

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC.—LAND SURVEYORS ON NOVEMBER 10, 2014.

2/6/15 *[Signature]*

PROFESSIONAL LAND SURVEYOR
FOR OTTE & DWYER, INC.

GENERAL NOTES

OWNER OF RECORD: LANGIONE FAMILY REALTY TRUST
38 BORDER ST. NEWTON, MA 02465

DEED REFERENCE: BOOK 64603, PAGE 539
PLAN REFERENCE: PLAN 1303 OF 1969
TAX MAP REFERENCE: PARCEL ID 33015 0023

DATUM REFERENCE: NAVD 1988

ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY, MAP No. 25017C0551E, DATED JUNE 4, 2010 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X".

CURRENT DIMENSIONAL AND DENSITY REGULATIONS

ENTIRE SITE IS LOCATED IN THE MANUFACTURING ZONING DISTRICT

CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 s.f.	27,874±s.f.	N/C
MINIMUM FRONT YARD (FT.)	15 (*)	8.3'	N/C
MINIMUM SIDE YARD (FT.)	1/2 bldg. ht.	4.9'	N/C
MINIMUM REAR YARD (FT.)	1/2 bldg. ht.	15.1'	N/C
MAX. BUILDING HEIGHT / STORIES	24' / 2	20' / 1	27' / 2
AVERAGE GRADE	-	43.6'	43.6'

(*) 15' OR 1/2 BUILDING HEIGHT OR THE AVERAGE BUILDING SETBACK OF ADJOINING PROPERTIES, WHICHEVER IS GREATER

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSE ONLY. OTTE & DWYER, INC MAKES NO OPINION OR CERTIFICATION AS TO ZONING COMPLIANCE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

CERTIFIED PLOT PLAN
SHOWING PROPOSED ADDITION, PARKING,
DUMPSTER, CURBS, BIKE RACK,
LANDSCAPE AREAS & LIGHTS

38 BORDER STREET
NEWTON, MASS. 02465

PREPARED FOR
LANGIONE FAMILY REALTY TRUST

BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET

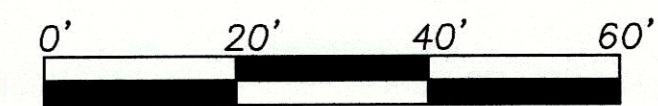
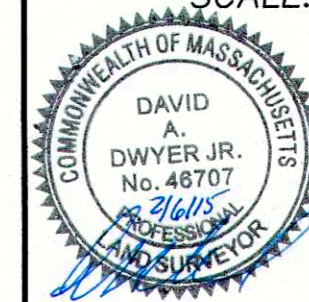
P.O. BOX 982

SCALE: 1"=20'

SAUGUS, MA 01906

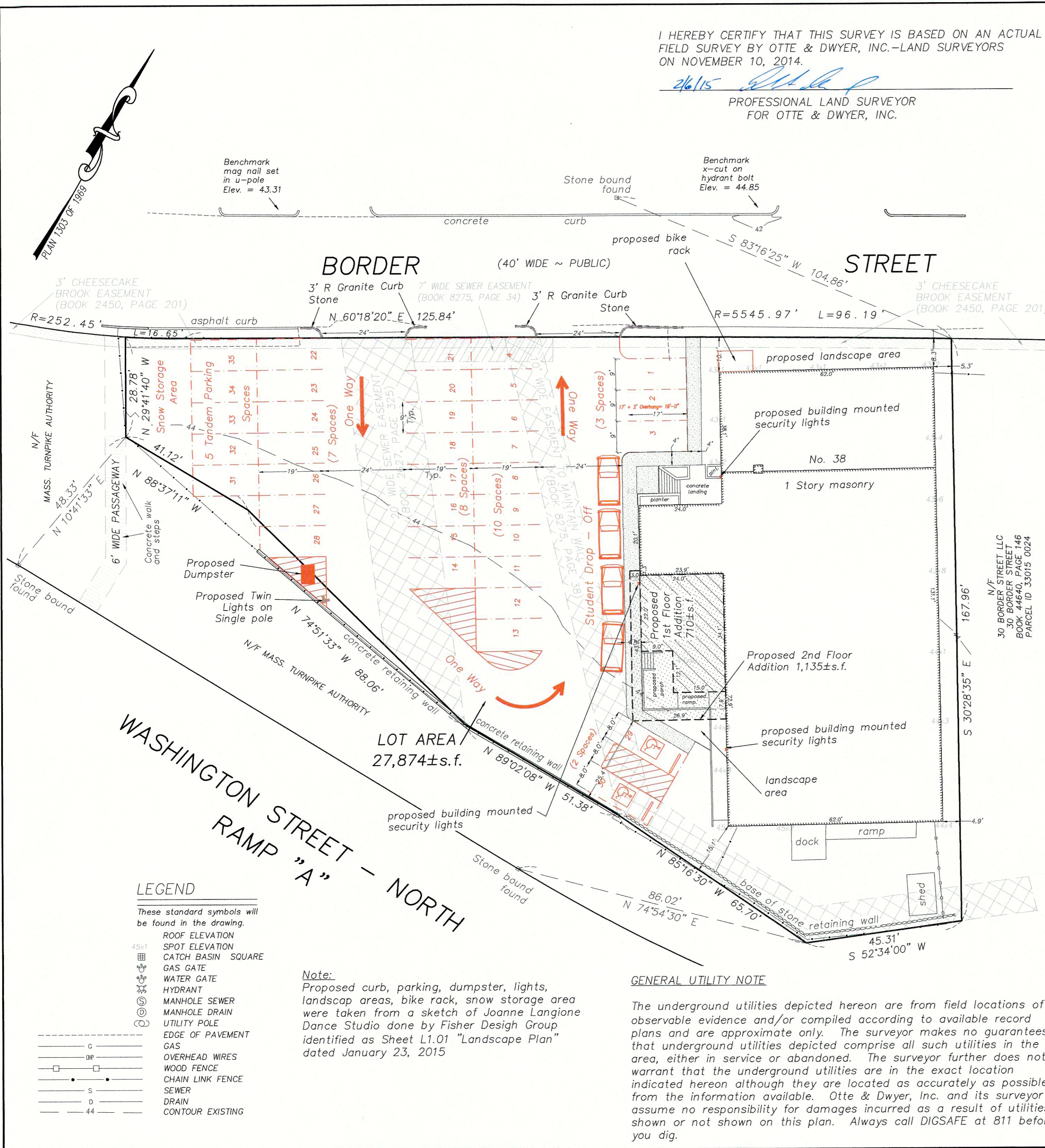
(781)233-8155

FEBRUARY 6, 2015



SCALE

JN. 11768CPP



LEGEND

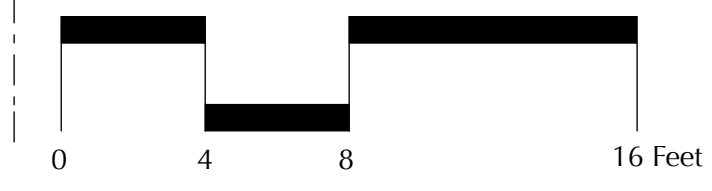
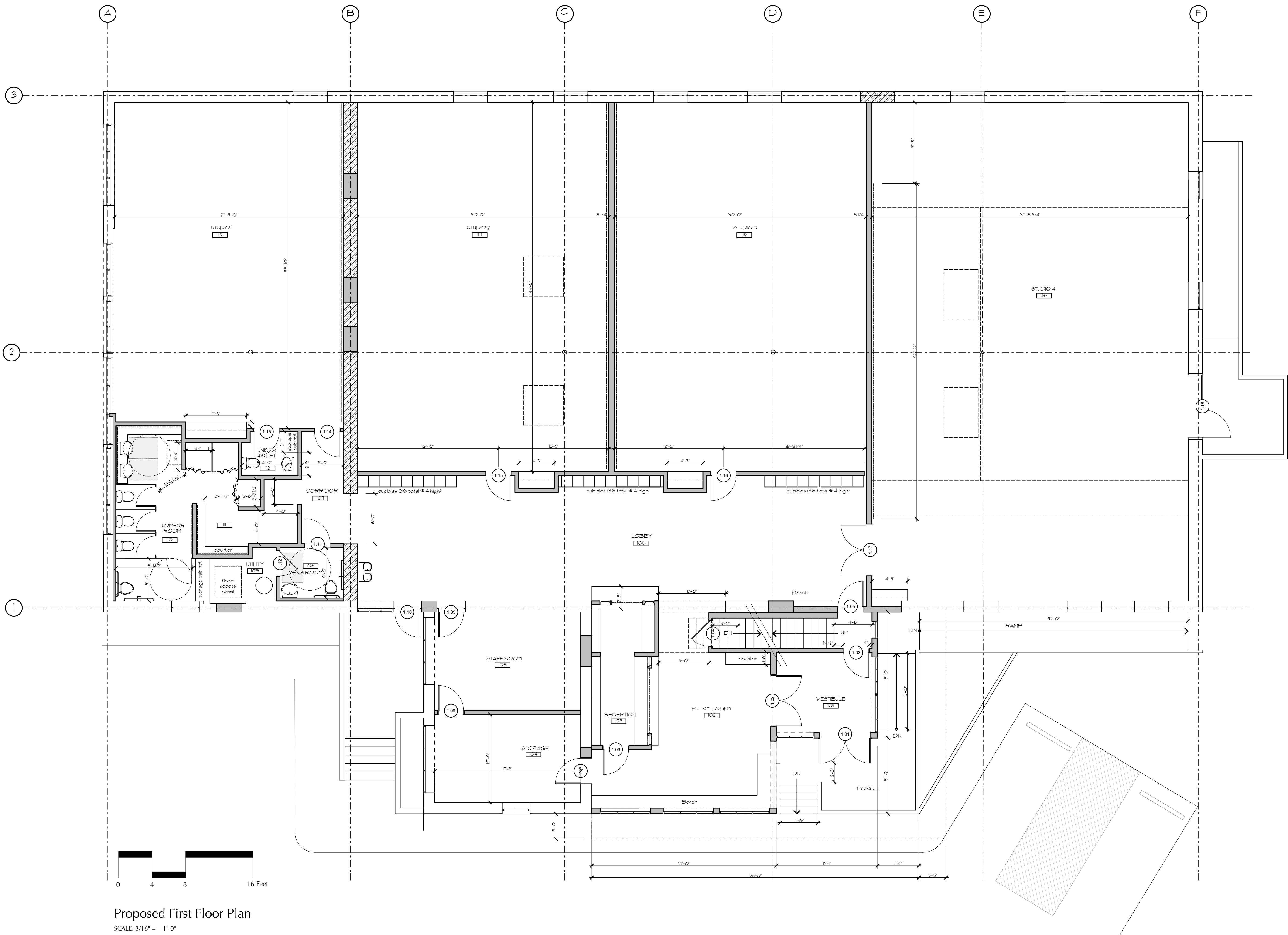
These standard symbols will be found in the drawing.

- ROOF ELEVATION
- SPOT ELEVATION
- CATCH BASIN SQUARE
- GAS GATE
- WATER GATE
- HYDRANT
- MANHOLE SEWER
- MANHOLE DRAIN
- UTILITY POLE
- EDGE OF PAVEMENT
- GAS
- OVERHEAD WIRES
- WOOD FENCE
- CHAIN LINK FENCE
- SEWER
- DRAIN
- CONTOUR EXISTING

Note:
Proposed curb, parking, dumpster, lights, landscap areas, bike rack, snow storage area were taken from a sketch of Joanne Langione Dance Studio done by Fisher Design Group identified as Sheet L1.01 "Landscape Plan" dated January 23, 2015

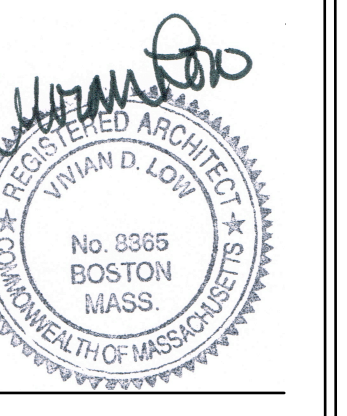
GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.



Proposed First Floor Plan
 SCALE: 3/16" = 1'-0"

JOANNE LANGIONE DANCE STUDIO
 38 Border Street
 Newton, MA



Vivian Low
 Architecture

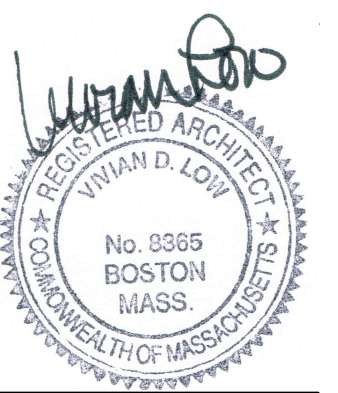
450 Cambridge Turnpike
 Concord, MA 01742
 978.318.7388 tel/fax
 vlowarch@aol.com

