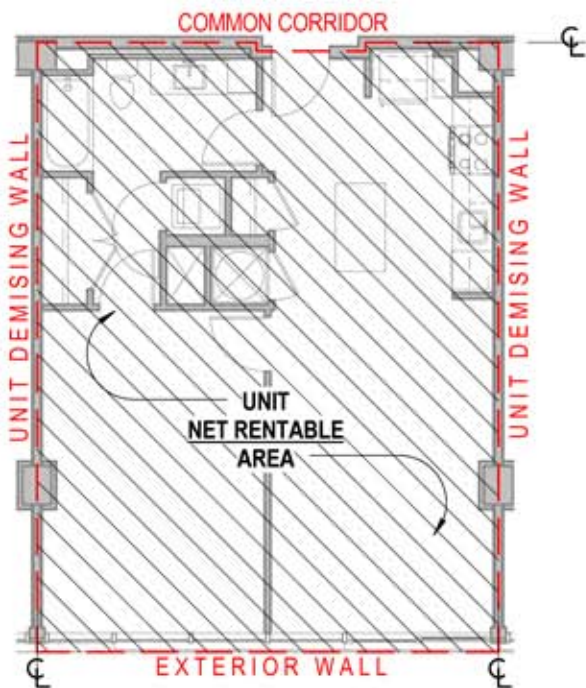


Unit - Project Mix			
	Studio	1BR	2BR
Totals by Type	42	325	49
Percent	10%	78%	12%
Total Units			416

Unit - Inclusionary Zoning Mix				
	Studio	1BR	2BR	
80% AMI (Blue Hatch on Plans)	3	22	3	28
50% AMI (Grey Hatch on Plans)	1	5	1	7
Totals by Type	4	27	4	
Percent	11%	77%	11%	
	Total Units			35



(METHOD USED IN THE PROJECT TO CALCULATE RENTABLE UNIT AREA)

NET RENTABLE AREA:

NET RENTABLE AREA OF A UNIT HAS BEEN MEASURED SIMILARLY TO THE METHOD DESCRIBED IN *BUILDING OWNER'S AND MANAGERS ASSOCIATION (BOMA) INTERNATIONAL 2010*. AREA INCLUDES:

- THE FULL THICKNESS OF EXTERIOR ENCLOSING WALLS OF A UNIT
- HALF THE THICKNESS OF WALL BETWEEN A UNIT AND ADJACENT COMMON AREAS, SUCH AS COMMON CORRIDOR OR EGRESS STAIR
- HALF THE THICKNESS OF DEMISING WALLS BETWEEN A UNIT AND ADJACENT UNITS

UNIT MIX

PROJECT NAME:
300 M

PROJECT NO.:
13045.00

SCALE:
As indicated

DATE:
7/16/2015

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ZONING COMMISSION

District of Columbia
CASE NO.14-10
EXHIBIT NO.35B

UN-01

INCLUSIONARY ZONING CALCULATIONS

ZONE DISTRICT: C-3-C (PUD APPROVED)
 ZONE OVERLAY: NONE

 PRIMARY CONSTRUCTION METHOD: STEEL AND/OR CONCRETE
 TOTAL AREA OF THE LOT(S) OF THE INCLUSIONARY DEVELOPMENT: 67,446 SQ. FT.

 TOTAL GROSS FLOOR AREA: 418,798 SQ. FT.
 TOTAL NET RESIDENTIAL FLOOR AREA: 326,503 SQ. FT.
 TOTAL GROSS RESIDENTIAL FLOOR AREA: 408,496 SQ. FT.
RATIO OF NET TO GROSS RESIDENTIAL FLOOR AREA: 79.93%

 ALLOWED RESIDENTIAL FAR PER PUD: 8.0
 PROVIDED RESIDENTIAL FAR: 6.06

8% OF PROVIDED RES. GROSS FLOOR AREA: 8% X 408,496 SQ. FT.
 = 32,680 SQ. FT.

 REQUIRED NET RESIDENTIAL FLOOR AREA 79.93% X 32,680 SQ. FT.
 = 26,122 SQ. FT.

 *INCOME SET-ASIDE REQUIREMENT:
 80% OF AMI FOR 28 'IZ' UNITS = 21,577 NET SF
 50% OF AMI FOR 7 'IZ' UNITS = 4,547 NET SF

 OFF-SITE UNITS FOR ANOTHER IZ DEVELOPMENT: NONE

NOTE:

SEE TABLE TO THE RIGHT FOR A LIST OF 'IZ' UNITS LISTED BY UNIT NUMBER IN ASCENDING ORDER.

15% OF ALL 'IZ' UNITS TO BE ANSI TYPE 'A'

UNIT BOOKLET - INCLUSIONARY UNITS INFORMATION				
IZ/ ANSI	INCLUSIONARY UNIT NO.	NET SQUARE FEET (SF)	NUMBER OF BEDROOMS	QTY
IZ	201	589 SF	1 BR	1
IZ	204	748 SF	1 BR	1
IZ	227	722 SF	1 BR	1
IZ	234	623 SF	1 BR	1
IZ	305	380 SF	ST	1
IZ	308	616 SF	1 BR	1
IZ	328	910 SF	1 BR	1
IZ	333	832 SF	1 BR	1
IZ	339	744 SF	1 BR	1
IZ	344	649 SF	ST	1
IZ	408	683 SF	1 BR	1
IZ	433	835 SF	1 BR	1
IZ	439	744 SF	1 BR	1
IZ	443	763 SF	1 BR	1
IZ, TYPE 'A'	447	769 SF	1 BR	1
IZ	501	1166 SF	2 BR	1
IZ	507	818 SF	1 BR	1
IZ	533	836 SF	1 BR	1
IZ	539	738 SF	1 BR	1
IZ, TYPE 'A'	544	631 SF	ST	1
IZ, TYPE 'A'	547	750 SF	1 BR	1
IZ	608	686 SF	1 BR	1
IZ	629	686 SF	1 BR	1
IZ	633	970 SF	2 BR	1
IZ	639	738 SF	1 BR	1
IZ, TYPE 'A'	643	767 SF	1 BR	1
IZ	705	406 SF	ST	1
IZ	708	686 SF	1 BR	1
IZ	733	985 SF	2 BR	1
IZ, TYPE 'A'	743	767 SF	1 BR	1
IZ	808	685 SF	1 BR	1
IZ	833	985 SF	2 BR	1
IZ, TYPE 'A'	843	767 SF	1 BR	1
IZ	908	685 SF	1 BR	1
IZ, TYPE 'A'	920	767 SF	1 BR	1
Grand total: 35		26124 NET SF		

UNITS - 'IZ'

PROJECT NAME:
300 M

PROJECT NO.:
13045.00

SCALE:
12" = 1'-0"

