


FAR WORKSHEET – PROPOSED

Prepared by: Malcolm R. Mackenzie Architect (print)

 (signature) 5/2/14 (date)

FAR Calculations Effective Before October 15, 2011		FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)		Inputs (square feet)	
1. First story		1. First story	972
2. Attached garage		2. Attached garage	218
3. Second story		3. Second story	1092
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Floor area above the second story if it is more than 2/3 the floor area of the story directly below (otherwise "0")		5. Certain floor area above the second story ^{1b}	-
6. Enclosed porches if heated (otherwise "0")		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)		FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-6 above)		A. Total gross floor area (sum of rows 1-9 above)	2442
B. Lot size		B. Lot size	4501
C. FAR = A/B		C. FAR = A/B	.543
Allowed FAR		Allowed FAR	
Allowed FAR SR1=.2 or .25 depending on age of lot SR2=.3 SR3=.35 MR1, 2, 3=.4		See attached table of Allowable FAR	.48
Bonus of .02 to .07 if eligible ^{1a}		Bonus of .02 if eligible ^{4b}	.02
TOTAL Allowed FAR (add two rows above)		TOTAL Allowed FAR (add two rows above)	.50

FAR WORKSHEET – EXISTING

Prepared by: Malcolm R. Mackenzie, Architect (print)



(signature)

5/2/14 (date)

FAR Calculations Effective Before October 15, 2011		FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)		Inputs (square feet)	
1. First story		1. First story	931
2. Attached garage		2. Attached garage	213
3. Second story		3. Second story	762
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Floor area above the second story if it is more than 2/3 the floor area of the story directly below (otherwise "0")		5. Certain floor area above the second story ^{1b}	-
6. Enclosed porches if heated (otherwise "0")		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 Existing Structure(s)		FAR of Existing Structure(s)	
A. Total gross floor area (sum of rows 1-6 above)		A. Total gross floor area (sum of rows 1-9 above)	1906
B. Lot size		B. Lot size	4501
C. FAR = A/B		C. FAR = A/B	.423
Allowed FAR		Allowed FAR	
Allowed FAR SR1=.2 or .25 depending on age of lot SR2=.3 SR3=.35 MR1, 2, 3=.4		See attached table of Allowable FAR	.48
Bonus of .02 to .07 if eligible ^{1a}		Bonus of .02 if eligible ^{4b}	.02
TOTAL Allowed FAR (add two rows above)		TOTAL Allowed FAR (add two rows above)	.50