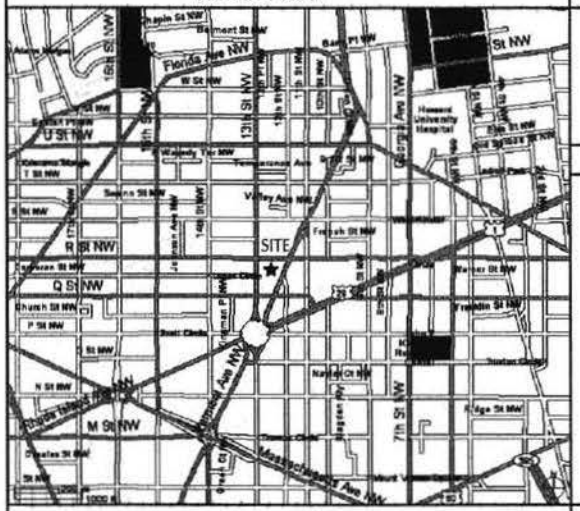
1200 R STREET, NW

PLANNED UNIT DEVELOPMENT (PUD) SET

VICINITY MAP



CLIENT

LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400
BETHESDA, MARYLAND 20816

CONSULTANTS:

ARCHITECT:	ERIC COLBERT & ASSOCIATES 717 5TH STREET, N.W. 2ND FLOOR WASHINGTON, D.C. 20001
STRUCTURAL ENGINEER:	STRUCTURAL DESIGN GROUP 12 SOUTH SUMMIT AVENUE SUITE 110 GAITHERSBURG, MD 20877
MECHANICAL & PLUMBING ENGINEER:	DWYER ENGINEERING 26-H FAIRFAX STREET SE LEESBURG, VA 20175
ELECTRIAL ENGINEER:	DWYER ENGINEERING 26-H FAIRFAX STREET SE LEESBURG, VA 20175
CIVIL ENGINEER:	VIKA INC. 8180 GREENSBORO DRIVE SUITE 200 McLEAN, VA 22102

ZONING INFORMATION

LAND AREA = 23,251 SQ. FT

BUILDING AREAS:	NON F.A.R.	F.A.R.
PARKING LEVEL (P-2)	21,410 SQ.FT	
PARKING LEVEL (P-1)	21,410 SQ.FT	
CELLAR	16,741 SQ.FT	
FIRST FLOOR		16,741 SQ.FT
SECOND FLOOR		16,741 SQ.FT
THIRD FLOOR		16,381 SQ.FT
SETBACK LEVEL		12,494 SQ. FT
TOTAL	59,561 SQ.FT.	62,357 SQ.FT.

BUILDING FOOTPRINT (W/OUT BALCONIES) = 16,741 SQ.FT.
BUILDING FOOTPRINT (INCL. BALCONIES) = 16,903 SQ.FT.
PERCENTAGE OF LOT COVERAGE (INCL. BALCONIES) = 72.7 %

PARKING PROVIDED:

PARKING LEVEL (P-2)	31 SPACES
PARKING LEVEL (P-1)	53 SPACES
PARKING ON GRADE	5 SPACES
TOTAL	89 SPACES

* BALCONIES NOT INCLUDED

ABBREVIATIONS

& AND	F.E. FIRE EXTINGUISHER	P.L. PROPERTY LINE
∠ ANGLE	F.E.C. FIRE EXTINGUISHER CABINET	PL. PLATE
@ AT	F.F. FINISH FLOOR	P. LAM. PLASTIC LAMINATE
BASMT. BASEMENT	F.H.C. FIRE HOSE CABINET	PLYWD. PLYWOOD
℄ CENTERLINE	FIXT. FIXTURE	PTD. PAINTED
⌀ DIAMETER OR ROUND	FL. FLOOR	
⊥ PERPENDICULAR	FLUOR. FLUORESCENT	R RISER
ACOUS. ACOUSTICAL	FT. FOOT OR FEET	RAD. RADIUS
A.F.F. ABOVE FINISH FLOOR		R.D. ROOF DRAIN
ALUM. ALUMINUM	GA. GAUGE	RECEP. RECEPTACLE
APPROX. APPROXIMATE	GALV. GALVANIZED	REINF. REINFORCED
ARCH. ARCHITECTURAL	GL. GLASS	REQ'D. REQUIRED
	GYP. GYPSUM	RESIL. RESILIENT
BA. BATHROOM	H. HIGH	RM. ROOM
BD. BOARD	HDWD. HARDWOOD	R.O. ROUGH OPENING
B.H. BULKHEAD	H.M. HOLLOW METAL	
BLDG. BUILDING	HORIZ. HORIZONTAL	S.C. SOLID CORE
BLKG. BLOCKING	HR. HOUR	SCHED. SCHEDULE
BOT. BOTTOM	HT. HEIGHT	S.D. SOAP DISPENSER
BR. BEDROOM		SECT. SECTION
	INSUL. INSULATION	SHT. SHEET
C CHANNEL	INT. INTERIOR	SIM. SIMILAR
CAB. CABINET		SPECS. SPECIFICATIONS
CER. CERAMIC	JAN. JANITOR CLOSET	SQ. SQUARE
CLG. CEILING	JT. JOINT	SST. STAINLESS STEEL
CLO. CLOSET	KIT. KITCHEN	STD. STANDARD
CMU. CONCRETE MASONRY UNITS		STL. STEEL
COL. COLUMN	LAV. LAVATORY	STOR. STORAGE
CONC. CONCRETE	LIN. LINEN CLOSET	SUSP. SUSPENDED
CONST. CONSTRUCTION	LR. LIVING ROOM	
CONT. CONTINUOUS		T TREAD
CORR. CORRIDOR	MAS. MASONRY	TEL. TELEPHONE
	MAX. MAXIMUM	THK. THICK
D DEEP	MECH. MECHANICAL	T.O. TOP OF
DBL. DOUBLE	MET. METAL	T.P.D. TOILET PAPER DISPENSER
D.F. DRINKING FOUNTAIN	MFR. MANUFACTURER	TYP. TYPICAL
D.S. DOWNSPOUT	MIN. MINIMUM	
DET. DETAIL	MISC. MISCELLANEOUS	U.O.N. UNLESS OTHERWISE NOTED
DIM. DIMENSION	M.O. MASONRY OPENING	
DN. DOWN	MTD. MOUNTED	V.C.T. VINYL COMPOSITION TILE
D.O. DOOR OPENING		VERT. VERTICAL
DR. DINING ROOM	N.A. NOT APPLICABLE	W. WIDE
DWG. DRAWING	N.I.C. NOT IN CONTRACT	W/ WITH
	NO.# NUMBER	W.D. WOOD
EA. EACH		W/O WITHOUT
EL. ELEVATION	O.A. OVERALL	WT. WEIGHT
ELEC. ELECTRICAL	O.C. ON CENTER	W.W.F. WELDED WIRE FABRIC
EQ. EQUAL	O.D. OUTSIDE DIAMETER	
E.W.C. ELECTRIC	OFF. OFFICE	
EXIST. EXISTING	OH. OVERHEAD	
EXP. EXPANSION	OPNG. OPENING	
EXT. EXTERIOR	O.R. OUTSIDE RADIUS	

SYMBOLS

- NORTH ARROW
- DRAWING NAME / SCALE:
- INDICATION ON PLAN CALLING OUT EXTERIOR ELEVATION
- PLAN DETAIL
- SECTION
- INTERIOR ELEVATIONS
- DOOR TYPE
- PARTITION TYPE
- FINISHES
- NOTE (PLAN OR ELEVATION)
- WINDOW TYPE
- CHANGES
- ROOM NAME (NR)

INDEX OF DRAWINGS

CS	COVER SHEET
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A-2	CONTEXT MAP
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A-2.2	SEDIMENT & EROSION CONTROL PLAN
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A-12	SOUTH & WEST ELEVATIONS
A-13	NORTH & EAST ELEVATIONS W/ EXISTING CONDITIONS
A-14	NORTH/SOUTH BUILDING SECTION

ZONING COMMISSION
District of Columbia
CASE NO. 04-13
EXHIBIT NO. 3

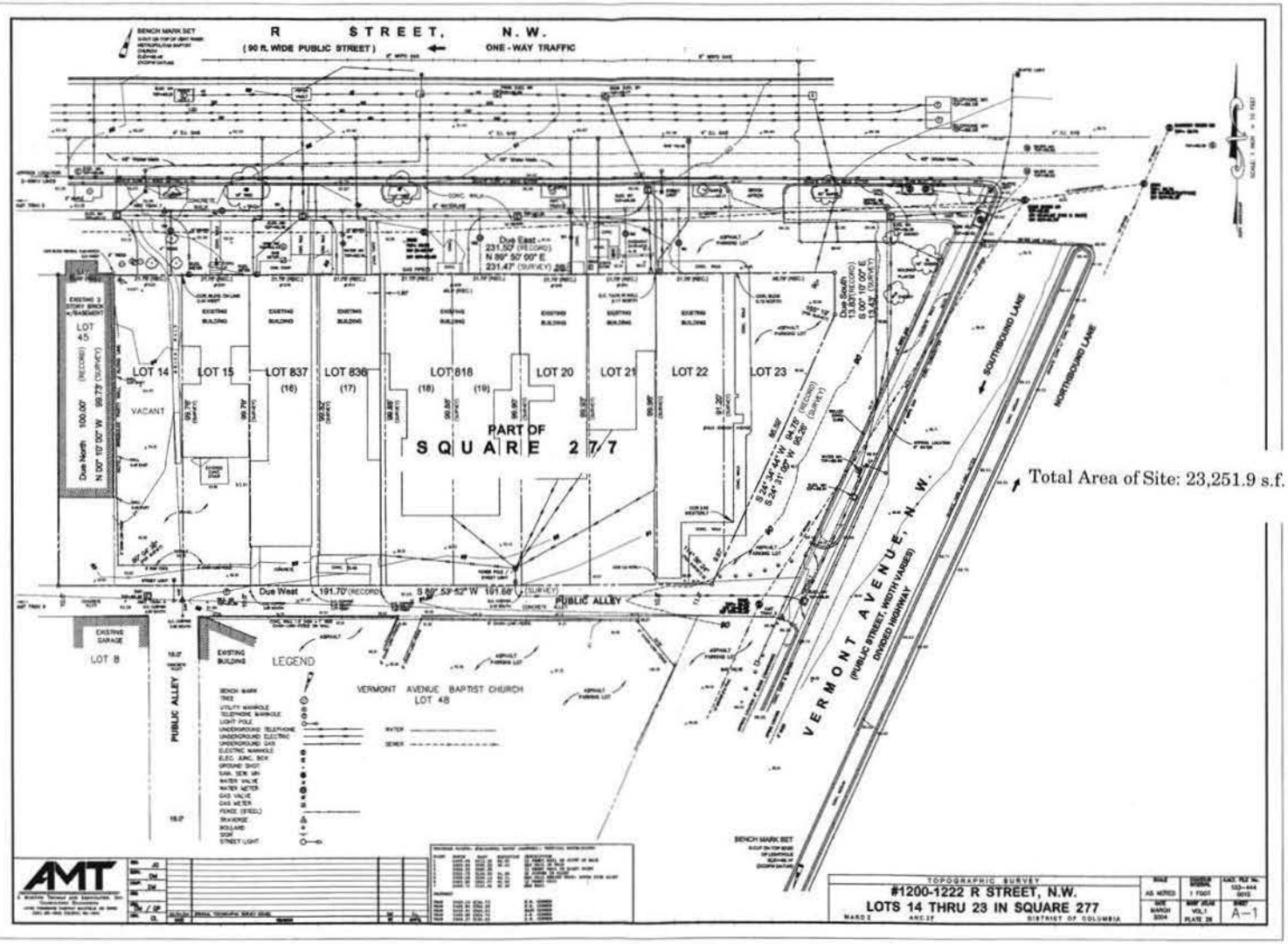
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

CS

ZONING COMMISSION
District of Columbia
CASE NO.04-13
EXHIBIT NO.3



Total Area of Site: 23,251.9 s.f.

01 EXISTING CONDITIONS (SURVEY)
SCALE: 1/16" = 1'-0"

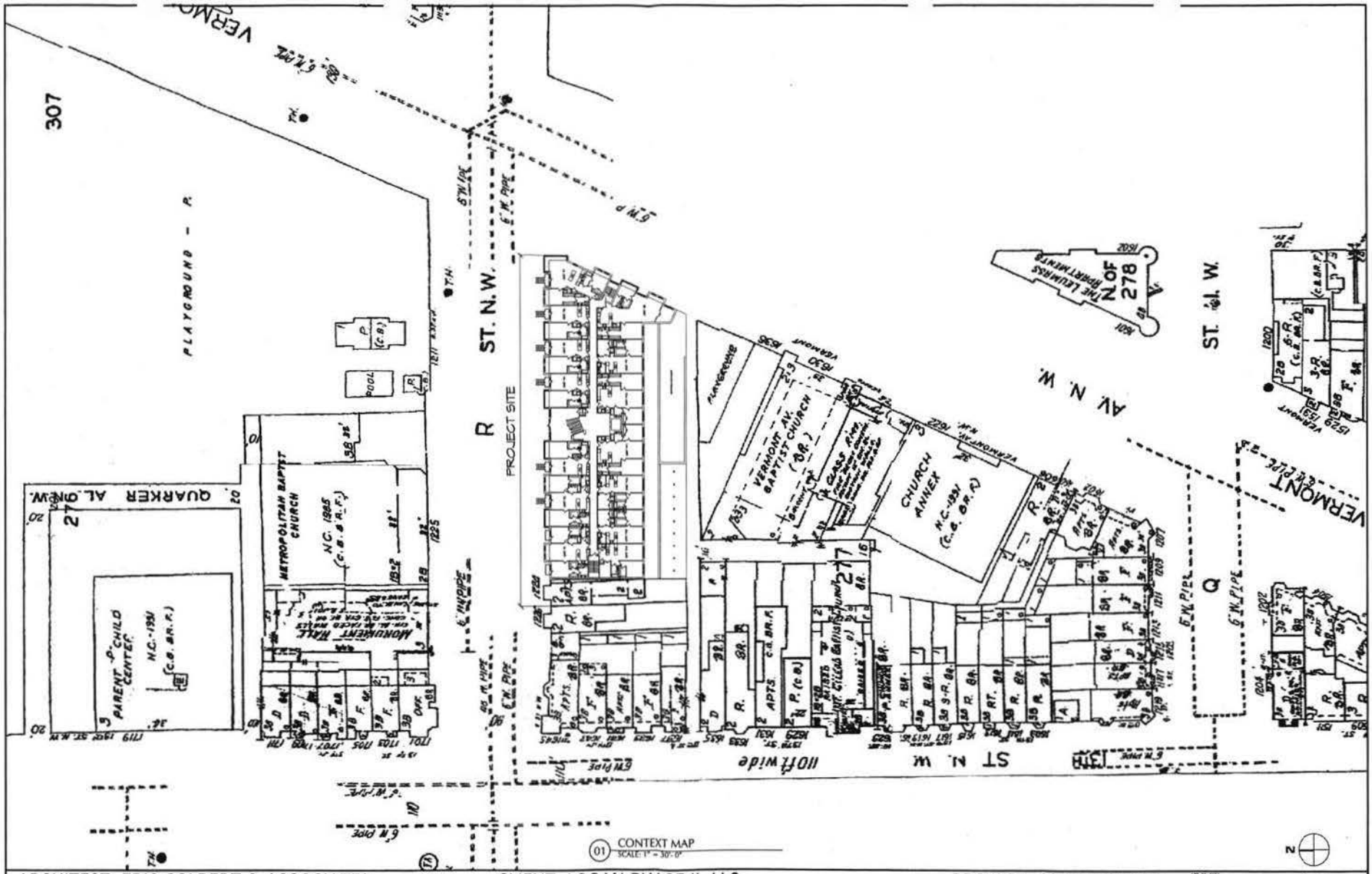
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717 5TH STREET, N.W. WASHINGTON, D.C. 20001

CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-1

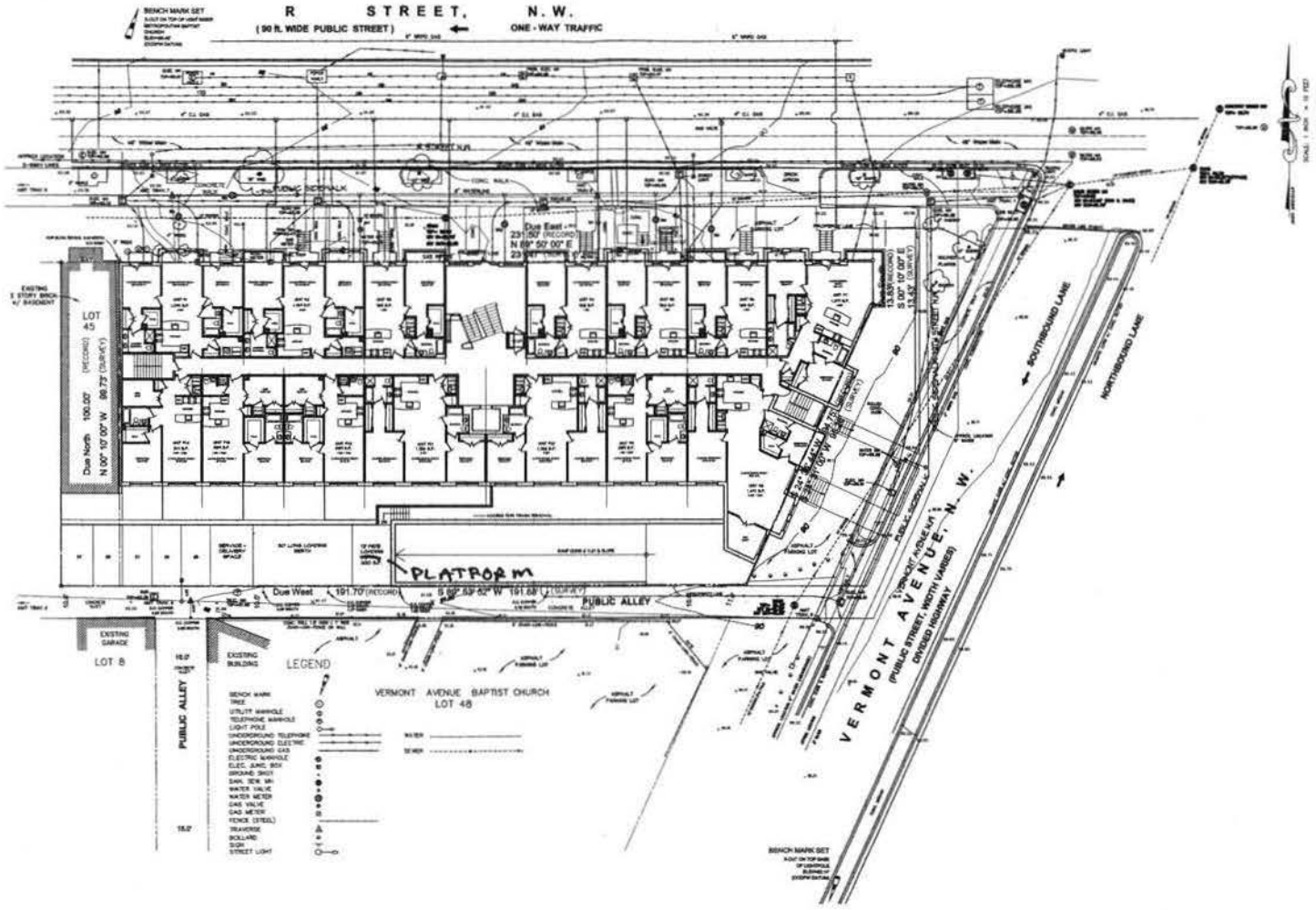


01 CONTEXT MAP
SCALE: 1" = 30'-0"

N

ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	APR. 23, 2004 APR. 27, 2004	A-2
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816			

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

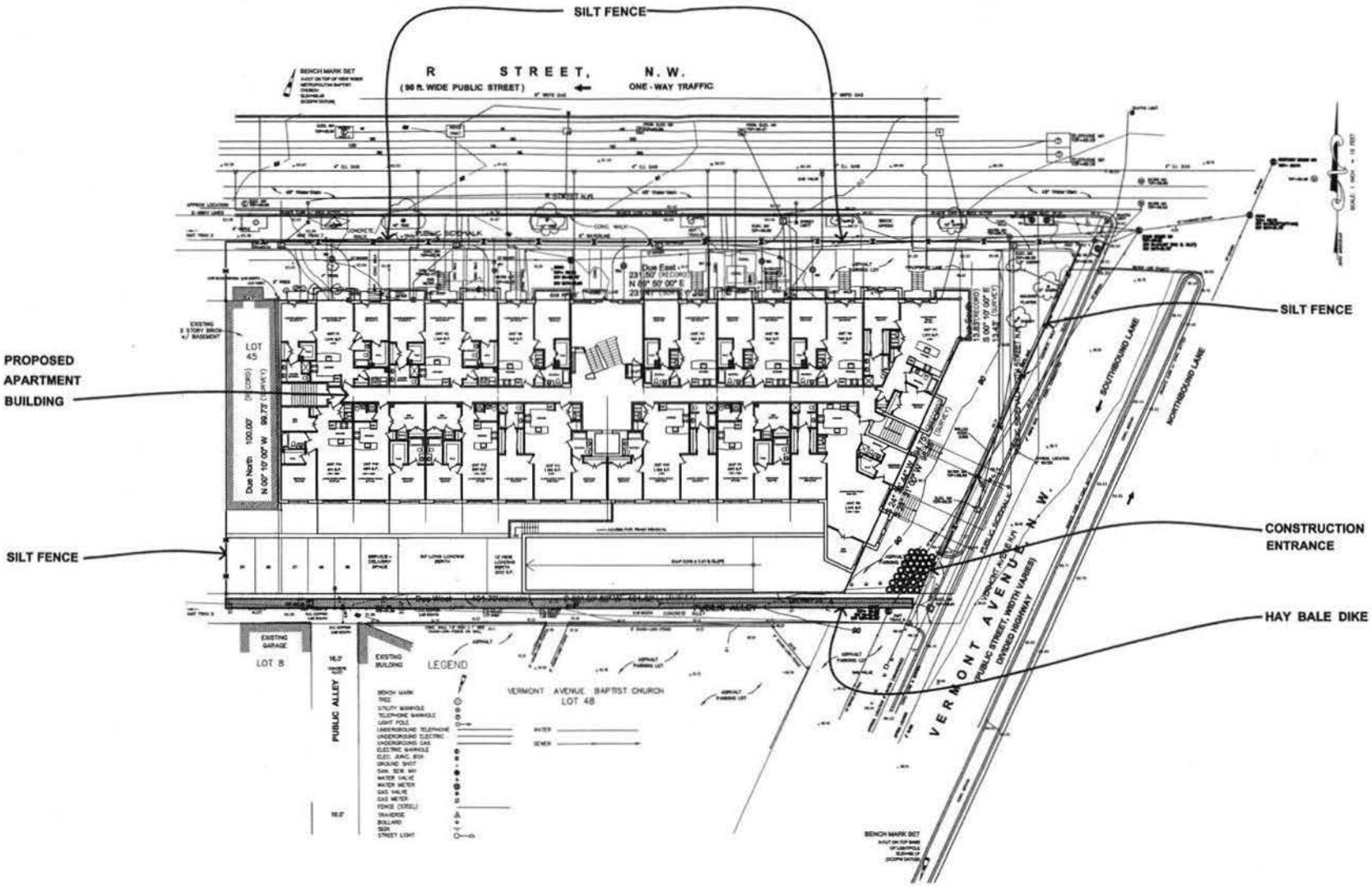
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717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 08, 2004
APR. 27, 2004

A-2.1



01 SEDIMENT & EROSION CONTROL PLAN
SCALE: 1/16" = 1'-0"

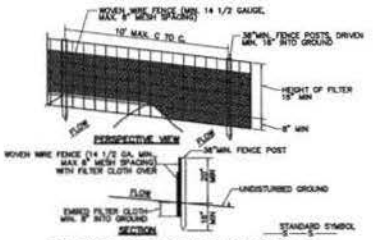
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717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

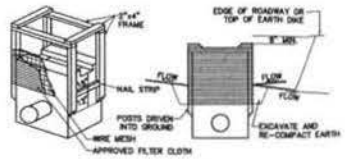
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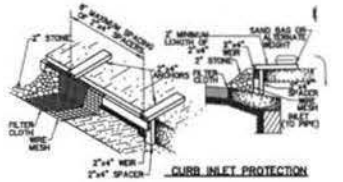
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES. POST: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. FABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1 SILT FENCE DETAIL (TYP.)
NOT TO SCALE



SWALE INLET PROTECTION



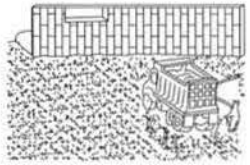
CURB INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

A. MATERIALS
1. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, #0-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.

B. CURB INLET PROTECTION
1. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.

3 INLET PROTECTION
NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

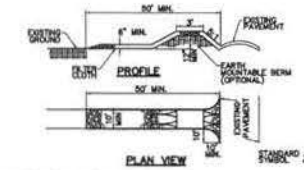
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ARBORETUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

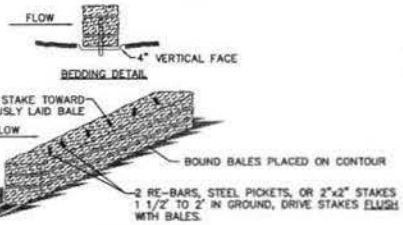
4 VEHICLE WASH AREA
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE—USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH—AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS—NOT LESS THAN SIX (6) INCHES.
4. WIDTH—TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH—WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER—ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE—THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

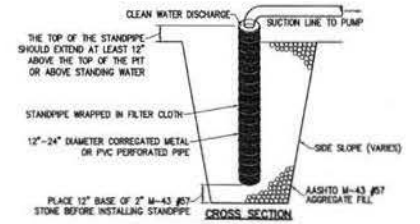


ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES (4"), AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

5 STRAW BALE DIKE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS FOR SUMP PIT

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE. THE PERFORATIONS SHALL BE 1/2"ø SLITS OR 1" DIAMETER HOLES.
3. A BASE OF 2" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 2" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION.

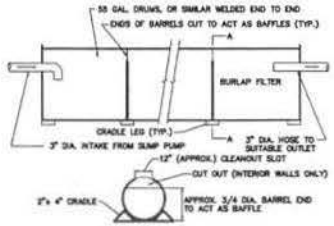
NOTES:
1. SUMP PITS ARE CONSTRUCTED WHEN WATER COLLECTS DURING THE EXCAVATION PHASE OF CONSTRUCTION. THIS PRACTICE IS PARTICULARLY USEFUL IN URBAN AREAS DURING EXCAVATION FOR BUILDING FOUNDATIONS. SUMP PITS MAY ALSO BE USED TO DEWATER SEDIMENT BASINS.
2. IF DESIRED 1/4"-1/2" HARDWARE CLOTH (WIRE) MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTER CLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

6 SUMP PIT
NOT TO SCALE

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (2:1 grade or flatter).

1. General Specifications
   a. Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
   b. Sod shall be machine cut at a uniform thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
   c. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
   d. Individual pieces of sod shall be cut to the supplier's width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not be acceptable.
   e. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
   f. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved prior to its installation.
   g. Sod labels shall be made available to the job foreman and inspector.
2. Sod Installation
   a. During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
   b. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Sheets shall not be stretched or overlapped and shall all joints are butted tight in order to prevent voids which would cause air drying of the roots.
   c. On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour and with staggering joints. Secure the sod by rolling, tamping and pegging or other approved methods.
   d. As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.
3. Sod Maintenance
   a. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
   b. After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.
   c. First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.



NOTES:
1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDING THAT THE VOLUME IN CUBIC FEET EQUALS SIXTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (G.P.M.) x 16=CUBIC FOOT STORAGE
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

7 PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE

SEDIMENT & EROSION CONTROL NOTES & DETAILS
SCALE: NTS

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

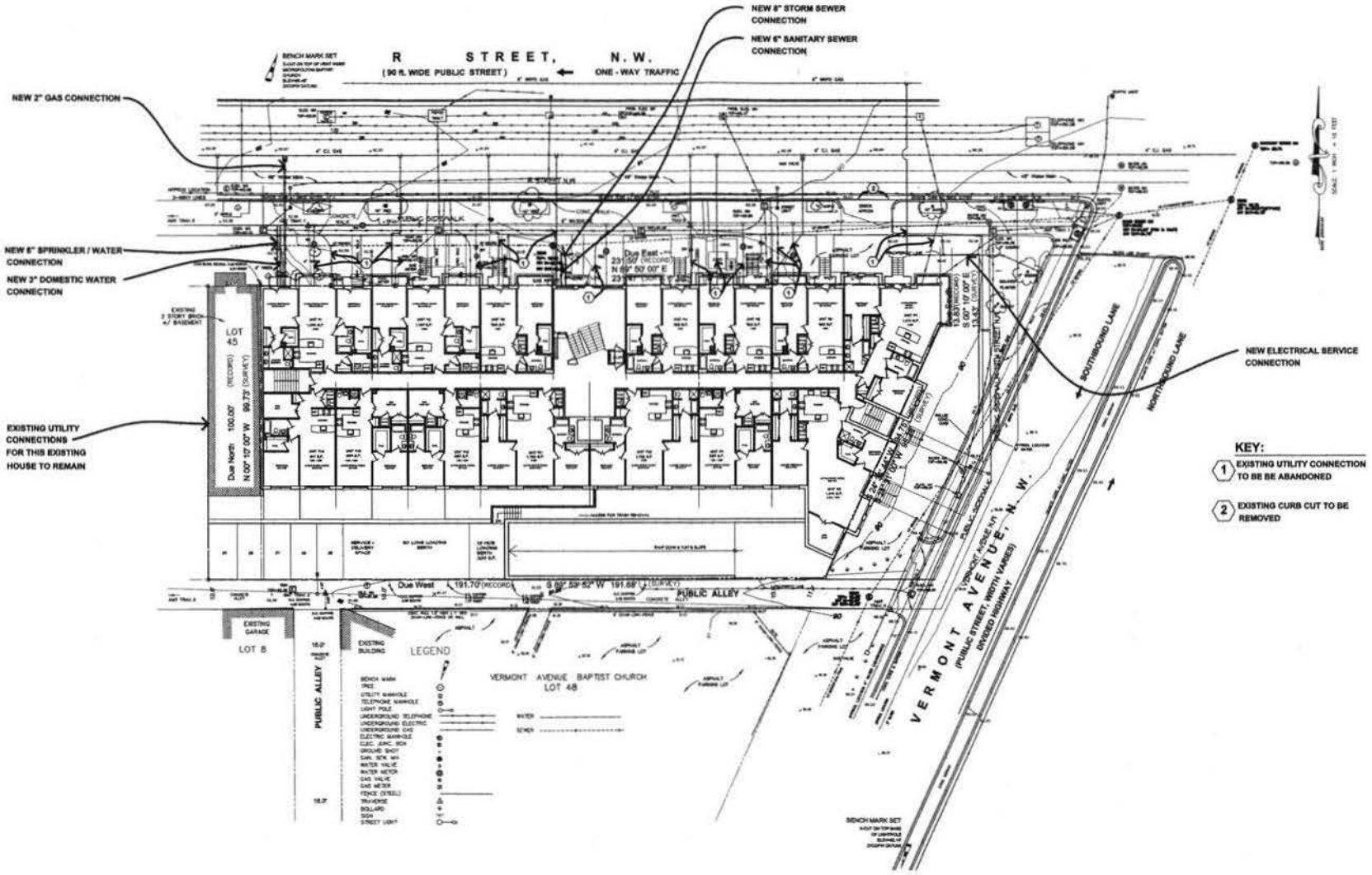
CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-2.3

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01 UTILITY CONNECTION PLAN
SCALE: 1/16" = 1'-0"

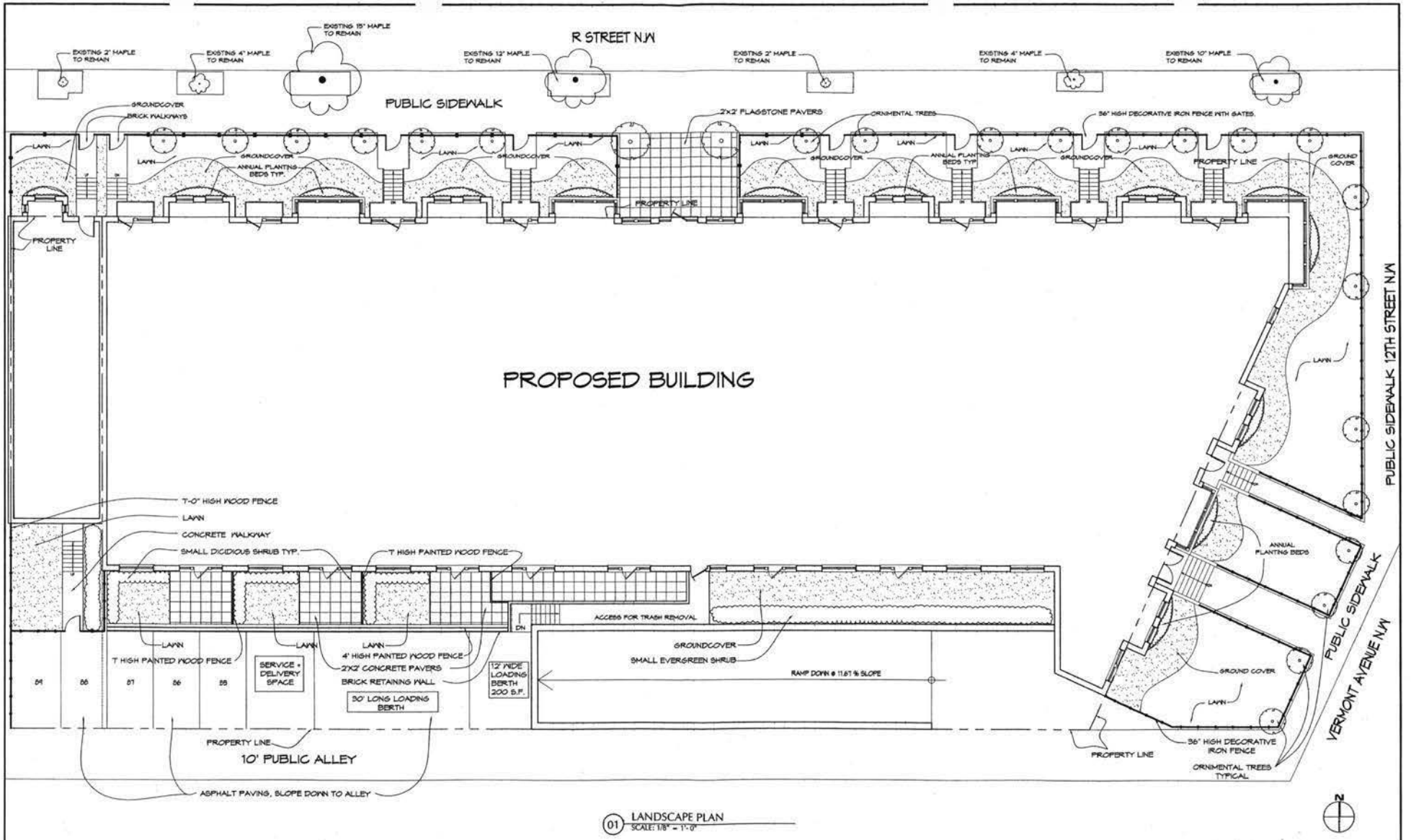
ARCHITECT: ERIC COLBERT & ASSOCIATES
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CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-2.4



01 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

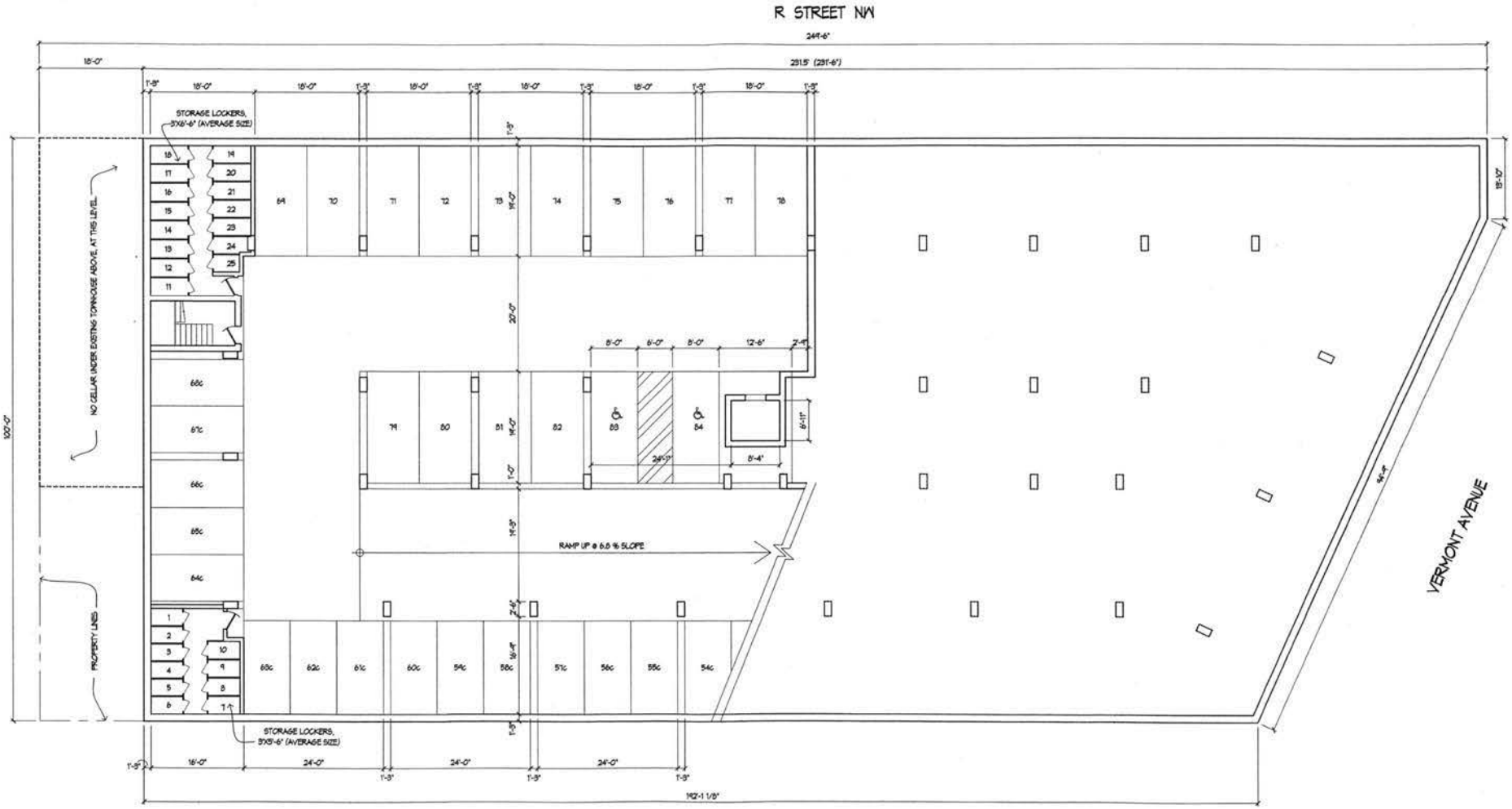
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 17, 2024

A-2.5



01 PARKING LOWER LEVEL (P-2)
SCALE: 1/8" = 1'-0"

N

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

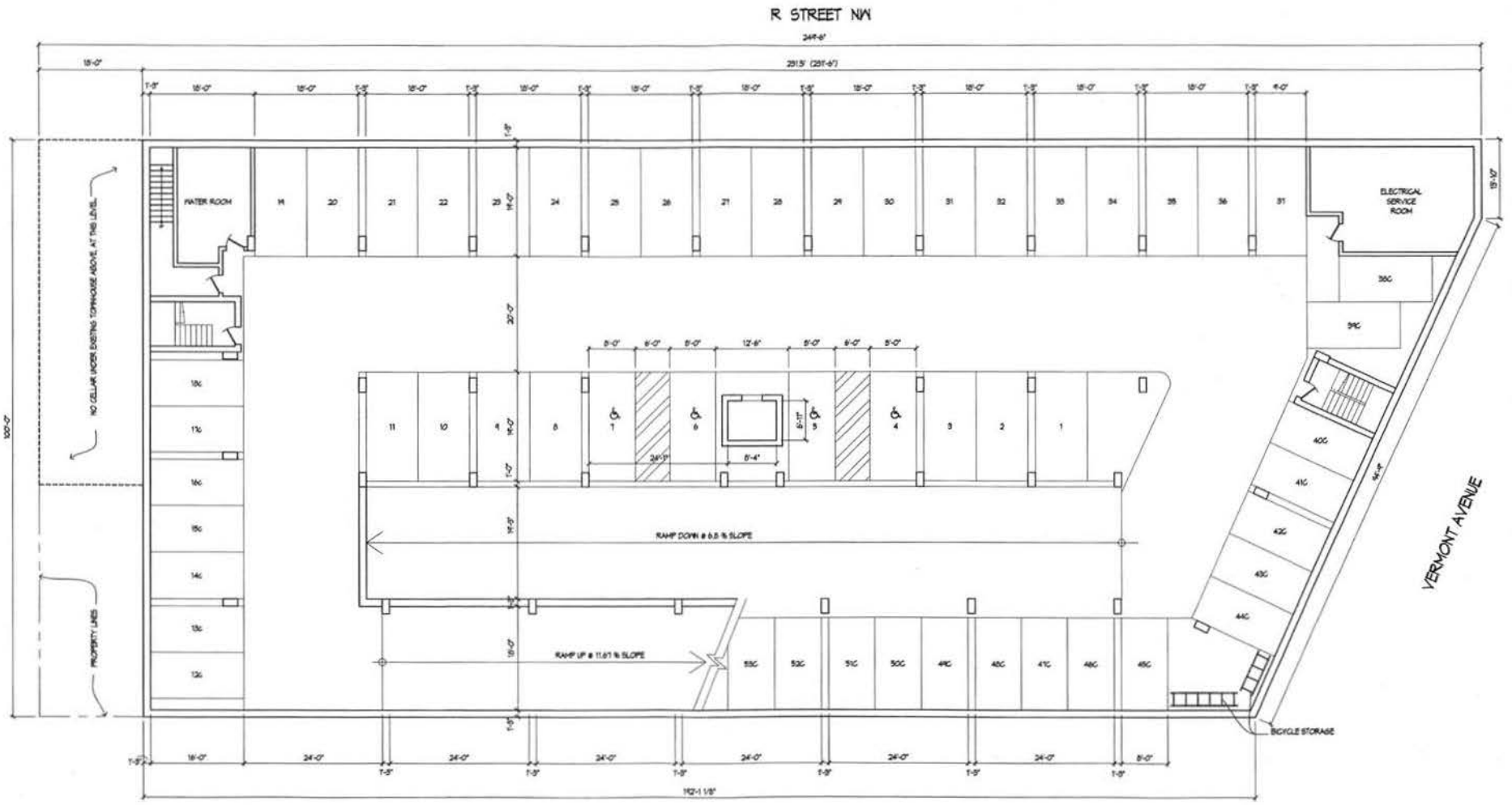
CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-3

P:\515-1200 R\515-A-03 PARKING LOWER.dwg, 4/30/2004 5:33:29 PM

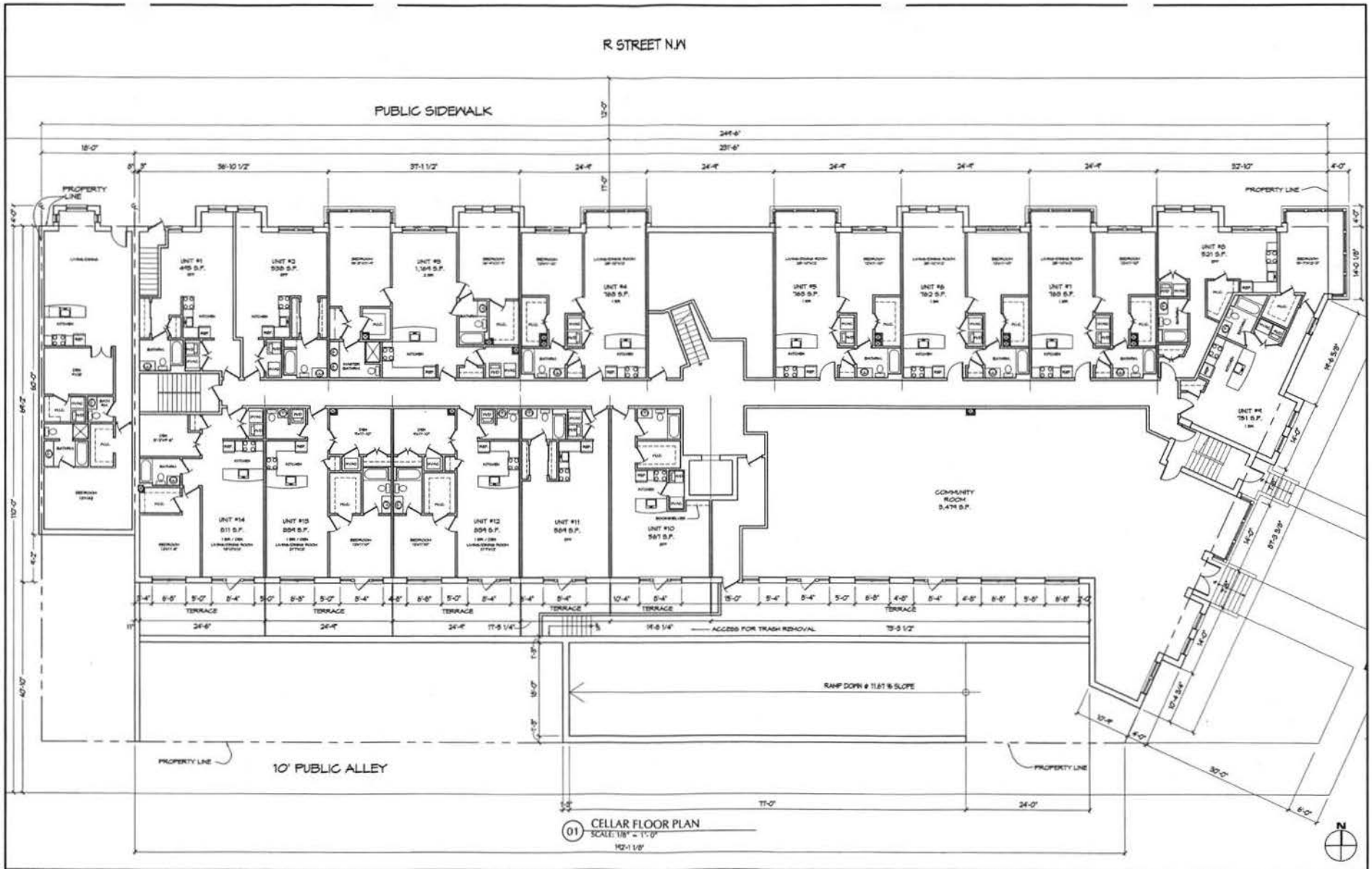


01 PARKING UPPER LEVEL (P-1)
SCALE: 1/8" = 1'-0"

N

ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-4
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816		

P:\515-1200 R\515-A-04 PARKING UPPER.dwg, 4/30/2004 5:34:11 PM



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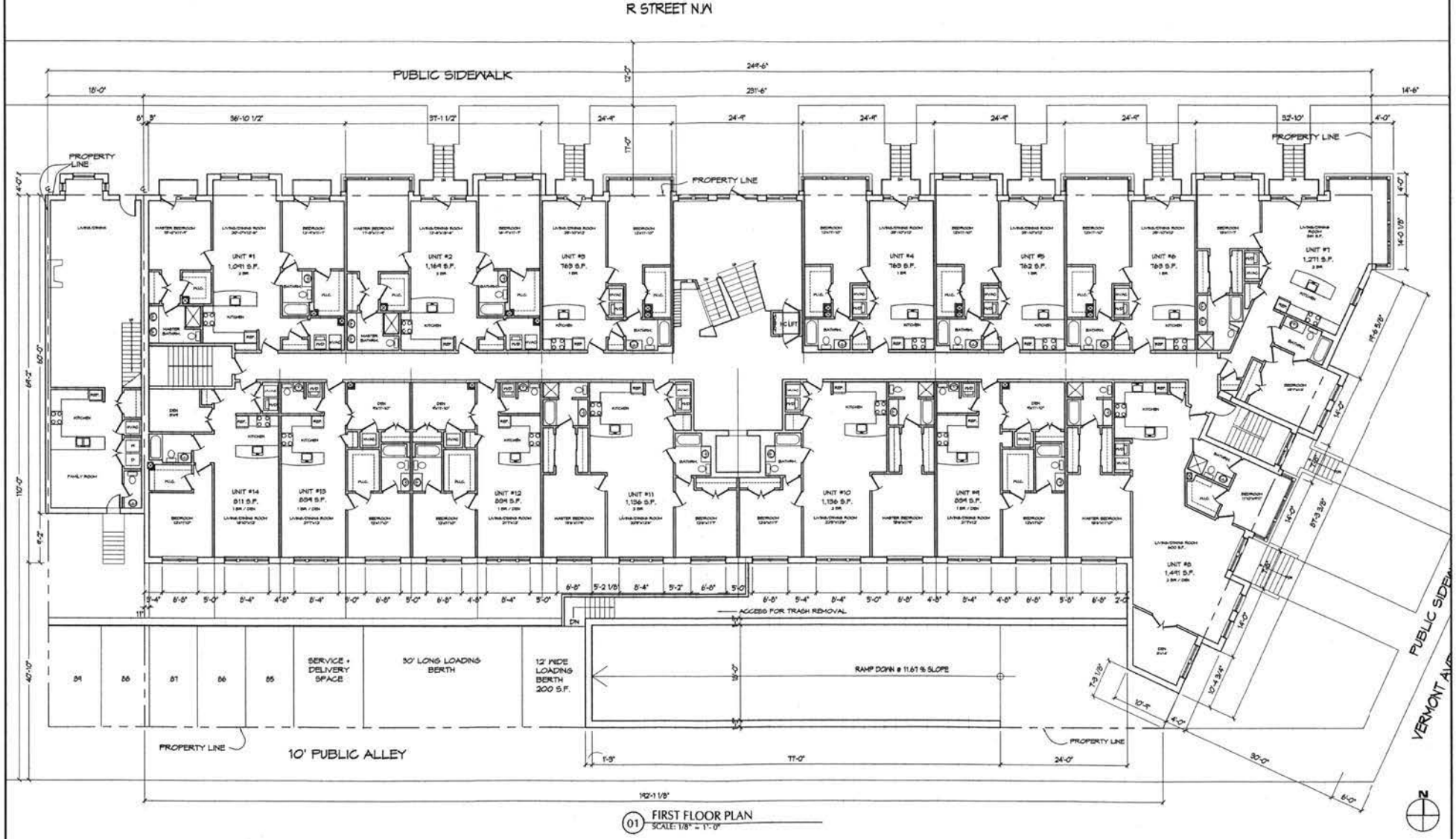
CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-5

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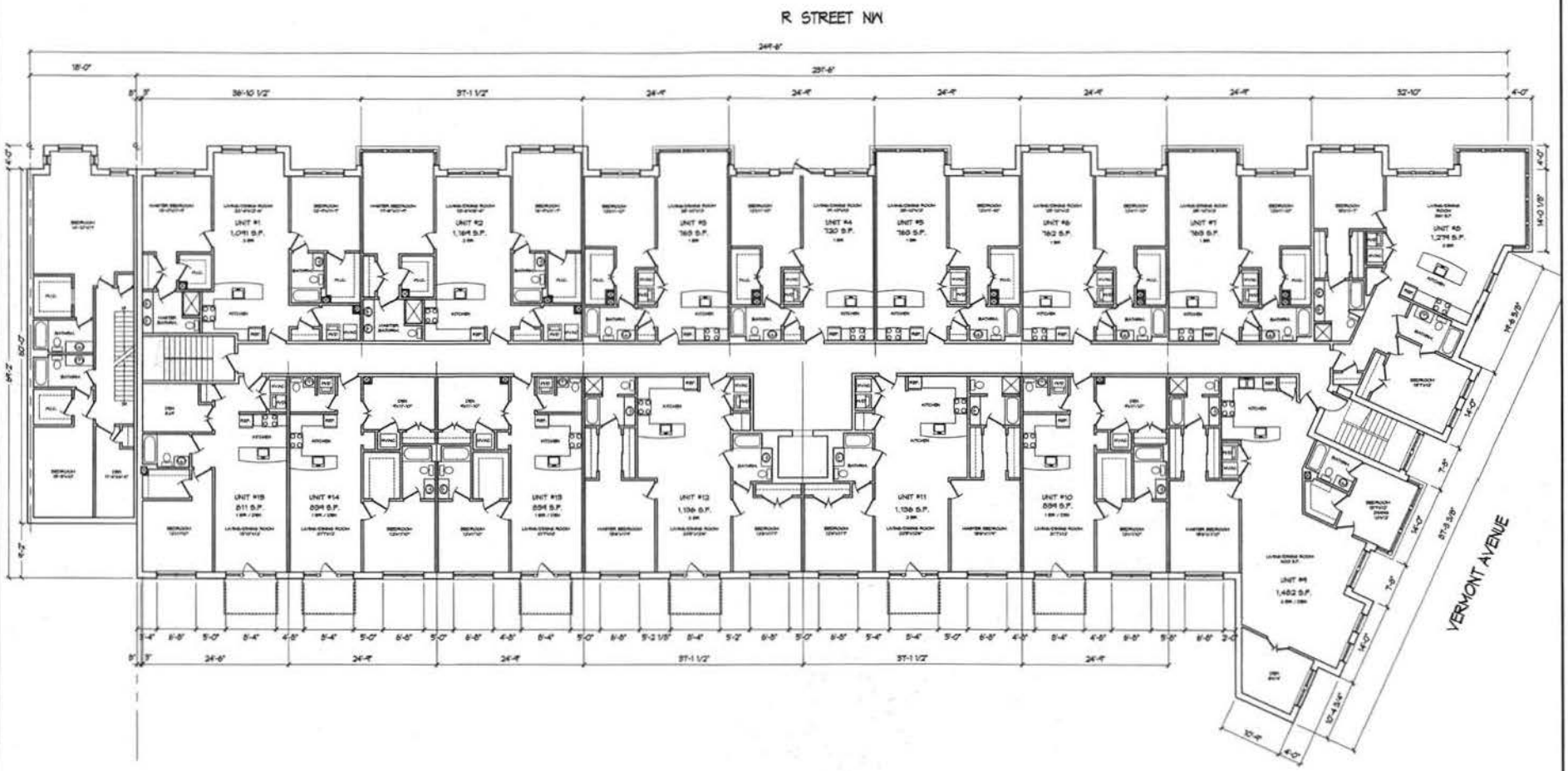


