



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

Department of Inspectional Services

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 19 STANFORD STREET (LOT 14A)

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		1403
2. Attached garage		528
3. Second story		1492
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		0
5. Certain floor area above the second story <sup>1b</sup>		0
6. Enclosed porches <sup>2b</sup>		0
7. Mass below first story <sup>3b</sup>		0
8. Detached garage		0
9. Area above detached garages with a ceiling height of 7' or greater		0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		0
<b>FAR of Proposed Structure(s)</b>		<b>3423</b>
A Total gross floor area (sum of rows 1-9 above)		3423
B Lot size		11,534
C FAR = A/B	$11,534 \div 3423 = .30$	.30
<b>Allowed FAR</b>		
Allowable FAR	.40	4613
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR		



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### FLOOR AREA RATIO WORKSHEET

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Property address: 19 STANFORD STREET (Lot 14 B)

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		1152
2. Attached garage		528
3. Second story		1594
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		0
5. Certain floor area above the second story <sup>1b</sup>		0
6. Enclosed porches <sup>2b</sup>		0
7. Mass below first story <sup>3b</sup>		0
8. Detached garage		0
9. Area above detached garages with a ceiling height of 7' or greater		0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		0
<b>FAR of Proposed Structure(s)</b>		<b>3274</b>
A Total gross floor area (sum of rows 1-9 above)		3274
B Lot size		13,832
C FAR = A/B	$13832 \times .24$	3319
<b>Allowed FAR</b>		
Allowable FAR		3319
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR		