



Central Street Residences

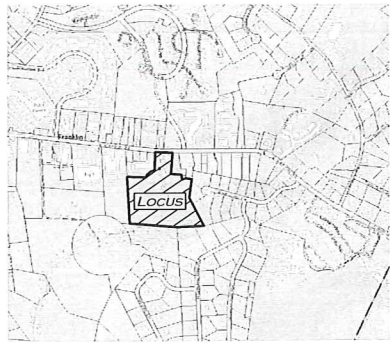
Preliminary Plans

444 E. Central Street
Franklin, MA

12/20/2023

CUBE 3 | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com

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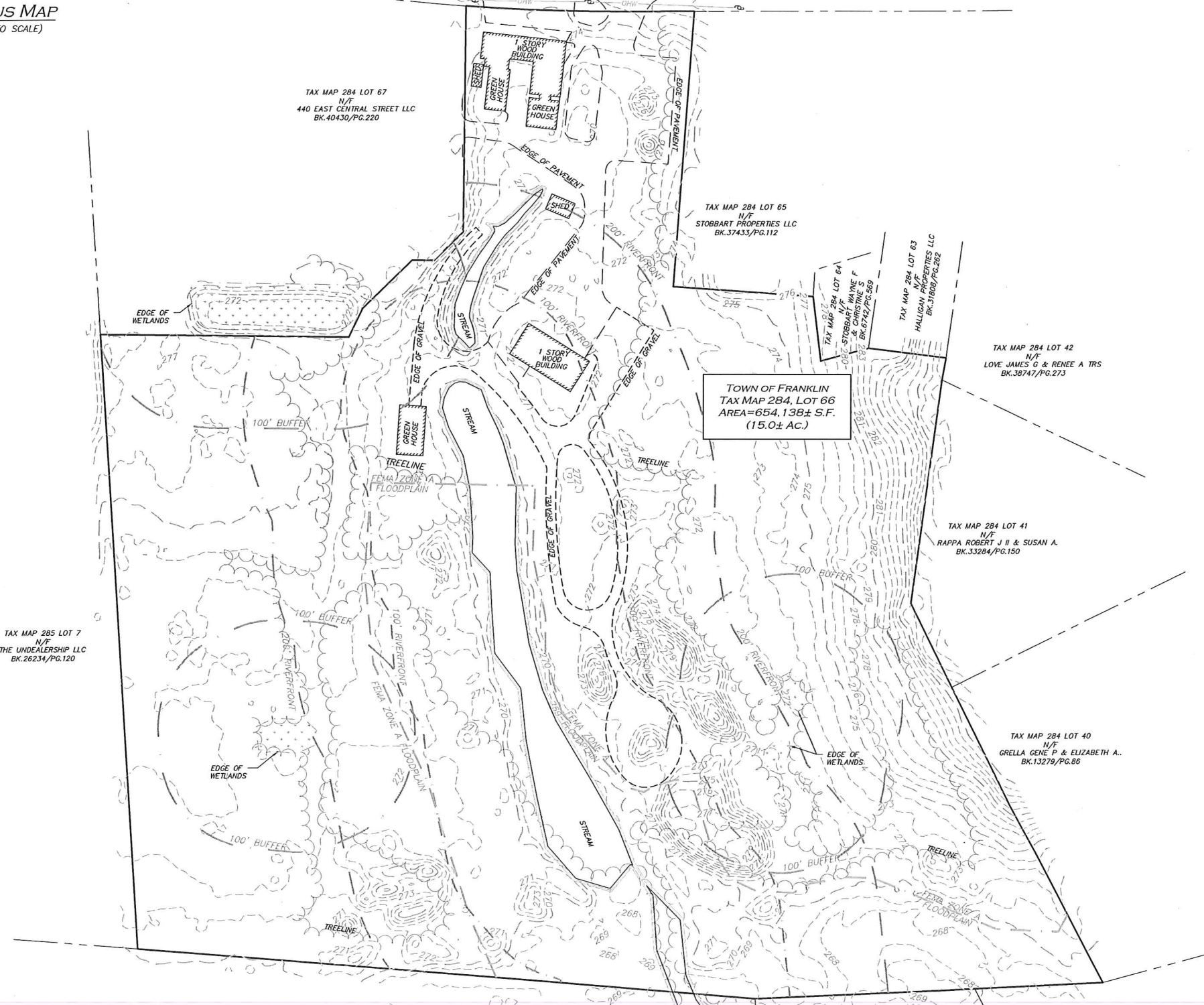


LOCUS MAP
(NOT TO SCALE)

EAST CENTRAL STREET
(1927 SHLO #2436 - 60' WIDE)
(RTE. 140)

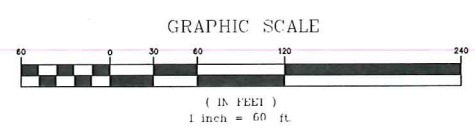


LEGEND	
UTILITY POLE	
BUILDING	
WETLAND	
100' BUFFER	
100' RIVERFRONT	
200' RIVERFRONT	
FEMA ZONE A	
1' CONTOUR	
5' CONTOUR	
PROPERTY LINE	
ABUTTERS LINE	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
EDGE OF WATER	



TOWN OF FRANKLIN
TAX MAP 284, LOT 66
AREA=654,138± S.F.
(15.0± AC.)

- NOTES**
1. TOPOGRAPHY TAKEN FROM LIDAR (1' INTERVALS)
 2. EXISTING CONDITIONS IS SHOWN PER AERIAL PHOTOGRAPHY.
 3. WETLAND DECLINATIONS ARE SHOWN FROM WETLAND RECON SKETCH, BY GODDARD CONSULTING, DATED 10/17/2023
 4. PROPERTY LINE SHOWN PER RECORD PLAN THIS IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY.
 5. THIS PLAN SHOULD NOT BE USED AS A BASE PLAN FOR DESIGN OR CONSTRUCTION.



N:\PROJECTS\3317-01\SURVEY\DRAWINGS\CURRENT\S-3317-01-EC-COMPILED.DWG

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
TAG CENTRAL, LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 12/06/23

SCALE: 1" = 60' DWG. NAME: 53317-01

DRAFTED BY: CMQ CHECKED BY: AJR

PREPARED BY:

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DRAWING TITLE: **PRELIMINARY EXISTING CONDITIONS PLAN**

SHEET No. **V-101**

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Project Summary

265 Units
1.35 Ratio
358 Parking Spaces
(30 Free-Standing Garages)

WETLANDS REPLICATION

FIRE ACCESS (TYP)

FIRE ACCESS (TYP)

DESIGNATED FIRE ACCESS ONLY

61 UNITS
4-FLOORS

36 UNITS
3-FLOORS

CLUBHOUSE
10,000 SF

56 UNITS
4-FLOORS

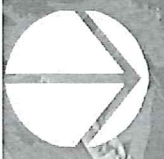
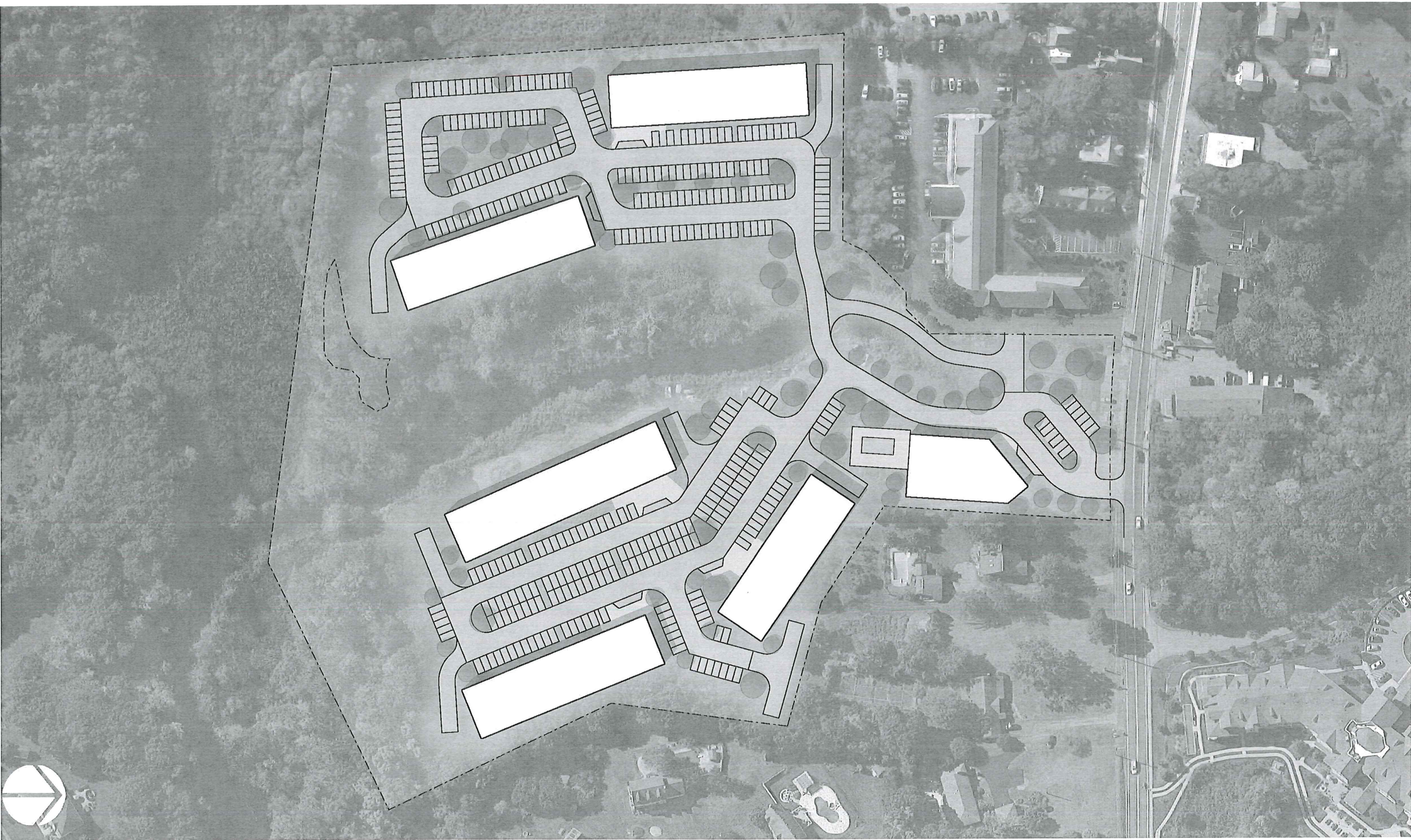
56 UNITS
4-FLOORS

