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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 370 Linwood Avenue

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,240 GSF	
2. Attached garage		679 GSF
3. Second story	1,266 GSF	679 GSF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}		66 GSF
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}	633 GSF	
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)	3,139 GSF	1,424 GSF
B Lot size	7,219 SF	7,219 SF
C FAR = A/B	3,139 / 7,219 = .43	1,424 / 7,219 = .20
Allowed FAR		
Allowable FAR	.53	
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.53 (Existing)	.63 (Existing/Addition)

