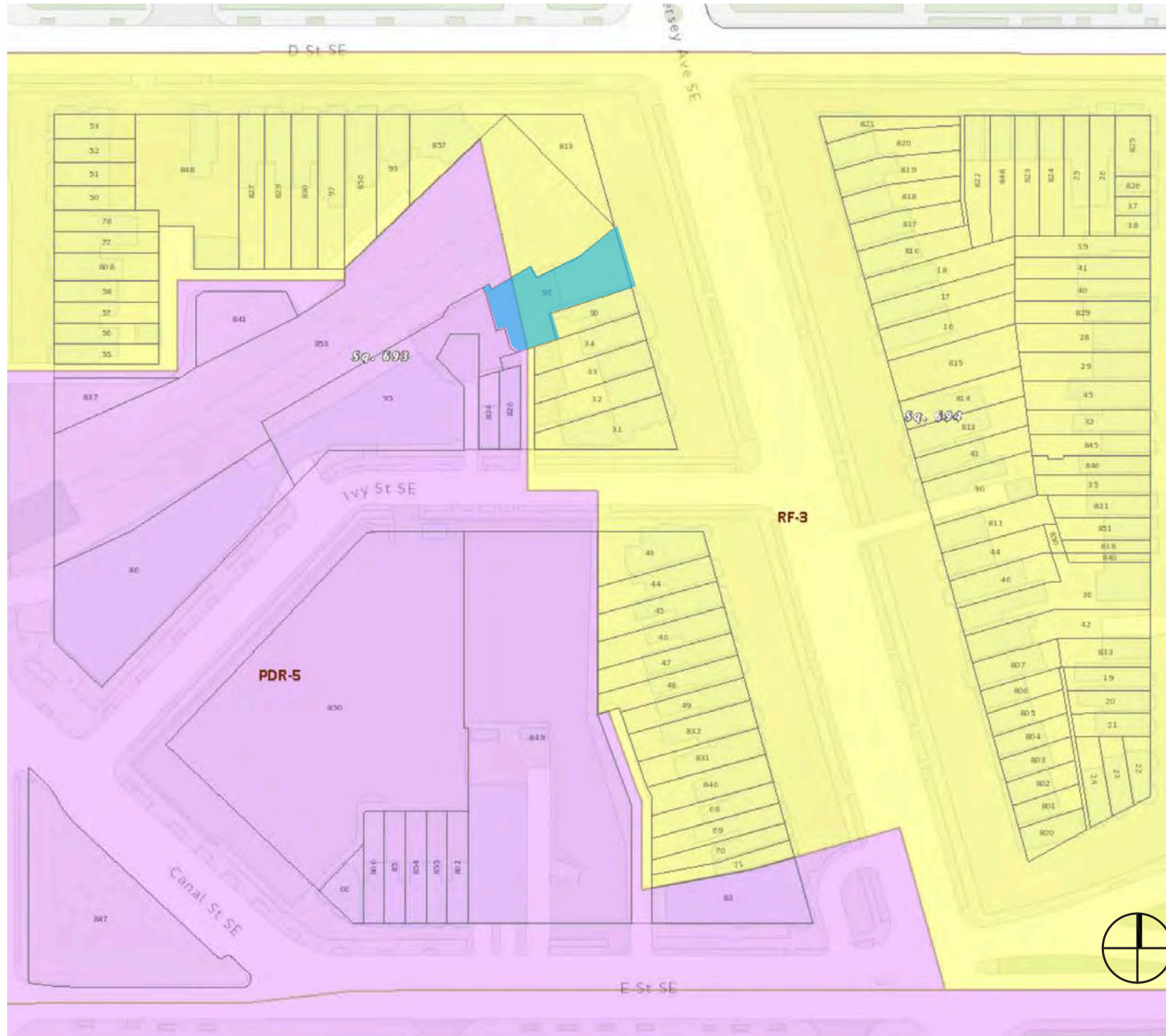
bay window detail



front entry detail

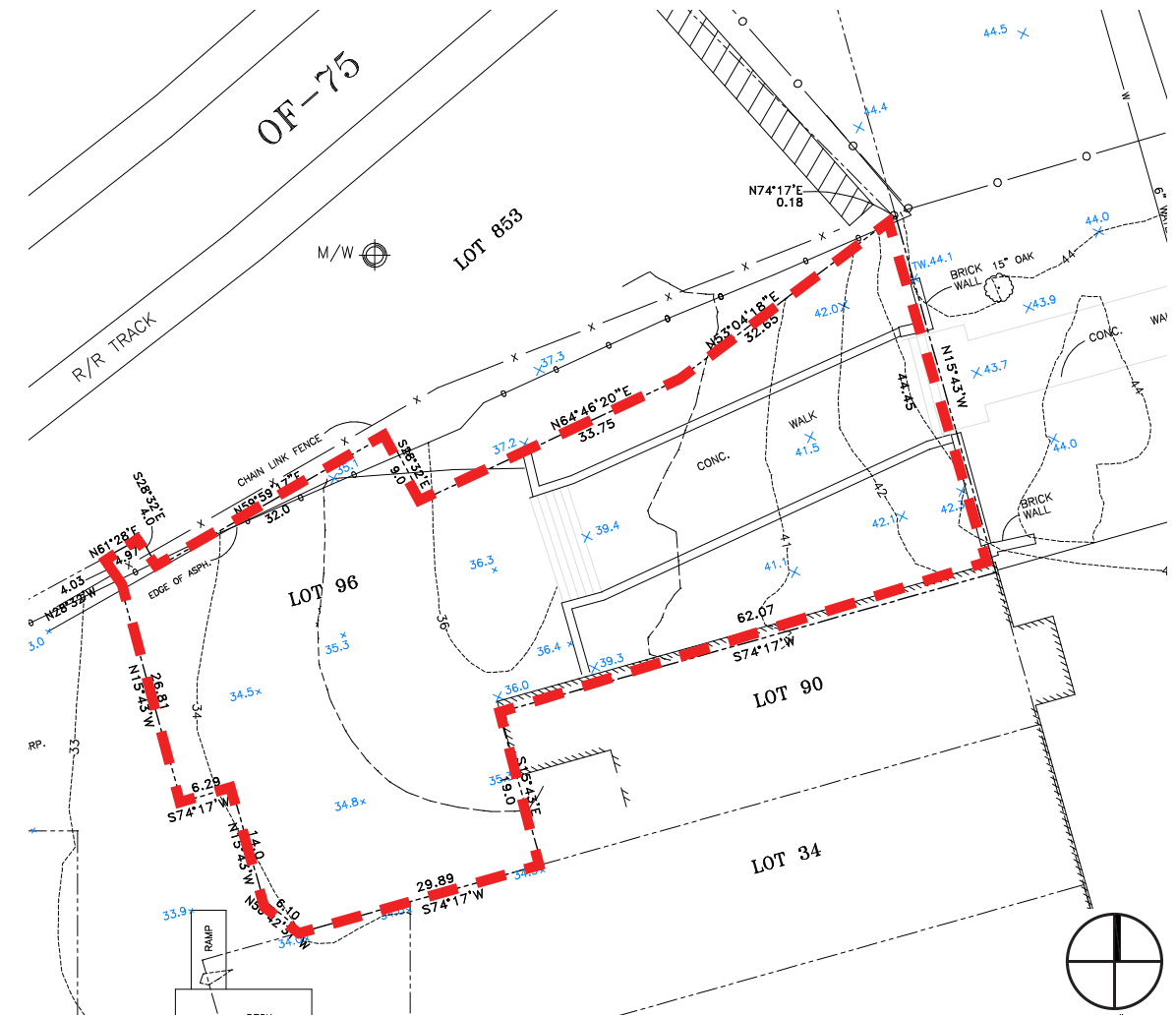


bay detail



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.

