

Appendix I – Dimensional Form

Special Permit #

Address:

	Allowed/Required	Existing	Proposed	Granted
Total FAR	3.0	1.89	3.27	
Residential	3.0	0	1.01	
Non-Residential	3.0	1.89	1.96	
Inclusionary Bonus	3.9	0	.30	
Total GFA in Sq. Ft.			115,340 sf	
Residential	104,232 sf	0	37,028 sf	
Non-Residential	104,232 sf	65,397 sf	66,704 sf	
Inclusionary Bonus	31,269 sf		11,109 sf	
Max. Height	80'	46.8'	80'	
Range of heights				
Lot Size	5,000 sf min	34,744 sf	No change	
Lot area/du	300 sf	N/A	965 sf	
Total Dwelling Units	149	0	46	
Base units	115		36	
Inclusionary units	34		10	
Min. Lot Width	50'	137.7'	No change	
Min. Yard Setbacks				
Front	(H+L)/5 (5' min)	0	0	
Side, Left	(H+L)/6	0	0	
Side, Right	(H+L)/6	0	0	
Rear	(H+L)/5 (20' min)	N/A	N/A	
Total % Open Space	3.4% *	0	3.5%	
Usable	3.4%	0		
Other				
Off Street Parking	46	28	23	
Min #				
Max #				
Handicapped				
Bicycle Spaces	57	0	54	
Loading Bays	0	0	No change	

*5.22.2 (mixed use building)

OWNER:
3MJ ASSOCIATES LLC
585 MASSACHUSETTS
AVE., SECOND FLOOR
CAMBRIDGE, MA 02139
617.876.9080

DRAWING INFORMATION

SHEET INDEX

PROJECT INFORMATION

TEN ESSEX STREET

PROJECT ADDRESS:
10 ESSEX ST
CAMBRIDGE,
MASSACHUSETTS
02139

CITY FILE #:

PROJECT #:
53731.00

PROJECT ISSUE DATE:
01.15.14

DRAWING HISTORY:
NO. _____

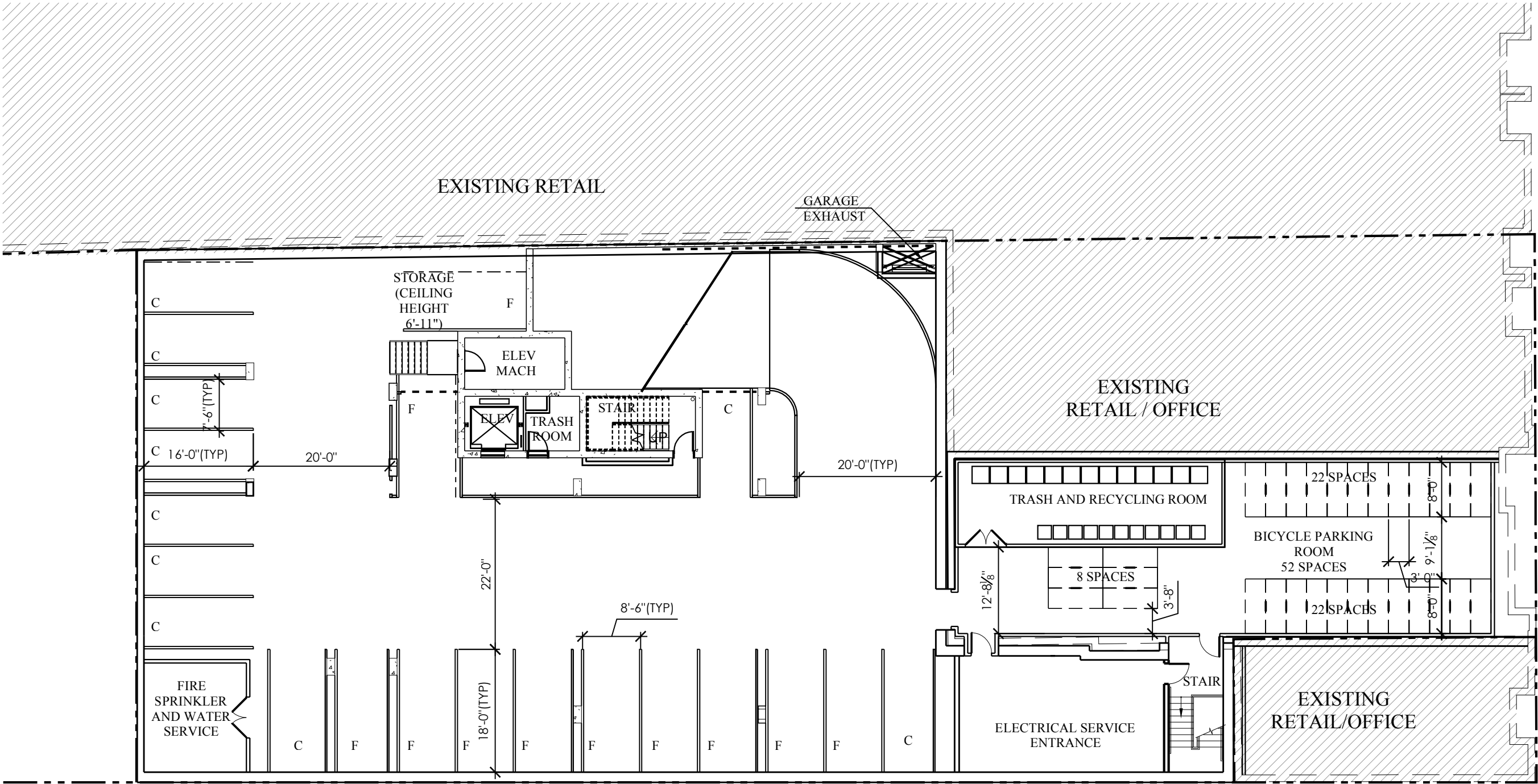
SCALE:

SHEET #:

A001.

SHEET INDEX	
Sheet Number	Sheet Name

A000.	COVER SHEET	REVISED
A001.	SHEET INDEX	REVISED
A100.	PROPOSED FLOOR PLAN - LEVEL PG	REVISED
A101.	PROPOSED FLOOR PLAN - LEVEL 1	REVISED
A101.5.	PROPOSED FLOOR PLANS - LEVEL 1.5	REVISED
A102.	PROPOSED FLOOR PLANS - LEVEL 2	REVISED
A104.	PROPOSED FLOOR PLAN - LEVEL 4	REVISED
A201.	EXTERIOR ELEVATIONS	REVISED
A201.1.	EXTERIOR ELEVATIONS	NEW
A901.	VIEW FROM MASSACHUSETTS AVE.	REVISED
A901.1.	VIEW FROM MASSACHUSETTS AVE.	NEW
A901.2.	VIEW FROM MASSACHUSETTS AVE.	NEW
A902.	VIEW FROM ESSEX ST.	REVISED
A904.	VIEW FROM BISHOP ALLEN DR.	NEW
A905.	VIEW FROM NORFOLK ST.	NEW
A906.	RENOVATIONS TO 695 MASSACHUSETTS AVE.	NEW



ESSEX STREET

		Total Parking Spaces	Full Size	Compact	Handicap
Parking Data					
Garage Level		21	11	10	
First Floor		2	1		1
Total		23	12	10	1



