

#296-22



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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 128 Gibbs Street, Newton, MA 02459

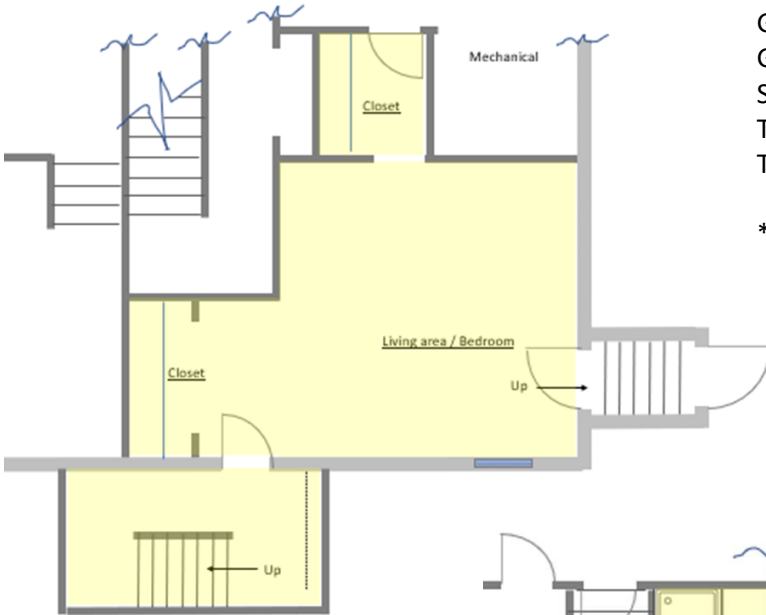
FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2,226	2,324
2. Attached garage	399	399
3. Second story	1,039	1,137
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}		
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}	948	996
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)	4,612	4,856
B Lot size	9,555	9,555
C FAR = A/B	.48	.51
Allowed FAR		
Allowable FAR	.39	.39
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.39	.39

Accessory Apartment **#296-22**

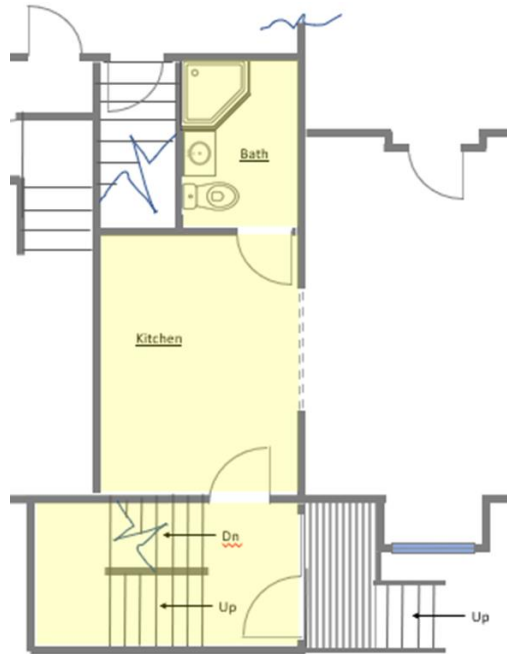
*Gross Square Feet Summary

	Existing	Proposed
Basement	1,896.1	454.0
Ground Floor	2,625.1	281.0
Garage	(399.4)	N/A
Second Floor	1,039.0	98.6
Total GSF	5,160.9	833.7
Total %	86.09%	13.91%

*Excludes 50% below grade FAR credit



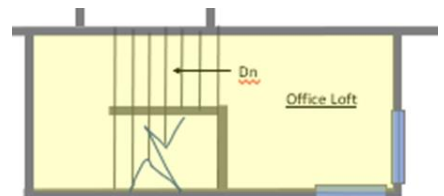
Basement Plan



First Floor Plan

Accessory Apartment
Gross Square Feet Summary

	Proposed
Basement	454.0
Ground Floor	281.0
Garage	N/A
Second Floor	98.6
Total GSF	833.7



