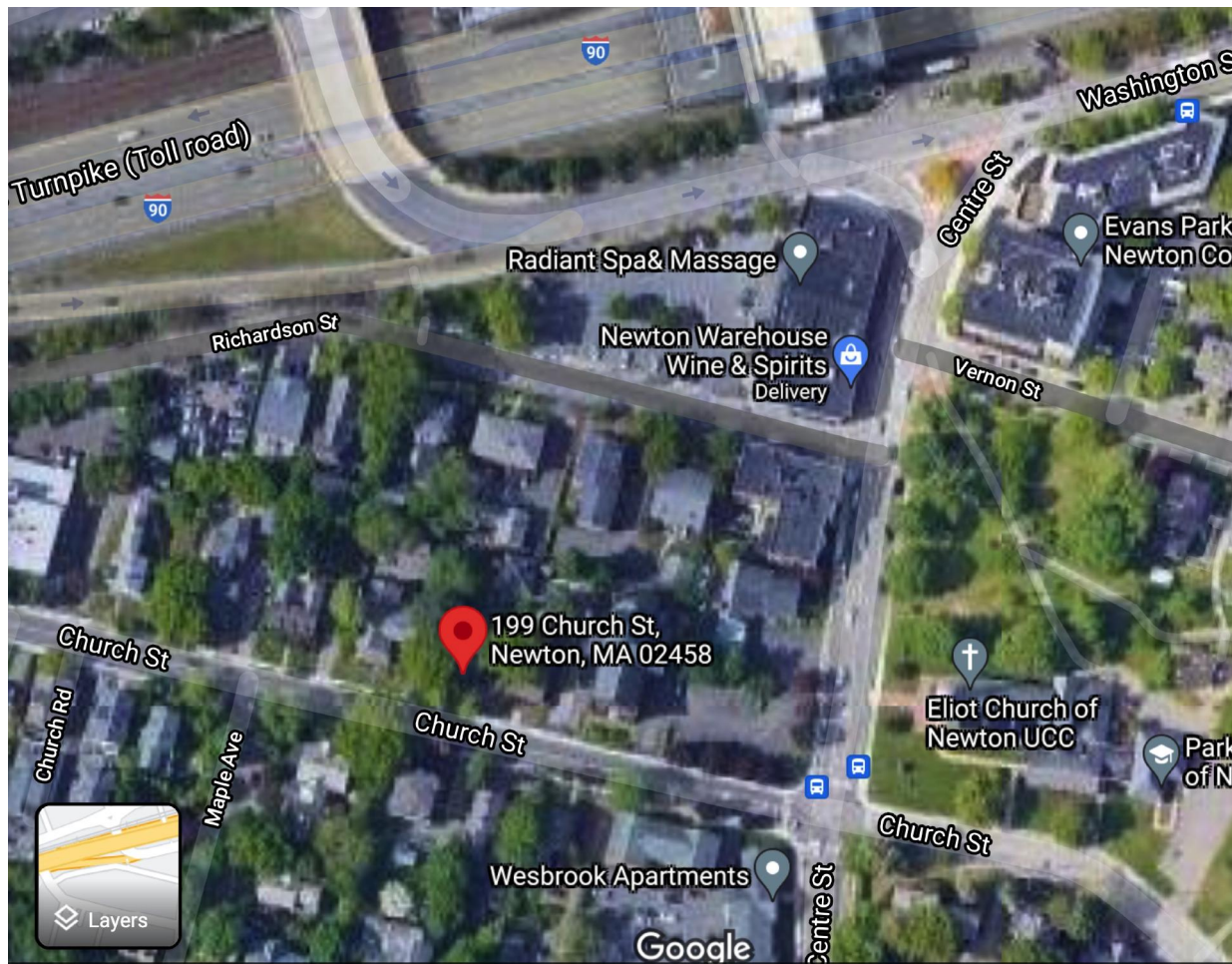


**199 Church St.
Newton, MA 02671**

Sangiolo Associates Architects 11-4-21
r, 5-5-22



PROPOSED	Unit 1	Unit 2	Unit 3	
first floor	1141	975	929	
second floor	1128	1048	731	
3rd floor		802 Not Included in FAR		
porch				
cathedral			59	
	2269	2023	1719	
			FAR SQ FT	6011
Lot	10688	FAR		0.56

EXISTING	Unit 1	Unit 2	Unit 3	
first floor	1440	174	929	
second floor		1631	676	
3rd floor		721		
porch	276	136		
cathedral			59	
	1716	2662	1664	
			FAR SQ FT	6042
Lot	10688	FAR		0.57

Floor Area Calc.

City of Newton, MA : Assessing Department

Property

199 CHURCH ST

Property

- Property SBL: 12013 0016
- Address: 199 CHURCH ST
- Tax Bill Number: 2215251
- Land Use: 1050
- Land Use: THREE FAMILY
- Description:
- Lot Size: 10,835 sq ft
- Frontage: 75 ft
- Zoning: MR1
- Map ID: 034NW
- ID: 12013 0016

