



THREE ATTACHED UNITS @ 264 PEARL ST

264 PEARL STREET

NEWTON, MASS

LIST OF DRAWINGS : A-1 UNITS # 1 - 3 GARAGE LEVEL PLANS
 A-2 UNITS 1 - 3 LIVING LEVEL PLANS
 A-3 UNITS 1 - 3 BED ROOM LEVEL PLANS
 A-4 ELEVATIONS



THREE ATTACHED UNITS @ 264 PEARL ST			
SCALE	DATE	6/10/19	DRAWING NO.
	REVISED		A-
TITLE			
TITLE SHEET			
C. D. CALHOUN			
ASSOCIATES INCORPORATED			
51 SACHEM DRIVE, SAGAMORE BEACH, MASS 02662 508 - 833 - 3706			

264 PEARL STREET

PROPERTY LINE

12'-0" SET BACK

23'-0"

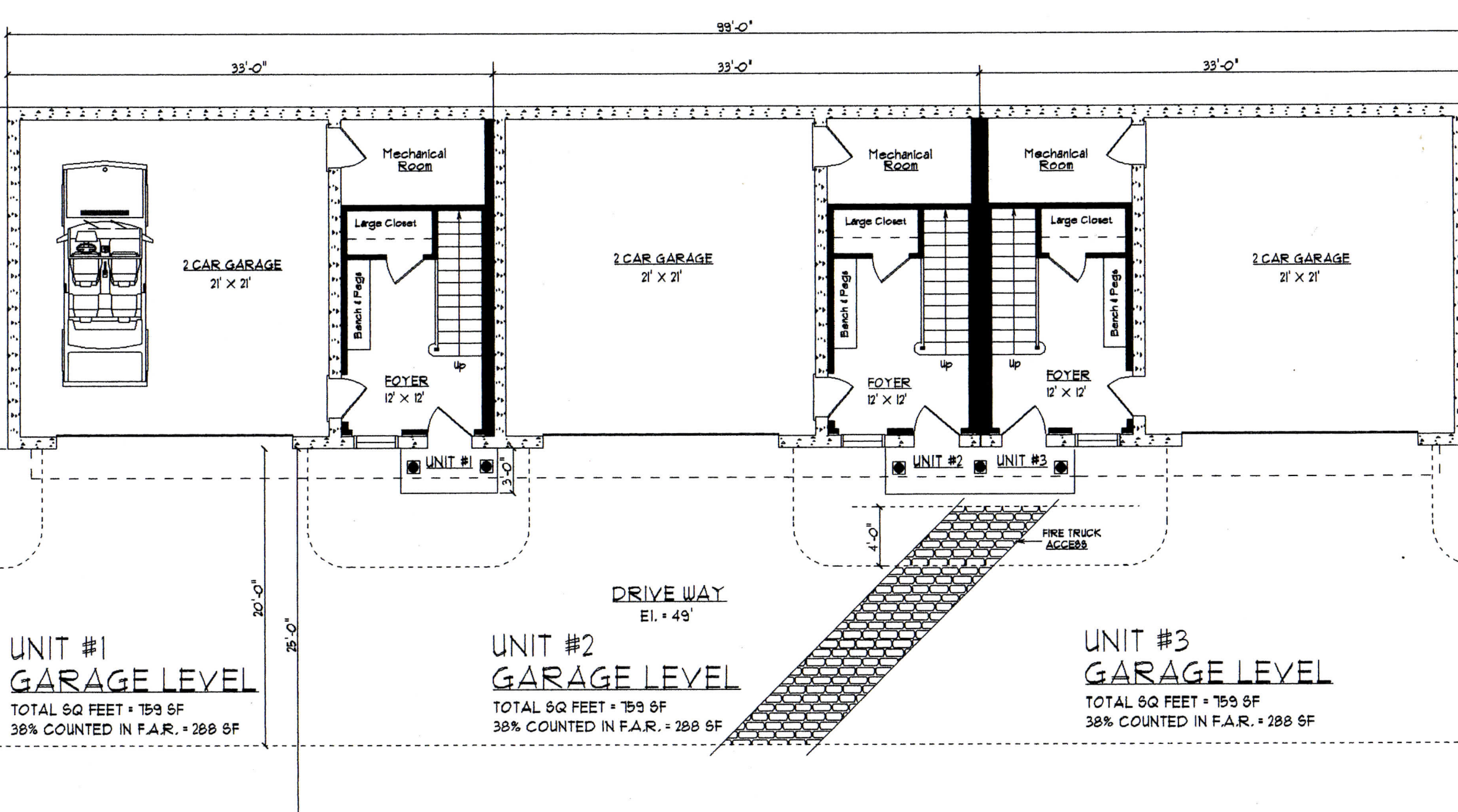
60'-0"

8'-0"

12'-0" DRIVEWAY

5'-0"

