

103

67

109 Prince St, West
Newton, MA 02465

Prince St

keley St

Berkeley St

Berkeley St

Prince St

109 Prince Street
Newton, MA

Rear addition Existing Condition Photos



Existing partial rear view of house



Existing rear corner- future mudroom



Existing corner – future mudroom – bulkhead roof



Driveway view from Berkeley



Side yard view from Berkeley



Side view from Berkeley close up



EXISTING LEFT ELEVATION



EXISTING REAR ELEVATION

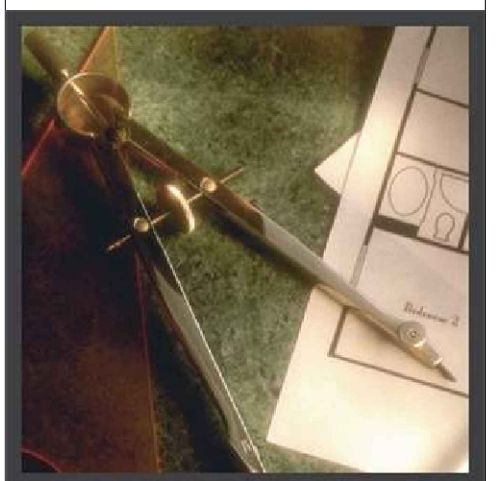


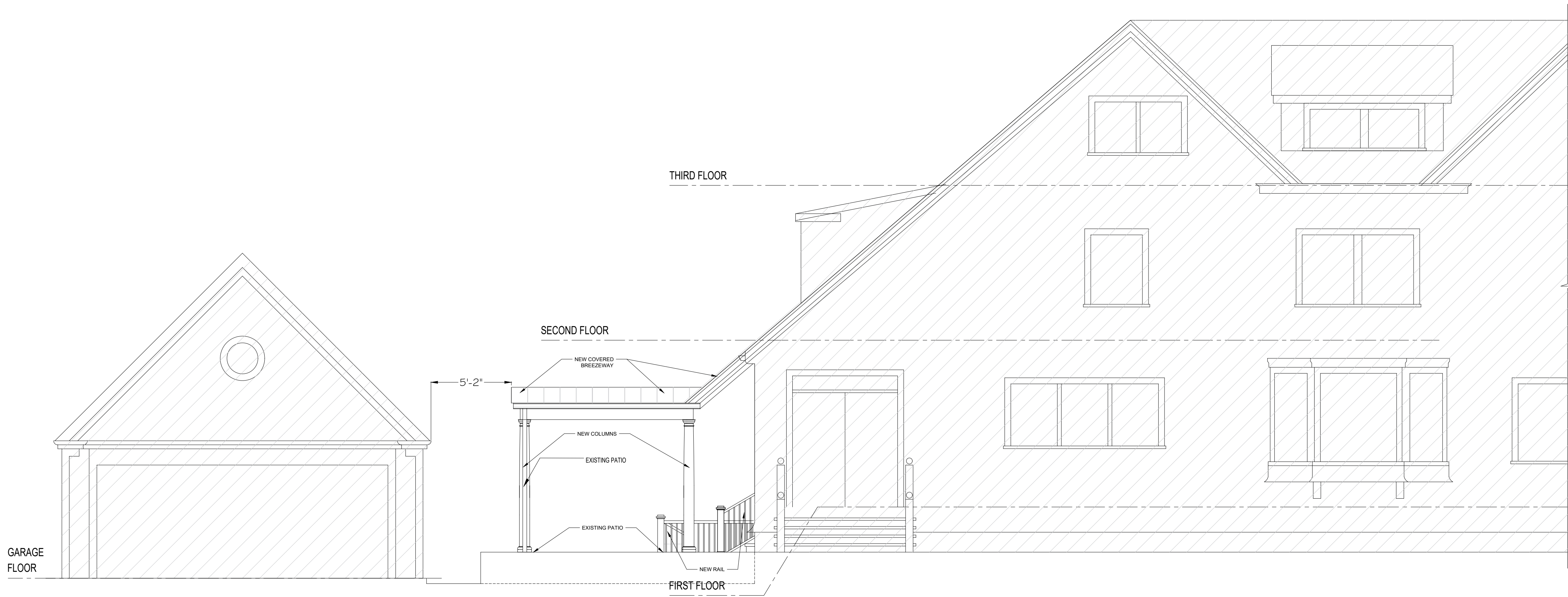
EXISTING RIGHT ELEVATION

Drawn by	MJ	REVISID SET:	No.	REVISID SET:	Date:
Checked by	ISH	REVISID SET:		REVISID SET:	1/18/222
Project Start Date	01/09/20	REVISID SET:		REVISID SET:	1/29/2022
Sheet #					

Project:
 109 Prince Str
 Newton, MA
**A3 - EXISTING - DEMO
 ELEVATIONS**
 Scale
 1/4" = 1'-0"

I.S. Hernandez Services INC.
 111 Baker Street
 West Roxbury, MA 02132
www.ishdesignservices.com
 TEL: (617)323-8527



