

11/07/2014



Setti D. Warren
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

Falghetto 2
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 26 Goddard St, Newton

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	880
2. Attached garage	-
3. Second story	1073
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	
5. Certain floor area above the second story ^{1b}	793
6. Enclosed porches ^{2b}	
7. Mass below first story ^{3b}	155
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)	2901
B. Lot size	7000.00
C. FAR = A/B	0.41
Allowed FAR	
Allowable FAR	0.48
Bonus of .02 if eligible ^{4b}	-
TOTAL Allowed FAR	0.48

REGISTERED ARCHITECT
DOUGLAS J. STEFANOV
No. 50325
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS