



THE LADY BIRD

VALOR DEVELOPMENT
TORTI GALLAS URBAN

ISSUED:

APPLICATION 10/26/2016

SITE EXHIBITS

| | |
|--------------------------------------|-----|
| REGIONAL ANALYSIS..... | G01 |
| LOT DIAGRAM..... | G02 |
| SITE PHOTOS..... | G03 |
| ZONING MAP / COMPREHENSIVE PLAN..... | G04 |
| ZONING ANALYSIS..... | G05 |
| ZONING CHART..... | G06 |
| ZONING DIAGRAM..... | G07 |
| G.F.A. DIAGRAMS..... | G08 |
| GRADE PLANE METHOD SECTION..... | G09 |
| LEED CHECKLIST..... | G10 |

ARCHITECTURE EXHIBITS

| | |
|---------------------------------------|-----|
| ILLUSTRATIVE SITE PLAN..... | A01 |
| LOWER LEVEL FLOOR PLAN..... | A02 |
| FIRST FLOOR PLAN..... | A03 |
| TYPICAL FLOOR PLAN (2ND AND 3RD)..... | A04 |
| FOURTH FLOOR PLAN..... | A05 |
| FIFTH PLAN..... | A06 |
| PENTHOUSE PLAN..... | A07 |
| ROOF PLAN..... | A08 |
| GARAGE LEVEL PLAN (G1)..... | A09 |
| GARAGE LEVEL PLAN (G2)..... | A10 |
| GARAGE LEVEL PLAN (G3)..... | A11 |
| BUILDING SECTION..... | A12 |
| BUILDING SECTION..... | A13 |
| VIEW FROM EAST - EXISTING..... | A14 |
| VIEW FROM EAST - MATTER OF RIGHT..... | A15 |

| | |
|--|-----|
| VIEW FROM EAST - PROPOSED..... | A16 |
| VIEW FROM NORTHEAST - EXISTING..... | A17 |
| VIEW FROM NORTHEAST - MATTER OF RIGHT..... | A18 |
| VIEW FROM NORTHEAST - PROPOSED..... | A19 |
| VIEW FROM NORTHWEST - EXISTING..... | A20 |
| VIEW FROM NORTHWEST - MATTER OF RIGHT..... | A21 |
| VIEW FROM NORTHWEST - PROPOSED..... | A22 |
| VIEW FROM SOUTHWEST - EXISTING..... | A23 |
| VIEW FROM SOUTHWEST - MATTER OF RIGHT..... | A24 |
| VIEW FROM SOUTHWEST - PROPOSED..... | A25 |
| BUILDING HEIGHT PLAN..... | A26 |
| STREET SECTION 1..... | A27 |
| STREET SECTION 2..... | A28 |
| STREET SECTION 3..... | A29 |
| STREET SECTION 4..... | A30 |
| STREET SECTION 5..... | A31 |
| STREET SECTION 6..... | A32 |
| STREET SECTION 7..... | A33 |
| STREET SECTION 8 - ON ALLEY..... | A34 |
| EAST ELEVATION - 48TH STREET..... | A35 |
| NORTH ELEVATION - YUMA STREET..... | A36 |
| WEST ELEVATION..... | A37 |
| SOUTH ELEVATION - WINDOM WALK..... | A38 |
| BUILDING 2 ELEVATIONS..... | A39 |
| ENLARGED EAST ELEVATION..... | A40 |
| ENLARGED NORTH ELEVATION..... | A41 |
| ENLARGED BUILDING 2 EAST ELEVATION..... | A42 |
| MATERIALS - BUILDING 1..... | A43 |
| MATERIALS - BUILDING 1..... | A44 |
| MATERIALS - BUILDING 2..... | A45 |

LANDSCAPE EXHIBITS

| | |
|---|-----|
| LANDSCAPE SITE PLAN - STREET LEVEL..... | L1 |
| LANDSCAPE SITE PLAN..... | L2 |
| YUMA STREET ENTRANCE LANDSCAPE PLAN..... | L3 |
| YUMA STREET ENTRANCE PERSPECTIVE SKETCH.. | L4 |
| WINDOM WALK LANDSCAPE PLAN..... | L5 |
| WINDOM WALK PERSPECTIVE SKETCH..... | L6 |
| WINDOM WALK CROSS SECTION A..... | L7 |
| WINDOM WALK CROSS SECTION B..... | L8 |
| INTERIOR COURTYARD LANDSCAPE PLAN..... | L9 |
| ROOF TERRACE LANDSCAPE PLAN..... | L10 |
| MASS.AVE. ALLEY ENT. LANDSCAPE PLAN..... | L11 |
| MASS. AVE. ALLEY ENT. PERSPECTIVE SKETCH..... | L12 |
| GAR CALCULATIONS..... | L13 |

CIRCULATION AND LOADING EXHIBITS

| | |
|---|------|
| CIRCULATION AND LOADING DIAGRAMS..... | CL01 |
| SITE PHOTOS - EXISING ALLEY..... | CL02 |
| PUBLIC ALLEY EXISTING CONDITION..... | CL03 |
| PUBLIC ALLEY PROPOSED..... | CL04 |
| VIEW FROM YUMA - EXISTING PUBLIC ALLEY..... | CL05 |
| VIEW FROM YUMA - PROPOSED PUBLIC ALLEY..... | CL06 |

