



26 Magnolia Avenue

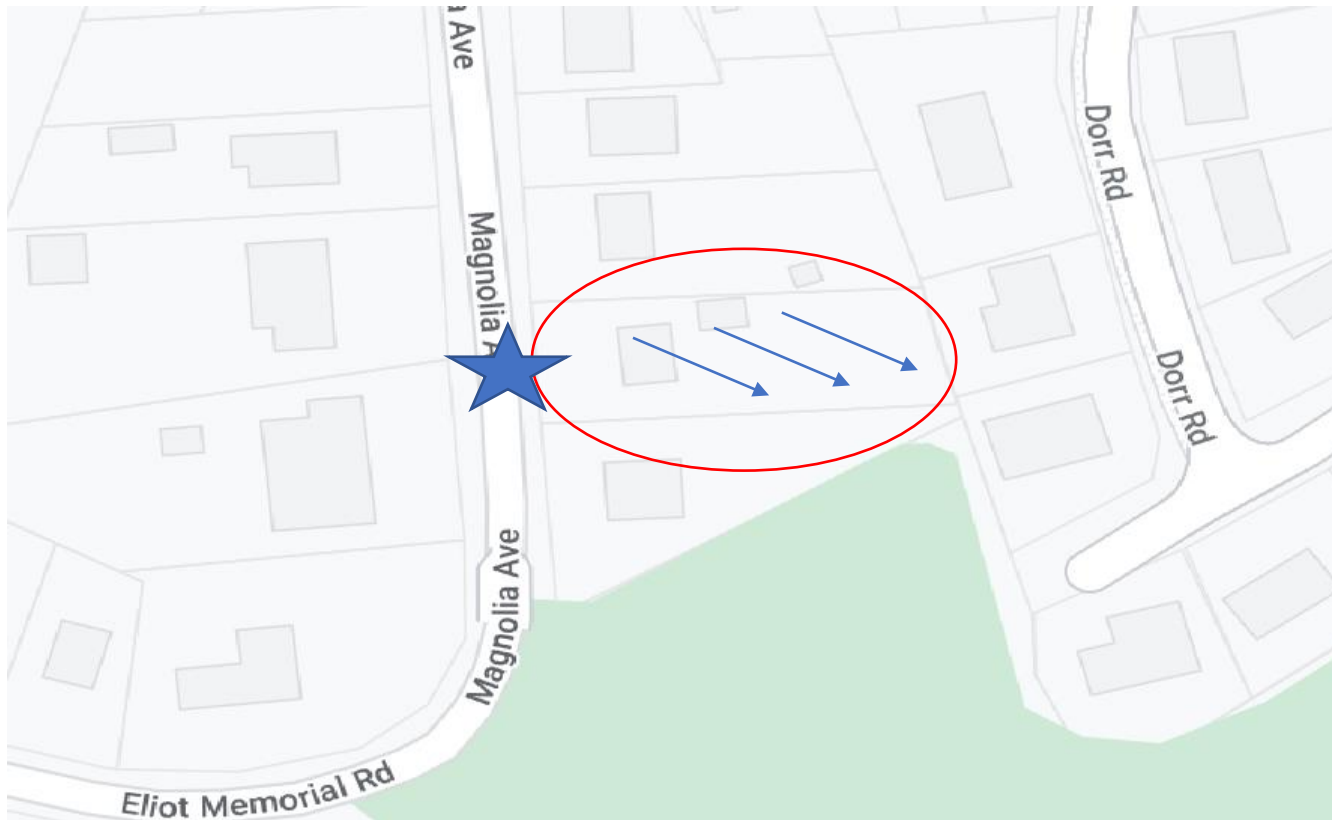
Arone Brothers Development

Overview

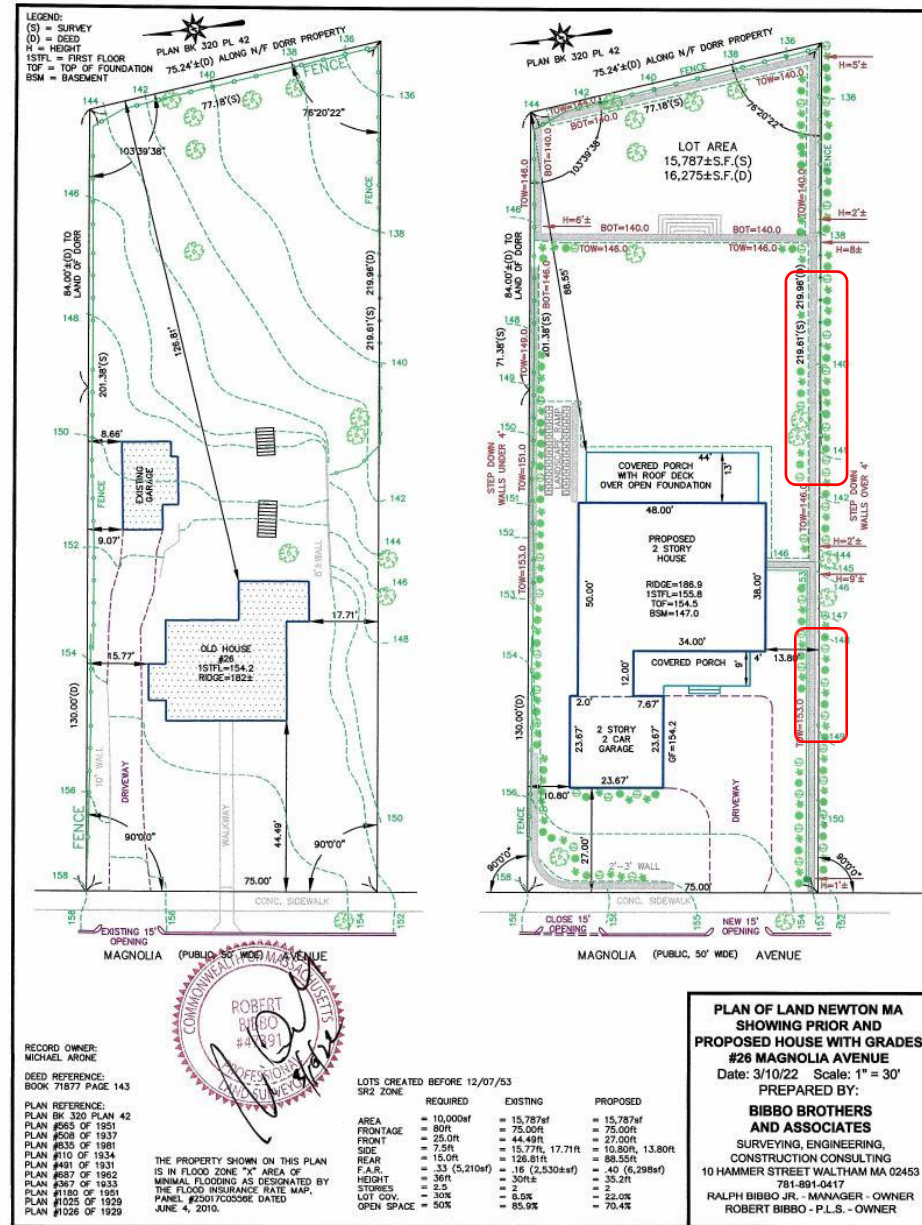
- Construct a 6,298 sf home
 - 35.2' H (36' required)
 - 1088 sq ft in excess of allowable FAR
 - 22% whereas 30% is required
 - 70% open space whereas 50% is required
- Retaining wall on South facing side of property within setbacks and exceeding 4' in height in certain areas.
- House meets front, rear and side setbacks



