







Attic

Second Floor

First Floor

Basement Floor

Note: refer to Brooks land survey w/ contours to confirm perimeter grades

Accessory Apartment Area:

Acessory Apt. Area:

First Floor area: 848 sf Basement Area: <u>123 sf</u> 971 sf total area:

Gross Habitable space:

1608 sf First Floor area: 874 sf Basement area: Second floor area 781 sf 3263 sf total area:

accessory apt/ gross inhab.= 29% accessory apt. area = 971 sf

FAR Calculation:

Proposed house w/ additions:

217. sf Basement: (see calc.) First floor: 1,608. sf Second Floor: 738. sf

> 183. sf Attic: total: 2,746. sf

Allowable FAR:

district: SR2; lot area 6,343 sf = .44 = 2,791 sf

Basement Area Calculation:

'X' = Segments over 4' ht: -segment 29.4 If 'Y'= Total Perimeter = 163.1 If

Total FAR Bsmt. Area = 1278 sf

 $29.4/163 = .17 \times 1278 = 217 \text{ sf}$

217 sf - FAR Basement area

Legend:

Accessory Apt. Area



FAR area

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FAR/ Accessory Apt. Area Diagrams

Zollers/Yoo Residence Addition & Remodeling 154 Oliver Road Newton, Ma.

DATE: 6/4/22 SP app

SCALE: 1/16" = 1'-0'



SKETCH NO. A-6