ZONING CALCULATIONS

EMBASSY OF REPUBLIC OF LITHUANIA
WASHINGTON D.C.
2622 16TH STREET N.W.

DRAWING	DESCRIPTION
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Case No. 17275
Exhibit No. 9

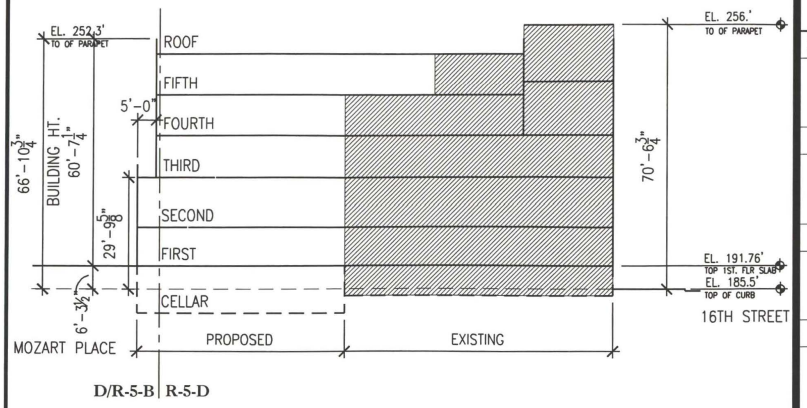
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Project: EMBASSY OF REPUBLIC OF LITHUANIA WASHINGTON D.C. 2622 16TH STREET N.W.		REPUBLIC OF LITHUANIA LIETUVOS RESPUBLIKA	Drawing Title: TABLE OF CONTENTS		
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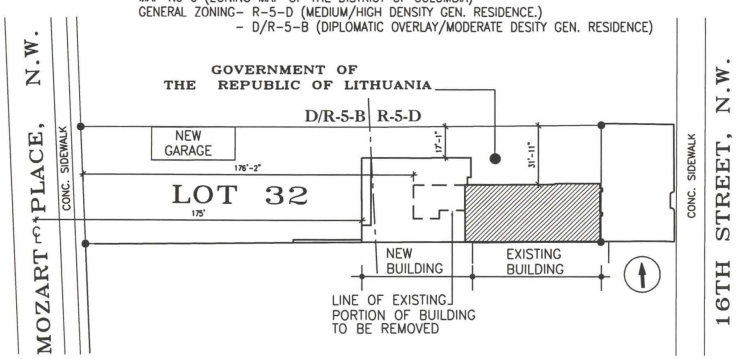
Board of Zoning Adjustment
District of Columbia
CASE NO. 17275



1. BLDG DIAGRAM

1/32"=1'-0"

ZONING REVIEW
ADDRESS- 2622 16TH STREET N.W.
SQUARE 2575 LOT No. 32
LOT AREA= 17,127.56 SF.
EXISTING BUILDING GROSS FLOOR AREA= 12,658 SF. (EXCLUDES CELLAR SPACE)
MAP No 6 (ZONING MAP OF THE DISTRICT OF COLUMBIA)
GENERAL ZONING- R-5-D (MEDIUM/HIGH DENSITY GEN. RESIDENCE.)
- D/R-5-B (DIPLOMATIC OVERLAY/MODERATE DESITY GEN. RESIDENCE)



2. SITE KEY PLAN

1/64"=1'-0"

3. ZONING CALCULATIONS CHART

* INCLUDES GARAGE

ZR SECTION	ZONING DISTRICT	MAXIMUM PERMITTED	EXIST.	PROPOSED	COMPLYING NON COMPLYING
350.6/1001.1		PERMITTED USE OTHER THAN RESIDENTIAL			
	D/R-5-B	GROUP- CHANCERY	CHANCERY	GROUP- CHANCERY	COMPLYING
	R-5-D	GROUP- CHANCERY	CHANCERY	GROUP- CHANCERY	COMPLYING
400.1		BUILDING OF HEIGHT			
	D/R-5-B	50 FT. - STORIES NO LIMIT	N.A.	66'-10 3/4"	NON COMPLYING
	R-5-D	90 FT. - STORIES NO LIMIT	70'-7 3/4"	70'-6 3/4"	COMPLYING
401.3		MINIMUM LOT AREA (SQ.FT.) - MINIMUM WIDTH OF LOT (FT.)			
	D/R-5-B	NONE PRESCRIBED	9,469.5 SF	9,469.5 SQ.FT.	COMPLYING
	R-5-D	NONE PRESCRIBED	7,658 SF	7,658 SQ.FT.	COMPLYING
402.4		FLOOR AREA RATIO			
	D/R-5-B	FAR 1.8 X 9,469.5 SF.= 17,045.1 SF.	N.A.	*1,726/ 9,469.5= .2	COMPLYING
	R-5-D	FAR 3.5 x 7,658 SF.= 26,803 SF.	FAR 1.61	21,210 / 7,658= 2.7	COMPLYING
		TOTAL 43,848.1 SF.		22,936 SF.	
403.2		PERCENTAGE OF LOT OCCUPANCY			
	D/R-5-B	60% x 9,469.5 SF.= 5,681.7 SF.	N.A.	*1,099.3 SF / 9,469.5.= 11%	COMPLYING
	R-5-D	75% x 7,658 SF.= 5,743.5 SF.	2,236/7,658= 35%	4,517 / 7,658= 58%	COMPLYING
404.1/404.2		REAR YARD			
	D/R-5-B	4" x 60'7 1/4"= 20'-6"	N.A.	175'	COMPLYING
	R-5-D	N.A	176'-2"	N.A.	COMPLYING
405.6/405.9		SIDE YARD			
	D/R-5-B	NONE REQUIRED	N.A.	17'-1"	COMPLYING
	R-5-D	NONE REQUIRED	N.A.	17'-1"	COMPLYING
406.1		CLOSED COURTS			
	D/R-5-B	N.A.	N.A.	N.A.	COMPLYING
	R-5-D	350 SF. MIN. AREA- 17-4" FT. MIN. WIDTH	N.A.	288 SF. -MIN 15'-9" WIDTH	NON COMPLYING
2101.1		PARKING			
	D/R-5-B	1 SPACE PER 800 SF(1,726') 2 SPACES	11	16 SPACES	COMPLYING
	R-5-D	1 SPACE PER 1,200 SF(21,498')17 SPACES	0	0 SPACES	NON COMPLYING
2201.6		LOADING BERTH (NA TO CHANCERY LESS THAN 30,000 SF.)			
	D/R-5-B	N.A.	0	0	COMPLYING
	R-5-D	N.A.	0	0	COMPLYING

