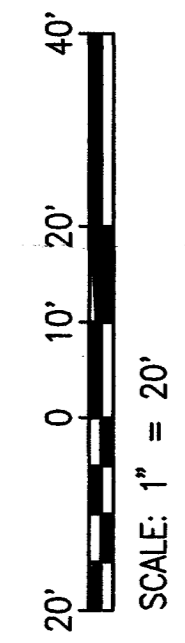


72,000 SQ FT TOTAL BUILDING
 35,000 SQ FT - OFFICE
 36,000 SQ FT - WAREHOUSE
 61 MEDFORD ST
 SOMERVILLE, MA

REFERENCE:
 MWE - METRO WEST ENGINEERING INC
 PLAN OF LAND IN SOMERVILLE, MA
 101,038 SQ FT ATTACHED
 NOVEMBER 23, 1999
 ZONING OPINION LETTER
 DATED DECEMBER 20, 1999

NOTES:
 1. OFF STREET PARKING, SECTION 9.5, "OFF-STREET PARKING AND LOADING NUMBER OF PARKING SPACES" SETS FORTH TABLES OF USES AND MINIMUM PARKING REQUIREMENTS FOR EACH TYPE OF USE. SECTION 9.5 OF THE ZONING BY-LAW PROVIDES THAT OFFICE USES MUST HAVE ONE (1) SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA. ACCORDING TO THE BORROWER'S STATEMENT THAT AMOUNT OF SPACE WITH RESPECT TO THE IMPROVEMENTS THAT CONSTITUTE OFFICE USE IS CURRENTLY 135,000 SQUARE FEET. THEREFORE, WITH RESPECT TO OFFICE USE, THE PROPERTY MUST CONTAIN NO LESS THAN 72 PARKING SPACES.
 SECTION 9.5 OF THE ZONING BY-LAW FURTHER PROVIDES THAT WAREHOUSES MUST HAVE 1 PER 1,500 GROSS SQUARE FEET OF BUILDING AREA PLUS 1 PER BUSINESS VEHICLE STORED ON SITE. ACCORDING TO THE BORROWER'S STATEMENT THAT AMOUNT OF SPACE WITH RESPECT TO THE IMPROVEMENTS THAT CONSTITUTE WAREHOUSE USE IS CURRENTLY 36,000 SQUARE FEET. ALSO ACCORDING TO THE BORROWER'S STATEMENT THERE ARE NO BUSINESS VEHICLES STORED ON SITE. THEREFORE, WITH RESPECT TO THE WAREHOUSE USE, THE PROPERTY MUST CONTAIN NO LESS THAN 24 PARKING SPACES. ACCORDINGLY, WE CONCLUDE THAT THE PROPERTY, AS CURRENTLY IMPROVED, MUST CONTAIN A TOTAL NUMBER OF NOT LESS THAN 96 PARKING SPACES FOR THE COMBINED OFFICE AND WAREHOUSE USES.
 ACCORDING TO THE LATEST SITE PLAN, THERE ARE 126 PARKING SPACES ON THE PROPERTY. THEREFORE, WE CONCLUDE, WITH RESPECT TO PARKING, THE PROPERTY CURRENTLY CONFORMS TO THE ZONING BY-LAW.

(A) SITE PLAN
 SCALE: 1"=20'-0"



REV. NO.	REV. DESCRIPTION	REV. DATE

PARSONS
 Environment and Infrastructure
 100 High Street Boston, MA 02110 617.946.9400
 PROJECT NUMBER 448284

biogen idec
 14 CAMBRIDGE CENTER
 CAMBRIDGE, MA 02142

BIO-5
 CIVIL
 SITE PLAN

Drawn by NAY
 Checked by DRY
 Drawing No.

Scale AS SHOWN
 Date 01/21/14

85263-05-C-101
 Rev No. **A**

BUILDING USE	SECTION 9.5 OF THE ZONING BY-LAW	BLDG GROSS SQ FT	MINIMUM PARKING REQUIREMENTS
OFFICE	(1) SPACE PER 500 GROSS SQ FT	36,000 SQ FT	72 MIN PARKING SPACES REQUIRED
WAREHOUSE	(1) SPACE PER 1,500 GROSS SQ FT (1) SPACE PER BUSINESS VEHICLE STORED ON SITE.	36,000 SQ FT NO BUSINESS VEHICLE STORED ON SITE.	24 MIN PARKING SPACES REQUIRED
TOTAL MIN PARKING SPACES REQUIRED			96 MIN PARKING SPACES REQUIRED
TOTAL EXISTING PARKING SPACES			129 EXISTING PARKING SPACES
TOTAL PARKING SPACES FOR NEW GENERATOR PAD			-3 PARKING SPACES FOR NEW GENERATOR PAD
TOTAL TOTAL PARKING SPACES			126 TOTAL PARKING SPACES