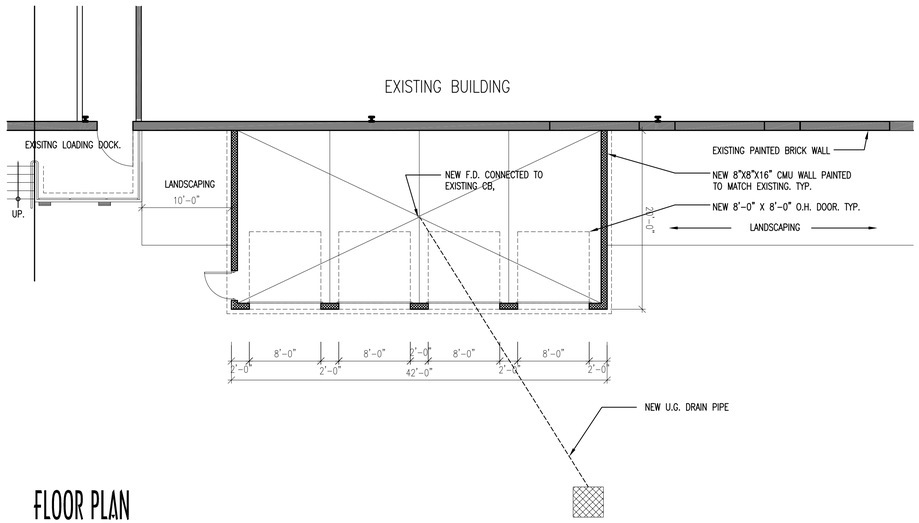
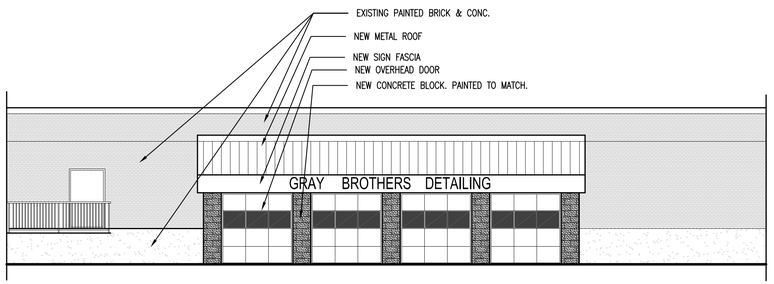
ZONING REVIEW

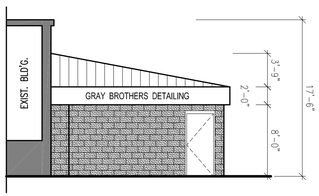
ITEM	EXISTING	NEW ADDIOTION	TOTAL
LOT AREA:	88,742 S.F.	NO CHANGE	88,742 S.F.
GROSS BUILDING AREA:	33,900 S.F.	840 S.F.	34,740 S.F.
BUILDING HEIGHT:	17'-6"	NO CHANGE	17'-6"
FLOOR AREA RATIO:	38%	1%	39%



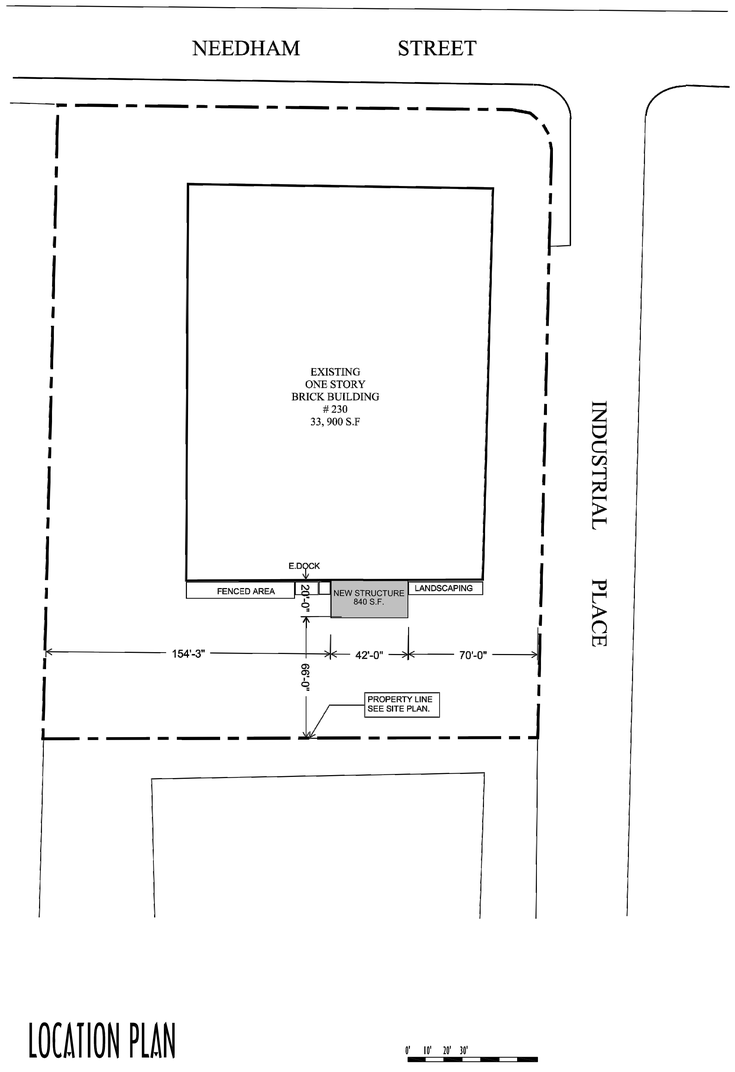
FLOOR PLAN



FRONT VIEW



SIDE VIEW



LOCATION PLAN

DSH DESIGN GROUP
ARCHITECTS ▪ ENGINEERS ▪ CM
Newton, MA 02464
233 Newton St.
Suite 300
www.dshdesigngroup.com
info@dshdesigngroup.com

DRAWING ISSUED:

DATE	
07/10/14	ISSUED FOR PLANNING REVIEW

PLANS AND ELEVATIONS

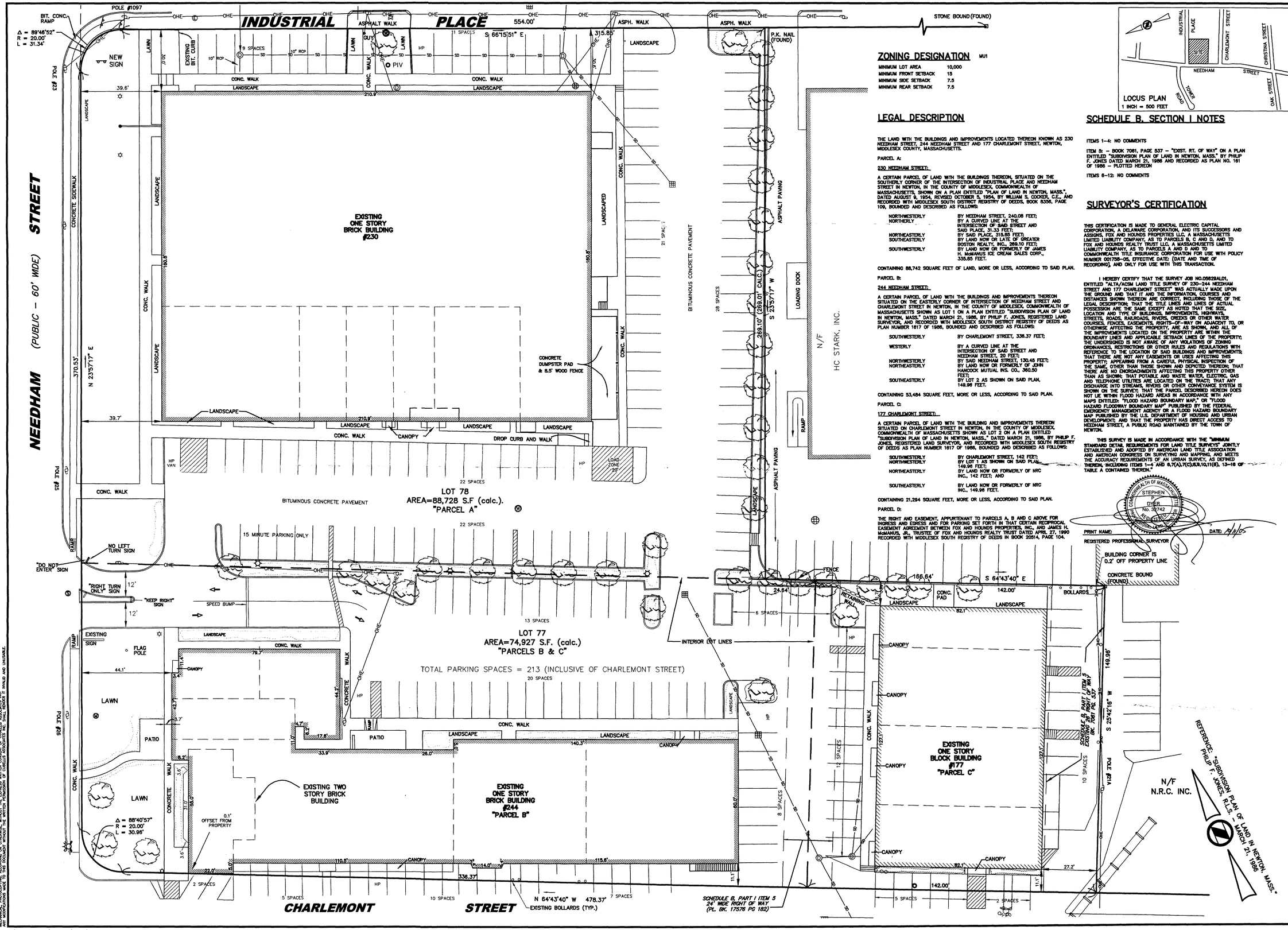
GRAY BROTHERS DETAILING STRUCTURE

LIFE STYLE PLACE, 230 NEEDHAM STREET - NEWTON, MA

DATE: 06.19.2014

SCALE: NOT TO SCALE

A-1



ZONING DESIGNATION MU1

MINIMUM LOT AREA	10,000
MINIMUM FRONT SETBACK	15
MINIMUM SIDE SETBACK	7.5
MINIMUM REAR SETBACK	7.5

LEGAL DESCRIPTION

THE LAND WITH THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON KNOWN AS 230 NEEDHAM STREET, 244 NEEDHAM STREET AND 177 CHARLEMONT STREET, NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS.

PARCEL A:

230 NEEDHAM STREET:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY CORNER OF THE INTERSECTION OF INDUSTRIAL PLACE AND NEEDHAM STREET IN NEWTON, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN NEWTON, MASS.", DATED AUGUST 9, 1954, REVISED OCTOBER 5, 1954, BY WILLIAM S. COOKER, C.E., AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS, BOOK 8356, PAGE 109, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY	BY NEEDHAM STREET, 240.08 FEET;
NORTHERLY	BY A CURVED LINE AT THE INTERSECTION OF SAID STREET AND SAID PLACE, 31.33 FEET;
NORTHEASTERLY	BY SAID PLACE, 315.85 FEET;
SOUTHEASTERLY	BY LAND NOW OR LATE OF GREATER BOSTON REALTY, INC., 269.10 FEET;
SOUTHWESTERLY	BY LAND NOW OR FORMERLY OF JAMES H. McMANUS ICE CREAM SALES CORP., 336.85 FEET.

CONTAINING 88,742 SQUARE FEET OF LAND, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL B:

244 NEEDHAM STREET:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY CORNER OF INTERSECTION OF NEEDHAM STREET AND CHARLEMONT STREET IN NEWTON, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS SHOWN AS LOT 1 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS." DATED MARCH 21, 1986, BY PHILIP F. JONES, REGISTERED LAND SURVEYOR, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 1617 OF 1986, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHWESTERLY	BY CHARLEMONT STREET, 336.37 FEET;
WESTERLY	BY A CURVED LINE AT THE INTERSECTION OF SAID STREET AND NEEDHAM STREET, 20 FEET;
NORTHWESTERLY	BY SAID NEEDHAM STREET, 130.45 FEET;
NORTHEASTERLY	BY LAND NOW OR FORMERLY OF JOHN HANCOCK MUTUAL INS. CO., 360.50 FEET;
SOUTHEASTERLY	BY LOT 2 AS SHOWN ON SAID PLAN, 149.98 FEET.

CONTAINING 53,484 SQUARE FEET, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL C:

177 CHARLEMONT STREET:

A CERTAIN PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON SITUATED ON CHARLEMONT STREET IN NEWTON, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS SHOWN AS LOT 2 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS." DATED MARCH 21, 1986, BY PHILIP F. JONES, REGISTERED LAND SURVEYOR, AND RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1617 OF 1986, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHWESTERLY	BY CHARLEMONT STREET, 142 FEET;
NORTHWESTERLY	BY LOT 1 AS SHOWN ON SAID PLAN, 149.98 FEET;
NORTHEASTERLY	BY LAND NOW OR FORMERLY OF NRC INC., 142 FEET; AND
SOUTHEASTERLY	BY LAND NOW OR FORMERLY OF NRC INC., 149.98 FEET.

CONTAINING 21,294 SQUARE FEET, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL D:

THE RIGHT AND EASEMENT, APPURTENANT TO PARCELS A, B AND C ABOVE FOR INGRESS AND EGRESS AND FOR PARKING SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BETWEEN FOX AND HOUNDS PROPERTIES, INC., AND JAMES H. McMANUS, JR., TRUSTEE OF FOX AND HOUNDS REALTY TRUST DATED APRIL 27, 1990 RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 20514, PAGE 104.

SCHEDULE B, SECTION I NOTES

ITEMS 1–4: NO COMMENTS

ITEM 5: – BOOK 7061, PAGE 537 – "EXIST. RT. OF WAY" ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS." BY PHILIP F. JONES DATED MARCH 21, 1986 AND RECORDED AS PLAN NO. 161 OF 1986 – PLOTTED HEREON

ITEMS 6–12: NO COMMENTS

SURVEYOR'S CERTIFICATION

THIS CERTIFICATION IS MADE TO GENERAL ELECTRIC CAPITAL CORPORATION, A DELAWARE CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOX AND HOUNDS PROPERTIES LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, AS TO PARCELS B, C AND D, AND TO FOX AND HOUNDS REALTY TRUST LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, AS TO PARCELS A AND D AND TO COMMONWEALTH TITLE INSURANCE CORPORATION FOR USE WITH POLICY NUMBER 0017756–05, EFFECTIVE DATE: [DATE AND TIME OF RECORDING], AND ONLY FOR USE WITH THIS TRANSACTION.

I HEREBY CERTIFY THAT THE SURVEY JOB NO.05629AL01, ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 230–244 NEEDHAM STREET AND 177 CHARLEMONT STREET" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; INCLUDING THOSE OF THE LEGAL DESCRIPTION; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME EXCEPT AS NOTED; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS, IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATER COURSES, FENCES, EASEMENTS, RIGHTS–OF–WAY ON ADJACENT TO, OR OTHERWISE AFFECTING THE PROPERTY, ARE AS SHOWN, AND ALL OF THE IMPROVEMENTS LOCATED ON THE PROPERTY ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY; THE UNDERSIGNED IS NOT AWARE OF ANY VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS; THAT THERE ARE NOT ANY EASEMENTS OR USES AFFECTING THIS PROPERTY); APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON, THAT THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY OTHER THAN AS SHOWN; THAT POTABLE AND WASTE WATER, ELECTRIC, GAS AND TELEPHONE UTILITIES ARE LOCATED ON THE TRACT; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD HAZARD BOUNDARY MAP," OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND THAT THE PROPERTY HAS DIRECT ACCESS TO NEEDHAM STREET, A PUBLIC ROAD MAINTAINED BY THE TOWN OF NEWTON.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING, AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, INCLUDING ITEMS 1–4 AND 6,7(A),7(C),8,9,10,11(B), 13–16 OF TABLE A CONTAINED THEREIN."

COMMONWEALTH OF MASSACHUSETTS
STEPHEN P. DYER
NO. 37742
REGISTERED PROFESSIONAL SURVEYOR
PRINT NAME:
DATE: 10/11/05

NO	DATE	REVISIONS	DRAWN BY	CHECKED BY	WORK BY	CHECKED BY

PROJECT TITLE:
230-244 NEEDHAM STREET
177 CHARLEMONT STREET
NEWTON, MASSACHUSETTS

PROJECT NO. 05629BRS | FILE NO. 05629AL001

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

DATE	DRAWN BY	CHECKED BY	APPROVED BY	SCALE
10/11/05	MRW	SPD	SPD	1"=20'

Cubellis Saivetz Associates
A Division of Cubellis Associates Inc.
Land Surveying
Old Bigelow Mill, Stow Parking
Zero Campanelli Drive
Braintree, MA 02184
Tel 781-848-0220
Fax 781-849-7729
Web www.cubellis.com

1
1 of 1

COPYRIGHT (C) BY CUBELLIS ASSOCIATES INC. ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS, WRITTEN PERMISSION OF CUBELLIS ASSOCIATES INC. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT THE EXPRESS, WRITTEN PERMISSION OF CUBELLIS ASSOCIATES INC. SHALL RENDER IT INVALID AND UNUSABLE.

E:\fox&hound\05629\Dwg\05629AL001.dwg Oct 11, 2005 – 4:35pm