



711 S. CENTRAL AVE/ BCI LOT BALTIMORE, MD

URBAN DESIGN + ARCHITECTURE REVIEW PANEL
DESIGN DEVELOPMENT SESSION - FINAL 2
FEBRUARY 18, 2016

DEVELOPMENT TEAM:

HARBOR EAST MANAGEMENT GROUP, LLC
650 EXETER STREET, SUITE 200
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PH 410-456-2732

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25 SOUTH CHARLES STREET
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SUITE 400
BALTIMORE, MD 21211
PH 443-825-4100

CIVIL ENGINEER:

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BALTIMORE, MD 21217
PH 410-728-2900

GEOTECHNICAL:

GEO-TECHNICAL ASSOCIATES, INC.
14280 PARK CENTER DRIVE
SUITE A
LAUREL, MD 20707
PH 410-792-9446

LANDSCAPE ARCHITECT:

MAHAN RYKIEL ASSOCIATES INC.(MRA)
THE STEFF SILVER BUILDING
800 WYMAN PARK DRIVE, SUITE 100
BALTIMORE, MD 21211
PH 410-235-6001

STRUCTURAL:

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1220-C EAST JOPPA RD
SUITE 505
TOWSON, MD 21286
PH 410-821-1690

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1023 31ST STREET, NW
WASHINGTON, DC 20007
PH 202-667-9776

INTERIOR DESIGNER:

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31 WEST 27TH STREET
5TH FLOOR
NEW YORK, NY 10001
PH 212-226-8898



HARBOR EAST



HARBOR EAST

711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

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A-1



711 S. CENTRAL AVE/ BCI LOT

BALTIMORE, MD

URBAN DESIGN + ARCHITECTURE REVIEW PANEL (UDARP)

DESIGN DEVELOPMENT SESSION - FINAL 2

FEBRUARY 18, 2016

TABLE OF CONTENTS

A-1	COVER SHEET
A-2	TABLE OF CONTENTS
A-3	SITE PLAN / GREATER NEIGHBORHOOD

LANDSCAPE/ HARDSCAPE

L-1	OVERALL SITE PLAN / PREVIOUS COMMENTS
L-2	OVERALL SITE PLAN / CURRENT REVISIONS
L-3	S. CENTRAL AVENUE
L-4	S. CENTRAL AVENUE / REVISIONS
L-5	S. CENTRAL AVENUE / REVISIONS
L-6	LANCASTER STREET
L-7	LANCASTER STREET / REVISIONS
L-8	LANCASTER STREET / REVISIONS
L-9	S. EDEN STREET
L-10	S. EDEN STREET / REVISIONS
L-11	ALICEANNA STREET
L-12	ALICEANNA STREET / REVISIONS
L-13	ALICEANNA STREET / REVISIONS
L-14	OVERALL SITE PLAN / MATERIALS
L-15	OVERALL SITE PLAN / HARDSCAPE
L-16	OVERALL SITE PLAN / LANDSCAPE

ARCHITECTURE / ELEVATIONS, SECTIONS & STREET VIEWS

A-4	EAST ELEVATION / S. EDEN STREET - PREVIOUS
A-5	EAST ELEVATION / S. EDEN STREET - CURRENT
A-6	EAST ELEVATION / S. EDEN STREET - ENLARGED/ PREVIOUS & CURRENT
A-7	EAST ELEVATION / S. EDEN STREET - ENLARGED/ CURRENT W/PLAN
A-8	S. EDEN STREET - STREET VIEW - CURRENT
A-9	S. EDEN STREET - DETAILS
A-10	S. EDEN STREET - LOADING DOORS AT RENAISSANCE HOTEL & GALLERIA
A-11	SITE SECTION - EAST/WEST
A-12	SITE SECTION - NORTH/SOUTH

A-13	SOUTH ELEVATION / LANCASTER STRET - CURRENT
A-14	NORTH ELEVATION / ALICEANNA STREET - CURRENT
A-15	WEST ELEVATION / S. CENTRAL AVE - CURRENT
A-16	WEST ELEVATION / S. CENTRAL AVE - ART WALL CONCEPT
A-17	WEST ELEVATION / S. CENTRAL AVE - GARAGE SCREEN WALL DETAIL

DETAILS

A-18	STONE BASE DETAILS - AT RESIDENTIAL CORNERS
A-19	STONE BASE DETAILS - AT RETAIL
A-20	WHOLE FOODS MAIN ENTRY
A-21	INSIDE COURTYARD CORNER
A-22	NORTH TOWER CORNER
A-23	CONDO GLASS TOWER
A-24	EXTERIOR MATERIALS PALETTE

STREET EXPERIENCE

A-25	SOUTHWEST CORNER VIEW - OVERALL/ PREVIOUS VS CURRENT
A-26	SOUTHWEST CORNER VIEW - WHOLE FOODS ENTRY/ PREVIOUS VS CURRENT
A-27	SOUTHWEST CORNER - WHOLE FOODS ENTRY (CURRENT)
A-28	SOUTHWEST CORNER - OVERALL (CURRENT)

SIGNAGE CRITERIA

S-1	LOCATION PLAN
S-2	NORTH ELEVATION
S-3	EAST ELEVATION
S-4	SOUTH ELEVATION
S-5	WEST ELEVATION
S-6	SIGN FABRICATION - OPTION A
S-7	SIGN FABRICATION - OPTION B
S-8	SIGN FABRICATION - OPTION C
S-9	PRIMARY TENANT ID - INSPIRATION IMAGES
S-10	PRIMARY TENANT ID - INSPIRATION IMAGES

APPENDIX: FLOOR PLANS

A-29	1ST FLOOR PLAN
A-30	2ND FLOOR PLAN
A-31	3RD FLOOR PLAN - PARKING LAYOUT
A-32	8TH FLOOR PLAN - PARKING LAYOUT
A-33	9TH FLOOR PLAN - COURTYARD LEVEL
A-34	18TH FLOOR PLAN - TYPICAL (18TH-20TH)
A-35	ROOF PLAN



HARBOR EAST



HARBOR EAST

711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016

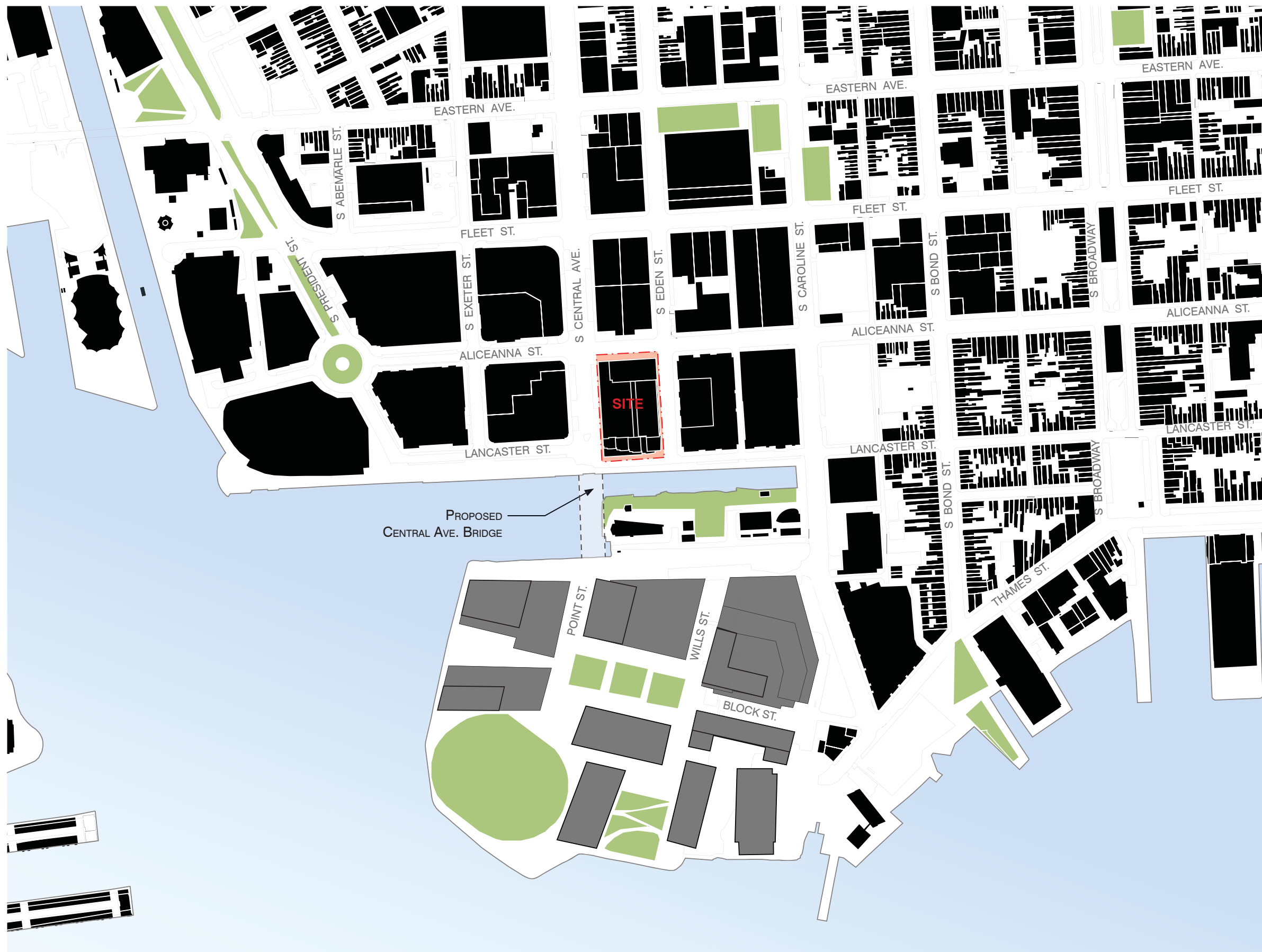
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A-2



SITE PLAN

GREATER NEIGHBORHOOD



-  EXISTING BUILDING
-  PROPOSED FUTURE DEVELOPMENT
-  PROJECT SITE
-  GREEN AREAS



LANDSCAPE / HARDSCAPE



HARBOR EAST



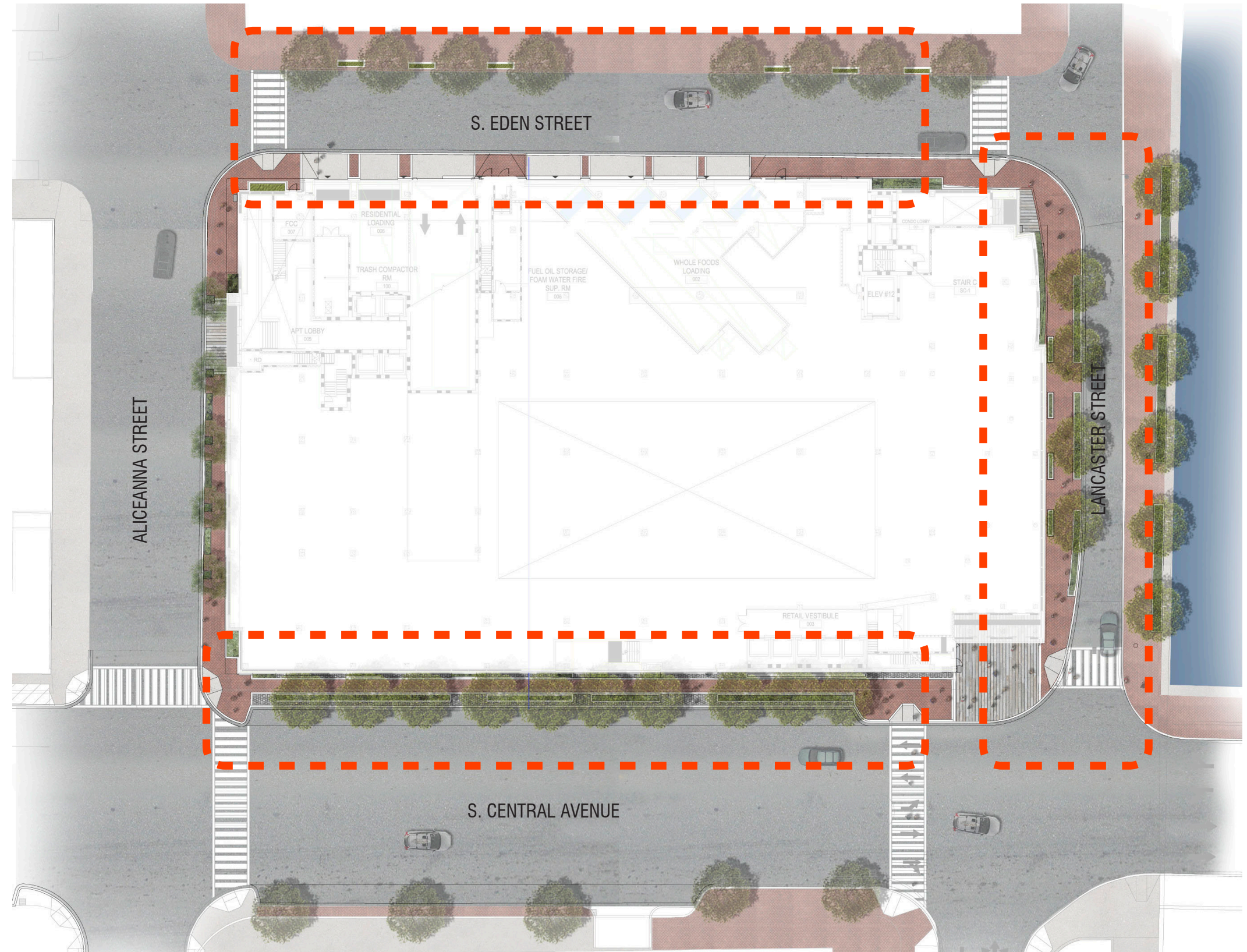
HARBOR EAST
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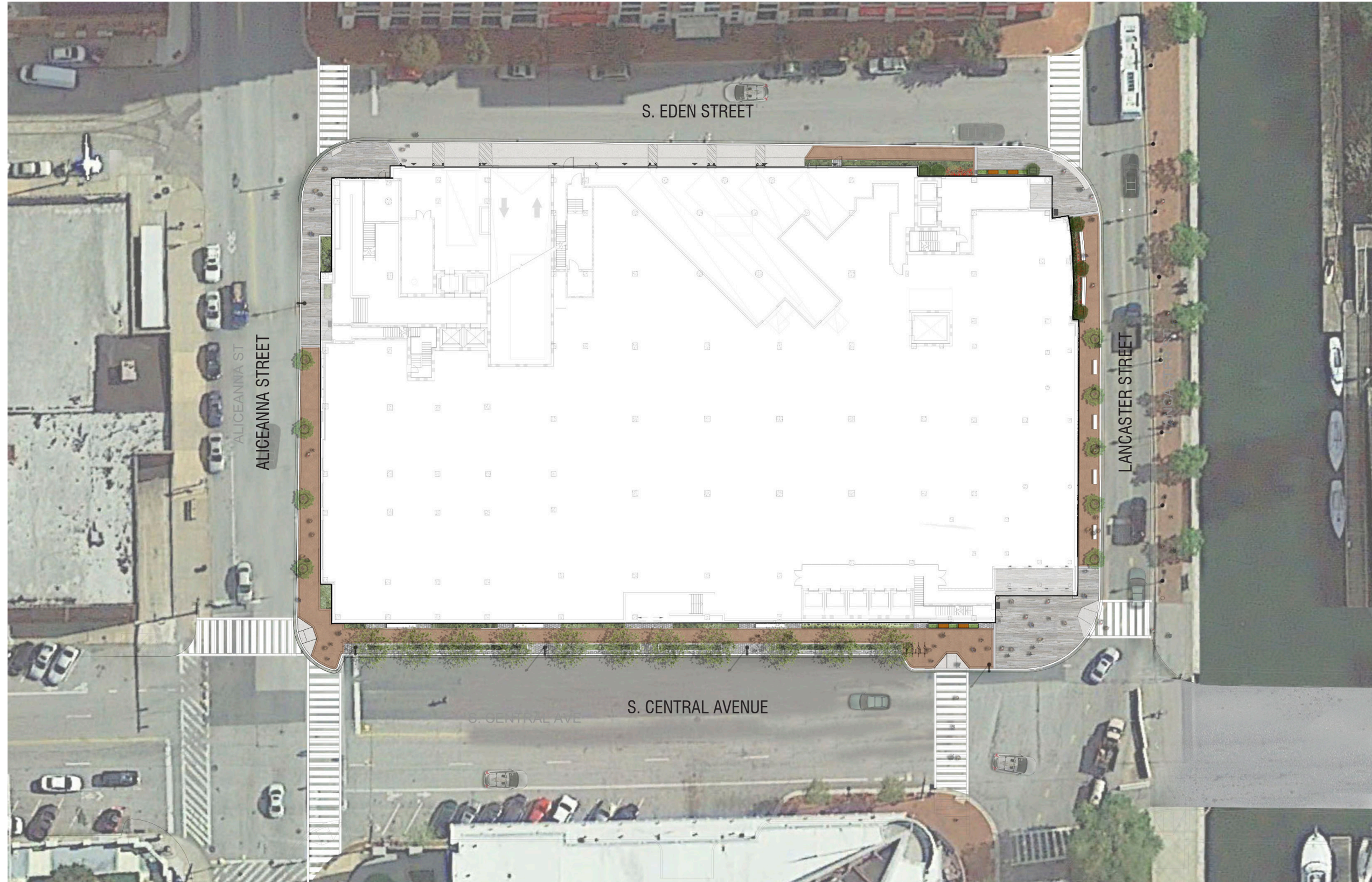


OVERALL SITE | PREVIOUS COMMENTS

- Improve overall pedestrian experience
- **Eden Street** - improve quality and viability of pedestrian experience
- **Lancaster Street** - verify regulatory agency approval of proposed road narrowing
- **S. Central Avenue** - better connection between Art Wall and pedestrian experience



OVERALL SITE | CURRENT REVISIONS



HARBOR EAST



HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

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L-2

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



S. CENTRAL AVENUE

UDARP 2: better connection between Art Wall and pedestrian experience



HARBOR EAST



HARBOR EAST
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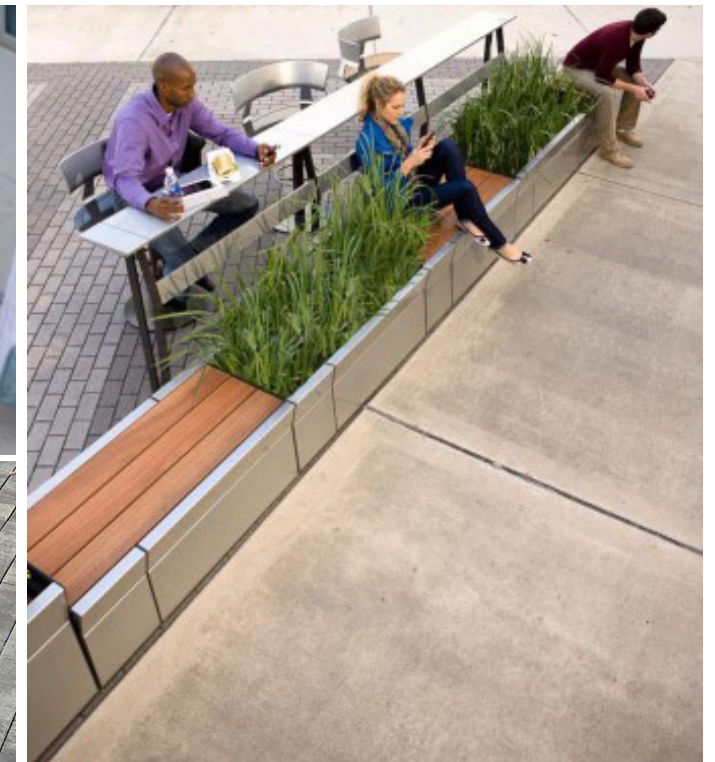
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L-3

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



S. CENTRAL AVE. | REVISIONS



HARBOR EAST



HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

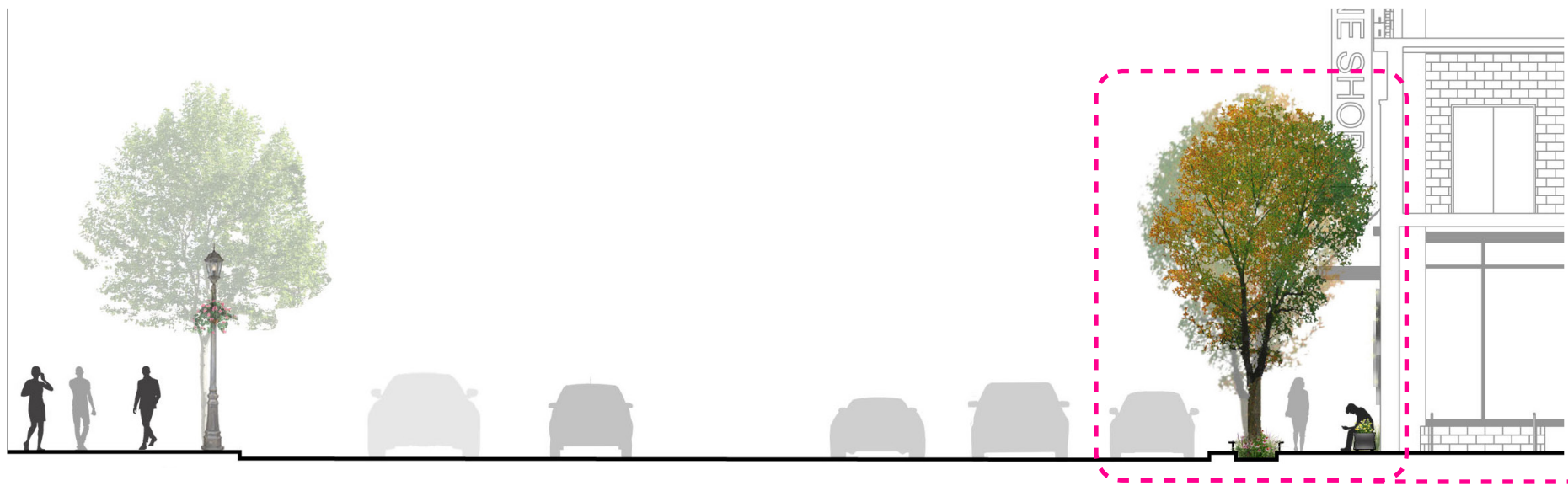
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L-4

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

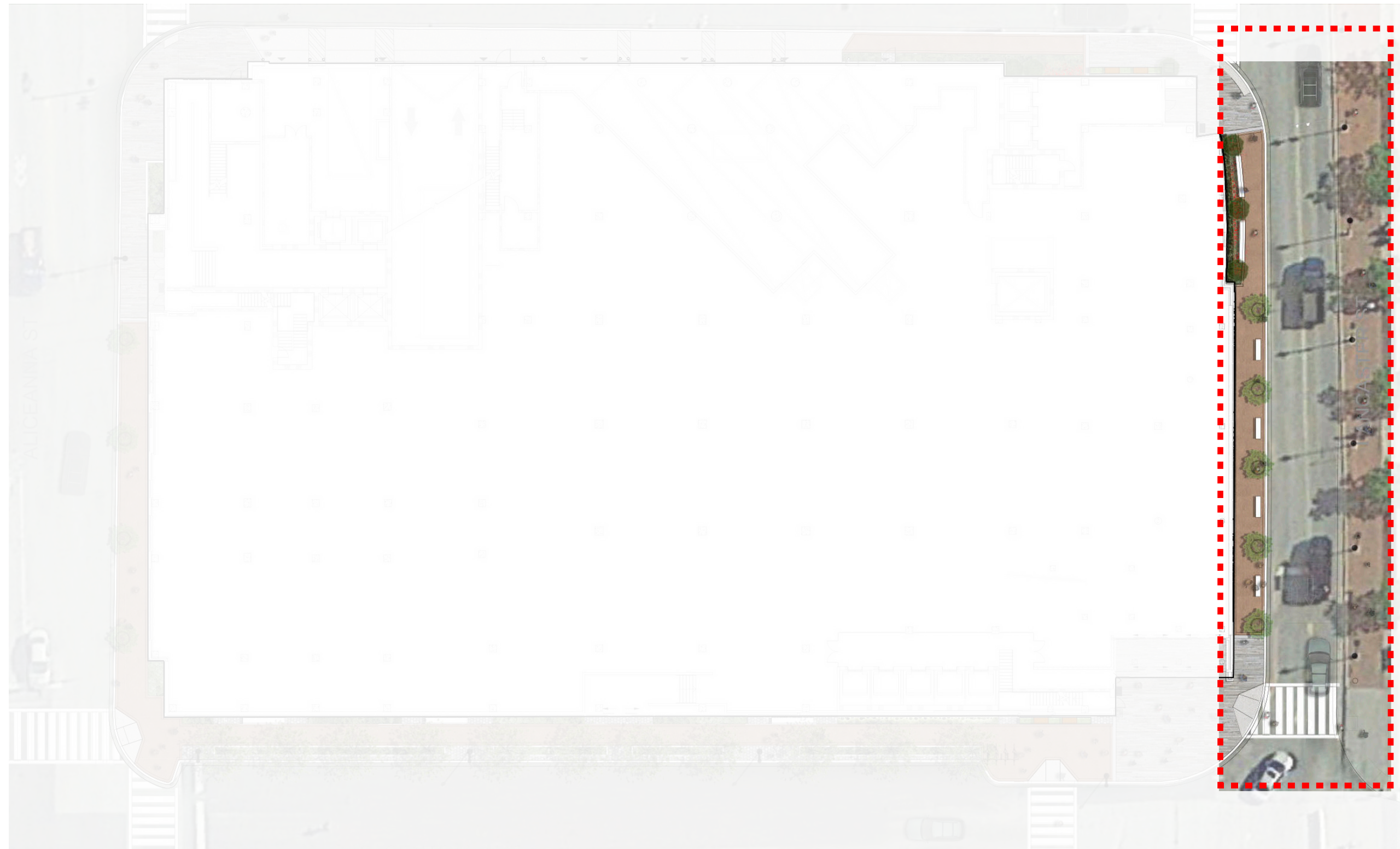


S. CENTRAL AVE. | REVISIONS



LANCASTER STREET

UDARP 2: verify regulatory agency approval of proposed road narrowing



HARBOR EAST



HARBOR EAST
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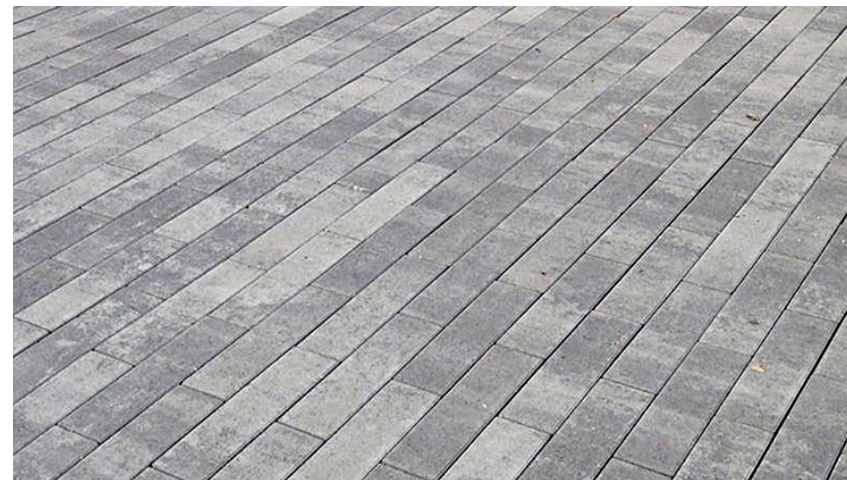
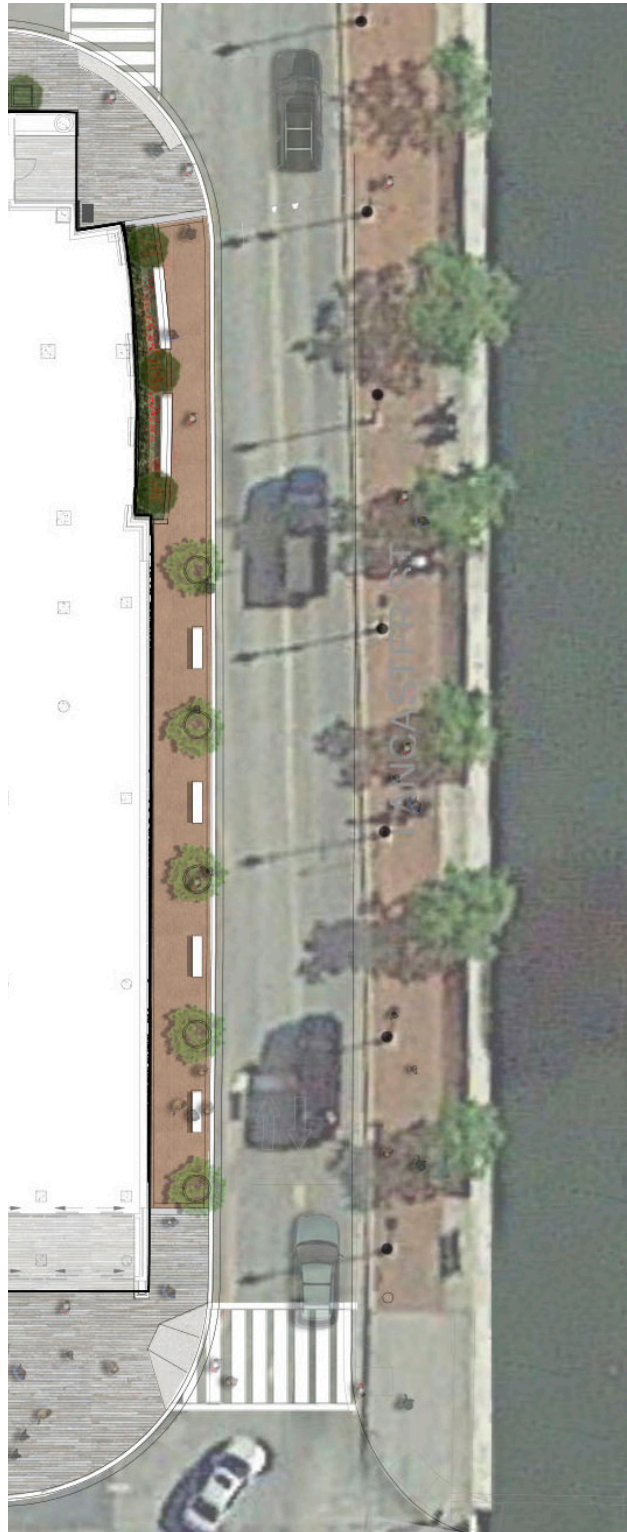
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L-6

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LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



LANCASTER ST. | REVISIONS



HARBOR EAST



HARBOR EAST
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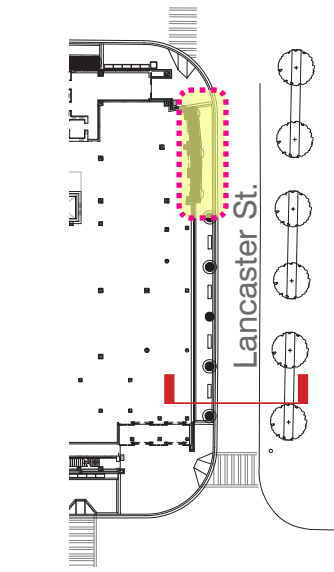
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UDARP - DESIGN DEVELOPMENT SESSION

L-7

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



LANCASTER ST. | REVISIONS



HARBOR EAST



HARBOR EAST
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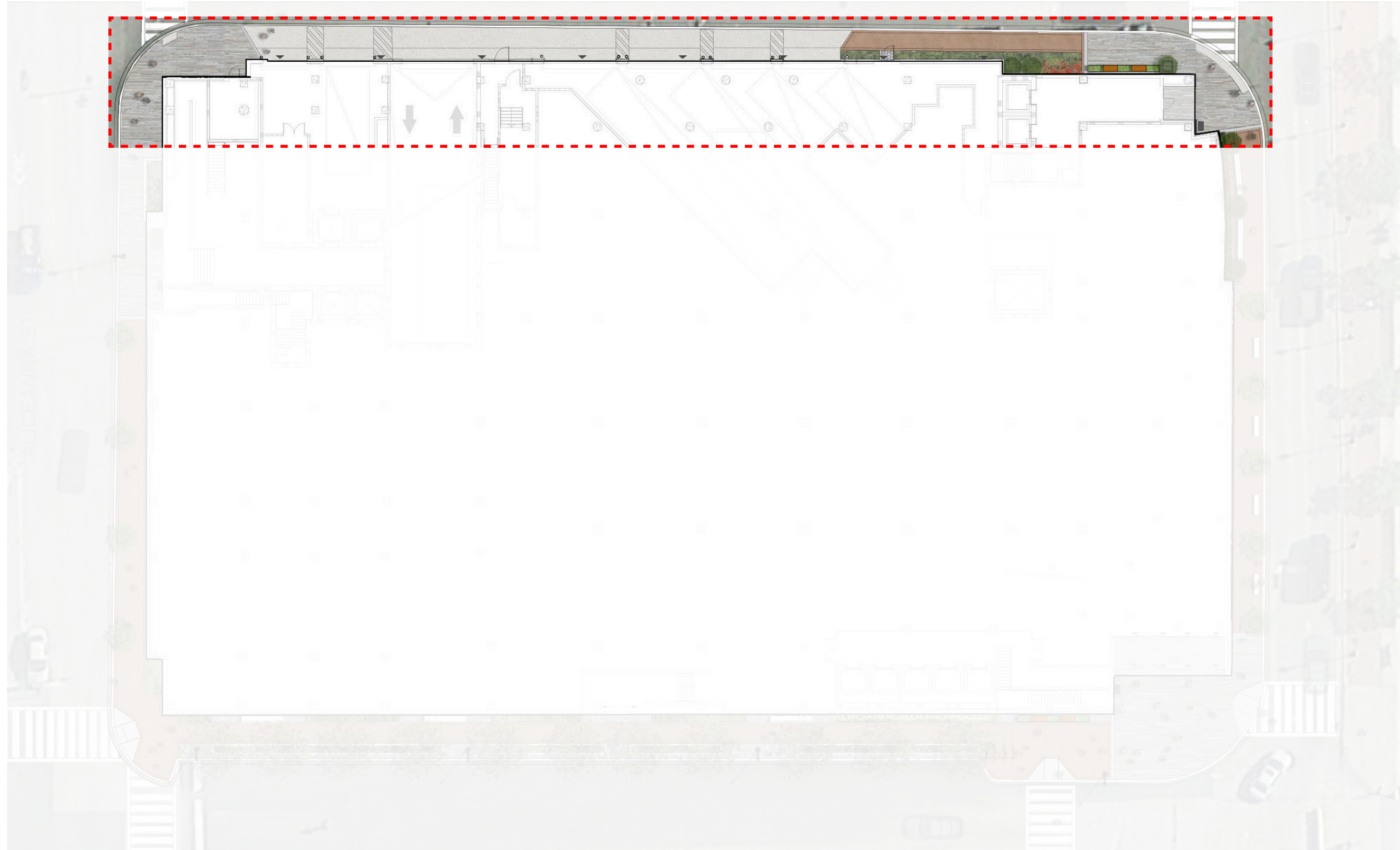
L-8

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



EDEN STREET

UDARP 2: improve quality and viability of pedestrian experience



HARBOR EAST



HARBOR EAST
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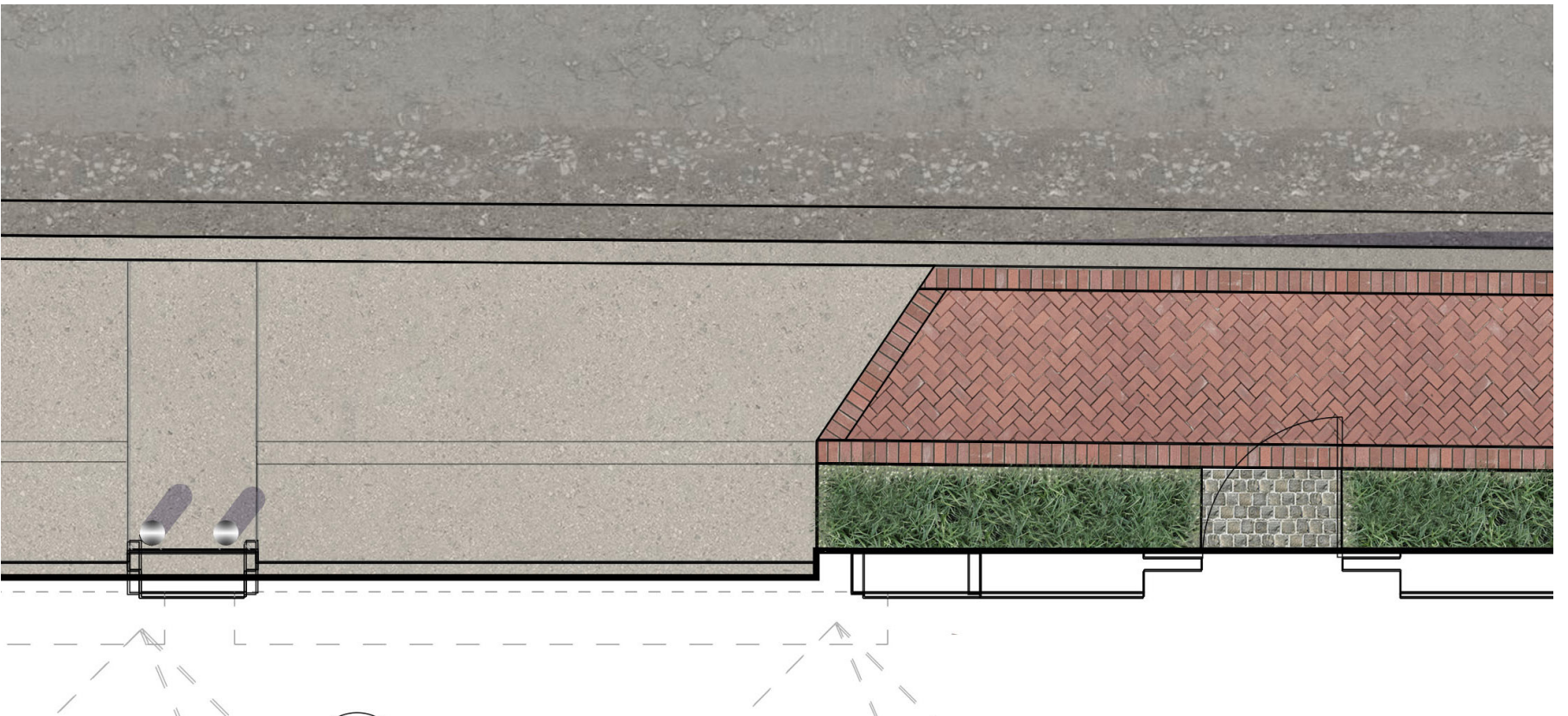
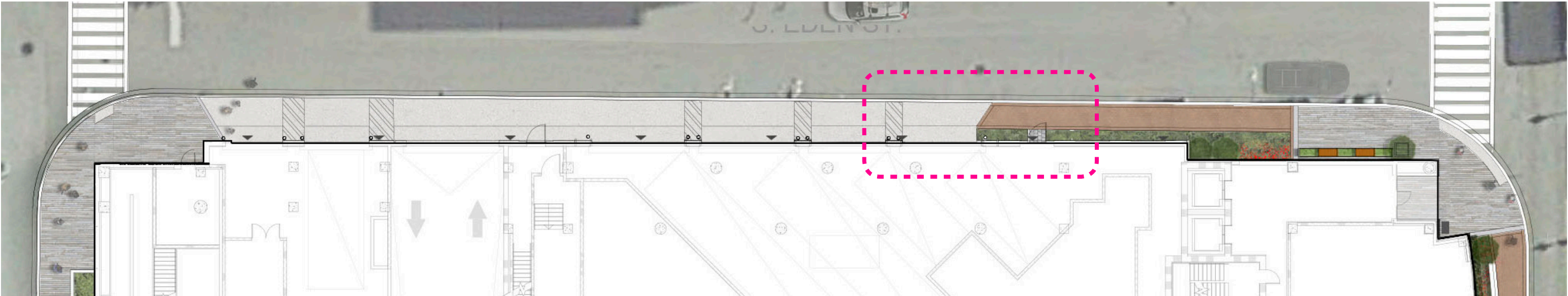
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L-9

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



EDEN ST. | REVISIONS



ALICEANNA STREET



HARBOR EAST



HARBOR EAST
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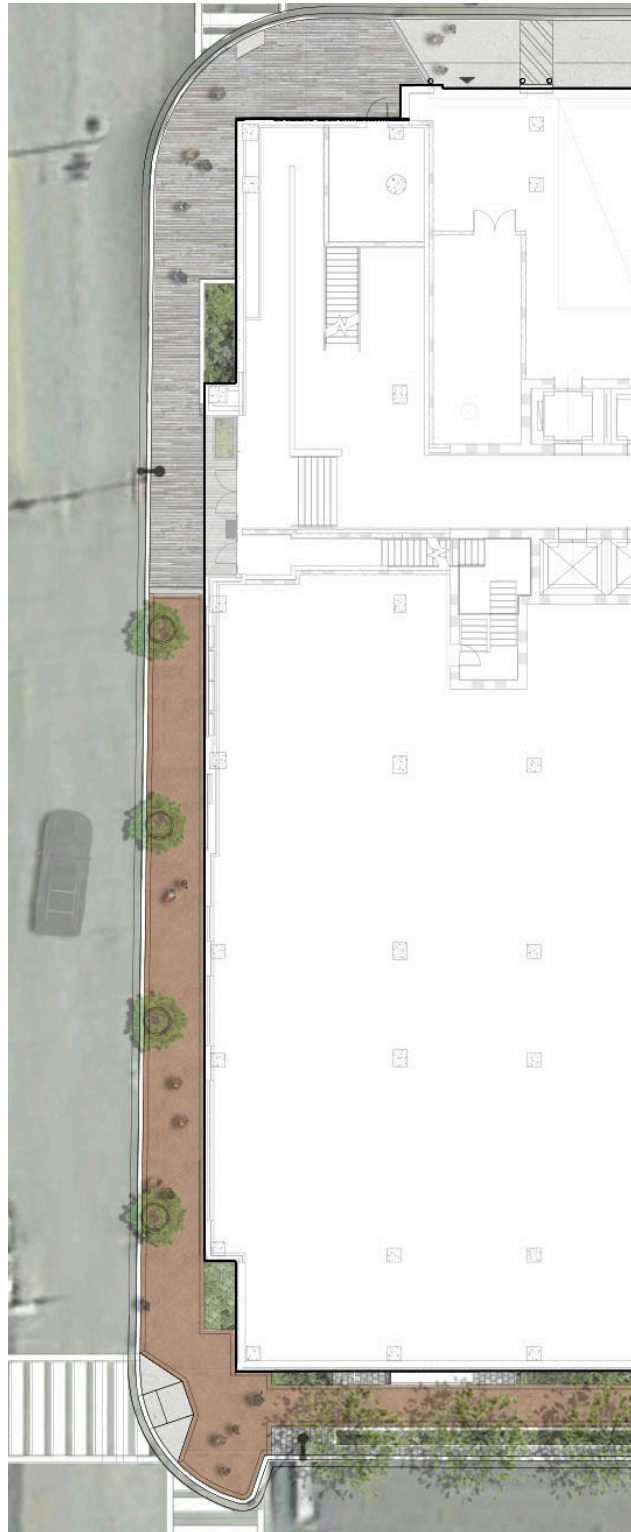
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L-11

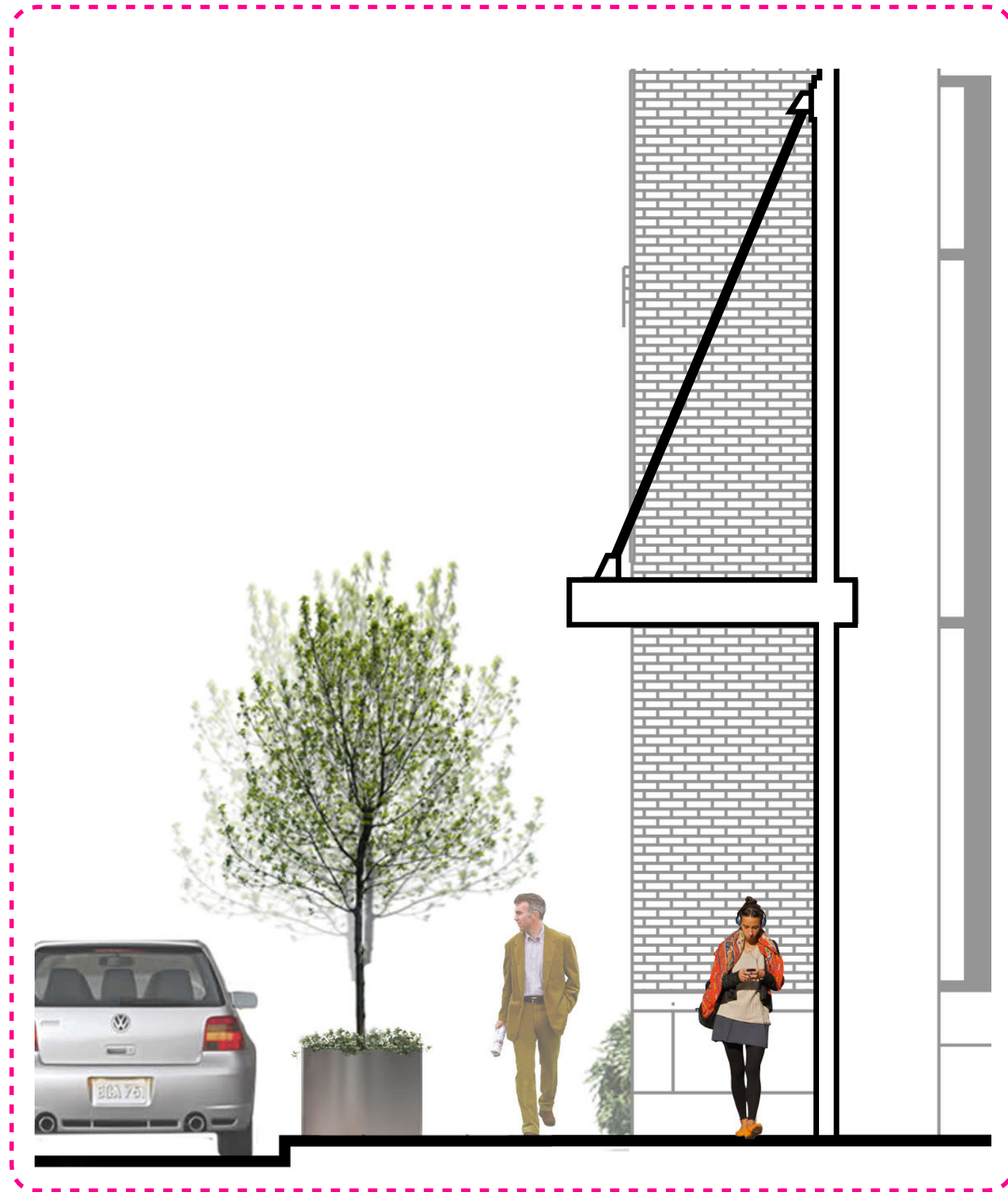
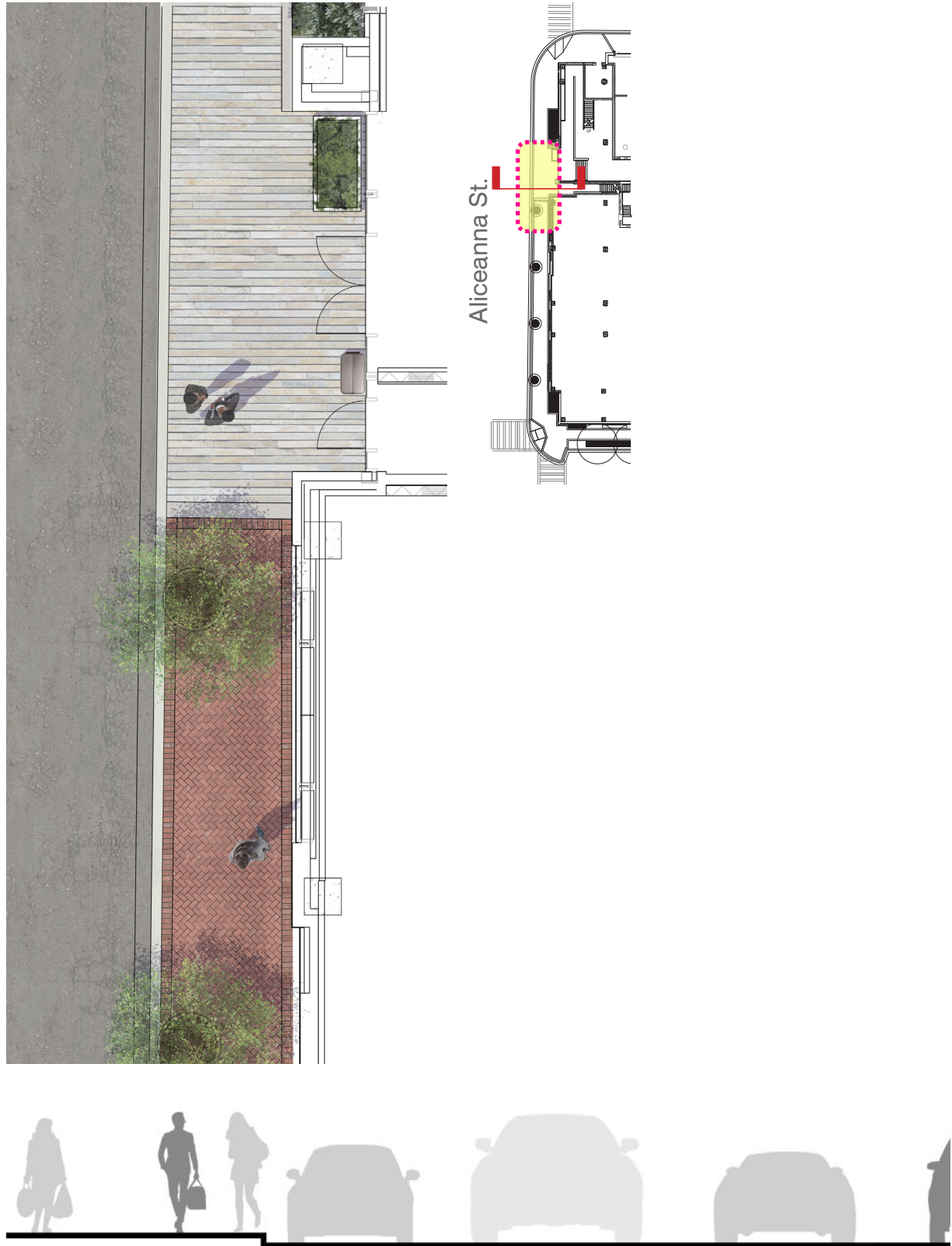
MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



ALICEANNA ST. | REVISIONS



ALICEANNA ST. | REVISIONS



HARBOR EAST



HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

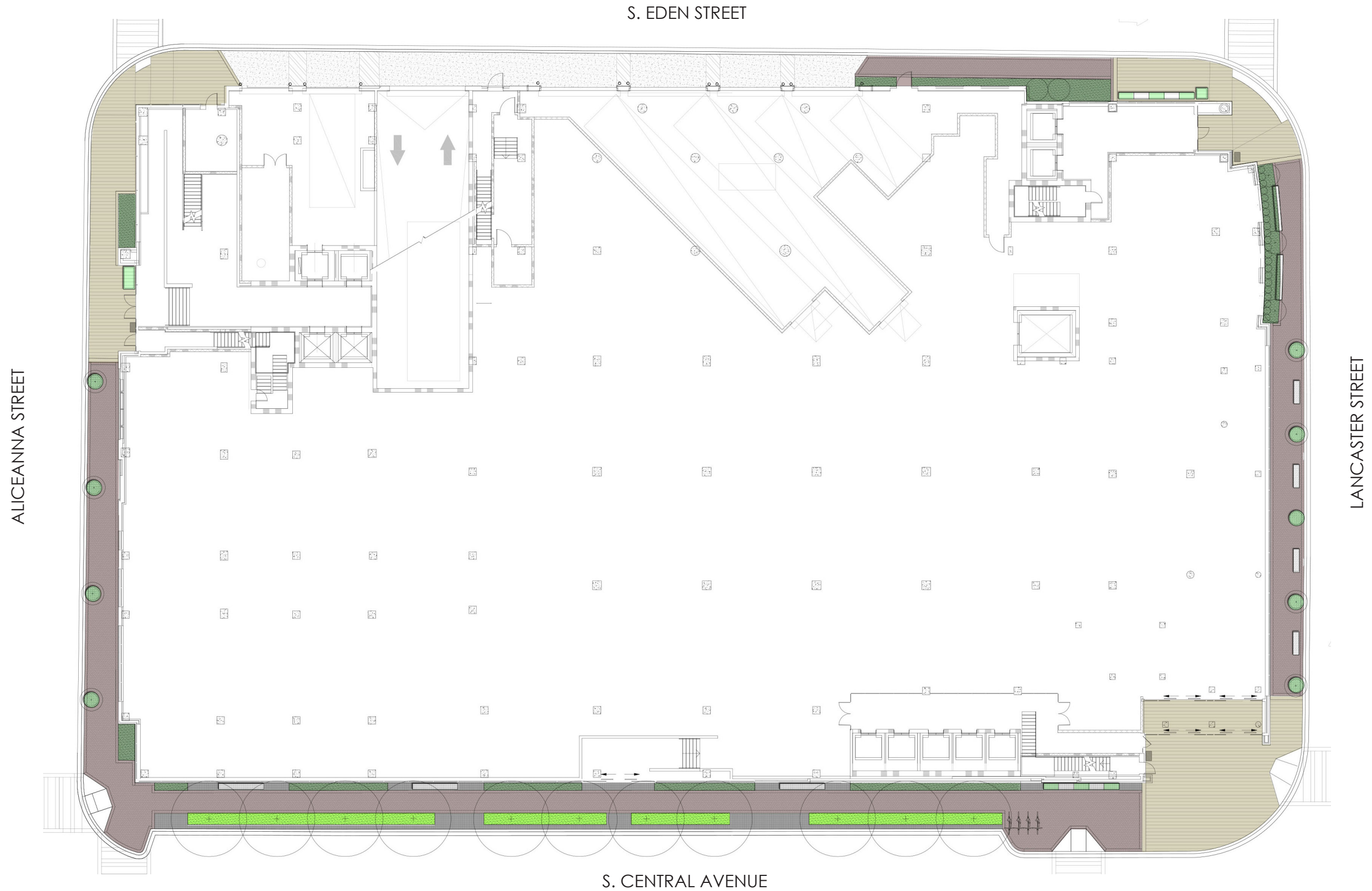
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UDARP - DESIGN DEVELOPMENT SESSION

L-13

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



OVERALL SITE | MATERIALS



HARBOR EAST



HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

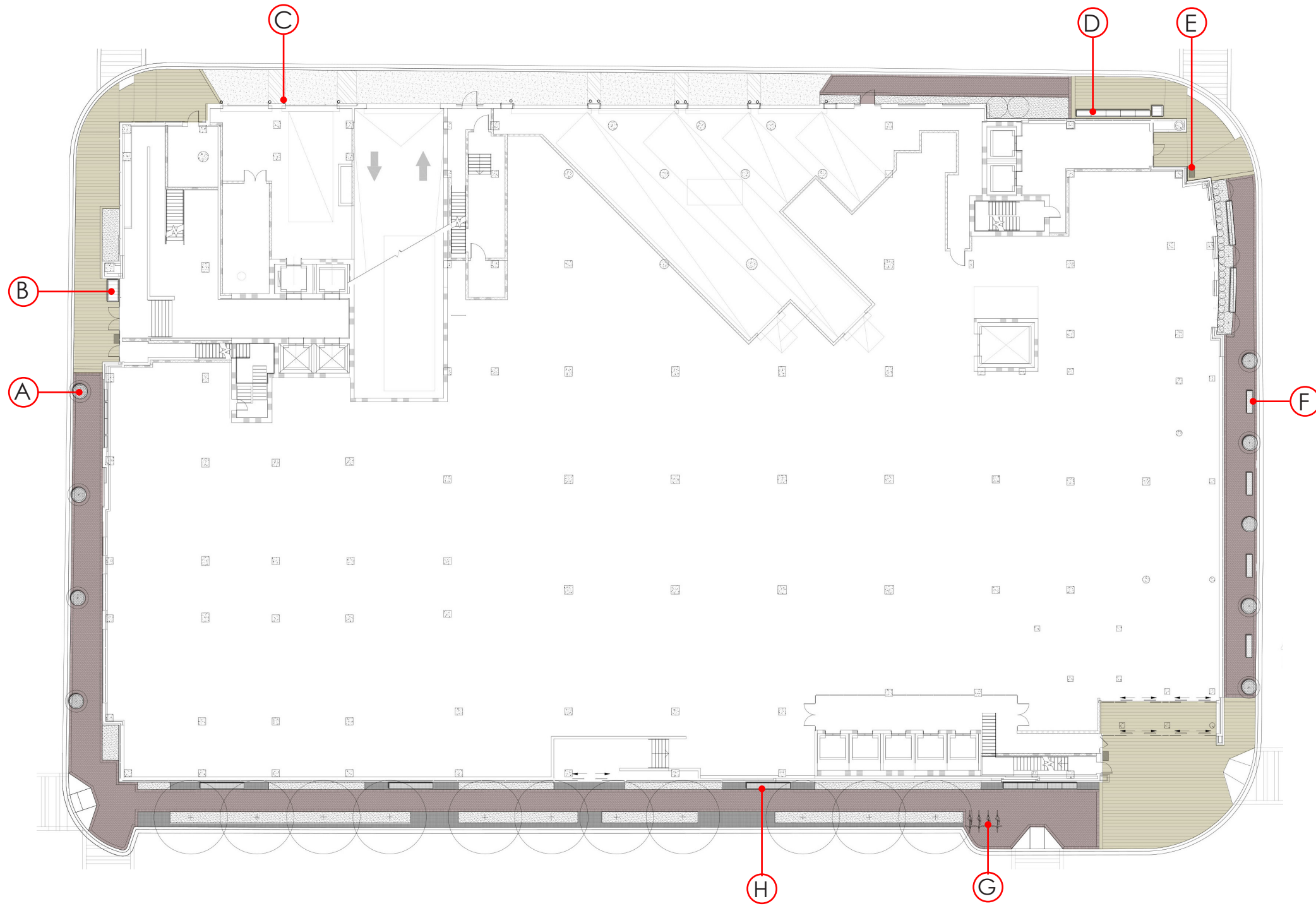
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L-14

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



OVERALL SITE | HARDSCAPE



PAVING TYPES:

-  Brick
-  Specialty Stone
-  Concrete
-  Cobble Stone



A Custom Round Planter

B Custom Box Planter

C Lit Bollard

D Bench/Planter

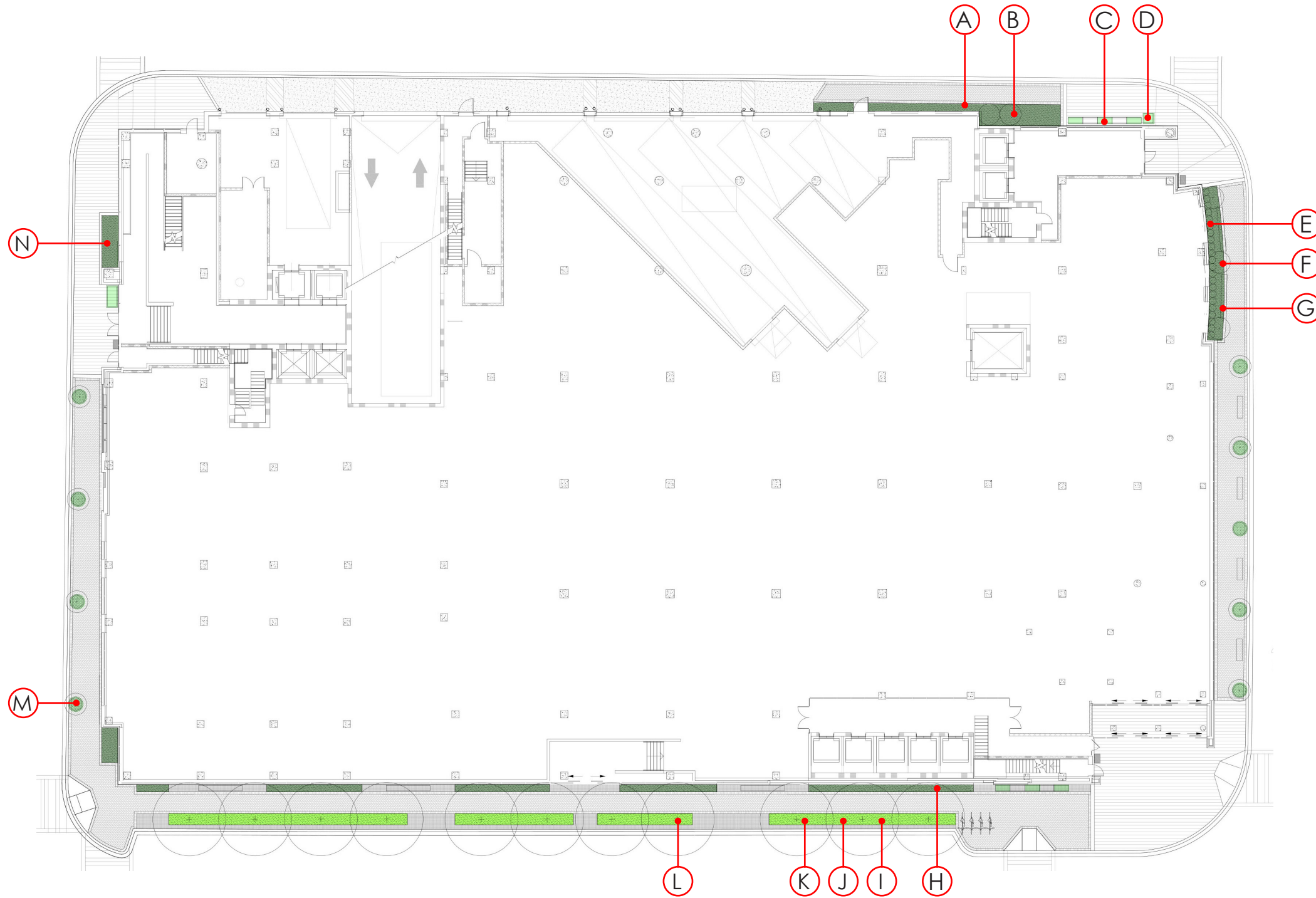
E Trash Receptacle

F Short Bench

H Long Bench

G Bike Rack

OVERALL SITE | LANDSCAPE



LEGG MASON



EAST ELEVATION S. EDEN STREET (PREVIOUS)



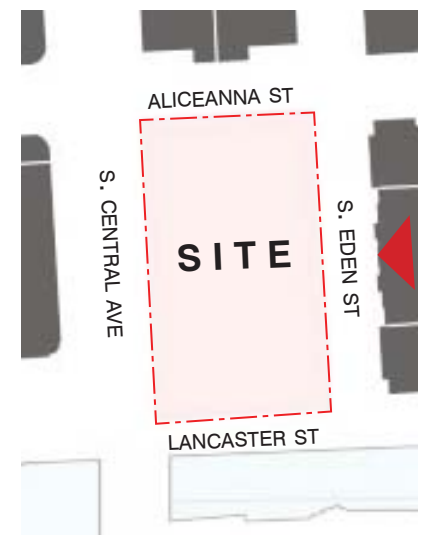
22 STORIES
253'-7" FT

16 STORIES
186'-11" FT

NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM MEAN GRADE PER BALTIMORE CITY ZONING REGULATIONS.

2. MEAN GRADE = 7.25' BCVD



0' 20' 40' 80'
SCALE: 1" = 40' - 0"



HARBOR EAST



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711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION #5

A-4



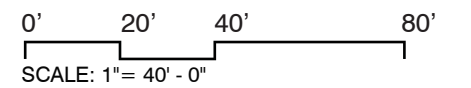
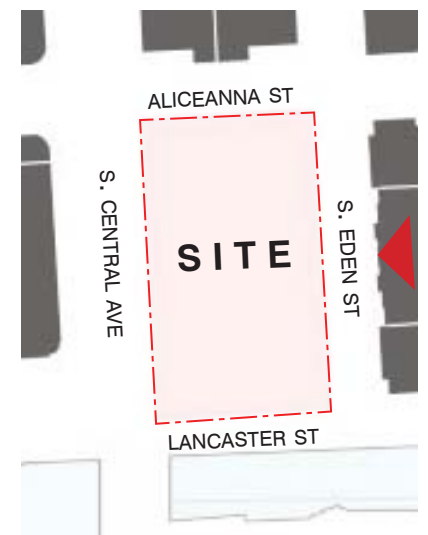
LEGG MASON

**EAST ELEVATION
S. EDEN STREET
(CURRENT)**



NOTES:

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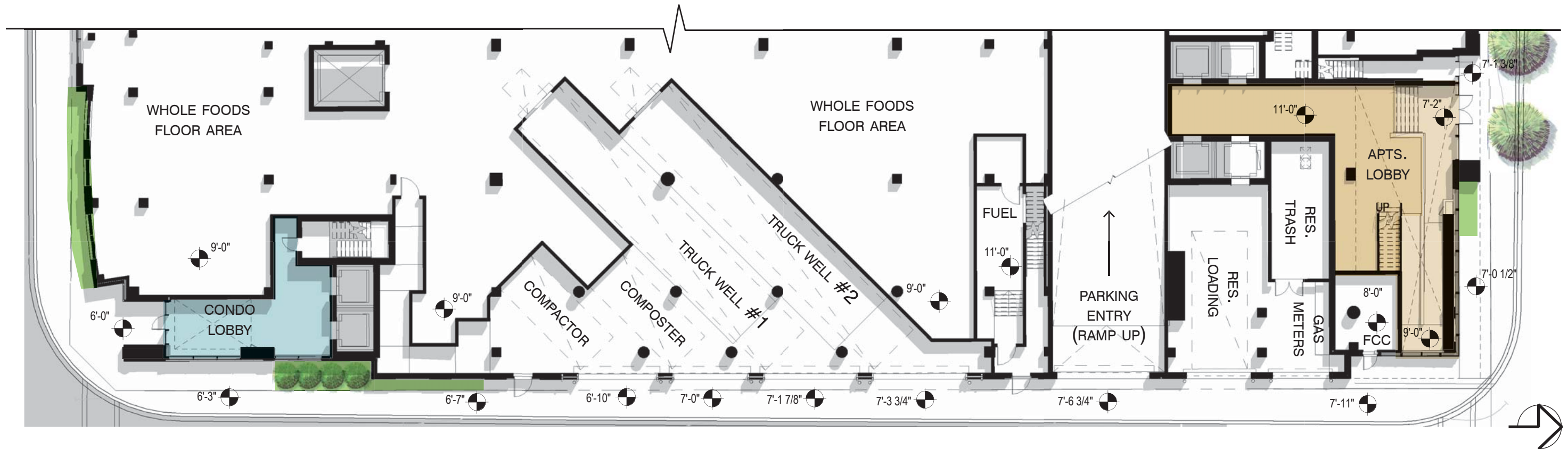
EAST ELEVATION - ENLARGED - PREVIOUS



EAST ELEVATION - ENLARGED - CURRENT



EAST ELEVATION - ENLARGED & PARTIAL PLAN - CURRENT



STREET VIEW/ S. EDEN STREET



NOTE: FOR CLARITY NEIGHBORING BUILDING & TREES ARE NOT SHOWN ON THIS RENDERING ON THE WEST SIDE OF S. EDEN STREET



HARBOR EAST



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711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION #5

A-8



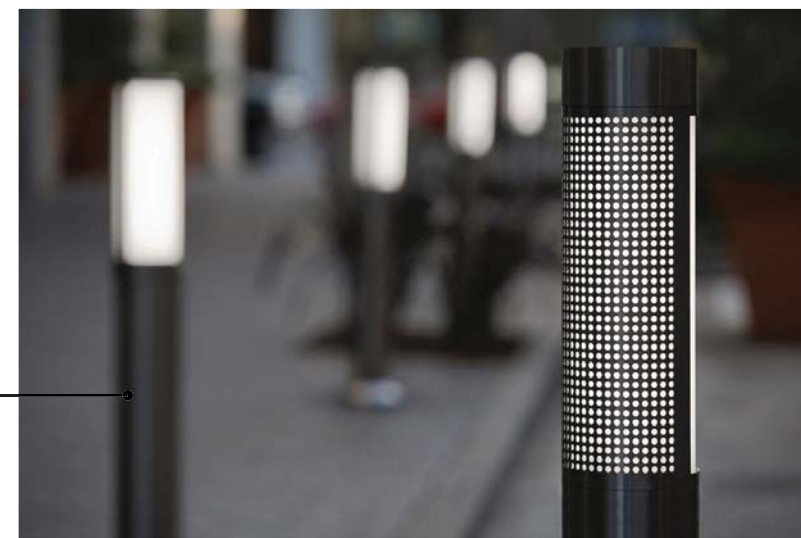
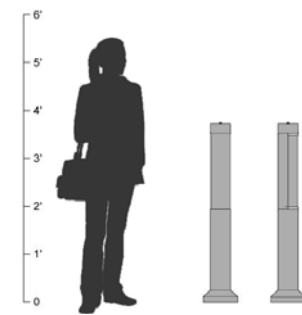
S. EDEN STREET - DETAILS



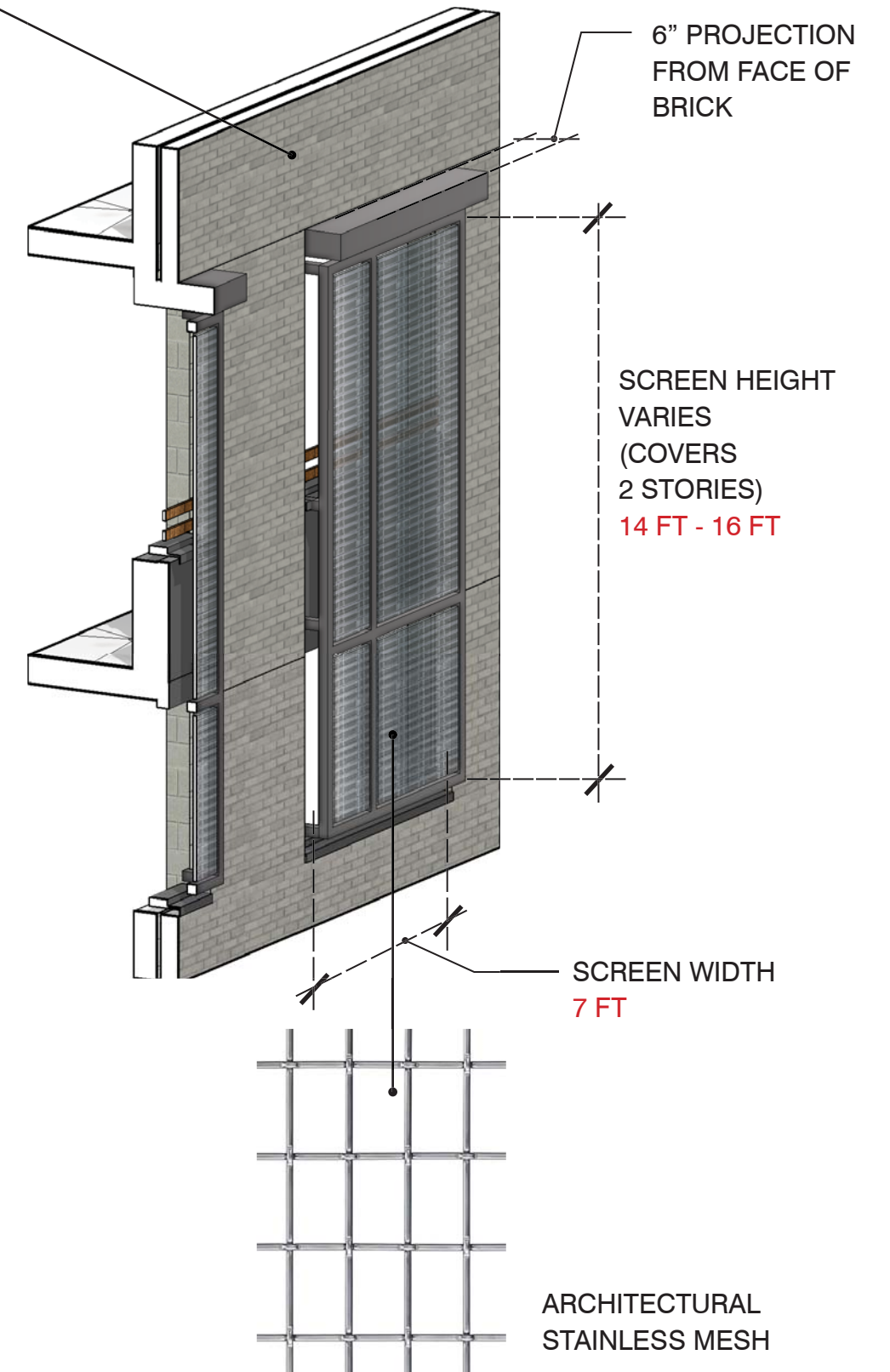
WALL MOUNTED
DECORATIVE CUBE
SCONCE



WALL MOUNTED
UNIDIRECTIONAL
CYLINDER LIGHT



BOLLARDS AT LOADING ENTRIES



LOADING DOORS AT RENAISSANCE HOTEL & GALLERIA



HARBOR EAST



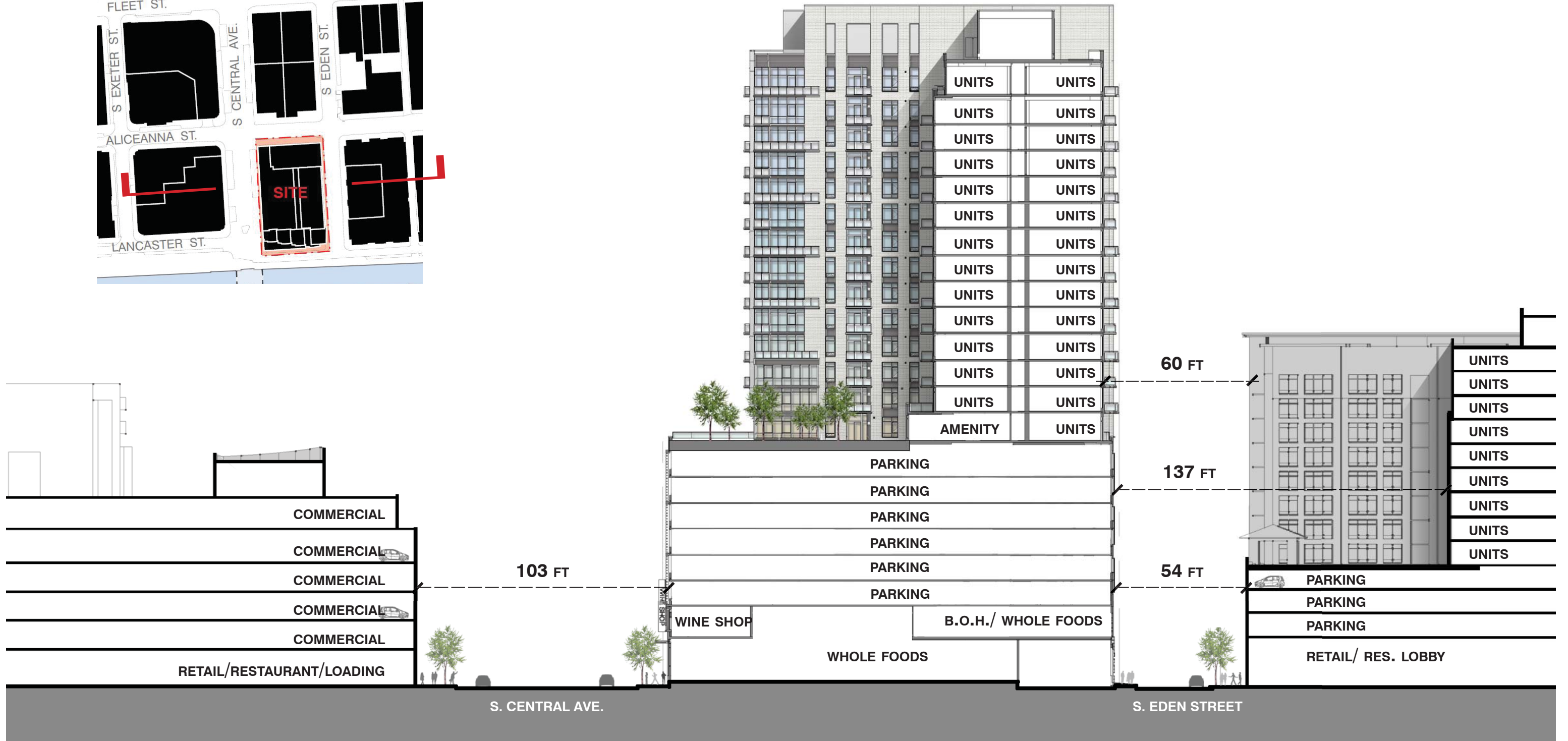
HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION #5

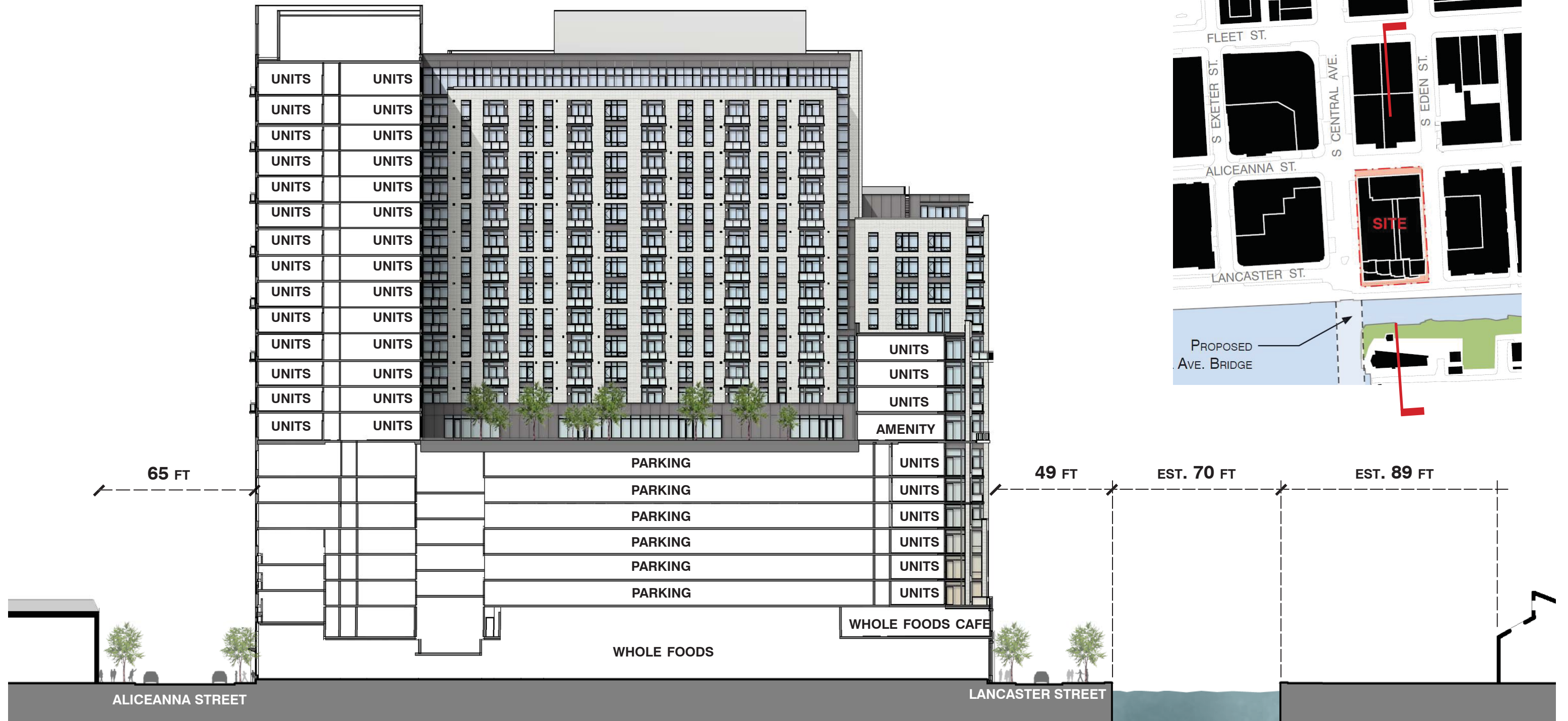
A-10



SITE SECTION - EAST/WEST



SITE SECTION - NORTH/SOUTH



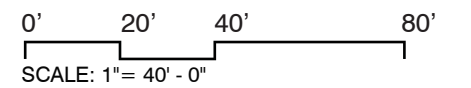
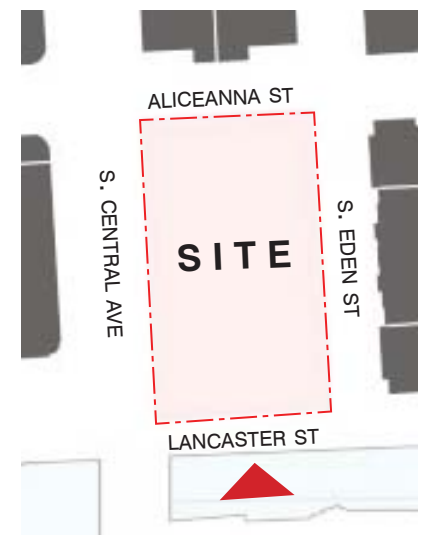
SOUTH ELEVATION LANCASTER STREET



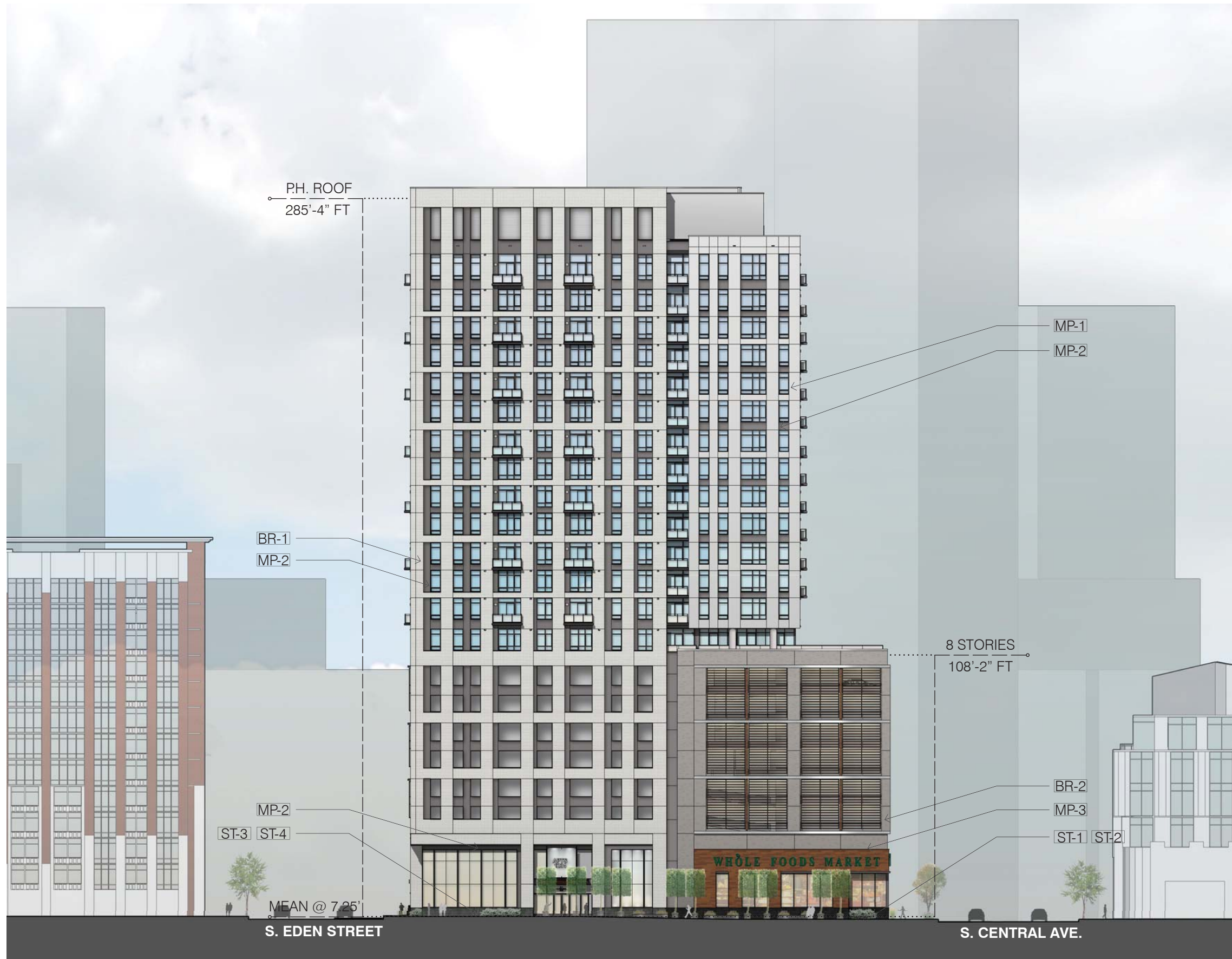
NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM MEAN GRADE PER BALTIMORE CITY ZONING REGULATIONS.

2. MEAN GRADE = 7.25' BCVD

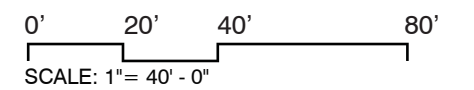
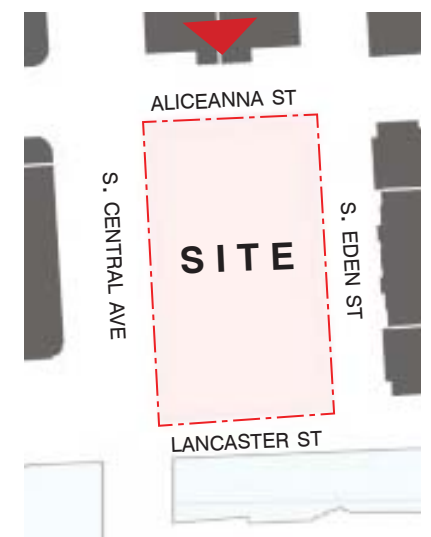


NORTH ELEVATION ALICEANNA STREET



NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM MEAN GRADE PER BALTIMORE CITY ZONING REGULATIONS.
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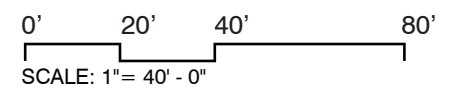
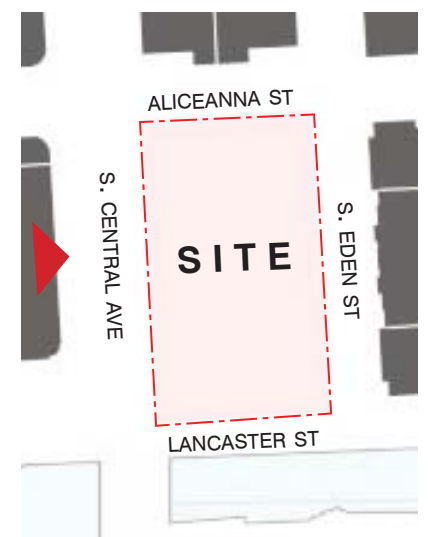


WEST ELEVATION S. CENTRAL AVENUE



NOTES:

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HARBOR EAST



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711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION #5

A-15



WEST ELEVATION ART WALL CONCEPT



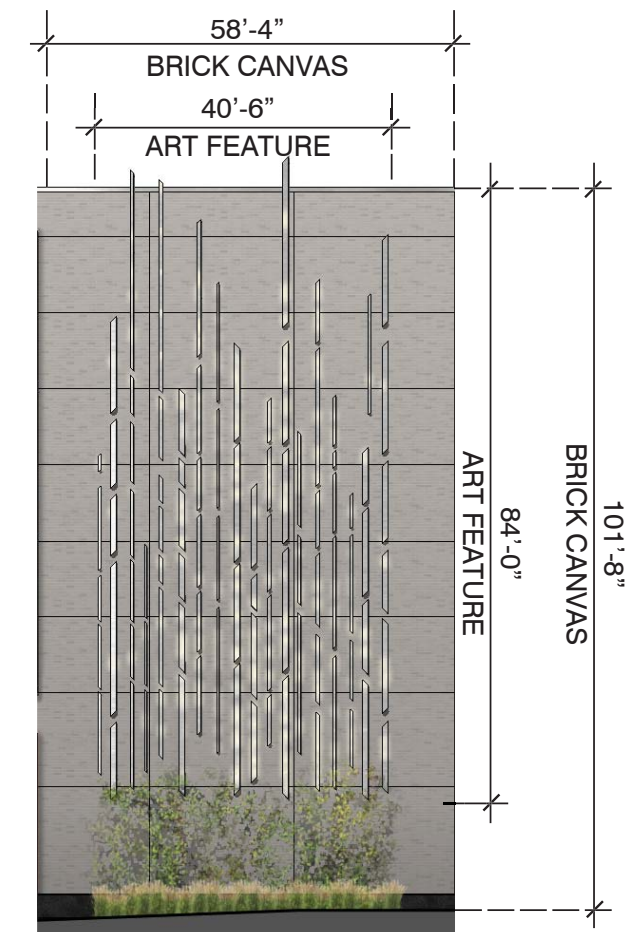
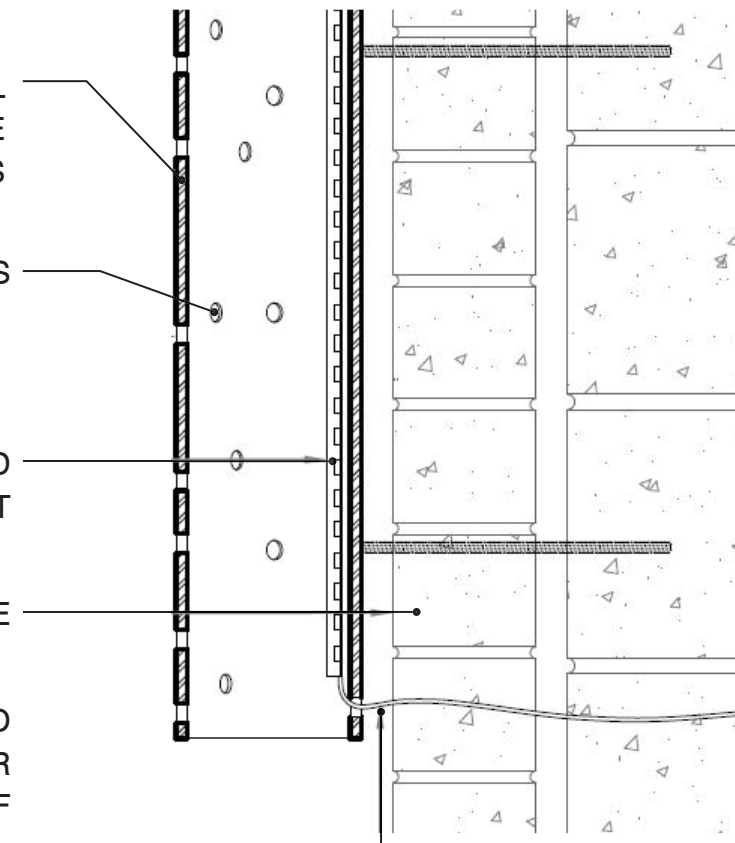
BRUSHED STAINLESS STEEL
OR GALVANIZED STEEL PIPE
OF VARYING DIAMETERS

5/8" DIA. HOLES

CONTINUOUS LED
TAPE LIGHT

BRICK FACADE

LED POWER WIRES TO
REMOTE POWER DRIVER
LOCATION ON BACKSIDE OF
MASONRY WALL



HARBOR EAST



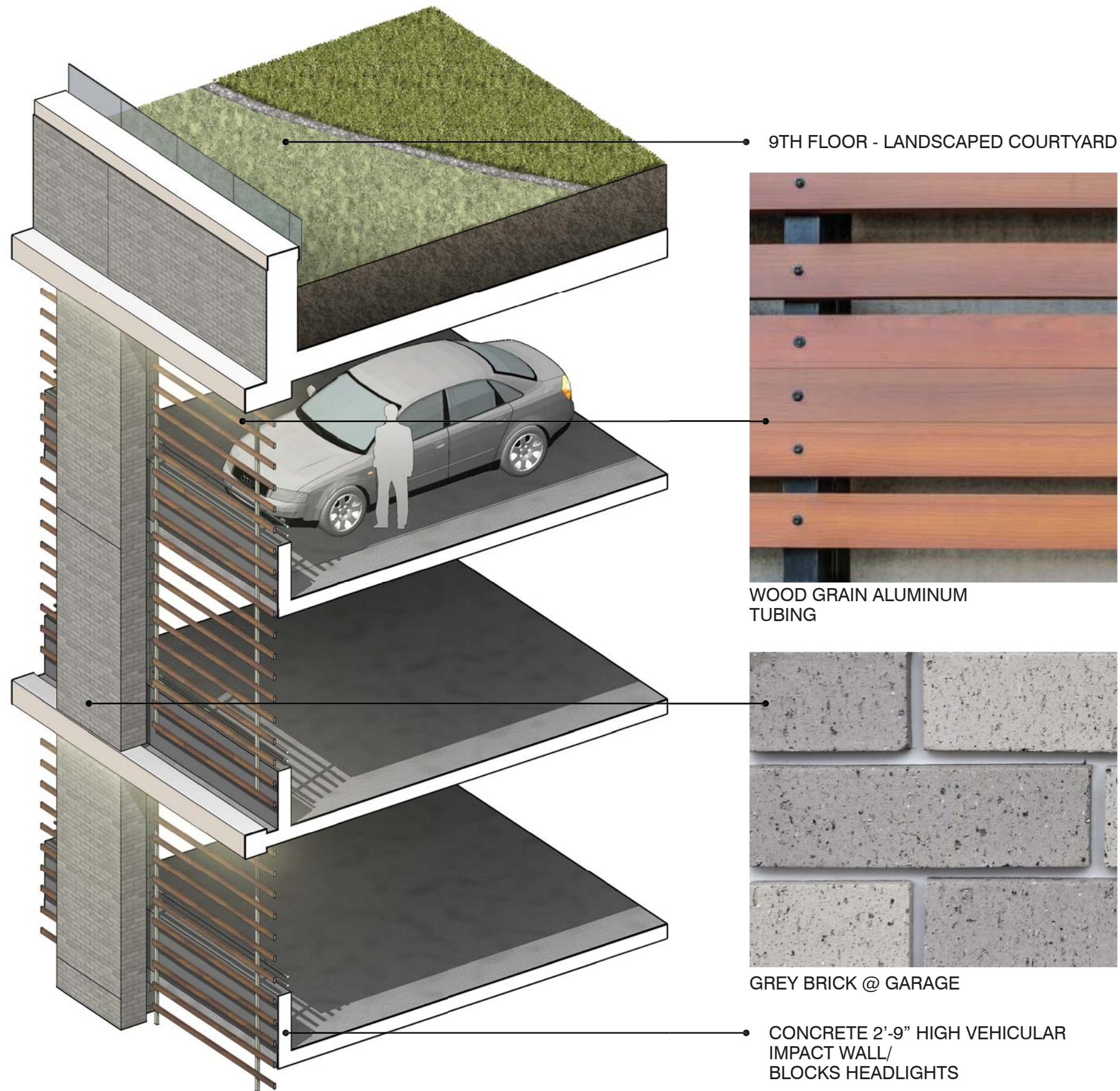
HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION #5

A-16



DETAIL - WEST ELEVATION GARAGE SCREEN WALL



WEST ELEVATION - S. CENTRAL AVENUE FACADE

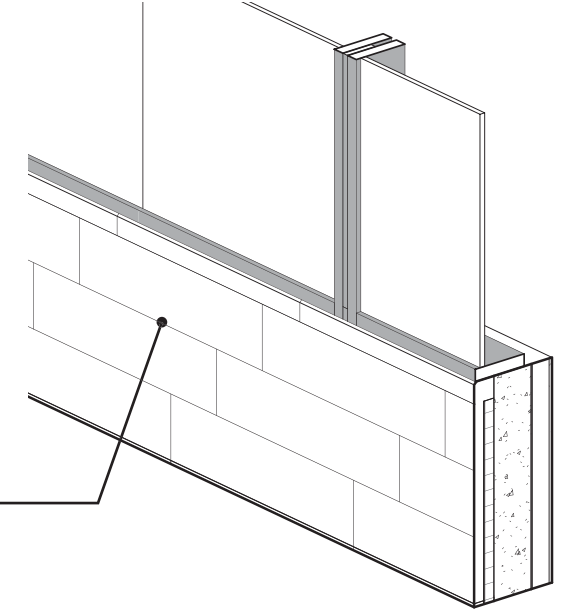
DETAILS - STONE BASE DETAILS
AT RESIDENTIAL CORNERS



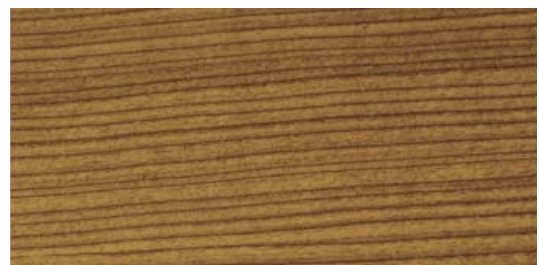
WHITE BRICK @ RESIDENTIAL



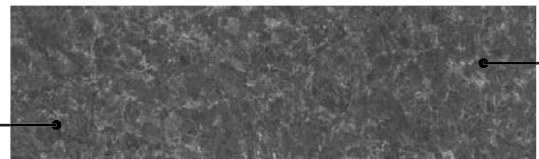
GREEN GRANITE @ BASE



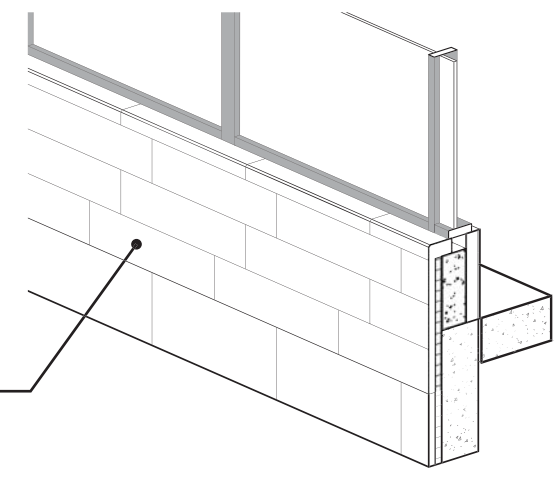
DETAILS - STONE BASE DETAILS
AT RETAIL



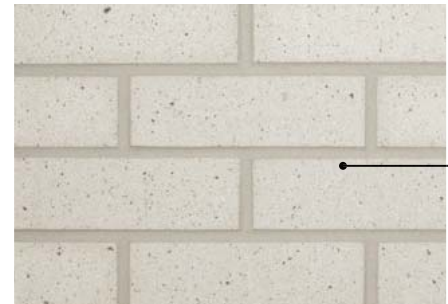
WOOD GRAIN ALUMINUM SIDING



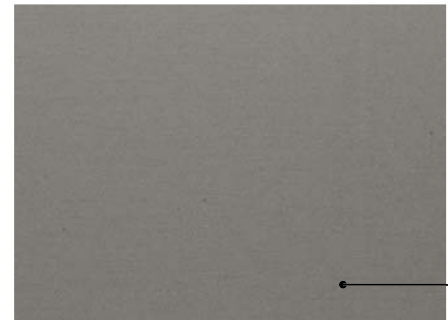
BLACK GRANITE @ BASE



DETAILS - WHOLE FOODS S. CENTRAL AVE/MAIN ENTRY



WHITE BRICK @ RESIDENTIAL
BR-1

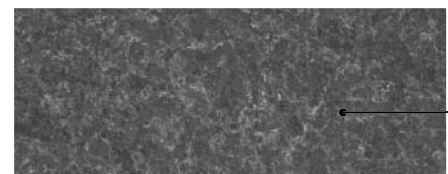


METAL PANEL @ RESIDENTIAL
MP-2



MP-3 WOOD GRAIN ALUMINUM
SIDING

TENTATIVE PROPOSED
SIGNAGE, PENDING WHOLE
FOODS REVIEW & APPROVAL



ST-1 BLACK GRANITE @ BASE
ST-2

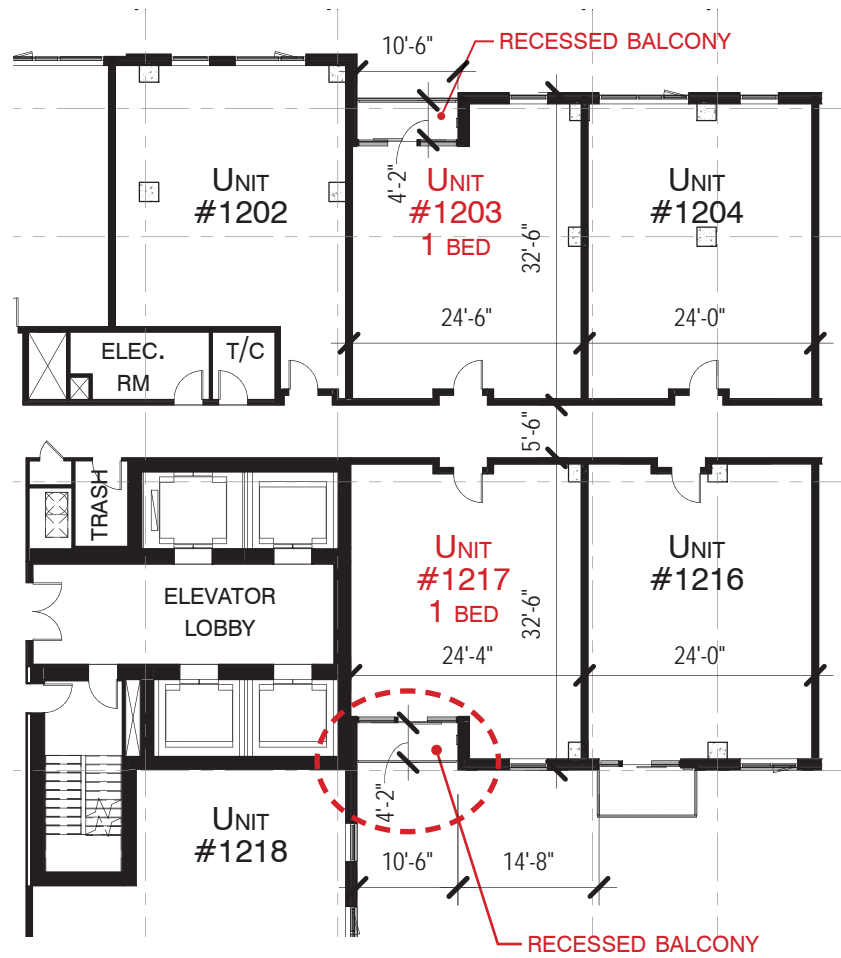


STOREFRONT ELEVATION
WHOLE FOODS ENTRY

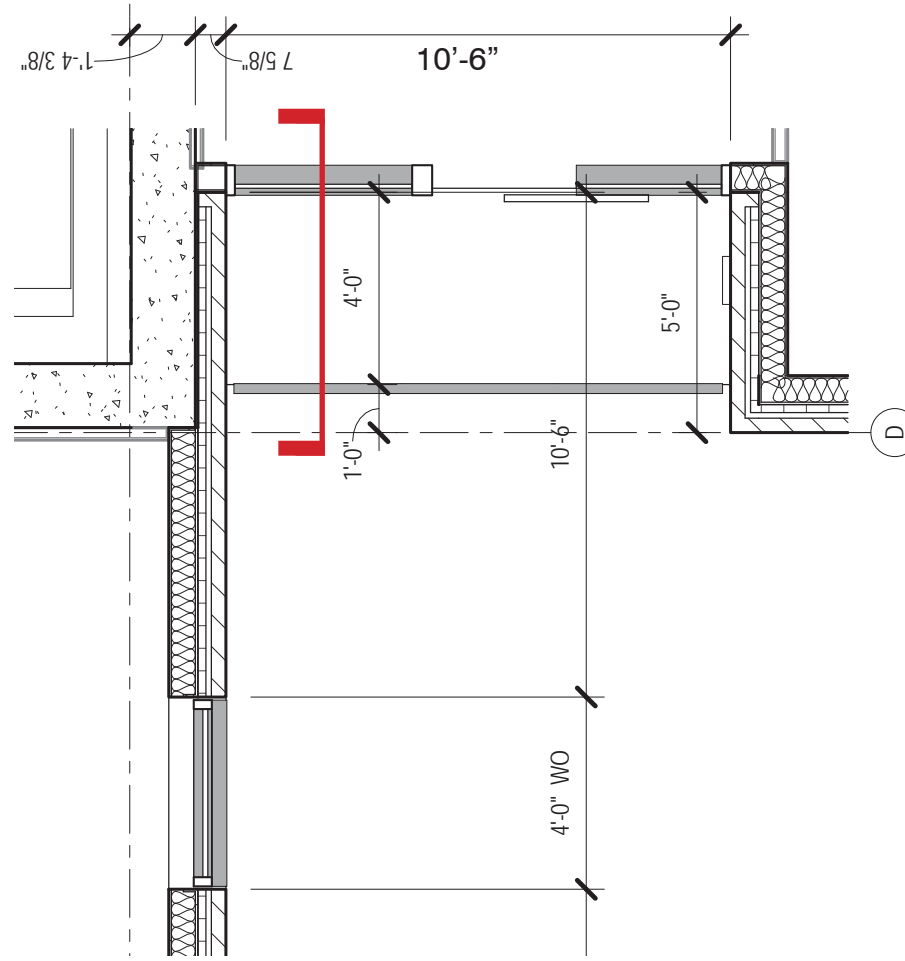


SECTION
WHOLE FOODS ENTRY

DETAILS - INSIDE CORNER COURTYARD SIDE



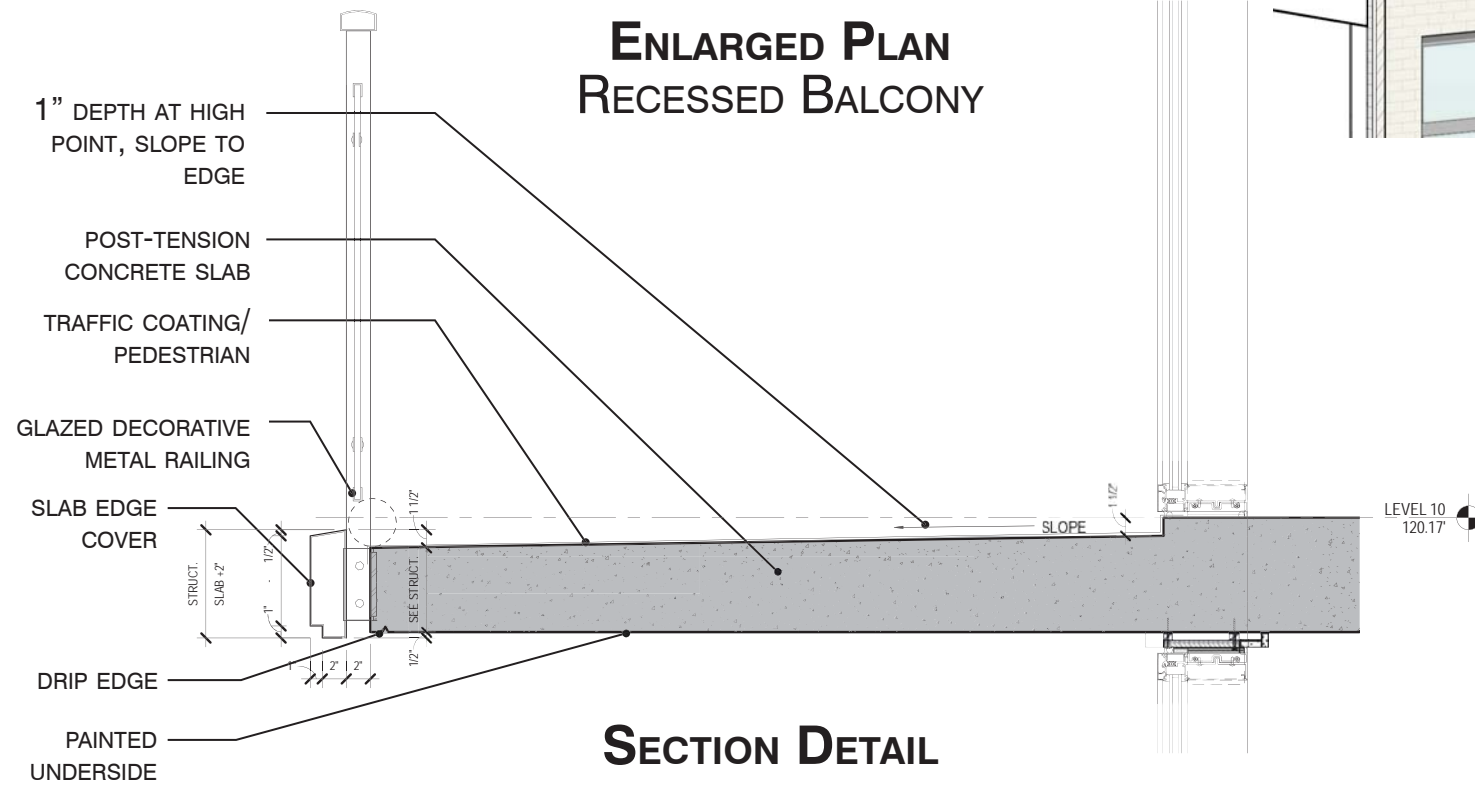
**ENLARGED PARTIAL PLAN
TYPICAL CONDITION (12TH FLOOR)**



