

1530 FIRST ST. S.W.

WEST RENDERED ELEVATION | A-27

1530 FIRST ST. S.W. WASHINGTON DC 20024

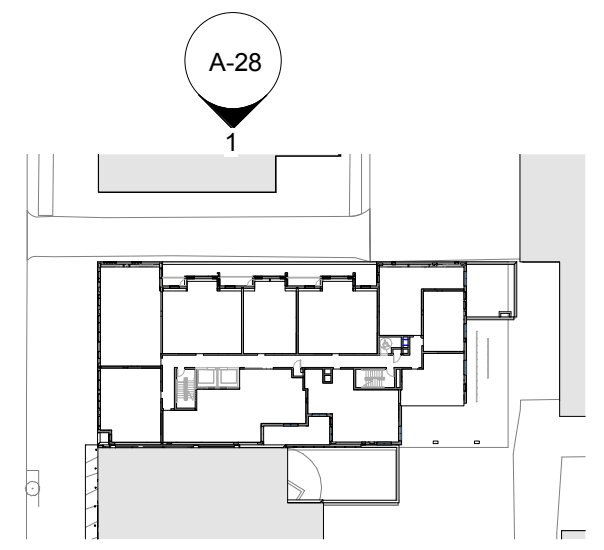
Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

TM Associates Inc.

TM ASSOCIATES INC.
 1375 Piccard Drive, Suite 150
 Rockville, Maryland 20850
 240.683.0300 (P); 240.428.7636 (F)

10/25/2018
ZONING COMMISSION
 District of Columbia
 CASE NO.18-13
 EXHIBIT NO.26A2



KEYPLAN

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

NORTH RENDERED ELEVATION | A-28

10/25/2018



1530 FIRST ST. S.W.

EAST RENDERED ELEVATION | A-29

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4

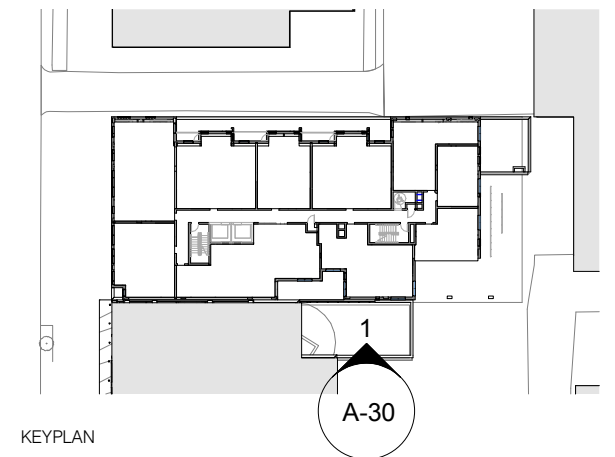


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

10/25/2018



1530 FIRST ST. S.W.

SOUTH RENDERED ELEVATION | A-30

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4

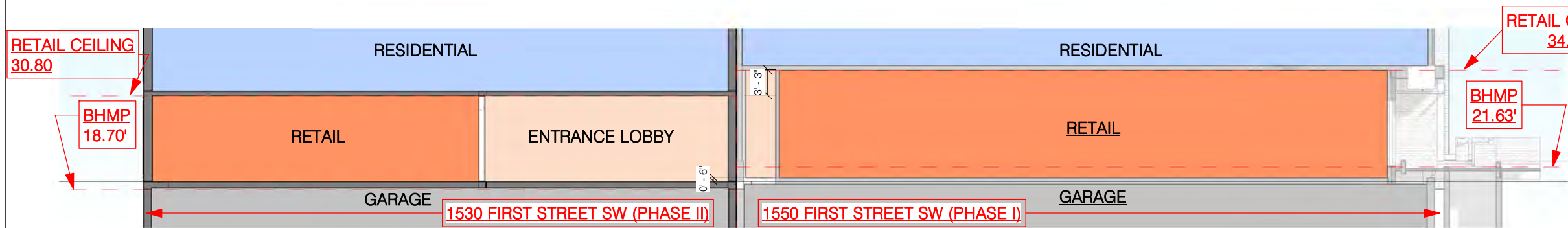
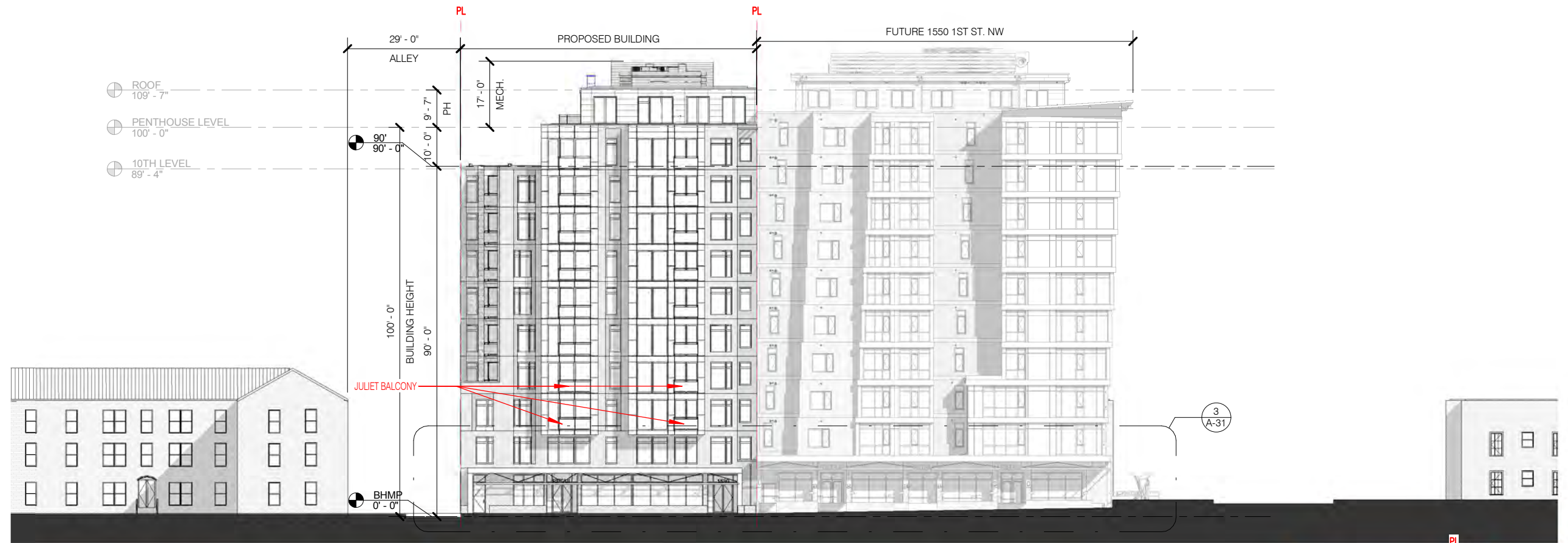


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

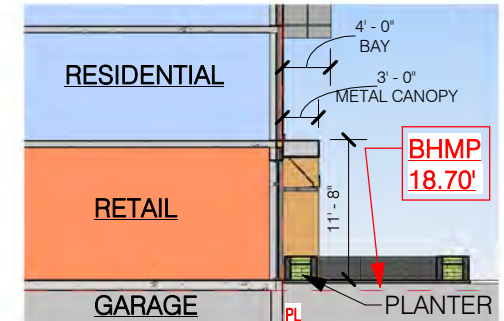


TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

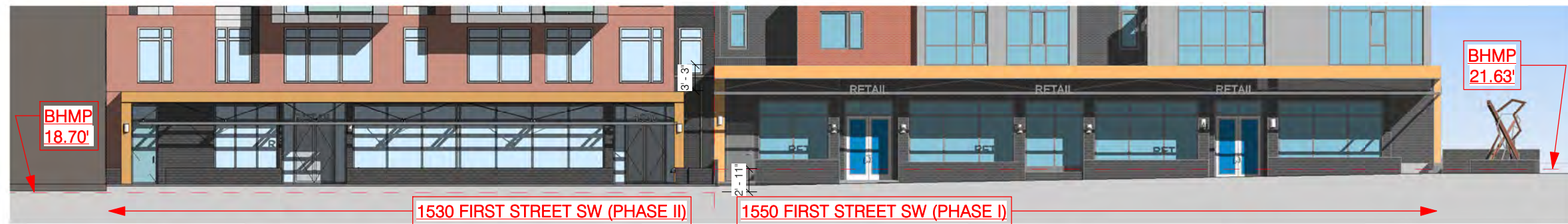
10/25/2018



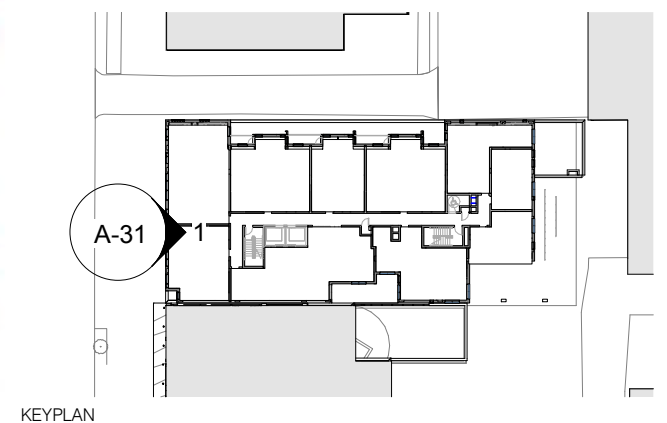
2 RETAIL SECTION
1/16" = 1'-0"



4 RETAIL CANOPY SECTION
1/16" = 1'-0"



3 RETAIL ELEVATION
1/16" = 1'-0"



KEYPLAN

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



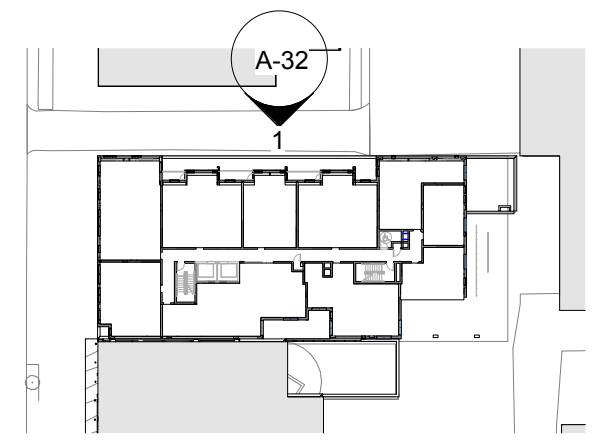
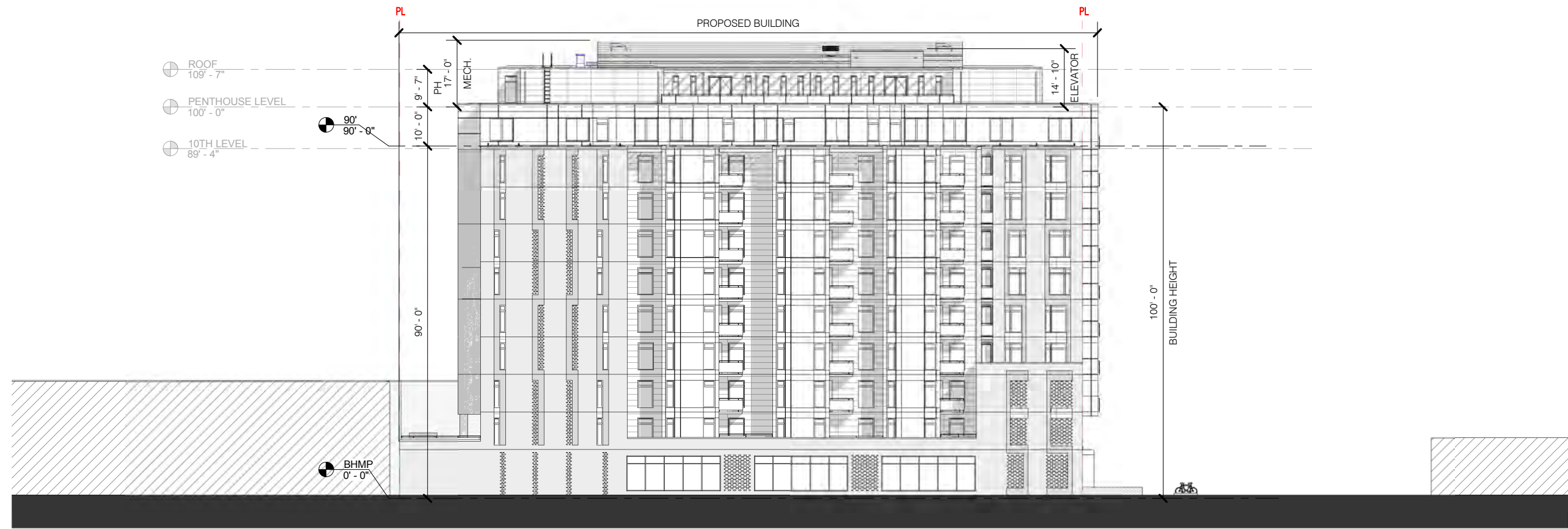
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



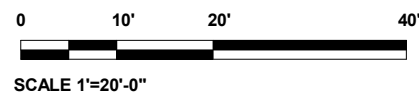
TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

WEST ELEVATION A-31

10/25/2018



KEYPLAN



1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



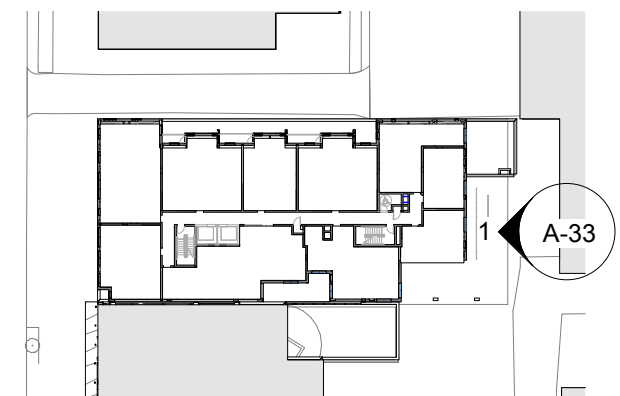
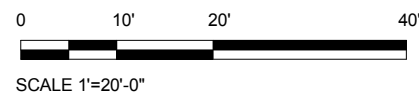
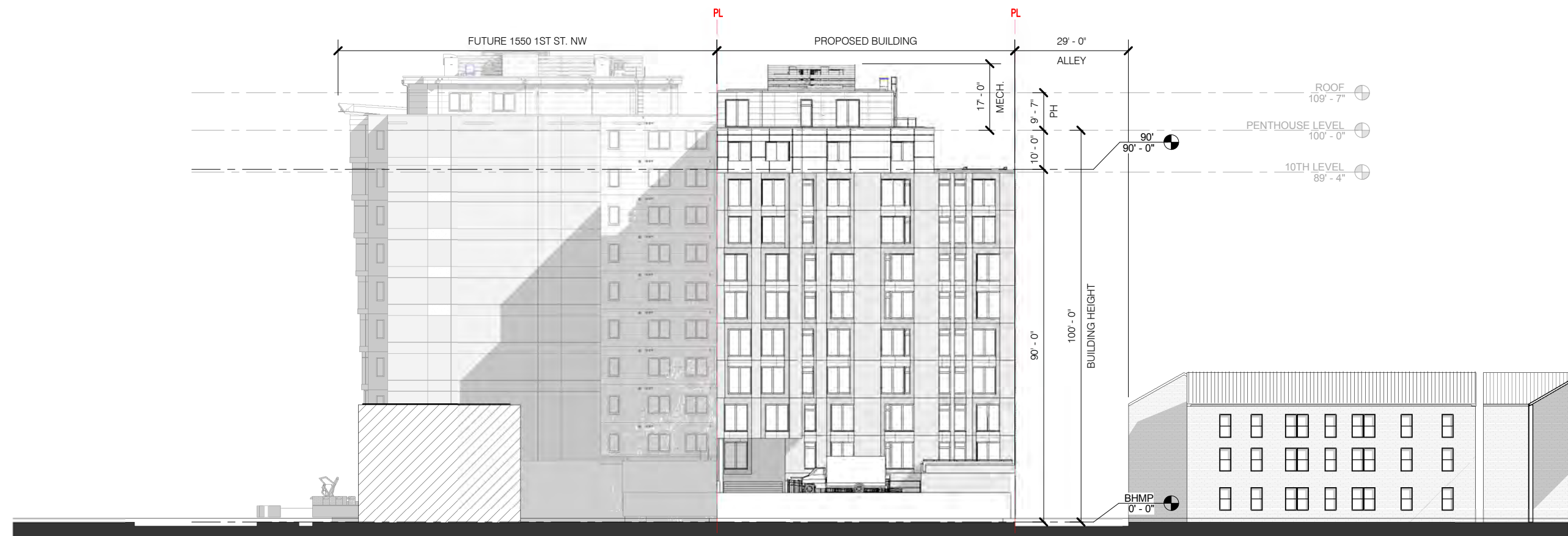
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

NORTH ELEVATION | A-32

10/25/2018



KEYPLAN

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



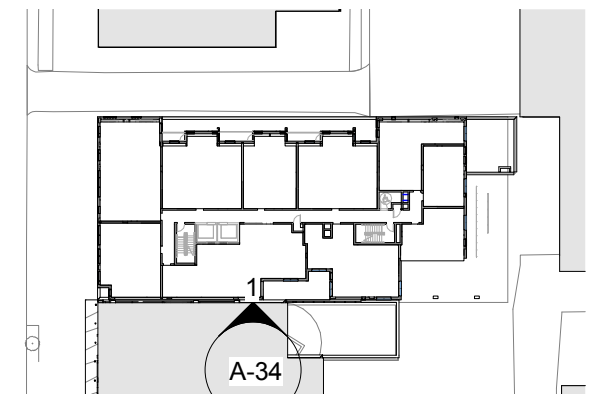
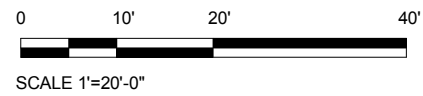
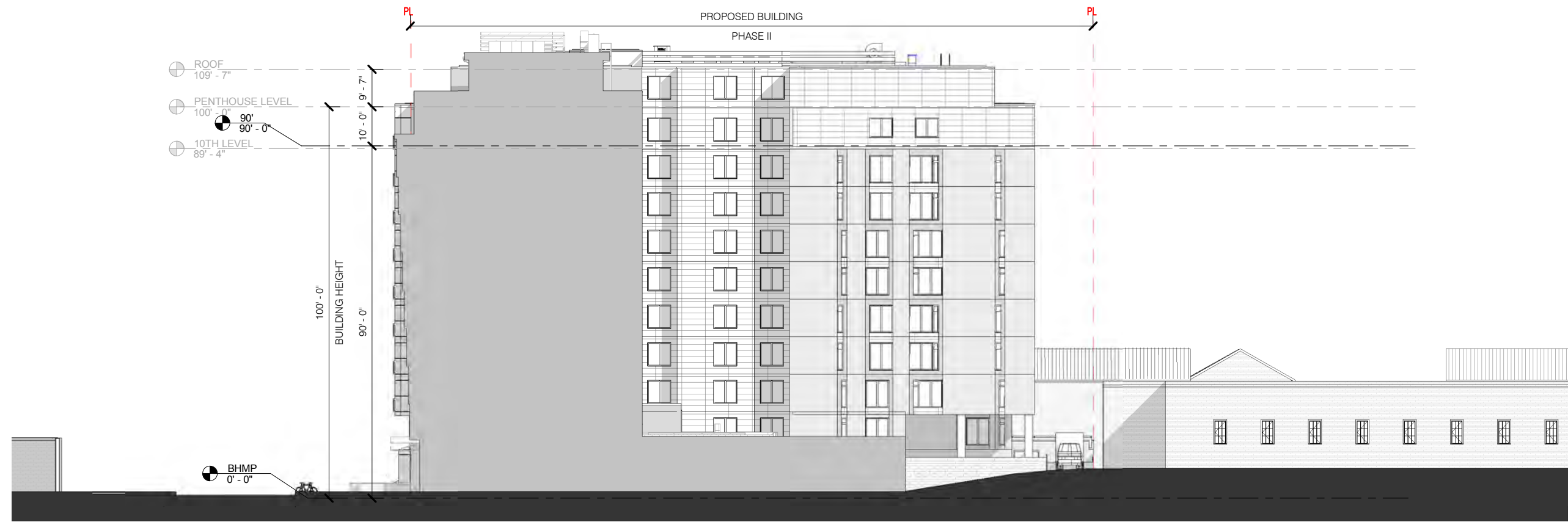
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

EAST ELEVATION | A-33

10/25/2018



KEYPLAN

1530 FIRST ST. S.W.

SOUTH ELEVATION | A-34

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4

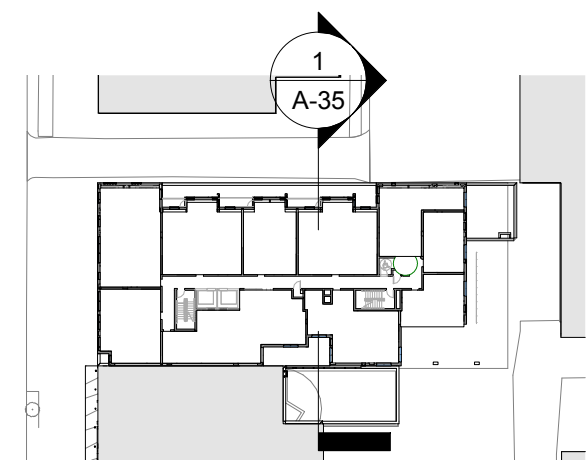
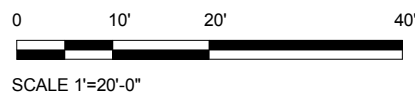
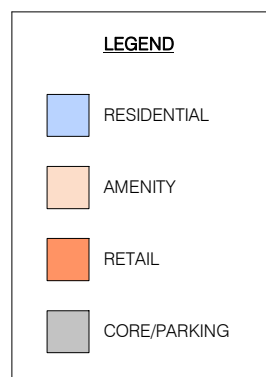
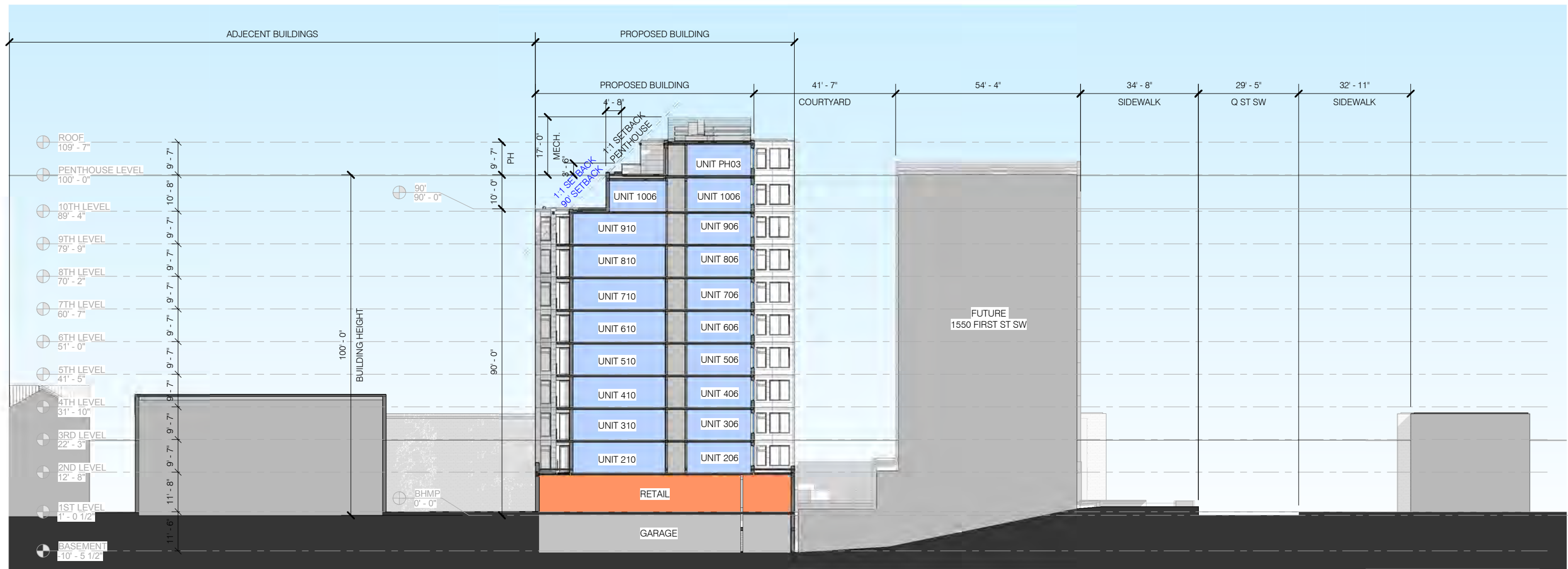


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

10/25/2018



KEYPLAN

1530 FIRST ST. S.W.

BUILDING SECTION A-35

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4

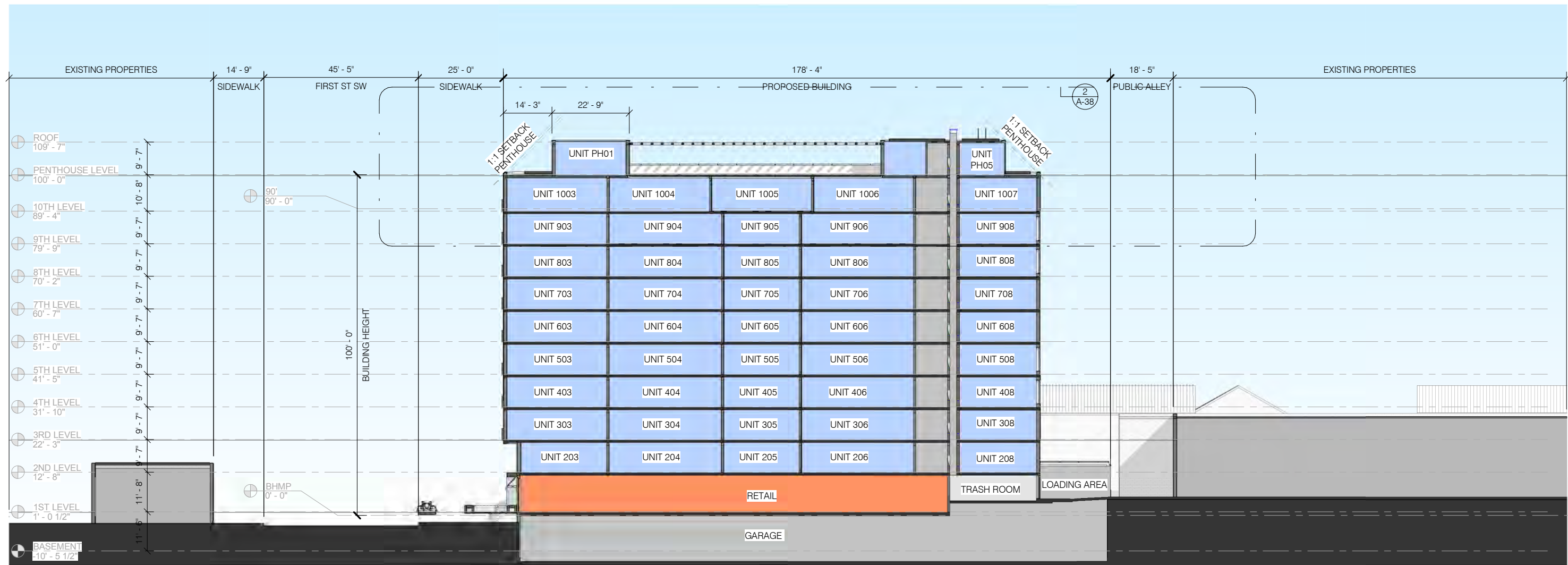


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



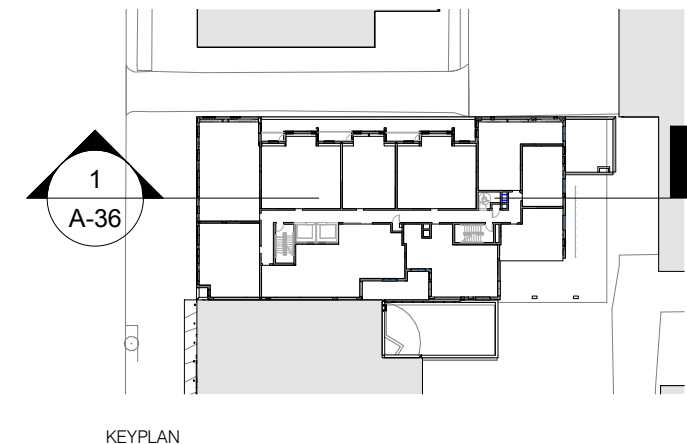
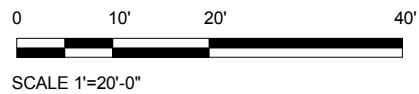
TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

10/25/2018



LEGEND

| |
|--|
| RESIDENTIAL |
| AMENITY |
| RETAIL |
| CORE/PARKING |



1530 FIRST ST. S.W.

BUILDING SECTION A-36

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4

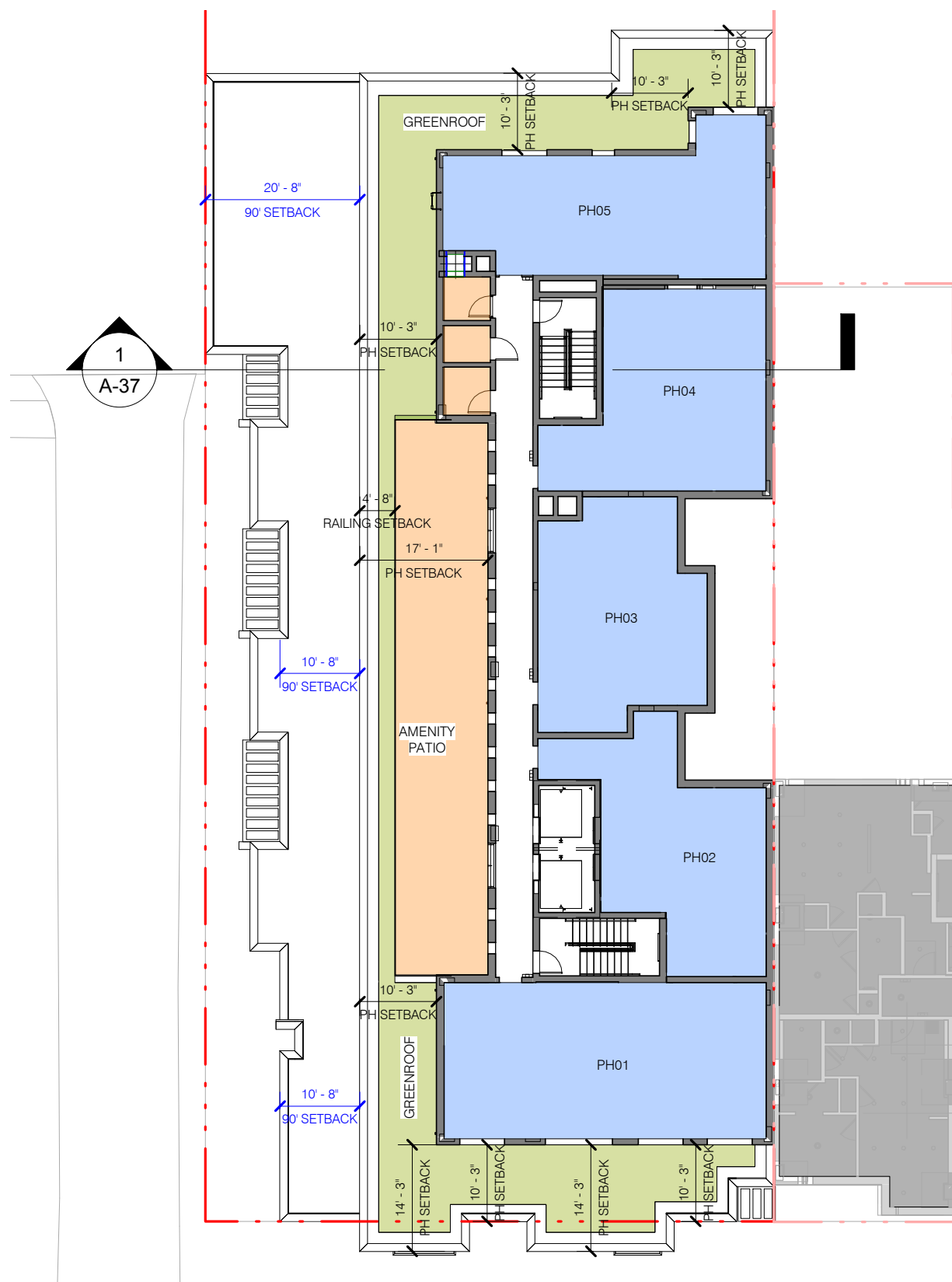


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

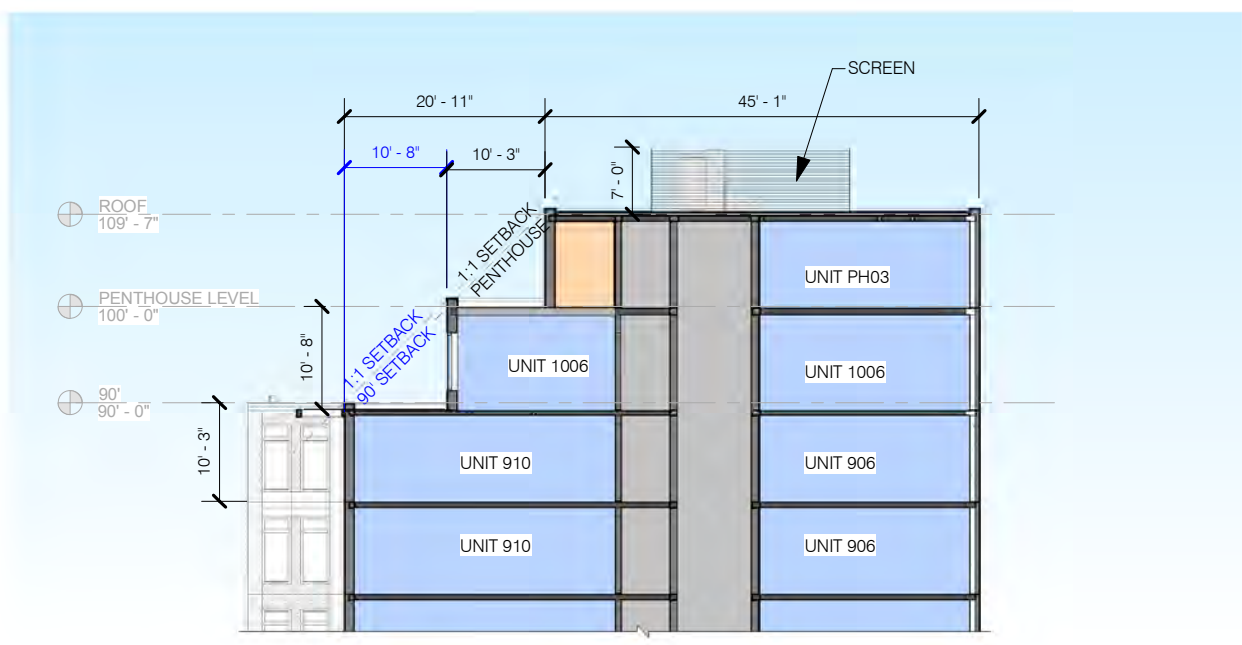


TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

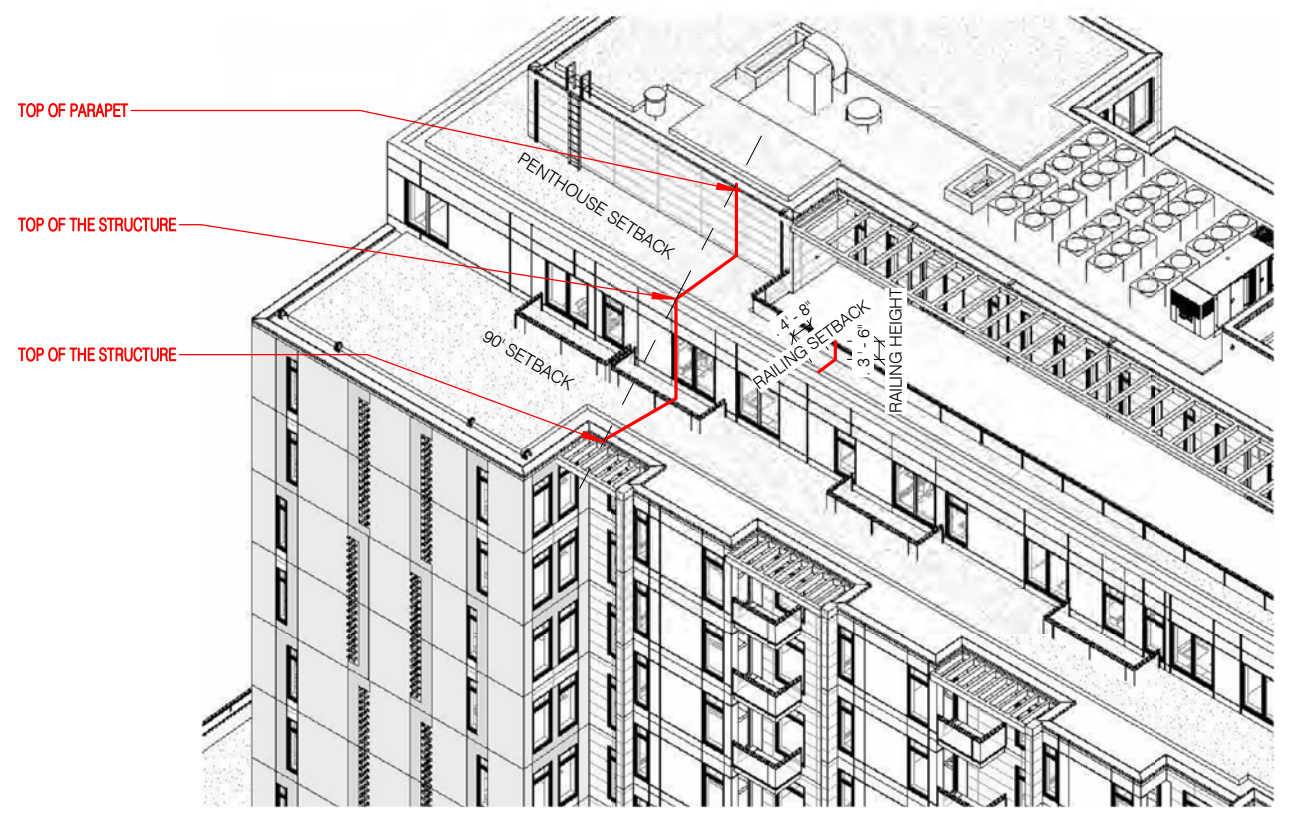
10/25/2018



③ 11TH LEVEL - PENTHOUSE EAST SETBACK
1" = 20'-0"



① ENLARGED PENTHOUSE - TRANSVERSE SECTION
1" = 20'-0"



1530 FIRST ST. S.W.

ENLARGED PENTHOUSE ELEVATION | A-37

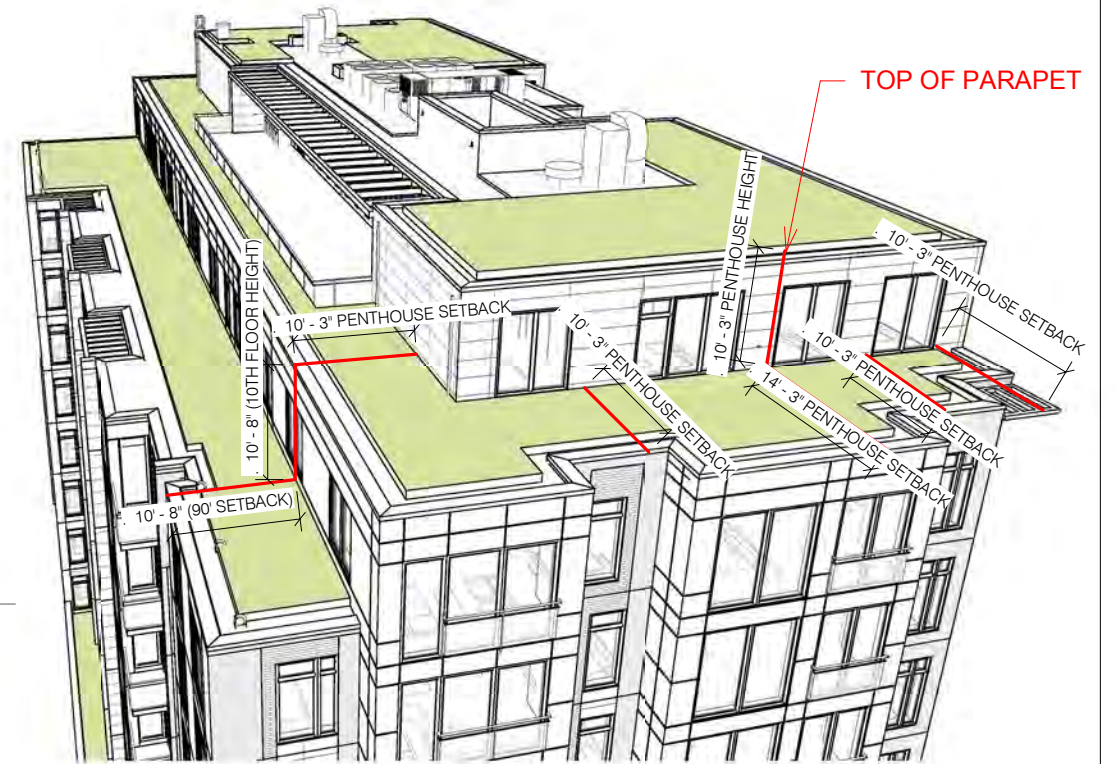
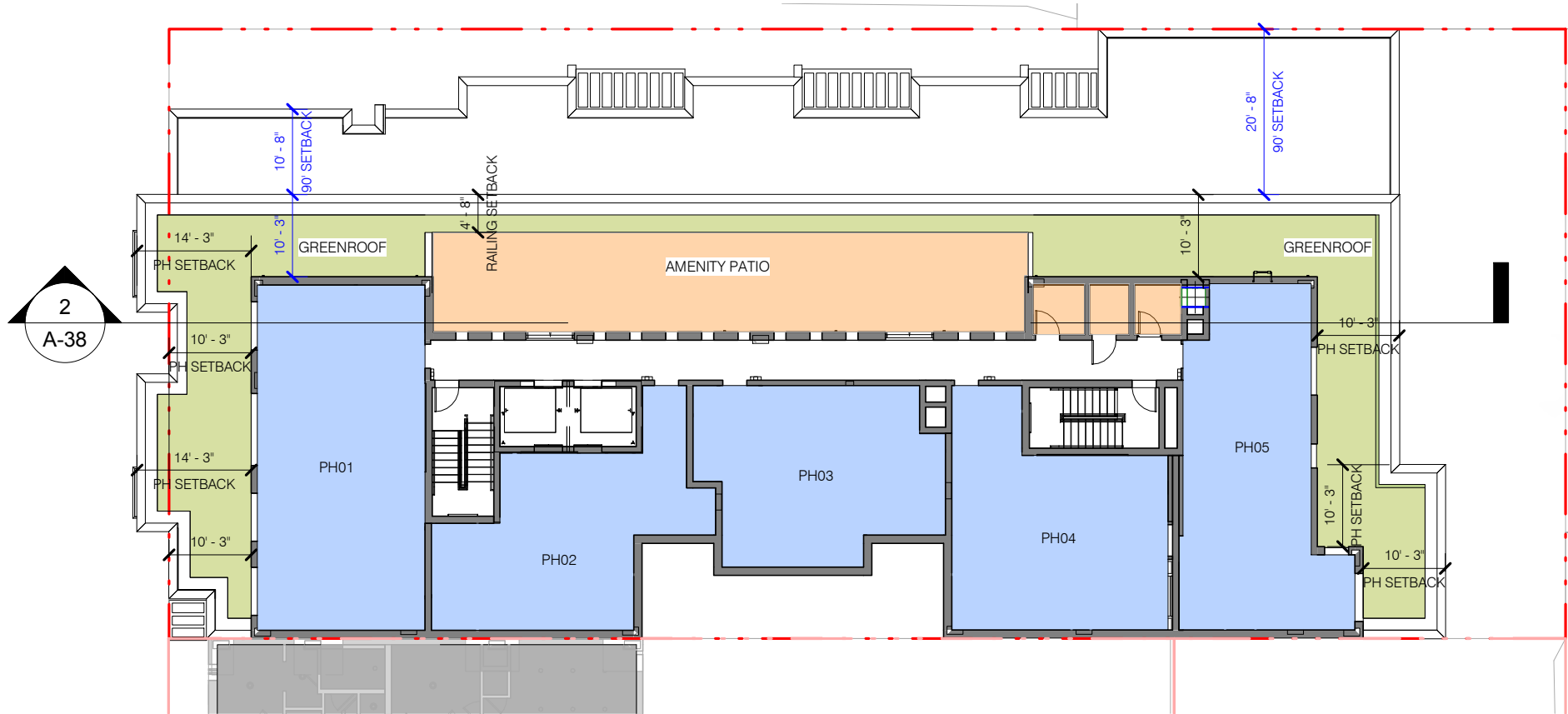
1530 FIRST ST. S.W. WASHINGTON DC 20024
Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

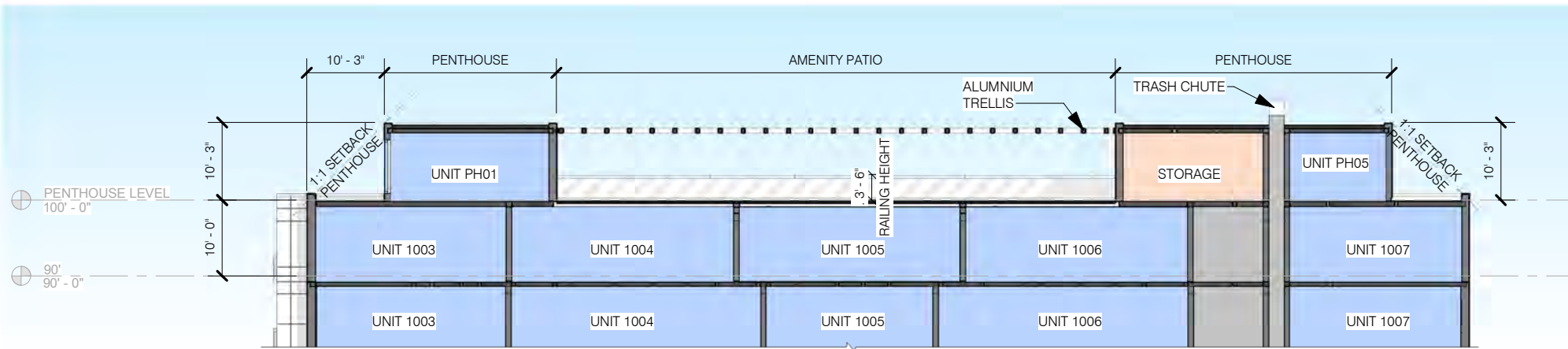
TM Associates Inc.

TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

10/25/2018



① 11TH LEVEL - PENTHOUSE EAST / WEST SETBACK
1" = 20'-0"



② ENLARGED PENTHOUSE - LONGITUDINAL SECTION
1" = 20'-0"

1530 FIRST ST. S.W.

ENLARGED PENTHOUSE ELEVATION A-38

1530 FIRST ST. S.W. WASHINGTON DC 20024

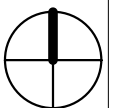
Square: 0656 Lot No: 0053 Zone: CG-4



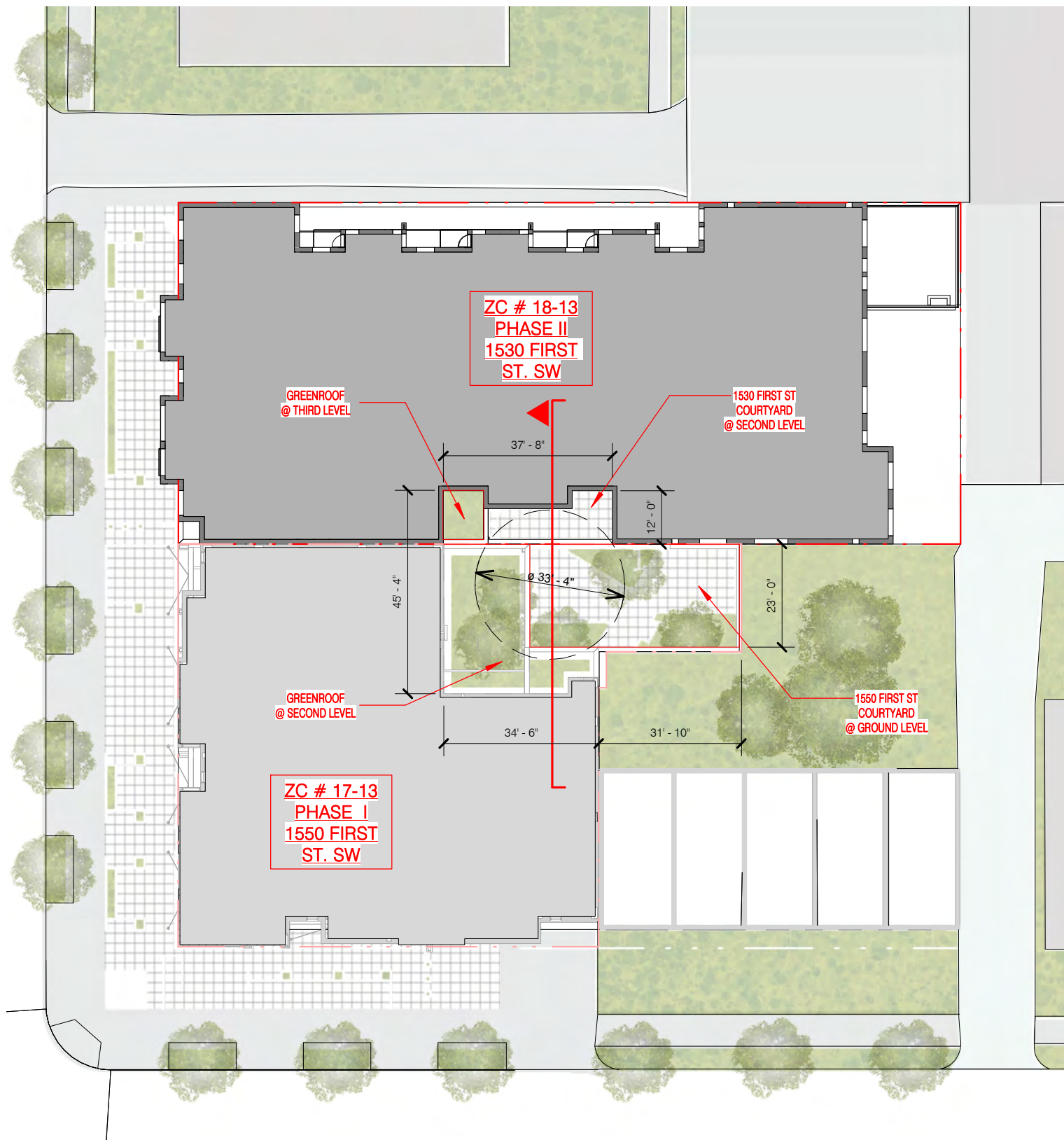
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



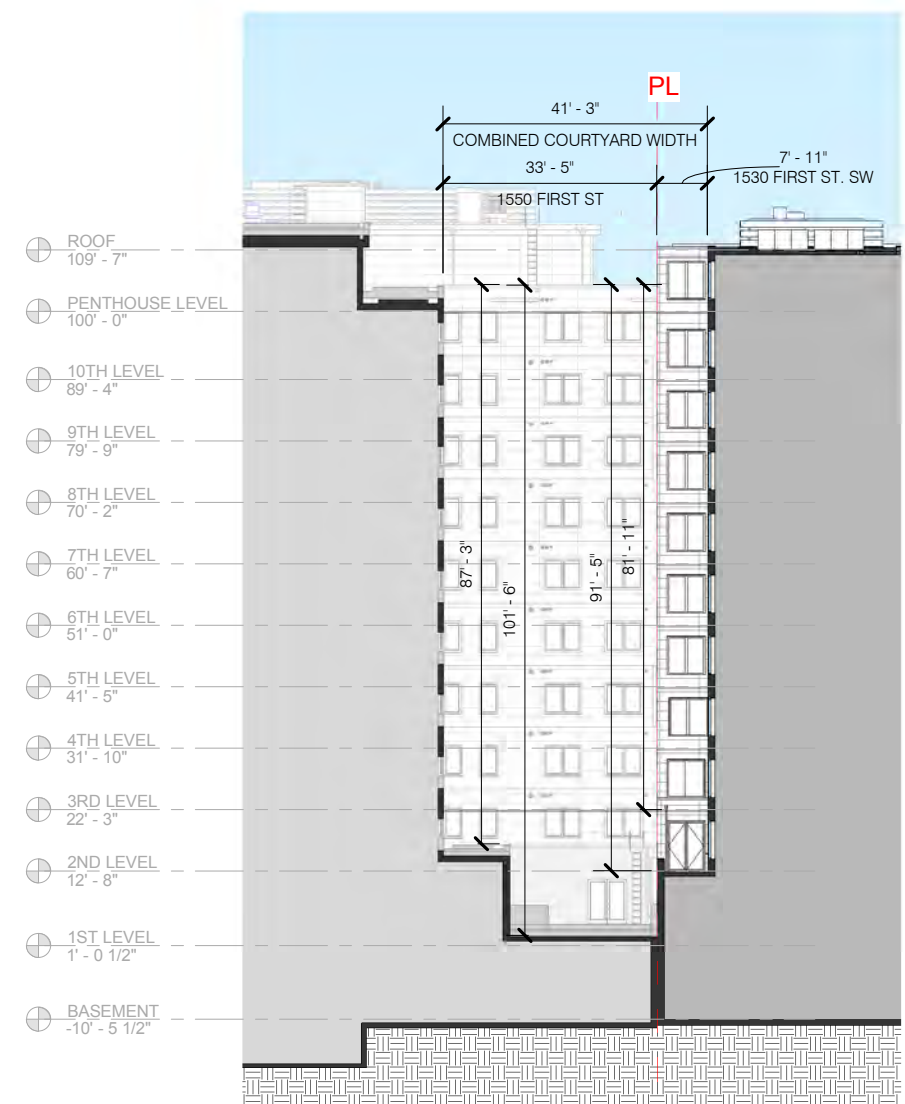
TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)



