

FAR CALCULATIONS:-

Lower level floor Area = Perimeter Calculation.
(Bay Window within Lot lines)

$$= \frac{27 \text{ LF}}{131.67 \text{ LF}} \times (\text{Basement Area} = 787.98 \text{ SF} \\ (5' \times 10.9' = 54.55 \text{ SF} + (44' \times 16.67')) \\ (44' + 27' + 44' + 16.67') = 161.6 \text{ SF})$$

1st, 2nd & 3rd floor Area

$$= 81' \times 16.67' = 1350.3 \text{ SF} \\ + (\text{Bay Window} = 5' \times 11.34' = 56.6 \text{ SF}) \\ - (\text{Open stair at Rear}) = 6' \times 14.33' = 85.98 \text{ SF} \\ = (1350.3 + 56.6) - 85.98 \text{ SF} = 1320.9 \text{ SF} \\ = 1320.9 \times 3 \text{ floors} = 3,962.67 \text{ SF}$$

4th & 5th floor Area

$$= 81' \times 16.67' = 1350.3 \text{ SF} \\ - (\text{Open stair @ Rear} = 85.98 \text{ SF}) \\ = 1350.3 - 85.98 \text{ SF} = 1264.32 \text{ SF} \\ = 1264.32 \times 2 \text{ floors} = 2,528.6 \text{ SF}$$

$$\text{GFA} = 161.6 \text{ SF} + 3,962.67 \text{ SF} + 2,528.6 \text{ SF} = \\ = 6,652.87 \text{ SF}$$

$$\text{FAR} = \frac{6652.87}{2000} = \underline{\underline{3.33}}$$

B/LA
Case No. 17109
Exhibit No. 47

$$\text{FAR ALLOWED} = 3.5 \times 2000 \text{ SF} = 7,000 \text{ SF}$$

NOTE: Attic level less than 6'-6" not included in GFA per Gross floor Area definition.