



Ruthanne Fuller  
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John Lojek  
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### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 12 COCHITUATE ROAD, NEWTON HIGHLANDS

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,374	1,374
2. Attached garage	-	-
3. Second story	1,105	1,345
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story <sup>1b</sup>	398	427
6. Enclosed porches <sup>2b</sup>	90	90
7. Mass below first story <sup>3b</sup>	732	732
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)	3,699	3,698
B Lot size	7,650	7,650
C FAR = A/B	.48	.52
Allowed FAR		
Allowable FAR	.42	.42
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	.42	.42