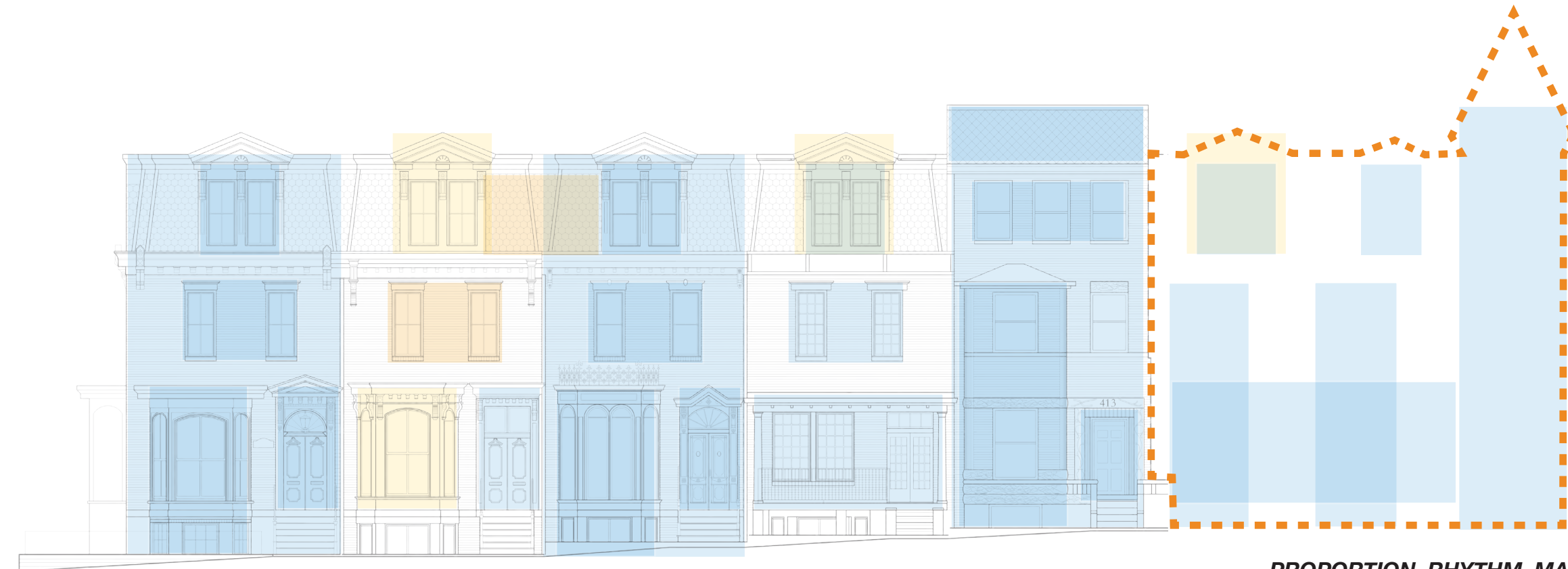
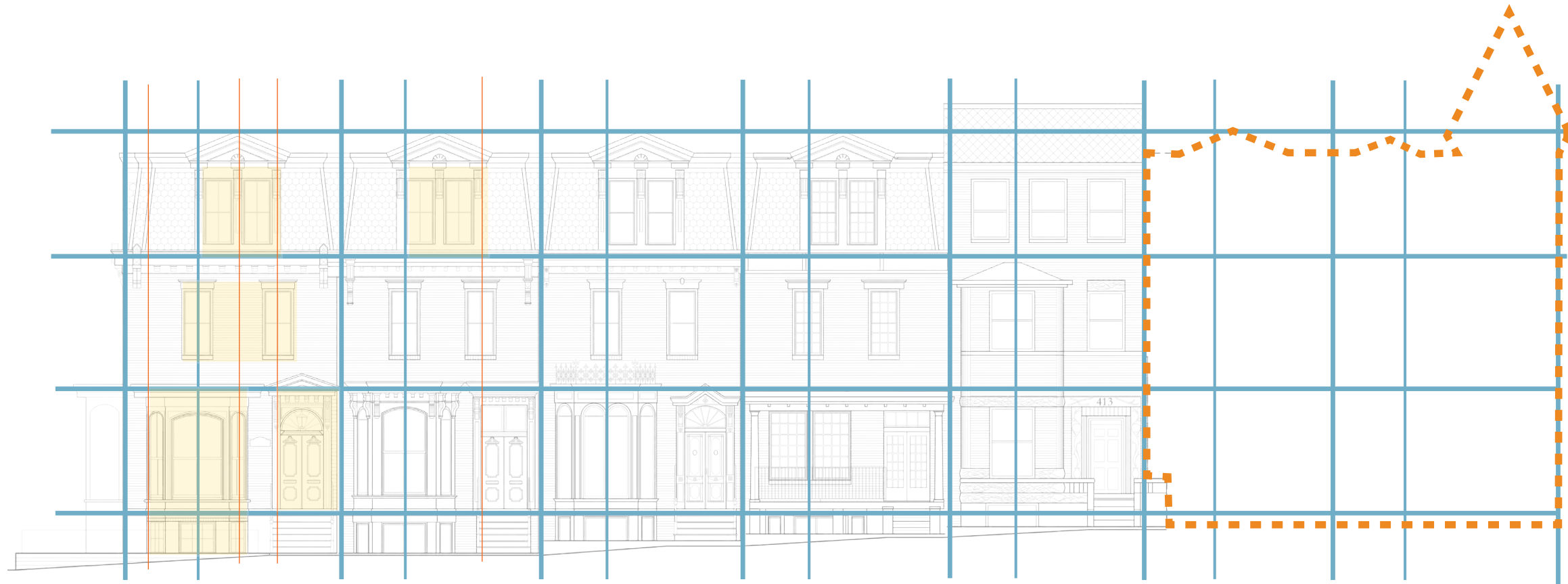


PROPOSED BUILDING

STREET ELEVATION- NEW JERSEY AVE

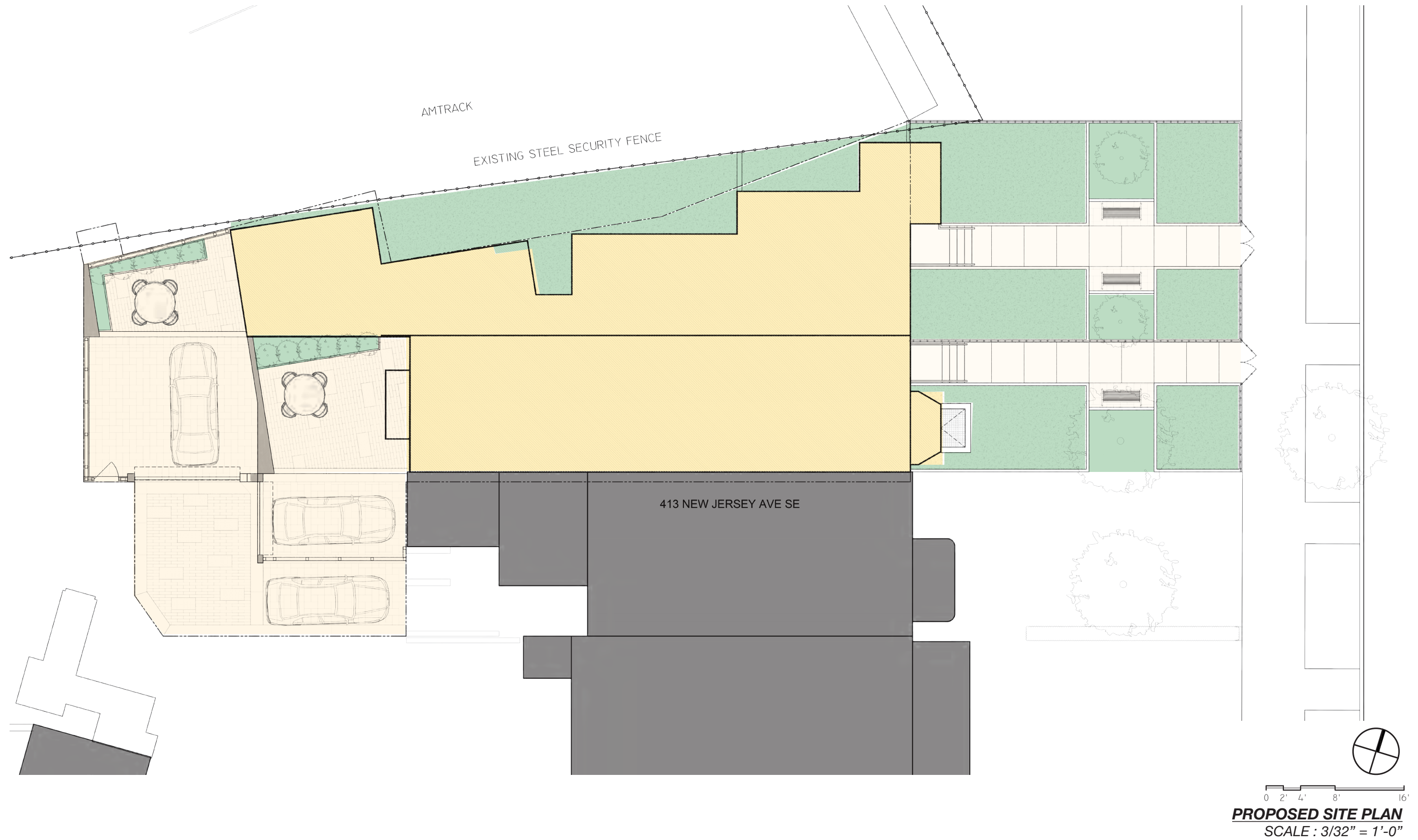
SCALE : 3/32" = 1'-0"

