



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

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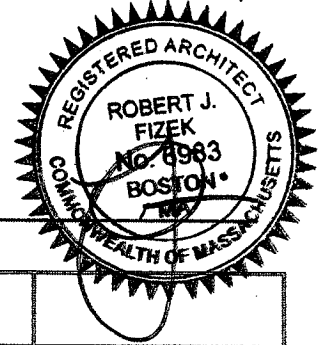
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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 29 KEWARDIN ROAD (SR 2 "OLD")
GARAGE ADD'N. W/ FAM. ROOM ABOVE



FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story (FAM. ROOM)	1,218	1,530
2. Attached garage	—	—
3. Second story	1,033	1,033
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
5. Certain floor area above the second story ^{1b}	508	508
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b} (GARAGE BAY)	—	390
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)	2,759	3,461
B Lot size	13,400	13,400
C FAR = A/B	.20	.26
Allowed FAR		
Allowable FAR	.35	
Bonus of .02 if eligible ^{4b}	.02	
TOTAL Allowed FAR	.37	