

EXHIBIT A

1530 FIRST ST. APARTMENTS

1530 FIRST STREET SW, WASHINGTON DC 20024

10/25/2018

ZC# 18-13



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



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COVER | A-01

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1530 FIRST ST. S.W.

VICINITY MAP A-02

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



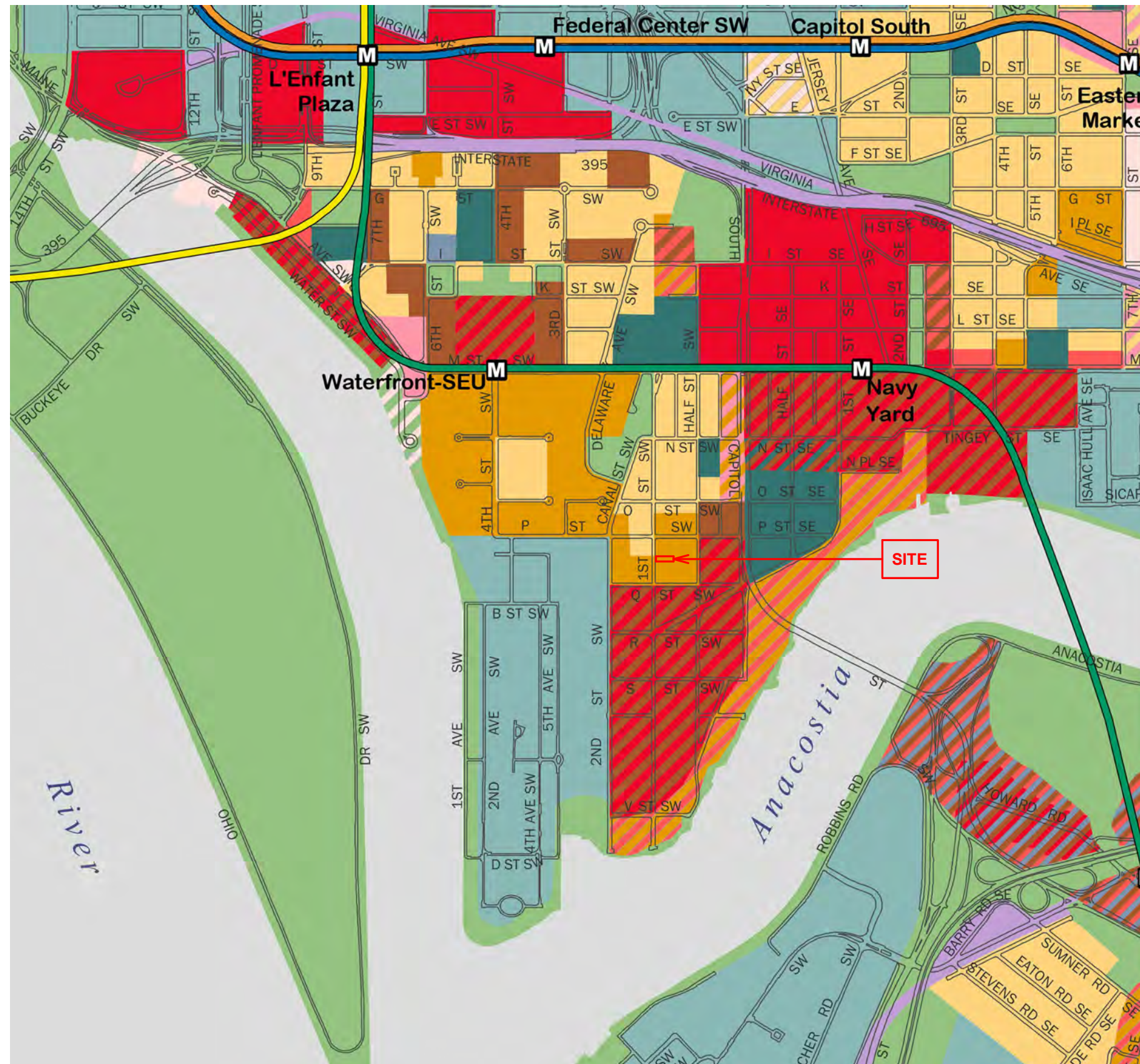
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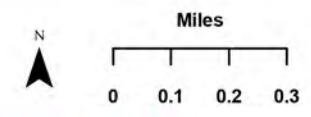
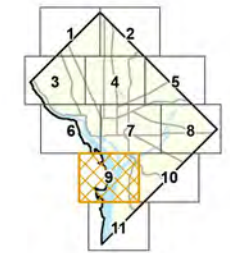


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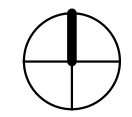
**Comprehensive Plan
Future Land Use
Map 9**

- 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



Government of the District of Columbia
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



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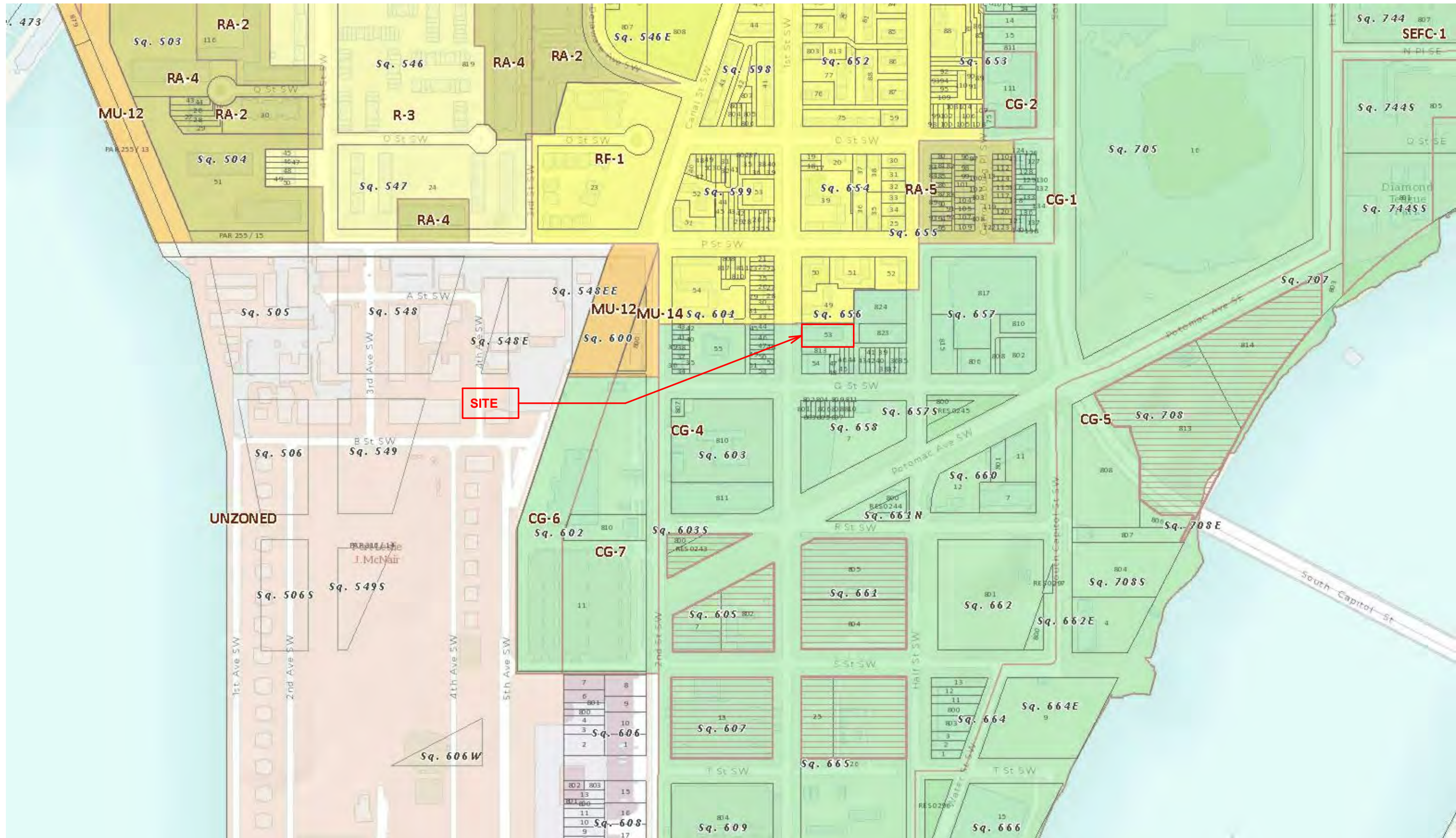
Square: 0656 Lot No: 0053 Zone: CG-4



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ZONING BOUNDARY MAP | A-04

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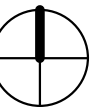
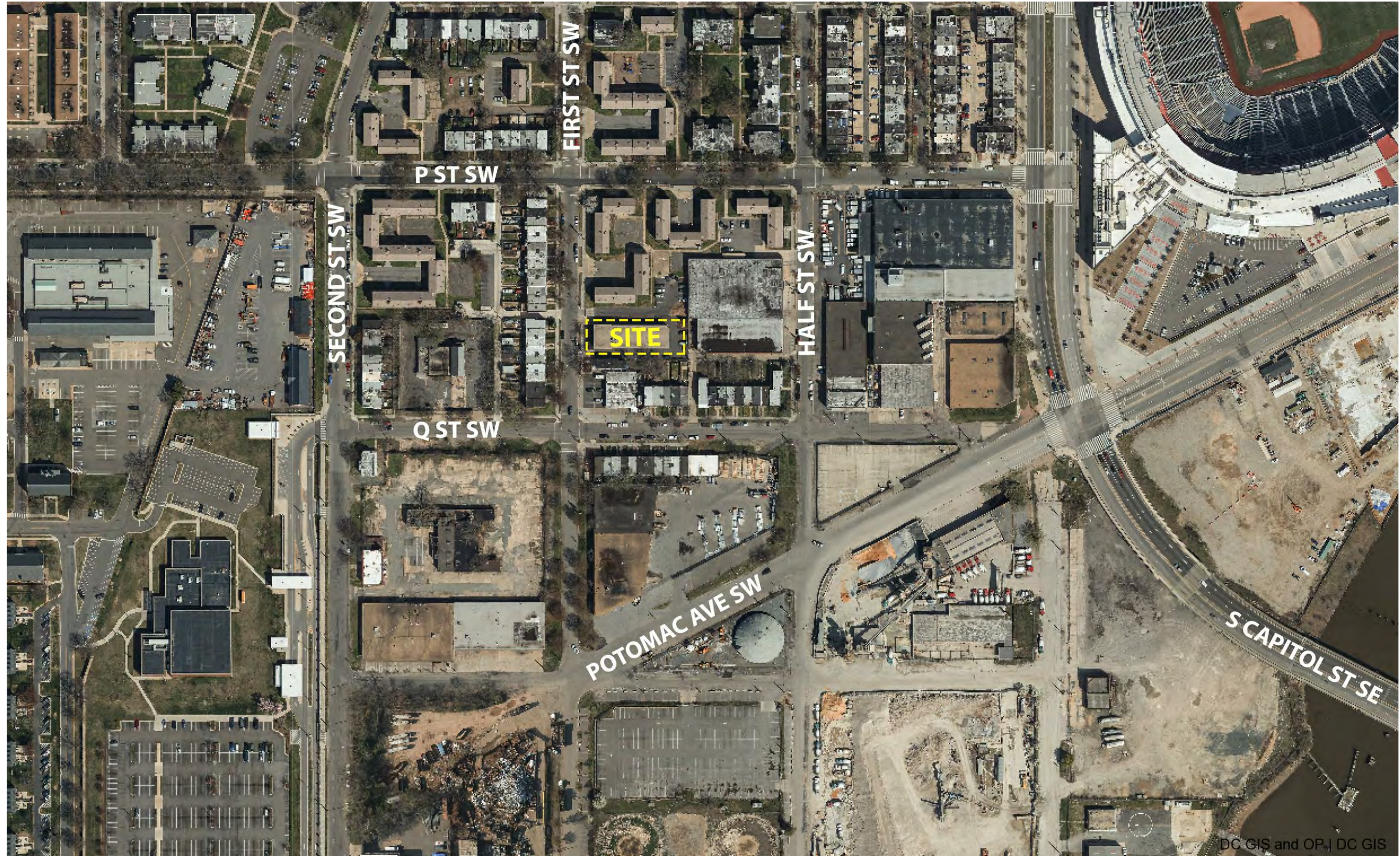


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AERIAL VIEW | A-05

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2 ENLARGED AREA PLAN
SCALE: N.T.S.

The Goal

Several new projects are planned for the Buzzard Point area to catalyze its long-awaited economic revitalization and overcome its isolated, industrial character. The new public investments include the \$600 million Phase 1 replacement of the South Capitol Street Bridge across the Anacostia River and the proposed \$300 million DC United Soccer Stadium.

The physical improvements associated with the new South Capitol Street bridge and soccer stadium will transform the public realm and accelerate the redevelopment of Buzzard Point. To ensure that the revitalization is consistent with the aspirations and needs of nearby residents, the District government is preparing an Urban Design Framework Plan for the Buzzard Point area. The Buzzard Point plan will inform and guide public and private development decisions for the next ten years. The purpose of the Buzzard Point Framework Plan is to:

- Develop a framework for Buzzard Point to inform future redevelopment in the context of **public realm** improvements and amenities that establish a mixed-use, highly walkable neighborhood that is oriented to an enhanced waterfront
- Promote affordable housing advancements, and economic gains that benefit the **community**
- Identify sustainability targets and environmental remediation practices for future redevelopment and the **environment**
- Incorporate planned **transportation** improvements for vehicles, transit, bicyclists, and pedestrians
- Categorize short-, medium-, and long-term phasing for new infrastructure

3 BUZZARD POINT URBAN DESIGN FRAMEWORK GOALS
SCALE: N.T.S.

1 BUZZARD POINT URBAN DESIGN FRAMEWORK
SCALE: N.T.S.

PROJECT STUDY AREA LEGEND	
	MIXED-USE DEVELOPMENT
	MULTI-FAMILY RESIDENTIAL
	PUBLIC/INSTITUTIONAL
	UTILITIES/INFRASTRUCTURE



4 FREDERICK DOUGLASS MEMORIAL BRIDGE
SCALE: N.T.S.



5 AUDI FIELD
SCALE: N.T.S.



5 NATIONALS PARK
SCALE: N.T.S.



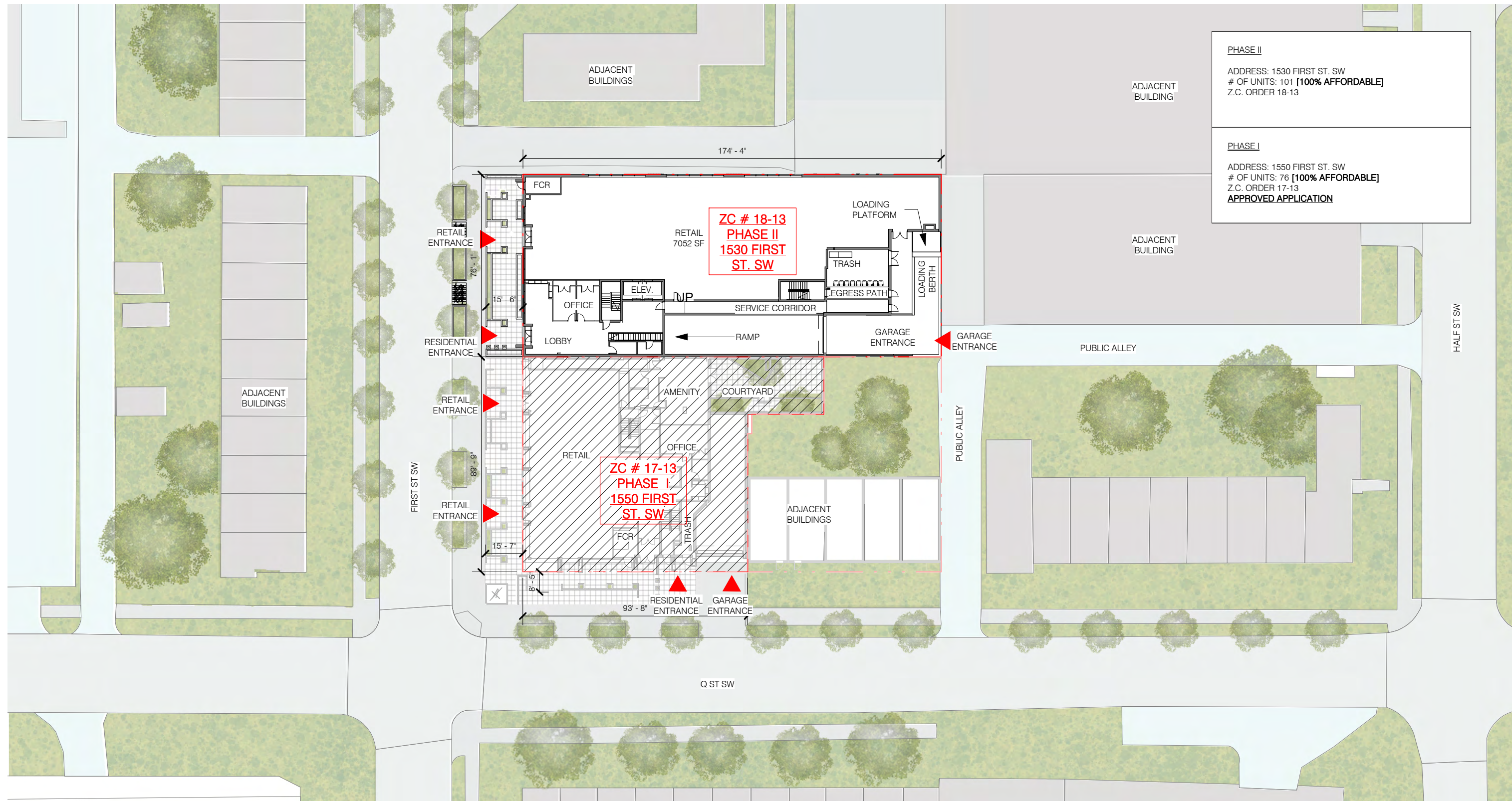
6 PEPCO SUBSTATION
SCALE: N.T.S.

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PHASE II
 ADDRESS: 1530 FIRST ST. SW
 # OF UNITS: 101 [100% AFFORDABLE]
 Z.C. ORDER 18-13

PHASE I
 ADDRESS: 1550 FIRST ST. SW
 # OF UNITS: 76 [100% AFFORDABLE]
 Z.C. ORDER 17-13
APPROVED APPLICATION

**ZC # 18-13
 PHASE II
 1530 FIRST
 ST. SW**

**ZC # 17-13
 PHASE I
 1550 FIRST
 ST. SW**



1530 FIRST ST. S.W.

ENLARGED SITE PLAN - FIRST LEVEL | A-07

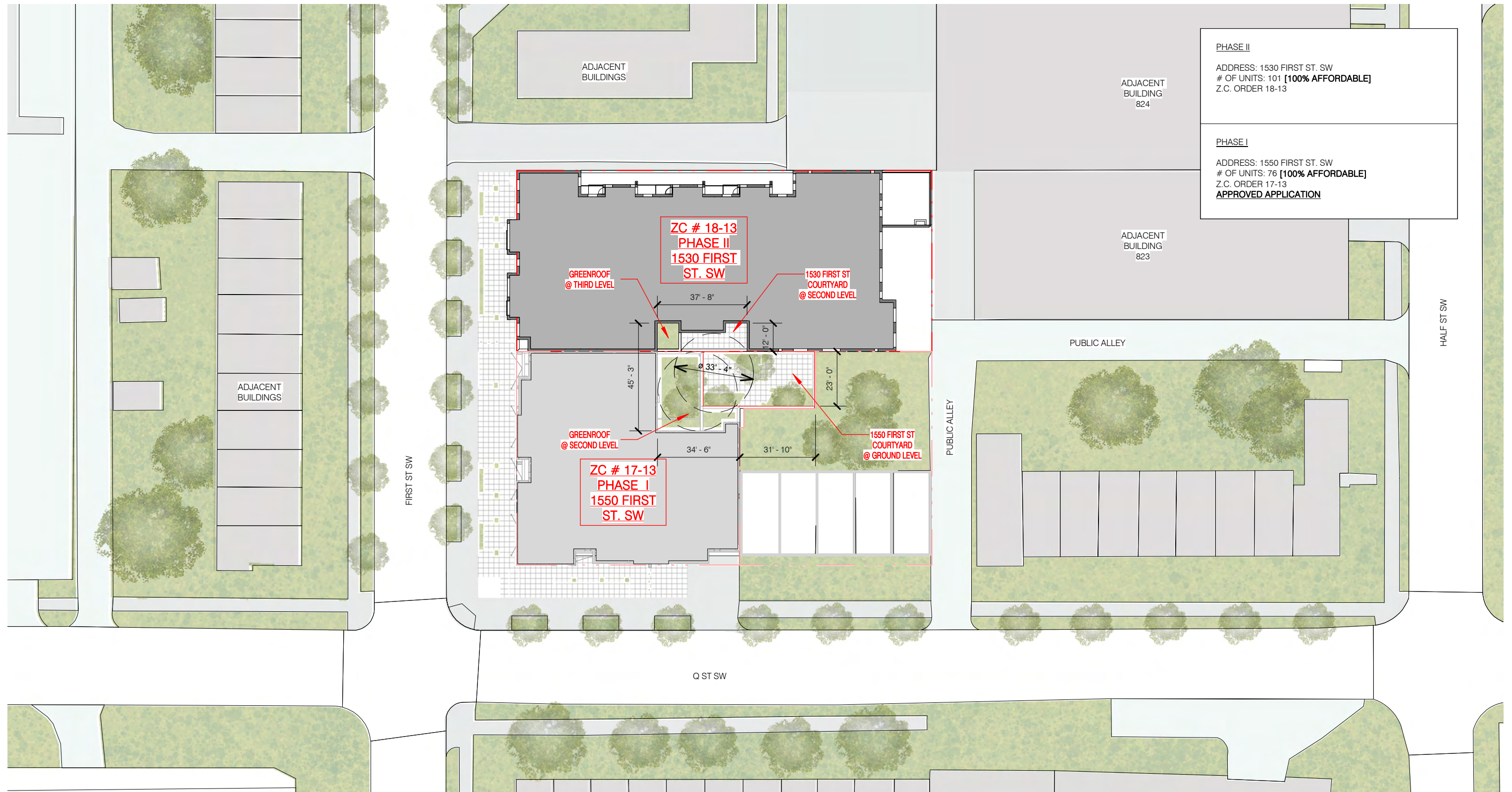
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 Z.C. ORDER 17-13
APPROVED APPLICATION



1530 FIRST ST. S.W.

ENLARGED SITE PLAN - THIRD LEVEL | A-08

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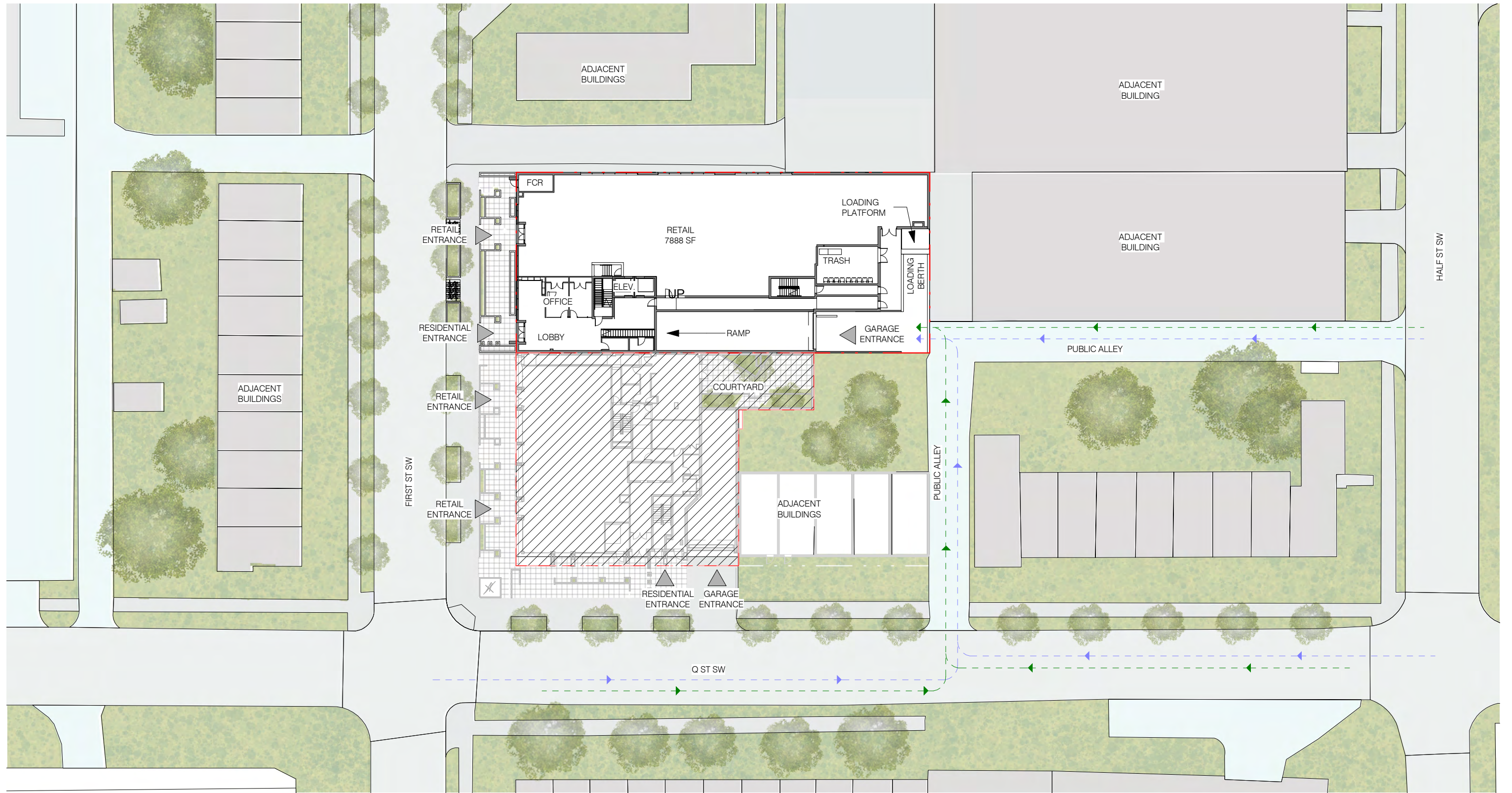


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VEHICULAR ENTRY/EXIT
 LOADING ENTRY/EXIT

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VEHICULAR CIRCULATION | A-09

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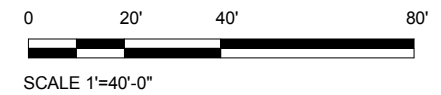
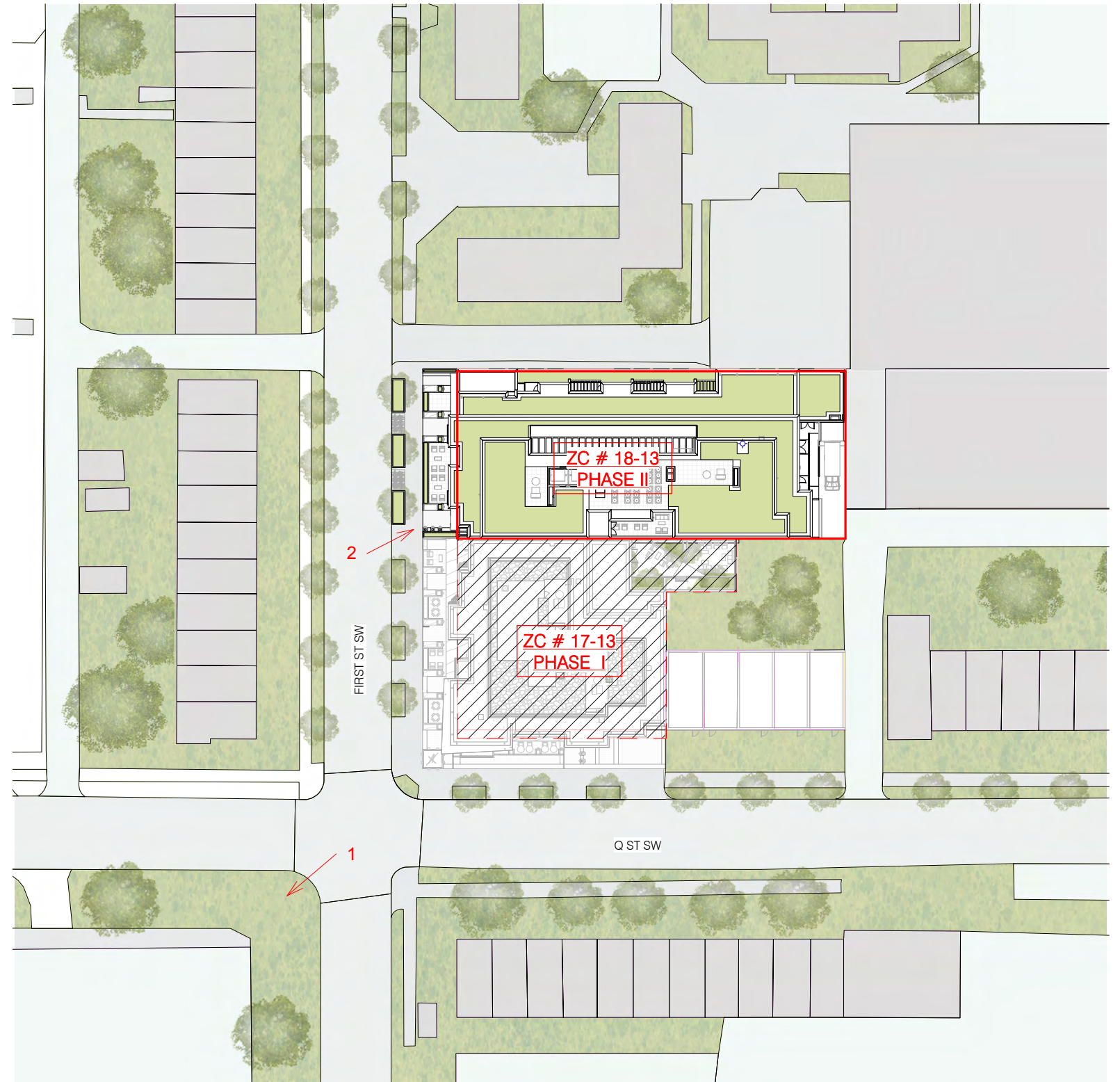
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1



2



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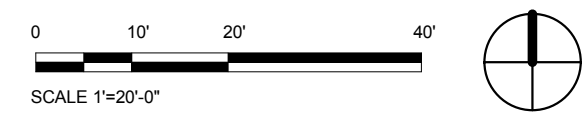
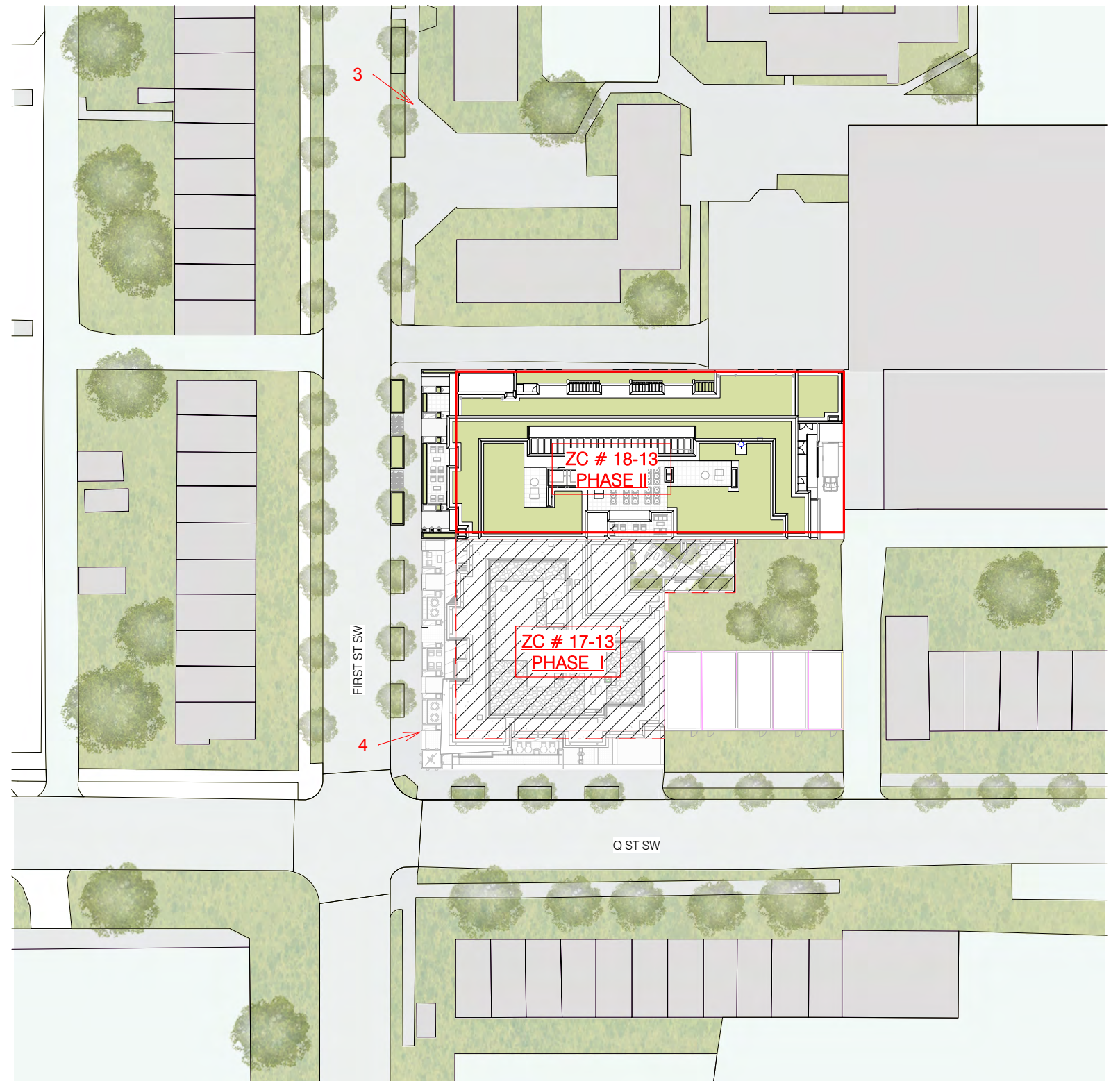
Square: 0656 Lot No: 0053 Zone: CG-4



