1823	2043	3887 Rodman Street NW, Unit A67	Rima Izem 3887 Rodman Street NW, Apt. 67 Washington DC 20016-2837
1823	2044	3887 Rodman Street NW, Unit B68	Phyllis E. Craven Trustee 3887 Rodman Street NW, Apt. B68 Washington DC 20016-2837
1823	2045	3887 Rodman Street NW, Unit C69	Stephen Doyle 3718 Morrison Street NW Washington DC 20015-1734
1823	2046	3887 Rodman Street NW, Unit D70	Richard Drummond 1 Beall Spring Court Potomac MD 20854-1134
1823	2047	3887 Rodman Street NW, Unit E71	Anatol R. Steck 3887 Rodman Street NW, Apt. E71 Washington DC 20016-2837
1823	2048	3887 Rodman Street NW, Unit F72	Kristina J. Barbaza 3887 Rodman Street NW, Apt. F72 Washington DC 20016-2837
1823	2049	3895 Rodman Street NW, Unit A73	Jennifer J. Peters 3895 Rodman Street NW, Apt. 73 Washington DC 20016-2823
1823	2050	3895 Rodman Street NW, Unit B74	Andrea L. Levy 3895 Rodman Street NW, Apt. B74 Washington DC 20016-2823
1823	2051	3895 Rodman Street NW, Unit C75	Rodman St Mln LLC 3895 Rodman Street NW, Apt. C75 Washington DC 20016-2823
1823	2052	3895 Rodman Street NW, Unit D76	Kabir Kumar 3895 Rodman Street NW, Apt. 76 Washington DC 20016-2823
1823	2053	3895 Rodman Street NW, Unit E77	Kim C. Shimoda 810 SW 54th Lane Cape Coral FL 33914-7069

1823	2054	3895 Rodman Street NW, Unit F78	Aftab Datta 3895 Rodman Street NW, Apt. F78 Washington DC 20016-2823
1823	2055	3801 39th Street NW, Unit A79	Bonnie L. Kane 3801 39th Street NW, Apt. 79 Washington DC 20016-2836
1823	2056	3801 39th Street NW, Unit B80	Julie A. Lazar 3801 39th Street NW, Apt. B80 Washington DC 20016-2836
1823	2057	3801 39th Street NW, Unit C81	Andrew J McLean 3801 39th Street NW, Apt. C81 Washington DC 20016-2836
1823	2058	3801 39th Street NW, Unit D82	Giula A. Stavropoulos 3801 39th Street NW, Apt. D82 Washington DC 20016-2836
1823	2059	3801 39th Street NW, Unit E83	John W. Virdin 3801 39th Street NW, Apt. E83 Washington DC 20016-2836
1823	2060	3801 39th Street NW, Unit F84	Nicholas P. Haugen 3801 39th Street NW, Apt. F84 Washington DC 20016-2836
1823	2061	3811 39th Street NW, Unit A85	Amalia Castro 3811 39th Street NW, Apt. A85 Washington DC 20016-2835
1823	2062	3811 39th Street NW, Unit B86	Sharon E. Pugh 3811 39th Street NW, Apt. B86 Washington DC 20016-2835
1823	2063	3811 39th Street NW, Unit C87	Gordon S. Woodard Jr. 12409 Saint James Road Rockville MD 20850-3744
1823	2064	3811 39th Street NW, Unit D88	R. John 3811 39th Street NW, Apt. D88 Washington DC 20016-2835

1823	2065	3811 39th Street NW, Unit E89	Mary E. Bradshaw 2210 Encanto Drive NW Phoenix AX 85007-1518
1823	2066	3811 39th Street NW, Unit F90	Henry J. Wurster 3811 39th Street NW, Apt. F90 Washington DC 20016-2835
1823	2067	3821 39th Street NW, Unit A91	Patricie L. Arrington 3821 39th Street NW, Apt. A91 Washington DC 20016-2834
1823	2068	3821 39th Street NW, Unit B92	Emily D. Olesh 3821 39th Street NW, Apt. B92 Washington DC 20016-2834
1823	2069	3821 39th Street NW, Unit C93	Jeffrey A. Aldrich 3821 39th Street NW Washington DC 20016-2834
1823	2070	3821 39th Street NW, Unit D94	Jamie S. Crowley 3821 39th Street NW, Apt. D94 Washington DC 20016-2834
1823	2071	3821 39th Street NW, Unit E95	M.G. Frank 3821 39th Street NW Washington DC 20016-2834
1823	2072	3821 39th Street NW, Unit F96	Jackie L. Northam 3821 39th Street NW, Apt. F96 Washington DC 20016-2834
1823	2073	3839 Rodman Street NW, Unit A31	Dawn M. Scalia 3839 Rodman Street NW, Apt. 31 Washington DC 20016-2818
1823	2074	3839 Rodman Street NW, Unit B32	Bryan S. Gray 3904 Benton Street NW Washington DC 20007-1766
1823	2075	3839 Rodman Street NW, Unit C33	Rosemary Bolig 3839 Rodman Street NW, Apt. C Washington DC 20016-2818

