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D.C.

November 12, 2004

VIA HAND DELIVERY

Zoning Commission
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 04-13
PUD and Map Amendment at 1200 R Street, N.W.

Dear Commissioners:

On behalf of Logan Phase II, LLC, the Applicant in the above-referenced case ("Applicant"), we are supplementing its application in response to issues raised by the Office of Planning and the Commission.

1. Revised Drawings

During its meeting to schedule a hearing on the application, the Commission requested the Applicant to restudy the entrance canopy to the proposed building. As shown on sheet A-11 of the attached drawings, the canopy over the main entrance has been refined in scale and design to integrate more handsomely with the principle elevation. Previously, the canopy took the form of a marquee with cables anchoring it to the building. It was positioned immediately above the door frame. In the revised design, the canopy acts more as a true canopy, supported by columns on either side. Additionally, the canopy has been raised several feet to match the second floor level, and the change in materials between the lower and upper levels of the building.

2. Exceptional Project Benefits and Amenities: Affordable Housing

As set forth in the PUD application, the Applicant seeks a 47 percent waiver from the minimum one-acre area requirement for a PUD in the R-4 District. The PUD site consists of 23,251 square feet of land area whereas 43,560 square feet of land area are required. Pursuant to section 2402.2, the Zoning Commission may waive up to 50 percent of the area requirement if it finds (i) that the development is of exceptional merit and in the best interest of the city; and (ii) if 80 percent of the gross floor area of the project is devoted exclusively for dwelling units and

ZONING COMMISSION
District of Columbia
CASE NO. 04-13
EXHIBIT NO. 24

ZONING COMMISSION
District of Columbia
CASE NO.04-13
EXHIBIT NO.24

accessory uses thereto when the project is located outside the Central Employment Area. Here, the project is located outside the Central Employment Area and 100 percent of the building will be devoted exclusively to dwelling units and accessory uses thereto. Moreover, the project is one of exceptional merit in that it fulfills the housing goals of the Comprehensive Plan and the Mayor's initiative to attract new residents to the city, promote new housing for people of all income and convert vacant and dilapidated buildings into new housing.

As a further demonstration of the PUD's exceptional merit, the Applicant has added two more affordable units, thus increasing the amount of affordable housing on the site from 3,021 net square feet of space to 5,293 net square feet of space. This represents a 57 percent increase over the previous commitment, or 80 percent more square feet than the amount recommended by the Office of Planning. The calculations are summarized as follows:

PUD Site Area 23,251 sf	x 1.8 FAR (R-5-B)	= 41,851.8 sf of gfa
	x 3.0 FAR (R-5-B PUD)	= 69,753.0 sf of gfa
Current Proposal	@ 2.71 FAR	= 62,996.0 sf of gfa
Additional sf achieved		= 21,144.2 sf of gfa
Recommended affordable housing @15%		= 3,171.6 sf of gfa
Minus 10.2% core factor (average)		- 323.5 sf
Recommend Net SF for Project		**= 2,848.1 net sf**
Amount Provided by Applicant		**= 5,293.0 net sf**

Significantly, the new units added to achieve this additional square footage are both two bedroom/two bathroom apartments. The mix of units to be designated for affordable housing, including the addition of Units 10 and 11 on the first floor, is as follows:

Unit #3, lower level	2 BR, 2 BA	1,169 sf
Unit #14, lower level	1 BR + den, 1 BA	811 sf
Unit #10, first level	2 BR, 2 BA	1,136 sf
Unit #11, first level	2 BR, 2BA	1,136 sf
Unit #1, second level	2 BR, 2 BA	1,041 sf
TOTAL		5,293 sf (net)

The increased amount of affordable housing further demonstrates the exceptional merit of the PUD and the commitment of the Applicant to fulfill the housing and affordable housing goals of the city. Accordingly, a waiver of the minimum area requirements for this PUD is appropriate.

3. Relief Under Section 216 for the Church Community Room

One of the other several amenities of the proposed PUD is the Metropolitan Baptist Church Community Room that will host programs for the benefit of the community and provide meeting space for neighborhood organizations. Among the church programs that will operate from this space are the Metropolitan/Delta Adult Literacy council, a project that provides adult

literacy for community residents; and IAMA, Inc., an expansive ministry dedicated to addressing psychological and emotional health via Christ-centered counseling and therapy. Additionally, the space will house a small museum showcasing the history of the Metropolitan Baptist Church on R Street, N.W., in the Shaw community.

The Office of Planning requested the Applicant to address the compliance of this community room with section 216 of the Zoning Regulations. That section allows church programs in residentially zoned districts through special exception relief provided certain criteria are met. Under the PUD regulations, the Zoning Commission has reserved the option to approve any use that is permitted as a special exception and that would otherwise require the approval of the Board of Zoning Adjustment. 11 DCMR § 2405.7. Significantly, the Commission shall not be required to apply the special exception standards normally applied by the Board. 11 DCMR § 2405.8.

Nevertheless, the church community room to be provided in this PUD will comply with the intent and spirit of the standards set forth in section 216, as described below.

(a) The church programs offered by the Metropolitan Baptist Church are not organized for profit, but are offered for the promotion of the social welfare of the community. (Section 216.2)

(b) The church programs will be conducted within that portion of the PUD that the church will own. (Section 216.3)

(c) Many of the staff conducting the church programs will be composed of persons who volunteer their time and services. (Section 216.4)

(d) The operation of the programs will not likely become objectionable in the residential district because of noise and traffic. Based on the experience of the church in operating of these programs at its building across from the PUD on R Street, the vast majority of the patrons live in the neighborhood and walk to the site. Thus, the programs will not generate any vehicular traffic. Additionally, the nature of the services – lectures, counseling, and adult literacy programs – do not generate noise that would adversely impact the neighborhood. (Section 216.5)

(e) Section 216.6 states that no signs or display indicating the location of the church program shall be located outside of the building or the grounds. Because the church community room will be located in a residential building, the Applicant requests flexibility to provide a small sign on the exterior of the building to provide directions to the community room and ensure that it is adequately segregated from the living areas of the residents. (Section 216.6)

(f) Because Metropolitan Baptist Church will own the community room, it intends to offer community services for the duration of its ownership, as long as demand

warrants and provided that the services do not create any adverse impacts on the neighboring properties because of noise or traffic. Consequently, the Applicant requests flexibility from the three-year time limit normally imposed by section 216.7 of the Zoning Regulations.

3. Waiver from Loading Berth Requirements

As set forth in its Application, the Applicant is also seeking a waiver from the provisions of section 2201.1 of the Zoning Regulations, which require an apartment building with more than 50 units to provide a truck loading berth with a depth of 55 feet. Here, the PUD proposes a loading berth of 30 feet. In support of this waiver request, the Applicant offers the following additional information.

The Zoning Commission has previously found in other larger PUDs that, based on reports of traffic engineers, a 55-foot loading berth has proved unnecessary for a residential building of this size. *See, for example,* Z.C. Order No. 03-26, 14th & V PUD, August 5, 2004. The units in the proposed PUD are modest in size, averaging approximately 880 to 1050 s.f. each, and are marketed primarily to first-time home buyers with one or two persons per household. Based on statistics submitted for much larger PUDs, such households will only generate a need for smaller trucks or transport vehicles. Surveys of condominium projects ranging from 58 to 300 units indicate that the arrival of a large tractor-trailer is a rare occurrence and that the absence of a 55-foot loading berth for residential use did not create any adverse impacts. Further, truck rental facilities have confirmed that a 14 or 15-foot van or small truck is most frequently used for moving purposes. Consequently, a smaller loading berth will not adversely affect traffic circulation patterns or loading issues in the immediate vicinity of the proposed PUD.

The Applicant appreciates the opportunity to supplement the record with the foregoing information and looks forward to the hearing scheduled for December 2, 2004, in this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: Carolyn Brown
Carolyn Brown

Attachment

cc: Ellen McCarthy, OP (by hand)
Jennifer Steingasser, OP (by hand)

Stephen Mordfin, OP (by hand)
Madeliene Dobbins, Metropolitan Baptist Church

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 SUMMITT 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

ABBREVIATIONS

& AND	F.E. FIRE EXTINGUISHER	P.L. PROPERTY LINE
L 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	FLOUR. 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		SQ. SQUARE
CLG. CEILING	JAN. JANITOR CLOSET	ST. STAINLESS STEEL
CLO. CLOSET	JT. JOINT	STD. STANDARD
CMU CONCRETE MASONRY UNITS	KIT. KITCHEN	STL. STEEL
COL. COLUMN		STOR. STORAGE
CONC. CONCRETE	LAV. LAVATORY	SUSP. SUSPENDED
CONST. CONSTRUCTION	LIN. LINEN CLOSET	
CONT. CONTINUOUS	LR LIVING ROOM	T TREAD
CORR. CORRIDOR		TEL. TELEPHONE
	MAS. MASONRY	THK. THICK
D DEEP	MAX. MAXIMUM	T.O. TOP OF
DBL. DOUBLE	MECH. MECHANICAL	T.P.D. TOILET PAPER DISPENSER
D.F. DRINKING FOUNTAIN	MET. METAL	TYP. TYPICAL
D.S. DOWNSPOUT	MFR. MANUFACTURER	
DET. DETAIL	MIN. MINIMUM	U.O.N. UNLESS OTHERWISE NOTED
DIM. DIMENSION	MISC. MISCELLANEOUS	
DN. DOWN	M.O. MASONRY OPENING	V.C.T. VINYL COMPOSITION TILE
D.O. DOOR OPENING	MTD. MOUNTED	VERT. VERTICAL
DR DINING ROOM		
DWG. DRAWING	N.A. NOT APPLICABLE	W. WIDE
	N.I.C. NOT IN CONTRACT	W/ WITH
EA. EACH	NO./# NUMBER	WD. WOOD
EL. ELEVATION		W/O WITHOUT
ELEC. ELECTRICAL	O.A. OVERALL	WT. WEIGHT
EQ. EQUAL	O.C. ON CENTER	W.W.F. WELDED WIRE FABRIC
E.W.C. ELECTRIC	O.D. OUTSIDE DIAMETER	
EXIST. EXISTING	OFF. OFFICE	
EXP. EXPANSION	O.H. OVERHEAD	
EXT. EXTERIOR	OPNG. OPENING	
	O.R. OUTSIDE RADIUS	

INDEX OF DRAWINGS

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A-14	NORTH/SOUTH BUILDING SECTION

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	16,954 SQ.FT	
FIRST FLOOR		16,954 SQ.FT
SECOND FLOOR		16,954 SQ.FT
THIRD FLOOR		16,594 SQ.FT
SETBACK LEVEL		12,494 SQ. FT
TOTAL	59,774 SQ.FT.	62,996 SQ.FT.

BUILDING FOOTPRINT (W/OUT BALCONIES) = 16,954 SQ.FT.
BUILDING FOOTPRINT (INCL. BALCONIES) = 17,116 SQ.FT.
PERCENTAGE OF LOT COVERAGE (INCL. BALCONIES) = 75%

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

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
100

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

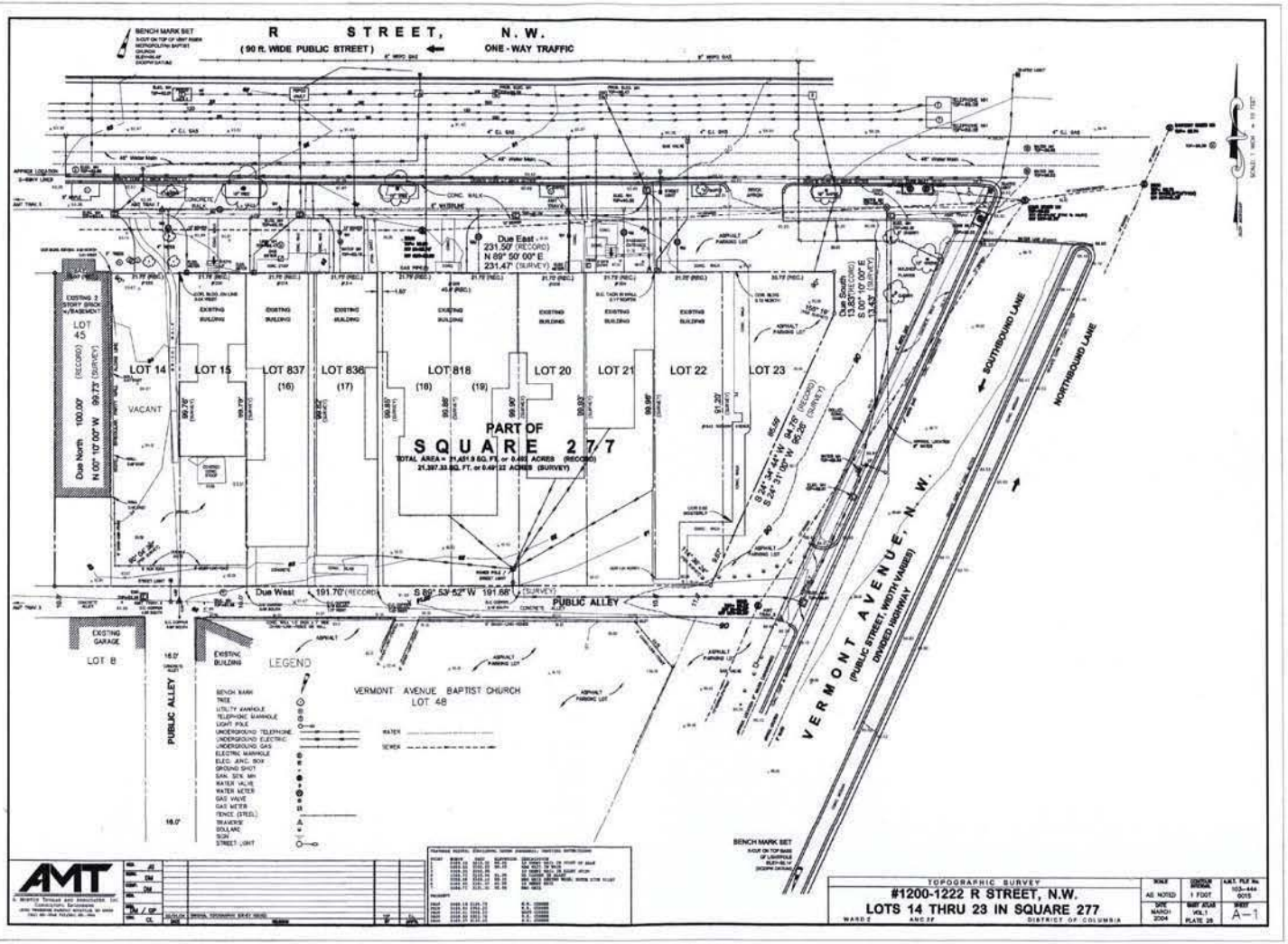
CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

PROJECT: 1200 R STREET

APR. 15, 2004
APR. 27, 2004
AUG. 31, 2004
OCT. 5, 2004

CS

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01 EXISTING CONDITIONS (SURVEY)
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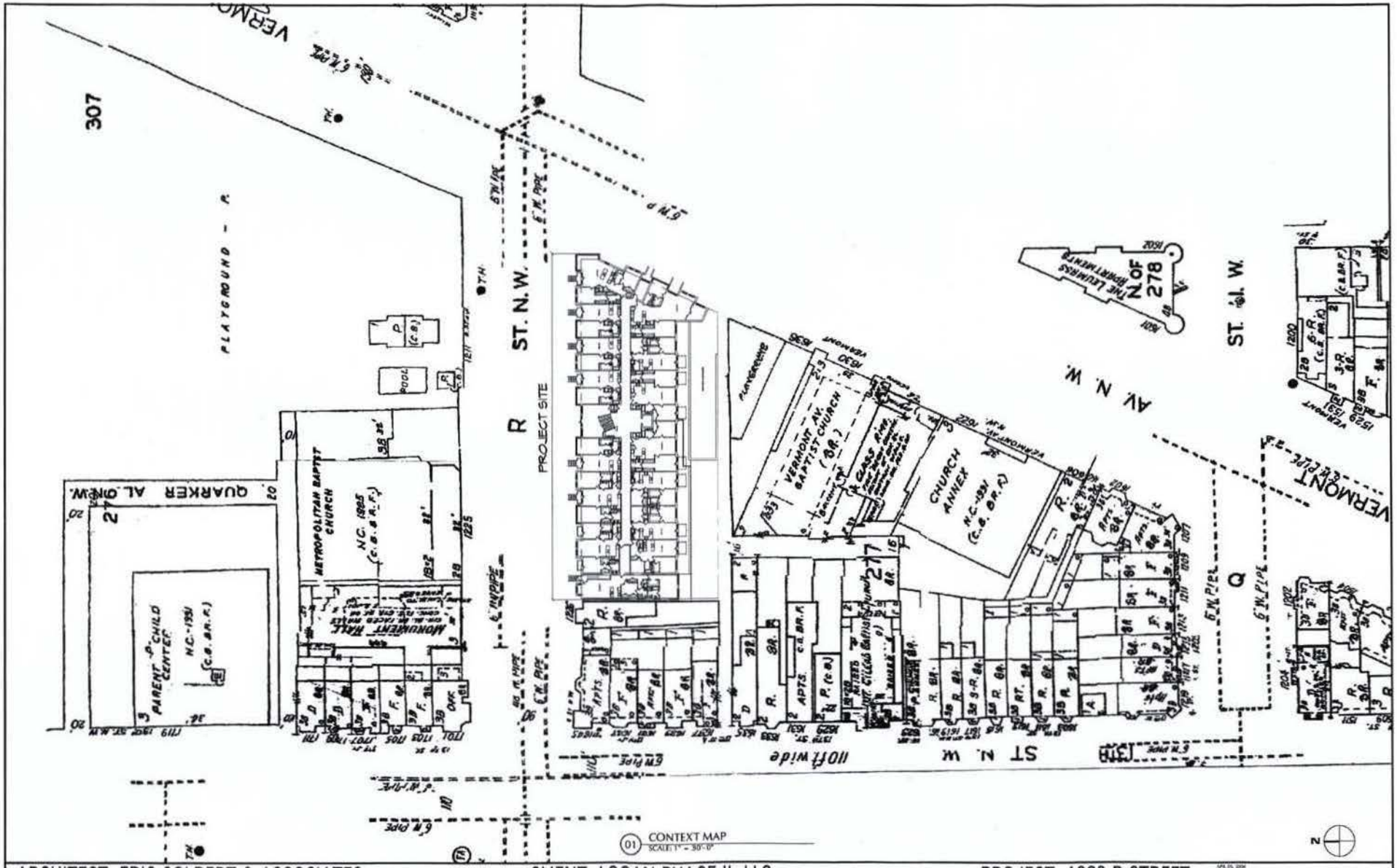
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

PROJECT: 1200 R STREET

APR. 20, 2004
APR. 27, 2004

A-1

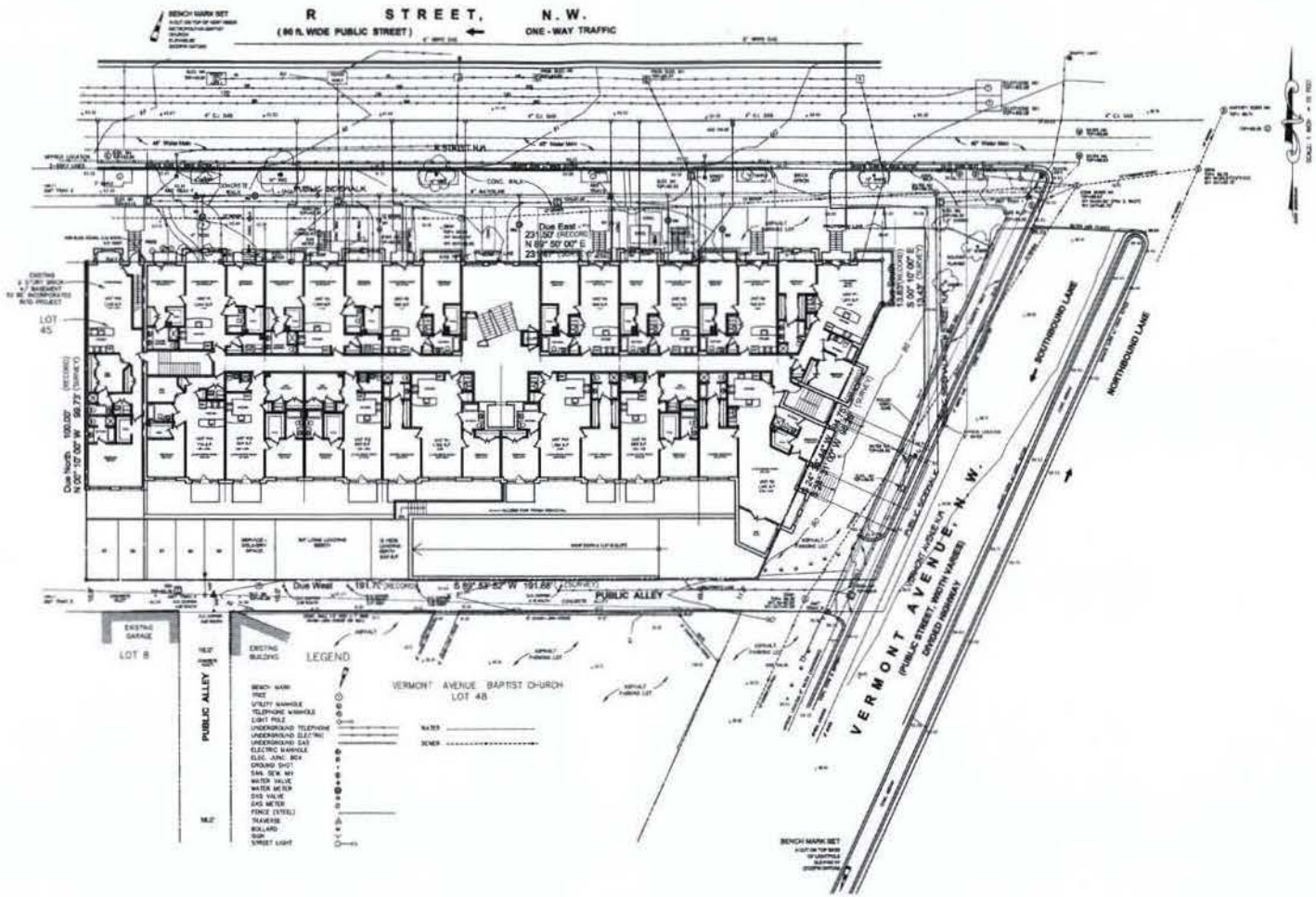


ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

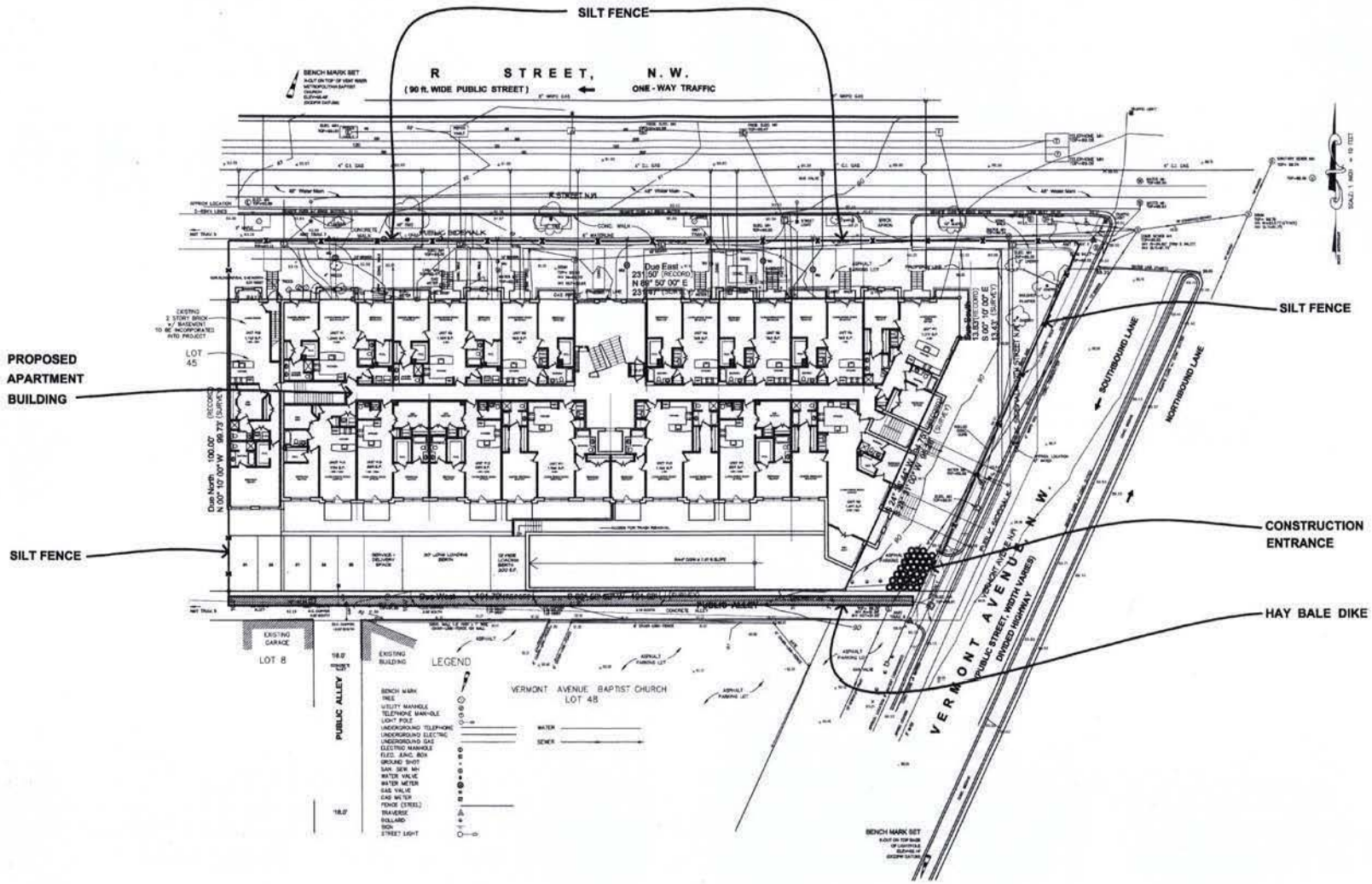
PROJECT: 1200 R STREET

A-2



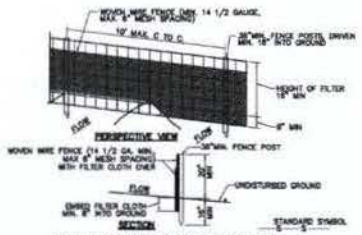
01 SITE PLAN
SCALE: 1/16" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-2.1
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816		



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

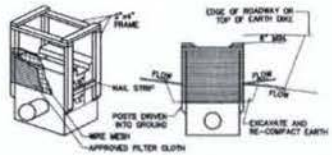
ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-2.2
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816	APR. 05, 2004 APR. 27, 2004 AUG. 23, 2004	



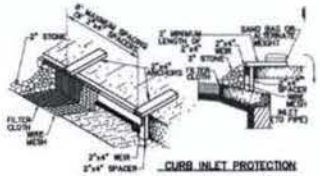
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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, STABINKA 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



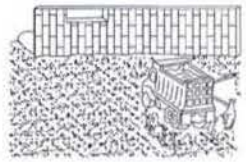
CURB INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

A. MATERIALS
1. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40-85, 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.

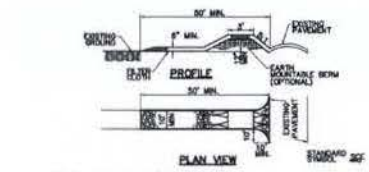
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

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 RUNBLE 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.

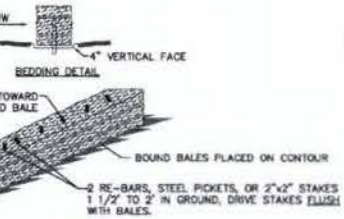
4 VEHICLE WASH AREA
NOT TO SCALE



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

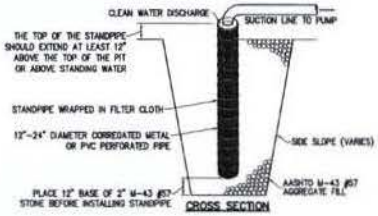


ANCHORING DETAIL

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.

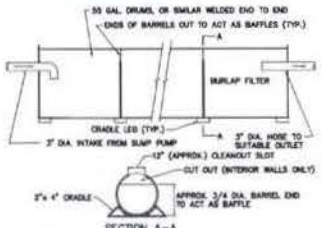
NOTES:
1. SUMP PITS ARE CONSTRUCTED WHEN WATER COLLECTS DURING THE EXCAVATION PHASE OF CONSTRUCTION. THIS PRACTICE IS PARTICULARLY USEFUL IN URBAN AREAS DURING EXCAVATION FOR BUILDING FOUNDATIONS. SUMP PITS MAY ALSO BE USED TO DEWATER SEDIMENT BASINS.
2. IF DESIRED 1/4"-1/2" HARDWARE CLOTH (WIRE) MAY 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 solid cover on disturbed areas which will be maintained with equipment (2:1 grade or flatter).

1. General Specifications
   a. Grass 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 suppliers 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 transported 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 sod 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 fitted against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that 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 netting, fastening 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 and soil soil surface below the sod are thoroughly wet. The operations of rolling, 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

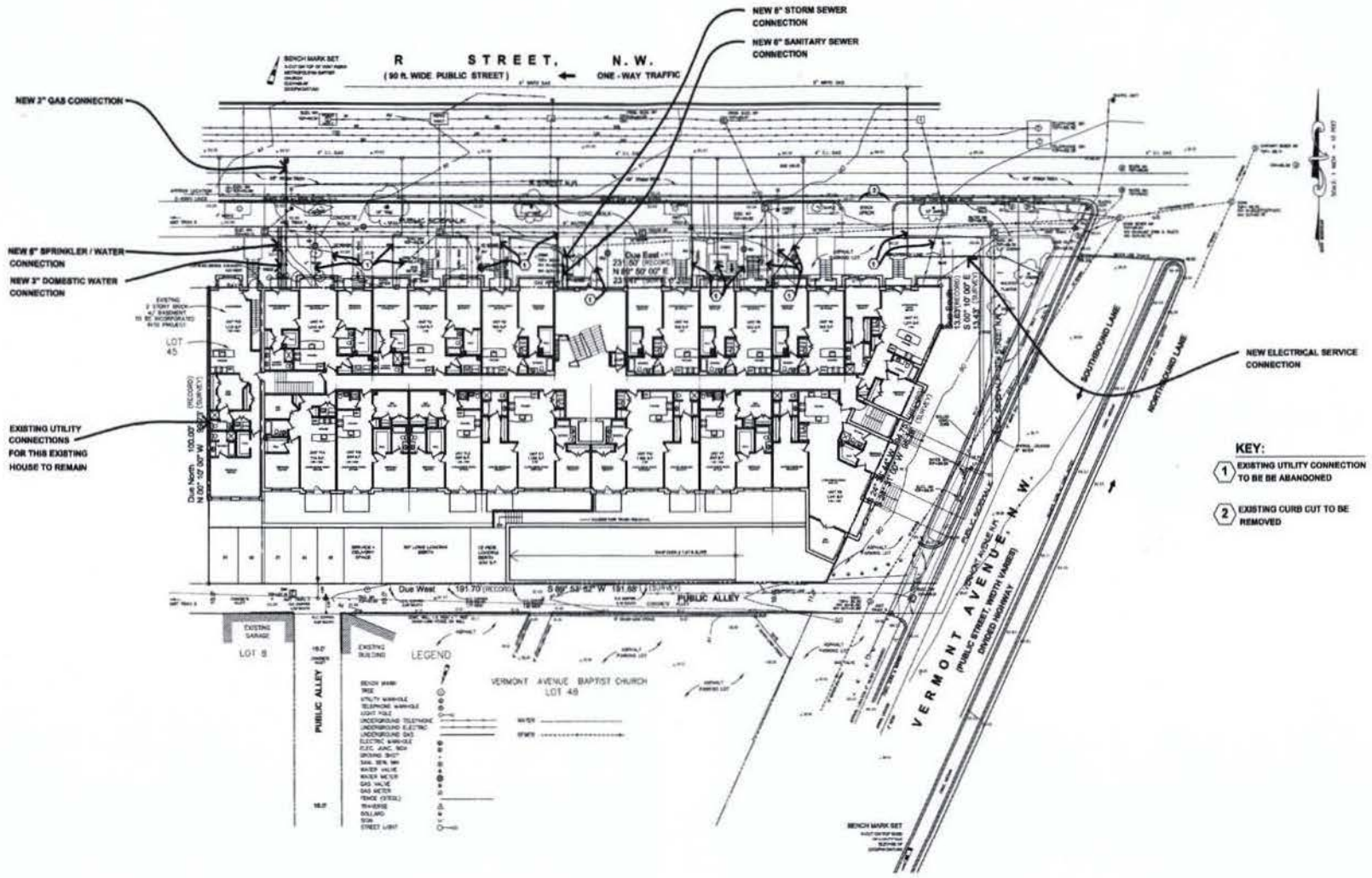
CLIENT: LOGAN PHASE II, LLC
5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816

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"

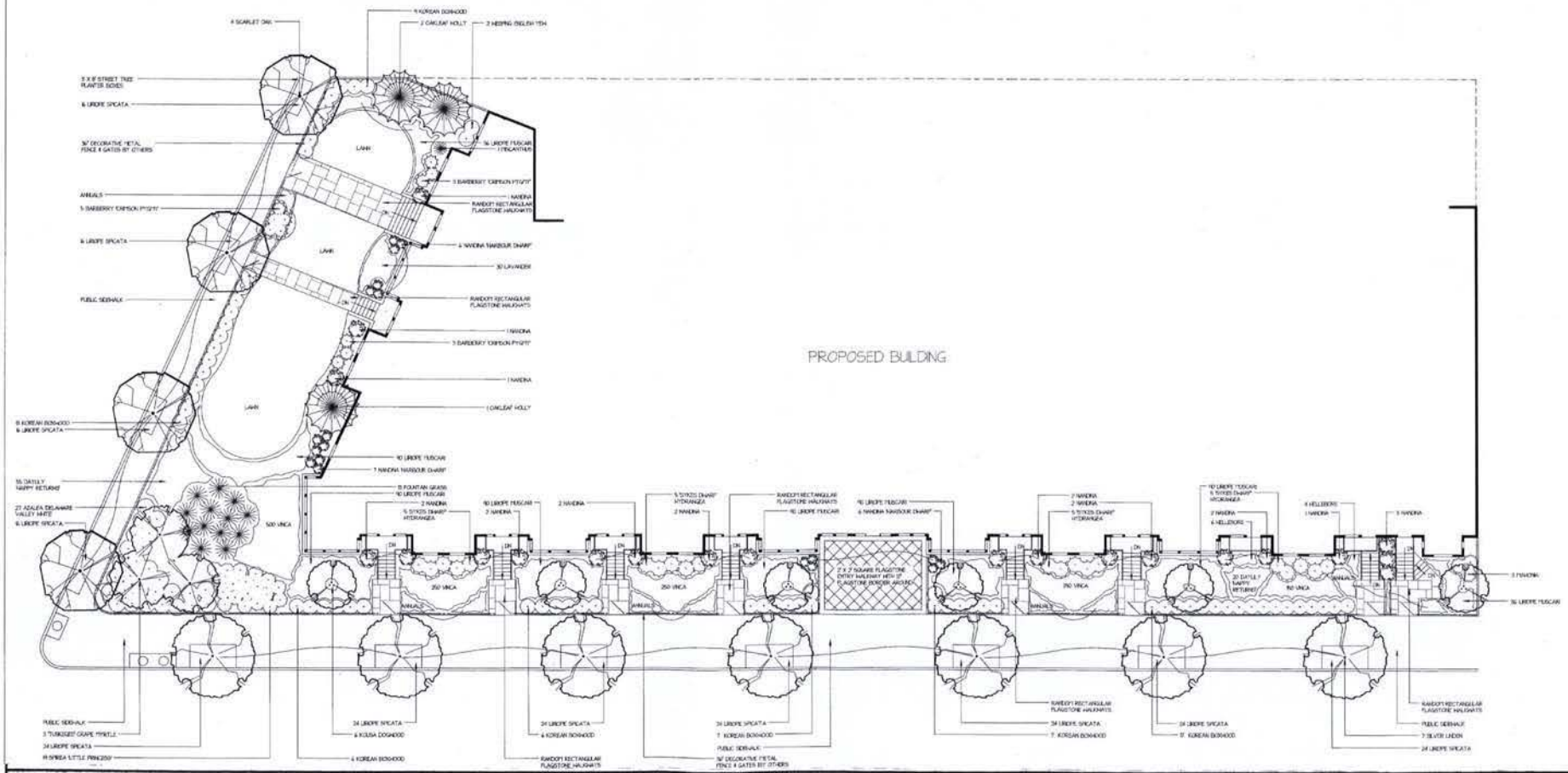
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

