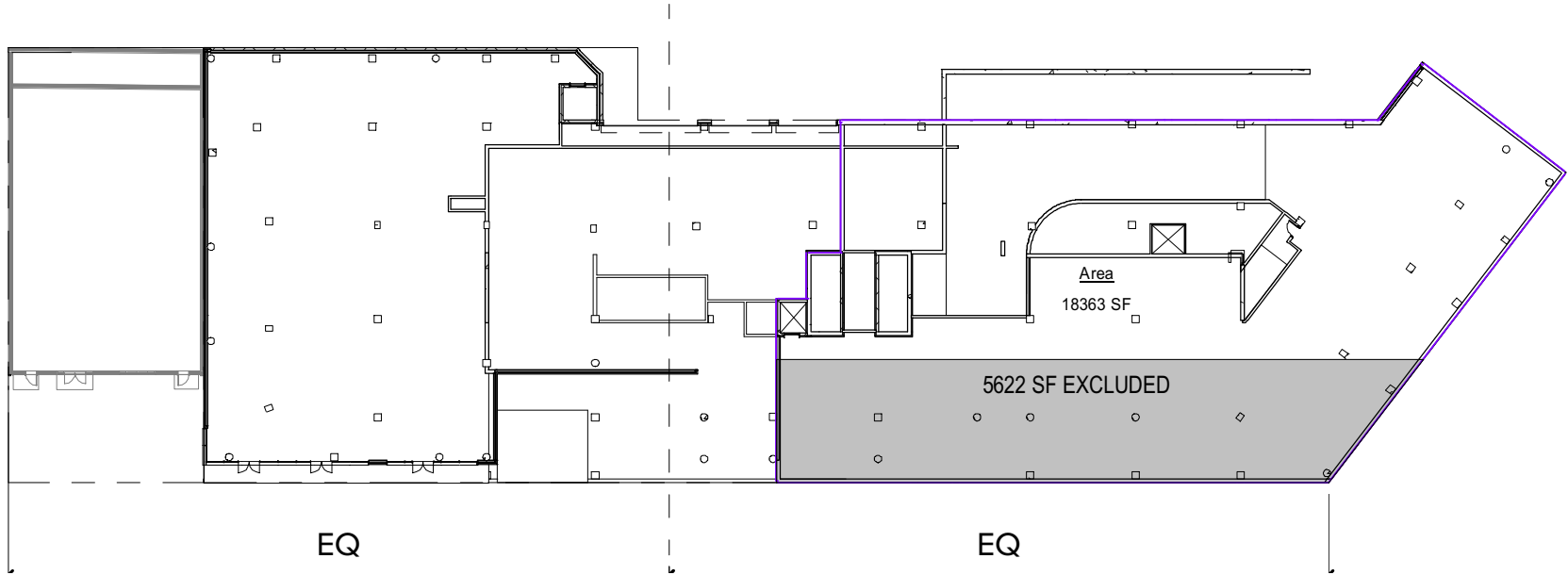


B1 GFA = 12,741 SF

GRADE PLANE METHOD USING EAST/WEST SECTION

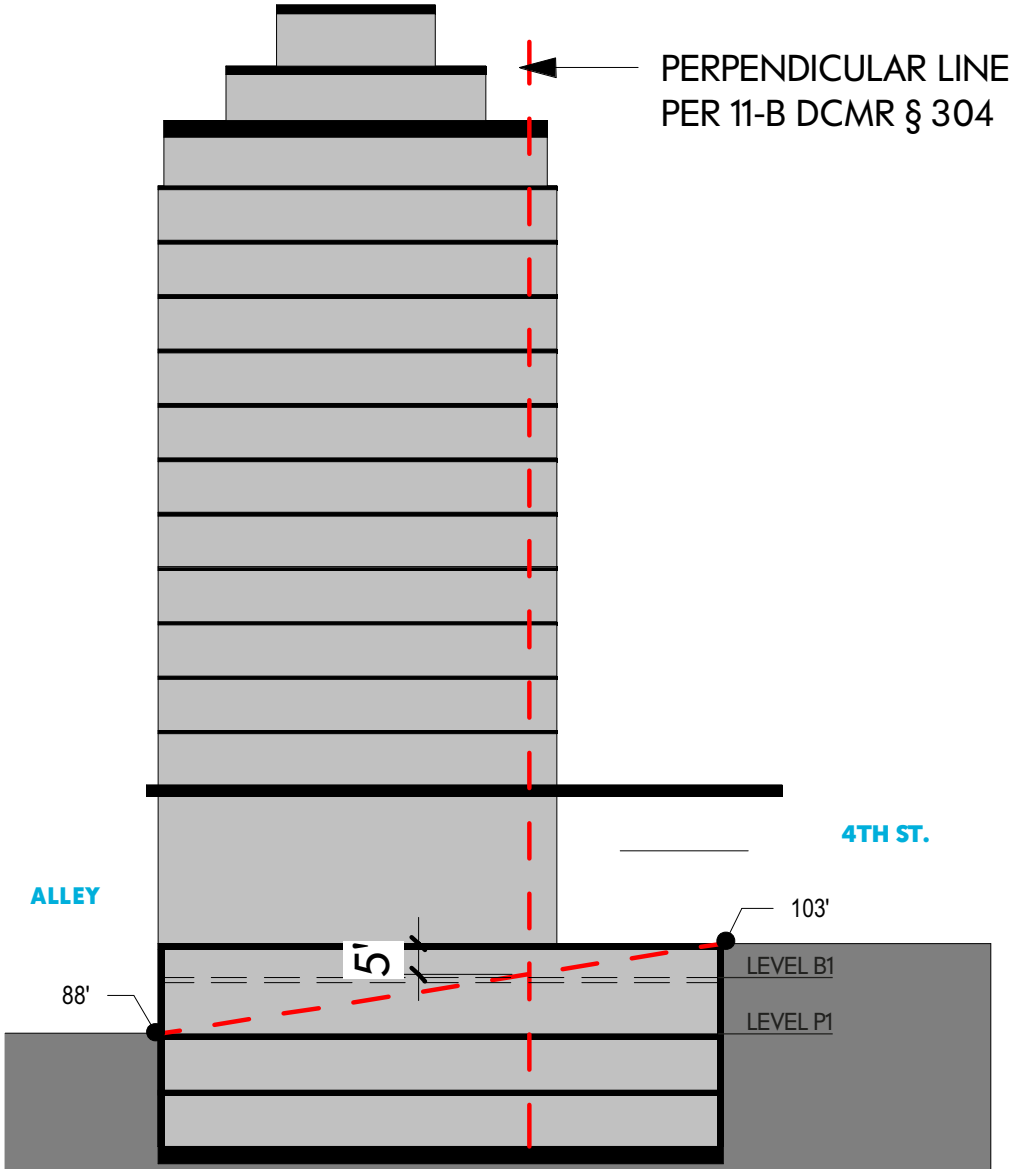
B1 AREA: 18,363 SF - EXCLUDED AREA: 5,622 SF = B1 GFA: 12,741 SF



P1 GFA = 26,096 SF

