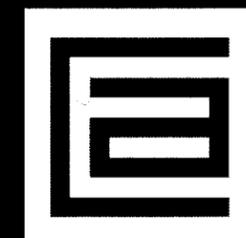


NORTH SHORE CROSSING

SUPPLEMENTARY INFORMATION

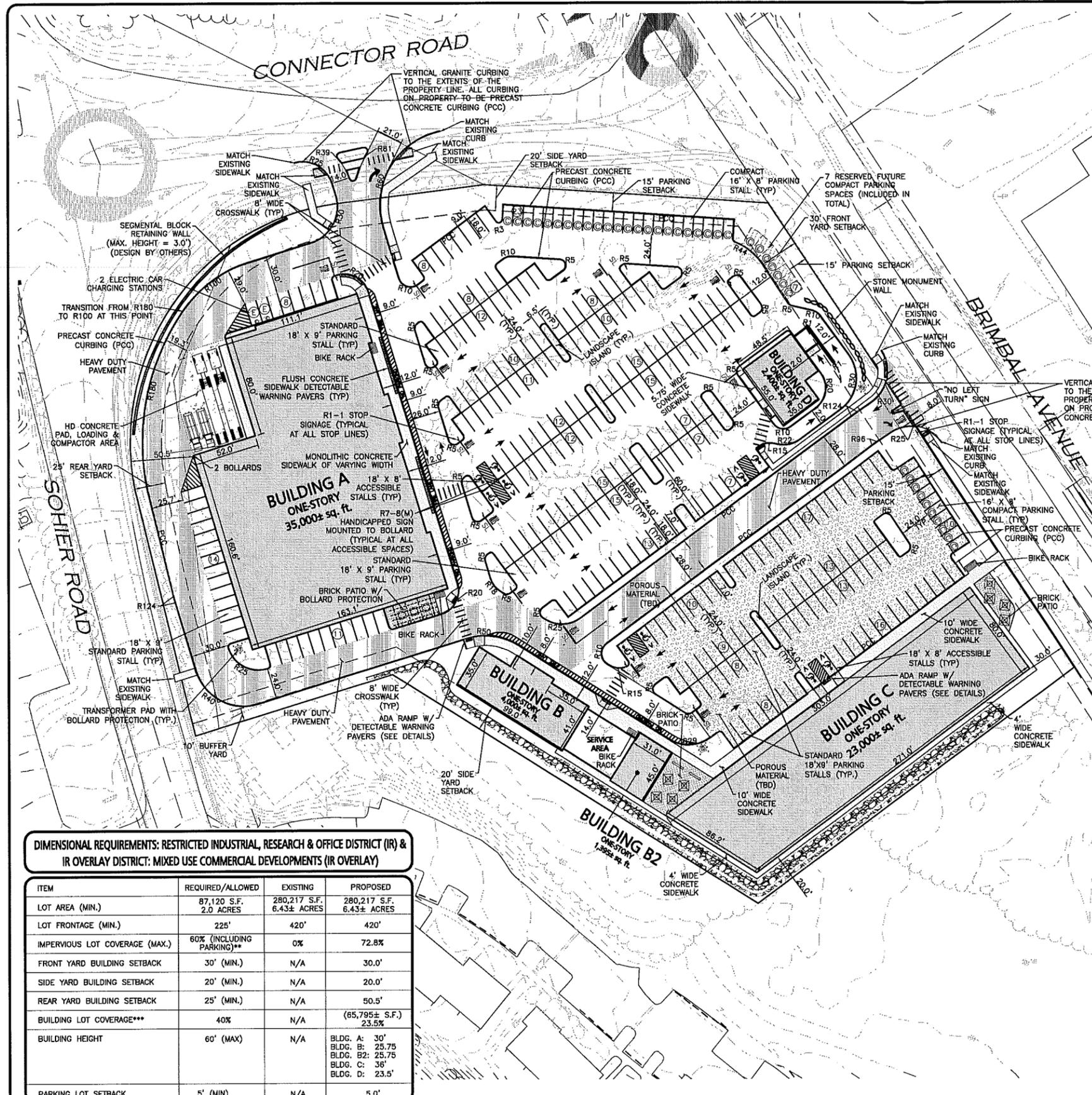
NOVEMBER 18, 2014



CEA Group Inc.
1105 Massachusetts Ave
Cambridge, MA 02138

PCA

PRELLWITZ CHILINSKI ASSOCIATES
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LEGEND:

- PROP. PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING ARCHITECTURE
- BUILDING INTERIOR WALLS
- CURB
- RETAINING WALL
- PARKING STRIPING
- ROADWAY STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- PERVIOUS PAVEMENT
- SIDEWALK
- BRICK PACERS
- ADA ACCESSIBLE RAMP
- ADA DET. WARNING SURFACE
- SETBACK LINE
- PARKING COUNT
- COMPACT PARKING STALL
- ELECTRIC CAR CHARGING STATION
- CHAIN LINK FENCE
- TRANSFORMER
- STOP LINE

OFF-STREET PARKING SUMMARY

USE: RETAIL TRADE ESTABLISHMENT, PERSONAL SERVICE
 1 SPACE FOR EVERY 275 S.F. OF GROSS FLOOR AREA < 10,000 S.F.
 1 SPACE FOR EVERY 200 S.F. OF GROSS FLOOR AREA > 10,000 S.F.

RESTAURANT
 1 SPACE FOR EVERY 4 SEATS, PERMANENT OR OTHERWISE

BUILDING SUMMARY:

BUILDINGS A RETAIL	= 35,000 S.F.
BUILDINGS B RETAIL	= 5,395 S.F.
BUILDINGS C RESTAURANT	= 7,800 S.F. (180 SEATS)
RETAIL	= 15,200 S.F.
BUILDINGS D RETAIL (BANK)	= 2,400 S.F.

PARKING SUMMARY:

RETAIL < 10,000 S.F. OF GROSS FLOOR AREA (22,995/275)	=84 SPACES
RETAIL > 10,000 S.F. OF GROSS FLOOR AREA (35,000/200)	=175 SPACES
RESTAURANT SPACES (180/4)	=45
TOTAL OFF-STREET PARKING REQUIREMENT	=304 SPACES

SHARED PARKING SUMMARY:

WEEKDAY:	
NIGHT 12AM-7AM (5% RETAIL & 10% RESTAURANT)	=18 SPACES
DAY 7AM-6PM (80% RETAIL & 50% RESTAURANT)	=230 SPACES
EVENING 6PM-12AM (90% RETAIL & 100% RESTAURANT)	=278 SPACES
WEEKEND:	
DAY 6AM-6PM (100% RETAIL & 50% RESTAURANT)	=282 SPACES
EVENING 6PM-12AM (70% RETAIL & 100% RESTAURANT)	=226 SPACES

SHARED PARKING REQUIREMENT IS 282 PARKING SPACES

ADA REQUIRED: THERE ARE BETWEEN 201-300 PARKING SPACES, REQUIRING 7 TOTAL PARKING STALLS TO BE ACCESSIBLE.

ADA PROVIDED: 10 TOTAL ACCESSIBLE PARKING, WITH 7 BEING VAN ACCESSIBLE

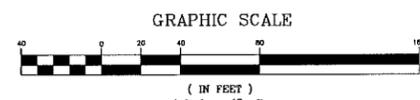
STANDARD (9' x 18')	COMPACT (8' x 16')	ACCESSIBLE (12'x18')	TOTAL PROVIDED	TOTAL REQUIRED
301	*41 (12%)	10	352	282

*PER ZONING SECTION 3B-25.F.2.b "UP TO 25% UP TO TWENTY FIVE PERCENT (25%) OF THE PROPOSED PARKING SPACES MAY BE DESIGNED FOR USE BY COMPACT CARS AND/OR MOTORCYCLES AND OTHER MOTORIZED BIKES".

