



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: 101-103 WARWICK ROAD NEWTON

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story (BASEMENT)	1186	1516
2. Attached garage	N/A	
3. Second story (TYPICAL FIRST FLOOR)	1186	1516
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	NA	
5. Certain floor area above the second story ^{1b} THIRD FLOOR	1234	1564
6. Enclosed porches ^{2b}	N/A	
7. Mass below first story ^{3b}	N/A	
8. Detached garage	N/A	
9. Area above detached garages with a ceiling height of 7' or greater	N/A	
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	N/A	
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	3606	4596
B Lot size	6377	6377
C FAR = A/B	0.565	0.720
Allowed FAR		
Allowable FAR	0.48	0.48
Bonus of .02 if eligible ^{4b}		0.02
TOTAL Allowed FAR		0.50

