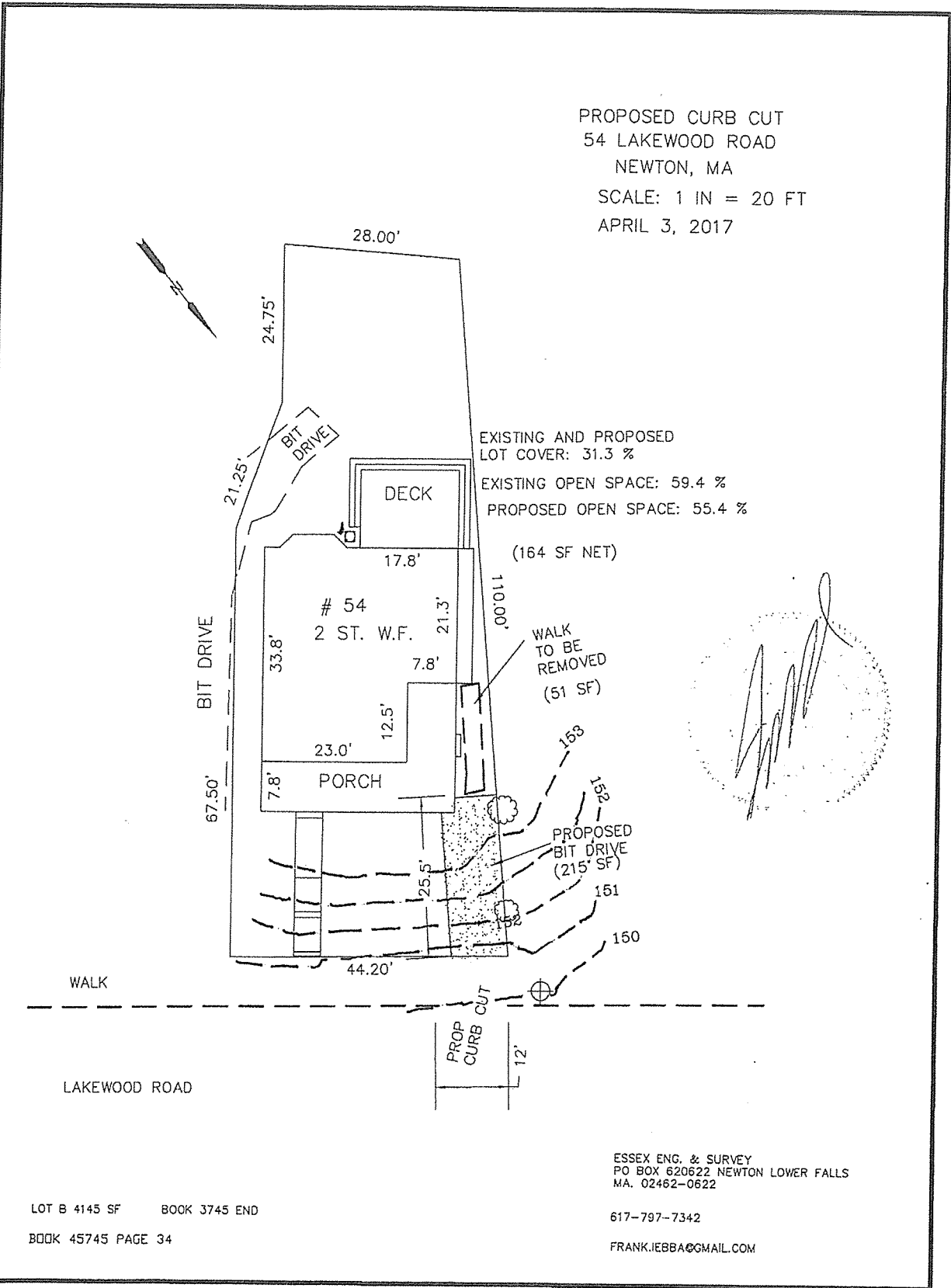


PROPOSED CURB CUT
54 LAKEWOOD ROAD
NEWTON, MA
SCALE: 1 IN = 20 FT
APRIL 3, 2017

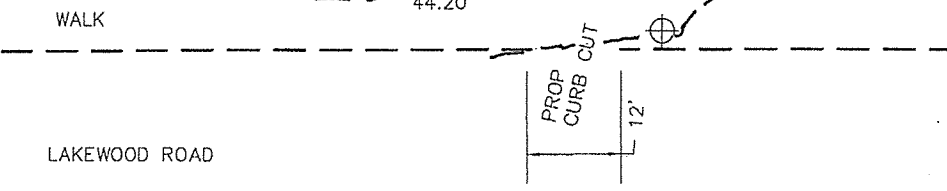
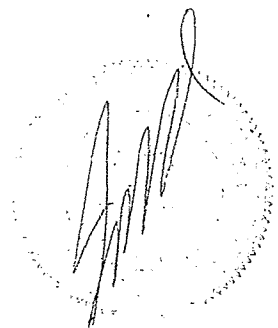


EXISTING AND PROPOSED
LOT COVER: 31.3 %
EXISTING OPEN SPACE: 59.4 %
PROPOSED OPEN SPACE: 55.4 %

(164 SF NET)

WALK
TO BE
REMOVED
(51 SF)

PROPOSED
BIT DRIVE
(215' SF)



ESSEX ENG. & SURVEY
PO BOX 620622 NEWTON LOWER FALLS
MA. 02462-0622

617-797-7342
FRANK.IEBBA@GMAIL.COM

LOT B 4145 SF BOOK 3745 END
BOOK 45745 PAGE 34

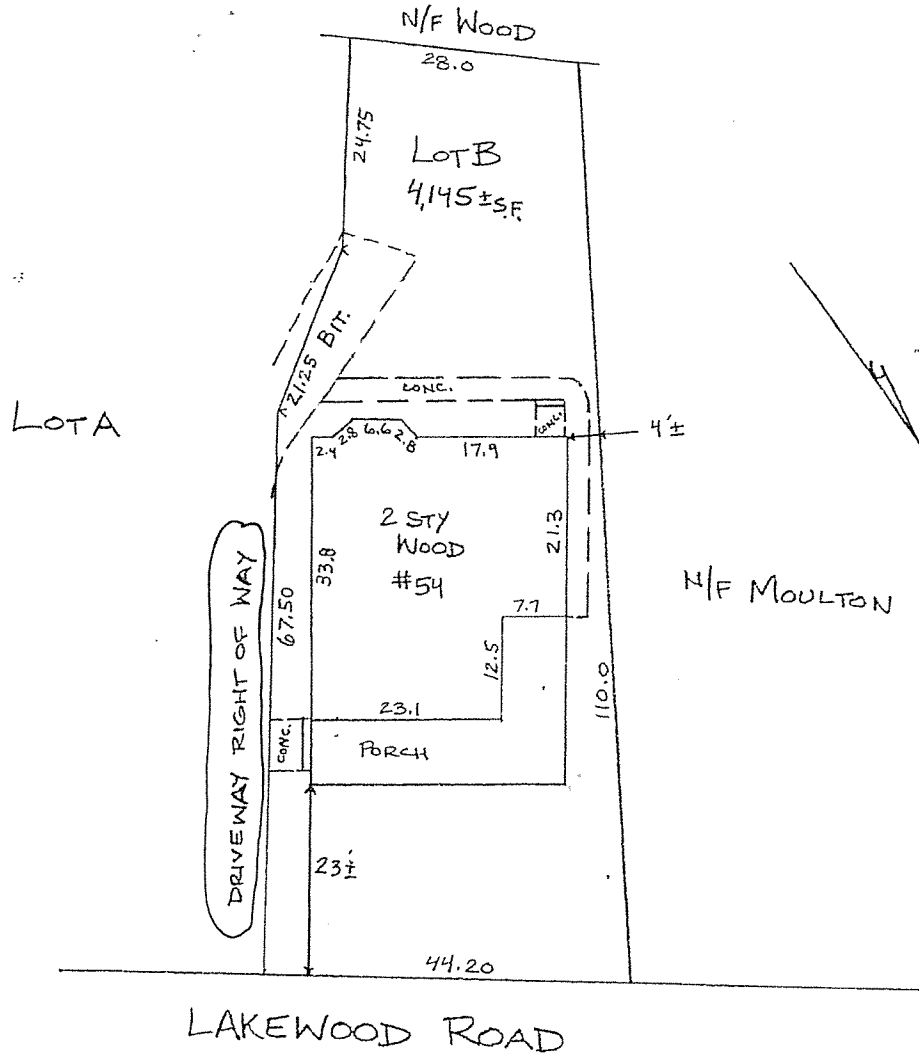
2017 Survey

MORTGAGE INSPECTION PLAN

PROPERTY ADDRESS: 54 LAKEWOOD ROAD - NEWTON

SCALE: 1 IN. = 20 FT.

