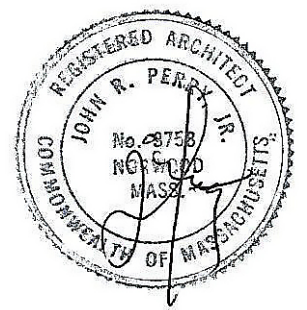


ELLIOT STREET
PUBLIC WAY-VARIABLE



HALE STREET
PUBLIC WAY-40' WIDE

336 ELLIOT STREET
NEWTON, MA
LOT AREA = 7,344 Sq. Ft.
FOOTPRINT = 1,753
• **EXISTING STRUCTURE:**
BASEMENT +2 STORY + ATTIC
• **HEIGHT = 28'-10" A.A.G.**

SITE PLAN
Scale: $\frac{1}{16}'' = 1'-0''$

EXISTING AREAS	PROPOSED AREAS
<p>BASEMENT = 1,622 Sq. Ft.</p> <p>TOTAL AREA = <u>1,622 Sq. Ft</u></p>	<p>BASEMENT = 1,622 Sq. Ft.</p> <p>TOTAL AREA = <u>1,622 Sq. Ft</u></p>
<p>1st FLOOR AREA = 1,753 Sq. Ft.</p> <p>COV. PORCH = 134 Sq. Ft.</p> <p>TOTAL AREA = <u>1,887 Sq. Ft</u></p>	<p>1st FLOOR AREA = 1,753 Sq. Ft.</p> <p>COV. PORCH = 134 Sq. Ft.</p> <p>TOTAL AREA = <u>1,887 Sq. Ft</u></p>
<p>VOID BELOW</p> <p>2nd FLOOR AREA = 1,327 Sq. Ft.</p> <p>TOTAL AREA = <u>1,327 Sq. Ft</u></p>	<p>VOID BELOW</p> <p>2nd FLOOR AREA = 1,420 Sq. Ft.</p> <p>TOTAL AREA = <u>1,420 Sq. Ft</u></p>
<p>ATTIC AREA = 412 Sq. Ft.</p> <p>TOTAL AREA = <u>412 Sq. Ft</u></p>	<p>ATTIC AREA = 423 Sq. Ft.</p> <p>TOTAL AREA = <u>423 Sq. Ft</u></p>
<p>F.A.R. (EXISTING) LOT AREA = 7,344 Sq Ft. TOTAL AREAS = 5,248 Sq Ft. F.A.R. = 0.71</p>	<p>F.A.R. (PROPOSED) LOT AREA = 7,344 Sq Ft. TOTAL AREAS = 5,352 Sq Ft. F.A.R. = 0.72</p>



Setti D. Warren
Mayor

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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 336 Elliot Street, Newton, MA 02459

Zoning District: MR1

Lot Size: 7,344 Sq. Ft.

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,753 Sq. Ft.
2. Attached garage	
3. Second story	1,420 Sq. Ft.
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	423 Sq. Ft.
5. Certain floor area above the second story ^{1b}	
6. Enclosed porches ^{2b}	
7. Mass below first story ^{3b}	1,622 Sq. Ft.
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)	134 Sq. Ft.
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	5,352 Sq. Ft.
B. Lot size	7,334 Sq. Ft.
C. FAR = A/B	0.72
Allowed FAR	
Allowable FAR	0.53
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	0.53

