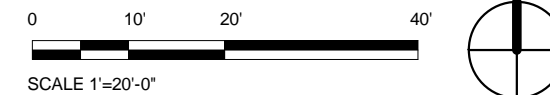


KEYPLAN

- 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

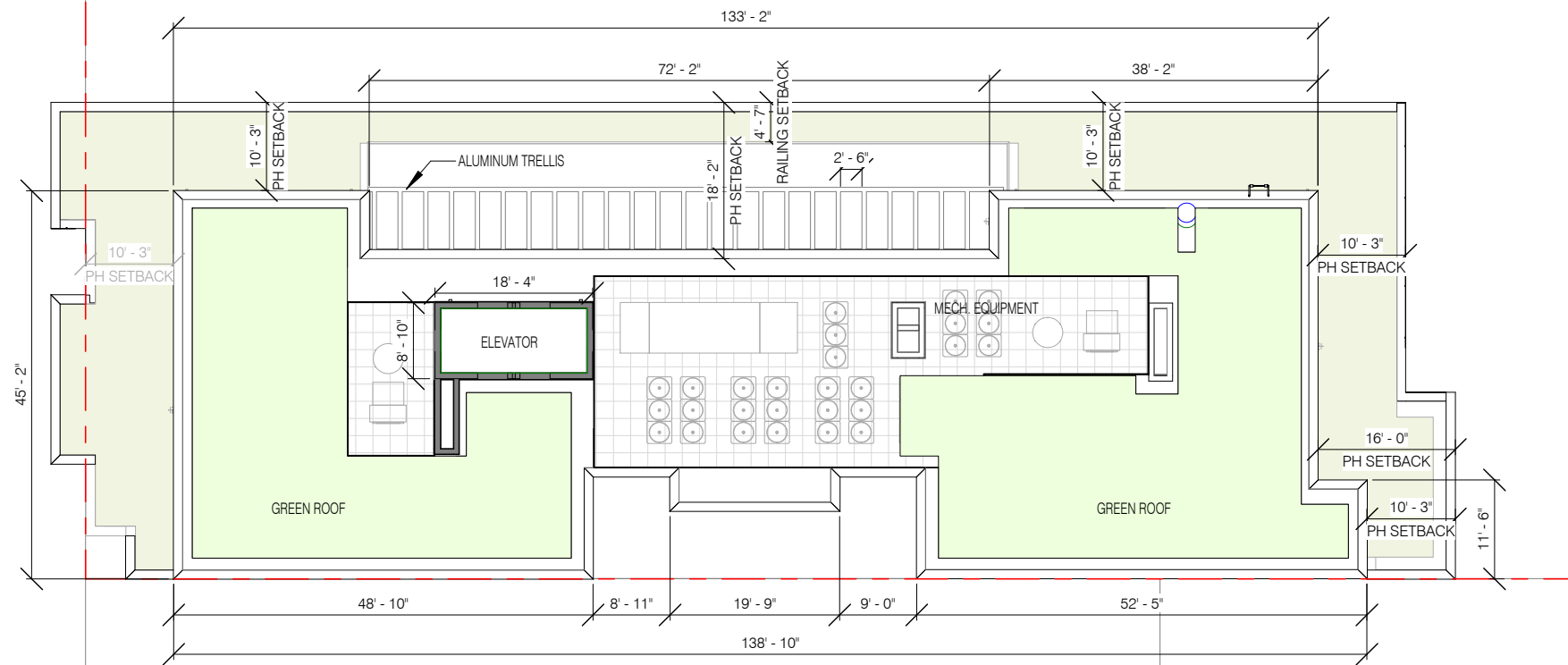


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11/15/2018
ZONING COMMISSION
 District of Columbia
 CASE NO.18-13
 EXHIBIT NO.38C2



1530 FIRST STREET SW

ROOF FLOOR PLAN | A-25

1530 FIRST STREET SW WASHINGTON D.C. 20024
 Square: 0656 Lot No: 0053 Zone: CG-4

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 PGN ARCHITECTS, PLLC
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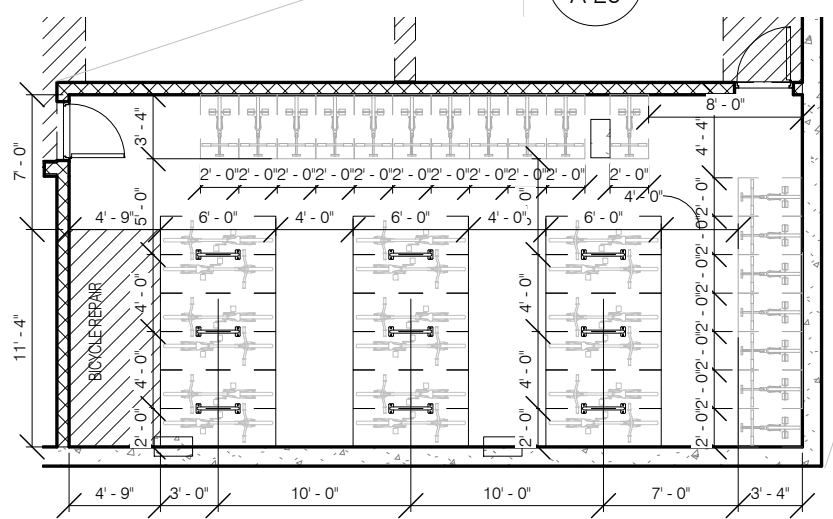
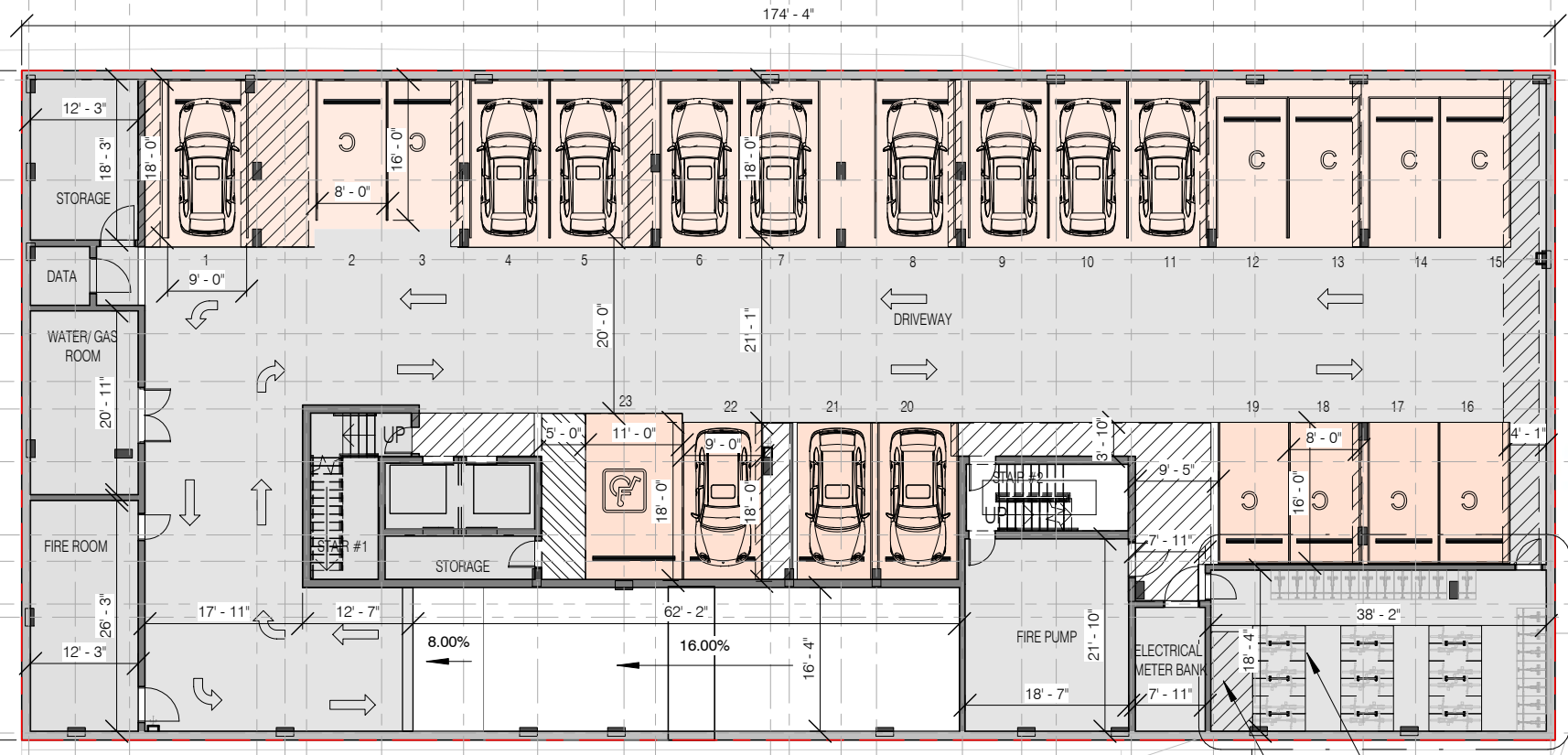
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11/15/2018

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

A
B
C
D
E
F
G
H
J
K
L
M

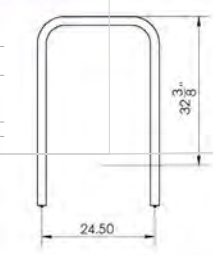


NUMBER OF PARKING				
REQUIRED	RESIDENTIAL	1/3 UNITS (101-4) = 97 / 3/2 = 16	21 SPACES REQUIRED 50% REDUCTION DUE TO 0.5 MILE TO METRO STATION (WATERFRONT)	
	COMMERCIAL	1.33/1000 SF 1.33X4052 = 5		
PROPOSED	COMPACT (8X16)	10	23 SPACES PROVIDED	
	STANDARD (8X19)	12		
	ADA VAN (11X19)	1		
NUMBER OF BIKES				
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 1.5" 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 minimal dimensions*

groundcontrolsystems.com | P: 800.638.7225 | info@groundcontrolsystems.com



1530 FIRST STREET SW

1530 FIRST STREET SW WASHINGTON D.C. 20024

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

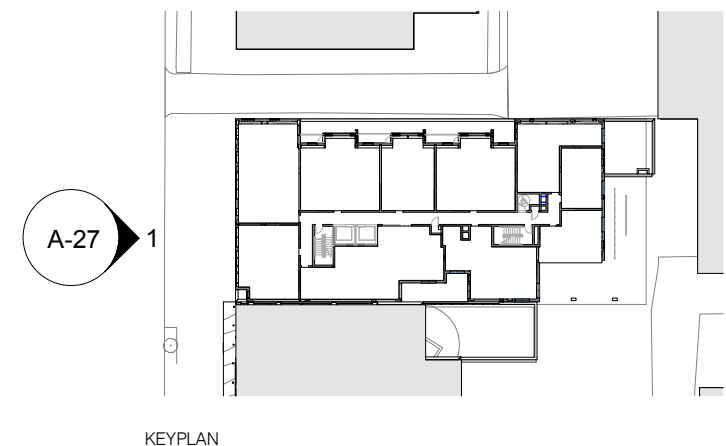
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GARAGE FLOOR PLAN A-26

11/15/2018



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

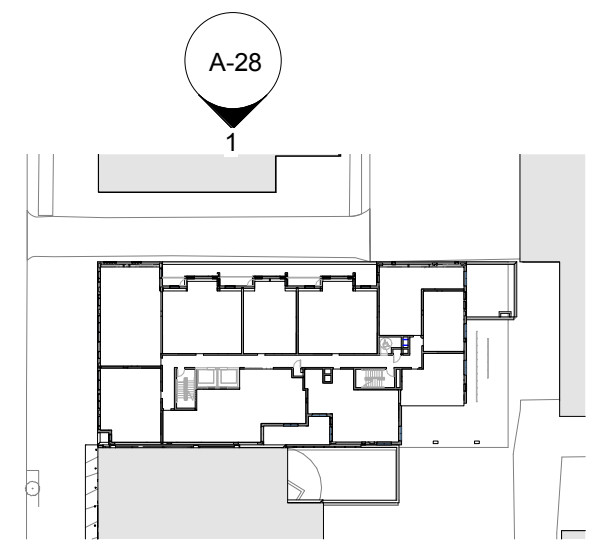


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10/25/2018



KEYPLAN

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



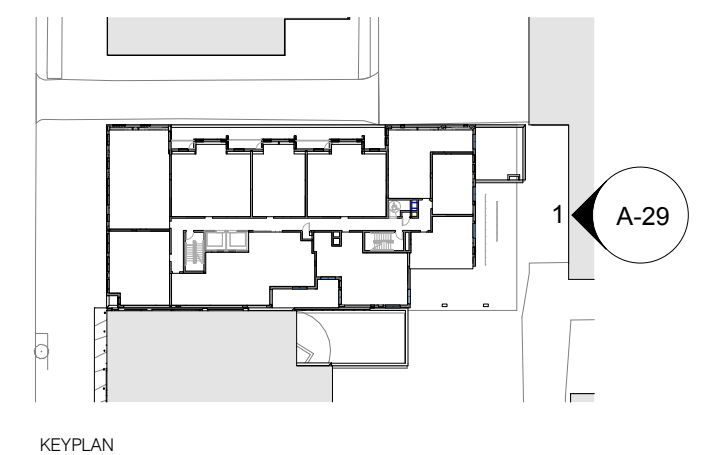
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NORTH RENDERED ELEVATION | A-28

10/25/2018



KEYPLAN

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

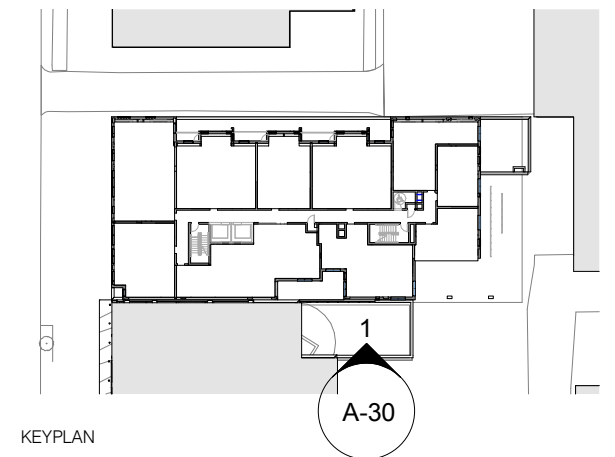


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10/25/2018



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

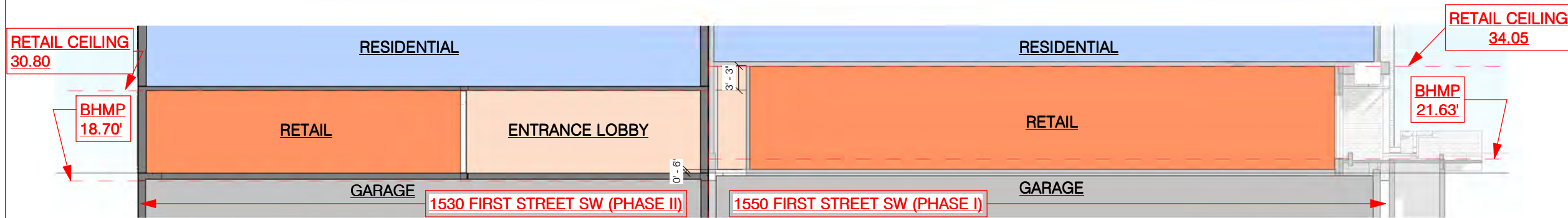
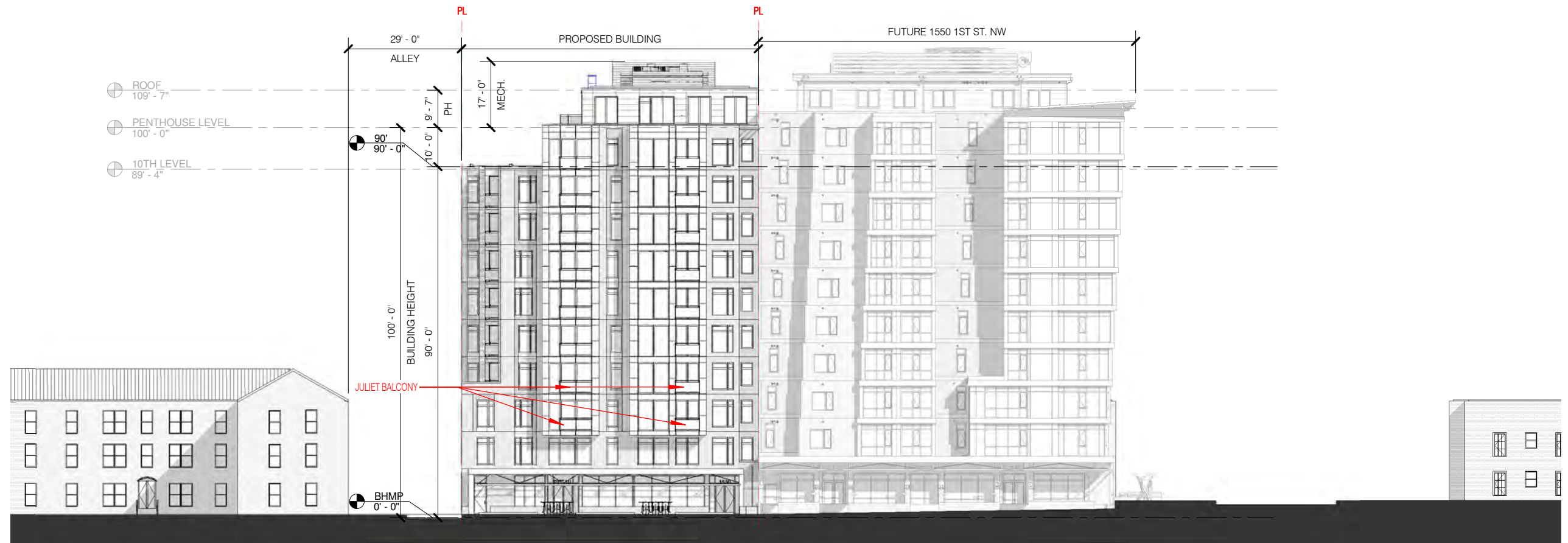


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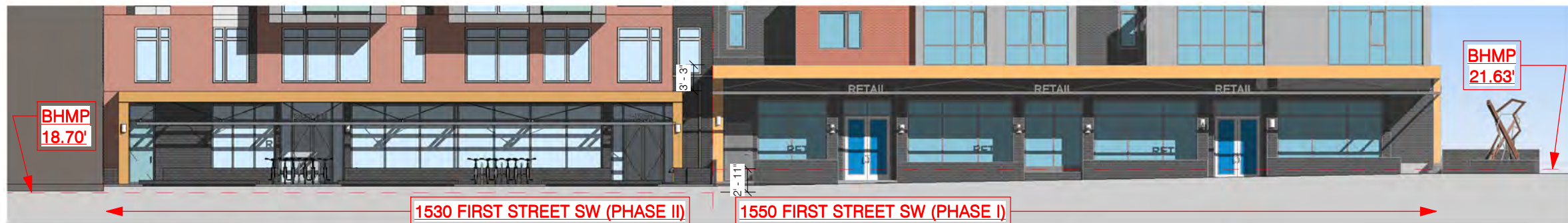


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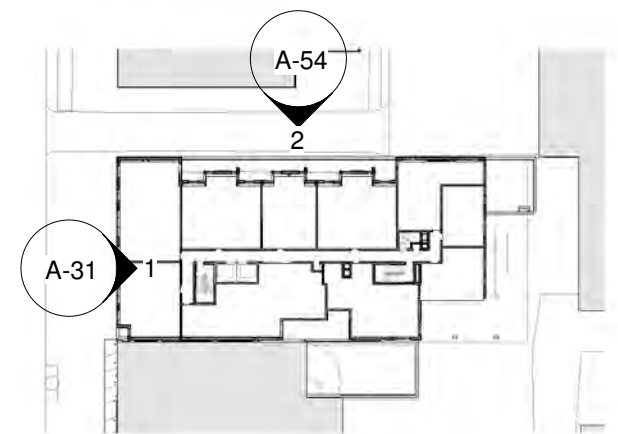
10/25/2018



2 RETAIL 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



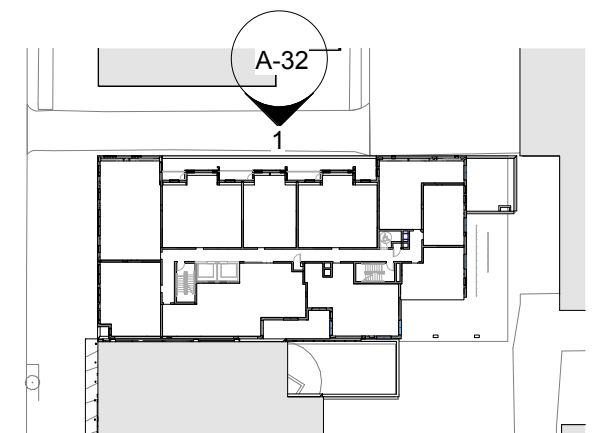
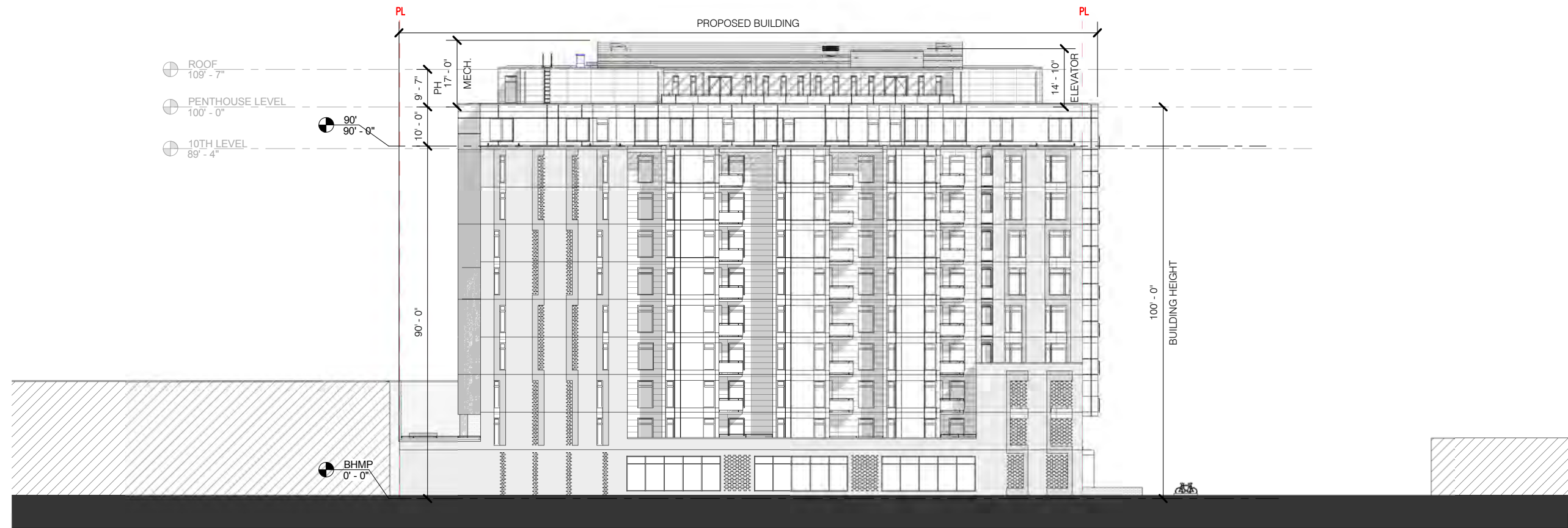
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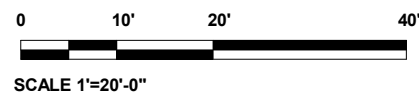
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WEST ELEVATION | A-31

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



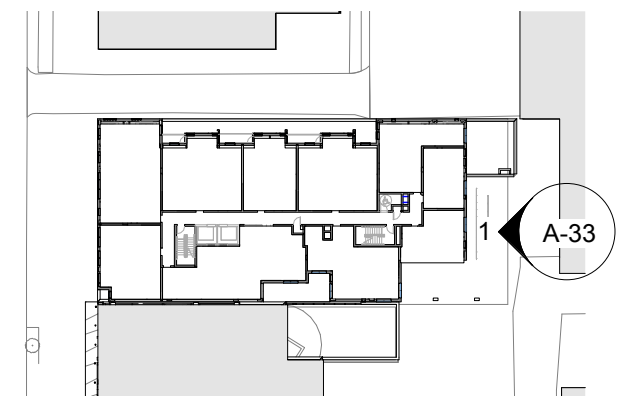
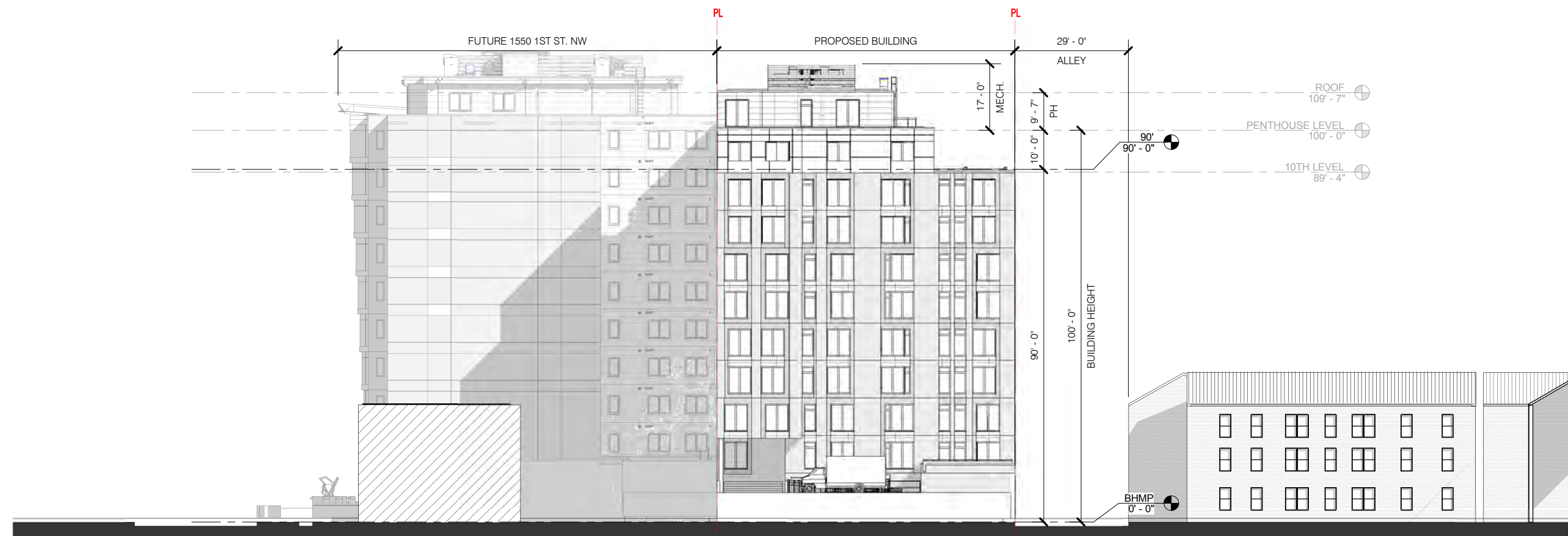
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NORTH ELEVATION | A-32

10/25/2018



KEYPLAN

1530 FIRST ST. S.W.

EAST ELEVATION | A-33

1530 FIRST ST. S.W. WASHINGTON DC 20024

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

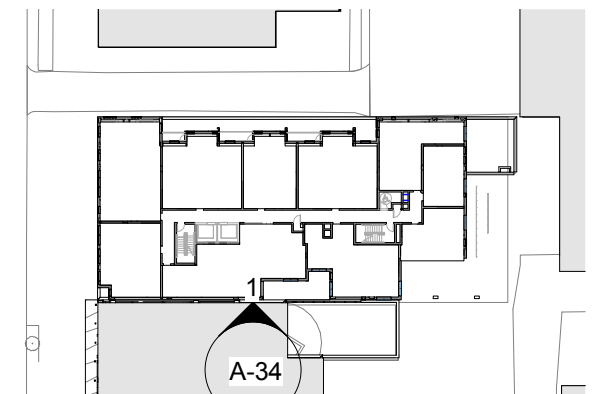
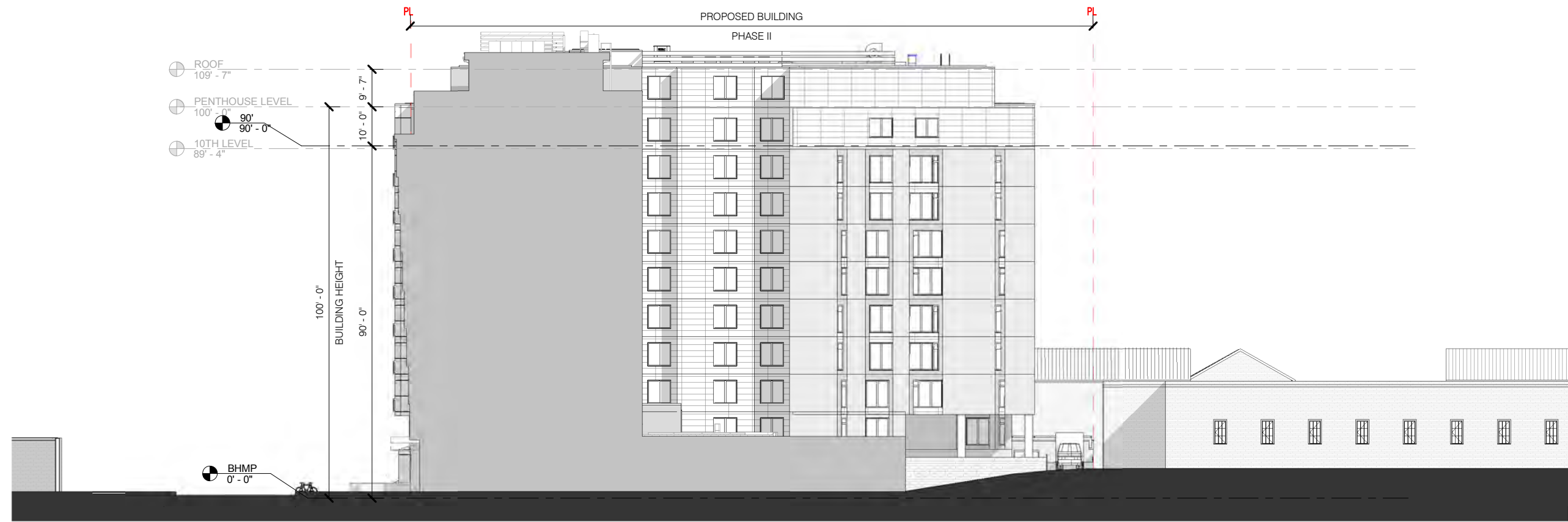


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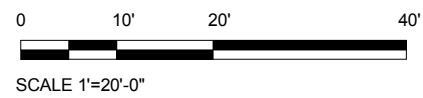


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KEYPLAN



1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



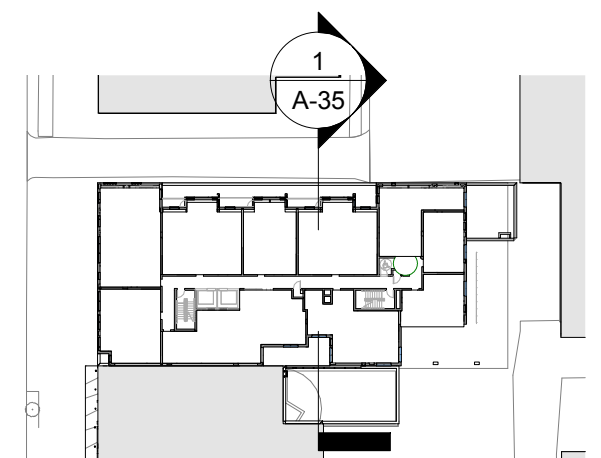
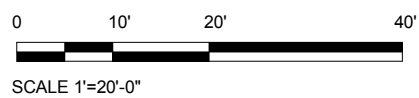
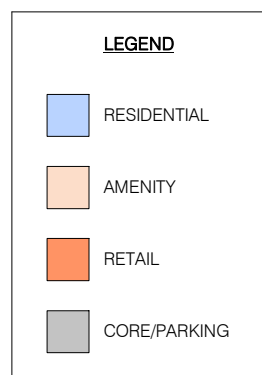
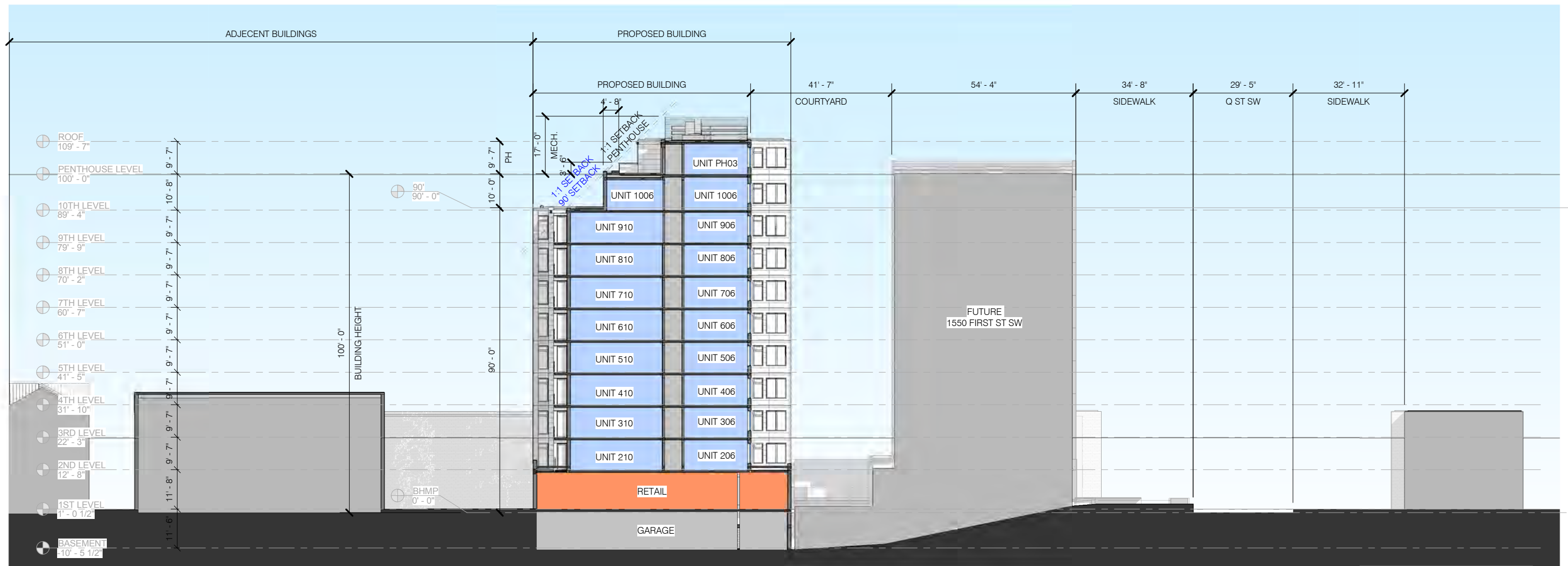
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SOUTH ELEVATION | A-34

