

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



Perspective at 8th Street and Kearny Street

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ON BEHALF OF ART AND HOUSING LLC
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2300 N Street NW
WASHINGTON, DC 20037-1122
202.462.8000

ZONING COMMISSION
District of Columbia
CASE NO.09-08
EXHIBIT NO.4A

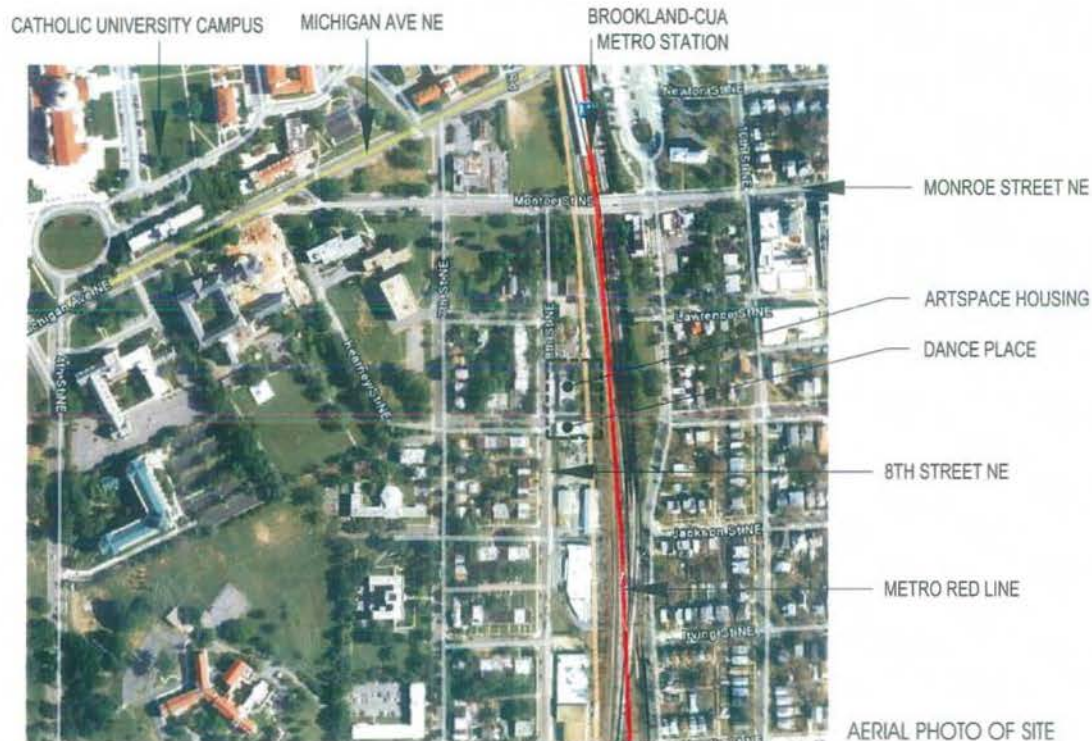


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LOCATION MAP

SHEET 01



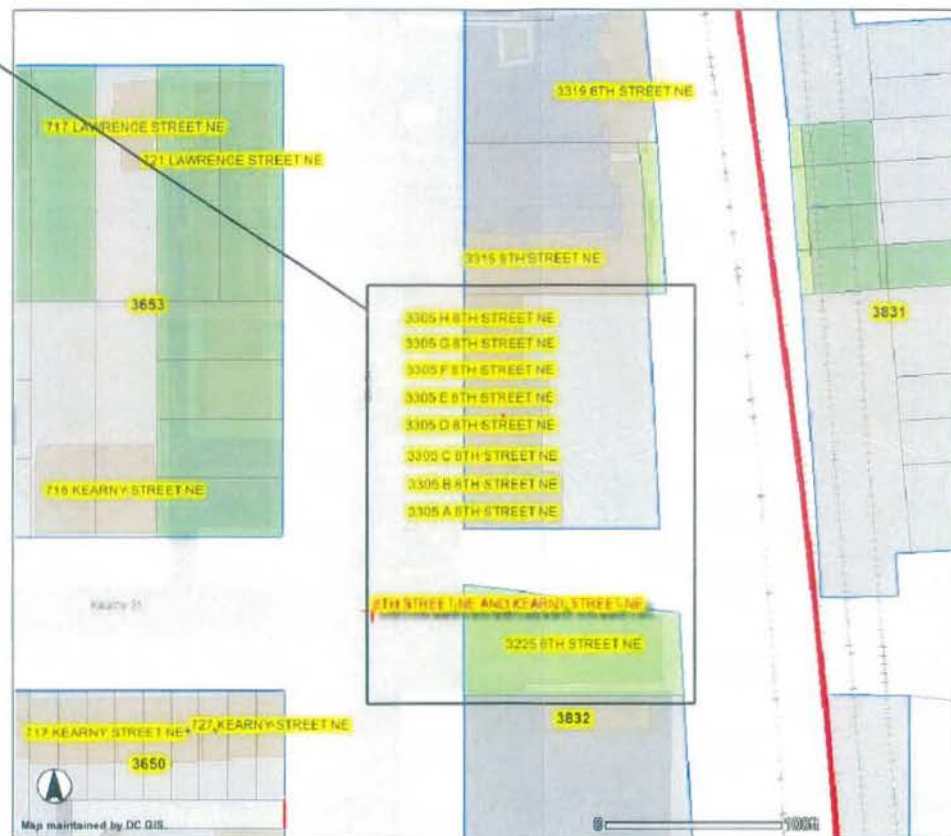
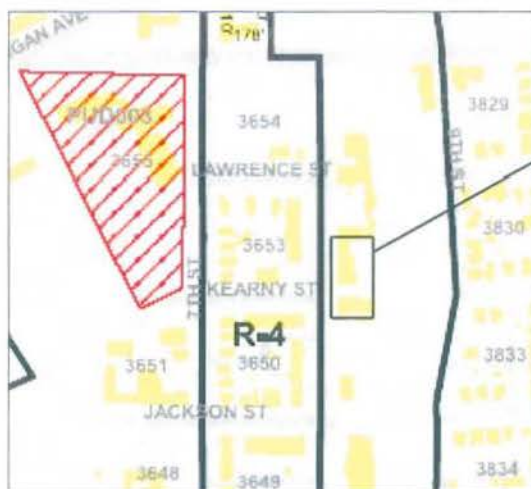
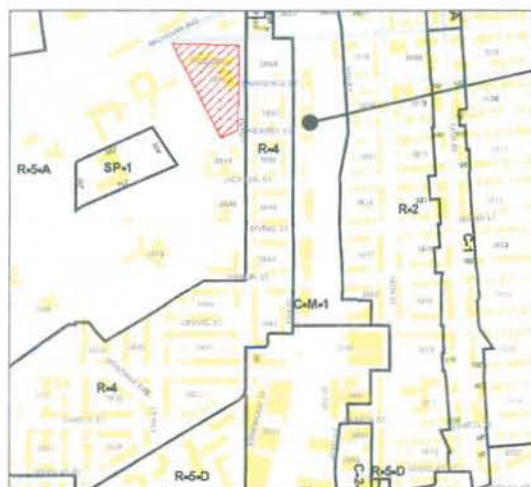
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CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION (SQUARE 3831, LOT 47)