1823	2076	3839 Rodman Street NW, Unit D34	Marina C. Santos 3839 Rodman Street NW, Apt. D34 Washington DC 20016-2818
1823	2077	3839 Rodman Street NW, Unit E35	Thomas R. Snowden 3839 Rodman Street NW, Apt. E35 Washington DC 20016-2818
1823	2078	3839 Rodman Street NW, Unit F36	Eric Progent 58 Rue Du Chateau La Garenne Colombes FC 92250
1823	2079	3847 Rodman Street NW, Unit A37	Hamilton D. Fox 3847 Rodman Street NW, Apt. A37 Washington DC 20016-2819
1823	2080	3847 Rodman Street NW, Unit B38	M.C. Atwood PO Box 281 Falls Village CT 06031-0281
1823	2081	3847 Rodman Street NW, Unit C39	Susan B. Crawford 3847 Rodman Street NW, Apt. C39 Washington DC 20016-2819
1823	2082	3847 Rodman Street NW, Unit D40	Victor Bonilla 3847 Rodman Street NW, Apt. D40 Washington DC 20016-2819
1823	2083	3847 Rodman Street NW, Unit E41	Christopher M. Horton 3847 Rodman Street NW, Apt. 41 Washington DC 20016-2819
1823	2084	3847 Rodman Street NW, Unit F42	Linda Casey 3847 Rodman Street NW, Apt. F42 Washington DC 20016-2819
1823	2085	3855 Rodman Street NW, Unit A43	Martin J. Kodis 3855 Rodman Street NW, Apt. A43 Washington DC 20016-2820
1823	2086	3855 Rodman Street NW, Unit B44	Maria S. Handelman 3855 Rodman Street NW, Apt. B44 Washington DC 20016-2820

1823	2087	3855 Rodman Street NW, Unit C45	Daniel Dagley 3855 Rodman Street NW, Apt. C45 Washington DC 20016-2820
1823	2088	3855 Rodman Street NW, Unit D46	Andrea I. Thoumi 3908 Highwood Court NW Washington DC 20007-2132
1823	2089	3855 Rodman Street NW, Unit E47	Robert G. Homan 3855 Rodman Street NW. Apt. E47 Washington DC 20016-2820
1823	2090	3855 Rodman Street NW, Unit F48	Joy Reynolds 3855 Rodman Street NW, Apt. F48 Washington DC 20016-2820
1823	2091	3863 Rodman Street NW, Unit A49	Derrick A. Oracki 3863 Rodman Street NW, Apt. 49 Washington DC 20016-2821
1823	2092	3863 Rodman Street NW, Unit B50	Guillermo A. Rivera 3863 Rodman Street NW, Apt. B50 Washington DC 20016-2821
1823	2093	3863 Rodman Street NW, Unit C51	Victor Berman 114 Phillips Cmn North Andover MA 01845-4047
1823	2094	3863 Rodman Street NW, Unit D52	Barbara J. Bermpohl Trustee 33 Rue Saint Germaine NERAC FC 47600
1823	2095	3863 Rodman Street NW, Unit E53	Oksana Litvak 3863 Rodman Street NW, Apt. E53 Washington DC 20016-2821
1823	2096	3863 Rodman Street NW, Unit F54	Kenneth J. Nickell 3863 Rodman Street NW, Apt. 54 Washington DC 20016-2821
1825	800	3939 Wisconsin Avenue NW	Sidwell Friends School
1825	816	3901-3827 Wisconsin Avenue NW	3825 Wisconsin Avenue NW Washington DC 20016-2907

