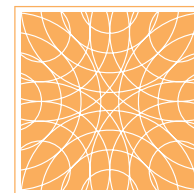


# 119 MORSE STREET | FOXBOROUGH

PRELIMINARY SITE AND ARCHITECTURE PACKAGE

JULY 19, 2021



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

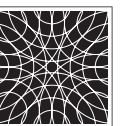


# 119 MORSE STREET | FOXBOROUGH

EXISTING CONDITIONS - AERIAL




JULY 19, 2021

SCALE: 1"=80'-0"







PROGRAM	
	(40) Stacked Flats (2 Stories) (20) Lower Flats: 1,471 sf (5) of which are Affordable * (2) of which are Accessible * (20) Upper Flats: 1,653 sf (5) of which are Affordable *
	(10) Duplex Cottages (2 Stories): 1,946 sf (3) of which are Affordable * (1) of which is Accessible *
	(2) Existing Building Units (2.5 Stories)
<b>(52) Total Units</b>	
PARKING	
(100) Flat/Cottage Spaces: 1 garage & 1 driveway space/du (4) Existing Building Unit Spaces: 2 surface spaces/du (10) Visitor Spaces: 10 surface spaces	
<b>(114) Total Parking Spaces</b>	

# 119 MORSE STREET | FOXBOROUGH

PRELIMINARY SITE PLAN

JULY 19, 2021

SCALE: 1"=80'-0"



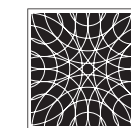


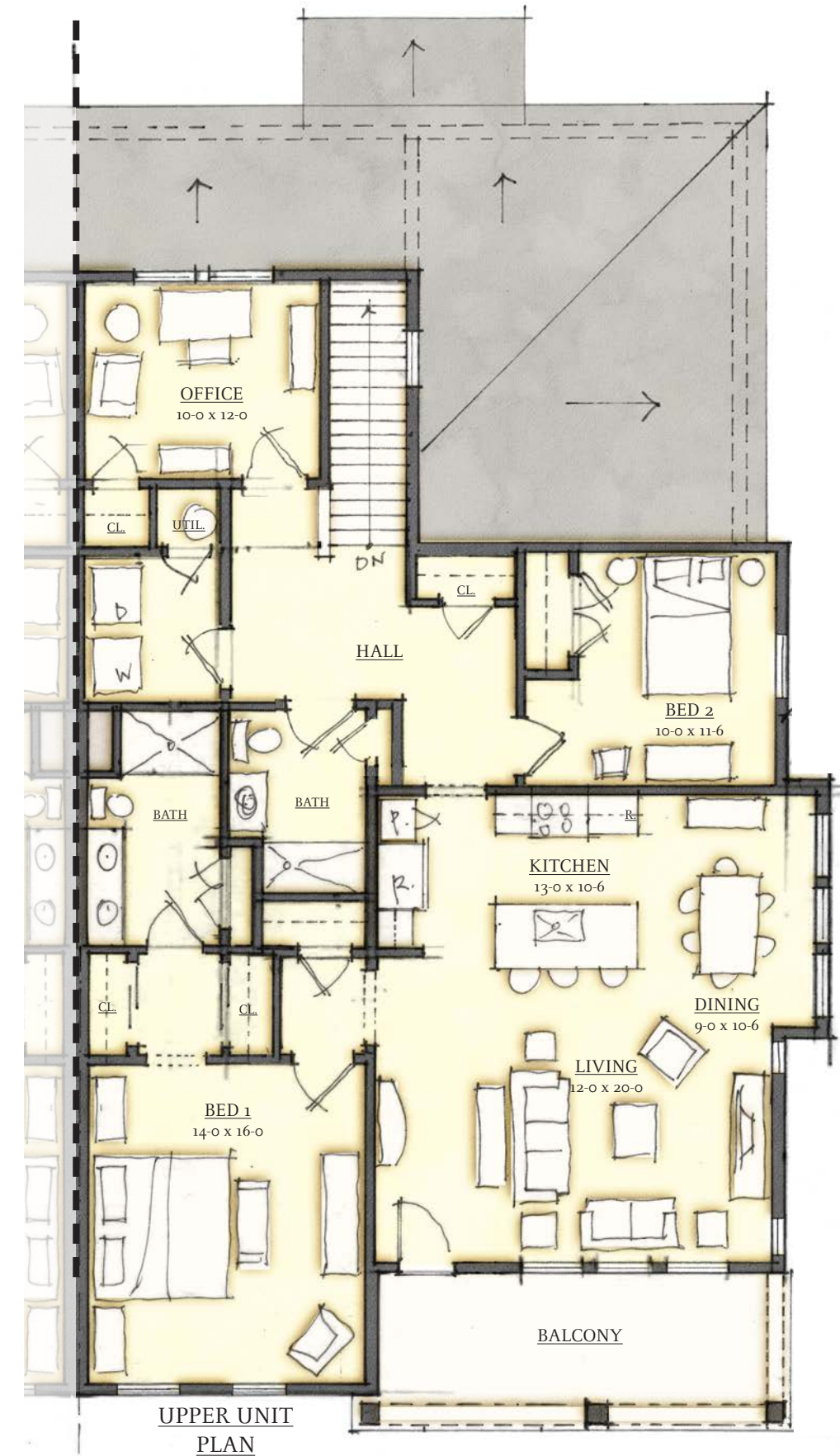
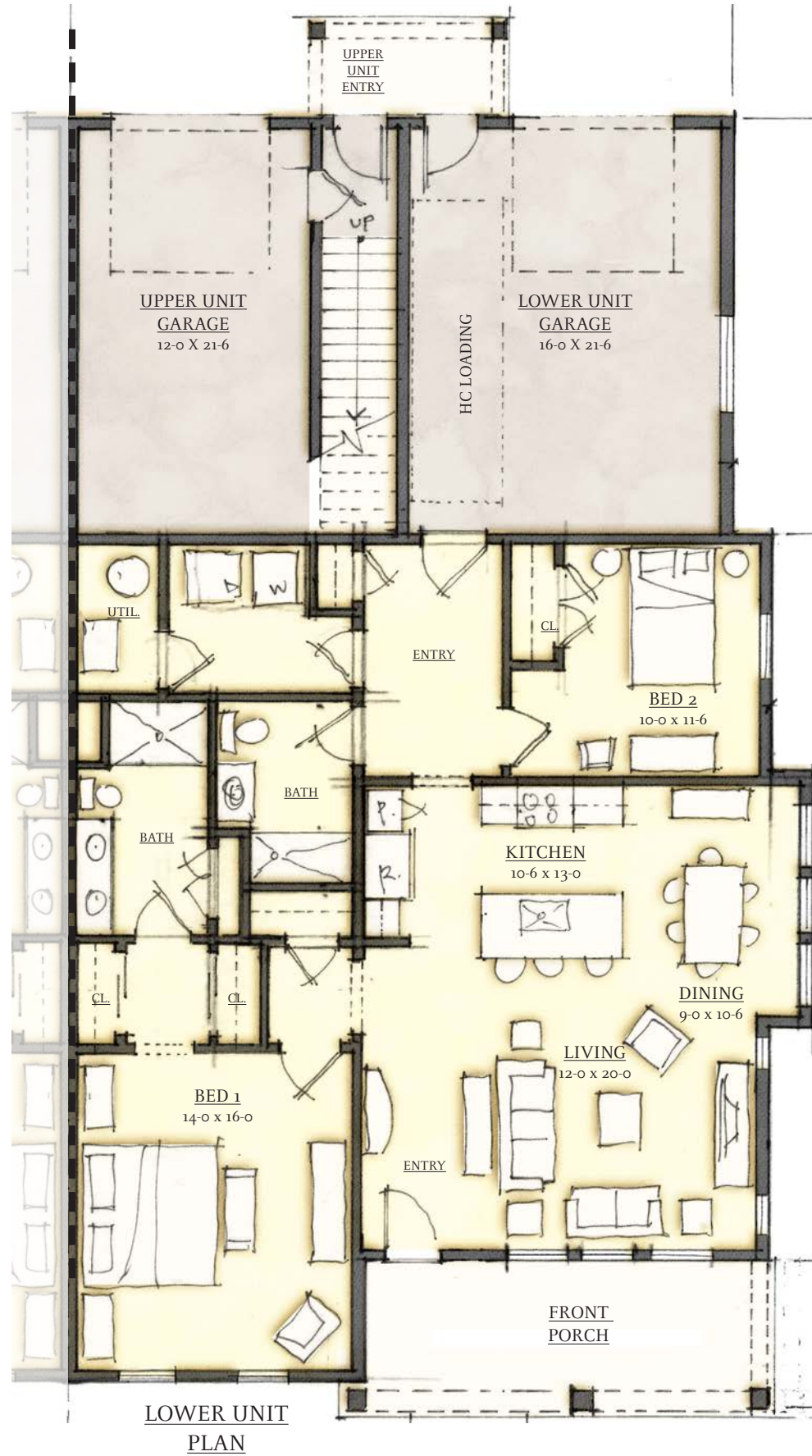
# 119 MORSE STREET | FOXBOROUGH

PERSPECTIVE VIEW

JULY 19, 2021

NOT TO SCALE





**STACKED FLATS:**  
**2BR/2 BATH**

**LOWER UNIT**  
1,471 sf Heated  
357 sf Garage  
150 sf Porch

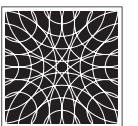
**UPPER UNIT**  
1,653 sf Heated  
252 sf Garage  
150 sf Balcony

# 119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - STACKED FLATS

JULY 19, 2021

SCALE: 1/8"=1'-0"





FRONT ELEVATION



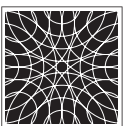
SIDE ELEVATION

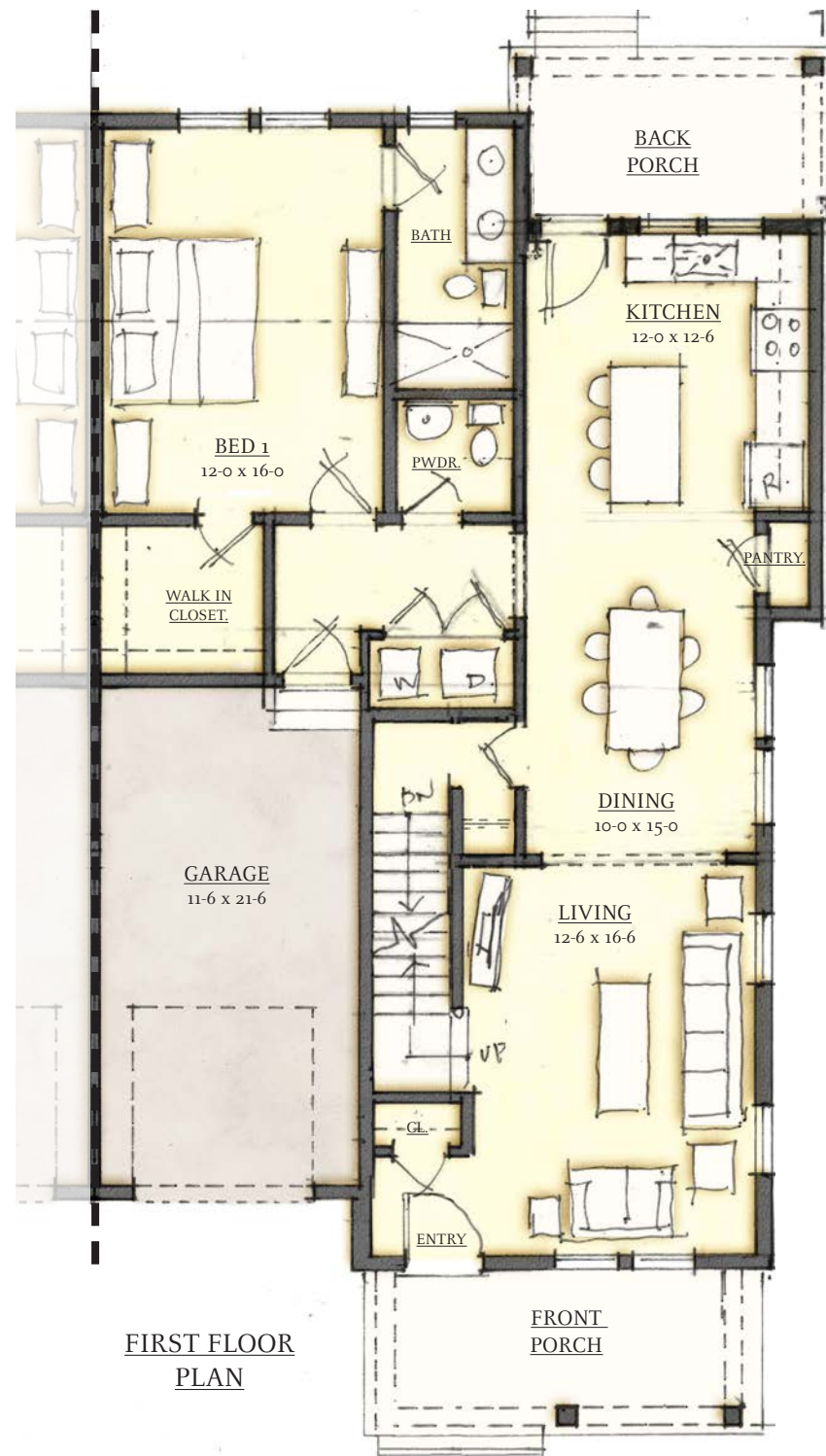
# 119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - STACKED FLATS

