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#258-22

Page 1 of 1  
Made by Ivan Hernandez  
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Date \_\_\_\_\_

109 Prince Str., Newton



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Mayor

**City of Newton, Massachusetts**

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John Lojek  
Commissioner

**FLOOR AREA RATIO WORKSHEET**

*For Residential Single and Two Family Structures*

Property address: 109 Prince Str., Newton

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2007	2096
2. Attached garage	0	0
3. Second story	1644	1644
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 <sup>1b</sup>	888	888
6. Enclosed porches <sup>2b</sup>	0	0
7. Mass below first story <sup>3b</sup>	0	0
8. Detached garage	473	473
9. Area above detached garages with a ceiling height of 7' or greater	150	150
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	5162	5251
B Lot size	15,000	15,000
C FAR = A/B	34.4%	35%
Allowed FAR		
Allowable FAR	31%	31%
Bonus of .02 if eligible <sup>4b</sup>	0	0
TOTAL Allowed FAR	46.50	46.50