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



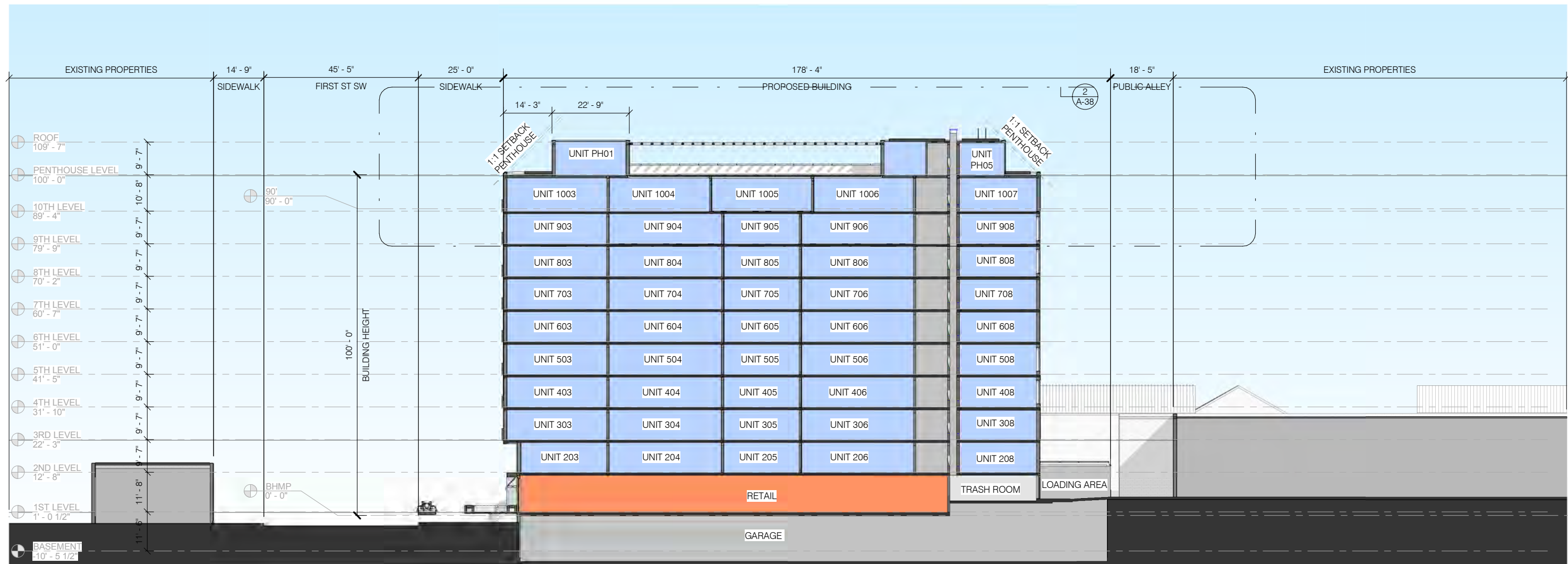
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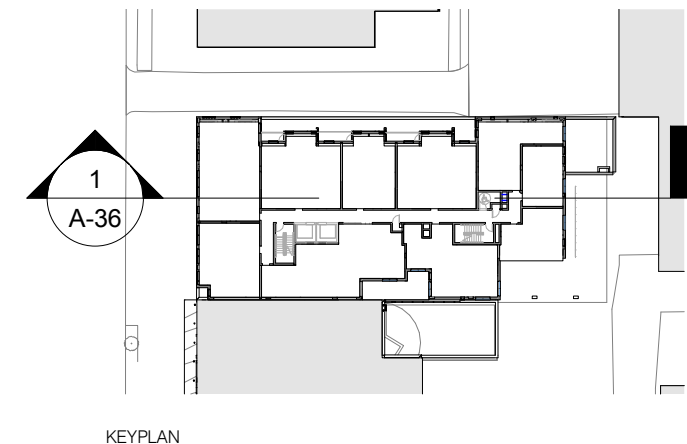
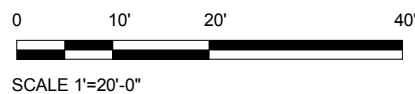
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LEGEND

	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

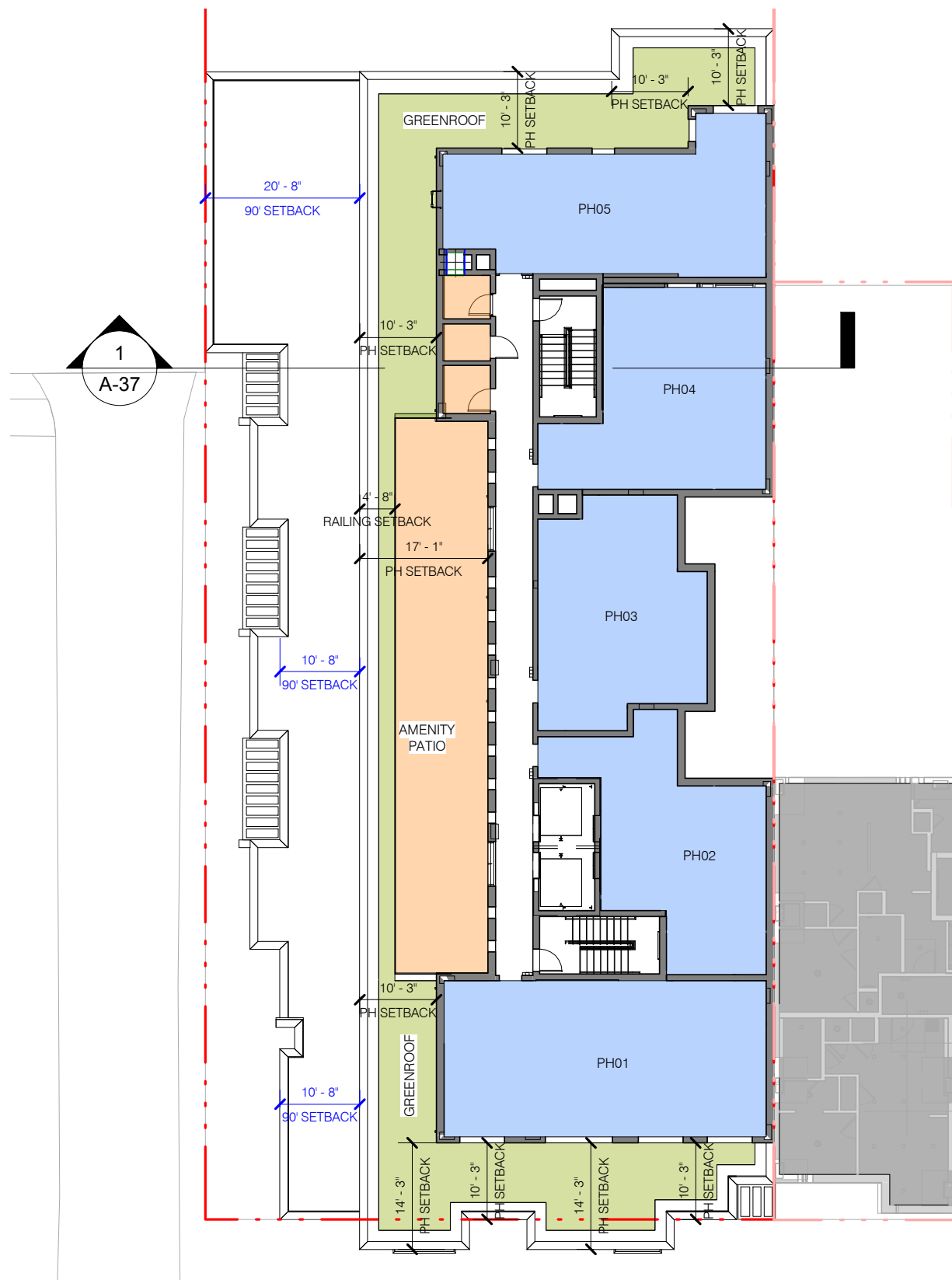


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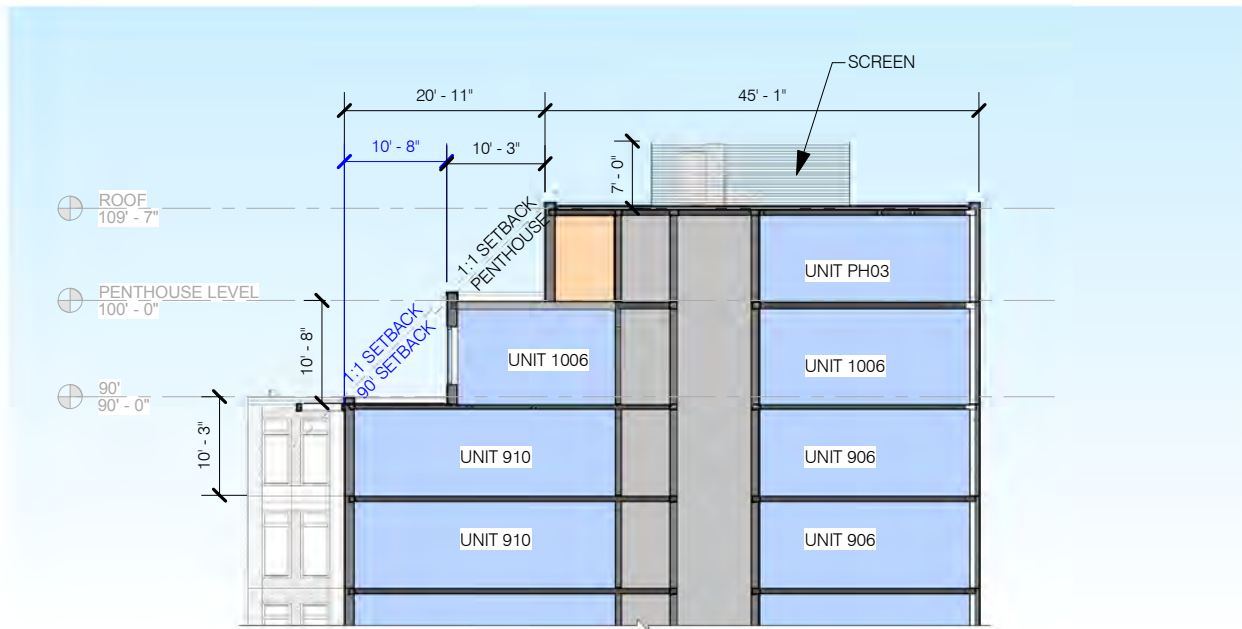


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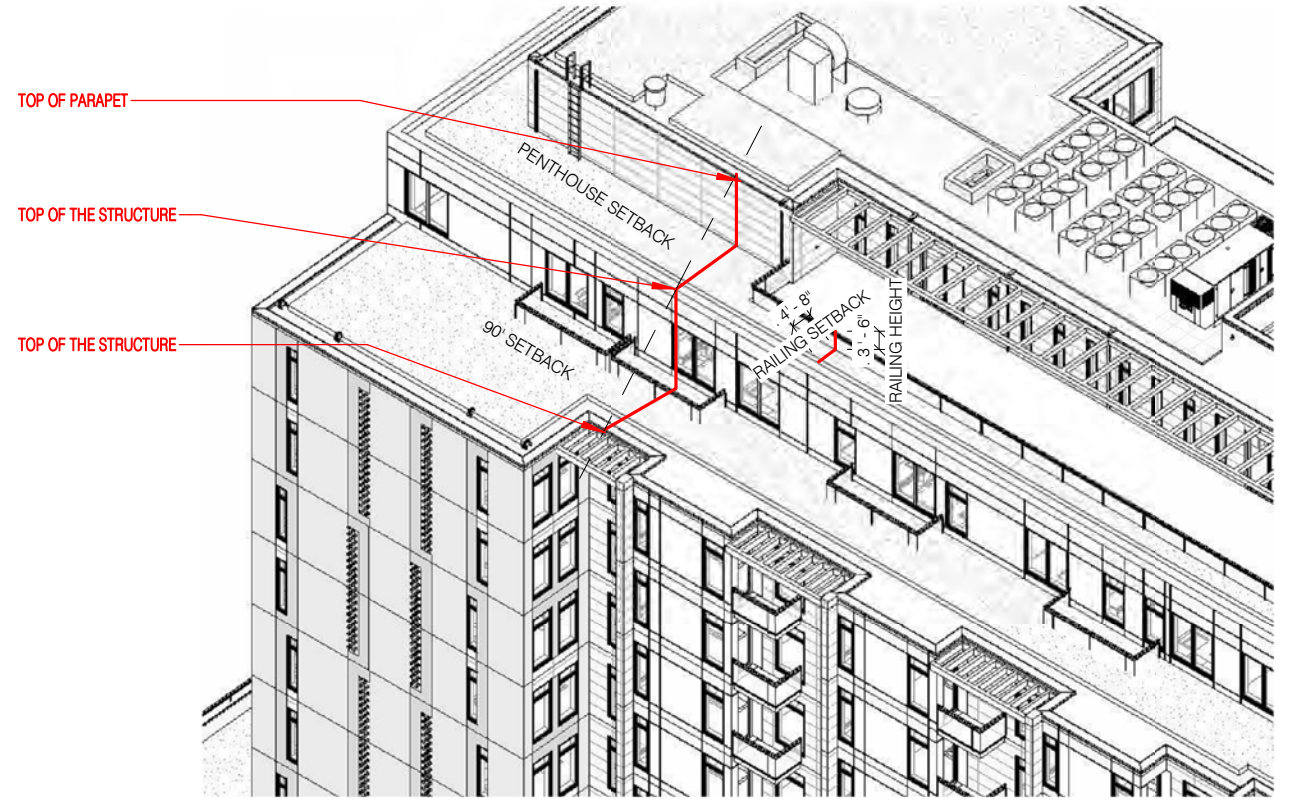
10/25/2018



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

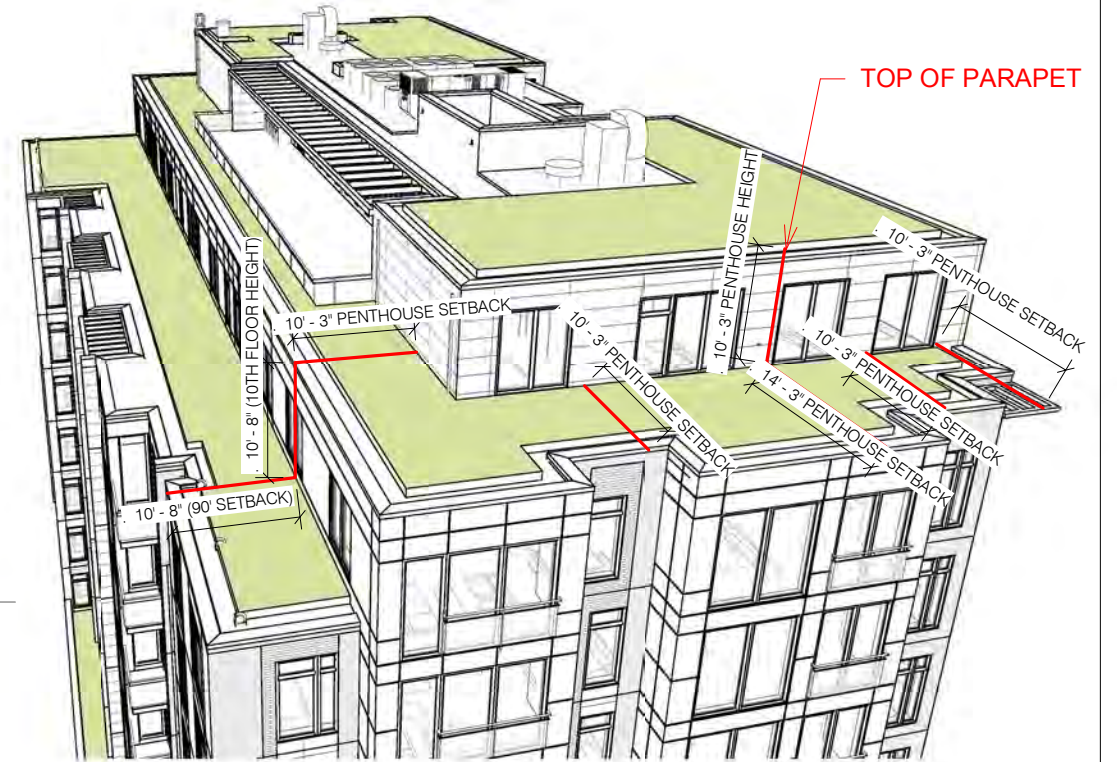
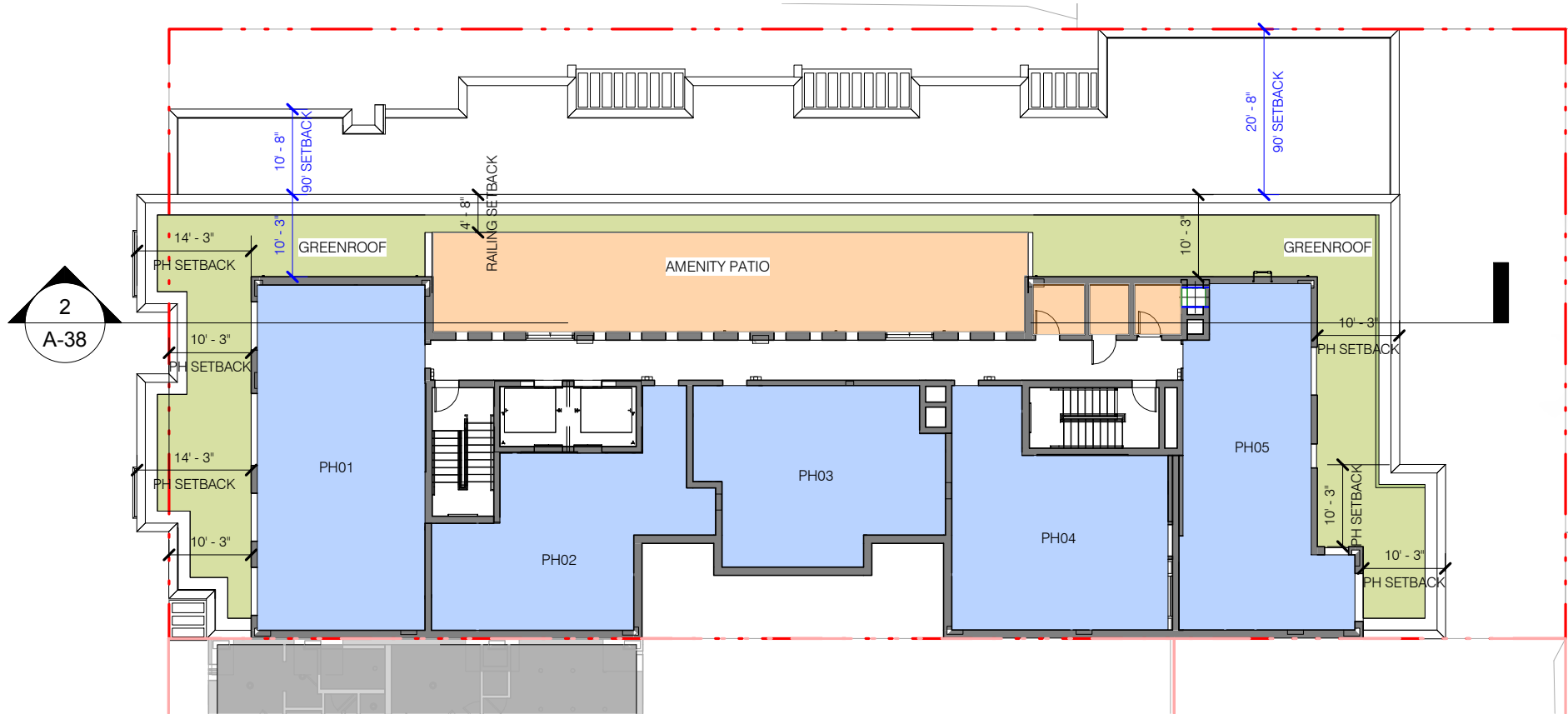
1530 FIRST ST. S.W. WASHINGTON DC 20024
Square: 0656 Lot No: 0053 Zone: CG-4