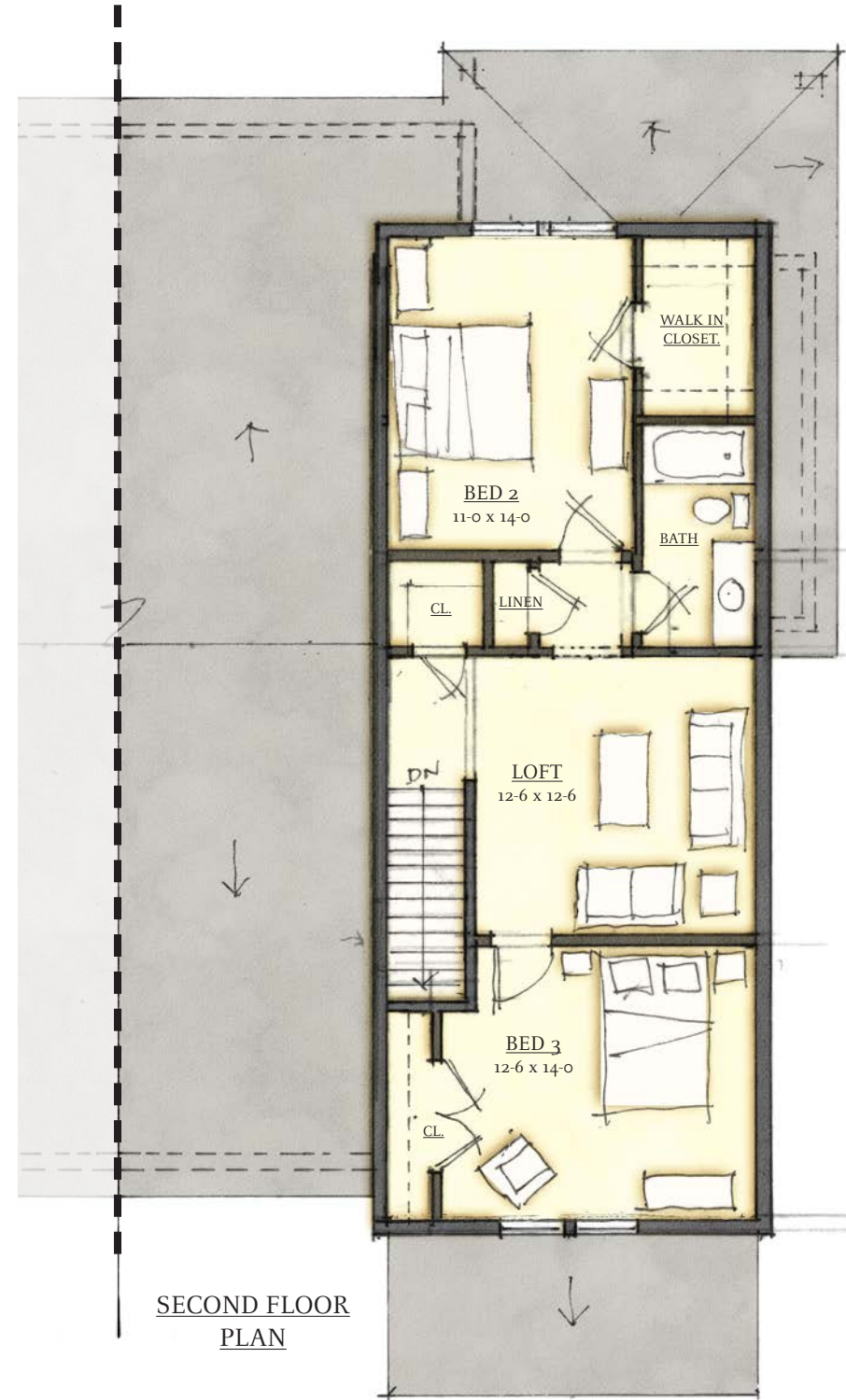
JULY 19, 2021

SCALE: 1/8"=1'-0"





FIRST FLOOR PLAN



SECOND FLOOR PLAN

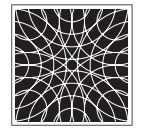
**COTTAGES:**  
3 BR/2.5BATH  
 1,946 sf Heated  
 1,136 sf Basement  
 264 sf Garage  
 207 sf Porch

# 119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - COTTAGES

JULY 19, 2021

SCALE: 1/8"=1'-0"







FRONT ELEVATION



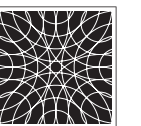
SIDE ELEVATION

# 119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - COTTAGES

JULY 19, 2021

SCALE: 1/8"=1'-0"





Existing House

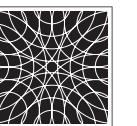


This central green at Concord Riverwalk represents the scale and character of the central and pocket greens being proposing for the Morse Street neighborhood. Unit entries and porches front onto this shared amenity helping create a strong sense of community.

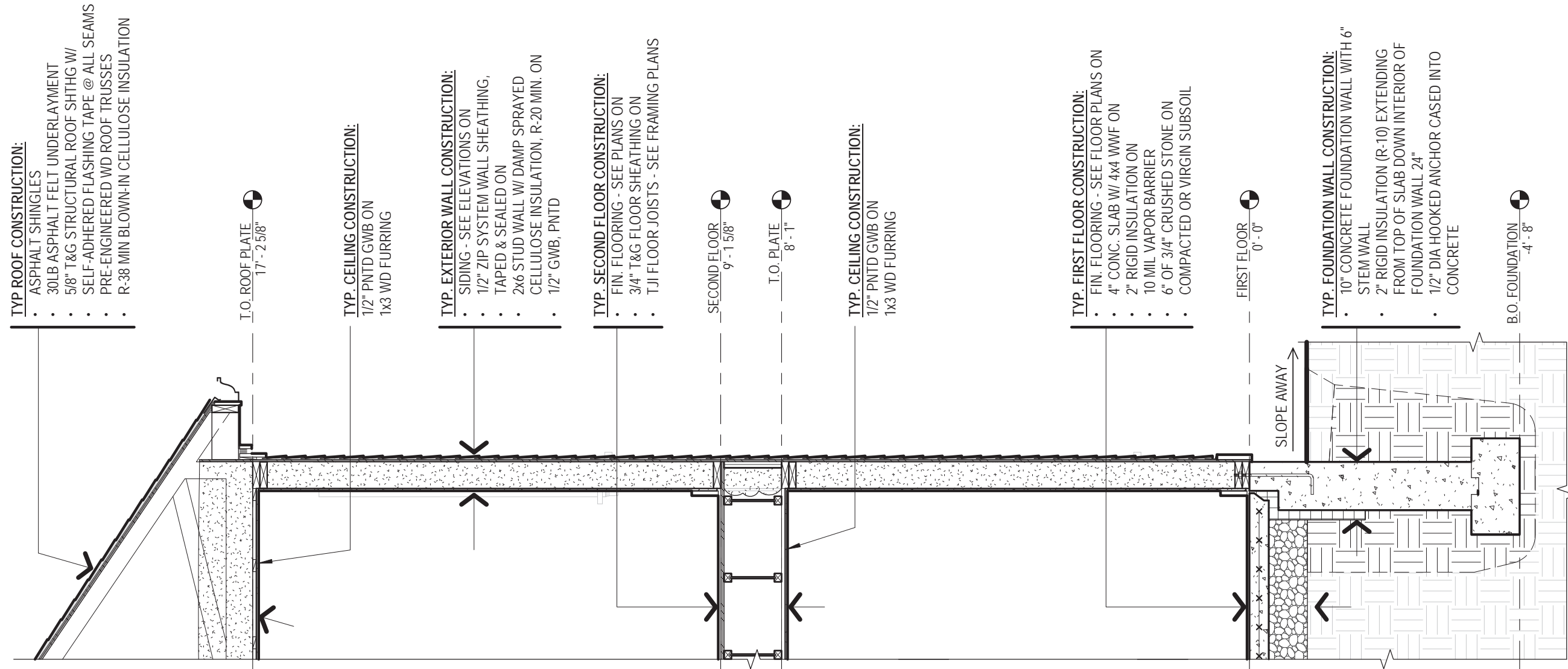
# 119 MORSE STREET | FOXBOROUGH

EXISTING HOUSE, AND CENTRAL GREEN PRECEDENT

JULY 19, 2021



As with this sample wall section, the Morse Street units will be wood frame construction, including some combination of wood trusses, TJI floor joists, and/or dimensional lumber. This example shows a slab on grade condition, but we expect to also include poured concrete basements where feasible. Nine foot ceiling heights in lieu of eight foot as shown are also being considered.



# 119 MORSE STREET | FOXBOROUGH

TYPICAL WALL SECTION

JULY 19, 2021

NOT TO SCALE

