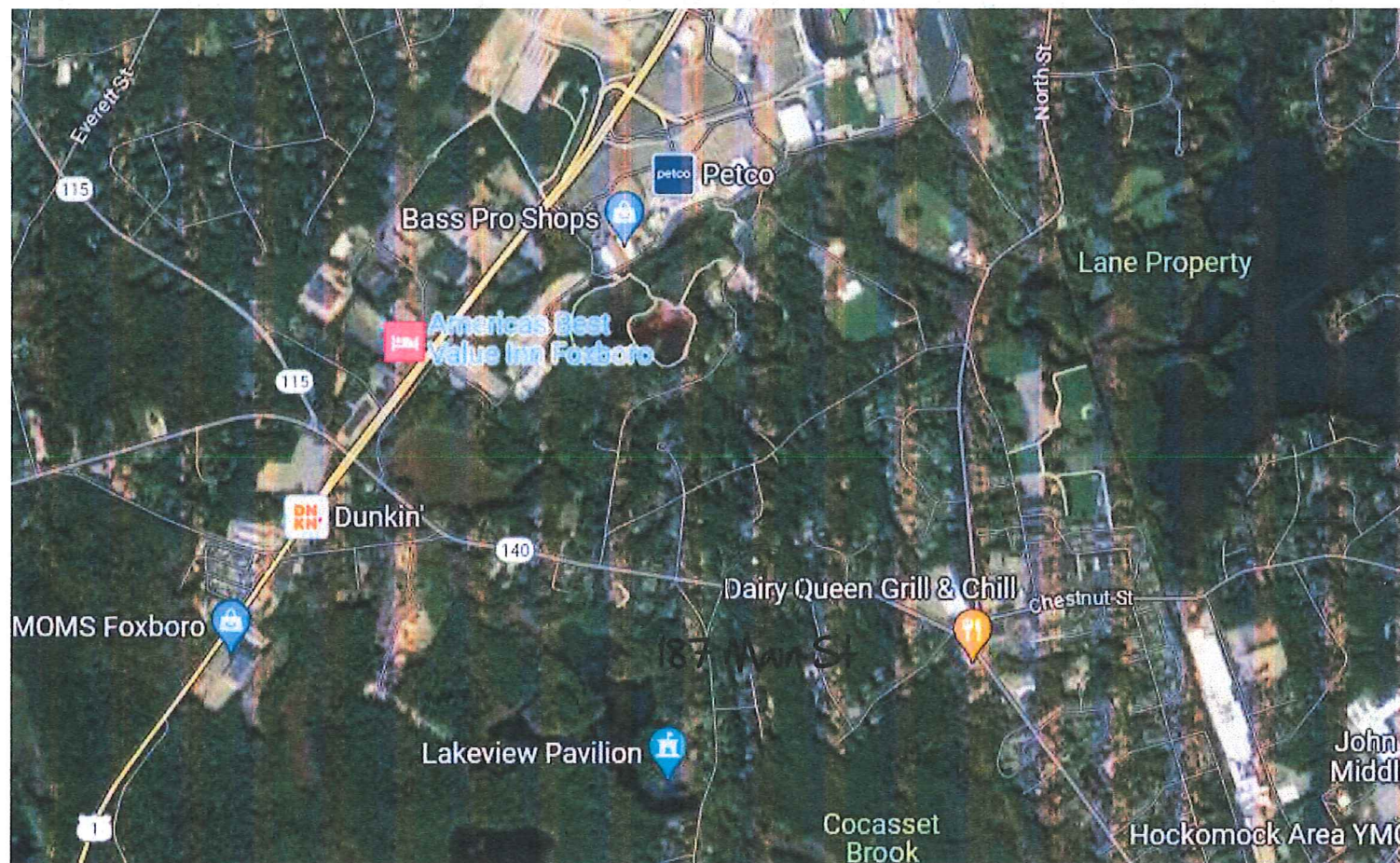
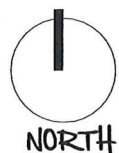
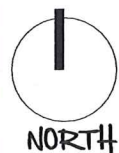




Locus Map NTS



Location Map NTS



**PROJECT SUMMARY FOR 187 MAIN STREET**

THIS PROJECT IS THE CONSTRUCTION OF A NEW SINGLE FAMILY DETACHED DWELLING. THE EXISTING SINGLE STOREY STRUCTURE WAS REMOVED WITHIN THE PAST TWO YEARS. THE NEW DWELLING WILL BE SINGLE STOREY WITH A BUILDING FOOTPRINT OF APPROXIMATELY 2,600 SQ FT WITH A PARTIAL FINISHED BASEMENT AND CRAWLSPACE. HEIGHT OF THE BUILDING TO BE 20'.

THE DWELLING WILL HOUSE A TOTAL OF FIVE WHEEL-CHAIR BOUND RESIDENTS WHO RECEIVE CUSTODIAL CARE IN A NON-INSTITUTIONAL ENVIRONMENT.

THE BUILDING CODE USE GROUP (MA AMENDMENT OF 310.5.1) IS USE GROUP R-3, CARE FACILITIES FOR 5 OR FEWER OCCUPANTS RECEIVING CARE WITHIN A SINGLE FAMILY DWELLING. A R-3 USE ALLOWS FOR THE USE OF THE IRC AS THE APPLICABLE BUILDING CODE, PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED THAT MEETS THE REQUIREMENTS OF IBC 903.3.1.2 OR IRC P2094.

**FOXBOURGH ZONING SUMMARY 187 MAIN STREET**

MAP 053 PARCEL 053

THE PROPOSED NEW SINGLE FAMILY DWELLING IS LOCATED IN A R-40 SINGLE FAMILY DWELLING DISTRICT. THE PROPOSED OCCUPANTS USE WHEEL CHAIRS AND REQUIRE NON-CUSTODIAL CARE.

THE PROPOSED USE AS A INDEPENDENT LIVING HOME IS CONSIDERED AN INSTITUTIONAL USE AS PER SECTION 3.1.6 TABLE 3-1 SECTION F:

All land and buildings for housing people suffering from physical limitations, including, among others, hospitals, sanitariums, infirmaries, orphanages, and institutions licensed by the Commonwealth of Massachusetts.

THE PROJECT WILL REQUIRE A SPECIAL PERMIT FROM THE BOARD OF APPEALS.

SECTION 4.1.1 TABLE 4-1 DIMENSIONAL REGULATIONS REQUIRED SETBACKS:  
 FRONT:35 FT REAR:30 FT SIDE:15' FT FRONTAGE: 200' MIN LOT SIZE 40,000 SQ FT  
 MAX BUILDING HEIGHT: 35' NEW DWELLING UNIT TO BE 20' HIGH

NOTE THAT THE EXISTING PLOT IS 32, 730 SQ FT.

PRIVATE DRIVEWAY AND 7 PARKING SPACES PROVIDED ON SITE.

SEE SITE PLAN BY GLOSSA ENGINEERING FOR ADDITIONAL DETAILS.

**List of Drawings**

- C1 Project Location / Project Description
- A1 Basement Plan
- A2 First Floor Plan
- A3 Roof Plan
- A4 Street Elevation
- A5 East Elevation
- A6 Rear Elevation
- A7 West Elevation



Board of Appeals  
 U  
 07/28/23

Foxborough House  
 187 Main Street  
 FOXBOROUGH MA  
 Client/Owner: Michael Fish

Special Permit Application  
 Proposed Elevation

Intent Architects  
 Robyn Parker 781-439-3901  
 9 Berkeley St Reading MA  
 rparker@intentarchitects.com





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPS PREPARED BY SOUTH SHORE DRAFTING SERVICE.

REVISED & REPRINTED BY

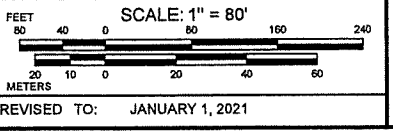
CAI Technologies  
Precision Mapping. Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561  
800.322.4540 - www.cai-tech.com

PARCEL AREA ..... Ac / sf  
 RECORD DIMENSION ..... 100'  
 SCALED DIMENSION ..... 100'  
 MATCH LINE ..... SEE SHEET No. 61  
 WATER ..... -W-

LEGEND

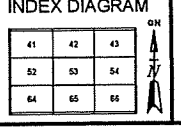
PARCEL NUMBER ..... 5  
 RIGHT OF WAY/ACCESS .....   
 COMMON OWNERSHIP ..... OR   
 WETLANDS .....