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Conceptual Site Plan





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UNIT TYPE	DESCRIPTION	UNIT NRSF
1-BED	1 BEDROOM / 1 BATH	760
2-BED	2 BEDROOM / 2 BATH	1,080
3-BED	3 BEDROOM / 2 BATH	1,350
TOTALS		

AVERAGE NRSF

MARKET		
UNITS	MIX	TOTAL NRSF
92	34.7%	69,920
86	32.5%	92,880
20	7.5%	27,000
198	75%	189,800

959

AFFORDABLE		
UNITS	MIX	TOTAL NRSF
31	11.7%	23,560
29	10.9%	31,320
7	2.6%	9,450
67	25%	64,330

960

TOTAL UNITS	UNIT MIX	TOTAL NRSF
123	46.4%	93,480
115	43.4%	124,200
27	10.2%	36,450
265	100%	254,130

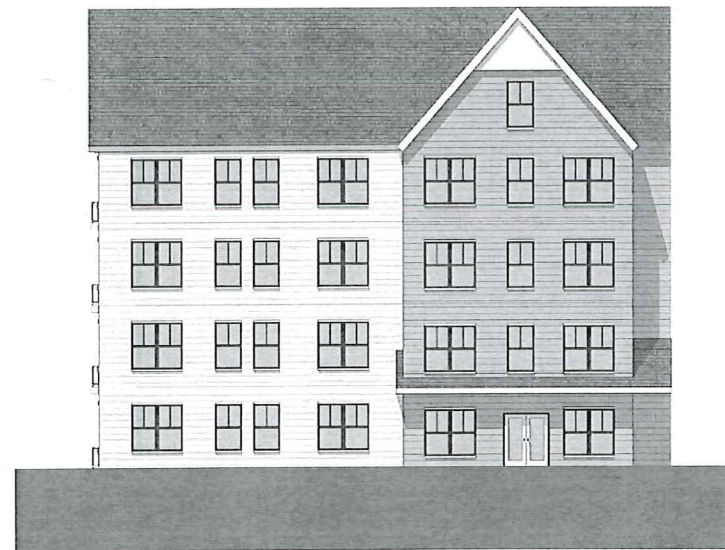
959

PARKING	
SURFACE PARKING	328
GARAGE PARKING	30
TOTAL PARKING SPACES	358
PARKING RATIO	1.35

BUILDING GSF	
BUILDING TYPE A - 4-FLOORS (x3)	64,000
BUILDING TYPE B - 4-FLOORS (x1)	70,000
BUILDING TYPE C - 3-FLOORS (x1)	42,000
TOTAL RESIDENTIAL GSF	304,000
CLUBHOUSE	10,000
TOTAL PROJECT GSF	314,000



Typical 3-Story Building



Typical 4-Story Building