10/25/2018

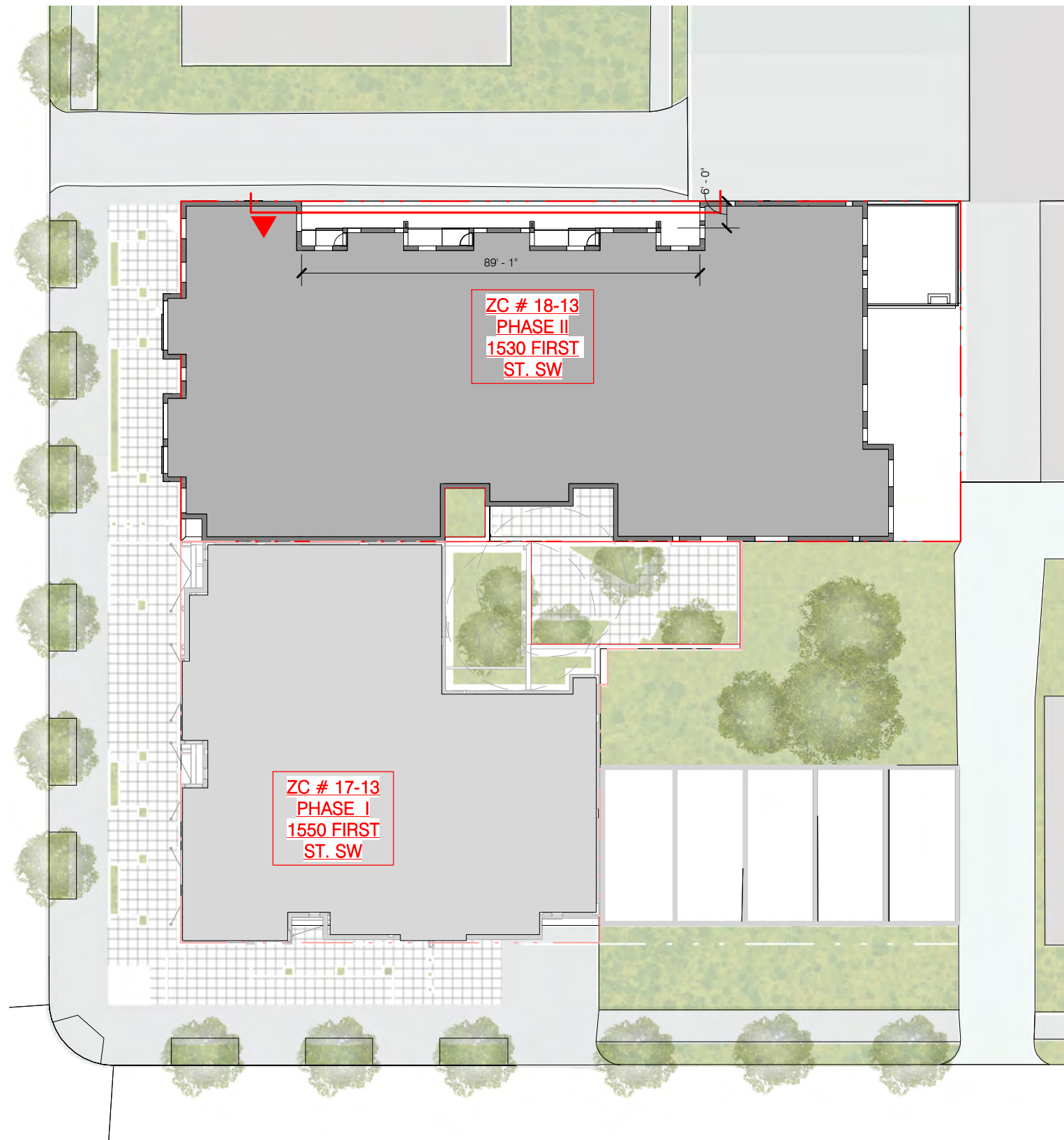


① ENLARGED COURT - THIRD
1" = 30'-0"

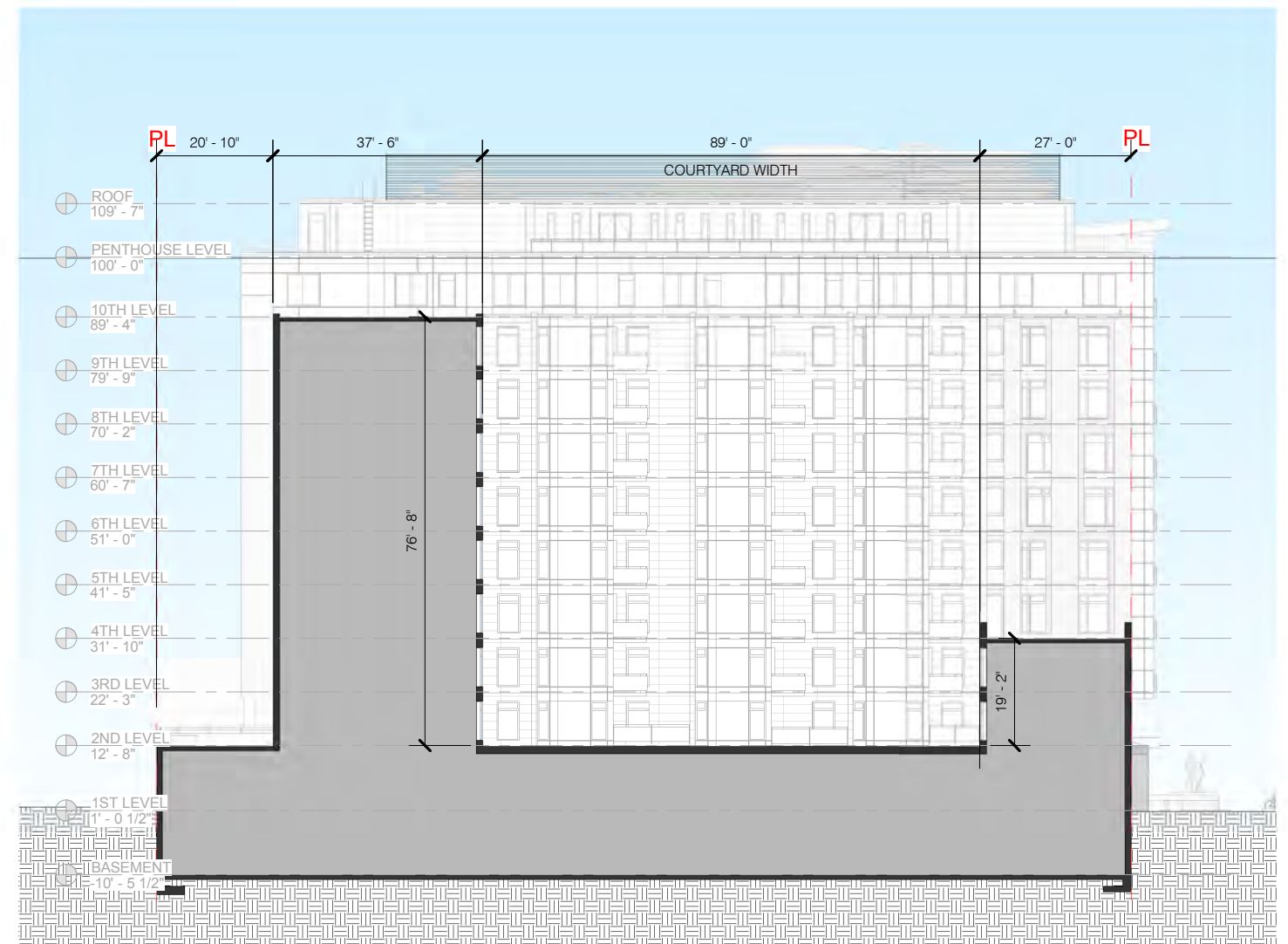


② COURTYARD SECTION
1" = 30'-0"

| FLOOR | WIDTH | AREAS PHASE II | AREAS PHASE I | COMBINED AREAS |
|-----------|--------|----------------|---------------|----------------|
| 1ST | N/A | N/A | 1132 SF | 1132 SF |
| 2ND | 27'-8" | 226 SF | 1908 SF | 2134 SF |
| 3RD-10TH | 37'-8" | 369 SF | 1908 SF | 2277 SF |
| PENTHOUSE | 37'-8" | 369 SF | 2817 SF | 3186 SF |



① ENLARGED COURT - THIRD LEVEL
1" = 30'-0"



② COURTYARD SECTION
1" = 30'-0"

COURTYARD AREA

| FLOOR | WIDTH | AREA |
|---------|--------|--------|
| 2ND | 89'-0" | 534 SF |
| 3RD | 89'-0" | 534 SF |
| 4TH-9TH | 89'-0" | 534 SF |

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

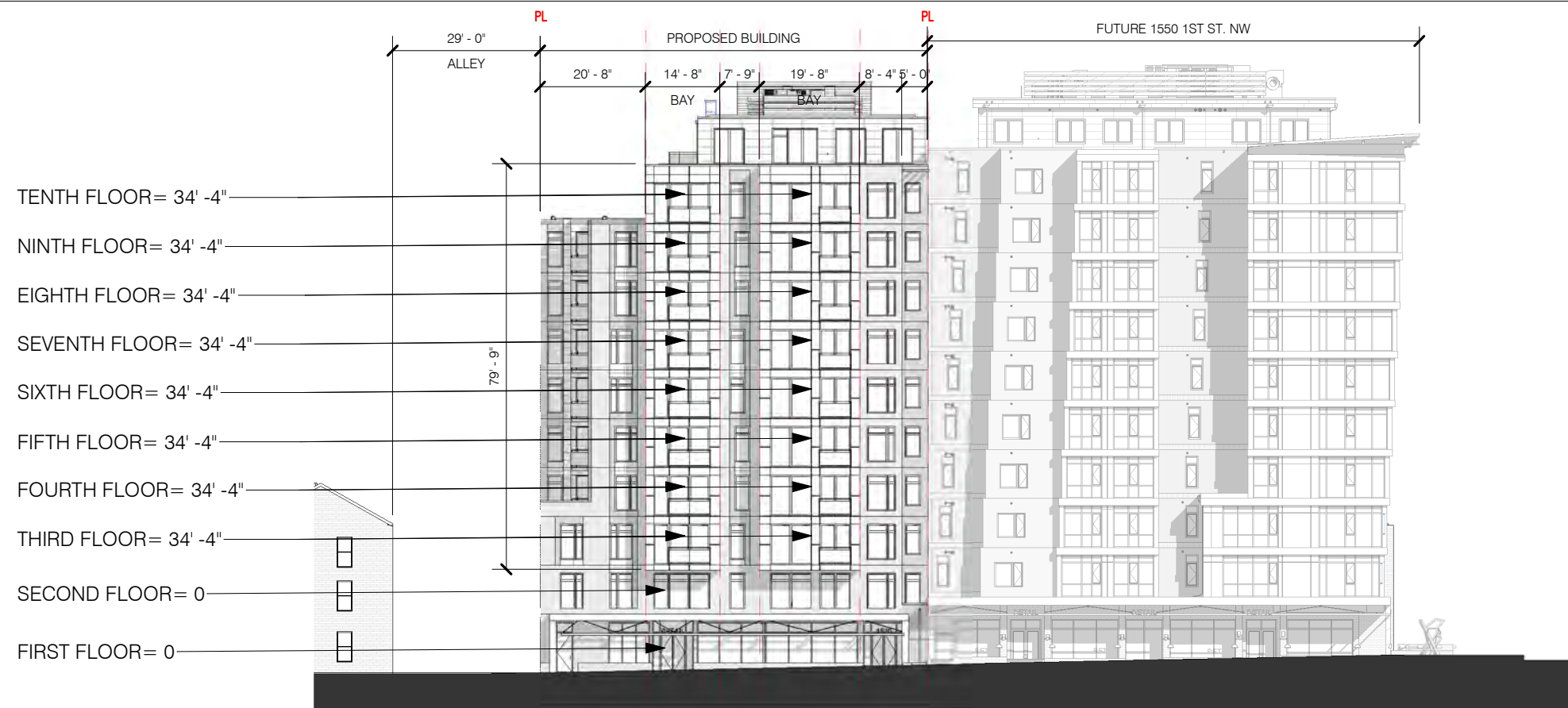
Square: 0656 Lot No: 0053 Zone: CG-4



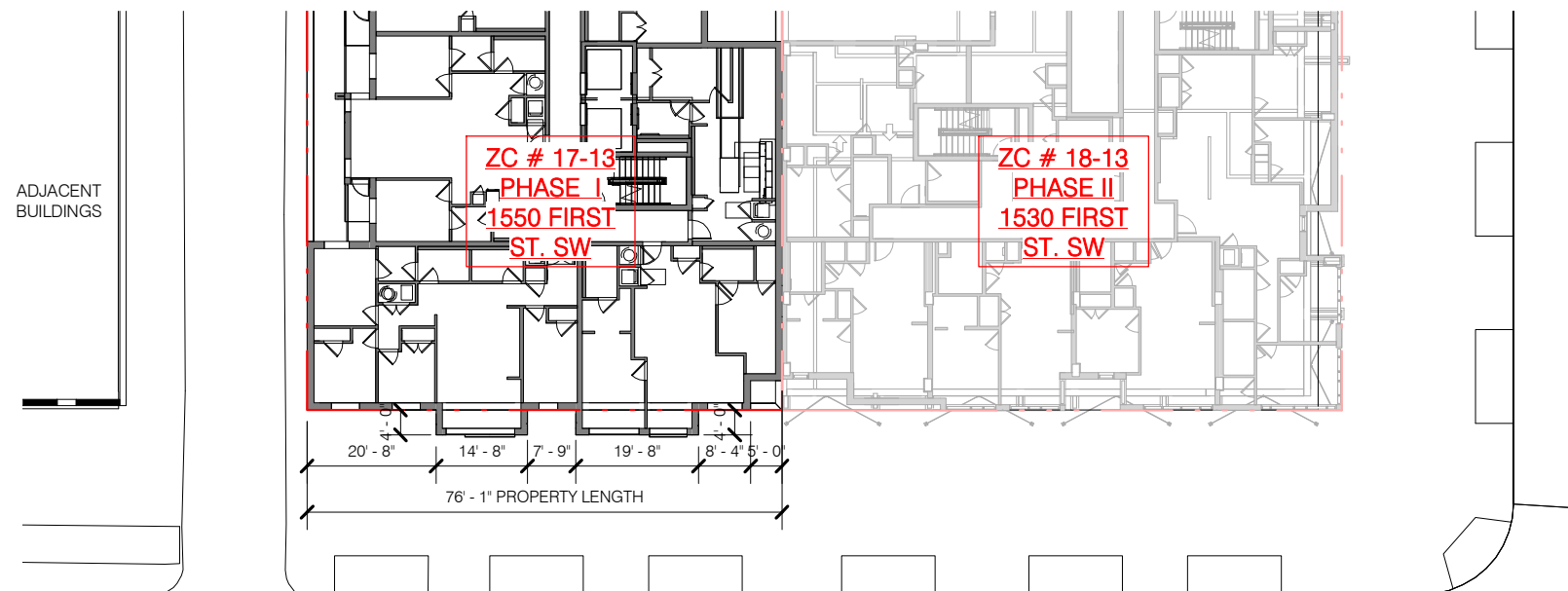
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)



② BAY CALCULATION DIAGRAM
1" = 30'-0"



① TYPICAL FLOOR PLAN
1" = 30'-0"

BAY CALCULATION

ALLOWED

$76.08' - 24 = 52.08 \times 6 = 312.48 / 12 = 26.04 + 13 = 39.04$

PROVIDED

$14.66 + 19.66 = 34.33'$

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



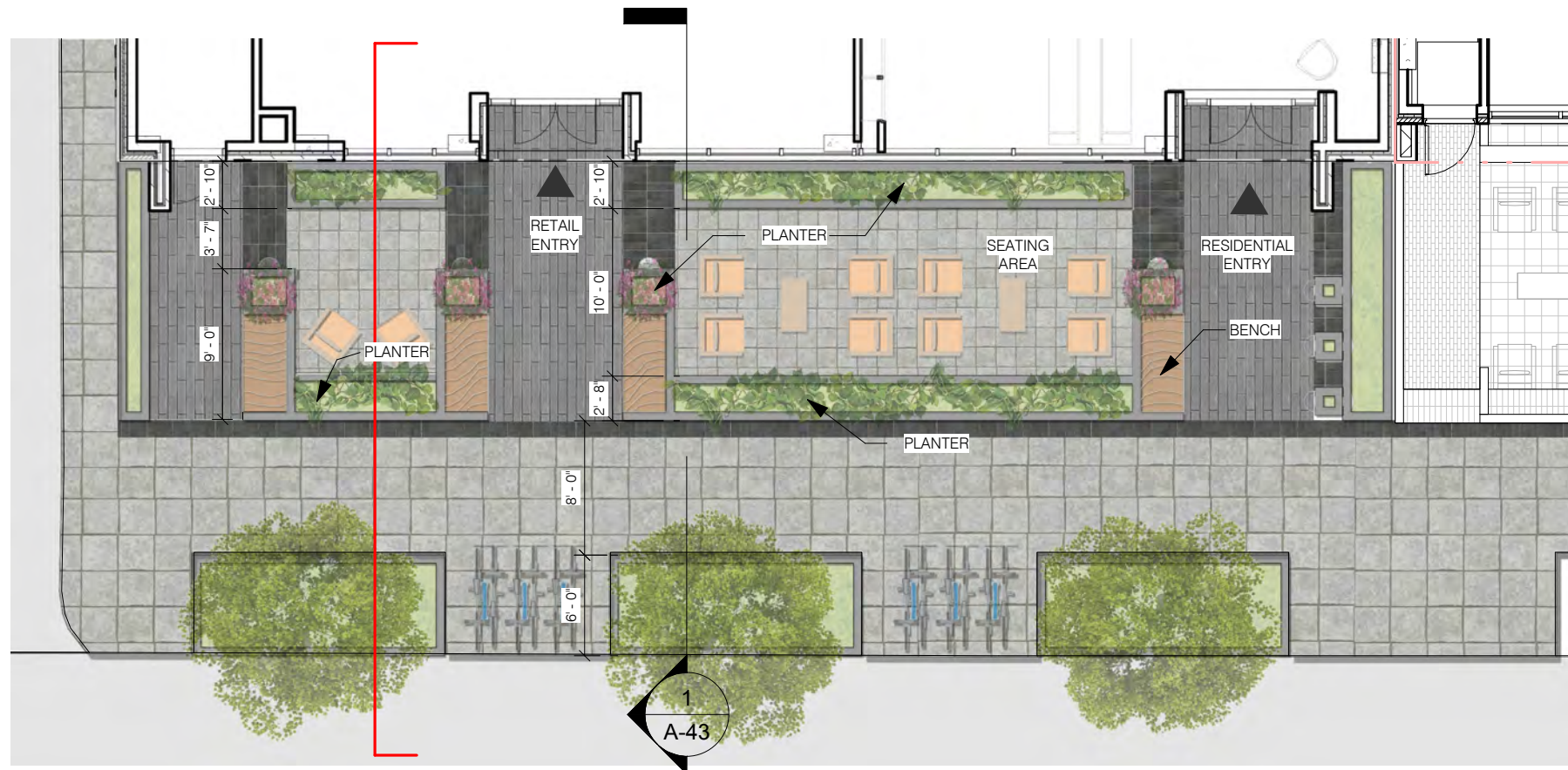
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)



① ENLARGED WEST ELEVATION
1" = 10'-0"



② ENLARGED SIDEWALK - FIRST LEVEL
1" = 10'-0"