GRADE PLANE METHOD USING EAST/WEST SECTION

P1 AREA: 37,093 SF - EXCLUDED AREA: 10,997 SF = P1 GFA: 26,096 SF



PARTIALLY BELOW GRADE LEVELS - GFA - GRADE PLANE METHOD

EDENS PNC

October, 2021

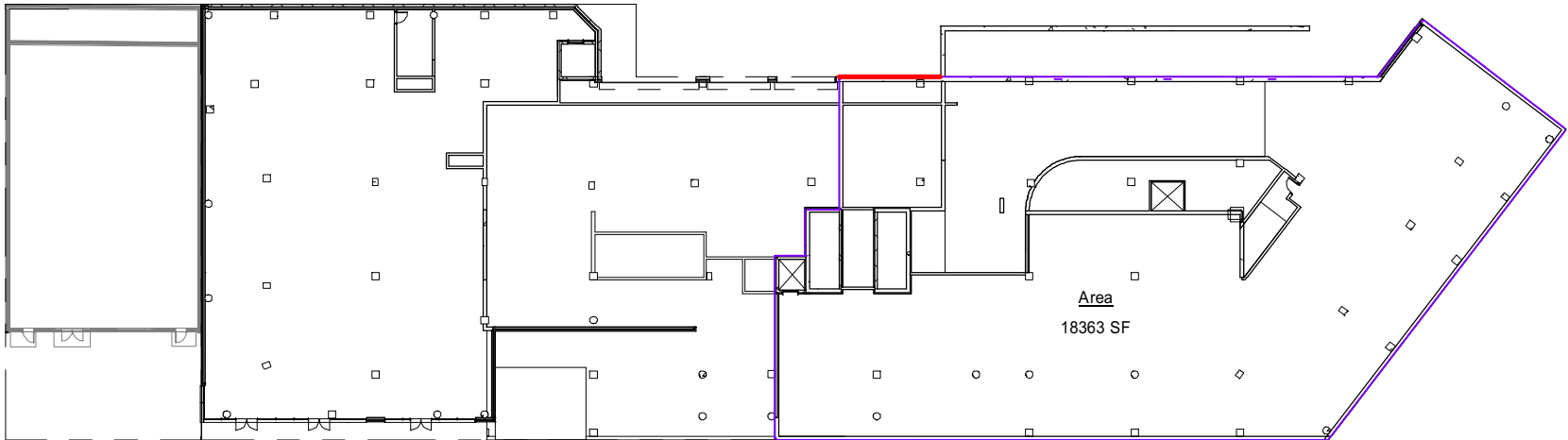
EDENS.

