705 Summit Avenue
Ken Doyle
Apartment 4
Ceiling Height Issue

Bedroom 1

Goal: 50% or more of ceiling seven feet high or higher.
Total Area: 10-9 x 12 = 129 square feet.
Range of ceiling height: 6' – 7-4.
Area with ceiling seven feet or higher: 64.5 square feet
Percent with ceiling seven feet or higher: 64.5/129 = 50%

Total area minus area under radiator: 126 square feet
Area with ceiling seven feet or higher: 64.5
Percent with ceiling seven feet or higher: 64.5/126 = 51%

Bedroom 2

Goal: 50% or more of ceiling seven feet or higher.
Total Area: 9-6 x 12 = 114 square feet
Range of ceiling height: 6' – 7-4.
Area with ceiling seven feet or higher: 57 square feet
Percent with ceiling seven feet or higher: 57/114 = 50%

Total area minus area under radiator: 107.5 square feet
Area with ceiling seven feet or higher: 57 square feet
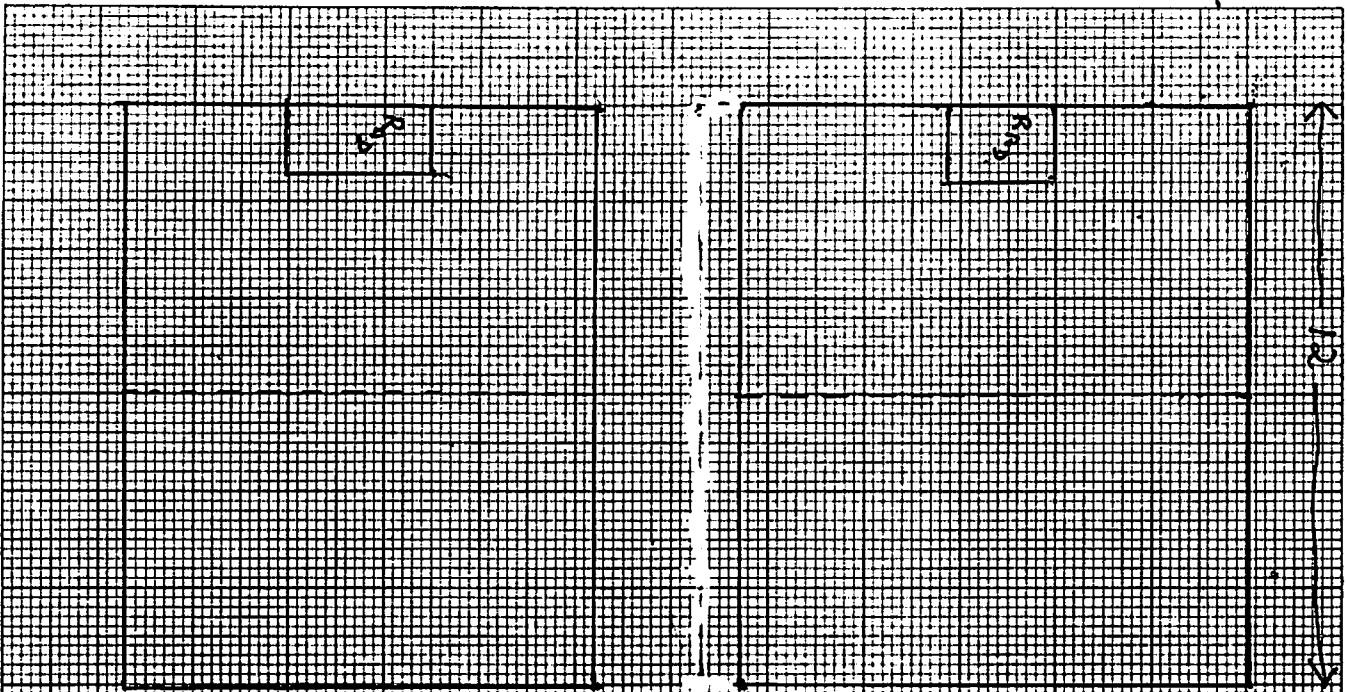Percent with ceiling seven feet or higher: 53%

Note: If the inspector's measurements and his assertion that only 44% not 50% of the area of the bedrooms stand seven feet high or more are somehow "more correct" than ours, we have a shortfall of 6%. Six percent of Bedroom 1 is 7.7 square feet; of Bedroom 2, 6.8 square feet, both slightly less if we disregard the area beneath the radiators. In this event, I request a variance for each bedroom, because the shortfall is trivial and the ceiling height at the lowest end of the room (above the radiators) is still a full six feet.

I suppose we could install bookshelves or extra closets on either or both sides of the radiators, reducing the total area and increasing the percent above seven feet to 50% or higher. But this seems unnecessary owing to the trivial shortfall.
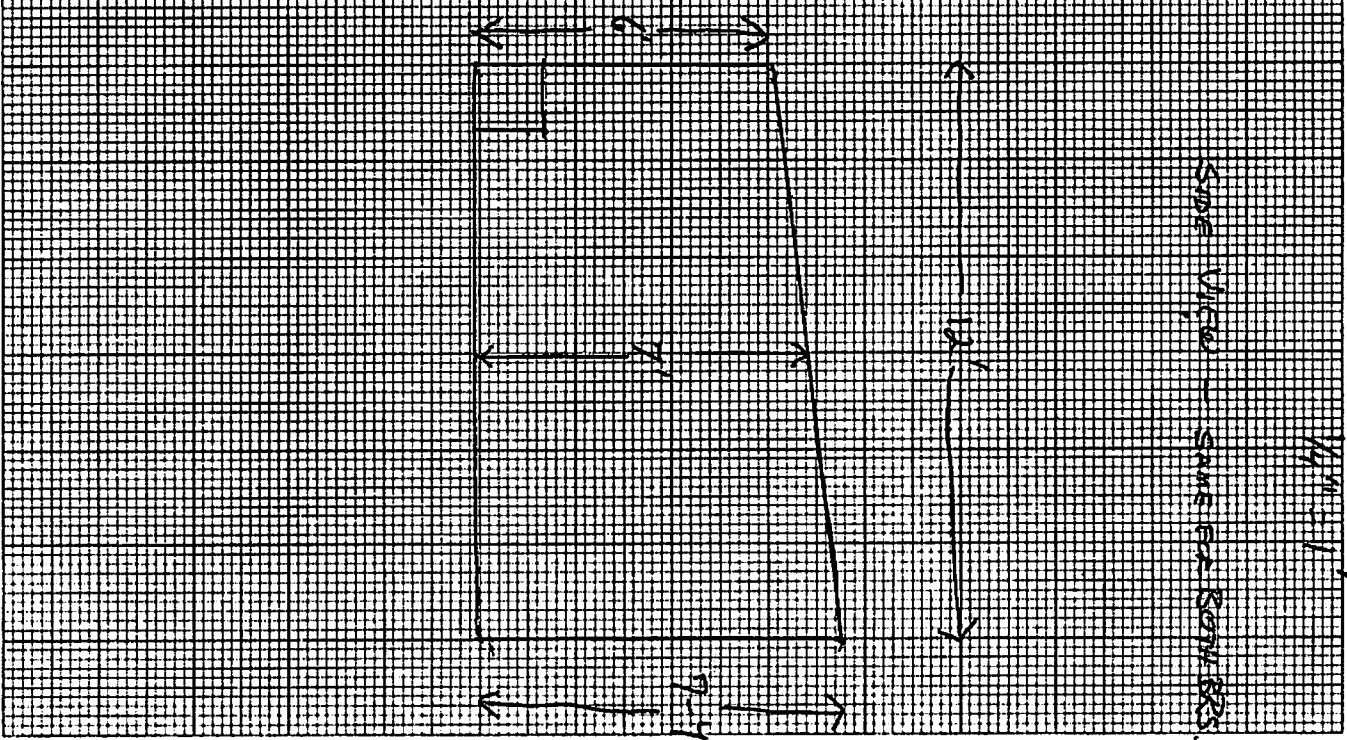
BR 1

BR 2

Rm 3

Rm 3

705 SUMMIT
APARTMENT 4

SIDE VIEW — SAME FOR BOTH BR's.

