

THE RESIDENCE

RESIDENTIAL

HARFORD MALL

MARCH 17 | 2023

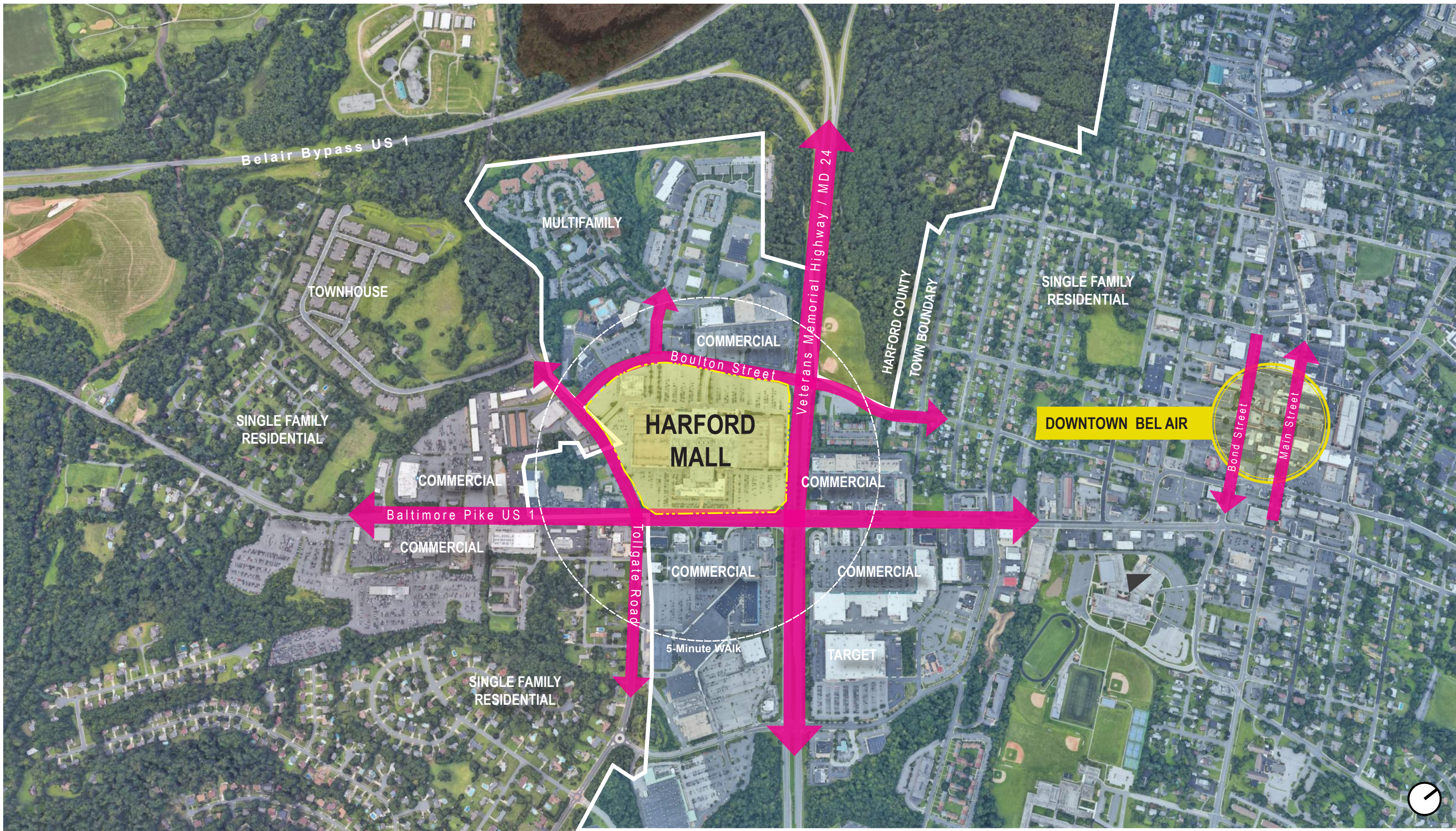
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CBL®



CASTLE
DEVELOPMENT PARTNERS

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CONTEXT MAP

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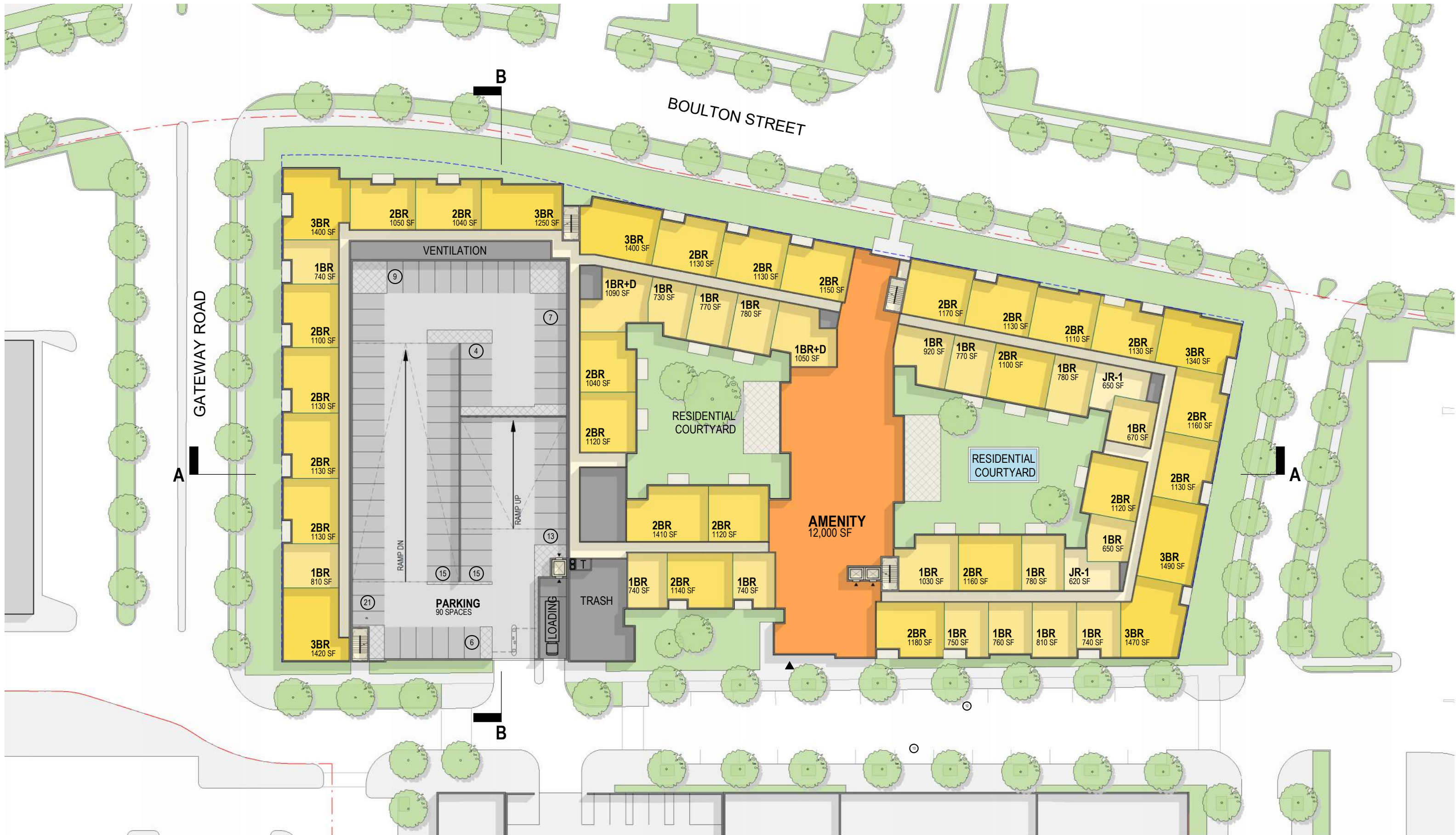


CONCEPT SITE PLAN-PHASE ONE

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BUILDING PLANS

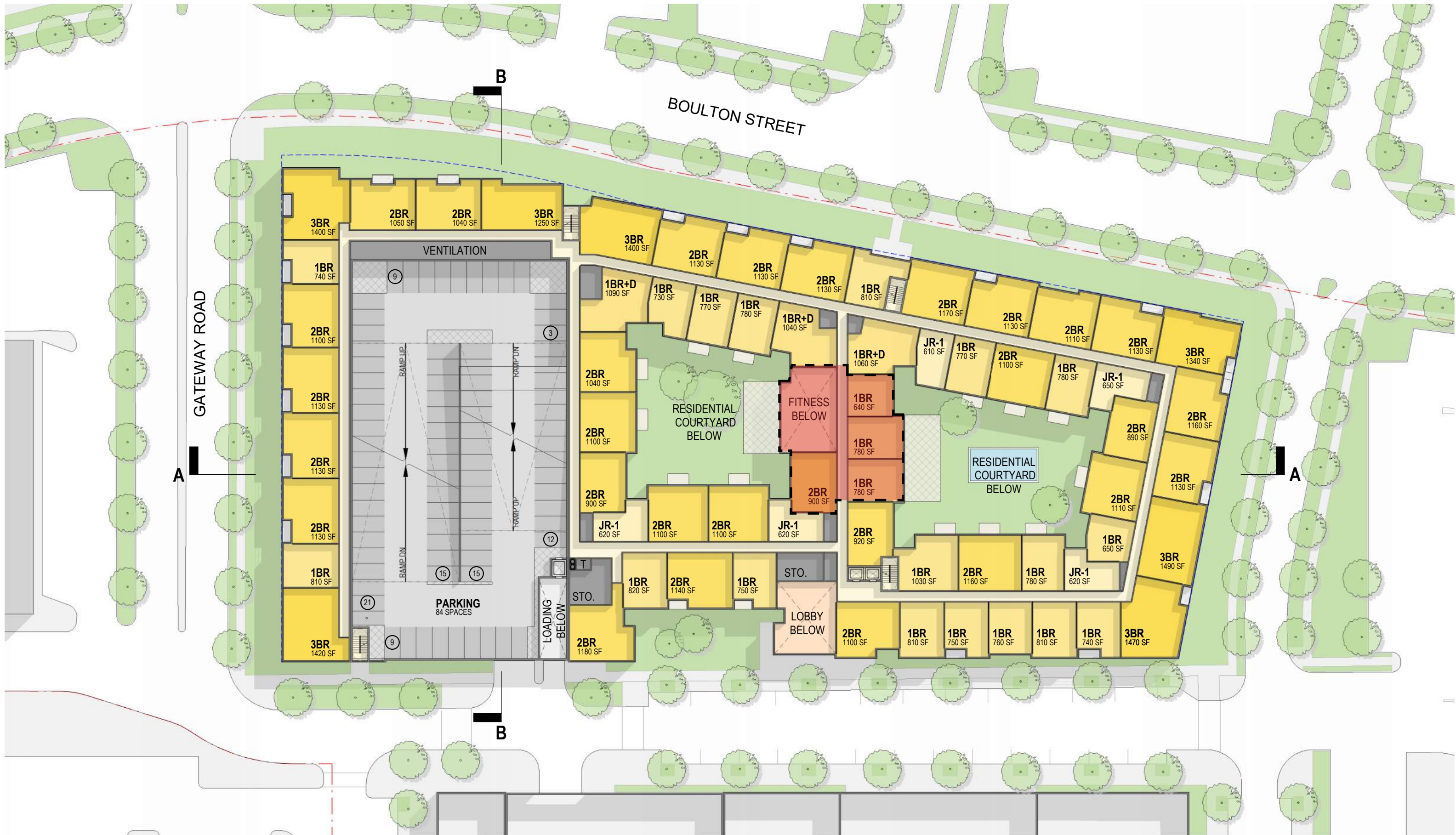


CONCEPT PLAN | LEVEL 01

