



PROPOSED FRONT ELEVATION- WHEELER RENAISSANCE

PROJECT TEAM

PROJECT DEVELOPER

WASHINGTON BUSINESS GROUP
2759 MARTIN LUTHER KING JR. AVENUE SE
WASHINGTON DC 20032
PH. 202-863-9637

LAND USE COUNSEL

GRIFFIN, MURPHY, MOLDEHAUSER AND WIGGINS, LLC
1912 SUNDERLAND PLACE, NW
WASHINGTON DC 20036
PH. 202-429-9000

ARCHITECT

SGA COMPANIES, INC.
7508 WISCONSIN AVENUE, 4TH FLOOR
BETHESDA, MD 20814
PH. 301-652-6263

LIST OF DRAWINGS

COVER	TABLE OF CONTENTS	11	PENTHOUSE FLOOR AND ROOF PLAN
1	PROJECT DESCRIPTION / SITE VICINITY	12	GREEN AREA RATIO (GAR) SPREADSHEET
2	SITE CONTEXT AERIAL PLAN	13	1ST FLOOR RETAIL - GREEN AREA RATIO (GAR)
3	CONTEXT SITE PHOTOS	14	2ND FLOOR RESIDENTIAL - GREEN AREA RATIO (GAR)
4	ZONING ANALYSIS	15	ROOF - GREEN AREA RATIO (GAR)
5	OVERVIEW "GREEN" CONSTRUCTION COMPONENTS	16	NORTH BUILDING ELEVATION
6	SITE PLAN	17	EAST BUILDING ELEVATION
7	GROUND LEVEL RETAIL / RESIDENTIAL LOBBY FLOOR PLAN	18	SOUTH BUILDING ELEVATION
8	MEZZANINE LEVEL RETAIL / LOBBY FLOOR PLAN	19	WEST BUILDING ELEVATION
9	UNIT MIX - 2ND FLOOR RESIDENTIAL FLOOR PLAN DIAGRAM	20	BUILDING SECTION "A"
9A	2ND FLOOR RESIDENTIAL PLAN	21	BUILDING SECTION "B"
10	UNIT MIX - 3RD THRU 6TH RESIDENTIAL FLOOR PLAN DIAGRAM	22	BUILDING SECTION "C"
10A	3RD THRU 6TH RESIDENTIAL FLOOR PLAN, TYPICAL		



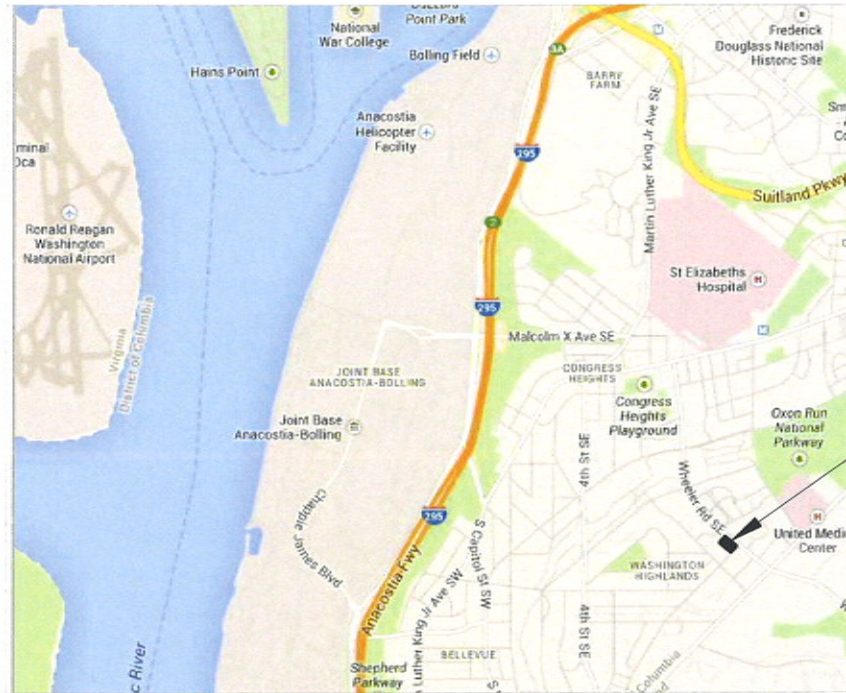
PLANNED UNIT DEVELOPMENT APPLICATION- 4129-4131 WHEELER ROAD SE

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

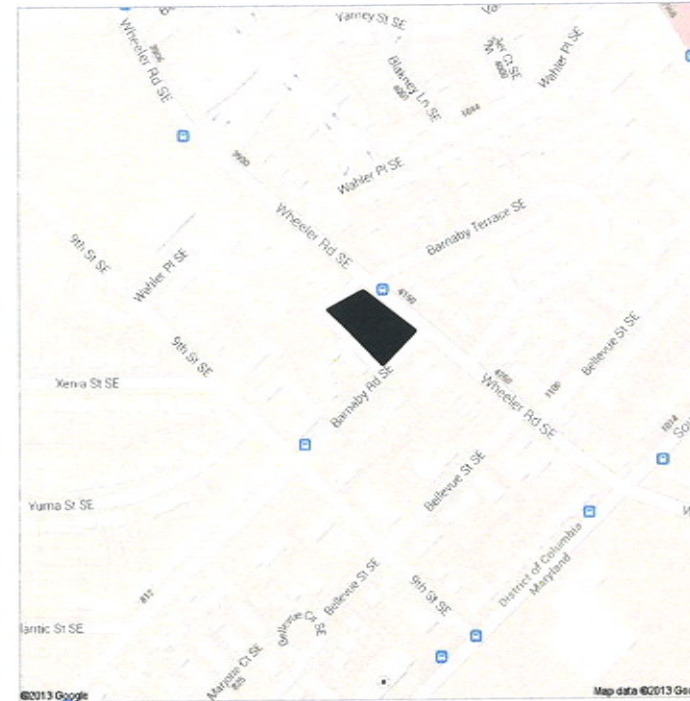
SCALE: N.T.S.

DATE: 02/19/2014

COVER



AREA SITE MAP



ENLARGED VICINITY MAP



EXISTING SITE LOCATION
(AT THE CORNER OF WHEELER ROAD AND BARNABY STREET SE)

PROJECT NARRATIVE

THE EXISTING PROPERTY IS LOCATED IN SQUARE 5925, LOT 820 & 821 AT THE CORNER WHEELER ROAD AND BARNABY STREET SE, WASHINGTON DC.

CURRENTLY, THE PROPERTY CONSISTS OF A (1) ONE STORY COMMERCIAL BUILDING (LOT 821) AND A VACANT LOT (LOT 820) IN DEVELOPMENT FOR A (1) ONE STORY COMMERCIAL BUILDING.

THE PROPOSED DEVELOPMENT, AS OUTLINED FURTHER IN THIS PACKAGE, REFLECTS THE FLOURISHING AND RAPIDLY CHANGING NEIGHBORHOOD OF WARD 8 IN SOUTHEAST WASHINGTON DC. THE MIXED-USE PROJECT WILL BEGIN WITH THE MERGER OF BOTH LOTS AND DEMOLITION OF THE EXISTING STRUCTURES. OUR TEAM ENVISIONS THE MIXED USE TO ENCOMPASS A SMALL RETAIL GROCERY / CONVENIENCE STORE DELICATESSEN, RELOCATION FOR EXISTING RETAIL BUSINESSES, AS WELL AS HIGHLY DESIRED MULTI-FAMILY RESIDENTIAL UNITS.

THE CITY BLOCK OF THE PROJECT IS STRATEGICALLY LOCATED ALONG MAJOR TRANSIT BUS ROUTES AND WITHIN A 15-20 MINUTE WALKING DISTANCE TO (2) TWO GREEN LINE METRO STATIONS. THE PROJECT WILL ENCOURAGE PEDESTRIAN AND BICYCLE FRIENDLY COMMUTING WITH OUR PROVISIONS FOR BIKE RACKS, WIDE SIDEWALKS AND ALSO ECO-RESPONSIBLY DESIGN BY ADDING STREET TREES FOR SHADE POROUS PAVEMENT AND MULTIPLE GREEN ROOF AREAS. THE SITE WILL ALSO HAVE THE ABILITY TO ACCOMMODATE (25) TWENTY FIVE OFF STREET PARKING SPACES AND A STREET ACCESSED LOADING AREA.

THE RESIDENTIAL COMPONENT WILL PROVIDE A FAVORABLE MIX OF ONE, TWO AND THREE BEDROOM UNITS WITH EACH TYPE HAVING A UNIQUE CHARACTERISTIC DESIGN AND MEET ADAAG / ANSI IIT REQUIREMENTS FOR BOTH TYPE A AND B UNITS. ALL THE UNITS WILL HAVE A COMBINATION OF PATIOS, VERANDAS AND / OR JULIET BALCONIES, AS WELL AS ACCESS TO THE ROOF TOP TERRACE AMENITIES. THE BUILDING FACILITIES WILL INCLUDE: LARGE ENTRY LOBBY WITH INSITE BUILDING MANAGEMENT STAFF AND RECEPTION AREA. RESIDENT ACCESS TO A CONFERENCE ROOM AND BUSINESS CENTER, ADDITIONALLY THE DEVELOPMENT WILL PROVIDE RESIDENTS WITH A GATHERING SPACE TO RENT ALONG WITH A ROOF TOP ENCLOSED SEATING AREA, CHILDREN'S PLAYGROUND, FITNESS / YOGA STUDIO AND A PET SITTING AREA.

THE BUILDING CONSTRUCTION AND ALL RESIDENTIAL UNITS WILL INCORPORATE ECO-FRIENDLY DESIGN: FROM LOW 'E' GLAZING, ENERGY STAR APPLIANCES, EFFICIENT HVAC AND LIGHTING, THE USE OF LOW OFFGASING MATERIALS (CARPET, PAINT, CAULKING AND WOOD PRODUCTS) TO THE USE OF RENEWABLE CONSTRUCTION MATERIALS (CONCRETE, WOOD FRAMING, BRICK, POROUS PAVING). HIGH EFFICIENT ELEVATORS, COLLECTION AND REUSE OF WATER TO MAINTAIN THE GREEN ROOF AND PATIO AREAS.

ALL OF THE BUILDING FEATURES ARE DESIGNED TO PROMOTE A HEALTHY AND ACTIVE LIFESTYLE FOR THE RESIDENTS AND PROMOTE A POSITIVE CHANGE TO THE EXISTING COMMUNITY.



PROJECT DESCRIPTION/ SITE VICINITY

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

SCALE: N.T.S.

DATE: 12/26/13



SITE CONTEXT AERIAL PLAN

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

SCALE: N.T.S.

DATE: 12/20/13



ALLEY BEHIND EXISTING RETAIL

7



ALLEY BEHIND EXISTING RETAIL

8



RIGHT OF WAY LOOKING THROUGH EMPTY LOT AT EXISTING RETAIL SIDE ELEVATION

9



BIRD EYE AERIAL FOR 'THE OVERLOOK' MULTI-FAMILY FRONT ENTRY ELEVATION

10



REAR ELEVATION FOR 'THE OVERLOOK' MULTI-FAMILY

11



AT REAR ALLEY / SIDE RETAIL LOOKING TOWARDS WHEELER ROAD

6



FRONT ENTRY FOR 'THE OVERLOOK' MULTI-FAMILY

12



CORNER WHEELER ROAD & BARNABY STREET LOOKING TOWARD RETAIL REAR ALLEY

5



NEW MULTI-FAMILY WHEELER ROAD

13



CORNER OF RETAIL AT WHEELER ROAD LOOKING DOWN BARNABY STREET

4



EXISTING RETAIL FRONT ELEVATION

3



EXISTING RETAIL FRONT ELEVATION

2



EXISTING RETAIL & EMPTY LOT

1



NEW MULTI-FAMILY WHEELER ROAD

14



CONTEXT SITE PHOTOS

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

SCALE: N.T.S.

DATE: 12/26/13

ZONING ANALYSIS (SQUARE 5925, LOTS 820 & 821)

REQUIREMENT	C-2-B MATTER OF RIGHT	C-2-B PUD GUIDELINES	PUD PROJECT - PROVIDED
FAR	3.5 (1.5 COMMERCIAL)	6.0 (2.0 COMMERCIAL)	3.46
GROSS FLOOR AREA	32,104 SF SITE X 3.5 = FAR 112,364 SF FAR TOTAL (42,256 SF COMMERCIAL TOTAL)	32,104 SF SITE X 6.0 = FAR 194,406 SF FAR TOTAL (64,208 SF COMMERCIAL TOTAL)	111,079 SF FAR TOTAL (14,279 SF COMMERCIAL TOTAL)
BUILDING HEIGHT	65'-0"	90'-0"	68'-0"
LOT OCCUPANCY	100% (80% RESIDENTIAL)	100% (80% RESIDENTIAL)	67.5% COMMERCIAL FLOOR 1 59.0% RESIDENTIAL FLOORS 2-6
REAR YARD	15'-0"	15'-0"	20'-0"
SIDE YARD	3 IN/ 1'-0 OF HEIGHT NOT LESS THAN 8'-0"	3 IN/ 1'-0 OF HEIGHT NOT LESS THAN 8'-0"	15'-0"
PARKING	85 SPACES	85 SPACES	25 SPACES
LOADING AREA - RETAIL			
BERTH:	1 @ 30'-0" DEEP	1 @ 30'-0" DEEP	
PLATFORM:	1 @ 100 SF	1 @ 100 SF	
DELIVERY:	NONE	NONE	
LOADING AREA - RESIDENTIAL			
BERTH:	1 @ 55'-0" DEEP	1 @ 55'-0" DEEP	1 @ 55'-0" DEEP
PLATFORM:	1 @ 200 SF	1 @ 200 SF	1 @ 200 SF
DELIVERY:	1 @ 20 FEET DEEP	1 @ 20 FEET DEEP	1 @ 20 FEET DEEP

RESIDENTIAL FLOOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TOTAL UNITS PER FLOOR	GROSS FLOOR AREA (GFA) IN SQUARE FEET (SF)	TOTAL F.A.R. PER FLOOR (GFA / LOT AREA) LOT AREA=32,104.06 SF
SECOND FLOOR	6	7	4	17	18,129.98	0.56
THIRD FLOOR	6	7	4	17	18,128.02	0.56
FOURTH FLOOR	6	7	4	17	18,128.02	0.56
FIFTH FLOOR	6	7	4	17	18,128.02	0.56
SIXTH FLOOR	6	7	4	17	18,128.02	0.56
TOTAL PROJECT RESIDENTIAL UNITS	30	35	20	85	90,642.06	2.80
1ST FLOOR RESIDENTIAL LOBBY					5,928.22	0.18
RETAIL 1- 5					14,279.10	0.44
UTILITY SUPPORT ROOMS					1,387.43	0.04
TOTAL GROUND LEVEL					21,594.75	0.66
ROOF	19,108.56					
PENTHOUSE	PENTHOUSE FAR IS LESS THAN THE ALLOWABLE ADDITIONAL FAR OF 0.37 - THE PENTHOUSE COMPLIES W/ ZONING REQUIREMENT				6,533.26	0.20
TOTAL PROJECT EXCLUDES PENTHOUSE					112,218.81	3.46



ZONING ANALYSIS

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

SCALE: N.T.S.

DATE: 02/19/2014

CATEGORY	ADDITIONAL INFORMATION
GENERAL SITE - CONSTRUCTION	OVER VIEW
Recycling Trash (Paper)	Secondary Dumpster on site – confirmation ticket provided
Recycling Existing Building Demolition	Off site dumped – confirmation ticket provided
Regional Material Selections	Project materials bought within 500 miles of site
GENERAL SITE – PROJECT COMPLETION	OVERVIEW
Storm Water Filtration System	To manage site water overflow from porous pavement
Condensate / Water collection	To be used for watering green patio / roof areas
Recycling Area - Residents	Set Area for recycling
Regional Material Selections	Project materials bought within 500 miles of site
Bike Rack Area	Set aside area for 30 covered bike storage (residents / retail employees)
Porous Pavement	Used for all on-site parking spaces
Exterior Lighting – Fluorescent / LED	Surface mounted
BUILDING CONSTRUCTION	OVERVIEW
Double Paned Glass Windows	Low 'E' w/ certifications
SIP Wall Construction	Wood Insulated Panels
Insulation	Meeting current R Values
Exterior Lighting – Fluorescent / LED	Surface mounted
Steel Framing	Recycled Content
Brick / Masonry	Exterior Cladding
Elevator	Energy Efficient
Building Energy Efficiency Performance	Meets EPA's multifamily high-rise program (MFHR)
Recycled Content Materials	All attempts will be made to purchase recycled content materials

CATEGORY (...CONTINUED)	ADDITIONAL INFORMATION (...CONTINUED)
INTERIORS – UNITS	OVERVIEW
Low / No VOC Paint	Throughout unit
Low / No VOC adhesives and sealants	Throughout unit
Lighting – Fluorescent / LED	Recessed / pendants
Energy Star Appliances	Refrigerator / DW / Stove / Microwave / W/D Water Heater / Bathroom – Kitchen Exhaust Fans
Low Flow / Water Saving Conservation Fixtures	Faucet / Toilet / Tub- Shower Fixture
HVAC with Energy Efficient- SEER	Meets Green Community / DCRA Green Initiatives
Ventilation System	Providing adequate fresh air per ASHRAE
Clothes Dryer Exhaust	Rigid duct to outside
Carpet	Green Label
Granite Countertops	
Hardwood Flooring	
Wood Kitchen Cabinets	Meeting environmental standards
Front Doors	Insulated
INTERIORS – BUILDING	OVERVIEW
Low / No VOC Paint	Throughout building
Low / No Adhesives / Sealants	Throughout building
Lighting – Fluorescent / LED	Recessed / pendants
Smart Meters	PEPCO standard
Low Flow / Water Saving Fixtures	Faucet / Toilet / Water Fountain
HVAC with Energy Efficient- SEER	Meets Green Community / DCRA Green Initiatives – HERS guidelines for efficiency
Carpet	Green Label
BUILDING AMENITIES	OVERVIEW
Green Roof	Native Plants / Incorporated into storm water management plan
Direct Access to Metro Bus	Bus stop at Wheeler / Barnaby Street
Efficient Irrigation and Water Re-use	Used to water / maintain the green patio / roof areas / tying in condensate grey water to help irrigation

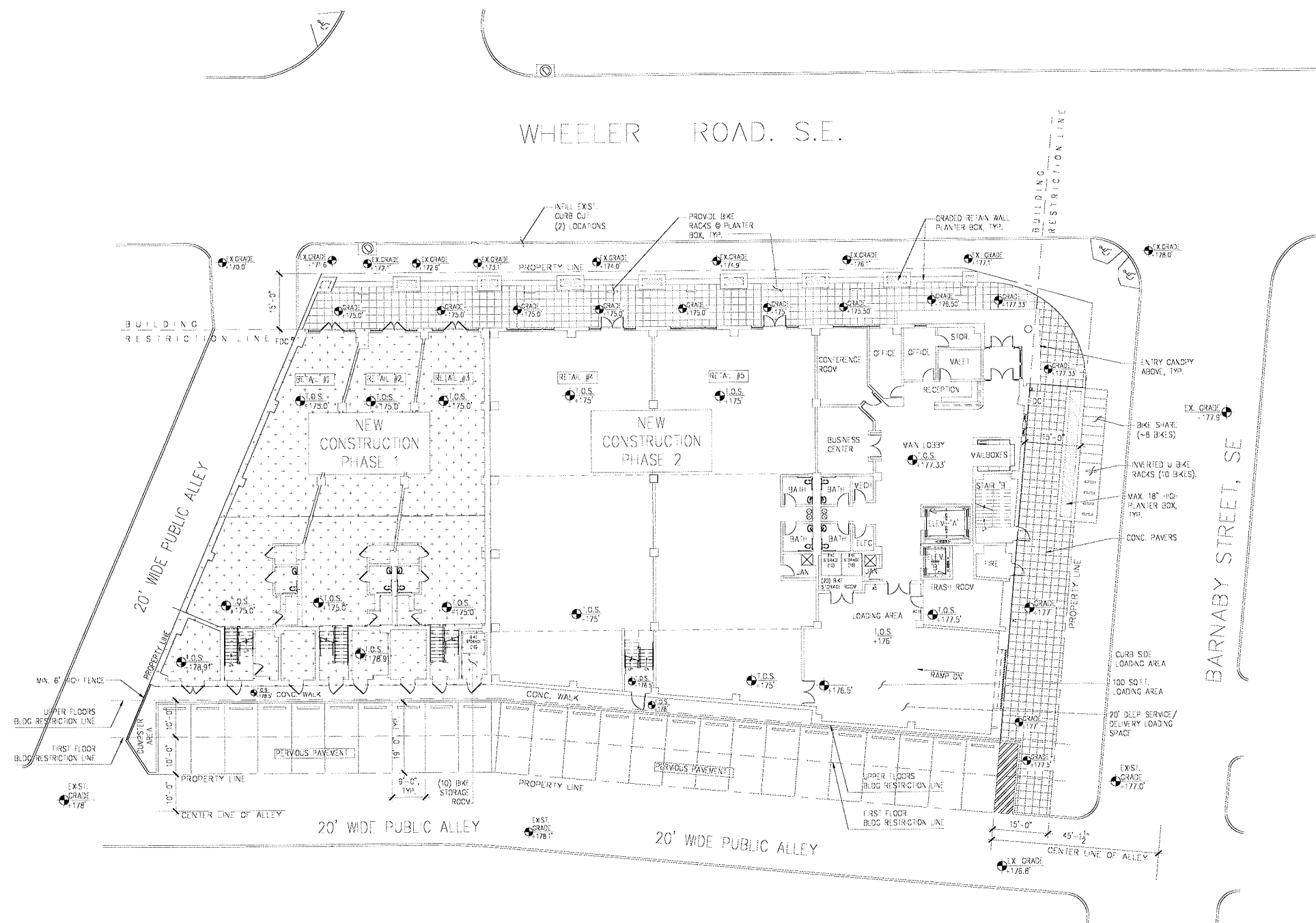


OVERVIEW 'GREEN' CONSTRUCTION COMPONENTS

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

SCALE: N.T.S.

