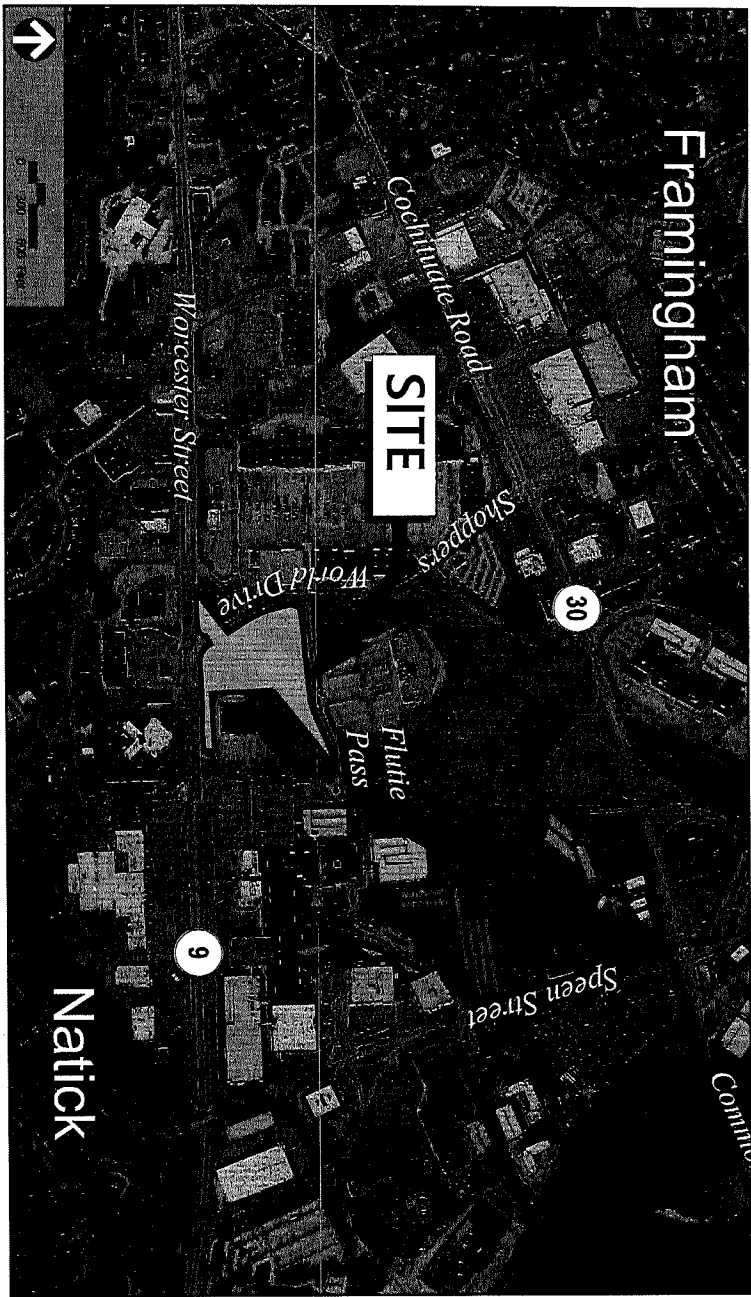


Site Plans

Issued for: Local Approvals
 Date Issued: January 19, 2019
 Latest Issue: January 10, 2019

19 Flutie Pass Development

19 Flutie Pass
 Frammingham, MA
 1391 Worcester Street
 Natick, MA



Sheet Index

| No. | Drawing Title | Latest Issue |
|-----------|----------------------------|------------------|
| C-1 | Legend And General Notes | January 10, 2019 |
| C-2 | Abutters Plan | January 10, 2019 |
| C-3 | Overall Site Layout Plan | January 10, 2019 |
| C-4.1 | Layout and Materials Plan | January 10, 2019 |
| C-4.2 | Layout and Materials Plan | January 10, 2019 |
| C-5 | Utility Plan | January 10, 2019 |
| C-6.1-6.5 | Site Details | January 10, 2019 |
| L-1 | Planting Plan | January 10, 2019 |
| L-2 | Planting Details and Notes | January 10, 2019 |

Reference Drawings

| No. | Drawing Title | Latest Issue |
|-------------|--|-----------------|
| SV-1 - SV-2 | Existing Conditions Plan of Land | May 9, 2016 |
| | Photometrics Plan | January 9, 2019 |
| A-101 | Architectural Drawings Prepared by Cube 3 Studio LLC | January 9, 2019 |
| A-102 | Ground Floor Plan - Office & Residential | January 9, 2019 |
| A-103 | Typical Floor Plan (Levels 2-5) | January 9, 2019 |
| A-104 | Sixth Floor Plan | January 9, 2019 |
| A-200 | Roof Plan | January 9, 2019 |
| A-201 | Conceptual Perspectives | January 9, 2019 |
| A-202 | Exterior Elevations | January 9, 2019 |
| A-301 | Exterior Elevations | January 9, 2019 |
| | Conceptual Building Section | January 9, 2019 |

