

Building IZ Required (60% MFI)			
	Residential GFA	10% of residential GFA	75% of bonus density
Building	214,081	21,408	21,706

Penthouse IZ Required (50% MFI)		
	PH GFA (non-communal habitable)	10% of non-communal habitable GFA
Penthouse	30,323	3,032

Cellar IZ Required		
	Dwelling unit floor area	10% of dwelling unit floor area
Cellar	26,050	2,605

Projections IZ Required		
	Residential Projection floor area	10% of Residential Projection floor area
Projections	1,603	160

Total IZ GSF Required 27,504

Building IZ Provided (60% MFI)			
	Residential GFA	12% of residential GFA	75% of bonus density
Building	214,081	25,690	21,706

Penthouse IZ Provided (50% MFI)		
	PH GFA (non-communal habitable)	12% of non-communal habitable GFA
Penthouse	30,323	3,639

Cellar IZ Provided		
	Dwelling unit floor area	12% of dwelling unit floor area
Cellar	26,050	3,126

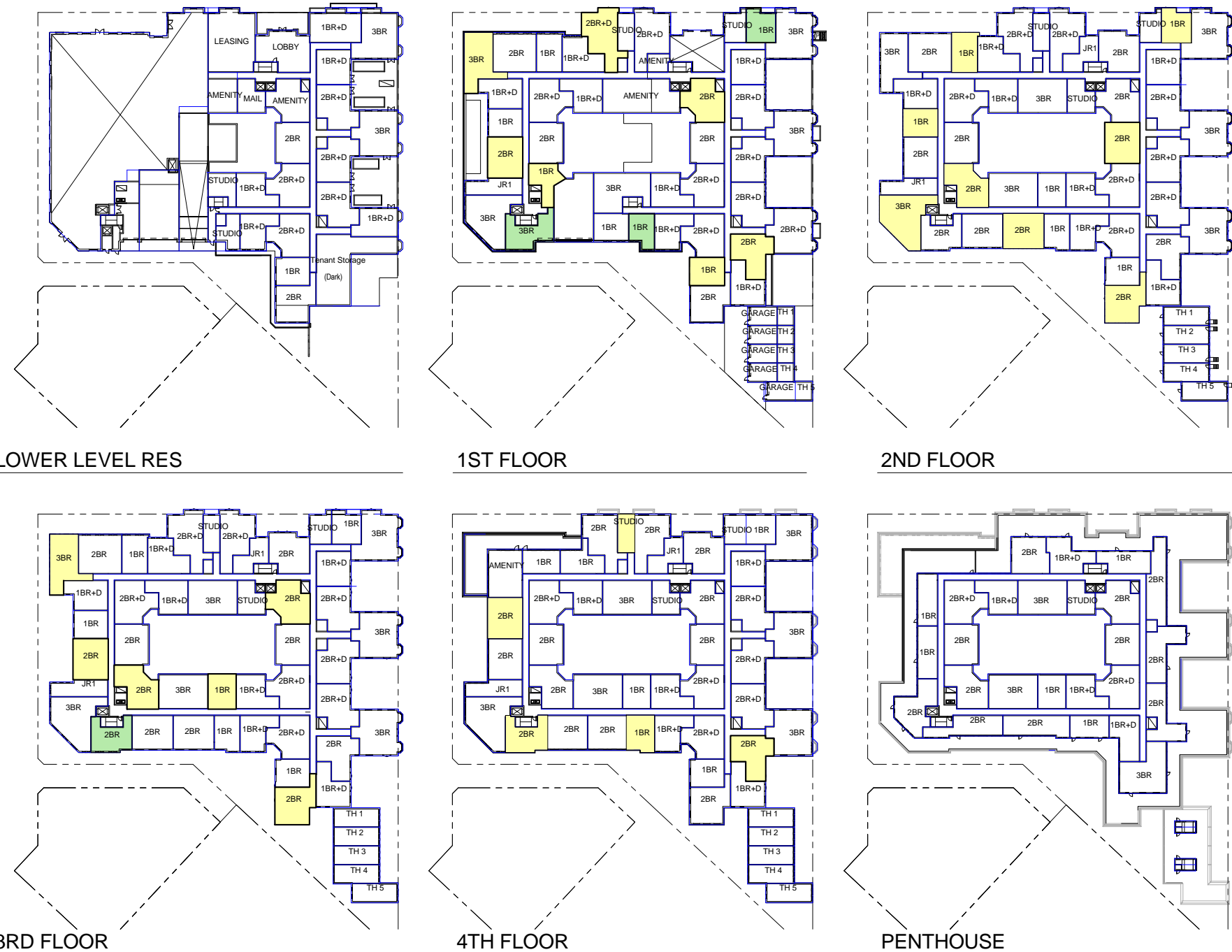
Projections IZ Provided		
	Residential Projection floor area	12% of Residential Projection floor area
Projections	1,603	192

Total IZ GSF Provided 32,647

Notes:
 1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission
 2. IZ unit mix and locations are for illustrative purposes and are subject to change within the same general area based on final interior layout and total unit mix.

Unit Type	Total		Market Rate		IZ Required		
	# of units	% of unit mix	# of units	% of unit mix	50% MFI	60% MFI NSF	% of unit mix
Studio	14	9.6%	13	6.9%	0	1	3.3%
JR1 (STUDIO per IZ)	7		7		0	0	
1BR	31	30.1%	22	30.2%	2	7	30.0%
JR2 (1+D per IZ)	35		35		0	0	
2BR	58	43.8%	43	42.3%	1	14	53.3%
2BR+D	38		37		0	1	
3BR	36	16.4%	32	16.9%	1	3	13.3%
Total	219		189		4	26	