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717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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PROJECT: 1200 R STREET
APR. 08, 2004
APR. 27, 2004

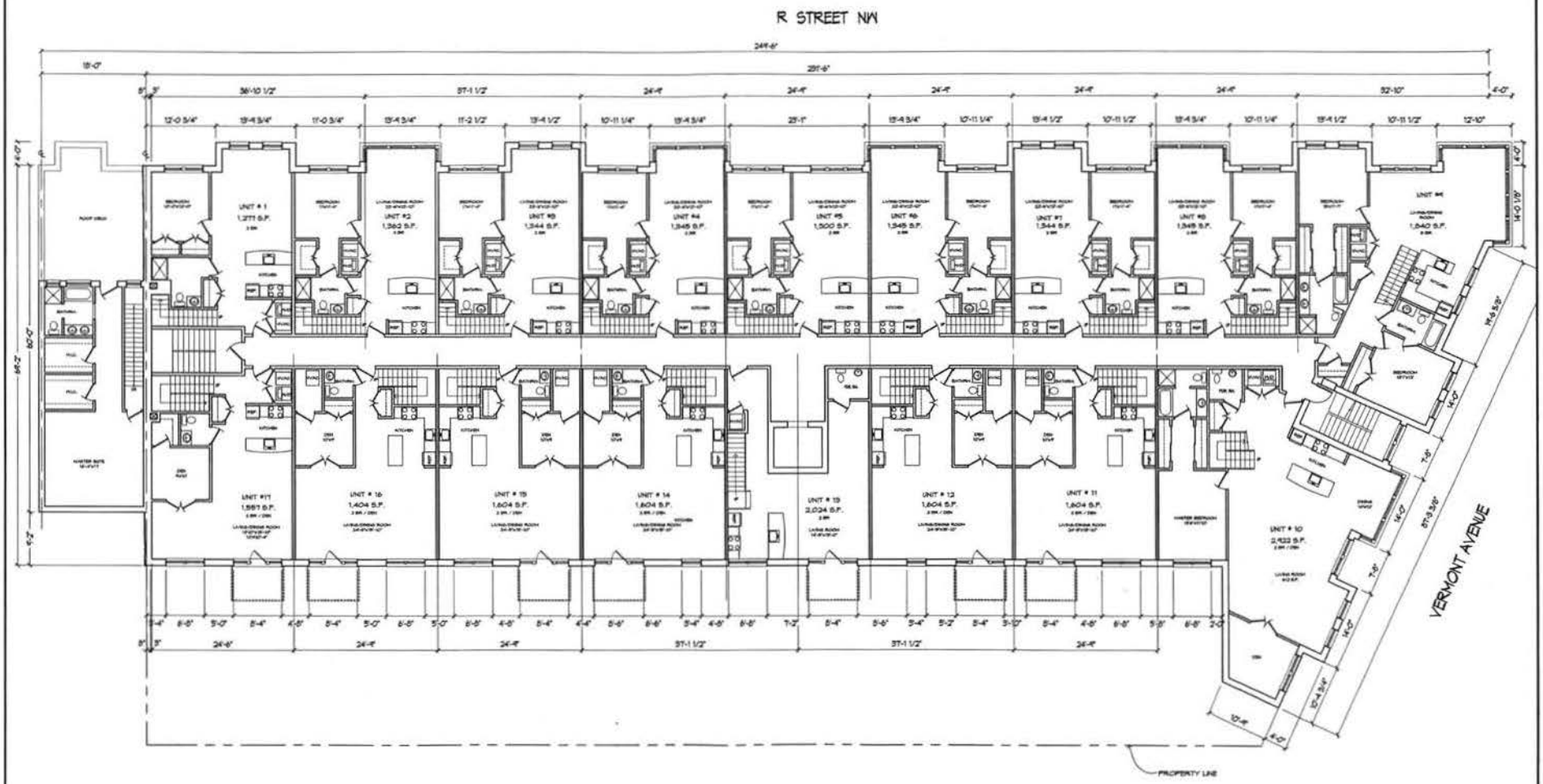
A-6



01 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-7
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816		

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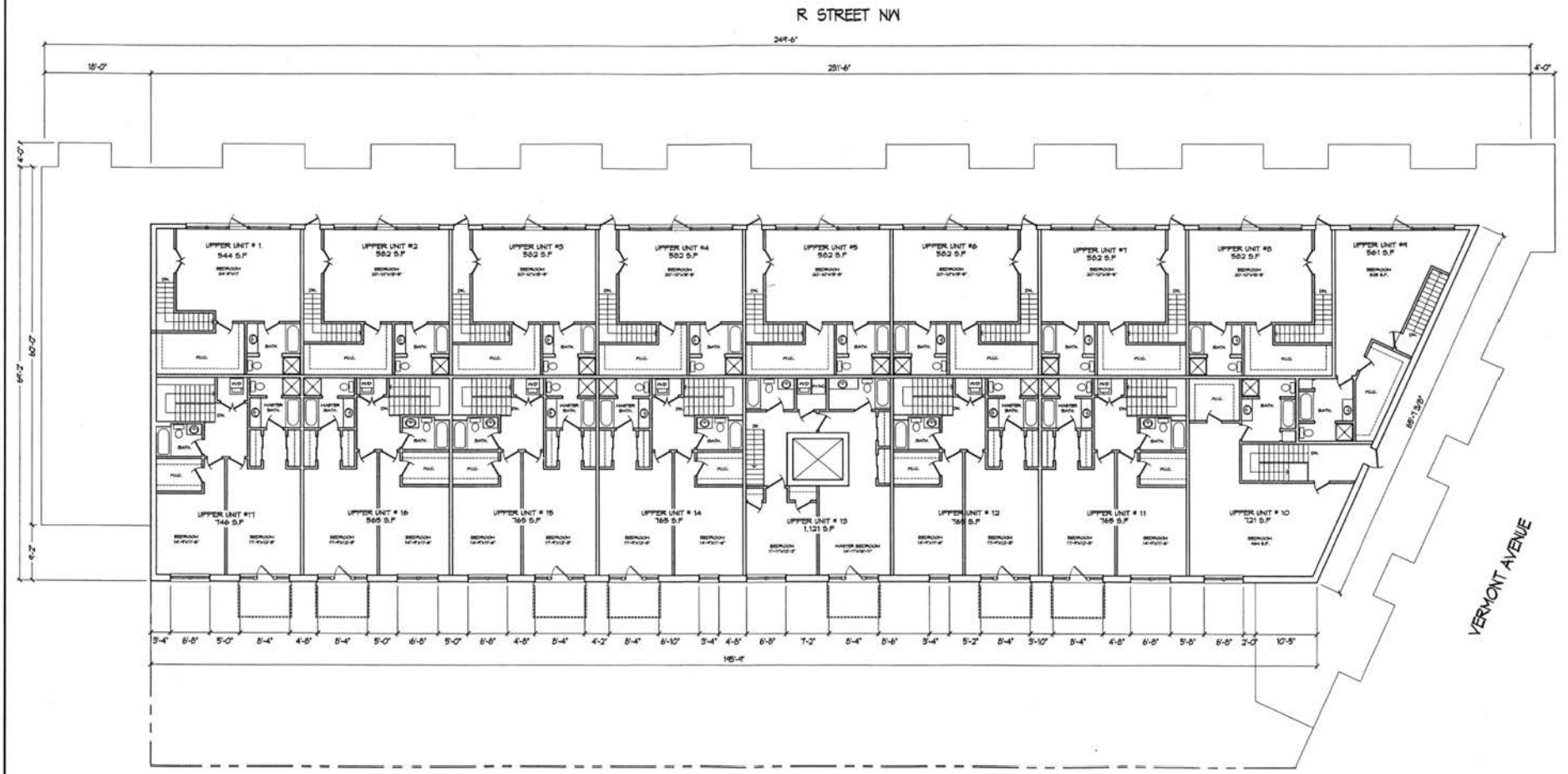


