



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: 46 Berwick Rd.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,210 S.F.	1,596 S.F.
2. Attached garage	—	280 S.F.
3. Second story	971 S.F.	1,701 S.F.
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}	607 S.F.	607 S.F.
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	0	0
8. Detached garage	46 S.F.	0
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)	3,249 S.F.	4,184 S.F.
B Lot size	6,437 S.F.	6,437 S.F.
C FAR = A/B	.50	.65
Allowed FAR		
Allowable FAR	.44	.44
Bonus of .02 if eligible ^{4b}	—	—
TOTAL Allowed FAR		.44

