



ID	NAME
SD - 0.00	Cover Sheet
SD - 0.01	Vicinity Map & DCU
SD - 0.02	.5 Mile Walking Radius Map
SD - 0.03	Zoning Analysis
SD - 0.031	Preliminary LEED for Homes MF Checklist
SD - 0.04	Site Context Photo 1
SD - 0.05	Site Context Photo 2
SD - 0.06	Site Context Photo 3
SD - 0.07	Recorded Survey
SD - 0.071	Zoning Report
SD - 0.072	DC Surveyor Plat
SD - 0.08	Proposed Site Plan
SD - 0.09	Prop. Pub. Space w/ DDOT Input
SD - 0.091	Proposed Public Space Perspective
SD - 0.10	Prop. Front Perspct w/ Full Adj. Dev't.
SD - 0.11	Prop. Rear Perspct w/ Full Adj. Dev't.
SD - 0.12	Building Materials #1
SD - 0.13	Building Materials #2
SD - 0.14	Building Materials #3
SD - 0.15	Building Materials #4
SD - 0.16	Building Materials #5
SD - 0.17	Building Materials #6
SD - 1.10	First Floor Plan
SD - 1.20	Second /Third Floor Plan
SD - 1.30	Fourth Floor Plan
SD - 1.40	Mezzanine Floor Plan
SD - 1.50	Roof Plan
SD - 2.10	1st St SW (Front) Elevation
SD - 2.20	North Side Elevation
SD - 2.30	South Side Elevation
SD - 2.40	Rear (East) Elevation
SD - 3.10	Building Section A
SD - 3.20	Building Section B







SITE
1542 1ST STREET SW



PROJECT DATA

Zone:	CR/CG
Total:	8 Units
Project Address:	1542 First St., SW, WDC
Site Area SF:	3,000
Square/ Lot	0656/0813
Proposed Building SF	10,040
Building Footprint SF	2232
Building Height (parapet)	54' 6 (parapet)
Front Yard/ Public Space	12' - 6" Setback from ROW
Green Area SF	633

Zoning Analysis	Required/ Allowed	Proposed
FAR Total	CR 6.0	3.35
Lot Occupancy	75%	75%
Penthouse	SF	SF
Front Yard/Public Space	10% Lot Area	24' X 12.5' = 300/3,000 = 10%
Rear Yard	18'8"	18'8"
Side Yard	None Required	None Provided
Building Height	90 Max	54' 6 (parapet)
Stories		4
Car Parking	1 per 3 Units	0(Seeking Variance)
Bicycle Parking DIDOT	3	4
Bicycle Storage	3	3
Green Area Ratio	20%	21.1%

Roof Structures

Penthouse Height	8'10"	8'
Penthouse Setback (all side)	8'10"	8'

Unit Mix

Studio	0
One Bedroom	1
2 Bedroom	5
3 Bedroom	2
Total Units	8

Square Footages

Floors 1 - 3	6696.00
Floor 4	2232.00 (1,628 Net SF)
Mezzanine	1112.00 (543 Net SF)
Total SF	10040.00





for Homes

LEED for Homes Mid-rise Simplified Project Checklist

Builder Name:	TMASSHLDG, LLC
Project Team Leader (if different):	Tyler Merkeley, TMASSHLDG, LLC
Home Address (Street/City/State):	1542 1st Street SW, Washington, District of Columbia

Project Description:

Building type: Mid-rise multi-family

of stories: 4

Adjusted Certification Thresholds

Certified: 40.5

Gold: 70.5

of units: 8

Avg. Home Size Adjustment: -4.5

Silver: 55.5

Platinum: 85.5

Project Point Total	Final Credit Category Total Points				
Prelim: 49 + 44.5 maybe pts	Final: 11.5	ID: 0	SS: 7	EA: 0	EQ: 0
Certification Level		LL: 0	WE: 2	MR: 2.5	AE: 0
Prelim: Not Certified	Final: Not Certified	Min. Point Thresholds Not Met for Prelim. OR Final Rating			

date last updated :

last updated by :

date last updated :

last updated by :

Max Pts

Project Points Preliminary

Final

Innovation and Design Process (ID)		(No Minimum Points Required)		Max	Y/Pts	Maybe	No	Y/Pts	
1. Integrated Project Planning	1.1	Preliminary Rating		Prereq	Y			Y	
	1.2	Energy Expertise for MID-RISE		Prereq	Y			Y	
	1.3	Professional Credentialed with Respect to LEED for Homes		1	1	0		0	
	1.4	Design Charrette		1	1	0		0	
	1.5	Building Orientation for Solar Design		1	0	1		0	
	1.6	Trades Training for MID-RISE		1	0	1		0	
2. Durability Management Process	2.1	Durability Planning		Prereq	Y			Y	
	2.2	Durability Management		Prereq	Y			Y	
	2.3	Third-Party Durability Management Verification		3	0	3		0	
3. Innovative or Regional Design	3.1	Innovation #1		1	0	1		0	
	3.2	Innovation #2		1	0	1		0	
	3.3	Innovation #3		1	0	0	N	0	
	3.4	Innovation #4		1	0	0	N	0	
Sub-Total for ID Category:				11	2	7		0	
Location and Linkages (LL)		(No Minimum Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND	1	LEED for Neighborhood Development	LL2-6		10	0	0	N	0
2. Site Selection	2	Site Selection			2	2	0	0	0
3. Preferred Locations	3.1	Edge Development			1	0	0	N	0
	3.2	Infill	LL 3.1		2	2	0	0	0
	3.3	Brownfield Redevelopment for MID-RISE			1	0	0	N	0
4. Infrastructure	4	Existing Infrastructure			1	1	0	0	0
5. Community Resources/ Transit	5.1	Basic Community Resources for MID-RISE			1	0	0	N	0
	5.2	Extensive Community Resources for MID-RISE	LL 5.1, 5.3		2	0	0	N	0
	5.3	Outstanding Community Resources for MID-RISE	LL 5.1, 5.2		3	3	0	0	0
6. Access to Open Space	6	Access to Open Space			1	1	0	0	0
Sub-Total for LL Category:				10	9	0		0	
Sustainable Sites (SS)		(Minimum of 5 SS Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship	1.1	Erosion Controls During Construction		Prerequisite	Y			Y	
	1.2	Minimize Disturbed Area of Site for MID-RISE		1	1	0		0	
2. Landscaping	2.1	No Invasive Plants		Prerequisite	Y			Y	
	2.2	Basic Landscape Design	SS 2.5	1	1	0		0	
	2.3	Limit Conventional Turf for MID-RISE	SS 2.5	2	2	0		2	
	2.4	Drought Tolerant Plants for MID-RISE	SS 2.5	1	1	0		1	
	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3	3	0		3	
3. Local Heat Island Effects	3.1	Reduce Site Heat Island Effects for MID-RISE		1	1	0		0	
	3.2	Reduce Roof Heat Island Effects for MID-RISE		1	1	0		0	
4. Surface Water Management	4.1	Permeable Lot for MID-RISE		2	0	2		0	
	4.2	Permanent Erosion Controls		1	1	0		0	
	4.3	Stormwater Quality Control for MID-RISE		2	2	0		0	
5. Nontoxic Pest Control	5	Pest Control Alternatives		2	2	0		0	
6. Compact Development	6.1	Moderate Density for MID-RISE		2	0	0	N	0	
	6.2	High Density for MID-RISE	SS 6.1, 6.3	3	0	0	N	0	
	6.3	Very High Density for MID-RISE	SS 6.1, 6.2	4	4	0		4	
7. Alternative Transportation	7.1	Public Transit for MID-RISE		2	2	0		0	
	7.2	Bicycle Storage for MID-RISE		1	1	0		0	
	7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE		1	1	0		0	
Sub-Total for SS Category:				22	20	2		7	

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LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

				Max Pts	Project Points				
					Preliminary			Final	
Water Efficiency (WE)		(Minimum of 3 WE Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse	1	Water Reuse for MID-RISE			5	0	2	0	0
2. Irrigation System	2.1	High Efficiency Irrigation System for MID-RISE		WE 2.2	2	0	0	N	0
	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE			2	2	0		2
3. Indoor Water Use	3.1	High-Efficiency Fixtures and Fittings			3	1	0		0
	3.2	Very High Efficiency Fixtures and Fittings			8	4	0		0
	3.3	Water Efficient Appliances for MID-RISE			2	2	0		0
Sub-Total for WE Category:					15	9	2		2
Energy and Atmosphere (EA)		(Minimum of 0 EA Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance	1.1	Minimum Energy Performance for MID-RISE		Prereq		Y			Y
	1.2	Testing and Verification for MID-RISE		Prereq		Y			Y
	1.3	Optimize Energy Performance for MID-RISE		34		0	0		0
7. Water Heating	7.1	Efficient Hot Water Distribution			2	2	0		0
	7.2	Pipe Insulation			1	1	0		0
11. Residential Refrigerant Management	11.1	Refrigerant Charge Test		Prereq		Y			Y
	11.2	Appropriate HVAC Refrigerants			1	0	1		0
Sub-Total for EA Category:					38	3	1		0
Materials and Resources (MR)		(Minimum of 2 MR Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing	1.1	Framing Order Waste Factor Limit		Prereq		Y			Y
	1.2	Detailed Framing Documents		MR 1.3	1	0	1		0
	1.3	Detailed Cut List and Lumber Order		MR 1.5	1	0	1		0
	1.4	Framing Efficiencies		MR 1.5	3	0	3		0
	1.5	Off-site Fabrication			4	0	4		0
2. Environmentally Preferable Products	2.1	FSC Certified Tropical Wood		Prereq		Y			Y
	2.2	Environmentally Preferable Products			8	0	8		0
3. Waste Management	3.1	Construction Waste Management Planning		Prereq		Y			Y
	3.2	Construction Waste Reduction			3	0	2.5		2.5
Sub-Total for MR Category:					16	0	15.5		2.5
Indoor Environmental Quality (EQ)		(Minimum of 6 EQ Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting	2	Basic Combustion Venting Measures		Prereq		Y			Y
3. Moisture Control	3	Moisture Load Control			1	0	1		0
4. Outdoor Air Ventilation	4.1	Basic Outdoor Air Ventilation for MID-RISE		Prereq		Y			Y
	4.2	Enhanced Outdoor Air Ventilation for MID-RISE			2	0	2		0
	4.3	Third-Party Performance Testing for MID-RISE			1	0	1		0
5. Local Exhaust	5.1	Basic Local Exhaust		Prerequisite		Y			Y
	5.2	Enhanced Local Exhaust			1	0	1		0
	5.3	Third-Party Performance Testing			1	0	1		0
6. Distribution of Space Heating and Cooling	6.1	Room-by-Room Load Calculations		Prereq		Y			Y
	6.2	Return Air Flow / Room by Room Controls			1	0	1		0
	6.3	Third-Party Performance Test / Multiple Zones			2	0	2		0
7. Air Filtering	7.1	Good Filters		Prereq		Y			Y
	7.2	Better Filters		EQ 7.3	1	0	1		0
	7.3	Best Filters			2	0	2		0
8. Contaminant Control	8.1	Indoor Contaminant Control during Construction			1	1	0		0
	8.2	Indoor Contaminant Control for MID-RISE			2	0	1		0
	8.3	Preoccupancy Flush			1	0	1		0
9. Radon Protection	9.1	Radon-Resistant Construction in High-Risk Areas		Prereq		N/A			N/A
	9.2	Radon-Resistant Construction in Moderate-Risk Areas			1	0	1		0
10. Garage Pollutant Protection	10.1	No HVAC in Garage for MID-RISE		Prereq		Y			Y
	10.2	Minimize Pollutants from Garage for MID-RISE		EQ 10.3	2	0	0	N	0
	10.3	Detached Garage or No Garage for MID-RISE			3	3	0		0
11. ETS Control	11	Environmental Tobacco Smoke Reduction for MID-RISE			1	1	0		0
12. Compartmentalization of Units	12.1	Compartmentalization of Units		Prereq		Y			Y
	12.2	Enhanced Compartmentalization of Units			1	0	1		0
Sub-Total for EQ Category:					21	5	15		0
Awareness and Education (AE)		(Minimum of 0 AE Points Required)			Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the Homeowner or Tenant	1.1	Basic Operations Training		Prereq		Y			Y
	1.2	Enhanced Training			1	0	1		0
	1.3	Public Awareness			1	0	1		0
2. Education of Building Manager	2	Education of Building Manager			1	1	0		0
Sub-Total for AE Category:					3	1	2		0

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1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

Preliminary LEED for Homes MF Checklist SD - 0.031





VICINITY MAP



1542 1st Street SW
Zoning Commission Submittal

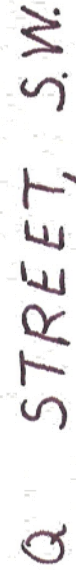
Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

SITE CONTEXT PHOTO 2
SD - 0.05



STREET, S.W.



