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**City of Newton, Massachusetts**  
 Department of Inspectional Services  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Ruthanne Fuller  
Mayor

John Lojek  
Commissioner

FLOOR AREA RATIO WORKSHEET

**For Residential Single and Two Family Structures**

**Property address: 9-11 Noble Street**

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1504	1504
2. Attached garage	NA	NA
3. Second story	1343	1343
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story	380	464
6. Enclosed porches <sup>2b</sup>	NA	NA
7. Mass below first story <sup>3b</sup>	NA	NA
8. Detached garage	324	--
9. Area above detached garages with a ceiling height of 7' or greater	--	--
10. Other detached accessory buildings (1 detached building up to 120 sq. ft. is exempt)	NA	NA
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	3,551	3,311
B Lot size	6,258	6,258
C FAR = A/B	.57	.53
Allowed FAR		
Allowable FAR	.48	.48
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	.48	.48