Property Image

Property Sketch



Context & FAR Calculation

**199 Church St.
Newton, MA 02671**

Sangiolo Associates Architects 11-4-21
r, 5-5-22



House Photos



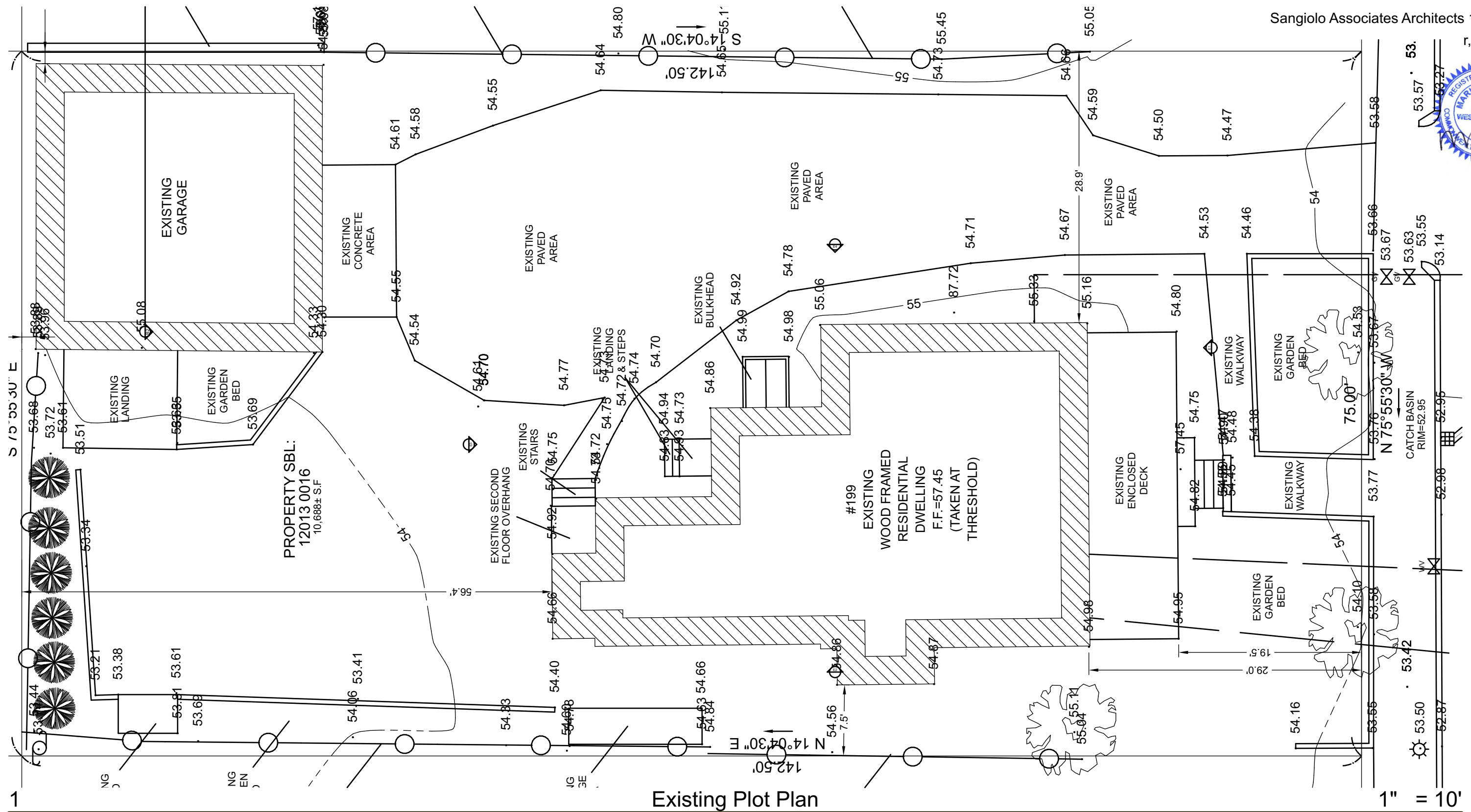
**199 Church St.
Newton, MA 02671**