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

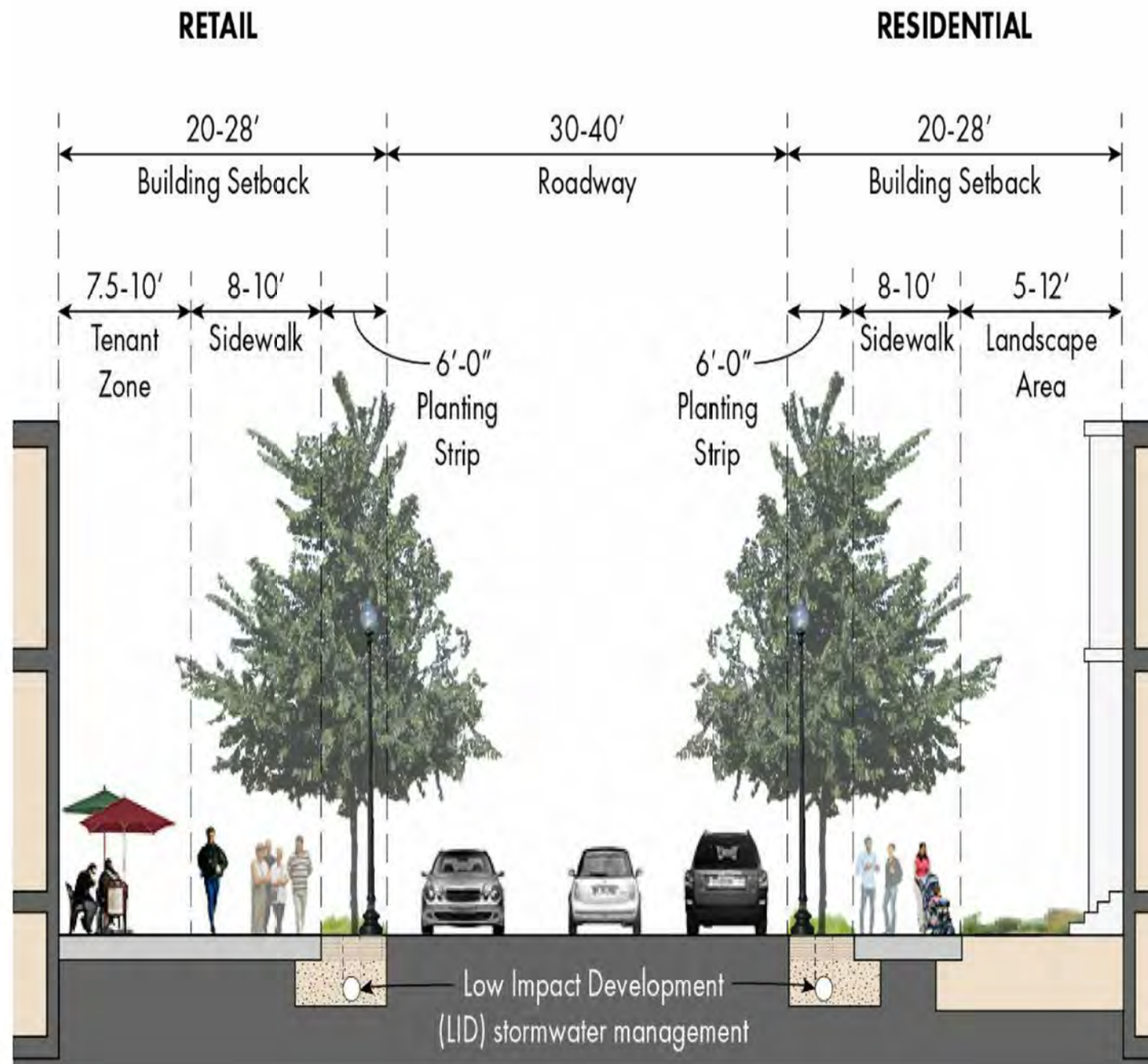
Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



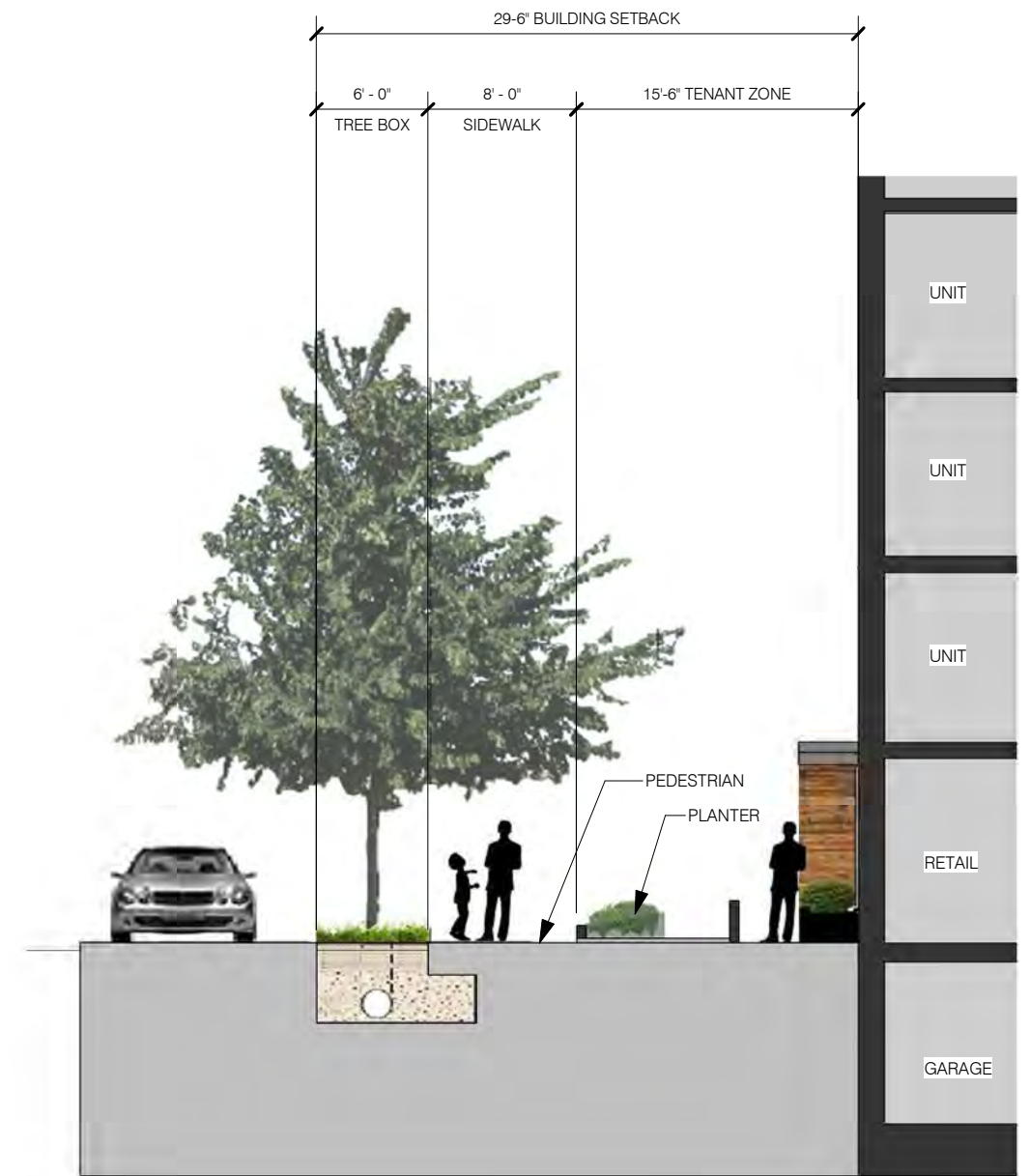
TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)



Specifications for All Other Streets

- Brick sidewalks, granite curbs, and traditional Washington Globe streetlights create an intimate scale on the narrow 80-85' streets of Buzzard Point.
- Permeable brick pavers between the tree boxes will increase stormwater management efforts.
- Streetscape responds to the ground floor use of buildings, with 10' sidewalks at retail and 8' sidewalks with landscaping at residential buildings or along blank walls.

*Buzzard Point Streetscape Guidelines
A Coordinated Design for the Streets of Buzzard Point
DC Office of Planning and Department of Transportation - March 2016*



① ENLARGED STREETSCAPE SECTION
1" = 10'-0"

1530 FIRST ST. S.W.

STREETSCAPE EXPERIENCE - FIRST ST. | A-43

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4

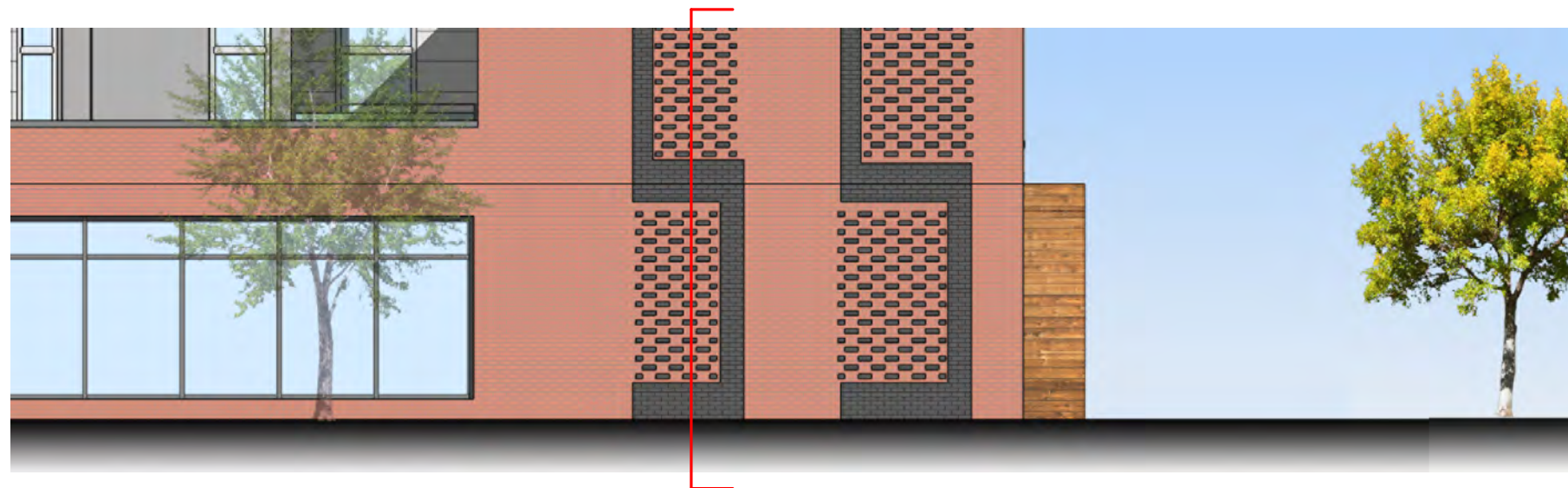


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

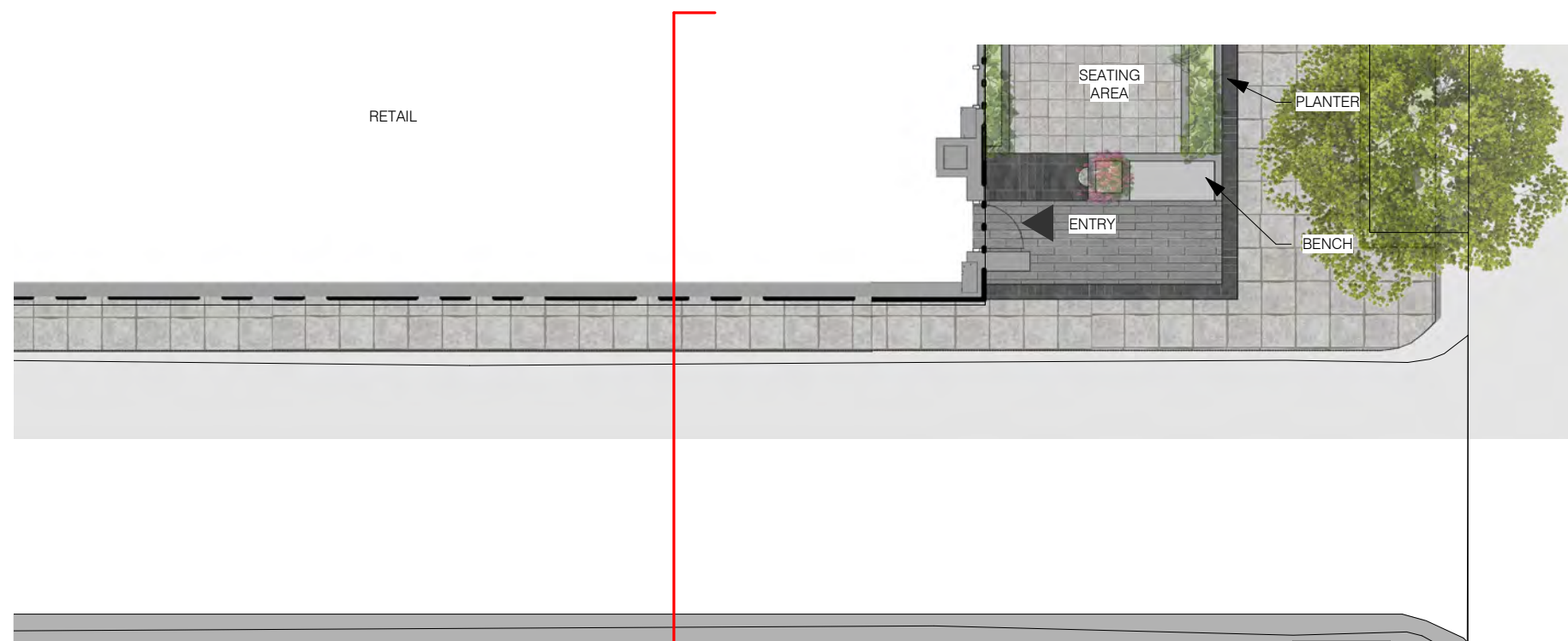


TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

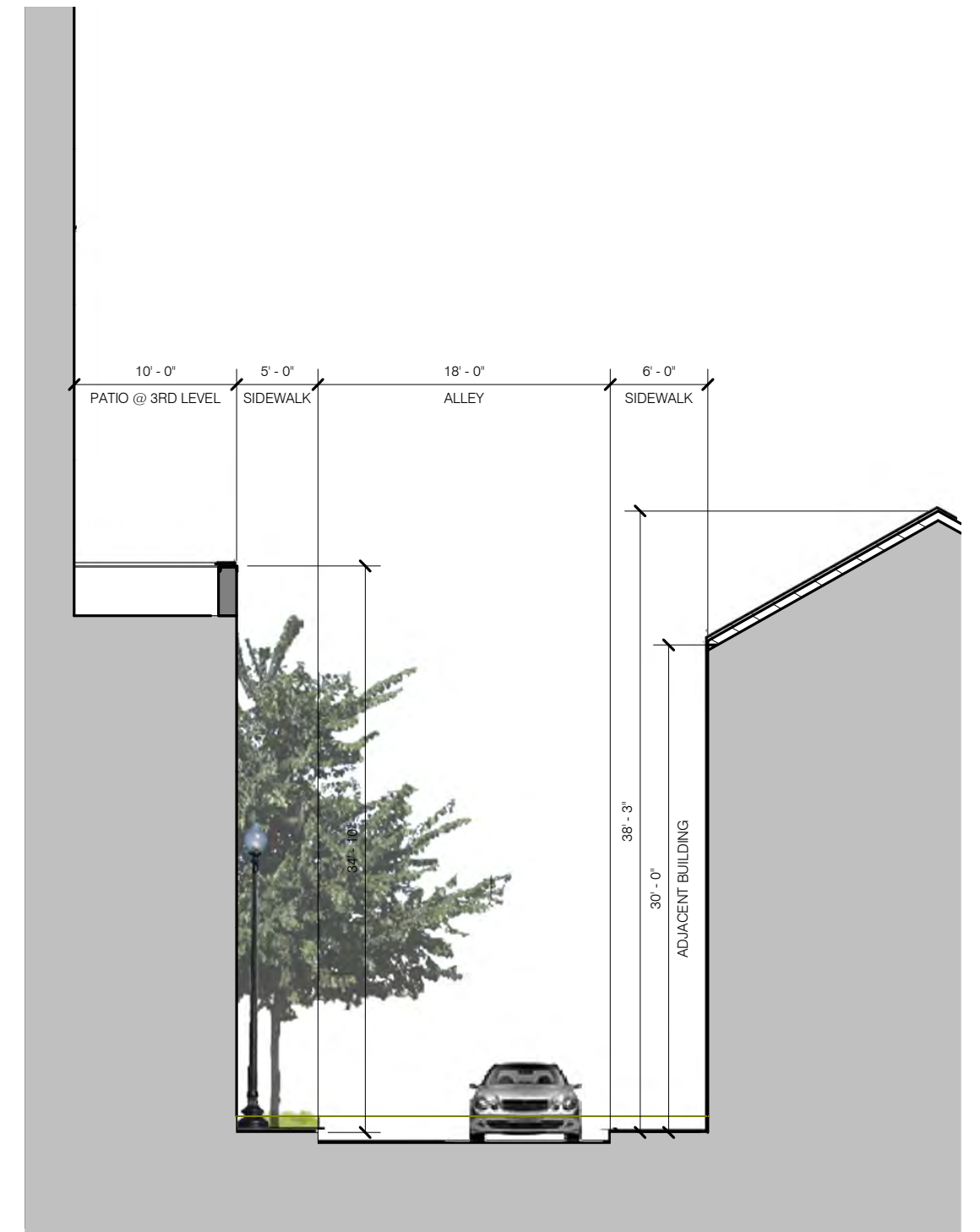
10/25/2018



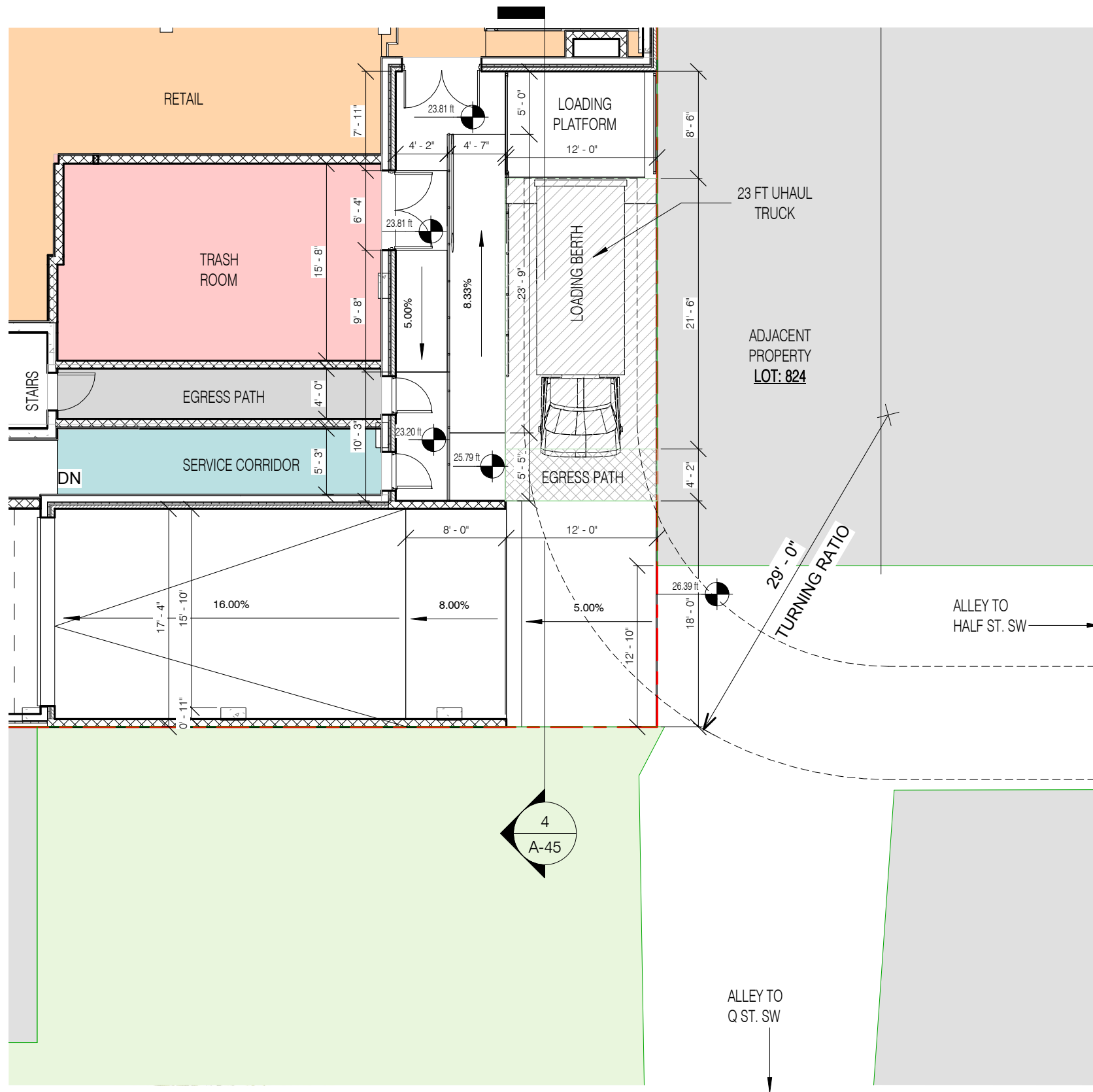
① ENLARGED NORTH ELEVATION
1" = 10'-0"



