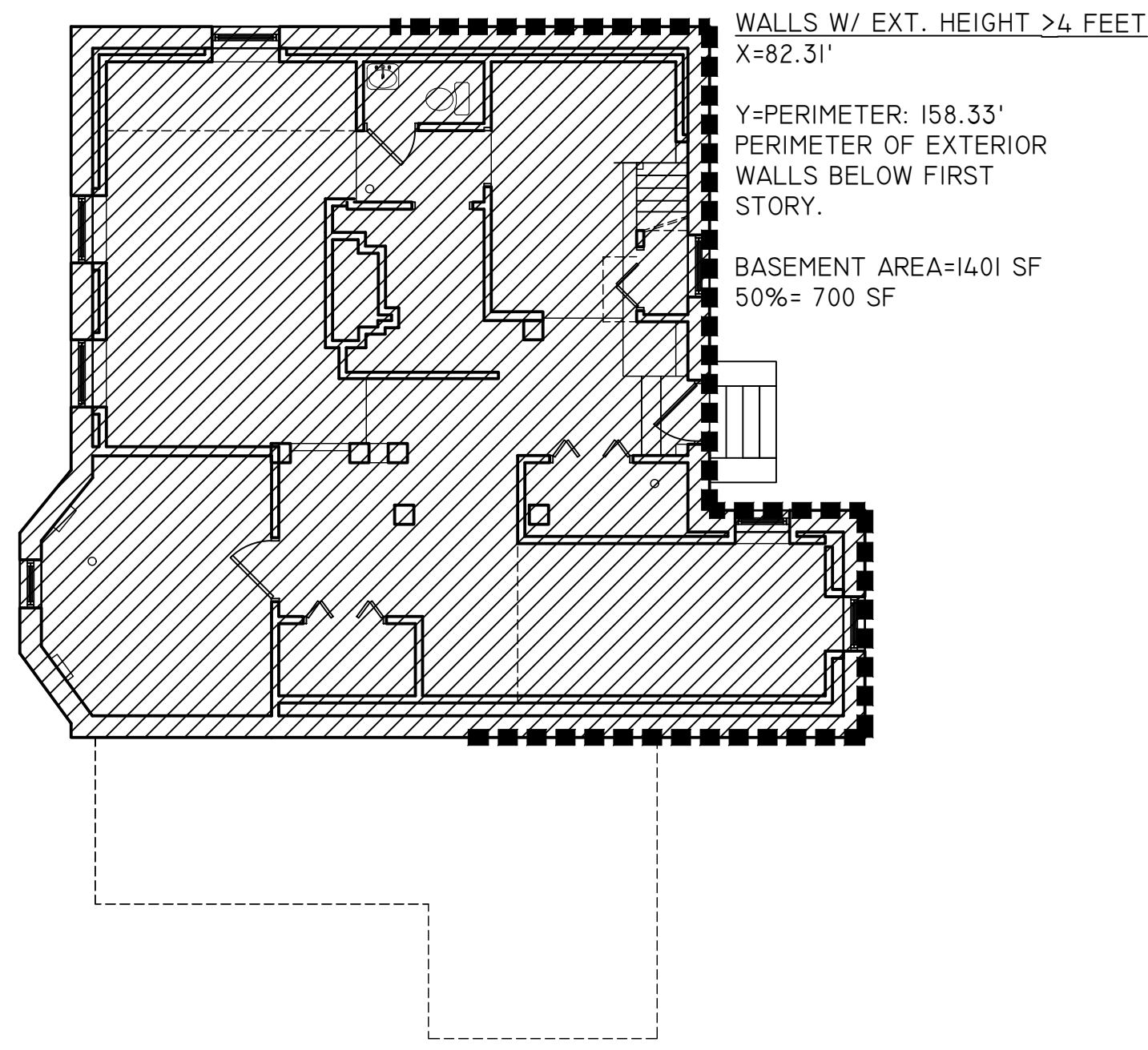


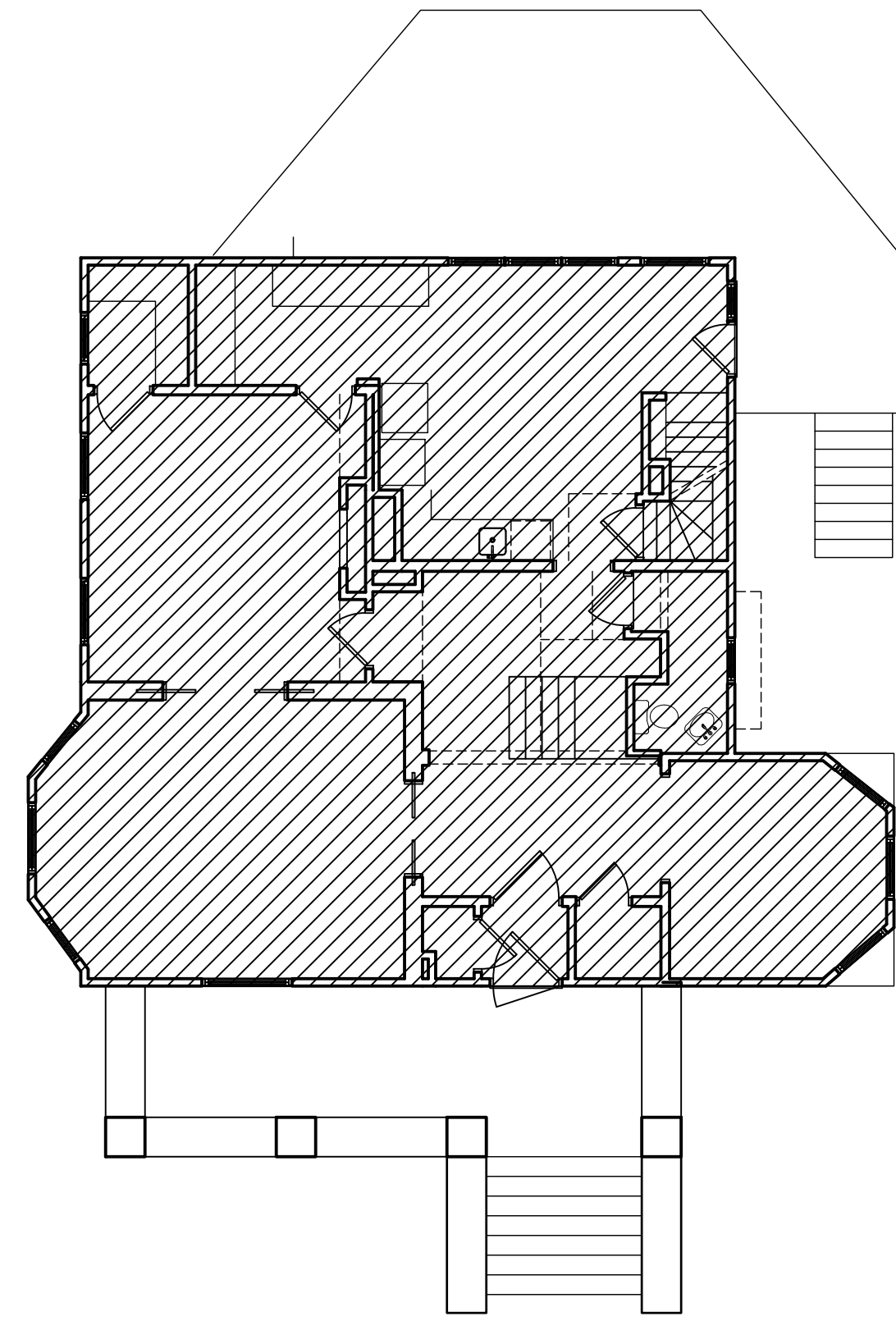
**BASEMENT EXISTING F.A.R.  
THE 50% OF THE FLOOR AREA OF MASS  
BELOW FIRST STORY**

1ST FLOOR ELEVATION = 221.55  
EXTERIOR HEIGHT > 4 FEET  
ANYTHING BELOW EL. ±217.55  
BASEMENT ELEV. 212.54

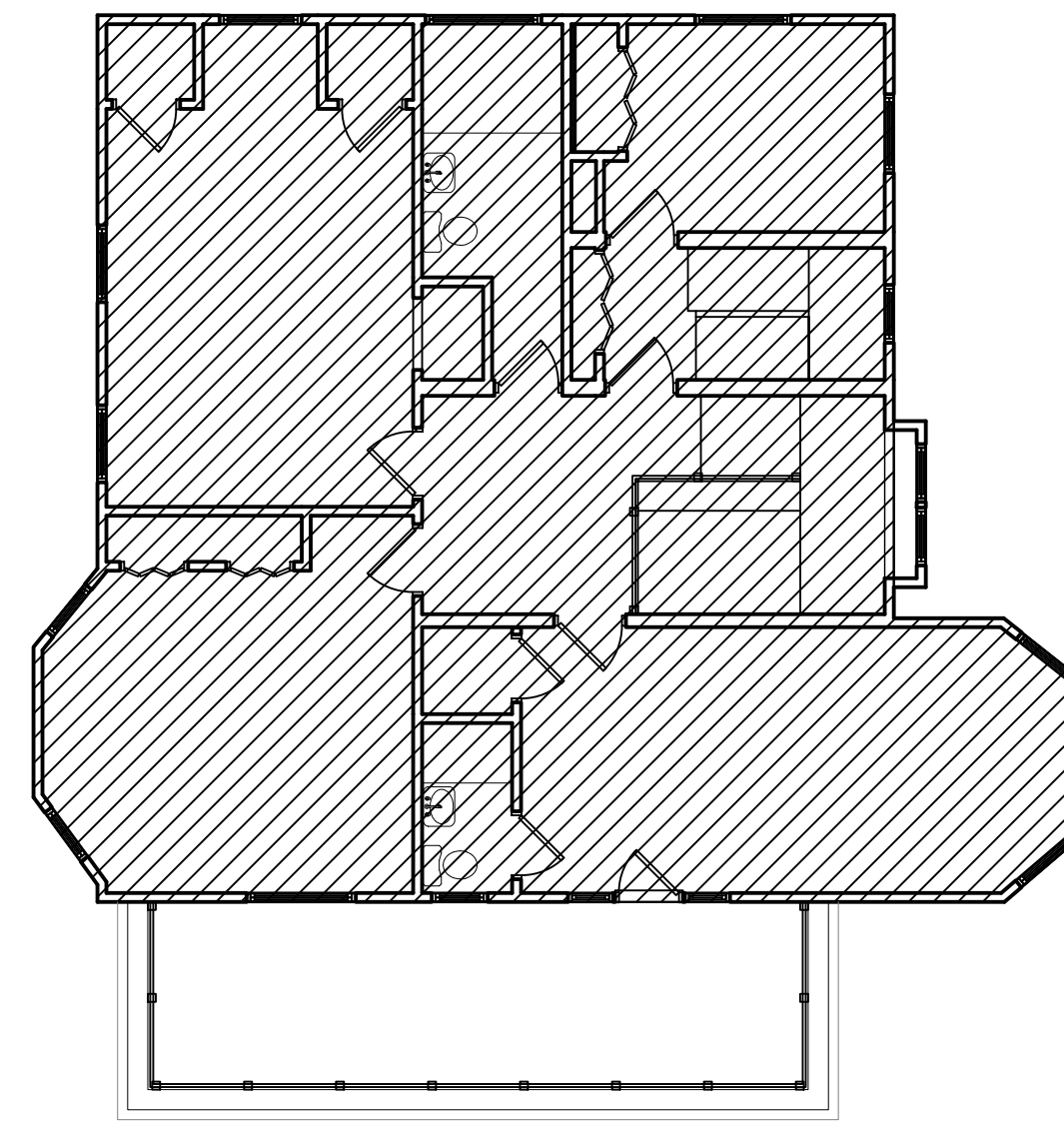


WALLS W/ EXT. HEIGHT > 4 FEET  
X=82.31'  
Y=PERIMETER: 158.33'  
PERIMETER OF EXTERIOR  
WALLS BELOW FIRST  
STORY.  
BASEMENT AREA=1401 SF  
50%= 700 SF

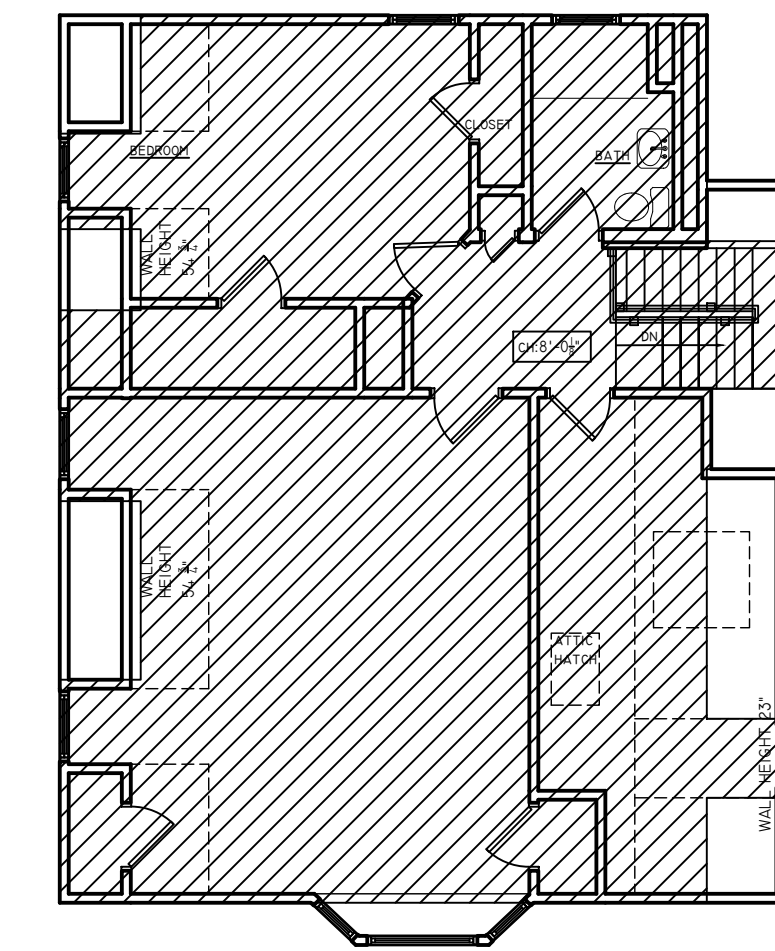
**1ST FLOOR EXISTING F.A.R.**



**2ND FLOOR EXISTING F.A.R.**

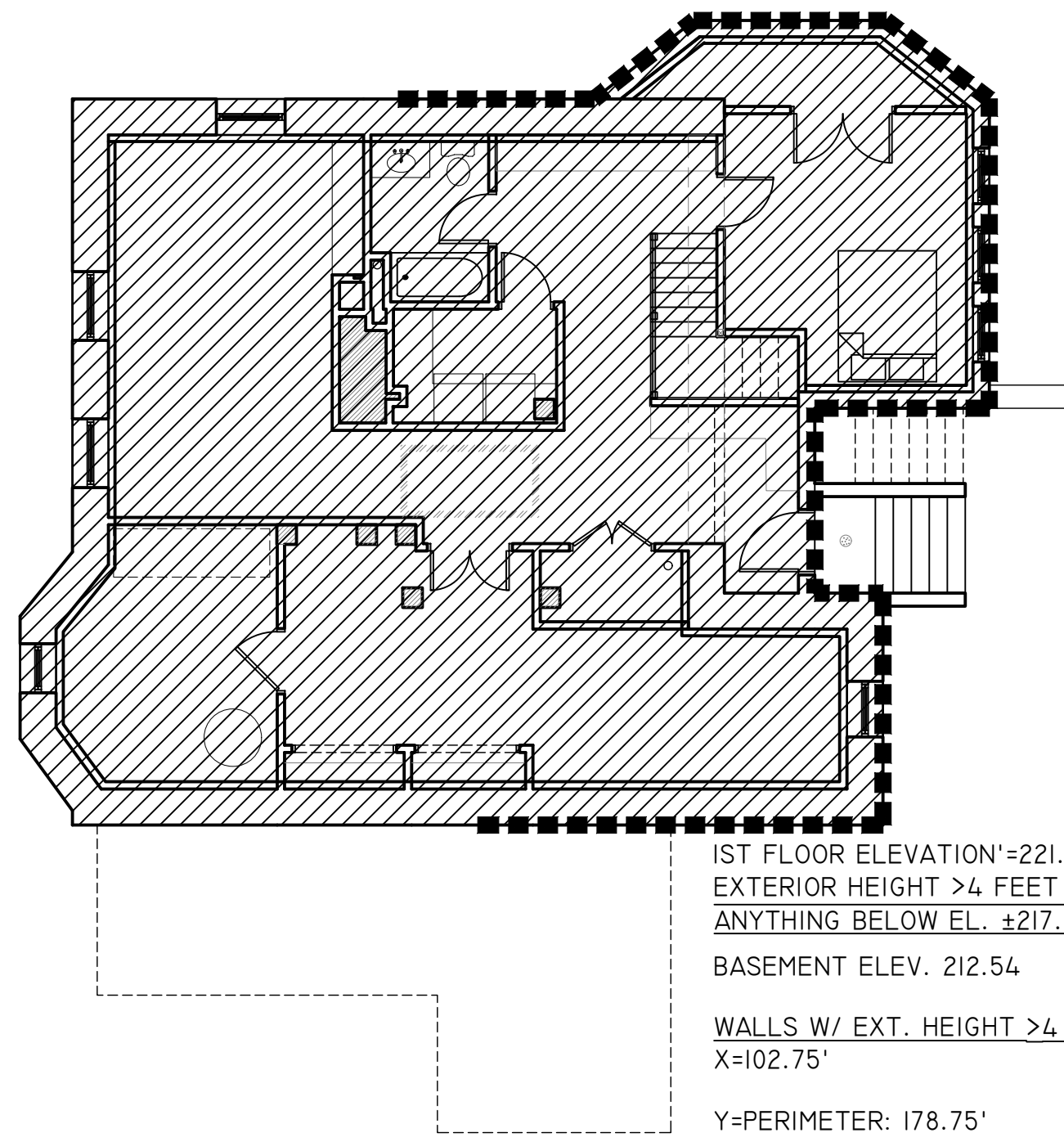


**3RD FLOOR EXISTING F.A.R.**



**BASEMENT PROPOSED F.A.R.  
THE 50% OF THE FLOOR AREA OF MASS  
BELOW FIRST STORY**

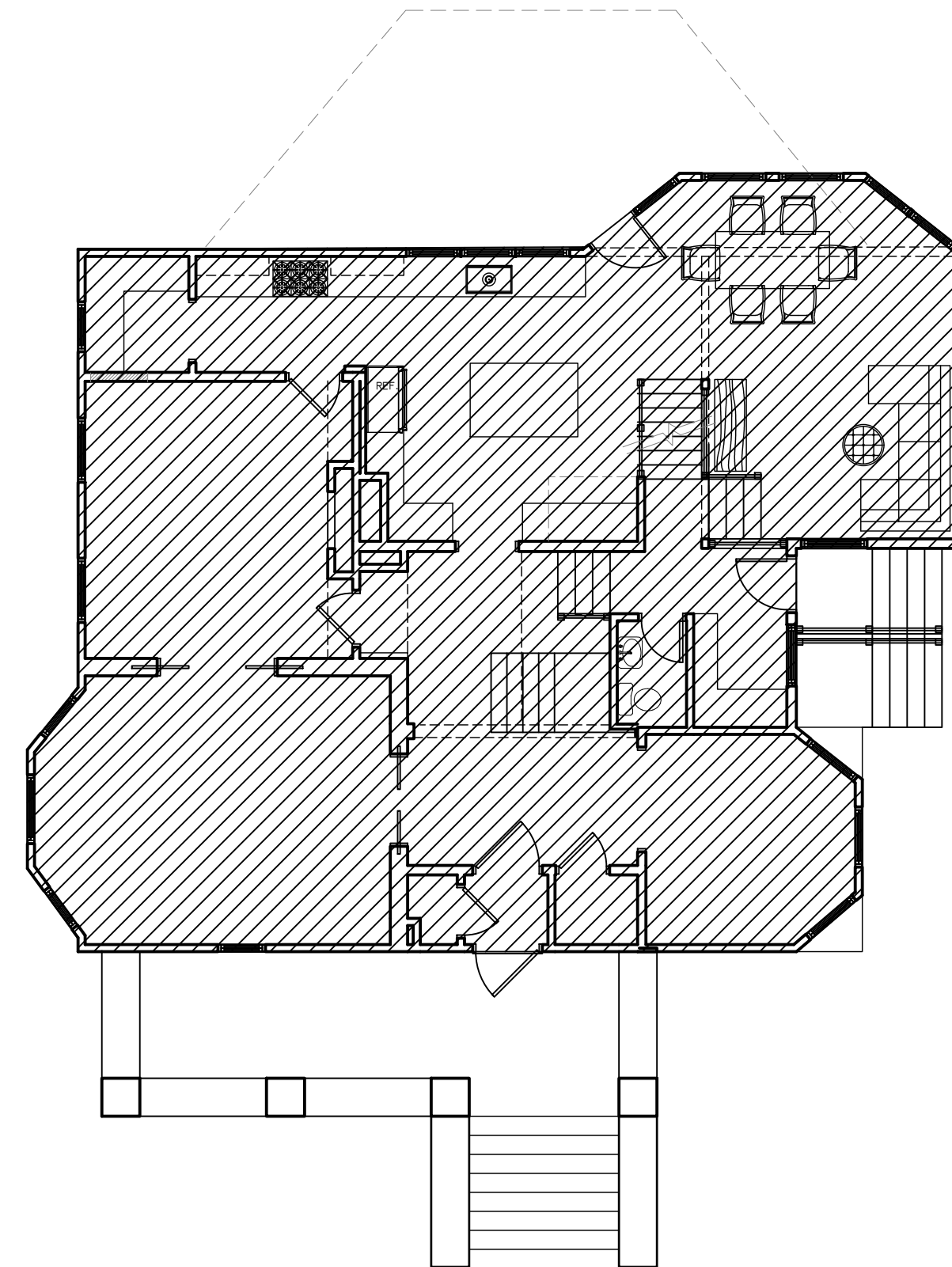
1ST FLOOR ELEVATION = 221.55  
EXTERIOR HEIGHT > 4 FEET  
ANYTHING BELOW EL. ±217.55  
BASEMENT ELEV. 212.54



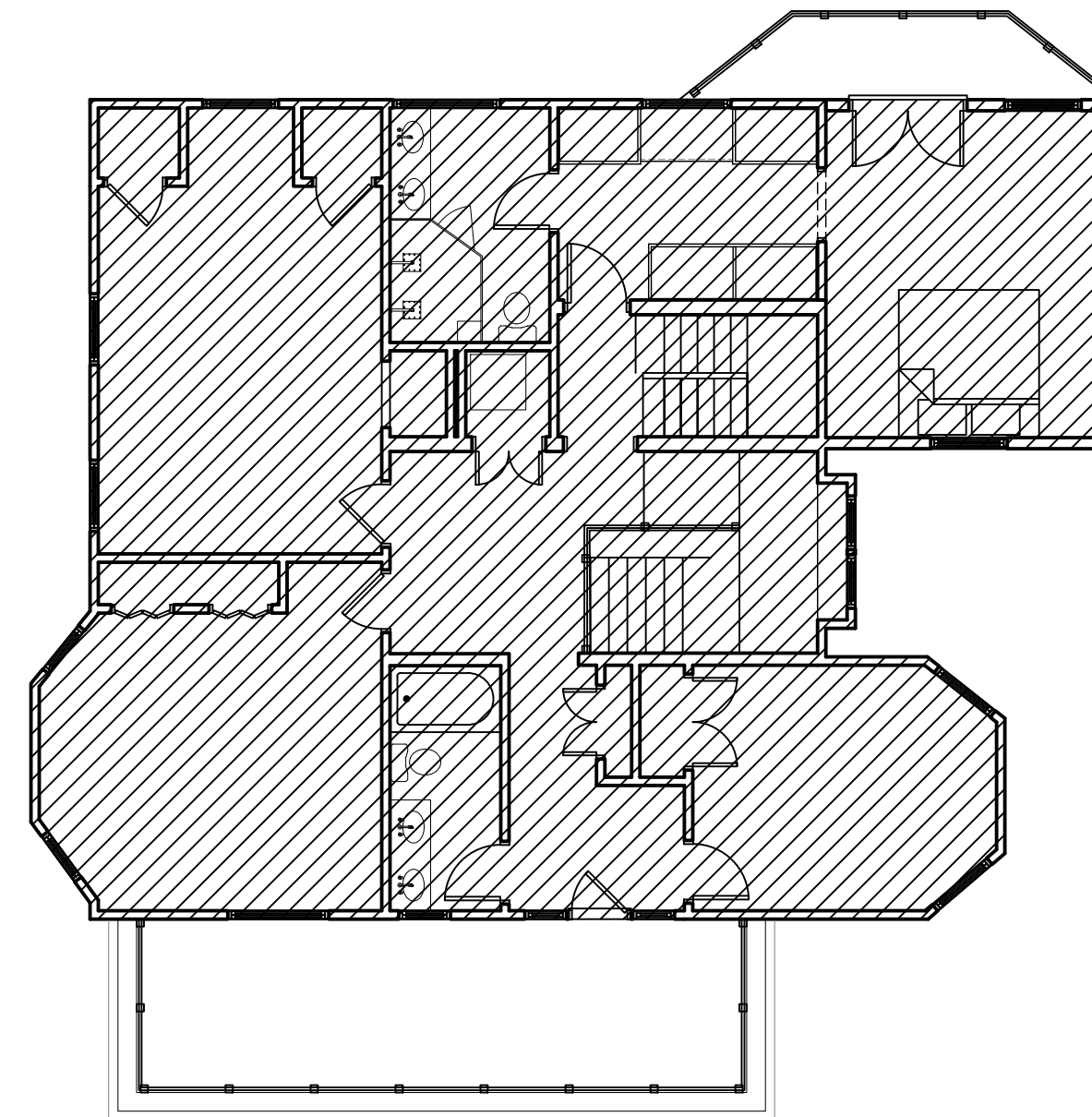
WALLS W/ EXT. HEIGHT > 4 FEET  
X=102.75'  
Y=PERIMETER: 178.75'  
PERIMETER OF EXTERIOR  
WALLS BELOW FIRST  
STORY.

