

FAR CALCULATIONS FOR 112 GRASMERE ST, NEWTON MA 02458

PREPARED BY SB ARCHITECTS 12/20/2019

INPUTS			
SPACE	EXISTING FAR CALCS (SQ. FT.)	PROPOSED FAR CALCS (SQ. FT.)	NOTES
1. 1ST STORY	1747	1846	
2. ATTACHED GARAGE	0	412	
3. 2ND STORY	1747	1772	
4. ATRIA, OPEN WELLS, AND OTHER VERTICAL SPACES (IF NOT COUNTED IN 1ST/2ND STORY)	0	85	MASTER BEDRM CLG: 287 SF x 2.95' (AVG HT) / 10
5. CERTAIN FLOOR AREA ABOVE THE 2ND STORY	505	425	FLR AREA W/ 5'-0" CLG HT OR GREATER
6. ENCLOSED PORCHES	118	0	
7. MASS BELOW 1ST STORY ** (SEE CALCULATION BELOW)	586	594	
8. DETACHED GARAGE	368	0	
9. AREA ABOVE DETACHED GARAGES W/ CLG HT OF 7' OR GREATER	0	0	
10. OTHER DETACHED ACCESSORY BUILDINGS (1 DETACHED BLDG UP TO 120 SF IS EXEMPT)	0	0	
FAR OF STRUCTURE(S)			
(A) TOTAL GROSS FLOOR AREA (SUM OF ROWS 1-10 ABOVE)	5071	5134	
(B) LOT SIZE	9254		ZONE:SR3 BUILT 1896
FAR = (A/B)	0.55	0.55	
ALLOWED FAR			
(C) FAR ALLOWED	0.45		.43 + .02 (OLD LOT BONUS) = .45
MAX TOTAL GROSS FLOOR AREA ALLOWED = (B x C)	4164		

** MASS BELOW 1ST STORY AREA CALCULATION			
(X) LENGTH OF BSMT WALL WHERE GRADE IS MORE THAN 4FT BELOW 1ST FLOOR	60	60	LF
(Y) TOTAL PERIMETER WALL LENGTH	179	186	LF
FLOOR AREA OF MASS BELOW 1ST FLOOR AREA	1747	1842	SF
(X/Y) x (FLOOR AREA OF MASS BELOW 1ST STORY)	586	594	SF
50% OF FLOOR AREA OF MASS BELOW 1ST STORY	874	921	SF



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PROJECT:
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DRAWING TITLE:
FAR CALCULATIONS

SCALE:
N.A.
DATE:
01/28/2020
SHEET: