CITY OF LAKE FOREST
BUILDING SCALE WORKBOOK

A Guide to Calculating Bulk in Lake Forest

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HOW TO USE THIS GUIDE:
This workbook is arranged such that the illustrations and descriptions for how to calculate the bulk are on the left side of each page and work sheets to enter your calculations are on the right side of each page.

Once you have completed your calculations, whether it is for a Board or Commission application or a building permit submittal, return this workbook to the Community Development Department with your plans.

When submitting plans to the Community Development Department for Bulk Calculations, be sure the following information should is included:

- Property Survey to scale
- ¼ Scale Plans of Elevations, Floor Plans, Roof Plan and Building Sections.

HOW THE BULK IS CALCULATED:
Plans will be calculated according to the methodology described in this pamphlet. Calculations will be made based on scaled measurements of the drawings. Plans submitted for bulk calculation must include the following information:

- All architectural elements that are included in the Design Element Exemption should be identified on the floor plan.
- Elevations that are submitted for a Building Scale calculation should be mark with the Top of First Floor Line, and 2nd Floor Calculation Line, and 3rd Floor Calculation Line if applicable. The 2nd and 3rd Floor Calculation Lines should also be reflected on the 2nd and 3rd floor plan, or roof plan.

If plans are found to be inaccurate or incomplete during the staff's calculation of the bulk, the plans will be returned for revisions and a second Building Scale Calculation Fee may be charged.

PROJECT INFORMATION PAGE

PROPERTY ADDRESS:_____

PROPERTY OWNER INFORMATION		**ARCHITECT/BUILDER INFORMATION**
Owner of Property		*Name and Title of Person Presenting Project*
Owner's Street Address		*Name of Firm*
City, State and Zip Code		*Street Address*
Phone Number *Fax Number*		*City, State and Zip Code*
Email Address		*Phone Number* *Fax Number*
		Email Address

LOT SIZE ANALYSIS

LOT SIZE

Lot area is determined by calculating the total square footage within the boundaries of the property lines based on an up-to-date official plat of survey. The plat of survey must be prepared or updated by an Illinois registered land surveyor and contain, at a minimum, the following information:

- Any lot which is not rectangular or which has easements for ingress and egress, natural and man made storm water retention ponds, or wetlands, shall have the lot area certified by the surveyor, including a detailed breakdown of square footage of lot area with, and without such easements, ponds, or wetlands.
- Full exterior dimensions of all existing structures on the property.

For the purposes of calculating the bulk, the following areas are not included in determining total lot square footage.

- The access easement for lots-in-depth shall not be included in the square footage for either the front or rear lot (see Illustration A).
- 50% of any non-table land on the property as defined in Section 46-15 of the City Code. Certification of the total square footage by a Registered Land Surveyor may be required by the Director of Community Development (see Illustration B).

ILLUSTRATION A

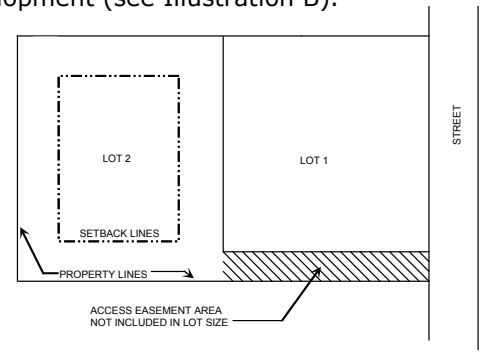
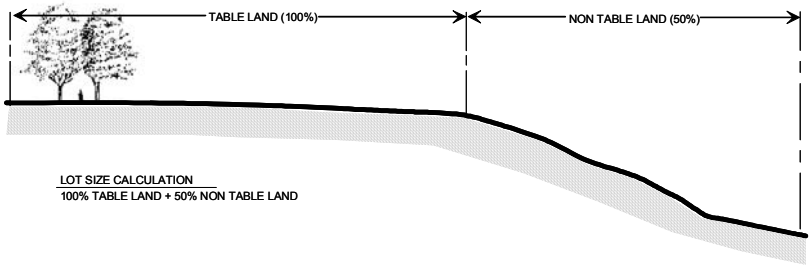


ILLUSTRATION B



STEP 2. DETERMINE THE MAXIMUM BULK FOR YOUR SIZE LOT.	*APPLICANT CALCULATION*	*CITY CALCULATION*
A. ENTER THE SQUARE FOOTAGE OF THE LOT SIZE BASED ON A SURVEY OF THE PROPERTY.	0.00	
B. IF THERE IS AN ACCESS EASEMENT ON THE PROPERTY, ENTER THE SQUARE FOOTAGE OF THE EASEMENT AREA.	0.00	
C. IF THERE IS RAVINE OR BLUFF AREA ON THE PROPERTY, ENTER THE SQUARE FOOTAGE OF THE TABLE LAND AND NON-TABLE LAND BELOW. SEE FIGURE B TO DETERMINE TABLE LAND AND NON-TABLE LAND AREA.	TABLE LAND: 0 NON-TABLE LAND: 0	
D. IF NON-TABLE LAND EXISTS, MULTIPLY THE SQUARE FOOTAGE OF NON-TABLE LAND BY 0.5 TO DETERMINE THE AMOUNT OF NON-TABLE LAND INCLUDED IN THE LOT SIZE CALCULATION.	0.00	
E. **TOTAL LOT SIZE** SUBTRACT THE VALUES DETERMINED IN STEP B AND STEP D FROM THE LOT SIZE IN STEP A TO DETERMINE THE TOTAL LOT SIZE (A – B – D = E)	0.00	
F. ENTER THE SQUARE FOOTAGE OF THE TOTAL LOT SIZE, TABLE LAND AREA, AND NON-TABLE LAND AREA ON THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.		

SECTION TWO

BUILDING SIZE ANALYSIS

MAXIMUM BULK

The maximum square footage of all structures on a zoning lot is determined by the following formulas, depending on the size of your lot and the dwelling type.

	Lot Size	*Formula*
Single Family Dwelling	Less than 18,900 sf.	(Lot Area) x 0.14 + 1,300
	18,900 sf. to 40,000 sf.	(Lot Area) x 0.05 + 3,000
	40,001 sf. or larger	(Lot Area) x 0.08 + 1,800
Duplex Dwelling	Less than 18,900 sf.	(Lot Area) x 0.14 + 1,300
	18,900 sf. to 40,000 sf.	(Lot Area) x 0.125 + 2,500
	40,001 sf. or larger	(Lot Area) x 0.125 + 2,500

MAXIMUM GARAGE EXEMPTION

Garages that exceed the allowable square footages may be constructed, but the square footage in excess of that allowed should be deducted from the maximum square footage permitted for the residence. Prior to approval of a garage in excess of the allowable size, the project must be found to be in conformance with the City's Residential Design Guidelines. Note: the maximum width of a garage on a lot less then 18,900 square feet is 24 feet.

Lot Size	***Garage Allowance***
Less than 18,900 sf.	576 square feet with a maximum width of 24 feet
18,900 sf. to 40,000 sf.	600 square feet
40,001 sf. or larger	800 square feet

STEP 2. DETERMINE THE MAXIMUM BULK FOR YOUR SIZE LOT.	*APPLICANT CALCULATION*	*CITY CALCULATION*
A. ENTER THE TOTAL LOT SIZE CALCULATED IN STEP 1:	0.00	
B. CHOOSE THE DWELLING TYPE, CHECK THE APPROPRIATE BOX	☐ SINGLE FAMILY ☐ DUPLEX	
C. USING THE APPROPRIATE FORMULA BASED ON THE SIZE OF YOUR LOT, CALCULATE THE MAXIMUM ALLOWABLE BULK:		
D. ENTER THE MAXIMUM BULK ON LINE M OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.		

STEP 3. DETERMINE THE MAXIMUM GARAGE EXEMPTION.	*APPLICANT CALCULATION*	*CITY CALCULATION*
A. ENTER THE APPROPRIATE GARAGE ALLOWANCE BASED ON THE SIZE OF YOUR LOT.		
B. ENTER THE MAXIMUM GARAGE EXEMPTION ON LINE D OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.		

BUILDING SIZE ANALYSIS

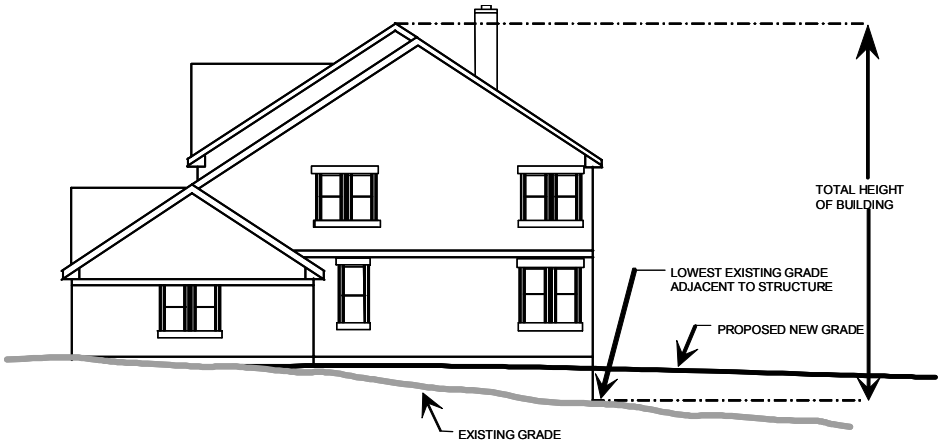
MAXIMUM DESIGN ELEMENT EXEMPTIONS

Design elements are architectural features of a building that add to a building's character and sense of style, and may sever to break up mass and reduce the appearance of excessive height and scale. Design elements include; open porches, covered entries, screen porches, porte-cocheres, pergolas, breezeways, dormers, and bay windows. To take advantage of this exemption, the design elements should be used in a manner that is appropriate for the architectural style of the residence, and the overall design of the building should be in conformance with City's Residential Design Guidelines. The total square footage of these elements does not exceed 10% above the maximum allowable square footage for the residence.

MAXIMUM BUILDING HEIGHT

Building height is measured from the lowest grade immediately adjacent to the proposed structure, prior to construction, to the highest roof ridge line. As Illustrated below.

LOT SIZE	*MAXIMUM HEIGHT*
Less than 18,900 sf.	30 ft
18,900 sf. to 40,000 sf.	35 ft
40,001 sf. or larger	40 ft



STEP 4. DETERMINE THE MAXIMUM DESIGN ELEMENT EXEMPTION.	*APPLICANT CALCULATION*	*CITY CALCULATION*
A. MULTIPLY THE MAXIMUM ALLOWABLE BULK DETERMINED IN STEP 2 BY 0.10 TO FIND THE MAXIMUM EXEMPTION AMOUNT. ENTER IT IN THE SPACE TO THE RIGHT.	0.00	
B. ENTER THE MAXIMUM DESIGN ELEMENT EXEMPTION ON LINE B OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.		

STEP 5. DETERMINE THE MAXIMUM BUILDING HEIGHT.	*APPLICANT CALCULATION*	*CITY CALCULATION*
A. SELECT THE APPROPRIATE MAXIMUM BUILDING HEIGHT BASED ON THE SIZE OF YOUR LOT AND ENTER IT IN THE SPACE TO THE RIGHT.		
B. ENTER THE MAXIMUM BUILDING HEIGHT ON LINE N OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.		

BUILDING SIZE ANALYSIS

DESIGN ELEMENT EXEMPTIONS

BEGIN BY INDENTIFYING ALL QUALIFYING DESIGN ELEMENTS ON THE BUILDING. MARK THE FLOOR PLANS TO IDENTIFY ANY OF THESE ELEMENTS. IN THE APPROPRIATE SPACES BELOW, CALCULATE THE SQUARE FOOTAGE OF EACH ELEMENT THAT EXISTS ON THE BUILDING.

Open Porch

A one-story open structure, with a roof that is supported by columns, forming an enclosure or protection for a doorway. The porch may not be enclosed other than by a railing and shall be one-story in height.

Rear or Side Screen Porch

A one-story structure with a roof supported by columns and enclosed with screens. No more than 40% of the exterior wall surface shall be a solid wall. The screen porch space may be located on the rear or side of the residence.

PORCHES				APPLICANT CALCULATION	CITY CALCULATION
A	x		=	0.00	
B	x		=	0.00	
C	x		=	0.00	
D	x		=	0.00	
E	x		=	0.00	
F	x		=	0.00	
G	x		=	0.00	
		TOTAL	=	0.00 SF	SF

SCREEN PORCHES				APPLICANT CALCULATION	CITY CALCULATION
A	x		=	0.00	
B	x		=	0.00	
C	x		=	0.00	
D	x		=	0.00	
E	x		=	0.00	
F	x		=	0.00	
		TOTAL	=	0.00 SF	SF

CALCULATE THE BULK

Covered Entry, Portico
A roofed entrance to a house supported by a series of columns, piers, or brackets.



COVERED ENTRIES, PORTICO				APPLICANT CALCULATION	CITY CALCULATION
A	x		=	0.00	
B	x		=	0.00	
C	x		=	0.00	
D	x		=	0.00	
E	x		=	0.00	
F	x		=	0.00	
G	x		=	0.00	
		TOTAL	=	0.00 SF	SF

Porte-Cochere
A covered automobile entryway extending from the side or front entrance of a home to provide shelter from inclement weather, or, creating an entryway leading to a courtyard.


PORTE-COCHERE				APPLICANT CALCULATION	CITY CALCULATION
A	x		=	0.00	
B	x		=	0.00	
C	x		=	0.00	
D	x		=	0.00	
		TOTAL	=	0.00 SF	SF

CALCULATE THE BULK

Pergola
A garden structure of open timber-frame construction often latticed and supported by regularly spaced post and columns.



PERGOLA			APPLICANT CALCULATION	CITY CALCULATION
A	x	=	0.00	
B	x	=	0.00	
C	x	=	0.00	
D	x	=	0.00	
	TOTAL	=	0.00 SF	SF

Breezeways

A one story covered passageway, open to the outdoors, connecting two parts of a house, or connecting two structures, as, for example, between a house and garage.

