

193 Water Street South  
Cambridge  
Preliminary Site Statistics

PHASE ONE

19-Apr-21

Project Number 19048

Gross Site Area 19365 m<sup>2</sup> 1.94 ha  
Widening  
Net Site Area **19,365** m<sup>2</sup> 208,443 sf

Level	UNIT TYPE						GCA							
	TH (3B)	S	1b	2b	3b	Total	Retail/Office		Parking		Residential		Total	
							m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
P1						0								
G						0		0	1,541	16,587	372	4,004	1,913	20,591
2			2	2		4		0	1,541	16,587	372	4,004	1,913	20,591
3			10	5	2	17			1,541	16,587	1,031	11,098	2,572	27,685
4			10	5	2	17			1,541	16,587	1,031	11,098	2,572	27,685
5			10	5	2	17					1,746	18,794	3,287	35,381
6	8		10	4		22					1,746	18,794	1,746	18,794
7			10	4		14					840	9,042	840	9,042
8			8	4		12					840	9,042	840	9,042
9			8	4		12					840	9,042	840	9,042
10			8	4		12					840	9,042	840	9,042
11			8	4		12					840	9,042	840	9,042
12			8	4		12					840	9,042	840	9,042
13			8	4		12					840	9,042	840	9,042
14			8	4		12					840	9,042	840	9,042
15			8	4		12					840	9,042	840	9,042
Mechanical Penthouse			8	4		12					840	9,042	840	9,042
<b>Totals</b>	8	0	124	61	6	199	0	0	6,164	66,349	13,858	149,166	21,563	232,102
%	4%	0%	62%	31%	3%									
Targets	(1200-1400)	(400-450)	(450-625)	(650-800)	(850-1000)									

<b>FSI</b>							0.00	0.32	0.72	1.11
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<b>Avg unit size</b>							69.64 gross
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Amenity			Required	Ground FI	3RD FI	Total
Indoor (Amenity Area)			398			
Outdoor (Amenity Area)			398			
<b>Total</b>			<b>796 m<sup>2</sup></b>			<b>0 m<sup>2</sup></b>

Vehicular Parking			Required	Proposed	Surface	2	3	4	5	Total
residents	1.10 space/unit		219		32	52	43	43	45	215
visitor	0.10 space/unit		20		20					20
retail	4 /100m2		0							
<b>Total</b>			<b>239 spaces</b>		<b>Total</b>	52	52	43	43	45

Bicycle Parking			Required	Proposed
Residential	0.60 space/unit		119.4	119.4
Visitor	0.10 space/unit		19.9	19.9
<b>Total</b>			<b>139.3 spaces</b>	<b>139.3 spaces</b>

193 Water Street South  
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PHASE TWO

Project Number 19048

Gross Site Area 19365 m<sup>2</sup> 1.94 ha  
Widening  
Net Site Area **19,365** m<sup>2</sup> 208,443 sf

Level	UNIT TYPE						GCA		Parking		Residential		Total	
	TH	S	1b	2b	3b	Total	Retail/Office m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
P1														
G			2	2		4		0	372	4,004	372	4,004	744	8,008
2			2	2		4		0	372	4,004	372	4,004	744	8,008
3			12	5	2	19		0	1,031	11,098	1,033	11,119	2,064	22,217
4			12	5	2	19		0	1,031	11,098	1,033	11,119	2,064	22,217
5			12	5	2	19			1,746	18,794	1,748	18,815	2,779	29,913
6	8		12	4		24			1,746	18,794	1,746	18,794	3,492	37,588
7			12	4		16			840	9,042	840	9,042	1,680	18,083
8			8	4		12			840	9,042	840	9,042	1,680	18,083
9			8	4		12			840	9,042	840	9,042	1,680	18,083
10			8	4		12			840	9,042	840	9,042	1,680	18,083
11			8	4		12			840	9,042	840	9,042	1,680	18,083
12			8	4		12			840	9,042	840	9,042	1,680	18,083
13			8	4		12			840	9,042	840	9,042	1,680	18,083
14			8	4		12			840	9,042	840	9,042	1,680	18,083
15			8	4		12			840	9,042	840	9,042	1,680	18,083
Mechanical Penthouse														
Totals	8	0	128	59	6	201	0	0	13,858	149,166	13,864	149,231	27,007	290,701
%	4%	0%	64%	29%	3%									
Targets	(1200-1400)	(400-450)	(450-625)	(650-800)	(850-1000)									

