

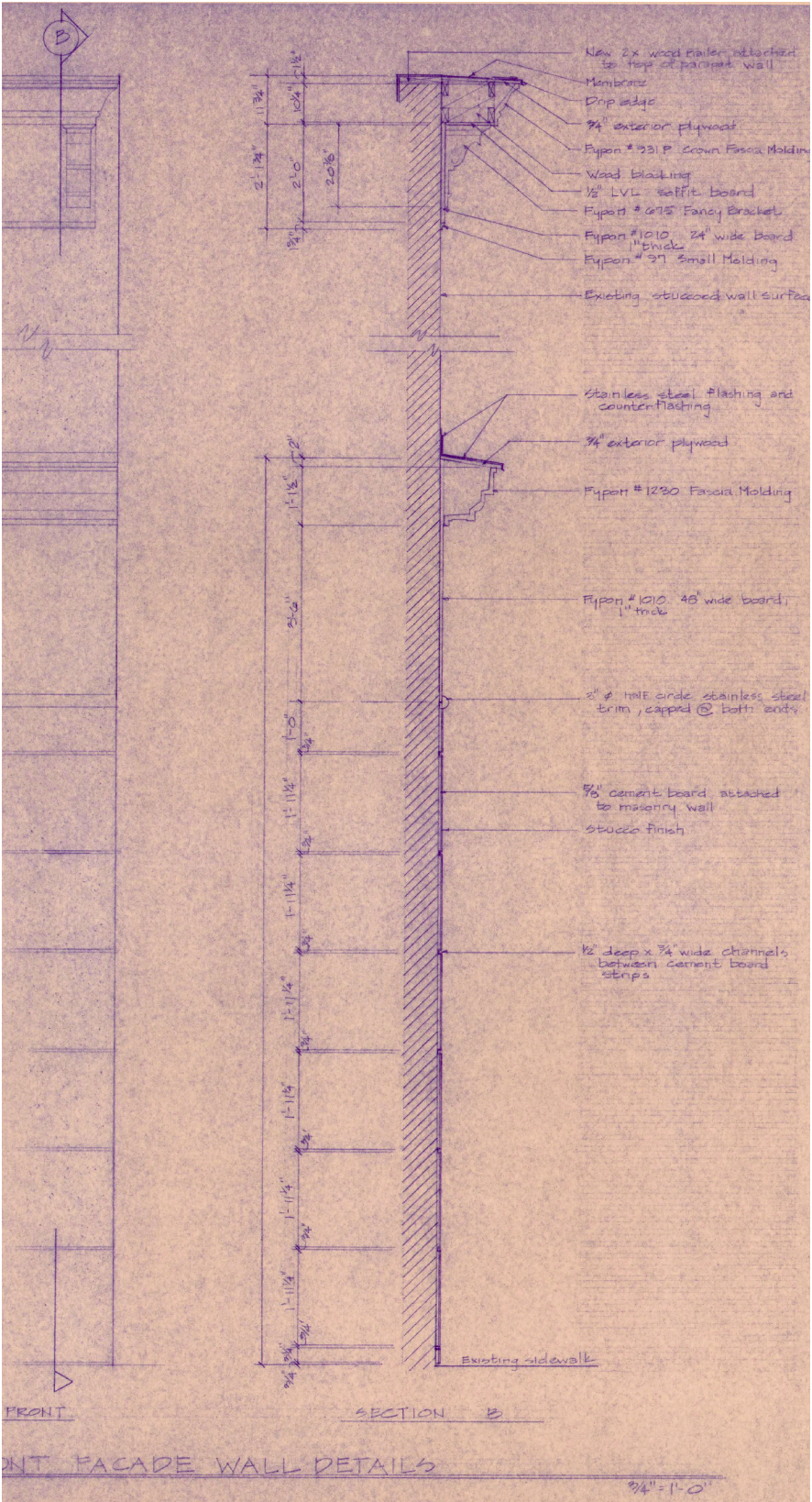
