

EXHIBIT A-1

1530 FIRST ST. APARTMENTS

1530 FIRST STREET SW, WASHINGTON DC 20024

10/25/2018

ZC# 18-13



Sheet #	Sheet Name
A-01	COVER
A-02	VICINITY MAP
A-03	COMPREHENSIVE PLAN
A-04	ZONING BOUNDARY MAP
A-05	AERIAL VIEW
A-06	BUZZARD POINT FRAMEWORK
A-07	ENLARGED SITE PLAN - FIRST LEVEL
A-08	ENLARGED SITE PLAN - THIRD LEVEL
A-09	VEHICULAR CIRCULATION
A-10	CONTEXT PICTURES
A-11	CONTEXT PICTURES
A-12	PERSPECTIVE VIEW
A-13	PERSPECTIVE VIEW
A-14	PERSPECTIVE VIEW
A-15	PERSPECTIVE VIEW
A-16	PERSPECTIVE VIEW
A-17	PERSPECTIVE VIEW
A-18	PERSPECTIVE VIEW
A-19	FIRST FLOOR PLAN
A-20	SECOND FLOOR PLAN
A-21	THIRD FLOOR PLAN
A-22	FOURTH - NINTH FLOOR PLAN
A-23	TENTH FLOOR PLAN
A-24	PENTHOUSE FLOOR PLAN
A-25	ROOF FLOOR PLAN
A-26	GARAGE FLOOR PLAN
A-27	WEST RENDERED ELEVATION
A-28	NORTH RENDERED ELEVATION
A-29	EAST RENDERED ELEVATION
A-30	SOUTH RENDERED ELEVATION
A-31	WEST ELEVATION
A-32	NORTH ELEVATION
A-33	EAST ELEVATION
A-34	SOUTH ELEVATION
A-35	BUILDING SECTION
A-36	BUILDING SECTION
A-37	ENLARGED PENTHOUSE ELEVATION
A-38	ENLARGED PENTHOUSE ELEVATION
A-39	ENLARGED COURTYARD SECTION
A-40	ENLARGED COURTYARD SECTION
A-41	BAY CALCULATION
A-42	STREETScape EXPERIENCE - FIRST ST.
A-43	STREETScape EXPERIENCE - FIRST ST.
A-44	STREETScape EXPERIENCE - RETAIL
A-45	ENLARGED GARAGE RAMP
A-46	LOADING DOCK TURNING DIAGRAM
A-47	MATERIAL DETAILS
A-48	MATERIAL DETAILS
A-50	ZONING INFORMATION AND UNIT MATRIX
A-51	LEED CHECKLIST
A-52	INCLUSIONARY ZONING ANALYSIS

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)

COVER | A-01

10/25/2018



1530 FIRST ST. S.W.

VICINITY MAP A-02

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



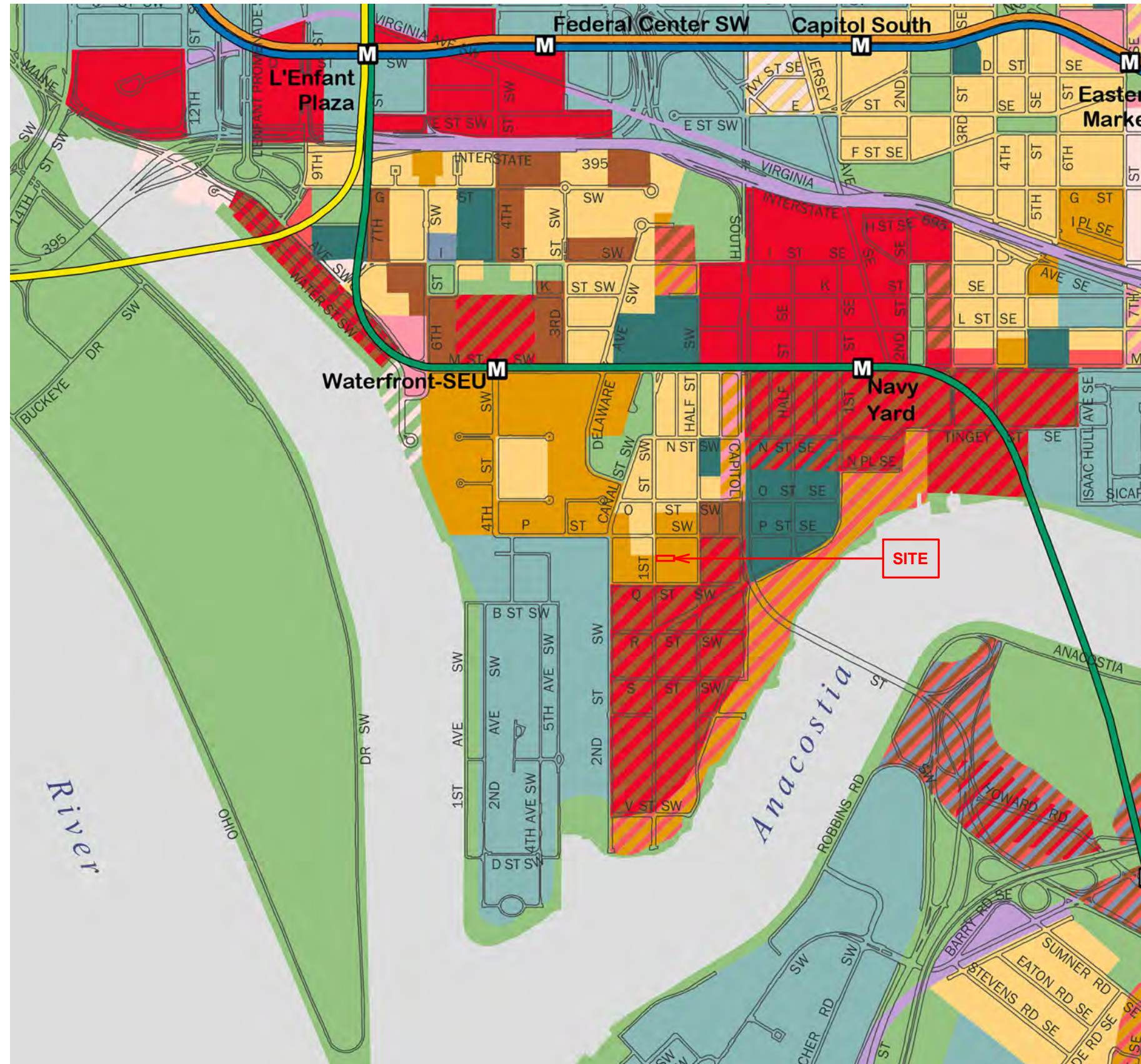
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



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

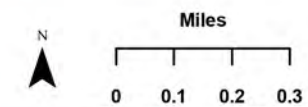


10/25/2018

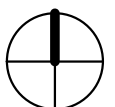


**Comprehensive Plan
Future Land Use
Map 9**

- 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.