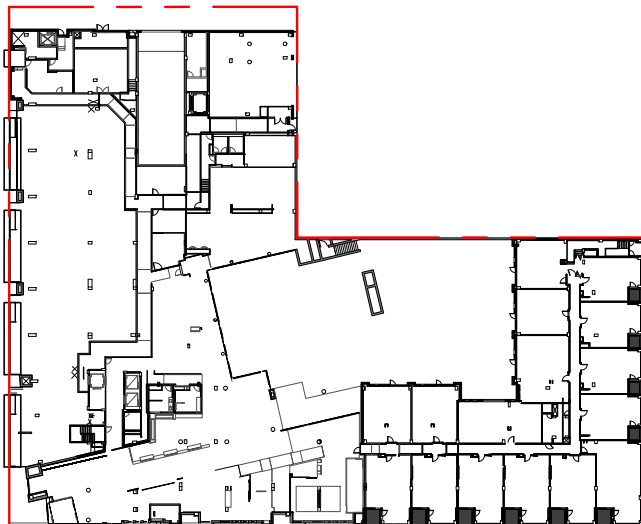
DATE:
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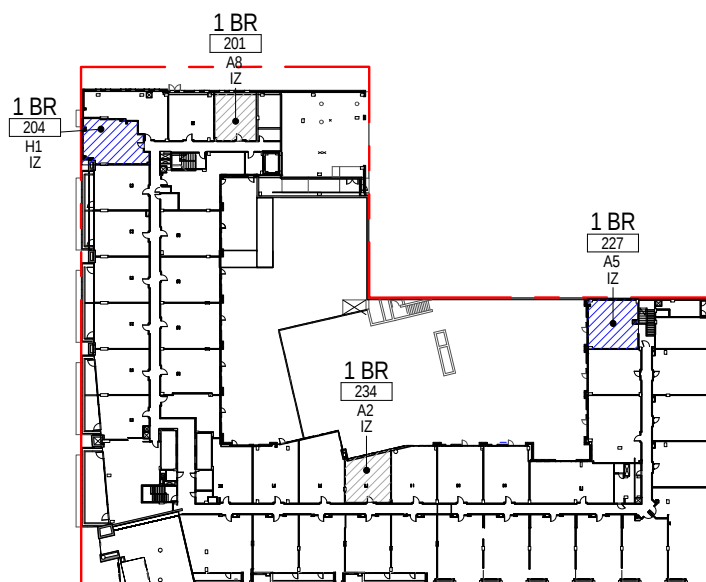
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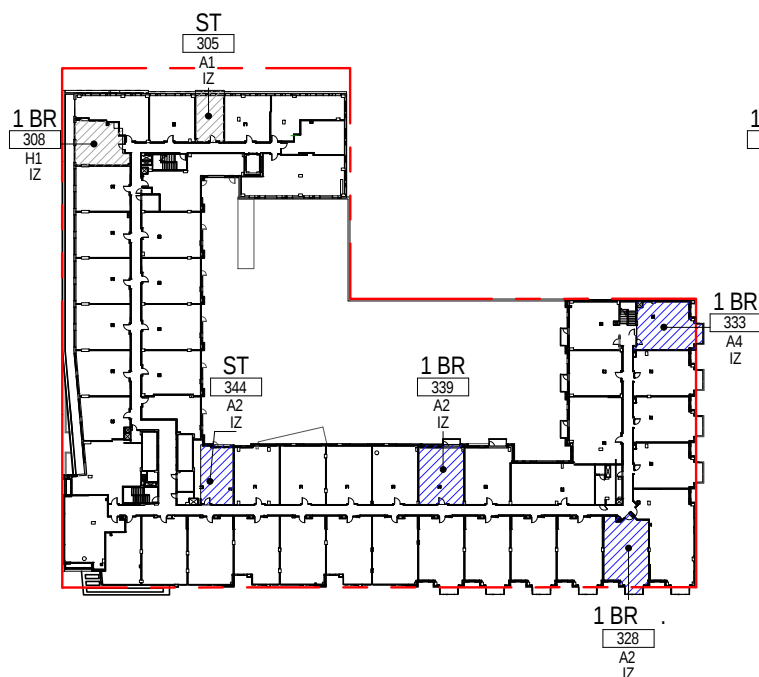
UN-02



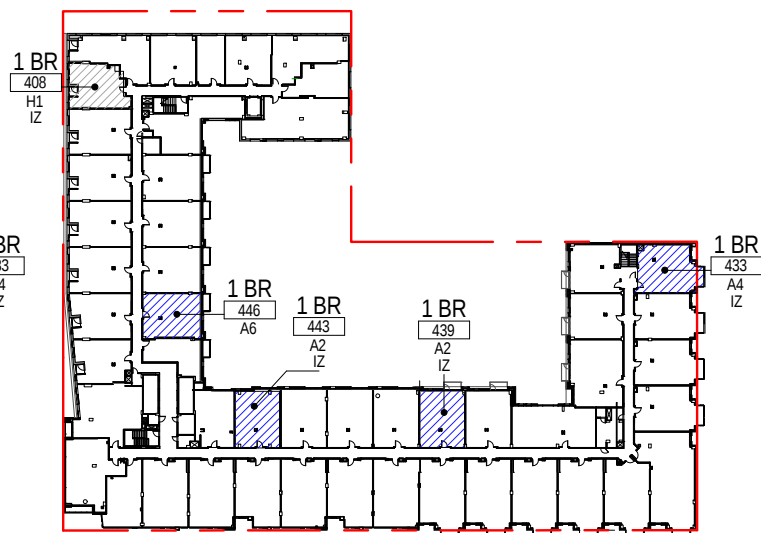
LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04

UNIT PLANS - 'IZ'

PROJECT NAME:
300 M

PROJECT NO.:
13045.00

SCALE:
1" = 100'-0"

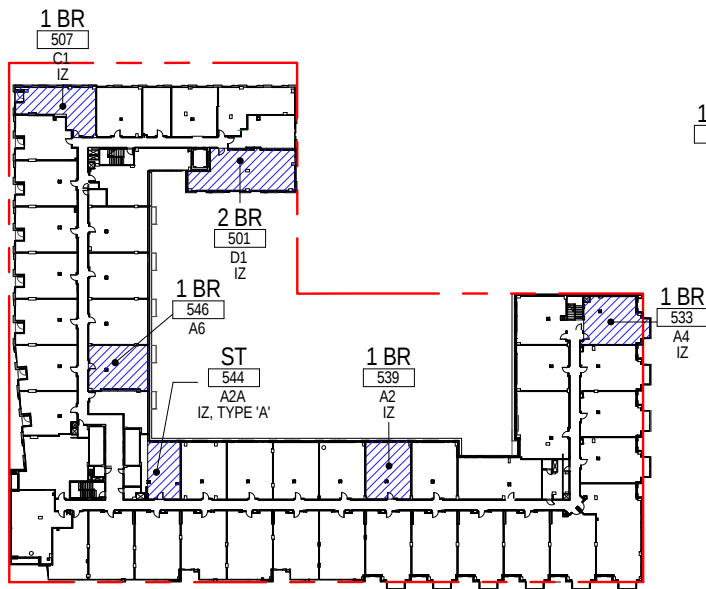
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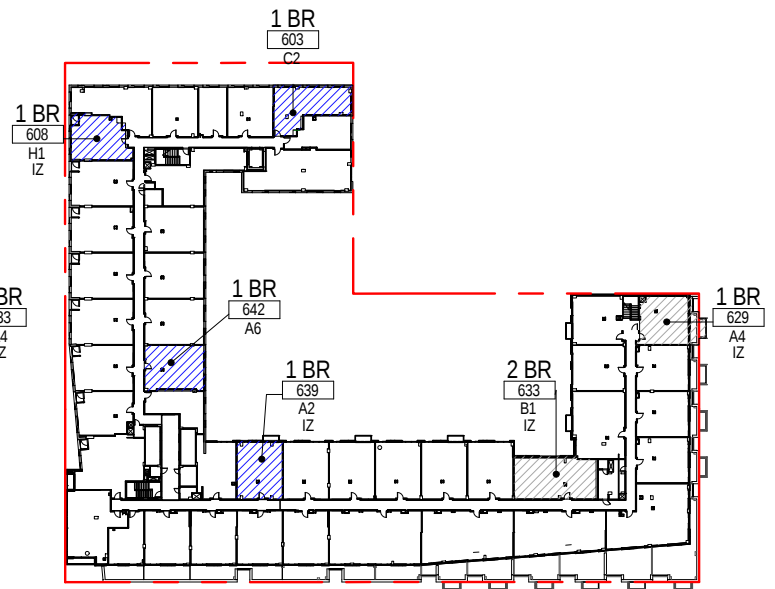
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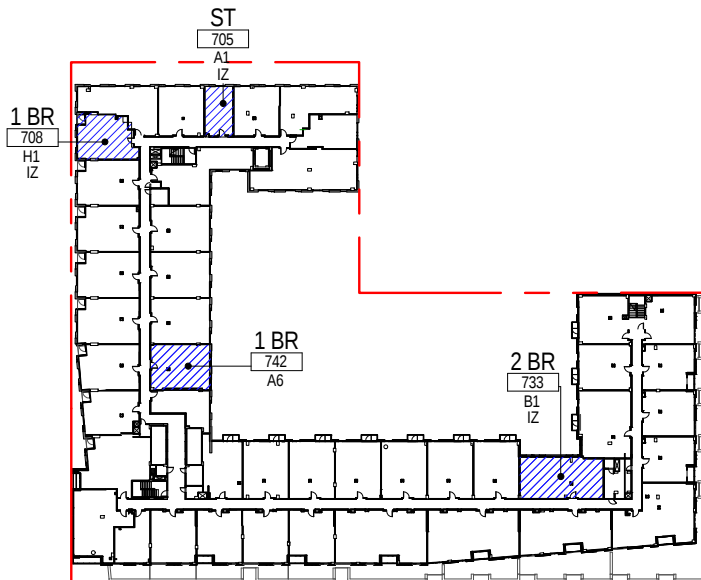
UN-02A



