

Exhibit A

WHEELER RENAISSANCE

4129 WHEELER ROAD, SE
WASHINGTON, DC 20032

PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT



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COVER

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PROJECT TEAM

OWNER: WASHINGTON BUSINESS GROUP, INC.
ARCHITECT: SGA COMPANIES, INC.
CIVIL ENGINEER: MADDOX ENGINEERS AND SURVEYORS, INC.
LAND USE ATTORNEY: GRIFFIN, MURPHY, MOLDENHUSER AND WIGGINS, LLC



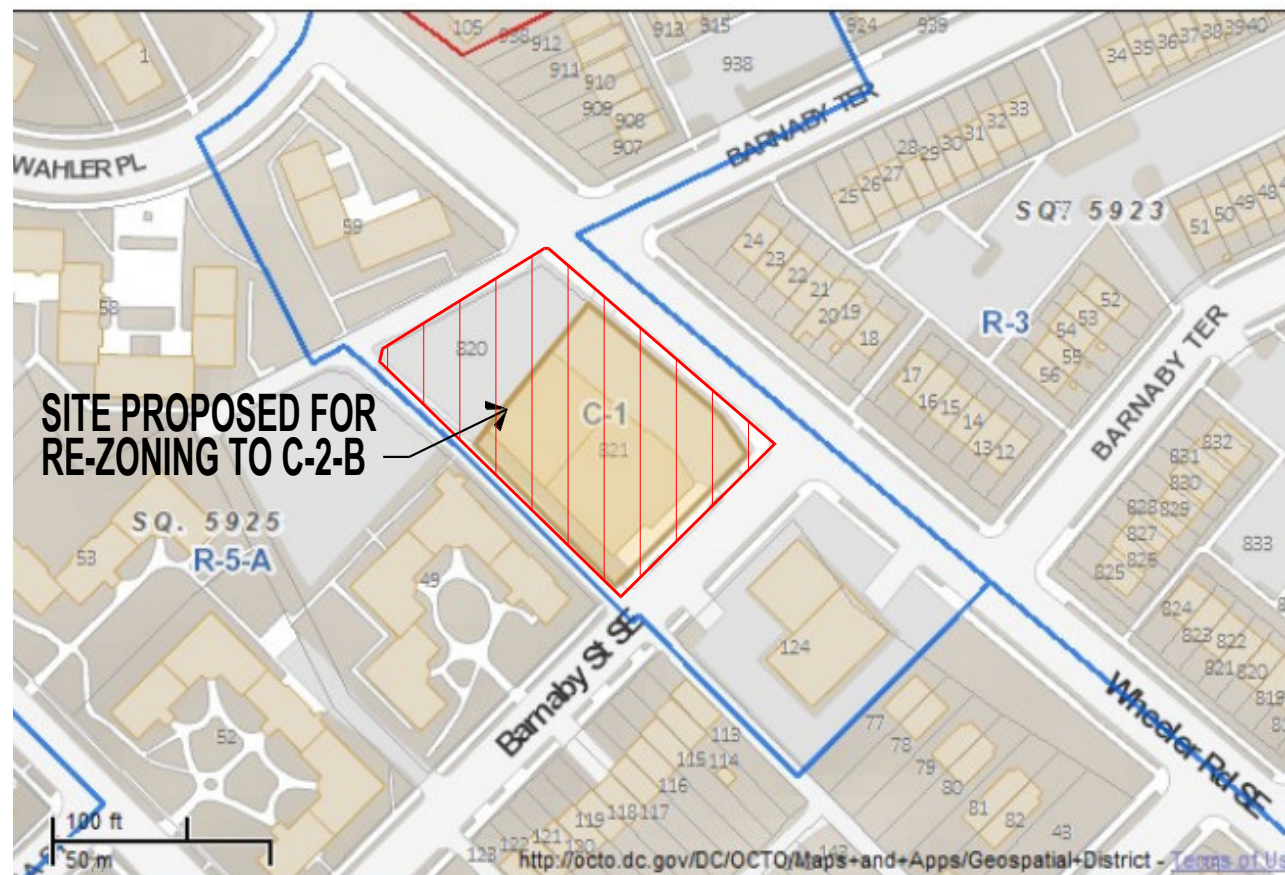
WHEELER RENAISSANCE - CIVIL COVER SHEET

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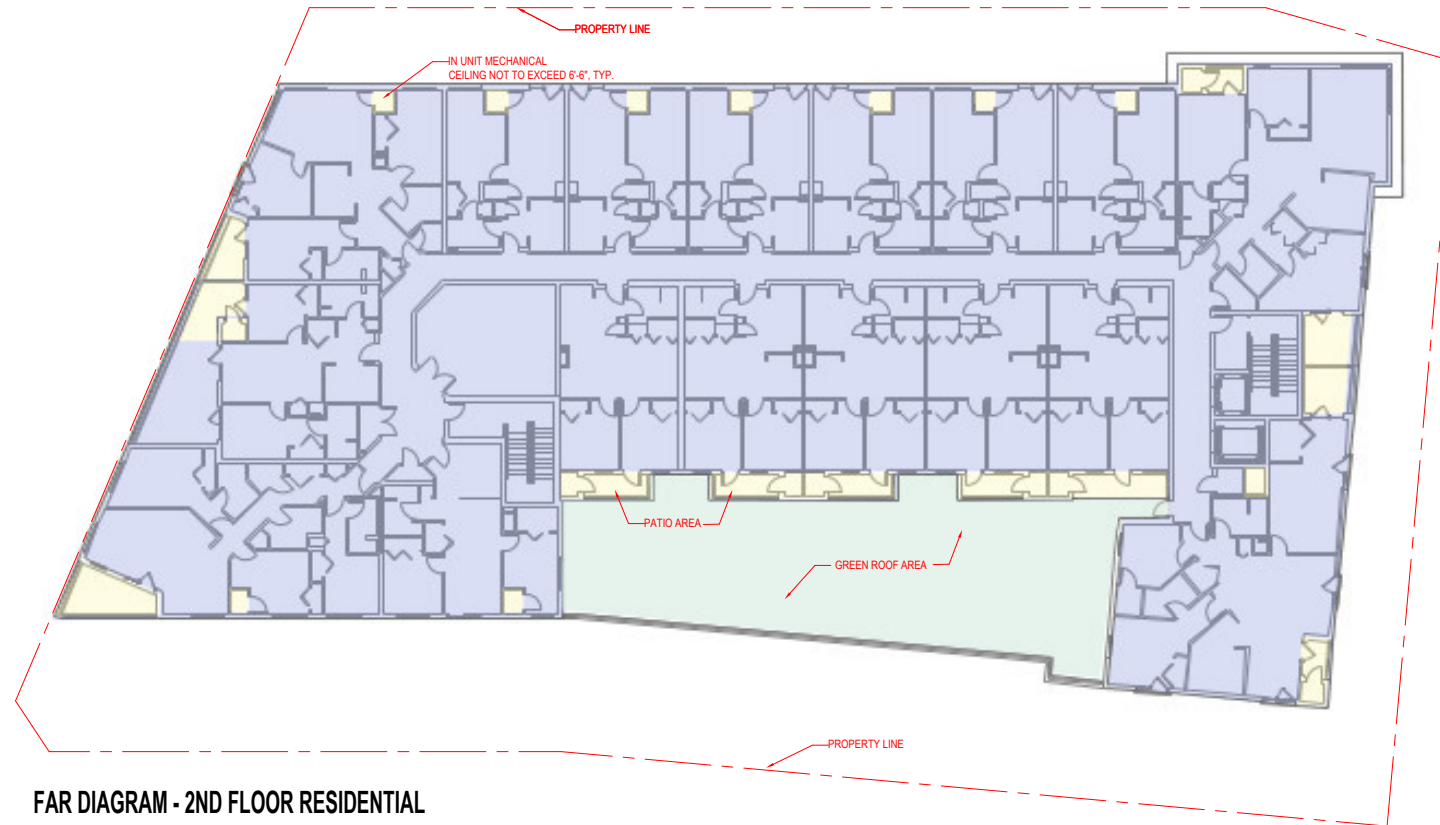
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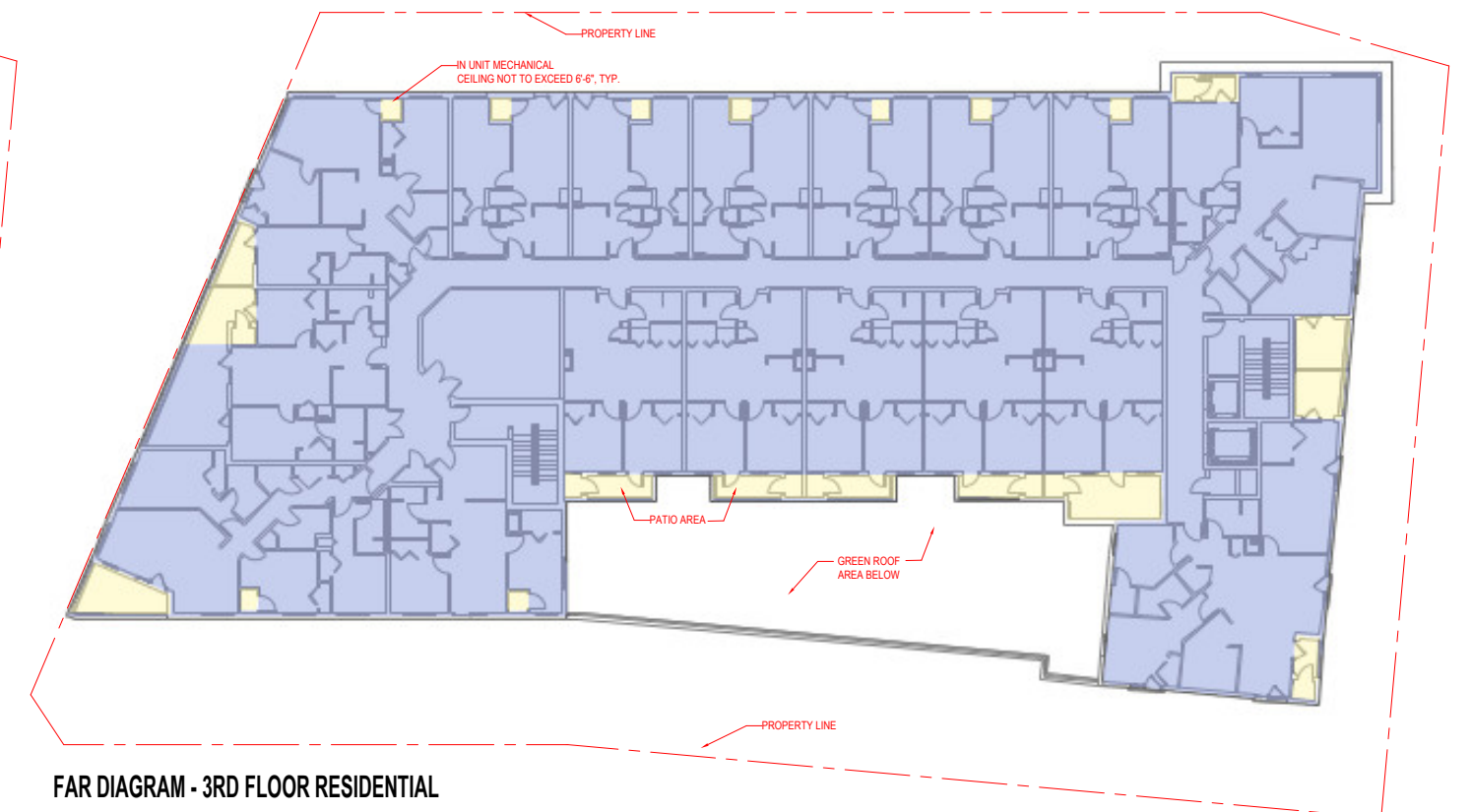
COVER



