

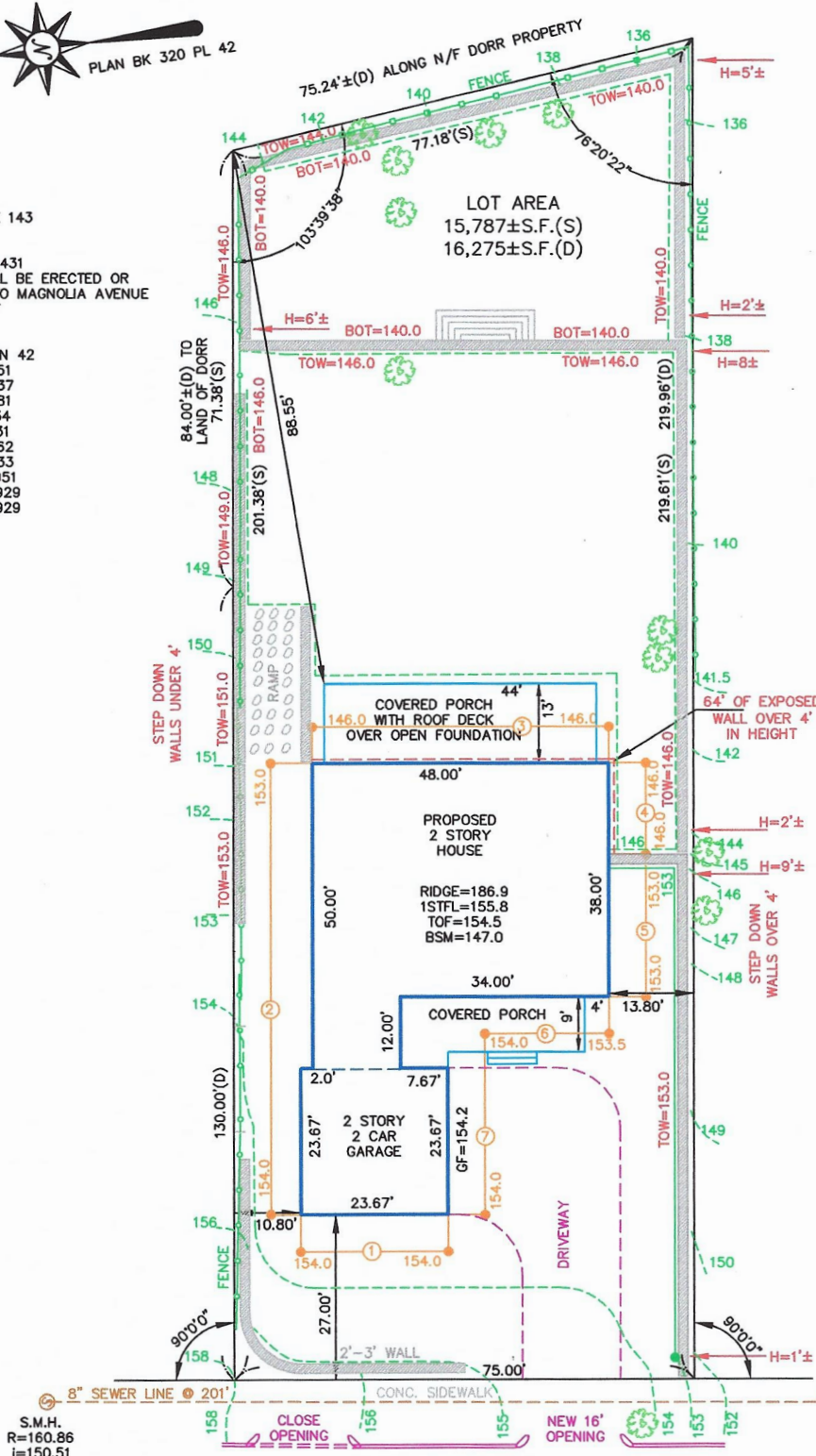


RECORD OWNER:
MICHAEL ARONE

DEED REFERENCE:
BOOK 71877 PAGE 143

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

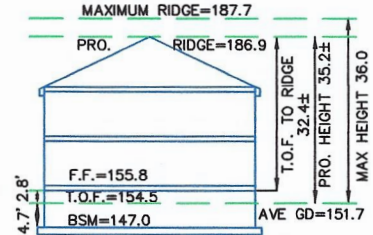
PLAN REFERENCE:
PLAN BK 320 PLAN 42
PLAN #565 OF 1951
PLAN #508 OF 1937
PLAN #835 OF 1981
PLAN #110 OF 1934
PLAN #491 OF 1931
PLAN #687 OF 1962
PLAN #367 OF 1933
PLAN #1180 OF 1951
PLAN #1025 OF 1929
PLAN #1026 OF 1929



PROPOSED FINISHED AVERAGE GRADE PLANE
{ [(e1+e2)/2xL] #161-22

1. (154.0 + 154.0)/2 x 23.67 = 3645.18
 2. (154.0 + 153.0)/2 x 73.67 = 11308.34
 3. (146.0 + 146.0)/2 x 48.00 = 7008.00
 4. (146.0 + 146.0)/2 x 15.00 = 2190.00
 5. (153.0 + 153.0)/2 x 23.00 = 3519.00
 6. (154.0 + 153.5)/2 x 34.00 = 5227.50
 7. (154.0 + 154.0)/2 x 35.67 = 5493.18
- 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) = 196'
BASEMENT AREA = 1,992SF
64/196 x 1,992±SF = 650±SF
50% OF 1,992±SF = 996±SF
650±SF < 996±sf
EXPOSED WALL MAY VARY, USE 996±S.F.

BASEMENT = 996±SF
FIRST FLOOR (SIDING) = 2,605±SF
SECOND FLOOR (SIDING) = 2,605±SF
PART OF FRONT PORCH = 92±S.F.
ATTIC = 0±S.F. (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 7.6%
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%

LEGEND:
(S) = SURVEY
(D) = DEED
H = HEIGHT
1STFL = FIRST FLOOR
TOF = TOP OF FOUNDATION
BSM = BASEMENT

MAGNOLIA AVENUE
(PUBLIC, 50' WIDE)



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

Date: 2/14/22 Scale: 1" = 30'

PREPARED BY:

**BIBBO BROTHERS
AND ASSOCIATES**

SURVEYING, ENGINEERING,
CONSTRUCTION CONSULTING
10 HAMMER STREET WALTHAM MA 02453
781-891-0417
RALPH BIBBO JR. - MANAGER - OWNER
ROBERT BIBBO - P.L.S. - OWNER

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.