

ARTSPACE HOUSING
3305 8TH STREET NE, WASHINGTON DC
CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION
JULY 2009



Perspective at 8th Street and Kearny Street

DEVELOPER

**BROOKLAND ARTSPACE LOFTS LLC
ON BEHALF OF ART AND HOUSING LLC**
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WASHINGTON, DC 20037-1122
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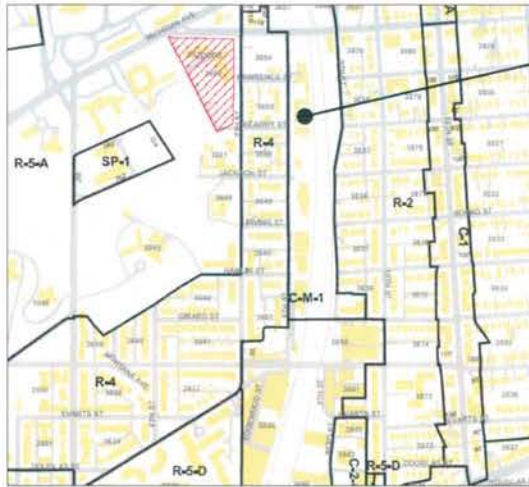
AERIAL PHOTO OF SITE



LOCATION MAP

TABLE OF CONTENTS

CONTENTS	SHEET #
COVER SHEET	00
TABLE OF CONTENTS WITH	
SITE AND LOCATION MAPS	01
EXISTING AND PROPOSED ZONING PLAN, PLAT	02
TABULATION OF DEVELOPMENT DATA	03
PROPOSED SITE PLAN	04
GARAGE PLAN	05
FIRST FLOOR PLAN	06
SECOND FLOOR PLAN	07
THIRD FLOOR PLAN	08
FOURTH FLOOR PLAN	09
ROOF PLAN	10
CONTEXTUAL BUILDING ELEVATION (WEST)	11
BUILDING ELEVATIONS (EAST - WEST)	12
BUILDING ELEVATIONS (NORTH - SOUTH)	13
BUILDING SECTIONS (EAST - WEST)	14
FUTURE DANCEPLACE BUILDING MASS	15
EXTERIOR MATERIAL EXAMPLES - SIDING	16
EXTERIOR MATERIAL EXAMPLES	17
LANDSCAPE PLAN	18
LANDSCAPE SECTION	19
LANDSCAPE PLANTING EXAMPLES	20
EXISTING CONDITIONS - CIVIL	21
SITE AND GRADING PLAN - CIVIL	22
UTILITY PLAN - CIVIL	23
ESC & SWM PLAN - CIVIL	24



PROPOSED ARTSPACE
HOUSING AND
DANCE PLACE SITE;

1 EXISTING ZONING PLAN
SCALE: N.T.S.



PROPOSED
C-2-B (PUD)

2 ZONING PLAN:
PROPOSED CHANGE
SCALE: N.T.S.



3 PLAT OF SQUARE 3831 & 3832
SCALE: N.T.S.

PLAT OF SQUARE 1082 EXISTING & PROPOSED ZONING PLANS

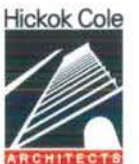
SHEET 02

BROOKLAND ARTSPACE LOFTS LLC

CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION (SQUARE 3831, LOT 47)

FIRST STAGE PLANNED UNIT DEVELOPMENT APPLICATION (SQUARE 3832, LOT 803)

APRIL 17, 2009



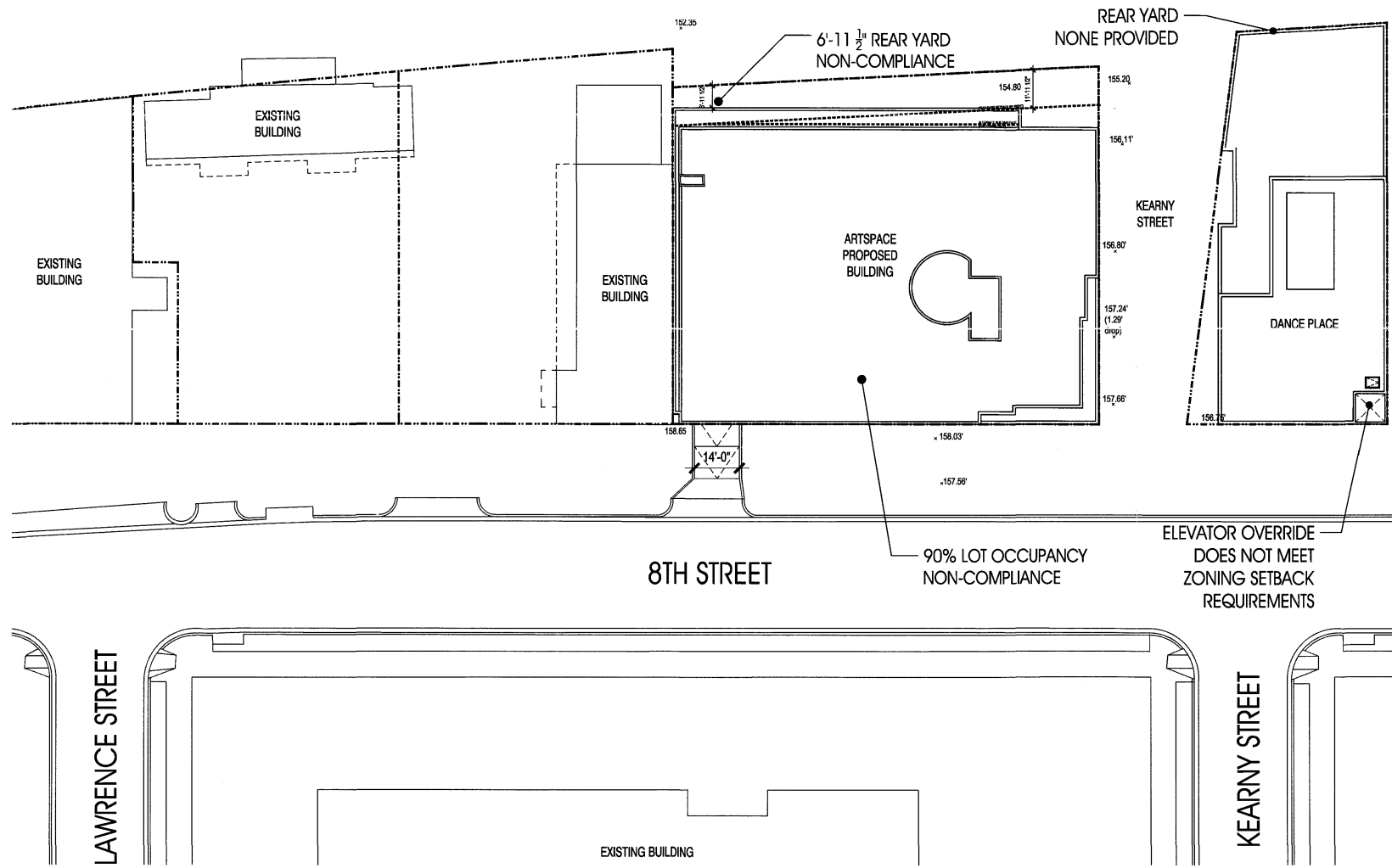
Zoning Review
C-2-B (PUD)

Item	Allowed/Required	Provided	Requirement status
Building Size			
Site Area - PUD	15,000	14,375	C
		3915	
		6727	
Total		25,017	
FAR - PUD			
residential	6.0	48,898 sf (2.0 FAR)	C
commercial	2.0	17,584 sf (0.7 FAR)	C
total	6.0	66,482 sf (2.7 FAR)	C
Height -PUD			
Artspace	90' Maximum	48'	C
Dance Place	90' Maximum	50'	C
Rear Yard			
Artspace	16'	6'-11 1/2"	NC
Dance Place	16'	0'	NC
Side Yard			
	Not required.	None provided	C
Lot Occupancy			
Artspace	100%	77%	C
Dance Place	100%	90%	C
	100%	93%	C
Off-Street Loading Facility Requirements			
Loading Berth- Commercial	Less than 30,000 sq ft Theatre with less than 500 seats None Required	None	C
Loading Berth- Residential	Not required for Apartment House or Multiple Dwelling with less than 50 Dwelling Units in All Districts	None	C
Loading Platform - Commercial	Less than 30,000 sq ft Theatre with less than 500 seats None Required	None	C
Loading Platform - Residential	Not required for Apartment House or Multiple Dwelling with less than 50 Dwelling Units in All Districts	None	C
Delivery - Commercial	Less than 30,000 sq ft Theatre with less than 500 seats None Required	None	C
Delivery - Residential	Not required for Apartment House or Multiple Dwelling with less than 50 Dwelling Units in All Districts	None	C
Off-Street Parking Requirements			
Residential	1 per 3 dwelling units 14 spaces		
Dance Studio	18 spaces (auditorium) 6 spaces (classes)		
Total	38 spaces	23 spaces	NC



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PROPOSED SITE PLAN AND ZONING NON-COMPLIANCE

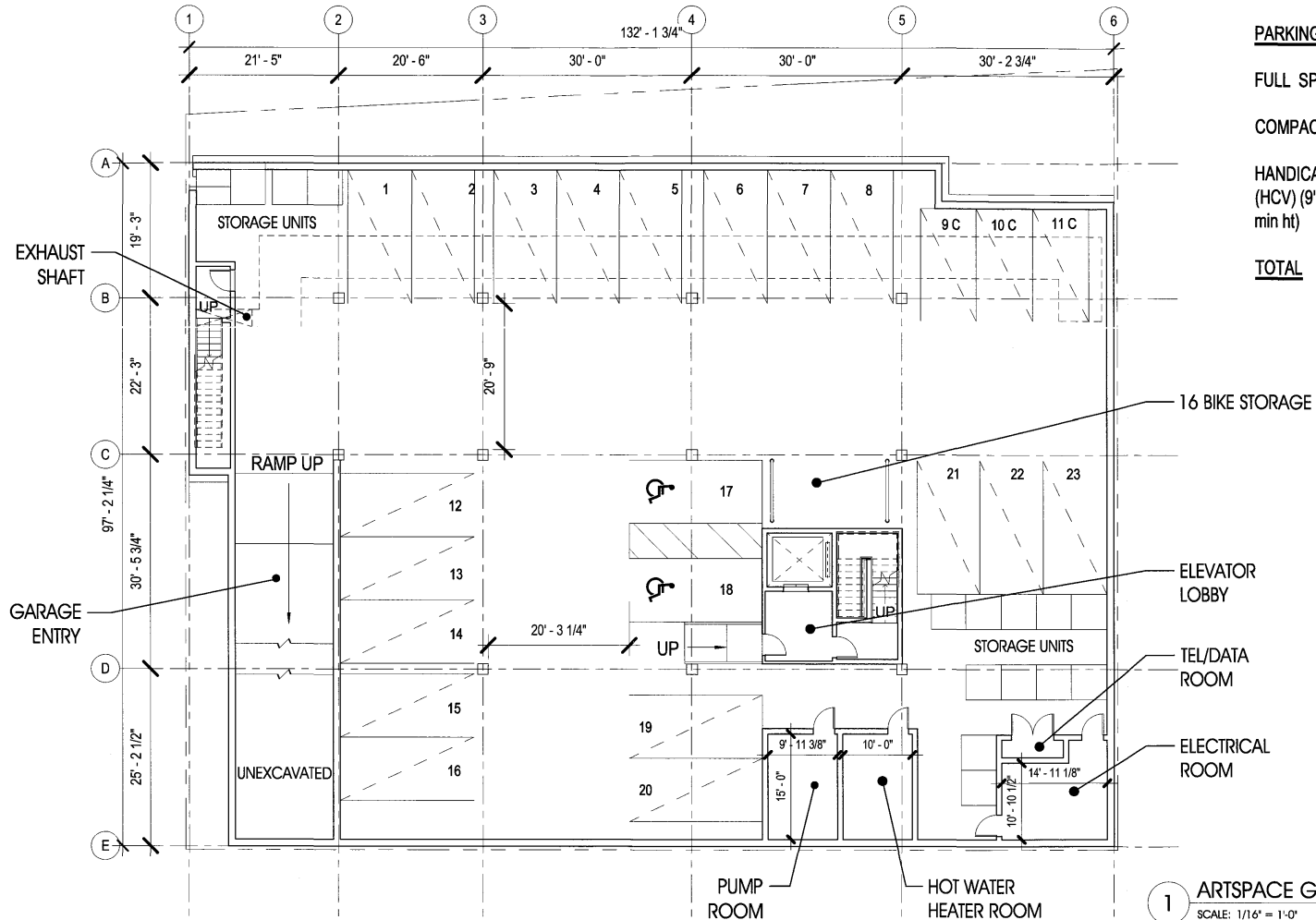
1 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

SHEET 04



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GARAGE PLAN

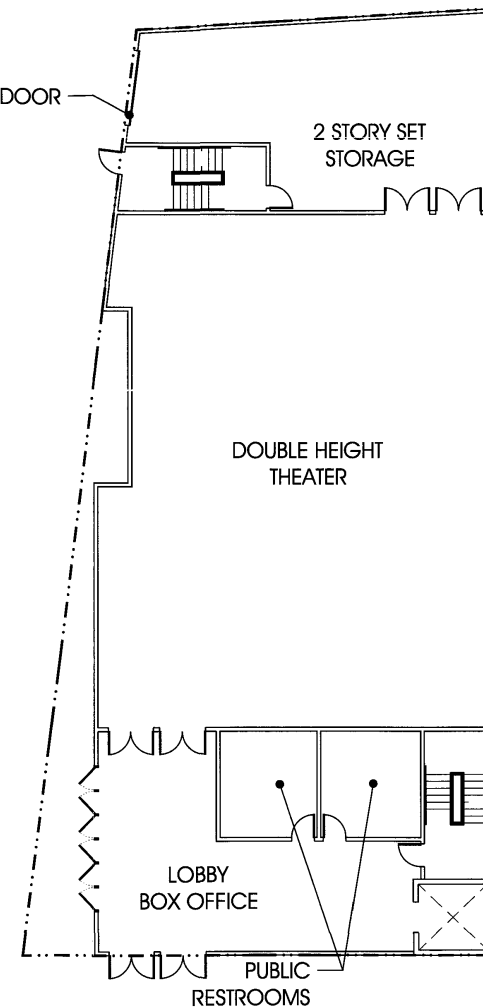
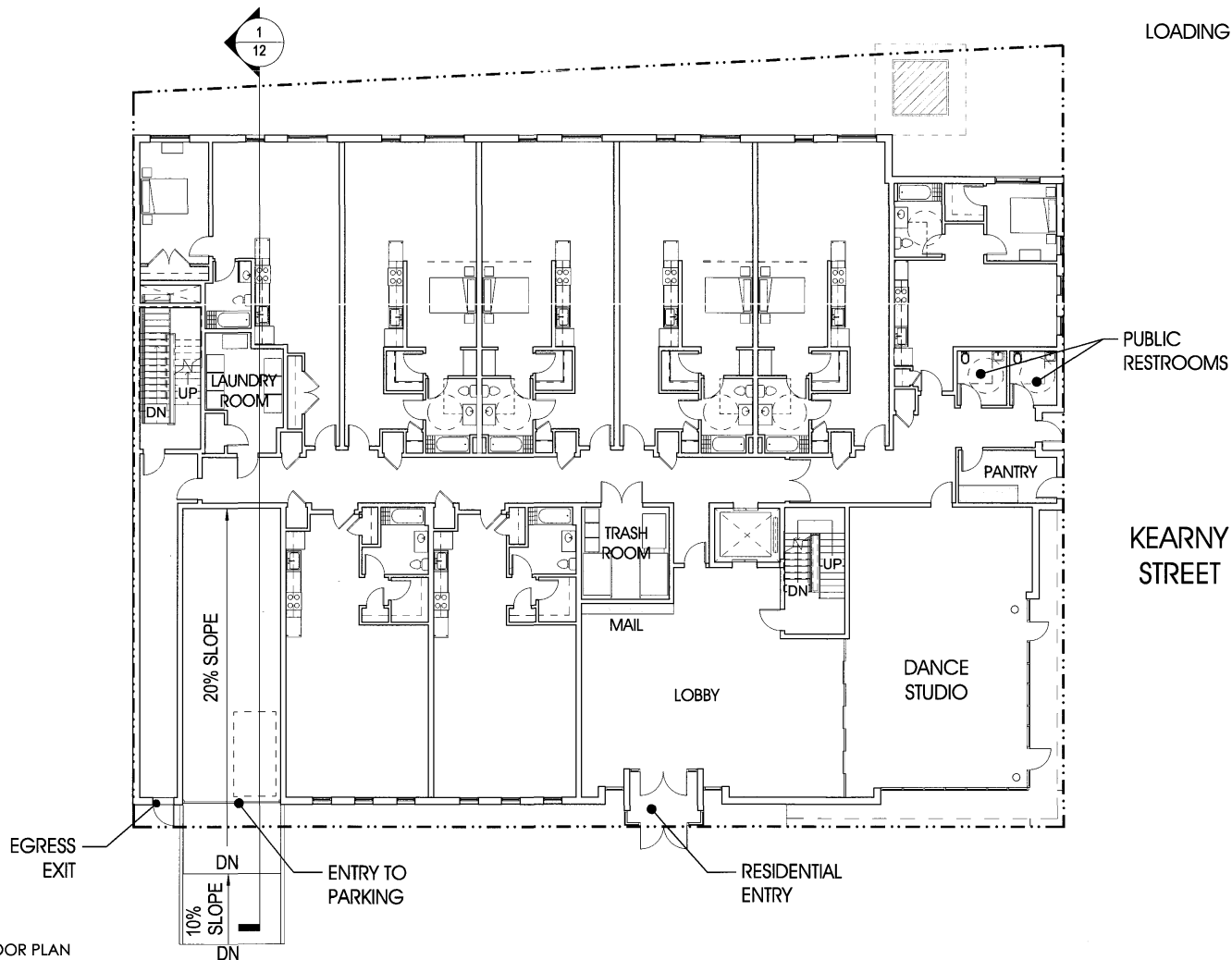
1 ARTSPACE GARAGE PLAN
SCALE: 1/16" = 1'-0"