Loft Plan


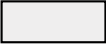



Accessory Apartment Area

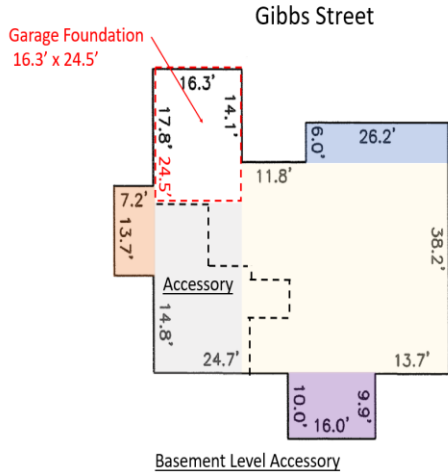


Accessory Gross Square Feet Summary






	<u>Existing</u>	<u>Proposed</u>
Basement	355.3	98.6
Ground Floor	182.4	98.6
Garage	-	-
Second Floor	-	98.6
	<u>537.7</u>	<u>295.9</u>

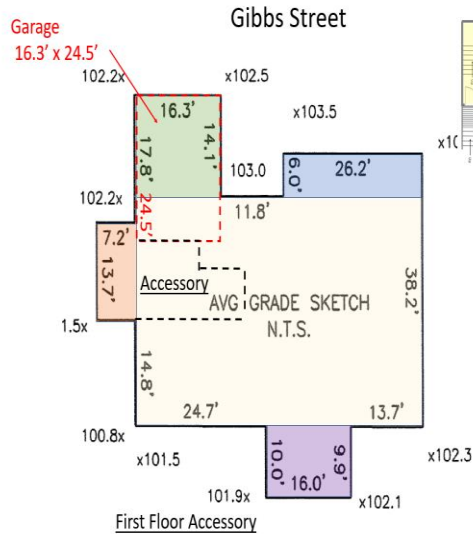
Basement

			-
	16.3	21.8	355.3
			-
			-
Existing			355.3
	7.2	13.7	98.6
Proposed			454.0

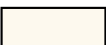



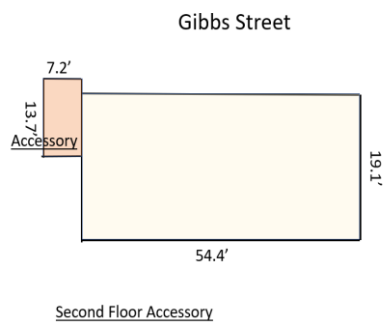
Ground Floor

			-
	9.6	14.0	134.4
	6.0	8.0	48.0
			-
Existing			182.4
	7.2	13.7	98.6
Proposed			281.0



Second Floor

			-
Existing			-
	7.2	13.7	98.6
Proposed			98.6

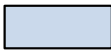






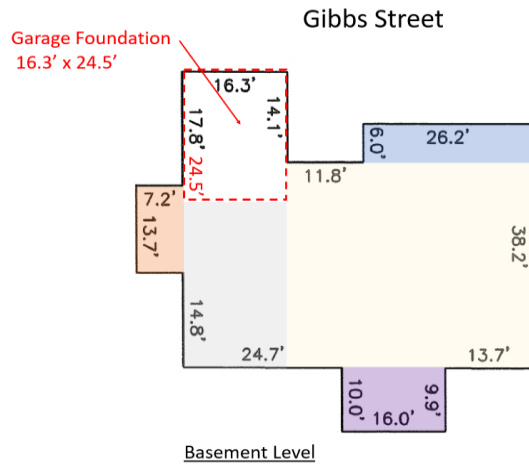
Total 833.7

FAR Square Feet Summary






	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
Basement	948.1	49.3	997.4
Ground Floor	2,225.8	98.6	2,324.4
Garage	399.4	-	399.4
Second Floor	<u>1,039.0</u>	<u>98.6</u>	<u>1,137.7</u>
	4,612.2	246.6	4,858.8

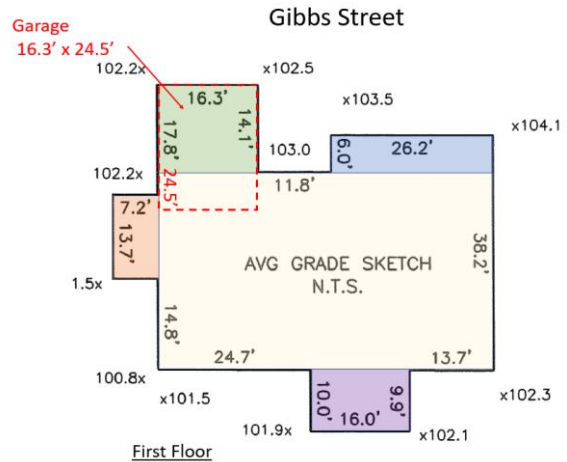
Basement

	6.0	26.2	157.2
	16.3	21.8	355.3
	10.0	16.0	160.0
	32.2	38.0	<u>1,223.6</u>
Existing			1,896.1
	7.2	13.7	<u>98.6</u>
Proposed			1,994.8
Less 50%			<u>(997.4)</u>
Net Proposed			997.390