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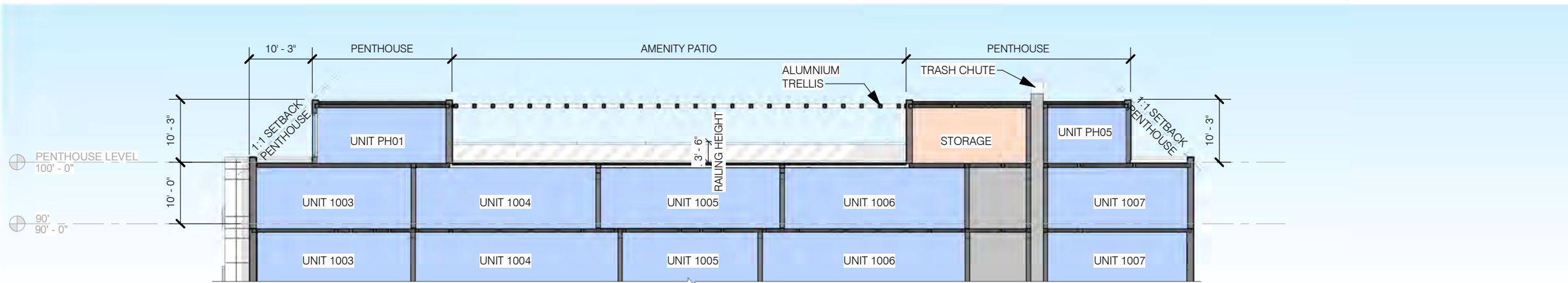
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① 11TH LEVEL - PENTHOUSE EAST / WEST SETBACK
1" = 20'-0"



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

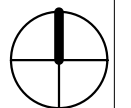
Square: 0656 Lot No: 0053 Zone: CG-4



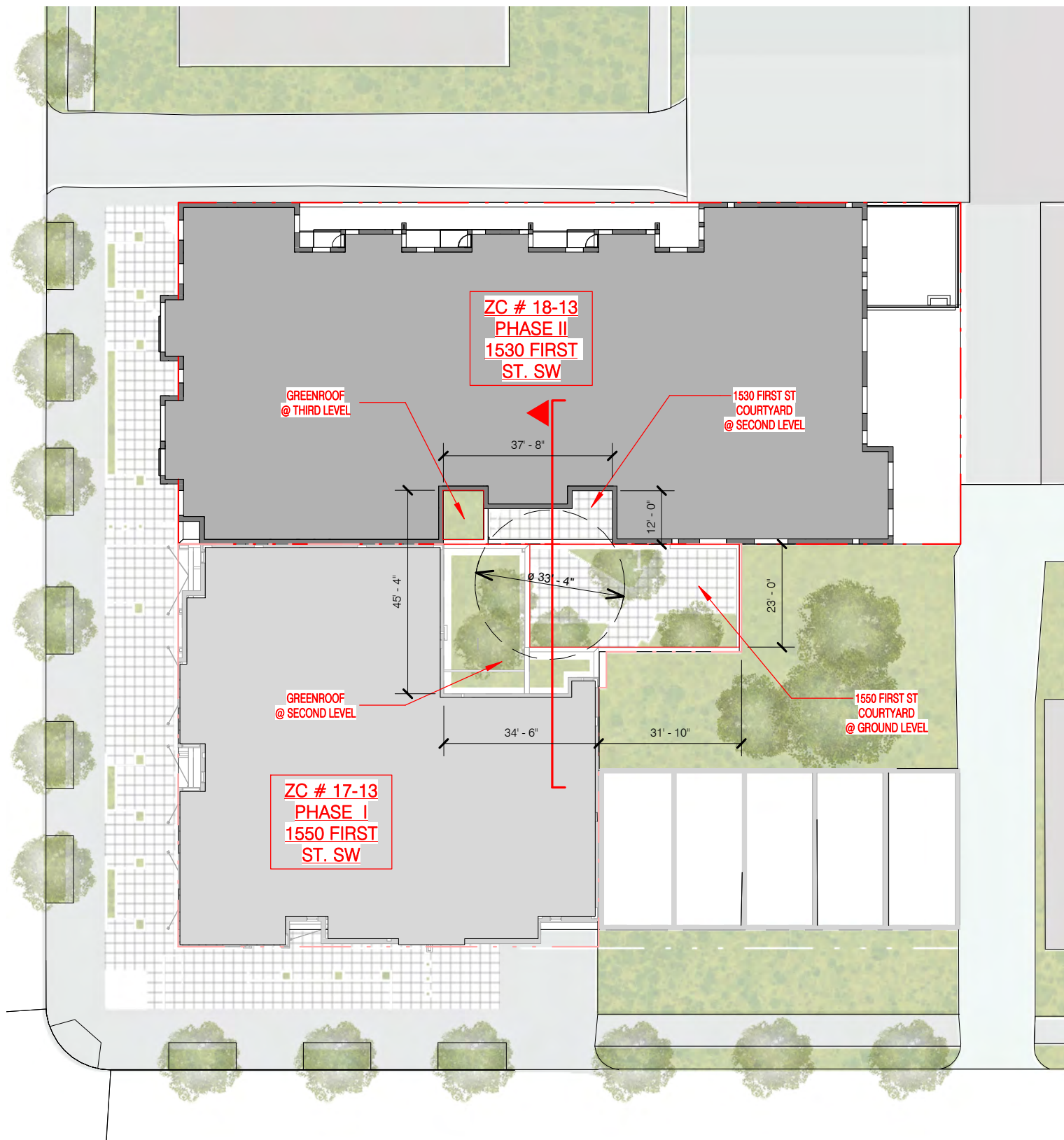
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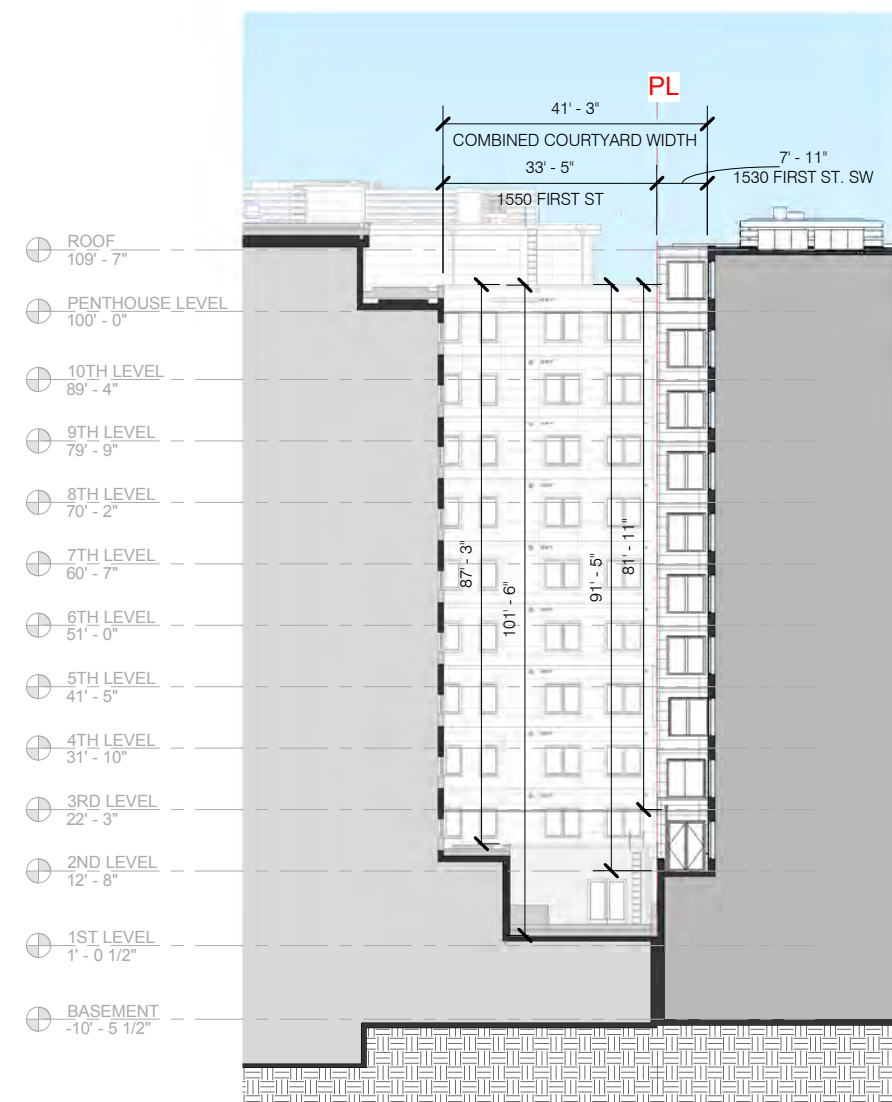
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① ENLARGED COURT - THIRD
1" = 30'-0"



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

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1530 FIRST ST. S.W. WASHINGTON DC 20024

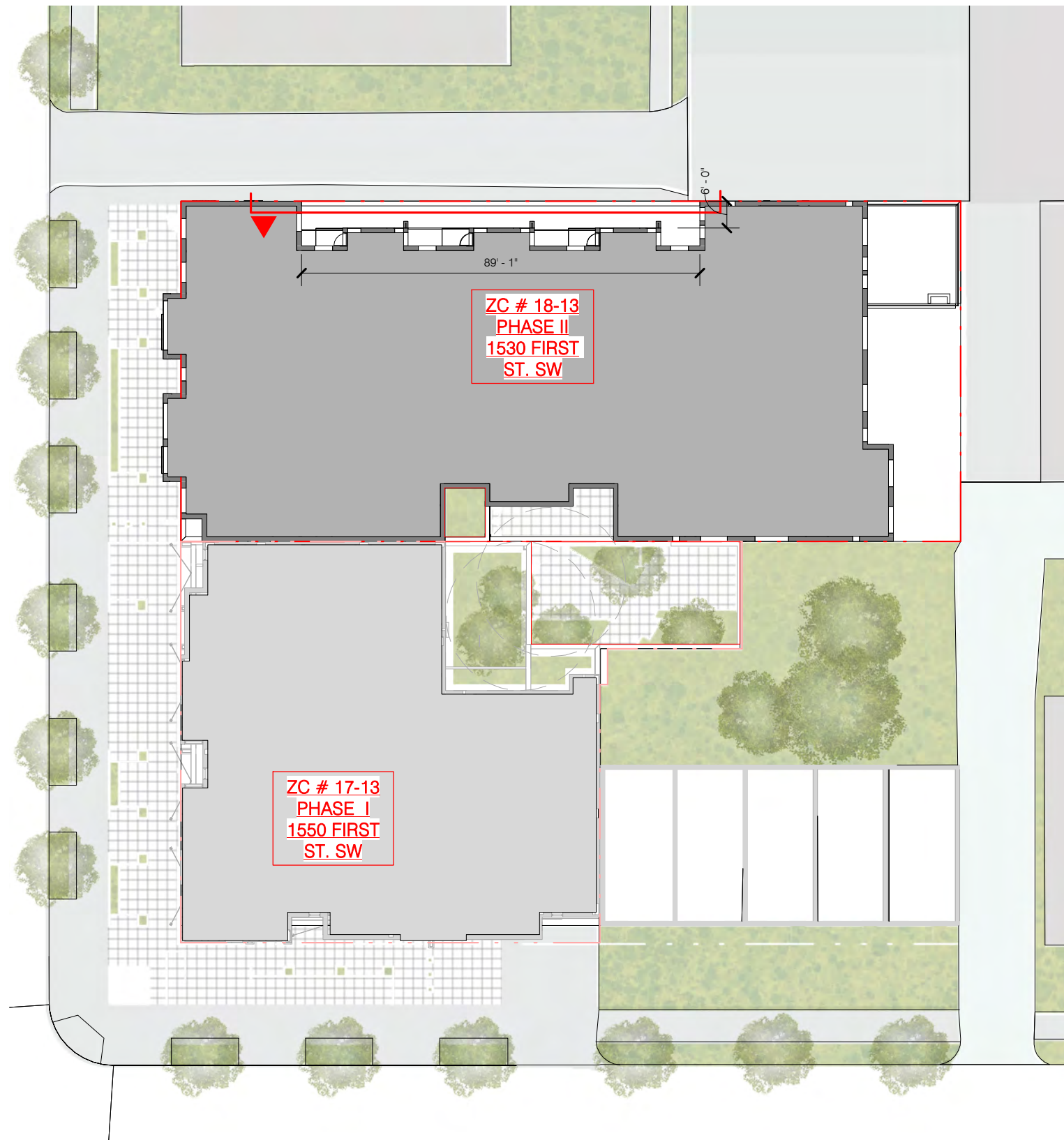
Square: 0656 Lot No: 0053 Zone: CG-4



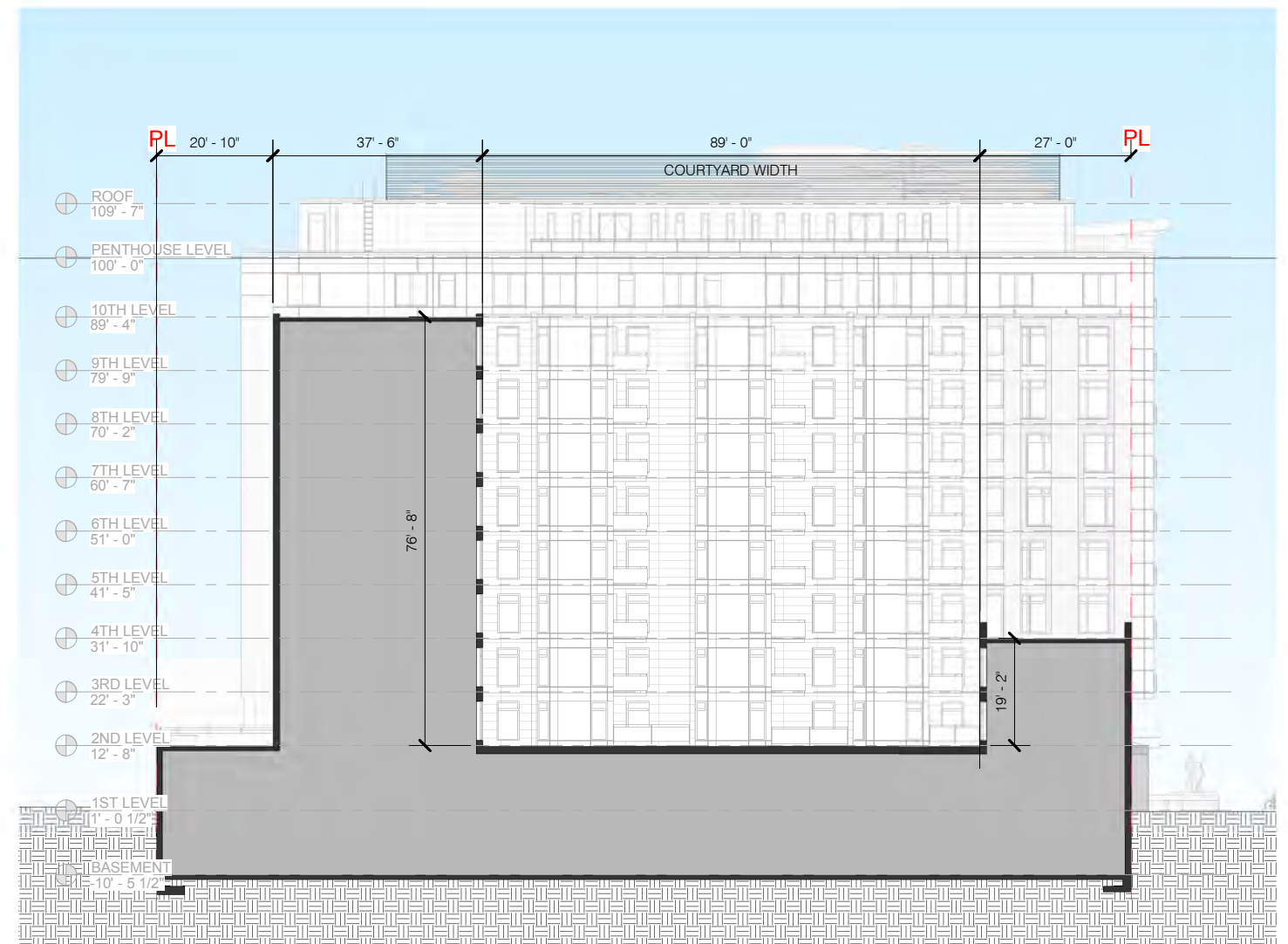
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① ENLARGED COURT - THIRD LEVEL
1" = 30'-0"



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.