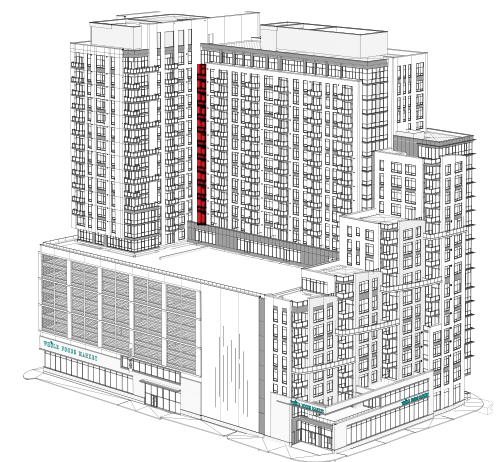
**ENLARGED PLAN
RECESSED BALCONY**



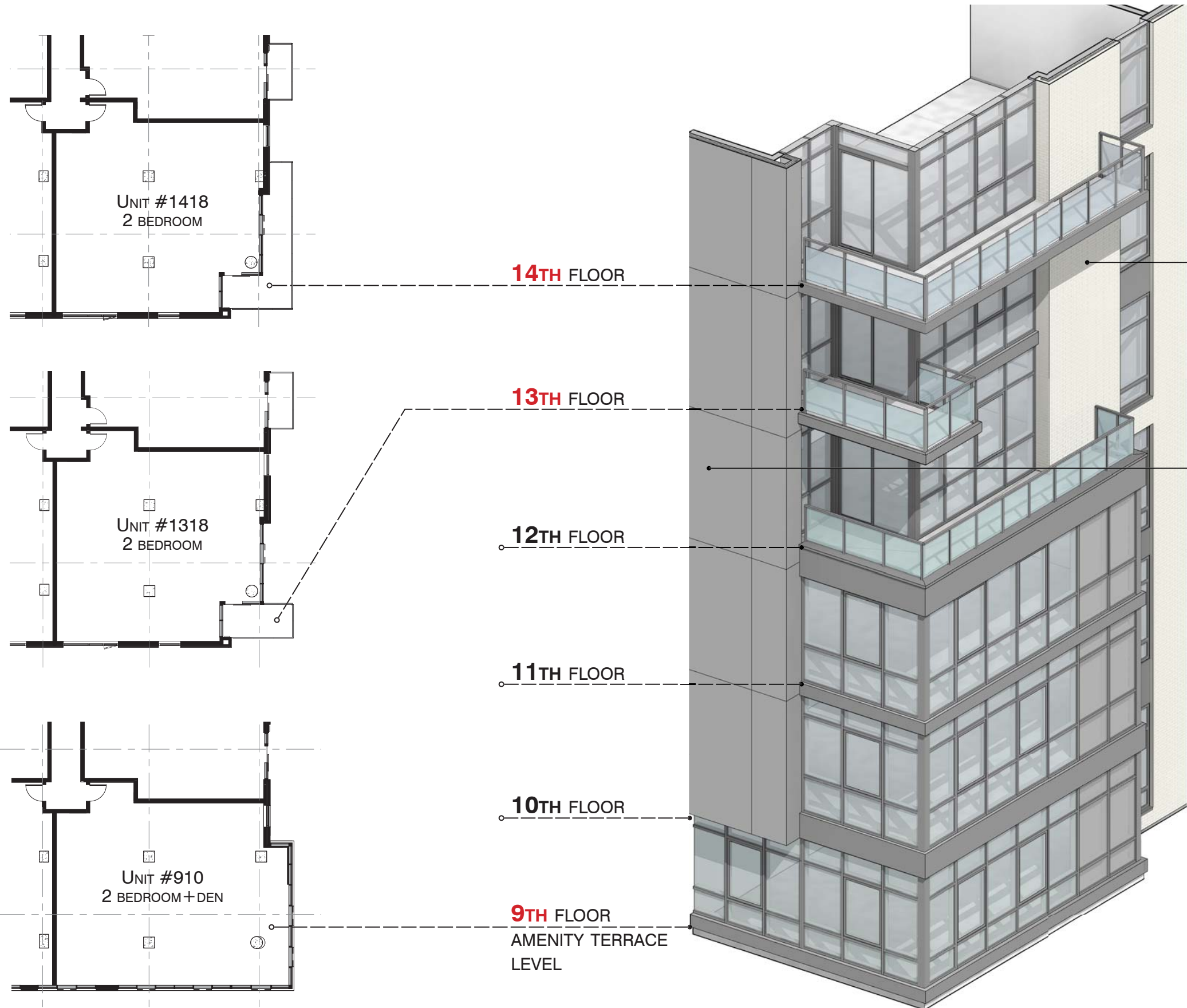
KEY PLAN



SECTION DETAIL



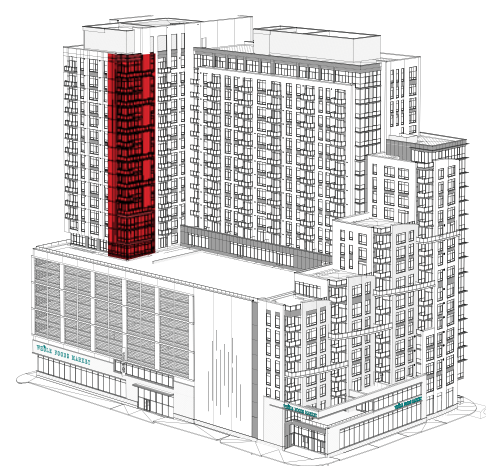
DETAILS - NORTH TOWER CORNER BALCONIES



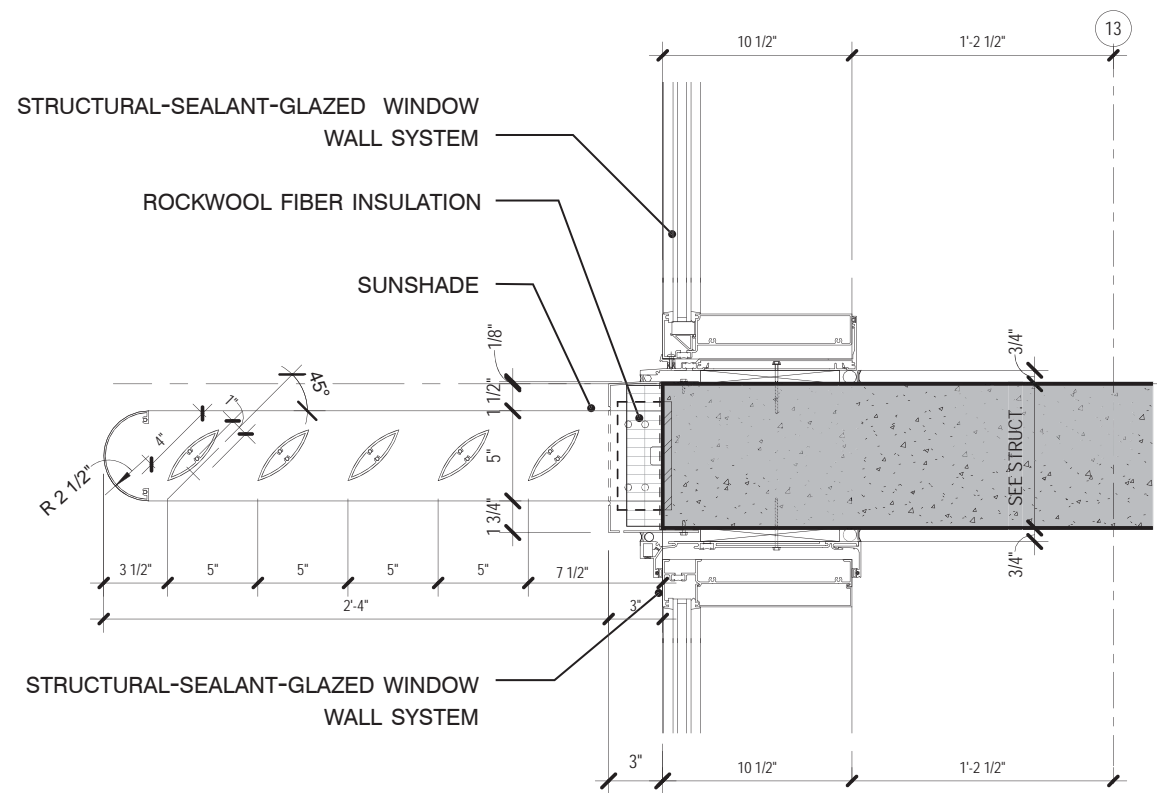
WHITE BRICK



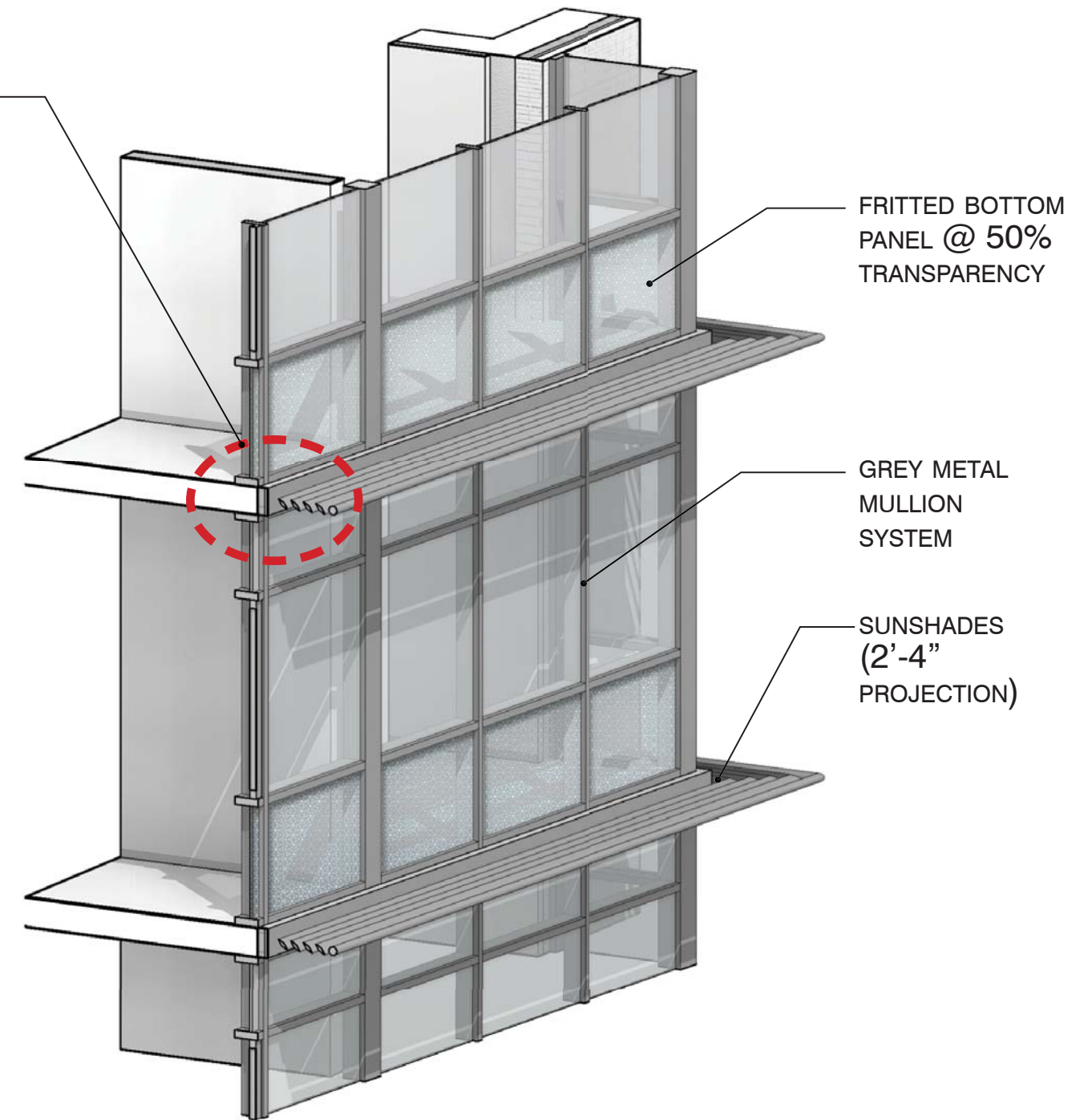
LIGHT GREY METAL PANEL



DETAILS - CONDO GLASS TOWER SUNSHADES/ WINDOW WALL



**SECTION DETAIL
THROUGH
SUNSHADES
AT WINDOW WALL
TYPICAL CONDITION**

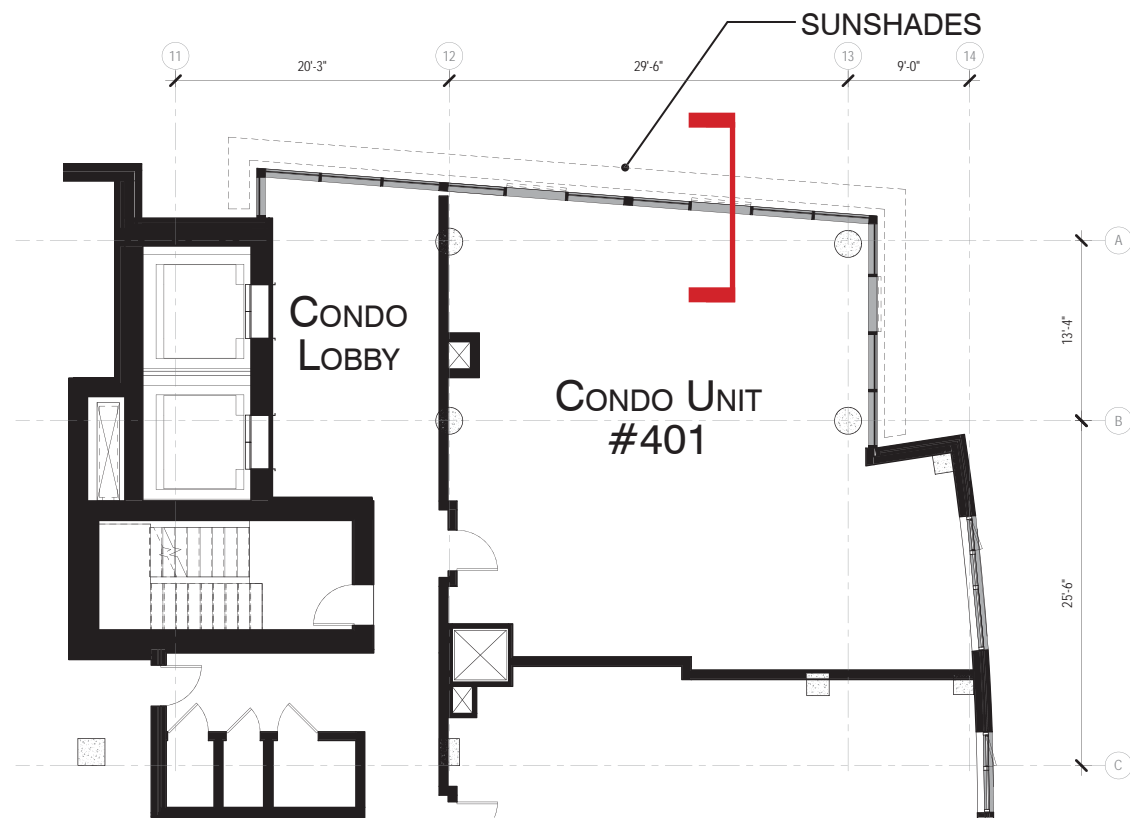


- FRITTED BOTTOM PANEL @ 50% TRANSPARENCY
- GREY METAL MULLION SYSTEM
- SUNSHADES (2'-4" PROJECTION)

**ENLARGED
PARTIAL PLAN
(4TH FLOOR)
TYPICAL CONDITION**



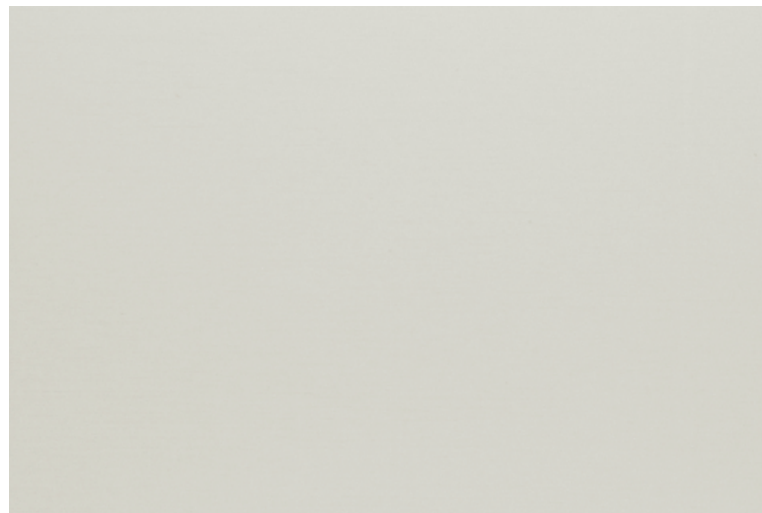
**3D KEY DIAGRAM
SE CORNER**



EXTERIOR MATERIALS



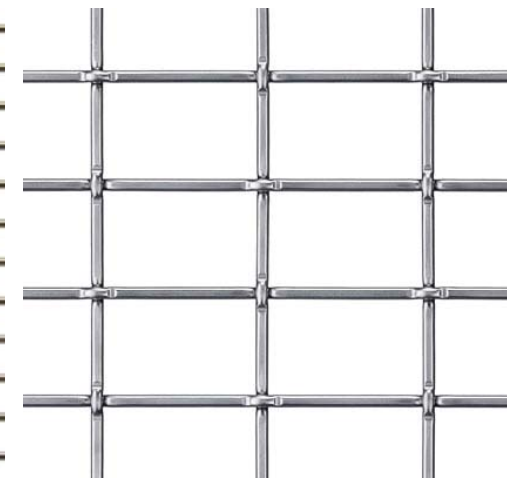
BR-1 WHITE BRICK @ RESIDENTIAL



MP-1 METAL PANEL @ RESIDENTIAL



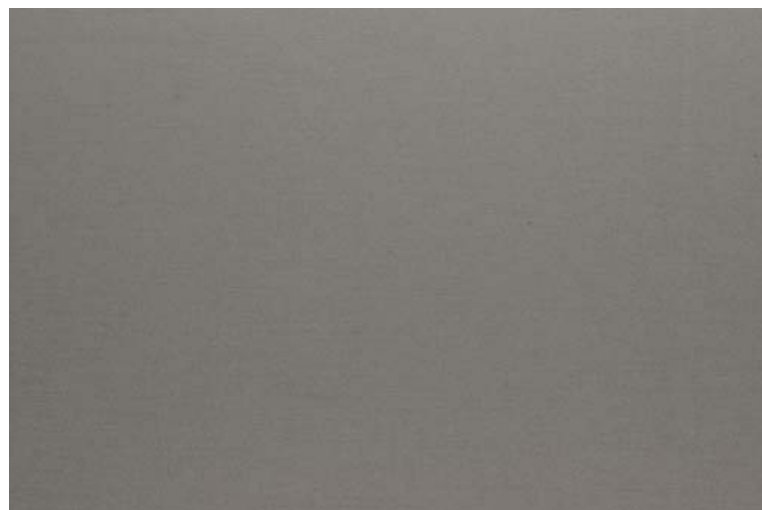
ARCHITECTURAL MESH @ GARAGE



ARCHITECTURAL STAINLESS MESH @ EDEN STREET



BR-2 GREY BRICK @ GARAGE



MP-2 METAL PANEL @ SPANDRELS AND REVEALS

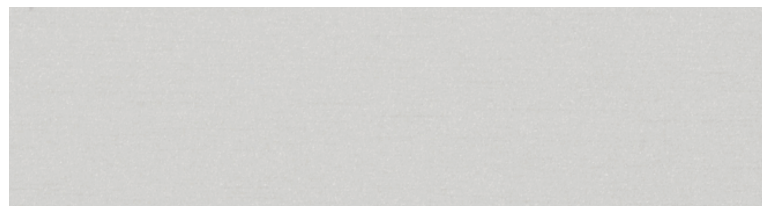


WOOD GRAIN ALUMINUM SIDING @ MARKET, BALCONY SOFFIT, AND GARAGE ACCENT SCREEN

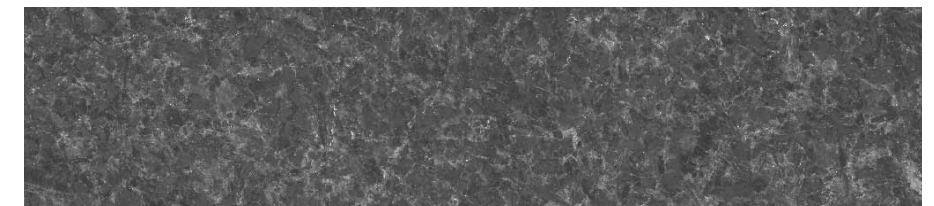
MP-3



ST-3 ST-4 GREEN GRANITE @ BASE



METAL PANEL SLAB EDGE COVER AT BALCONIES



BLACK GRANITE @ BASE

ST-1 ST-2



PREVIOUS

CURRENT



SOUTHWEST CORNER/
INTERSECTION OF S. CENTRAL AVE & LANCASTER ST



HARBOR EAST



HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION #5

A-25



PREVIOUS



CURRENT



SOUTH WEST CORNER/ WHOLE FOODS MAIN ENTRY
INTERSECTION OF S. CENTRAL AVE & LANCASTER ST



SOUTHWEST CORNER - WHOLE FOODS MAIN ENTRY



HARBOR EAST



HARBOR EAST

711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

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A-27





SOUTHWEST CORNER/ INTERSECTION OF S. CENTRAL AVE & LANCASTER ST



HARBOR EAST



HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

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A-28



APPENDIX: FLOOR PLANS



HARBOR EAST

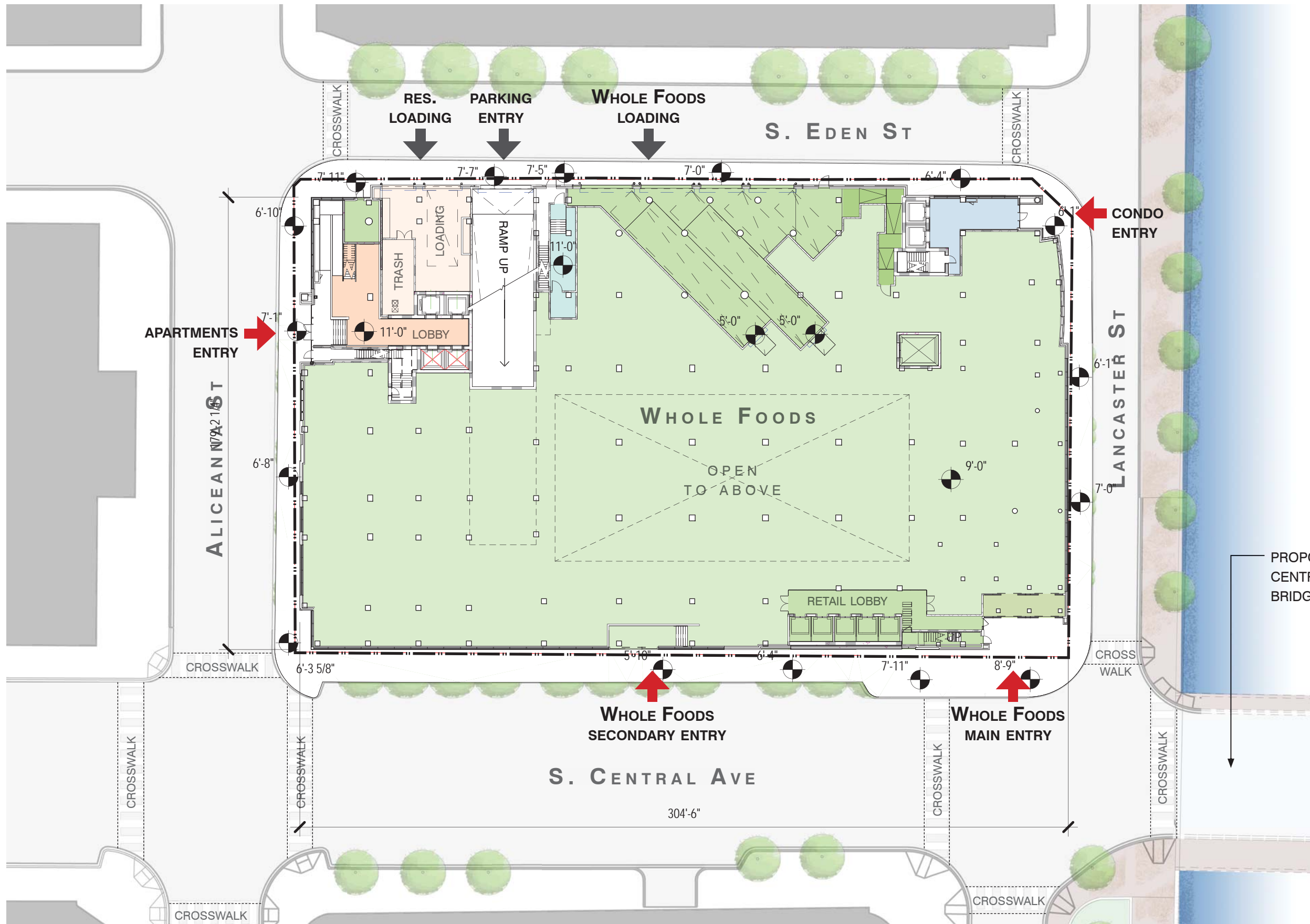


HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

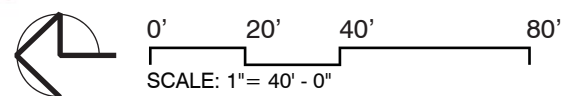
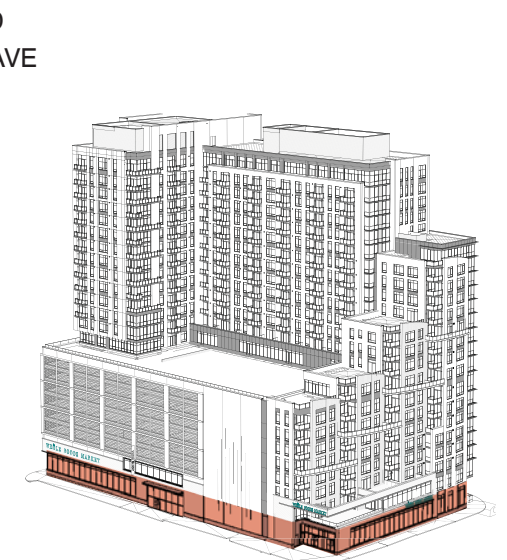
FEBRUARY 18, 2016
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1ST FLOOR PLAN



