

26 Magnolia Avenue

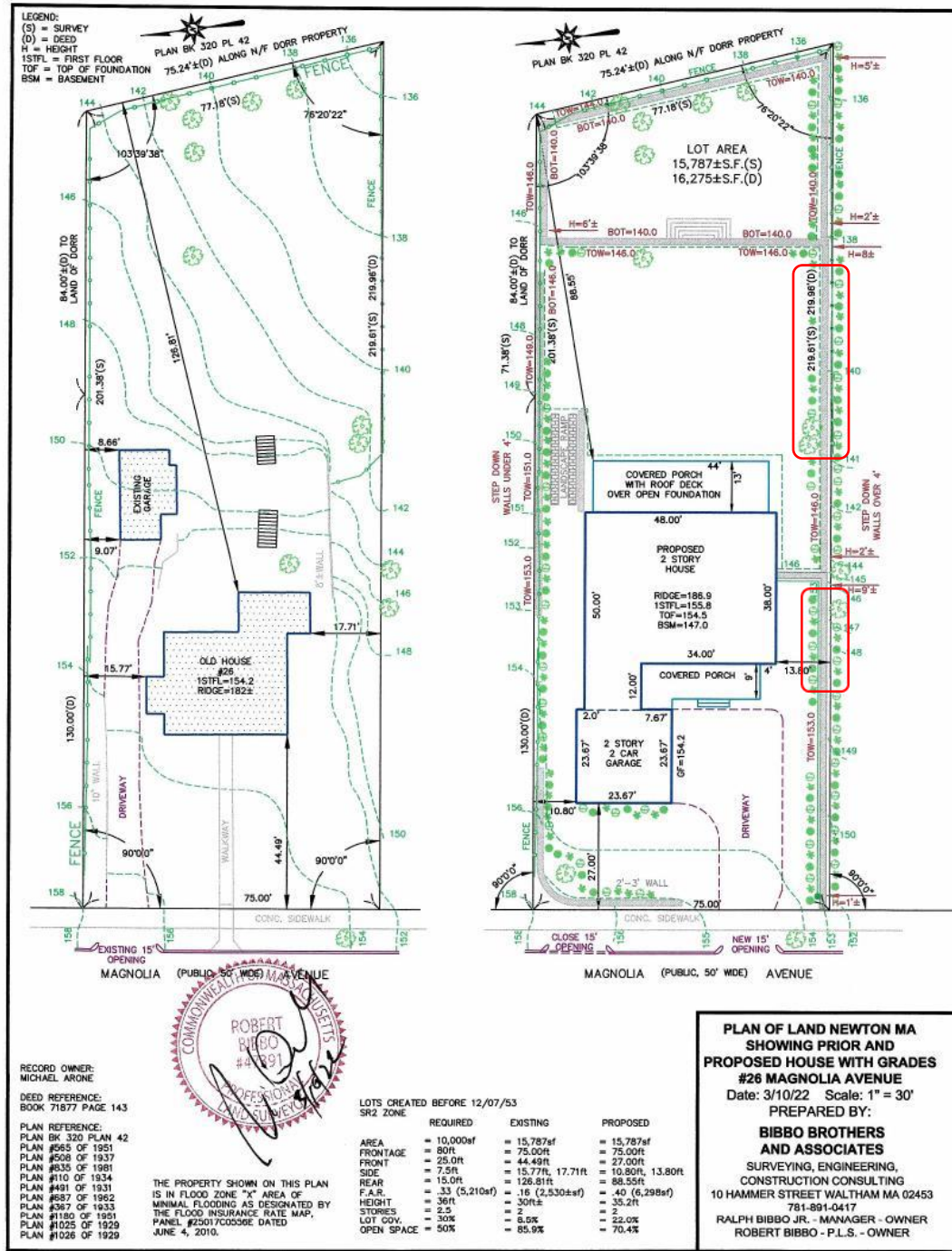
Arone Brothers Development



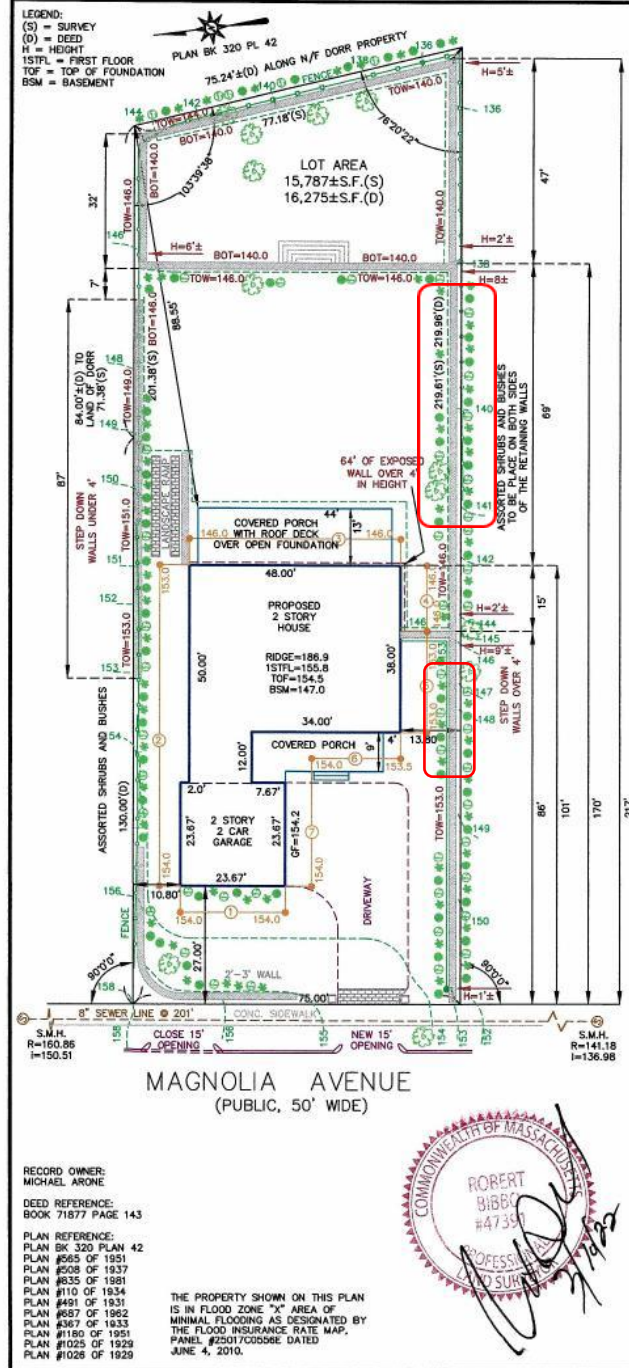
26 Magnolia Site Location



Former Conditions



Proposed Home Property

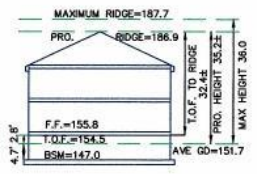


PROPOSED FINISHED AVERAGE GRADE PLANE
 $\frac{1}{2}[(e1+e2)/2x]$

- $(154.0 + 154.0)/2 \times 23.87 = 3645.18$
- $(154.0 + 153.0)/2 \times 73.67 = 11308.34$
- $(146.0 + 146.0)/2 \times 48.00 = 7008.00$
- $(146.0 + 146.0)/2 \times 15.00 = 2190.00$
- $(153.0 + 153.0)/2 \times 23.00 = 3519.00$
- $(154.0 + 153.5)/2 \times 34.00 = 5227.50$
- $(154.0 + 154.0)/2 \times 35.87 = 5483.18$

TOTAL P=253.01 = 38,394.20

$38,394.20 / 253.01 = 151.74$
 AVERAGE GRADE = 151.7
 $151.7 + 36 = 187.3$ MAX. RIDGE = 187.7



F.A.R. CALCULATIONS
 (BASED ON SIDING / FOUNDATION)

BASEMENT FLOOR CALCULATION
 64' OF EXPOSED WALL 4' OR MORE IN HEIGHT

BASEMENT PERIMETER
 (EXCLUDING GARAGE) = 199'
 BASEMENT AREA = 1,992SF
 $64/196 \times 1,992 \pm SF = 650 \pm SF$
 50% OF 1,992 ± SF = 996 ± SF
 $650 \pm SF < 996 \pm SF$
 EXPOSED WALL MAY VARY, USE 996 ± SF.