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PERSPECTIVE VIEW | A-12

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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-13

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-14

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-15

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-16

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-17

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



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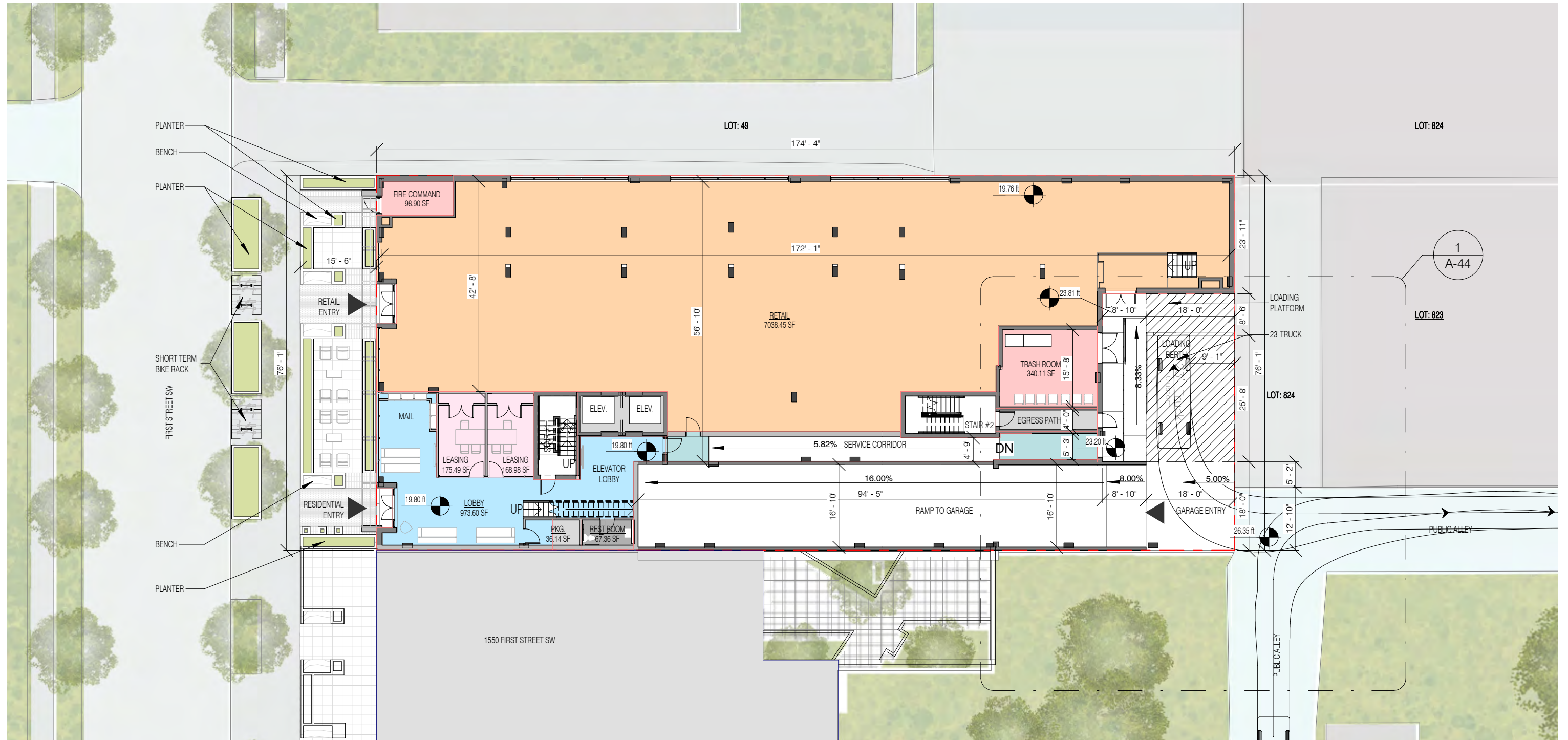
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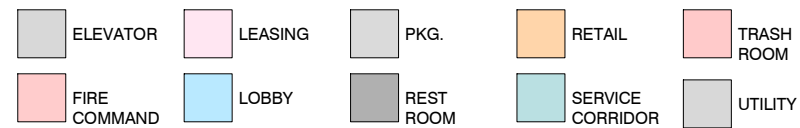
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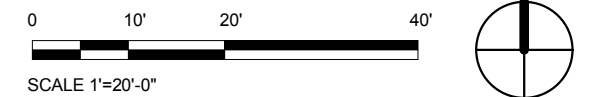
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KEYPLAN



GROSS FLOOR AREA = 11,052 SF
 LOT OCCUPANCY = 11,052 / 13,265.53 = 86.71 %
 FAR 7.77



1530 FIRST STREET SW

FIRST FLOOR PLAN A-19

1530 FIRST STREET SW WASHINGTON D.C. 20024

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



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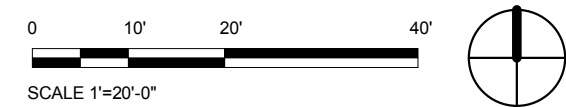


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GROSS FLOOR AREA = 10,011 SF
 LOT OCCUPANCY = 10,011 / 13,265.53 = 75.47 %
 FAR 7.77



1530 FIRST STREET SW

SECOND FLOOR PLAN | A-20

1530 FIRST STREET SW WASHINGTON D.C. 20024

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

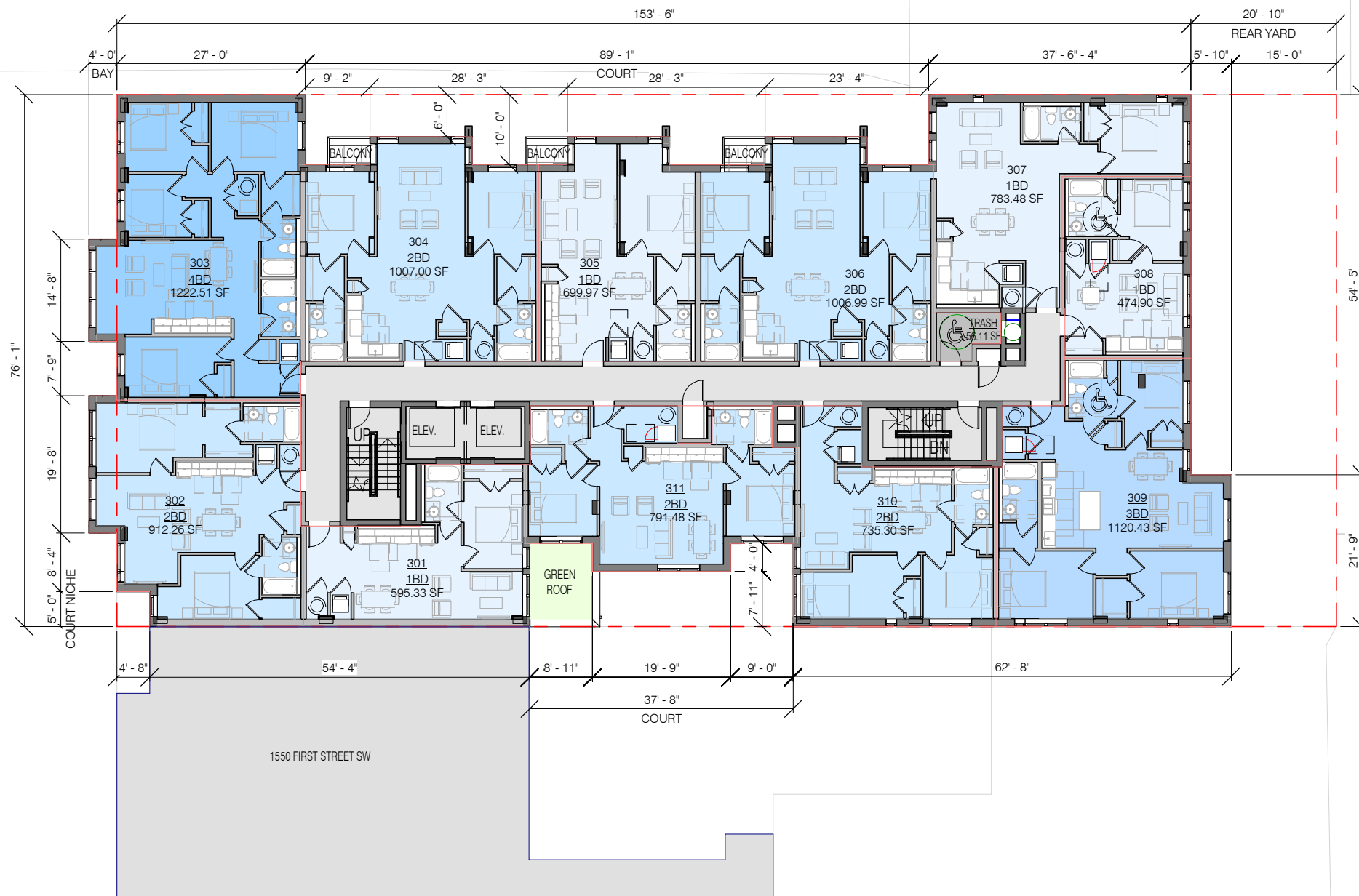


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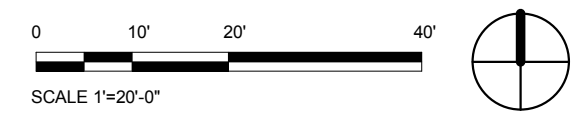
11/15/2018



