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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 18 WATER ST.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,202	1,231
2. Attached garage	N/A	N/A
3. Second story	1,193	1,281
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	N/A	N/A
5. Certain floor area above the second story ^{1b}	N/A	N/A
6. Enclosed porches ^{2b}	N/A	N/A
7. Mass below first story ^{3b}	N/A	N/A
8. Detached garage	216	216
9. Area above detached garages with a ceiling height of 7' or greater	N/A	N/A
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	N/A	N/A
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	2,611	2,731
B Lot size	4,950	4,950
C FAR = A/B	.528	.552
Allowed FAR		
Allowable FAR	.48	.48
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.48	.48

