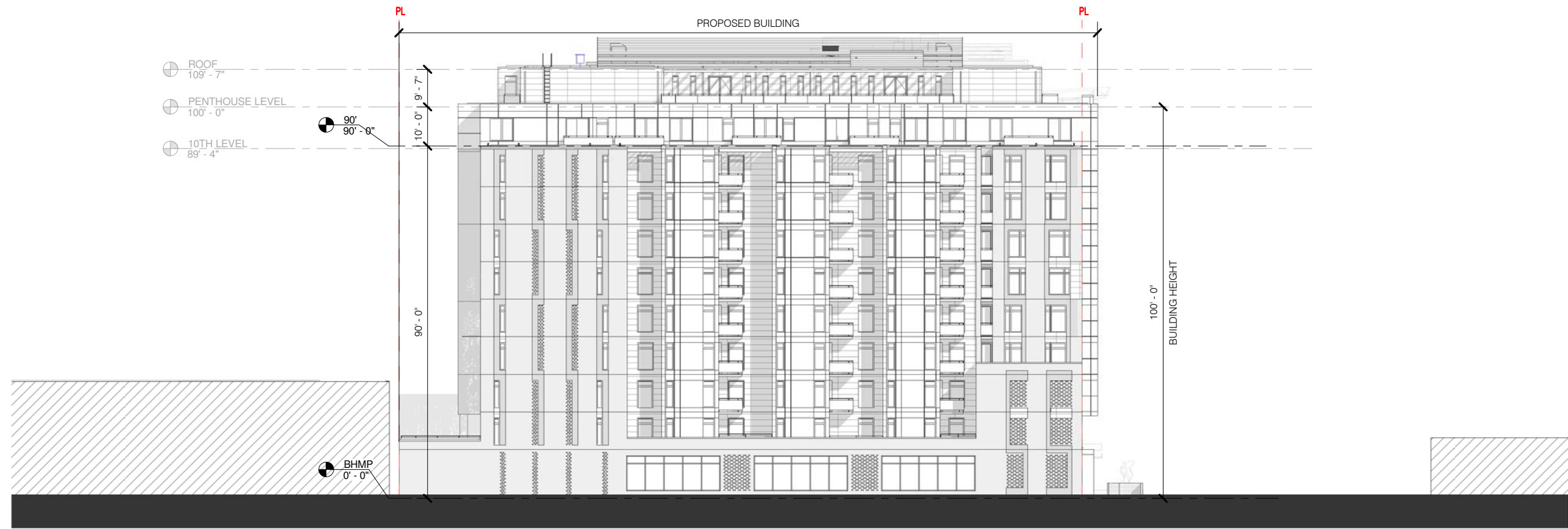
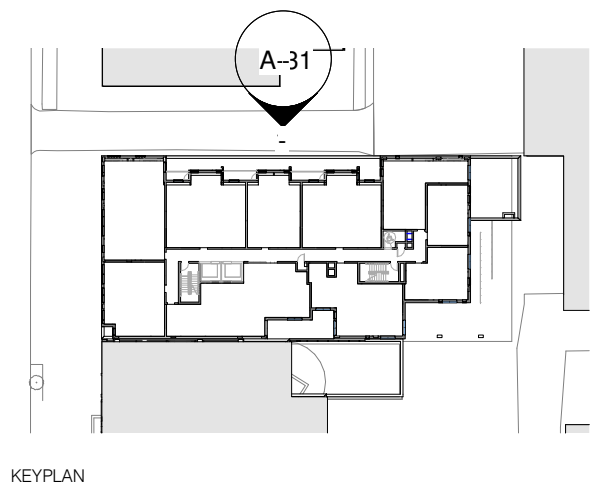
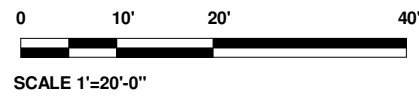


EXHIBIT D

3 of 3



1 NORTH ELEVATION
1" = 30'-0"



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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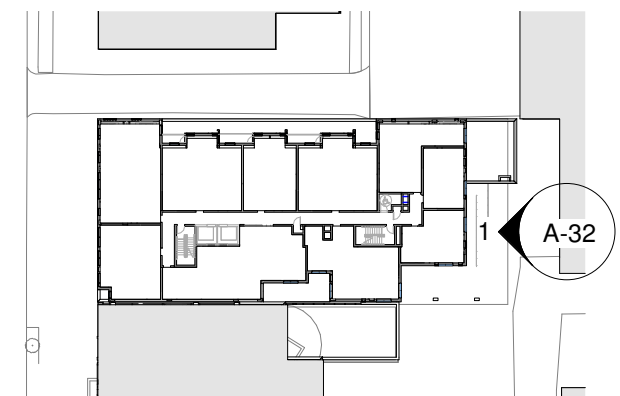
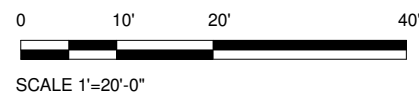
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NORTH ELEVATION | A-31

08/06/2018



① EAST ELEVATION
1" = 30'-0"



KEYPLAN

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



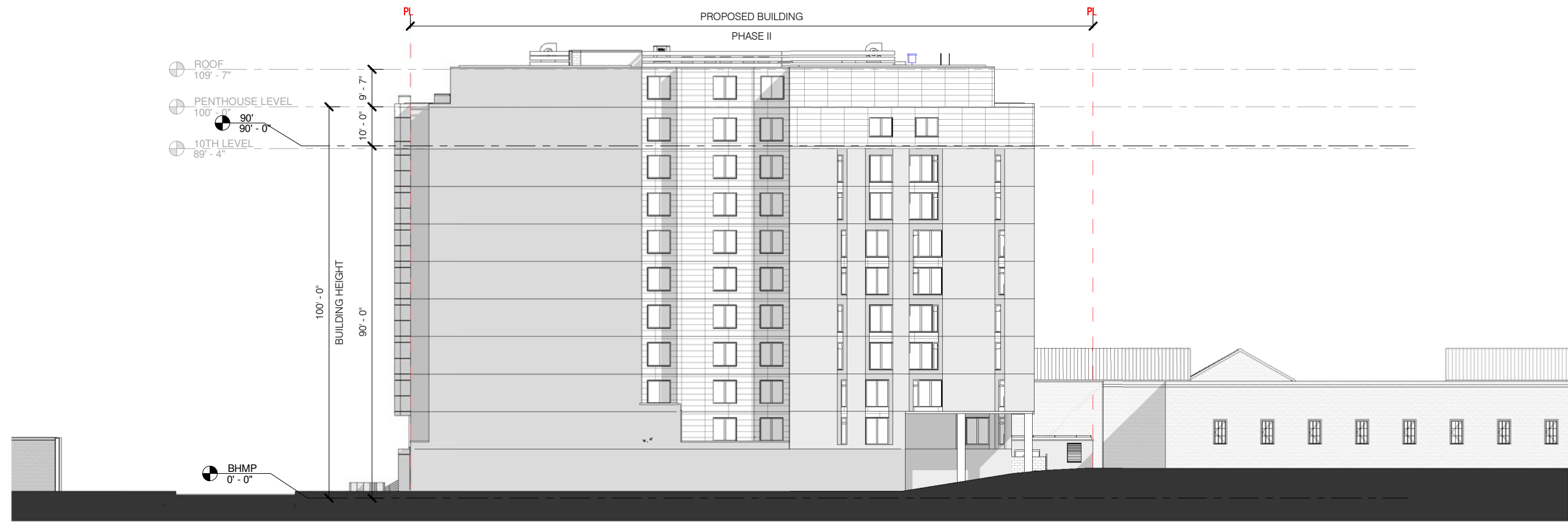
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



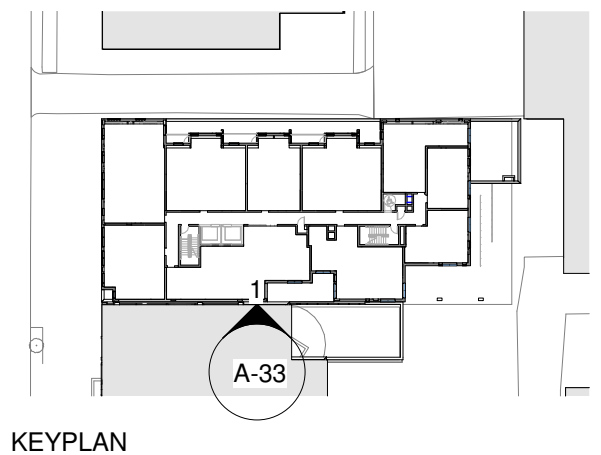
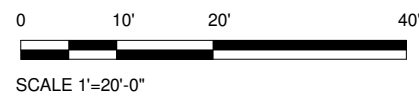
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EAST ELEVATION | A-32

08/06/2018



1 SOUTH ELEVATION
1" = 30'-0"



1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



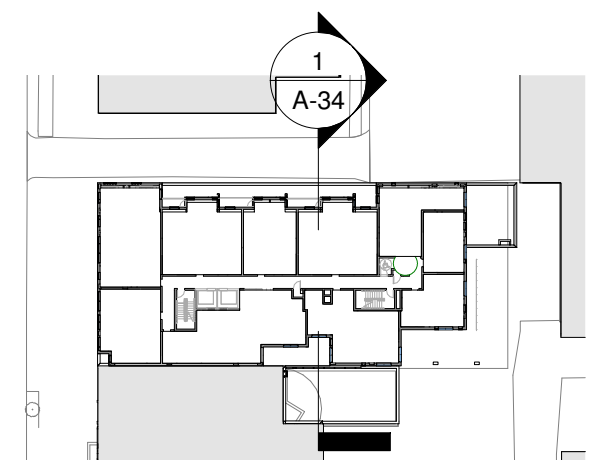
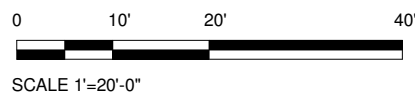
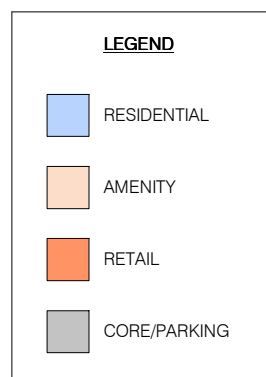
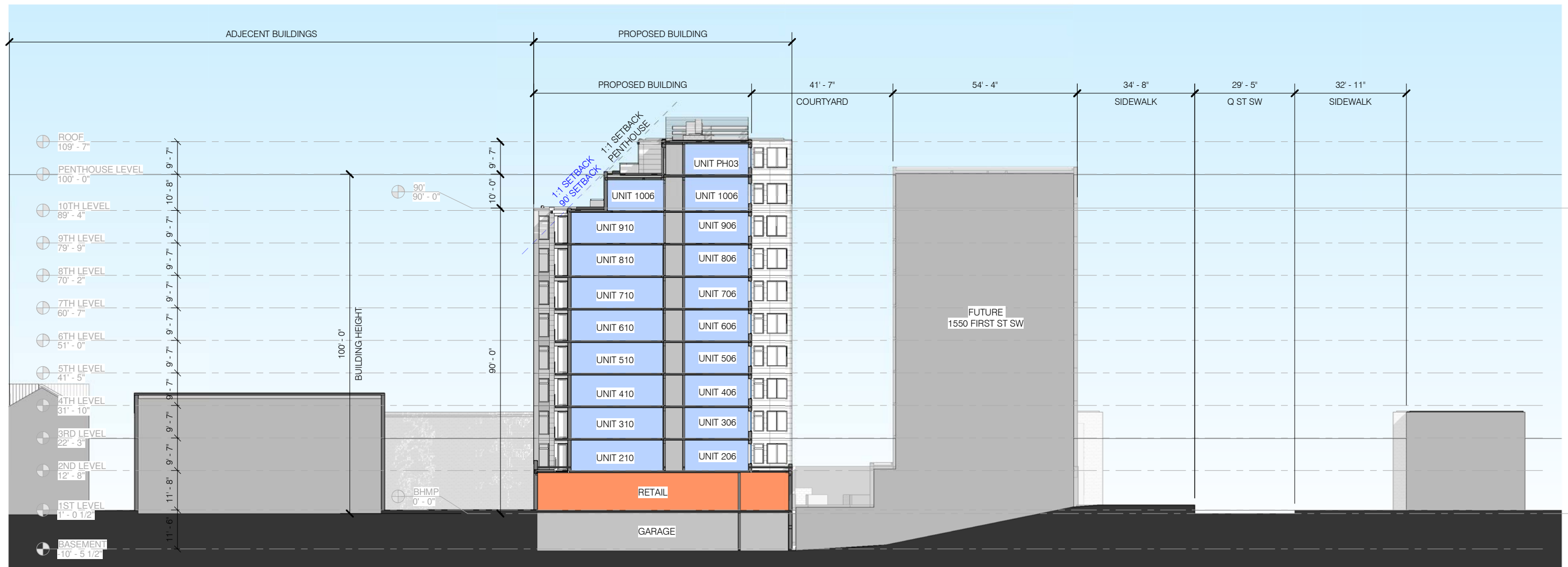
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SOUTH ELEVATION | A-33

08/06/2018



KEYPLAN

1530 FIRST ST. S.W.

BUILDING SECTION A-34

1530 FIRST ST. S.W. WASHINGTON DC 20024

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

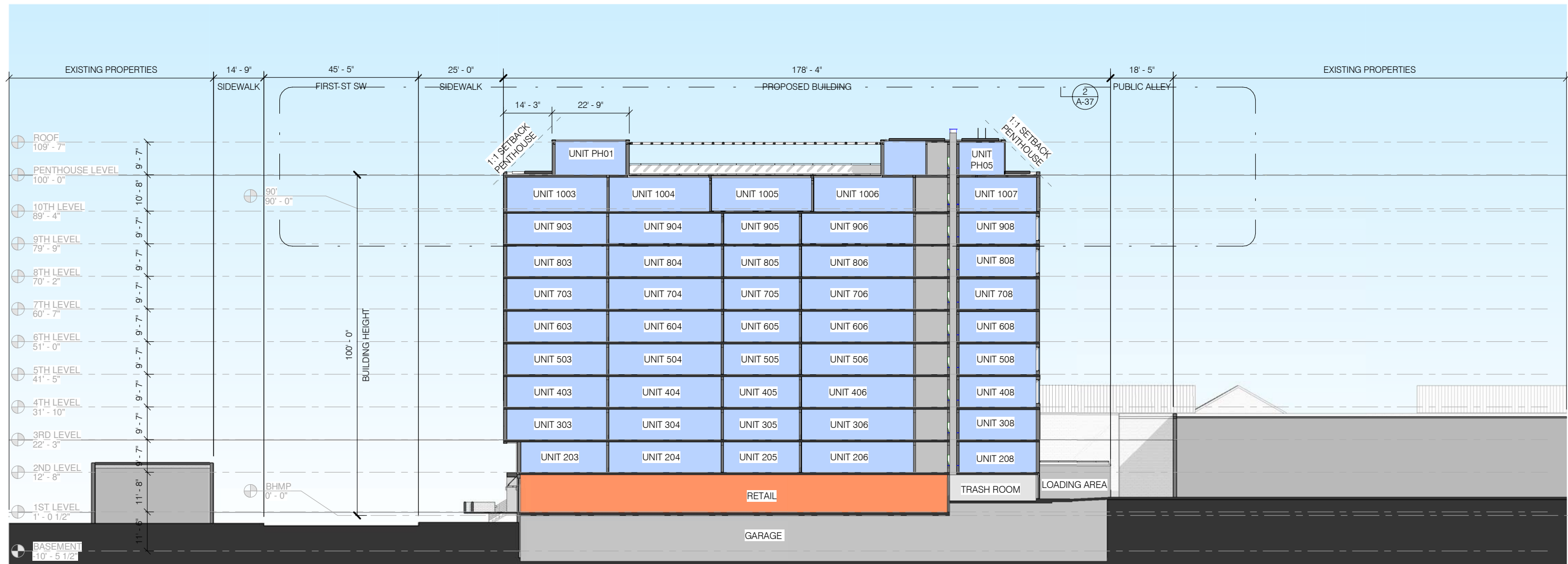


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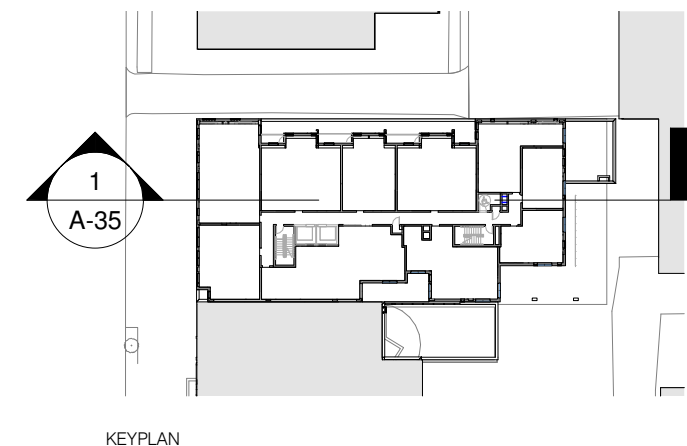
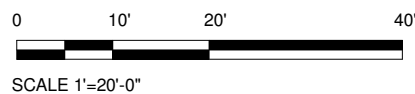
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LEGEND

	RESIDENTIAL
	AMENITY
	RETAIL
	CORE/PARKING



1530 FIRST ST. S.W.

BUILDING SECTION A-35

1530 FIRST ST. S.W. WASHINGTON DC 20024

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

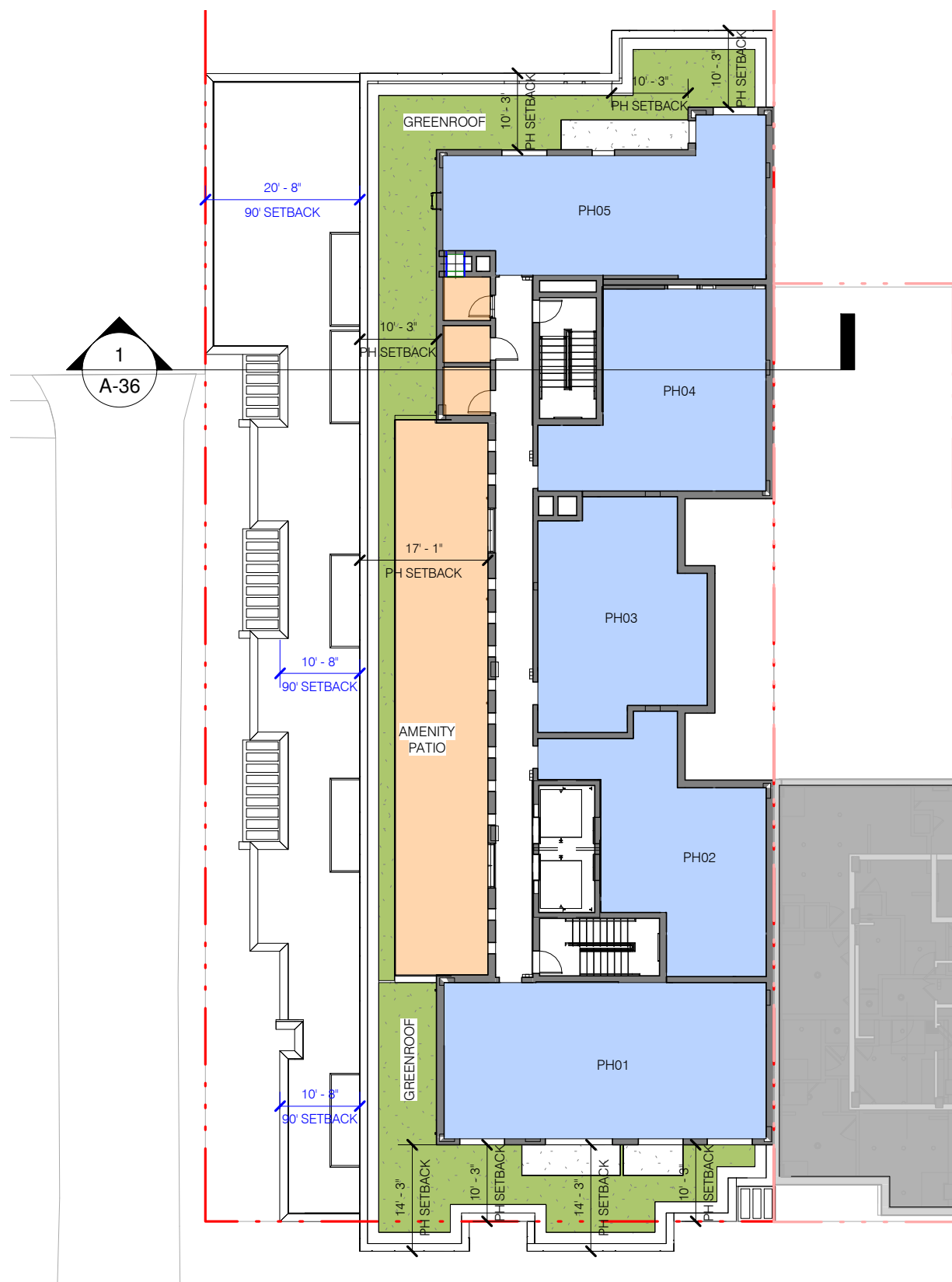


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Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

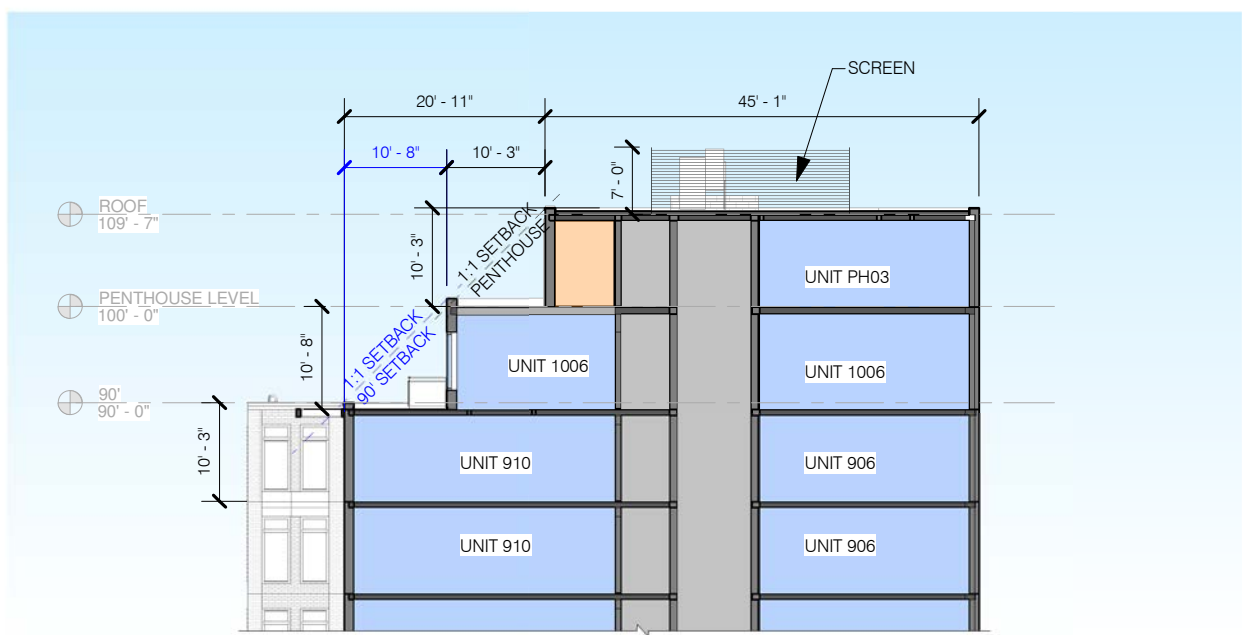


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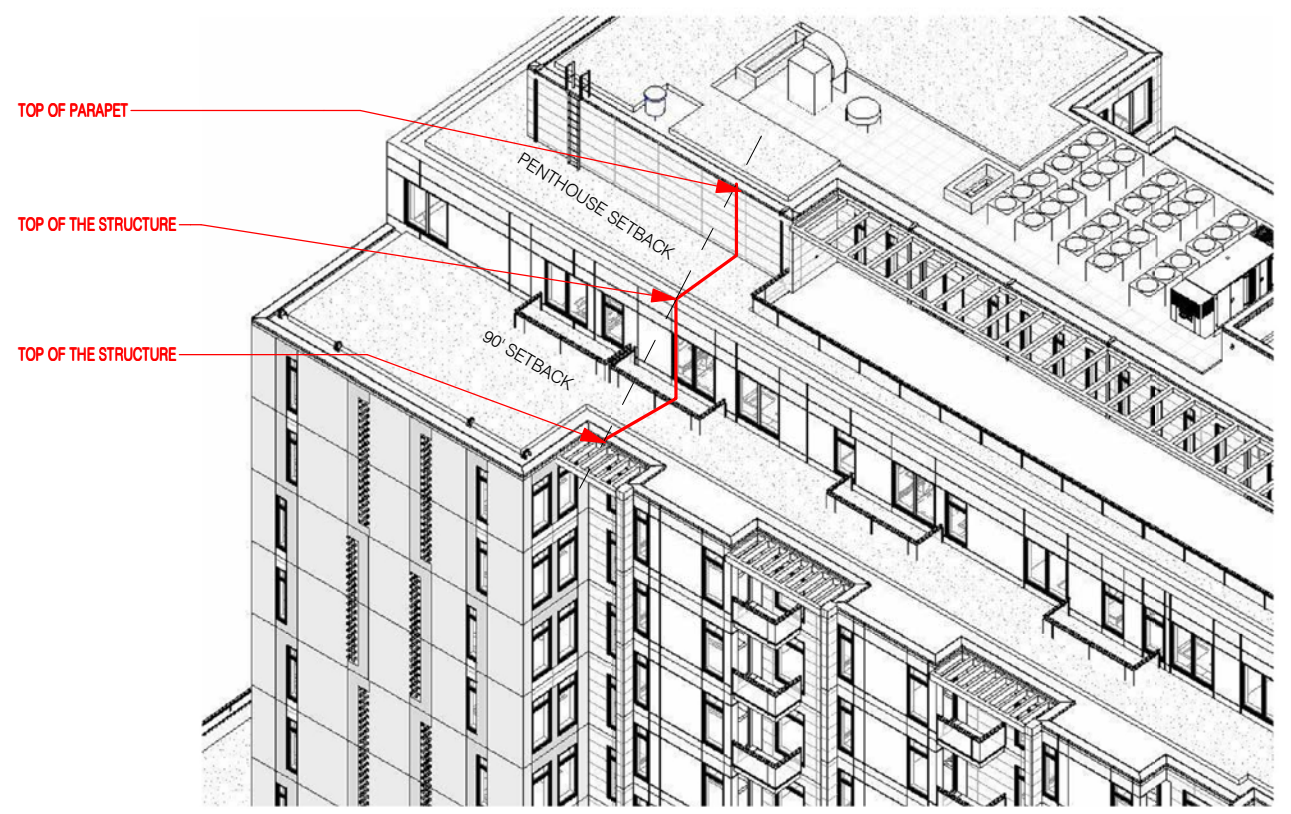
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③ 11TH LEVEL - PENTHOUSE EAST SETBACK
1" = 20'-0"



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



1530 FIRST ST. S.W.

ENLARGED PENTHOUSE ELEVATION | A-36

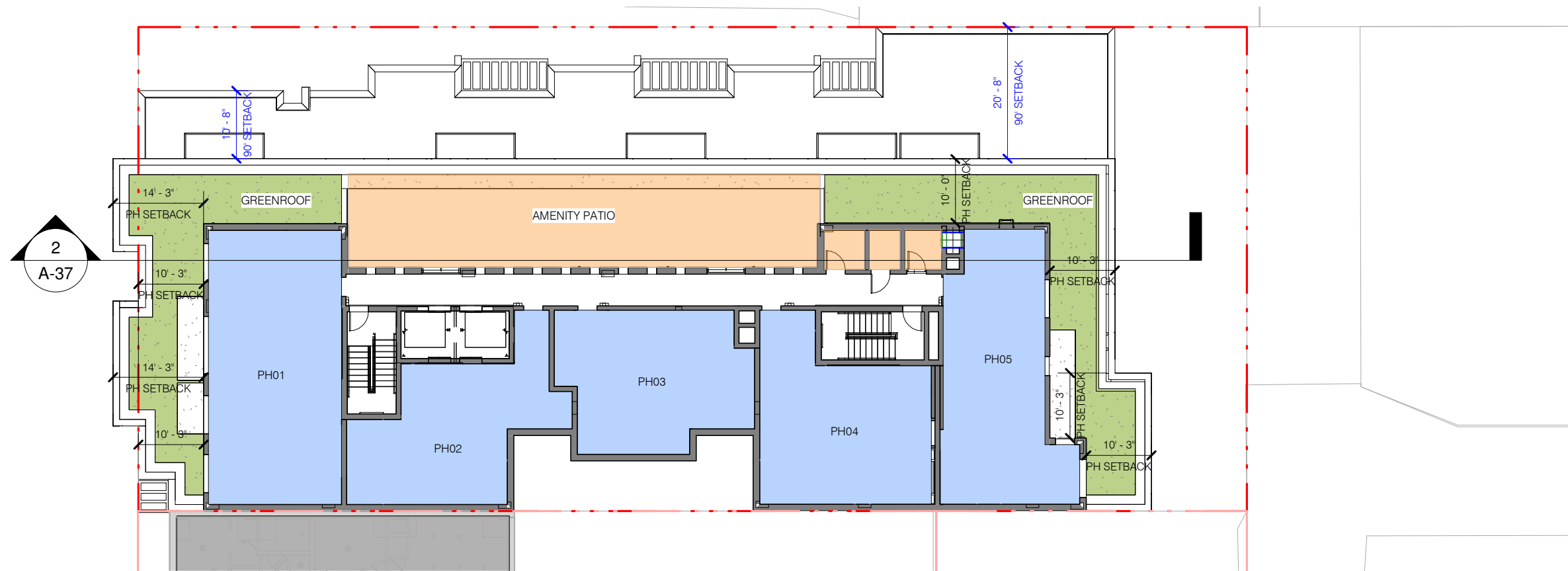
1530 FIRST ST. S.W. WASHINGTON DC 20024
Square: 0656 Lot No: 0053 Zone: CG-4

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PGN ARCHITECTS, PLLC
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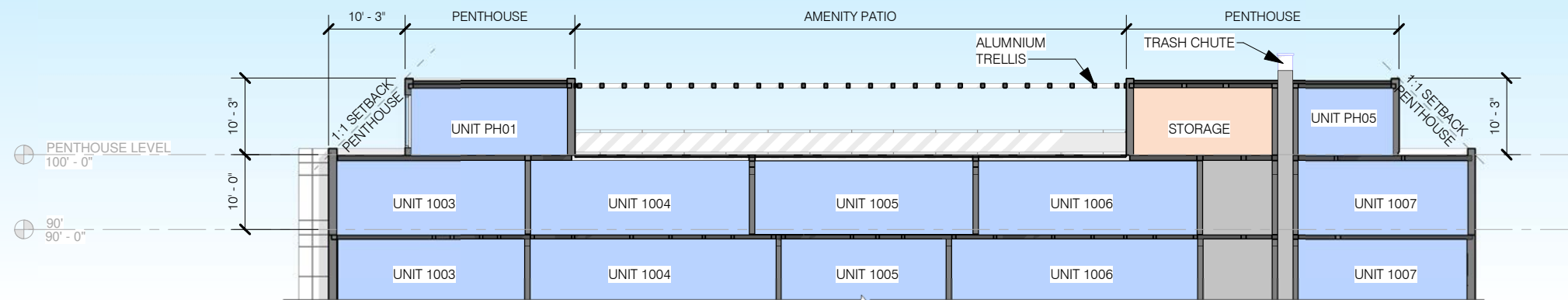
TM Associates Inc.

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240.683.0300 (P); 240.428.7636 (F)

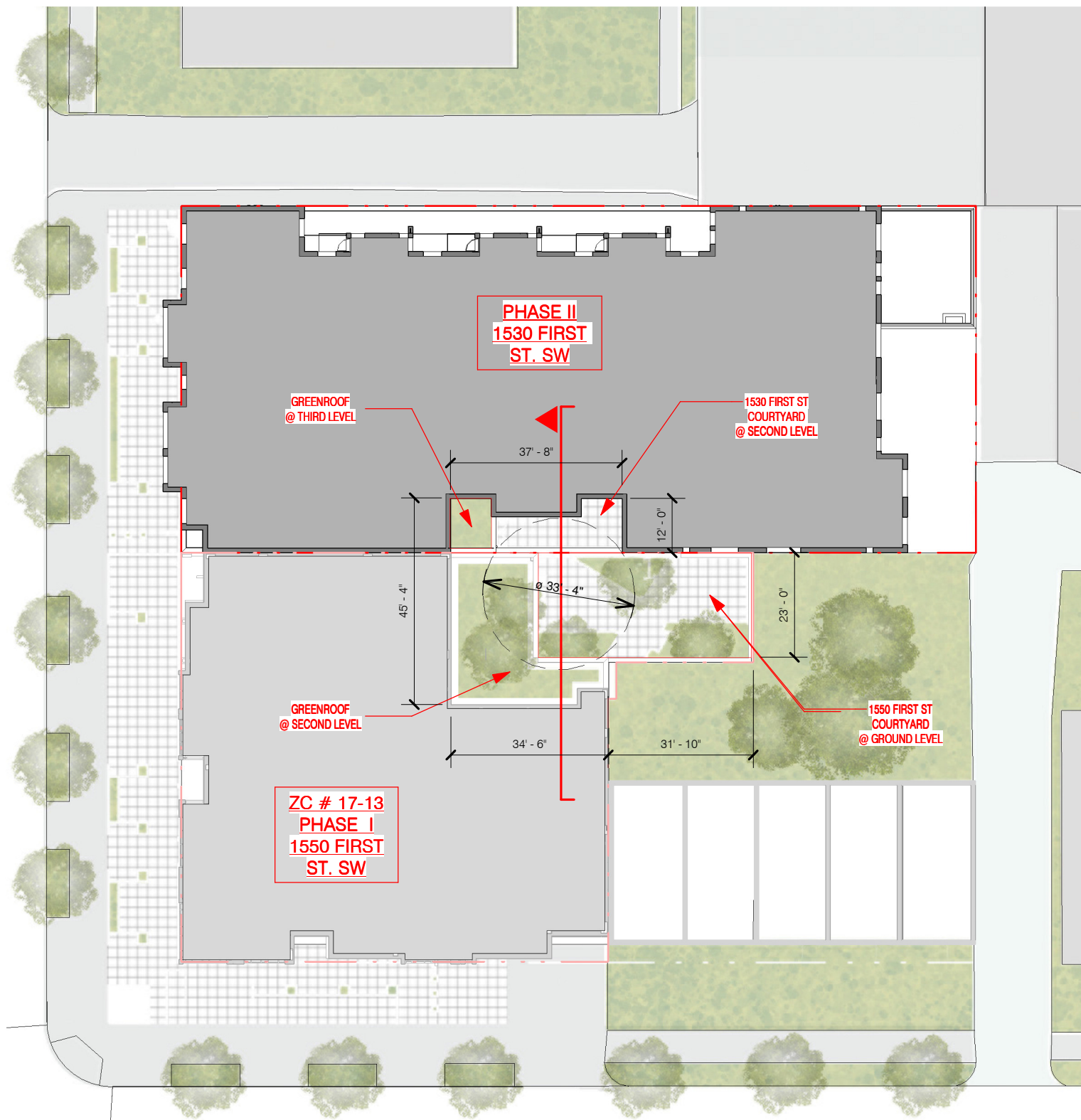
08/06/2018



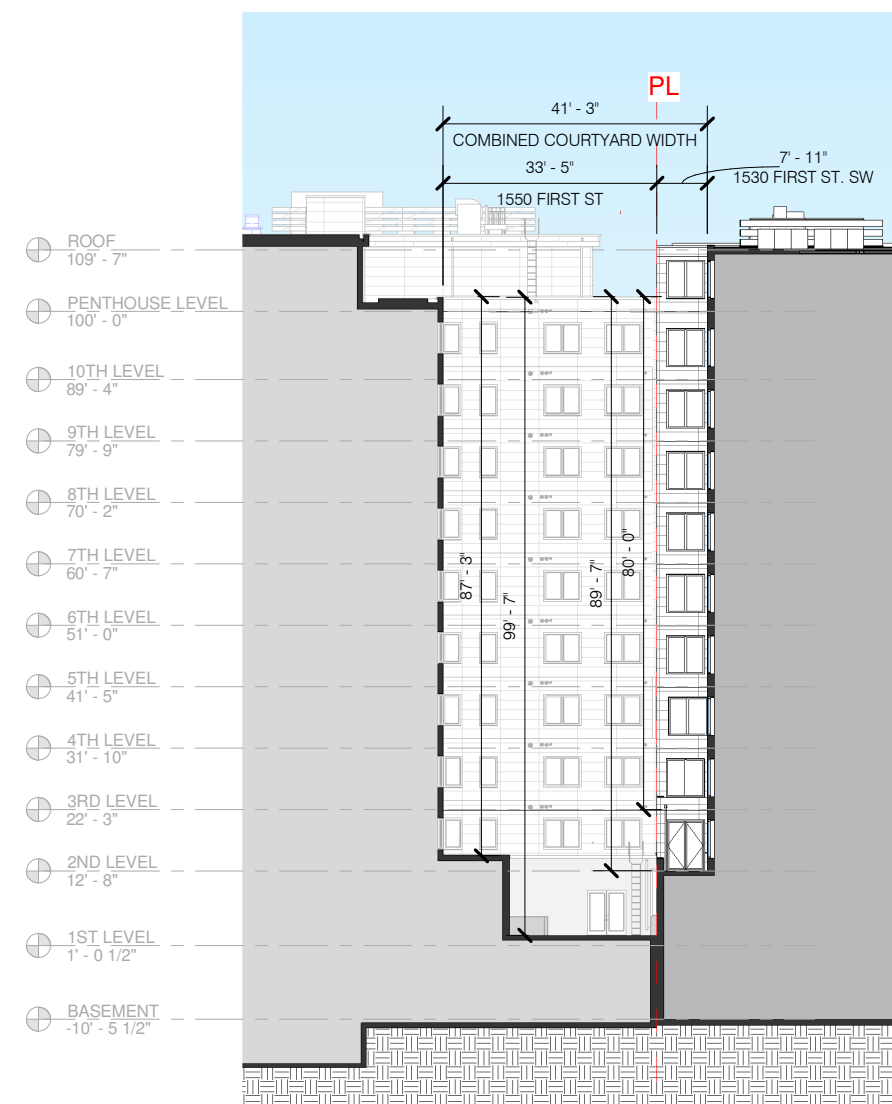
① 11TH LEVEL - PENTHOUSE EAST / WEST SETBACK
1" = 20'-0"



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



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

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



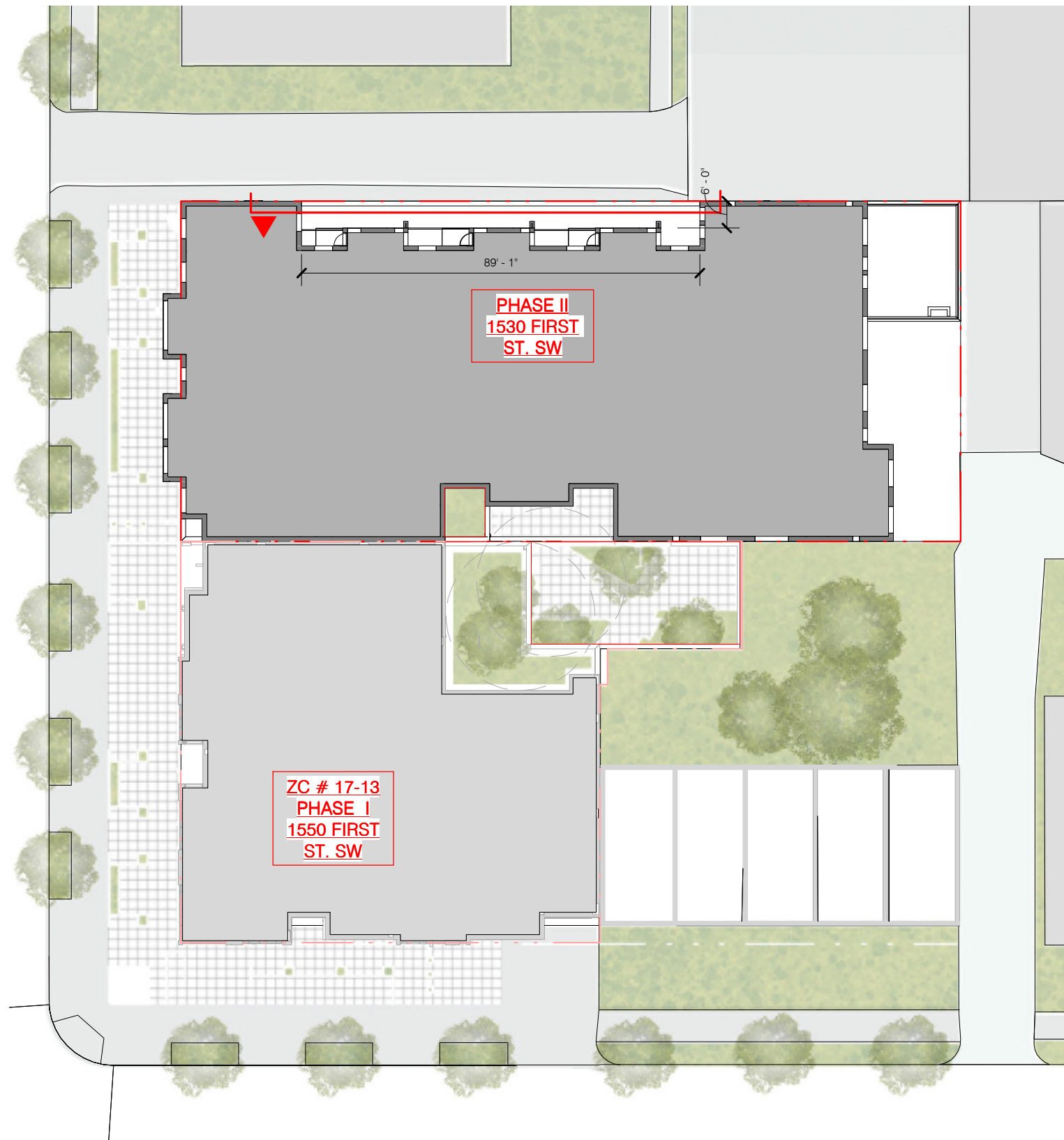
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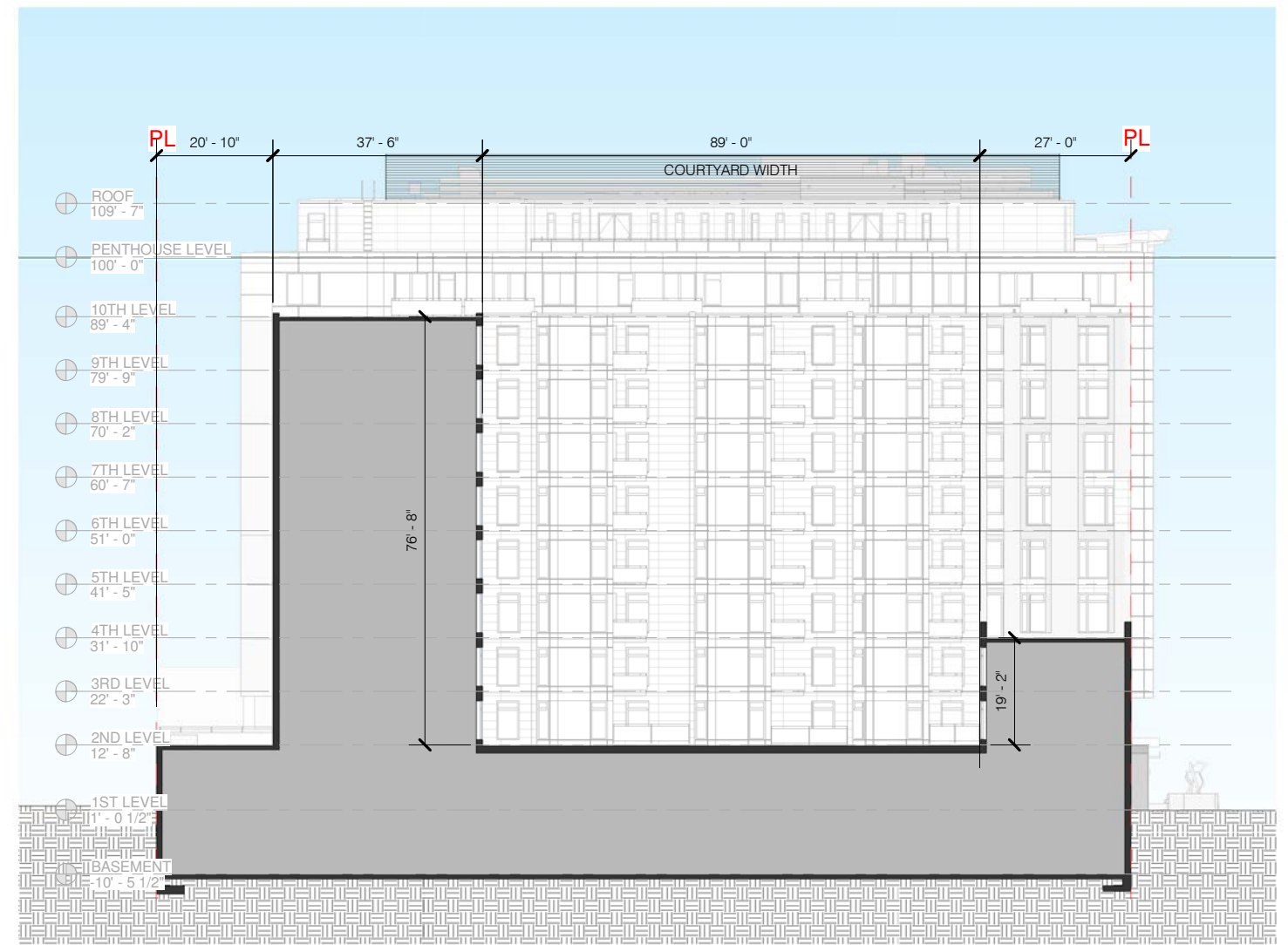
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ENLARGED COURTYARD SECTION | A-38

08/06/2018



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



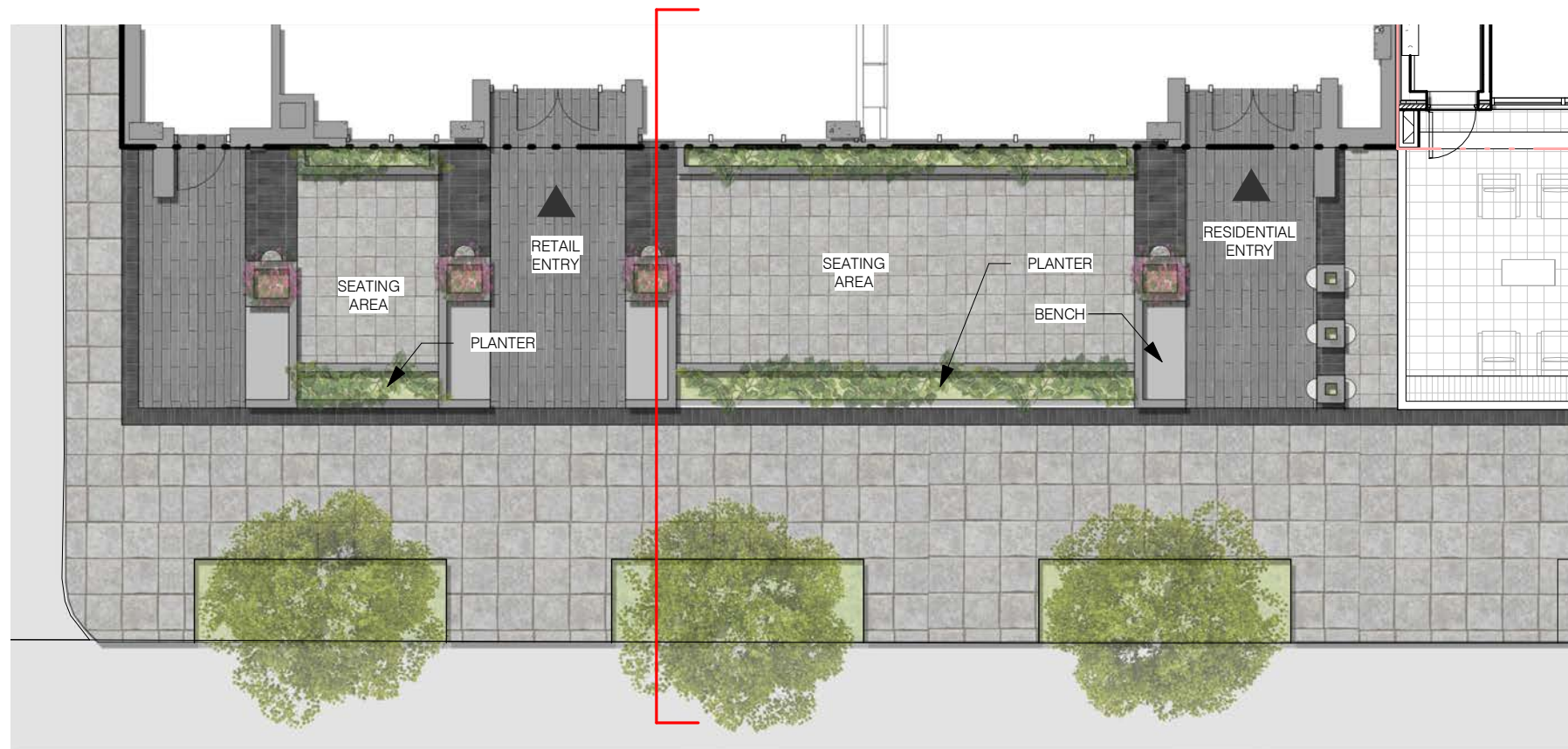
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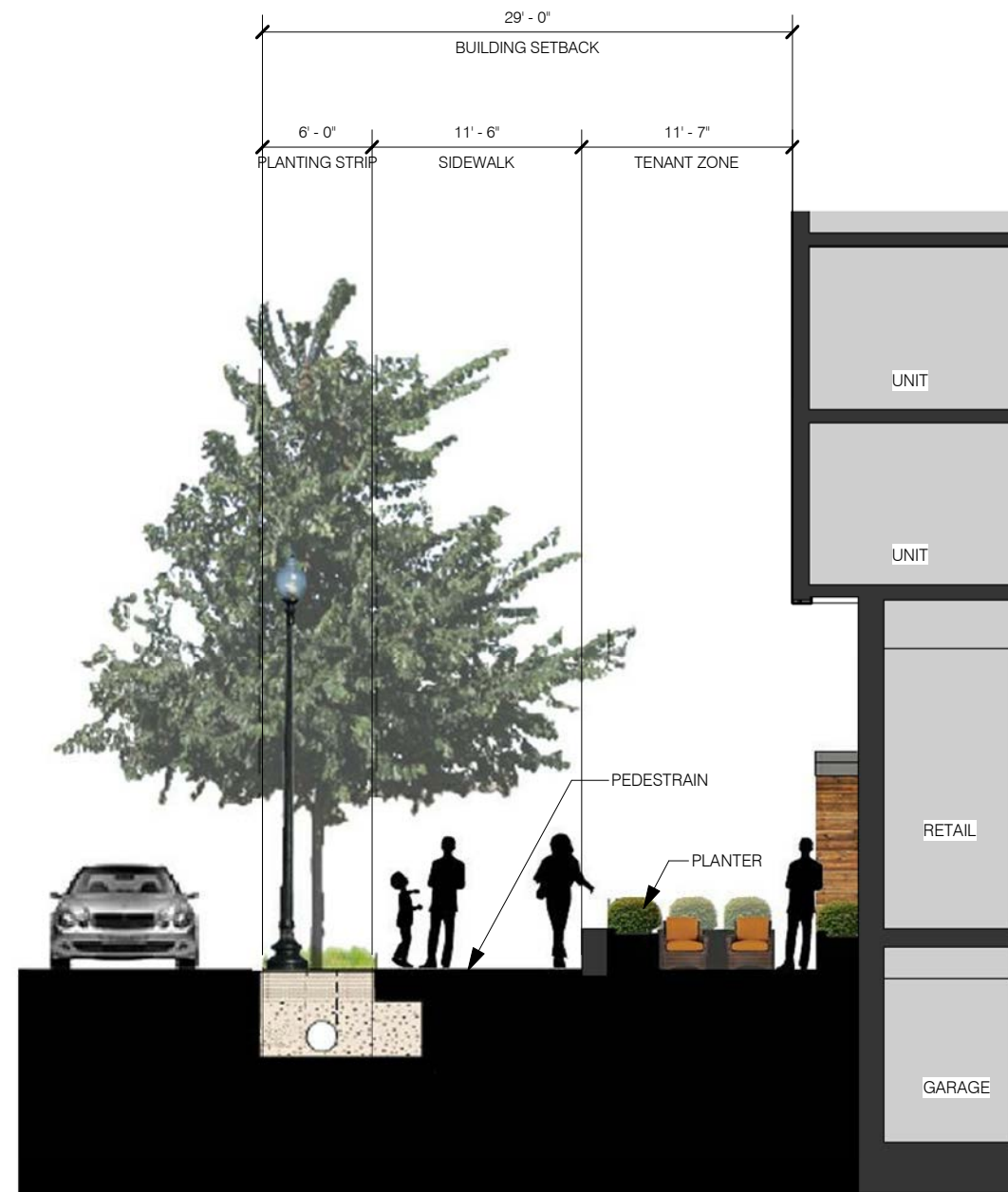
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1 ENLARGED WEST ELEVATION
1" = 10'-0"



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



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

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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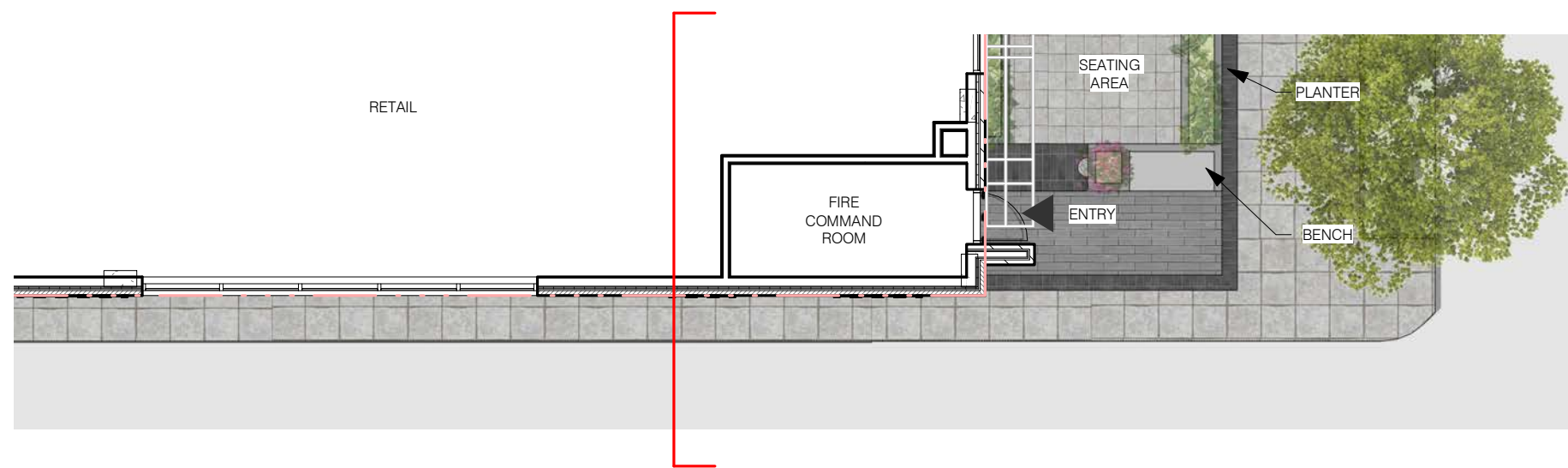
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STREETSCAPE EXPERIENCE - FIRST ST. A-40