DATE: 5/29/07



NOTE: This mortgage inspection was prepared specifically for mortgage purposes as a result of a tape measurement, not the result of an instrument survey. Verification of property line dimensions, building offsets, fences, etc. may be accomplished only by an accurate instrument survey. The land shown hereon is based on referenced information noted and may be subject to further takings and easements.

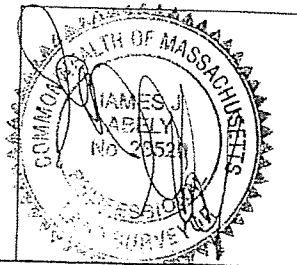
I certify that in my professional opinion that the structures shown conformed with the local zoning horizontal dimensional setbacks when constructed, or are exempt from enforcement action under Mass. Gen. Laws Ch. 40A, Sect. 7.

Dwelling is not located within a Special Flood Hazard Area as determined from F.E.M.A. Flood Insurance Flood Rate Map Community Panel No. 2502080004D dated 6/4/1990

This mortgage inspection was prepared in accordance with the Technical Standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of Professional Engineers and Land Surveyors 250 CMR 605.

REGISTRY OF DEEDS: MIDDLESEX
 DEED REF: BOOK 45745 PAGE 34 CERT.
 PLAN REF: 3745-END

VTP ASSOCIATES INC.
 132 ADAMS ST.
 2ND FLOOR, SUITE 3
 NEWTON, MA 02458
 TEL 617-332-8271 / 965-4870
 TELEFAX 617-969-2330



2007 - Front parking removed and relocated to rear yard
 'Legal Right of Way' 1 space 8' wide common driveway



THE GENCO RESIDENCE
54 LAKEWOOD ROAD
NEWTON, MA 02461



131-17

54 Lakewood Road



131-17

Rearyard Parking Space



131-17

Retaining wall and corner of 131-17

10 HYDE STREET
7,100 SF

1036 WALNUT
9,936 SF

50 LAKEWOOD

PARKING

LEGAL RIGHT OF WAY

50 LAKEWOOD ROAD
5,963 SF

54 LAKEWOOD ROAD
4,145 SF

DECK

PORCH

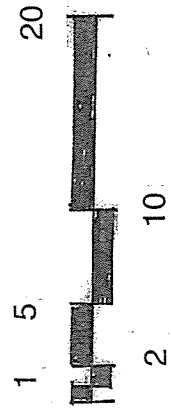
1028 WALNUT STREET
11,628 SF

CONCRETE WALK (63 SF)
TO BE REMOVED

BLUESTONE WALK (51 SF)
TO BE REMOVED

OAK

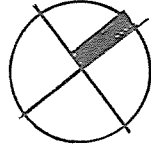
EXISTING STEPS
AND WALK TO
BE REPLACED



SCALE: 1"=10'-0"

4/27/17

BASE SURVEY PROVIDED BY
ESSEX ENGINEERING AND SURVEY,
PO BOX 620622
NEWTON LOWER FALLS, MA 02462



SANGIOLLO ASSOCIATES
9 SKECHECONET WAY
WEST HARWICH, MA 02671

617-223-1134

THE GENCO RESIDENCE
54 LAKEWOOD ROAD
NEWTON, MA, 02461

EXISTING CONDITIONS

131-17

10 HYDE STREET
7,100 SF

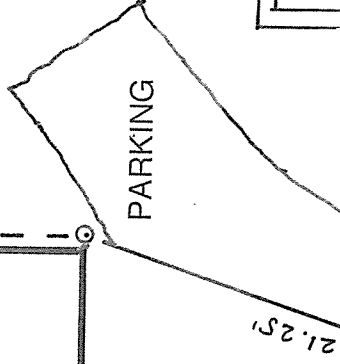
1036 WALNUT
9,936 SF

28.00'

