

## Exhibit F



### Our Story

Celebrating 30 years, Maugel DeStefano Architects is a New England-based award-winning architectural firm that shapes exceptional designs for multifamily, custom residential, healthcare, industrial, science & advanced tech and corporate real estate facilities across the Northeastern United States. The firm was named 2023 Architectural Firm of the Year by the Boston Real Estate Times' Excellence Awards in Commercial Real Estate.

With a staff of 40 professionals in strategic planning, architecture, and interior design, Maugel DeStefano has the expertise to provide services for everything from long-range master planning, to the design and execution of complex multi-million dollar construction projects and asset repositioning.

We are fortunate to have a wide range of housing experience that includes the design and renovation of apartment and condominium complexes, affordable housing, retirement communities, and mixed-use developments. Maugel DeStefano's residential projects are designed with people in mind: the clients who collaborate on the design process; the people who will work, live or play in the space; and the people who may use it in the future.

We take the long view beginning with our first conversation. It is our responsibility to understand your wishes and leverage our expertise to present an array of pathways you can take to achieve your vision. We value long term partnerships with our clients, many of whom choose Maugel DeStefano time and again to help them realize their vision.



## 47 Main Street / The Neighborhood / Upton ZBA Presentation

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Marlboro, MA 01752 / 978.458.2800

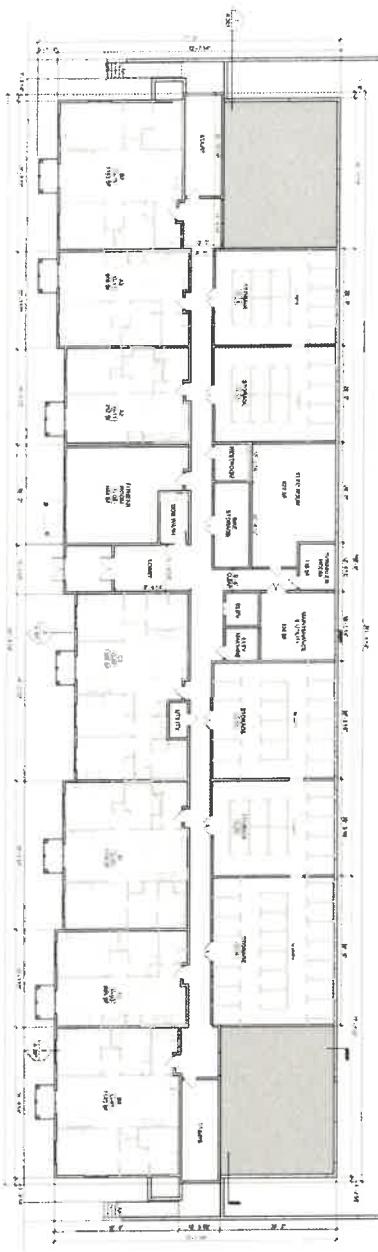


## 47 Main Street

## Building Details

## Upton ZBA Presentation

### BASEMENT FLOOR



### FIRST FLOOR



#### Current Zoning Allowed

#### Single Residential A (SRA)

#### 2.5 stories

#### Height - 30'-0"

#### Area - 15,000 SF

#### Current Building Size

#### Height - 49'-6"

#### Area - 92,437 SF

#### 4 Stories + Basement

#### Parapets to hide any rooftop equipment

#### Codes

#### Building: 2015 IBC + 780 CMR Mass State Building Code 9th Edition

#### Energy Conservation: 2021 IECC + Stretch Energy Code

#### Fire Prevention 527 CMR + 2015 NFPA 1 (Fully Sprinklered)

#### Accessibility

#### 100% accessible units

#### 527 CMR

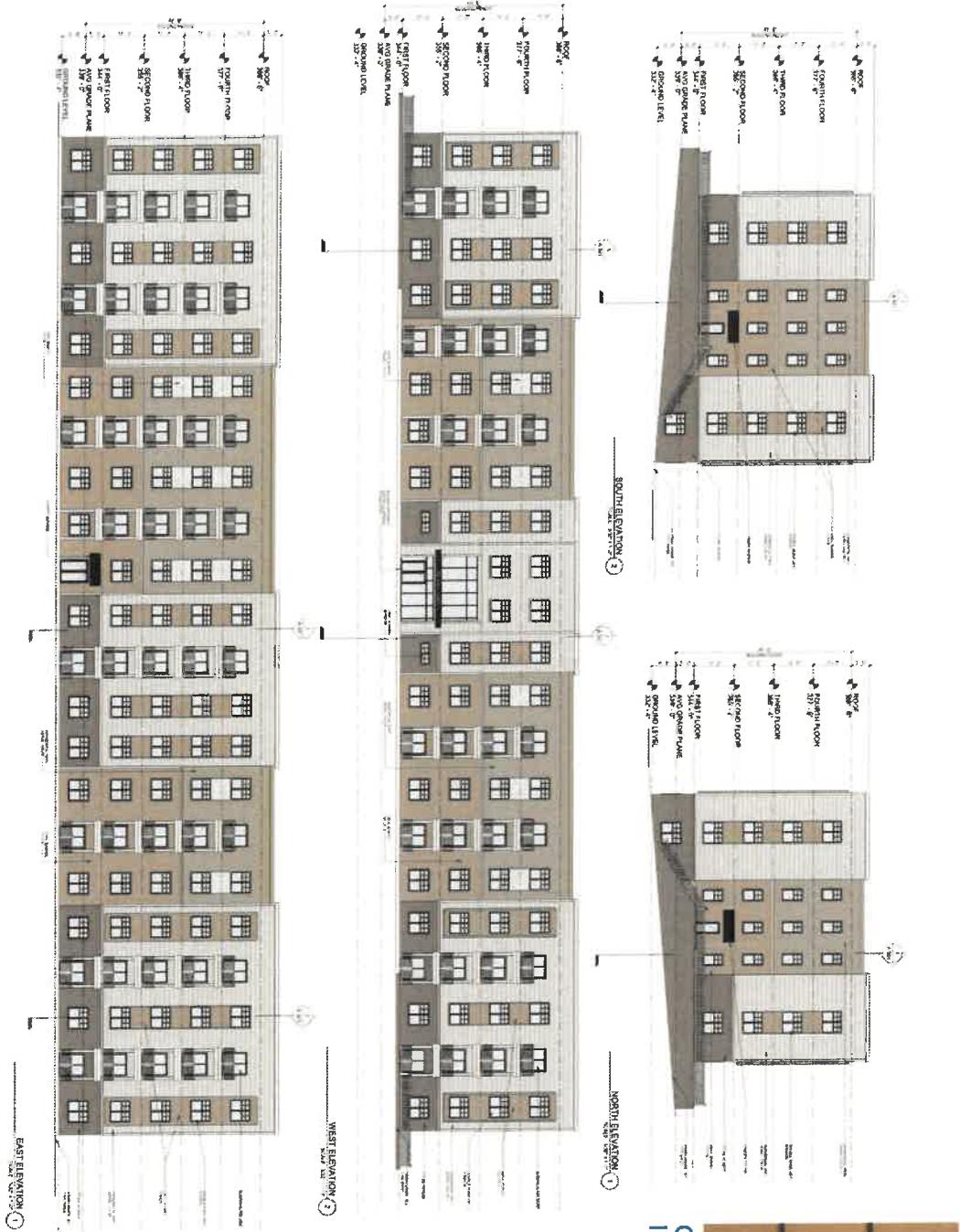
#### Elevator access to all floors

- Doors on accessible routes are 32" clear min.
- Adaptability - All units have features that can be further modified without structural changes to meet functional needs of occupants.

## 47 Main Street

## Building Details

## Upton ZBA Presentation



### Certainteed Cedar Impressions

### Certainteed Colonial White Lap Siding

#### 68 Dwelling Units

- (7) 3-Bed Units
- (35) 2-Bed Units
- (26) 1-Bed Units

#### Outdoor Amenities

- Grill Area
- Playground
- Dog Park
- Covered Parking

#### Interior Amenities

- Community Room
- Fitness Center
- Bike Storage
- Private Storage
- Package Room
- Co-Working Space

## 47 Main Street / Rendering / Upton ZBA Presentation

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## 47 Main Street

## Rendering

## Upton ZBA Presentation

Shaping the Exceptional / 200 Avon Road / Sudbury / Harvard, MA 01451 / 978.458.2111



## 47 Main Street / Representative Interiors / Upton ZBA Presentation

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17 and 19 Whitney Lane  
Before



47 Main Street / View from Whitney Lane / Upton ZBA Presentation

Shaping the Exceptional / 1000 Avon Road / Suite 200 / Upton, MA 01540 / 378-2870