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

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PLAT OF SQUARE 1082 EXISTING & PROPOSED ZONING PLANS

SHEET 02

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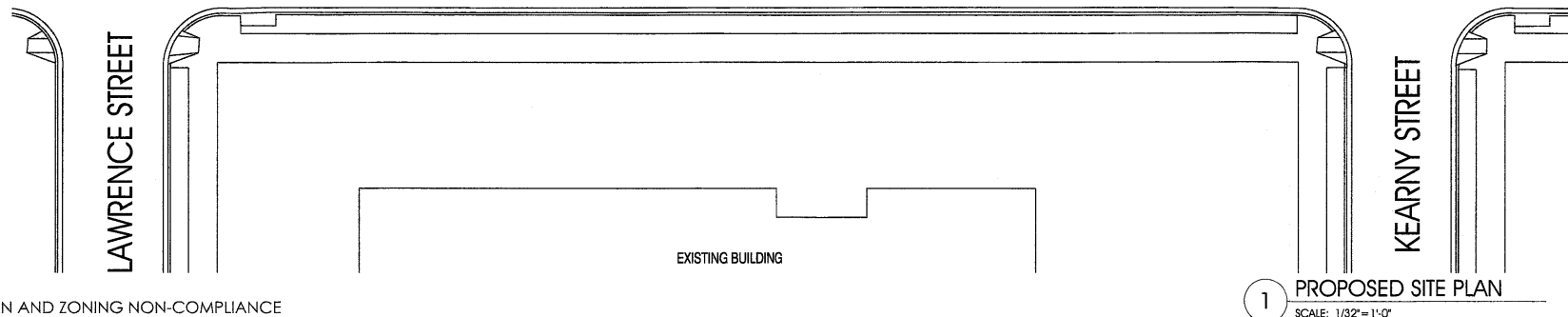
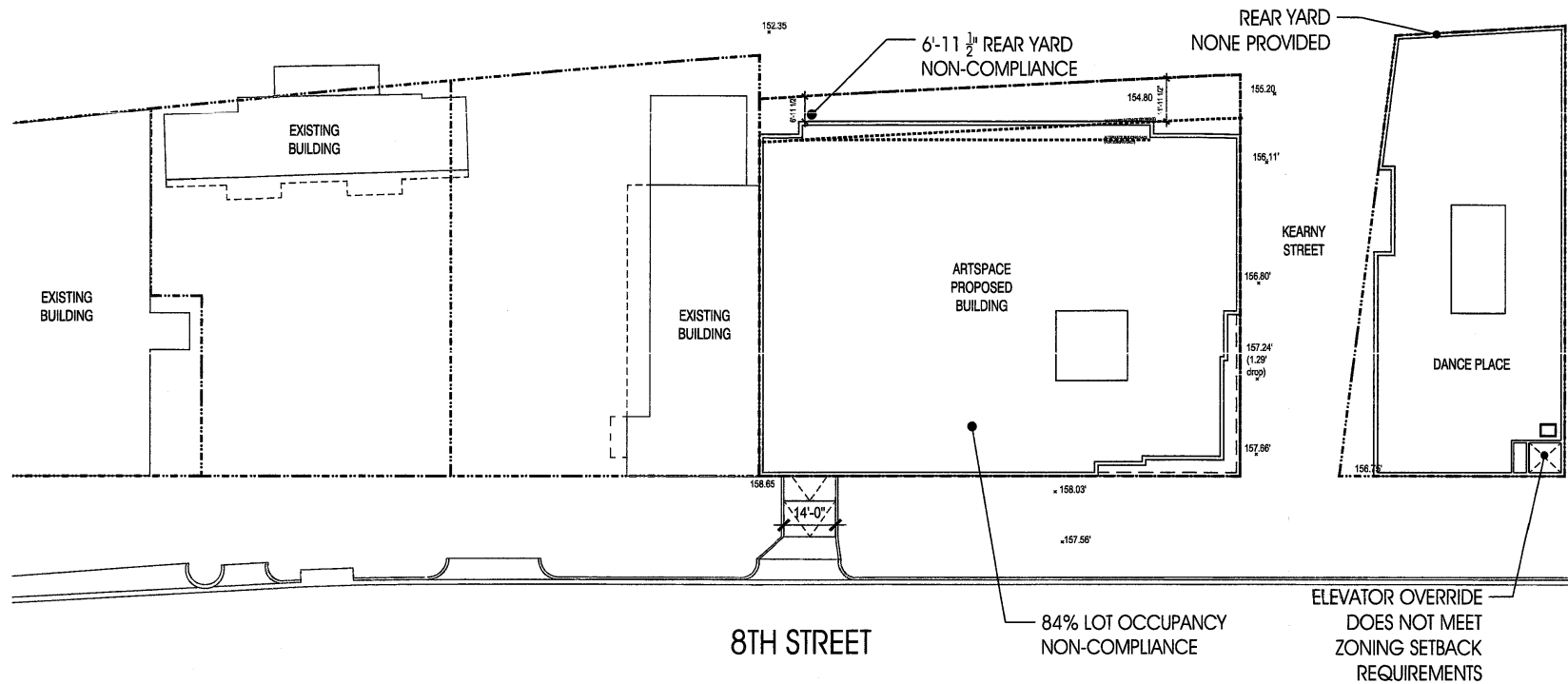


Zoning Review C-2-B (PUD)			
Item	Allowed/Required	Provided	Requirement status
Building Size			
Site Area - PUD	15,000	14,375	C
		3915	
		6727	
Total		25,017	
FAR - PUD			
residential	6.0	48,023 sf (1.9 FAR)	C
commercial	2.0	19,817 sf (0.8 FAR)	C
total	6.0	67,840 sf (2.7 FAR)	C
Height -PUD			
	90' Maximum	48'	C
Rear Yard			
	16'	6'-11 1/2"	NC
Side Yard			
	Not required.	None provided	C
Lot Occupancy			
	100%	74%	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 Classes	2 for each 3 teachers - 6 spaces		
Total	20 spaces	22 spaces	C



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PROPOSED SITE PLAN AND ZONING NON-COMPLIANCE

SHEET 04

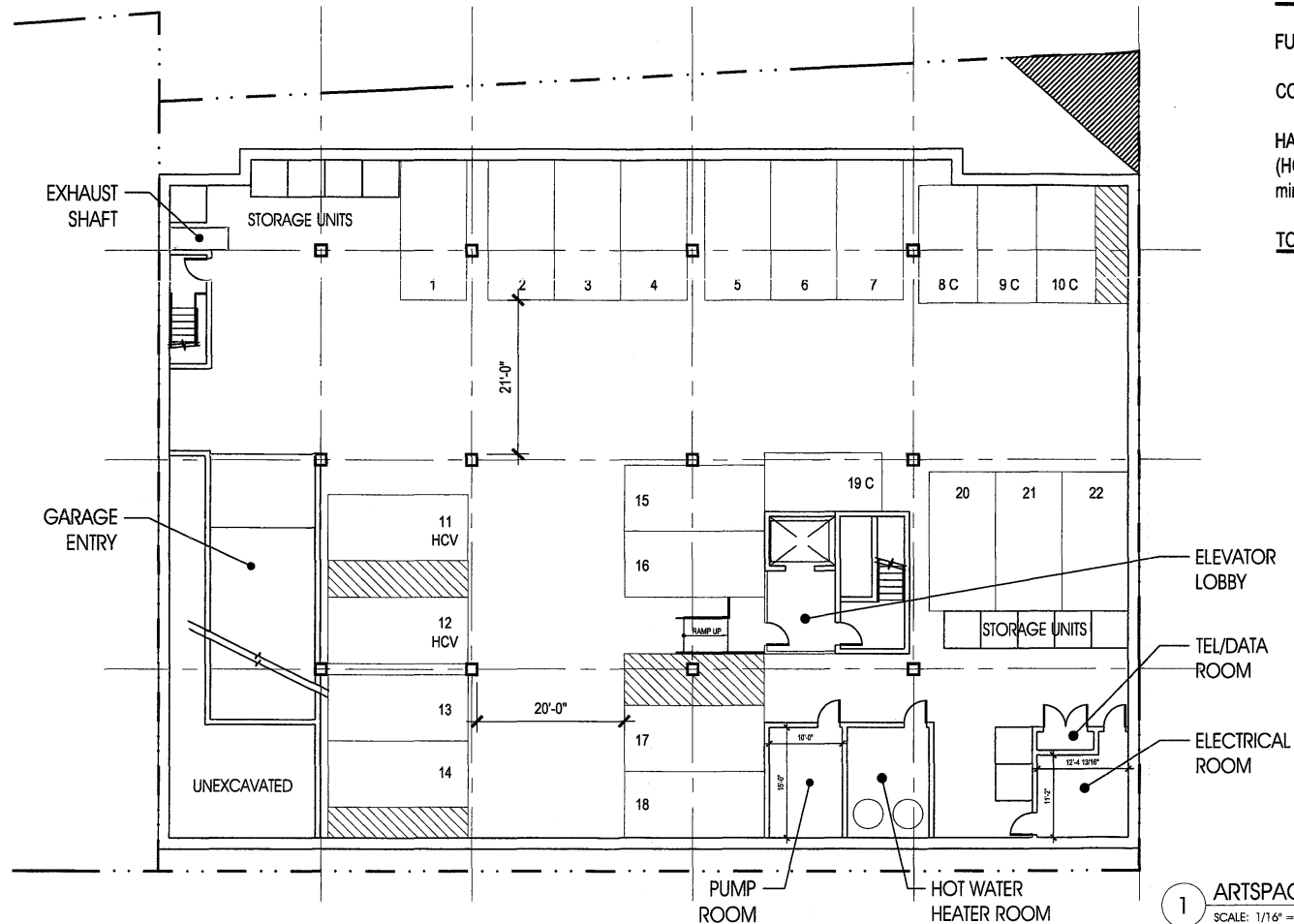
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PARKING COUNT

FULL SPACES (9' x 19')	16
COMPACT SPACES (8' x 16')	4
HANDICAP / VAN SPACES (HCV) (9' + 5' aisle x 19' x 7'-2" min ht)	2
<u>TOTAL</u>	<u>22</u>

GARAGE PLAN

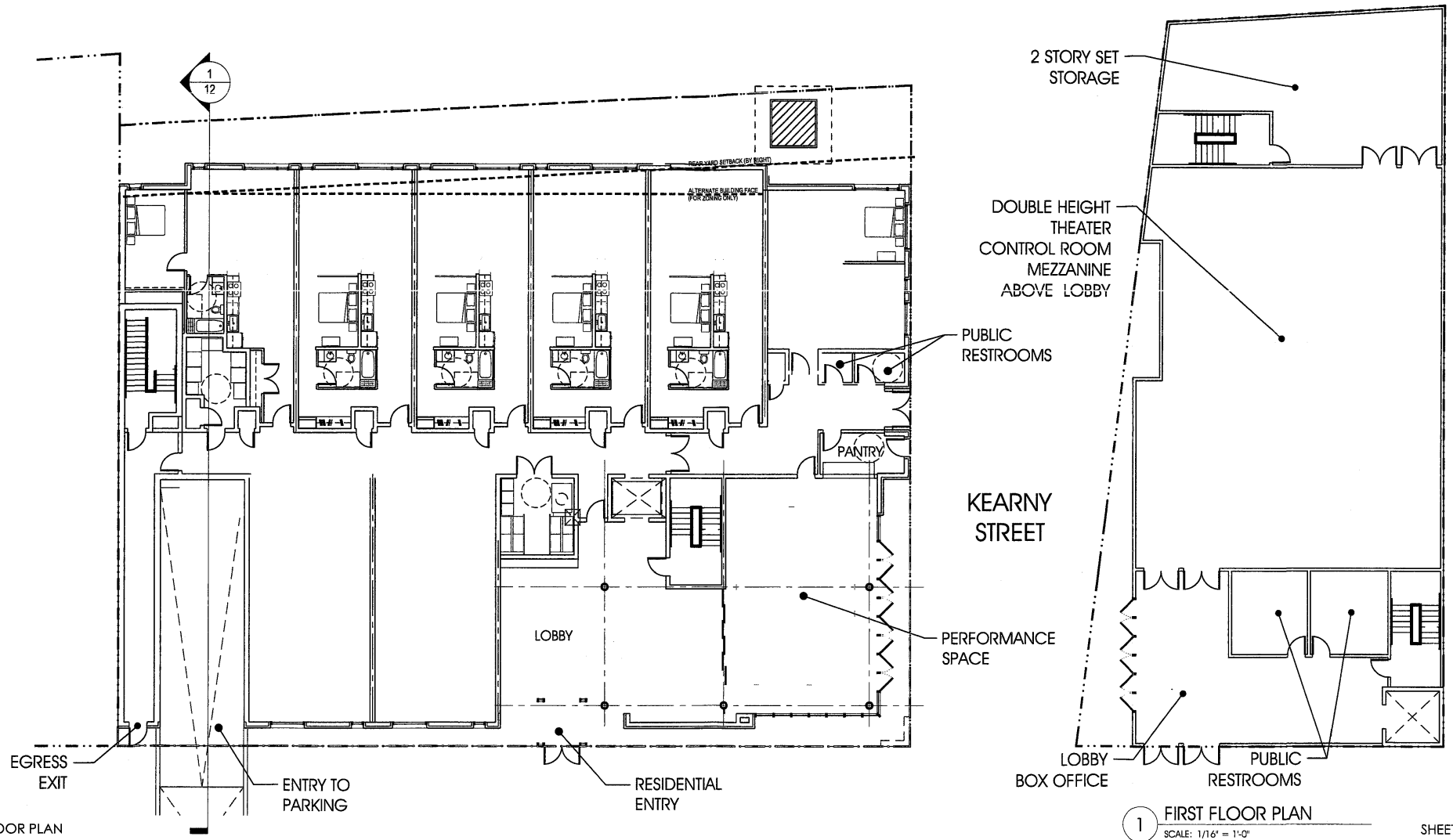
1 ARTSPACE GARAGE PLAN
SCALE: 1/16" = 1'-0"

SHEET 05



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FIRST FLOOR PLAN

SHEET 06

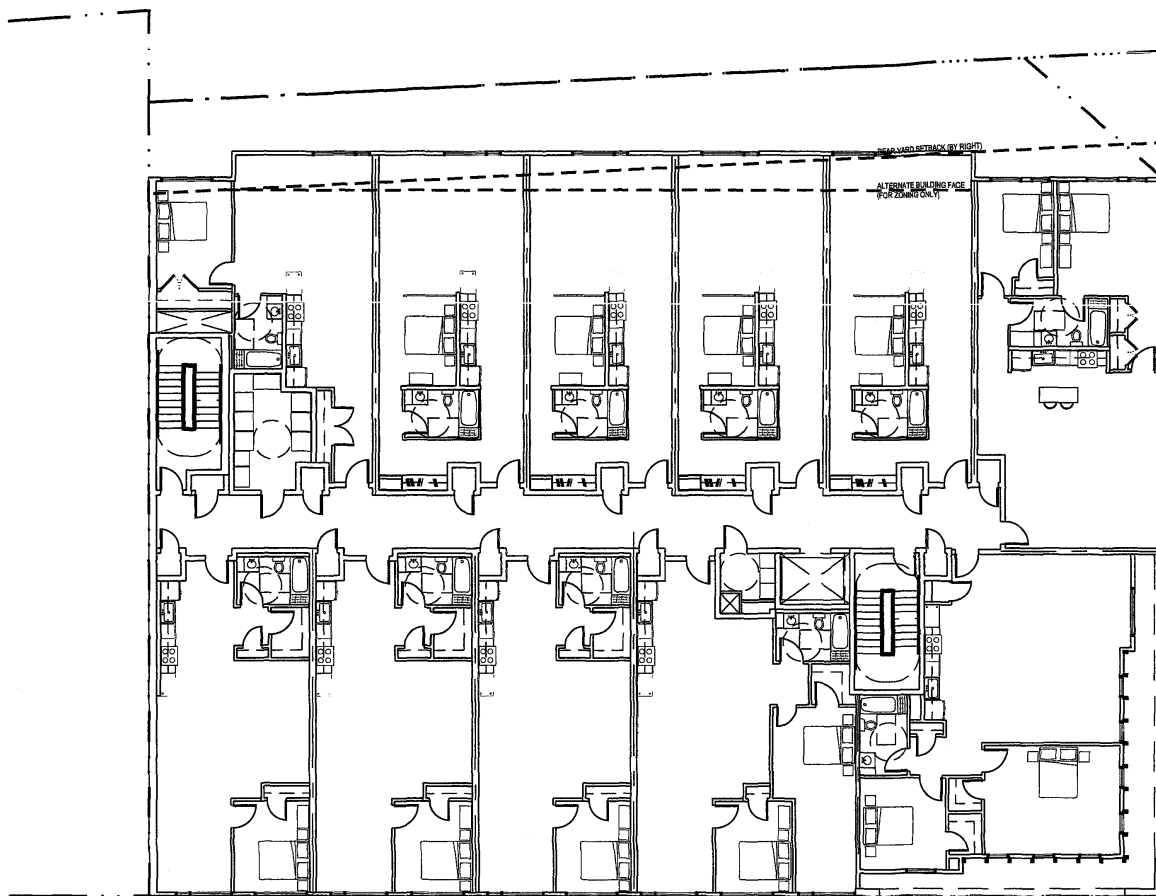
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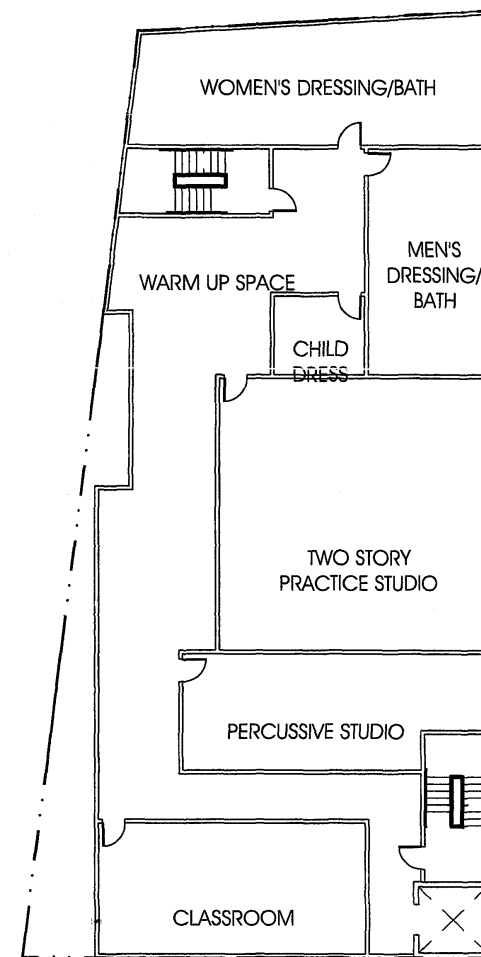
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1 ARTSPACE - TYPICAL FLOOR
SCALE: 1/16" = 1'-0"

ARTSPACE TYPICAL FLOOR/DANCE PLACE THIRD FLOOR



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

KEARNY STREET

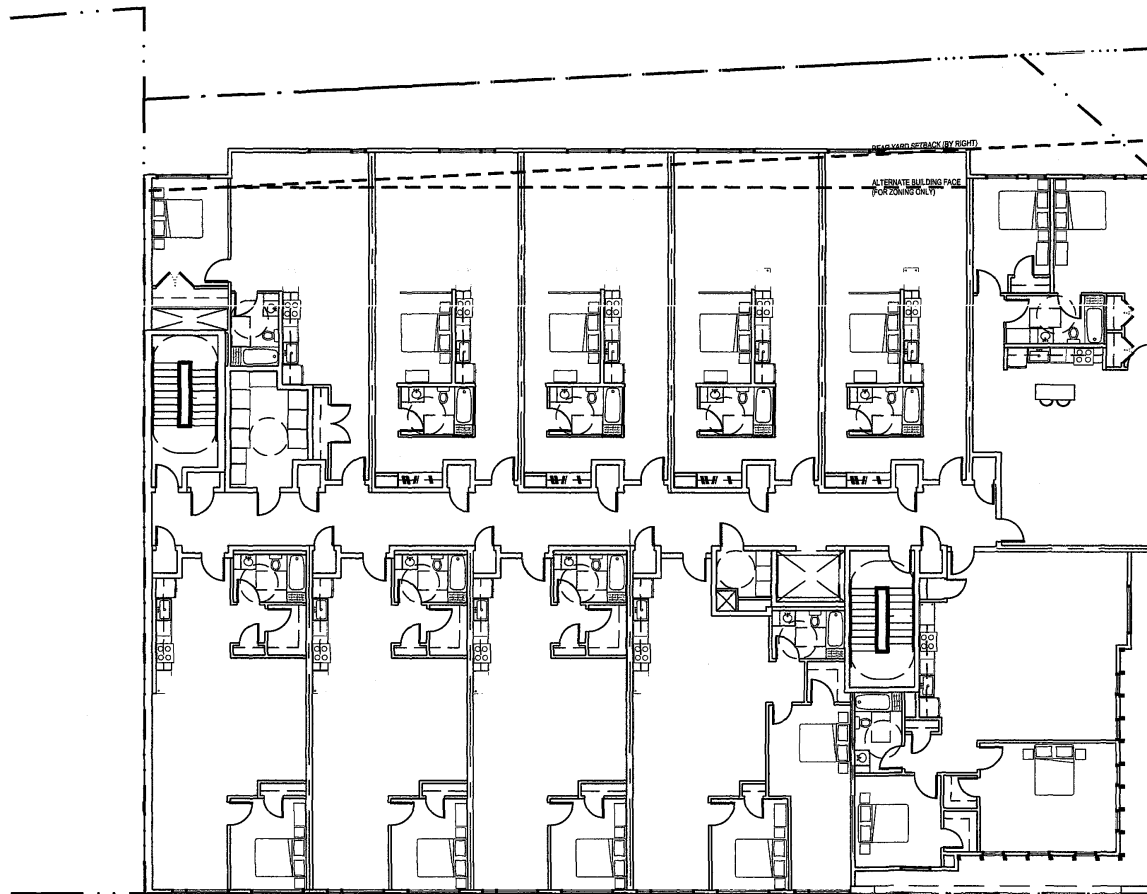
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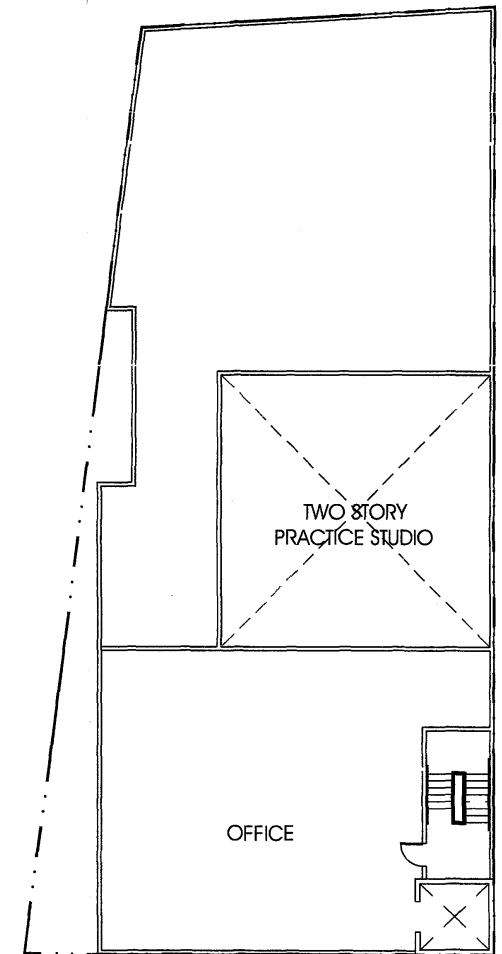
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1 ARTSPACE - TYPICAL FLOOR
SCALE: 1/16" = 1'-0"

