			MARKET			AFFORDABLE					
UNIT TYPE	DESCRIPTION	UNIT NRSF	UNITS	MIX	TOTAL NRSF	UNITS	MIX	TOTAL NRSF	TOTAL UNITS	UNIT MIX	TOTAL NRSF
1-BED	1 BEDROOM / 1 BATH	670	5	1.9%	3,350	2	0.8%	1,340	7	2.7%	4,690
1-BED/G2	1 BEDROOM / 1 BATH	670	1	0.4%	670	0	0.0%	0	1	0.4%	670
1-BED	1 BEDROOM / 1 BATH	760	57	21.6%	43,320	19	7.2%	14,440	76	28.8%	57,760
1-BED/G2	1 BEDROOM / 1 BATH	760	3	1.1%	2,280	1	0.4%	760	4	1.5%	3,040
			66			*22*			***88***	*33.3%*	*66,160*
1-BED DEN	1 BEDROOM / 1 BATH	833	22	8.3%	18,326	8	3.0%	6,664	30	11.4%	24,990
1-BED DEN/G2	1 BEDROOM / 1 BATH	833	2	0.8%	1,666	0	0.0%	0	2	0.8%	1,666
			24			*8*			***32***	*12.1%*	*26,656*
2-BED	2 BEDROOM / 2 BATH	1,070	57	21.6%	60,990	19	7.2%	20,330	76	28.8%	81,320
2-BED/G2	2 BEDROOM / 2 BATH	1,070	3	1.1%	3,210	1	0.4%	1,070	4	1.5%	4,280
2-BED	2 BEDROOM / 2 BATH	1,115	26	9.8%	28,990	9	3.4%	10,035	35	13.3%	39,025
2-BED/G2	2 BEDROOM / 2 BATH	1,115	2	0.8%	2,230	0	0.0%	0	2	0.8%	2,230
			88			*29*			***117***	*44.3%*	*126,855*
3-BED	3 BEDROOM / 2 BATH	*1,333*	19	7.2%	25,327	7	2.7%	9,331	26	9.8%	34,658
3-BED/G2	3 BEDROOM / 2 BATH	*1,333*	1	0.4%	1,333	0	0.0%	0	1	0.4%	1,333
			20			*7*			***27***	*10.2%*	*35,991*
TOTALS			***198***	***75%***	***191,692***	***66***	***25%***	***63,970***	***264***	***100.0%***	***255,662***
		AVERAGE NRSF			*968*			*968*			*968*

BUILDING GSF	
BUILDING TYPE 1 - 4-FLOORS (x3)	*72,220*
BUILDING TYPE 2 - 4-FLOORS (x1)	*77,235*
TOTAL RESIDENTIAL GSF	*293,895*
CLUBHOUSE	*5,500*
TOTAL PROJECT GSF	***299,395***

CUBE3
architecture | interiors | planning
56 High Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information:
444 E. Central Street
Franklin, MA

client information:
TAG Central LLC.
275 Regatta Drive,
Jupiter, FL 33477

consultant information:

issuance:
Comprehensive Permit Set
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ST
drawing checked by:	NG / SP
drawing scale:	NTS
drawing date:	11 JUNE 2025
project number:	23160.00

drawing revisions:

No.	Description	Date

registration:
REGISTERED ARCHITECT
Aaron Bancroft
20545
Lawrence
Massachusetts
COMMONWEALTH OF MASSACHUSETTS

drawing name:
Unit Mix

drawing number:
A-009

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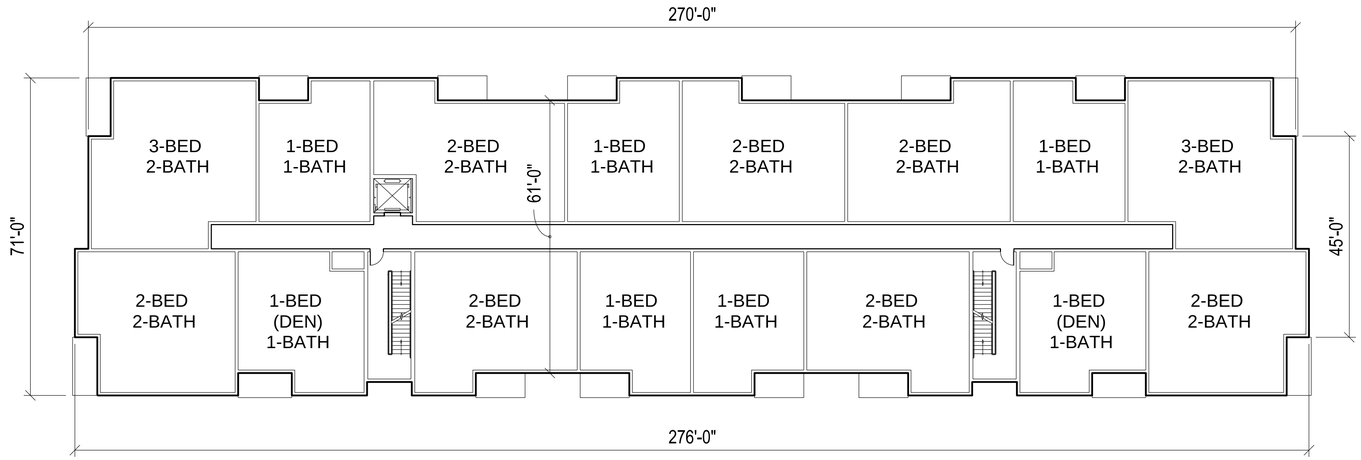
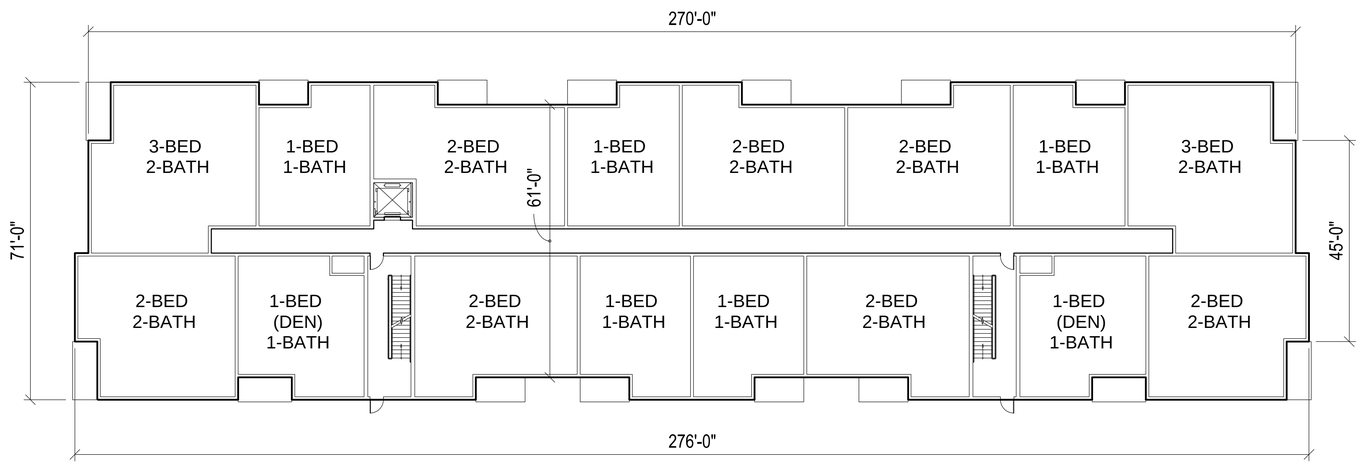


TYPICAL FLOOR PLAN (2-4)



GROUND FLOOR PLAN

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56 High Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information:

444 E. Central Street

Franklin, MA

client information:

TAG Central LLC.

275 Regatta Drive,
Jupiter, FL 33477

consultant information:

issuance:

Comprehensive Permit Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ST
drawing checked by:	NG / SP
drawing scale:	1/16" = 1'-0"
drawing date:	11 JUNE 2025
project number:	23160.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT
Aaron Bancroft
20545
Lawrence
Massachusetts
COMMONWEALTH OF MASSACHUSETTS

drawing name:

Building Type 1 Plans (4 Stories)

drawing number:

A-100

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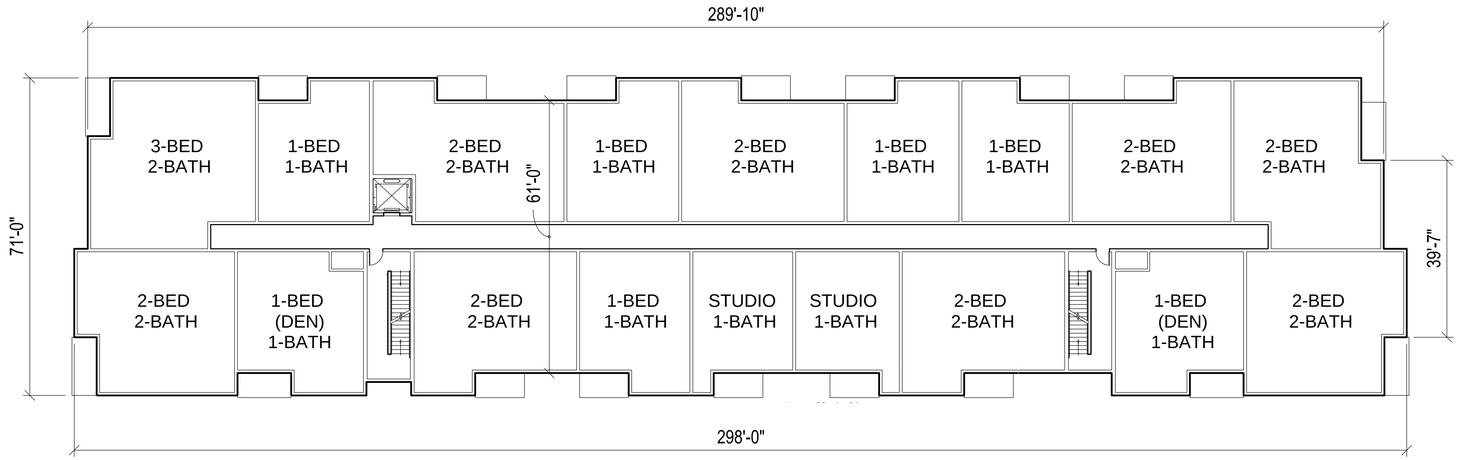
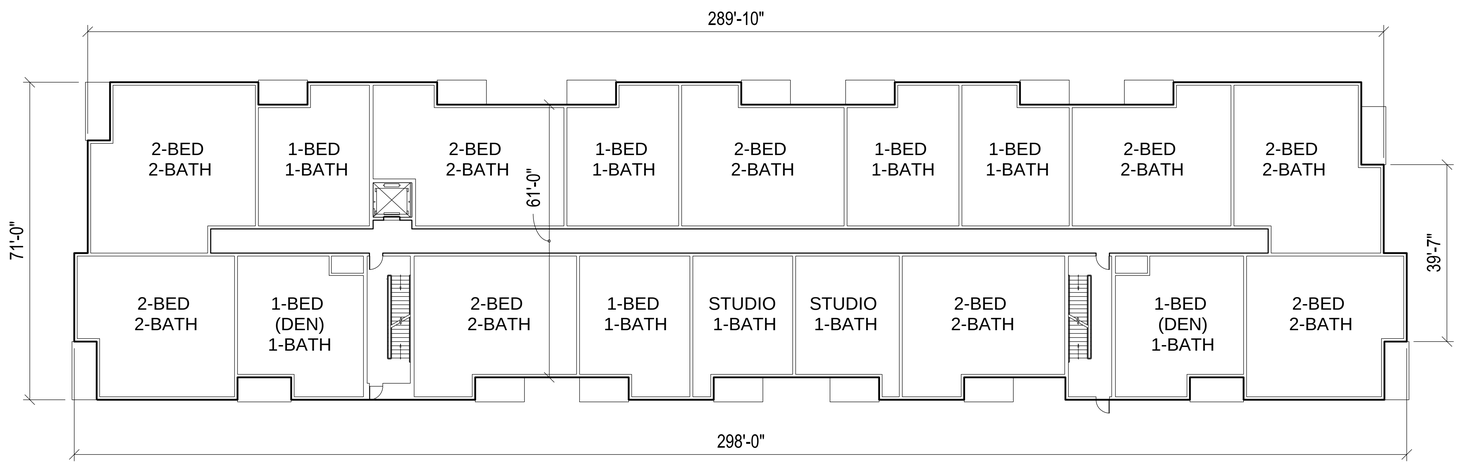


TYPICAL FLOOR PLAN (2-4)



GROUND FLOOR PLAN

CUBE3
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56 High Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information:

444 E. Central Street

Franklin, MA

client information:

TAG Central LLC.

275 Regatta Drive,
Jupiter, FL 33477

consultant information:

issuance:

Comprehensive Permit Set

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key plan:

drawing information:

drawing by:	ST
drawing checked by:	NG / SP
drawing scale:	1/16" = 1'-0"
drawing date:	11 JUNE 2025
project number:	23160.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT
Aaron Bancroft
20545
Lawrence
Massachusetts
COMMONWEALTH OF MASSACHUSETTS

drawing name:

Building Type 2 Plans (3 Stories)

drawing number:

A-101

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TYPICAL SIDE ELEVATION

TYPICAL FRONT ELEVATION

project information:

444 E. Central Street

Franklin, MA

client information:

TAG Central LLC.

275 Regatta Drive,
Jupiter, FL 33477

consultant information:

issuance:

Comprehensive Permit Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ST
drawing checked by:	NG / SP
drawing scale:	NTS
drawing date:	11 JUNE 2025
project number:	23160.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Conceptual Exterior Elevations

drawing number:

A-200

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