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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 132 Pleasant St. 02459

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1496	1682
2. Attached garage	-	-
3. Second story	1344	1344
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story ^{1b}	577	577
6. Enclosed porches ^{2b}	-	-
7. Mass below first story ^{3b}	385	497
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)	3802	4100
B Lot size	7560	
C FAR = A/B	.502	.542
Allowed FAR		
Allowable FAR	.42	
Bonus of .02 if eligible ^{4b}	.02	
TOTAL Allowed FAR	.44	

