

# Architect Certification of Compliance with Street Adequacy Determination Bylaw

**Date:**

Lexington Planning Office  
Town Office Building  
Lexington, MA 02420

## Calculation for Gross Floor Area (GFA)

**Address:** \_\_\_\_\_

<b>Existing Area</b>	<b>Existing Square Feet *</b>
Basement: ceiling height greater than 6'8"	
Garage	
First Floor	
Second Floor	
(Half Story)Max.40% of Second floor	
Porch(s)	
Any Other Structures on Property	
<b>Total GFA</b>	

<b>Proposed Area</b>	<b>Proposed Square Feet*</b>
Basement: ceiling height greater than 6'8"	
Garage	
First Floor	
Second Floor	
(Half Story)Max.40% of Second floor	
Porch(s)	
Any Other Structures on Property	
<b>Total GFA</b>	

Will the project result in the addition of more than 1,000 square feet of total Gross Floor Area to the existing lot?

- Yes
- No

\_\_\_\_\_  
Architect Name

\_\_\_\_\_  
Signature of Architect

Massachusetts License # \_\_\_\_\_

\*Square footages must have documented areas on a floor plan showing how square footage was calculated. Confirm Building Plans delineate Gross Floor Areas.

### GROSS FLOOR AREA

The sum, in square feet, of the horizontal areas of a building (or several buildings on the same lot) *measured from the exterior face of the exterior walls*, or from the center line of a party wall separating two buildings, including garages, basements, porches, and half stories. In half stories, all floor area where the headroom is greater than five feet, measured from the top of the floor joists of the top story to the bottom of the roof rafters, which is included in the measurement of gross floor area unless the term net floor area is used.

### HALF STORY (An Attic with Stairway Access)

A story under a sloping roof accessed by a stairway compliant with the building code. The gross floor area with head room of five feet or more may not exceed 40% of the total floor area of the second story. Dormers may be constructed on those exterior walls provided the length of the dormers measured between the lowest bearing points of the dormers on the rafters of the sloping roof does not exceed 50% of the length of the sloping roof to which it is attached.