

# Tab A



**TOTAL NET RESIDENTIAL IZ REQUIRED:**

10% OF GROSS RESIDENTIAL FLOOR AREA					
	72,513	GSF x	0.1	=	7,251 GSF
50% OF ACHIEVABLE BONUS DENSITY					
	0.2	FAR x	26,400 SF	=	5,280 GSF
	5280	GSF x	75%	=	3,960 GSF
IZ GROSS RESIDENTIAL FLOOR AREA REQUIRED					7,251 GSF

TOTAL RESIDENTIAL GROSS FLOOR AREA	72,513	GSF
TOTAL NET RESIDENTIAL FLOOR AREA	49,010	NSF
RATIO OF GROSS AREA TO NET	67.59%	
TOTAL NET IZ RESIDENTIAL AREA REQUIRED	4,901	NSF
TOTAL NET IZ RESIDENTIAL AREA PROVIDED	5,132	NSF

MINIMUM NET UNIT SIZE (14 DCMR 2202.4f)			AVERAGE MARKET RATE NSF UNIT SIZE		
STUDIO	400	NSF	STUDIO	8	3,240
1BR	550	NSF	1BR	37	19,370
2BR	850	NSF	2BR	9	6,456
3BR	1000	NSF	3 BR	16	15,037
				70	

NOTE: IZ UNITS SHALL NOT BE LESS THAN 98% OF THE AVERAGE SIZE OF THE SAME TYPE OF MARKET RATE UNITS OR REQUIREMENTS IN ZONING CODE, WHICHEVER IS LESSER

