

Point Street Apartments

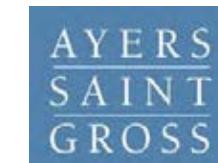
Baltimore, MD

UDARP Presentation: January 22, 2015

B E A T T Y • D E V E L O P M E N T



THE HENSON DEVELOPMENT COMPANY



MAHAN RYKIEL
ASSOCIATES INC

Context

Harbor Point Massing



Context

Harbor Point Massing



UDARP Comments

Northwest Corner

Consider adding **operable windows** at the west face of the corner tower to portray a residential feel (scale).

Consider **a more defined cap**, crown, or halo to the top of the corner tower.



Revision

Northwest Corner



Comment

Northeast
Corner

Consider a **deeper setback** ('horizontal slot') at the amenities level (like the previous scheme).



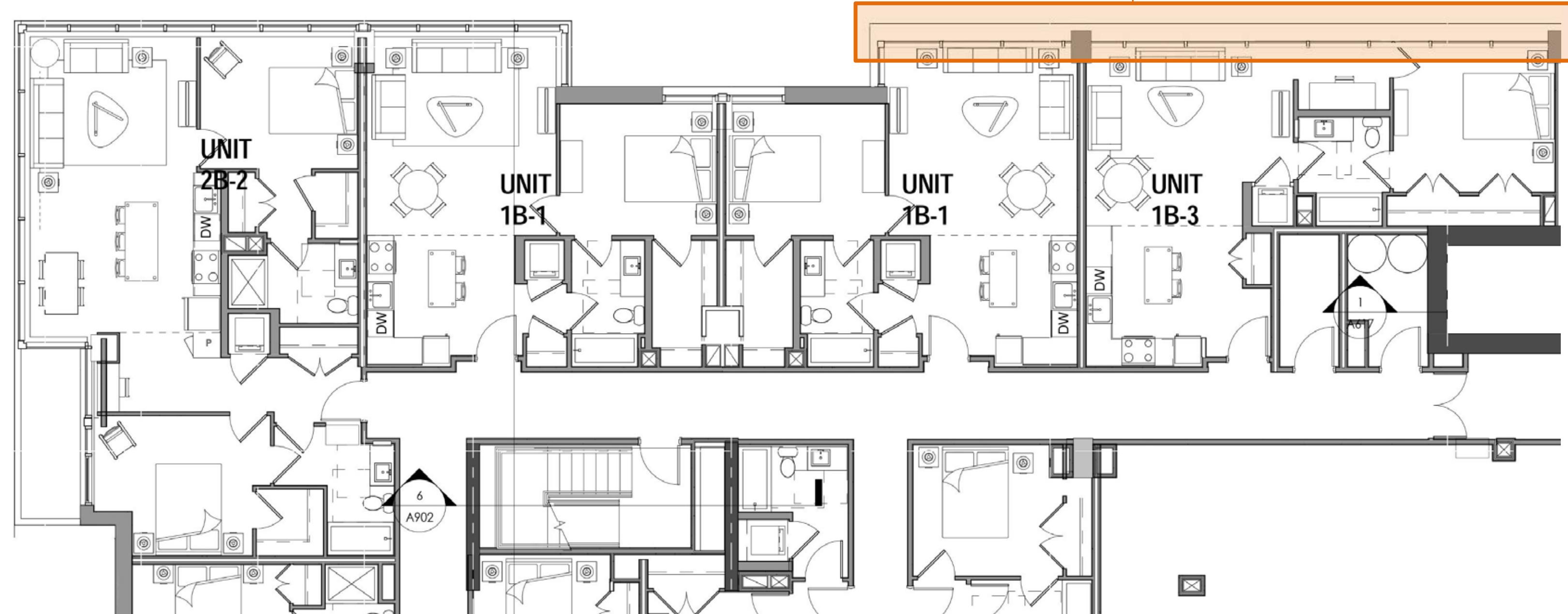
Study

Plan



In the schematic phase this area along the façade on the north was **previously amenity space, now it is residential space**.

It does maintain a different 'reading' in the façade.



Revision

Northeast
Corner



Comment

North Elevation (Facing Point Street)

Study the '**visual weight**' of the **band** just above the amenities level



Revision

North Elevation (Facing Point Street)



Comment

Southeast
Corner

Study the
'visual weight'
of the band
just above the
amenities level



Revision

Southeast
Corner



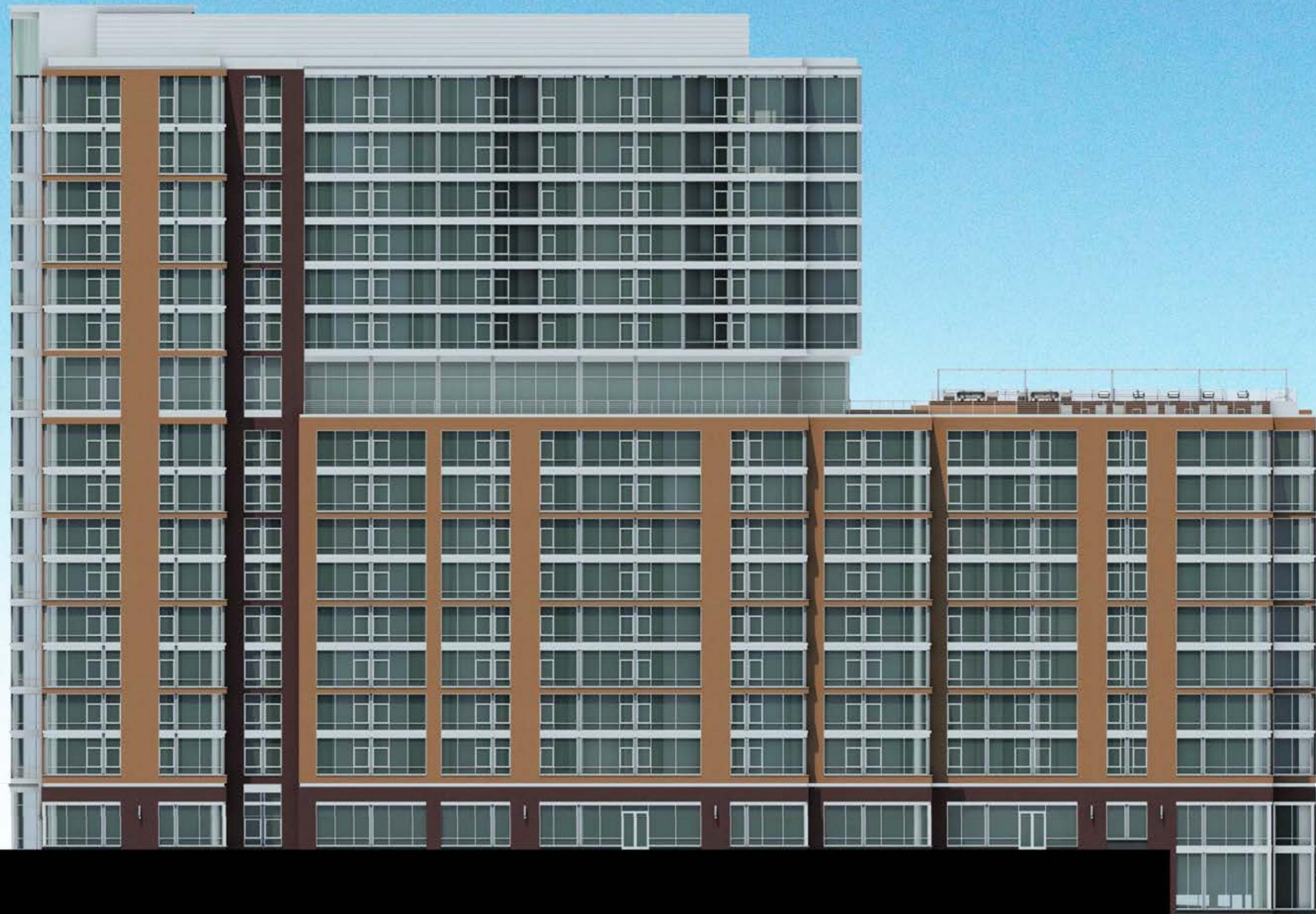
Comment

South Elevation (Facing the Harbor)



Revision

South Elevation (Facing the Harbor)



Comment

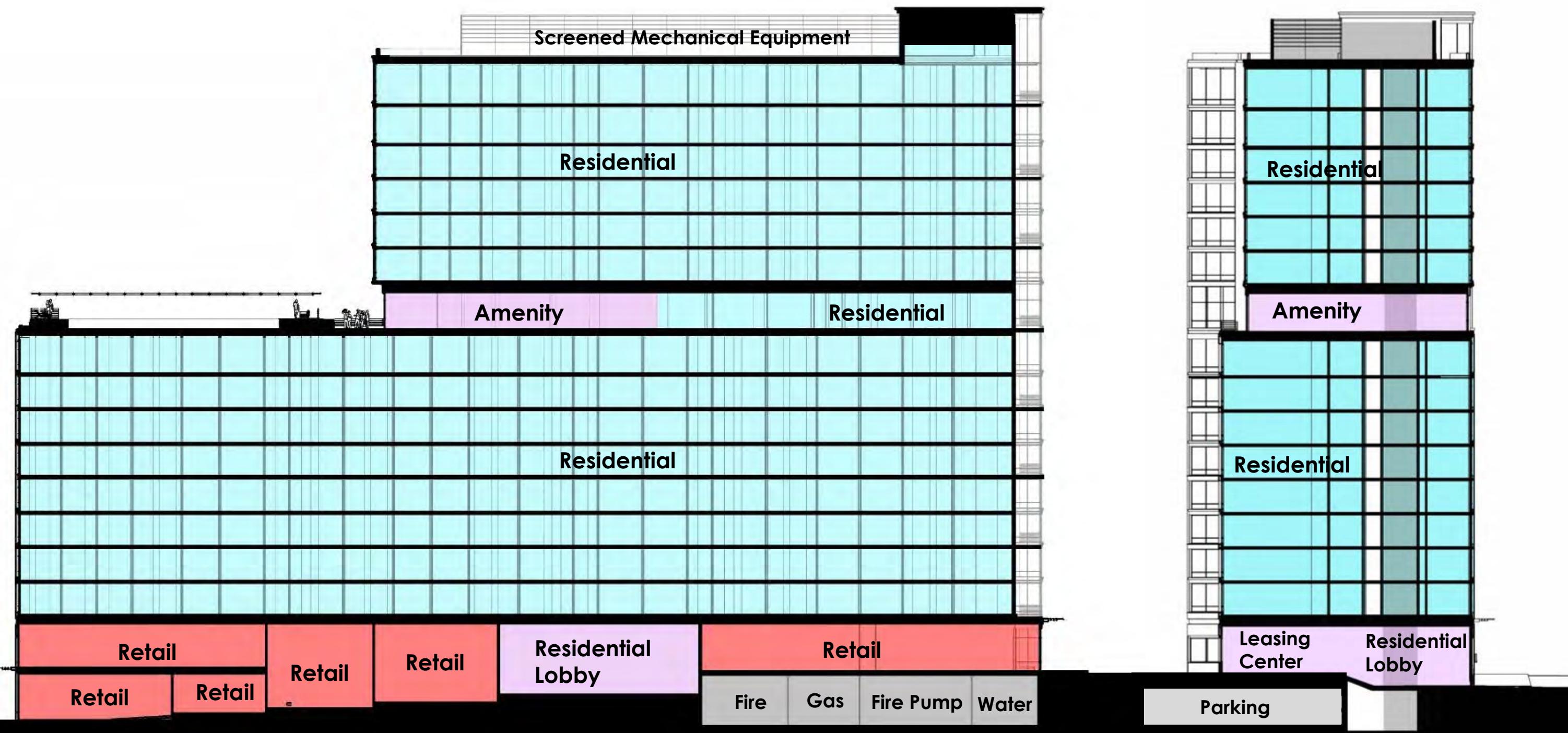
Residential Entry along Point Street

Make a stronger gesture at the residential lobby (entry) with an actually protective canopy.



Building Organization

East / West and North / South Sections



Level One Plan

(Lowest Podium Level)



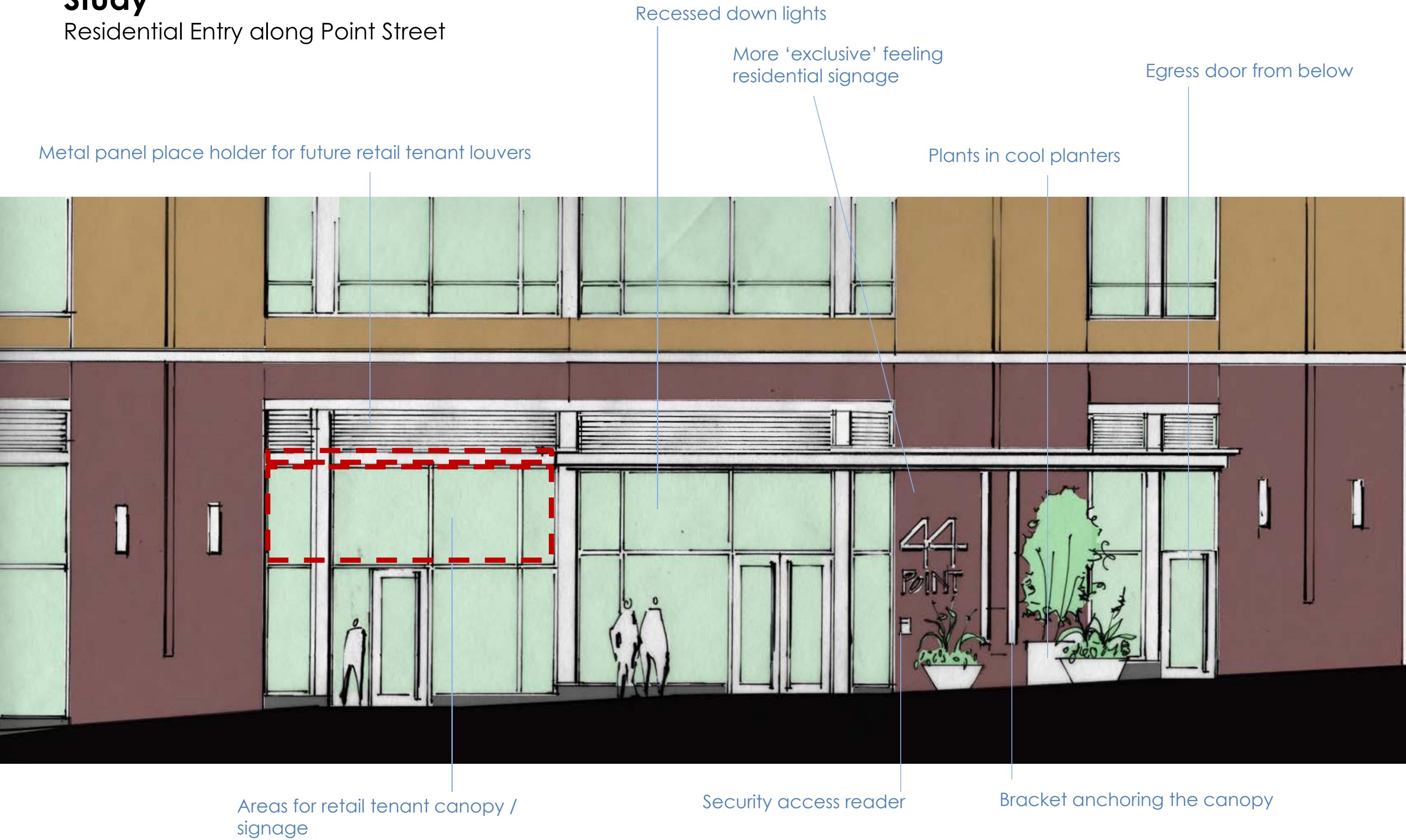
Level Two Plan

(On Top of Garage Roof)



Study

Residential Entry along Point Street



Revision

Residential Entry along Point Street



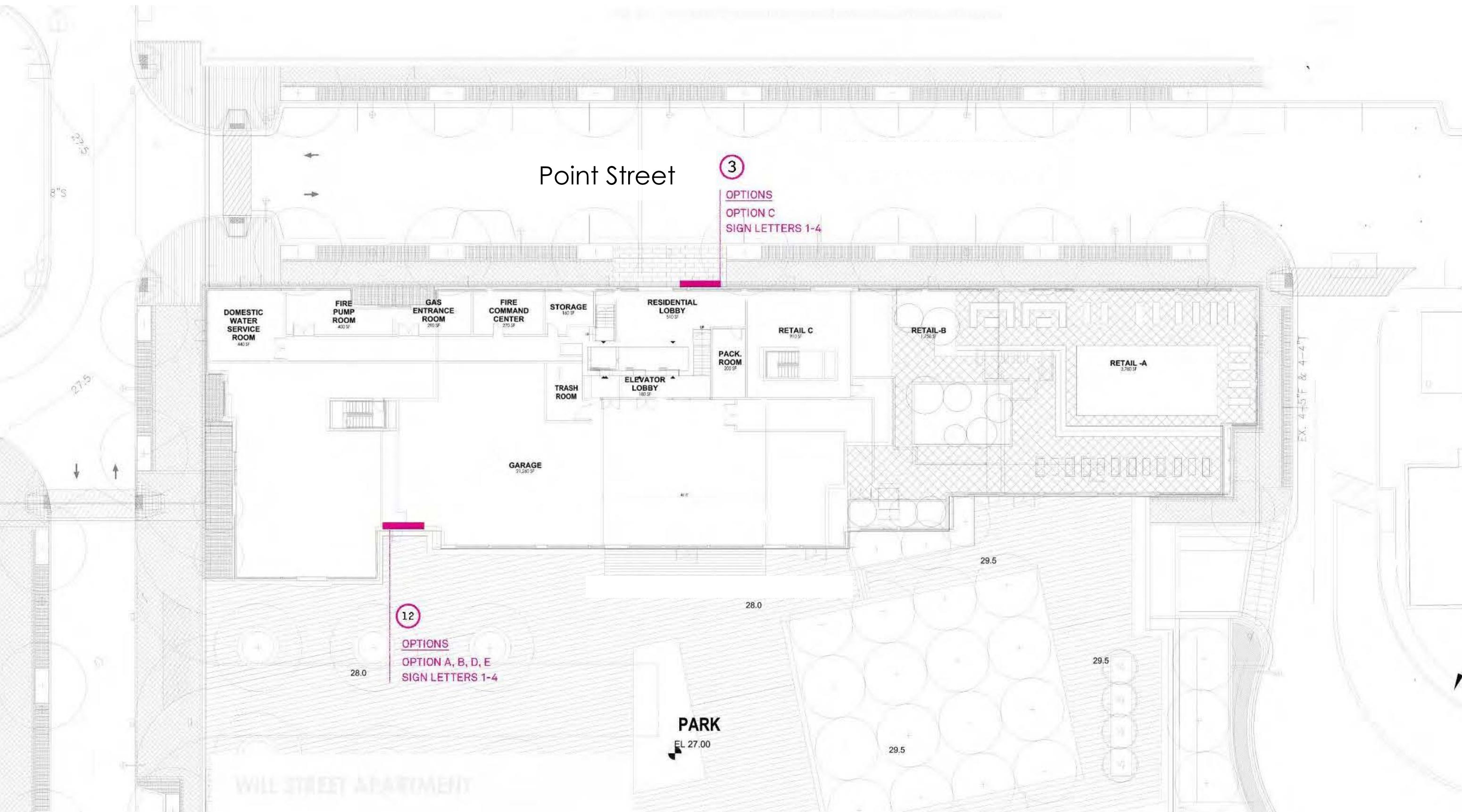
Revision

Residential
Entry along
Point Street



Signage

Residential ID Location



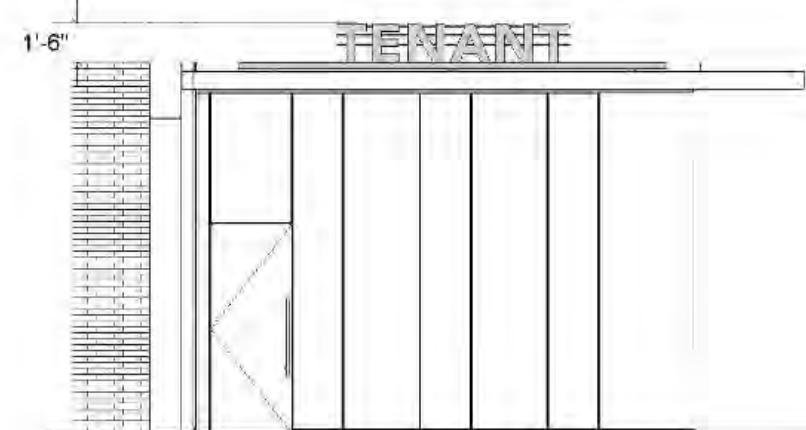
Signage

Tenant Signage Raceway

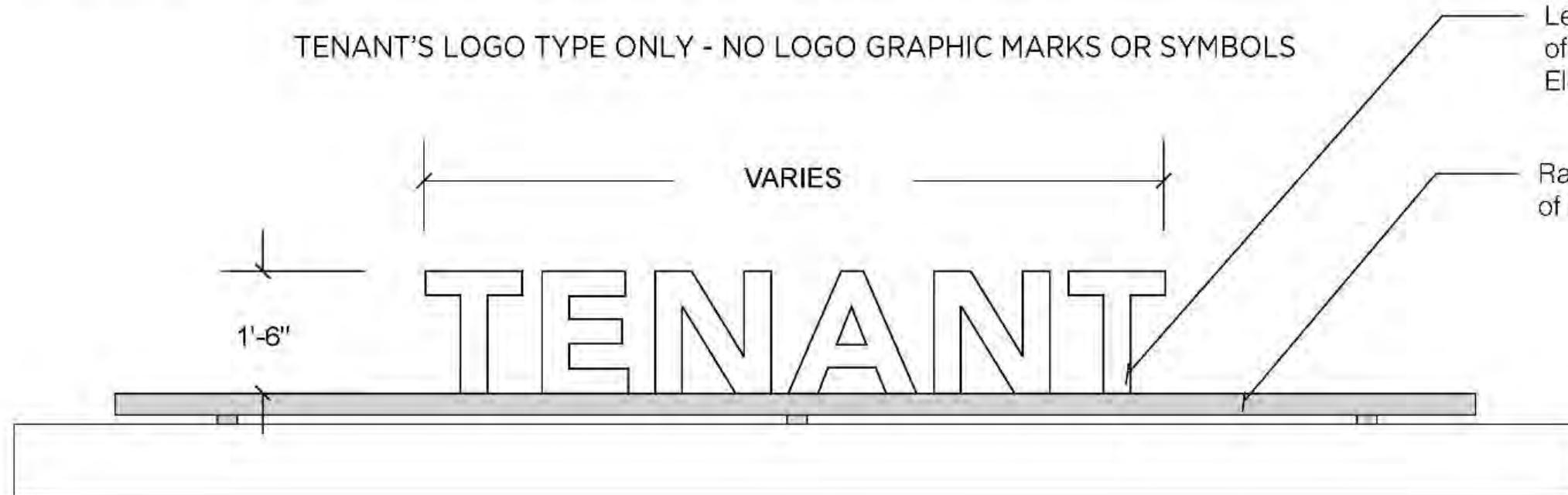
RACEWAY OPTION C: MOUNTED TO METAL CANOPY



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



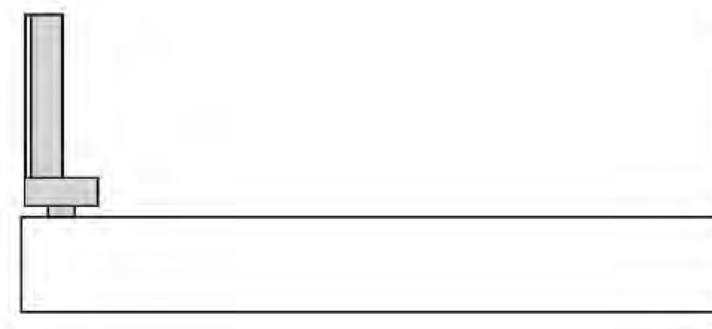
4 LOCATION ELEVATION - EXAMPLE
SCALE: 1/8" = 1'-0"



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

Letters mounted to top
of painted aluminum raceway.
Electrical concealed within

Raceway arm mounted on top
of canopy structure near edge



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

Signage

Residential ID Signs



ELEVATION, NIGHT VIEW



REFERENCE IMAGE



ELEVATION

2'-0"

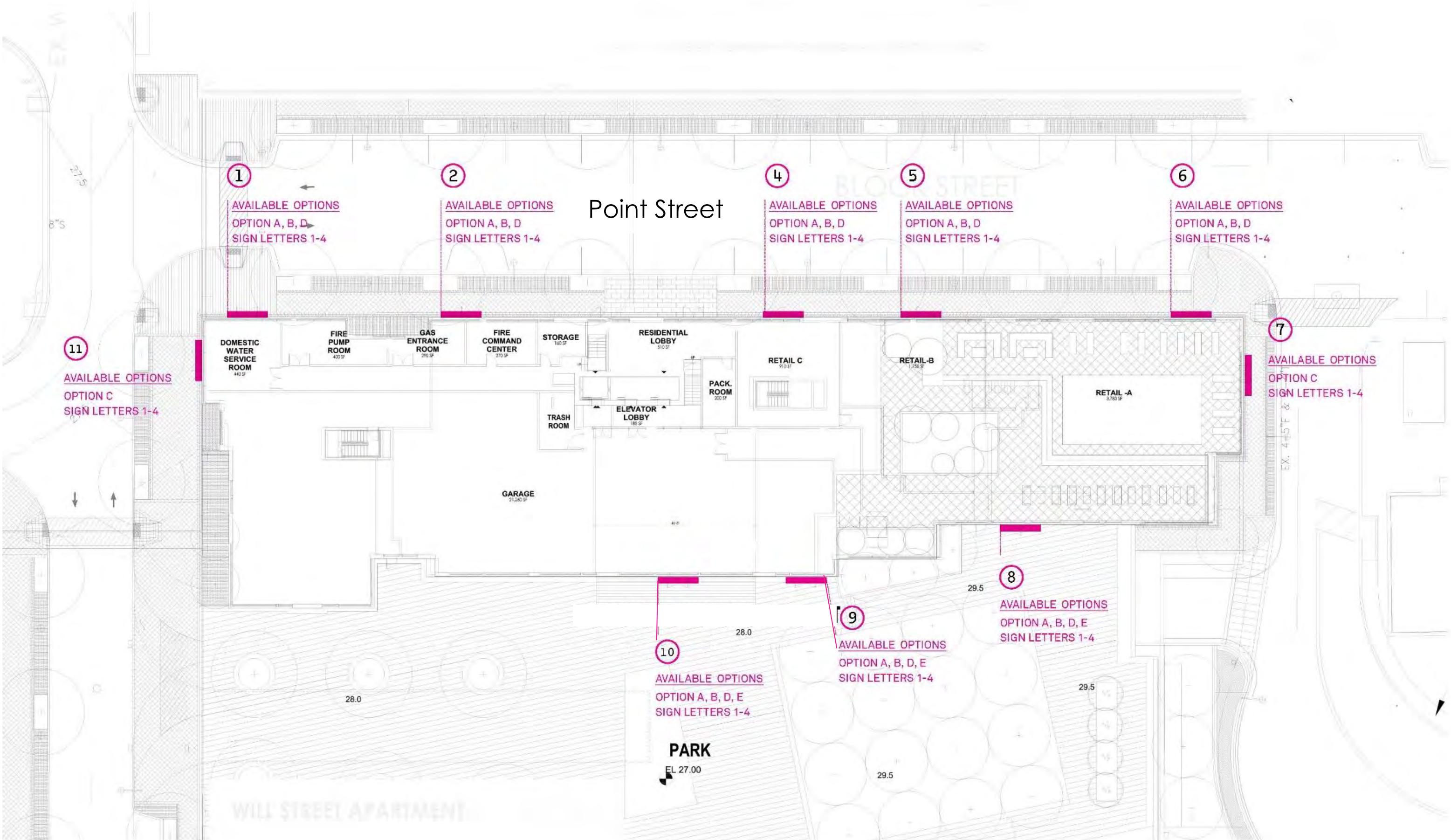
CANOPY SIGN:
EDGE-LIT ACRYLIC
LETTERS

ADDRESS SIGN:
PIN-MOUNTED LETTERS
OFF WALL

1 FRONT VIEW
3/16"=1'

Signage

