

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 5/20/2020 12:45:23 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
256	PLAN		02020/256	04/02/2020	
Property-Street Address and/or Description					
336 NEWTONVILLE AVE SITE AND FLOOR PLANS					
Grantors					
336 NEWTONVILLE AVE LLC					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 256 1/4 of 2020
Rec'd 4-2 2020
at 02 H 16 M P M
Attest
Register

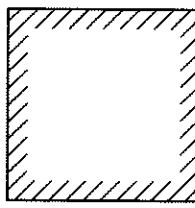
REGISTRY USE ONLY

N/F HENRIQUEZ
#50 HARVARD ST.

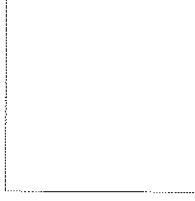
N/F McQUADE
#48 HARVARD ST.

N/F 44 HARVARD ST. LLC
#44 HARVARD ST.

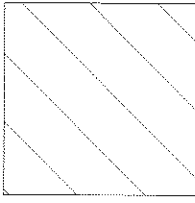
N/F SUSSER
#40 HARVARD ST.



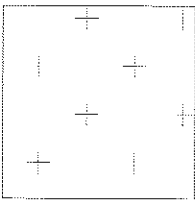
- BUILDING FOOTPRINT
(6,717 S.F.±)



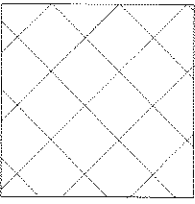
- COMMON AREA
(6,791 S.F.±)



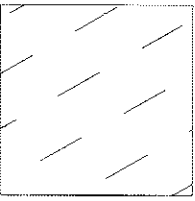
- EXCLUSIVE USE UNIT 1
(6,439 S.F.±)



- EXCLUSIVE USE UNIT 2
(3,288 S.F.±)



- EXCLUSIVE USE UNIT 3
(3,489 S.F.±)



- EXCLUSIVE USE UNIT 4
(3,172 S.F.±)

AREA TABLE:

BUILDING FOOTPRINT	6,717 S.F.±
COMMON AREA	6,791 S.F.±
EXCLUSIVE USE UNIT 1	6,439 S.F.±
EXCLUSIVE USE UNIT 2	3,288 S.F.±
EXCLUSIVE USE UNIT 3	3,489 S.F.±
EXCLUSIVE USE UNIT 4	3,172 S.F.±
TOTAL LOT AREA	29,896 S.F.±

REFERENCES

DEED BK. 25,093 PG. 257
DEED BK. 54,114 PG. 487
DEED BK. 14,361 PG. 272
PLAN #1872 OF 1986

N/F YOUNG
#326 NEWTONVILLE AVE.

#336 NEWTONVILLE AVE.
EXISTING CONDOMINIUM

STN.
BOUND (FD.)

117.83
N70°05'20"E

EXISTING SIDEWALK

120.00
N70°05'20"E

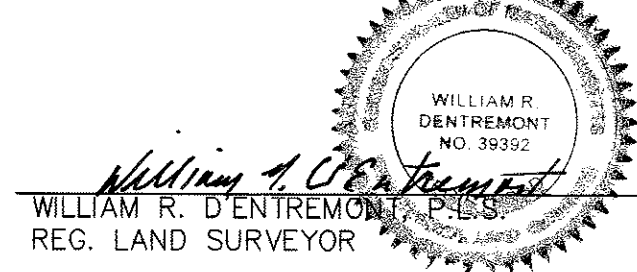
NEWTONVILLE AVENUE
(40' R.O.W.)

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON
ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES
OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR
DIVISION OF EXISTING OWNERSHIP, OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THIS PLAN CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTER OF DEEDS.

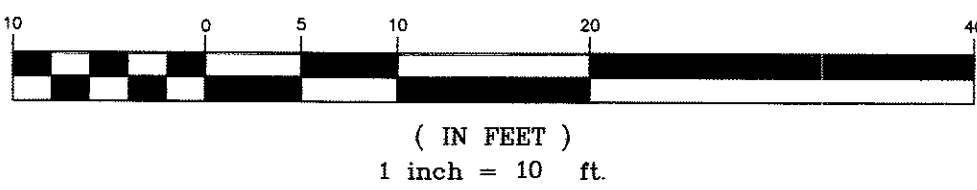
I HEREBY CERTIFY THIS PLAN AND SURVEY WERE PREPARED IN ACCORDANCE
WITH THE PROCEDURAL AND TECHNICAL STANDARDS IN THE PRACTICE
OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LAYOUT, LOCATION, SETBACKS AND COMMON AREA IN THE
336 NEWTONVILLE AVENUE CONDOMINIUM AS-BUILT.



3-20-2020
DATE

GRAPHIC SCALE



CONDOMINIUM SITE PLAN AT
336 NEWTONVILLE AVENUE
NEWTON, MA
FOR
336 NEWTONVILLE AVENUE CONDOMINIUM

CIVIL ENVIRONMENTAL CONSULTANTS

8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 1 OF 1

DATE: 3/20/2020 JOB: 3582

DRAWN BY: C.R.L./W.R.D.

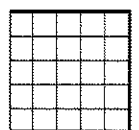
256 of 2020 1/4

FOR REGISTRY USE

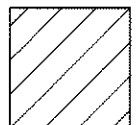
PLAN NO. 256 OF 2020
SHEET 2 OF 4

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
BASEMENT	1,637 S.F.	785 S.F.	855 S.F.	890 S.F.
FIRST FLOOR	2,318 S.F.	1,339 S.F.	1,483 S.F.	988 S.F.
SECOND FLOOR	1,816 S.F.	1,382 S.F.	1,312 S.F.	976 S.F.
THIRD FLOOR	671 S.F.	763 S.F.	850 S.F.	553 S.F.

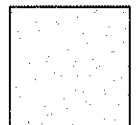
NOTE: FLOOR AREAS ARE IN SQUARE FEET, CALCULATED TO OUTSIDE FACE OF EXTERIOR WALLS AT FIRST & SECOND FLOORS, TO INSIDE OF KNEE WALL UNDER ROOF AT THIRD FLOOR, TO INSIDE FACE OF FOUNDATION WALL, TO INSIDE FACE OF DEMISING WALL. SQUARE FOOTAGES INCLUDE GARAGES AND MECHANICAL AREAS.



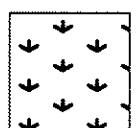
EXCLUSIVE USE UNIT 1



EXCLUSIVE USE UNIT 2



EXCLUSIVE USE UNIT 3



EXCLUSIVE USE UNIT 4

△ UNIT ENTRY

— COMMON WALL

≡≡≡ COMMON BEAM

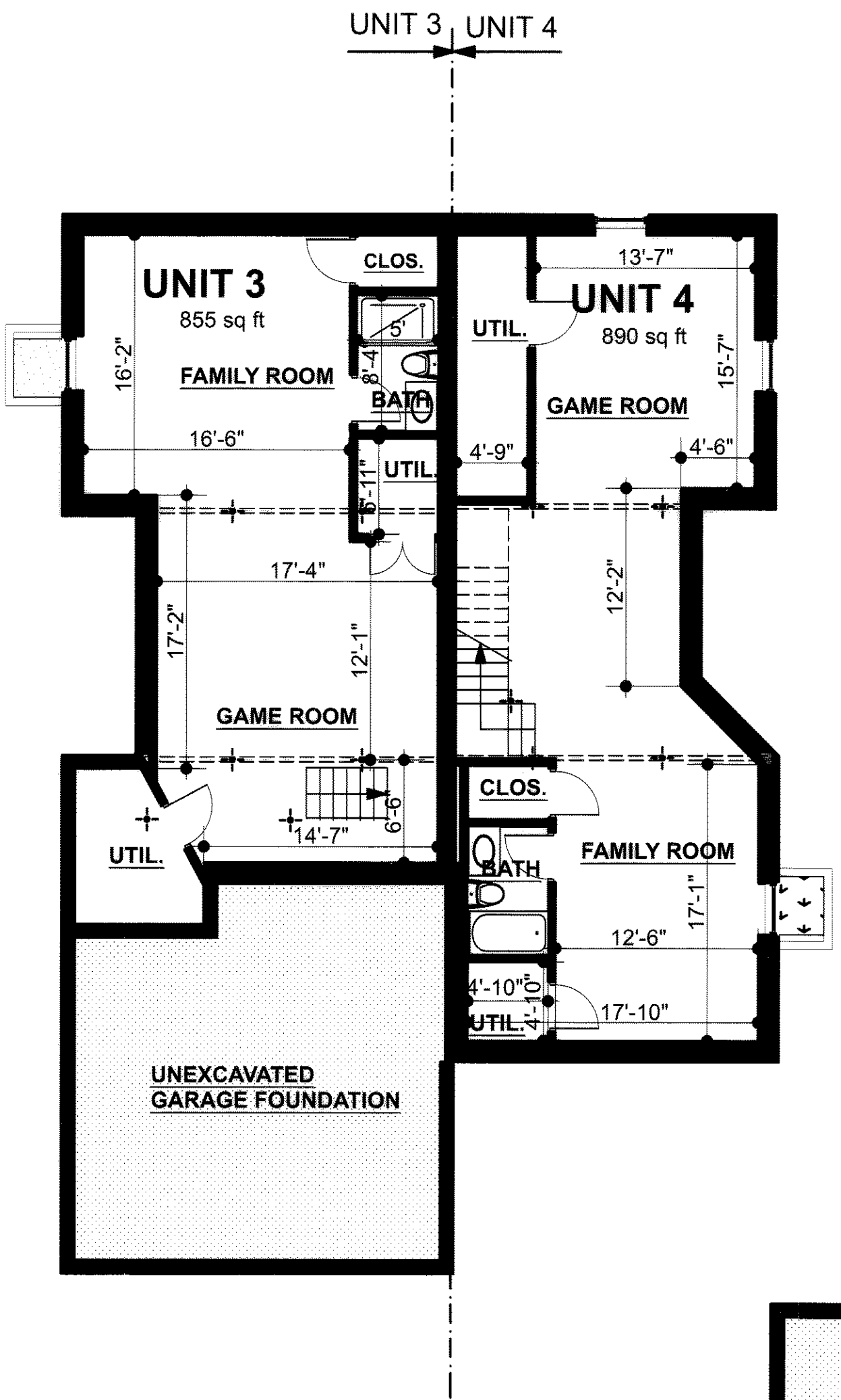
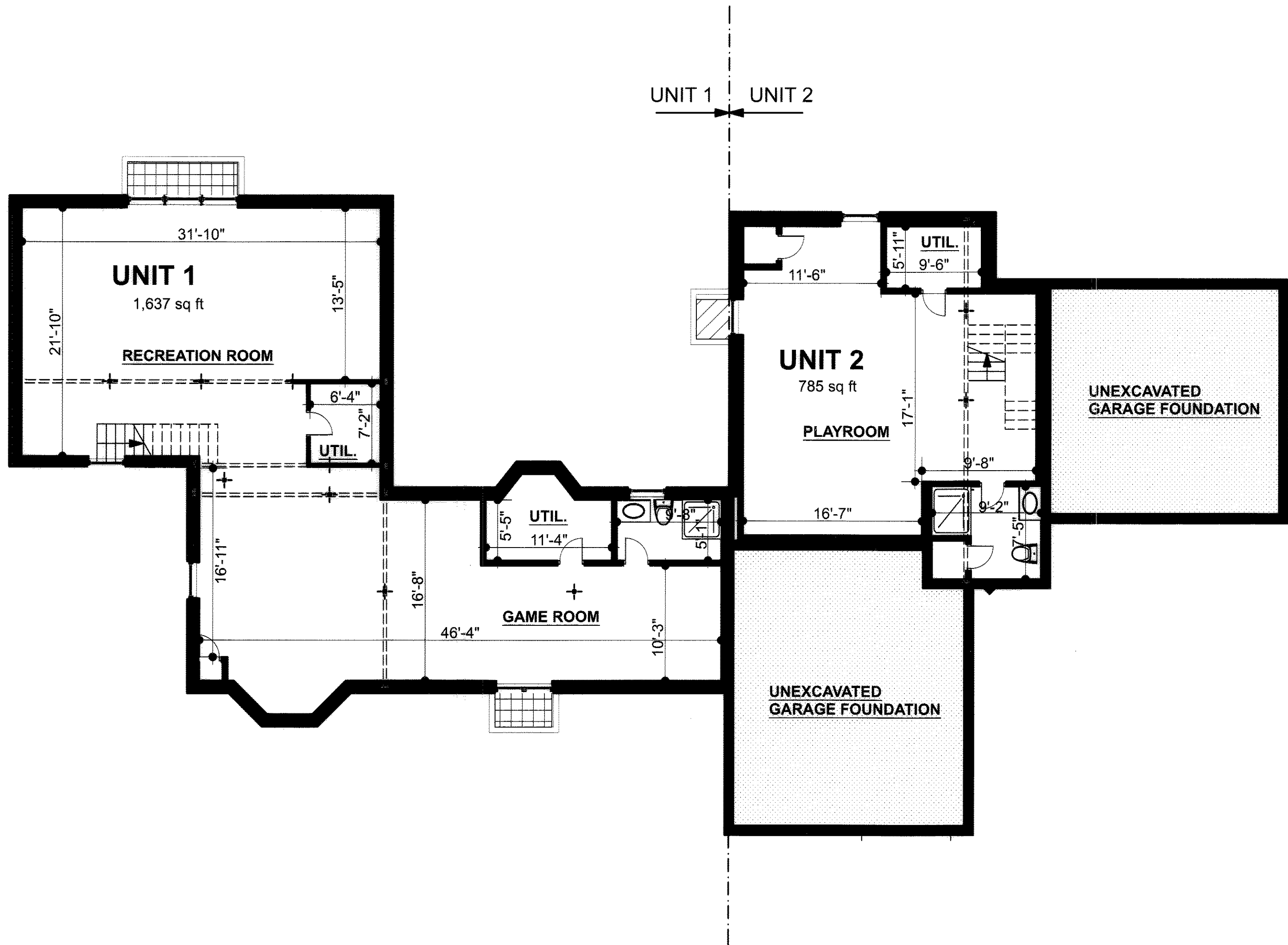
+ ◉ COMMON COLUMN OR PIER

0 4' 8' 16'



I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS NUMBERED 1 THROUGH 4 INCLUSIVE, IN THE BUILDING 336 NEWTONVILLE AVE. NEWTON, MA AS BUILT 11-19-2019. I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE.

PREPARED BY:
MARK SANGIOLO, RA
9 SKECHECONET WAY
W. HARWICH, MA 017 272 5402



BASEMENT FLOOR PLANS



336 NEWTONVILLE AVE CONDOMINIUM

336 NEWTONVILLE AVE, NEWTON MA

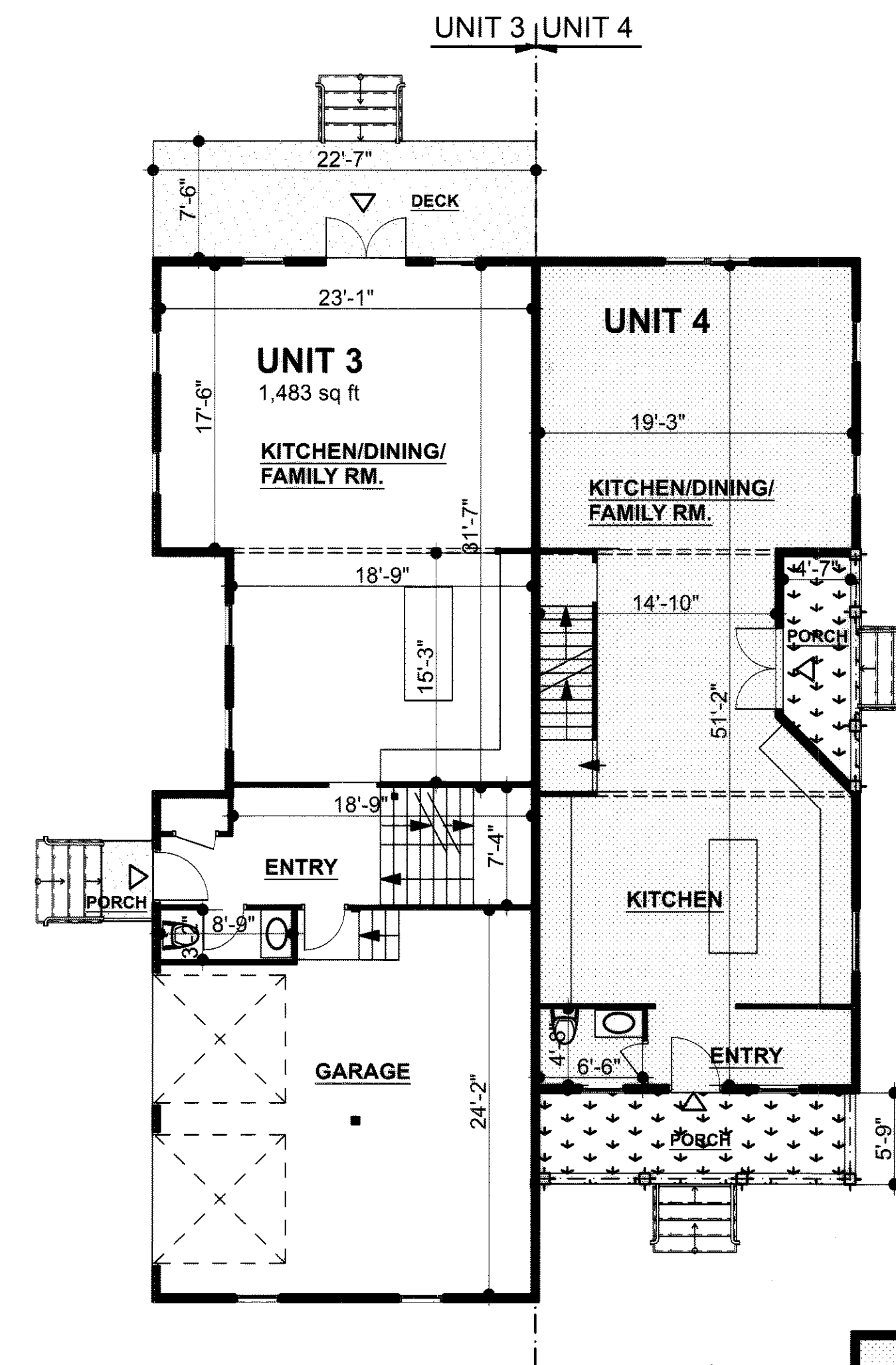
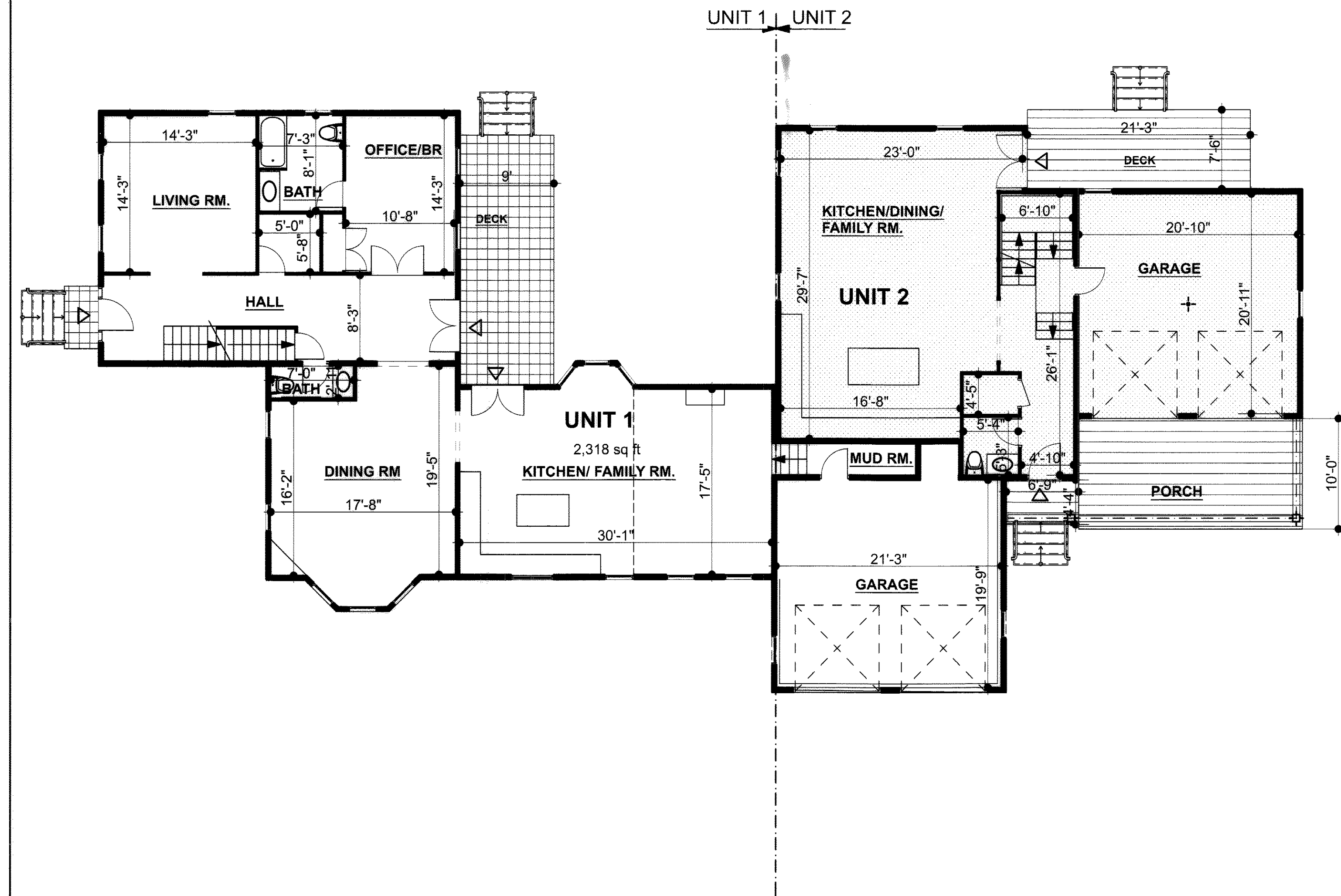
NOVEMBER 19, 2019

