

**ZONING CALCULATION TABLES**

**Gross Floor Area**

<b>Location</b>	<b>Square Ft.</b>	<b>Included/Excluded</b>	<b>Basis for Exclusion (as applicable)</b>	<b>Total Gross Floor Area</b>
Cellar level (including areaways)	6,740	Excluded	<ul style="list-style-type: none"> <li>The ceiling of the lowest level of the Building is less than 4 ft. above the adjacent finished grade, and thus is a "Cellar" under Subtitle B, §100.2.</li> <li>The areaways project over the lot line and are allowable encroachments into public space.</li> <li>Each are thus excluded from the calculation of gross floor area under Subtitle B, §100.2.</li> </ul>	0 (Note: although not counted in GFA, when it includes an office use, this area is used to calculate parking)
Ground Level	6,124	Included	(Note: this is exclusive of surface level parking beyond the exterior face of the building, which is excluded from the calculation of gross floor area under Subtitle B, §100.2)	6,124
Second Floor	6,583	Included		6,583
Third Floor	6,388	Included		6,388
Fourth Floor	6,578	Included	(Note: this is exclusive of the decorative projections into public space, which are allowable encroachments into public space excluded from calculation of Gross Floor Area under Subtitle B, §100.2)	6,578
Fifth Floor	6,578	Included	(Note: this is exclusive of the decorative projections into public space, which are allowable encroachments into public space excluded from calculation of Gross Floor Area under Subtitle B, §100.2)	6,578
Penthouse	6,659	Excluded	<ul style="list-style-type: none"> <li>The improvements on the Penthouse level constitute communal recreation space and/or penthouse mechanical space, and are thus excluded from the calculation of Gross Floor Area under Subtitle C, § 1503.1(a) &amp; (b)</li> </ul>	0
<b>Total:</b>				<b>32,251</b>

### Floor Area Ratio

Lot Area	Gross Floor Area	Floor Area Ratio
10,762 Square Feet	32,251 Square Feet	3.0

### Vehicular Parking Spaces

Shelter Calculation (25,000 sqft)	Office Calculation (13,558 sqft)	Deduction	Total Req'd
Requirement: 0.5 sp/1,000 sqft  Total Parking Spaces: 13	Requirement: 0.5 sp/1,000 sqft after first 3,000 sqft.  Total Parking Spaces: 5	50%, due to proximity to Metrorail and Priority Metrobus Routes under Subtitle C, § 702.1	9 (18/2)

### Bicycle Parking Spaces

Shelter Calculation	Office Calculation	Deduction	Total
<b>Short Term</b> 1 space/ 10,000 sqft = 3  Long Term 1 space/10,000 sqft = 3	<b>Short Term</b> 1 space/ 40,000 sqft = 1  <b>Long Term</b> 1 space/2,500 sqft = 3	None	4 (Short)  6 (Long)

### Rear Yard

Height of Parapet Wall	Multiplier	Minimum Requirement
56.67 feet	(56.67 x 2.5) / 12	11.806 feet