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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 25 EMERSON STREET, NEWTON, MA 02458

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	742 SF	742 SF
2. Attached garage		
3. Second story	601 SF	601 SF
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}	276 SF	276 SF
8. Detached garage	269 SF	269 SF
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)	1888 SF	1888 SF
B Lot size	4456 SF	4456 SF
C FAR = A/B	.42	.42
Allowed FAR		
Allowable FAR	.58	.58
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.58	.58