FOR REGISTRY USE

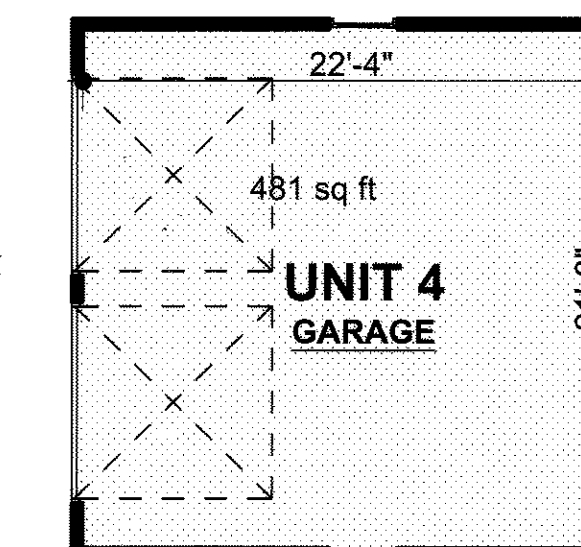
PLAN NO. 256 OF 2020
SHEET 3 OF 4

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
BASEMENT	1,637 S.F.	785 S.F.	855 S.F.	890 S.F.
FIRST FLOOR	2,318 S.F.	1,339 S.F.	1,483 S.F.	988 S.F. GARAGE
SECOND FLOOR	1,816 S.F.	1,382 S.F.	1,312 S.F.	976 S.F.
THIRD FLOOR	671 S.F.	763 S.F.	850 S.F.	553 S.F.

NOTE: FLOOR AREAS ARE IN SQUARE FEET, CALCULATED TO OUTSIDE FACE OF EXTERIOR WALLS AT FIRST & SECOND FLOORS, TO INSIDE OF KNEE WALL UNDER ROOF AT THIRD FLOOR, TO INSIDE FACE OF FOUNDATION WALL TO INSIDE FACE OF DEMISING WALL. SQUARE FOOTAGES INCLUDE GARAGES AND MECHANICAL AREAS.



FIRST FLOOR PLANS



- EXCLUSIVE USE UNIT 1
- EXCLUSIVE USE UNIT 2
- EXCLUSIVE USE UNIT 3
- EXCLUSIVE USE UNIT 4
- UNIT ENTRY
- COMMON WALL
- COMMON BEAM
- COMMON COLUMN OR PIER

0 4' 8' 16'



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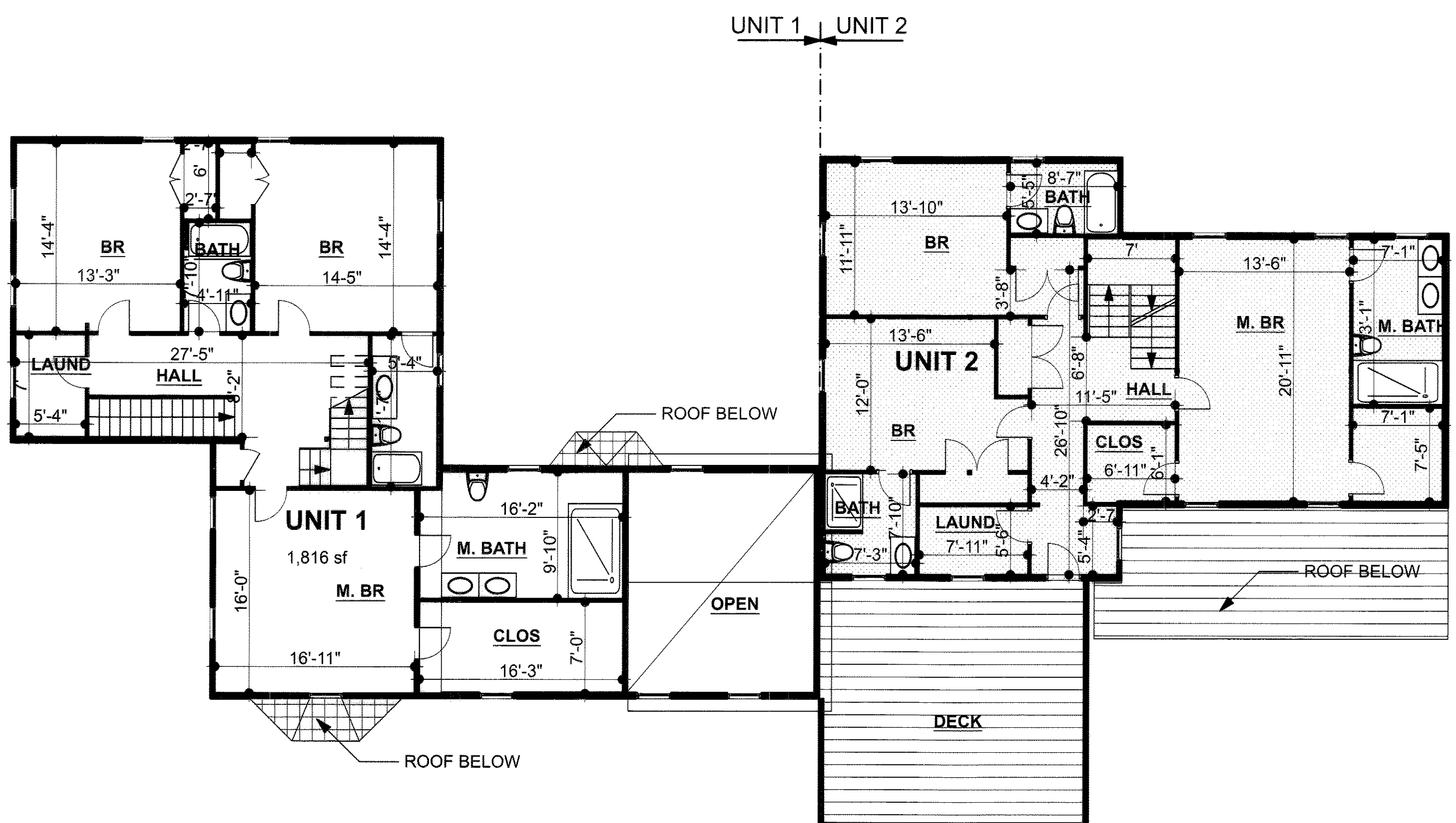
PREPARED BY:
MARK SANGIOLO, RA
9 SKECHECONET WAY
W. HARWICH, MA 01727 5402