Total IZ Units = 30



LOWER LEVEL RES

1ST FLOOR

2ND FLOOR

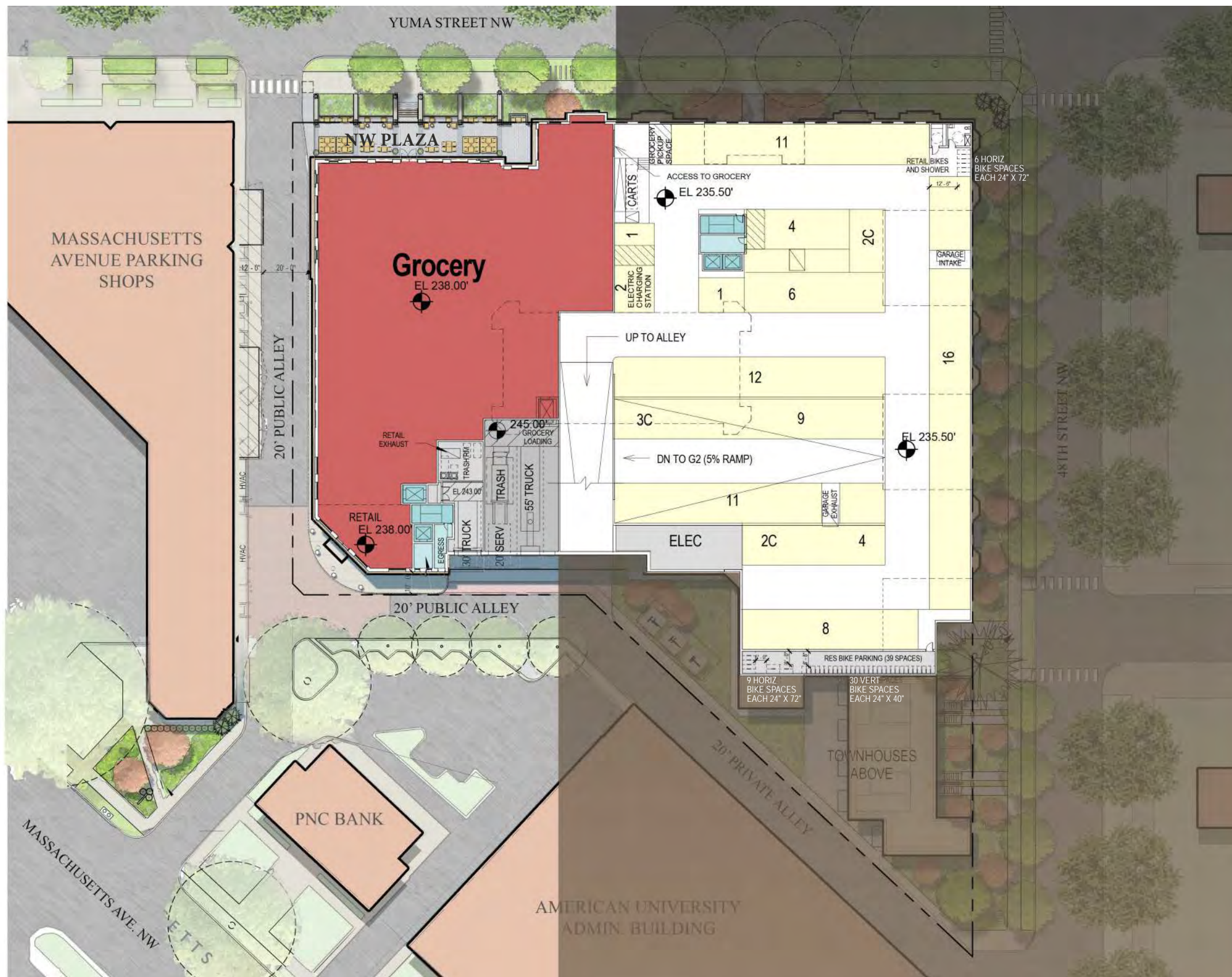
3RD FLOOR

4TH FLOOR

PENTHOUSE

Yellow box: IZ Units at 60% MFI
 Green box: IZ Units at 50% MFI

AT GRADE ↔ BURIED

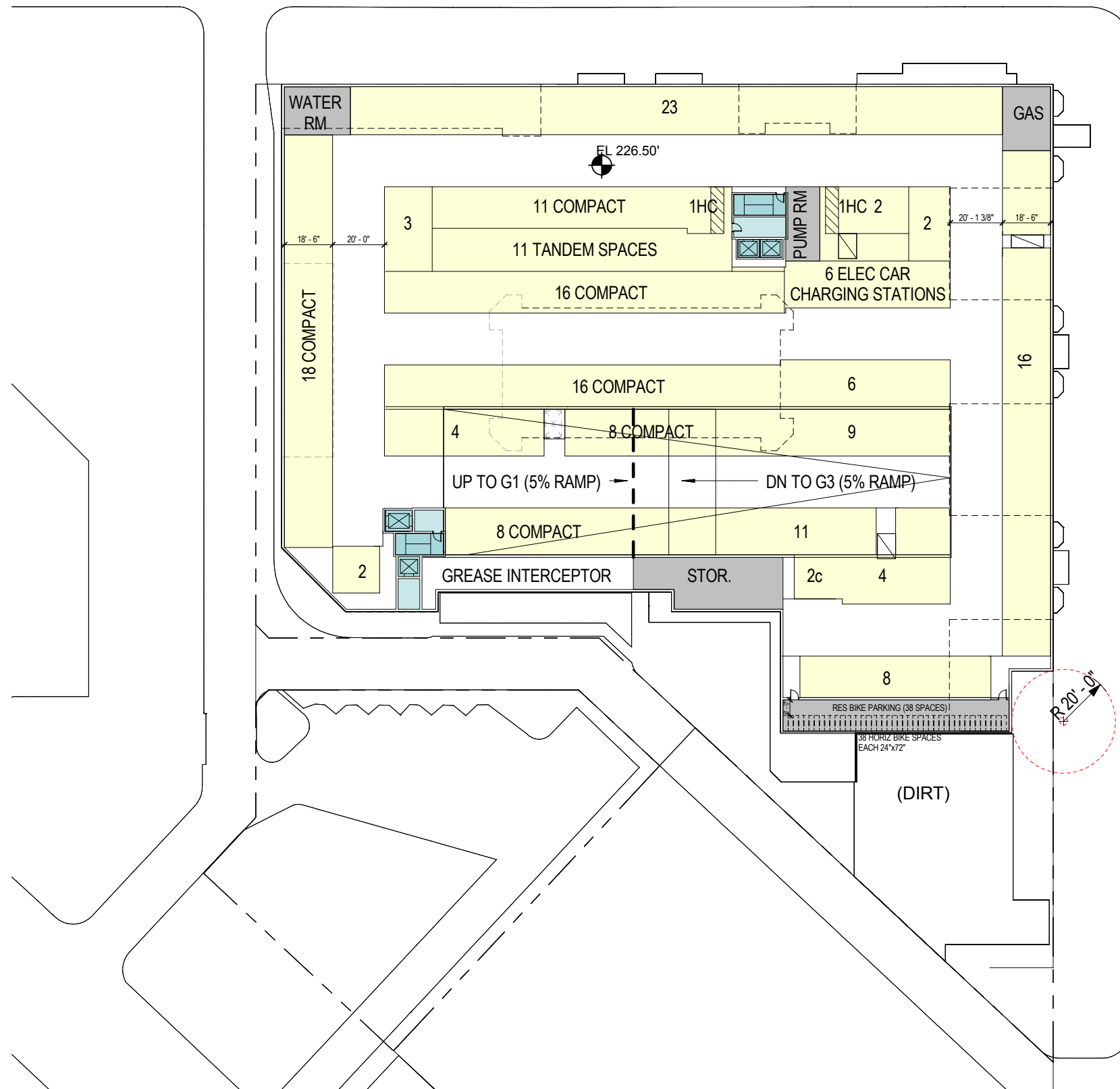


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Lower Level Floor Plan / Garage Level Plan (G1)

