



141 CHURCH STREET

Town Council Presentation

06.08.2021





(1) VIEW FROM CHURCH STREET

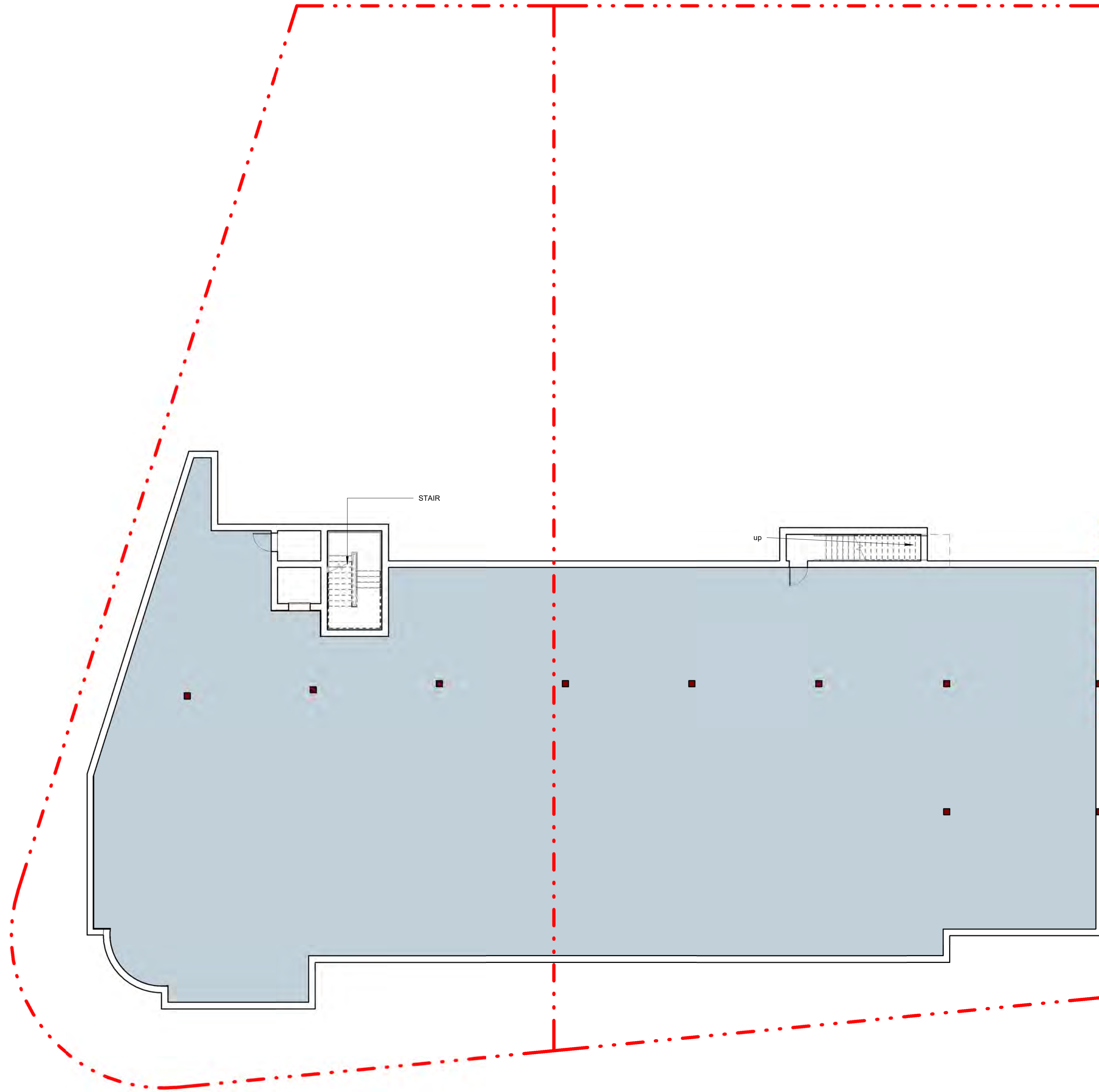


(2) VIEW FROM CHURCH STREET INTERSECTION

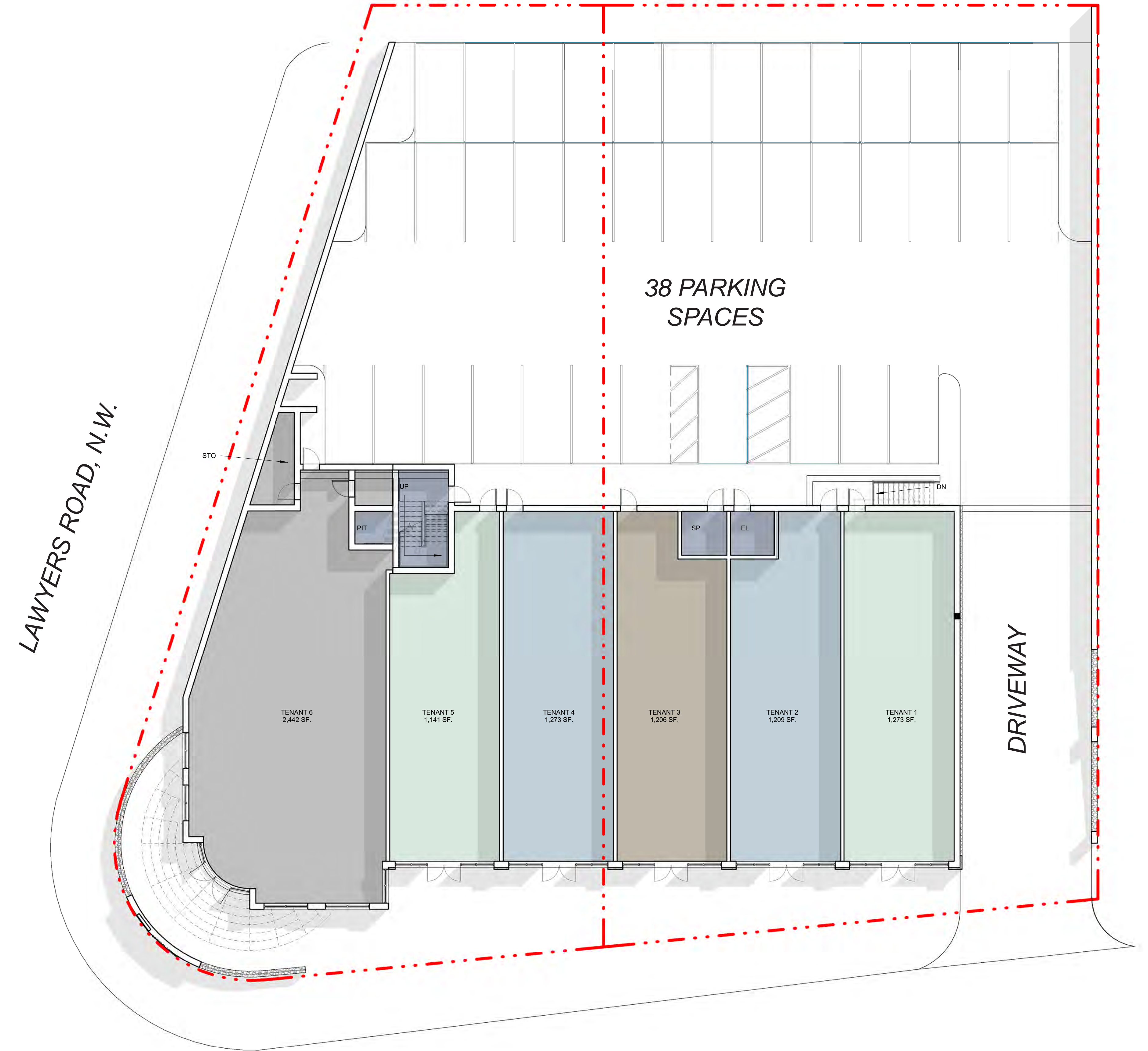


(3) VIEW FROM CHURCH STREET TOWARDS WEST





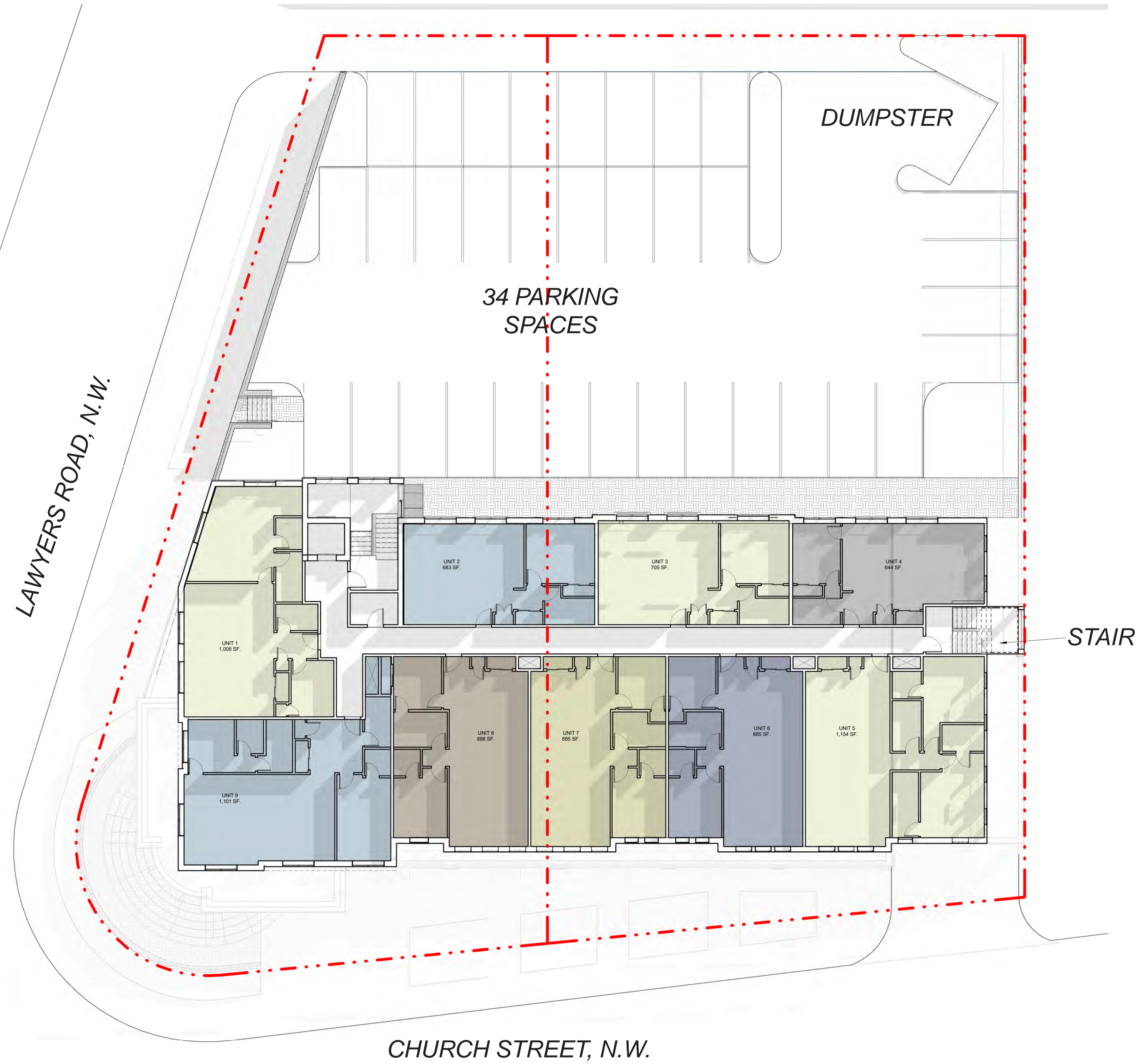
BASEMENT PLAN



GROUND FLOOR PLAN



ALLEY DRIVE WAY (15' WIDTH)