1/4"=1'

12'

9-6

10-9

12'

7-4

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Goal: 50% or more of ceiling seven feet or higher.
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Range of ceiling height: 6' – 7-4.
Area with ceiling seven feet or higher: 57 square feet
Percent with ceiling seven feet or higher: 57/114 = 50%

Total area minus area under radiator: 107.5 square feet
Area with ceiling seven feet or higher: 57 square feet
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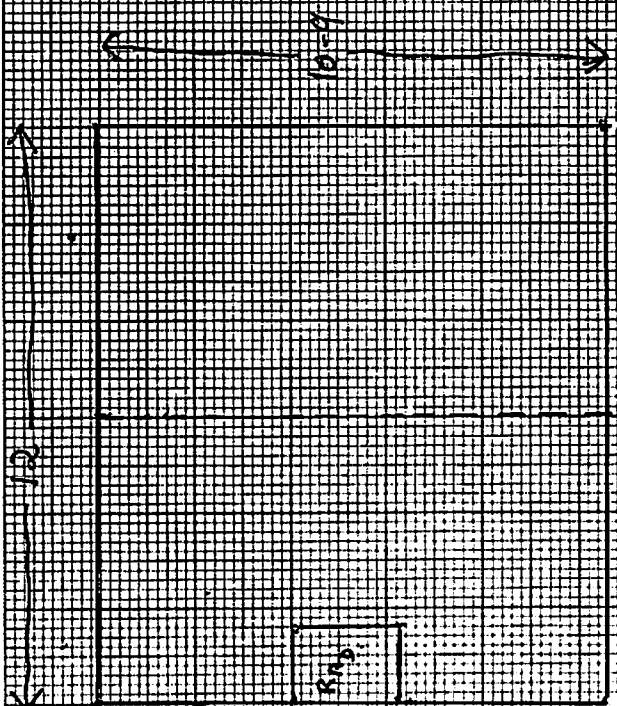
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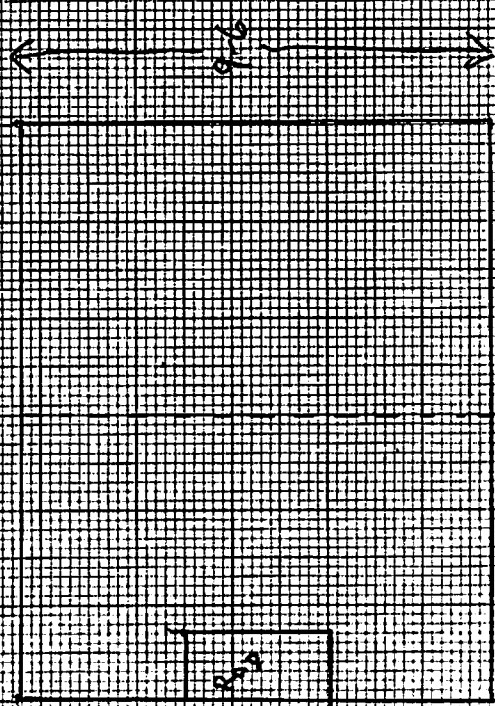
705 SUMMIT
APARTMENT 4

TOP VIEWS

14'-1"

Same Width — Same For Both BRs.

7'1"

12'

16'-9

9'6

12

BR 1

RAD

BR2

RAD