SHEET 05



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1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

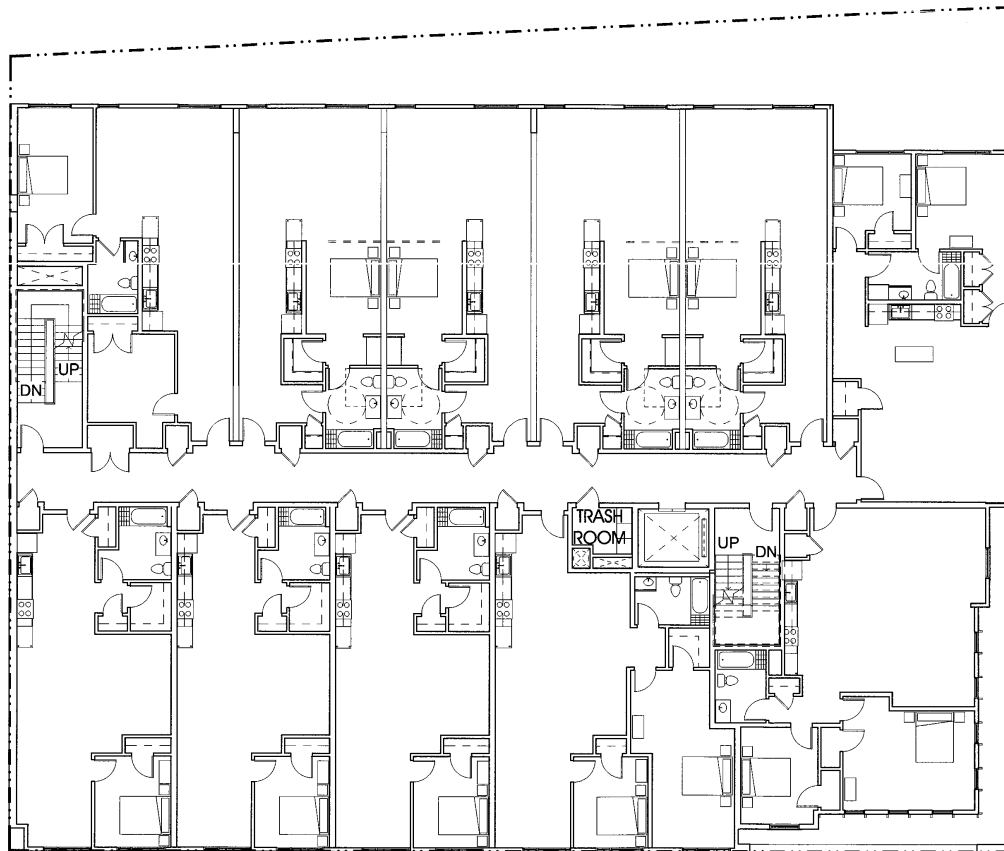
FIRST FLOOR PLAN

SHEET 06



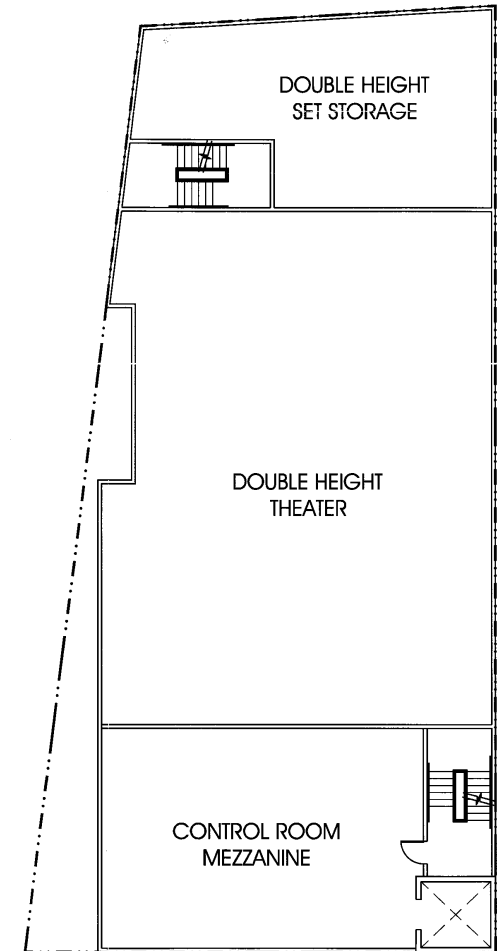
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1 ARTSPACE - SECOND FLOOR
SCALE: 1/16" = 1'-0"

SECOND FLOOR PLAN



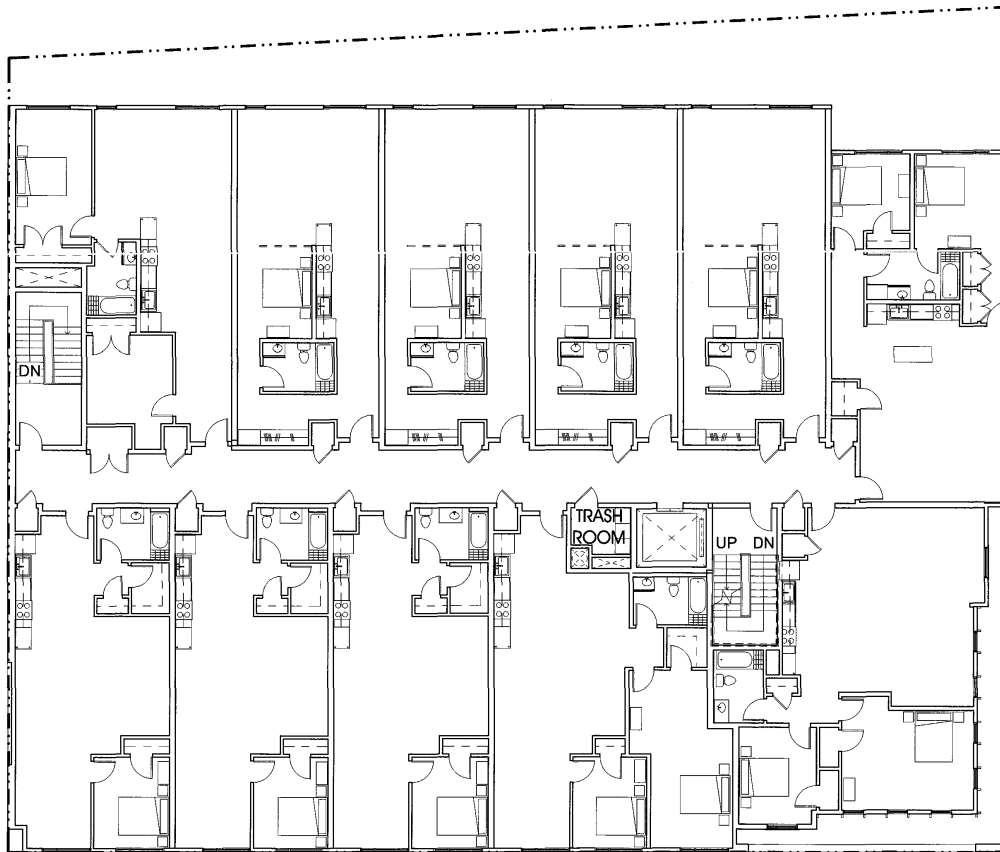
1 DANCE PLACE - SECOND FLOOR
SCALE: 1/16" = 1'-0"

SHEET 07



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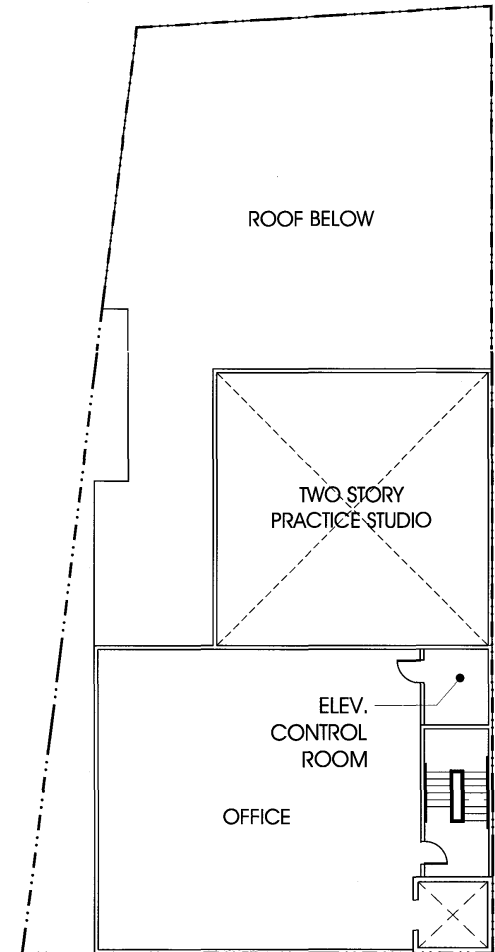




1 ARTSPACE - TYPICAL FLOOR
SCALE: 1/16" = 1'-0"

FOURTH FLOOR PLAN

KEARNY STREET



1 DANCE PLACE - FOURTH FLOOR
SCALE: 1/16" = 1'-0"

SHEET 09

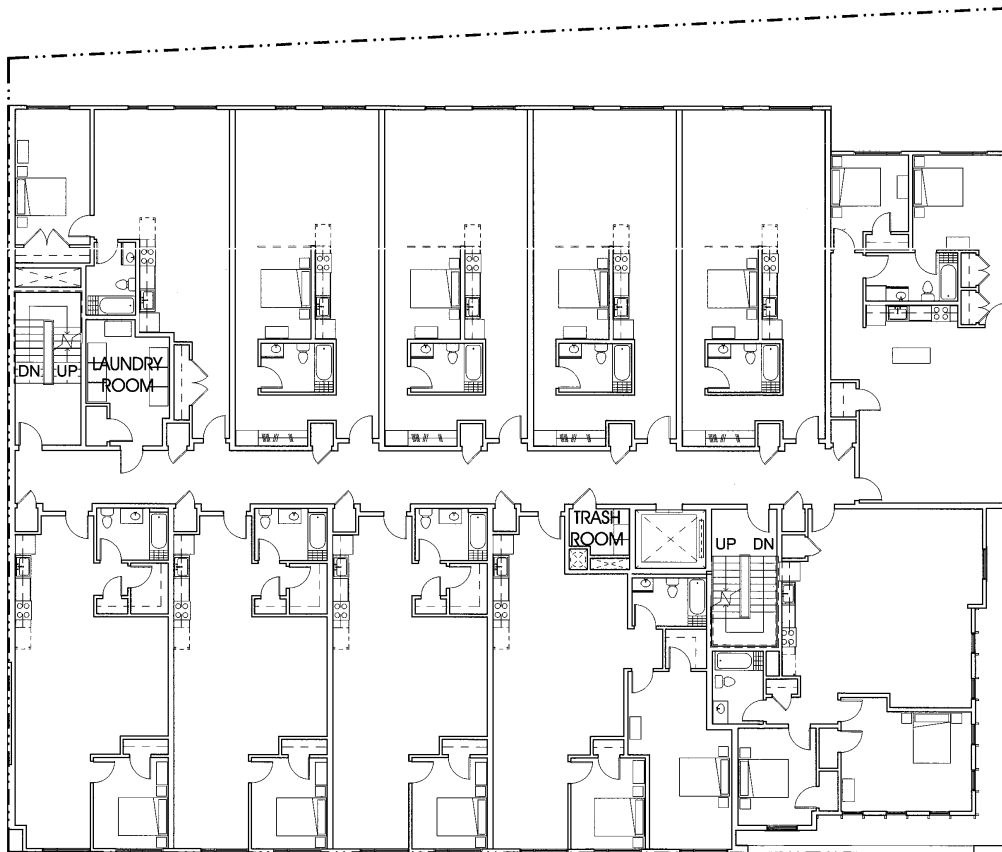
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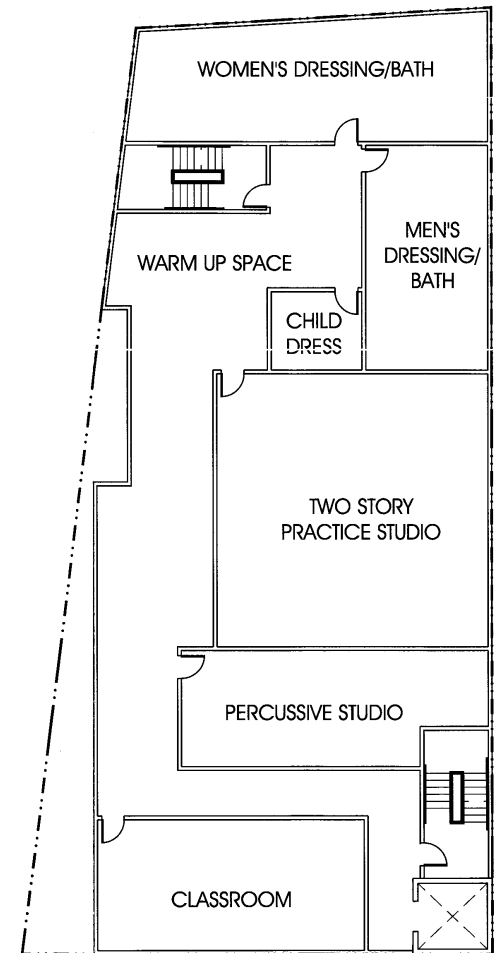




1 ARTSPACE - TYPICAL FLOOR
SCALE: 1/16" = 1'-0"

THIRD FLOOR PLAN

KEARNY STREET



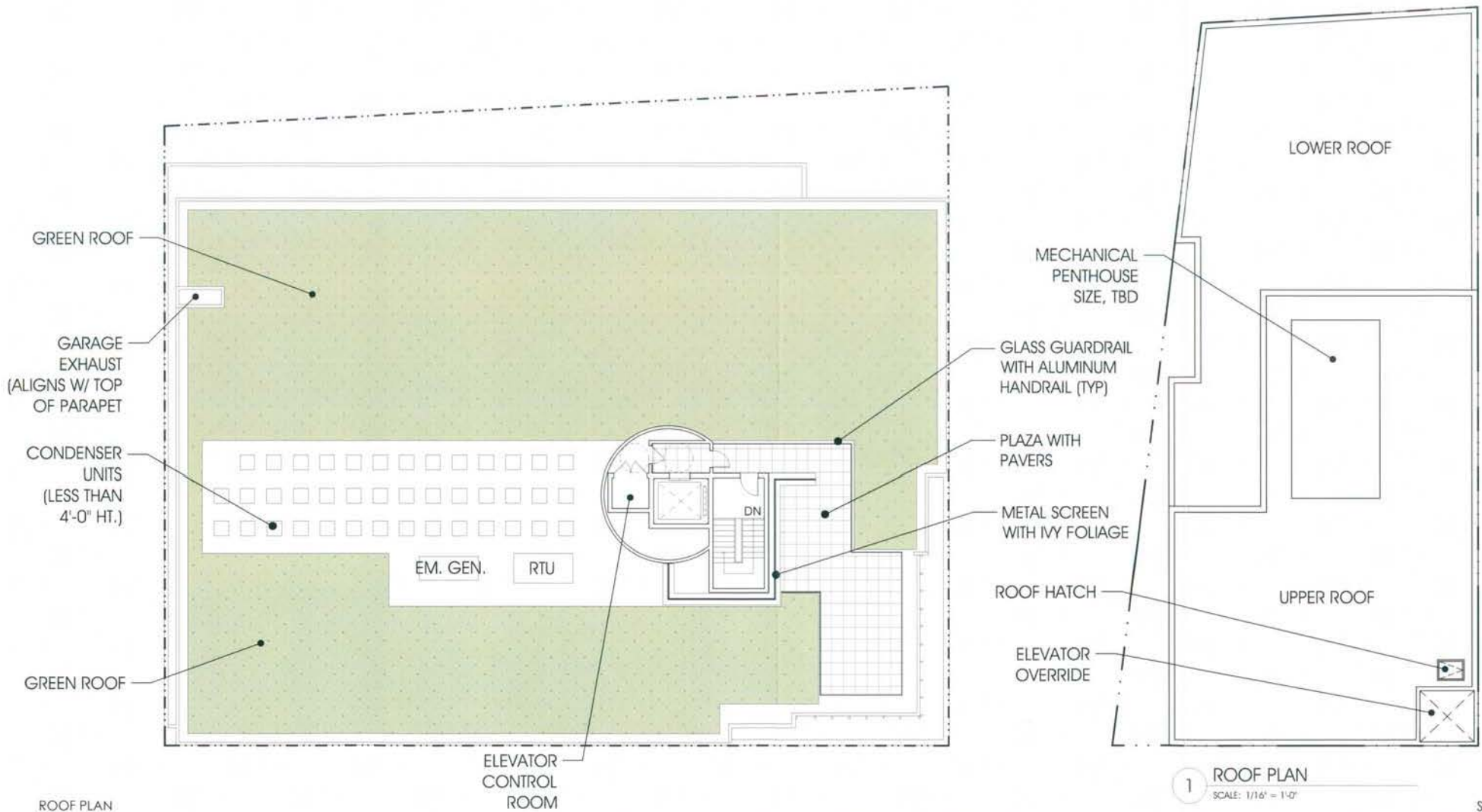
1 DANCE PLACE - THIRD FLOOR
SCALE: 1/16" = 1'-0"

SHEET 08



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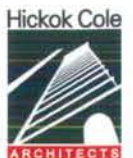


ROOF PLAN

SHEET 10



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8th STREET ELEVATION



CONTEXTUAL ELEVATION

SHEET 11

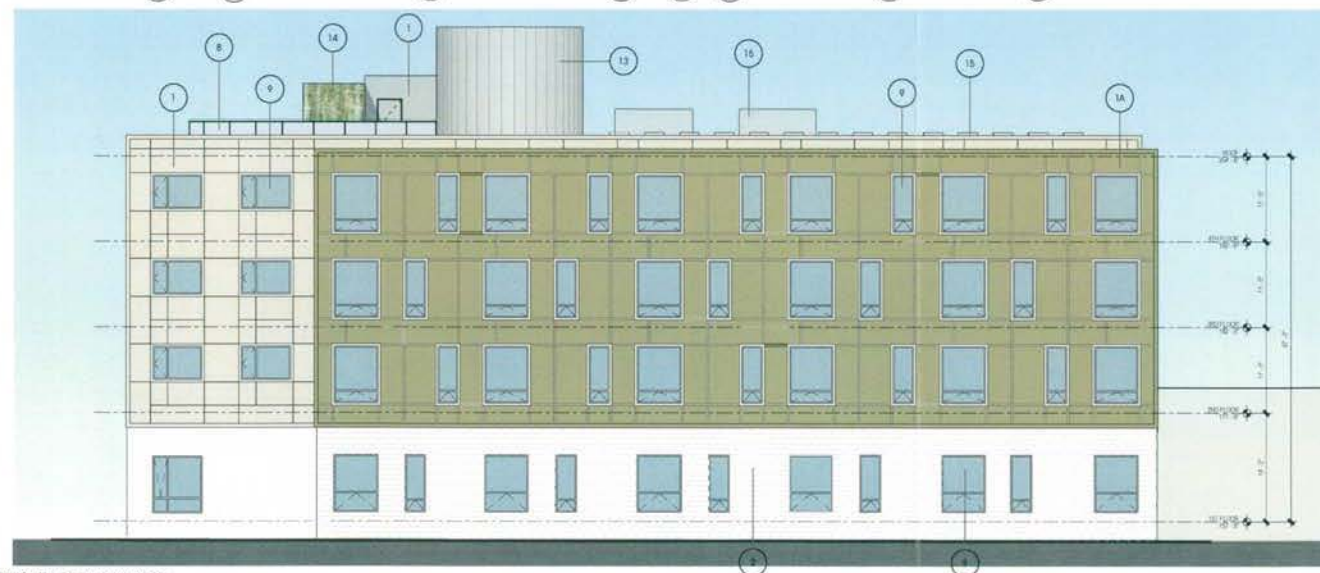


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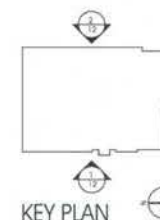
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION FINISHES KEY

1. HARDIE PANEL SIDING WITH MTL REVEALS
- 1A. HARDIE PANEL SIDING WITH BATTENS
2. MASONRY BASE
3. VERTICAL METAL ACCENT
4. VESTIBULE/LOBBY STOREFRONT SYSTEM
5. CANOPY CLAD WITH PANELIZED SIDING
6. GARAGE ENTRY
7. METAL EGRESS DOOR
8. ALUMINUM/GLASS GUARDRAIL
9. ALUMINUM WINDOWS, TYP
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. METAL SERVICE DOOR
12. MOSAIC TILE
13. STANDING SEAM METAL SIDING
14. METAL SCREEN WITH IVY FOLIAGE
15. ROOF TOP MECHANICAL EQUIP.



KEY PLAN

SHEET 12

ELEVATIONS: EAST AND WEST

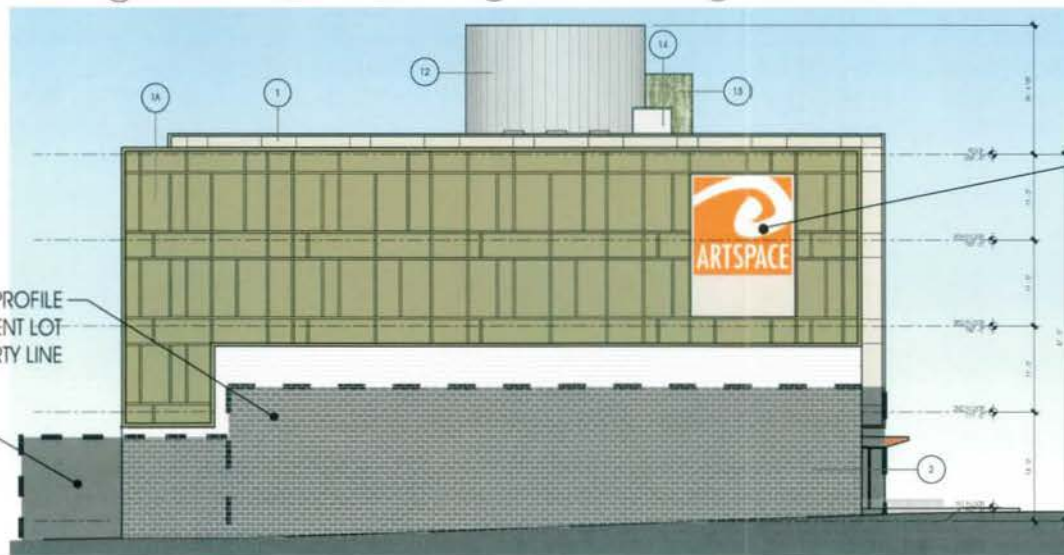


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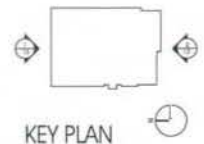
2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION FINISHES KEY

1. HARDIE PANEL SIDING WITH MITL REVEAL
- 1A. HARDIE PANEL SIDING WITH BATTENS
2. MASONRY BASE
3. VERTICAL METAL ACCENT
4. VESTIBULE/LOBBY STOREFRONT SYSTEM
5. CANOPY CLAD WITH PANELIZED SIDING
6. GARAGE ENTRY
7. METAL EGRESS DOOR
8. ALUMINUM/GLASS GUARDRAIL
9. ALUMINUM WINDOWS, TYP
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. METAL SERVICE DOOR
12. STANDING SEAM METAL SIDING
13. METAL SCREEN WITH IVY FOLIAGE
14. ROOF TOP MECHANICAL EQUIP.



