

FAR Worksheet

Property address: Pedder Residence – 112 Exeter Street, Newton, MA , Existing Conditions

Current FAR Calculations for Regulations In Effect Until October 15, 2011		New FAR Calculations for Regulations Effective October 15, 2011	
Inputs		Inputs	
1. First story (B) 1151 (1) 1616	2767	1. First story	
2. Attached garage		2. Garage, detached or attached	
3. Second story	1247	3. Second story	
4. Atria, open wells, and other vertical spaces 894 x .76 =	679	4. Atria, open wells, and other vertical spaces	
5. Floor area above the second story if it is more than 2/3 the floor area of the story directly below (otherwise "0")		5. Certain floor area above the second story ^{1b}	
6. Enclosed porches if heated (otherwise "0")		6. Enclosed porches ^{2b}	
		7. Mass below first story ^{3b}	
		8. Area above detached garages with a ceiling height of 7' or greater	
		9. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	
FAR of Proposed Structure(s)		FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-6 above)	4693	A. Total gross floor area (sum of rows 1-9 above)	
B. Lot size	16,080	B. Lot size	
C. FAR = A/B	.29	C. FAR = A/B	
Allowed FAR		Allowed FAR	
Allowed FAR SR1=.2 or .25 depending on age of lot SR2=.3 SR3=.35 MR1, 2, 3=.4	.25	Allowed FAR see FAR calculator at www.newtonma.gov/planning/far.php	
Bonus of .02 to .07 if eligible ^{1a}	.07	Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR (add two rows above)	.32	TOTAL Allowed FAR (add two rows above)	

Calculation Instructions

Notes for ALL calculations:

- **General:** Calculations should be made within the perimeter of outside walls of a building without deduction for hallways, stairs, closets, thickness of walls, columns, atria, open wells, and other vertical open spaces or other features.
- **First/second story:** Exclude from the calculation bays or bay windows that are cantilevered, do not have foundations, and that occupy 10 percent or less of the wall area on which they are mounted.
- **Atria:** Atria, open wells, and other vertical open spaces are calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by 10.

RECEIVED
 Newton City Clerk
 2012 MAR 22 AM 10:39
 David A. Olson, Clerk
 Newton, MA 02459

FAR Worksheet

Property address: Pedder Residence – 112 Exeter Street, Newton, MA , Proposed Addition

Current FAR Calculations for Regulations In Effect Until October 15, 2011		New FAR Calculations for Regulations Effective October 15, 2011	
Inputs		Inputs	
1. First story (B) 1324 (1) 1616	2940	1. First story	
2. Attached garage		2. Garage, detached or attached	
3. Second story	1400	3. Second story	
4. Atria, open wells, and other vertical spaces	679	4. Atria, open wells, and other vertical spaces	
5. Floor area above the second story if it is more than 2/3 the floor area of the story directly below (otherwise "0")		5. Third Floor	
6. Enclosed porches if heated (otherwise "0")		6. Enclosed porches ^{2b}	
7. Third Floor	715	7. Mass below first story ^{3b}	
		8. Area above detached garages with a ceiling height of 7' or greater	
		9. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	
FAR of Proposed Structure(s)		FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-6 above)	5734	A. Total gross floor area (sum of rows 1-9 above)	
B. Lot size	16,080	B. Lot size	
C. FAR = A/B	.36	C. FAR = A/B	
Allowed FAR		Allowed FAR	
Allowed FAR SR1=.2 or .25 depending on age of lot SR2=.3 SR3=.35 MR1, 2, 3=.4	.25	Allowed FAR see FAR calculator at www.newtonma.gov/planning/far.php	
Bonus of .02 to .07 if eligible ^{1a}	.07	Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR (add two rows above)	.32	TOTAL Allowed FAR (add two rows above)	

Calculation Instructions

Notes for ALL calculations:

- **General:** Calculations should be made within the perimeter of outside walls of a building with no deduction for hallways, stairs, closets, thickness of walls, columns, atria, open wells and other vertical open spaces or other features.
- **First/second story:** Exclude from the calculation bays or bay windows that are cantilevered, do not have foundations, and that occupy 10 percent or less of the wall area on which they are mounted.
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