DIMENSIONAL REQUIREMENTS: RESTRICTED INDUSTRIAL, RESEARCH & OFFICE DISTRICT (IR) & IR OVERLAY DISTRICT: MIXED USE COMMERCIAL DEVELOPMENTS (IR OVERLAY)

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA (MIN.)	87,120 S.F. 2.0 ACRES	280,217 S.F. 6.43± ACRES	280,217 S.F. 6.43± ACRES
LOT FRONTAGE (MIN.)	225'	420'	420'
IMPERVIOUS LOT COVERAGE (MAX.)	60% (INCLUDING PARKING)**	0%	72.8%
FRONT YARD BUILDING SETBACK	30' (MIN.)	N/A	30.0'
SIDE YARD BUILDING SETBACK	20' (MIN.)	N/A	20.0'
REAR YARD BUILDING SETBACK	25' (MIN.)	N/A	50.5'
BUILDING LOT COVERAGE***	40%	N/A	(65,795± S.F.) 23.5%
BUILDING HEIGHT	60' (MAX)	N/A	BLDG. A: 30' BLDG. B: 25.75' BLDG. C: 36' BLDG. D: 23.5'
PARKING LOT SETBACK	5' (MIN)	N/A	5.0'

**NOTE: THE PLANNING BOARD MAY AUTHORIZE, BY SPECIAL PERMIT, AN INCREASE IN IMPERVIOUS LOT COVERAGE TO 75% FOR LOTS ZONED "IR OVERLAY" ON THE OFFICIAL CITY ZONING MAP.
 ***NOTE: BUILDING LOT COVERAGE BASED ON THE TOTAL GROUND FLOOR AREA OF BUILDINGS



ISSUED FOR REVIEW
 NOVEMBER 18, 2014

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
B	10/14/2014	ISSUED FOR LOCAL APPROVAL
A	09/08/2014	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:
 CEA BEVERLY LLC
 1105 MASSACHUSETTS AVENUE
 SUITE #2F
 CAMBRIDGE, MA 02138

PROJECT:
NORTH SHORE CROSSING
 BRIMBAL AVENUE AND SOHIER ROAD
 BEVERLY, MA

PROJECT NO.	1976-01B	DATE:	08-29-2014
SCALE:	1" = 40'	DWG. NAME:	C1976-01B
DESIGNED BY:	SJL	CHECKED BY:	CMQ

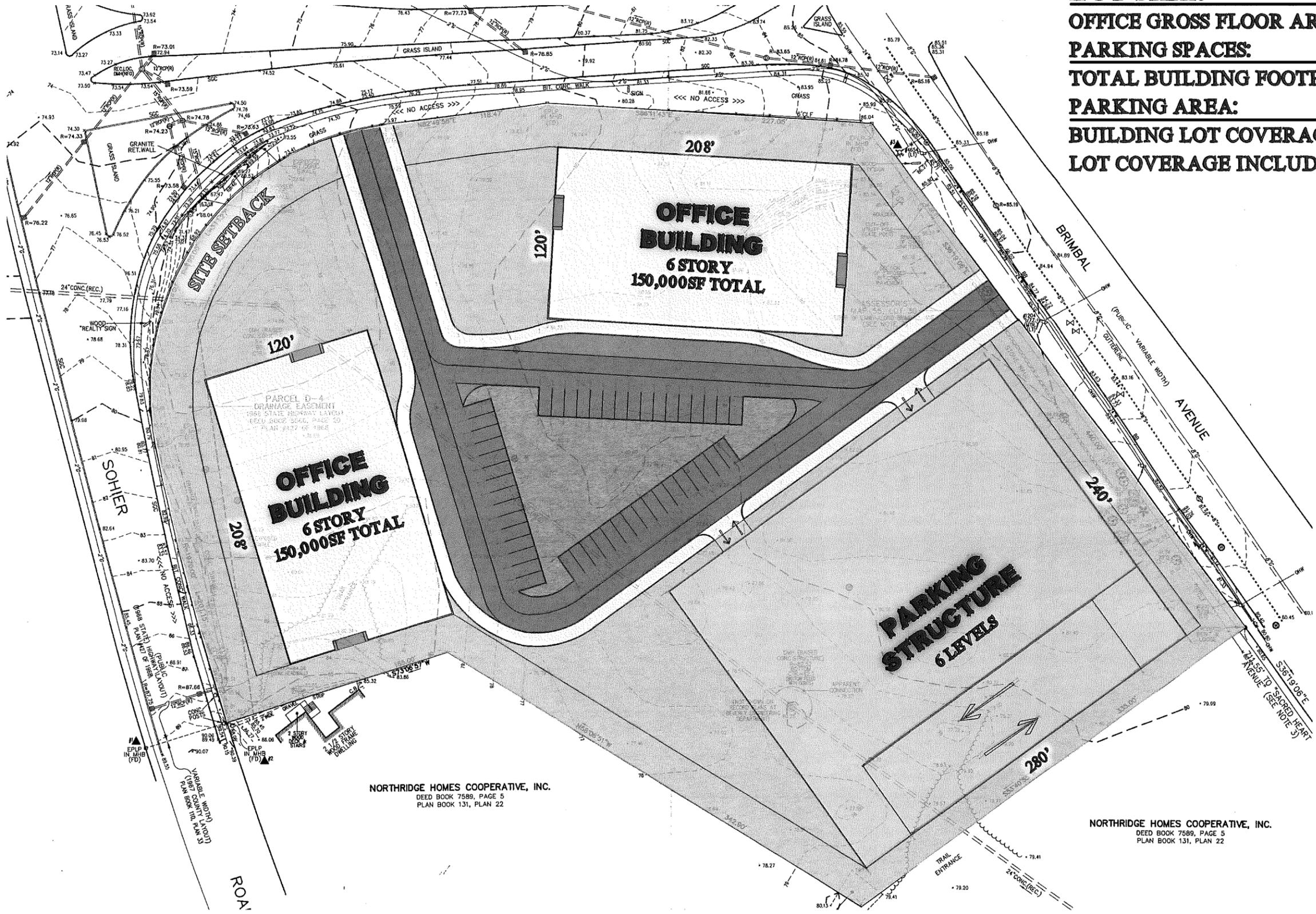


ALLEN & MAJOR ASSOCIATES, INC.
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DRAWING TITLE: **LAYOUT & MATERIAL PLAN**
 SHEET No. **C-1**



LOT SIZE:	285,270 SF
OFFICE GROSS FLOOR AREA:	300,000 SF
PARKING SPACES:	1,391
TOTAL BUILDING FOOTPRINT:	114,100 SF
PARKING AREA:	53,984 SF
BUILDING LOT COVERAGE:	40%
LOT COVERAGE INCLUDING PARKING AREA:	60%

NORTH RIDGE HOMES COOPERATIVE, INC.
DEED BOOK 7589, PAGE 5
PLAN BOOK 131, PLAN 22

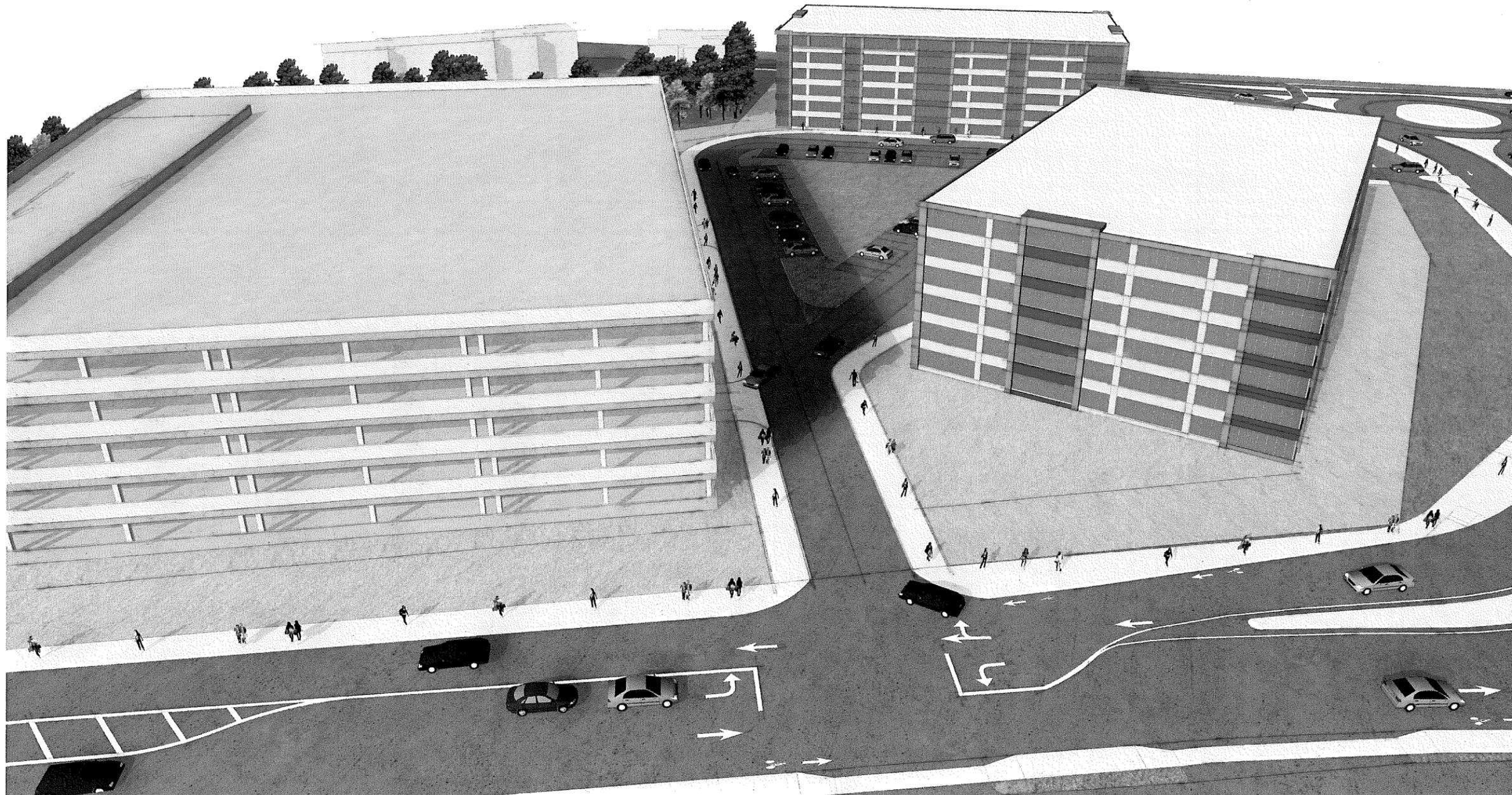
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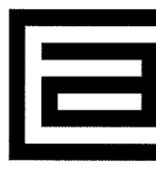
NORTH SHORE CROSSING - AS OF RIGHT OFFICE BUILDINGS

Beverly, MA | November 13, 2014

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**AERIAL VIEW
FROM BRIMBAL
AVENUE**

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**VIEW FROM
BRIMBAL AVE.
ENTRANCE**

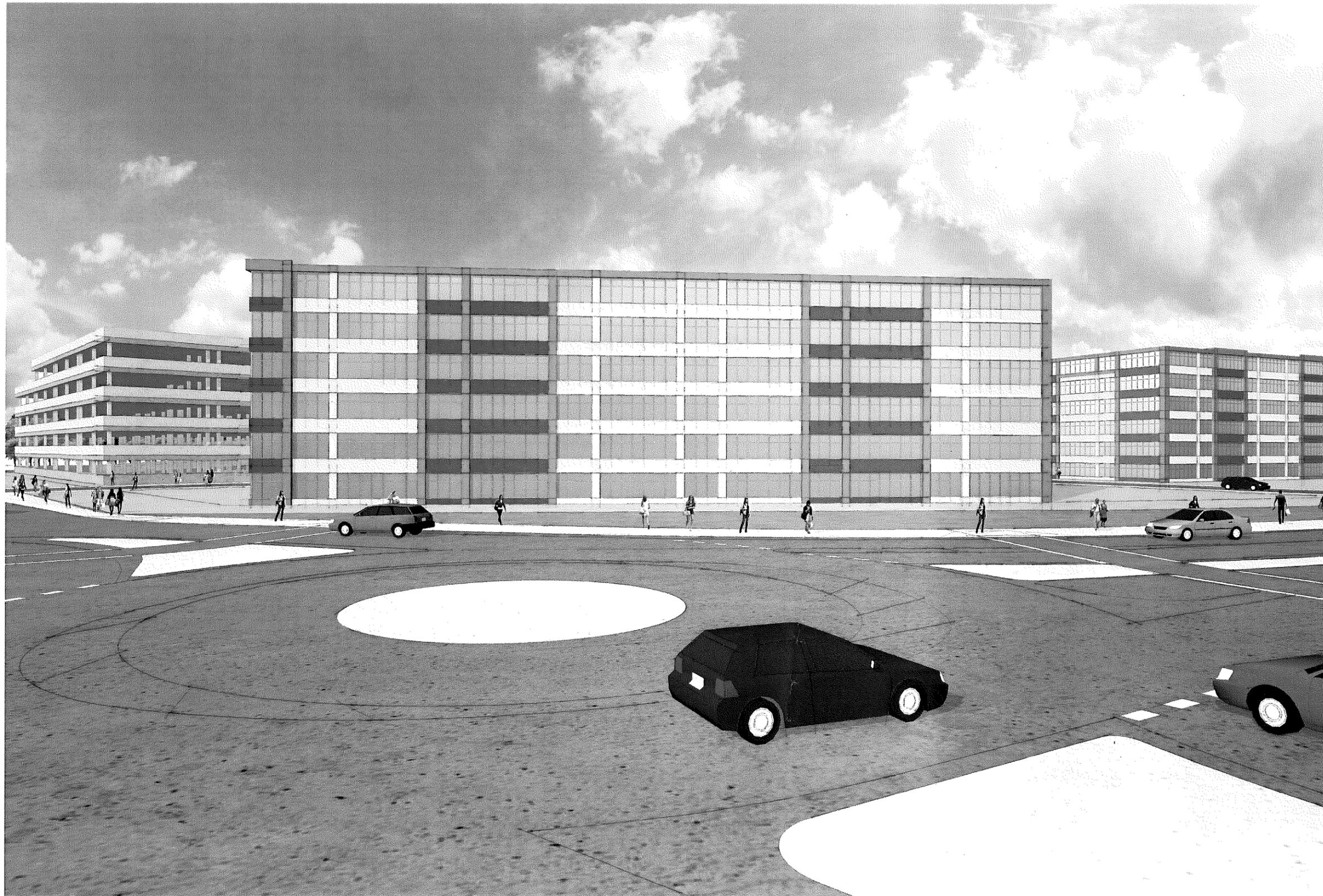


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**VIEW FROM
CONNECTOR RD.
ROUNDBABOUT**



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NORTH SHORE CROSSING - AS OF RIGHT OFFICE BUILDINGS

Beverly, MA | November 13, 2014



**NORTHY SHORE CROSSING
AS OF RIGHT OFFICE
COMPARISON**

	North Shore Crossing	As of Right Office
Gross Floor Area	65,795 sf	300,000 sf
Height	25.75 ft	60 ft
Stories	1	6
Parking Places	345	1,391
Traffic Volumes		
AM Peak Hour	116	461
PM Peak Hour	348	414
Sat Peak Hour	518	129

