



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

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### FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

Property address: 169 Hunnewell Avenue

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,797	1,797
2. Attached garage	-	-
3. Second story	1,779	1,779
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story <sup>1b</sup>	1,195	1,195
6. Enclosed porches <sup>2b</sup>	-	-
7. Mass below first story <sup>3b</sup>	778	778
8. Detached garage	-	-
9. Area above detached garages with a ceiling height of 7' or greater	-	-
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)	5,549	5,549
B Lot size	9,590	9,590
C FAR = A/B	0.58	0.58
Allowed FAR		
Allowable FAR	0.48	0.48
Bonus of .02 if eligible <sup>4b</sup>	0.02	0.02
TOTAL Allowed FAR	0.50	0.50