



APPROVAL SET - 07.17.19

39 MAIN STREET - MEDWAY, MA

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



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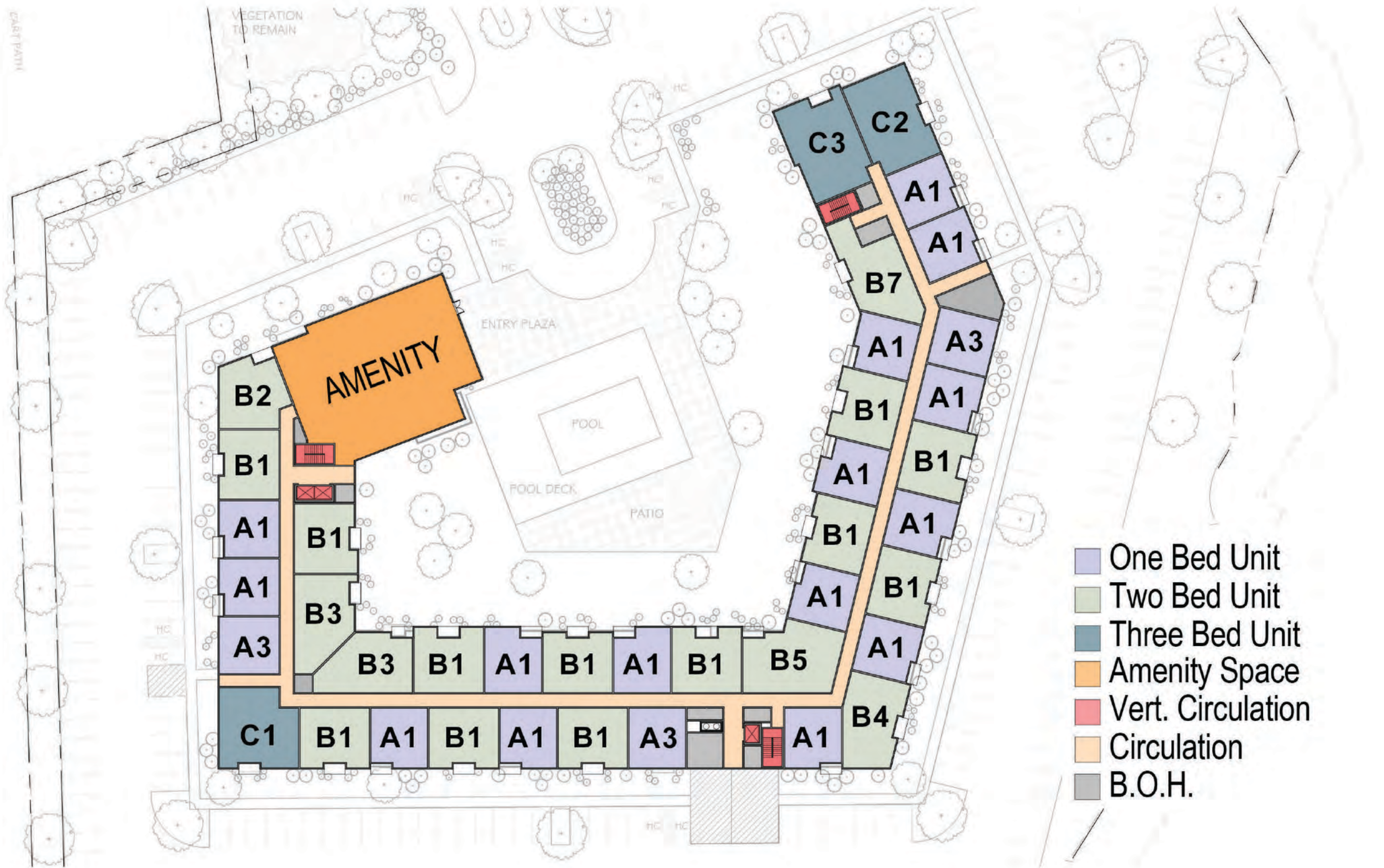
LEGEND