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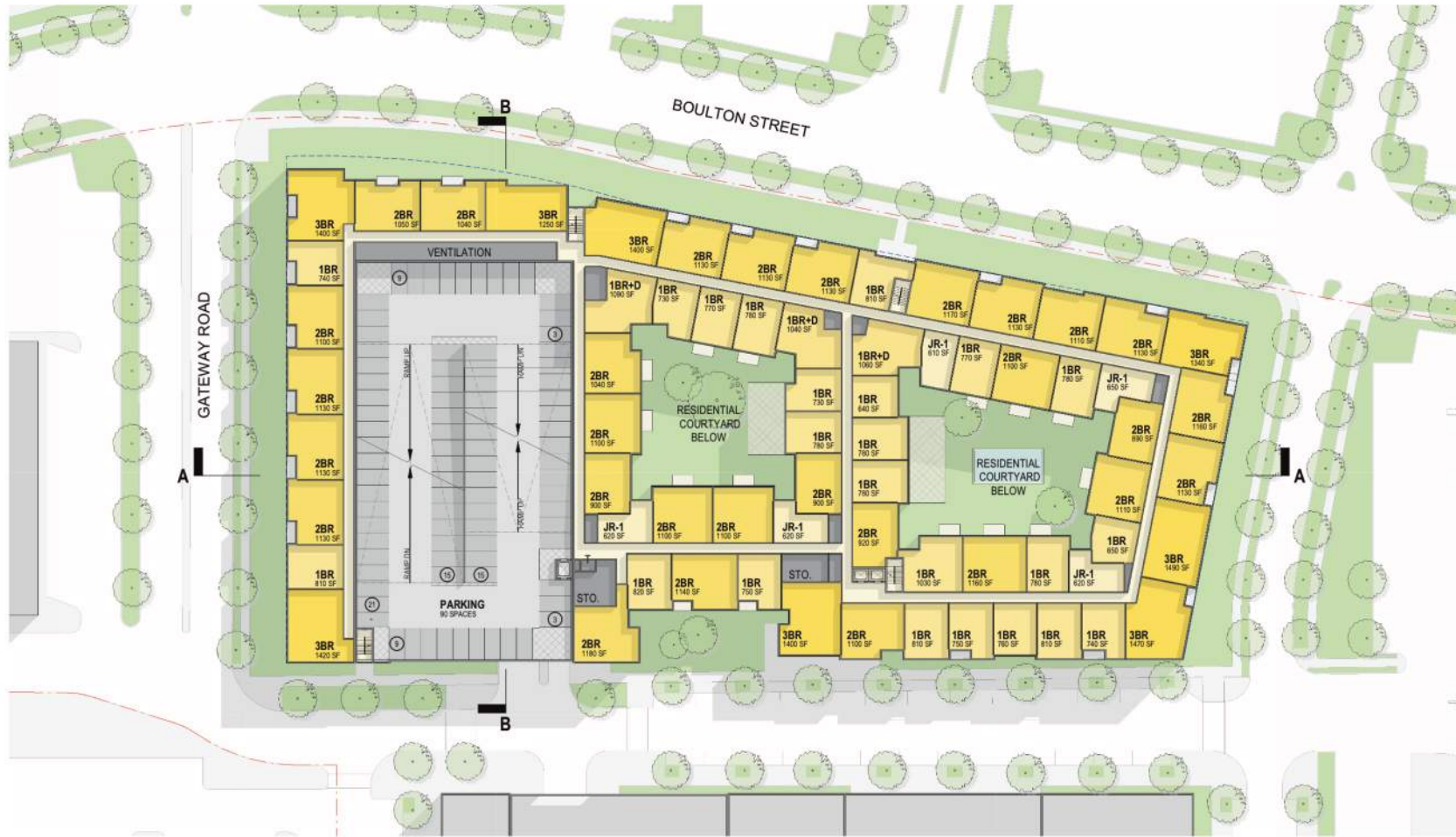
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CONCEPT PLAN | LEVEL 02

