



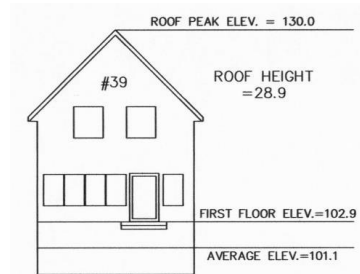
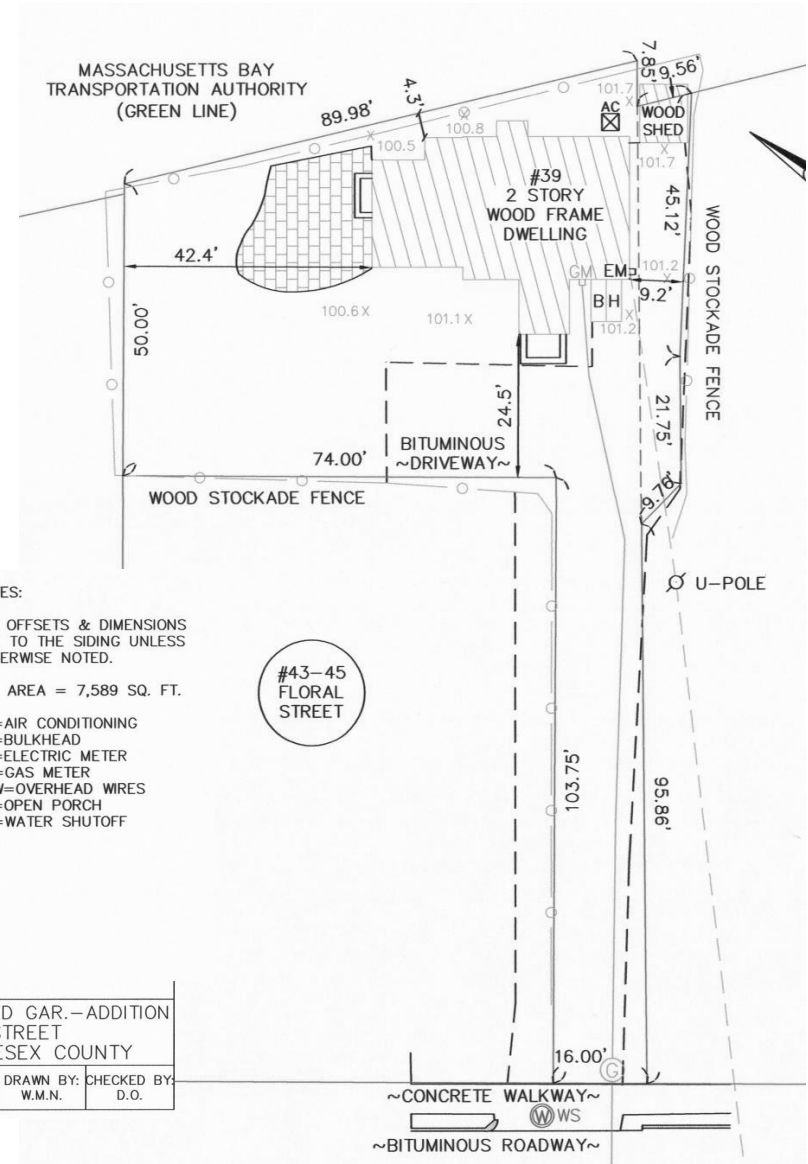
39 Floral St Garage Addition Project

Celia and Daniel Ivanov

June 1, 2022

39 Floral Street Survey

- Completed on 11/29/2021
- Street frontage is 16'
- Driveway length is 103.75'
- Yard frontage is 74'
- Lot is 7,589 S.F.



NOTES:

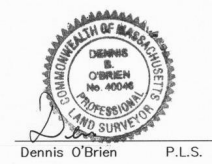
ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.

LOT AREA = 7,589 SQ. FT.

AC=AIR CONDITIONING
 BH=BULKHEAD
 EM=ELECTRIC METER
 GM=GAS METER
 OHW=OVERHEAD WIRES
 OP=OPEN PORCH
 WS=WATER SHUTOFF

EXISTING LOT COVERAGE = (15.3%) 1,161.4 S.F.
 EXISTING OPEN SPACE = (40.7%) 3,091.2 S.F.

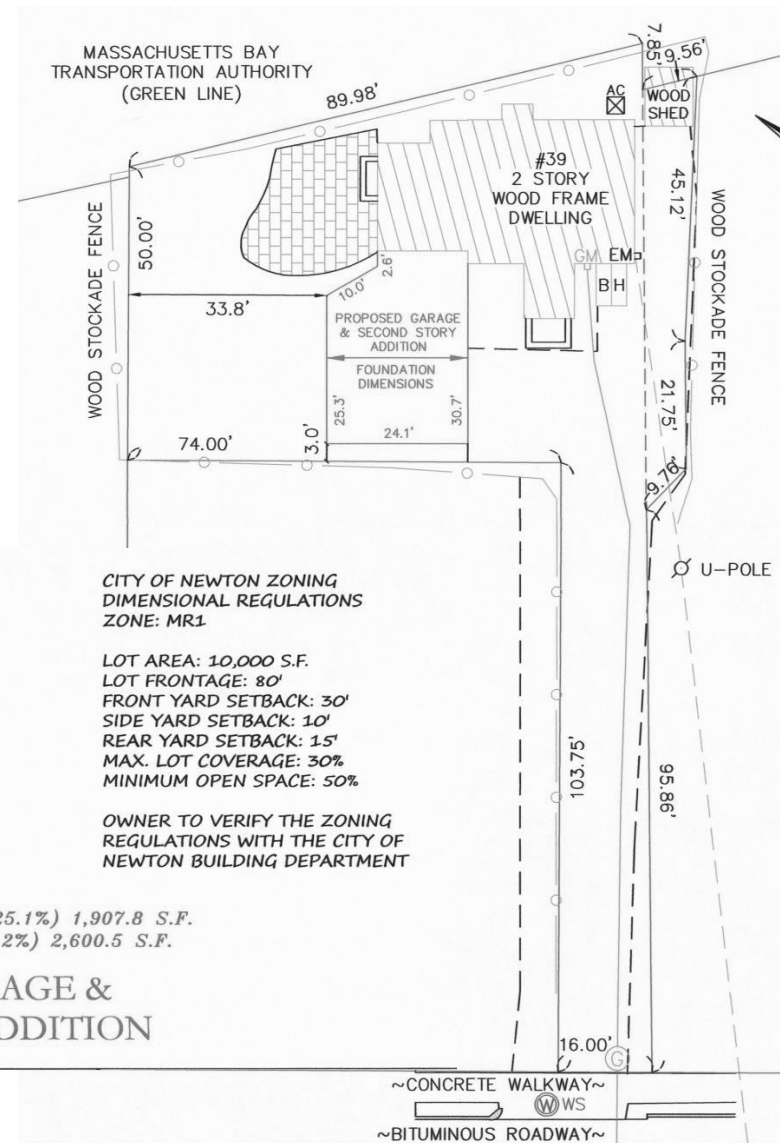
EXISTING CONDITIONS



<p>D. O'BRIEN LAND SURVEYING 400 WEST CENTRAL STREET EST 1998 FRANKLIN, MA 02038 508-541-0948</p>	PLAN SHOWING PROPOSED GAR.-ADDITION 39 FLORAL STREET NEWTON, MA MIDDLESEX COUNTY			
	SCALE: 1:20	DATE: 11/29/2021	REVISED: 5/13/2022	DRAWN BY: CHECKED BY: W.M.N. D.O.

