



THE LADY BIRD

VALOR DEVELOPMENT
TORTI GALLAS URBAN

ISSUED:
APPLICATION..... 10/26/2016
PRE HEARING SUBMISSION 12/21/2017

ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.155A1



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Lot Diagram



12/21/2017

G02

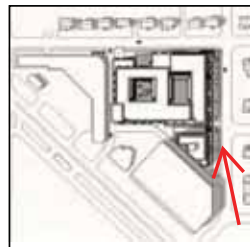


THE LADYBIRD
4330 48th ST NW
WASHINGTON, DC
1-6-16



48TH & YUMA INTERSECTION





THE LADYBIRD
4330 48th ST NW
WASHINGTON, DC
1-6-16



48TH STREET VIEW

BKV
GROUP



THE LADYBIRD
4330 48th ST NW
WASHINGTON, DC
1-6-16



WINDOM PLACE VIEW





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PROGRESSION TOWARD RETAIL FROM
DOWNHILL SIDE OF YUMA STREET

BKV
GROUP



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48TH & YUMA INTERSECTION





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View from Northeast - Proposed (48th and Yuma Street)

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Site Photos

TORTI GALLAS URBAN VALOR DEVELOPMENT
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12/21/2017

G03

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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 A09



12/21/2017

A06

Fourth Floor Plan



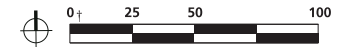
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Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



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A07

Fifth Plan Building 1 - Fourth Floor Building 2

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A08

Penthouse Plan

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Lower Level Floor Plan

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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A02



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Lower Level Floor Plan / Garage Level Plan (G2)

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 A09



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A02



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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 A09



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A03

Garage Level Plan (G1)



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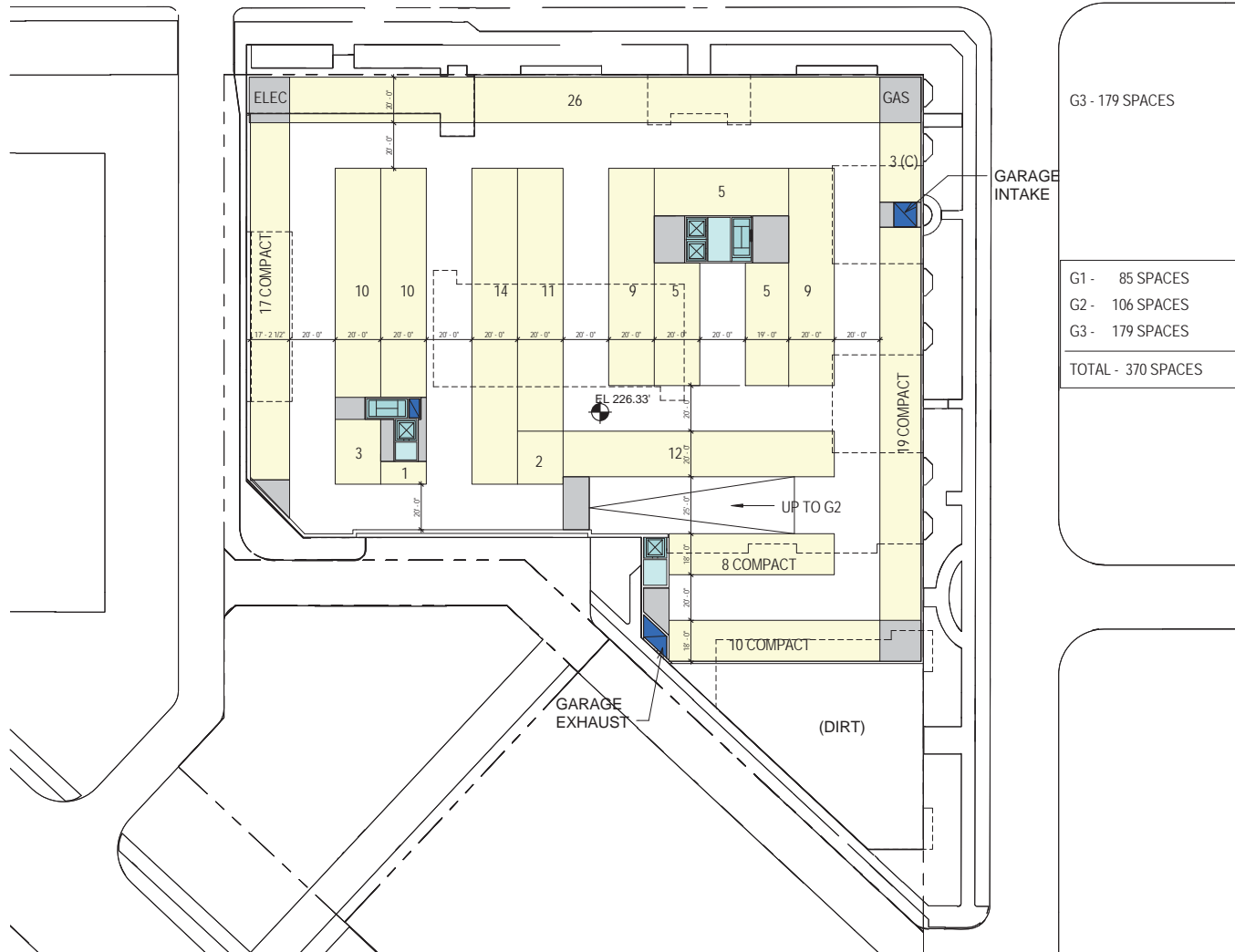
Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



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A04

First Floor Plan



G3 - 179 SPACES

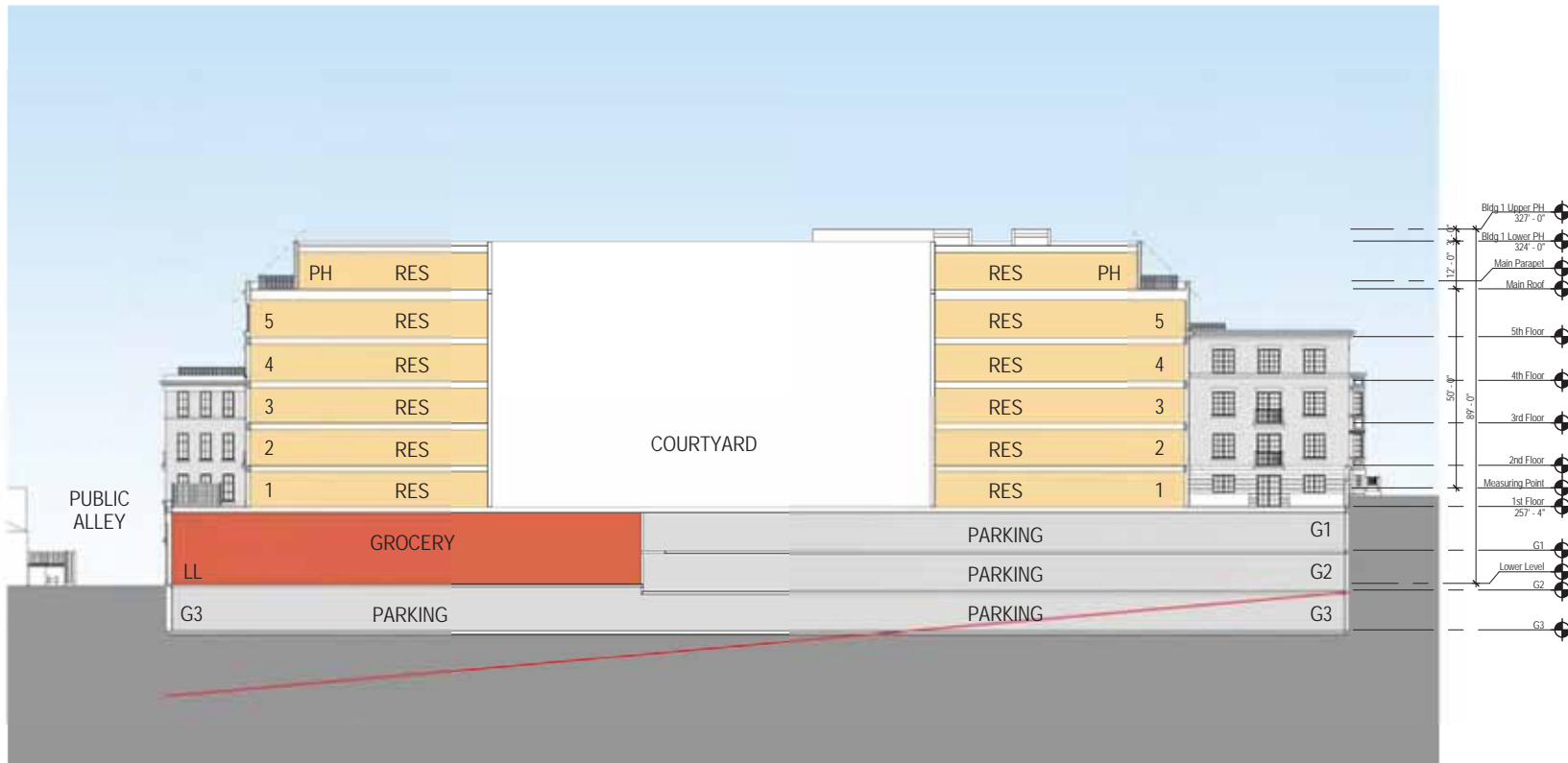
G1 -	85 SPACES
G2 -	106 SPACES
G3 -	179 SPACES
TOTAL - 370 SPACES	