BREEZEWAYS			APPLICANT CALCULATION	CITY CALCULATION
A	x	=	0.00	
B	x	=	0.00	
C	x	=	0.00	
D	x	=	0.00	
	TOTAL	=	0.00 SF	SF

CALCULATE THE BULK

Dormers
A structure projecting from a sloping roof, housing a window or louvers. The dormer may be either square, round, or polygonal in plan. Long shed dormers that extend across the majority of the length of a roof section will not qualify as an exempt Design Element.



DORMERS				APPLICANT CALCULATION	CITY CALCULATION
A		x		= 0.00	
B		x		= 0.00	
C		x		= 0.00	
D		x		= 0.00	
E		x		= 0.00	
F		x		= 0.00	
G		x		= 0.00	
		TOTAL		= 0.00 SF	SF

Bay Windows
A window or series of windows that protrude from the wall; may be bowed, canted, polygonal, segmental, semicircular, or square-sided in plan.



BAY WINDOWS				APPLICANT CALCULATION	CITY CALCULATION
A		x		= 0.00	
B		x		= 0.00	
C		x		= 0.00	
D		x		= 0.00	
E				0.00	
F				0.00	
G				0.00	
		TOTAL		= 0.00 SF	SF

CALCULATE THE BULK

STEP 6. CALCULATE THE DESIGN ELEMENT EXEMPTIONS.			
A. ENTER THE SQUARE FOOTAGE OF EACH ELEMENT.	*Open Porches*	=	0.00 *SF*
	Screen Porches	=	0.00 *SF*
	Covered Entries and Porticos	=	0.00 *SF*
	Breezeways	=	0.00 *SF*
	Porte-Cochere	=	0.00 *SF*
	Pergolas	=	0.00 *SF*
	Dormer Windows	=	0.00 *SF*
	Bay Windows	=	0.00 *SF*
B. ENTER THE TOTAL SQUARE FOOTAGE OF ALL DESIGN ELEMENTS	***Total Actual Design Elements***	=	0.00 *SF*
C. ENTER THE MAXIMUM DESIGN ELEMENT EXEMPTIONS DETERMINED FROM STEP 4, ABOVE.	***Maximum Design Element Exemption***	=	_____ SF
D. SUBTRACT THE MAXIMUM EXEMPTION TO DETERMINE IF THERE IS ANY EXCESS TO BE COUNTED IN THE TOTAL BULK.	***Excess Design Elements***	=	_____ *SF*
E. ENTER THE TOTAL ACTUAL DESIGN ELEMENTS ON LINE C OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18. ENTER THE EXCESS DESIGN ELEMENT SQUARE FOOTAGE IN THE SUMMARY COLUMN ALONG THE RIGHT SIDE OF THE PAGE.			

CALCULATE THE BULK

GARAGE AREA

Garages that exceed the maximum exempt square footage may be constructed, but the square footage in excess will be applied to the total square footage of the building. Prior to approval of a garage in excess of the allowable size, the project must be found to be in conformance with the City's Residential Design Guidelines.

On lots that are less then 18,900 square feet in size, the garage width may not exceed 24 feet.

LOT SIZE	*GARAGE ALLOWANCE*
Less than 18,900 sf.	576 square feet with a maximum width of 24 feet
18,900 sf. to 40,000 sf.	600 square feet
40,001 sf. or larger	800 square feet

STEP 7. **CALCULATE THE GARAGE SIZE**		*APPLICANT CALCULATION*	*CITY CALCULATION*
A _____ x _____ =		0.00	
B _____ x _____ =		0.00	
C _____ x _____ =		0.00	
D _____ x _____ =		0.00	
E _____ x _____ =		0.00	
F _____ x _____ =		0.00	
H _____ x _____ =		0.00	
I _____ x _____ =		0.00	
J _____ x _____ =		0.00	
K _____ x _____ =		0.00	
L _____ x _____ =		0.00	
M _____ x _____ =		0.00	
N _____ x _____ =		0.00	
O _____ x _____ =		0.00	
1. **TOTAL GARAGE SIZE** ENTER THE SUM OF A THRU O.		0.00 SF	SF
2. **MAXIMUM GARAGE EXEMPTIONS** ENTER THE MAXIMUM EXEMPTION DETERMINED IN STEP 3.		SF	SF
3. **EXCESS GARAGE SIZE** IF THE TOTAL GARAGE AREA IS LARGER THAN THE MAXIMUM GARAGE EXEMPTION, ENTER THE EXCESS NUMBER TO THE RIGHT.		SF	SF
4. **GARAGE WIDTH** FOR LOTS LESS THEN 18,900 SQUARE FEET IN SIZE, ENTER THE STREET FACING GARAGE WIDTH. FOR LARGER LOTS, ENTER N/A – NOT APPLICABLE.		FT	FT
5. IN THE SUMMARY SHEET ON PAGE 18, ENTER THE TOTAL GARAGE SIZE ON LINE E, AND THE EXCESS GARAGE SIZE IN THE SUMMARY COLUMN ALONG THE RIGHT SIDE OF THE PAGE. IF APPLICABLE, ENTER THE GARAGE WIDTH ON LINE D2.			