ARTSPACE TYPICAL FLOOR/DANCE PLACE FOURTH FLOOR



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

SHEET 07A

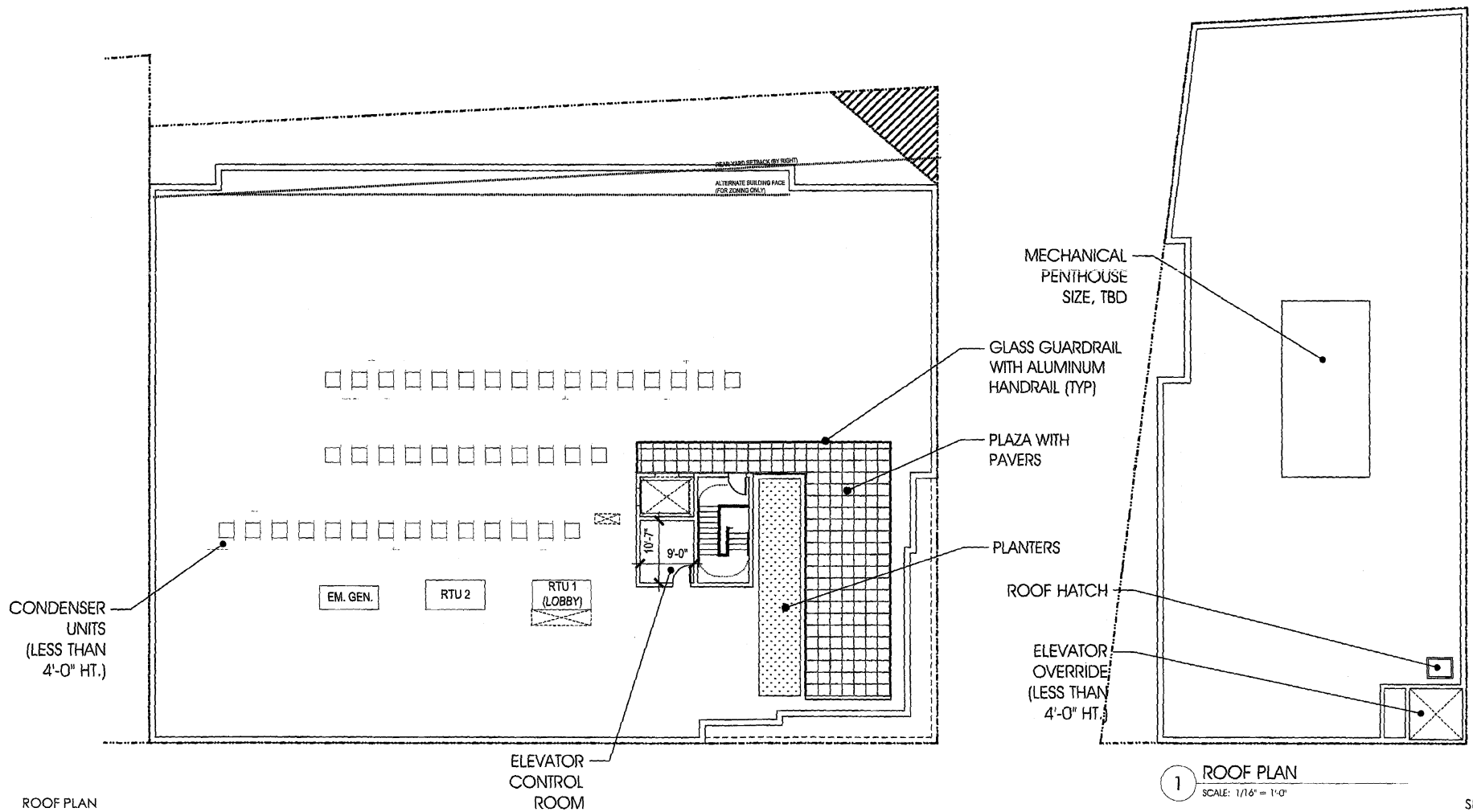
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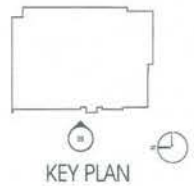


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8th STREET ELEVATION



KEY PLAN

SHEET 09

CONTEXTUAL ELEVATION

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

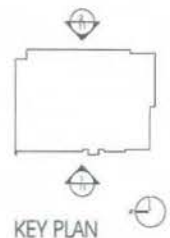


2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATIONS: EAST AND WEST

ELEVATION FINISHES KEY

1. PANELIZED SIDING
2. MASONRY BASE
3. VERTICAL METAL ACCENT
4. VESTIBULE/LOBBY METAL PANEL SYSTEM
5. CANOPY CLAD WITH METAL PANEL
6. GARAGE ENTRY
7. METAL EGRESS DOOR
8. ALUMINUM GUARDRAIL
9. ALUMINUM WINDOWS, TYP
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. METAL SERVICE DOOR



SHEET 10

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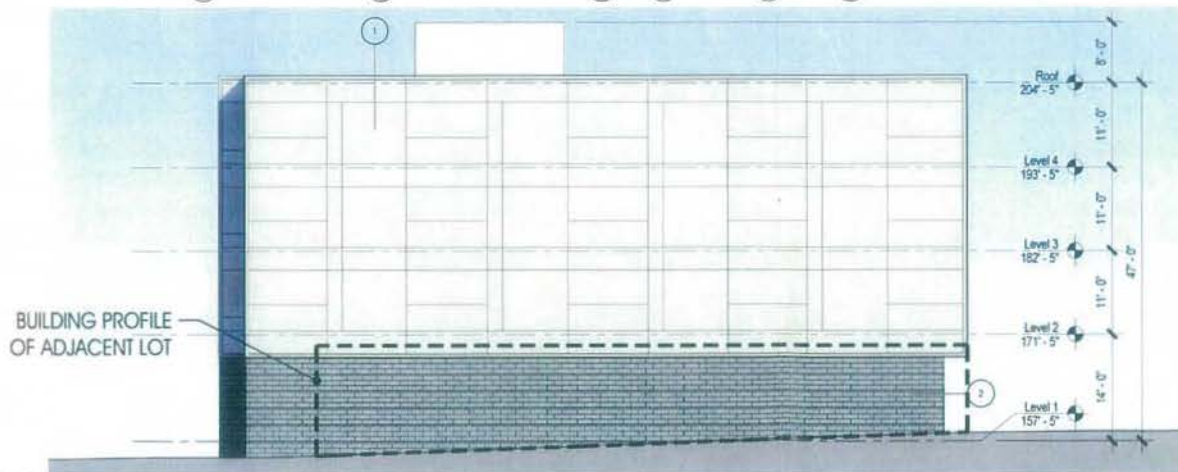
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2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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

ELEVATION FINISHES KEY

1. PANELED SIDING
2. MASONRY BASE
3. VERTICAL METAL ACCENT
4. VESTIBULE/LOBBY METAL PANEL SYSTEM
5. CANOPY CLAD WITH METAL PANEL
6. GARAGE ENTRY
7. METAL EGRESS DOOR
8. ALUMINUM GUARDRAIL
9. ALUMINUM WINDOWS, TYP
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. METAL SERVICE DOOR



ELEVATIONS: NORTH AND SOUTH

SHEET 11

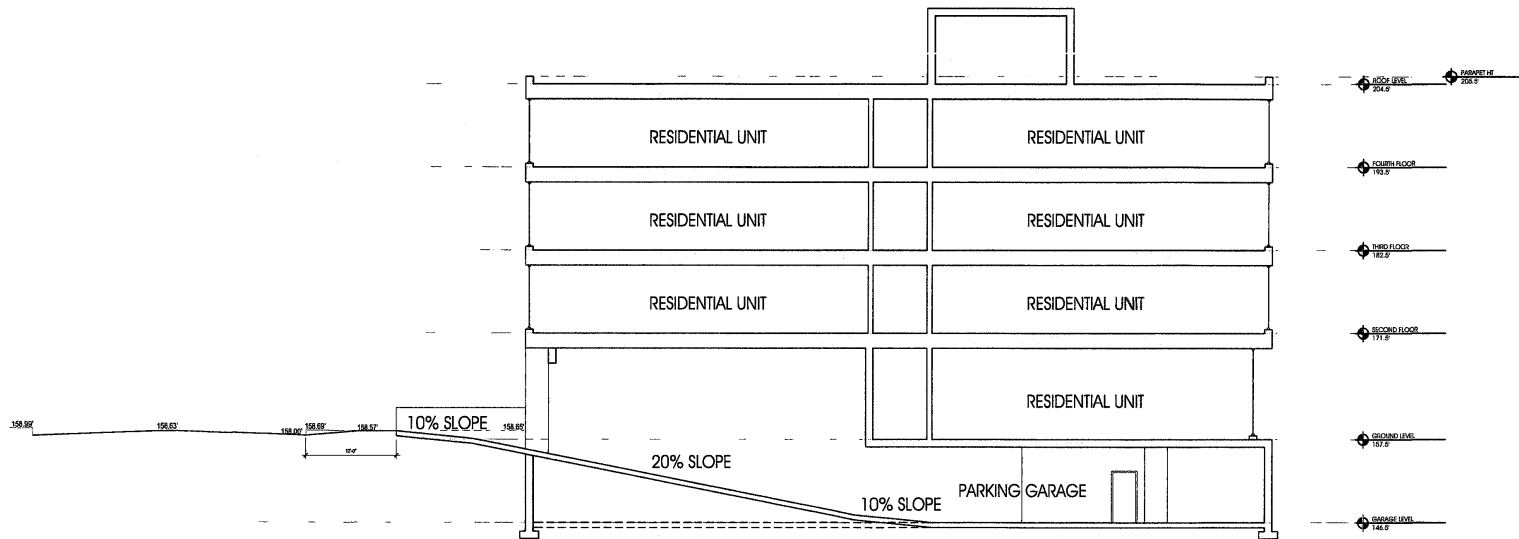
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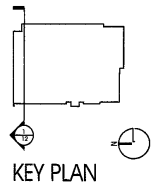
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SECTION DIAGRAM:
EAST-WEST THROUGH SITE
SCALE: 1/16" = 1'-0"



BUILDING SECTION

SHEET 12

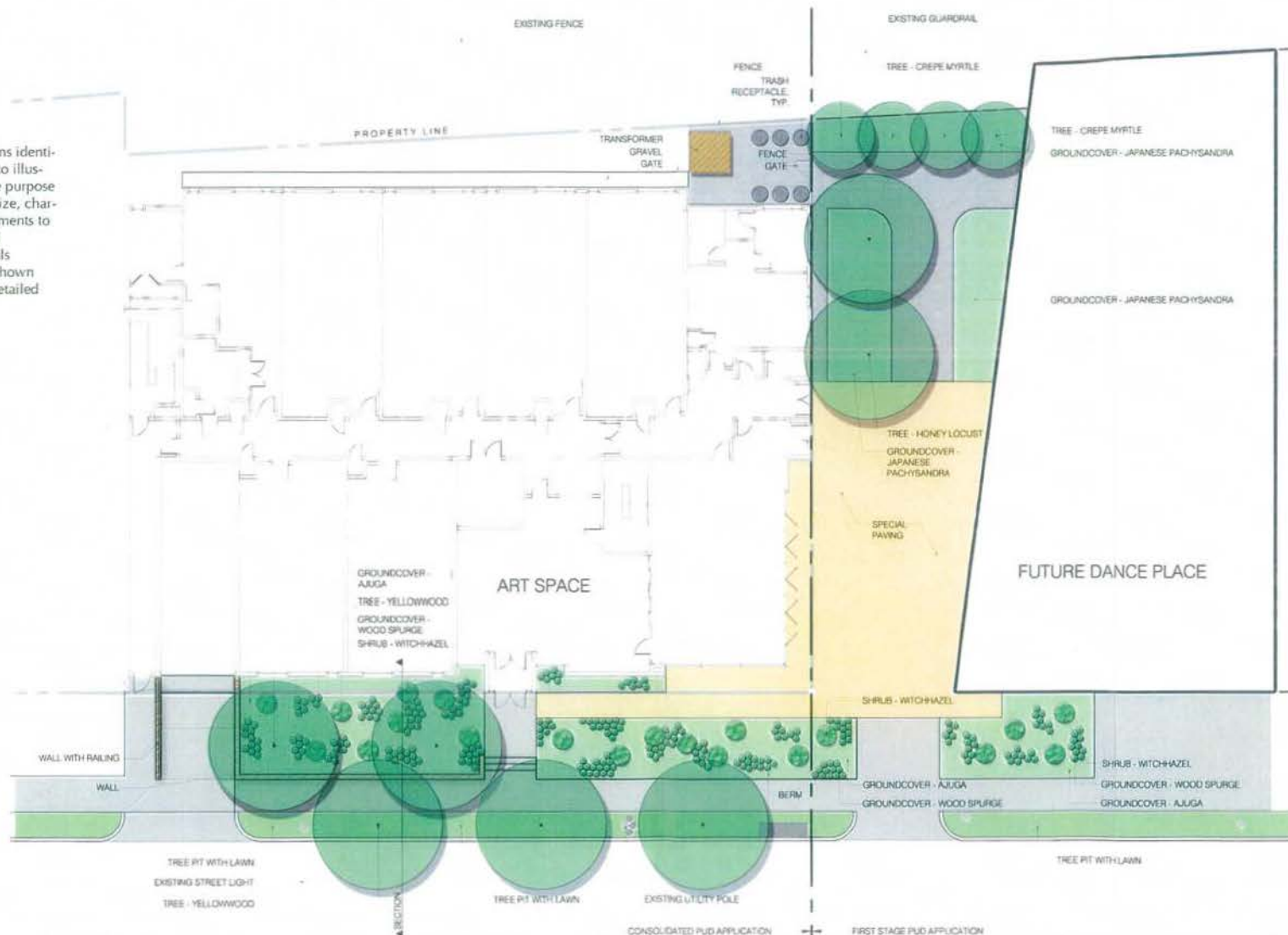


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Note: Plant species selections identified on this plan are shown to illustrate design intent only. The purpose is to generally define plant size, character, and locations. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.