17 and 19 Whitney Lane  
After



47 Main Street / View from Whitney Lane / Upton ZBA Presentation

Shaping the Exceptional / 2100 Avon Road / Suite 200 / Hyannis, MA 02649 / (508) 458-2870

21 and 23 Hazeltine Road  
Before



47 Main Street / View from Hazeltine Road / Upton ZBA Presentation

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978.458.2800

47 Main Street / View from Hazeltine Road / Upton ZBA Presentation

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Shaping the Exceptional / 200 Ayer Road / Upton, MA / 01451 / 978.458.2800



21 and 23 Hazeltine Road  
After

## 47 Main Street / View from Main Street / Upton ZBA Presentation

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## 47 Main Street

/ View from Main Street

/ Upton ZBA Presentation

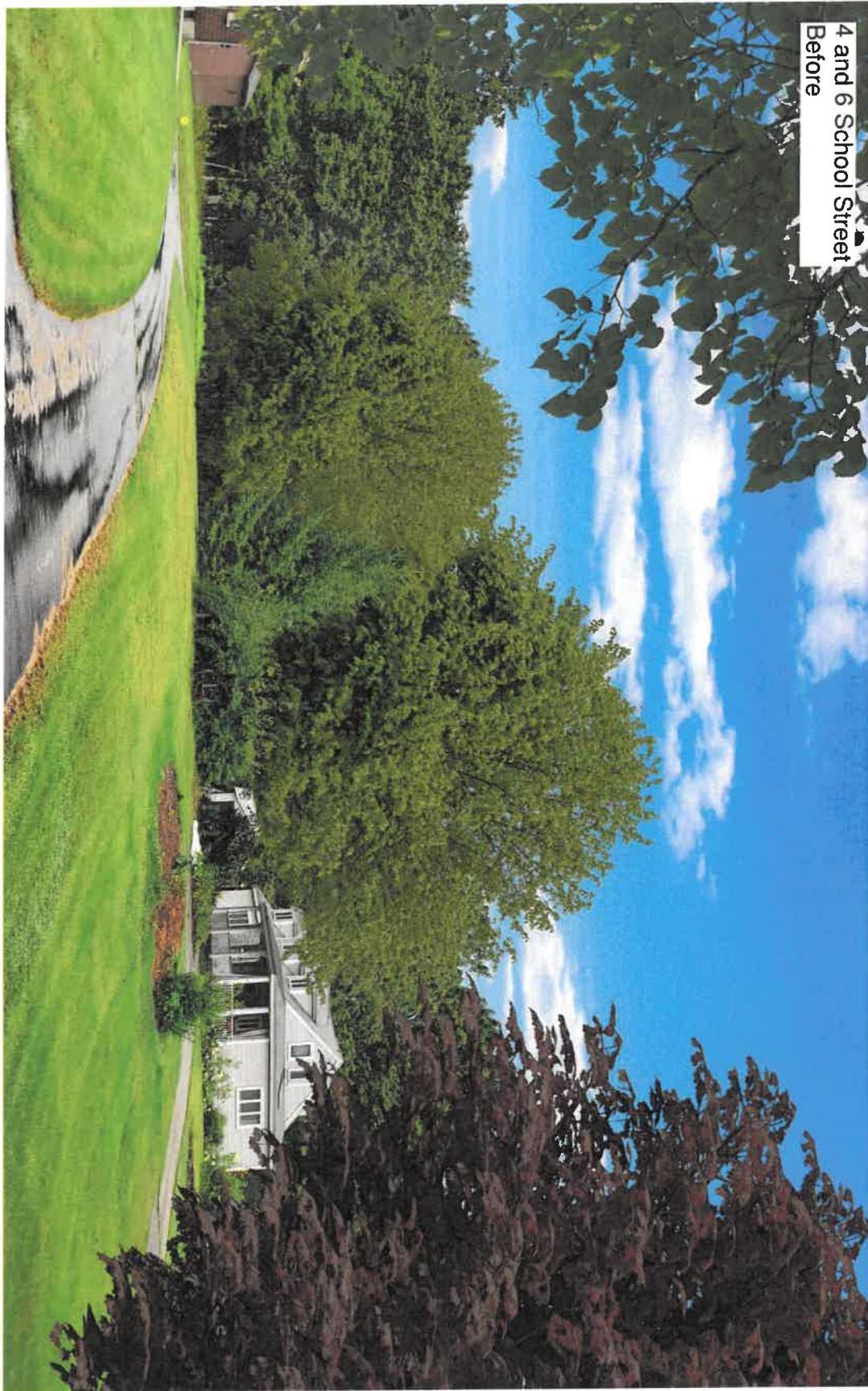


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**47 Main Street / View from School Street / Upton ZBA Presentation**

