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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

For Residential Single and Two Family Structures

Property address: 120 Norwood Avenue

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		2696
2. Attached garage		1012
3. Second story		4192
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		-
5. Certain floor area above the second story		4136
6. Enclosed porches ^{2b}		-
7. Mass below first story ^{3b}		-
8. Detached garage		-
9. Area above detached garages with a ceiling height of 7' or greater		-
10. Other detached accessory buildings (1 detached building up to 120 sq. ft. is exempt)		-
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)		12036
B Lot size		24295
C FAR = A/B		.495
Allowed FAR		
Allowable FAR		NA
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR		

