

# Exhibit A

# Minnesota Avenue, NE

Square: 5097 Lot: 846 Zone: R-2



## LIST OF DRAWINGS:

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| A-00 | COVER SHEET                                          |
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## MINNESOTA AVE., NE

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Washington, DC 20019  
Square: 5097 Lot Nos: 846 Zone: R-2

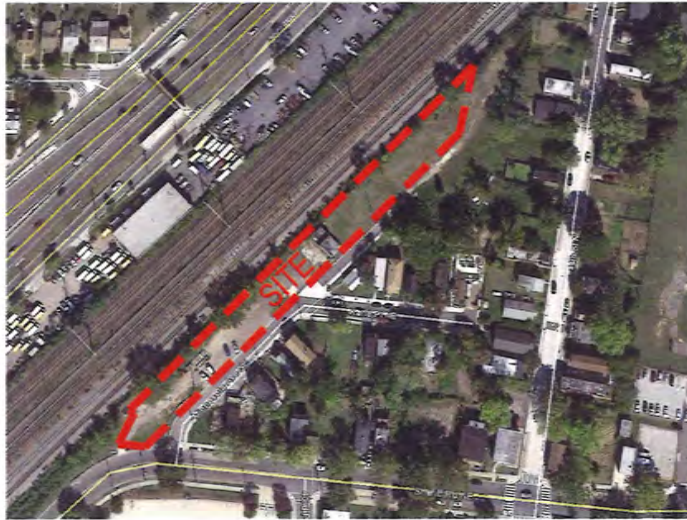


PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-622-5955 (F) 202-622-0908

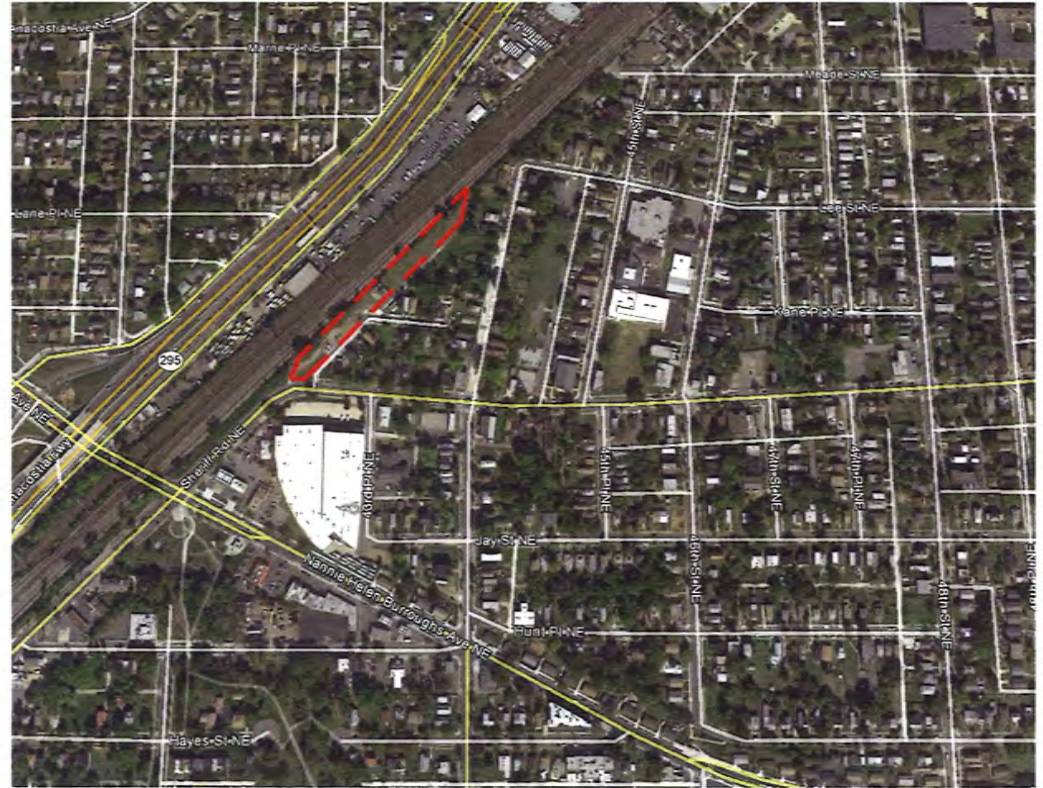
COVER SHEET

A-00

07-10-2015



1 SITE AERIAL  
SCALE: NTS



1 VICINITY AERIAL  
SCALE: NTS

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PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-622-9890 (F) 202-622-0908

AERIAL PHOTOGRAPHS

E-01

10-10-2015



1



2



3



4



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210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-622-0950 (F) 202-622-0908

CONTEXT PHOTOGRAPHS

E-02

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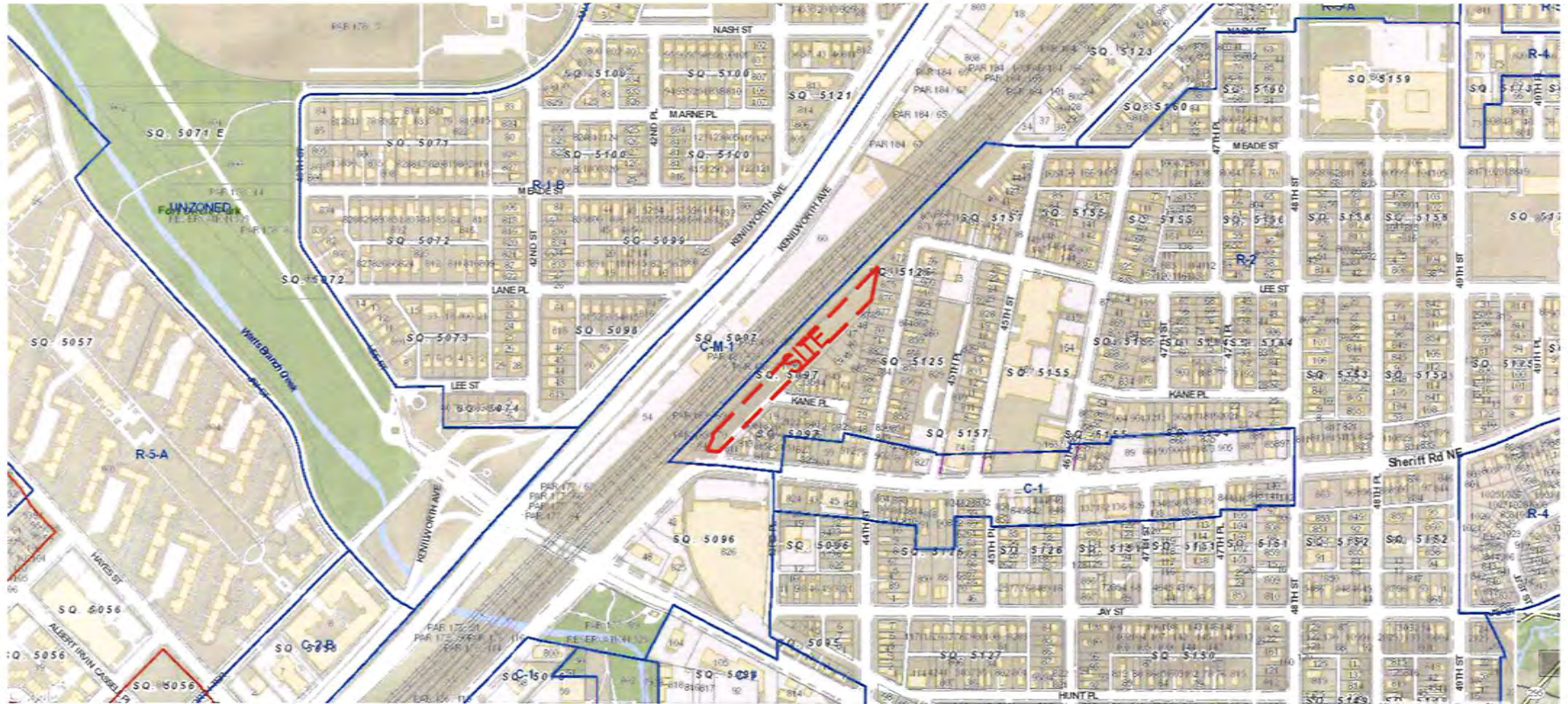


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E-03

07-10-2015



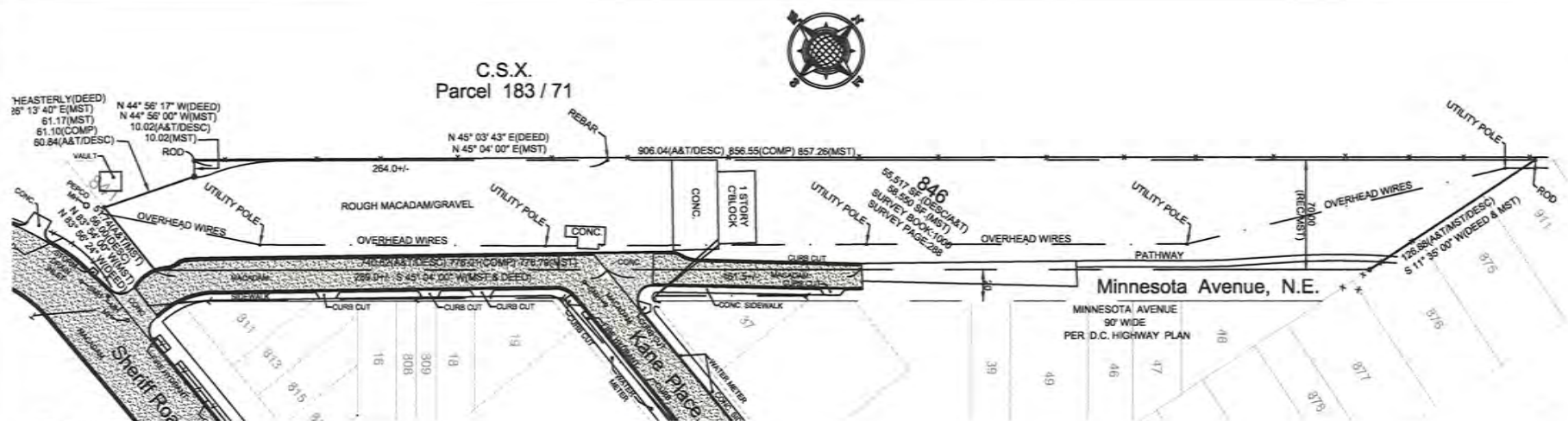
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ARCHITECTS, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-522-5885 (F) 202-422-0908

ZONING BOUNDARY PLAN E-04

07-10-2015

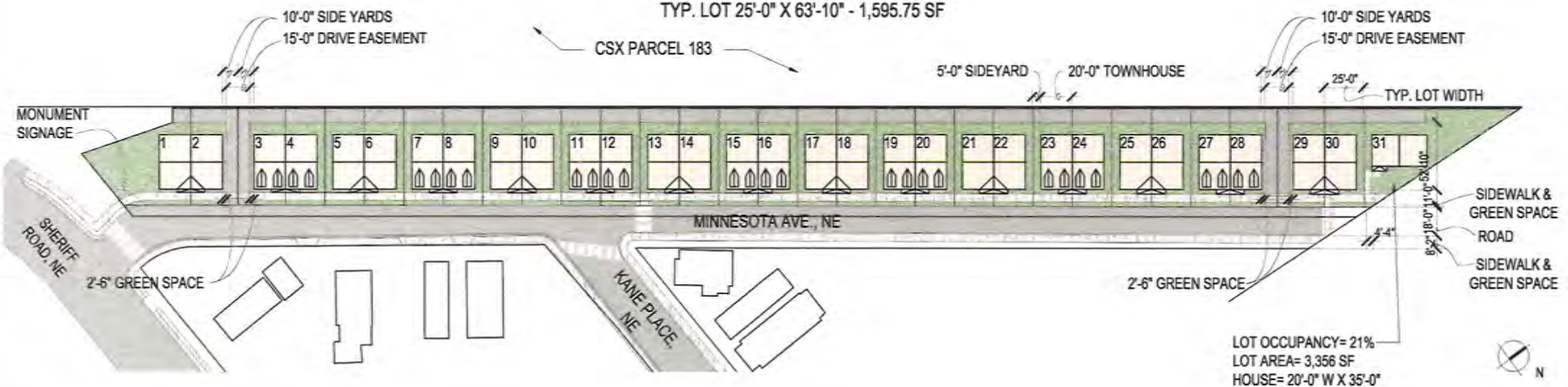


2 EXISTING SITE PLAN  
SCALE: 1"=80'

### SINGLE FAMILY SEMI-DETACHED TOWNHOUSES

31 @ 20'-0" X 35'-0"

TYP. LOT 25'-0" X 63'-10" - 1,595.75 SF



1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

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PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
P) 202-822-5696 (F) 202-822-0908

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SITE PLAN | A-01

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| Zoning Requirements                                                   | Required | Road 6'-0" Into Property                                                                                                                          |
|-----------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Description                                                           |          | Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb. |
| Zoning District                                                       | R-2      | R-2                                                                                                                                               |
| House Footprint SF<br>20'-0" x 35'-0"                                 |          | 700                                                                                                                                               |
| Minimum Lot Area<br>Typ. Lot 25'-0" x 63'-10"                         | 2,500    | 1,595.75<br>Relief Needed                                                                                                                         |
| Lot Occupancy                                                         | 40%      | 43.9%<br>Relief Needed                                                                                                                            |
| Minimum Lot Width (Special Exception), 30'-0" w/out Special Exception | 25'-0"   | 25'-0"                                                                                                                                            |
| Height                                                                | 40'-0"   | 40'-0"                                                                                                                                            |
| Side Yard Setback                                                     | 8'-0"    | 5'-0"<br>Relief Needed                                                                                                                            |
| Rear Yard Setback                                                     | 20'-0"   | 17'-10"<br>Relief Needed                                                                                                                          |
| Residential Parking 1:1                                               | 1 Per    | 1 Per Townhouse                                                                                                                                   |
| One-way driveway width                                                | 7'-0"    | 9'-0"                                                                                                                                             |
| GAR                                                                   | N/A      | N/A                                                                                                                                               |
| 30% Pervious Surface (SF)                                             | 479      | 521                                                                                                                                               |

1 ZONING DATA - TOWNHOUSE 4-27, 30  
SCALE: NO SCALE

| Road 6'-0" Into Property                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb. |
| R-2                                                                                                                                               |
| 700                                                                                                                                               |
| 2,804                                                                                                                                             |
| 25%                                                                                                                                               |
| 42'-7"                                                                                                                                            |
| 40'-0"                                                                                                                                            |
| 30'-8"                                                                                                                                            |
| 9'-0 1/8"<br>Relief Needed                                                                                                                        |
| 1 Per Townhouse                                                                                                                                   |
| 9'-0"                                                                                                                                             |
| N/A                                                                                                                                               |
| 969                                                                                                                                               |

2 ZONING DATA - TOWNHOUSES 1  
SCALE: NO SCALE

| Road 6'-0" Into Property                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb. |
| R-2                                                                                                                                               |
| 700                                                                                                                                               |
| 3,356                                                                                                                                             |
| 21%                                                                                                                                               |
| 100'-9"                                                                                                                                           |
| 40'-0"                                                                                                                                            |
| 5'-0"<br>Relief Needed                                                                                                                            |
| 16'-10"<br>Relief Needed                                                                                                                          |
| 1 Per Townhouse                                                                                                                                   |
| 9'-0"                                                                                                                                             |
| N/A                                                                                                                                               |
| 1360                                                                                                                                              |

3 ZONING DATA - TOWNHOUSES 31  
SCALE: NO SCALE

| Road 6'-0" Into Property                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb. |
| R-2                                                                                                                                               |
| 700                                                                                                                                               |
| 1,914.90<br>Relief Needed                                                                                                                         |
| 36.6%                                                                                                                                             |
| 30'-0"                                                                                                                                            |
| 40'-0"                                                                                                                                            |
| 10'-0"                                                                                                                                            |
| 17'-10"<br>Relief Needed                                                                                                                          |
| 1 Per Townhouse                                                                                                                                   |
| 9'-0"                                                                                                                                             |
| N/A                                                                                                                                               |
| 969                                                                                                                                               |

4 ZONING DATA - TOWNHOUSES 2,3,28,29  
SCALE: NO SCALE

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PGN  
PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-622-0990 (F) 202-622-0908

ZONING DATA A-02

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## MINNESOTA AVE., NE

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PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-522-5895 (F) 202-522-0908

RENDERING A-03

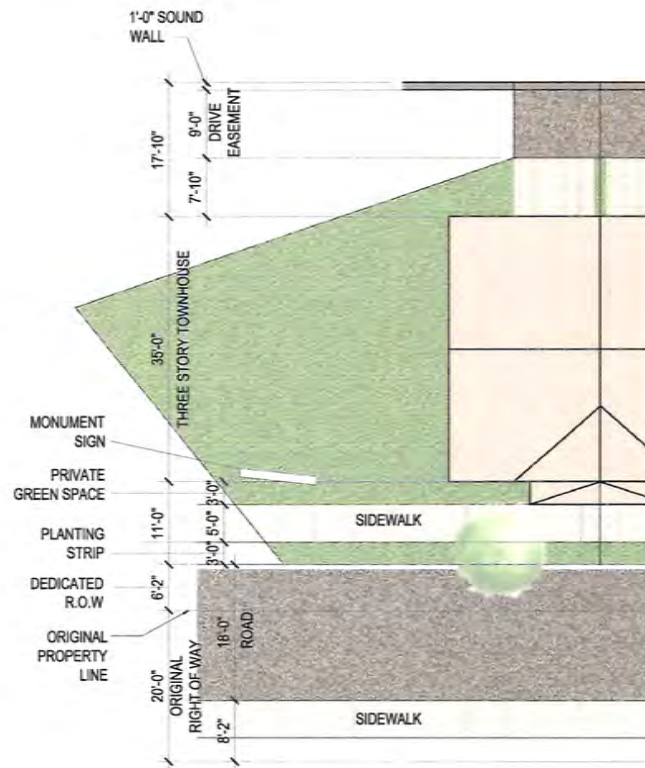
07-10-2015



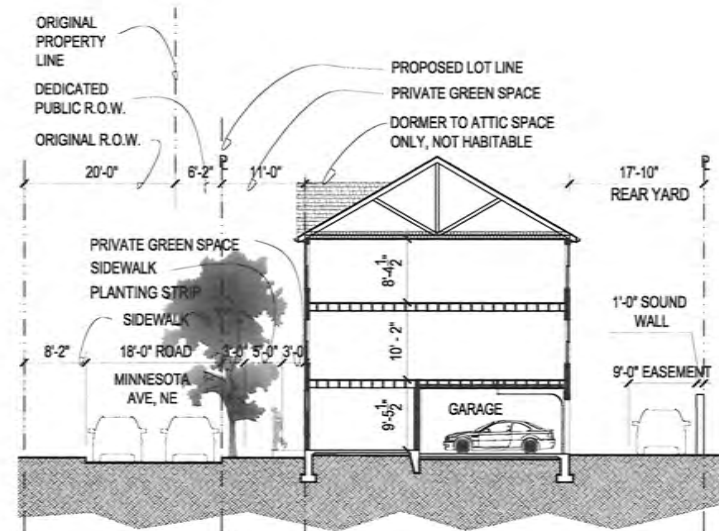
## A-04

**PGN**  
ARCHITECTS, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
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1 ENLARGED SITE PLAN - TOWNHOUSE 1  
SCALE: 1/16" = 1'-0"



2 SECTION - TOWNHOUSE 1  
SCALE: 1/16" = 1'-0"

## MINNESOTA AVE., NE

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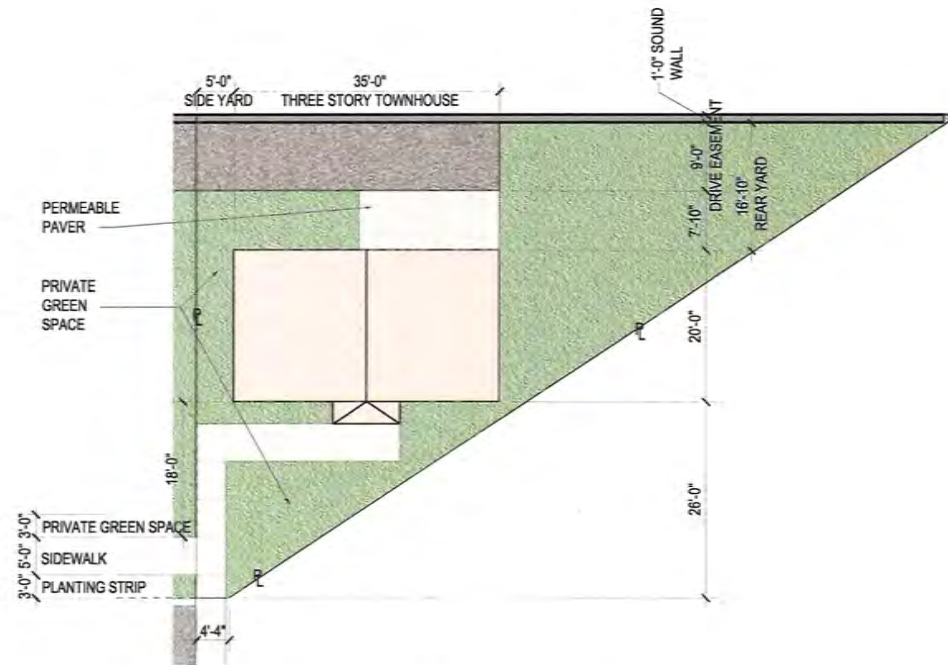


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210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202 622 5995 (F) 202 622 0908

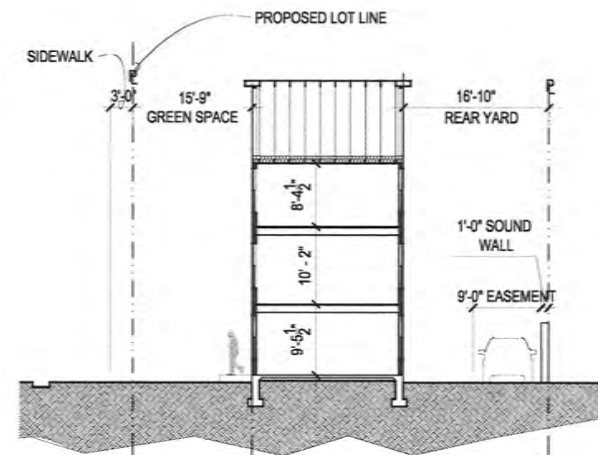
ENLARGED PLAN AND SECTION - TOWNHOUSE 1

A-05

07-10-2015



1 ENLARGED SITE PLAN - TOWNHOUSE 31  
SCALE: 1/8" = 1'-0"



2 SECTION - TOWNHOUSE 31  
SCALE: 1/8" = 1'-0"

## MINNESOTA AVE., NE

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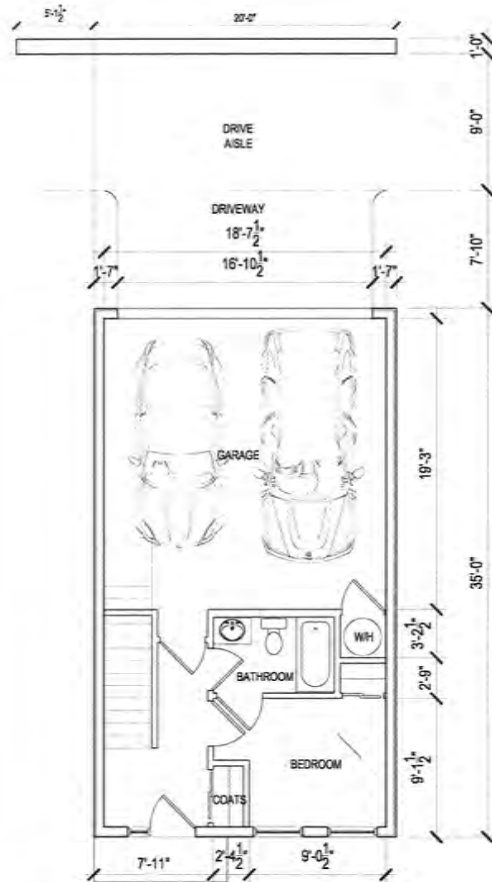


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210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-622-6996 (F) 202-622-0906

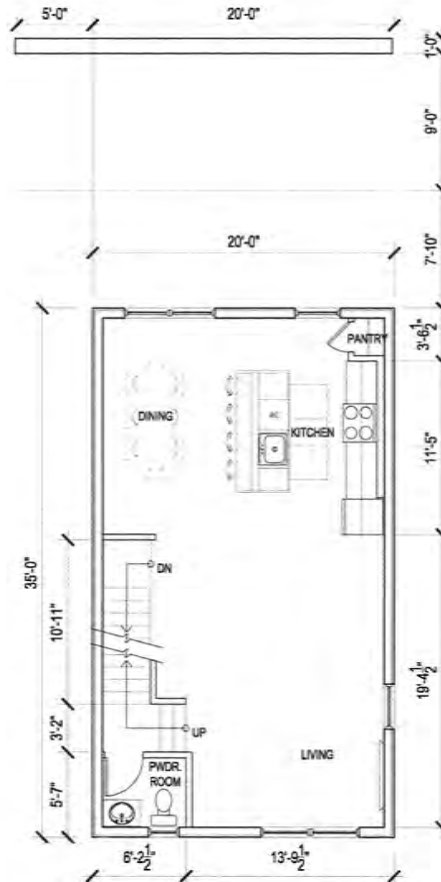
ENLARGED PLAN AND SECTION - TOWNHOUSE 31

A-06

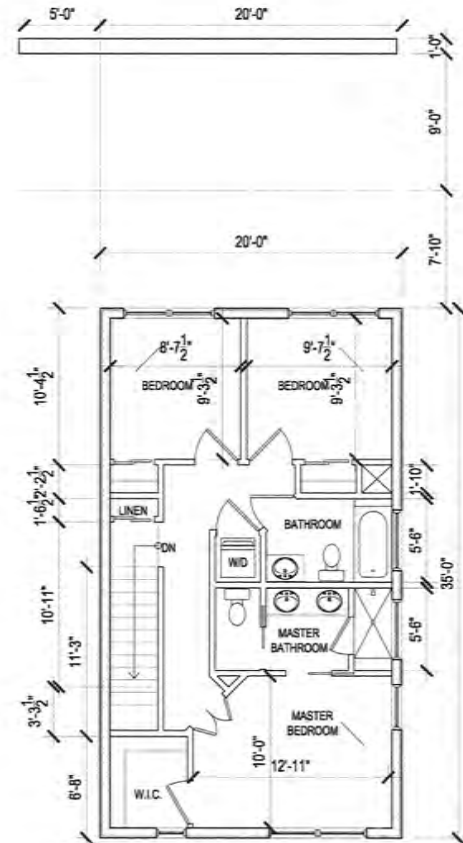
07-10-2015



1 FIRST FLOOR TOWNHOUSE 1-30 PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR TOWNHOUSE 1-30 PLAN  
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR TOWNHOUSE 1-30 PLAN  
SCALE: 1/8" = 1'-0"



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PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-522-3950 (F) 202-522-0906

TOWNHOUSE 1-30 PLANS

A-07

07-10-2015



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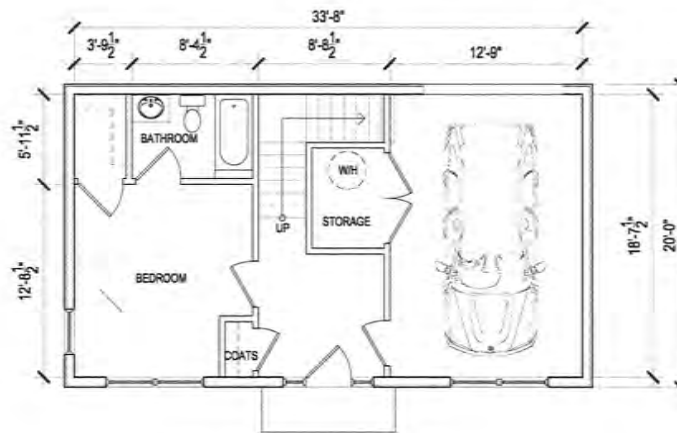


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210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202 622 9990 (F) 202 622 0908

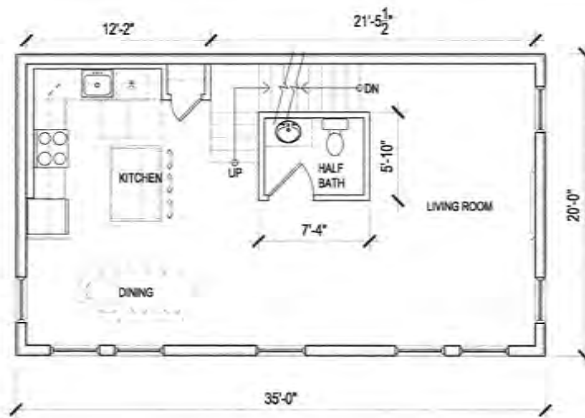
ENLARGED TYPICAL ELEVATIONS

A-08

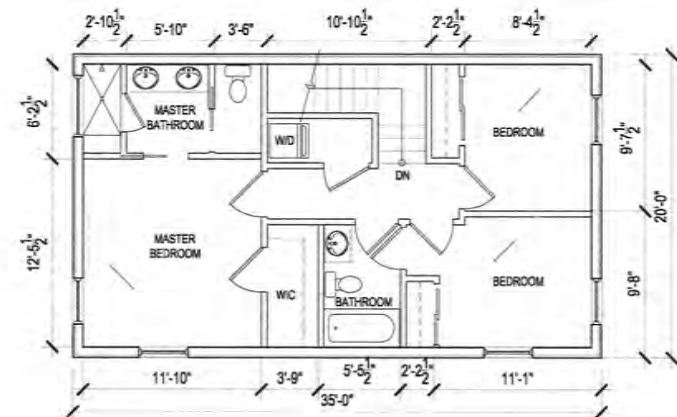
07-10-2015



1 FIRST FLOOR TOWNHOUSE 31 PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR TOWNHOUSE 31 PLAN  
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR TOWNHOUSE 31 PLAN  
SCALE: 1/8" = 1'-0"



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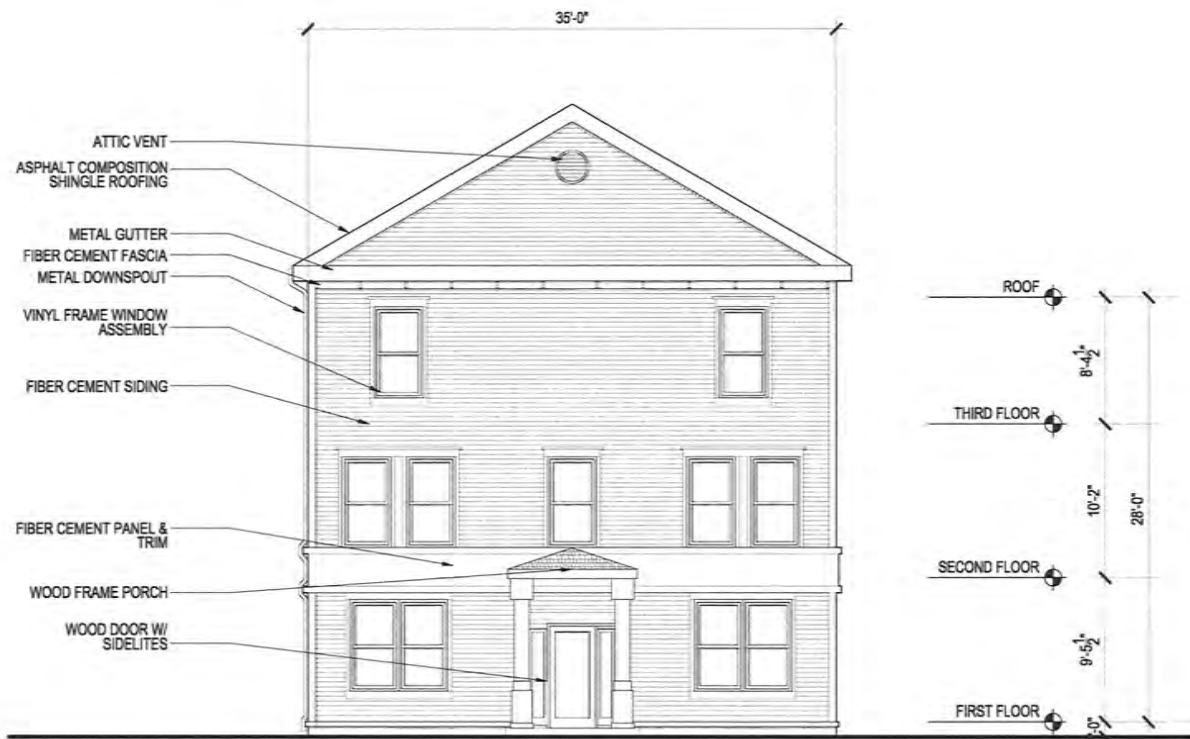


PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-622-0950 (F) 202-622-0908

TOWNHOUSE 31 PLANS

A-09

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1 MINNESOTA AVENUE ELEVATION TOWNHOUSE 31  
SCALE: 1/8" = 1'-0"

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PGN Architects, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
(P) 202-522-5956 (F) 202-522-0808

ENLARGED TYPICAL ELEVATIONS

A-10

07-10-2015