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Commissioner

### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 133 Park St Newton, MA

| FAR Calculations for<br>Regulations Effective As Of October 15, 2011                       |          |          |
|--|----------|----------|
| Inputs (square feet)   |          |          |
|  | EXISTING | PROPOSED |
| 1. First story   | 1,290.37 | 1,629.91 |
| 2. Attached garage   | —        | —        |
| 3. Second story  | 1,194.08 | 1,615.37 |
| 4. Atria, open wells, and other vertical spaces (if not counted in first/second story)     | 490.53   | 970.66   |
| 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>  | 340.82   | 609.50   |
| 8. Detached garage   | 324      | 324      |
| 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)   | 3,639.80 | 5,149.44 |
| B Lot size   | 10,615   | 10,615   |
| C FAR = A/B  | 0.34     | 0.48     |
| Allowed FAR  |          |          |
| Allowable FAR  | 3,927.55 | 3,927.55 |
| Bonus of .02 if eligible <sup>4b</sup>   | 212.30   | 212.30   |
| TOTAL Allowed FAR  | 4,139.85 | 4,139.85 |

