



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

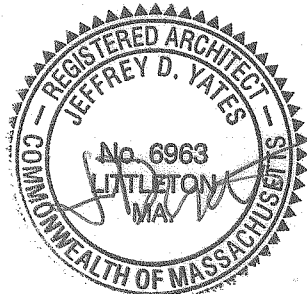
John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 432 DEDHAM STREET • LOT 1

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1397	
2. Attached garage	—	
3. Second story	1806	
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	
5. Certain floor area above the second story ^{1b}	719	
6. Enclosed porches ^{2b}	—	
7. Mass below first story ^{3b}	—	
8. Detached garage	530	
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)	4942	
B Lot size	31,307	
C FAR = A/B	.16	
Allowed FAR		
Allowable FAR	.33	
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.33	





Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

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: 432 DEDHAM STREET • LOT 2

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		2382
2. Attached garage		696
3. Second story		1103
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		—
5. Certain floor area above the second story ^{1b} INC. DORMER	327	357
6. Enclosed porches ^{2b}		221
7. Mass below first story ^{3b}		—
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)		4759
B Lot size		17,639
C FAR = A/B		.27
Allowed FAR		
Allowable FAR		.33
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR		.33





Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

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: 432 DEDHAM STREET · LOT 3

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		2290
2. Attached garage		676
3. Second story		1103
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		—
5. Certain floor area above the second story ^{1b} INC. DORMER		352
6. Enclosed porches ^{2b}		226
7. Mass below first story ^{3b}		—
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)		4647
B Lot size		17,570
C FAR = A/B		.26
Allowed FAR		
Allowable FAR		.33
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR		.33

