



Telephone  
(617) 796-1060

**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:** 106 River Street

<b>FAR Calculations for Regulations Effective As Of October 15, 2011</b>		
<b>Inputs (square feet)</b>		
	<b>EXISTING</b>	<b>PROPOSED</b>
1. First story	N/A	3,454
2. Attached garage	-	2,942
3. Second story	N/A	6,104
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	N/A	-
5. Certain floor area above the second story	N/A	6,466
6. Enclosed porches <sup>2b</sup>	N/A	-
7. Mass below first story <sup>3b</sup>	N/A	-
8. Detached garage	N/A	-
9. Area above detached garages with a ceiling height of 7' or greater	N/A	-
10. Other detached accessory buildings (1 detached building up to 120 sq. ft. is exempt)	N/A	-
<b>FAR of Proposed Structure(s)</b>		
A Total gross floor area (sum of rows 1-9 above)	N/A	18,966 SF
B Lot size	N/A	15,804 SF
C FAR = A/B	N/A	1.20
<b>Allowed FAR</b>		
Allowable FAR		1.0/1.5 Max w/SP
Bonus of .02 if eligible <sup>4b</sup>		N/A
TOTAL Allowed FAR		1.0/1.5 Max w/SP