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## FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

**Property address:** 350 WOODWARD STREET, NEWTON MA 02468 (ZONING DISTRICT:SR-2, YEAR:1926)

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	850	1,126
2. Attached garage	244	590
3. Second story	1,189	1,788
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>	899	1,743
6. Enclosed porches <sup>2b</sup>	-	-
7. Mass below first story <sup>3b</sup>	-	-
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)	3,182	5,247
B Lot size	7,576	7,576
C FAR = A/B	0.42	0.69
Allowed FAR		
Allowable FAR	0.42	
Bonus of .02 if eligible <sup>4b</sup>	0.02	
TOTAL Allowed FAR	0.44	