SCALE: 1" = 20'

SHEET 13

LANDSCAPE PLAN



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LANDSCAPE SECTION

SCALE: 1/4" = 1'

SHEET 14



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YELLOWWOOD



HONEY LOCUST



CREPE MYRTLE



WITCHHAZEL



WOOD SPURGE

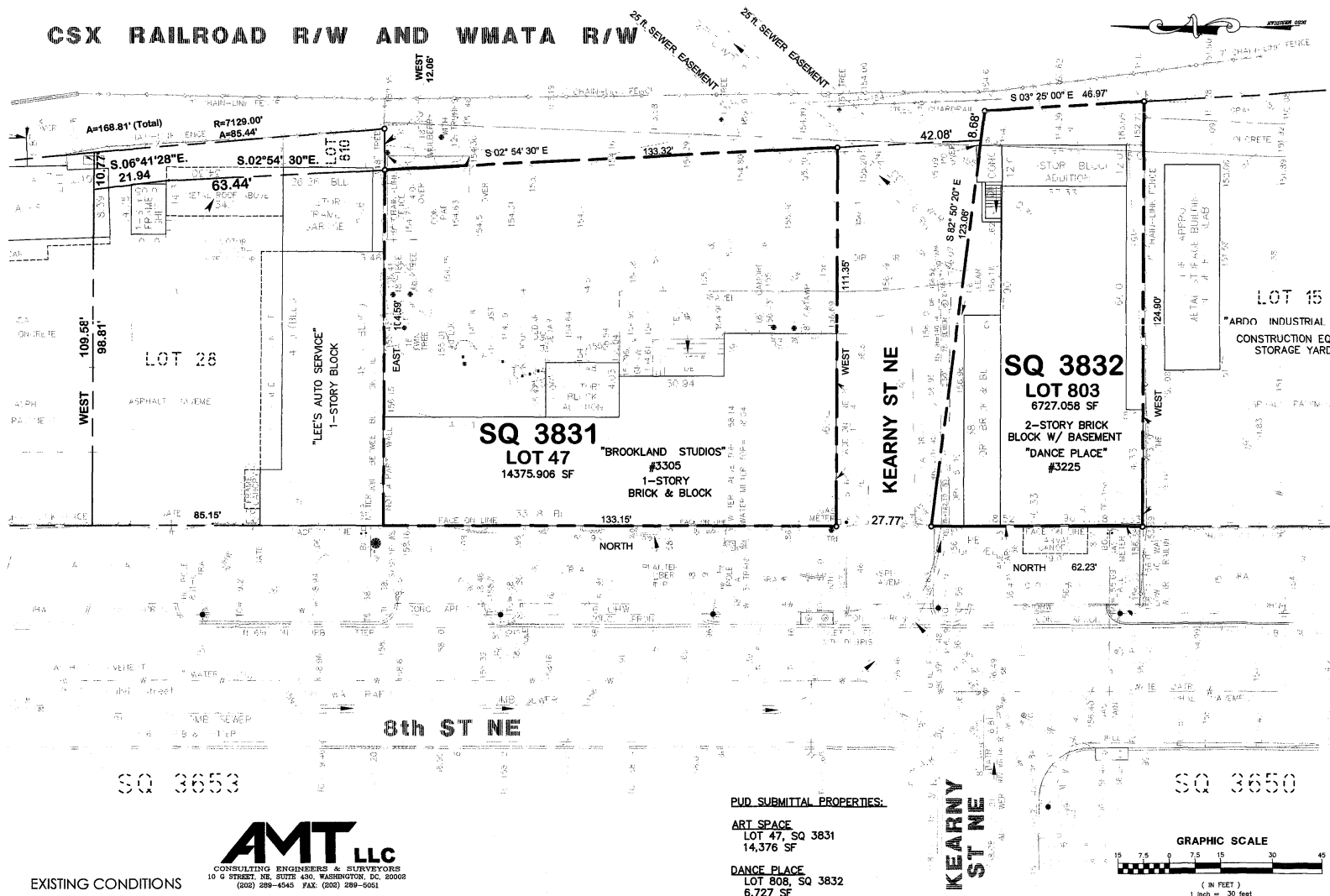


AJUGA



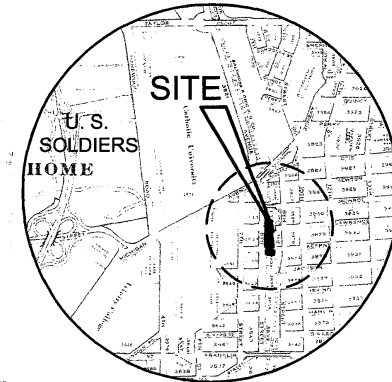
JAPANESE PACHYSANDRA

CSX RAILROAD R/W AND WMATA R/W



EXISTING FEATURES LEGEND:

- UTILITY MANHOLE
- POWER POLE W/ STREET LIGHT
- GAS PIPE
- SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- BOLLARD
- TR. VERGE
- FL. STATION
- GRADIRAIL
- FENCE
- DIAL LINE
- WATER LINE
- TEL. CABLE AL. / PEAK WIRE
- CITY LINE
- SEWER
- FENCE
- SHIELDING PROPER
- ADJACENT PROPERTY
- BUILDING
- AL. / GR. / P. D.
- T.F.



VICINITY MAP SHEET 16



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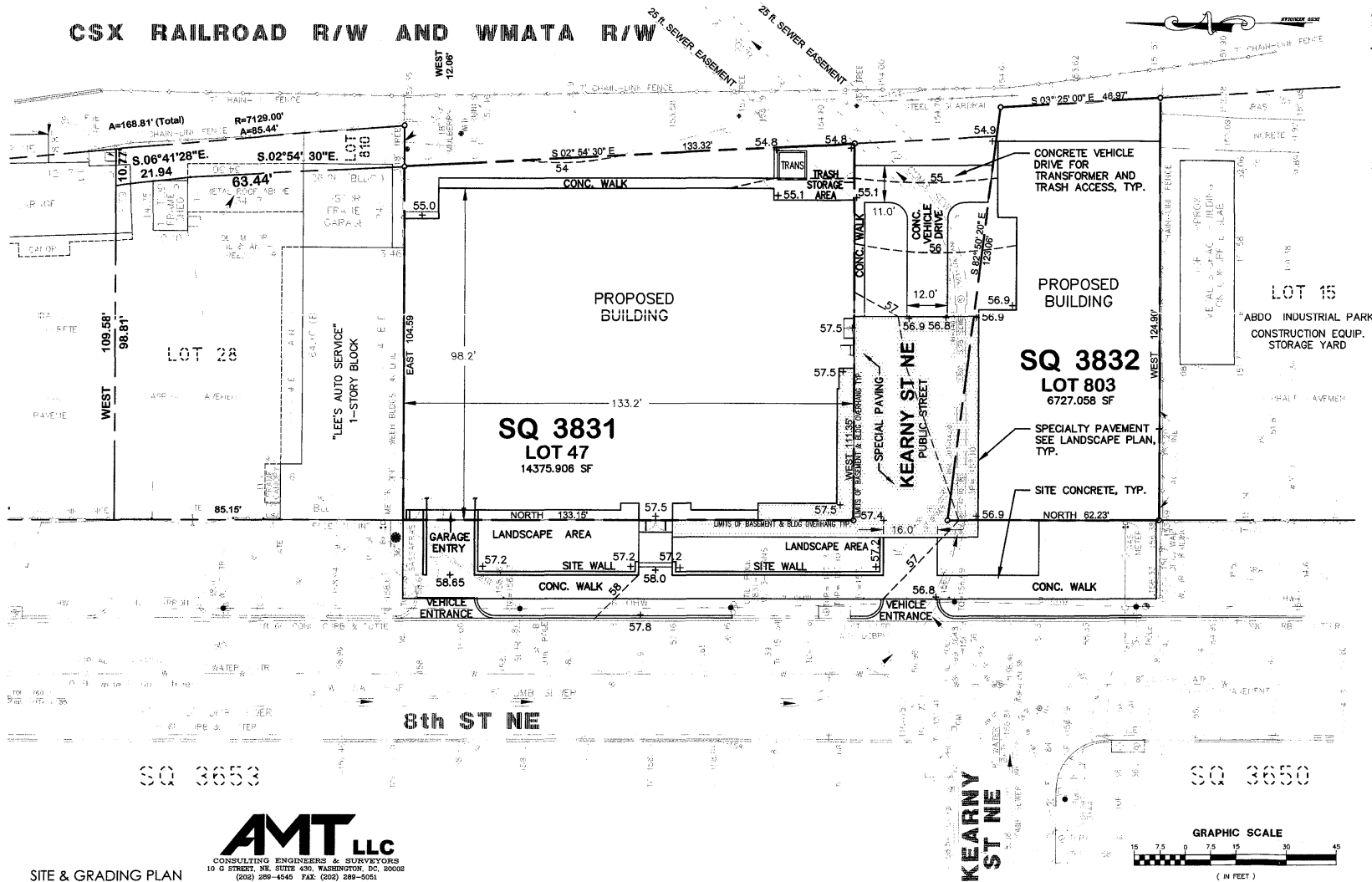
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CSX RAILROAD R/W AND WMATA R/W



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.

