



# COMPREHENSIVE PERMIT APPLICATION

## 39 MAIN STREET - MEDWAY, MA

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | [cube3.com](http://cube3.com)



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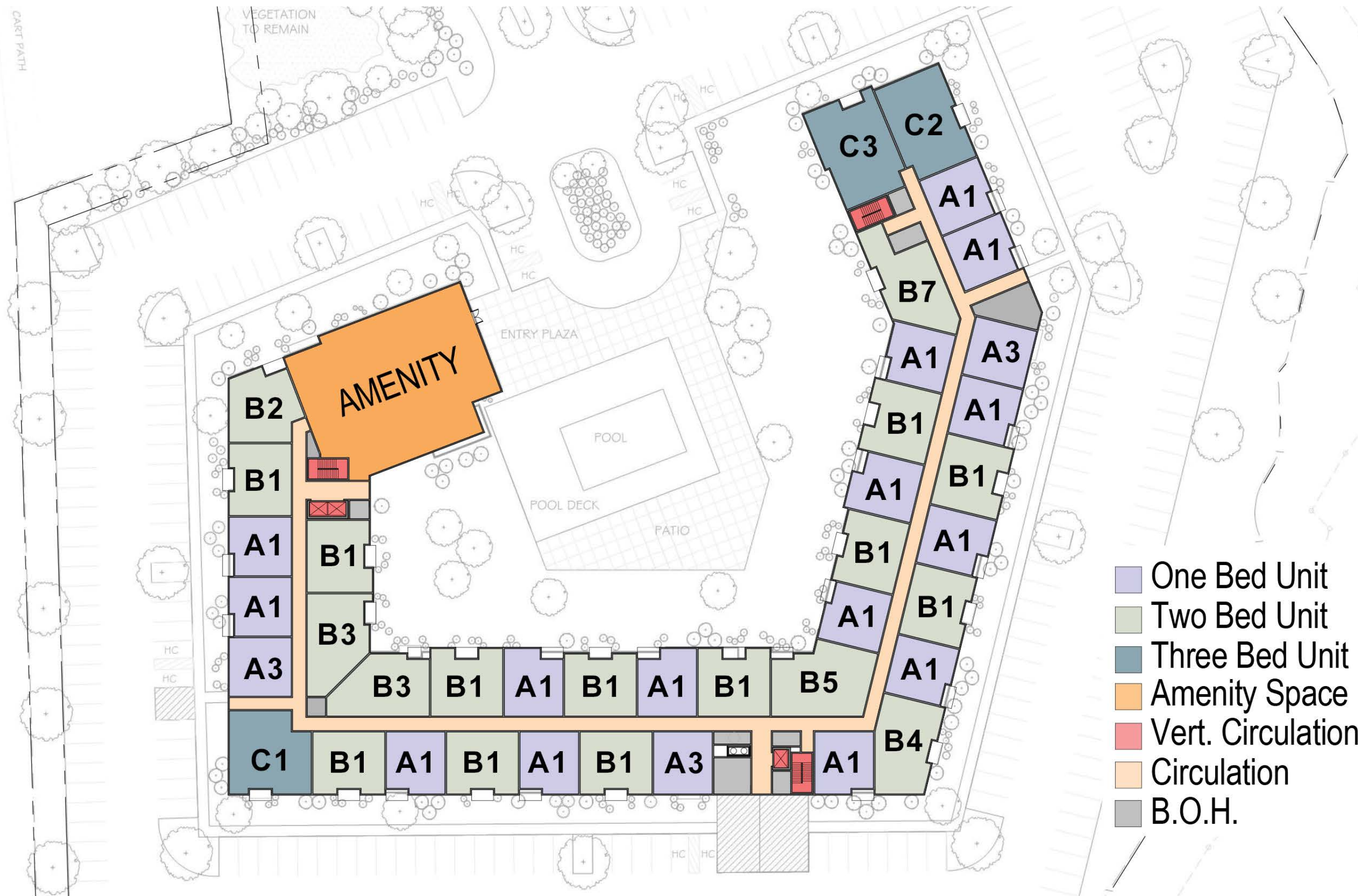
## Main Street Medway | Landscape Plan

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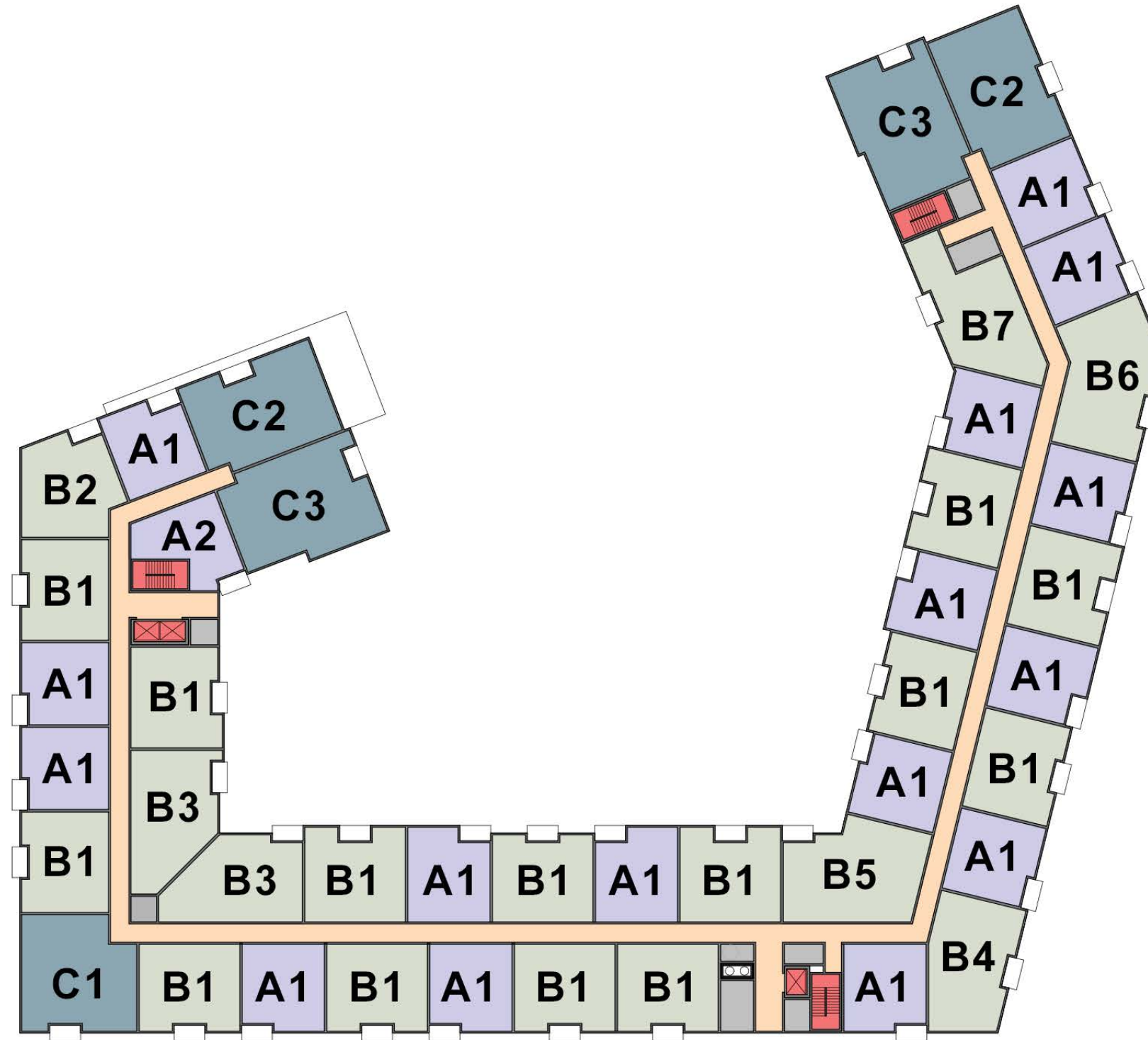
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# Main Street Medway | Ground Floor Plan

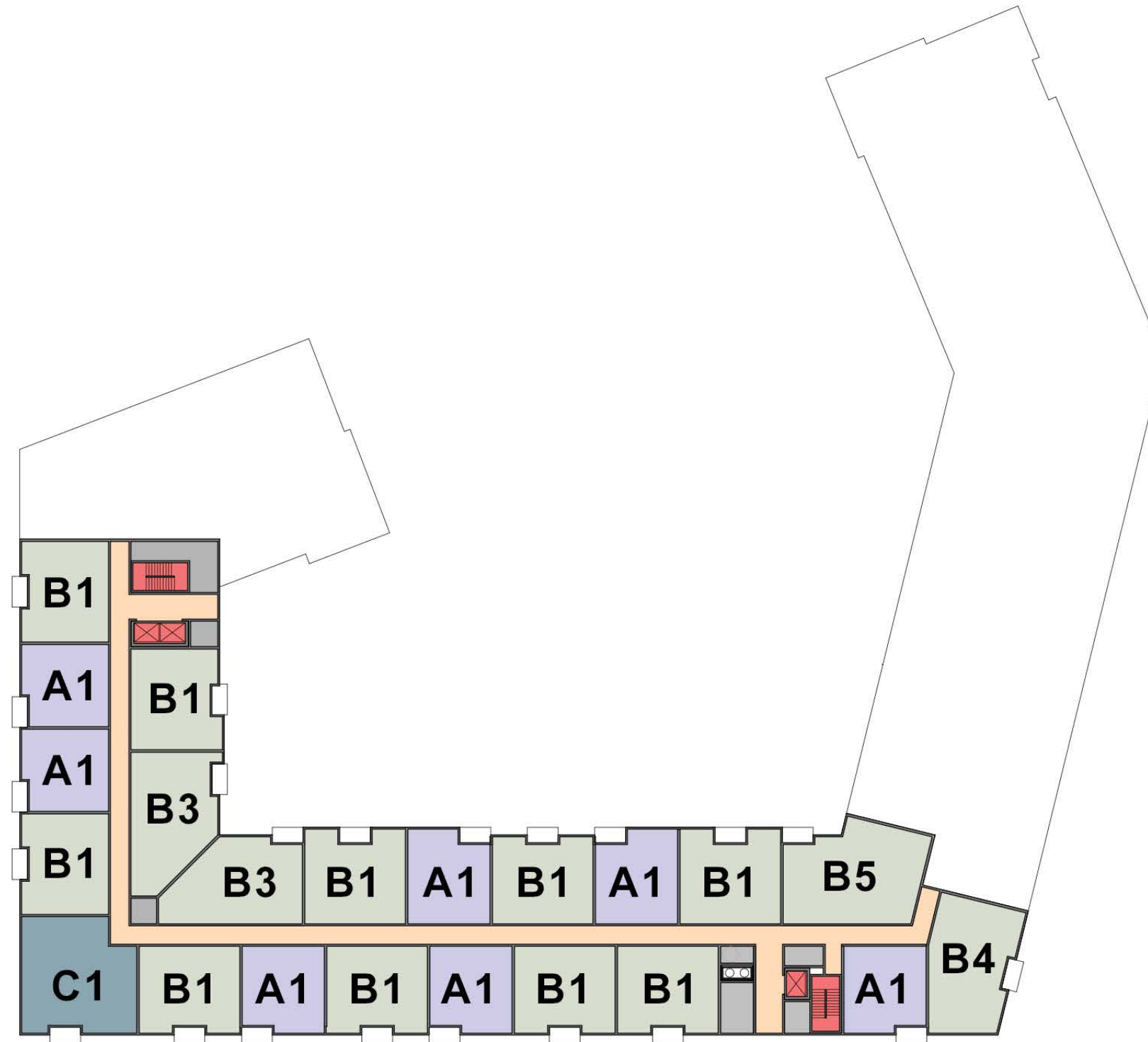




## Main Street Medway | Second to Fourth Floor Plan







- One Bed Unit
- Two Bed Unit
- Three Bed Unit
- Amenity Space
- Vert. Circulation
- Circulation
- B.O.H.



## Main Street Medway | Fifth Floor Plan

| UNIT TYPE  | DESCRIPTION  | BEDS/UNIT  | UNIT NRSF | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | TOTAL UNITS | TOTAL BEDS | TOTAL NRSF | UNIT MIX |
|------------|--------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|------------|------------|----------|
| A1         | 1 BED/1 BATH | 1          | 787       | 15        | 16        | 16        | 16        | 7         | 70          | 70         | 55,090     | 36.8%    |
| A2         | 1 BED/1 BATH | 1          | 723       | 0         | 1         | 1         | 1         | 0         | 3           | 3          | 2,169      | 1.6%     |
| A3         | 1 BED/1 BATH | 1          | 810       | 3         | 0         | 0         | 0         | 0         | 3           | 3          | 2,430      | 1.6%     |
| Average SF |              |            | 785       | 18        | 17        | 17        | 17        | 7         | 76          | 76         | 59,689     | 40%      |
| B1         | 2 BED/2 BATH | 2          | 1,023     | 12        | 14        | 14        | 14        | 10        | 64          | 128        | 65,472     | 33.7%    |
| B2         | 2 BED/2 BATH | 2          | 1,015     | 1         | 1         | 1         | 1         | 0         | 4           | 8          | 4,060      | 2.1%     |
| B3         | 2 BED/2 BATH | 2          | 1,170     | 2         | 2         | 2         | 2         | 2         | 10          | 20         | 11,700     | 5.3%     |
| B4         | 2 BED/2 BATH | 2          | 1,185     | 1         | 1         | 1         | 1         | 1         | 5           | 10         | 5,925      | 2.6%     |
| B5         | 2 BED/2 BATH | 2          | 1,190     | 1         | 1         | 1         | 1         | 1         | 5           | 10         | 5,950      | 2.6%     |
| B6         | 2 BED/2 BATH | 2          | 1,200     | 0         | 1         | 1         | 1         | 0         | 3           | 6          | 3,600      | 1.6%     |
| B7         | 2 BED/2 BATH | 2          | 1,245     | 1         | 1         | 1         | 1         | 0         | 4           | 8          | 4,980      | 2.1%     |
| Average SF |              |            | 1,070     | 18        | 21        | 21        | 21        | 14        | 95          | 190        | 101,687    | 50%      |
| C1         | 3 BED/2 BATH | 3          | 1,300     | 1         | 1         | 1         | 1         | 1         | 5           | 15         | 6,500      | 2.6%     |
| C2         | 3 BED/2 BATH | 3          | 1,310     | 1         | 2         | 2         | 2         | 0         | 7           | 21         | 9,170      | 3.7%     |
| C3         | 3 BED/2 BATH | 3          | 1,325     | 1         | 2         | 2         | 2         | 0         | 7           | 21         | 9,275      | 3.7%     |
| Average SF |              |            | 1,313     | 3         | 5         | 5         | 5         | 1         | 19          | 57         | 24,945     | 10%      |
| TOTALS     |              | Average SF | 981       | 39        | 43        | 43        | 43        | 22        | 190         | 323        | 186,321    | 100%     |