PROPERTY MAPS

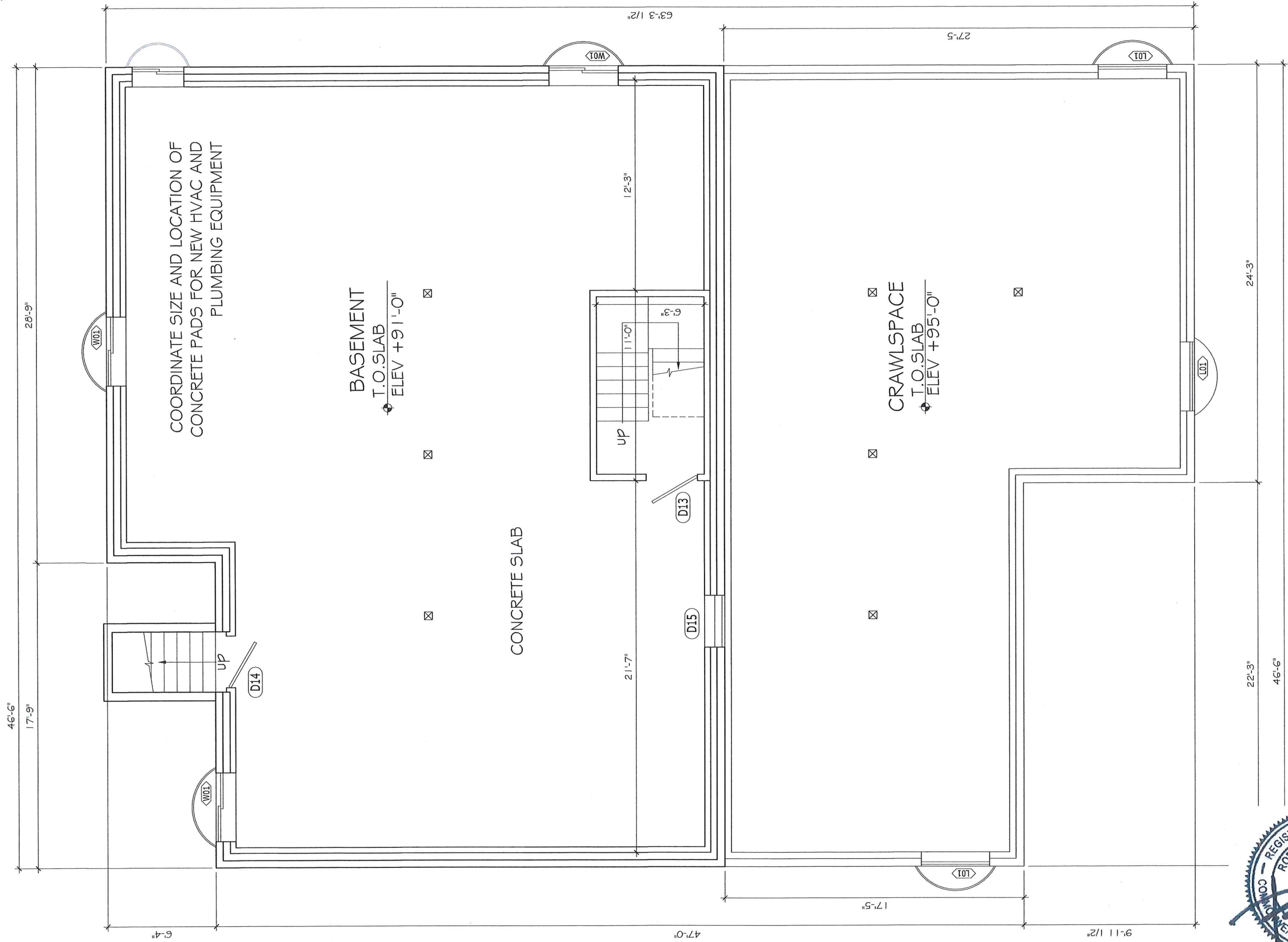
# FOXBOROUGH

MASSACHUSETTS

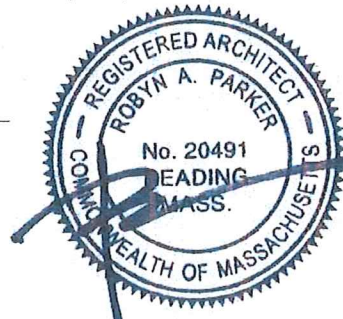


MAP NO.

# 53



**Basement Plan**  
 Scale: 3/16" = 1'-0"



**Intent Architects**

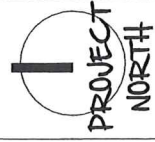
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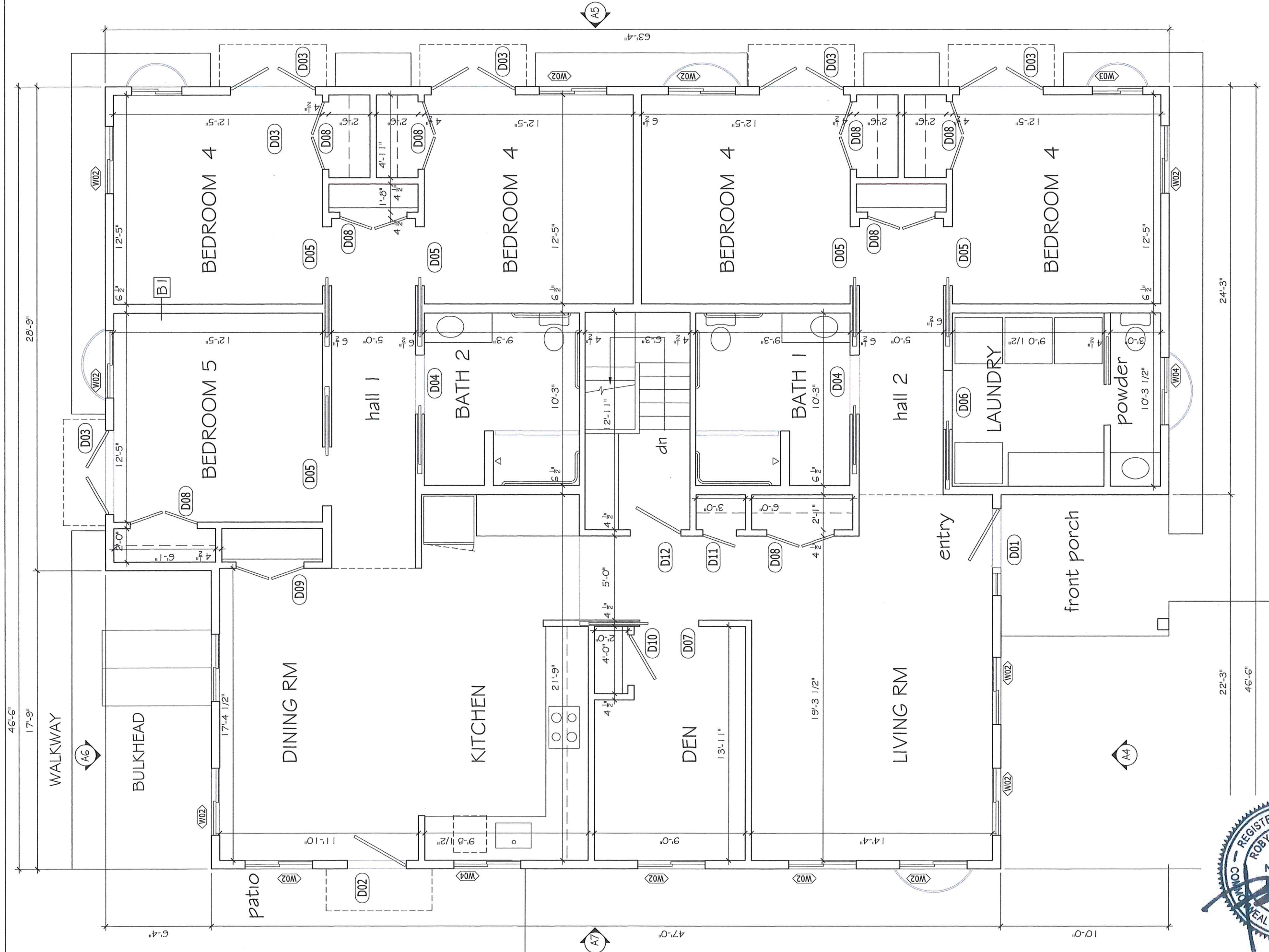
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**A1**

07/28/23



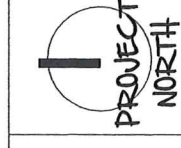
**First Floor Plan**  
 Scale: 3/16" = 1'-0"