Garage Level Plan (G3)

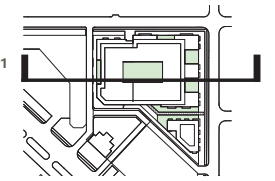
Note: Up to 40% of the required parking spaces may be compact spaces, a min. of 8 feet wide by 16' deep. All other parking spaces shall be a min. of 9' wide by 19' deep. All drive aisles shall be a min. of 20' wide.

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Section 1



Key Plan



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A11

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Building Section



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View from East - Existing (Windom Place NW)

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View from East - Matter of Right (Windom Place NW)

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View from East - Proposed (Windom Place NW)

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WINDOM WALK LANDSCAPE PLAN

NOVEMBER 8, 2017

L5



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WINDOM WALK PERSPECTIVE SKETCH

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L6



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View from Northeast - Existing (48th and Yuma Street)

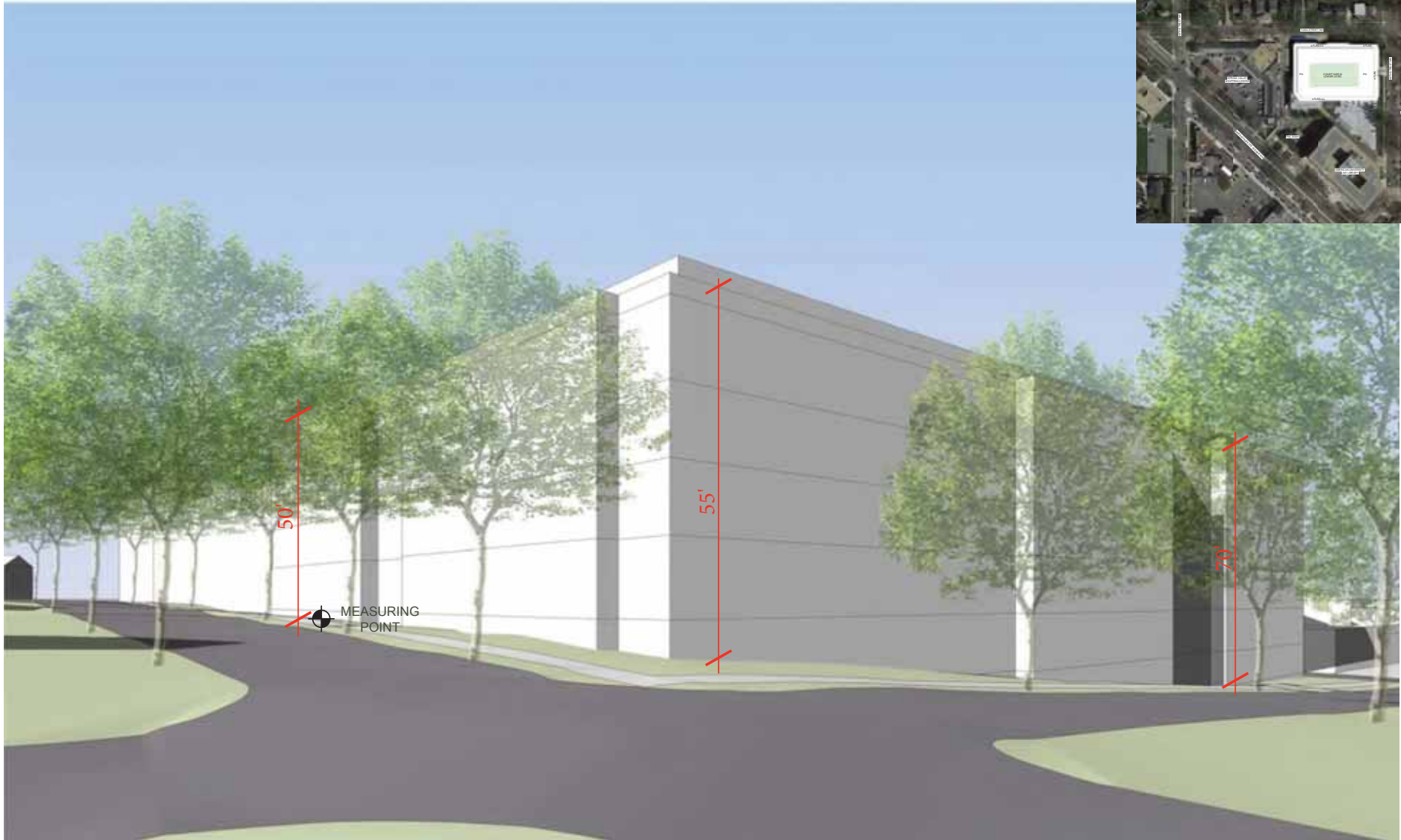
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A17



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View from Northeast - Matter of Right (48th and Yuma Street)

A18



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View from Northeast - Proposed (48th and Yuma Street)

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View from Northwest - Existing (North Side of Yuma Street)

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A20



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View from Northwest - Matter of Right (North Side of Yuma Street)

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A21



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View from Northwest - Proposed (North Side of Yuma Street)

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YUMA STREET ENTRANCE LANDSCAPE PLAN

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

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L3



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YUMA STREET ENTRANCE PERSPECTIVE SKETCH

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L4



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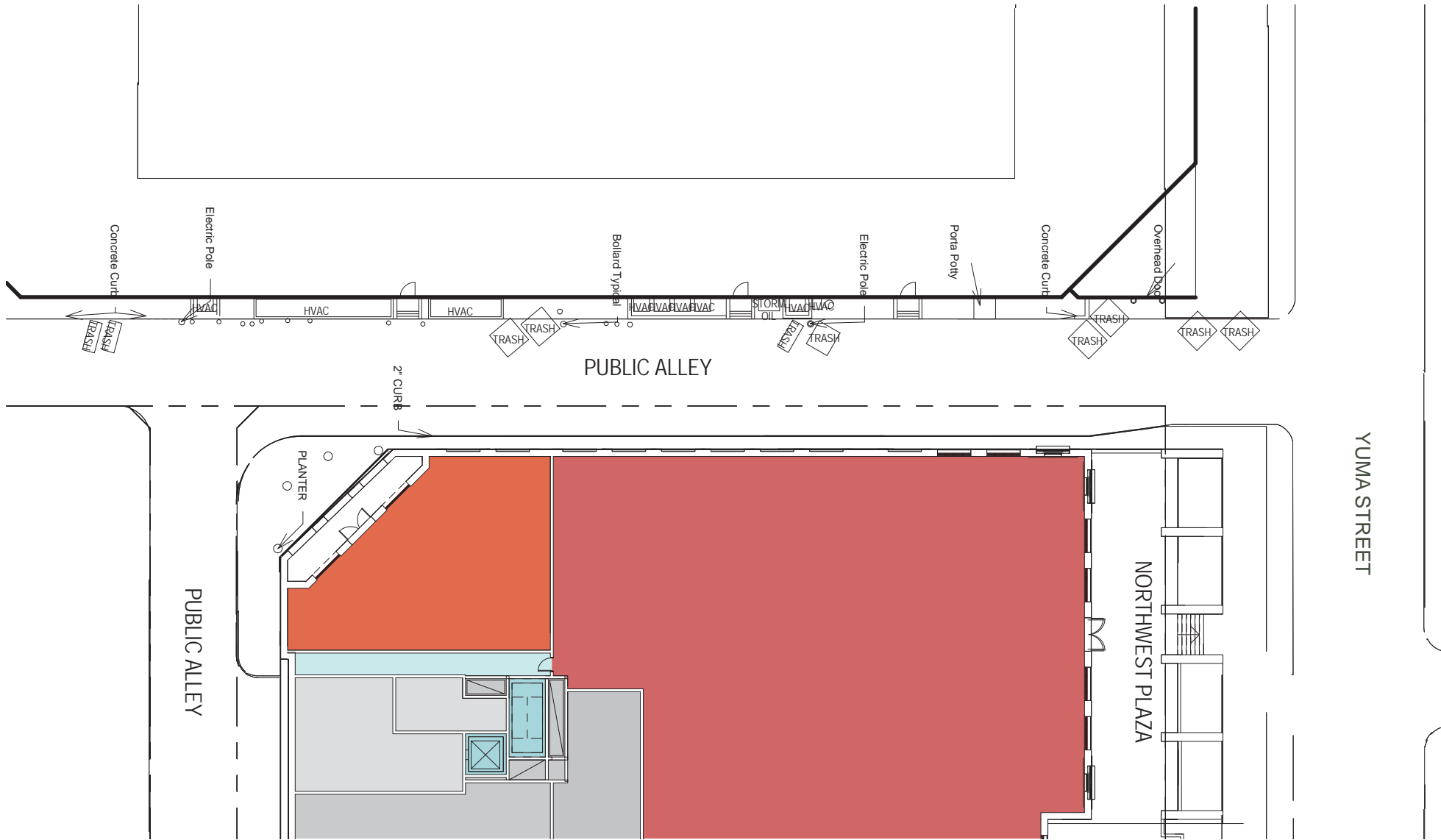
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Site Photos - Existing Alley





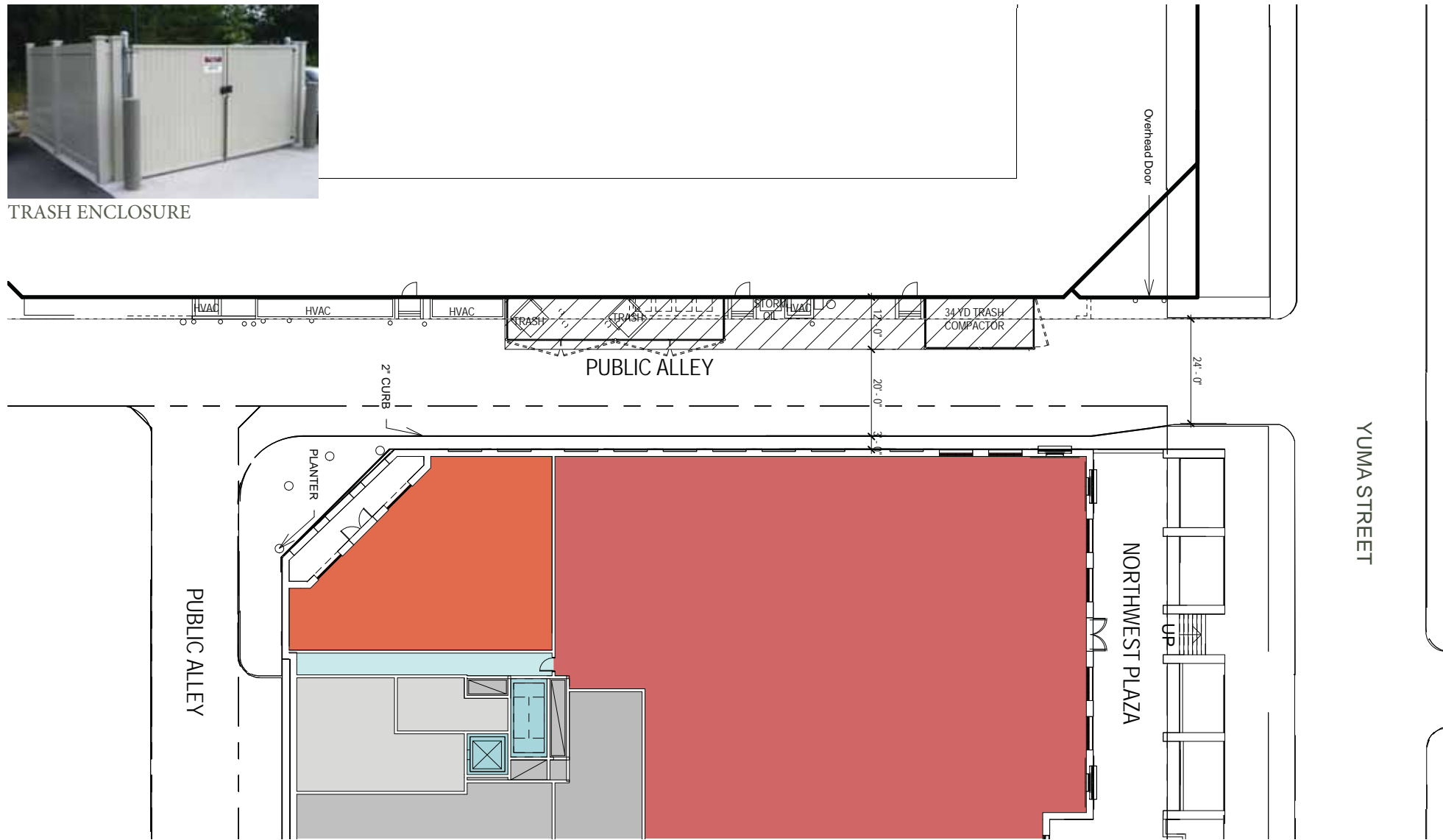
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Public Alley Existing Condition with Proposed Building

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TRASH ENCLOSURE



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Public Alley Proposed

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View from Yuma - Existing Public Alley

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CL05



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View from Yuma - Proposed Public Alley