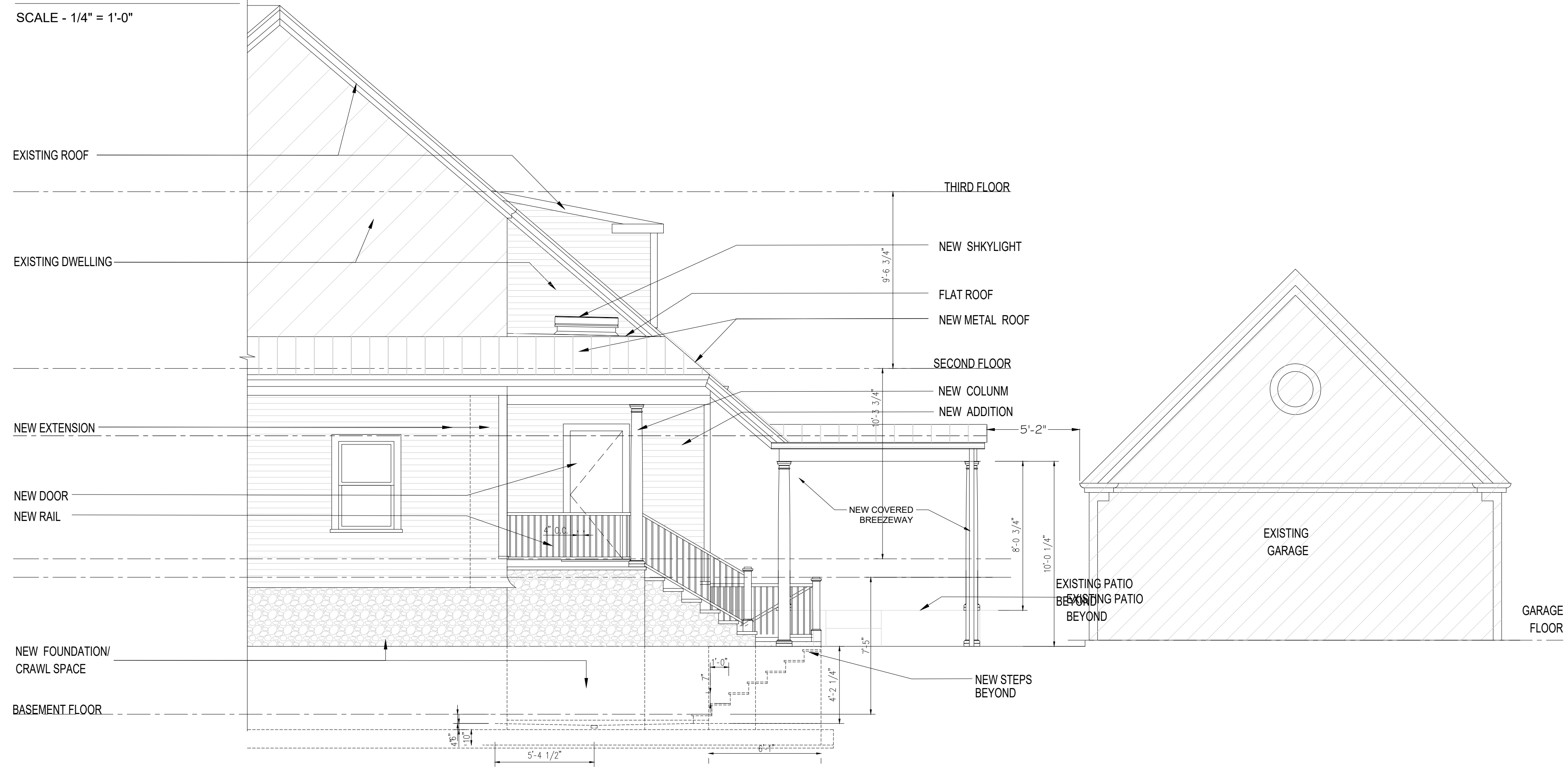


PROPOSED LEFT SIDE ELEVATION

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

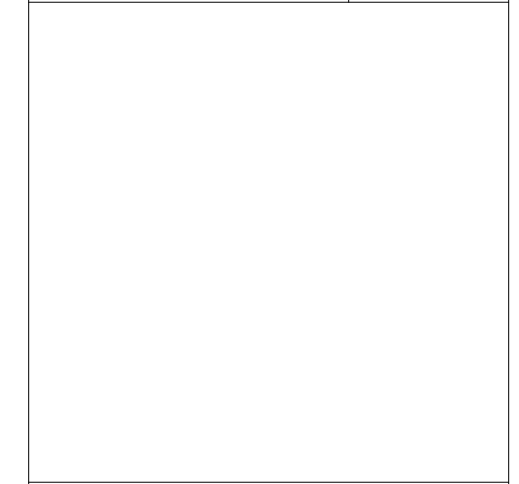
RIGHT SIDE ELEVATION

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

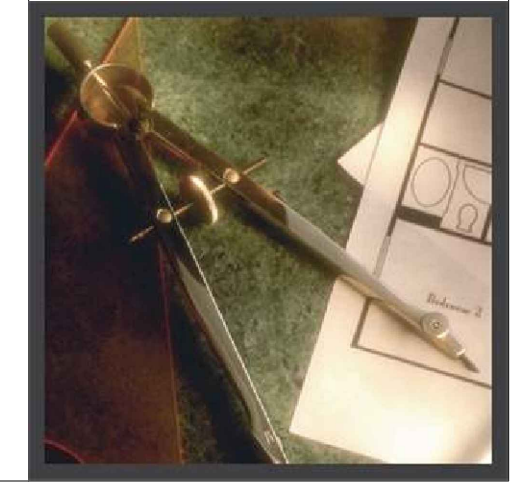


Date:	1/4/22
REVISED SET:	1/18/22
REVISED SET:	1/29/2022
MJ No.	
ISH	
Project Start Date	12/10/21
Sheet #	
A5 of 6	
Scale 1/4" = 1'-0"	

Project:
109 Prince Str
Newton, MA
**A5 - EXTERIOR
ELEVATIONS**



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Column photo



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Page 1 of 1
 Made by Ivan Hernandez
 Date 4-3-22
 Checked by [Signature]
 Date _____

109 Prince Str., Newton



Setti D. Warren
 Mayor

City of Newton, Massachusetts

Department of Inspectional Services
 1000 Commonwealth Avenue Newton, Massachusetts 02459

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John Lojek
 Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 109 Prince Str., Newton

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2007	2096
2. Attached garage	0	0
3. Second story	1644	1644
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}	888	888
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	0	0
8. Detached garage	473	473
9. Area above detached garages with a ceiling height of 7' or greater	150	150
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)	5162	5251
B Lot size	15,000	15,000
C FAR = A/B	34.4%	35%
Allowed FAR		
Allowable FAR	31%	31%
Bonus of .02 if eligible ^{4b}	0	0
TOTAL Allowed FAR	46.50	46.50