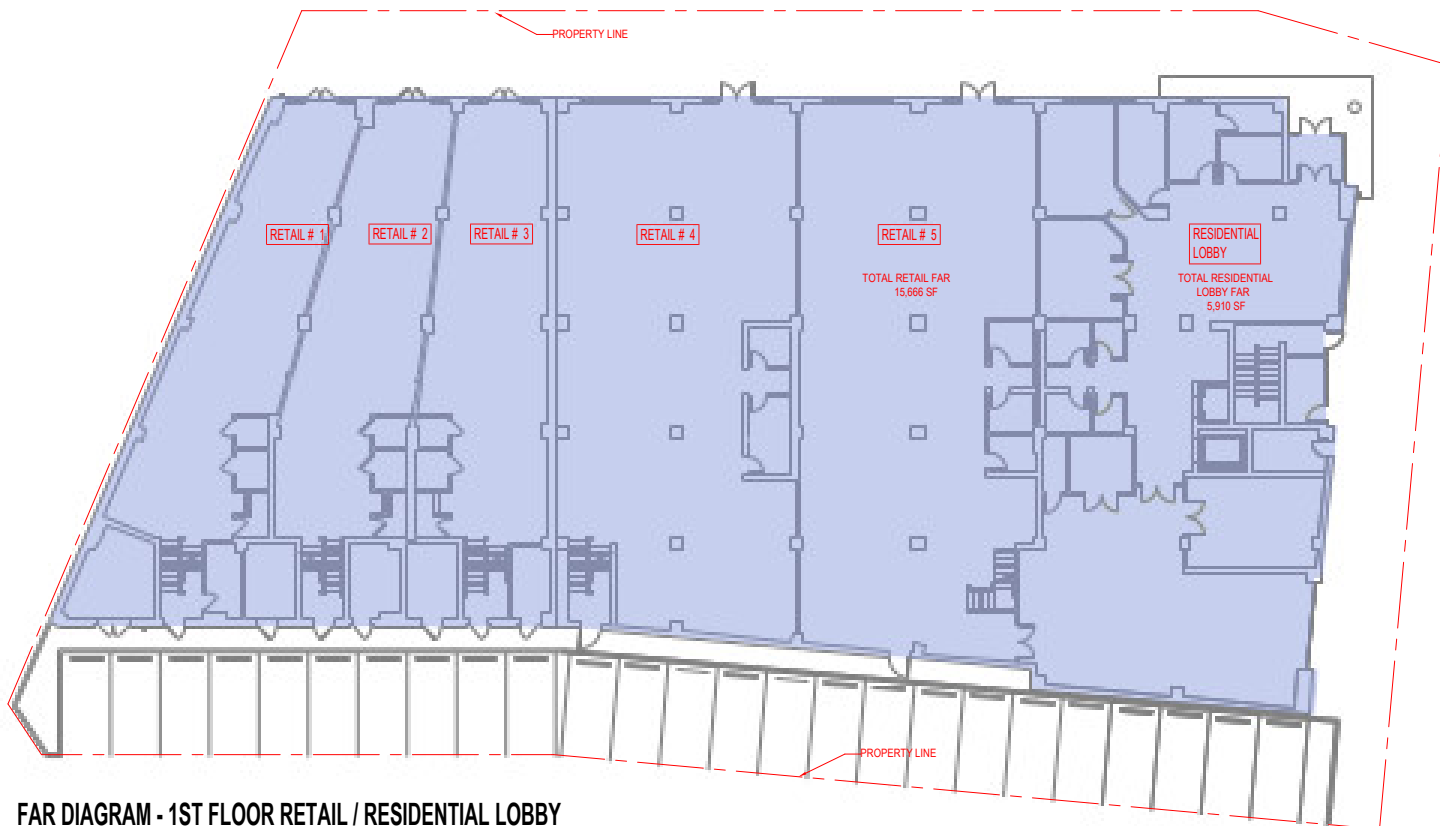
ZONING ANALYSIS – SQUARE 5925 – LOT 820 / 821			
REQUIREMENT	C-2-B – MATTER OF RIGHT	C-2-B – PUD GUIDELINES	PUD PROJECT – PROVIDED
FAR	3.5 (1.5 COMMERCIAL)	6.0 (2.0 COMMERCIAL)	3.40
GROSS FLOOR AREA	32,104 SF SITE X 3.5 = FAR 112,364 SF FAR TOTAL (42,256 SF COMMERCIAL TOTAL)	32,104 SF SITE X 6.0 = FAR 194,406 SF FAR TOTAL (64,208 SF COMMERCIAL TOTAL)	109,153 SF FAR TOTAL (14,241 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
LOAD AREA – RETAIL			
BERTH	1 @ 30'-0" DEEP	1 @ 30'-0" DEEP	-
PLATFORM	1 @ 100 SF	1 @ 100 SF	-
DELIVERY	NONE	NONE	-
LOAD 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'-0" DEEP	1 @ 20'-0" DEEP	1 @ 20'-0" DEEP



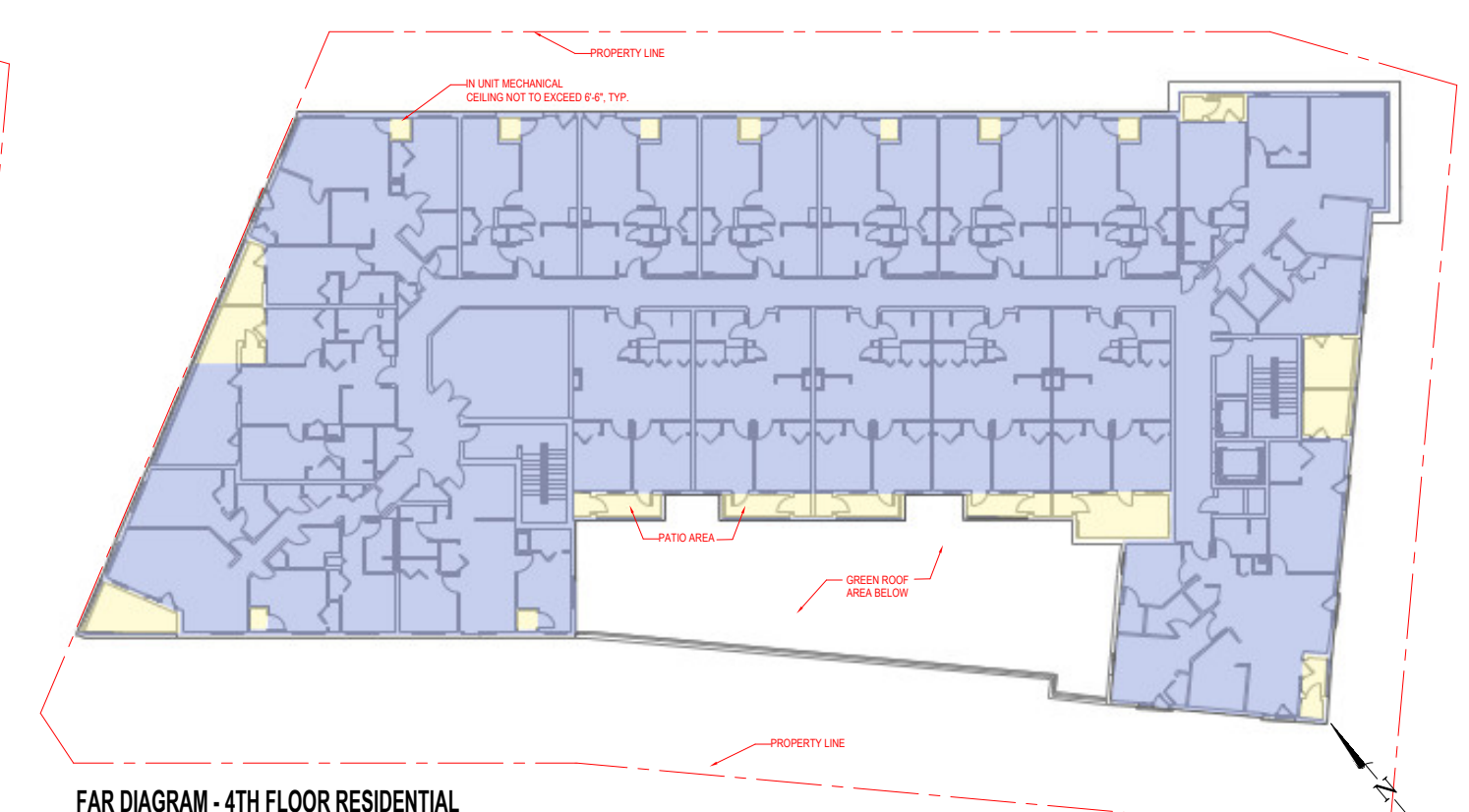
FAR DIAGRAM - 2ND FLOOR RESIDENTIAL



FAR DIAGRAM - 3RD FLOOR RESIDENTIAL



FAR DIAGRAM - 1ST FLOOR RETAIL / RESIDENTIAL LOBBY



