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John Lojek  
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 28 BREWSTER RD., NEWTON HIGHLANDS 02461

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	894	1,340
2. Attached garage	—	—
3. Second story	809	809
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
5. Certain floor area above the second story <sup>1b</sup>	—	—
6. Enclosed porches <sup>2b</sup>	—	—
7. Mass below first story <sup>3b</sup>	291	663
8. Detached garage	214	214
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)	2,208	3,026
B Lot size	5,943	5,943
C FAR = A/B	.37	.51
Allowed FAR		
Allowable FAR	.45	.45
Bonus of .02 if eligible <sup>4b</sup>	.02	.02
TOTAL Allowed FAR	.47	.47

