

39 Floral St Garage Addition Project

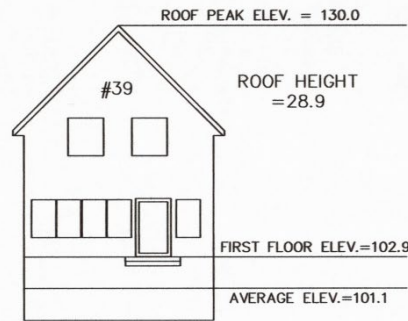
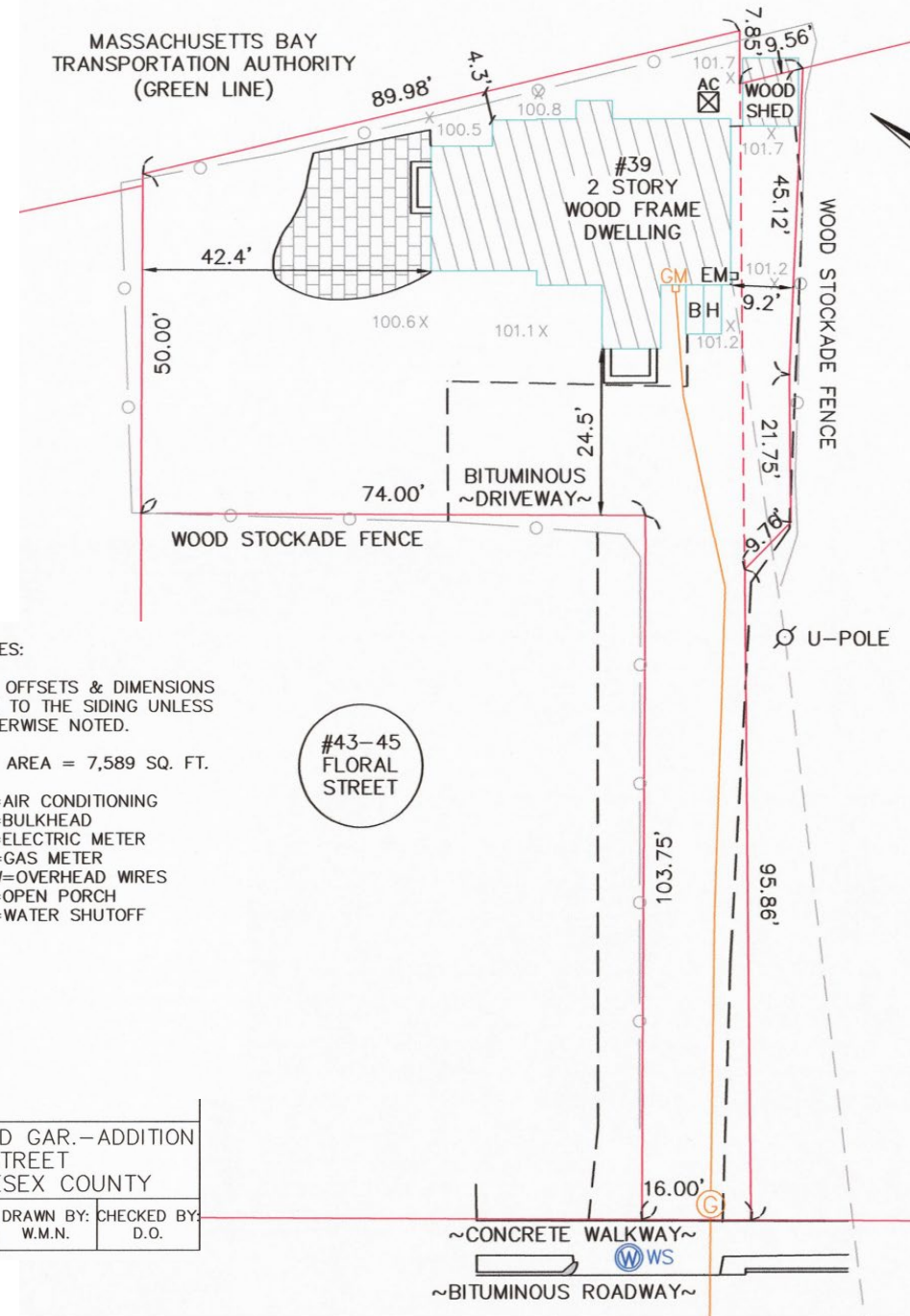
Celia and Daniel Ivanov
September 20, 2022

Project Review

- Obtain Special Permit approval
- Worked with surveyor and architect
- Design a garage addition, with living space above
- Conforming to the look and feel of the neighborhood

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.



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



Dennis O'Brien P.L.S.



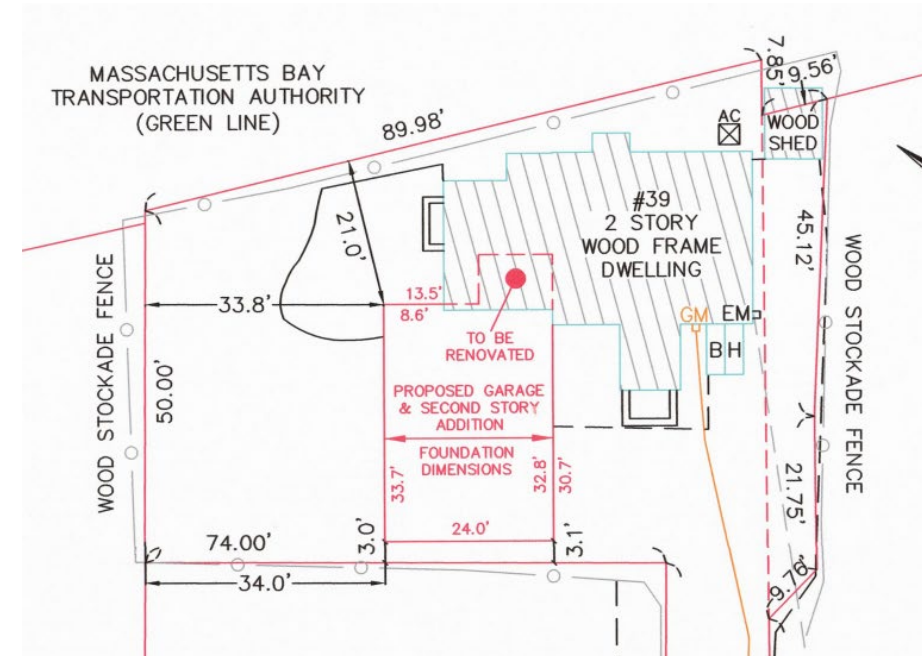
PLAN SHOWING PROPOSED GAR.-ADDITION 39 FLORAL STREET NEWTON, MA MIDDLESEX COUNTY					
SCALE: 1:20	DATE: 11/29/2021	REVISED: 5/13/2022	DRAWN BY: W.M.N.	CHECKED BY: D.O.	

~CONCRETE WALKWAY~

 ~BITUMINOUS ROADWAY~

Proposed Addition

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



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

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

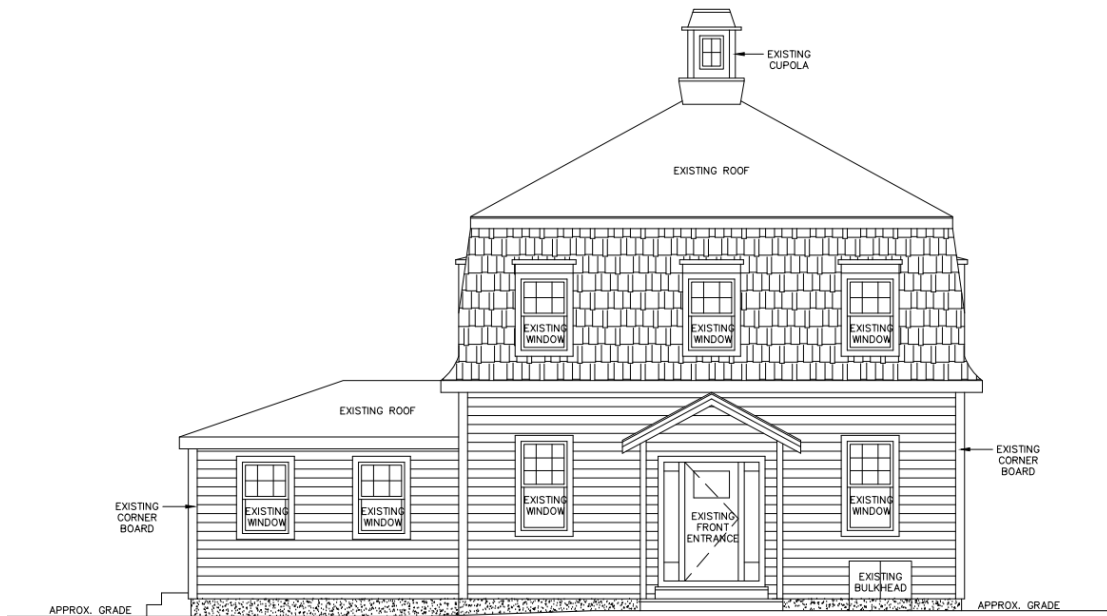
PROPOSED LOT COVERAGE = (25.1%) 1,907.8 S.F.
PROPOSED OPEN SPACE = (34.2%) 2,600.5 S.F.

PROPOSED GARAGE & SECOND STORY ADDITION

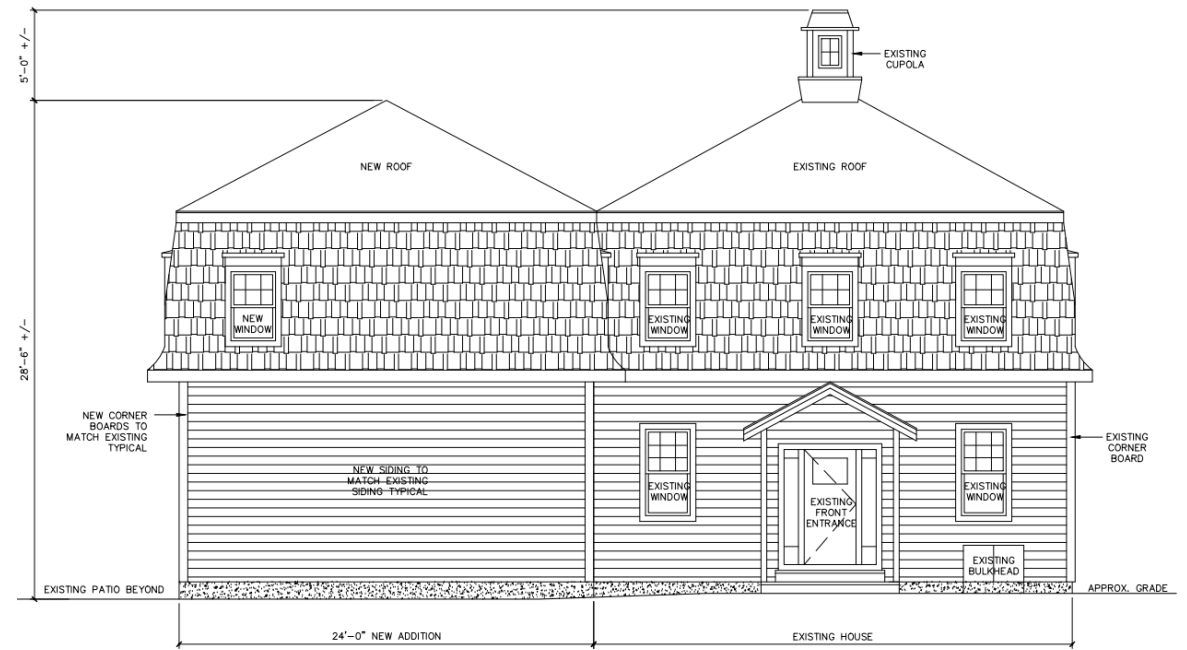
~CONCRETE WALKWAY~

 ~BITUMINOUS ROADWAY~

Front View

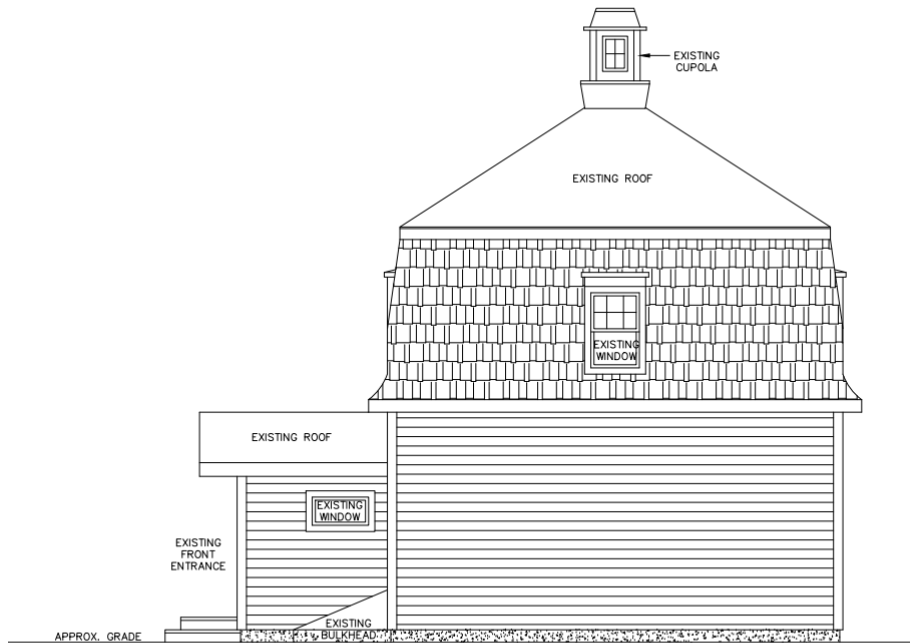


EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

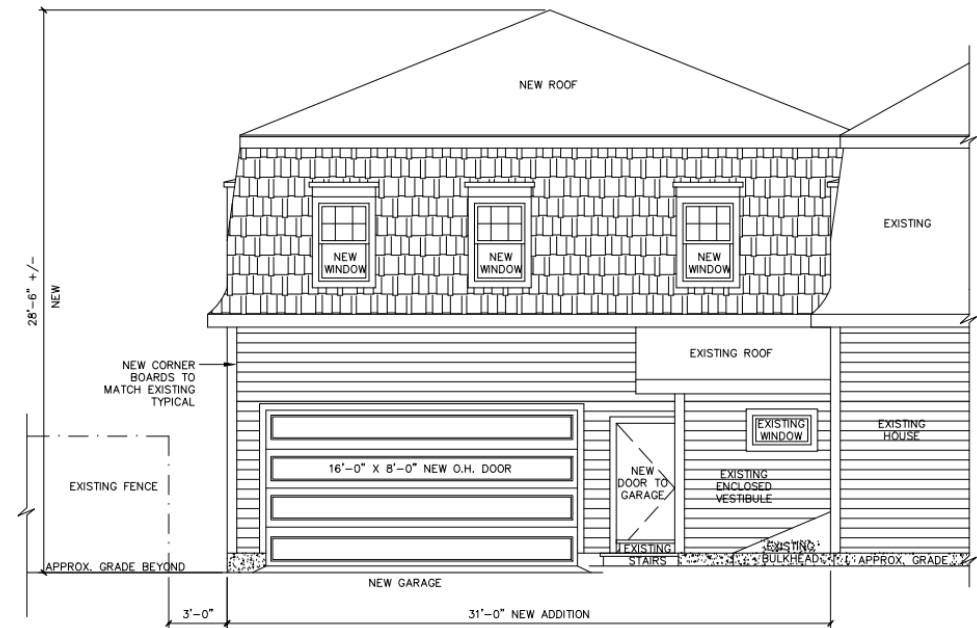


EXISTING FRONT ELEVATION SHOWING PROPOSED ADDITION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

Right Side

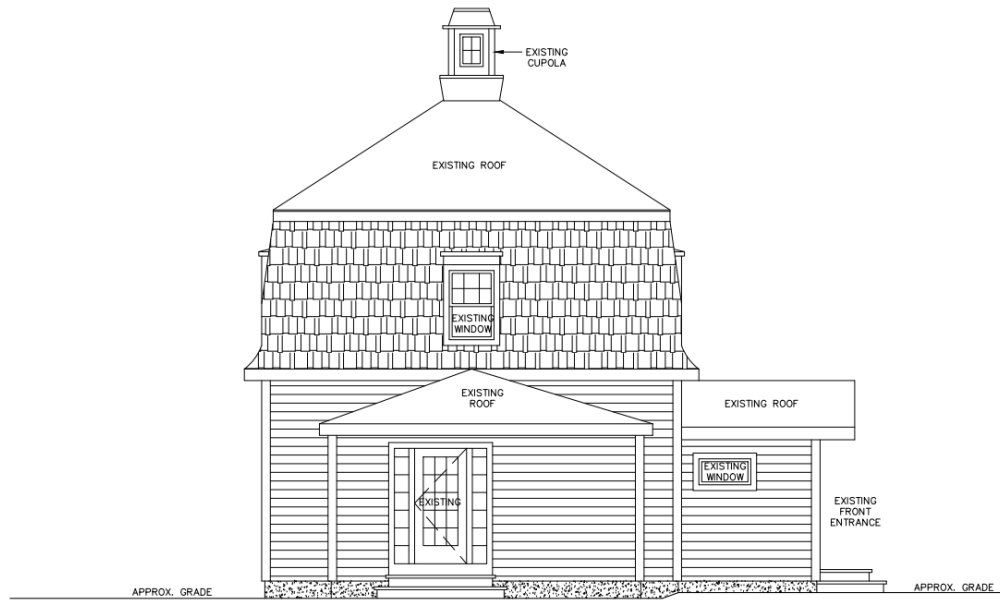


EXISTING RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

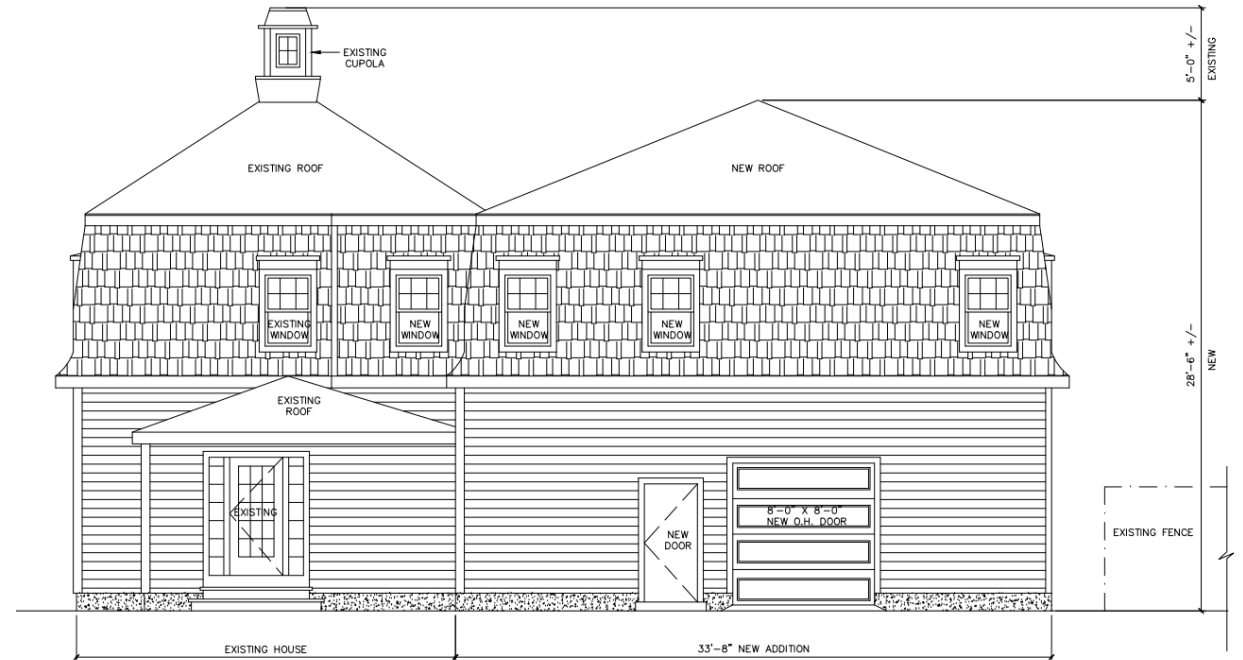


EXISTING RIGHT SIDE ELEVATION SHOWING PROPOSED ADDITION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

Left Side

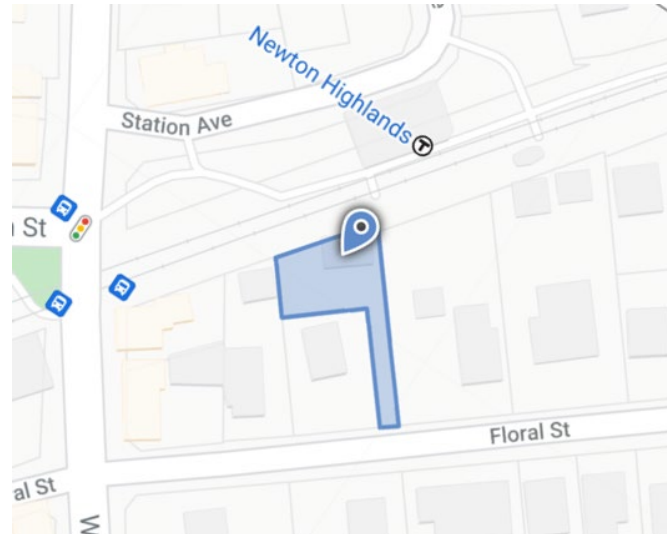


EXISTING LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD



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,

Jhas Banerjee
43 Floral St.
cel (508) 789-9335

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,

Anoush Boestain
Noushi Adashba

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

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

36 Floral Street, Newton Highlands, MA 02461

April 30, 2022
City of Newton

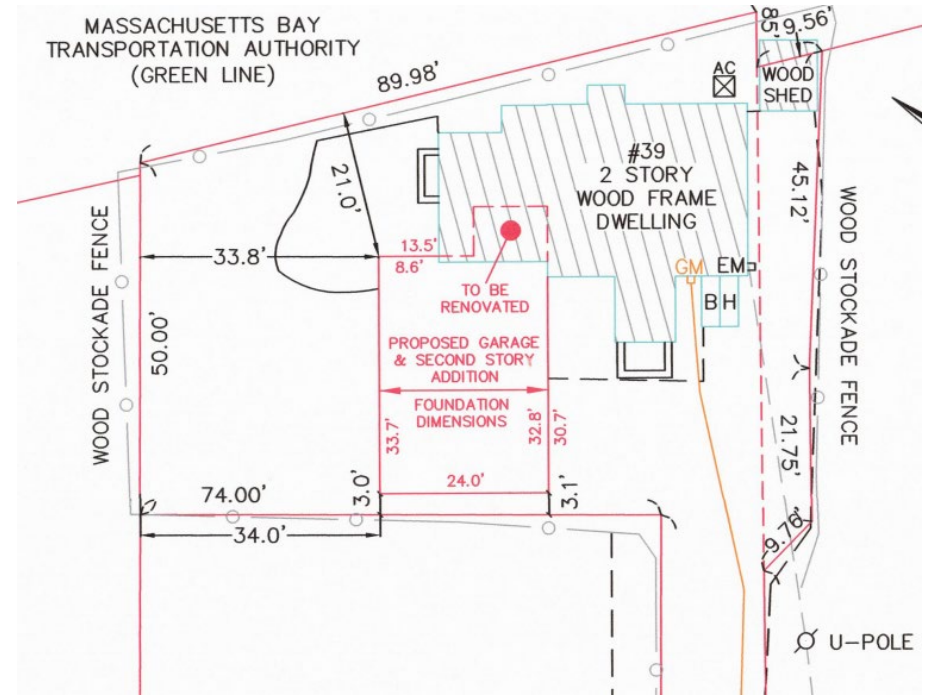
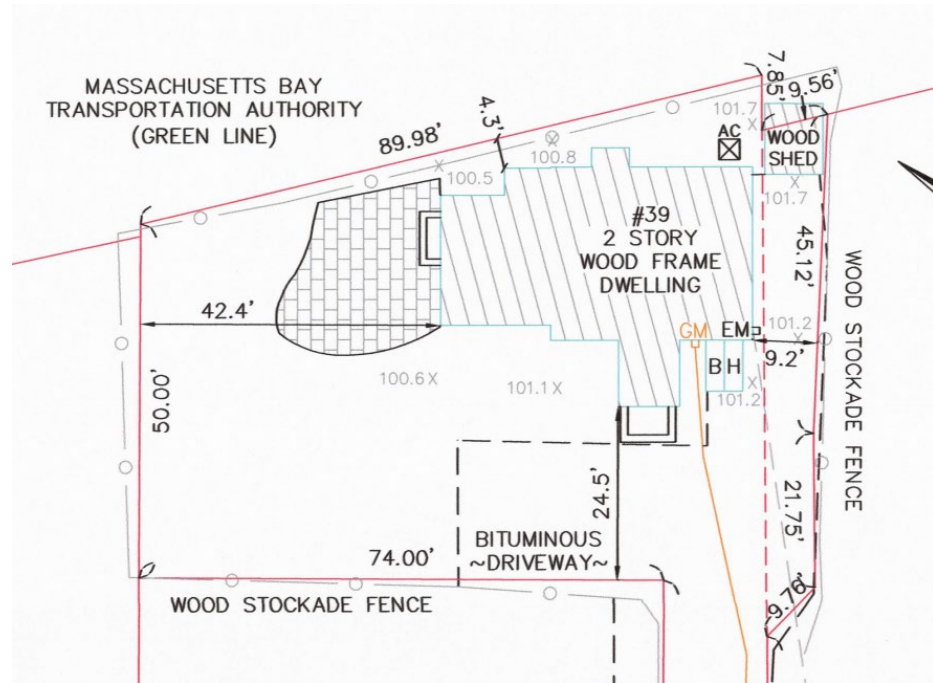
To All It May Concern:

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
Dae S. Kim, PhD



thank you!

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

