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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 262 Otis St

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1732	2104
2. Attached garage	0	0
3. Second story	1944	1944
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story ^{1b}	1050	1050
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	760	760
8. Detached garage	440	440
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)	5926	6298
B Lot size	11152	11152
C FAR = A/B	.531	.564
Allowed FAR		
Allowable FAR	.325	
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.325	

