EXHIBIT F

Lot Area (GFA): 4903sf
Area dedicated to Utility and Circulation: 631 sf
percentage devoted to utility/circulation: 13%
Net leasable area: 87%

TYPICAL PROJECT - REGULAR SHAPED LOT

Lot Area (GFA): 3347sf
Area dedicated to Utility and Circulation: 928 sf
percentage devoted to utility/circulation: 28%
Net leasable area: 72%

Gross to Net Floor Area Comparison

1803 RHODE ISLAND AVE. NE - IRREGULAR LOT

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Existing 2-Story Neighbor Building

PUBLIC SIDEWALK

SITE

PUBLIC ALLEY (10' WIDE)
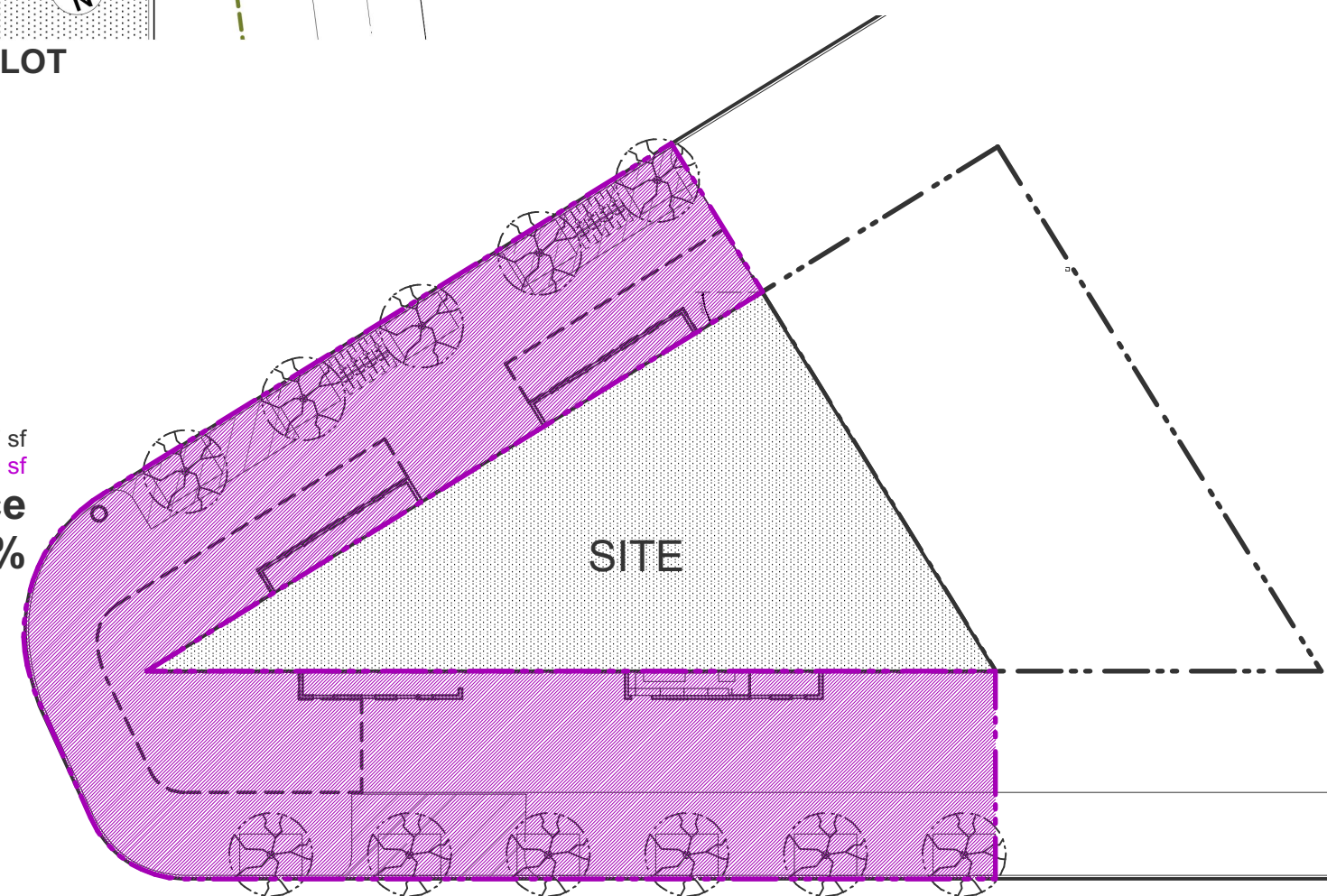
Lot Area (GFA): 4903 sf
Area of Public Space Improvements: 575 sf

