



Setti D. Warren  
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 Lojck  
Commissioner

**FLOOR AREA RATIO WORKSHEET**

*For Residential Single and Two Family Structures*

Property address: 893 Watertowns St. Newton, MA. 02465

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2434	3092
2. Attached garage	-	-
3. Second story	1915	1915
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>	-	-
6. Enclosed porches <sup>2b</sup>	-	-
7. Mass below first story <sup>3b</sup>	1217	1546
8. Detached garage	342	342
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)	5908	6895
B Lot size	19,560	19,560
C FAR = A/B	.30	.35
Allowed FAR		
Allowable FAR	.38	.38
Bonus of .02 if eligible <sup>4b</sup>	-	-
TOTAL Allowed FAR	.38	.38.

