



Ruthanne Fuller  
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John Lojek  
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## FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

Property address: 73/75 Ripley Street

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1626	1626
2. Attached garage		
3. Second story	1626	1626
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>		1077
6. Enclosed porches <sup>2b</sup>		
7. Mass below first story <sup>3b</sup>	794	794
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)	4046	5123
B Lot size	7200	7200
C FAR = A/B	.56	.71
Allowed FAR		
Allowable FAR	.53	.53
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	.53	.53

Calculation for 7. Mass below first story :  
 perimeter exterior walls = 187.4375' (Y)  
 walls over 4' = 79.9' (X)  
 (X / Y) x area of mass below first story = 79.9'/187.4375' x 1862sq' = 794sqft

Area of Certain floor area above second story @ 7'-0" = 1077  
 @ 5'-0" = 1191