1825	817	4005 Wisconsin Avenue NW	Washington Home Incurables 3720 Upton Street NW Washington DC 20016-2299 ANC 3C PO Box 4966 Washington DC 20008 Angela Bradbery ANC 3C06 3700 39th Street NW Washington DC 20016 McLean Gardens 3811 Porter Street NW Washington DC 20016

Exhibit D

3900 WISCONSIN AVE. MASTER PLAN DESIGN

LARGE TRACT REVIEW SUBMISSION

OWNER:

NASH-ROADSIDE 3900 WISCONSIN LLC

1730 RHODE ISLAND AVE NW # 512,

WASHINGTON, DC 20036

ARCHITECT:

SHALOM BARANES ASSOCIATES

1010 WISCONSIN AVE. NW SUITE 900
WASHINGTON, DC 20007

CIVIL ENGINEERING:

VIKA

4910 MASSACHUSETS AVE.
NW, SUITE 214,
WASHINGTON, DC 20016

LANDSCAPE:

MICHAEL VERGASON

1102 KING ST, ALEXANDRIA, VA 22314

TRAFFIC CONSULTANT:

GOROVE / SLADE

1140 CONNECTICUT AVE NW # 600,
WASHINGTON, DC 20036

DRAWING INDEX

ARCHITECTURAL DRAWINGS

01 COVER
02 SITE ANALYSIS: ACCESS AND CONNECTIVITY
03 SITE ANALYSIS: NEIGHBORHOOD AMENITIES
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06 CONNECTIVITY AND CIRCULATION PLAN
07 EXISTING SITE PHOTOGRAPHS
08 SITE PLAN
09 1ST FLOOR +398
10 GROUND LEVEL +376
11 B1 LEVEL +360
12 B2 LEVEL + 350
13 B3 LEVEL +340
14 SITE SECTIONS
15 PREVIOUS CIRCULATION STUDY
16 CIRCULATION DIAGRAM: VEHICLES
17 STREET SECTIONS
18 AERIAL VIEW
19 SEMI AERIAL VIEW
20 SEMI AERIAL VIEW
21 EYE LEVEL VIEW

