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Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 47 Rokeby Rd.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1271	1375
2. Attached garage	NONE	550
3. Second story	840	840
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	NONE	N/A
5. Certain floor area above the second story ^{1b}	534	534
6. Enclosed porches ^{2b}	NONE	N/A
7. Mass below first story ^{3b}	928	534
8. Detached garage	NONE	N/A
9. Area above detached garages with a ceiling height of 7' or greater	NONE	N/A
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	NONE	N/A
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	3573	3833
B Lot size	9280	N/A
C FAR = A/B	0.385	0.413
Allowed FAR		
Allowable FAR	0.39	3619
Bonus of .02 if eligible ^{4b}	186	3619
TOTAL Allowed FAR	3805	3619

42 above grade w/ regrade

over new set backs w/ addition

