Building IZ Required (60% MFI)

Residential GFA	10% Residential GFA	75% Bonus Density	Residential Net Floor Area	NFA/GFA Ratio	Net Residential Floor Area Required for IZ
124,508	12,451	12,894	89,577	72%	**9,277**

Penthouse IZ Required (50% MFI)

Non-Communal Habitable Space	10% of Non-Communal Habitable Space
10,962	**1,096**

Total Net Residential IZ Required

10,373

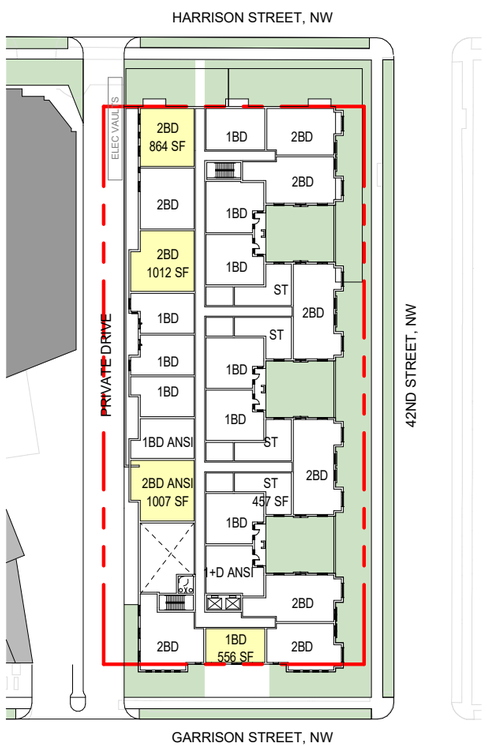
NOTE: Bedrooms have been evaluated using the IZ bedroom definition
All IZ units will comply with the minimum unit size requirements set forth in Title 14, DCMR
HANTA units (to be identified) will comply with the same square footage, design, material, finish, and amenity standards applicable to IZ units

Provided IZ

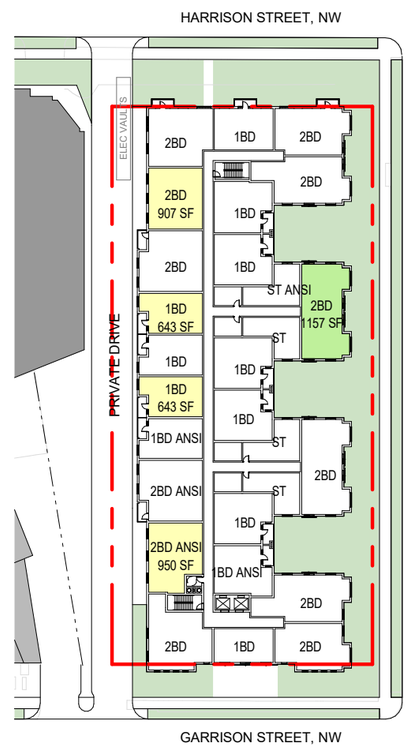
	ST	1BD	2BD	TOTAL
1st Floor		1	3	**4**
2nd Floor		2	3	**5**
3rd Floor	1	2	1	**4**
4th Floor				
5th Floor (PH)				
TOTAL COUNT	**1**	**5**	**7**	**13**
TOTAL NET FLOOR AREA				**10,405**

	All Units	Market Rate Units		IZ Units	
Studio	16	15	13%	1	8%
1 Bedroom	60	55	49%	5	38%
2 Bedroom	50	43	38%	7	54%
Total	126	113	100%	13	100%

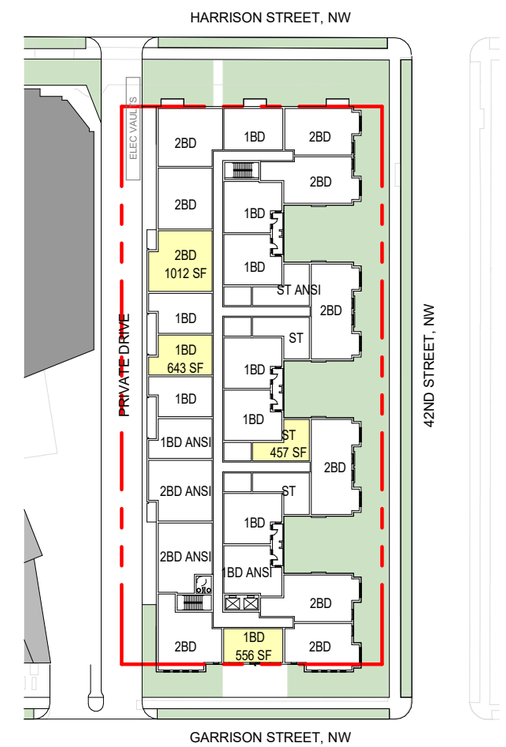
15% of provided IZ Units are ANSI



1 1st Floor - IZ
1" = 80'-0"



2 2nd Floor - IZ
1" = 80'-0"



3 3rd Floor - IZ
1" = 80'-0"

60% MFI

50% MFI

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DONOHOE | TORTI GALLAS URBAN

IZ UNIT MIX / HANTA AFFORDABLE HOUSING
PUD SUBMISSION | **4201 GARRISON ST**

ZONING COMMISSION
District of Columbia
CASE NO.24-12
EXHIBIT NO.14A