

THE CONFLUENCE

2.12.24

Easton Historic District Commission



THE CONFLUENCE

PROJECT DATA + DESIGN ELEMENTS

Building Data	Old (7.13.23)	New (1.29.24)	Difference
Building Height	5 Stories	5 Stories	NA
Gross Square Footage	245,000	290,000	45,000
On-Site Parking	72	73	1
Green Space (SF)	34,000	46,000	12,000
Impermeable Space (SF)	11,500	46,000	34,500
Retail	5,230	5,040	-190
Studios	45	73	28
1 Beds	76	131	55
2 Beds	59	69	10
Total Units	180	273	93

ORIGINAL

LARRY HOLMES DRIVE & S THIRD ST



PREVIOUS 7.13.23

LARRY HOLMES DRIVE & S THIRD ST



CURRENT 2.12.24

LARRY HOLMES DRIVE & S THIRD ST



CURRENT 2.12.24

LARRY HOLMES DRIVE & S THIRD ST



CURRENT 2.12.24

ENTRANCE



CURRENT 2.12.24

ENTRANCE



ORIGINAL

S THIRD ST



PREVIOUS 7.13.23

S THIRD ST



CURRENT 2.12.24

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S THIRD ST



ORIGINAL

S FOURTH ST



PREVIOUS 7.13.23

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ORIGINAL

LARRY HOLMES DRIVE



PREVIOUS 7.13.23

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CURRENT 2.12.24

LARRY HOLMES DRIVE

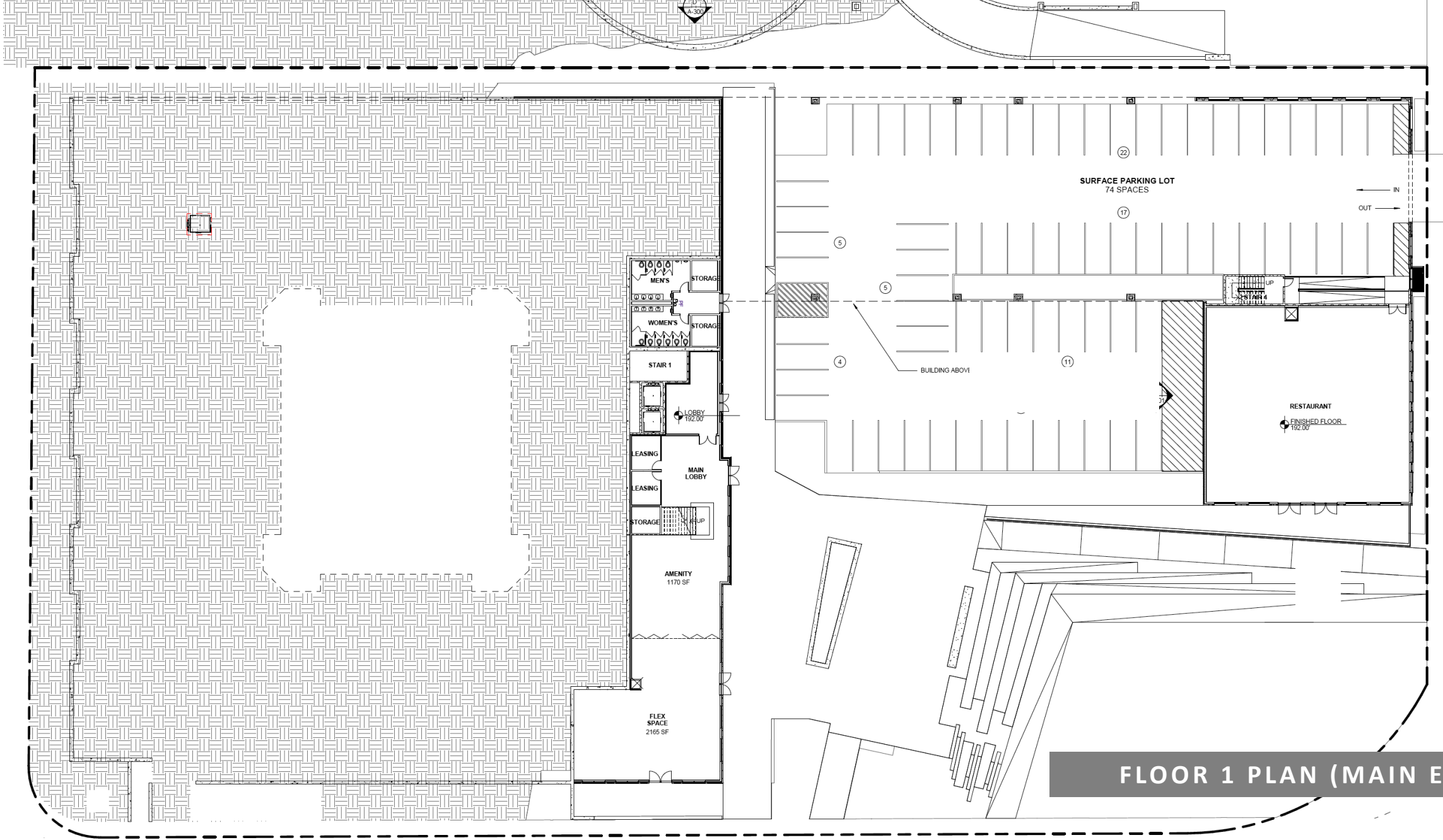


CURRENT 2.12.24

LARRY HOLMES DRIVE



S FOURTH STREET

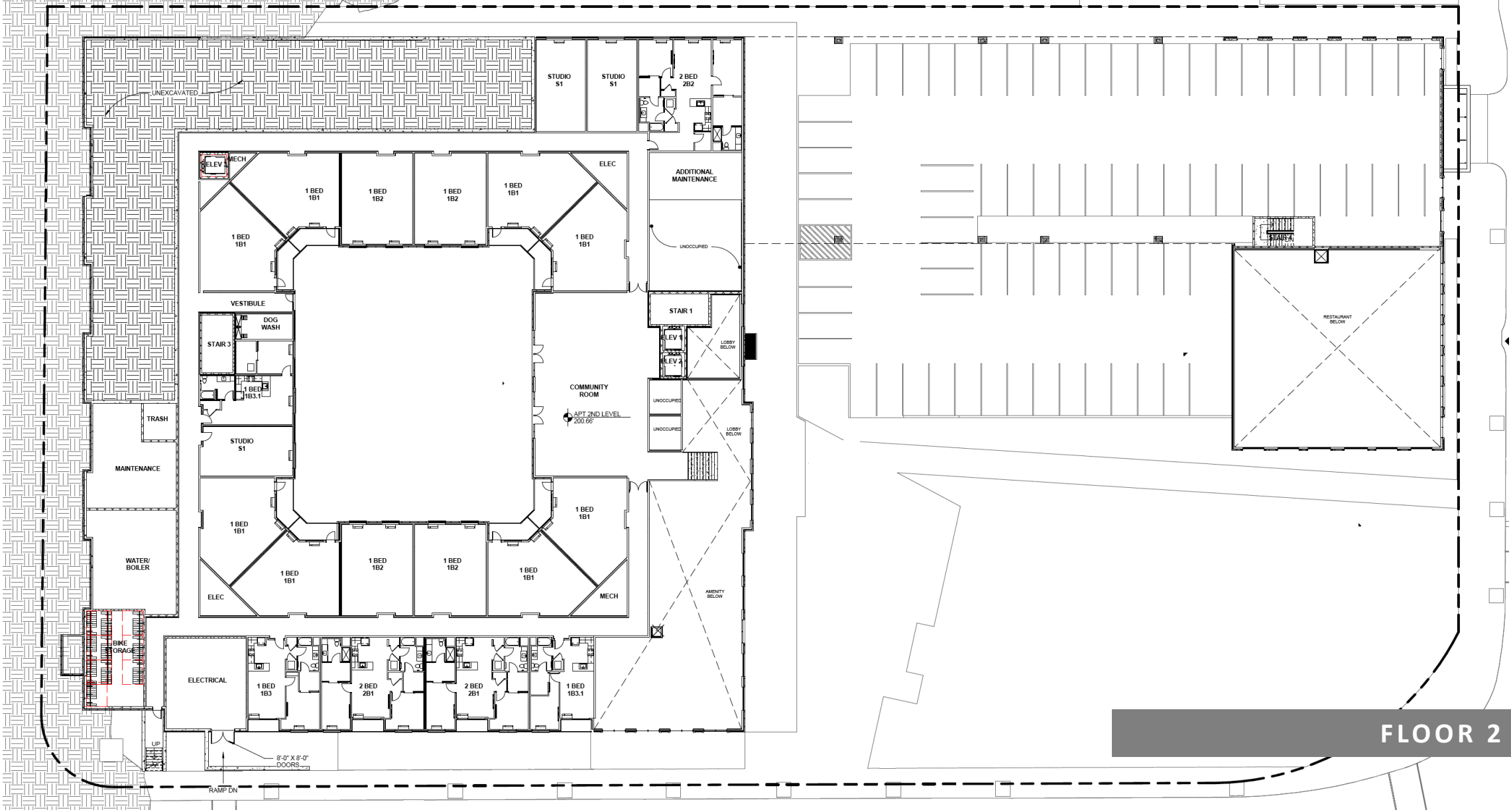


S THIRD STREET

FLOOR 1 PLAN (MAIN ENTRY)

LARRY HOLMES DRIVE

D
A-300



FLOOR 2 PLAN



FLOOR 4 & 5 PLAN



EAST & SOUTH ELEVATIONS

(A) ENLARGED EAST ELEVATION - SOUTH THIRD STREET
SCALE: 1/8" = 1'-0"



(B) ENLARGED SOUTH ELEVATION - LARRY HOLMES DRIVE
SCALE: 1/8" = 1'-0"



(A) ENLARGED WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST & NORTH ELEVATIONS



(B) ENLARGED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A ENLARGED COURTYARD ELEVATION - EAST
SCALE: 1/8" = 1'-0"



B ENLARGED COURTYARD ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

COURTYARD ELEVATIONS



C ENLARGED COURTYARD ELEVATION - WEST
SCALE: 1/8" = 1'-0"



D ENLARGED COURTYARD ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

THE CONFLUENCE



THE MARQUIS, 3RD & FERRY STS | FOR REFERENCE



THE MARQUIS, 3RD & FERRY STS | FOR REFERENCE



THE COMMODORE, 100 NORTHAMPTON ST | FOR REFERENCE



THE COMMODORE

100

Artefact, Inc.

CENTRE SQUARE HOTEL, 1-6 CENTRE SQUARE | FOR REFERENCE

