

WHEELER RENAISSANCE

4129 WHEELER ROAD, SE
WASHINGTON, DC 20032
PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT

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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, MOLDENHAUER AND WIGGINS, LLC

WASHINGTON
BUSINESS
GROUP

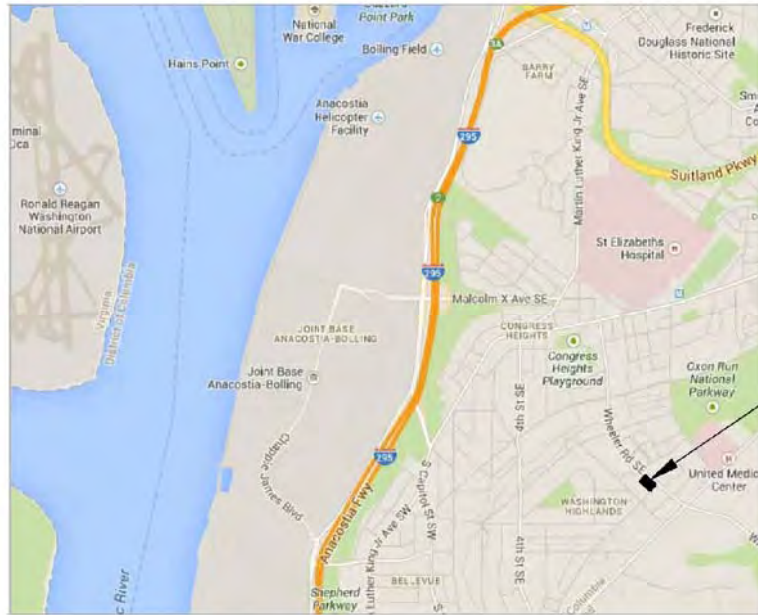


WHEELER RENAISSANCE - ARCHITECTURE COVER SHEET

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SCALE: NTS
DATE: 05/27/2014

COVER
ZONING COMMISSION
District of Columbia
CASE NO.13-18
EXHIBIT NO.31A



OVERALL SITE MAP

PROJECT
SITE



ENLARGED VICINTY MAP



EXISTING SITE LOCATION

(AT THE CORNER OF WHEELER ROAD AND BARNABY ROAD SE)

PROJECT NARRATIVE

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

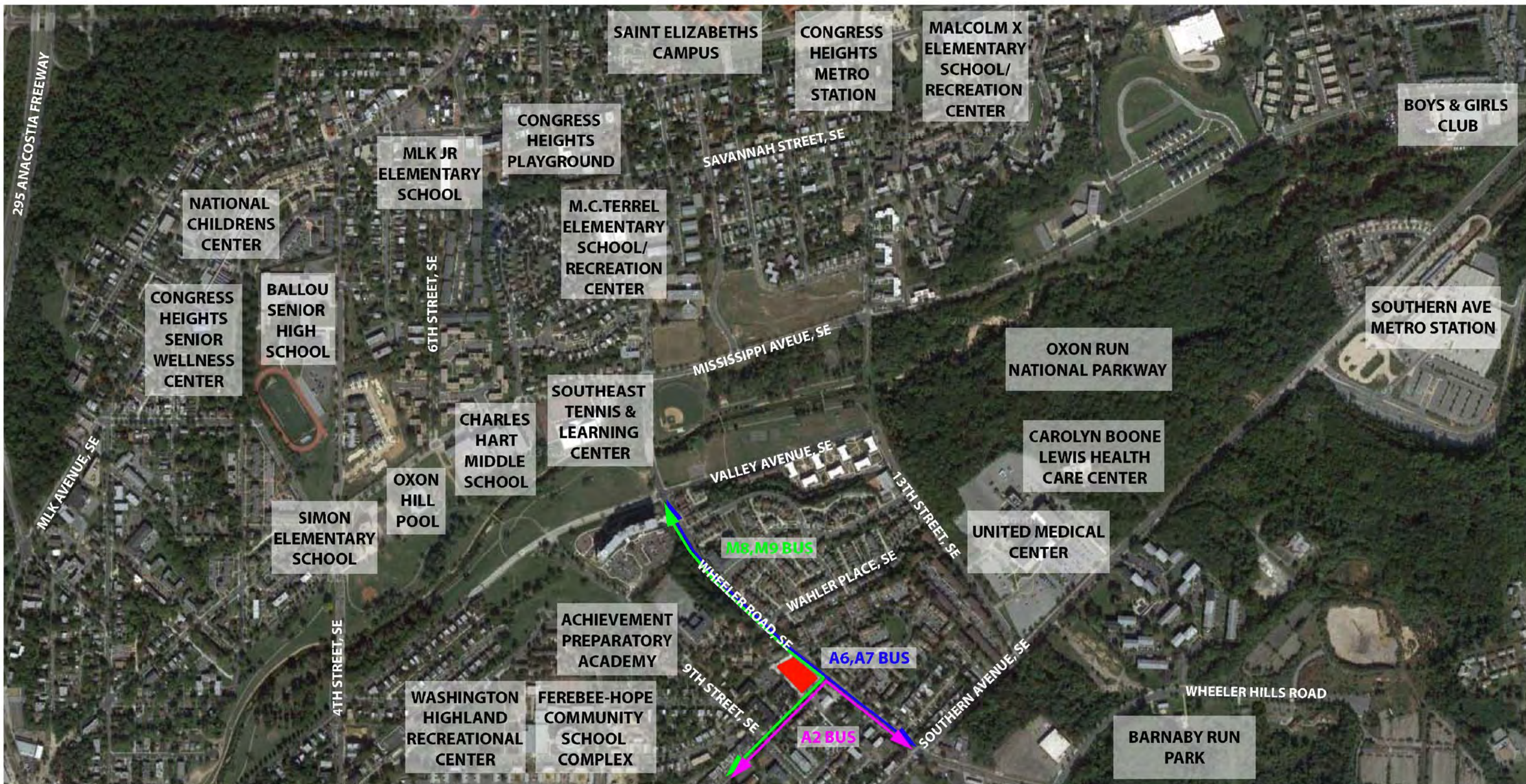
CURRENTLY, THE PROPERTY CONSISTS OF A (1) ONE STORY COMMERCIAL BUILDING (LOT 821) ZONED AS C-1 AND A VACANT LOT (LOT 820) .

THE PROPOSED DEVELOPMENT, AS OUTLINED FURTHER IN THIS PACKAGE REFLECTS THE FLOURISHING AND RADILY CHANGING NEIGHBORHOOD OF WARD 8 IN SOURTHEAST, WASHINGTON DC. THE MIXED-USE PROJECT WILL BEGIN WITH THE MERGER OF BOTH LOTS (820 & 821) , THE CONSTRUCTION OF A NEW RETAIL BUILDING ALLOWING FOR (3) THREE EXISTING TENANTS TO BE RE-LOCATED TO ALLOW FOR THE DEMOLITION OF THE EXISTING STRUCTURES AND THE INSTALLATION OF THE NEW UTILITY INFRASTRUCTURE. OUR TEAM ENVISIONS THE MIXED-USE / RETAIL TO ENCOMPASS THE EXISTING RETAIL (SMALL CONVENIENCE STORE, BARBER SHOP, PHARMACY) AS WELL AS ADDING ADDITIONAL LOCALLY RUN BUSINESS TO AID NOT ONLY THE NEW AFFORDABLE RESIDENTIAL ABOVE BUT ALSO THE SURROUNDNG EXISTING COMMUNITY.

THE BLOCK THAT THE PROJECT IS SITUATED IS STRATEGICALLY LOCATED ALONG A MAJOR TRANSIT BUS ROUTE AND WITHIN A 15-20 MINUTE WALK TO (2) GREEN LINE METRO STATIONS (SOUTHERN AVENUE AND CONGRESS HEIGHTS). THE PROJECT IS DESIGNED TO ENCOURAGE PEDESTRIAN AND BICYCLE FRIENDLY COMMUTING WITH OUR PROVSIONS FOR BIKE RACKS, NEW BUS SHELTER, WIDE SIDEWALKS AND AN ECO-RESPONSIBLE DESIGN THRU ADDING STREET TREES FOR SHADE, POROUS PAVEMENT AND MULTIPLE GREEN ROOF AREAS. THE SITE WILL ALSO HAVE THE ABILITY TO ACCOMODATE (25) TWENTY-FIVE OFF STREET PARKING SPACES AND A STREET ASSESSIBLE LOADING AREA.

THE RESIDENTIAL COMPONENT WILL PROVIDE A FAVORABLE MIX OF ONE / TWO AND THREE BEDROOM UNTS (30 ONE / 35 TWO & 20 THREE BEDROOMS) EACH HAVING A UNIQUE CHARACTERISTIC DESIGN AND MEETING ADAAG / ANSI 117.1 REQUIREMENTS FOR BOTH TYPE 'A' AND TYPE 'B' UNITS. ALL THE UNITS WILL HAVE A COMBINATION PATIOS, VERANDAS OR JULIET BALCONIES, AS WELL AS HAVING 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 PLAY AREA, ATHLETIC TRACK AND STRETCHING AREA.

THE BUILDING CONSTRUCTION AND ALL RESDIENTIAL UNITS WILL INCORPORATE ECO-FRIENDLY DESIGN FOLLOWING THE REQUIREMENT THROUGH THE GREEN BUILDING CODE 2006 AND GREEN COMMUNITIES . DESIGN INCLUDES: LOW 'E' WINDOWS, 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 / METAL FRAMING, BRICK, AND POROUS PAVING. ALL OF THE BUILDING FEATURES ARE DESIGNED TO PROMOTE A HEALTHY LIFESTYLE FOR THE RESIDENTAND PROMOTE A POSITIVE CHANGE TO THE EXISITING COMMUNITY.





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



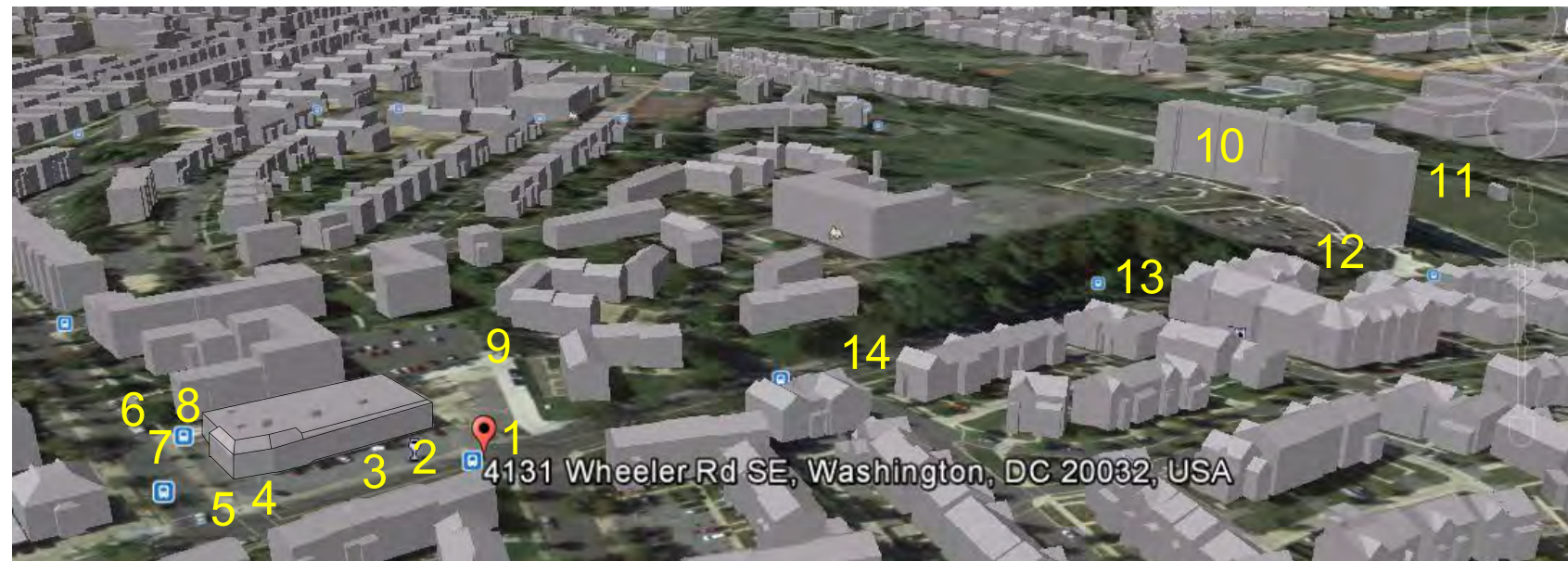
REAR ELEVATION FOR 'THE OVERLOOK' MULTI-FAMILY

11



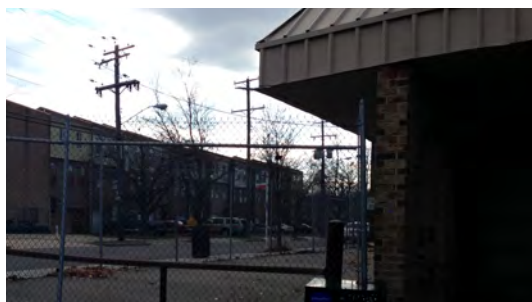
AT REAR ALLEY / SIDE RETAIL LOOKING TOWARDS WHEELER ROAD

6



CORNER WHEELER ROAD & BARNABY STREET LOOKING TOWARD RETAIL REAR ALLEY

5



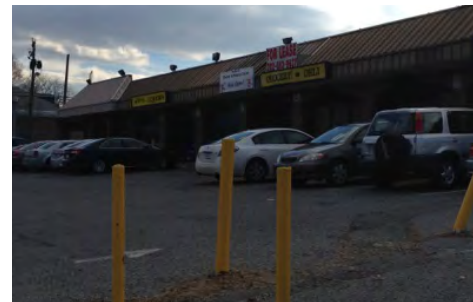
CORNER OF RETAIL AT WHEELER ROAD LOOKING DOWN BARNABY STREET

4



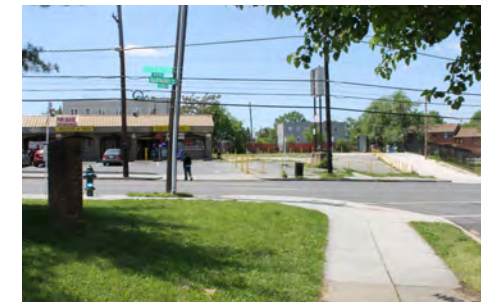
EXISTING RETAIL FRONT ELEVATION

3



EXISTING RETAIL FRONT ELEVATION

2



EXISTING RETAIL (821) & EMPTY LOT (820)

1



FRONT ENTRY FOR 'THE OVERLOOK' MULTI-FAMILY

12



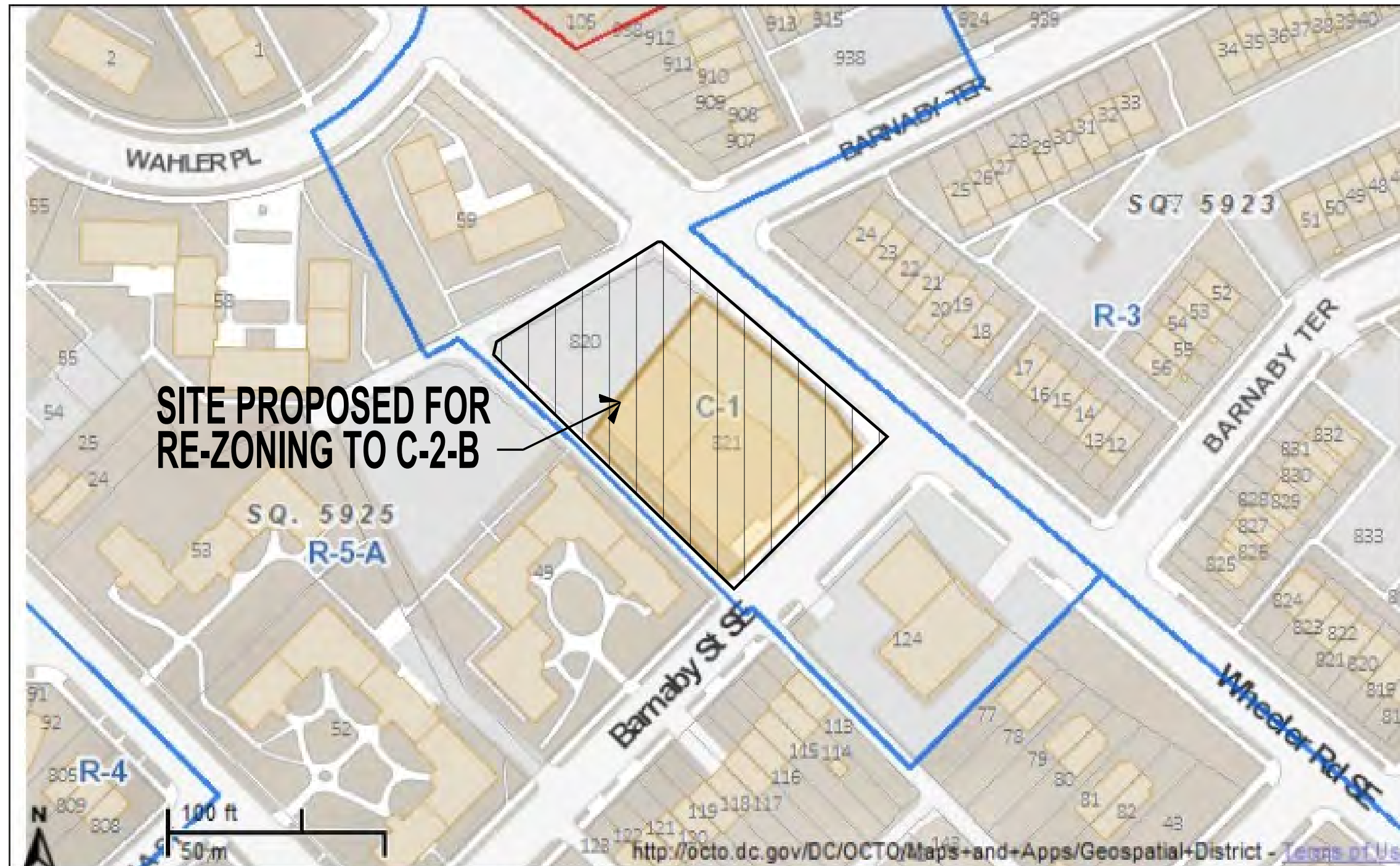
NEW MULTI-FAMILY WHEELER ROAD

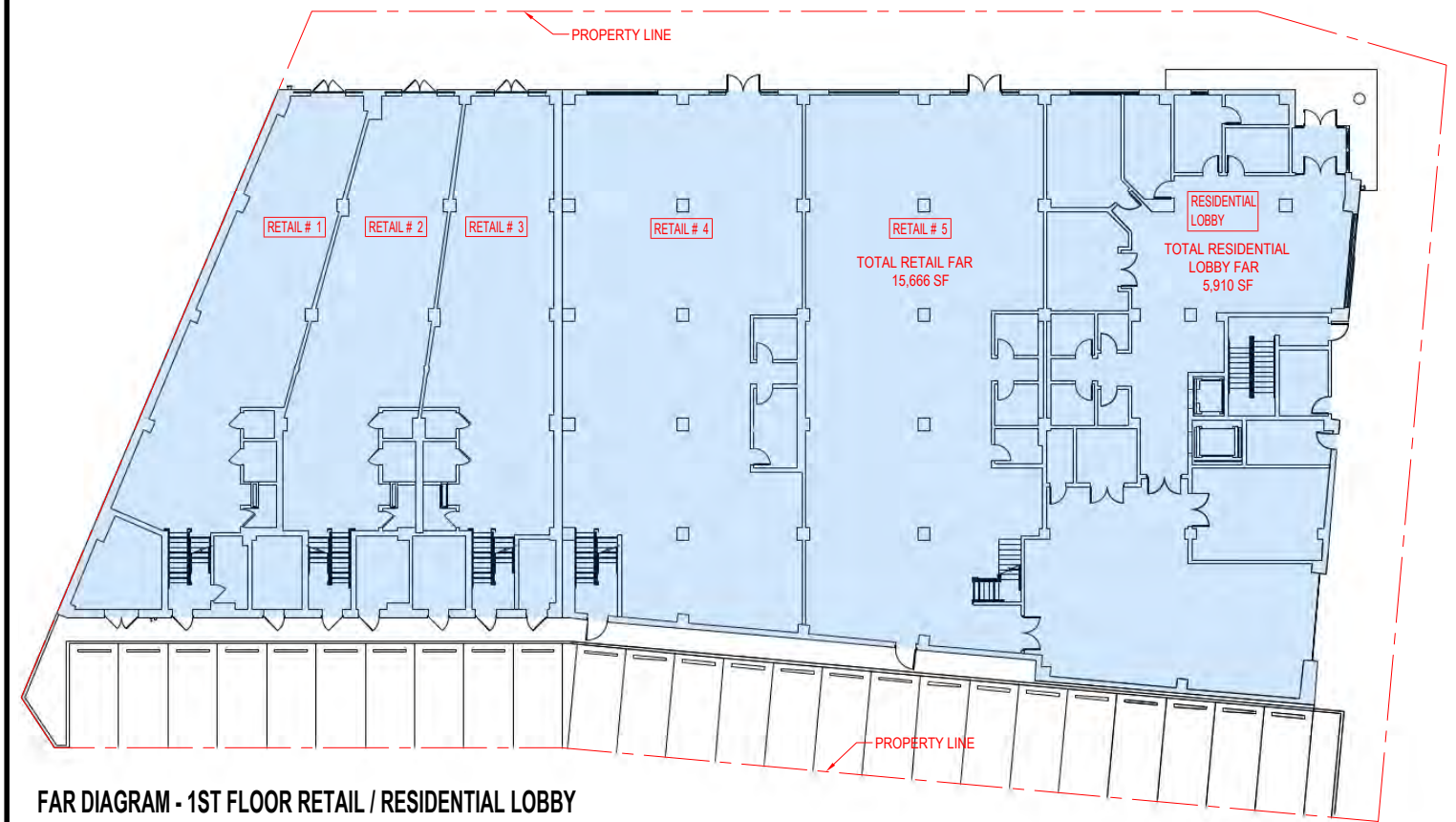
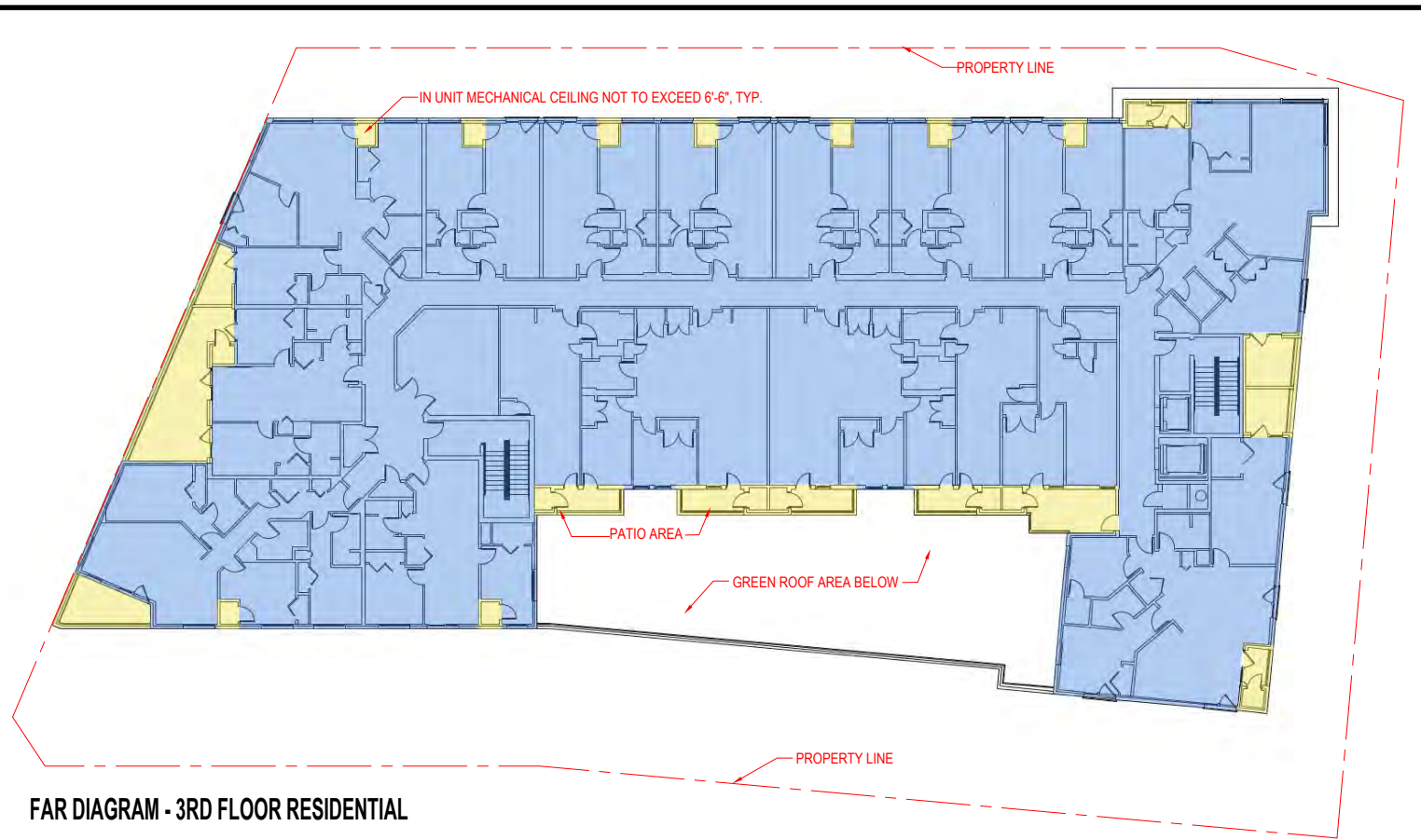
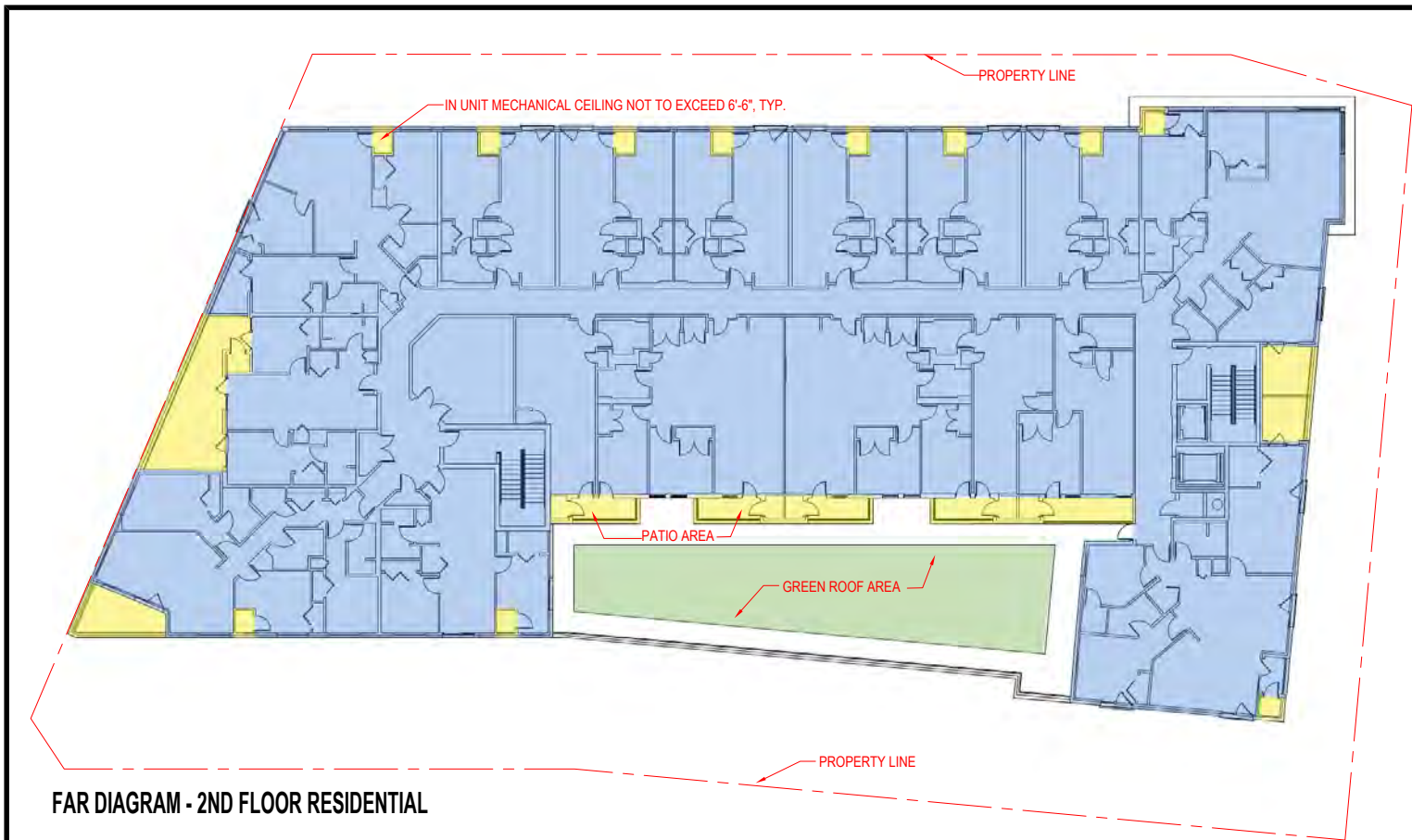
13



NEW MULTI-FAMILY WHEELER ROAD

14

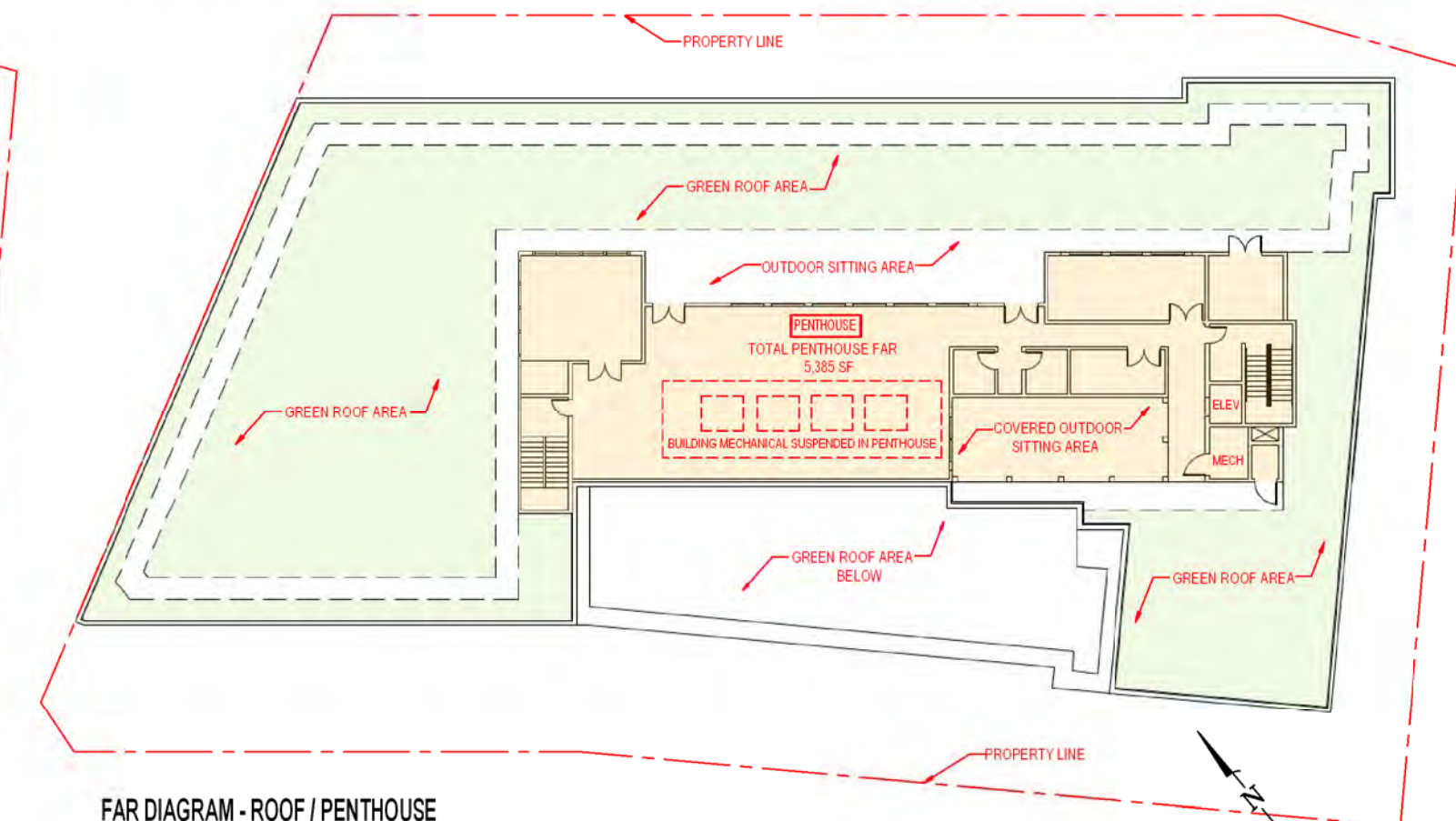
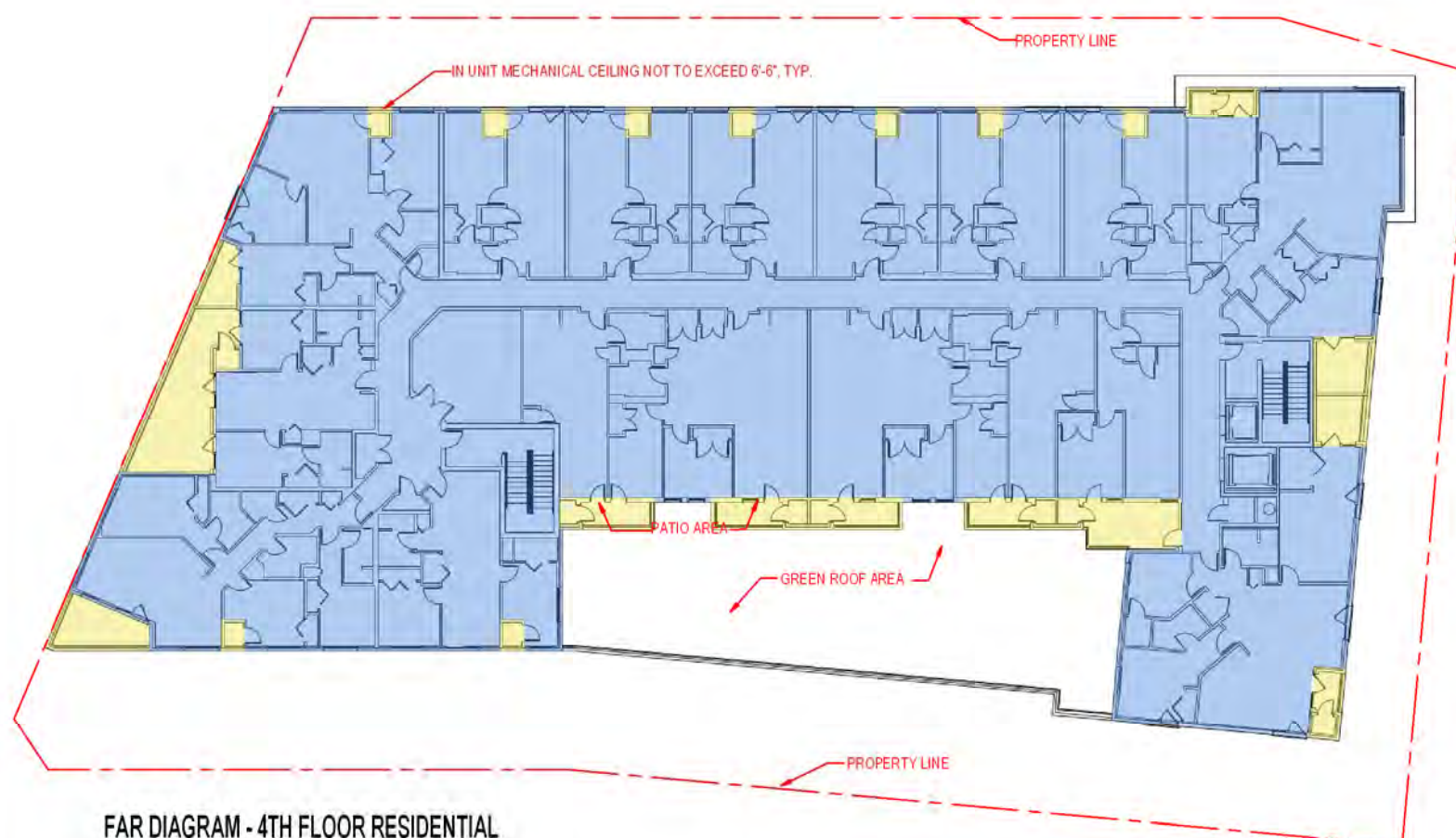
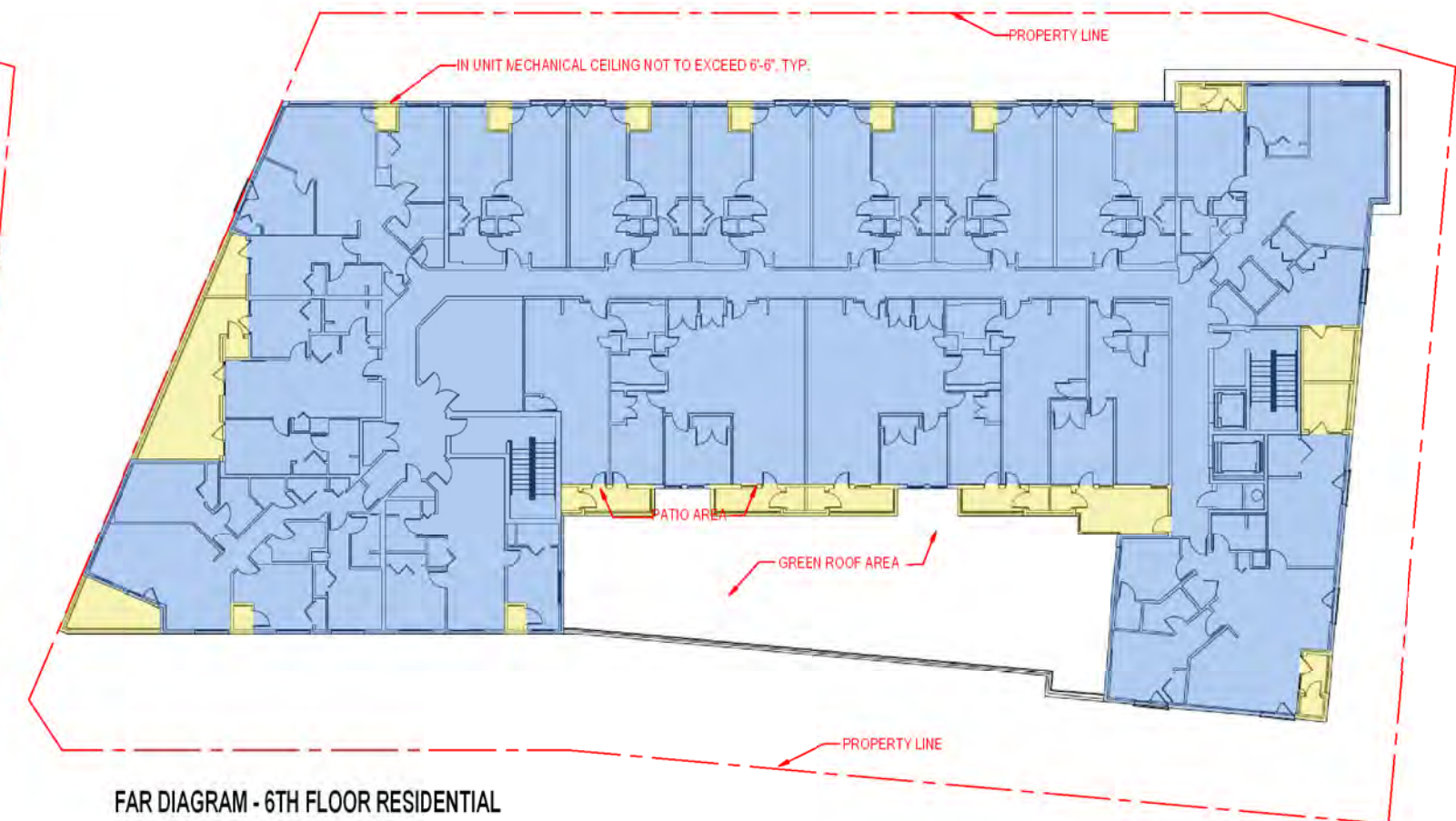
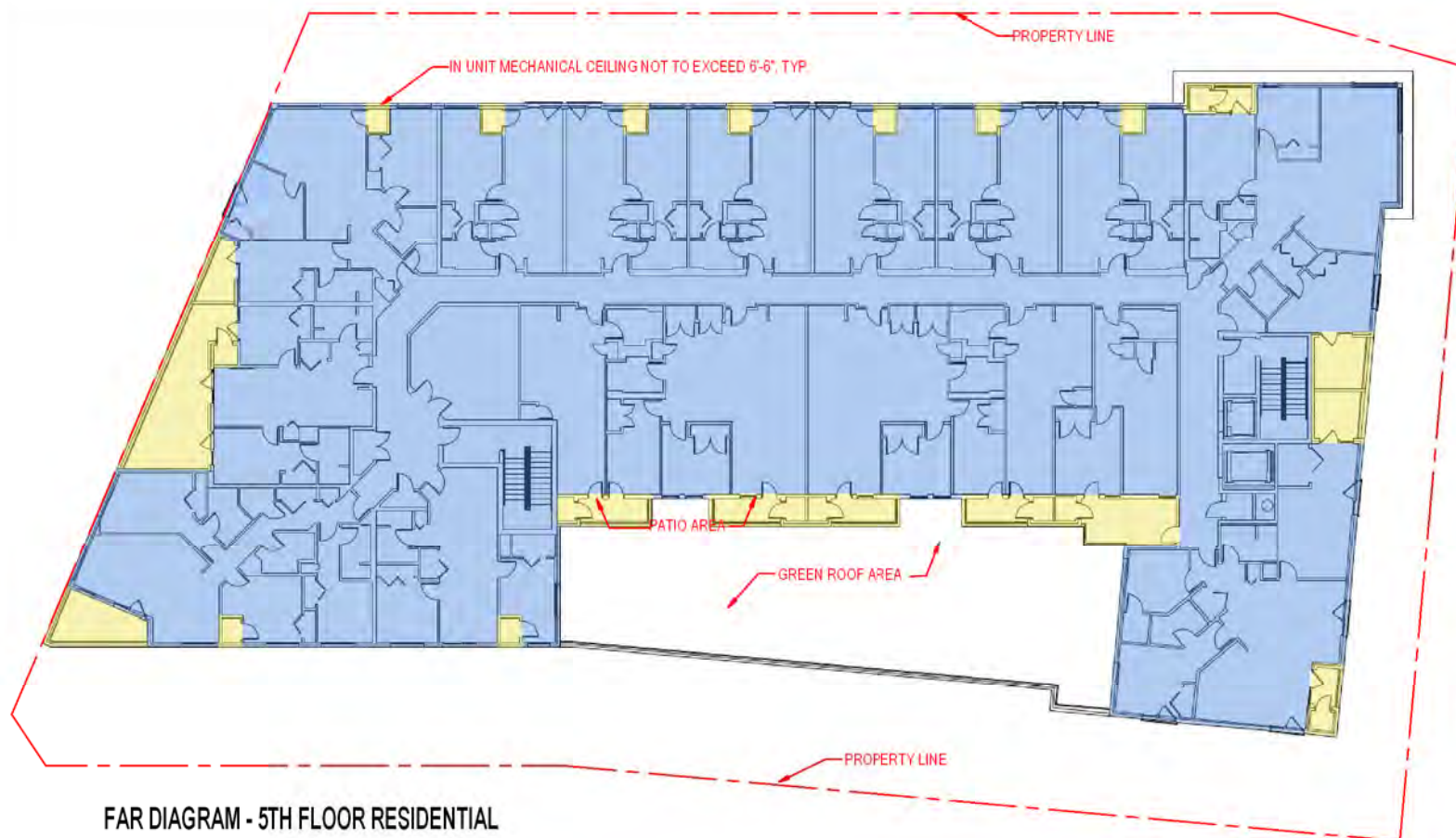


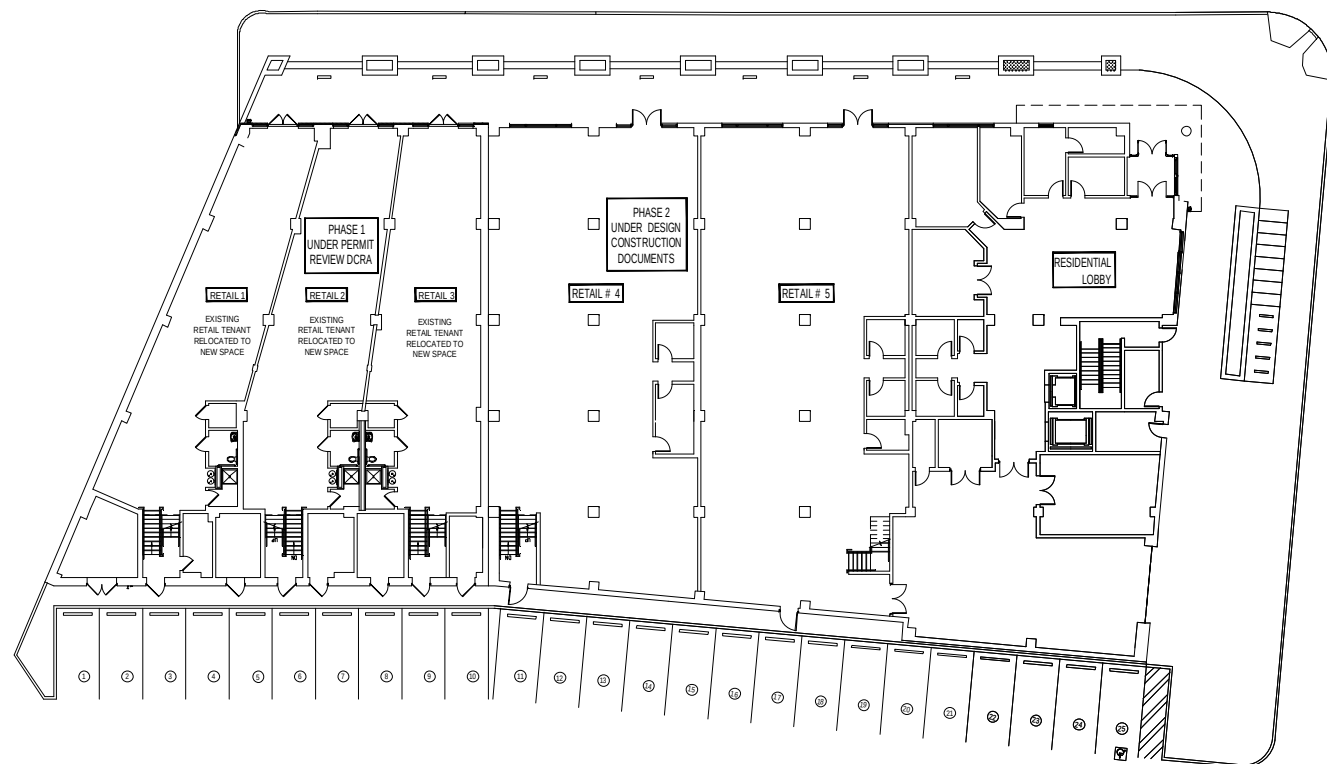


- INCLUDED IN FAR CALCULATION
- EXCLUDED IN FAR CALCULATION
- PENTHOUSE
- GREEN AREAS

RESIDENTIAL FLOOR	STUDIO	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	2	7	4	4	17	17,602.00	0.548
THIRD FLOOR	2	7	4	4	17	17,602.00	0.548
FOURTH FLOOR	2	7	4	4	17	17,602.00	0.548
FIFTH FLOOR	2	7	4	4	17	17,602.00	0.548
SIXTH FLOOR	2	7	4	4	17	17,602.00	0.548
TOTAL PROJECT RESIDENTIAL UNITS	10	35	20	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 (INCLUSIVE OF MEZZANINES)						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 - CONSTRUCTION PHASING DIAGRAM

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SCALE: NTS

DATE: 04/16/2014

2014 Enterprise Green Communities - CRITERIA CHECKLIST

M = Mandatory			
# = Available Optional Points			
1: Integrative Design			
Yes	Maybe		
Y		M	1.1a Green Development Plan: Integrative Design Meeting(s) : Conduct one or more integrative design meetings and submit an Green Development Plan or equivalent documentation:
Y		M	1.1b Green Development Plan: Criteria Documentation Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.
Y		2	1.2a Universal Design (New Construction only) Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC /ANSI A117.1, Type A, Fully Accessible guidelines.
Y		2 or 3	1.2b Universal Design (Substantial and Moderate Rehab only) Design a minimum of 10% of the dwelling units (no fewer than one) in accordance with ICC /ANSI A117.1, Type A, Fully Accessible guidelines [2 points] and, for an additional point, the remainder of the ground-floor units and elevator-reachable units should have accessible unit entrances.
2: Location + Neighborhood Fabric			
Y		M	2.1 Sensitive Site Protection (New Construction only) Do not locate new development, including buildings, built structures, roads, or other parking areas, on portions of sites that meet any of the following provisions: • Land within 100 feet of wetlands, including isolated wetlands or streams • Land on slope greater than 15% • Land with prime soils, unique soils, or soils of state significance • Public parkland • Land that is specifically identified as habitat for any species on federal or state threatened or endangered lists • Land with elevation at or below the 100-year floodplain
Y		M	2.2 Connections to Existing Development and Infrastructure (New Construction only, except for projects located on rural tribal lands, in colonies communities, or in communities of population less than 10,000) Locate project on a site with access to existing roads, water, sewers, and other infrastructure within or contiguous to existing development. Connect the project to the pedestrian grid.
Y		M	2.3 Compact Development (New Construction only) Design and build the project to a density of at least: • Urban /Small Cities: 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater • Suburban / Mid-Size Towns: 7 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater • Rural / Tribal / Small Towns: 5 units per acre for detached or semi-detached housing; 10 units per acre for townhomes; 15 units per acre for apartments
Y		5 or 6	2.4 Compact Development Design and build the project to a density of at least: • Urban /Small Cities: 15 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater [5 points] • Suburban / Mid-Size Towns: 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater [6 points] • Rural / Tribal / Small Towns: 7.5 units per acre for detached or semi-detached housing; 12 units per acre for townhomes; 20 units per acre for apartments [6 points]
Y		M	2.5 Proximity to Services (New Construction only) Locate the project within: • Urban /Small Cities: a 0.25-mile walk distance of at least two OR a 0.5-mile walk distance of at least four of the list of facilities • Suburban / Mid-Size Towns: a 0.5-mile walk distance of at least three OR a 1-mile walk distance of at least six of the list of facilities • Rural / Tribal / Small Towns: two miles of at least two of the list of facilities
Y		M	2.6 Preservation of and Access to Open Space: Rural / Tribal / Small Towns Only (New Construction only) Set aside a minimum of 10% of the total project acreage as open space for use by residents OR locate project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres
Y		3 max	2.7 Preservation of and Access to Open Space Set aside a percentage of the total project acreage as open space for use by residents: 20% [1 point]; 30% [2 points]; and 40% + written statement of preservation / conservation policy for set-aside land [3 points]
Y		5	2.8 Access to Public Transportation Locate the project within: • Urban /Small Cities: a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 76 or more transit rides per weekday and 32 or more transit rides on the weekend • Suburban / Mid-Size Towns: a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 60 or more transit rides per weekday and some type of weekend ride option • Rural / Tribal / Small Towns: 5-mile distance of either a vehicle share program, a dial-a-ride program, an employer van pool, or public-private regional transportation
Y		5	2.9 Walkable Neighborhoods: Connections to Surrounding Neighborhood—Rural / Tribal / Small Towns Connect the project to public spaces, open spaces, and adjacent development by providing at least three separate connections from the project to sidewalks or pathways in surrounding neighborhoods and natural areas.

Y		2	2.11 Brownfield or Adaptive Reuse Site Locate the project on a brownfield or adaptive reuse site. Select either: adaptive reuse site [2 points] or brownfield remediation [2 points]
Y		6	2.12 Access to Fresh, Local Foods Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens; community-supported agriculture; proximity to farmers market
		4	2.13 LEED for Neighborhood Development Certification Locate the project in a Stage 2 Pre-Certified LEED for Neighborhood Development plan or a Stage 3 LEED for Neighborhood Development Certified Neighborhood Development.
3: Site Improvements			
Y		M	3.1 Environmental Remediation Conduct an environmental site assessment to determine whether any hazardous materials are present on site
Y		M	3.2 Erosion and Sedimentation Control (Except for infill sites with buildable area smaller than one acre) Implement EPA's Best Management Practices for erosion and sedimentation control during construction
		M	3.3 Low-Impact Development (New Construction only) Projects located on greenfields must meet the list of low-impact development criteria.
Y		M	3.4 Landscaping Provide new plants (including trees, shrubs, and ground cover) such that at least 50% of area available for landscaping is planted with native or adaptive species, all new plants are appropriate to the site's soil and microclimate, and none of the new plants is an invasive species.
Y		M	3.5 Efficient Irrigation and Water Reuse If irrigation is utilized, install an efficient irrigation or water reuse system.
Y		2 or 6	3.6 Surface Stormwater Management Retain, infiltrate, and/or harvest stormwater on site. Select only one: partial stormwater retention [2 points] or full stormwater retention [6 points]
4: Water Conservation			
Y		M	4.1 Water-Conserving Fixtures Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Toilets — 1.28 gpf; Urinals — 0.5 gpf; Showerheads — 2.0 gpm; Kitchen faucets — 2.0 gpm; Bathroom faucets — 1.5 gpm
Y		6 max	4.2 Advanced Water-Conserving Appliances and Fixtures Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Toilets — 1.2 gpf; Showerheads — 1.5 gpm; Kitchen faucets — 1.5 gpm; Bathroom faucets — 0.5 gpm. Select any, or all, of the options: • Toilets [2 points] • Showerheads [2 points] • Faucets — kitchen and bathroom [2 points]
Y		4 max	4.3 Water Reuse Harvest, treat, and reuse rainwater and /or greywater to meet a portion of the project's water needs. • 10% reuse [1 point] • 30% reuse [3 points] • 20% reuse [2 points] • 40% reuse [4 points]
5: Energy Efficiency			
Y		M	5.1b Building Performance Standard: Multifamily (four stories or more) (New Construction only) Demonstrate compliance with EPA's Multifamily High-Rise program (MFHR) using either the prescriptive or the performance pathway.
Y		M	5.1d Building Performance Standard: Multifamily (four stories or more) (Substantial and Moderate Rehab only) Demonstrate that the final energy performance of the building is equivalent to ASHRAE 90.1-2007
Y		M	5.3 Sizing of Heating and Cooling Equipment Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals, Parts J and S, or ASHRAE handbooks.
Y		M	5.4 ENERGY STAR Appliances If providing appliances, install ENERGY STAR-labeled clothes washers, dishwashers, and refrigerators.
Y		M	5.5a Efficient Lighting: Interior Units Follow the guidance appropriate for the project type: install the ENERGY STAR Advanced Lighting Package (ALP); OR follow the ENERGY STAR MFHR program guidelines, which require that 80% of installed lighting fixtures within units must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; OR if replacing, new fixtures and ceiling fans must meet or exceed ENERGY STAR efficiency levels.
Y		M	5.5b Efficient Lighting: Common Areas and Emergency Lighting Follow the guidance appropriate for the project type: use ENERGY STAR-labeled fixtures or any equivalent high-performance lighting fixtures and bulbs in all common areas; OR if replacing, new common space and emergency lighting fixtures must meet or exceed ENERGY STAR efficiency levels. For emergency lighting, if installing new or replacing, all exit signs shall meet or exceed LED efficiency levels and conform to local building codes.
Y		M	5.5c Efficient Lighting: Exterior Follow the guidance appropriate for the project type: install ENERGY STAR-qualified fixtures or LEDs with a minimum efficacy of 45 lumens / watt; OR follow the ENERGY STAR MFHR program guidelines, which require that 80% of outdoor lighting fixtures must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; OR if replacing, install ENERGY STAR compact fluorescents or LEDs with a minimum efficacy of 45 lumens / watt.
Y		M	5.6a Electricity Meter (New Construction and Substantial Rehab only) Install individual or sub-metered electric meters in all dwelling units.
Y		5	5.8 Advanced Metering Infrastructure Site, design, engineer, and wire the development to accommodate installation of smart meters and /or be able to interface with smart grid systems in the future.
6: Materials Beneficial to the Environment			
Y		M	6.1 Low / No VOC Paints and Primers All interior paints and primers must be less than or equal to the following VOC levels: Flats — 50 g/L; Non-flats — 50 g/L; Floor — 100 g/L
Y		M	6.2 Low / No VOC Adhesives and Sealants All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.
Y		M	6.3 Construction Waste Management Commit to following a waste management plan that reduces non-hazardous construction and demolition waste by at least 25% by weight through recycling, salvaging, or diversion strategies.

Y		5 max	6.4 Construction Waste Management: Optional Determine percentage of waste diversion and earn all points below that threshold: • 35% waste diversion [1 point] • 65% waste diversion [1 point] • 45% waste diversion [1 point] • 75% waste diversion [1 point] • 55% waste diversion [1 point]
Y		5	6.5 Recycling Storage for Multifamily Project Provide one or more easily accessible, permanent areas for the collection and storage of materials for recycling.
			6.6 Recycled Content Material Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content. Select from the following: • Framing materials [1 point] • Exterior materials: siding, masonry, roofing [1 point] • Concrete / cement and aggregate [1 point] • Drywall / interior sheathing [1 point] • Flooring materials [1 point]
Y		5 max	6.7 Regional Material Selection Use products that were extracted, processed, and manufactured within 500 miles of the home or building for a minimum of 50% of the building material value (based on cost). Select any or all of these options: • Framing materials [1 point] • Exterior materials: siding, masonry, roofing [1 point] • Concrete / cement and aggregate [1 point] • Drywall / interior sheathing [1 point] • Flooring materials [1 point]
Y		5	6.8 Certified, Salvaged, and Engineered Wood Products Commit to using wood products and materials of at least 25% that are (by cost): FSC-certified, salvaged products, or engineered framing materials without urea-formaldehyde binders.
Y		1 or 3	6.9a Reduced Heat-Island Effect: Roofing Use Energy Star-compliant roofing or install a "green" (vegetated) roof for at least 50% of the roof area. Select only one: cool roof [3 points] or green roof [1 point]
Y		2	6.9b Reduced Heat-Island Effect: Paving Use light-colored, high-albedo materials and /or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site's hardscaped area.

WHEELER RENAISSANCE – OVERVIEW ‘GREEN’ AND ENERGY EFFICIENT DESIGN ELEMENTS

GENERAL SITE CONSTRUCTION		BUILDING CONSTRUCTION – MATERIALS	
• NEW STORM WATER FILTRATION • POROUS PAVEMENT SYSTEM • CONDENSATE / WATER COLLECTION SYSTEM FOR RECYCLING RE-USE • USE OF PAVER SYSTEM FOR RETAIL SIDEWALK	• GREEN ROOF / PATIO AREAS • NEW STREET TREE INSTALLATION • EXISTING STREET LIGHT HEAD REPLACEMENTS • EXISTING SIDEWALK REPAIRS	• METAL FRAMING – WALLS / FLOORS • BRICK / MASONRY / METAL • INSULATION - THERMAL • WINDOWS – LOW ‘E’ TINTED GLASS • DOORS – THERMAL RATED • USE OF RECYCLED MATERIALS	• EXTERIOR LED / FLUORESCENT LIGHTING • HVAC SYSTEM W/ HIGH SEER VALUES • HIGH EFFICIENCY ELEVATOR • CONCRETE
BUILDING AMENITIES		BUILDING GENERAL INTERIORS	
• ASSOCIATION WITH CAPITOL BIKE SHARE PROGRAM • DIRECT METRO ACCESS • INSTALLATION OF EXTERIOR AND INTERIOR BIKE STORAGE	• RESIDENT ACCESS TO GREEN ROOF / PATIO AREAS • EFFICIENT IRRIGATION AND WATER RE-USE • RECYCLING TRASH AREA	• WATER SAVING FIXTURES • LED / FLUORESCENT LIGHTING FIXTURES • LOW / NO VOC PAINT – SEALANTS • USE OF SMART LIGHTING CONTROLS	• IN COOPERATION WITH PEPCO FOR THE INSTALLATION OF SMART POWER METERS • ENERGY EFFICIENT ELEVATORS
UNIT INTERIORS			
MATERIALS: • DOORS – THERMAL RATED • WINDOWS – LOW ‘E’ GLASS • INSULATION – THERMAL / SOUND • WOOD / METAL FRAMING • WALLS / FLOORS / CEILINGS • CONCRETE / GYPCRETE • CMU / MASONRY	UNIT SYSTEMS • HVAC SYSTEM WITH HIGH SEER EFFICIENCY • VENTILATION SYSTEM • SMART THERMOSTAT CONTROL • LED / FLUORESCENT LIGHTING • USE OF SMART LIGHTING CONTROLS • FIRE PROTECTION	EQUIPMENT • APPLIANCES – ENERGY STAR RATED - REFRIGERATOR - STOVE - DISHWASHER - WASHER / DRYER • ENERGY STAR WATER HEATER • WATER SAVING BATH / KITCHEN FIXTURES – LOW FLOW	FINISHES • LOW / NO VOC PAINT AND SEALANTS • CERAMIC TILE / CARPET / WOOD FLOORING • NATURAL MATERIAL COUNTER TOPS • WOOD CABINETS • WOOD TRIMS / CASING

Address

#129 Wheeler Road SE Washington DC

Ward

8

Lot

820

Square

5925

Zoning District

SE

Other / BZA Order

enter sq ft of lot

32,104

multiplier

SCORE

0.429

Lot size (enter this value first) *

Landscape 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

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

0

0.6

3

Bioretention facilities

enter sq ft

0

0.4

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

180

0.2

36.2

2

Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)

enter number of plants

0

0

0.3

-

3

Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees

55

550

0.5

275.0

4

Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.6

-

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

0.7

-

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

-

7

Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree

enter number of trees

0

0

0.7

-

8

Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter sq ft

0

0.8

-

9

Vegetated wall, plantings on a vertical surface

enter sq ft

0

0.6

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

enter sq ft

3,080

0.6

1,841.4

2

Over at least 8" of growth medium

enter sq ft

9,325

0.8

7,379.6

D

Permeable Paving***

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

3,853

0.4

1,102.2

2

Permeable paving over at least 24" of soil or gravel

enter sq ft

4,802

0.5

2,201.0

E

Other

1

Enhanced tree growth systems***

enter sq ft

0

0.4

-

2

Renewable energy generation

enter sq ft

0

0.5

-

3

Approved water features

enter sq ft

0

0.2

-

sub-total of sq ft =

20,182

H

Bonuses

1

Native plant species

enter sq ft

9,300

0.1

950.0

2

Landscaping in food cultivation

enter sq ft

0

0.1

-

3

Harvested stormwater irrigation

enter sq ft

0

0.1

-

Green Area Ratio numerator =

13,785

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

Total square footage of all permeable paving and enhanced tree growth

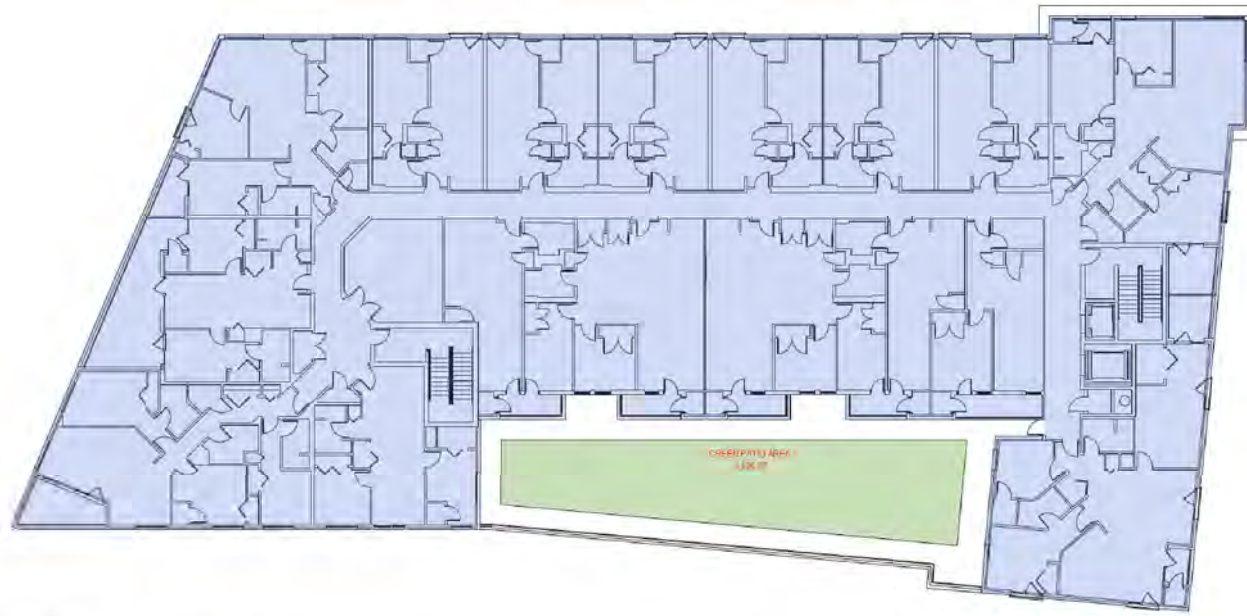
3,303

WHEELER RENAISSANCE - GREEN AREA RATIO (GAR) SCORESHEET

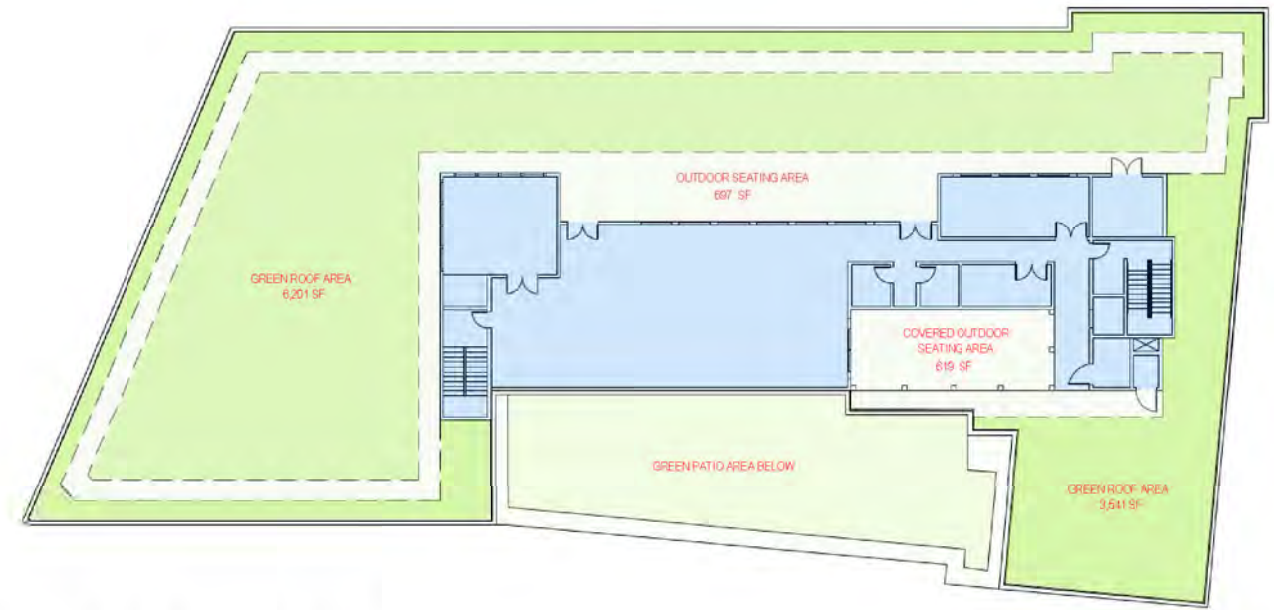
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SCALE: NTS

DATE: 04/16/2014



GAR DIAGRAM - 2ND FLOOR RESIDENTIAL

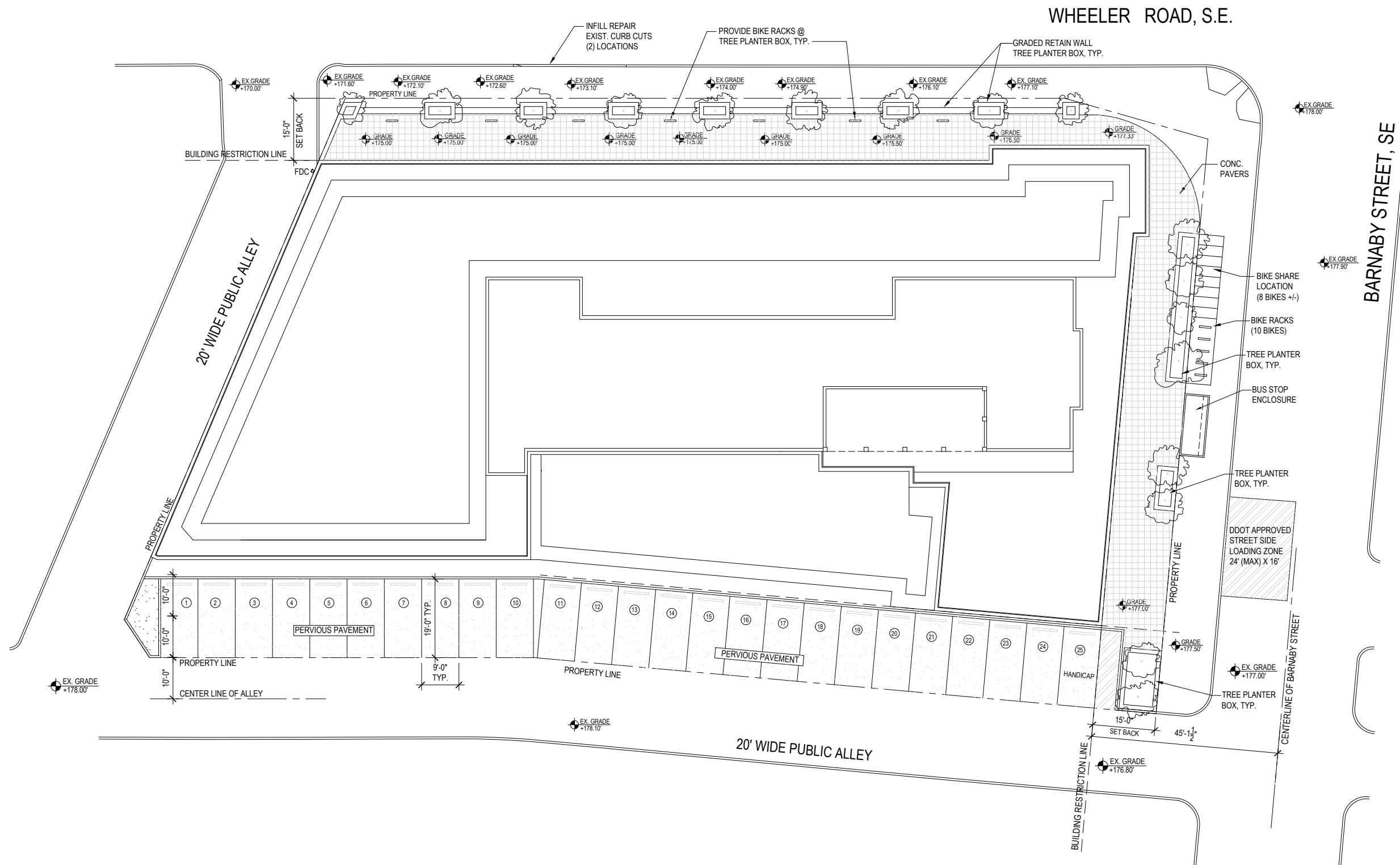


GAR DIAGRAM - PENTHOUSE / ROOF



FAR DIAGRAM - SITE PLAN

PROJECT GREEN AREAS	TOTAL SF PER FLOOR
FIRST FLOOR - TREE PLANTERS	304 SF
FIRST FLOOR - POROUS PAVERS	4,511 SF
FIRST FLOOR TOTAL	4,815 SF
SECOND FLOOR - GREEN ROOF AREA	1,495 SF
SECOND FLOOR TOTAL	1,495 SF
ROOF / PENTHOUSE - GREEN ROOF	9,742 SF
ROOF / PENTHOUSE - TOTAL	9,742 SF
PROJECT TOTAL	16,052 SF



