



FLOOR AREA RATIO CALCULATION

LOT SIZE 5,445 S.F.
 ZONE MR-1
 ALLOWABLE F.A.R. = 0.57
 MAXIMUM SQUARE FOOTAGE = 5445x0.57=3,103.65 S.F.

EXISTING GROSS AREA:

BASEMENT: N/A
 1ST FLOOR: 790.13 S.F.
 GARAGE: 180.22 S.F.
 COVERED PORCH (175.5 S.F.): N/A
 2ND FLOOR: 825.85 S.F.
 ATTIC FLOOR: N/A
 TOTAL GROSS AREA: 1,796.20 S.F.
 EXISTING F.A.R. = 1,796.20/5445 = 0.3298 < 0.57

PROPOSED GROSS AREA:

BASEMENT: N/A
 1ST FLOOR: 1134.86 S.F.
 GARAGE: 253.45 S.F.
 2ND FLOOR: 1390.00 S.F.
 ATTIC FLOOR: 880.50 S.F.
 TOTAL GROSS AREA: 3,658.81 S.F.
 PROPOSED F.A.R. = 3,658.81/5445 = 0.672 > 0.57

**PROPOSED ATTIC FLOOR PLAN
(UNFINISHED AREA 880.50 S.F.)**

EXISTING ATTIC CALCULATIONS:

ATTIC AREA WITH WALL HEIGHT OF 5'-0" = 312.0 S.F.
 ATTIC GROSS AREA WITH WALL HEIGHT OF 7'-0" = 137.33 S.F.
 ATTIC AREA WITH WALL HEIGHT OF 7'-0" IS LESS THAN 50%
 OF ATTIC AREA WITH WALL HEIGHT OF 5'-0", THEREFORE
 ATTIC IS NOT INCLUDED IN FAR CALCULATIONS.

PROPOSED ATTIC CALCULATIONS:

ATTIC AREA WITH WALL HEIGHT OF 5'-0" = 880.50 S.F.
 ATTIC GROSS AREA WITH WALL HEIGHT OF 7'-0" = 664.9 S.F.
 ATTIC AREA WITH WALL HEIGHT OF 7'-0" IS MORE THAN 50%
 OF ATTIC AREA WITH WALL HEIGHT OF 5'-0", THEREFORE
 ATTIC AREA 880.50 S.F. IS INCLUDED IN FAR CALCULATIONS.



09/16/22	FRONT ENTRANCE DEPTH DECREASED TO MATCH REQUIREMENTS
06/10/22	FRONT ENTRANCE DEPTH DECREASED TO MATCH REQUIREMENTS
02/11/22	REAR ENTRANCE CANOPY SHOWN
DATE	REVISION
PROPOSED PLANS	
96 WABAN PARK NEWTON, MASSACHUSETTS	
RAV & Assoc., Inc. P.O. BOX 359 CANTON, MASSACHUSETTS 02021 TELEPHONE: (781) 297-0996 FAX: (781) 297-0998	
SCALE: 1/4"=1'	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 09/07/21	DRAWN BY: A.A.
	CHECKED BY: R.A.V.
	DRAWING No. A3