



 **TORTI  
GALLAS  
URBAN**

  
**MIDCITY**

# 1200 5TH STREET NW

ISSUED:  
CONSOLIDATED PUD APPLICATION

August 1, 2019



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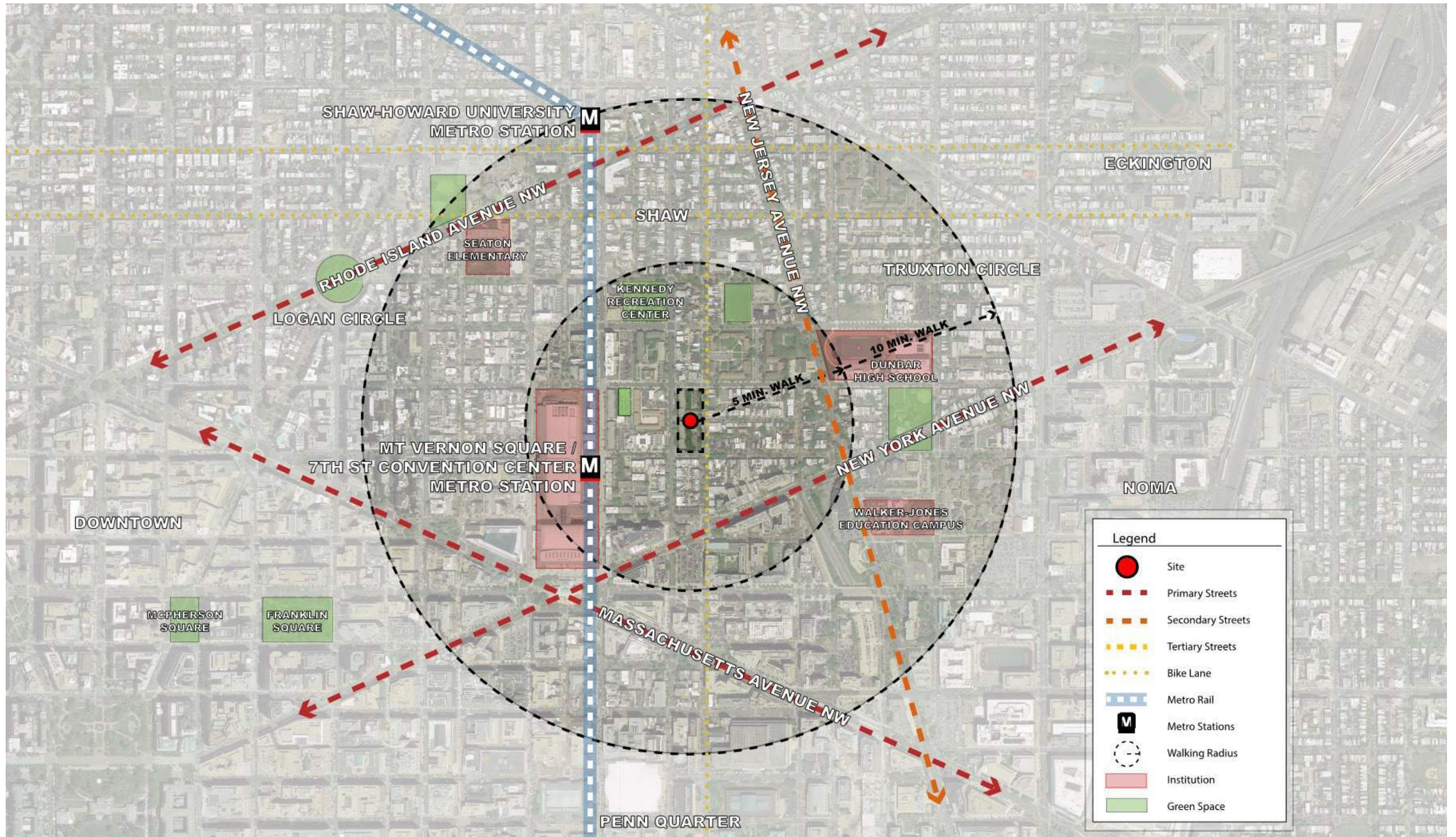
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# **Site Exhibits**

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August 1, 2019

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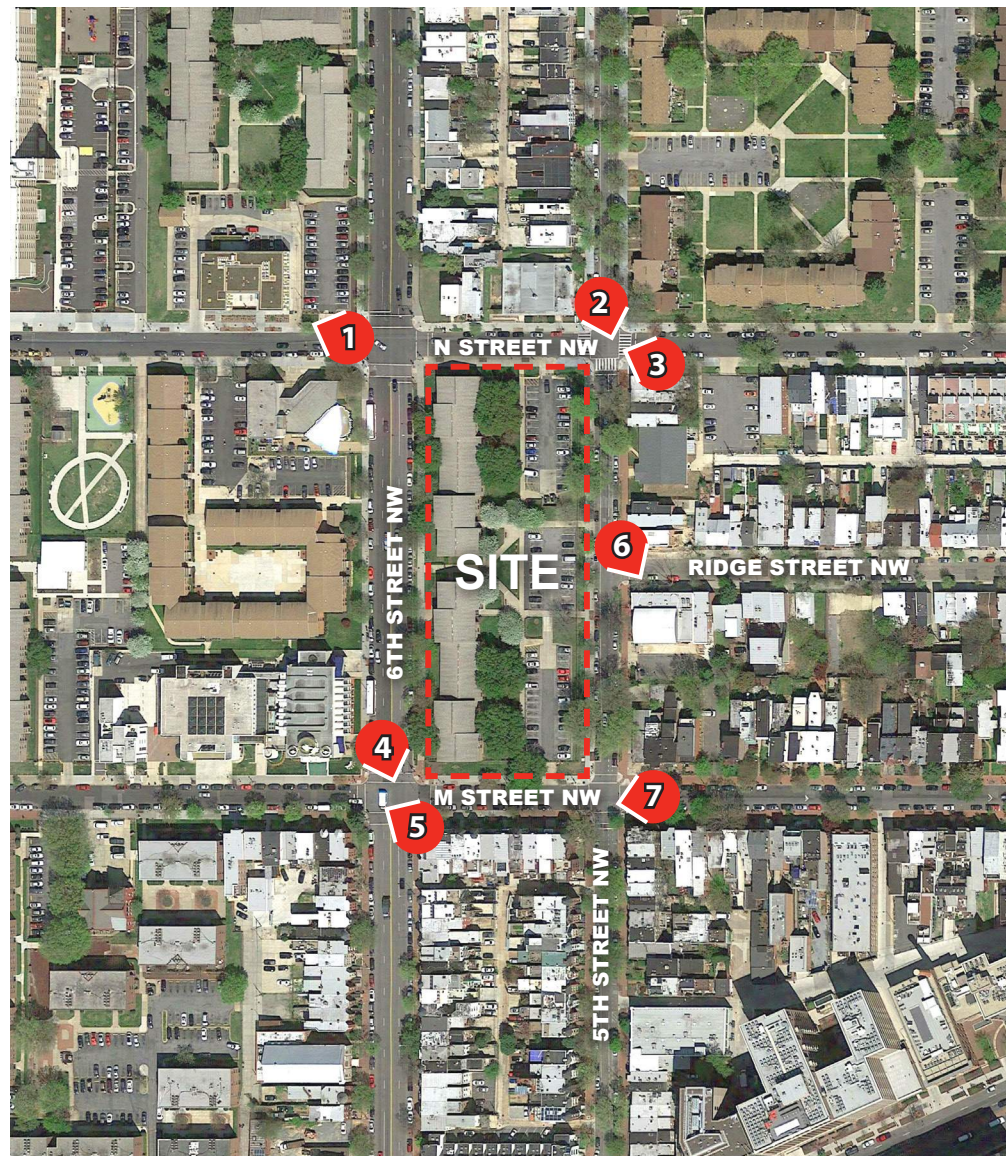


MIDCITY FINANCIAL  
TORTI GALLAS URBAN, INC.



LOT DIAGRAM  
1200 5TH STREET NW







ZONING MAP - RA-2



COMPREHENSIVE PLAN FUTURE LAND USE MAP



DC COMP PLAN GENERALIZED POLICY MAP

COMP PLAN GENERALIZED POLICY LEGEND

- Neighborhood Conservation Areas
- Neighborhood Enhancement Areas
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Commercial/ Mixed Use Areas*
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers

COMPREHENSIVE PLAN FUTURE LAND USE LEGEND

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space

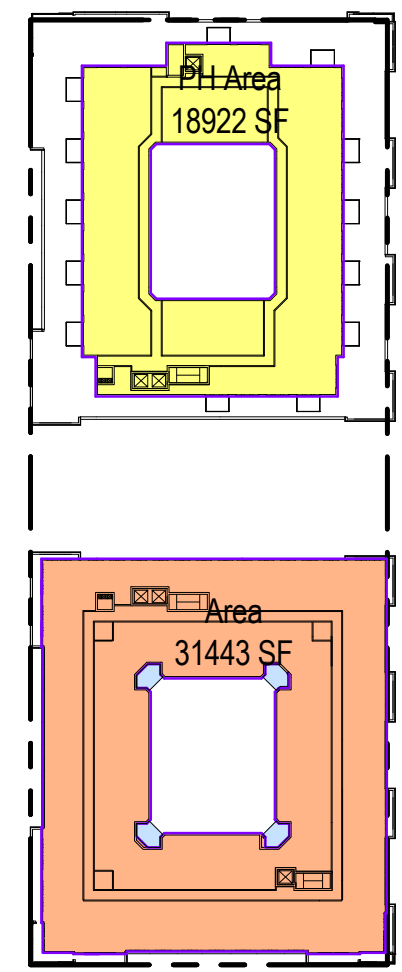
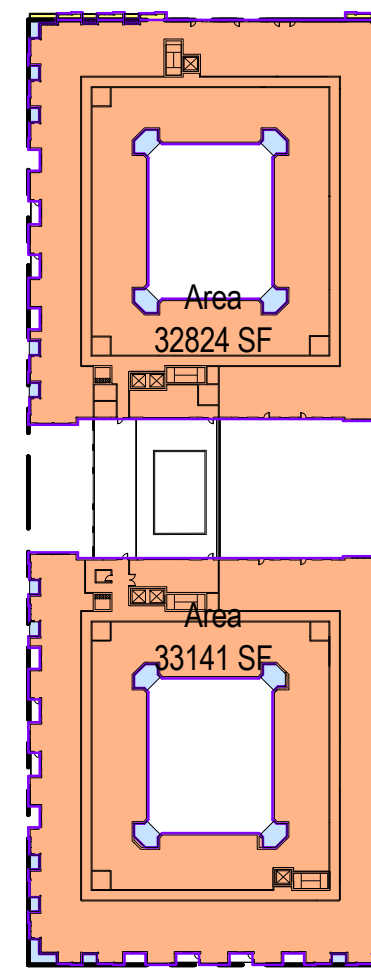
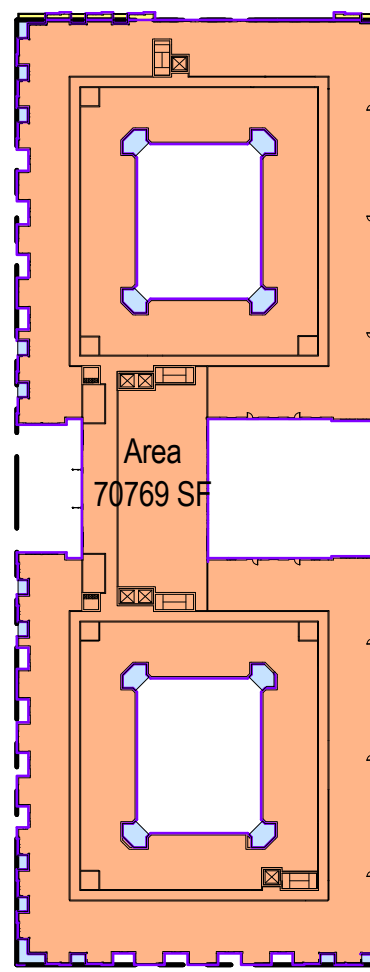
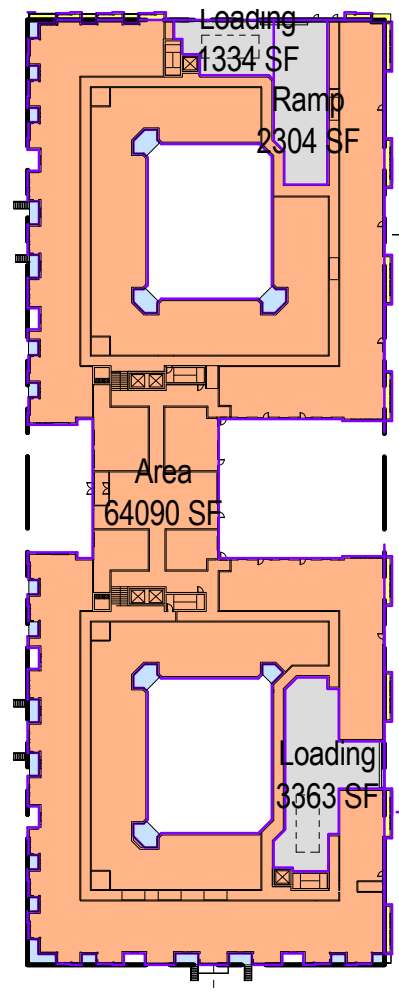
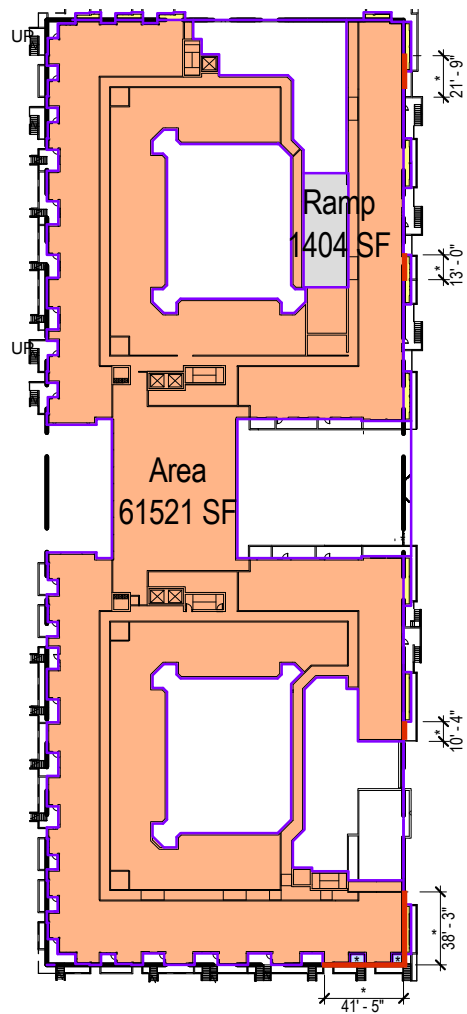
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MIDCITY FINANCIAL  
TORTI GALLAS URBAN, INC.

1200 5th Street, NW		
Square: 481	Lot: 23	Lot Area: 92,394 sf
Requirement	Allowed (RA-2)	Proposed (PUD)
FAR Total	MOR 1.8 166,309 GFA IZ 20% Bonus 2.16 199,571 GFA PUD 20% Bonus 2.59 239,485 GFA ZC 5% increase 2.72 251,460 GFA	Total 246,792 FAR 2.67
Penthouse FAR	0.4 allowed = 36,958 GFA max	0.39 FAR 36,397 sf
Lot Occupancy	60% allowed 55,436 GFA	78.4% 72,449 sf
Building Height	50 ft MOR, 60' with a PUD	50 ft
Rear Yard	Provided on 5th Street per 305.2 (abutting 3 or more streets)	Provided as required
Side Yard	None required; if provided: 2 inches per ft of height, not < 6 feet 60'x 2" = 10' sideyard required if provided	None provided
Courtyards Open	Min. Width: 4" per ft of height not < 10 ft	Provided as required
Courtyards Closed	Min. Width: 4" per ft of height not < 15 ft Area: Twice square of req'd width not < 350 sf (res)	Provided as required
Penthouse Height	12 ft max except 15 ft max at mechanical	Provided as required
GAR	0.4	.4 provided
# of Units	n/a	363 units approx.
Parking	1 space per each 3 D.U. (after 4 units) 60 spaces req'd 50% reduction allowed due to proximity to Metro	Approx. 103 spaces
Loading	1 loading berth at 30' + 100 sf platform + 1 20' service space	2 loading berths at 30' + 100 sf platforms
Bike Parking	Short term = 1 space for each 20 units 18 spaces req'd Long term = 1 space for each 3 units 121 spaces req'd	Provided as required

UNIT SUMMARY			
Proposed Units	363 Units		
Unit Type	Percentage		
Studio	5%	to	10%
Jr. 1 Bedroom	25%	to	30%
1 Bedroom	25%	to	30%
Jr. 2 Bedroom	5%	to	10%
2 Bedroom	20%	to	25%
3 Bedroom	5% MIN		



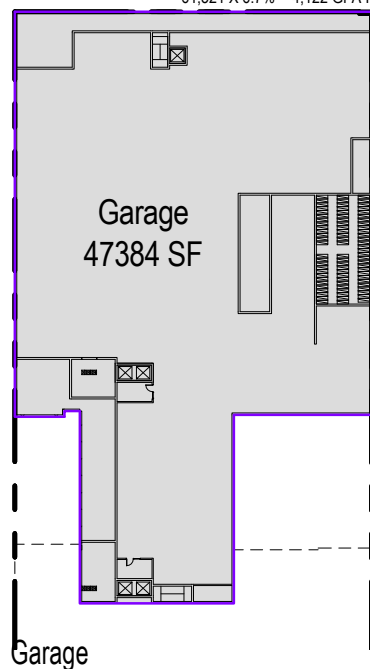
Lower Level \*GRADE >5' FROM LEVEL ABOVE PERIMETER >5' = 124'-9" TOTAL PERIMETER = 1854'-10" RATIO = 6.7% 61,521 X 6.7% = 4,122 GFA IN FAR

First Floor

Second Floor

Third Floor

Fourth Floor



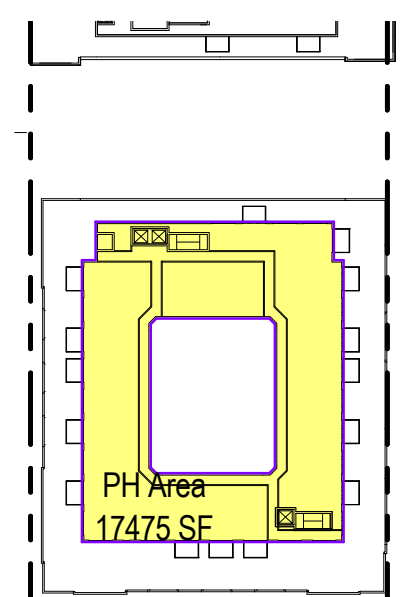
Garage

BUILDING AREA - 1200 5th Street NW						
Residential						
Floor	Garage	Loading	Residential	Bays *	Covered Balconies*	Total
Garage	47,384					47,384
Lower Level	1,404		57,399	4,122	76	63,869
1st Floor	2,304	4,697	64,090	939	1,747	72,030
2nd Floor			70,769	939	1,680	71,708
3rd Floor			65,965	939	1,680	66,904
4th Floor/N. Penthouse			31,443		523	50,888
S. Penthouse			17,475			17,475
<b>TOTAL GSF</b>	<b>3,708</b>	<b>4,697</b>	<b>330,185</b>	<b>3,762</b>		<b>342,875</b>
<b>TOTAL GFA In FAR</b>		<b>4,697</b>	<b>236,389</b>		<b>5,706</b>	<b>246,792</b>

36,397 PH Area  
0.39 FAR

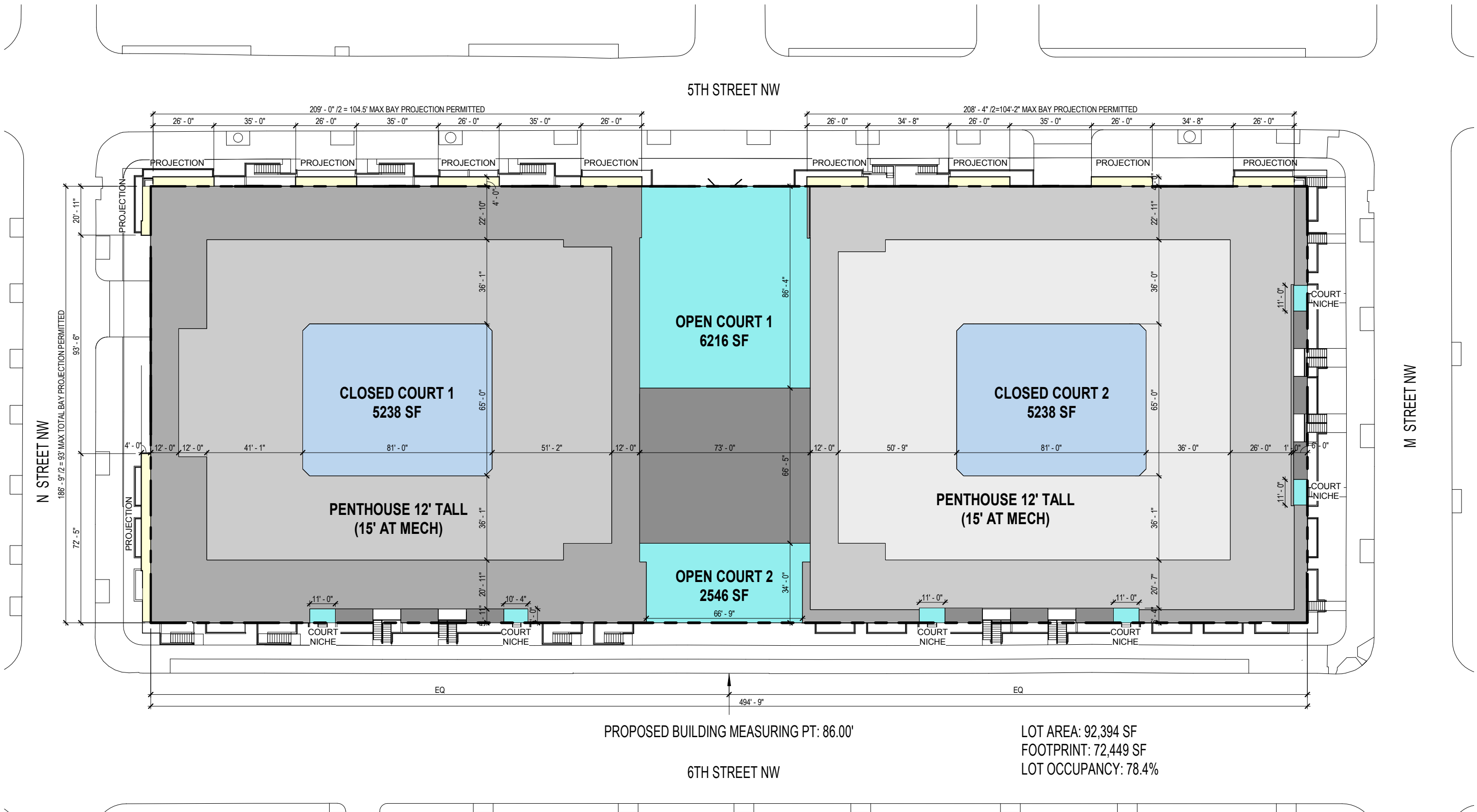
Approximately 363 Units

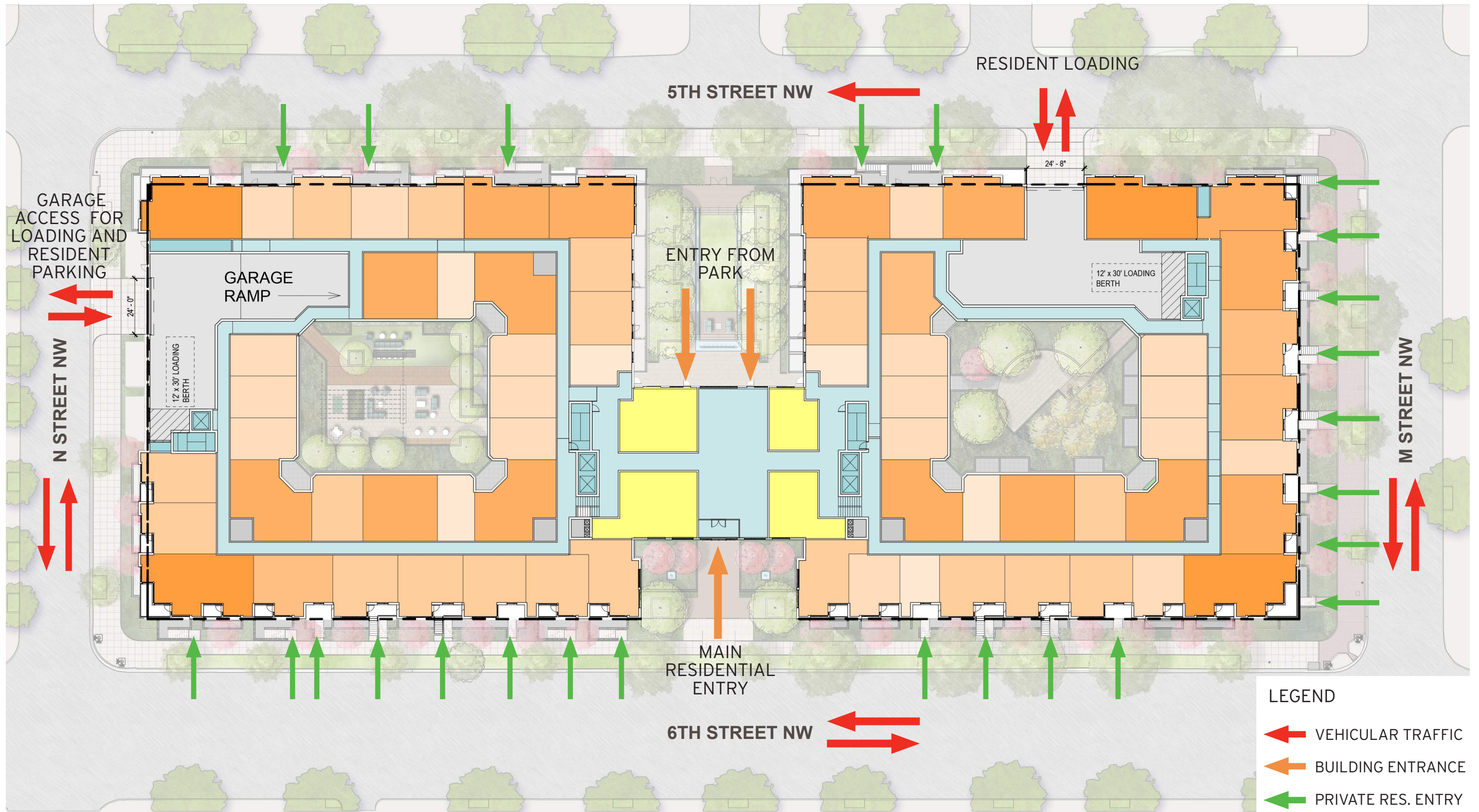
Site Area	92,394
FAR	2.67
Max GFA @ 2.59	239,485
Delta	7,307
5% flexibility	11,974



Penthouse

\* Covered Balconies only counts area in GFA. Bay Area only counts area in GSF





- LEGEND**
- ← VEHICULAR TRAFFIC
  - ← BUILDING ENTRANCE
  - ← PRIVATE RES. ENTRY

**LEED v4.0 BD+C: New Construction**

Project Scorecard

**1200 5th Street NW**

Torti Gallas Urban  
6/25/2019



**Project Information Form**

Y	?Y	?N	N
Y			

PIf1 **Project Information**

**Integrative Process** Possible Points **1**

Y	?Y	?N	N
			1

IPc1 **Integrative Process** 1

**Location and Transportation** Possible Points **16**

Y	?Y	?N	N

				LTc1	<b>LEED for Neighborhood Development Location</b>	16
1				LTc2	<b>Sensitive Land Protection</b>	1
2				LTc3	<b>High Priority Site</b>	2
5				LTc4	<b>Surrounding Density and Diverse Uses</b>	5
6				LTc5	<b>Access to Quality Transit</b>	[RP] 5
	1			LTc6	<b>Bicycle Facilities</b>	1
2				LTc7	<b>Reduced Parking Footprint</b>	[RP] 1
2				LTc8	<b>Green Vehicles</b>	[RP] 1

**Sustainable Sites** Possible Points **10**

Y	?Y	?N	N

Y				SSp1	<b>Construction Activity Pollution Prevention</b>	
1				SSc1	<b>Site Assessment</b>	1
1			1	SSc2	<b>Site Development: Protect or Restore Habitat</b>	2
1				SSc3	<b>Open Space</b>	1
			4	SSc4	<b>Rainwater Management</b>	[RP] 3
2				SSc5	<b>Heat Island Reduction</b>	2
		1		SSc6	<b>Light Pollution Reduction</b>	1

**Water Efficiency** Possible Points **11**

Y	?Y	?N	N

Y				WEp1	<b>Outdoor Water Use Reduction</b>	
Y				WEp2	<b>Indoor Water Use Reduction</b>	
Y				WEp3	<b>Building-Level Water Metering</b>	
1			1	WEc1	<b>Outdoor Water Use Reduction</b>	2
1	1	1	3	WEc2	<b>Indoor Water Use Reduction</b>	6
1			1	WEc3	<b>Cooling Tower Water Use</b>	2
1				WEc4	<b>Water Metering</b>	1

**Energy and Atmosphere** Possible Points **33**

Y	?Y	?N	N

Y				EAp1	<b>Fundamental Commissioning and Verification</b>	
Y				EAp2	<b>Minimum Energy Performance</b>	
Y				EAp3	<b>Building-Level Energy Metering</b>	
Y				EAp4	<b>Fundamental Refrigerant Management</b>	

**Energy & Atmosphere, cont.**

Y	?Y	?N	N

5			1	EAc1	<b>Enhanced Commissioning</b>	6
2	2	2	12	EAc2	<b>Optimize Energy Performance</b>	18
		1		EAc3	<b>Advanced Energy Metering</b>	1
			2	EAc4	<b>Demand Response</b>	2
			3	EAc5	<b>Renewable Energy Production</b>	3
			1	EAc6	<b>Enhanced Refrigerant Management</b>	1
2				EAc7	<b>Green Power and Carbon Offsets</b>	2

**Materials and Resources** Possible Points **13**

Y	?Y	?N	N

Y				MRp1	<b>Storage &amp; Collection of Recyclables</b>	
Y				MRp2	<b>Construction and Demolition Waste Management Planning</b>	
		3	2	MRc1	<b>Building Life-Cycle Impact Reduction</b>	5
1			1	MRc2	<b>BPDO: Environmental Product Declarations</b>	2
1			1	MRc3	<b>BPDO: Sourcing of Raw Materials</b>	2
1			1	MRc4	<b>BPDO: Material Ingredients</b>	2
2				MRc5	<b>Construction and Demolition Waste Management</b>	2

**Indoor Environmental Quality** Possible Points **16**

Y	?Y	?N	N

Y				EQp1	<b>Minimum IAQ Performance</b>	
Y				EQp2	<b>Environmental Tobacco Smoke Control</b>	
2				EQc1	<b>Enhanced Indoor Air Quality Strategies</b>	2
1			2	EQc2	<b>Low-Emitting Materials</b>	3
1				EQc3	<b>Construction Indoor Air Quality Management Plan</b>	1
2				EQc4	<b>Indoor Air Quality Assessment</b>	2
1				EQc5	<b>Thermal Comfort</b>	1
		1	1	EQc6	<b>Interior Lighting</b>	2
		3		EQc7	<b>Daylight</b>	3
1				EQc8	<b>Quality Views</b>	1
	1			EQc9	<b>Acoustic Performance</b>	1

**Innovation** Possible Points **6**

Y	?Y	?N	N

1				INc1.1	<b>Green Building Education</b>	1
1				INc1.2	<b>Parksmart Measures</b>	1
1				INc1.3	<b>Occupant Comfort Survey</b>	1
	1			INc1.4	<b>Enhanced acoustical performance - exterior noise control</b>	1
1				INc1.5	<b>Walkable Project Site</b>	1
1				INc2	<b>LEED Accredited Professional</b>	1

**54 6 12 38 Total** Possible Points **110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

[RP] - Regional Priority credit (adds 1 point)

Note: The Applicant will satisfy the point total necessary to be built in compliance with LEED v4 BD+C: New Construction, but the distribution and total number of points attained may ultimately differ from the proposal shown here.

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# **Architecture Exhibits**

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