ZONING COMMISSION
District of Columbia
CASE NO.19-29
EXHIBIT NO.19F

B1 GFA = 863 SF

PERIMETER 5'-0 OR MORE ABOVE GRADE SHOWN IN RED = 28 LINEAR FT (4.7% OF PERIMETER)
TOTAL PERIMETER = 596 LINEAR FT

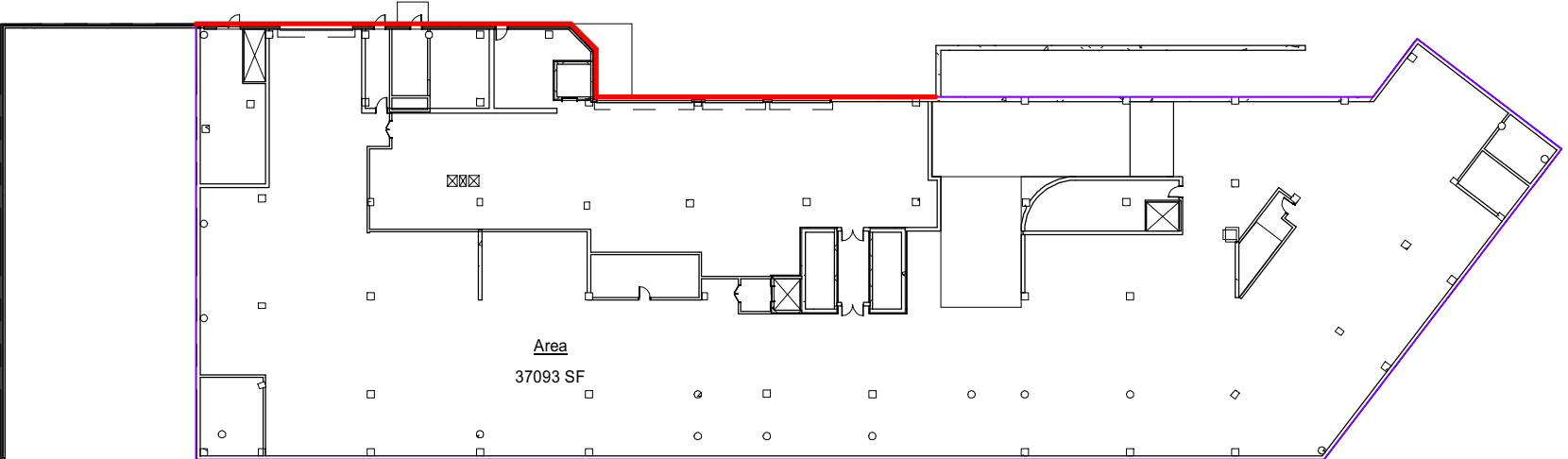
$18,363 \times .047 = 863 \text{ SF GFA ON LEVEL B1}$