Percentage of Public Space Improvement Area to Lot Area: 11%
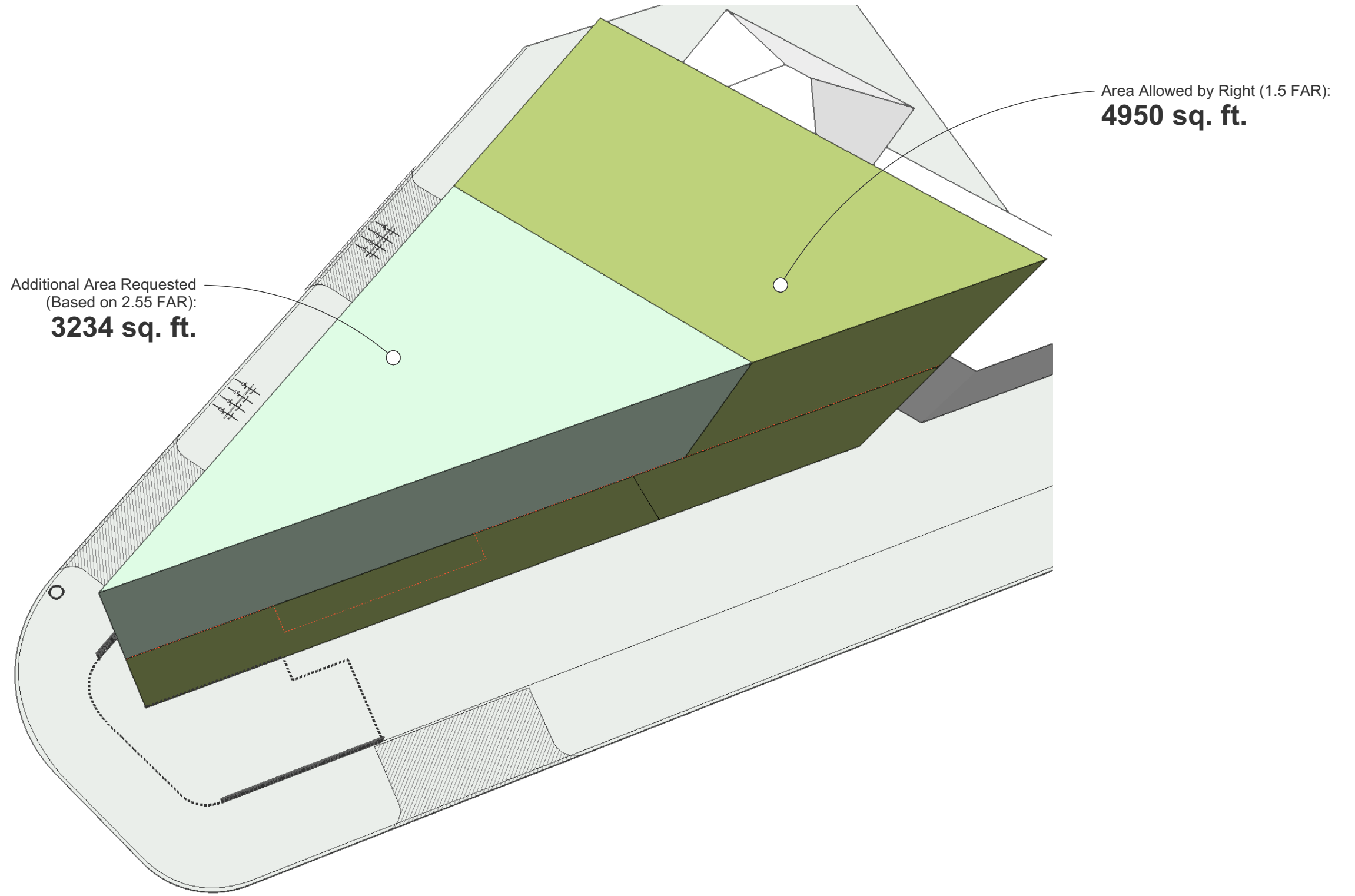
Existing 2-Story Neighbor Building

N

TYPICAL PROJECT - REGULAR SHAPED LOT

Lot Area (GFA): 3347 sf
Area of Public Space Improvements: 6800 sf

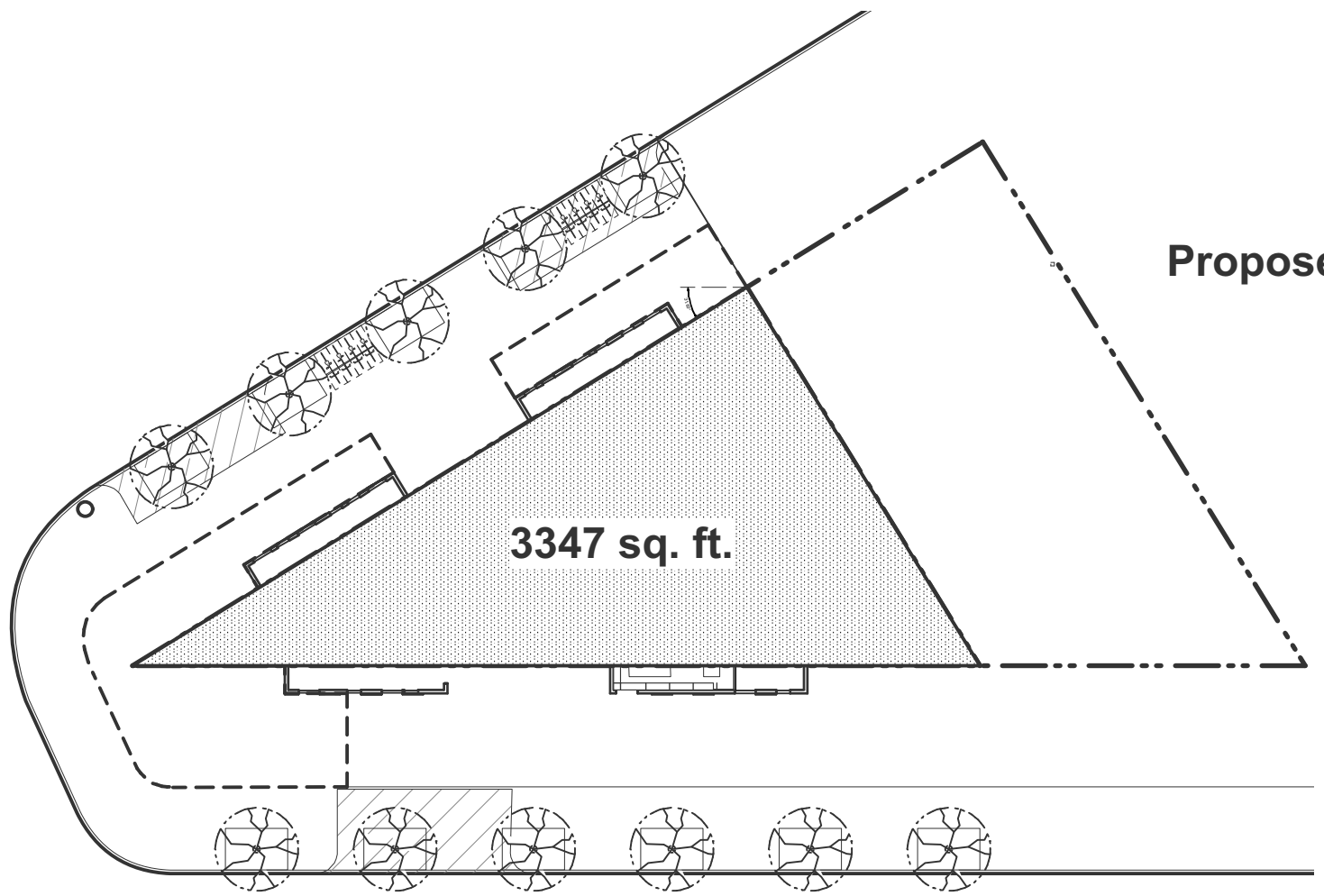**Percentage of Public Space Improvement Area to Lot Area: 203%**

SITE

Public Space Improvement Area Comparison

1803 RHODE ISLAND AVE. - IRREGULAR SHAPED LOT

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Area Allowed by Right (1.5 FAR):
4950 sq. ft.

Additional Area Requested
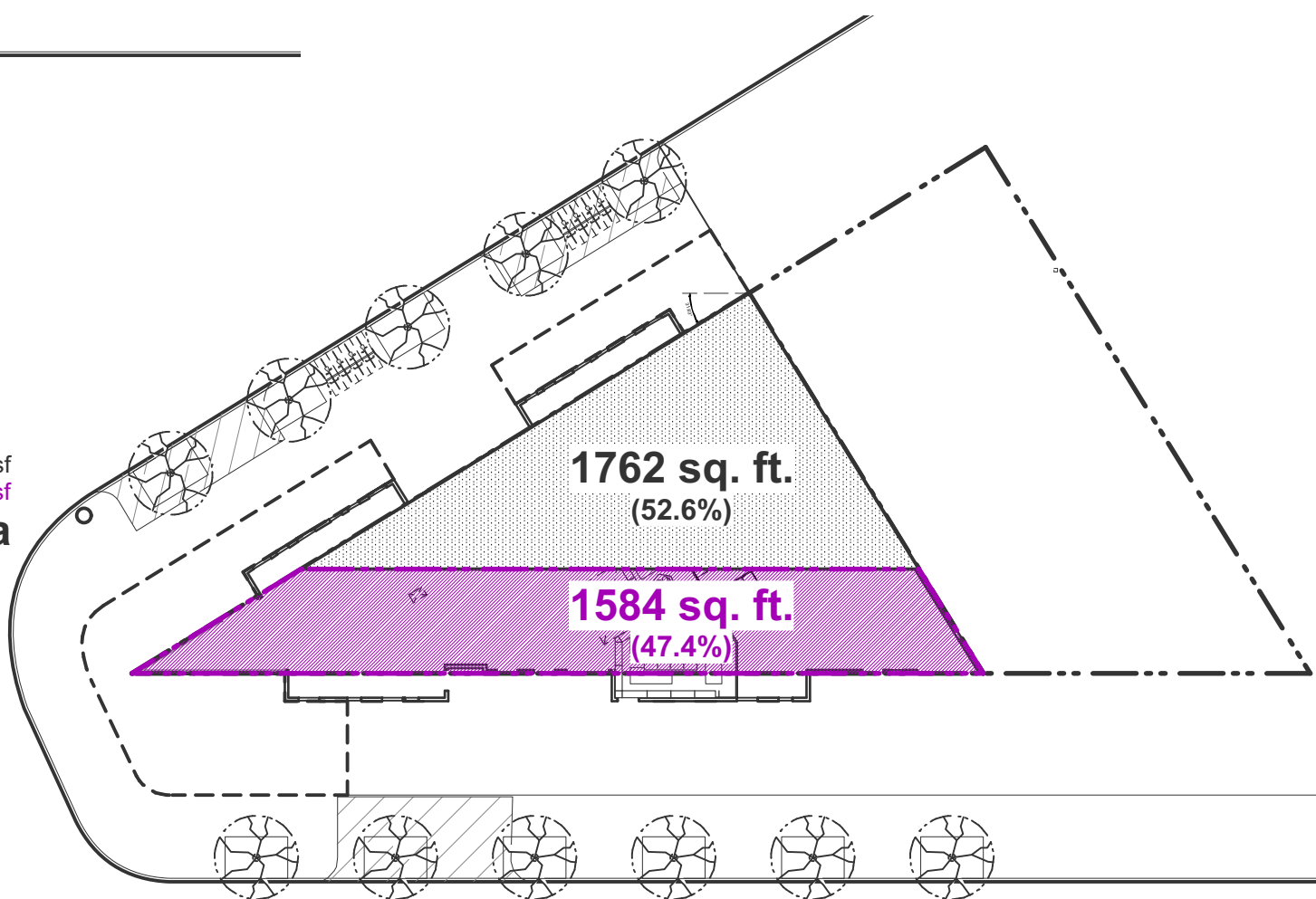(Based on 2.55 FAR):
3234 sq. ft.

Additional Area Requested Diagram

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Proposed Building Area

3347 sq. ft.

Lot Area (GFA): 3347 sf
Area of Required Rear Yard: 1584 sf
Rear Yard Area is 47.4% of Lot Area

1762 sq. ft.
(52.6%)

1584 sq. ft.
(47.4%)

Project Area with Rear Yard Comparison

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