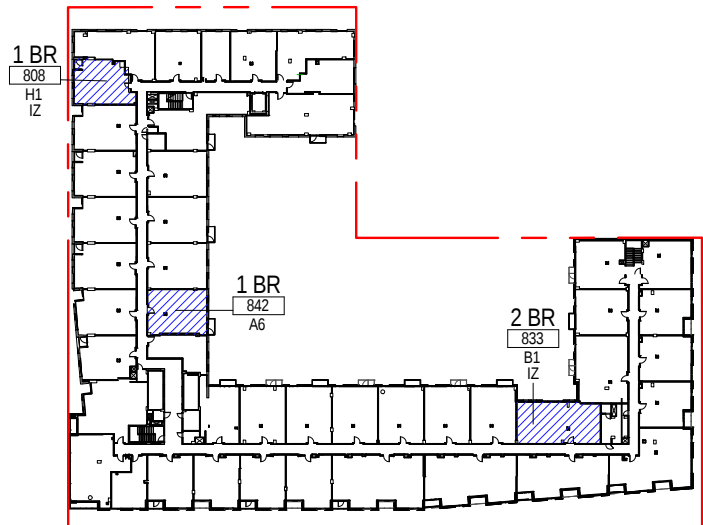
LEVEL 05



LEVEL 06



LEVEL 07



LEVEL 08

UNIT PLANS - 'IZ'

PROJECT NAME:
300 M

PROJECT NO.:
13045.00

SCALE:
1" = 100'-0"

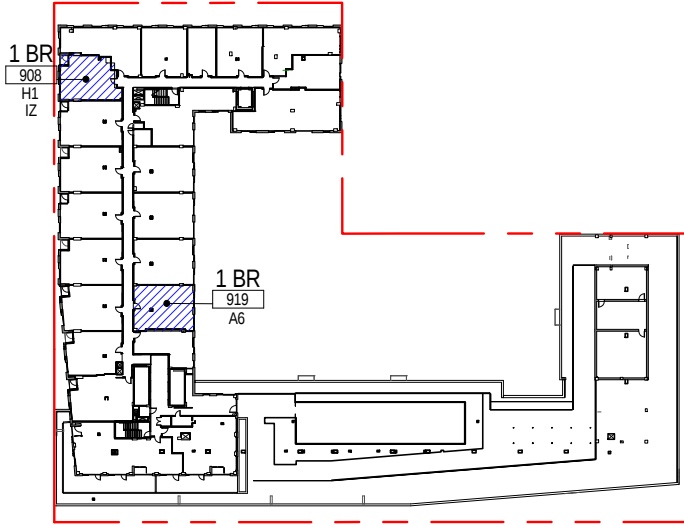
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UN-02B



LEVEL 09

UNIT PLANS - 'IZ'

PROJECT NAME:
300 M

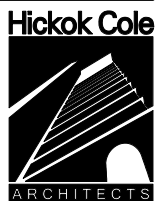
PROJECT NO.:
13045.00

SCALE:
1" = 100'-0"

DATE:
7/16/15

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UN-02C