

Building IZ Required (60% MFI)			
	Residential GFA	Greater of 75% of IZ bonus density or 10% of residential GFA	
		10% of Residential GFA	75% of IZ Bonus Density
Building	246,222	24,622	24,946

Penthouse IZ Required (50% MFI)		
	PH GFA (non-communal habitable)	10% of non-communal habitable GFA
Penthouse	35,664	3,566

Cellar IZ Required		
	Dwelling unit floor area	10% of dwelling unit floor area
Cellar	57,237	5,724

Projections IZ Required		
	Residential Projection floor area	10% of Residential Projection floor area
Projections	3,820	382

<b>Total IZ GSF Required</b>	<b>34,618</b>
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Building IZ Provided (60% MFI)			
	Residential GFA	Greater of 75% of IZ bonus density or 10% of residential GFA	
		12% of Residential GFA	75% of IZ Bonus Density
Building	246,222	29,547	24,946

Penthouse IZ Provided (50% MFI)		
	PH GFA (non-communal habitable)	12% of non-communal habitable GFA
Penthouse	35,664	4,280

Cellar IZ Provided		
	Dwelling unit floor area	12% of dwelling unit floor area
Cellar	57,237	6,868

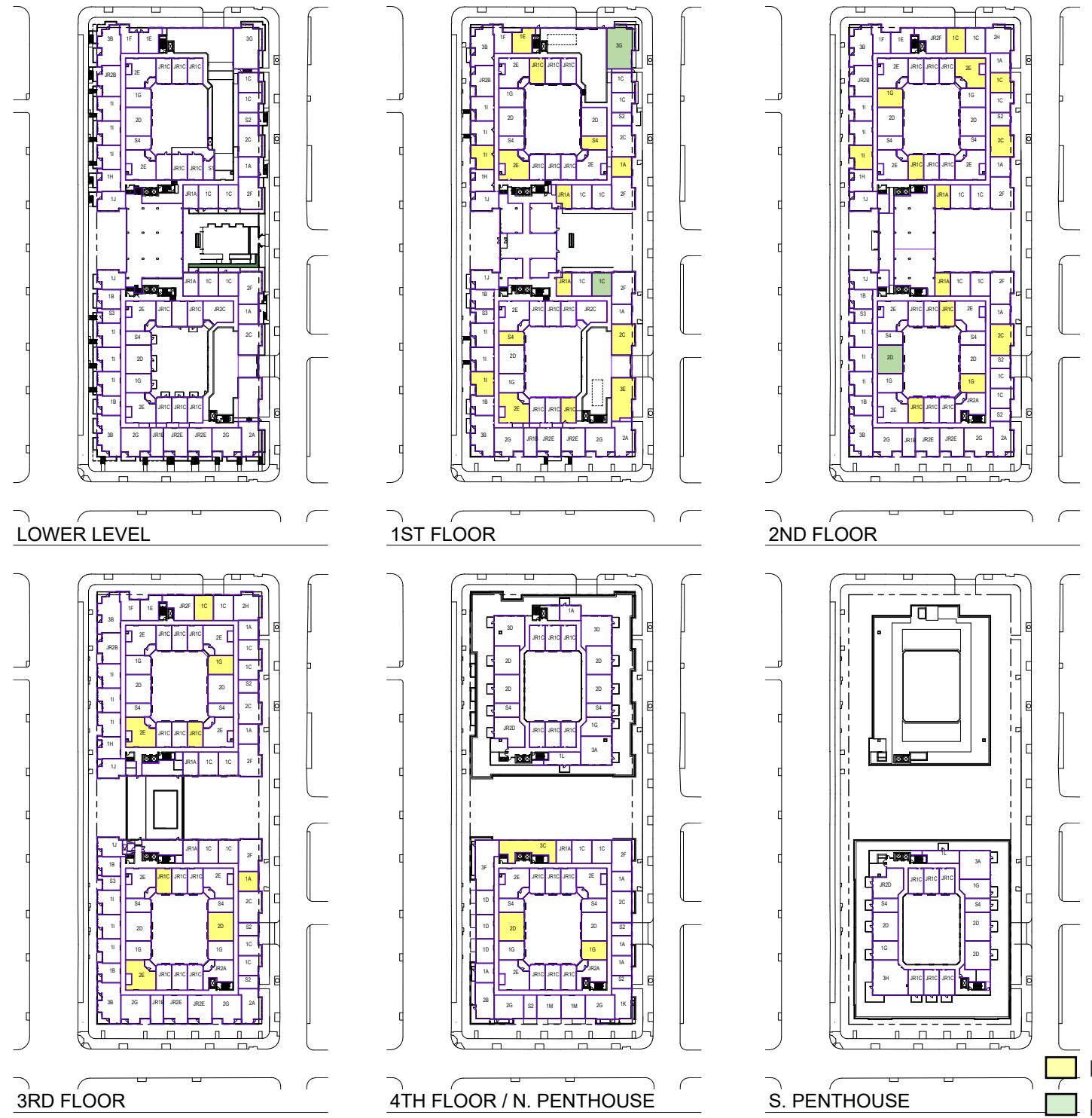
Projections IZ Provided		
	Residential Projection floor area	12% of Residential Projection floor area
Projections	3,820	458

<b>Total IZ GSF Provided</b>	<b>41,153</b>
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Notes:

1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission
2. IZ unit mix is subject to change based on final interior layout and total unit mix.

Unit Type	Total		Market Rate		IZ Required	
	# of units	% of unit mix	# of units	% of unit mix	# of units	% of unit mix
Studio	135	37.5%	122	38.2%	13	31.7%
1BR	124	34.4%	110	34.5%	14	34.1%
2BR	83	23.1%	72	22.6%	11	26.8%
3BR	18	5.0%	15	4.7%	3	7.3%



# **Architecture Exhibits**

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MIDCITY FINANCIAL  
TORTI GALLAS URBAN, INC.

SITE PLAN WITH CONTEXT  
1200 5TH STREET NW





Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A08





Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A08



FIRST FLOOR PLAN  
1200 5TH STREET NW



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A08

