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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 92 MANLET ROAD

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,422	1,422
2. Attached garage	0	0
3. Second story	945	945
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}	0	0
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	0	0
8. Detached garage	413	704
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)	2,780	3,071
B Lot size	6,825	6,825
C FAR = A/B	0.41	0.45
Allowed FAR		
Allowable FAR	0.53	0.45
Bonus of .02 if eligible ^{4b}	—	—
TOTAL Allowed FAR	0.53	0.45