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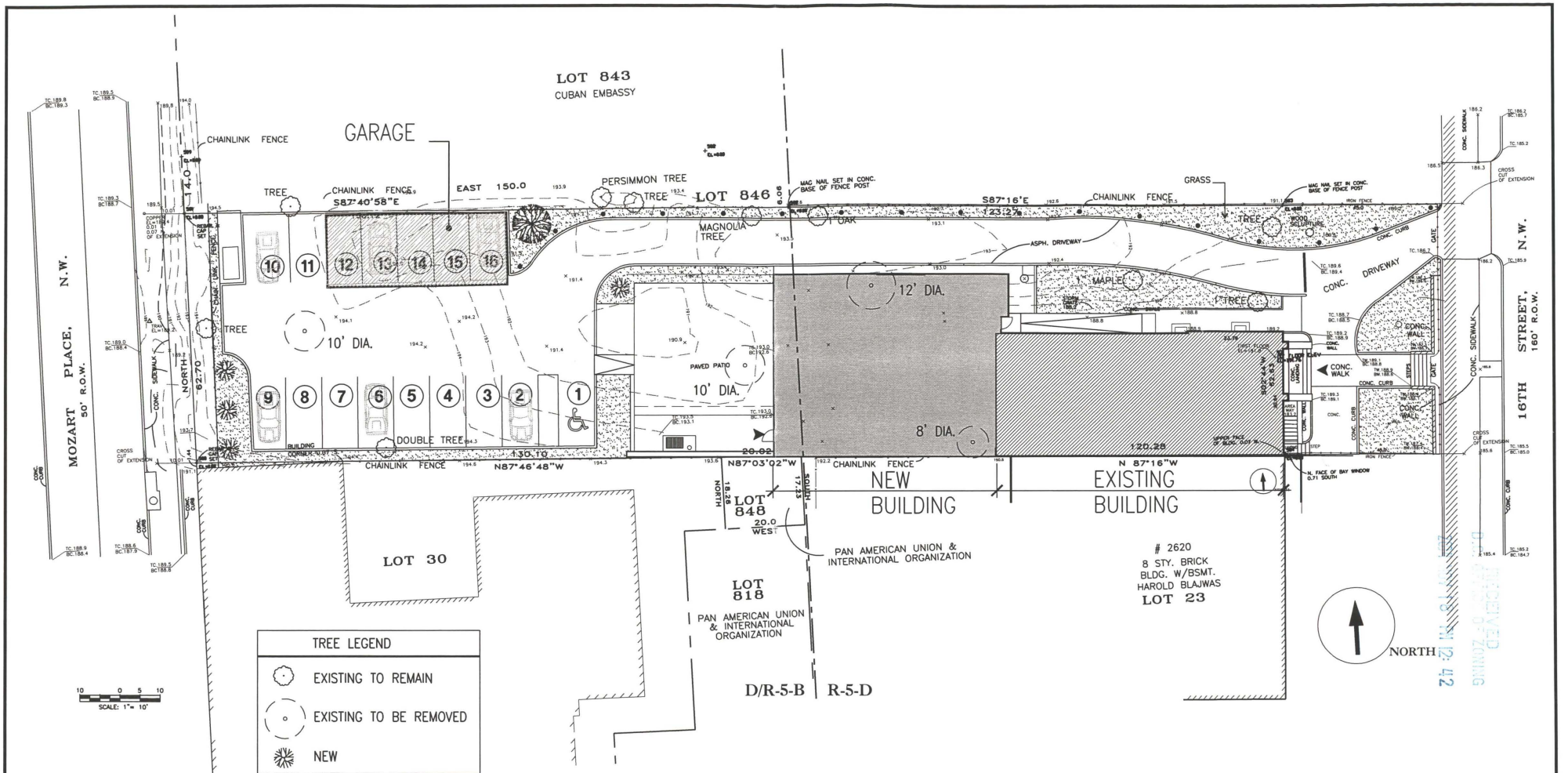
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Drawing Title
BLDG DIAGRAM- SITE KEY PLAN
ZONNING CALCULATION CHART

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ZONING PLAN

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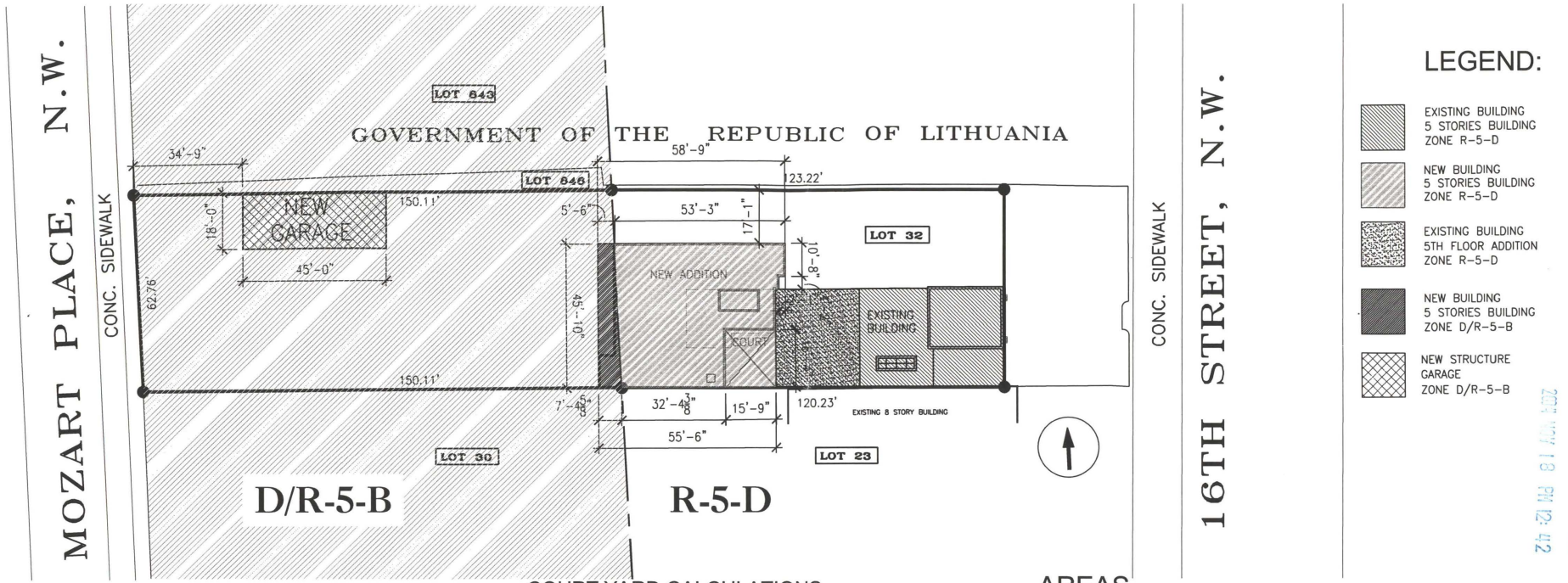
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Drawing Title
SITE PLAN

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1003461.00	JR	10.25.04	N.T.S.	00	S-02

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LEGEND:

- EXISTING BUILDING 5 STORIES BUILDING ZONE R-5-D
- NEW BUILDING 5 STORIES BUILDING ZONE R-5-D
- EXISTING BUILDING 5TH FLOOR ADDITION ZONE R-5-D
- NEW BUILDING 5 STORIES BUILDING ZONE D/R-5-B
- NEW STRUCTURE GARAGE ZONE D/R-5-B

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COURT YARD CALCULATIONS

REQUIRED
COURT HEIGHT= 50'-4" x 4"= 17' MIN. WIDTH
COURT AREA= $(17)^2$ x 2= 578 SF. (350' SF. MIN.)
PROPOSED
15'-9" WIDTH
288' SF. AREA

AREAS

COMBINED LOT AREA :	17,127.5 SF.
COMBINED PROPOSED BUILDING GROSS FLORR AREA :	12,324 SF.(EXCLUDED CELLAR)
PROPOSED GARAGE GROSS FLOOR AREA	809 SF.
EXISTING BUILDING GROSS FLOOR AREA:	10,098 SF.
PROPOSED NEW + EXISTING:	22,134 SF.
D/R-5/B LOT AREA:	9,469.5 SF.
R-5-D LOT AREA:	7,658 SF.

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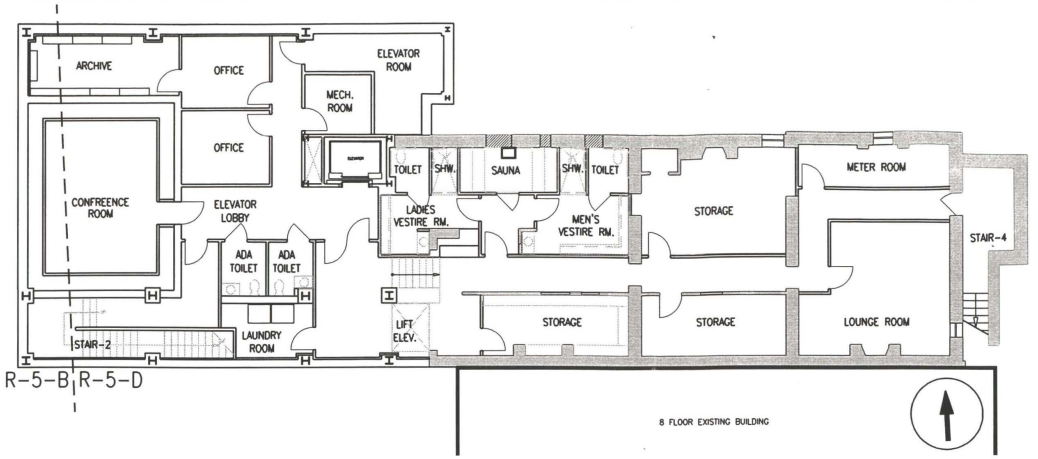
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Drawing Title
ZONNING PLAN

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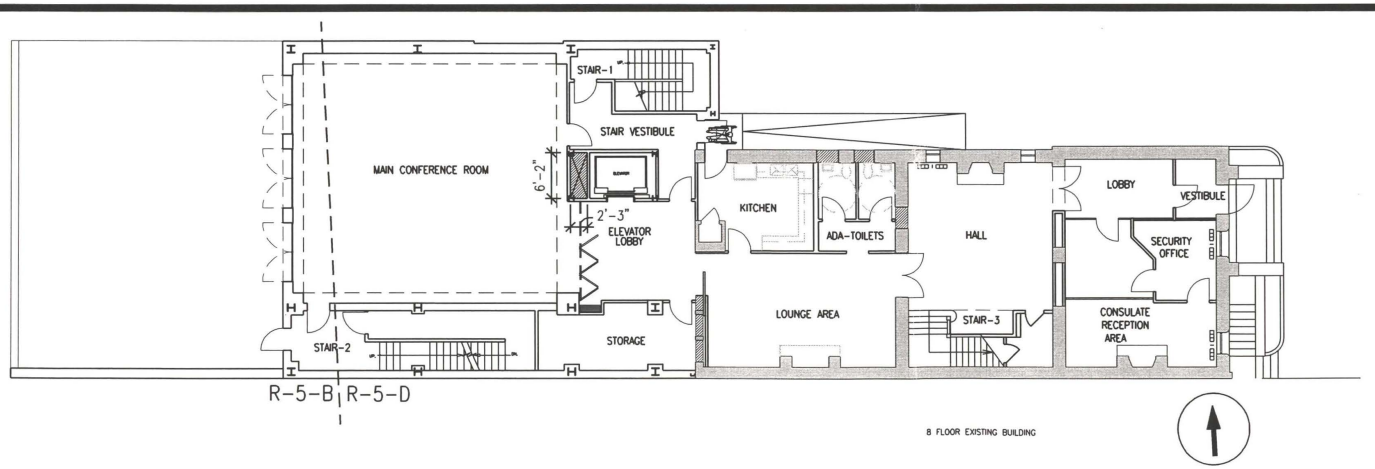
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1. CELLAR FLOOR PLAN

ZONING CALCULATIONS

		DEDUCTIONS CELLAR AREAS	DEDUCTIONS MECH. SHAFT	
1. EXISTING CONSTRUCTION				
	OFFICE SPACE	2,236.8 SF.		
	RESIDENTIAL SPACE	0 SF.		
	TOTAL GROSS FLOOR AREA			2,236.8 SF.
2. NEW CONSTRUCTION				
	OFFICE SPACE	2,579.4 SF.	+ 14 SF.	= 2,593.4 SF.
	RESIDENTIAL SPACE	0 SF.		
	TOTAL GROSS FLOOR AREA			2,593.4 SF.
	TOTAL GROSS FLOOR AREA			0,0 SF.



2. FIRST FLOOR PLAN

ZONING CALCULATIONS

		DEDUCTIONS MECH. SHAFT		
1. EXISTING CONSTRUCTION				
	OFFICE SPACE	2,241 SF.		
	RESIDENTIAL SPACE	0 SF.		
	TOTAL GROSS FLOOR AREA			2,241 SF.
2. NEW CONSTRUCTION				
	OFFICE SPACE	2,582 SF.	- 14 SF.	= 2,568 SF.
	RESIDENTIAL SPACE	0 SF.		
	GARAGE	809 SF.		
	TOTAL GROSS FLOOR AREA			3,377 SF.
	TOTAL GROSS FLOOR AREA			8,186 SF.

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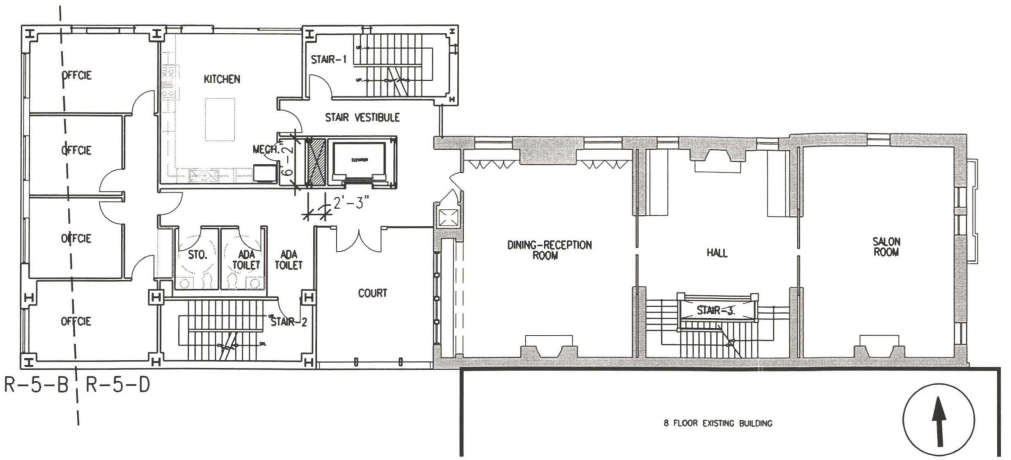
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Drawing Title
ZONING CALCULATIONS
CELLAR & FIRST FLOOR PLANS

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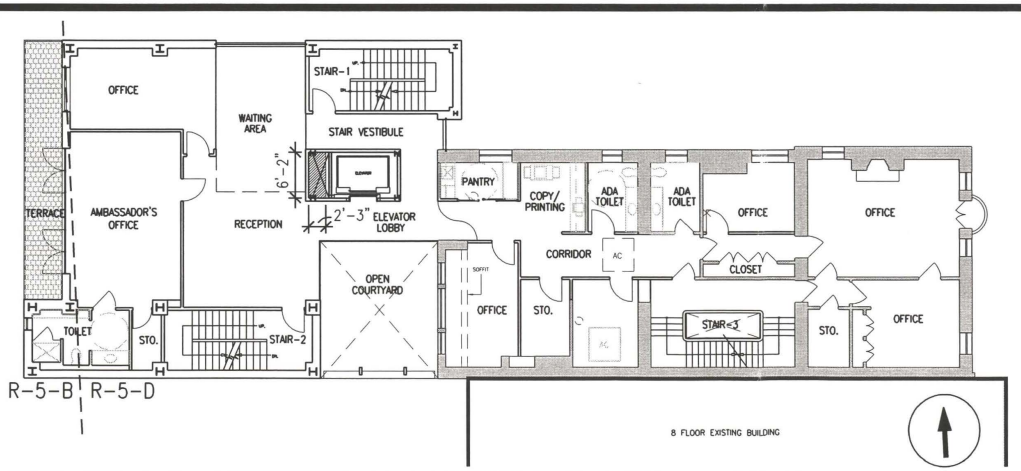
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1. SECOND FLOOR PLAN

ZONING CALCULATIONS		DEDUCTIONS	
1. EXISTING CONSTRUCTION		MECH. SHAFT	
OFFICE SPACE	2,241 SF.		
RESIDENTIAL SPACE	0 SF.		
TOTAL GROSS FLOOR AREA			2,241 SF.
2. NEW CONSTRUCTION			
OFFICE SPACE	2,294 SF.	– 14 SF.	= 2,280 SF.
RESIDENTIAL SPACE	0 SF.		
TOTAL GROSS FLOOR AREA			2,280 SF.
TOTAL GROSS FLOOR AREA			4,521 SF.

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2. THIRD FLOOR PLAN

ZONING CALCULATIONS		DEDUCTIONS		
1. EXISTING CONSTRUCTION		MECH. SHAFT	TERRACE	
OFFICE SPACE	2,241 SF.			
RESIDENTIAL SPACE	0 SF.			
TOTAL GROSS FLOOR AREA				2,241 SF.
2. NEW CONSTRUCTION				
OFFICE SPACE	2,582 SF.	– 14 SF.		176 SF.
RESIDENTIAL SPACE	0 SF.			
TOTAL GROSS FLOOR AREA				2,393 SF.
TOTAL GROSS FLOOR AREA				4,634 SF.

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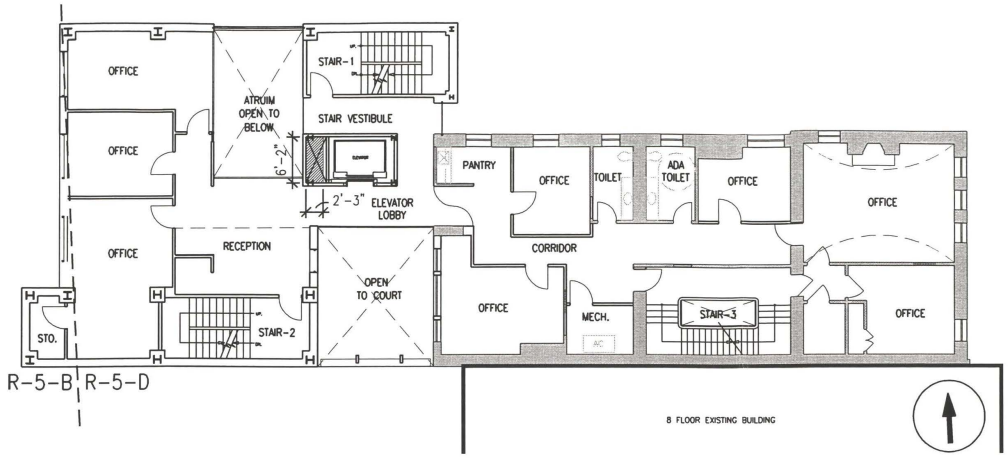
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Drawing Title
ZONING CALCULATIONS
SECOND AND THIRD FLOOR PLAN

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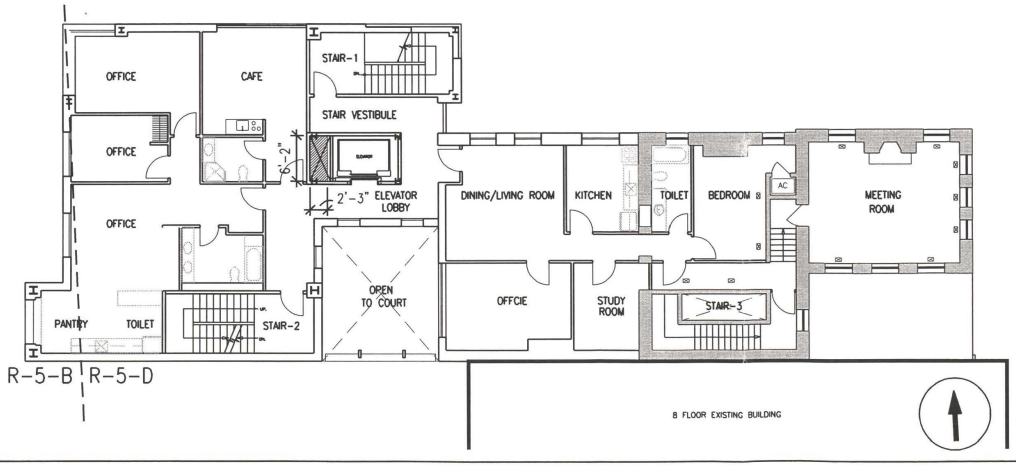
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1. FOURTH FLOOR PLAN

