



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

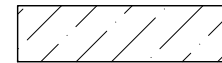
FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

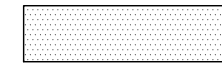
Property address: 91 Lenox

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2151	2151
2. Attached garage	-	-
3. Second story	2053	2053
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story ^{1b}	921	921
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	1076	1076
8. Detached garage	366	699
9. Area above detached garages with a ceiling height of 7' or greater	0	133
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	6567	7033
B Lot size	19236	19236
C FAR = A/B	.341	.365
Allowed FAR		
Allowable FAR	.28	.28
Bonus of .02 if eligible ^{4b}	.02	.02
TOTAL Allowed FAR	.30	.30

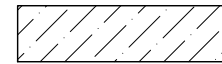
LEGEND



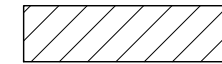
Areas of Existing House to Remain
Including Mass below First Story, First
Story and Second Story



Area of Existing Garage to be Demolished



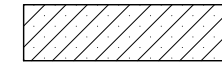
Area above Ex'g Second Story with
Ceiling plane 5' high or above



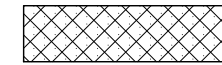
New Garage First Story



Area above Ex'g Second Story with
Ceiling plane 7' high or above



Area above New Detached Garage with
Ceiling plane 5' high or above



Area above New Detached Garage with
Ceiling plane 7' high or above

FLOOR AREA CALCULATIONS				
[Regulations Effective as of October 15, 2011]				
	INPUTS	Existing	Proposed	Notes
1.	First Story	2151	2151	
2.	Garage, Attached	-	-	
3.	Second Story	2053	2053	
4.	Atria, Open wells, and other Vertical Spaces	0	0	
5.	Certain Floor Area Above Second Story	921	921	
6.	Enclosed porches	0	0	
7.	Mass below first story	1076	1076	50% of floor area below 1st story used. 2152 SF x 0.5 = 1076
8.	Garage, Detached	366	699	
9.	Area above detached garages with a ceiling height of 7' or greater	0	133	
10.	Other detached accessory buildings	0	0	
FAR of Existing and Proposed Structures		Existing	Proposed	
A.	Total gross floor area [sum of 1-9 above]	6567	7033	
B.	Lot size	19236	19236	
C.	FAR = A/B	.341	.365	
	Allowed FAR	28 + .02 =.30	.28 + .02 =.30	

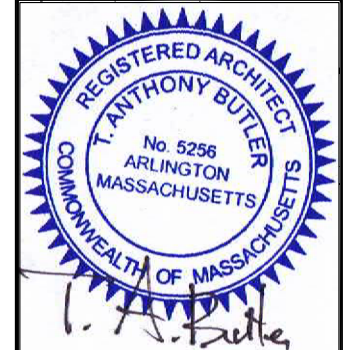
FLOOR AREA CALCULATIONS

DATE
3.02.20 ZONING REVIEW

AB

**ANTHONY
BUTLER
ARCHITECT**

31 ELMORE STREET
ARLINGTON, MA 02476
TEL. 781 643 6330
T@AB-ARCHITECT.COM



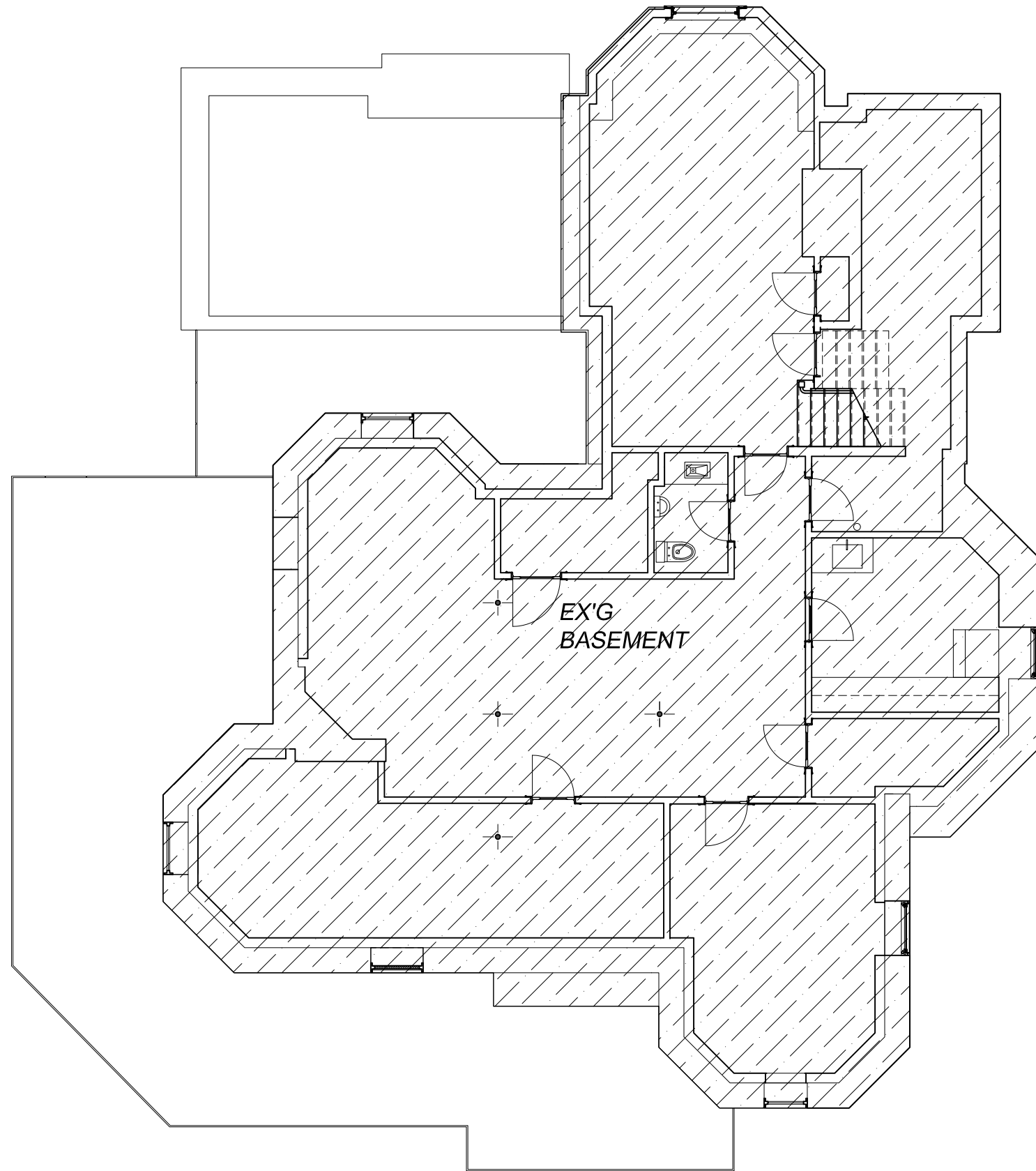
PROJECT
NEW GARAGE

LOCATION
91 LENOX, NEWTON MA

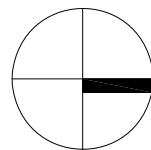
OWNER
WYETT RESIDENCE

DRAWING NO

A 1.00



EX'G
BASEMENT



PROJECT NORTH

MASS BELOW FIRST STORY

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

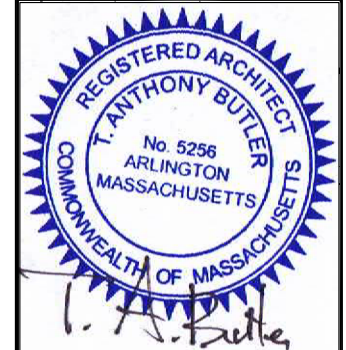
**2151 SF GROSS FLOOR AREA
@ 50% = 1076 SF**

DATE
3.02.20 ZONING REVIEW

AB

**ANTHONY
BUTLER
ARCHITECT**

31 ELMORE STREET
ARLINGTON, MA 02476
TEL. 781 643 6330
T@AB-ARCHITECT.COM



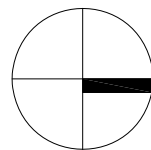
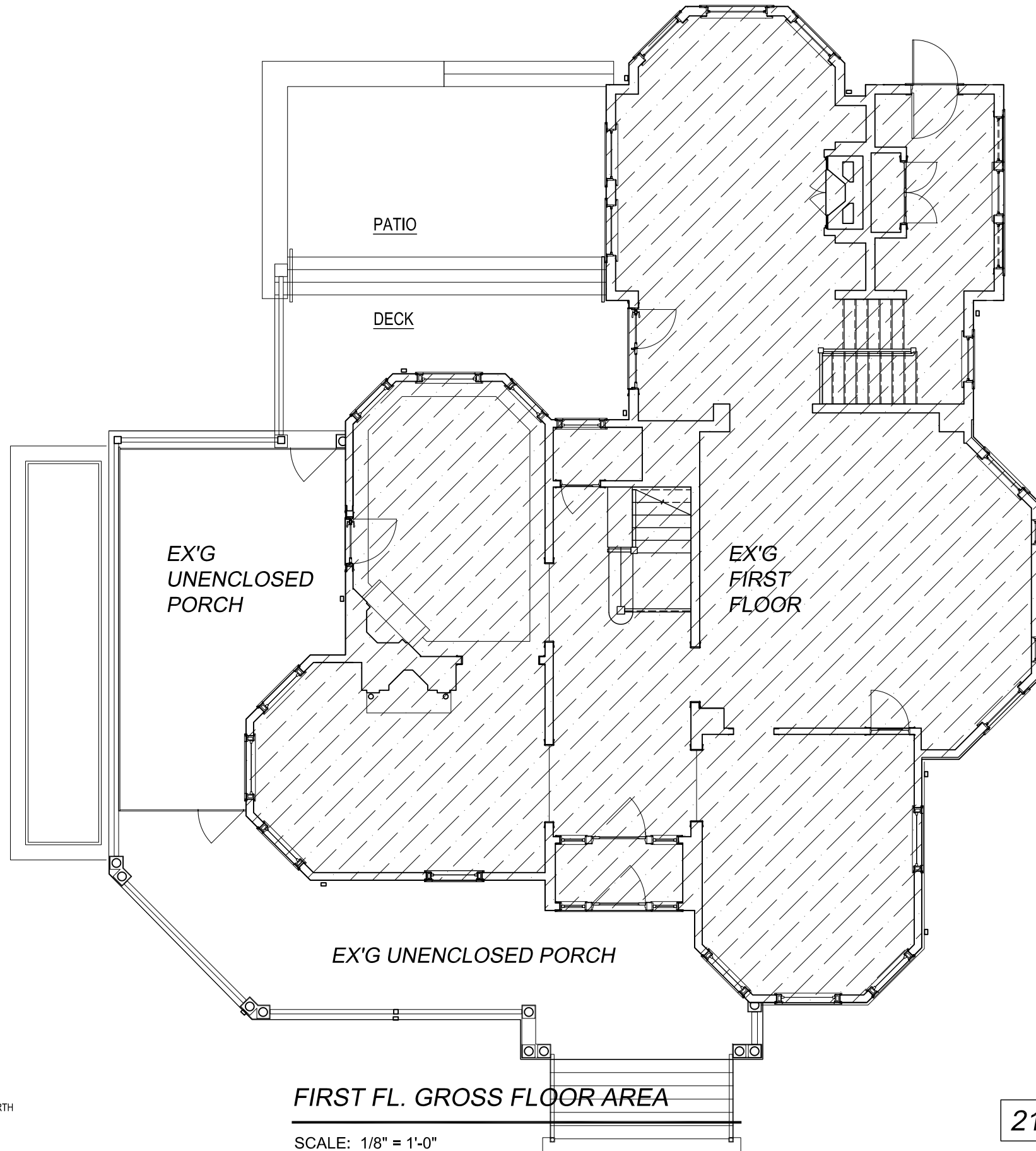
PROJECT
NEW GARAGE

