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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 39 FLORAL STREET

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1059	1195
2. Attached garage	—	600
3. Second story	720	1598
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
Certain floor area above the second story ^{1b}	—	—
5.	—	—
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b}	—	—
8. Detached garage	—	—
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)	1779	3393
B Lot size	7589	7589
C FAR = A/B	.23	.45
Allowed FAR		
Allowable FAR	.53	.45
Bonus of .02 if eligible ^{4b} NOT USED	.55	.45
TOTAL Allowed FAR	.55	.45