

Redevelopment of 103 House Street Proposed Townhomes

TYPICAL ROOF:
APPROXIMATELY 12/12 GABLE
DURATION SLATES/SHINGLES GRAY OR EQUAL
TYPICAL TRIM:
SOLID TRU-EXTERIOR TRIM OR PVC-PAINTED WHITE
TYPICAL CLAPBOARD SIDING:
1 1/2" x 6" x 10" COLOR WHITE
TYPICAL THIN BRICK VENEER:
MEDIUM BRICK SET OLD RICHLAND OR
EQUAL
TYPICAL WINDOWS:
6/8" W/ 20" x 30" DOUBLE-HUNG SASH WITH
SIMULATED DIVIDED LIGHTS - COLOR WHITE

2ND FLOOR
T.O. SILLBLOCK

1ST FLOOR
T.O. SILLBLOCK

WINE FENCE CONDORGE
ENCLOSURE

THIN BRICK VENEER

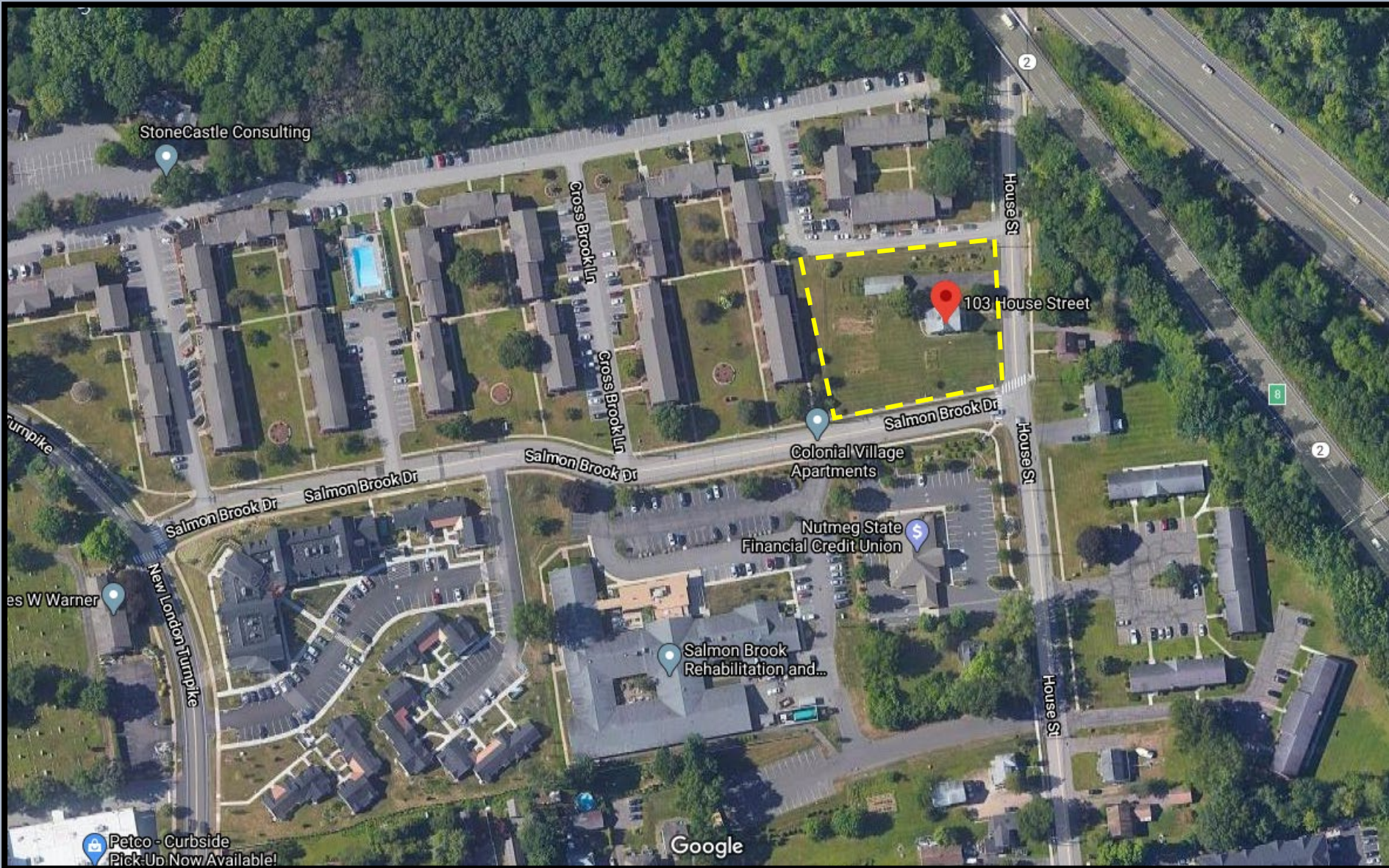
Owner/Applicant:
103 House Street LLC

**Town Plan & Zoning Commission
Public Hearing
August 18, 2020 at 7:00 PM**

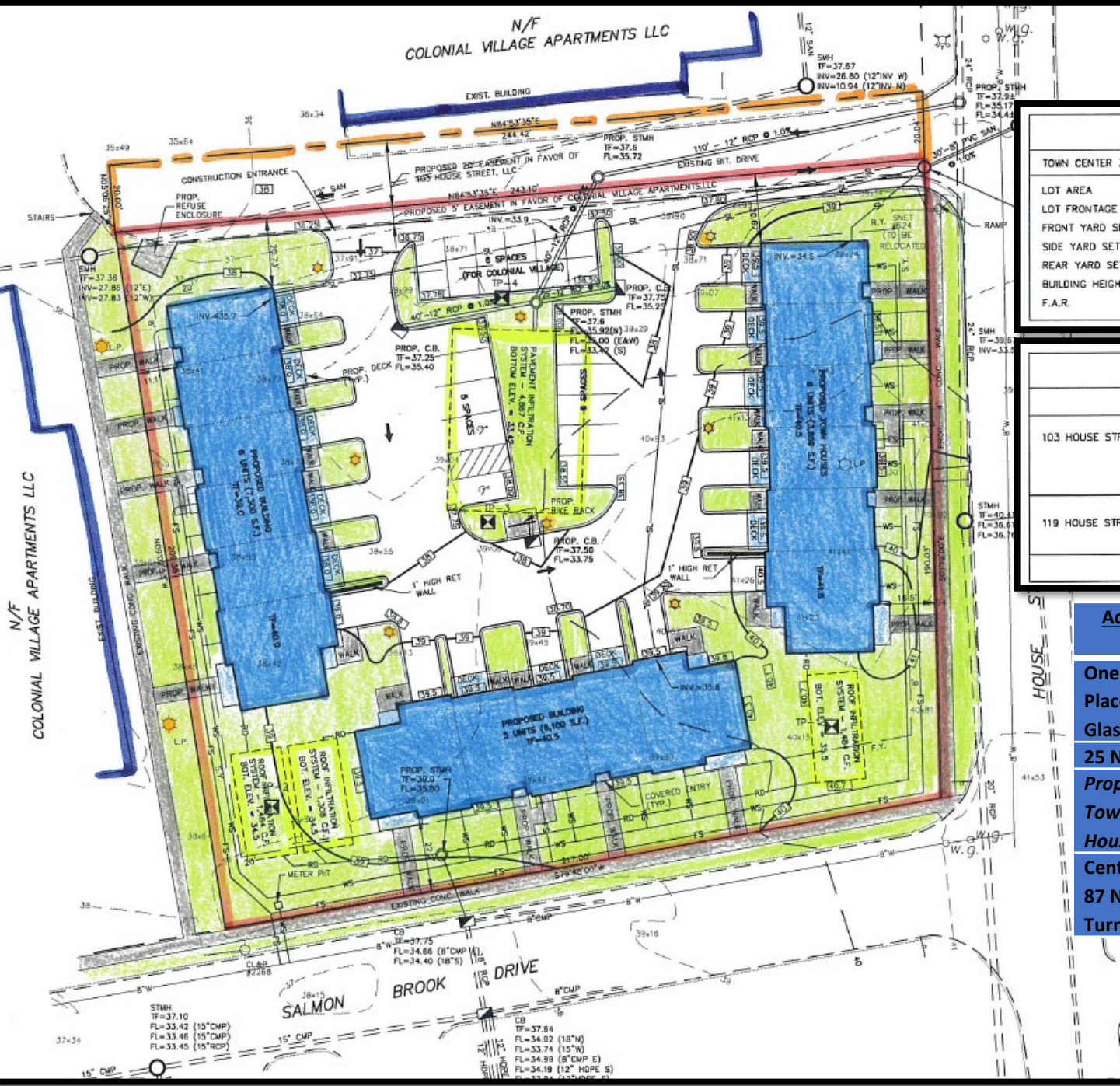
Colonial Village Apartments 1967



Aerial View



Site Plan



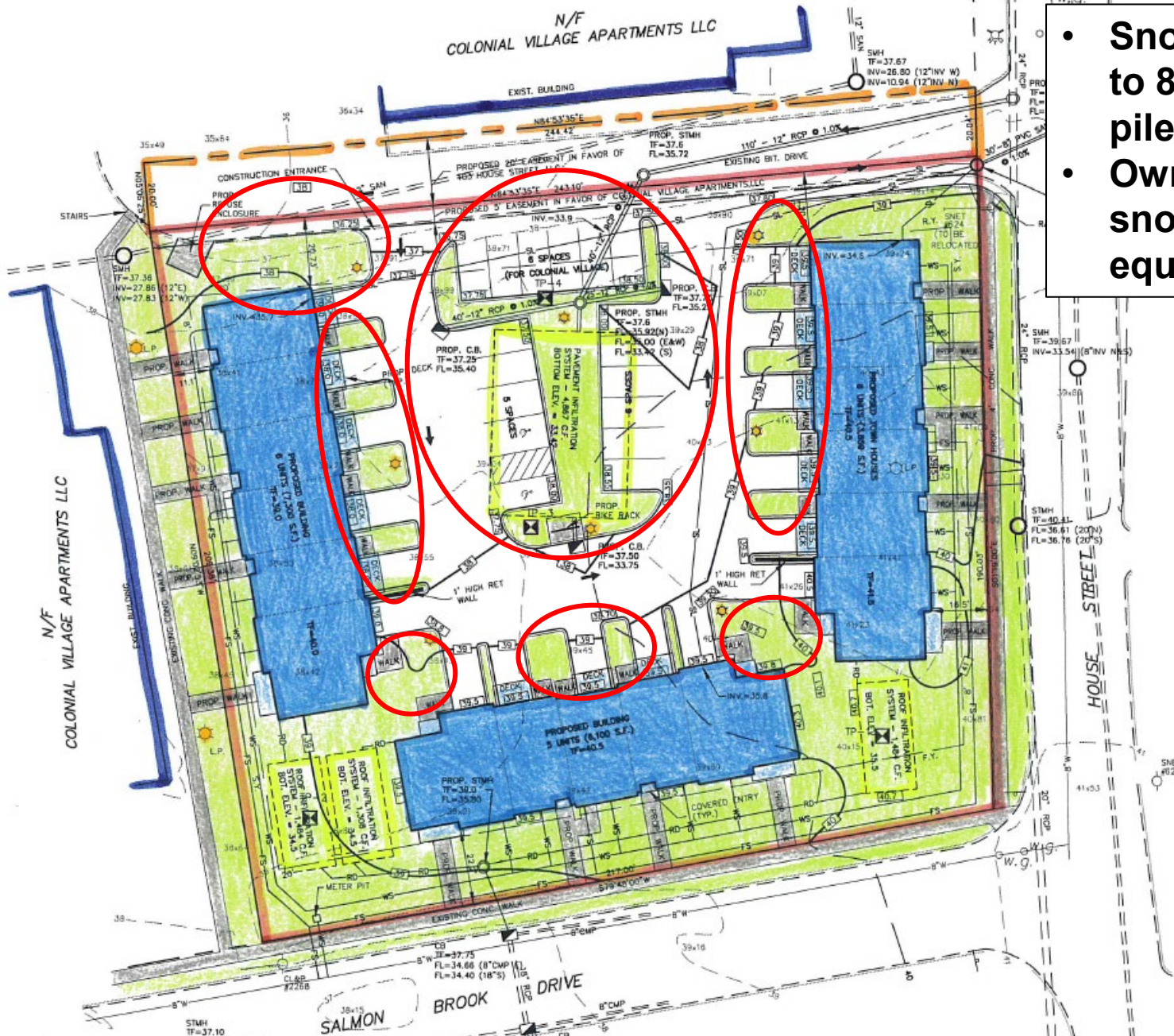
ZONING TABLE		
TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	45,760 S.F. (1.050 AC)
LOT FRONTAGE	100 FT	217.52 FT
FRONT YARD SETBACK	20 FT	22.2 FT
SIDE YARD SETBACK	8 FT	11.1 FT
REAR YARD SETBACK	20 FT	20.6 FT
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/32.8 FT
F.A.R.	0.5 (22,880 S.F.)	.47 (21,606 S.F.)

