



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 Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 11 Fairview Stree (Tembelopoulos Residence) - Existing

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,075
2. Attached garage	-
3. Second story	1,075
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Certain floor area above the second story ^{1b}	523
6. Enclosed porches ^{2b}	-
7. Mass below first story ^{3b} 1,063 x 50% = 532sqft	532
8. Detached garage	400
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)	3,605
B. Lot size	6,565
C. FAR = A/B	0.55
Allowed FAR	
Allowable FAR	0.48
Bonus of .02 if eligible ^{4b}	-
TOTAL Allowed FAR	0.48