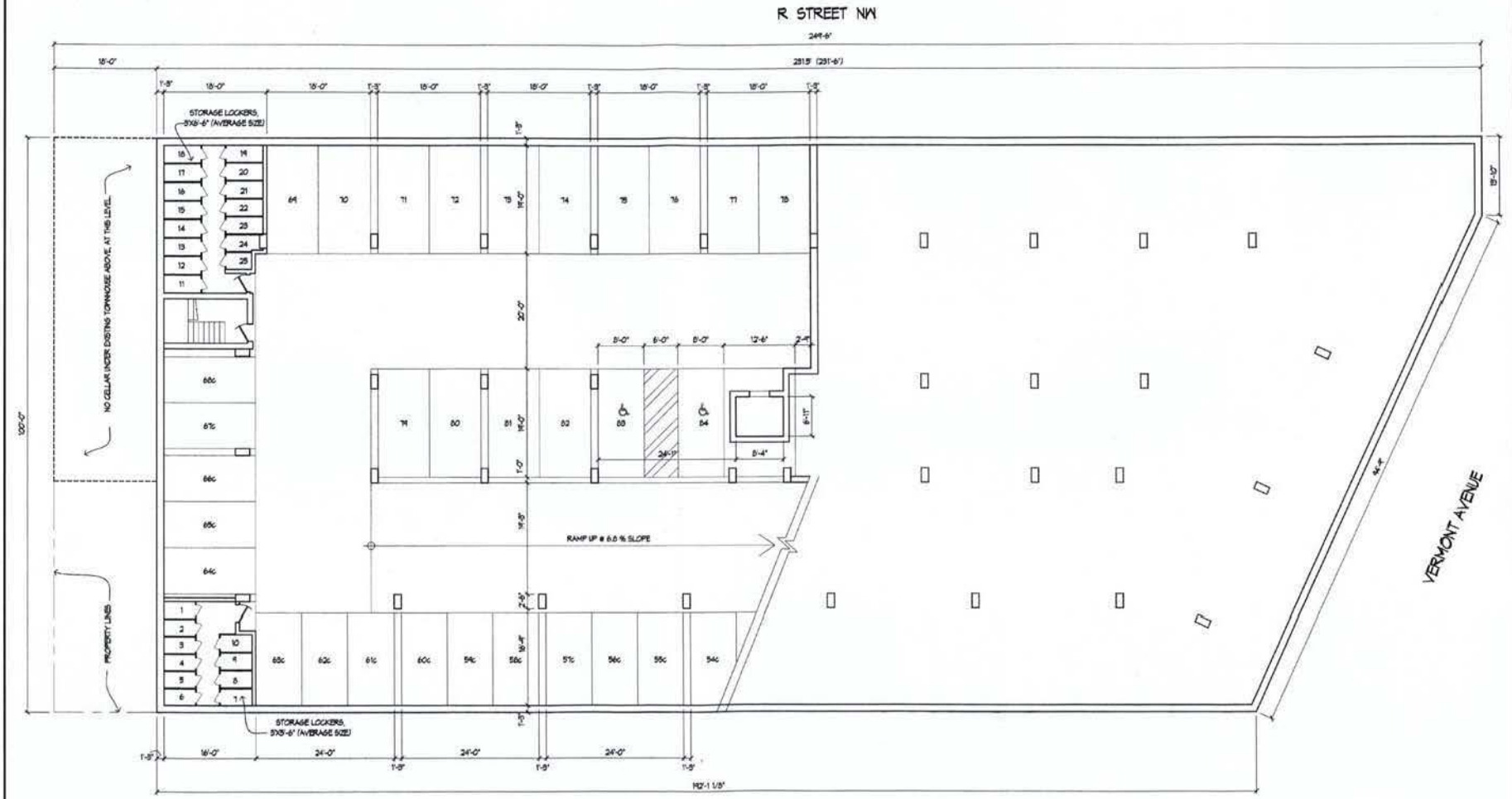
PROJECT: 1200 R STREET

A-2.4

Client: VERMONT AVE. & R STREET, NW		
Street: VERMONT & R STREETS, NW Town: WASHINGTON, DC 20009		Scale: 1" = 10'
Contact: DENCHFELD LANDSCAPING	Phone #	Date: 8/16/04
Designer: ED COLAHAN & PAUL MEYERS	Editor: KURT A. DENCHFELD	Plan #



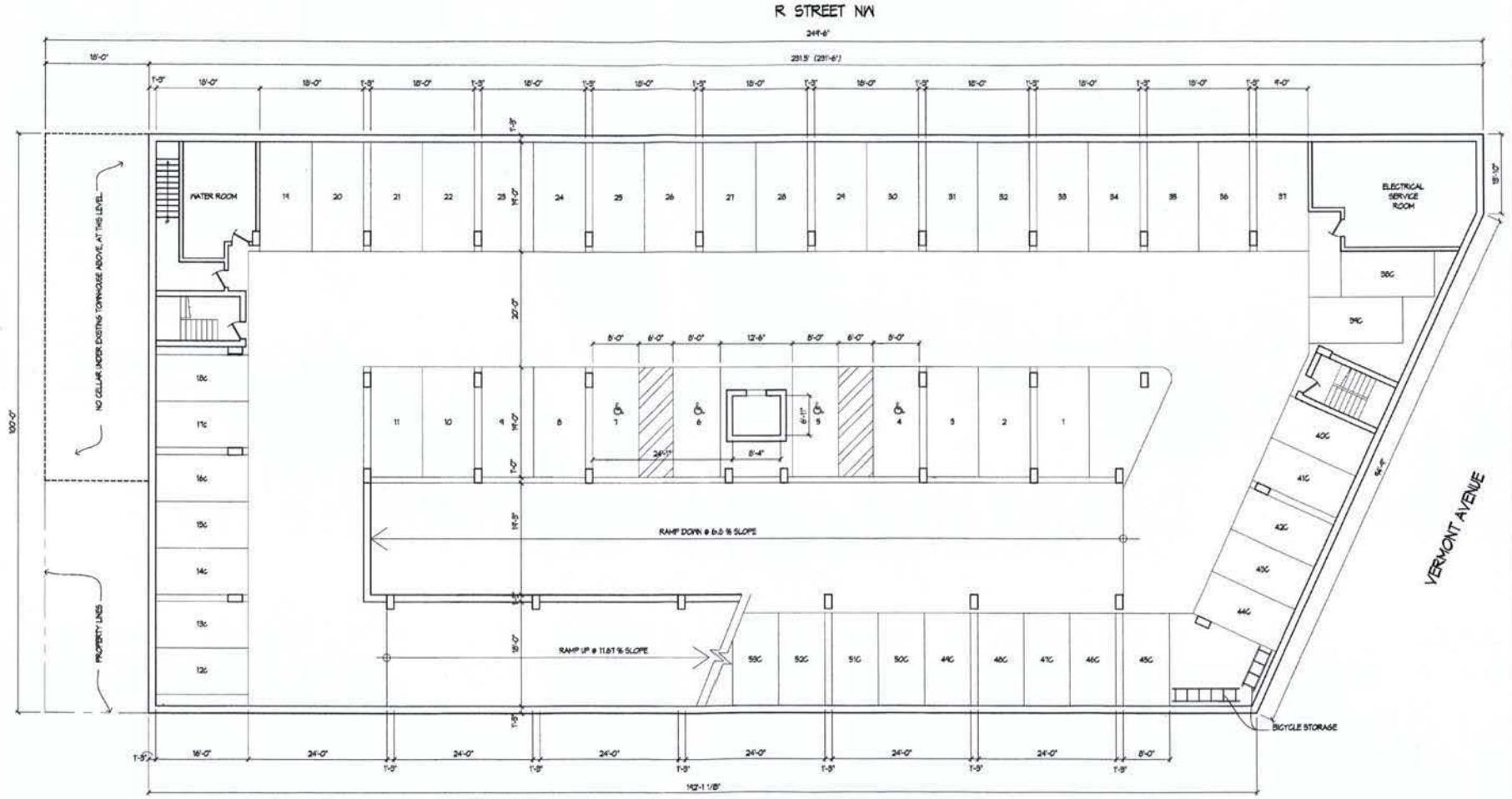
ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-2.5
717 8TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816		



