

128 EAST 3RD STREET

HCC SUBMISSION | MONOCACY FAMILY OF COMPANIES | *UPDATED OCTOBER 29, 2021*

AERIAL VIEWS





EXISTING CONDITIONS

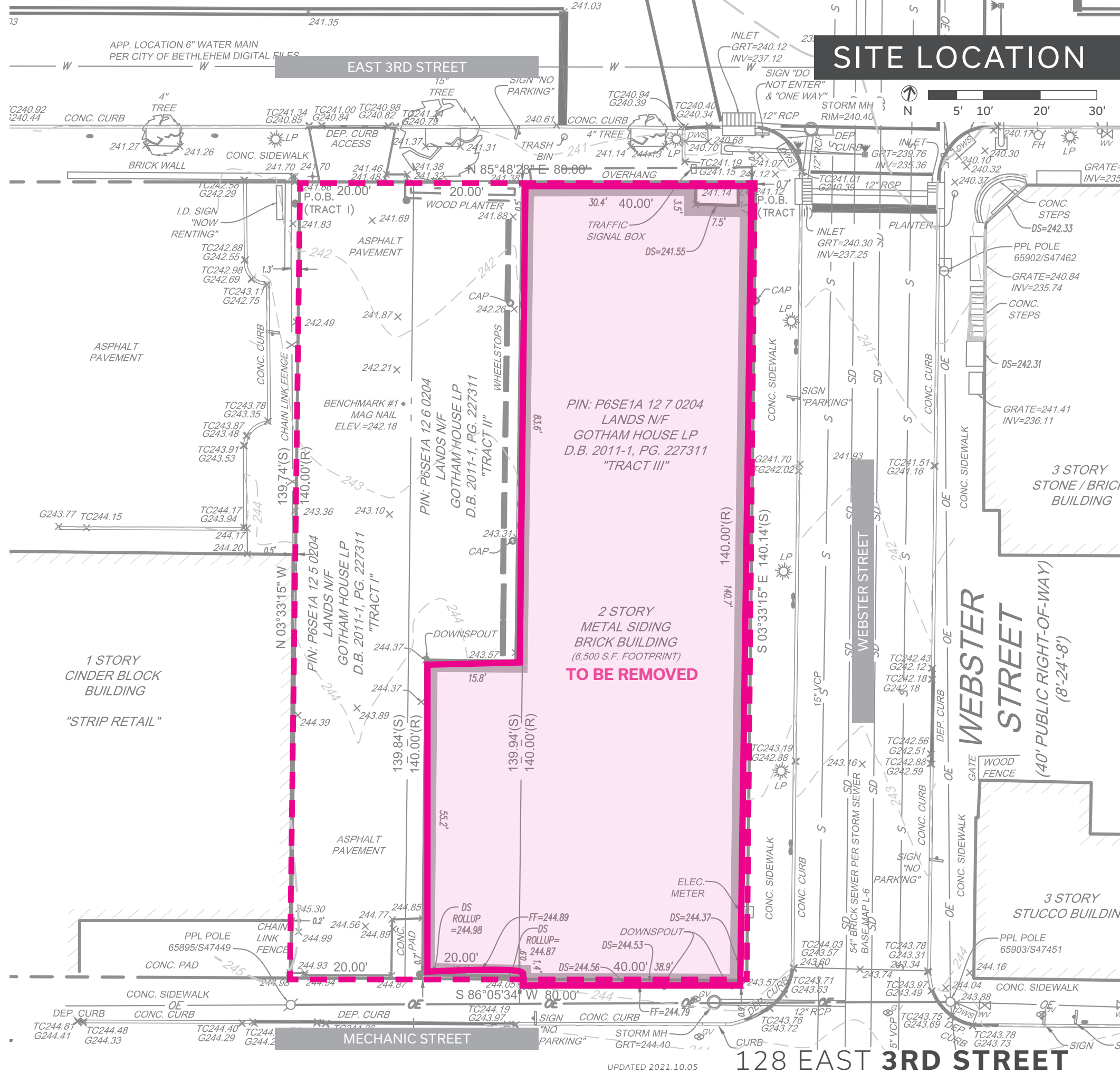
CORNER OF WEBSTER ST AND MECHANIC ST



CORNER OF WEBSTER ST AND E 3RD ST



E 3RD ST





PERSPECTIVE FROM SOUTH-WEST

UNIT MIX

| | USE | AREA | TOTAL | ST | 1BR | 2BR |
|-------|-------------------|------------------|-----------------|-----------|-----------|----------|
| FL 6: | RES | 7,430 SF | 8 | 2 | 4 | 2 |
| FL 5: | RES | 9,140 SF | 11 | 2 | 9 | 0 |
| FL 4: | RES | 9,720 SF | 12 | 2 | 10 | 0 |
| FL 3: | RES | 9,720 SF | 12 | 2 | 10 | 0 |
| FL 2: | RES | 9,720 SF | 12 | 2 | 10 | 0 |
| FL 1: | AMENITY/ LOBBY | 5,300 SF | | | | |
| | RETAIL | 2,470 SF | | | | |
| | | 53,500 SF | 55 UNITS | 10 | 43 | 2 |
| | | | | 18% | 78% | 4% |



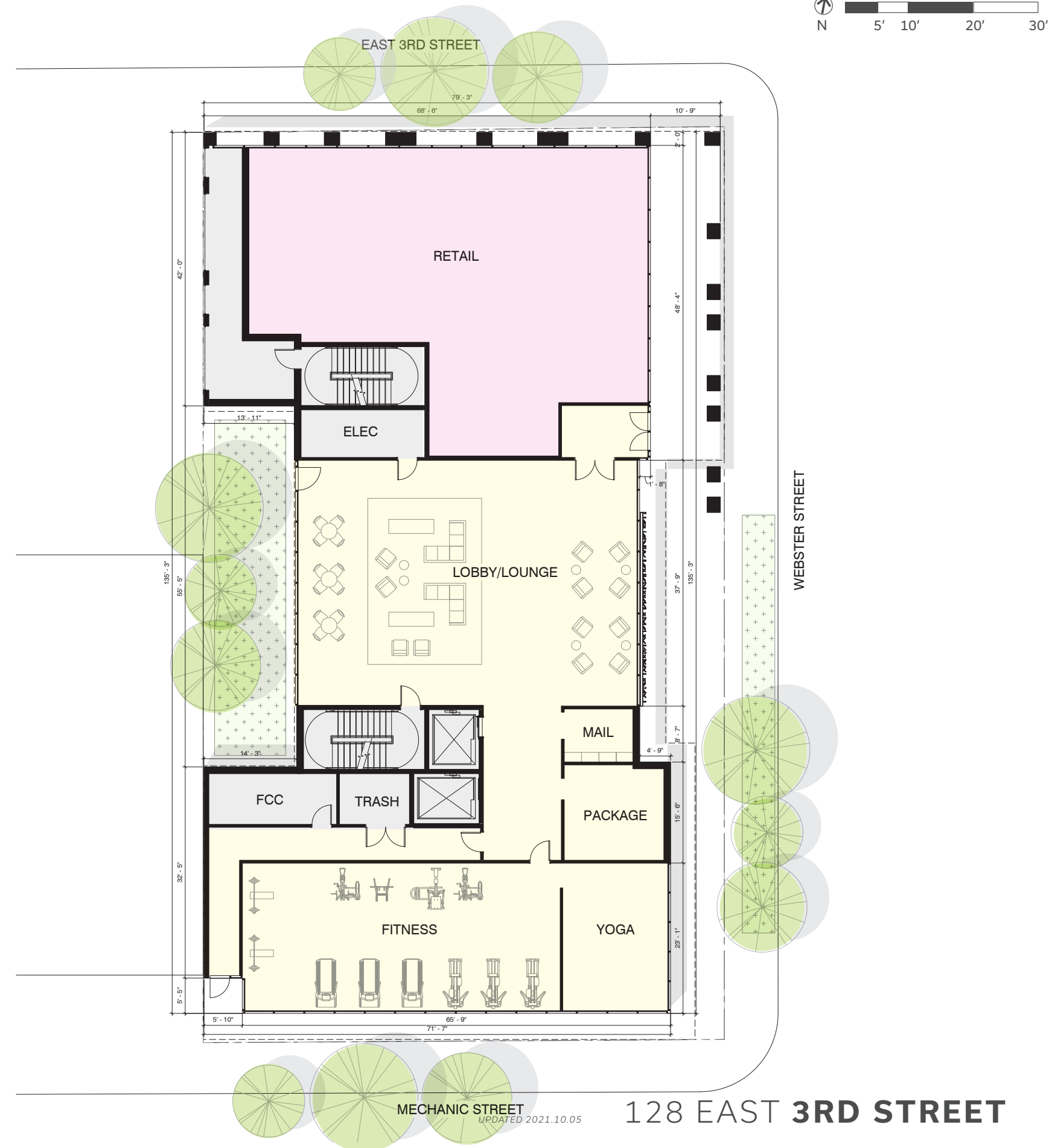
PERSPECTIVE FROM SOUTH-EAST



PERSPECTIVE FROM NORTH-WEST



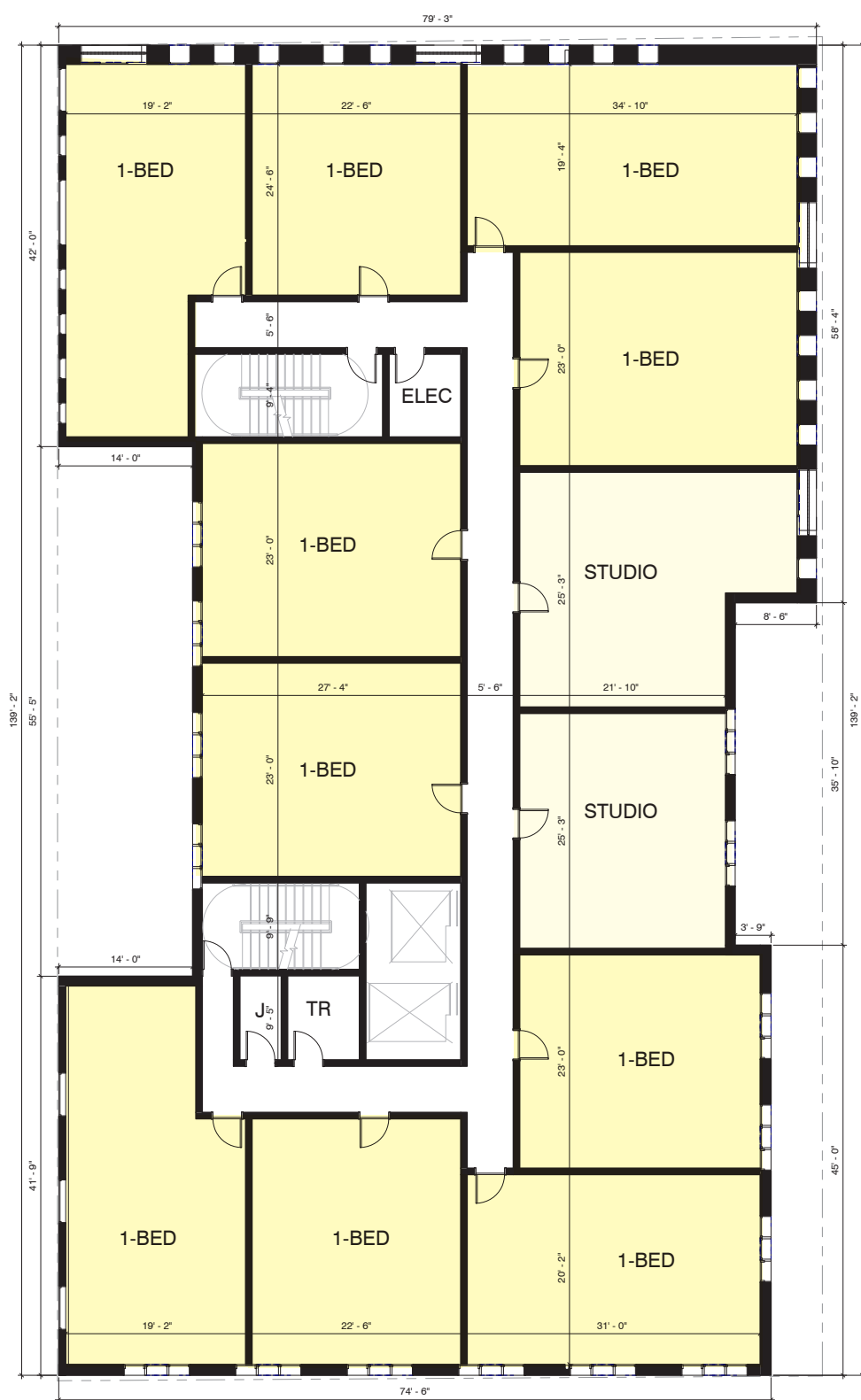
GROUND LEVEL - SITE PLAN



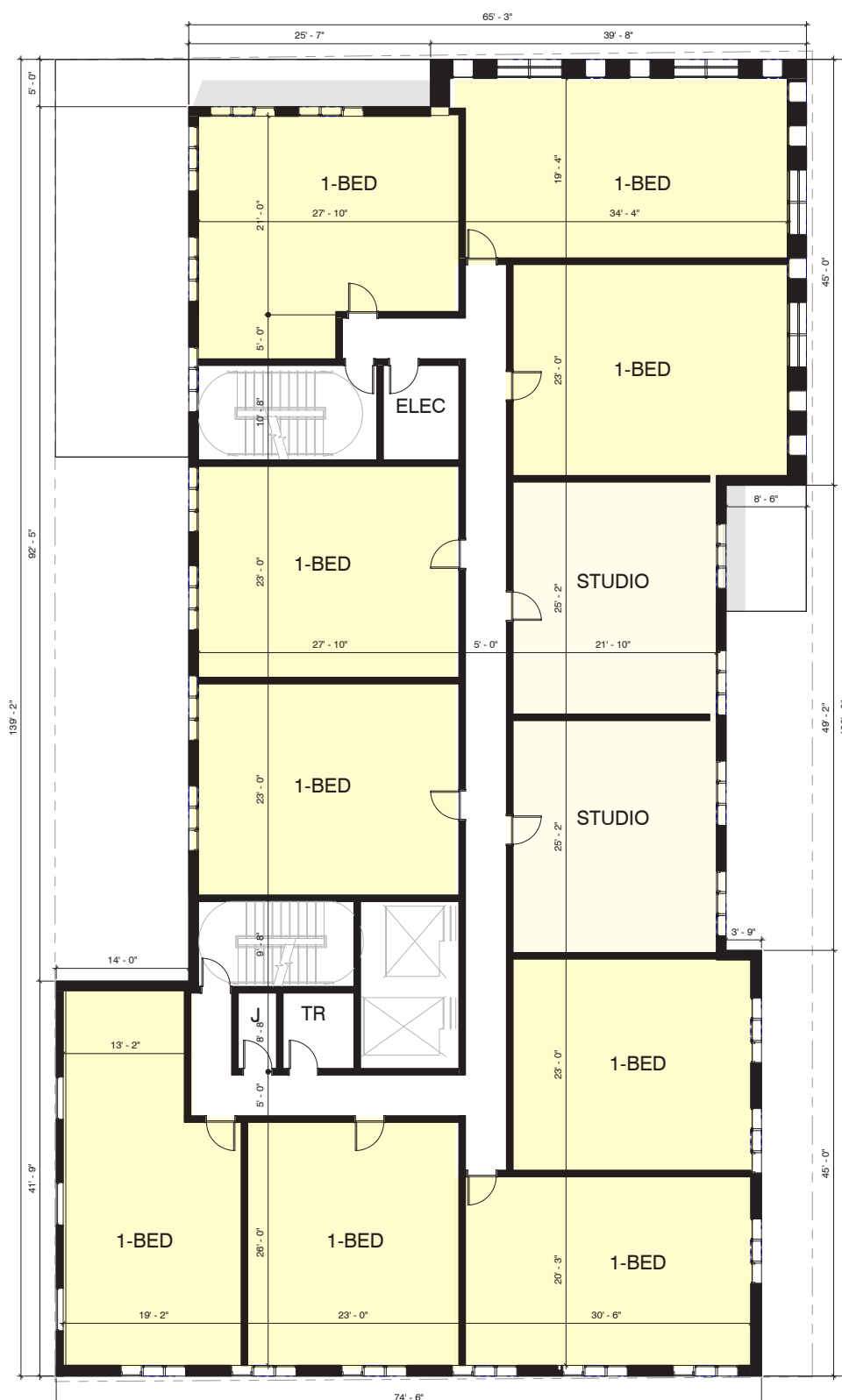
FLOORPLANS



RESIDENTIAL LEVEL 02-04



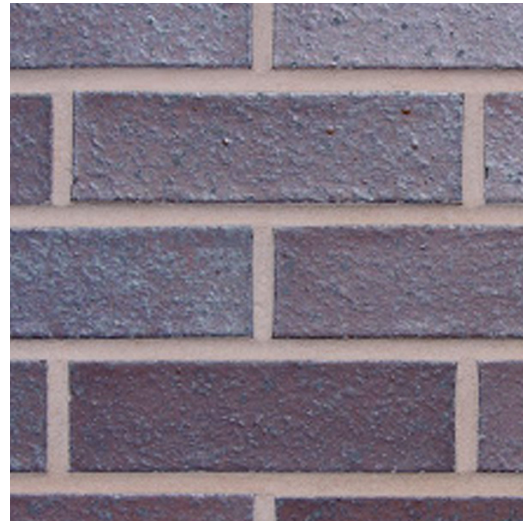
RESIDENTIAL LEVEL 05



RESIDENTIAL LEVEL 06



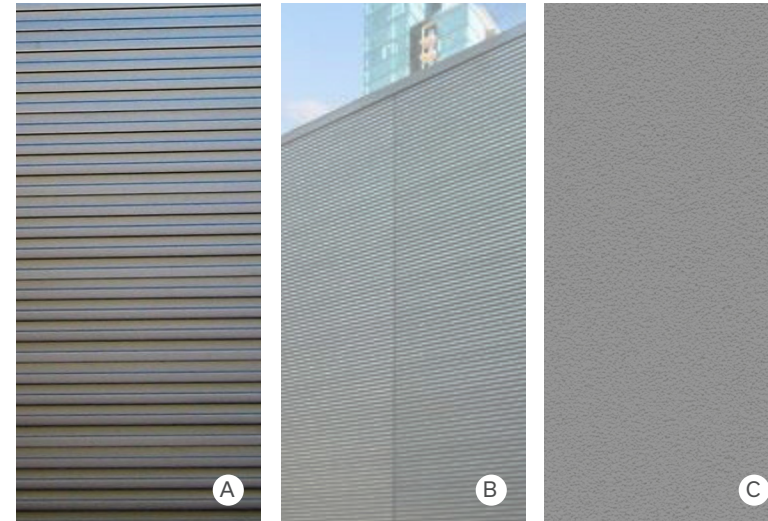
MATERIAL PALETTE



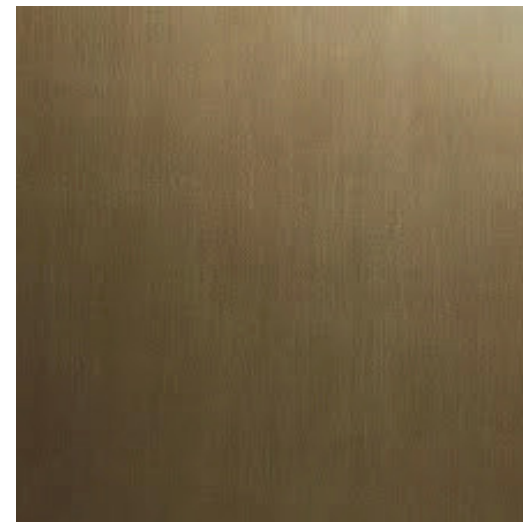
1 BRICK -1



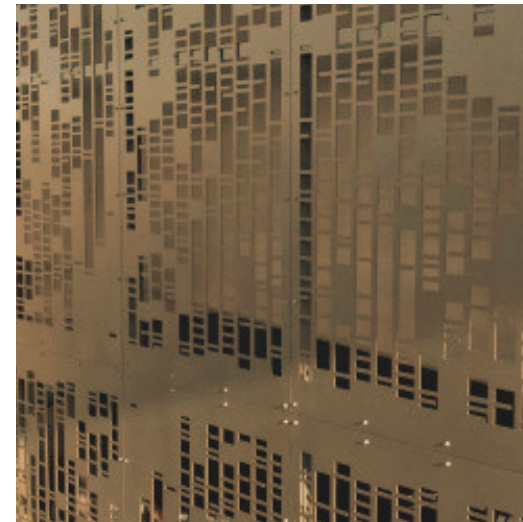
2 BRICK-2



3 DARK GREY PANEL :
OPT A - CORRUGATED METAL PANEL
OPT B - RIBBED FIBER CEMENT PANEL
OPT C - STUCCO



4 DARK BRONZE COLOR METAL PANEL



5 DARK BRONZE COLOR
DECORATIVE METAL PANEL

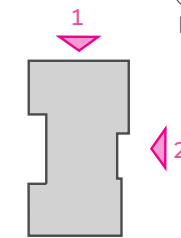
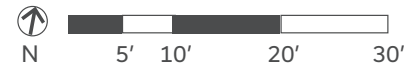


6 STOREFRONT WITH BLACK MULLIONS



7 STUCCO
(TO MATCH ADJACENT BRICK)

ELEVATIONS



- 1 BRICK - 1
- 2 BRICK - 2
- 3 DARK GREY PANEL
OPT A - CORRUGATED METAL PANEL
OPT B - RIBBED FIBER CEMENT PANEL
OPT C - STUCCO
- 4 DARK BRONZE COLOR METAL PANEL
- 5 DARK BRONZE COLOR DECORATIVE METAL PANEL
- 6 STOREFRONT WITH BLACK MULLIONS
- 7 STUCCO

