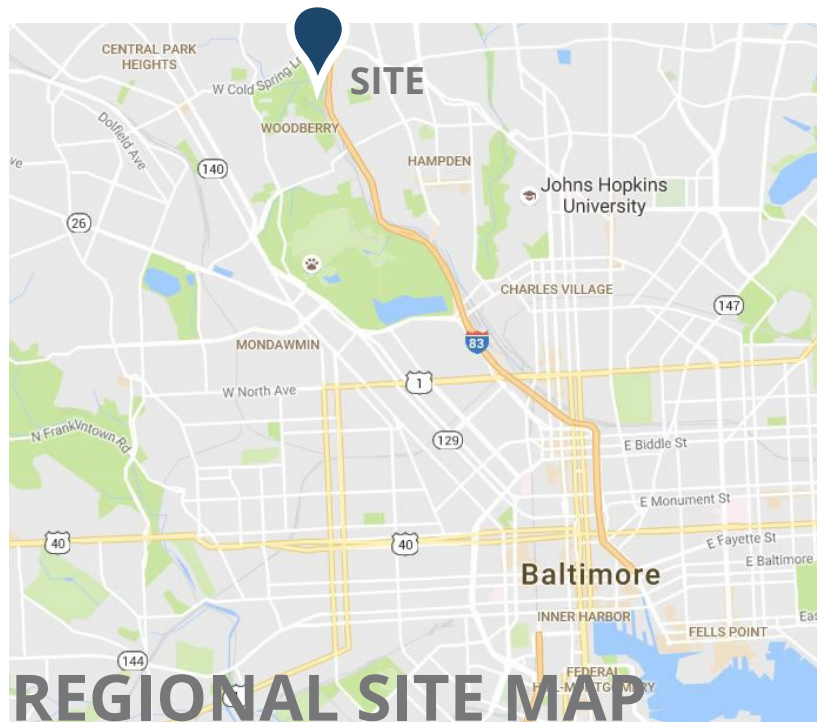









PROPOSED DEVELOPMENT
2001 WEST COLD SPRING LANE
BALTIMORE, MARYLAND





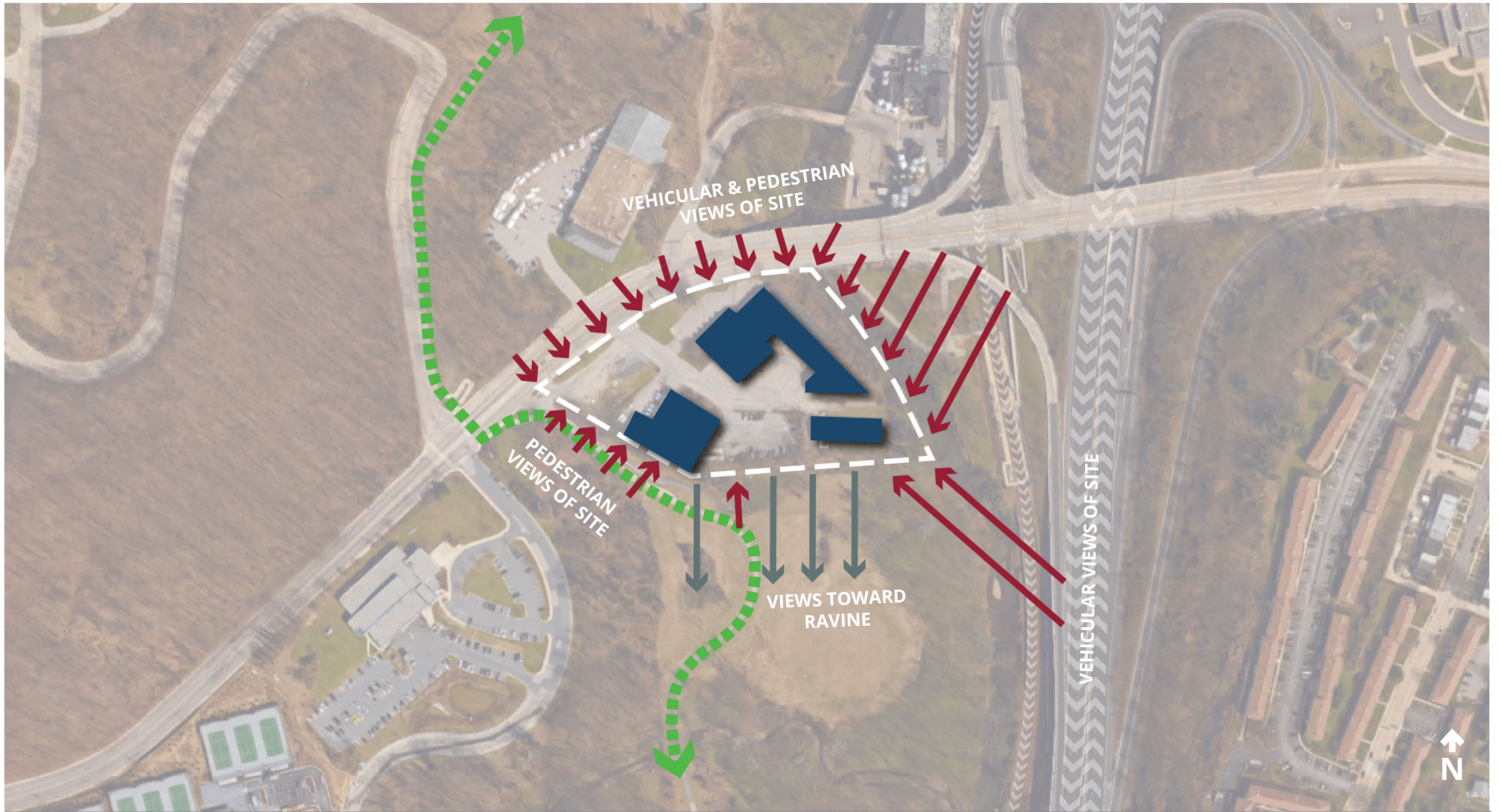
REGIONAL SITE MAP

-  LIGHT RAIL TRANSIT STOP
-  BUS TRANSIT STOP
-  TRAFFIC SIGNAL
-  EXISTING SITE
-  MAJOR TRAFFIC CIRCULATION
-  LIGHT RAIL TRANSIT SYSTEM
-  JONES FALL TRAIL