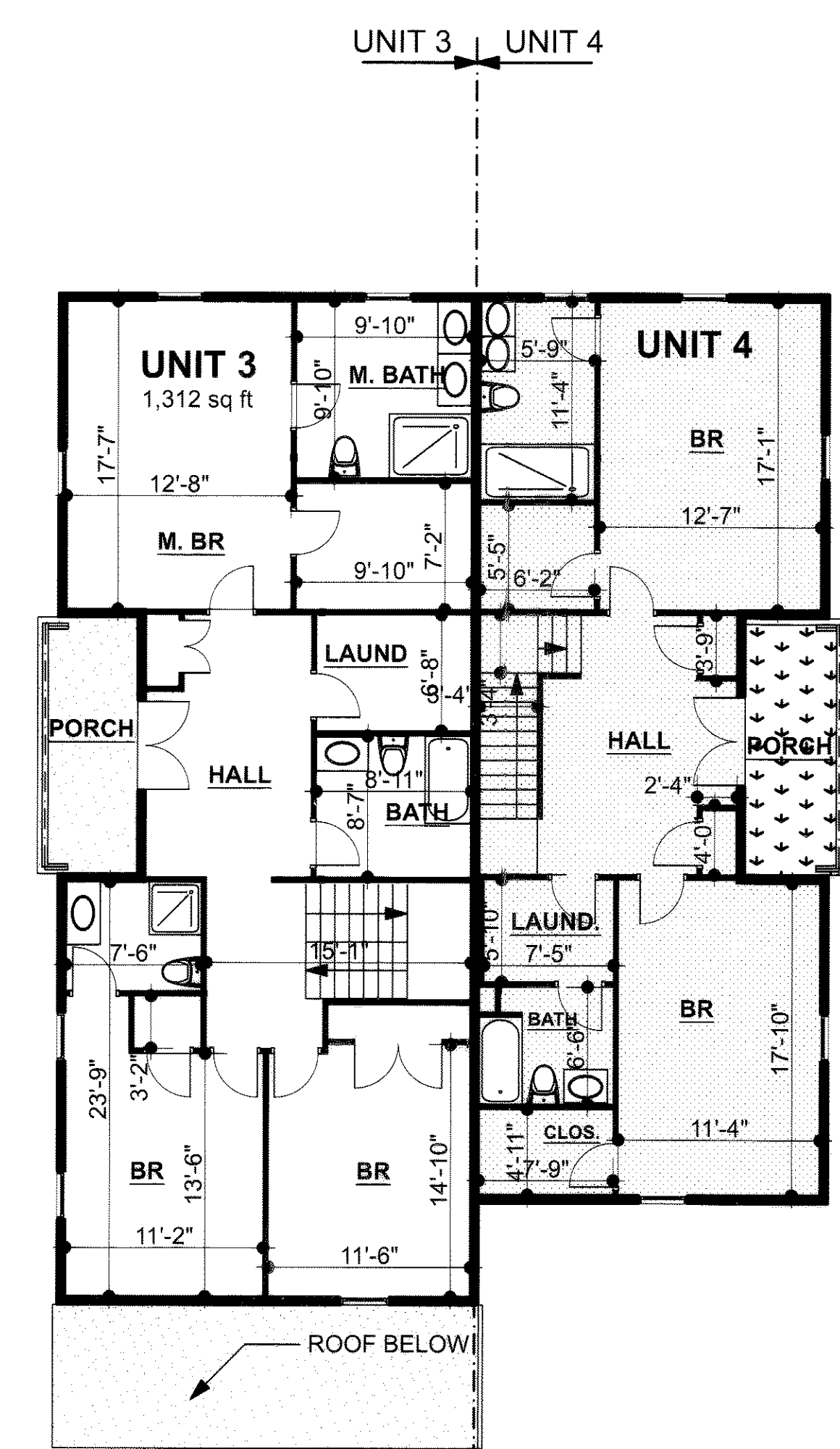
336 NEWTONVILLE AVE CONDOMINIUM

336 NEWTONVILLE AVE, NEWTON MA

NOVEMBER 19, 2019



SECOND FLOOR PLANS



FOR REGISTRY USE

PLAN NO. 256 OF 2020

SHEET 4 OF 4

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
BASEMENT	1,637 S.F.	785 S.F.	855 S.F.	890 S.F.
FIRST FLOOR	2,318 S.F.	1,339 S.F.	1,483 S.F.	988 S.F.
SECOND FLOOR	1,816 S.F.	1,382 S.F.	1,312 S.F.	976 S.F.
THIRD FLOOR	671 S.F.	763 S.F.	850 S.F.	553 S.F.

NOTE: FLOOR AREAS ARE IN SQUARE FEET, CALCULATED TO OUTSIDE FACE OF EXTERIOR WALLS AT FIRST & SECOND FLOORS, TO INSIDE OF KNEE WALL UNDER ROOF AT THIRD FLOOR, TO INSIDE FACE OF FOUNDATION WALL, TO INSIDE FACE OF DEMISING WALL. SQUARE FOOTAGES INCLUDE GARAGES AND MECHANICAL AREAS.

- EXCLUSIVE USE UNIT 1
- EXCLUSIVE USE UNIT 2
- EXCLUSIVE USE UNIT 3
- EXCLUSIVE USE UNIT 4
- UNIT ENTRY
- COMMON WALL
- COMMON BEAM
- COMMON COLUMN OR PIER