CALCULATE THE BULK

BASEMENT SPACE

For homes constructed after January 9, 1989, basements or portions of basements that extend above the adjacent ground area to a height of three and a half (3.5) feet or greater as measured from the top of the finished first floor to the lowest finished grade of the ground adjacent to the building, will be included in the bulk calculation (see illustration A).

Houses constructed prior to January 9, 1989, or basements located wholly below grade, are not included in the building scale calculation (see illustration B). Traditional window wells with a maximum width of 3 feet will not be counted in the building scale calculation.

ILLUSTRATION A

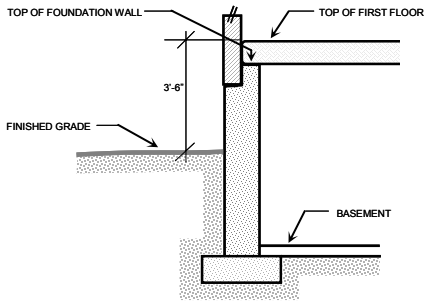
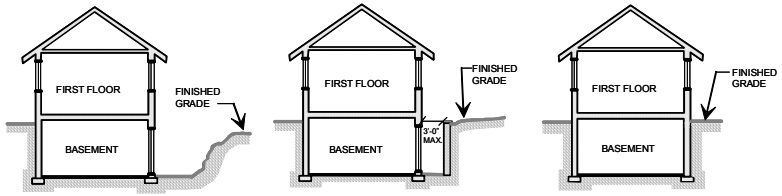


ILLUSTRATION B



The portion of the basement included in the calculation is based on the extent of the basement above grade and is calculated through the following formula:

$$\text{[TOTAL SQUARE FOOTAGE OF BASEMENT]} \times \frac{\text{[PERIMETER OF EXPOSED BASEMENT]}}{\text{[PERIMETER OF ENTIRE BASEMENT]}}$$

STEP 8. CALCULATE THE BASEMENT AREA	*APPLICANT CALCULATION*	*CITY CALCULATION*
A _____ x _____ =	0.00	
B _____ x _____ =	0.00	
C _____ x _____ =	0.00	
D _____ x _____ =	0.00	
E _____ x _____ =	0.00	
F _____ x _____ =	0.00	
H _____ x _____ =	0.00	
I _____ x _____ =	0.00	
J _____ x _____ =	0.00	
K _____ x _____ =	0.00	
L _____ x _____ =	0.00	
M _____ x _____ =	0.00	
N _____ x _____ =	0.00	
O _____ x _____ =	0.00	
P _____ x _____ =	0.00	
1. ENTER THE SUM OF A THRU P.	0.00 SF	
2. ENTER THE LINEAR FOOTAGE OF THE PERIMETER OF THE ENTIRE BASEMENT.	_____ LF	
3. ENTER THE LINEAR FOOTAGE OF THE PERIMETER OF BASEMENT FOR JUST THE AREA THAT IS 3'-6" OR MORE ABOVE GRADE.	_____ LF	
4. DIVIDE LINE 3 BY LINE 2.	_____ %	
5. MULTIPLY LINE 4 BY LINE 1 TO DETERMINE THE SQUARE FOOTAGE OF THE BASEMENT AREA INCLUDED IN THE BULK.	0.00 SF	_____ SF
6. ON LINE F OF THE SUMMARY SHEET ON PAGE 18, ENTER THE SQUARE FOOTAGE OF THE BASEMENT AREA INCLUDED IN THE BULK.		

CALCULATE THE BULK

FIRST FLOOR AREA

Calculate the first floor square footage. Exterior wall thickness is measured no greater than 6 inches from the interior wall surface.

Do not include any design elements in the first floor calculation that have been included in the Design Element Exemption calculation.

