



TORTI
GALLAS
URBAN



WATERFRONT STATION II

SECOND STAGE PUD

March 11, 2019

ZONING COMMISSION
District of Columbia
CASE NO.02-38J
EXHIBIT NO.47H1

ADU Unit Breakout Overview

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%

Third Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI

4th Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI

6th Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI

7th Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI

8th Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI

9th Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI

10th Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI

11th Floor Plan

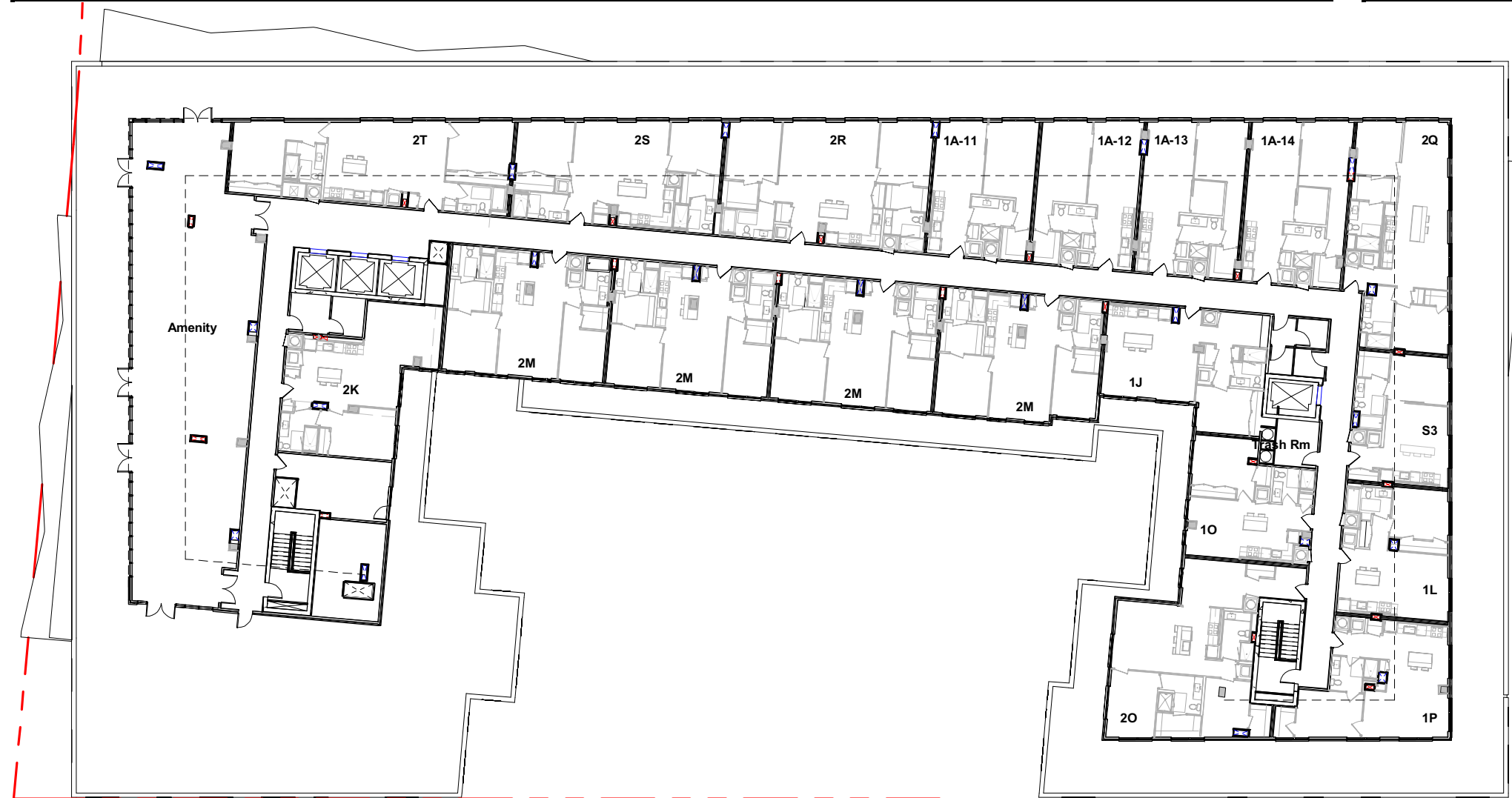
	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
30 % AMI

PH Floor Plan

	STUDIO				1 BED				2 BED				TOTAL					
	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	MARKET	ADU	50%	30%	TOTAL UNITS	%ADU
LEVEL 2	9	1		1	16	5	2	3	3	2	1	1	28	8	3	5	36	22%
LEVEL 3	8	3	1	2	16	3	1	2	10	3	1	2	34	9	3	6	43	21%
LEVEL 4	7	4	2	2	17	9	5	4	3	4	2	2	27	17	9	8	44	39%
LEVEL 5	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 6	7	4	2	2	16	10	5	5	3	4	3	1	26	18	10	8	44	41%
LEVEL 7	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 8	7	4	2	2	17	9	4	5	3	4	3	1	27	17	9	8	44	39%
LEVEL 9	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 10	8	3	1	2	17	9	5	4	6	1	0	1	31	13	6	7	44	30%
LEVEL 11	8	3	2	1	18	2	1	1	12	1	0	1	38	6	3	3	44	14%
TOTAL WITHOUT PH	76	33	15	18	167	75	37	38	52	28	16	12	295	136	68	68	431	32%
PENTHOUSE	1	0	0	0	9	0	0	0	9	0	0	0	19	0	0	0	19	0%
TOTAL WITH PH	77	33	15	18	176	75	37	38	61	28	16	12	314	136	68	68	450	30%



50 % AMI
 30 % AMI