CIVIL DRAWINGS

CIV001 EXISTING CONDITIONS PLAN
CIV002 PLAT PLAN
CIV003 SITE AND UTILITY PLAN

SEPT. 18, 2017

3900 WISCONSIN AVE WASHINGTON, DC

MASTER PLAN DESIGN

SITE ANALYSIS: ACCESS & CONNECTIVITY 02

shalom baranes associates architects

ROADSIDE DEVELOPMENT

NASH Advisory Services, LLC
A North America Sekisui House Company

September 18, 2017

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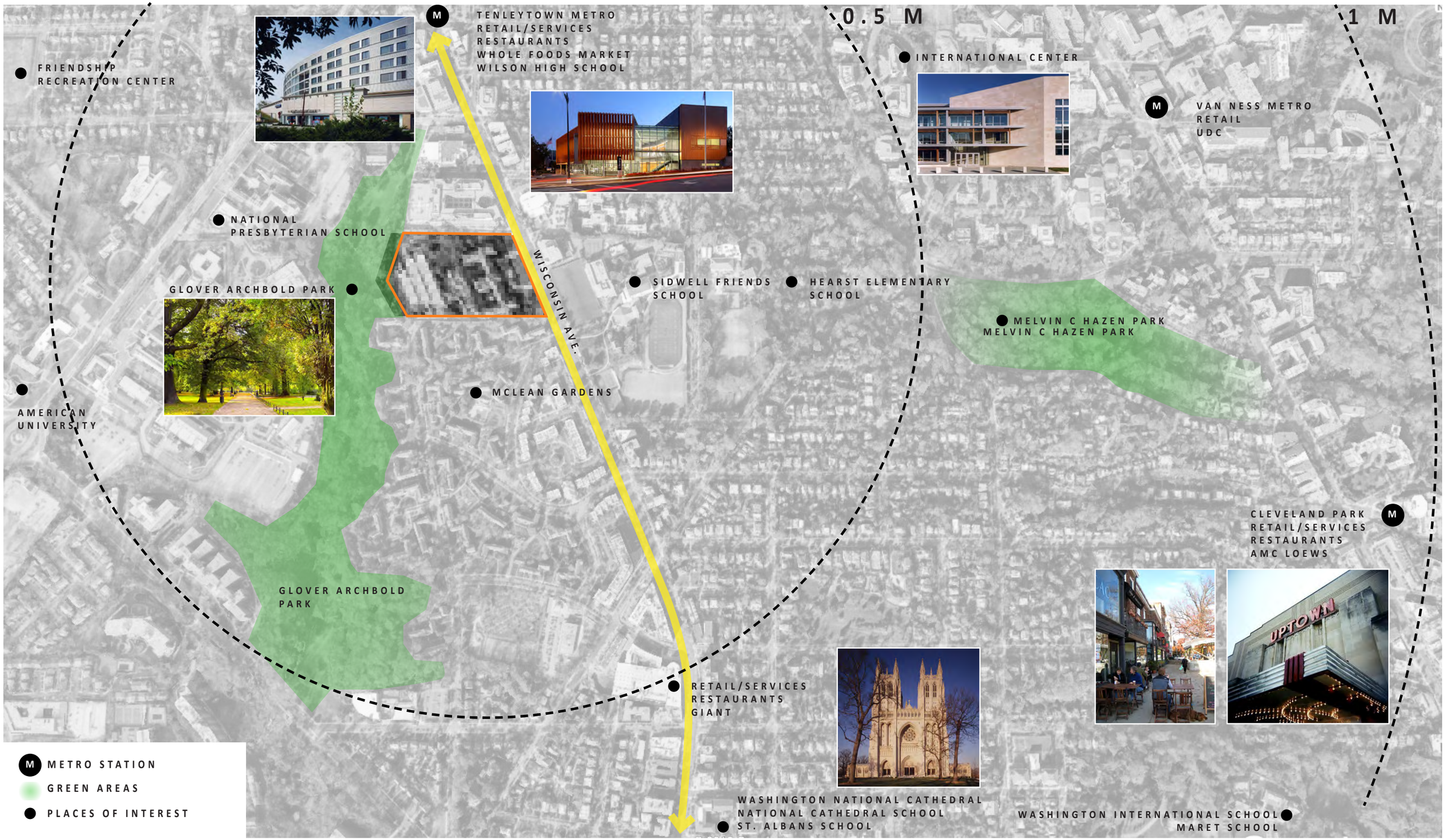

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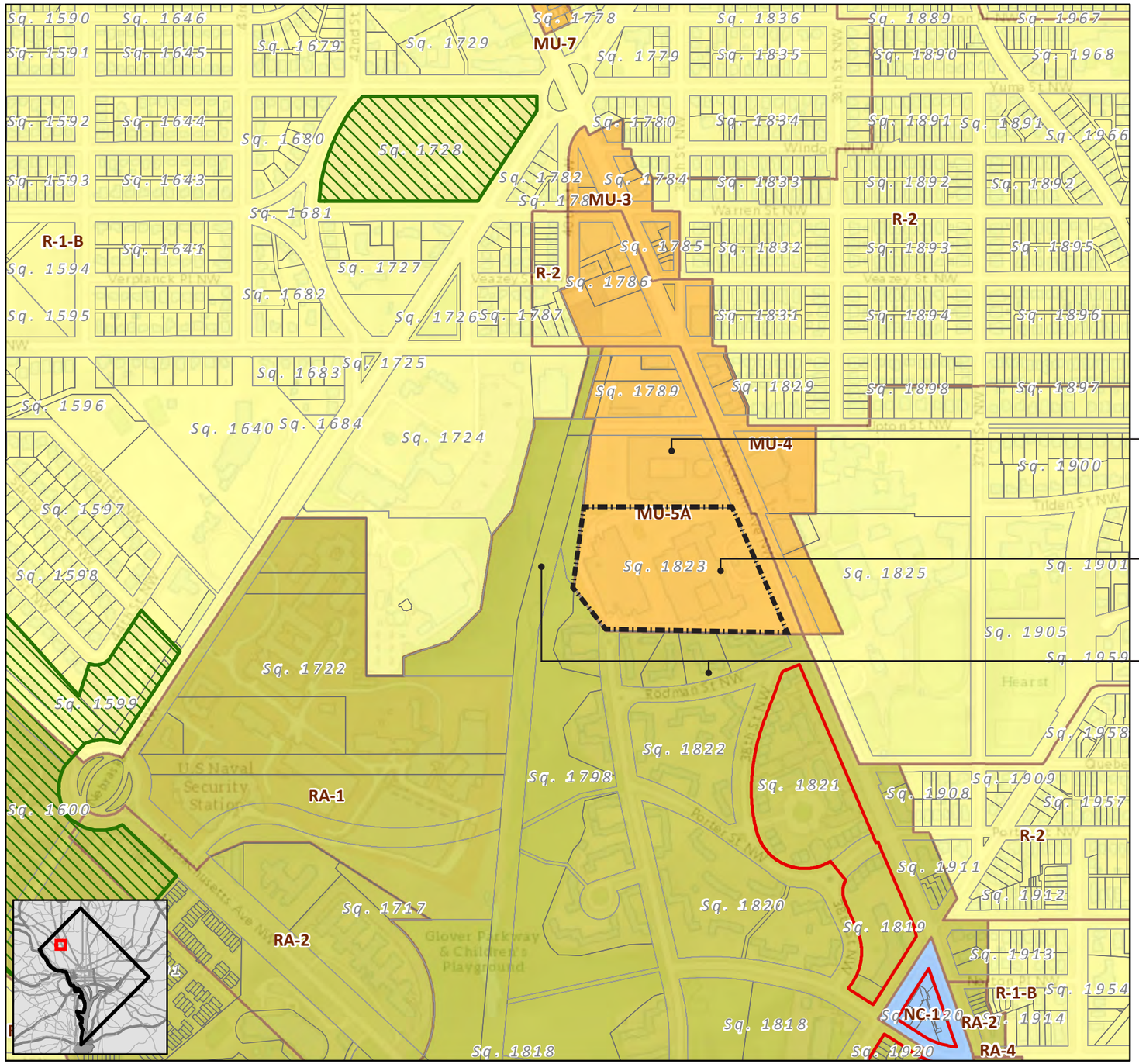

ADJACENT NORTH LOT

ZONE DISTRICT: MU-5A

PROJECT SITE

ZONE DISTRICT: MU-5A

ADJACENT SOUTH & WEST LOTS

ZONE DISTRICT: RA-1

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SQUARE 1823, LOT 801

TOTAL LOT AREA:	423,192 SF
TOTAL LOT AREA FOR FAR CALCULATION:	409,761 SF
MEASURING POINT:	390' - 9" = 0' of elevation (mid point along Wisconsin Ave.)

ZONING REGULATION		**REQUIRED/ ALLOWED**	**PROVIDED**
MAXIMUM BUILDING HEIGHT (IZ):		70'	70'
MAXIMUM FAR:	Overall FAR	4.2	2.66
	Residential (with IZ bonus)	4.2	1.67
	Non-residential	1.5	0.98
NUMBER OF BUILDINGS		1	1
GREEN AREA RATIO (GAR):		0.3	0.3 or greater, as needed
MAXIMUM LOT OCCUPANCY:		residential 80%	64%
REAR YARD MINIMUM:		15'-0" min.	15'-0"
SIDE YARD MINIMUM:		Not required; if provided 2 in/ft. of height of building; 5 ft. min.	Not Provided
COURTS			
Closed:	Minimum Width	4 in./ft. of height of court; 15 ft. minimum	Varies / Compliant
	Minimum Area	Twice the square of width of court dimension; 350 sq. ft. min.	Varies / Compliant
Open:	Minimum Width	4 in./ft. of height of court; 10 ft. minimum	Varies / Compliant
ROOF STRUCTURES:			
	Gross Floor Area	0.4 FAR	0.2 FAR
	Number: 1 per core /per level	1 per core / per level	1 per core / per level
	Maximum Penthouse Height:	12' / 18'-6" for penthouse mechanical space	12' / 18'-6" for penthouse mechanical space
	Maximum Penthouse Stories:	1; Second story permitted for penthouse mechanical space	1; Second story permitted for penthouse mechanical space
	Setbacks:	Equal to height of roof structure from exterior walls or otherwise compliant with Section C-1502.1.	Compliant

Notes:

1- Building height shall be the vertical distance measured from the level of the curb, opposite the middle of the front of the building to the highest point of the roof or parapet or a point designated by a specific zone district. Building uses Wisconsin Ave. measuring point for height, as shown on page 7.

2- The FAR is calculated based on total lot area, but deducting access roads not serving parking, loading or service areas.

3- The Building is comprised of multiple structures

4- FAR conservatively calculated without the use of perimeter method. Actual GSF may be less.