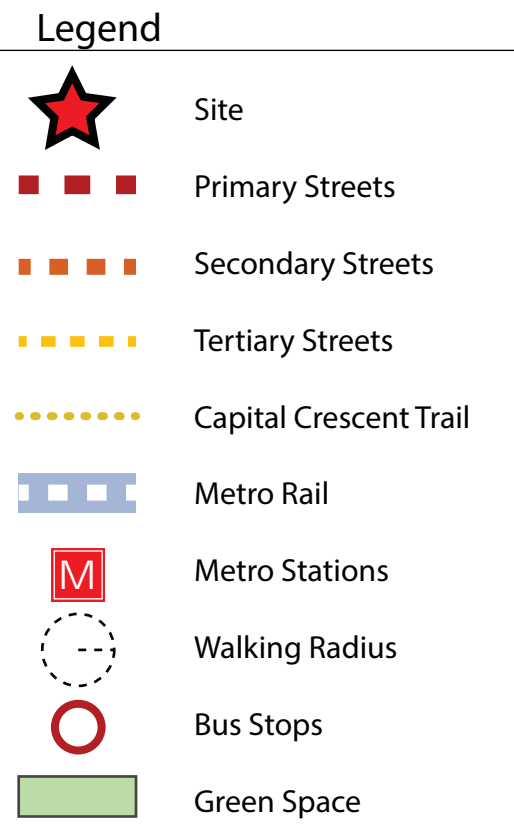
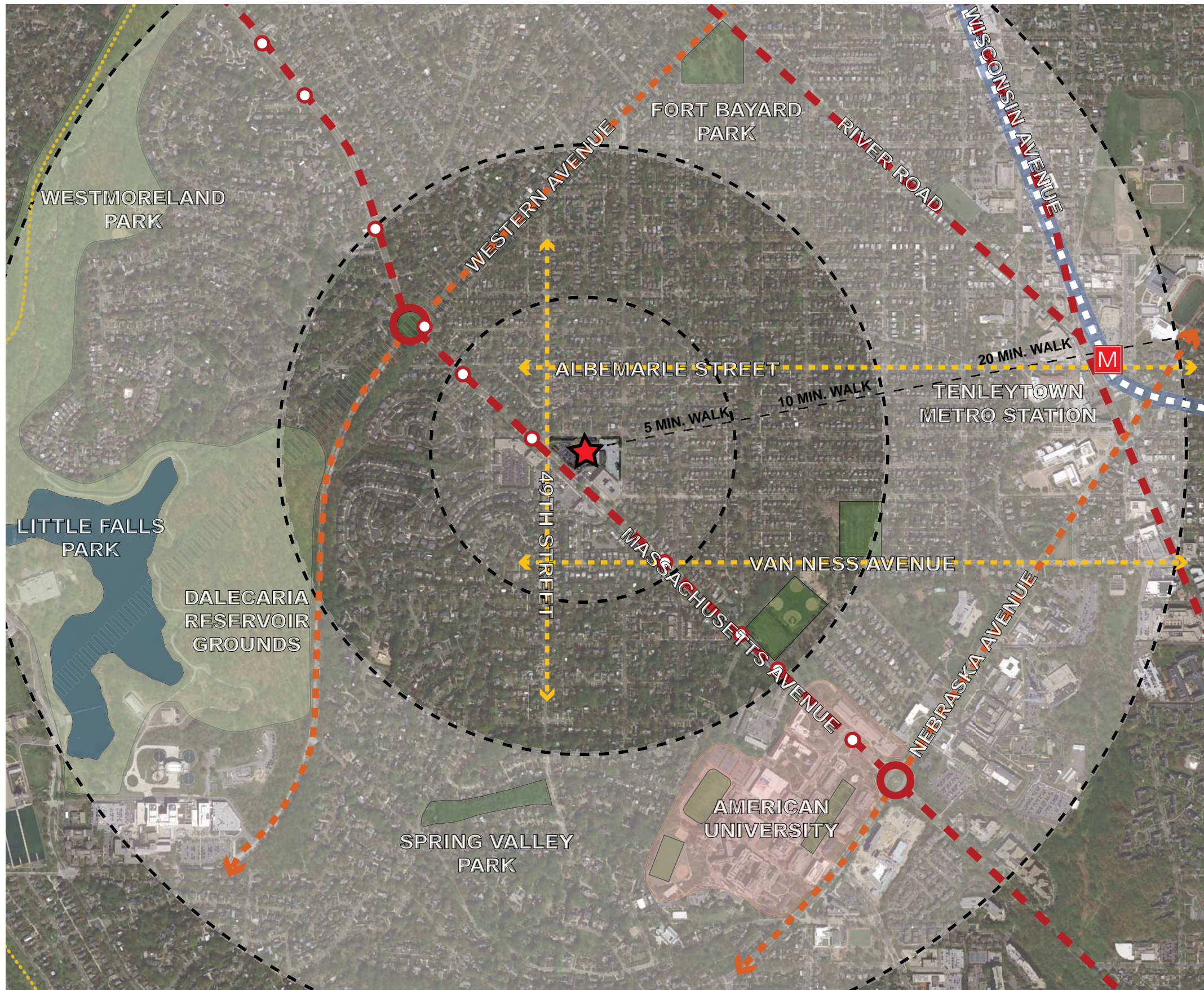
CIVIL EXHIBITS

| | |
|--------------------------------------|--------|
| EXISTING CONDITIONS PLAN..... | CIV-01 |
| UTILITY PLAN..... | CIV-02 |
| STORMWATER MANAGEMENT PLAN..... | CIV-03 |
| EROSION & SEDIMENT CONTROL PLAN..... | CIV-04 |