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

0 10 20 40 10/24/2019
A02

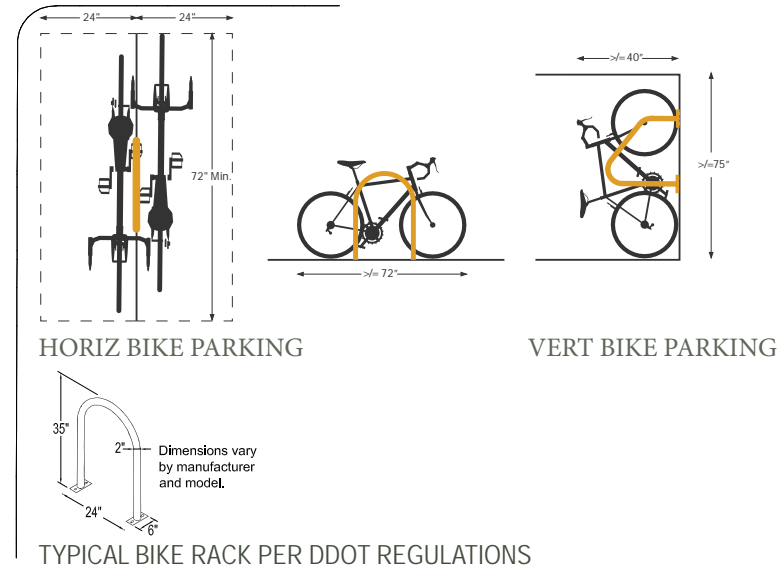


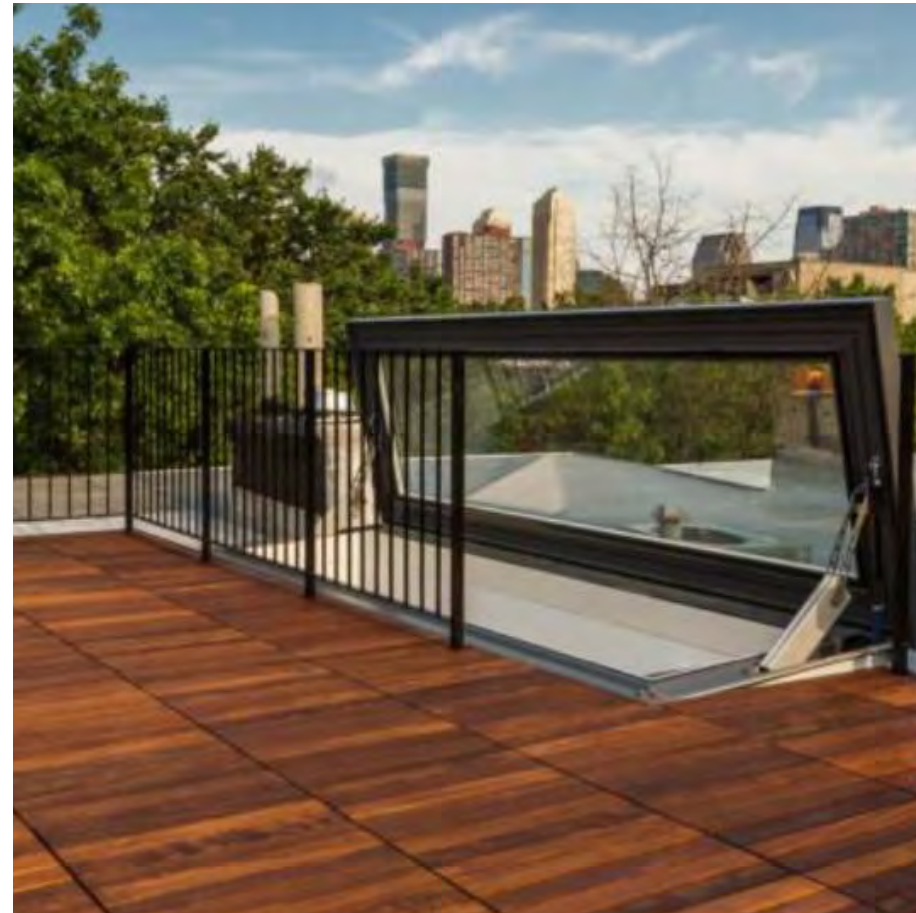
G1 -	92 SPACES
G2 -	177 SPACES
G3 -	101 SPACES
TOTAL - 370 SPACES	

(+ 22 TANDEM SPACES)
 Note: Up to 50% 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. 8 car charging stations will be provided

Note: 50% of bike parking will be on the first level (G1). 25% of bikes will have access to an electric outlet for eBike charging.

Note: 8 electric car charging stations provided, see plans for locations





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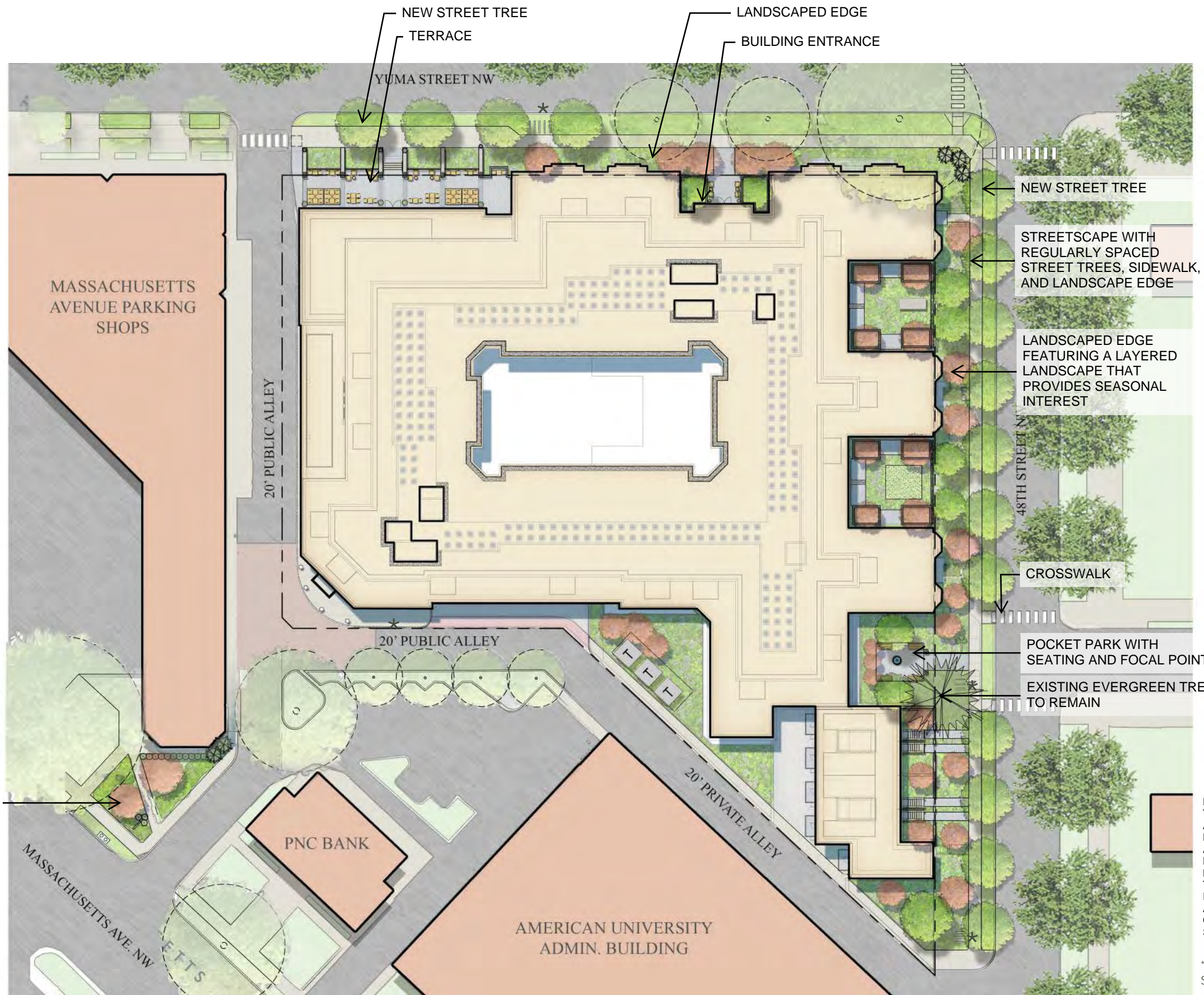
Townhome Roof Access

Note: Images are for illustrative purposes and not intended to reflect the actual type, model, design, or manufacturer of the roof access hatch / skylight proposed on the townhouses in Z.C. Case No. 19-10.

10/24/2019

A44a

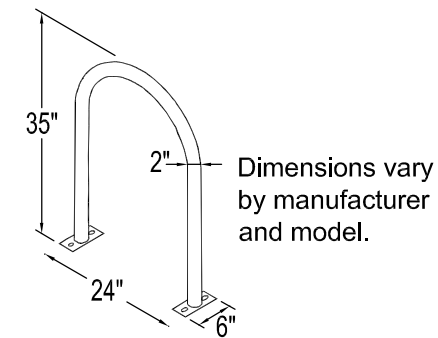
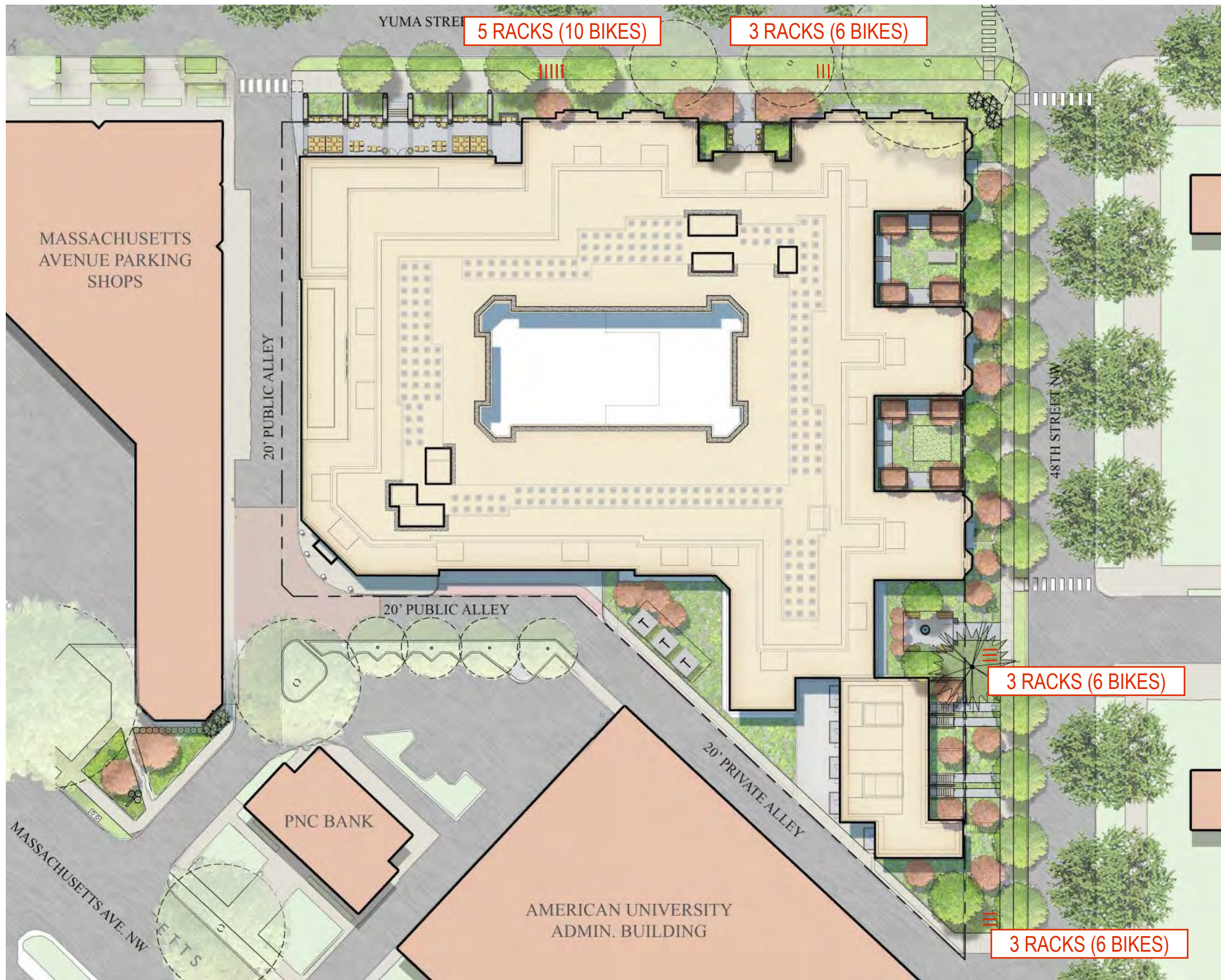
Landscape Exhibits



