



Setti D. Warren  
Mayor

## City of Newton, Massachusetts

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

Property address: 67 Walnut street

Zoning District: MR-1

Lot Size: 14,520 sf

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story (Including Garage)	3,315 sf
2. Attached garage	n/a
3. Second story	3,243 sf
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	n/a
5. Certain floor area above the second story <sup>1b</sup>	n/a
6. Enclosed porches <sup>2b</sup>	n/a
7. Mass below first story <sup>3b</sup>	371 sf
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)	6,929 sf
B. Lot size	14,520 sf
C. FAR = A/B	0.477
Allowed FAR	
Allowable FAR	0.48
Bonus of .02 if eligible <sup>4b</sup>	n/a
TOTAL Allowed FAR	0.48

Respectfully submitted,  
RAV & ASSOCIATES, INC

Richard A. Volkin, PE

