

BROOKLAND TOWNHOMES

Z.C. CASE # 15-02

PUD SUBMISSION

JANUARY 30, 2015
 REVISED MAY 12, 2015
 REVISED AUGUST 14, 2015
 REVISED OCTOBER 9, 2015
 REVISED AUGUST 22, 2016
 REVISED NOVEMBER 22, 2016



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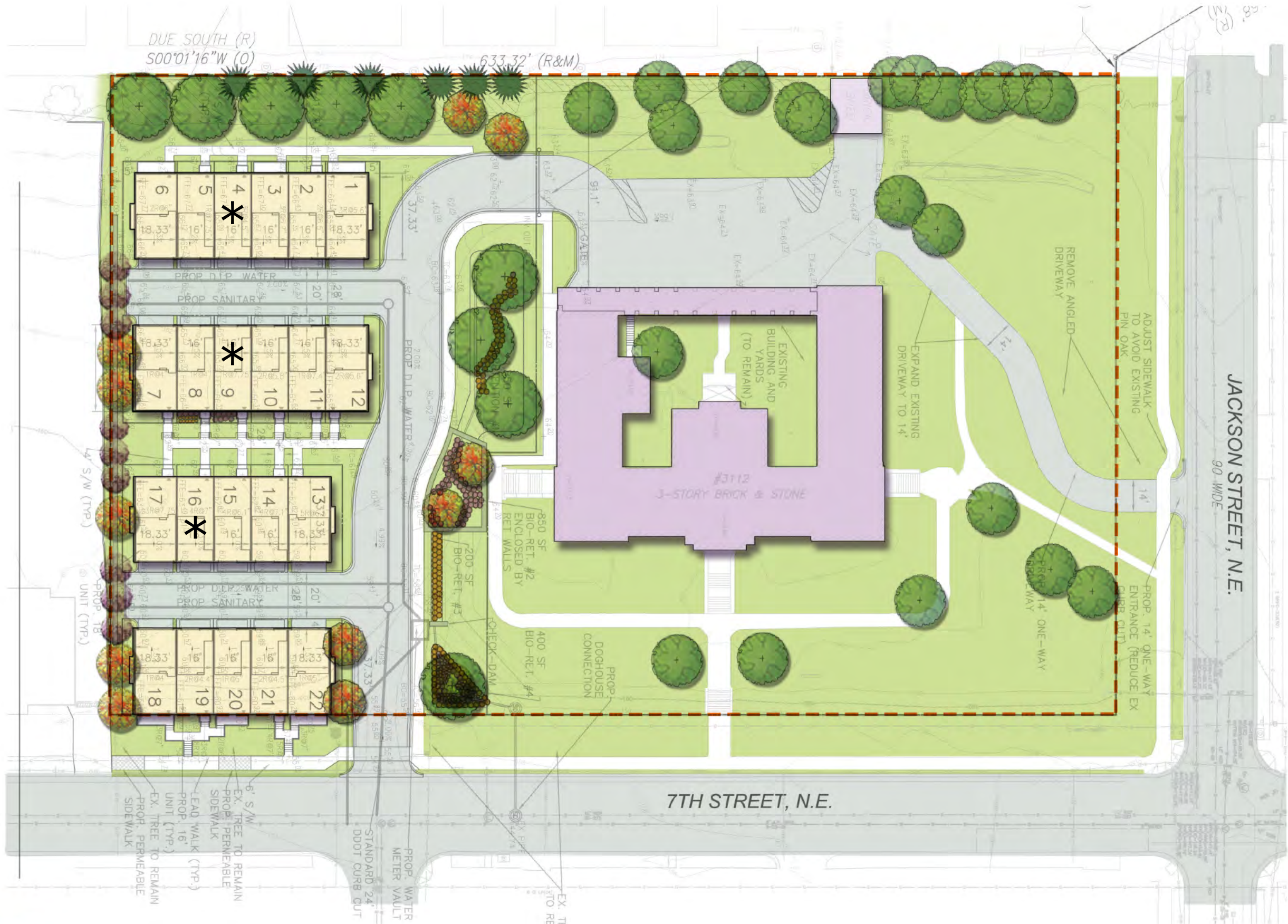
Applicant/Contract Purchaser: MHI-Brookland, LLC

Owner: The Redeptorists

Land Use Counsel/Agent: Goulston & Storrs

Civil Engineer: VIKA Capitol

Architect: Lessard Design



PROPOSED TOWNHOMES

EXISTING BUILDING

I.Z. UNIT

CURRENT SITE PLAN

BROOKLAND TOWNHOMES
Washington, DC

A.001



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PUD APPLICATION

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PROPOSED TOWNHOMES

EXISTING BUILDING

I.Z. UNIT



CURRENT PROPOSED SITE PLAN



PREVIOUSLY PROPOSED SITE PLAN

SITE PLAN COMPARISON

BROOKLAND TOWNHOMES
Washington, DC

A.001a



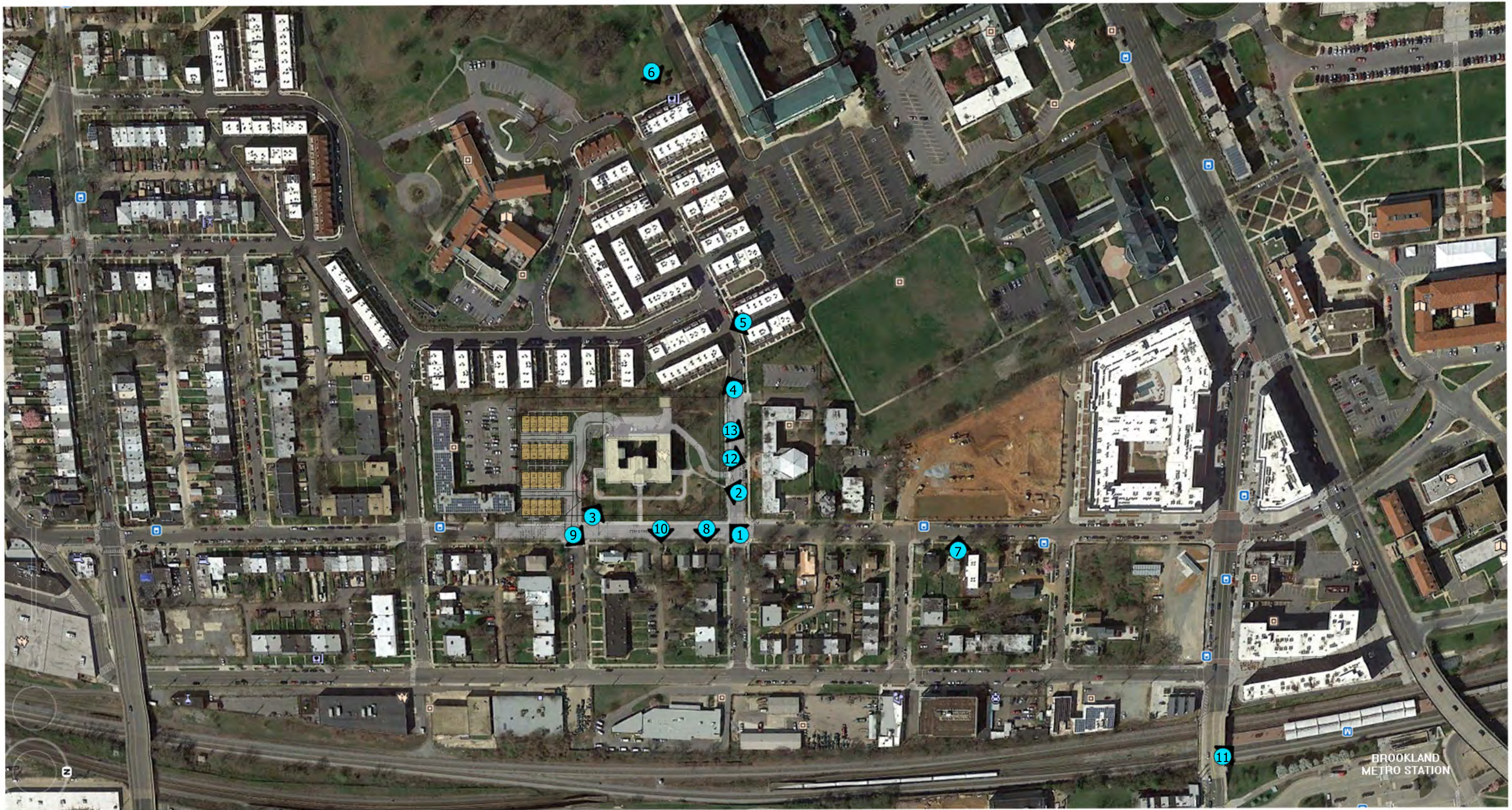
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AERIAL MAP

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A.002

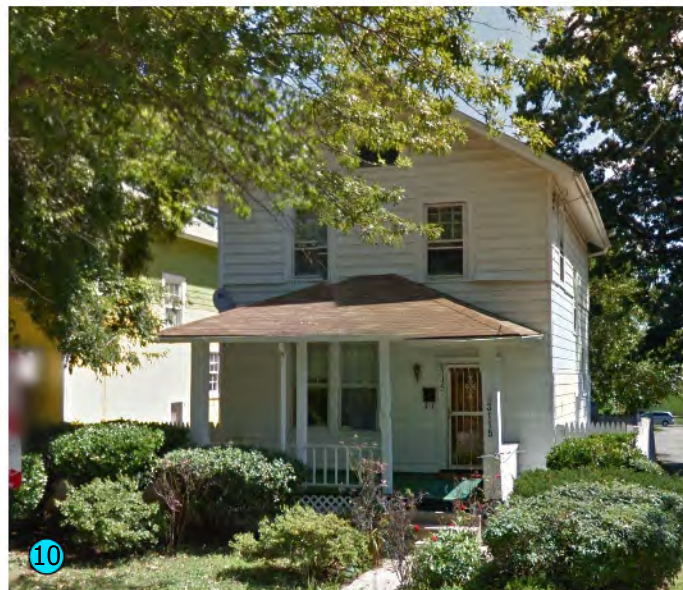
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CENTRO MARIA INC. OF WASHINGTON



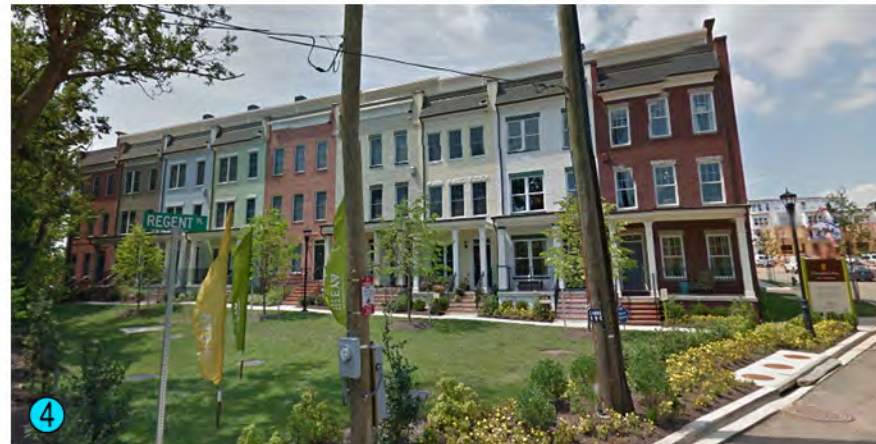
BROOKLAND METRO STATION



SINGLE FAMILY HOMES ACCROSS FROM THE HOLY REDEEMER



AT REAR OF 579 REGENT PINE N.E.



INTERSECTION OF JACKSON STREET N.E. AND REGENT PINE N.E. AT CHANCELLOR'S ROW TOWN HOMES



THE HOLY REDEEMER



*PROPOSED STREETScape ELEVATION OF CATHOLIC UNIVERSITY SOUTH CAMPUS REDEVELOPMENT



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CONTEXT

PUD APPLICATION

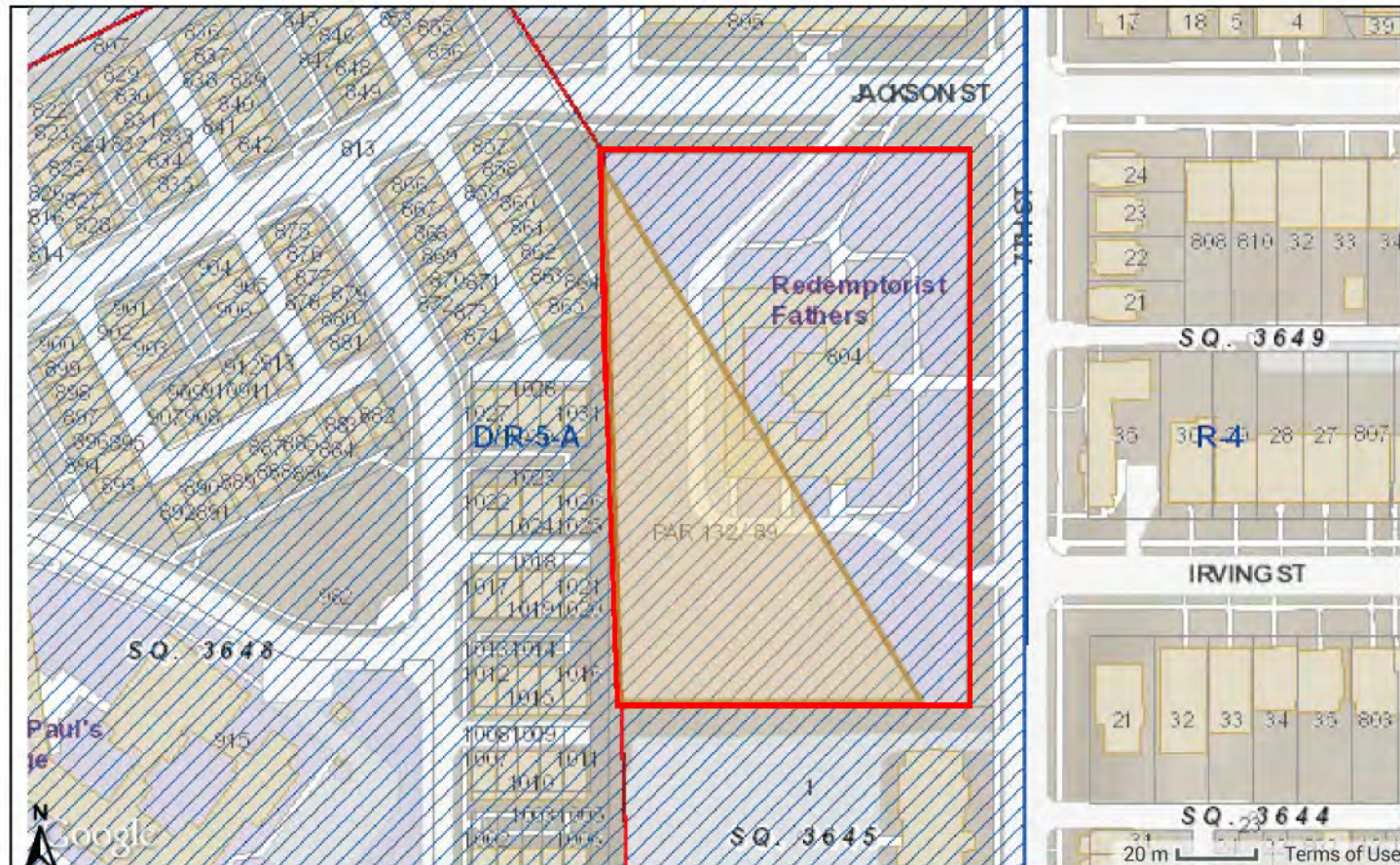
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A.003

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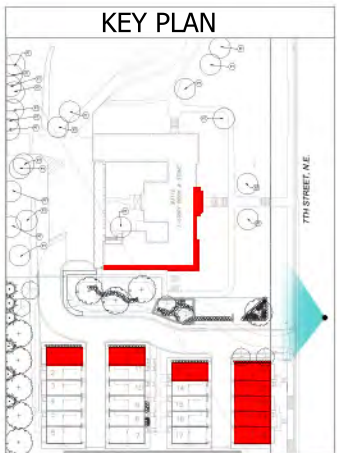
Zoning Layers

| | | | |
|----------------|--------------------|-------------|--|
| Zone Districts | Pending Overlays | Active PUDs | Latitude: -76.996988, Longitude: 38.928706 |
| Pending Zones | Baist Index | Pending | Campus Plans |
| Overlays | Historic Districts | TDRs | CEA |

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

| Zoning Data Summary* | |
|-----------------------------|----------------------|
| Square/Suffix/Lot | PAR / 0132 / 0089 |
| Premises Address | NE |
| Zoning District(s) | R-5-A |
| Overlay District(s) | D |
| Pending Zoning District(s) | |
| Pending Overlay District(s) | |
| PUDs | None |
| Pending PUDs | None |
| Ward | 5 |
| Council Member | Kenyan McDuffie |
| ANC | 5E |
| ANC Chairperson | Sylvia M. Pinkney |
| SMD | 5E01 |
| Commissioner | Debbie Smith-Steiner |

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.
 ** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.



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CONCEPTUAL PERSPECTIVE

VIEW FROM 7TH STREET N.E.

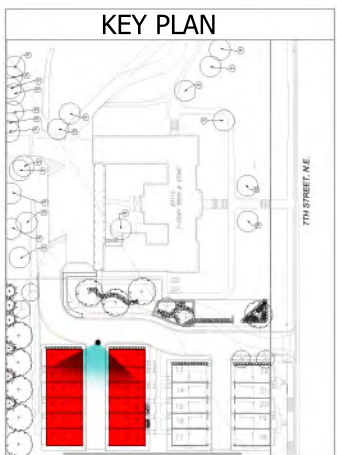
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CONCEPTUAL PERSPECTIVE

VIEW FROM REAR LOTS 1-6 & 7-12

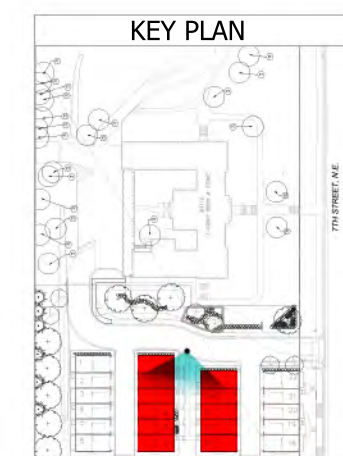
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A.101

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CONCEPTUAL PERSPECTIVE

BROOKLAND TOWNHOMES
Washington, DC

A.102

VIEW FROM FRONT LOTS 7-12 & 13-17

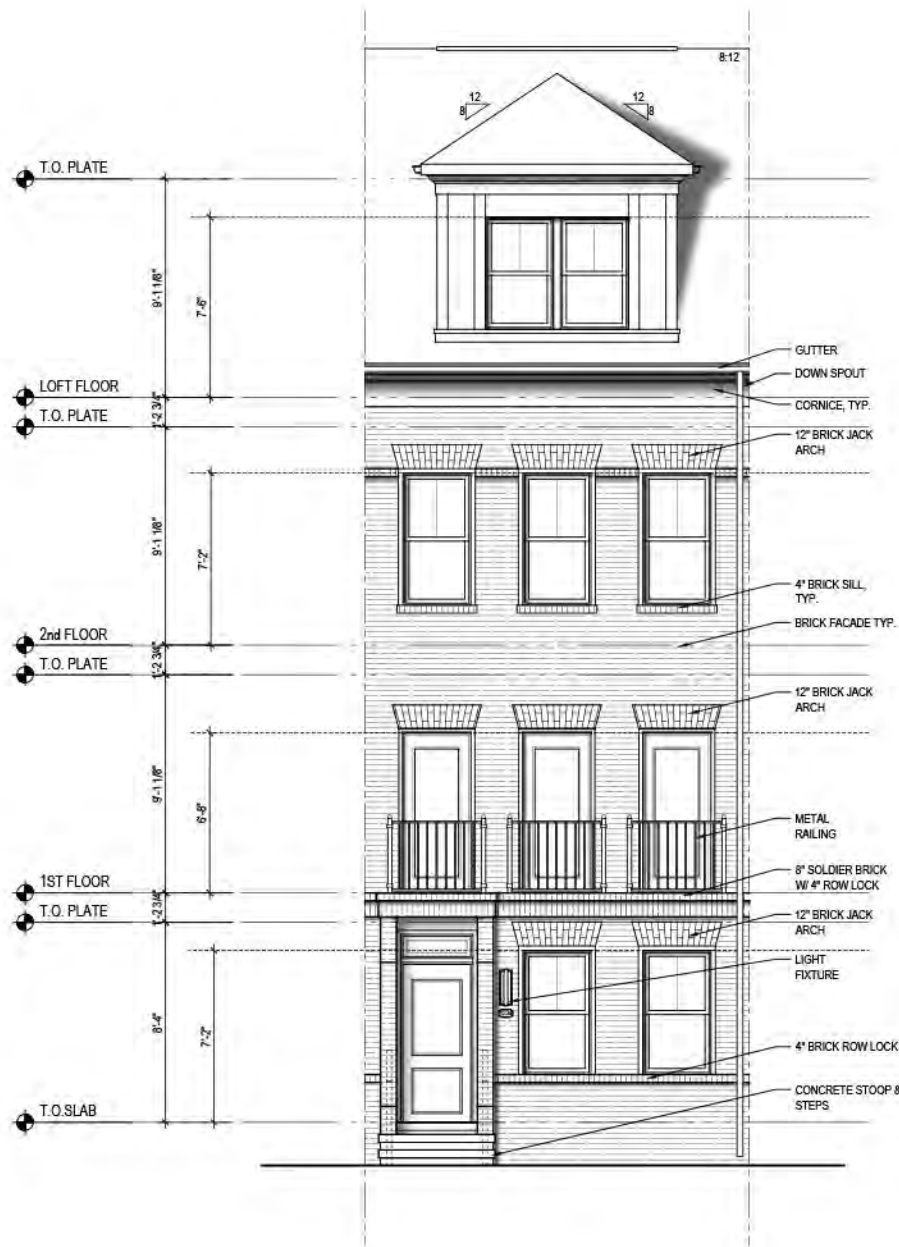
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ELEV. #2



ELEV. #1a



ELEV. #1

16' UNIT ELEVATIONS

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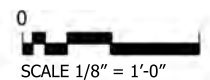
A.300



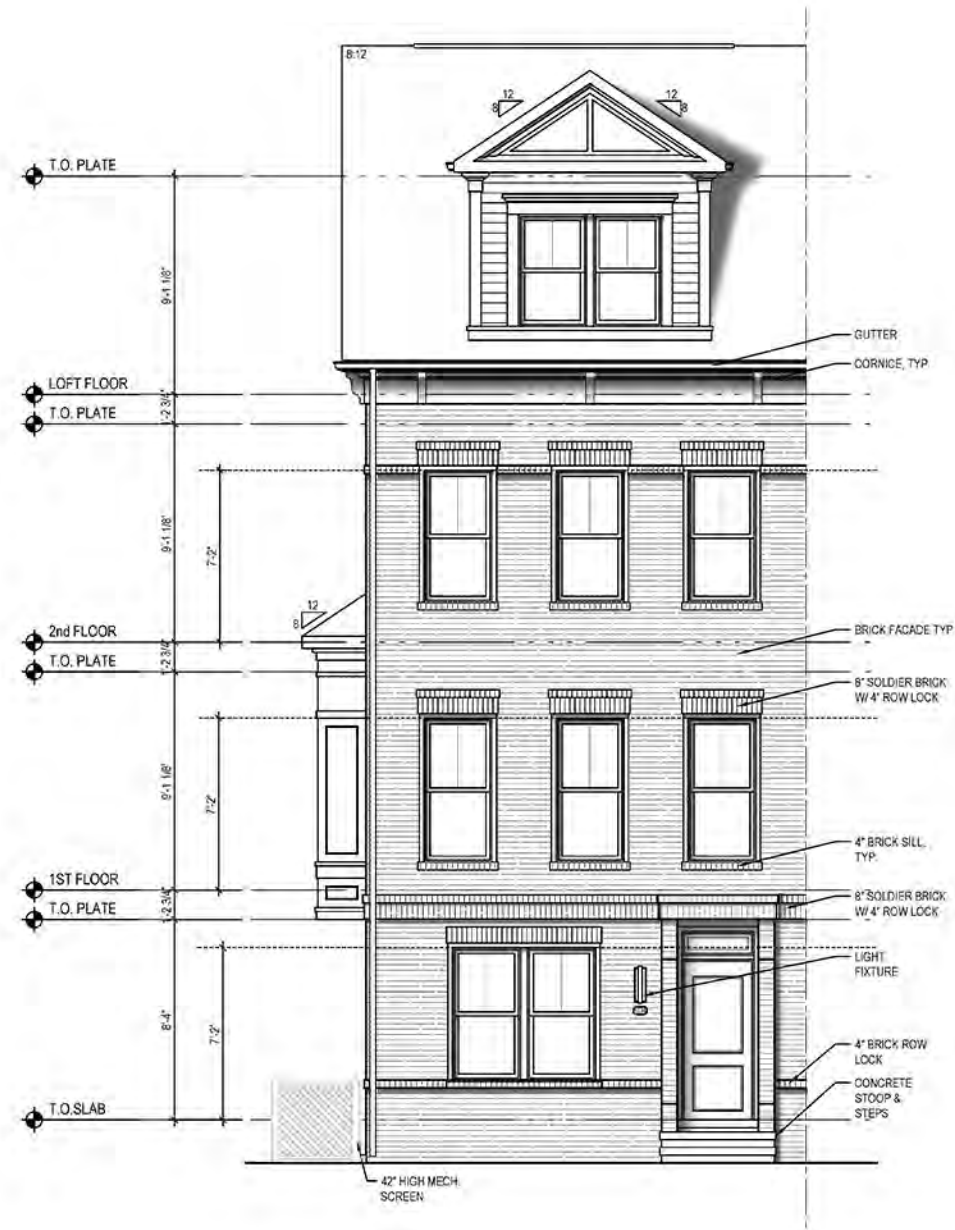
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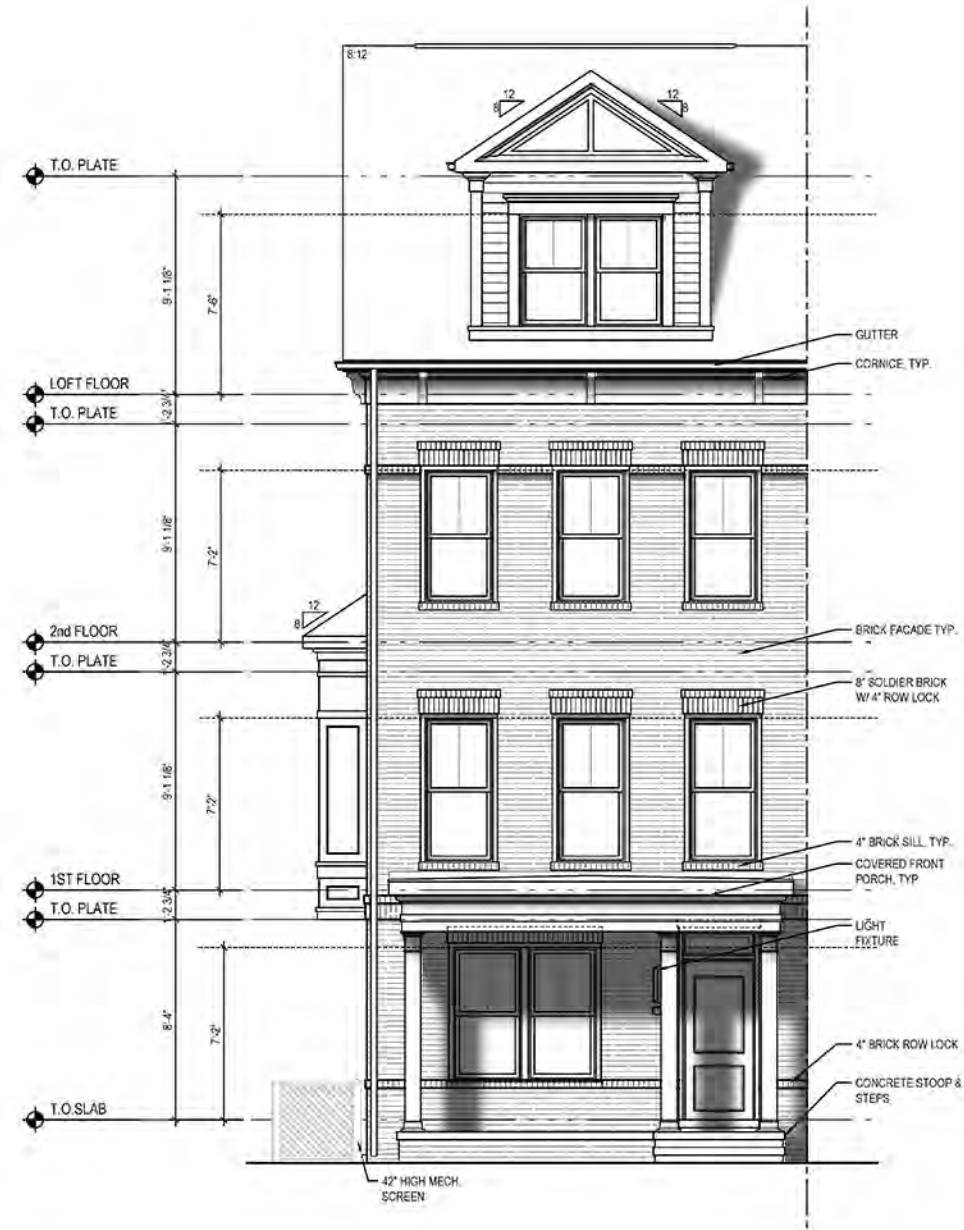
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ELEV. #1a - END



ELEV. #1 - END

18' UNIT ELEVATIONS

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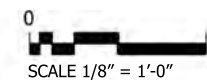
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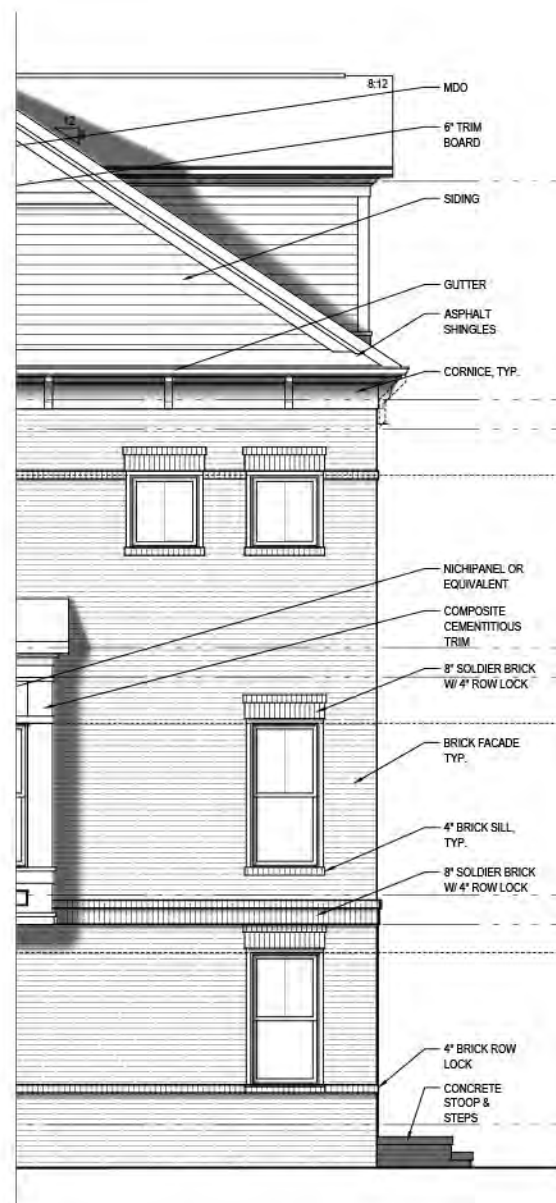
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18' ELEV. SIDE



18' ELEV. SIDE

18' UNIT ELEVATIONS

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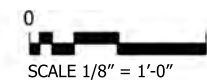
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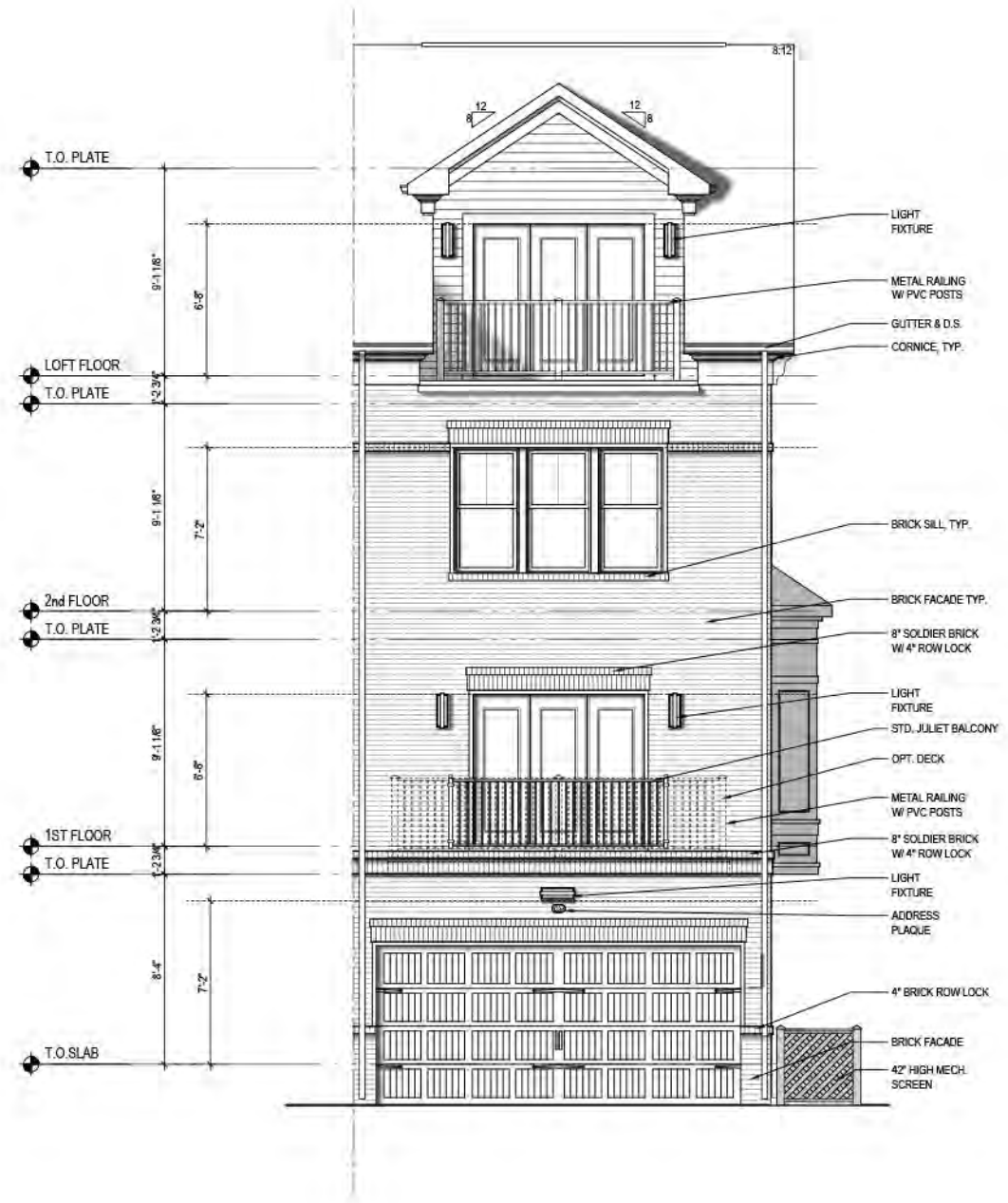
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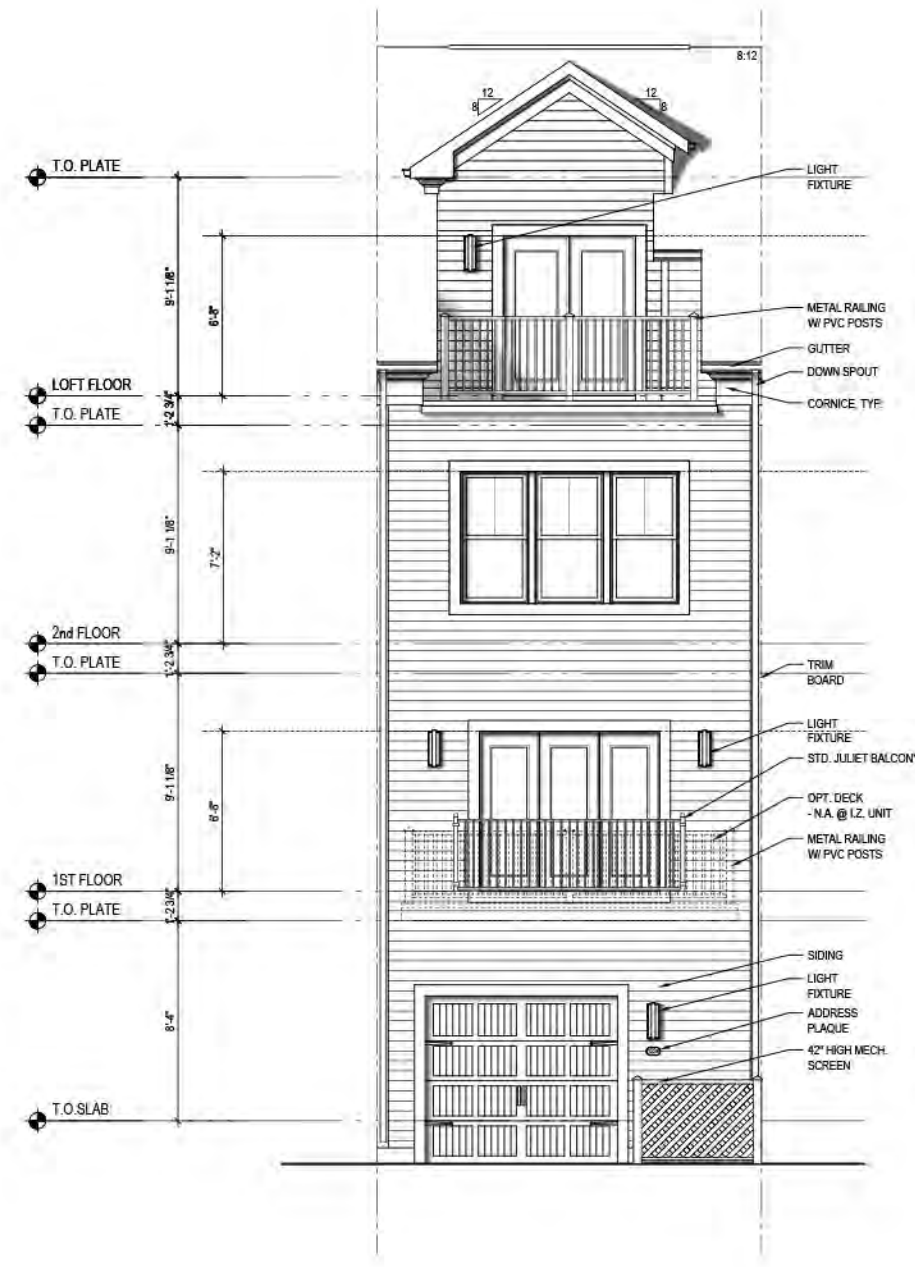
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18' REAR
ELEV. END