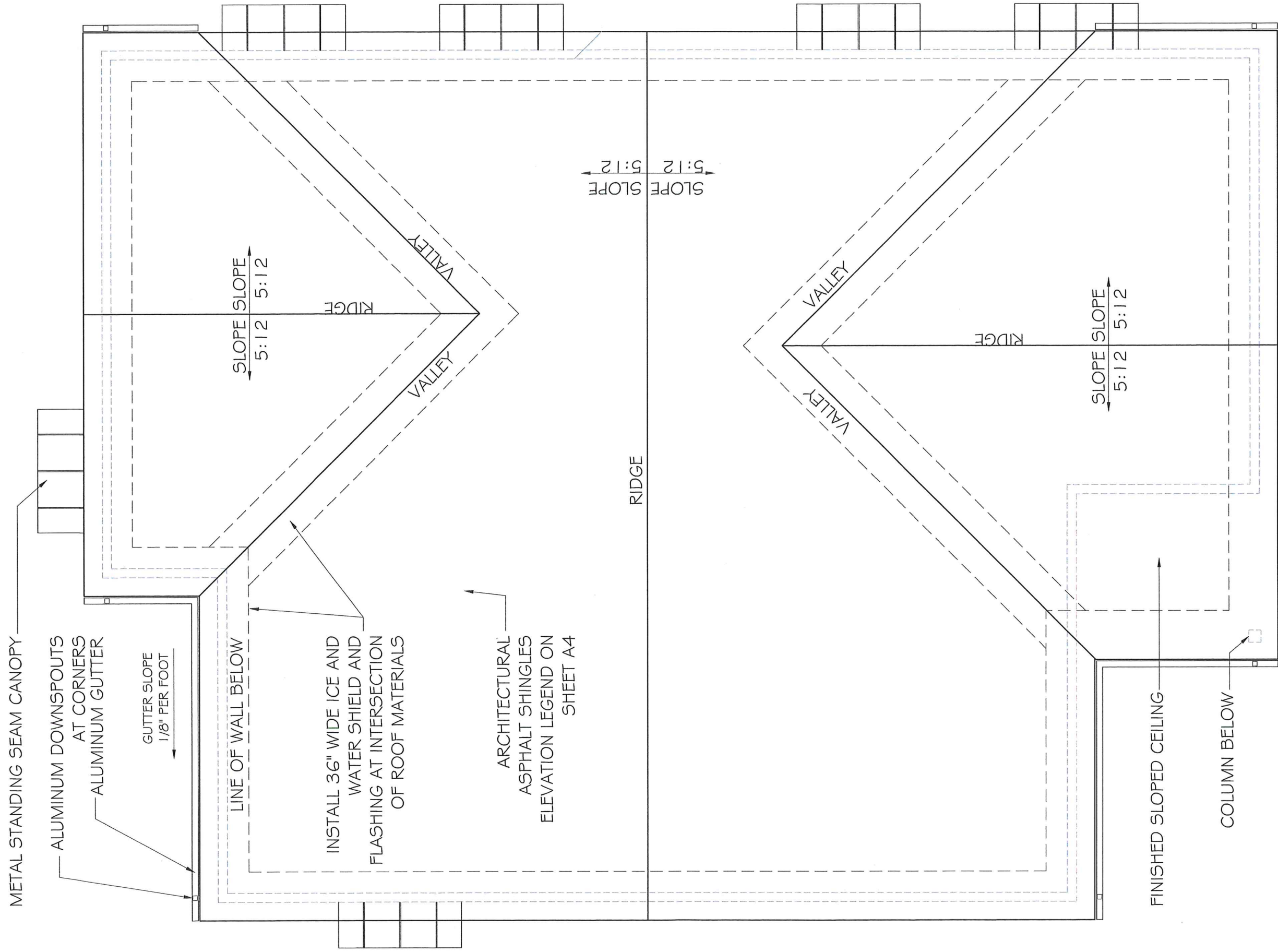


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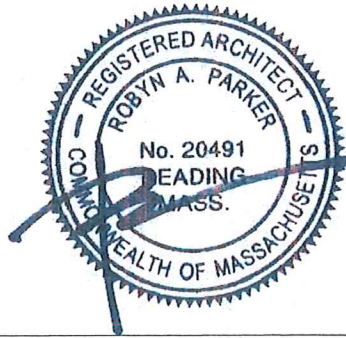
**Special Permit Application  
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**Roof Plan**  
 Scale: 3/16" = 1'-0"



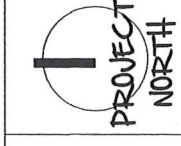
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 Proposed Floor Plan**

**Foxborough House**

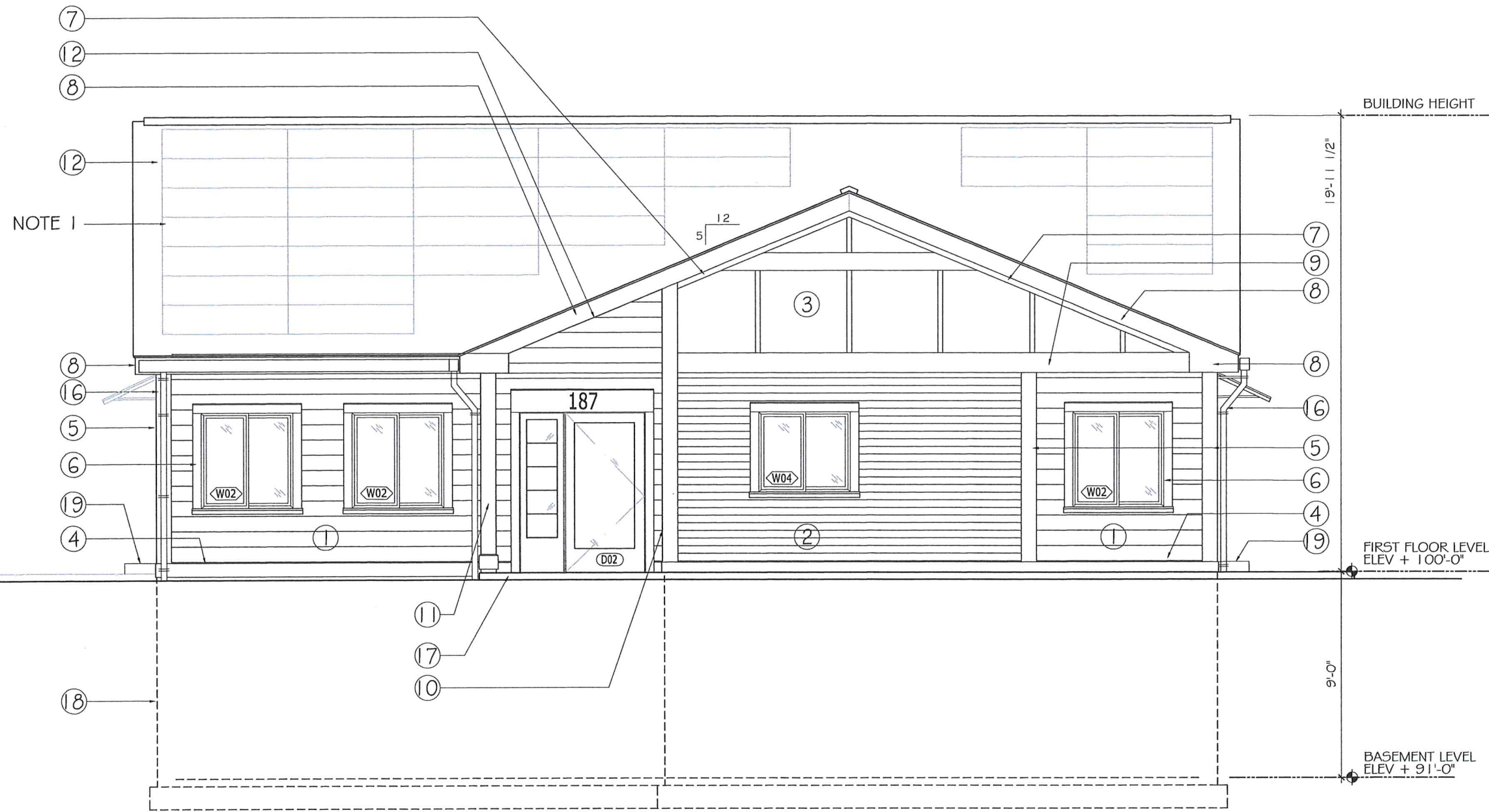
187 Main Street  
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Board of Appeals