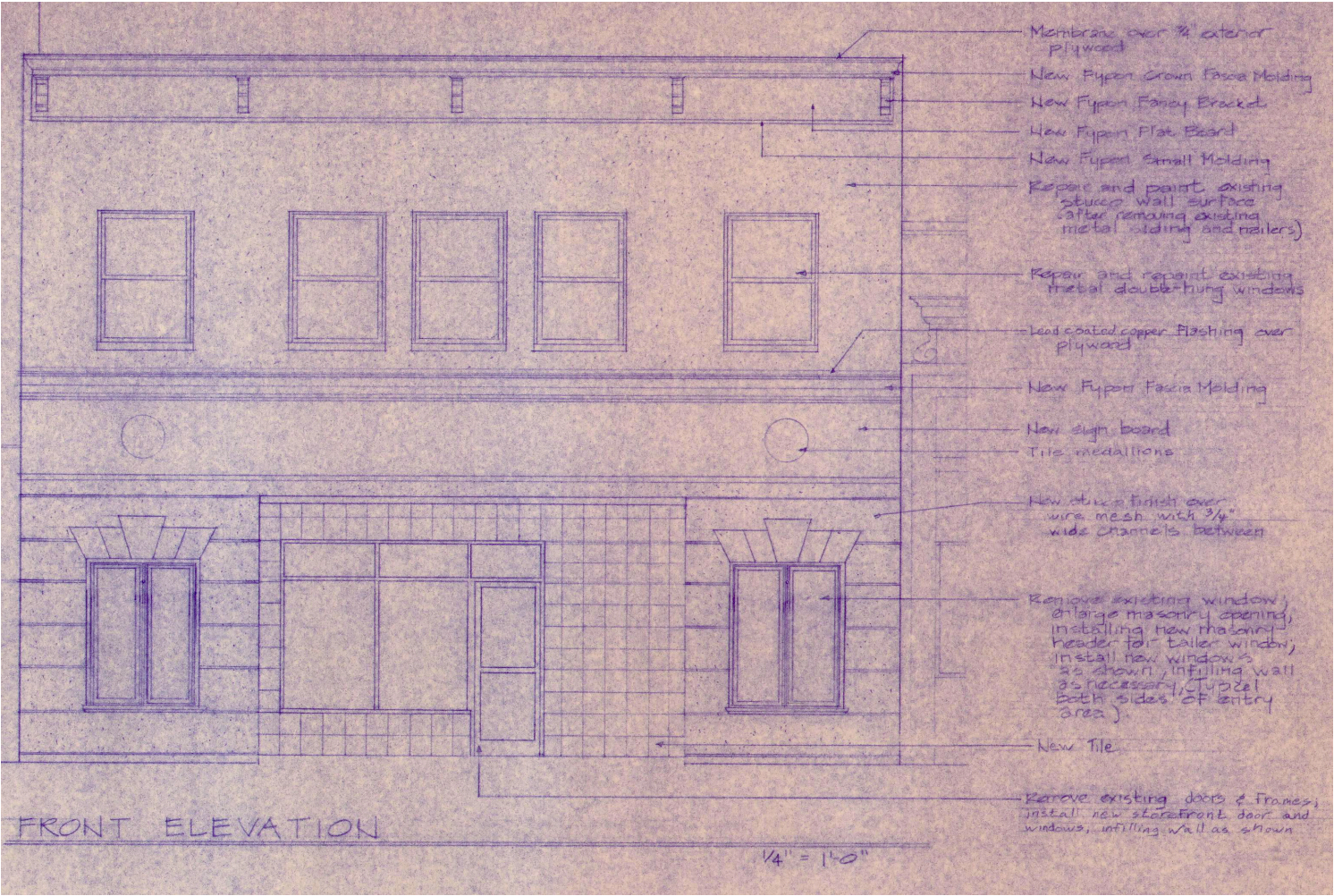


