



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

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### FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

Property address: **52 Ashton Ave., Newton Centre, 02459**

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1784	1784
2. Attached garage	0	0
3. Second story	1336	1336
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 <sup>1b</sup>	542	542
6. Enclosed porches <sup>2b</sup>	0	0
7. Mass below first story <sup>3b</sup>	892	892
8. Detached garage	220	320
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4774 sf	4874 sf
B Lot size	8768 sf	8768 sf
C FAR = A/B	0.54.4	0.55.6
Allowed FAR		
Allowable FAR	0.40	0.40
Bonus of .02 if eligible <sup>4b</sup>	0.02	0.02
TOTAL Allowed FAR	0.42	0.42