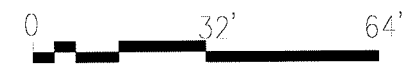
DATE: 02/19/2014



SITE PLAN

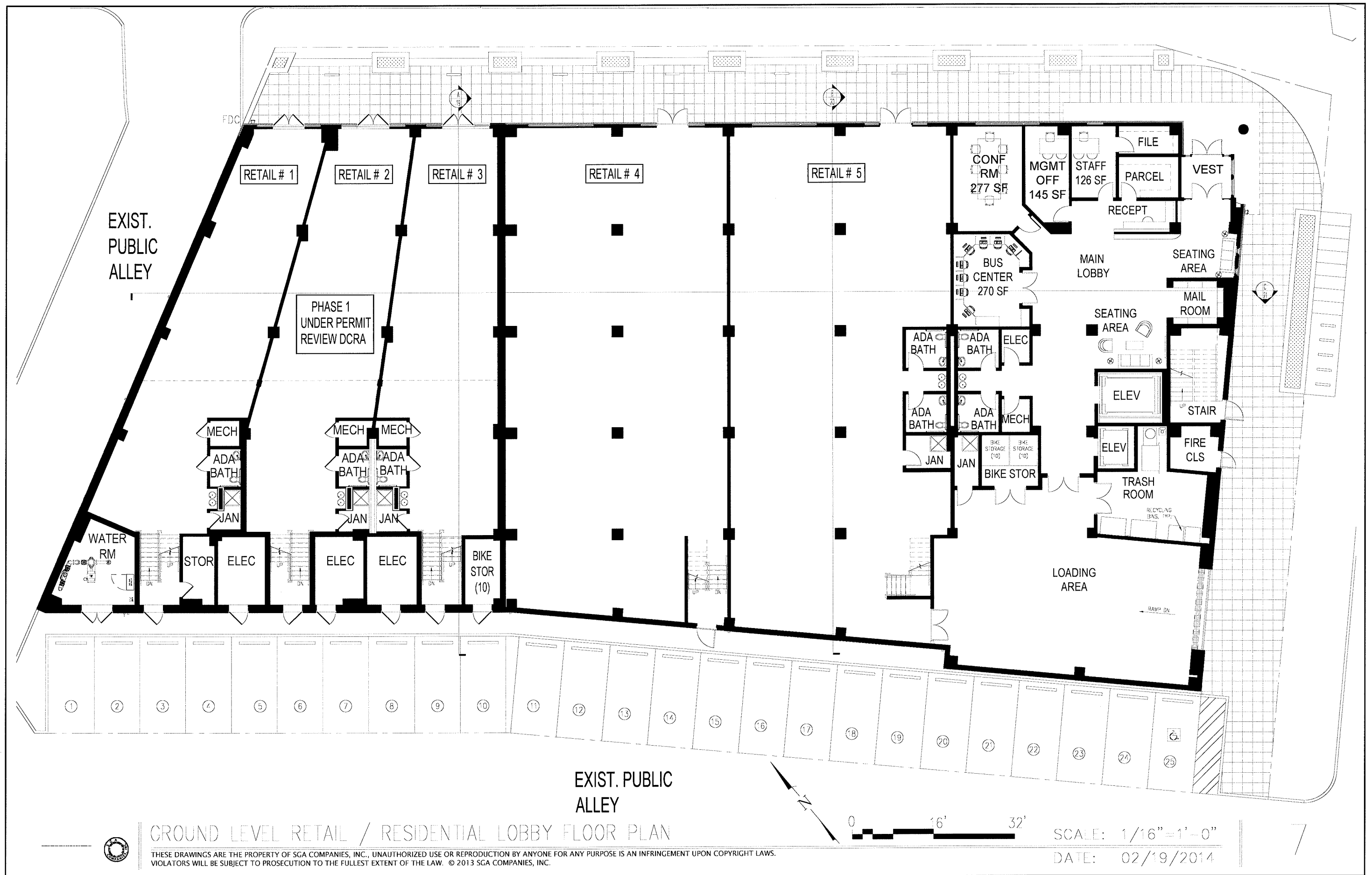


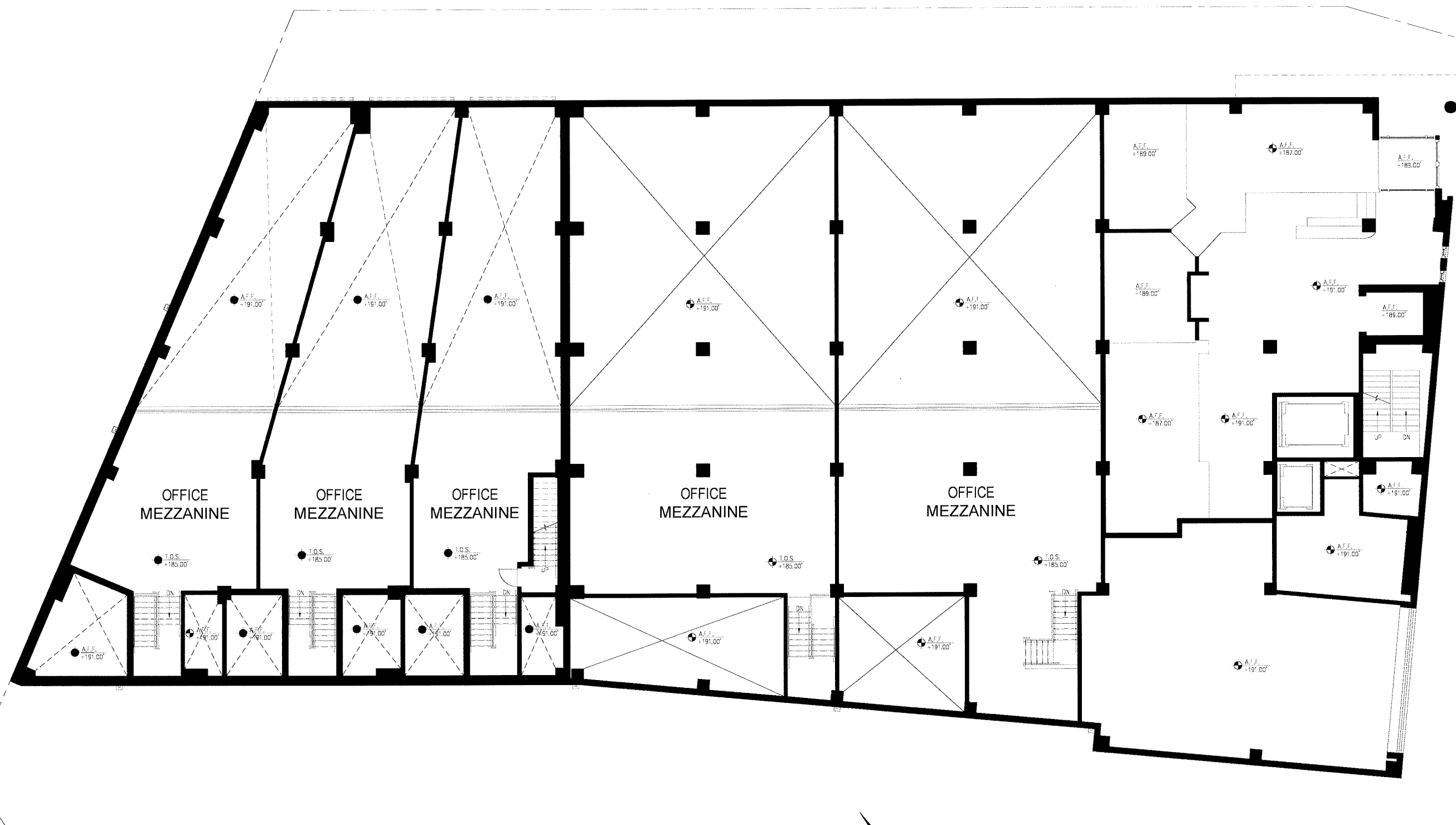
THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.



SCALE: 1/32"=1'-0"

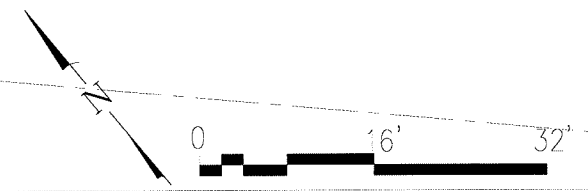
DATE: 02/19/2013





MEZZANINE LEVEL RETAIL / RESIDENTIAL LOBBY FLOOR PLAN

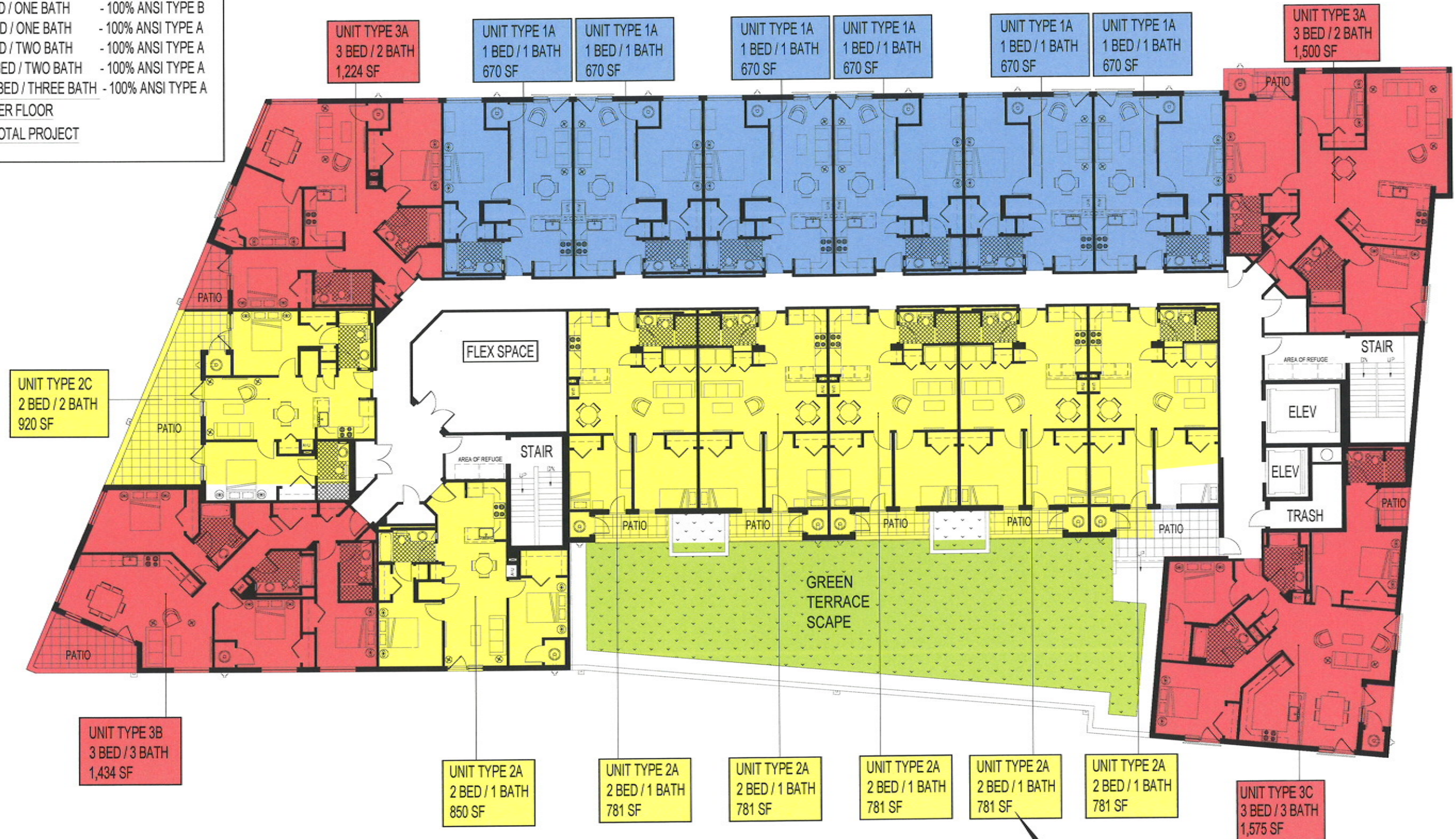
THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.



SCALE: 1/16"=1'-0"
DATE: 02/19/2014

UNIT MIX PER FLOOR

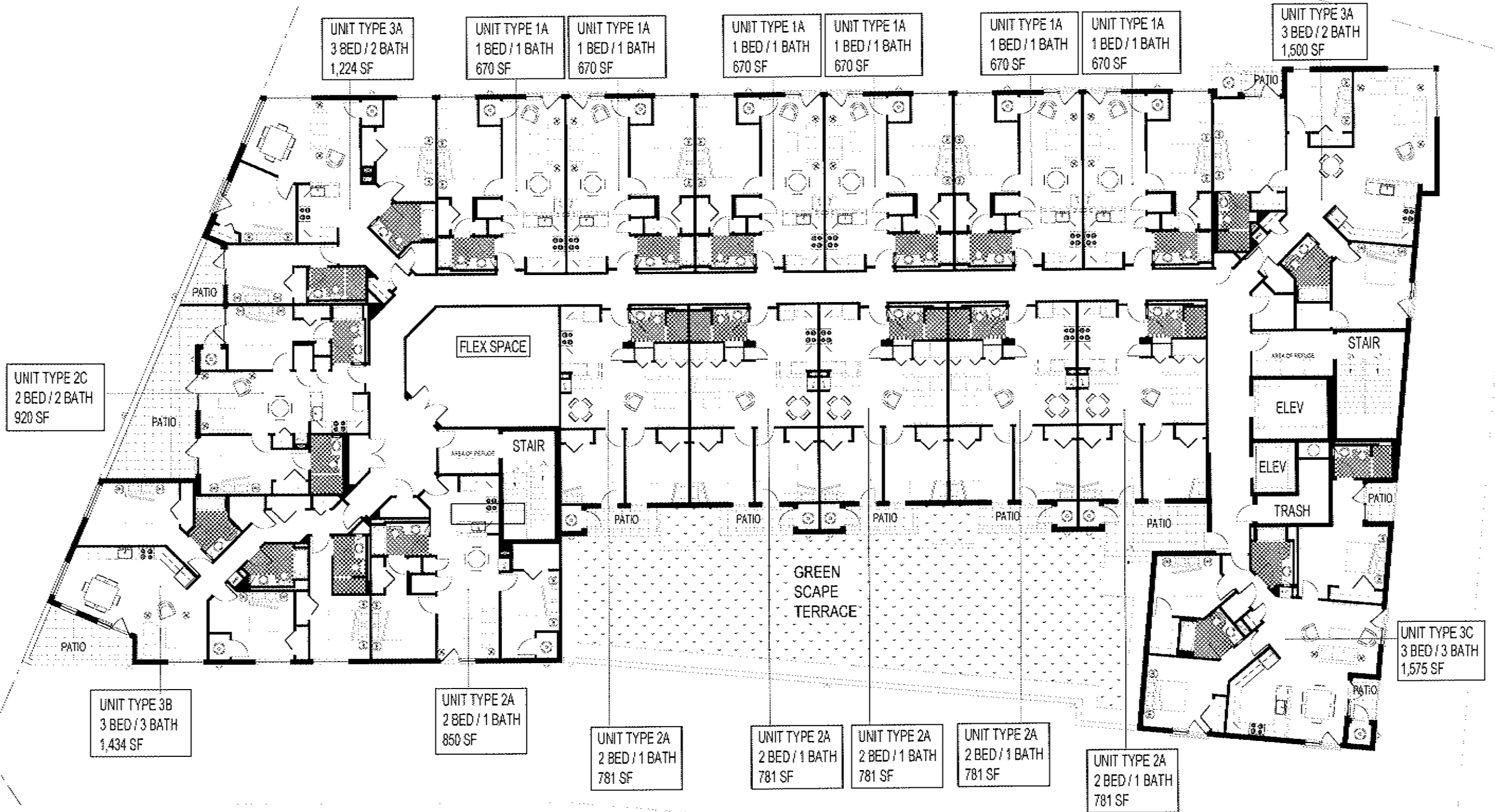
6 - ONE BED / ONE BATH - 100% ANSI TYPE B
 6 - TWO BED / ONE BATH - 100% ANSI TYPE A
 1 - TWO BED / TWO BATH - 100% ANSI TYPE A
 2 - THREE BED / TWO BATH - 100% ANSI TYPE A
 2 - THREE BED / THREE BATH - 100% ANSI TYPE A
 17 UNITS PER FLOOR
 85 UNITS TOTAL PROJECT



UNIT MIX 2ND FLOOR PLAN DIAGRAM

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
 VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

0 16' 32'
 SCALE: 1/16" = 1'-0"
 DATE: 02/19/2014



2ND FLOOR RESIDENTIAL PLAN

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC. UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

0 6' 12'

SCALE: 1/8" = 1'-0"

DATE: 07/09/2014

9A

UNIT MIX PER FLOOR

6 - ONE BED / ONE BATH - 100% ANSI TYPE B
 6 - TWO BED / ONE BATH - 100% ANSI TYPE A
 1 - TWO BED / TWO BATH - 100% ANSI TYPE A
 2 - THREE BED / TWO BATH - 100% ANSI TYPE A
 2 - THREE BED / THREE BATH - 100% ANSI TYPE A
 17 UNITS PER FLOOR
 85 UNITS TOTAL PROJECT



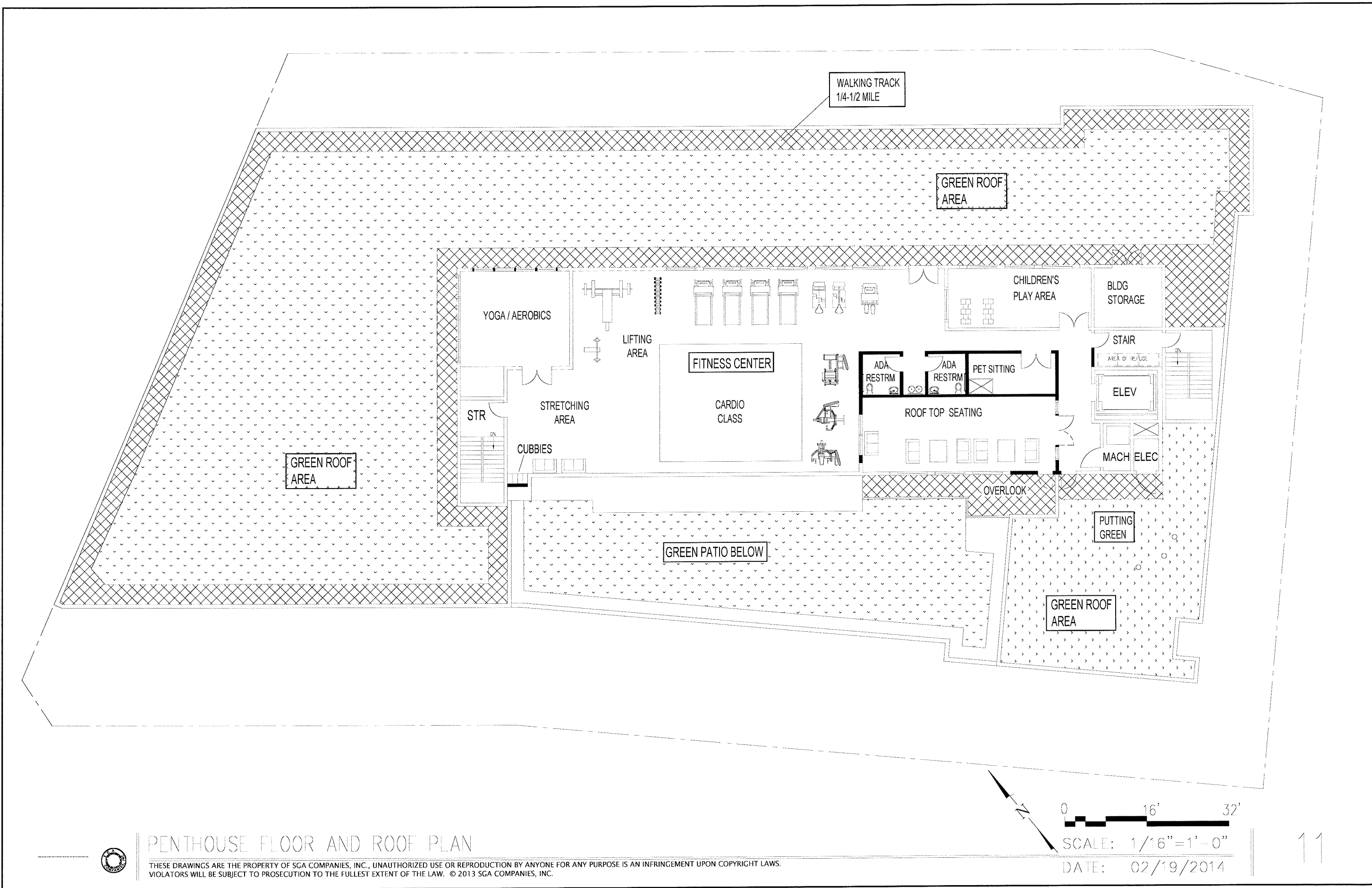
UNIT MIX 3-6 FLOOR PLAN DIAGRAM

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC.. UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
 VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

0 16' 32'

SCALE: 1/16" = 1'-0"

DATE: 02/19/2013



Green Area Ratio Scoresheet

Address: 4129 Wheeler Road SE Washington DC

Word: 8 Lot: 820 Square: 5925 Zoning District: SE

Other / BSA Order: Let also (enter this value first) *

enter sq ft of lot: 92,104 multiplier: SCORE: 0.432

Landscaping Elements	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	0
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	0
3 Erosion control facilities	enter sq ft 0	0.4	0
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers or other plants less than 2' tall at maturity	enter sq ft 181	0.2	36.2
2 Plants, not including grasses, 2' or taller at maturity - calculated at 1 sq/ft per plant (typically planted no closer than 36" on center)	enter number of plants 0	0.3	0
3 Tree canopy for all new trees 2" to 6" in diameter or equivalent - calculated at 50 sq/ft per tree	enter number of trees 31	50	1,550
4 Tree canopy for new trees 6" in diameter or larger or equivalent - calculated at 250 sq/ft per tree	enter number of trees 0	0	0
5 Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq/ft per tree	enter number of trees 0	0	0
6 Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq/ft per tree	enter number of trees 0	0	0
7 Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1,300 sq/ft per tree	enter number of trees 0	0	0
8 Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2,000 sq/ft per tree	enter number of trees 0	0	0
9 Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	0
C Vegetated or "green" roofs			
1 Over at least 2" and less than 6" of growth medium	enter sq ft 1,968	0.6	1,181.4
2 Over at least 6" of growth medium	enter sq ft 9,225	0.6	5,535
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 2,795	0.4	1,118
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 4,482	0.5	2,241
E Other			
1 Enhanced tree growth systems***	enter sq ft 0	0.4	0
2 Renewable energy generation	enter sq ft 0	0.5	0
3 Approved water features	enter sq ft 0	0.2	0
Sub-total of sq ft =	20,742		
H Bonus			
1 Native plant species	enter sq ft 3,300	0.1	330
2 Landscaping in food cultivation	enter sq ft 0	0.1	0
3 Harvested stormwater infiltration	enter sq ft 0	0.1	0
Green Area Ratio numerator =			13,785
Green Area Ratio denominator =			92,104
Final square footage of all permeable paving and enhanced tree growth			3,330

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

0001/WPD 12/2013



GREEN AREA RATIO (GAR) SPREADSHEET

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

SCALE: NTS

DATE: 02/19/2014

12

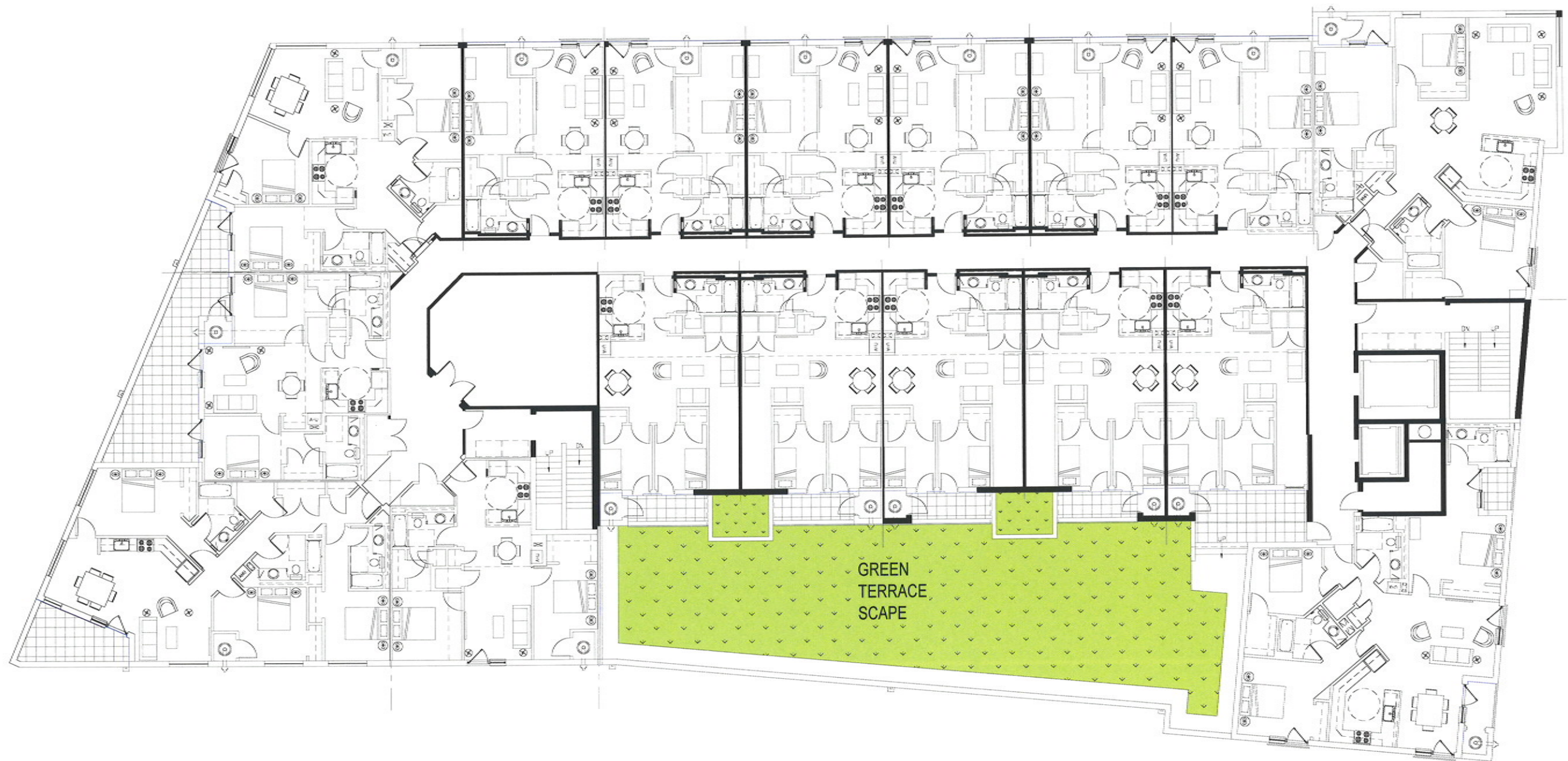


1ST FLOOR – GREEN AREA RATIO (CAR)

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC.. UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

SCALE: NTS

DATE: 02/19/2014



2ND FLOOR RESIDENTIAL – GREEN AREA RATIO (GAR)

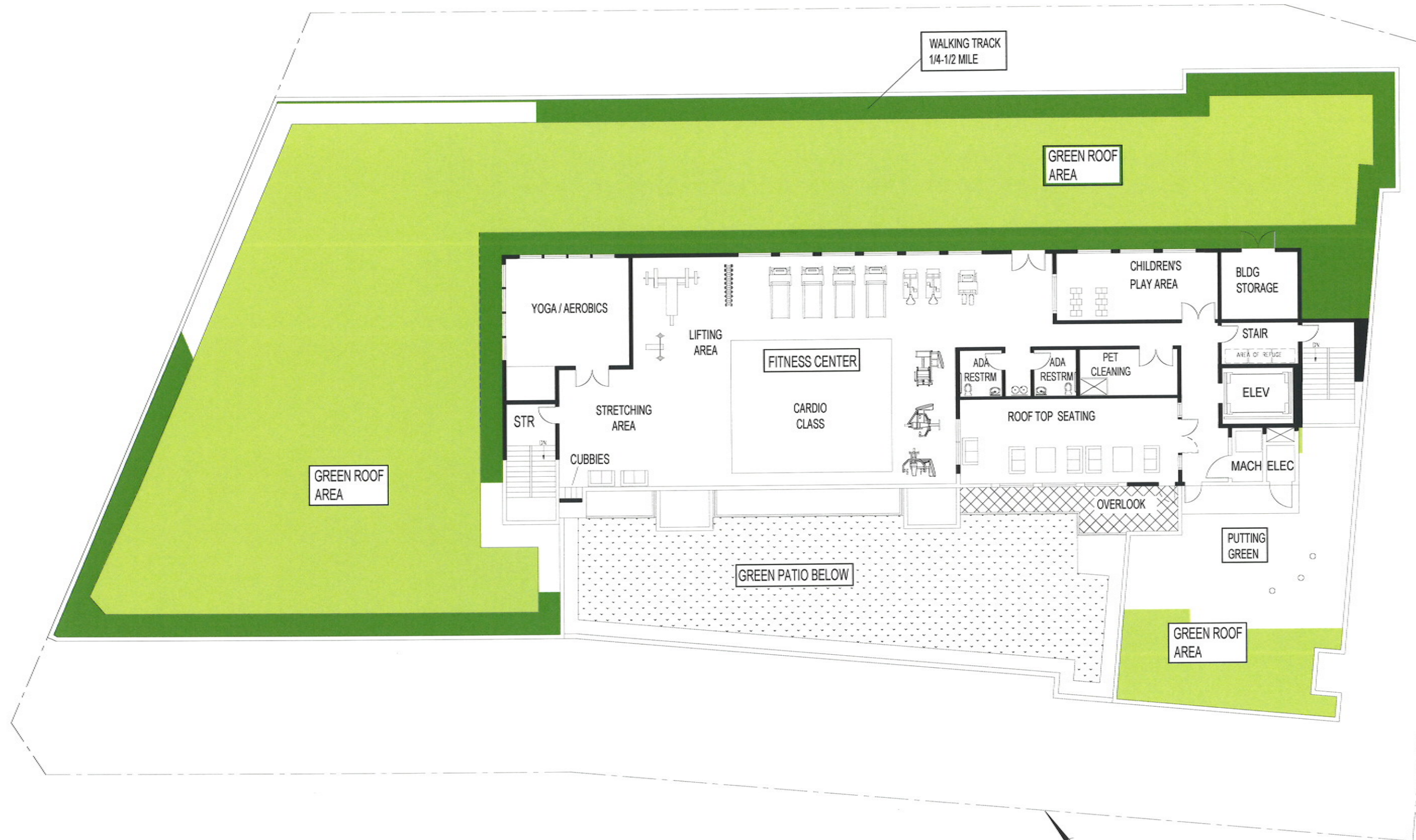
THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC.. UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.



0 16' 32'

SCALE: 1/16" = 1'-0"

DATE: 02/19/2014



ROOF - GREEN AREA RATIO (GAR)

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC.. UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.

0 16' 32'

SCALE: 1/16" = 1'-0"

