



RIA BLOCK 7

MID-CITY FINANCIAL
TORTI GALLAS URBAN

PRE HEARING SUBMISSION

12/7/2016

ARCHITECTURE EXHIBITS

ZONING ANALYSIS	G07
ENTERPRISE GREEN COMMUNITIES CHECKLIST	G13
BUILDING A AFFORDABLE UNITS	G14
GARAGE LEVEL PLAN	A03
ROOF PLAN	A07
FULL ELEVATIONS.....	A15
SOUTH ELEVATION - BUILDING B2	A20

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Square 3953		Site Area: 56,970 sf	Approved Zoning (R-5-B PUD) - Allowable by ZR16 RA-2*	Provided	
A (Apartment Building)	FAR	3.0 Residential (per approved Phase 1 PUD application)	2.97	169,342 GFA	
	Building Height	PUD - 60' tall stories-no limit	49' 4"		
	Penthouse	FAR = .4 max Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1	No habitable penthouse	1:1	
	Lot Occupancy	60%	70% Relief Requested		
	Rear Yard	4 inches per foot of height not < 15 feet (48' x 4" = 15' 10" Required)	17		
	Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	None provided		
	Courtyards	Open: Min. Width: 4" per ft of height not < 10' (49' 4" x 4" = 16' 4" Required) Closed: Area: Twice square of req'd width not < 350 sf	Provided as required No closed court provided		
	Green Area Ratio	0.4	0.4		
	Parking Requirement				
	Residential	1 space per 3 D.U. (130 / 3 = 44 Required)	68		
Bike Parking					
Residential	Residential: Long-Term - 1 for each 3 units (130 / 3 = 44 Required) Short-term - 1 for each 20 units (130 / 20 = 7 Required)	Provided as required Provided as required			
Loading					
Residential (>50 units)	1 loading berth at 30' + 1 20' service space + 100 sf platform	Provided as required			

Square 3953		Site Area: 57,515 sf	Current Zoning: R-5-B	Allowable by Zoning (R-5-B PUD)	Provided
B (Senior Building)	FAR	PUD - 3.0 Residential	3.00	172,266 GFA	
	Building Height	PUD - 60' tall stories-no limit	51'		
	Penthouse	FAR = .4 max Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1	No habitable penthouse	1:1	
	Lot Occupancy	60%	73% Relief Requested		
	Rear Yard	4 inches per foot of height not < 15 feet (48' x 4" = 15' 10" Required)	17		
	Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	None provided		
	Courtyards	Open: Min. Width: 4" per ft of height not < 10' (51' x 4" = 16' 10" Required) Closed: Area: Twice square of req'd width not < 350 sf	Provided as required No closed court provided		
	Green Area Ratio	0.4	0.4		
	Parking Requirement				
	Residential	1 space per 6 D.U. of publicly assisted housing for elderly/handicapped (200 / 6 = 33 Required)	48		
Bike Parking					
Residential	Residential: Long-Term - 1 for each 3 units, reduced to 1 for each 6 units after the first 50 (150 / 3 = 50) + (50 / 6 = 8) = 58 Req. Short-term - 1 for each 20 units (200 / 20 = 10 Required)	10 Relief Requested	10		
Loading					
Residential (>50 units)	1 loading berth at 30' + 1 20' service space + 100 sf platform	Provided as required			

Less than height allowable

Relief Requested

* RA-2 the ZR16 equivalent to approved Phase 1 PUD zoning of R-5-B

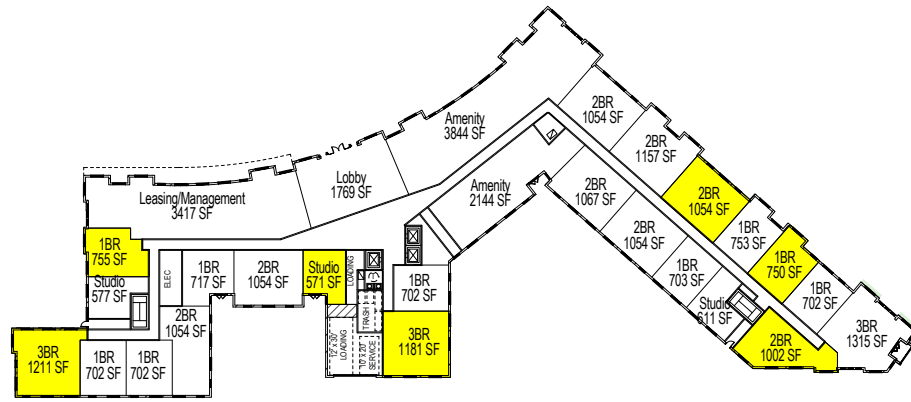
BUILDING/LOT	BUILDING TYPE	LOT AREA (sf)	BUILDING FOOTPRINT AREA (sf)	LOT OCCUPANCY	BUILDING FLOOR AREA (gfa)	LOT F.A.R.	NO. OF UNITS
A	APT	56,970	39,840	70%	169,342	2.97	131
B	SR APT	57,515	41,835	73%	172,266	3.00	200
Combined Total		114,485	81,675	71%	341,608	2.98	331

Note: Revised to reflect loss of 2 parking spaces due to elevator shift to meet 1:1 setback requirement.

37	0	0	21	7. HEALTHY LIVING ENVIRONMENT - NC & Substantial Rehab: 49 possible points		
M				7.1 Ventilation (M or 12 points max) Mandatory for New Construction and Substantial Rehab. Optional for Moderate Rehab.		
			9/8/16 (KO): Project will comply	MEP to incorporate criteria	Henry Adams	100% DD
M				7.2 Clothes Dryer Exhaust		
			9/8/16 (KO): Project will comply	MEP to incorporate criteria	Henry Adams	100% DD
M				7.3 Combustion Equipment		
			9/8/16 (KO): Per DEV, gas grills are only on the roof	MEP to provide CO alarm with battery back-up for each sleeping zone.	Henry Adams	100% DD
9			2	7.4 Elimination of Combustion Within the Conditioned Space (9 or 11 points)		
			9/8/16 (KO): Per ARCH, no combustion equipment will be used for cooking; there is a generator in the senior project.	SDC to document	SDC	PreBuild
M				7.5 Vapor Retarder Strategies		
			9/8/16 (KO): ARCH will forward requirements on to STRUCT, once selected.	STRUCT to incorporate criteria.	TBD	50% DD
M				7.6 Water Drainage		
			9/8/16 (KO): Project will comply	MEP to incorporate EGC requirements in spec	Henry Adams	100% DD
M				7.7 Mold Prevention: Water Heaters		
			9/8/16 (KO): Project will comply	MEP to incorporate EGC requirements in spec	Henry Adams	100% DD
M				7.8 Radon Mitigation		
			8/24/16: SDC notes project is located in Zone 3. Radon testing not required, but is suggested.	SDC to document	SDC	PreBuild
M				7.9 Garage Isolation		
			9/8/16 (KO): Project will comply	ARCH to incorporate EGC criteria	TGP	100% DD
M				7.10 Integrated Pest Management		
			9/8/16 (KO): Project will comply	ARCH to incorporate EGC criteria	TGP	100% DD
9				7.11a Beyond ADA: Universal Design (New Construction) 9 points		
			9/8/16 (KO): 15% of units will be Type A, in accordance with district requirements.	ARCH to provide unit matrix, including ANSI information	TGP	50% DD
			9	7.11b Beyond ADA: Universal Design (Substantial and Moderate Rehab) 7 or 9 points		
			8/24/16: N/A to project.			CLOSED
M				7.12 Active Design: Promoting Physical Activity Within the Building		
			9/8/16 (KO): Project will comply with Option 1	ELEC to incorporate stairway lighting criteria ARCH to indicate signage locations	Henry Adams TGP	100% DD
			10	7.13 Active Design: Staircases and Building Circulation (10 points)		
			9/8/16 (KO): DEV does not wish to pursue			CLOSED
9				7.14 Interior and Outdoor Activity Spaces for Children and Adults (9 points)		
			8/24/16: SDC notes outdoor pool in the eastern courtyard of Building A. Project website also indicates basketball court, playground and community center on site. (http://www.brooklandmanorapts.com/washington/brookland-manor-apartments/amenities/)	ARCH to provide calcs indicating activity spaces serve at least 5% of occupants.	TGP	DD PUD pg A03
M				7.15 Reduce Lead Hazards in Pre-1978 Buildings (Substantial Rehab)		
			8/24/16: N/A to project.			CLOSED
10				7.16 Smoke-Free Building (10 points)		
			9/8/16 (KO): Project will comply	DEV to include no-smoking language in residential lease	MidCity	PreBuild

