



PROPOSED DEVELOPMENT OF:
THE OVERLOOK AT ROLAND PARK



DEVELOPER:
BLUE OCEAN REALTY

6615 REISTERSTOWN ROAD

BALTIMORE, MD 21215

TEL. (443) 870-3612

WWW.BLUEOCEANREALTY.NET

BLUE OCEAN
A Better Place For You



ARCHITECT:
BRASHER DESIGN



CIVIL ENGINEER:
**COLBERT MATZ
ROSENFELT, INC.**

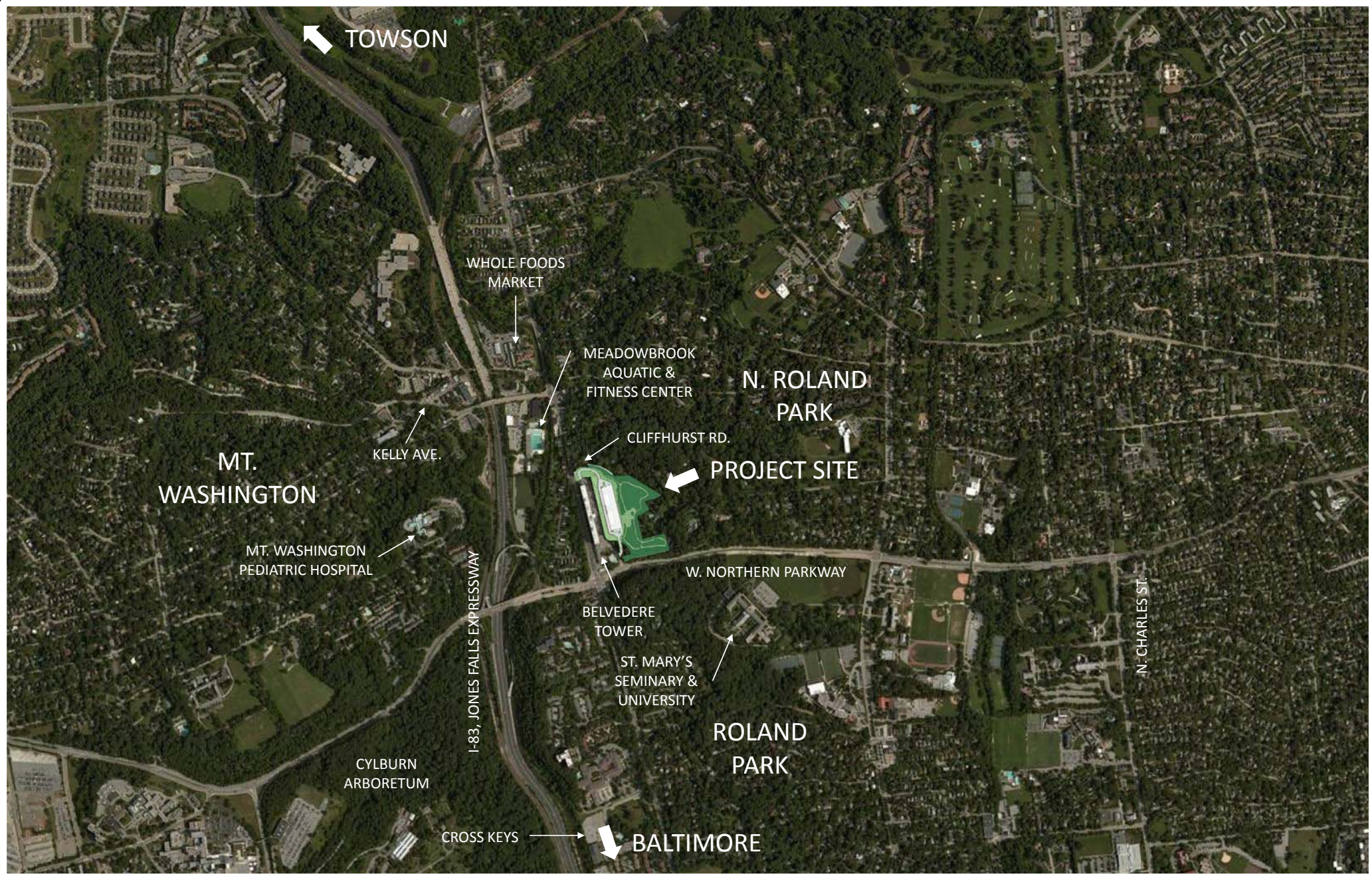


SIGNAGE CONSULTANT:
YOUNTS DESIGN, INC.

CHESAPEAKE
CONTRACTING GROUP, INC.

CONTRACTOR:
**CHESAPEAKE
CONTRACTING GROUP**

SITE & CONTEXT



TOWSON

WHOLE FOODS MARKET

MEADOWBROOK AQUATIC & FITNESS CENTER

N. ROLAND PARK

MT. WASHINGTON

KELLY AVE.

CLIFFHURST RD.

PROJECT SITE

MT. WASHINGTON PEDIATRIC HOSPITAL

I-83, JONES FALLS EXPRESSWAY

W. NORTHERN PARKWAY

BELVEDERE TOWER

ST. MARY'S SEMINARY & UNIVERSITY

N. CHARLES ST.

CYLBURN ARBORETUM

ROLAND PARK

CROSS KEYS

BALTIMORE



MEADOWBROOK
AQUATIC &
FITNESS CENTER

BUSINESSES

REVISED FALLS
RD. ENTRY /
EXIT

CLIFFHURST RD.

RESIDENCES

N. ROLAND
PARK

PROJECT SITE

BELVEDERE
TOWER

W. NORTHERN PARKWAY

ST. MARY'S
SEMINARY &
UNIVERSITY

AUTOMOTIVE
SERVICE STATIONS

ROLAND
PARK

GARDEN
CENTER

RESIDENCES



ROLAND PARK APARTMENTS
 1190 WEST NORTHERN PARKWAY
 BLUE OCEAN REALTY

FOREST CONSERVATION REQUIREMENTS:

ESTIMATED PLANTING REQUIRED: 270 TREE CREDITS

PROVIDED:

NEW 2" – 2 ½" CALIPER DECIDUOUS SHADE TREES: 160 AT 1:1 =	160 TREE CREDITS
NEW 6' UNDERSTORY, EVERGREEN, MINOR TREES: 160 AT 2:1 =	80 TREE CREDITS
NEW BUSHES AND SHRUBS: 306 AT 10:1 =	30 TREE CREDITS
TOTAL =	270 TREE CREDITS

NATURE TRAIL:

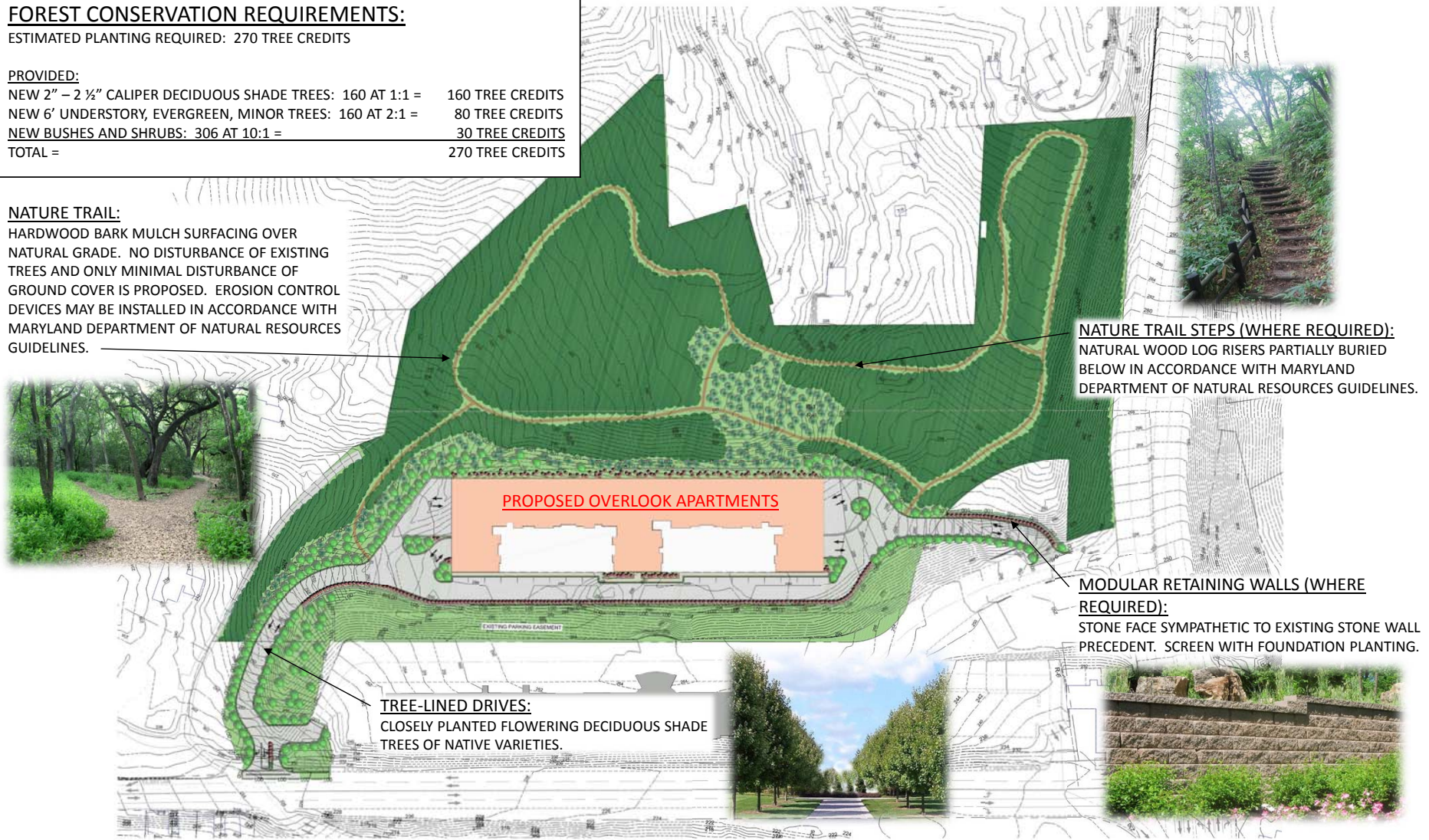
HARDWOOD BARK MULCH SURFACING OVER NATURAL GRADE. NO DISTURBANCE OF EXISTING TREES AND ONLY MINIMAL DISTURBANCE OF GROUND COVER IS PROPOSED. EROSION CONTROL DEVICES MAY BE INSTALLED IN ACCORDANCE WITH MARYLAND DEPARTMENT OF NATURAL RESOURCES GUIDELINES.

NATURE TRAIL STEPS (WHERE REQUIRED): NATURAL WOOD LOG RISERS PARTIALLY BURIED BELOW IN ACCORDANCE WITH MARYLAND DEPARTMENT OF NATURAL RESOURCES GUIDELINES.

MODULAR RETAINING WALLS (WHERE REQUIRED): STONE FACE SYMPATHETIC TO EXISTING STONE WALL PRECEDENT. SCREEN WITH FOUNDATION PLANTING.

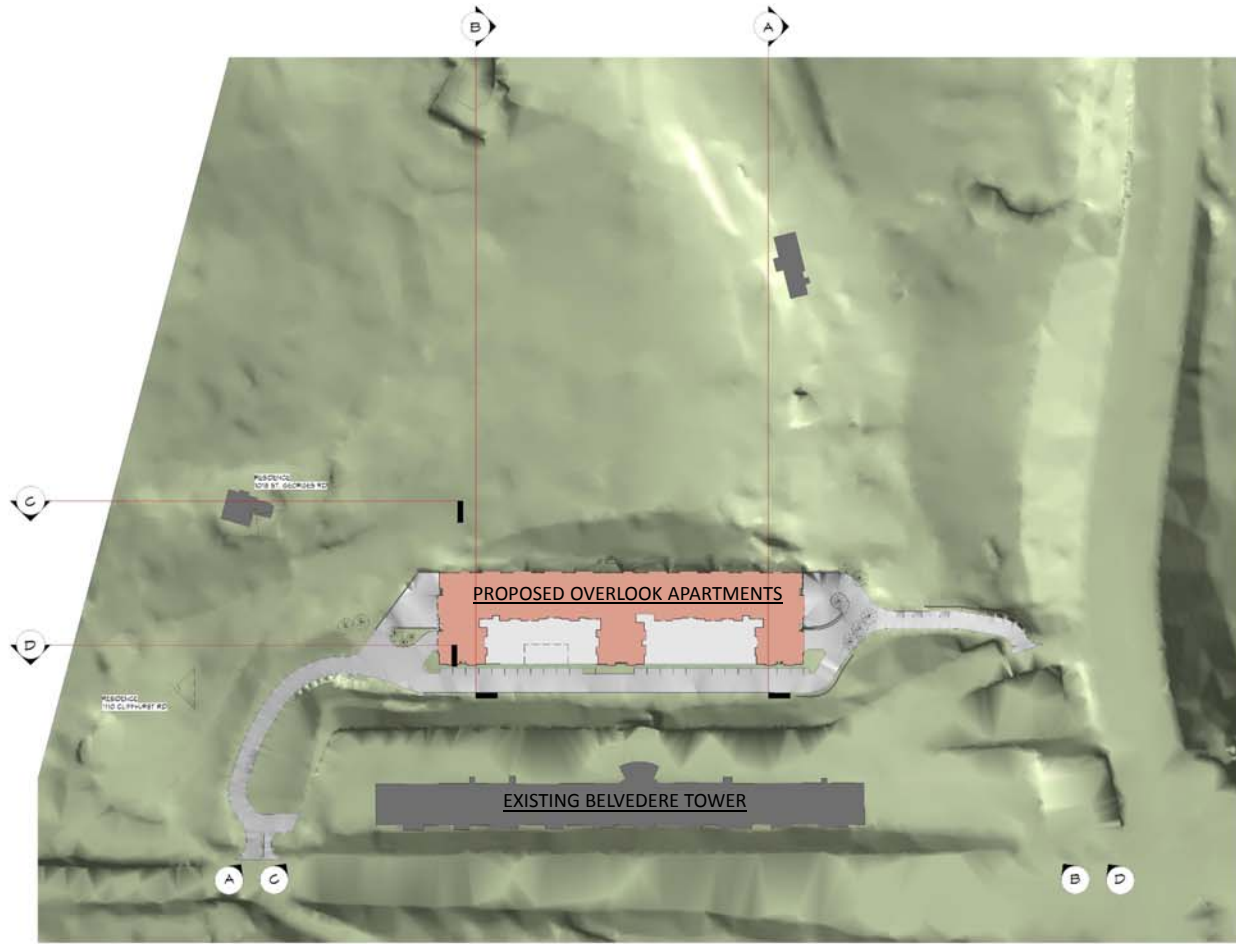
TREE-LINED DRIVES: CLOSELY PLANTED FLOWERING DECIDUOUS SHADE TREES OF NATIVE VARIETIES.

PROPOSED OVERLOOK APARTMENTS



ROLAND PARK APARTMENTS
1190 WEST NORTHERN PARKWAY
BLUE OCEAN REALTY

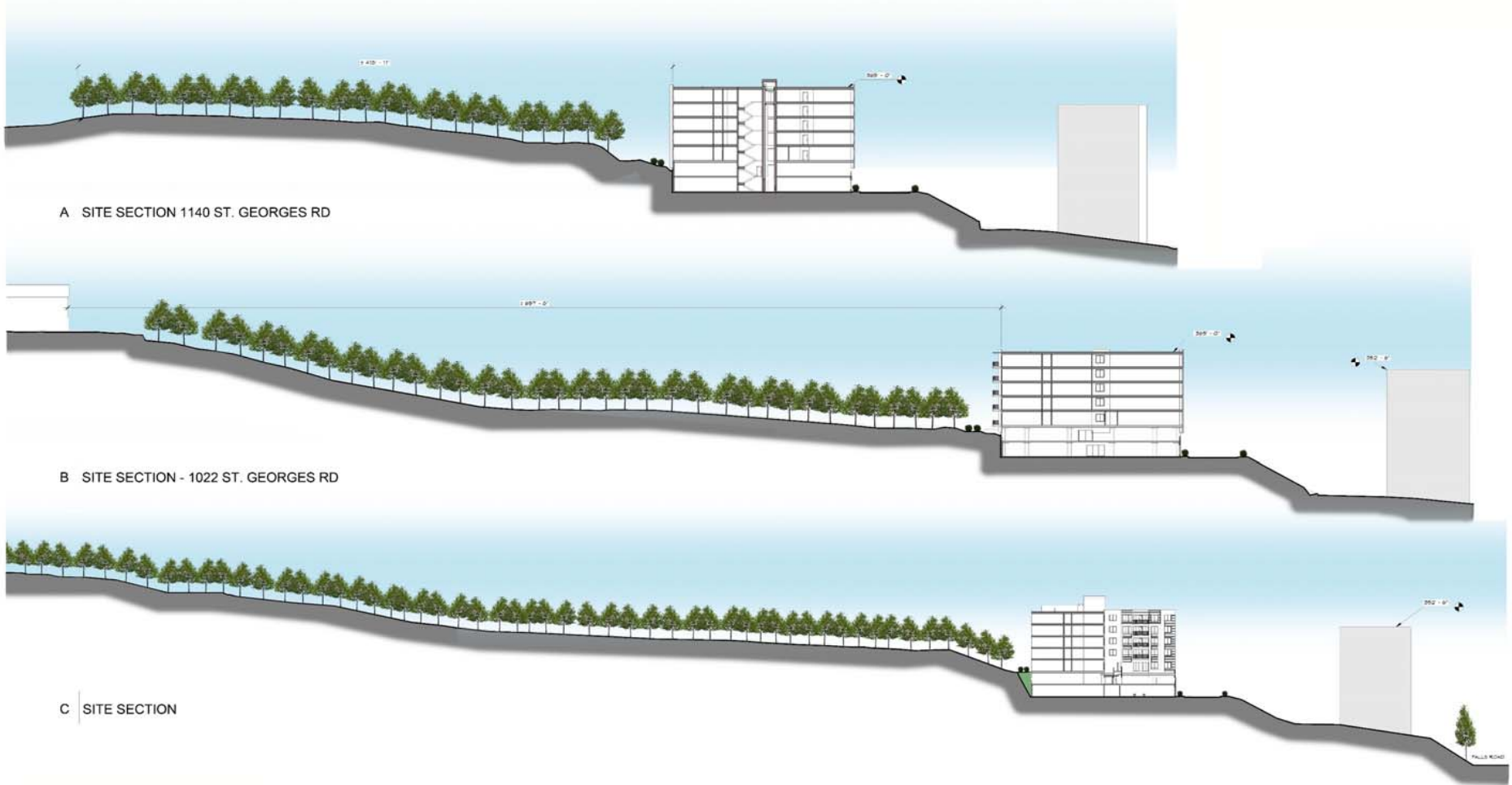




A | SITE PLAN - KEY PLAN

ROLAND PARK APARTMENTS
1190 WEST NORTHERN PARKWAY
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A SITE SECTION 1140 ST. GEORGES RD

B SITE SECTION - 1022 ST. GEORGES RD

C SITE SECTION

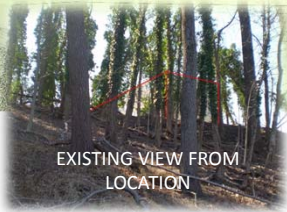
SCALE: As indicated

ROLAND PARK APARTMENTS
 1190 WEST NORTHERN PARKWAY
 BLUE OCEAN REALTY

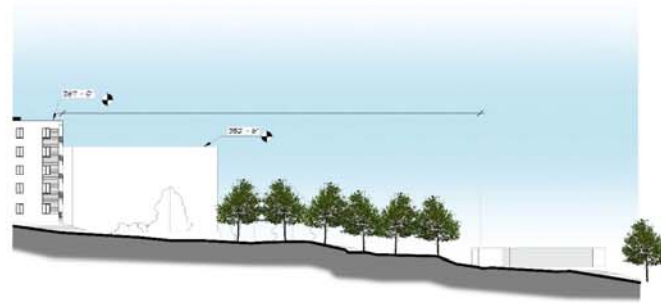




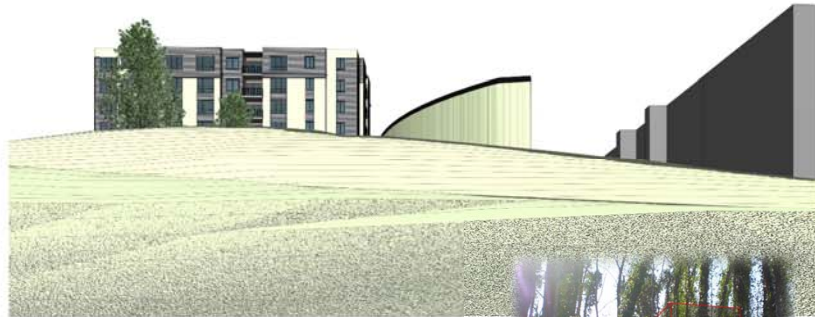
C. VIEW FROM 1018 ST. GEORGES RD



EXISTING VIEW FROM LOCATION



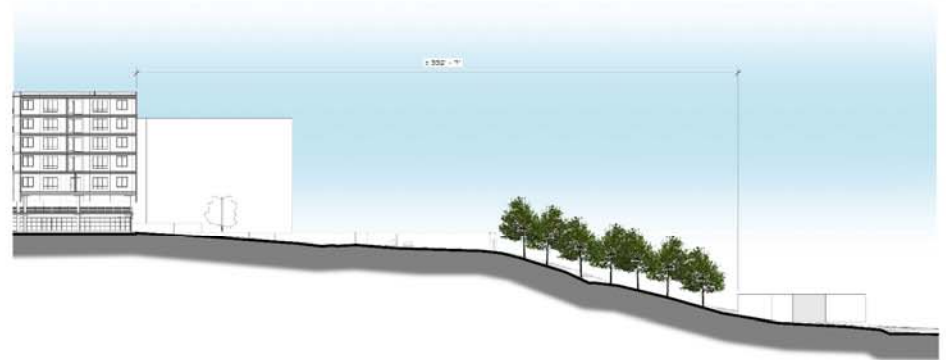
C SECTION - 1018 ST GEORGES RD



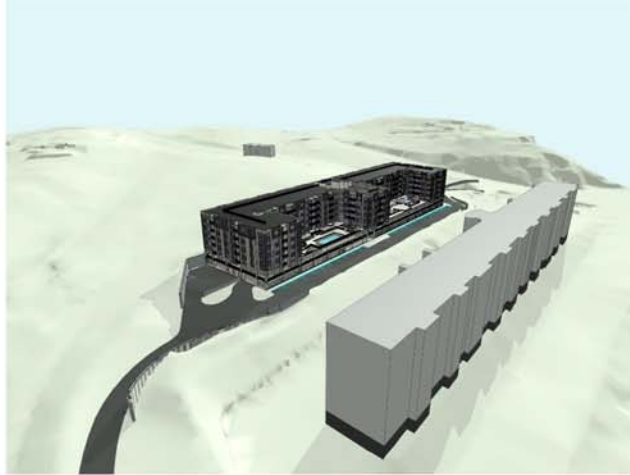
D. VIEW FROM 1110 CLIFFHURST RD



EXISTING VIEW FROM LOCATION



D SECTION - 1110 CLIFFHURST RD



C AERIAL VIEW LOOKING SOUTHEAST



D AERIAL VIEW LOOKING NORTHEAST



A VIEW FROM NORTH ENTRY



B VIEW FROM SOUTH ENTRY

ROLAND PARK APARTMENTS
1190 WEST NORTHERN PARKWAY
BLUE OCEAN REALTY



SIGNAGE

OVERLOOK -ROLAND PARK APARTMENTS

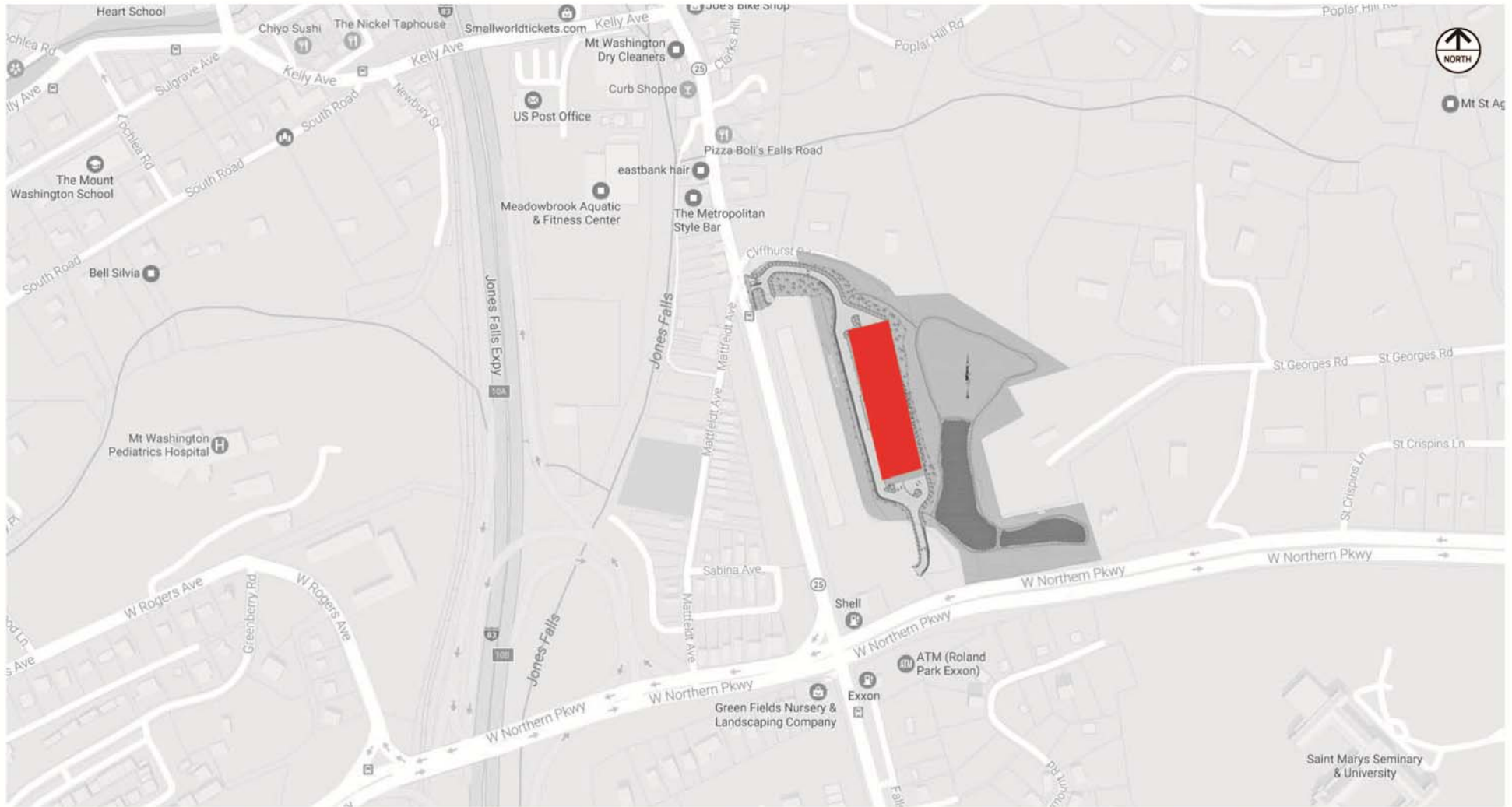
UDARP SIGNAGE PRESENTATION

2.22.2017

Code	Signtype Description	Maximum Area of Any One Sign (Square Feet)	Quantity	Total Aggregate Sign Area (Square Feet)	Illumination	Maximum Height	Additional Requirements
A	Building Identity	66	3	198	Internal	72'	
B	Vehicular Identity	11.66	2	23.32	External	2'-6"	
C	Parking Garage Identity	8.25	2	16.5	None	8'-11"	
D	Clearance Directional	4.25	4	17	None	7'2"	
E	Address Identity	4.375	1	4.375	None	18'-3"	
F	Vehicular Directional	4.375	2	8.75	None	3'-9"	

TOTAL: 267.95

Signage Matrix



Vicinity Plan

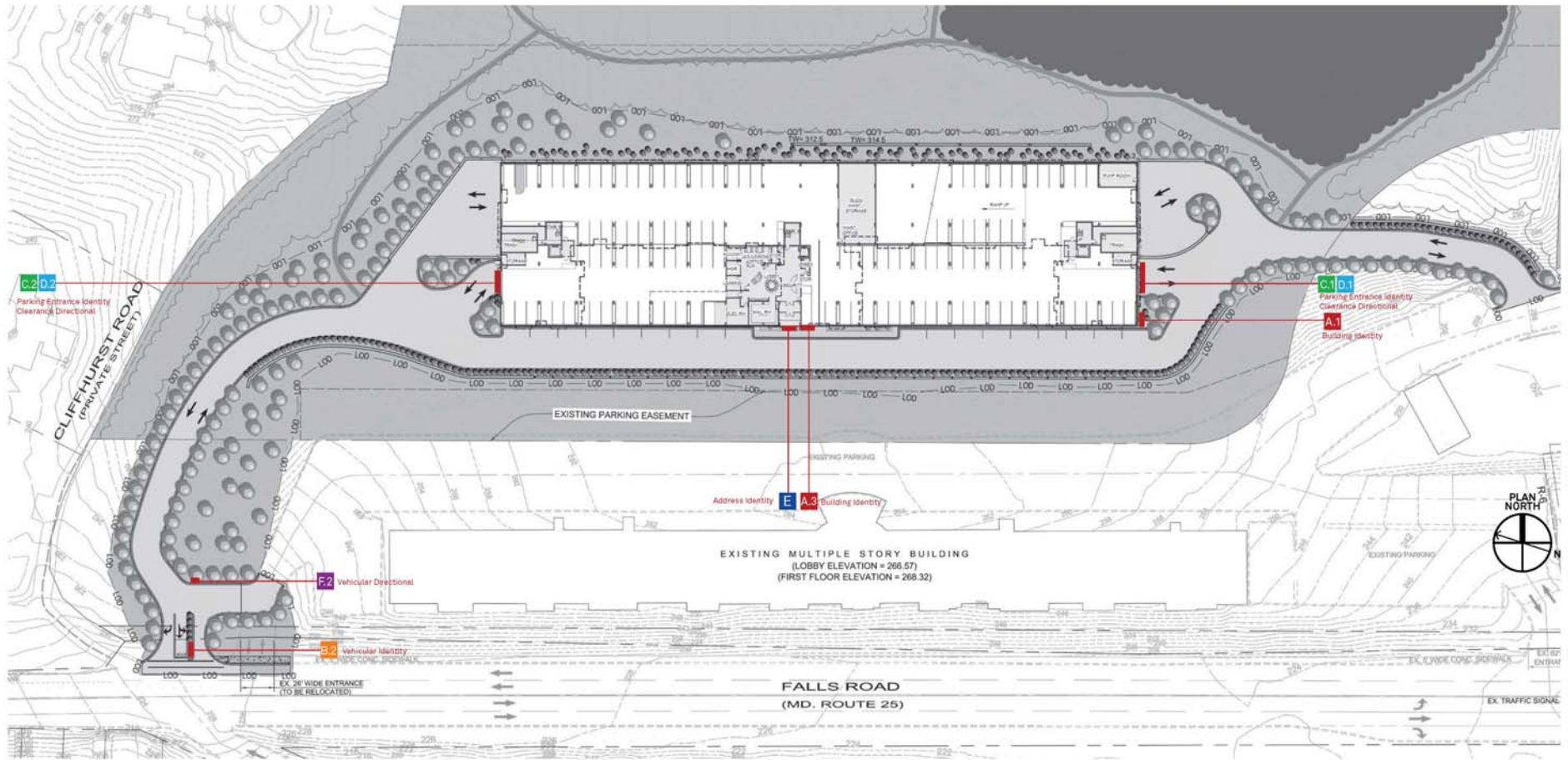
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ROLAND PARK
APARTMENTS