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<b>FSI</b>	<b>0.00</b>	<b>0.72</b>	<b>0.72</b>	<b>1.39</b>
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<b>Avg unit size</b>	68.98 gross
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Amenity		Required	Second Fl	3RD Fl	Total	
Indoor (Amenity Area)		402				
Outdoor (Amenity Area)		402				
<b>Total</b>		<b>804 m<sup>2</sup></b>	Indoor	400	400	800
			Outdoor			<b>800 m<sup>2</sup></b>

Vehicular Parking		Required	Proposed	G	2	3	4	5	Total
residents	1.10 space/unit	221	residents	34	50	43	43	45	<b>215</b>
visitor	0.10 space/unit	20	visitor	20					<b>20.1</b>
retail	4 /100m2	0	retail				0	0	
<b>Total</b>		<b>242 spaces</b>	<b>Total</b>	54	50	43	43	45	<b>235</b>

Bicycle Parking		Required	Proposed
Residential	0.60 space/unit	120.6	120.6
Visitor	0.10 space/unit	20.1	20.1
<b>Total</b>		<b>140.7 spaces</b>	<b>140.7 spaces</b>

193 Water Street South  
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19-Apr-21

PHASE THREE

Project Number 19048

Gross Site Area 19365 m<sup>2</sup> 1.94 ha  
Widening  
Net Site Area **19,365** m<sup>2</sup> 208,443 sf

Level	UNIT TYPE						GCA		Parking		Residential		Total	
	TH	S	1b	2b	3b	Total	Retail/Office m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
P1						0								
G			2	2		4		0			372	4,004	372	4,004
2			2	2		4		0			372	4,004	372	4,004
3			12	5	2	19		0			1,031	11,098	1,031	11,098
4			12	5	2	19		0			1,031	11,098	1,031	11,098
5			12	5	2	19					1,746	18,794	1,746	18,794
6	8		12	4		24					1,746	18,794	1,746	18,794
7			12	4		16					840	9,042	840	9,042
8			8	4		12					840	9,042	840	9,042
9			8	4		12					840	9,042	840	9,042
10			8	4		12					840	9,042	840	9,042
11			8	4		12					840	9,042	840	9,042
12			8	4		12					840	9,042	840	9,042
13			8	4		12					840	9,042	840	9,042
14			8	4		12					840	9,042	840	9,042
15			8	4		12					840	9,042	840	9,042
Mechanical Penthouse														
<b>Totals</b>	<b>8</b>	<b>0</b>	<b>128</b>	<b>59</b>	<b>6</b>	<b>201</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,858</b>	<b>149,166</b>	<b>13,858</b>	<b>149,166</b>
%	4%	0%	64%	29%	3%									
Targets	(1200-1400)	(400-450)	(450-625)	(650-800)	(850-1000)									

<b>FSI</b>	<b>0.00</b>	<b>0.00</b>	<b>0.72</b>	<b>0.72</b>
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<b>Avg unit size</b>	68.95 gross
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Amenity		Required	Ground Fl	3RD Fl	Total
Indoor (Amenity Area)		402			
Outdoor (Amenity Area)		402			
<b>Total</b>		<b>804 m<sup>2</sup></b>			<b>0 m<sup>2</sup></b>

Vehicular Parking		Required	Proposed	G	2	3	4	5	Total
residents	1.10 space/unit	221	residents	34	50	43	43	45	<b>215</b>
visitor	0.10 space/unit	20	visitor	20					<b>20.1</b>
retail	4 /100m2	0	retail				0	0	
<b>Total</b>		<b>242 spaces</b>	<b>Total</b>	<b>54</b>	<b>50</b>	<b>43</b>	<b>43</b>	<b>45</b>	<b>235</b>

Bicycle Parking		Required	Proposed
Residential	0.60 space/unit	120.6	120.6
Visitor	0.10 space/unit	20.1	20.1
<b>Total</b>		<b>140.7 spaces</b>	<b>140.7 spaces</b>

193 Water Street South  
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PHASE FOUR

Project Number 19048

Gross Site Area 19365 m<sup>2</sup> 1.94 ha  
Widening  
Net Site Area 19,365 m<sup>2</sup> 208,443 sf

Level	UNIT TYPE						GCA		Parking m <sup>2</sup>	ft <sup>2</sup>	Residential		Total	
	TH	S	1b	2b	3b	Total	Retail/Office m <sup>2</sup>	ft <sup>2</sup>			m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
P1						0								
G			2	2		4		0	0	0	0	0	0	0
2			2	2		4		0	0	0	0	0	0	0
3			12	5	2	19		0	0	2	22	2	22	0
4			12	5	4	21		0	0	4	43	4	43	0
5			12	5	2	19				4	43	4	43	0
6	8		12	4		24				0	0	0	0	0
7			12	4		16				0	0	0	0	0
8			8	4		12				0	0	0	0	0
9			8	4		12				0	0	0	0	0
10			8	4		12				0	0	0	0	0
11			8	4		12				0	0	0	0	0
12			8	4		12				0	0	0	0	0
13			8	4		12				0	0	0	0	0
14			8	4		12				0	0	0	0	0
15			8	4		12				0	0	0	0	0
Mechanical Penthouse														
<b>Totals</b>	<b>8</b>	<b>0</b>	<b>128</b>	<b>59</b>	<b>8</b>	<b>203</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>108</b>	<b>10</b>	<b>108</b>

% 4% 0% 63% 29% 4%  
Targets 30% 60% 10%  
(1200-1400) (400-450) (450-625) (650-800) (850-1000)

<b>FSI</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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<b>Avg unit size</b>	0.05 gross
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Amenity		Required	Second Fl	3RD Fl	Total	
Indoor (Amenity Area)		406				
Outdoor (Amenity Area)		406				
<b>Total</b>		<b>812 m<sup>2</sup></b>				
			Indoor	400	400	800
			Outdoor			800 m <sup>2</sup>

Vehicular Parking		Required	Proposed	G	2	3	4	5	Total
residents	1.10 space/unit	223	residents	34	50	43	43	45	215
visitor	0.10 space/unit	20	visitor	20					20.3
retail	4 /100m2	0	retail				0	0	
<b>Total</b>		<b>244 spaces</b>	<b>Total</b>	54	50	43	43	45	<b>235</b>

Bicycle Parking		Required	Proposed
Residential	0.60 space/unit	121.8	121.8
Visitor	0.10 space/unit	20.3	20.3
<b>Total</b>		<b>142.1 spaces</b>	<b>142.1 spaces</b>

193 Water Street South  
Cambridge  
Preliminary Site Statistics  
19-Apr-21

PHASE FIVE

Project Number 19048

Gross Site Area 19365 m<sup>2</sup> 1.94 ha  
Widening  
Net Site Area **19,365** m<sup>2</sup> 208,443 sf

Level	UNIT TYPE						GCA		Parking		Residential		Total	
	TH	S	1b	2b	3b	Total	Retail/Office m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
P1						0							0	0
G						0		0	372	4,004	372	4,004	744	8,008
2			2	2		4		0	372	4,004	372	4,004	744	8,008
3			10	5	2	17		0	1,031	11,098	1,033	11,119	2,064	22,217
4			10	5	2	17		0	1,031	11,098	1,033	11,119	2,064	22,217
5			10	5	2	17			1,746	18,794	1,748	18,815	2,779	29,913
6	8		10	4		22			1,746	18,794	1,746	18,794	3,492	37,588
7			10	4		14			840	9,042	840	9,042	1,680	18,083
8			8	4		12			840	9,042	840	9,042	1,680	18,083
9			8	4		12			840	9,042	840	9,042	1,680	18,083
10			8	4		12			840	9,042	840	9,042	1,680	18,083
11			8	4		12			840	9,042	840	9,042	1,680	18,083
12			8	4		12			840	9,042	840	9,042	1,680	18,083
13			8	4		12			840	9,042	840	9,042	1,680	18,083
14			8	4		12			840	9,042	840	9,042	1,680	18,083
15			8	4		12			840	9,042	840	9,042	1,680	18,083
Mechanical Penthouse														
<b>Totals</b>	<b>8</b>	<b>0</b>	<b>116</b>	<b>57</b>	<b>6</b>	<b>187</b>	<b>0</b>	<b>0</b>	<b>13,858</b>	<b>149,166</b>	<b>13,864</b>	<b>149,231</b>	<b>27,007</b>	<b>290,701</b>