Date
 February 6, 2015

Revisions

Sheet
 First Floor
A1.11

JOANNE LANGIONE DANCE STUDIO
 38 Border Street
 Newton, MA



Vivian Low
 • Architecture •

450 Cambridge Turnpike
 Concord, MA 01742
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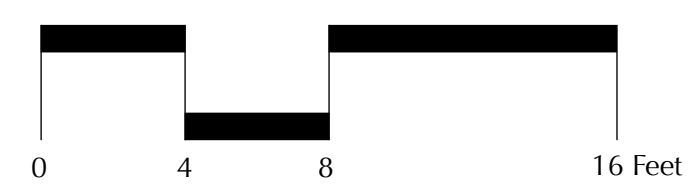
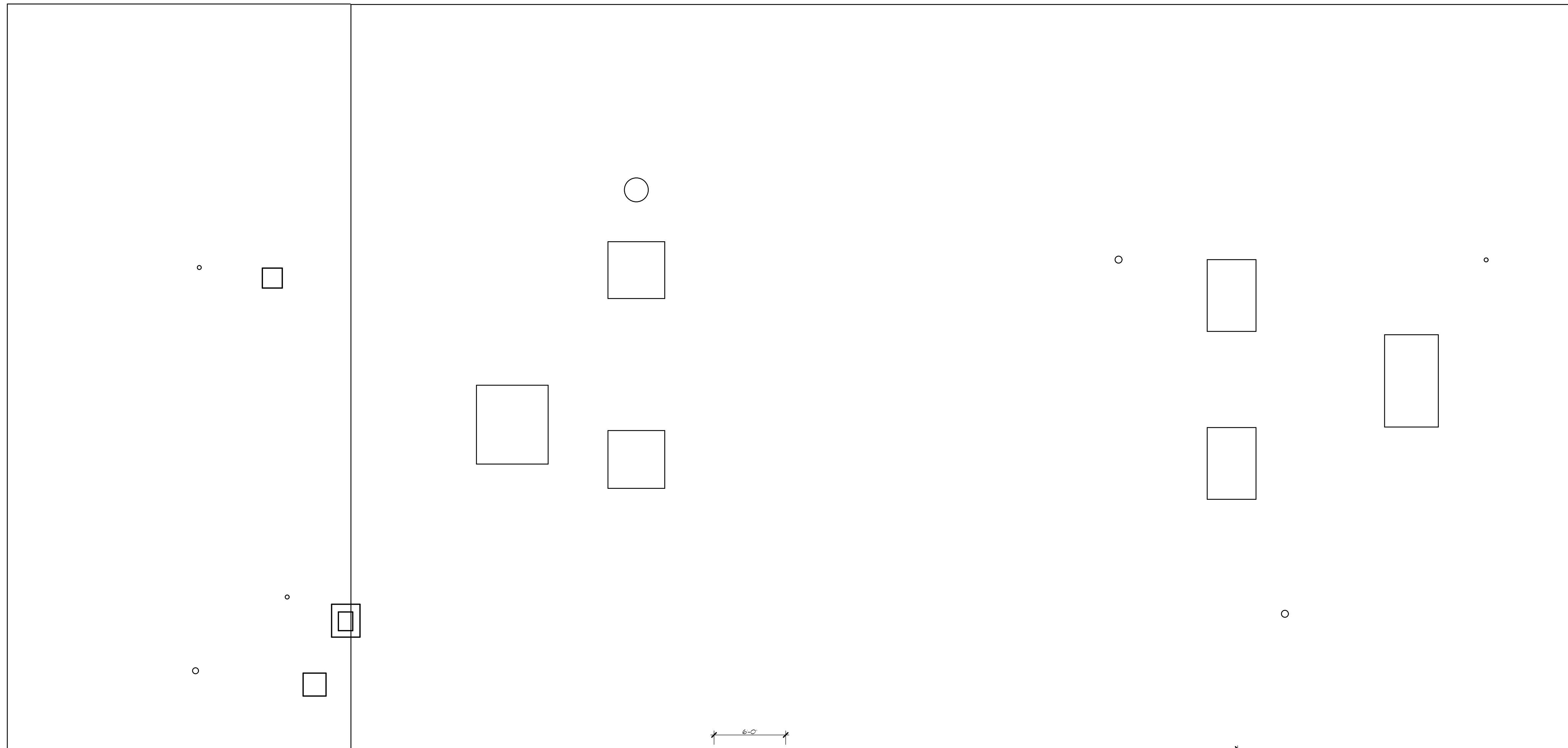
Date
 February 1, 2015

