

411 NEW JERSEY RESIDENCES

SQUARE: 0693 | LOT: 0096

INDEX

CONTEXT-PHOTOS	A-1
CONTEXT-ADJACENT BUILDINGS	A-2
CONTEXT-NEARBY STREETS	A-3
CONTEXT-ARCHITECTURAL ELEMENTS	A-4
ZONING, SURVEY AND LOT INFORMATION	A-5
EXISTING SITE PLAN	A-6
EXISTING STREET ELEVATION	A-7
CONTEXT DIAGRAMS	A-8
PROPOSED SITE PLAN	A-9
OVERVIEW	A-10
STREET ELEVATION W/ PROPOSED BUILDING	A-11
PROPOSED ELEVATIONS	A-12-13
PROPOSED PLANS	A-14-18
RENDERINGS	A-19-21
MATERIAL PALETTE	A-22
RELIEF DIAGRAMS	A-23-26



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



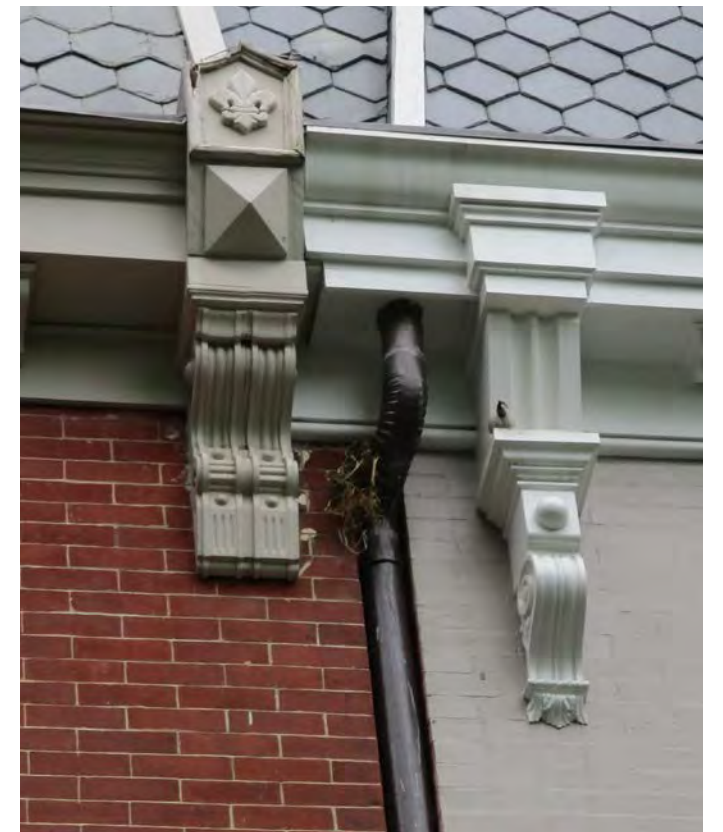
railway and tunnels to northwest



ironwork details



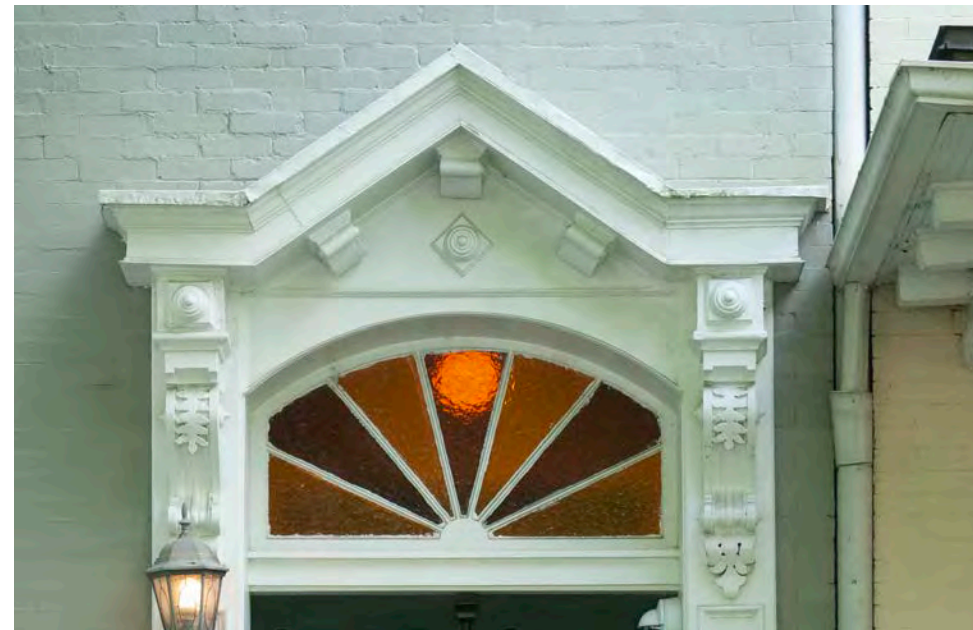
mansard roof details



cornice details



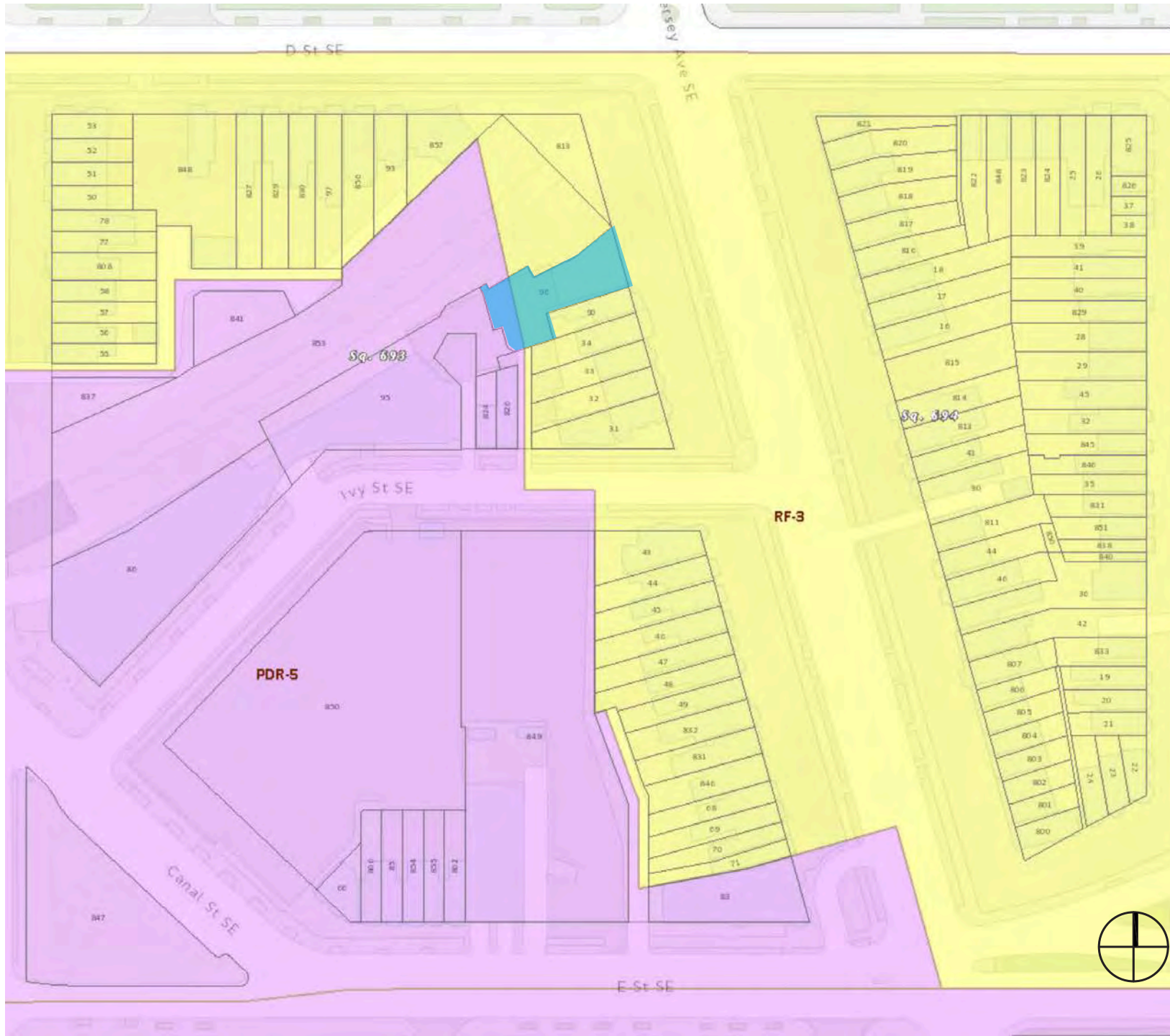
bay window detail



front entry detail

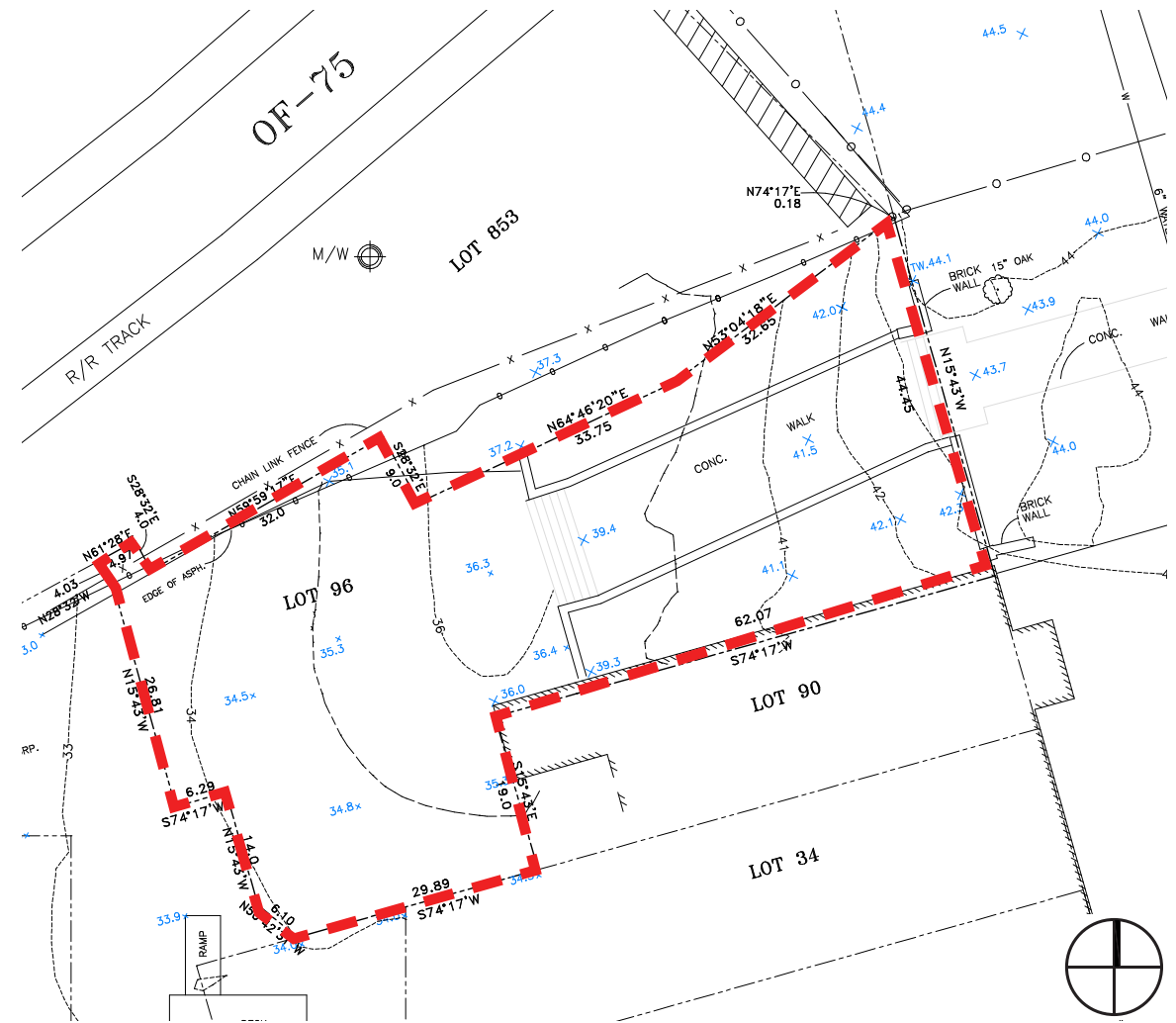


bay detail



ZONING MAP FOR PROPOSED SITE

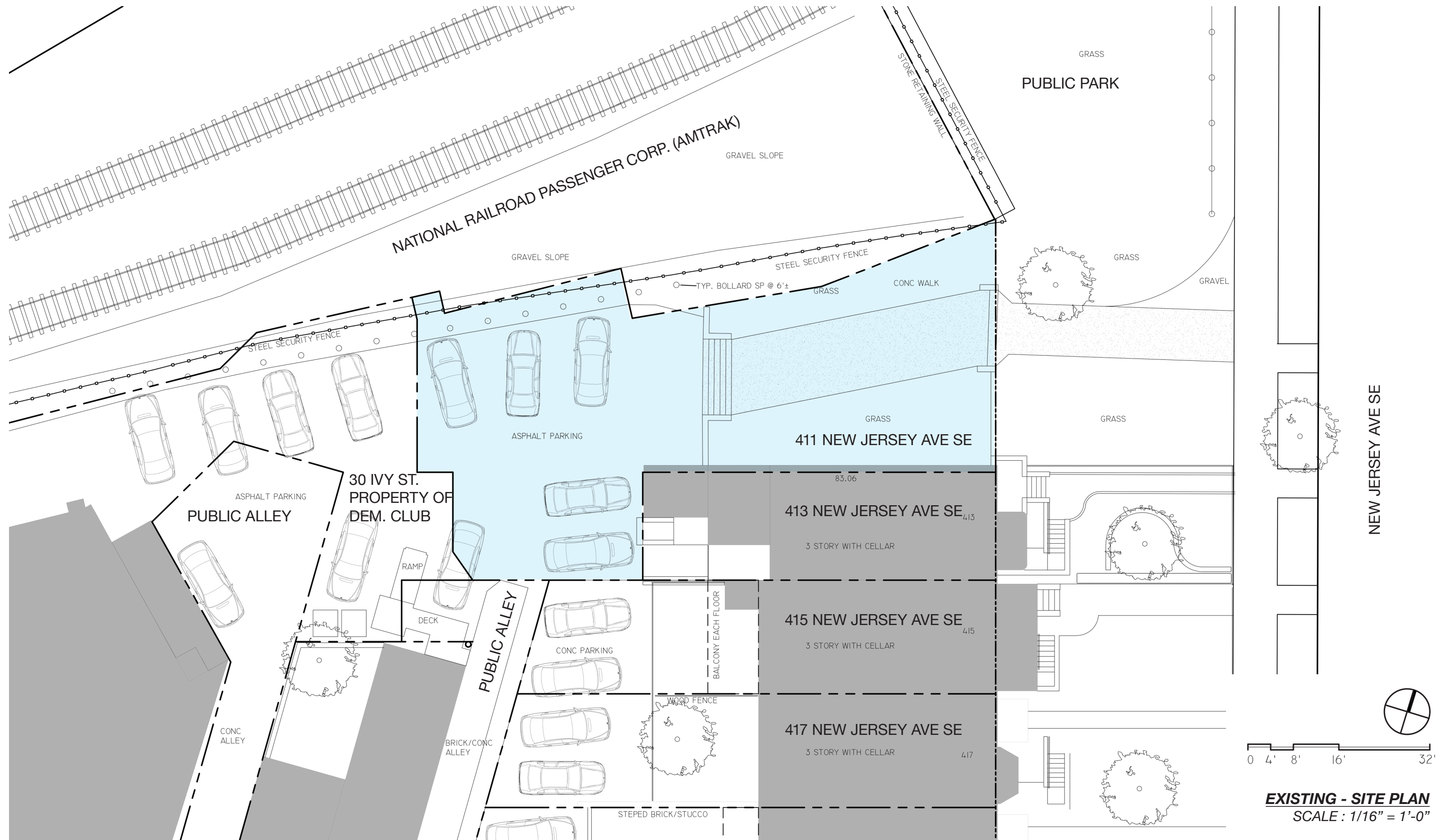
EXISTING ZONING: RF-3 AND PDR-5
 LOCAL ANC: 6B
 HISTORIC DISTRICT: CAPITOL HILL
 CFA DISTRICT: SHIPSTEAD-LUCE



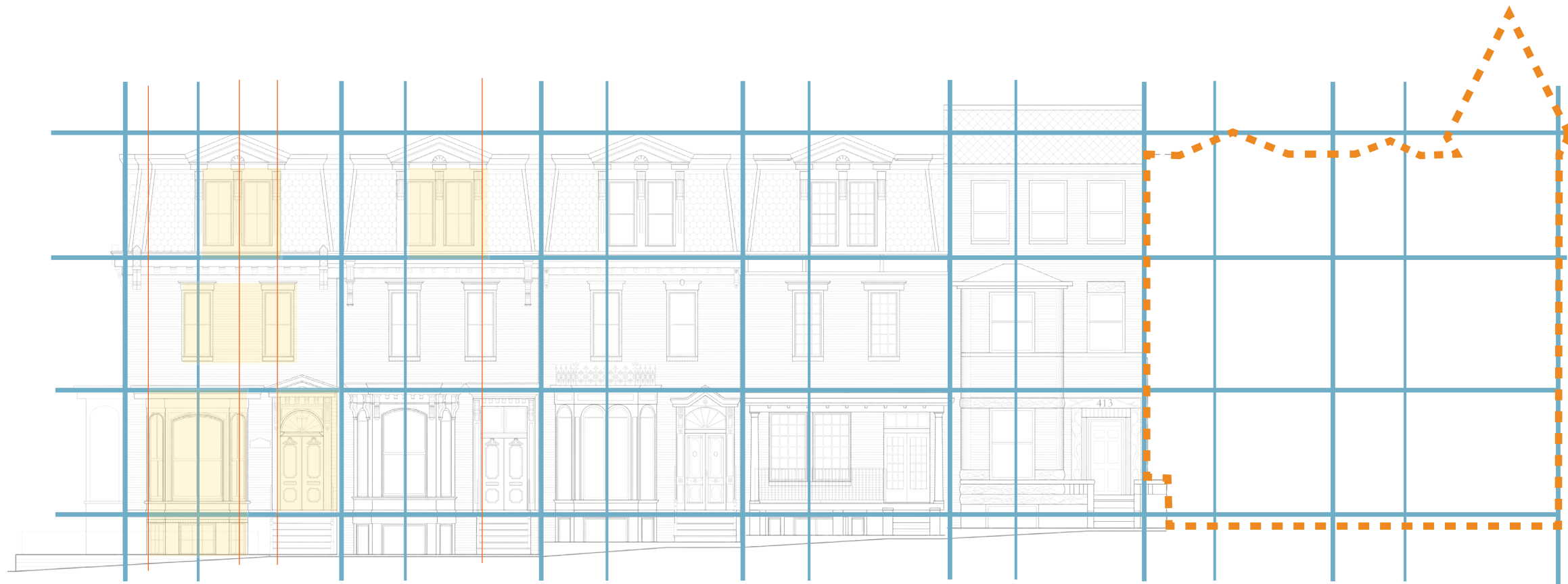
LOT INFORMATION

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.

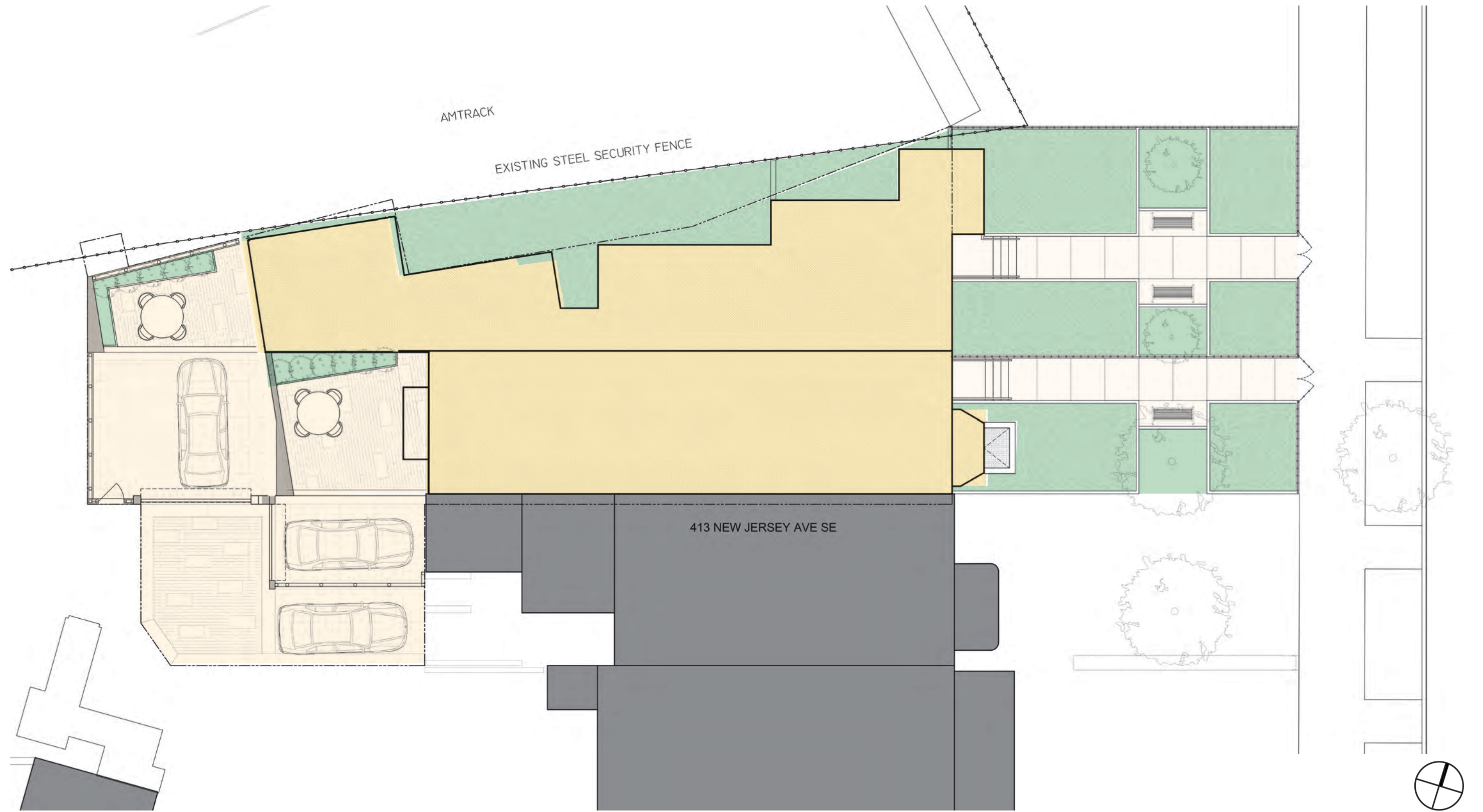


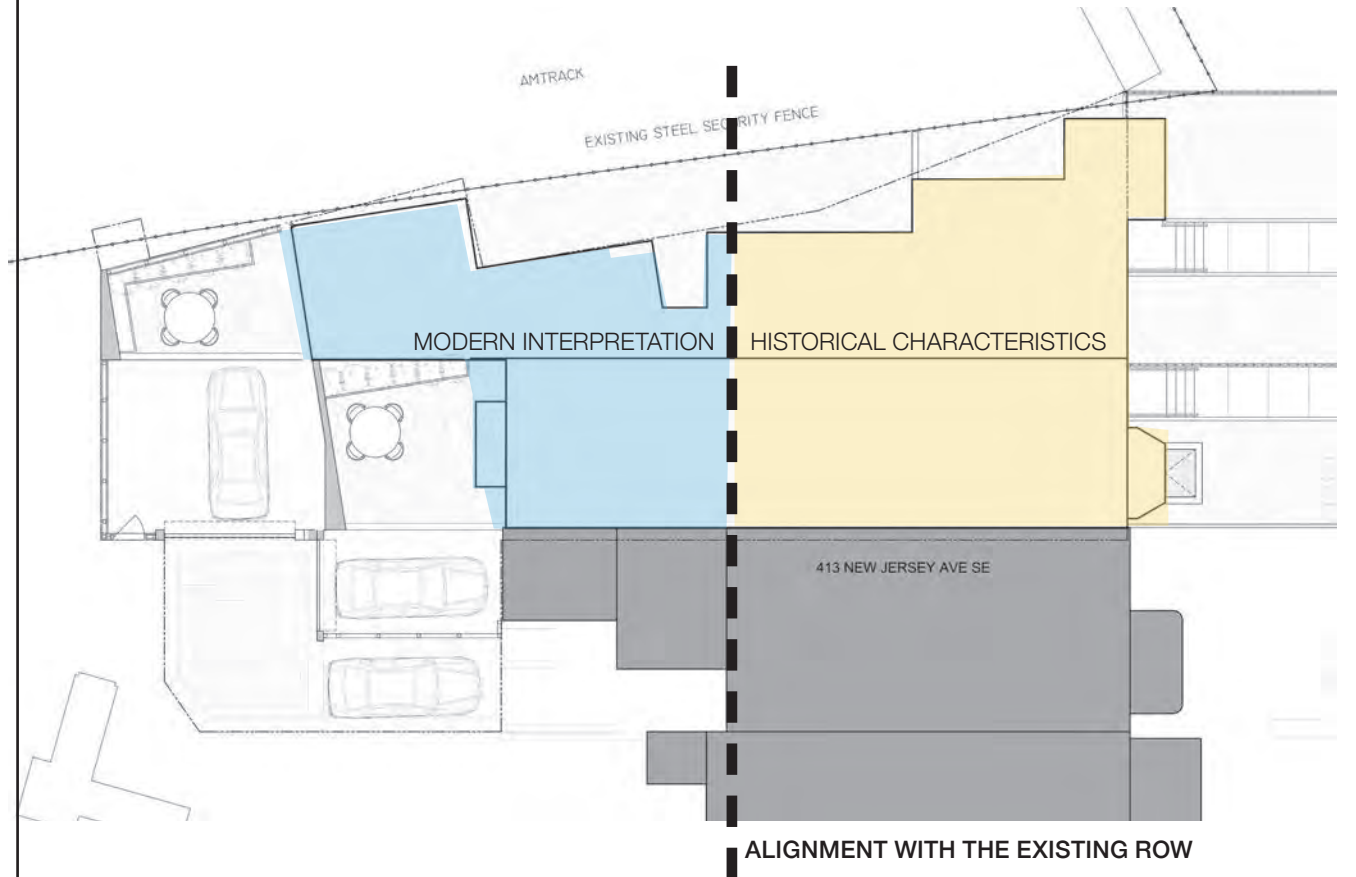
EXISTING - SITE PLAN
SCALE : 1/16" = 1'-0"



PROPORTION, RHYTHM, MASSING, SCALE DIAGRAMS

SCALE : NTS





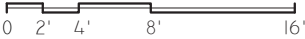
PROPOSED

THE OVERALL PROPOSED DESIGN FOR THE FLAT, WHICH APPEARS AS TWO SIDE BY SIDE SINGLE FAMILY DWELLINGS 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



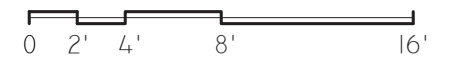
FULL STREET ELEVATION
 SCALE : 3/32" = 1'-0"



FRONT ELEVATION



REAR ELEVATION



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