50 LAKEWOOD
24.751

50 LAKEWOOD

NEW PARKING COURT 247 SF
LESS BLUESTONE AND CONCRETE WALKS -(114 SF)
NET NEW HARDSCAPE 133 SF = 3.2% INCREASE



PARKING

21.25'

DECK

54 LAKEWOOD ROAD
4145 SF

LEGAL RIGHT OF WAY

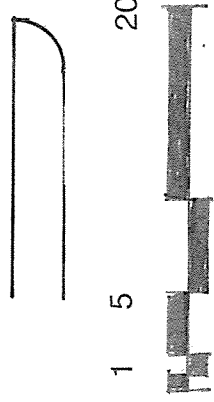
50 LAKEWOOD ROAD

5,963 SF

67.50'

PORCH

81'-0" ±

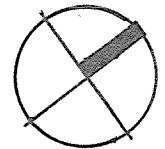


SCALE: 1"=10'-0"

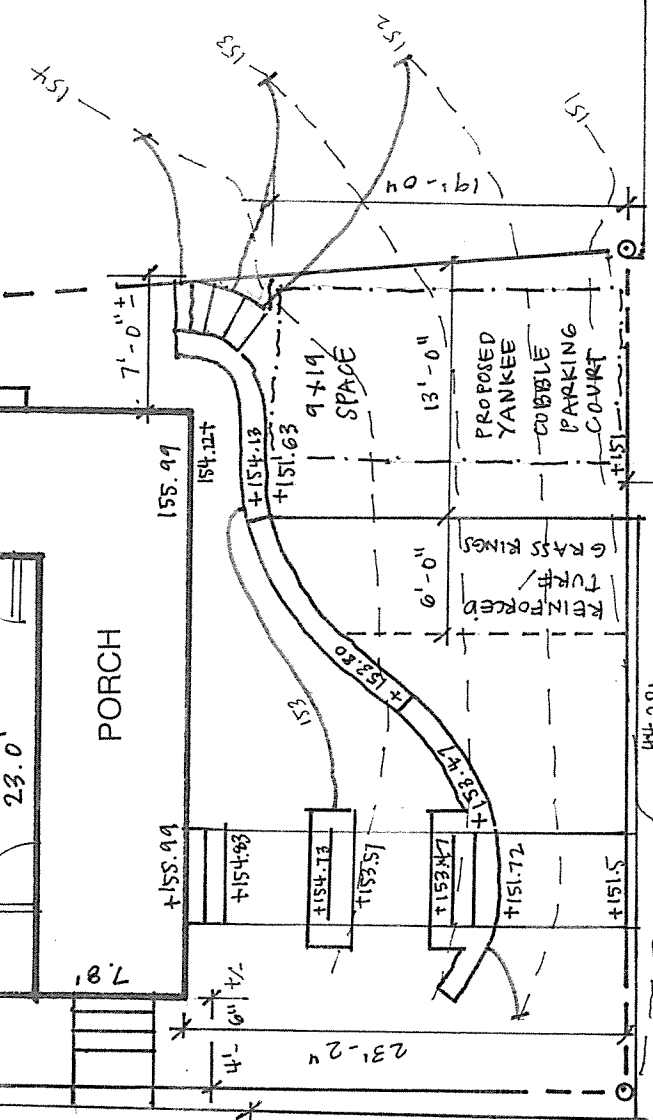
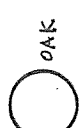
4/27/17

BASE SURVEY PROVIDED BY
ESSEX ENGINEERING AND SURVEY
PO BOX 620622
NEWTON LOWER FALLS, MA 02462

13'-0" ±
PROPOSED CURB CUT



1028 WALNUT STREET
11,628 SF



SANGIOLO ASSOCIATES
9 SKECHECONET WAY
WEST HARWICH, MA 02671

617-223-1134

131-17
THE GENCO RESIDENCE
54 LAKEWOOD ROAD
NEWTON, MA 02461

PROPOSED PARKING COURT LAYOUT