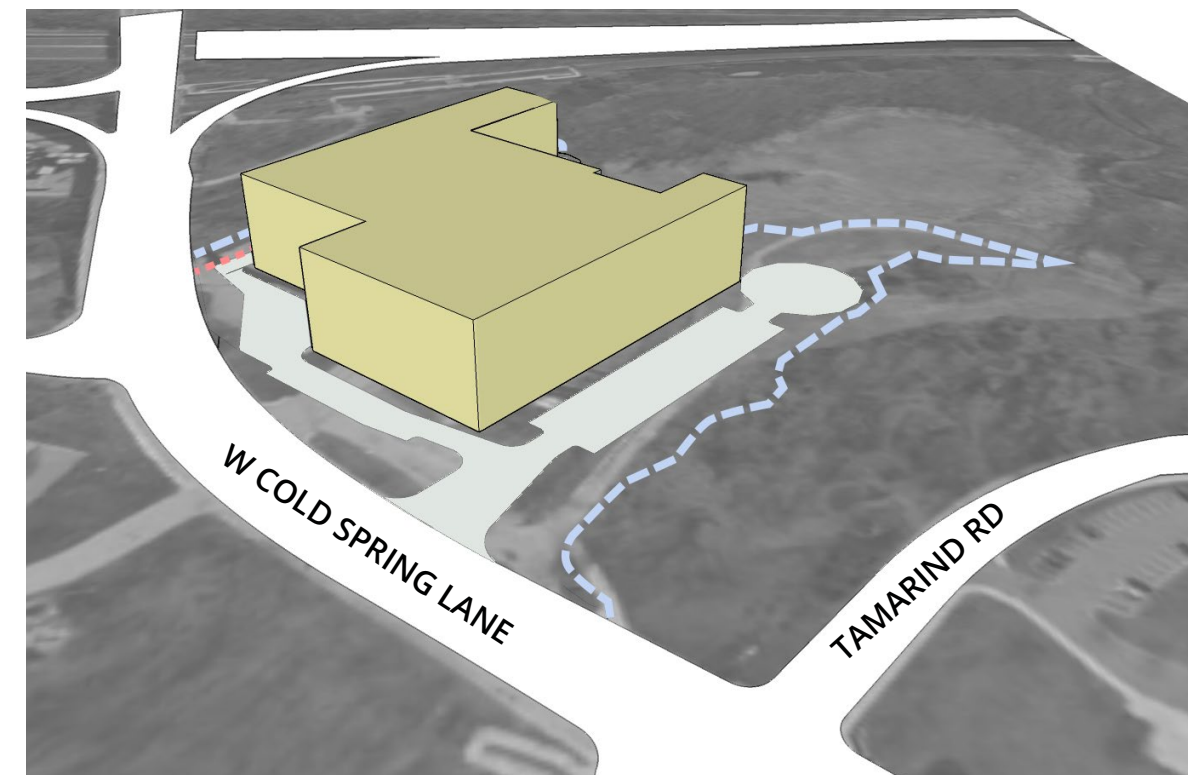
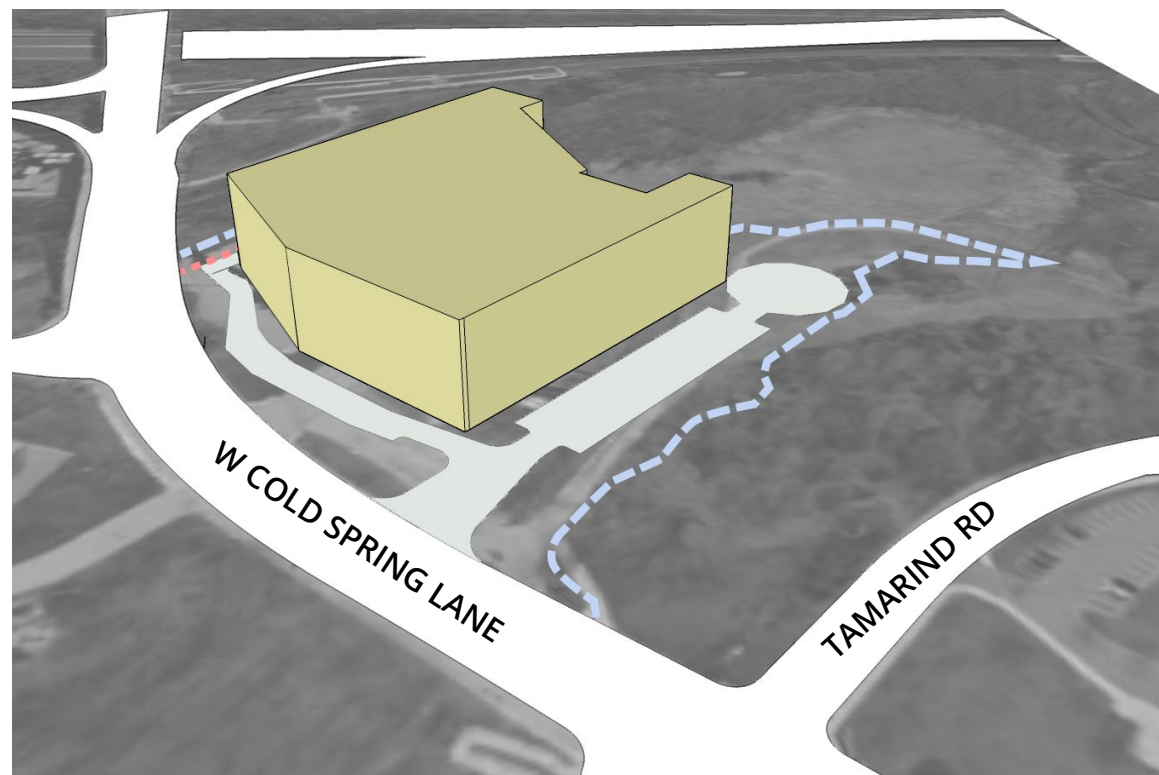
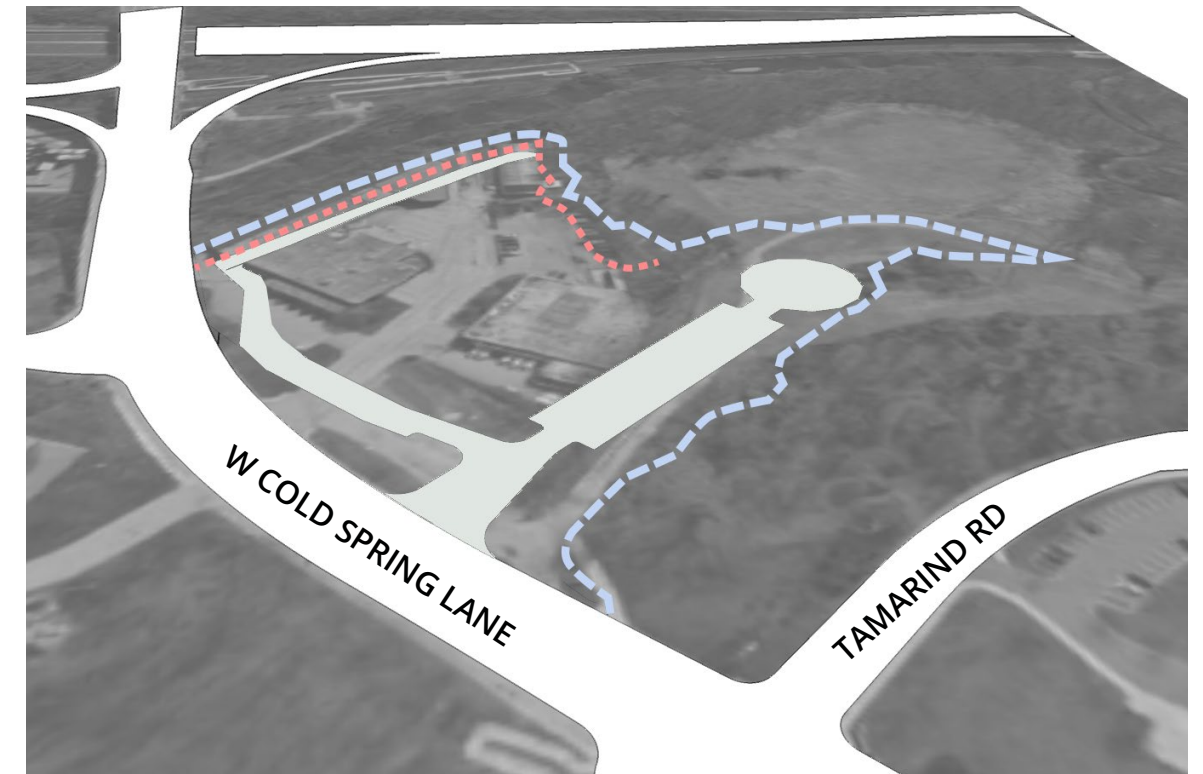
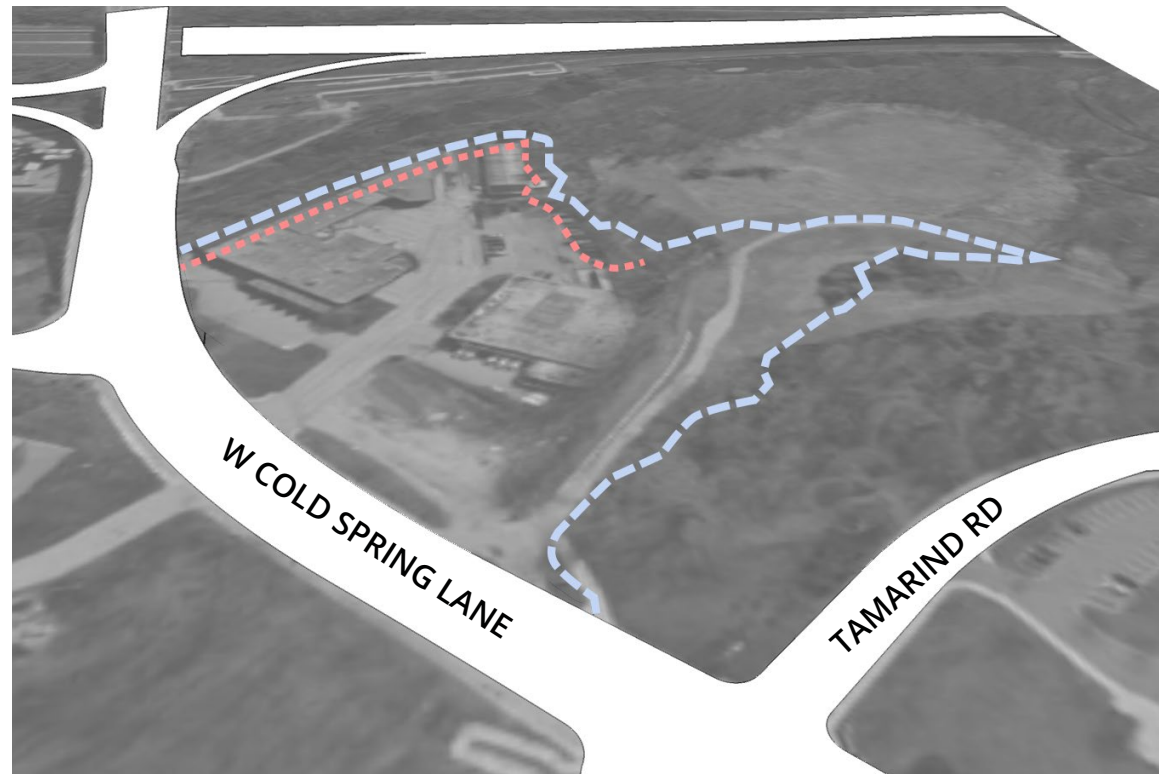
KEY



LOCAL SITE MAP

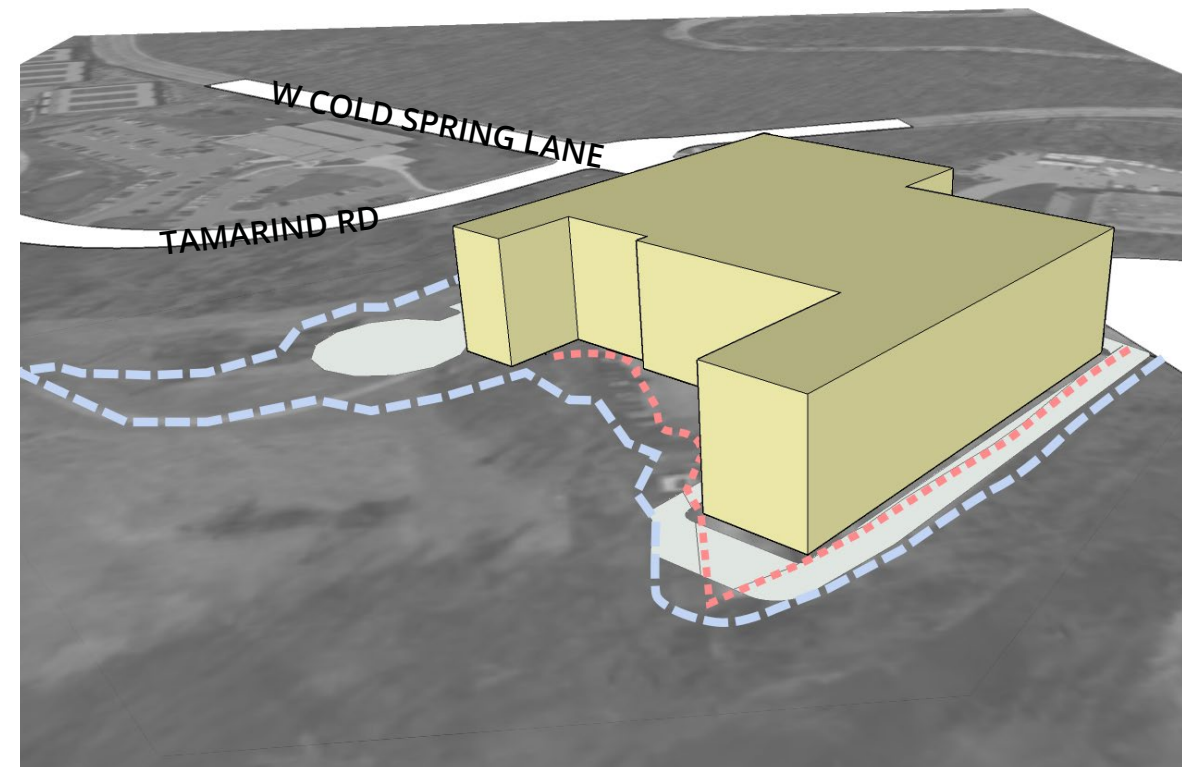
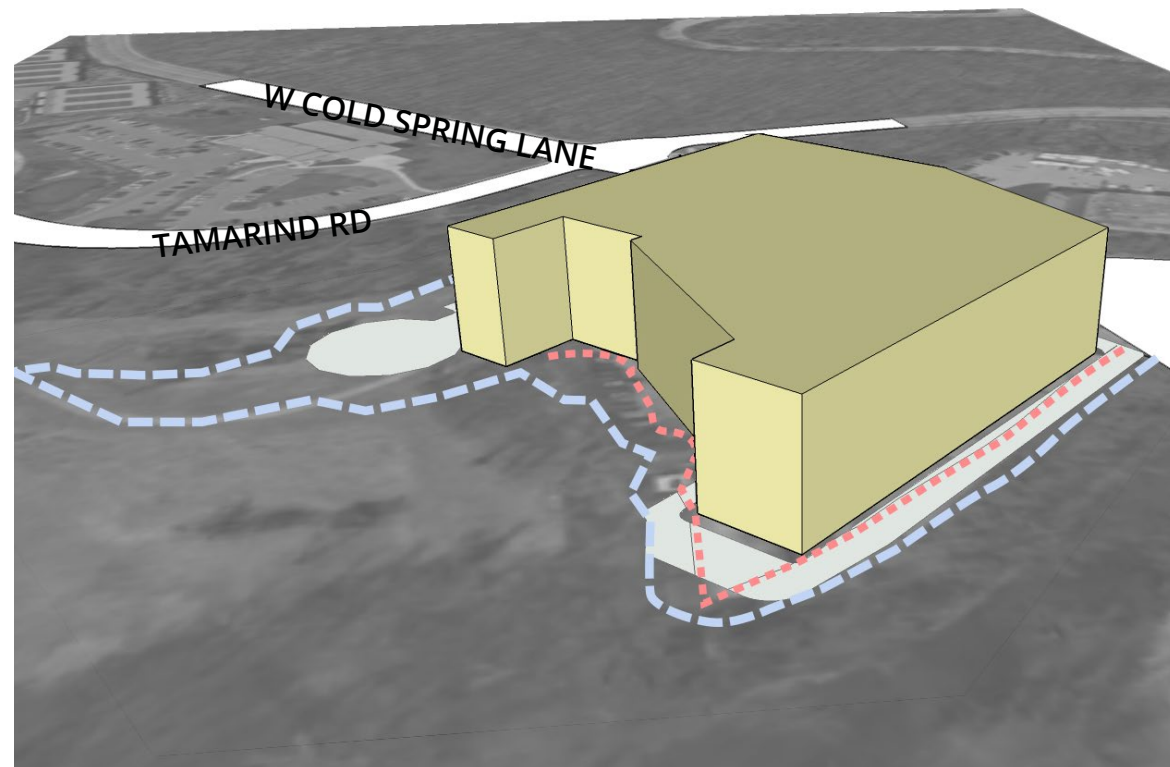
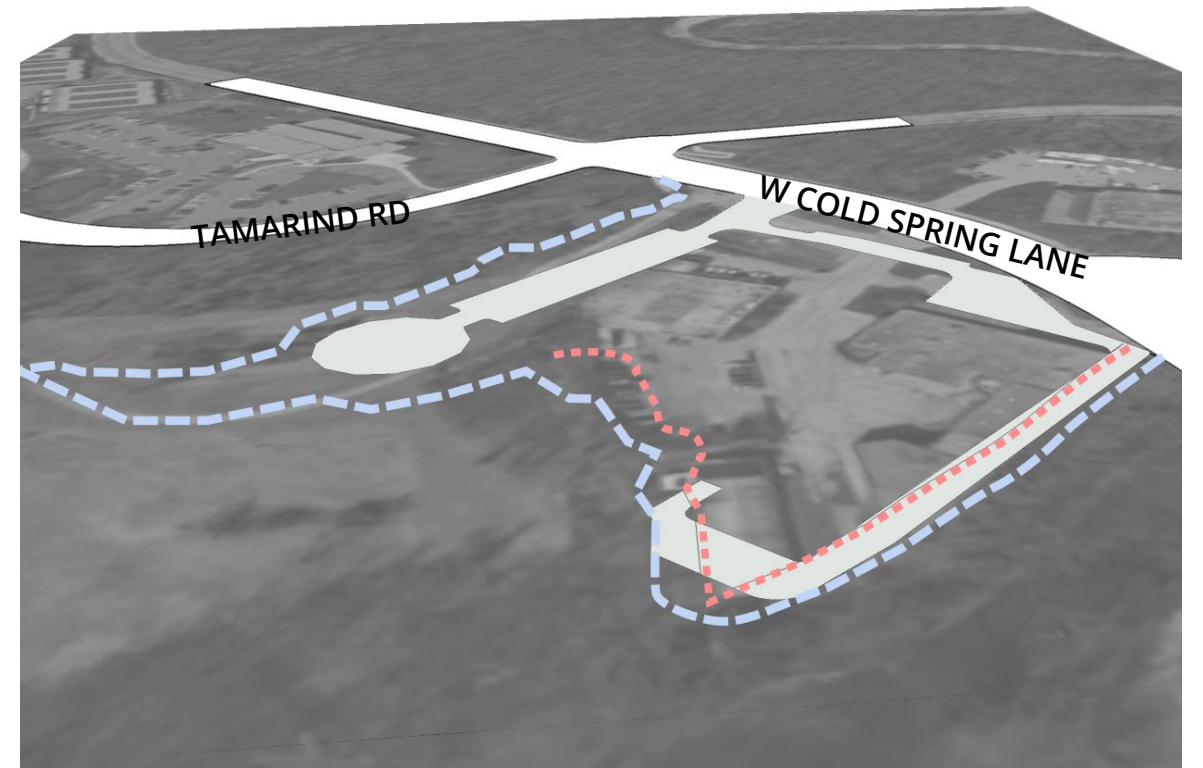
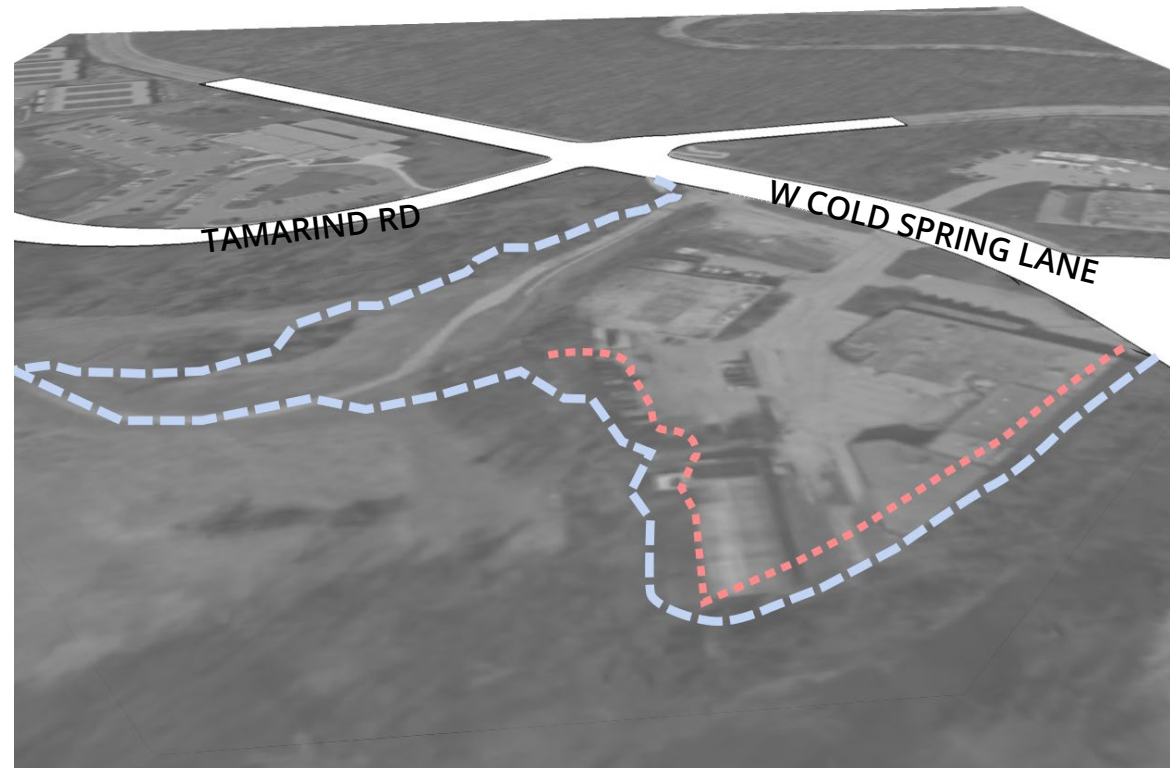


