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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: 38 Richardson Street

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,610	1,750
2. Attached garage	0	0
3. Second story	1,601	1,718
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	325	835
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	805	875
8. Detached garage	915	0
9. Area above detached garages with a ceiling height of 7' or greater	747	0
1 Other detached accessory buildings (1 detached building up to 0. 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	6,003	5,178
B Lot size	9,730	9,730
C FAR = A/B	0.62	0.53
Allowed FAR		
Allowable FAR	0.53	0.53
Bonus of .02 if eligible ^{4b}		0.02
TOTAL Allowed FAR		0.55