



D. Warren
Mayor

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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 6 Glastonbury Oval (Silverman Residence) - Existing

FAR Calculations for Regulations Effective As Of October 15, 2011

Inputs (square feet)

1.	First story	1,112
2.	Attached garage	-
3.	Second story	1,043
4.	Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5.	Certain floor area above the second story ^{1b}	496
6.	Enclosed porches ^{2b}	-
7.	Mass below first story ^{3b} $1,015 \times 0\% = 0$ 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)	2,651
B.	Lot size	7,017
C.	FAR = A/B	.38

Allowed FAR

Allowable FAR	.43
Bonus of .02 if eligible ^{4b}	-
TOTAL Allowed FAR	.43



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For Residential Single and Two Family Structures

Property address: 6 Glastonbury Oval (Silverman Residence) - Proposed

**FAR Calculations for
Regulations Effective As Of October 15, 2011**

Inputs (square feet)

1. First story	1,199
2. Attached garage	-
3. Second story	1,217
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Certain floor area above the second story ^{1b}	536
6. Enclosed porches ^{2b}	-
7. Mass below first story ^{3b} $1,106 \times 0\% = 0$ 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)	-

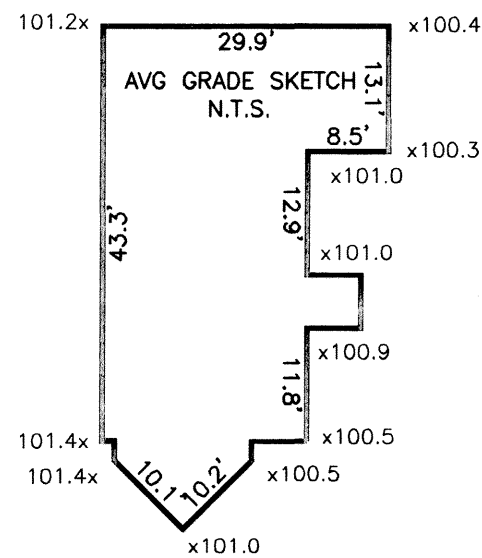
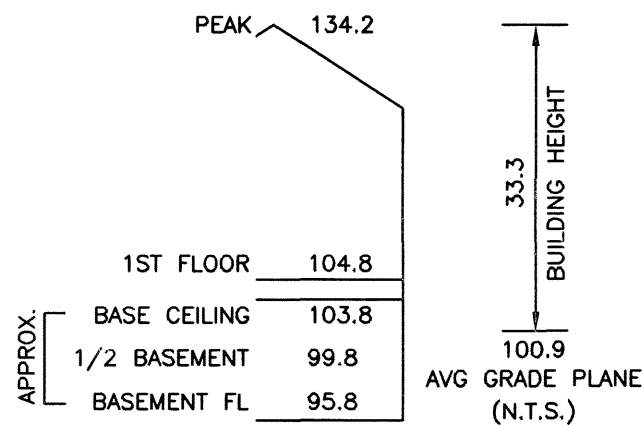
FAR of Proposed Structure(s)

A. Total gross floor area (sum of rows 1-9 above)	2,952
B. Lot size	7,017
C. FAR = A/B	.42

Allowed FAR

Allowable FAR	.43
Bonus of .02 if eligible ^{4b}	-
TOTAL Allowed FAR	.43

BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:
(ORD Z-90)

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

$$AVG = 1411.25 / 139.8 = 100.9$$

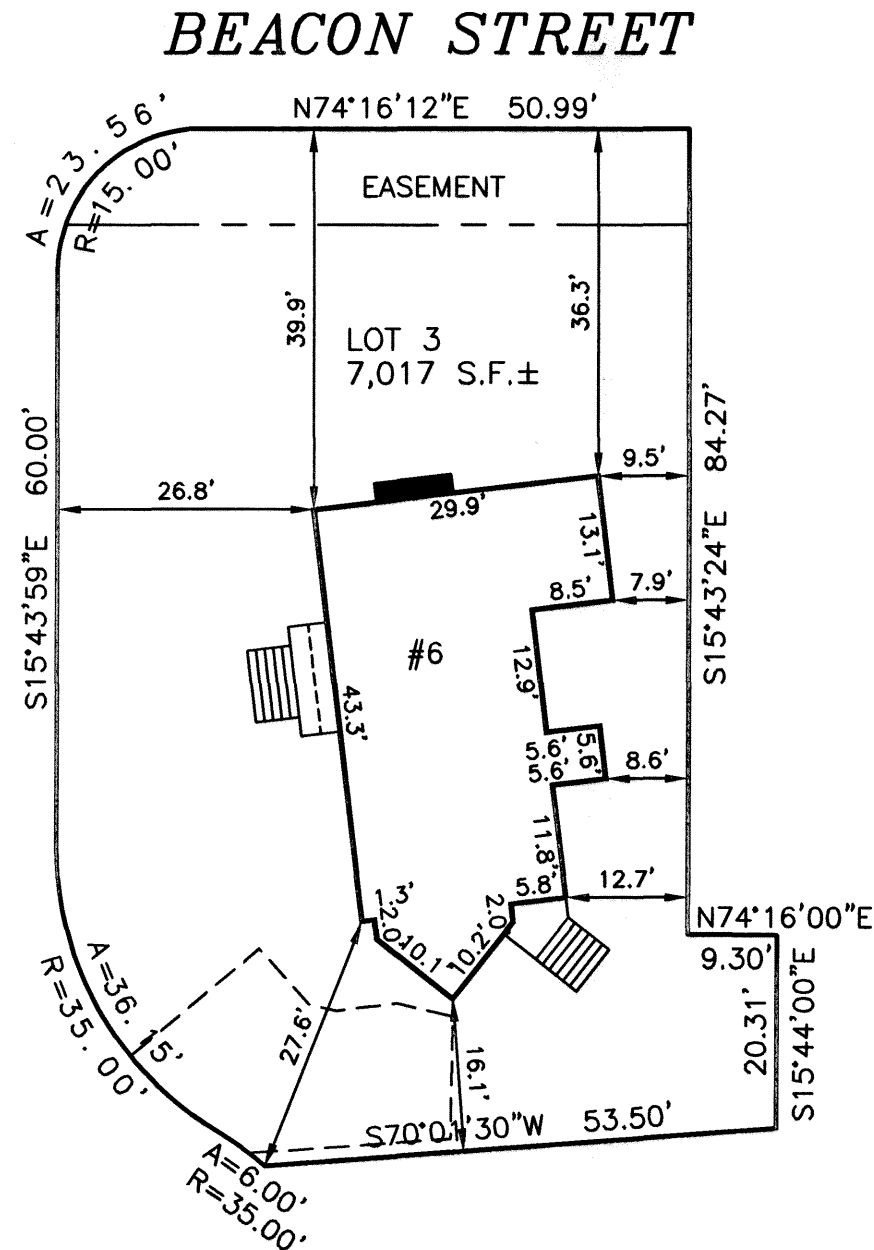
ZONING INFORMATION

ZONE: SR-2
PLAN DATED: SEPT 1928
DEED REFERENCE: BOOK 59404 PAGE 155

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
BUILDINGS	1174 S.F.	x S.F.	
STRUCTURES	1225 S.F.	x S.F.	
DRIVE	465 S.F. ±	x S.F. ±	
	1690 S.F. ±	x S.F. ±	
LOT COVERAGE	16.6%	x.x%	(xx% MAX.)
OPEN SPACE	76% ±	x% ±	(xx% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
SEE ARCHITECT'S DOCUMENTS FOR FAR CALCULATION

GLASTONBURY OVAL



ESTABLISHED 1916



EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com



THIS SURVEY SHOWS EXISTING
CONDITIONS ONLY AND DOES NOT
SHOW ANY PROPOSED CONSTRUCTION

**PLAN OF LAND IN
NEWTON, MA**

**6 GLASTONBURY OVAL
EXISTING CONDITIONS**

SCALE: 1 IN. = 20 FT.

