

ATTACHMENT 4

- STAFF'S FAR WORKSHEET -

SUMMERLAND BOARD OF ARCHITECTURAL REVIEW

FAR WORKSHEET

5/12/92 Draft

Guidelines

Page

No.

1. Lot Size

$$= \frac{43560 \text{ } \phi}{\text{line 1}}$$

2. Minus adjustments (if any):

15 a. Easements = $\frac{0 \text{ } \phi}{\text{line 1}}$

15 b. Encroachments = $\frac{0 \text{ } \phi}{\text{line 1}}$

17 c. Abandoned ROW = $\frac{0 \text{ } \phi}{\text{line 1}}$

adjustment total

$$\frac{0 \text{ } \phi}{\text{line 2}}$$

3. Lot Size net (line 1 minus line 2)

$$= \frac{43560 \text{ } \phi}{\text{line 3}}$$

16 ~~4a. FAR:~~ $\frac{\text{---}}{\% \text{ FAR}} \times \frac{\text{---} \text{ } \phi}{\text{line 3}} = \frac{N/A \text{ } \phi}{\text{line 4a}} *$
(small lot)

OR

16 4b. FAR : $2500 \text{ } \phi + \frac{2178 \text{ } \phi}{5\% \text{ of line 3}} = \frac{4678 \text{ } \phi}{\text{line 4b}} *$
(large lot)

16 *Note: This number may not exceed the Max. Sq. Ft. Allowable of 8000 ϕ

18 5. Understory adjustment: $\pm \frac{5}{\%} \times \frac{4678 \text{ } \phi}{\text{Line 4a or 4b}} = \pm \frac{234 \text{ } \phi}{\text{line 4a or 4b}}$

$$\text{line 4a or 4b } \pm \text{ understory adjustment} = \frac{4912 \text{ } \phi}{\text{line 5}}$$

18 ~~6a. Plate height adjustment:~~ $\frac{\text{---}}{\%} \times \frac{\text{---} \text{ } \phi}{\text{line 5}} = \frac{N/A \text{ } \phi}{\text{line 6a}}$
(small lot)

OR

18 6b. Plate height adjustment (ϕ over 40% of floor area): = $\frac{0 \text{ } \phi}{\text{line 6b}}$
(large lot)

$$\text{Subtract line 6a or 6b from line 5} = \frac{4912 \text{ } \phi}{\text{line 6}}$$

17 7. Enter any ϕ over allowable garage area = $\frac{0 \text{ } \phi}{\text{line 7}}$

19 8. Enter any ϕ that qualifies for basement credit (free ϕ) = $\frac{0 \text{ } \phi}{\text{line 8}}$

Subtract line 7 from line 6 and then add line 8 for allowable residence size

$$= \frac{4912 \text{ } \phi}{\text{line 6}}$$