PROPERTY LINE



**UNIT #1
GARAGE LEVEL**
TOTAL SQ FEET = 759 SF
38% COUNTED IN F.A.R. = 288 SF

**UNIT #2
GARAGE LEVEL**
TOTAL SQ FEET = 759 SF
38% COUNTED IN F.A.R. = 288 SF

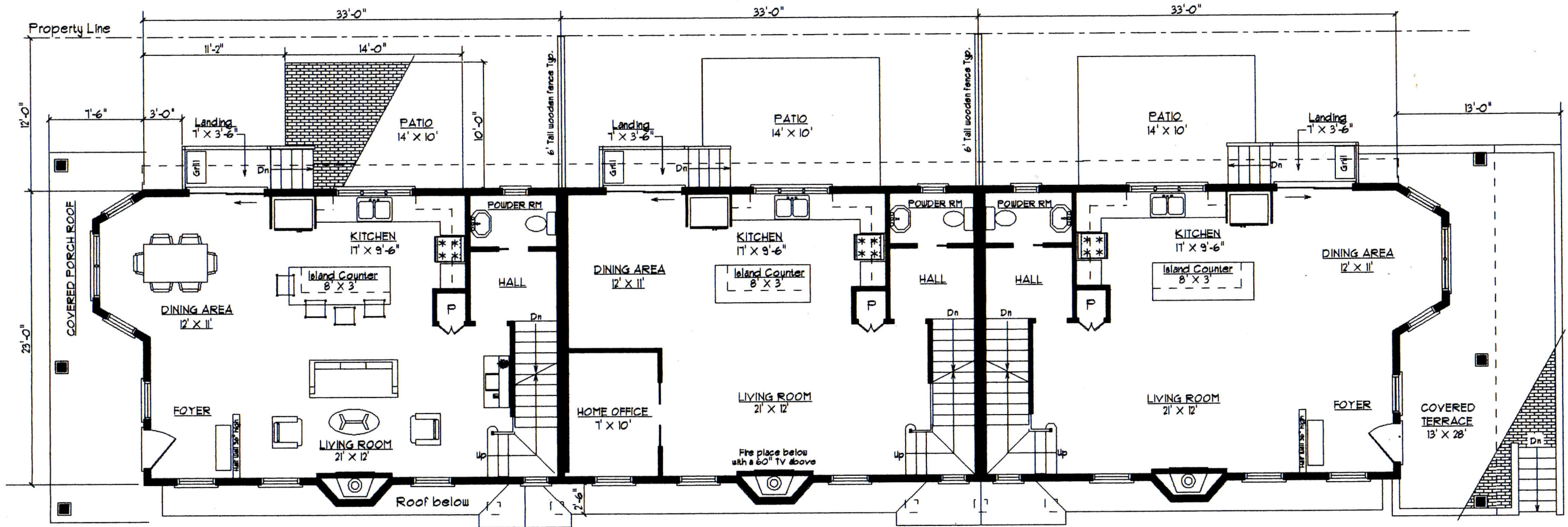
**UNIT #3
GARAGE LEVEL**
TOTAL SQ FEET = 759 SF
38% COUNTED IN F.A.R. = 288 SF

DRIVEWAY
El. = 49'

FIRE TRUCK ACCESS



THREE ATTACHED UNITS @ 264 PEARL STREET		
SCALE 1/8" = 1'-0"	DATE SP 6/10/19	DRAWING NO. A-1
TITLE UNITS # 1 - 3 GARAGE LEVEL PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, SAGAMORE BEACH, MASS 02562 508-833-3106		



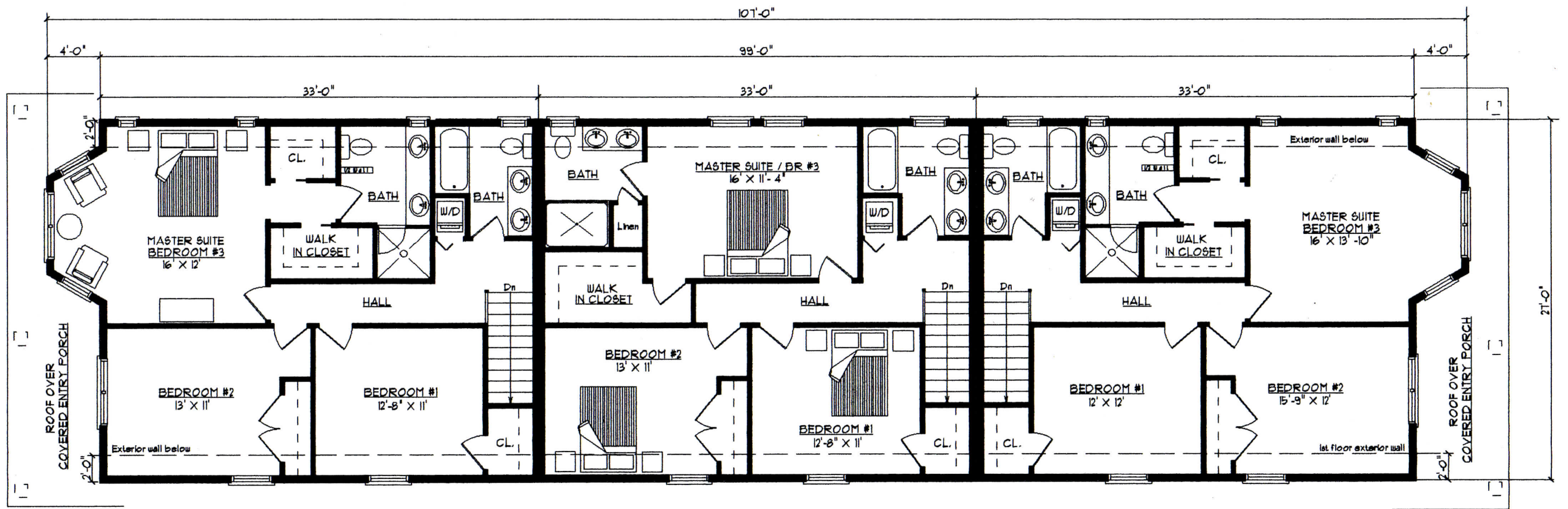
UNIT #1
 LIVING LEVEL FLOOR PLAN
 TOTAL AREA = 829 SF

