



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

~~#273-22~~
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 78 Commonwealth Park West Newton, MA

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,334	1,437
2. Attached garage	N/A	583 w/Mdrm.
3. Second story	1,110	1,581
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 ^{1b}	N/A	N/A
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	0	0
8. Detached garage (-to be demolished)	400	0
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)	N/A	N/A
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	2,844	3,601
B Lot size	7,986	7,986
C FAR = A/B	.36	.45
Allowed FAR		
Allowable FAR	.41	
Bonus of .02 if eligible ^{4b}	.02	
TOTAL Allowed FAR	.43	