BASEMENT AREA=1714 SF  
50%= 857 SF

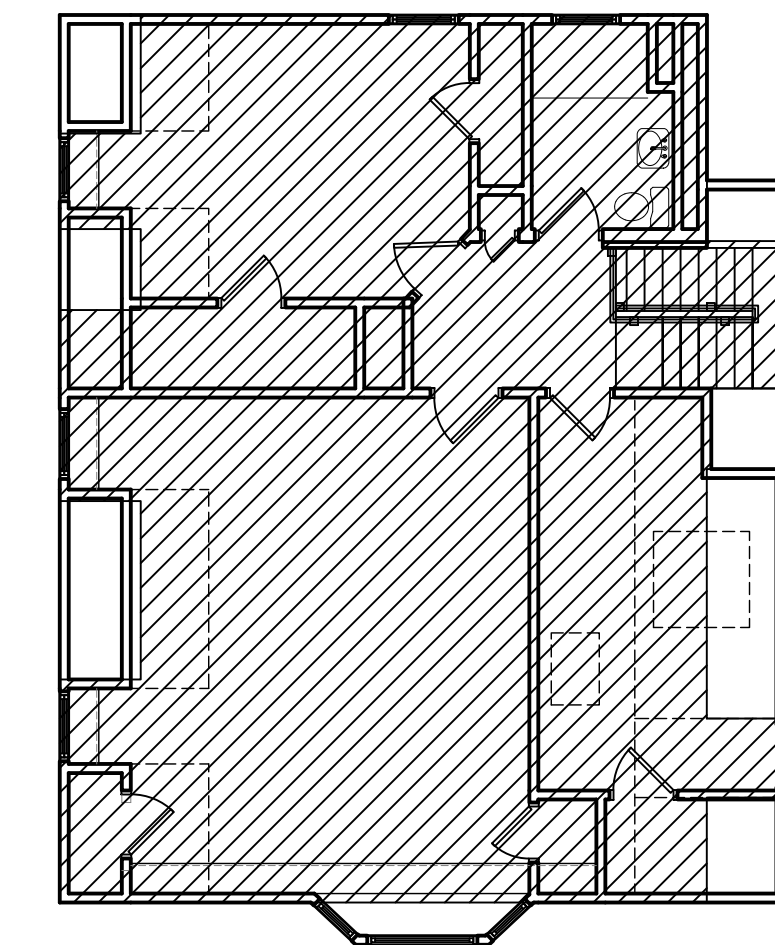
**1ST FLOOR PROPOSED F.A.R.**



**2ND FLOOR PROPOSED F.A.R.**



**3RD FLOOR PROPOSED F.A.R.**



ZONING DISTRICT: SR-1 YEAR BUILT: 1904 NEW LOT STATUS	
<b>EXISTING F.A.R. CALCULATION</b>	<b>PROPOSED F.A.R. CALCULATION</b>
BASEMENT: 700 SF	BASEMENT: 857 SF
1ST FLOOR: 1,401 SF	1ST FLOOR: 1,718 SF
2ND FLOOR: 1,401 SF	2ND FLOOR: 1,623 SF
3RD FLOOR: 981 SF	3RD FLOOR: 981 SF
TOTAL SF: 4,483 SF	TOTAL SF: 5,179 SF
LOT SIZE: ±10,729 SF	LOT SIZE: ±10,729 SF
<b>EXISTING FAR: 0.41</b>	<b>PROPOSED FAR: 0.48</b>
ALLOWABLE FAR: 0.33-(0.000004 (10729-10,000))= .33-(0.007)=0.32	
<b>TOTAL ALLOWABLE FAR: 0.32</b>	

Lot Size (sf)	Equation for Determining Maximum FAR	Maximum FAR Range
4,999 sf or less	--	0.46
5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
7,000 to 9,999 sf	0.43 - (0.000033 (lot size - 7,000))	0.43 to 0.33
10,000 to 14,999 sf	0.33 - (0.000004 (lot size - 10,000))	0.33 to 0.31
15,000 to 19,999 sf	0.31 - (0.000006 (lot size - 15,000))	0.31 to 0.28
20,000 to 24,999 sf	0.28 - (0.000004 (lot size - 20,000))	0.28 to 0.26
25,000 sf or more	--	0.26
4,999 sf or less	--	0.46
5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
7,000 to 9,999 sf	0.43 - (0.000033 (lot size - 7,000))	0.43 to 0.38
10,000 to 14,999 sf	0.38 - (0.000010 (lot size - 10,000))	0.38 to 0.33
15,000 sf or more	--	0.33
4,999 sf or less	--	0.48
5,000 to 6,999 sf	0.48 - (0.000023 (lot size - 5,000))	0.48 to 0.41
7,000 to 9,999 sf	0.41 - (0.000006 (lot size - 7,000))	0.41 to 0.38
10,000 to 14,999 sf	--	0.38
15,000 to 19,999 sf	0.38 - (0.000004 (lot size - 15,000))	0.38 to 0.36
20,000 to 24,999 sf	--	0.36
25,000 sf or more	--	0.36

Not Applicable  
Dist. No. 2-51, 05/10/05; Dist. No. 2-69, 07/12/10; Dist. No. 2-75, 11/15/10; Dist. No. 2-76, 07/11; Dist. No. 2-77, 09/01/11; Dist. No. 2-101, 12/09/11



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DAVID-JOLLY RESIDENCE  
107 HOBART ROAD  
NEWTON, MA 02467



PROJECT NO: 2108  
ISSUE DATE: 05.11.2021  
SHEET TITLE:

FAR STUDY  
SHEET NO:

A001