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Site Exhibits

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Regional Analysis

10/26/2016
G01



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

A&T LOT 807
79,622 SF SITE AREA

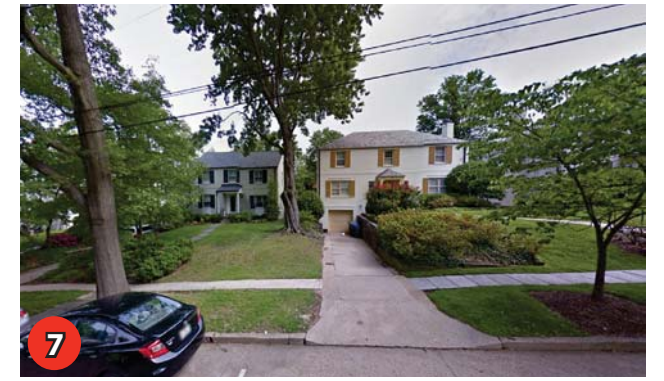
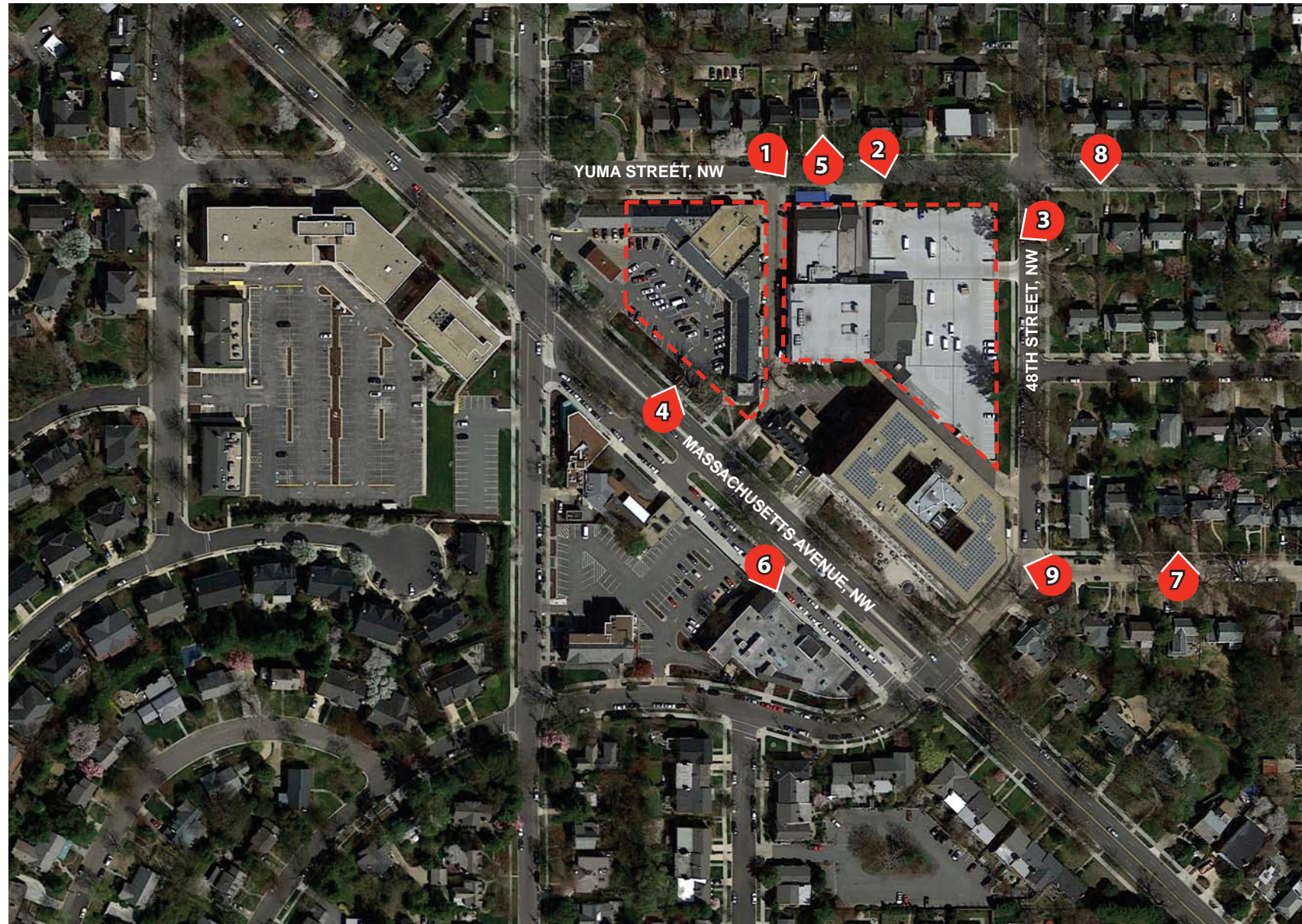
LOT 6

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
COMPRISE RECORD LOT 9 IN
SQUARE 1499.





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Site Photos



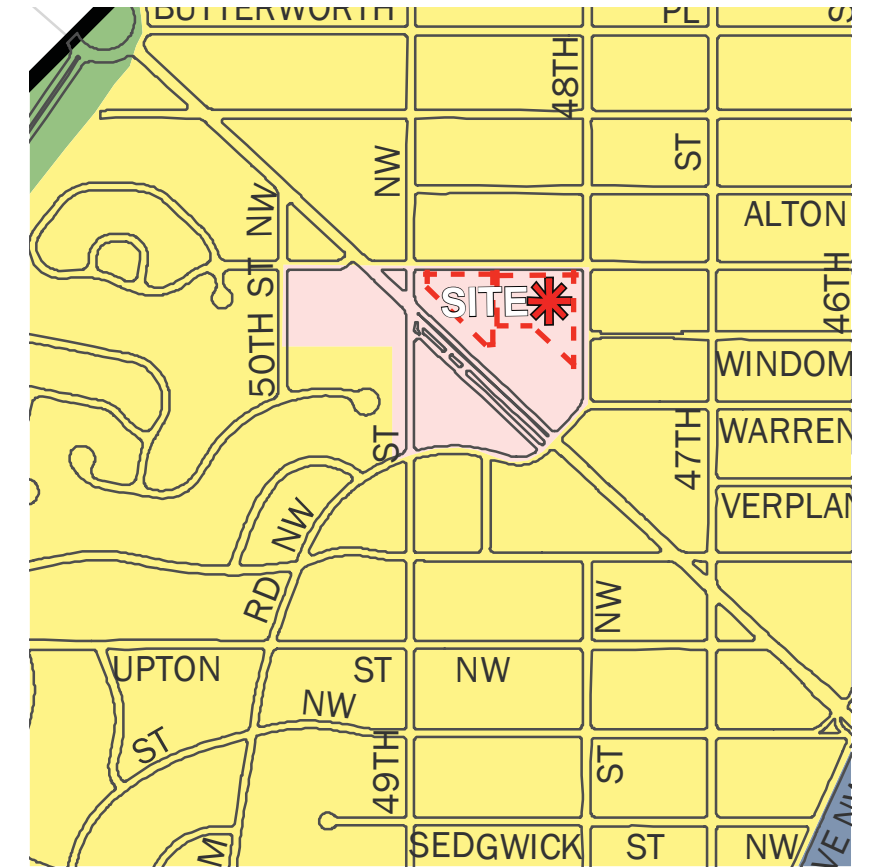
10/26/2016

G03



VALOR DEVELOPMENT
TORTI GALLAS URBAN

THE LADY BIRD



- 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
- Mixed Land Use
- WATER

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Zoning Map / Comprehensive Plan



VALOR DEVELOPMENT
TORTI GALLAS URBAN



10/26/2016

G04

THE LADY BIRD

The Lady Bird: Tabulation of Development Data

| Project Site: | Lot # | Land Area (sf) | Total Land Area (sf) |
|---------------|---------|----------------|----------------------|
| | Lot 802 | | |
| | Lot 803 | | |
| | Lot 807 | | |

| Spring Valley Shopping Center | 39,516 |
|-------------------------------|--------|
| Valor Lot | 79,622 |

| Requirement | Permitted / Required (MU-4) | Proposed (Project Site) |
|---|---|--|
| Floor Area Ratio (FAR) / Gross Floor Area (GFA) | <p>FAR MOR: 2.5 (1.5 nonresidential max) IZ: 3.0 (1.5 nonresidential max)</p> <p>GFA MOR: 297,845 sf (178,707 sf nonresidential) IZ: 357,414 sf (178,707 sf nonresidential)</p> | <p>Overall (Lots 802, 803, 807) Residential: 2.14 FAR (254,782 GFA) Nonresidential: 0.4 FAR (47,969 GFA) Total Overall: 2.54 FAR (302,751 GFA)</p> <p>Lot 807 Residential: 3.20 FAR (254,782 GFA) Nonresidential: 0.39 FAR (31,047 GFA) Total: 3.59 FAR (285,829 GFA)</p> <p>Lots 802 + 803 Residential: 0.0 FAR (0 GFA) Nonresidential: 0.43 FAR (16,922 GFA) Total: 0.43 FAR (16,922 GFA)</p> |
| Inclusionary Zoning (IZ) Building: 8% of residential GFA (including residential building area in cellar space and enclosed building projections that extend into public space) Penthouse: 8% of non-communal penthouse habitable space | <p>20,563 GFA</p> <p>1,131 GFA</p> <p>Total: 21,694 GFA</p> | <p>25,703 GFA</p> <p>1,413 GFA</p> <p>Total: 27,116</p> |
| FAR (Penthouse) | 0.4 (penthouse habitable space, not including communal) | 0.18(Lot 807 only) |
| Green Area Ratio (GAR) | 0.3 | 0.3 (Lot 807 only) |
| Lot Occupancy | MOR: 60% (residential) / 100% (nonresidential) IZ: 75% (residential) / 100% (nonresidential) | Overall (Lots 802, 803, 807): 64% Lot 807 (Building 1): 67% Lot 807 (Building 2): 73% Lot 802 + 803: 57% |
| Building Height | 50 ft | Lot 807 (Building 1): 50'-0" Lot 807 (Building 2): 48'-0" |
| Rear Yard | 15 ft (min) | Lot 807 (Building 1): 10'-0" (min) FLEXIBILITY REQUESTED Lot 807 (Building 2): 22'-7" |
| Side Yard None required. If provided: 2 inches / ft (6 ft min) | 8'-4" (min) | Lot 807 (Building 1): 10'-0" (min) Lot 807 (Building 2): 10'-0" (min) |