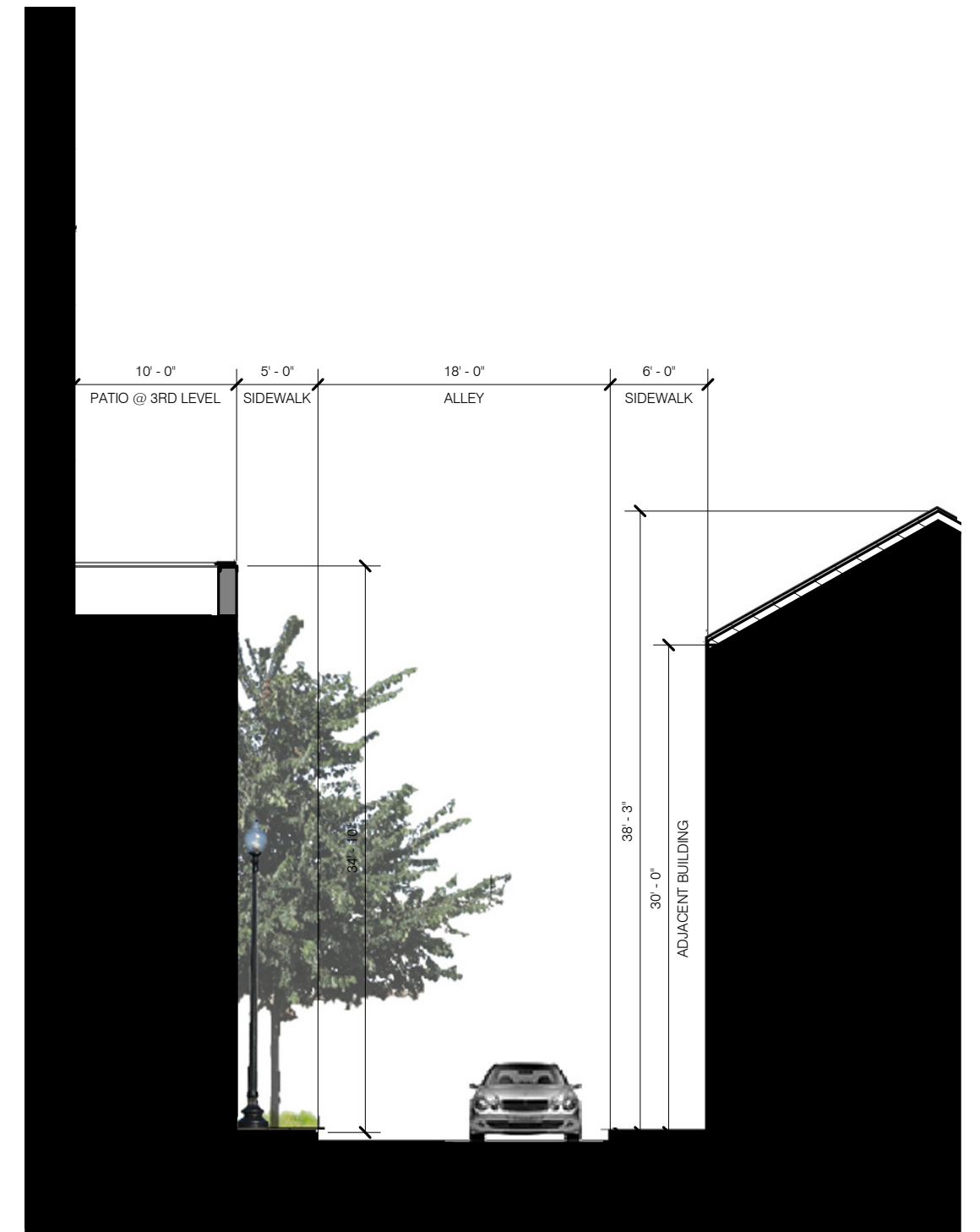
08/06/2018



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



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



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

1530 FIRST ST. S.W.

STREETSCAPE EXPERIENCE - RETAIL | A-41

1530 FIRST ST. S.W. WASHINGTON DC 20024

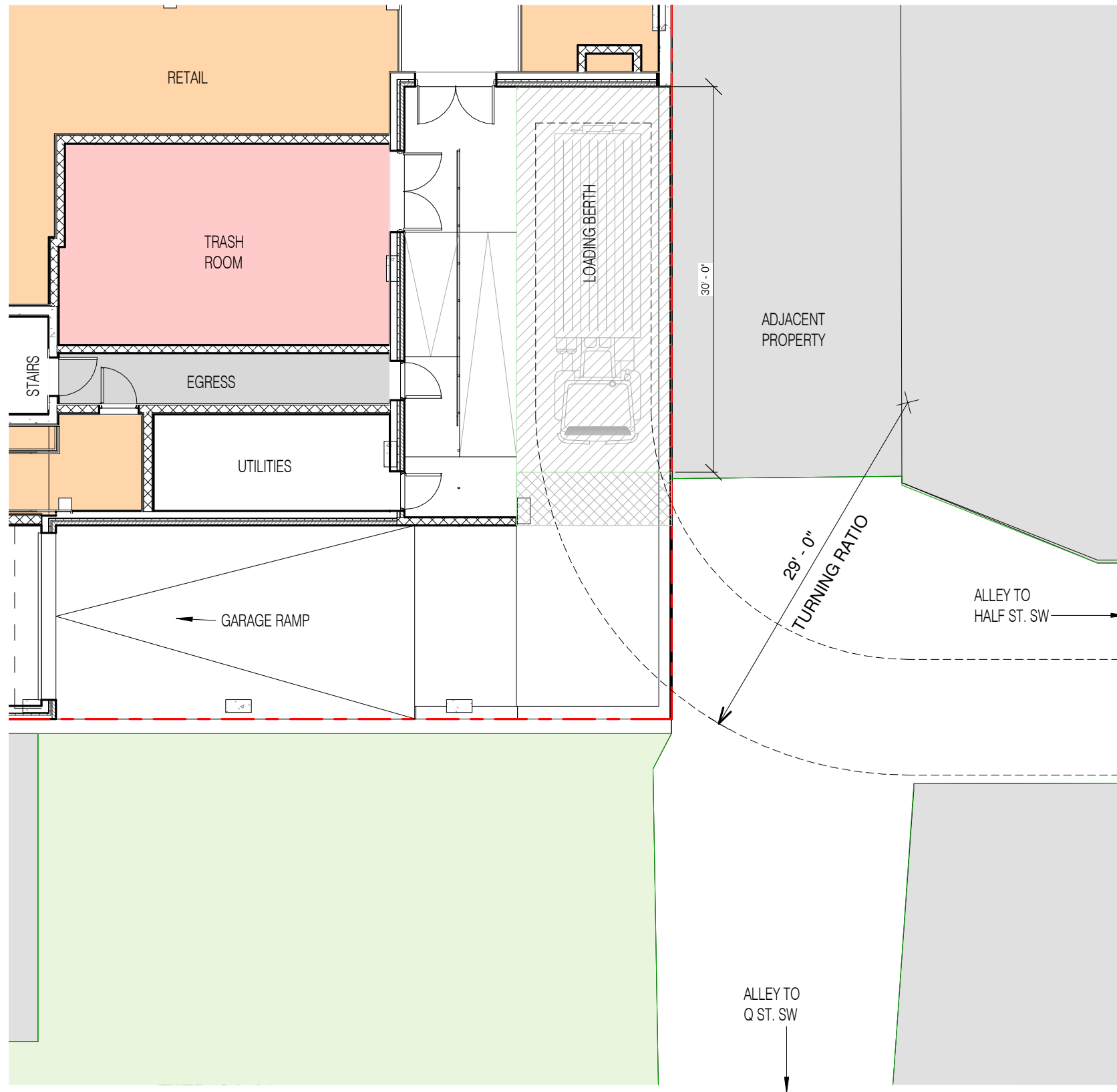
Square: 0656 Lot No: 0053 Zone: CG-4

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

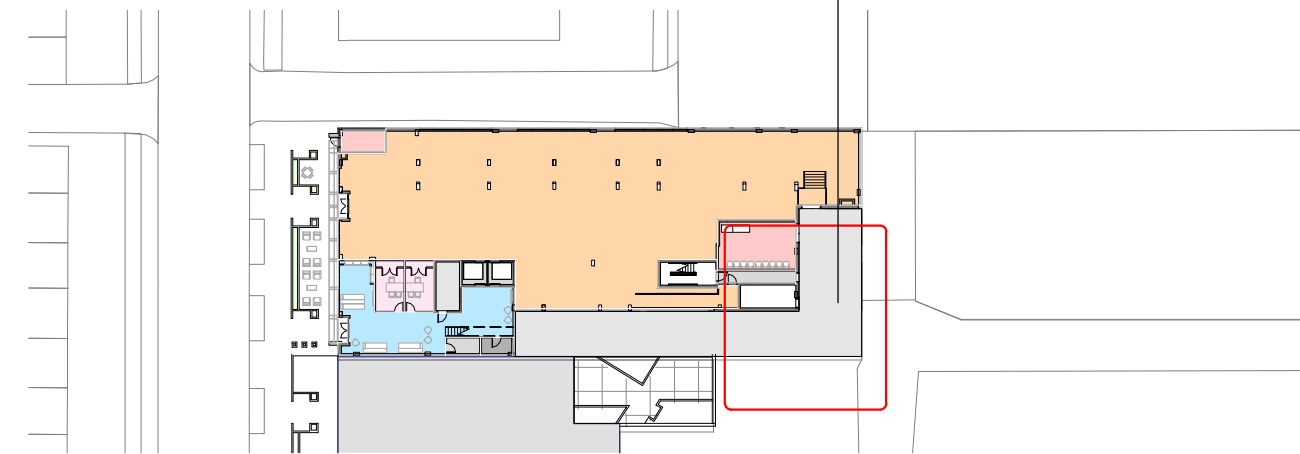
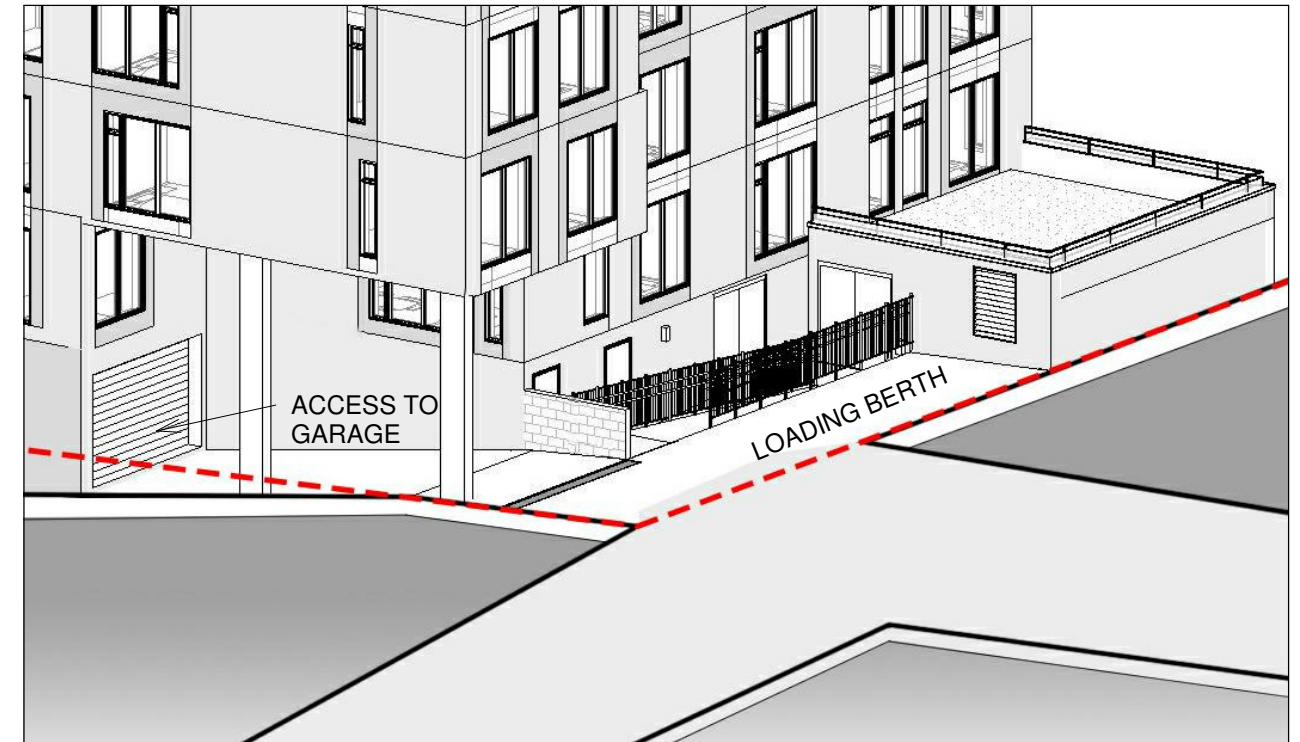
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1 ENLARGED GARAGE RAMP
1" = 10'-0"



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

1530 FIRST STREET SW

1530 FIRST STREET SW WASHINGTON D.C. 20024

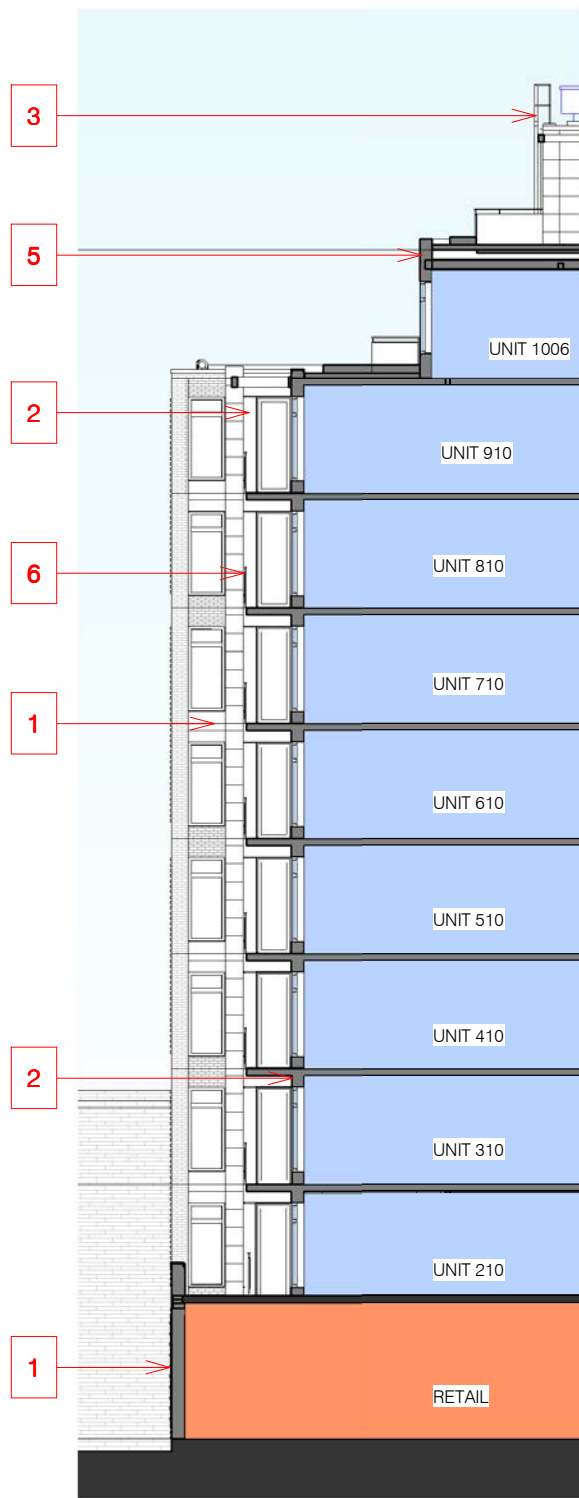
Square: 0656 Lot No: 0053 Zone: CG-4



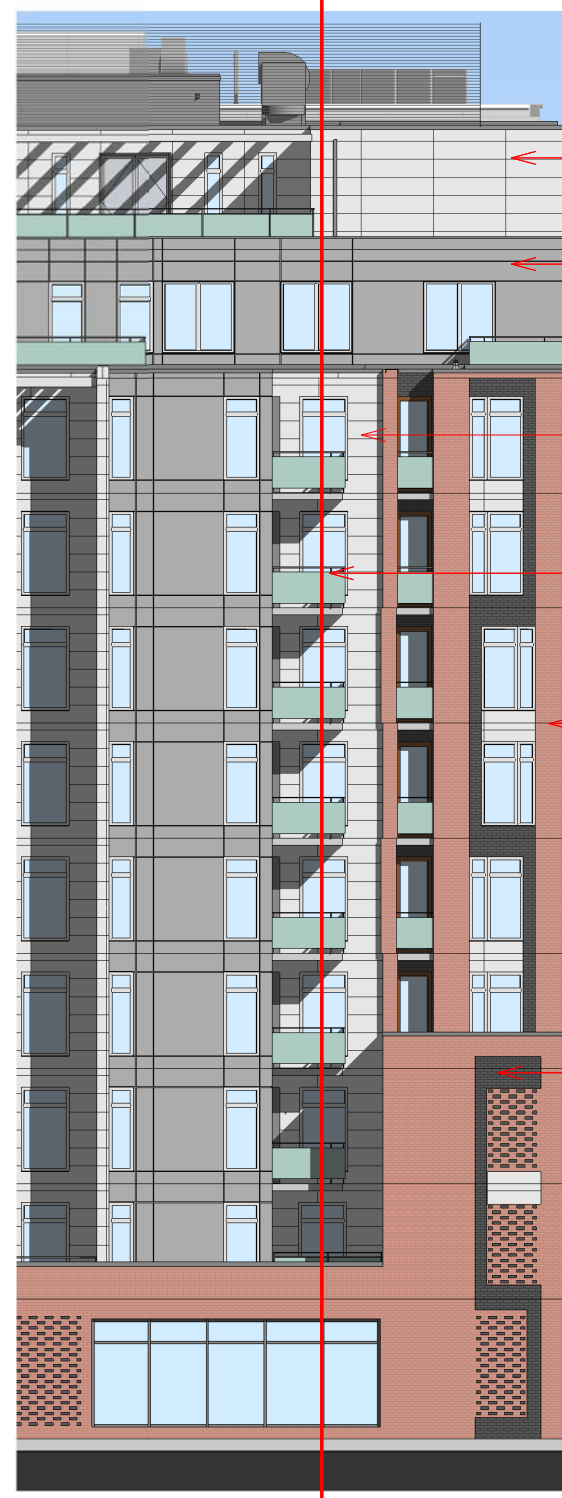
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1 SECTION
1/16" = 1'-0"



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



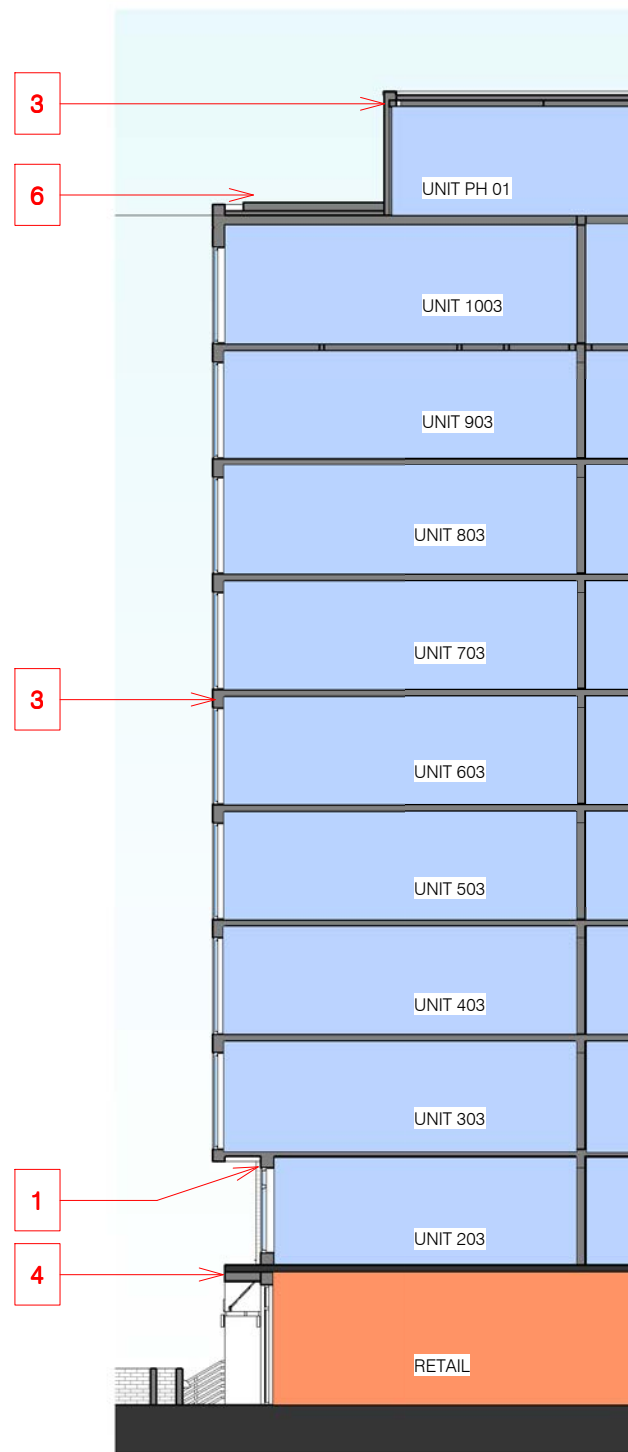
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202.822.5995 (P); 202.822.0908 (F)



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MATERIAL DETAILS | A-43

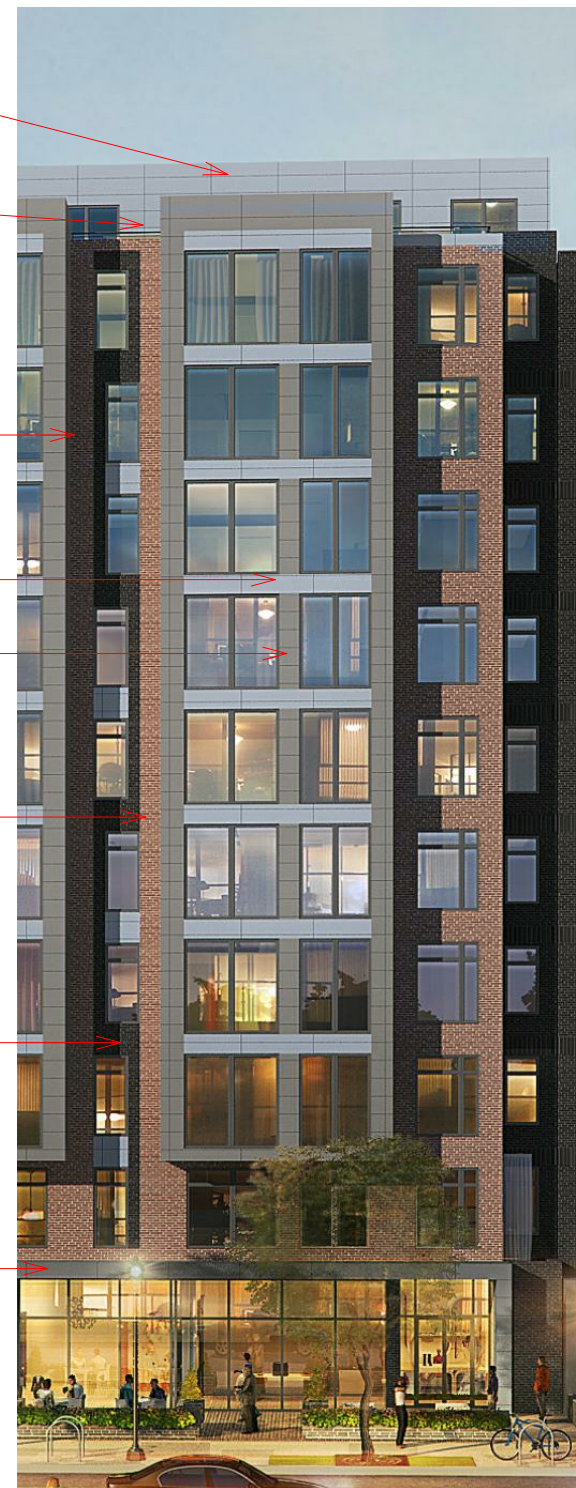
08/06/2018



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



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MATERIAL DETAILS | A-44

08/06/2018

1530 First ST, SW Scorecard

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

	Integrative Process	Preliminary	Y	2 of 2	M	0	Verified	0
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IPc	Integrative Process			2 of 2		0		
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	Location and Transportation	Preliminary	Y	15 of 15	M	0	Verified	0
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LTp	Floodplain Avoidance			Required				Not Verified
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Performance Path

LTc	LEED for Neighborhood Development			0 of 15		0		
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Prescriptive Path

LTc	Site Selection			8 of 8		0		
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LTc	Compact Development			3 of 3		0		
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LTc	Community Resources			2 of 2		0		
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LTc	Access to Transit			2 of 2		0		
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	Sustainable Sites	Preliminary	Y	5 of 7	M	2	Verified	0
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SSp	Construction Activity Pollution Prevention			Required				Not Verified
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SSp	No Invasive Plants			Required				Not Verified
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SSc	Heat Island Reduction			2 of 2		0		
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SSc	Rainwater Management			1 of 3		2		
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SSc	Nontoxic Pest Control			2 of 2		0		
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	Water Efficiency	Preliminary	Y	8 of 12	M	1	Verified	0
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WEp	Water Metering			Required				Not Verified
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Performance Path

WEc	Total Water Use			0 of 12		0		
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Prescriptive Path

WEc	Indoor Water Use			5 of 6		0		
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WEc	Outdoor Water Use			3 of 4		1		
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	Energy and Atmosphere	Preliminary	Y	16 of 37	M	0	Verified	0
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EAp	Minimum Energy Performance			Required				Not Verified
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EAp	Energy Metering			Required				Not Verified
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EAp	Education of the Homeowner, Tenant or Building Manager			Required				Not Verified
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EAc	Annual Energy Use			12 of 30		0		
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EAc	Efficient Hot Water Distribution System			4 of 5		0		
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EAc	Advanced Utility Tracking			0 of 2		0		
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	Materials and Resources	Preliminary	Y	2.5 of 9	M	1.5	Verified	0
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MRp	Certified Tropical Wood			Required				Not Verified
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MRp	Durability Management			Required				Not Verified
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MRc	Durability Management Verification			0 of 1		0		
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MRc	Environmentally Preferable Products			0.5 of 5		0.5		
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MRc	Construction Waste Management			2 of 3		1		
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	Indoor Environmental Quality	Preliminary	Y	7.5 of 18	M	1	Verified	0
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EQp	Ventilation			Required				Not Verified
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EQp	Combustion Venting			Required				Not Verified
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EQp	Garage Pollutant Protection			Required				Not Verified
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EQp	Radon-Resistant Construction			Required				Not Verified
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EQp	Air Filtering			Required				Not Verified
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EQp	Environmental Tobacco Smoke			Required				Not Verified
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EQp	Compartmentalization			Required				Not Verified
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EQc	Enhanced Ventilation			1 of 3		0		
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EQc	Contaminant Control			0.5 of 2		0		
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EQc	Balancing of Heating and Cooling Distribution Systems			0 of 3		0		
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EQc	Enhanced Compartmentalization			0 of 3		0		
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EQc	Combustion Venting			2 of 2		0		
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EQc	Enhanced Garage Pollutant Protection			1 of 1		0		
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EQc	Low-Emitting Products			2 of 3		1		
------------	-----------------------	--	--	--------	--	---	--	--

EQc	No Environmental Tobacco Smoke			1 of 1		0		
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	Innovation	Preliminary	Y	2 of 6	M	2	Verified	0
--	-------------------	-------------	---	--------	---	---	----------	---

INp	Preliminary Rating			Required				Verified
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INc	Innovation			2 of 5		2		
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INc	LEED Accredited Professional			0 of 1		0		
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	Regional Priority	Preliminary	Y	0 of 4	M	3	Verified	0
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RPc	Regional Priority			0 of 4		3		
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Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere

The project earned at least 3 points in Water Efficiency

The project earned at least 3 points in Indoor Environmental Quality

Total	Preliminary	Y	58 of 110	M	10.5	Verified	0
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Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

1530 FIRST ST. S.W.

LEED CHECKLIST | A-45

1530 FIRST ST. S.W. WASHINGTON DC 20024

08/06/2018

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