LOCATION
91 LENOX, NEWTON MA

OWNER
WYETT RESIDENCE

DRAWING NO

A 1.01



PROJECT NORTH

FIRST FL. GROSS FLOOR AREA

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

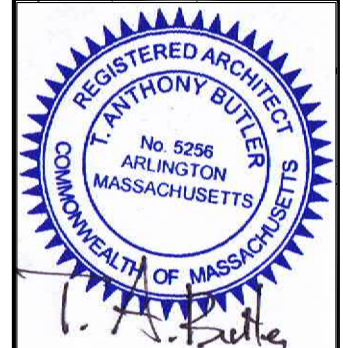
2151sf GROSS FLOOR AREA

DATE
3.02.20 ZONING REVIEW

AB

**ANTHONY
BUTLER
ARCHITECT**

31 ELMORE STREET
ARLINGTON, MA 02476
TEL. 781 643 6330
T@AB-ARCHITECT.COM



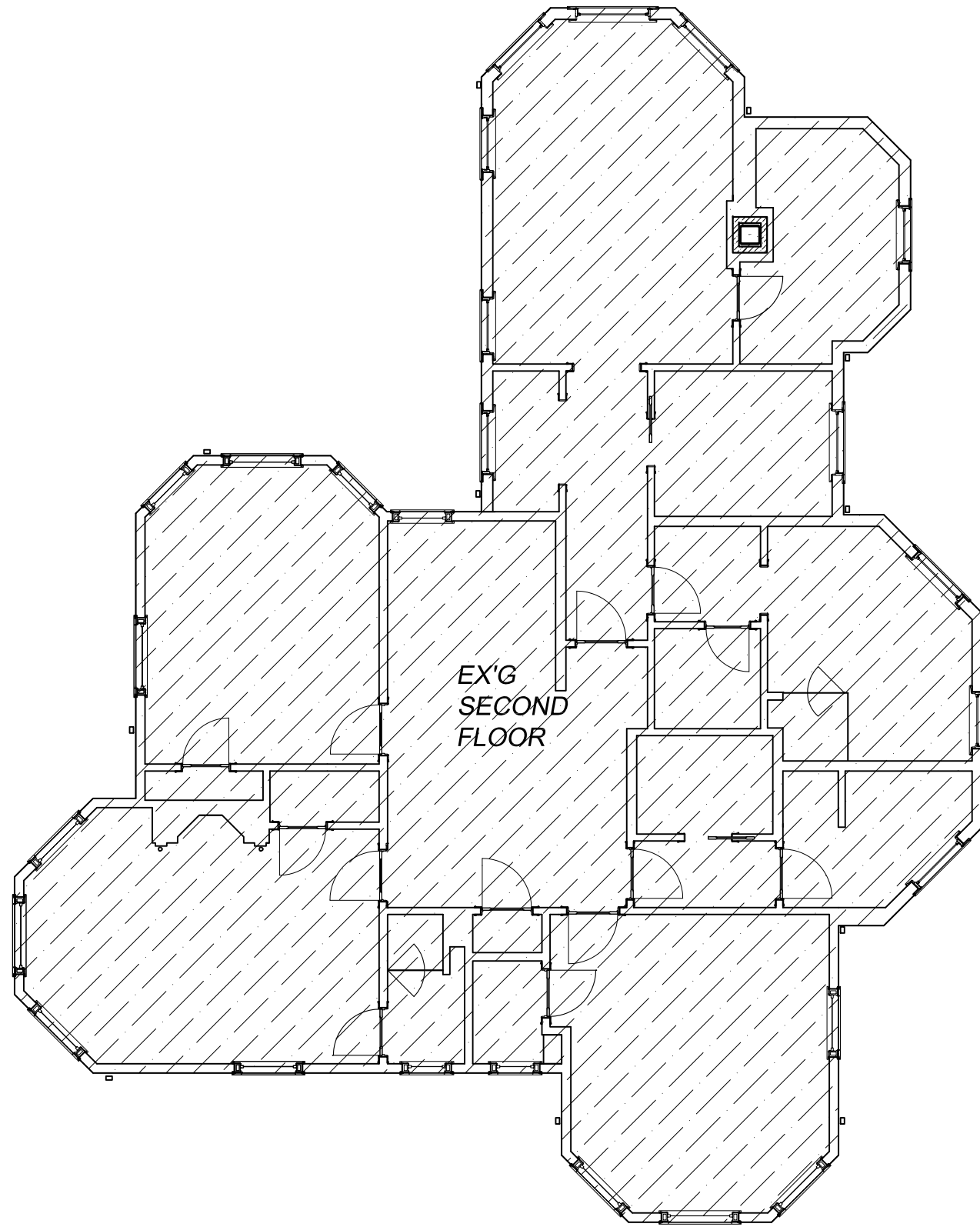
PROJECT
NEW GARAGE

LOCATION
91 LENOX, NEWTON MA

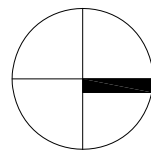
OWNER
WYETT RESIDENCE

DRAWING NO

A 1.02



EX'G
SECOND
FLOOR



PROJECT NORTH

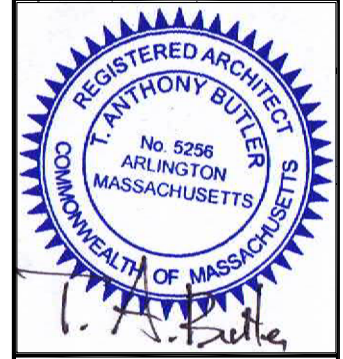
SECOND FLOOR AREA

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

2053 sf GROSS FLOOR AREA

DATE
3.02.20 ZONING REVIEW

AB
**ANTHONY
 BUTLER
 ARCHITECT**
 31 ELMORE STREET
 ARLINGTON, MA 02476
 TEL. 781 643 6330
 T@AB-ARCHITECT.COM

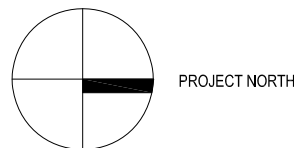
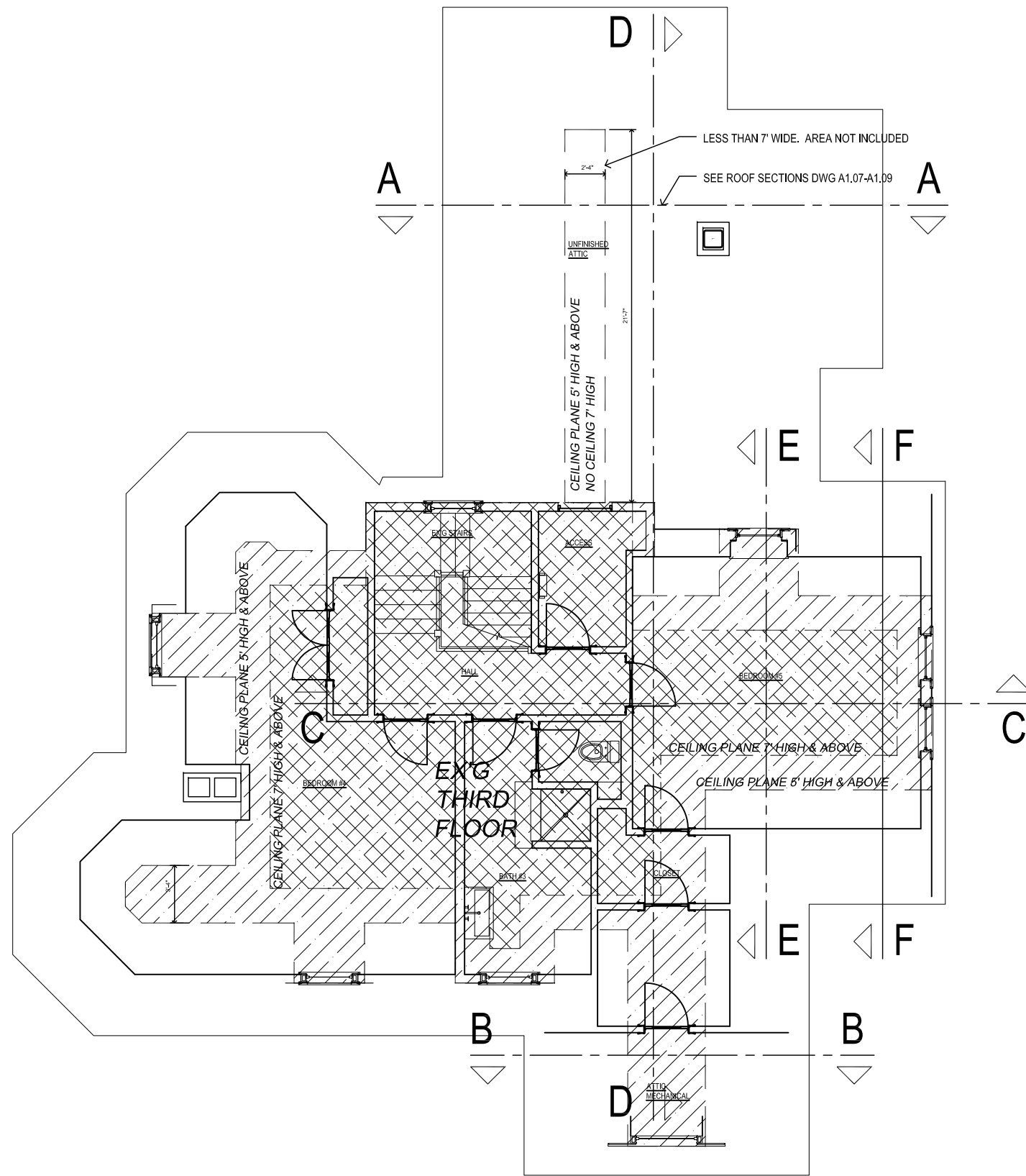


PROJECT
NEW GARAGE

LOCATION
91 LENOX, NEWTON MA

OWNER
WYETT RESIDENCE

DRAWING NO
A 1.03



THIRD FLOOR FLOOR AREA

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

**921 sf GROSS FLOOR AREA w/
5' CEILING PLANE OR ABOVE**

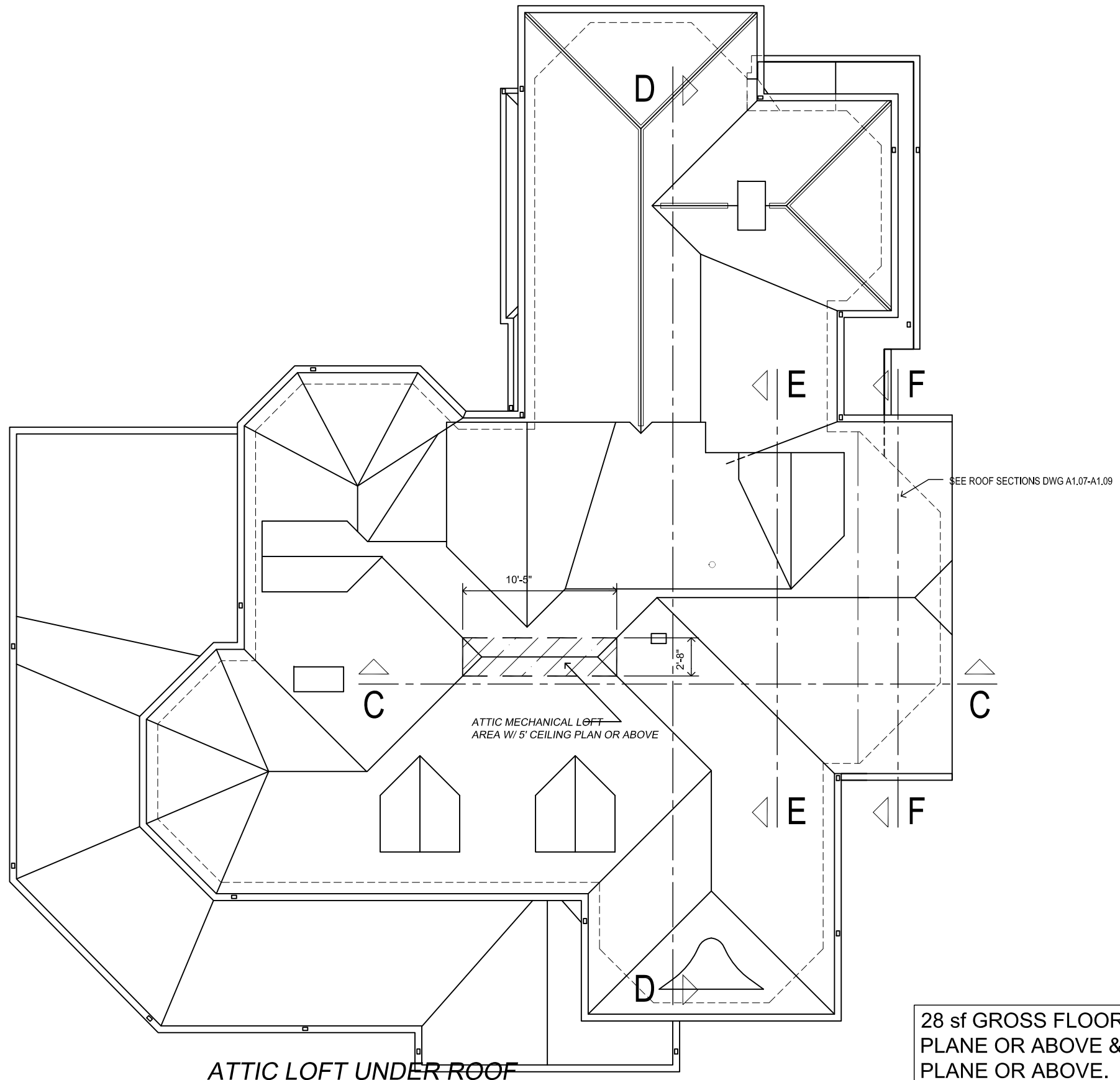
DATE	3.02.20 ZONING REVIEW

AB
ANTHONY BUTLER ARCHITECT
 31 ELMORE STREET
 ARLINGTON, MA 02476
 TEL. 781 643 6330
 T@AB-ARCHITECT.COM



PROJECT **NEW GARAGE**
 LOCATION **91 LENOX, NEWTON MA**
 OWNER **WYETT RESIDENCE**

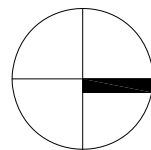
DRAWING NO
A 1.04



ATTIC LOFT UNDER ROOF

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

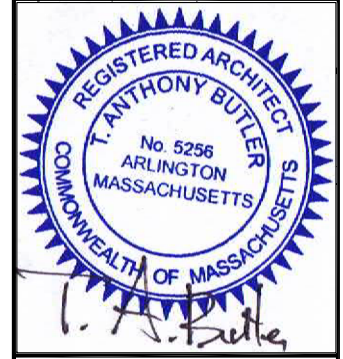
28 sf GROSS FLOOR AREA W/ 5' CEILING PLANE OR ABOVE & 0 sf W/ 7' CEILING PLANE OR ABOVE. NO FLOOR AREA ADDED PER FAR REGULATIONS.



