

## City of Newton, Massachusetts

Department of Inspectional Services 1000 Commonwealth Avenue Newton, Massachusetts 02459 Telephone (617) 796-1060 Fax (617) 796-1086 Email ISD@newtonma.gov www.newtonma.gov

John Lojek Commissioner

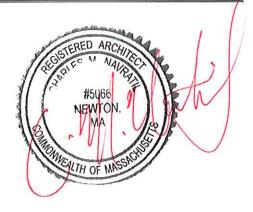
## **FLOOR AREA RATIO WORKSHEET**

For Residential Single and Two Family Structures

Property address:	34	Westbourne	Road	
<b>Property address:</b>	34	vvestbourne	Roau	

Zoning District: SR2 Lot Size: 7,640 s.f.

FAR Calculations for Regulations Effective As Of October 15, 2011 Inputs (square feet)  1. First story	101			
Inputs (square feet)	106			
	101			
1. First story 1,234.744	104			
	+ S.I.			
2. Attached garage n/a				
3. Second story 1,225.43	5 s.f.			
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) n/a				
5. Certain floor area above the second story <sup>1b</sup> 607.374	s.f.			
6. Enclosed porches <sup>2b</sup>				
7. Mass below first story <sup>3b</sup> n/a				
8. Detached garage 324 s.f.				
9. Area above detached garages with a ceiling height of 7' or greater n/a				
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) n/a				
FAR of Proposed Structure(s)				
A. Total gross floor area 3,391.5	52 o f			
(sum of rows 1-9 above)	JJ 5.1.			
B. Lot size 7,640 s.f.				
C. $FAR = A/B$ 0.44392				
Allowed FAR				
Allowable FAR 0.41912				
Bonus of .02 if eligible <sup>4b</sup>				
TOTAL Allowed FAR				





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Property address	34	Westbourne	Road
Property address.			

Zoning District: SR2

Lot Size: 7,640 s.f.

	FAR Calculations for				
	Regulations Effective As Of October 15, 2011				
	Inputs (square feet)				
1.	1. First story				
2.	Attached garage	n/a			
3.	Second story	1,225.435 s.f.			
4.	Atria, open wells, and other vertical spaces (if not counted in first/second story)	n/a			
5.	Certain floor area above the second story <sup>1b</sup>	607.374 s.f.			
6.	Enclosed porches <sup>2b</sup>	n/a			
7.	Mass below first story <sup>3b</sup>	n/a			
8.	Detached garage	528 s.f.			
9.					
10.	Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	n/a			
	FAR of Proposed Structure(s)				
Α.	Total gross floor area (sum of rows 1-9 above)	3,595.533 s.f.			
В.	Lot size	7,640 s.f.			
C.	FAR = A/B	0.47062			
	Allowed FAR				
Allowable FAR		0.41912			
Bonus of .02 if eligible <sup>4b</sup>					
TOTAL Allowed FAR					