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Signage Location Plan

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ROLAND PARK
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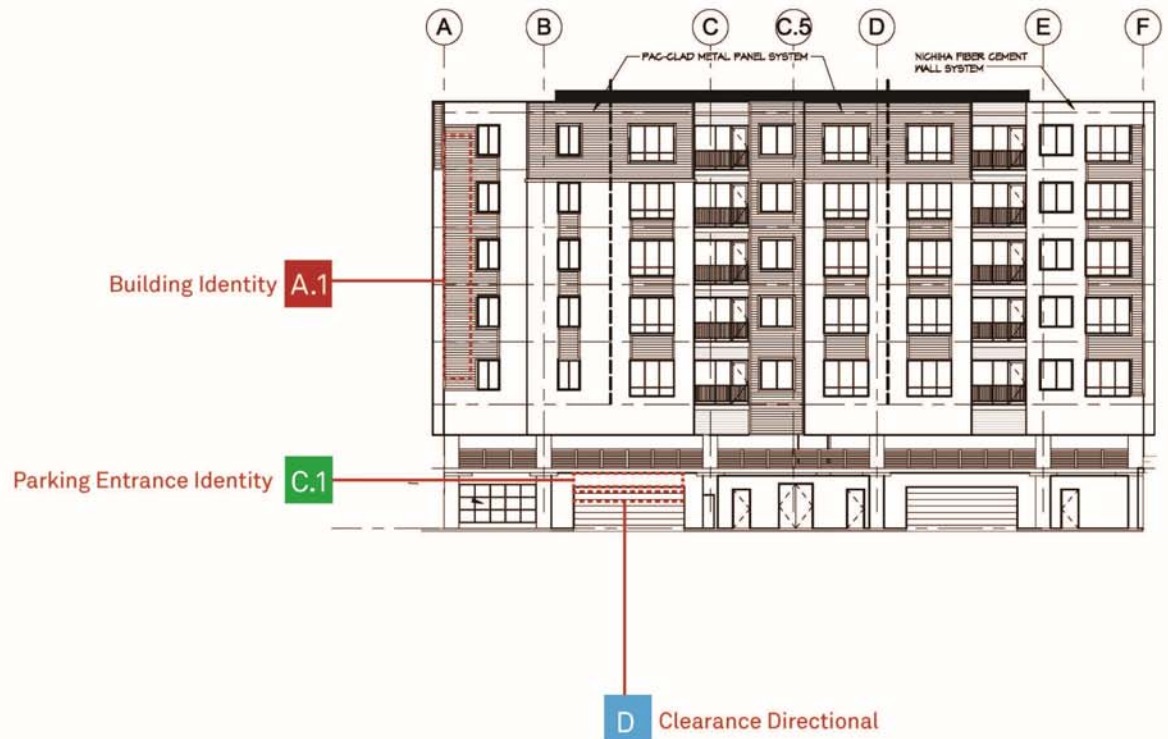
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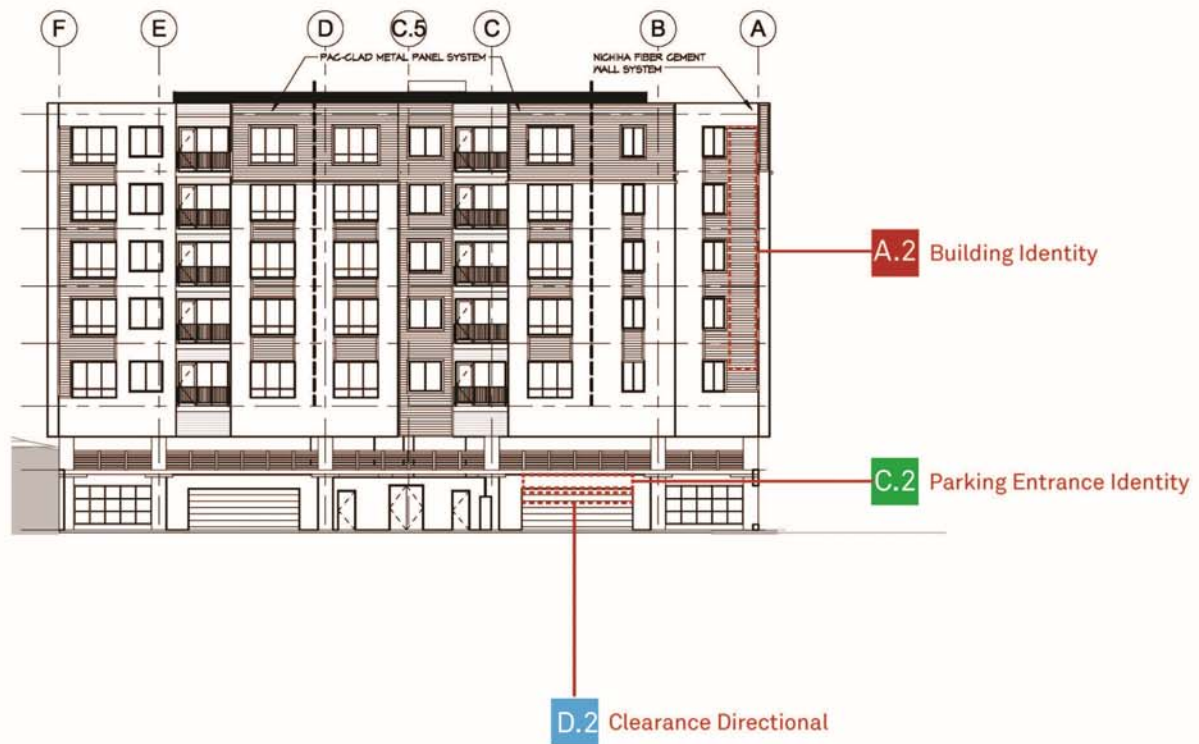
**YOUNTS
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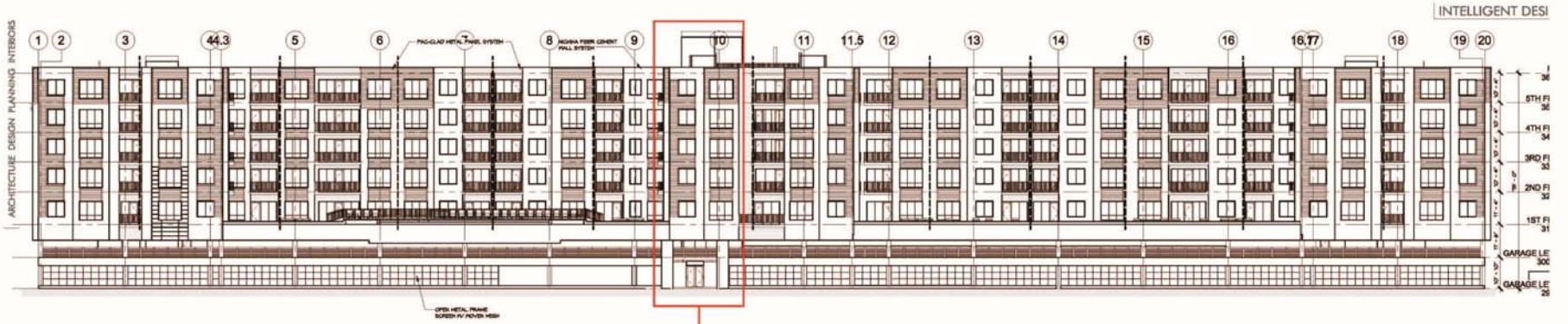
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East Elevation



West Elevation



A.3 Building Identity

E

Address Identity

South Elevation

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No Signage on Plan-North Elevation

North Elevation

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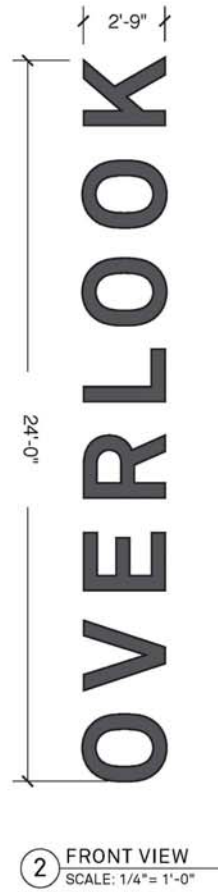
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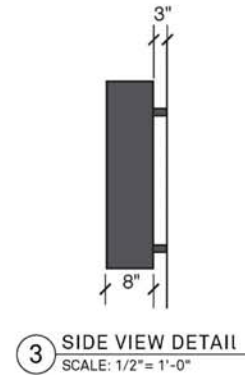
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66 SQ. FT TOTAL.



A.1 Building Identity

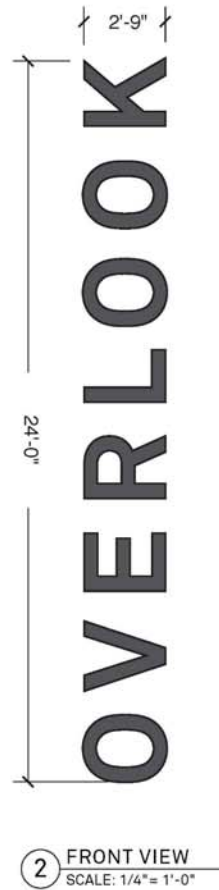
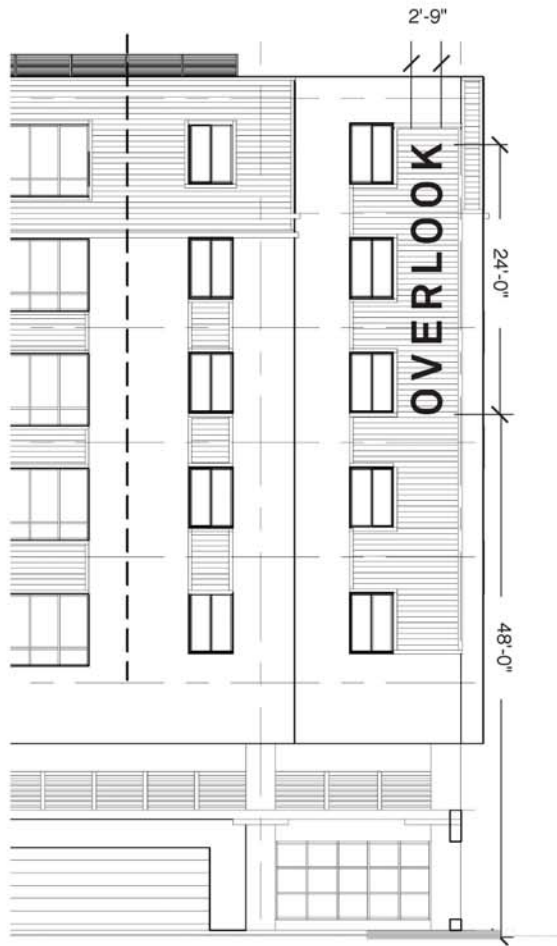
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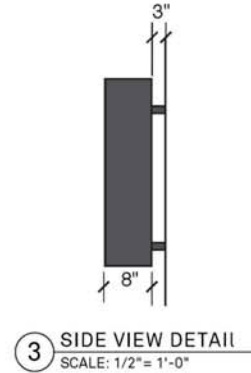
UDARP PRESENTATION

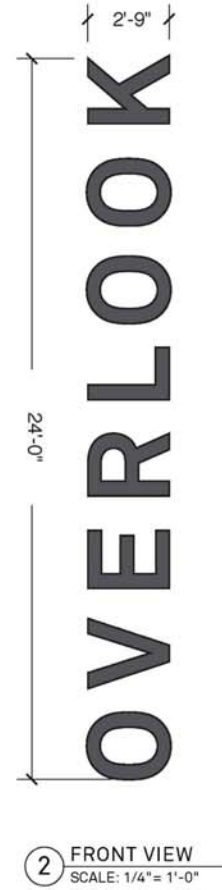
**YOUNTS
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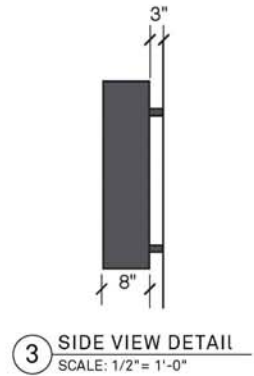
66 SQ. FT TOTAL.





2 FRONT VIEW
SCALE: 1/4" = 1'-0"

66 SQ. FT TOTAL.



3 SIDE VIEW DETAIL
SCALE: 1/2" = 1'-0"

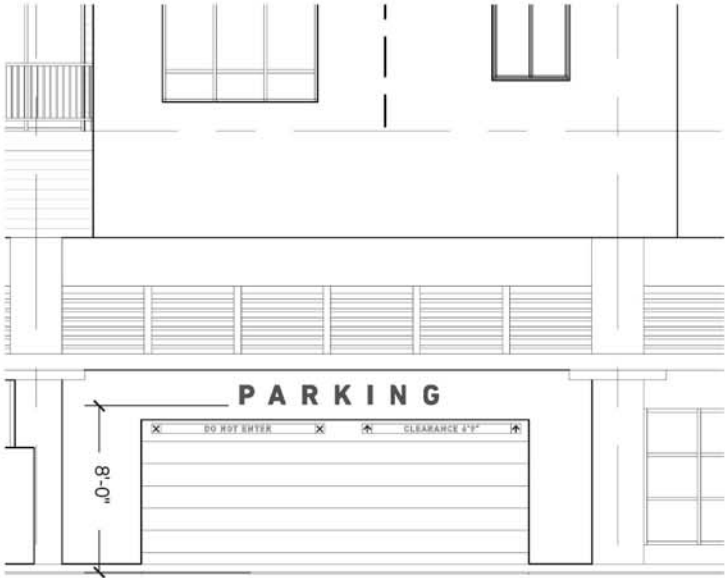
A.3 Building Identity

11.66 SQ. FT EACH.

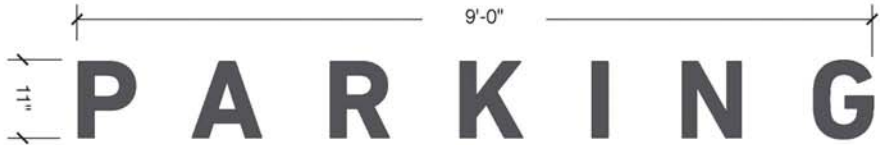


① LOCATION ELEVATION
SCALE: 1/2" = 1'-0"

8.25 SQ. FT TOTAL.



1 LOCATION ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT VIEW
SCALE: 3/4" = 1'-0"



3 SIDE VIEW DETAIL
SCALE: 3/4" = 1'-0"

C Parking Garage Identity

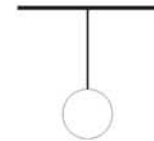
4.25 SQ. FT TOTAL EACH.



1 LOCATION ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT VIEW
SCALE: 3/4" = 1'-0"



3 SIDE VIEW DETAIL
SCALE: 3/4" = 1'-0"

D Clearance Directional

4.375 SQ. FT TOTAL.



2 FRONT VIEW
SCALE: 3/4" = 1'-0"



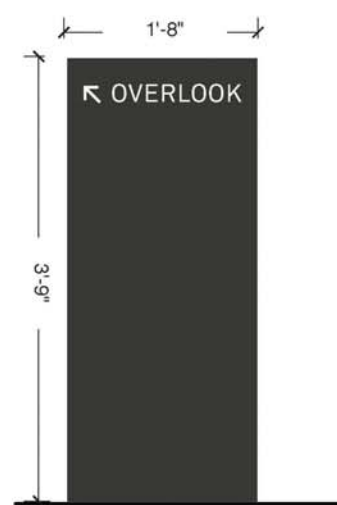
1 LOCATION ELEVATION
SCALE: 3/16" = 1'-0"

E Address Identity

4.375 SQ. FT TOTAL.



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



2 FRONT VIEW
SCALE: 1" = 1'-0"



3 SIDE VIEW
SCALE: 1" = 1'-0"

F Vehicular Directional

General Criteria

Tenants shall comply with these Criteria in addition to City of Baltimore requirements. The most restrictive requirements shall govern.

Signage is a major visual element to be provided by the Tenant. Imaginative, progressive and creative signage is essential to the success of the Tenant's store. Signage must be provided for each entrance elevation of the Tenant's premises. An optional second sign is available for tenants occupying a corner location if approved by Landlord. All signage is subject to the Landlord's written approval. Additionally, signs which are visible from the parking area or public street are subject to the approval of, and must meet the sign requirements of the City of Baltimore, from which a sign permit is required. The Tenant Signage Design Criteria is part of the Tenant's Lease and the Tenant is required to comply with these requirements. The Landlord reserves the right to disapprove any signage that does not comply with the Landlord's criteria. Any signs fabricated and installed without prior approval in writing from the Landlord will be removed by the Landlord. All costs for removal, including but not limited to patch and repair of the building, will be at the Tenant's expense.

APPROVALS OF TENANT SIGNAGE

Artwork Submittals

All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to development of any signage.

Concept Drawing Submittal

1. Included in preliminary storefront submittal, and prior to shop drawings and sign fabrication, tenant shall submit for Landlord approval three sets of Concept drawings reflecting the design of all sign types.
2. Sign concept drawings are to be submitted concurrently with storefront design. Partial submittals will not be accepted.