P1 GFA = 7,641 SF

PERIMETER 5'-0 OR MORE ABOVE GRADE SHOWN IN RED = 219 LINEAR FT (20.6% OF PERIMETER)
TOTAL PERIMETER = 1,063 LINEAR FT

$37093 \times .206 = 7,641 \text{ GFA ON LEVEL P1}$

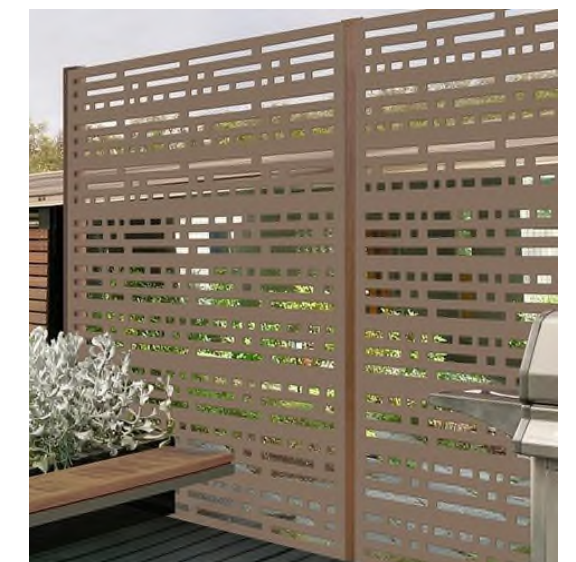


LEVEL	TOTAL UNITS	UNITS WITH BALCONIES	AVG. BALCONY SF	AVG. USABLE SF
2	32	16-18.	51	51
3	33	5-7.	91	59
4	33	5-7.	103	68
5	33	5-7.	115	77
6	32	7-9.	101	70
7	32	7-9.	110	77
8	32	7-9.	119	84
9	32	7-9.	128	90
10	30	7-9.	136	97
11	30	7-9.	146	104
12	30	7-9.	155	110
13	30	7-9.	164	114
TOTALS:	379	87-111 22%-29%	118	83

