



D. Warren
Mayor

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Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 11 Scarsdale Road (Olhava Residence) - Existing

FAR Calculations for Regulations Effective As Of October 15, 2011

Inputs (square feet)

1. First story	1,278
2. Attached garage	432
3. Second story	1,315
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} $1,248 \times 0\% = 0$ sqft	-
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)	3,025
B. Lot size	8,480
C. FAR = A/B	.36

Allowed FAR

Allowable FAR	.40
Bonus of .02 if eligible ^{4b}	-
TOTAL Allowed FAR	.40



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For Residential Single and Two Family Structures

Property address: 11 Scarsdale Road (Olhava Residence) - Proposed

FAR Calculations for Regulations Effective As Of October 15, 2011

Inputs (square feet)

1. First story	1,581
2. Attached garage	432
3. Second story	1,605
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} $1,425 \times 0\% = 0$ sqft	-
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)	3,618
B. Lot size	8,480
C. FAR = A/B	.43

Allowed FAR

Allowable FAR	.40
Bonus of .02 if eligible ^{4b}	-
TOTAL Allowed FAR	.40



EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

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info@everettbrooks.com

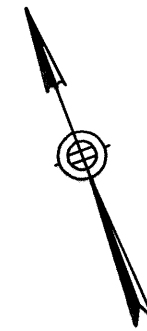
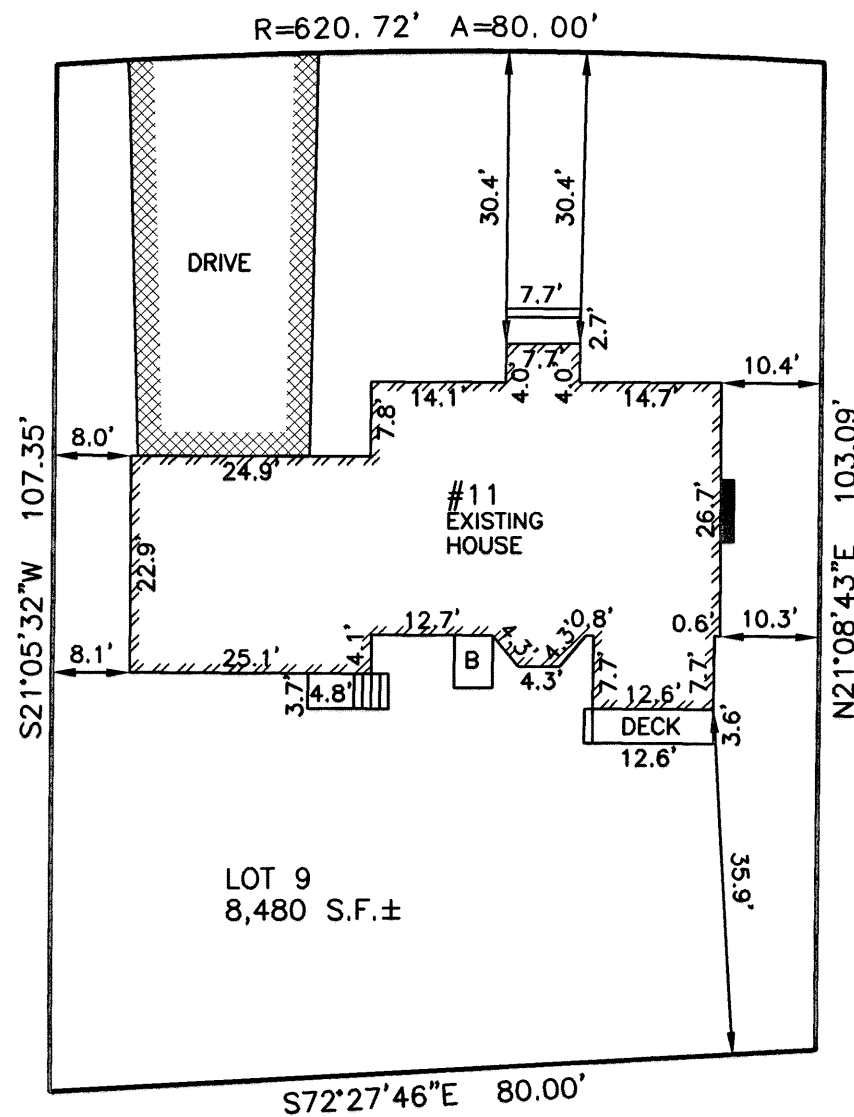
ZONING INFORMATION

ZONE: SR-2
PLAN DATED: OCTOBER 8, 1935
DEED REFERENCE: BOOK 51283 PAGE 145

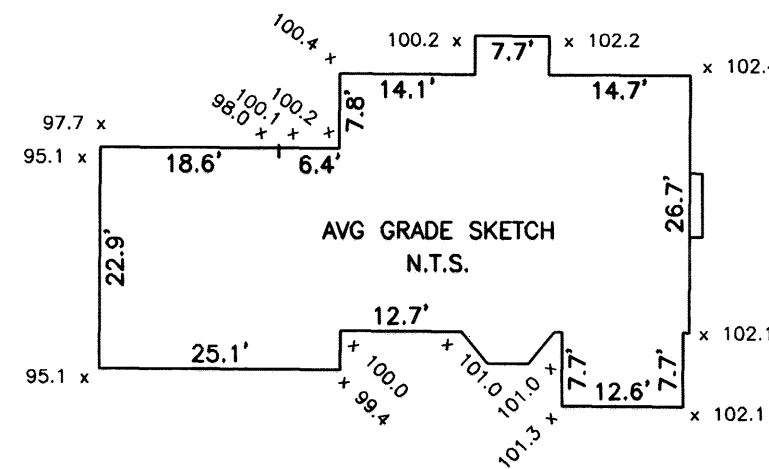
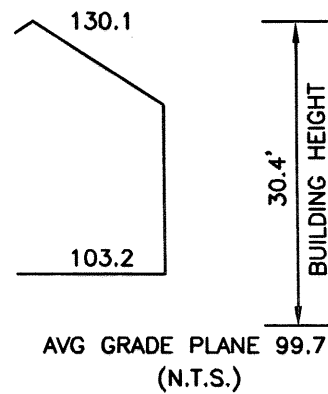
	EXISTING	REQUIRED
BUILDINGS	1,697 S.F.	
STRUCTURES	1,781 S.F.	
DRIVE	784 S.F. ±	
	2,565 S.F. ±	
LOT COVERAGE	20.0%	(30% MAX.)
OPEN SPACE	70% ±	(50% MIN.)
F.A.R.	.39	(.40 MAX.)
BELOW	0 S.F.	
1ST FL	1,697 S.F.	
2ND FL	1,569 S.F.	
ABOVE	0 S.F.	
TOTAL	3,266 S.F.	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

SCARSDALE ROAD



BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:
(ORD Z-90)

$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

$$AVG = 18,412.2 / 184.7 = 99.7$$

**PLAN OF LAND IN
NEWTON, MA**

11 SCARSDALE ROAD
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
DATE: JULY 26, 2013
DRAWN: JF
CHECK: BB

REVISIONS:

NO.	DESCRIPTION

PROJECT NO. 24221

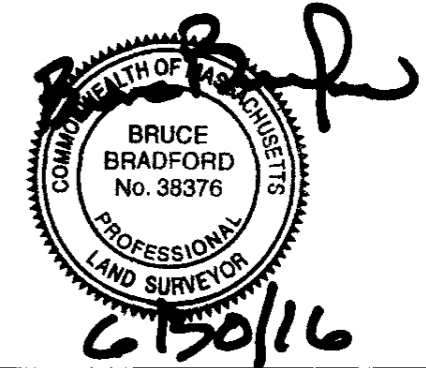
ESTABLISHED 1916

EMB

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SURVEYORS & ENGINEERS

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PLAN OF LAND IN
NEWTON, MA

11 SCARSDALE ROAD
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: JUNE 30, 2016

DRAWN: JF/MF

CHECK: BB

REVISIONS:

PROJECT NO. 24221

ZONING INFORMATION

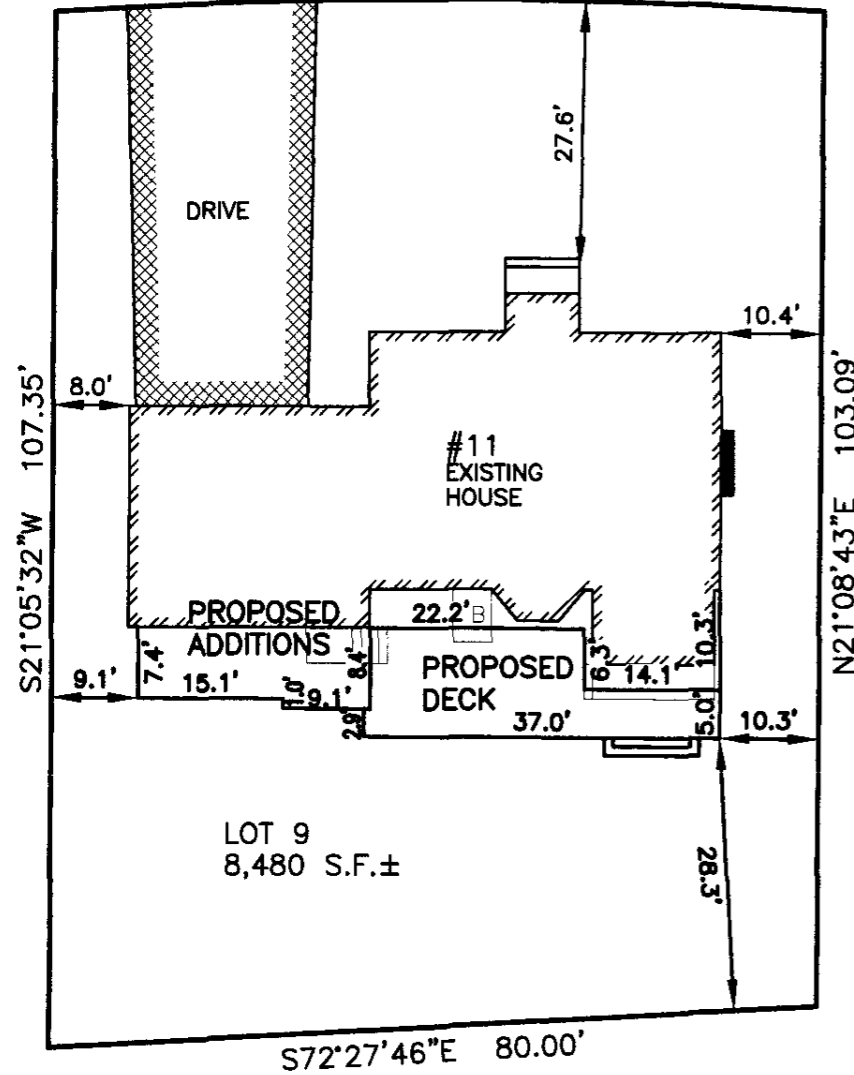
ZONE: SR-2
PLAN DATED: OCTOBER 8, 1935
DEED REFERENCE: BOOK 51283 PAGE 145

	EXISTING	AS-BUILT	REQUIRED
BUILDINGS	1,697 S.F.	2,000 S.F.	
STRUCTURES	1,781 S.F.	2,323 S.F.	
DRIVE	784 S.F. ±	784 S.F. ±	
	2,565 S.F. ±	3,107 S.F. ±	
LOT COVERAGE	20.0%	23.6%	(30% MAX.)
OPEN SPACE	70% ±	63% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

SCARSDALE ROAD

R=620.72' A=80.00'

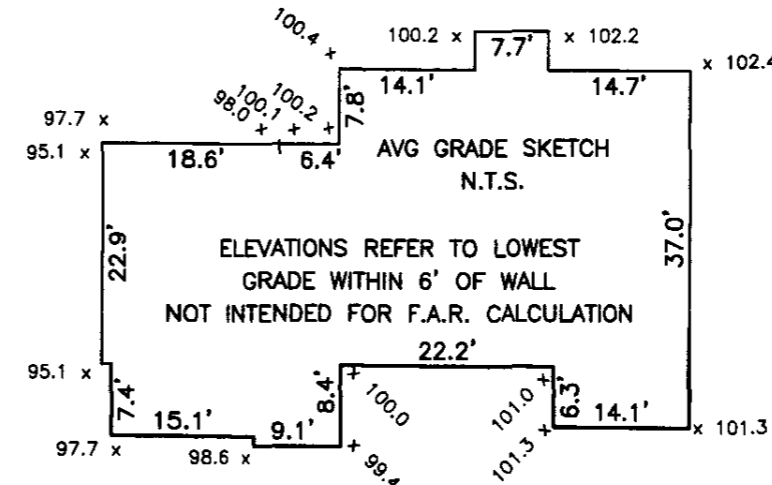


AVERAGE GRADE CALCULATION:
(ORD Z-90)

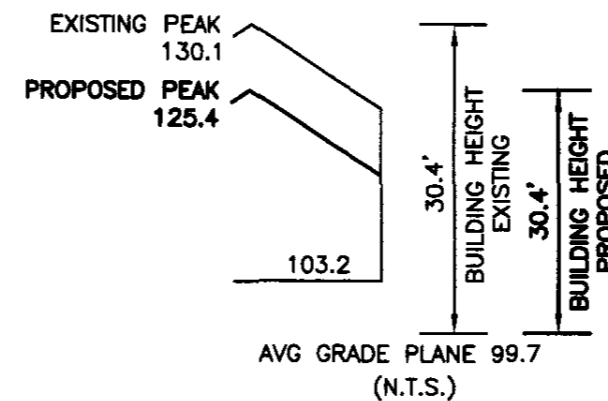
AVG = $\Sigma[L(E1+E2)/2] / P$

EXISTING
AVG = 18,412.2 / 184.7 = 99.7

PROPOSED
AVG = 21,117.3 / 211.8 = 99.7



BUILDING HEIGHT CALCULATION





MAYER + ASSOCIATES
ARCHITECTS

TEL 617 916 0774
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1647 BEACON STREET, WABAN, MA 02468

OLHAVA
RESIDENCE

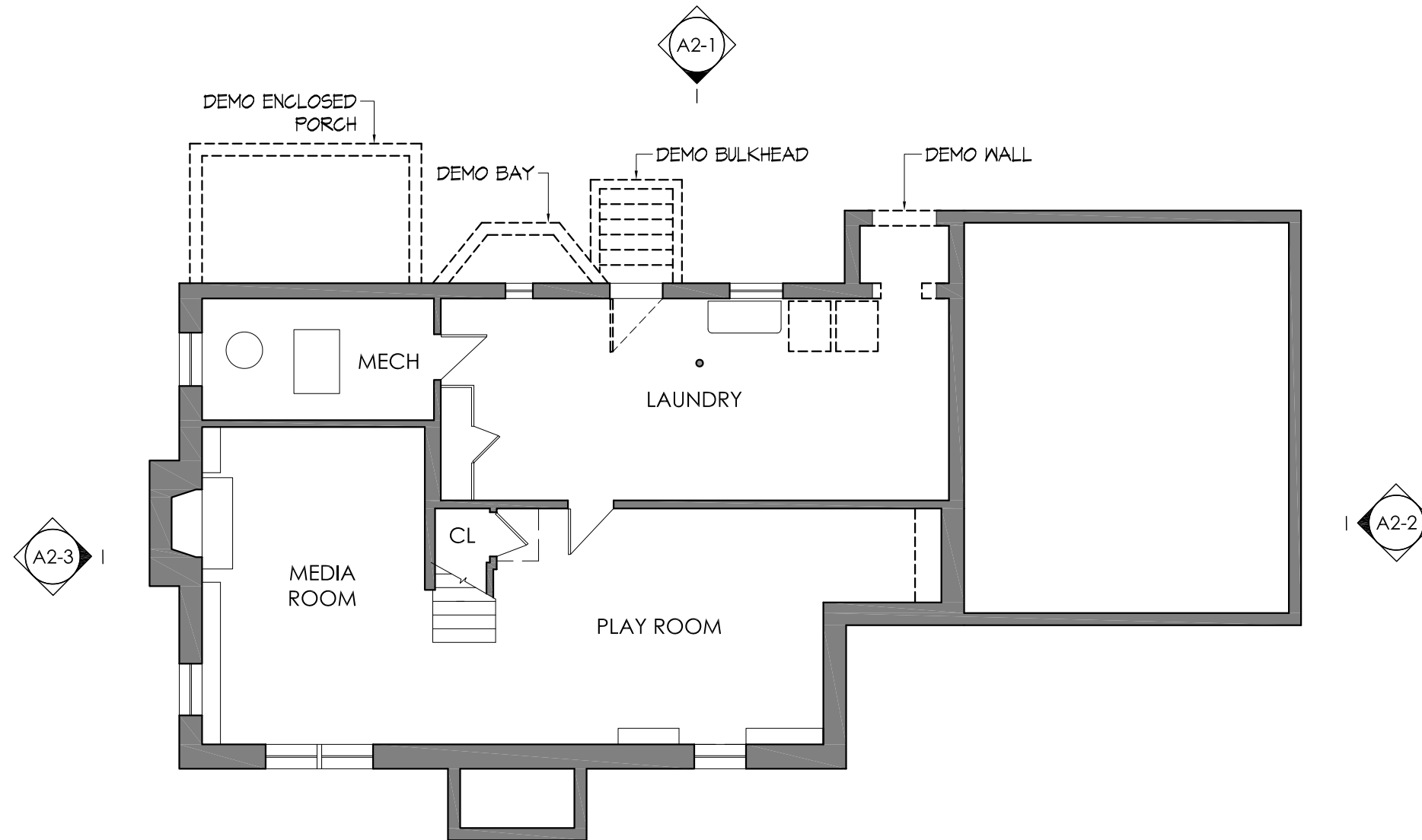
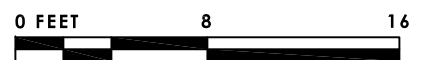
11 SCARSDALE ROAD
NEWTON, MA 02460

EXISTING
CONDITIONS

JULY 1, 2016

EXISTING
BASEMENT PLAN

SCALE: 1/8" = 1'-0"

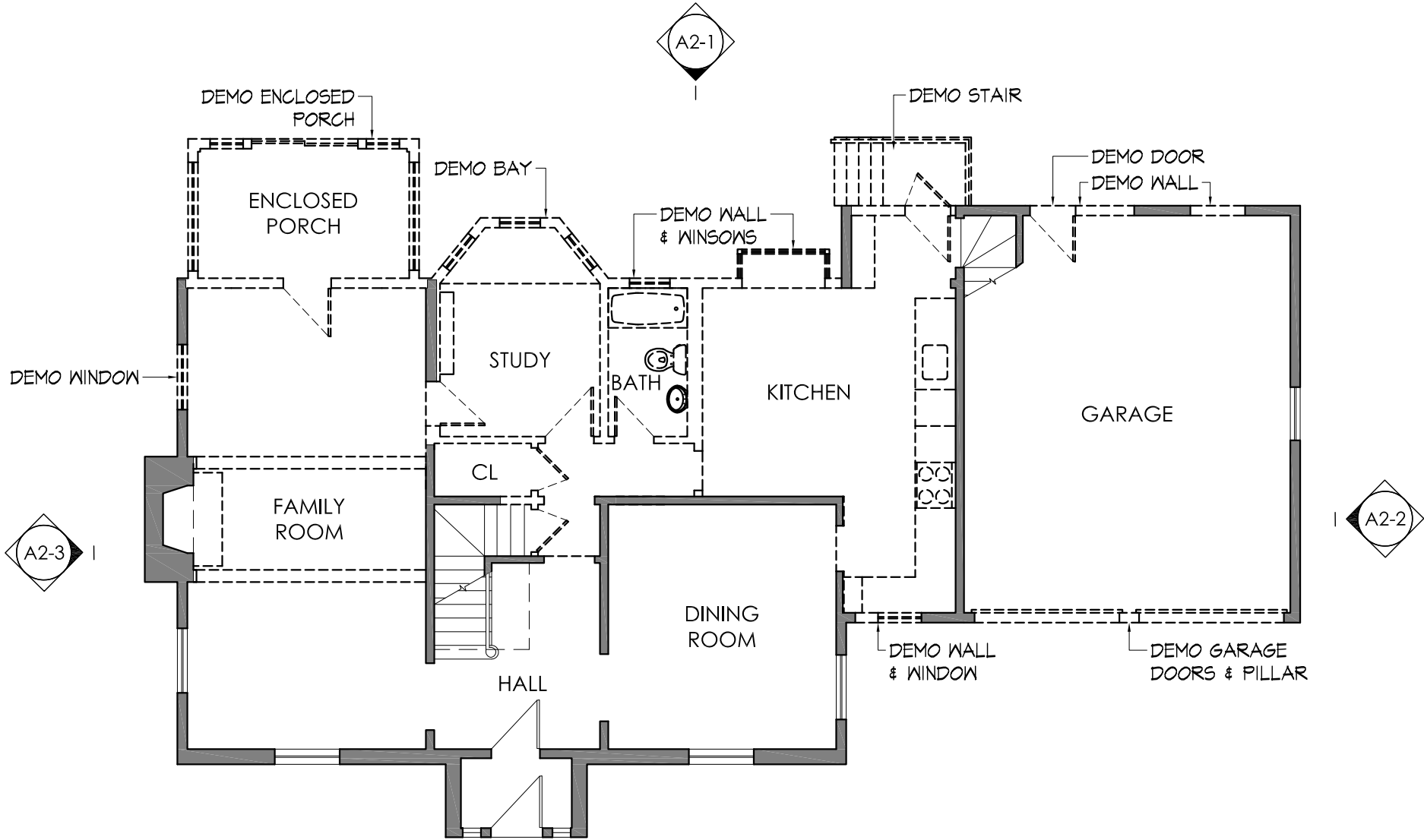


A1-0



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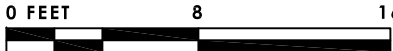
11 SCARSDALE ROAD
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EXISTING
CONDITIONS

JULY 1, 2016

EXISTING FIRST
FLOOR PLAN

SCALE: 1/8" = 1'-0"



A1-1



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OLHAVA
RESIDENCE

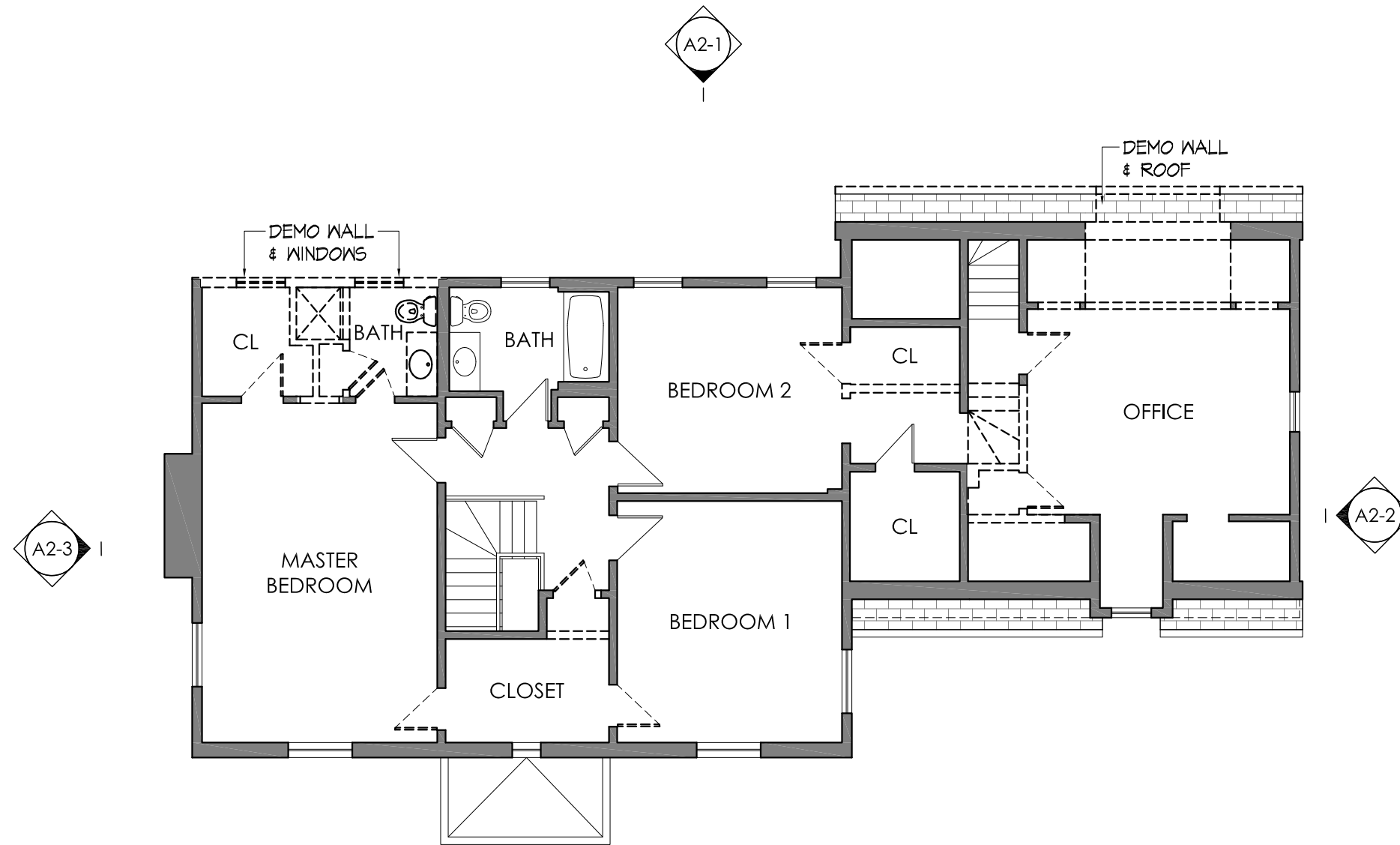
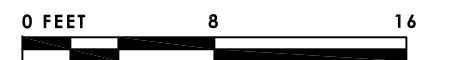
11 SCARSDALE ROAD
NEWTON, MA 02460

EXISTING
CONDITIONS

JULY 1, 2016

EXISTING SECOND
FLOOR PLAN

SCALE: 1/8" = 1'-0"



A1-2



MAYER + ASSOCIATES
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OLHAVA
RESIDENCE

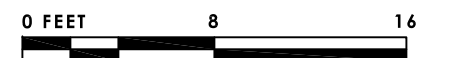
11 SCARSDALE ROAD
NEWTON, MA 02460

EXISTING
CONDITIONS

JULY 1, 2016

EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"



● SECOND FLOOR
EL: 112'

● FIRST FLOOR
EL: 103.2'

● AVERAGE GRADE
EL: 99.7'

● BASEMENT
EL: 95.4'

1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

A2-1



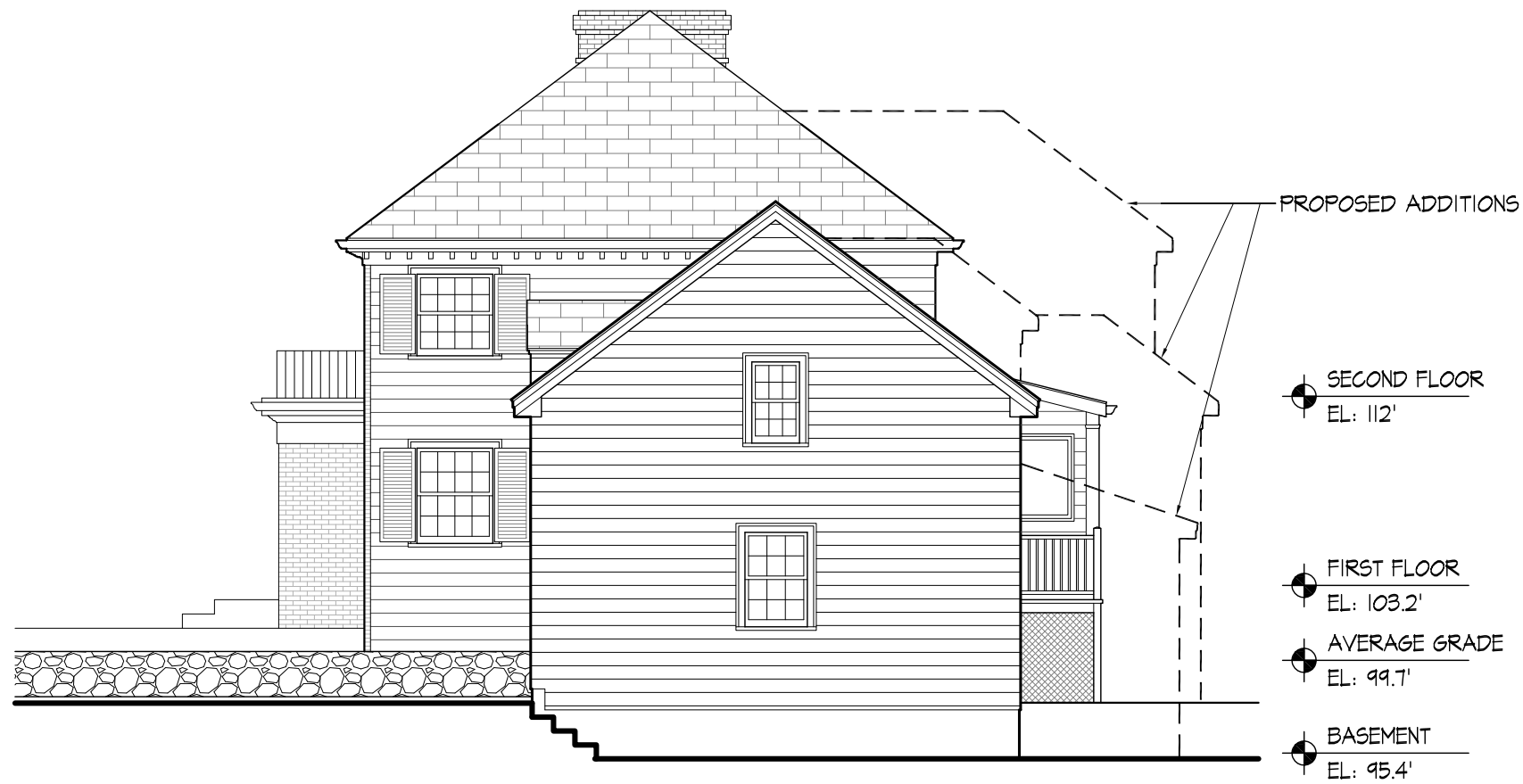
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OLHAVA
RESIDENCE

11 SCARSDALE ROAD
NEWTON, MA 02460

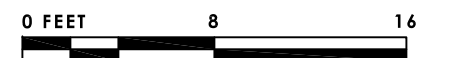


EXISTING
CONDITIONS

JULY 1, 2016

EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A2-2



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RESIDENCE

11 SCARSDALE ROAD
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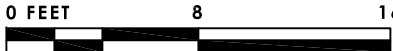


EXISTING
CONDITIONS

JULY 1, 2016

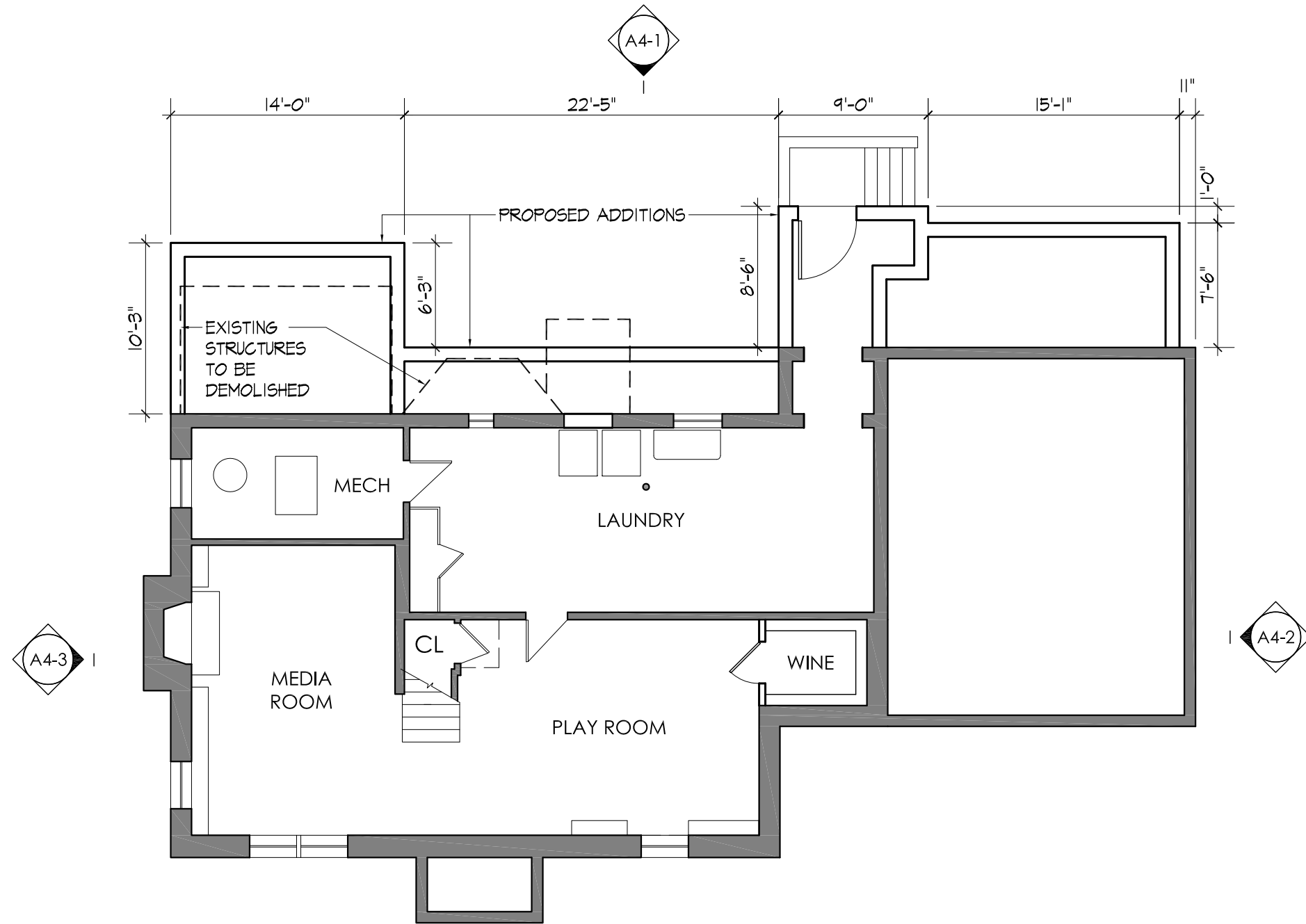
EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A2-3



MAYER + ASSOCIATES
ARCHITECTS

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OLHAVA
RESIDENCE

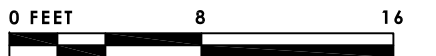
11 SCARSDALE ROAD
NEWTON, MA 02460

PROPOSED
ADDITIONS

JULY 1, 2016

BASEMENT
PLAN

SCALE: 1/8" = 1'-0"



A3-0



MAYER + ASSOCIATES
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OLHAVA
RESIDENCE

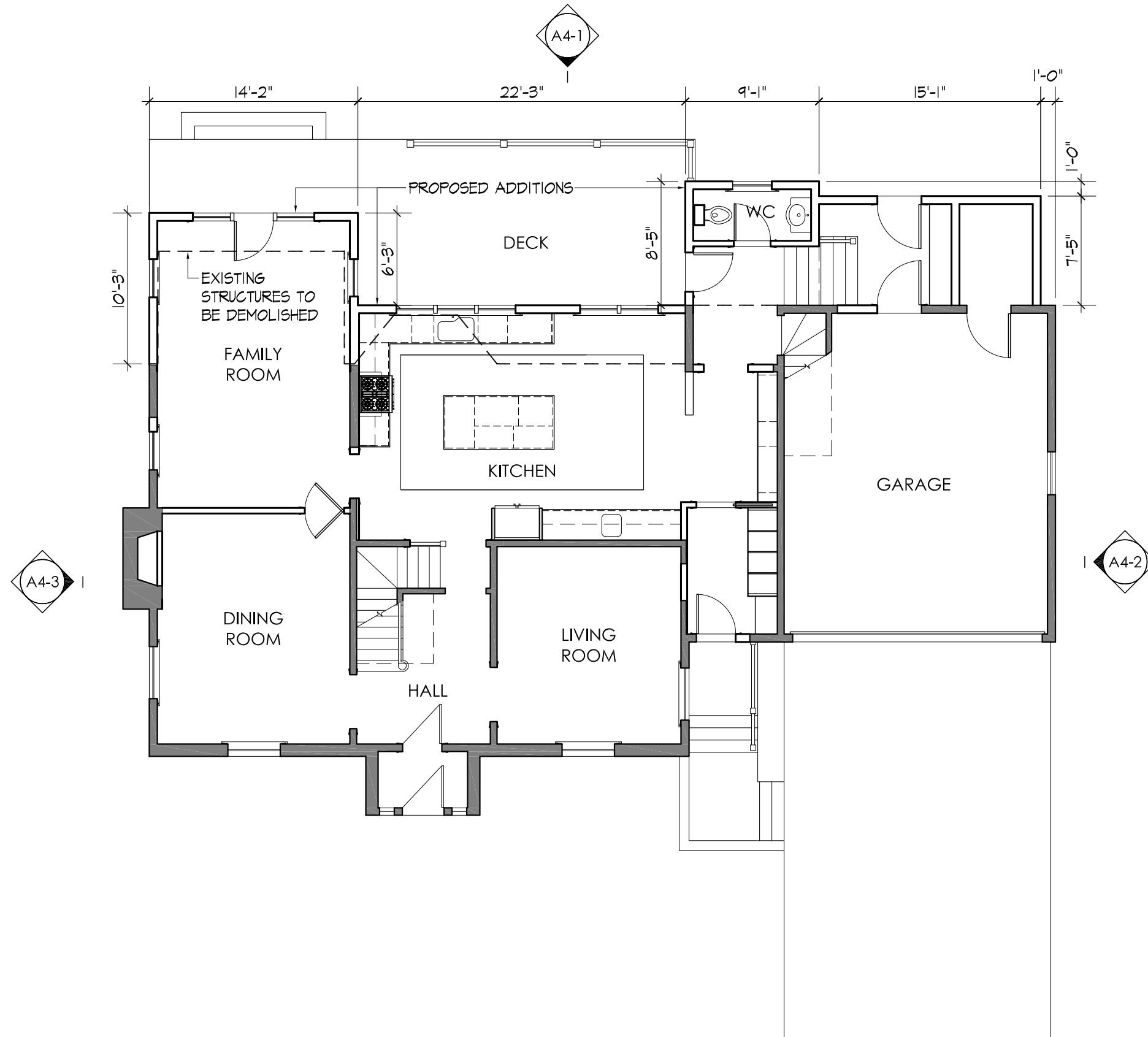
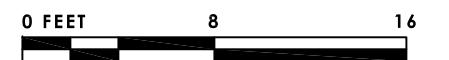
11 SCARSDALE ROAD
NEWTON, MA 02460

PROPOSED
ADDITIONS

JULY 1, 2016

FIRST FLOOR
PLAN

SCALE: 1/8" = 1'-0"



A3-1



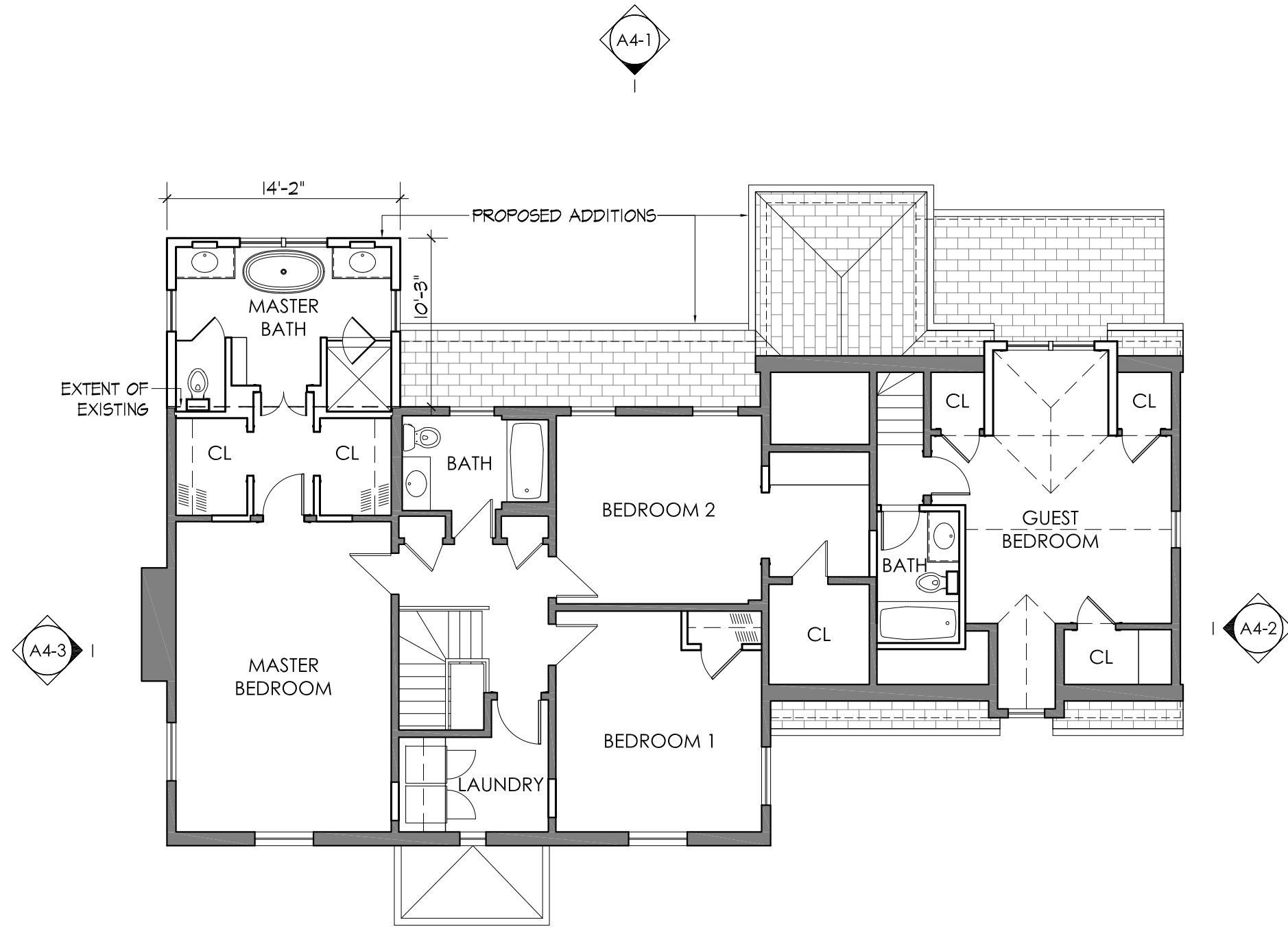
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ARCHITECTS

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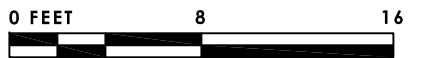


PROPOSED
ADDITIONS

JULY 1, 2016

SECOND FLOOR
PLAN

SCALE: 1/8" = 1'-0"



A3-2



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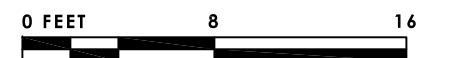
11 SCARSDALE ROAD
NEWTON, MA 02460

