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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 20 Devon Road , Newton, MA

FAR Calculations for Regulations Effective As Of October 15, 2011			
Inputs (square feet)			
	EXISTING	PROPOSED	
1. First story (proposed addition is 780.70sf)	1842.91	2623.61	
2. Attached garage	0	0	
3. Second story	1780.5	1780.5	
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0	
5. Certain floor area above the second story ^{1b}	0	0	
6. Enclosed porches ^{2b}	0	0	
7. Mass below first story ^{3b}	183.67	183.67	
8. Detached garage	535.52	535.52	
9. Area above detached garages with a ceiling height of 7' or greater	0	0	
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0	
FAR of Proposed Structure(s)			
A Total gross floor area (sum of rows 1-9 above)		5123.30	
B Lot size per deed		14226.00	
C FAR = A/B		.3601	
Allowed FAR			
Allowable FAR		.34	
Bonus of .02 if eligible ^{4b}	not eligible with 7.5' setback		
TOTAL Allowed FAR		.34	