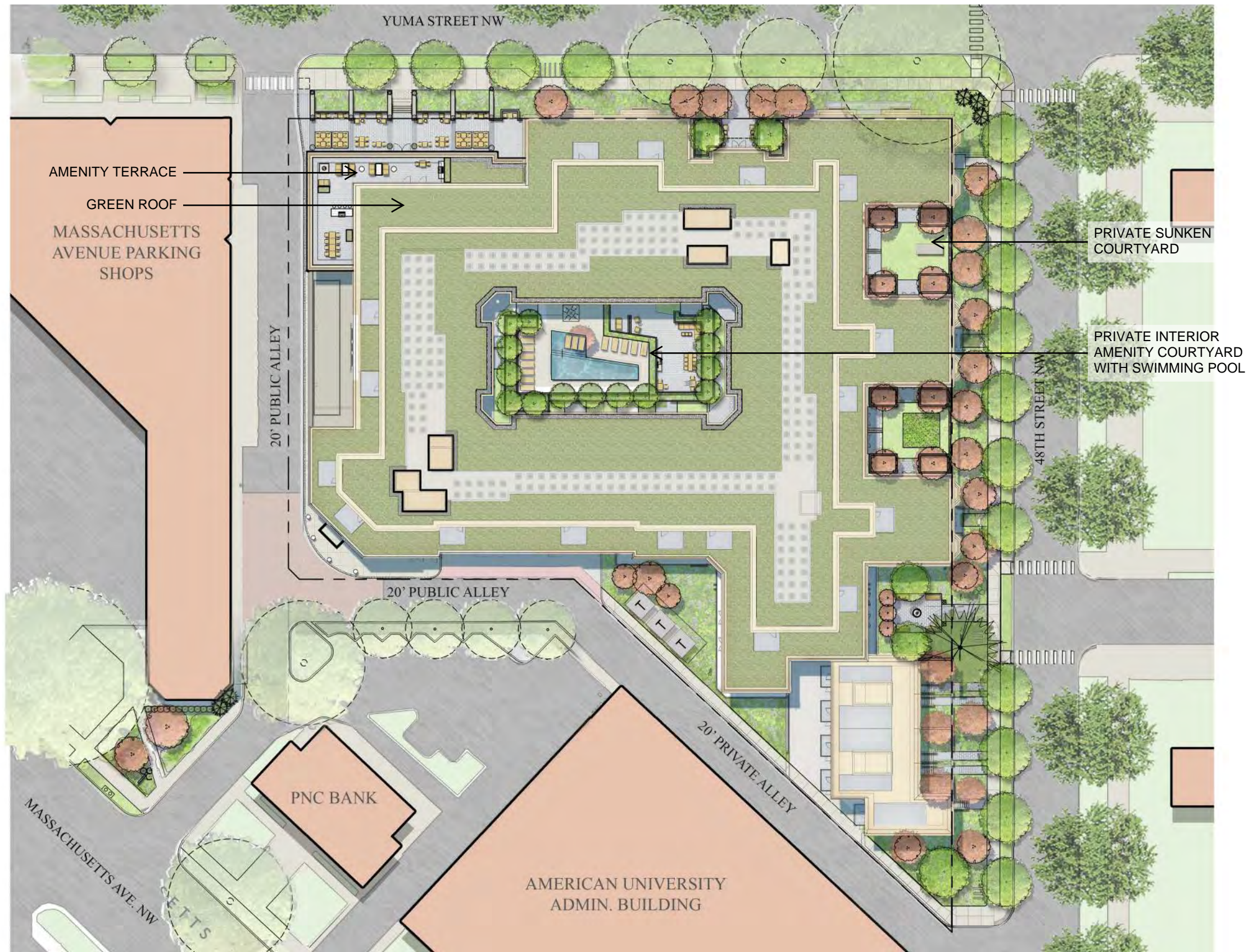
NOTE:
 THE LANDSCAPE TREATMENT
 ALONG YUMA AND 48TH STREET
 HAS BEEN DESIGNED TO CREATE
 A LUSH ENVIRONMENT WITH A
 LAYERING OF STREET TREES,
 MID-SIZE TREES, ORNAMENTAL
 TREES, SHURBS AND PERENIALS
 PROVIDING SEASONAL INTEREST
 AND WILDLIFE HABITAT
 OPPORTUNITIES.
 SEE PLANT PALETTE ON L10.1

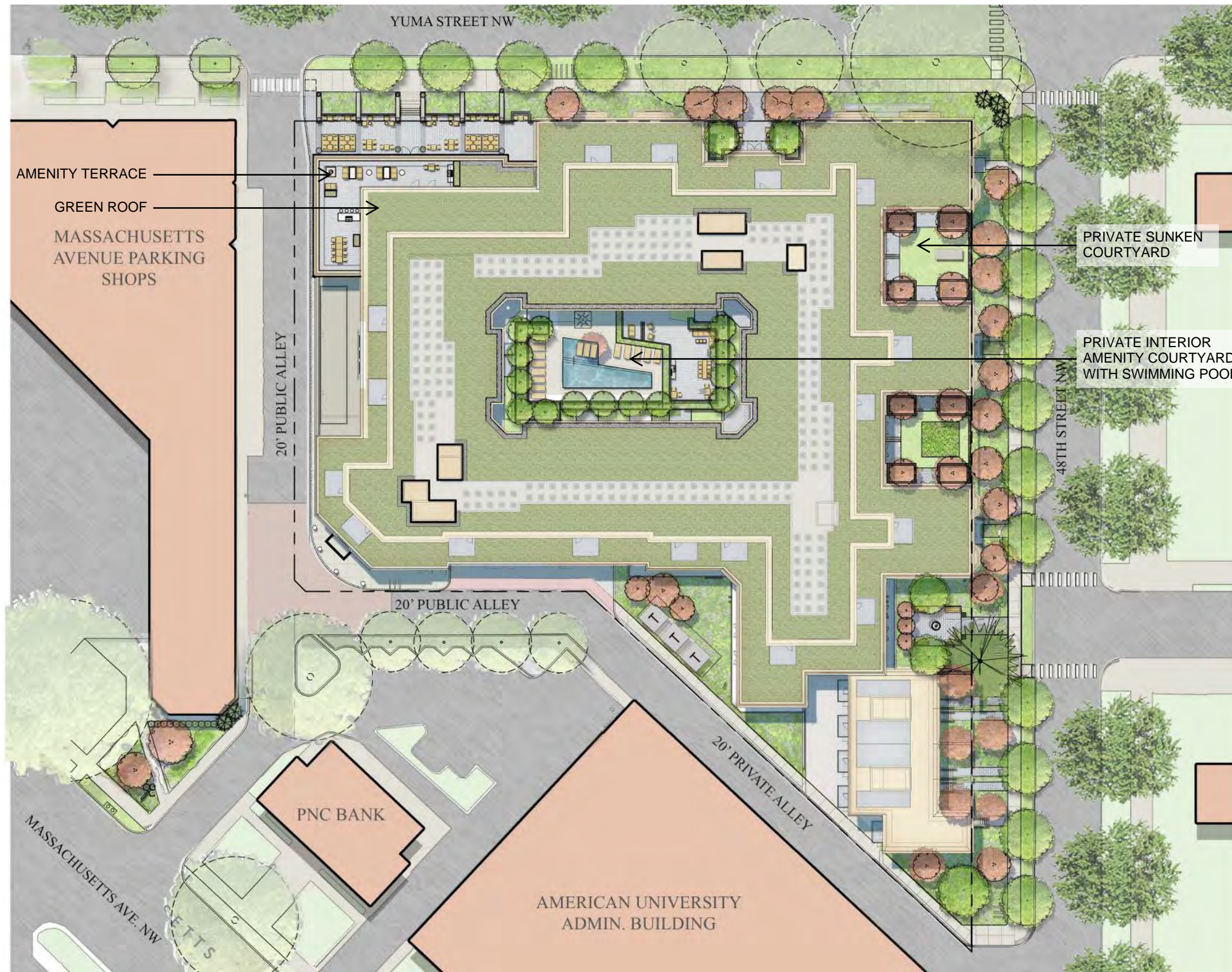
*NOTE: 27 SHORT TERM BIKE PARKING
 SPACES PROVIDED

LANDSCAPE SITE PLAN - STREET LEVEL



TYPICAL BIKE RACK PER DDOT REGULATIONS







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YUMA STREET ENTRANCE LANDSCAPE PLAN

Note: The arrangement of temporary furnishing for illustrative purposes only.

10/24/2019

L3



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YUMA STREET ENTRANCE PERSPECTIVE SKETCH

Note: Rendering for illustrative purposes only. See architectural renderings and elevations for revised building elevations.