PARKING SUMMARY

|                                  |      |
|----------------------------------|------|
| STANDARD PARKING SPACES          | 290  |
| ACCESSIBLE SPACES (VAN INCLUDED) | 14   |
| TOTAL PARKING SPACES             | 304  |
| PARKING RATIO                    | 1.60 |

RESIDENTIAL SUMMARY

CALCS

|              |        |
|--------------|--------|
| FIRST FLOOR  | 51,500 |
| SECOND FLOOR | 50,500 |
| THIRD FLOOR  | 50,500 |
| FOURTH FLOOR | 50,500 |
| FIFTH FLOOR  | 27,500 |

|                   |         |
|-------------------|---------|
| TOTAL PROJECT GSF | 230,500 |
|-------------------|---------|

|                                   |       |
|-----------------------------------|-------|
| LEASING / AMENITIES @ FIRST FLOOR | 5,000 |
|-----------------------------------|-------|

|                        |         |
|------------------------|---------|
| TOTAL RESIDENTIAL NRSF | 186,321 |
| EFFICIENCY             | 81%     |



# Main Street Medway | Residential Unit Mix





FIRST FLOOR



SECOND FLOOR

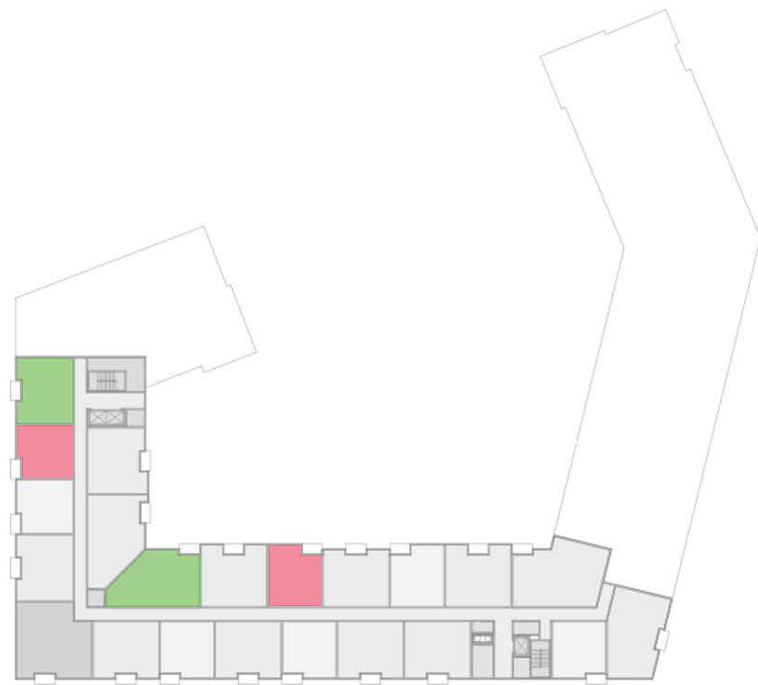


THIRD FLOOR

- One-Bed Units
- Two-Bed Units
- Three-Bed Unit



FOURTH FLOOR



FIFTH FLOOR

| UNIT TYPE | MARKET RATE UNITS |            |            |          |
|-----------|-------------------|------------|------------|----------|
|           | TOTAL UNITS       | TOTAL BEDS | TOTAL NRSF | UNIT MIX |
| A1        | 54                | 54         | 42,498     | 28.4%    |
| A2        | 2                 | 2          | 1,446      | 1.1%     |
| A3        | 1                 | 1          | 810        | 0.5%     |
|           | 57                | 57         | 44,754     | 30%      |
| B1        | 47                | 94         | 48,081     | 24.7%    |
| B2        | 3                 | 6          | 3,045      | 1.6%     |
| B3        | 8                 | 16         | 9,360      | 4.2%     |
| B4        | 4                 | 8          | 4,740      | 2.1%     |
| B5        | 4                 | 8          | 4,760      | 2.1%     |
| B6        | 2                 | 4          | 2,400      | 1.1%     |
| B7        | 3                 | 6          | 3,735      | 1.6%     |
|           | 71                | 142        | 76,121     | 37%      |
| C1        | 4                 | 12         | 5,200      | 2.1%     |
| C2        | 5                 | 15         | 6,550      | 2.6%     |
| C3        | 5                 | 15         | 6,625      | 2.6%     |
|           | 14                | 42         | 18,375     | 7%       |
| TOTALS    | 142               | 241        | 139,250    | 75%      |

| AFFORDABLE UNITS |            |            |          |
|------------------|------------|------------|----------|
| TOTAL UNITS      | TOTAL BEDS | TOTAL NRSF | UNIT MIX |
| 16               | 16         | 12,592     | 8.4%     |
| 1                | 1          | 723        | 0.5%     |
| 2                | 2          | 1,620      | 1.1%     |
| 19               | 19         | 14,935     | 10%      |
| 17               | 34         | 17,391     | 8.9%     |
| 1                | 2          | 1,015      | 0.5%     |
| 2                | 4          | 2,340      | 1.1%     |
| 1                | 2          | 1,185      | 0.5%     |
| 1                | 2          | 1,190      | 0.5%     |
| 1                | 2          | 1,200      | 0.5%     |
| 1                | 2          | 1,245      | 0.5%     |
| 24               | 48         | 25,566     | 13%      |
| 1                | 3          | 1,300      | 0.5%     |
| 2                | 6          | 2,620      | 1.1%     |
| 2                | 6          | 2,650      | 1.1%     |
| 5                | 15         | 6,570      | 3%       |
| 48               | 82         | 47,071     | 25%      |

TOTAL UNITS 190

|           | MARKET UNITS    |            |
|-----------|-----------------|------------|
|           | NUMBER OF UNITS | AVERAGE SF |
| ONE BED   | 57              | 785        |
| TWO BED   | 71              | 1,072      |
| THREE BED | 14              | 1,313      |
| TOTAL     | 142             |            |

| AFFORDABLE UNITS |            |
|------------------|------------|
| NUMBER OF UNITS  | AVERAGE SF |
| 19               | 786        |
| 24               | 1,065      |
| 5                | 1,314      |
| 48               |            |

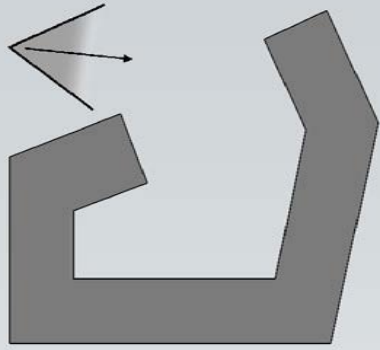
| PROJECT TOTALS |                         |
|----------------|-------------------------|
| TOTAL UNITS    | AVERAGE SF BY UNIT TYPE |
| 76             | 785                     |
| 95             | 1,070                   |
| 19             | 1,313                   |
| 190            |                         |