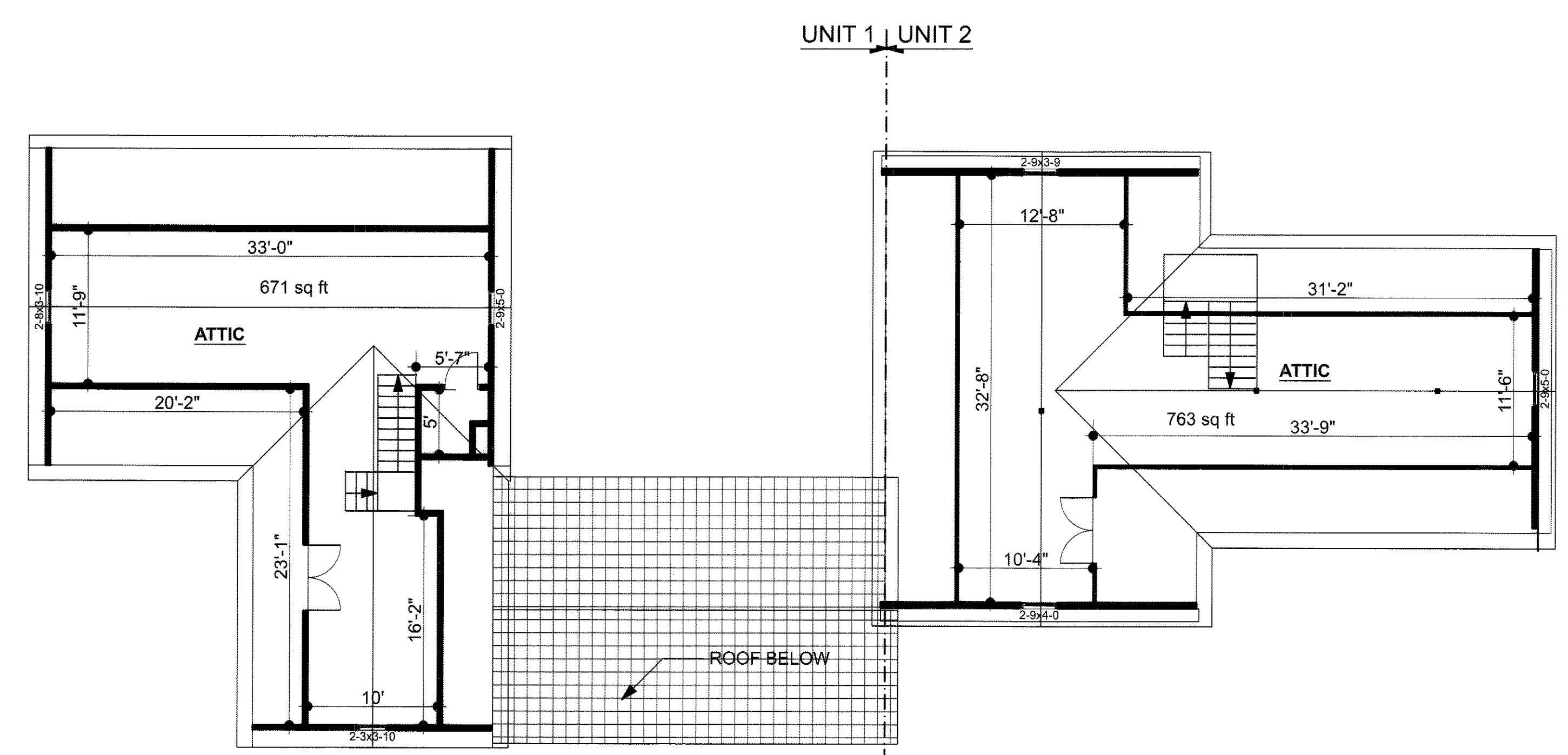
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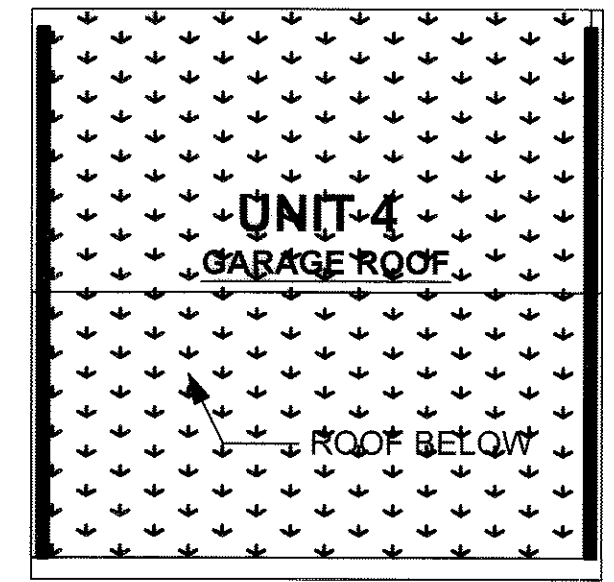
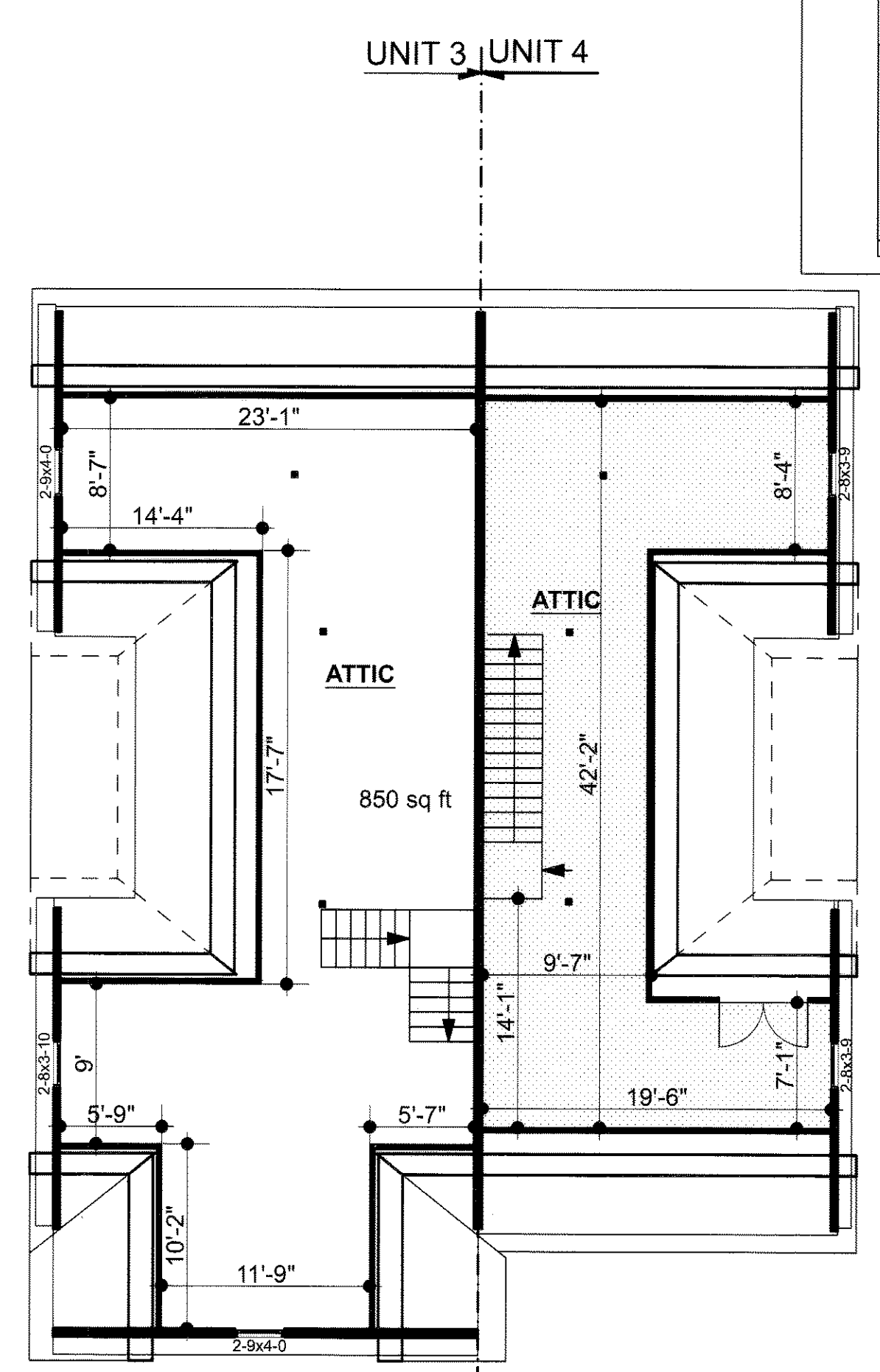
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PREPARED BY:
MARK SANGIOLO, RA
9 SKECHECONET WAY
W. HARWICH, MA 01727 5402

#7444



THIRD FLOOR PLANS



336 NEWTONVILLE AVE CONDOMINIUM

336 NEWTONVILLE AVE, NEWTON MA

NOVEMBER 19, 2019