1

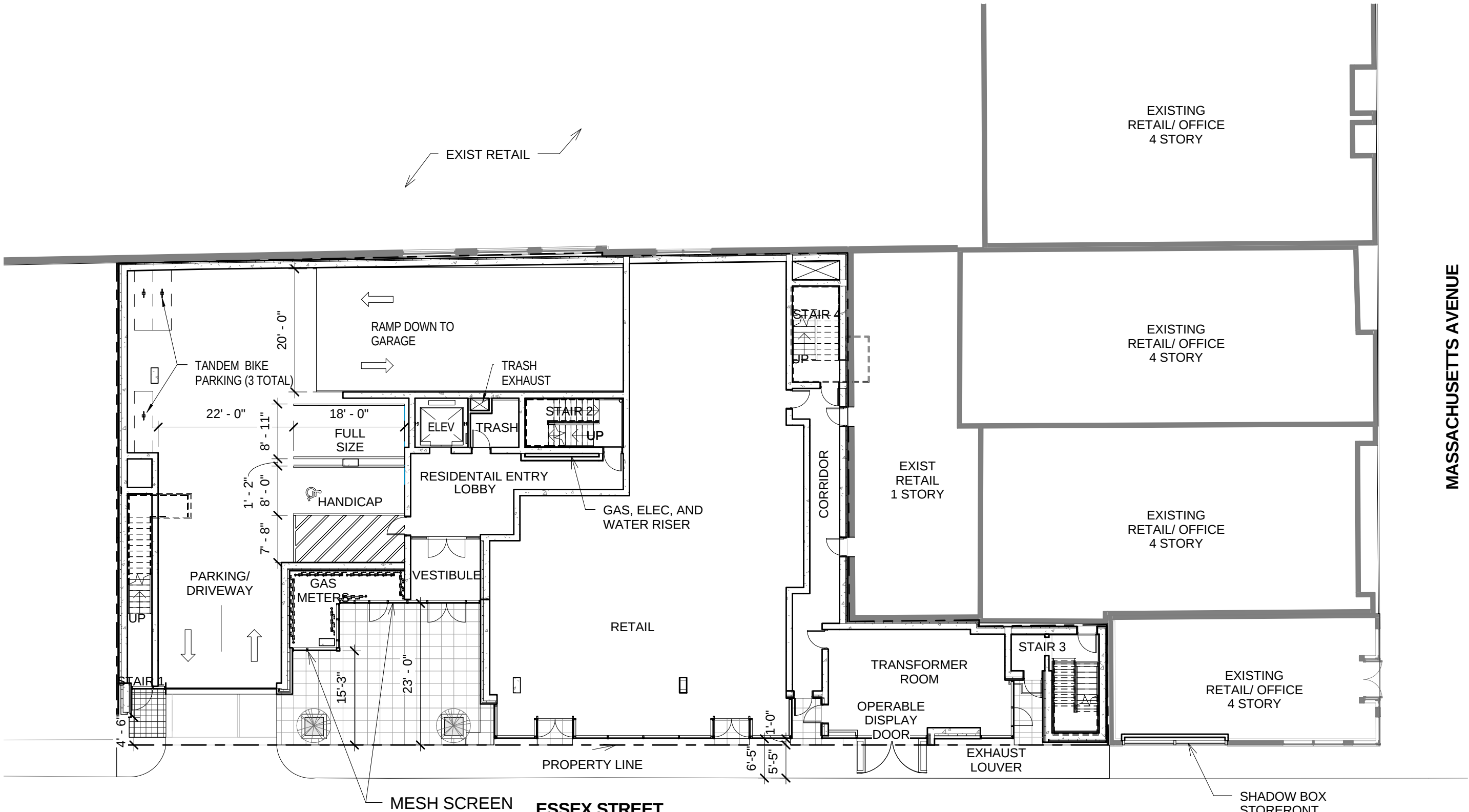
PROPOSED FLOOR PLAN - LEVEL PG

1/16"=1'-0"

0 8' 16' 32'



SCALE: 1/16" = 1'-0"



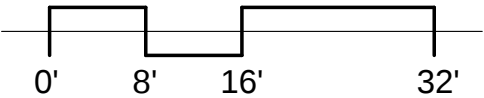
PARKING DATA	Total Parking Spaces	Full Size	Compact	Handicap
Garage Level	21	11	10	
First Floor	2	1		1
Total	23	12	10	1



1

SP - FLOOR PLAN - LEVEL 1

1/ 16" = 1'-0"



Perkins Eastman

50 FRANKLIN ST, SUITE 203 BOSTON, MA 02110

T. 617.465.4000 www.perkinseastman.com

BOYES-WATSON

ARCHITECTS

THIRTY BOW STREET SOMERVILLE, MA 02143

T. 617.509.8000

OWNER:

3MJ ASSOCIATES LLC

585 MASSACHUSETTS

AVE., SECOND FLOOR

CAMBRIDGE, MA 02139

617.876.9080

DRAWING INFORMATION:

PROJECT ADDRESS:

10 ESSEX ST

CAMBRIDGE,

MASSACHUSETTS

02139

CITY FILE #:

PROJECT #:

53731.00

PROJECT ISSUE DATE:

01.15.14

DRAWING HISTORY:

NO.

SCALE:

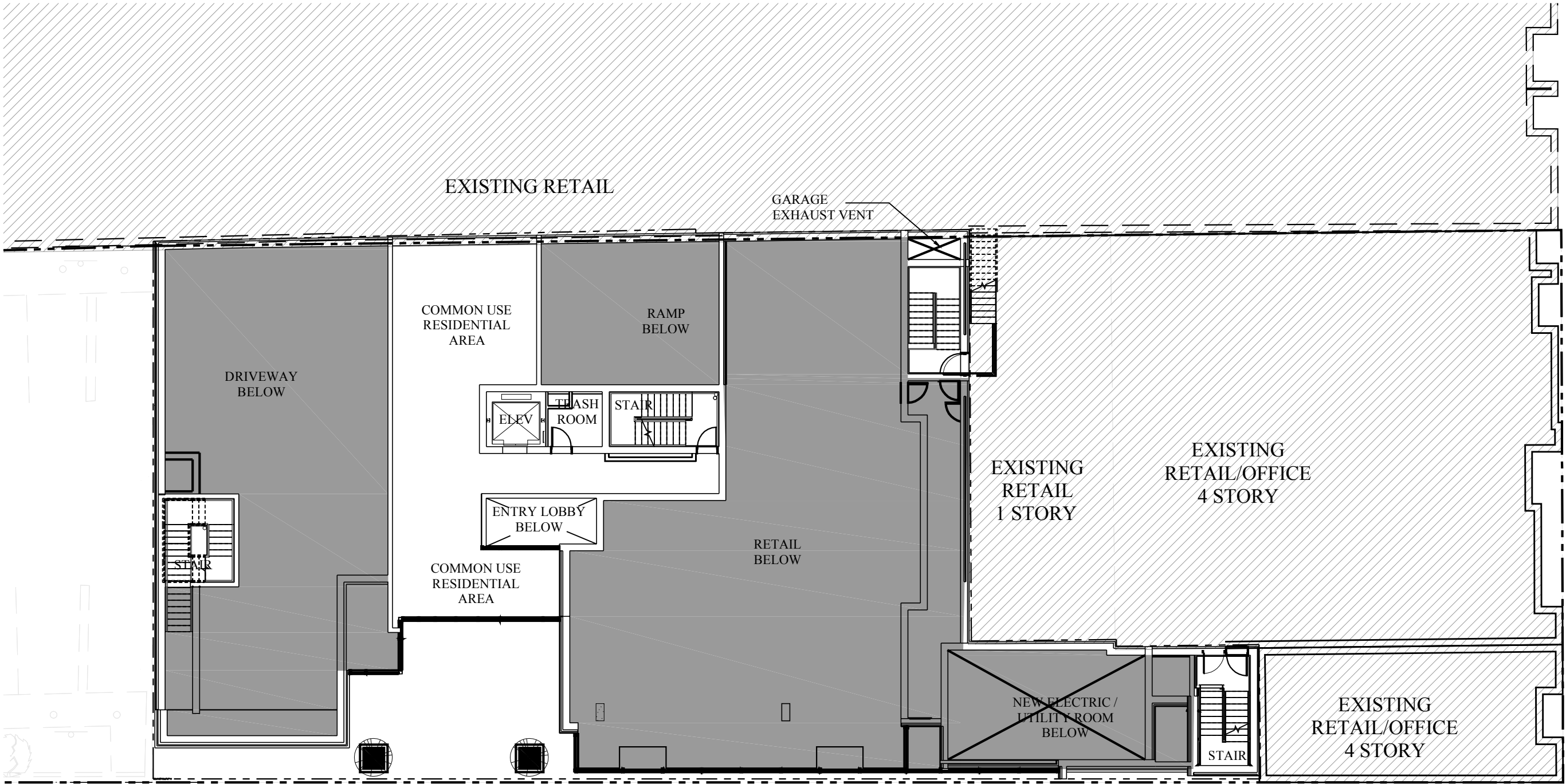
1/16" = 1'-0"

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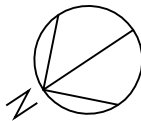
A101.

PROPOSED FLOOR PLAN - LEVEL 1

TEN ESSEX STREET



ESSEX STREET



1

PROPOSED FLOOR PLANS - LEVEL 1.5

1/16"=1'-0"

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Perkins Eastman
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BOYES-WATSON
ARCHITECTS
THIRTY BOW STREET SOMERVILLE, MA 02143
T. 617.629.8200

OWNER:
3MJ ASSOCIATES LLC
585 MASS AVE,
SECOND FLOOR
CAMBRIDGE, MA 02139

PROPOSED FLOOR PLANS - LEVEL 1.5

TEN ESSEX STREET

PROJECT ADDRESS:
CAMBRIDGE, MA

CITY FILE #:
PROJECT #:
53731.00

PROJECT ISSUE DATE:
09.04.2013

DRAWING HISTORY:
NO.
01/15/14
01/16/14

SCALE:
1/16"=1'-0"