# Main Street Medway | Affordable Unit Locations







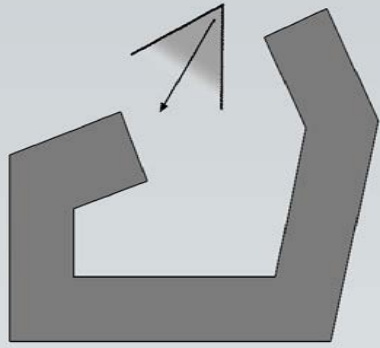
## Main Street Medway | Exterior View

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North Elevation



East Elevation



## Main Street Medway | Building Elevations





South Elevation

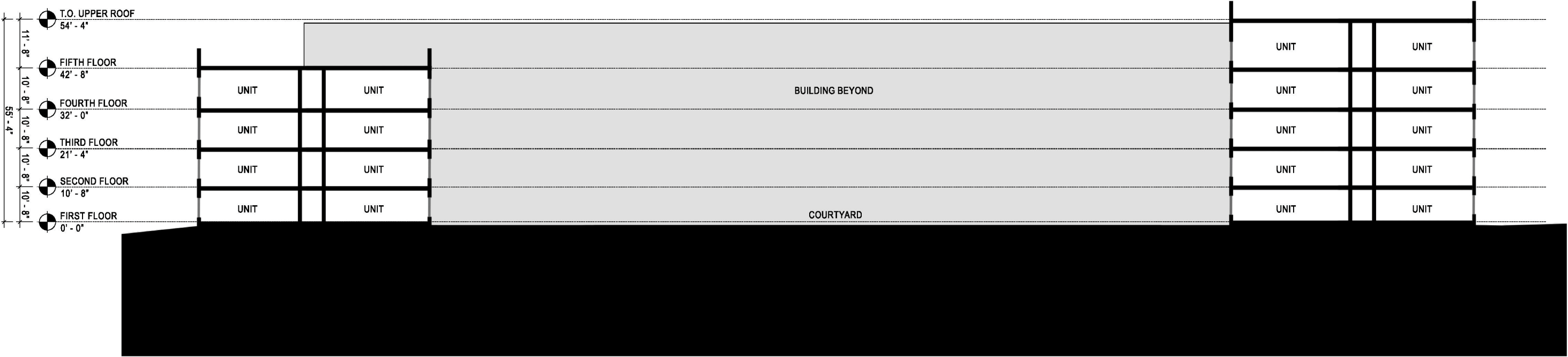
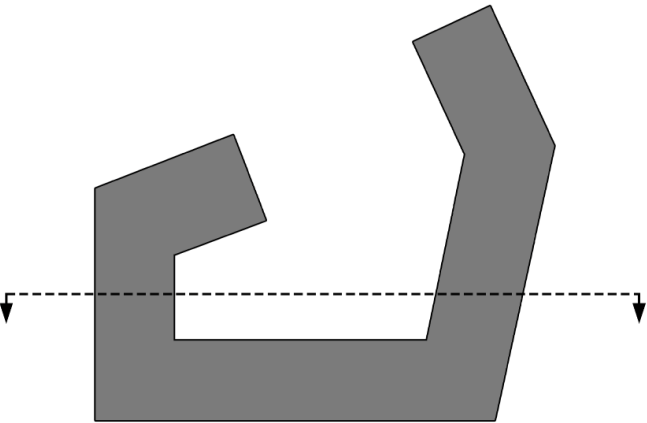