DATE: AUGUST 4, 2015

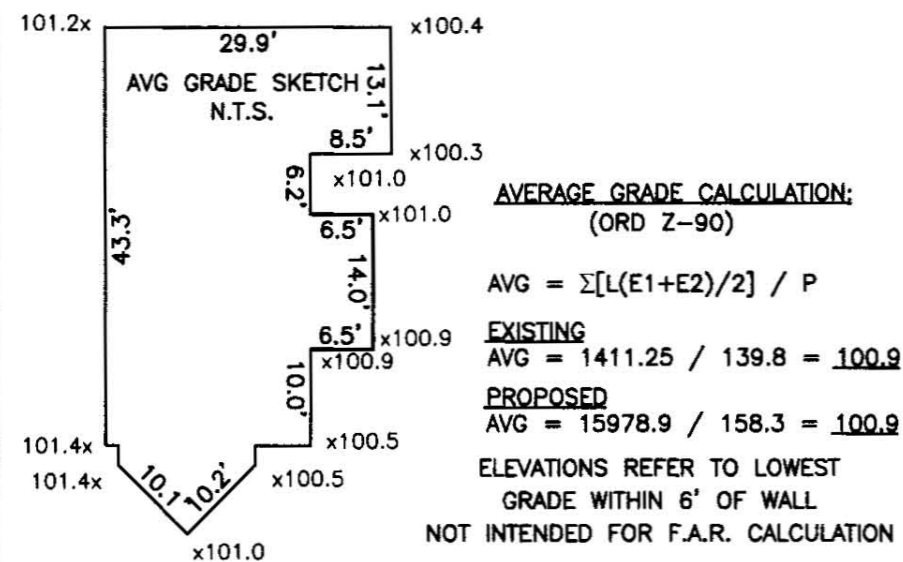
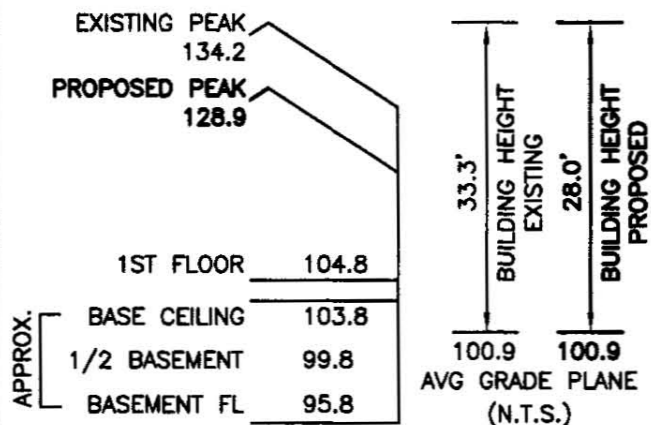
DRAWN: JF

CHECK: BB

REVISIONS:

PROJECT NO. 24728

BUILDING HEIGHT CALCULATION



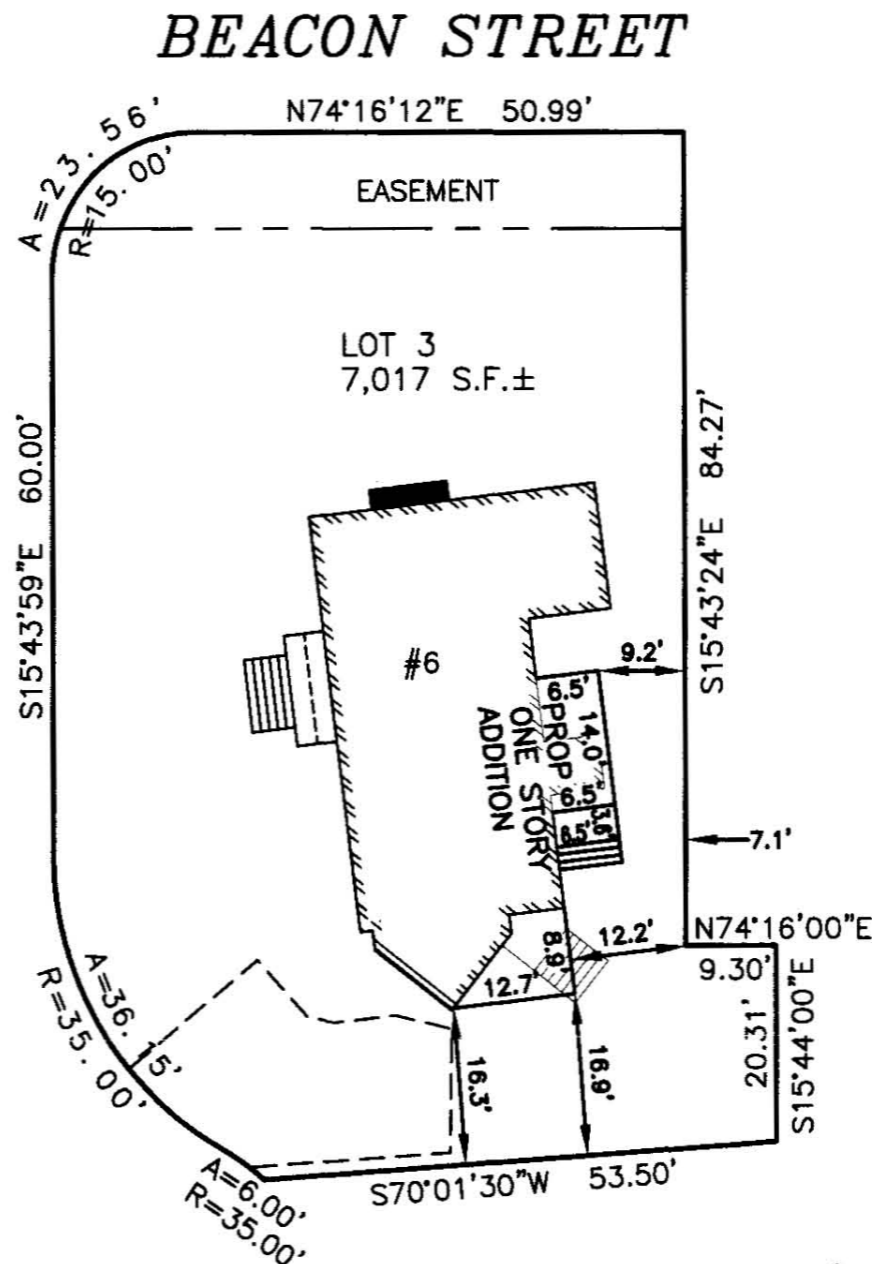
ZONING INFORMATION

ZONE: SR-2
PLAN DATED: SEPT 1928
DEED REFERENCE: BOOK 59404 PAGE 155

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1174 S.F.	1,234 S.F.	
STRUCTURES	1225 S.F.	1,357 S.F.	
DRIVE	465 S.F. ±	464 S.F. ±	
	1690 S.F. ±	1,821 S.F. ±	
LOT COVERAGE	16.6%	17.6%	(xx% MAX.)
OPEN SPACE	76% ±	74% ±	(xx% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
SEE ARCHITECT'S DOCUMENTS FOR FAR CALCULATION

GLASTONBURY OVAL



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**PLAN OF LAND IN
NEWTON, MA**

6 GLASTONBURY OVAL
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: JUNE 30, 2016

DRAWN: JF/MF

CHECK: BB

REVISIONS:

PROJECT NO. 24728



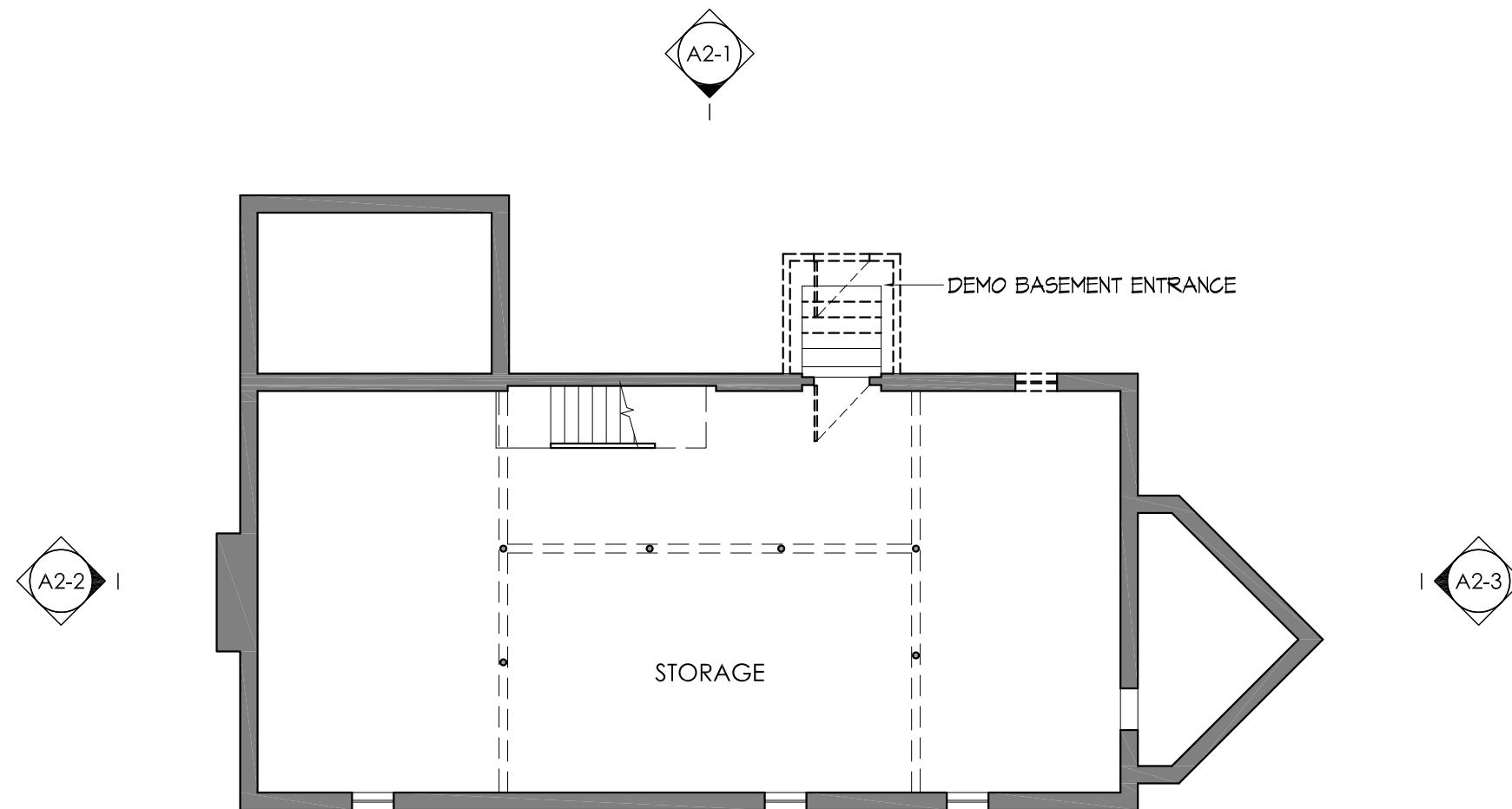
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1647 BEACON STREET, WABAN, MA 02468