PROJECT NORTH

DATE
3.02.20 ZONING REVIEW

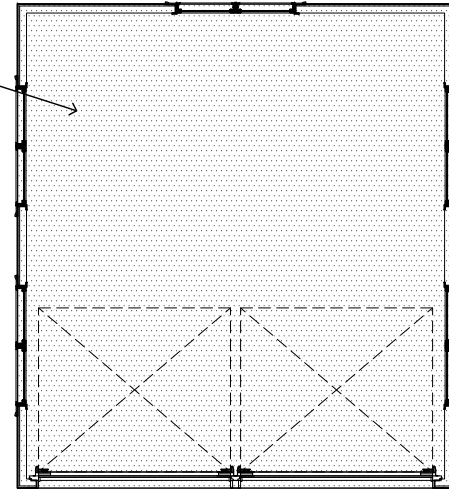
AB
ANTHONY BUTLER ARCHITECT
 31 ELMORE STREET
 ARLINGTON, MA 02476
 TEL. 781 643 6330
 T@AB-ARCHITECT.COM



PROJECT **NEW GARAGE**
 LOCATION **91 LENOX, NEWTON MA**
 OWNER **WYETT RESIDENCE**

DRAWING NO
A 1.05

EX'G GARAGE TO BE DEMOLISHED

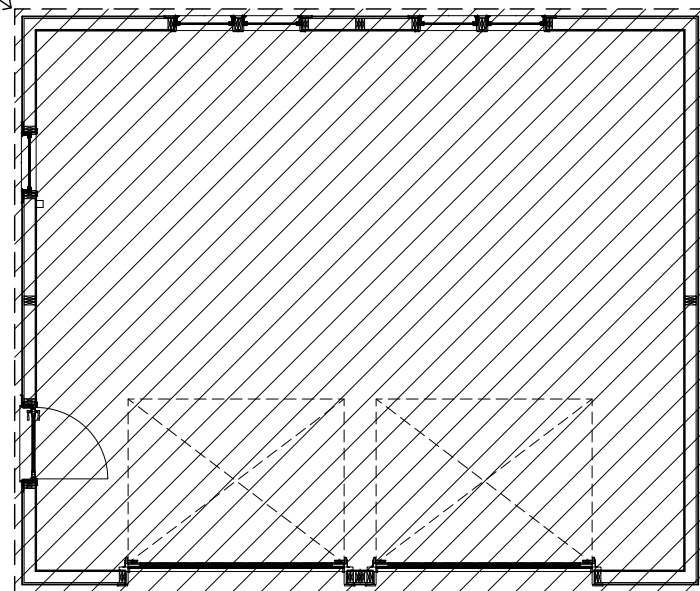


EXISTING GARAGE FLOOR AREA [TO BE DEMOLISHED]

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

366 sf GROSS FLOOR AREA

FLOOR AREA MEASURED TO FACE OF SHINGLE SIDING



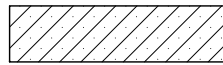



PROPOSED GARAGE FIRST FLOOR AREA

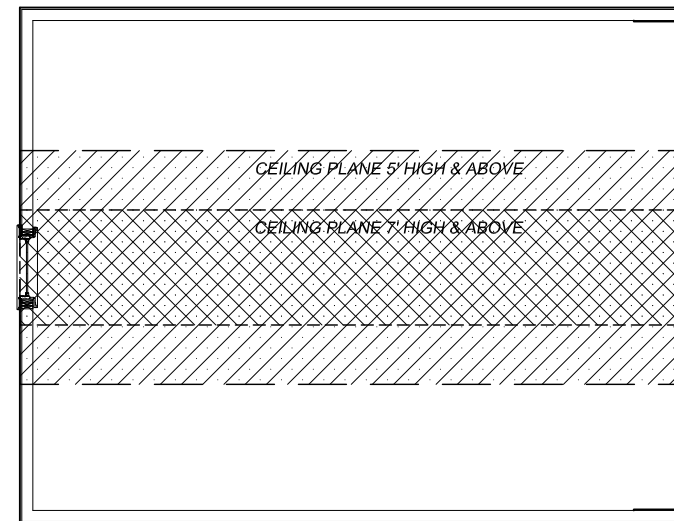
SCALE: 1/8" = 1'-0"

699 sf GROSS FLOOR AREA

LEGEND

-  Area of Existing Garage to be Demolished
-  New Garage First Story
-  Area above New Detached Garage with Ceiling plane 5' high or above
-  Area above New Detached Garage with Ceiling plane 7' high or above

NEW GARAGE HALF STORY COMPUTATION	
MINIMUM CEILING HEIGHT OF 5'-0"	275 SF
MINIMUM CEILING HEIGHT OF 7'-0"	133 SF
133 sf / 275 sf	.48



PROPOSED GARAGE SECOND FLOOR AREA

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

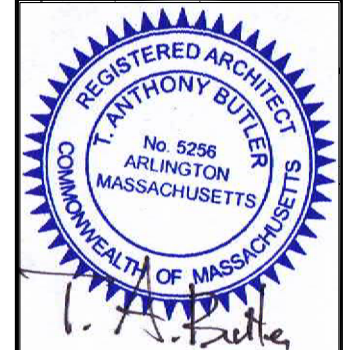
133 sf FLOOR AREA W/ CEILING HEIGHT 7' OR GREATER

DATE
3.02.20 ZONING REVIEW

AB

ANTHONY BUTLER ARCHITECT

31 ELMORE STREET
ARLINGTON, MA 02476
TEL. 781 643 6330
T@AB-ARCHITECT.COM



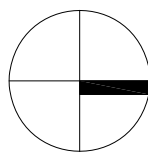
PROJECT
NEW GARAGE

LOCATION
91 LENOX, NEWTON MA

OWNER
WYETT RESIDENCE

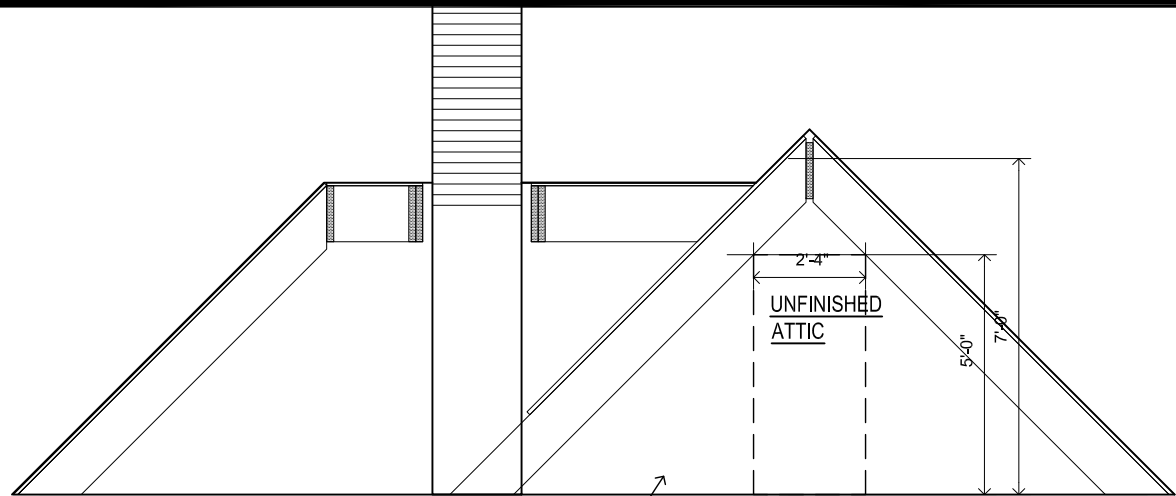
DRAWING NO

A 1.06

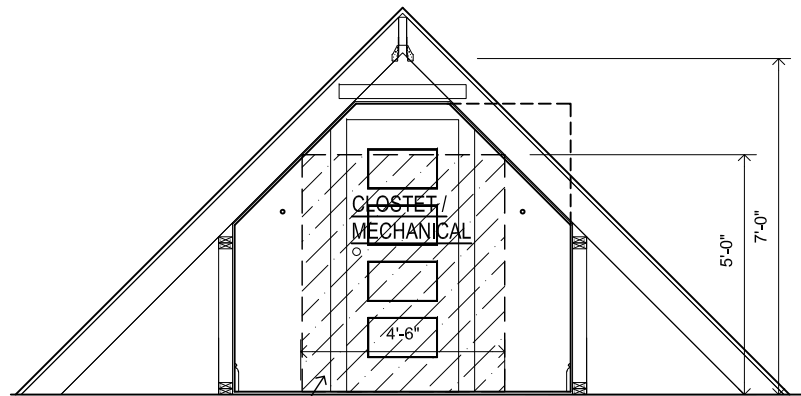


PROJECT NORTH

DATE
3.02.20 ZONING REVIEW



EX'G FLOOR AREA NOT COUNTING TOWARD FAR.
NO PORTION ABOVE 7'-0".



EX'G FLOOR AREA COUNTS TOWARD FAR AS IT IS
CONTINUOUS W/ MAIN LIVING AREA. BUT NO
PORTION ABOVE 7'-0"

AA

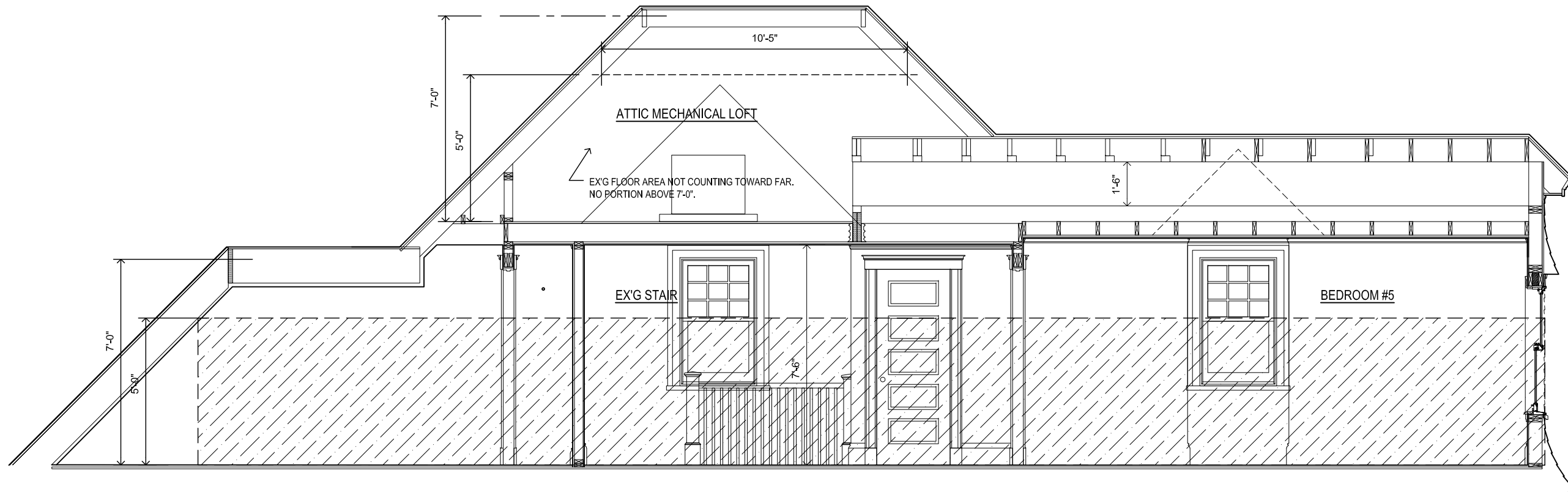
ROOF SECTION AA

SCALE: 1/4" = 1'-0"

BB

ROOF SECTION BB - CLOSET

SCALE: 1/4" = 1'-0"

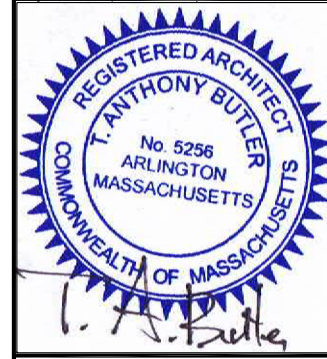


EX'G FLOOR AREA NOT COUNTING TOWARD FAR.
NO PORTION ABOVE 7'-0".