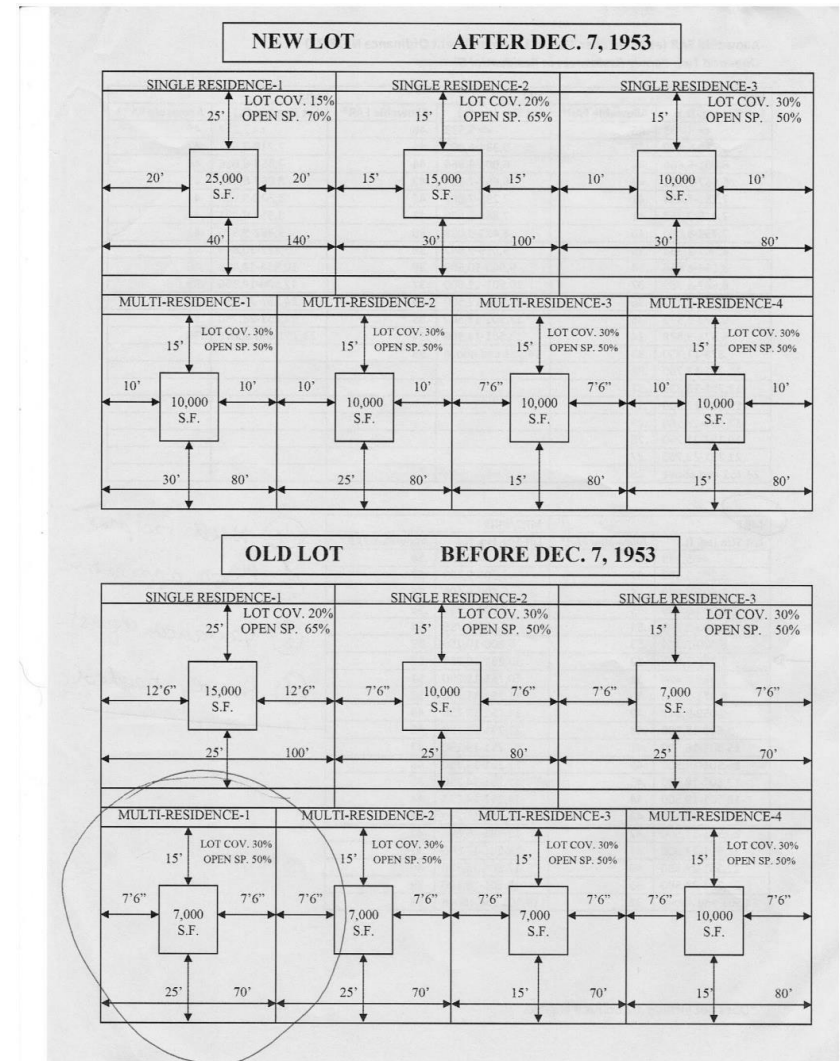
Proposed Addition

- 2-car garage
- 2 bedrooms over garage
- Enlarge family room
- 1 Bathroom

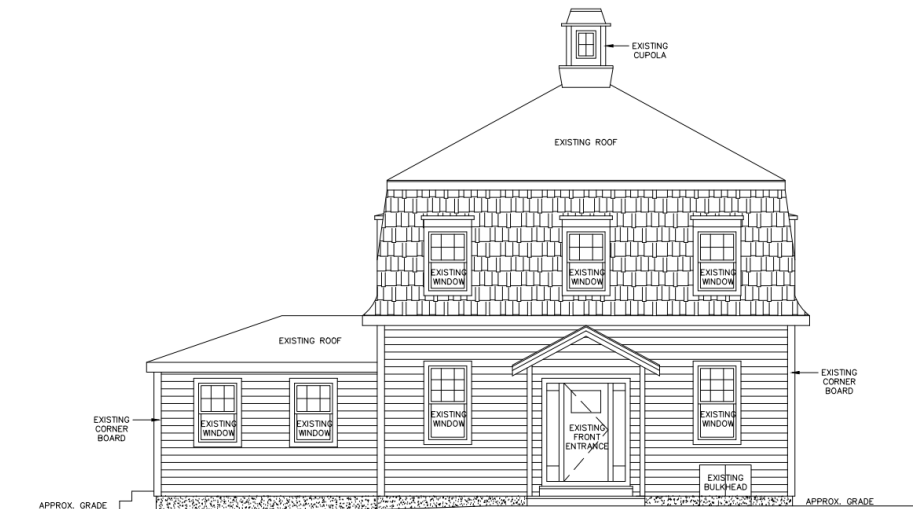


FAR Calculations

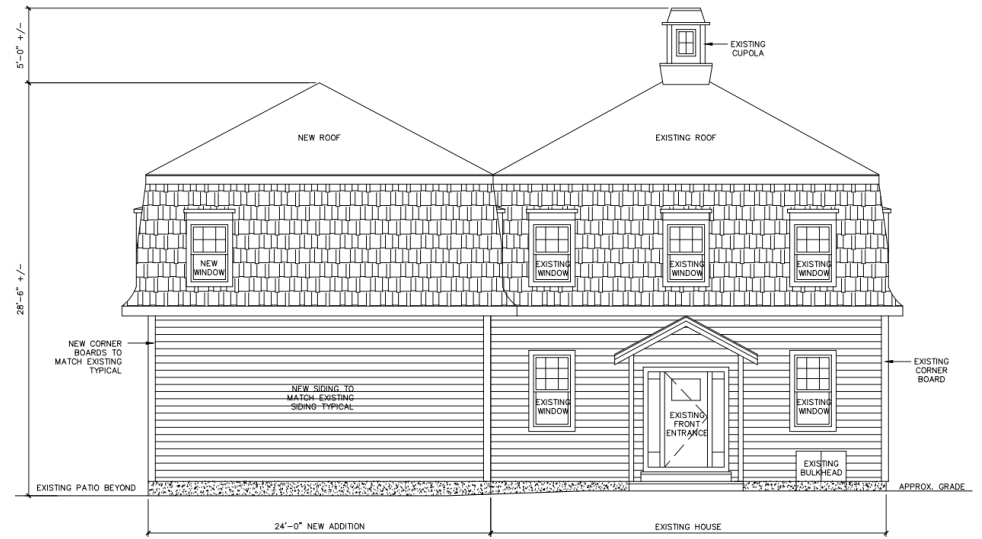
- Property is a Multi-Residence 1
- Carriage house built in 1869
- Converted to house in 1951
- Lot is 7,589 S.F.
- Allowable FAR multiplier is .52
- Structure may be 3,946 S.F
- Current structure: 1,680 S.F
- Existing gross floor area: 2,710sf
- Proposed gross floor area: 3,845sf



Front View

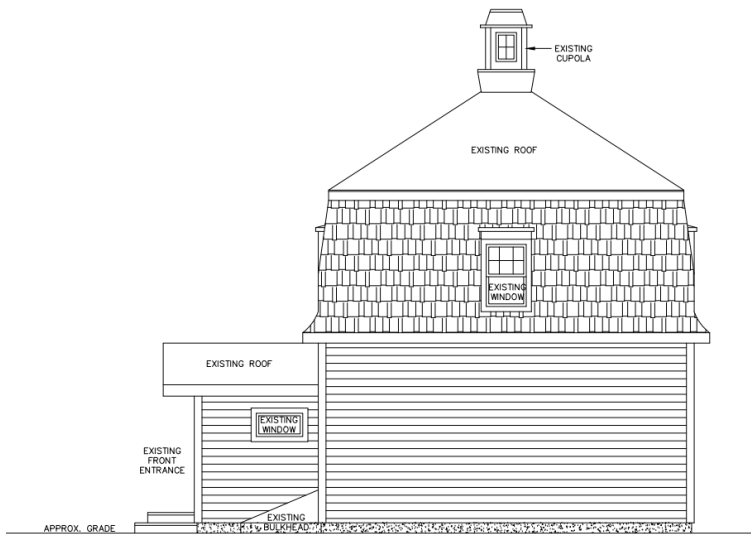


EXISTING FRONT ELEVATION
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

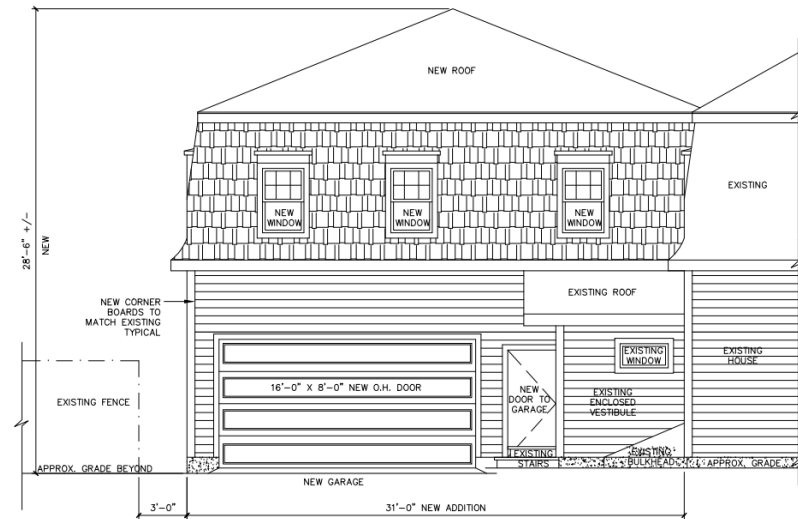


EXISTING FRONT ELEVATION SHOWING PROPOSED ADDITION
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

Right Side

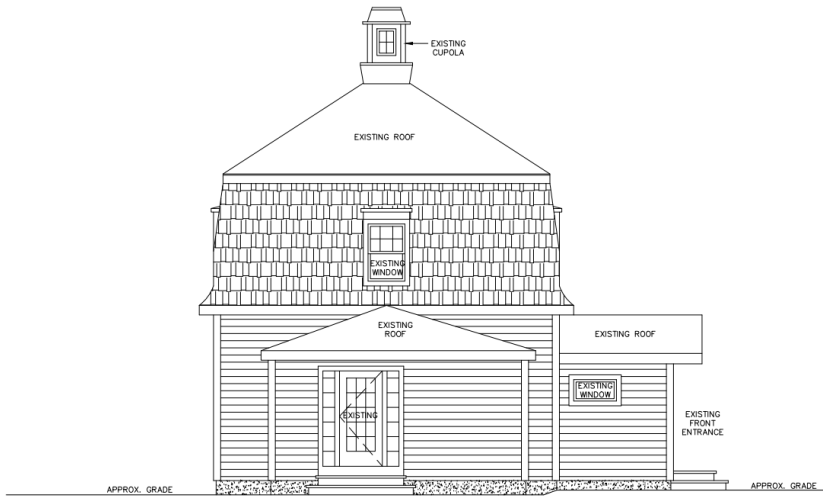


EXISTING RIGHT SIDE ELEVATION
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

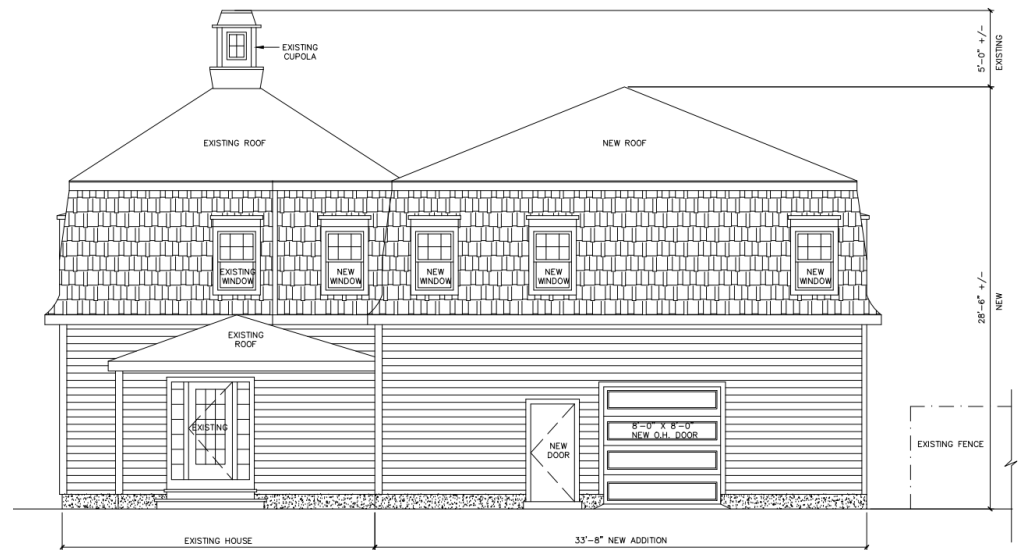


EXISTING RIGHT SIDE ELEVATION SHOWING PROPOSED ADDITION
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

Left Side



○ EXISTING LEFT SIDE ELEVATION
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD



○ EXISTING LEFT SIDE ELEVATION SHOWING PROPOSED ADDITION
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

Full Neighbor Support

April 11, 2022
City of Newton

To All It May Concern:

In discussions with my direct neighbors, Celia and Dan Ivanov at 39 Floral St., I have learned of their plans to build an addition to their present home. The plans call for a garage and bedrooms on a second floor above the garage.

I wish it to be known that as direct abutter to their property, I support and endorse their efforts to make this addition to their existing house at 39 Floral St, Newton, MA.

Kind regards,



Cheryl R. O'Neil & David G. O'Neil

36 Floral Street, Newton Highlands, MA 02461



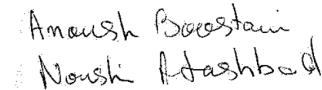
April 11, 2022
City of Newton

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In discussions with my direct neighbors, Celia and Dan Ivanov at 39 Floral St., I have learned of their plans to build an addition to their present home. The plans call for a garage and bedrooms on a second floor above the garage.