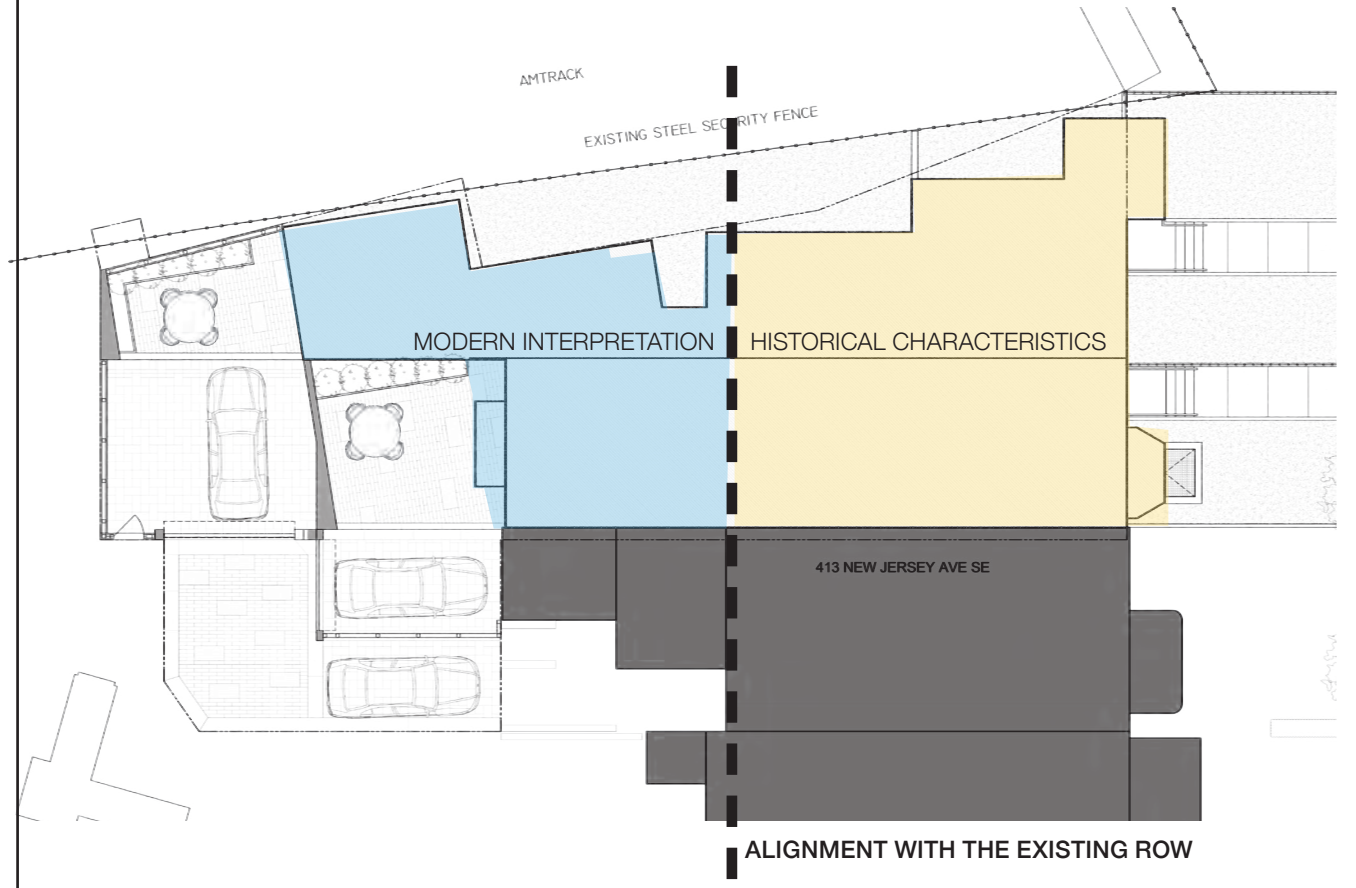




PROPORTION, RHYTHM, MASSING, SCALE DIAGRAMS

SCALE : NTS



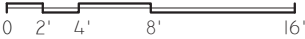


PROPOSED

THE OVERALL PROPOSED DESIGN FOR THE TWO, SIDE BY SIDE, SINGLE FAMILY RESIDENCES REPRESENTS A UNION BETWEEN THE TRADITIONAL VICTORIAN STYLE OF THE ROW HOMES CURRENTLY ALONG NEW JERSEY AVE. AND A MODERN REPRESENTATION OF THE MORE INDUSTRIAL AND GRITTY CHARACTERISTICS OF THE ALLEY TO THE REAR OF THE PROPERTY. THE FRONT FACADE ALIGNS ITSELF WITH THE RHYTHM AND SITE LINES OF THE EXISTING STREET-SCAPE TO CREATE A CONTINUITY OF THE HISTORICAL ELEMENTS OF THE STREET. A TOWER IS ESTABLISHED ALONG THE CORNER TO PROVIDE A STRONG TERMINATION TO THE STREET-SCAPE. THE SAME LANGUAGE CONTINUES ALONG THE SIDE ELEVATION UNTIL REACHING THE ALIGNMENT OF BACK OF THE VOLUMES FROM THE REST OF THE ROW ALONG THE STREET. FROM THERE, A GLASS BREAK HAS BEEN IMPLEMENTED TO SEPARATE THE HISTORICAL DESIGN FROM THE MODERN DESIGN ALONG THE REAR. A MORE MODERN LANGUAGE READS ACROSS THE REMAINDER OF THE SIDE ELEVATION AND BECOMES FULLY INTEGRATED INTO THE REAR FACADES OF BOTH ROW HOMES. CHANGES IN MATERIALITY, APERTURE, ALIGNMENT, BUILDING VERNACULAR, AND OVERALL AESTHETIC HELP TO PROVIDE A DISTINGUISHED DIFFERENCE BETWEEN THE REVERENT TRADITIONAL PORTION OF THE HOMES ALONG THE FRONT, AND THE MODERN EXPRESSION OF THE HOMES ALONG THE REAR.

EXISTING STREETScape

NEW STRUCTURE



FULL STREET ELEVATION
 SCALE : 3/32" = 1'-0"

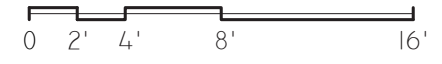


FRONT ELEVATION

- T.O. ROOF STRUCT — 79.16
- B.O. THIRD FLR. CEILING (FIN.) — 78.0
- T.O. THIRD FLR. (FIN.) — 69.5
- B.O. SECOND FLR. CEILING (FIN.) — 68.0
- T.O. SECOND FLR. (FIN.) — 58.5
- B.O. FIRST FLR. CEILING (FIN.) — 57.0
- T.O. FIRST FLR. (FIN.) — 47.0
- B.O. BSMT FLR. CLNG (FIN.) — 45.5
- BHMP — 43.7
- T.O. BSMT FLR. (FIN.) — 35.5



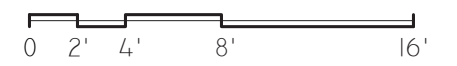
REAR ELEVATION



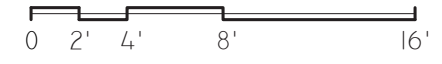
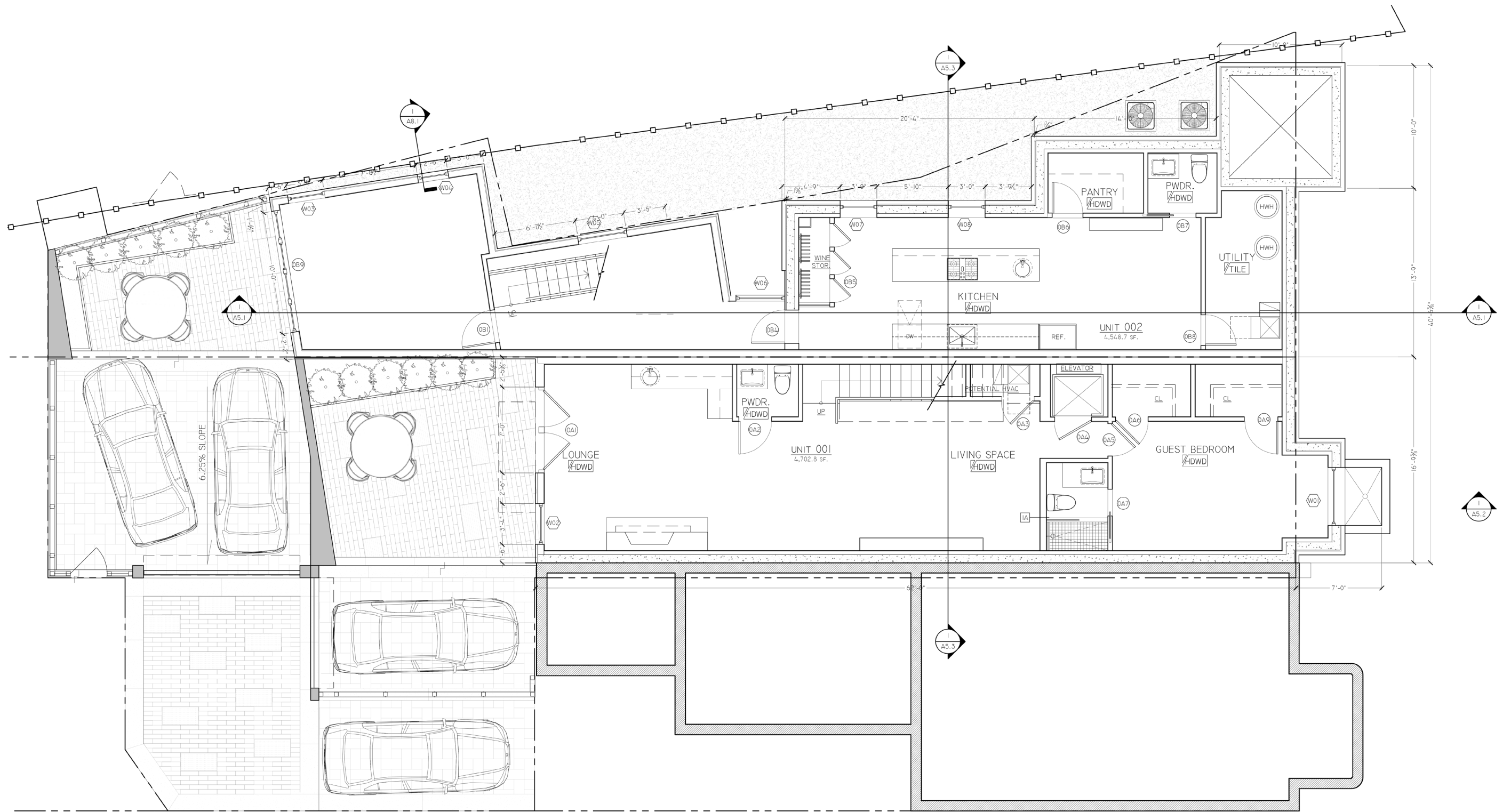
ELEVATIONS - PROPOSED
SCALE : 1/8" = 1'-0"



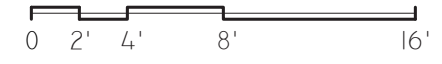
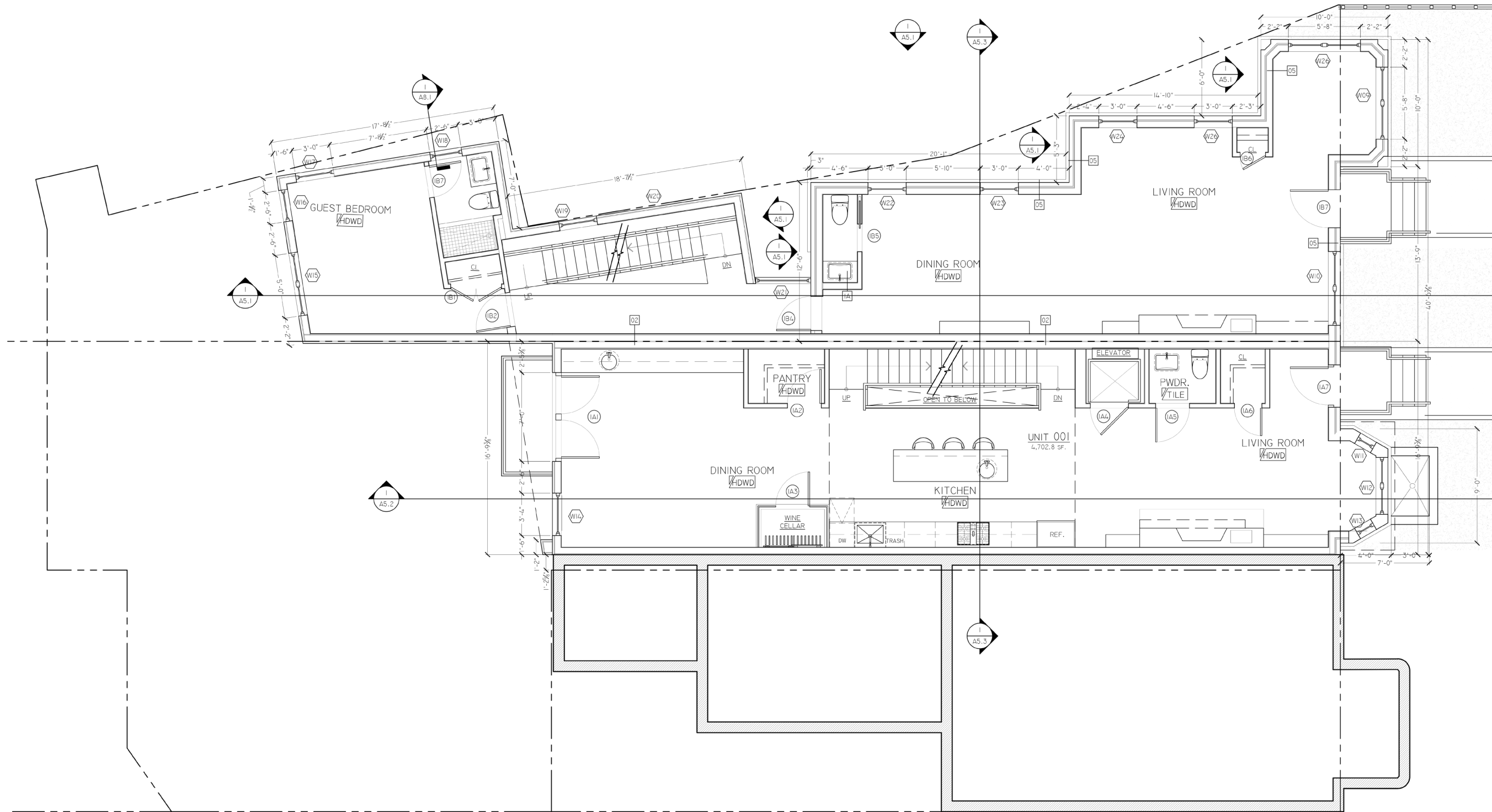
SIDE ELEVATION



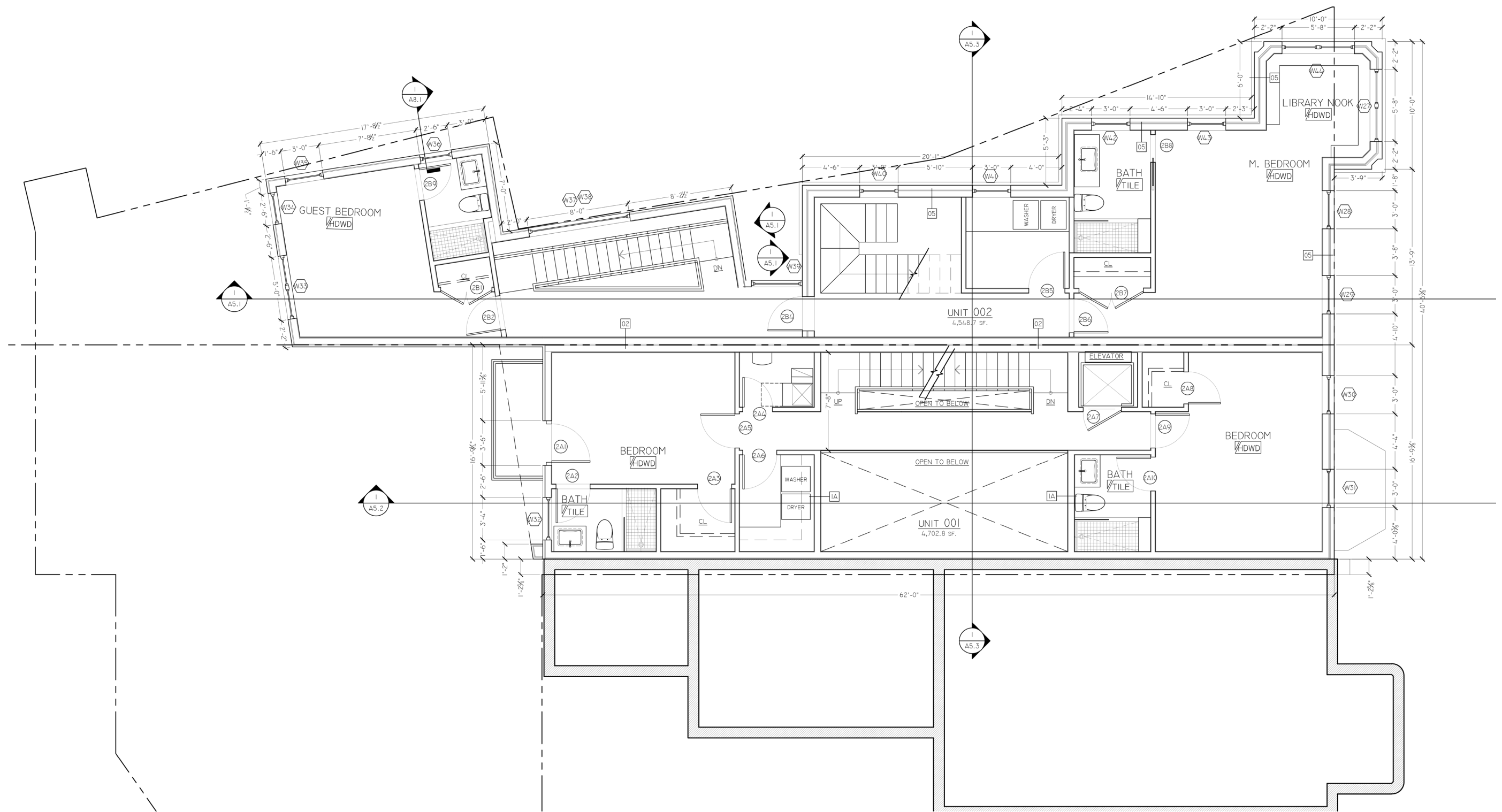
ELEVATIONS - PROPOSED
SCALE : 1/8" = 1'-0"