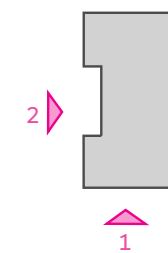


1. NORTH ELEVATION (E 3RD STREET)

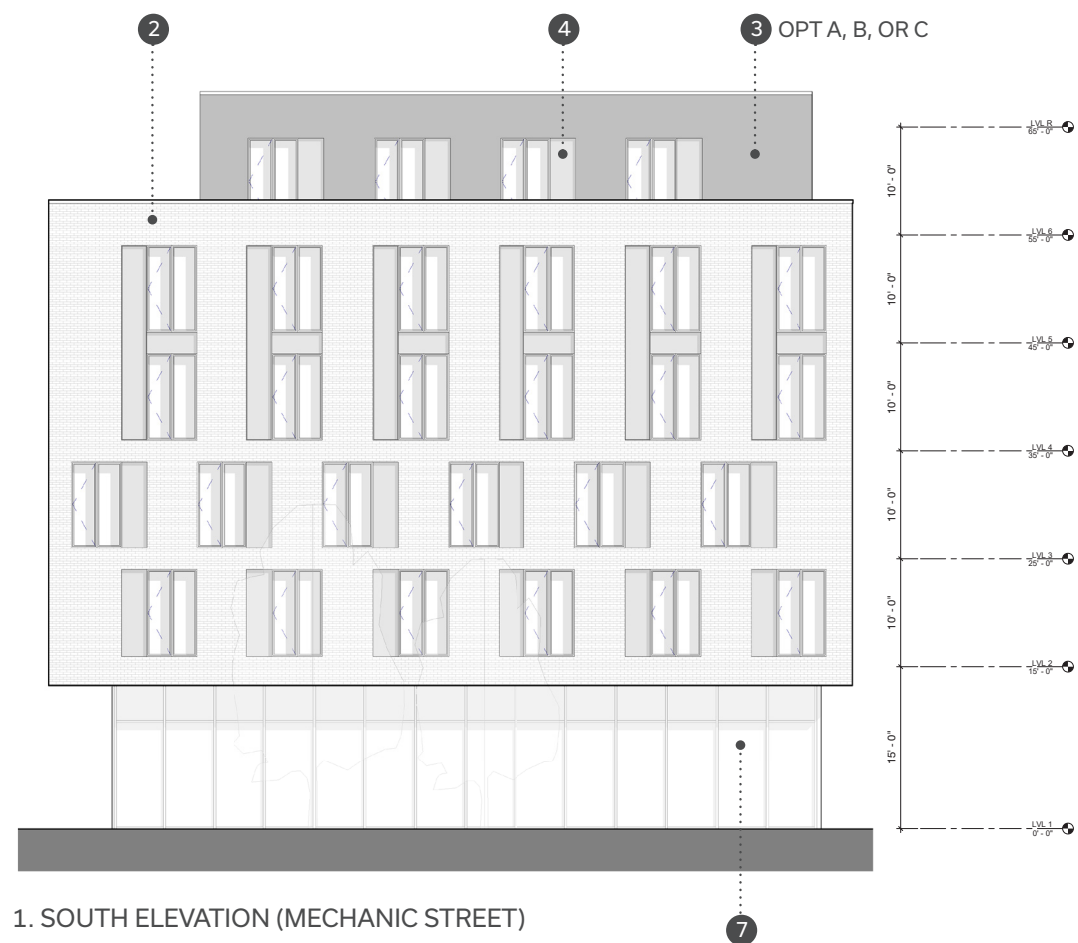


2. EAST ELEVATION (WEBSTER STREET)

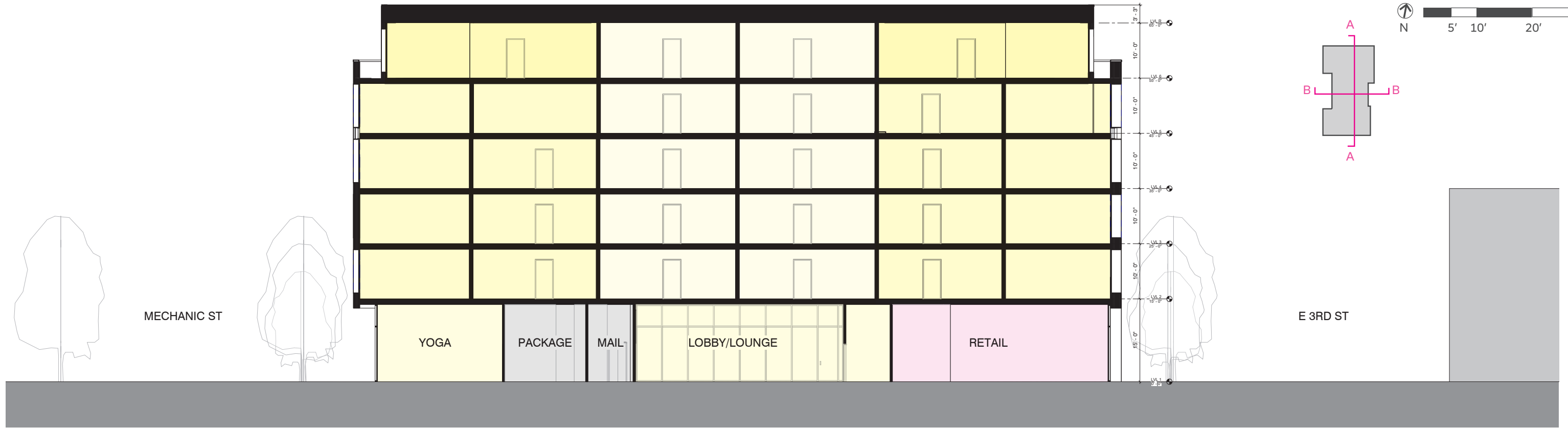
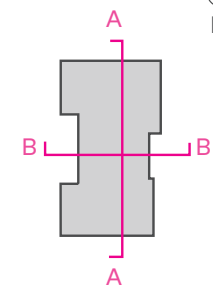
ELEVATIONS



- 1 BRICK - 1
- 2 BRICK - 2
- 3 DARK GREY PANEL
OPT A - CORRUGATED METAL PANEL
OPT B - RIBBED FIBER CEMENT PANEL
OPT C - STUCCO
- 4 DARK BRONZE COLOR METAL PANEL
- 5 DARK BRONZE COLOR DECORATIVE METAL PANEL
- 6 STOREFRONT WITH BLACK MULLIONS
- 7 STUCCO



SECTIONS



SECTION A-A



SECTION B-B

STREET CONTEXT



EAST 3RD STREET



WEBSTER STREET