



Ruthanne Fuller  
Mayor

# City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(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: 4 Edgewood Road, Newton MA

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	724	987
2. Attached garage	0	
3. Second story	592	792
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 <sup>1b</sup>	0	0
6. Enclosed porches <sup>2b</sup>	0	
7. Mass below first story <sup>3b</sup> <i>Garage included here</i>	399	414
8. Detached garage	0	0
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)	1,715	2,193
B Lot size	4,389	4,389
C FAR = A/B	.39	.499
Allowed FAR		
Allowable FAR	.48	.48
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	2,097	2,097