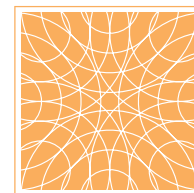


119 MORSE STREET | FOXBOROUGH

PRELIMINARY SITE AND ARCHITECTURE PACKAGE

SEPTEMBER 20, 2021



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com

140 Union Street Providence, RI 02903

t 401.272.4724 f 401.272.4825

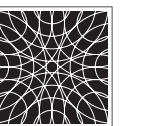


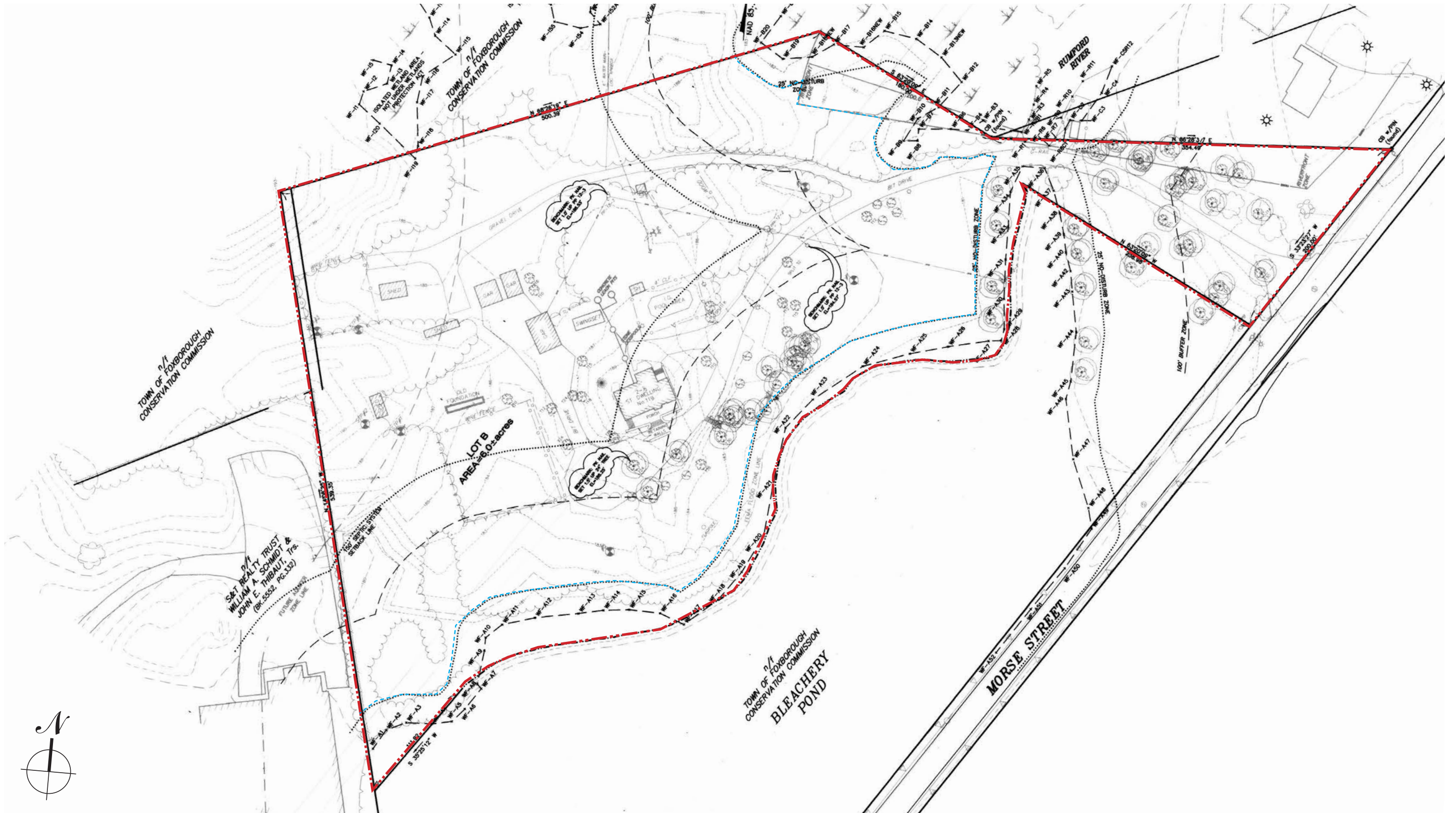
119 MORSE STREET | FOXBOROUGH

EXISTING CONDITIONS - AERIAL

SEPTEMBER 20, 2021

SCALE: 1"=80'-0"