Note: Targeting 83 points, 35 points required to be EGC certified.

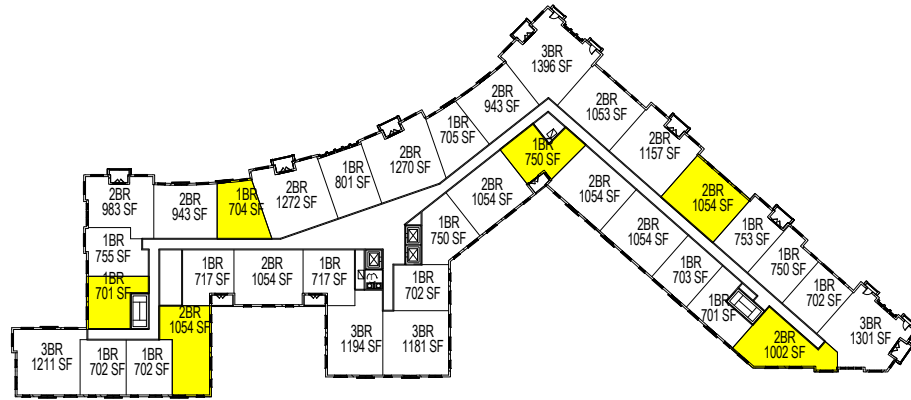
Note: Block 7 is part of the larger RIA neighborhood redevelopment and will be part of the overall LEED ND Silver Certification as required per the approved Phase 1 PUD.



1 First Floor Plan
1" = 50'-0"



2 Second Floor Plan
1" = 50'-0"

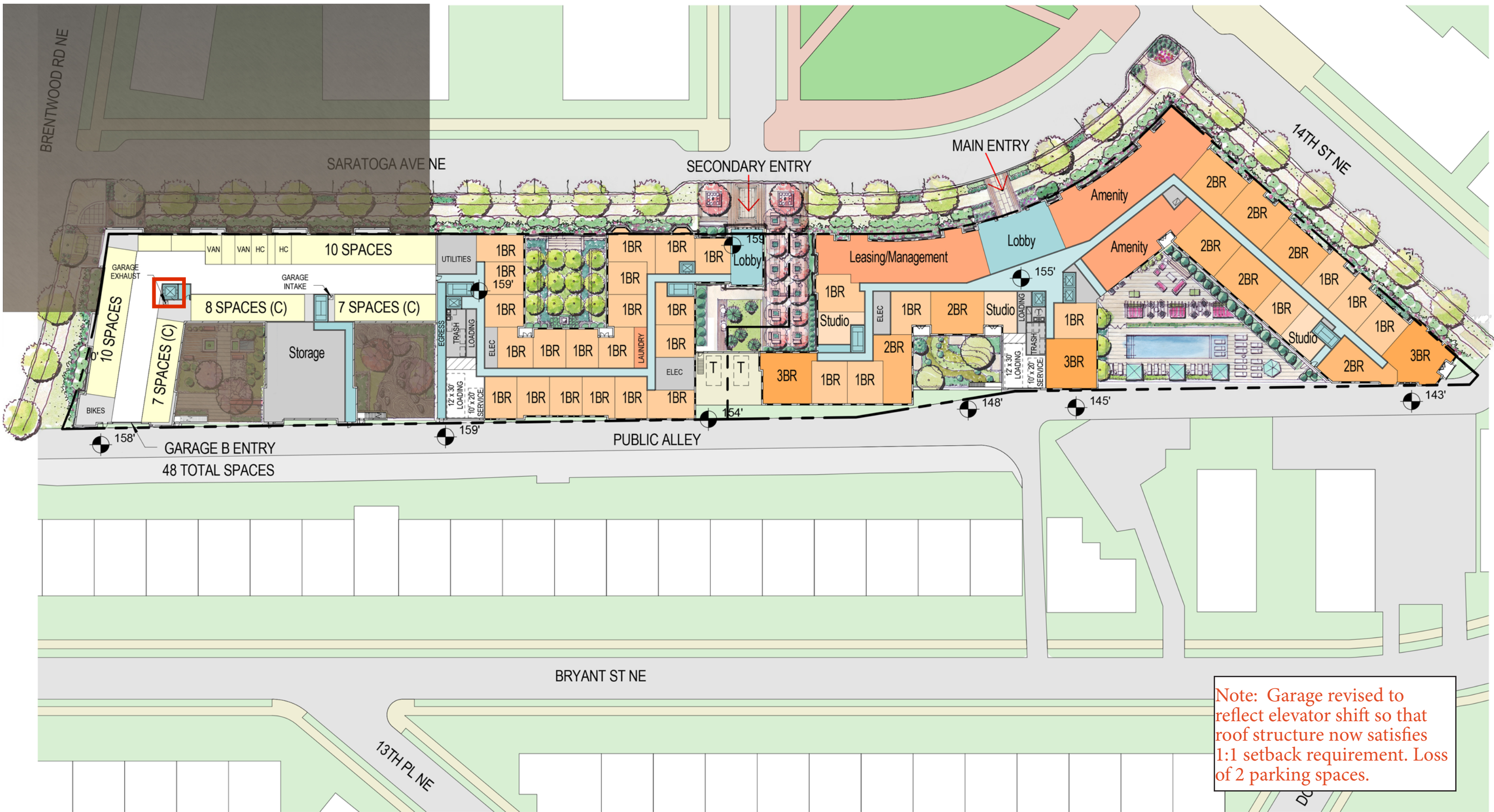


3 Third Floor Plan
1" = 50'-0"



4 Fourth Floor Plan
1" = 50'-0"

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1st Floor	3	9	8	3	12
2nd Floor	0	17	14	5	17
3rd Floor	0	17	14	5	17
4th Floor	0	17	14	5	17
Total	3	60	50	18	131
Unit Mix Percentage	2.3%	45.8%	38.2%	13.7%	
# of Affordable Units	1	12	9	3	25