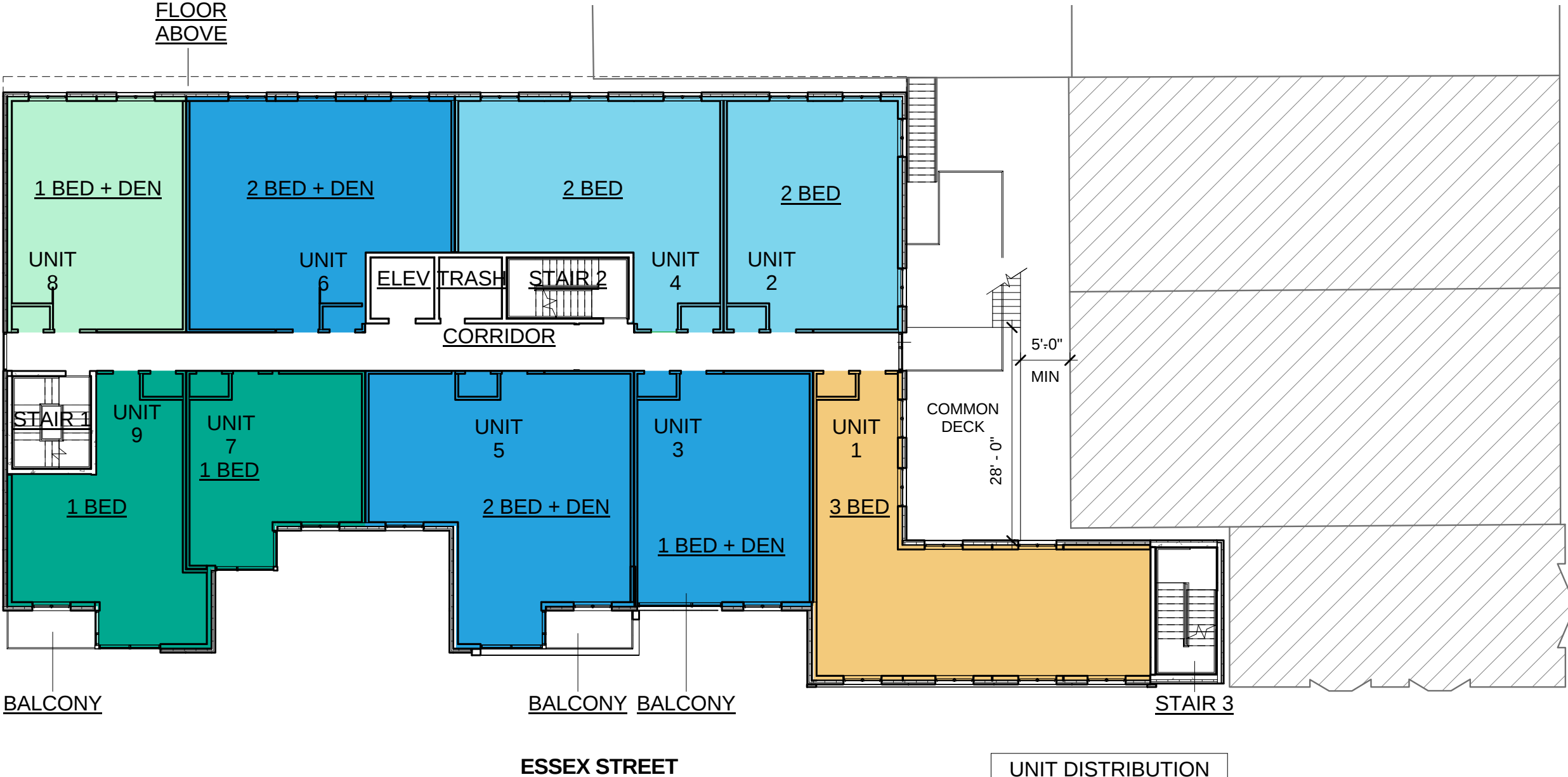
SHEET #:
A101.5



1

PROPOSED FLOOR PLAN -
LEVEL 2

1/16" = 1'-0"



UNIT DISTRIBUTION	
TYPE	#

STUDIO	3
1 BED	10
1 BED + DEN	8
2 BED	11
2 BED + DEN	10
3 BED	4
TOTAL	46