PARKING CHART		
	REQUIRED	PROVIDED
103 HOUSE STREET	2 SPACES/UNIT = 34	17 GARAGE SPACES 17 DRIVEWAY SPACES 11 VISITOR SPACES 45 TOTAL SPACES
119 HOUSE STREET	6 SPACES DISPLACED BY ACCESS DRIVE	6 SPACES REPLACED ON 103 HOUSE STREET
		51 SPACES TOTAL

Address/Project	Approved Floor Area Ratio (F.A.R.)
One Glastonbury Place, 10 Glastonbury Place	0.49
25 Naubuc Avenue	0.48
Proposed Townhomes – 103 House Street	0.47
Center Village, 75-87 New London Turnpike	0.38

Snow Storage Plan

- Snow storms up to 8 inches can be piled onsite
- Owner has own snow removal equipment



Lighting Plan

10 ft pole on 2 ft base



Landscape Plan



KEY	QTY	BOTANIC NAME COMMON NAME	SIZE
AC	8	<i>Amelanchier canadensis</i> SHADBLow SERVICEBERRY	6' ht
ACC	3	<i>Abies concolor</i> WHITE FIR	6'-7' ht
ARO	6	<i>Acer rubrum</i> 'October Glory' OCTOBER GLORY RED MAPLE	3' cal
CKF	12	<i>Calamagrostis acutiflora</i> 'Karl Foerster' KARL FOERSTER REED GRASS	2 gal
CL	16	<i>Chasmanthium latifolium</i> NORTHERN SEA OATS	2 gal
CWL	90	<i>Nepeta racemosa</i> 'Walker's Low' WALKER'S LOW CATMINT	2 gal
EP	42	<i>Echinacea purpurea</i> PURPLE CONEFLOWER	2 gal
GSM	4	<i>Gleditsia triacanthos</i> 'Shademaster' SHADEMASTER HONEYLOCUST	3' cal
HAI	17	<i>Hydrangea arborescens</i> 'Annabelle' ANNABELLE HYDRANGEA	3 gal
HG	55	<i>Hosta</i> 'Guacamole' GUACAMOLE HOSTA	1 gal
HMS	98	<i>Hemerocallis</i> 'Stella-de-oro' STELLA-DE-ORO DAYLILY	1 gal
IG	31	<i>Ilex glabra</i> 'Gem Box' GEM BOX INKBERRY	24"
IRK	6	<i>Iris kaempferi</i> JAPANESE IRIS	2 gal
IVE	6	<i>Ilex verticillata</i> WINTERBERRY	30"
JCS	8	<i>Juniperus chinensis</i> 'Sargent' SARGENT JUNIPER	3 gal
PO	3	<i>Picea omorika</i> SERBIAN SPRUCE	6'-7' ht
SS	84	<i>Schizachyrium scoparium</i> LITTLE BLUESTEM	2 gal
TMD	57	<i>Taxus x media</i> 'Densiformis' DENSE YEW	24"
TOT	8	<i>Thuja occidentalis</i> 'Tectry' MISSION STRAIN ARBORVITAE	5'
UP	3	<i>Ulmus parvifolia</i> 'Allee' ALLEE ELM	3' cal
VD	3	<i>Viburnum dentatum</i> ARROWWOOD VIBURNUM	4' ht

PLANTING PLAN

Architectural Context



Center Village



One Glastonbury Place



340 Hebron Avenue

Salmon Brook Drive



House Street



5-Unit Building Front and Side Building Elevations with Building Materials

South Elevation –



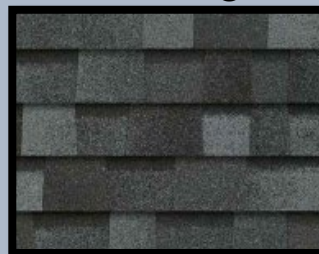
East Elevation –



Brick Veneer



Roof Shingles



Typical Wall Sconce



5-Unit Building Rear and Side Building Elevations

North Elevation –



West Elevation –



6-Unit Building Front and Side Building Elevations

East Elevation –



South Elevation –



6-Unit Building Rear and Side Building Elevations

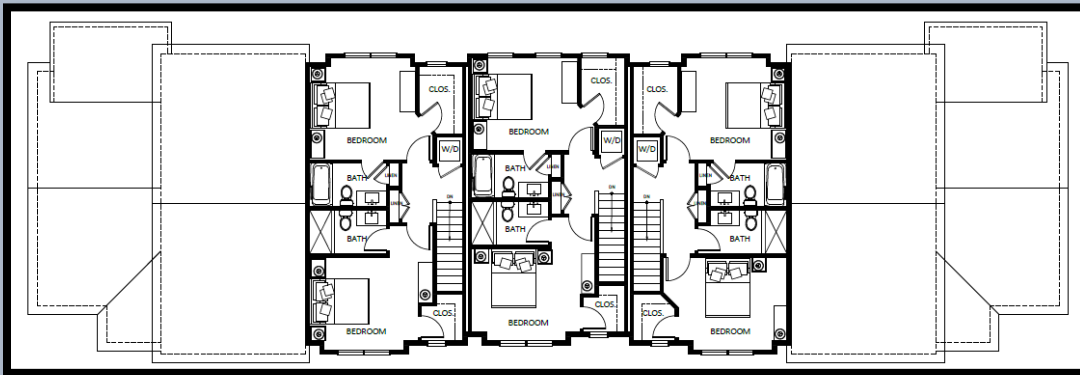
West Elevation –



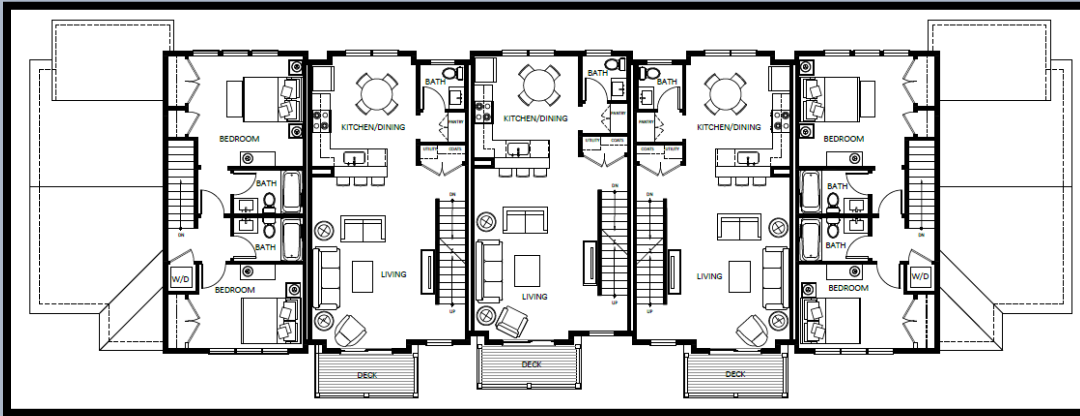
North Elevation –



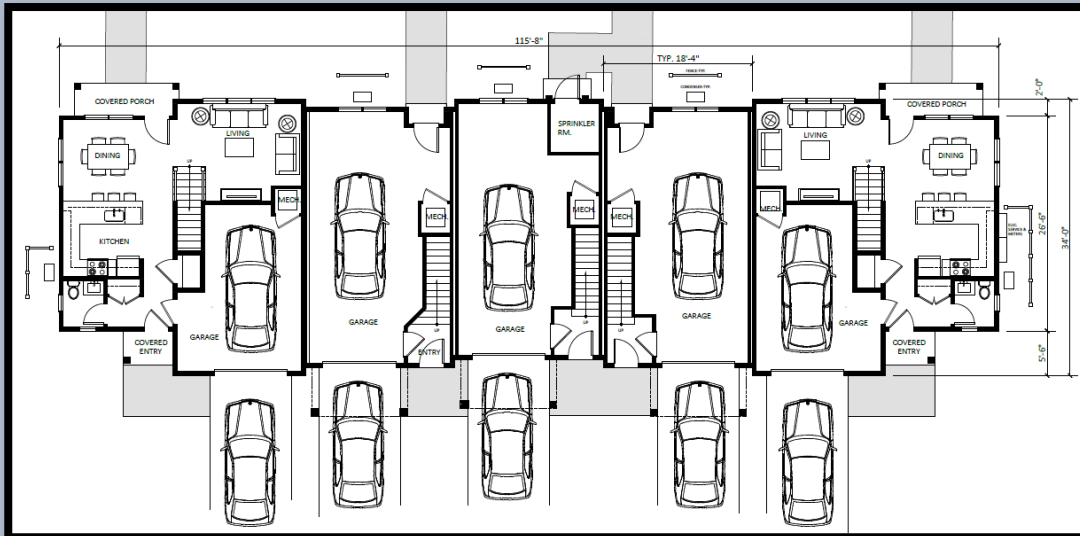
5-Unit Building Floor Plan



2nd Floor Plan

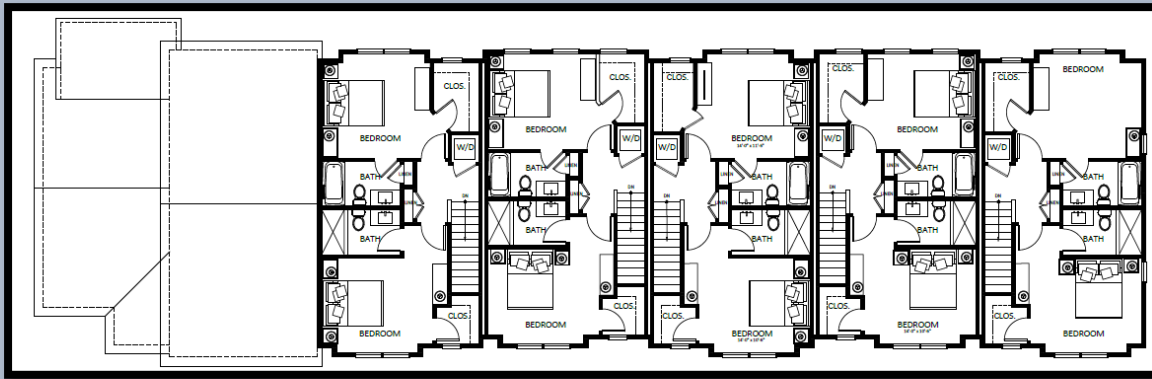


1st Floor Plan

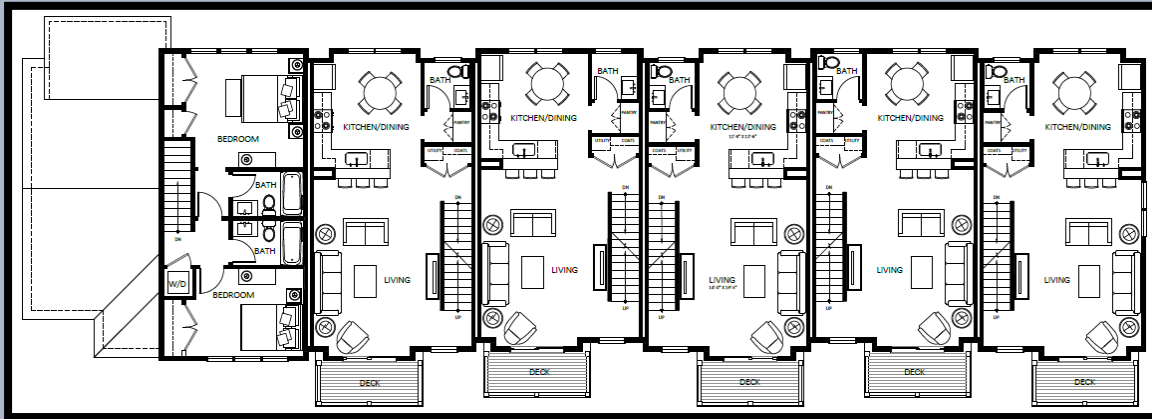


Ground Floor Plan

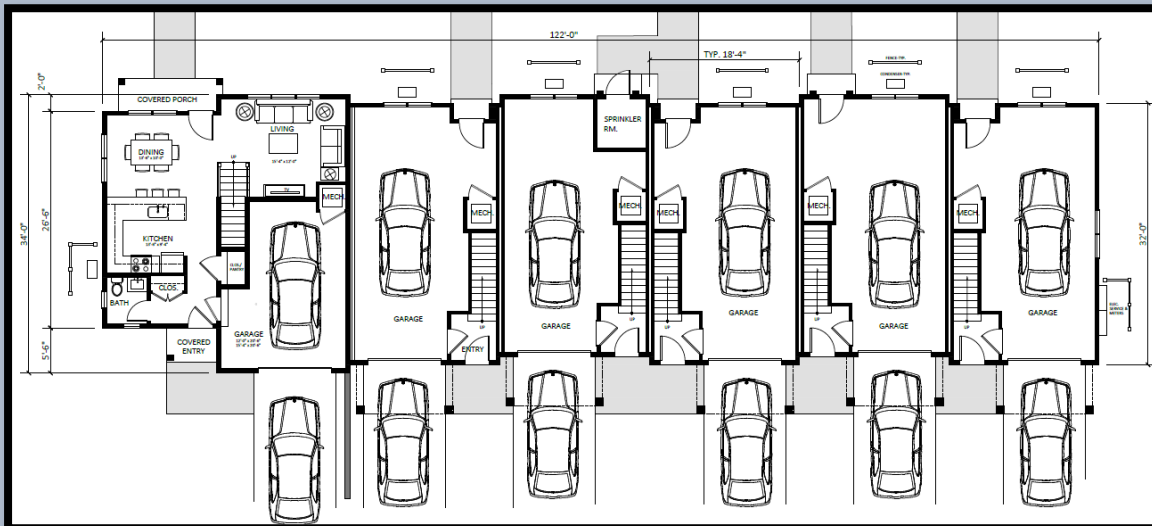
6-Unit Building Floor Plan



2nd Floor Plan

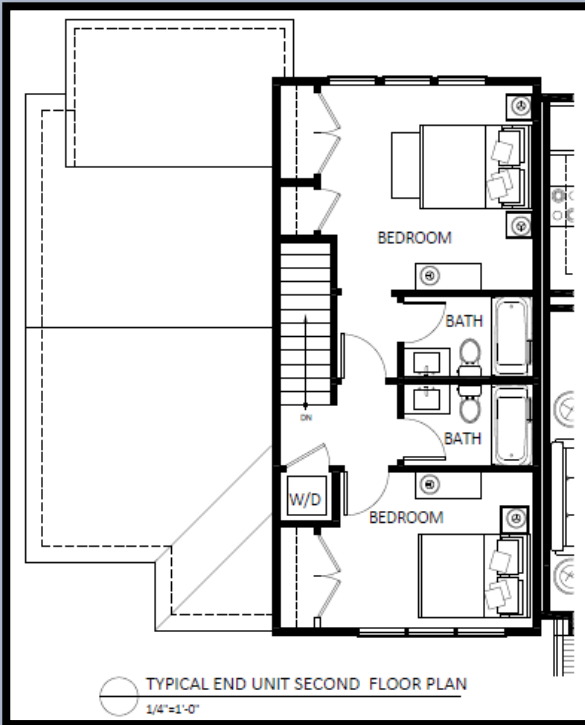


1st Floor Plan

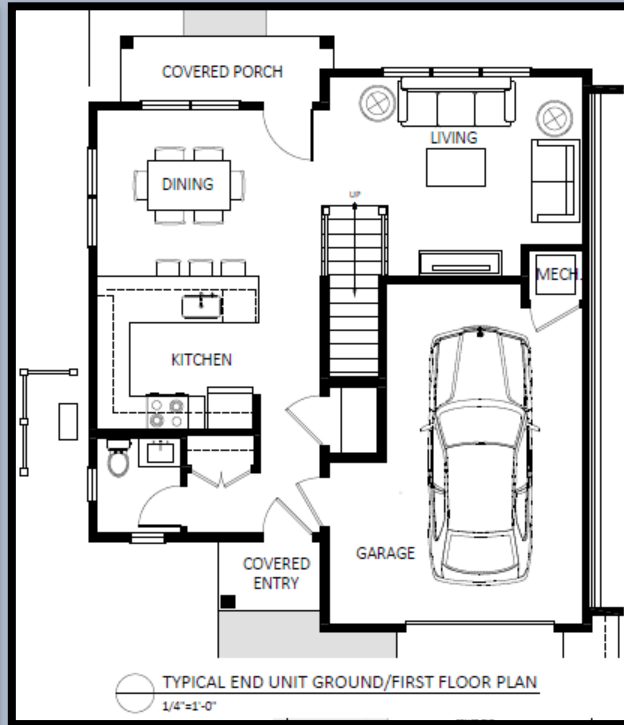


Ground Floor Plan

End Unit Building Floor Plan

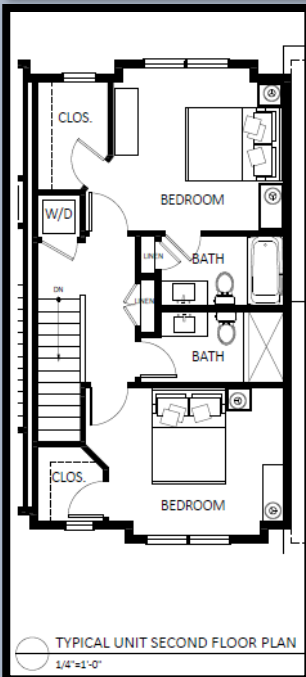


TYPICAL END UNIT SECOND FLOOR PLAN
1/4"=1'-0"

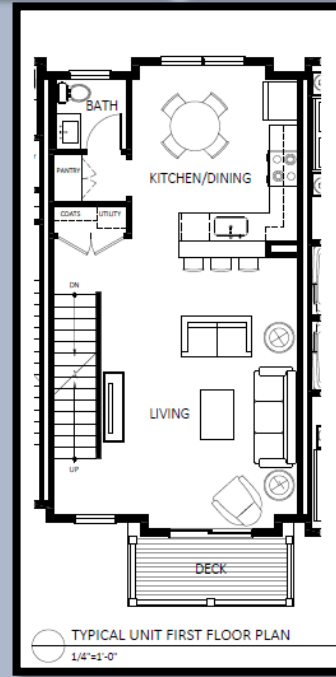


TYPICAL END UNIT GROUND/FIRST FLOOR PLAN
1/4"=1'-0"

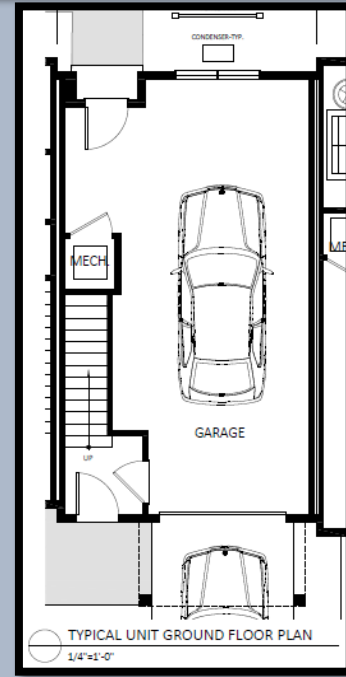
TYPICAL END UNIT APPROX. SF.	
GROUND/FIRST FLOOR:	618 SF
SECOND FLOOR:	555 SF
TOTAL:	1,173 SF
GARAGE/MECH	300 SF



TYPICAL UNIT SECOND FLOOR PLAN
1/4"=1'-0"



TYPICAL UNIT FIRST FLOOR PLAN
1/4"=1'-0"



TYPICAL UNIT GROUND FLOOR PLAN
1/4"=1'-0"

TYPICAL UNIT APPROX. SF.	
GROUND FLOOR:	78 SF
FIRST FLOOR:	601 SF
SECOND FLOOR:	601 SF
TOTAL:	1,280 SF
GARAGE/MECH.	482 SF.

Indoor & Outdoor Bicycle Storage Outlets in Garages for Electric Cars

