



Central Street Residences

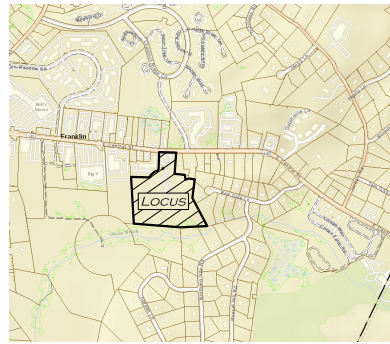
Preliminary Plans

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

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

CUBE³

COPYRIGHT(C) 2023 CUBE 3 STUDIO LLC. ALL RIGHTS RESERVED

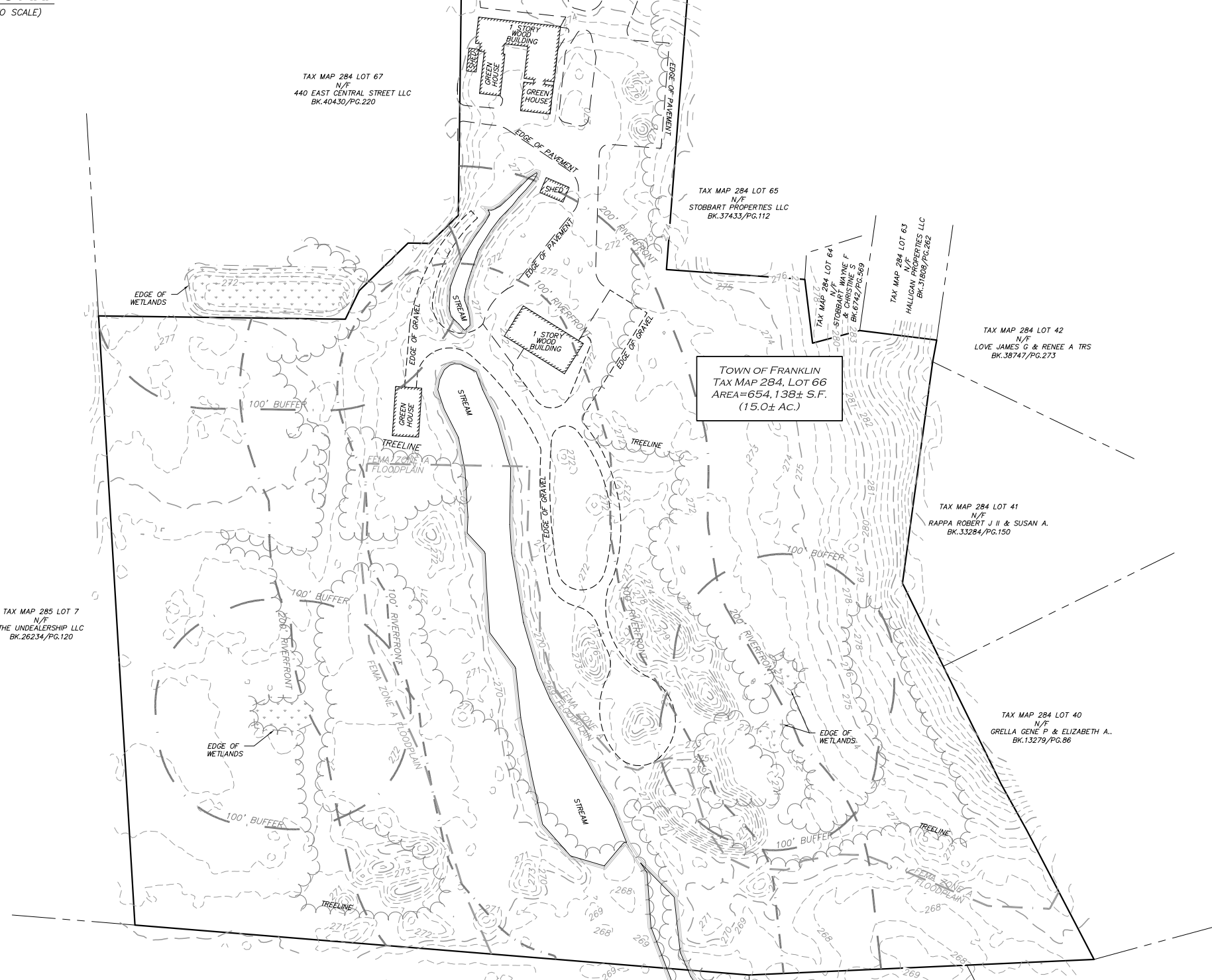


LOCUS MAP
(NOT TO SCALE)

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	



TAX MAP 284 LOT 67
N/F
440 EAST CENTRAL STREET LLC
BK.40430/PG.220

TAX MAP 284 LOT 65
N/F
STOBBART PROPERTIES LLC
BK.37433/PG.112

TAX MAP 284 LOT 64
N/F
STOBBART PROPERTIES LLC
BK.40430/PG.220

TAX MAP 284 LOT 63
N/F
HALLICAN PROPERTIES LLC
BK.37433/PG.112

TAX MAP 284 LOT 42
N/F
LOVE JAMES G & RENEE A TRS
BK.38747/PG.273

TAX MAP 284 LOT 41
N/F
RAPPA ROBERT J II & SUSAN A.
BK.33284/PG.150

TAX MAP 284 LOT 40
N/F
GRELLA GENE P & ELIZABETH A.
BK.13279/PG.86

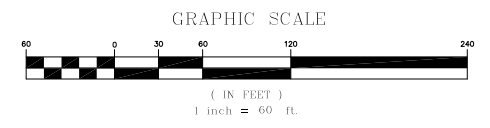
TAX MAP 285 LOT 7
N/F
THE UNDEALERSHIP LLC
BK.26234/PG.120

TAX MAP 299 LOT 49
N/F
FRANKLIN TOWN OF
BK.26253/PG.126

TAX MAP 299 LOT 53
N/F
OPPELT DOUGLAS J & TRICIA M.
BK.34313/PG.308

TAX MAP 299 LOT 54
N/F
QUIGLEY JOHN E & NANCY V.
BK.34426/PG.311

- NOTES
- TOPOGRAPHY TAKEN FROM LIDAR (1' INTERVALS)
 - EXISTING CONDITIONS IS SHOWN PER AERIAL PHOTOGRAPHY.
 - WETLAND DECLINATIONS ARE SHOWN FROM WETLAND RECON SKETCH, BY GODDARD CONSULTING, DATED 10/17/2023
 - PROPERLY LINE SHOWN PER RECORD PLAN THIS IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY.
 - 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:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **PRELIMINARY EXISTING CONDITIONS PLAN**
SHEET No. **V-101**

Copyright © 2023 Allen & Major Associates, Inc.
All Rights Reserved

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

STREAM

61 UNITS
4-FLOORS

36 UNITS
3-FLOORS

CLUBHOUSE

POOL DECK
AND OUTDOOR
AMENITY

56 UNITS
4-FLOORS

56 UNITS
4-FLOORS

56 UNITS
4-FLOORS



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



UNIT TYPE	DESCRIPTION	UNIT NRSF	MARKET			AFFORDABLE			TOTAL UNITS	UNIT MIX	TOTAL NRSF
			UNITS	MIX	TOTAL NRSF	UNITS	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

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