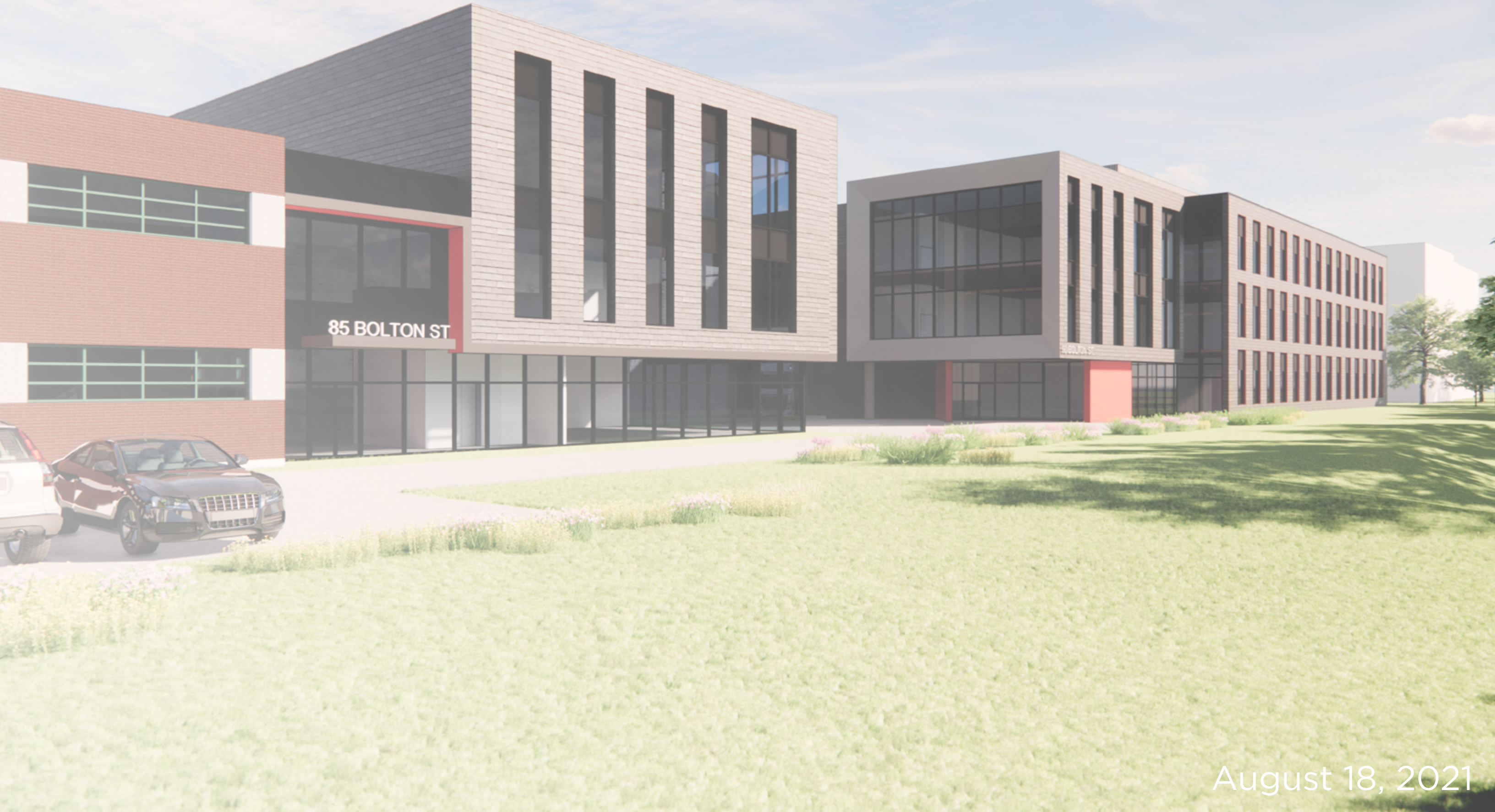


TRIAD ALPHA PARTNERS

85 BOLTON ST



August 18, 2021



TRIAD ALPHA PARTNERS
TROIKA

BOLTON STREET
BIRD'S EYE VIEW OF SITE CONTEXT

AUGUST 2021
2

BOLTON ST. VIEWING WEST



BOLTON ST. VIEWING NORTHWEST

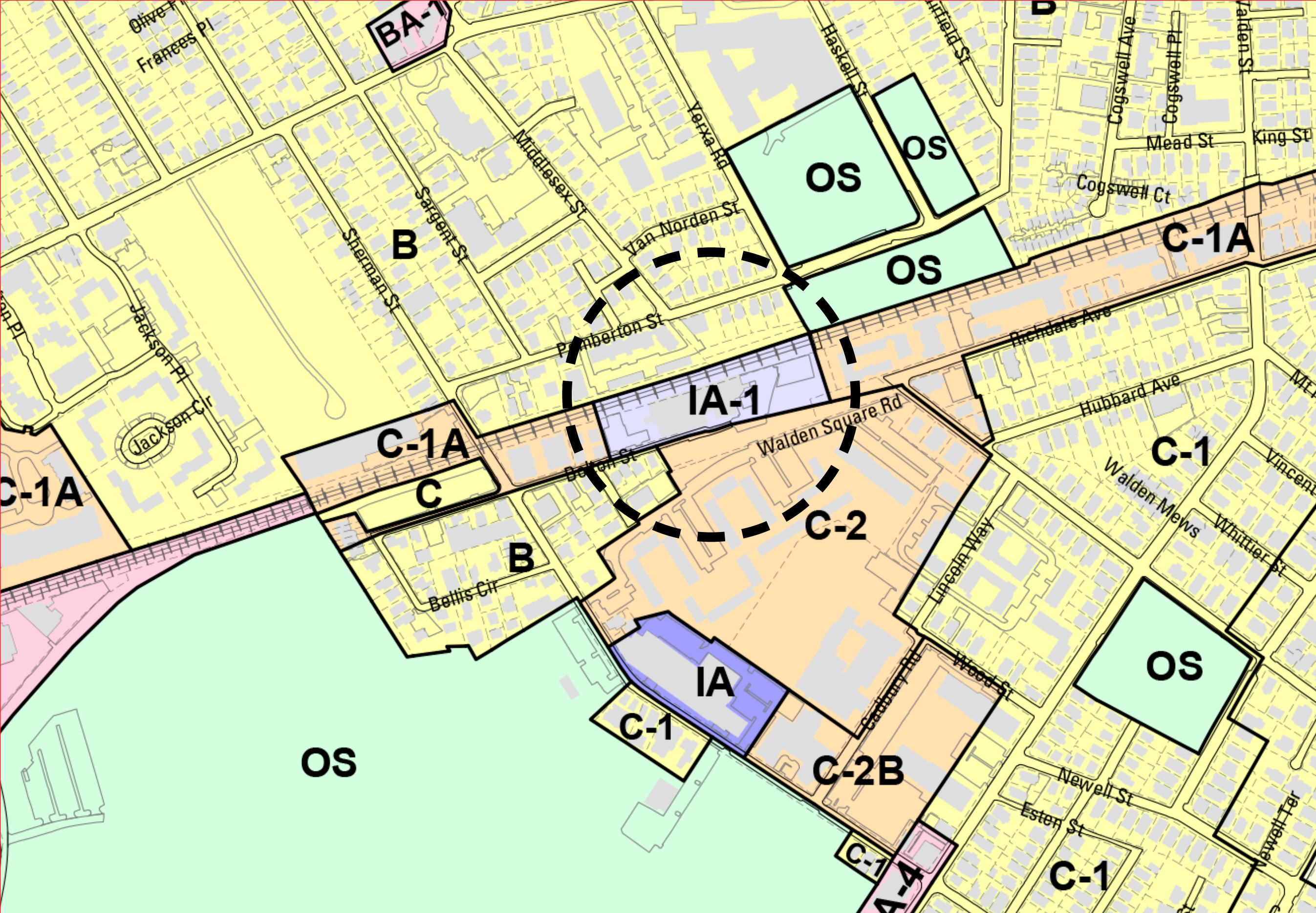


BOLTON ST. VIEWING NORTHWEST



