



1200 Washington St #218 Boston MA  
Tel. 617.982.6176 Cell. 617.797.3573  
Email: [lee@sbarchitectsinc.com](mailto:lee@sbarchitectsinc.com)  
Web: [www.sbarchitectsinc.com](http://www.sbarchitectsinc.com)

## 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

1<sup>st</sup> Floor: 1,735 sf

2<sup>nd</sup> Floor: 1,652 sf

3<sup>rd</sup> 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)

1<sup>st</sup> Floor: 1,016 sf

2<sup>nd</sup> Floor: 492 sf (7' and greater)

**Total Existing Garage sf = 1,508**

**Total Current SF FAR (house and garage) = 6,073 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

1<sup>st</sup> Floor: 1641 sf

2<sup>nd</sup> Floor: 1,563 sf

3<sup>rd</sup> Floor: 999 sf (7' and greater)

**Total Existing house sf = 4,203 sf**

**Existing Detached Garage:**

1<sup>st</sup> Floor: Doesn't count, unfinished, unheated space.

2<sup>nd</sup> Floor: 492 sf (7' and greater)

**Total Existing Garage sf = 492 sf**

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





1200 Washington St #218 Boston MA  
Tel. 617.982.6176 Cell. 617.797.3573  
Email: [lee@sbarchitectsinc.com](mailto:lee@sbarchitectsinc.com)  
Web: [www.sbarchitectsinc.com](http://www.sbarchitectsinc.com)

## 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

1<sup>st</sup> Floor: 1,775 sf

2<sup>nd</sup> Floor: 1,652 sf

3<sup>rd</sup> Floor: 1,178 sf (5' and greater)

**Total Existing house sf = 4,605 sf**

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

1<sup>st</sup> Floor: 1,016 sf

2<sup>nd</sup> Floor: 608 sf (7' and greater)

**Total Proposed Garage sf = 1,624 sf**

**Total Current SF FAR (house and garage) = 6229 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

1<sup>st</sup> Floor: 1,675 sf

2<sup>nd</sup> Floor: 1,563 sf

3<sup>rd</sup> Floor: 999 sf (7' and greater)

**Total Proposed house sf = 4,237 sf**

#### Existing Detached Garage:

1<sup>st</sup> Floor: Doesn't count, unfinished, unheated space.

2<sup>nd</sup> Floor: 608 sf (7' and greater)

**Total Proposed Garage sf = 608 sf**

**Total Proposed SF Habitable Space (house and garage) = 4,845 sf**

