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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 35 BRACEBRIDGE RD.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1758	1758
2. Attached garage		
3. Second story	1617	1617
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}		
6. Enclosed porches ^{2b}	143	143
7. Mass below first story ^{3b}	891	891
8. Detached garage	437	659
9. Area above detached garages with a ceiling height of 7' or greater		
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4846	5068
B Lot size	11425	11425
C FAR = A/B	.42	.44
Allowed FAR		
Allowable FAR	.37	.37
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.37	.37