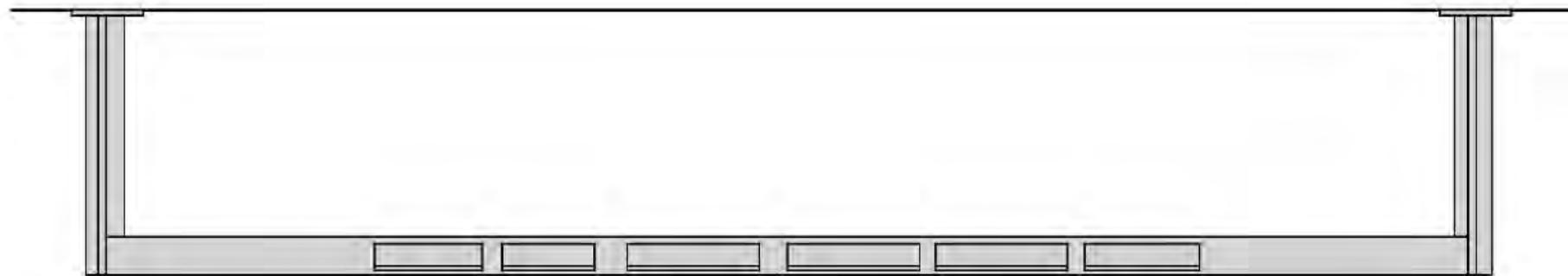
Retail ID Location



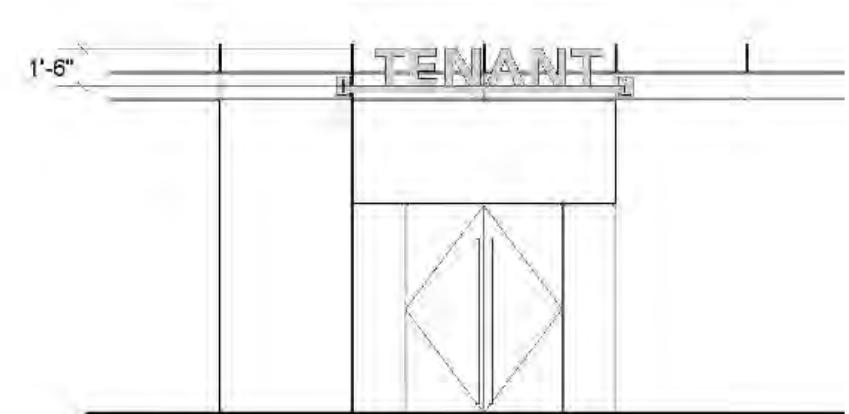
Signage

Tenant Signage Raceway

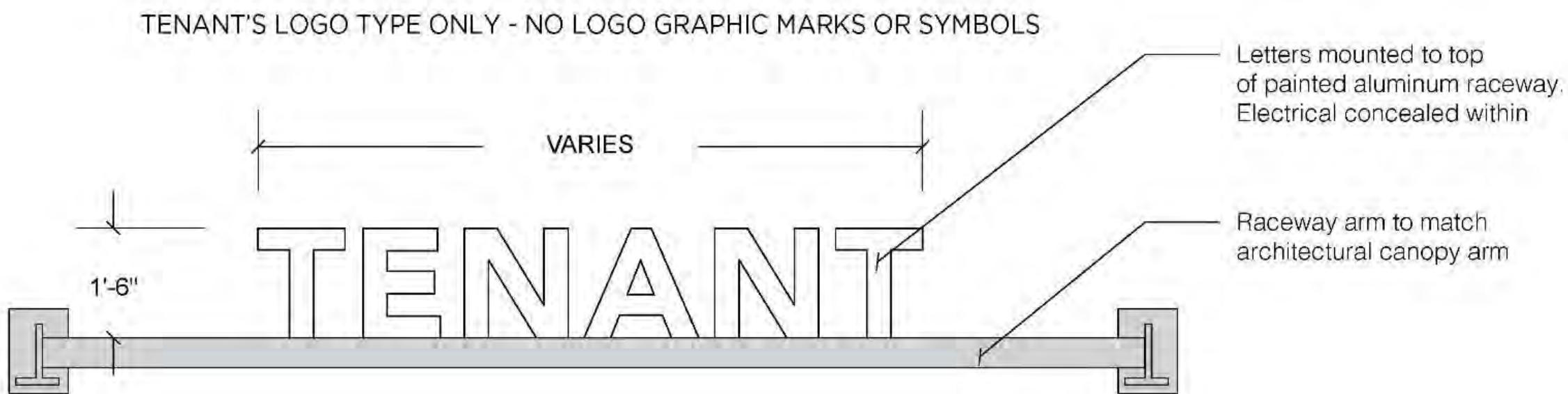
RACEWAY OPTION A: MOUNTED TO WALL METAL BAND



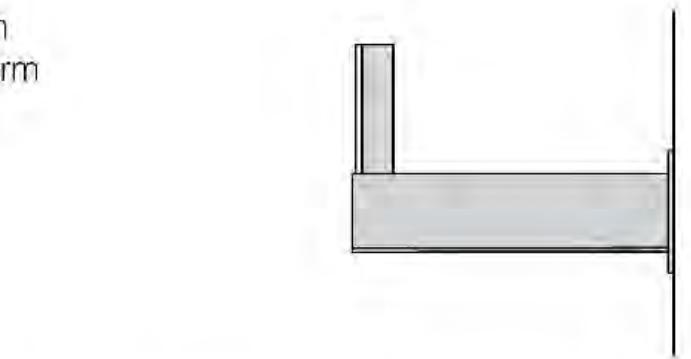
3 TOP VIEW
SCALE: 1/2" = 1'-0"



4 LOCATION ELEVATION - EXAMPLE
SCALE: 1/8" = 1'-0"



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



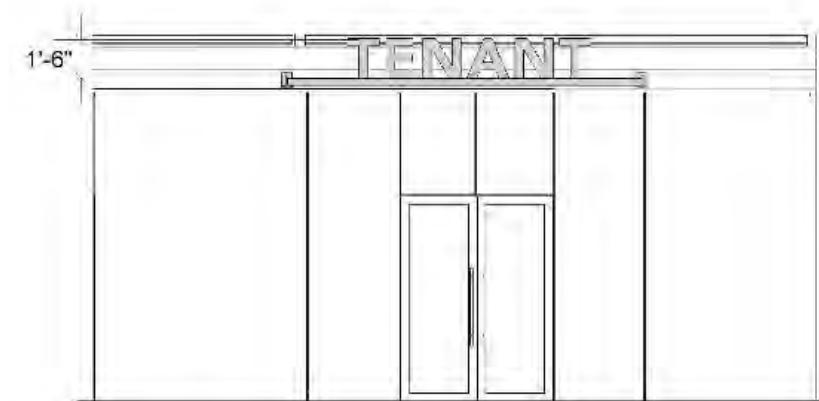
2 SIDE VIEW
SCALE: 1/2" = 1'-0"

Signage

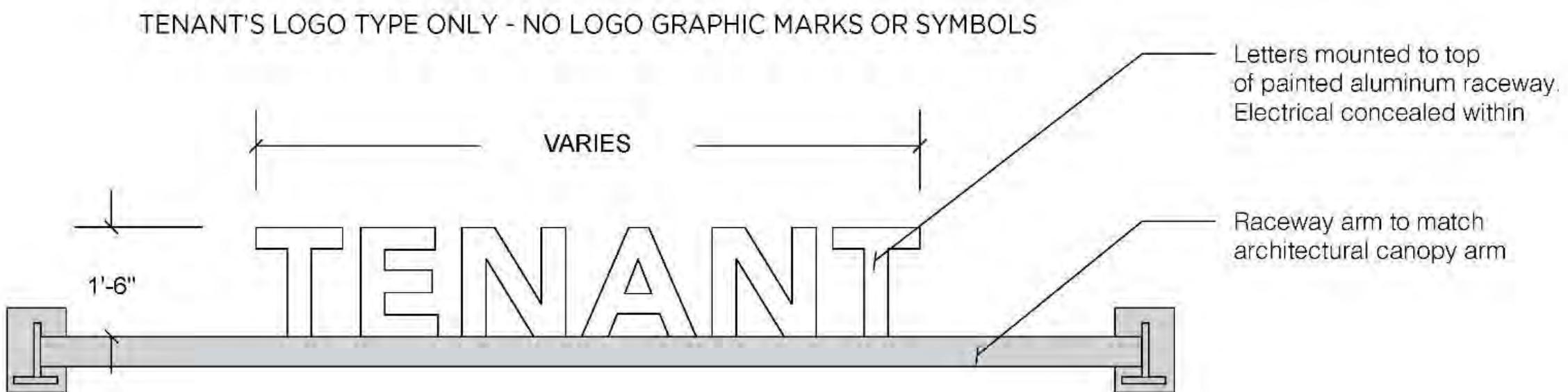
RACEWAY OPTION B: MOUNTED TO WALL MASONRY



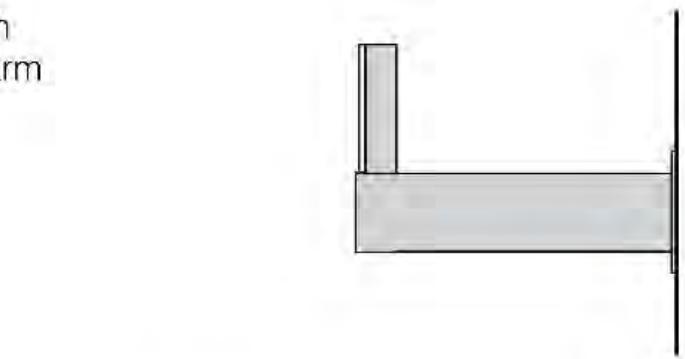
3 TOP VIEW
SCALE: 1/2" = 1'-0"



4 LOCATION ELEVATION - EXAMPLE
SCALE: 1/8" = 1'-0"



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

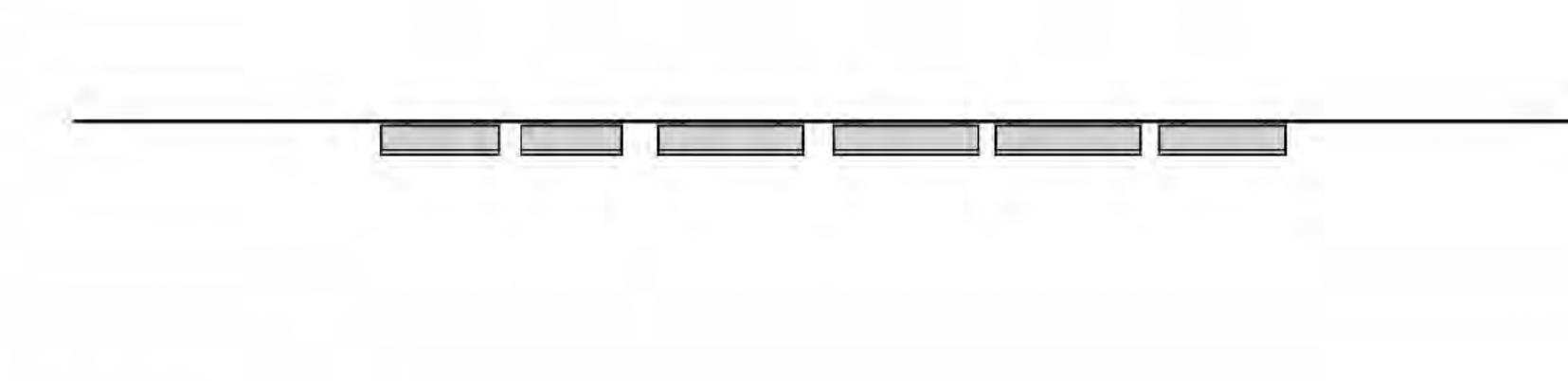


2 SIDE VIEW
SCALE: 1/2" = 1'-0"

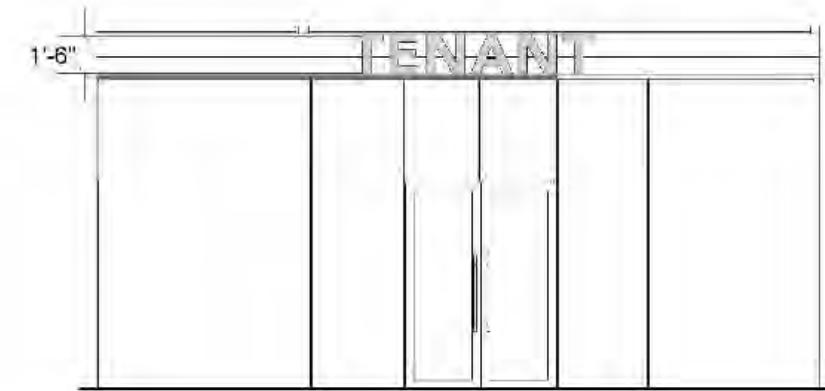
Signage

Tenant Signage Raceway

RACEWAY OPTION D: MOUNTED DIRECTLY TO WALL

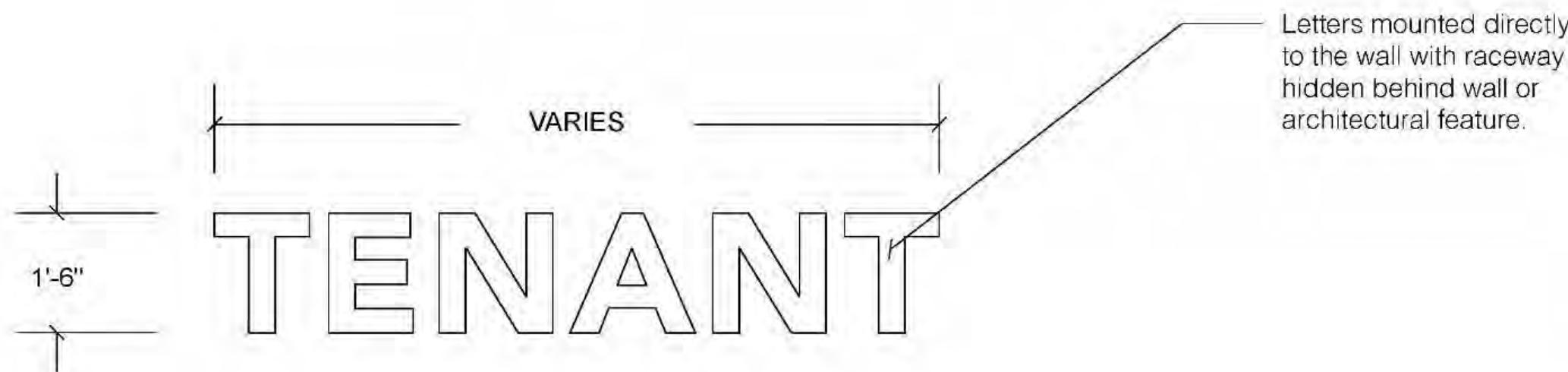


3 TOP VIEW
SCALE: 1/2" = 1'-0"



4 LOCATION ELEVATION - EXAMPLE
SCALE: 1/8" = 1'-0"

TENANT'S LOGO TYPE ONLY - NO LOGO GRAPHIC MARKS OR SYMBOLS



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

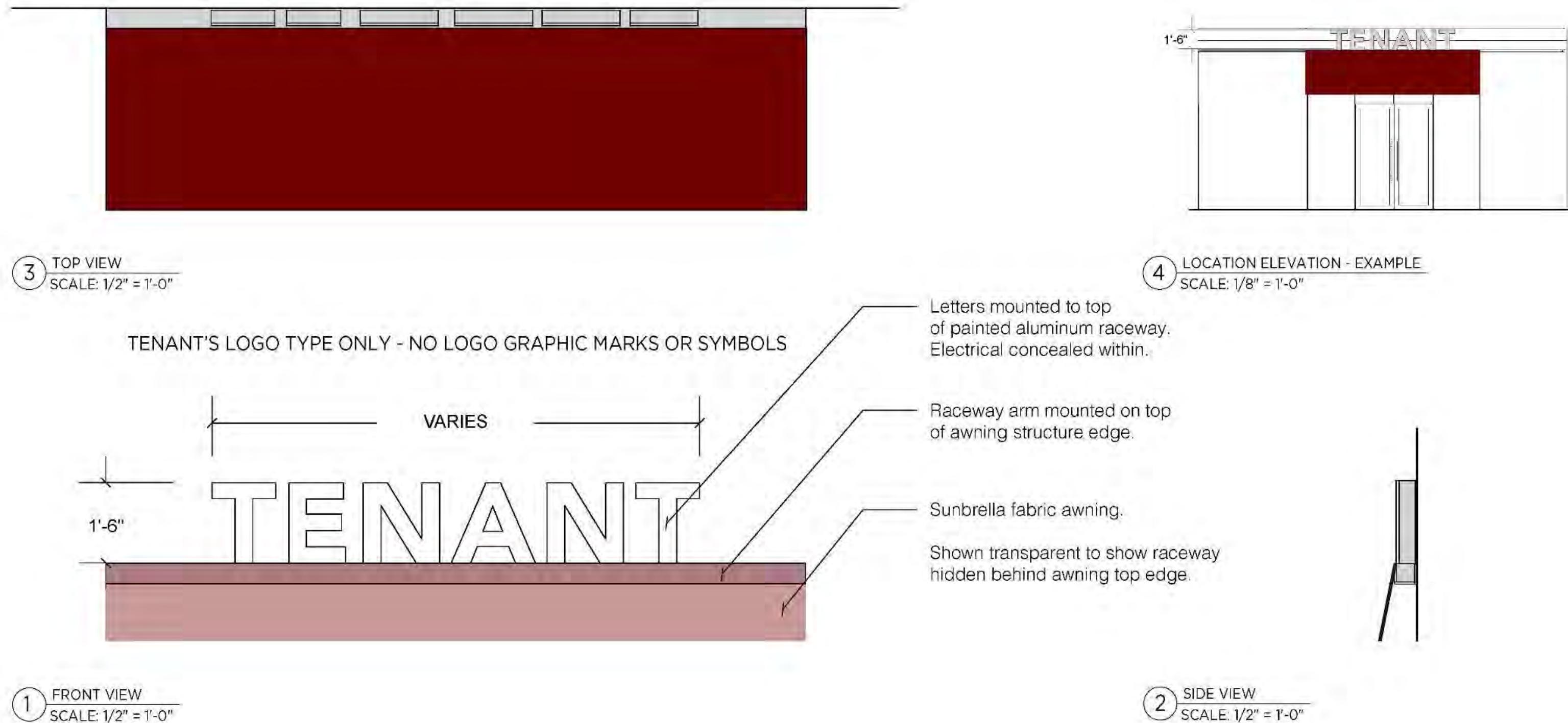


2 SIDE VIEW
SCALE: 1/2" = 1'-0"

Signage

Tenant Signage Raceway

RACEWAY OPTION E: MOUNTED ON AWNING RACEWAY