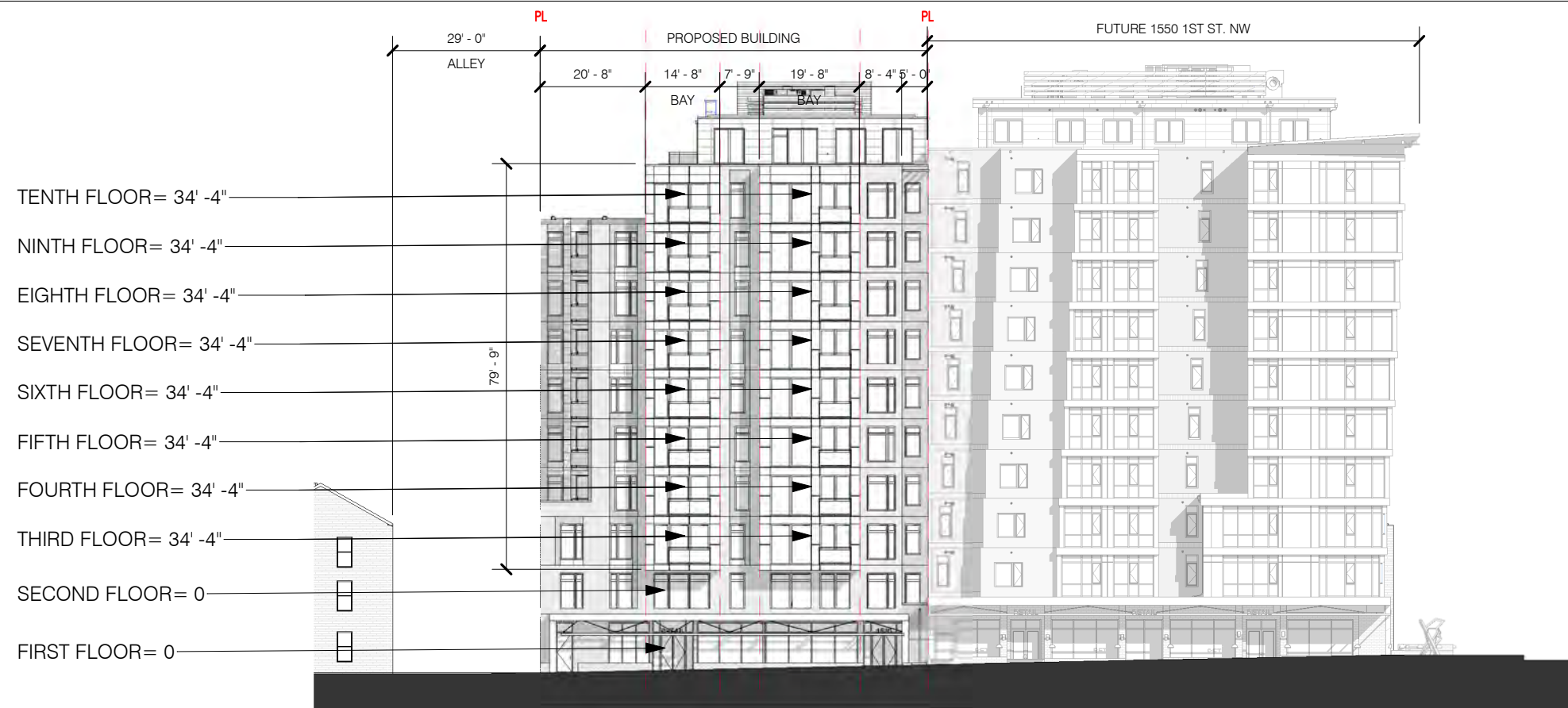
1530 FIRST ST. S.W. WASHINGTON DC 20024

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

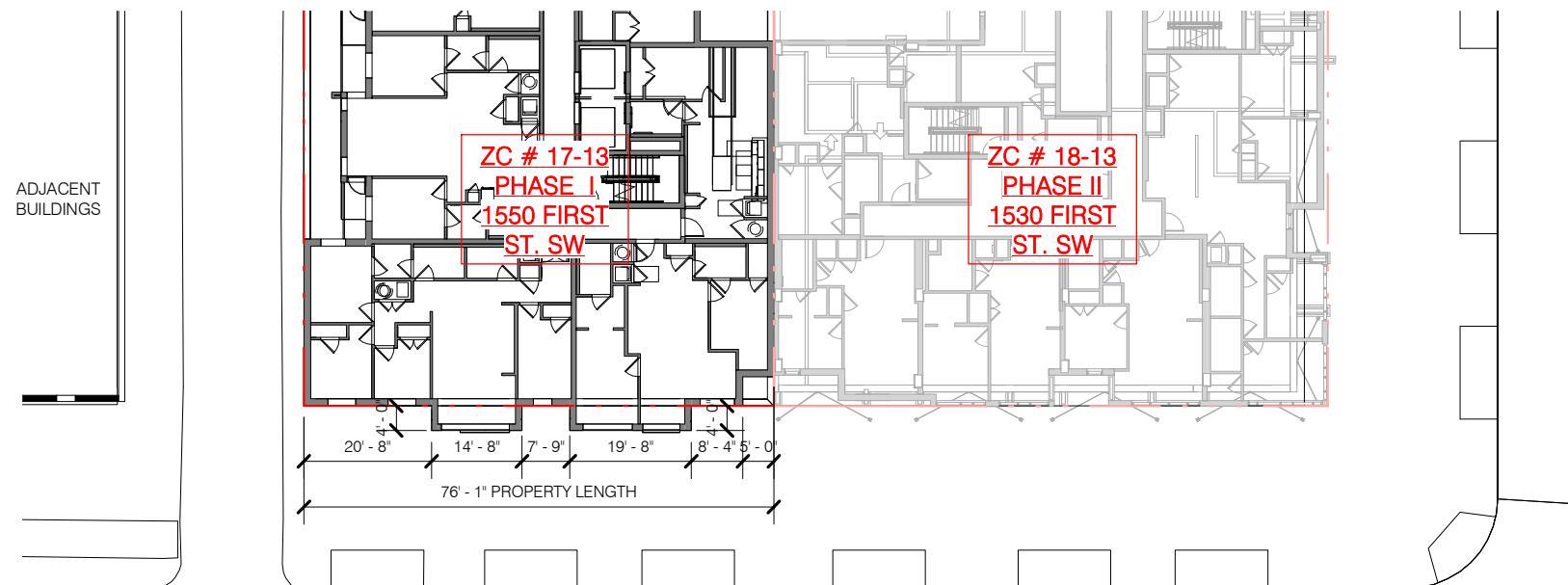
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② BAY CALCULATION DIAGRAM
1" = 30'-0"



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



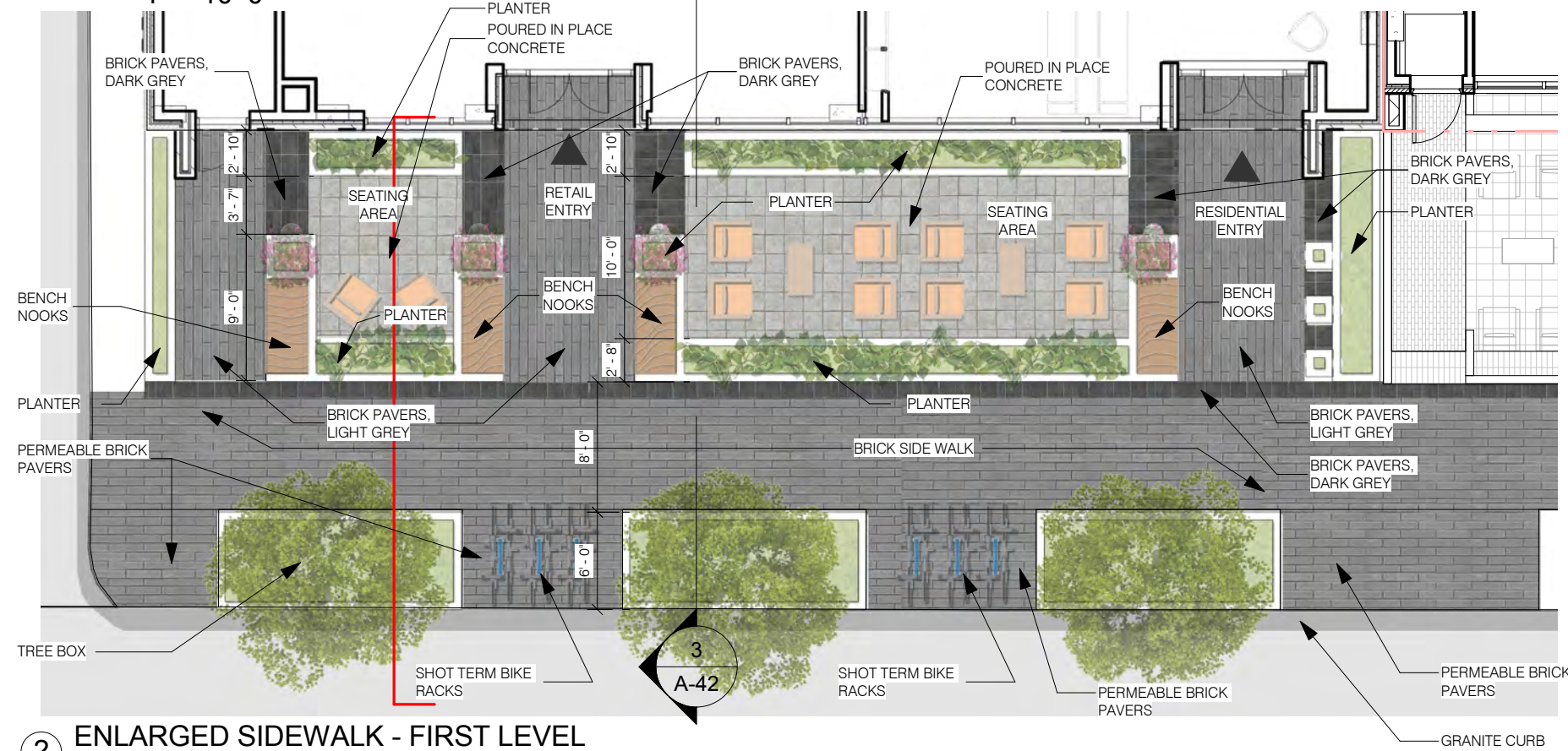
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1 ENLARGED WEST ELEVATION
1" = 10'-0"

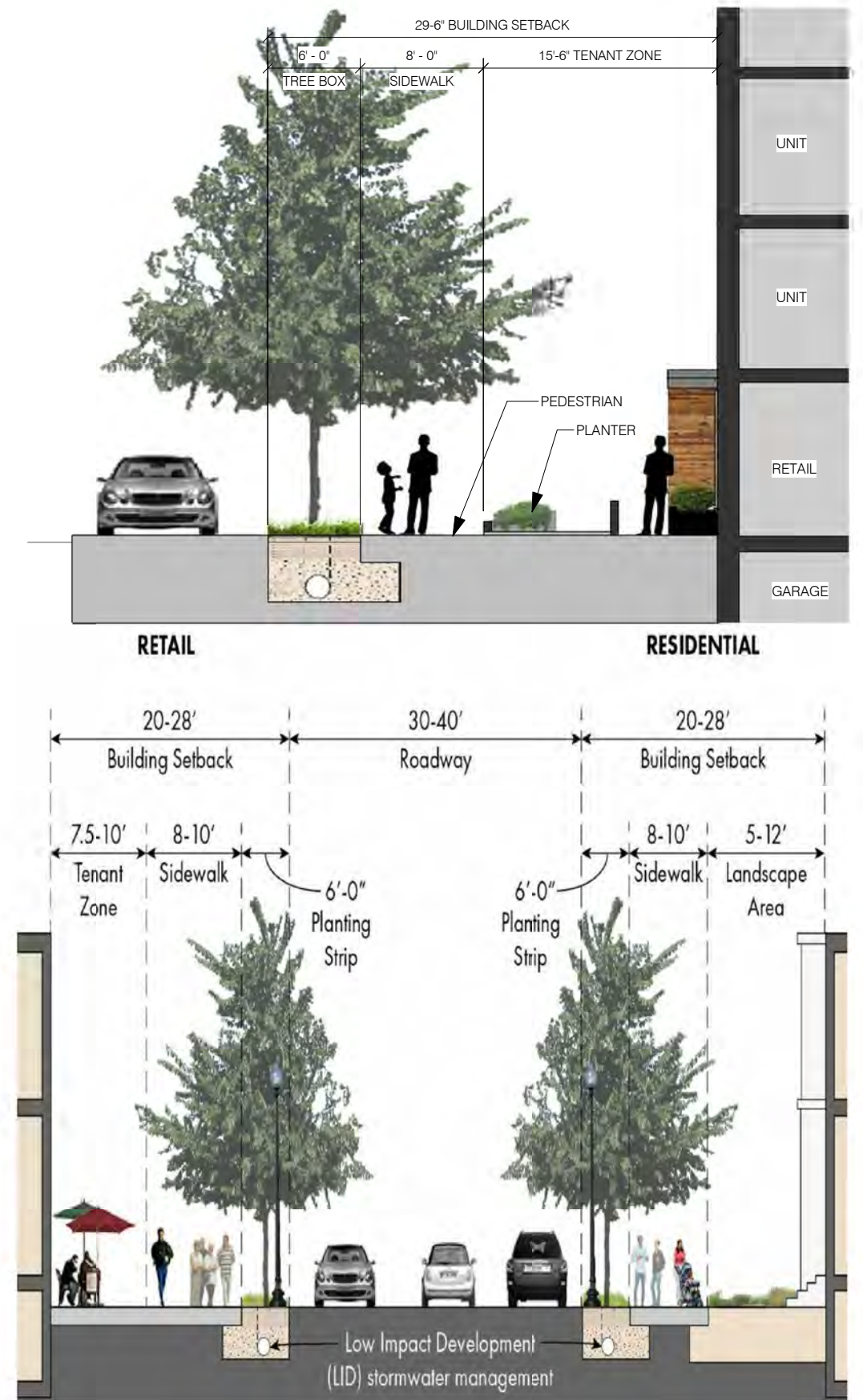


2 ENLARGED SIDEWALK - FIRST LEVEL
1" = 10'-0"

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



1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



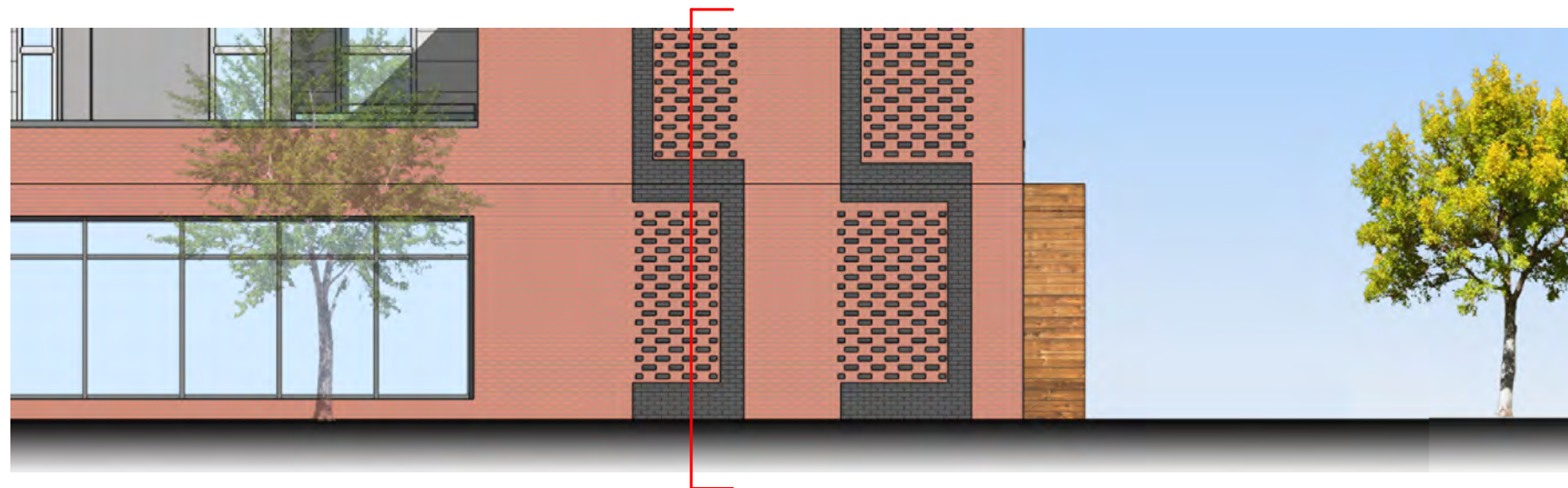
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



