

ALTA/ACSM LAND TITLE SURVEY IN NEWTON, MASS.

SCALE: 1"=10' 0' 5' 10' 20' 30' 40' MAY 21, 1996

HAYES ENGINEERING, INC.
CIVIL ENGINEERS &
LAND SURVEYORS



603 SALEM STREET
WAKEFIELD, MASS. 01880
TEL. (617) 246-2600

OWNER: 739 BEACON CORPORATION
DEED REFERENCE: BOOK 24786, PAGE 99
RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

NOTE: PERIMETER INFORMATION TAKEN FROM "PLAN OF LAND NEWTON, MASS. SHOWING NEW EASEMENTS" BY RALPH J. BIBBO DATED APRIL 18, 1995 AND RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT AS PLAN NO. 456 OF 1995 (BOOK 25389 PAGE 302)

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
DATE: MAY 21, 1996
PROFESSIONAL LAND SURVEYOR



ZONE: BUSINESS 2

| | REQUIRED | EXISTING |
|--|-------------|-------------|
| MINIMUM LOT AREA: | 10,000 S.F. | 10,300 S.F. |
| MINIMUM FRONT SETBACK: (AVERAGE OF THE SETBACKS OF THE BUILDING NEAREST THERETO ON EITHER SIDE) | 0.6 FEET | 4.7 FEET |
| MINIMUM SIDE SETBACK: (A DISTANCE EQUAL TO THE SIDE YARD SETBACK OF THE ADJUTING PROPERTY AT ANY GIVEN SIDE YARD) | 0 FEET | 0.01 FEET |
| REAR YARD: | 0 FEET | 52± FEET |

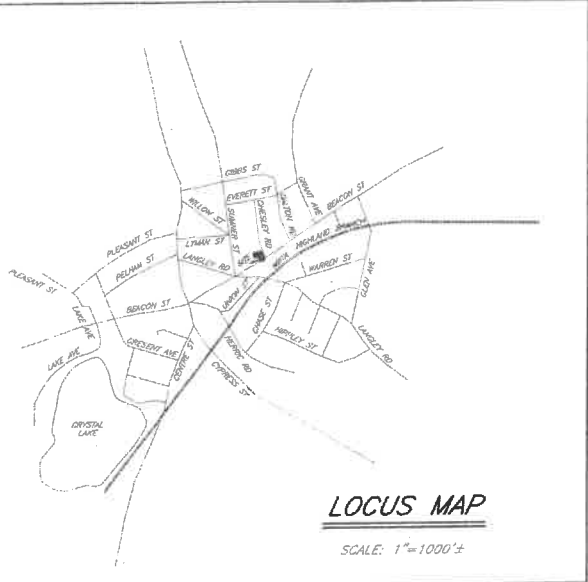
LEGEND

| | |
|------------------|---|
| GRANITE CURB | — |
| EDGE OF PAVEMENT | — |
| DRAIN MANHOLE | ⊙ |
| WATER MANHOLE | ⊙ |
| WATER GATE | ⊙ |
| GAS GATE | ⊙ |
| UTILITY POLE | ⊙ |

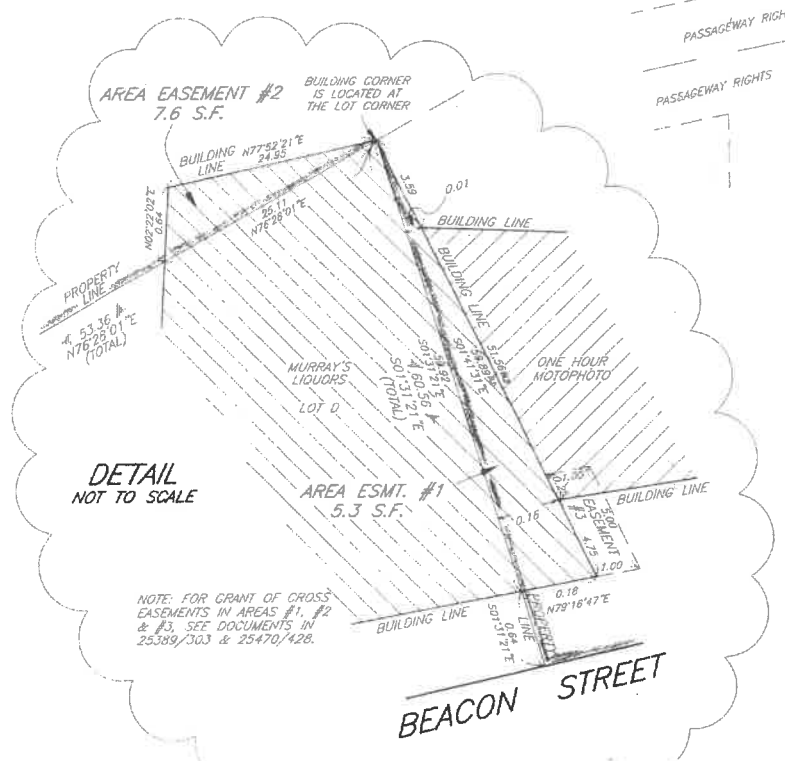
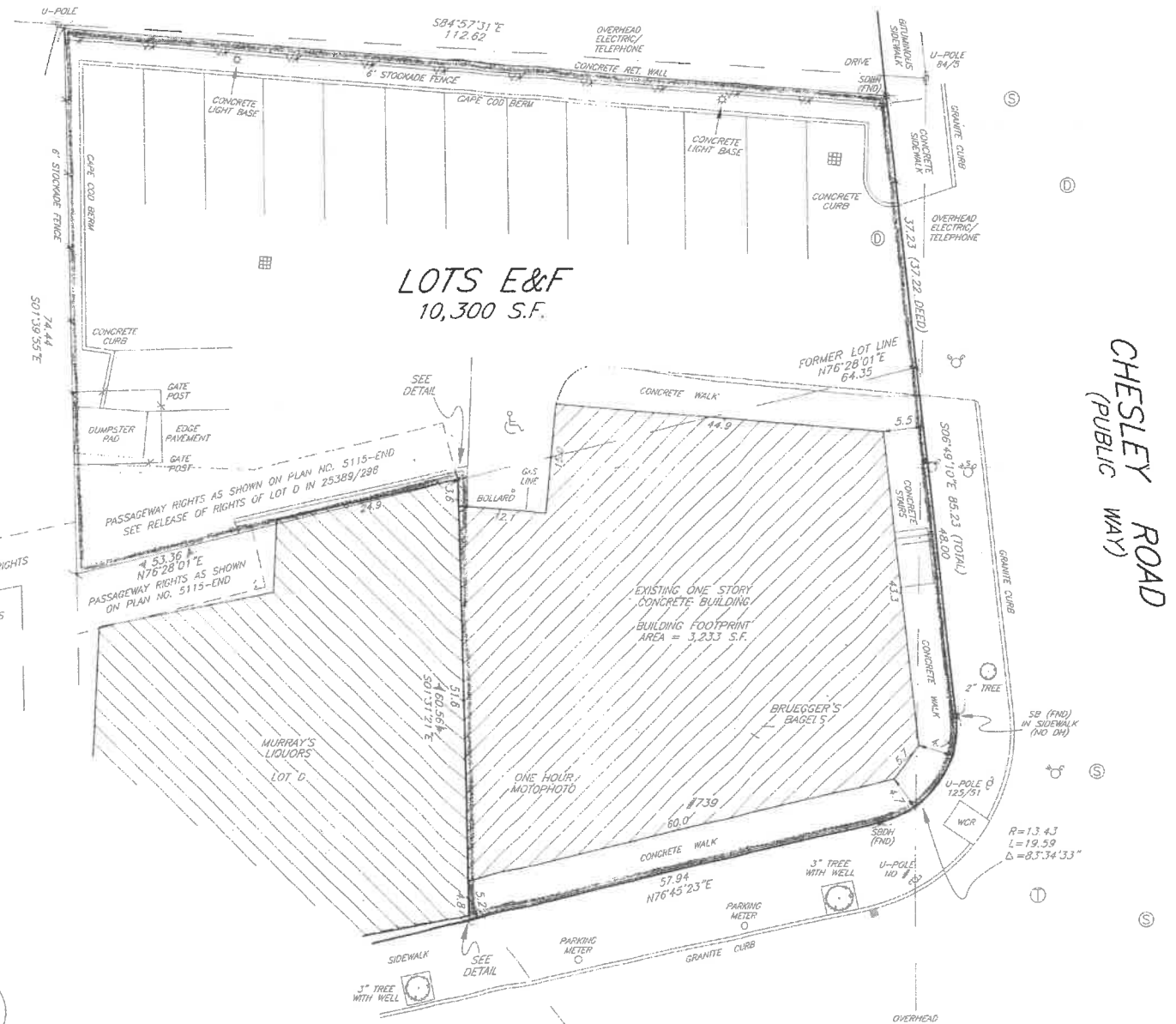
DESCRIPTION

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN NEWTON CENTRE, IN THE COUNTY OF MIDDLESEX AND COMMONWEALTH OF MASSACHUSETTS; PREMISES NOW NUMBERED 739 BEACON STREET, IN SAID NEWTON CENTRE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN DESCRIBED; THENCE RUNNING S06°49'10"E A DISTANCE OF 85.23 FEET ALONG THE WESTERLY SIDELINE OF CHESLEY ROAD TO A POINT; THENCE RUNNING SOUTHWESTERLY WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 13.43 FEET, WITH AN ARC LENGTH OF 19.59 FEET ALONG THE JUNCTION BETWEEN CHESLEY ROAD AND BEACON STREET TO A POINT; THENCE RUNNING S76°45'23"W A DISTANCE OF 57.94 FEET ALONG THE SIDELINE OF BEACON STREET TO A POINT; THENCE TURNING AND RUNNING N01°31'21"W A DISTANCE OF 80.56 FEET TO A POINT; THENCE TURNING AND RUNNING S76°28'01"W A DISTANCE OF 53.36 FEET TO A POINT; THENCE TURNING AND RUNNING N01°38'55"W A DISTANCE OF 74.44 FEET TO A POINT; THENCE TURNING AND RUNNING S84°57'31"E A DISTANCE OF 112.62 FEET TO THE POINT OF BEGINNING. CONTAINING 10,300 SQUARE FEET, 0.24 ACRES

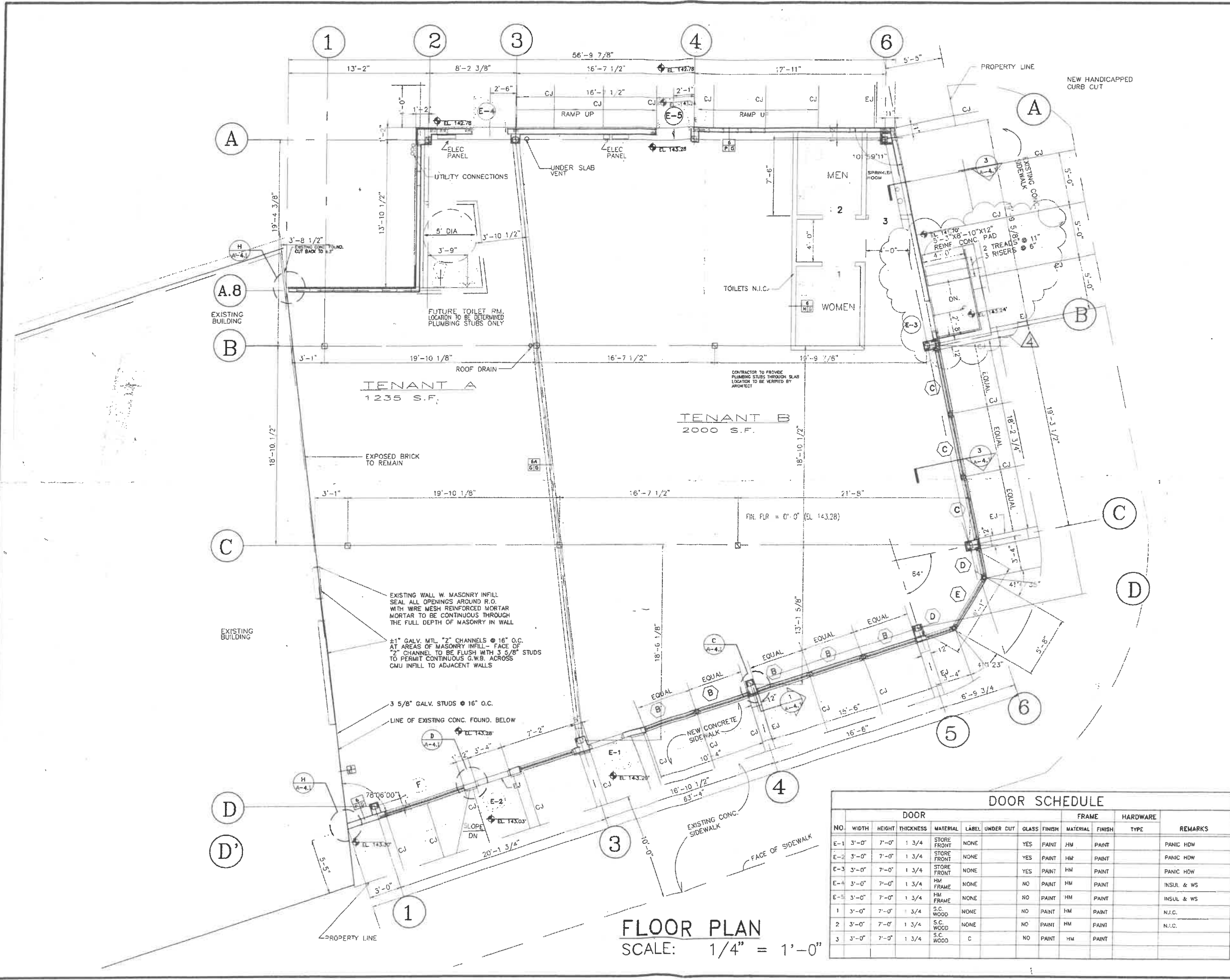


I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
HAYES ENGINEERING, INC.



NOTE: THE FOLLOWING DOCUMENTS CANNOT BE DEPICTED ON THIS PLAN:
1) NOTICE OF VARIANCE - 11839/528
2) NOTICE OF VARIANCE - 12153/135
3) NOTICE OF VARIANCE - 17201/417

BLDG. INFORMATION NUMBER: 8 DATE: 6/11/95
 JOB NUMBER/PHASE: 95056A1



CONSTRUCTION TYPE 5A
 TENANT A: 1235 S.F.
 TENANT B: 2000 S.F.
 AREA LIMITATIONS: 2 STORY
 10,200 S.F.
 MAX. ALLOW. OCCUPANCY:
 TENANT B: 66
 TENANT A: 38

PARTITION TYPES:
 G = 5/8" G.W.B. - TYPE "X"
 M = 1/2" MOISTURE-RATED G.W.B.
 P = 5/8" EXT. G.W.B.
 ALL EXTERIOR SHEATHING UP TO 8' AFF TO BE 5/8" DENS-GLAS BOARD
 ALL EXTERIOR SHEATHING ABOVE 8' TO BE 5/8" EXT. GYP. SHEATHING EXCEPT BEHIND SIGNAGE OR LIGHTING BANDS. (USE 5/8" FIRE RATED PLYWD.)

NOTE: SEE DWG. S-2 FOR ADDITIONAL DIMENSION INFO.
 6 GIC 6" MTL. STUDS @ 16" O.C. W. 5/8" TYPE "X" G.W.B. BOTH SIDES
 6A GIC 6" MTL. STUDS @ 16" O.C. WITH 5/8" G.W.B. BOTH SIDES - 5 1/2" KRAFT FACED FIBERGLASS BATT INSUL.
 6 PIC 6" GALV. MTL. STUDS @ 16" O.C. W. 5/8" EXT. G.W.B. AND 5/8" TYPE "X" G.W.B.

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------------------------|
| 5 | 7/2/95 | REVISION # 4 |
| 4 | 7/18/95 | REVISION # 3 |
| 3 | 7/11/95 | REVISION # 2 |
| 2 | 6/26/95 | ISSUED FOR CONSTRUCT. (REV#1) |
| 1 | 5/16/95 | ISSUED FOR PERMIT |

| DOOR SCHEDULE | | | | | | | | | | | | |
|---------------|-------|--------|-----------|-------------|-------|-----------|-------|--------|----------|--------|------|------------|
| DOOR | | | | FRAME | | HARDWARE | | | | | | |
| NO. | WIDTH | HEIGHT | THICKNESS | MATERIAL | LABEL | UNDER CUT | GLASS | FINISH | MATERIAL | FINISH | TYPE | REMARKS |
| E-1 | 3'-0" | 7'-0" | 1 3/4 | STORE FRONT | NONE | YES | PAINT | HM | PAINT | | | PANIC HOW |
| E-2 | 3'-0" | 7'-0" | 1 3/4 | STORE FRONT | NONE | YES | PAINT | HM | PAINT | | | PANIC HOW |
| E-3 | 3'-0" | 7'-0" | 1 3/4 | STORE FRONT | NONE | YES | PAINT | HM | PAINT | | | PANIC HOW |
| E-4 | 3'-0" | 7'-0" | 1 3/4 | HM FRAME | NONE | NO | PAINT | HM | PAINT | | | INSUL & WS |
| E-5 | 3'-0" | 7'-0" | 1 3/4 | HM FRAME | NONE | NO | PAINT | HM | PAINT | | | INSUL & WS |
| 1 | 3'-0" | 7'-0" | 1 3/4 | S.C. WOOD | NONE | NO | PAINT | HM | PAINT | | | N.I.C. |
| 2 | 3'-0" | 7'-0" | 1 3/4 | S.C. WOOD | NONE | NO | PAINT | HM | PAINT | | | N.I.C. |
| 3 | 3'-0" | 7'-0" | 1 3/4 | S.C. WOOD | C | NO | PAINT | HM | PAINT | | | |

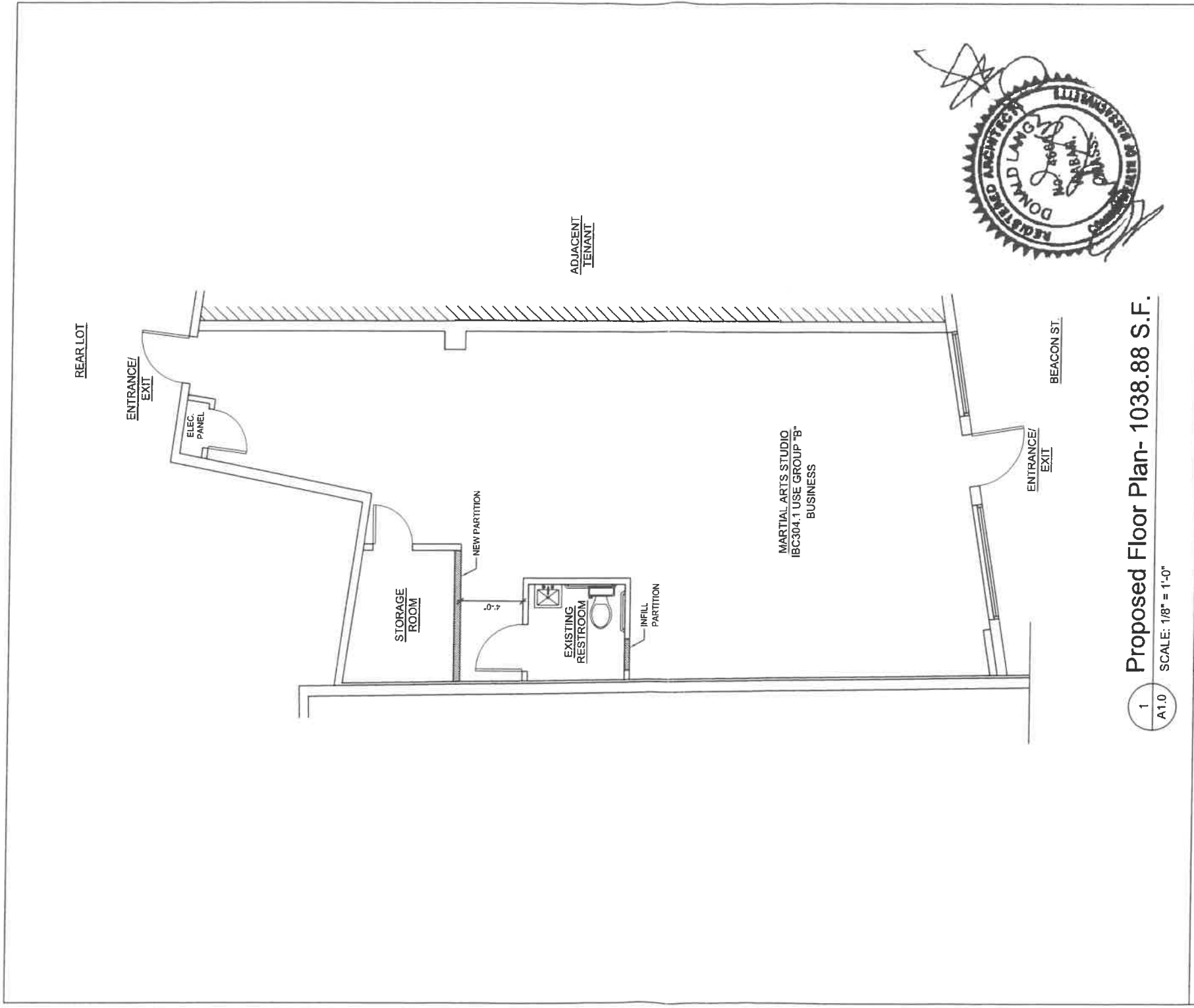
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FLOOR PLAN

CID ASSOCIATES INC.
 280 SUMMER STREET, SUITE 600
 BOSTON, MA 02210 (617) 443-0400

DATE: 5/9/95 SCALE: 1/4" = 1'-0"
 BY: JG CHECKED: GH
 95056C
 PROJECT NUMBER:

A11



1
A1.0
Proposed Floor Plan- 1038.88 S.F.
SCALE: 1/8" = 1'-0"

| | | |
|--|---|--|
| <p>DLA ARCHITECTURE <small>RESIDENTIAL FOOD SERVICE RETAIL RECREATION</small></p> <p>1643 Beacon Street Suite 22 Waban, MA 02468 ph. 617.969.8400 fax. 617.332.5461 www.dlaboston.com</p> | <p>PROJECT TITLE: Kung Fu School</p> <p>PROJECT ADDRESS: 739 Beacon Street Newton, MA 02459</p> | <p>DATE: 12/01/18 SCALE: 1/8" = 1'-0" DRAWN BY: PH/DL SHEET NO.: A1.0</p> |
|--|---|--|