**A3**

07/28/23



Street Elevation  
Scale: 3/16" = 1'-0"

ELEVATION LEGEND	
HARDIE PLANK LAP SIDING	
①	7" EXPOSURE. COLOR: WHITE
②	4" EXPOSURE. COLOR: BOOTHBAY BLUE
HARDIE TRIM BOARDS COLOR: WHITE	
③	WATERTABLE: 5/4 X 7.5, WITH FLASHING
HARDIE TRIM BOARDS COLOR: WHITE	
④	WATERTABLE: 5/4 X 7.5, WITH FLASHING
⑤	CORNER BOARDS: 5/4 X 7.5
⑥	WINDOW TRIM: 5/4 X 3.5 WITH SILL NOSING. 3/4 X 4.5 AT WINDOW HEAD, WITH FLASHING
⑦	FASCIA: 5/4 X 9
⑧	EAVE TRIM: 5/4 X 3
⑨	HORIZONTAL BAND: 5/4 X 11.25
⑩	INSIDE CORNER BOARDS: 5/4 X 3
⑪	6X6 COLUMNS: 5/4 X 7.25
⑫	CEILING PANEL WITH BATTENS: SMOOTH, WHITE
ARCHITECTURAL ASPHALT ROOF SHINGLES CERTAINTED LANDMARK SERIES. FINAL COLORS TBD	
⑬	COLONIAL SLATE 36" ICE AND WATER SHIELD, VALLEY FLASHING METAL DRIP EDGE, RIDGE VENT
⑭	STANDING SEAM METAL CANOPY
⑮	METAL GABLE VENT, COLOR: WHITE
GUTTER SYSTEM, ALUMINUM COLOR: MATCH TRIM	
⑯	GUTTER: 4X4, DOWNSPOUT 4X3
CONCRETE	
⑰	CONCRETE PATIO AND WALKWAYS AROUND BUILDING, BROOM FINISHED
⑱	FOUNDATION WALL, WATERPROOFING
⑲	BASEMENT WINDOW WELL
GENERAL NOTES	
NOTE 1	SOLAR READY ZONE ON ROOF. MINIMUM OF POTENTIAL FUTURE INSTALLATION OF SOLAR PANELS.
NOTE 2	BULKHEAD, COLOR: GRAY VERIFY FINAL LENGTH PRIOR TO POURING FOUNDATION.

Board of Appeals  
**A4**  
07/28/23

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**Proposed Elevation**

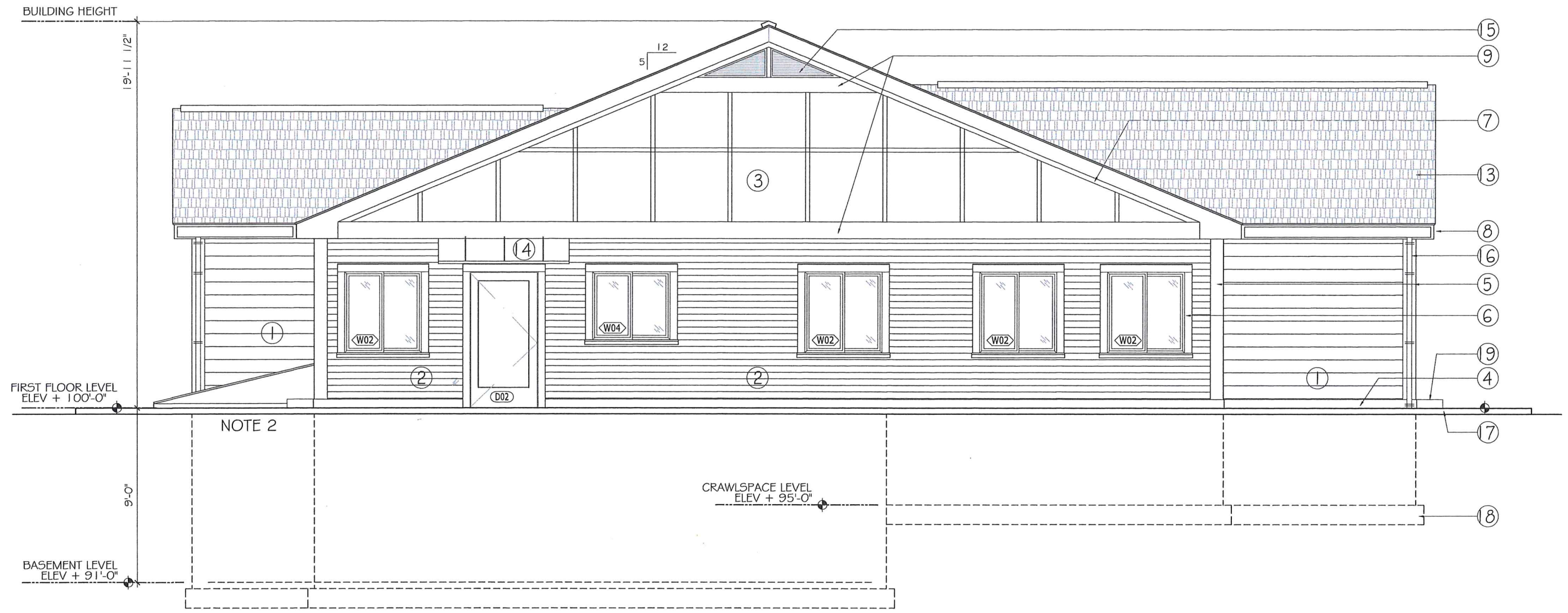


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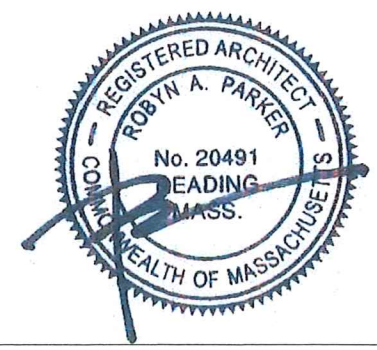
**Special Permit Application  
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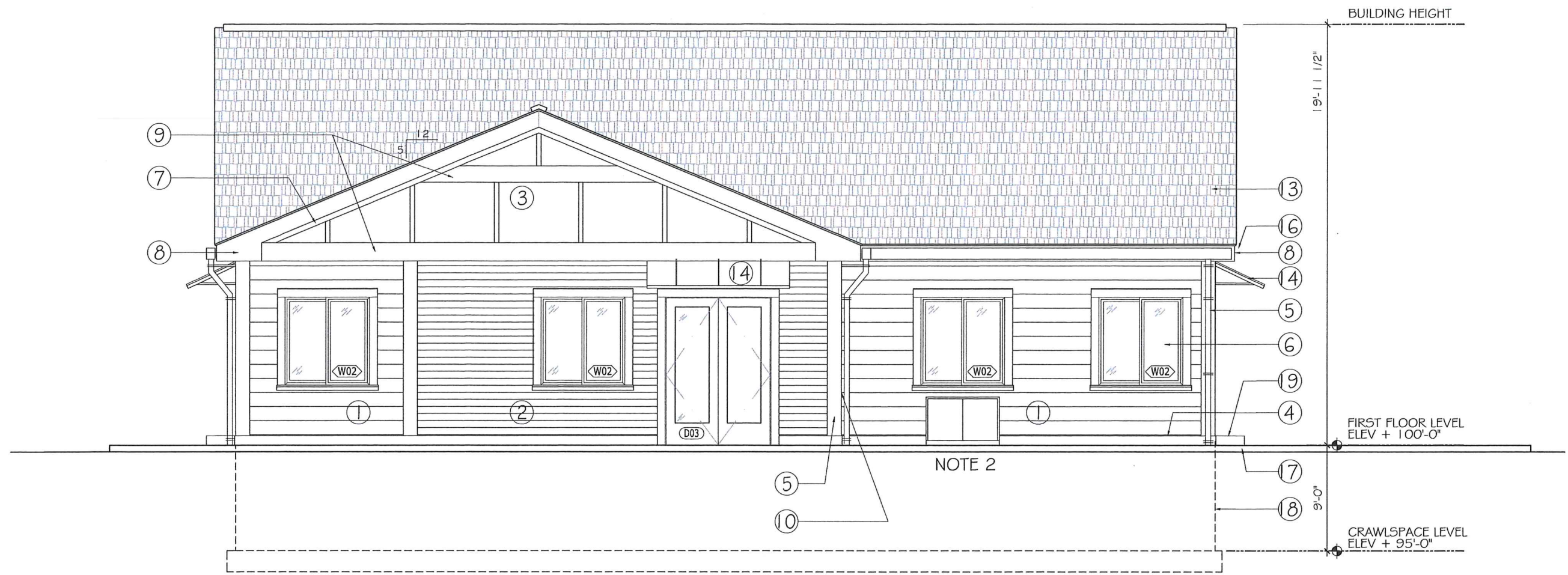