01 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-8
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816		

P:\515-1200 R\515-A-08 THIRD FLOOR.dwg, 4/30/2004 5:13:51 PM



01 SETBACK LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

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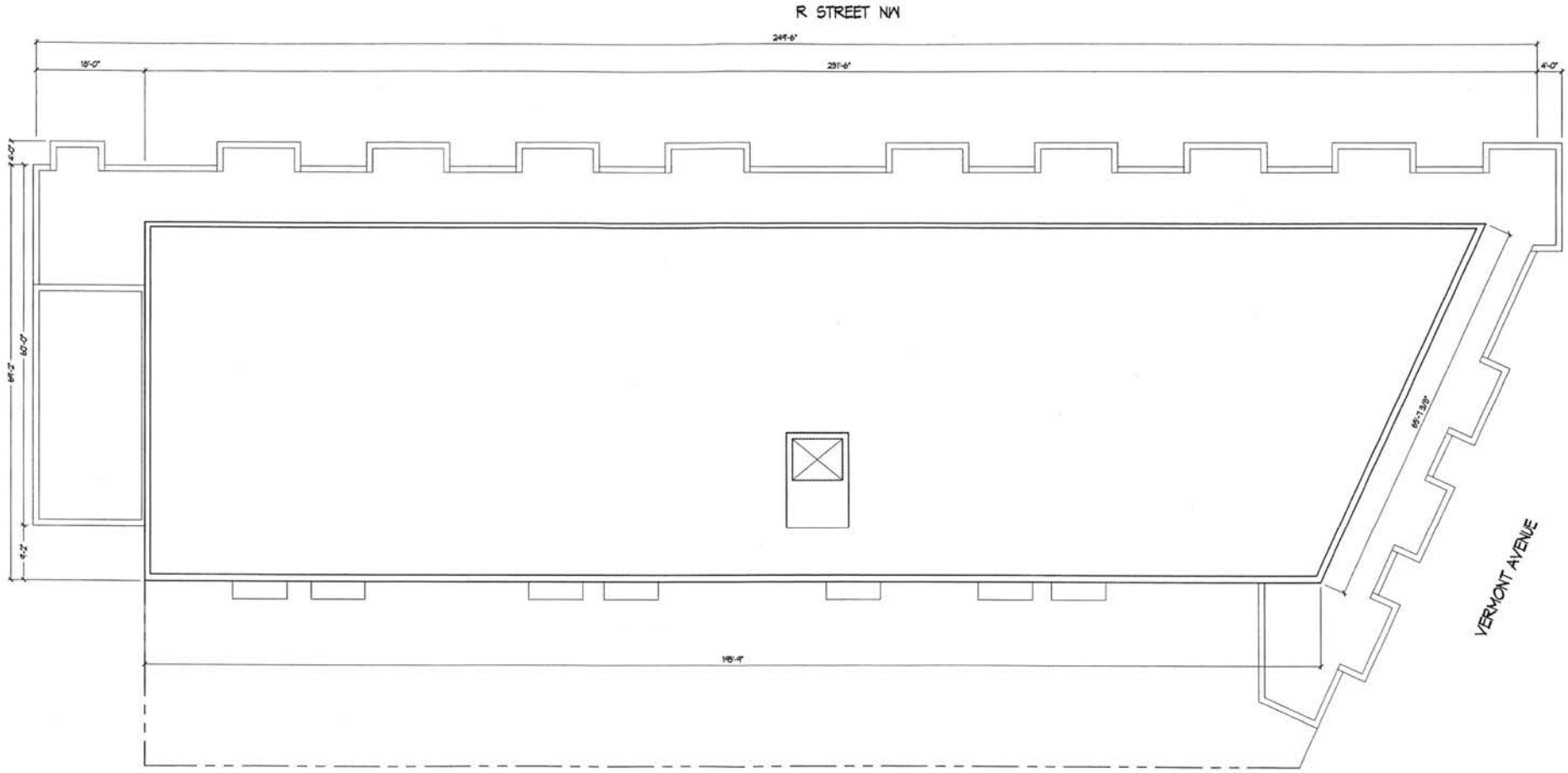
CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA , MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-9

P:\515-1200 R\515-A-09 SETBACK LEVEL.dwg, 4/30/2004 7:02:38 PM



01 ROOF PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-10

P:\515-1200 R\515-A-10 Roof PLan.dwg, 4/30/2004 6:29:44 PM



02 EAST ELEVATION (VERMONT AVENUE)
SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION (R STREET, NW)
SCALE: 1/8" = 1'-0"

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CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-11

P:\515-1200 R\515-A-11&12-ELEVATIONS.dwg, 5/3/2004 1:11:41 PM



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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717 5TH STREET, N.W. WASHINGTON, D.C. 20001

CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-12



02 EAST ELEVATION, ALONG VERMONT AVENUE, NW SHOWING EXISTING BUILDINGS TO SOUTH
SCALE: NTS



01 NORTH ELEVATION ALONG R STREET, NW SHOWING EXISTING BUILDINGS TO WEST
SCALE: NTS

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717 5TH STREET, N.W. WASHINGTON, D.C. 20001

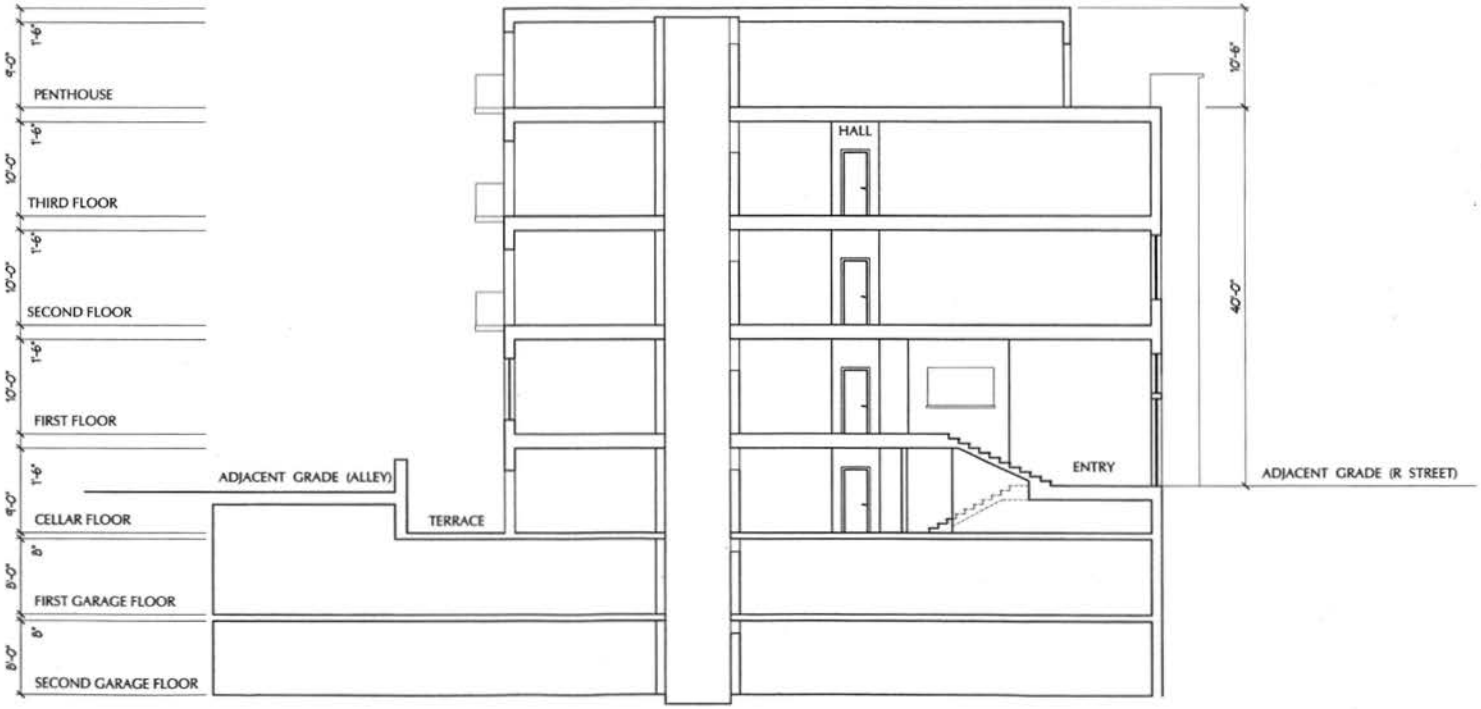
CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-13

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01 TYPICAL NORTH/SOUTH BUILDING SECTION
SCALE: 1/8" = 1'-0"

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PROJECT: 1200 R STREET

APR. 05, 2004
APR. 27, 2004

A-14

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