SECOND FLOOR PLAN

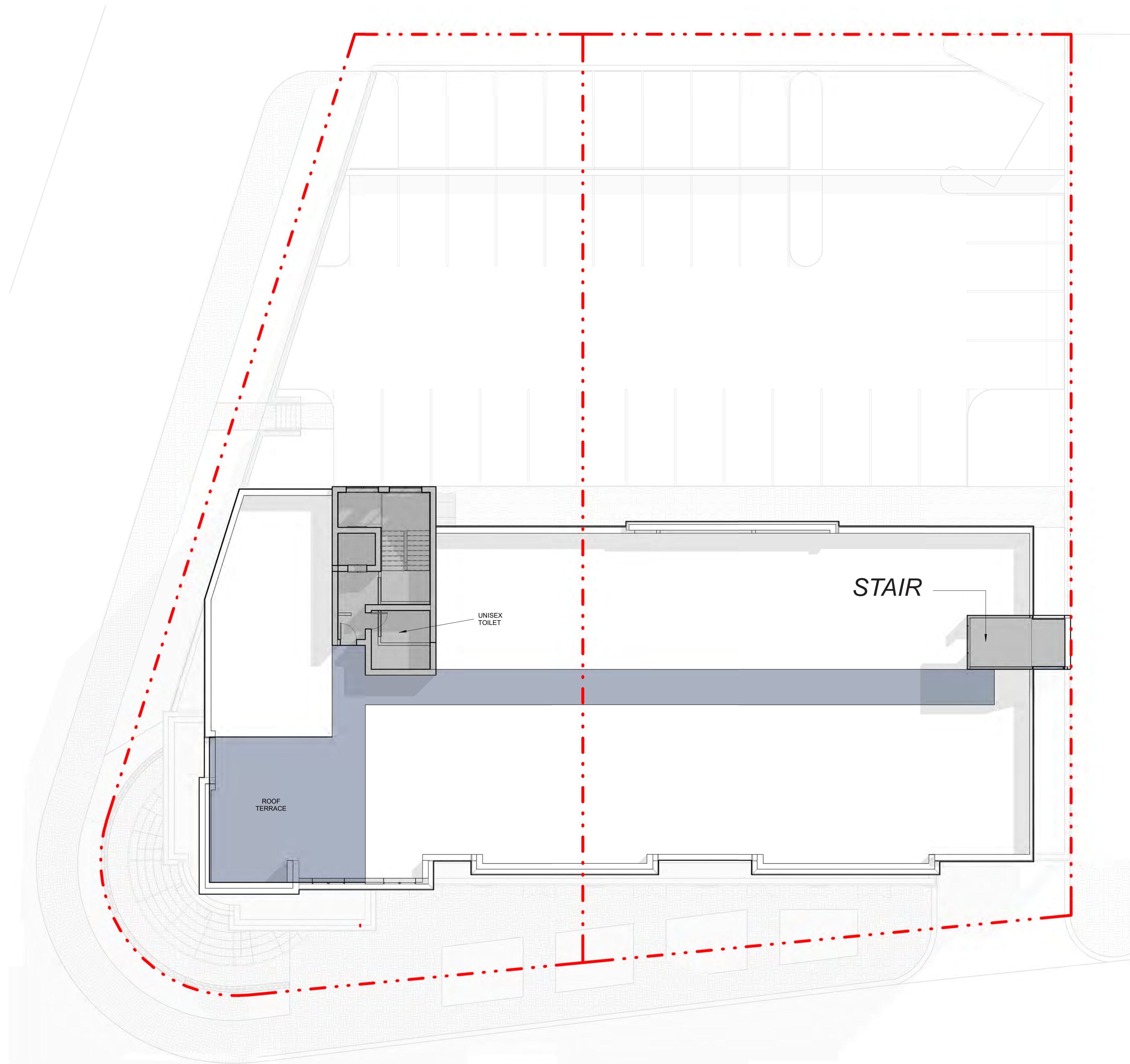


THIRD FLOOR PLAN



0 8' 16' 24'
3/32"=1'-0"