10/24/2019

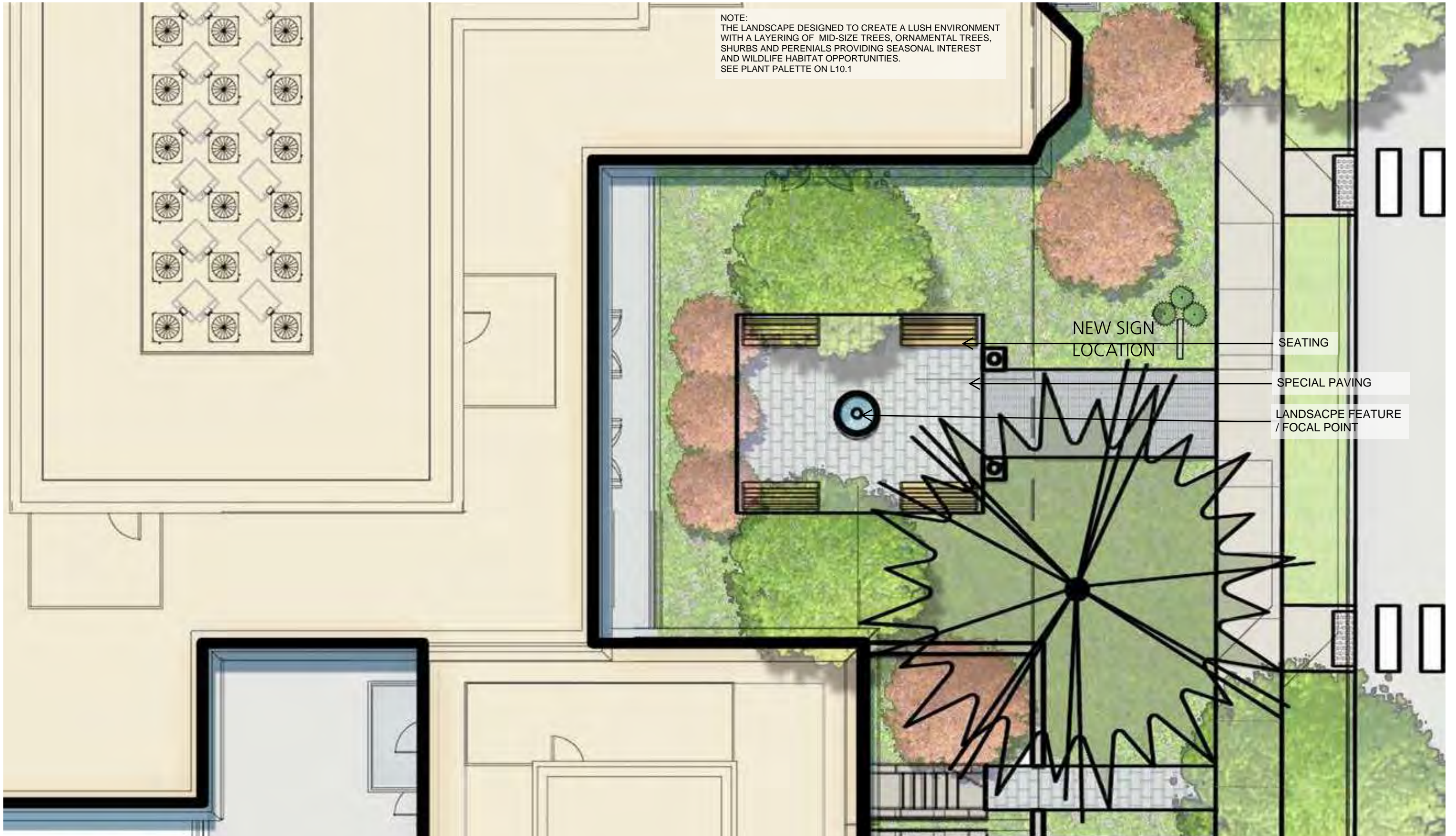
L4

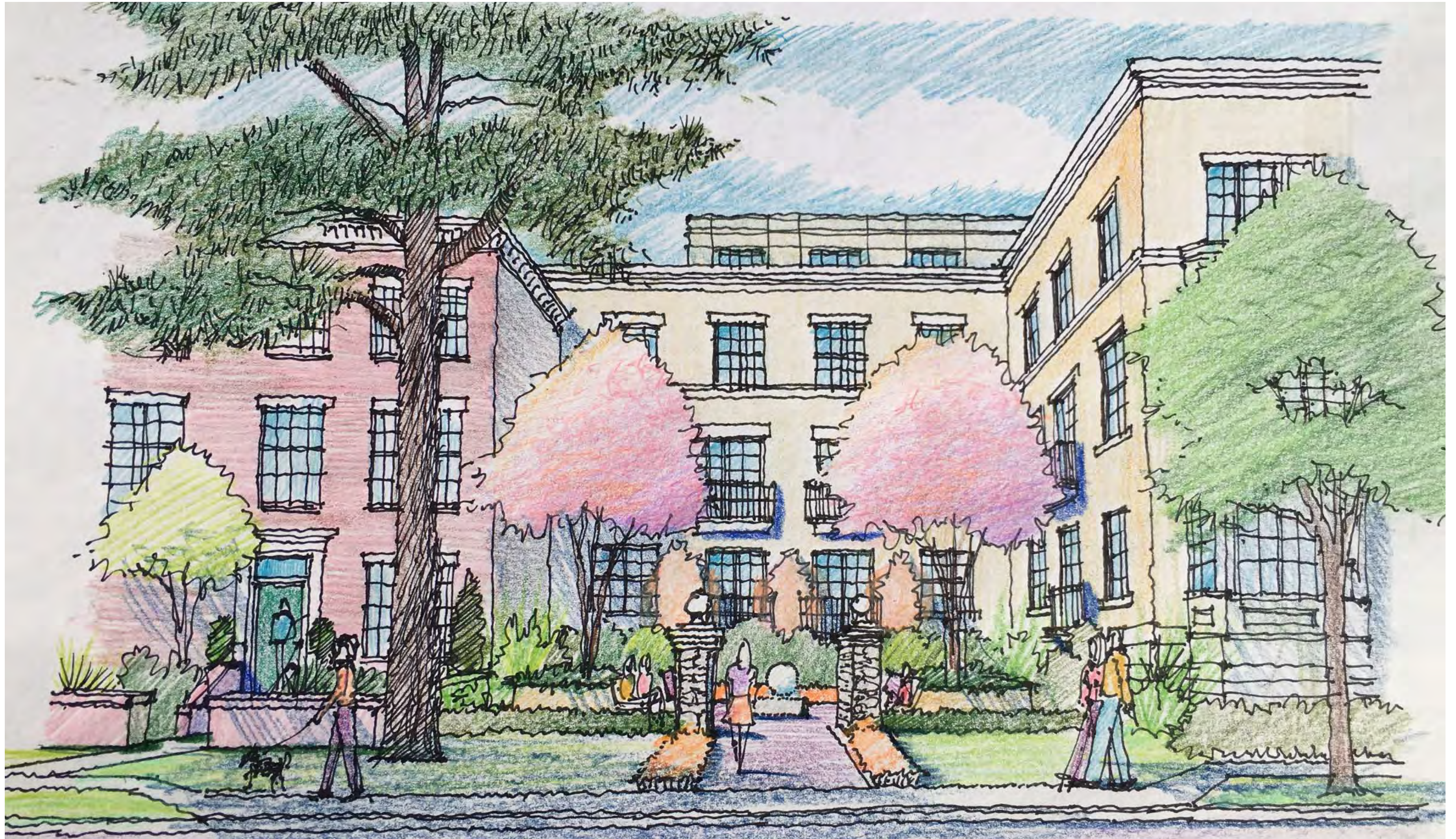


VALOR DEVELOPMENT
TORTI GALLAS URBAN

PARKERRODRIGUEZ, INC.
Planning | Urban Design | Landscape Architecture

THE LADY BIRD





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WINDOM PARK PERSPECTIVE SKETCH

Note: Rendering for illustrative purposes only. See architectural renderings and elevations for revised building elevations. New sign location show in plan (sheet L5).