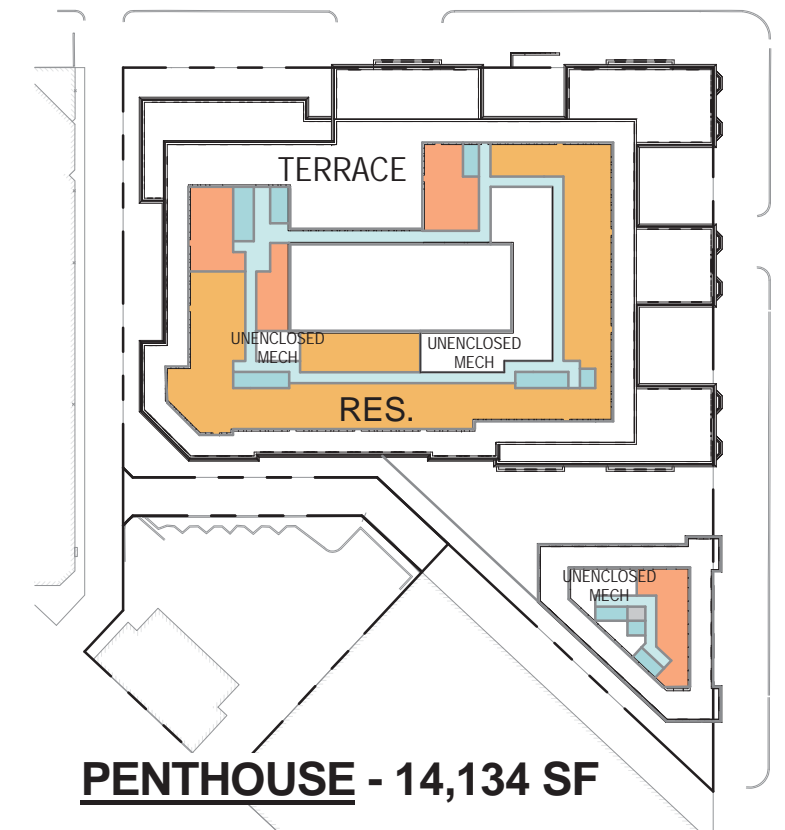
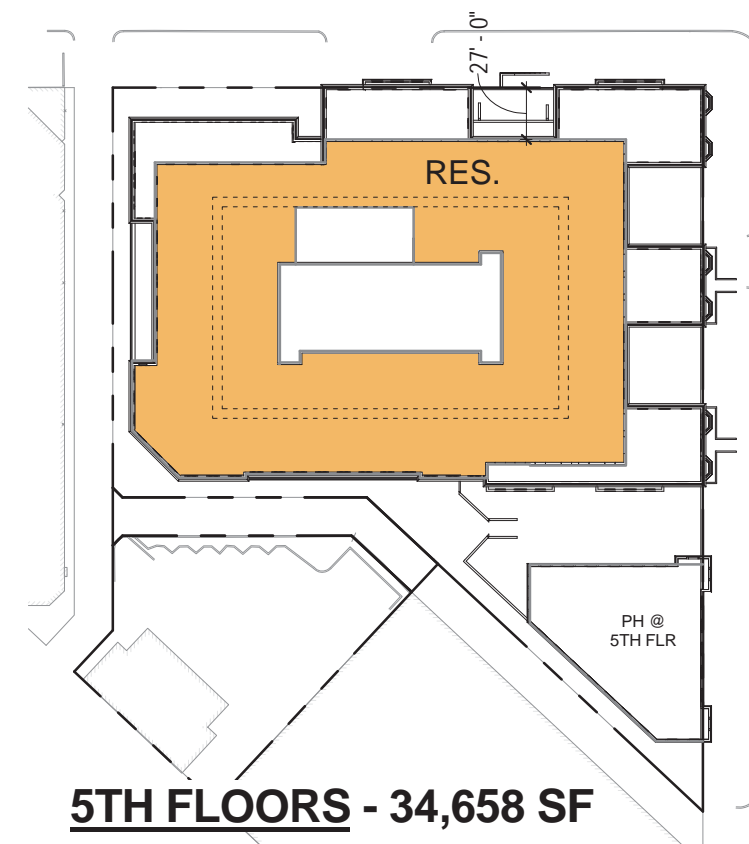
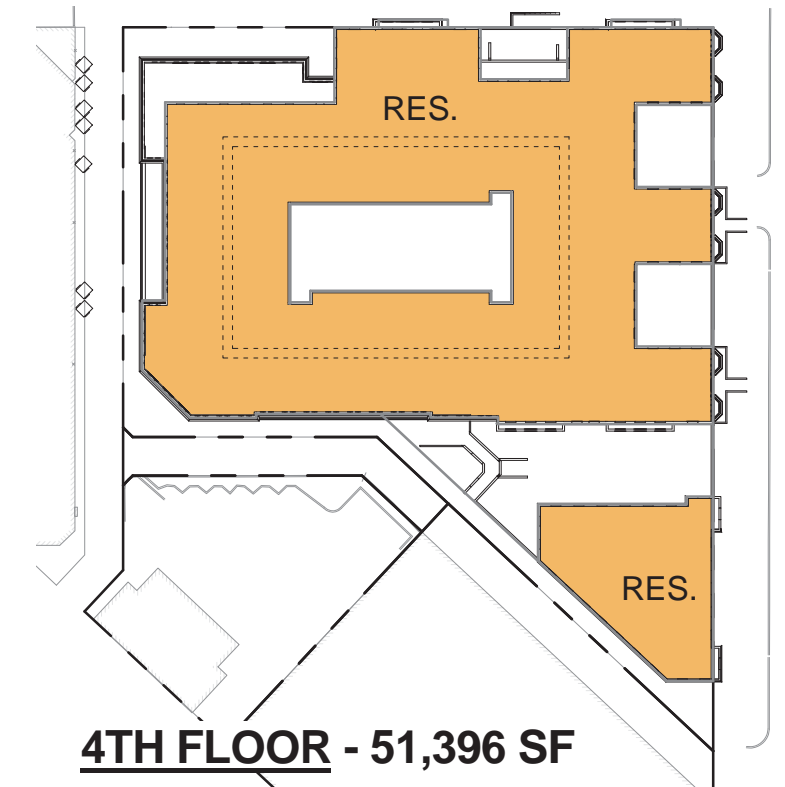
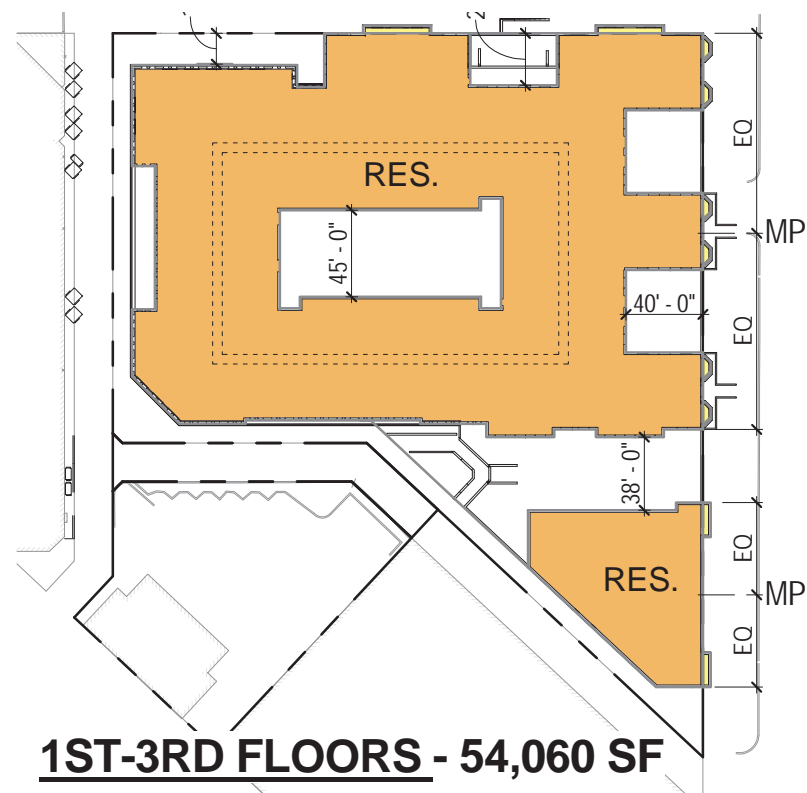
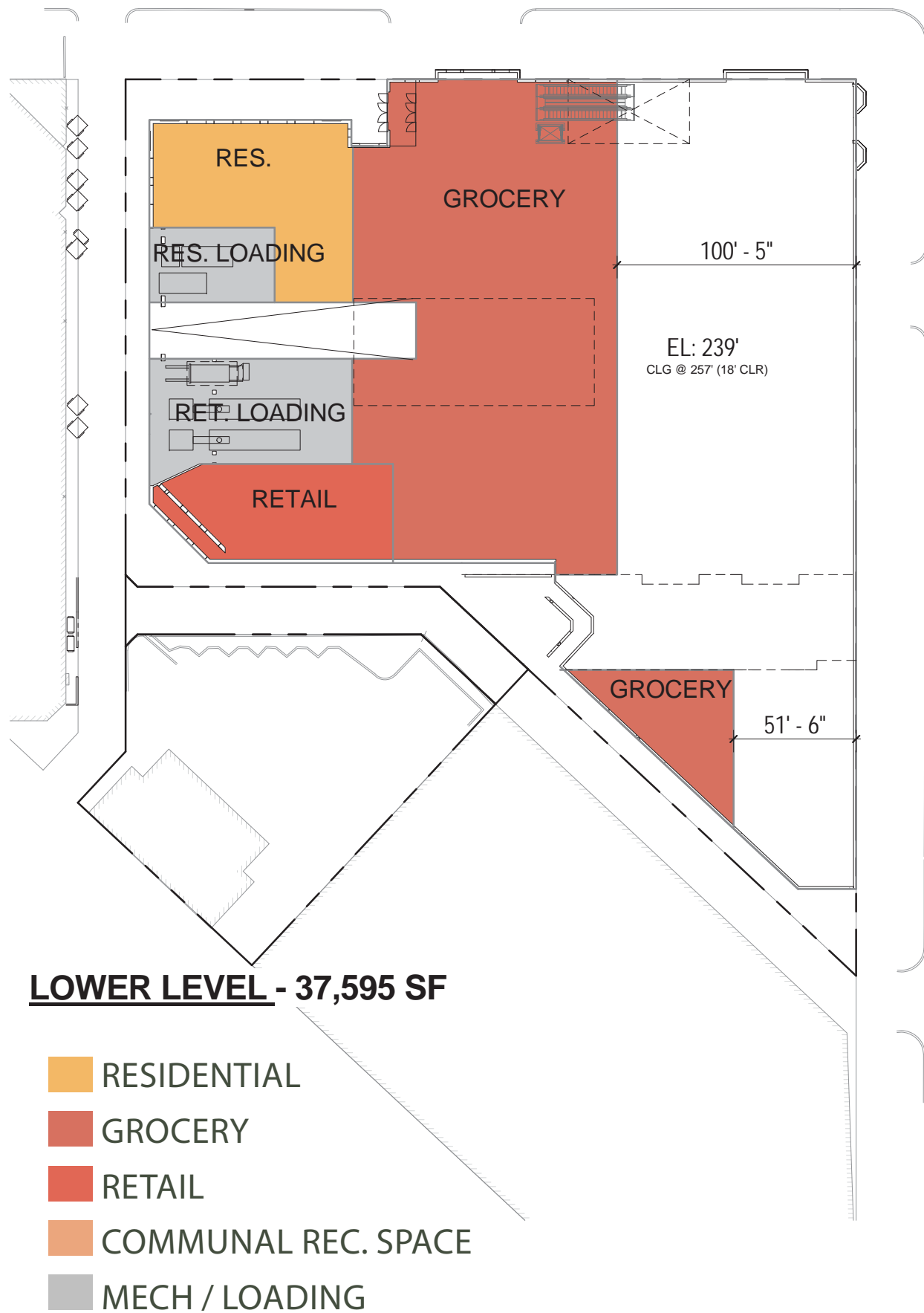
| Requirement | Permitted / Required (MU-4) | Proposed (Project Site) |
|---|---|--|
| Court (Open) Width: 4 inches / ft (10 ft min) | Varies | Provided as required |
| Court (Closed) Width: 4 inches / ft (15 ft min) Area: Twice square of required width (350 sf min) | Varies | Provided as required |
| Penthouse (Height) | Penthouse habitable space: 12'-0" (max) Penthouse mechanical space: 15'-0" (max) | Building 1 & 2 Penthouse habitable space: 12'-0" (max) Penthouse mechanical space: 15'-0" (max) |
| Penthouse (Setbacks) | 1:1 | Provided as required |
| Vehicle Parking Retail: 1.33 per 1,000 sf in excess of 3,000 sf Residential: 1 per 3 dwelling units in excess of 4 units | Retail: 76 spaces Residential: 75 spaces Total: 151 spaces | Retail: 147 spaces Residential: 77 spaces Shared (with Lot 806): 236 spaces Total: 460 spaces |
| Bicycle Parking (short-term) Retail: 1 space for each 3,500 GFA Residential: 1 space for each 20 dwelling units | Retail: 9 spaces Residential: 12 spaces Total: 21 spaces | Retail: 15 spaces Residential: 12 spaces Total: 27 spaces |
| Bicycle Parking (long-term) Retail: 1 space for each 10,000 GFA Residential: 1 space for each 3 dwelling units | Retail: 3 spaces Residential: 77 spaces Total: 80 spaces | Retail: 6 spaces Residential: 77 spaces Total: 83 spaces |
| Loading Retail (20,000 - 100,000 GFA): 2 berths / 1 delivery space Residential (50+ units): 1 berth / 1 delivery space | 2 berths (30 ft min) / 1 delivery space (20 ft) 1 berth (30 ft min) / 1 delivery space (20 ft) | Building 1 2 berths (55 ft) / 1 delivery space (20 ft) 1 berth (30 ft) / 1 delivery space (20 ft) Building 2 N/A |