Revisions

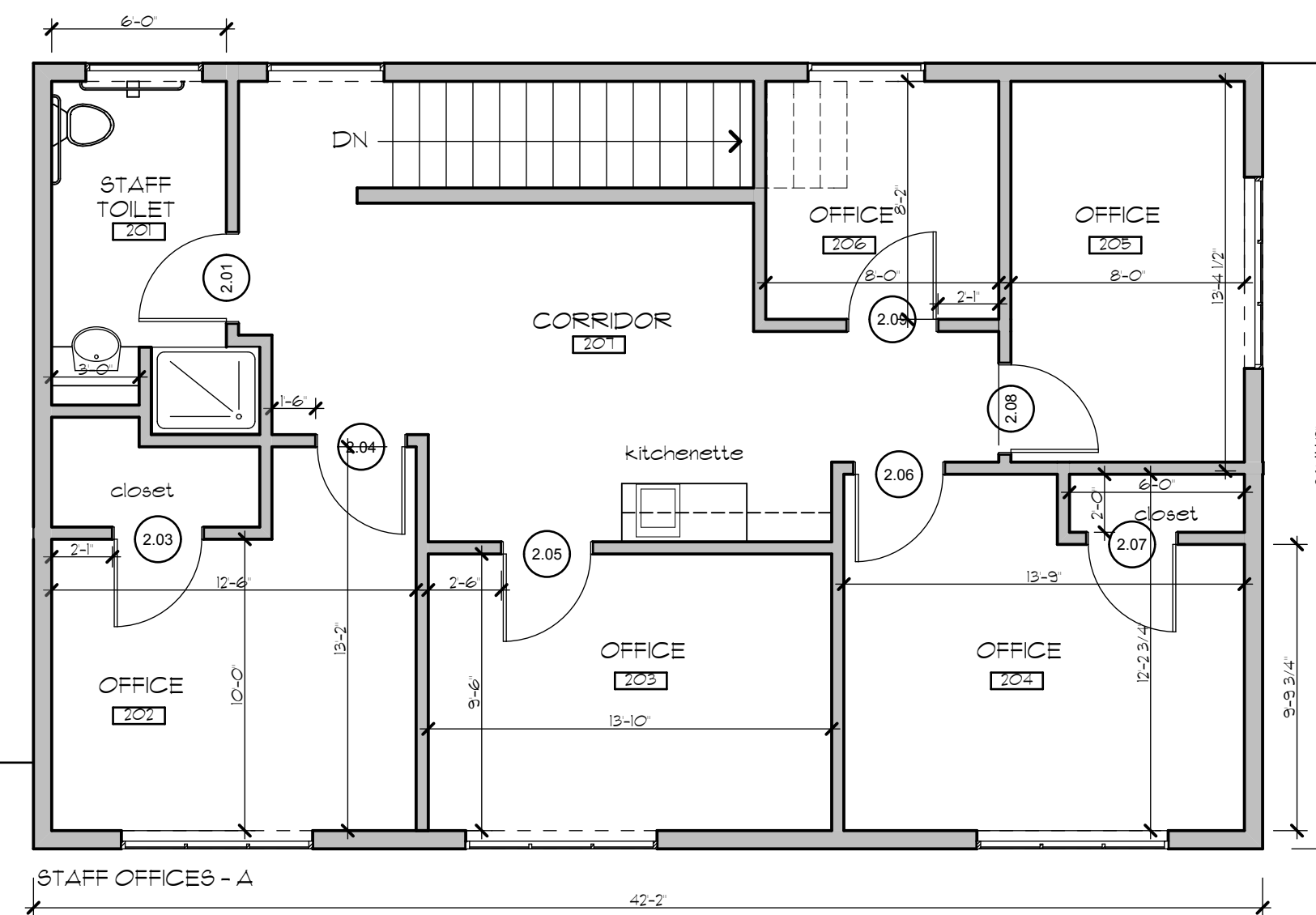
Sheet

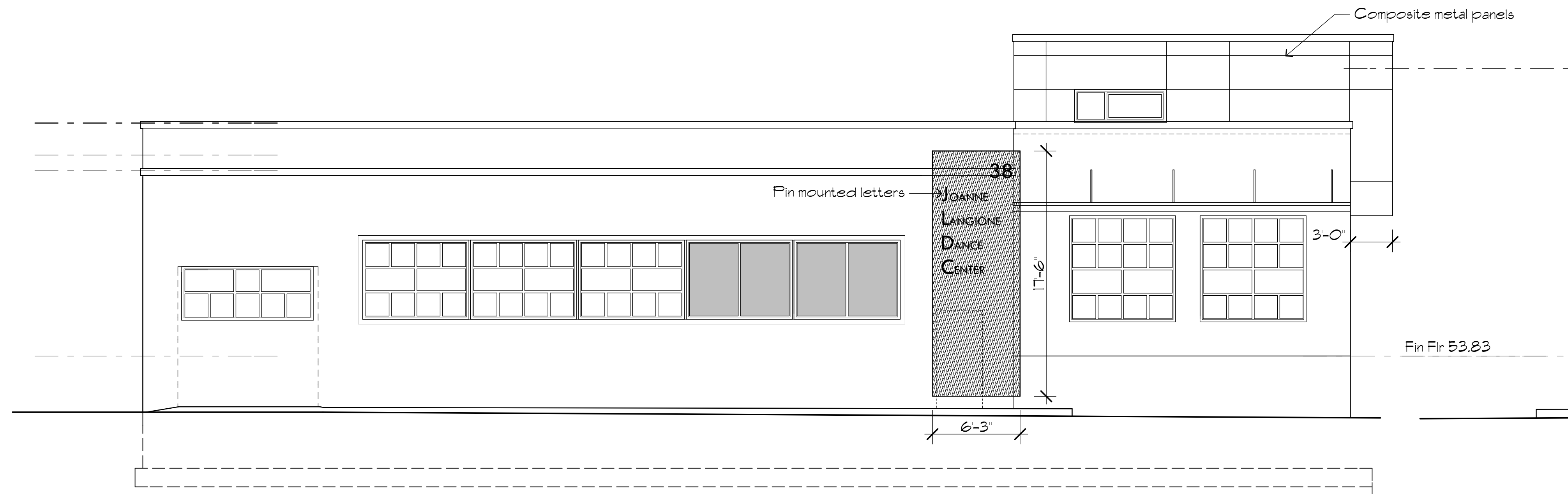
Second Floor

A1.12



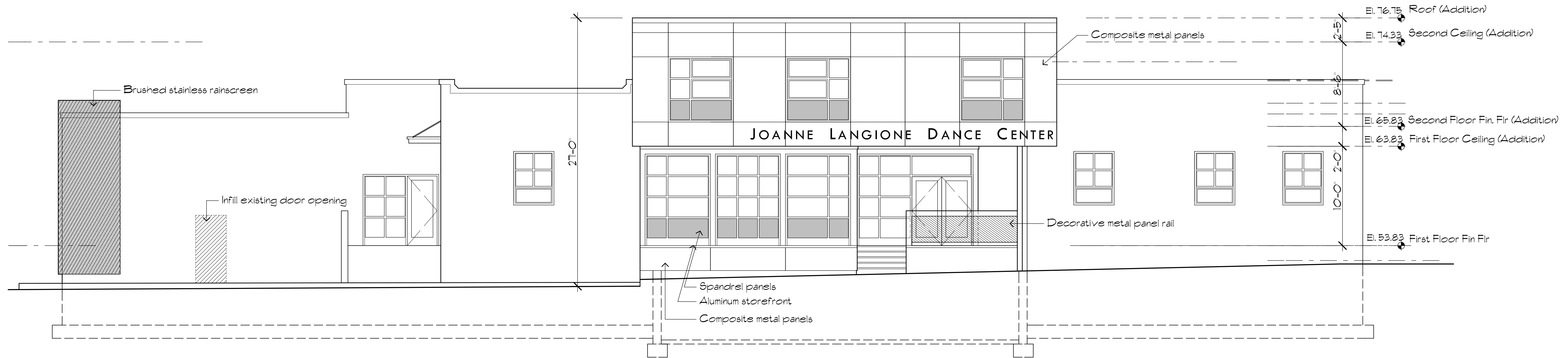
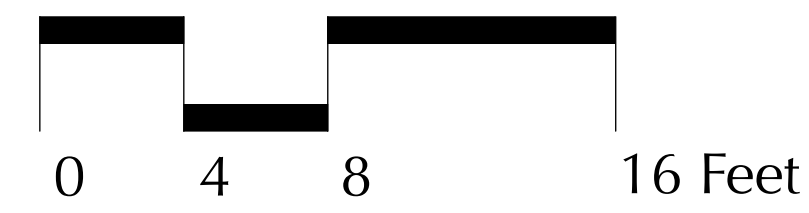
Proposed Second Floor Plan
 SCALE: 3/16" = 1'-0"





North Elevation

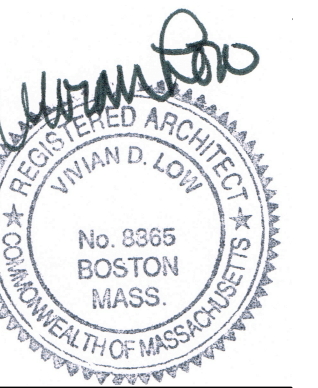
SCALE: 3/16" = 1'-0"



West Elevation

SCALE: 3/16" = 1'-0"

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Newton, MA



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Architecture

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Date
February 6, 2015

Revisions

Sheet
Elevations /
Building
Sections
A2.01