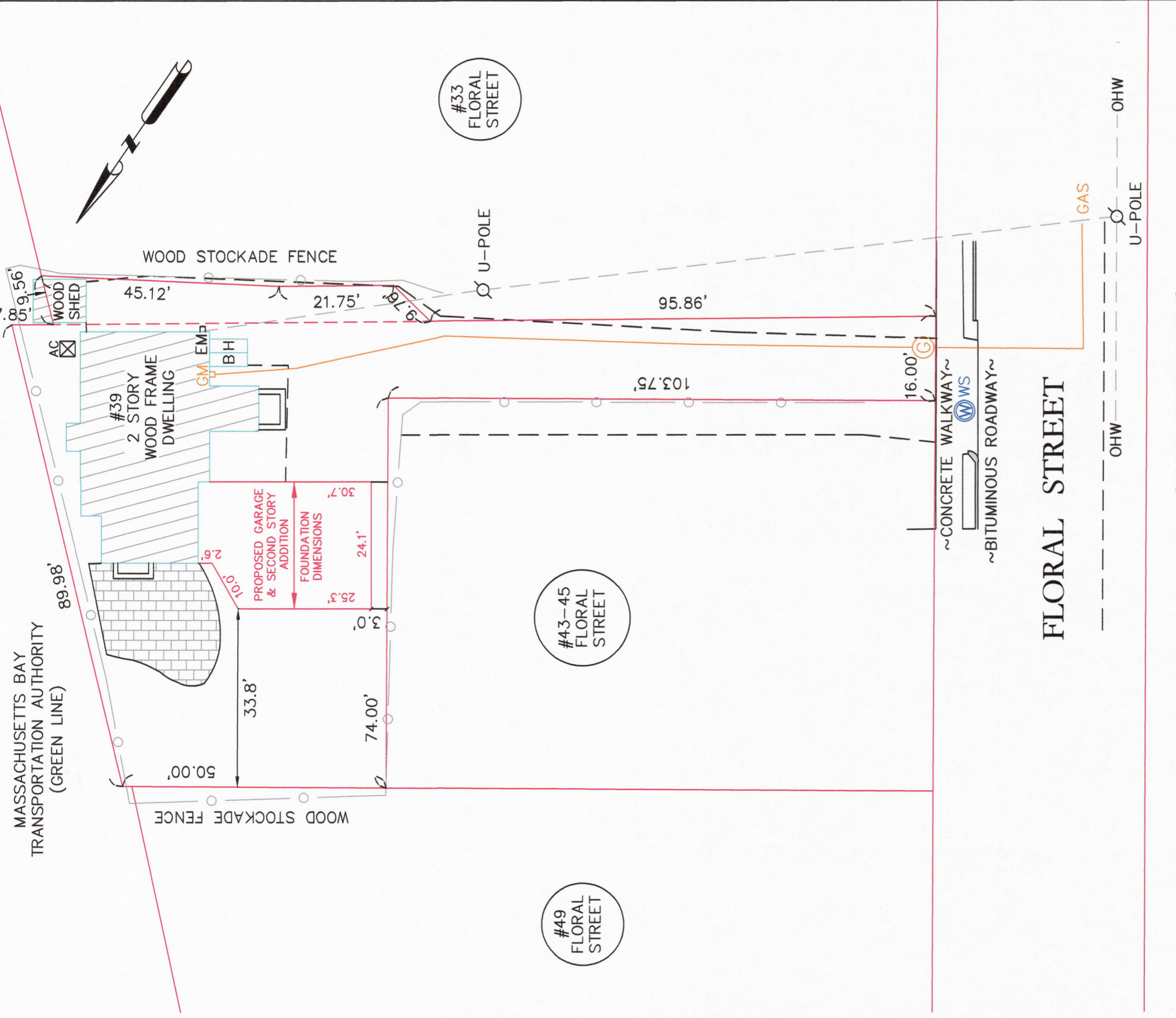


EXISTING LOT COVERAGE = (15.3%) 1,161.4 S.F.
 EXISTING OPEN SPACE = (40.7%) 3,091.2 S.F.

EXISTING CONDITIONS

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



CITY OF NEWTON ZONING DIMENSIONAL REGULATIONS
 ZONE: MR1

LOT AREA: 10,000 S.F.
 LOT FRONTAGE: 80'
 FRONT YARD SETBACK: 30'
 SIDE YARD SETBACK: 10'
 REAR YARD SETBACK: 15'
 MAX. LOT COVERAGE: 30%
 MINIMUM OPEN SPACE: 50%

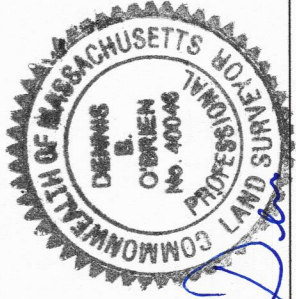
OWNER TO VERIFY THE ZONING REGULATIONS WITH THE CITY OF NEWTON BUILDING DEPARTMENT

NOTES:
 ALL OFFSETS & DIMENSIONS ARE TO THE FOUNDATION.
 LOT AREA = 7,589 SQ. FT.

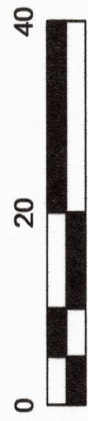
AC=AIR CONDITIONING
 BH=BULKHEAD
 EM=ELECTRIC METER
 GM=GAS METER
 OHW=OVERHEAD WIRES
 OP=OPEN PORCH
 WS=WATER SHUTOFF

PROPOSED LOT COVERAGE = (25.1%) 1,907.8 S.F.
 PROPOSED OPEN SPACE = (34.2%) 2,600.5 S.F.

PROPOSED GARAGE & SECOND STORY ADDITION



Dennis O'Brien P.L.S.



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: W.M.N.
			CHECKED BY: D.O.