Parking Summary Chart

| Description | Size | Required | Provided |
|---|----------|------------|-----------------------|
| STANDARD SPACES ¹ | 9' x 18' | 222 | 203 |
| STANDARD ACCESSIBLE SPACES ² | 9' x 18' | 5 | 4 |
| VAN ACCESSIBLE SPACES ³ | 9' x 18' | 2 | 4 |
| TOTAL SPACES⁴ | | 229 | 211 |
| BI-CYCLE SPACES⁵ | | | 50⁶ |

Parking Requirements:

| Multi-Family Dwelling | 175 Units x | 123 Spaces / 1 Unit = | 203 Spaces |
|-----------------------|-------------|--------------------------------|-------------------|
| Office | 12000 SF x | 139 Spaces / 200 SF = | 48 Spaces |
| Retail | 12000 SF x | 199 Spaces / 200 SF = | 60 Spaces |
| | | TOTAL PARKING REQUIRED: | 229 SPACES |

NOTE: GENERAL PARKING INVENTORY AT SHOPPER'S WORLD IS SUBJECT TO SEVERAL HISTORIC ORDINANCES

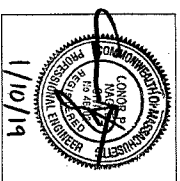
Zoning Summary Chart

| Zoning District(s): | Frammingham: Business (B), Light Manufacturing (M1) | |
|--|---|------------------------|
| Overlay District(s): | Frammingham: Regional Center (RC) | |
| Zoning Regulation Requirements | Required (Frammingham) | Provided (Frammingham) |
| MINIMUM LOT AREA | 6000 SF | 830 AC |
| FRONTAGE | 50 Feet | 1261 Feet |
| FRONT YARD SETBACK | 25 Feet (Or: 50 Feet (M-1)) | 250 Feet |
| SIDE YARD SETBACK | 15 Feet | 25 Feet |
| FLOOR AREA RATIO | 0.32 | 0.03 ² |
| MAXIMUM BUILDING HEIGHT | 6 Stories (60 Feet) | 6 Stories (70 Feet) |
| MAXIMUM OFFICE WORKSPACE | N/A | N/A |
| MAXIMUM LANDSCAPED OPEN SPACE SURFACE AREA | 20% | 27% |
| MAXIMUM DESIRABLE OPEN SPACE ³ | 35,000 SF ² | 48,347 SF |
| MAXIMUM LOT COVERAGE | 35% | 9.36 (33,966 SF) |

¹ REQUIREMENTS LISTED ARE FOR BUSINESS (B) DISTRICT FOR NON-RESIDENTIAL USES.
² MINIMUM USABLE OPEN SPACE REQUIREMENTS PER MIXED USE SPECIAL REGULATIONS SECTION V.3.2.2 OF FRAMMINGHAM ZONING BY-LAW, 200 SF OF OPEN SPACE PER UNIT REQUIRED, 175 UNITS PROPOSED X 200 SF/UNIT = 35,000 SF
³ PER SPECIAL PERMIT
⁴ EXCEPTS AREA OUTSIDE OF LOT OR WORK
⁵ BI-CYCLE SPACES BASED ON THE TOTAL GROSS SQUARE FOOTAGE EXCLUDING RESIDENTIAL UNITS
⁶ BI-CYCLE SPACES BASED ON THE TOTAL GROSS SQUARE FOOTAGE EXCLUDING RESIDENTIAL UNITS DIVIDED BY THE TOTAL PROJECT SITE AREA (12.8 ACRES)

APPROVED BY:
 FRAMMINGHAM PLANNING BOARD

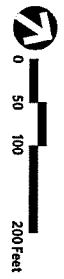
Architecture
 Cube 3 Studio LLC
 350 Merrimack Street
 Building 5, Floor 3
 Lawrence, MA 01843
 978.989.9900





Notes

1. PROPERTY BOUNDARIES IMPORTED FROM MASS GIS DATA LAYERS.
2. PROPERTY INFORMATION FROM CITY OF FRAMINGHAM AND TOWN OF NATICK ASSESSOR'S ONLINE DATABASE.
3. ZONING BOUNDARIES APPROXIMATED USING CITY OF FRAMINGHAM ZONING MAP REVISED NOVEMBER 5, 2015, AND TOWN OF NATICK ZONING MAP REVISED DECEMBER 31, 2015.



APPROVED BY: _____
 FRAMINGHAM PLANNING BOARD

 DATE: _____

19 Flutie Pass Development

19 Flutie Pass, Framingham, MA
 1391 Worcester Street, Natick, MA

| No. | Revision | Date | By | App'd |
|-----|----------|---------|----|-------|
| 1 | | 1/10/19 | | |

Local Approvals - January 10, 2019
 Not Approved for Construction

Abutters' Plan



C-2
 Sheet 2 of 13
 Project Number: 12642.00