26 Magnolia Site Location



Former Conditions



RECORD OWNER:
MICHAEL ARONE

DEED REFERENCE:
BOOK 71877 PAGE 143

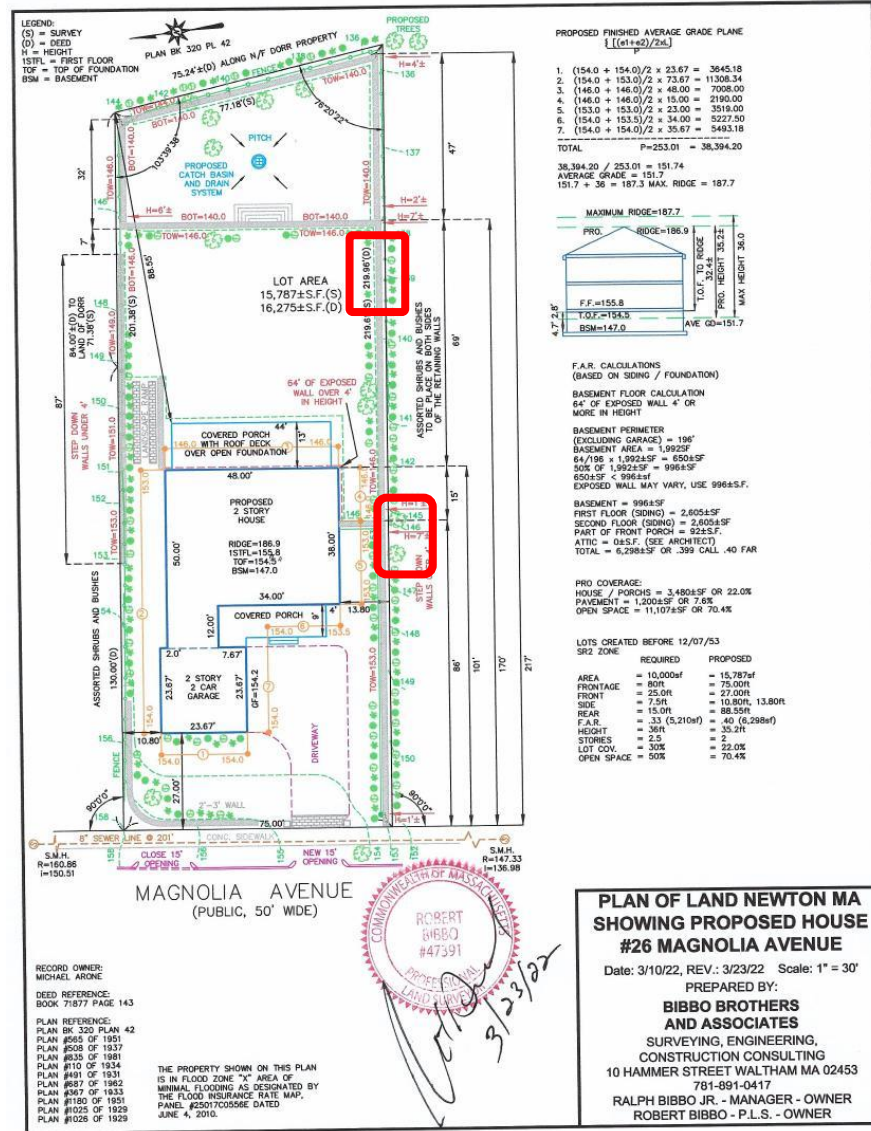
PLAN REFERENCE:
 PLAN BK 320 PLAN 42
 PLAN #563 OF 1951
 PLAN #508 OF 1937
 PLAN #535 OF 1981
 PLAN #110 OF 1934
 PLAN #481 OF 1931
 PLAN #687 OF 1962
 PLAN #367 OF 1933
 PLAN #1180 OF 1951
 PLAN #1025 OF 1929
 PLAN #1026 OF 1929

THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AREA OF MINIMAL FLOODING AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL #2501 F00506E DATED JUNE 4, 2010.



LOTS CREATED BEFORE 12/07/53 SR2 ZONE			
	REQUIRED	EXISTING	PROPOSED
AREA	= 10,000sf	= 15,787sf	= 15,787sf
FRONTAGE	= 80ft	= 75.00ft	= 75.00ft
FRONT	= 25.0ft	= 44.49ft	= 27.00ft
SIDE	= 7.5ft	= 15.77ft, 17.71ft	= 10.80ft, 13.80ft
REAR	= 15.0ft	= 126.81ft	= 88.55ft
F.A.R.	= 33 (5,210sf)	= 16 (2,830±sf)	= 40 (6,298sf)
HEIGHT	= 36ft	= 30ft	= 35.2ft
STORIES	= 2.5	= 2	= 2
LOT COV.	= 30%	= 22.0%	= 22.0%
OPEN SPACE	= 50%	= 85.9%	= 70.4%

Proposed – Site Plan





Front Elevation

Left
Elevation



Golf
Course
Side
Elevation



Rear
Elevation





Current

Current



Current



Current



Current



Current



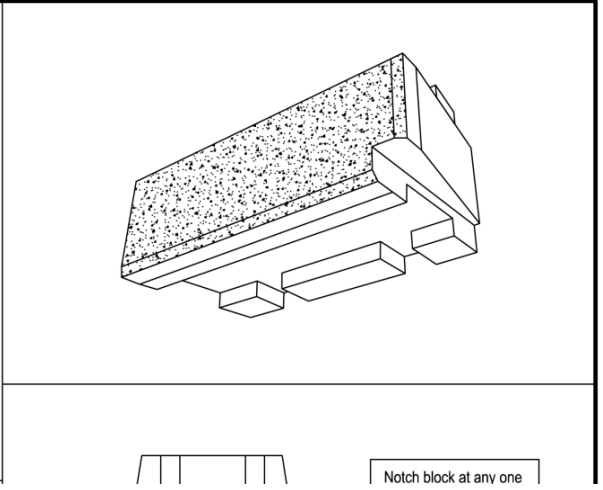
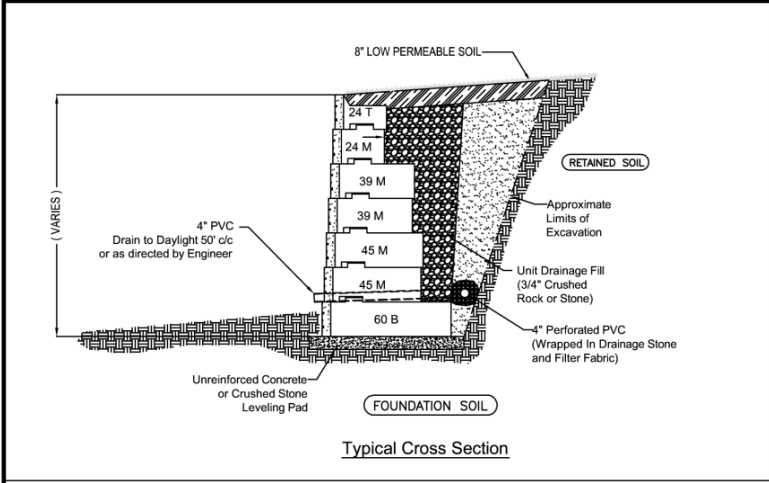


Current

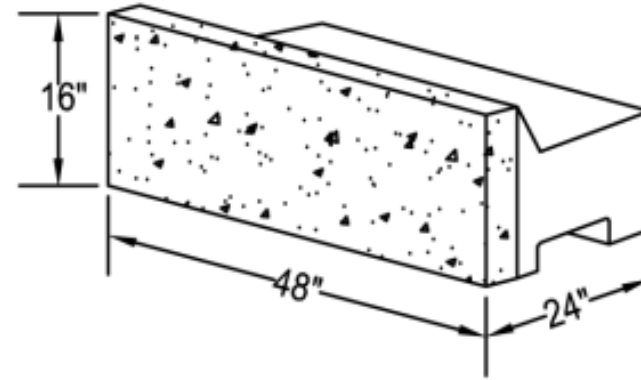


SHEA Walls (Graham View)

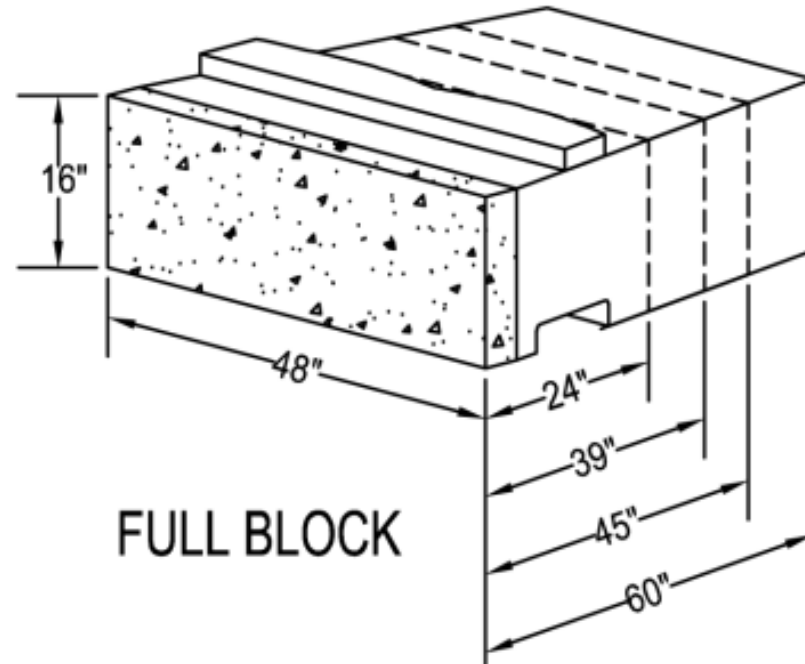
Drainage



Block Spec's



FULL TOP BLOCK



FULL BLOCK

Field Stone Walls



Field Stone Wall



Rear Walk out



Current Curb Cut – 15'