KEY PLAN

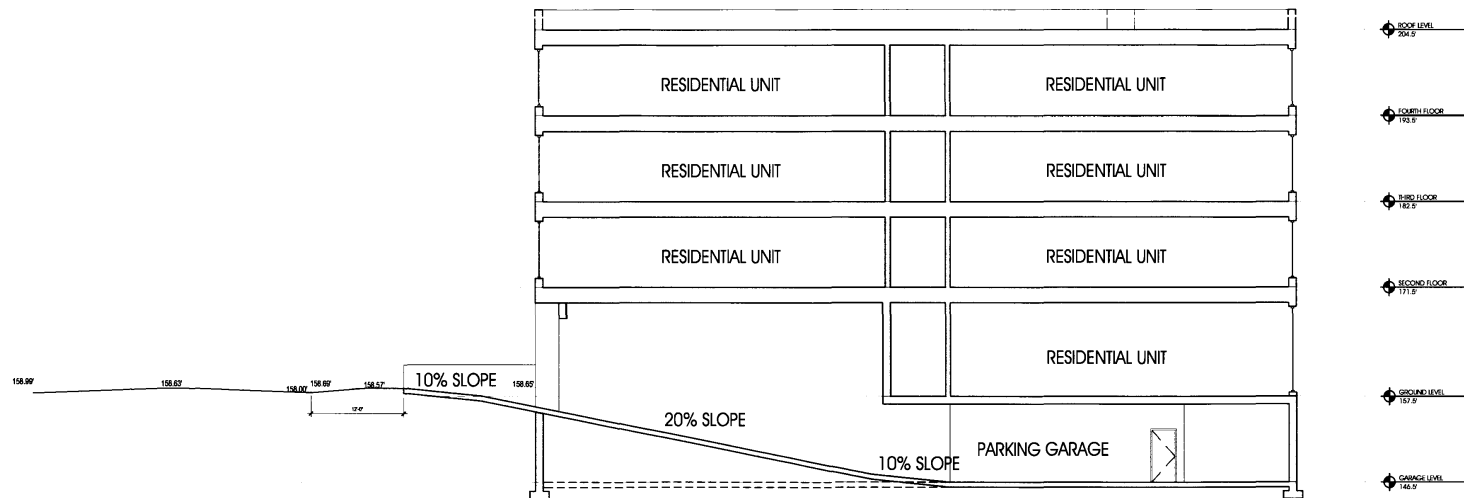
ELEVATIONS: NORTH AND SOUTH

SHEET 13



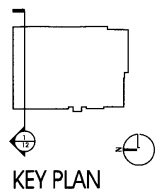
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SECTION DIAGRAM:
EAST-WEST THROUGH SITE

SCALE: 1/16" = 1'-0"



BUILDING SECTION

SHEET 14



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FUTURE DANCE PLACE BUILDING MASS



HARDIE PANEL SIDING
WITH BATTENS



STANDING SEAM METAL PANEL



HARDIE PANEL SIDING
WITH METAL REVEALS

EXTERIOR MATERIAL SAMPLES

SHEET 16



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MOSAIC MURAL EXAMPLES



GREEN SCREEN LANDSCAPING

ns identi-
to illus-
purpose
ize, char-
ents to
is
shown
etailed

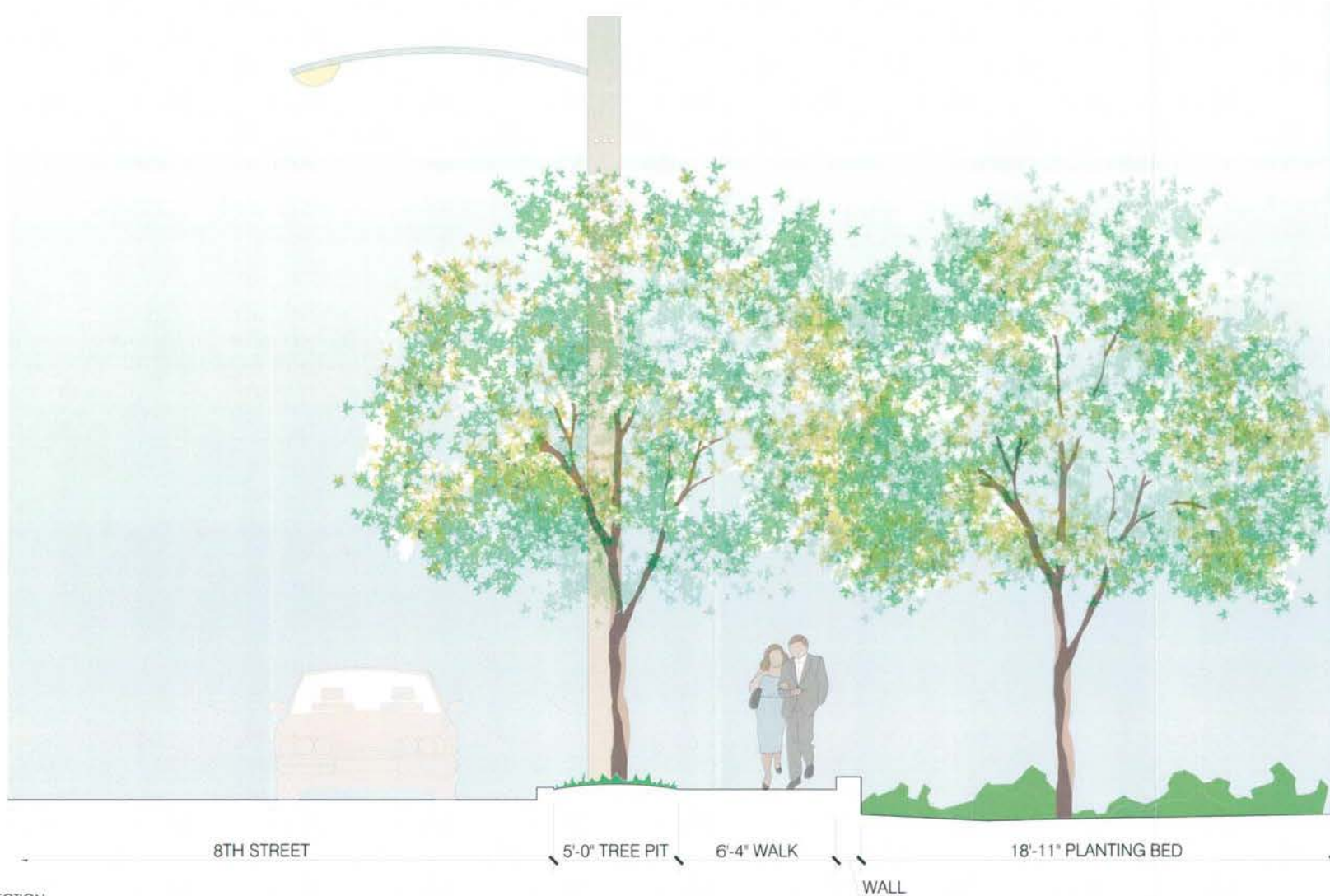
EXISTING FENCE
GROUNDCOVER - ALLEGHENY PACY SANDRA
PROPERTY LINE
GRAVEL
TRANSFORMER
GATE
FENCE
TRASH RECEPTACLE TYP
GATE
FENCE
TREE - CRAWF MYRTLE
GROUNDCOVER - ALLEGHENY PACY SANDRA
GROUNDCOVER - ALLEGHENY PACY SANDRA
TREE - HONEY LOCUST
GROUNDCOVER - ALLEGHENY PACY SANDRA
SPECIAL PAVING
FUTURE DANCE PLACE
ARTSPACE
GROUNDCOVER - AJUGA
TREE - YELLOWWOOD
GROUNDCOVER - WOOD SPURGE
SHRUB - WITCHHAZEL
SHRUB - WITCHHAZEL
GROUNDCOVER - AJUGA
GROUNDCOVER - WOOD SPURGE
SHRUB - WITCHHAZEL
WALL WITH RAILING
WALL
EXISTING STREET LIGHT
TREE - YELLOWWOOD
TREE PL WITH LAWN
BENCH TYP
EXISTING UTILITY POLE
EXISTING DRAIN INLET
CONSOLIDATED PUD APPLICATION
8th STREET
FIRST STAGE PUD APPLICATION
SHRUB - WITCHHAZEL
GROUNDCOVER - AJUGA
GROUNDCOVER - WOOD SPURGE
SHRUB - WITCHHAZEL
GROUNDCOVER - WOOD SPURGE
GROUNDCOVER - AJUGA
EXISTING UTILITY POLE
TREE PL WITH LAWN
EXISTING STREET LIGHT



LANDSCAPE PLAN

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LANDSCAPE SECTION

SCALE: 1/4" = 1'

SHEET 19



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YELLOWWOOD



HONEY LOCUST



CRAPE MYRTLE



WITCHHAZEL



WOOD SPURGE

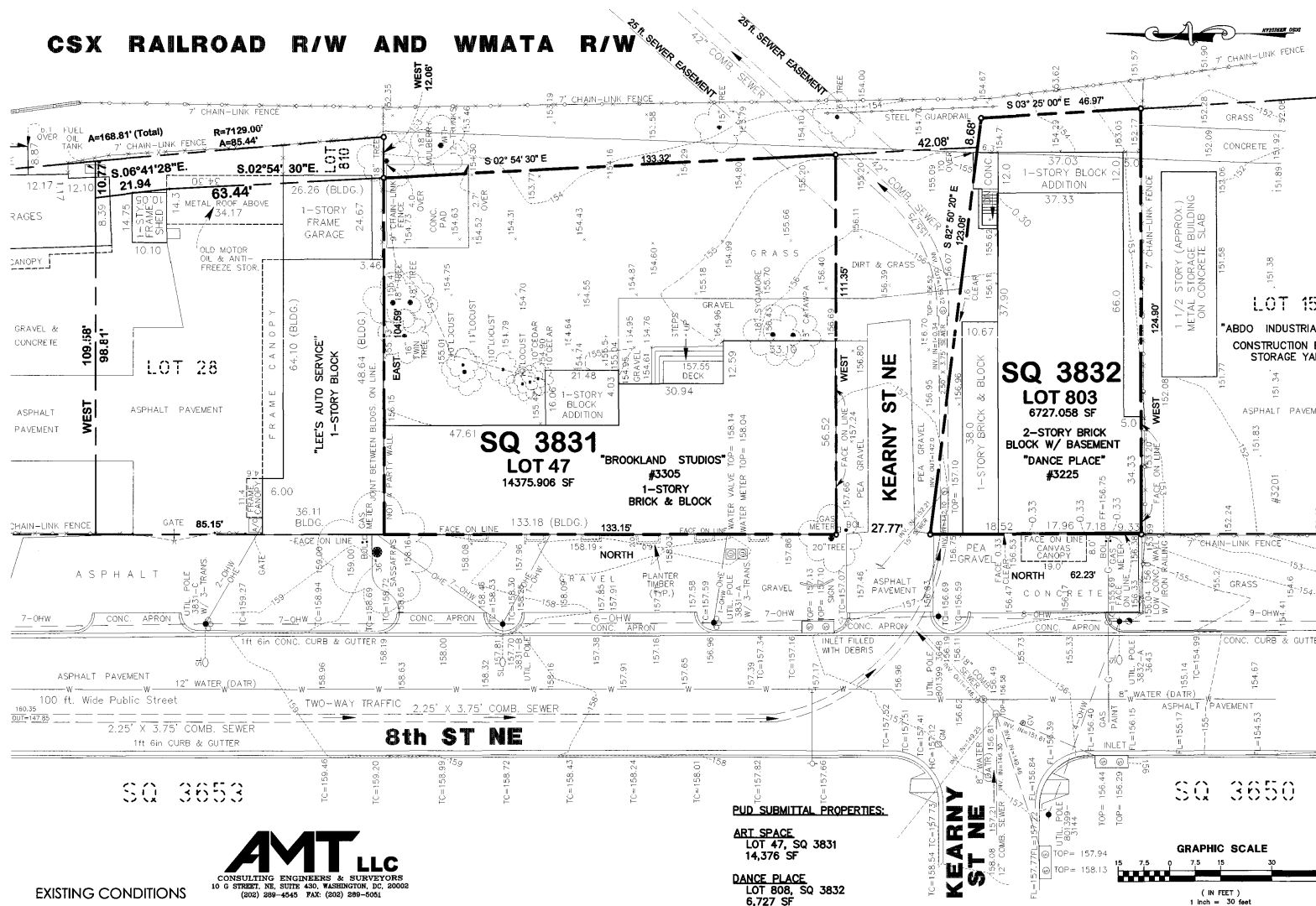


AJUGA

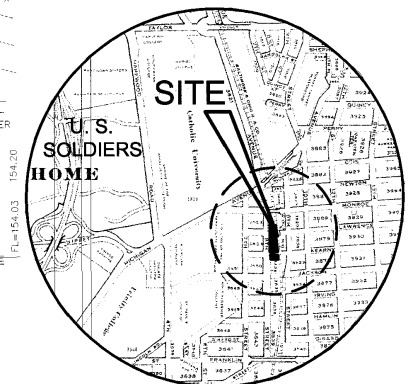
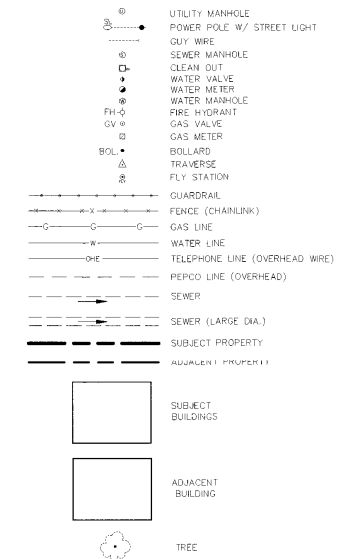


ALLEGHENY PACHYSANDRA

CSX RAILROAD R/W AND WMATA R/W



EXISTING FEATURES LEGEND:



VICINITY MAP

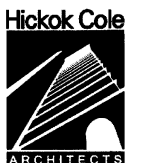
SHEET 21

BROOKLAND ARTSPACE LOFTS LLC

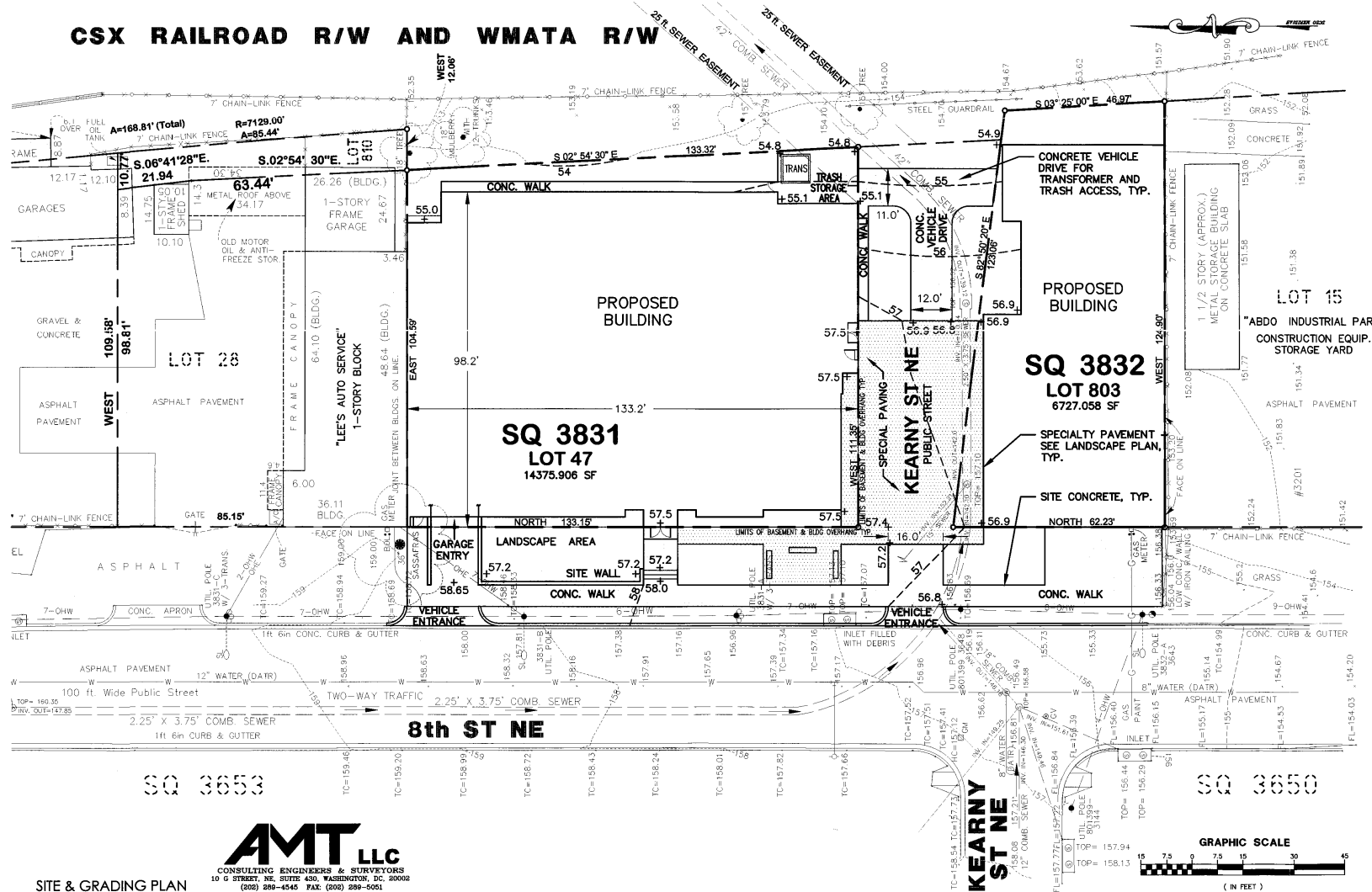
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CSX RAILROAD R/W AND WMATA R/W