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

ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-3
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816		

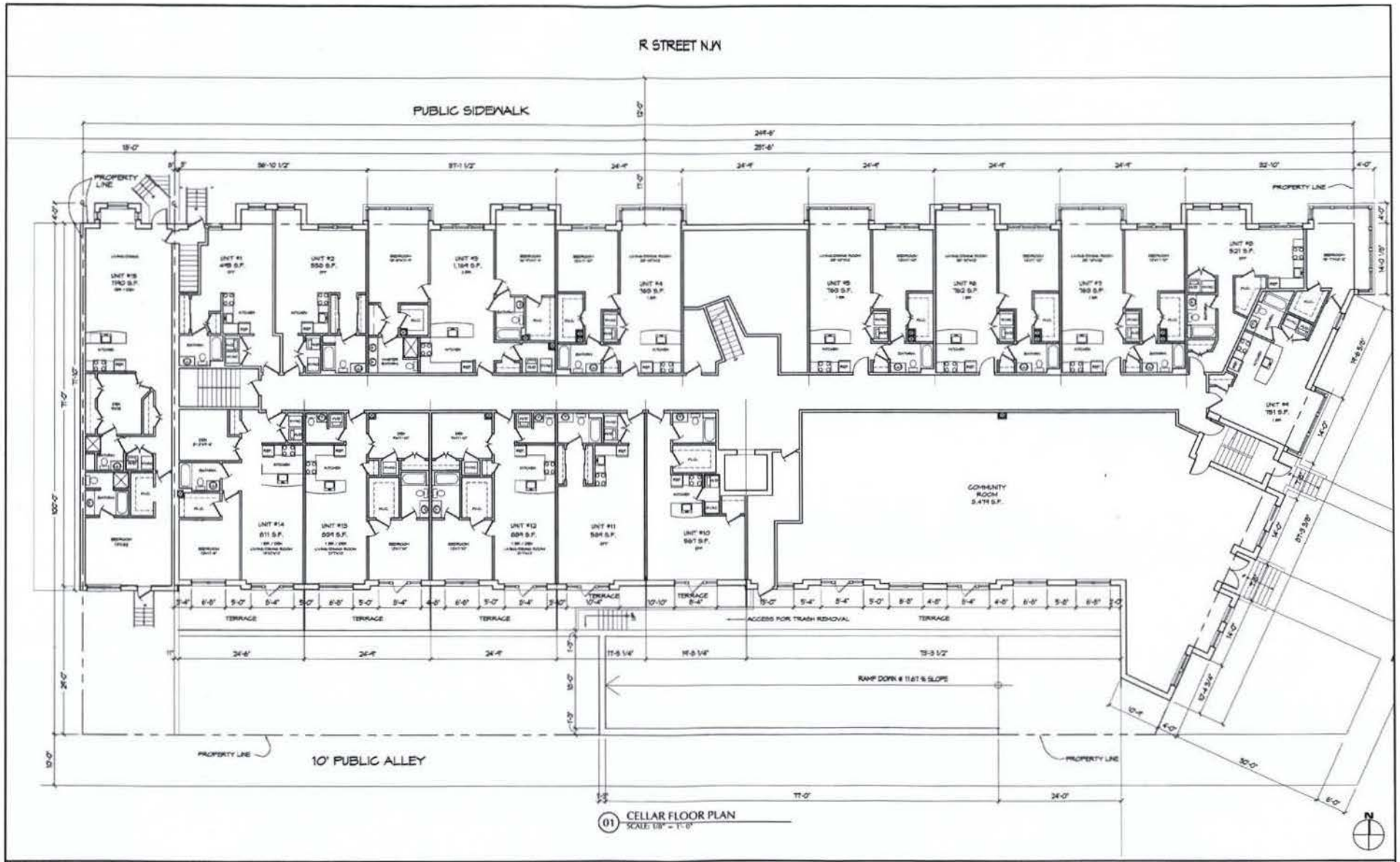
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01 PARKING UPPER LEVEL (P-1)
SCALE: 1/8" = 1'-0"

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		

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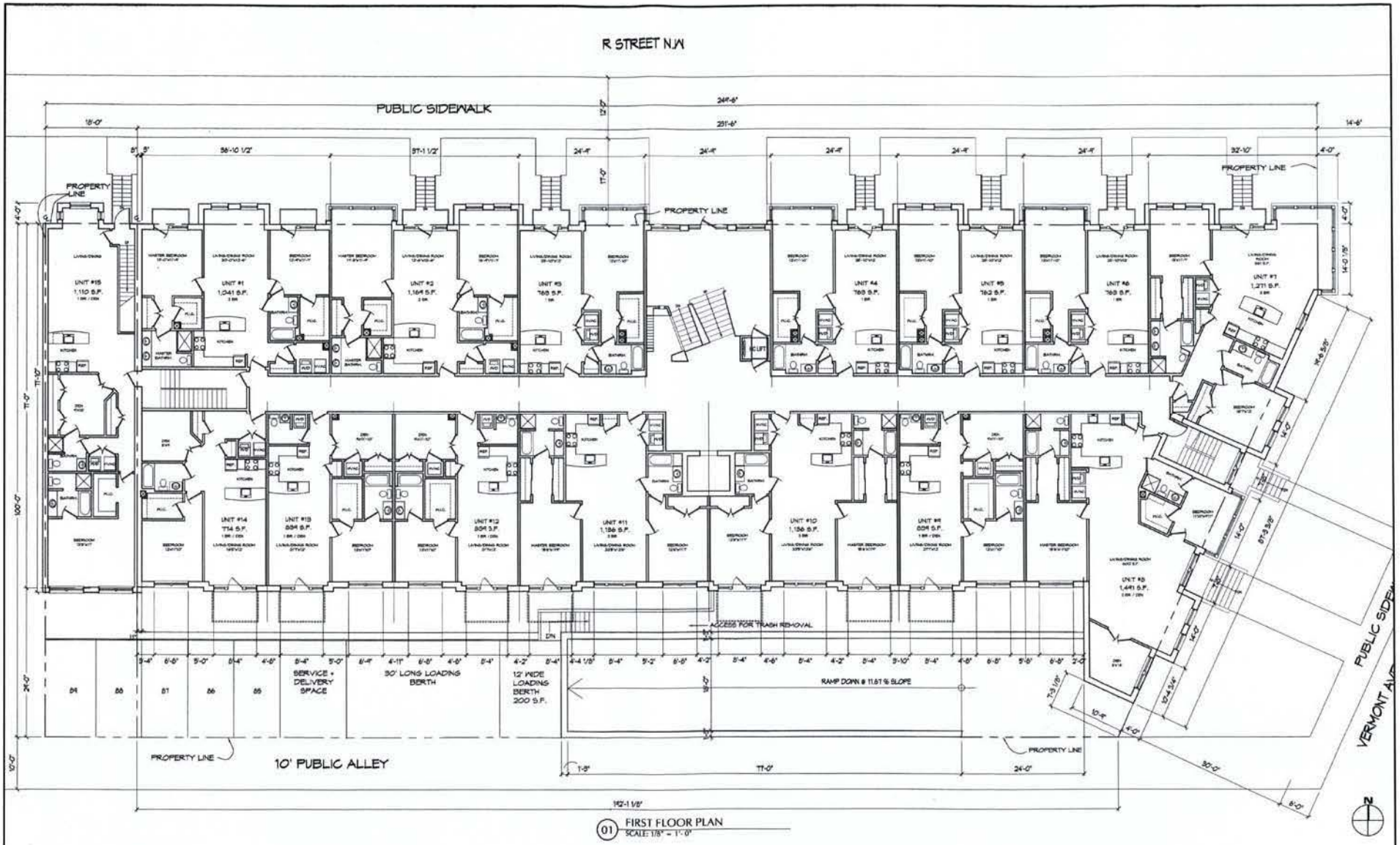
01 CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