12/21/2017

CL06

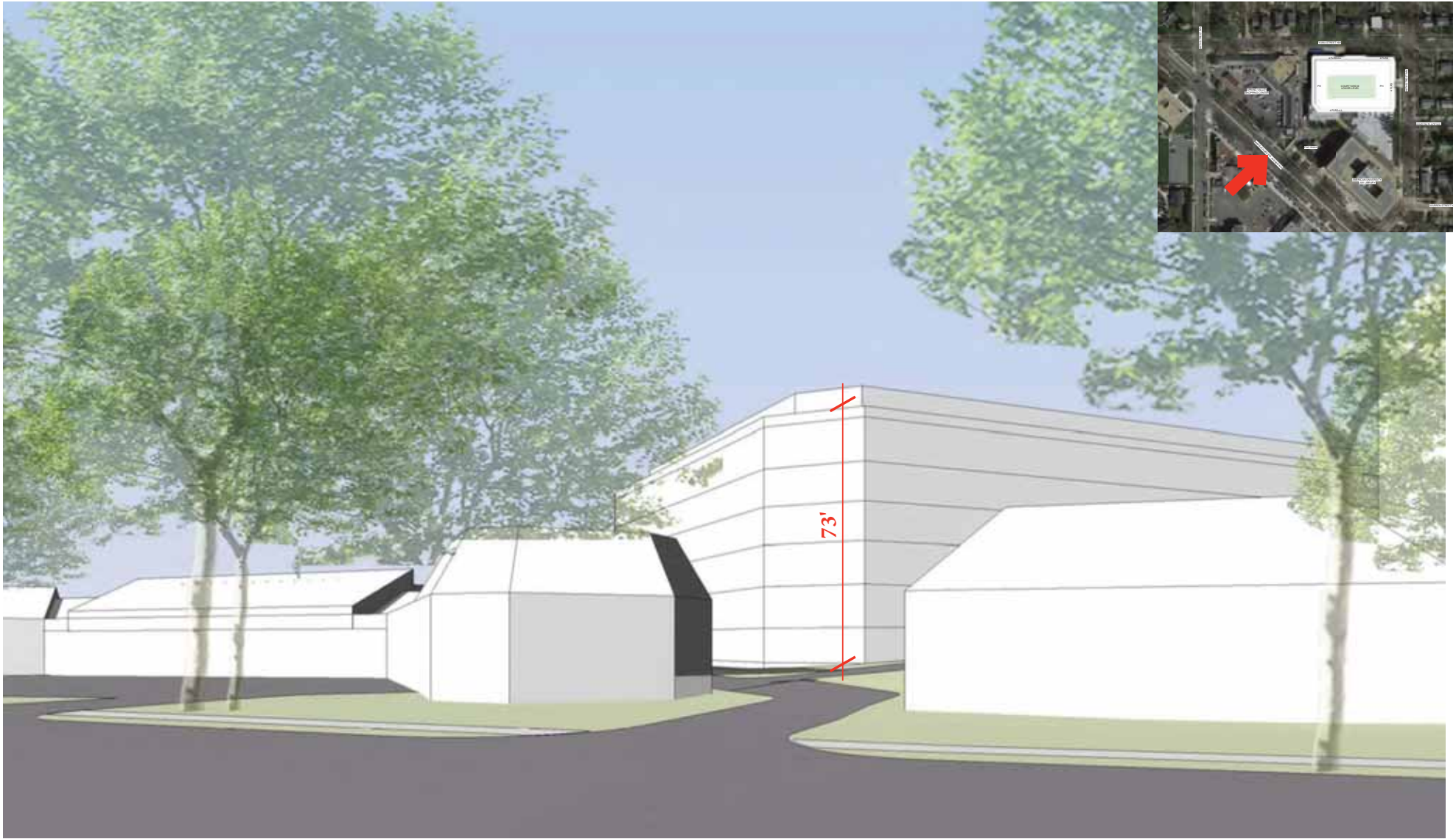


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View from Southwest - Existing (From Massachusetts Avenue)

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A23



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View from Southwest - Matter of Right (From Massachusetts Avenue)

A24



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View from Southwest - Proposed (From Massachusetts Avenue)

12/21/2017

A25

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MASS. AVE. ALLEY ENTRANCE LANDSCAPE PLAN

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MASS. AVE. ALLEY ENTRANCE PERSPECTIVE SKETCH

NOVEMBER 8, 2017

L14

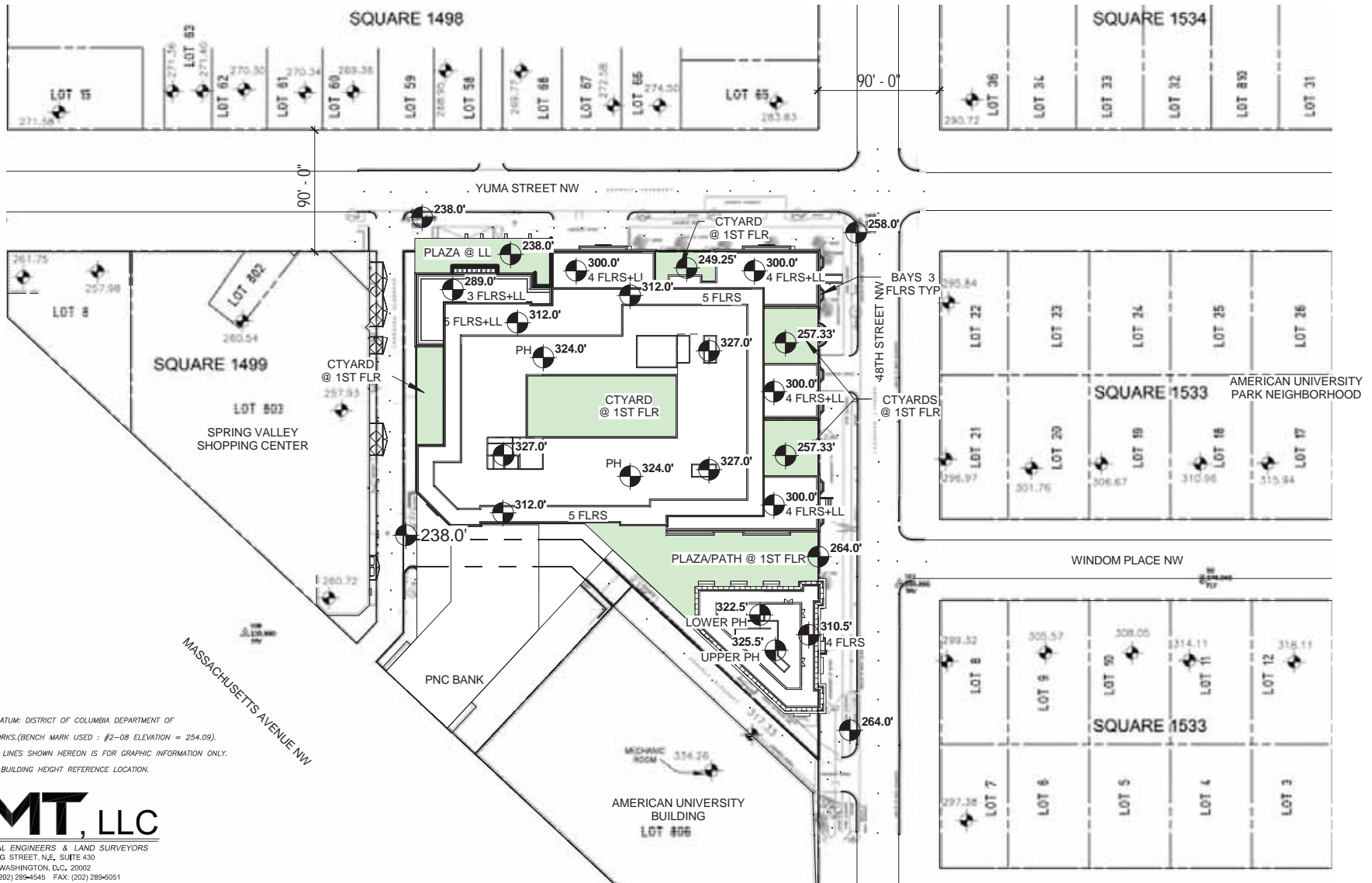


VALOR DEVELOPMENT
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THE LADY BIRD



- NOTES:
1. VERTICAL DATUM: DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.(BENCH MARK USED : #2-08 ELEVATION = 254.09).
 2. PROPERTY LINES SHOWN HEREON IS FOR GRAPHIC INFORMATION ONLY.
 3. = BUILDING HEIGHT REFERENCE LOCATION.

