



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: 12 Sumner Street

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,343	1,343
2. Attached garage	0	0
3. Second story	1,343	1,343
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story ^{1b}	332	955
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}	1,288	1,288
8. Detached garage	0	0
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4,306	4,929
B Lot size	6,434	6,434
C FAR = A/B	.67	.76
Allowed FAR		
Allowable FAR	.54	.54
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	3,474	3,474

*Note: Existing 1st floor and existing 2nd floor s.f. calculations match. According to my field dimensions; the 1st floor entry portico has the same square footage as the 2nd floor overhang.