



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: 140 Windermere Rd

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1482	261
2. Attached garage	265	311
3. Second story	1407	605
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 <sup>1b</sup>	0	0
6. Enclosed porches <sup>2b</sup>	0	0
7. Mass below first story <sup>3b</sup>	0	0
8. Detached garage	N/A	N/A
9. Area above detached garages with a ceiling height of 7' or greater	N/A	N/A
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	N/A	N/A
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	3154	1177
B Lot size	12,445	12,445
C FAR = A/B	.25	.09
Allowed FAR		
Allowable FAR	.36	
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	.36	.34

