

SET #	SHEET NAME
1	RENDERINGS (NOT ATTACHED)
2	CIVIL PLANS (NOT ATTACHED)
3	LANDSCAPE PLANS (NOT ATTACHED)
4	ARCHITECTURAL PLANS SOUTH ZONE (A+B)
	AB-11 GROUND FLOOR PLAN
	AB-12 SECOND FLOOR PLAN
	AB-13 THIRD FLOOR PLAN
	AB-14 FOURTH FLOOR PLAN
	AB-15 CELLAR PLAN
	AB-16 ROOF PLAN
	AB-21 ELEV & SECTIONS - MAIN ST/E
	AB-22 ELEV & SECTIONS - MAIN ST/W
	AB-23 ELEV & SECTIONS - PARKING
	AB-24 ELEV & SECTIONS - CROSS ST
	AB-25 ELEV & SECTIONS - HWY/CROSS
	AB-26 BUILDING SIGNAGE
	AB-27 BUILDING SIGNAGE MATRIX
	AB-31> TYP UNIT PLANS
5	ARCHITECTURAL PLANS NORTH ZONE (C+D)
	CD-100 SITE PLAN
	CD-200 ELEVATIONS
	CD-300 SECTIONS
	CD-400> TYPICAL UNIT PLANS
	CD-500 DUPLEX - RENDERINGS
	CD-500 DUPLEX - FLOOR PLAN
	CD-500 DUPLEX - ROOF PLAN
	CD-500 DUPLEX - ELEVATIONS
	CD-600 DUPLEX - SECTIONS

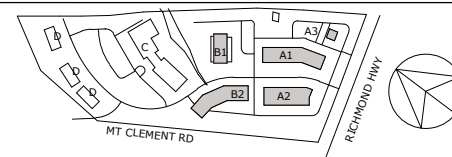


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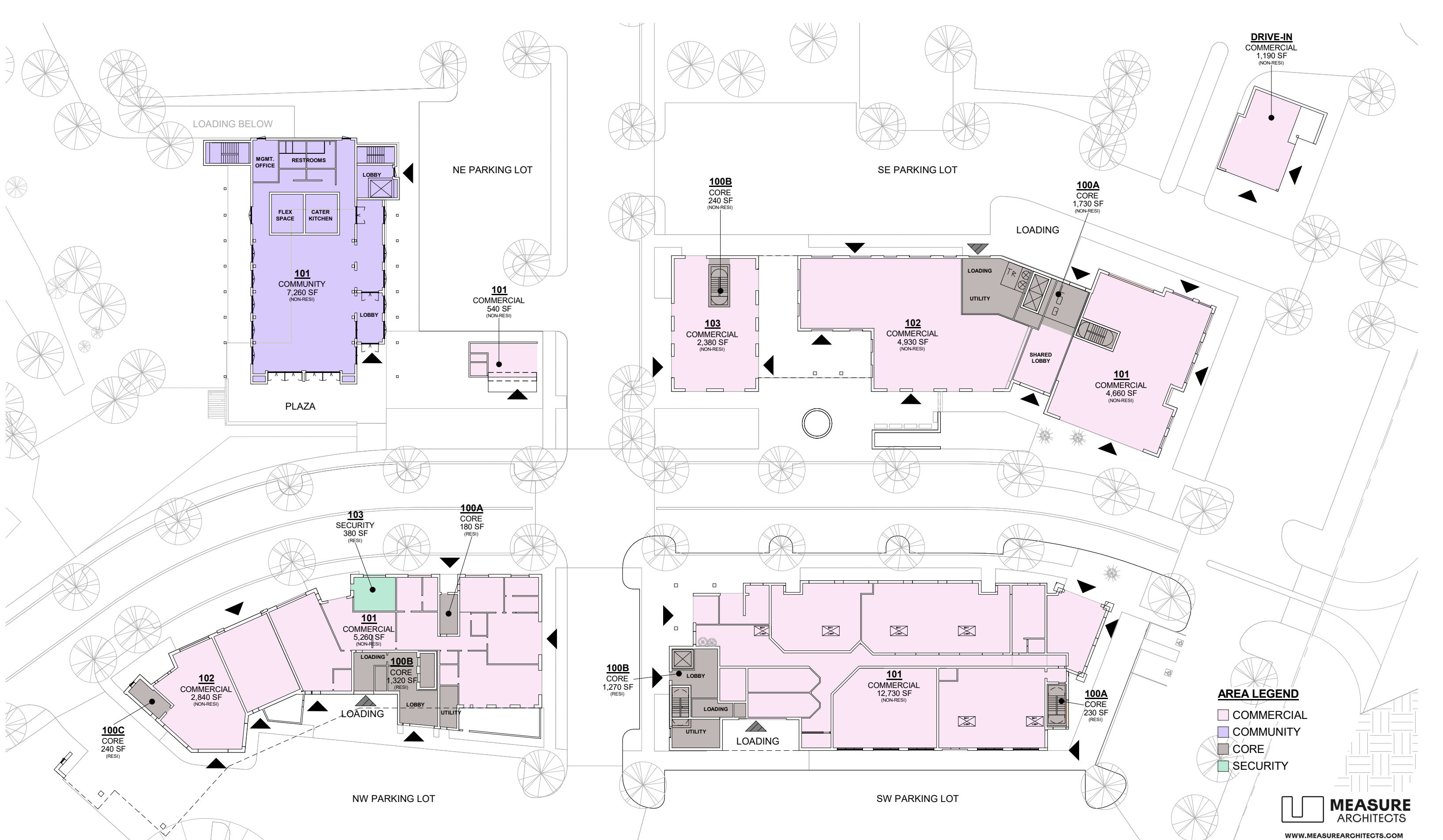
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ARCHITECT GTM Architects	LANDSCAPE ARCHITECT Parker Rodriguez	SUSTAINABILITY Steven Winter Assocs.	DRY UTILITIES Utility Pro. Services

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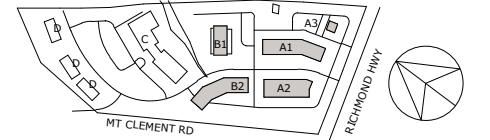
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SCALE:
COVERSHEET
01



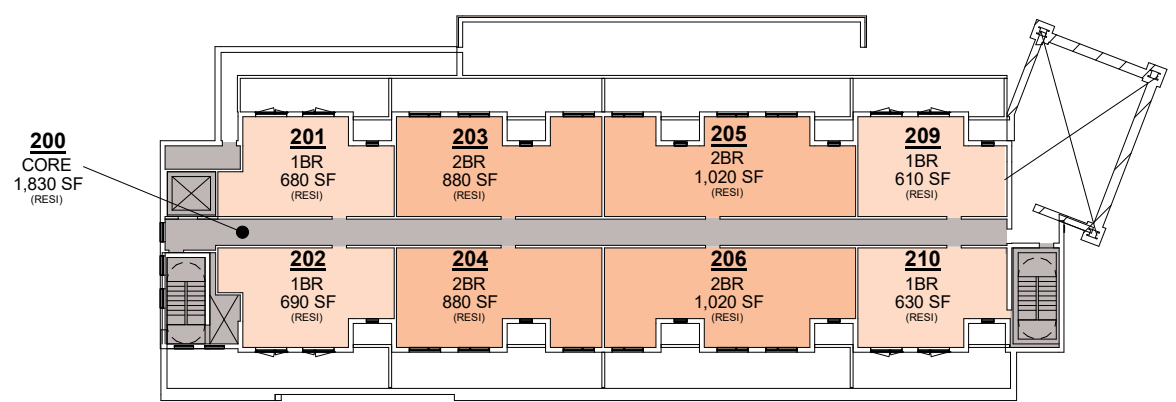
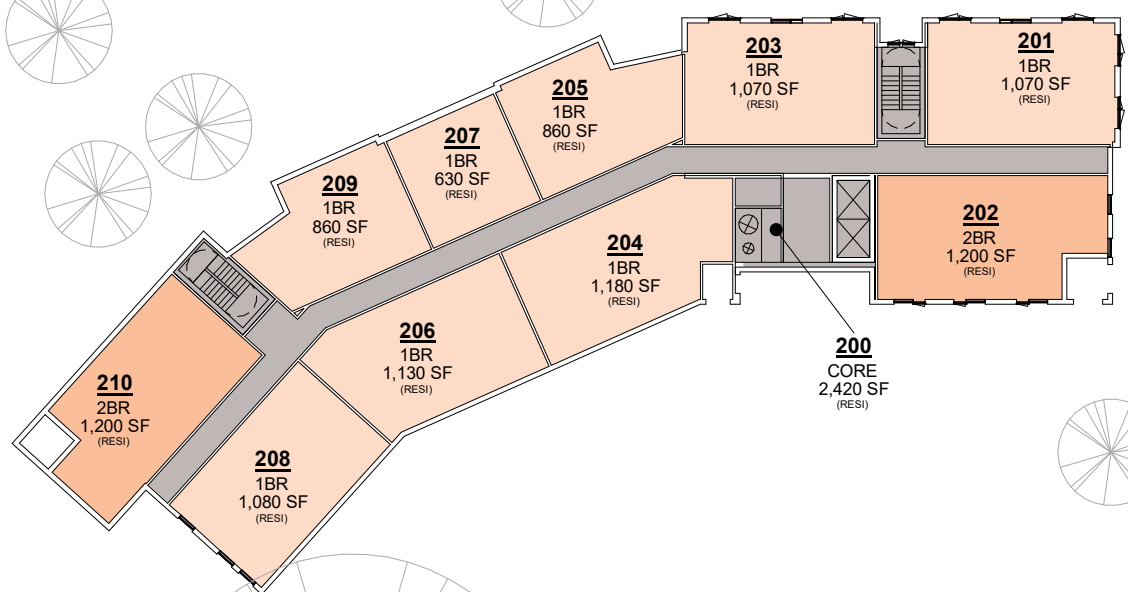
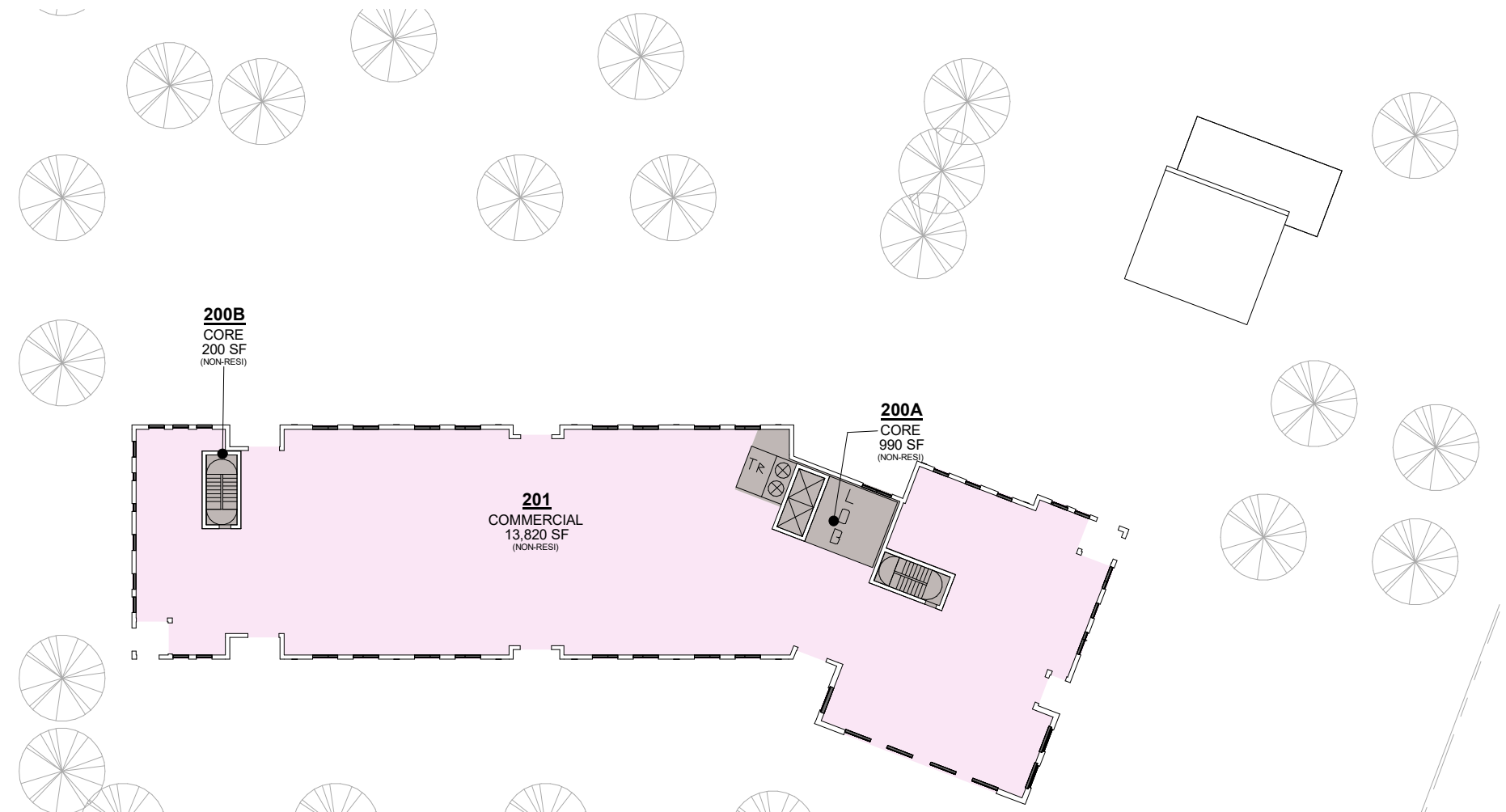
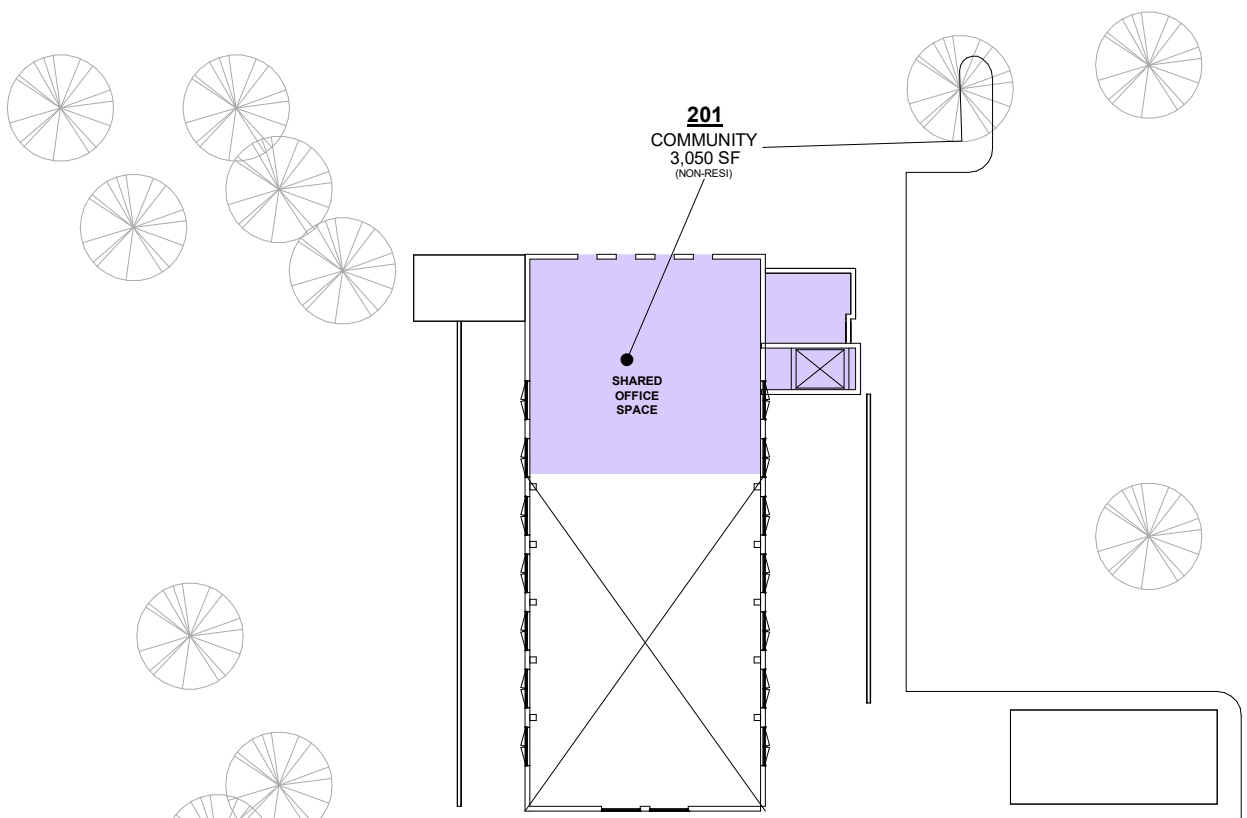
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GROUND FLOOR PLAN
AB-11