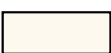



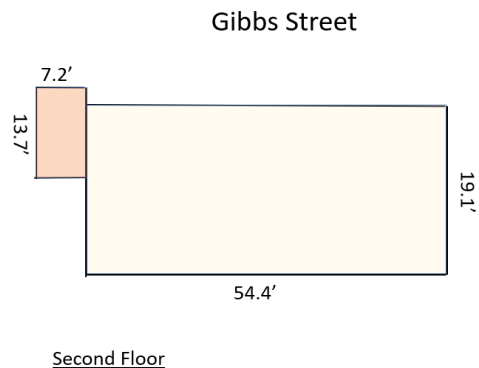
Ground Floor

	6.0	26.2	157.2
	38.2	54.4	2,078.1
	10.0	16.0	160.0
	16.3	14.1	<u>229.8</u>
Existing			2,625.1
Less attached garage	16.3	24.5	<u>399.4</u>
			2,225.8
	7.2	13.7	<u>98.6</u>
Proposed			2,324.4



Second Floor






	19.1	54.4	1,039.0
Existing			1,039.0
	7.2	13.7	<u>98.6</u>
Proposed			1,137.7

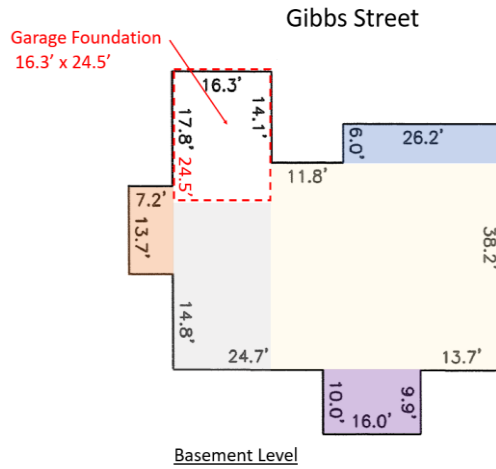


Gross Square Feet Summary






	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
Basement	1,896.1	98.6	1,994.8
Ground Floor	2,625.1	98.6	2,723.8
Garage	(399.4)	-	(399.4)
Second Floor	<u>1,039.0</u>	<u>98.6</u>	<u>1,137.7</u>
	5,160.9	295.9	5,456.9

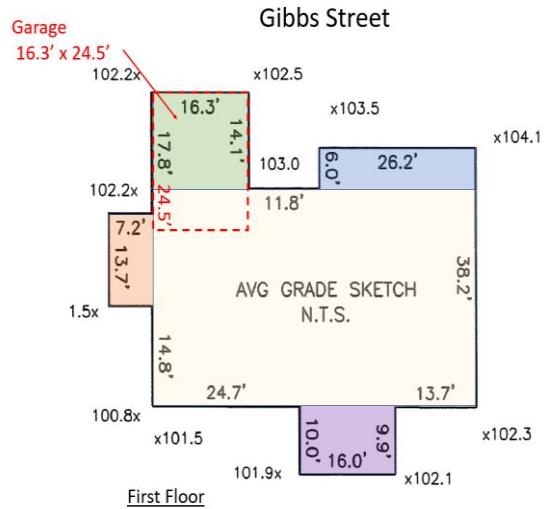
Basement

	6.0	26.2	157.2
	16.3	21.8	355.3
	10.0	16.0	160.0
	32.2	38.0	<u>1,223.6</u>
Existing			1,896.1
	7.2	13.7	<u>98.6</u>
Proposed			1,994.8

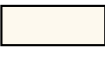



Ground Floor

	6.0	26.2	157.2
	38.2	54.4	2,078.1
	10.0	16.0	160.0
	16.3	14.1	<u>229.8</u>
Existing			2,625.1
Less attached garage	16.3	24.5	<u>399.4</u>
			2,225.8
	7.2	13.7	<u>98.6</u>
Proposed			2,324.4



Second Floor

	19.1	54.4	1,039.0
Existing			1,039.0
	7.2	13.7	<u>98.6</u>
Proposed			1,137.7