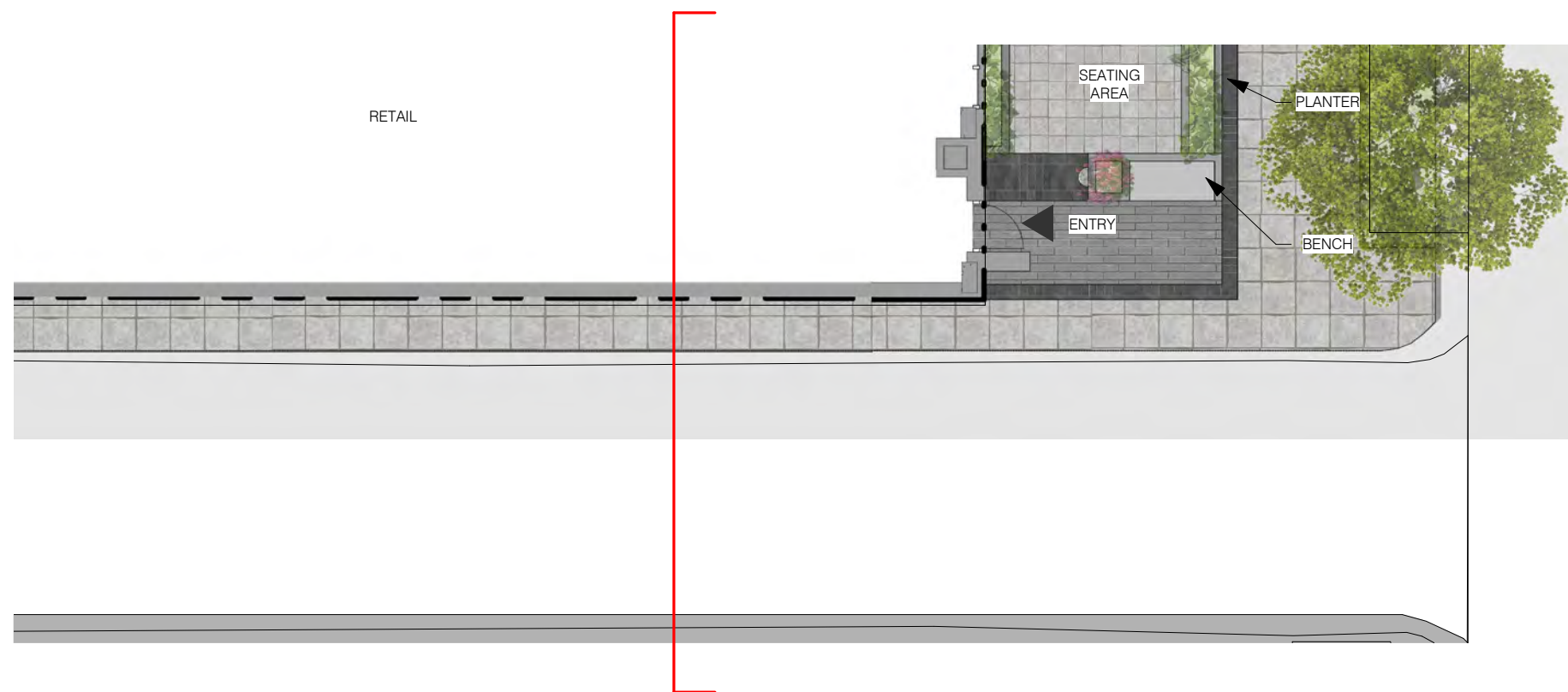
TM ASSOCIATES INC.
1375 Piccard Drive, Suite 150
Rockville, Maryland 20850
240.683.0300 (P); 240.428.7636 (F)

STREETSCAPE EXPERIENCE - FIRST ST. A-42

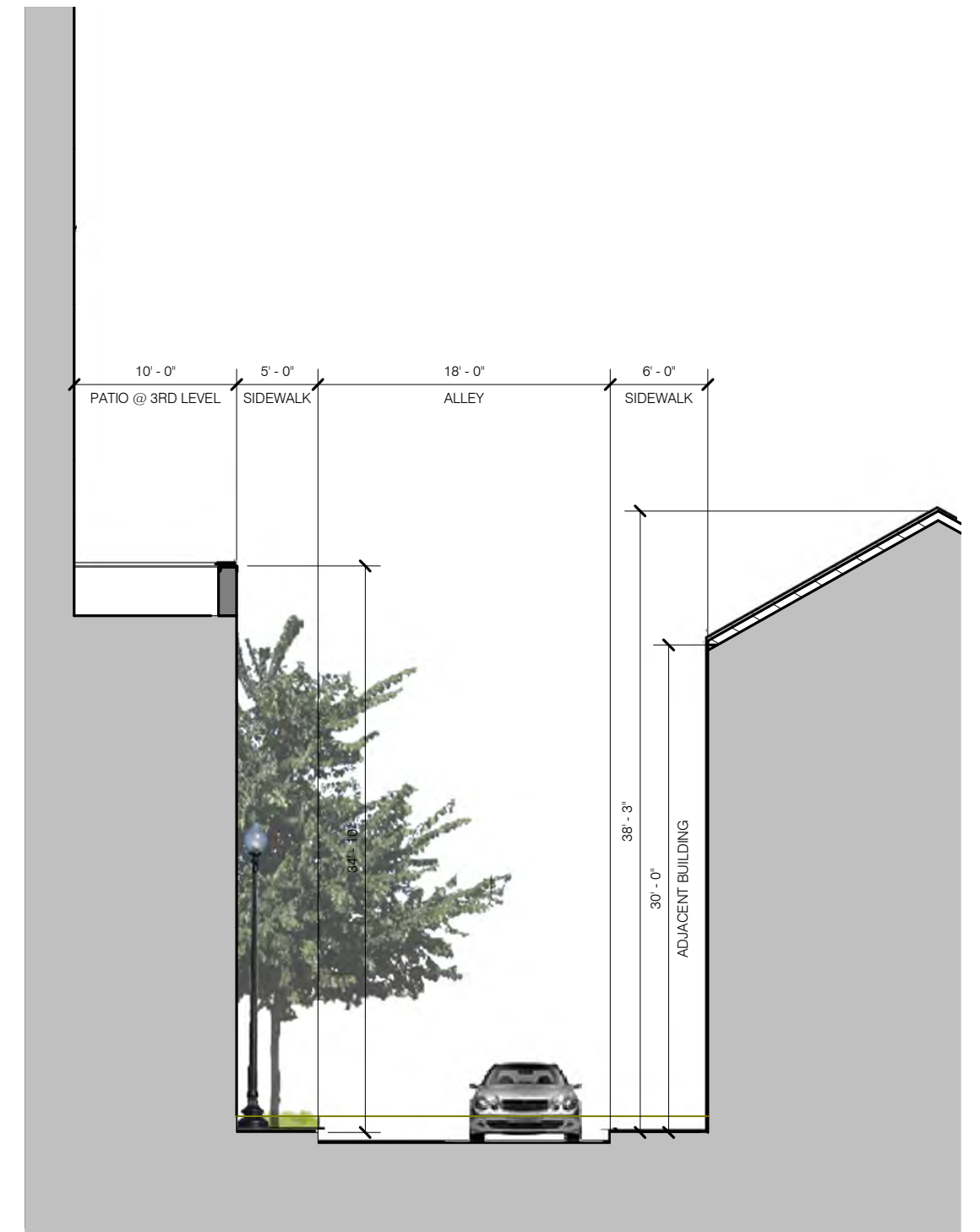
10/25/2018



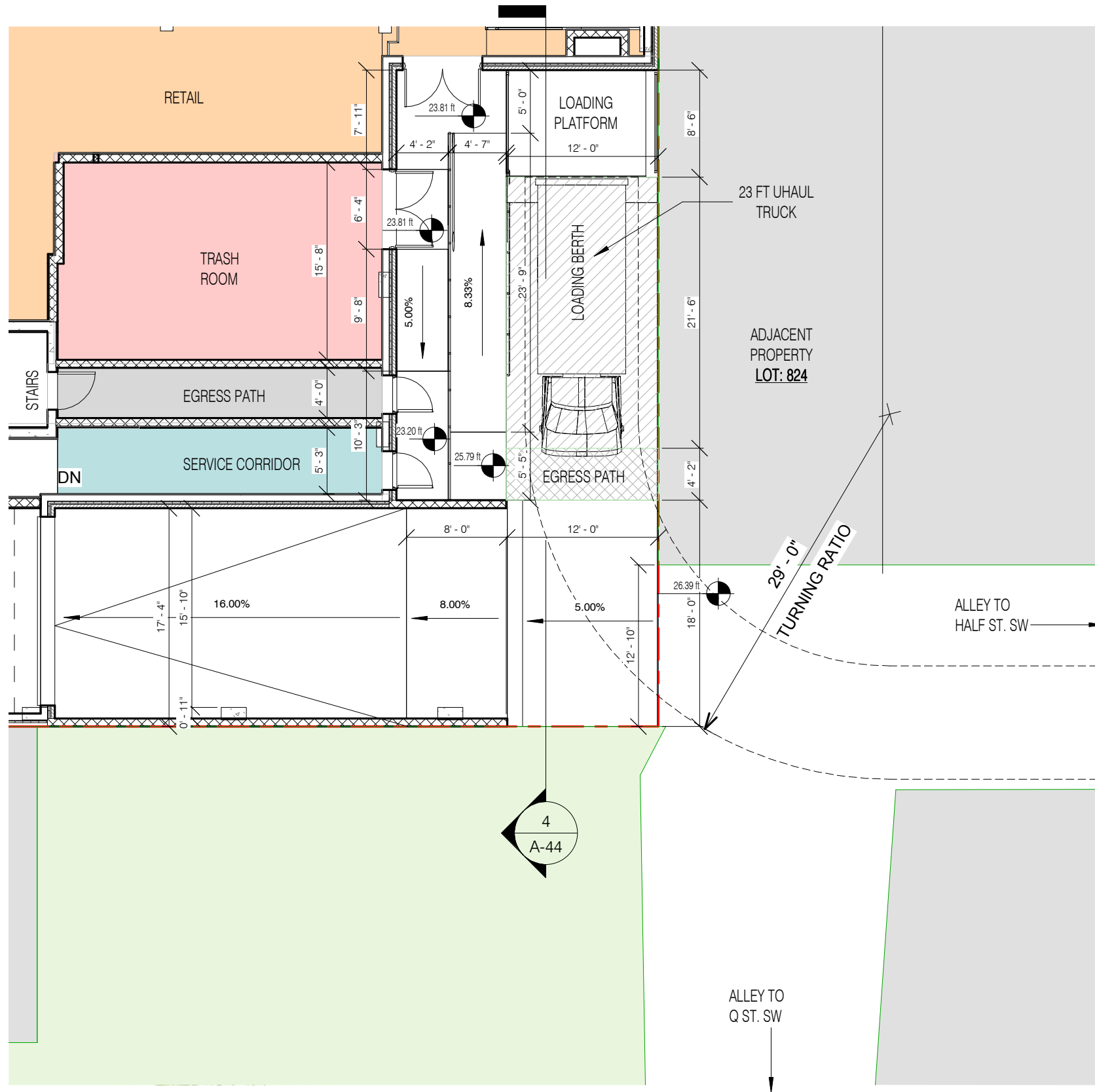
① ENLARGED NORTH ELEVATION
1" = 10'-0"



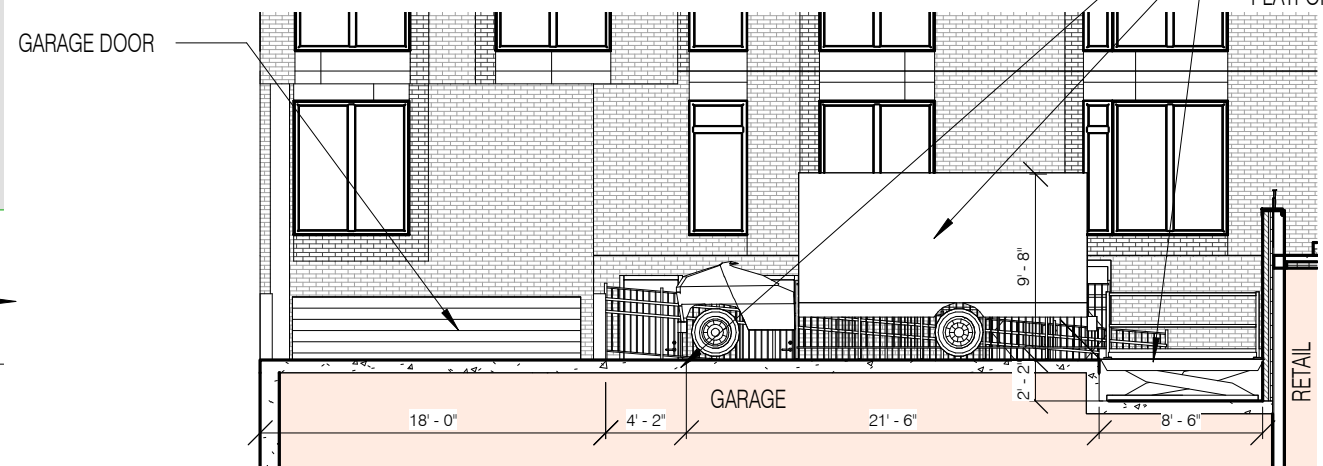
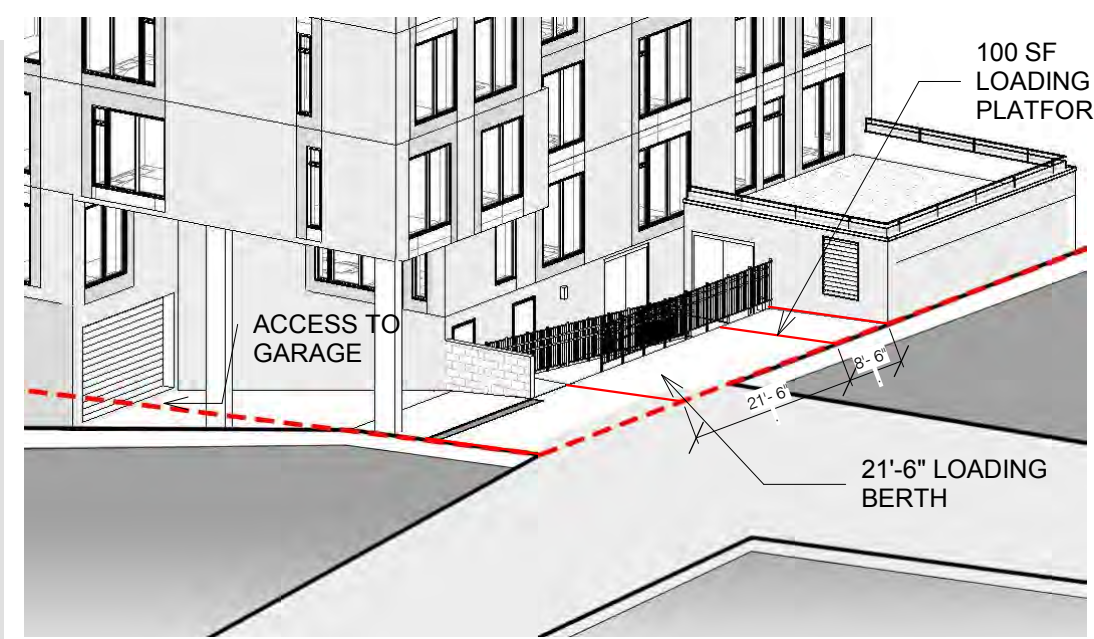
② ENLARGED ALLEY - FIRST LEVEL
1" = 10'-0"



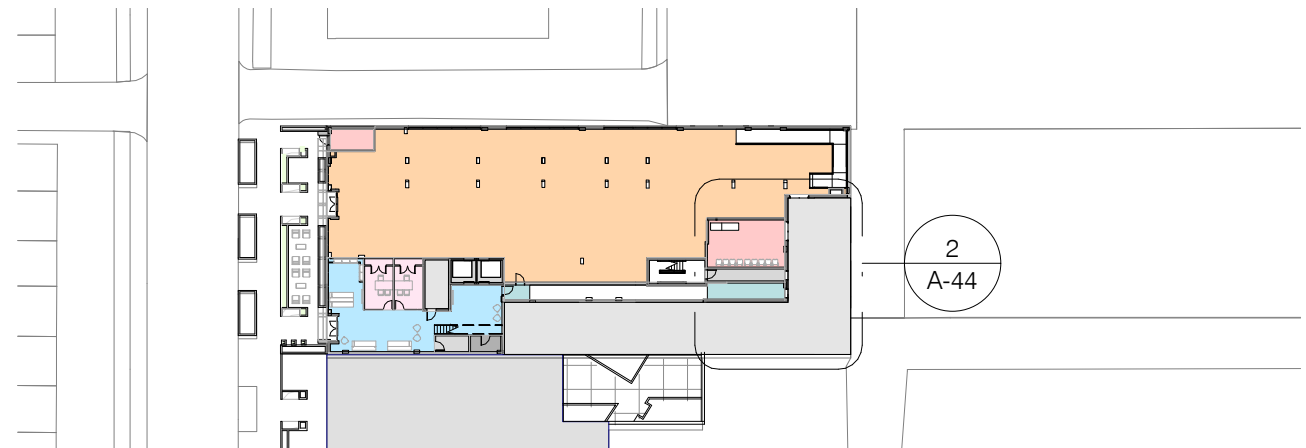
③ ENLARGED STEETScape SECTION
1" = 10'-0"