AMT, LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 10 G STREET, N.E., SUITE 430
 WASHINGTON, D.C. 20002
 PHONE: (202) 289-4545 FAX: (202) 289-0051

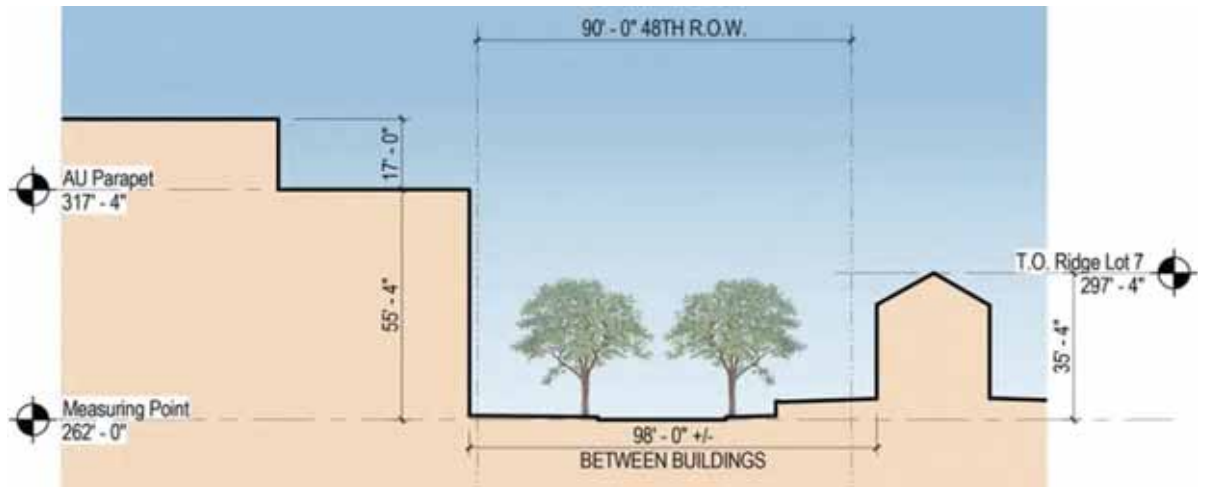
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Proposed Building and Context Building Height Plan

12/21/2017
 A26

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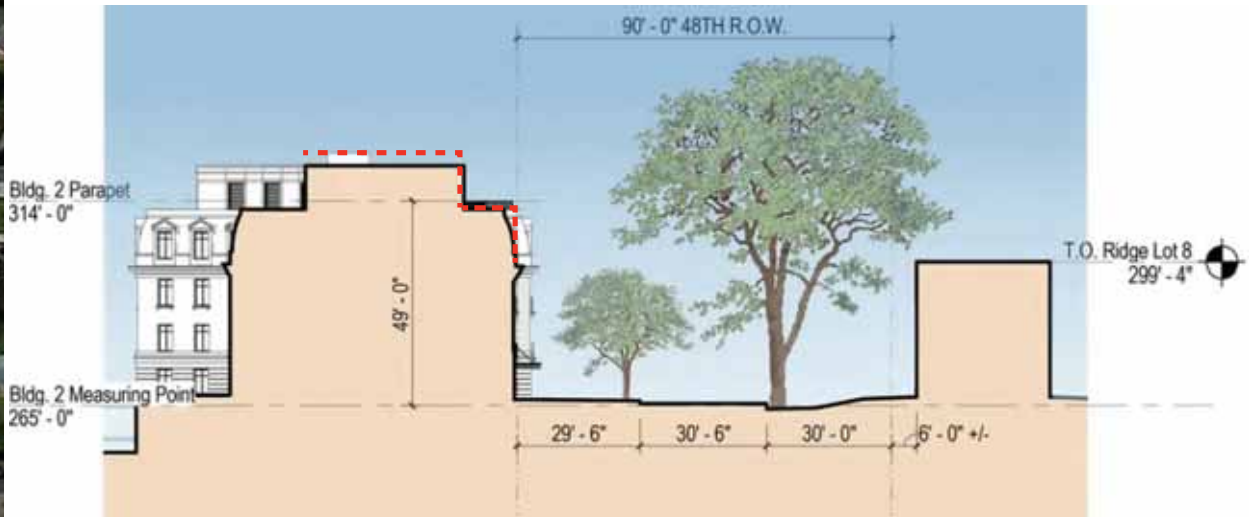


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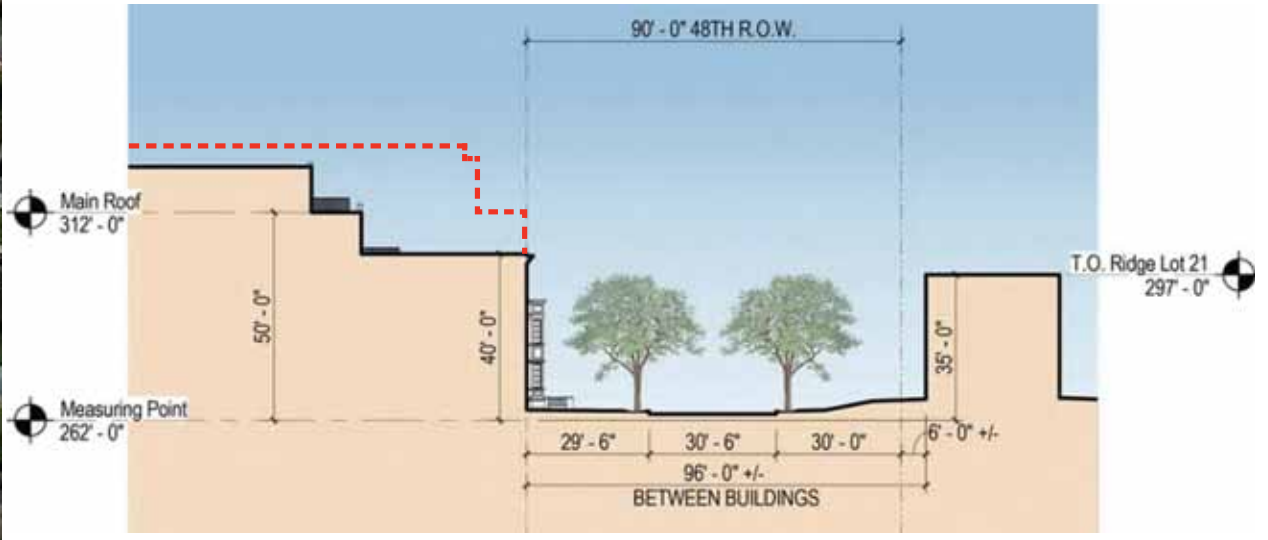
Street Section 1 - On 48th Street Through Existing AU Building