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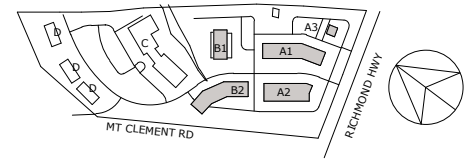
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- 1BR
 - 2BR
 - COMMERCIAL
 - COMMUNITY
 - CORE



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ARCHITECT GTM Architects	LANDSCAPE ARCHITECT Parker Rodriguez	SUSTAINABILITY Steven Winter Assocs.	DRY UTILITIES Utility Pro. Services

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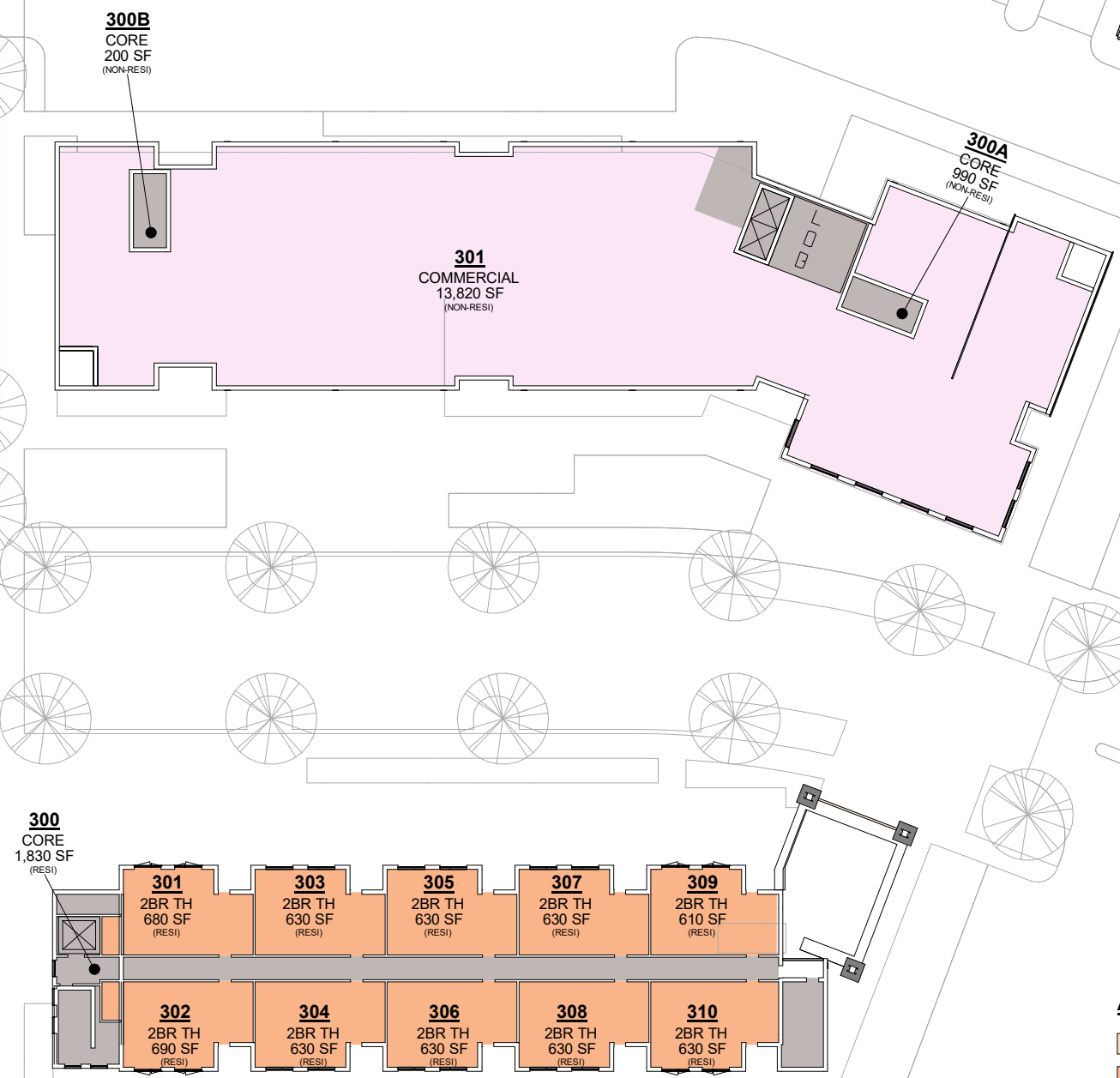
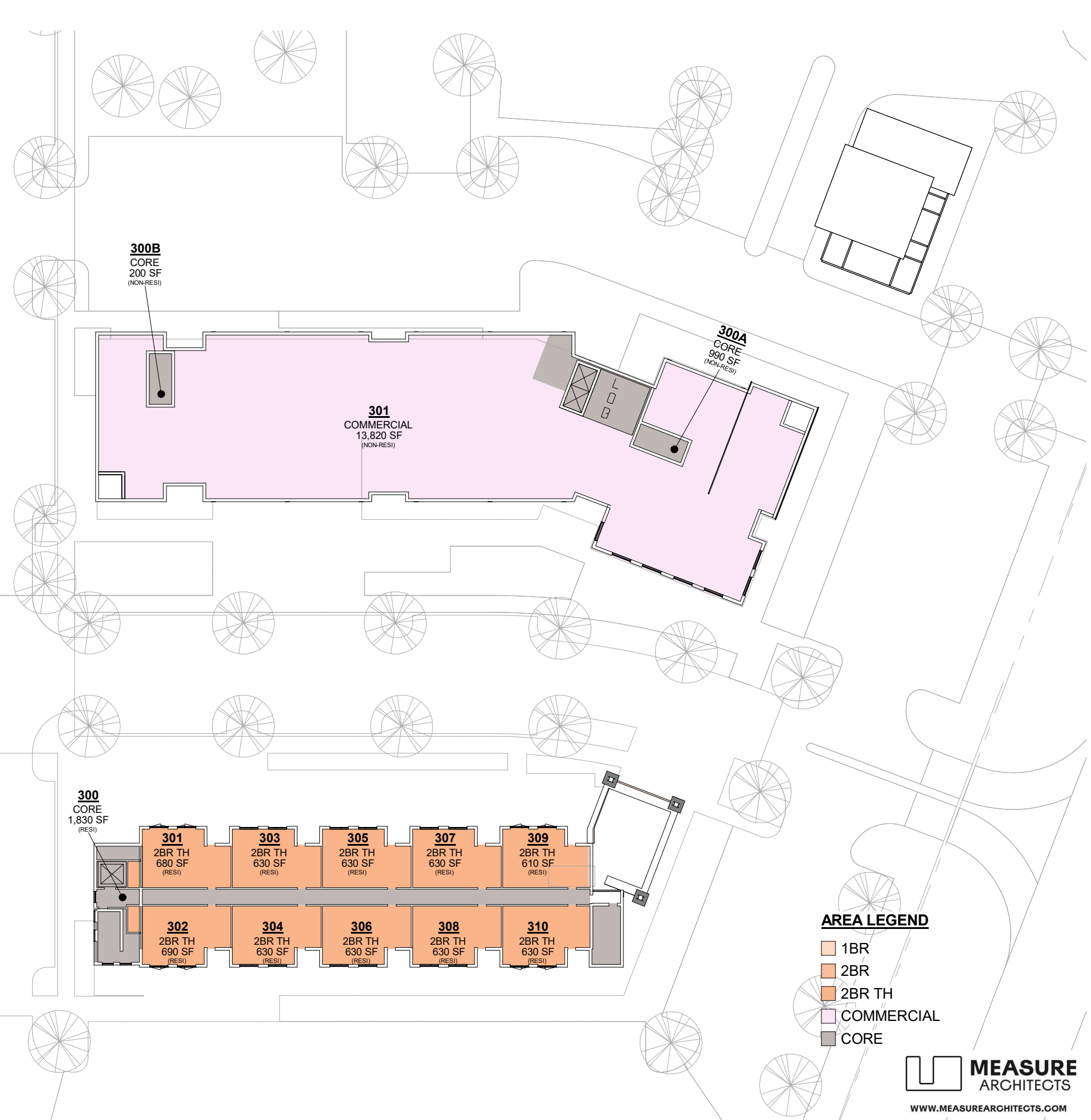
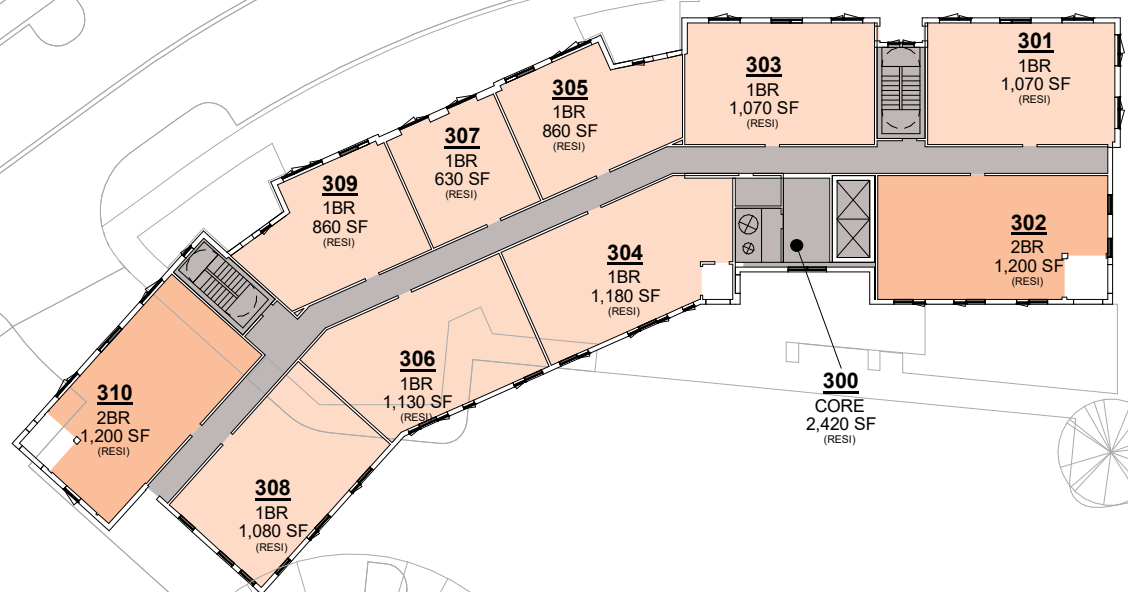
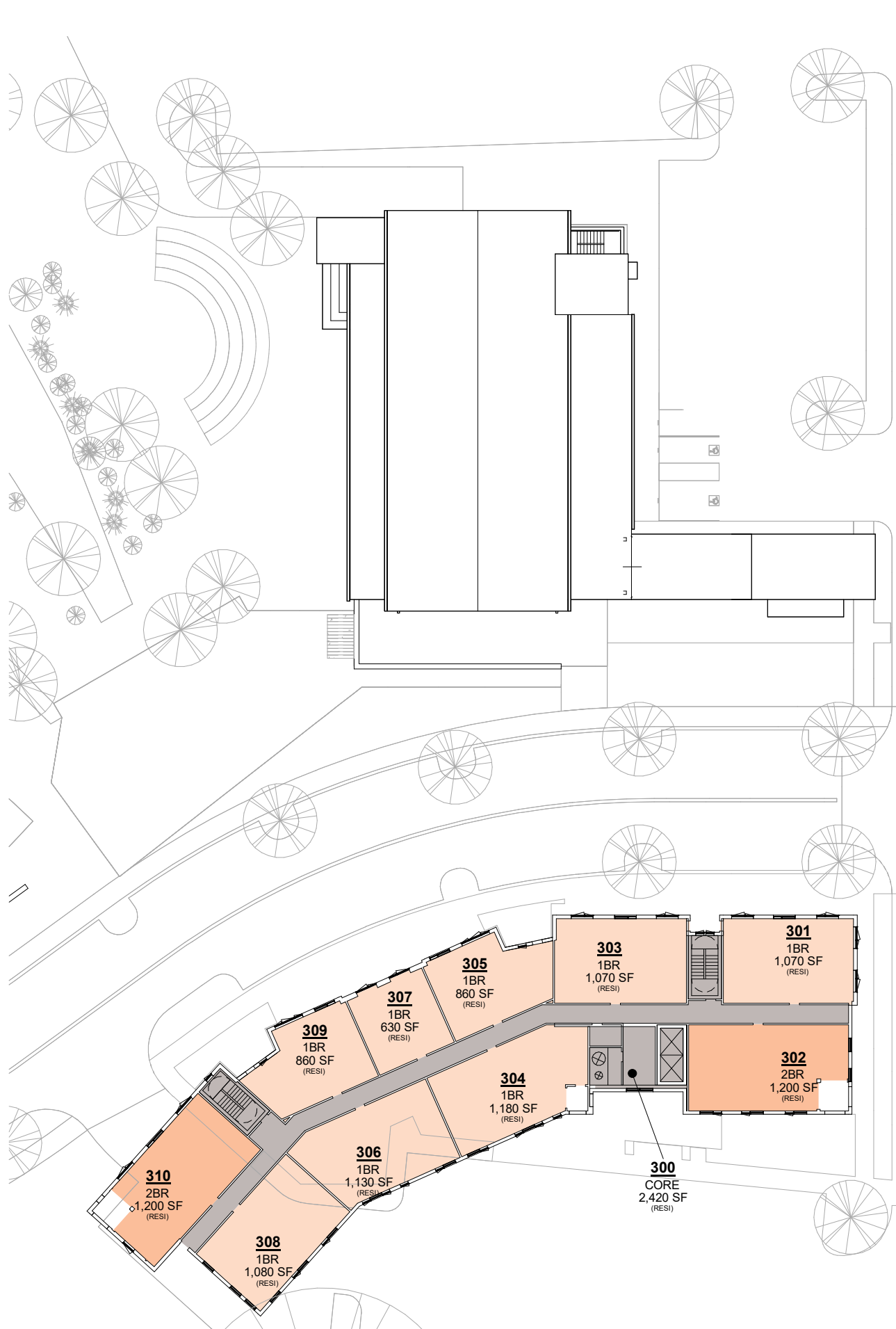


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SCALE: 1" = 40'-0"

2ND FLOOR PLAN

AB-12

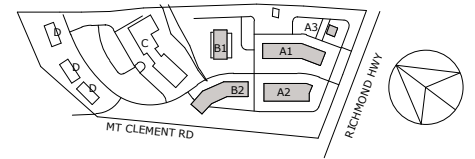


- AREA LEGEND**
- 1BR
 - 2BR
 - 2BR TH
 - COMMERCIAL
 - CORE


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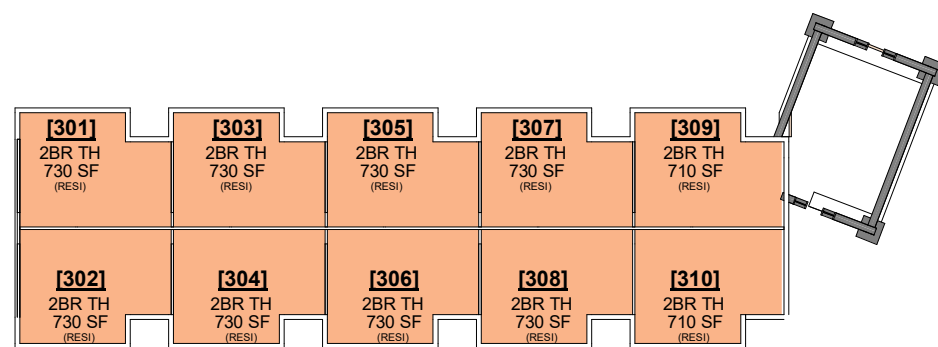
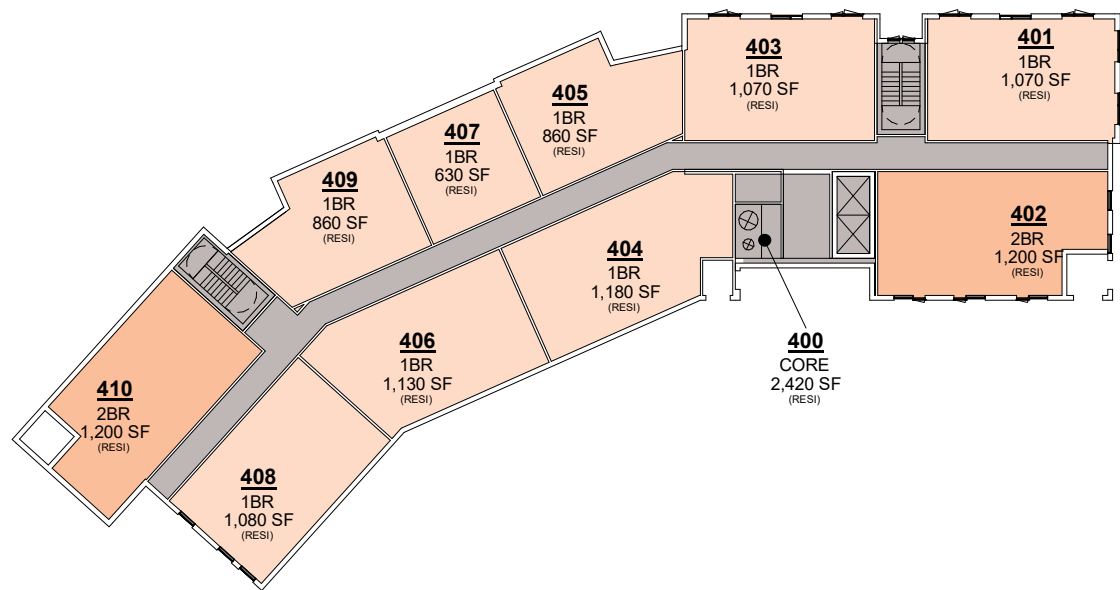
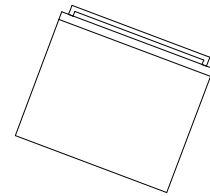
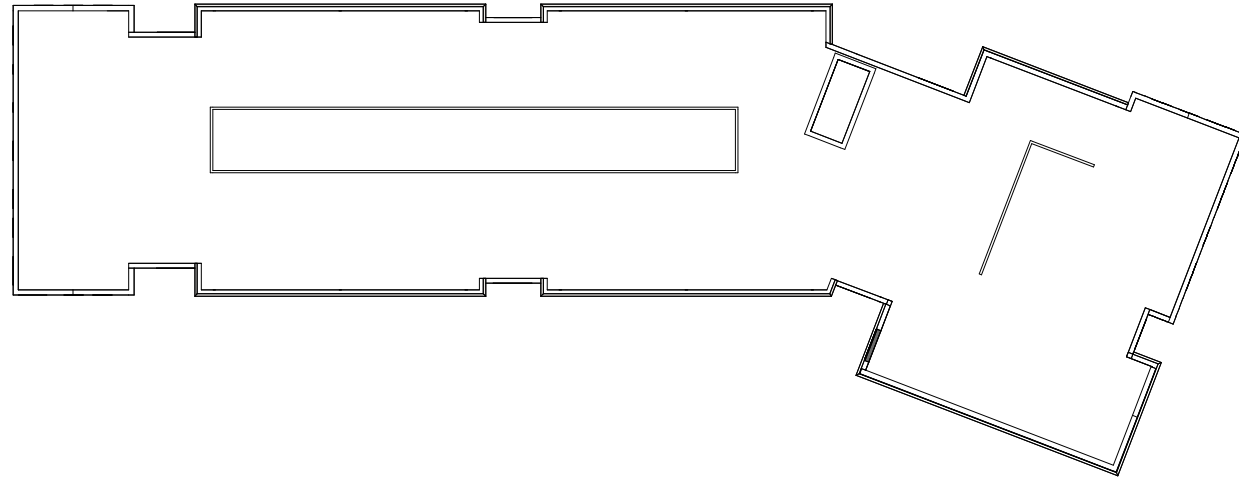
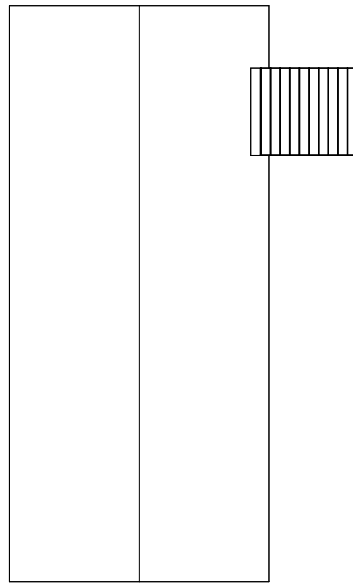
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ARCHITECT GTM Architects	LANDSCAPE ARCHITECT Parker Rodriguez	SUSTAINABILITY Steven Winter Assocs.	DRY UTILITIES Utility Pro. Services

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SCALE: 1" = 40'-0"
3RD FLOOR PLAN
AB-13



AREA LEGEND

- 1BR
- 2BR
- 2BR TH
- CORE



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MEP/F ENGINEER
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ARCHITECT
GTM Architects

LANDSCAPE ARCHITECT
Parker Rodriguez

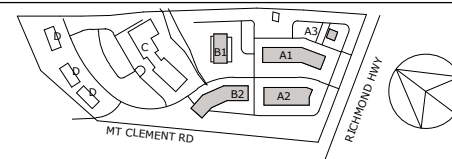
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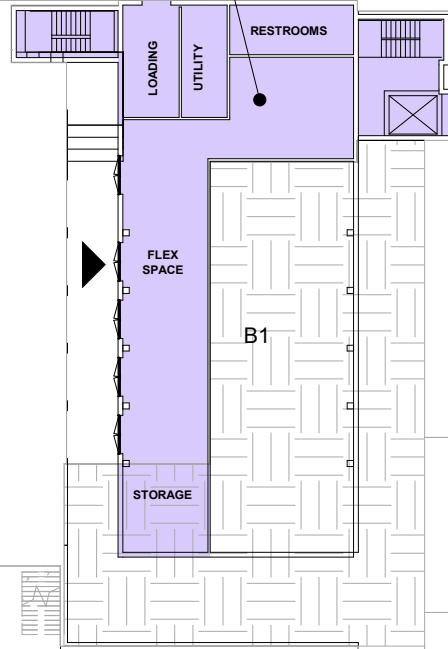
SCALE: 1" = 40'-0"

4TH FLOOR PLAN

AB-14

001
COMMUNITY
4,000 SF
(NON-RES)

LOADING



A3 - NO CELLAR

A1 - NO CELLAR

B2 - NO CELLAR

A2 - NO CELLAR

 **MEASURE**
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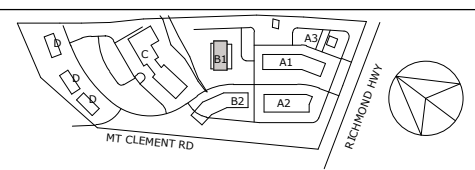
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Timmons Group

TRANSPORTATION PLANNER
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MEP/F ENGINEER
Allen and Shariff

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SCALE: 1" = 40'-0"

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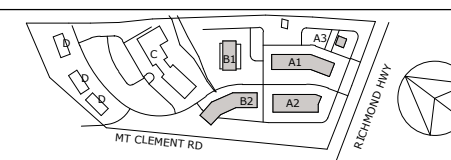
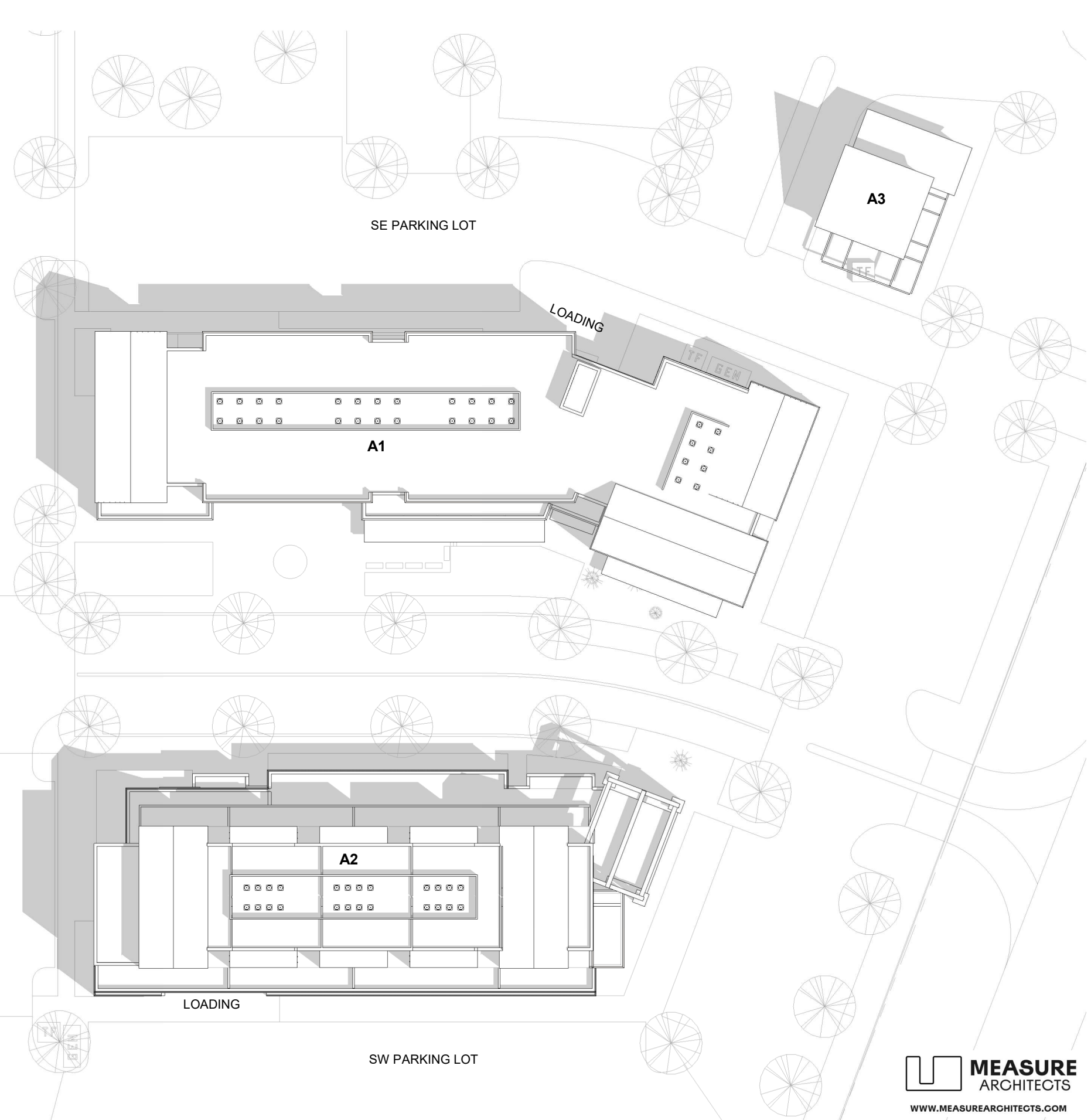
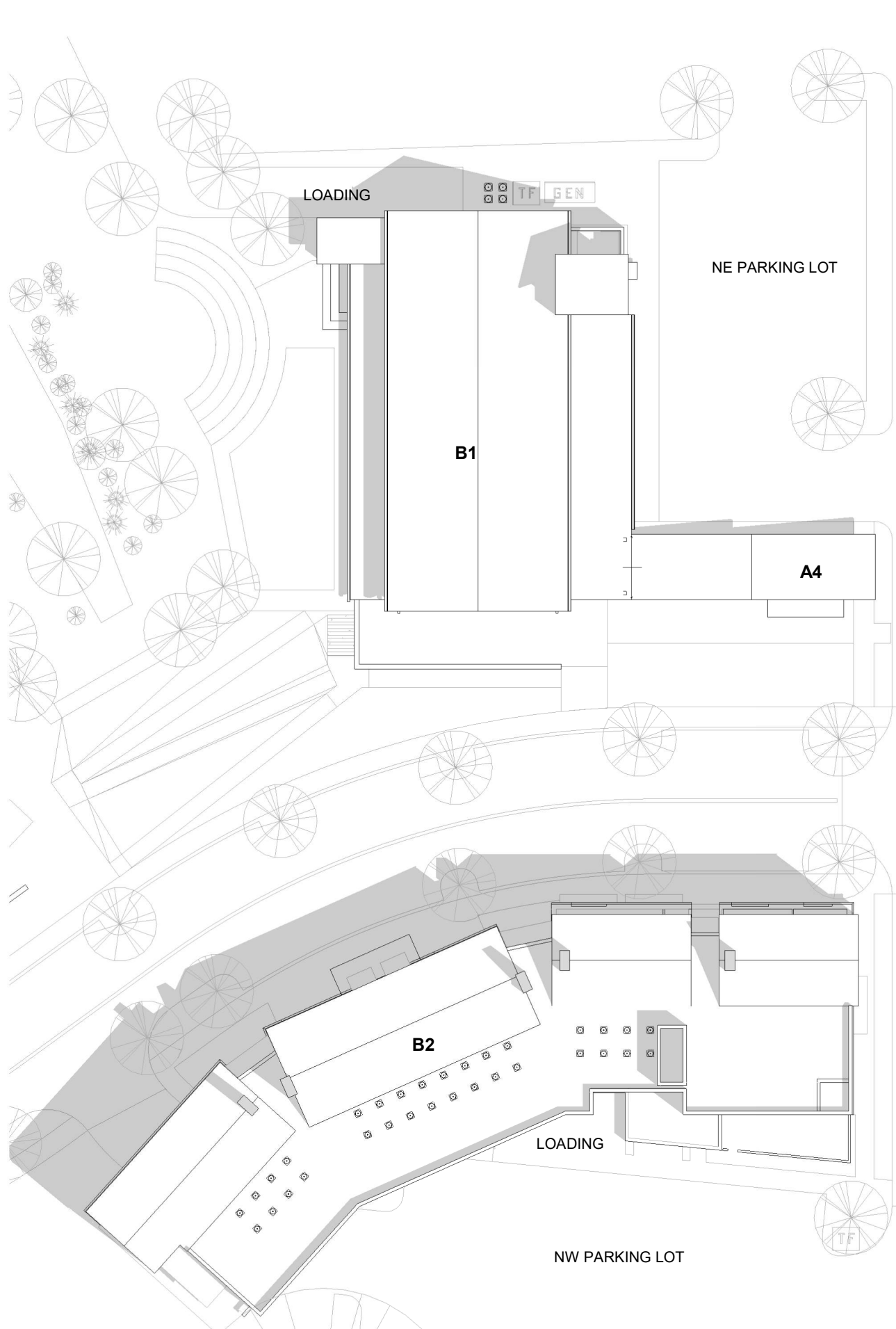
LANDSCAPE ARCHITECT
Parker Rodriguez

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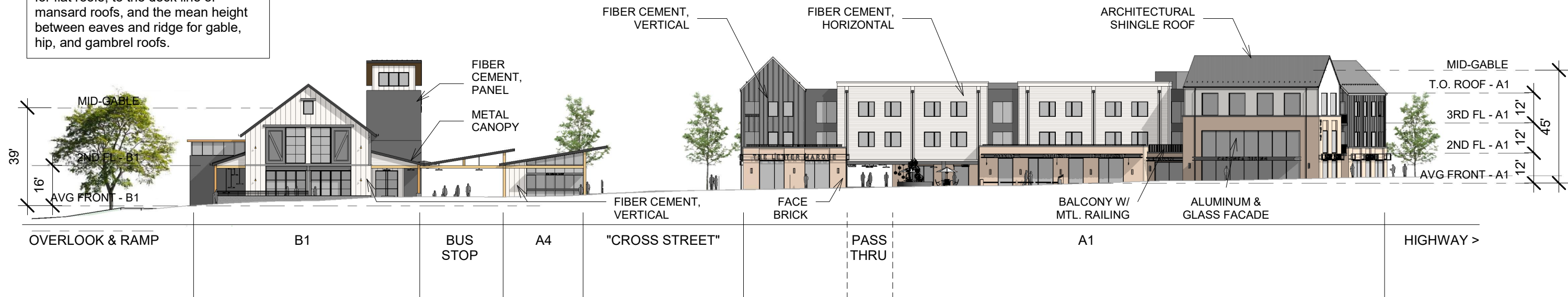
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CELLAR PLAN
AB-15



Definition: Building, height of: means the vertical distance measure from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of the roof for mansard roofs, and the mean height between eaves and ridge for gable, hip, and gambrel roofs.



MAIN ST - B1 & A1

Section 36.290: Height Modifications. The height limitations of this Ordinance shall not apply to:
 (11) Ornamental towers and spires, domes, cupolas.



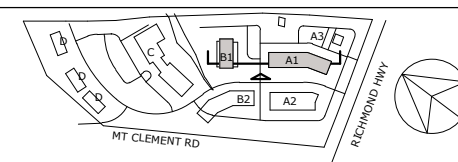
SECTION - B1 & A2

General Notes: The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only.



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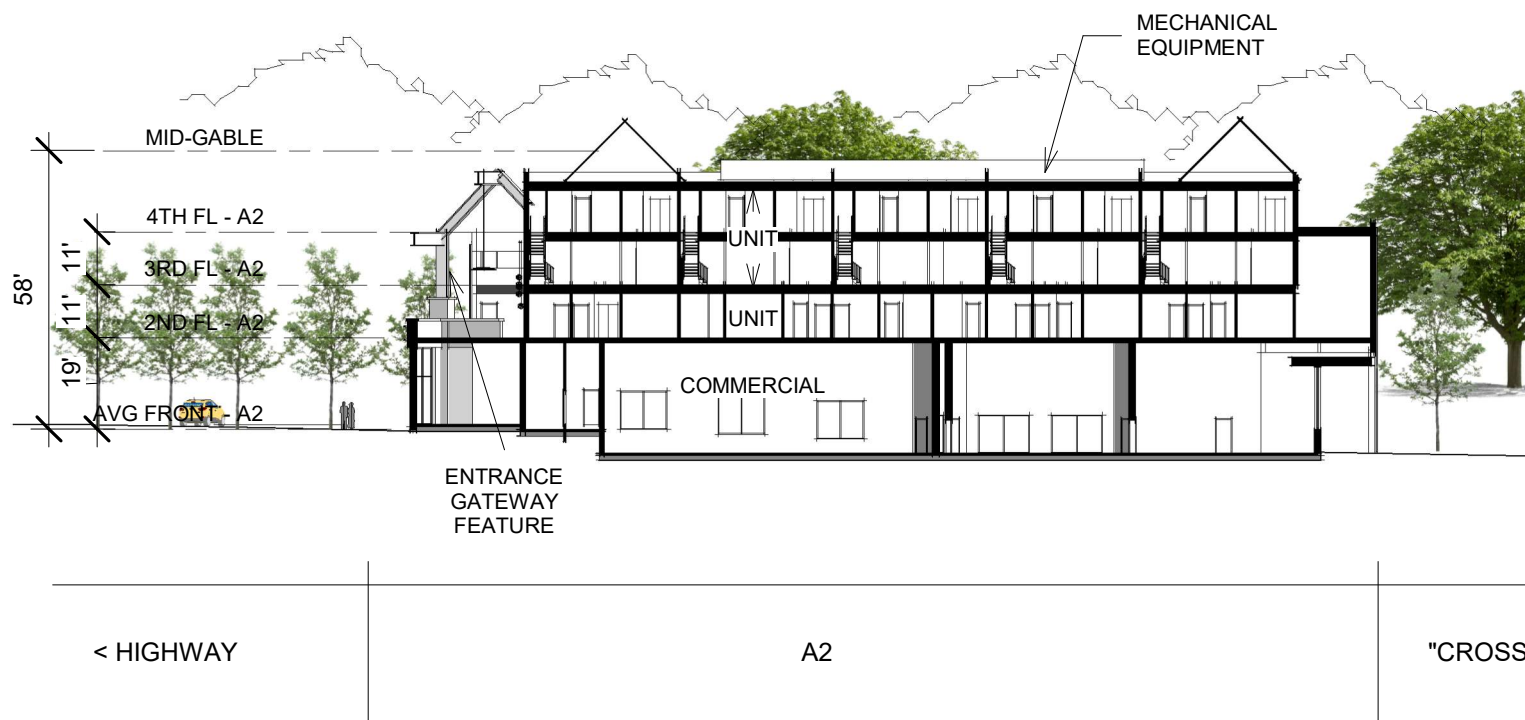
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DATE: 02/14/2023 SCALE: 1" = 40'-0"
ELEV & SECTIONS - MAIN ST/E
AB-21



MAIN ST - A2 & B2



SECTION - A2

SECTION - B2



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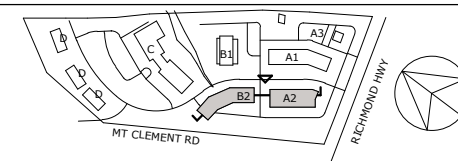
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MEP/F ENGINEER
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SCALE: 1" = 40'-0"

ELEV & SECTIONS - MAIN ST/W

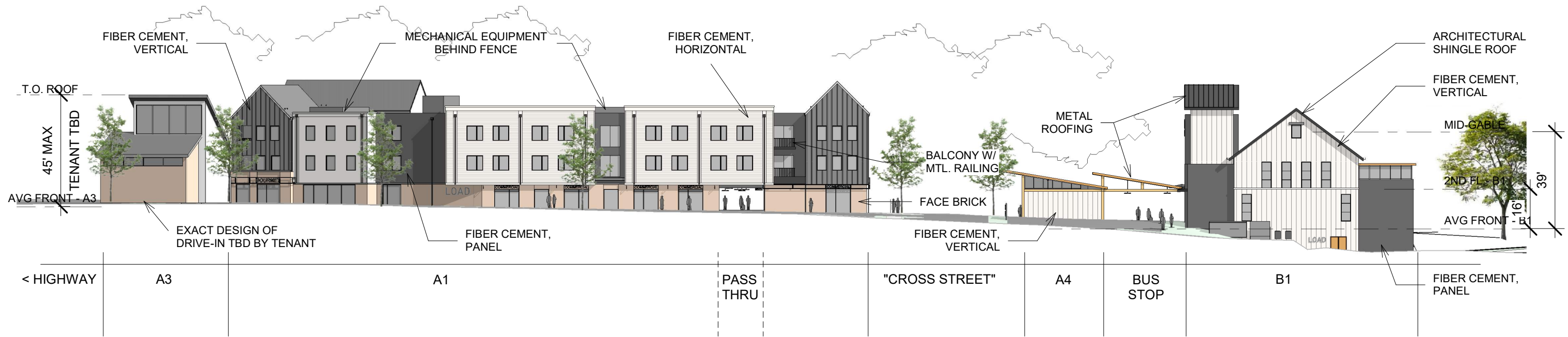
AB-22

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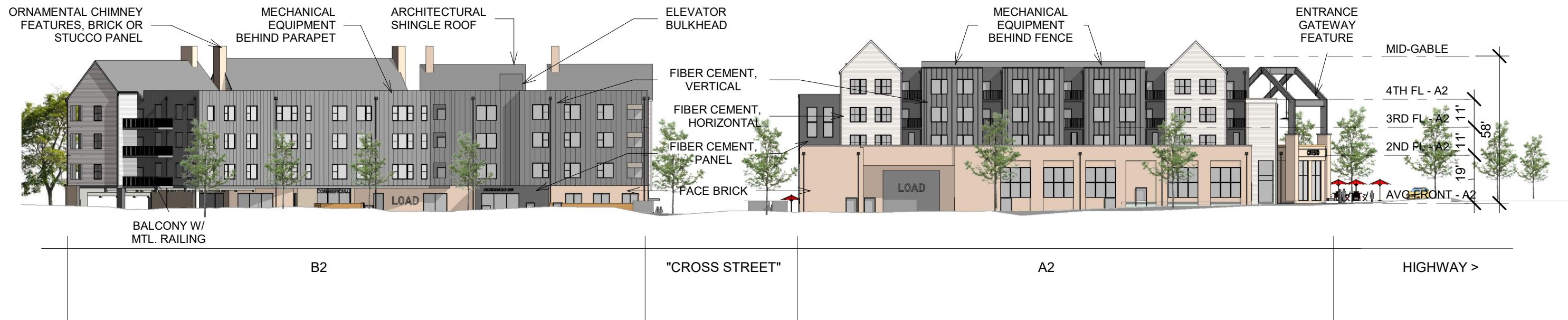
LANDSCAPE ARCHITECT
Parker Rodriguez

SUSTAINABILITY
Steven Winter Assocs.

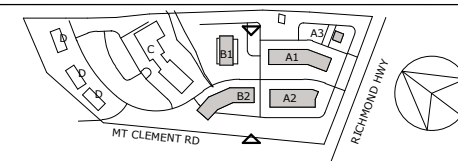
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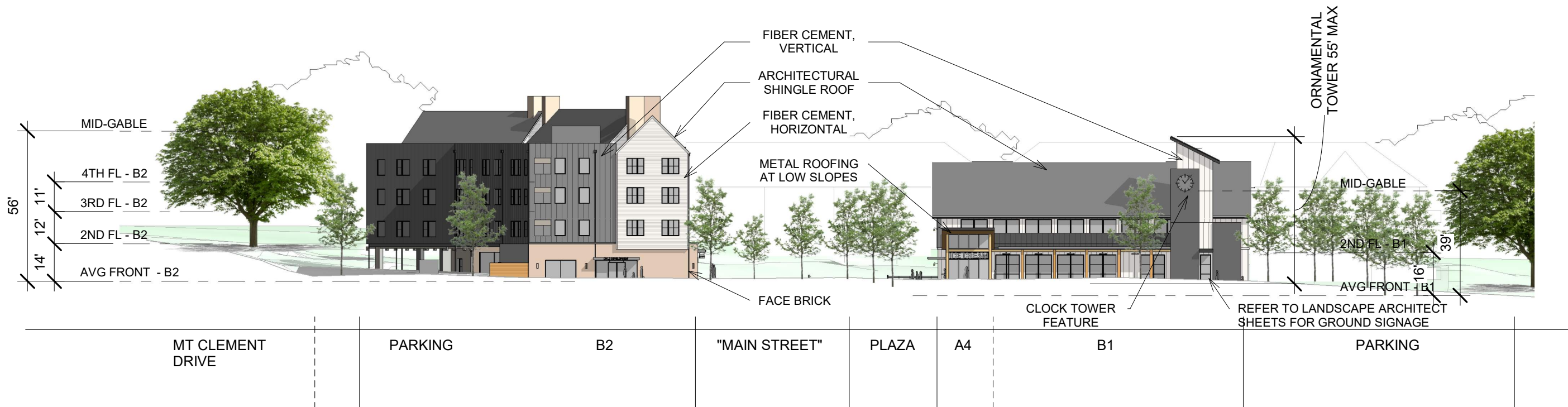


BACK ELEVATION - A3, A1 & B1

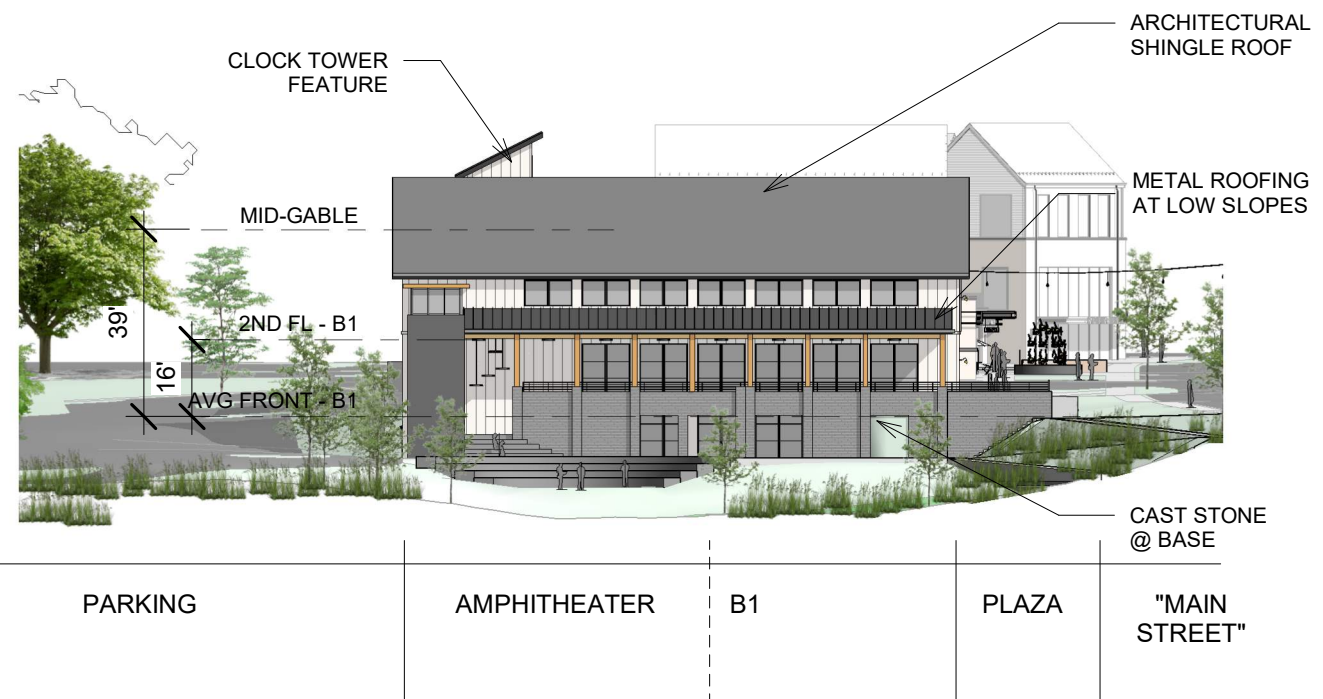


BACK ELEVATION - B2 & A2

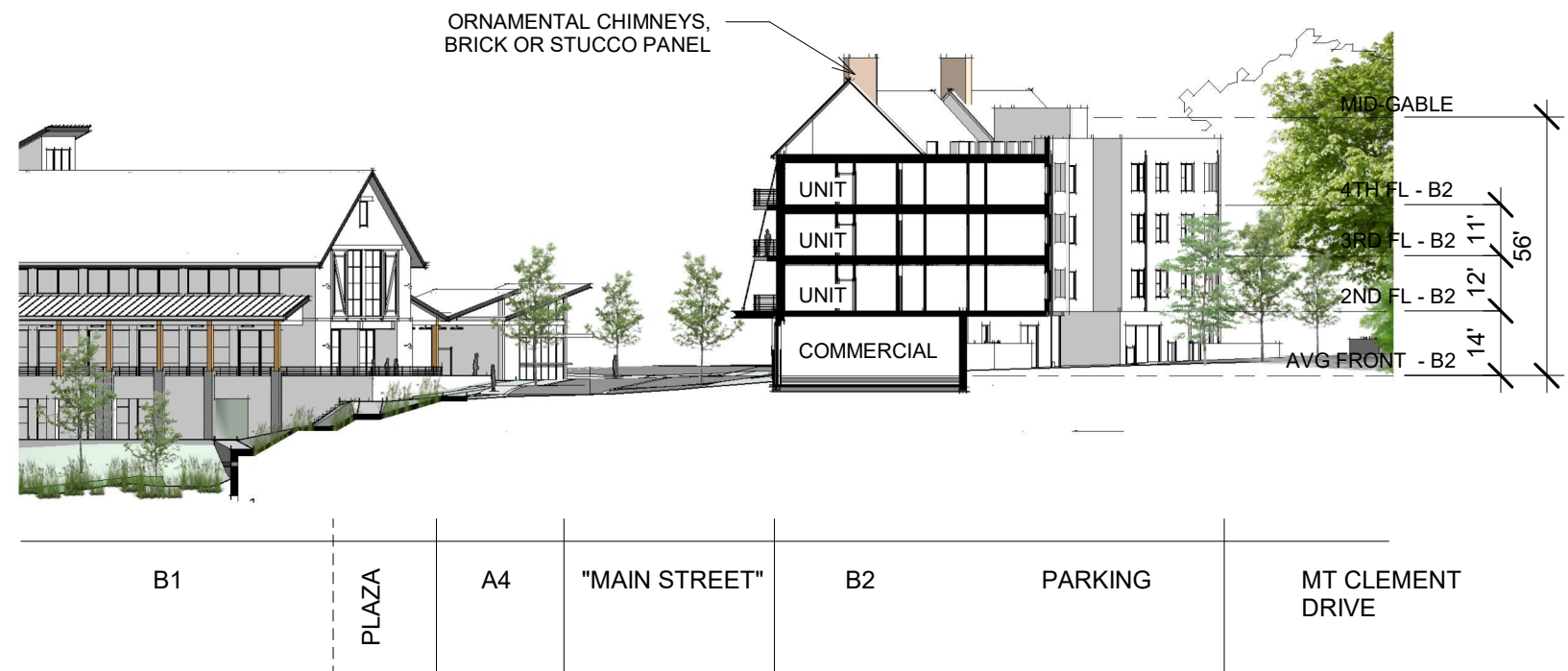




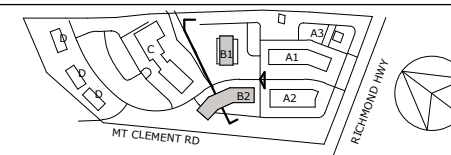
ELEVATION CROSS ST - B2 & B1

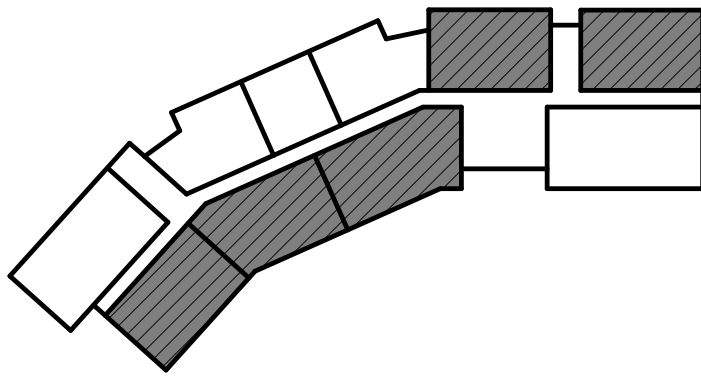


ELEVATION B1 WETLAND



WETLAND SECTION - B1 & B2





Unit Matrix B2 1BR

Name	Unit#	Area
------	-------	------

B2 1BR		
1BR	201	1071 SF
1BR	203	1066 SF
1BR	204	1180 SF
1BR	206	1126 SF
1BR	208	1082 SF

1BR: 5	5525 SF
02_2ND FL	5525 SF

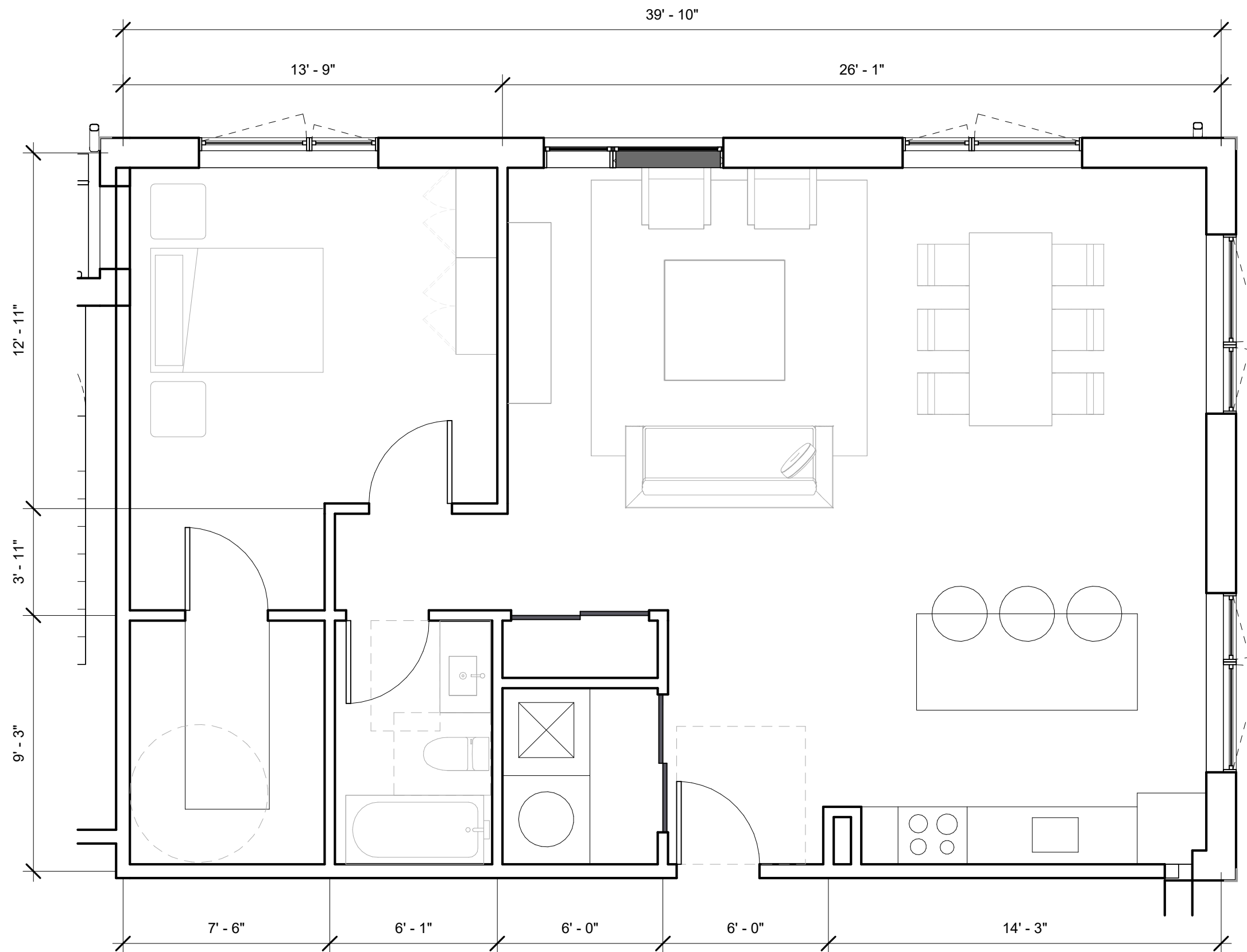
1BR		
1BR	301	1071 SF
1BR	303	1066 SF
1BR	304	1180 SF
1BR	306	1126 SF
1BR	308	1082 SF

1BR: 5	5525 SF
03_3RD FL	5525 SF

1BR		
1BR	401	1071 SF
1BR	403	1066 SF
1BR	404	1180 SF
1BR	406	1126 SF
1BR	408	1082 SF

1BR: 5	5525 SF
04_4TH FL	5525 SF

Grand total: 15 16575 SF



TYP FLATS - 1BR - B2 / FLOORS 2-4

SCALE: 1/4" = 1'-0"



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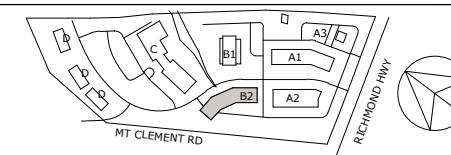
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Measure Architects

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UNIT PLANS - B2 BLDG - 1BR

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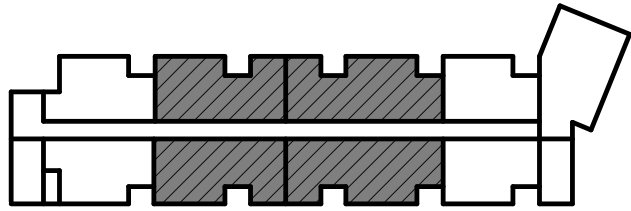
LANDSCAPE ARCHITECT
Parker Rodriguez

SUSTAINABILITY
Steven Winter Assocs.

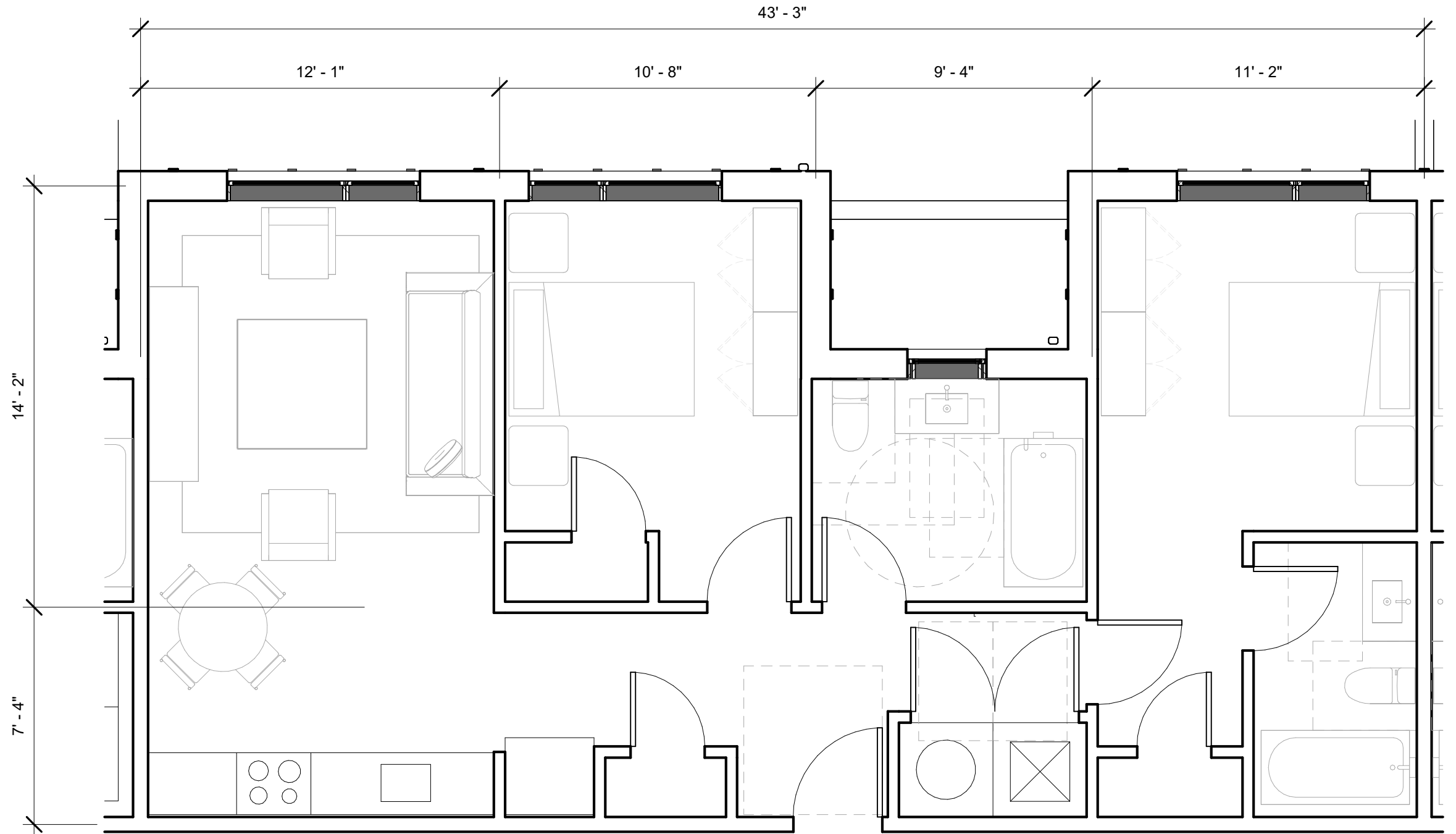
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AB-31



Unit Matrix A2 2BR 2ND FLOOR		
Name	Unit#	Area
A2		
2BR		
2BR	203	877 SF
2BR	204	877 SF
2BR	205	1025 SF
2BR	206	1025 SF
2BR: 4		3804 SF
02_2ND FL		3804 SF
Grand total: 4		3804 SF



TYP FLATS - 2BR - A2/SECOND FLOOR

SCALE: 1/4" = 1'-0"



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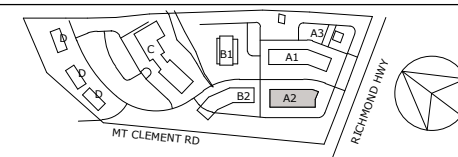
ARCHITECT
GTM Architects

LANDSCAPE ARCHITECT
Parker Rodriguez

SUSTAINABILITY
Steven Winter Assocs.

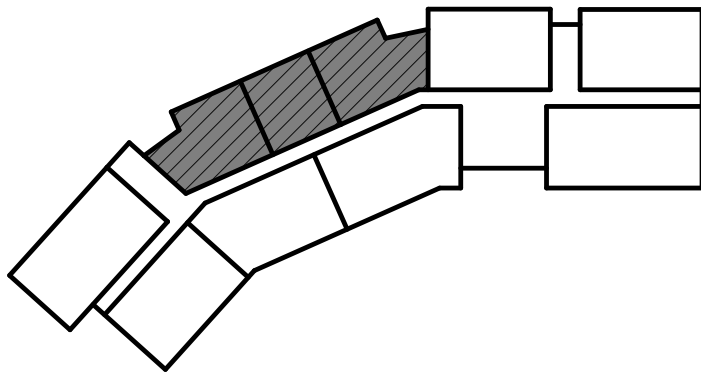
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UNIT PLANS - A2 BLDG 2BR
AB-34



Unit Matrix B2 1BR JR

Name	Unit#	Area
------	-------	------

B2

1BR

1BR	205	864 SF
1BR	209	863 SF
1BR	207	631 SF

1BR: 3 2358 SF

02_2ND FL 2358 SF

1BR

1BR	305	864 SF
1BR	309	863 SF
1BR	307	631 SF

1BR: 3 2358 SF

03_3RD FL 2358 SF

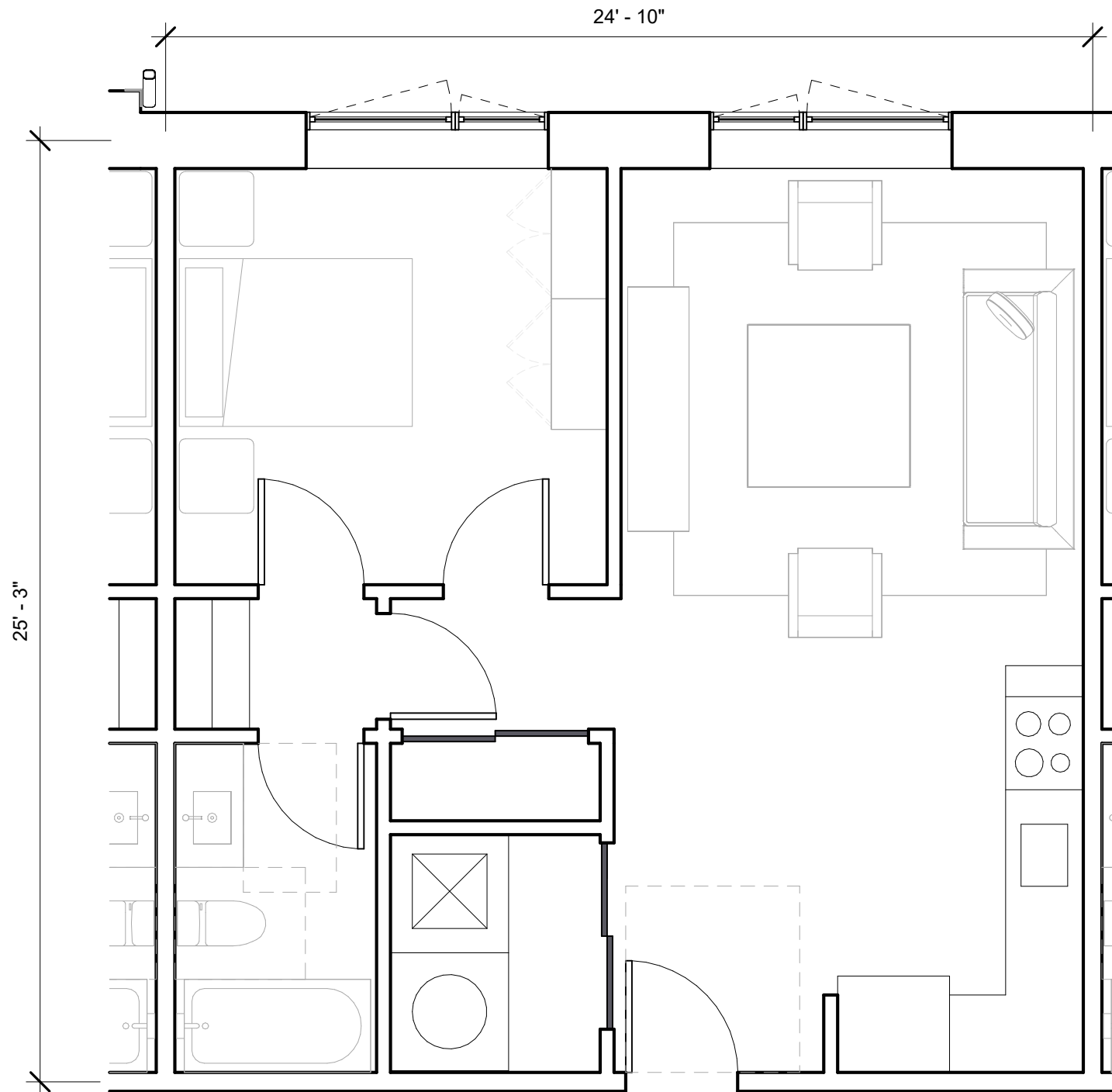
1BR

1BR	405	864 SF
1BR	409	863 SF
1BR	407	631 SF

1BR: 3 2358 SF

04_4TH FL 2358 SF

Grand total: 9 7075 SF



TYP FLATS - 1BR JR - B2 / FLOORS 2-4_

SCALE: 1/4" = 1'-0"



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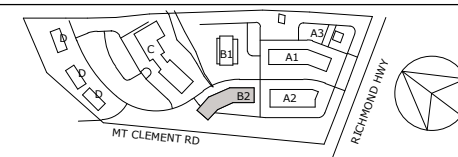
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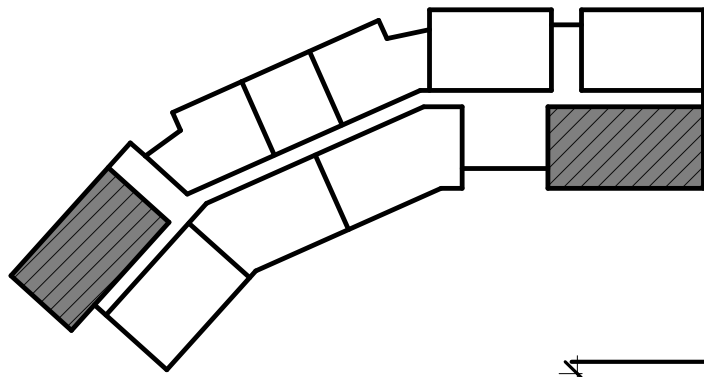
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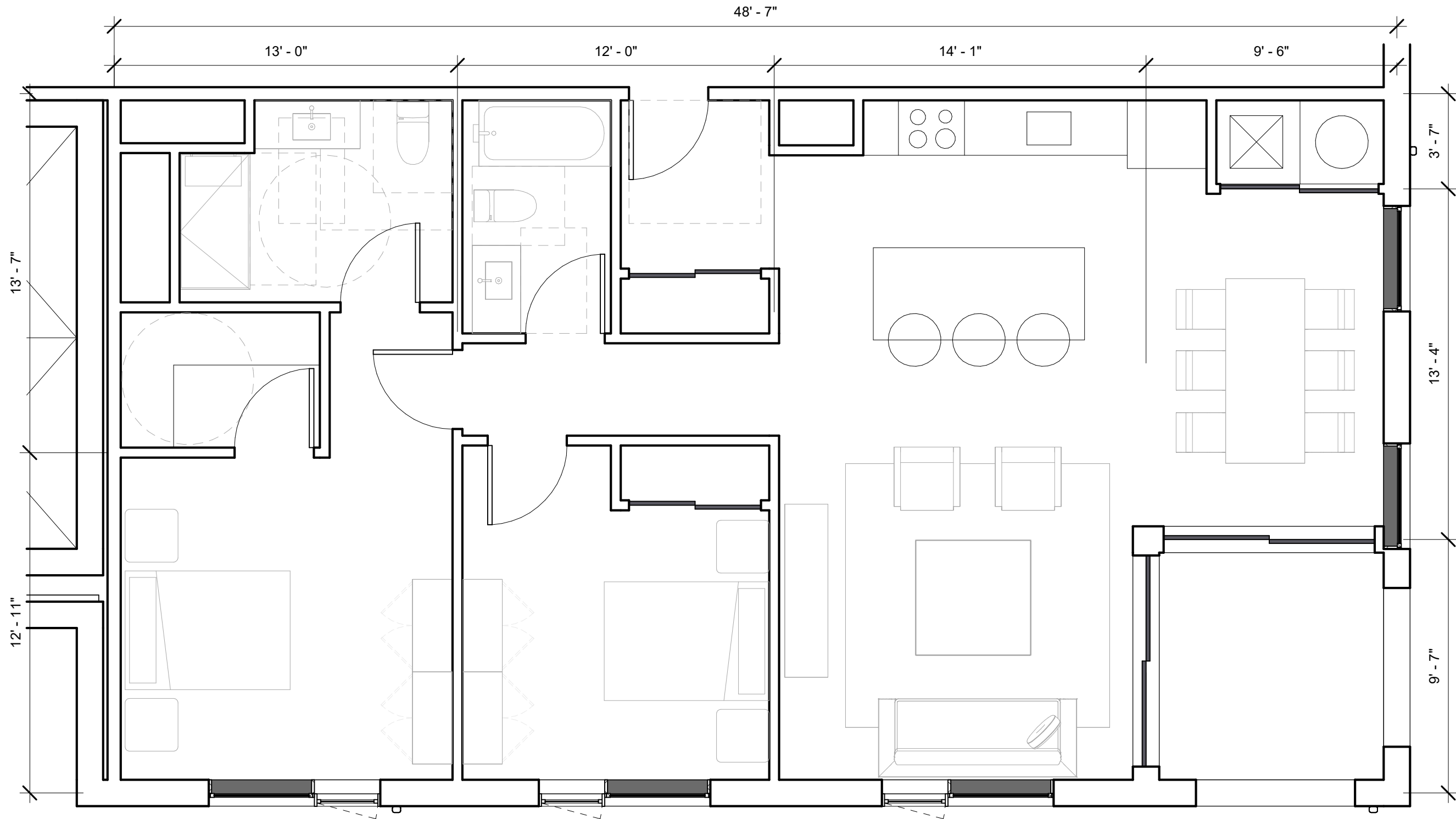
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UNIT PLANS - B2 BLDG - 1BR JR

AB-32



Unit Matrix B2 2BR		
Name	Unit#	Area
B2		
2BR		
2BR	202	1202 SF
2BR	210	1199 SF
2BR: 2		2402 SF
02_2ND FL		2402 SF
2BR		
2BR	302	1202 SF
2BR	310	1199 SF
2BR: 2		2402 SF
03_3RD FL		2402 SF
2BR		
2BR	402	1202 SF
2BR	410	1199 SF
2BR: 2		2402 SF
04_4TH FL		2402 SF
Grand total: 6		7205 SF



TYP FLATS - 2BR - B2 / FLOORS 2-4

SCALE: 1/4" = 1'-0"



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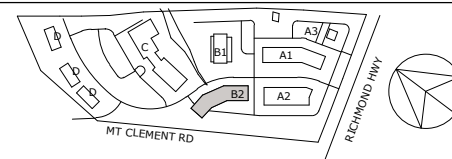
LANDSCAPE ARCHITECT
Parker Rodriguez

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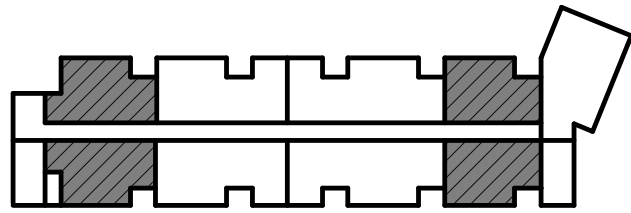
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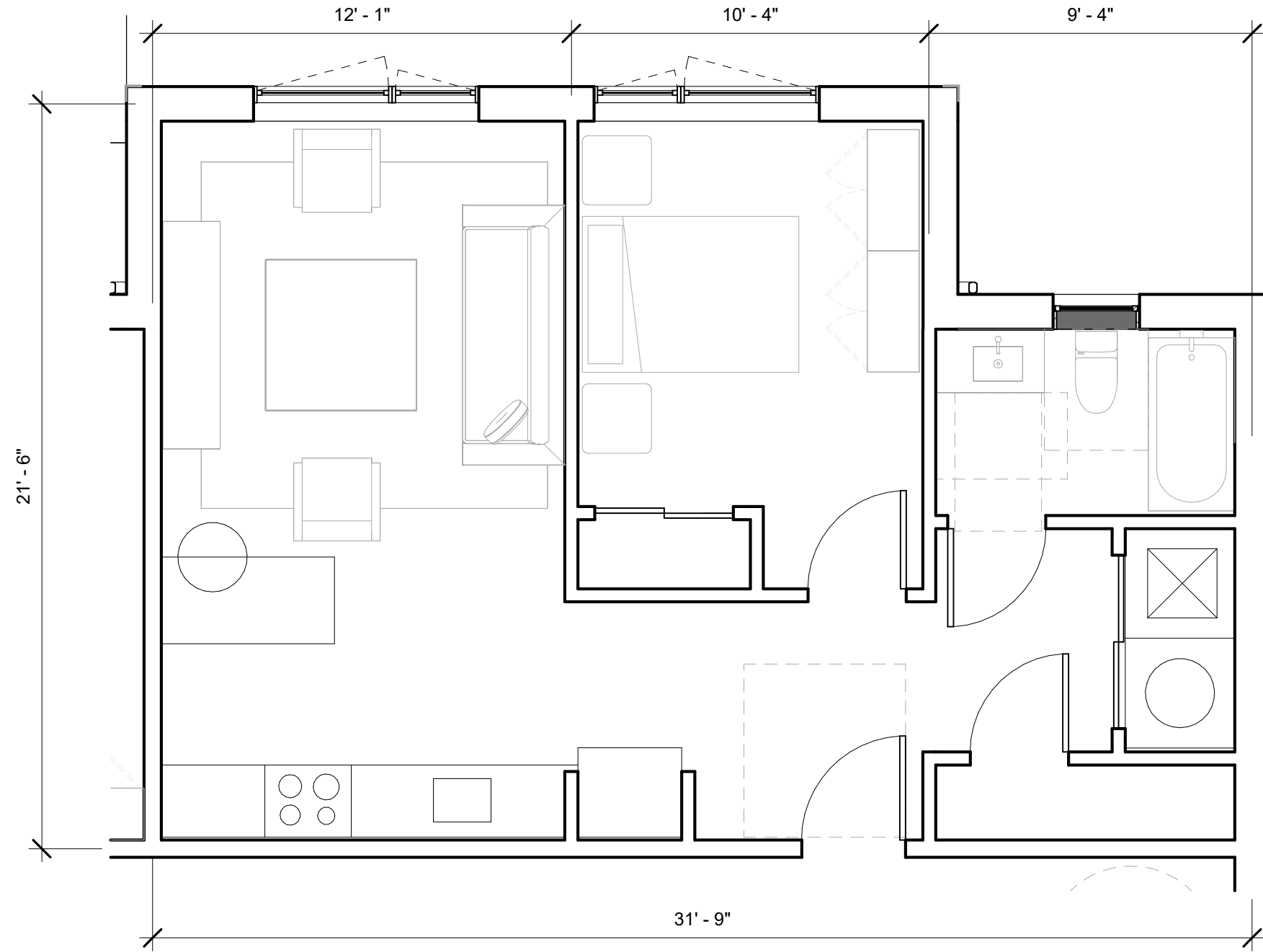
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UNIT PLANS - B2 BLDG - 2BR

AB-33



Unit Matrix A2 1BR 2ND FLOOR		
Name	Unit#	Area
A2		
1BR		
1BR	201	684 SF
1BR	202	686 SF
1BR	209	615 SF
1BR	210	631 SF
1BR: 4		2616 SF
02_2ND FL		2616 SF
Grand total: 4		2616 SF



TYP FLATS - 1BR - A2/SECOND FLOOR

SCALE: 1/4" = 1'-0"



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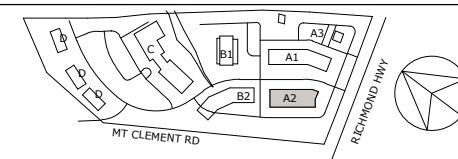
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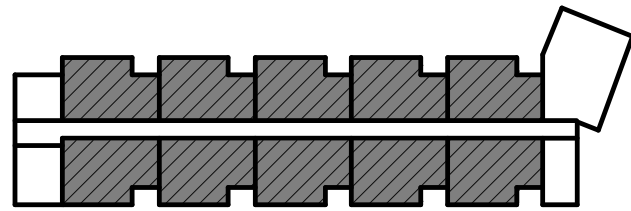
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UNIT PLANS - A2 BLDG 1BR
AB-35

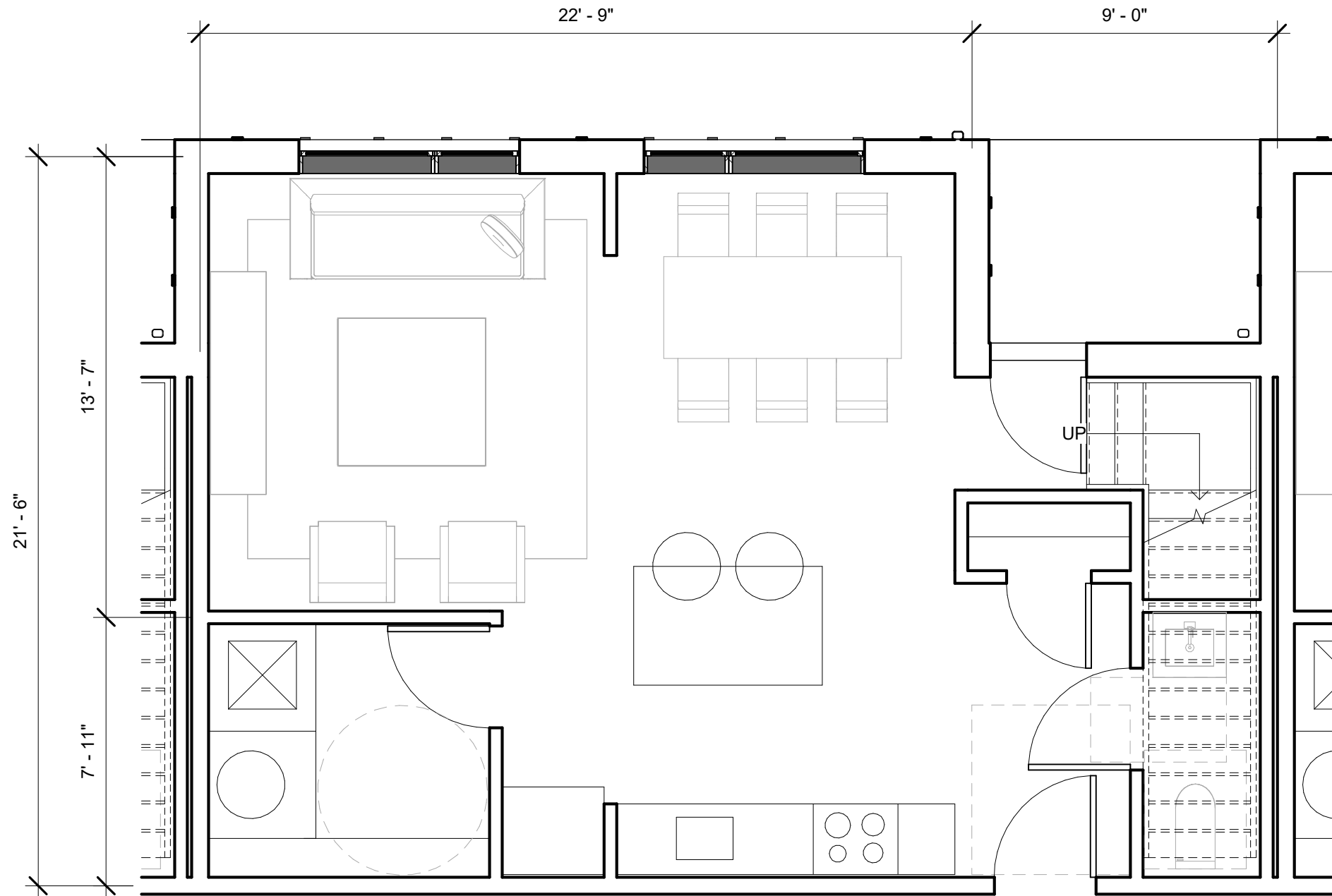


2-STORY UNITS
(LOWER LEVEL)

Unit Matrix A2 2BR TH 3RD FLOOR		
Name	Unit#	Area

A2		
2BR TH		
2BR TH	301	684 SF
2BR TH	302	686 SF
2BR TH	303	635 SF
2BR TH	304	635 SF
2BR TH	305	633 SF
2BR TH	306	633 SF
2BR TH	307	634 SF
2BR TH	308	634 SF
2BR TH	309	615 SF
2BR TH	310	631 SF

2BR TH: 10 6420 SF
 03_3RD FL 6420 SF
 Grand total: 10 6420 SF



TYP TH - 2BR LOWER - A2/THIRD FL

SCALE: 1/4" = 1'-0"



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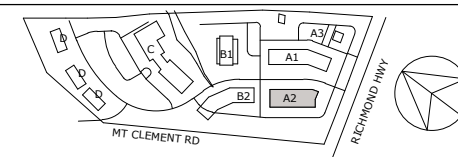
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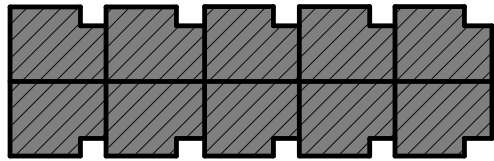
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UNIT PLANS - A2 / 1BR LOWER

AB-36

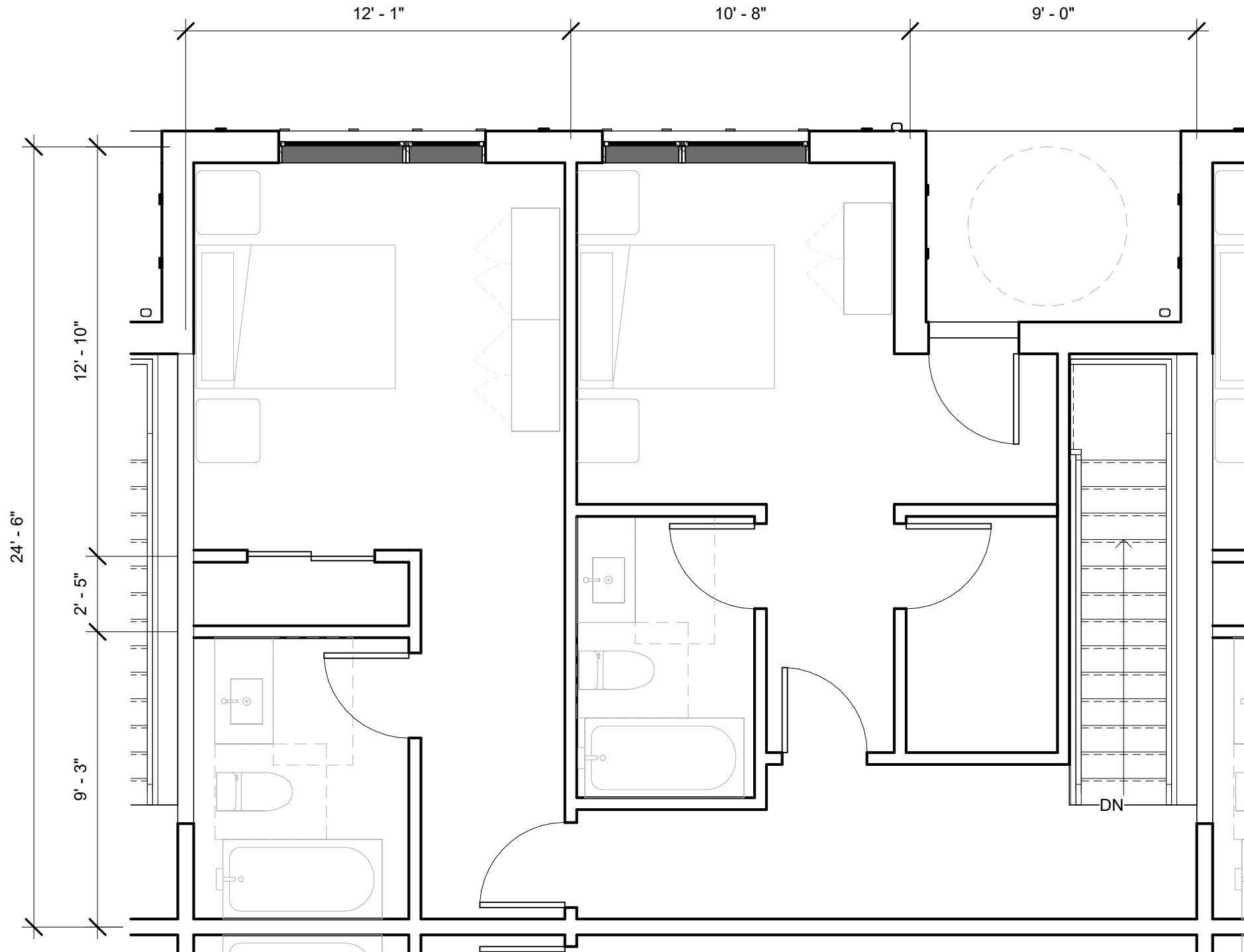


2-STORY UNITS
(UPPER LEVEL)

Unit Matrix A2 2BR TH 4TH FLOOR		
Name	Unit#	Area

A2		
2BR TH		
2BR TH	[301]	735 SF
2BR TH	[302]	735 SF
2BR TH	[303]	730 SF
2BR TH	[304]	730 SF
2BR TH	[305]	730 SF
2BR TH	[306]	730 SF
2BR TH	[307]	730 SF
2BR TH	[308]	730 SF
2BR TH	[309]	707 SF
2BR TH	[310]	707 SF

2BR TH: 10 7263 SF
 04_4TH FL 7263 SF
 Grand total: 10 7263 SF



TYP TH - 2BR UPPER - A2/FOURTH FL

SCALE: 1/4" = 1'-0"



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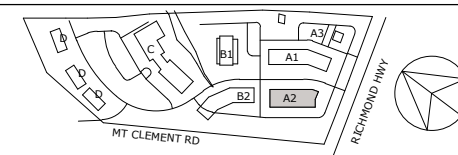
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UNIT PLANS - A2 / 2BR UPPER

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AB-37



ELEVATION HIGHWAY



ELEVATION CROSS ST - A3, A1 & A2



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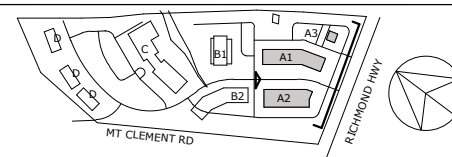
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SCALE: 1" = 40'-0"

ELEV & SECTIONS -HWY/CROSS

AB-25



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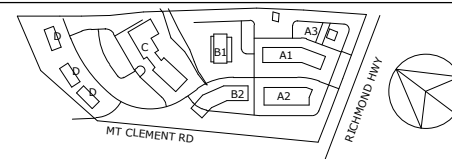
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DATE: 02/12/2023

SCALE:

BUILDING SIGNAGE

AB-26

		MAXIMUM SIGN DIMENSIONS							
		NUMBER		AREA		HEIGHT		SIGN TYPE	
Min 8' height over public sidewalks	Max 6' projecting signs	MAX REQD	ACTUAL	MAX REQD	ACTUAL	MAX REQUIRED	ACTUAL		
A1		1 per street frontage	TBD at time of bldg permit	16 SF	 largest A1 Wall sign: 54.7 SF	N/A	N/A	WALL	
		4 per canopy	TBD at time of bldg permit	0.5 SF per LF of canopy Fascia (0.5 x 79' 8" LF canopy fascia = 39.8 SF allowed)	 largest A1 canopy sign: 27.4SF	Not extending above the cap on the fascia board or below the horizontal plane formed by the bottom of the fascia board	 TYP. SIGN CONDITION	CANOPY	
		5 per parcel	TBD at time of bldg permit	3 SF	 largest A1 minor sign sign: 3 SF	4 ft.	 TYP. SIGN CONDITION	MINOR	
A2	N/A	N/A	1 per street frontage	TBD at time of bldg permit	16 SF	 largest A2 Wall sign: 27.2 SF	N/A	N/A	WALL
			4 per canopy	TBD at time of bldg permit	0.5 SF per LF of canopy Fascia (0.5 x 61' 3" LF canopy fascia = 30.6 SF allowed)	 largest A2 canopy sign: 20.8 SF	Not extending above the cap on the fascia board or below the horizontal plane formed by the bottom of the fascia board	 TYP. SIGN CONDITION	CANOPY
A3	TBD PER TENANT BUILD OUT AT A LATER DATE								
A4	N/A	N/A	1 per street frontage	TBD at time of bldg permit	16 SF	 largest A4 Wall sign: 28 SF	N/A	N/A	WALL
			4 per canopy	TBD at time of bldg permit	0.5 SF per LF of canopy Fascia (0.5 x 33' 2" LF canopy fascia = 16.6 SF allowed)	 largest A4 canopy sign: 4.8 SF	Not extending above the cap on the fascia board or below the horizontal plane formed by the bottom of the fascia board	 SIGN CONDITION	CANOPY
B1	SEE LANDSCAPE ARCHITECT SHEETS FOR SITE SIGNAGE								
B2		N/A	4 per canopy	TBD at time of bldg permit	0.5 SF per LF of canopy Fascia (0.5 x 22' 11" LF canopy fascia = 11.45 SF allowed)	 most unfavorable condition B2 canopy signs: 3.9 and 4.8 SF	Not extending above the cap on the fascia board or below the horizontal plane formed by the bottom of the fascia board	 SIGN CONDITION	CANOPY
			5 per parcel	TBD at time of bldg permit	3 SF	 largest B2 minor sign: 2 SF	4 ft.	 TYP. SIGN CONDITION	MINOR

ESSEX ZONING - SECTION 36.437. — GENERAL REQUIREMENTS FOR SIGNS.

*RETAIL STOREFRONTS AND SIGNAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO TENANT MODIFICATION. APPLICANT REQUESTS THE FLEXIBILITY TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND MATERIAL TYPES (MAINTAINING THE SAME GENERAL LEVEL OF QUALITY) PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION AND FURTHER PROJECT DESIGN.

FINAL DESIGN TO BE DETERMINED AT A LATER DATE, BUT SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.

**THIS ANALYSIS DOES NOT INCLUDE WALL ART OR MURALS, WHICH MAY ALSO BE CONTEMPLATED BY THE DESIGN.

***PROPOSED SIGNAGE THAT REQUIRES ZONING RELIEF IS INDICATED IN RED.

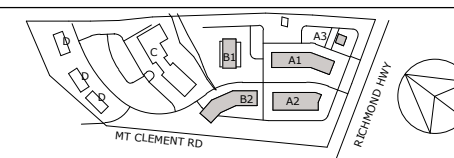
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SCALE: As indicated

BUILDING SIGNAGE MATRIX
AB-27