



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: 50 Wachusetts Road SR-1 Lot size 22,412 sf

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2,685 sf	2,738 sf
2. Attached garage	461 sf	900 sf
3. Second story	1,921 sf	1,921 sf
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	n/a	n/a
5. Certain floor area above the second story <sup>1b</sup>	563 sf	563 sf
6. Enclosed porches <sup>2b</sup>	n/a	n/a
7. Mass below first story <sup>3b</sup>	90 sf	331 sf
8. Detached garage	n/a	n/a
9. Area above detached garages with a ceiling height of 7' or greater	n/a	n/a
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	157 sf	157 sf
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	5,877 sf	6,610 sf
B Lot size	22,412 sf	22,412 sf
C FAR = A/B	0.26	0.29
Allowed FAR		
Allowable FAR	0.27	6,051 sf
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	0.27	0.27