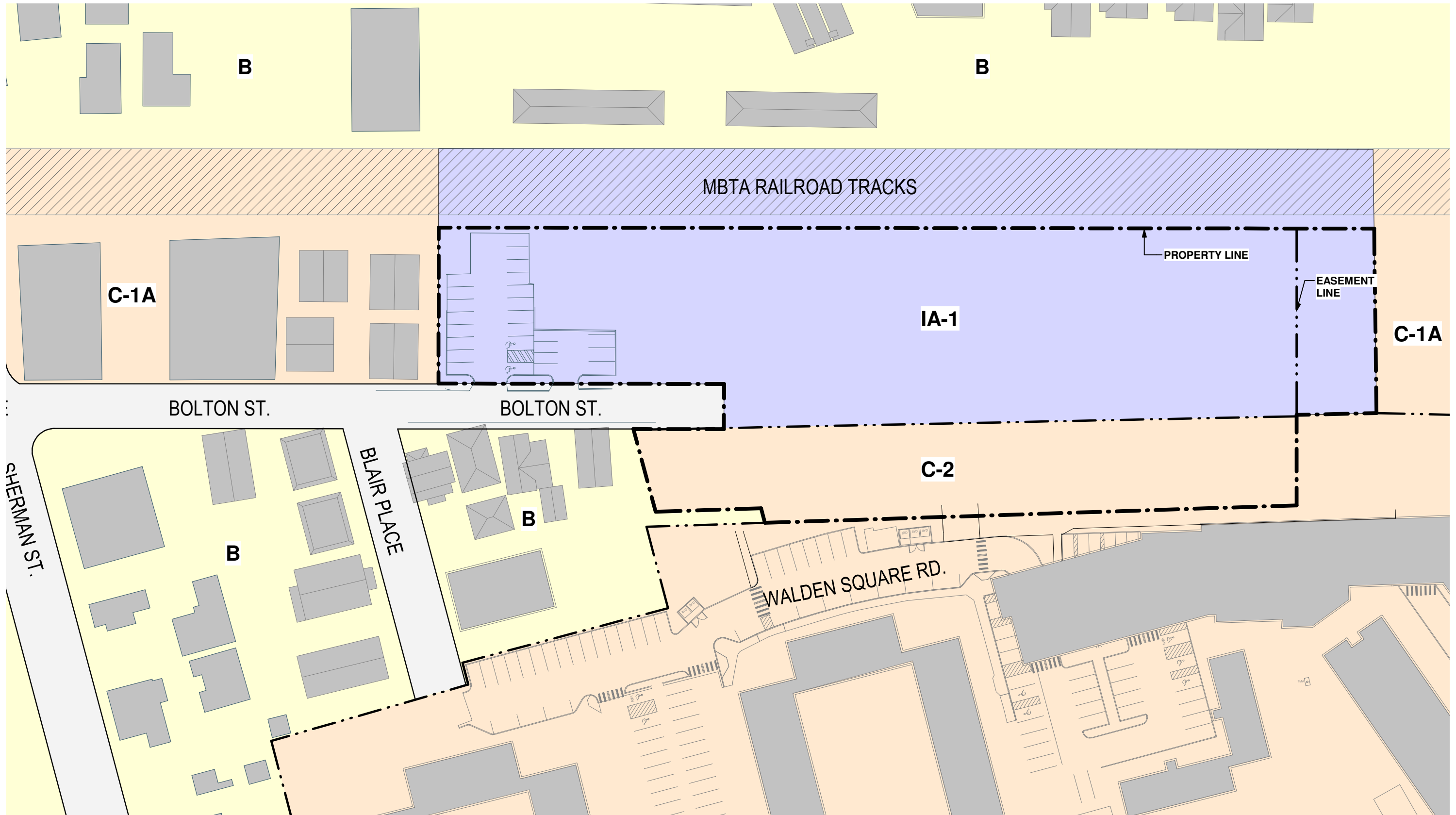
BOLTON ST. VIEWING NORTH

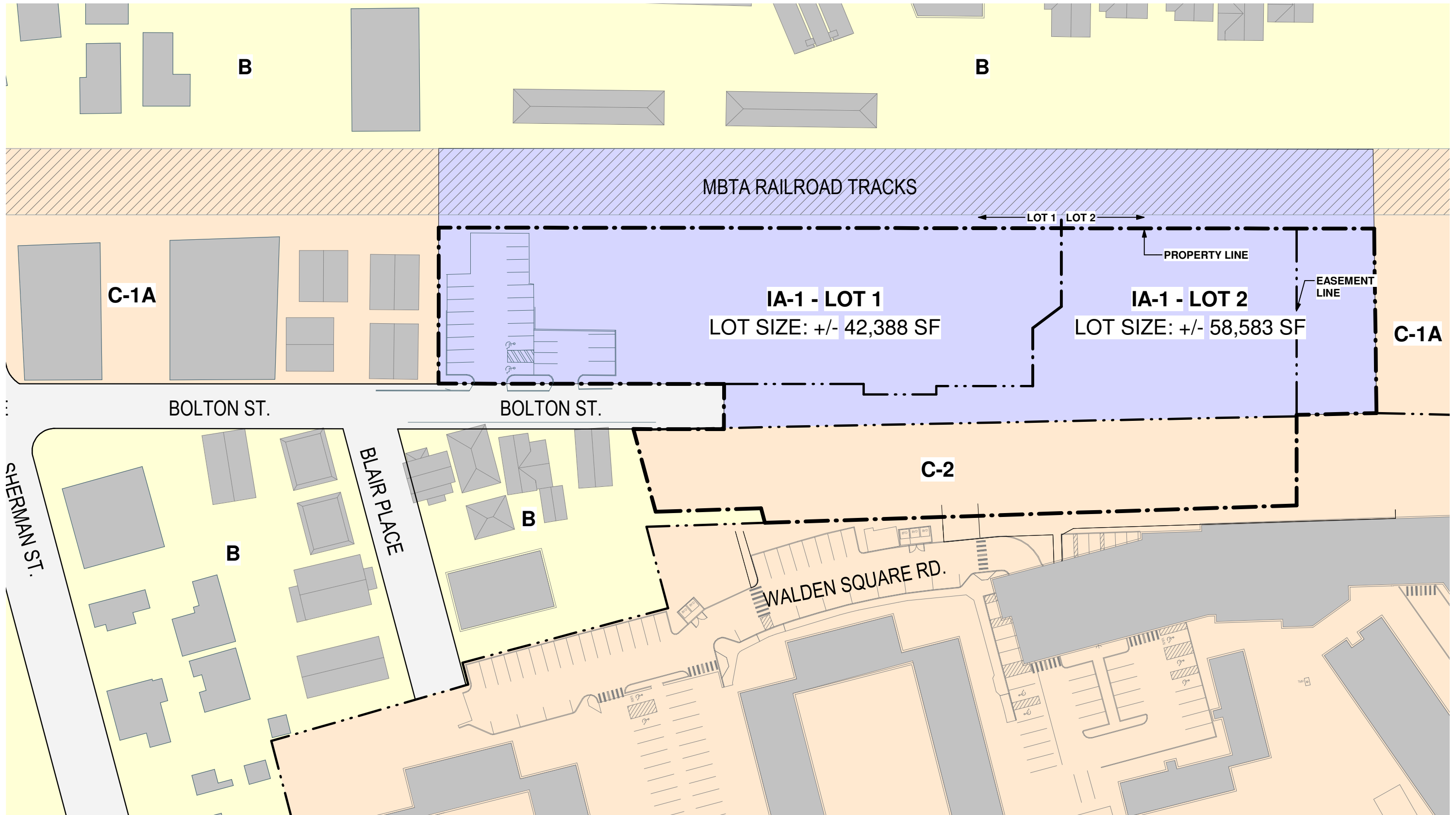


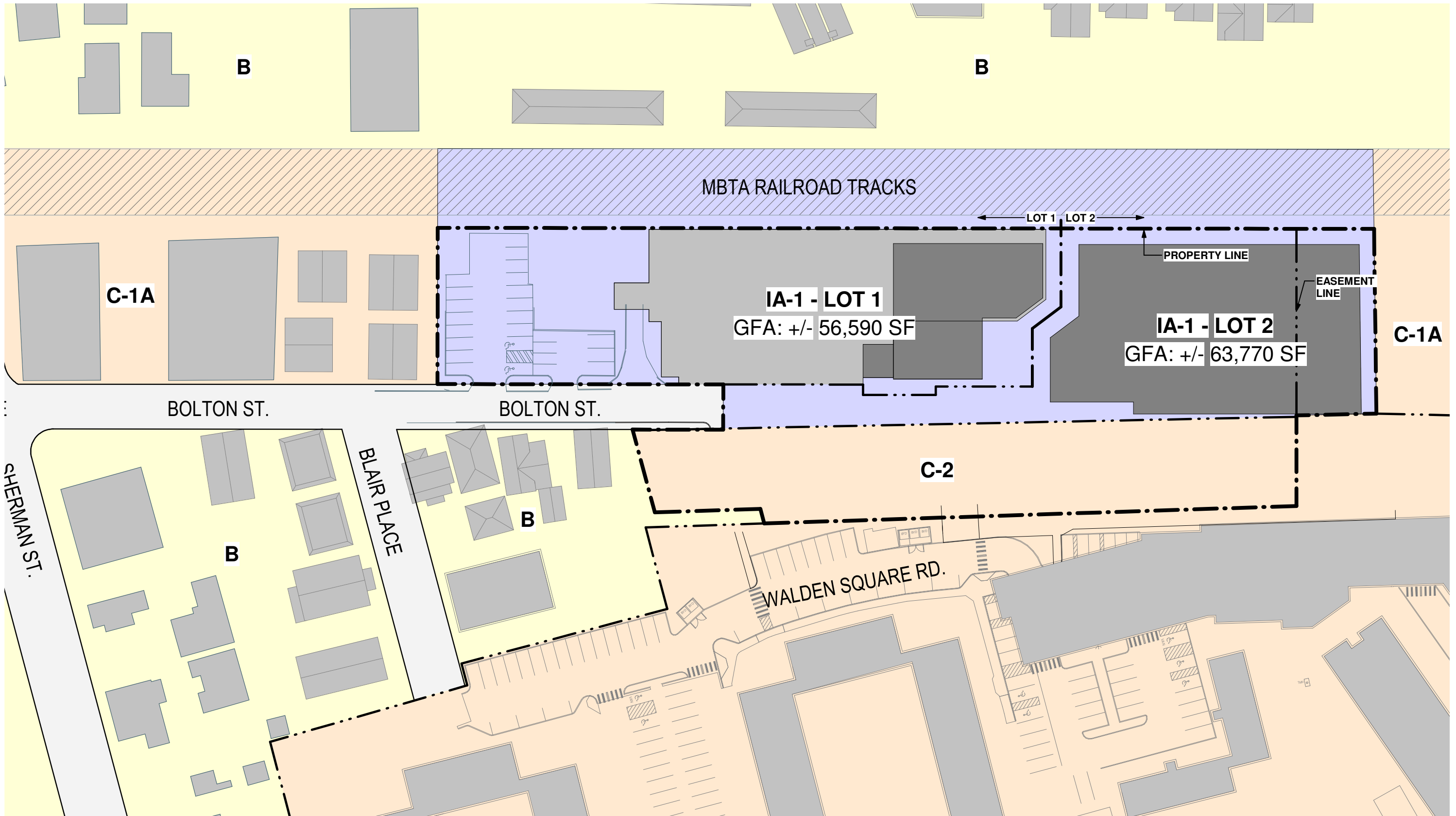


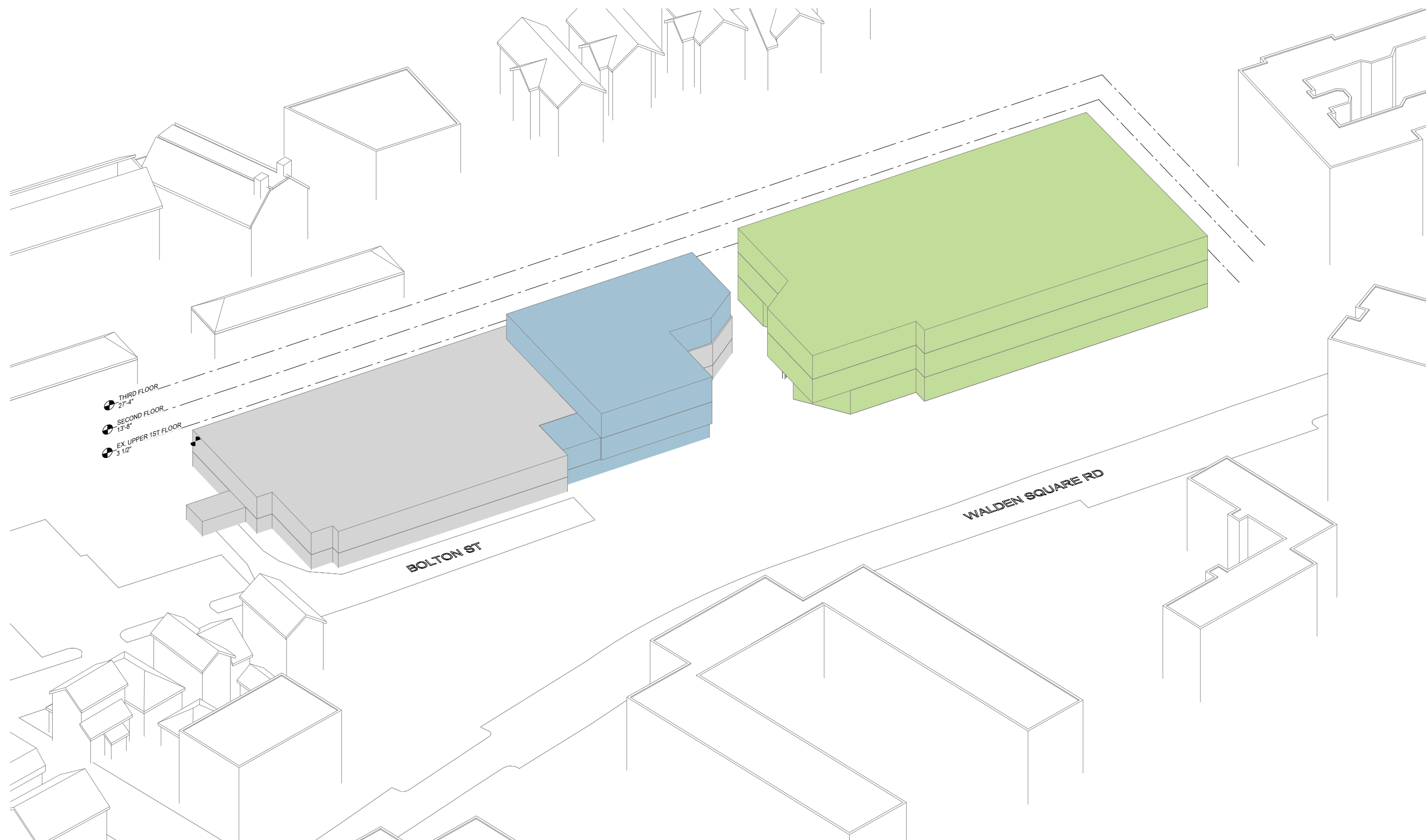
LEGEND

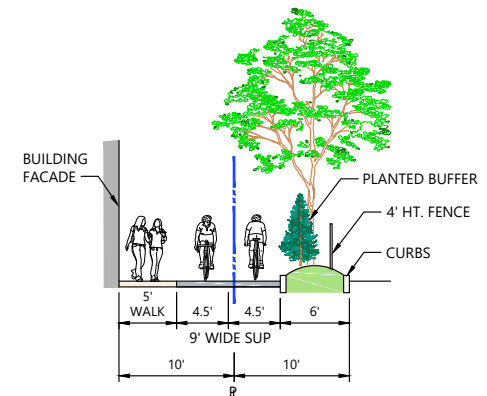
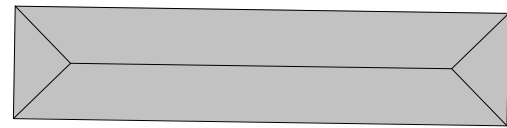
- SITE
- C-1/B
- C-1A/C-2/C-2B
- OS
- A-4/BA-1
- IA



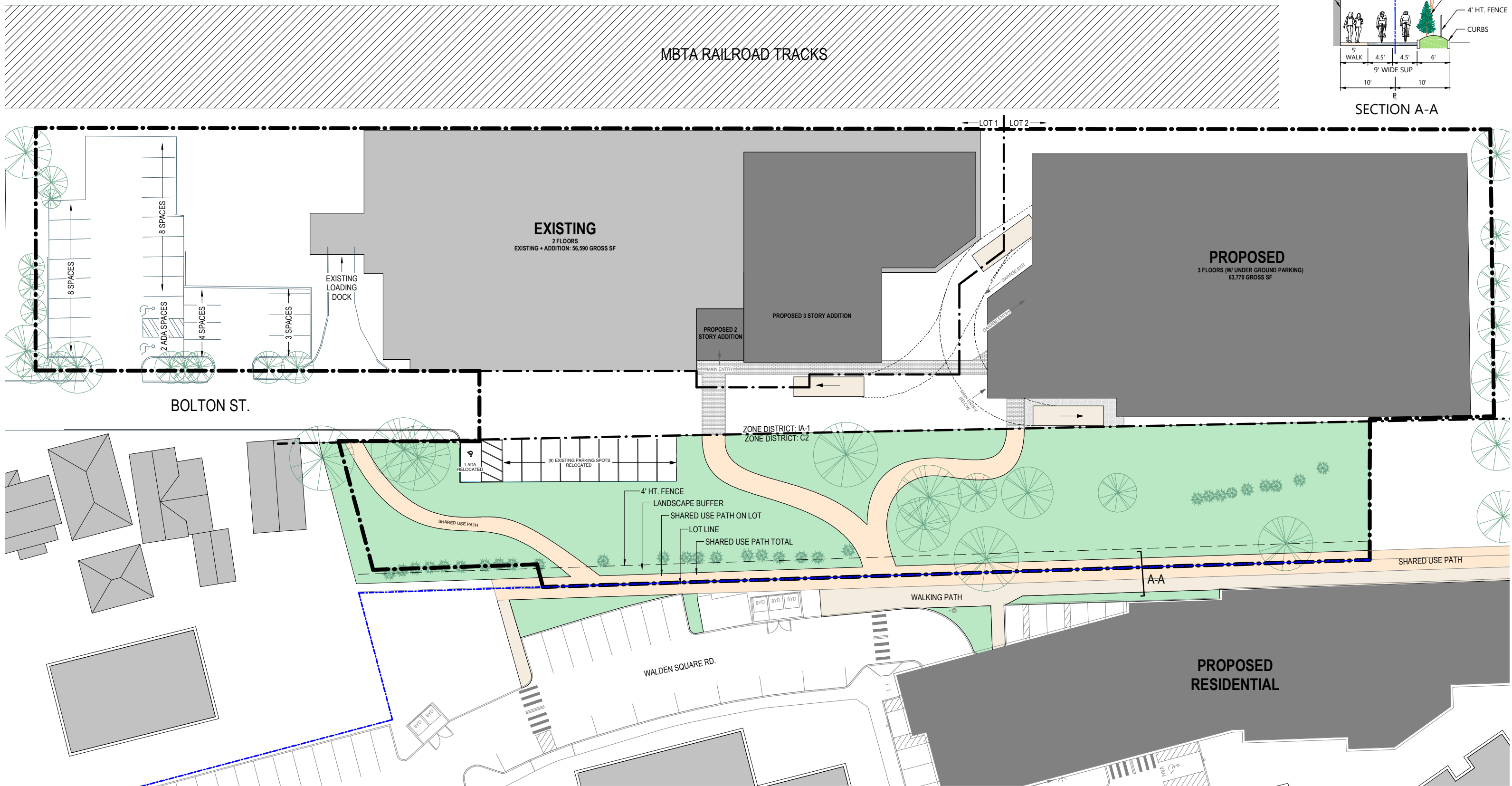






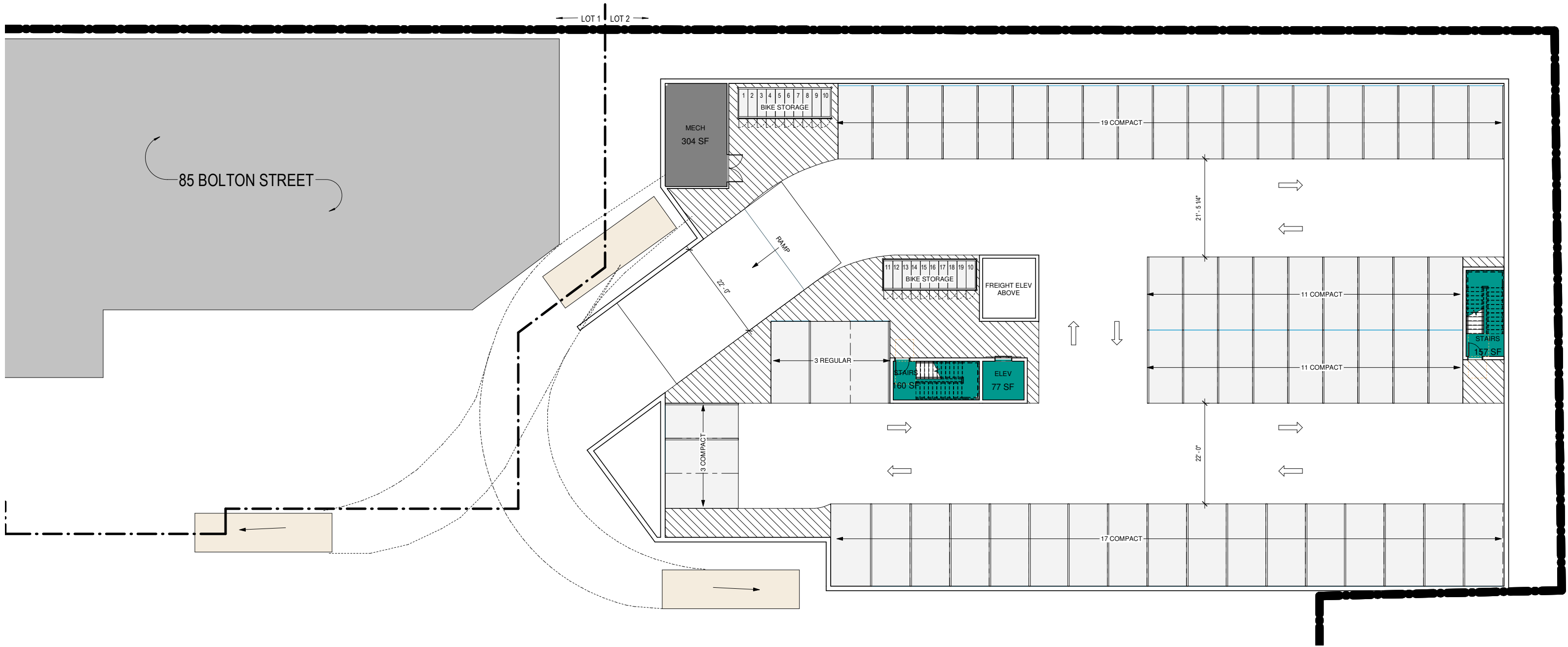


SECTION A-A

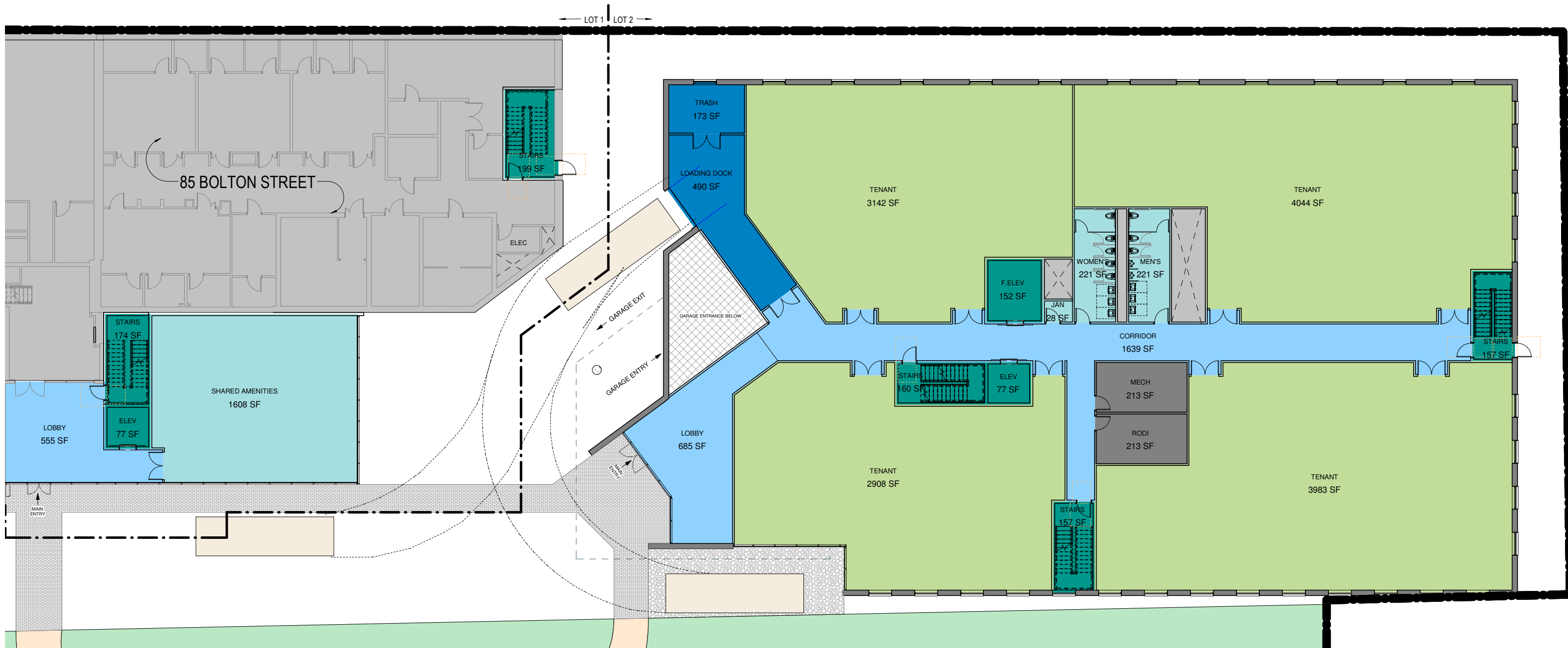


BASEMENT PROPOSED PARKING
 REGULAR: 19 SPOTS
 COMPACT: 40 SPOTS
 TOTAL: 59 SPOTS

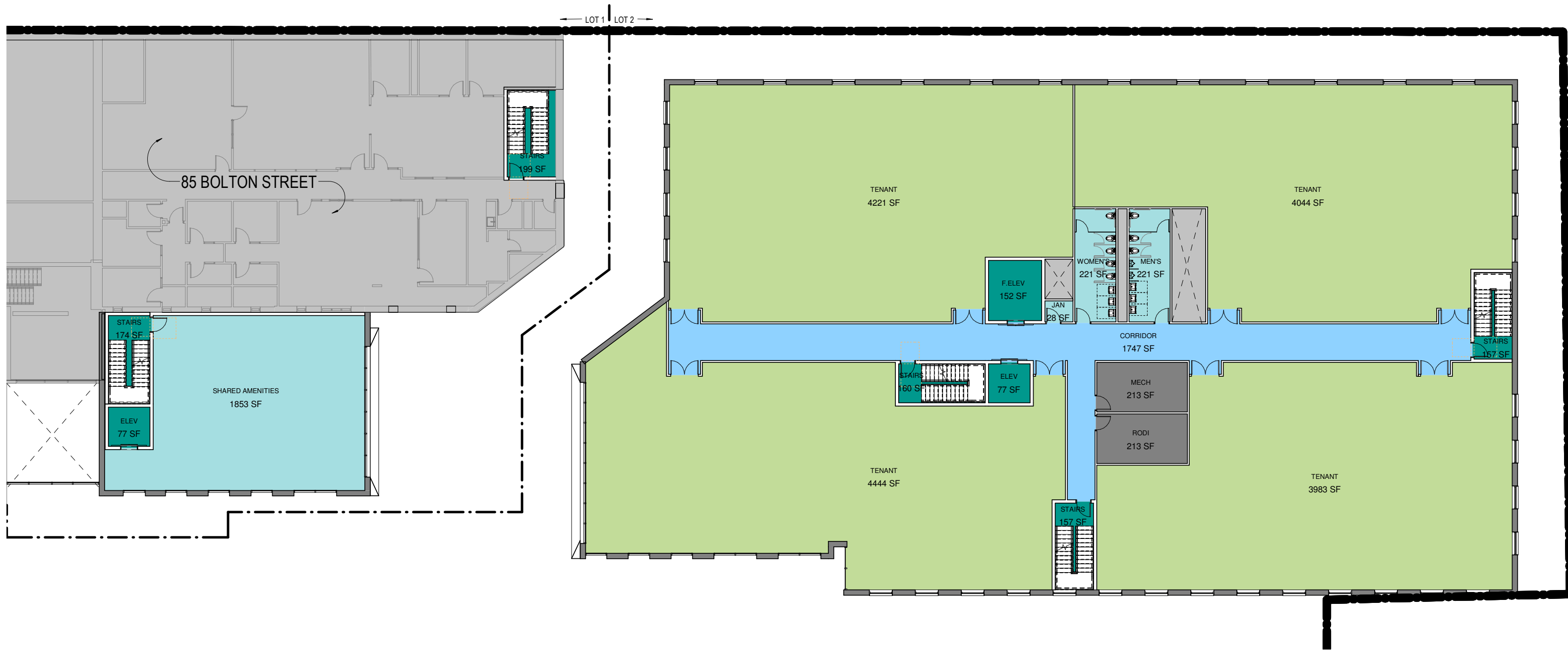
- LEGEND**
- BUILDING SUPPORT
 - MECHANICAL
 - SHAFT
 - CIRCULATION
 - SHARED
 - EGRESS CORRIDOR
 - LAB
 - OFFICE
 - RESTROOM
 - VERTICAL CIRCULATION