-  DECIDUOUS SHADE TREE
-  DECIDUOUS ORNAMENTAL TREE
-  CONIFEROUS EVERGREEN TREE
-  DECIDUOUS SHRUB
-  CONIFEROUS EVERGREEN SHRUB
-  BROADLEAF EVERGREEN SHRUB
-  ORNAMENTAL GRASS
-  WETLANDS
-  EXISTING VEGETATION TO REMAIN
-  PROPOSED SNOW STORAGE AREAS
-  PROPOSED WETLANDS BUFFER PLANTINGS



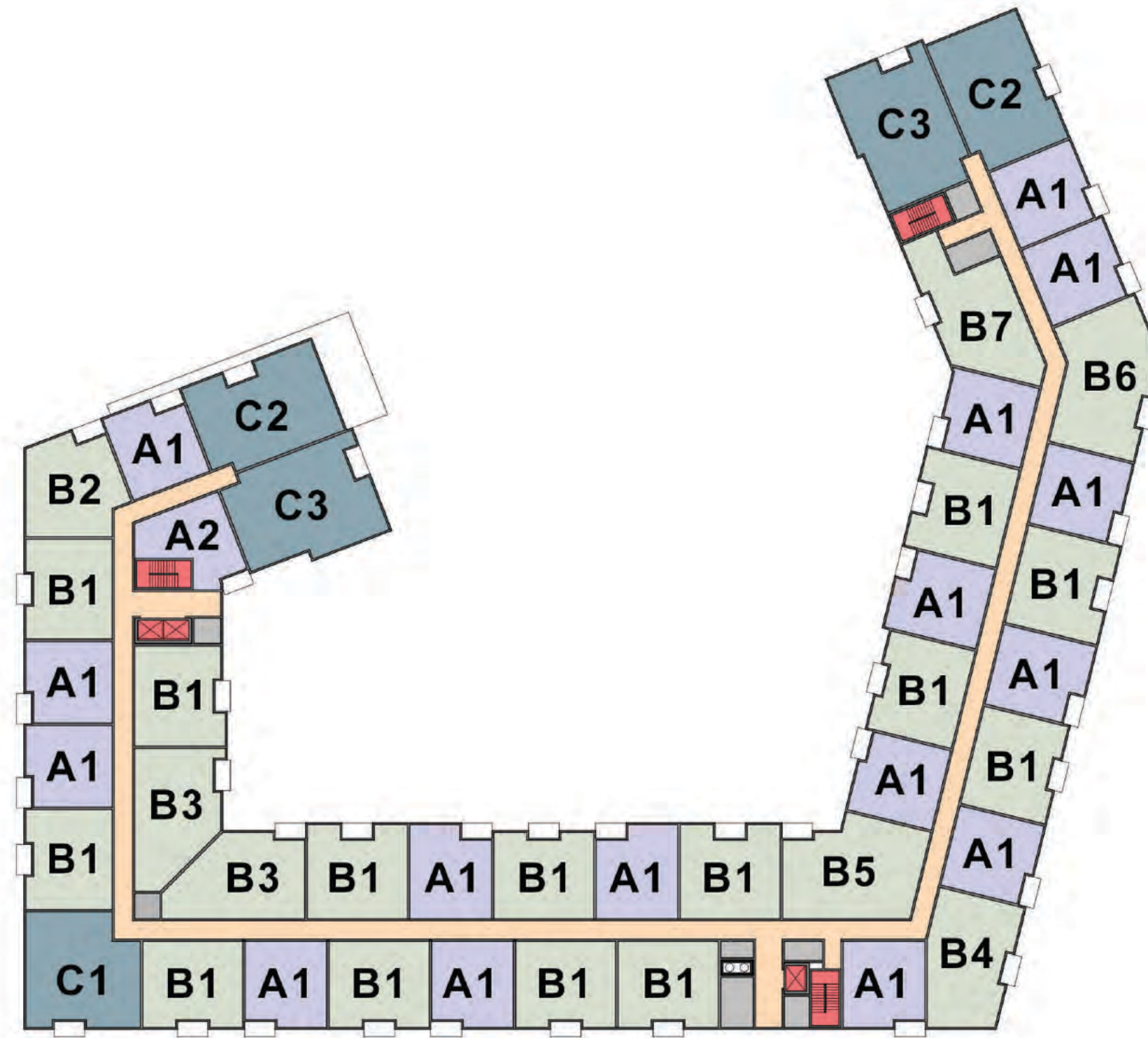
Landscape Plan 39 MAIN STREET - MEDWAY, MA





Ground Floor Plan

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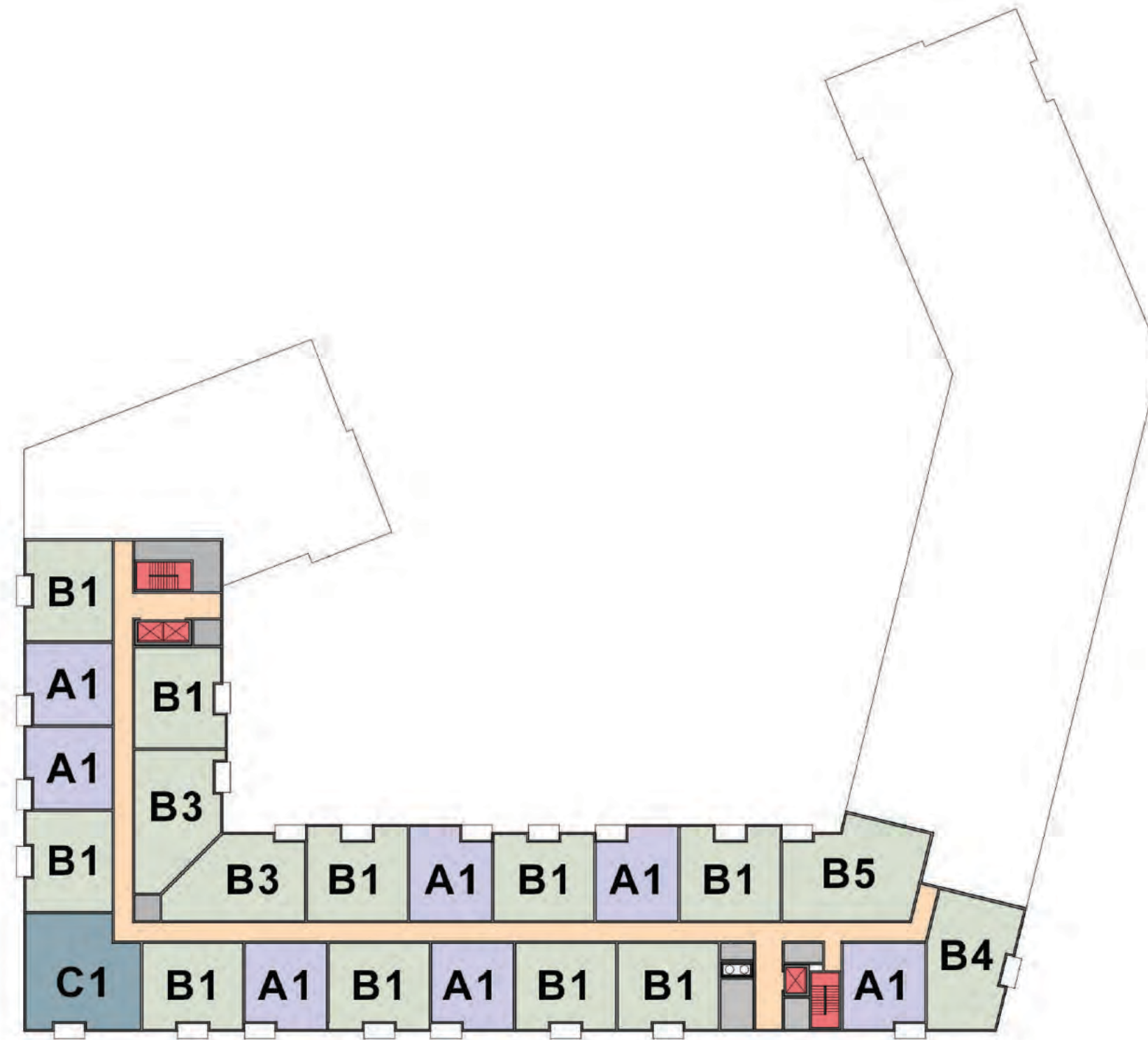


- One Bed Unit
- Two Bed Unit
- Three Bed Unit
- Amenity Space
- Vert. Circulation
- Circulation
- B.O.H.

Second to Fourth Floor Plan

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Fifth Floor Plan
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UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH	1	787	15	16	16	16	7	70	70	55,090	36.8%
A2	1 BED/1 BATH	1	723	0	1	1	1	0	3	3	2,169	1.6%
A3	1 BED/1 BATH	1	810	3	0	0	0	0	3	3	2,430	1.6%
Average SF			785	18	17	17	17	7	76	76	59,689	40%
B1	2 BED/2 BATH	2	1,023	12	14	14	14	10	64	128	65,472	33.7%
B2	2 BED/2 BATH	2	1,015	1	1	1	1	0	4	8	4,060	2.1%
B3	2 BED/2 BATH	2	1,170	2	2	2	2	2	10	20	11,700	5.3%
B4	2 BED/2 BATH	2	1,185	1	1	1	1	1	5	10	5,925	2.6%
B5	2 BED/2 BATH	2	1,190	1	1	1	1	1	5	10	5,950	2.6%
B6	2 BED/2 BATH	2	1,200	0	1	1	1	0	3	6	3,600	1.6%
B7	2 BED/2 BATH	2	1,245	1	1	1	1	0	4	8	4,980	2.1%
Average SF			1,070	18	21	21	21	14	95	190	101,687	50%
C1	3 BED/2 BATH	3	1,300	1	1	1	1	1	5	15	6,500	2.6%
C2	3 BED/2 BATH	3	1,310	1	2	2	2	0	7	21	9,170	3.7%
C3	3 BED/2 BATH	3	1,325	1	2	2	2	0	7	21	9,275	3.7%
Average SF			1,313	3	5	5	5	1	19	57	24,945	10%
TOTALS		Average SF	981	39	43	43	43	22	190	323	186,321	100%

PARKING SUMMARY

STANDARD PARKING SPACES	290
ACCESSIBLE SPACES (VAN INLUDED)	14
TOTAL PARKING SPACES	304
PARKING RATIO	1.60

RESIDENTIAL SUMMARY

CALCS

FIRST FLOOR	51,500
SECOND FLOOR	50,500
THIRD FLOOR	50,500
FOURTH FLOOR	50,500
FIFTH FLOOR	27,500

TOTAL PROJECT GSF	230,500
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LEASING / AMENITES @ FIRST FLOOR	5,000
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TOTAL RESIDENTIAL NRSF	186,321
EFFICIENCY	81%



Residential Unit Mix

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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- One-Bed Units
- Two-Bed Units
- Three-Bed Unit



FOURTH FLOOR



FIFTH FLOOR

UNIT TYPE	MARKET RATE UNITS			
	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
A1	54	54	42,498	28.4%
A2	2	2	1,446	1.1%
A3	1	1	810	0.5%
	57	57	44,754	30%
B1	47	94	48,081	24.7%
B2	3	6	3,045	1.6%
B3	8	16	9,360	4.2%
B4	4	8	4,740	2.1%
B5	4	8	4,760	2.1%
B6	2	4	2,400	1.1%
B7	3	6	3,735	1.6%
	71	142	76,121	37%
C1	4	12	5,200	2.1%
C2	5	15	6,550	2.6%
C3	5	15	6,625	2.6%
	14	42	18,375	7%
TOTALS	142	241	139,250	75%

AFFORDABLE UNITS			
TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
16	16	12,592	8.4%
1	1	723	0.5%
2	2	1,620	1.1%
19	19	14,935	10%
17	34	17,391	8.9%
1	2	1,015	0.5%
2	4	2,340	1.1%
1	2	1,185	0.5%
1	2	1,190	0.5%
1	2	1,200	0.5%
1	2	1,245	0.5%
24	48	25,566	13%
1	3	1,300	0.5%
2	6	2,620	1.1%
2	6	2,650	1.1%
5	15	6,570	3%
48	82	47,071	25%

TOTAL UNITS 190

MARKET UNITS		
	NUMBER OF UNITS	AVERAGE SF
ONE BED	57	785
TWO BED	71	1,072
THREE BED	14	1,313
TOTAL	142	

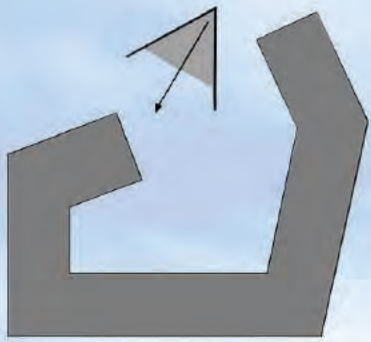
AFFORDABLE UNITS		
	NUMBER OF UNITS	AVERAGE SF
	19	786
	24	1,065
	5	1,314
	48	

PROJECT TOTALS		
	TOTAL UNITS	AVERAGE SF BY UNIT TYPE
	76	785
	95	1,070
	19	1,313
	190	



Affordable Unit Locations 39 MAIN STREET - MEDWAY, MA





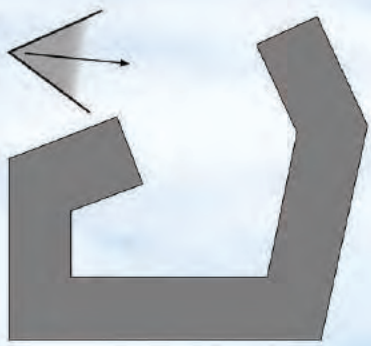
Exterior View

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Exterior View

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North Elevation



East Elevation



Building Elevations

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South Elevation

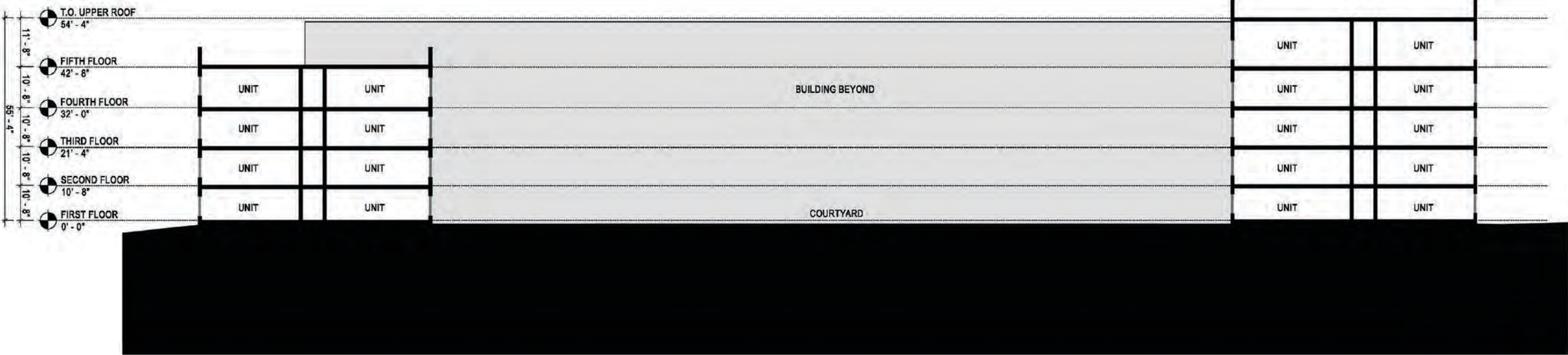
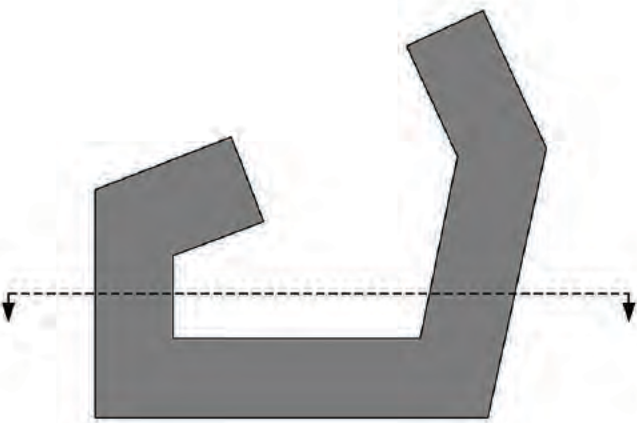


West Elevation



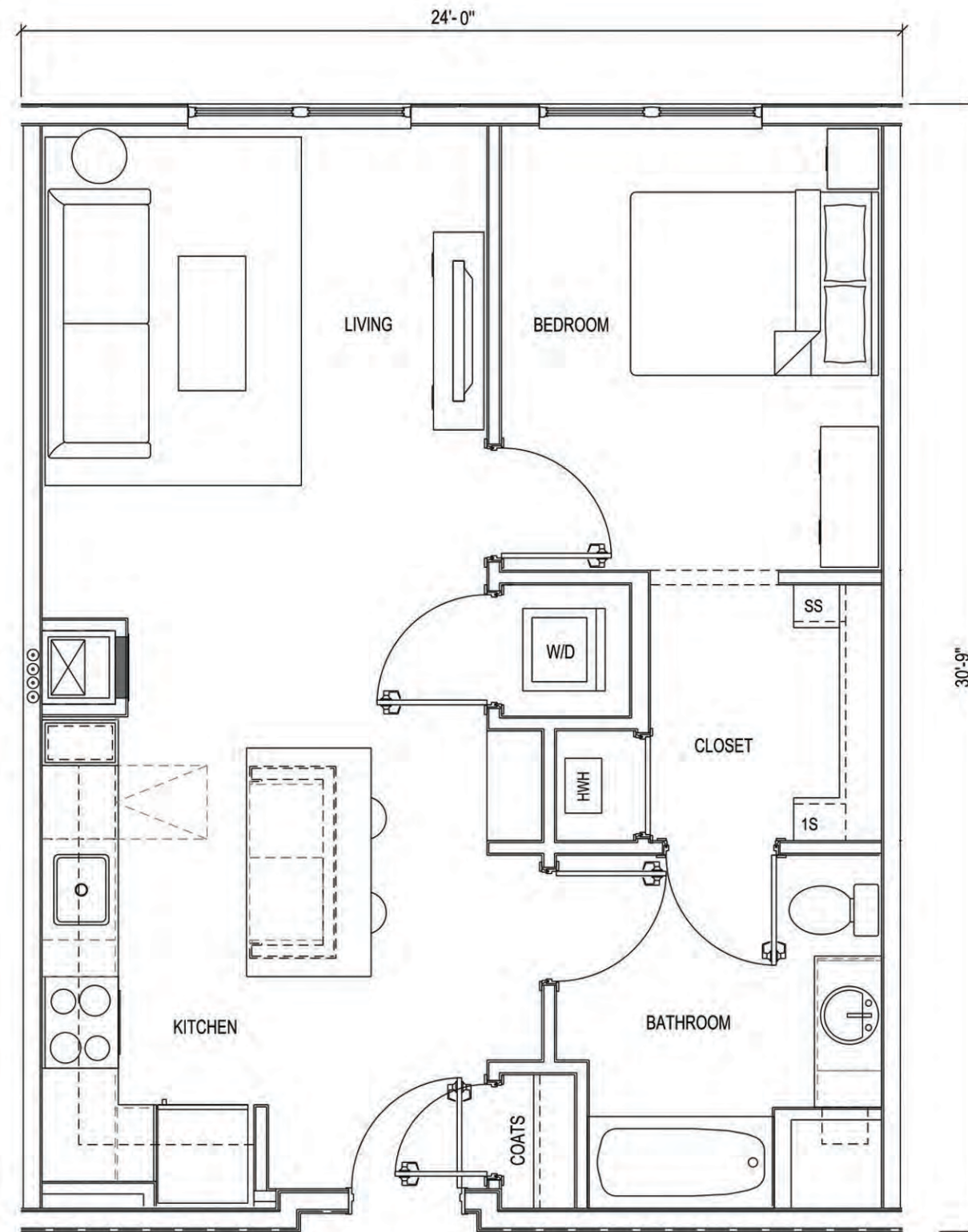
Building Elevations

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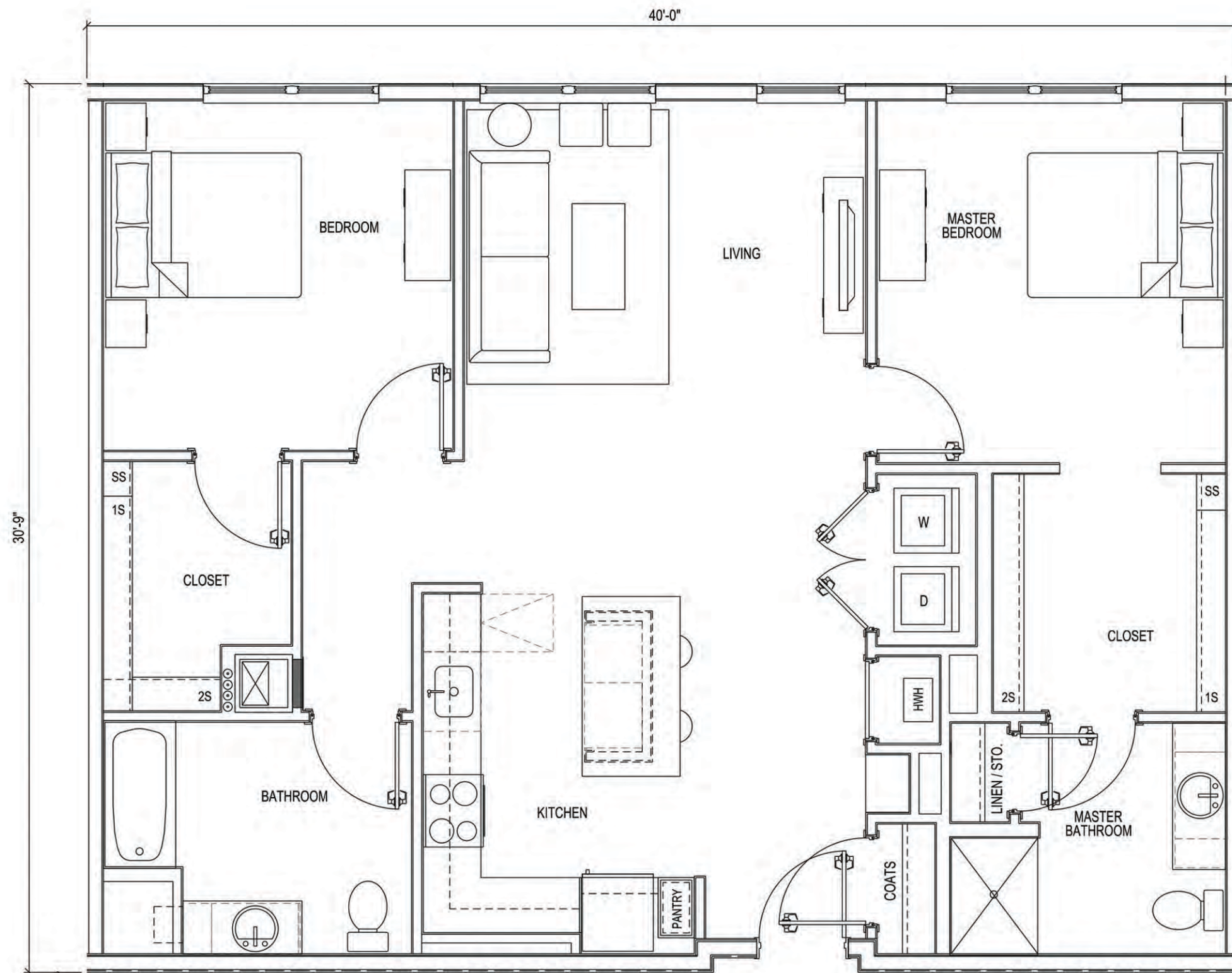
Section
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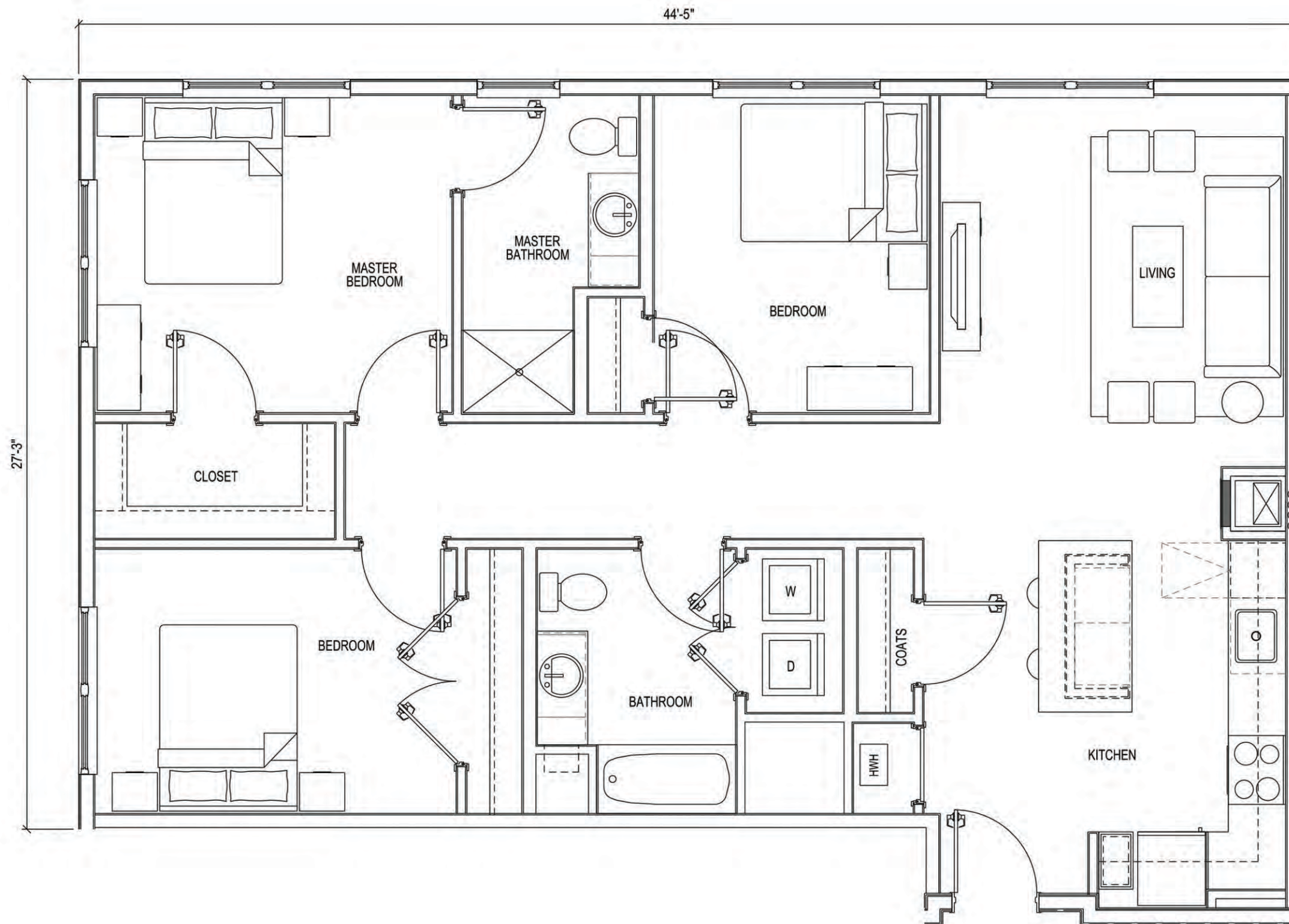
Typical 1 Bed Unit
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Typical 2 Bed Unit
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Typical 3 Bed Unit
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