

**Building 1** – closest to Main Street, fronting the “Town Green”

6,000 GSF – 60’x100’ footprint – Assume net usable space at 80% of gross (4,800 SF)

First floor is retail – subdivided as necessary

2nd and 3<sup>rd</sup> floors are residential – 5 units per floor (1,200 SF gross, 960 SF net)

**Building 2** – middle building roughly across from the library

6,000 GSF – 60’x100’ footprint – Assume net usable space at 80% of gross (4,800 SF)

All three floors are residential – 5 units per floor (1,200 SF gross, 960 SF net)

*Option: First floor is retail (same as Building 1)*

**Building 3** – Townhouses at east end of parcel

4,500 GSF – 45’x100’ footprint – Assume net usable at 80% of gross (3,600 SF)

Three floors of stacked flats – 4 units per floor (1,125 SF gross, 900 SF net)

*Option: 4 two-level duplex units (all circulation is internal – gross equals net) 2,250 SF*

*Option: 4 two-level duplex units over 4 flats – areas save as above*

*Option: 4 two-level duplex units with garage on first floor*



125 Front Street Study  
Ashland, Massachusetts

**Mixed Use Option 3.0**

Von Grossmann & Company  
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