STEP 9. CALCULATE THE FIRST FLOOR AREA			*APPLICANT CALCULATION*	*CITY CALCULATION*
A	x	=	0.00	
B	x	=	0.00	
C	x	=	0.00	
D	x	=	0.00	
E	x	=	0.00	
F	x	=	0.00	
H	x	=	0.00	
I	x	=	0.00	
J	x	=	0.00	
K	x	=	0.00	
L	x	=	0.00	
M	x	=	0.00	
N	x	=	0.00	
O	x	=	0.00	
P	x	=	0.00	
Q	x	=	0.00	
R	x	=	0.00	
S	x	=	0.00	
T	x	=	0.00	
U	x	=	0.00	
V	x	=	0.00	
W	x	=	0.00	
X	x	=	0.00	
Y	x	=	0.00	
Z	x	=	0.00	
1. ENTER THE SUM OF A THRU Z.			0.00 SF	_____ SF
2. ENTER THE FIRST FLOOR SQUARE FOOTAGE ON LINE A OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.				

CALCULATE THE BULK

SECOND AND THIRD FLOOR AREA CALCULATION EXAMPLES

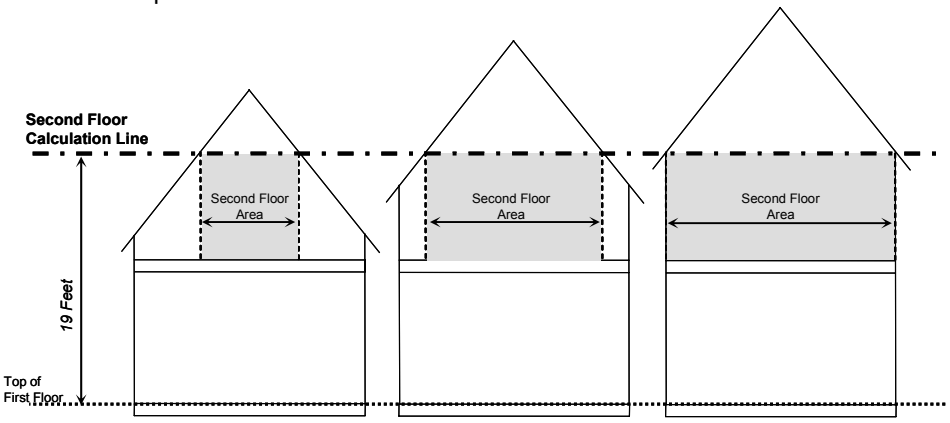
Second and third floor area is included in the bulk calculation for just the section of area lying at the plane formed by the Calculation Line and any exterior portion of the building.

NOTE: The ¼ inch scale Elevations that are submitted for a Building Scale calculation should be mark with the Top of First Floor Line and 2nd Floor Calculation Line and 3rd Floor Calculation Line if applicable. The 2nd and 3rd Floor Calculation Lines should also be reflected on the 2nd and 3rd floor plan or roof plan to illustrate the area of plane formed by the Calculation Line and its intersection with any exterior portions of the building.

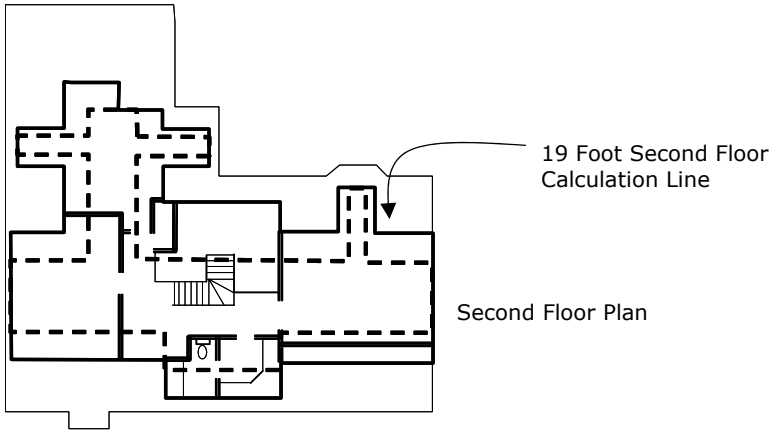
CALCULATE THE BULK

SECOND FLOOR AREA

The amount of second floor square footage included in the building scale calculation is determined by the second floor plate height and overall height of the residence. For all lot sizes, the Second Floor Calculation Line is 19 feet above the top of first floor.



Plans submitted for bulk calculation should identify the Second Floor Calculation Line on both the Elevations and Second Floor Plan or Roof Plan.