See Elevation Legend on A4

**West Side Elevation**  
 Scale: 3/16" = 1'-0"

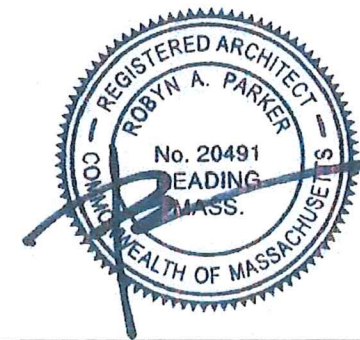






See Elevation Legend on A4

Rear Elevation  
Scale: 3/16" = 1'-0"

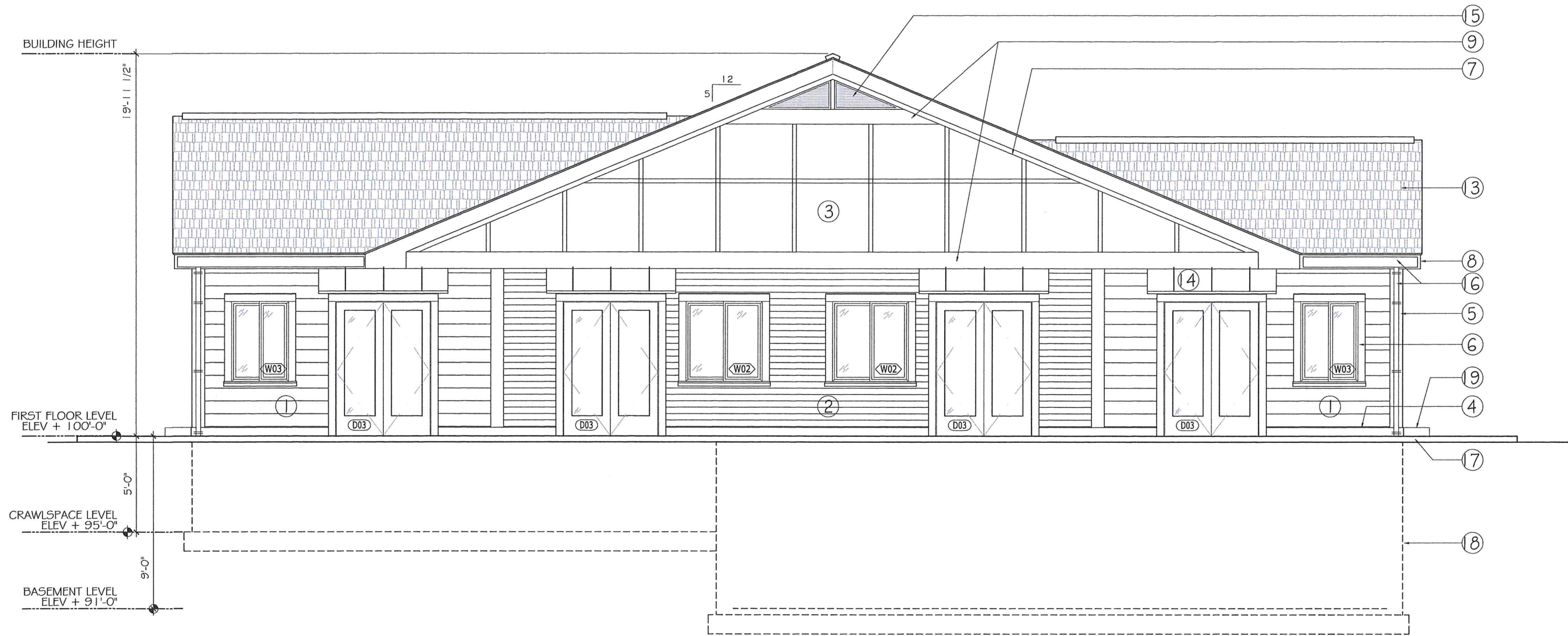


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**Proposed Elevation**

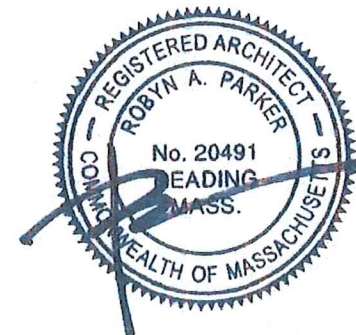
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**A6**  
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See Elevation Legend on A4

East Side Elevation  
 Scale: 3/16" = 1'-0"



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