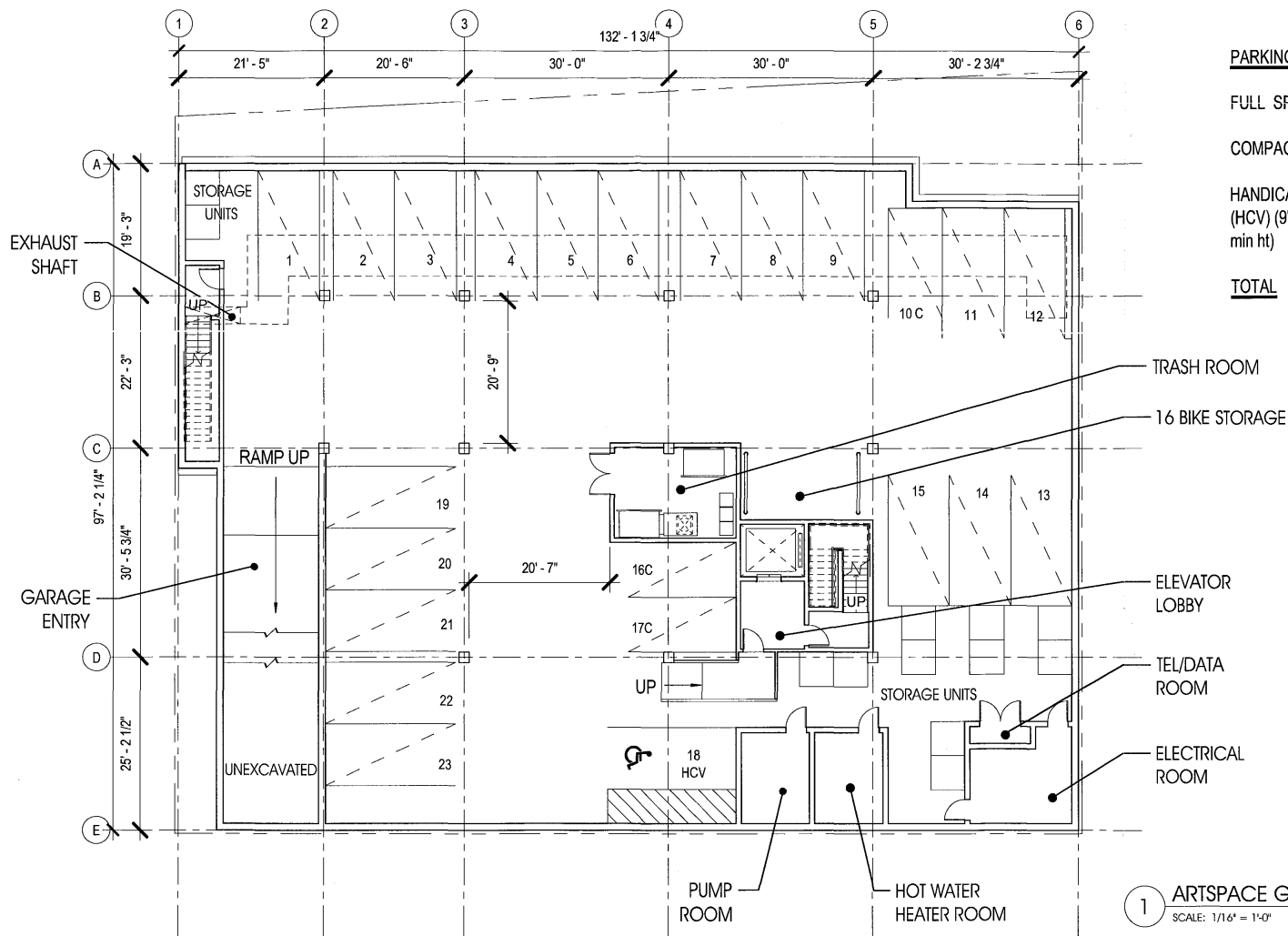




GARAGE PLAN

SHEET 05



BROOKLAND ARTSPACE LOFTS LLC
 CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION (SQUARE 3831, LOT 47)
 FIRST STAGE PLANNED UNIT DEVELOPMENT APPLICATION (SQUARE 3832, LOT 803)
 JULY 2, 2009 (REVISED SEPTEMBER 28, 2009)





Hickok Cole
ARCHITECTS

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 location. Refinements to the planting design and final selection of all plant materials shall be developed during detailed design phases of work.



SCALE: 1" = 20'

LANDSCAPE PLAN

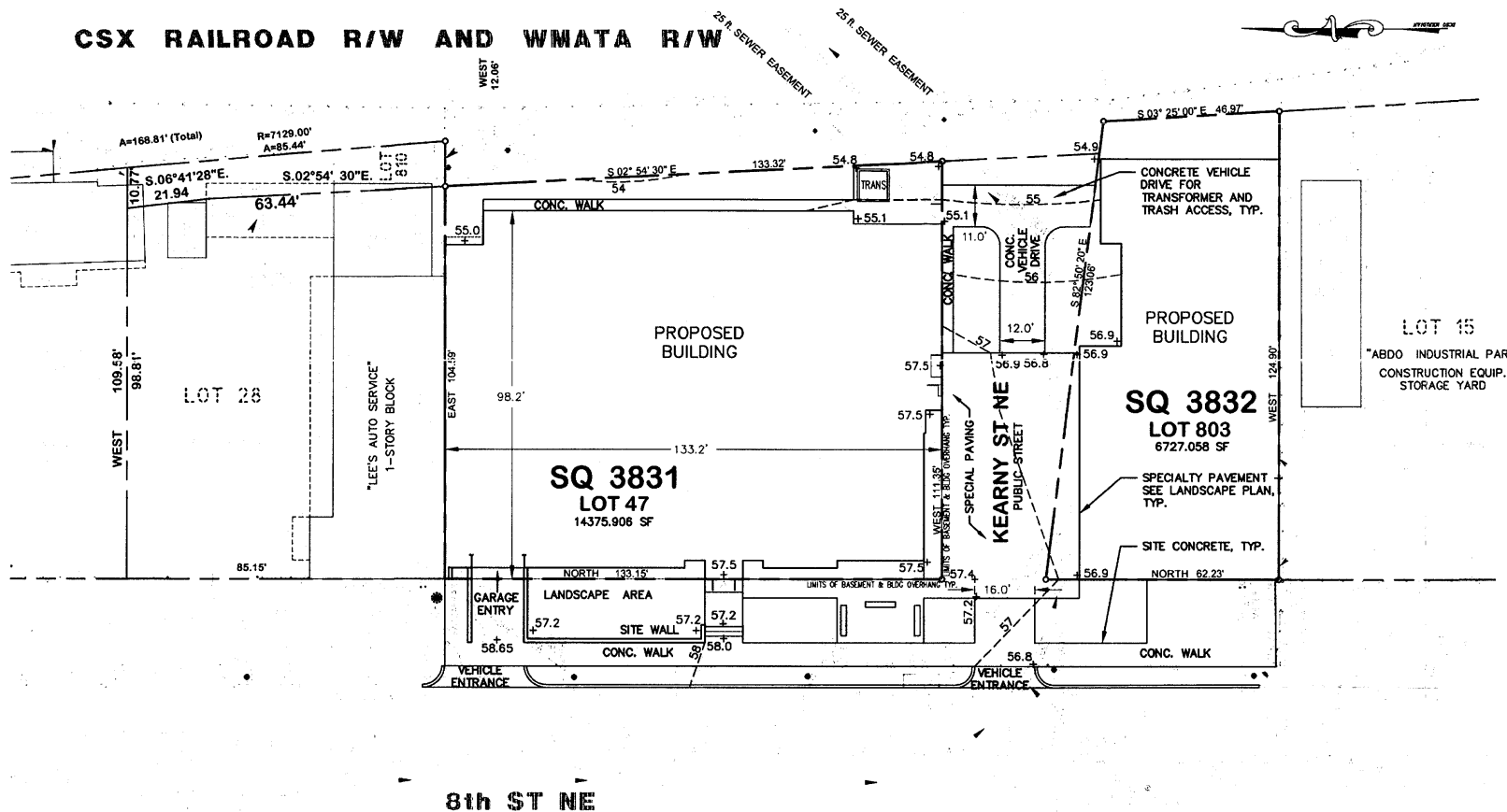
SHEET 18



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.

SQ 3653

SQ 3650

AMT LLC
CONSULTING ENGINEERS & SURVEYORS
10 G STREET, NE, SUITE 430, WASHINGTON, DC 20002
(202) 298-4045 FAX (202) 298-1001

SITE & GRADING PLAN

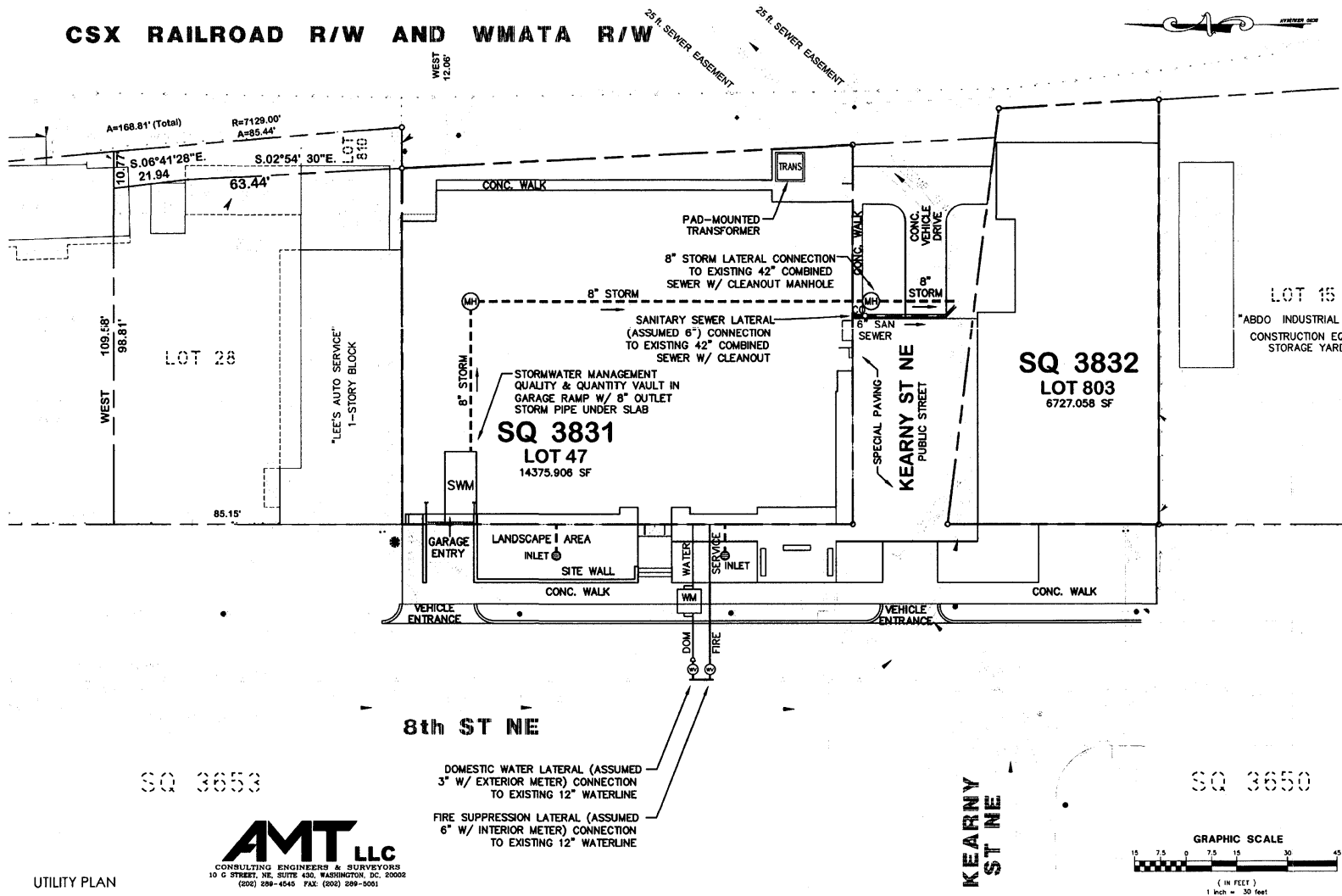


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SHEET 22

CSX RAILROAD R/W AND WMATA R/W



8th ST NE

KEARNY ST NE

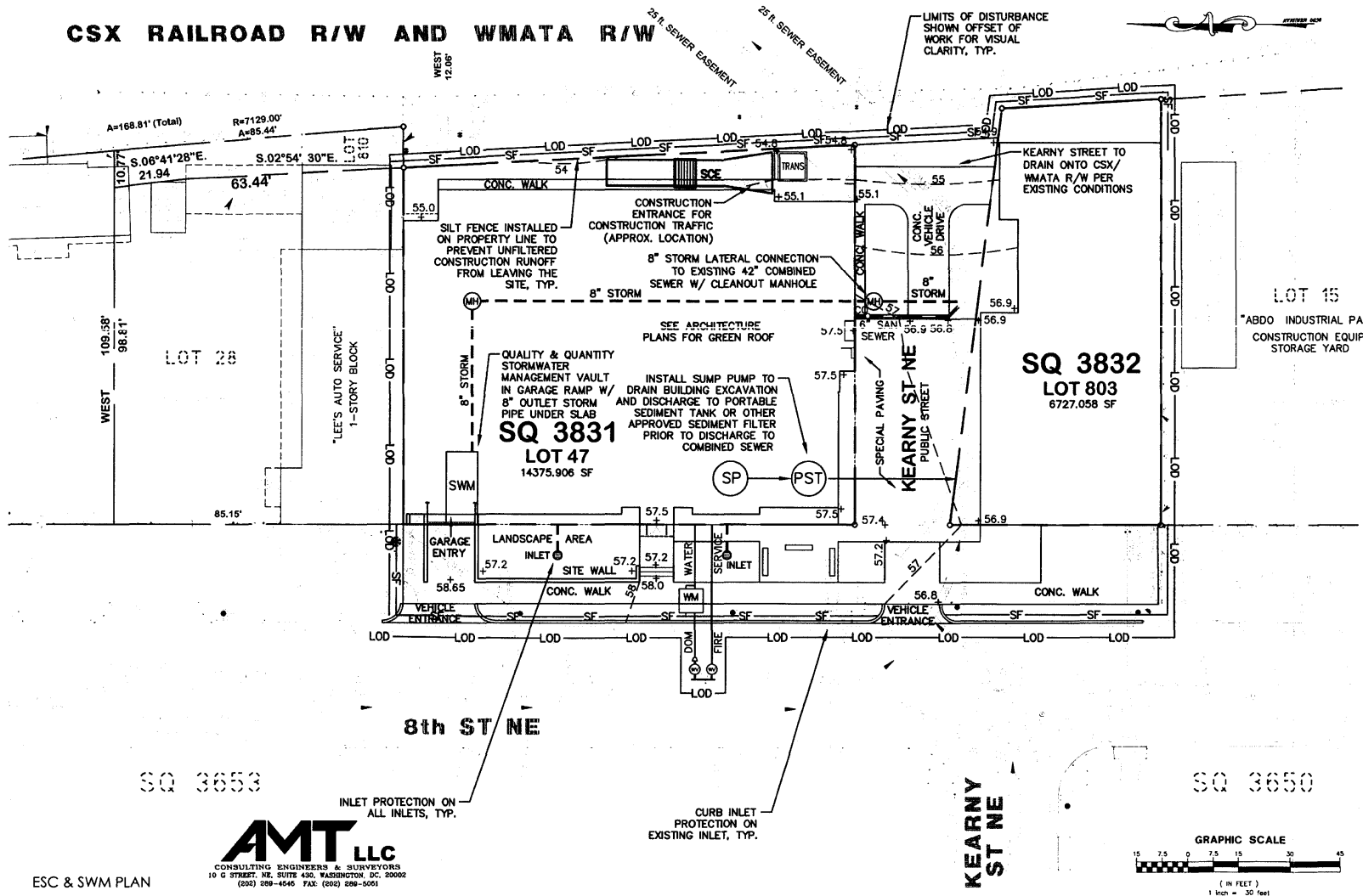
BROOKLAND ARTSPACE LOFTS LLC

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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:

$$Q_{2.25\%} = C \times I \times A$$

$$= 0.35 \times 5.28 \times 0.33 \text{ AC}$$

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

$$Q_{15\%} = C \times I \times A$$

$$= 0.35 \times 7.56 \times 0.33 \text{ AC}$$

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

PROPOSED FLOWS:

$$Q_{2.25\%} = C \times I \times A$$

$$= 0.9 \times 5.28 \times 0.33 \text{ AC}$$

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

$$Q_{15\%} = C \times I \times A$$

$$= 0.9 \times 7.56 \times 0.33 \text{ AC}$$

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

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

AMT LLC
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ESC & SWM PLAN



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SHEET 24