



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

#393-22

Telephone
(617) 796-1060

Telefax

(617) 796-1086

TDD/TTY

(617) 796-1089

www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 1 Ridge Rd. Newton MA 02468

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1467	1864
2. Attached garage		
3. Second story	849	1007
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b} (Roof deck)	88	88
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}	316	553
8. Detached garage	817	817
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)	3537	4329
B Lot size	14984	14984
C FAR = A/B	0.236	0.289
Allowed FAR		
Allowable FAR	0.33	
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	0.33	

