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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 266 HIGHLAND AVE

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1430	1750
2. Attached garage		
3. Second story	1315	1538
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}		
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}	535	574
8. Detached garage	456	512
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)	3736	4374
B Lot size	11,858	11,858
C FAR = A/B	.32	.369
Allowed FAR		
Allowable FAR	.32	
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	3795	

