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**FLOOR AREA RATIO WORKSHEET**

For Residential Single and Two Family Structures

Property address: 54 Goddard Street

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,404 sf	1,404 sf
2. Attached garage	none	none
3. Second story	1,222 sf	1,222 sf
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) Certain floor area above the second story <sup>3b</sup>	none	none
5.	none	none
6. Enclosed porches <sup>3a</sup>	none	none
7. Mass below first story <sup>3b</sup> 1180 sf x 50% = 590	590 sf	590 sf
8. Detached garage existing garage to be demolished	199 sf	440 sf
9. Area above detached garages with a ceiling height of 7' or greater	none	none
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	none	none
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	3415 sf	3656 sf
B Lot size	10,000 sf	10,000 sf
C FAR = A/B		
Allowed FAR		
Allowable FAR .41	4160 sf	4160 sf
Bonus of .02 if eligible <sup>4a</sup>	00 sf	00 sf
TOTAL Allowed FAR	4160 sf	4160 sf