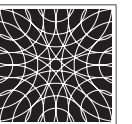


119 MORSE STREET | FOXBOROUGH




EXISTING CONDITIONS - SURVEY

SEPTEMBER 20, 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)
(52) Total Units	
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	
(114) Total Parking Spaces	

119 MORSE STREET | FOXBOROUGH

PRELIMINARY SITE PLAN

SEPTEMBER 20, 2021

SCALE: 1"=80'-0"





119 MORSE STREET | FOXBOROUGH

PERSPECTIVE VIEW

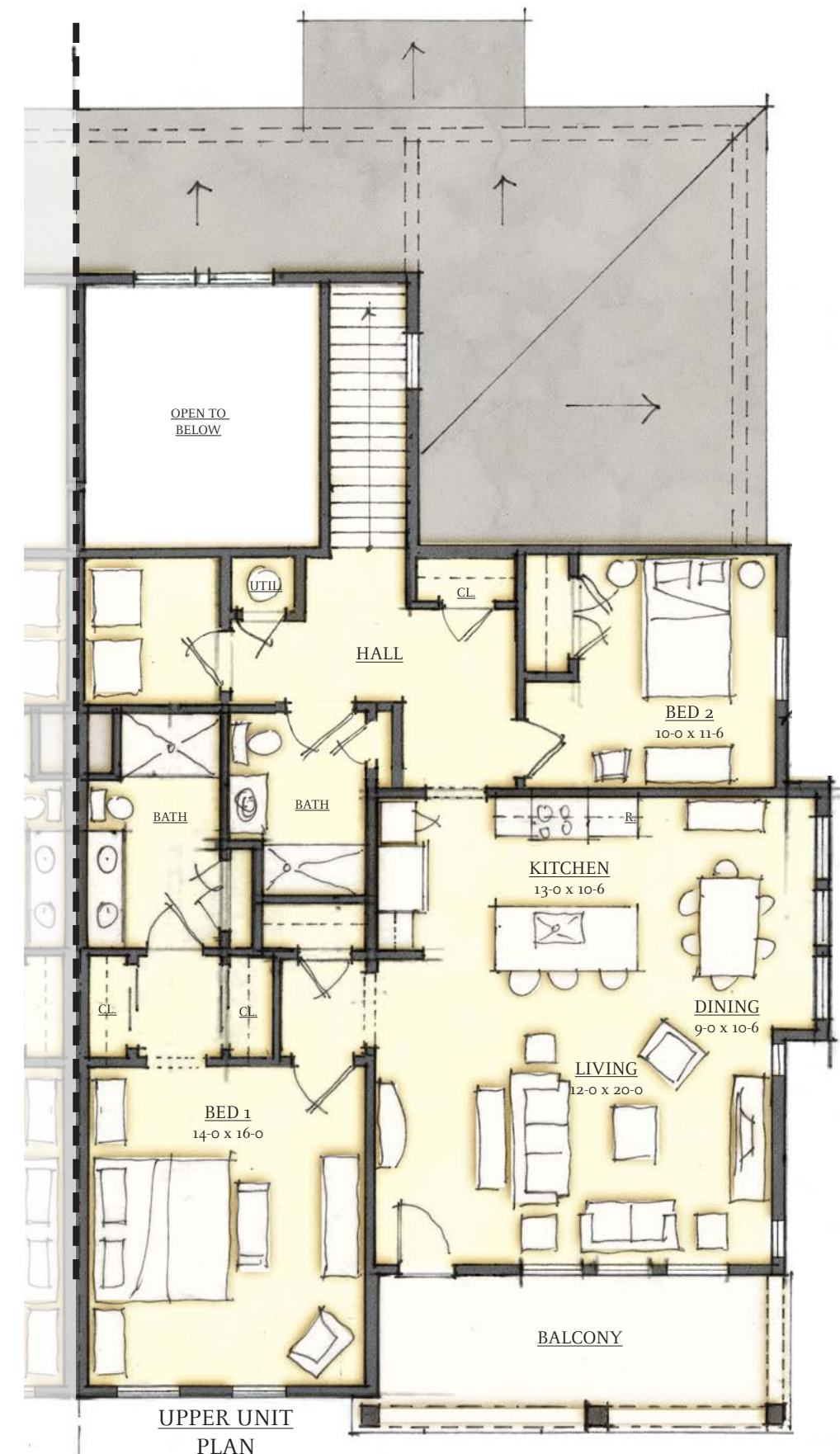
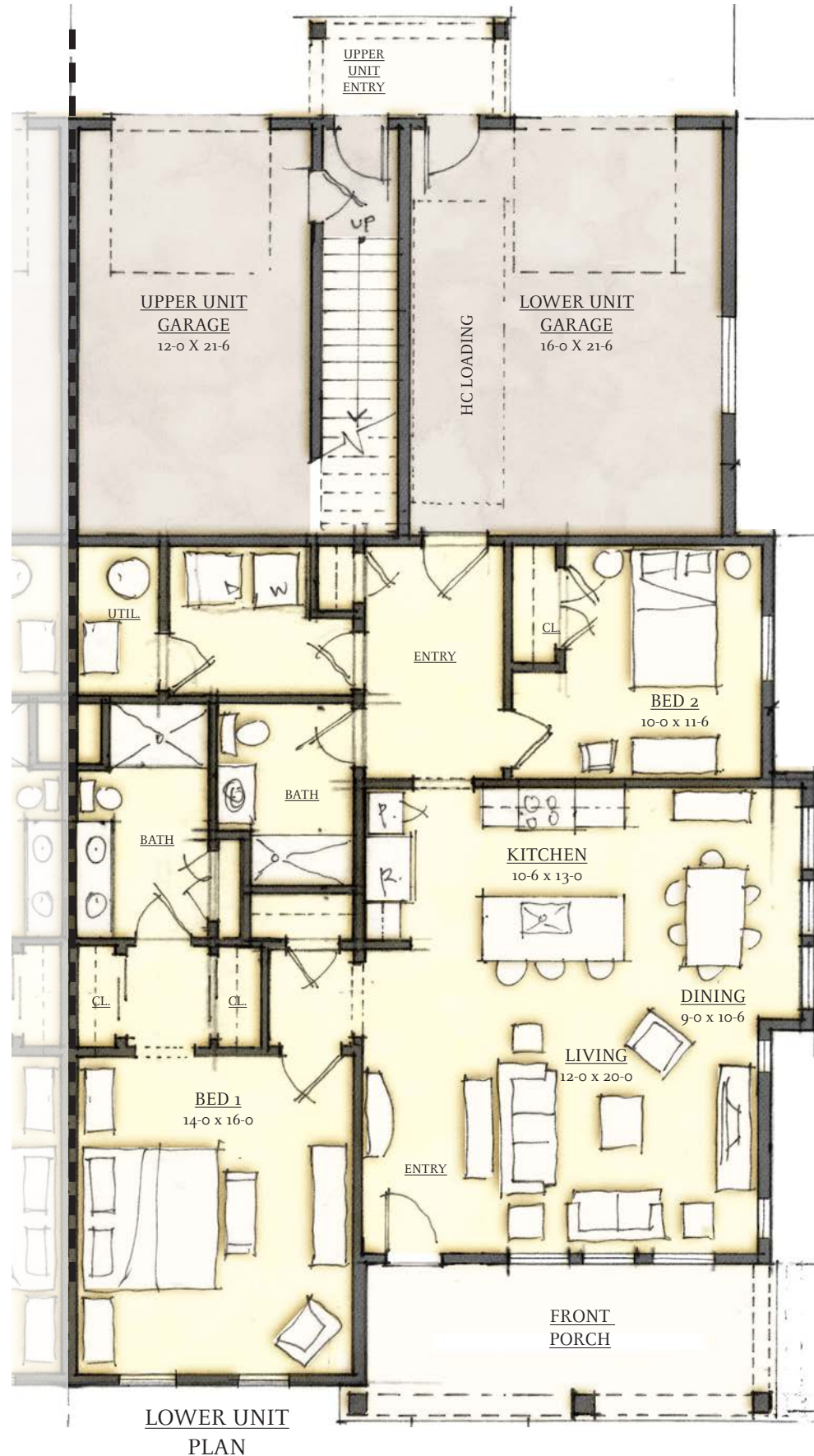
SEPTEMBER 20, 2021

