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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 449 COMMONWEALTH AVE - NEWTON - MA 02459

Zoning District: SR2

Lot Size: 22,637 SF

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,866 SF
2. Attached garage	
3. Second story	1,400 SF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	
5. Certain floor area above the second story ^{1b}	
6. Enclosed porches ^{2b}	
7. Mass below first story ^{3b}	
8. Detached garage	900 SF
9. Area above detached garages with a ceiling height of 7' or greater	599 SF
10. Other detached accessory buildings (one 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)	4,765 SF
B. Lot size	22,637 SF
C. FAR = A/B	0.21
Allowed FAR	
Allowable FAR	0.33
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	7,470 SF

