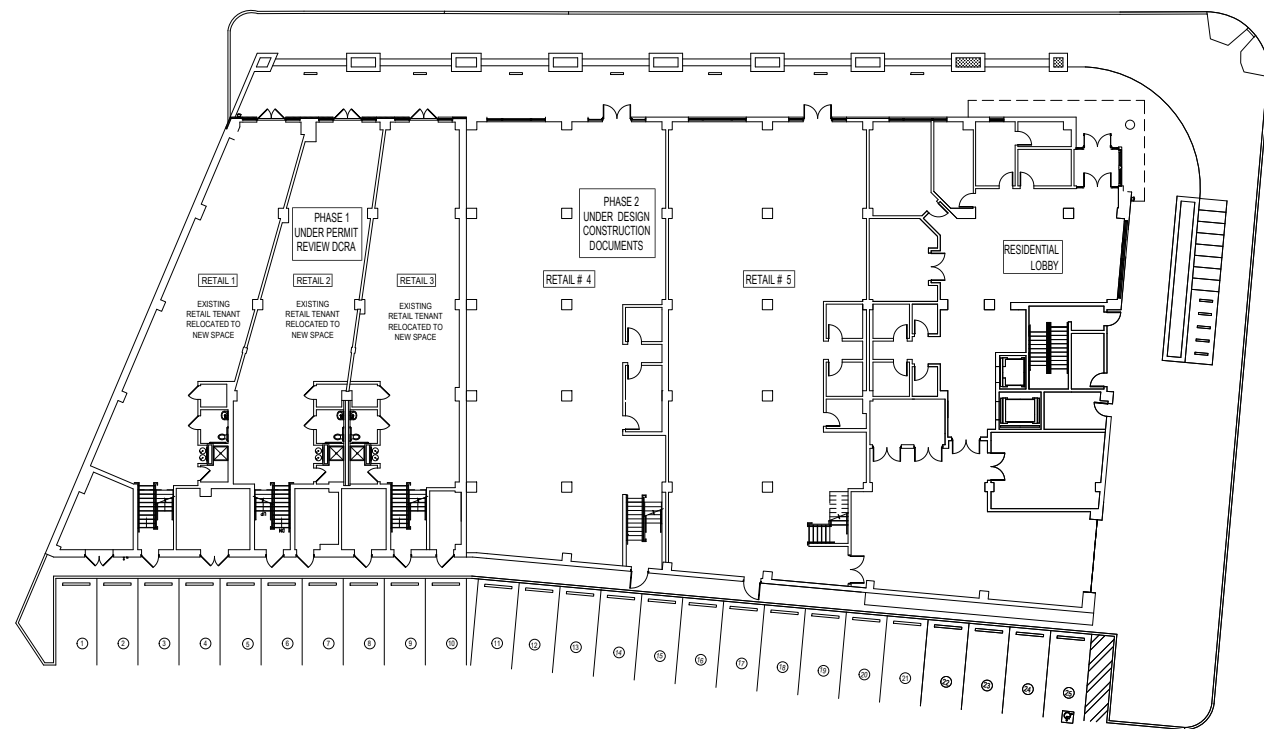


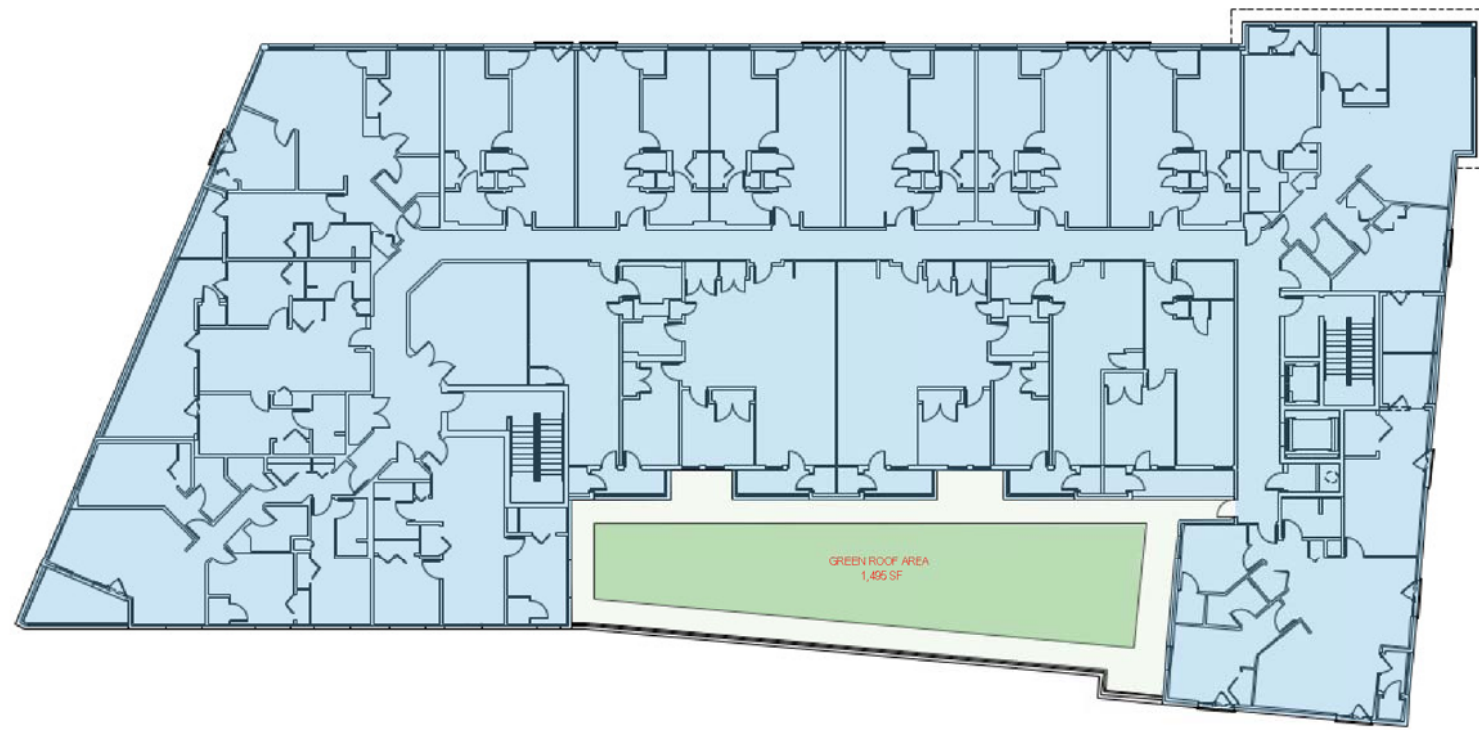


WHEELER RENAISSANCE - CONSTRUCTION PHASING DIAGRAM