Surveyed By: A.M.S. Date: May 8, 2015
R.L.S. Job # 656-1



Zoning Report for Square: 0656 Lot: 0813

October 15, 2015



Zoning Layers

	Zone Districts		Pending Overlays		Active PUDs		Campus Plans
	Pending Zones		Baist Index		Pending		CEA
	Overlays		Historic Districts		TDRs		

Latitude: NaN, Longitude: NaN

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Data Summary*

Square/Suffix/Lot	0656 / n/a / 0813
Premises Address	1542 1ST ST SW
Zoning District(s)	CR
Overlay District(s)	CG
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	6
Council Member	Charles Allen
ANC	6D
ANC Chairperson	Roger Moffatt
SMD	6D06
Commissioner	Rhonda N. Hamilton

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.





DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C.,

Plat for Building Permit of SQUARE 656 LOT 813
Scale: 1 inch = 20 feet Recorded in A&T Book Page 1993

Receipt No.

Furnished to: TYLER MERKELEY

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Surveyor, D.C.

By: A.S.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

ZONING REQUIREMENTS

ZONE: CR
OVERLAY: CG
NEIGHBORHOOD: OLD CITY
SQUARE: 656
LOT: 813
LOT OCCUPANCY: 75%
HEIGHT REQUIREMENT: 90' MAX
FAR: 3.35

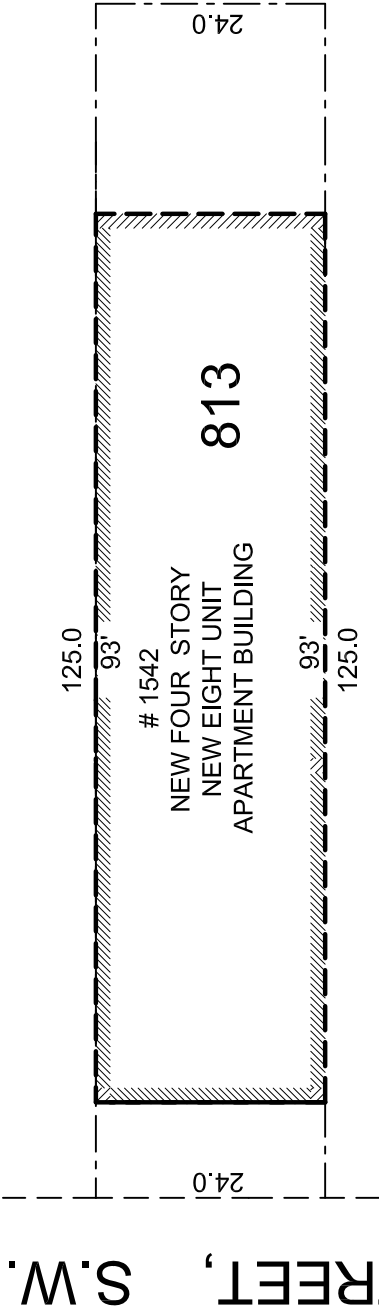
NEW APARTMENT BUILDING

- RAZE EXISTING SFD
- NO SIDE YARDS
- 19'-6" - REAR YARD
- 54' - 6" BUILDING HEIGHT - INCLUDING PARAPET
- SPRINKLER SYSTEM PROVIDED

SIDE YARD REQUIREMENT: 3" PER FT OF HEIGHT NOT LESS THAN 8'

REAR YARD REQUIREMENT: 3" PER FT OF VERTICAL HEIGHT BUT NOT LESS THAN 12'
REAR YARD MUST BE AT LEAST - 13'-8"

PUBLIC SPACE REQUIREMENT (1ST FLOOR @ GRADE):
10% OF LOT AREA SETBACK BETWEEN FRONT OF BUILDING AND PROPERTY LINE.

