

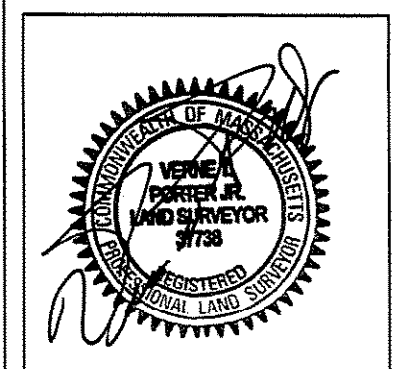
**1238 Chestnut St & 70 Linden St.**  
**Newton, Massachusetts**  
 ~Area Plan~  
 to Accompany the Petition of  
 My Gym  
 Section 51- Block 35 - Lot 1  
 Section 51- Block 34 - Lot 2

Scale: 1"=40'      June 26, 2013  
**VERNE T. PORTER Jr., PLS**  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464

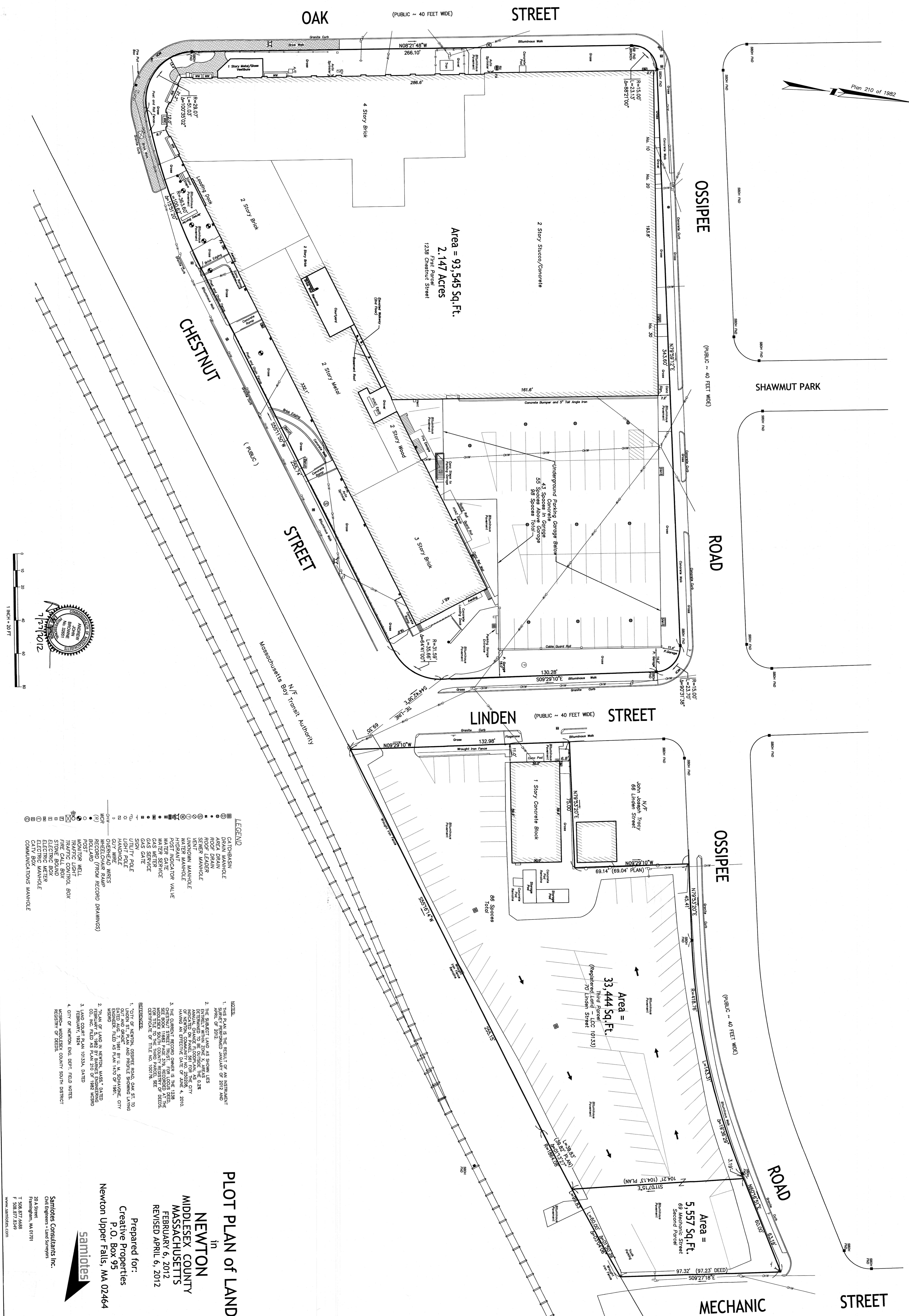
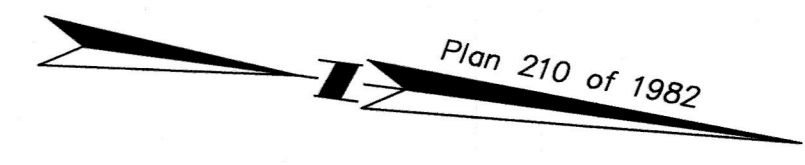
0    40    80    120    160

Sheet 1 of 1

Design By:  
 Checked By:  
 Drawn By:







Area = 93,545 Sq. Ft.  
2.147 Acres  
1238 Chestnut Street

Area = 33,444 Sq. Ft.  
Third Parcel - LCC 10133  
70 Linden Street

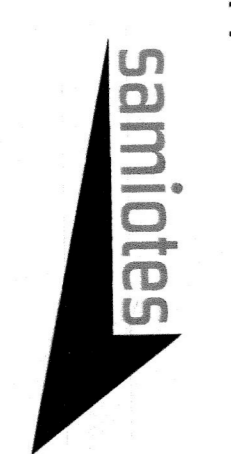
Area = 5,577 Sq. Ft.  
69 Mechanic Street  
Second Parcel

- LEGEND**
- CATCHBASIN
  - DRAIN MANHOLE
  - AREA DRAIN
  - ROOF DRAIN
  - SEWER MANHOLE
  - VENT
  - UNKNOWN MANHOLE
  - HYDRANT
  - POST INDICATOR VALVE
  - WATER GATE
  - FETTER
  - GAS FETTER
  - GAS SERVICE
  - GAS GATE
  - UTILITY POLE
  - LIGHT POLE
  - HANDHOLE
  - DOOR
  - WHEELCHAIR RAMP
  - RECORD (FROM RECORD DRAWINGS)
  - BOLLARD
  - MONITOR WELL
  - TRAFFIC CONTROL BOX
  - STONE BOUND
  - ELECTRIC BOX
  - ELECTRIC METER
  - CATV BOX
  - COMMUNICATIONS MANHOLE

- NOTES:**
1. THIS PLAN IS THE RESULT OF AN INSTRUMENT SIGNED BY ME ON JANUARY 9, 2012 AND IS SUBJECT TO THE MASSACHUSETTS LAND RECORDS ACT.
  2. THE SUBJECT LAND AS SHOWN LESS ENRIELY WITHIN ZONE X AREAS IS NOT TO BE CONSIDERED AS CITY PROPERTY OR UNDER THE CONTROL OF THE CITY OF NEWTON.
  3. THE CURRENT RECORD OWNERS IS THE 1238 CHESTNUT STREET COMPANY, INC. AS SHOWN IN THE MASSACHUSETTS COUNTY SOUTH DISTRICT CERTIFICATE OF TITLE NO. 100178.
- REFERENCES:**
1. CITY OF NEWTON, OSSIPEE ROAD, OAK ST. TO LINDEN ST., PLAN AND PROFILE SHOWING LANDING DATED AUG. 7, 1991 BY U. M. SQUAWKOWICZ, CITY ENGINEER, FILED AS PLAN 1410 OF 1991.
  2. PLAN OF LAND IN NEWTON, MASS. DATED FEBRUARY 5, 1982 BY SHANNON ENGINEERING CO., INC. FILED AS PLAN 210 OF 1982 RESNO.
  3. LAND COURT PLAN 10133A, DATED FEBRUARY 5, 1982 BY SHANNON ENGINEERING CO., INC. FILED AS PLAN 210 OF 1982 RESNO.
  4. CITY OF NEWTON ENG. DEPT. FIELD NOTES, MESSING OF DEEDS, COUNTY SOUTH DISTRICT CERTIFICATE OF DEEDS.

**PLOT PLAN OF LAND**  
in  
**NEWTON**  
MIDDLESEX COUNTY  
MASSACHUSETTS  
FEBRUARY 6, 2012  
REVISED APRIL 6, 2012

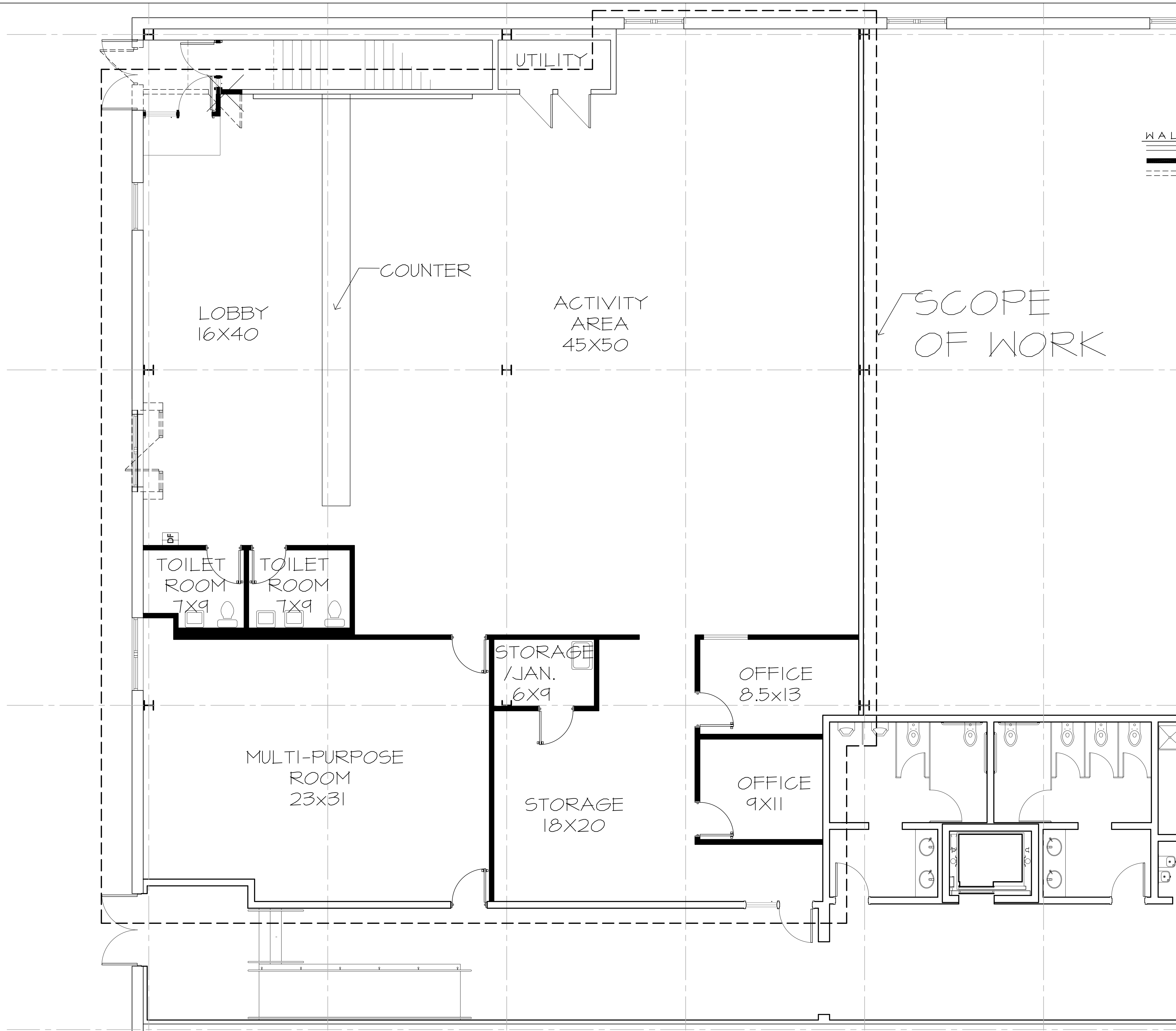
Prepared for:  
Creative Properties  
P.O. Box 95  
Newton Upper Falls, MA 02464



Samiotes Consultants Inc.  
Civil Engineers & Land Surveyors  
20 A Street  
Frammingham, MA 01701  
T 508.877.6688  
F 508.877.8349  
www.samiotes.com



OSSIPEE ROAD



**WALL LEGEND**  
 ——— EXISTING WALL TO REMAIN  
 ——— NEW TENANT INTERIOR PARTITION  
 - - - - EXISTING WALL TO BE REMOVED

SCOPE OF WORK

LOBBY  
16X40

ACTIVITY  
AREA  
45X50

COUNTER

TOILET  
ROOM  
7X9

TOILET  
ROOM  
7X9

STORAGE  
/JAN.  
6X9

OFFICE  
8.5x13

MULTI-PURPOSE  
ROOM  
23x31

STORAGE  
18X20

OFFICE  
9X11

Number	Revision	Date
Project:		
<b>My Gym</b> 30 Ossipee Road Newton, MA		
•JOHN CUNNINGHAM ARCHITECTS, INC. • 655 SUMMER STREET •BOSTON MASSACHUSETTS 02210		
Drawing Title:		
<b>Space Plan</b>		
Scale:	1/4" = 1'-0"	
Drawn by:	DV	
Checked by:		
Project Number:		
Date:		
Drawing Number:	<b>SP-1</b>	
Set:		
Page:		