CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-012851-2017

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : _____ **Variance :** √ **Appeal :** _____

PETITIONER : DMP Burlington Concord LLC & DMP Causcan LLC C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 725 Concord Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Office-1/Alewife Overlay 3

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to constrcut canopy over the rear entrance of existing office building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
Article 8.000 Section 8.22.3 (Non-Conforming Structure).
Article 10.000 Section 10.30 (Variance).

Original Signature(s) : James J. Rafferty
(Petitioner(s) / Owner)
James J. Rafferty, Atty for Applicant
(Print Name)

Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : 617 497-4160

E-Mail Address : jrafferty@adamsrafferty.com

Date : March 28, 2017

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

DMP Burlington Concord LLC and DMP Causcan LLC
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 725 Concord Avenue

the record title standing in the name of DMP Burlington Concord LLC and DMP Causcan LLC

whose address is c/o Davis Marcus Management LLC 125 High Street, Boston MA 02110
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 1333 Page 45 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

DMP BURLINGTON CONCORD LLC and
DMP CAUSCAN LLC
By: Davis Marcus Management LLC
By: C. Andrew Donovan, Vice President

==========

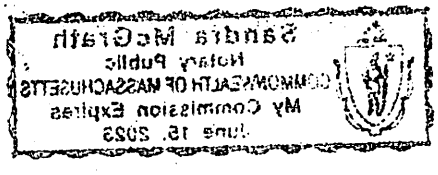
State of Massachusetts
County of Middlesex

On this 23rd day of February, 2017, before me, the undersigned notary public, personally appeared C. Andrew Donovan proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires: June 15, 2023

Sandra McGrath
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 15, 2023


Sandra McGrath
Notary Public
COMMONWEALTH OF MASSACHUSETTS
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June 15, 2025

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The area underneath the proposed canopy is considered gross floor area and thus, a literal enforcement of the GFA provisions of the Office 1 Zoning District would be a hardship since it would preclude the opportunity to provide shelter for visitors entering the building.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the positioning of the building on the lot and the adjacency of the parking lot to the rear entrance.

C) ***DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

1) Substantial detriment to the public good for the following reasons:

The public good will be enhanced by the addition of the canopy because it will allow patients being dropped off to be protected from the weather.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The additional GFA is modest and does not exceed the allowable GFA in the Alewife Overlay District.

* **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** office

LOCATION: 725 Concord Ave Cambridge, MA **ZONE:** Office-1/Alewife Overlay 3

PHONE: **REQUESTED USE/OCCUPANCY:** office

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		97575	97906	81044	(max.)
LOT AREA:		108059	108059	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.90	.91	.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:		n/a	n/a	n/a	(min.)
SIZE OF LOT:	WIDTH	185'	no change	50'	(min.)
	DEPTH	n/a	no change	n/a	
SETBACKS IN FEET:	FRONT	25.2	no change	10 min	(min.)
	REAR	218.8	206.5	20 min	(min.)
	LEFT SIDE	15	no change	h+l/5	(min.)
	RIGHT SIDE	46.2	no change	h+l/5	(min.)
SIZE OF BLDG.:	HEIGHT	74.2	no change	50	(max.)
	LENGTH	157	169.3	N/A	
	WIDTH	125.4	no change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		20.2	20.2	15	(min.)
NO. OF DWELLING UNITS:		0	0	n/a	(max.)
NO. OF PARKING SPACES:		218	no change	122/244	(min./max)
NO. OF LOADING AREAS:		0	0	n/a	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

CITY OF CAMBRIDGE
MASSACHUSETTS
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617 349-6100

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

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Original Signature(s) : James J. Rafferty, Atty for Applicant
(Petitioner(s) / Owner)
James J. Rafferty
(Print Name)

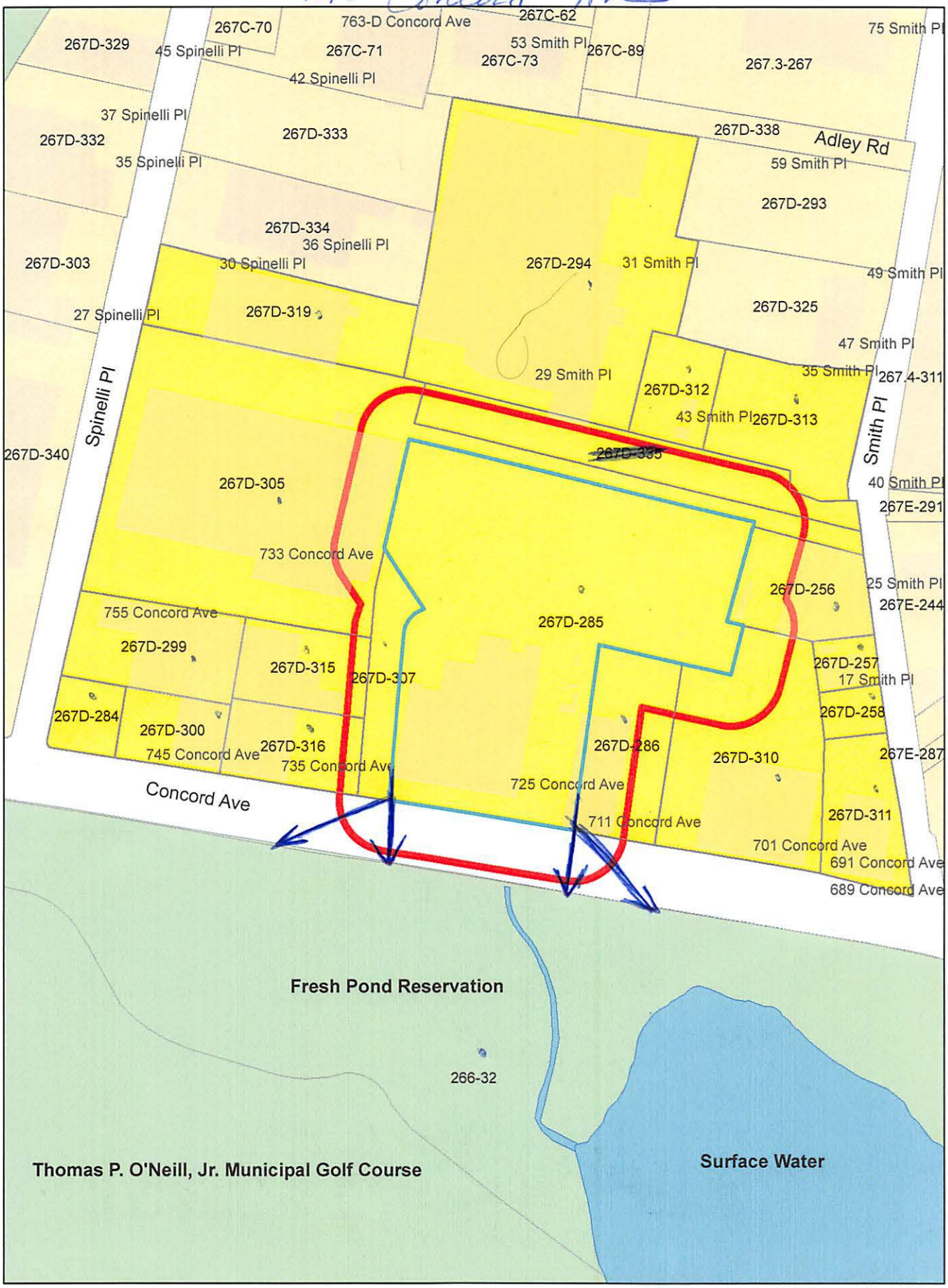
Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : 617 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : _____

725 Concord Ave



725 Concord Ave

Petitioner

266-32
CAMBRIDGE CITY OF RECREATION DEPT.
51 INMAN ST
CAMBRIDGE, MA 02139

266-32 /267D-284
CITY OF CAMBRIDGE
C/O LUIS DePASQUALE
CITY MANAGER

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE – 5TH FL.
CAMBRIDGE, MA 02139

266-32 /267D-284
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

267D-284
CAMBRIDGE CITY OF COMM. DEV.
57 INMAN ST
CAMBRIDGE, MA 02139

267D-285
DMP BURLINGTON CONCORD, LLC &
DMP CAUSCA, LLC,
C/O DAVIS MARCUS PARTNERS INC.
125 HIGH ST, 21ST FL.
BOSTON, MA 02110

267D-286
INTERNATIONAL BUDDHIST PROGRESS SOCIETY
C/O FO GUANG BUDDHIST TEMPLE
950 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

267D-294
CAMBRIDGE HIGHLANDS,LLC
C/O TRINITY PROPERTY MGMT
P.O. BOX 380212
CAMBRIDGE, MA 02238

267D-299-300-315-316
SPINELLI, JUDITH ANN
745 CONCORD AVE.
CAMBRIDGE, MA 02138

267D-256
ARA REALTY CORP.
26 SMITH PLACE
CAMBRIDGE, MA 02138

267D-305
KING 733 CONCORD LLC,
C/O PPF OFF KING 733 CONCORD OWNER LLC,
200 CAMBRIDGE PARK DRIVE
CAMBRIDGE, MA 02140

267D-307
CONCORD AVENUE REALTY ASSOCIATES, LLC.
745 CONCORD AVE
CAMBRIDGE, MA 02138

267D-310
DCCI CONCORD AVENUE LLC.
C/O SHIVA AYYADURAI
701 CONCORD AVE
CAMBRIDGE, MA 02139

267D-311
ARAKELIAN CAMBRIDGE, LLC.
26 SMITH PLACE
CAMBRIDGE, MA 02138

267D-312
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141

267D-313
DIV FRESH POND 35-59 SMITH PLACE, LLC
C/O DAVIS COMPANIES
125 HIGH STREET, 21ST FLOOR
BOSTON, MA 02110

267D-257
TUCCERI, WARREN H. CAROLYN TUCCERI
17 SMITH PL
CAMBRIDGE, MA 02138

267D-258
ARAKELIAN CAMBRIDGE
691 CONCORD AVE
CAMBRIDGE, MA 02138

267D-319
BROSIO, SERGIO
45 PINEHURST RD
BELMONT, MA 02478

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 725 Concord Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
__ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
_X_ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date March 27, 2017

Received by Uploaded to Energov Date March 27, 2017
Relationship to project BZA 12851-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

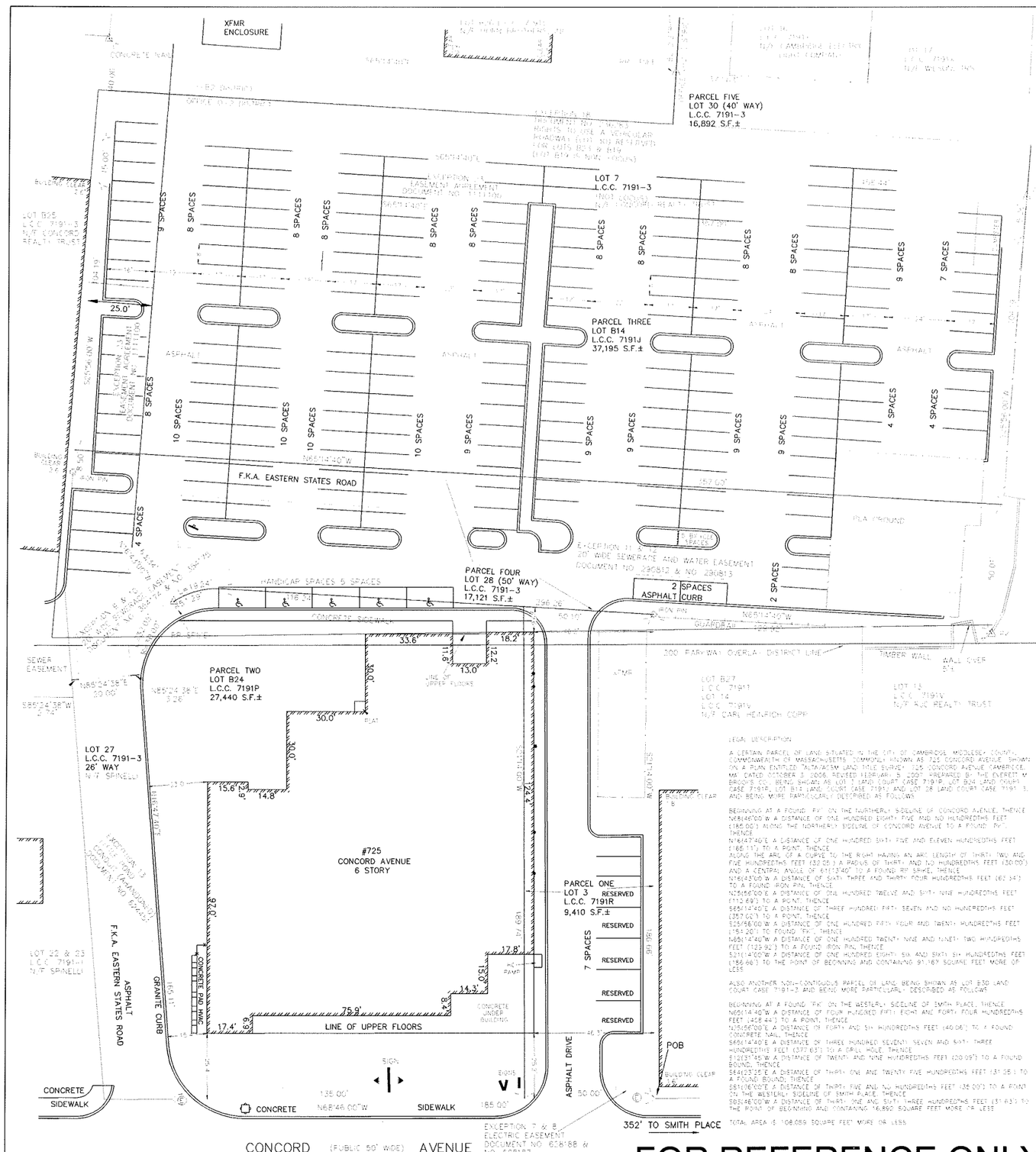
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic

FOR REFERENCE ONLY



FOR REFERENCE ONLY

OFFICE 1 DISTRICT AND ALEWIFE OVERLAY DISTRICT SOUTHWEST QUADRANGLE (A00-3)

	REQUIRED	EXISTING
FRONT YARD SETBACK	25' (MIN) FROM STREETLINE (ALEWIFE OVERLAY DISTRICT)	25.2'
SIDE YARD SETBACK	[H+L]/5 = [74.2+154.7]/5 = 45.8' (MIN)	15.4'
REAR YARD SETBACK	[H+L]/4 = [74.2+125.4]/4 = 49.9' (MIN)	218.8'
LOT WIDTH	50' (MIN)	185'
BUILDING HEIGHT	50' (MAX) PRINCIPAL FRONT WALL PLANE 50' (ALEWIFE OVERLAY DISTRICT)	74.2' (EXCLUDING ELEVATOR BULKHEAD)
BUILDING FOOTPRINT AREA	-	15,200 S.F.±
GROSS FLOOR AREA	-	97,575 S.F.±
TOTAL LOT AREA	5,000 S.F. (MIN)	108,059 S.F.±
FLOOR AREA RATIO	0.75 (MAX)	0.90
LOT COVERAGE	-	15.4%
OPEN SPACE	15% (MIN)	20.2%

PARKING PROVIDED 218 TOTAL SPACES (8 HANDICAP)

A. FLOOR AREA RATIO TAB.

1. THE FLOOR AREA OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF CAMBRIDGE, MA, IS 98,475 SQUARE FEET
2. THE LAND AREA OF THE SUBJECT PROPERTY IS 108,059 SQUARE FEET
3. THE FLOOR-AREA RATIO OF THE SUBJECT PROPERTY (CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF CAMBRIDGE, MA) IS 0.85
4. THE SUBJECT PROPERTY MEETS THE FLOOR ARE RATIO REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF CAMBRIDGE, MA

B. PARKING TAB.

1. THERE EXIST 217 REGULAR PARKING SPACES AND 8 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY
2. THE ZONING ORDINANCE OF CAMBRIDGE, MA REQUIRED THAT THE SUBJECT PROPERTY HAVE A MINIMUM OF 132 AND A MAXIMUM OF 264 REGULAR PARKING SPACES AND 6 HANDICAPPED PARKING SPACES CALCULATED AS FOLLOWS

PARKING REQUIREMENTS
GENERAL OFFICE USE
MIN: 1 PER 800 S.F. GROSS FLOOR AREA = 97,575/800 = 122 SPACES
MAX: 1 PER 400 S.F. GROSS FLOOR AREA = 97,575/400 = 244 SPACES
HANDICAP SPACES 6 (CMR)
LOADING BAYS REQUIRED 1 (NONE PROVIDED)
BICYCLE PARKING 1 PER 10 REQUIRED PARKING SPACES (1 PROVIDED)

3. THE SUBJECT PROPERTY MEETS THE CURRENT PARKING REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF CAMBRIDGE, MA

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, COMMONLY KNOWN AS 725 CONCORD AVENUE, SHOWN ON A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, 725 CONCORD AVENUE, CAMBRIDGE, MA" DATED OCTOBER 3, 2006, REVISED FEBRUARY 5, 2007, PREPARED BY THE EVERETT M. BROOKS CO., BEING SHOWN AS LOT 7 (LAND COURT CASE 7191-F), LOT B24 (LAND COURT CASE 7191-P), LOT 27 (LAND COURT CASE 7191), AND LOT 28 (LAND COURT CASE 7191-3), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND "PK" ON THE NORTHERLY SIDELINE OF CONCORD AVENUE, THENCE
N68°46'00"W A DISTANCE OF ONE HUNDRED EIGHTY FIVE AND NO HUNDREDTHS FEET (185.00') ALONG THE NORTHERLY SIDELINE OF CONCORD AVENUE TO A FOUND "PK", THENCE
N18°47'40"E A DISTANCE OF ONE HUNDRED SIXTY FIVE AND ELEVEN HUNDREDTHS FEET (165.11') TO A POINT, THENCE
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF THIRTY TWO AND FIVE HUNDREDTHS FEET (32.05') A RADIUS OF THIRTY AND NO HUNDREDTHS FEET (30.00') AND A CENTRAL ANGLE OF 61°13'40" TO A FOUND RIP SPIKE, THENCE
N36°43'00"W A DISTANCE OF SIXTY THREE AND THIRTY FOUR HUNDREDTHS FEET (63.34') TO A FOUND IRON PIN, THENCE
N25°56'00"E A DISTANCE OF ONE HUNDRED TWELVE AND SIXTY NINE HUNDREDTHS FEET (112.69') TO A POINT, THENCE
S65°14'40"E A DISTANCE OF THREE HUNDRED FIFTY SEVEN AND NO HUNDREDTHS FEET (357.00') TO A POINT, THENCE
S25°56'00"W A DISTANCE OF ONE HUNDRED FIFTY FOUR AND TWENTY HUNDREDTHS FEET (154.20') TO FOUND "PK", THENCE
N68°14'40"W A DISTANCE OF ONE HUNDRED TWENTY NINE AND NINETY TWO HUNDREDTHS FEET (129.92') TO A FOUND IRON PIN, THENCE
S21°14'00"W A DISTANCE OF ONE HUNDRED EIGHTY SIX AND SIXTY SIX HUNDREDTHS FEET (186.66') TO THE POINT OF BEGINNING AND CONTAINING 97,187 SQUARE FEET MORE OF LESS

ALSO ANOTHER NON-CONTIGUOUS PARCEL OF LAND BEING SHOWN AS LOT B30 (LAND COURT CASE 7191-3 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND "PK" ON THE WESTERLY SIDELINE OF SMITH PLACE, THENCE
N05°14'40"W A DISTANCE OF FOUR HUNDRED FIFTY EIGHT AND FORTY FOUR HUNDREDTHS FEET (458.44') TO A POINT, THENCE
N35°56'00"E A DISTANCE OF FORTY AND SIX HUNDREDTHS FEET (40.06') TO A FOUND CONCRETE BOUND, THENCE
S65°14'40"E A DISTANCE OF THREE HUNDRED SEVENTY SEVEN AND SIXTY THREE HUNDREDTHS FEET (377.63') TO A DRILL HOLE, THENCE
S12°37'45"W A DISTANCE OF TWENTY AND NINE HUNDREDTHS FEET (20.09') TO A FOUND BOUND, THENCE
S64°23'25"E A DISTANCE OF THIRTY ONE AND TWENTY FIVE HUNDREDTHS FEET (31.25') TO A FOUND BOUND, THENCE
S61°06'00"E A DISTANCE OF THIRTY FIVE AND NO HUNDREDTHS FEET (35.00') TO A POINT ON THE WESTERLY SIDELINE OF SMITH PLACE, THENCE
S03°46'00"W A DISTANCE OF THIRTY ONE AND SIXTY THREE HUNDREDTHS FEET (31.63') TO THE POINT OF BEGINNING AND CONTAINING 16,860 SQUARE FEET MORE OR LESS

TOTAL AREA IS 108,059 SQUARE FEET MORE OR LESS

NOTE

LOT B30, LOT 13, LOT B27, AND LOT B26 DO NOT APPEAR TO HAVE ACCESS RIGHTS TO THE 50' WAY

CERTIFICATION

THE UNDERSIGNED HEREBY A REGISTERED SURVEYOR OF THE STATE OF MASSACHUSETTS, CERTIFIES TO (1) DMB BURLINGTON CONCORD LLC, DMB CAPITAL LLC, (2) GROUP GLOBAL MARKETS REALTY CORP., BERNHARD GOODMAN LLC, CHICAGO TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE GROUND BETWEEN JULY 15, 1998 AND JANUARY 14, 2007 AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES THE ALL OPTIONAL REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

2. THE LOCATIONS AND DIMENSION OF EARTH EASEMENT, RIGHT-OF-WAY, SERVITUDE, ALLEY, STREET, ROAD, BUILDING SETBACK LINE AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 2843-28150 DATED JUNE 10, 2006 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY TOGETHER WITH APPROPRIATE RECORDING REFERENCE. TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORDANCE WITH THE MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT AND REQUIRED BY ZONING AND BUILDING ORDINANCES APPLICABLE IN THE STATE (S), AND COUNTY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

3. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR MEANS OF EGRESS EXCEPT AS SHOWN ON THE SURVEY.

4. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (A OTHER FLOOD HAZARD OR FLOOD PLAIN AREA HOWEVER DESIGNATED, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED, COMMUNITY PANEL NO. 250186 0009 DATED JULY 5, 1982), OR AS DETERMINED IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION.

5. THIS SURVEY IS TRUE AND CORRECT, WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE FIELD NOTES SHOWN HEREON AND CORRECTLY SHOWS THE BOUNDARIES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED HEREON.

6. THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY.

7. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO (a) IMPROVEMENTS VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, VISIBLE USES OR CONFLICTS, (b) VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREET OR ALLEYS BY ANY OF SAID BUILDINGS STRUCTURES OR OTHER IMPROVEMENTS, (c) VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, OR, (d) ENCROACHMENTS ON ANY EASEMENT BUILDING SETBACK LINE OR OTHER RESTRICTED AREA BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.

8. THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN HEREON.

9. THE SUBJECT PROPERTY HAS DIRECT AND FREE ACCESS TO A DEDICATED PUBLIC STREET OR ROAD AS SHOWN HEREON.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE

SIGNED REGISTRATION NO. DATED

DATE OF SURVEY: JUNE 15, 1998
UPDATED: JANUARY 15, 2007

LEGEND

- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- FOUND BOUND
- CATCH BASIN
- TRANSFORMER PAD
- BOLLARD
- HANDICAP SPACE
- FENCE
- SIGN
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- OVERHEAD WIRE
- SEWER LINE

0 20 40 80

ALTA/ACSM LAND TITLE SURVEY

725 CONCORD AVENUE CAMBRIDGE, MA

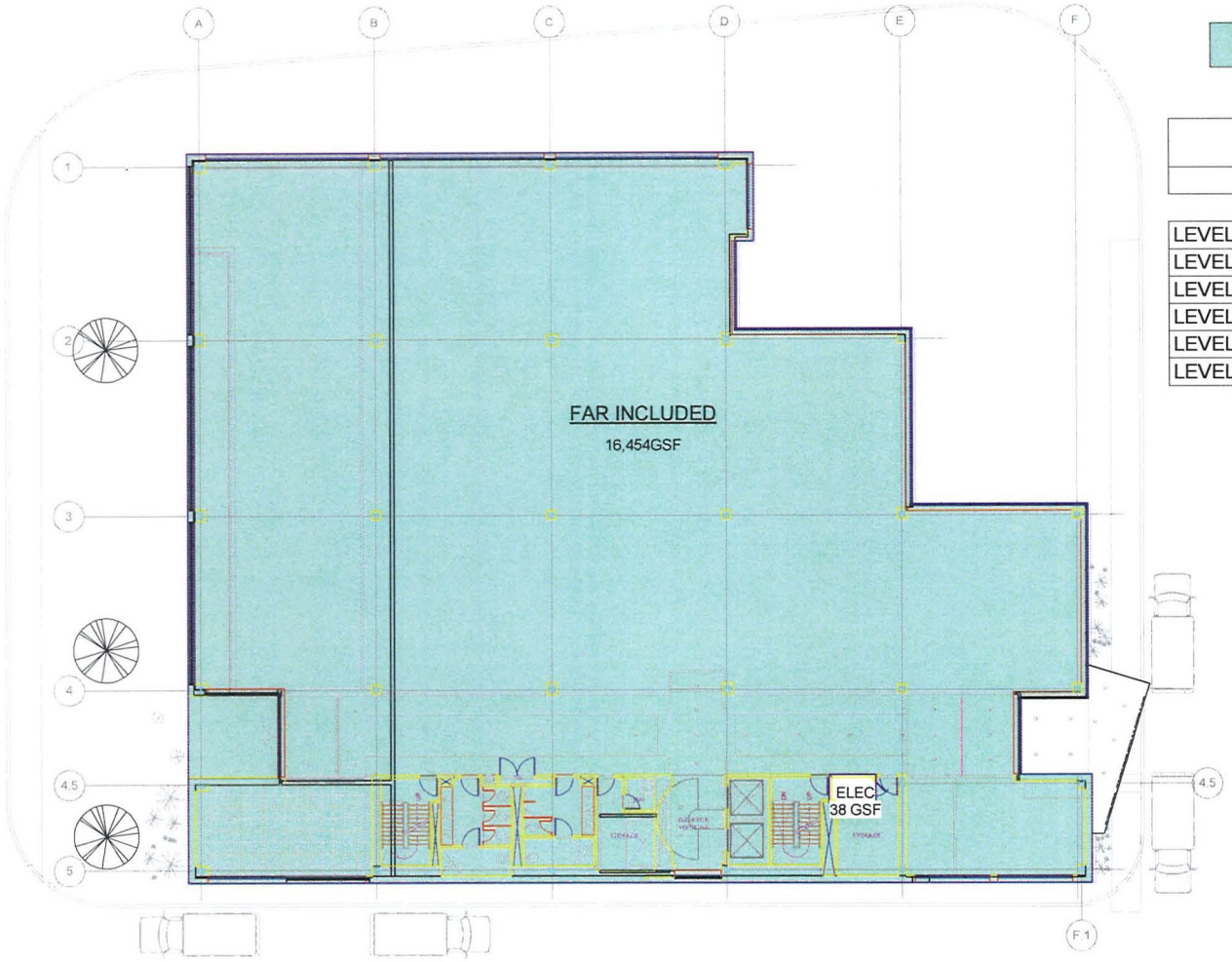
SCALE: 1 IN = 20 FT
DATE: OCTOBER 3, 2006
REVISED: JANUARY 15, 2007
FEBRUARY 5, 2007

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02165
(617) 527-8750

PROJECT NO. 22713

FOR REFERENCE ONLY

PROPOSED CANOPY



FAR INCLUDED

Area Schedule (FAR)		
Level	Name	Area
LEVEL 1	FAR INCLUDED	15887 SF
LEVEL 2	FAR INCLUDED	16454 SF
LEVEL 3	FAR INCLUDED	16455 SF
LEVEL 4	FAR INCLUDED	16456 SF
LEVEL 5	FAR INCLUDED	16454 SF
LEVEL 6	FAR INCLUDED	13022 SF
		94727 SF

6/6/2016 11:53:56 AM C:\CAD\Revit\CENT-DAV15H 725 Concord FAR CALC_jneal.rvt

FLOOR PLAN - LEVEL 2

MPA MARGULIES PERRUZZI ARCHITECTS
308 Congress Street | Boston, MA 02210 | 617.482.3232

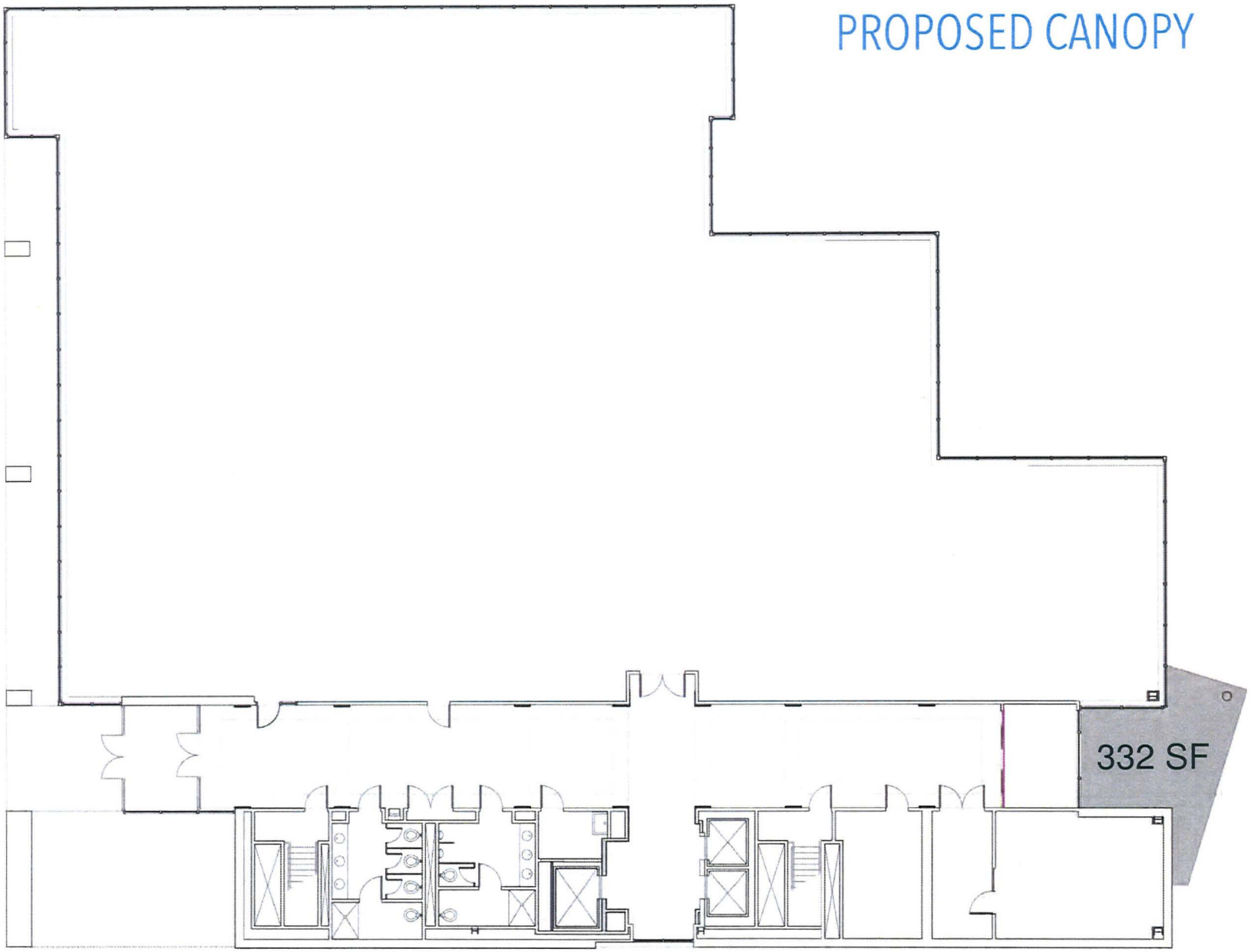
THE DAVIS COMPANIES 125 HIGH STREET 21ST FLOOR BOSTON, MA 02110

725 CONCORD AVE, CAMBRIDGE, MA.

DATE: 06/03/16
SCALE: 1" = 20'-0"
DRAWN BY: Author
PROJ. NO.: DAV.15J.00

DRAWING NO: 2

REF: Checker


PROPOSED CANOPY
332 SF