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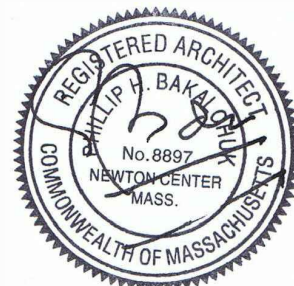
John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 30-32 Salisbury Rd Newton

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1735	1789
2. Attached garage	NA	NA
3. Second story	1652	1652
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
5. Certain floor area above the second story ^{1b}	1178	1178
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b}	NA	NA
8. Detached garage	1,016	1,016
9. Area above detached garages with a ceiling height of 7' or greater	663	767
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	NA	NA
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	6244	6402
B Lot size	9,773	9,773
C FAR = A/B	.639	.655
Allowed FAR		
Allowable FAR	.48	
Bonus of .02 if eligible ^{4b}	.02	
TOTAL Allowed FAR	.50	





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EXISTING FAR AND HABITABLE SPACE CALCULATIONS FOR 30-32 SALISBURY ROAD NEWTON, MA

Lot size = 9773 sf

Zoning Classification: MR-1

Max FAR Allowed = .48 or 4,691 sf.

EXISTING FAR:

Based on calculations of Existing House and Garage.

Main house:

Basement: Doesn't count

1st Floor: 1,735 sf

2nd Floor: 1,652 sf

3rd Floor: 1,178 sf (5' and greater)

Total Existing house sf = 4,565 sf

Existing Detached Garage: (Didn't count in 2006, now it counts)

1st Floor: 1,016 sf

2nd Floor: 663 sf (5' and greater)

Total Existing Garage sf = 1,679

Total Current SF FAR (house and garage) = 6,244 sf

Total Allowable SF per FAR = 4,691 sf

EXISTING HABITABLE SPACE:

Based on calculations of Existing House and Garage.

Main house:

Basement: Doesn't count, unfinished, unheated space

1st Floor: 1641 sf

2nd Floor: 1,563 sf

3rd Floor: 999 sf (7' and greater)

Total Existing house sf = 4,203 sf

Existing Detached Garage:

1st Floor: Doesn't count, unfinished, unheated space.

2nd Floor: 492 sf (7' and greater)

Total Existing Garage sf = 492 sf

Total Current SF Habitable Space (house and garage) = 4,695 sf



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PROPOSED FAR AND HABITABLE SPACE CALCULATIONS FOR 30-32 SALISBURY ROAD NEWTON, MA

Lot size = 9773 sf

Zoning Classification: MR-1

Max FAR Allowed = .48 or 4,691 sf.

PROPOSED FAR:

Based on calculations of Existing House and Garage.

Main house:

Basement: Doesn't count

1st Floor: 1,789 sf

2nd Floor: 1,652 sf

3rd Floor: 1,178 sf (5' and greater)

Total Existing house sf = 4,619 sf

Detached Garage: (Didn't count in 2006, now it counts)

1st Floor: 1,016 sf

2nd Floor: 767 sf (5' and greater)

Total Proposed Garage sf = 1,783 sf

Total Current SF FAR (house and garage) = 6,402 sf

Total Allowable SF per FAR = 4,691 sf

PROPOSED HABITABLE SPACE:

Based on calculations of Existing House and Garage.

Main house:

Basement: Doesn't count, unfinished, unheated space

1st Floor: 1,686 sf

2nd Floor: 1,563 sf

3rd Floor: 999 sf (7' and greater)

Total Proposed house sf = 4,248 sf

Existing Detached Garage:

1st Floor: Doesn't count, unfinished, unheated space.

2nd Floor: 608 sf (7' and greater)

Total Proposed Garage sf = 608 sf

Total Proposed SF Habitable Space (house and garage) = 4,856 sf