NOT TO SCALE

PAGE 5



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



STACKED FLATS:
2BR/2 BATH

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

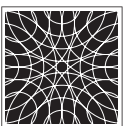
UPPER UNIT
 1,471 sf Heated
 252 sf Garage
 150 sf Balcony

119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - STACKED FLATS

SEPTEMBER 20, 2021

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





FRONT ELEVATION



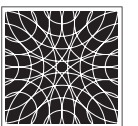
SIDE ELEVATION

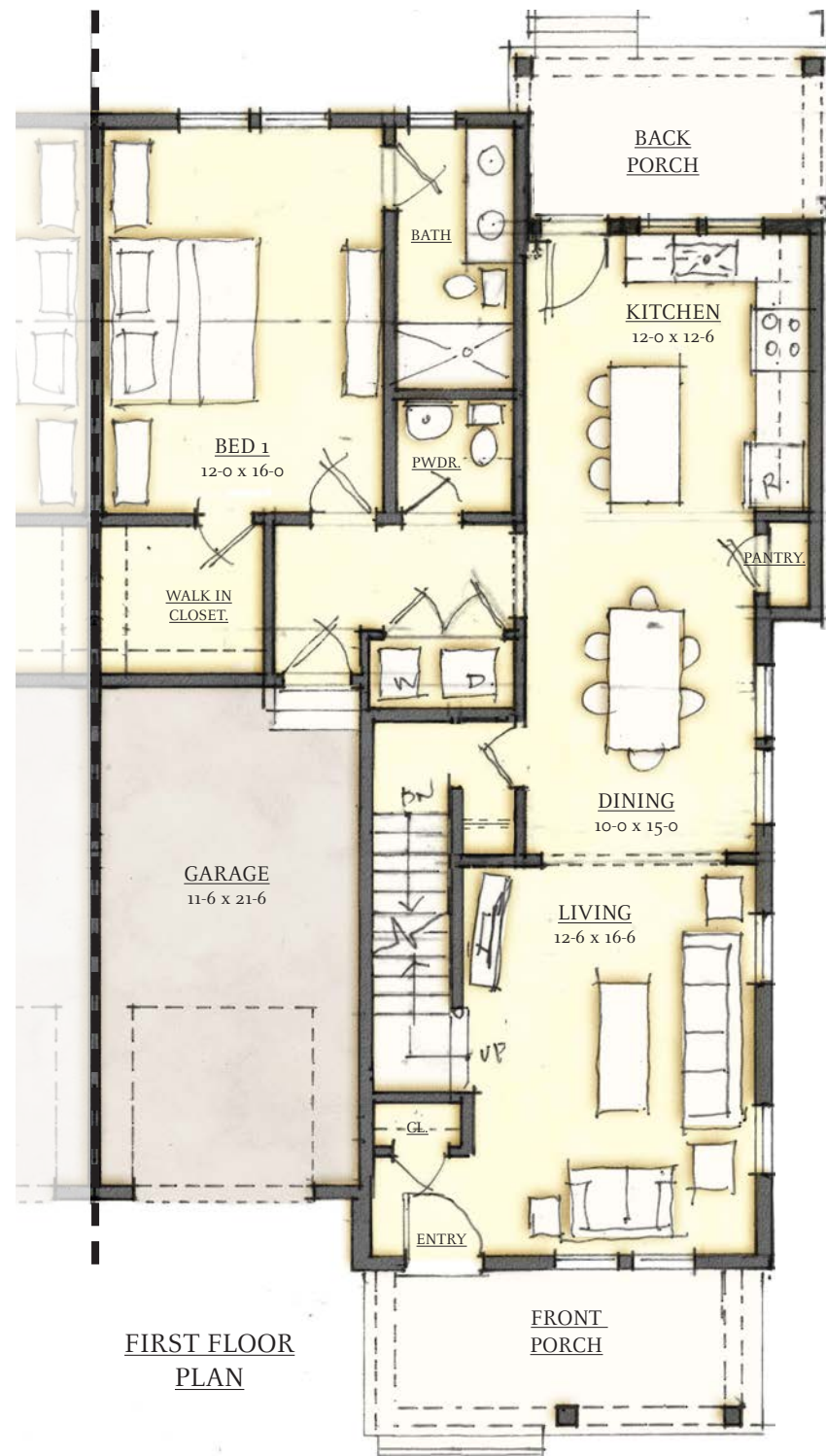
119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - STACKED FLATS

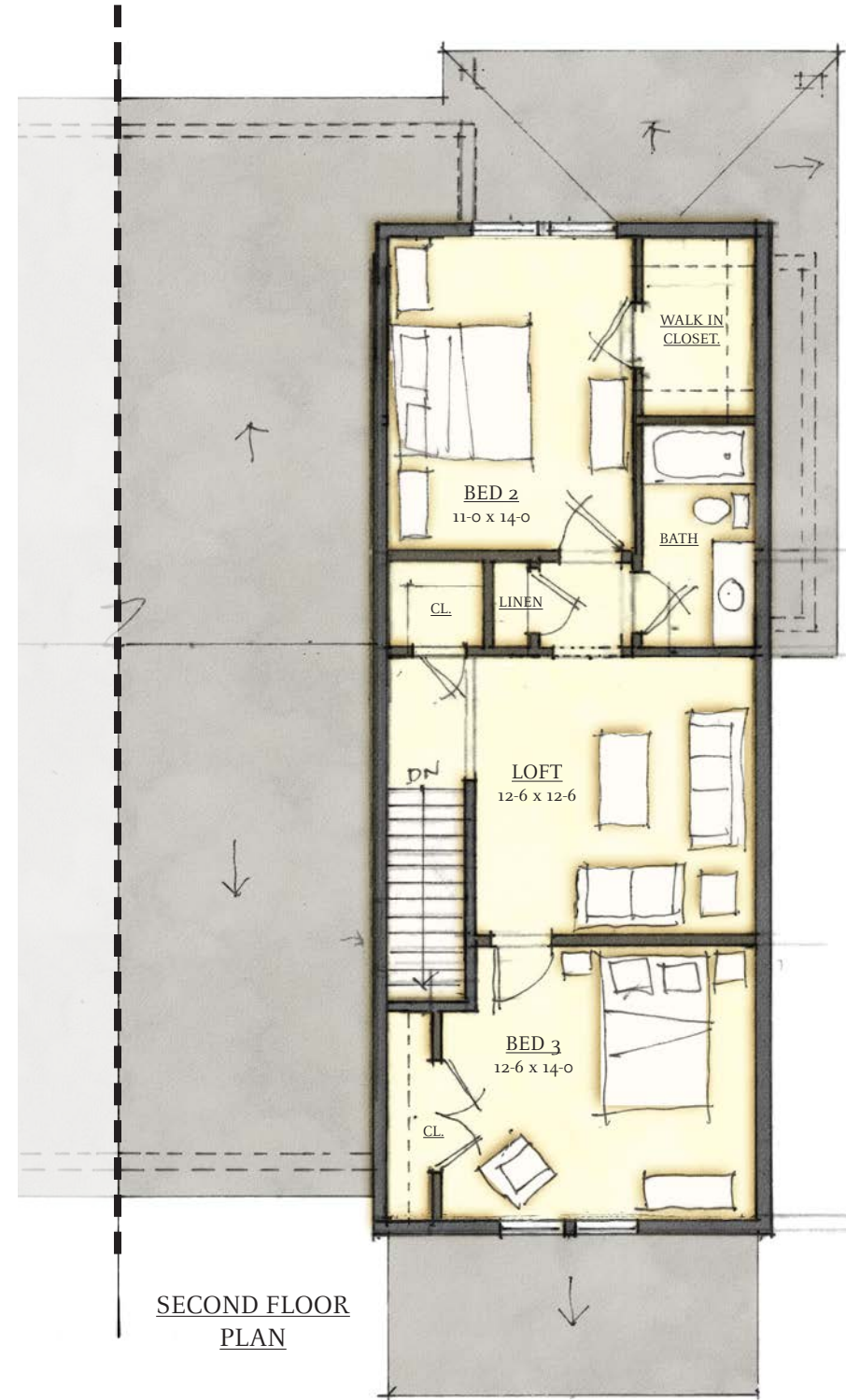
SEPTEMBER 20, 2021

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





FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - COTTAGES

SEPTEMBER 20, 2021

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





FRONT ELEVATION



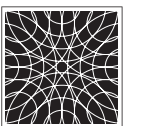
SIDE ELEVATION

119 MORSE STREET | FOXBOROUGH

PRELIMINARY ARCHITECTURE - COTTAGES

SEPTEMBER 20, 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.

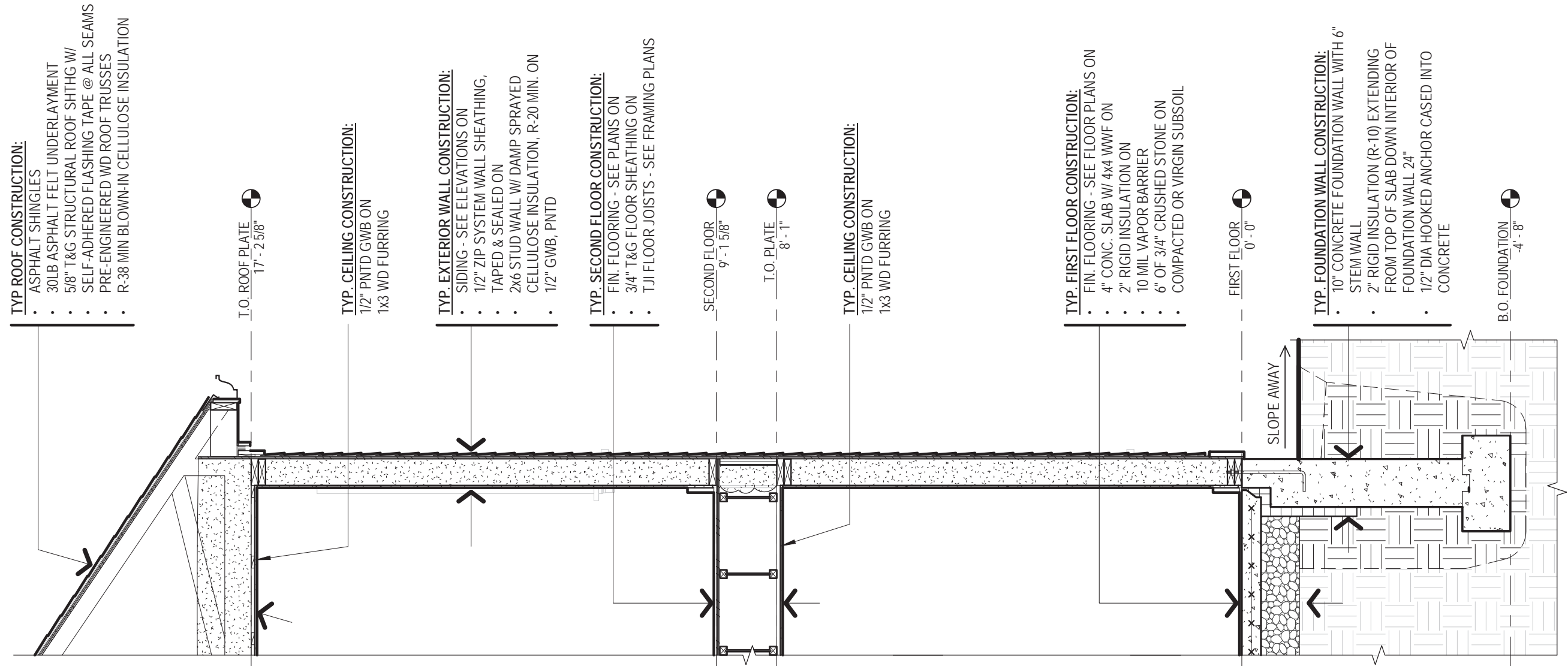
119 MORSE STREET | FOXBOROUGH

EXISTING HOUSE, AND CENTRAL GREEN PRECEDENT

SEPTEMBER 20, 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

SEPTEMBER 20, 2021

NOT TO SCALE