10/24/2019

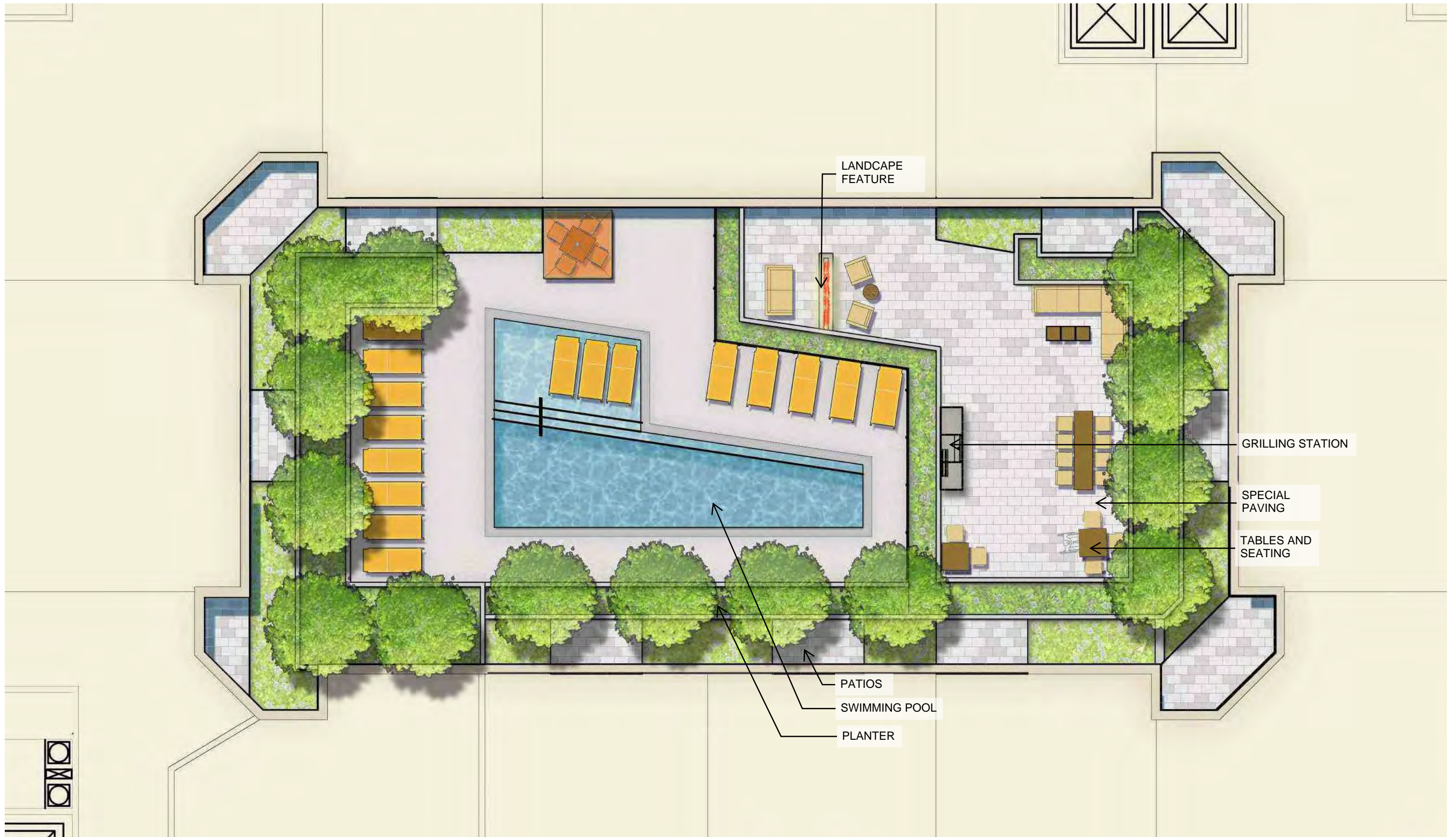
L6



VALOR DEVELOPMENT
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THE LADY BIRD



INTERIOR COURTYARD LANDSCAPE PLAN

Note: The arrangement of temporary furnishing for illustrative purposes only.



ROOF TERRACE LANDSCAPE PLAN



LANDSCAPE TREATMENT AT CORNER POCKET PARK

NOTE:
 THE LANDSCAPE TREATMENT AT THE CORNER POCKET PARK HAS BEEN DESIGNED TO CREATE A LUSH ENVIRONMENT WITH A LAYERING OF MID-SIZE TREES, ORNAMENTAL TREES, SHRUBS AND PERENNIALS PROVIDING SEASONAL INTEREST AND WILDLIFE HABITAT OPPORTUNITIES.
 SEE PLANT PALETTE ON L10.1



Streetscape Trees



Platanus x acerifolia
London Plane
Initial Size: 3" cal.



Quercus phellos
Willow Oak
Initial Size: 4" cal.

Canopy Trees



Acer rubrum
Red Maple
Initial Size: 4" cal.

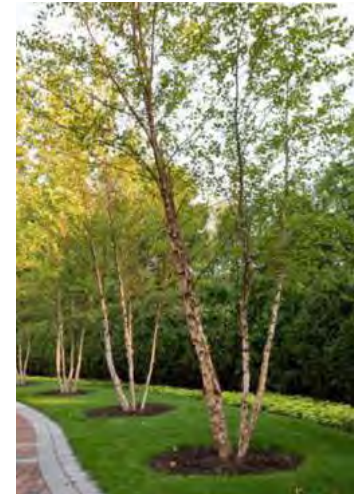


Quercus palustris
Pin Oak
Initial Size: 4" cal.



Ulmus americana
American Elm
Initial Size: 6" cal.

Ornamental Trees



Betula nigra
River Birch
Initial Size: 3" cal.



Amelanchier arborea
Service Berry
Initial Size: 2" cal.



Magnolia virginiana
Sweet Bay Magnolia
Initial Size: 2" cal.

Shrubs



Abelia x grandiflora
Glossy Abelia
Mature size: 4-6 FT. HT.



Ilex verticillata
Winter Berry
Mature size: 6-11 FT. HT.



Ilex glabra 'Compacta'
Compact Inkberry
Mature size: 3-4 FT. HT.

Perennials/Ornamental Grasses/ferns



Festuca glauca 'Elijah Blue'
Blue Fescue
Mature size: 1 FT. HT.



Carex pensylvanica
Pennsylvania Sedge
Mature size: 1 FT. HT.



Liriope muscari 'Super Blue'
Super Blue Lily Turf
Mature size: 2 FT. HT.



Polystichum acrostichoides
Christmas Fern
Mature size: 2 FT. HT.



Chasmanthium latifolium
Northern Sea oats
Mature size: 3-5 FT. HT.



Rhododendron 'Chionoides'
Chionoides Rhododendron
Mature size: 3-4 FT. HT.



Prunus laurocerasus 'Otto Luyken'
Mountain Laurel
Mature size: 3-4 FT. HT.



Itea virginica 'Henry's Garnet'
Virginia Sweetspire
Mature size: 3-4 FT. HT.



Andropogon virginicus
Broom Sedge
Mature size: 3-5 FT. HT.



Panicum virgatum 'Shenandoah'
Shenandoah Switch Grass
Mature size: 3-4 FT. HT.



Juncus effusus
Soft Rush
Mature size: 2-4 FT. HT.

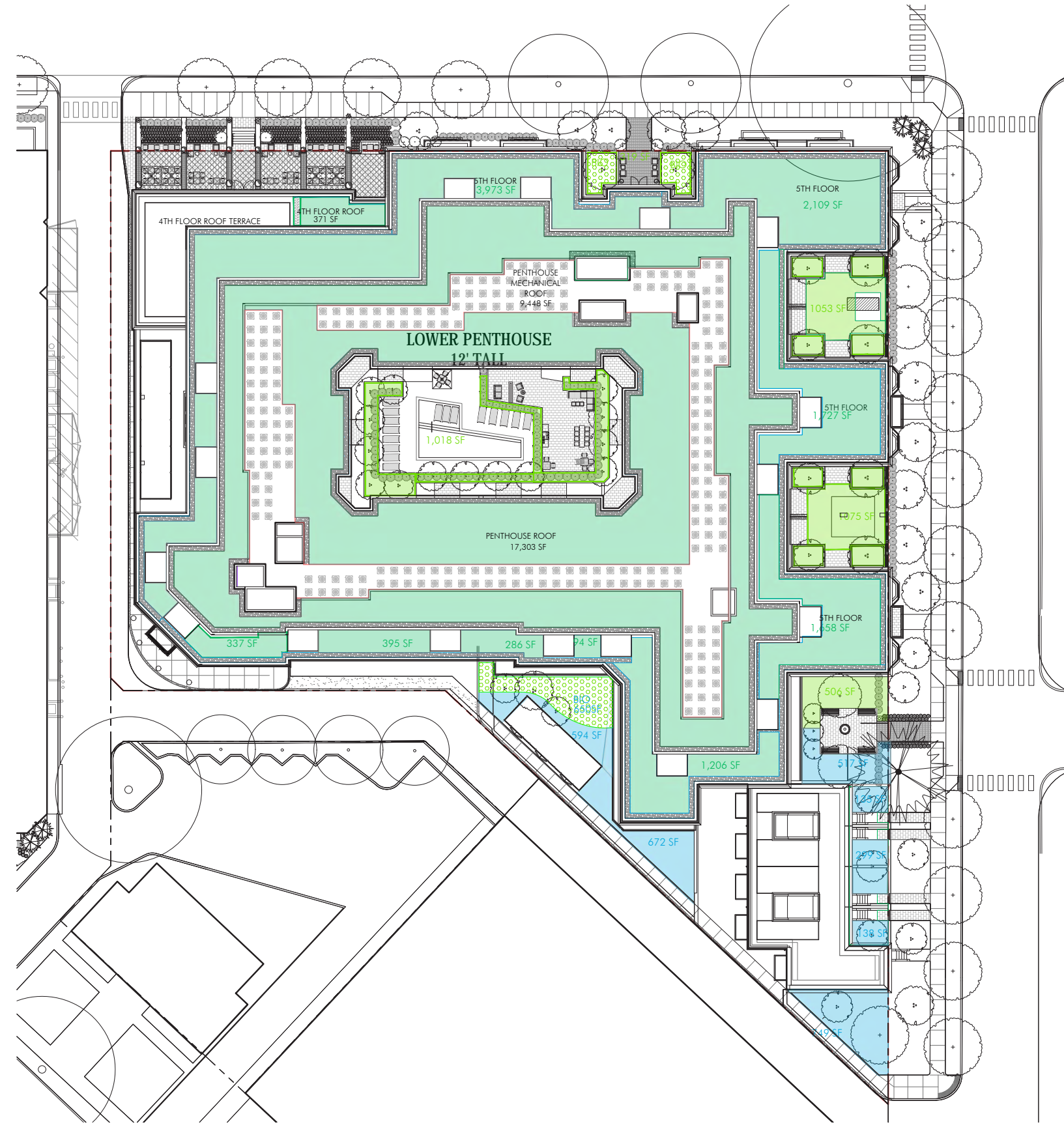


Deschampsia cespitosa
Tufted Hair Grass
Mature size: 2-3 FT. HT.



Narcissus 'Obdam'
White Daffodils
Mature size: 1 FT. HT.

Green Area Ratio Scoresheet					
Address	4330 48th Street - Lady Bird	Square	1499	Lot	
Zone District		Minimum Score	0.3	Multiplier	
Lot area (sf)	79,673	Minimum Score	0.3	Multiplier	
Other		Lot size (enter this value first) *	79,673	Minimum Score	0.3
				Multiplier	
				Score	0.313
Landscape Elements					
		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth < 24"	0	0.30	-	
2	Landscaped areas with a soil depth ≥ 24"	3,103	0.60	1,861.8	
3	Bioretention facilities	969	0.40	387.6	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	0	0.20	-	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	230	0.30	621.0	
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	33	0.50	825.0	
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	0	0.60	-	
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	-	
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	-	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80	-	
9	Vegetated wall, plantings on a vertical surface	0	0.60	-	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	29,459	0.60	17,675.4	
2	Over at least 8" of growth medium	3,652	0.80	2,921.6	
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	0	0.40	-	
2	Permeable paving over at least 24" of soil or gravel	1,360	0.50	680.0	
E Other					
1	Enhanced tree growth systems***	0	0.40	-	
2	Renewable energy generation	0	0.50	-	
3	Approved water features	0	0.20	-	
		sub-total of sq ft =	42,263		
F Bonuses					
1	Native plant species	0	0.10	-	
2	Landscaping in food cultivation	0	0.10	-	
3	Harvested stormwater irrigation	0	0.10	-	
				Green Area Ratio numerator =	24,972
				Green Area Ratio denominator =	79,673
				Green Area Ratio score =	0.313
				Total square footage of all permeable paving and enhanced tree growth.	680



GAR CALCULATIONS - STREET LEVEL	
	VEGETATED ROOF AREA (8" OR MORE) = 3,652 SF
	VEGETATED ROOF AREA (LESS THAN 8") = 29,459 SF
	LANDSCAPE AREA (24" OR MORE) AREA = 3,103 SF
	NEW TREE CANOPY (2.5'-6" DIA) = 33 TREES
	NEW PLANTS (2'-0" OR TALLER) = 230 SHRUBS
	BIORETENTION FACILITIES = 969 SF
	PERMEABLE PAVER = 1,360 SF