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-44

1530 FIRST STREET SW WASHINGTON D.C. 20024

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

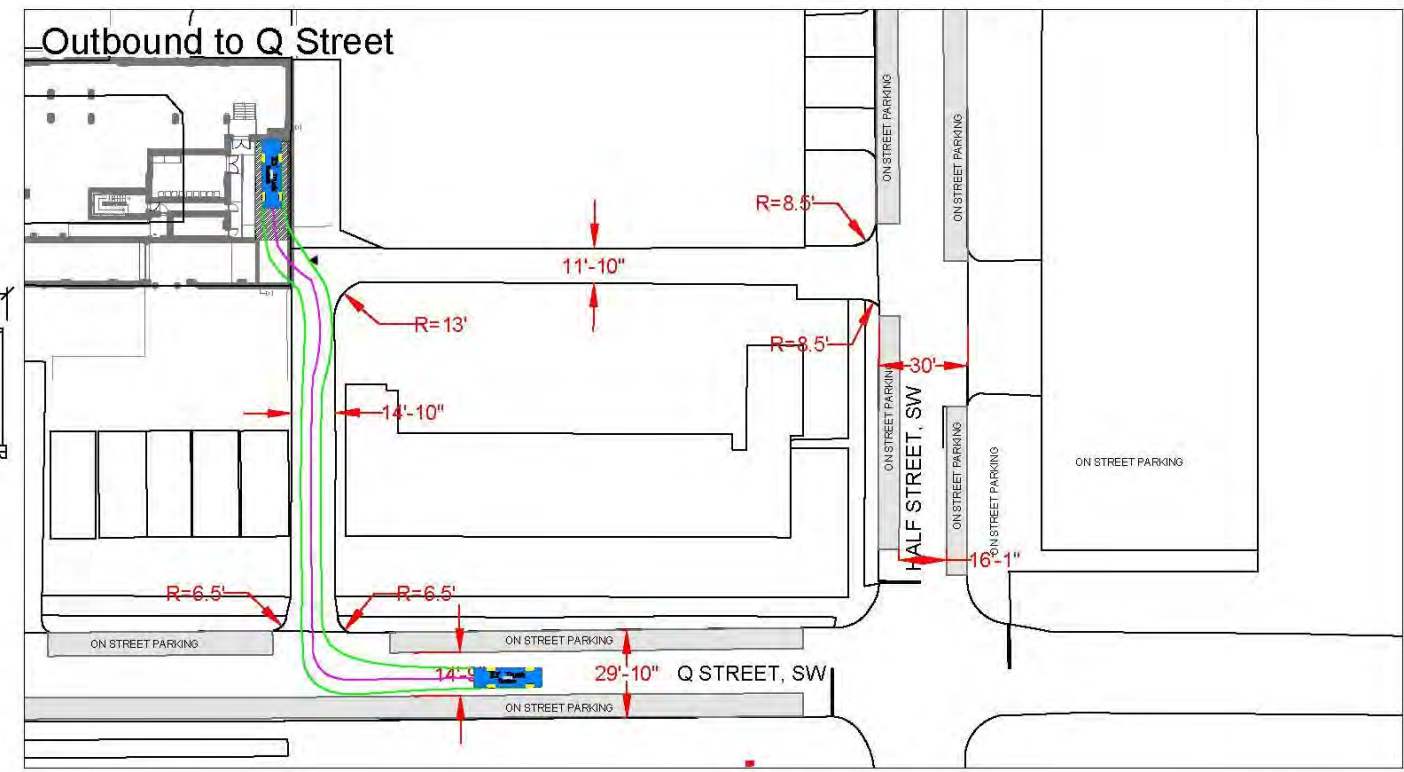
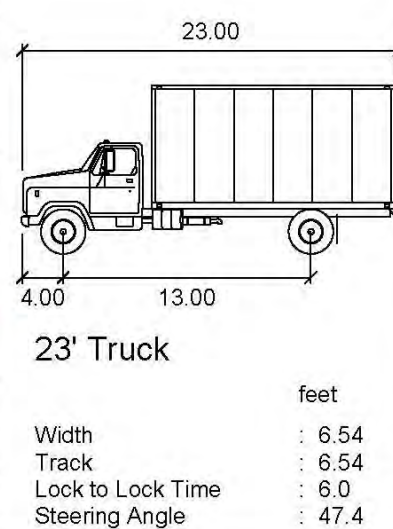
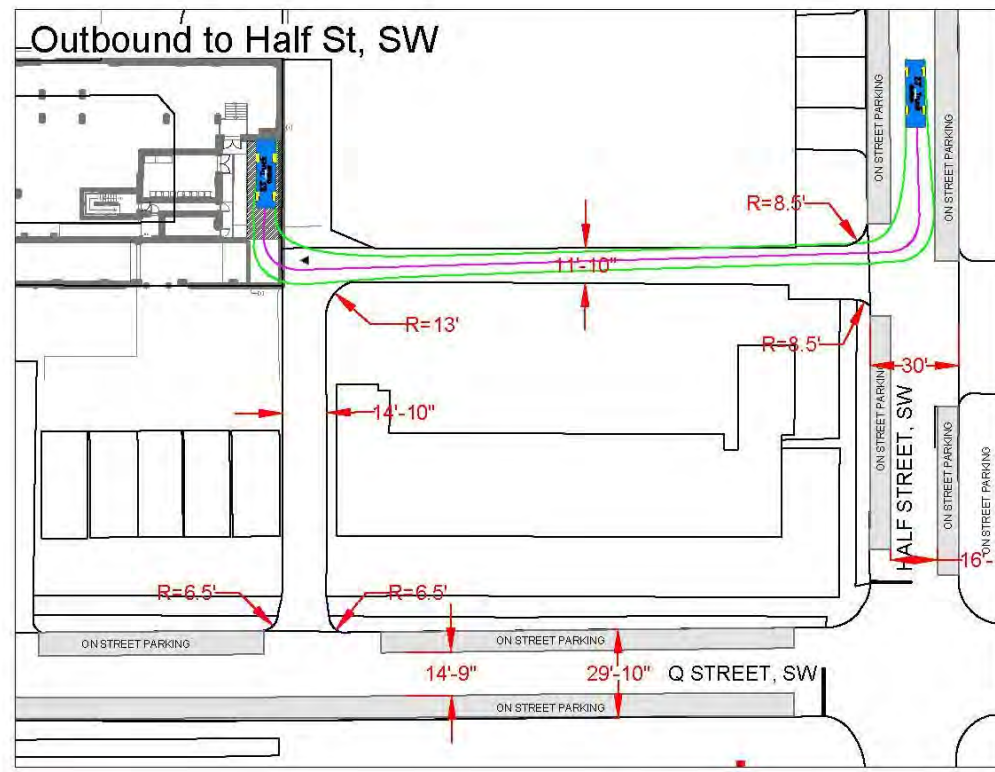
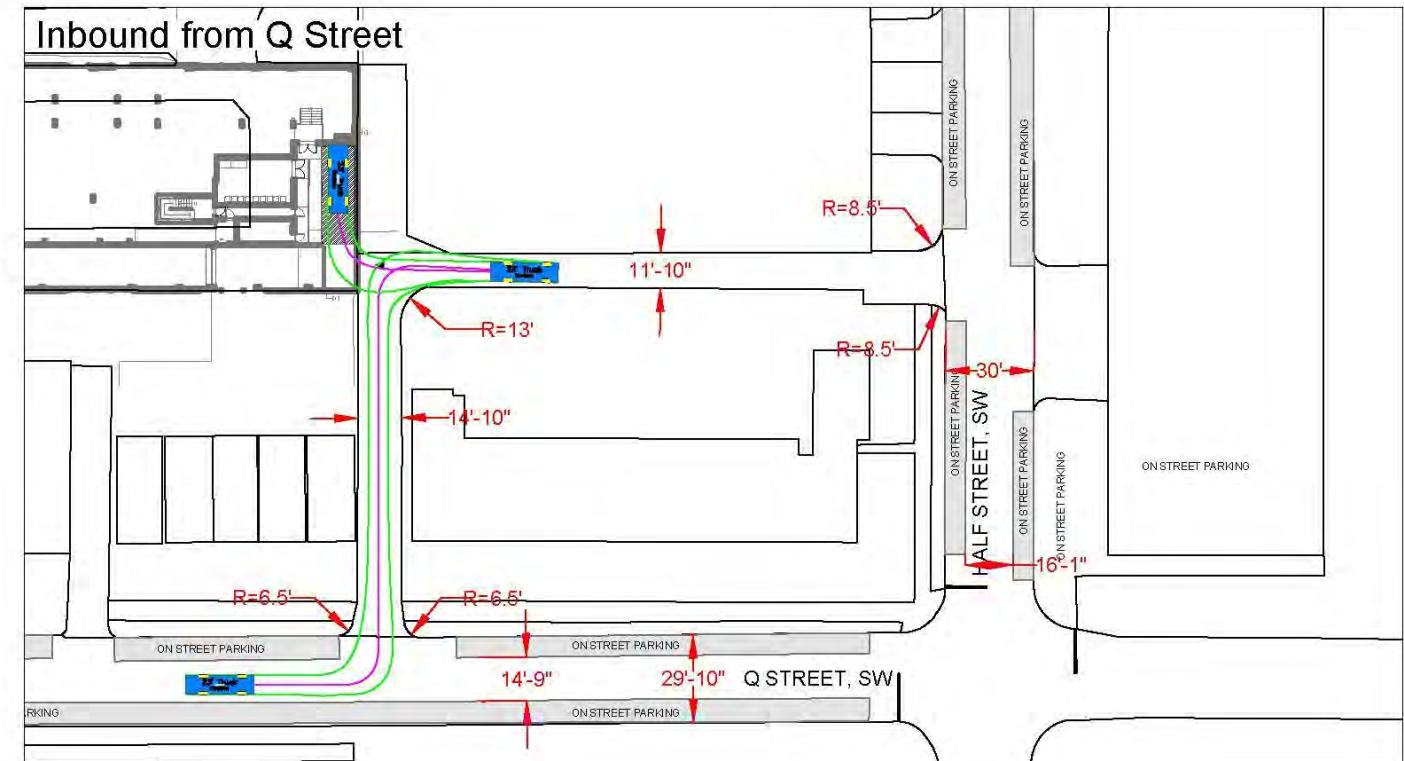
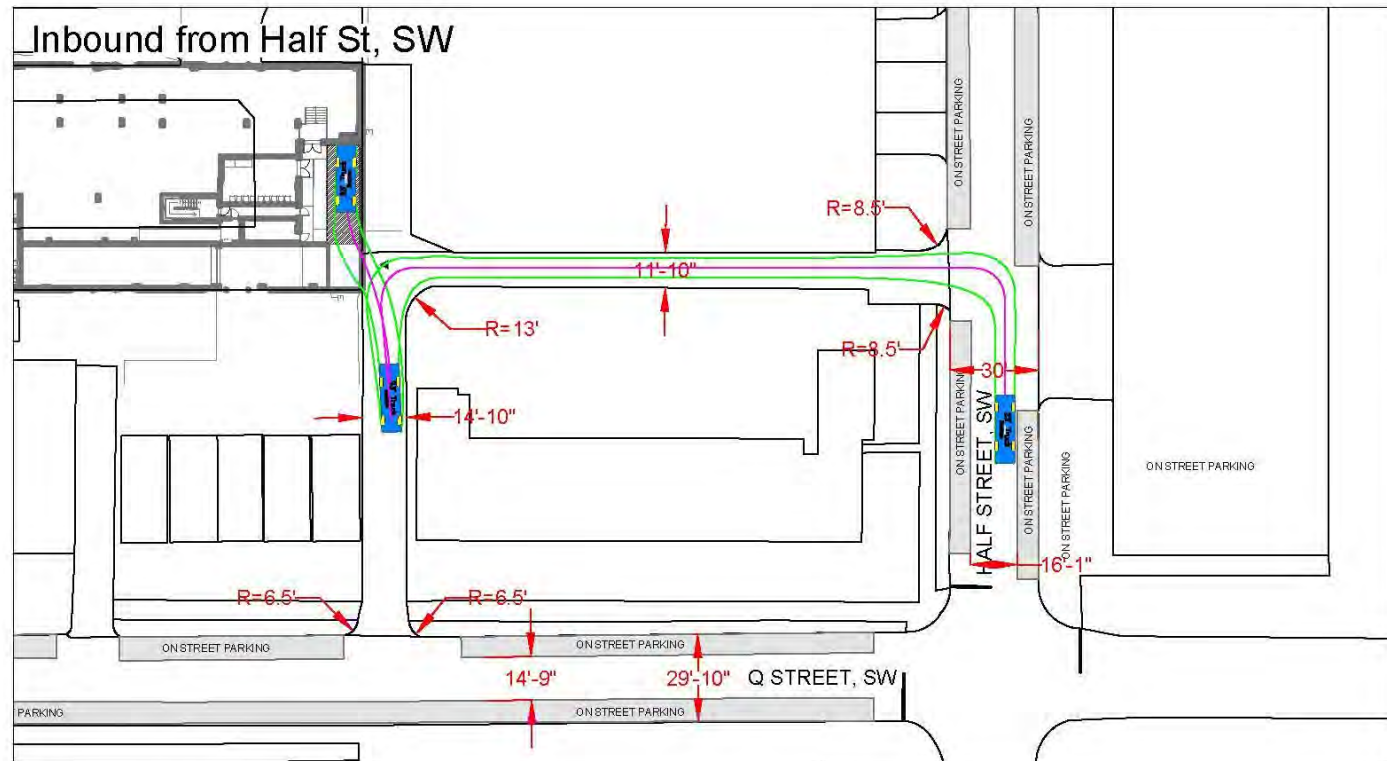


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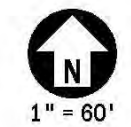
10/25/2018



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-45

1530 FIRST ST. S.W. WASHINGTON DC 20024

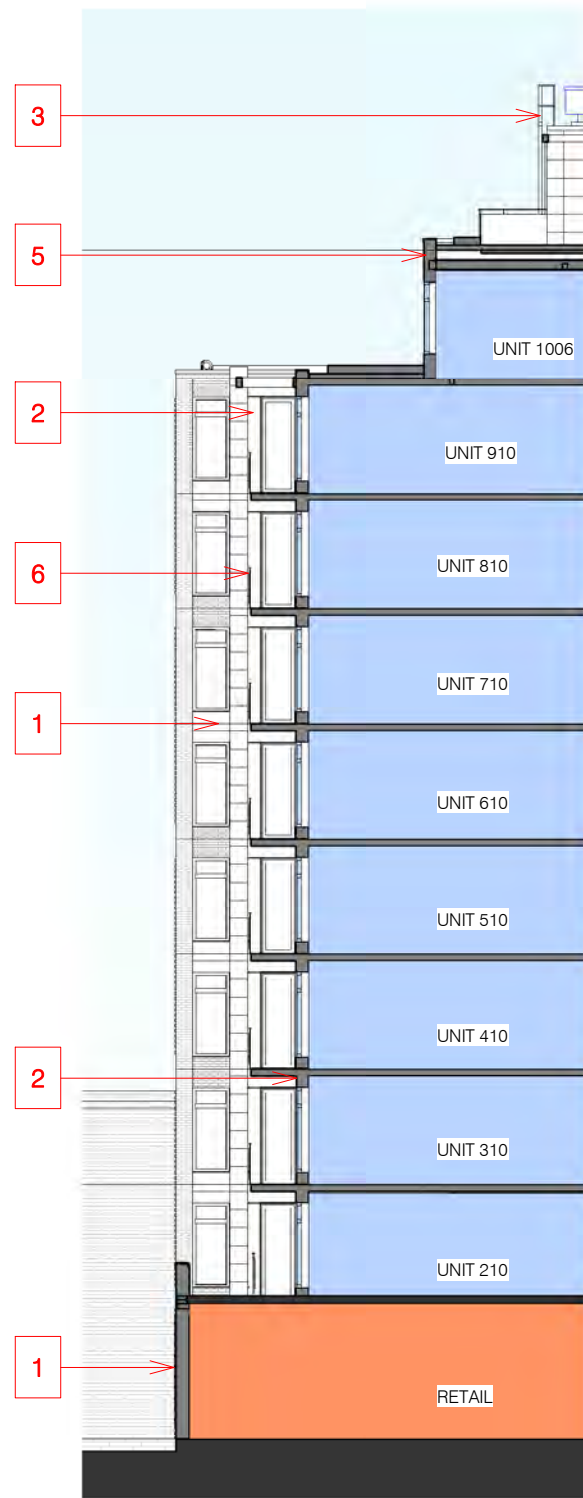
Square: 0656 Lot No: 0053 Zone: CG-4

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202.822.5995 (P); 202.822.0908 (F)

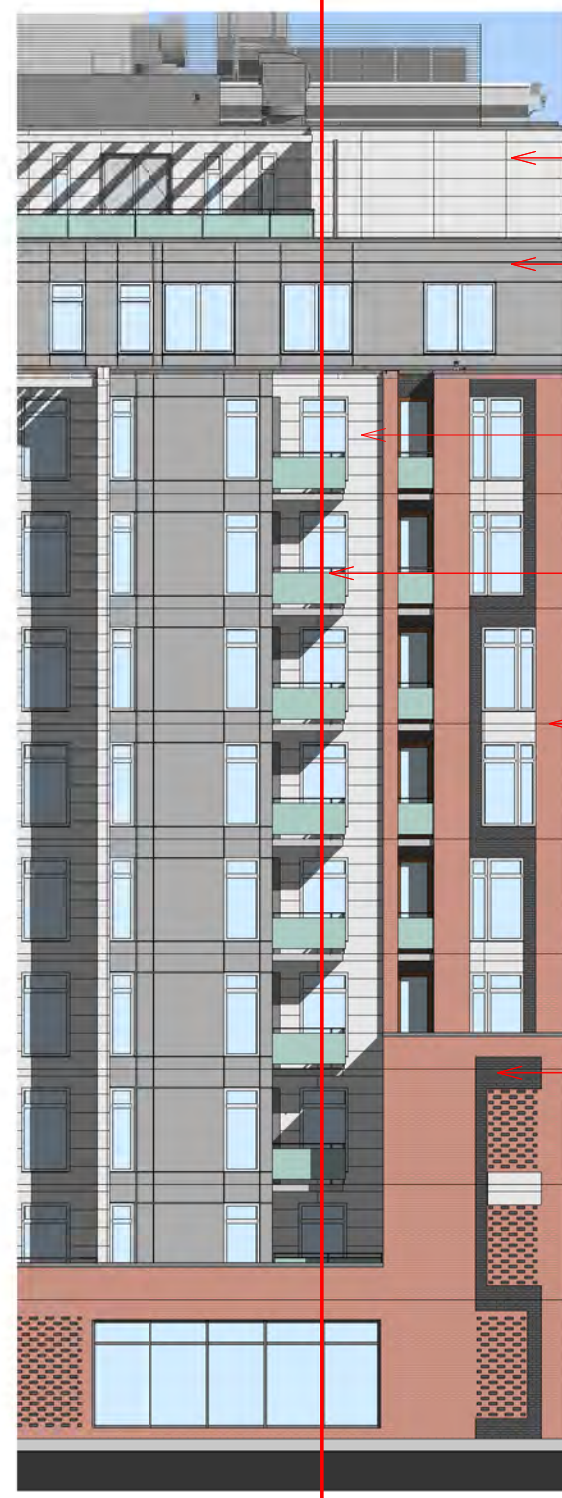
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10/25/2018



① SECTION
1/16" = 1'-0"



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



③ PARTIAL PERSPECTIVE
1" = 60'-0"