21-23 East 3rd Street
HCC Submission May 16, 2022 (2nd Review)

APPLICANT: MKSD architects, TODD CHAMBERS, AIA
OWNER: DR. ANN HUNSICKER-MORRISSEY

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EXISTING BUILDING
3RD STREET FACADE



19 EAST 3rd STREET



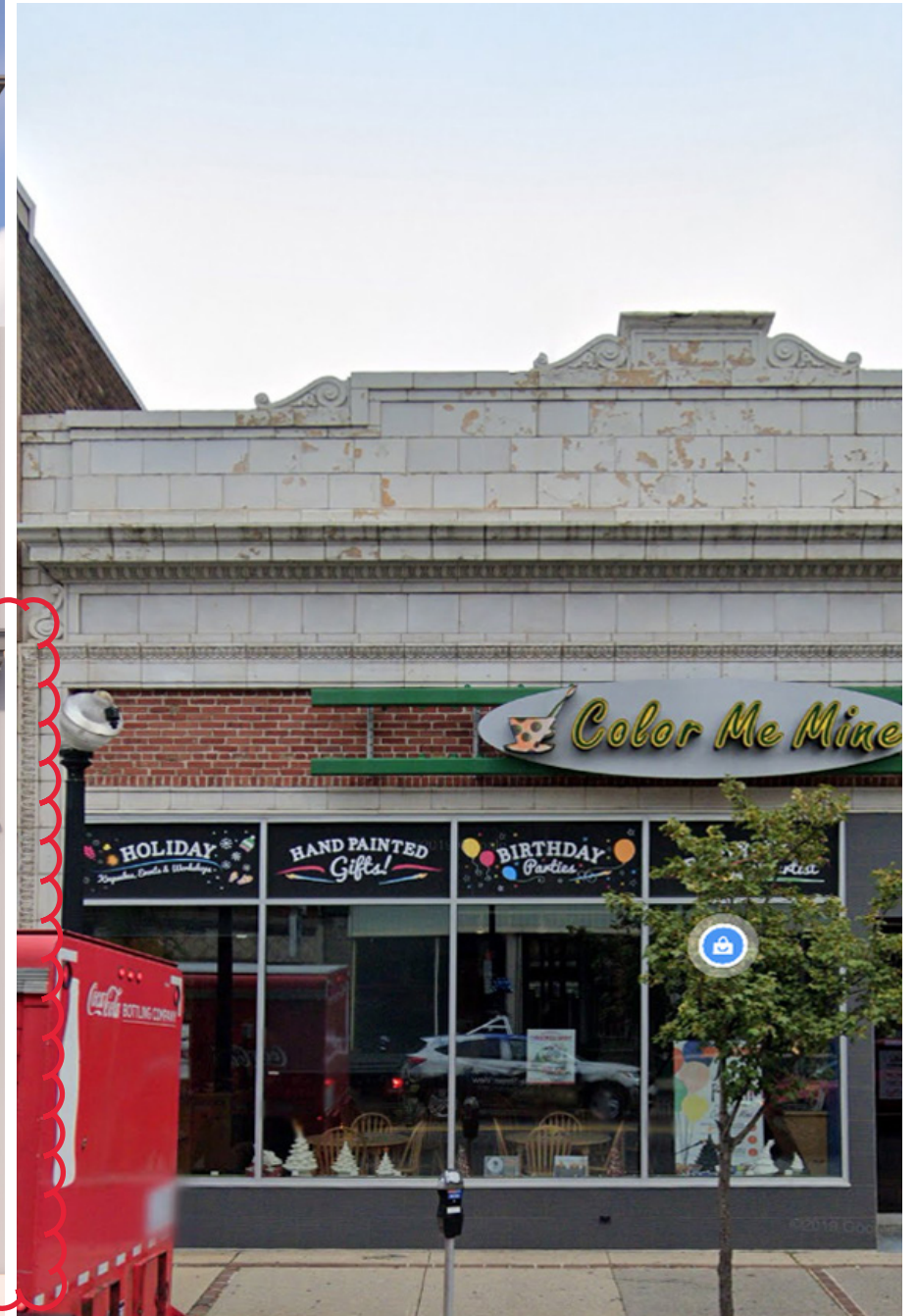
21-23 EAST 3rd STREET



25 EAST 3rd STREET

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EXISTING BUILDING ELEVATION
3RD STREET FACADE WITH CONTEXT



REVISIONS: SIGNAGE, STOREFRONT MULLIONS REMOVED

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BUILDING ELEVATION
3RD STREET FACADE WITH CONTEXT



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BUILDING ELEVATION

3RD STREET FACADE

REVISIONS: SIGNAGE, STOREFRONT MULLIONS REMOVED



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PERSPECTIVE VIEWS
3RD STREET FACADE



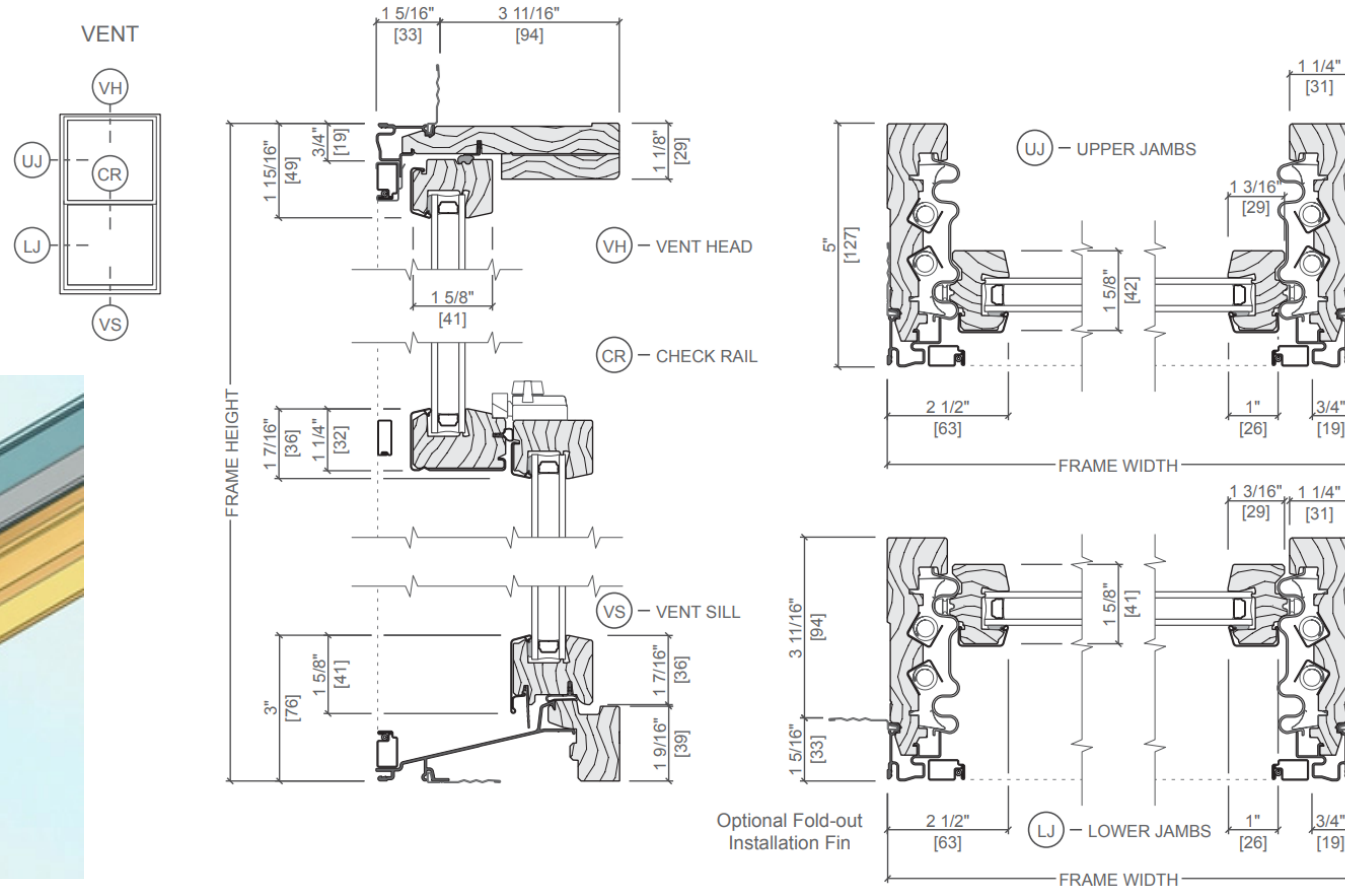
Pella Lifestyle Series (or similar) Aluminum Clad Wood Double Hung

- Black painted exterior finish
- Authentic bevelled exterior glazing profiles
- Exterior and interior applied muntins with between the glass spacers provide an authentic true divided light appearance - muntin configuration per previous approvals
- Clear Glazing (no tint)



Lifestyle Series Double-Hung

Unit Sections



Kawneer EnCORE® Framing System (or similar) Aluminum Storefront Framing System

- Black painted finish
- 1-3.4" sightline
- 4" (nominal) depth
- Front glazed (could be center glazed to create a deeper relief between framing and glazing)
- Clear Glazing (no tint)



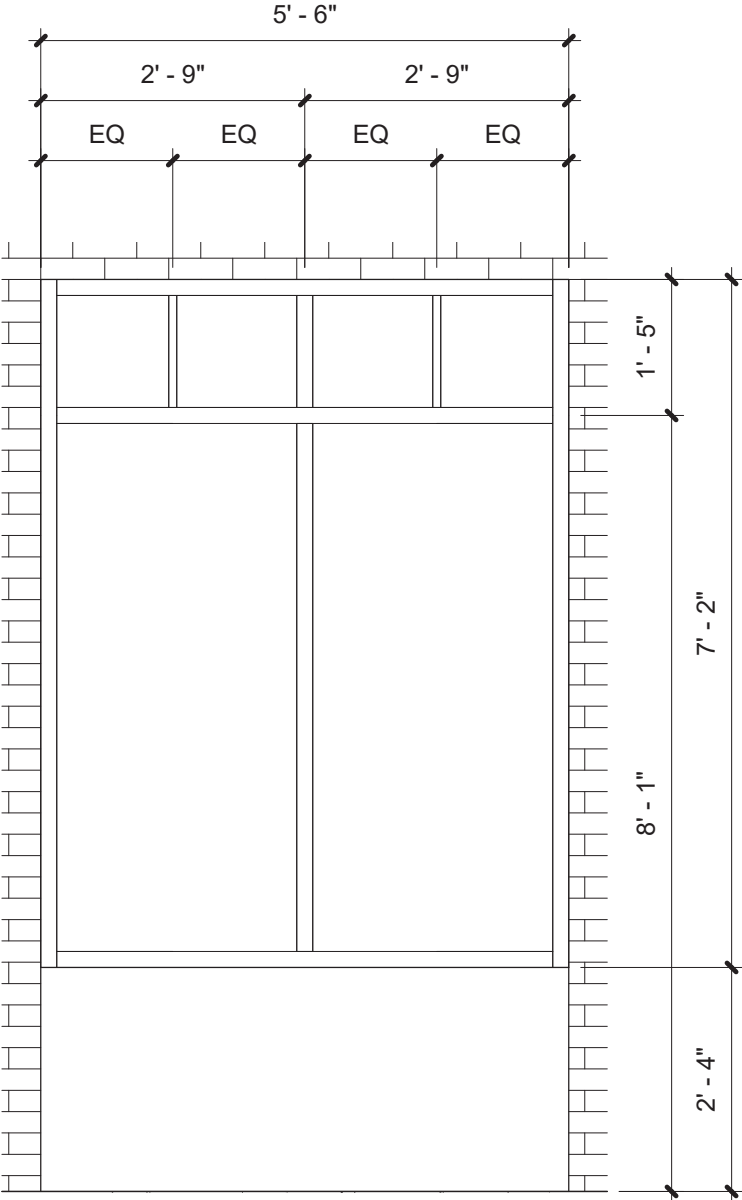
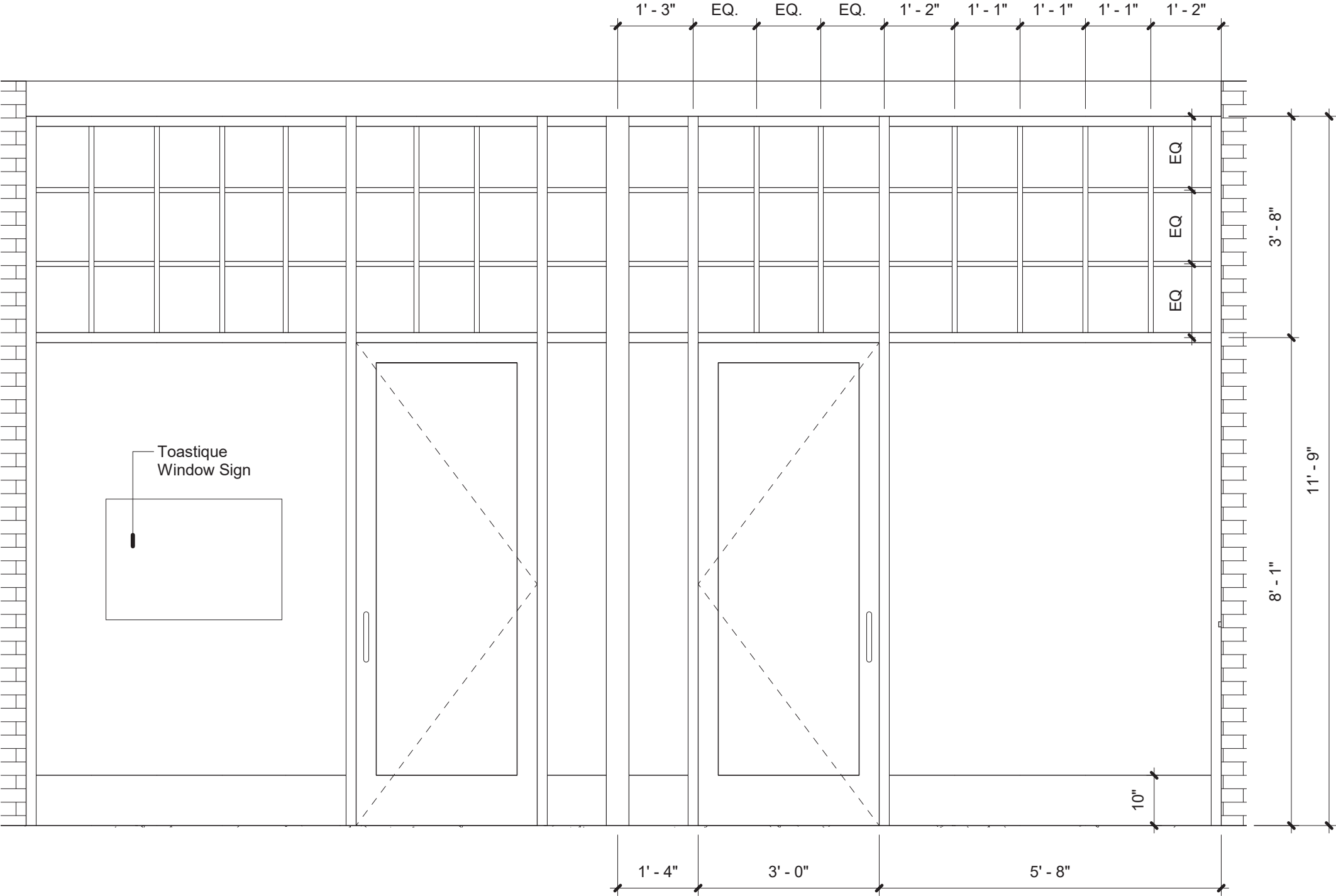
NOTE: UPPER LEVEL WINDOWS ON BUILDINGS ACROSS THE STREET HAVE INTERMEDIATE MULLIONS



Buildings across the street from 21-23 East 3rd Street

- Note divided lights on upper level windows

REVISIONS: STOREFRONT MULLIONS REMOVED, STOREFRONT DIMENSIONS PROVIDED, STUCCO APRON ADDED BETLOW DISPLAY WINDOWS



NOTE: DISPLAY WINDOWS WILL BE INSTALLED IN SAME POSITION IN WALL AS EXISTING DISPLAY WINDOWS



Awnings

- Black Sunbrella fabric
- Black hardware & framing
- Open sides/ends
- No valence
- ~36" tall
- ~20" projection
- Detail @ left

Flower Boxes

- Specs @ right

Fairfield

Model # 5824

Fairfield 5ft Window Box



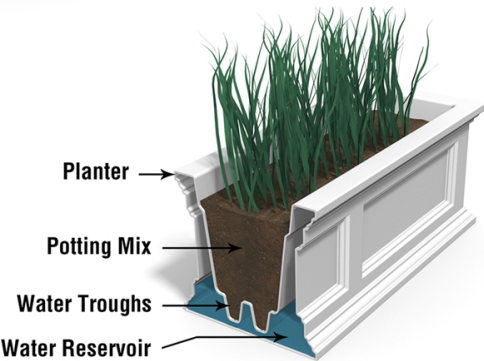
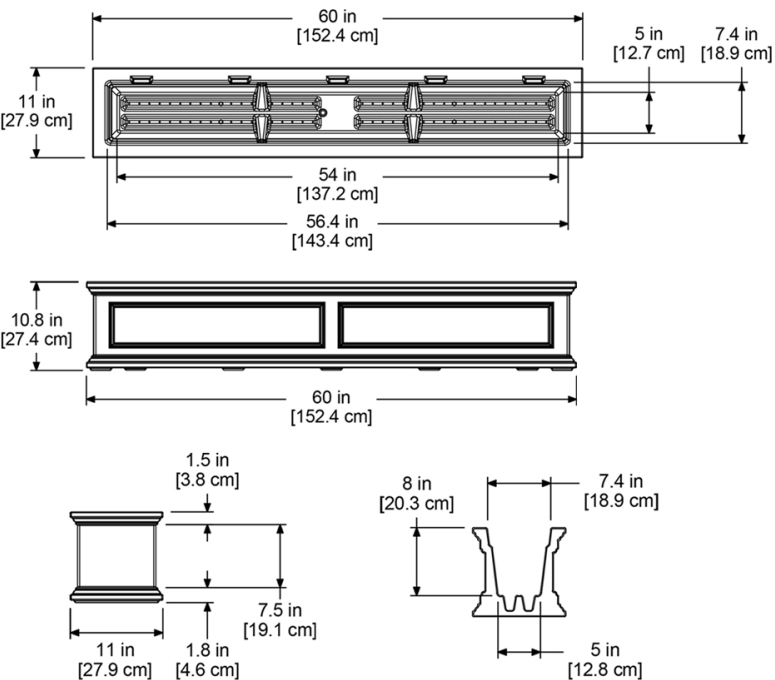
DESCRIPTION

Brighten up the exterior of your home by adding color and beauty with the Mayne Fairfield Window Box. This durable construction offers a low maintenance solution and cleans with just a simple rinse of a garden hose.

- Beautiful New England window box design
- Made from 100% high-grade polyethylene
- Features a double wall design creating a water reservoir
- Includes 5 wall mount brackets with a black powder coated finish
- Warranty: 15-Yr Residential Use / 5-Yr Commercial Use

PRODUCT DIMENSIONS

Outside Dimensions: 60in L x 11in W x 10.8in H (152.4cm x 27.9cm x 27.4cm)
Inside Dimensions: 56.4in L x 7.4in W x 8in D (143.4cm x 18.9cm x 20.3cm)
Soil Capacity: 12.5 Gallons (47 Liters)
Water Reservoir Capacity: 4.7 Gallons (17.8 Liters)
Wall Thickness: 0.125in (3.17mm)
Part Weight: 23lbs (10.5kg)
Material: Polyethylene



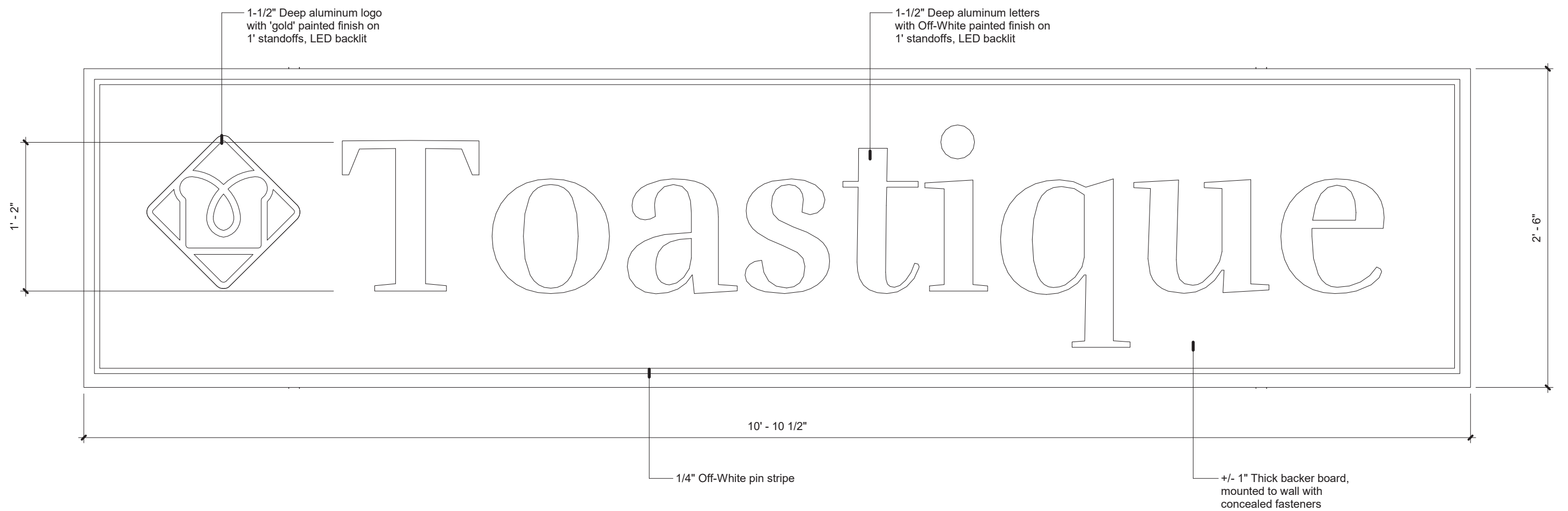
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Outdoor Products of Distinction

