
City of Alexandria

Floor to Area Ratio (FAR) Presentation

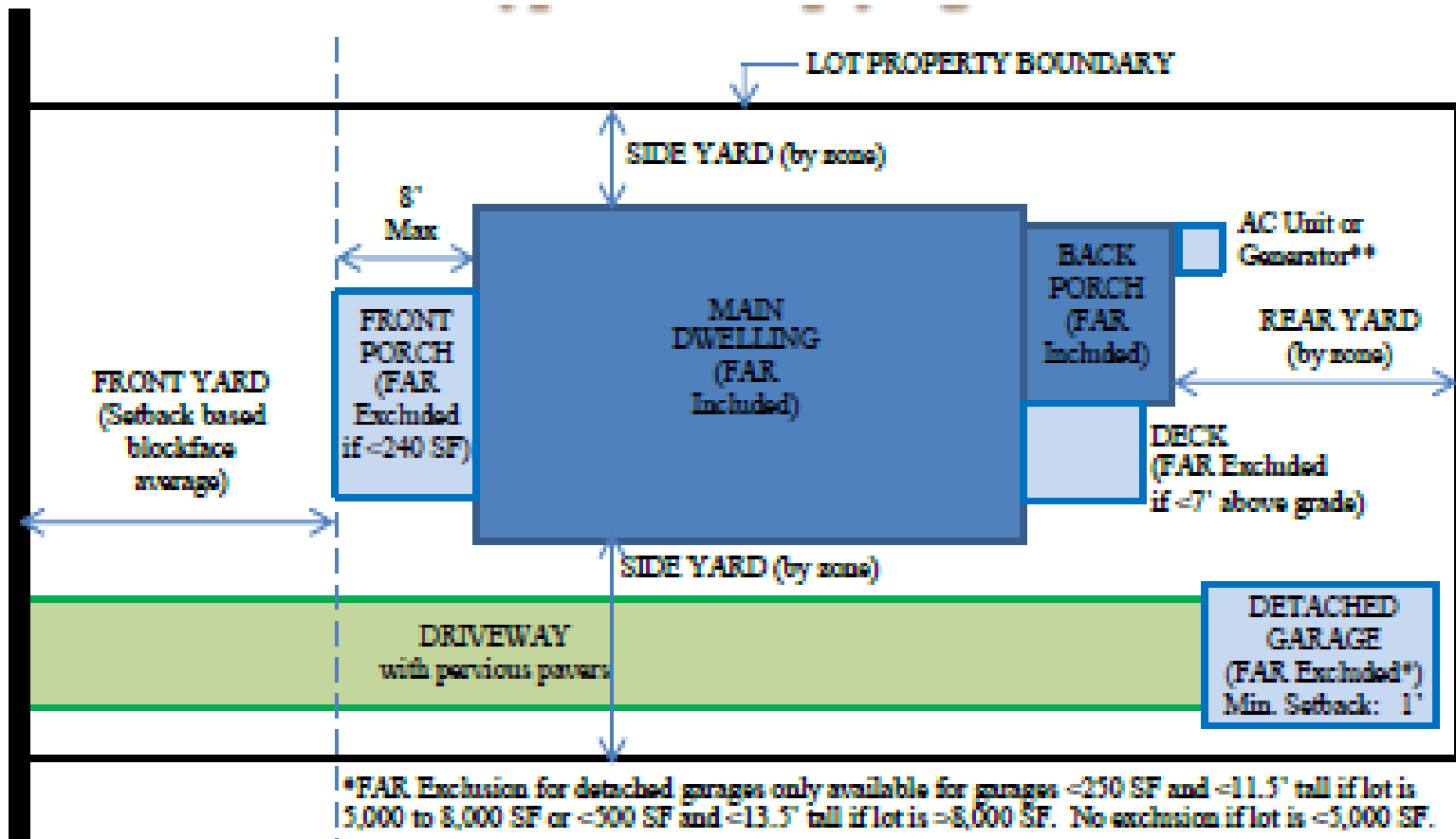




FAR Calculations

Floor Area
Definition: All
Areas Under a
roof or roofs

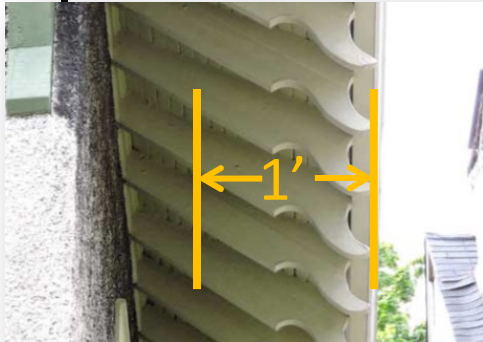
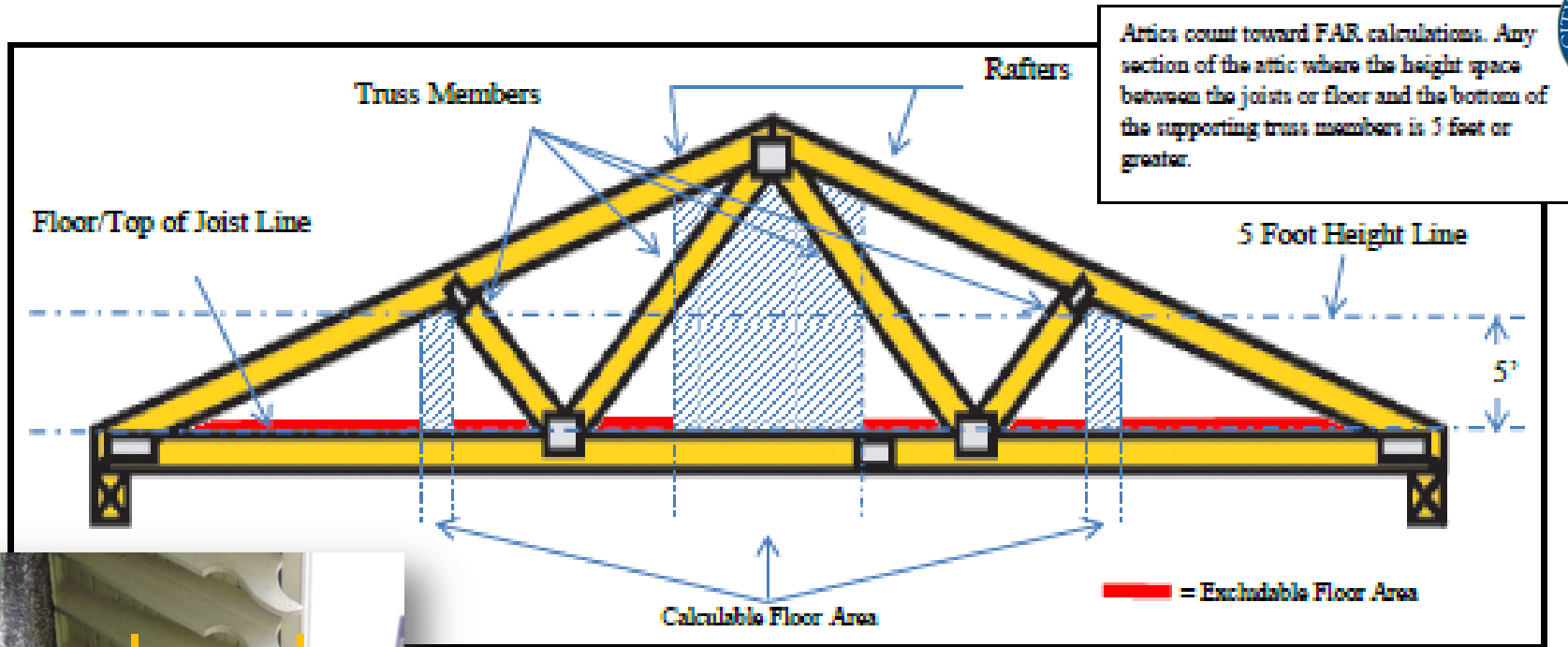
STREET &
SIDEWALK



FAR Calculations

One and
two-family
dwellings

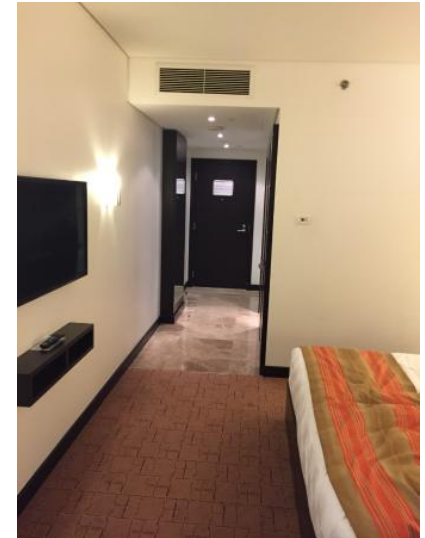




FAR Calculations

One and two-family dwellings -
Exclusions





FAR Calculations

Other Building Types - Exclusions



LOT AREA	13,571 SF
HOTEL AREA ABOVE GRADE	74,058 SF
FAR AREA ABOVE GRADE	40,713 SF
FAR AREA ACQUIRED	13,300 SF
TOTAL FAR	54,013 SF
FAR EXCLUSIONS	13,330 SF/ 24.6%