Shop Drawing Submittal

Upon approval, in writing, of concept drawings from Landlord, three complete sets of shop drawings are to be submitted for Landlord approval, including:

1. Fully-dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
- Elevations of storefront showing design, location, size and layout of sign drawing to scale indicating dimensions, attachment devices and construction detail.

- Section through letters and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.
 - Cut-sheets of any external light fixtures.
 - The tenant shall provide actual samples of materials and paints. Samples should include the proposed sign manufacturer's name and contact information.
 - Full-size line diagram of letters and logo may be requested for approval if deemed necessary by the Landlord.
2. A full set of final shop drawings must be approved and stamped by the Landlord prior to permit application of sign fabricator.
 3. Following Landlord's approval of sign shop drawings, Tenant or his agent shall submit to the City of Baltimore, sign plans signed by the Landlord and applications for all permits for fabrication and installation by Sign Contractor. Tenant shall furnish the Landlord with a copy of said permits prior to installation of Tenant's sign.
 4. Signs shall be inspected upon installation to assure conformance. Any work unacceptable shall be corrected or modified at the Tenant's expense as required by the Landlord.

GENERAL SIGNAGE DESIGN GUIDELINES

Design Objective

The primary objective of the sign design criteria is to generate high quality, creative tenant signage. Tenants are encouraged to combine a variety of materials, lighting methods, colors, type styles, and graphic elements for unique storefront signage at Point Street Apartments.

Signage Guidelines

1. Each tenant is responsible for the cost of design, fabrication, installation, electrical power, and maintenance of their storefront signage.
2. Approval may be subject to compatibility with existing (previously approved and installed) signage.
3. Signs may be located adjacent to entries or storefronts only, unless otherwise indicated in building elevations provided by Landlord.
4. Only one primary sign and one blade sign per Tenant unless the Tenant occupies a corner location.
5. Additional signage beyond the one primary sign and one blade sign must be approved by the Landlord on a case by case basis.
6. Refer to Landlord sign plans and elevations for approved sign locations and size requirements.

7. Signs that incorporate creative logos or graphic elements along with the business identity are encouraged on blade sign only. Facade-mounted tenant ID's shall have typographical logos only with no use of iconic logos.
8. Signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building. In all cases, the copy area shall maintain a margin of at least 3" from any edge of the sign face area.
9. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are approved by the Landlord.
10. Any special conditions or deviations from the guidelines in the sign criteria are to be approved in writing after submittal to the Landlord.
11. As a safety concern, conduits, transformers and electrical service must be covered and not exposed to the public.
12. Service entrance areas will be marked only with standard wayfinding identification which will include the tenant's name and address/store number. Promotional signs are prohibited in this area.
13. The installation or removal of any tenant signage shall not cause permanent damage to the facade of any building.

Storefront Display Zone

1. Where storefronts occur, the area from the lease line extending 4'-0" into the store interior constitutes the display zone.
2. Special lighting and/or design criteria may be imposed by the landlord in this area to ensure the highest level of quality for the project.
3. No fixed window graphics or signage will be allowed, except for store hours. 1" max cap height for store hours limited to 1 square foot area. Signs may be installed behind the windows.
4. The storefront must be clear of displays or signage obstructions to allow for 70% visibility of store interior when storefront is viewed from outside. Any exceptions must be approved by the Landlord on an individual basis or if architecture does not provide enough glass to meet the 70% coverage.
5. All windows in a tenant's premises must be maintained at all times with brightly illuminated and professionally trimmed merchandise displays.
6. The tenant's lighting at exterior windows shall be to the Landlord's specifications and shall be controlled by a 24 hour time clock set in accordance to the hours specified in the lease agreement.

Lighting

1. The use of creative signage lighting is required with the following criteria:
2. Illumination will be provided by the tenant and the landlord will provide a power connection point.
3. Tenants will be responsible for electricity service costs directly related to any illuminated signage.
4. The illumination to a tenant's signage shall be controlled by a 24 hour time clock set in accordance to the landlord's specified hours.
5. No illuminated light box signs are allowed.
6. Lighting for all tenant signs shall be turned on during all hours of center operation.

Colors

1. Sign colors are to provide sufficient contrast against building background colors and are to be varied from the adjacent tenants while complementing the architectural aesthetic.
2. Color of letter returns are to contrast with building colors for good daytime readability while complementing the architectural aesthetic.
3. All sign colors are subject to review and approval.

Alfresco Seating Zone

1. Tenants must provide the landlord with intended function of outdoor space and hours of operation as part of the application to use the outdoor tenant space.
2. The placement, colors and design of all tables, chairs, benches, landscaping planters, light fixtures, umbrellas and trash receptacles shall be approved by the landlord prior to the tenant's occupation of the storefront space.
3. All furniture and area within the outdoor tenant space must be maintained and kept clean by the tenant as outlined in the leasing agreement.
4. Tenants will maintain a reasonable level of noise, light and customer behavior as agreed between the tenant and landlord. The tenant shall also meet all applicable local codes and regulations set forth by the City of Baltimore.

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ROLAND PARK
APARTMENTS

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Signage Construction Requirements

Calculating Signage Area

Copy area shall be computed by surrounding each graphic element with an rectangle or square, calculating the area contained within the shape, and then computing the sum of the areas. Elements such as swashes, simple lines, back plates or other decorative touches must be included within limits of the rectangle or square shall be included as part of the copy area.

Letter height shall be determined by measuring the tallest letter of a tenant's identity, inclusive of swashes, ascenders, and descenders.

SIGNAGE CONSTRUCTION REQUIREMENTS

General

1. All signs shall be designed, installed, illuminated, located, and maintained in accordance with the provisions set forth in these regulations and all other applicable codes and ordinances.
2. All signs must meet all standards set forth in the shops at Point Street code and must be approved by the Landlord before permit submittal.
3. The Landlord does not accept the responsibility of checking for compliance with any codes having jurisdiction over the shops at Point Street nor for the safety of any sign, but only for aesthetic compliance with this sign criteria and its intent.

Fabrication Requirements

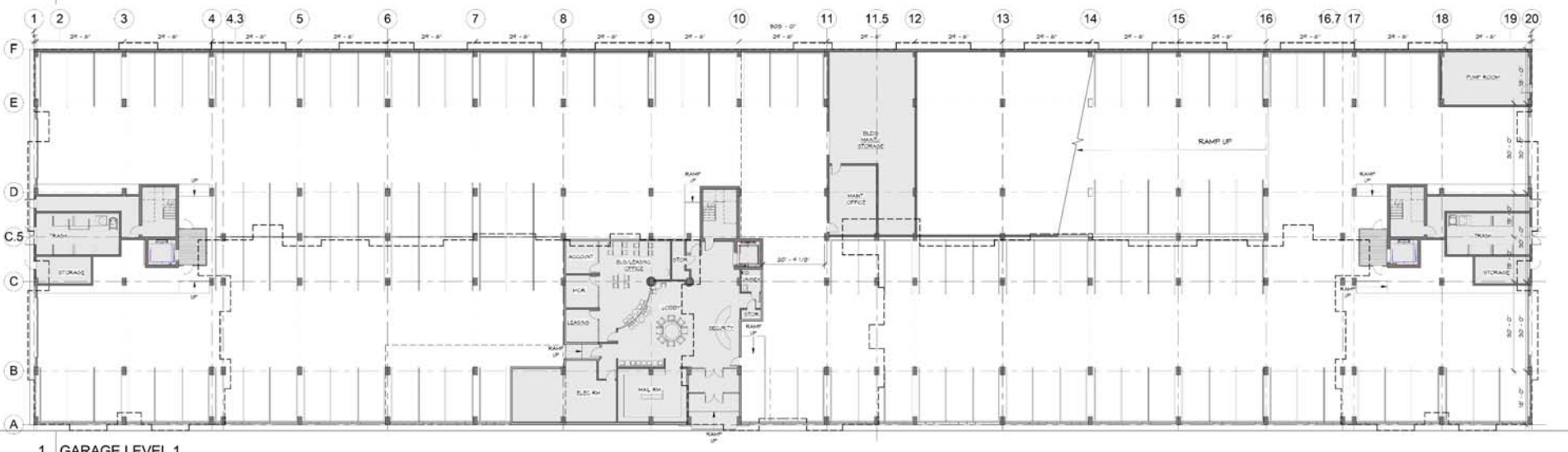
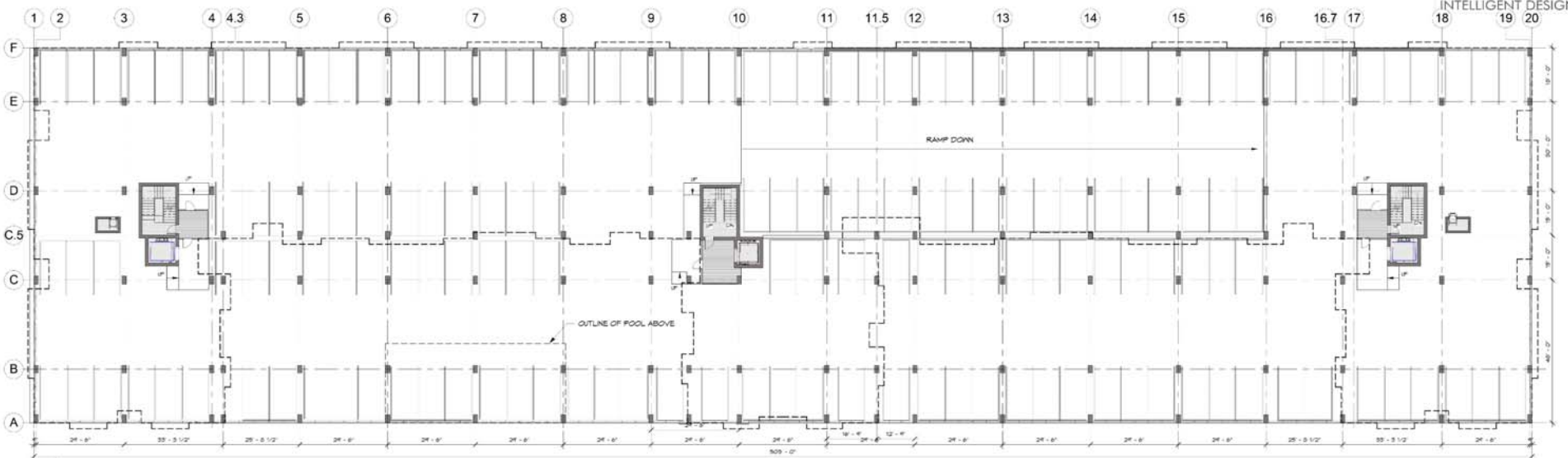
1. All sign fabrication work shall be of excellent quality and identical of Class A workmanship. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
2. Signs must be made of durable rut-inhibiting materials that are appropriate and complementary to the design of the shops at Point Street.
3. All formed metal, such as letter forms, shall be fabricated using full weld construction with all joints ground smooth.
4. All ferrous and non-ferrous metals shall be separated with non conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
5. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips attached to letter sides will not be permitted.

6. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved drawings.
7. Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
8. Finish surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
9. All lighting must match the exact specifications of the approved working drawings.
10. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
11. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron metal will be allowed.
12. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes. Such labels may not be visible from the street or from normal viewing angles.
13. Penetrations into building walls, where required, shall be made water proof by the tenant's sign contractor.
14. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on the above shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
15. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
16. Signs illuminated with neon shall use 30 m.a. transformers. The ballast for fluorescent lighting shall be 430 m.a. Fluorescent lamps will be single pin (slimline) with 12" center-to-center lamp separation maximum.

The following sign types and finishes are prohibited:

1. Sign backgrounds of plastic, lexan, or acrylic, translucent or opaque.
2. Illuminated sign boxes or cabinet signs.
3. Signs with tag lines, slogans, phone numbers, or advertising.
4. Monument style signage.
5. Temporary signage.
6. Signs with exposed conduit, junction boxes, transformers visible lamps, tubing, or neon crossovers of any type.
7. Rotating, animated and flashing signs.
8. Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
9. Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for business purposes, provided the identification is affixed in a permanent manner.
10. Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
11. Any sign designed to be moved from place to place (portable sign).
12. Balloons and inflatable signs.
13. Any signs, including freestanding signs, advertising the availability of employment opportunities.
14. Signs which emit sound, odor or visible matter or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
15. Fluorescent or reflective sign colors.
16. Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, Sintra, cardboard, foam or retainer trim cap.
17. Roof top signs.
18. Operational signs indicating telephone numbers and specialty rules.
19. Non-professional produced signs such as newspaper articles or hand-written signs may not be displayed.

ARCHITECTURE



SCALE: 1/16" = 1'-0"

ROLAND PARK APARTMENTS
 1190 WEST NORTHERN PARKWAY
 BLUE OCEAN REALTY





2 TYPICAL FLOOR LAYOUT



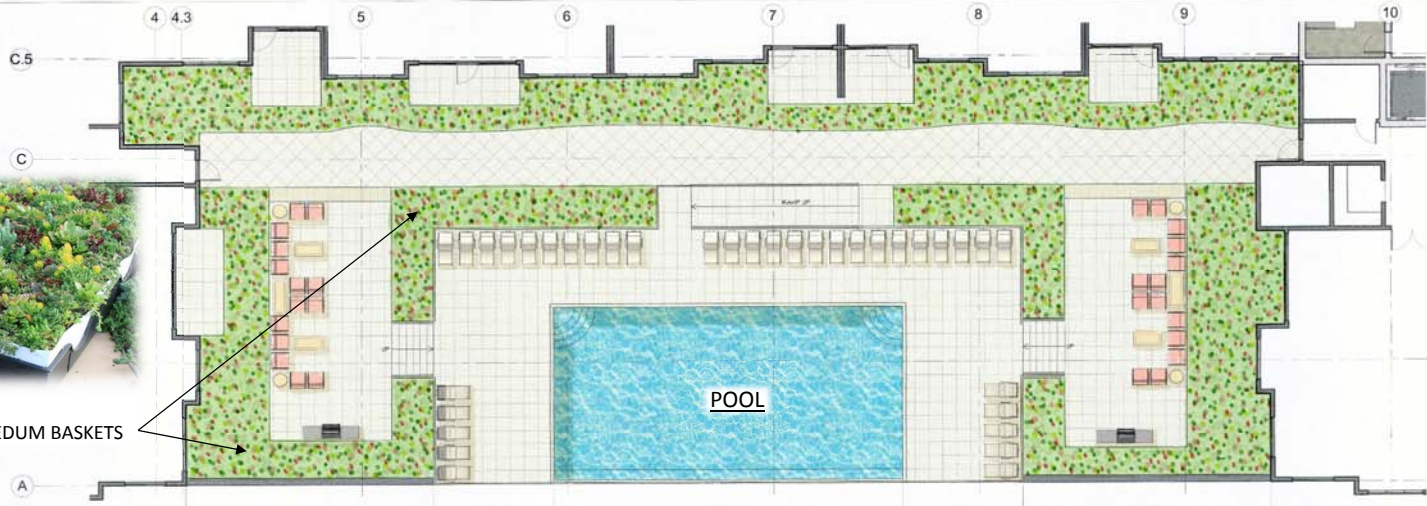
1 1ST FLOOR

ROLAND PARK APARTMENTS
 1190 WEST NORTHERN PARKWAY
 BLUE OCEAN REALTY





GREEN ROOF:
PRE-PLANTED MODULAR SEDUM BASKETS



1 ENLARGED PLAZA - POOL



PLAZA PAVERS:
LARGE FORMAT PORCELAIN PAVERS ON
PEDESTALS FLUSH WITH GREEN ROOF
SURFACE



2 ENLARGED PLAZA - GAZEBO

ROLAND PARK APARTMENTS
1190 WEST NORTHERN PARKWAY
BLUE OCEAN REALTY





1 SOUTH ELEVATION - PRELIM

OPEN METAL FRAME SCREEN IN ADVEN HERE



3 EAST ELEVATION - PRELIM

OPEN METAL FRAME SCREEN IN ADVEN HERE



ROLAND PARK APARTMENTS
 1190 WEST NORTHERN PARKWAY
 BLUE OCEAN REALTY





1 NORTH ELEVATION - PRELIM



2 WEST ELEVATION - PRELIM

ROLAND PARK APARTMENTS
 1190 WEST NORTHERN PARKWAY
 BLUE OCEAN REALTY



1 POOL PLAZA WEST



2 POOL PLAZA - SOUTH



3 POOL PLAZA - EAST



4 GAZEBO PLAZA - WEST



5 GAZEBO PLAZA - SOUTH



6 GAZEBO PLAZA - EAST



ROLAND PARK APARTMENTS
1190 WEST NORTHERN PARKWAY
BLUE OCEAN REALTY