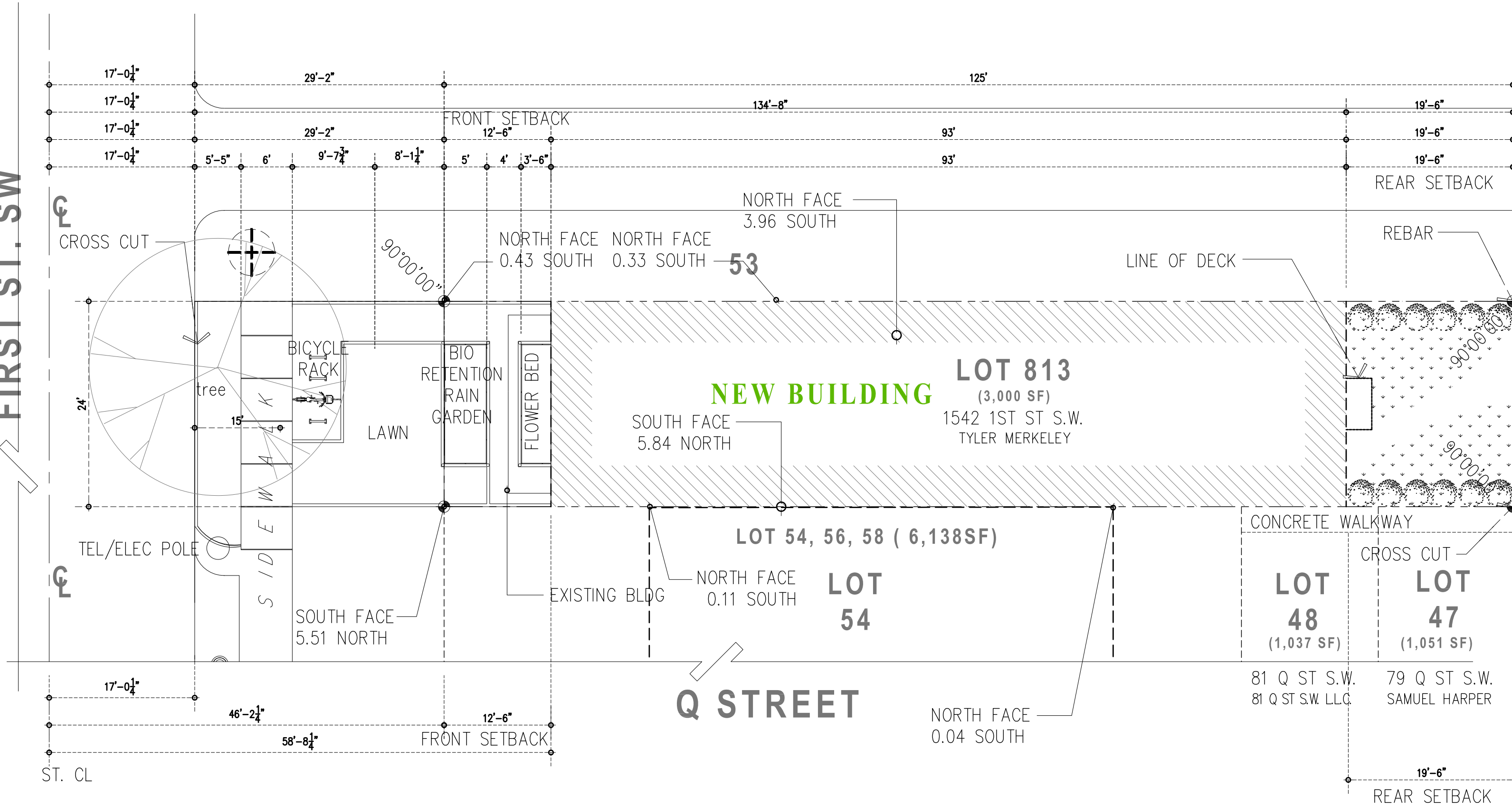


AREA OF LOT = 3,000 SQFT
75% OF LOT = 2,250 SQFT
3.35 F.A.R. = 10,040 SQFT TOTAL
NEW APARTMENT BUILDING
1ST FLOOR - 2,232 - 10' HEIGHT
2ND FLOOR - 2,232 - 10' HEIGHT
3RD FLOOR - 2,232 - 10' HEIGHT
4TH FLOOR - 2,232 - 10' HEIGHT
MEZZANINE - 1,112 (LOFT) - 10' HEIGHT
TOTAL - 10,040 SQFT
LOT OCCUPANCY = 2,250/3,000 = 75%
F.A.R. = 10,040 / 3,000 = 3.35





FIRST ST. SW



1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

PROPOSED SITE PLAN
SD - 0.08