West Elevation



## Main Street Medway | Building Elevations

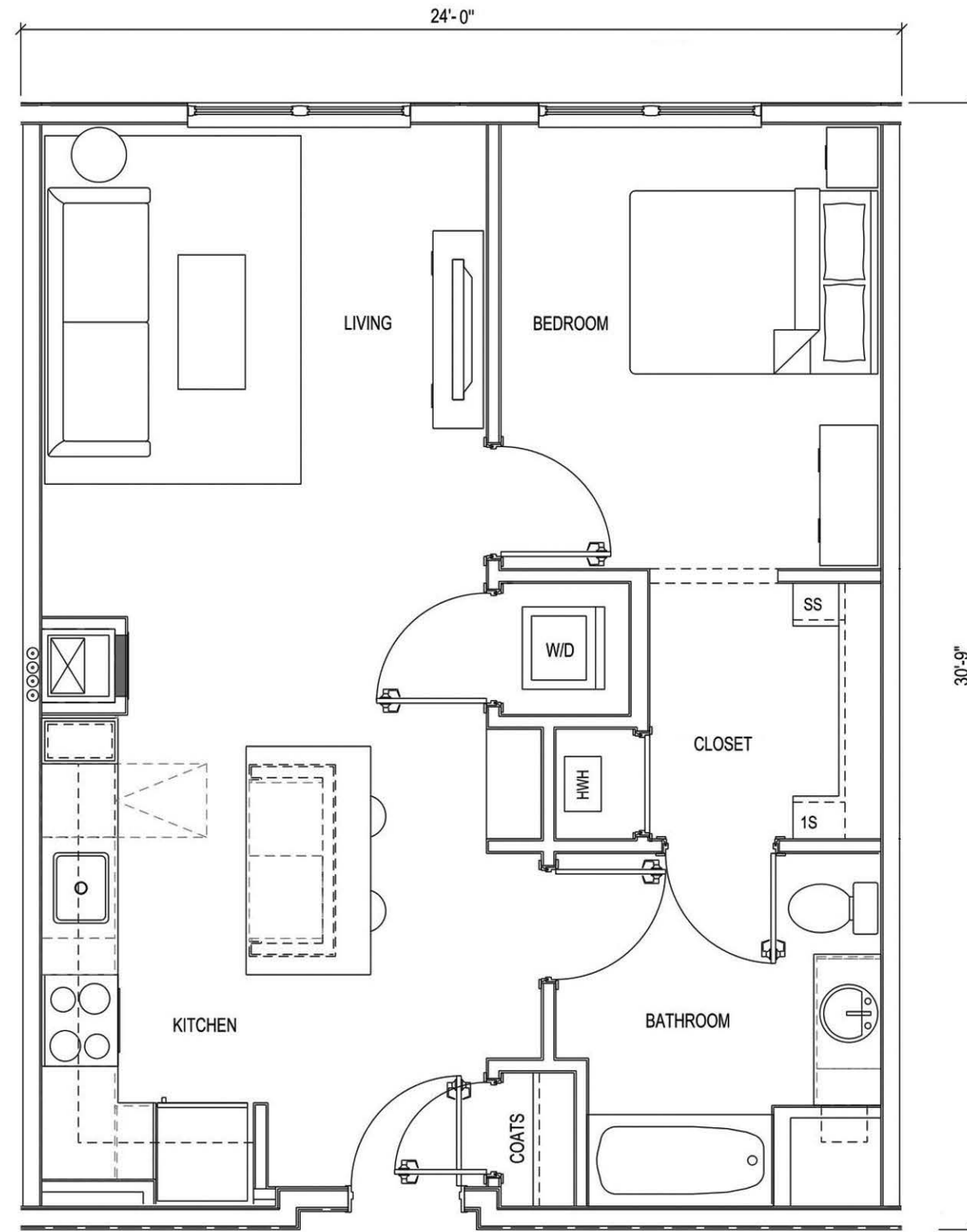




# Main Street Medway I Section



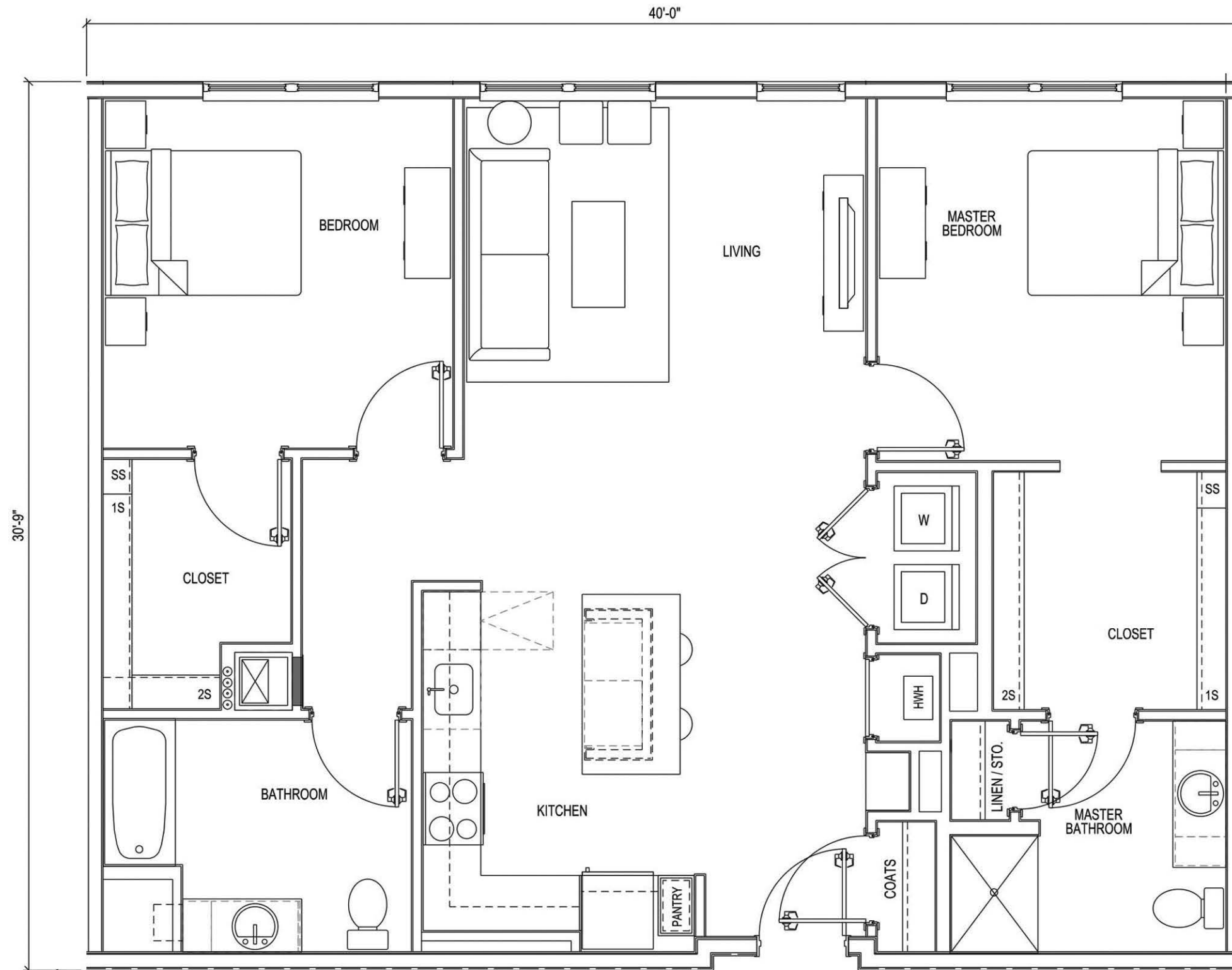