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FACADE DETAILS
FABRIC AWNINGS & WINDOW BOXES

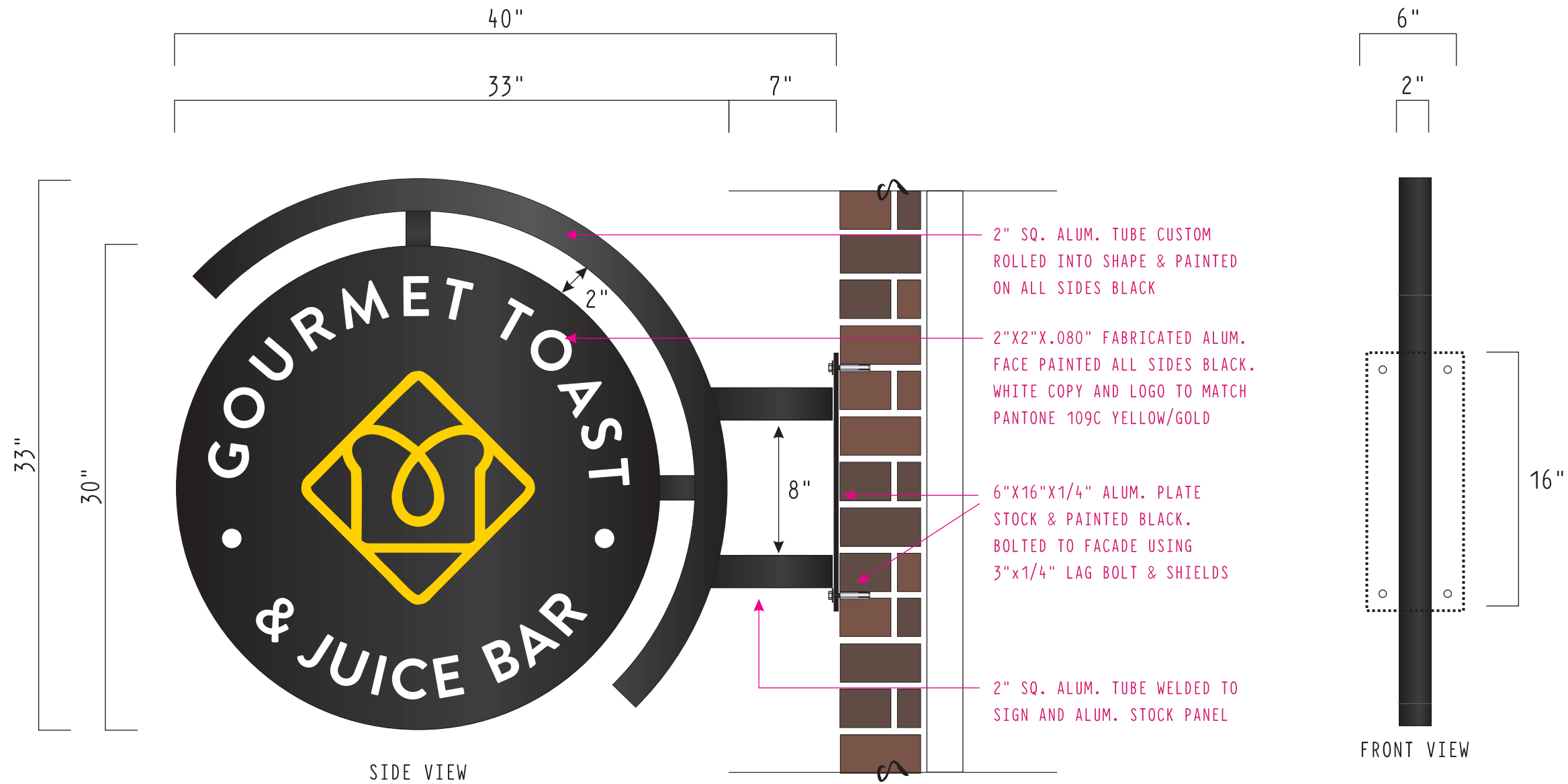
MK
SD
architects



REVISIONS: WALL SIGNAGE REDESIGNED



Example of Backlit Letters



(QTY: 1) 33"x33" NON-ILLUMINATED BLADE SIGN

SCALE: 1-1/2"=1'-0"



Endurance Energy Star LED Spot Wall Sconce

By WAC Lighting

Endurance Energy Star LED Spot Wall Sconce
By WAC Lighting

Product Options

Finish: Architectural Black,
Color Temperature: 3000,
Number of Lights: 1

Details

Fixtures are rotatable
Driver-free functionality
Comes with two canopy accessories for recessed or surface mounted
junction boxes
Designed in 2018
Finish: Architectural Black
Material: Die-Cast Aluminum
Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not
Included)
Title 24 compliant
Energy Star Qualified
ETL Listed Wet
Warranty: 5 years functional, 2 years finish
Made In China

Dimensions

1 Light Option Fixture: Width 6.75", Height 6.75",
Extension 4.5", Weight 1.98Lbs
1 Light Option Wall Plate: Depth 0.63", Diameter 4.5"

Lighting

1 3000	
Lamp Type	LED Built-in
Total Lumens	965
Total Watts	15.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	50000.00
CRI	90

REVISIONS: STOREFRONT WINDOW
GRAPHIC LOCATION CHANGED



QTY: 1 (24"X16") WINDOW GRAPHICS #1

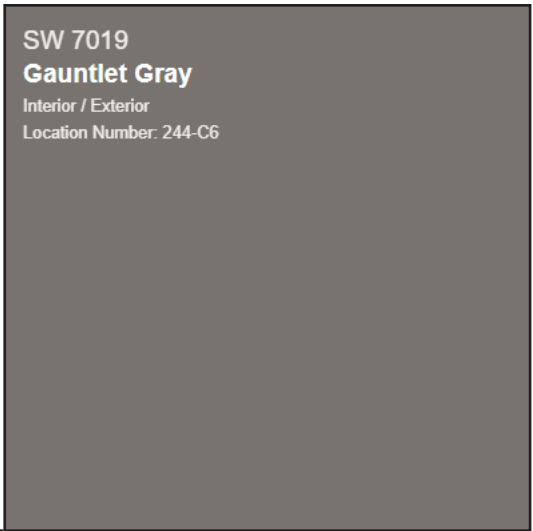
SCALE: 3"=1'-0"

MATERIAL: WHITE HIGH PERFORMANCE VINYL CUT
AND APPLIED SECOND SURFACE OF GLASS.



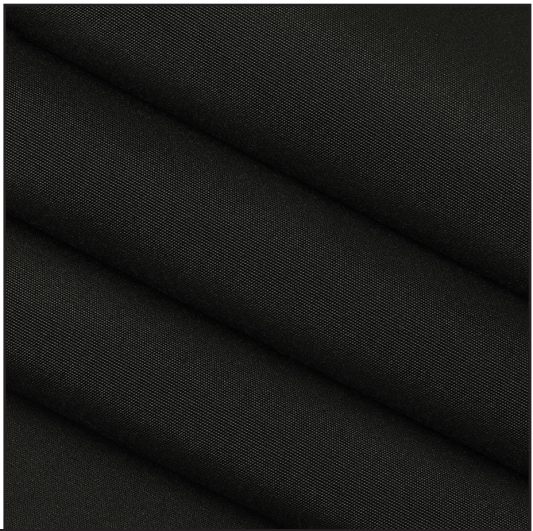
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SIGNAGE DETAILS
Window Graphics



SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6

Field Paint Color
Sherwin Williams
Gauntlet Grey



Awning Fabric
Sunbrella
Black



Brick
To
Emulate
Existing

