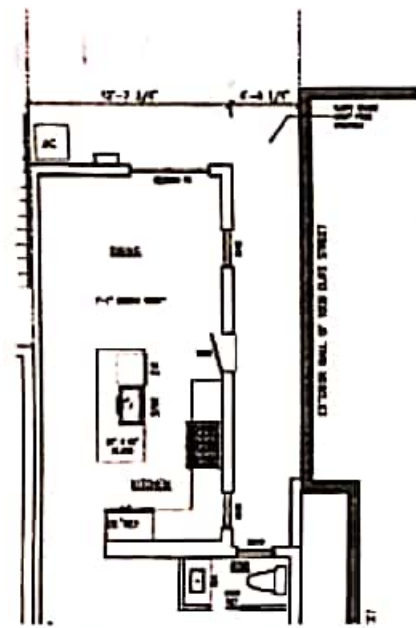
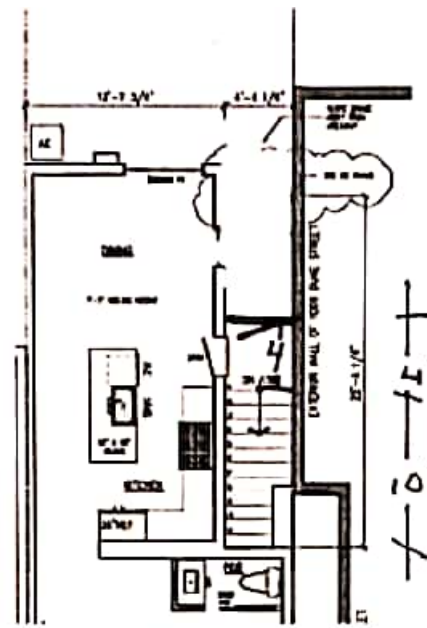


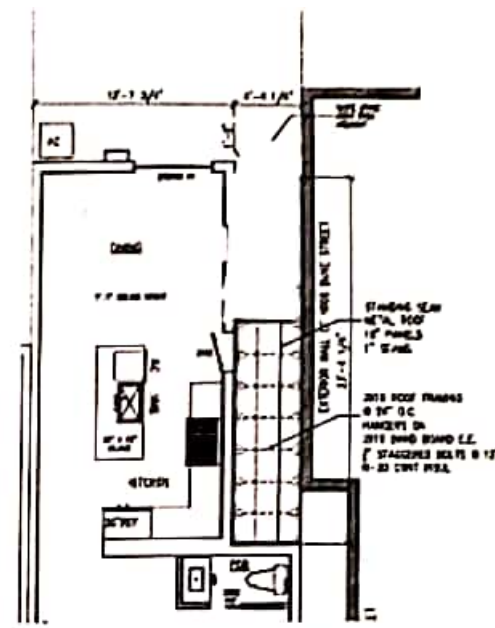
SBS DESIGN STUDIOS LLC 1011 DUK STREET ALEXANDRIA VIRGINIA 22304	
PROJECT NO. 19-04-08 AS NOTED A007	SHEET NO. 19-04-08 AS NOTED A007



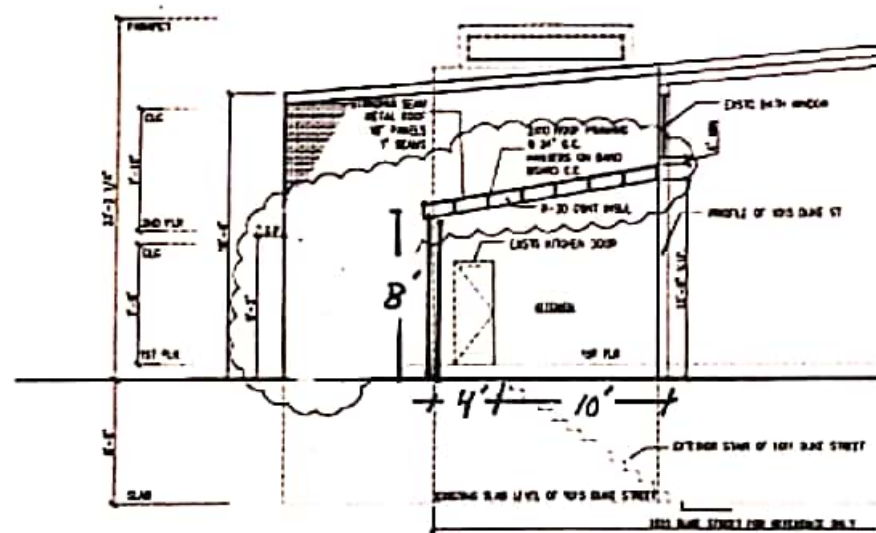
EXISTING FIRST FLOOR PLAN



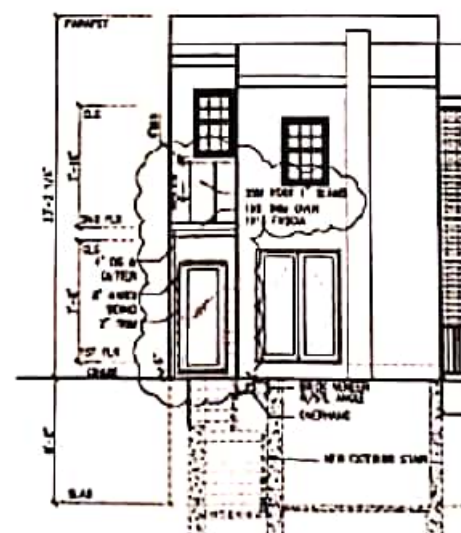
PROPOSED FIRST FLOOR PLAN



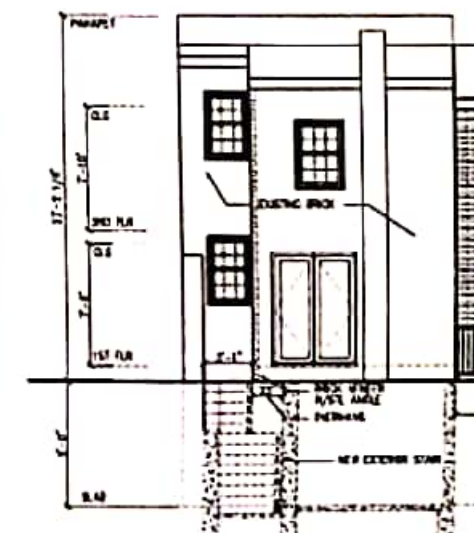
PROPOSED AREAWAY ROOF PLAN



PROPOSED AREAWAY SECTION



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1. 1011 Duke St  
Street Address

CL  
Zone

A2. 1496 x .75 = 1122  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

Basement 742  
First Floor 742  
Second Floor 683  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

### Allowable Exclusions\*\*

Basement\*\* 742  
Stairways\*\* 49  
Mechanical\*\* 50  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

B1. 2167 Sq. Ft.  
Existing Gross Floor Area\*

B2. 841 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 1326 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 2167 B2. Total Exclusions 841

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement  
First Floor 60.9  
Second Floor  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other

### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\* 60.9  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 60.9 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 60.9 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 0 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 60.9 C2. Total Exclusions 60.9

## D. Total Floor Area

D1. 1326 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 1122 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. 411 Sq. Ft.  
Existing Open Space

E2. 411 Sq. Ft.  
Required Open Space

E3. 411 Sq. Ft.  
Proposed Open Space

## Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Staff calculations

Date: 1/7/2020