GRAPHIC SCALE

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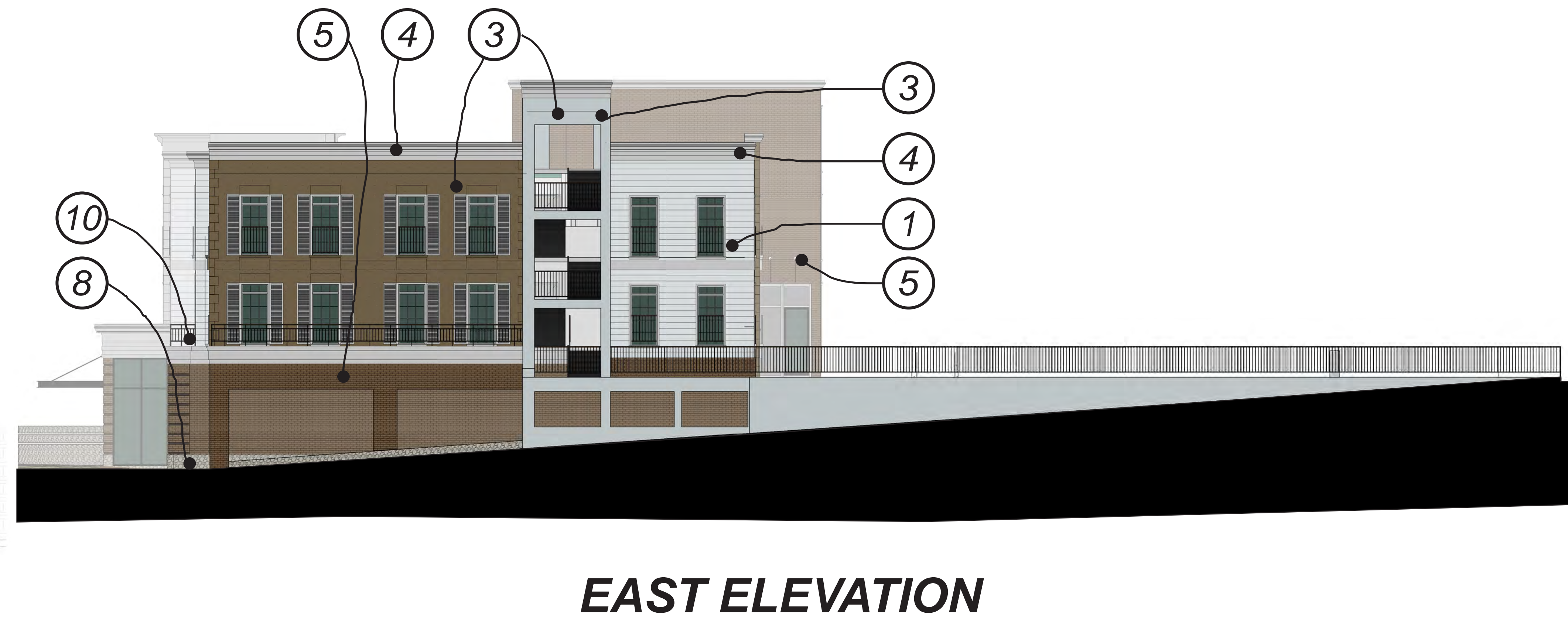
ROOF PLAN



