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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 19-21 Beaconwood Road

RECEIVED
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 2017 MAY - 8 PM 3:31
 DAVID A. OLSON, OMC
 Newton, MA 02459

| FAR Calculations for Regulations Effective As Of October 15, 2011 | | |
|--|----------|----------|
| Inputs (square feet) | | |
| | EXISTING | PROPOSED |
| 1. First story | 1951 | 1765 |
| 2. Attached garage | 0 | 525 |
| 3. Second story | 0 | 2144 |
| 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} | 0 | 0 |
| 7. Mass below first story ^{3b} | 975.5 | 258 |
| 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) | 2926.5 | 4692 |
| B Lot size | 9602 | 9602 |
| C FAR = A/B | 0.3047 | 0.4886 |
| Allowed FAR | | |
| Allowable FAR | 0.49 | 0.49 |
| Bonus of .02 if eligible ^{4b} | — | — |
| TOTAL Allowed FAR | 0.49 | 0.49 |