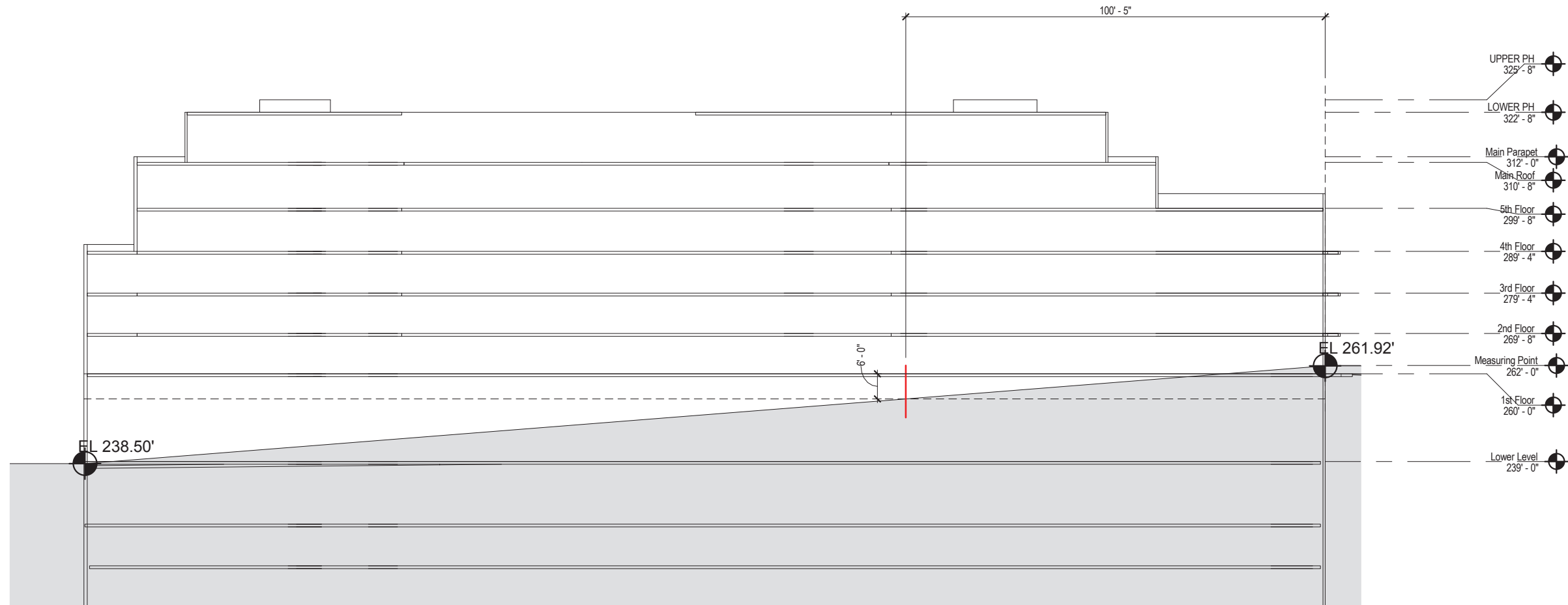
Notes:
* All gross square footages are approximate