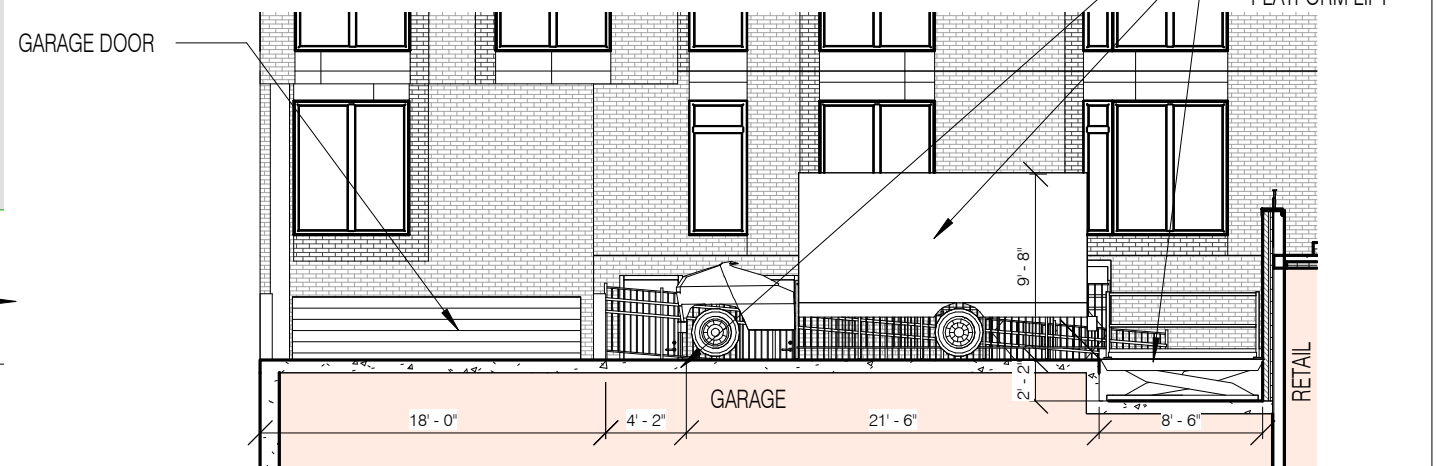
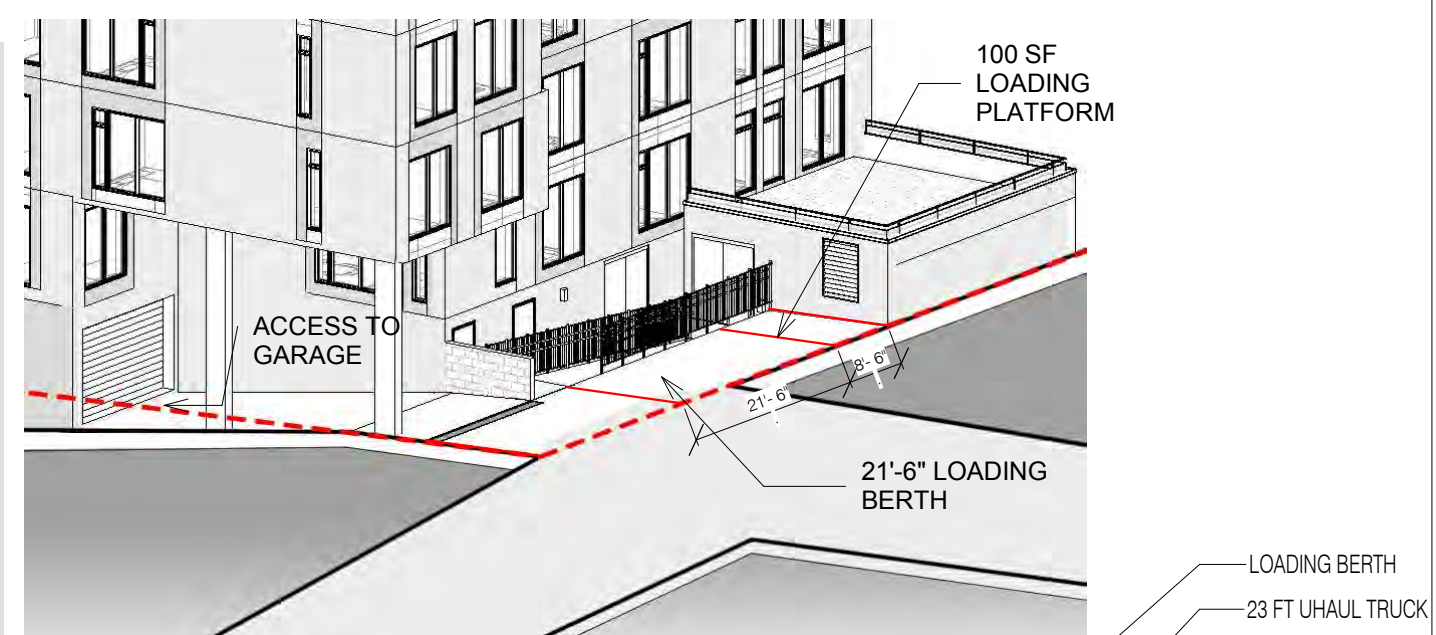
② ENLARGED ALLEY - FIRST LEVEL
1" = 10'-0"



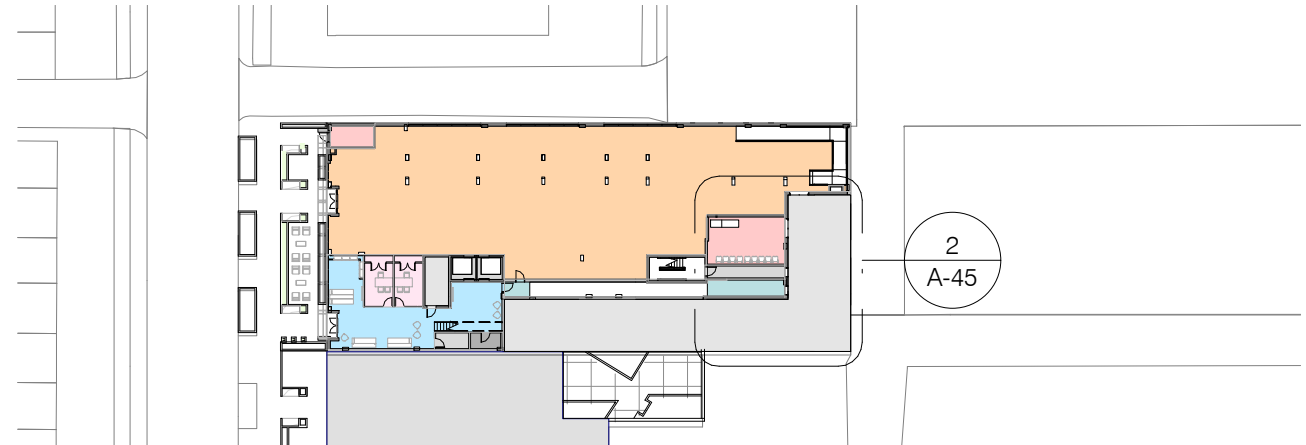
③ ENLARGED STEETScape SECTION
1" = 10'-0"



1 ENLARGED GARAGE RAMP
1" = 10'-0"



4 LOADING BERTH / PLATFORM SECTION
1" = 10'-0"



3 KEYPLAN
1/64" = 1'-0"

1530 FIRST STREET SW

ENLARGE GARAGE RAMP A-45

1530 FIRST STREET SW WASHINGTON D.C. 20024

Square: 0656 Lot No: 0053 Zone: CG-4

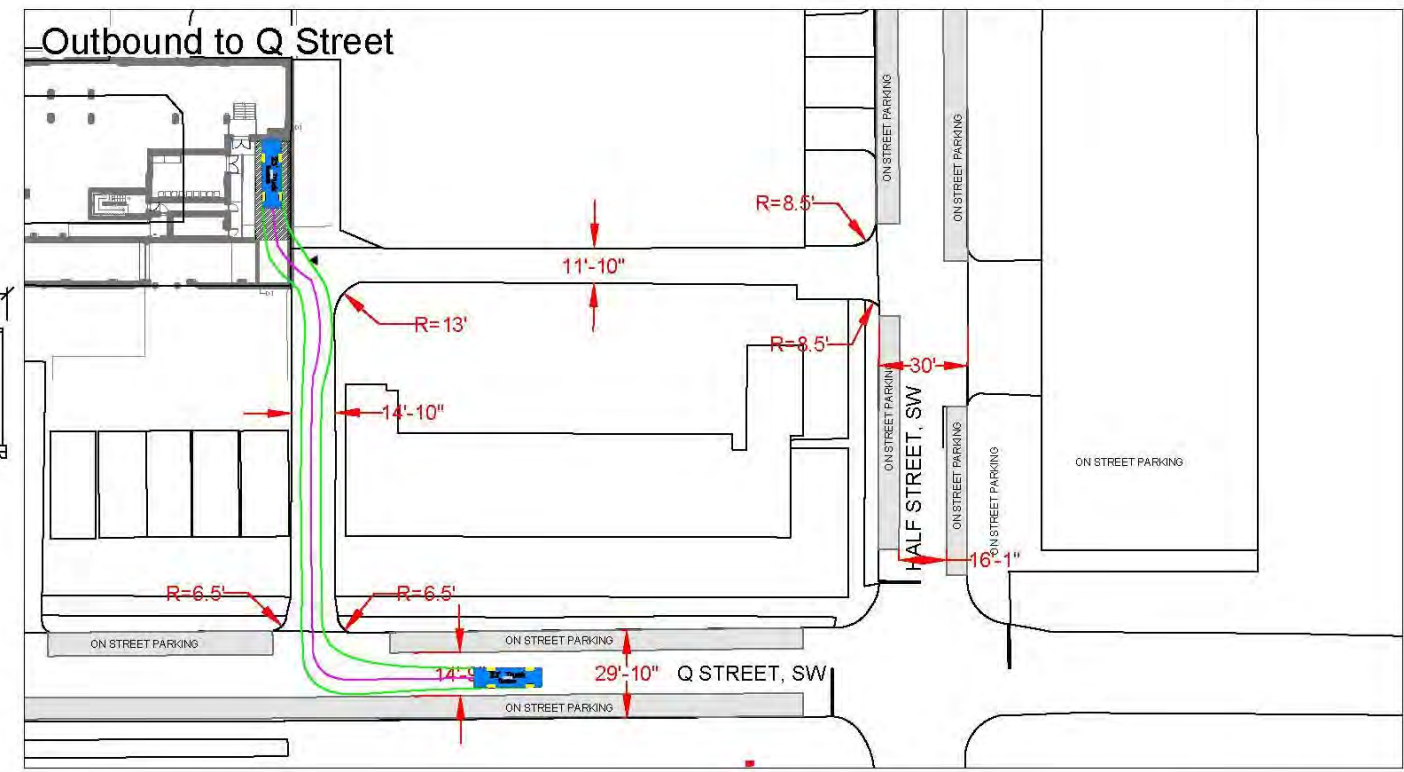
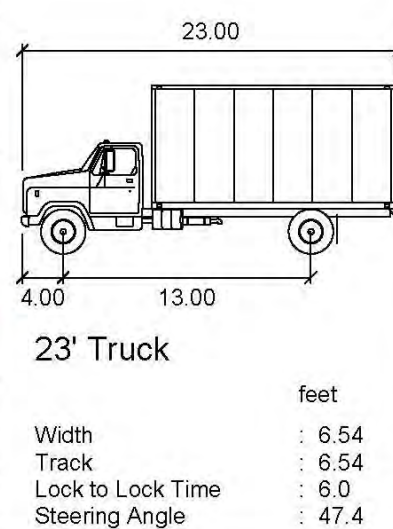
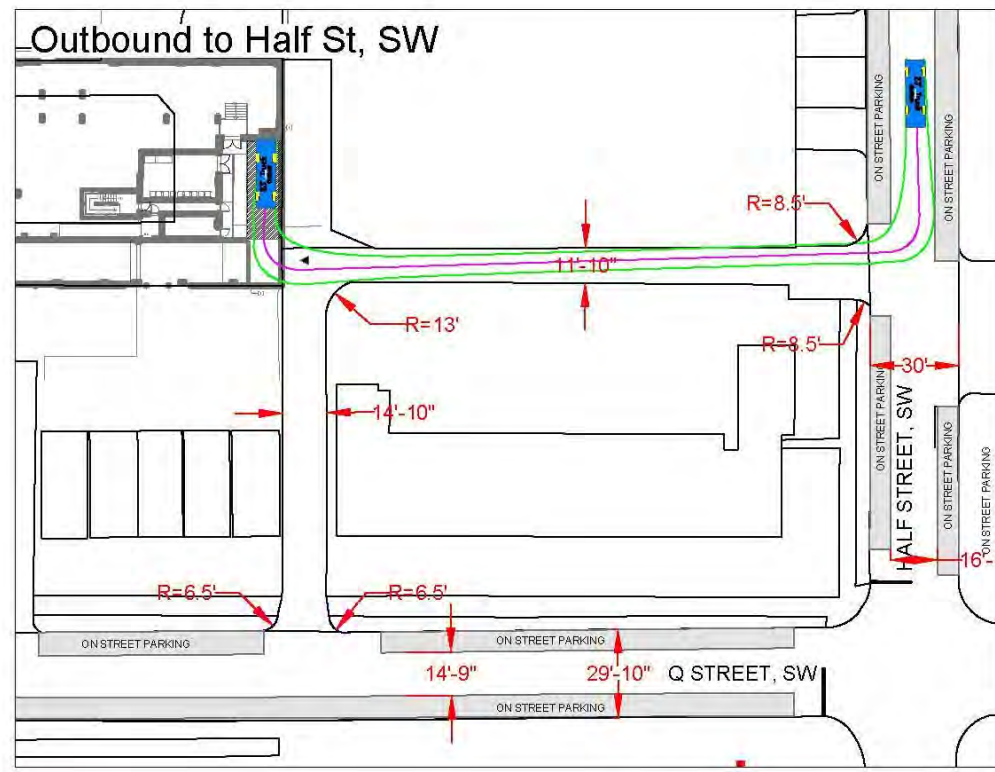
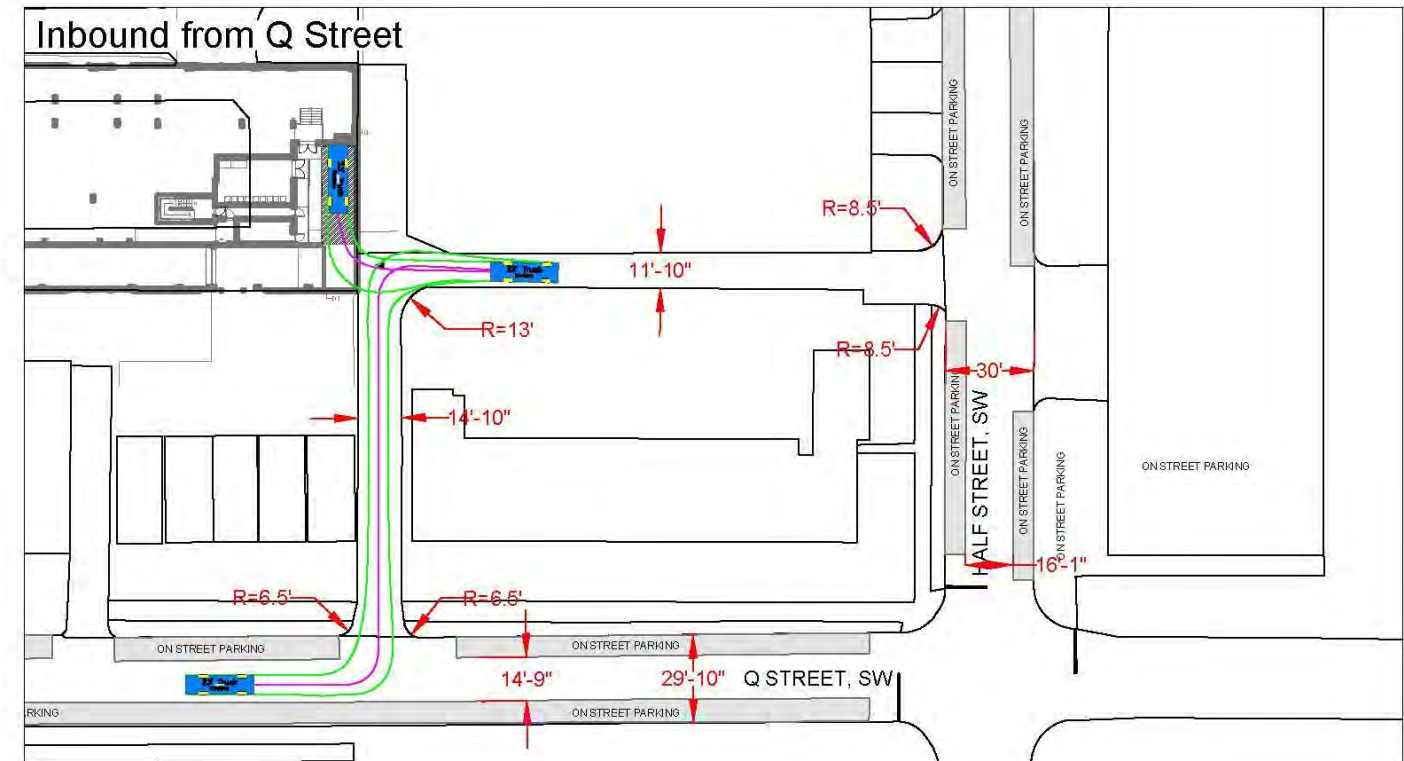
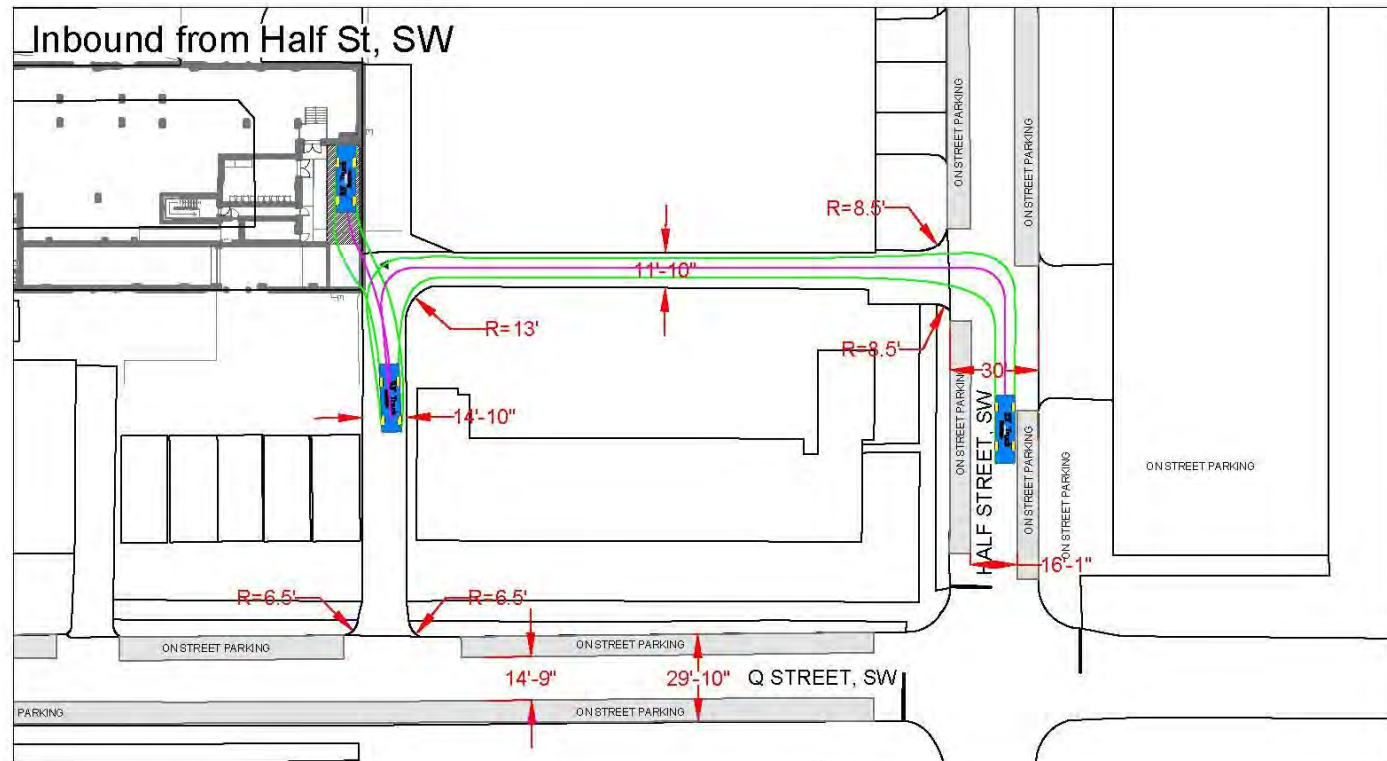


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

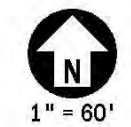
10/25/2018



GOROVE / SLADE
Transportation Planners and Engineers

Loading Movements: Analysis Vehicle: SU-23
1530 First Street, SW
September 29, 2018

Southwest, Washington, DC



P:\7301-2954 1530 First Street SW\AutoTURN\1530 1st Street SW AutoTURN.dwg - 9/27/2018 5:45 PM

1530 FIRST ST. S.W.

LOADING DOCK TURNING DIAGRAM A-46

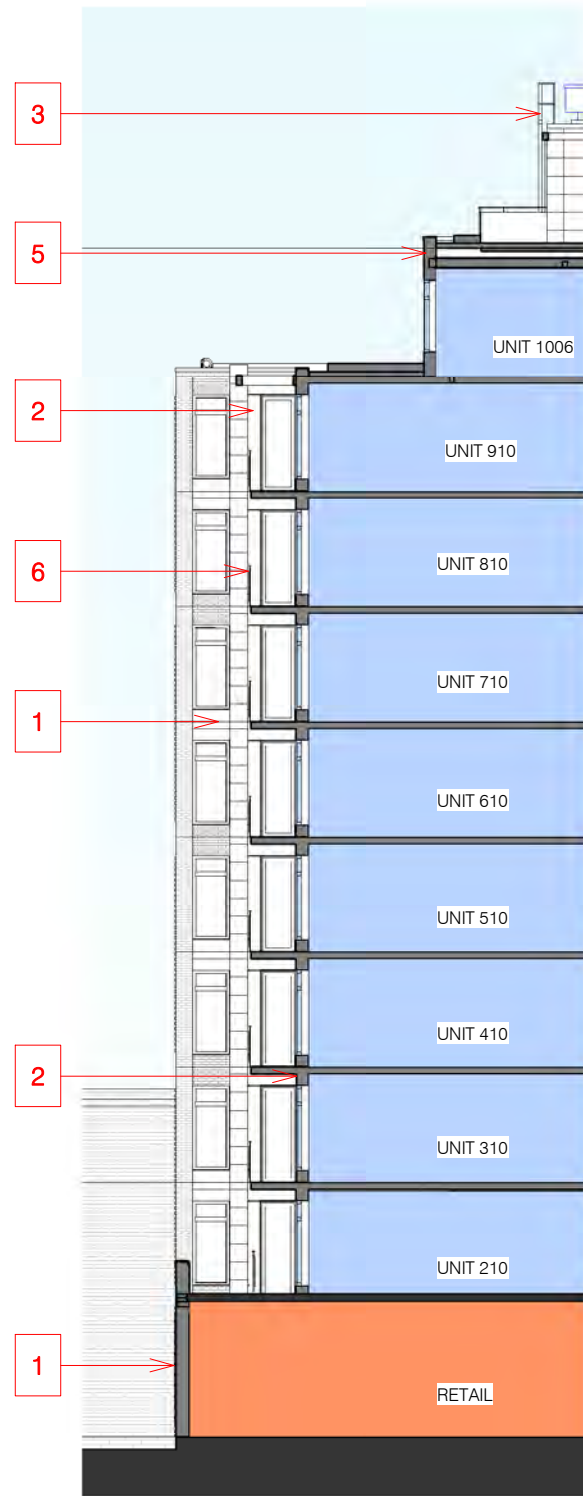
1530 FIRST ST. S.W. WASHINGTON DC 20024
Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

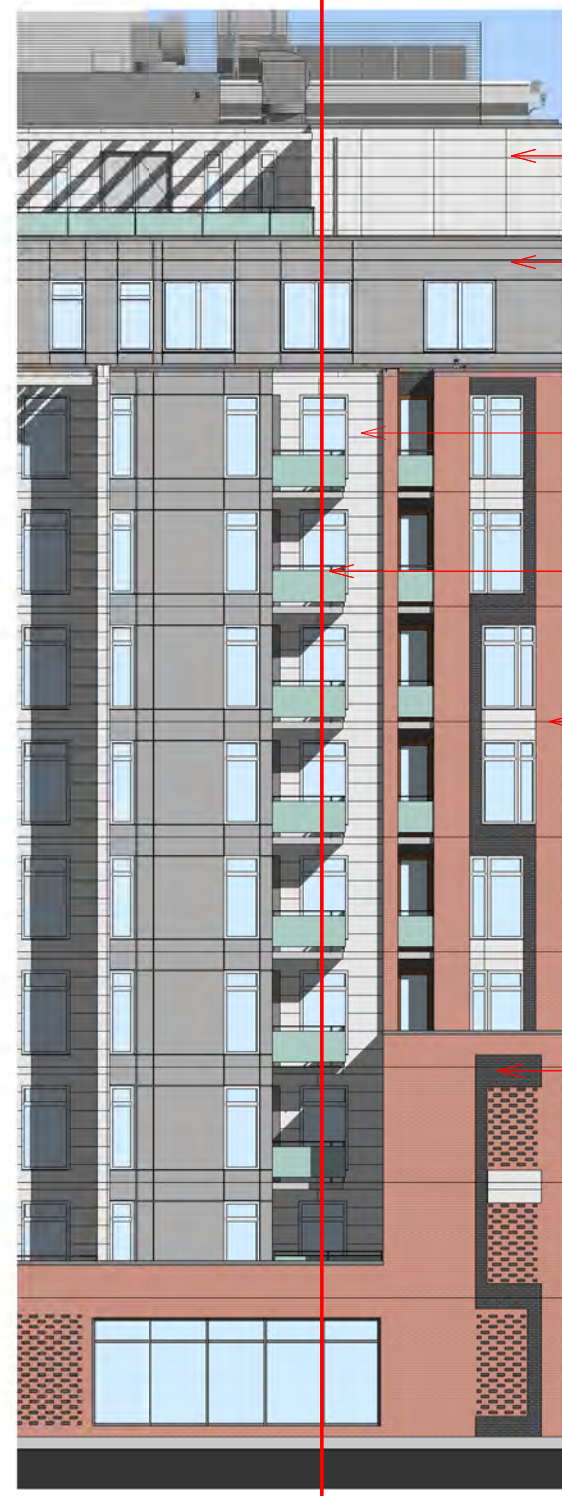
TM Associates Inc.

TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

10/25/2018



① SECTION
1/16" = 1'-0"



② PARTIAL ELEVATION - NORTH
1/16" = 1'-0"



③ PARTIAL PERSPECTIVE
1" = 60'-0"



1 RED BRICK



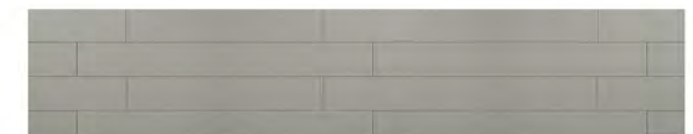
2 IRONSPOT BRICK



3 METAL PANEL



4 WOOD



5 FIBER CEMENT PANEL



6 GLASS BALCONIES

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



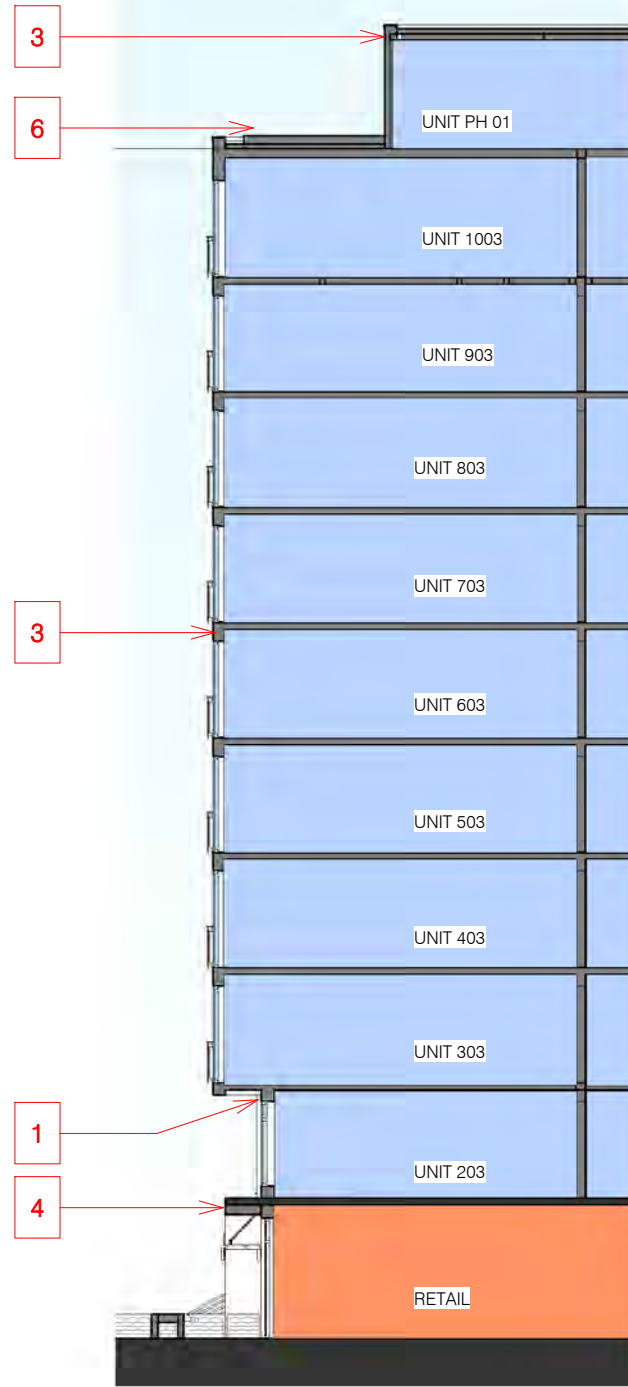
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

MATERIAL DETAILS | A-47

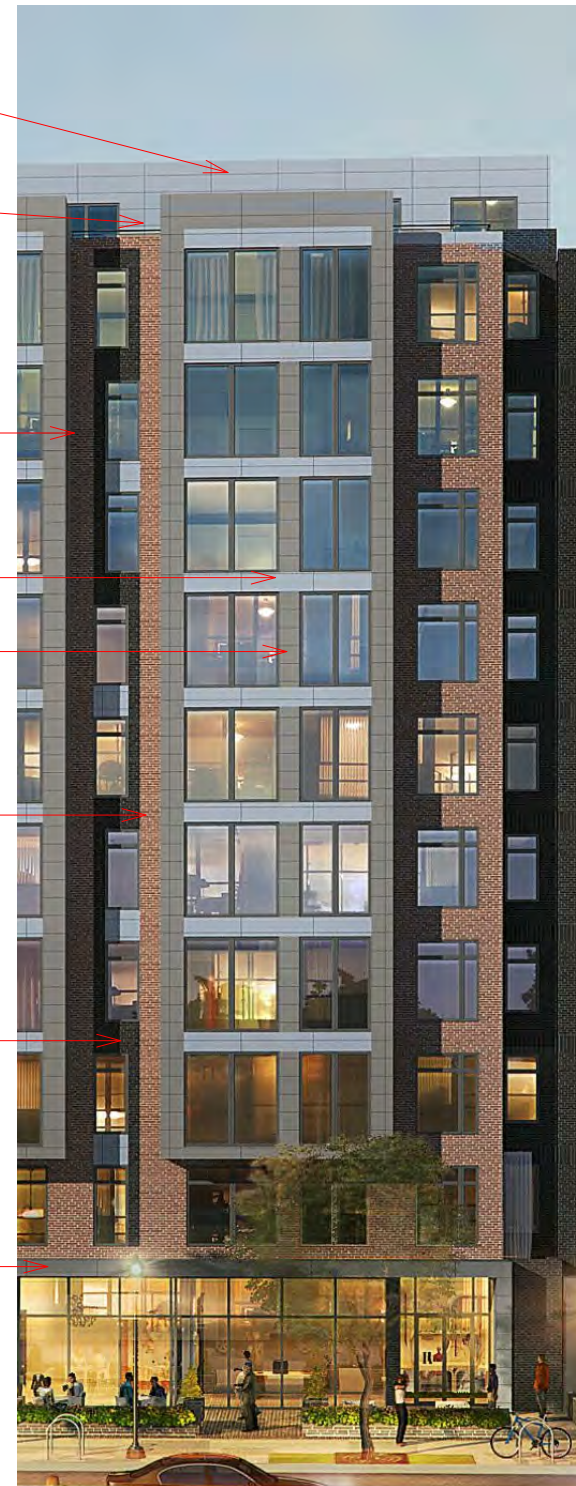
10/25/2018



① BAY SECTION
1/16" = 1'-0"



② PARTIAL ELEVATION - WEST
1/16" = 1'-0"



③ PARTIAL BAY PERSPECTIVE
1/16" = 1'-0"



1 RED BRICK



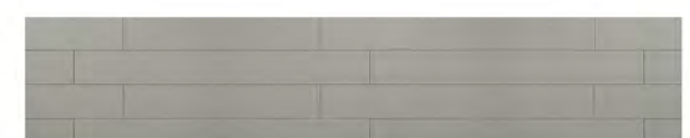
2 IRONSPOT BRICK



3 METAL PANEL



4 WOOD



5 FIBER CEMENT PANEL



6 GLASS BALCONIES

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

MATERIAL DETAILS | A-48

10/25/2018

ZONING CODE DATA:

PROJECT ADDRESS 1530 FIRST ST, SW, WASHINGTON, DC 20024

SQUARE NO. 0656
 LOT NO. 0053
 LOT AREA 13,206 SF
 ZONING DISTRICT: CG-4
 ZONING OVERLAY: NONE
 HISTORIC AREA/SITE: NONE
 INCLUSIONARY ZONING: EXEMPT BECAUSE 100% AFFORDABLE PROJECT PURSUANT TO 11 DCMR SUBTITLE § 1001.6

| | PRESCRIBED | PROVIDED |
|------------------------------|---|--|
| BUILDING HEIGHT | 100'-0" | 100'-0" |
| FAR | 8.2 (3.0 NON-RESIDENTIAL) | 7.84 (103,561 SF) |
| LOT OCCUPANCY | 80% = 10,425.6 SF | 80% = 10,425.6 SF RELIEF REQUESTED ON 3RD FLOOR LOT OCCUPANCY 81.03 % |
| STORIES | NO LIMIT | 10 |
| DWELLING UNITS | NO LIMIT | 101 |
| REAR YARD | 15' - 0" | 20'-10" REQUIRED FOR RESIDENTIAL |
| SIDE YARD | NOT REQUIRED | NOT PROVIDED |
| RESIDENTIAL OPEN COURT(S): | NOT REQUIRED | NOT PROVIDED |
| RESIDENTIAL CLOSED COURT(S): | NOT REQUIRED, IF PROVIDED: 4' PER 1', MIN 15' AREA; 2x SQ OF REQUIRED WIDTH, MIN 350 SF | RELIEF REQUESTED |
| PENTHOUSE | HEIGHT | 20' - 0" PENTHOUSE |
| | SETBACK | 1:1 ON ALL WALLS EXCEPT: 1:0.5 WHERE SIDE WALL ABUTS ZONE OF EQUAL OR GREATER MATTER OF RIGHT HEIGHT 0 WHERE SIDE WALL ABUTS EXISTING WALL |
| | FAR | MAX 13,032 SF x 0.4 FAR = 5,212 SF HABITABLE SPACE |
| RESIDENTIAL PARKING | 1 FOR EACH 3 DWELLING UNITS OVER 4, 50% REDUCTION = 16 REQ | 18 |
| RETAIL PARKING | IN EXCESS OF 3,000 SF, 1.33 FOR 1,000 SF (7,052 - 3,000) / 1,000*0.8 = 5 | 5 |
| RESIDENTIAL BICYCLE PARKING | LONG TERM | 1 SPACE FOR EACH 3 UNITS (101/3 = 34) |
| | SHORT TERM | 1 SPACE FOR EACH 20 UNITS (101/20 = 5) |
| RETAIL BICYCLE PARKING | LONG TERM | 1 SPACE FOR EACH 10,000 SF |
| | SHORT TERM | 1 SPACE FOR EACH 3,500 SF (2 REQUIRED) |
| BAY CALCULATION | SOUTH FACADE 13' + ((76.08'-24'*6)/12) = 39.04' | 34.33' |
| LOADING BERTH | WITH MORE THAN 50 UNITS = 1 @ 30' x 12' MIN 15' CLEAR | RELIEF REQUESTED |
| LOADING PLATFORM | 1 @ 100 SF, MIN 8' WIDE, MIN 14' CLEAR | 100 SF, 8' WIDE, 14' CLEAR HEIGHT |
| DELIVERY SPACE | 1 @ 20' x 10', MIN 10' CLEAR | 21.5'x12', 15' CLEAR HEIGHT |
| GREEN AREA RATIO | 0.2 | 0.2 |

10/26/18
 1530 First St. S.W.

| | Unit 1 | Unit 2 | Unit 3 | Unit 4 | Unit 5 | Unit 6 | Unit 7 | Unit 8 | Unit 9 | Unit 10 | Unit 11 | Lobby | Amenity | Retail | # of Units | Total Floor Net SF |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|-------|---------|--------|------------|--------------------|
| Floor | SF | SF | SF | SF | SF | SF | SF | SF | SF | SF | SF | SF | SF | SF | | |
| Garage | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 0 | 0 |
| First | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 1,058 | N/A | 7,698 | 0 | 8,756 |
| Second | N/A | 834 | 1,164 | 1,007 | 700 | 1,007 | 783 | 475 | 574 | 941 | N/A | N/A | 1,318 | N/A | 9 | 8,803 |
| Third | 595 | 912 | 1,223 | 1,007 | 700 | 1,007 | 783 | 475 | 1,120 | 735 | 791 | N/A | N/A | N/A | 11 | 9,348 |
| Fourth | 595 | 596 | 1,261 | 1,006 | 700 | 1,007 | 783 | 475 | 1,115 | 733 | 792 | N/A | N/A | N/A | 11 | 9,063 |
| Fifth | 595 | 596 | 1,261 | 1,006 | 700 | 1,007 | 783 | 475 | 1,115 | 733 | 792 | N/A | N/A | N/A | 11 | 9,063 |
| Sixth | 595 | 596 | 1,261 | 1,006 | 700 | 1,007 | 783 | 475 | 1,115 | 733 | 792 | N/A | N/A | N/A | 11 | 9,063 |
| Seventh | 595 | 596 | 1,261 | 1,006 | 700 | 1,007 | 783 | 475 | 1,115 | 733 | 792 | N/A | N/A | N/A | 11 | 9,063 |
| Eighth | 595 | 596 | 1,261 | 1,006 | 700 | 1,007 | 783 | 475 | 1,115 | 733 | 792 | N/A | N/A | N/A | 11 | 9,063 |
| Ninth | 595 | 596 | 1,261 | 1,006 | 700 | 1,007 | 783 | 475 | 1,115 | 733 | 792 | N/A | N/A | N/A | 11 | 9,063 |
| Tenth | 595 | 596 | 986 | 524 | 525 | 522 | 531 | 1,121 | 735 | 792 | N/A | N/A | N/A | N/A | 10 | 6,927 |
| Penthouse | 994 | 664 | 668 | 733 | 816 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 5 | 3,875 |
| Total # Of Units | | | | | | | | | | | | | | | 101 | |
| Total Building Net SF | | | | | | | | | | | | | | | | 92,087 |
| | 1 BR | 46 | 46% | 2 BR | 37 | 37% | 3 BR | 10 | 10% | 4 BR | 8 | 8% | | | | |

*SF measured from outside of exterior wall, center line of demising walls, inside face of corridor walls. Does not include balconies.

Type A units 308, 508, 608, 708, 808, 908, 1007, 411, 611, 811, 709
 UFAS units 210, 408, 309, 503, 703

*FAR calc does not include bays

| FAR Calcs | | |
|--------------------------------|----------------|---------------|
| Floor | FAR | LOT OCCUPANCY |
| First | 11,831 | 89.59% |
| Second | 10,277 | 77.82% |
| Third | 10,701 | 81.03% |
| Fourth | 10,419 | 78.90% |
| Fifth | 10,419 | 78.90% |
| Sixth | 10,419 | 78.90% |
| Seventh | 10,419 | 78.90% |
| Eighth | 10,419 | 78.90% |
| Ninth | 10,419 | 78.90% |
| Tenth | 8,238 | 62.38% |
| Penthouse | 5,212 | 39.47% |
| Total GFA w/o penthouse | 103,561 | |

| | |
|----------|-------|
| Lot Area | 13206 |
| FAR | 7.84 |
| PH FAR | 0.39 |

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4

ZONING INFORMATION AND UNIT MATRIX A-50

10/25/2018



PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.
 1375 Piccard Drive, Suite 150
 Rockville, Maryland 20850
 240.683.0300 (P); 240.428.7636 (F)

1530 First ST, SW Scorecard

Note: This information on this list is READ-ONLY. To add this information, see the Credit Category list.

| | | | | | | | | |
|--------------------------|--|-------------|---|----------|---|-----|----------|--------------|
| | Integrative Process | Preliminary | Y | 2 of 2 | M | 0 | Verified | 0 |
| IPc | Integrative Process | | | 2 of 2 | | 0 | | |
| | Location and Transportation | Preliminary | Y | 15 of 15 | M | 0 | Verified | 0 |
| LTP | Floodplain Avoidance | | | Required | | | | Not Verified |
| <i>Performance Path</i> | | | | | | | | |
| LTc | LEED for Neighborhood Development | | | 0 of 15 | | 0 | | |
| <i>Prescriptive Path</i> | | | | | | | | |
| 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 | | | 2 of 2 | | 0 | | |
| | Sustainable Sites | Preliminary | Y | 5 of 7 | M | 0 | Verified | 0 |
| SSp | Construction Activity Pollution Prevention | | | Required | | | | Not Verified |
| SSp | No Invasive Plants | | | Required | | | | Not Verified |
| SSc | Heat Island Reduction | | | 2 of 2 | | 0 | | |
| SSc | Rainwater Management | | | 1 of 3 | | 0 | | |
| SSc | Nontoxic Pest Control | | | 2 of 2 | | 0 | | |
| | Water Efficiency | Preliminary | Y | 8 of 12 | M | 0 | Verified | 0 |
| WEp | Water Metering | | | Required | | | | Not Verified |
| <i>Performance Path</i> | | | | | | | | |
| WEc | Total Water Use | | | 0 of 12 | | 0 | | |
| <i>Prescriptive Path</i> | | | | | | | | |
| WEc | Indoor Water Use | | | 5 of 6 | | 0 | | |
| WEc | Outdoor Water Use | | | 3 of 4 | | 0 | | |
| | Energy and Atmosphere | Preliminary | Y | 16 of 37 | M | 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 | | | 12 of 30 | | 0 | | |
| EAc | Efficient Hot Water Distribution System | | | 4 of 5 | | 0 | | |
| EAc | Advanced Utility Tracking | | | 0 of 2 | | 0 | | |
| | Materials and Resources | Preliminary | Y | 2.5 of 9 | M | 0.5 | Verified | 0 |
| MRp | Certified Tropical Wood | | | Required | | | | Not Verified |
| MRp | Durability Management | | | Required | | | | Not Verified |
| MRc | Durability Management Verification | | | 0 of 1 | | 0 | | |
| MRc | Environmentally Preferable Products | | | 0.5 of 5 | | 0.5 | | |
| MRc | Construction Waste Management | | | 2 of 3 | | 0 | | |

| | | | | | | | | |
|-----|---|-------------|---|-----------|---|---|----------|--------------|
| | Indoor Environmental Quality | Preliminary | Y | 7.5 of 18 | M | 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 | | | 0.5 of 2 | | 0 | | |
| EQc | Balancing of Heating and Cooling Distribution Systems | | | 0 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 | | | 2 of 3 | | 0 | | |
| EQc | No Environmental Tobacco Smoke | | | 1 of 1 | | 0 | | |

| | | | | | | | | |
|-----|------------------------------|-------------|---|----------|---|---|----------|----------|
| | Innovation | Preliminary | Y | 2 of 6 | M | 0 | Verified | 0 |
| INp | Preliminary Rating | | | Required | | | | Verified |
| INc | Innovation | | | 2 of 5 | | 0 | | |
| INc | LEED Accredited Professional | | | 0 of 1 | | 0 | | |

| | | | | | | | | |
|-----|--------------------------|-------------|---|--------|---|---|----------|---|
| | Regional Priority | Preliminary | Y | 0 of 4 | M | 0 | Verified | 0 |
| RPC | Regional Priority | | | 0 of 4 | | 0 | | |

| | | | | | | | | |
|---|-------------|---|-----------|---|------|----------|---|---------------------------------|
| Point Floors | | | | | | | | |
| The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere | | | | | | | | <input type="text" value="No"/> |
| The project earned at least 3 points in Water Efficiency | | | | | | | | <input type="text" value="No"/> |
| The project earned at least 3 points in Indoor Environmental Quality | | | | | | | | <input type="text" value="No"/> |
| Total | Preliminary | Y | 58 of 110 | M | 10.5 | Verified | 0 | |

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

1530 FIRST ST. S.W.

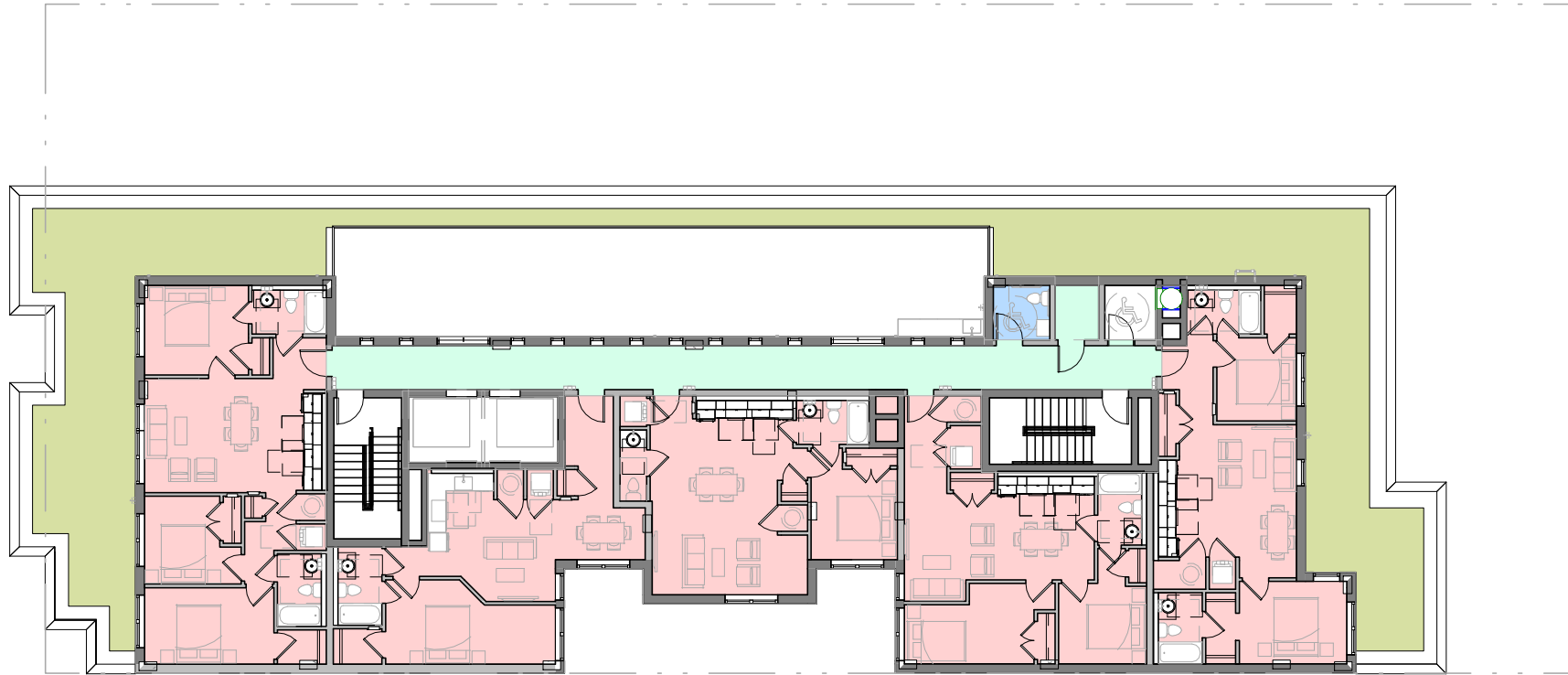
LEED CHECKLIST | A-51

1530 FIRST ST. S.W. WASHINGTON DC 20024
 Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

TM Associates Inc.

TM ASSOCIATES INC.
 1375 Piccard Drive, Suite 150
 Rockville, Maryland 20850
 240.683.0300 (P); 240.428.7636 (F)



| HABITABLE | COMMON | AMENITY |
|--|------------|---------------------------------------|
| 3898.31 GSF | 550.66 GSF | 58.38 GSF |
| $\frac{3898.31}{3898.31 + 58.38} = 98\%$ | | $\frac{58.38}{3896.28 + 58.38} = 2\%$ |

UNIT GROSS
 HABITABLE + 80% OF COMMON = $3898.31 + 98\% \times 550.66 = 4438$ GSF

AMENITY
 AMENITY + 20% OF COMMON = $58.38 + 2\% \times 550.66 = 69$ GSF

IZ GENERATING = 4438 GSF
 IZ = $8\% \times 4438 = 355$ GSF

BUILDING AREA LEGEND

- AMENITY
- COMMON
- HABITABLE

| Unit or Dwelling Type | All Units (#) | Market Rate Units (# and % of total Market Rate Units) | IZ Units (# and % of total IZ units) | IZ Income Set-Aside (#) | | |
|--------------------------------------|----------------------------|--|--------------------------------------|-------------------------|------------|------------|
| | | | | 50% of MFI | 60% of MFI | 80% of MFI |
| Multiple Dwellings | Studio units | #: _____ %: _____ | #: _____ %: _____ | | | |
| | 1-bedroom units | 46 #: 40 %: 47 | #: 6 %: 37.5 | 6 | | |
| | 2 or more bedroom units | 55 #: 45 %: 53 | #: 10 %: 62.5 | 10 | | |
| | Total | 101 #: 85 %: 100 | #: 16 %: 100 | 16 | | |
| Single household dwellings and flats | Single household dwellings | #: _____ %: _____ | #: _____ %: _____ | | | |
| | Flats | #: _____ %: _____ | #: _____ %: _____ | | | |

| SECTION C – IZ UNIT ITEMIZATION SUPPLEMENTAL PAGE | | | | | | | | |
|---|--|--------------|-----------------|--------------------|--|----------------------|---|---|
| No. | Inclusionary Unit Number, Dwelling Address, or Lot | Floor Number | Net Square Feet | Number of Bedrooms | Income Set-Aside 50%, 60%, or 80% of MFI, or other | Tenure (Sale/Rental) | Estimated Date of Availability | Square feet added to Unit from Penthouse IZ Requirement |
| 1 | 203 | 2nd | 1054 | 4 | 50 | | | |
| 2 | 205 | 2nd | 647 | 1 | 50 | | | 355 |
| 3 | 206 | 2nd | 943 | 2 | 50 | | | |
| 4 | 305 | 3rd | 647 | 1 | 50 | | | |
| 5 | 306 | 3rd | 943 | 2 | 50 | | | |
| 6 | 405 | 4th | 647 | 1 | 50 | | | |
| 7 | 406 | 4th | 943 | 2 | 50 | | | |
| 8 | 409 | 4th | 1019 | 3 | 50 | | | |
| 9 | 503 | 5th | 1083 | 4 | 50 | | | |
| 10 | 505 | 5th | 647 | 1 | 50 | | | |
| 11 | 506 | 5th | 943 | 2 | 50 | | | |
| 12 | 605 | 6th | 647 | 1 | 50 | | | |
| 13 | 606 | 6th | 943 | 2 | 50 | | | |
| 14 | 609 | 6th | 1019 | 3 | 50 | | | |
| 15 | 705 | 7th | 647 | 1 | 50 | | | |
| 16 | 706 | 7th | 943 | 2 | 50 | | | |
| Total Net Residential IZ Proposed: | | | 13877 sq. ft. | | | | Total Added for Penthouse Requirement: 355 sq. ft. | |

1 PENTHOUSE DIAGRAM
 A-52 1" = 20'-0"

1530 FIRST STREET SW

1530 FIRST STREET SW WASHINGTON D.C. 20024

Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

TM Associates Inc.
 1375 Piccard Drive, Suite 150
 Rockville, Maryland 20850
 240.683.0300 (P); 240.428.7636 (F)

INCLUSIONARY ZONING A-52

10/26/18