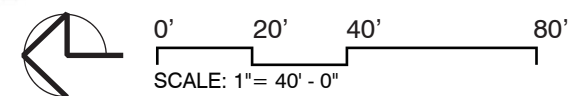
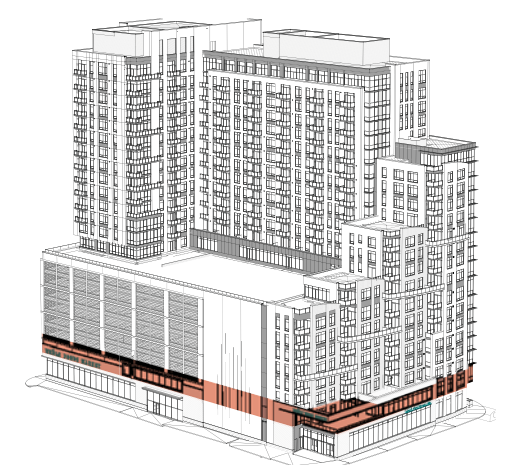
- APARTMENTS
- CONDOS
- WHOLE FOODS
- RESIDENTIAL AMENITY
- SERVICE/BACK OF HOUSE



2ND FLOOR PLAN



- APARTMENTS
- CONDOS
- WHOLE FOODS
- RESIDENTIAL AMENITY



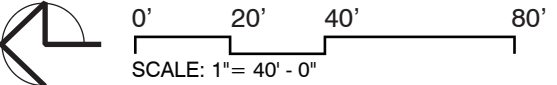
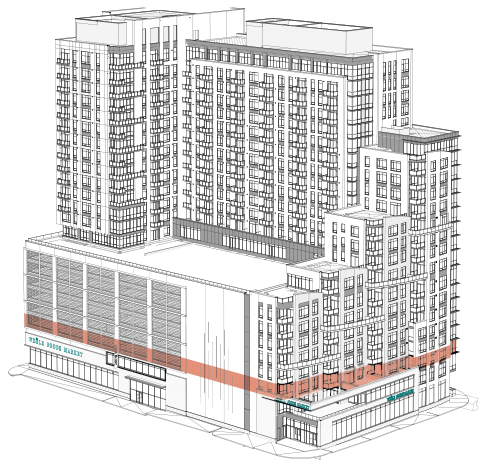
3RD FLOOR PLAN

PARKING LAYOUT

- APARTMENTS
- CONDOS
- WHOLE FOODS
- SERVICE/MEP AREAS
- CONDO PARKING



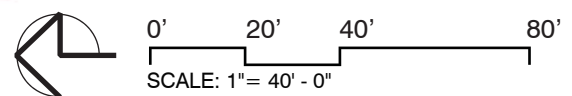
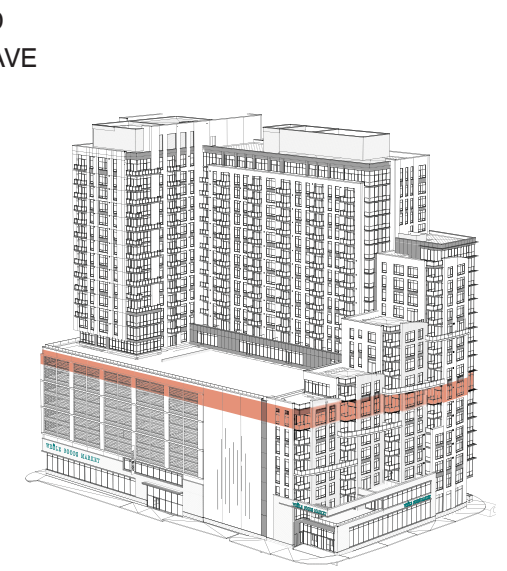
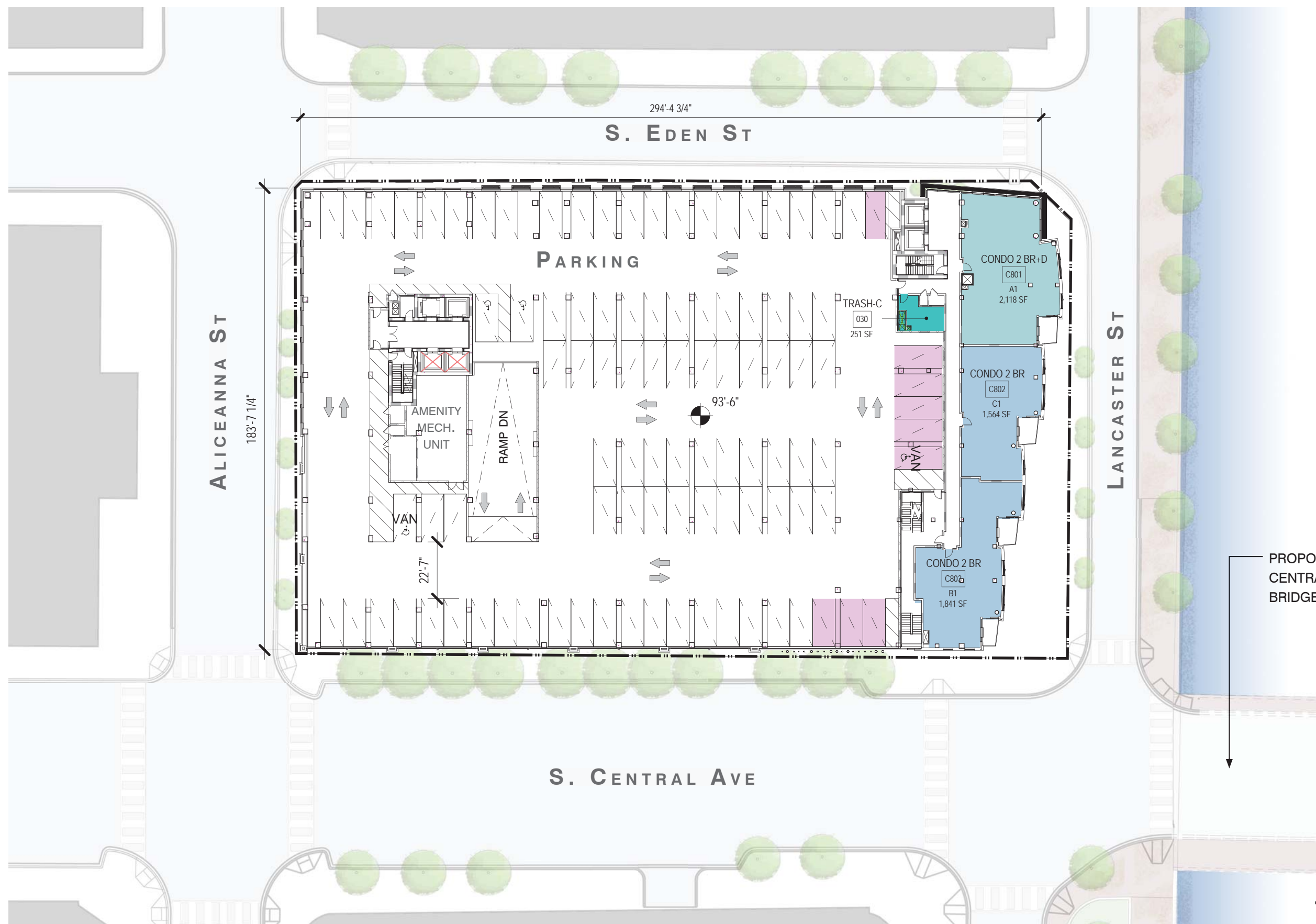
PROPOSED
CENTRAL AVE
BRIDGE



8TH FLOOR PLAN

PARKING LAYOUT

- APARTMENTS
- CONDOS
- WHOLE FOODS
- SERVICE/ MEP AREAS
- CONDO PARKING



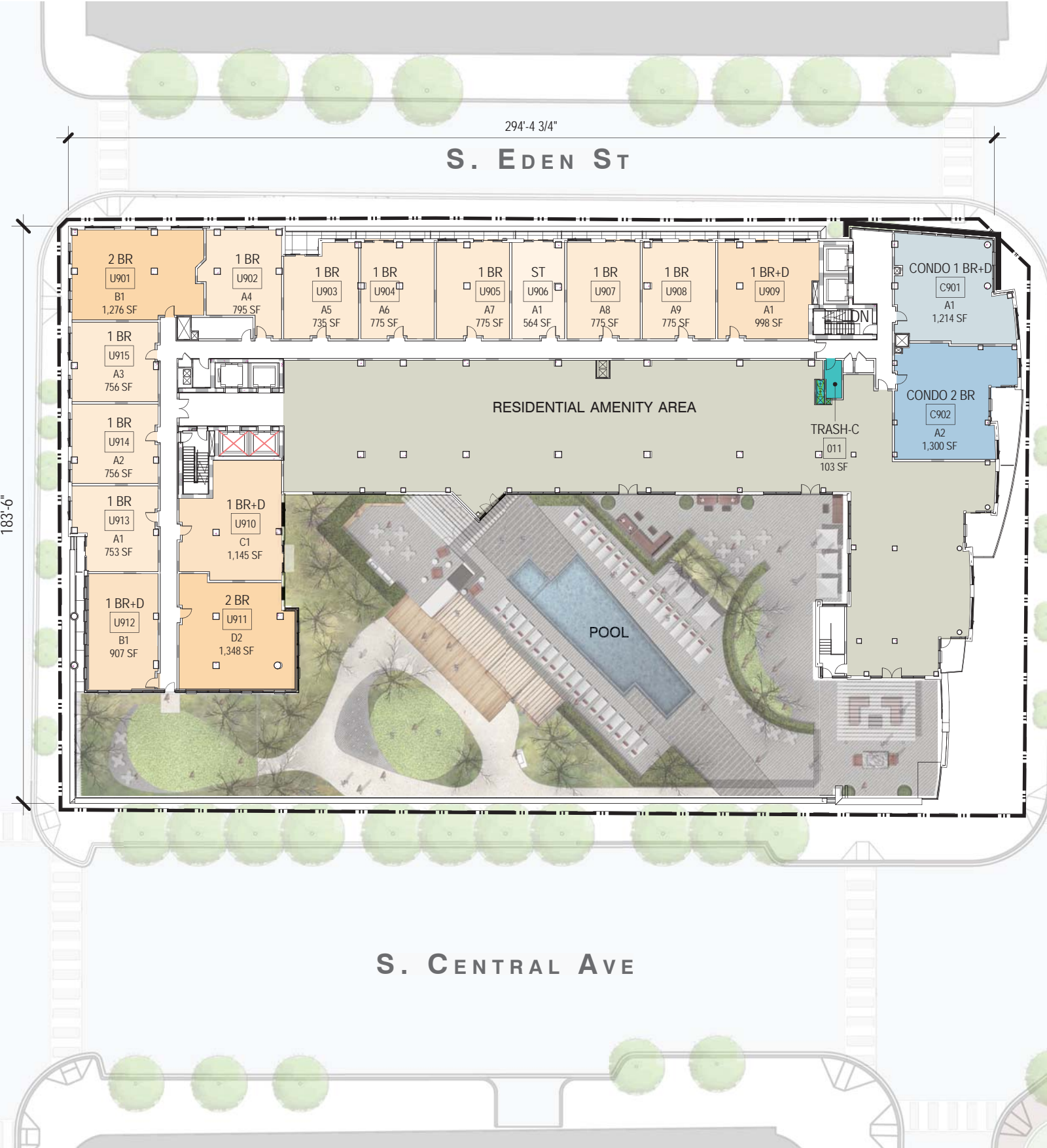
9TH FLOOR PLAN

COURTYARD LEVEL

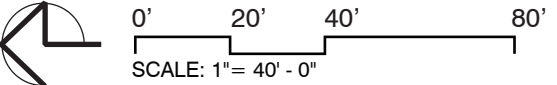
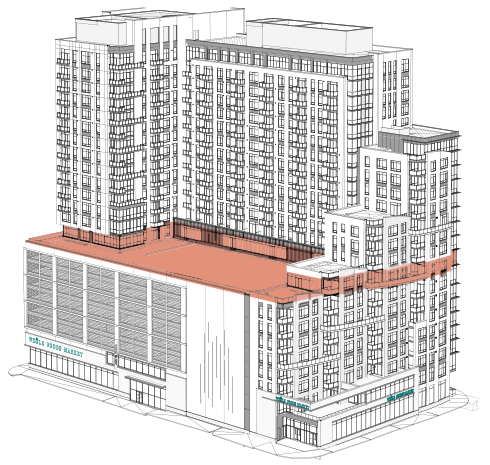
- APARTMENTS
- CONDOS
- WHOLE FOODS
- RESIDENTIAL AMENITY

ALICEANNA ST

LANCASTER ST



PROPOSED
CENTRAL AVE
BRIDGE



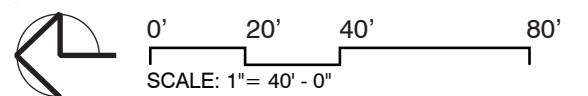
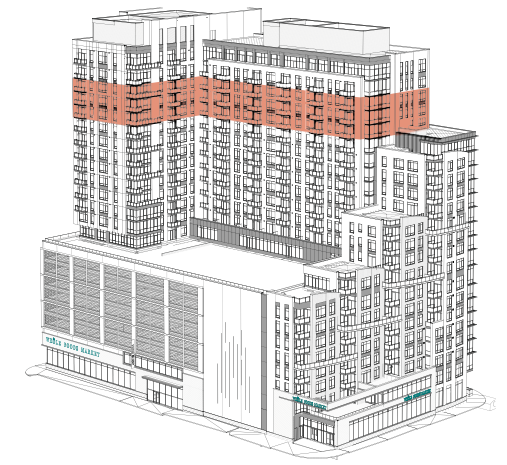
18TH FLOOR PLAN

TYPICAL FLOOR (18-20)

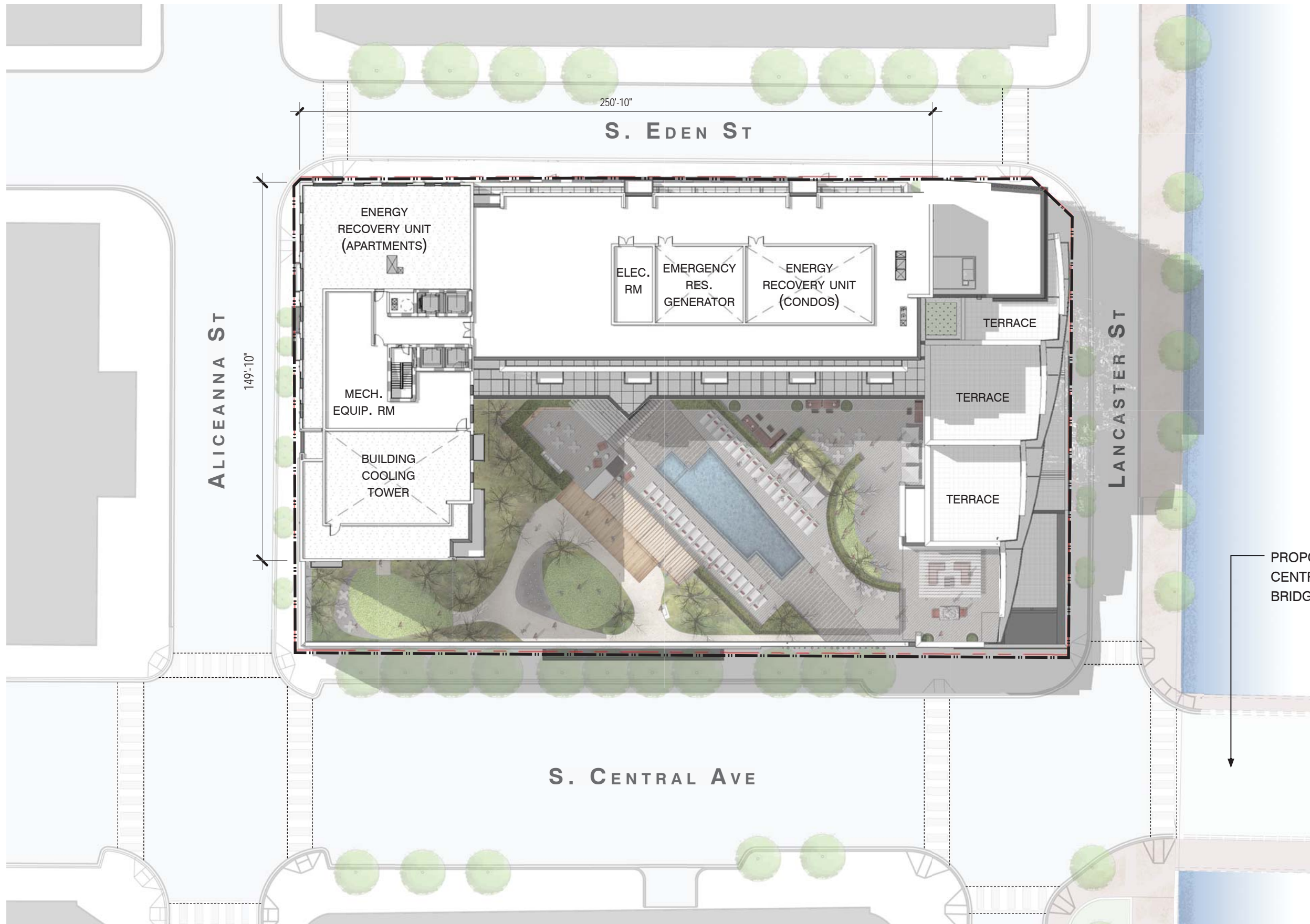
- APARTMENTS
- CONDOS
- WHOLE FOODS
- RESIDENTIAL AMENITY



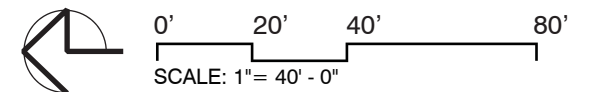
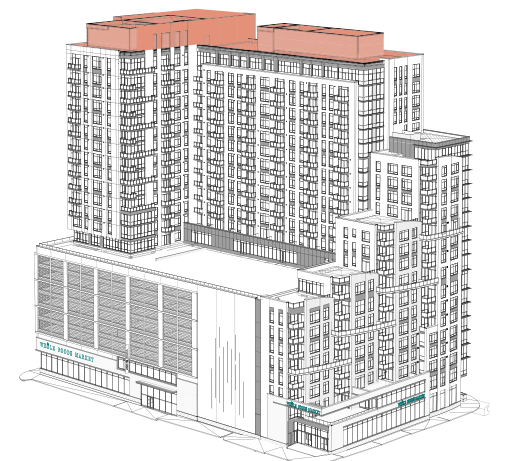
PROPOSED
CENTRAL AVE
BRIDGE



ROOF PLAN



- APARTMENTS
- CONDOS
- WHOLE FOODS
- RESIDENTIAL AMENITY



SIGNAGE CRITERIA



HARBOR EAST

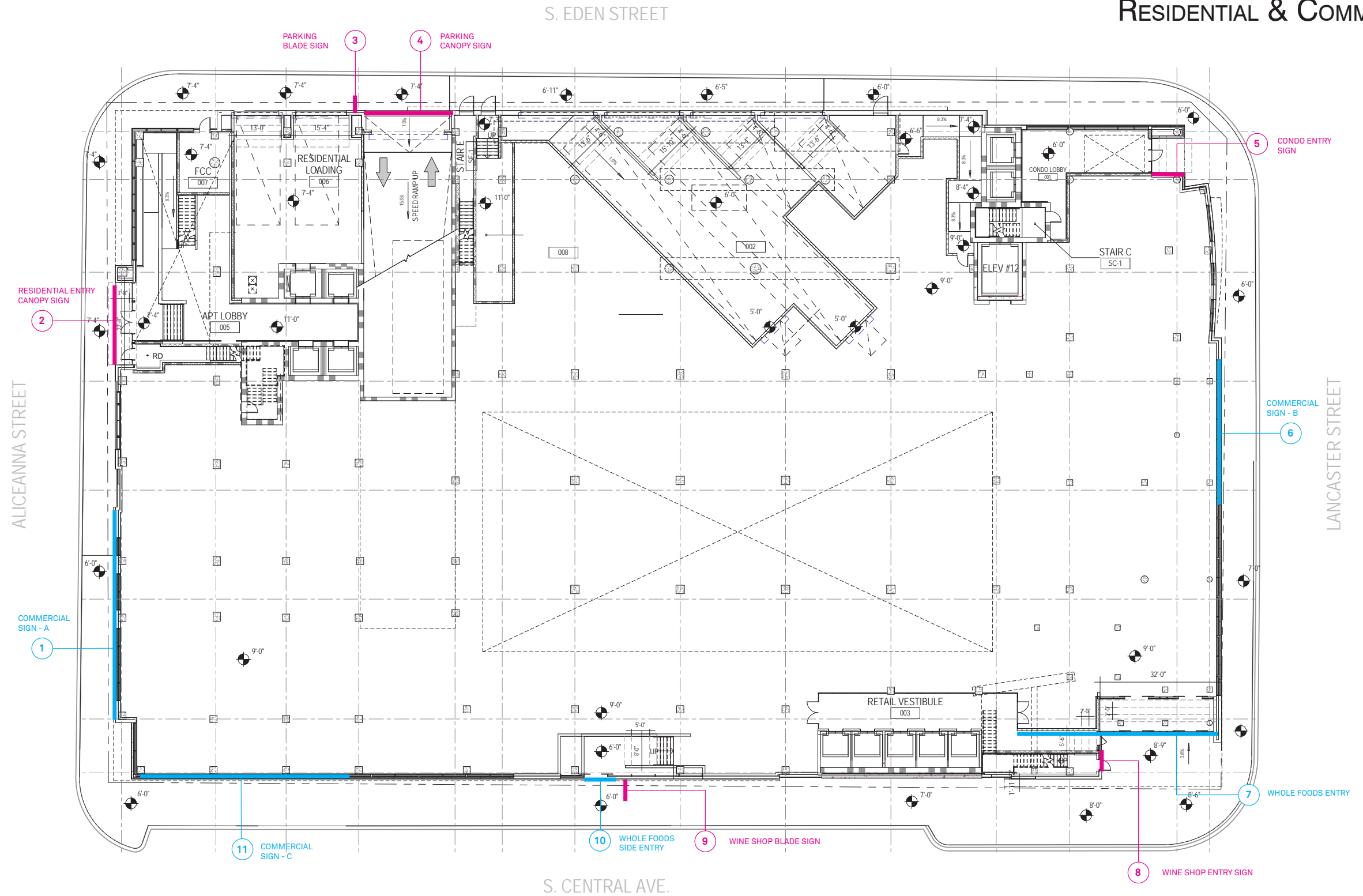


HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION

YOUNTS
DESIGN
INC.

