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Commissioner

### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 1080 Walnut St.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1791	
2. Attached garage		
3. Second story	1464	
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) Certain floor area above the second story <sup>1b</sup>	Counted in 2nd Story	
5.	0	
6. Enclosed porches <sup>2b</sup>	0	
7. Mass below first story <sup>3b</sup>	0	
8. Detached garage	0	700
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)	884	
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4139	4,839 * → 4839
B Lot size		21,480
C FAR = A/B	.19 existing FAR	.225 → .23
Allowed FAR		
Allowable FAR		.33
Bonus of .02 if eligible <sup>4b</sup>		<u>          </u>
TOTAL Allowed FAR		.33

\* Note: This includes the new garage