CC

ROOF SECTION CC

SCALE: 1/4" = 1'-0"

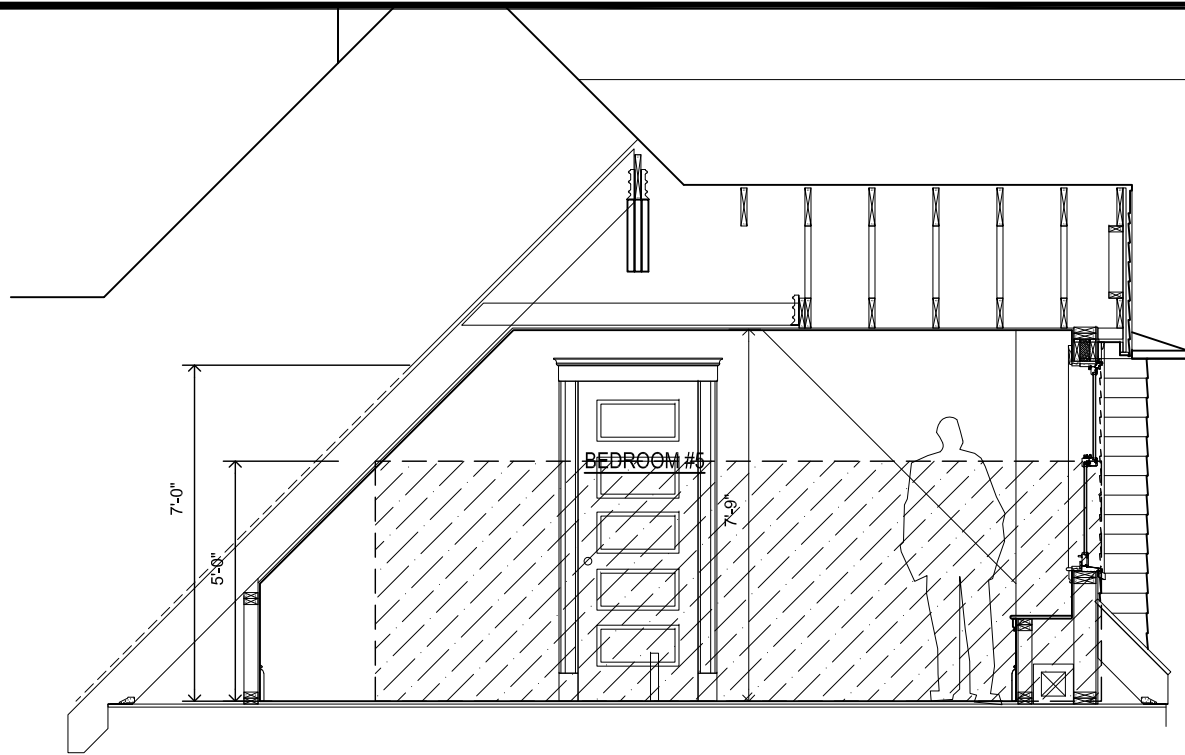


PROJECT
NEW GARAGE

LOCATION
91 LENOX, NEWTON MA

OWNER
WYETT RESIDENCE

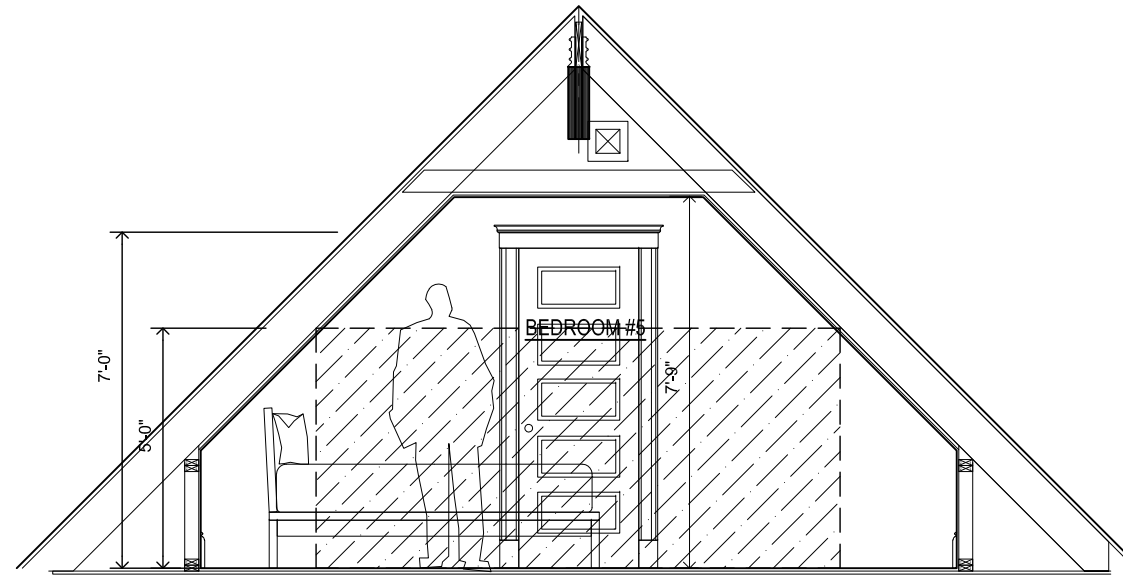
DRAWING NO
A 1.07



EE

ROOF SECTION EE

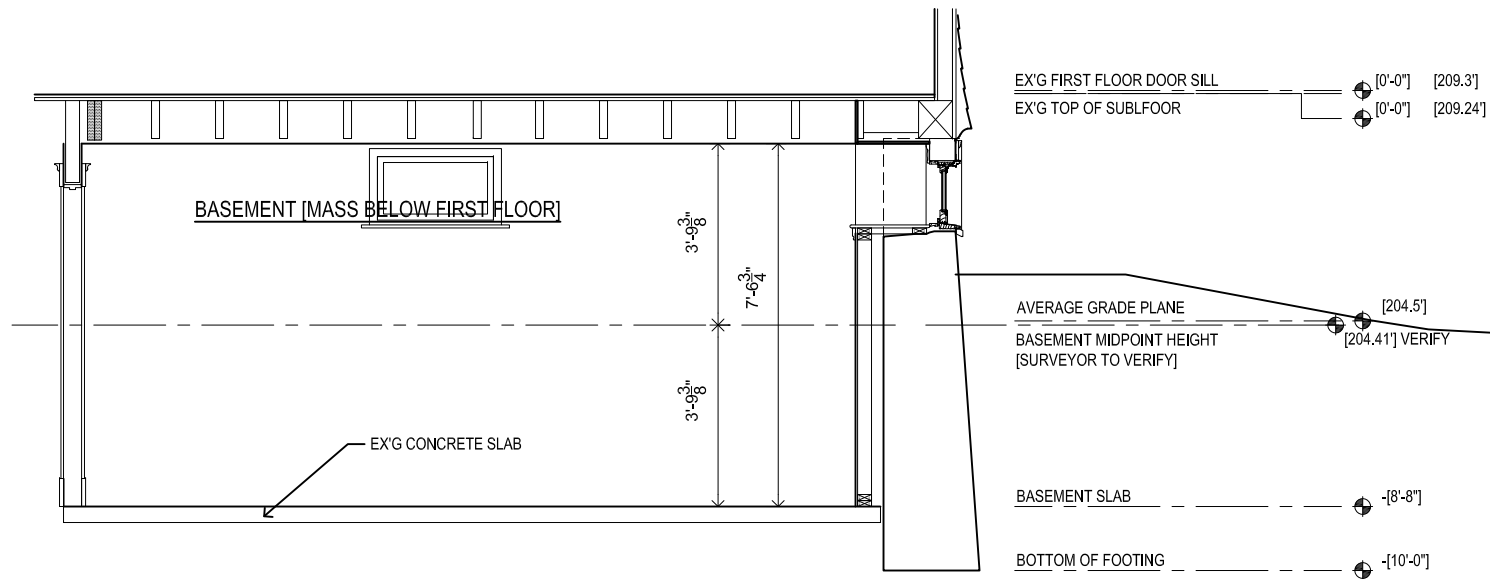
SCALE: 1/4" = 1'-0"