A-001



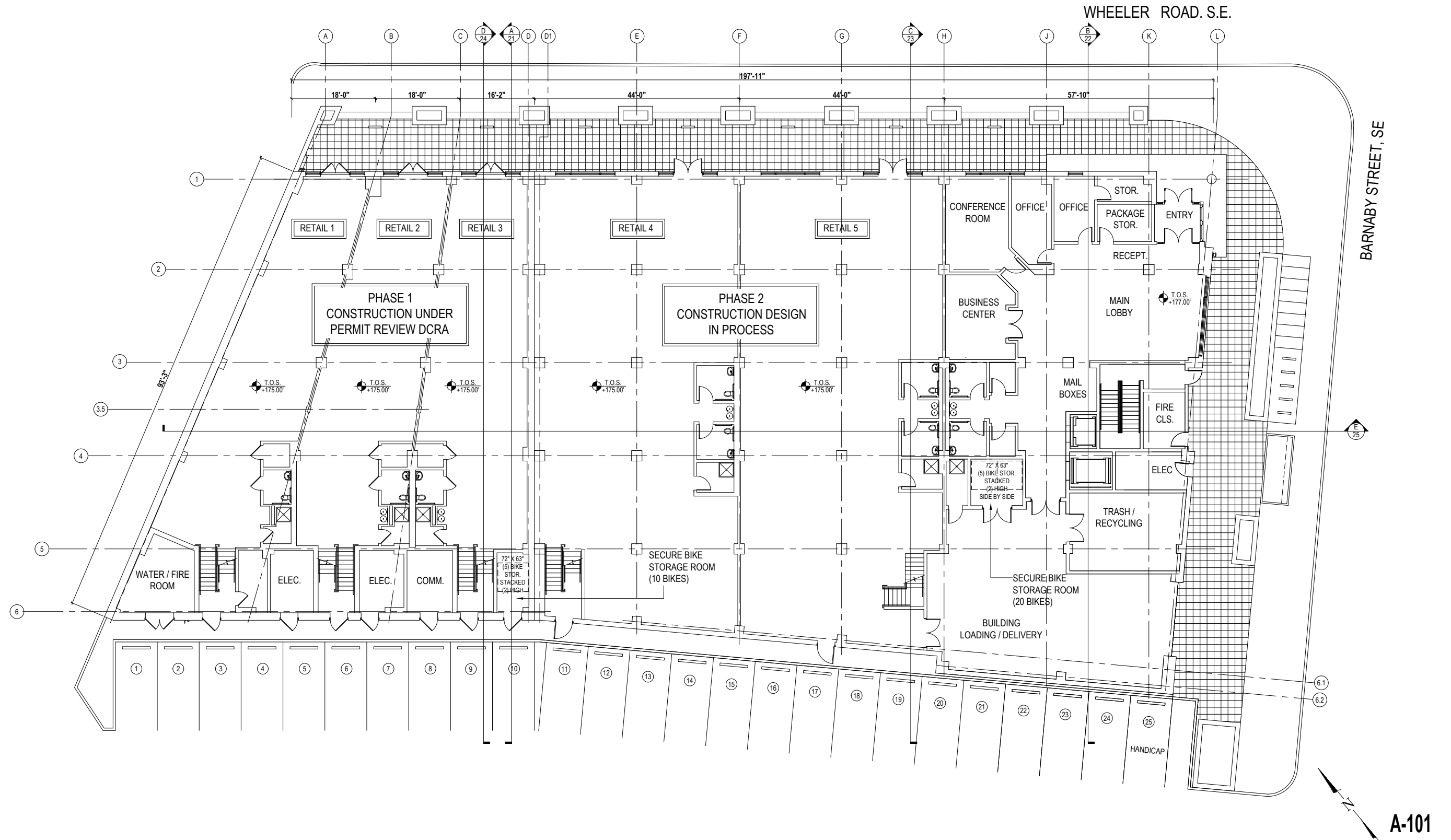
WHEELER RENAISSANCE - OVERALL SITE PLAN

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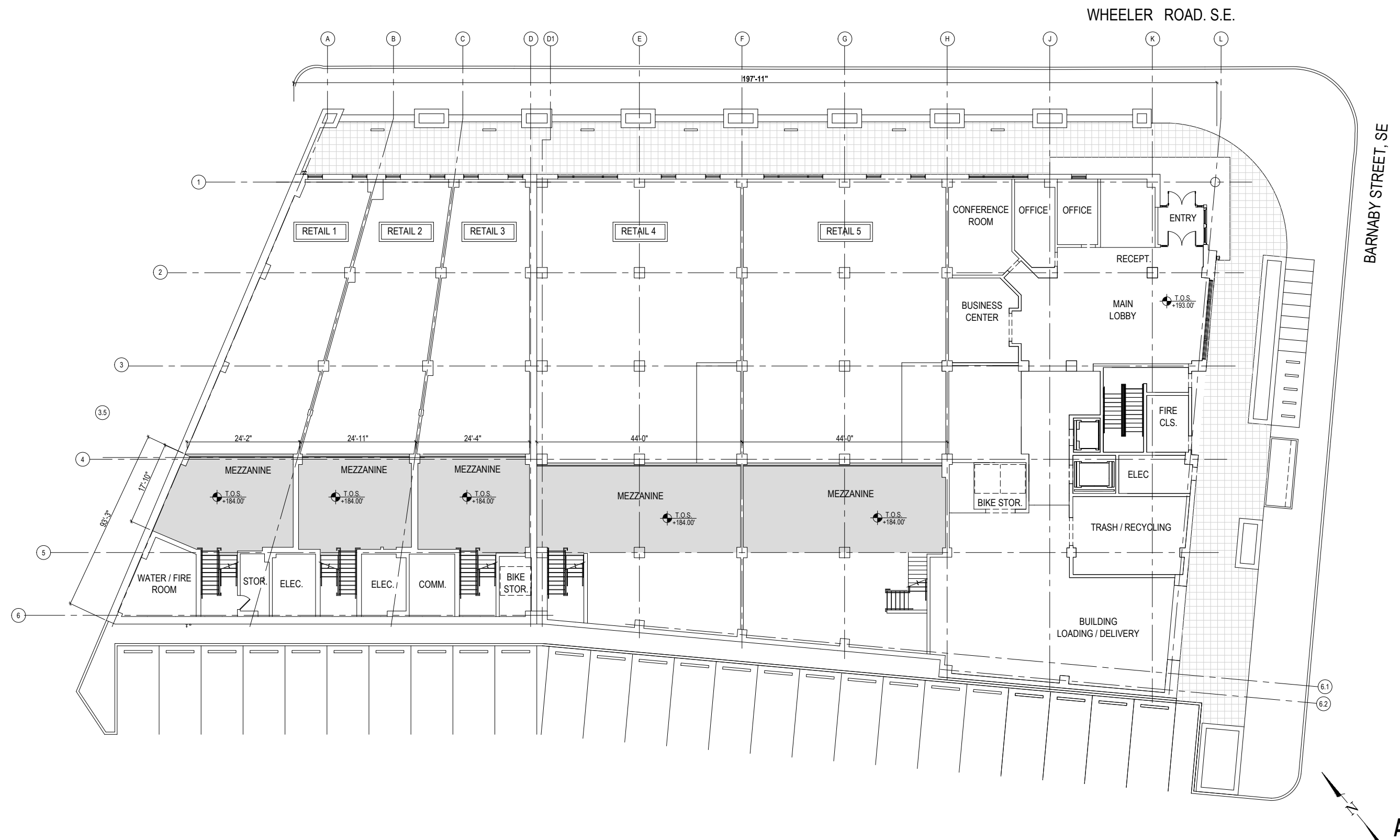
WHEELER RENAISSANCE - 1ST FLOOR PLAN - RETAIL / RESIDENTIAL ENTRY LOBBY

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SCALE: 0 6' 12' 24'

DATE: 04/16/2014

NOTE: THE LAYOUT AS SHOWN IN FOR GRAPHICAL / ORIENTATION PURPOSES - SUBJECT TO ADJUSTMENT



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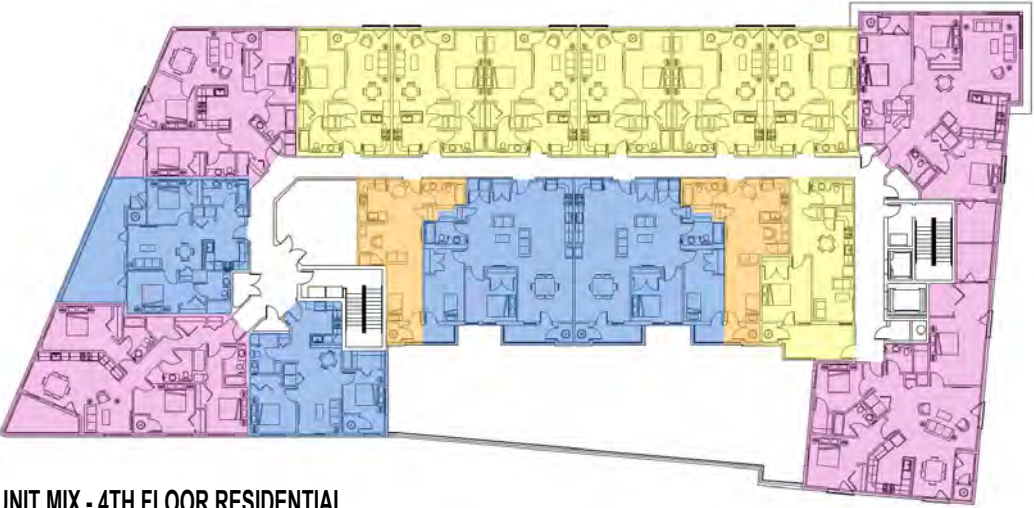


WHEELER RENAISSANCE - 1ST FLOOR PLAN - MEZZANINE @ RETAIL 1-5

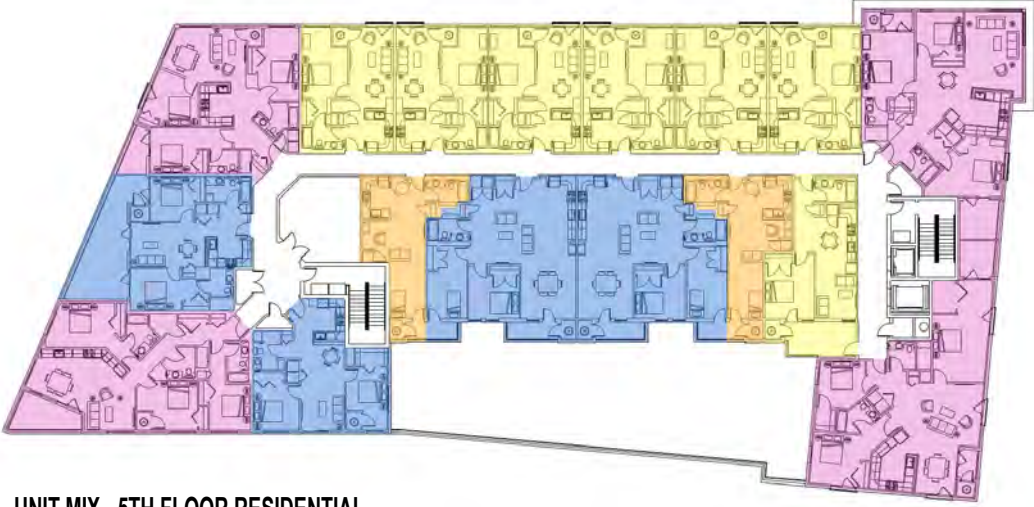
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SCALE: 0 6' 12' 24'

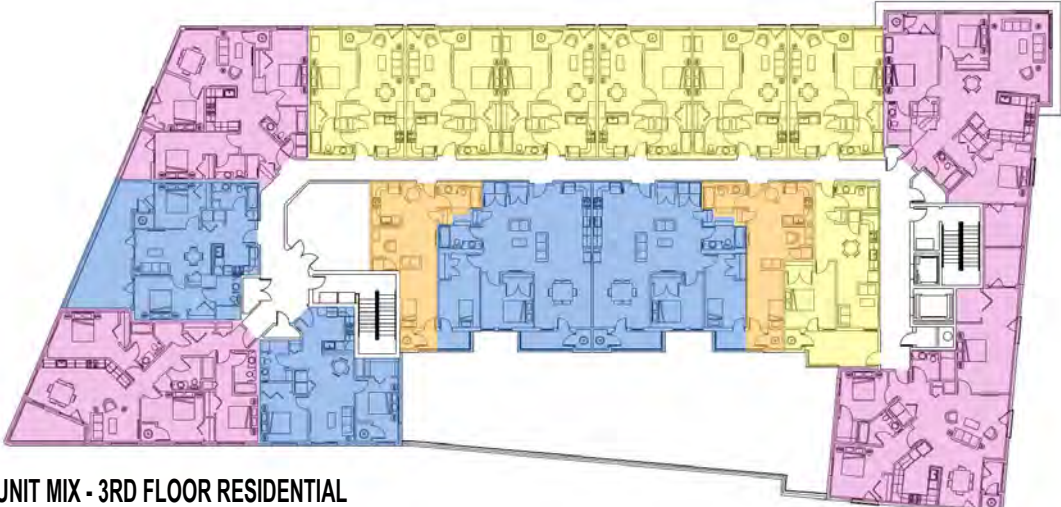
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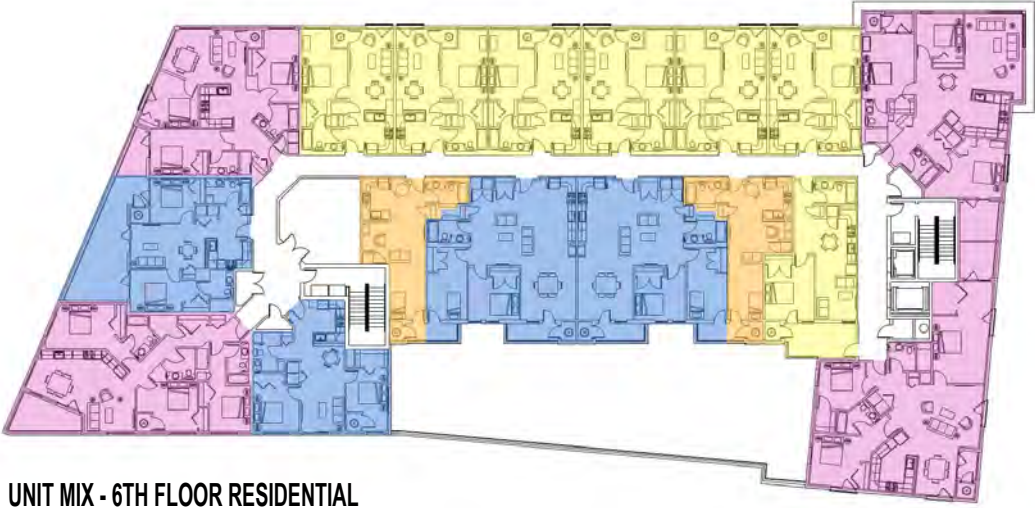
UNIT MIX - 4TH FLOOR RESIDENTIAL



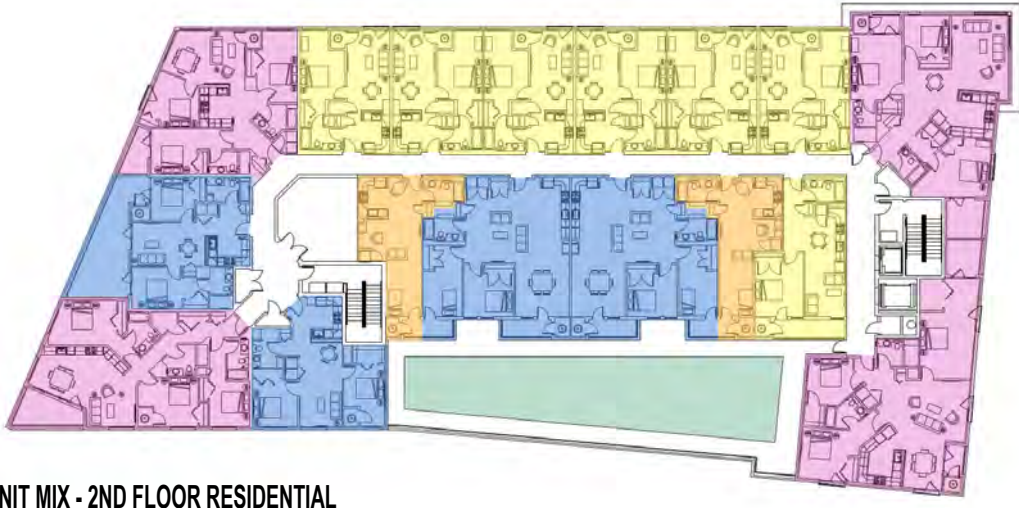
UNIT MIX - 5TH FLOOR RESIDENTIAL



UNIT MIX - 3RD FLOOR RESIDENTIAL



UNIT MIX - 6TH FLOOR RESIDENTIAL



UNIT MIX - 2ND FLOOR RESIDENTIAL

UNIT MIX PER FLOOR

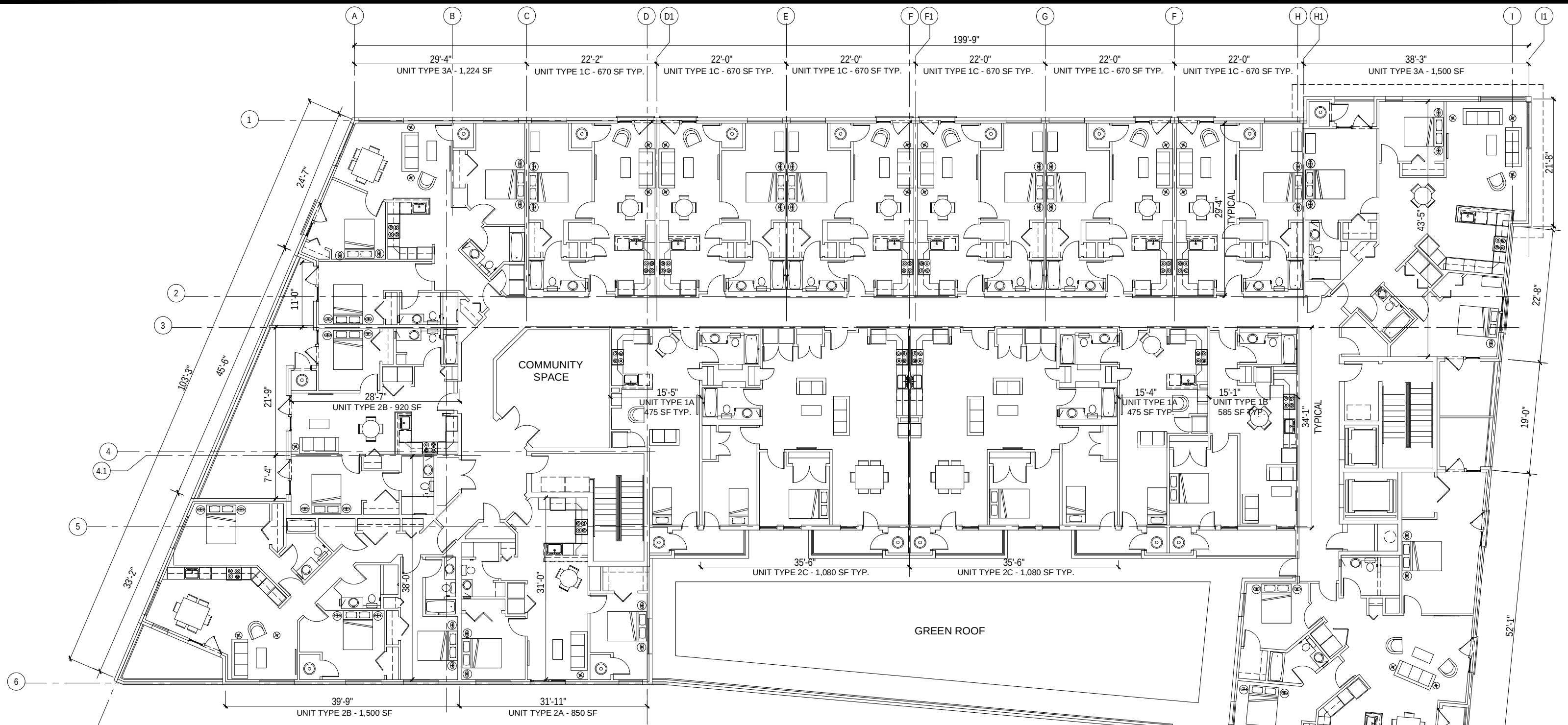
- | | |
|--------------------------------|------------------------|
| 2 - STUDIO UNITS | - ANSI TYPE 'A' OR 'B' |
| 7 - ONE BEDROOM / ONE BATH | - ANSI TYPE 'A' OR 'B' |
| 3 - TWO BEDROOM / ONE BATH | - ANSI TYPE 'A' OR 'B' |
| 1 - TWO BEDROOM / TWO BATH | - ANSI TYPE 'A' OR 'B' |
| 3 - THREE BEDROOM / TWO BATH | - ANSI TYPE 'A' OR 'B' |
| 1 - THREE BEDROOM / THREE BATH | - ANSI TYPE 'A' OR 'B' |

17 UNITS PER FLOOR

85 - TOTAL PROJECT - 100% AFFORDABLE UNITS

- STUDIO UNIT - 475 SF
- 1 - BEDROOM UNIT - 585 - 670 SF
- 2 - BEDROOM UNIT - RANGES FROM 781 - 1,080 SF
- 3 - BEDROOM UNIT - RANGES FROM 1,224 - 1,575 SF

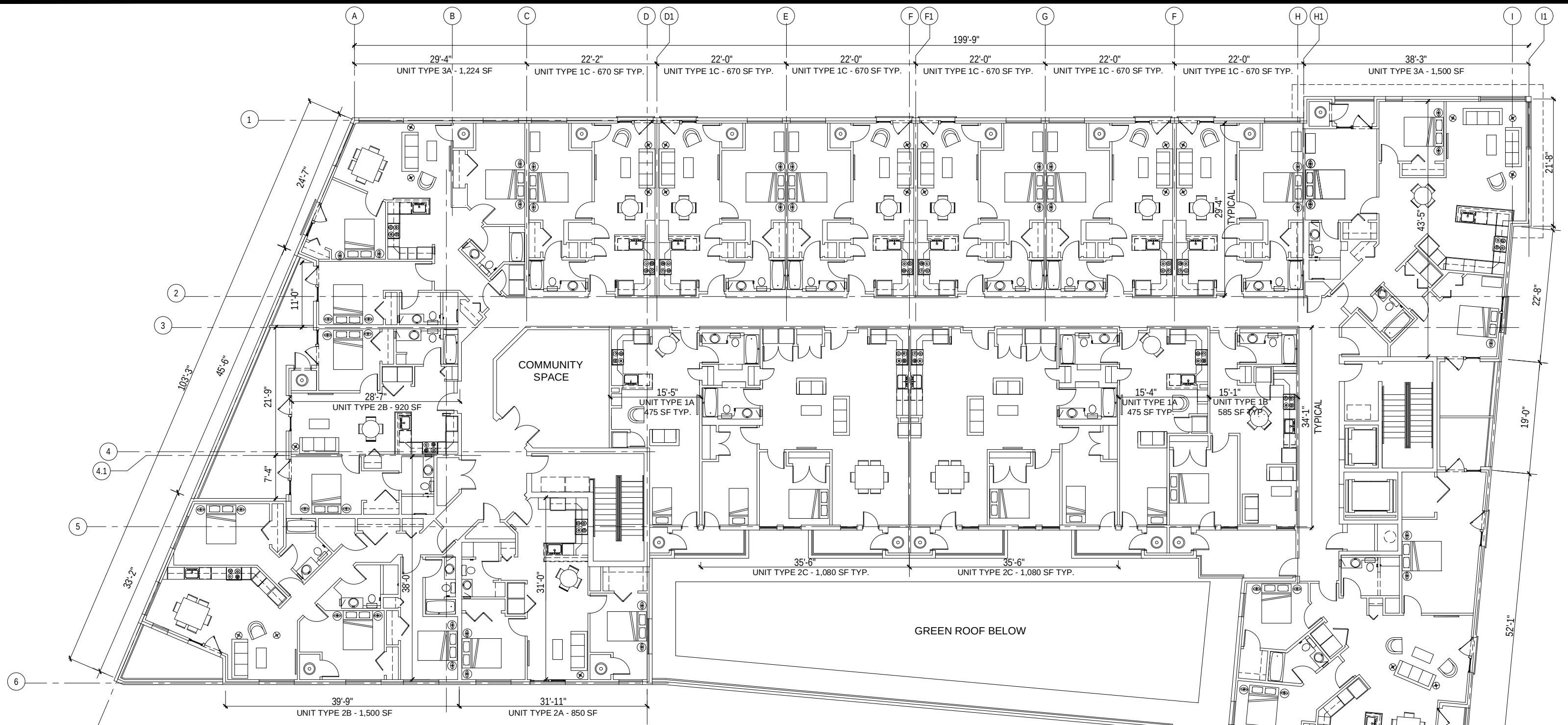
NOTE: UNIT LAYOUT SHOWN FOR GRAPHICAL / ORIENTATIONAL PURPOSES - SUBJECT TO ADJUSTMENT



AFFORDABLE TYPICAL UNIT AMENITIES TO BE PROVIDED:

ITEM	NOTES
ALL APPLIANCES - ENERGY STAR RATED	STOVE / REFRIGERATOR / OVERHEAD VENT
WASHER / DRYER	FRONT LOADED AS NECESSARY FOR ANSI UNITS
DISHWASHER / GARBAGE DISPOSAL	ENERGY EFFICIENT
PANTRY CABINETS	STANDARD IN 3 BEDROOM FAMILY UNITS
WATER SAVING FIXTURES	ALL KITCHENS / BATHROOMS
INDEPENDANT UNIT HVAC / SMART CONTROLS	ENERGY EFFICIENT SEER VALUE
LED / FLUORESCENT LIGHTING	USE OF SMART LIGHTING CONTROLS
IN UNIT ACCESS TO OUTSIDE FRESH AIR	ALL UNITS PROVIDE EITHER PATIO / BALCONY / VERANDA

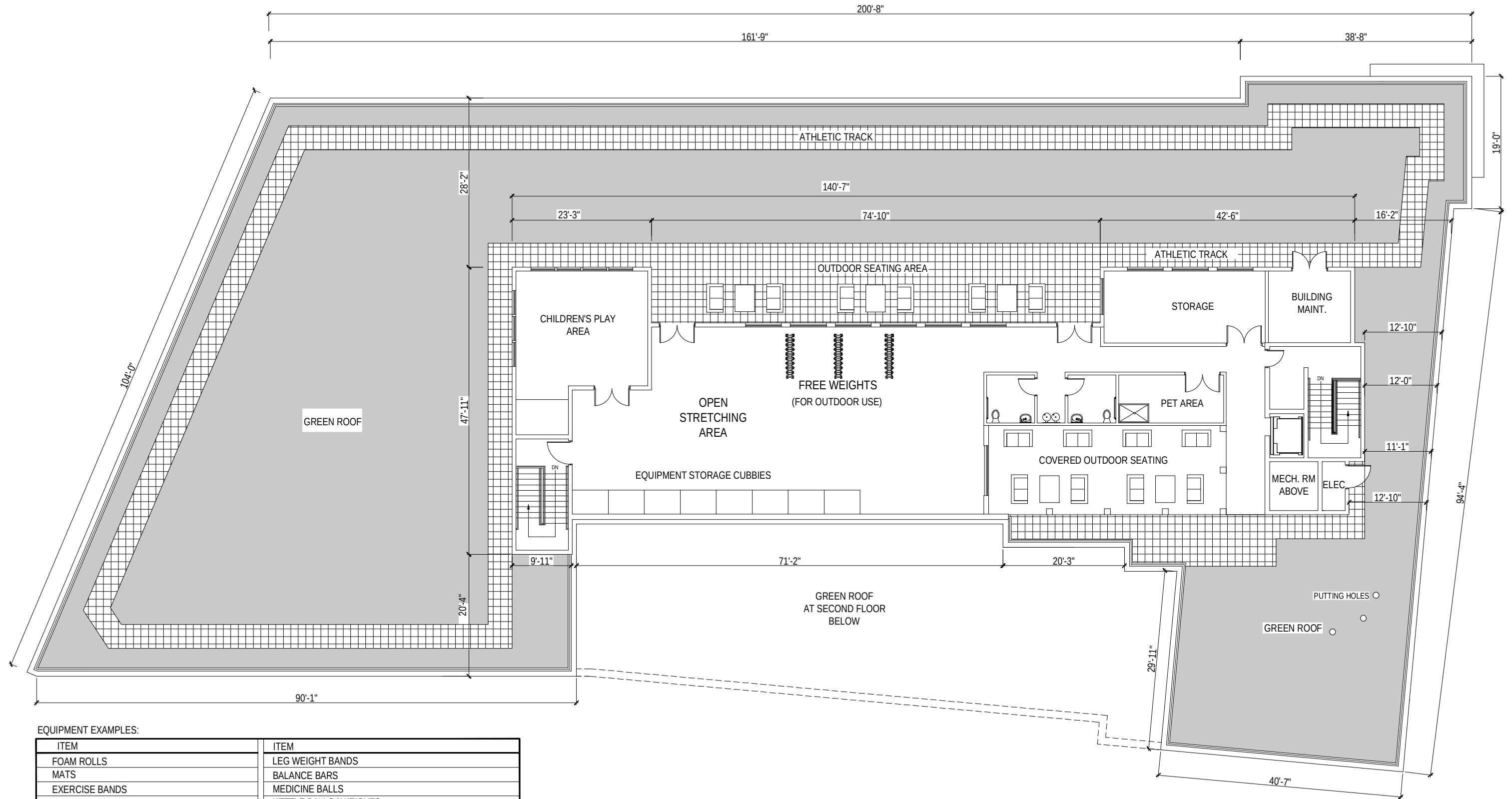
***UNIT LAYOUT SHOWN FOR GRAPHICAL / ORIENTATIONAL PURPOSES - SUBJECT TO ADJUSTMENT



AFFORDABLE TYPICAL UNIT AMENITIES TO BE PROVIDED:

ITEM	NOTES
ALL APPLIANCES - ENERGY STAR RATED	STOVE / REFRIGERATOR / OVERHEAD VENT
WASHER / DRYER	FRONT LOADED AS NECESSARY FOR ANSI UNITS
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IN UNIT ACCESS TO OUTSIDE FRESH AIR	ALL UNITS PROVIDE EITHER PATIO / BALCONY / VERANDA

***UNIT LAYOUT SHOWN FOR GRAPHICAL / ORIENTATIONAL PURPOSES - SUBJECT TO ADJUSTMENT



EQUIPMENT EXAMPLES:

ITEM	ITEM
FOAM ROLLS	LEG WEIGHT BANDS
MATS	BALANCE BARS
EXERCISE BANDS	MEDICINE BALLS
JUMP ROPES	KETTLE BALLS / WEIGHTS
STEPPERS	HULA HOOPS
BALANCE BALLS	ENERGY EFFICIENT

***PENTHOUSE LAYOUT SHOWN FOR GRAPHICAL / ORIENTATIONAL PURPOSES - SUBJECT TO ADJUSTMENT

WHEELER RENAISSANCE - PENTHOUSE PLAN

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SCALE: 0 12' 24'

DATE: 05/27/2014

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