1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

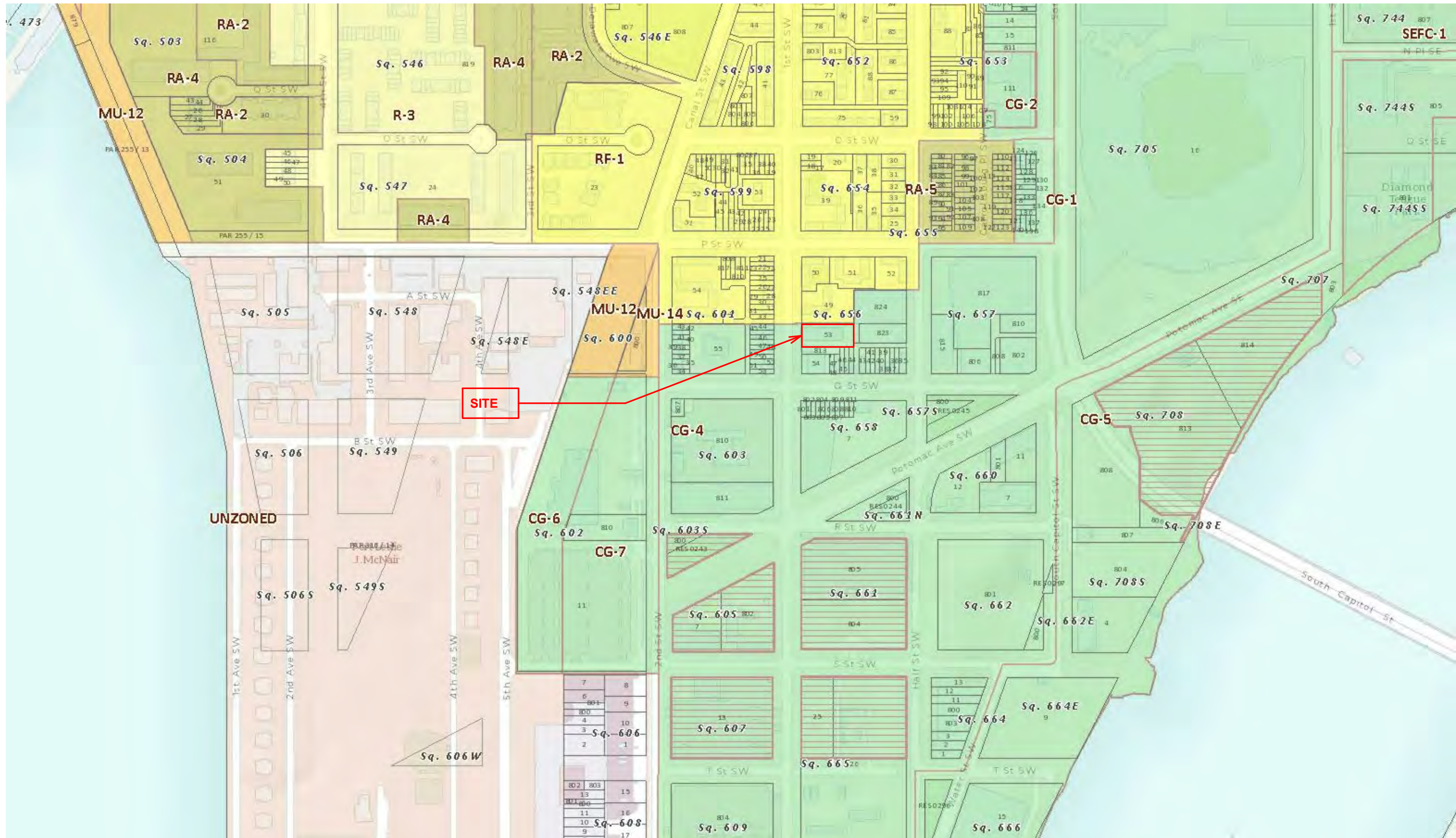
Square: 0656 Lot No: 0053 Zone: CG-4



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)



1530 FIRST ST. S.W.

ZONING BOUNDARY MAP | A-04

1530 FIRST ST. S.W. WASHINGTON DC 20024

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

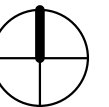
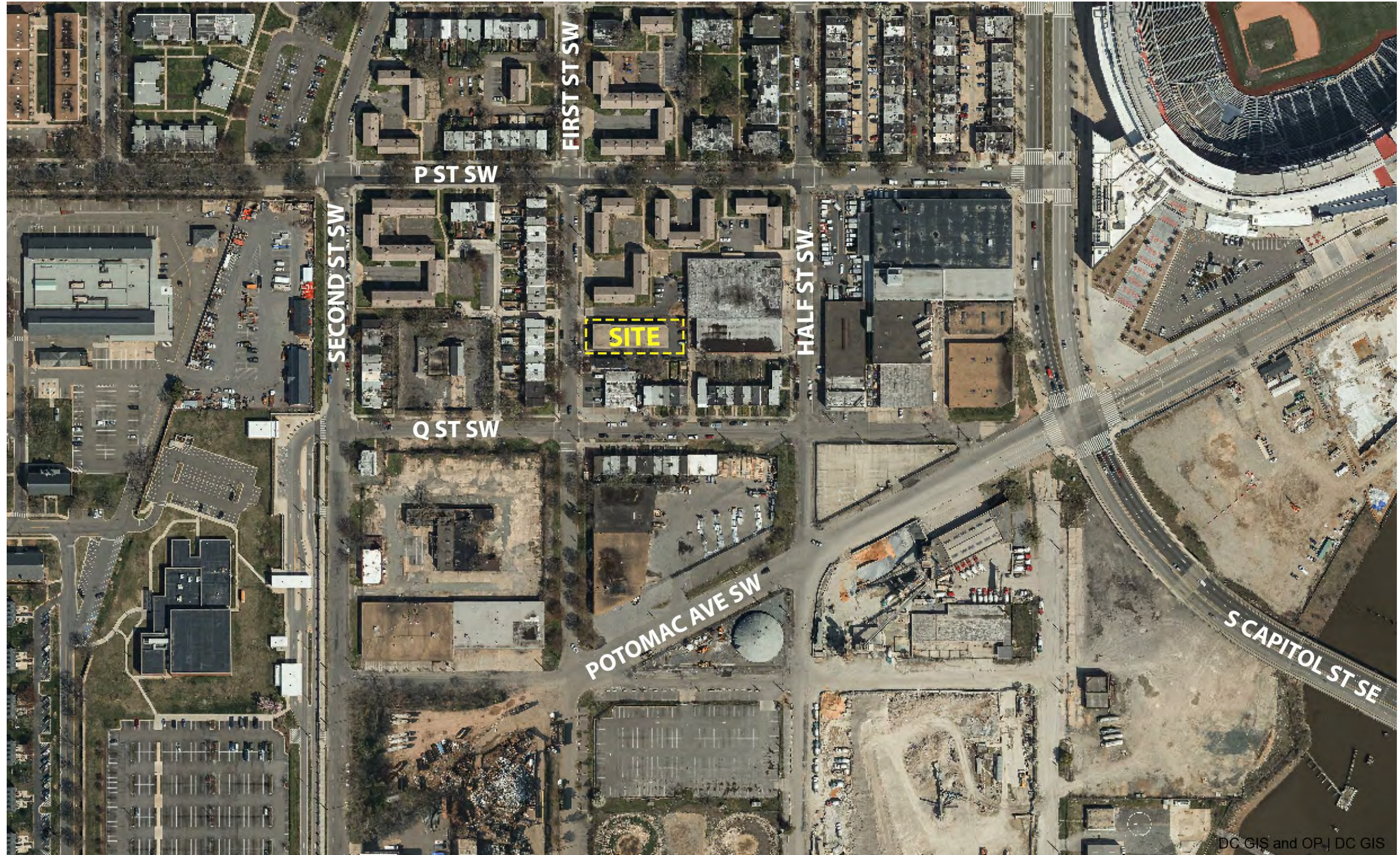


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



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.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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

AERIAL VIEW | A-05

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)



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

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.

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.



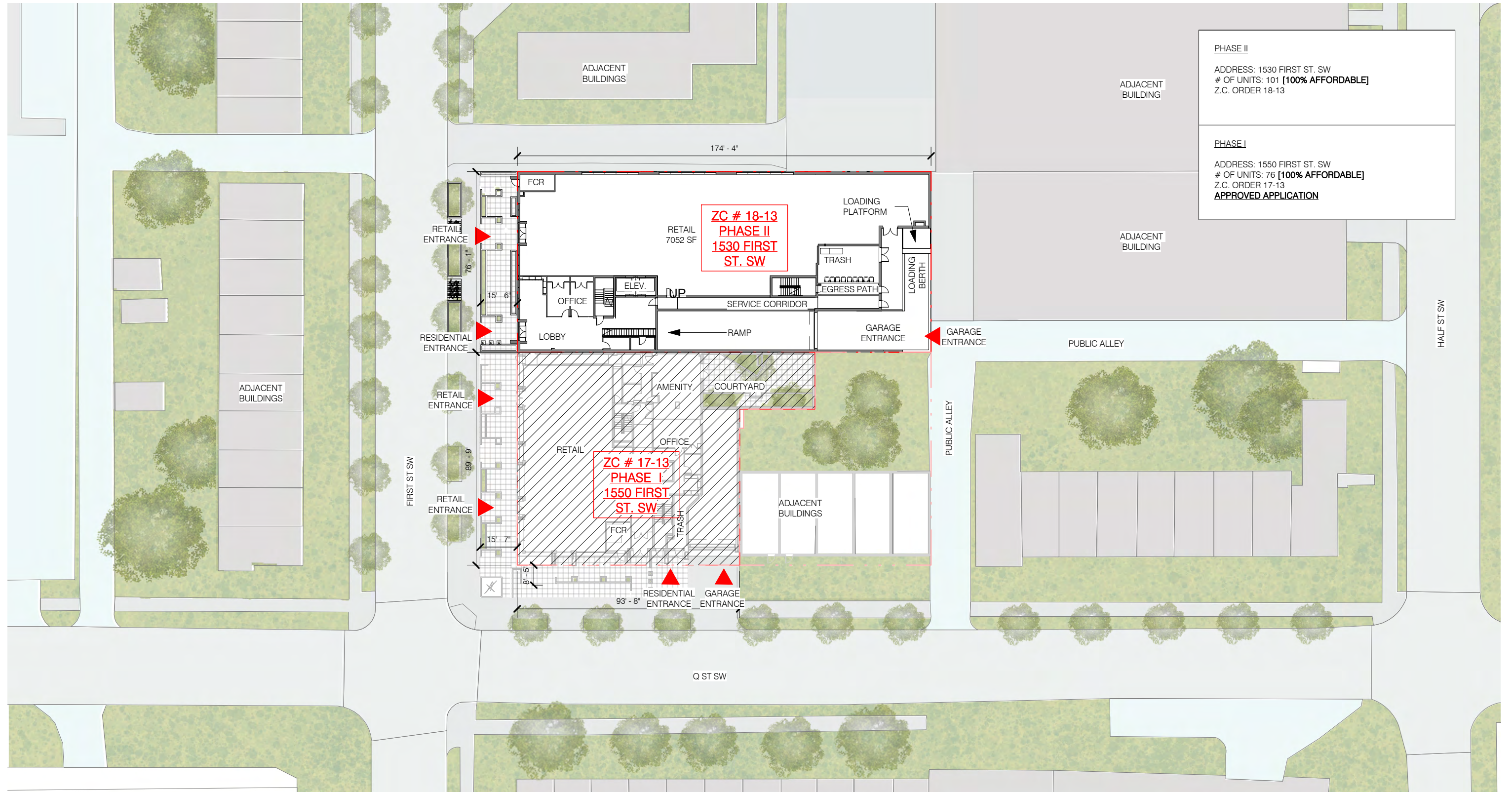
6 PEPCO SUBSTATION
SCALE: N.T.S.

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

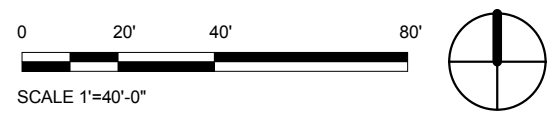
Square: 0656 Lot No: 0053 Zone: CG-4

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



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



1530 FIRST ST. S.W.

ENLARGED SITE PLAN - FIRST LEVEL | A-07

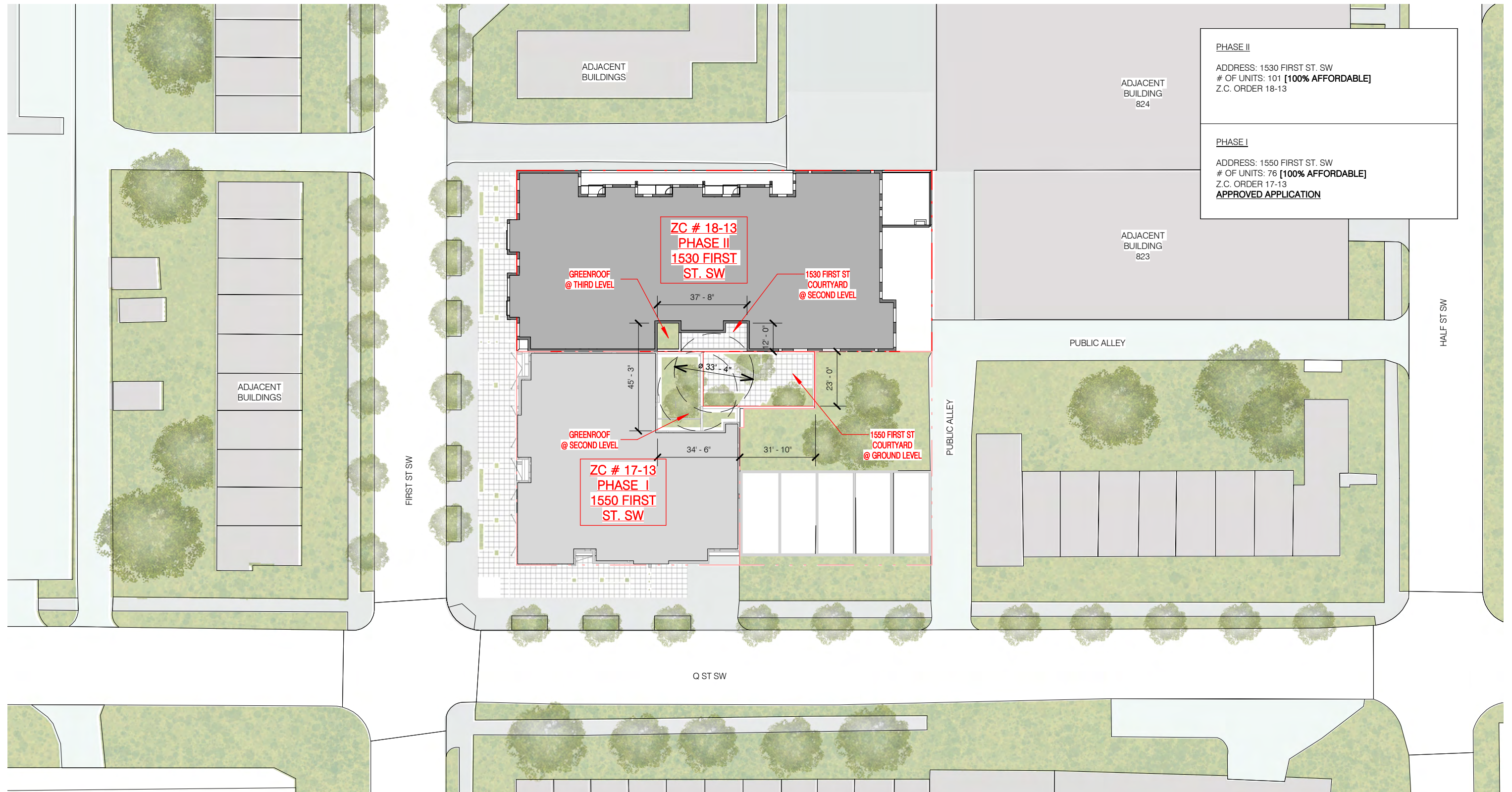
1530 FIRST ST. S.W. WASHINGTON DC 20024
 Square: 0656 Lot No: 0053 Zone: CG-4

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



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

1530 FIRST ST. S.W.

ENLARGED SITE PLAN - THIRD LEVEL | A-08

1530 FIRST ST. S.W. WASHINGTON DC 20024

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

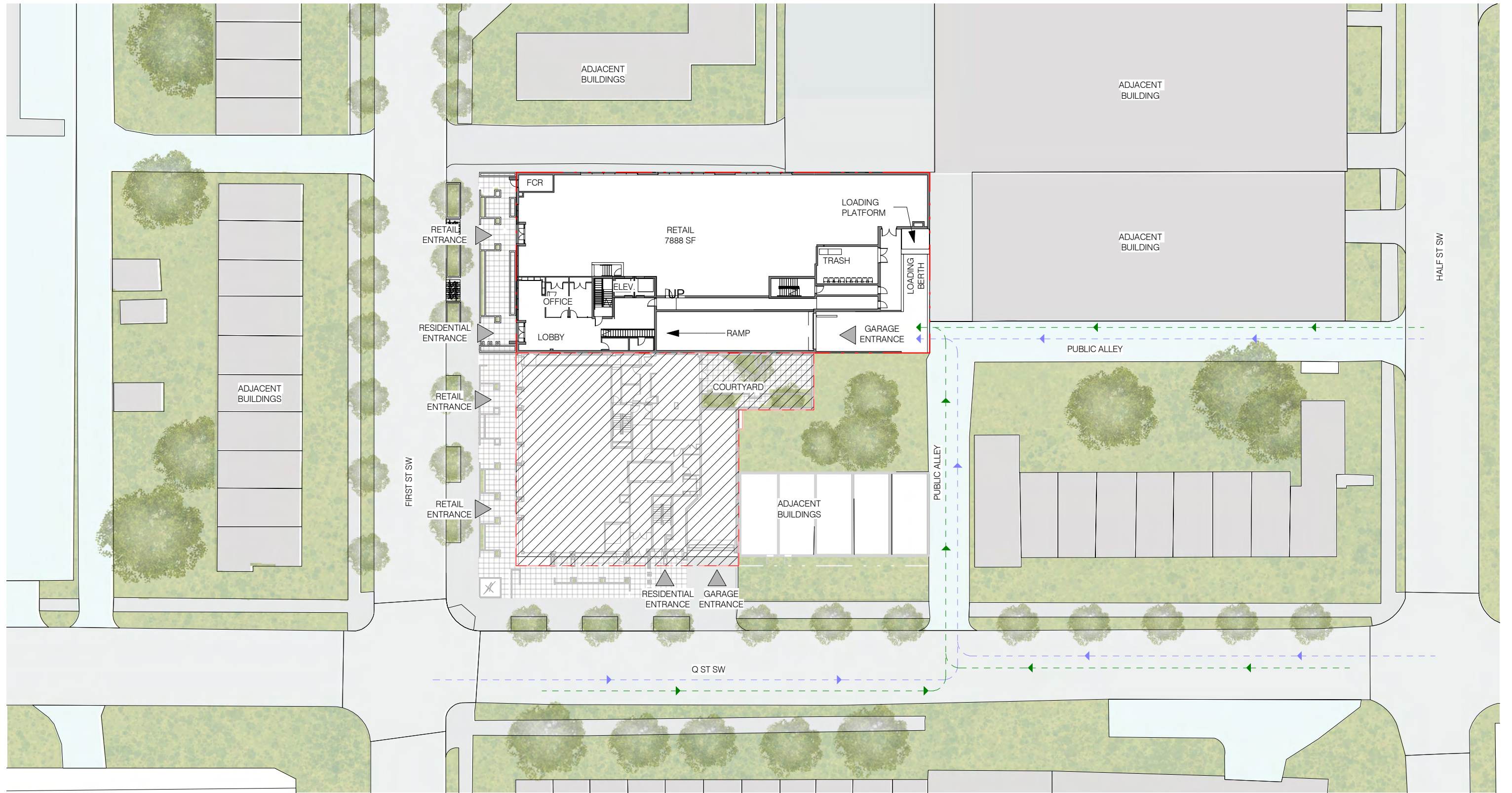


PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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

10/25/2018



VEHICULAR ENTRY/EXIT
 LOADING ENTRY/EXIT

1530 FIRST ST. S.W.

VEHICULAR CIRCULATION | A-09

1530 FIRST ST. S.W. WASHINGTON DC 20024

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

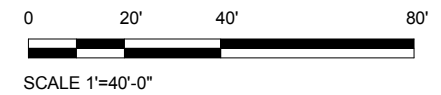
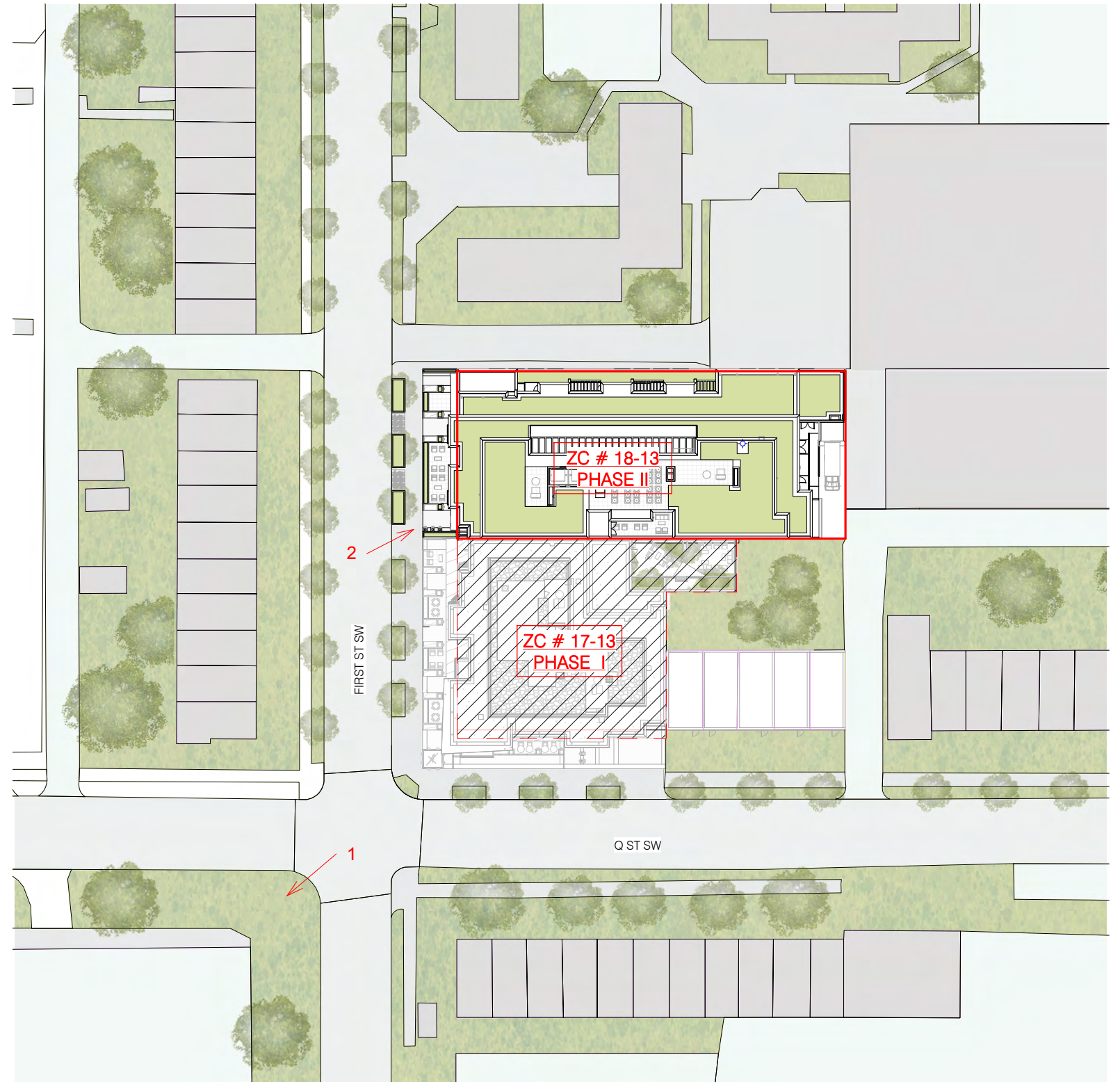


PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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.