ZONING CALCULATIONS

		DEDUCTIONS MECH. SHAFT	DEDUCTIONS ATRIUM
1. EXISTING CONSTRUCTION			
OFFICE SPACE	2,232 SF.		
RESIDENTIAL SPACE	0 SF.		
TOTAL GROSS FLOOR AREA			2,232 SF.
2. NEW CONSTRUCTION			
OFFICE SPACE	2,132 SF.	– 14 SF.	– 246 SF.
RESIDENTIAL SPACE	0 SF.		
TOTAL GROSS FLOOR AREA			1,858 SF.
TOTAL GROSS FLOOR AREA			4,090 SF.



2. FIFTH FLOOR PLAN

ZONING CALCULATIONS

		DEDUCTIONS MECH. SHAFT
1. EXISTING CONSTRUCTION		
OFFICE SPACE	848 SF.	
RESIDENTIAL SPACE	295 SF.	
TOTAL GROSS FLOOR AREA		1,143 SF.
2. NEW CONSTRUCTION		
OFFICE SPACE	2,134 SF.	– 14 SF.
RESIDENTIAL SPACE	817 SF.	
TOTAL GROSS FLOOR AREA		2,937 SF.
TOTAL GROSS FLOOR AREA		4,080 SF.

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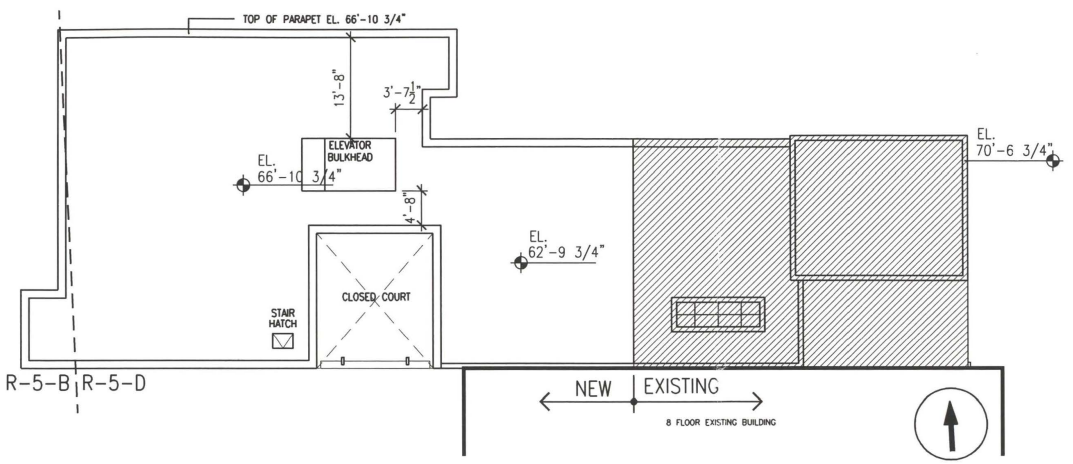
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Drawing Title
ZONING CALCULATIONS
FOURTH AND FIFTH FLOOR PLAN

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
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1. ROOF PLAN

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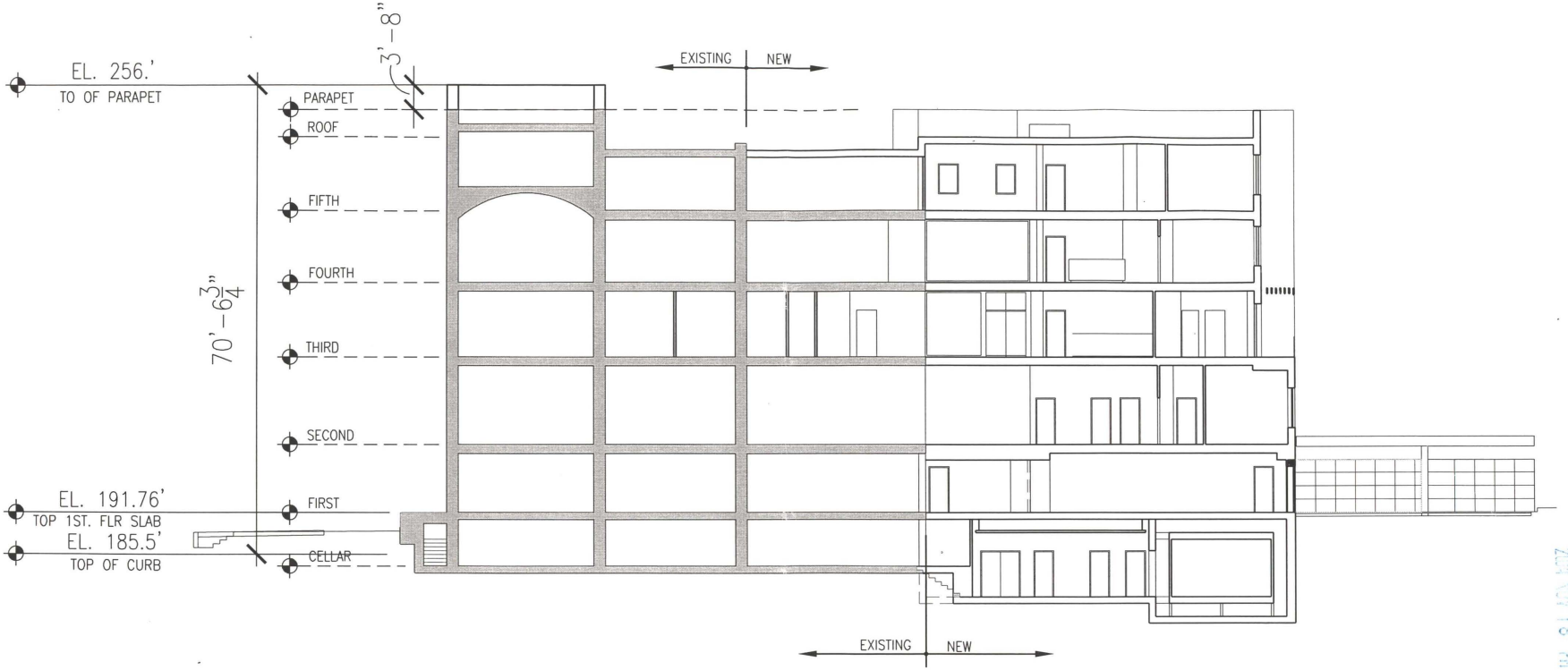
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Drawing Title
ROOF PLAN