SILVERMAN
RESIDENCE

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WABAN, MA 02468

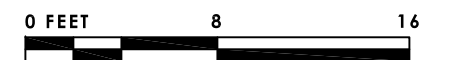


EXISTING
CONDITIONS

JULY 1, 2016

BASEMENT
PLAN

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



A1-0



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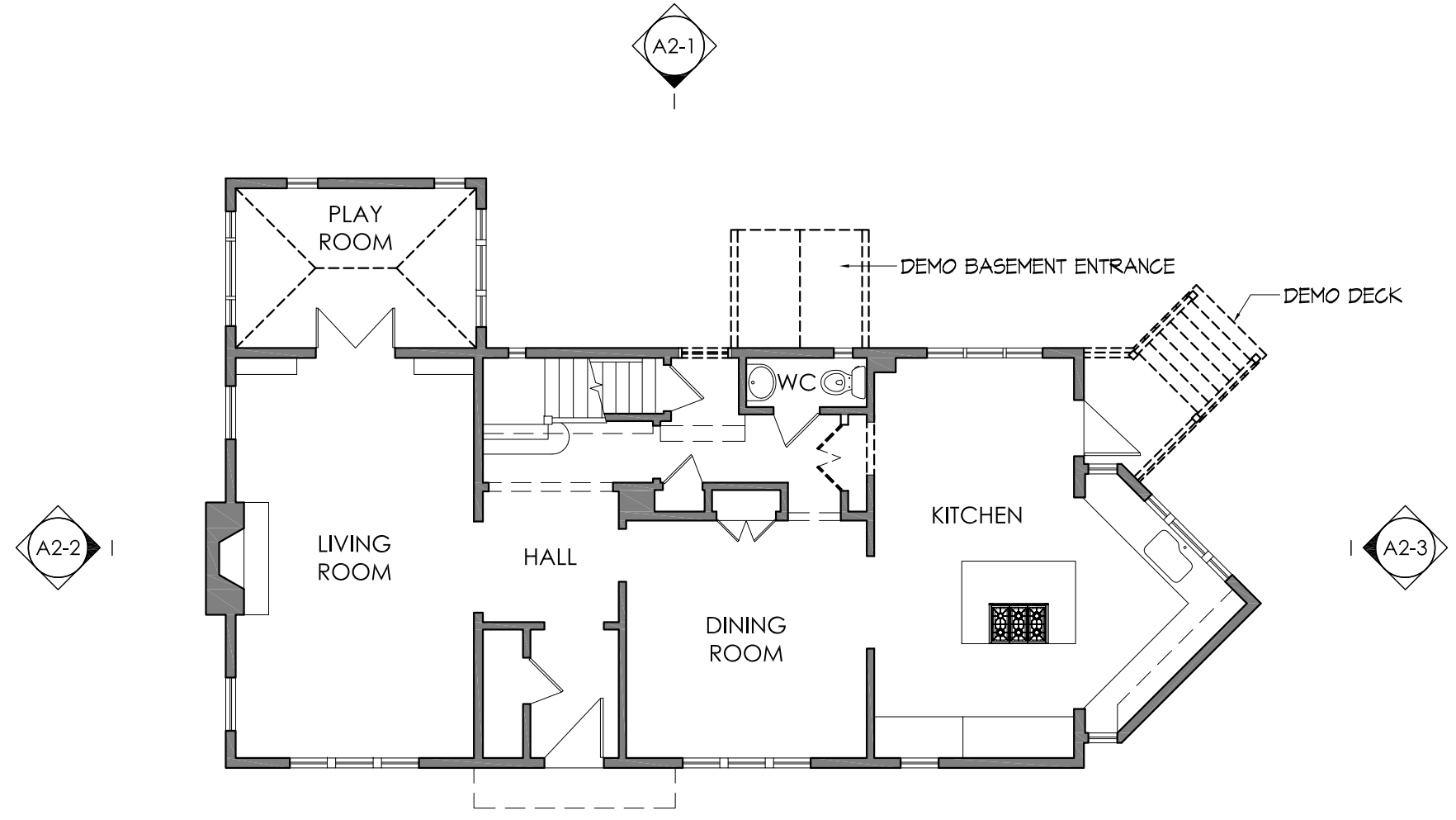
6 GLASTONBURY OVAL
WABAN, MA 02468

EXISTING
CONDITIONS

JULY 1, 2016

FIRST FLOOR
PLAN

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



A1-1

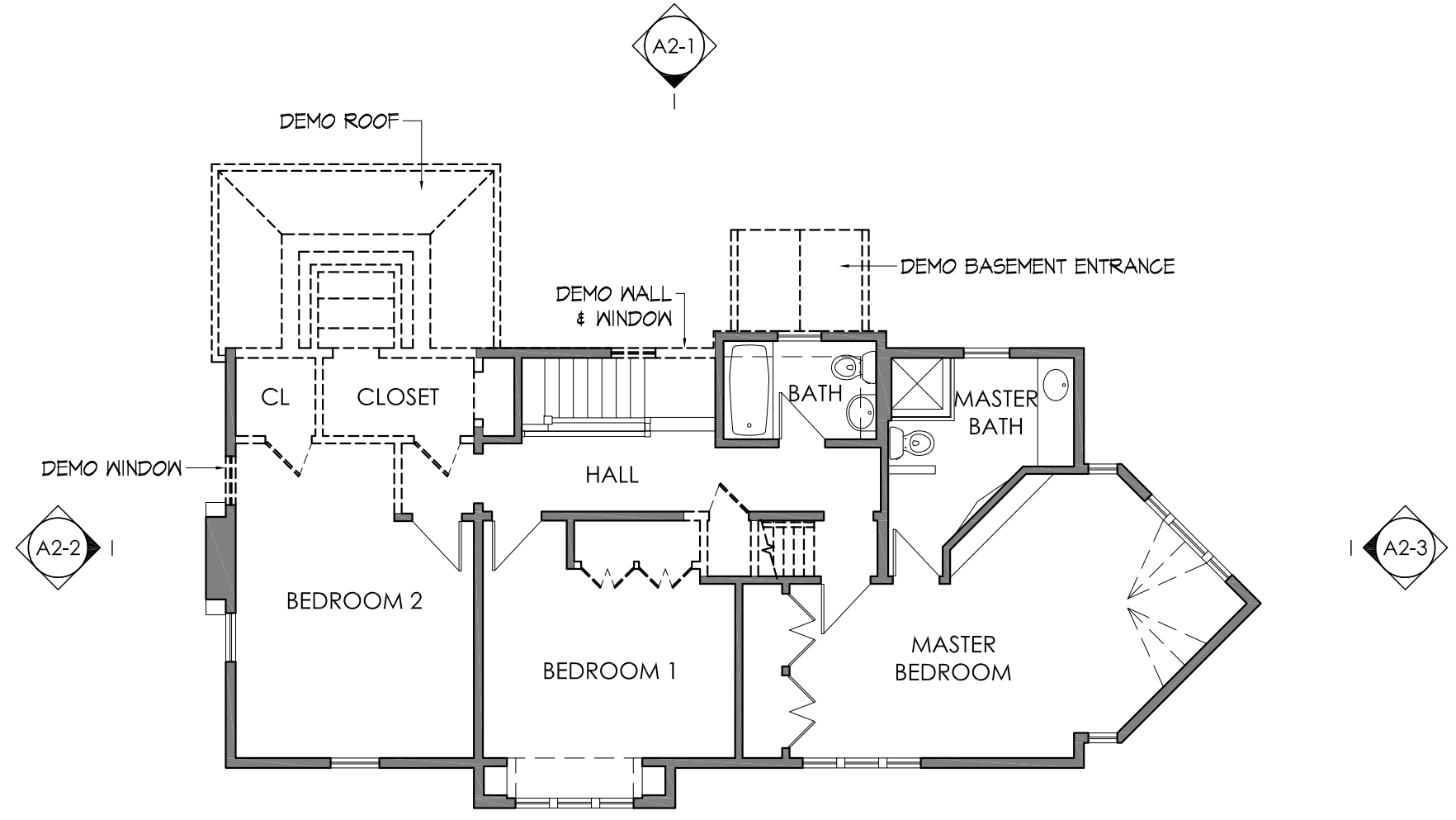


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EXISTING
CONDITIONS

JULY 1, 2016

SECOND FLOOR
PLAN

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



A1-2



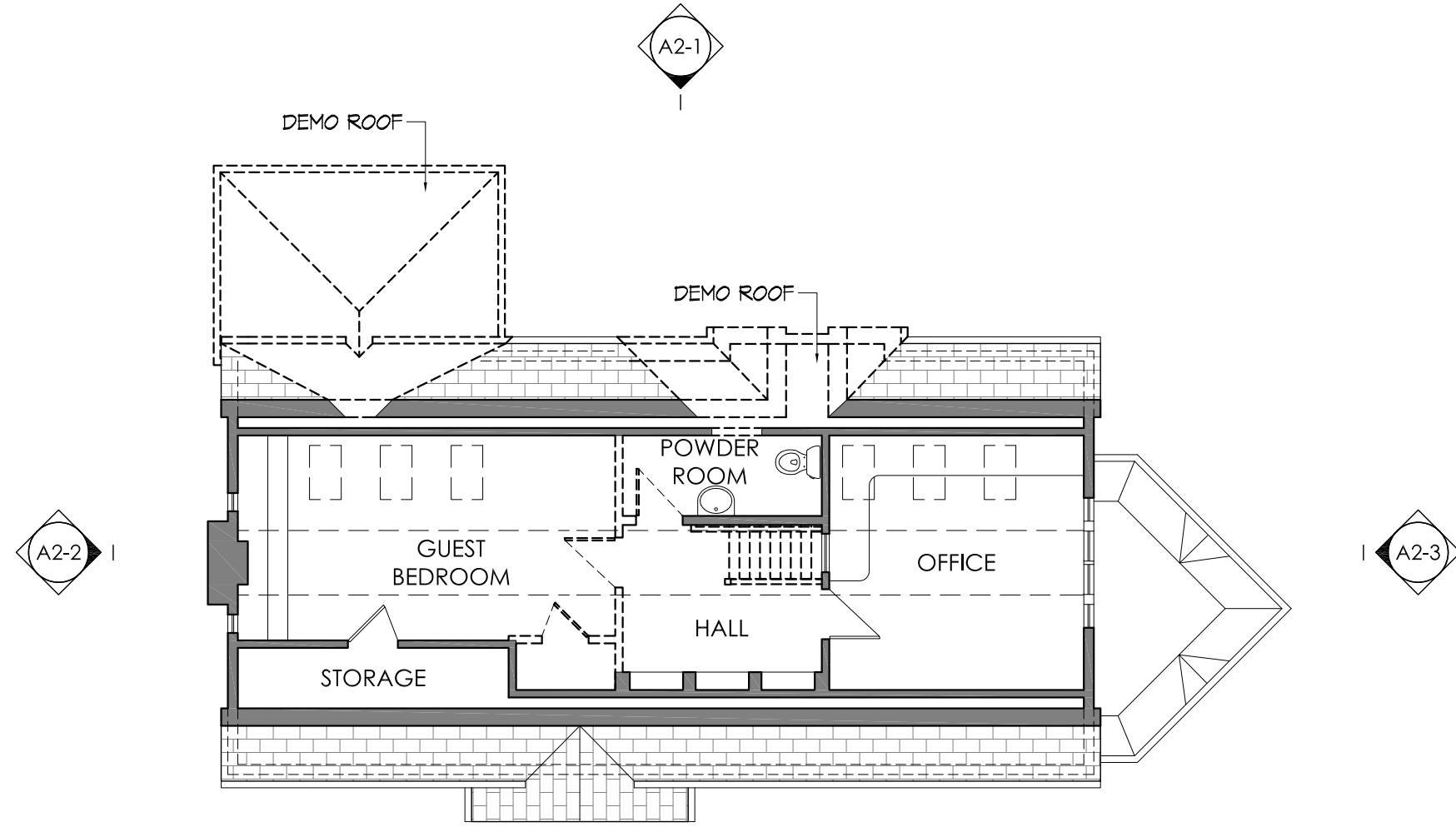
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EXISTING
CONDITIONS

JULY 1, 2016

THIRD FLOOR
PLAN

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



A1-3



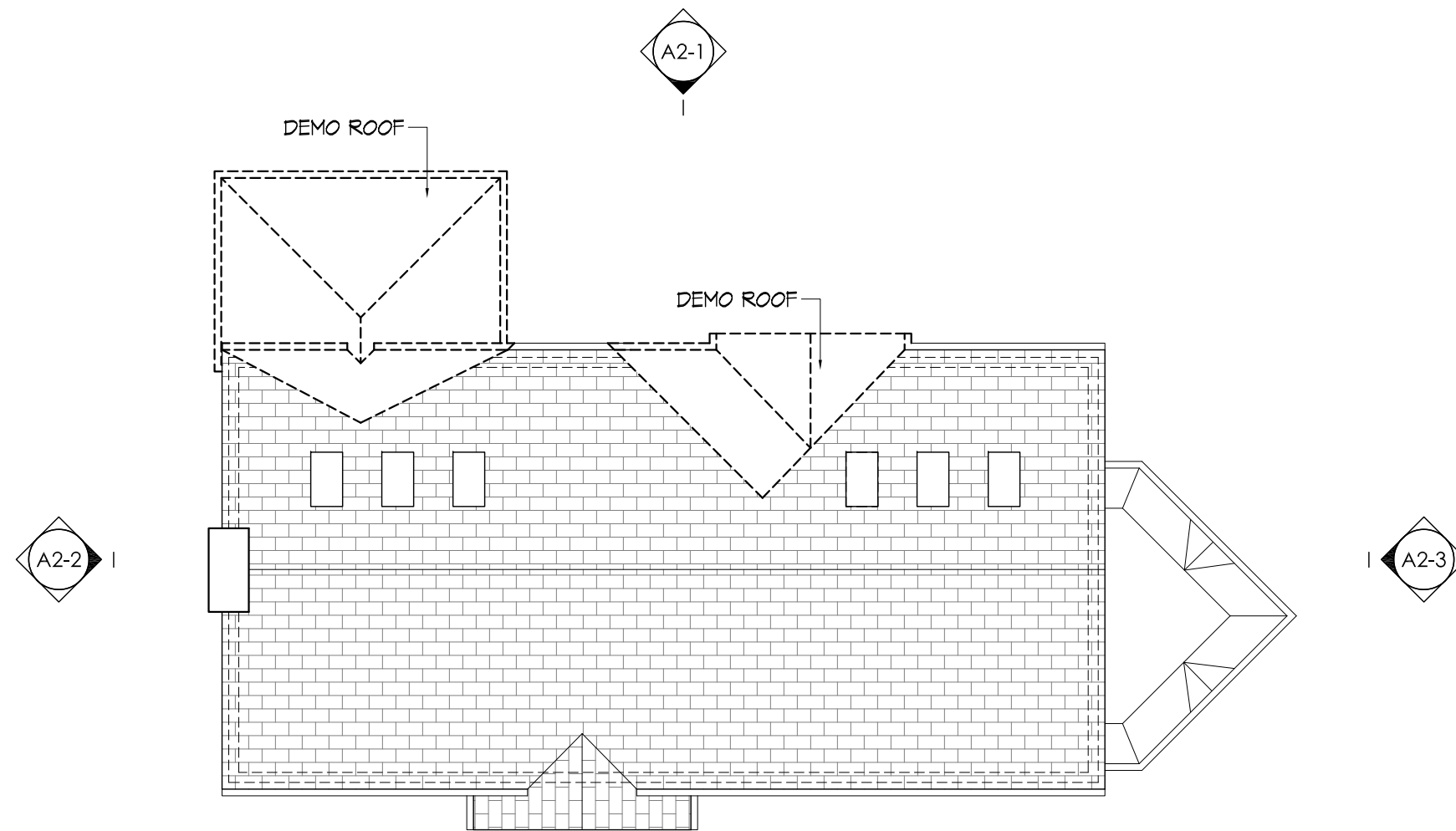
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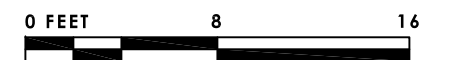


EXISTING
CONDITIONS

JULY 1, 2016

ROOF PLAN

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



A1-4



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RESIDENCE

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EXISTING
CONDITIONS

JULY 1, 2016

EXTERIOR
ELEVATIONS

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



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

A2-1



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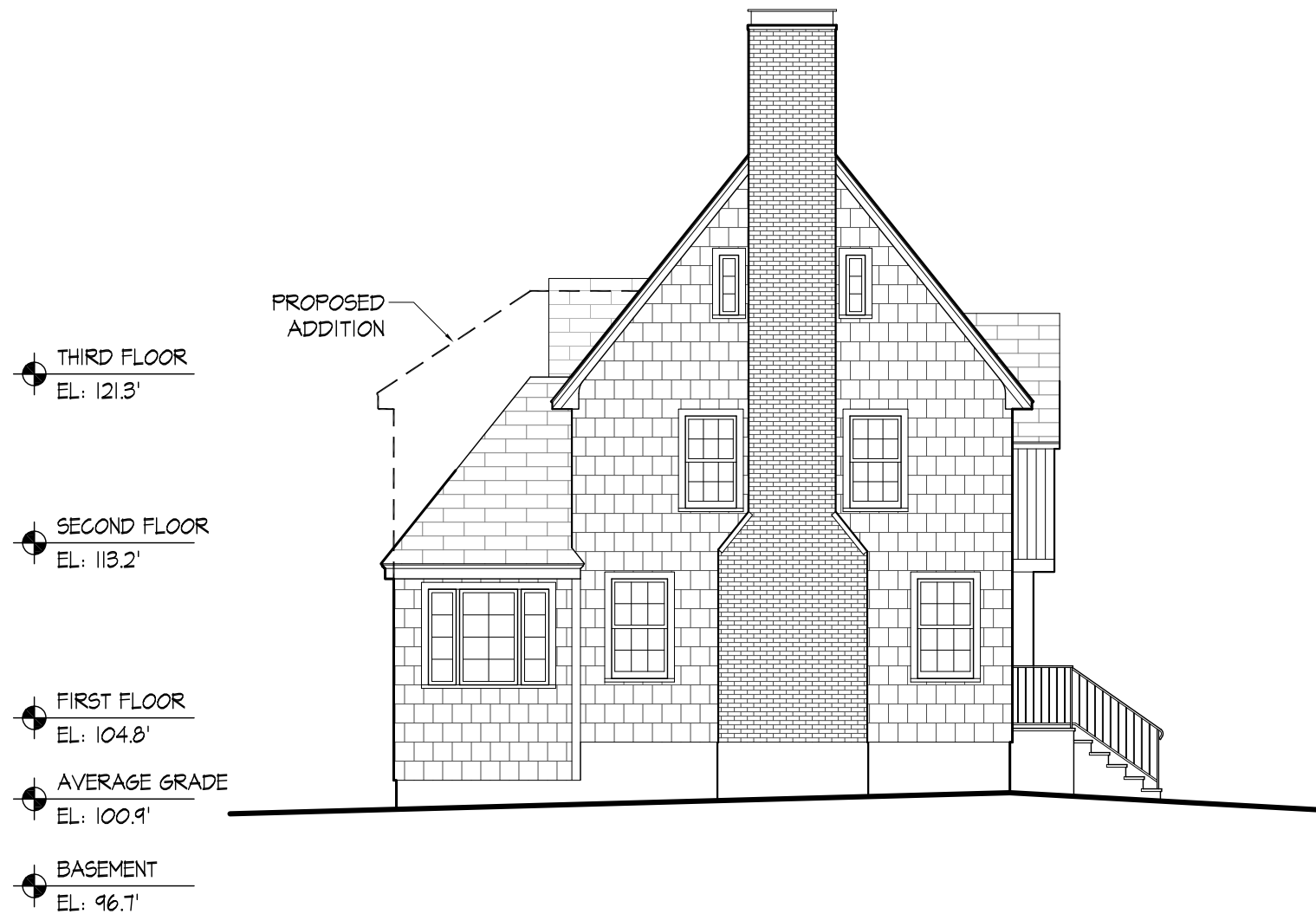
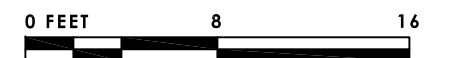
6 GLASTONBURY OVAL
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EXISTING
CONDITIONS

JULY 1, 2016

EXTERIOR
ELEVATIONS

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



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

A2-2



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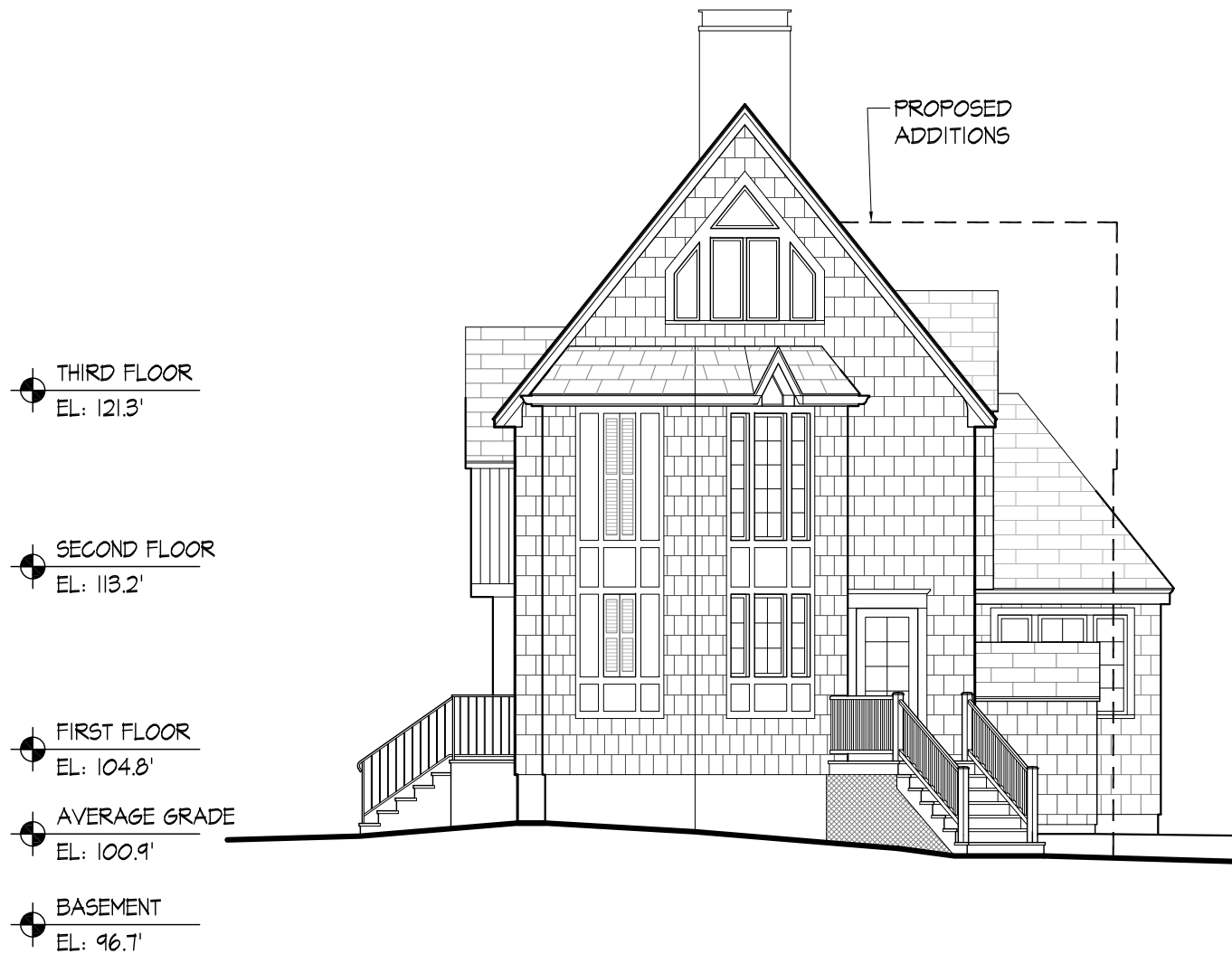
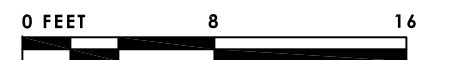
6 GLASTONBURY OVAL
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EXISTING
CONDITIONS

JULY 1, 2016

EXTERIOR
ELEVATIONS

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



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

A2-3

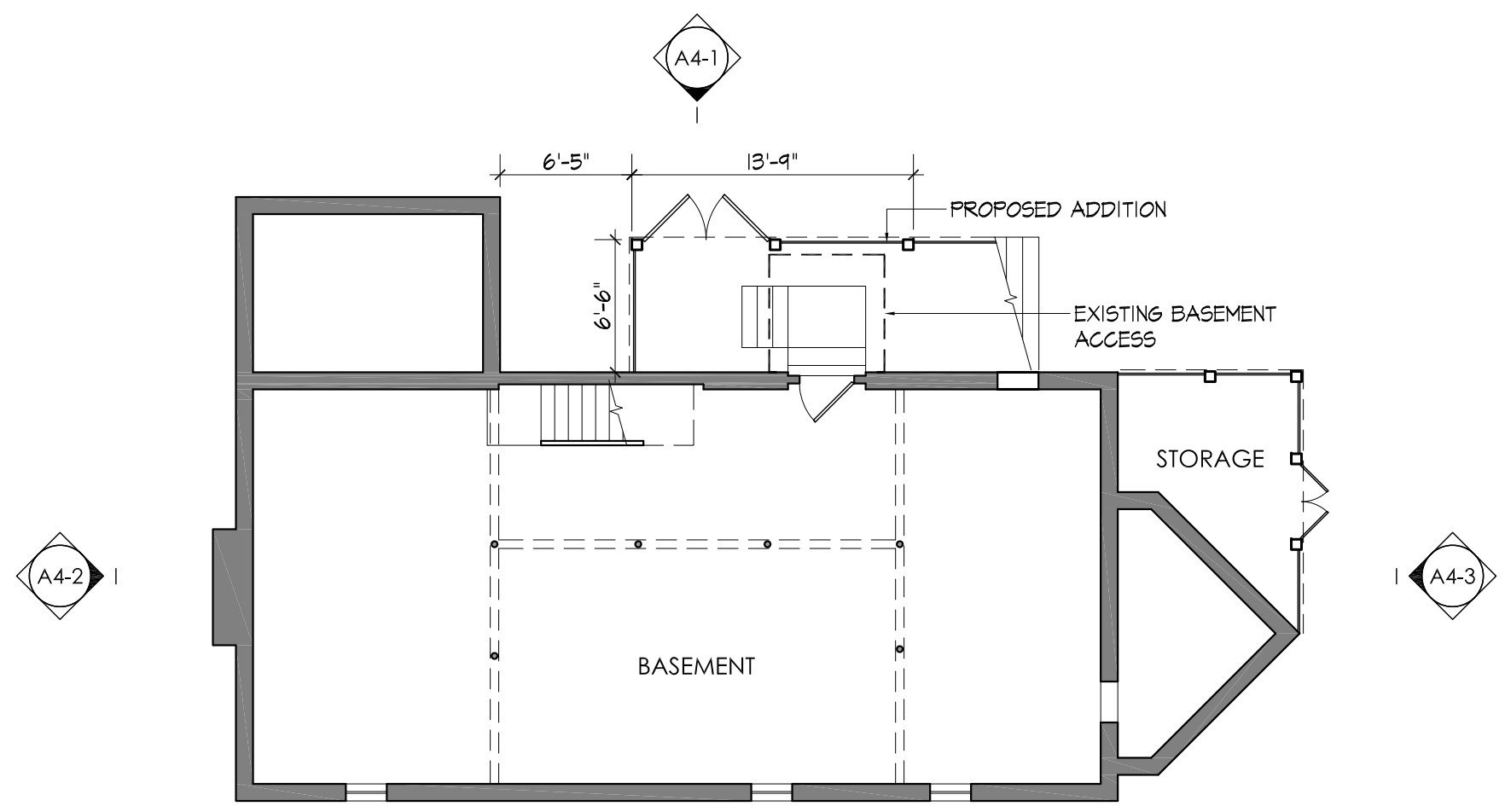


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PROPOSED
ADDITIONS

JULY 1, 2016

BASEMENT
PLAN

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



A3-0



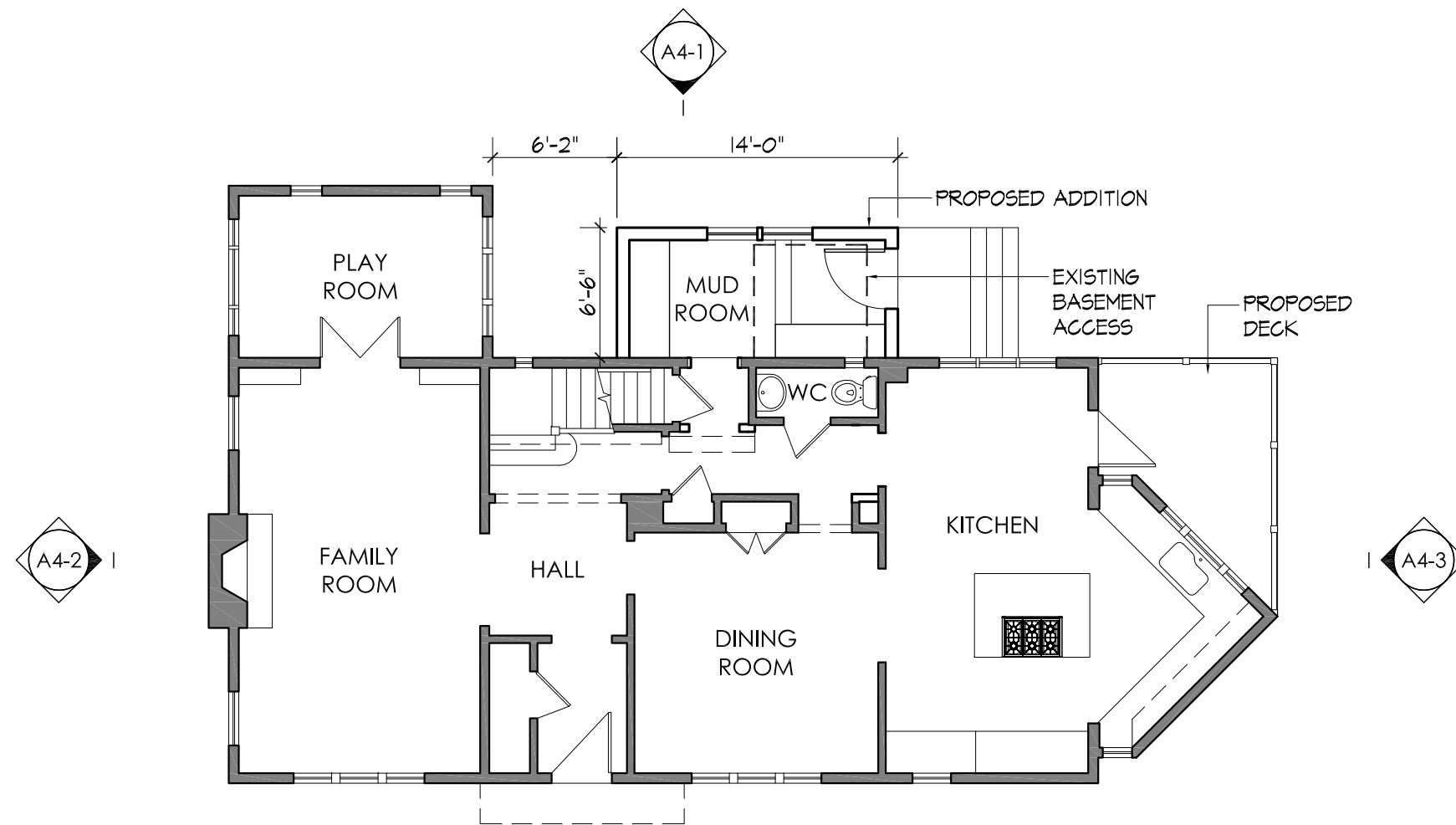
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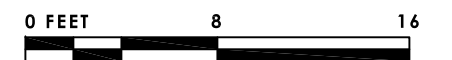


PROPOSED
ADDITIONS

JULY 1, 2016

FIRST FLOOR
PLAN

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



A3-1

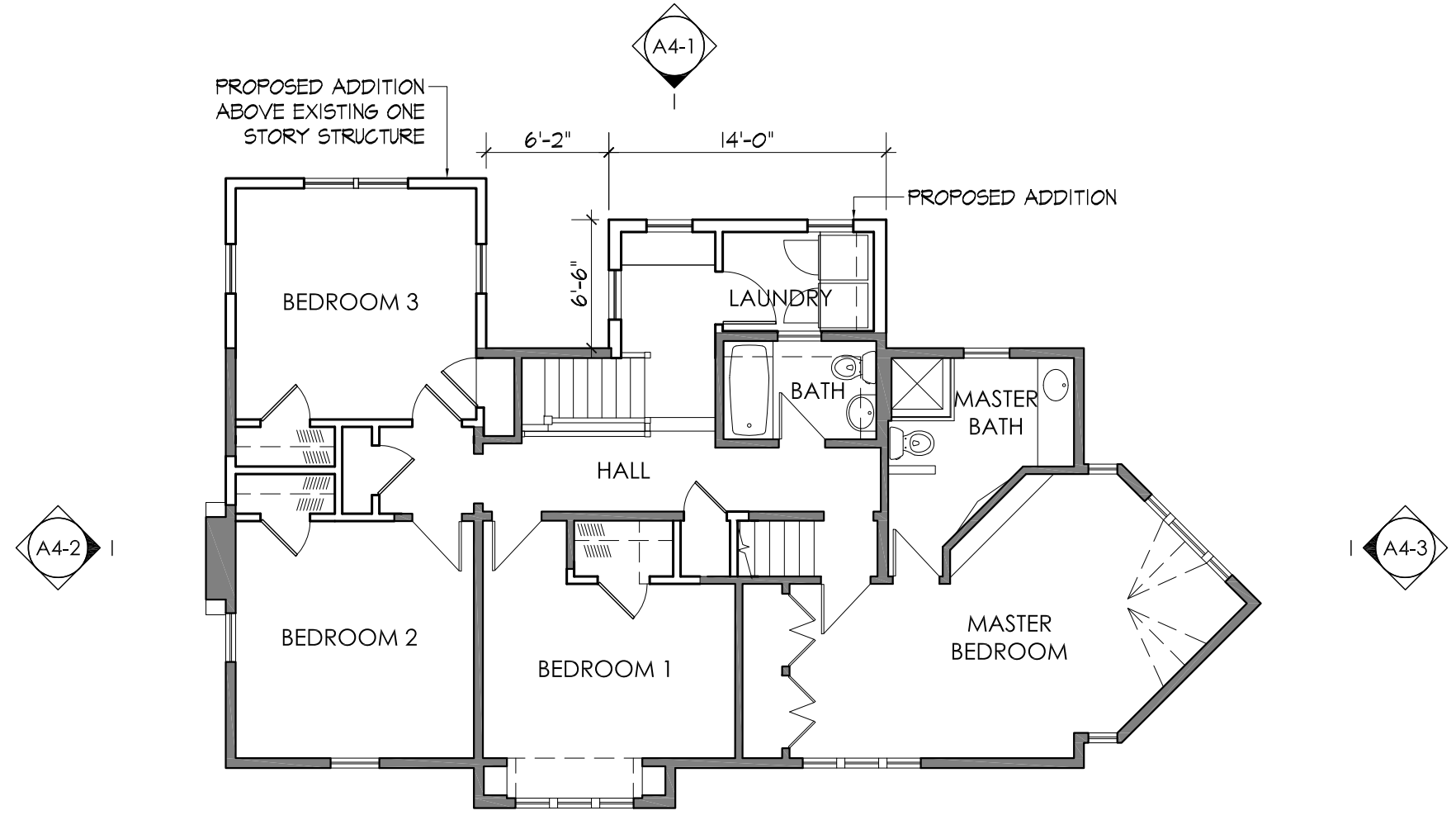


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PROPOSED
ADDITIONS

JULY 1, 2016

SECOND FLOOR
PLAN

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



A3-2



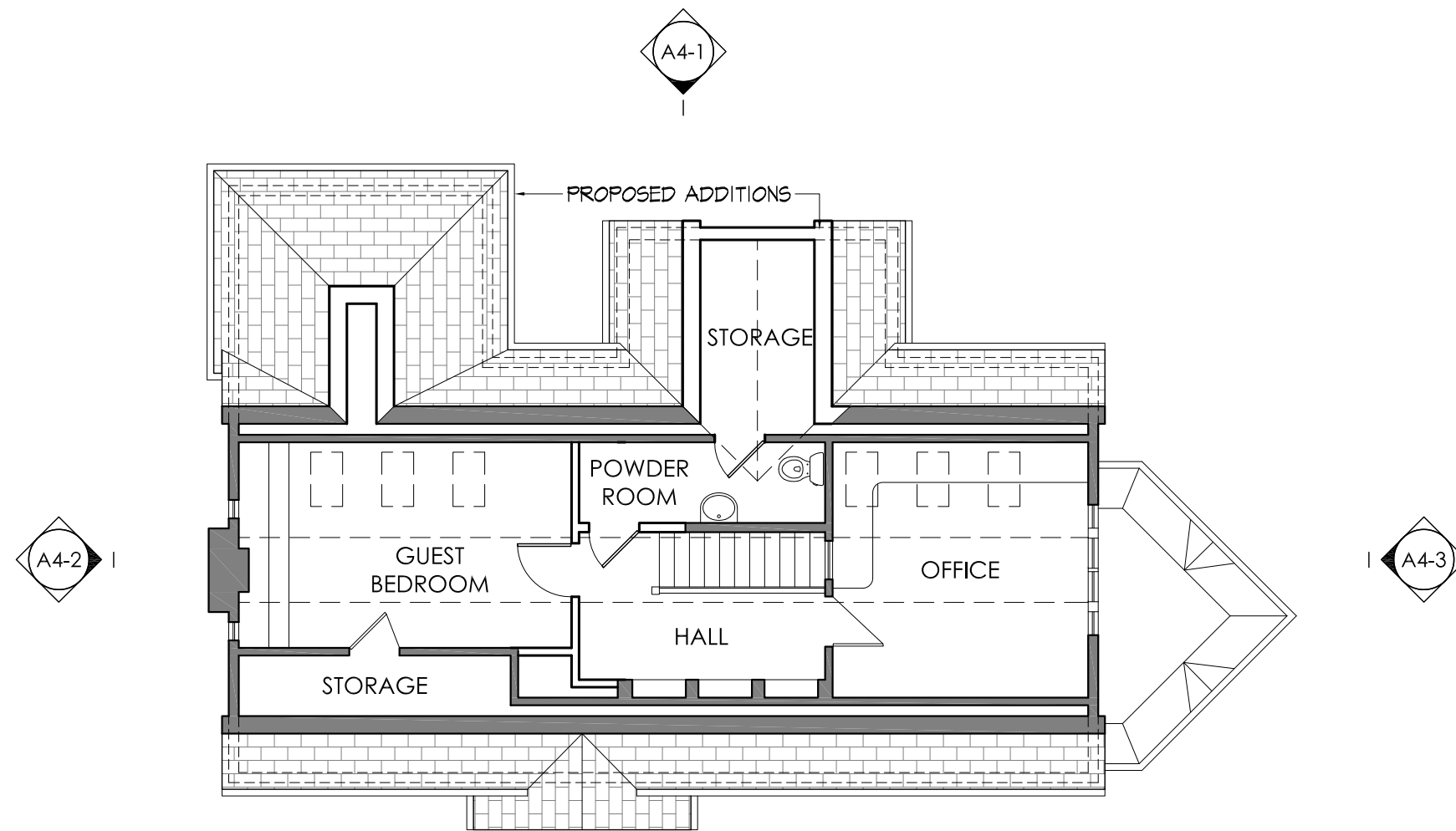
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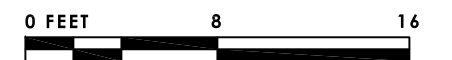


PROPOSED
ADDITIONS

JULY 1, 2016

THIRD FLOOR
PLAN

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



A3-3



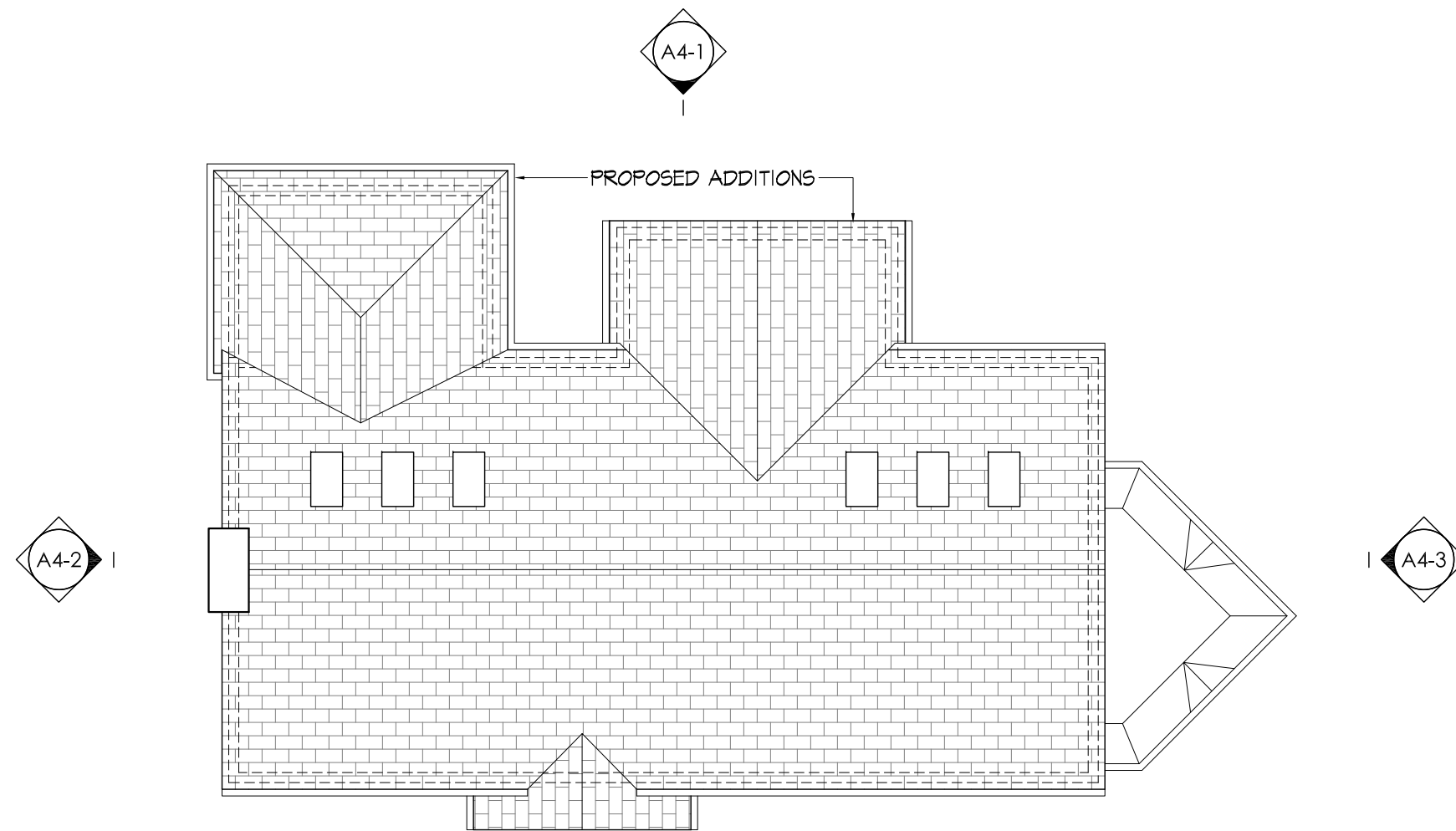
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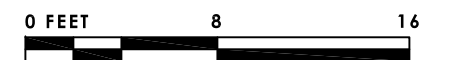