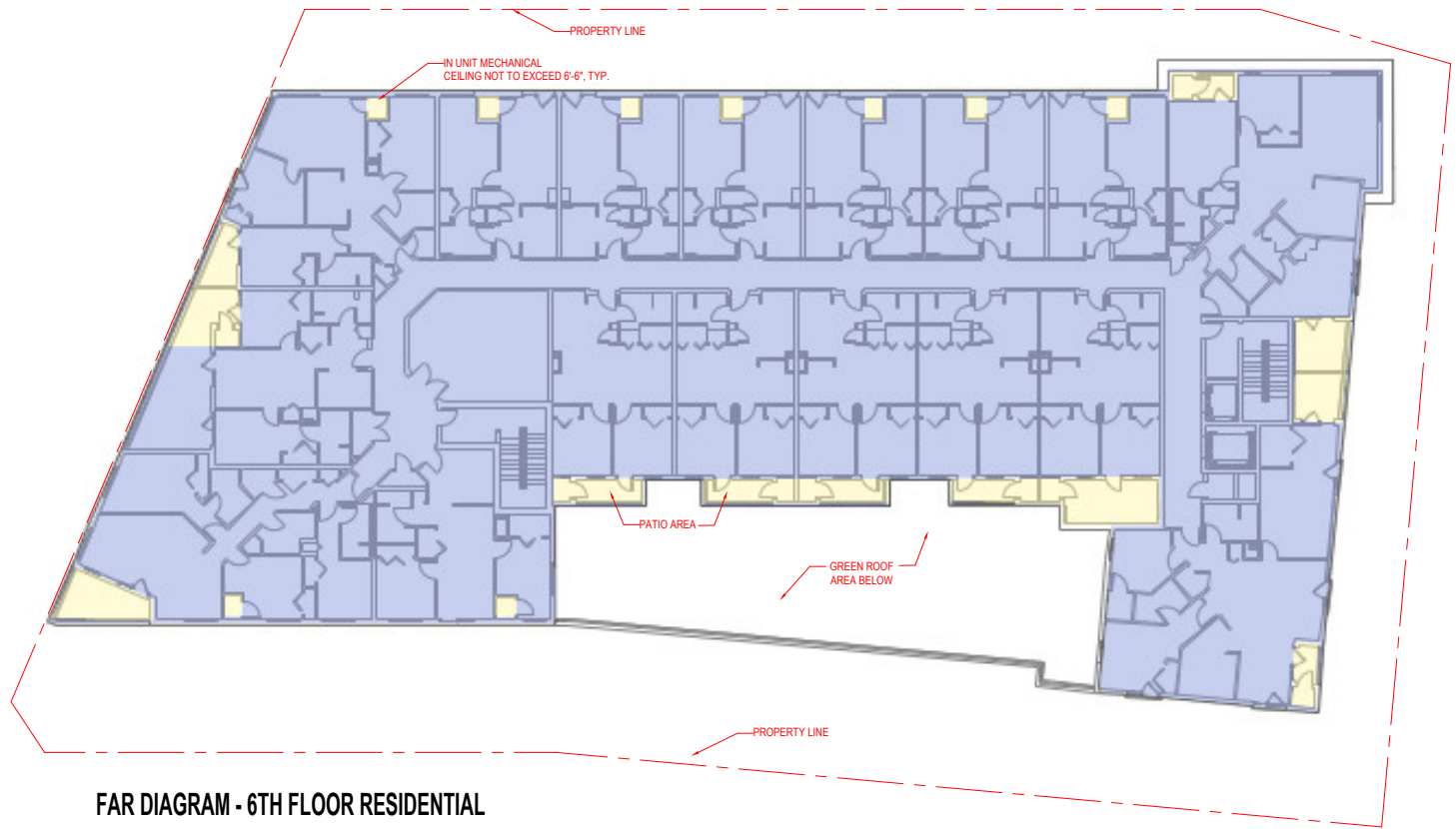
FAR DIAGRAM - 4TH FLOOR RESIDENTIAL



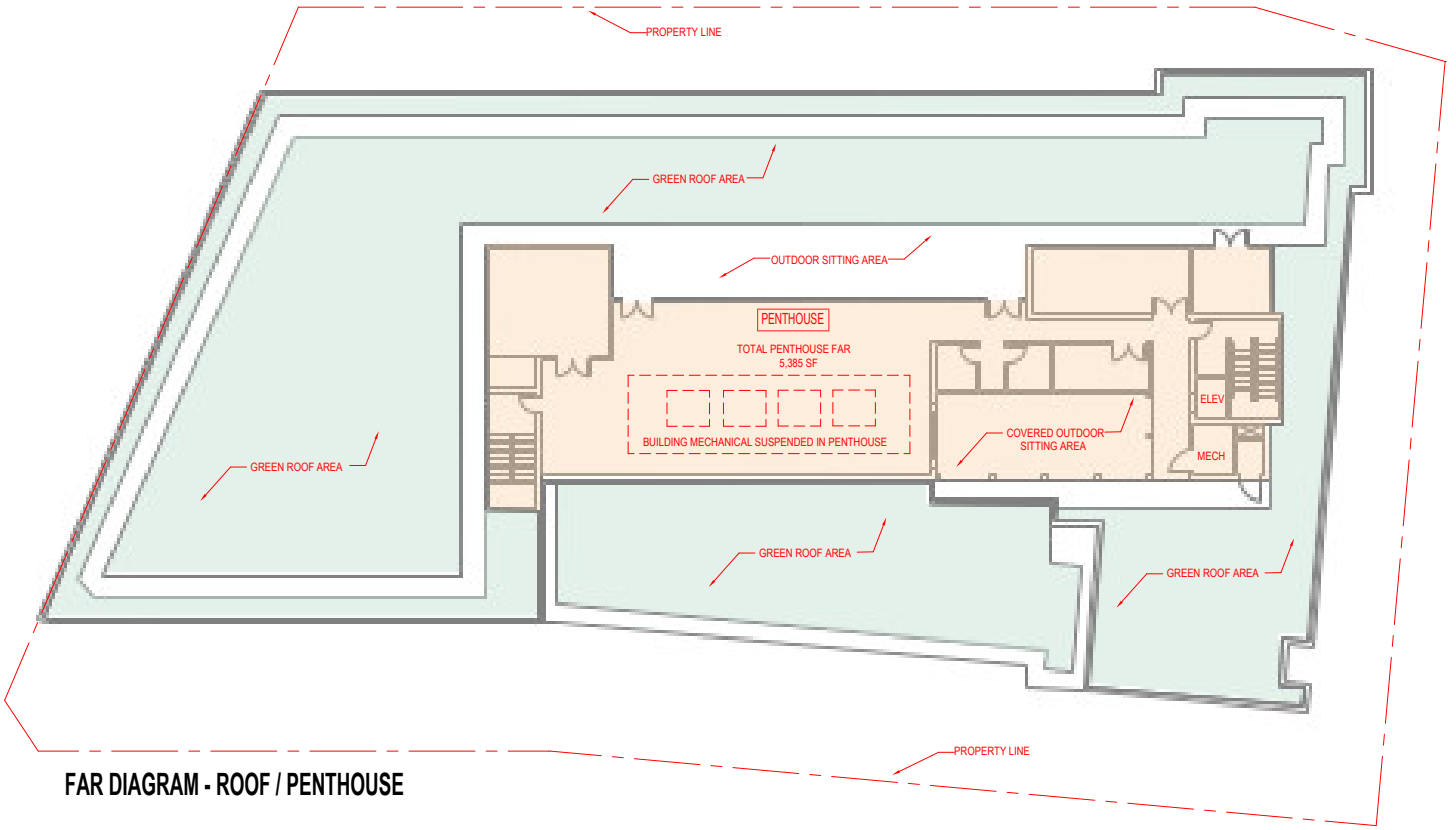
WHEELER RENAISSANCE - FAR DIAGRAMS