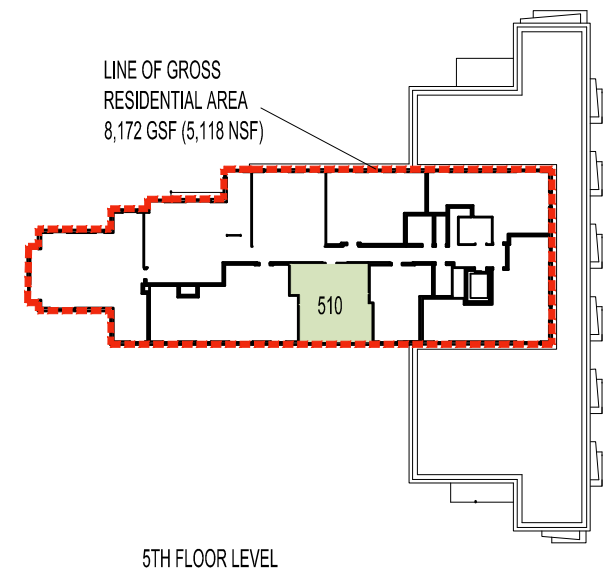
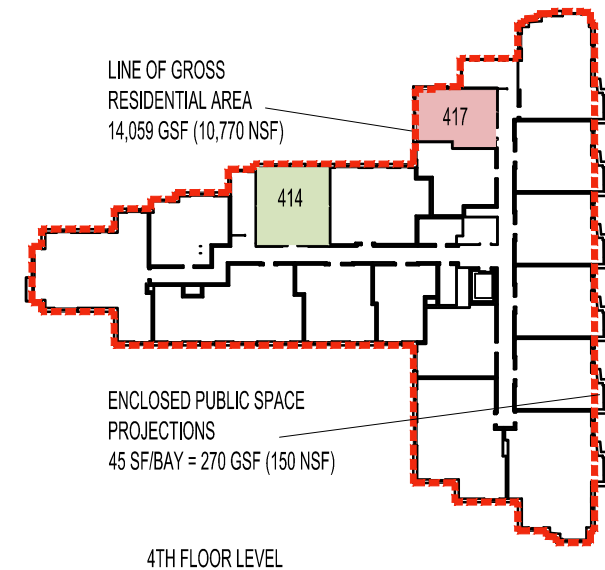
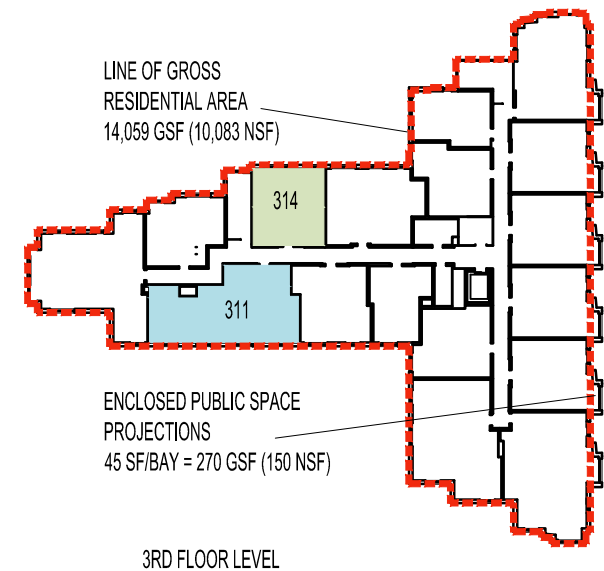
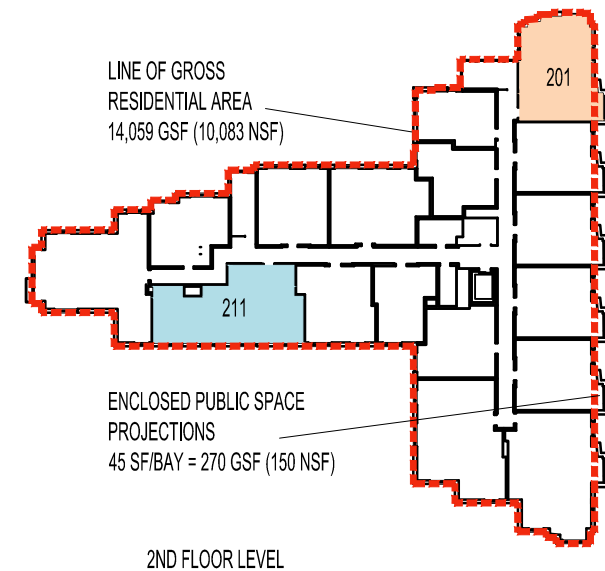
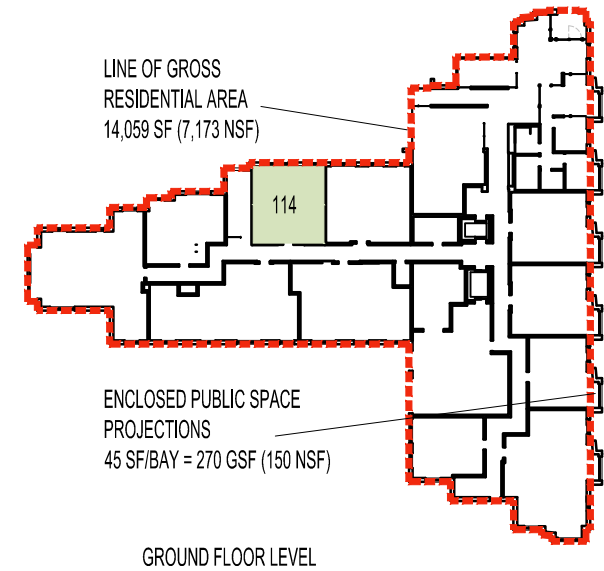
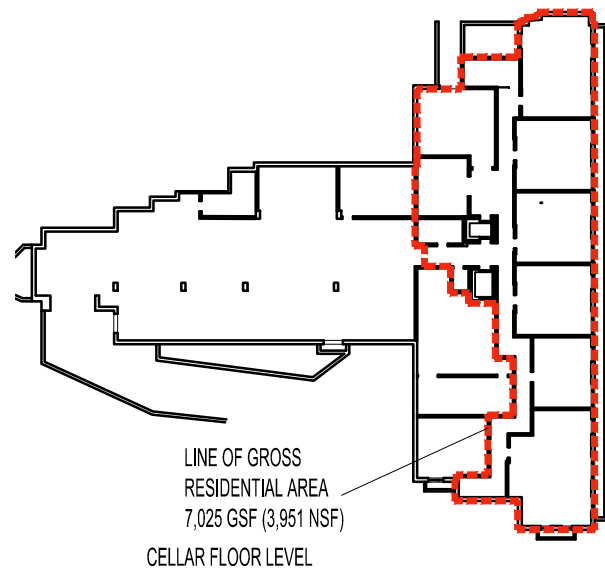
IZ UNITS	UNIT TYPE	UNIT SF	% OF AVERAGE MR UNIT SIZE
UNIT 114	1 BR + 1 BA	528	101%
UNIT 201	2 BR + 1 BA	728	101%
UNIT 211	3 BR + 2 BA	930	99%
UNIT 311	3 BR + 2 BA	930	99%
UNIT 314	1 BR + 1 BA	528	101%
UNIT 414	1 BR + 1 BA	528	101%
UNIT 417	STUDIO	404	100%
UNIT 510	1 BR + 1 BA	542	104%
	<b>TOTAL SF</b>	<b>5,132</b>	

IZ UNITS		
UNIT TYPE	# OF UNITS	% OF TOTAL
STUDIO	1	12.5%
1BR, 1BA	4	50.0%
2BR, 2 BA	1	12.5%
3 BR + 2 BA	2	25.0%
	<b>8</b>	<b>100%</b>

MARKET RATE		
UNIT TYPE	# OF UNITS	% OF TOTAL
STUDIO	8	11.4%
1BR, 1BA	37	52.9%
2BR, 2 BA	9	12.9%
3 BR + 2 BA	16	22.9%
	<b>70</b>	<b>100%</b>

SEE SHEET A6.01 FOR DETAILED AREA BREAKDOWN

Note: IZ set aside requirements apply following expiration of DHCD affordability covenant.



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REVISIONS

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CHECKED BY:	RM