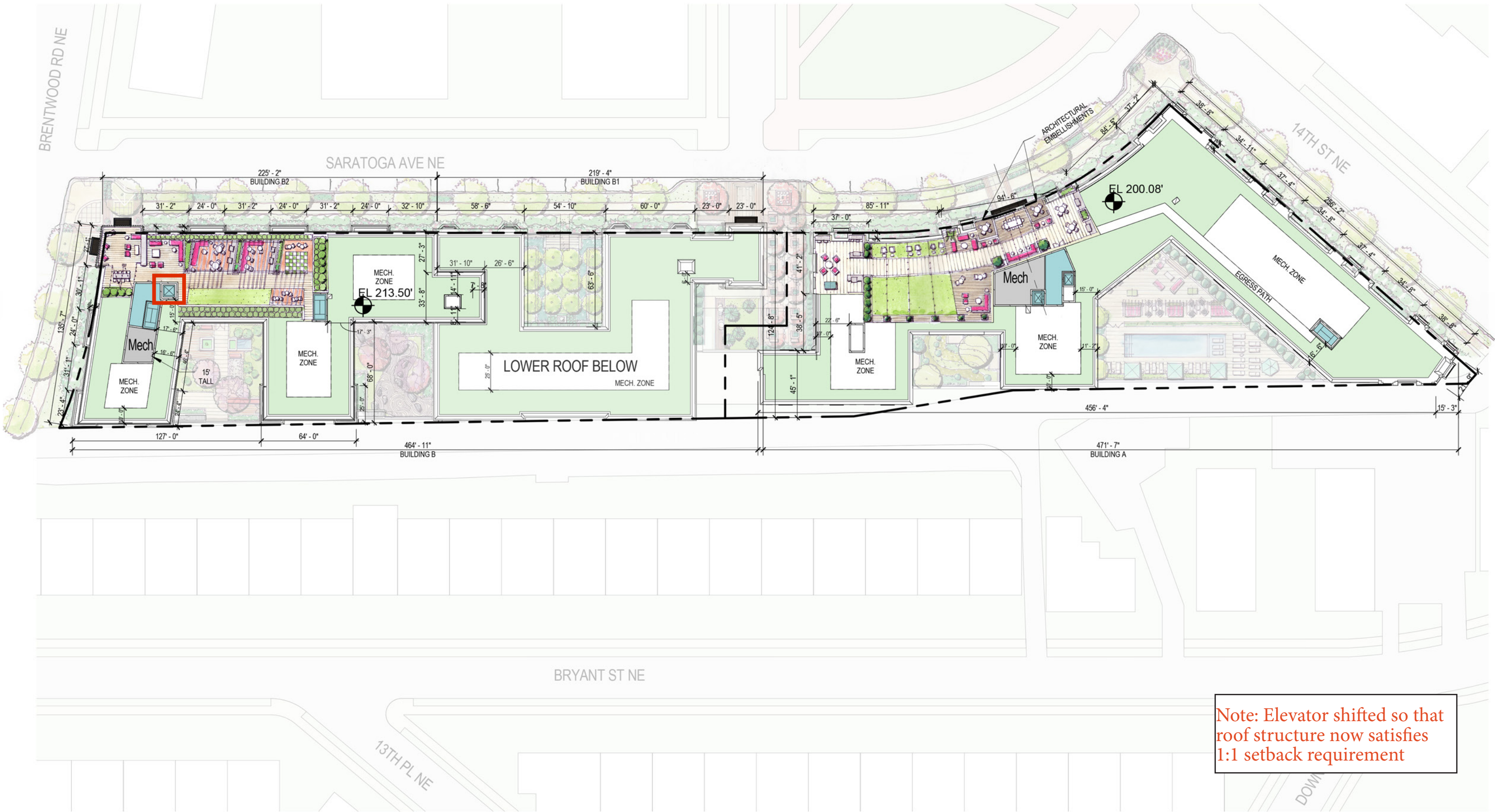
Note: Garage revised to reflect elevator shift so that roof structure now satisfies 1:1 setback requirement. Loss of 2 parking spaces.

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A03

Note: Up to 40% of the required parking spaces may be compact spaces, a min. of 8 feet wide by 16' deep. All other parking spaces shall be a min. of 9' wide by 19' deep. All drive aisles shall be a min. of 20' wide.

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First Floor Plan





1. NORTH ELEVATION

BUILDING A

BUILDING B1

BUILDING B2



2. SOUTH ELEVATION

BUILDING B2

BUILDING B1

BUILDING A

Note: To address the blank walls on the alley elevation of Building B, rustication has been added to the lower level of all red brick elevations

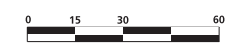


Key Plan

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Full Elevations

December 7, 2016



A15



Note: To address the blank walls on the alley elevation of Building B, rustication has been added to the lower level of all red brick elevations



Key Plan

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South Elevation - Building B2

December 7, 2016



A20