Sangiolo Associates Architects 11-4-21
r, 5-5-22



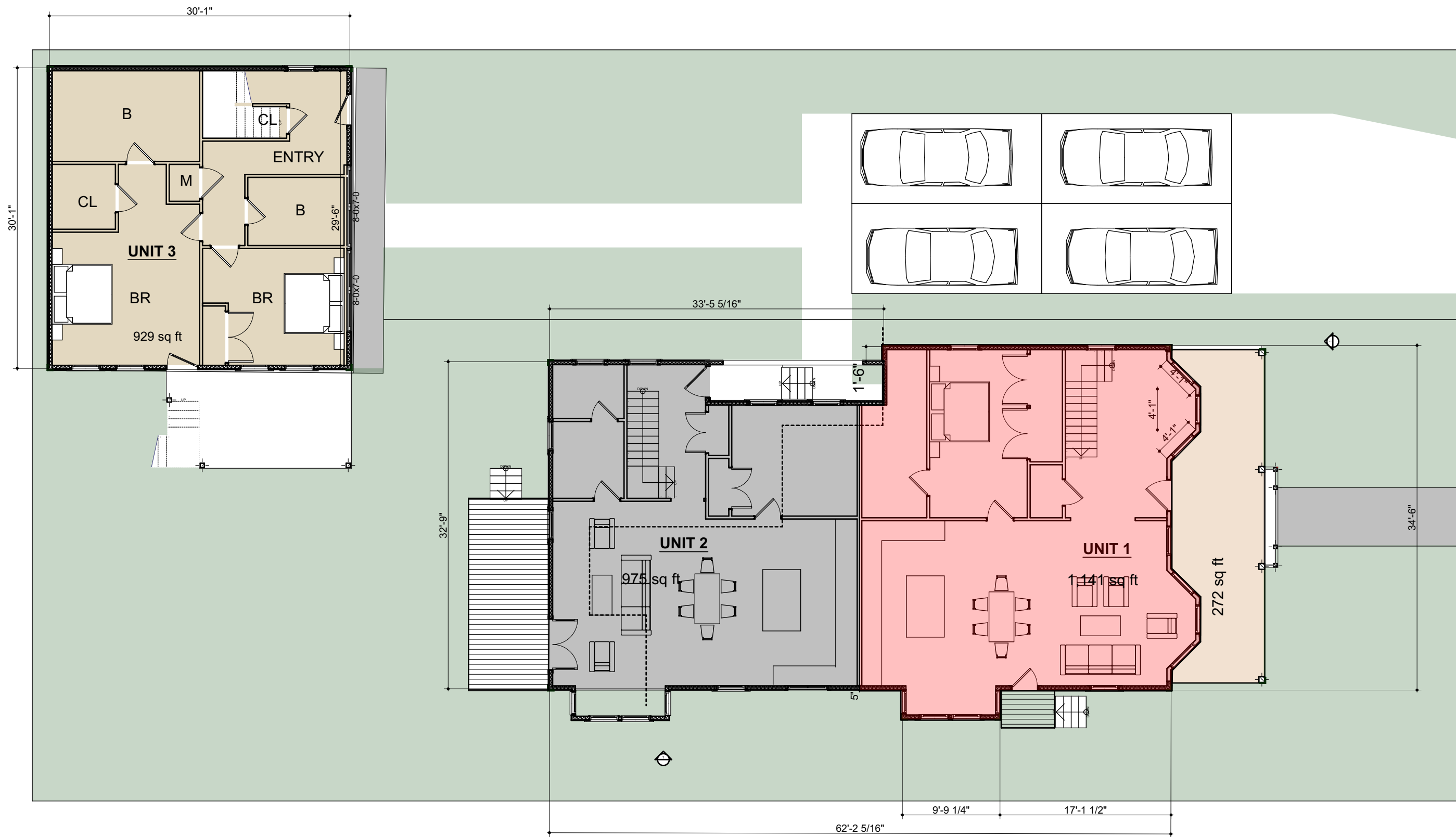
Carriage House Photos

03



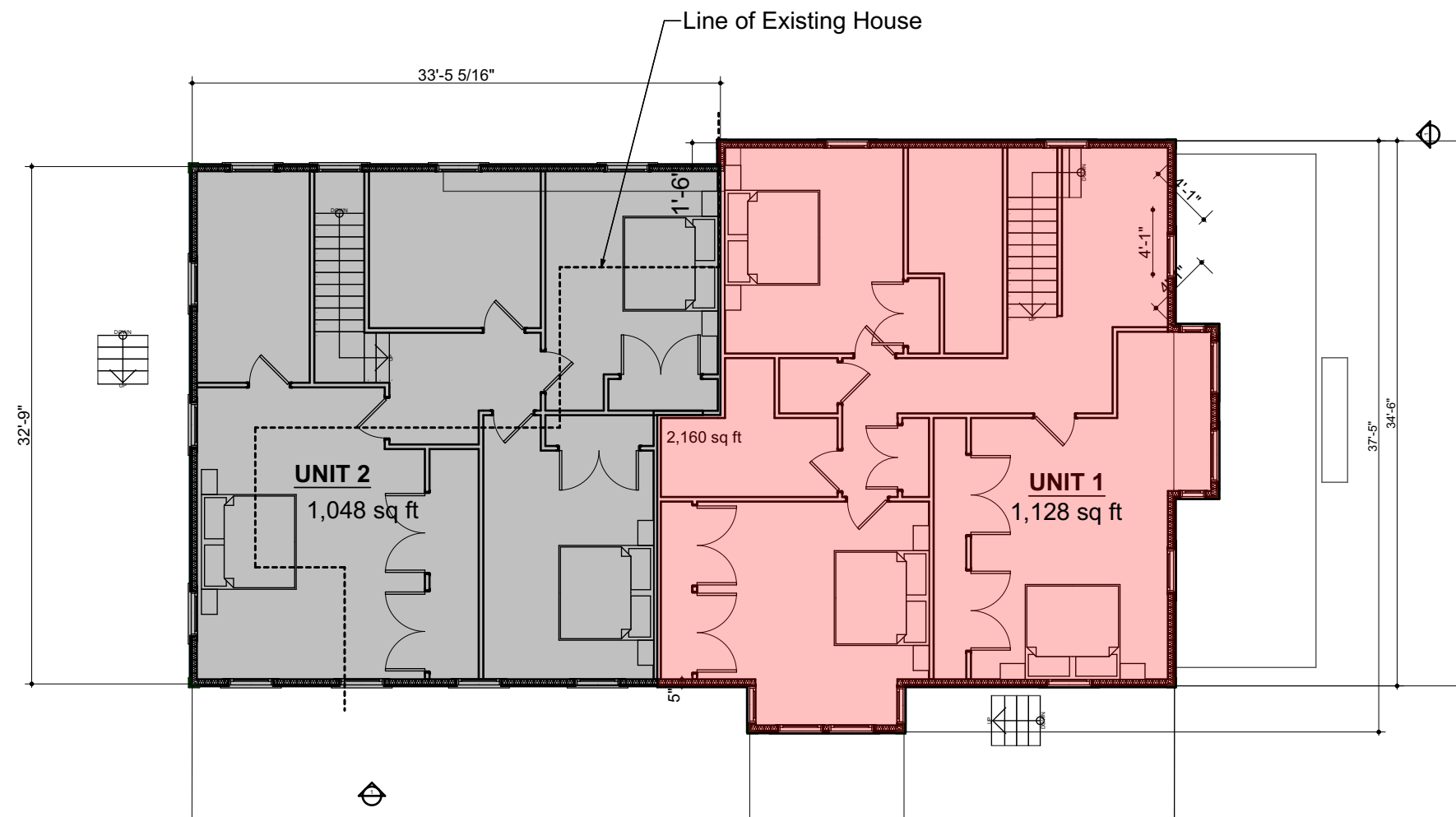
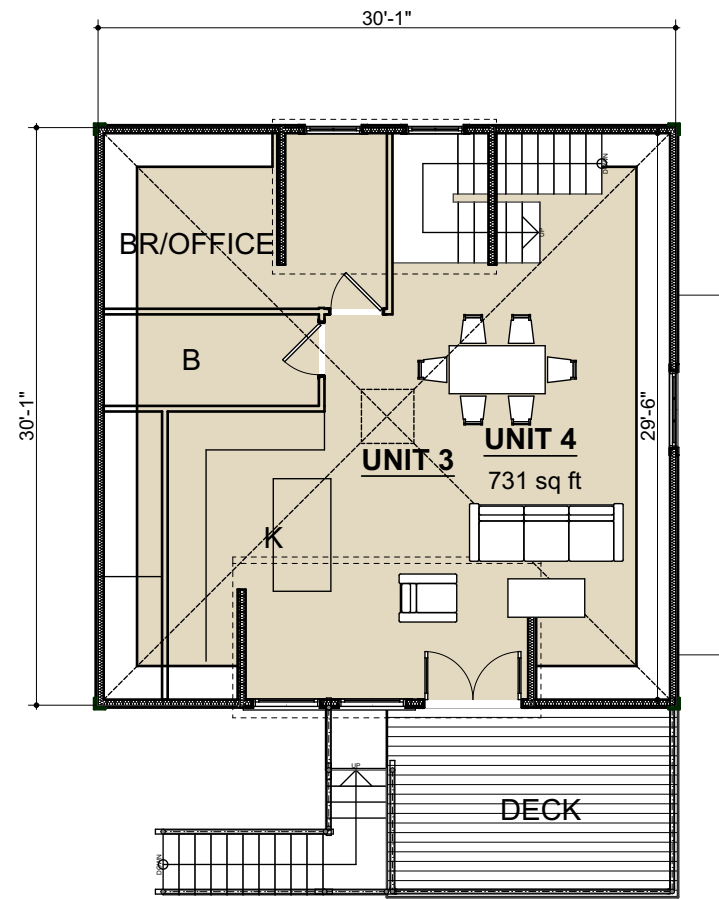
Existing Plot Plan