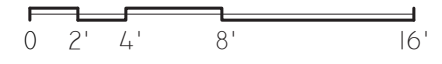
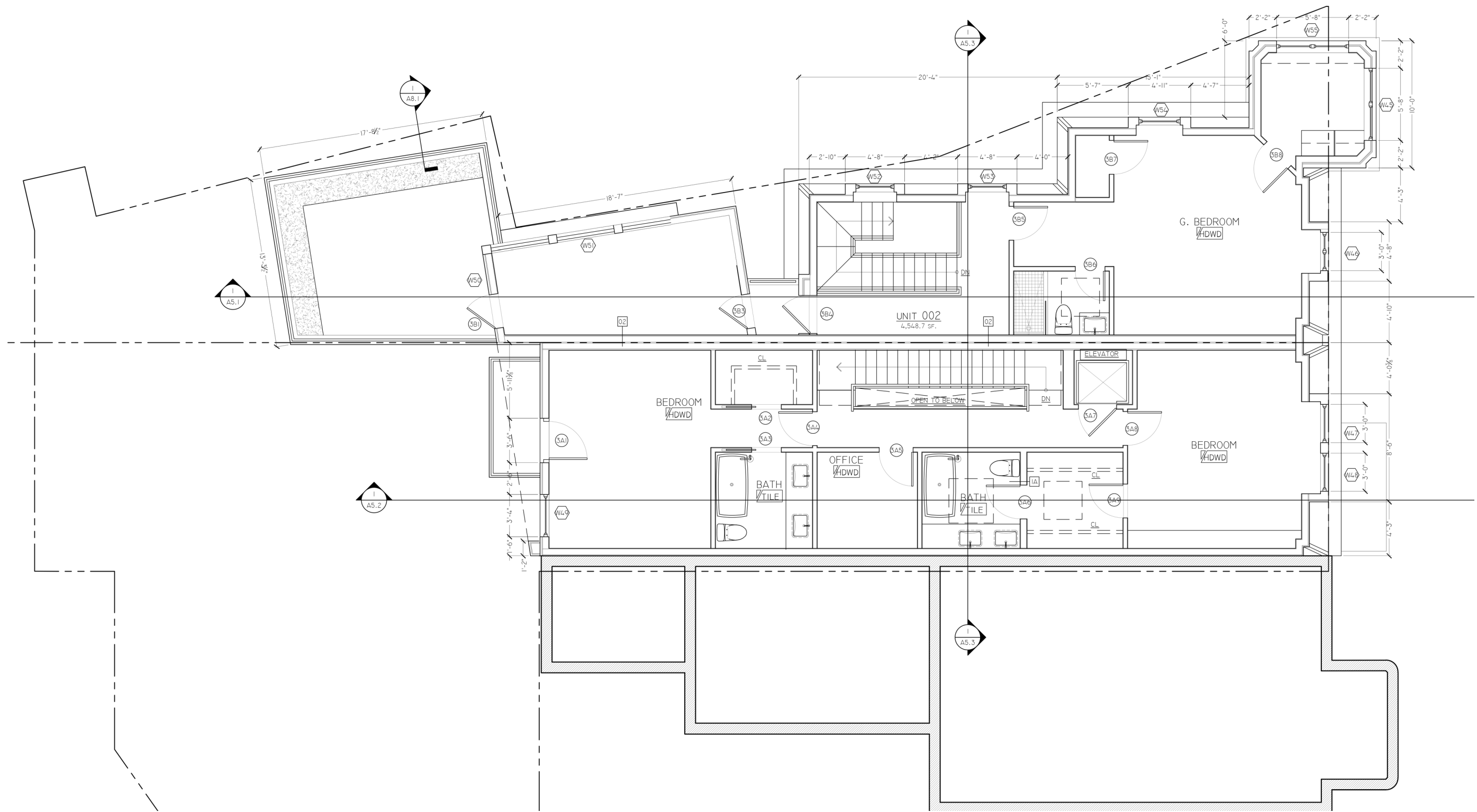
CELLAR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



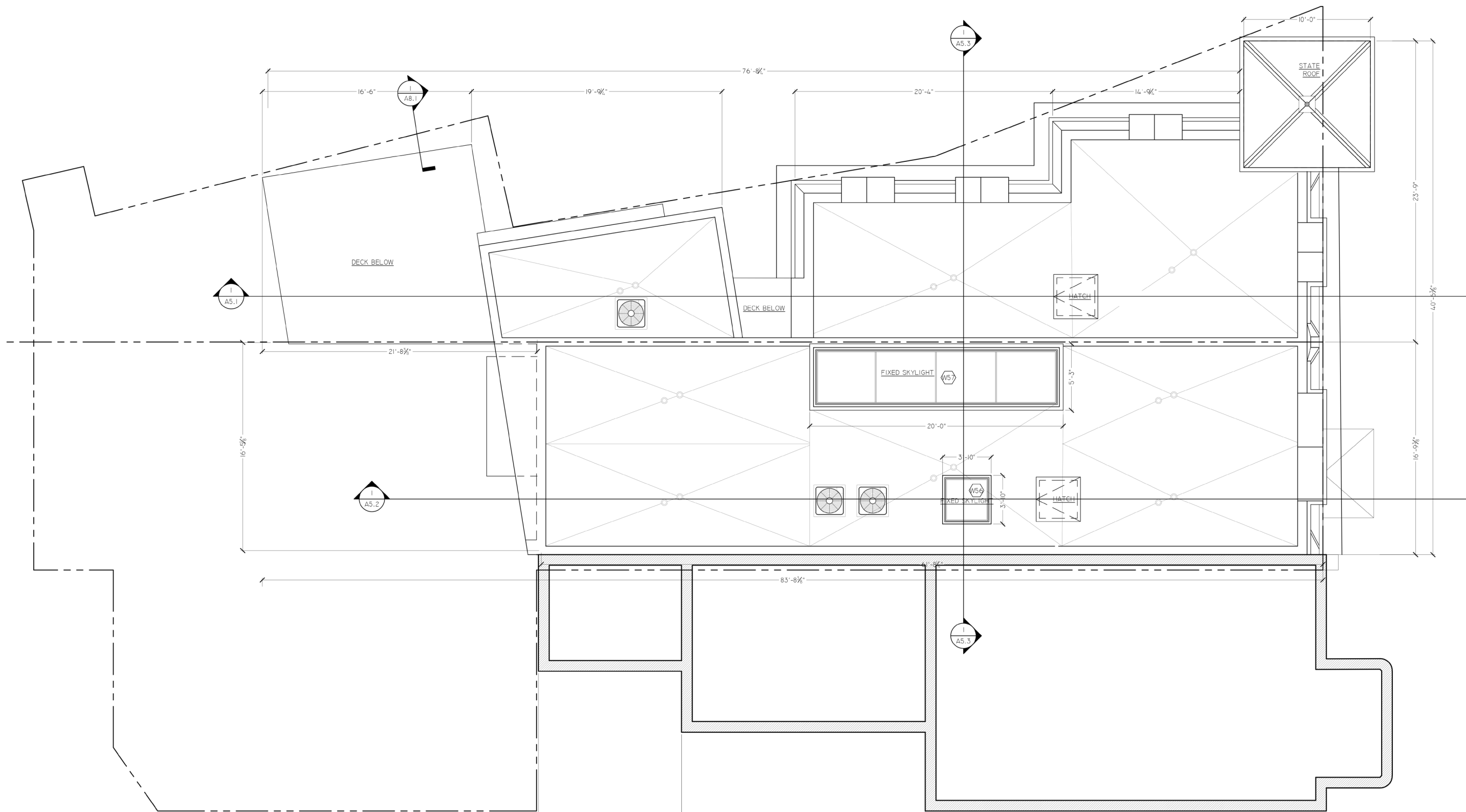
FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



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



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



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

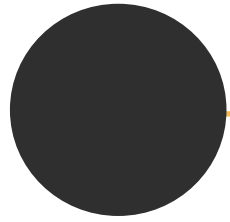








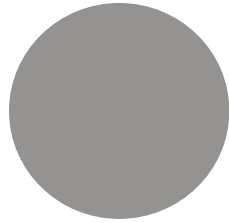
ALL WINDOWS TO BE ALUM. CLAD UNITS WITH BLACK FRAMES



MANSARD ROOF TO MATCH NEIGHBORING DARK GRAY SLATE RECTANGULAR SHAPE



ORNAMENTAL AND BRICK TRIM, SILLS, AND HEADERS TO BE PAINTED DARK GREY- SW 7670



SIDING TO BE DARK GREY VIROC PANELS (ALL RAINSCREEN APPLICATION)



ENTRY STAIRS, LANDINGS, AND FENCING TO BE BLACK CAST IRON WORK



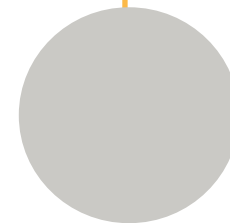
SIDING ALONG THE REAR TO BE OUT OF LIGHT GREY VIROC PANELS (ALL RAINSCREEN APPLICATION)



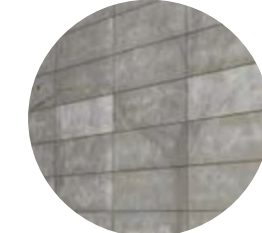
ENTRY DOORS TO BE DARK BLUE ALUM. CLAD



FIELD BRICK TO BE PAINTED LIGHT GREY- SW7667



SIDING ALONG THE REAR TO BE OUT OF LIGHT GREY VIROC PANELS (ALL RAINSCREEN APPLICATION)





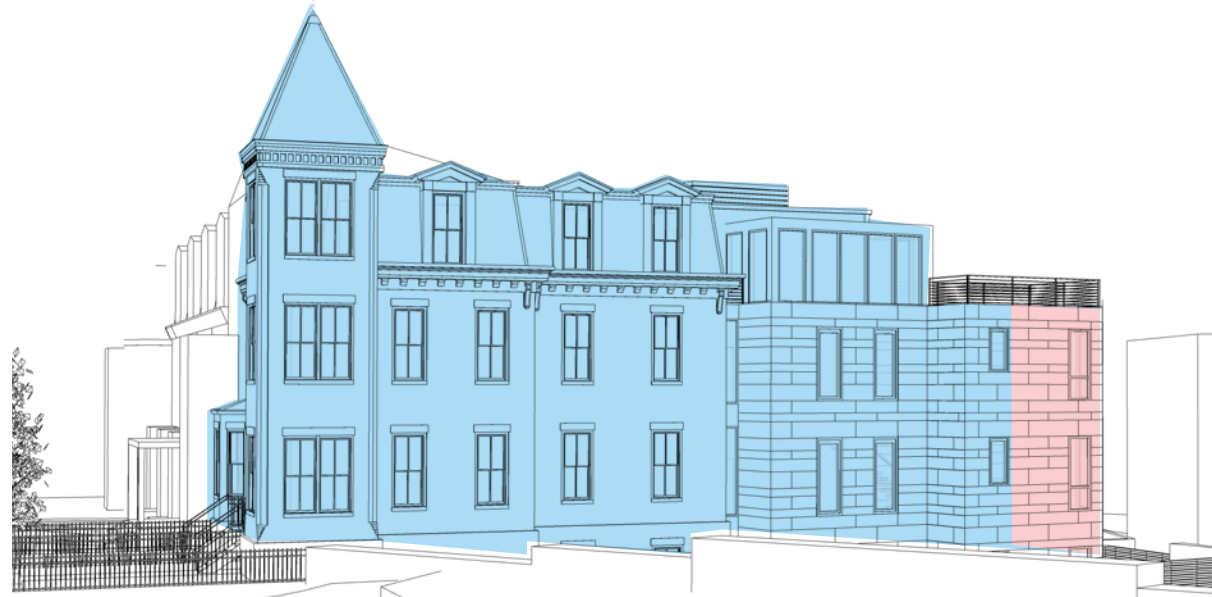
ELEVATION DIAGRAM: ■ WITHOUT RELIEF ■ WITH RELIEF

RELIEF BEING SOUGHT:

Special exception to 11-E § 503.2 via 11-E § 303.3 :
 To increase building height from 35' to approx 35'-6" to match dormer height of existing buildings on block.

JUSTIFICATION:

1. Additional height is required to match the architectural massing of the adjacent buildings.
2. CFA has provided concept approval for this scheme and HPO approval is expected.



LOT PLAN:

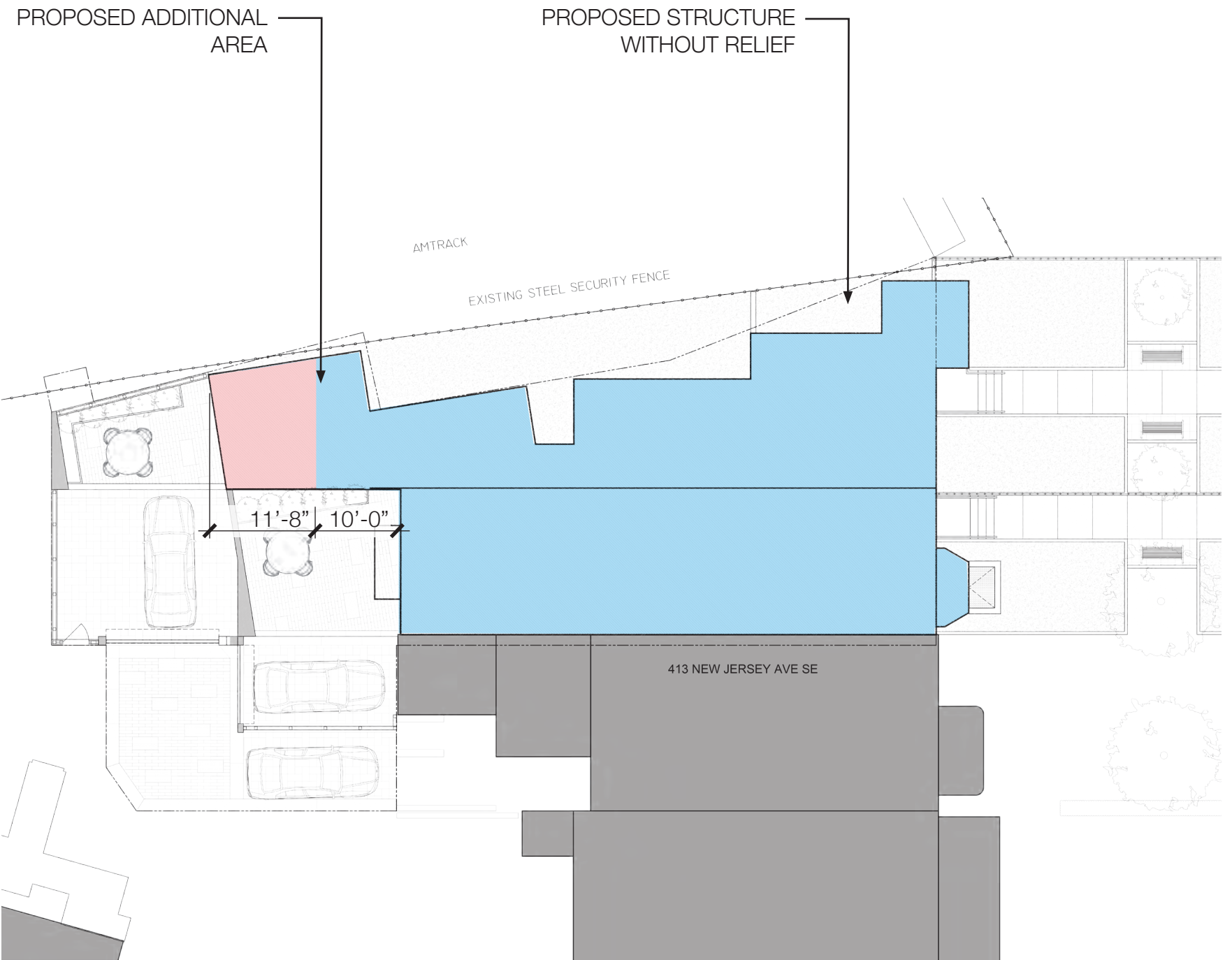
■ WITHOUT RELIEF
 ■ WITH RELIEF

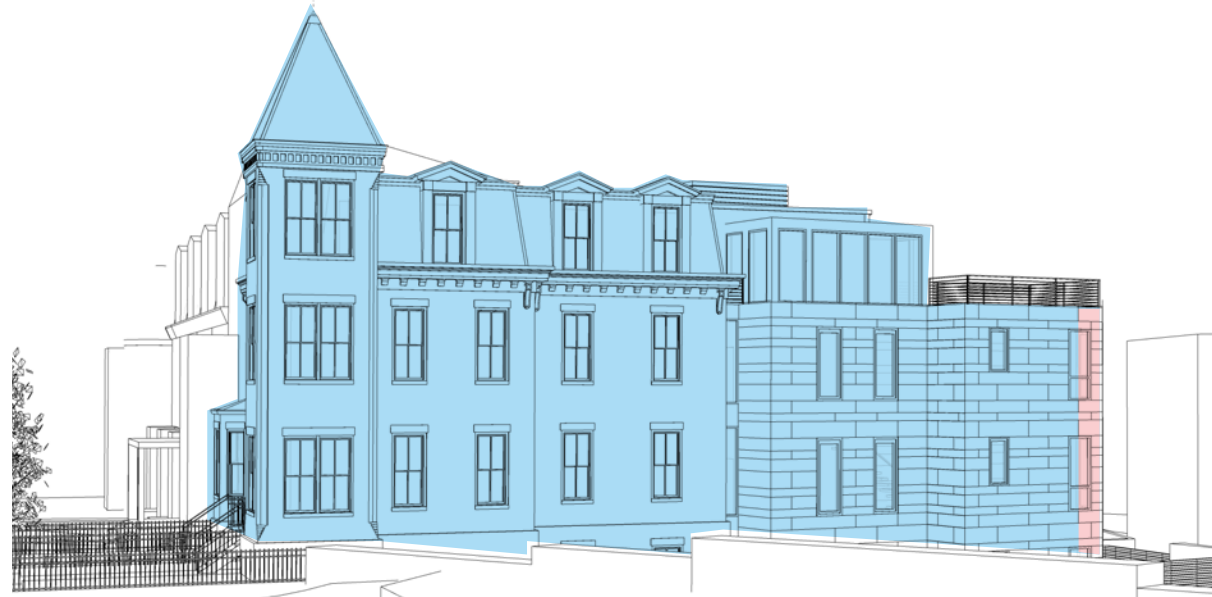
RELIEF BEING SOUGHT:

Special exception to 11-E § 205.4 via 205.5
 To extend the rear wall of the new structure beyond the ten foot limit
 established by 11'-8"

JUSTIFICATION:

1. This extra length provides a more appropriate facade that speaks to both industrial and traditional conditions on the block.
2. Narrow lot requires a longer building to provide appropriate square footage
3. CFA has provided concept approval.
4. Being the northernmost structure makes it impossible to block light to neighbors.
5. Increasing this facade reinforces the impression of a corner condition that is begun by the tower.