FF

ROOF SECTION FF

SCALE: 1/4" = 1'-0"



GG

MASS BELOW FIRST STORY

SCALE: 1/4" = 1'-0"

DATE
3.02.20 ZONING REVIEW

AB

ANTHONY BUTLER ARCHITECT

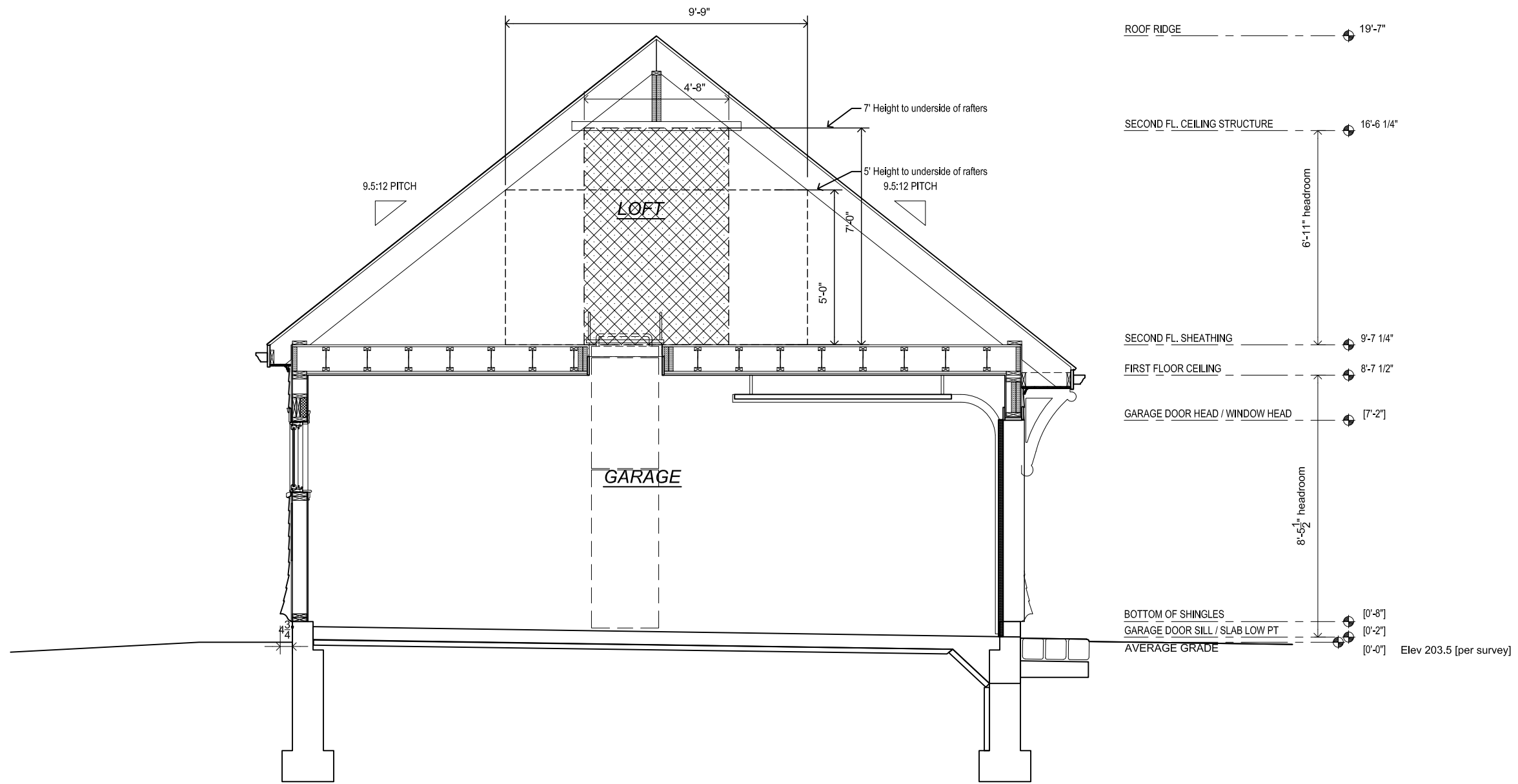
31 ELMORE STREET
ARLINGTON, MA 02476
TEL. 781 643 6330
T@AB-ARCHITECT.COM



PROJECT
NEW GARAGE
LOCATION
91 LENOX, NEWTON MA
OWNER
WYETT RESIDENCE

DRAWING NO

A 1.08



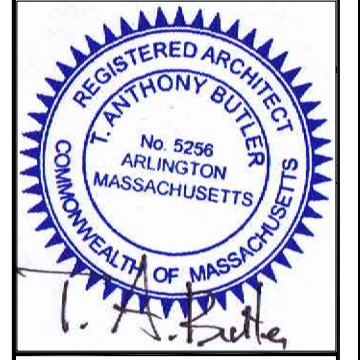
GG

ROOF SECTION GG

SCALE: 1/4" = 1'-0"

DATE
3.02.20 ZONING REVIEW

AB
ANTHONY BUTLER ARCHITECT
 31 ELMORE STREET
 ARLINGTON, MA 02476
 TEL. 781 643 6330
 T@AB-ARCHITECT.COM



PROJECT **NEW GARAGE**
 LOCATION **91 LENOX, NEWTON MA**
 OWNER **WYETT RESIDENCE**

DRAWING NO
A 1.09