% 4% 0% 62% 30% 3%  
Targets 30% 60% 10%  
(1200-1400) (400-450) (450-625) (650-800) (850-1000)

<b>FSI</b>	<b>0.00</b>	<b>0.72</b>	<b>0.72</b>	<b>1.39</b>
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<b>Avg unit size</b>	74.14 gross
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Amenity		Required			Second Fl			3RD Fl		Total	
Indoor (Amenity Area)		374			Indoor	400	400	800			
Outdoor (Amenity Area)		374			Outdoor						
<b>Total</b>		<b>748 m<sup>2</sup></b>						<b>800 m<sup>2</sup></b>			

Vehicular Parking		Required		Proposed		G		2		3		4		5		Total	
Residents	1.10 space/unit	206		34	52	43	45										
Visitor	0.10 space/unit	19		19													
Retail	4 /100m2	0															
<b>Total</b>		<b>225 spaces</b>		<b>Total</b>	<b>53</b>	<b>52</b>	<b>43</b>	<b>43</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>236</b>

Bicycle Parking		Required		Proposed	
Residential	0.60 space/unit	112.2		112.2	
Visitor	0.10 space/unit	18.7		18.7	
<b>Total</b>		<b>130.9 spaces</b>		<b>130.9 spaces</b>	

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SUMMARY

Gross Site Area 19365 m<sup>2</sup> 1.94 ha  
Widening  
Net Site Area **19,365** m<sup>2</sup> 208,443 sf

	UNIT TYPE						GCA							
	TH	S	1b	2b	3b	Total	Retail/Office m <sup>2</sup> ft <sup>2</sup>		Parking m <sup>2</sup> ft <sup>2</sup>		Residential m <sup>2</sup> ft <sup>2</sup>		Total m <sup>2</sup> ft <sup>2</sup>	
Totals	40	0	624	295	32	991	0	0	33,880	364,681	70,000	596,902	89,445	962,778
%		0%	63%	30%	3%									
Targets	(1200-1400)	(400-450)	(450-625)	(650-800)	(850-1000)									

<b>FSI</b>	<b>0.00</b>	<b>1.75</b>	<b>3.61</b>	<b>4.62</b>
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<b>Avg unit size</b>	70.64 gross
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Amenity		Required	Second Fl	3RD Fl	Total	
Indoor (Amenity Area)		1982	Indoor	800	800	1600
Outdoor (Amenity Area)		1982	Outdoor			
<b>Total</b>		<b>3964 m<sup>2</sup></b>				<b>1600 m<sup>2</sup></b>

Vehicular Parking		Required	Proposed	G	2	3	4	5	Total
residents	1.10 space/unit	1,090	residents	168	254	215	215	225	<b>1,077</b>
visitor	0.10 space/unit	99	visitor	99					<b>99</b>
retail	4 /100m2	0	retail				0	0	
<b>Total</b>		<b>1190 spaces</b>	<b>Total</b>	267	254	215	215	225	<b>1176</b>
			<b>Ratio</b>						1.18668

Bicycle Parking		Required	Proposed
Residential	0.60 space/unit	594.6	594.6
Visitor	0.10 space/unit	99.1	99.1
<b>Total</b>		<b>693.7 spaces</b>	<b>693.7 spaces</b>