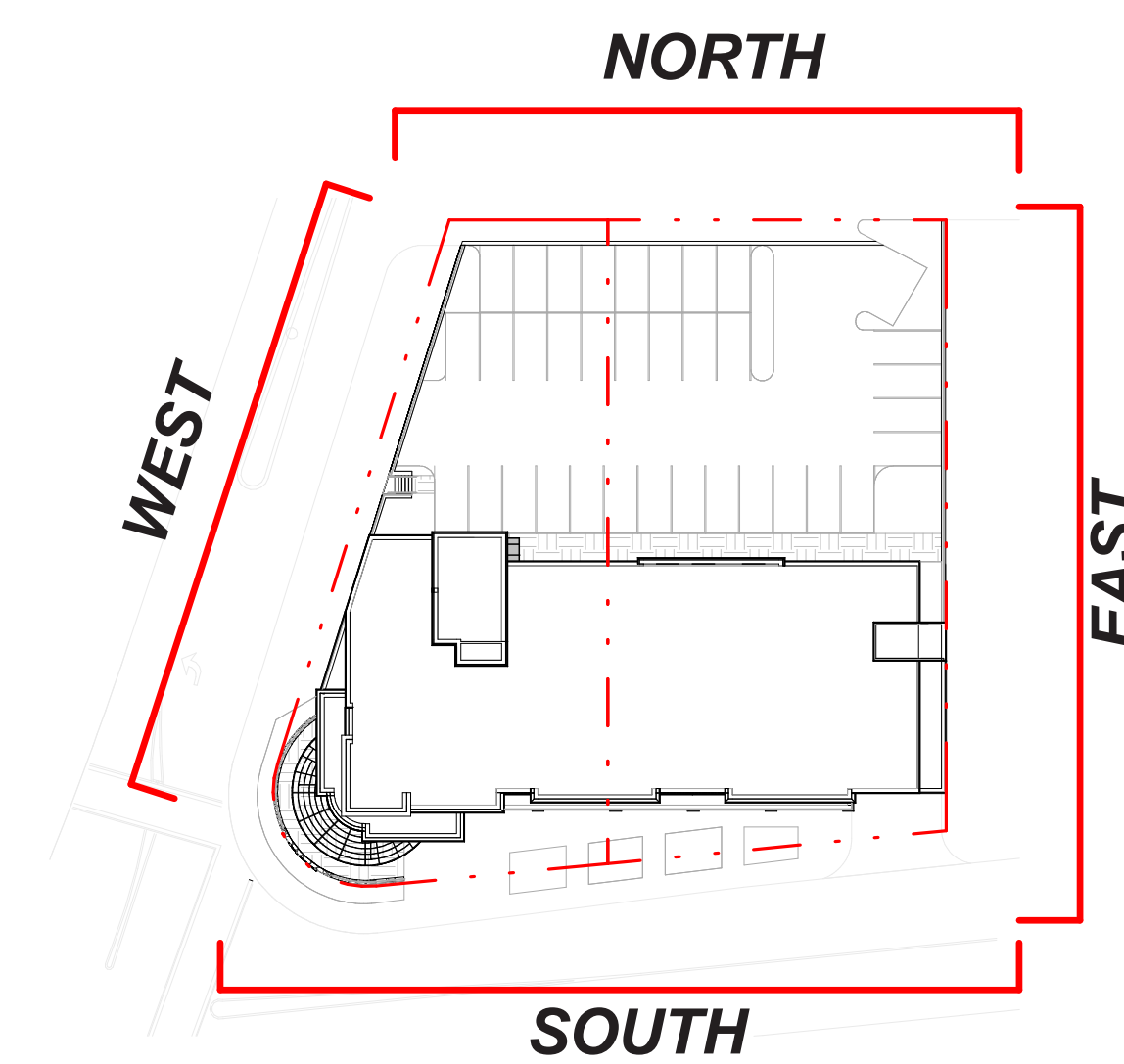
0 8' 16' 24'
3/32"=1'-0"
GRAPHIC SCALE



NORTH ELEVATION



EAST ELEVATION

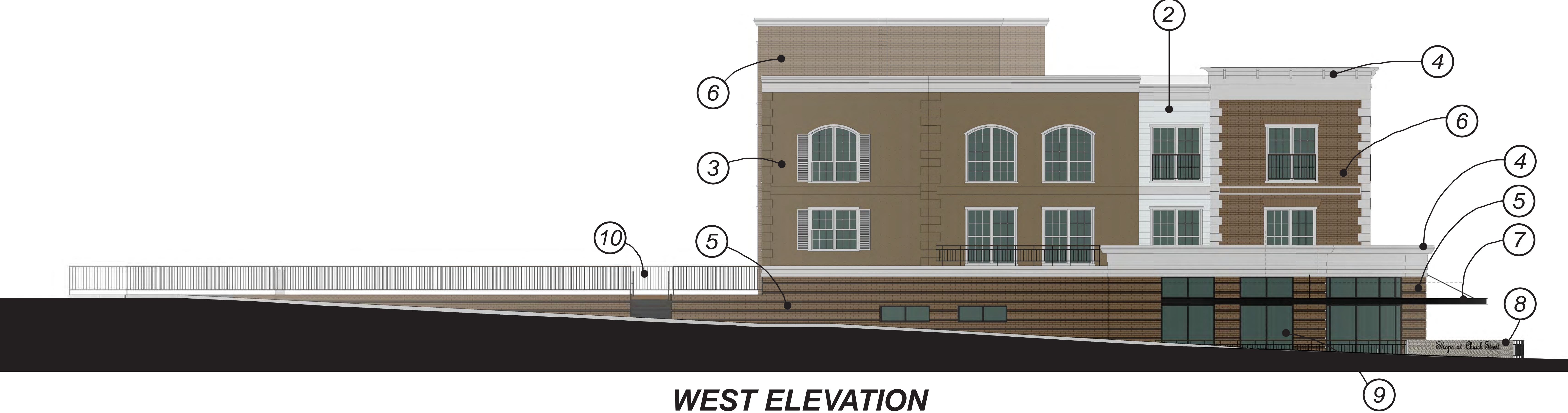


0 4' 8' 16'
1/8"=1'-0"
GRAPHIC SCALE

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LEGEND

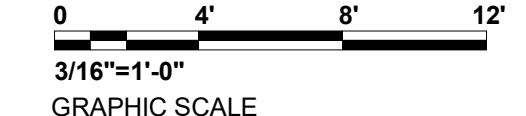
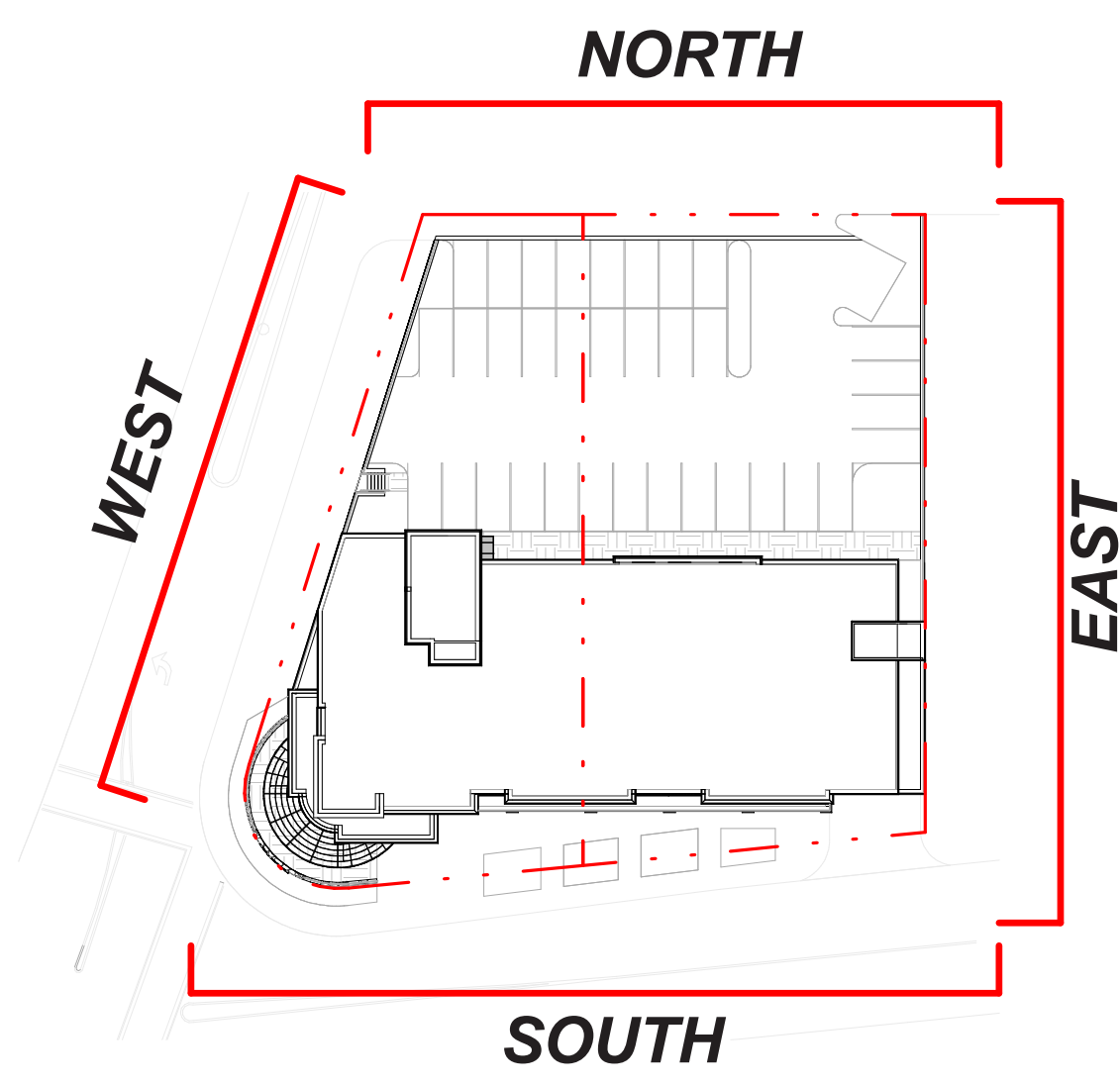
- 1 CEMENT BOARD SIDING
- 2 CEMENT BOARD INFILLS
- 3 EIFS
- 4 EIFS MOLDING
- 5 BRICK
- 6 BRICK & CAST STONE
- 7 PAINTED STEEL CANOPY
- 8 CULTURED STONE
- 9 ANODIZED ALUMINUM STOREFRONTS
- 10 PAINTED STEEL RAILING



WEST ELEVATION



SOUTH ELEVATION



STREET ELEVATIONS

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EIFS CORNICE AND QUOINS AT BRICK FACADE CORNER



EIFS MOLDING



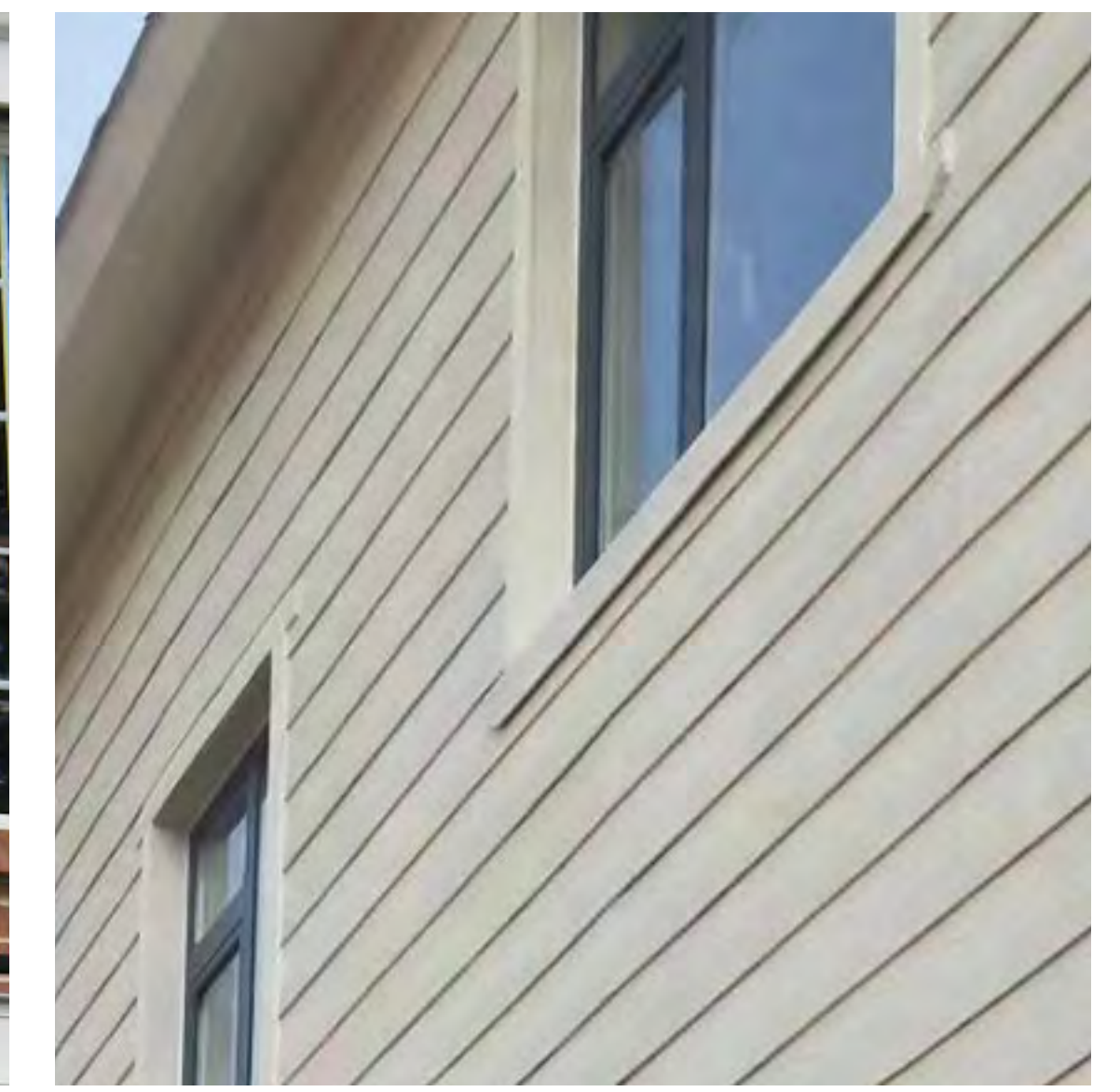
JULIETTE BALCONY, WINDOW SHUTTERS



SIDING, BRICK, AND EIFS FACADE, WINDOW ARTICULATION



ARCHITECTURAL RAILING AT ROOF AND BALCONY



CEMENT BOARD SIDING FACADE



STONE RETAINING WALL & MONUMENT SIGN



METAL CANOPY AT CURVED STOREFRONT ENTRANCE



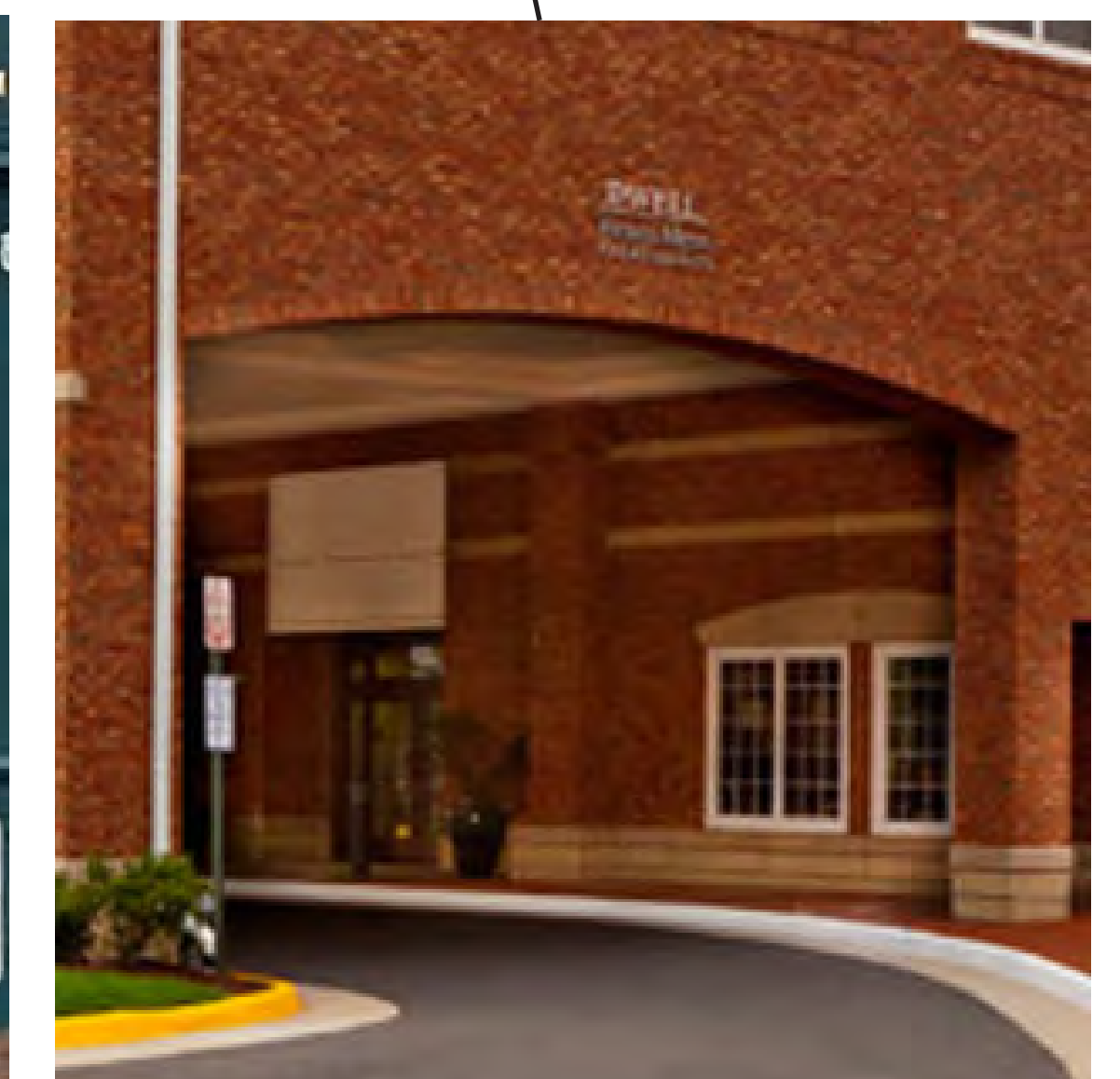
BRICK REVEALS ARTICULATION



DECORATIVE GOOSENECK LIGHTING



BRICK COLUMN ON STONE BASE



BRICK ARCH OVER DRIVE-WAY



MATERIALS & PRECEDENTS - CHURCH ST. FACADE

141 CHURCH STREET

ZONING TABULATIONS

ZONING SUMMARY: C-1B

TOTAL SITE AREA: +/- 26,996 SF

ZONING REGULATION	REQUIRED/ALLOWED	PROPOSED
Maximum Building Height	35' - 0"	35' - 0"

Maximum FAR		
	PROPOSED TOTAL GFA	PROPOSED AREAS BY USE
ROOF LEVEL	804 GSF	804 SF CIRCULATION
3RD FLOOR	9,448 GSF	9,448 SF RESIDENTIAL
2ND FLOOR	9,448 GSF	9,448 SF RESIDENTIAL
GROUND FLOOR	9,378 GSF	9,378 SF RETAIL
BASEMENT	10,891 GSF	10,891 SF RETAIL

TOTAL SF BY USE	PROPOSED AREAS BY USE
RESIDENTIAL	18,896 SF
RETAIL	20,269 SF

TOTAL PROPOSED (BASEMENT & PENTHOUSE EXCLUDED) = 28,274 GFA

PARKING	PROPOSED
	72
GROUND LEVEL	38
2ND LEVEL	34
TOTAL # ADA SPACES	03
TOTAL # NON-ADA SPACES	69
FLOOR AREA RATIO PROPOSED (FAR)	1.05