DATE: 02/19/2014

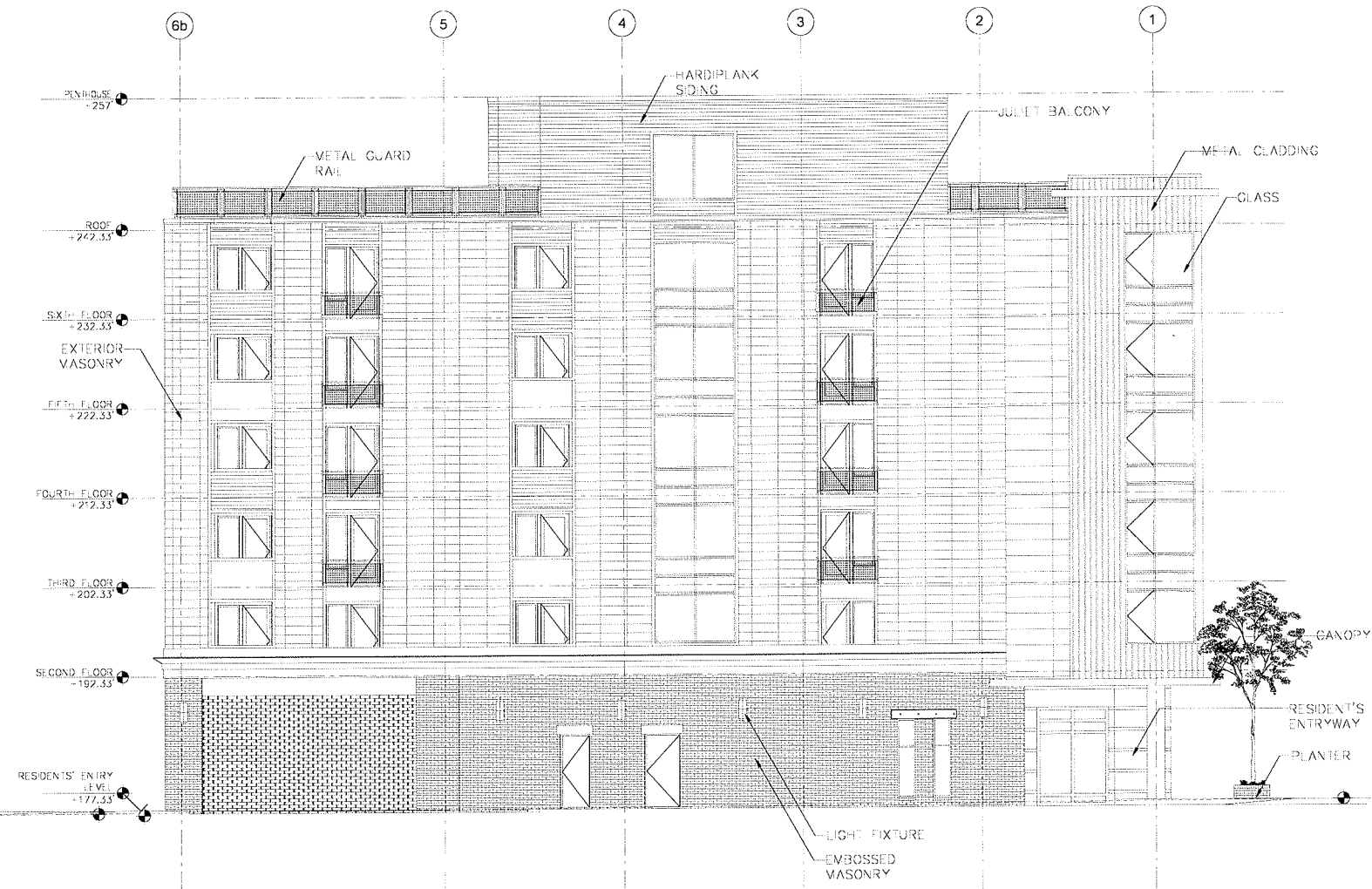
PROPERTY LINE



NORTH BUILDING ELEVATION

0 8' 16'
SCALE: 1/8" = 1'0"
DATE: 02/19/2014

PROPERTY LINE



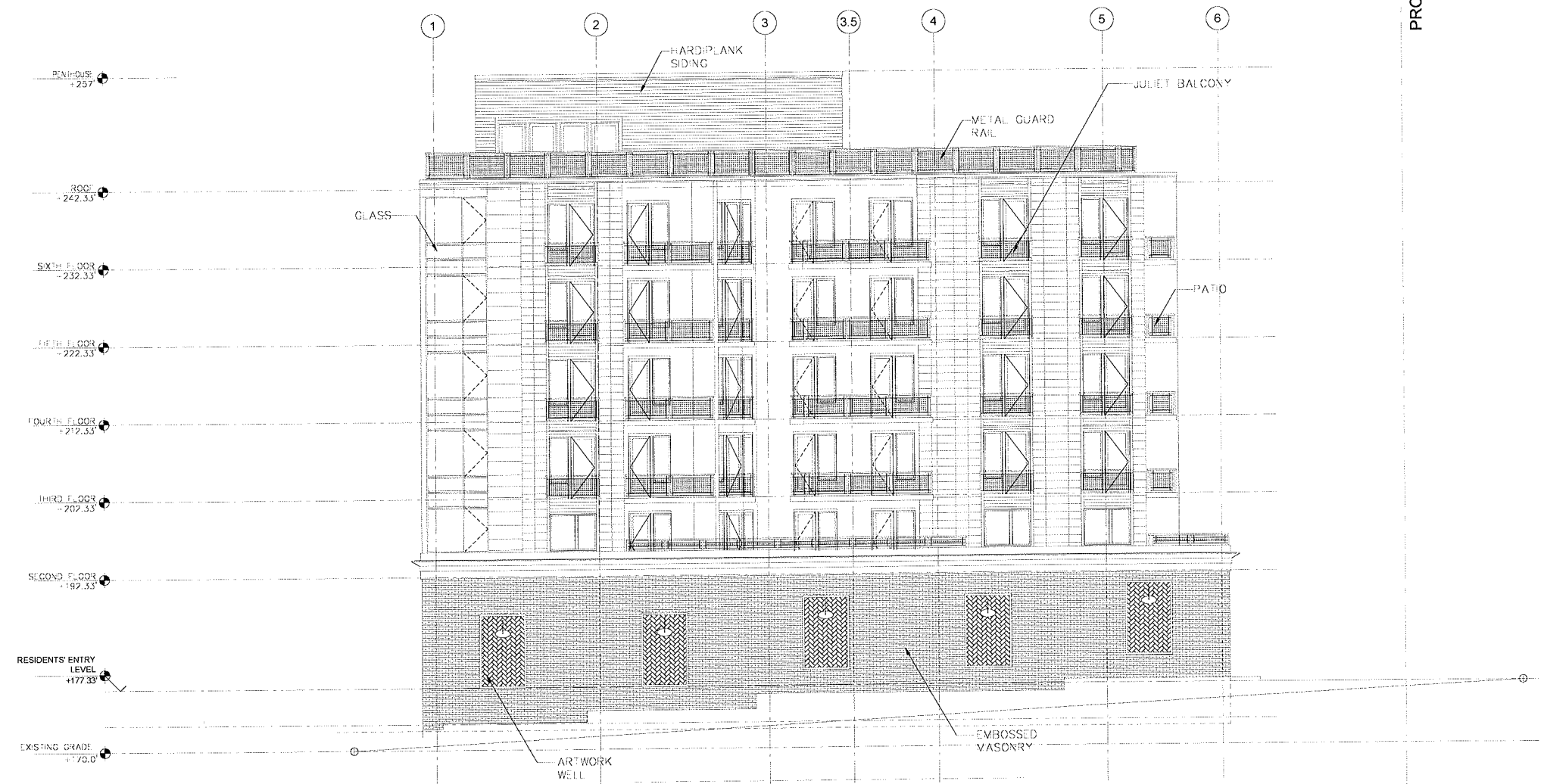
EAST BUILDING ELEVATION

0 8' 16'
SCALE: 1/8" = 1'0"
DATE: 02/19/2014



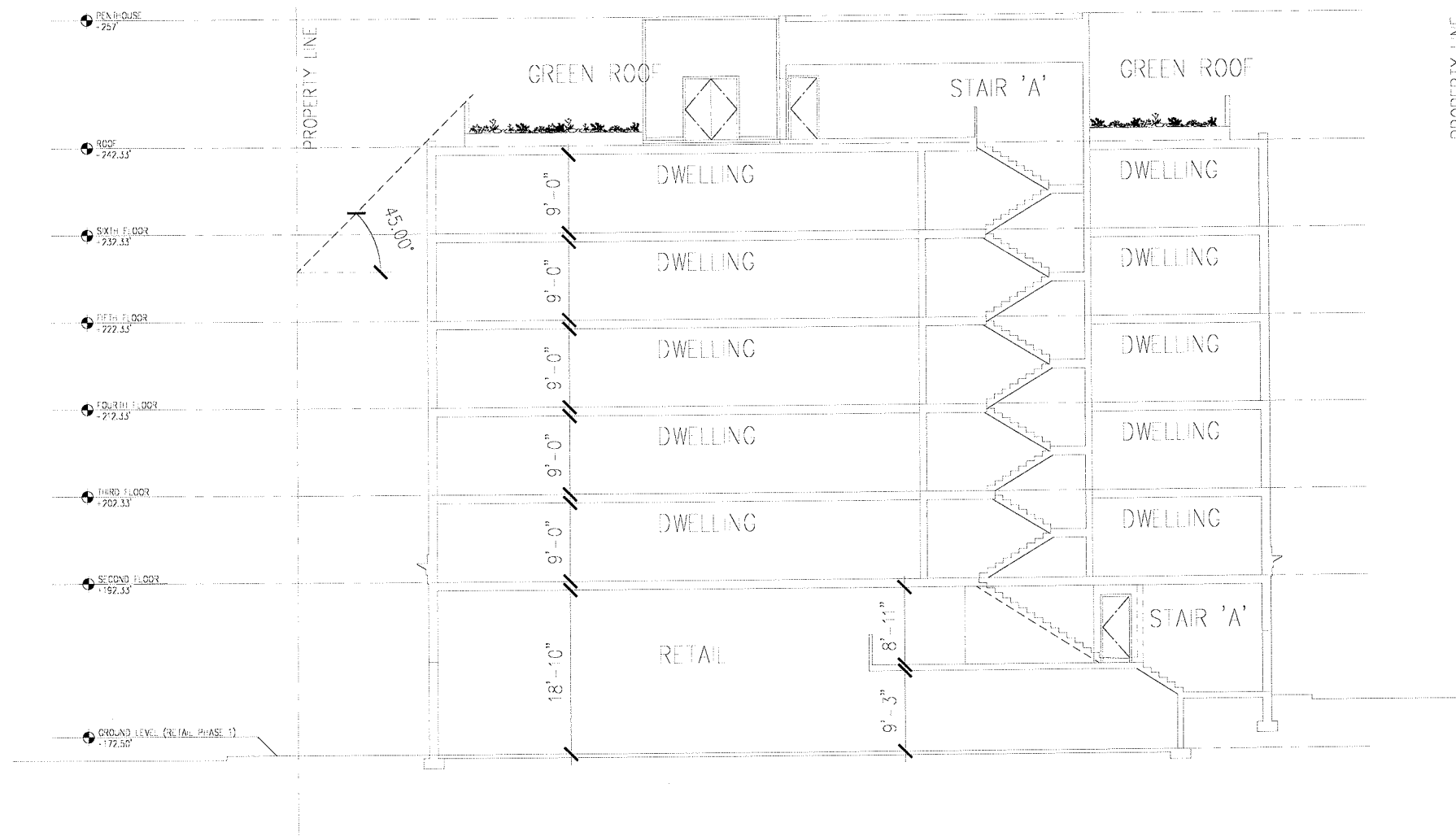
SOUTH BUILDING ELEVATION

0 8' 16'
 SCALE: 1/8" = 1'0"
 DATE: 02/19/2014



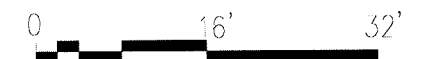
WEST BUILDING ELEVATION

0 8' 16'
 SCALE: 1/8" = 1'0"
 DATE: 02/19/2014



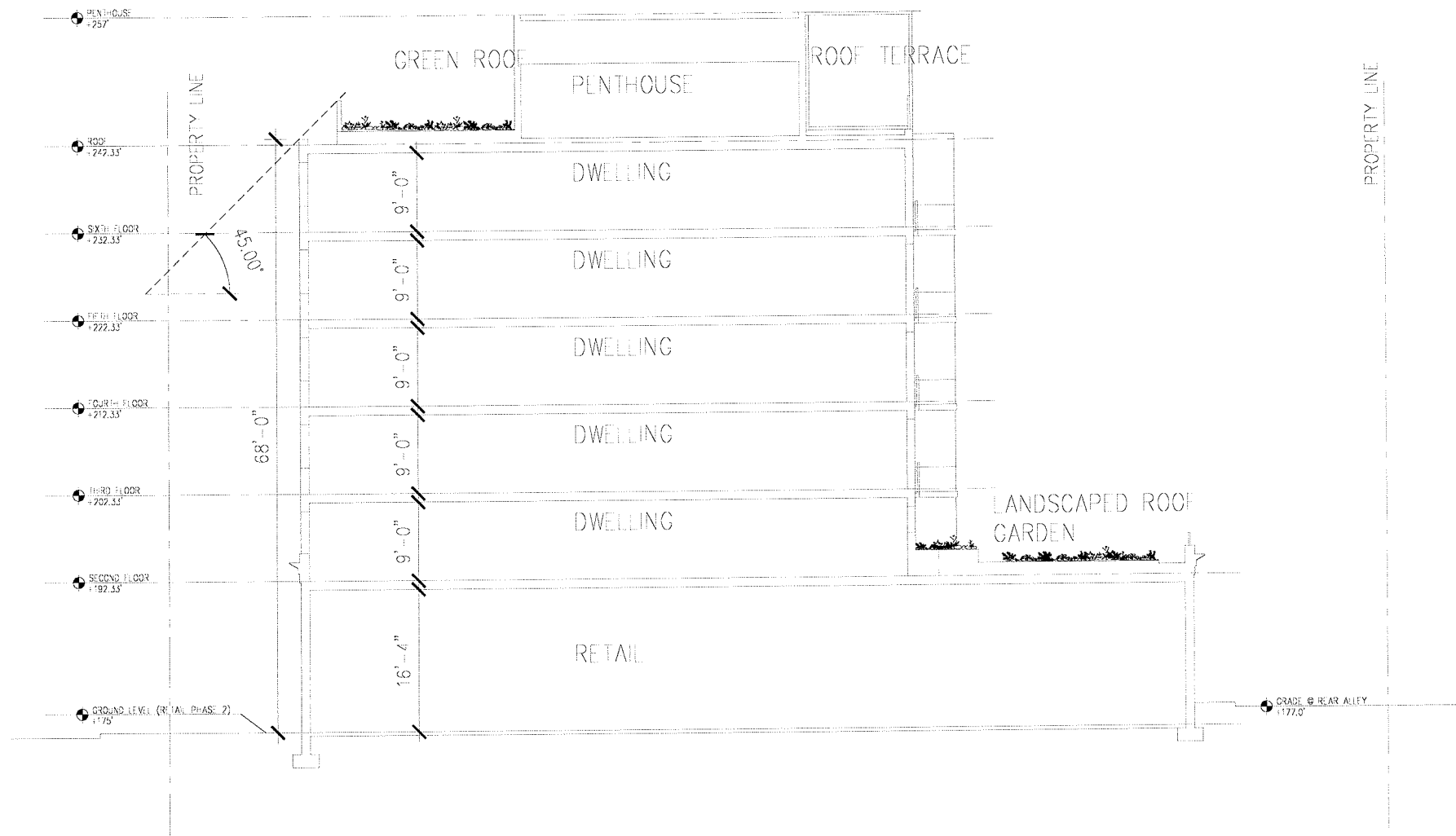
BUILDING SECTION 'A'

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
 VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.



SCALE: 1/16"=1'-0"

DATE: 02/19/2014



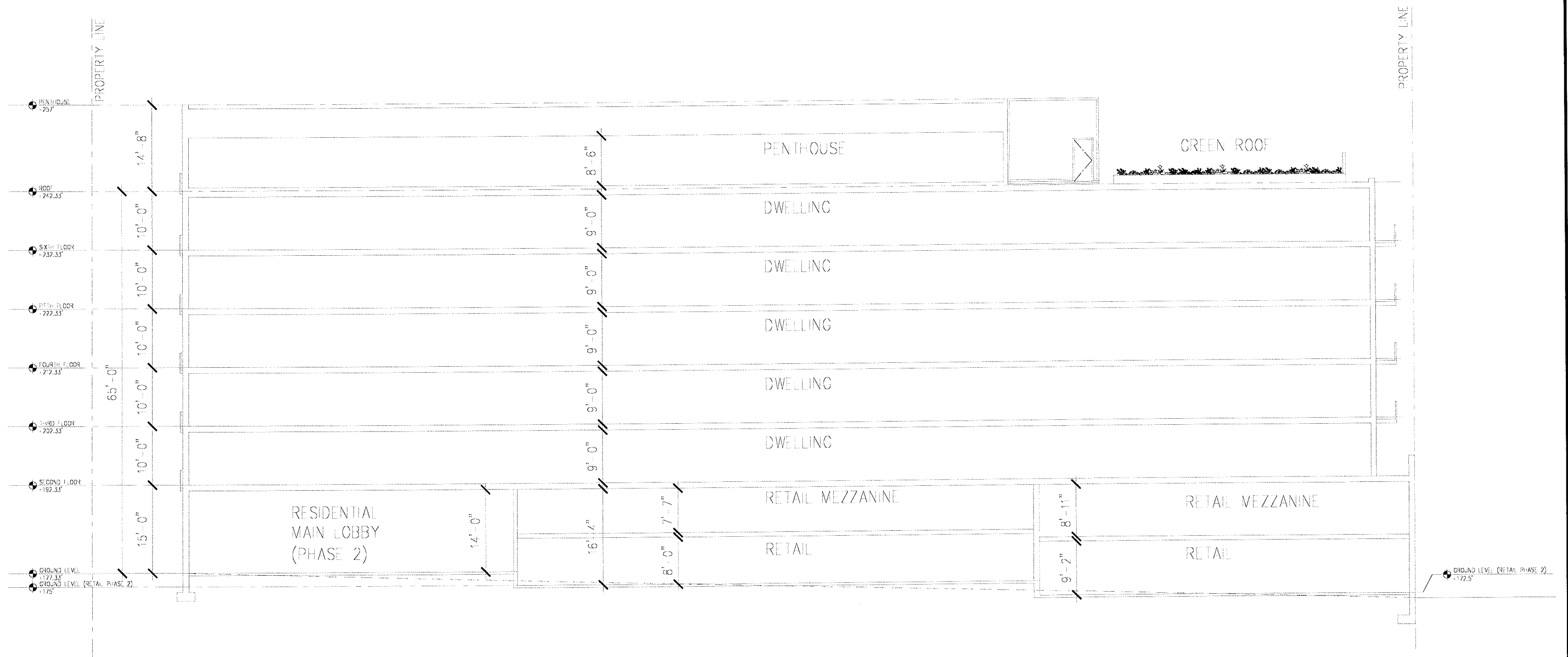
BUILDING SECTION 'B'

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC.. UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
 VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.



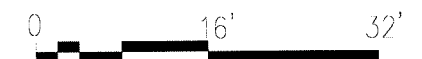
SCALE: 1/16"=1'-0"

DATE: 02/19/2014



BUILDING SECTION 'C'

THESE DRAWINGS ARE THE PROPERTY OF SGA COMPANIES, INC., UNAUTHORIZED USE OR REPRODUCTION BY ANYONE FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS.
 VIOLATORS WILL BE SUBJECT TO PROSECUTION TO THE FULLEST EXTENT OF THE LAW. © 2013 SGA COMPANIES, INC.



SCALE: 1/16"=1'-0"

DATE: 02/19/2014