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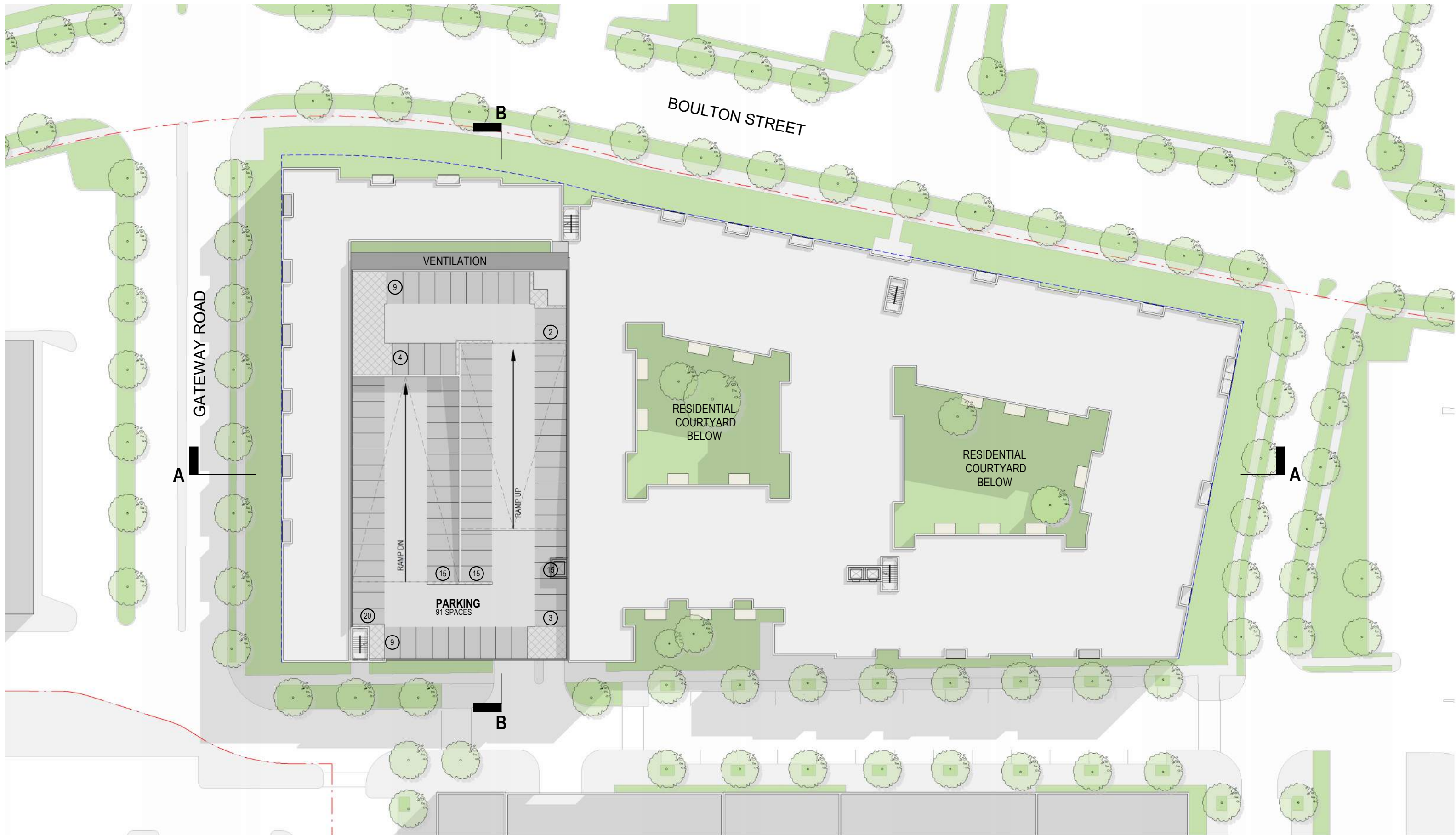




CONCEPT PLAN | LEVEL 03 - 04

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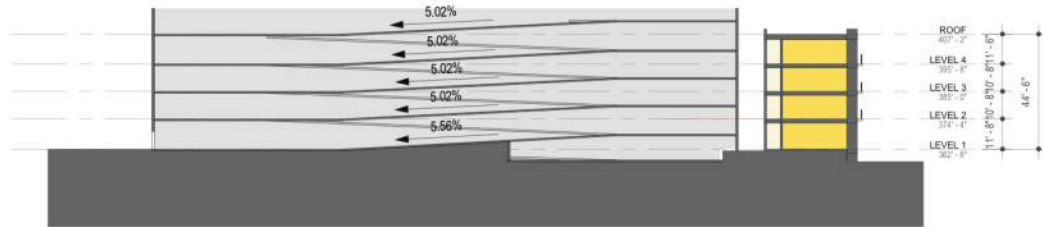


CONCEPT PLAN | **ROOF**

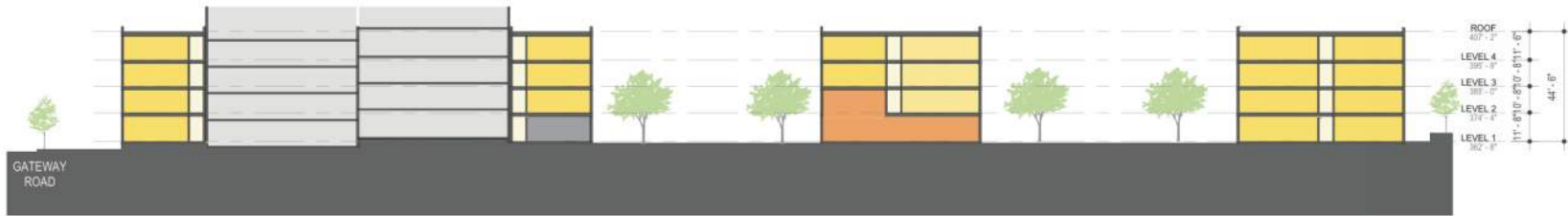
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SECTION BB



SECTION AA

CONCEPT PLAN | SECTION

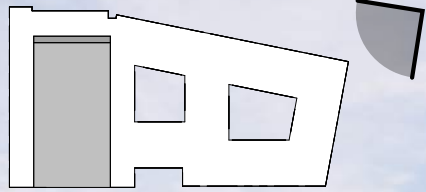
Building Tabulations (Gross SF)								
BLDG. LEVEL	RESIDENTIAL (RENTABLE)	RESIDENTIAL CIRC. (NON-RENTABLE)	AMENITY (NON-RENTABLE)	SERVICE/BOH (NON-RENTABLE)	PARKING (NON-RENTABLE)	PARKING SPACES	Total (GSF)	EFFICIENCY
LEVEL 05	-	-	-	-	34,000 GSF	105	34,000 GSF	-
LEVEL 04	67,300 NSF	9,300 GSF	-	2,050 GSF	27,950 GSF	90	106,600 GSF	85.6%
LEVEL 03	67,300 NSF	9,300 GSF	-	2,050 GSF	27,950 GSF	90	106,600 GSF	85.6%
LEVEL 02	64,300 NSF	9,300 GSF	-	2,050 GSF	27,000 GSF	87	102,650 GSF	85.0%
LEVEL 01	54,800 NSF	8,400 GSF	12,000 GSF	4,270 GSF	33,200 GSF	90	112,670 GSF	69.0%
TOTAL	253,700 NSF	36,300 NSF	12,000 NSF	10,420 NSF	150,100 NSF	462	462,520 NSF	-
	302,000 NSF				(+12 ONSTREET PARKING)			

BLDG. LEVEL	JR -1BR	1BR	1BR+D	2BR	3BR	TOTAL
LEVEL 04	5	23	3	28	8	67
LEVEL 03	5	23	3	28	8	67
LEVEL 02	5	21	3	28	7	64
LEVEL 01	2	18	2	22	7	51
TOTAL	17	85	11	106	30	249
UNIT AVG SF	627	774	1,067	1,106	1,398	1,019
UNIT %	7%	34%	4%	43%	12%	100%
Required Parking	26	128	22	212	75	462

TARGET MIX	JR -1BR	1BR	1BR+D	2BR	3BR	TOTAL
TOTAL	0	107	0	112	30	249
SF RANGE	625	719-858	850-950	1,087-1,132	1294-1415	-
UNIT AVG SF	625	775	875	1,100	1,325	987
UNIT %	0%	43%	0%	45%	12%	100%

CONCEPT PLAN | BUILDING TABULATIONS

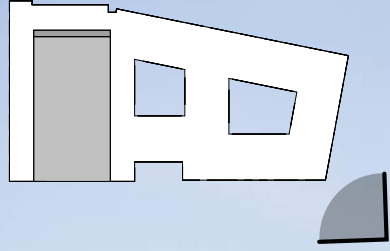
RENDERINGS



VIEW 01 | NEW ROAD CORNER

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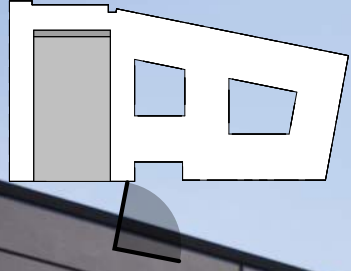




VIEW 02 | MALL STREET CORNER

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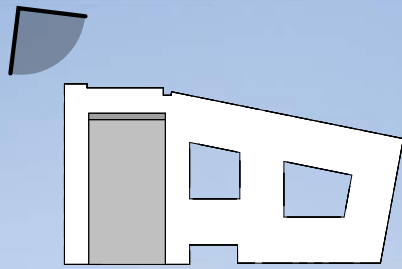




VIEW 03 | BUILDING ENTRY

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VIEW 04 | GATEWAY ROAD CORNER

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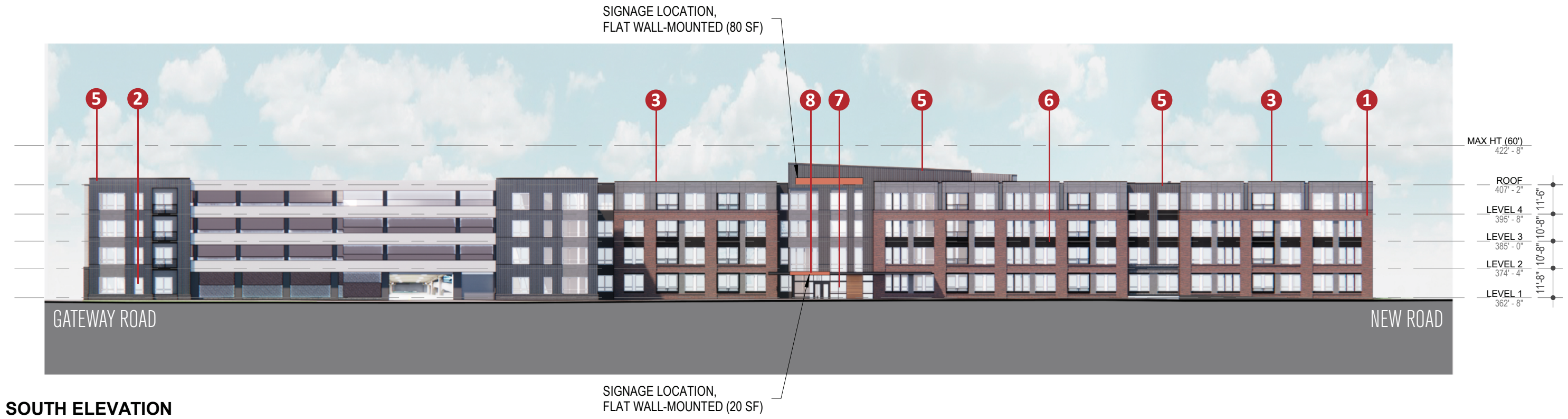
VIEW 05 | PARKING GARAGE

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BUILDING ELEVATIONS



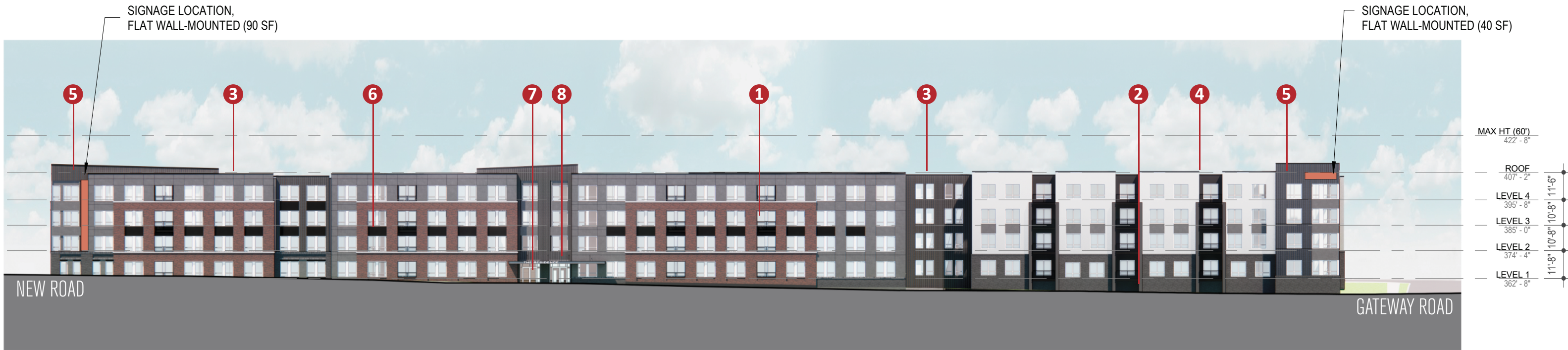
ELEVATIONS | SOUTH & WEST

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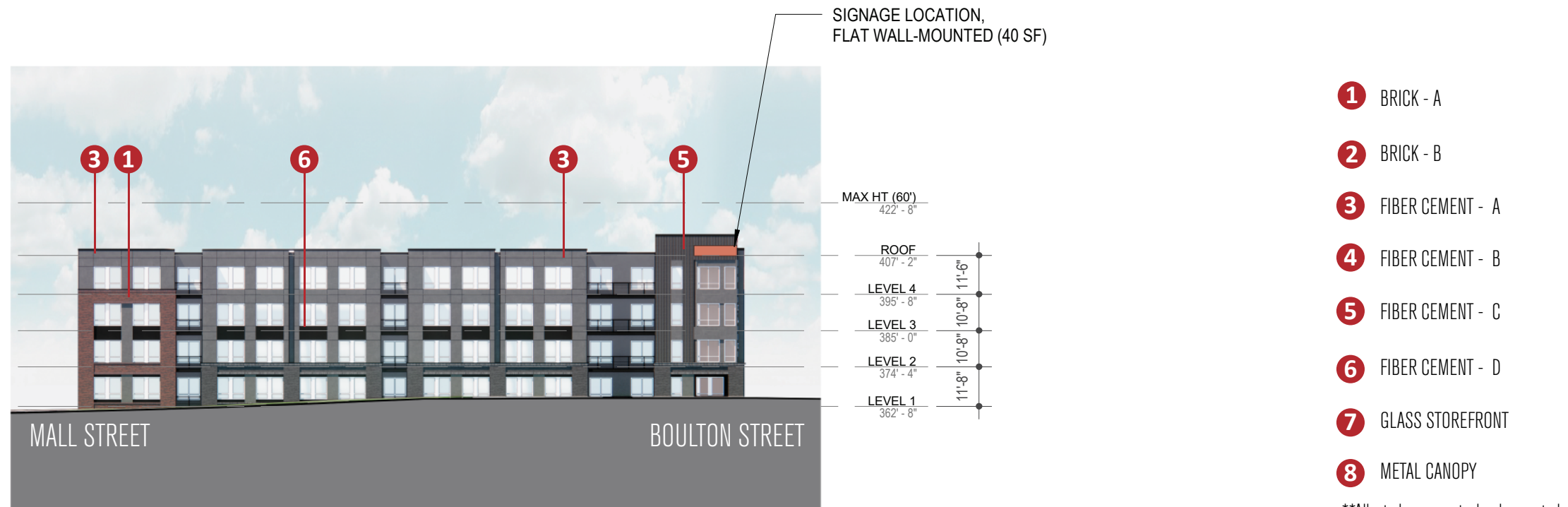


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NORTH ELEVATION



EAST ELEVATION

- 1 BRICK - A
- 2 BRICK - B
- 3 FIBER CEMENT - A
- 4 FIBER CEMENT - B
- 5 FIBER CEMENT - C
- 6 FIBER CEMENT - D
- 7 GLASS STOREFRONT
- 8 METAL CANOPY

**All windows are vinyl unless noted

ELEVATIONS | NORTH & EAST

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