AMT LLC
CONSULTING ENGINEERS & SURVEYORS
10 G STREET, NE, SUITE 450, WASHINGTON, DC, 20002
(202) 398-6545 FAX (202) 398-6541

SITE & GRADING PLAN

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CSX RAILROAD R/W AND WMATA R/W

25' SEWER EASEMENT

25' SEWER EASEMENT

STEEL GUARDRAIL

CHALK LINE FENCE

GRASS

CONCRETE

LOT 15

"ABDO INDUSTRIAL PARK" CONSTRUCTION EQUIP. STORAGE YARD

SQ 3832 LOT 803 6727.058 SF

SQ 3831 LOT 47 14375.906 SF

"LEE'S AUTO SERVICE" 1-STORY BLOCK

8th ST NE

KEARNY ST NE PUBLIC STREET

CONC. WALK

PAD-MOUNTED TRANSFORMER

TRASH STORAGE AREA

8" STORM LATERAL CONNECTION TO EXISTING 42" COMBINED SEWER W/ CLEANOUT MANHOLE

8" STORM

SANITARY SEWER LATERAL (ASSUMED 6") CONNECTION TO EXISTING 42" COMBINED SEWER W/ CLEANOUT

6" SAN SEWER

STORMWATER MANAGEMENT QUALITY & QUANTITY VAULT IN GARAGE RAMP W/ 8" OUTLET STORM PIPE UNDER SLAB

3" W/ EXTERIOR METER CONNECTION TO EXISTING 12" WATERLINE

FIRE SUPPRESSION LATERAL (ASSUMED 6" W/ INTERIOR METER) CONNECTION TO EXISTING 12" WATERLINE

GRAPHIC SCALE

1 inch = 30 feet

AMT LLC

CONSULTING ENGINEERS & SURVEYORS

10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002

(202) 289-4545 FAX: (202) 289-5051

UTILITY PLAN

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.
3. PROJECTED DOMESTIC WATER/SEWER USAGE = 65 GPM (PER WASA METER SIZING GUIDELINES, AWWA M22)

UTILITY PLAN

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CONSULTING ENGINEERS & SURVEYORS
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002
(202) 299-4545 FAX: (202) 299-5051

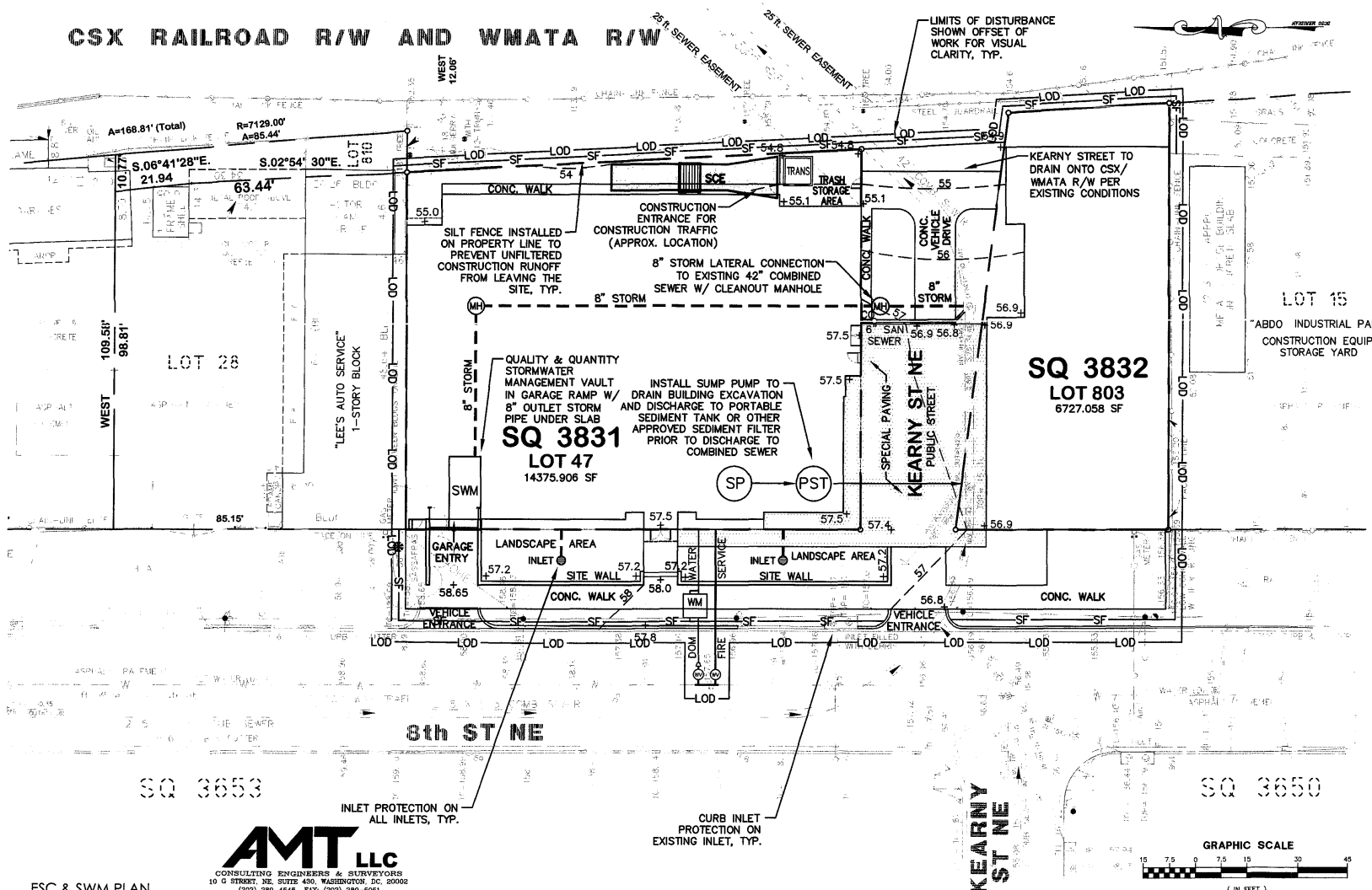
SHEET 18



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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:

$$Q_{2EXIST} = C_d \times A$$

$$= 0.35 \times 5.28 \times 0.33AC$$

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

$$Q_{15EXIST} = C_d \times A$$

$$= 0.35 \times 7.56 \times 0.33AC$$

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

PROPOSED FLOWS:

$$Q_{2PROP} = C_d \times A$$

$$= 0.9 \times 5.28 \times 0.33AC$$

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

$$Q_{15PROP} = C_d \times A$$

$$= 0.9 \times 7.56 \times 0.33AC$$

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

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.

ESC & SWM PLAN

SHEET 19

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