PRINCE STREET HOTEL



2nd-5th FLOORS

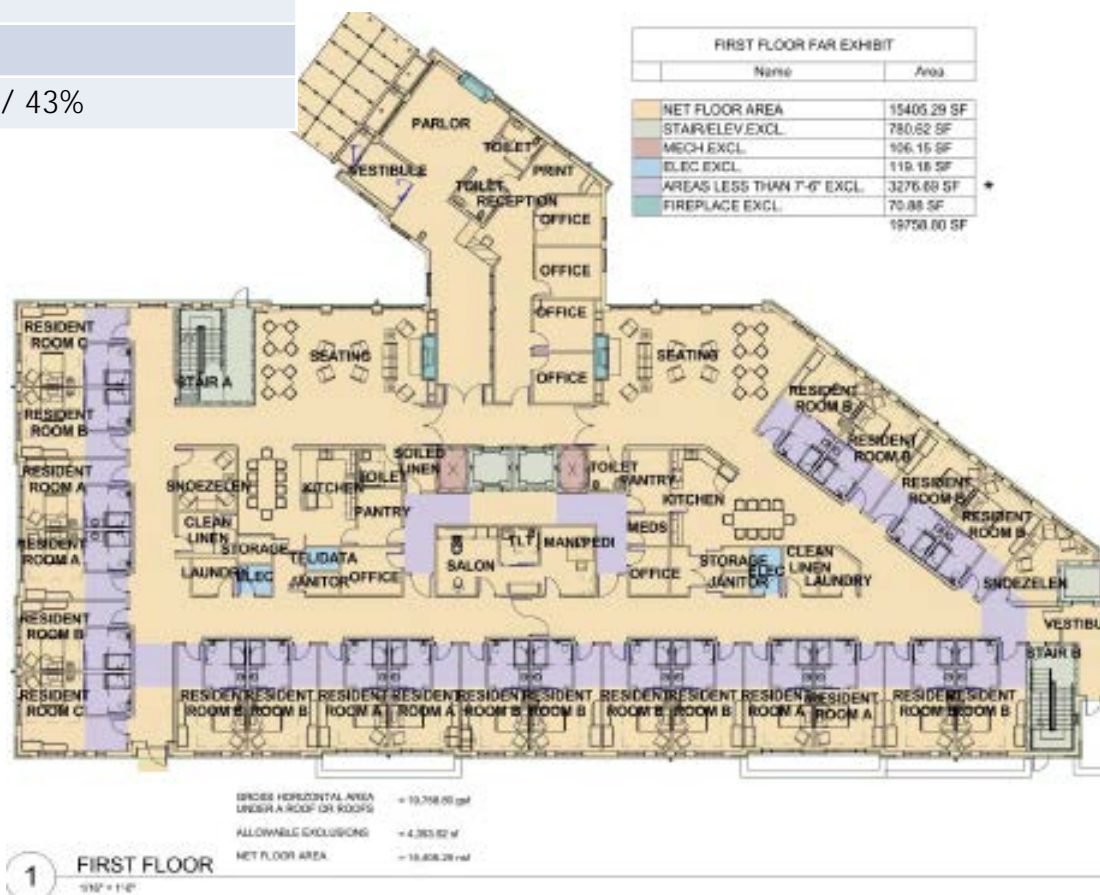
24 rooms per floor
Area 12,384 sf

FAR Excluded Area 3,791sf



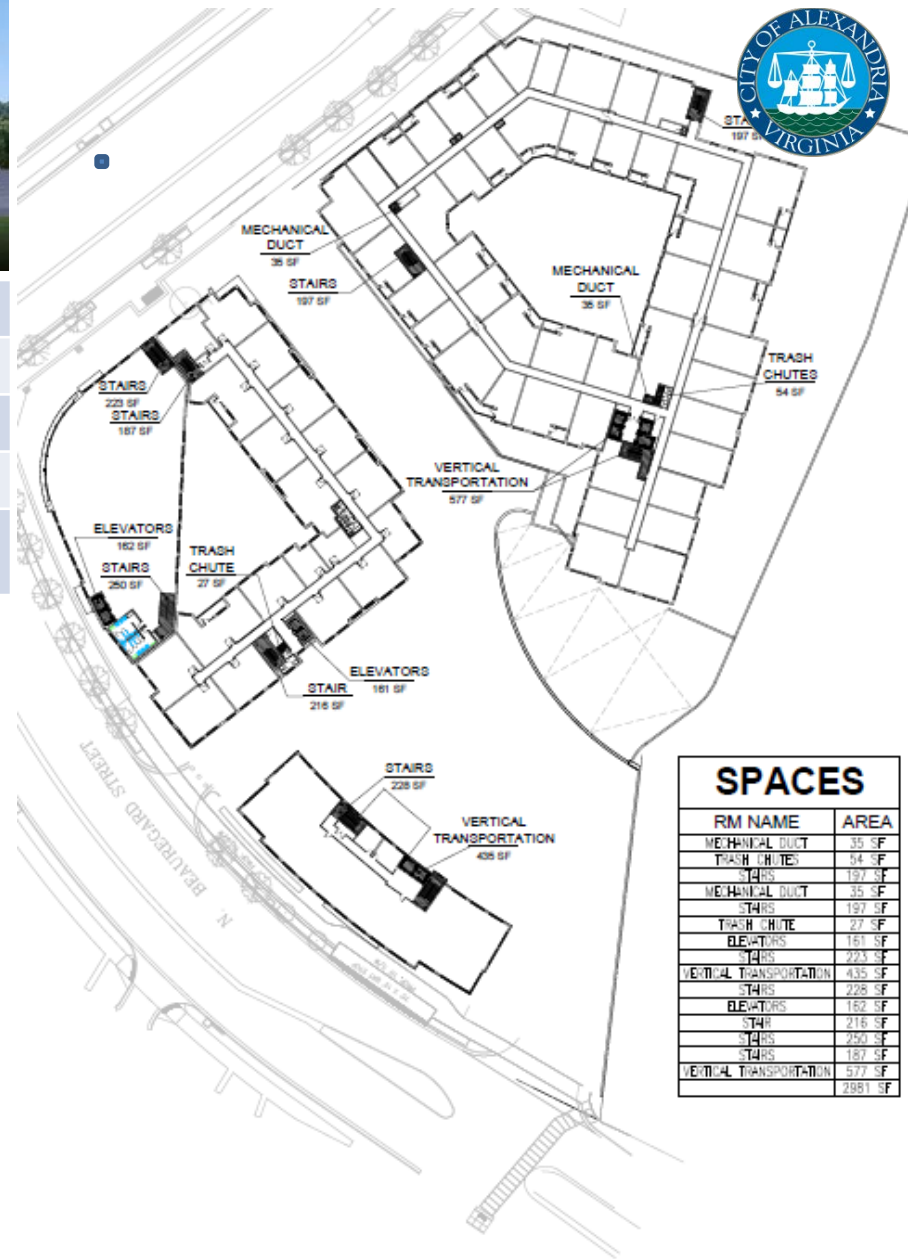
SITE AREA	56,979 SF
GROSS FLOOR AREA	74,209 SF
NET FLOOR AREA	41,778 SF
FAR EXCLUSIONS	32,431 SF/ 43%

ALEXANDRIA MEMORY CARE





SITE AREA	226,671 SF
BELOW GRADE AREA EXCLUDED FROM COMPUTATIONS	226,671 SF
GROSS FLOOR AREA	531,896 SF
NET FLOOR AREA	514,927 SF
FAR EXCLUSIONS	16,969 SF 3.30% of GFA



SPACES	
RM NAME	AREA
MECHANICAL DUCT	35 SF
TRASH CHUTES	54 SF
STAIRS	197 SF
MECHANICAL DUCT	35 SF
STAIRS	197 SF
TRASH CHUTE	27 SF
ELEVATORS	161 SF
STAIRS	223 SF
VERTICAL TRANSPORTATION	435 SF
STAIRS	228 SF
ELEVATORS	162 SF
STAIR	216 SF
STAIRS	250 SF
STAIRS	187 SF
VERTICAL TRANSPORTATION	577 SF
	2881 SF

GATEWAY AT KING & BEAUREGARD