Subtitle X 604.8

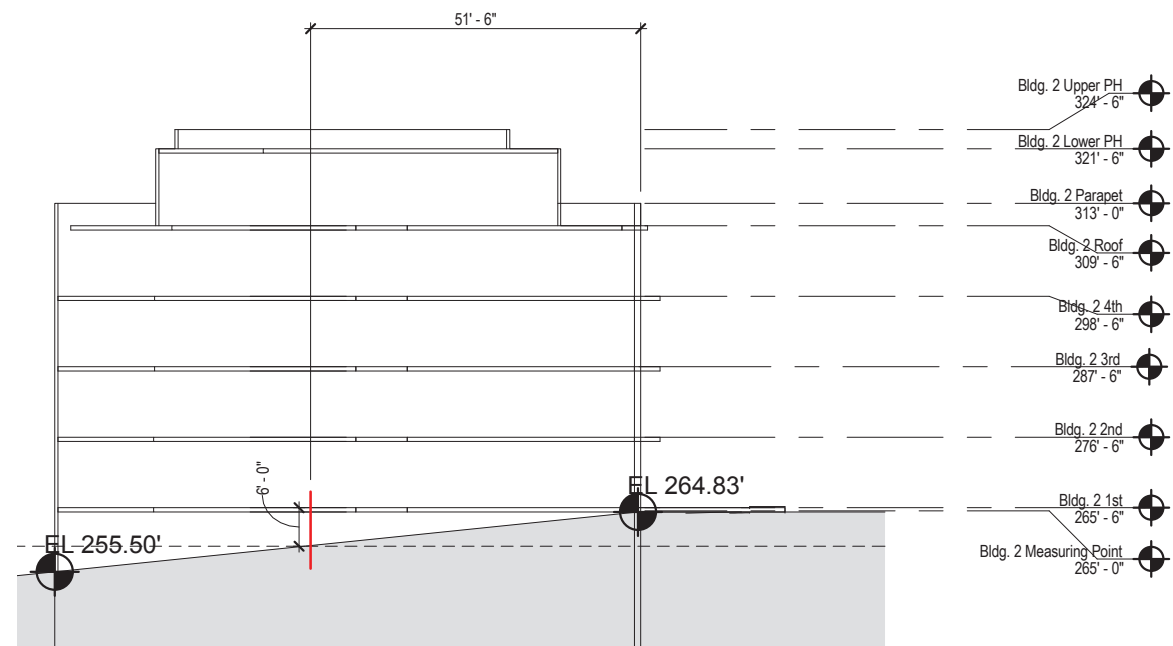
The Zoning Commission shall find that the criteria of Subtitle X 604.7 are met in a way that is superior to any matter-of-right development possible on the site.

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

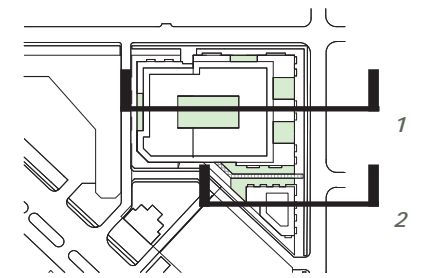




1. G.F.A. BUILDING 1




2. G.F.A. BUILDING 2




Key Plan

4330 48th st nw Scorecard

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

| | | | | | | | | |
|---|----------------------------|-------------|---|--------|----|---|----------|---|
|  | Integrative Process | Preliminary | Y | 1 of 2 | VI | 2 | Verified | 0 |
|---|----------------------------|-------------|---|--------|----|---|----------|---|

| | | | | | | | | |
|------------|----------------------------|--|--|--------|--|---|--|--|
| IPc | Integrative Process | | | 1 of 2 | | 2 | | |
|------------|----------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---|------------------------------------|-------------|---|----------|----|---|----------|---|
|  | Location and Transportation | Preliminary | Y | 13 of 15 | VI | 0 | Verified | 0 |
|---|------------------------------------|-------------|---|----------|----|---|----------|---|

| | | | | | | | | |
|------------|-----------------------------|--|--|----------|--|--|--|--------------|
| LTP | Floodplain Avoidance | | | Required | | | | Not Verified |
|------------|-----------------------------|--|--|----------|--|--|--|--------------|

Performance Path

| | | | | | | | | |
|------------|--|--|--|---------|--|---|--|--|
| LTc | LEED for Neighborhood Development | | | 0 of 15 | | 0 | | |
|------------|--|--|--|---------|--|---|--|--|


Prescriptive Path

| | | | | | | | | |
|------------|-----------------------|--|--|--------|--|---|--|--|
| LTc | Site Selection | | | 8 of 8 | | 0 | | |
|------------|-----------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|----------------------------|--|--|--------|--|---|--|--|
| LTc | Compact Development | | | 3 of 3 | | 0 | | |
|------------|----------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|----------------------------|--|--|--------|--|---|--|--|
| LTc | Community Resources | | | 2 of 2 | | 0 | | |
|------------|----------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|--------------------------|--|--|--------|--|---|--|--|
| LTc | Access to Transit | | | 0 of 2 | | 0 | | |
|------------|--------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---|--------------------------|-------------|---|----------|----|-----|----------|---|
|  | Sustainable Sites | Preliminary | Y | 2.5 of 7 | VI | 3.5 | Verified | 0 |
|---|--------------------------|-------------|---|----------|----|-----|----------|---|


| | | | | | | | | |
|------------|---|--|--|----------|--|--|--|--------------|
| SSp | Construction Activity Pollution Prevention | | | Required | | | | Not Verified |
|------------|---|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|---------------------------|--|--|----------|--|--|--|--------------|
| SSp | No Invasive Plants | | | Required | | | | Not Verified |
|------------|---------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|------------------------------|--|--|--------|--|---|--|--|
| SSc | Heat Island Reduction | | | 1 of 2 | | 1 | | |
|------------|------------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|-----------------------------|--|--|--------|--|---|--|--|
| SSc | Rainwater Management | | | 0 of 3 | | 2 | | |
|------------|-----------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|------------------------------|--|--|----------|--|-----|--|--|
| SSc | Nontoxic Pest Control | | | 1.5 of 2 | | 0.5 | | |
|------------|------------------------------|--|--|----------|--|-----|--|--|

| | | | | | | | | |
|--|-------------------------|-------------|---|---------|----|---|----------|---|
|  | Water Efficiency | Preliminary | Y | 9 of 12 | VI | 2 | Verified | 0 |
|--|-------------------------|-------------|---|---------|----|---|----------|---|

| | | | | | | | | |
|------------|-----------------------|--|--|----------|--|--|--|--------------|
| WEp | Water Metering | | | Required | | | | Not Verified |
|------------|-----------------------|--|--|----------|--|--|--|--------------|

Performance Path

| | | | | | | | | |
|------------|------------------------|--|--|---------|--|---|--|--|
| WEc | Total Water Use | | | 0 of 12 | | 2 | | |
|------------|------------------------|--|--|---------|--|---|--|--|

Prescriptive Path

| | | | | | | | | |
|------------|-------------------------|--|--|--------|--|---|--|--|
| WEc | Indoor Water Use | | | 5 of 6 | | 1 | | |
|------------|-------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|--------------------------|--|--|--------|--|---|--|--|
| WEc | Outdoor Water Use | | | 4 of 4 | | 0 | | |
|------------|--------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---|------------------------------|-------------|---|------------|----|---|----------|---|
|  | Energy and Atmosphere | Preliminary | Y | 20.5 of 37 | VI | 0 | Verified | 0 |
|---|------------------------------|-------------|---|------------|----|---|----------|---|

| | | | | | | | | |
|------------|-----------------------------------|--|--|----------|--|--|--|--------------|
| EAp | Minimum Energy Performance | | | Required | | | | Not Verified |
|------------|-----------------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|------------------------|--|--|----------|--|--|--|--------------|
| EAp | Energy Metering | | | Required | | | | Not Verified |
|------------|------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|---|--|--|----------|--|--|--|--------------|
| EAp | Education of the Homeowner, Tenant or Building Manager | | | Required | | | | Not Verified |
|------------|---|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|--------------------------|--|--|------------|--|---|--|--|
| EAc | Annual Energy Use | | | 17.5 of 30 | | 0 | | |
|------------|--------------------------|--|--|------------|--|---|--|--|

| | | | | | | | | |
|------------|--|--|--|--------|--|---|--|--|
| EAc | Efficient Hot Water Distribution System | | | 2 of 5 | | 0 | | |
|------------|--|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|----------------------------------|--|--|--------|--|---|--|--|
| EAc | Advanced Utility Tracking | | | 1 of 2 | | 0 | | |
|------------|----------------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---|--------------------------------|-------------|---|----------|----|-----|----------|---|
|  | Materials and Resources | Preliminary | Y | 2.5 of 9 | VI | 3.5 | Verified | 0 |
|---|--------------------------------|-------------|---|----------|----|-----|----------|---|


| | | | | | | | | |
|------------|--------------------------------|--|--|----------|--|--|--|--------------|
| MRp | Certified Tropical Wood | | | Required | | | | Not Verified |
|------------|--------------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|------------------------------|--|--|----------|--|--|--|--------------|
| MRp | Durability Management | | | Required | | | | Not Verified |
|------------|------------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|---|--|--|--------|--|---|--|--|
| MRc | Durability Management Verification | | | 1 of 1 | | 0 | | |
|------------|---|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|--|--|--|----------|--|-----|--|--|
| MRc | Environmentally Preferable Products | | | 0.5 of 5 | | 0.5 | | |
|------------|--|--|--|----------|--|-----|--|--|

| | | | | | | | | |
|------------|--------------------------------------|--|--|--------|--|---|--|--|
| MRc | Construction Waste Management | | | 1 of 3 | | 1 | | |
|------------|--------------------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---|-------------------------------------|-------------|---|---------|----|---|----------|---|
|  | Indoor Environmental Quality | Preliminary | Y | 8 of 18 | VI | 1 | Verified | 0 |
|---|-------------------------------------|-------------|---|---------|----|---|----------|---|

| | | | | | | | | |
|------------|--------------------|--|--|----------|--|--|--|--------------|
| EQp | Ventilation | | | Required | | | | Not Verified |
|------------|--------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|---------------------------|--|--|----------|--|--|--|--------------|
| EQp | Combustion Venting | | | Required | | | | Not Verified |
|------------|---------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|------------------------------------|--|--|----------|--|--|--|--------------|
| EQp | Garage Pollutant Protection | | | Required | | | | Not Verified |
|------------|------------------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|-------------------------------------|--|--|----------|--|--|--|--------------|
| EQp | Radon-Resistant Construction | | | Required | | | | Not Verified |
|------------|-------------------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|----------------------|--|--|----------|--|--|--|--------------|
| EQp | Air Filtering | | | Required | | | | Not Verified |
|------------|----------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|------------------------------------|--|--|----------|--|--|--|--------------|
| EQp | Environmental Tobacco Smoke | | | Required | | | | Not Verified |
|------------|------------------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|-----------------------------|--|--|----------|--|--|--|--------------|
| EQp | Compartmentalization | | | Required | | | | Not Verified |
|------------|-----------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|-----------------------------|--|--|--------|--|---|--|--|
| EQc | Enhanced Ventilation | | | 1 of 3 | | 0 | | |
|------------|-----------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|----------------------------|--|--|--------|--|---|--|--|
| EQc | Contaminant Control | | | 1 of 2 | | 0 | | |
|------------|----------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|--|--|--|--------|--|---|--|--|
| EQc | Balancing of Heating and Cooling Distribution Systems | | | 1 of 3 | | 0 | | |
|------------|--|--|--|--------|--|---|--|--|


| | | | | | | | | |
|------------|--------------------------------------|--|--|--------|--|---|--|--|
| EQc | Enhanced Compartmentalization | | | 0 of 3 | | 0 | | |
|------------|--------------------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|---------------------------|--|--|--------|--|---|--|--|
| EQc | Combustion Venting | | | 2 of 2 | | 0 | | |
|------------|---------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|---|--|--|--------|--|---|--|--|
| EQc | Enhanced Garage Pollutant Protection | | | 1 of 1 | | 0 | | |
|------------|---|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|------------------------------|--|--|--------|--|---|--|--|
| EQc | Low-Emitting Products | | | 1 of 3 | | 1 | | |
|------------|------------------------------|--|--|--------|--|---|--|--|


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|------------|---------------------------------------|--|--|--------|--|---|--|--|
| EQc | No Environmental Tobacco Smoke | | | 1 of 1 | | 0 | | |
|------------|---------------------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---|-------------------|-------------|---|--------|----|---|----------|---|
|  | Innovation | Preliminary | Y | 3 of 6 | VI | 1 | Verified | 0 |
|---|-------------------|-------------|---|--------|----|---|----------|---|

| | | | | | | | | |
|------------|---------------------------|--|--|----------|--|--|--|--------------|
| INp | Preliminary Rating | | | Required | | | | Not Verified |
|------------|---------------------------|--|--|----------|--|--|--|--------------|

| | | | | | | | | |
|------------|-------------------|--|--|--------|--|---|--|--|
| INc | Innovation | | | 3 of 5 | | 1 | | |
|------------|-------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|------------|-------------------------------------|--|--|--------|--|---|--|--|
| INc | LEED Accredited Professional | | | 0 of 1 | | 0 | | |
|------------|-------------------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---|--------------------------|-------------|---|--------|----|---|----------|---|
|  | Regional Priority | Preliminary | Y | 2 of 4 | VI | 1 | Verified | 0 |
|---|--------------------------|-------------|---|--------|----|---|----------|---|

| | | | | | | | | |
|------------|--------------------------|--|--|--------|--|---|--|--|
| RPC | Regional Priority | | | 2 of 4 | | 1 | | |
|------------|--------------------------|--|--|--------|--|---|--|--|

| | | | | | | | | |
|---------------------|--|--|--|--|--|--|--|--|
| 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 | Preliminary | Y | 61.5 of 110 | VI | 14 | Verified | 0 |
|--------------|-------------|---|-------------|----|----|----------|---|

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110