SIGNAGE LOCATION PLAN RESIDENTIAL & COMMERCIAL ID



- RESIDENTIAL
- COMMERCIAL

AVAILABLE OPTIONS

Letter Fabrication:
A, B, C



HARBOR EAST



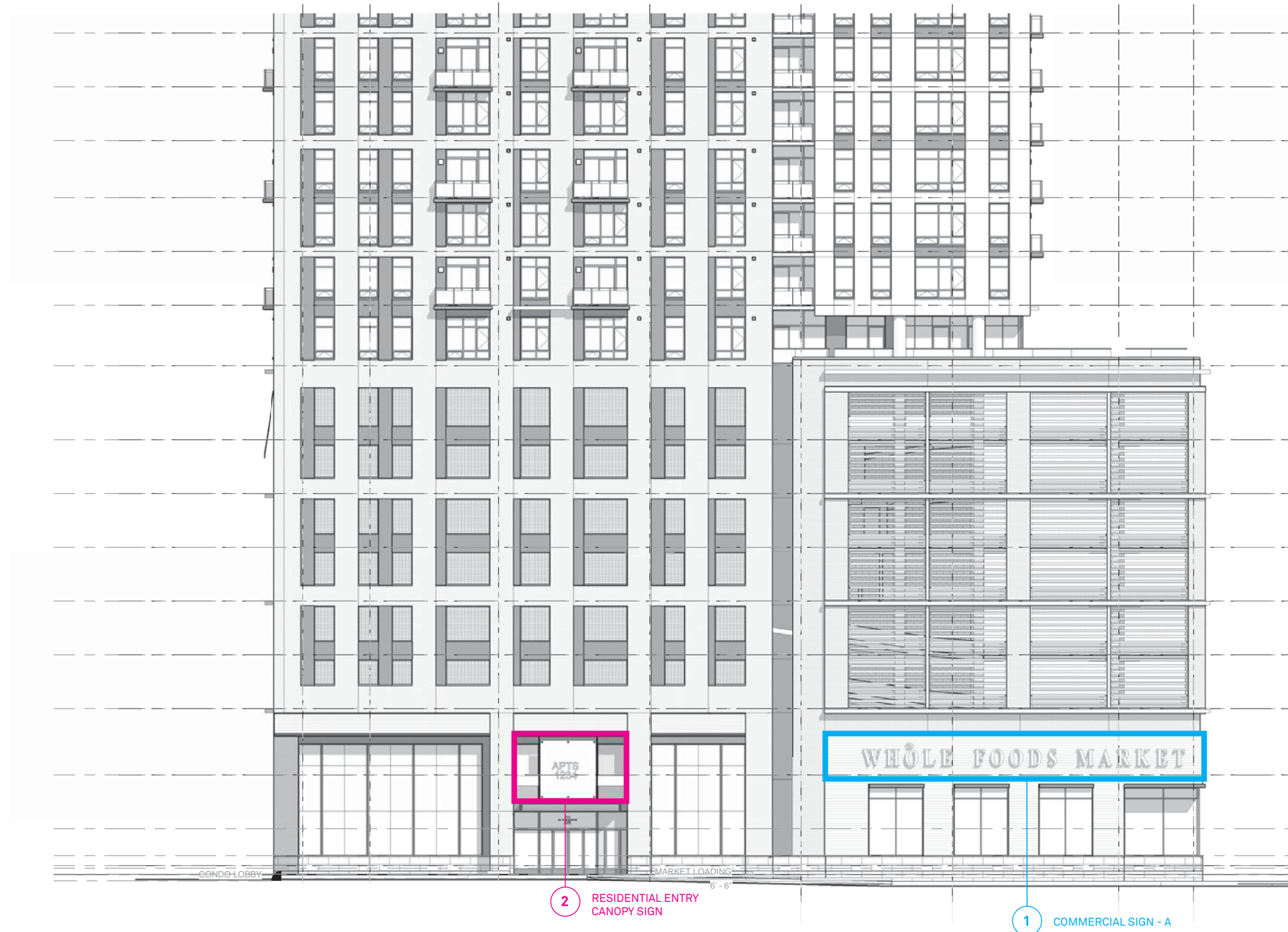
HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION

S-1

YOUNTS
DESIGN
INC.

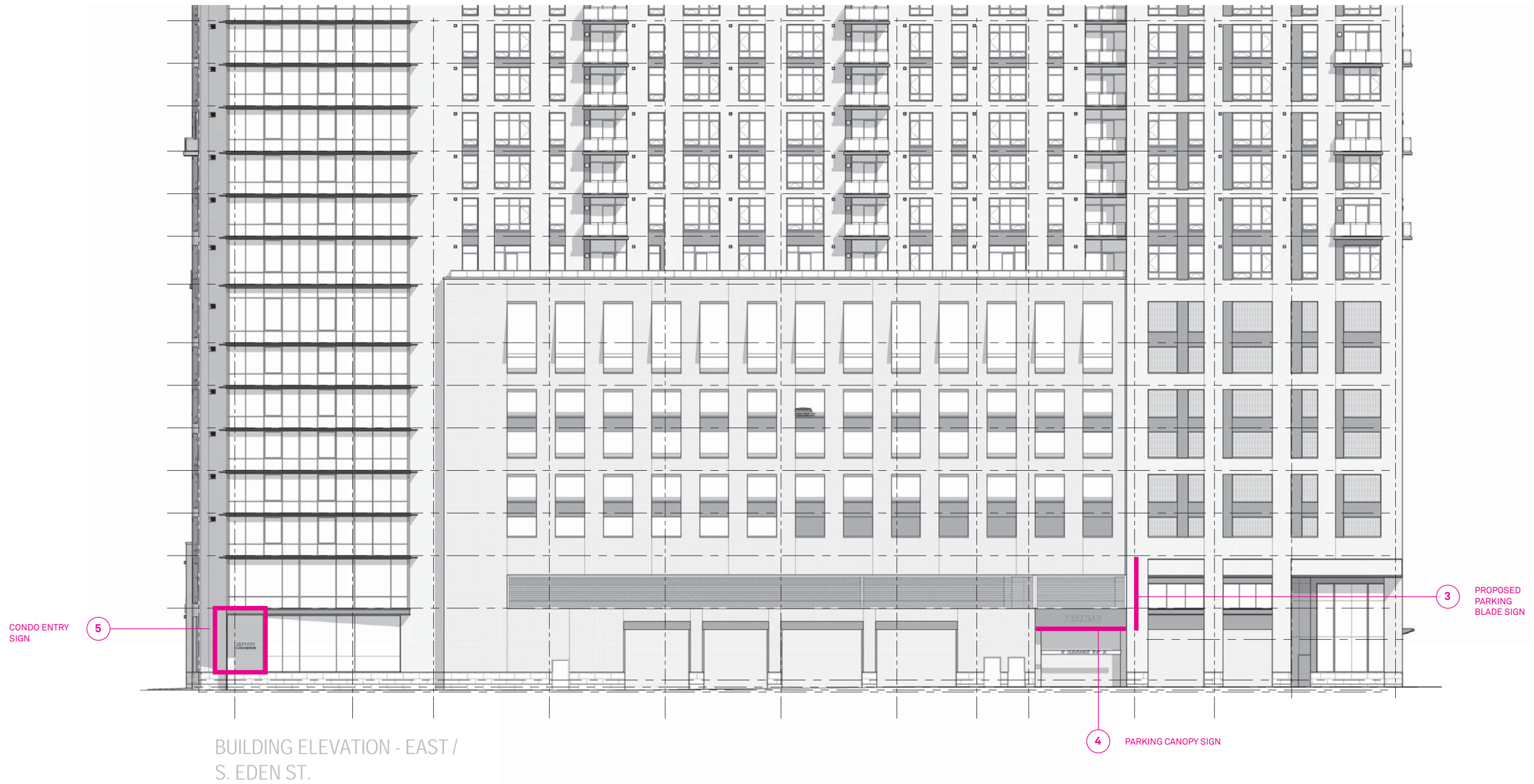
NORTH ELEVATION ALICEANNA STREET/ SIGNAGE LOCATIONS



BUILDING ELEVATION - NORTH /
ALICEANNA ST.



EAST ELEVATION
S. EDEN STREET/ SIGNAGE LOCATIONS



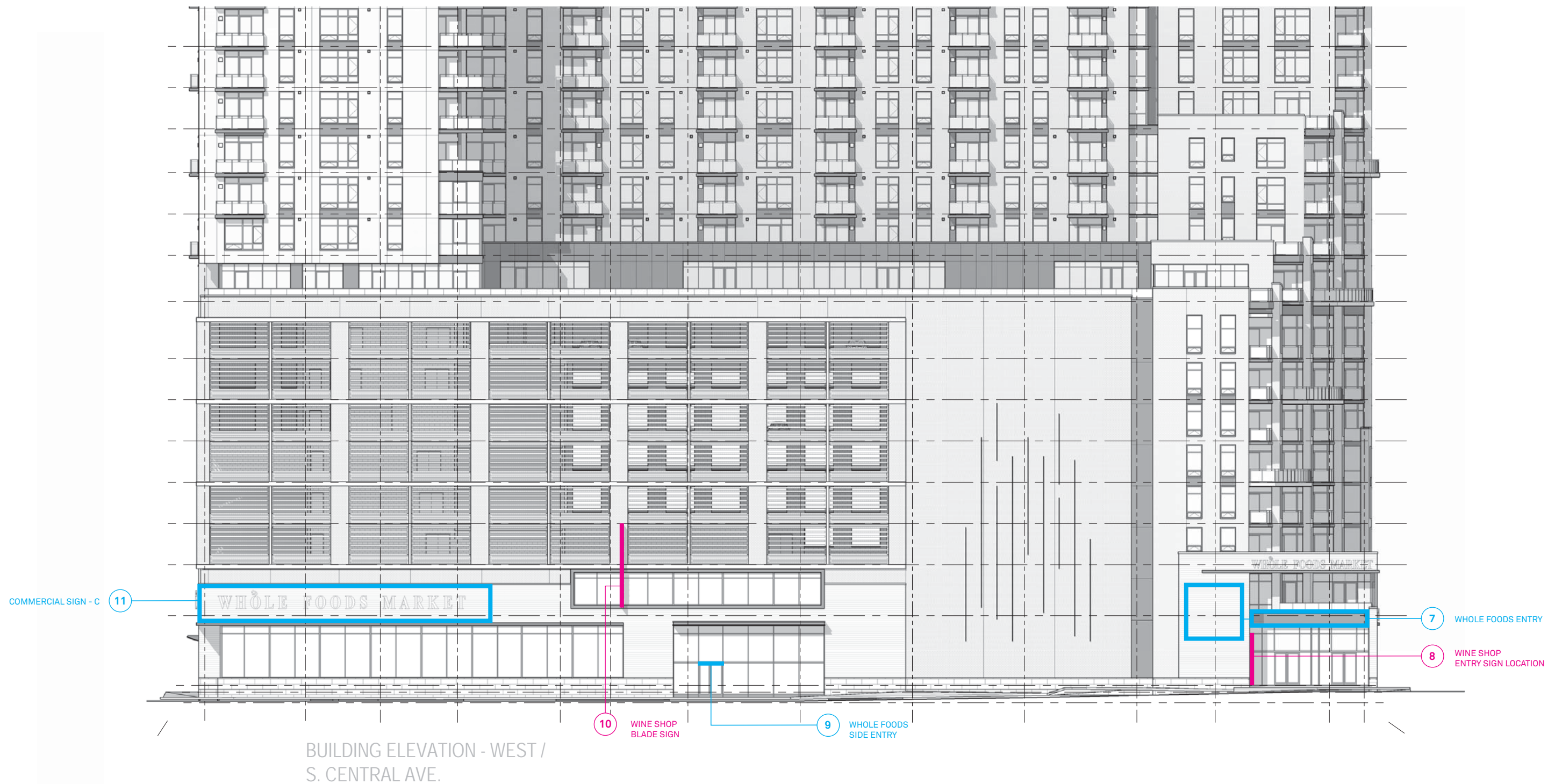
SOUTH ELEVATION LANCASTER STREET/ SIGNAGE LOCATIONS



BUILDING ELEVATION - SOUTH /
LANCASTER ST.



WEST ELEVATION S. CENTRAL AVENUE/ SIGNAGE LOCATIONS



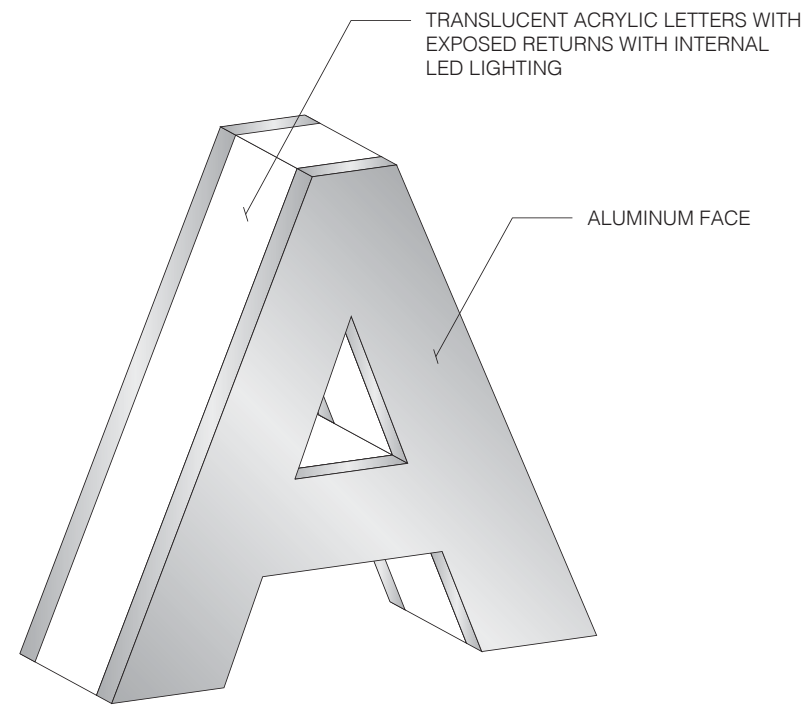
SIGNAGE FABRICATION - OPTION A
 ACRYLIC TRANSLUCENT CHANNEL LETTER
 WITH ALUMINUM FACE



SIGN STYLE EXAMPLE PHOTO



SIGN STYLE EXAMPLE PHOTO



SIGN LETTER - DAY VIEW



SIGN LETTER - NIGHT VIEW

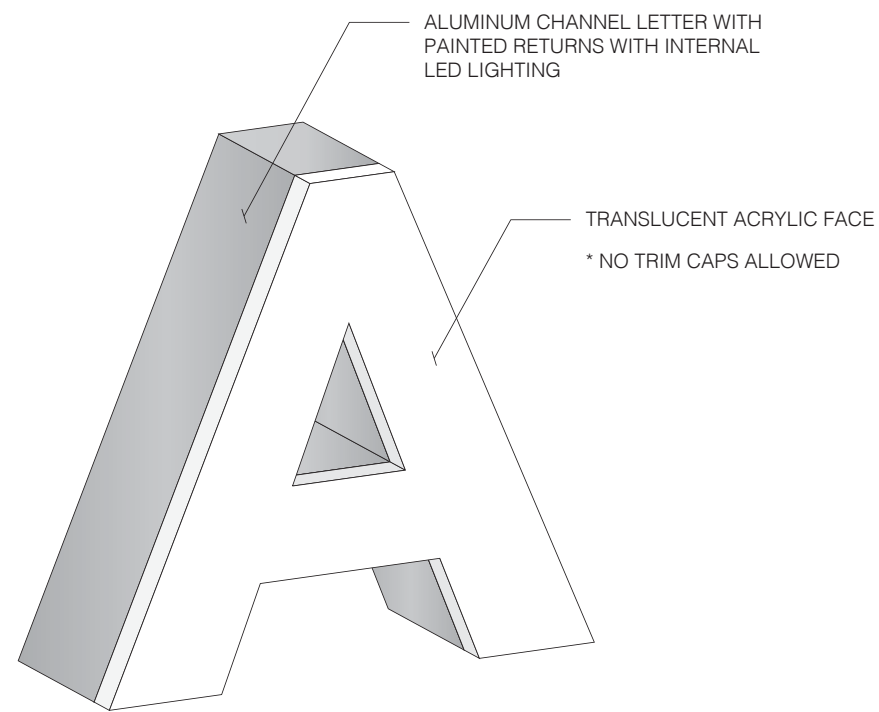
SIGNAGE FABRICATION - OPTION B
 ALUMINUM CHANNEL LETTER WITH
 TRANSLUCENT ACRYLIC FACE



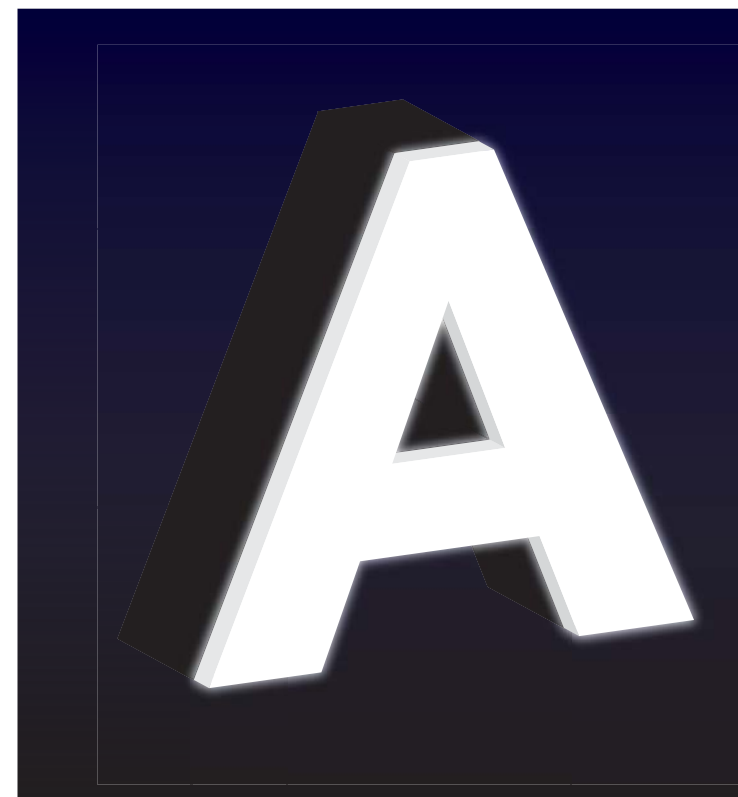
SIGN STYLE EXAMPLE PHOTO



SIGN STYLE EXAMPLE PHOTO



SIGN LETTER - DAY VIEW



SIGN LETTER - NIGHT VIEW

SIGNAGE FABRICATION - OPTION C

ACRYLIC LETTER WITH INTERNAL LED ILLUMINATION



SIGN STYLE EXAMPLE PHOTO



SIGN STYLE EXAMPLE PHOTO



ACRYLIC DIMENSIONAL LETTER WITH
TRANSLUCENT FACE AND RETURNS
WITH UPLIT LED LIGHT FROM RACEWAY

SIGN LETTER - DAY VIEW



SIGN LETTER - NIGHT VIEW

PRIMARY TENANT ID
INSPIRATION IMAGES



HARBOR EAST



HARBOR EAST
711 S. CENTRAL AVE, BALTIMORE, MD/ BCI LOT

FEBRUARY 18, 2016
UDARP - DESIGN DEVELOPMENT SESSION

S-9

YOUNTS
DESIGN
INC.

PRIMARY TENANT ID
INSPIRATION IMAGES



WEST ELEVATION DESIGN OPTIONS



**S. CENTRAL AVE - WEST ELEVATION
OPTION A**
CURRENT -
GRAY BRICK BACKGROUND CANVAS



**S. CENTRAL AVE - WEST ELEVATION-
OPTION B**
WOOD BASE
EXTENDED AT GROUND



**S. CENTRAL AVE - WEST ELEVATION-
OPTION C**
WHITE BRICK EXPANDED
NO METAL PANEL REVEAL
B/W WHITE & GREY MASONRY

