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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 70 Kingswood Road Newton MA

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	685	1,290
2. Attached garage	231	0
3. Second story	685	1,170
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story ^{1b}	0	0
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}	343	555
8. Detached garage	0	0
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	1,944	3,015
B Lot size	10,528	10,528
C FAR = A/B	.18	.28
Allowed FAR		
Allowable FAR	.41 = 4,316	.41 = 4,316
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.41 = 4,316	.41 = 4,316