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10 / 26 / 2016

**valor development**

torti gallas urban

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**theladybird**
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Site Exhibits
Lot Diagram

- **A&T LOT 802 + 803**
  - SPRING VALLEY SHOPPING CENTER
  - 39,516 SF SITE AREA
  - 16,922 EXISTING COMMERCIAL SF

- **FORMER AU LAW BUILDING**
  - 41,650 SF SITE AREA
  - 179,302 EXISTING COMMERCIAL SF

- **A&T LOT 807**
  - 79,622 SF SITE AREA

- **A&T LOT 806**
  - FORMER AU LAW BUILDING
  - 41,650 SF SITE AREA
  - 179,302 EXISTING COMMERCIAL SF

- **Design Review Project Site**
  - A&T LOTS 802, 803, + 807
  - TOTAL LAND AREA: 119,138 SF

**Note:**
- A&T LOT 806 + 807 TOGETHER COMPRISSE RECORD LOT 9 IN SQUARE 1499.
The Lady Bird: Tabulation of Development Data

### Lot 807 Valor Lot

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Permitted / Required (MU-4)</th>
<th>Proposed (Project Site)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR (Penthouse)</td>
<td>0.4 (penthouse habitable space, not including communal)</td>
<td>0.18 (Lot 807 only)</td>
</tr>
<tr>
<td>Green Area Ratio (GAR)</td>
<td>0.3</td>
<td>0.3 (Lot 807 only)</td>
</tr>
<tr>
<td>Lot Occupancy</td>
<td>MOR: 60% (residential) / 100% (nonresidential)</td>
<td>Overall (Lots 802, 803, 807): 80%</td>
</tr>
<tr>
<td></td>
<td>IZ: 75% (residential) / 100% (nonresidential)</td>
<td>Lot 807 (Building 2): 73%</td>
</tr>
<tr>
<td>Building Height</td>
<td>50 ft</td>
<td>Lot 807 (Building 1): 50'-0&quot;</td>
</tr>
<tr>
<td></td>
<td>Rear Yard</td>
<td>Lot 807 (Building 2): 40'-0&quot;</td>
</tr>
<tr>
<td></td>
<td>Side Yard</td>
<td>None required. If provided: 2 inches (0.5 ft)</td>
</tr>
</tbody>
</table>

### Zoning Analysis

- **Floor Area Ratio (FAR) / Gross Floor Area (GFA)**
  - **Lot 807 (Building 1):** 261,934 GFA
  - **Lot 807 (Building 2):** 119,138 GFA

- **Inclusionary Zoning (IZ)**
  - **Lot 807 (Building 1):** 20,563 GFA
  - **Lot 807 (Building 2):** 7,194 GFA

- **Lot Occupancy**
  - MOR: 60% (residential) / 100% (nonresidential)
  - IZ: 75% (residential) / 100% (nonresidential)

- **Building Height**
  - Lot 807 (Building 1): 50'-0"
  - Lot 807 (Building 2): 40'-0"

- **Rear Yard**
  - Lot 807 (Building 1): 10'-0"
  - Lot 807 (Building 2): 10'-0"

- **Side Yard**
  - Lot 807 (Building 1): 8'-0"
  - Lot 807 (Building 2): 10'-0"

### Building 1 & 2

- **Penthouse (Height)**
  - Lot 807 (Building 1): 10'-0" (min)
  - Lot 807 (Building 2): 12'-0" (max)

- **Vehicle Parking**
  - Retail: 76 spaces
  - Residential: 75 spaces
  - Shaded with Lot 806: 226 spaces

- **Bicycle Parking**
  - Retail: 3 spaces
  - Residential: 77 spaces

- **Bicycle Parking (long-term)**
  - Retail: 3 spaces
  - Residential: 77 spaces

- **Loading**
  - Retail (5,000 - 20,000 GFA): 2 berths / 1 delivery space
  - Residential (50+ units): 1 berth / 1 delivery space

### Notes
- All gross square footages are approximate

#### Court (Open)
- Width: 4 inches / ft (10 ft min)

#### Court (Closed)
- Width: 4 inches / ft (15 ft min)

#### Parking
- Retail: 1 space for each 3,500 GFA
- Residential: 1 space for each 20 dwelling units

#### Bicycle Parking
- Retail: 1 space for each 10,000 GFA

#### Loading
- Retail (20,000 - 100,000 GFA): 2 berths / 1 delivery space
- Residential (50+ units): 1 berth / 1 delivery space

#### Building
- Building 1: 1 berth (30 ft min) / 1 delivery space (20 ft)
- Building 2: 1 berth (30 ft min) / 1 delivery space (20 ft)
The Zoning Commission shall find that the criteria of Subtitle X 604.7 are met in a way that is superior to any matter-of-right development possible on the site.

### The Lady Bird

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Allowed Matter of Right (MU-4)</th>
<th>Proposed (Voluntary Design Review)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FAR</strong></td>
<td>3.0 TOTAL (1.5 MAX NONRES)</td>
<td>2.54 TOTAL (0.4 NONRES)</td>
</tr>
<tr>
<td>Penthouse FAR (Lot 807 only)</td>
<td>0.4</td>
<td>0.18</td>
</tr>
<tr>
<td>Penthouse Area (Lot 807 only)</td>
<td>31,849 sf</td>
<td>14,134 sf</td>
</tr>
<tr>
<td>(Excludes communal recreation and mech. space)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bay Area</td>
<td>4,000 sf</td>
<td>2,250 sf</td>
</tr>
<tr>
<td>Lot Occupancy</td>
<td>75%</td>
<td>68% (Lot 807 only)</td>
</tr>
<tr>
<td>Area of property devoted to public use</td>
<td>0 sf</td>
<td>14,560 sf (Windom Walk, NW Plaza, Alley)</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>Street Wall</td>
<td>No Setbacks Required</td>
<td>Substantial Setbacks and Courtyards</td>
</tr>
<tr>
<td>Full Service Grocery Store</td>
<td>No (Not enough nonresidential FAR)</td>
<td>Yes</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>Potential for future development at SVSC</td>
<td>Relieve future development potential at SVSC</td>
</tr>
<tr>
<td>Number of Units</td>
<td>230 (Approx. 1000 gsf/unit)</td>
<td>230 (Approx. 1200 gsf/unit)</td>
</tr>
<tr>
<td>Inclusionary Zoning (IZ) %</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>Inclusionary Zoning (IZ) sf</td>
<td>18,989 sf</td>
<td>27,116 sf</td>
</tr>
<tr>
<td>Sustainability Requirement</td>
<td>LEED Certified</td>
<td>LEED GOLD</td>
</tr>
</tbody>
</table>
LEED BD+C: Multifamily Midrise v4 – LEED v4
4330 48th st nw Scorecard

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

Indoor Environmental Quality

- Preliminary
- EQp Ventilation
- EQp Combustion Venting
- EQp Environmental Tobacco Smoke
- EQp Compartmentalization
- EQc Enhanced Ventilation
- EQc Contaminant Control
- EQc Balancing of Heating and Cooling Distribution Systems
- EQc Enhanced Compartmentalization
- EQc Combustion Venting
- EQc Enhanced Garage Pollutant Protection
- EQc Low-Emitting Products
- EQc No Environmental Tobacco Smoke

Sustainable Sites

- Preliminary
- SSp Construction Activity Pollution Prevention
- SSp No Invasive Plants
- SSs Heat Island Reduction
- SSs Rainwater Management
- SSs Nontoxic Pest Control

Water Efficiency

- Preliminary
- WEp Water Metering
- WEc Total Water Use
- WEc Indoor Water Use
- WEc Outdoor Water Use

Energy and Atmosphere

- Preliminary
- EAp Minimum Energy Performance
- EAp Energy Metering
- EAp Education of the Homeowner, Tenant or Building Manager
- EAu Annual Energy Use
- EAu Efficient Hot Water Distribution System
- EAu Advanced Utility Tracking

Materials and Resources

- Preliminary
- MRp Certified Tropical Wood
- MRp Durability Management
- MRc Durability Management Verification
- MRc Environmentally Preferable Products
- MRc Construction Waste Management

Location and Transportation

- Preliminary
- IPc Integrative Process
- IPc Integrative Process
- LTc Floodplain Avoidance
- LTc LEED for Neighborhood Development
- LTc Site Selection
- LTc Compact Development
- LTc Community Resources
- LTc Access to Transit

Satisfaction Sites

- Preliminary
- SSc Heat Island Reduction
- SSc Rainwater Management
- SSc Nontoxic Pest Control

Innovation

- Preliminary
- Ip Preliminary Rating
- In Innovation
- IC LEED Accredited Professional

Regional Priority

- Preliminary
- RPc Regional Priority

Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere.

The project earned at least 3 points in Water Efficiency.

The project earned at least 3 points in Indoor Environmental Quality.

Total


The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere.

The project earned at least 3 points in Water Efficiency.

The project earned at least 3 points in Indoor Environmental Quality.
Architecture Exhibits
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 A08.
Typical Floor Plan (2nd and 3rd)

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 A08.
Fourth Floor Plan

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelopes or the square footage distribution, may occur. For additional dimensions see sheet A08.
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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.

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 A08.
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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.
View from East - Proposed (Windom Place NW)
View from Northeast - Matter of Right (48th and Yuma Street)

MEASURING POINT
View from Northwest - Existing (North Side of Yuma Street)
View from Northwest - Matter of Right (North Side of Yuma Street)
View from Northwest - Proposed (North Side of Yuma Street)
View from Southwest - Proposed (From Massachusetts Avenue)
Proposed Building and Context Building Height Plan

SQUARE 1498
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26

SQUARE 1499
LOT 203
SPLING VALLEY SHOPPING CENTER

SQUARE 1533
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26

AMERICAN UNIVERSITY PARK NEIGHBORHOOD

WINDOM PLACE NW

MASSACHUSETTS AVENUE NW

YUMA STREET NW

NOTES:
1. Vertical Datum: District of Columbia Department of Public Works/Department of Public Policy (datum - 264.09)
2. Property lines shown herein is for graphic information only.
3. Building heights referent to location.

PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET N.W. SUITE 450
WASHINGTON D.C. 20004
PHONE (202) 785-0441 FAX (202) 785-0442
Street Section 3 - On 48th Street Through Building 1 Finger

ALLOWED MATTER
OF RIGHT

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ALLOWED MATTER
OF RIGHT
Street Section 4 - On 48th Street Through Building 1 Courtyard

ALLOWED MATTER OF RIGHT

Main Parapet 312'-0"
Measuring Point 252'-0"

40'-0" COURTYARD
39'-6" 30'-6"
96'-0" +/-
6'-0" +/-

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Street Section 5 - On Yuma Street at NE Corner

ALLOWED MATTER OF RIGHT

90' - 0" YUMA R.O.W.

28' - 6"
31' - 6"
30' - 0"
6' - 0" +/-

BETWEEN BUILDINGS
Street Section 6 - On Yuma Street Through Building 1 Courtyard