SITE & GRADING NOTES:

1. PROPOSED FEATURES SHOWN ON THIS PLAN ARE CONCEPT-LEVEL FOR THE PURPOSES OF THE PUD SUBMITTAL PROCESS. FINAL ARRANGEMENT OF THE PROPOSED WORK MAY VARY AS A RESULT OF THE ENGINEERING DESIGN PROCESS.
2. NOT ALL EXISTING FEATURES ARE SHOWN ON THIS SHEET - REFER TO THE EXISTING CONDITIONS SHEET.



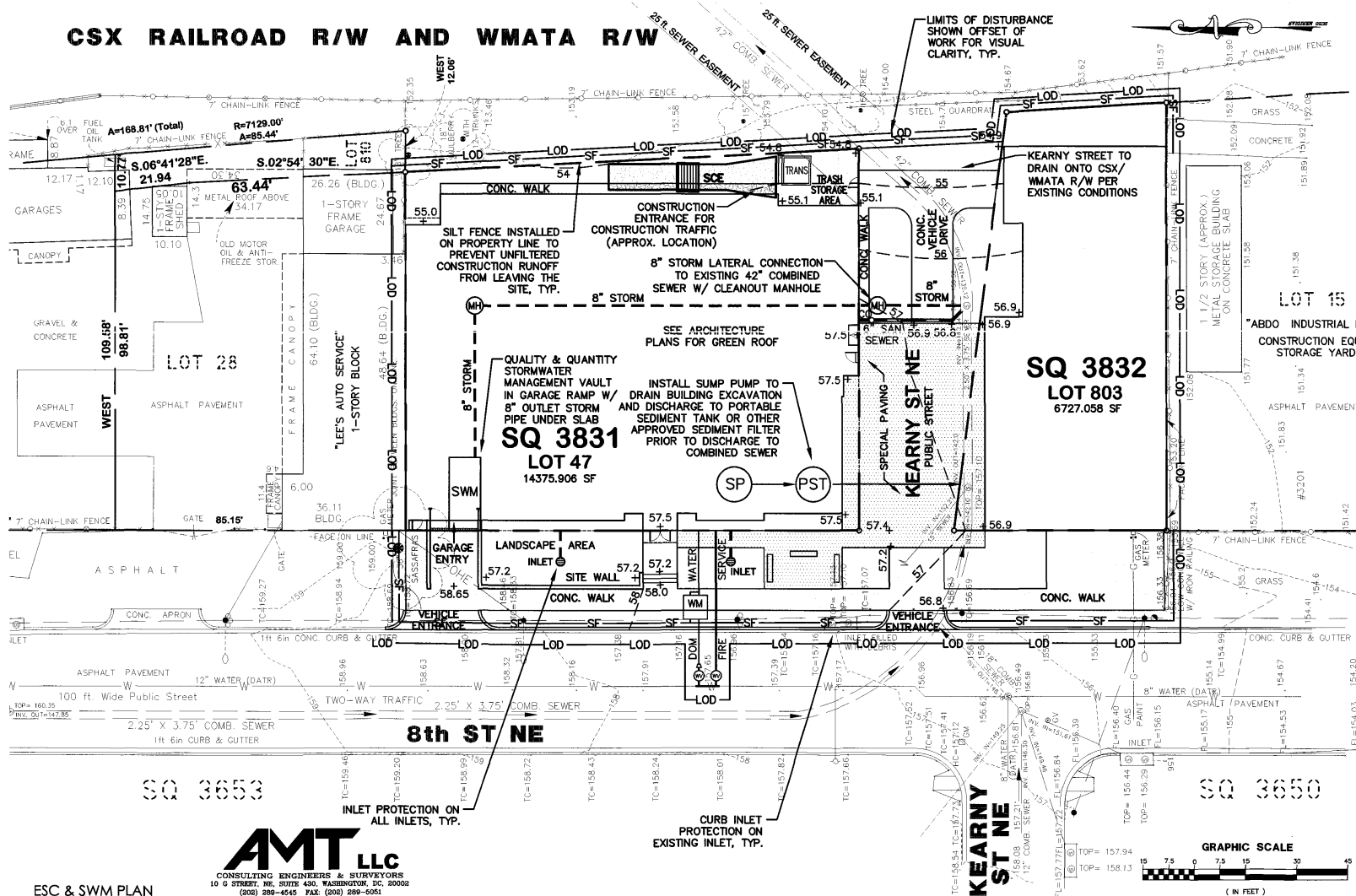
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[illegible]

1. PROPOSED FEATURES SHOWN ON THIS PLAN ARE CONCEPT-LEVEL FOR THE PURPOSES OF THE PUD SUBMITTAL PROCESS. FINAL ARRANGEMENT OF THE PROPOSED WORK MAY VARY AS A RESULT OF THE ENGINEERING DESIGN PROCESS.
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3. PROJECTED DOMESTIC WATER/SEWER USAGE = 65 GPM (PER WASA METER SIZING GUIDELINES, AWWA M22)

CSX RAILROAD R/W AND WMATA R/W



SWM & ESC NOTES:

1. PROPOSED FEATURES SHOWN ON THIS PLAN ARE CONCEPT-LEVEL FOR THE PURPOSES OF THE PUD SUBMITTAL PROCESS. FINAL ARRANGEMENT OF THE PROPOSED WORK MAY VARY AS A RESULT OF THE ENGINEERING DESIGN PROCESS.
2. NOT ALL EXISTING FEATURES ARE SHOWN ON THIS SHEET - REFER TO THE EXISTING CONDITIONS SHEET.

STORMWATER FLOWS: (RATIONAL METHOD)

EXISTING FLOWS:

$$Q_{2EXIST} = CxIxA$$

$$= 0.35x5.28x0.33AC$$

$$= 0.61 \text{ CFS (2 YEAR FLOW)}$$

$$Q_{15EXIST} = CxIxA$$

$$= 0.35x7.56x0.33AC$$

$$= 0.87 \text{ CFS (15 YEAR FLOW)}$$

PROPOSED FLOWS:

$$Q_{2PROP} = CxIxA$$

$$= 0.9x5.28x0.33AC$$

$$= 1.57 \text{ CFS (2 YEAR FLOW)}$$

$$Q_{15PROP} = CxIxA$$

$$= 0.9x7.56x0.33AC$$

$$= 2.25 \text{ CFS (15 YEAR FLOW)}$$

PROPOSED STORMWATER MANAGEMENT VAULT WILL BE SIZED TO PROVIDE QUALITY AND QUANTITY STORAGE FOR SITE STORMWATER, IN ACCORDANCE WITH DDQE REQUIREMENTS, PRIOR TO DISCHARGE TO THE EXISTING COMBINED SEWER SYSTEM.

