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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 290 HARTMAN RD

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2176	2826
2. Attached garage <i>(INCLUDED IN BASEMENT FAR)</i>		
3. Second story	2208	2208
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}	0	0
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}	1088	1130
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)	5472	6164
B Lot size	16906	16906
C FAR = A/B	.32	.36
Allowed FAR		
Allowable FAR	.3	.3
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.3	.3

