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

Ruthanne Fuller
Mayor

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET *PREPARED BY*
For Residential Single and Two Family Structures **SANGIULO ASSOC.**
ARCHITECTS.
617 272 5402

Property address: 199 CHURCH STREET

FAR Calculations for Regulations Effective As Of October 15, 2011		EXISTING		PROPOSED	
Inputs (square feet)		HOUSE	CARRIAGE HOUSE	HOUSE	CARRIAGE HOUSE
1. First story		1,577	920	2,131	920
2. Attached garage					
3. Second story		1,611	676	2,125	676
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)			256		256
5. Certain floor area above the second story		699			
Enclosed porches ^{2b}			272		
7. Mass below first story ^{3b}					
8. Detached garage					
9. Area above detached garages with a ceiling height of 7' or greater					
<i>SUB TOTAL</i>		3,887	2,124	4,256	1,852
FAR of Proposed Structure(s)					
A	Total gross floor area (sum of rows 1-9 above)	6,011		6,108	
B	Lot size	10,688		10,688	
C	FAR = A/B	.56		.57	
Allowed FAR					
	Allowable FAR	.48			
	Bonus of .02 if eligible ^{4b}				
	TOTAL Allowed FAR				



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