SITE VISIBILITY



- PROPOSED BUILDING
- 25' SETBACK
- STEEP SLOPE SETBACK

KEY
SITE CONSTRAINTS

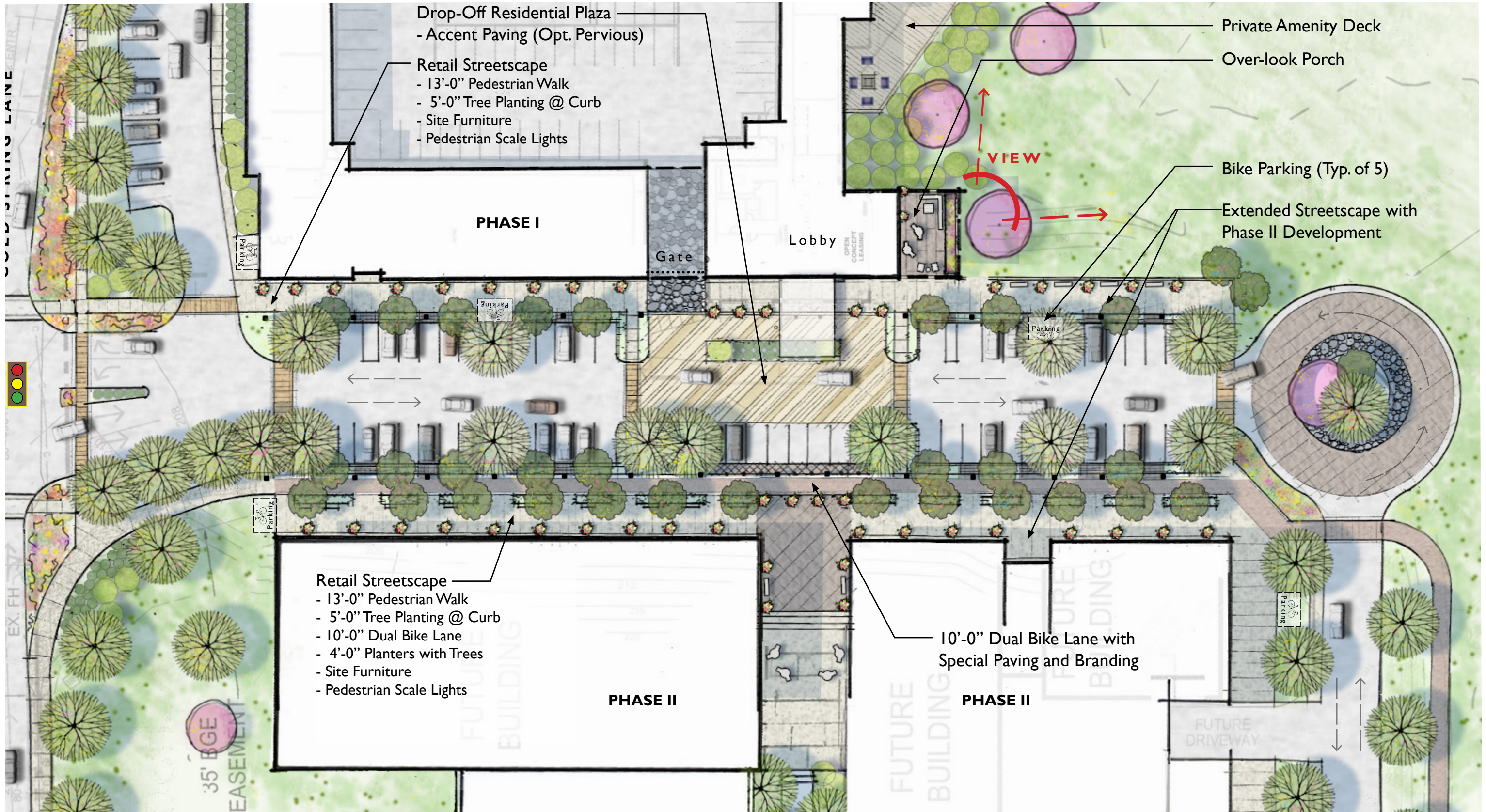


- PROPOSED BUILDING
- 25' SETBACK
- STEEP SLOPE SETBACK

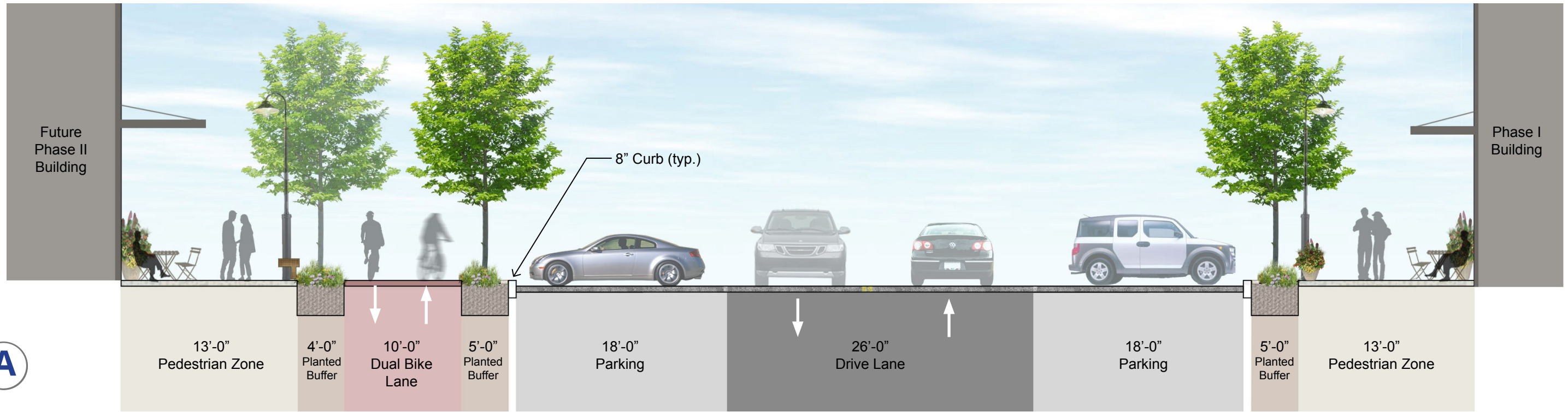
KEY
SITE CONSTRAINTS



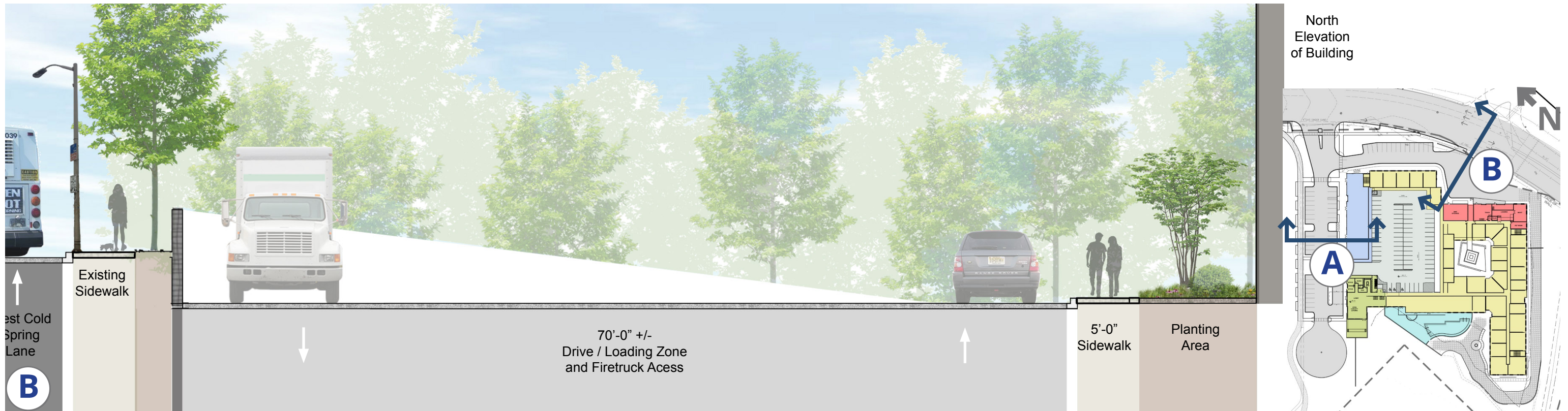
ILLUSTRATIVE SITE PLAN



ENLARGED ENTRY PLAN

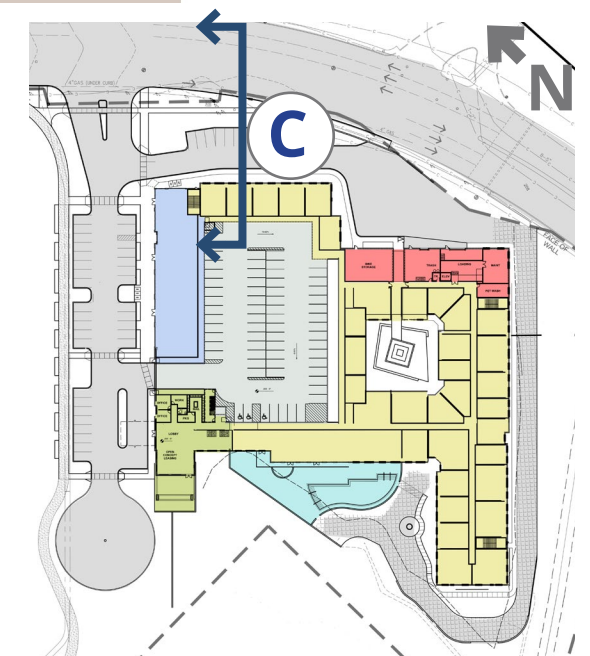
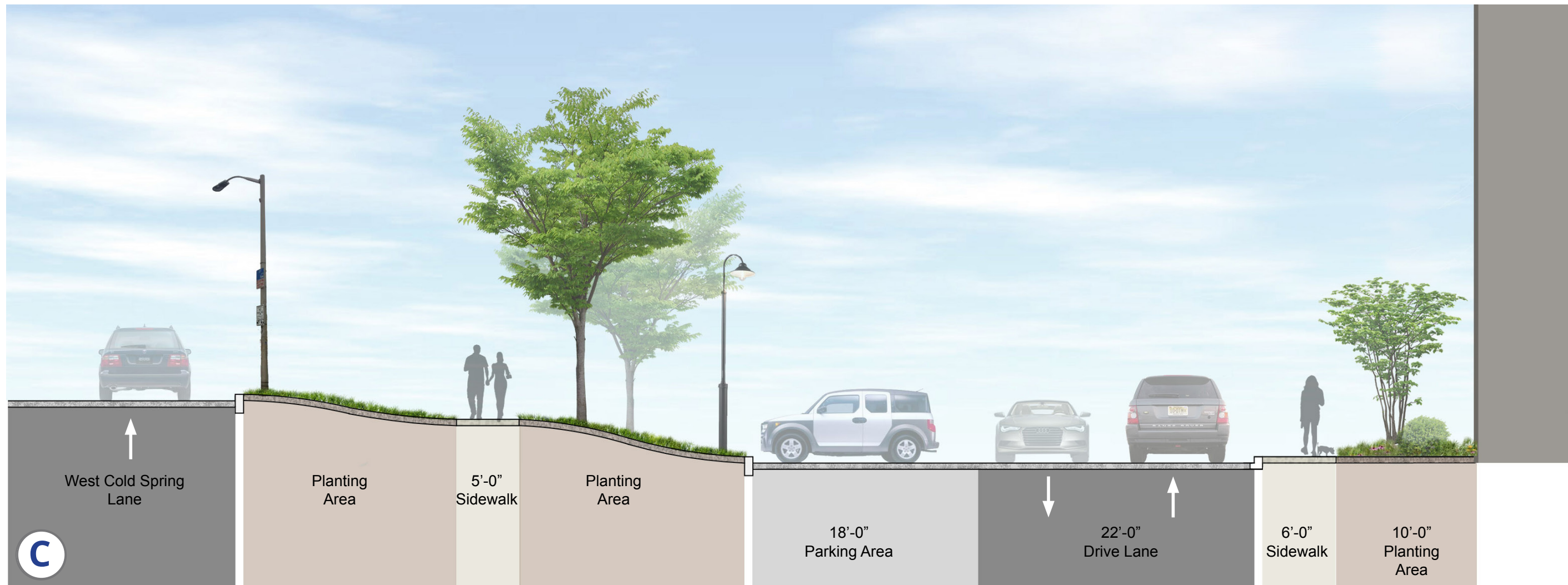


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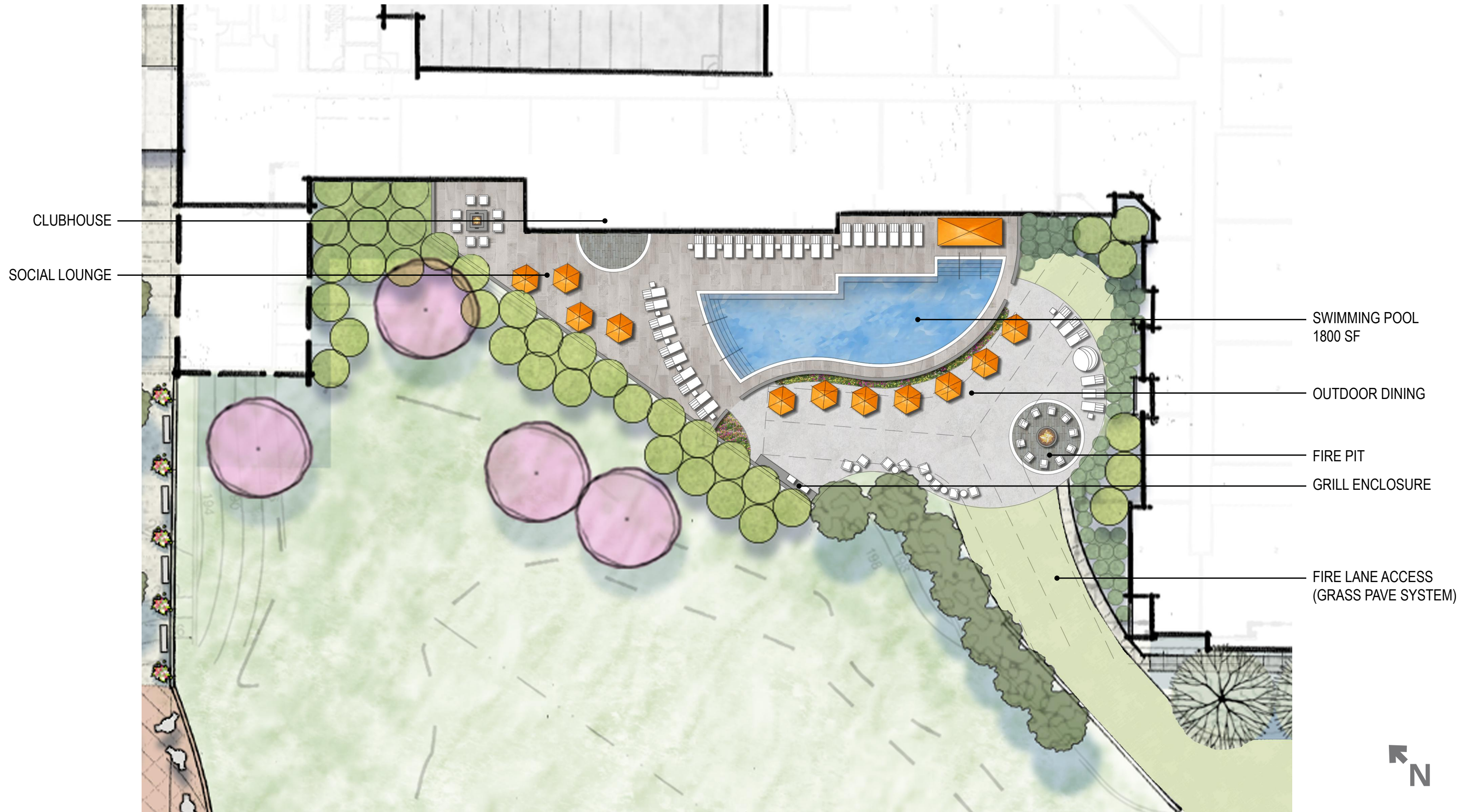


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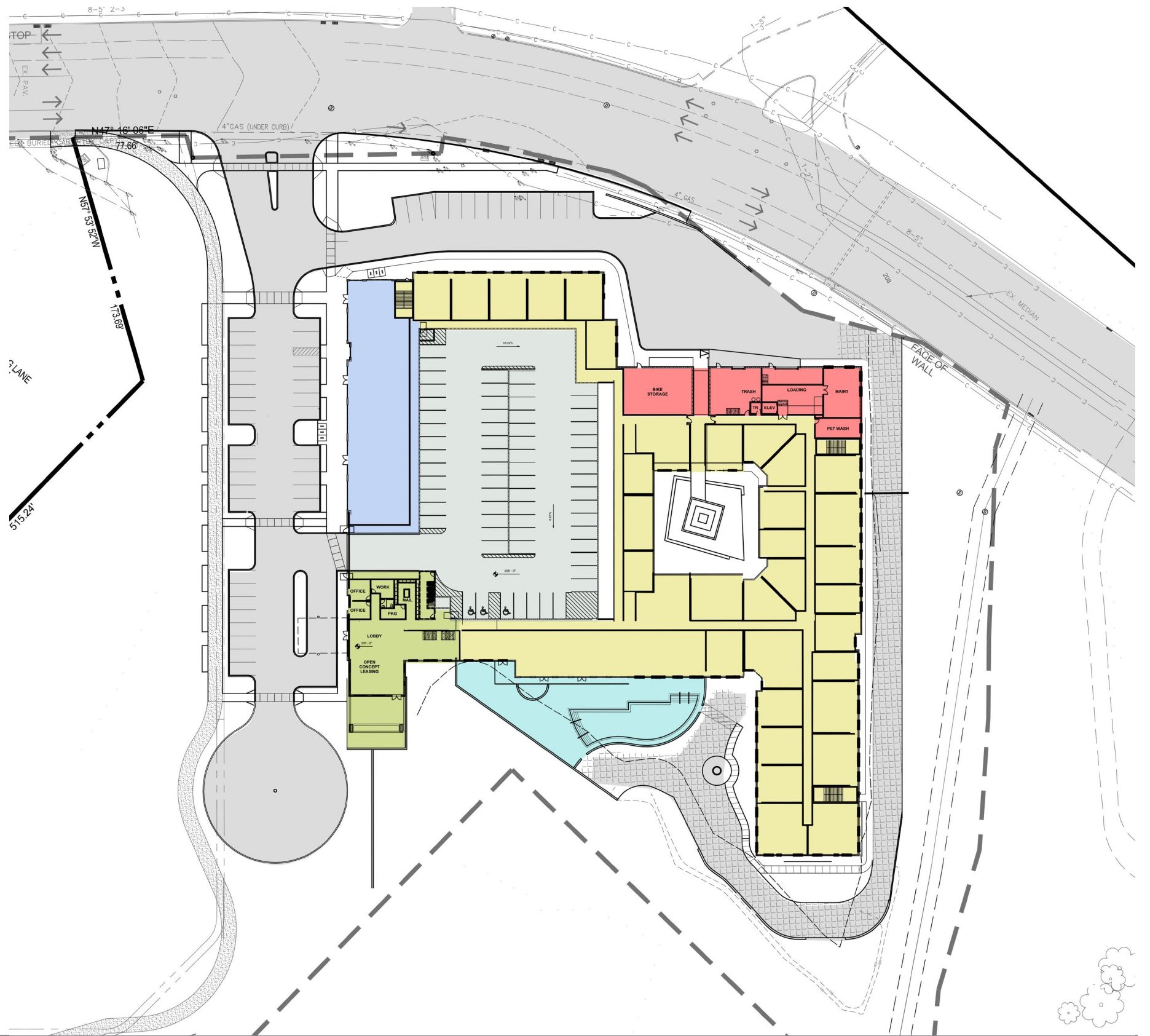
PARTIAL SITE SECTIONS



PARTIAL SITE SECTIONS



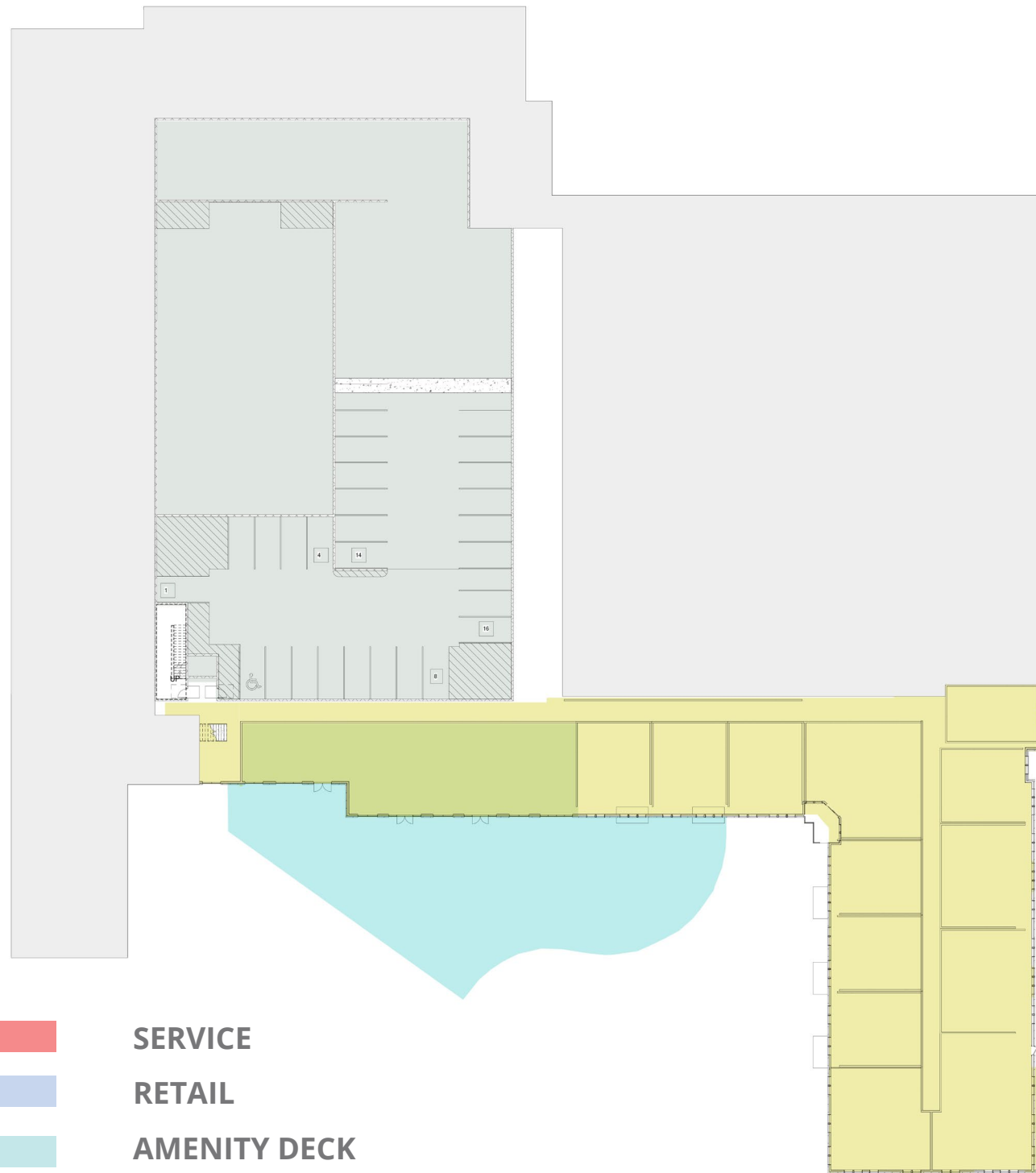
ENLARGED POOL COURTYARD PLAN



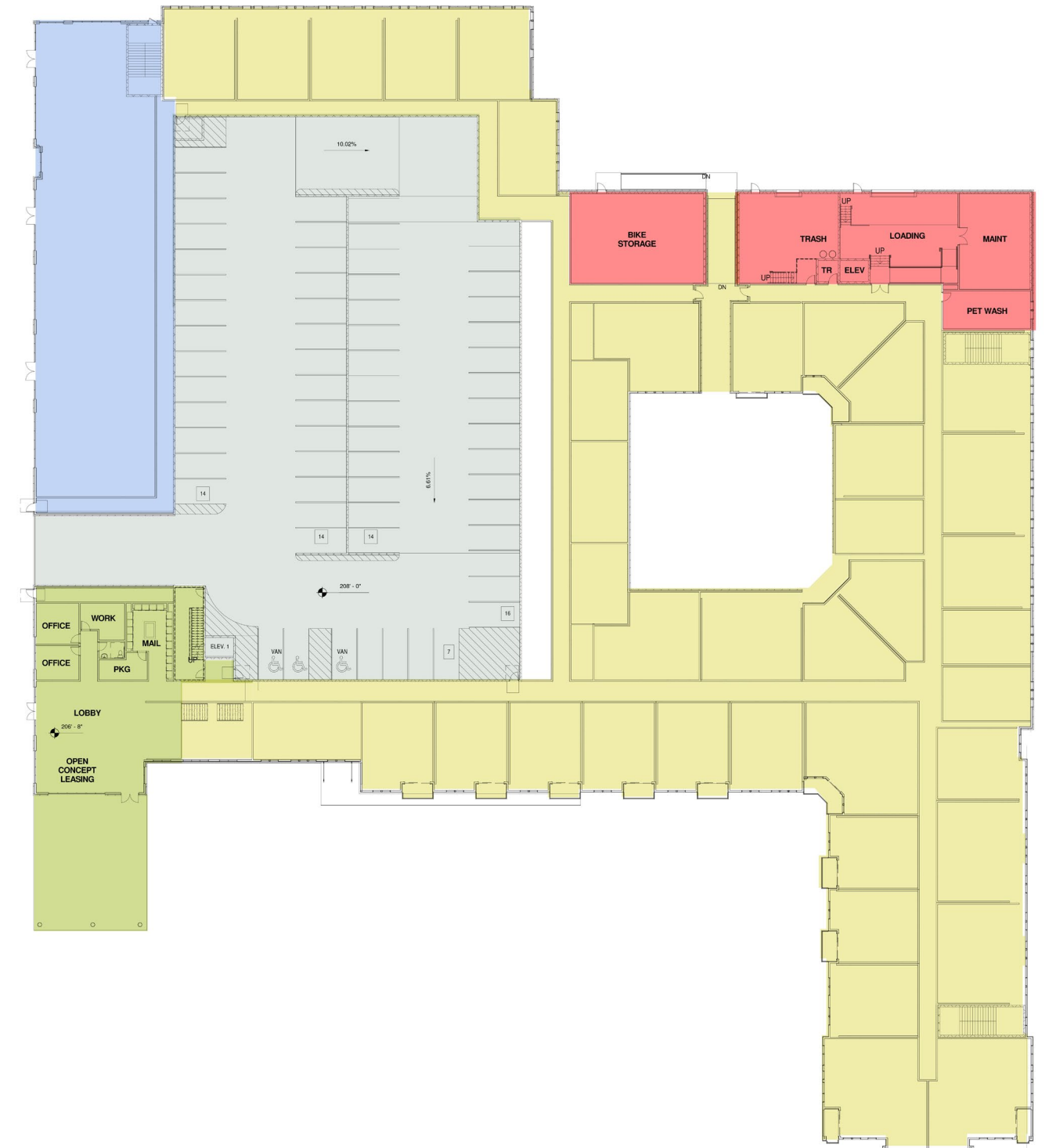
- SERVICE
- RETAIL
- AMENITY DECK
- RESIDENTIAL
- AMENITY/LEASING

KEY

PROGRAMMATIC SITE PLAN



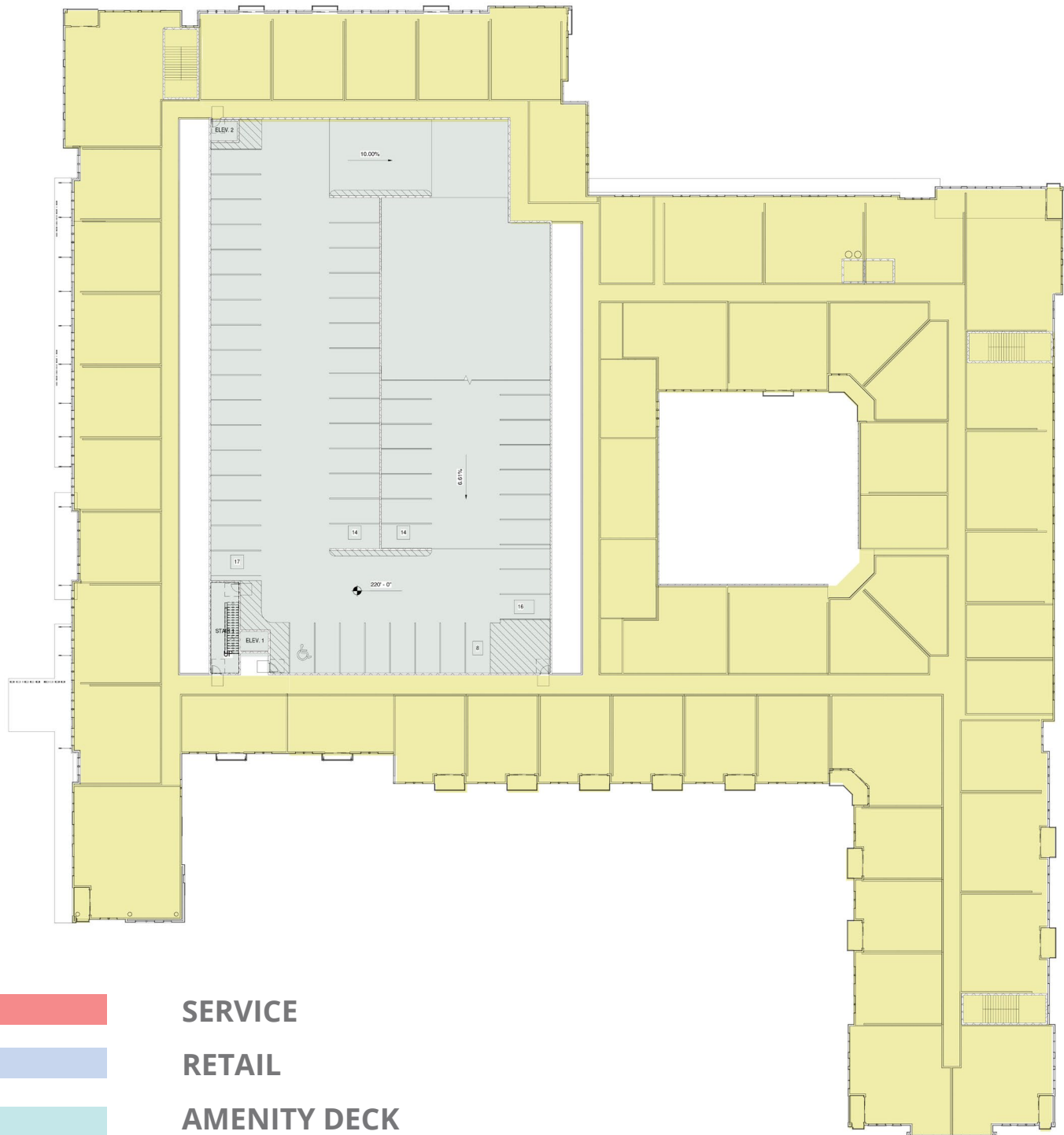
TERRACE



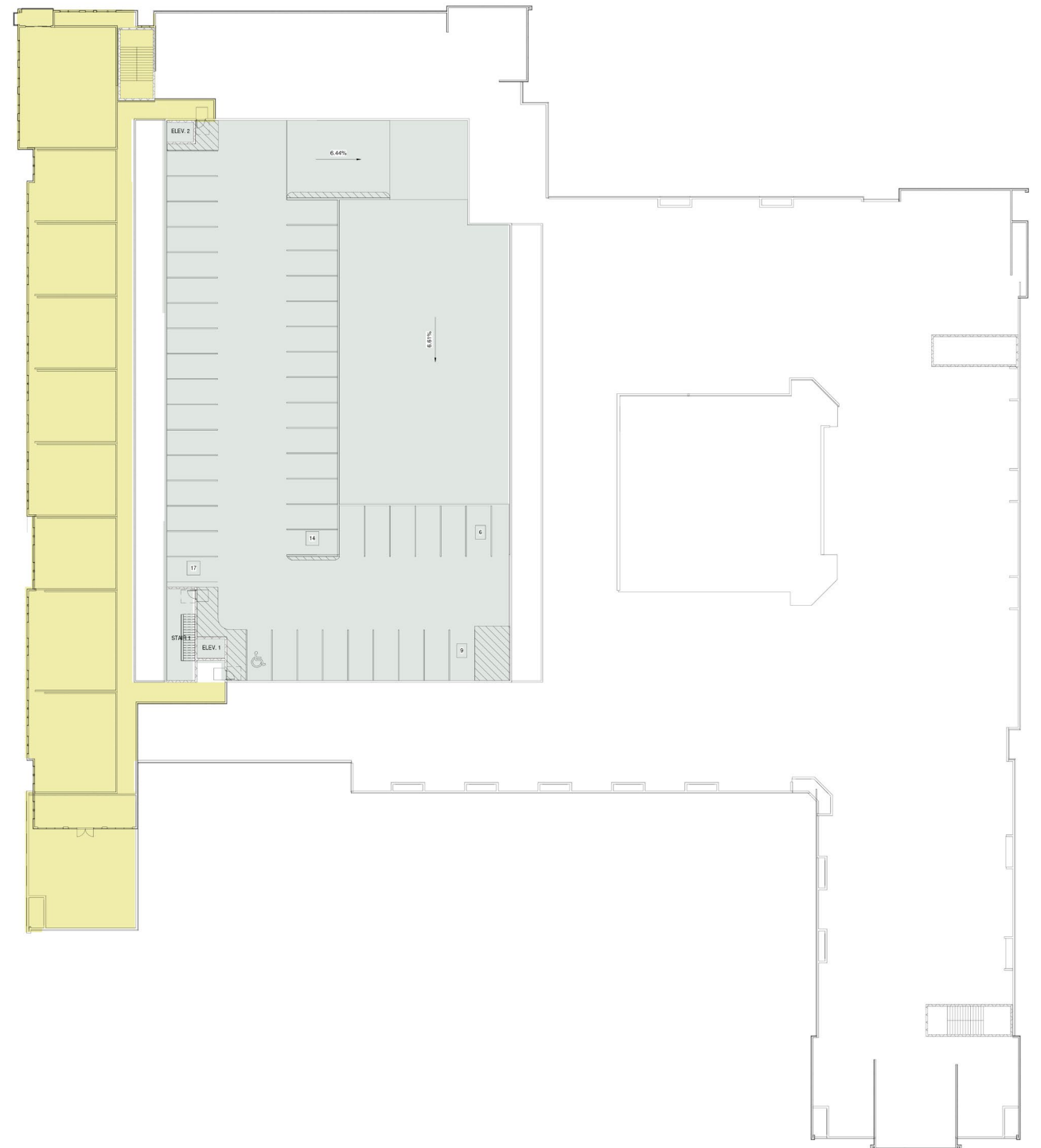
1ST FLOOR

- SERVICE
- RETAIL
- AMENITY DECK
- RESIDENTIAL
- AMENITY/LEASING

KEY
FLOOR PLANS



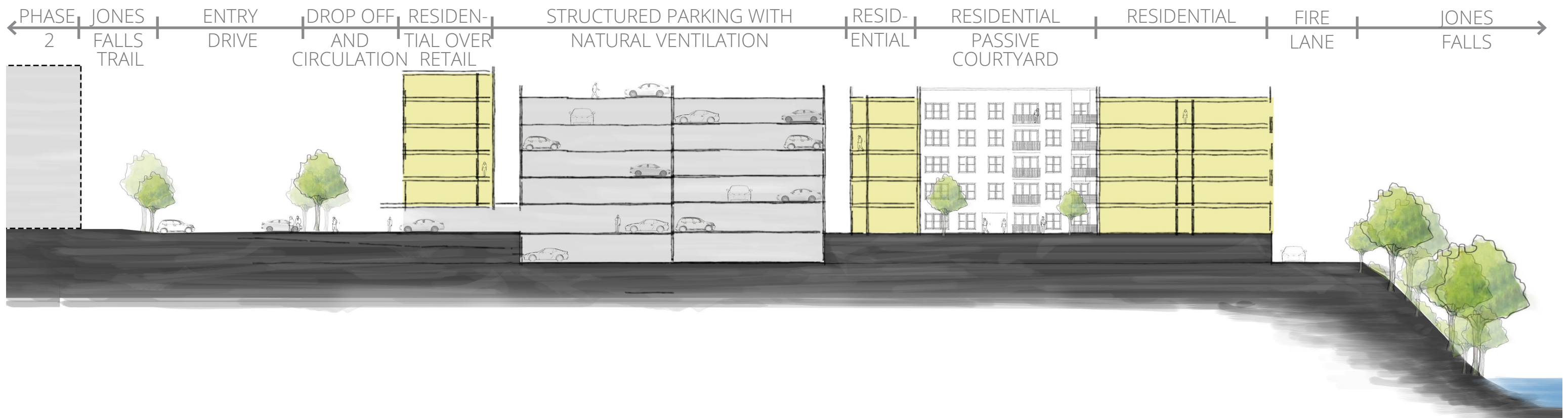
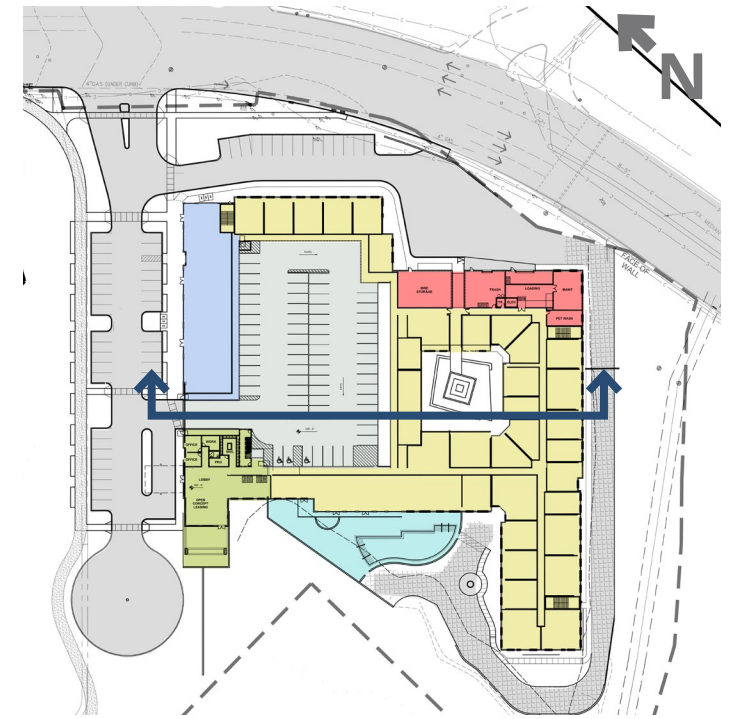
2-5 FLOORS



6TH FLOOR

- SERVICE
- RETAIL
- AMENITY DECK
- RESIDENTIAL
- AMENITY/LEASING

KEY
FLOOR PLANS



OVERALL SITE SECTION (EAST/WEST)



BREAK IN BRICK FACADE TO BREAK DOWN MASSING

MATERIAL CHANGE AT UPPER FLOOR FOR DIFFERENTIATION

INFILL PANEL BETWEEN WINDOWS CREATING VERTICAL MOVEMENT

INDUSTRIAL INSPIRED MATERIALS, STEEL ACCENTS IN SELECT AREAS



VERTICAL PLANES

INDUSTRIAL LOOK DARK METAL PANEL

RECESSED COLORED BALCONIES CREATING MOVEMENT AND POP

OFFSET BALCONY AND WINDOWS CREATING VISUAL INTEREST



REGULAR PATTERN & PUNCHED OPENINGS IN BRICK

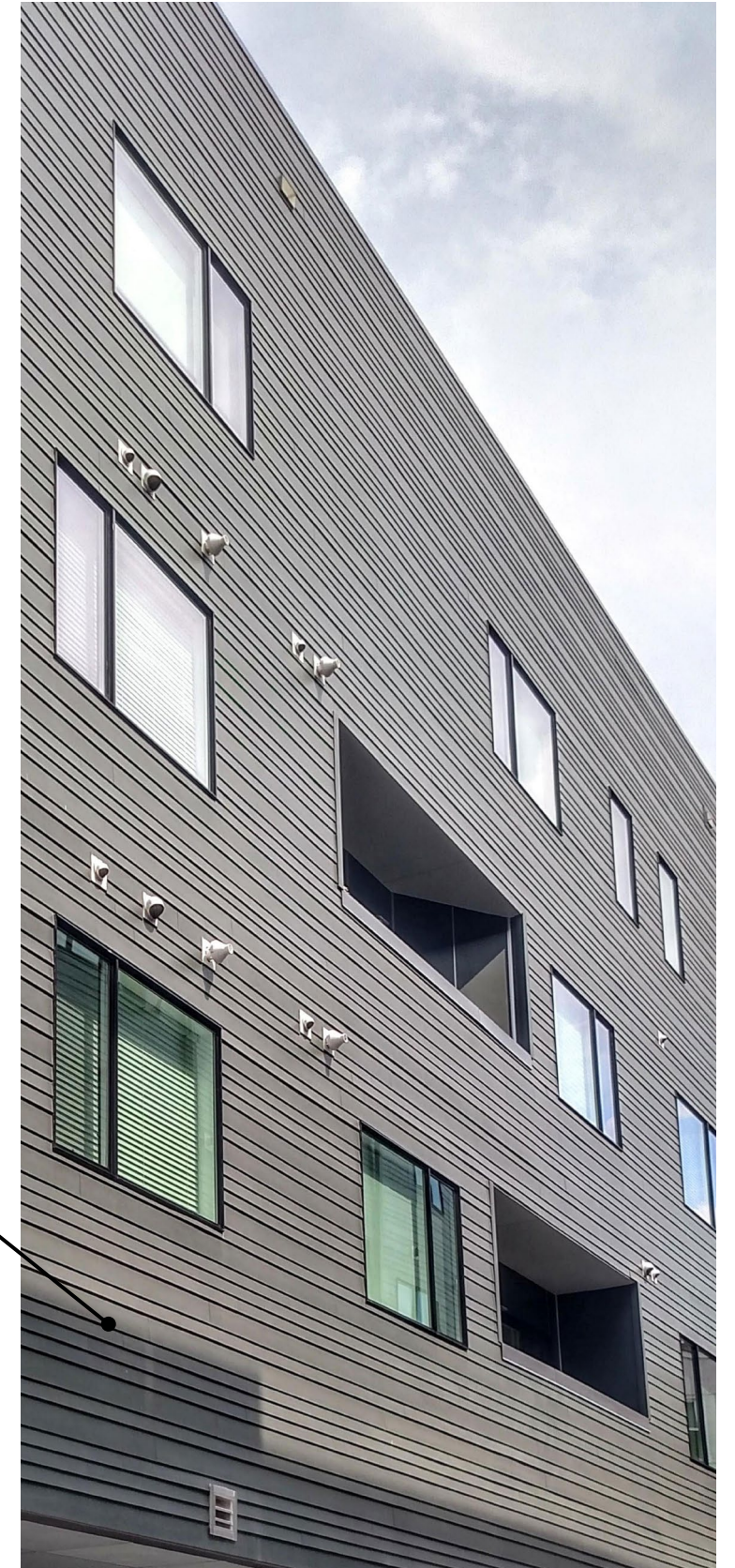
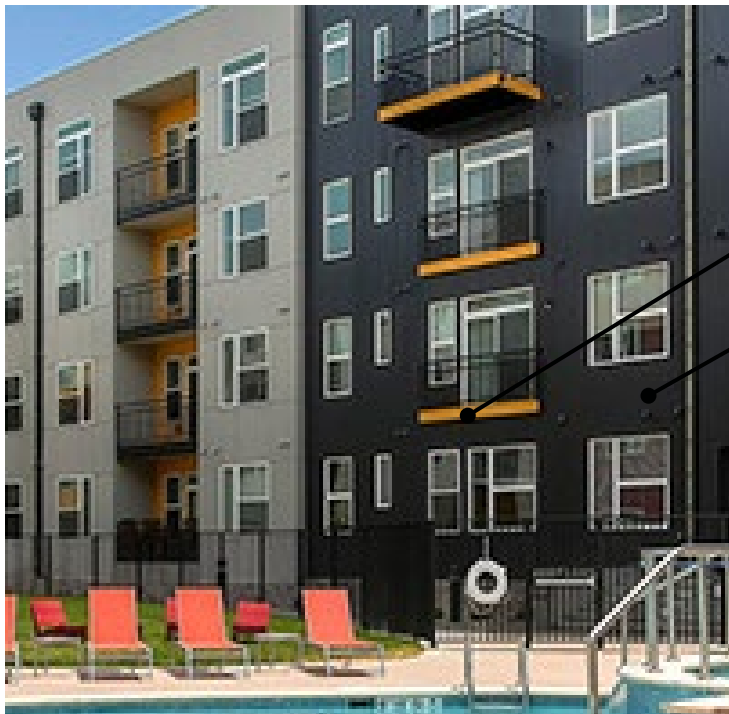
BREAK DOWN IN MASS WITH MATERIAL CHANGE

MATERIAL BREAK AT UPPER LEVELS FOR DIFFERENTIATION

CHANGE IN WINDOW PLACEMENT DOWN FACADE



PRECEDENT IMAGES



MOVEMENT THROUGH PANEL PLACEMENT

SIMPLE MASSING WITH PINHOLE OPENING

COLOR ADDS VISUAL INTEREST

VERTICAL METAL PANEL

VARIED LAP SIDING TO CREATE VISUAL INTEREST AND MODERN AESTHETIC

PRECEDENT IMAGES



BASIC MASS



BREAKING DOWN MASS



CREATING MOVEMENT

ELEVATION BREAKDOWN



BASIC MASSING

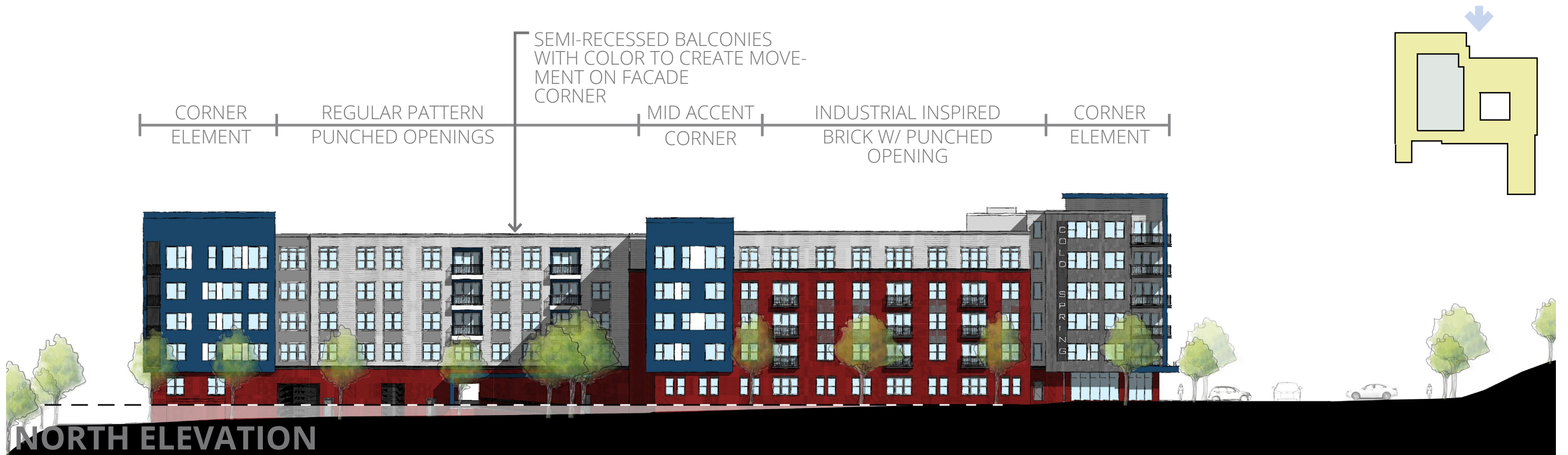


BREAKING DOWN THE MASS



CREATING MOVEMENT

ELEVATION BREAKDOWN





SOUTH ELEVATION



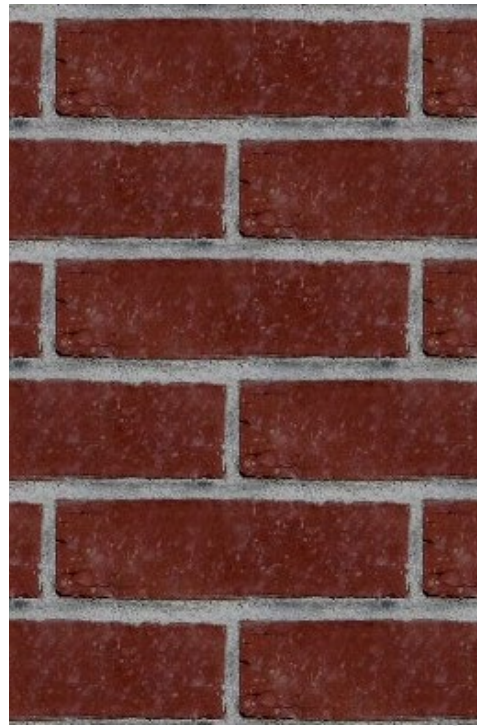
**EAST ELEVATION
BUILDING ELEVATIONS**



PERSPECTIVE @ MAIN ENTRY



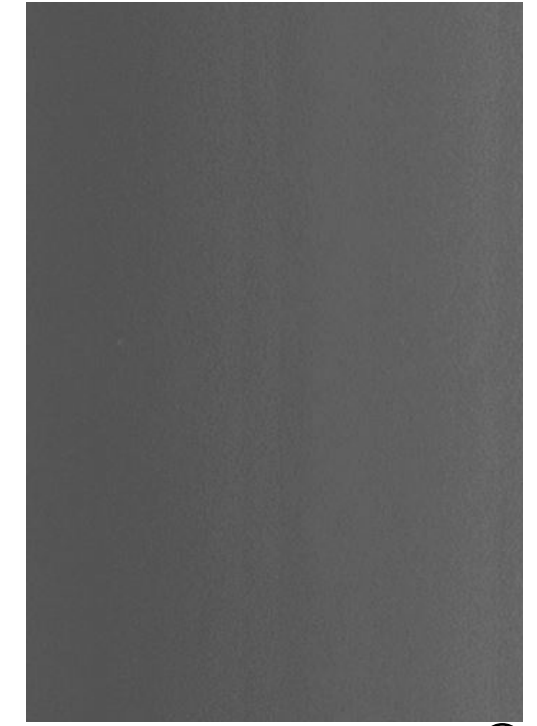
PERSPECTIVE @ APARTMENT MAIN ENTRY



BRICK ①



HARDIE LAP SIDING ②



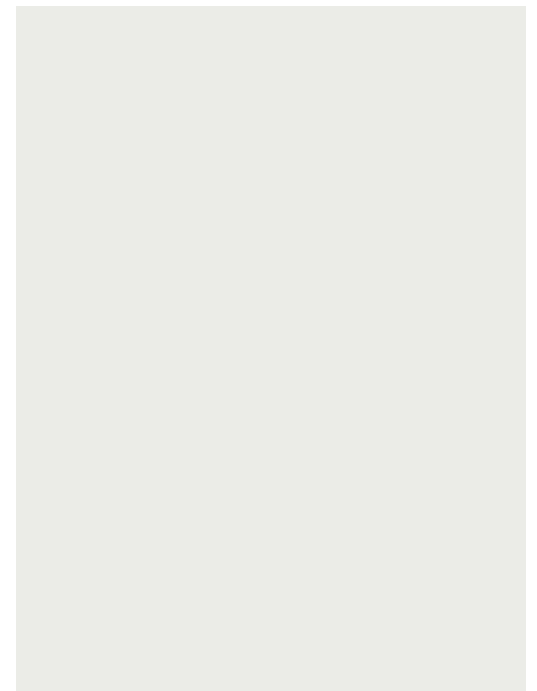
HARDIE PANEL ③



CORRUGATED METAL ④



HARDIE PANEL ⑤



HARDIE PANEL ⑥

PRIMARY BUILDING MATERIALS



BACKLIT METAL SIGNAGE WITH CUTOUT LETTERS

METAL LETTERS MOUNTED TO TOP OF CANOPY. ILLUMINATION T.B.D.

METAL LETTERS MOUNTED TO TOP OF CANOPY. ILLUMINATION T.B.D.

METAL LETTERS IN RECESSED PANEL



BUILDING SIGNAGE