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John Lojek  
Commissioner

## FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 115 Nahanton Street Newton June 22, 2017  
Zoning District: SR-2 Lot Size: 4790

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	843	1154
2. Attached garage		
3. Second story	706	1026
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Attic Floor Certain floor area above the second story <sup>1b</sup>	266	266
6. Enclosed porches <sup>2b</sup>		
7. Mass below first story <sup>3b</sup>	303	436
8. Detached garage		
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)	2118	2882
B Lot size	4790	4790
C FAR = A/B	.44	.60
Allowed FAR		
Allowable FAR	.46	.46
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	.46	.46