## Main Street Medway | Typical 1 Bed Unit



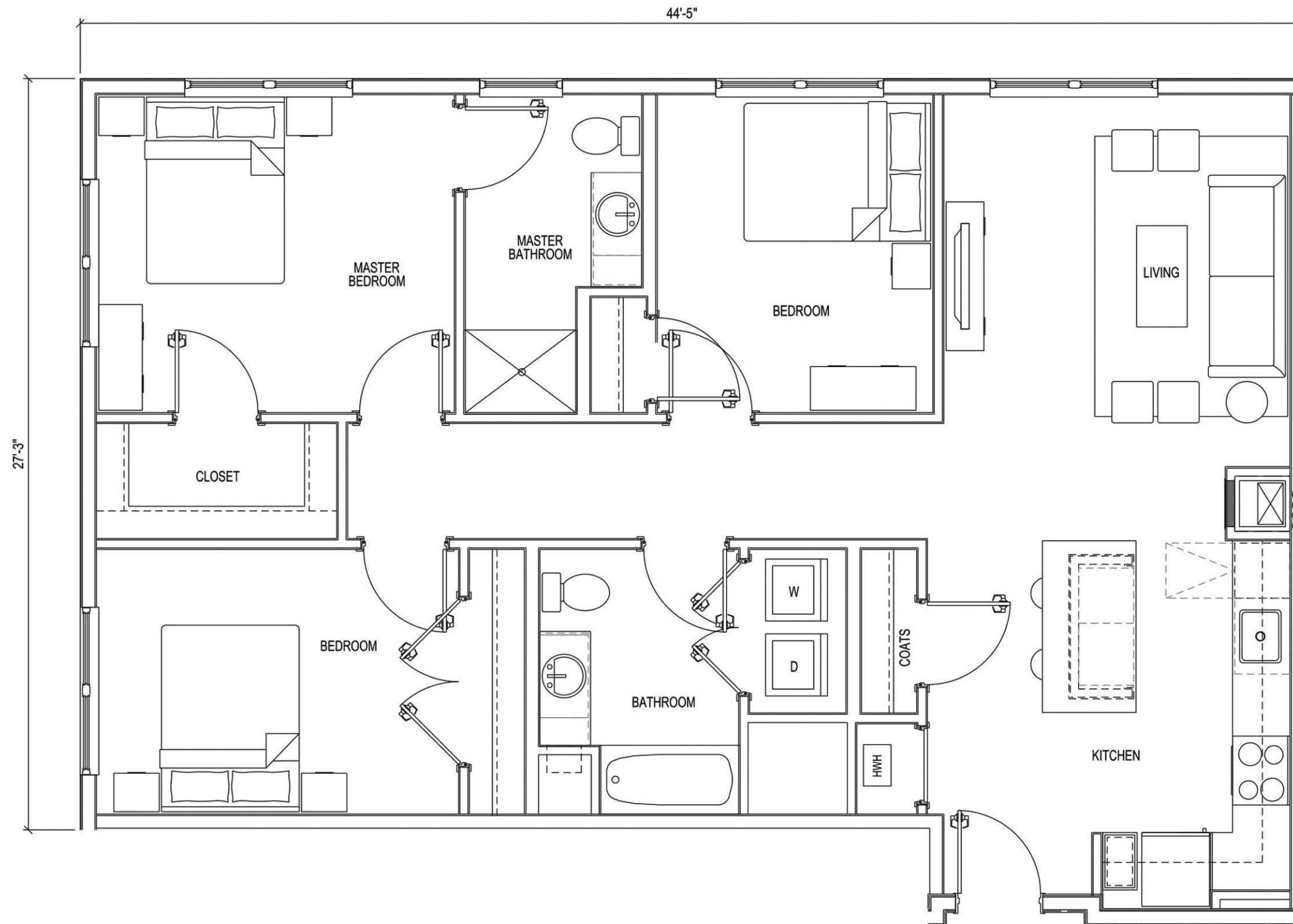




## Main Street Medway | Typical 2 Bed Unit







## Main Street Medway | Typical 3 Bed Unit