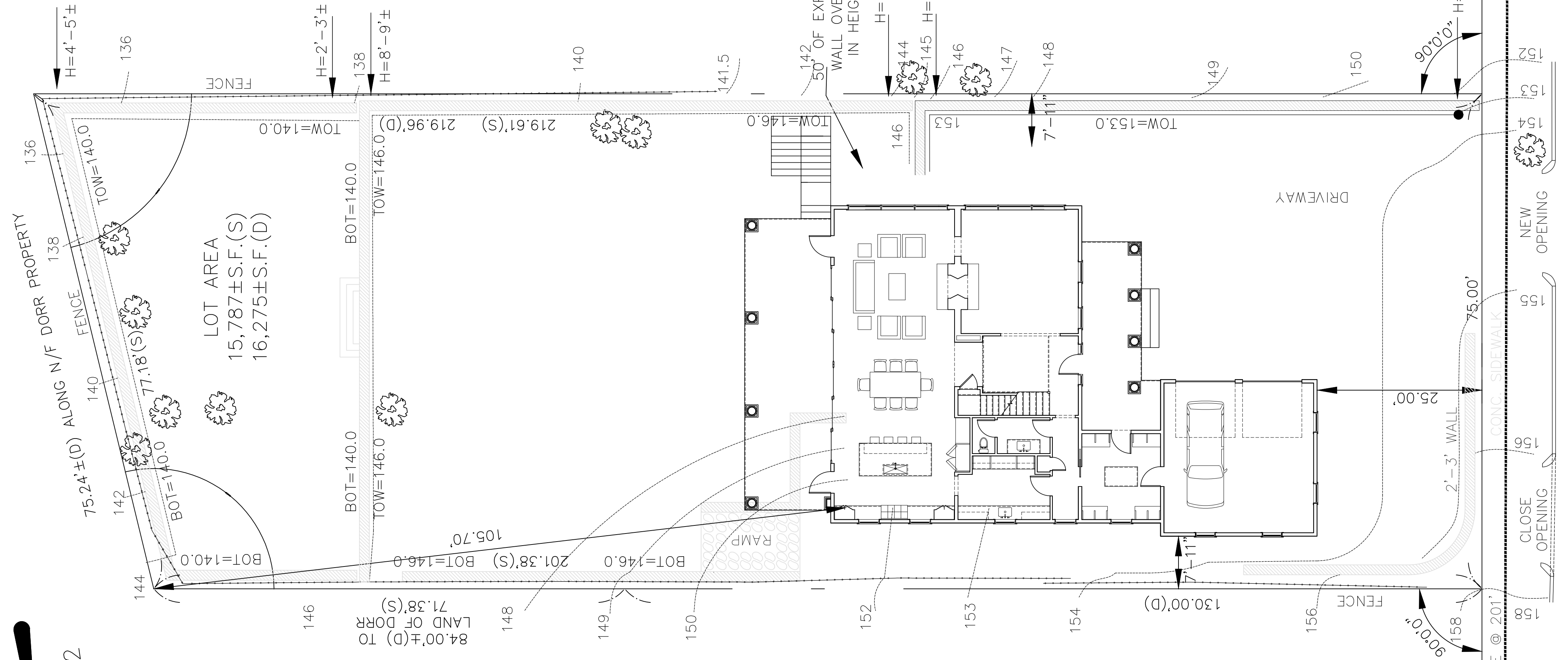


RECORD OWNER:
MICHAEL ARONE

DEED REFERENCE:
BOOK 71877 PAGE 143

DEED RESTRICTION
BOOK 5107 PAGE 431
NO BUILDING SHALL BE ERECTED OR
PLACED NEARER TO MAGNOLIA AVENUE
THAN THIRTY FEET

PLAN REFERENCE:
PLAN BK 320 PLAN 42
PLAN #565 OF 1951
PLAN #508 OF 1937
PLAN #835 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



F.A.R. CALCULATIONS
(BASED ON SIDING / FOUNDATION)
BASEMENT FLOOR CALCULATION
50% OF EXPOSED WALL 4' OR
MORE IN HEIGHT
BASEMENT PERIMETER
(EXCLUDING GARAGE) = 190'
BASEMENT AREA = 2,250SF
50/190 x 2,250±SF = 592±SF
50% OF 2,250±SF = 1,125±SF
592±SF < 1,125±sf

NOTE:
WALL LOCATION AND HEIGHTS
MAY VARY. EXPOSED WALLS
MAY VARY. RECOMMEND REQUEST
BASEMENT FAR CALCULATIONS
AT THE 50% = 1,125sf
BASEMENT = 1,125±SF
FIRST FLOOR (SIDING) = 2,874±SF
SECOND FLOOR (SIDING) = 2,288±SF
ATTIC = 0±S.F.
TOTAL = 6,287±SF OR .398 CALL .40 FAR

PRO COVERAGE:
HOUSE / PORCH = 2,980±SF OR 18.9%
PAVEMENT = 540±SF OR 3.4%
OPEN SPACE = 12,267±SF OR 77.7%

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	= 12.30ft, 12.30ft
REAR = 15.0ft	= 105.70ft
F.A.R. = .33 (5,210sf)	= .40 (6,287sf)
HEIGHT = 36ft	= 34.9ft
STORIES = 2.5	= 2
LOT COV. = 30%	= 18.9%
OPEN SPACE = 50%	= 77.7%

MAGNOLIA AVENUE
(PUBLIC, 50' WIDE)

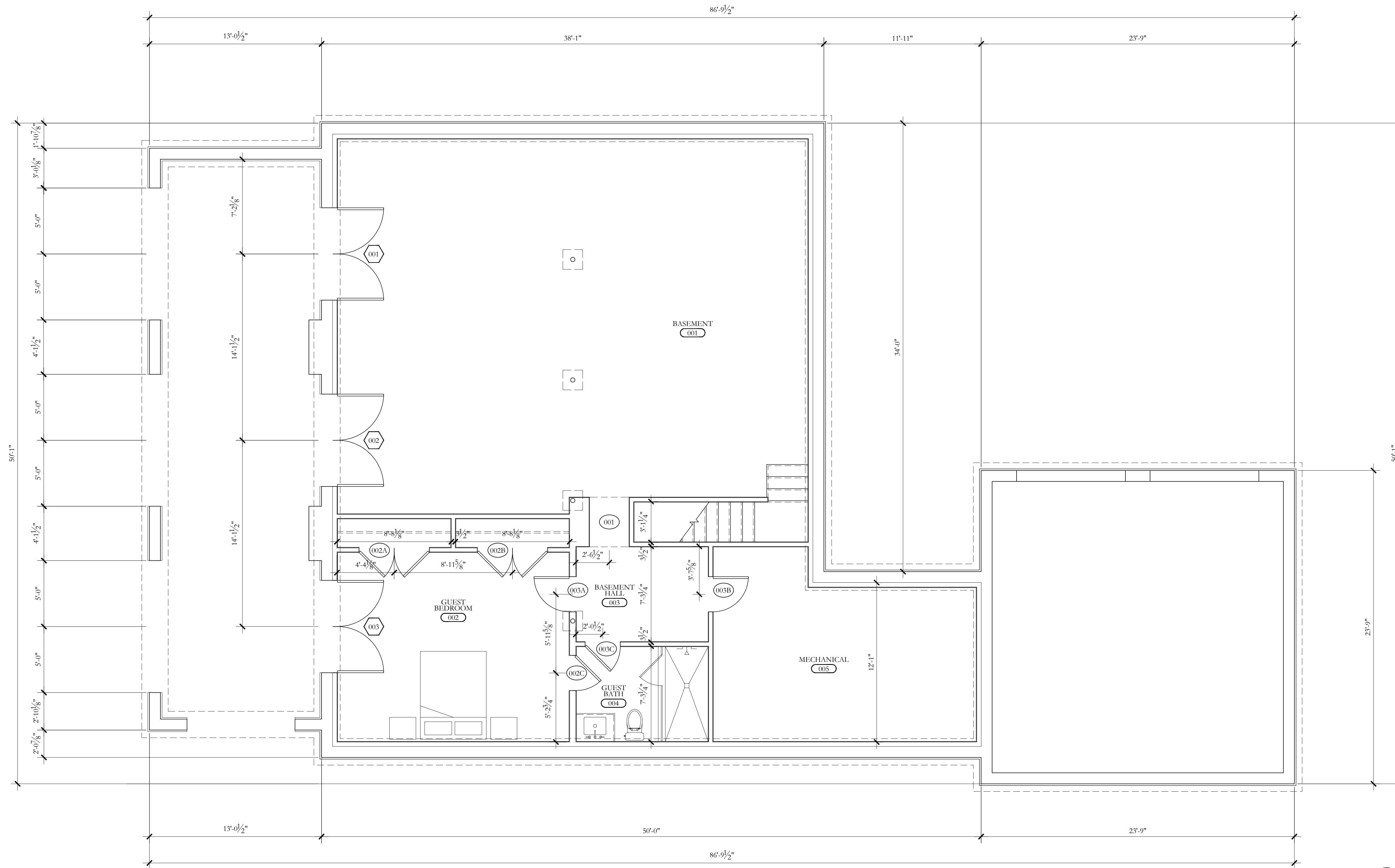
PLAN OF LAND NEWTON MA
SHOWING POTENTIAL HOUSE
#26 MAGNOLIA AVENUE

THE PROPERTY SHOWN ON THIS PLAN
IS IN FLOOD ZONE "X" AREA OF
MINIMAL FLOODING AS DESIGNATED BY
THE FLOOD INSURANCE RATE MAP,
PANEL #25017C0556E DATED
JUNE 4, 2010.

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE
3/32"=1'
DATE
11 FEB 2022

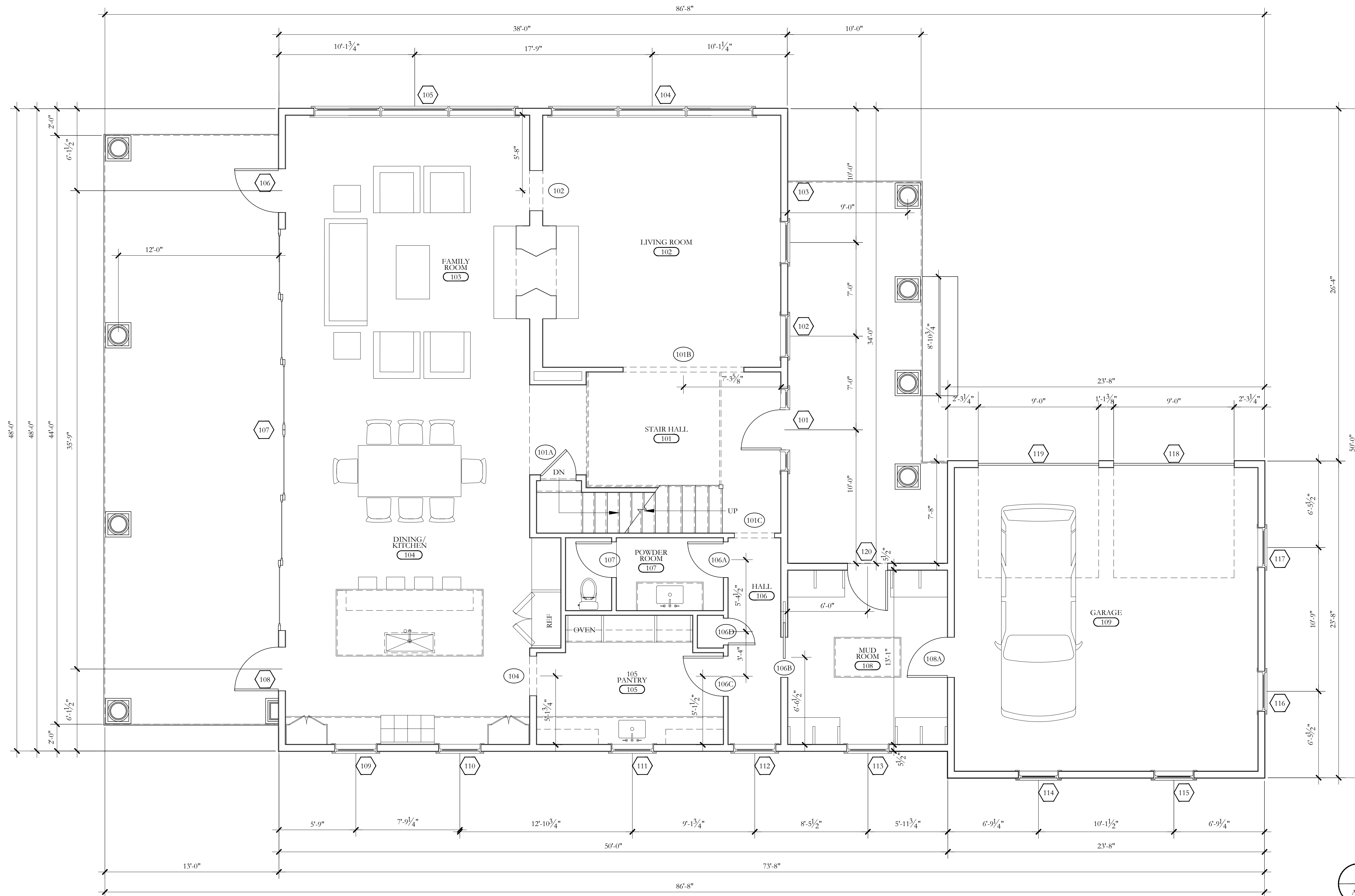
AO.1
SITE
PLAN



1 26 MAGNOLIA AVE
A1.0 BASEMENT FLOOR
 SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE
 1/4"=1'
 DATE
 11 FEB 2022



1
26 MAGNOLIA AVE
FIRST FLOOR
 SCALE: 1/4" = 1'-0"

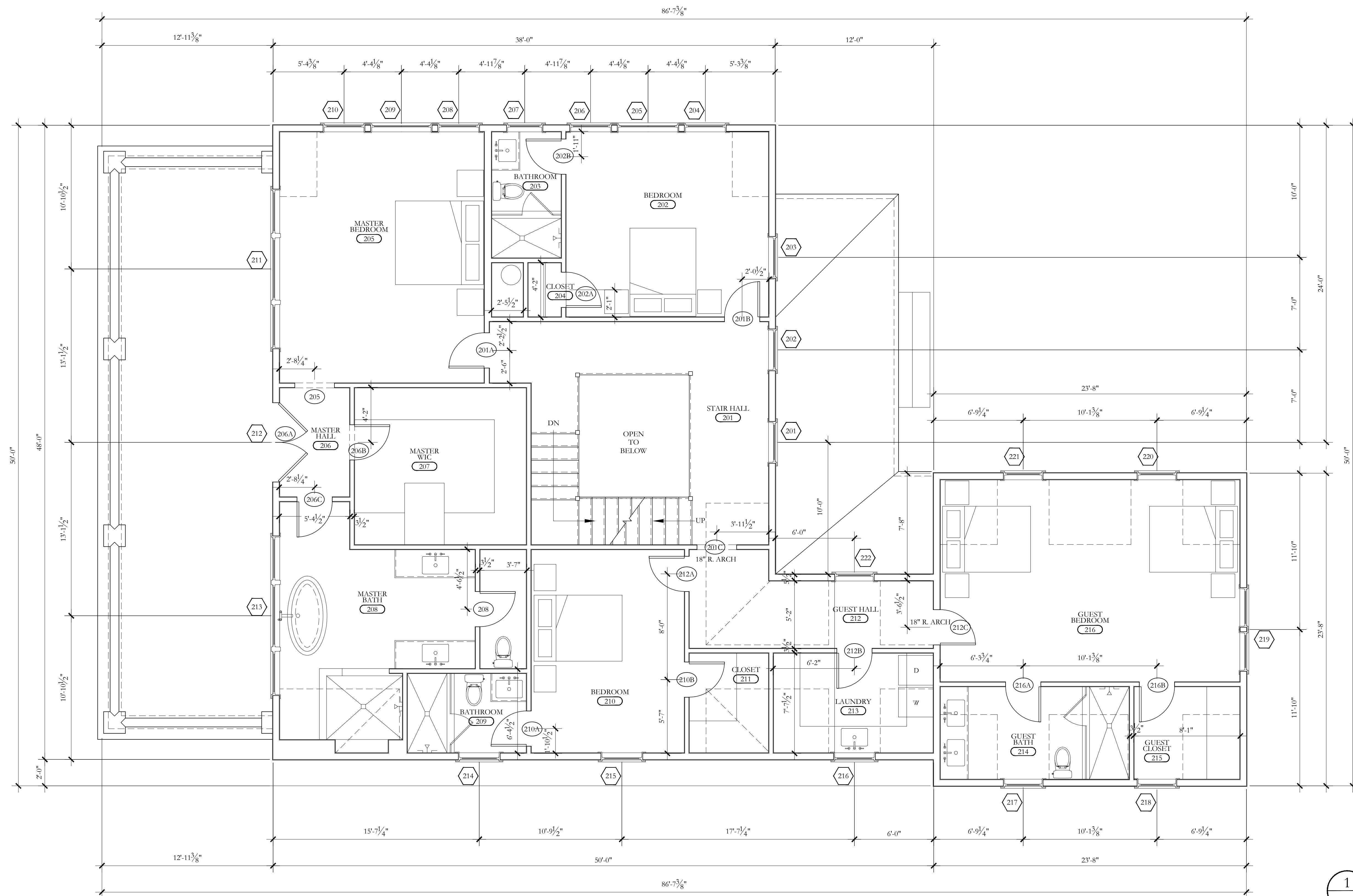
RESIDENCE
 AT
 MAGNOLIA AVE
 26 MAGNOLIA AVE
 NEWTON, MASSACHUSETTS
 02458

I S L A N D
ARCHITECTS
 2311 E BROAD ST | RICHMOND VA 23223 | ISLANDARCHITECTS.COM

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE
 1/4" = 1'
 DATE
 11 FEB 2022

A1.1
 FIRST FLOOR
 PLAN



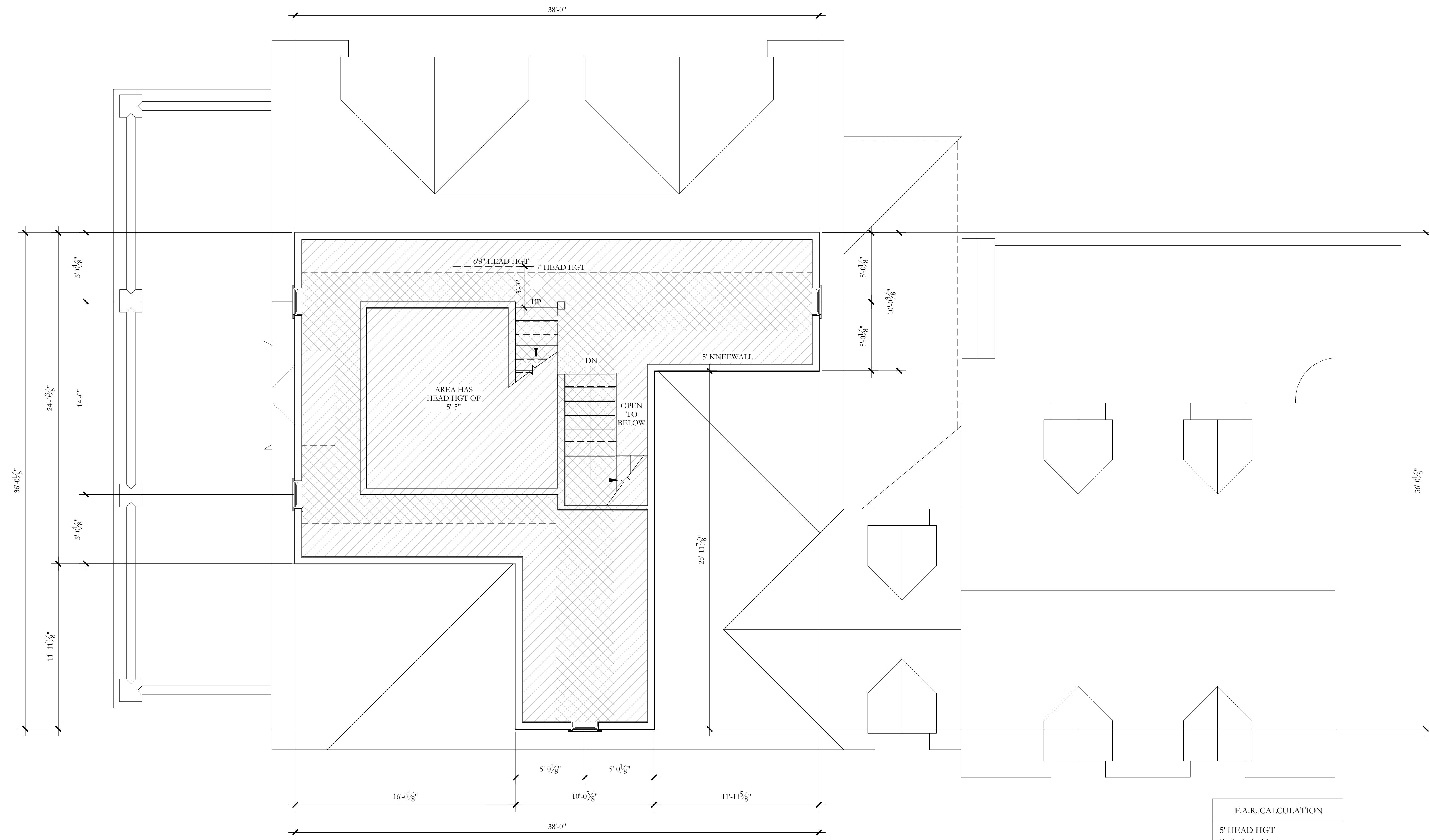
1
A1.2

26 MAGNOLIA AVE
SECOND FLOOR
SCALE: 1/8" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE
1/4"=1'

DATE
11 FEB 2022

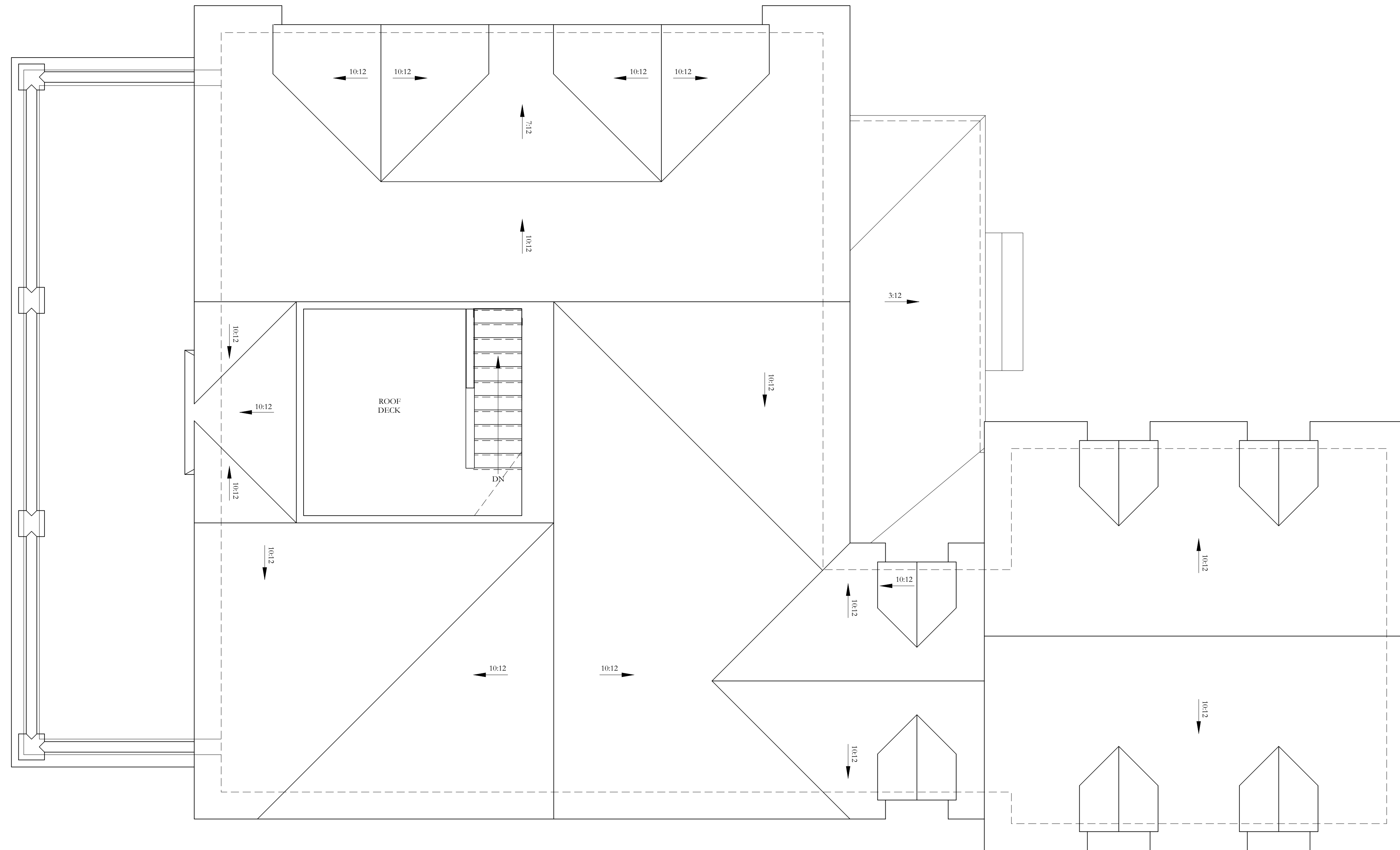


F.A.R. CALCULATION	
5' HEAD HGT	461.9 SF (58.3%)
7' HEAD HGT	330 SF (41.7%)

1
 26 MAGNOLIA AVE
 ATTIC FLOOR
SCALE: 1/8" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

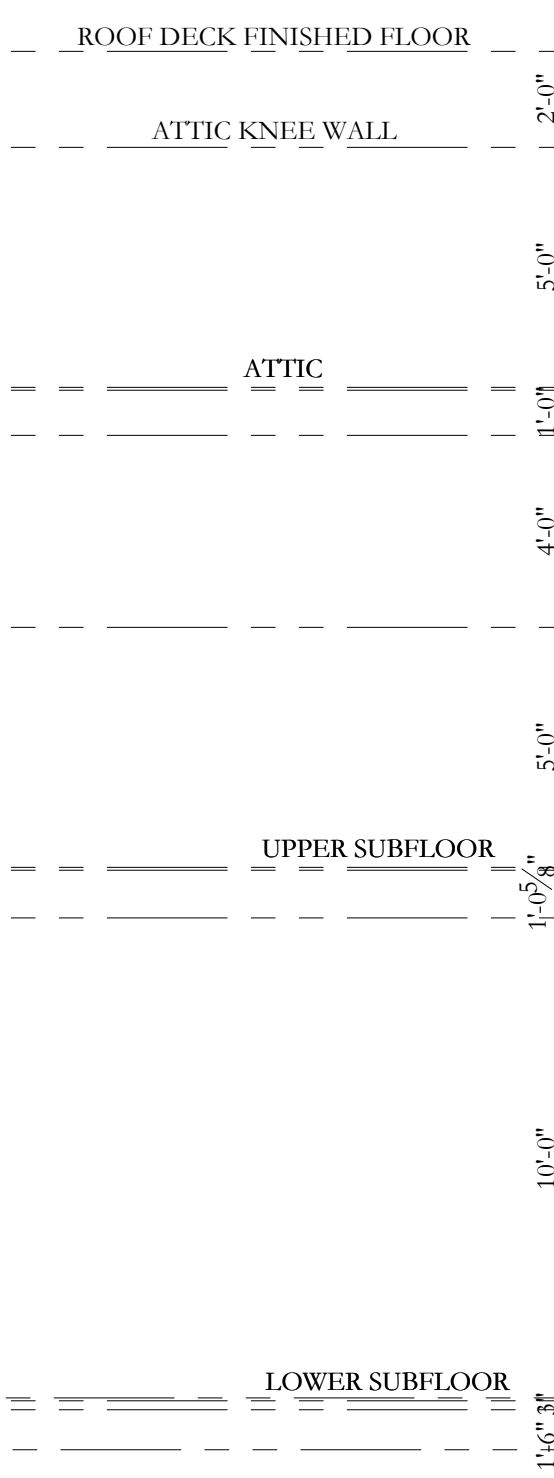
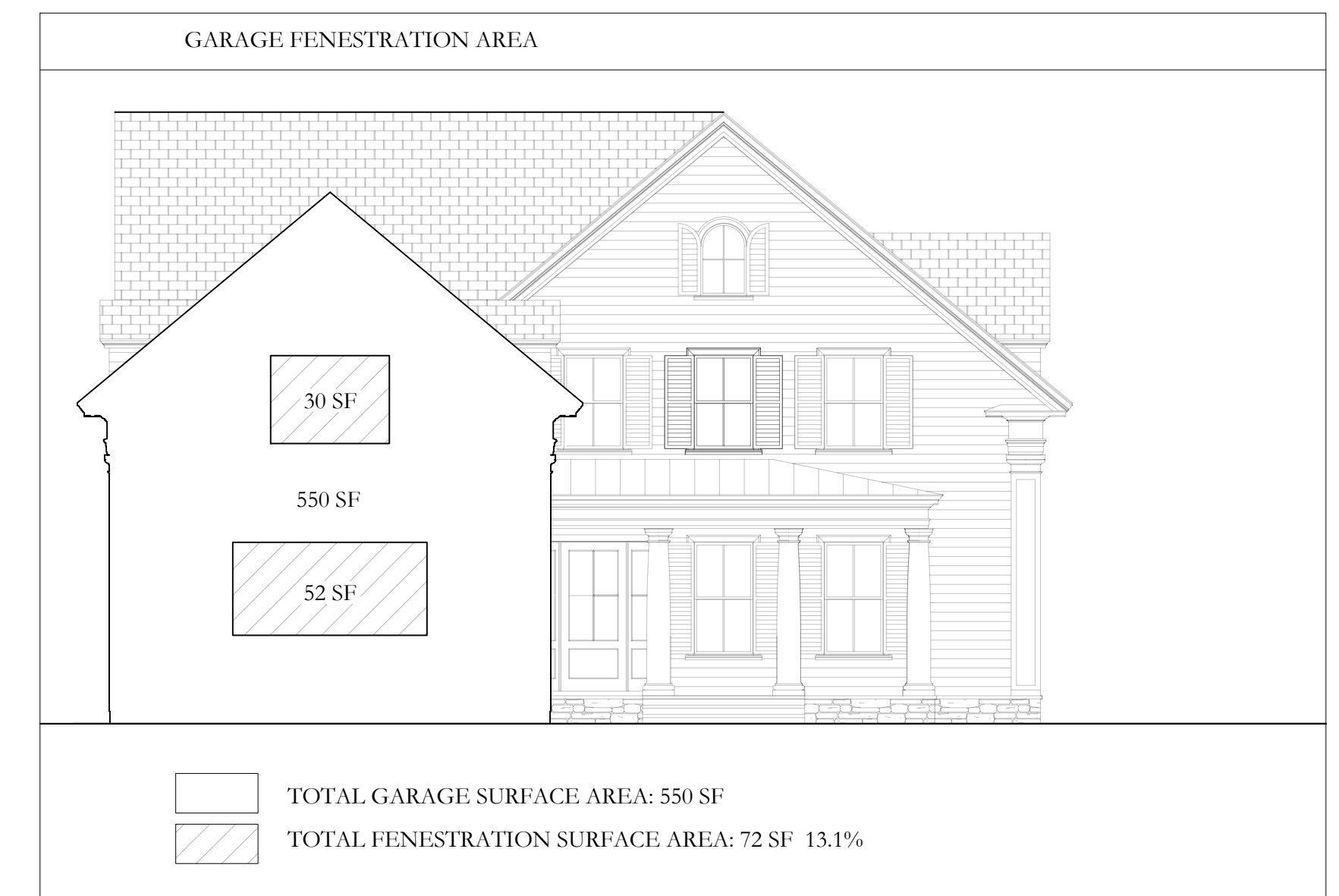
SCALE
 1/4"=1'
 DATE
 11 FEB 2022



1 26 MAGNOLIA AVE
 ROOF PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE
 1/4"=1'
 DATE
 11 FEB 2022



1
 26 MAGNOLIA AVE
 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION



1 26 MAGNOLIA AVE
AX.X FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION



1 26 MAGNOLIA AVE
 RIGHT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

RESIDENCE
 AT
 MAGNOLIA AVE
 26 MAGNOLIA AVE
 NEWTON, MASSACHUSETTS
 02458

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REVISIONS		
NO.	DATE	DESCRIPTION

SCALE
 1/4"=1'
 DATE
 11 FEB 2022

A2.2

RIGHT ELEVATION



1
A2.2

26 MAGNOLIA AVE
REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION



1 26 MAGNOLIA AVE
 LEFT ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

RESIDENCE
 AT
 MAGNOLIA AVE
 26 MAGNOLIA AVE
 NEWTON, MASSACHUSETTS
 02458

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REVISIONS		
NO.	DATE	DESCRIPTION

SCALE
 1/4"=1'
 DATE
 11 FEB 2022

A2.4
 LEFT ELEVATION