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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 173 ALLEN AVE

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1282	1540
2. Attached garage	—	—
3. Second story	1132	1241
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} (= 1ST FL DUE TO GRADE)	1108	1167
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)	3522	3948
B Lot size	13747	13747
C FAR = A/B	25.6%	28.7%
Allowed FAR		
Allowable FAR		
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	34%	34%