Signage

Main Tenant Sign ID Type

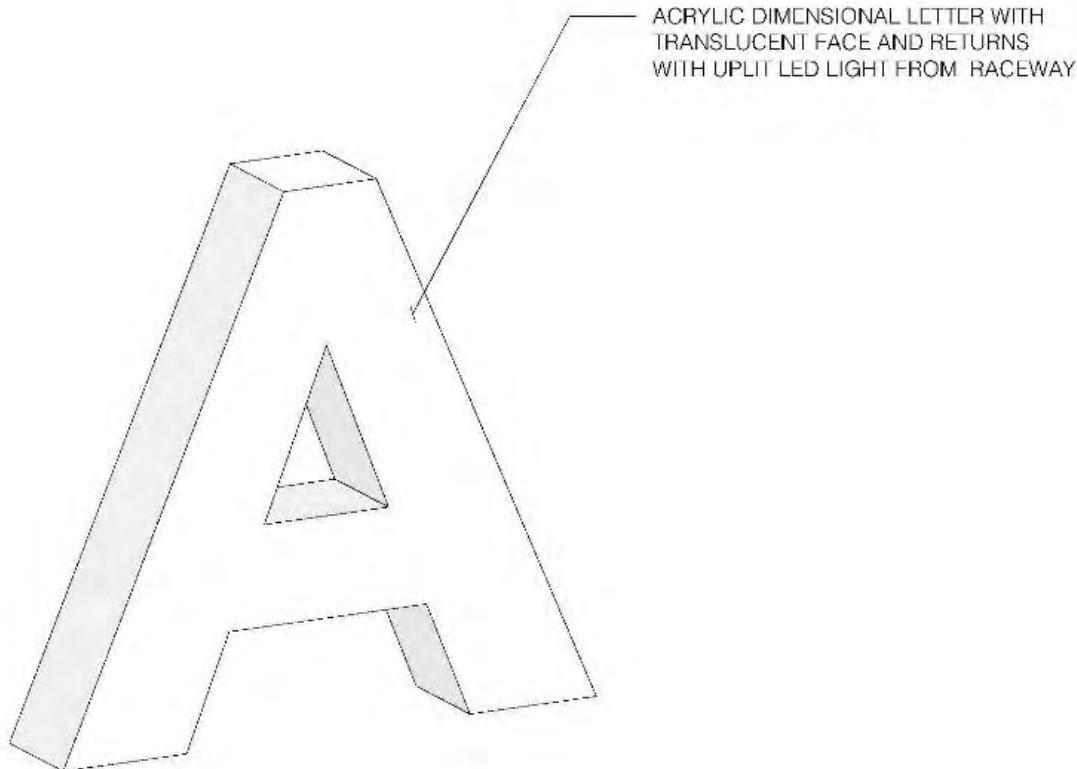
SIGN LETTER OPTION 1: ACRYLIC LETTER WITH INTERNAL LED ILLUMINATION



SIGN STYLE EXAMPLE PHOTO



SIGN STYLE EXAMPLE PHOTO



SIGN LETTER - DAY VIEW



SIGN LETTER - NIGHT VIEW

Signage

Main Tenant Sign ID Type

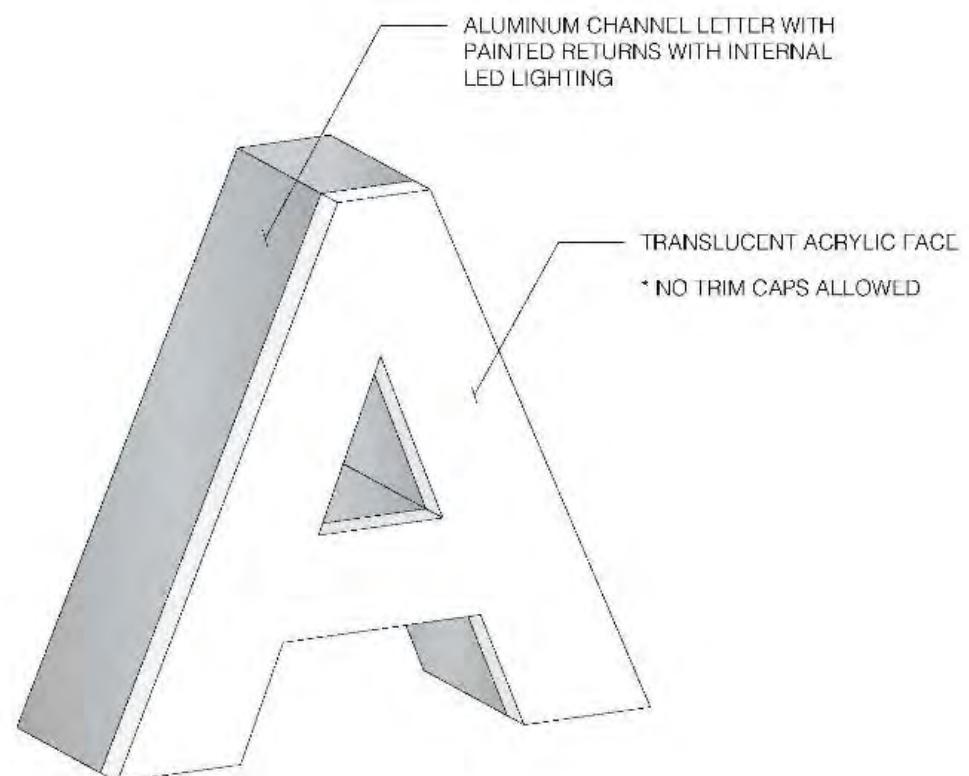
SIGN LETTER OPTION 2: ALUMINUM CHANNEL LETTER WITH TRANSLUCENT ACRYLIC FACE



SIGN STYLE EXAMPLE PHOTO



SIGN STYLE EXAMPLE PHOTO



SIGN LETTER - DAY VIEW



SIGN LETTER - NIGHT VIEW

Signage

Main Tenant Sign ID Type

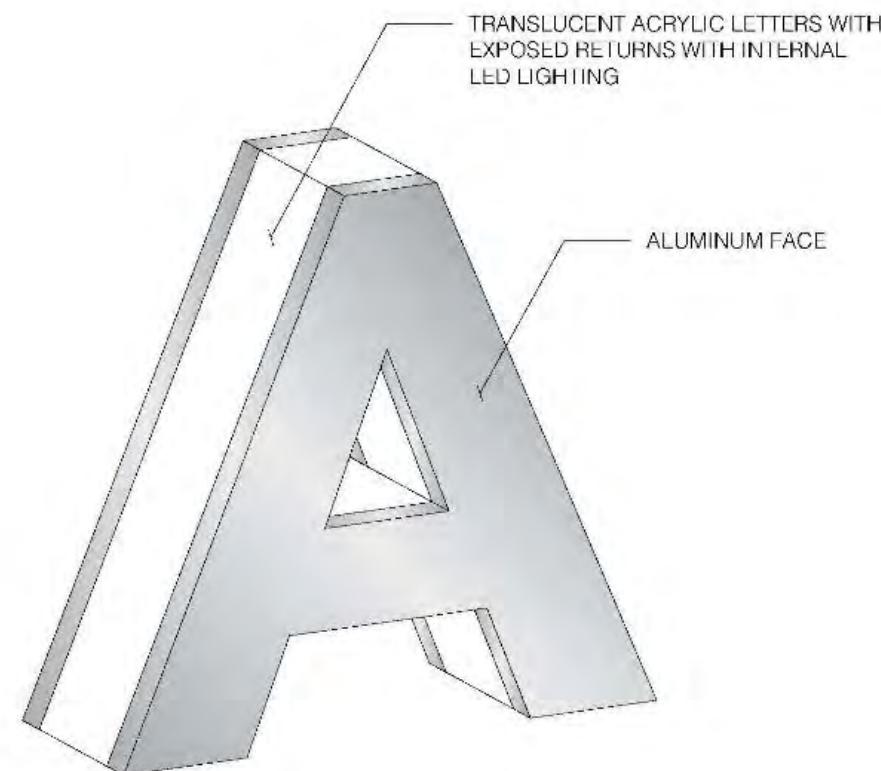
SIGN LETTER OPTION 3: ACRYLIC TRANSLUCENT CHANNEL LETTER WITH ALUMINUM FACE



SIGN STYLE EXAMPLE PHOTO



