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Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures



Property address: 22 BEECHER PLACE

5/17/2018

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1996	1996
2. Attached garage	0	0
3. Second story	2035	2035
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	incl above	incl above
5. Certain floor area above the second story ^{1b}	824	824
6. Enclosed porches ^{2b}		157.5
7. Mass below first story ^{3b}	0	0
8. Detached garage	0	0
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4855	5012.5
B Lot size	10146	10146
C FAR = A/B	0.4785	0.4940
Allowed FAR		
Allowable FAR	4870	4870
Bonus of .02 if eligible ^{4b}	0	0
TOTAL Allowed FAR	4870	4870

AS PERMITTED BUILDING CURRENTLY 4855