KEYPLAN

- 1BD
- 2BD
- 3BD
- 4BD
- TRASH

GROSS FLOOR AREA = 10,701 SF
 LOT OCCUPANCY = 10,701 / 13,265.53 = 80.67 %
 FAR 7.77



1530 FIRST STREET SW

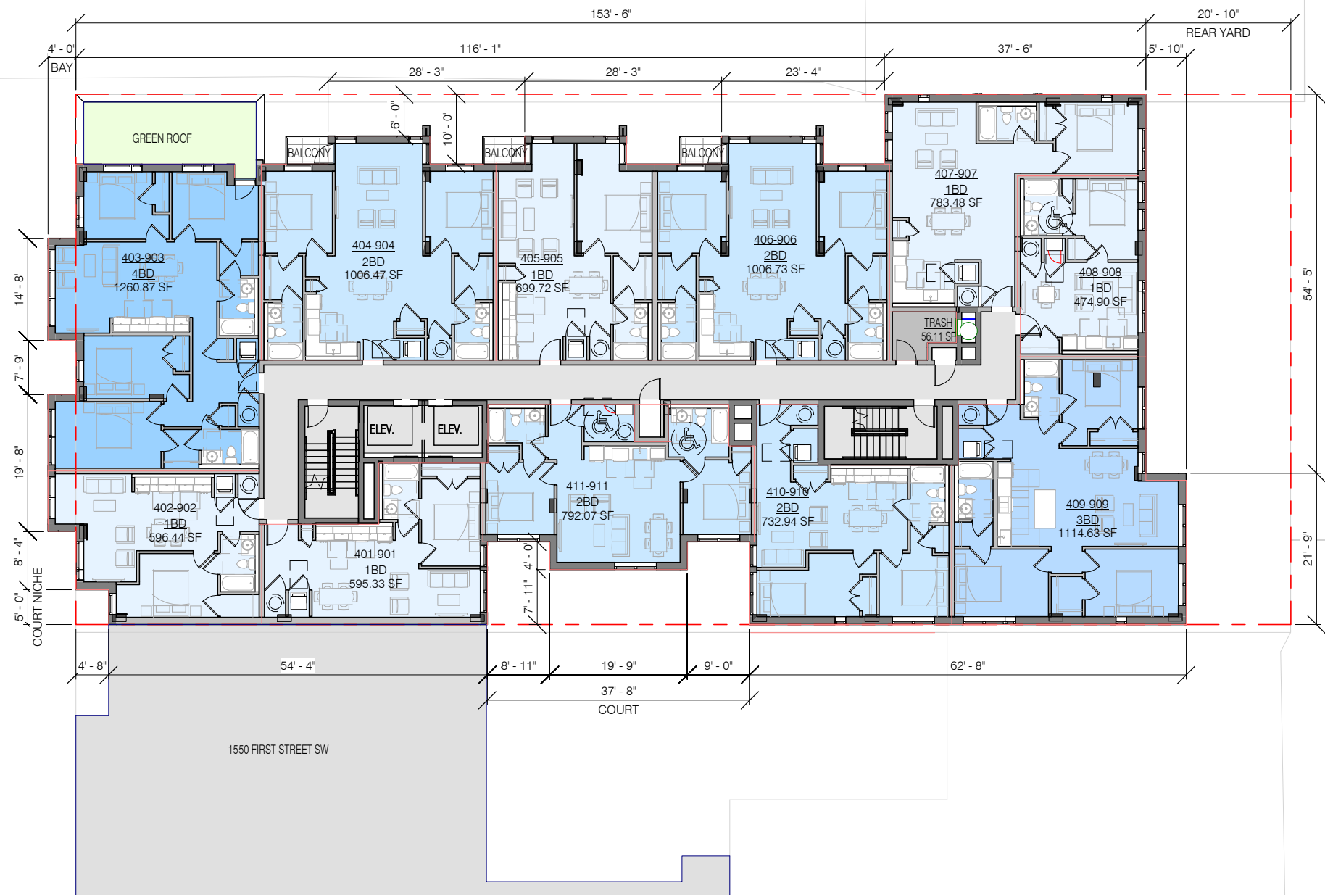
THIRD FLOOR PLAN | A-21

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11/15/2018



- KEYPLAN
- 1BD
 - 2BD
 - 3BD
 - 4BD
 - TRASH

GROSS FLOOR AREA = 10,425SF
 LOT OCCUPANCY = 10,425 / 13,265.53 = 78.59 %
 FAR 7.77



1530 FIRST STREET SW

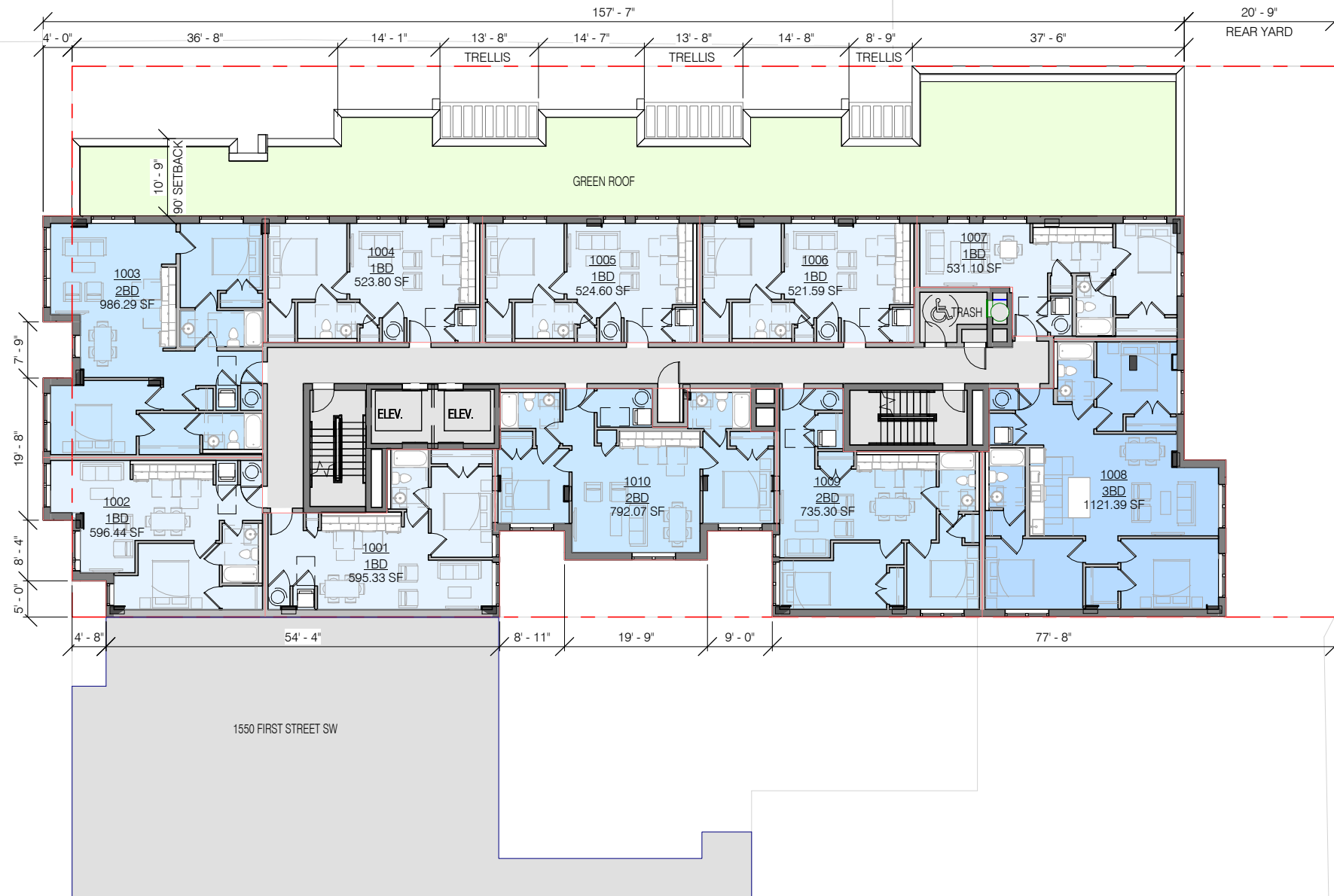
FOURTH TO NINTH FLOOR PLAN A-22

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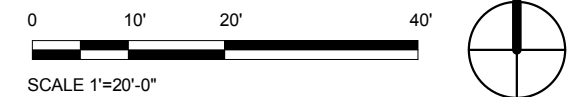
11/15/2018