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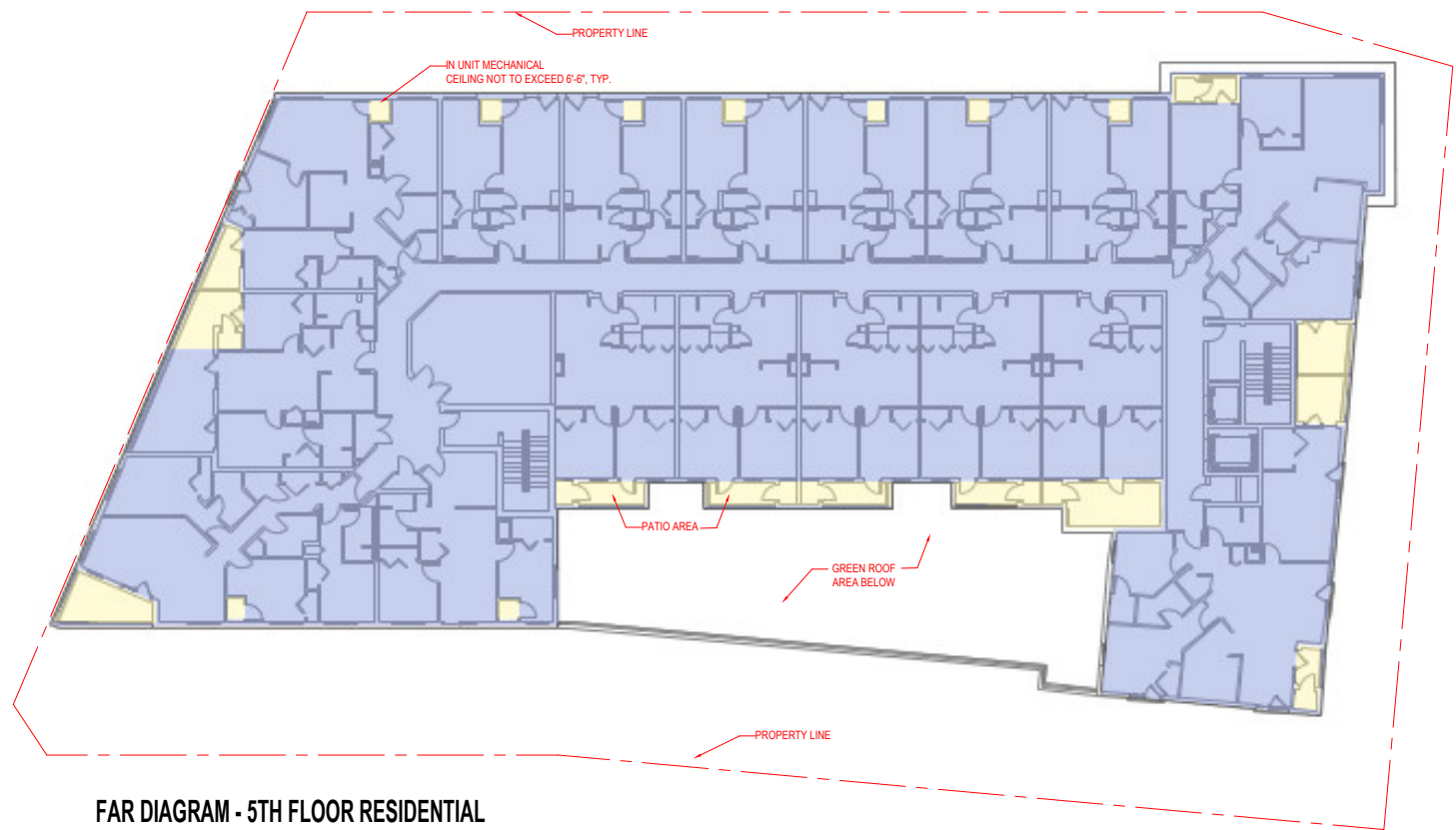
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DATE: 03/26/2014



