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Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 333 OTIS ST.

Zoning District: SR2

Lot Size: 24,547

| FAR Calculations for Regulations Effective As Of October 15, 2011 | | |
|--|-----------------------------|------------------|
| Inputs (square feet) | | |
| 1. First story | | 1870 |
| 2. Attached garage | EXISTING: 0 / PROPOSED: 379 | 379 (PROPOSED) |
| 3. Second story | | 1867 |
| 4. Atria, open wells, and other vertical spaces (if not counted in first/second story) | | 0 |
| 5. Certain floor area above the second story ^{1b} | | 922 |
| 6. Enclosed porches ^{2b} | | 0 |
| 7. Mass below first story ^{3b} | EXISTING 1833 < 50% = | 917 |
| 8. Detached garage | | 1209 |
| 9. Area above detached garages with a ceiling height of 7' or greater | | 776 |
| 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) | | 0 |
| FAR of Proposed Structure(s) | | |
| A. Total gross floor area (sum of rows 1-9 above) | EXISTING 7,561 | 7,940 (PROPOSED) |
| B. Lot size | | 24,547 |
| C. FAR = A/B | EXISTING 0.31 | 0.32 (PROPOSED) |
| Allowed FAR | | |
| Allowable FAR | | 0.33 |
| Bonus of .02 if eligible ^{4b} | | 0.02 |
| TOTAL Allowed FAR | | 0.35 |

