



Setti D. Warren  
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## City of Newton, Massachusetts

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 383-387 BOYLSTON ST

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	4,896	7,103
2. Attached garage	—	—
3. Second story	—	7,111
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>	—	6,998
6. Enclosed porches <sup>2b</sup>	—	—
7. Mass below first story <sup>3b</sup>	—	—
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)	4,896	21,212
B Lot size	14,866	14,866
C FAR = A/B	0.33	1.43
Allowed FAR		
Allowable FAR	—	1.50
Bonus of .02 if eligible <sup>4b</sup>	—	—
TOTAL Allowed FAR	—	1.50