Existing Plot Plan



CHURCH STREET

First Floor Plan



1

SECOND FLOOR (1)

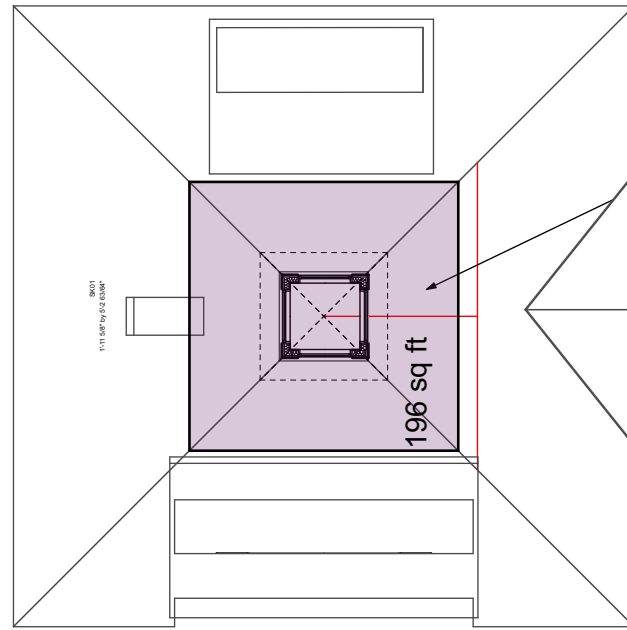
1" = 10'

Second Floor Plan

06



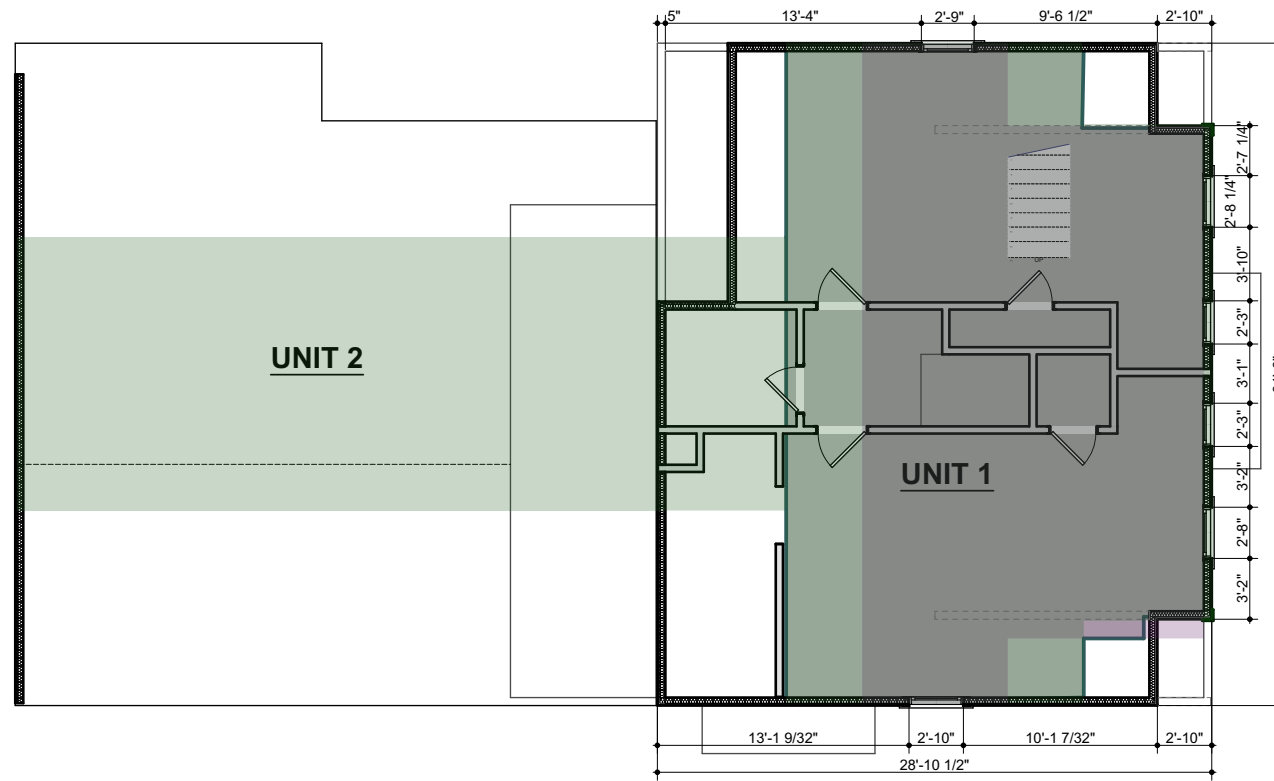
59 sf



Cathedral Area for FAR Calc.

$530/1270 = .42$

5' to 7'	477 sq ft
	802 sq ft
	<hr/> 1270 sq ft
7' and >	533 sq ft

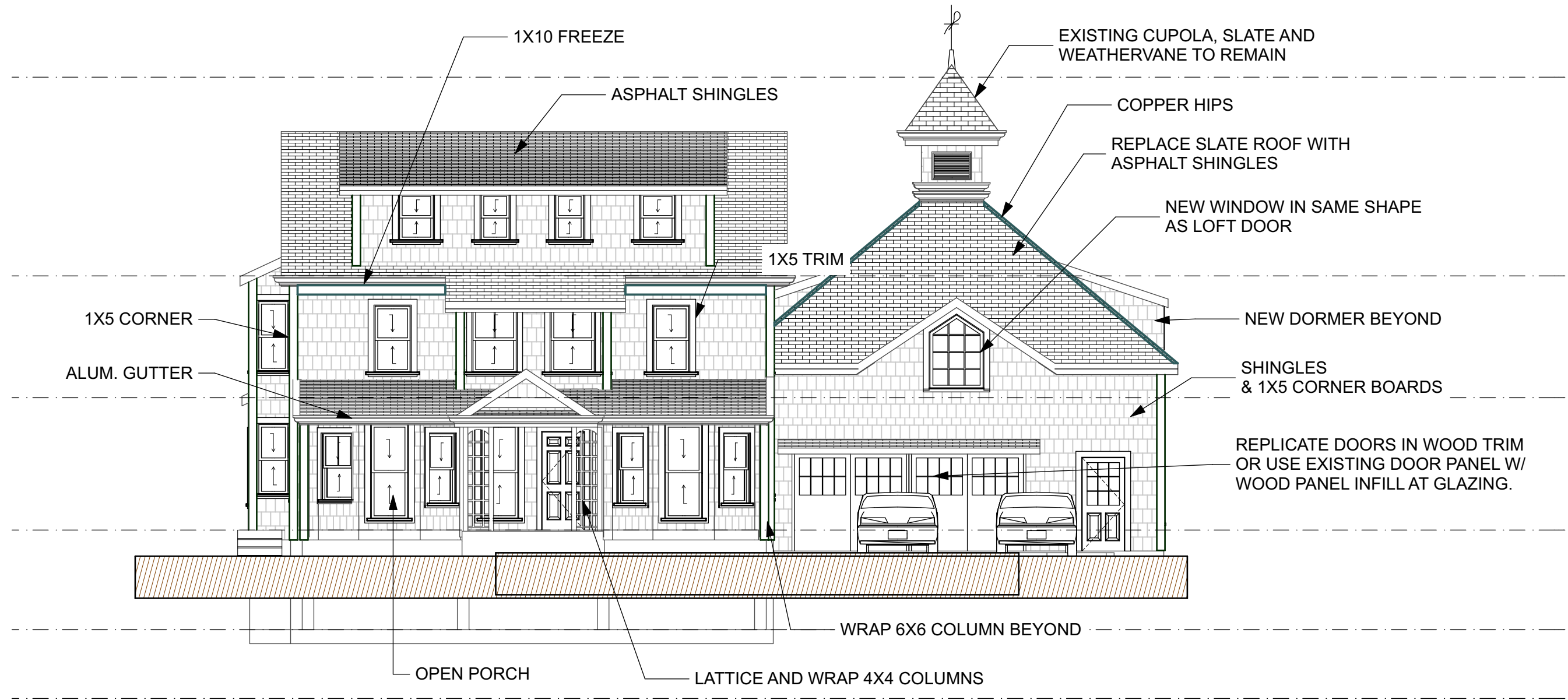


1

THIRD FLOOR (1)

1" = 10'

Third Floor Plan

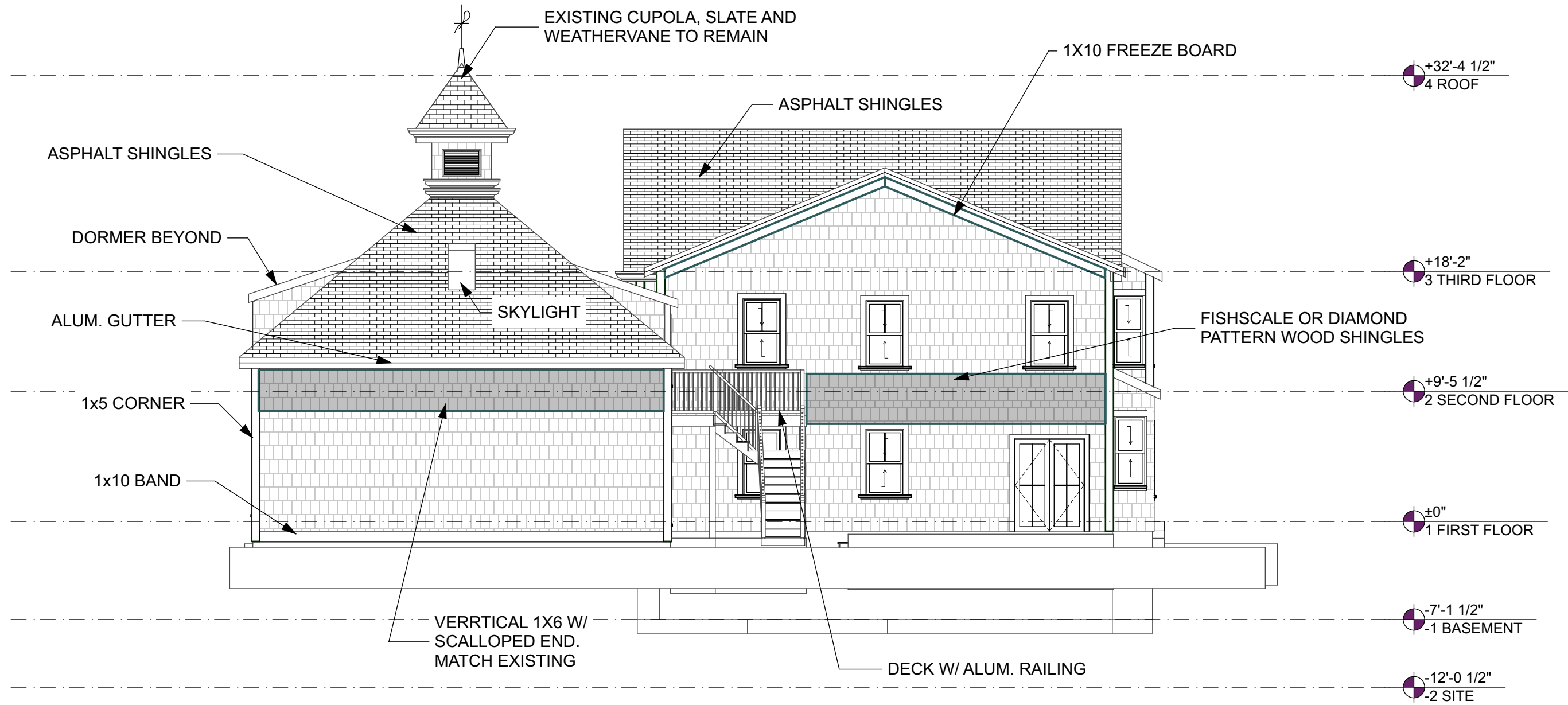


1

SOUTH ELEVATION

1/8" = 1'-0"