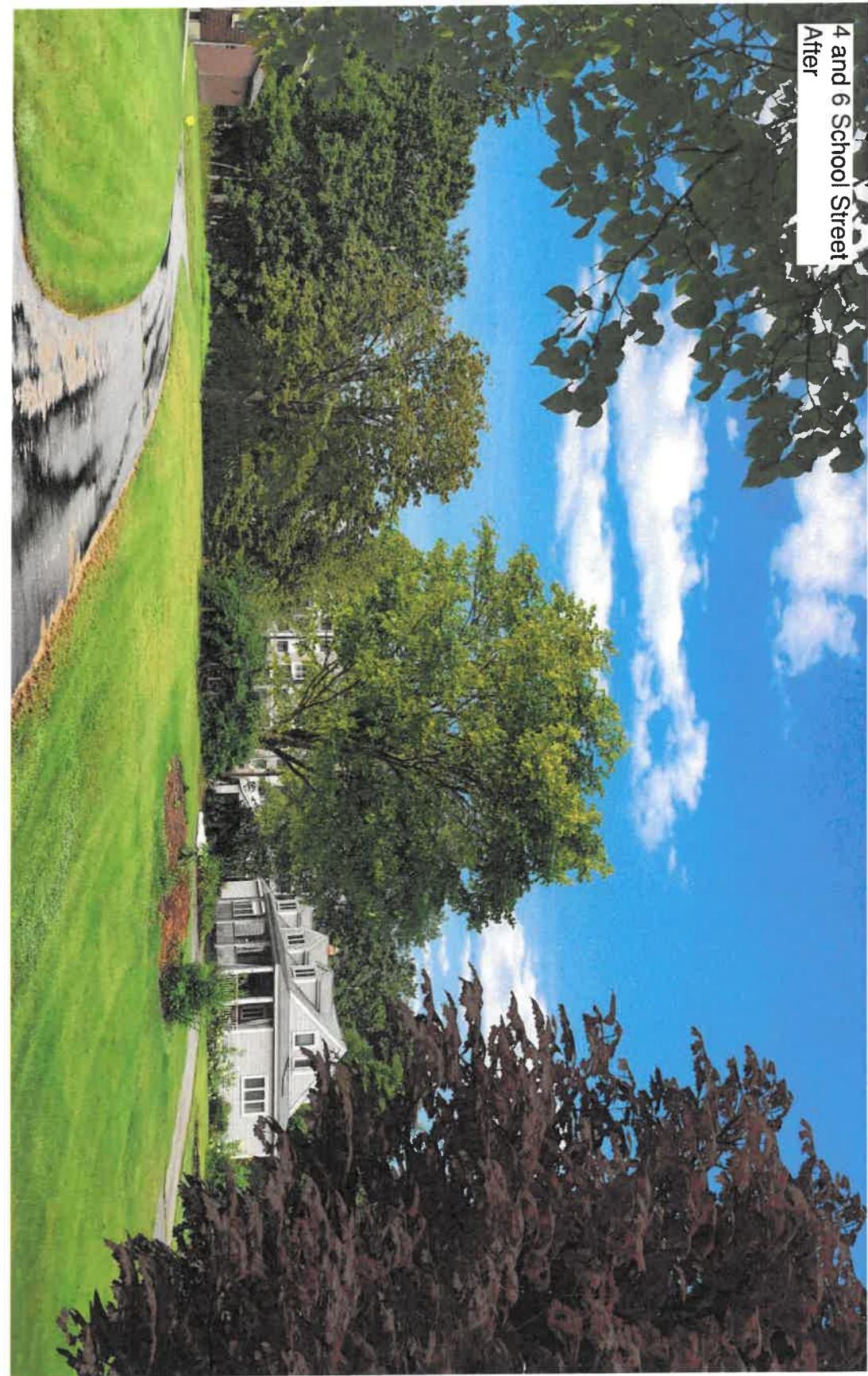
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**47 Main Street / View from School Street / Upton ZBA Presentation**

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