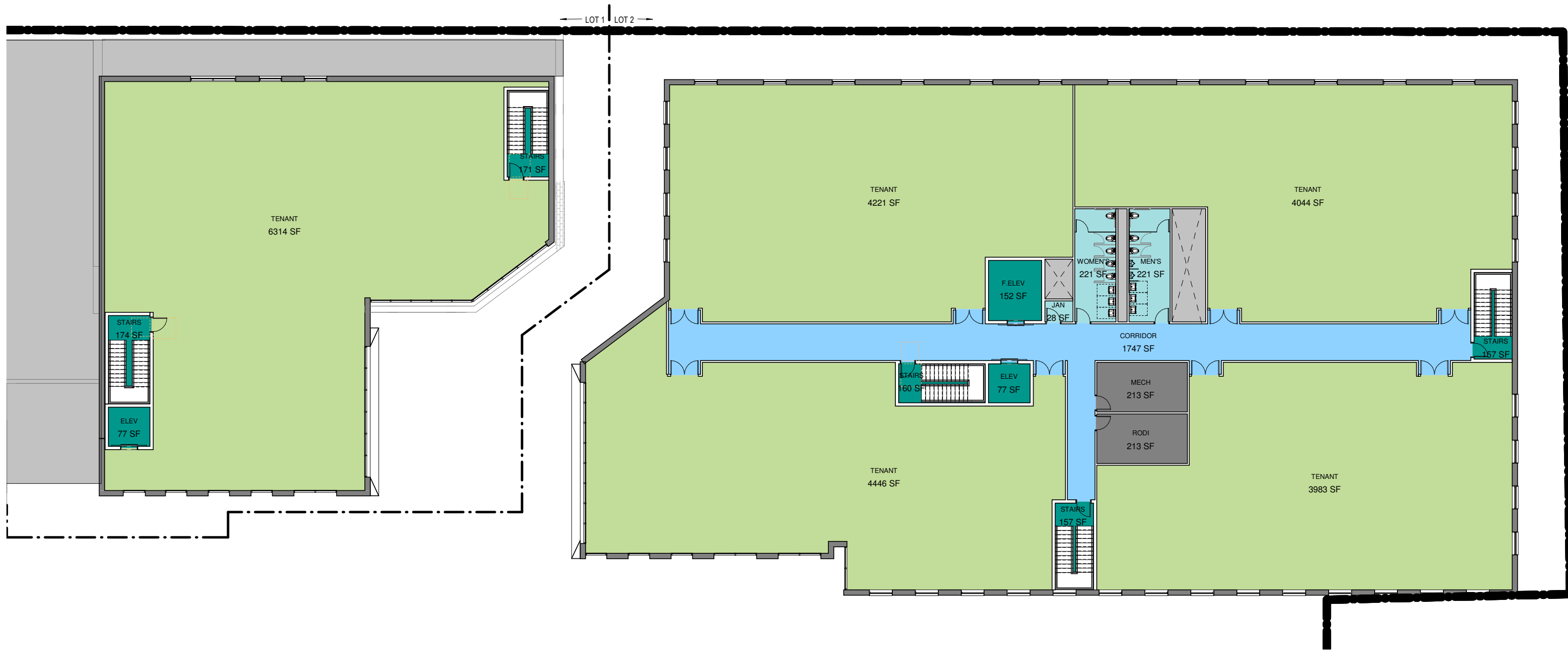
LEGEND			
■	BUILDING SUPPORT	■	EGRESS CORRIDOR
■	MECHANICAL	■	LAB
■	SHAFT	■	OFFICE
■	CIRCULATION	■	RESTROOM
■	SHARED	■	VERTICAL CIRCULATION



LEGEND			
■	BUILDING SUPPORT	■	EGRESS CORRIDOR
■	MECHANICAL	■	LAB
■	SHAFT	■	OFFICE
■	CIRCULATION	■	RESTROOM
■	SHARED	■	VERTICAL CIRCULATION



LEGEND			
	BUILDING SUPPORT		EGRESS CORRIDOR
	MECHANICAL		LAB
	SHAFT		OFFICE
	CIRCULATION		RESTROOM
	SHARED		VERTICAL CIRCULATION





TRIAD ALPHA PARTNERS
TROIKA

STREET VIEW RENDER

AUGUST 2021
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TRIAD ALPHA PARTNERS
TROIKA

STREET VIEW RENDER

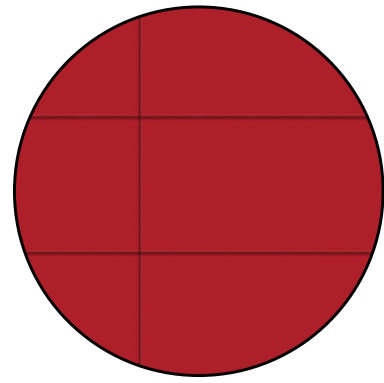
AUGUST 2021
15



TRIAD ALPHA PARTNERS
TROIKA

STREET VIEW RENDER

AUGUST 2021
16



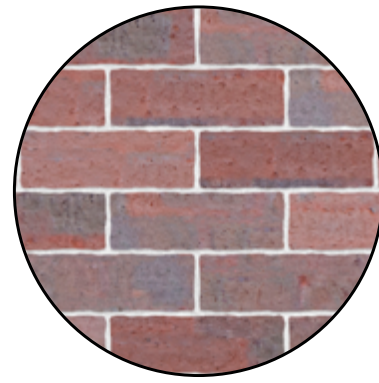
1 Accent Metal Panel



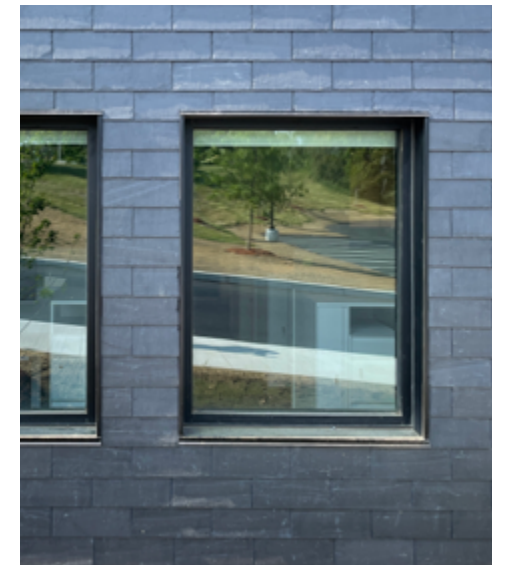
2 Cupaclad Slate



3 Metal Panel



4 Existing Brick



Fixed windows with black anodized finish



VIEW FROM BOLTON STREET



VIEW FROM BOLTON STREET



VIEW FROM YERXA UNDERPASS



ZONING SUMMARY

LOT 1	EXISTING	REQ'D/ALLOWED	PROP
HEIGHT	28'	45'	45'
LOT SIZE	41,256	-	42,388'
GROSS FLOOR AREA	47,043'	51,570'	56,590'
F.A.R.	0.99	1.25	1.25
MIN. LOT AREA	41,256'	5,000'	42,388'
MIN. LOT FRONTAGE	+20'	20'	+20'
PARKING			
ACCESSIBLE	3	1	3
COMPACT	0	24	0
REGULAR	43	24	32

LOT 2	REQ'D/ ALLOWED	PROP
HEIGHT	45'	45'
LOT SIZE	-	58,583'
GROSS FLOOR AREA	75,529'	63,770'
F.A.R.	1.25	1.05
MIN. LOT AREA	5,000'	60,423'
MIN. LOT FRONTAGE	20'	+20'
PARKING		
ACCESSIBLE	3	0
COMPACT	34	40
REGULAR	34	19

DEVELOPMENT SUMMARY

IA-1/C-2 Zoning Districts

Building Type: Commercial

Existing: 47,043 GSF

Existing + Addition: 56,590 GSF

New Building: 63,770 GSF

LEED Gold Certifiable

3 Stories / 45 FT

PARKING TOTAL: 95

ACCESSIBLE: 3

COMPACT: 40

REGULAR: 51



LOCUS MAP SCALE: 1"=1,000'

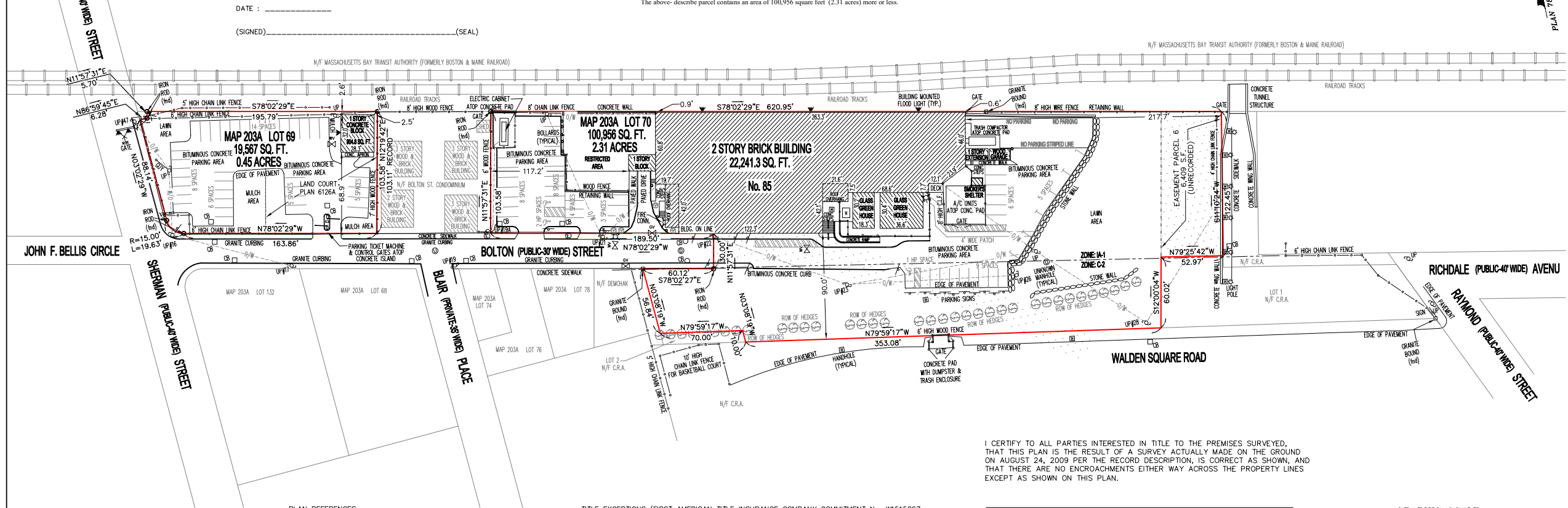
This is to certify to First American Title Insurance Company and Bolton Street Partners, LLC, that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 2005, and pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification.

Land Description of map 203A Lot 70

A certain parcel of land shown as "Map 203A LOT 70" on ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS, Located in Cambridge Massachusetts" Dated August 26, 2009 by Dunn McKenzie Inc. - bounded and described as follows.

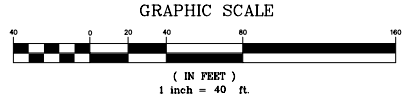
Land Description of map 203A Lot 69

A certain parcel of land shown as "Map 203A LOT 69" on ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS, Located in Cambridge Massachusetts" Dated August 26, 2009 by Dunn McKenzie Inc. - bounded and described as follows.



I CERTIFY TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, THAT THIS PLAN IS THE RESULT OF A SURVEY ACTUALLY MADE ON THE GROUND ON AUGUST 24, 2009 PER THE RECORD DESCRIPTION, IS CORRECT AS SHOWN, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES EXCEPT AS SHOWN ON THIS PLAN.

JAMES W. NIEVA, P.L.S. #39399



LEGEND table with symbols for Light Pole, Concrete Pad, Utility Pole, Fire Hydrant, Water Gate, Unknown Manhole, Gas Gate, Sign, VARIOUS ORNAMENTAL SHRUBS, HANDICAPPED PARKING, ELECTRIC/CABLE MANHOLE, POST INDICATOR VALVE, HANDHOLE, BOLLARD, SEWER MANHOLE

PLAN REFERENCES: PLAN 1411 OF 1954, DEED BOOK 8316, PAGE 597. PLAN 1155 OF 1961, DEED BOOK 9867, PAGE 266. PLAN 756 OF 1970, DEED BOOK 11867, PAGE 35. PLAN 1565 OF 1984, DEED BOOK 15936, PAGE 261. PLAN 77 OF 1986, DEED BOOK 16722, PAGE 97. PLAN 78 OF 1990, DEED BOOK 20339, PAGE 567. LAND COURT PLAN 6126A. LAND COURT PLAN 40664A. SUBDIVISION PLAN OF LAND, DATED 2/11/2004, BY SMC (UNRECORDED).

TITLE EXCEPTIONS (FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. W1515267) #1 TO #5: CAN NOT BE PLOTTED ON SURVEY. #6: BOLTON STREET EXISTS AS SHOWN HEREON, AND AS DESCRIBED IN DEED BOOK 3157, PAGE 421.

Table with columns for NO., DATE, and REFERENCE, containing revision information.

Table with columns for REVISIONS, containing details of plan changes.

RESEARCH BY: JWN FIELD SURVEY: KGM/DAB COMPUTED BY: JWN DRAFTED BY: DRD DESIGNED BY: N/A CHECKED BY: JWN

ASSESSORS REFERENCE MAP 203A, LOTS 69 & 70 ZONING REFERENCE IA-1 (INDUSTRY) C-2 (COMMERCIAL)

PREPARED FOR: TRIAD ALPHA PARTNERS, LC 126 NORTH WASHINGTON STREET BOSTON, MASSACHUSETTS 02114 TELEPHONE (617) 413-6795

OWNER OF RECORD: PREI BOLTON STREET ASSOCIATES, L.P. 1001 EAST HECTOR STREET SUITE No. 100 CONSHOHOCKEN, PA. 19428

Dunn · McKenzie, Inc. LAND SURVEYING AND CIVIL ENGINEERING 206 DEDHAM STREET, Rt.1A at Rt.115 NORFOLK, MASSACHUSETTS 02056 (508) 384-3990 - FAX (508) 384-3905 staff@dunnmckenzie.com ALTA/ACSM LAND TITLE SURVEY Plan of land in CAMBRIDGE, MASSACHUSETTS SHEET NO. 1 OF 1 SCALE 1"=40' PROJECT NO. 4761

G:\1761\1761.dwg\1761-ALTA PLAN 8-26-09.dwg, 8/26/2009 5:13:07 PM, PDF-XChange 3.0

THANK YOU!