A-5



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

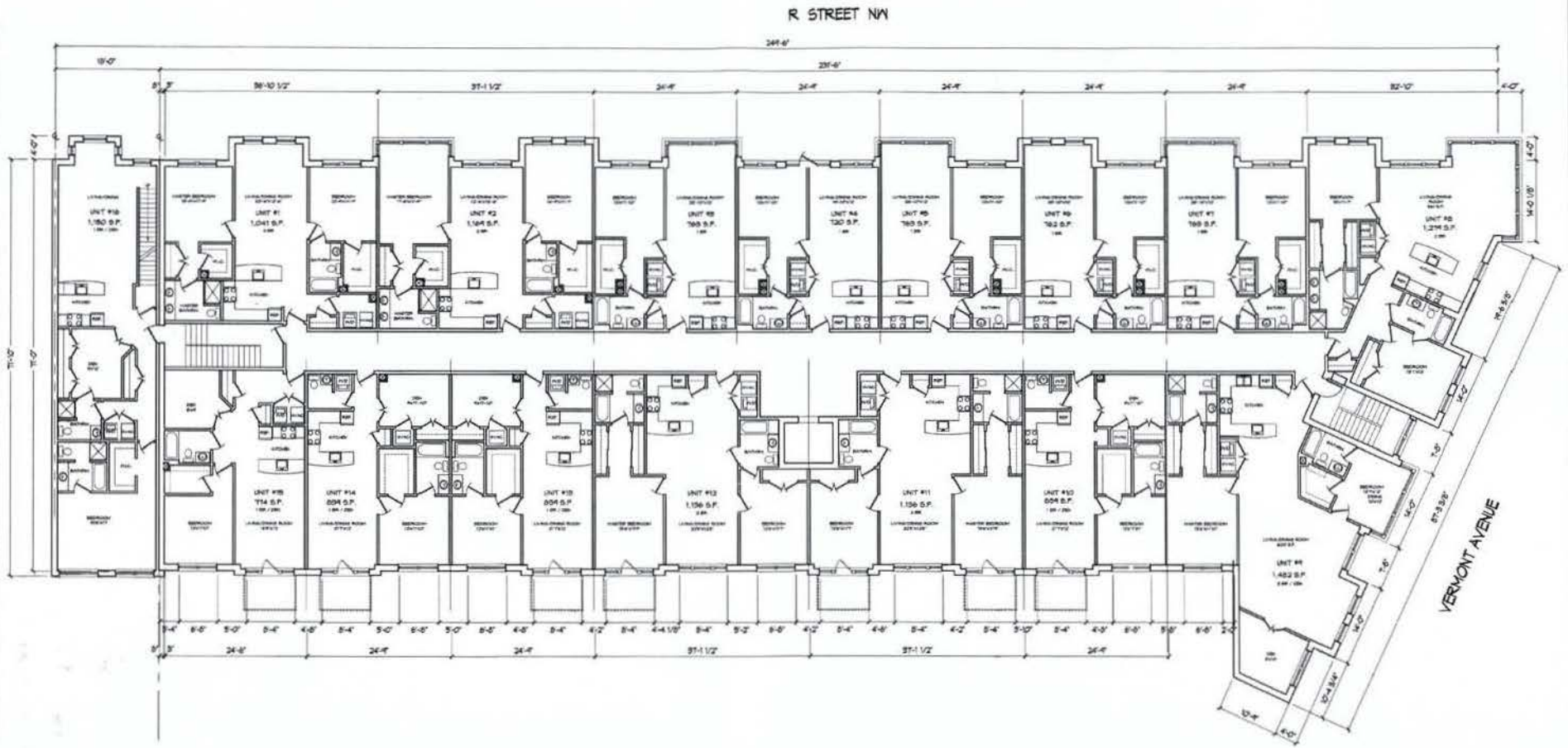
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

PROJECT: 1200 R STREET

APR. 03, 2004
APR. 27, 2004
OCT. 5, 2004

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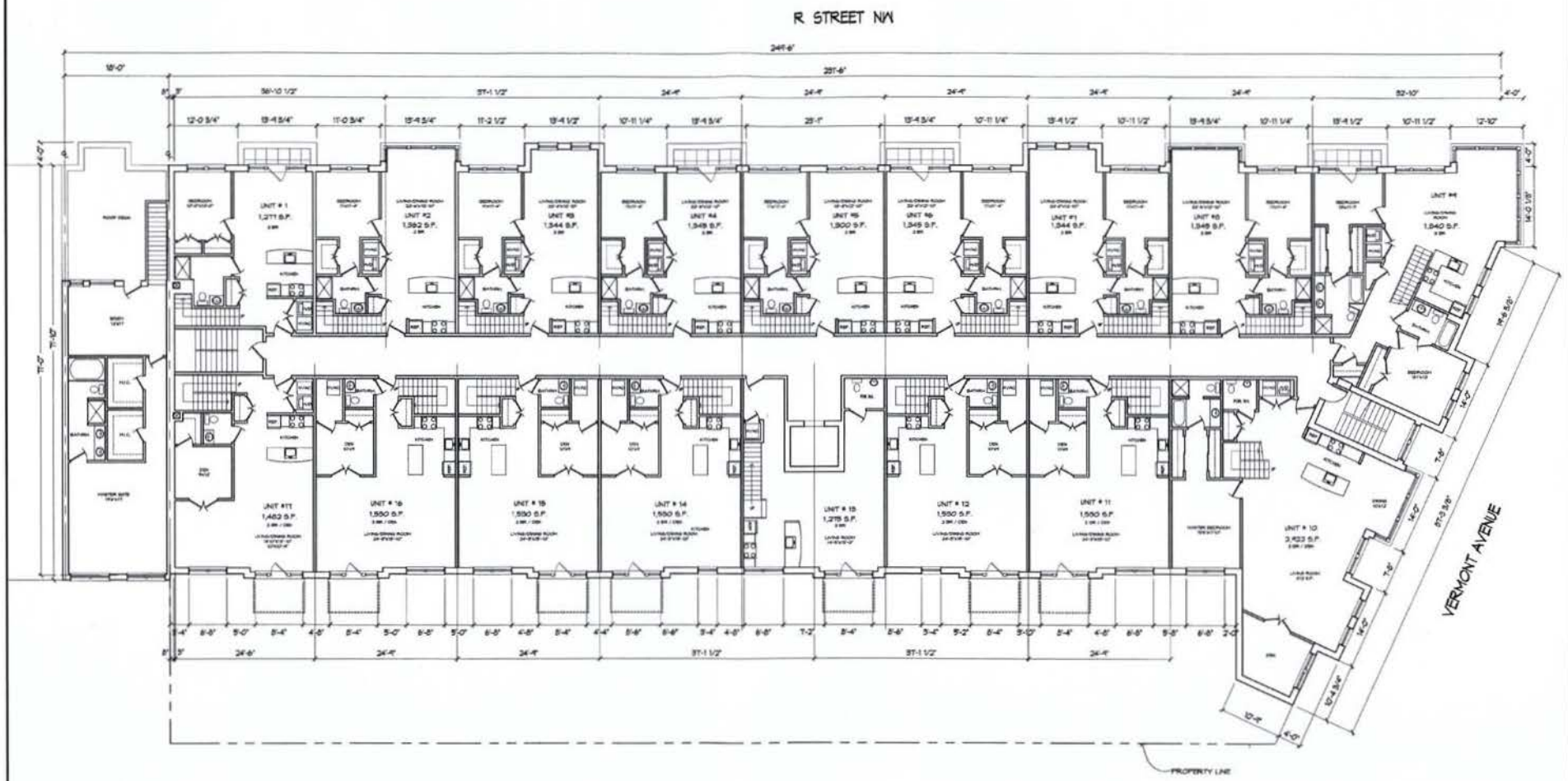
01 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

A-7



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

N

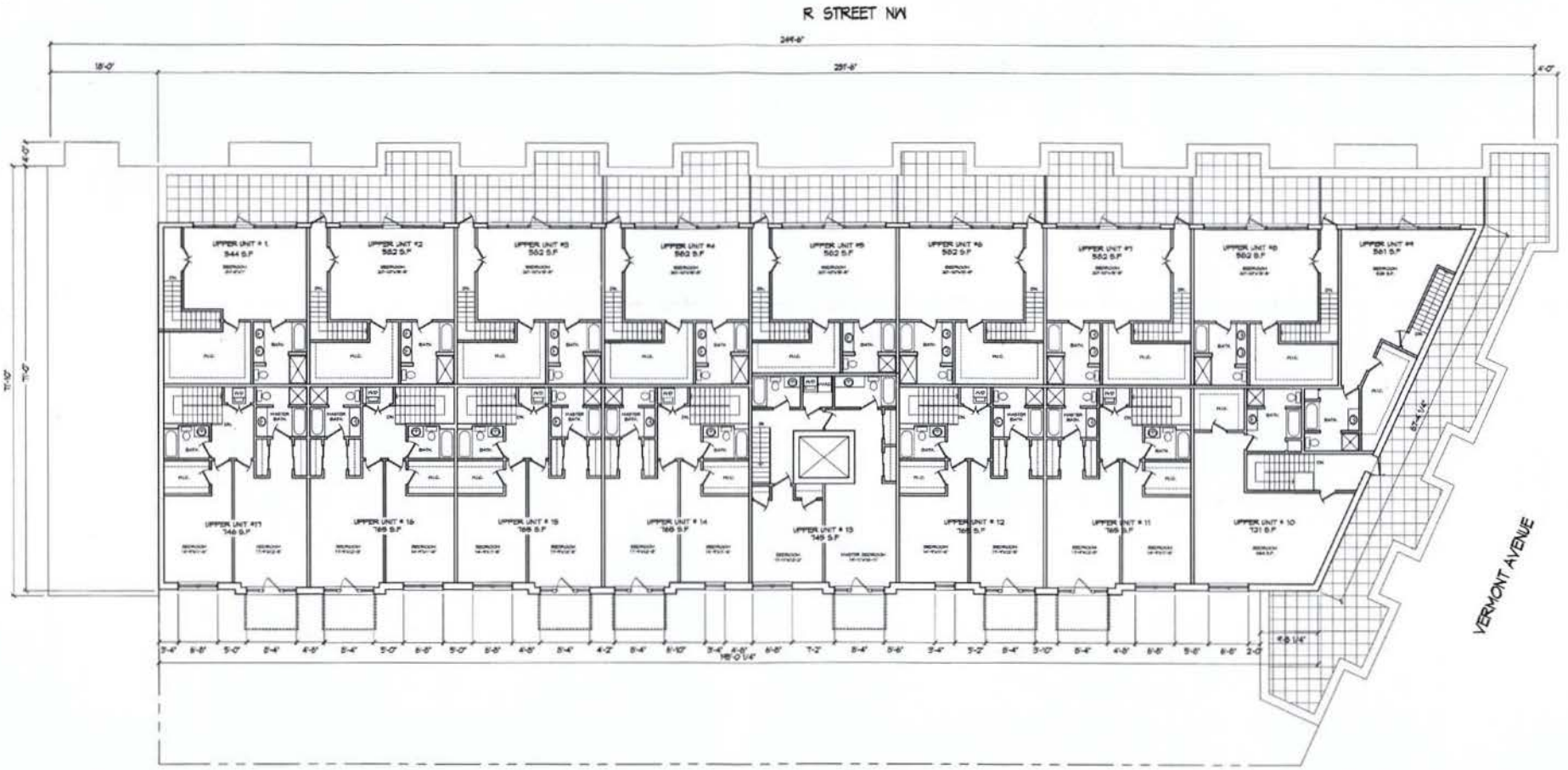
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

PROJECT: 1200 R STREET

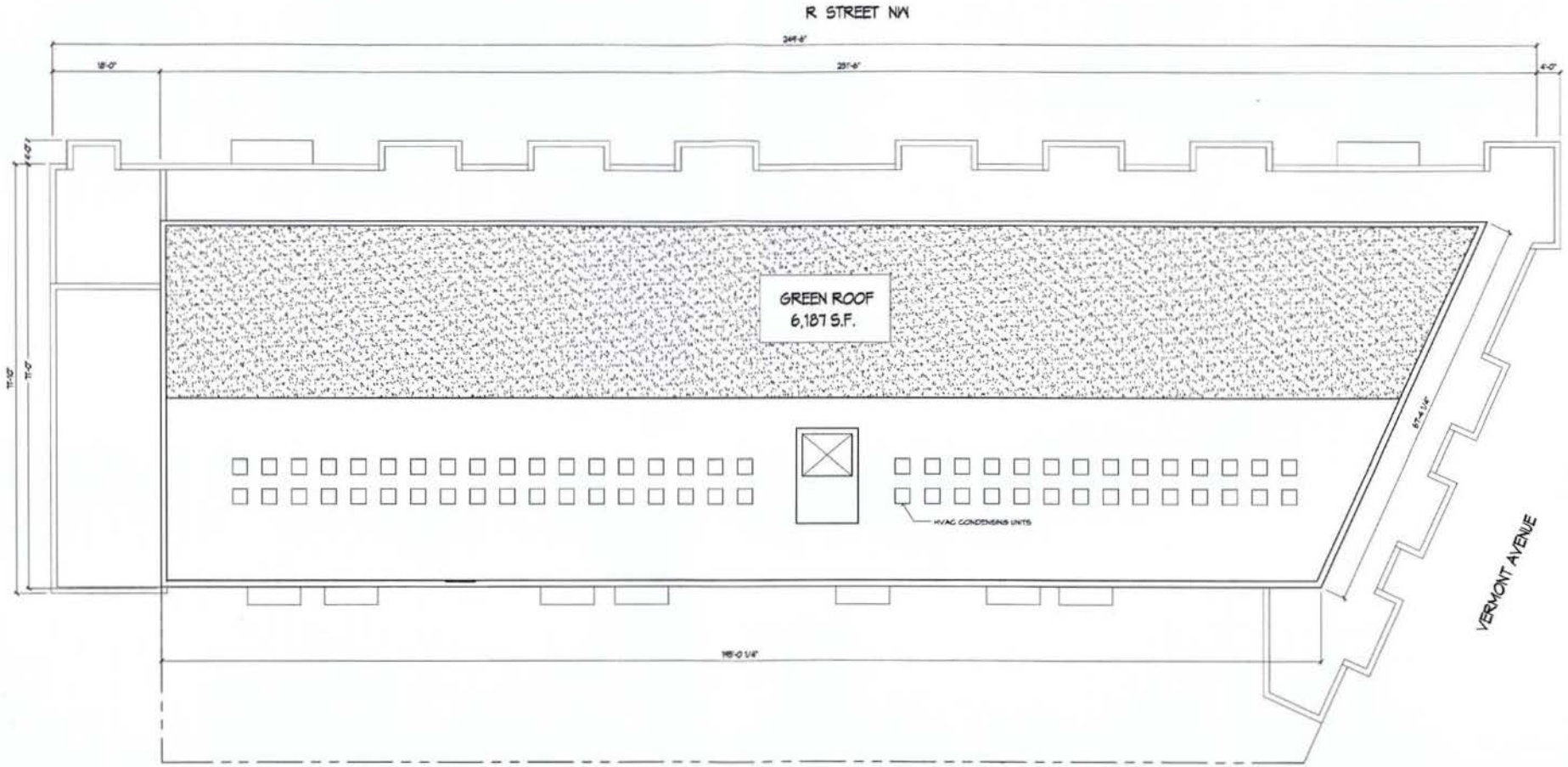
APR. 08, 2004
APR. 27, 2004
OCT. 5, 2004

A-8



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

ARCHITECT: ERIC COLBERT & ASSOCIATES	CLIENT: LOGAN PHASE II, LLC	PROJECT: 1200 R STREET	A-9
717 5TH STREET, N.W. WASHINGTON, D.C. 20001	5272 RIVER ROAD, SUITE 400, BETHESDA, MARYLAND 20816		



01 ROOF 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. 20, 2004
APR. 27, 2004
OCT. 1, 2004

A-10



02 EAST ELEVATION (VERMONT AVENUE)
SCALE: 1/16" = 1'-0"

NOTE: SIGHTLINE SHOWS THAT SETBACK TOP FLOOR IS NOT VISIBLE FROM THE SIDEWALK ON THE OPPOSITE SIDE OF "R" STREET.



01 NORTH ELEVATION (R STREET, NW)
SCALE: 1/16" = 1'-0"



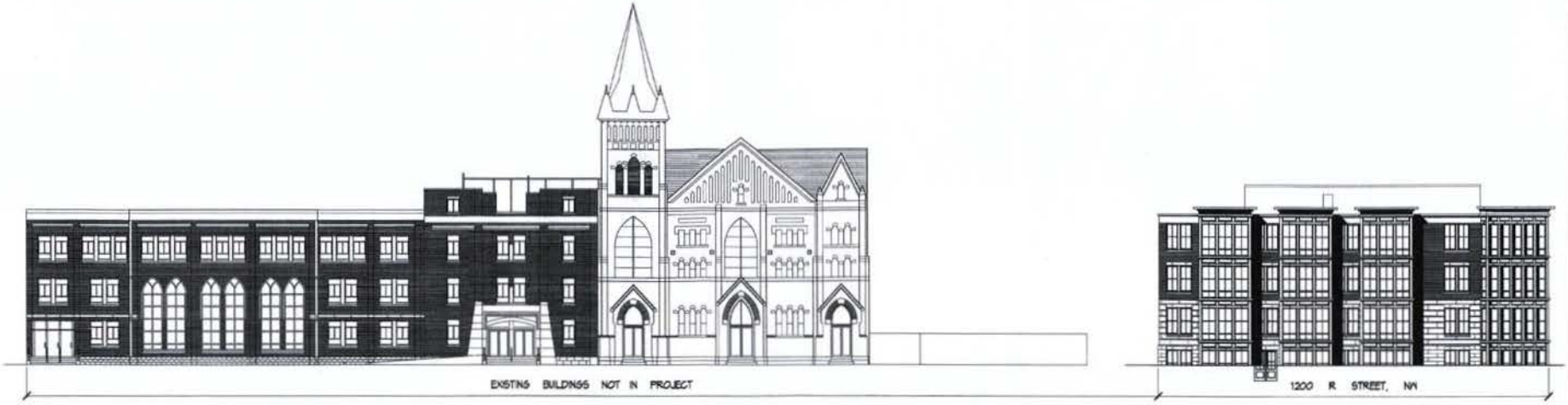
01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 8TH STREET, N.W. WASHINGTON, D.C. 20001

CLIENT: LOGAN PHASE II, LLC

PROJECT: 1200 R STREET

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

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

A-13