South Elevation



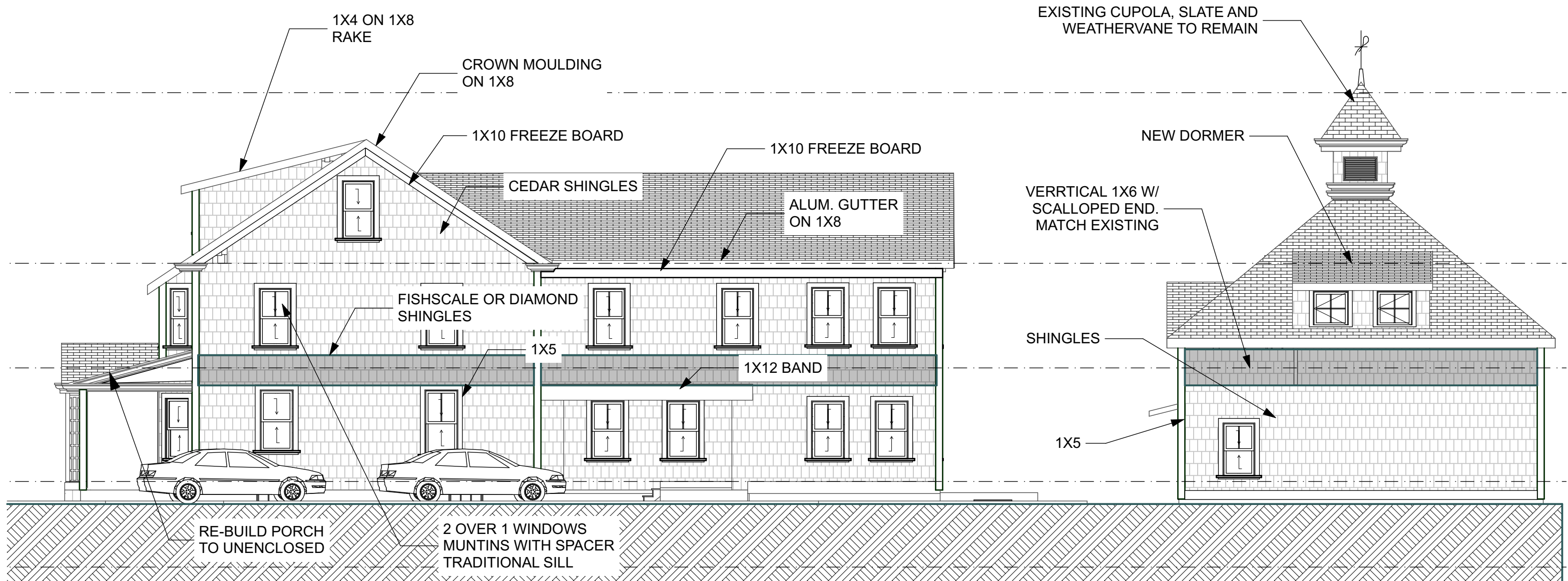
1

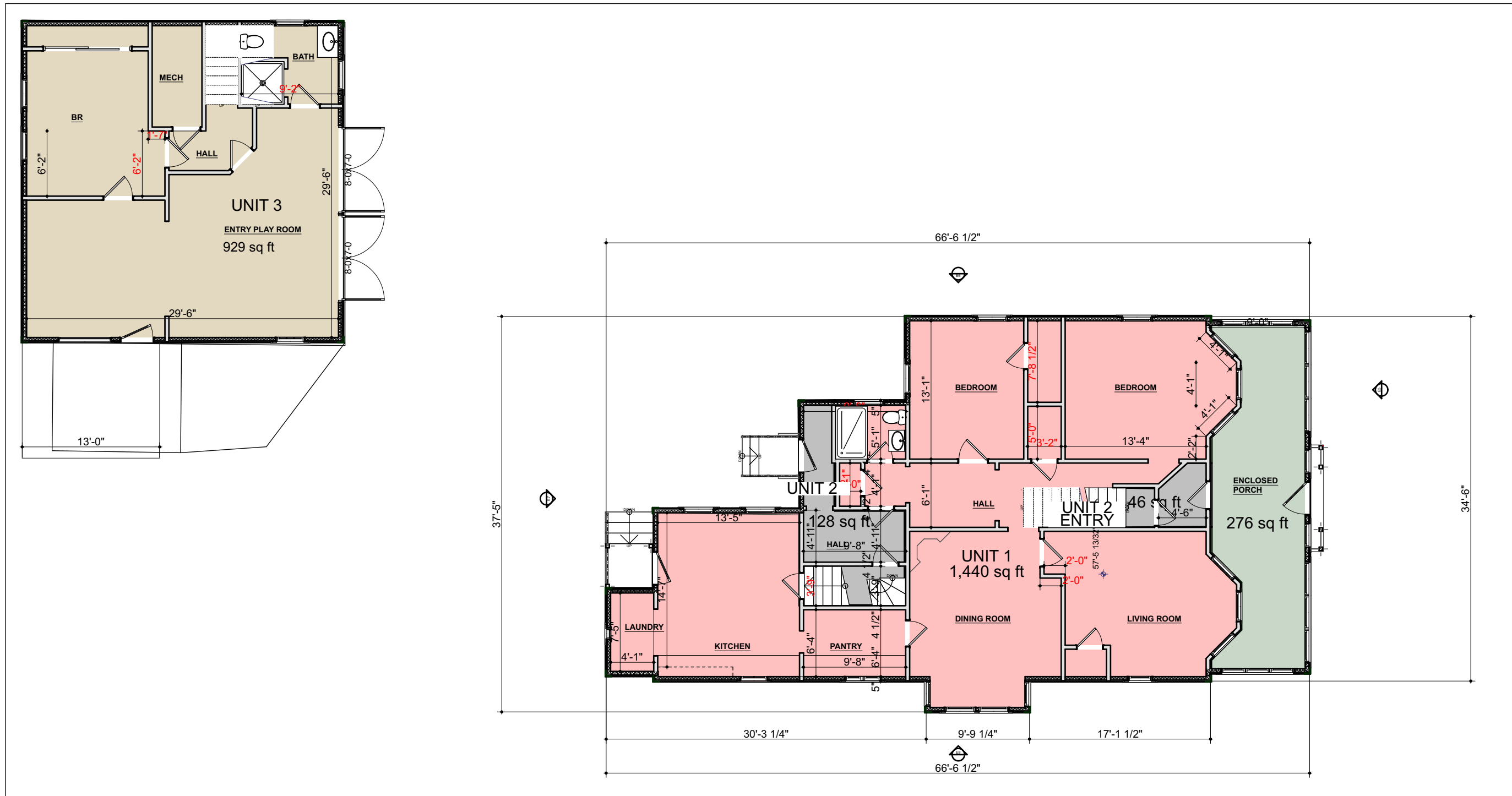
NORTH ELEVATION

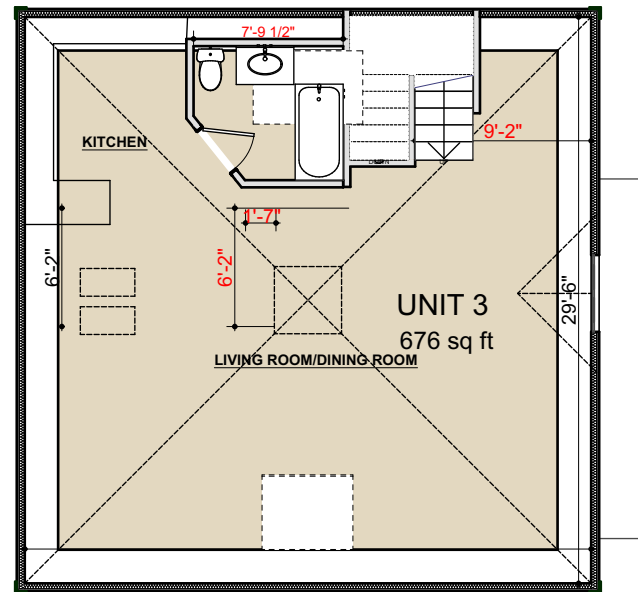
1/8" = 1'-0"

North Elevation

09

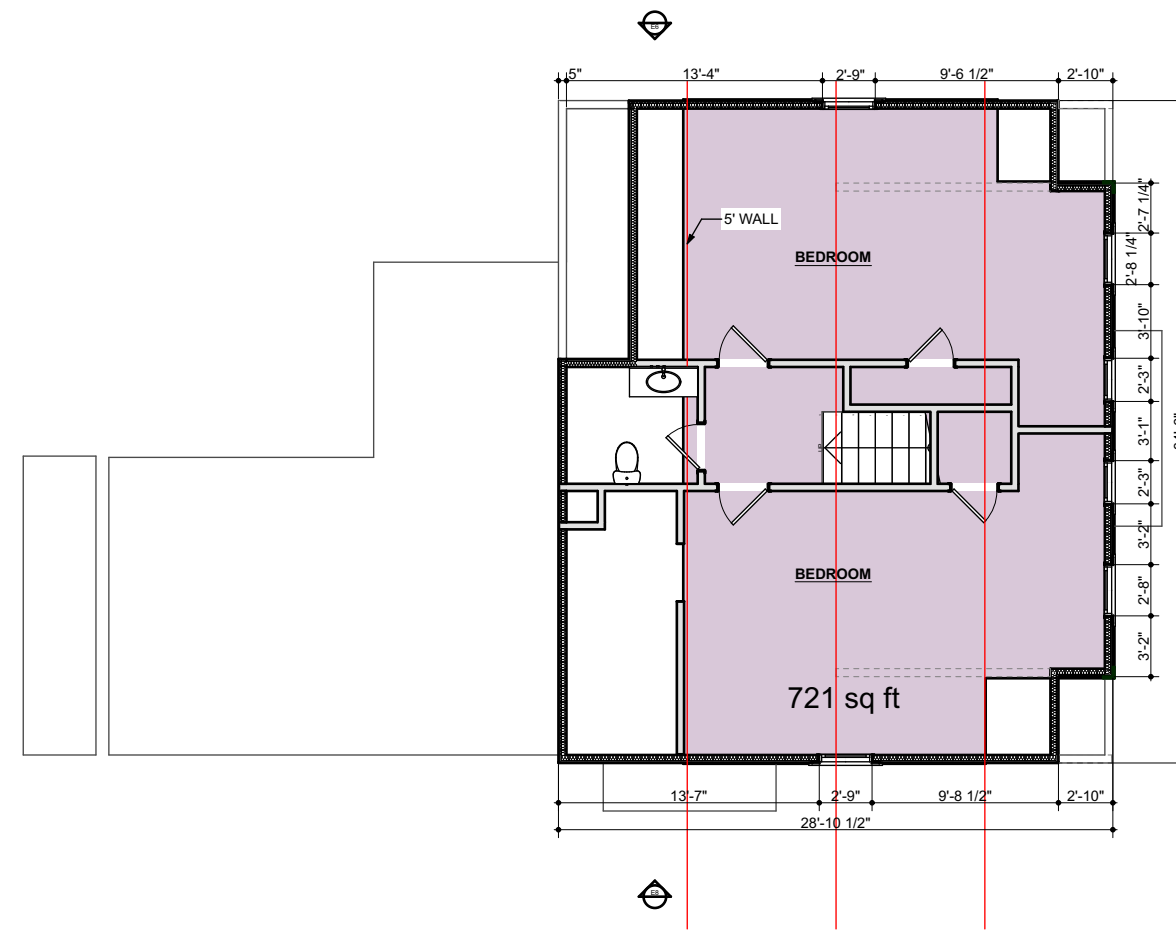
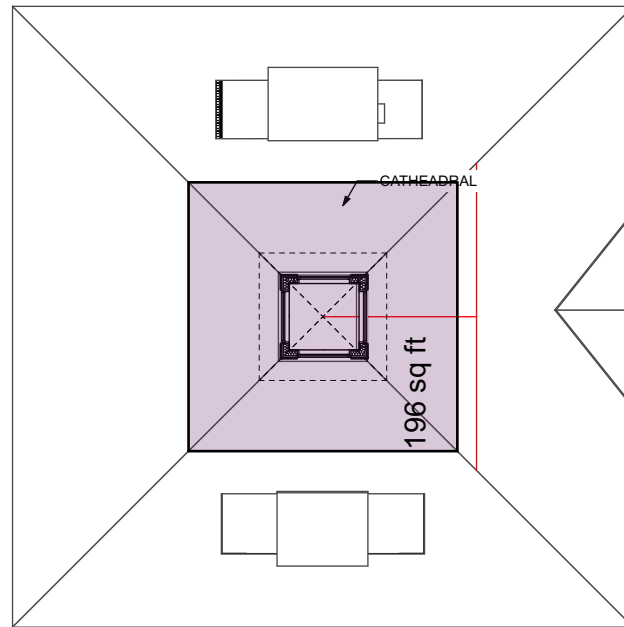






13'-0"





1

EXISTING THIRD FLOOR

1" = 10'

Exist. 3rd Floor Plan