FAR DIAGRAM - 6TH FLOOR RESIDENTIAL



FAR DIAGRAM - ROOF / PENTHOUSE



FAR DIAGRAM - 5TH FLOOR RESIDENTIAL

- INCLUDED IN FAR CALCULATION
- EXCLUDED IN FAR CALCULATION
- PENTHOUSE
- GREEN AREAS

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	17,602.00	0.548
THIRD FLOOR	6	7	4	17	17,602.00	0.548
FOURTH FLOOR	6	7	4	17	17,602.00	0.548
FIFTH FLOOR	6	7	4	17	17,602.00	0.548
SIXTH FLOOR	6	7	4	17	17,602.00	0.548
TOTAL PROJECT RESIDENTIAL UNITS	30	35	20	85	88,010.00	2.74
1ST FLOOR RESIDENTIAL LOBBY					3,404.00	0.106
UTILITY SUPPORT ROOMS					2,406.00	0.07
RETAIL 1-5					14,141.00	0.44
UTILITY SUPPORT ROOMS					1,425.00	0.04
TOTAL GROUND LEVEL					21,376.00	0.656
ROOF	19,108.56					
PENTHOUSE	PENTHOUSE FAR IS LESS THAN THE ALLOWABLE ADDITIONAL FAR OF 0.37 - THE PENTHOUSE COMPLIES W/ ZONING REQUIREMENT				5,385	0.167
TOTAL PROJECT EXCLUDES PENTHOUSE					109,386.00	3.396

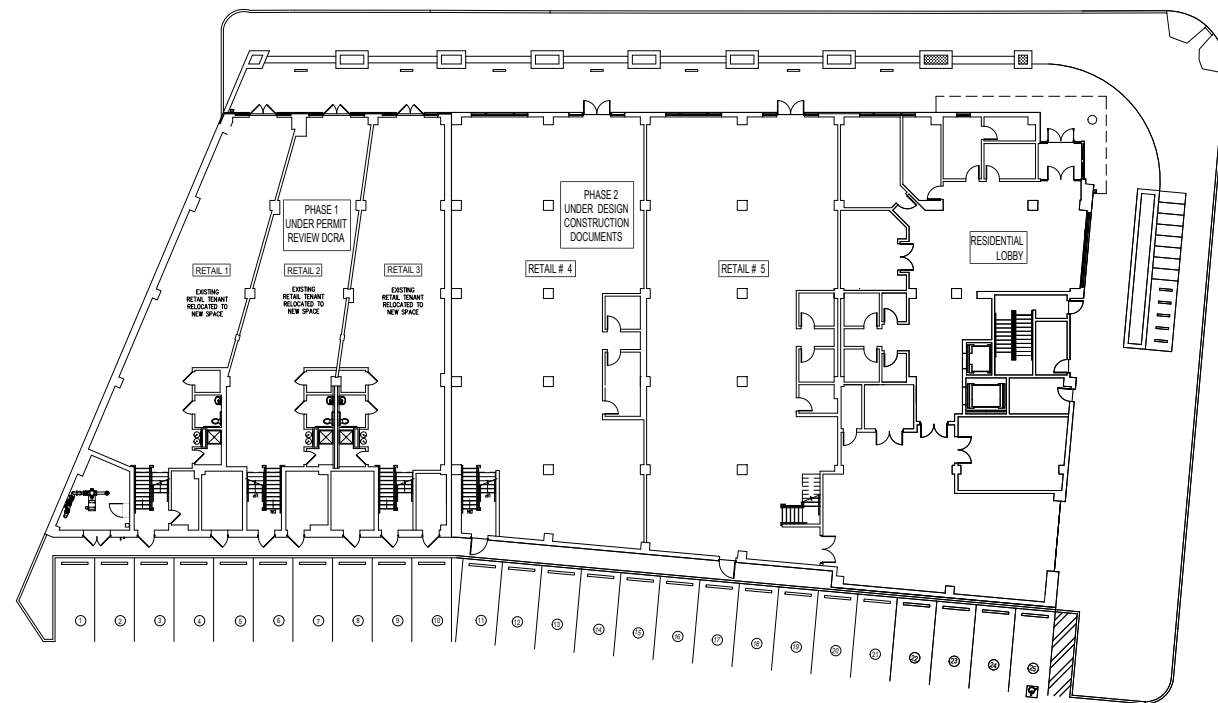


WHEELER RENAISSANCE - FAR DIAGRAMS

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SCALE: 0 16' 32'
DATE: 03/26/2014





0 16' 32'

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

DATE: 03/26/2014



WHEELER RENAISSANCE - CONSTRUCTION PHASING DIAGRAM

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