

OLD FAR CALC. REQUIREMENTS

FAR CALCULATIONS PER REGULATIONS BEFORE 10/15/2011

1. FIRST STORY	1492 SF
2. ATTACHED GARAGE	0 SF
3. SECOND STORY	1640 SF
4. ATRIA	0 SF
5. 3FLR FLOOR AREA IF MORE THAN 2/3 STORY BELOW	1216 SF
6. ENCLOSED PORCHES	108 SF

A. TOTAL GROSS FLOOR AREA (SUM OF 1-6) 4456 SF

B. LOT SIZE (SEE PLOT PLAN) 7681 SF

C. FAR = A / B .58

ALLOWED FAR PER TABLE .35

BONUS PER 1a .07

TOTAL ALLOWED (INCLUDES BONUS ABOVE) .42

NEW FAR CALC. REQUIREMENTS

FAR CALCULATIONS PER REGULATIONS AS OF 10/15/2011

1. FIRST STORY	1631 SF
2. ATTACHED GARAGE	0 SF
3. SECOND STORY	1640 SF
4. ATRIA	0 SF
5. 3FLR FLOOR AREA 1b	1216 SF
5b. ATTIC FLOOR AREA 1b	400 SF <small>ATTIC AREA ABOVE 7'</small>
6. ENCLOSED PORCHES 2b	108 SF
7. MASS BELOW FIRST STORY	0 SF
8. DETACHED GARAGE	415 SF
9. AREA ABOVE DETACHED GARAGES	0 SF
10. OTHER DETACHED BUILDINGS	0 SF

A. TOTAL GROSS FLOOR AREA (SUM OF 1-9) 5410 SF

B. LOT SIZE (SEE PLOT PLAN) 7681 SF

C. FAR = A / B .70

ALLOWED FAR PER TABLE .46

BONUS PER 4b .02

TOTAL ALLOWED (INCLUDES BONUS ABOVE) .48



GENERAL CONTRACTOR

J. L. OSLAN
235 BILLERICA ROAD
CHELMSFORD, MA

SITE LOCATION

54 OXFORD STREET
NEWTON, MA

DESCRIPTION

FINAL PLAN

DATE

6/20/12

REVISION

0

JOB NO.

SHEET NO.

FAR