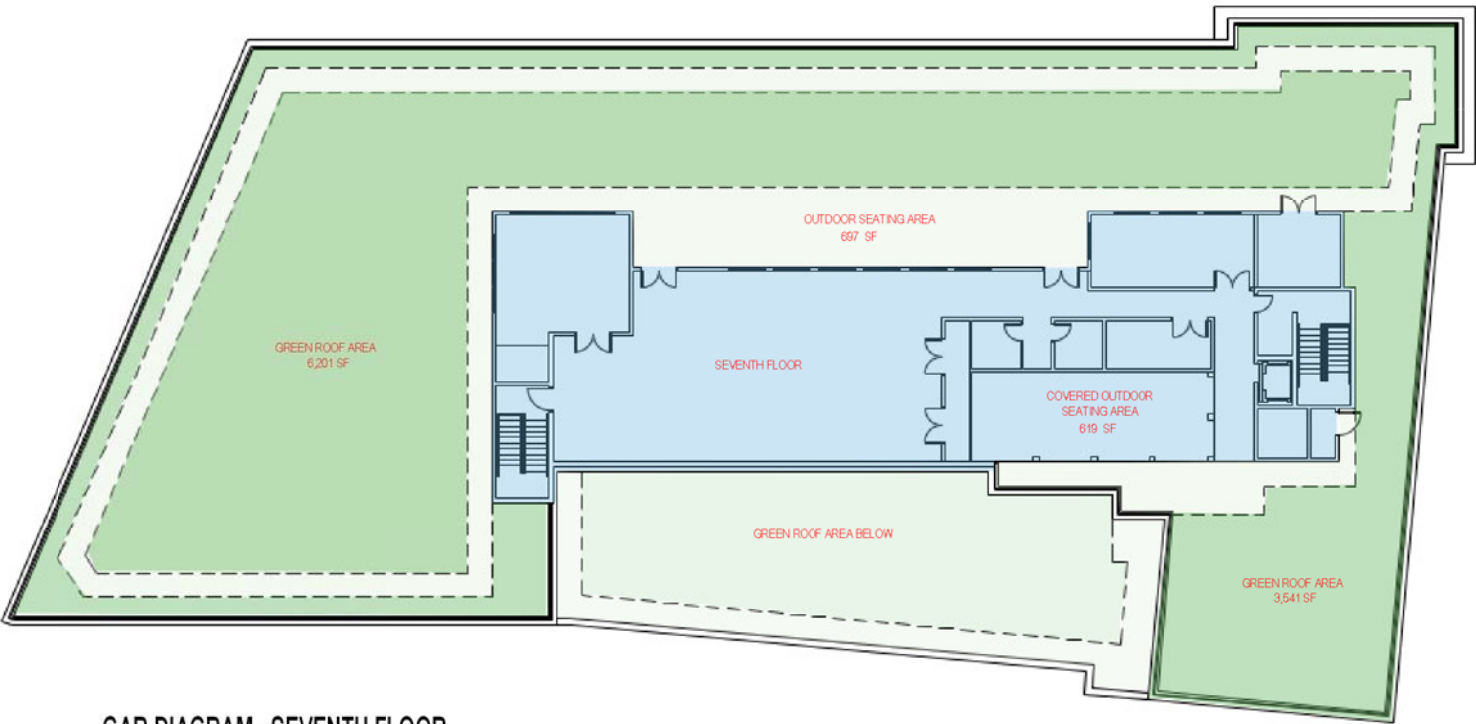
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SCALE: NTS