KEYPLAN

- 1BD
- 2BD
- 3BD

GROSS FLOOR AREA = 8,244 SF
 LOT OCCUPANCY = 8,244 / 13,265.53 = 62.15 %
 FAR 7.77



1530 FIRST STREET SW

TENTH FLOOR PLAN A-23

1530 FIRST STREET SW WASHINGTON D.C. 20024

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

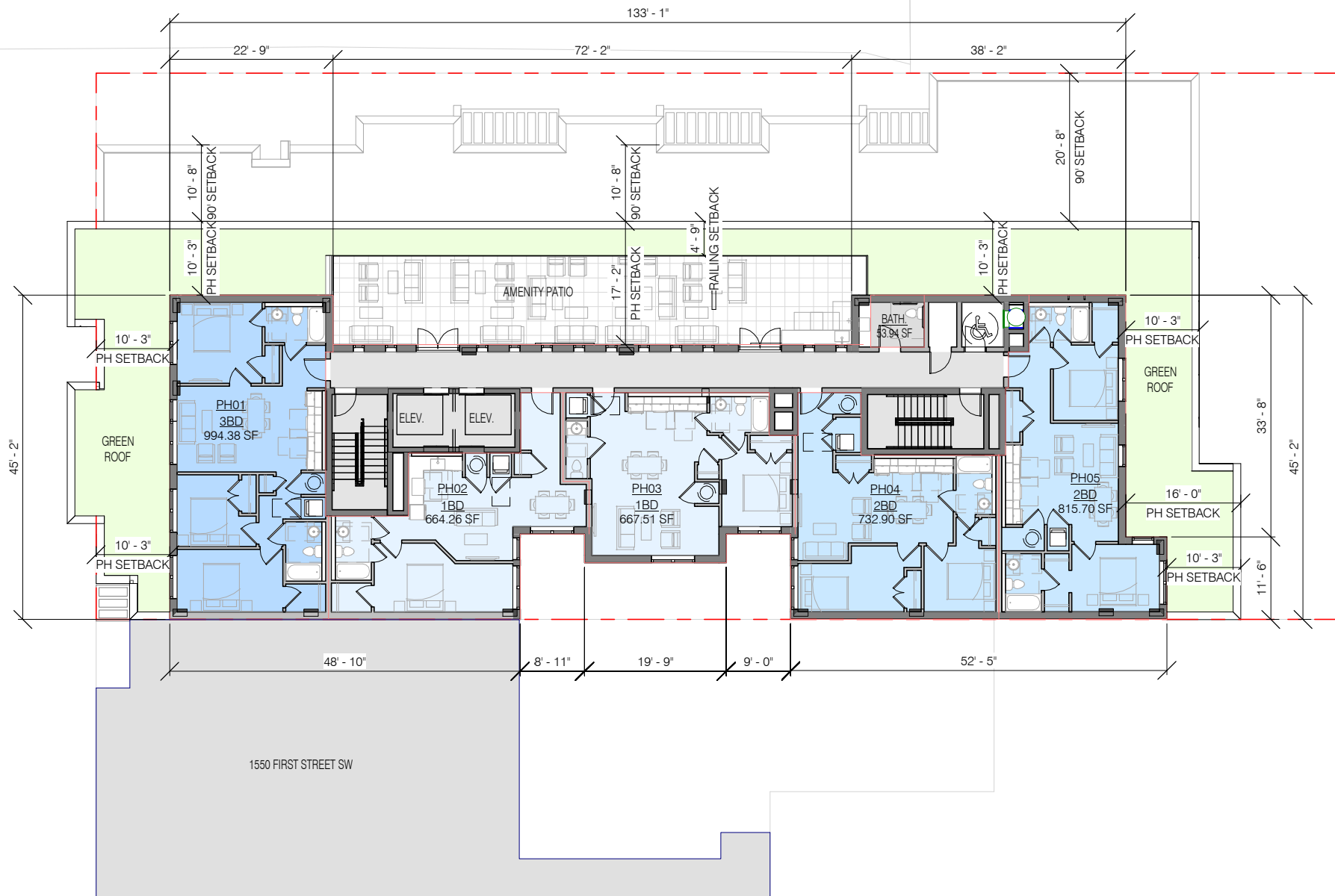


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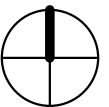
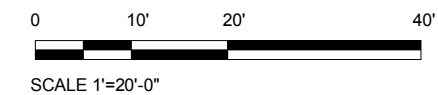
11/15/2018



KEYPLAN

- 1BD
- 2BD
- 3BD
- BATH.

GROSS FLOOR AREA = 5,213 SF
 LOT OCCUPANCY = 5,213 / 13,265.53 = 39.30 %
 FAR 0.39



1530 FIRST STREET SW

PENTHOUSE FLOOR PLAN A-24

1530 FIRST STREET SW WASHINGTON D.C. 20024

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

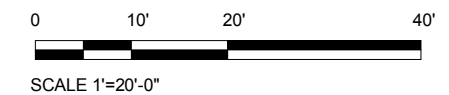
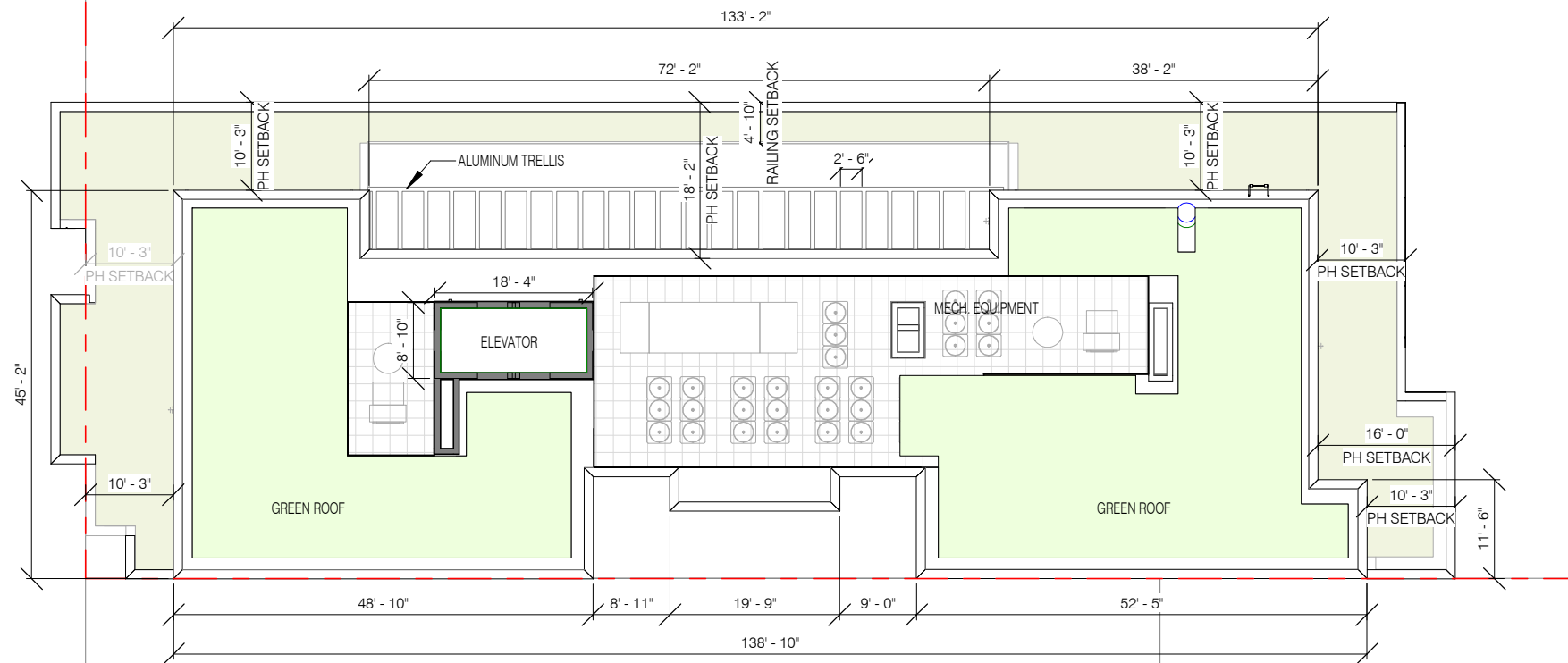


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1530 FIRST STREET SW

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



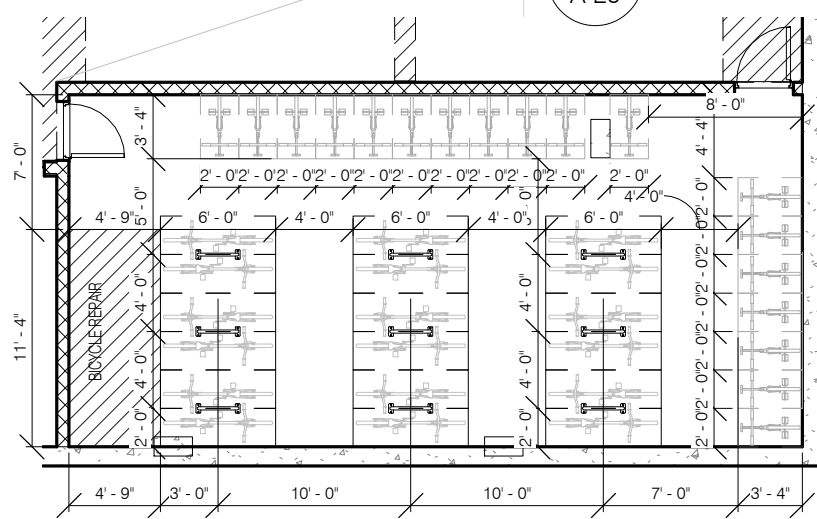
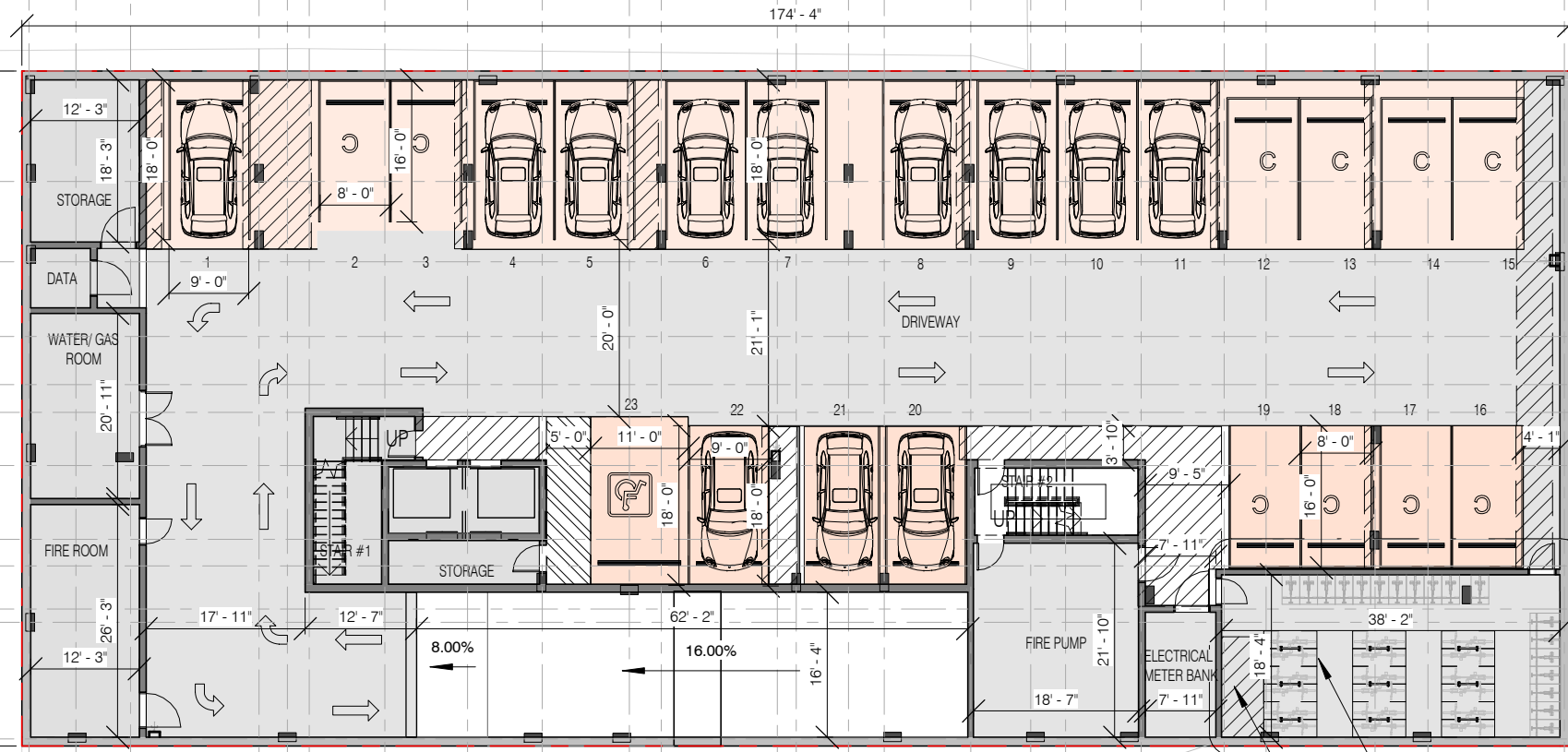
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
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202.822.5995 (P); 202.822.0908 (F)



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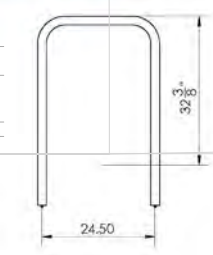


NUMBER OF PARKING				
REQUIRED	RESIDENTIAL	1/3 UNITS (101-4) = 97 / 3/2 = 16	21 SPACES REQUIRED 50% REDUCTION DUE TO 0.5 MILE TO METRO STATION (WATERFRONT)	
	COMMERCIAL	1.33/1000 SF 1.33X4052 = 5		
PROPOSED	COMPACT (8X16)	10	23 SPACES PROVIDED	
	STANDARD (8X19)	12		
	ADA VAN (11X19)	1		
NUMBER OF BIKES				
REQUIRED	RESIDENTIAL LONG TERM	1/3 UNITS 101/3 = 34	18 SPACES	36 SPACES PROVIDED
	RETAIL LONG TERM	1/10,000 SF NA	18 SPACES VERTICAL	LONG TERM
	RESIDENTIAL SHORT TERM	1/20 UNITS 101/20 = 5	8 SPACES PROVIDED SHORT TERM	
	RETAIL SHORT TERM	1/3,500 SF 2		

BASED ON CURRENT DISTRICT ZONING REQUIREMENTS, THE RESIDENTIAL PORTION OF THE DEVELOPMENT IS REQUIRED TO PROVIDE ONE (1) SPACE PER EACH THREE DWELLING UNITS IN EXCESS OF FOUR UNITS. THIS REQUIREMENT IS HALVED DUE TO THE AFFORDABLE HOUSING THAT IS PLANNED, RESULTING IN 16 SPACES REQUIRED.

GROUND CONTROL SYSTEMS
Formerly Park A Bike

HOOP RUNNER - HR100
2 Bike Below Ground Mount - Specs



MATERIALS
HSS 1.9" steel tubing
Two 1/2" x 6" anchor rods

FINISH
Galvanized
Galvanized to ASTM A123 / A123M - 12
Black Powder Coat
Final Coat: Polyester based Powder Coating - this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.



MOUNTING
Below Ground
Suggested concrete:
3000 PSI mix min.



SPACE USE
Wall Setbacks
For racks parallel to a wall
Minimum: 24"
For racks perpendicular to a wall
Minimum: 34"
Distance Between Racks:
Minimum: 24"
Street Setbacks
For racks parallel to the street:
Minimum: 24"
*These are our suggested minimum dimensions.

groundcontrolsystems.com | P: 800.630.7215 | info@groundcontrolsystems.com



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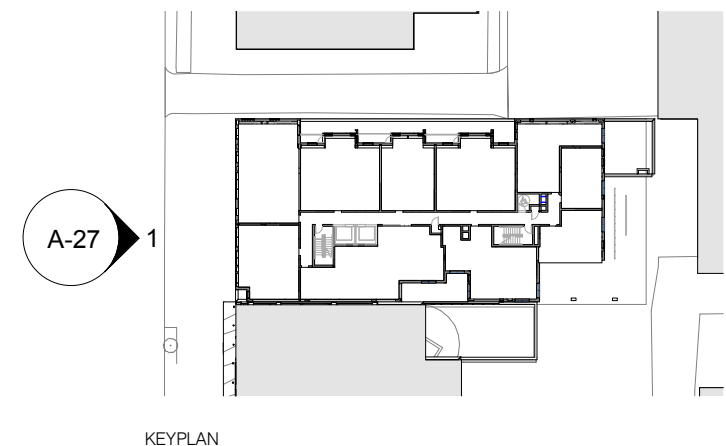
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GARAGE FLOOR PLAN A-26

10/25/2018



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WEST RENDERED ELEVATION | A-27

10/25/2018