Central Street Residences Preliminary Plans

Parma.

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444 E. Central Street Franklin, MA 12/20/2023



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444 E. Central Street Franklin, MA 12/20/2023

Conceptual Site Plan

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

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

an in 173



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			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	760	92	34.7%	69,920	31	11.7%	23,560	123	46.4%	93,480
2-BED	2 BEDROOM / 2 BATH	1,080	86	32.5%	92,880	29	10.9%	31,320	115	43.4%	124,200
3-BED	3 BEDROOM / 2 BATH	1,350	20	7.5%	27,000	7	2.6%	9,450	27	10.2%	36,450
TOTALS			198	75%	189,800	67	25%	64,330	265	100%	254,130
		AVERAGE NRSF			959			960			959

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

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444 E. Central Street

12/20/2023

Unit Mix

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DING GSF	
ING TYPE A - 4-FLOORS (x3)	64,000
ING TYPE B - 4-FLOORS (x1)	70,000
ING TYPE C - 3-FLOORS (x1)	42,000
RESIDENTIAL GSF	304,000
IOUSE	10,000
. PROJECT GSF	314,000









444 E. Central Street

12/20/2023

Building Elevations

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Typical 3-Story Building

Typical 4-Story Building



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