12/21/2017

A27



--- ALLOWED MATTER OF RIGHT

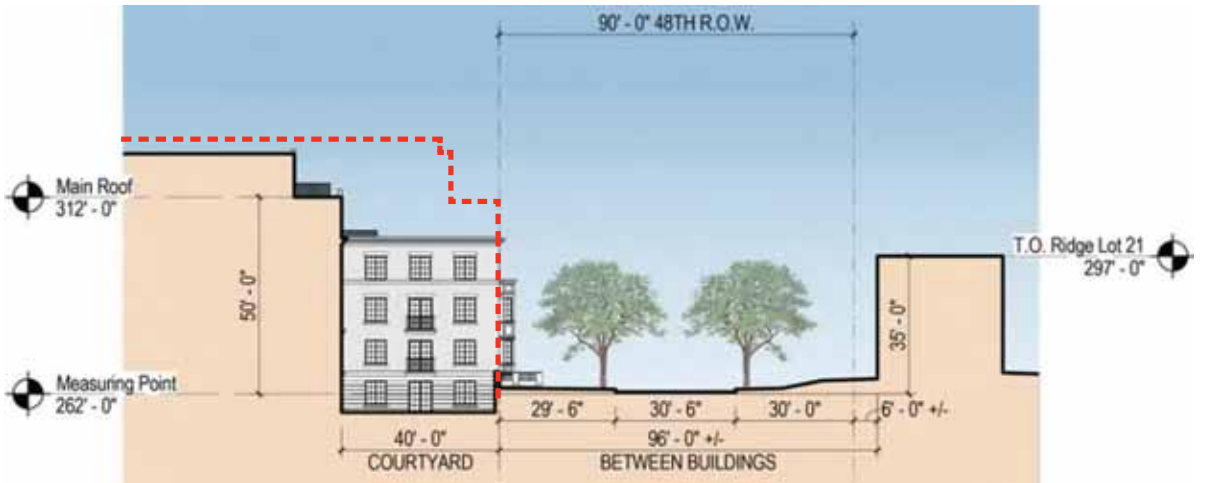
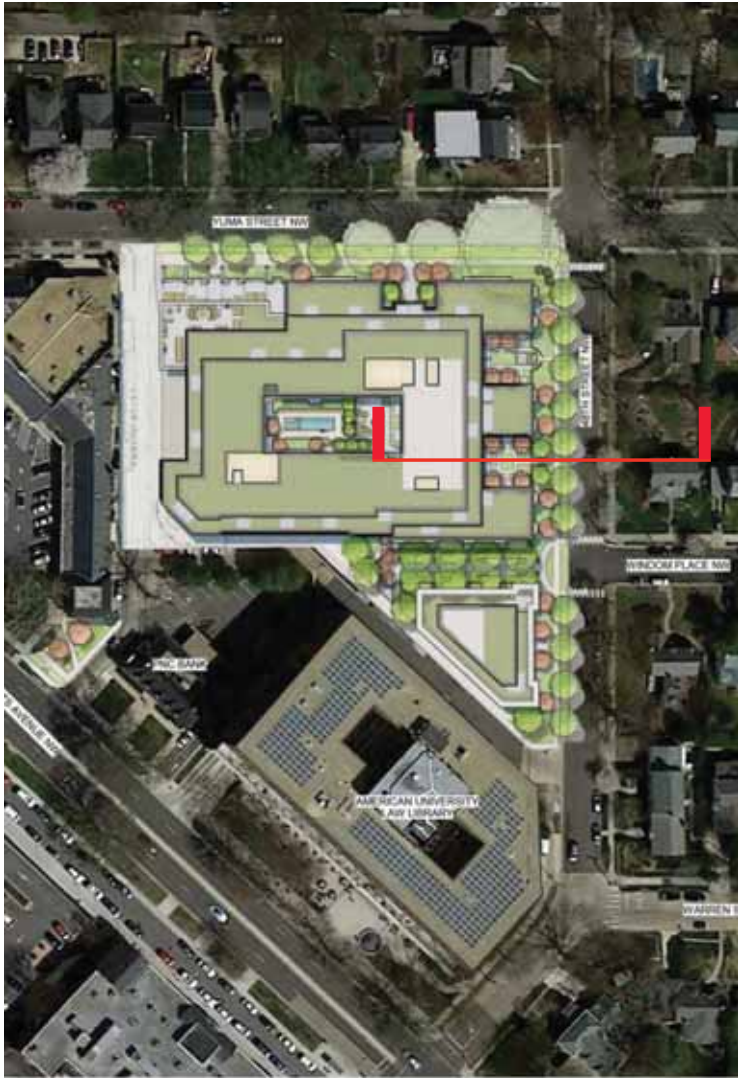


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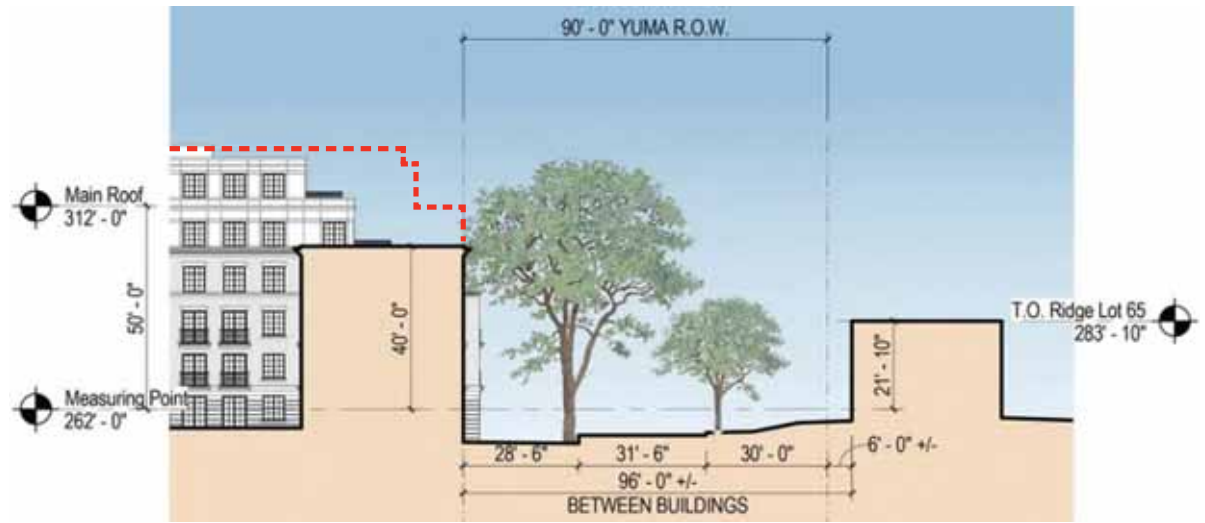
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Street Section 3 - On 48th Street Through Building 1 Finger

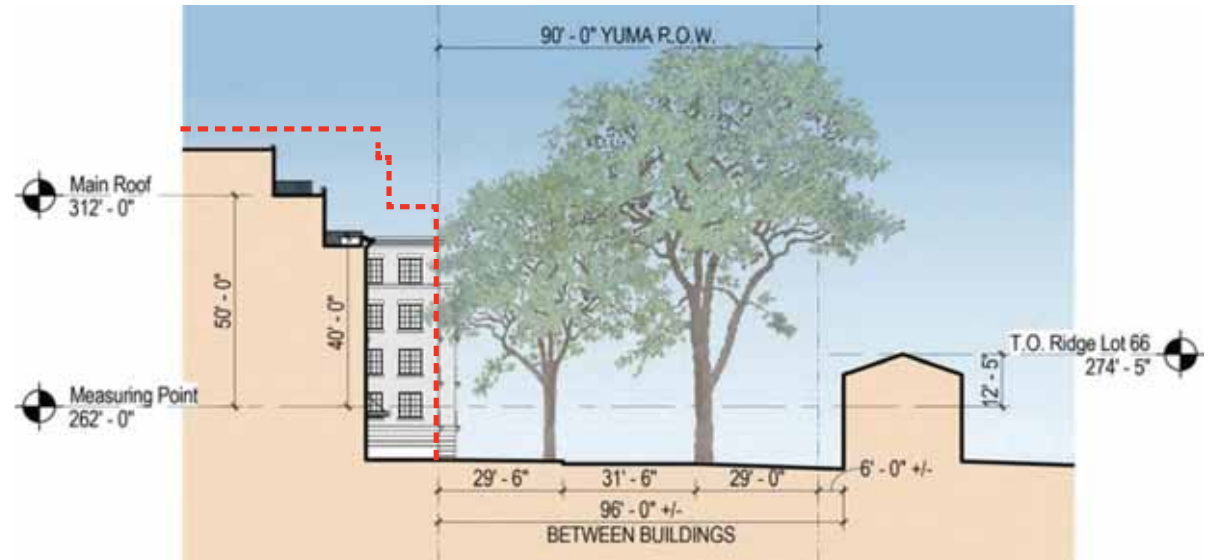
12/21/2017
A29



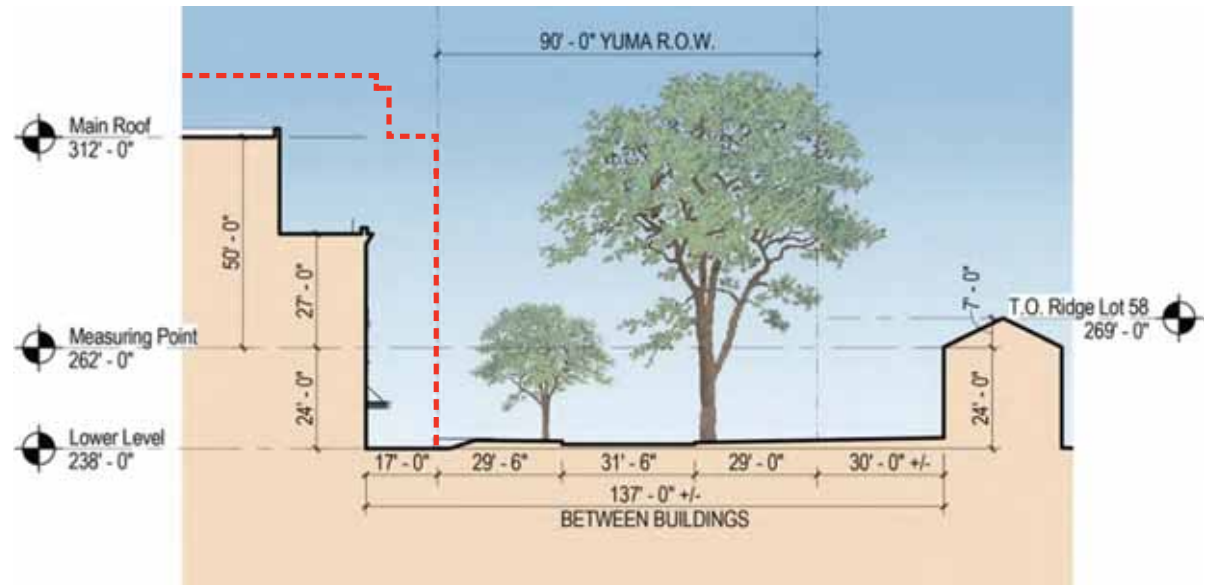
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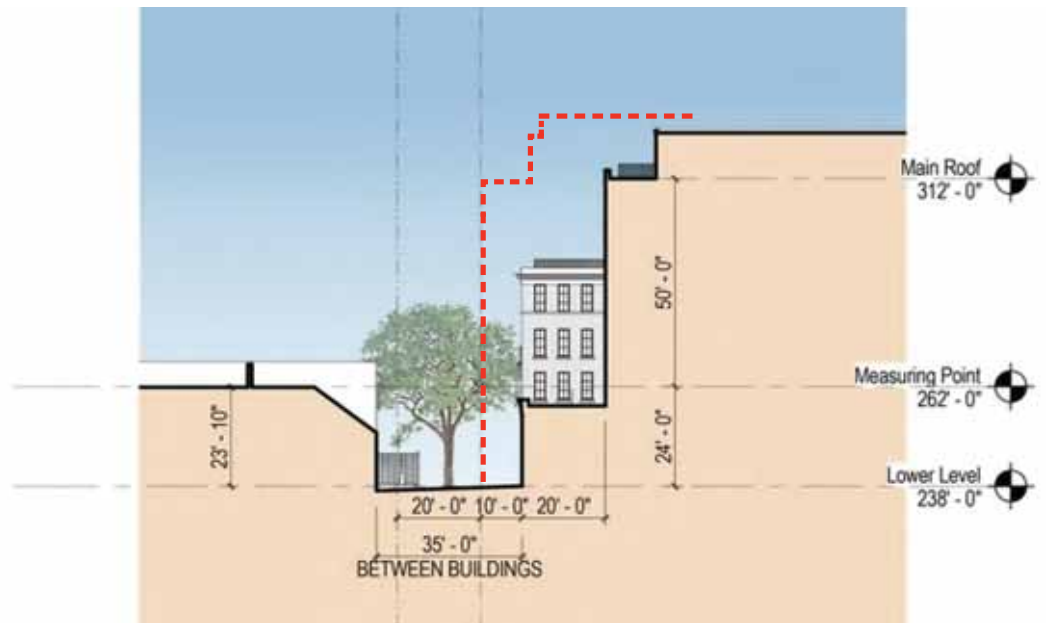
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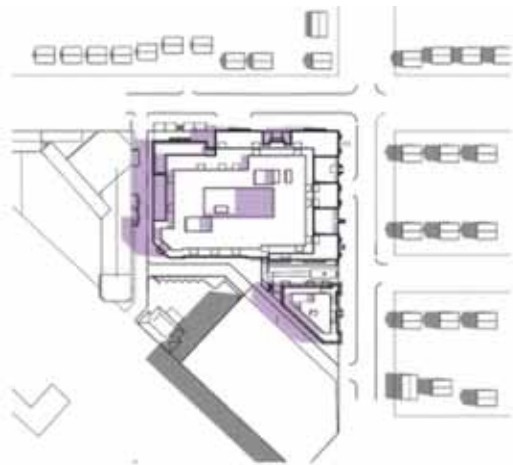
----- ALLOWED MATTER OF RIGHT



--- ALLOWED MATTER OF RIGHT



--- ALLOWED MATTER OF RIGHT



June - 9am



June - 1pm



June - 4pm



Mar/Sept - 9am



Mar/Sept - 1pm



Mar/Sept - 4pm

- SHADOW CREATED BY EXISTING DEVELOPMENT
- NEW SHADOW CREATED BY PROJECT
- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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Shadow Study - June and Mar/Sept

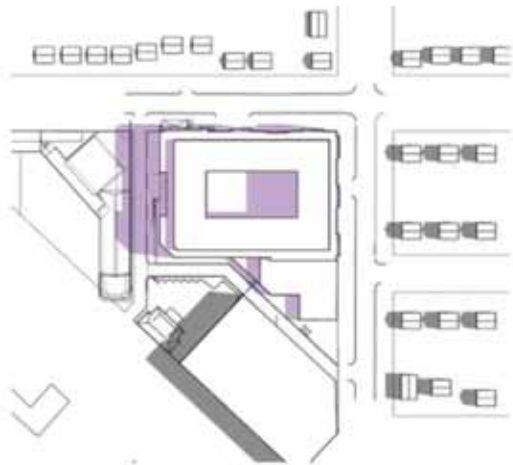
12/21/2017

A46



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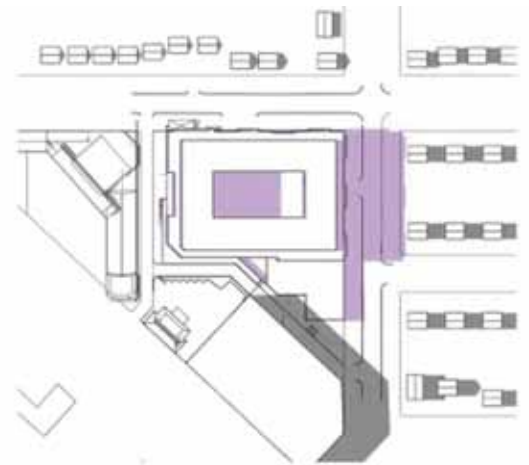
THE LADY BIRD



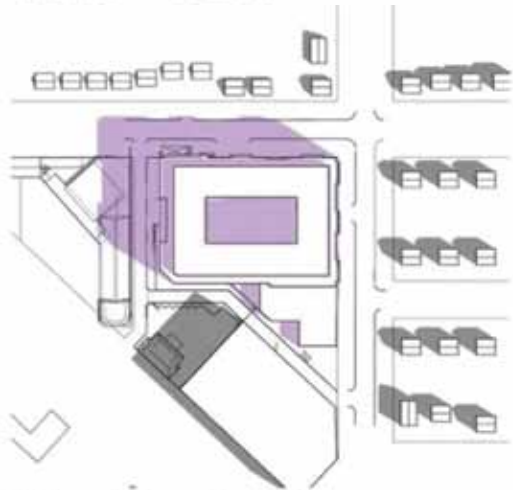
June - 9am



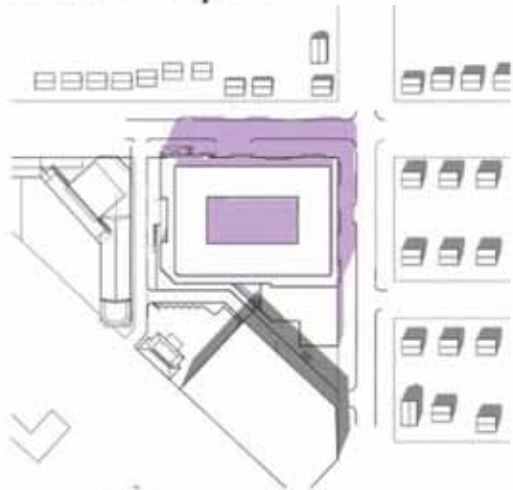
June - 1pm



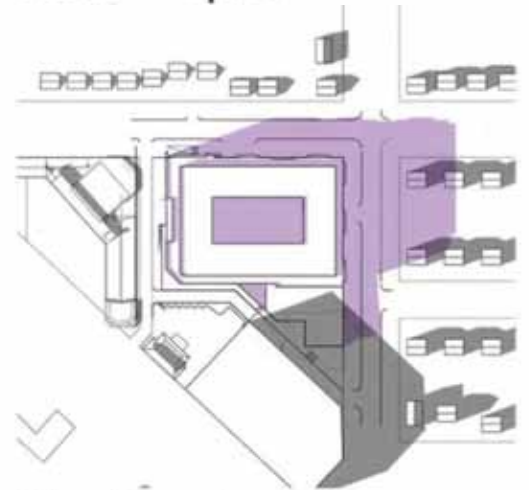
June - 4pm



Mar/Sept - 9am



Mar/Sept - 1pm



Mar/Sept - 4pm

- SHADOW CREATED BY EXISTING DEVELOPMENT
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- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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MOR Shadow Study - June and Mar/Sept



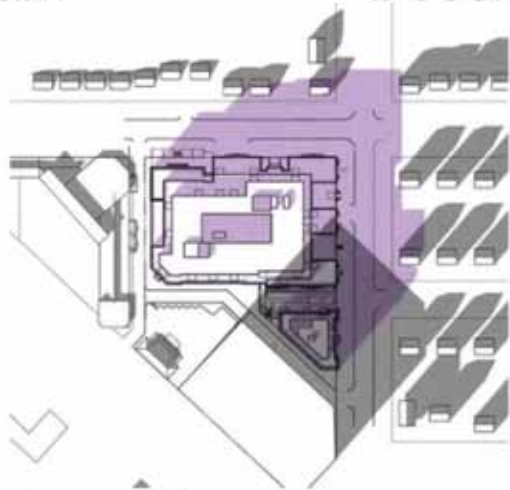
December - 9am



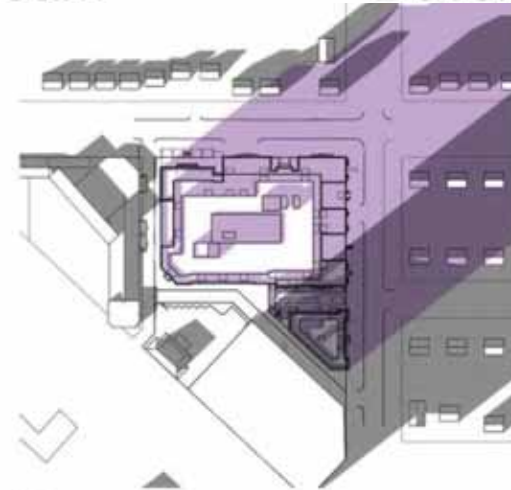
December - 10am



December - 1pm



December - 3pm

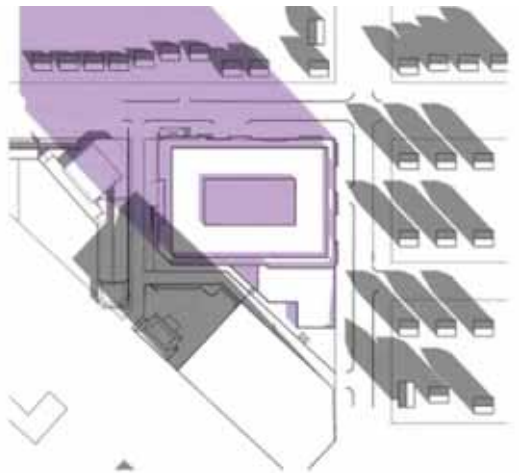


December - 4pm

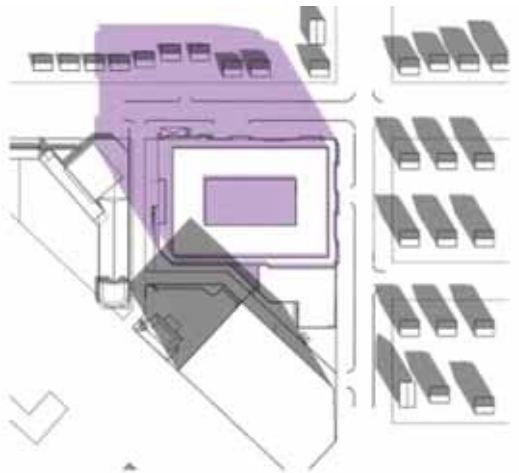
- SHADOW CREATED BY EXISTING DEVELOPMENT
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- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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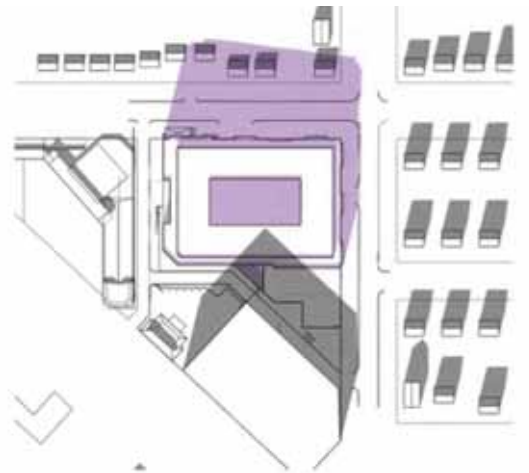
Shadow Study - December



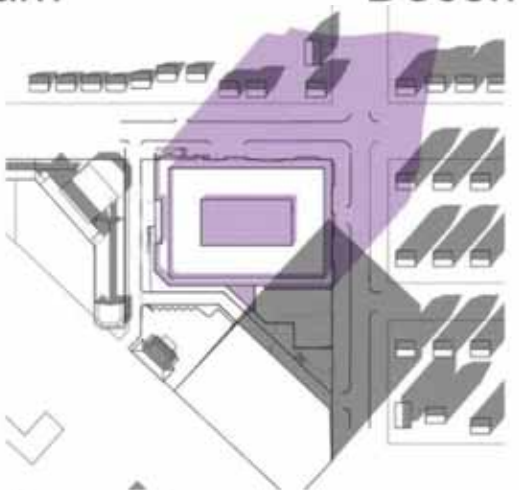
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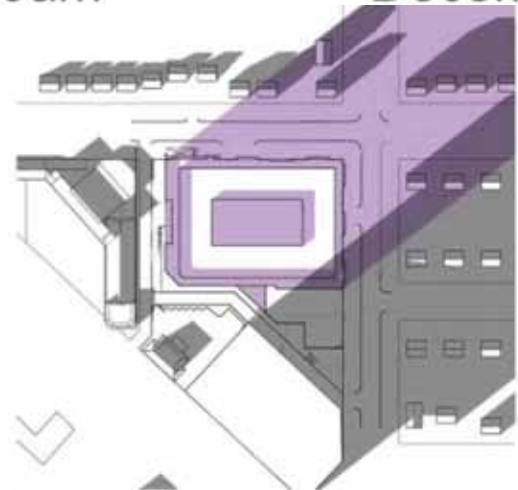
December - 10am



December - 1pm



December - 3pm



December - 4pm

- SHADOW CREATED BY EXISTING DEVELOPMENT
- NEW SHADOW CREATED BY PROJECT
- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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MOR Shadow Study - December

1/5/2018

2



East Elevation

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Material Board - Building 1 East

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Banding / Cast Stone



Windows and Doors



Panel Color #1



Panel Color #2



Masonry Color #1



Masonry Color #2

THE LADY BIRD



East Elevation

1000 10th Street, NW, Washington, DC 20004

Material Board - Building 2



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