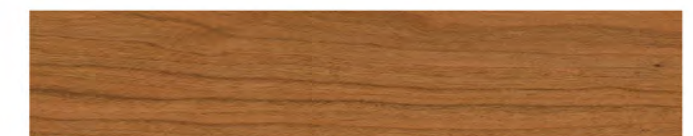
1 RED BRICK



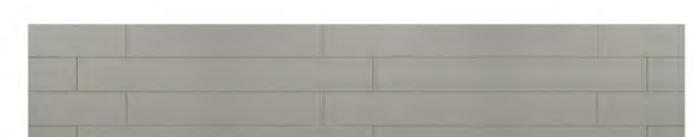
2 IRONSPOT BRICK



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

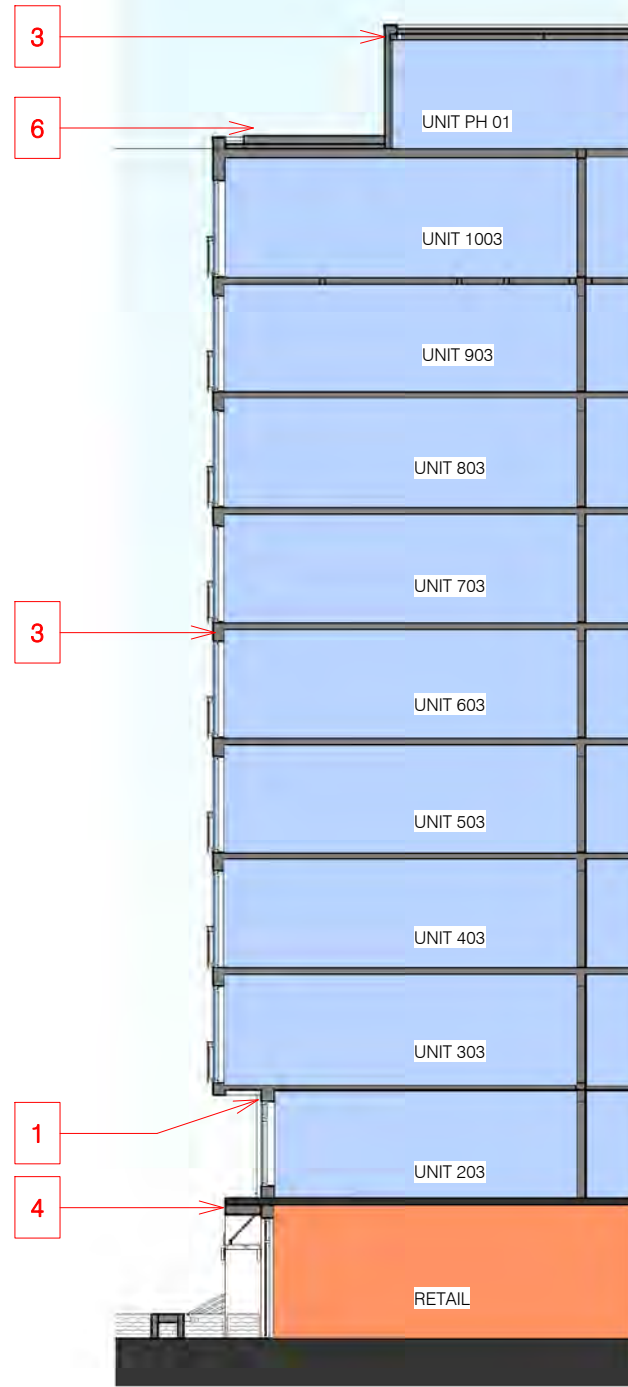
Square: 0656 Lot No: 0053 Zone: CG-4



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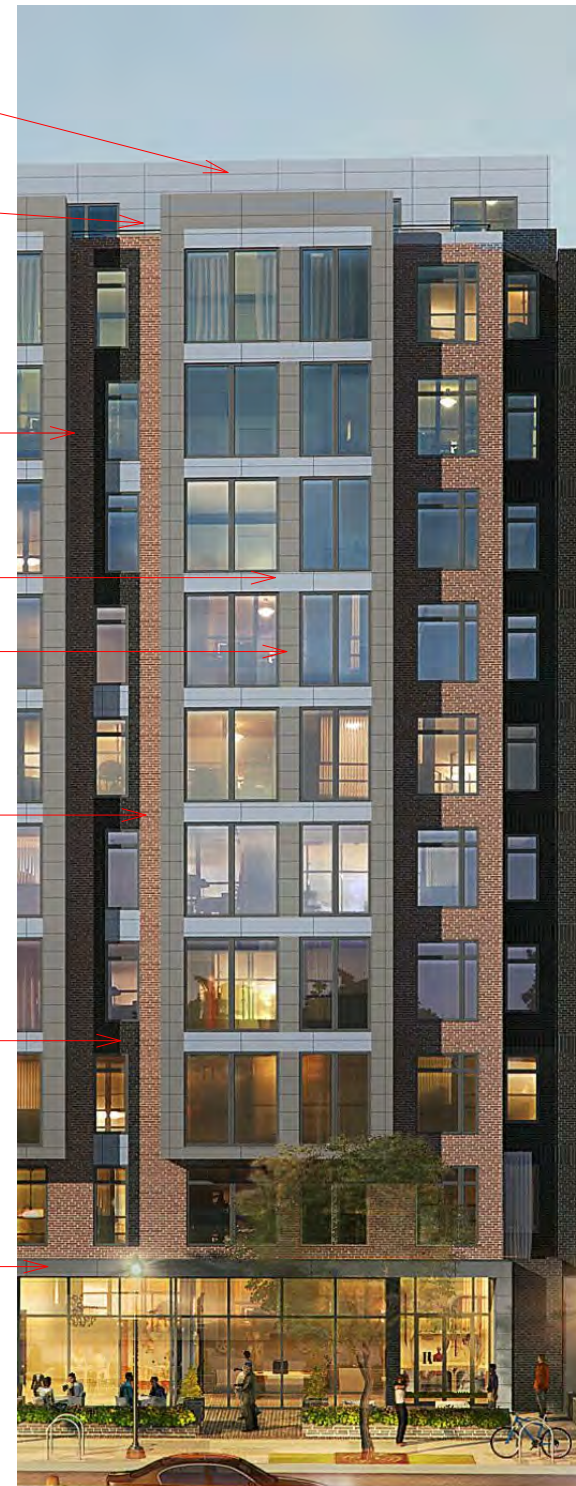
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① BAY SECTION
1/16" = 1'-0"



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



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



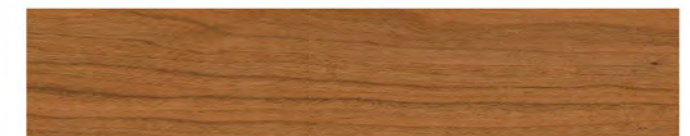
1 RED BRICK



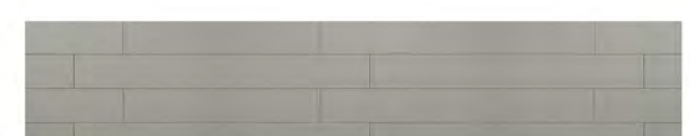
2 IRONSPOT BRICK



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



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MATERIAL DETAILS | A-47

10/25/2018

ZONING CODE DATA:

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

SQUARE NO. 0656
 LOT NO. 0053
 LOT AREA 13,265.53 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	8.0 (3.0 NON-RESIDENTIAL)	7.80 (103,425 SF)
LOT OCCUPANCY	80% = 10,425.6 SF	80% = 10,425.6 SF RELIEF REQUESTED ON 3RD FLOOR LOT OCCUPANCY 80.67%
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 13,265.53 SF x 0.39 FAR = 5,232 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	21.5X12', 15' CLEAR HEIGHT
GREEN AREA RATIO	0.2	0.2

12/03/18
 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
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	7,085	0	8,143
Second	N/A	834	1,164	1,007	700	1,007	783	475	511	943	N/A	N/A	1,318	N/A	9	8,742
Third	595	912	1,223	1,007	700	1,007	783	475	1,120	735	792	N/A	N/A	N/A	11	9,349
Fourth	595	596	1,261	1,007	700	1,007	783	475	1,115	733	792	N/A	N/A	N/A	11	9,064
Fifth	595	596	1,261	1,007	700	1,007	783	475	1,115	733	792	N/A	N/A	N/A	11	9,064
Sixth	595	596	1,261	1,007	700	1,007	783	475	1,115	733	792	N/A	N/A	N/A	11	9,064
Seventh	595	596	1,261	1,007	700	1,007	783	475	1,115	733	792	N/A	N/A	N/A	11	9,064
Eighth	595	596	1,261	1,007	700	1,007	783	475	1,115	733	792	N/A	N/A	N/A	11	9,064
Ninth	595	596	1,261	1,007	700	1,007	783	475	1,115	733	792	N/A	N/A	N/A	11	9,064
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																91,420
	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	11,711	88.28%
Second	10,219	77.03%
Third	10,701	80.67%
Fourth	10,425	78.59%
Fifth	10,425	78.59%
Sixth	10,425	78.59%
Seventh	10,425	78.59%
Eighth	10,425	78.59%
Ninth	10,425	78.59%
Tenth	8,244	62.15%
Penthouse	5,213	39.30%
Total GFA	103,425	

Lot Area	13,265.53
FAR	7.80
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

11/15/2018



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1530 First ST, SW Scorecard

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

Category	Subcategory	Requirement	Points	Weight	Verified		
	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		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	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				

Category	Subcategory	Requirement	Points	Weight	Verified	
	Indoor Environmental Quality		Preliminary	Y 7.5 of 18	M 0	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			

Category	Subcategory	Requirement	Points	Weight	Verified	
	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			

Category	Subcategory	Requirement	Points	Weight	Verified	
	Regional Priority		Preliminary	Y 0 of 4	M 0	Verified 0
	RPC	Regional Priority	0 of 4	0		

Category	Requirement	Points	Weight	Verified
Point Floors	The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	0	0	<input type="text" value="No"/>
	The project earned at least 3 points in Water Efficiency	0	0	<input type="text" value="No"/>
	The project earned at least 3 points in Indoor Environmental Quality	0	0	<input type="text" value="No"/>

Category	Subcategory	Requirement	Points	Weight	Verified	
Total			Preliminary	Y 58 of 110	M 0	Verified 0

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

1530 FIRST ST. S.W.

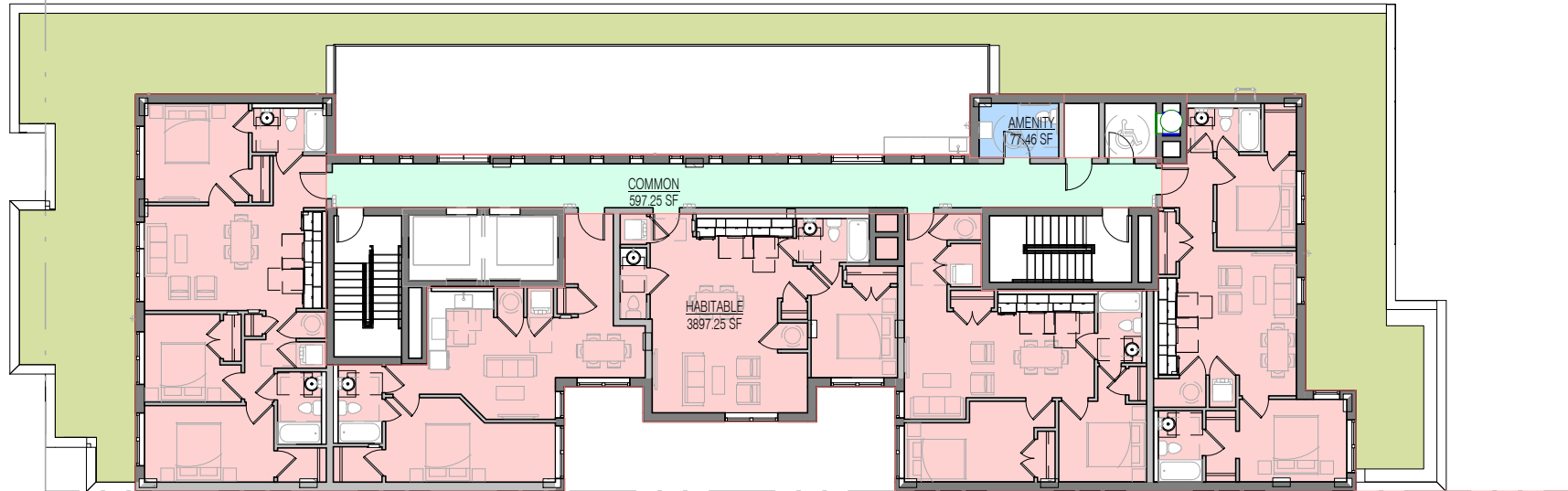
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Square: 0656 Lot No: 0053 Zone: CG-4

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HABITABLE	COMMON	AMENITY
3897.25 GSF	597.25 GSF	77.46 GSF
$\frac{3897.25}{3897.25+597.25} = 87\%$		$\frac{77.46}{3897.25+597.25} = 13\%$

BUILDING AREA LEGEND

- AMENITY
- COMMON
- HABITABLE

UNIT GROSS
 HABITABLE + 80% OF COMMON = 3897.25 + 87% X 597.25 = 4417 GSF

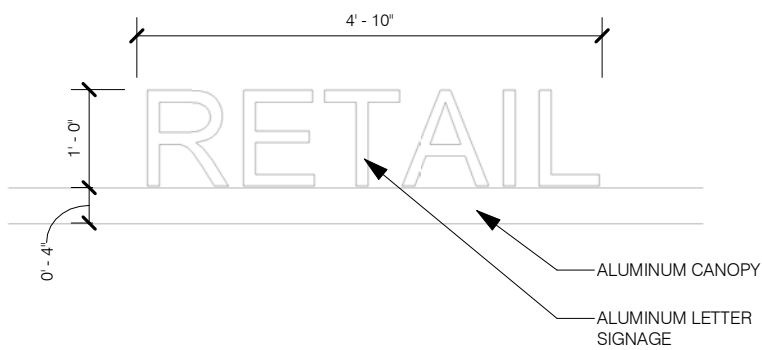
AMENITY
 AMENITY + 20% OF COMMON = 77.46 + 13% X 597.25 = 155 GSF

IZ GENERATING = 4417 GSF
 IZ = 8% X 4417 = 353 GSF

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	#: _____ %: _____	#: _____ %: _____			

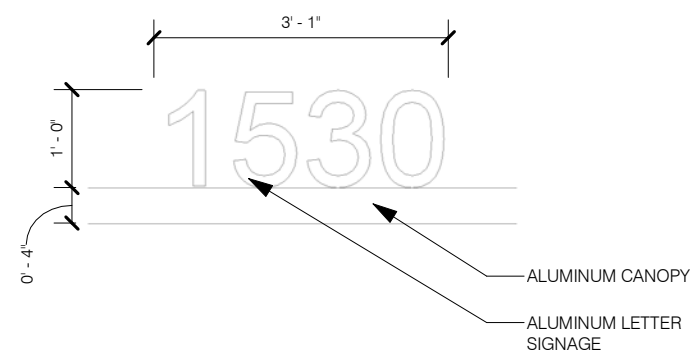
SECTION C – IZ UNIT ITEMIZATION SUPPLEMENTAL PAGE								
No.	Inclusionary Unit Number, Dwelling Address, or Lot	Floor Number	Net Square Feet	Number of Bedrooms	Income Set-Aside 50%, 60%, or 80% of MFI, or other	Tenure (Sale/Rental)	Estimated Date of Availability	Square feet added to Unit from Penthouse 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"



① RETAIL SIGNAGE - PROPOSED
1/2" = 1'-0"

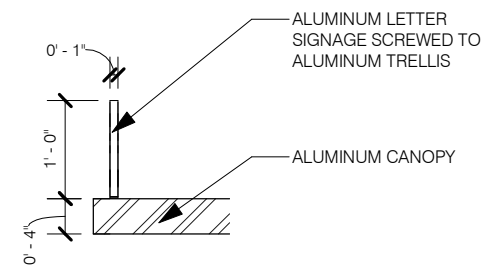
RANGE OF RETAIL SIGN TO RANGE BETWEEN 4 AND 8 FEET.



② RESIDENTIAL SIGNAGE - PROPOSED
1/2" = 1'-0"

RANGE OF RESIDENTIAL SIGN TO RANGE BETWEEN 4 AND 8 FEET.

CONFIRM NAME WITH OWNER BEFORE FABRICATION.



③ SECTION SIGNAGE
1/2" = 1'-0"

NO ILLUMINATION PROVIDED



REFERENCE IMAGE FOR SIGNAGE TYPE

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



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FIRST STORY SIGN
 *NO SIGNAGE ABOVE FIRST STORY
 (LINEAR FETT X 2)
 76' X 2 = 152 MAX SF

NOTE: ALL SIGNS TO COMPLY WITH
 DC MUNICIPAL REGULATIONS
 SECTION N101.10 AND TITLE
 TITLEE12ASECTION3107_0.

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



FIRST STORY SIGN
 *NO SIGNAGE ABOVE FIRST STORY
 (LINEAR FETT X 2)
 76' X 2 = 152 MAX SF
 NO TYPE D SIGNAGE

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

1530 FIRST ST. S.W.

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 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)

TYPE A

MAIN BUILDING SIGN

DIMENSIONAL LETTERS
Dimensional signs, letterforms, and decorative brackets to be pin-mounted and have dimensional returns to give the appearance of solid dimensional material.



DOUBLE-SIDED SIGNS
Double-sided signs should be appropriately sized and proportional to the surrounding architecture.

TYPE B

BLADE SIGN

FREE EDGE PLAQUE
Fixed and directly mounted to building.



MIXED MATERIALS
Custom hanging plaque with layered materials.



HANGING SIGN
Dimensional or flush lettering.



CREATIVE SIGN
Three dimensional or in other ways unique.



TYPE C

AWNING

AWNING WITH LOGO
Logo to be screen printed to fabric canopy.



OPEN OR CLOSED SIDES
Only taught valence or no valence permitted.



TYPE D

PAINTED WALLS

TYPE E

WINDOW SIGN

LOGO
Logo and tagline and or information text in white or black only. No advertising copy.



POSTER OR BANNERS
Inside the tenant space within 3 feet of the storefront should be limited to 50% window coverage.



ART AND GRAPHICS
Painted or vinyl decal with artistic visuals and interest.



TYPE F

ARCHITECTURAL CANOPY

TOP SIGNAGE
Signage or logo mounted on top of canopy.



BOTTOM SIGNAGE
Signage is mounted to the underside of the canopy.



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PERSPECTIVE VIEW | A-56

11/13/18



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