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John Lojek
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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 1185 Chestnut Street, Newton

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	7,989 gsf	4,620 gsf
2. Attached garage		
3. Second story		
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}		
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)	7,989 sf	4,620 gsf
B Lot size	17,091 sf	17,091 sf
C FAR = A/B	.46	.27
Allowed FAR		
Allowable FAR		
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR		