

CONCEPTUAL UNIT MIX & BUILDING SUMMARY

TAURUS
NOVO RIVERSIDE COMMONS, CONCORD, MA
CONCEPTUAL UNIT MIX & BUILDING SUMMARY - 294 BAKER AVE.

| UNIT TYPE | DESCRIPTION | BEDS/UNIT | UNIT NRSF | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | UNIT TYPE | TOTAL UNITS | TOTAL BEDS | UNIT MIX |
|---------------|--------------|-------------------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|------------|--------------|
| A1 | 1 Bed/1 Bath | 1 | 640 | 6 | 6 | 2 | 2 | 2 | A1 | 18 | 18 | 21.7% |
| A1 A | 1 Bed/1 Bath | 1 | 605 | 0 | 0 | 4 | 4 | 4 | A1 A | 12 | 12 | 14.5% |
| Totals | | Average SF | 626 | 6 | 6 | 6 | 6 | 6 | | 30 | 30 | 36.1% |
| B1 | 2 Bed/2 Bath | 2 | 860 | 1 | 0 | 0 | 0 | 1 | B1 | 2 | 4 | 2.4% |
| B1 A | 2 Bed/2 Bath | 2 | 825 | 0 | 1 | 1 | 1 | 0 | B1 A | 3 | 6 | 3.6% |
| B2 | 2 Bed/2 Bath | 2 | 900 | 1 | 0 | 0 | 0 | 1 | B2 | 2 | 4 | 2.4% |
| B2 A | 2 Bed/2 Bath | 2 | 965 | 0 | 1 | 1 | 1 | 0 | B2 A | 3 | 6 | 3.6% |
| B3 | 2 Bed/2 Bath | 2 | 900 | 1 | 0 | 0 | 0 | 0 | B3 | 1 | 2 | 1.2% |
| B3 A | 2 Bed/2 Bath | 2 | 880 | 0 | 1 | 1 | 1 | 1 | B3.5 | 4 | 8 | 4.8% |
| B4 | 2 Bed/2 Bath | 2 | 930 | 0 | 1 | 1 | 1 | 1 | B4 | 4 | 8 | 4.8% |
| B5 | 2 Bed/2 Bath | 2 | 970 | 4 | 4 | 4 | 4 | 4 | B5 | 20 | 40 | 24.1% |
| B6 | 2 Bed/2 Bath | 2 | 1,005 | 1 | 1 | 1 | 1 | 1 | B6 | 5 | 10 | 6.0% |
| Totals | | Average SF | 942 | 8 | 9 | 9 | 9 | 9 | | 44 | 88 | 53.0% |
| C1 | 3 Bed/2 Bath | 3 | 1,200 | 1 | 1 | 1 | 1 | 1 | C1 | 5 | 15 | 6.0% |
| C2 | 3 Bed/2 Bath | 3 | 1,175 | 0 | 1 | 1 | 1 | 1 | C2 | 4 | 12 | 4.8% |
| Totals | | Average SF | 1,189 | 1 | 2 | 2 | 2 | 2 | | 9 | 27 | 10.8% |
| TOTALS | | Average SF | 855 | 15 | 17 | 17 | 17 | 17 | | 83 | 145 | 100% |

| PROGRAM | PROGRAM AREA (SF): | BASEMENT PODIUM LEVEL -2 | BASEMENT PODIUM LEVEL -1 | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | TOTAL AREA (SF) |
|---------------------------|--------------------|--------------------------|--------------------------|---------------|---------------|---------------|---------------|---------------|-----------------|
| RESIDENTIAL | | 0 | 0 | 15,280 | 17,610 | 17,490 | 17,490 | 17,550 | 85,420 |
| AMENITY/LOBBY | | 0 | 0 | 2,515 | 0 | 0 | 0 | 0 | 2,515 |
| BUILDING SUPPORT | | 0 | 875 | 80 | 80 | 80 | 80 | 80 | 1,275 |
| STAIR/ELEVATOR/TRASH CORE | | 0 | 1,045 | 790 | 790 | 790 | 790 | 790 | 4,995 |
| PARKING | | 0 | 19,380 | 0 | 0 | 0 | 0 | 0 | 19,380 |
| TOTALS | | 0 | 21,300 | 18,665 | 18,480 | 18,360 | 18,360 | 18,420 | 113,585 |

| PARKING | |
|----------------------|-----------|
| BASEMENT PODIUM | 40 |
| TOTAL PARKING | 40 |

NOVO Riverside Commons
 292 & 294 BAKER AVE.
 CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

PEL SUBMISSION
 NOT FOR CONSTRUCTION

drawing by: OR, AG
 drawing checked by: SP / MOL
 drawing scale:
 drawing date: 22 MAY 2023
 project number: 20116.00

| No. | Description | Date |
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294 Baker Unit Mix

A2-000