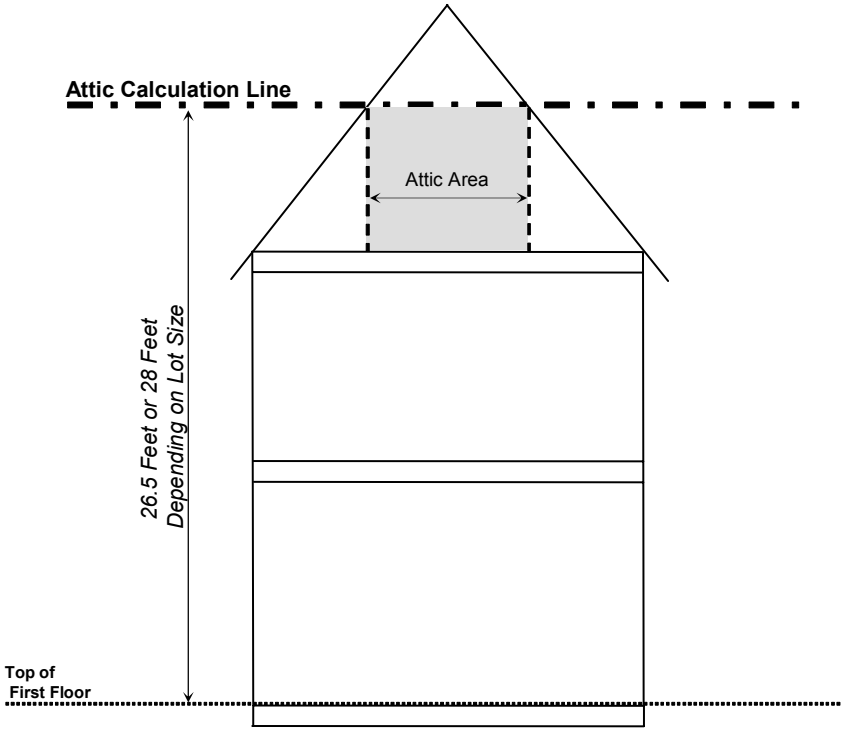
Do not include any design elements in this calculation if they have already been included in the Design Element Exemption calculation.

STEP 10. CALCULATE THE SECOND FLOOR AREA				APPLICANT CALCULATION	CITY CALCULATION
A	_____	x _____	=	0.00	
B	_____	x _____	=	0.00	
C	_____	x _____	=	0.00	
D	_____	x _____	=	0.00	
E	_____	x _____	=	0.00	
F	_____	x _____	=	0.00	
H	_____	x _____	=	0.00	
I	_____	x _____	=	0.00	
J	_____	x _____	=	0.00	
K	_____	x _____	=	0.00	
L	_____	x _____	=	0.00	
M	_____	x _____	=	0.00	
N	_____	x _____	=	0.00	
O	_____	x _____	=	0.00	
P	_____	x _____	=	0.00	
Q	_____	x _____	=	0.00	
R	_____	x _____	=	0.00	
S	_____	x _____	=	0.00	
T	_____	x _____	=	0.00	
U	_____	x _____	=	0.00	
V	_____	x _____	=	0.00	
W	_____	x _____	=	0.00	
X	_____	x _____	=	0.00	
Y	_____	x _____	=	0.00	
Z	_____	x _____	=	0.00	
1. ENTER THE SUM OF A THRU Z.				0.00 SF	_____ SF
2. ENTER THE SECOND FLOOR SQUARE FOOTAGE ON LINE A OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.					

CALCULATE THE BULK

THIRD FLOOR/ATTIC AREA

Third floor attic area is included in the bulk calculation for any section of the attic area lying at the plane formed by the Calculation Line and any exterior portion of the building. For Lots 40,000 square feet or smaller, the Attic Calculation Line is 26.5 feet above the top of first floor. For Lots 40,001 square feet or larger, the Attic Calculation Line is 28 feet above the top of first floor.



Plans submitted for bulk calculation should identify the Third Floor Calculation Line on both the Elevations and Third Floor Plan or Roof Plan.

Do not include elements such as dormers in the Third Floor Calculation if they have already been included under the Design Element Exemption calculation.

STEP 11. CALCULATE THE THIRD FLOOR AREA				*APPLICANT CALCULATION*	*CITY CALCULATION*
A	_____	x _____	=	0.00	
B	_____	x _____	=	0.00	
C	_____	x _____	=	0.00	
D	_____	x _____	=	0.00	
E	_____	x _____	=	0.00	
F	_____	x _____	=	0.00	
H	_____	x _____	=	0.00	
I	_____	x _____	=	0.00	
J	_____	x _____	=	0.00	
K	_____	x _____	=	0.00	
L	_____	x _____	=	0.00	
M	_____	x _____	=	0.00	
N	_____	x _____	=	0.00	
O	_____	x _____	=	0.00	
P	_____	x _____	=	0.00	
Q	_____	x _____	=	0.00	
R	_____	x _____	=	0.00	
S	_____	x _____	=	0.00	
T	_____	x _____	=	0.00	
U	_____	x _____	=	0.00	
V	_____	x _____	=	0.00	
W	_____	x _____	=	0.00	
X	_____	x _____	=	0.00	
Y	_____	x _____	=	0.00	
Z	_____	x _____	=	0.00	
1. ENTER THE SUM OF A THRU Z.				0.00 SF	_____ SF
2. ENTER THE SECOND FLOOR SQUARE FOOTAGE ON LINE A OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.					

ACCESSORY BUILDINGS / OTHER

Following the format above, for all other additional structures or Accessory Buildings, calculate the square footage using the methodology described above.

For each additional structure, provide a description in the column to the right, then label and enter the dimensions in the workspace.

Example

Shed	A	9′	x	9′	=	81sf
	B	5′	x	9′	=	45sf
Pool House	A	15′	x	20′	=	300′
	B	10′	x	10′	=	100′
	C	5′	x	3′	=	15′

Structure Description	**STEP 12. CALCULATE ACCESSORY BUILDINGS OR OTHER STRUCTURES**					*APPLICANT CALCULATION*	*CITY CALCULATION*
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
			x		=	0.00	
	1. ENTER THE SUM					0.00 SF	____ SF
	2. ENTER THE SQUARE FOOTAGE ON LINE G OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.						

CALCULATE THE BULK

NEW ADDITIONS

For all new additions, calculate the square footage using the methodology applied above. Continue on page 18 if necessary.

Provide a description of the type of space being calculated in the column to the right, then label and enter the dimensions in the workspace.

Example:

Design Elements	Screen Porch	A		x		=	
		B		x		=	
	Bay Window	A		x		=	
		B		x		=	
1st Floor Addition		A		x		=	
		B		x		=	
		C		x		=	
		D		x		=	

Description	STEP 13. CALCULATE THE ADDITIONS					APPLICANT CALCULATION	CITY CALCULATION
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
			X		=	0.00	
	1. ENTER THE SUM					0.00 SF	SF
	2. DEPENDING ON THE TYPE OF SPACE. ENTER THE SQUARE FOOTAGE ON LINES I,J, OR K OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.						

CALCULATE THE BULK

NEW ADDITIONS - CONTINUED

For all new additions, calculate the square footage using the methodology applied above.

Provide a description in the column to the right, then label and enter the dimensions in the workspace.

Description	**STEP 13. CONTINUED CALCULATE THE ADDITIONS**						*APPLICANT CALCULATION*	*CITY CALCULATION*
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
			X		=		0.00	
	1. ENTER THE SUM						0.00 ______ SF	______ SF
	2. DEPENDING ON THE TYPE OF SPACE. ENTER THE SQUARE FOOTAGE ON LINES I,J, OR K OF THE BUILDING SCALE SUMMARY SHEET ON PAGE 18.							

SECTION FOUR

BUILDING SCALE SUMMARY SHEET

STEP 14. CHECK TO MAKE SURE THAT ALL APPLICABLE CATEGORIES HAVE BEEN ENTERED. SUMMARIZE THE CALCULATION IN THE RIGHT HAND SIDE. SUBTRACT THE MAXIMUM ALLOWABLE BULK (LINE M) FROM THE TOTAL SQUARE FOOTAGE (LINE L) TO DETERMINE THE NUMERIC AND PERCENTAGE DIFFERENTIAL (LINE N).

LOT AREA: 0.00 SF TABLELAND 0 SF NON-TABLELAND 0 SF

SQUARE FOOTAGE OF EXISTING OR NEW RESIDENCE:

▪ *SUMMARY* ▪

(A) 1ST FLOOR 0.00 2ND FLOOR 0.00 3RD FLOOR 0.00 = 0.00 SF

(B) MAXIMUM DESIGN ELEMENT EXEMPTION = 0.00 SF

(C) TOTAL ACTUAL DESIGN ELEMENTS = 0.00 SF *EXCESS* = SF

(D) MAXIMUM GARAGE EXEMPTION = SF (D2)GARAGE WIDTH =

MAY NOT EXCEED 24' IN WIDTH ON LOTS 18,900 SF OR LESS IN SIZE

(E) TOTAL GARAGE SIZE = 0.00 SF Excess = SF

(F) BASEMENT AREA = 0.00 SF

(G) ACCESSORY BUILDINGS / OTHER = 0.00 SF

(H) **TOTAL SQUARE FOOTAGE OF EXISTING OR NEW RESIDENCE** ***TOTAL*** = 0.00 **SF**

SQUARE FOOTAGE OF PROPOSED ADDITIONS:

(I)1ST FLOOR 2ND FLOOR 3RD FLOOR = 0.00 SF

(J) EXCESS NEW GARAGE AREA *Excess* = SF

(K) EXCESS NEW DESIGN ELEMENTS *Excess* = SF

(L) **TOTAL SQUARE FOOTAGE (EXISTING & PROPOSED)** ***TOTAL*** = 0.00 SF

(M) **MAXIMUM ALLOWABLE BULK** = SF

(N) **DIFFERENTIAL** = SF, = %

(O) ALLOWABLE HEIGHT **FT.** (P) ACTUAL HEIGHT FT.

MAX. BULK