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## FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

**Property address:** 103 Cabot Street, Newton, MA 02458

**Zoning District:** SR2

**Lot Size:** 12,960

<b>FAR Calculations for Regulations Effective As Of October 15, 2011</b>		
<b>Inputs (square feet)</b>		
1. First story	(Existing)	1170
2. Attached garage	(Existing)	513
3. Second story	(Existing)	1021
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		0
5. Certain floor area above the second story <sup>1b</sup>		0
6. Enclosed porches <sup>2b</sup>	(Existing)	45
7. Mass below first story <sup>3b</sup>	(Existing)	370 (50% of 740)
8. Detached garage	(Proposed)	676
9. Area above detached garages with a ceiling height of 7' or greater		0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		0
<b>FAR of Proposed Structure(s)</b>		
A. Total gross floor area (sum of rows 1-9 above)		3795
B. Lot size		12960
C. FAR = A/B		.29
<b>Allowed FAR</b>		
Allowable FAR		.35
Bonus of .02 if eligible <sup>4b</sup> (Qualifies for bonus)		.02
<b>TOTAL Allowed FAR</b>		<b>.37</b>

