



Setti D. Warren  
Mayor

## City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

**Property address:** 164 Highland Ave (Laughrea Residence) - Existing

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,541
2. Attached garage	-
3. Second story	1,354
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>	974
6. Enclosed porches <sup>2b</sup>	-
7. Mass below first story <sup>3b</sup> $1,391 \times 0\% = 0\text{sqft}$	-
8. Detached garage	378
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)	4,247
B. Lot size	22,230
C. FAR = A/B	0.19
Allowed FAR	
Allowable FAR	0.27
Bonus of .02 if eligible <sup>4b</sup>	-
TOTAL Allowed FAR	0.27





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**Property address:** 164 Highland Ave (Laughrea Residence) - Proposed

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	2,277
2. Attached garage	593
3. Second story	2,544
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>	901
6. Enclosed porches <sup>2b</sup>	-
7. Mass below first story <sup>3b</sup> 2,962 x 0% = 0 sqft	-
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)	6,315
B. Lot size	22,230
C. FAR = A/B	0.28
Allowed FAR	
Allowable FAR	0.27
Bonus of .02 if eligible <sup>4b</sup>	-
TOTAL Allowed FAR	0.27

