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Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 28 Wade St. Newton

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	626	1,021
2. Attached garage	229	N/A
3. Second story	536	1,005
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	N/A	148.75
5. Certain floor area above the second story ^{1b}	N/A	N/A
6. Enclosed porches ^{2b}	89	N/A
7. Mass below first story ^{3b}	0	0
8. Detached garage	N/A	N/A
9. Area above detached garages with a ceiling height of 7' or greater	N/A	N/A
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	N/A	N/A
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	1,480	2,174.75
B Lot size	4,600	4,600
C FAR = A/B	.32	.47
Allowed FAR		
Allowable FAR	.48	.48
Bonus of .02 if eligible ^{4b}	N/A	N/A
TOTAL Allowed FAR	.48	.48

