EDG

ARCHITECT'S MEMORANDUM

DATE: December 13, 2004

PROJECT: BZA Application No. 17252

TO: John Moore. District of Columbia Office of Planning
Norman Glasgow, Jr., Holland & Knight

BY: John Maisto, EDG Architects

RE: Response to suggested modifications memo

The following is a response to the memo from John Moore received by our office on December 10, 2004. This response also reflects the conversation between John Maisto and John Moore on December 10, 2004.

Soundproofing:

EDG Architects will design soundproofing for the townhouses, flats, and multi-family flats which will meet and exceed the requirements of the 1996 BOCA requirements, which stipulate that the sound transmission class (STC) shall not be less than 45. EDG typically designs unit wall separation assemblies that have STC ratings of 45-49 without sound attenuation insulation. Once sound attenuation insulation is added, the STC rating is closer to the 55 range. Floor ceiling assemblies typically have STC ratings of 55-59. As designers of multi-family housing for over 30 years, we appreciate Mr. Moore's concern and are confident that the aforementioned assemblies provide for minimal sound transmission between units.

The Green:

As discussed with Mr. Moore on Friday, the Green will be a terraced, landscaped area that is sensitively designed as one of a series of pedestrian spaces throughout the project. The space will incorporate seasonal vegetation (both annuals and perrenials), a low garden wall, and shade trees to help define those spaces. EDG will transmit a proposed sketch of this area later today.

The Parking Lot:

- If pervious pavement is allowed, EDG will include it in the design of the parking lot.
- EDG will offset the sidewalk off of the curb in order to eliminate the need for wheel stops. The sidewalk width will not change.
- EDG will relocate the compact space in question.
- The interior sidewalks on both sides of the parking lot will be landscaped more extensively and foundation planting will be placed at the buildings adjacent to the parking lot.
- Trees will be planted at equal intervals.
- A lighting plan with downward directed fixtures will also be submitted later today.

BZA
Case No. 17252
Exhibit No. 30

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17252
EXHIBIT NO. 30