DATE: 06/09/2014



GAR DIAGRAM - 2ND FLOOR RESIDENTIAL

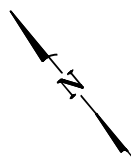


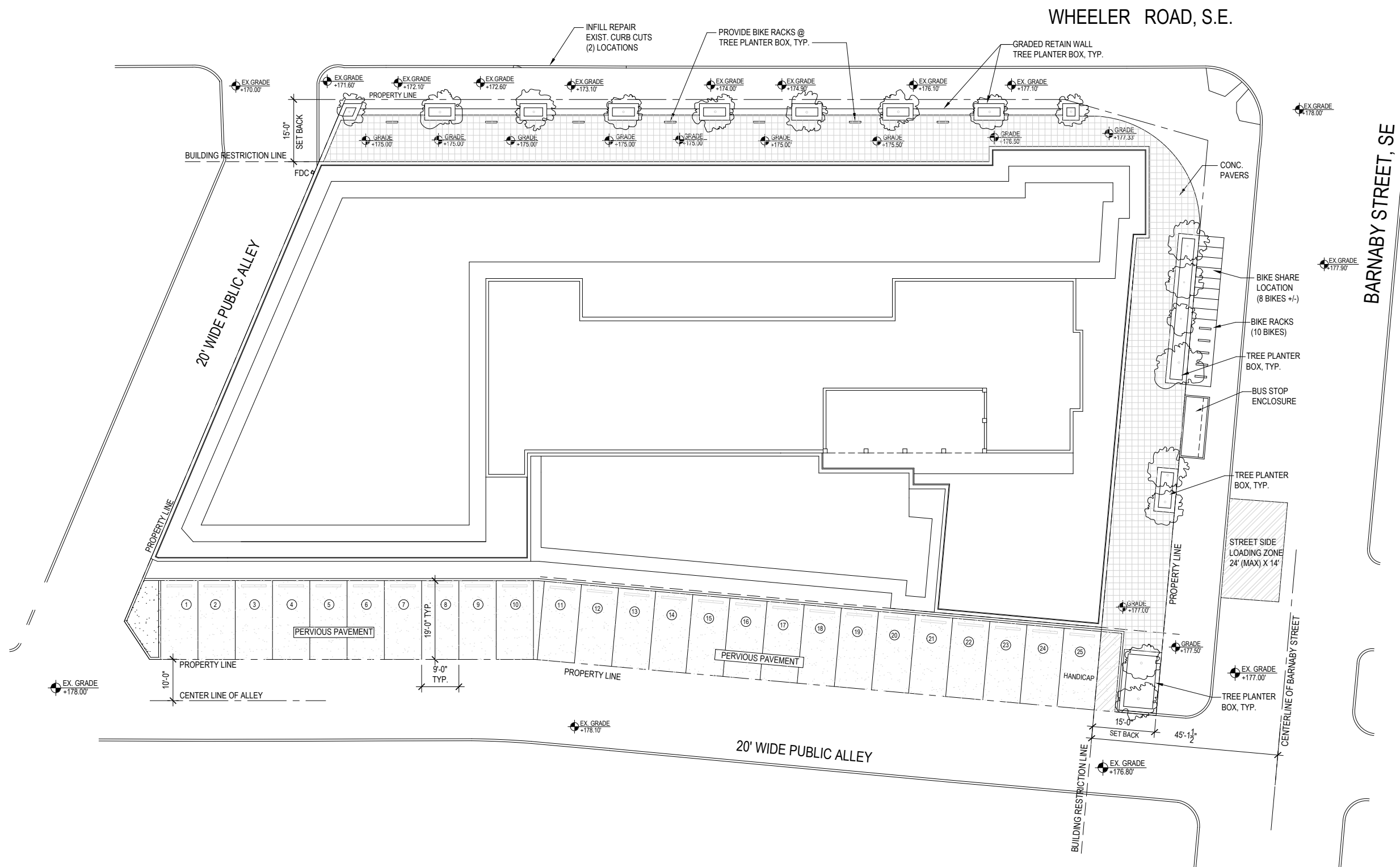
GAR DIAGRAM - SEVENTH FLOOR



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 / SEVENTH FLOOR - GREEN ROOF	9,742 SF
ROOF / SEVENTH FLOOR - TOTAL	9,742 SF
PROJECT TOTAL	16,052 SF