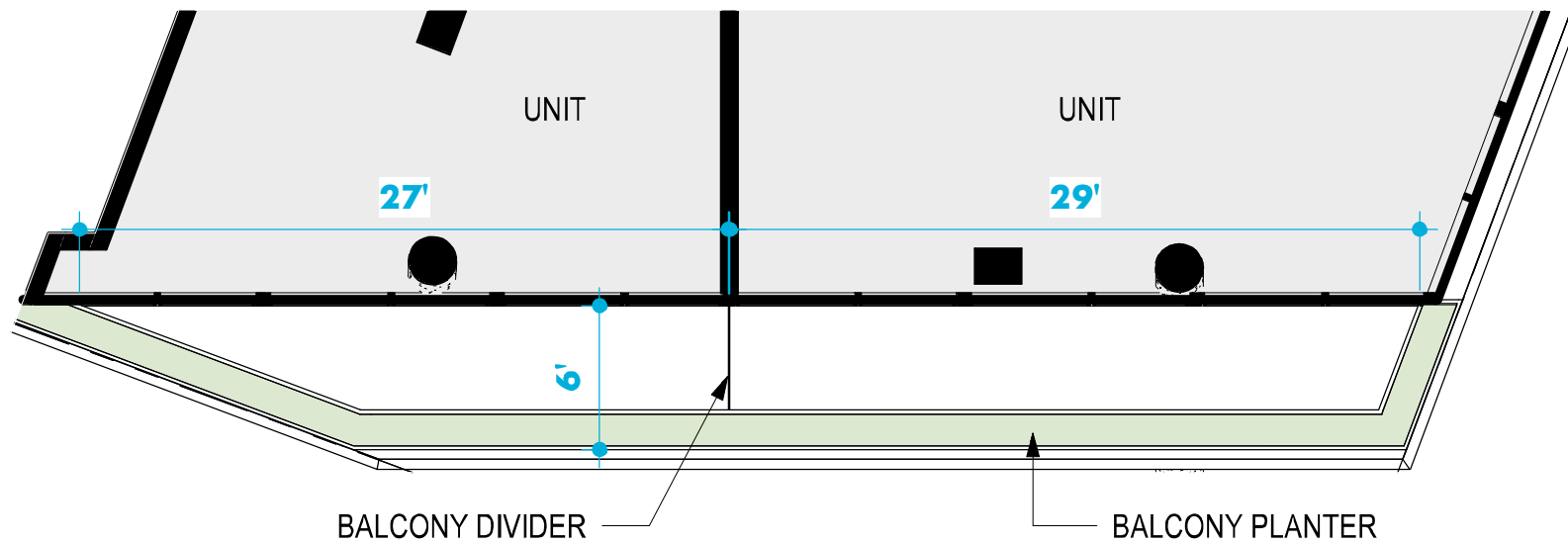
TABLE- BALCONY DISTRIBUTION



BALCONY RENDERING



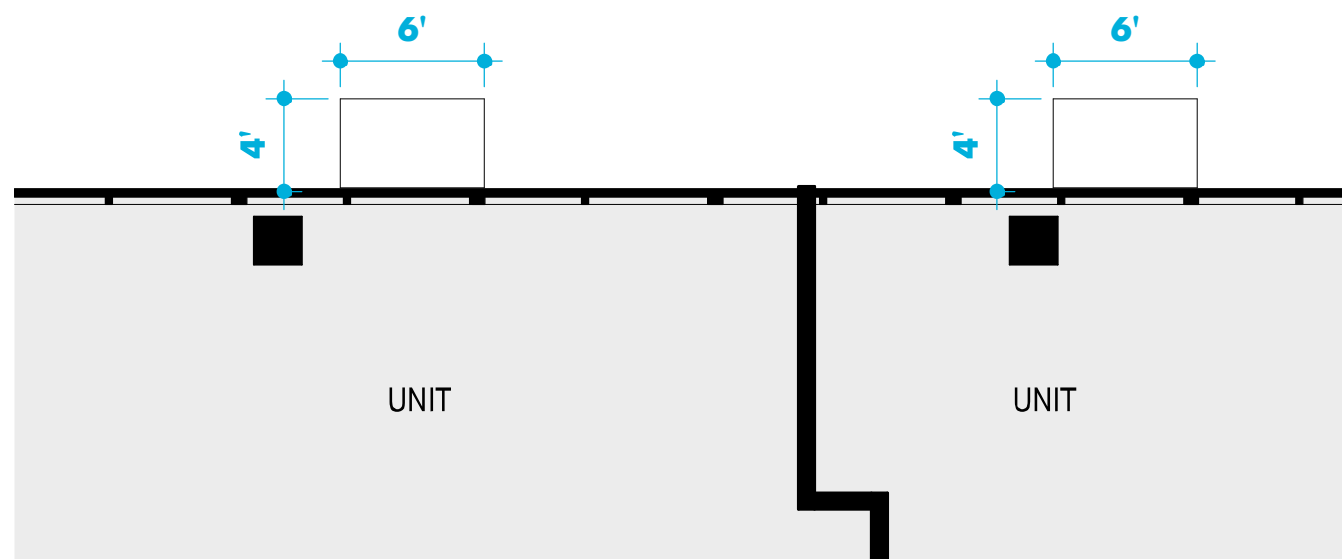
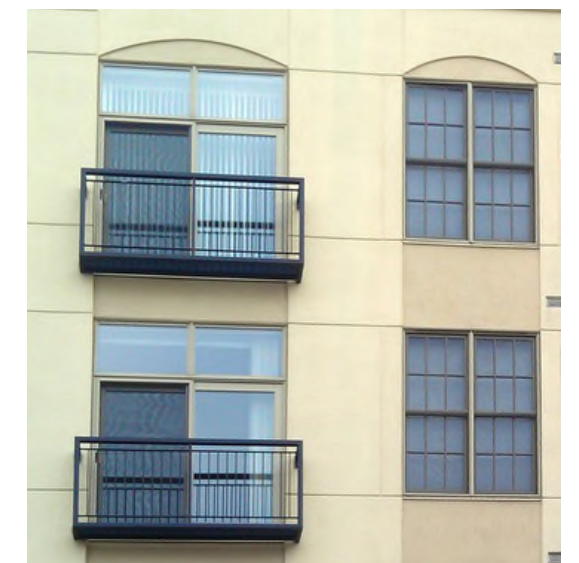
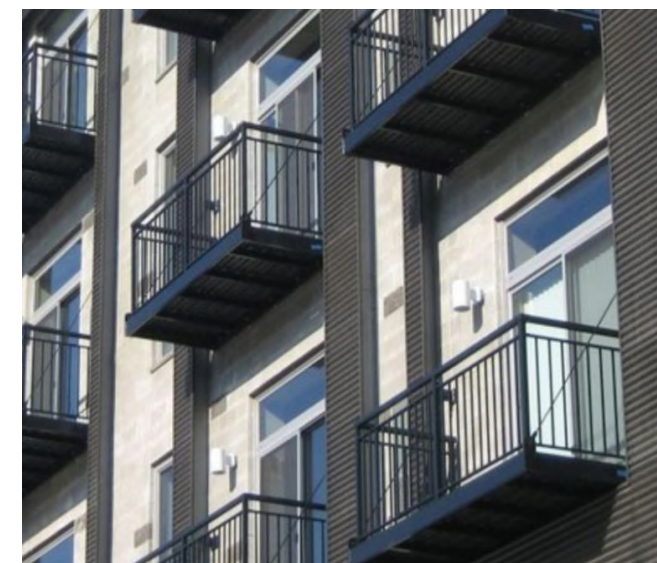
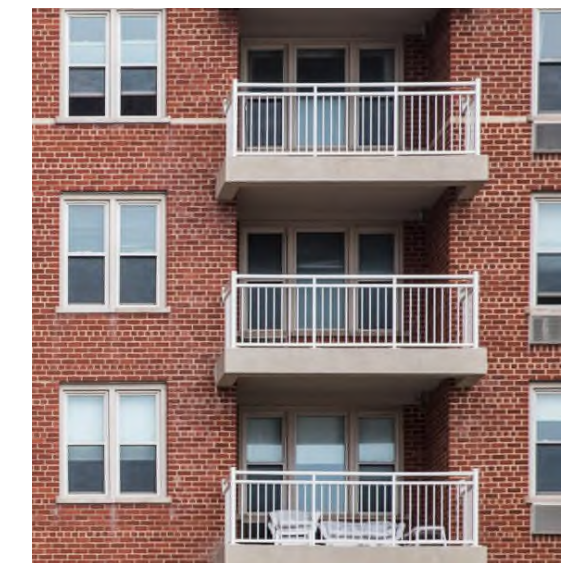
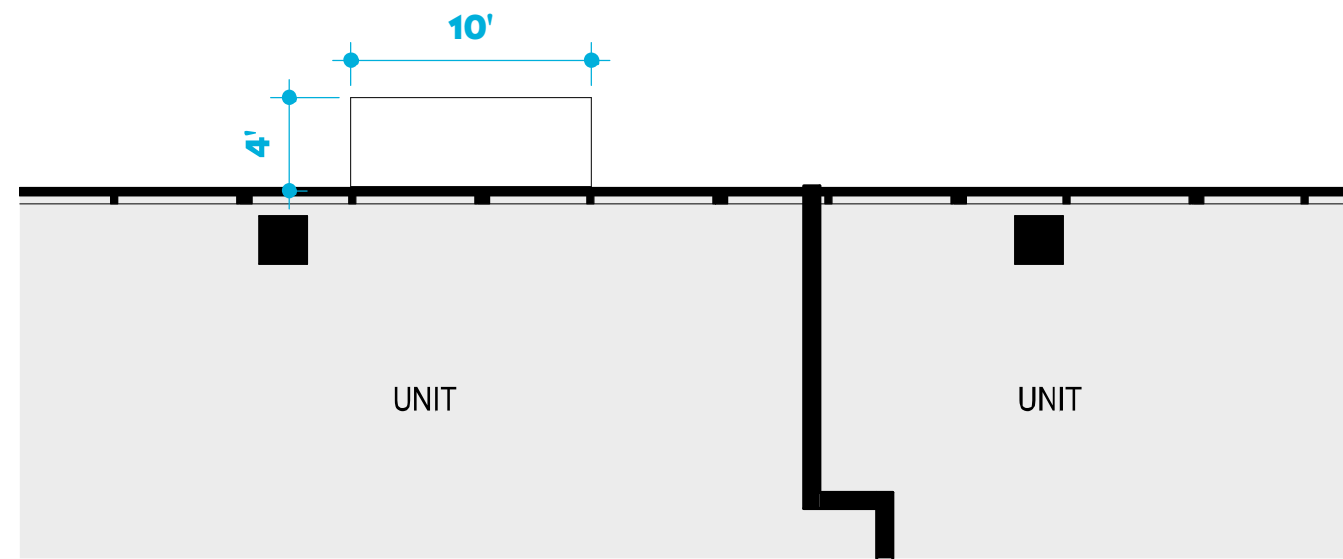
DIVIDER PRECEDENTS



PLAN VIGNETTE

PNC BUILDING - TYPICAL GREEN BALCONIES
EDENS PNC

October, 2021



PLAN VIGNETTES

STANDARD APARTMENT BALCONIES
EDENS PNC

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BALCONY PRECEDENTS



BASE DESIGN
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 EDENS. **STUDIOS**
architecture

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BASE DESIGN WITH CONTEXT
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 EDENS. *STUDIOS*
architecture

1348 4th STREET NE



CORNICE WITH BALCONIES
EDENS PNC

August, 2021

 EDENS. *STUDIOS*
architecture

1348 4th STREET NE