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/16"=1'-0"	R	S-07

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1. BUILDING SECTION

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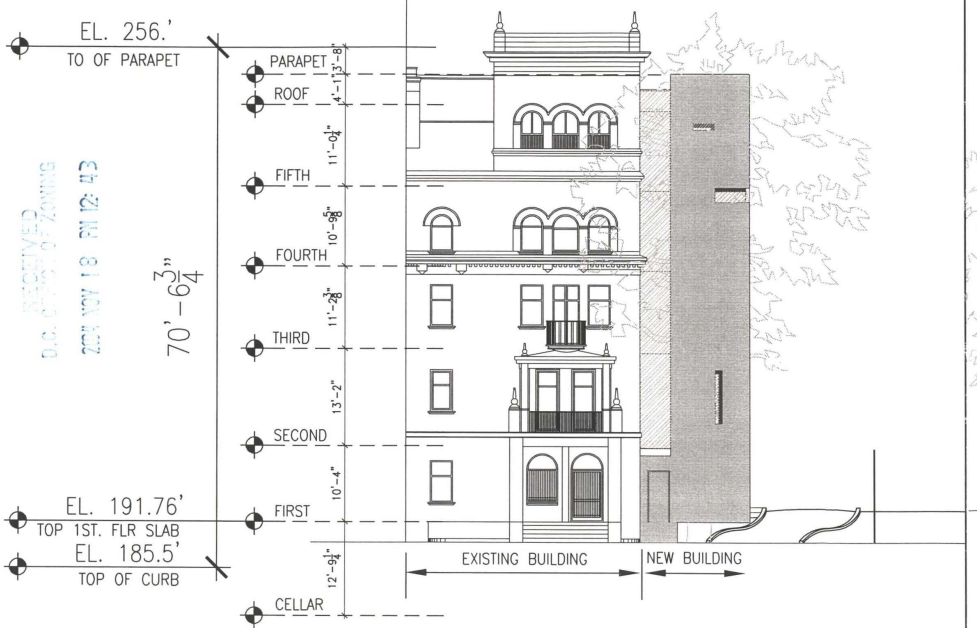
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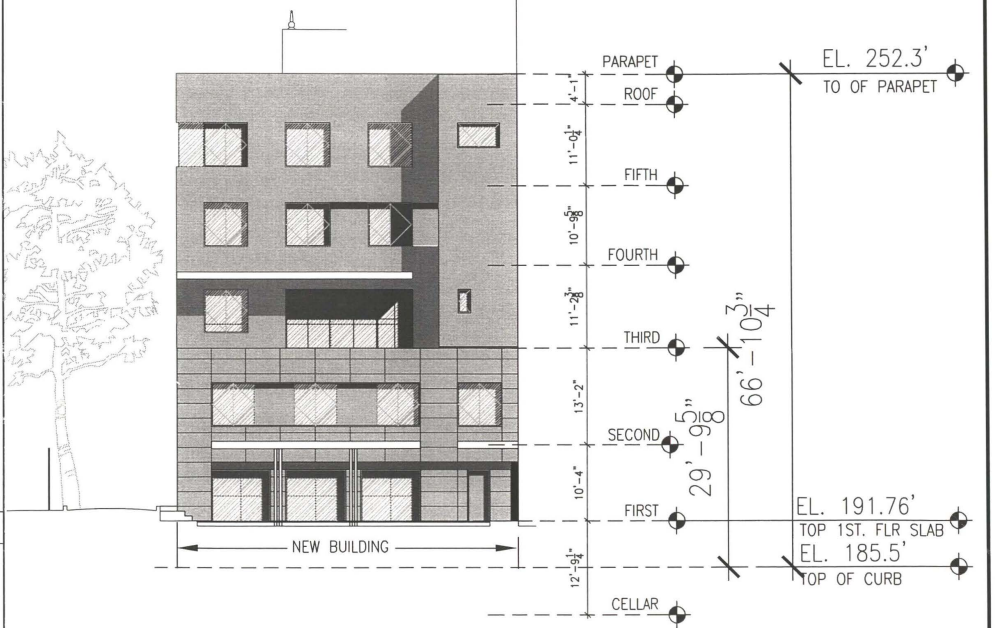
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SECTION THRU BUILDING

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1. EAST ELEVATION



2. WEST ELEVATION

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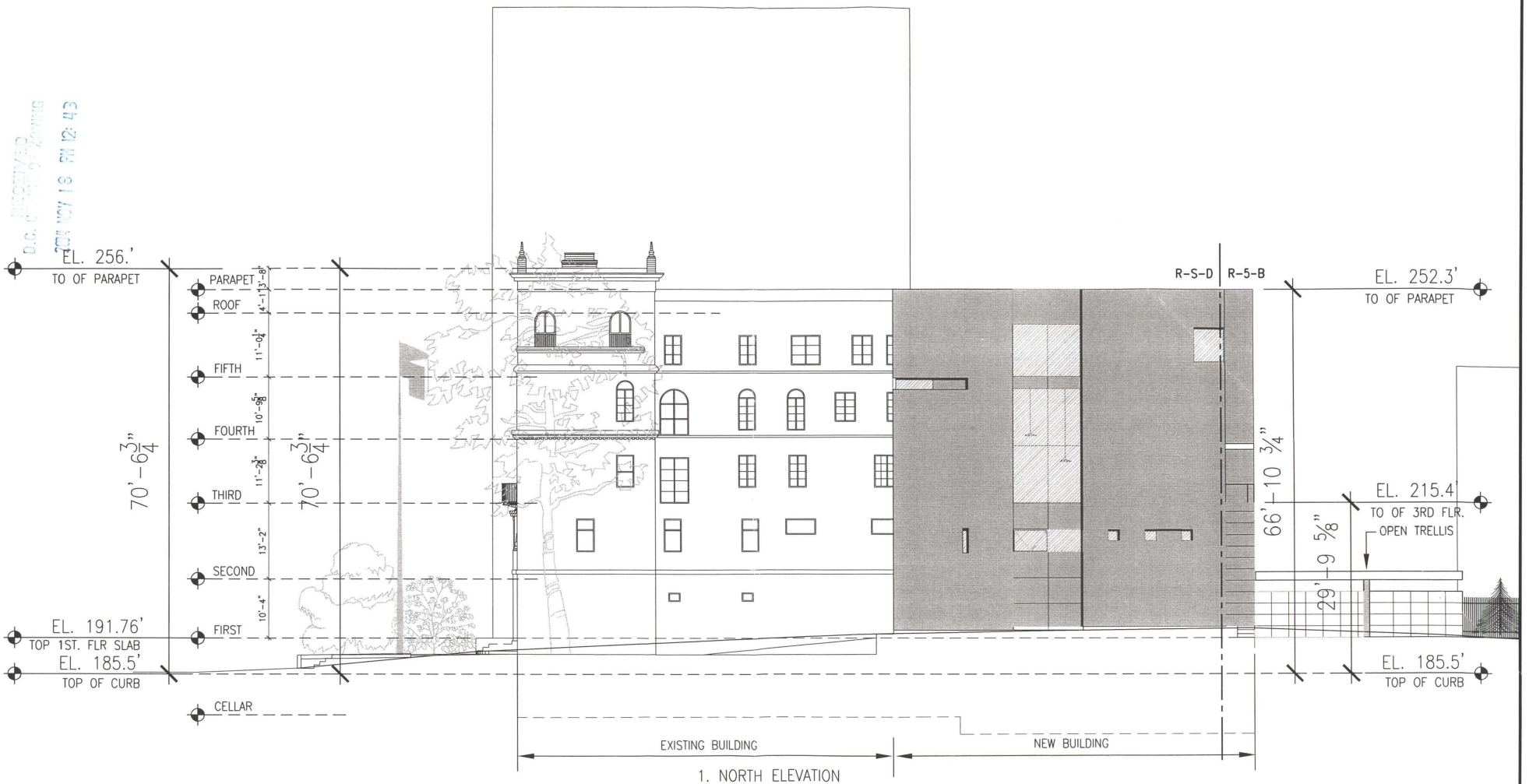
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Drawing Title
EAST AND WEST ELEVATIONS

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1. NORTH ELEVATION

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Drawing Title
ELEVATION

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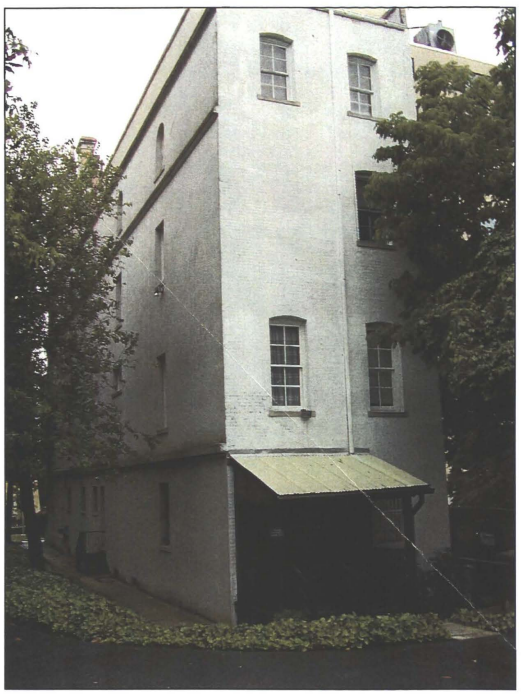
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1. FRONT VIEW
FROM 16TH STREET



2. REAR VIEW
FROM MOZART PLACE STREET



3. SIDE VIEW

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Drawing Title
SITE BUILDING PHOTOS

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