



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: 264 PEARL STREET NEWTON MASS.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		2,440 SF
2. Attached garage		0
3. Second story		2,799 SF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		0
5. Certain floor area above the second story ^{1b}		0
6. Enclosed porches ^{2b}		0
7. Mass below first story ^{3b}		865 SF
8. Detached garage		0
9. Area above detached garages with a ceiling height of 7' or greater		0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)		6,109 SF
B Lot size		14,608 SF
C FAR = A/B		.42
Allowed FAR		
Allowable FAR		0.135 SF
Bonus of .02 if eligible ^{4b}		0
TOTAL Allowed FAR		0.135 SF