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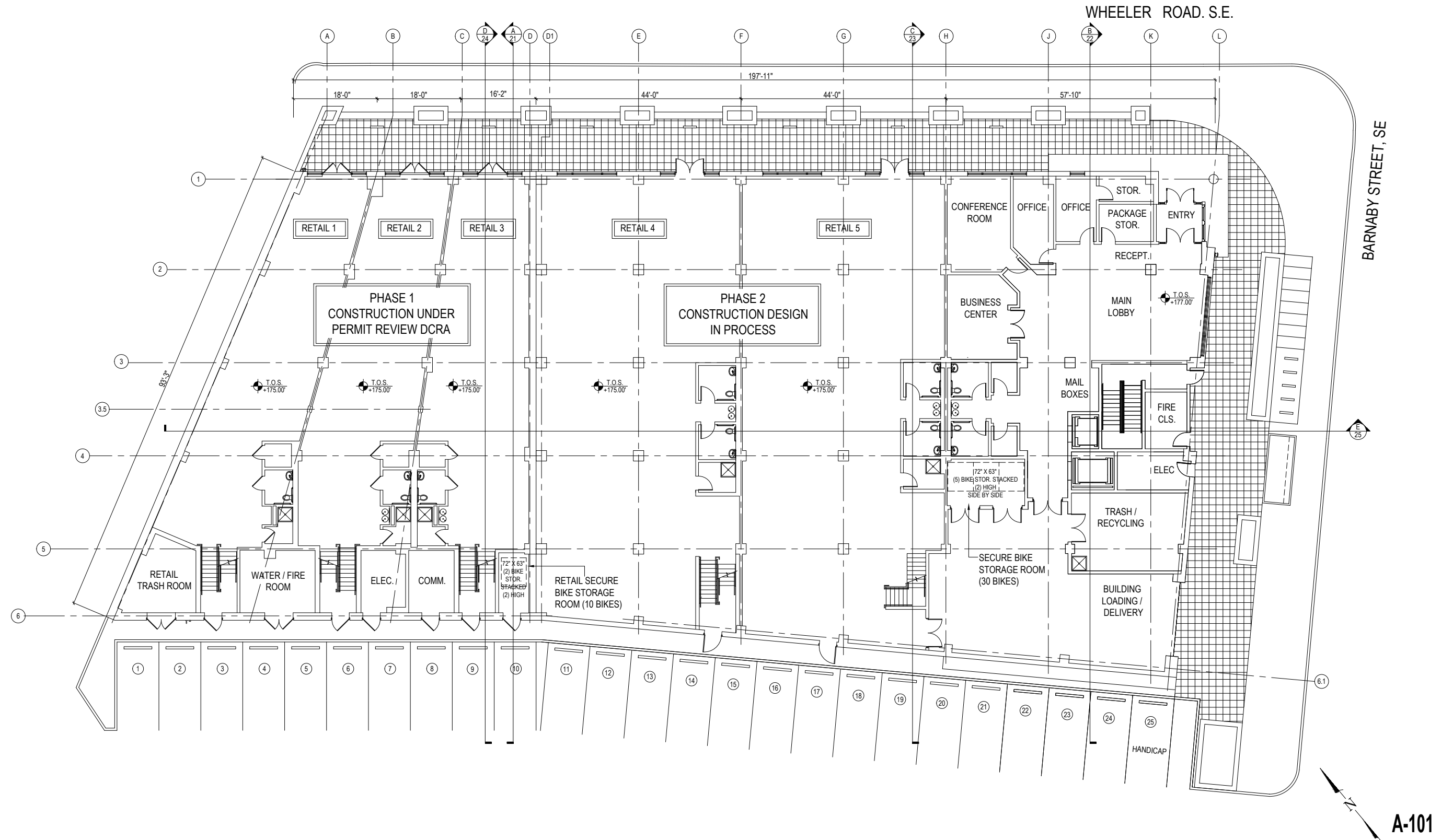
WHEELER RENAISSANCE - OVERALL SITE PLAN

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SCALE: NTS

DATE: 05/27/2014

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



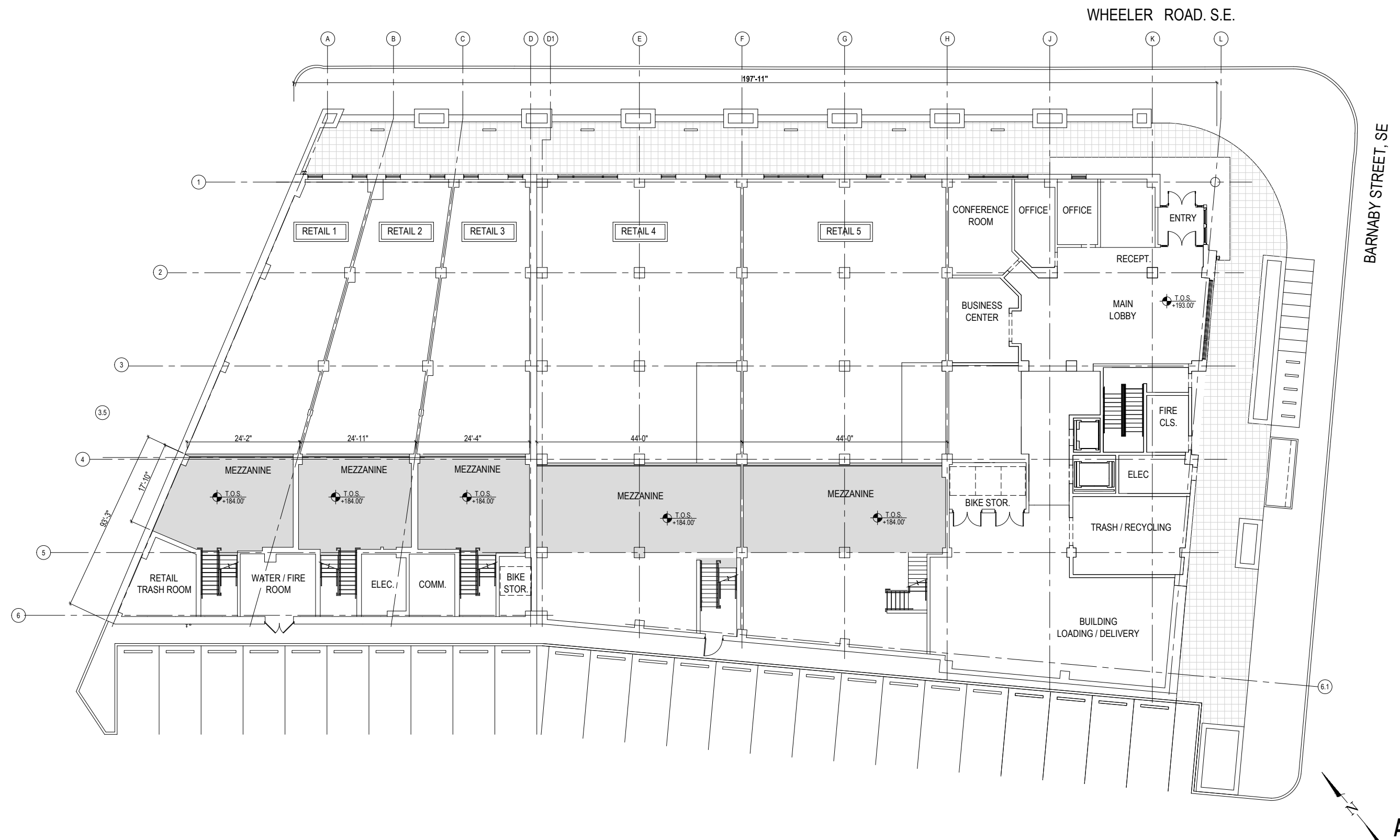
WHEELER RENAISSANCE - 1ST FLOOR PLAN - RETAIL / RESIDENTIAL ENTRY LOBBY

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SCALE: 0 6' 12' 24'

DATE: 06/09/2014

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



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

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SCALE: 0 6' 12' 24'