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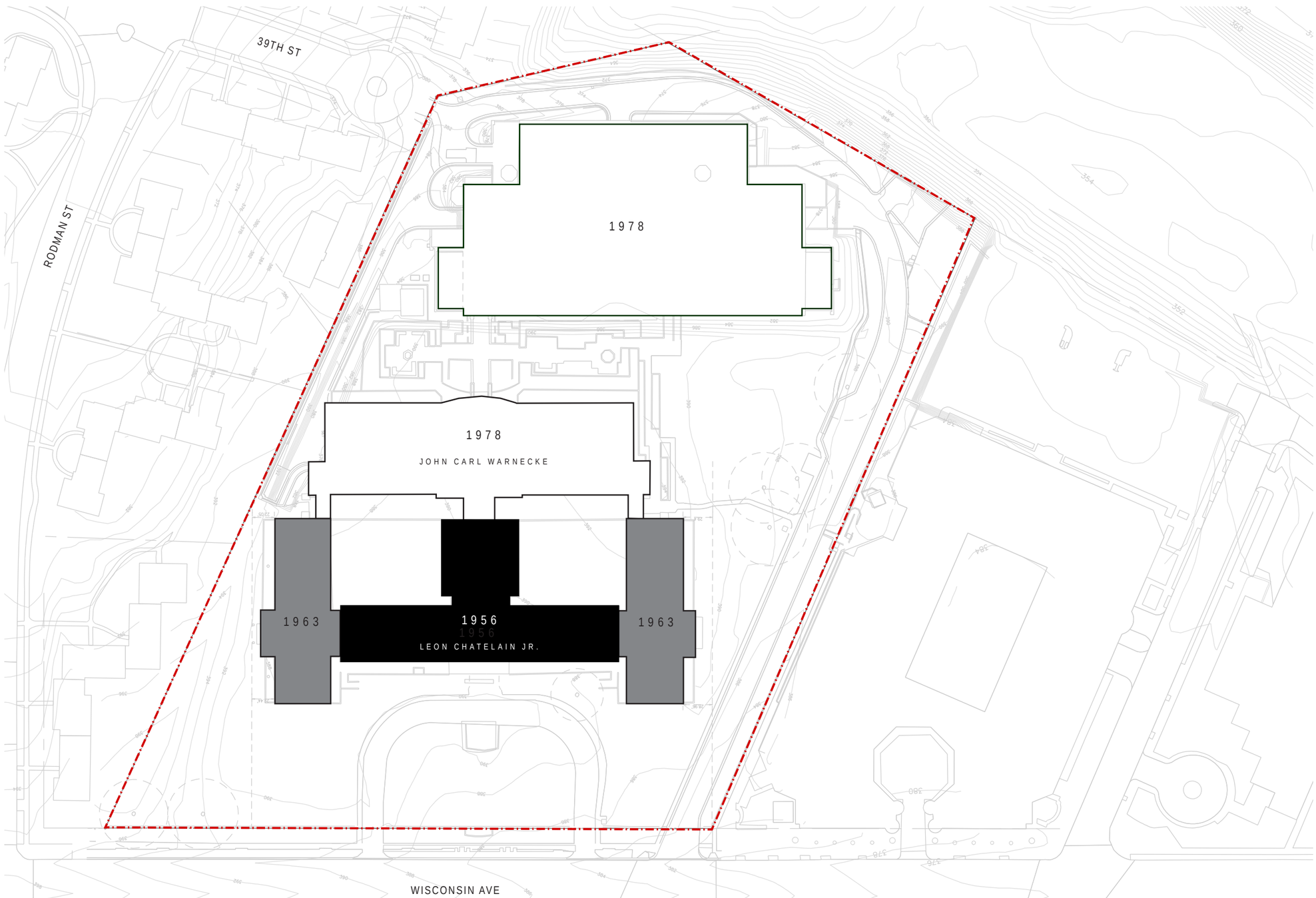

N

PROPERTY LINE

STRUCTURE TO REMAIN

STRUCTURE TO REMAIN

3900 WISCONSIN AVE

WASHINGTON, DC

MASTER PLAN DESIGN

EXISTING STRUCTURES

06

ROADSIDE DEVELOPMENT

NASH Advisory Services, LLC
A North America Sekisui House Company

September 18, 2017 scale 1:100

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