PROPOSED
ADDITIONS

JULY 1, 2016

EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

A4-1



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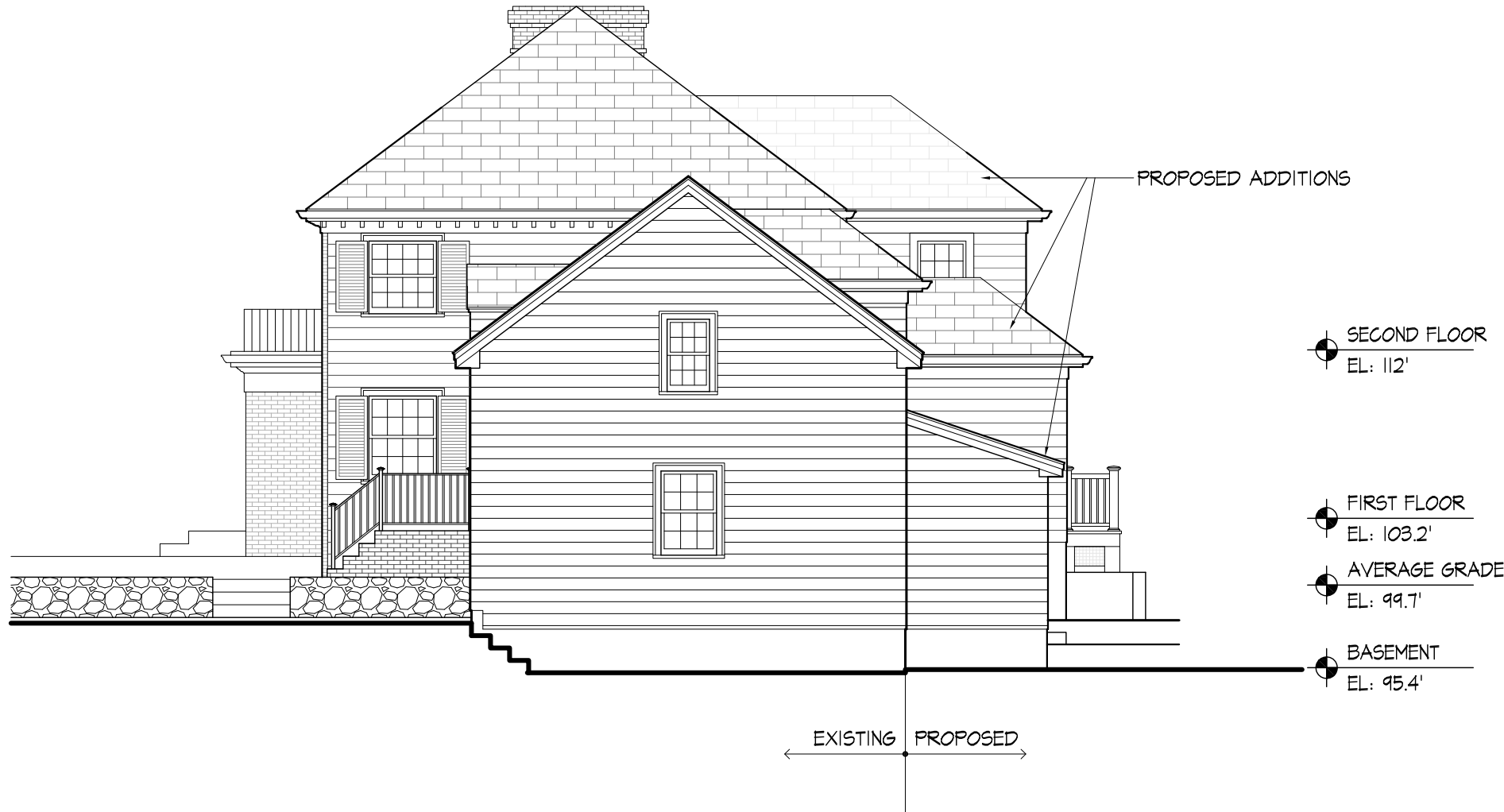
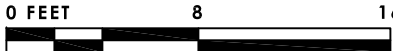
11 SCARSDALE ROAD
NEWTON, MA 02460

PROPOSED
ADDITIONS

JULY 1, 2016

EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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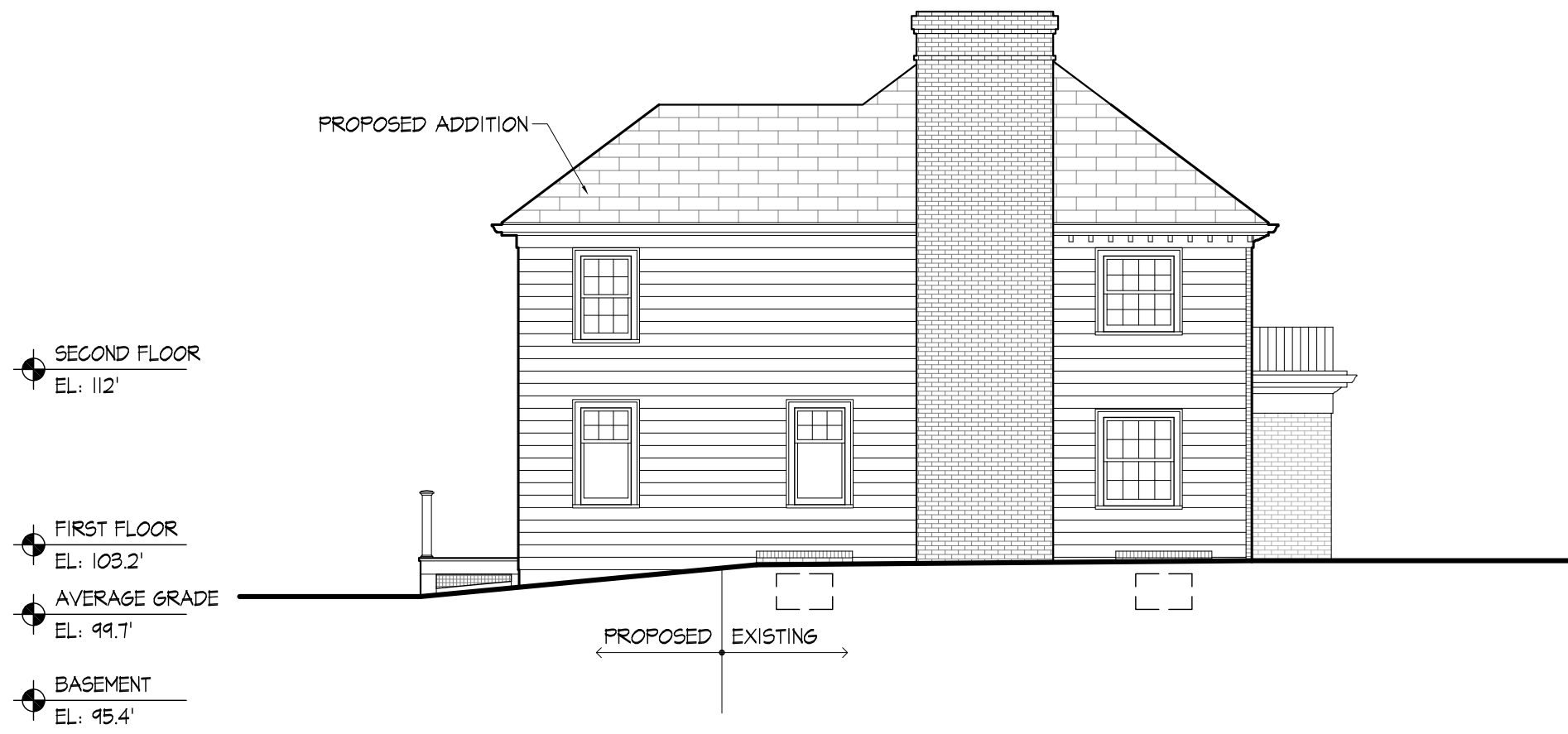
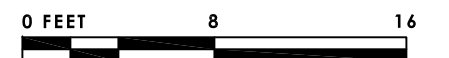
11 SCARSDALE ROAD
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PROPOSED
ADDITIONS

JULY 1, 2016

EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A4-3