DATE: 06/09/2014

LEGEND

- 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

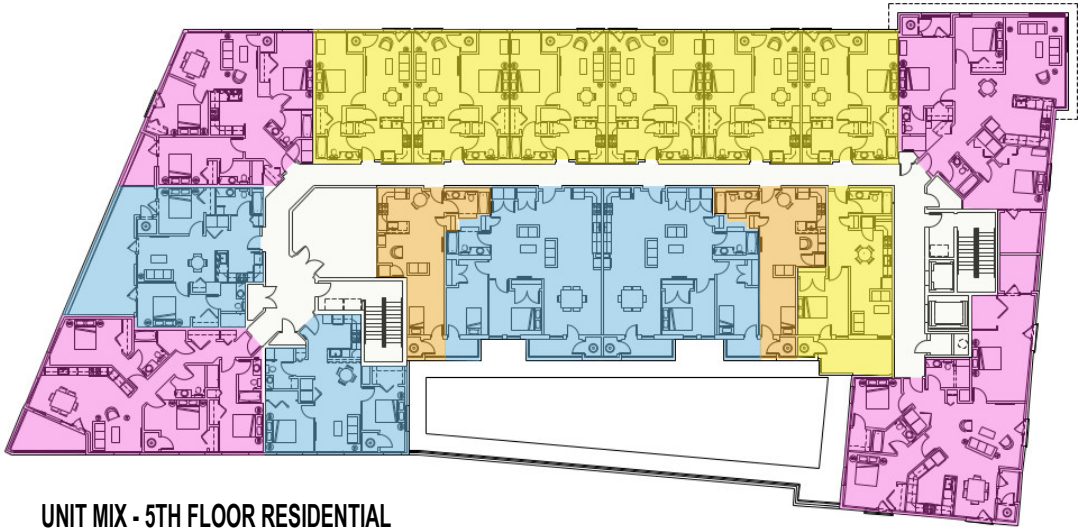
UNIT MIX PER FLOOR

- 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

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



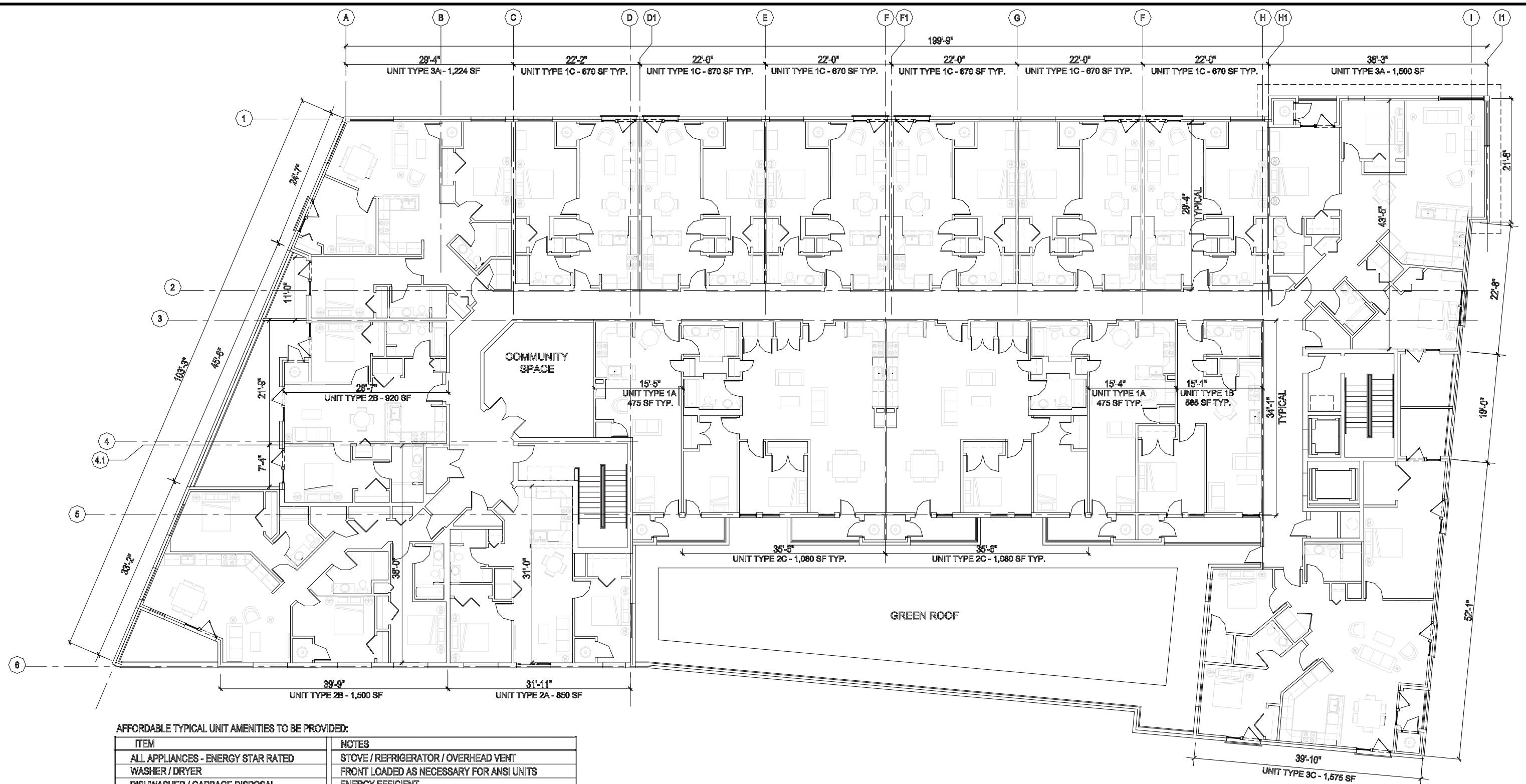
UNIT MIX - 4TH FLOOR RESIDENTIAL

UNIT MIX - 5TH FLOOR RESIDENTIAL

UNIT MIX - 3RD FLOOR RESIDENTIAL

UNIT MIX - 6TH FLOOR RESIDENTIAL

UNIT MIX - 2ND FLOOR RESIDENTIAL



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

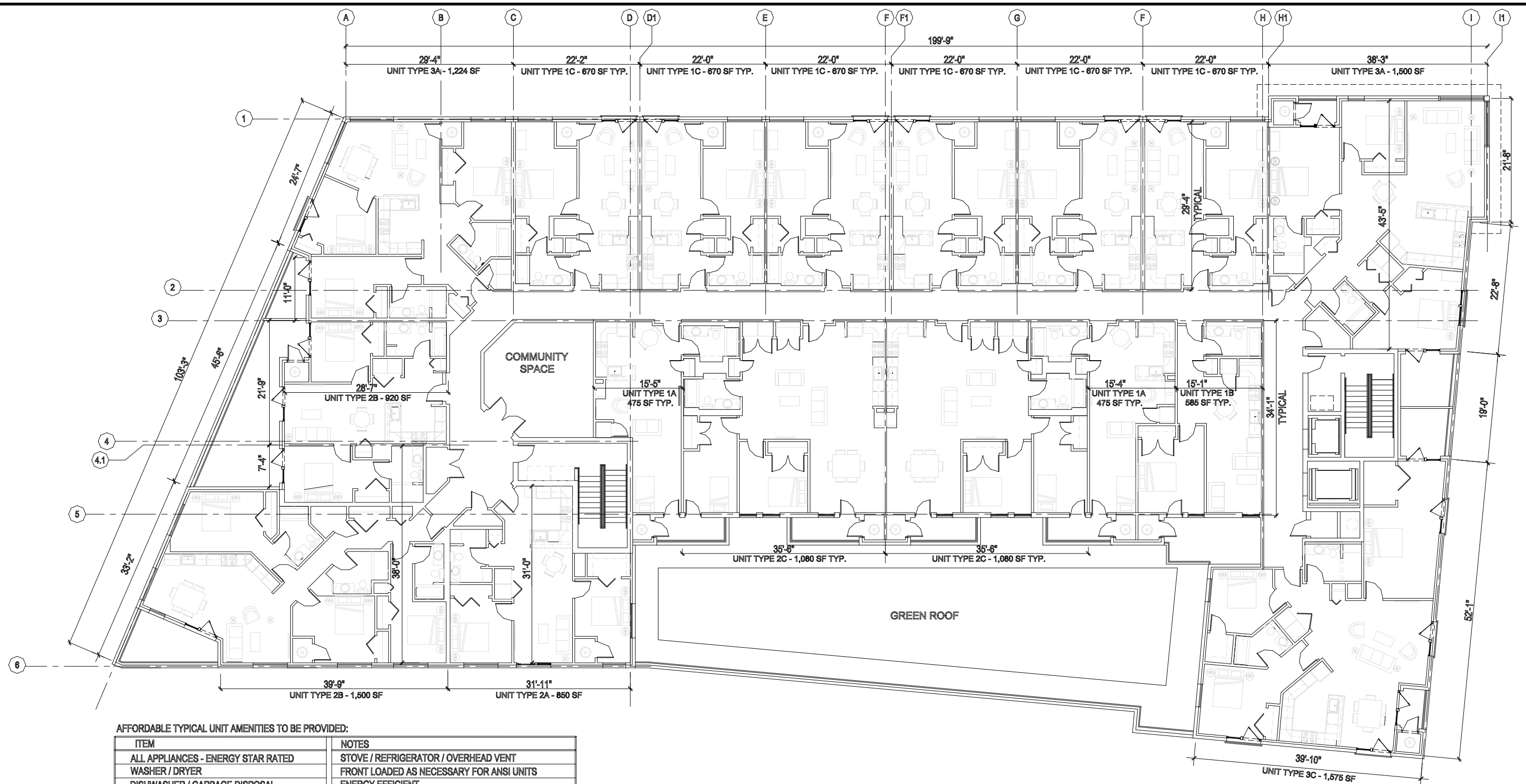


WHEELER RENAISSANCE - 2ND FLOOR RESIDENTIAL PLAN

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

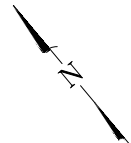
DATE: 06/09/2014



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



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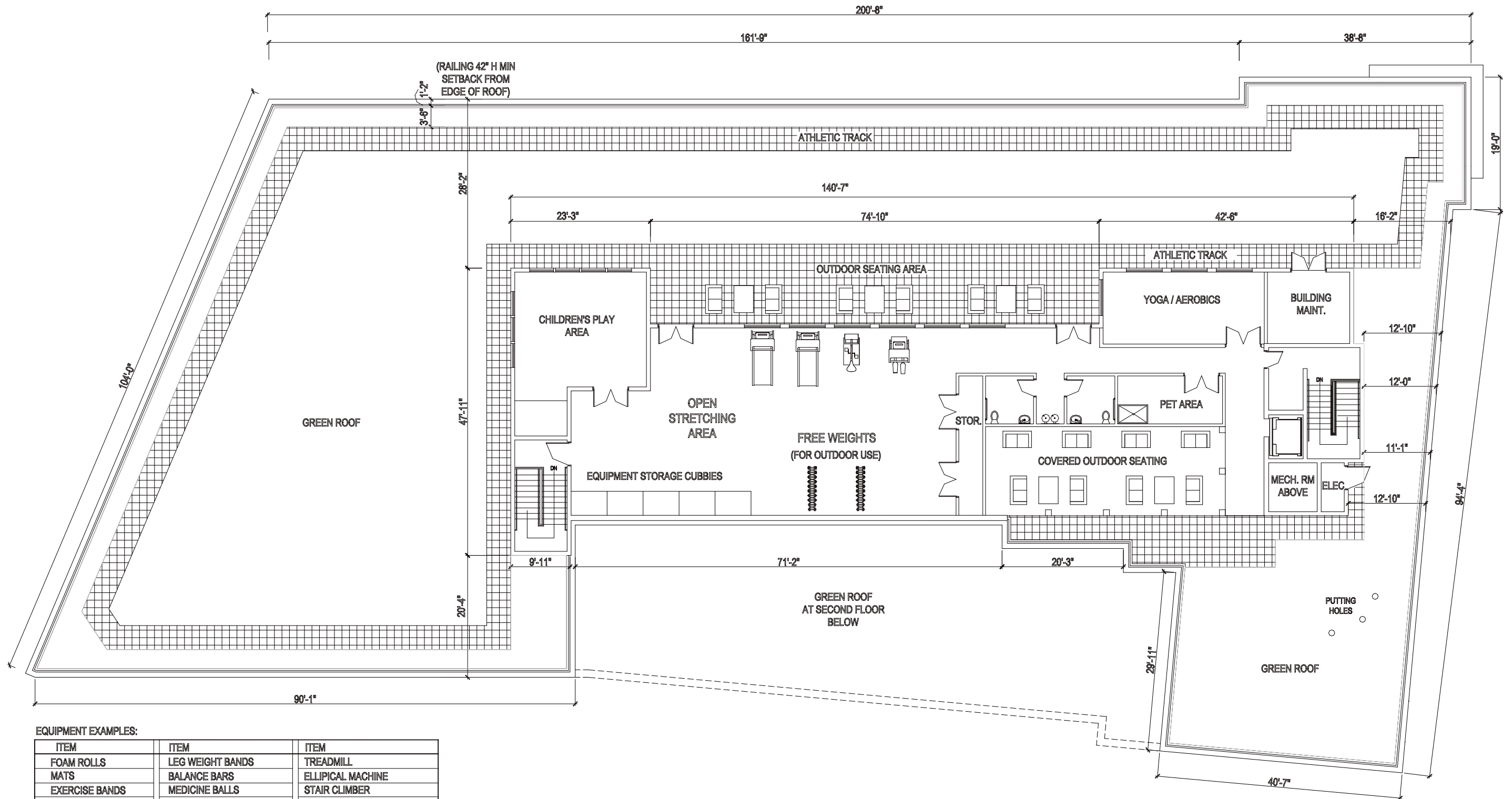


WHEELER RENAISSANCE - 3RD THRU 6TH RESIDENTIAL FLOOR PLANS

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

DATE: 06/09/2014



EQUIPMENT EXAMPLES:

ITEM	ITEM	ITEM
FOAM ROLLS	LEG WEIGHT BANDS	TREADMILL
MATS	BALANCE BARS	ELLIPTICAL MACHINE
EXERCISE BANDS	MEDICINE BALLS	STAIR CLIMBER
JUMP ROPES	KETTLE BALLS / WEIGHTS	
STEPPERS	HULA HOOPS	
BALANCE BALLS		

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



WHEELER RENAISSANCE - SEVENTH FLOOR PLAN

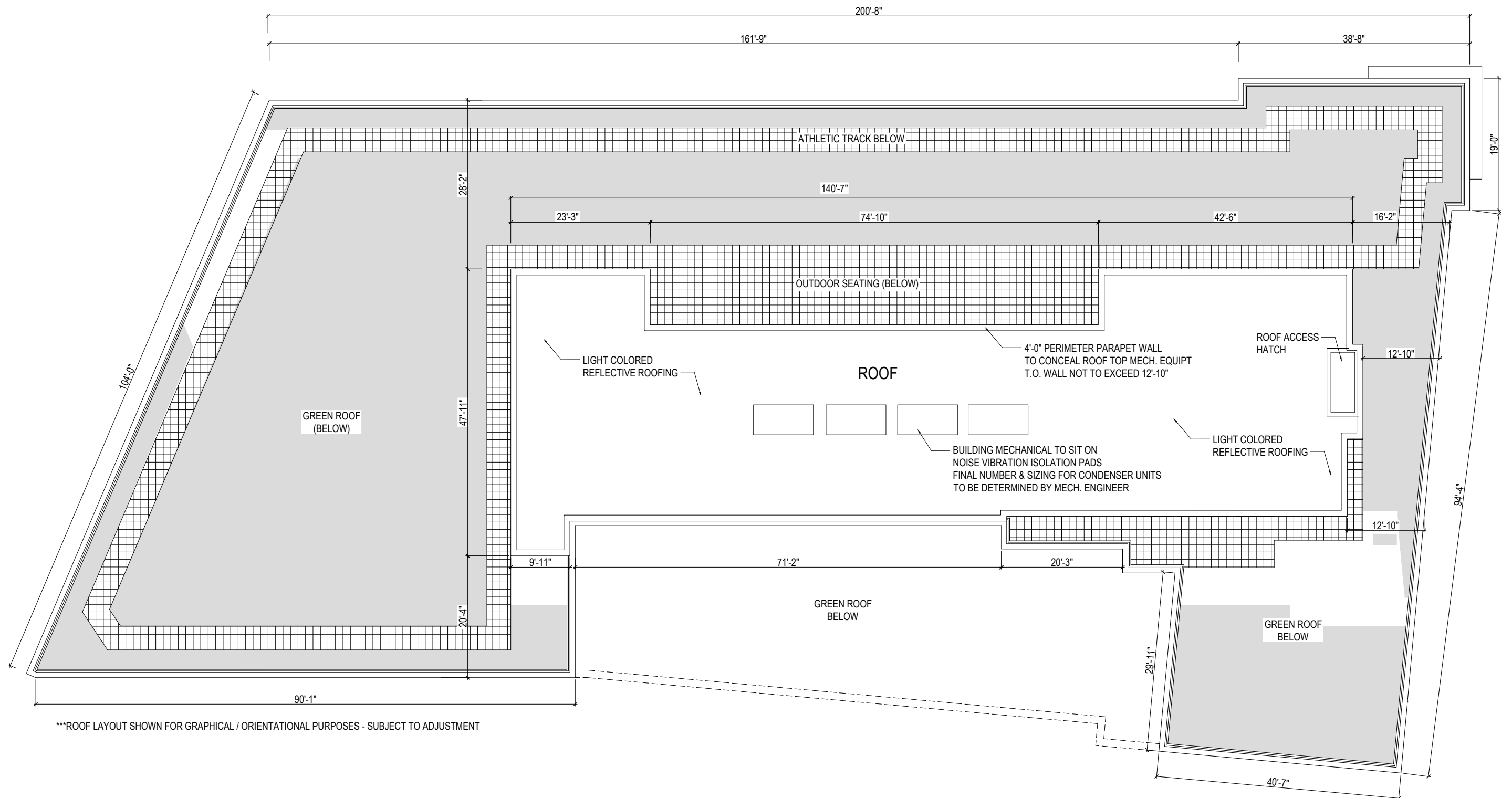
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SCALE: 0 12' 24'

DATE: 06/09/2014

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



WHEELER RENAISSANCE - ROOF PLAN

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SCALE: 0 12' 24'

DATE: 06/09/2014

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