UNIT #2
 LIVING LEVEL FLOOR PLAN
 TOTAL AREA = 782 SF

UNIT #3
 LIVING LEVEL FLOOR PLAN
 TOTAL AREA = 829 SF



THREE ATTACHED UNITS @ 264 PEARL STREET		
SCALE 1/8" = 1'-0"	DATE SP 6/10/19	DRAWING NO. A-2
TITLE UNITS # 1-3 LIVING LEVEL PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, SAGAMORE BEACH, MA 02562 508-833-3706		



UNIT #1
 BED ROOM LEVEL FLOOR PLAN
 TOTAL AREA = 944 SF

UNIT #2
 BED ROOM LEVEL FLOOR PLAN
 TOTAL AREA = 906 SF

UNIT #3
 BED ROOM LEVEL FLOOR PLAN
 TOTAL AREA = 944 SF

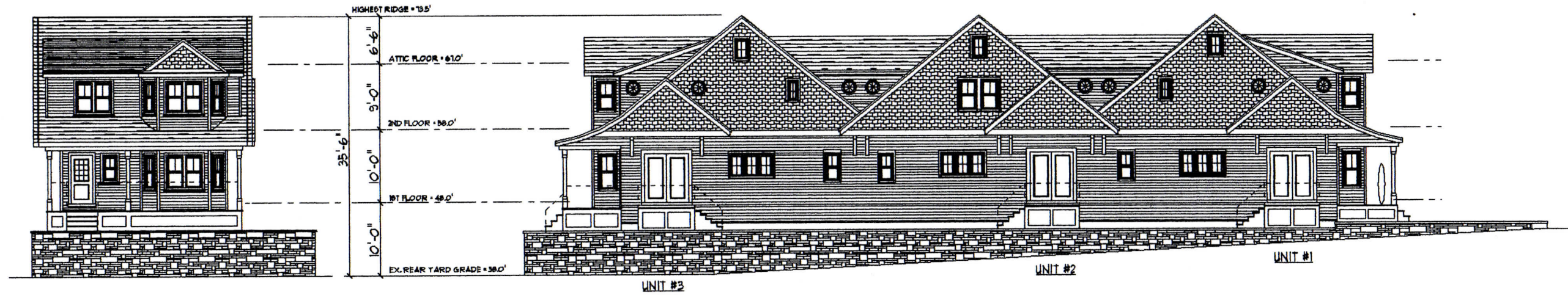


THREE ATTACHED UNITS @ 264 PEARL STREET		
SCALE	DATE SF 6/10/19	DRAWING NO. A-3
TITLE		
UNITS #1 - 3 BED ROOM LEVEL PLANS		
C.D. CALHOUN		
ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, SAGAMORE BEACH, MASS 02562 508 - 833 - 3706		



264 PEARL STREET
FRONT ELEVATION

RIGHT ELEVATION / SITE CROSS SECTION



REAR ELEVATION

LEFT ELEVATIONS



ATTACHED THREE UNITS @ 264 PEARL STREET		
SCALE 1/8" = 1'-0"	DATE SP 6/10/13	DRAWING NO. A-4
TITLE FRONT, RIGHT, LEFT & REAR ELEVATIONS		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, SAGAMORE BEACH, MASS 02562 508-833-3706		



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: 264 PEARL STREET NEWTON MASS.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		2,140 SF
2. Attached garage		0
3. Second story		2,799 SF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		0
5. Certain floor area above the second story ^{1b}		0
6. Enclosed porches ^{2b}		0
7. Mass below first story ^{3b}		865 SF
8. Detached garage		0
9. Area above detached garages with a ceiling height of 7' or greater		0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)		6,099 SF
B Lot size		14,608 SF
C FAR = A/B		.42
Allowed FAR		
Allowable FAR		6,135 SF
Bonus of .02 if eligible ^{4b}		0
TOTAL Allowed FAR		6,135 SF



