



Setti D. Warren  
Mayor

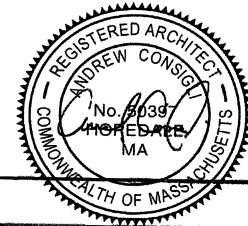
City of Newton, Massachusetts  
Department of Inspectional Services  
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David A. Olson, CMO  
Commissioner  
Newton, MA 02459

**FLOOR AREA RATIO WORKSHEET**

*For Residential Single and Two Family Structures*



Property address: 19-21 Orchard Street

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,716	1,083
2. Attached garage		
3. Second story	1,246	2,855
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>	624	1,671
6. Enclosed porches <sup>2b</sup>		
7. Mass below first story <sup>3b</sup>	623	779
8. Detached garage		
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)	4,209	6,388
B Lot size	12,370	12,370
C FAR = A/B	.34	.51
Allowed FAR		
Allowable FAR	.48	.48
Bonus of .02 if eligible <sup>4b</sup>	.02	.02
TOTAL Allowed FAR	.50	.50