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Kind regards,



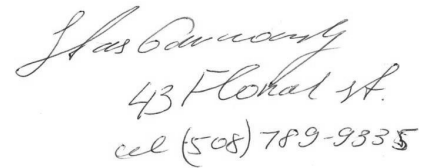
April 11, 2022
City of Newton

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In discussions with my direct neighbors, Celia and Dan Ivanov at 39 Floral St., I have learned of their plans to build an addition to their present home. The plans call for a garage and bedrooms on a second floor above the garage.

I wish it to be known that as direct abutter to their property, I support and endorse their efforts to make this addition to their existing house at 39 Floral St, Newton, MA.

Kind regards,



43 Floral St.
cel (508) 789-9335

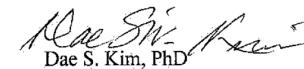
April 30, 2022
City of Newton

To All It May Concern:

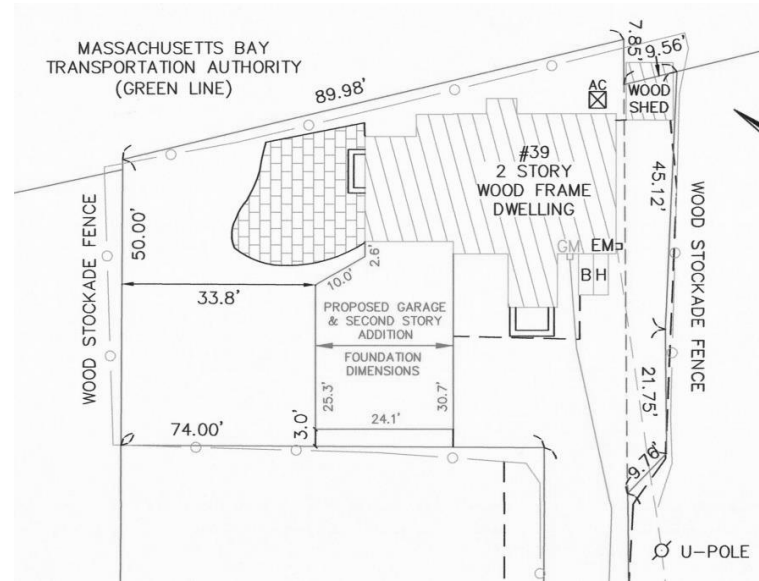
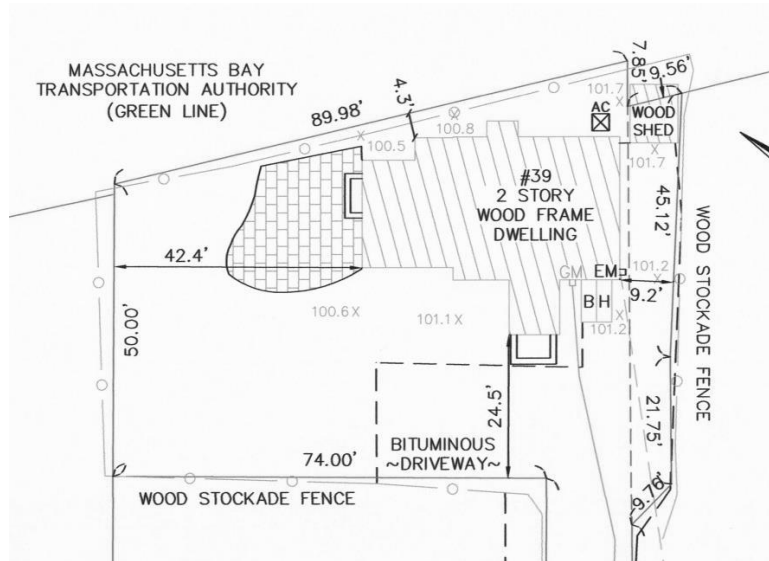
In discussions with my direct neighbors, Celia and Dan Ivanov at 39 Floral St., I have learned of their plans to build an addition to their present home. The plans call for a garage and bedrooms on a second floor above the garage.

I wish it to be known that as direct abutter to their property, 49 Floral St., I support and endorse their efforts to make this addition to their existing house at 39 Floral St, Newton, MA.

Kind regards,



Dae S. Kim, PhD



thank you!