16' REAR
ELEV. TYP.

REAR UNIT ELEVATIONS

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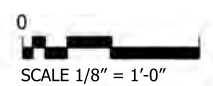
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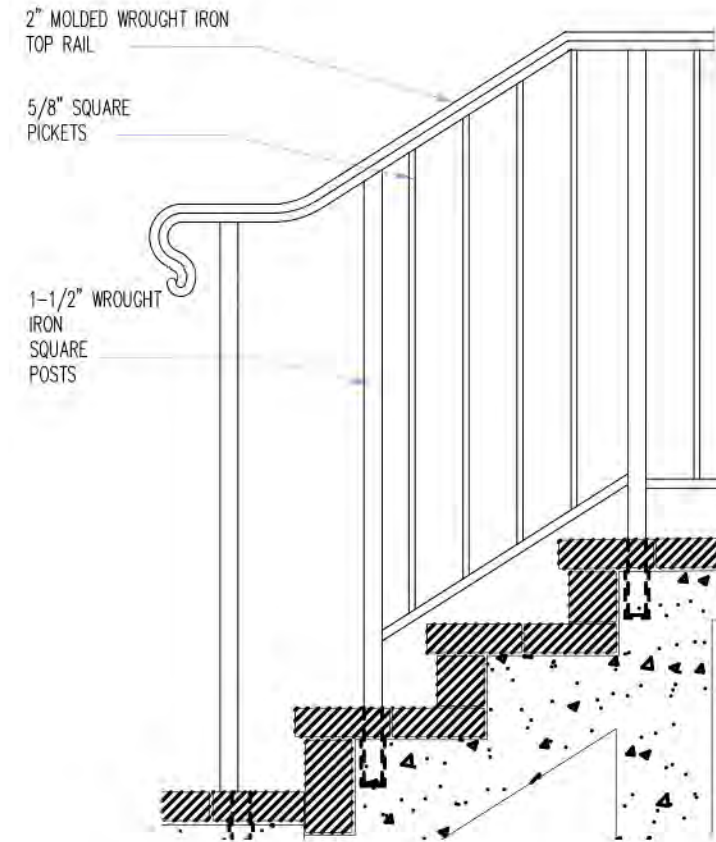
MADISON HOMES



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| MATERIAL SELECTIONS - FRONT | | | | |
|---|--|--|--|--|
| BROOKLAND TH - MADISON HOMES | | | | |
| | SCHEME 1 | SCHEME 2 | SCHEME 3 | SCHEME 4 |
| BRICK - GENERAL SHALE | OLD MARLBOROUGH OR EQUIVALENT | THUNDERCLOUD OR EQUIVALENT | SMOKE GRAY VELOUR OR EQUIVALENT | SLATE GREY OR EQUIVALENT |
| | | | | |
| MORTAR - ESSROC CEMENT | BEIGE OR EQUIVALENT | BEIGE OR EQUIVALENT | BEIGE OR EQUIVALENT | BEIGE OR EQUIVALENT |
| GUTTER COLOR - MCCORMICK PAINT | MOHALLA - 0351 OR EQUIVALENT | MOHALLA - 0351 OR EQUIVALENT | MOHALLA - 0351 OR EQUIVALENT | MOHALLA - 0351 OR EQUIVALENT |
| BAY - NICHI PANEL OR EQUIVALENT | PATINA OR EQUIVALENT | UMBER OR EQUIVALENT | PATINA OR EQUIVALENT | OYSTER OR EQUIVALENT |
| CORNICE / TRIM - SHERWIN WILLIAMS | SW7042 - SHOJI WHITE | SW7042 - SHOJI WHITE | SW7042 - SHOJI WHITE | SW7042 - SHOJI WHITE |
| SIDING JAMES HARDIE - DORMER / REAR | NAVAJO BEIGE | NAVAJO BEIGE | NAVAJO BEIGE | NAVAJO BEIGE |
| HARDIE PANEL - JAMES HARDIE - DORMER ONLY | ARCTIC WHITE | ARCTIC WHITE | ARCTIC WHITE | ARCTIC WHITE |
| FRONT DOOR COLOR -SHERWIN WILLIAMS | SW2808 ROOKWOOD DARK BROWN | SW2838 POLISHED MAHOGANY | SW2808 ROOKWOOD DARK BROWN | SW6991 BLACK MAGIC |
| METAL RAILING | BLACK | BLACK | BLACK | BLACK |
| WINDOW | WHITE | WHITE | WHITE | WHITE |
| GARAGE DOOR | SW2808 ROOKWOOD DARK BROWN | SW2808 ROOKWOOD DARK BROWN | SW2808 ROOKWOOD DARK BROWN | SW2808 ROOKWOOD DARK BROWN |
| LIGHT FIXTURE | 49434SBK Satin Black Sedo 18" Energy Efficient LED Outdoor Wall Light | 49434SBK Satin Black Sedo 18" Energy Efficient LED Outdoor Wall Light | 49434SBK Satin Black Sedo 18" Energy Efficient LED Outdoor Wall Light | 49434SBK Satin Black Sedo 18" Energy Efficient LED Outdoor Wall Light |
| | | | | |

EXTERIOR LIGHT
BURGESS LIGHTING - KIC-97850Z
10.5" W X 21" H
3-7 WATT CFL CANDELABRA BASE
OLDE BRONZE
CLEAR BEVELED GLASS



SCHEMATIC RAILING FOR FRONT PORCHES AND ENTRY STAIRS EXAMPLE/DETAIL (NOT TO SCALE)



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MATERIAL SELECTIONS

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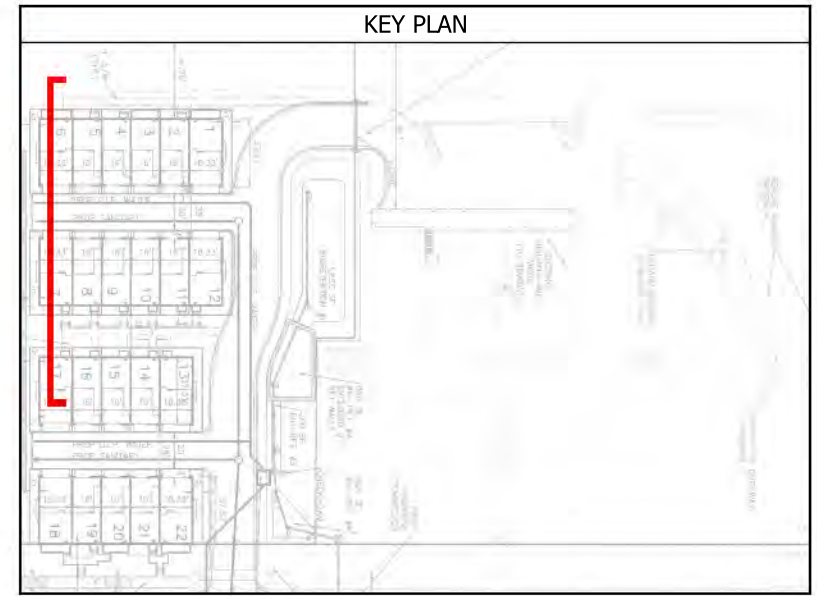
BROOKLAND TOWNHOMES
Washington, DC

MADISON HOMES

A.400

11/22/16
MHI.009A.00D

NOTES: (1) FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS. (2) FLEXIBILITY IS REQUESTED TO MAKE MINOR REFINEMENTS TO EXTERIOR DETAILS AND DIMENSIONS, INCLUDING SILLS, BASES, CORNICES, RAILINGS AND TRIM, AND ANY OTHER CHANGES TO COMPLY WITH THE BUILDING CODES OR THAT OTHERWISE NECESSARY TO OBTAIN FINAL BUILDING PERMIT.



NOTE: SEE CIVIL FOR FURTHER DIMENSIONING



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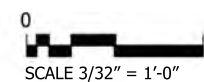
CONCEPTUAL ELEVATIONS

CONCEPTUAL ALLEY ELEVATION
PUD APPLICATION

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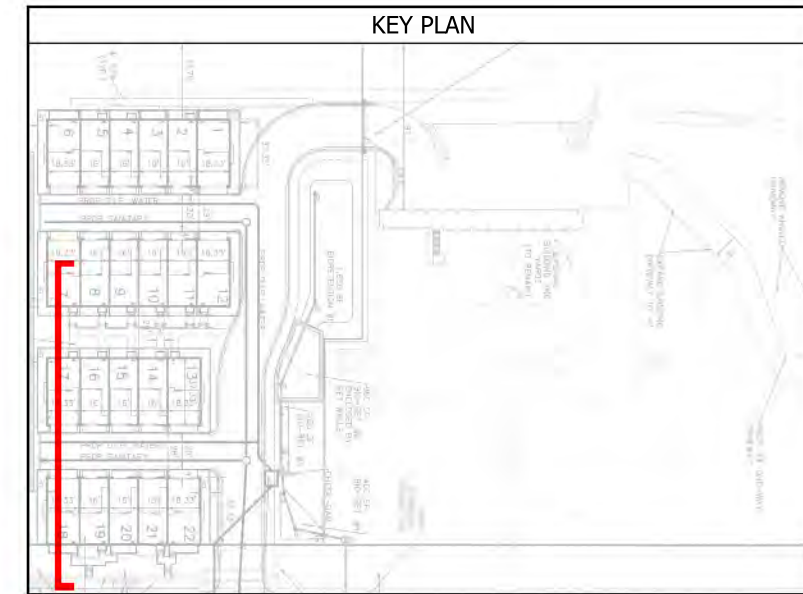
MADISON HOMES

A.500



11/22/16
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NOTE: SEE CIVIL FOR FOR FURTHER DIMENSIONING



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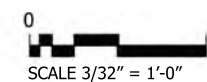
CONCEPTUAL ELEVATIONS

BROOKLAND TOWNHOMES
Washington, DC

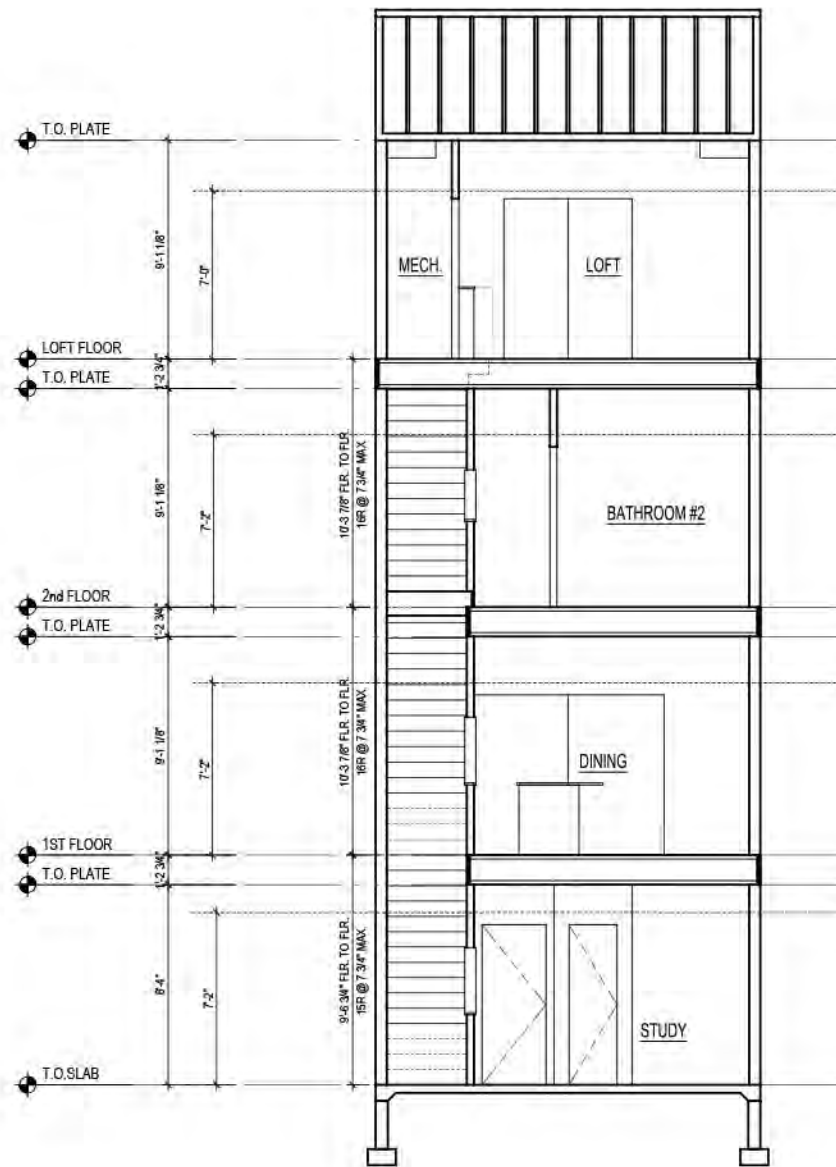
A.501

CONCEPTUAL ALLEY ELEVATION
PUD APPLICATION

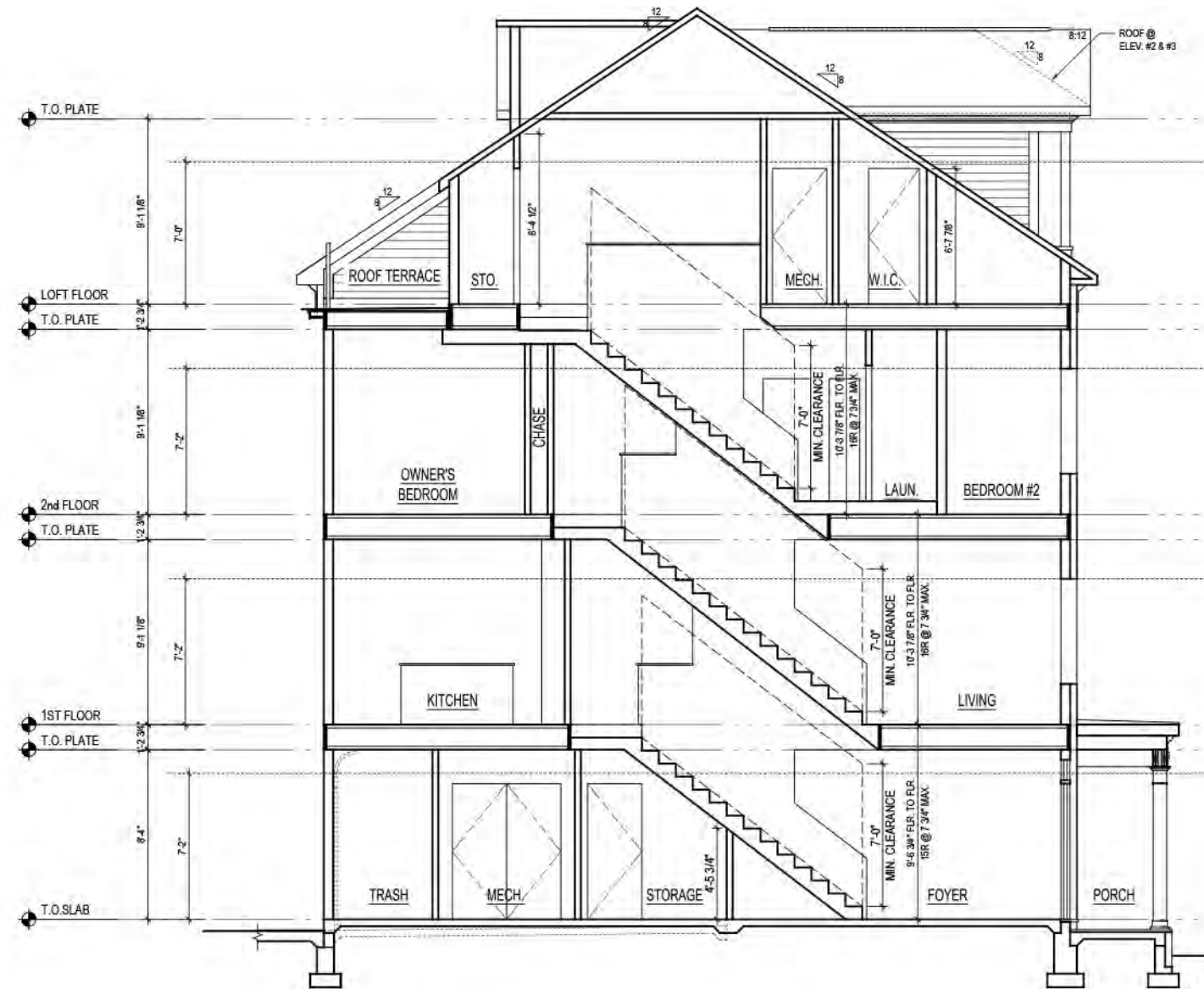
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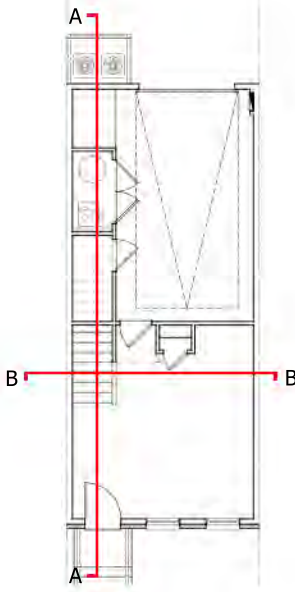
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B



A



INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES; FINAL LAYOUTS MAY VARY.

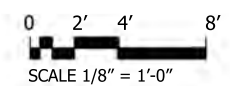
CONCEPTUAL SECTION

BROOKLAND TOWNHOMES
Washington, DC

A.600

16' X 36'-8" I.Z. UNIT
PUD APPLICATION

MADISON HOMES

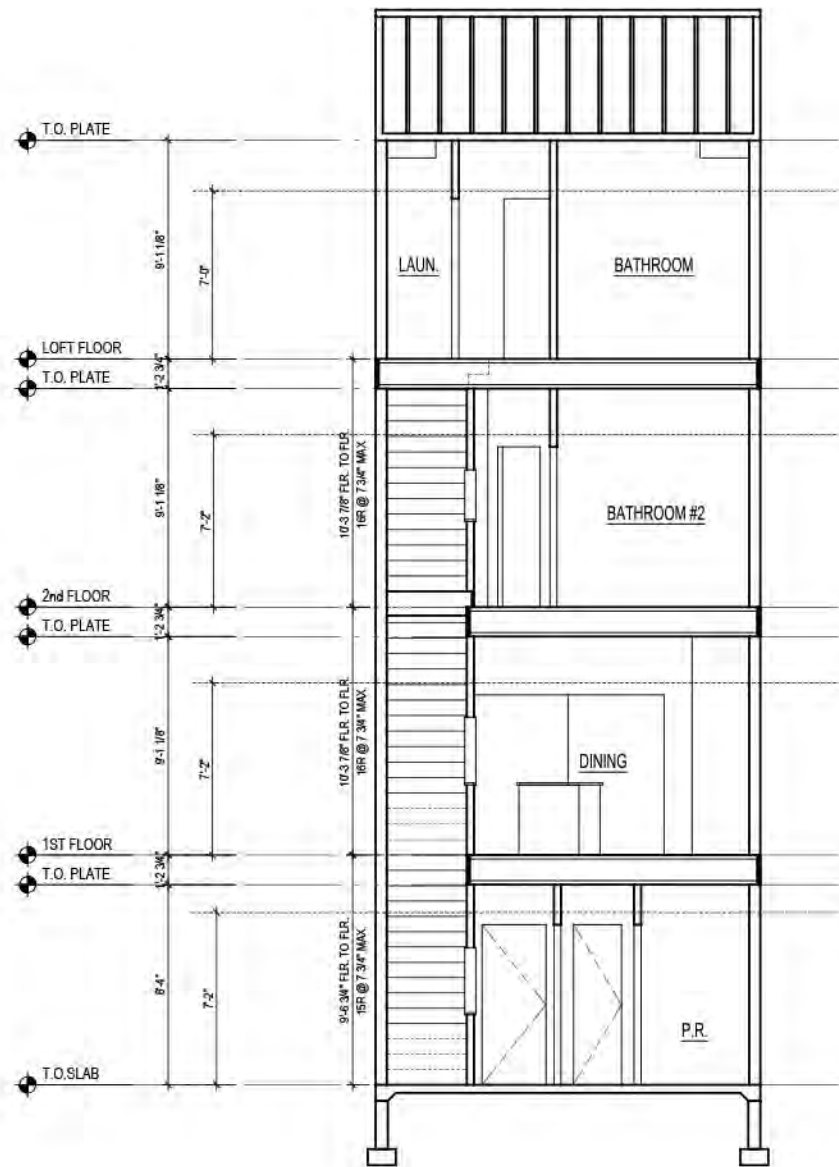


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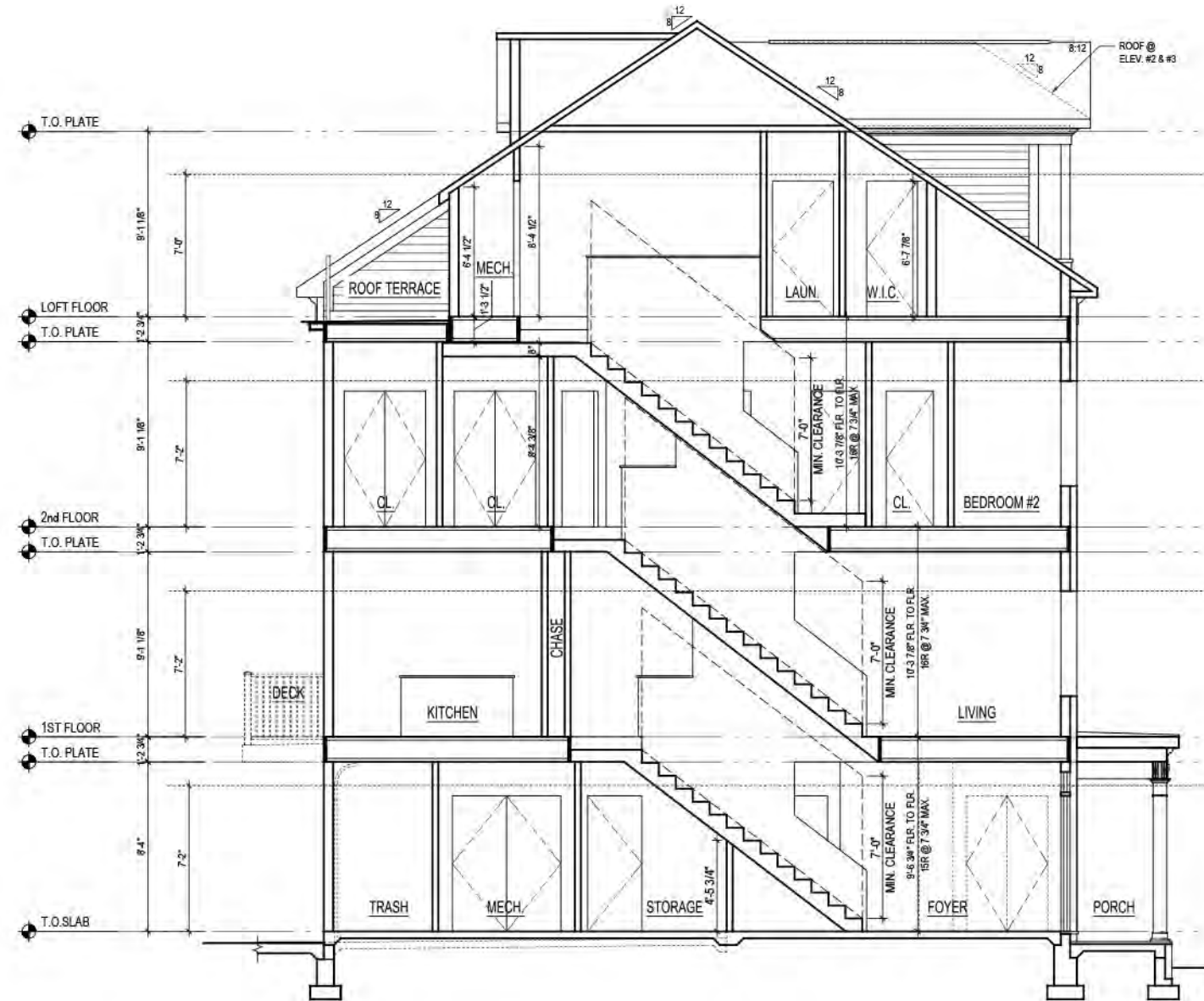


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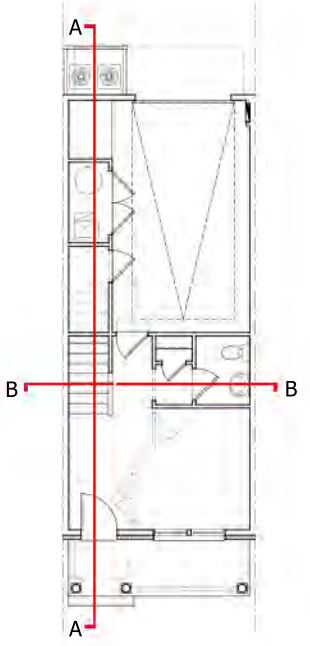
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B



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INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES; FINAL LAYOUTS MAY VARY.



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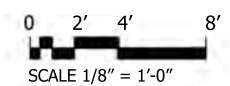
CONCEPTUAL SECTION

16' X 36'-8" UNIT
 PUD APPLICATION

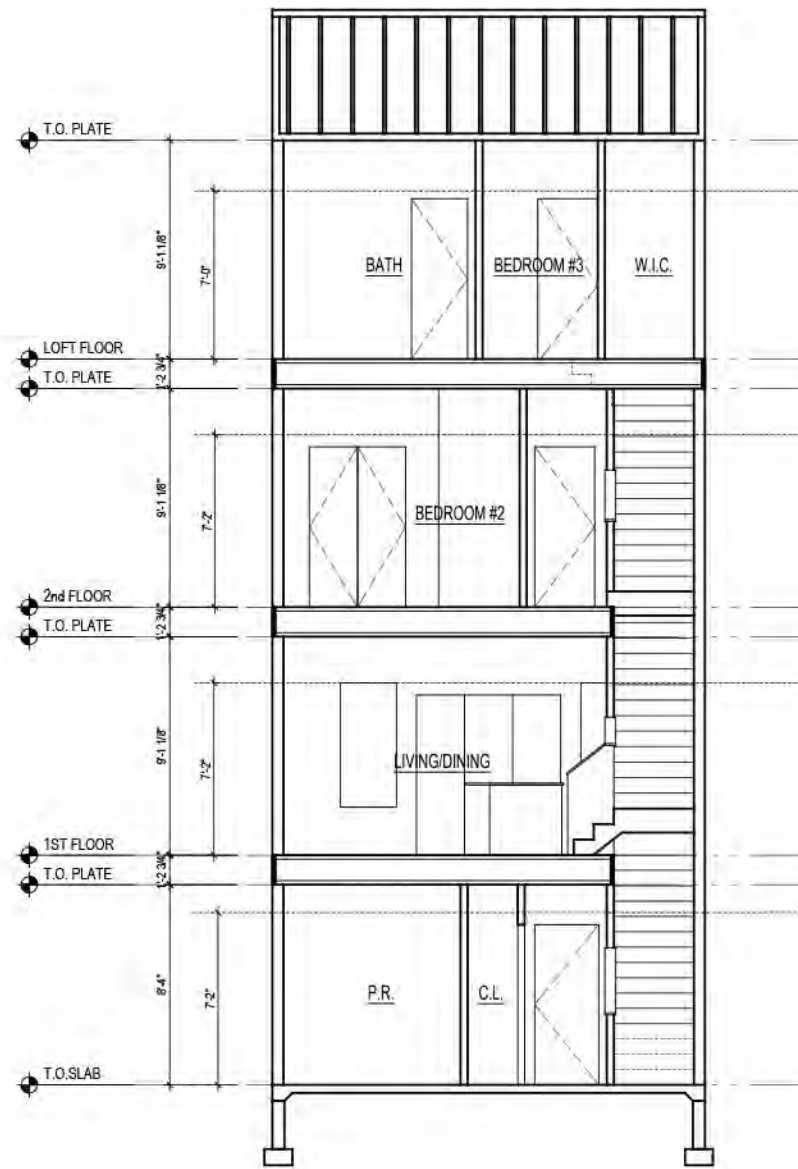
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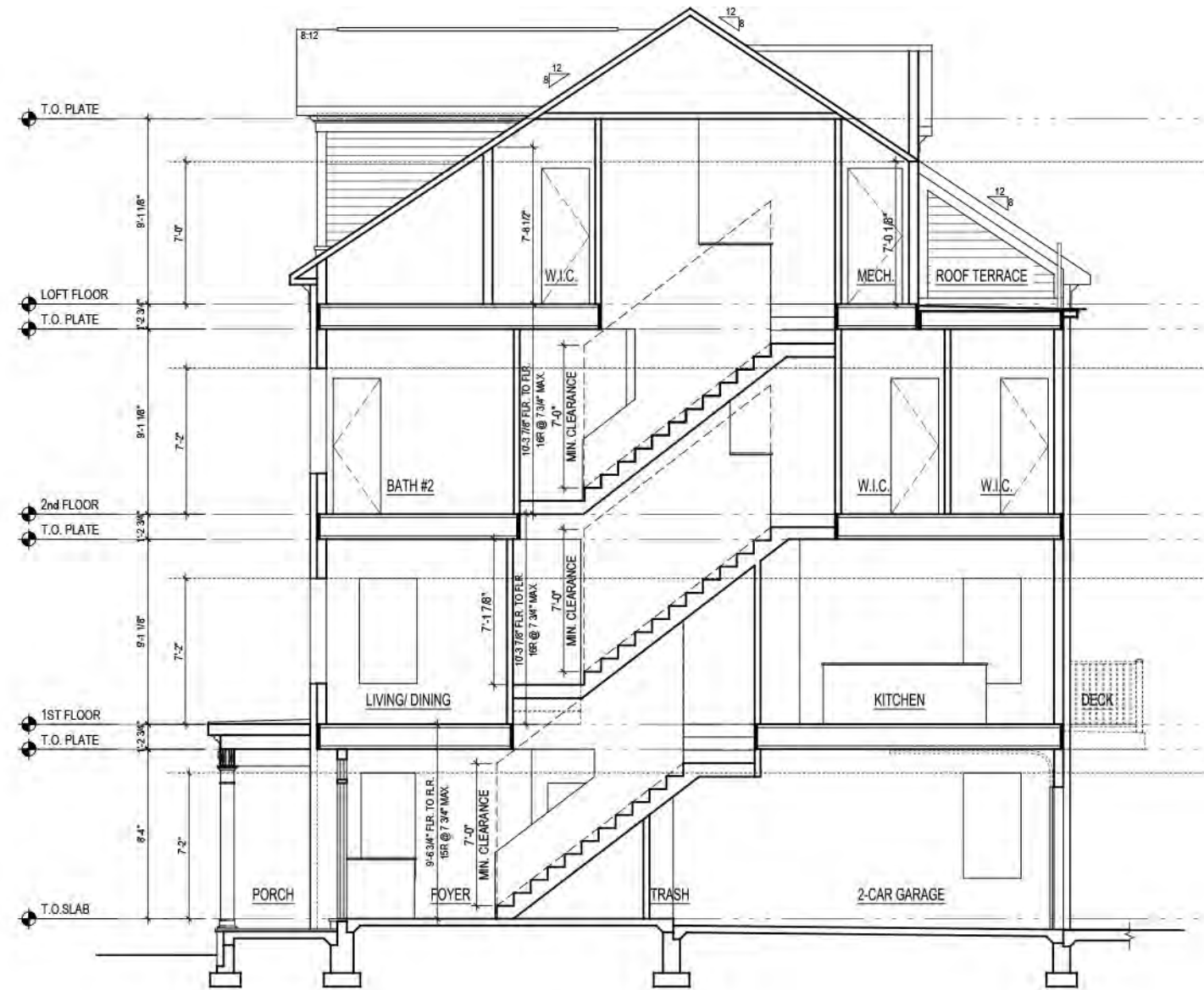
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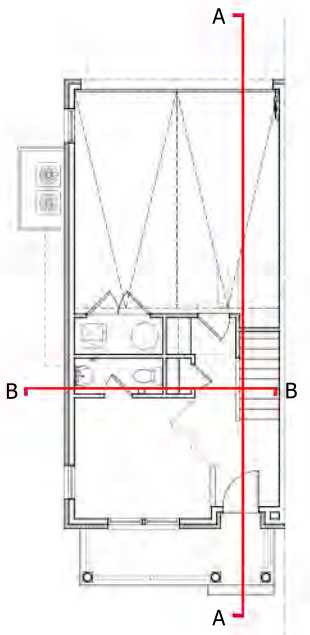
11/22/16
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B



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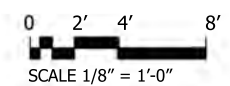
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CONCEPTUAL SECTION

18' X 36'-8" UNIT
 PUD APPLICATION

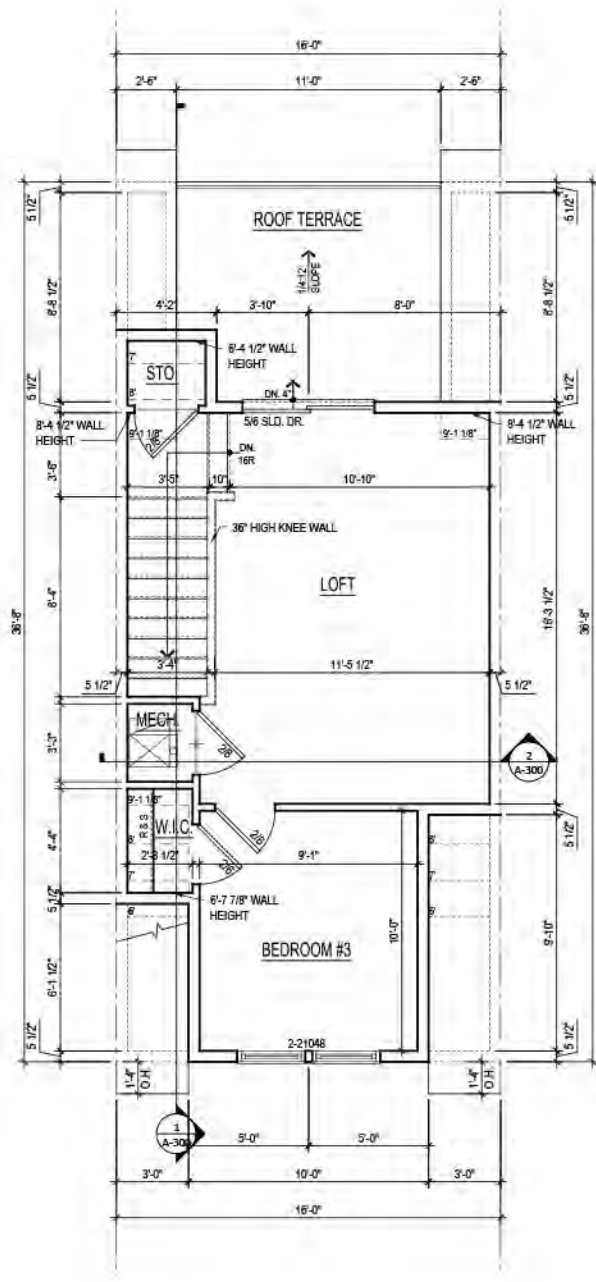
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 Washington, DC

MADISON HOMES

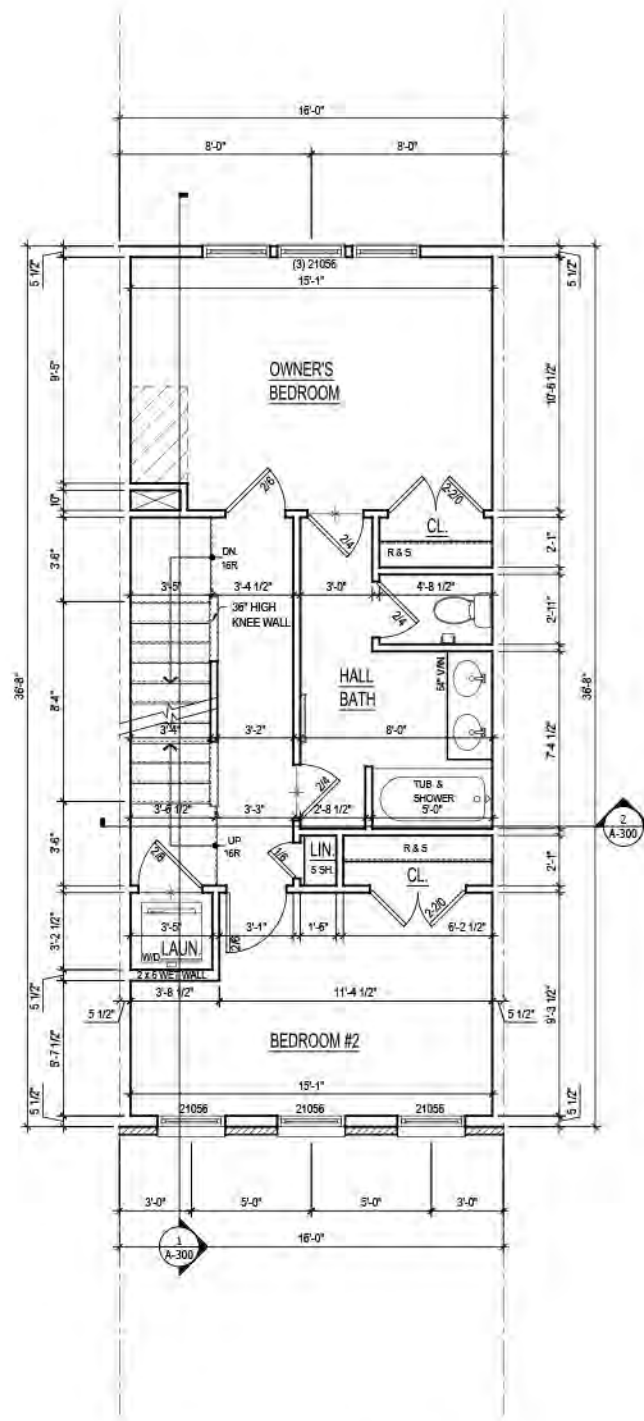


A.602

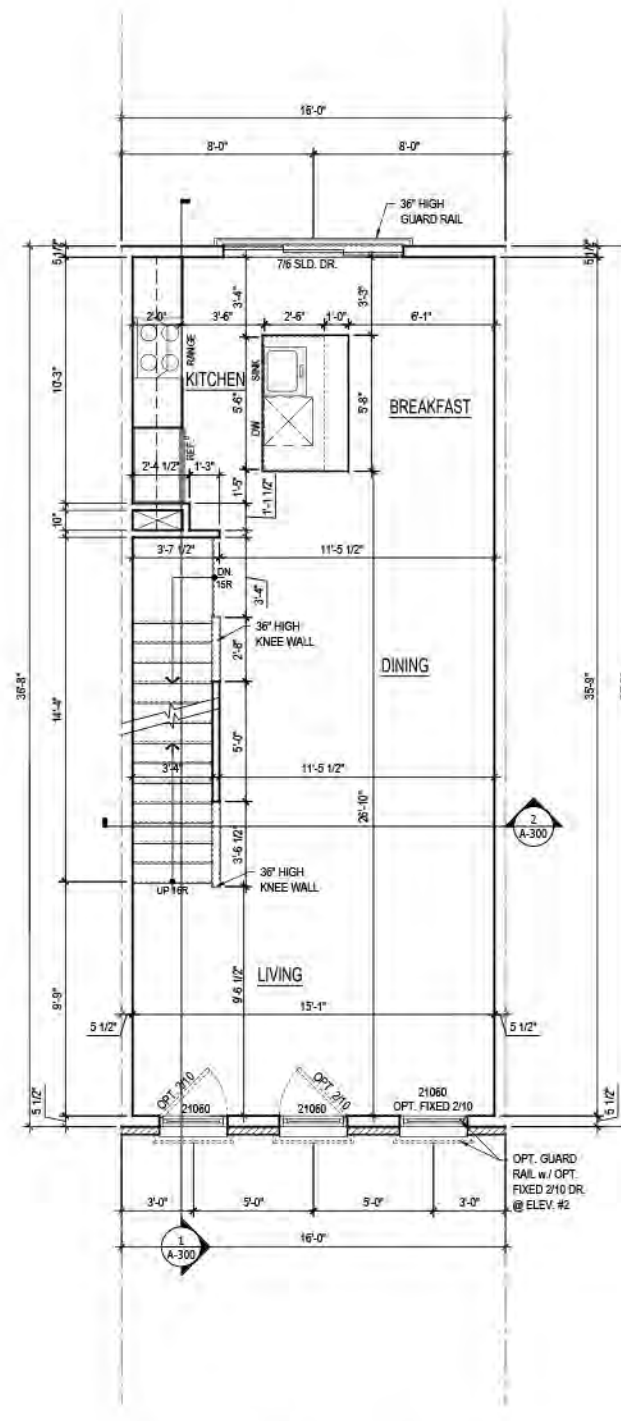
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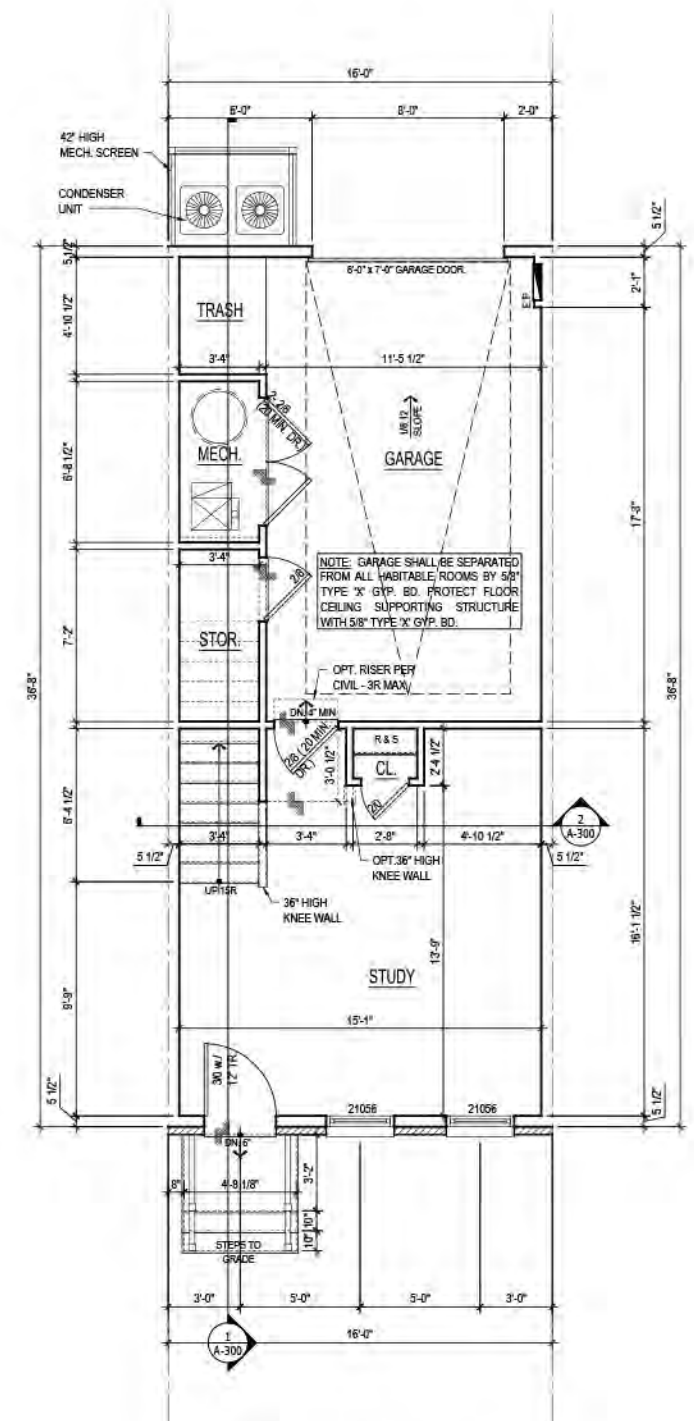
LOFT FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

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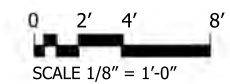
CONCEPTUAL FLOOR PLANS

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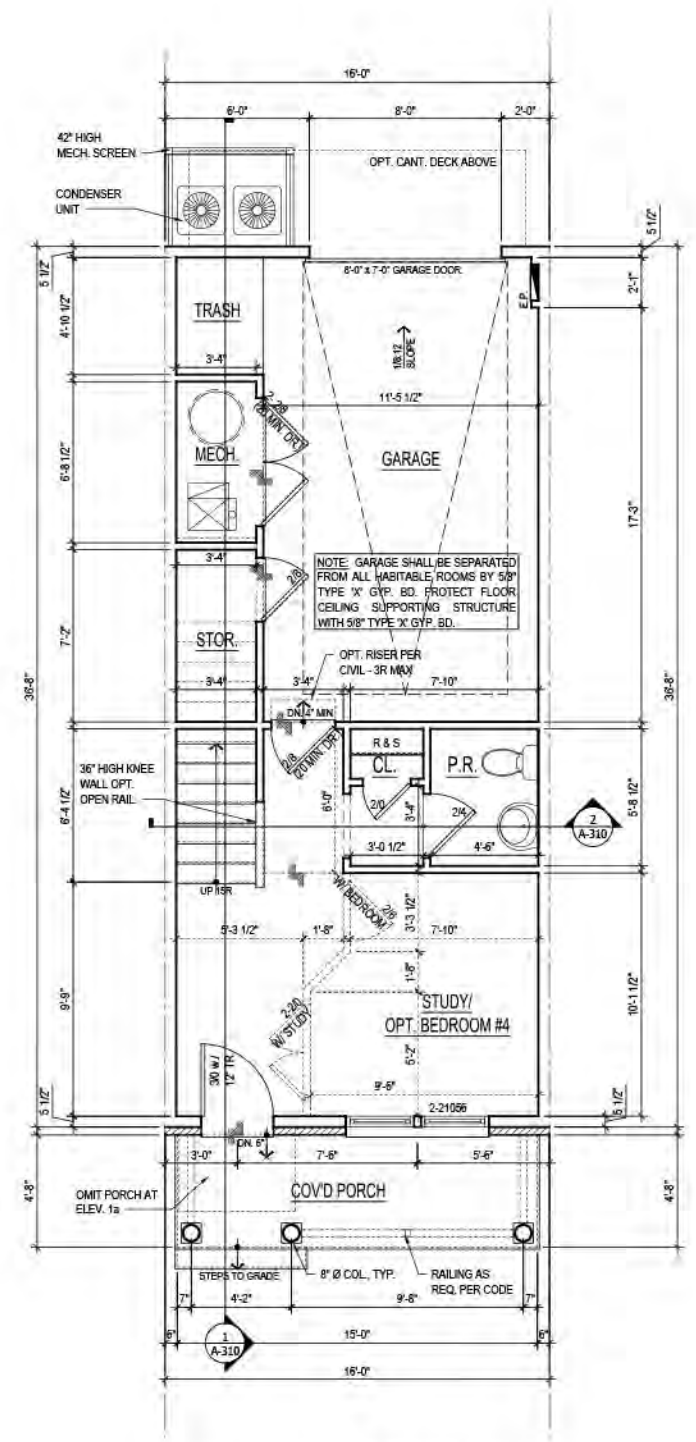
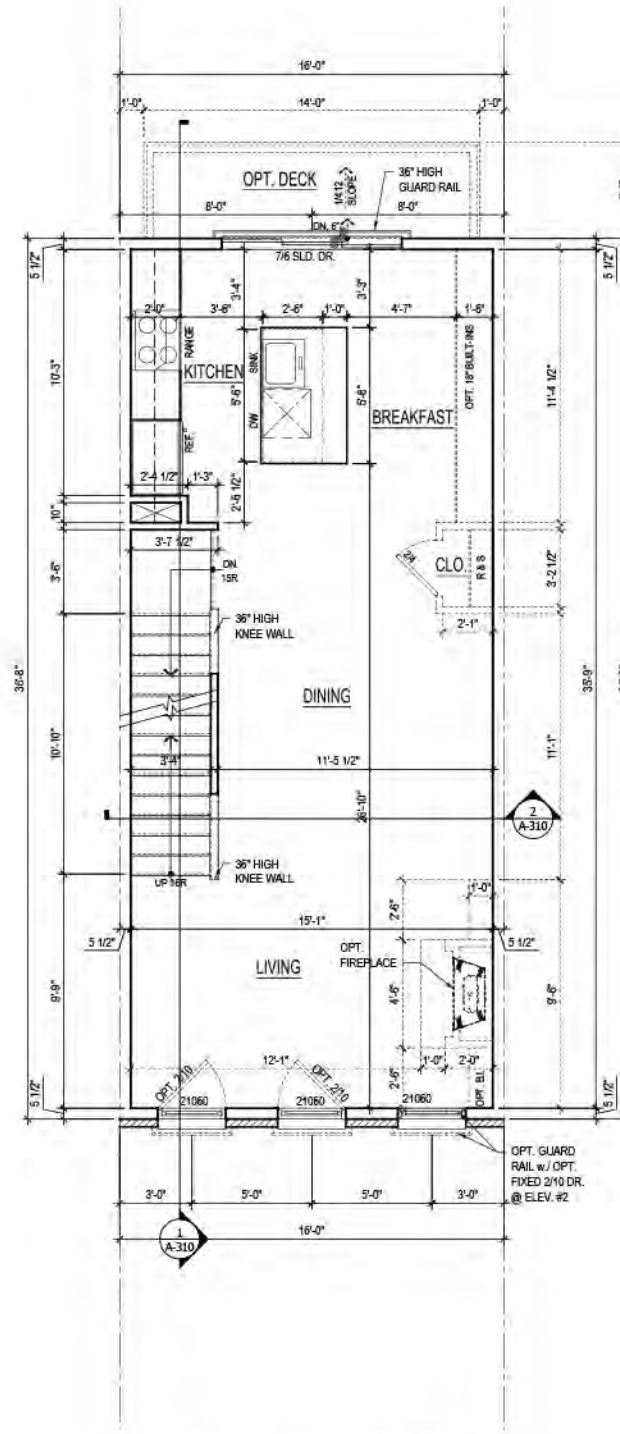
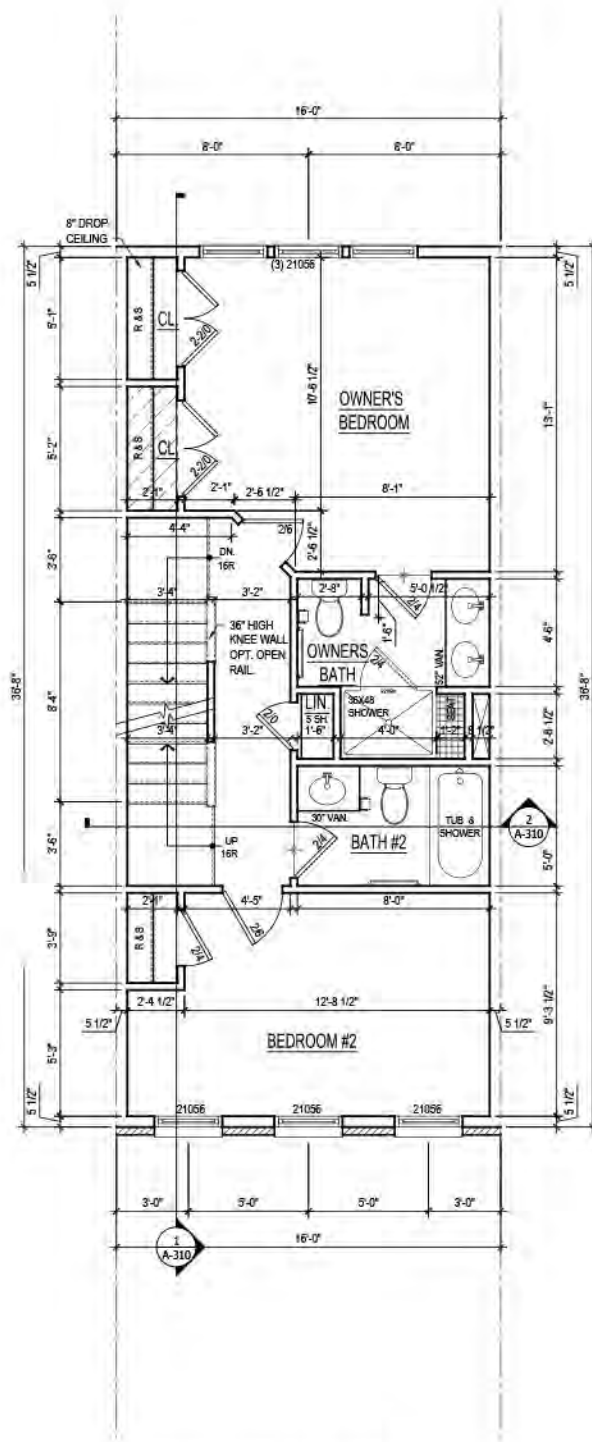
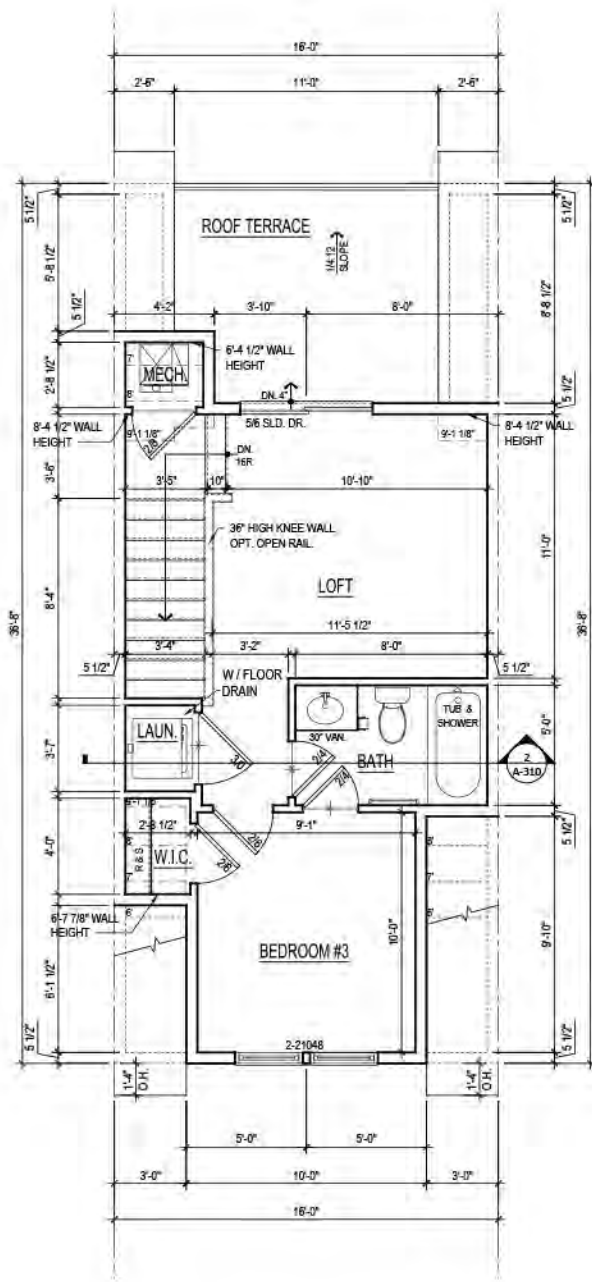
A.700

16' X 36'-8" I.Z. UNIT
PUD APPLICATION

MADISON HOMES



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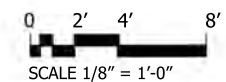
CONCEPTUAL FLOOR PLANS

BROOKLAND TOWNHOMES
 Washington, DC

A.701

STANDARD 16' X 36'-8" UNIT
 PUD APPLICATION

MADISON HOMES



11/22/16
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