BASEMENT = 996 ± SF
 FIRST FLOOR (SIDING) = 2,605 ± SF
 SECOND FLOOR (SIDING) = 2,605 ± SF
 PART OF FRONT PORCH = 92 ± SF.
 ATTIC = 0 ± SF. (SEE ARCHITECT)

TOTAL = 6,298 ± SF OR .399 CALL .40 FAR

PRO COVERAGE:
 HOUSE / PORCHS = 3,480 ± SF OR 22.0%
 PAVEMENT = 1,200 ± SF OR 7.8%
 OPEN SPACE = 11,107 ± SF OR 70.4%

LOTS CREATED BEFORE 12/07/53
 SR2 ZONE

	REQUIRED	PROPOSED
AREA	= 10,000sf	= 15,787sf
FRONTAGE	= 80ft	= 75.00ft
FRONT	= 25.0ft	= 27.00ft
SIDE	= 7.5ft	= 10.80ft, 13.80ft
REAR	= 15.0ft	= 88.55ft
F.A.R.	= 33 (5,210sf)	= 40 (6,298sf)
HEIGHT	= 36ft	= 35.2ft
STORIES	= 2.5	= 2
LOT COV.	= 30%	= 22.0%
OPEN SPACE	= 50%	= 70.4%

MAGNOLIA AVENUE
 (PUBLIC, 50' WIDE)

RECORD OWNER:
 MICHAEL ARONE

DEED REFERENCE:
 BOOK 71877 PAGE 143

PLAN REFERENCE:
 PLAN BK 320 PLAN 42
 PLAN #565 OF 1951
 PLAN #508 OF 1937
 PLAN #635 OF 1981
 PLAN #110 OF 1934
 PLAN #491 OF 1931
 PLAN #687 OF 1962
 PLAN #367 OF 1933
 PLAN #1180 OF 1951
 PLAN #1025 OF 1929
 PLAN #1026 OF 1929

THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AREA OF MINIMAL FLOODING AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL #2017 CODES DATED JUNE 4, 2010.



PLAN OF LAND NEWTON MA SHOWING PROPOSED HOUSE #26 MAGNOLIA AVENUE

Date: 3/10/22 Scale: 1" = 30'

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING,
 CONSTRUCTION CONSULTING
 10 HAMMER STREET WALTHAM MA 02453
 781-691-0417
 RALPH BIBBO JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER

Front Elevation



Left Elevation



26 MAGNOLIA AVE
LEFT ELEVATION

RESIDENCE
AT
MAGNOLIA AVE
26 MAGNOLIA AVE
NEWTON, MASSACHUSETTS
02459

I S L A N D
ARCHITECTS

2311 E BROAD ST | RICHMOND VA 23221 | ISLANDARCHITECTS.COM

REVISIONS	

SCALE
1/4" = 1'-0"

DATE
4 MAR 2022

A2.4

LEFT ELEVATION

Ride Side and Rear Elevation

#161-22



I S L A N D
A R C H I T E C T S

2311 E BROAD ST | RICHMOND VA 23223 | ISLANDARCHITECTS.COM





Current

Current



Current



Current



#161-22

Current

#161-22



Current





Current

Proposed Wall (John and Katerina view)



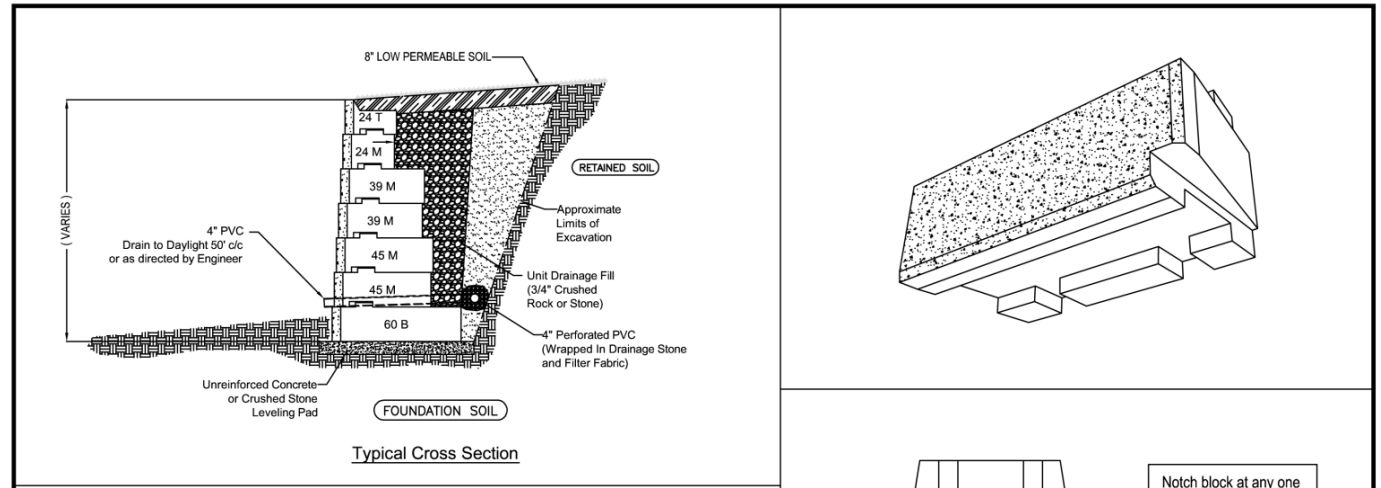
Proposed Elevation (Graham view)



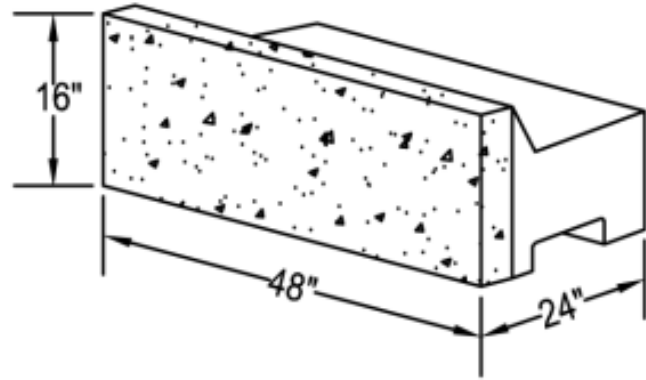


SHEA Walls (Graham View)

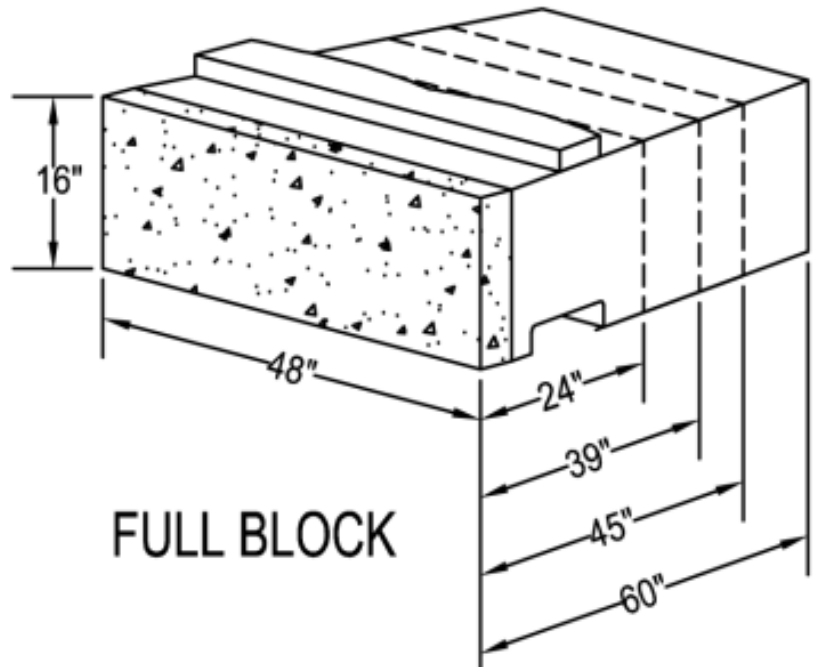
Drainage



Block Spec's



FULL TOP BLOCK



FULL BLOCK

Field Stone Walls



Field Stone Wall



Rear Walk out



Current Curb Cut – 15'