1530 FIRST ST. S.W. WASHINGTON DC 20024

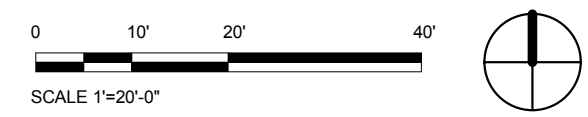
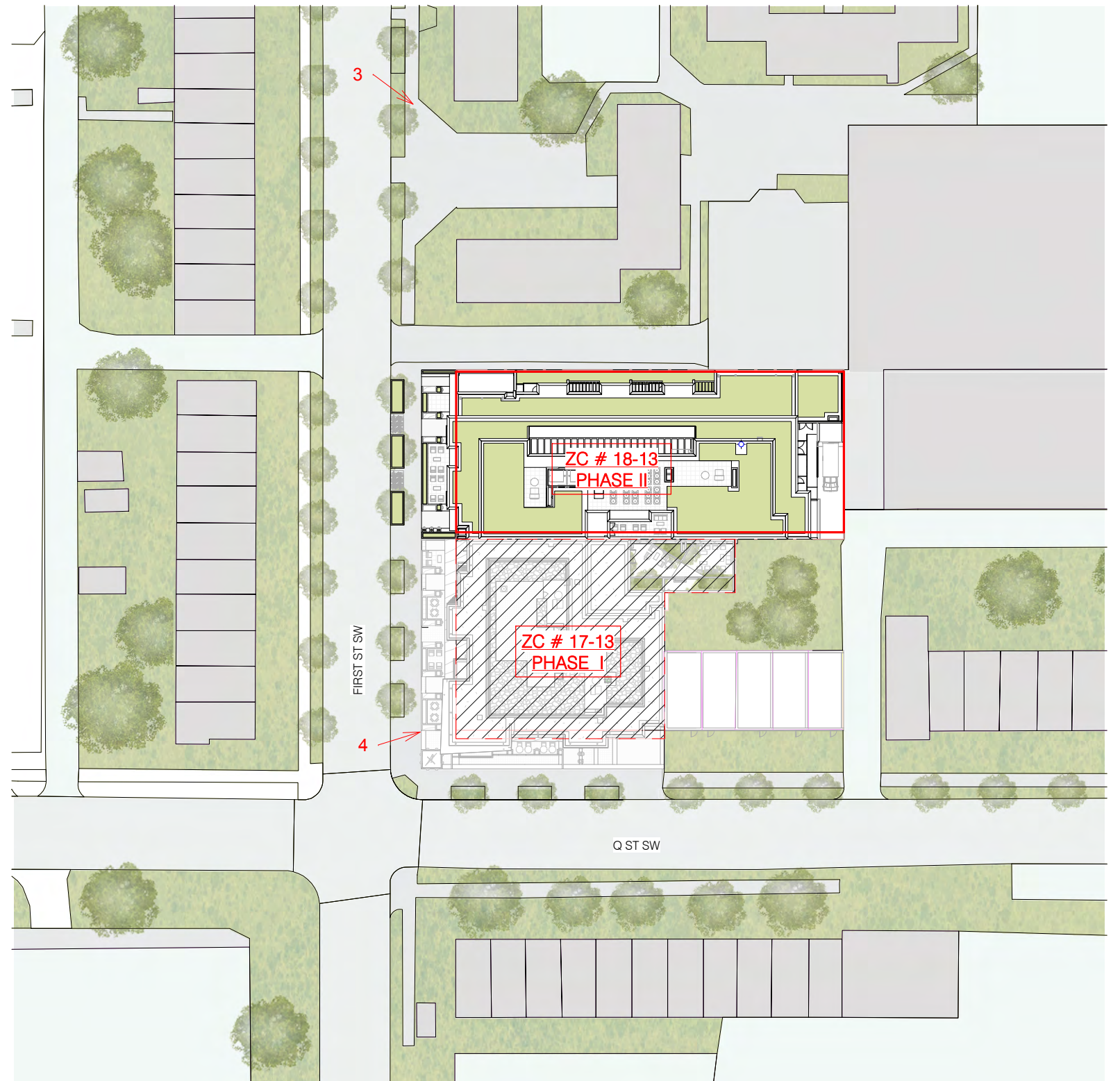
Square: 0656 Lot No: 0053 Zone: CG-4



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)



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)



1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-12

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.

PERSPECTIVE VIEW | A-13

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)



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



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.

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)

PERSPECTIVE VIEW

A-15

10/25/2018



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



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. 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)

PERSPECTIVE VIEW | A-17

10/25/2018



1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



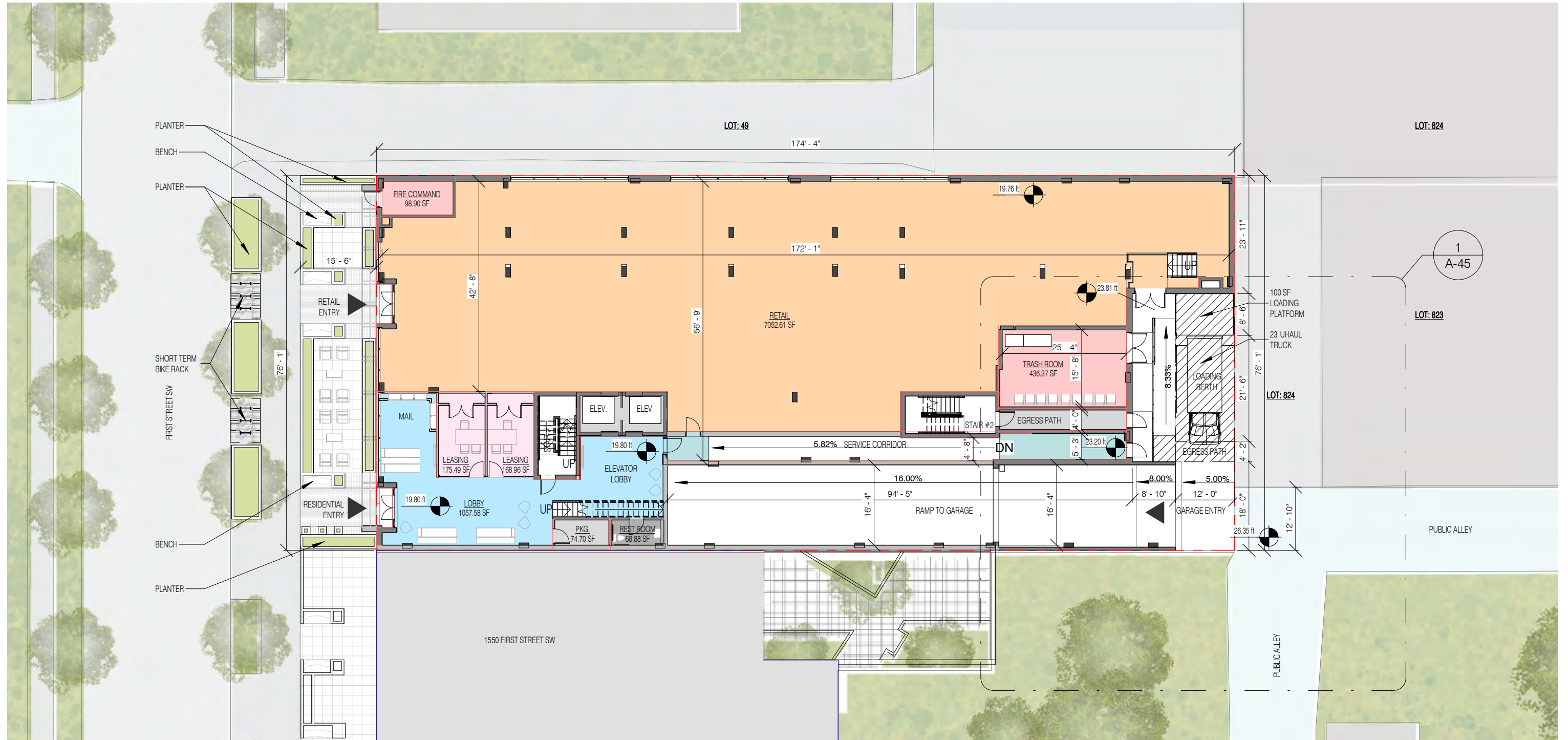
PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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

PERSPECTIVE VIEW | A-18

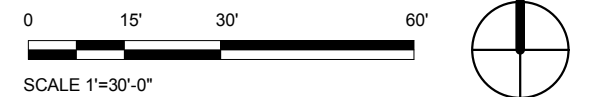
10/25/2018



KEYPLAN



GROSS FLOOR AREA = 11,831 SF
 LOT OCCUPANCY = 11,831 / 13,206 = 89.59%
 FAR 7.8



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

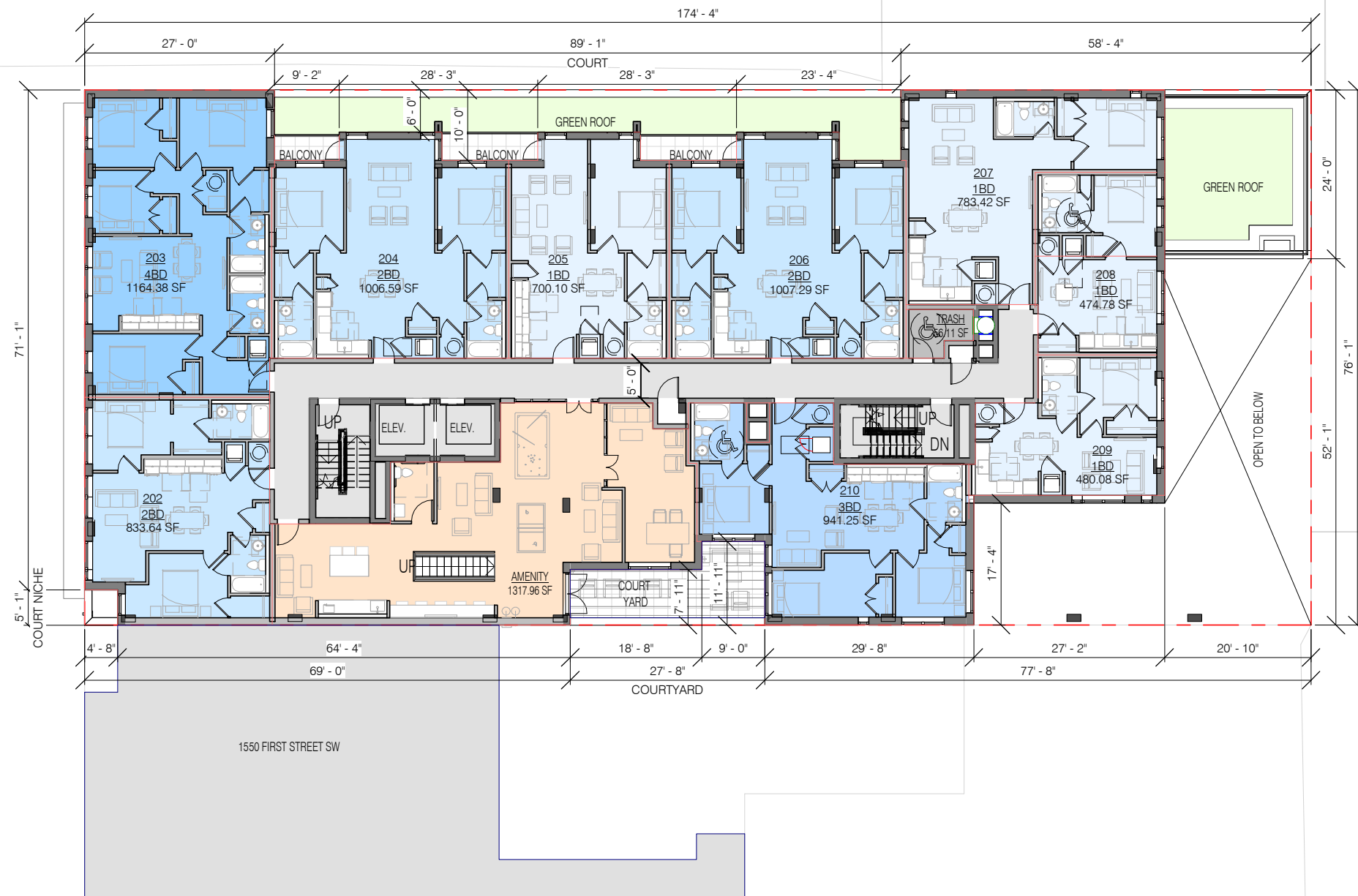


PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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

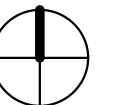
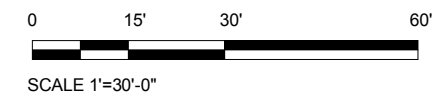
10/25/2018



KEYPLAN

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

GROSS FLOOR AREA = 10,277 SF
 LOT OCCUPANCY = 10,277 / 13,206 = 77.82 %
 FAR 7.8



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

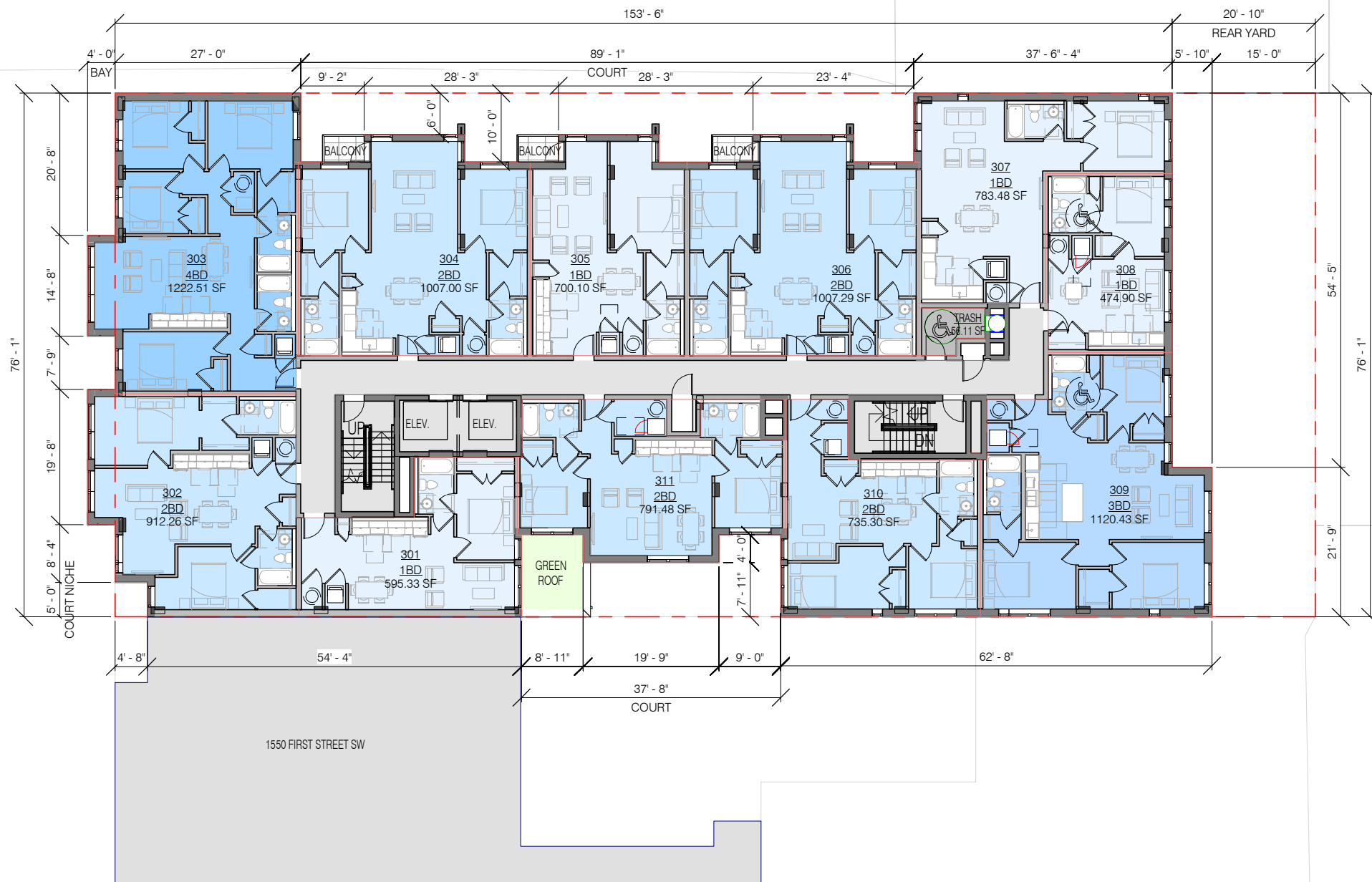


PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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

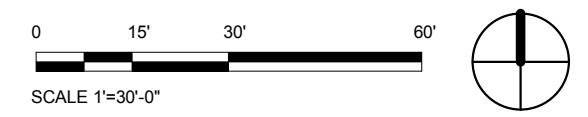
10/25/2018



KEYPLAN

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

GROSS FLOOR AREA = 10,701 SF
 LOT OCCUPANCY = 10,701 / 13,206 = 80.70 %
 FAR 7.8



1530 FIRST STREET SW

THIRD FLOOR PLAN | A-21

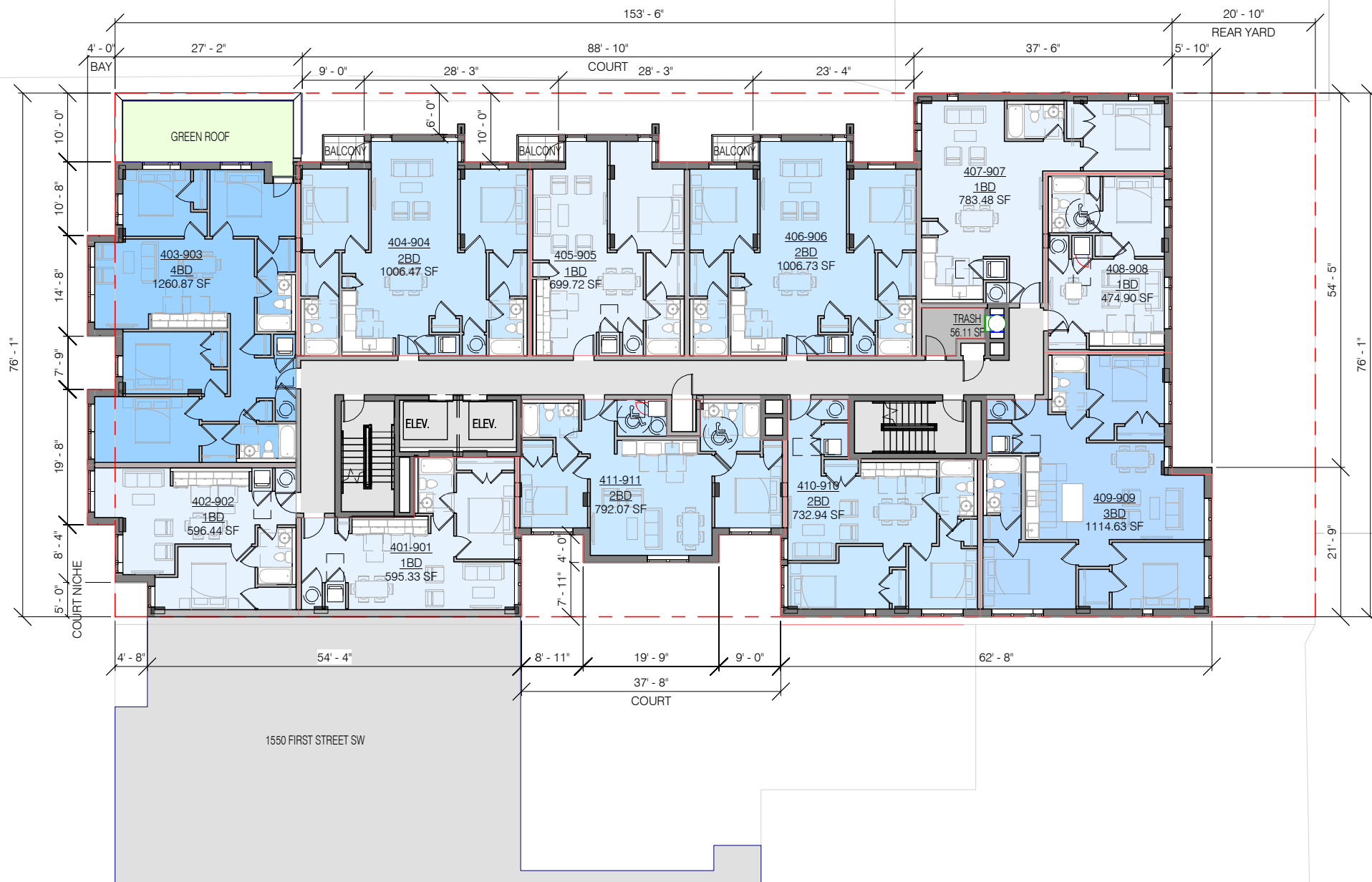
1530 FIRST STREET SW WASHINGTON D.C. 20024

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)

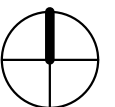
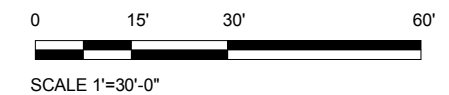
10/25/2018



KEYPLAN

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

GROSS FLOOR AREA = 10,419 SF
 LOT OCCUPANCY = 10,419 / 13,206 = 78.90 %
 FAR 7.8



1530 FIRST STREET SW

FOURTH TO NINTH FLOOR PLAN A-22

1530 FIRST STREET SW WASHINGTON D.C. 20024

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

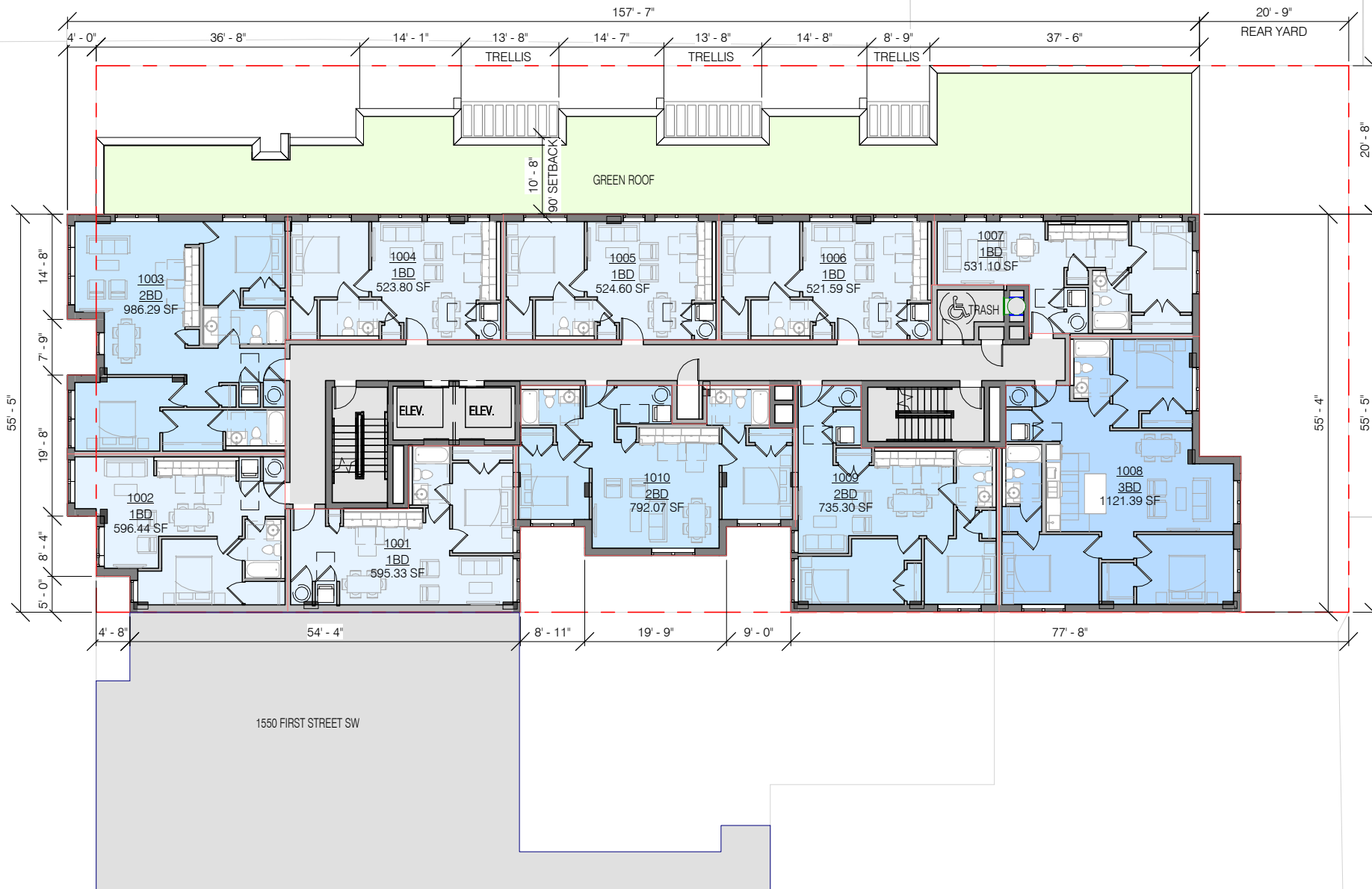


PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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

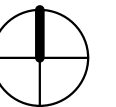
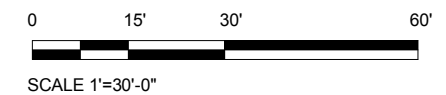
10/25/2018



KEYPLAN

- 1BD
- 2BD
- 3BD

GROSS FLOOR AREA = 8,238 SF
 LOT OCCUPANCY = 8,238 / 13,206 = 63.21 %
 FAR 7.8



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

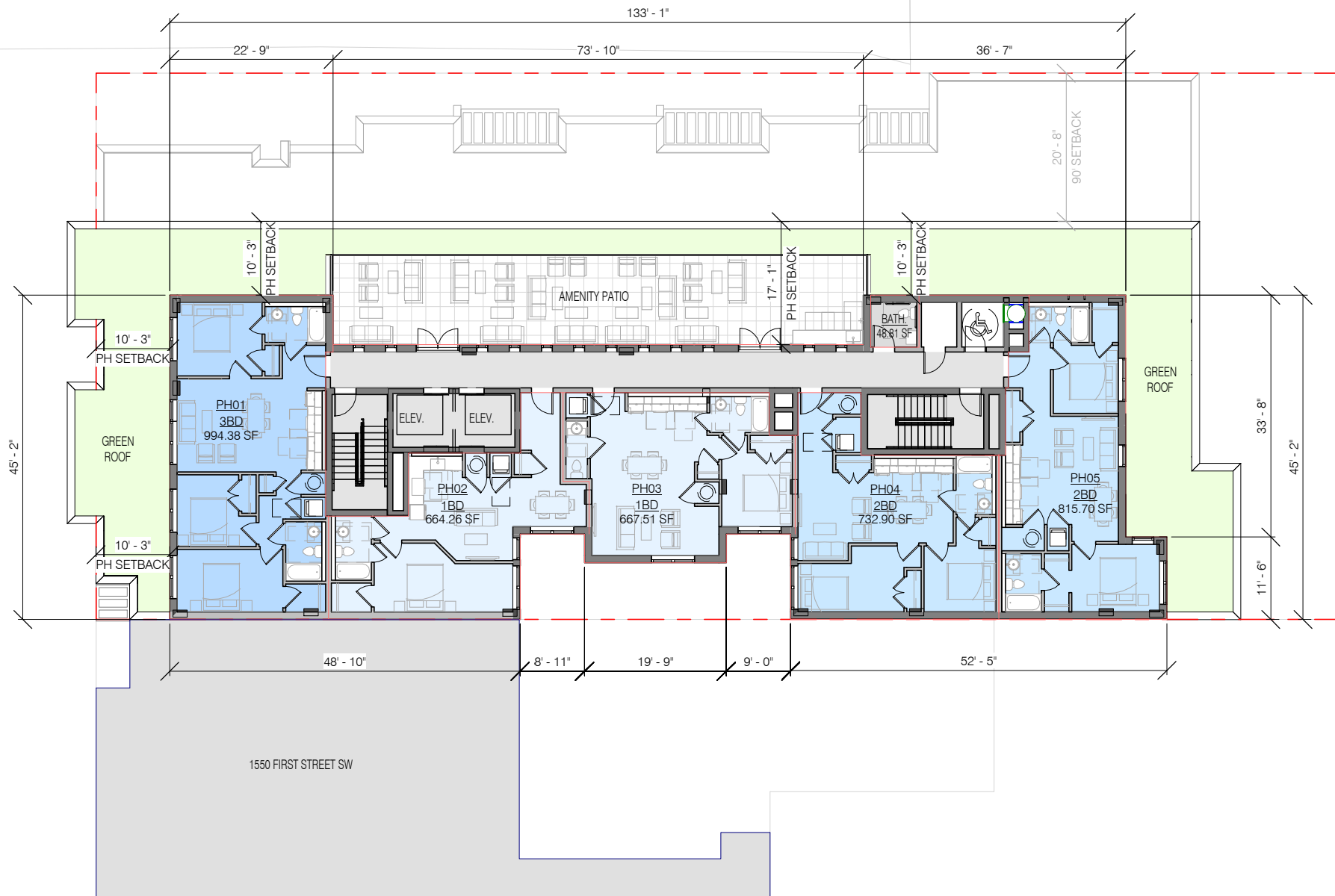


PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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

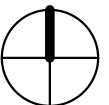
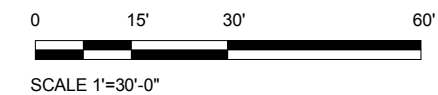
10/25/2018



KEYPLAN

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

GROSS FLOOR AREA = 5,212 SF
 LOT OCCUPANCY = 5,212 / 13,206 = 40.00 %



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

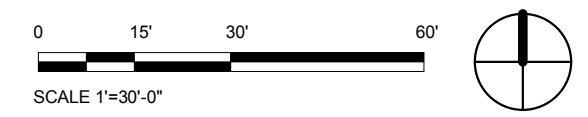
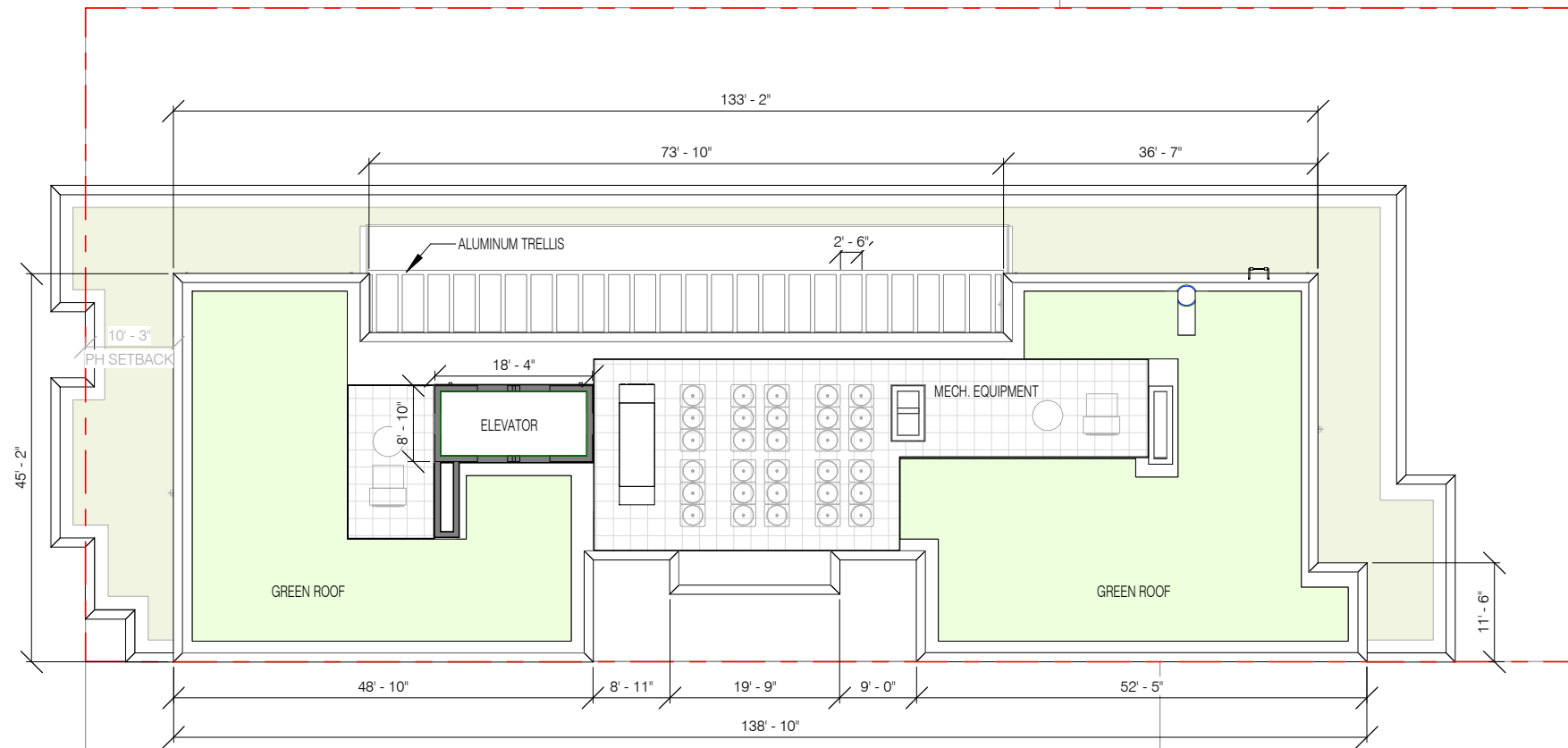


PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



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

10/25/2018



1530 FIRST STREET SW

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)