



FLOOR AREA / LOT COVERAGE*	
FLOOR AREA	
Per R-2 Zoning Section Sec 16-04.008 (5)	
Maximum Floor Area Ratio (FAR) shall not exceed 0.3.	
Per R-3 Zoning Section Sec 16-05.008 (5)	
Maximum Floor Area Ratio (FAR) shall not exceed 0.4.	
Calculating Floor Area Allowable:	
Existing Site Area R-2	636,747 sf
Maximum Allowable FAR in R-2 (610,125 x 0.30) sf=	191,024 sf
Existing Site Area R-3	704,507 sf
Maximum Allowable FAR in R-3 (704,507 x 0.40) sf=	281,803 sf
Total Combined Campus:	
Existing Site Area Campus Combined (R-2 Area + R-3 Area)	1,341,254 sf
Maximum Allowable FAR Campus combined (191,024 + 281,803) sf=	472,827 sf
Existing Building Floor Area (sf):	
Castle	16,208 sf
Lower School	35,500 sf
Lower School East Addition	10,000 sf
Kam Memar Lower School	38,473 sf
Fine Arts Center	32,500 sf
Boyd Gym.	18,084 sf
Inman Center	101,319 sf
Garcia Family Middle School	56,655 sf
Natatorium	15,848 sf
Arthur M. Blank Family Upper School	75,000 sf
854 West Paces Ferry	9,000 sf
Outbuildings **	4,000 sf
840 West Paces Ferry **	3,000 sf
Total Existing Floor Area	415,587 sf
Available Additional FAR (Allowable - Existing)	57,240 sf
Proposed Additional Projects (sf):	
Proposed Security Building	2,000 sf
Proposed Athletic Support Building	11,000 sf
Total New Projects	13,000 sf
Remaining Allowable Floor Area for Future Projects (sf):	44,240 sf
LOT COVERAGE	
Per R-2 Zoning Section Sec 16-04.008 (6)	
Maximum Lot Coverage shall not exceed 35%.	
Per R-3 Zoning Section Sec 16-05.008 (6)	
Maximum Lot Coverage shall not exceed 40%.	
Combining R-2 (40% lot coverage) and R-3 (60% lot coverage):	
Maximum Lot Coverage shall not exceed 38%.	
Existing Site Area R-2	636,747 sf
Maximum Allowable lot coverage 35% =	222,861 sf
Existing Site Area R-3	704,507 sf
Maximum Allowable lot coverage 40% =	281,803 sf
Total Combined Campus:	
Existing Site Area Campus Combined (R-2 Area + R-3 Area)	1,341,254 sf
Maximum Allowable Lot Coverage Campus combined (222,861 + 281,803) sf=	504,664 sf
Existing Lot Coverage (Buildings):	
Castle	6,108 sf
Lower School	10,528 sf
Lower School East Addition	2,392 sf
Kam Memar Lower School	13,498 sf
Fine Arts Center	23,353 sf
Inman Center, Garcia Family Middle School, Natatorium, Boyd Gym	62,157 sf
Arthur M. Blank Family Upper School	23,118 sf
854 West Paces Ferry	4,879 sf
840 West Paces Ferry	2,745 sf
Total Existing Lot Coverage (Buildings):	148,778 sf
Tennis Courts	24,162 sf
Parking, Sidewalks, and Drives	287,232 sf
Total Existing Lot Coverage (Buildings and Impervious Surfaces):	460,172 sf
Proposed Additional Fields, Playgrounds, Parking and other site lot coverage:	
Proposed Parking	35,367 sf
Proposed sidewalks and drives	2,553 sf
Additional Site Lot Coverage	37,920 sf
Lot Coverage Available Growth	6,572 sf
* NOTE: No variance from the allowable Floor Area or Lot Coverage is Proposed in this Master Plan.	