

LEABMAN REAL ESTATE SERVICES LLC

LEABMAN DESIGN & CONSTRUCTION

1490 CENTRAL AVENUE
NEEDHAM, MA 02492
OFFICE: 617-529-3449
FAX: 781.559.3326
EMAIL: mleabman@rcn.com

May 11, 2015

Inspectional Services Department
City of Newton, Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

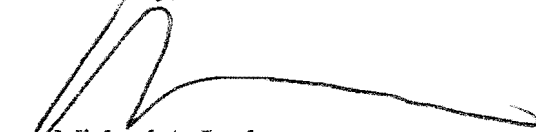
RE: 55 Mossfield Road

To Whom It May Concern:

Please accept the following **FAR Calculations** and **Site Condition Table** for the proposed addition to the subject property- 55 Mossfield Road

Please contact me with any questions you may have.

Sincerely,



Michael A. Leabman
Manager

RECEIVED
Newton City Clerk
2015 JUL -7 PM 3:41
David A. Olson, CMC
Newton, MA 02459

55 Mossfield Road

<u>FAR Calculations</u>					
<u>Inputs</u>		<u>Existing</u>		<u>Proposed</u>	
1	First Story	2039	sf	2400	sf
2	Attached Garage	0	sf	0.000	sf
3	Second Story	1784	sf	1784	sf
4	Atria, etc.	0	sf	0	sf
5	Floor Area above Second Story	584	sf	584	sf
6	Enclosed Porches	0	sf	0	sf
7	Mass below First Story	857	sf	726	sf
8	Detached Garage	0	sf	0	sf
9	Area above Detached Garage	0	sf	0	sf
10	Other Accessory Buildings	0	sf	0	sf
 <u>FAR of Existing Structure</u>		<u>Existing</u>		<u>Proposed</u>	
A.	Total Gross Floor Area	5264	sf	5494	sf
B.	Lot Size	13723	sf	13723	sf
C.	FAR A/B	0.384		0.400	
 <u>Allowed FAR</u>		<u>Allowed</u>			
	Table	0.34			
	Bonus .02 *	0.02			
	Total Allowed FAR	0.36			
 <u>Allowed SF</u>		<u>Allowed</u>			
	per Table x Lot SF	4666	sf		
	per Bonus .02 x Lot SF *	274	sf		
	Total Allowed FAR	4940	sf		
				* pre 1953 lot with conforming setbacks conforming open space and lot coverage	
 <u>Existing SF above Allowed SF</u>		<u>Existing</u>			
	SF	5264	sf		
	SF Allowed	4940	sf		
	Total SF above Allowed SF	324	sf		
 <u>Proposed SF above Existing SF</u>		<u>>SF</u>			
	SF Existing	5264	sf		
	SF Proposed	5494	sf		
	Total Proposed SF above Existing SF	230	sf		
 <u>Site Conditions</u>					
	<u>Per Code</u>	<u>Existing</u>		<u>Proposed</u>	
	Lot Size >10,000	13723	sf	13723	sf
	Lot Frontage 80	135.76	ft	135.76	ft
	Building Height 36	27.65	ft	27.65	ft
	Lot Area per Unit 15000	13723	sf	13723	sf
	Front Setback 25	25.8	ft	25.8	ft
	Side Setback 7.5	47.8	ft	45.3	ft
	Rear Setback 15	16.9	ft	16.6	ft
	Number of Stories 2.5	2.5		2.5	
	Lot Coverage 30%	16.47%	%	19.10%	%
		4117	sf	2621	sf
	Open Space 50%	73.27%	%	70.84%	%
		6862	sf	9694	sf
	Floor Area Ratio 0.36	0.384		0.40	
		5264	sf	5494	sf
	Parking- Garage	3	#	3	#
	Parking- Exterior	4	#	4	#

RECEIVED
 Newton City Clerk
 2015 JUL -7 PM 3:42
 David A. Olson, CMC
 Newton, MA 02459