LOT PLAN:

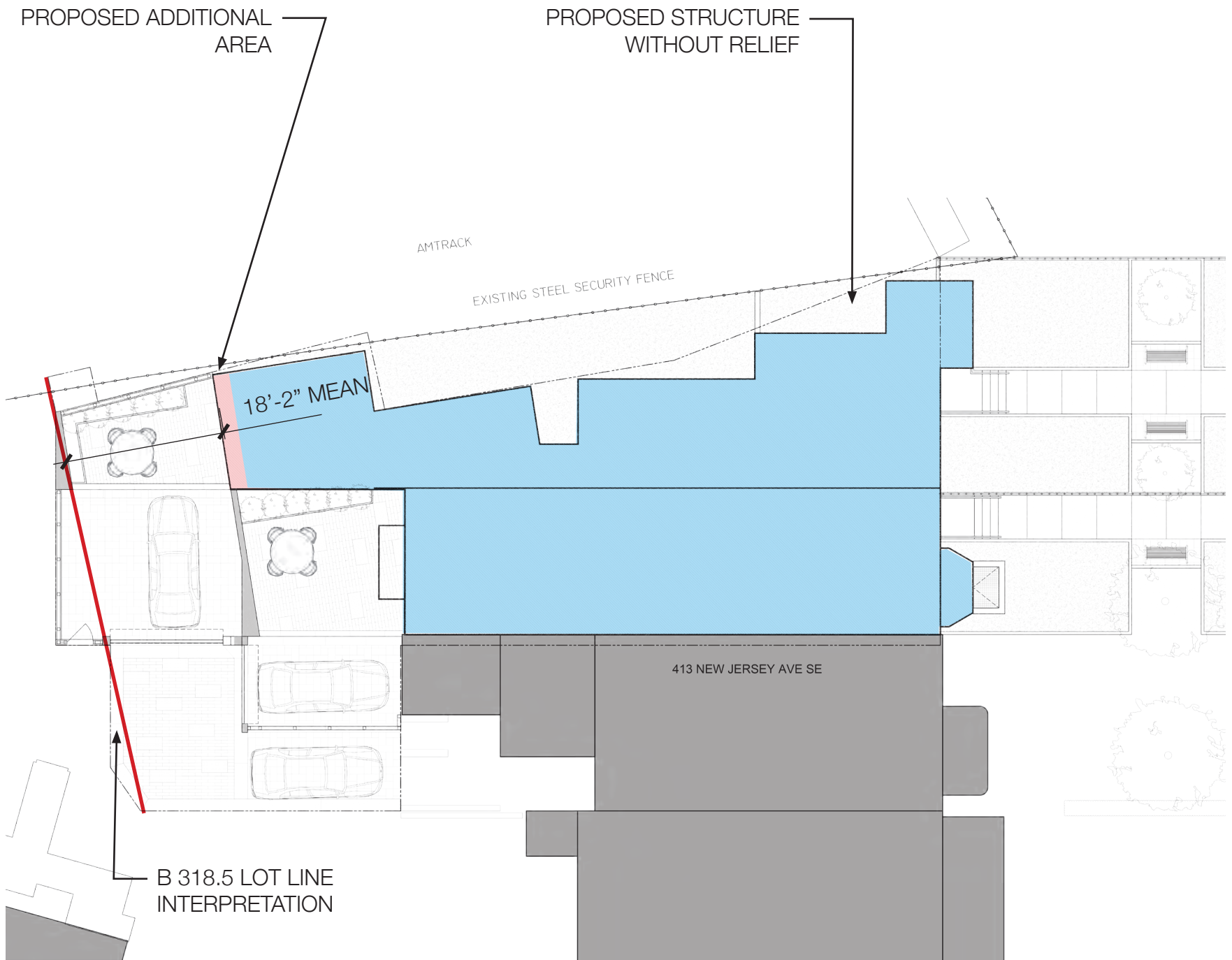


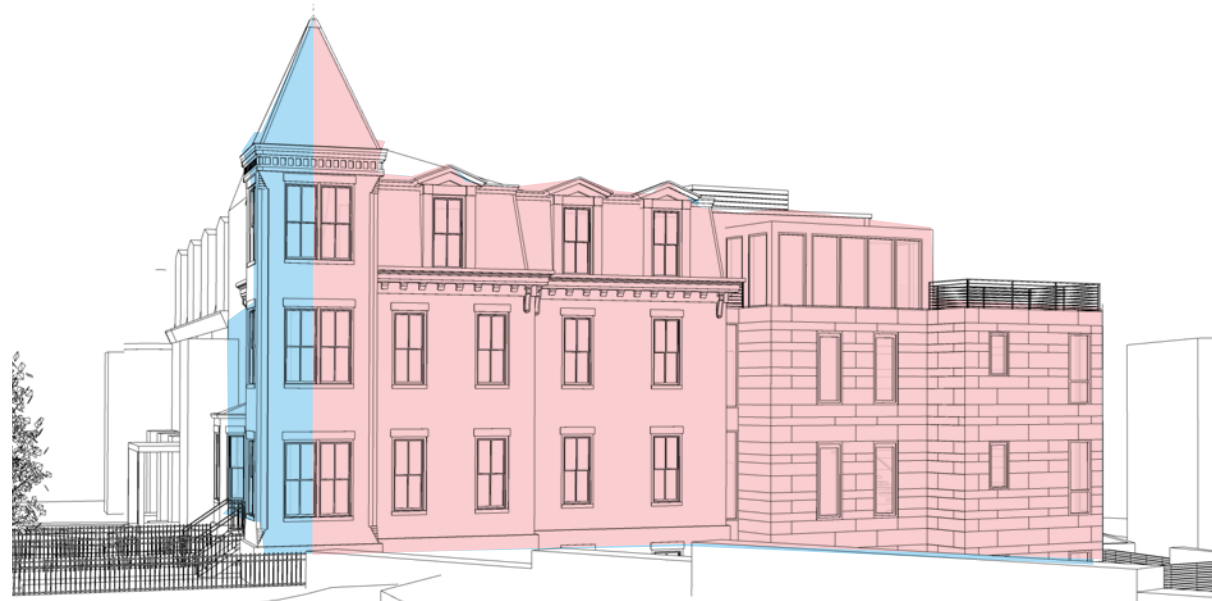
RELIEF BEING SOUGHT:

Area Variance to 11-E § 506.1:
To encroach into the 20' rear yard setback

JUSTIFICATION:

1. Rear Lot line changes direction 5 times. Establishing the correct measuring point is complex.
2. This extra length provides a more appropriate facade that speaks to both industrial and traditional conditions on the block.
3. Narrow lot requires a longer building to provide appropriate square footage
4. CFA has provided concept approval.
5. Being the northernmost structure makes it impossible to block light to neighbors.
6. Increasing this facade reinforces the impression of a corner condition that is begun by the tower.





LOT PLAN:



WITHOUT RELIEF



WITH RELIEF

RELIEF BEING SOUGHT:

Area Variance to 11-E § 207.2:

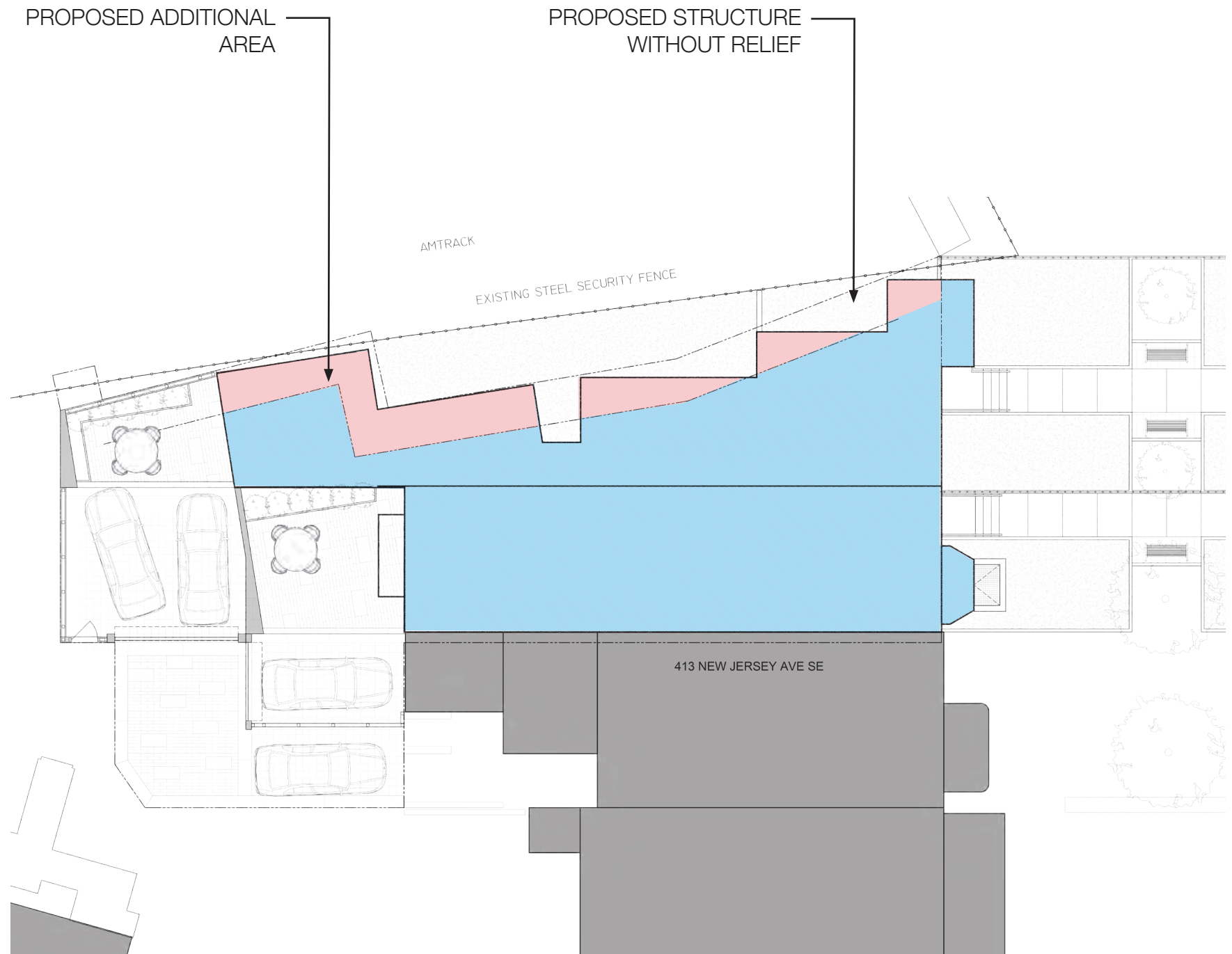
To allow encroachment into the 5' side yard setback

JUSTIFICATION:

1. A side yard is not required for a row dwelling
2. The complexity of the lot line makes it impractical to build directly to the lot line.

PROPOSED ADDITIONAL AREA

PROPOSED STRUCTURE WITHOUT RELIEF





LOT PLAN:

WITHOUT RELIEF
 WITH RELIEF

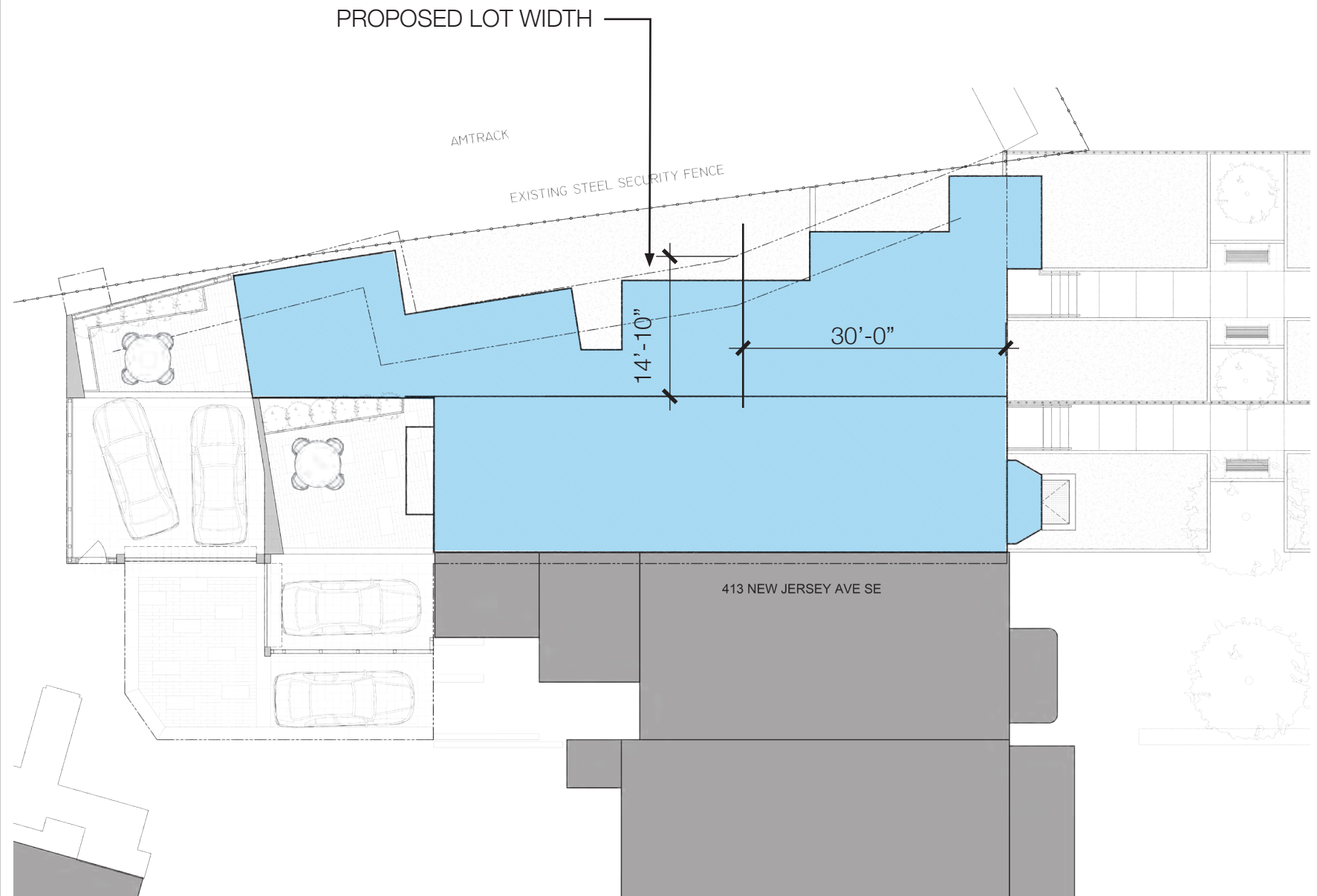
RELIEF BEING SOUGHT:

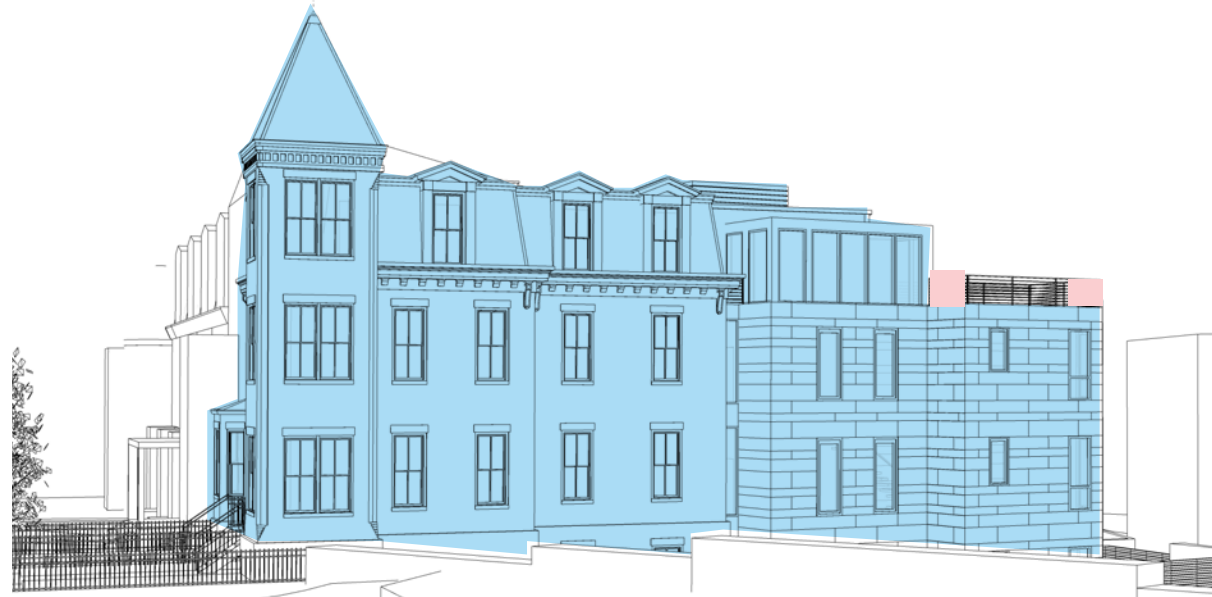
Area Variance to 11-E § 201.1

To waive the requirement that a new record lot be 18' wide measured at a point 30' back from the street facing property line

JUSTIFICATION:

1. Lot meets other area requirements
2. Complexity of north property line is a unique and unusual condition that prevents a simple subdivision.





LOT PLAN:

■ WITHOUT RELIEF
 ■ WITH RELIEF

RELIEF BEING SOUGHT:

Relief from Zoning Administrator's guidance on railing setbacks

JUSTIFICATION:

1. Roof is open on 4 sides, 3' setback on all sides makes roof deck unusable
2. Deck is below the roofline, and not subject to any other penthouse guidelines
3. Reduces area from 240 sqft to 100 sqft