PROPOSED
ADDITIONS

JULY 1, 2016

ROOF PLAN

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



A3-4



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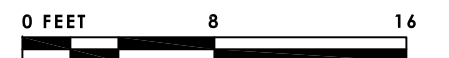
6 GLASTONBURY OVAL
WABAN, MA 02468

PROPOSED
ADDITIONS

JULY 1, 2016

EXTERIOR
ELEVATIONS

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



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

A4-1



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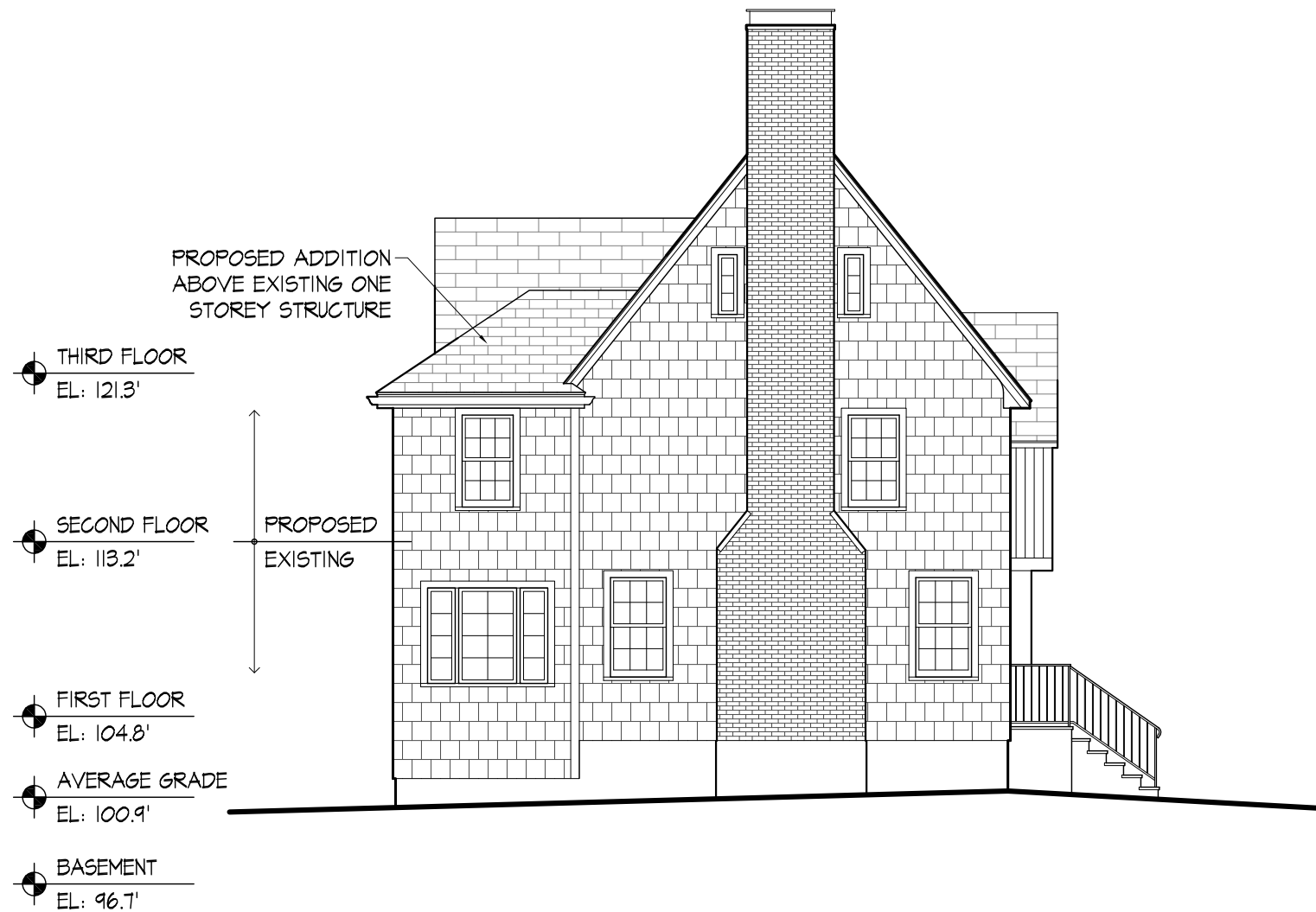
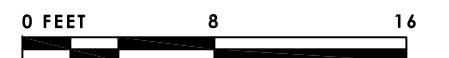
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WABAN, MA 02468

PROPOSED
ADDITIONS

JULY 1, 2016

EXTERIOR
ELEVATIONS

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



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

A4-2



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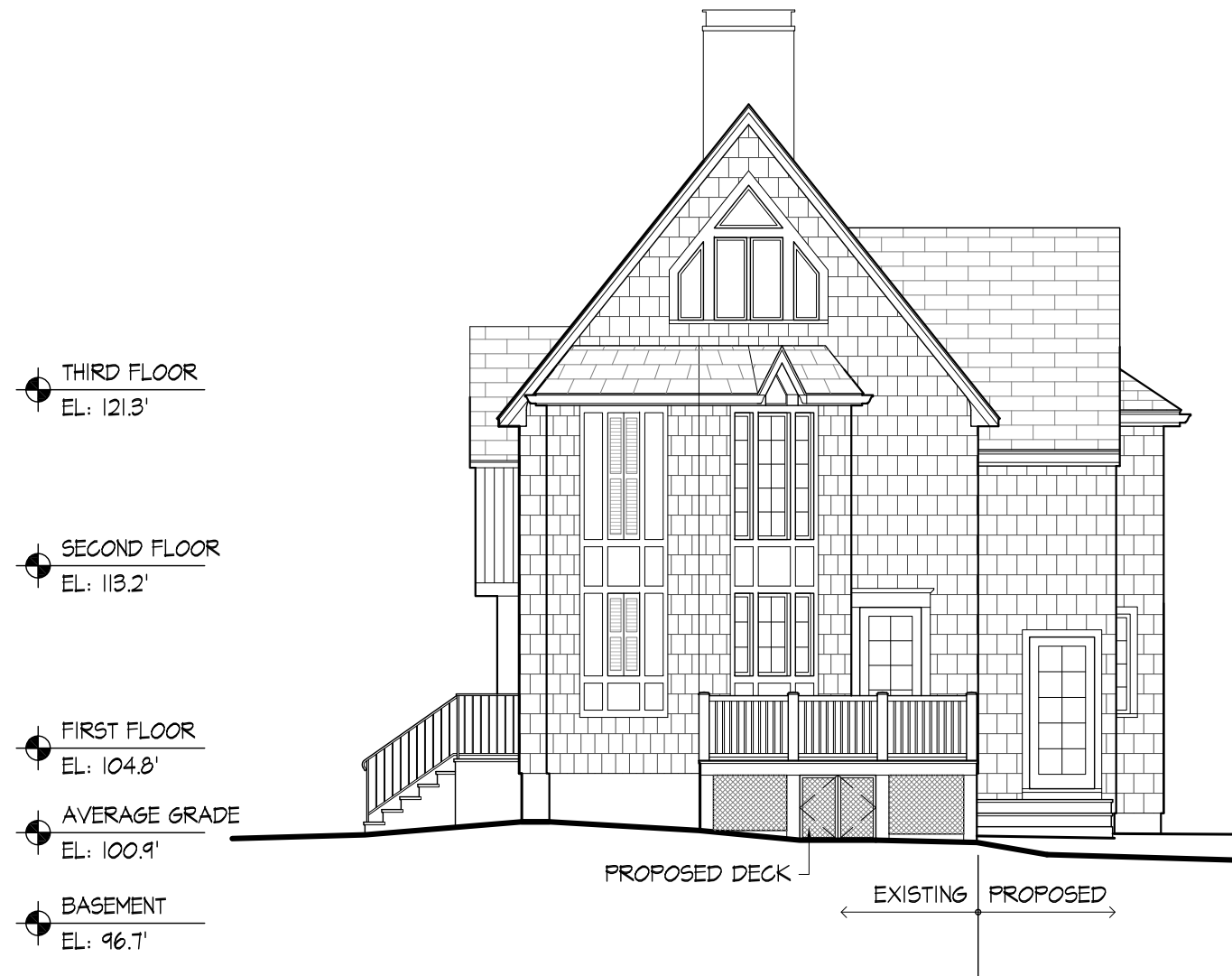
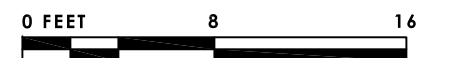
6 GLASTONBURY OVAL
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PROPOSED
ADDITIONS

JULY 1, 2016

EXTERIOR
ELEVATIONS

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



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

A4-3