

FAR CALCULATIONS:-

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

$$= \frac{27 LF}{131.67 LF} \times (\text{Basement Area} = 787.98 SF$$

$$(44' + 27' + 44' + 16.67') = 161.6 SF$$

$$(5' \times 10.9' = 54.5 SF + (44' \times 16.67'))$$

1st, 2nd & 3rd floor Area

$$= 81' \times 16.67' = 1350.3 SF$$

$$+ (\text{Bay Window} = 5' \times 11.34' = 56.6 SF)$$

$$- (\text{Open stair at Rear}) = 6' \times 14.33' = 85.98 SF$$

$$= (1350.3 + 56.6) - 85.98 SF = 1320.9 SF$$

$$= 1320.9 \times 3 \text{ floors} = 3,962.67 SF$$

4th & 5th floor Area

$$= 81' \times 16.67' = 1350.3 SF$$

$$- (\text{Open stair @ Rear} = 85.98 SF)$$

$$= 1350.3 - 85.98 SF = 1264.32 SF$$

$$= 1264.32 \times 2 \text{ floors} = 2,528.6 SF$$

$$GFA = 161.6 SF + 3,962.67 SF + 2,528.6 SF =$$

$$= 6,652.87 SF$$

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

B/LA
Case No. 17109
Exhibit No. 47

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

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