SIGN STYLE EXAMPLE PHOTO



SIGN LETTER - DAY VIEW



SIGN LETTER - NIGHT VIEW

Signage

Main Tenant Sign ID Type

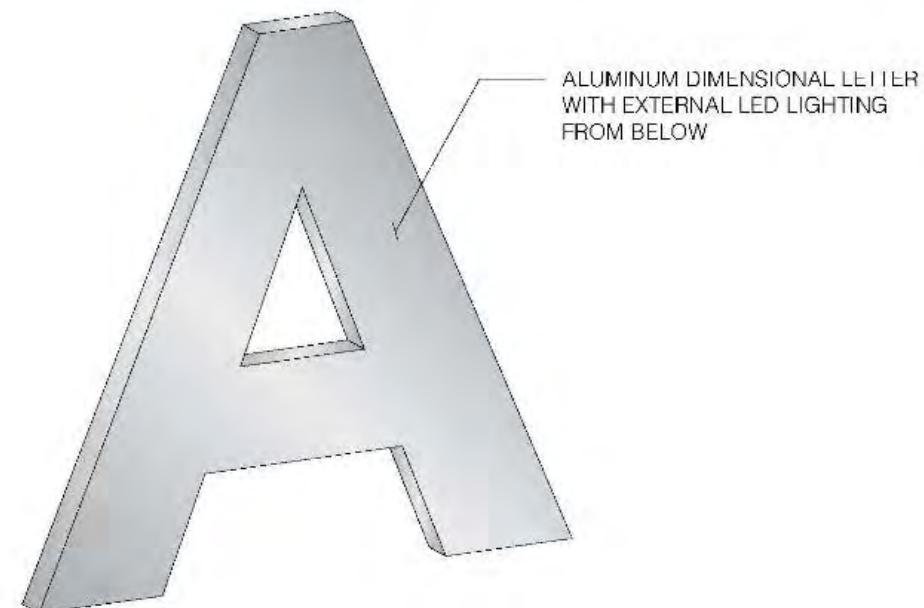
SIGN LETTER OPTION 4: ALUMINUM DIMENSIONAL LETTER WITH EXTERNAL UPLIT LIGHTING



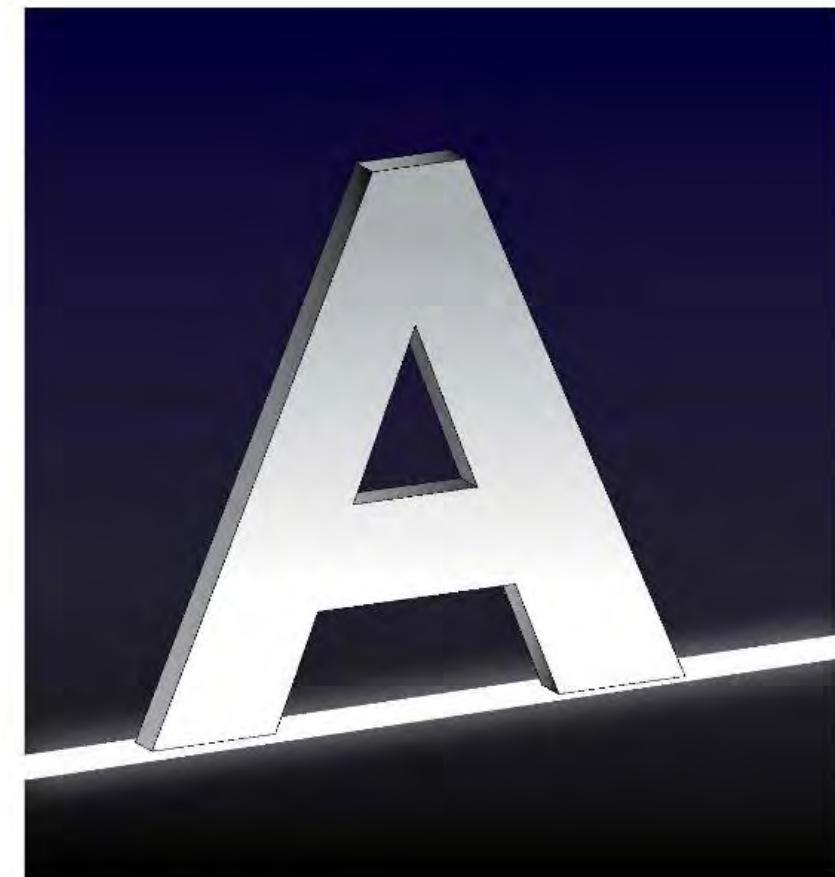
SIGN STYLE EXAMPLE PHOTO



SIGN STYLE EXAMPLE PHOTO



SIGN LETTER - DAY VIEW

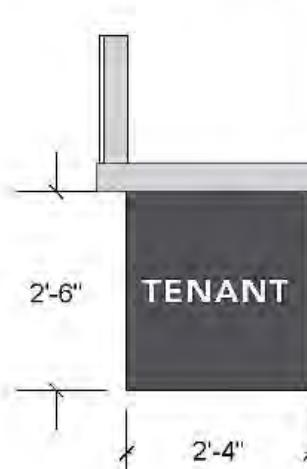


SIGN LETTER - NIGHT VIEW

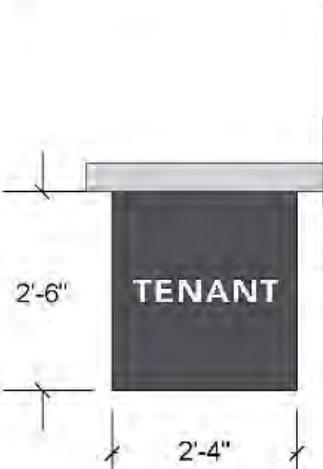
Signage

Tenant Awning

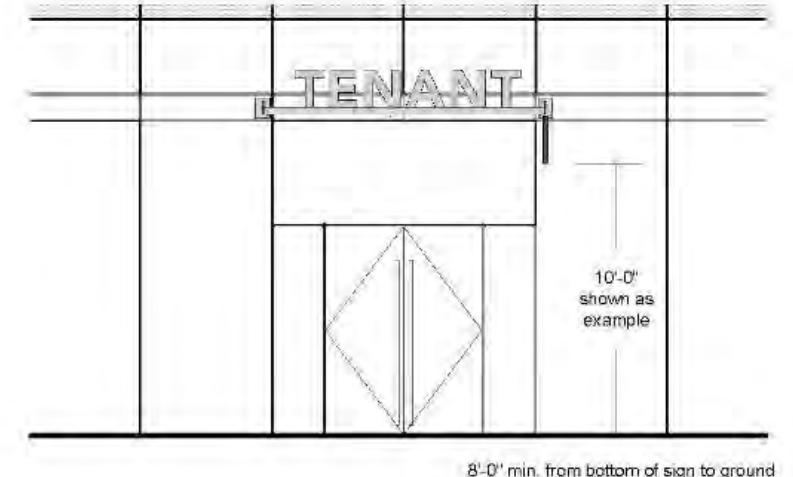
BLADE SIGN: MOUNTED UNDER CANOPY OR FROM WALL



OPTION 1: SIGN MOUNTED UNDER CANOPY STRUCTURE

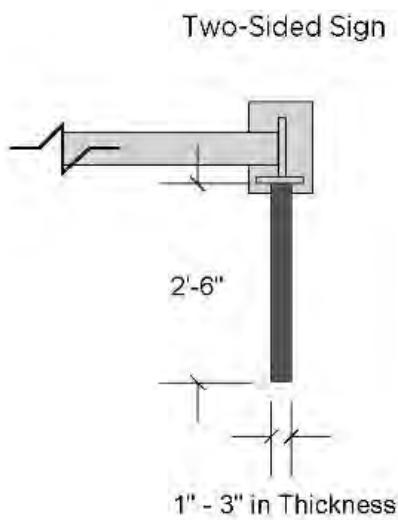


OPTION 2: SIGN WITH BRACKET MOUNTED TO WALL

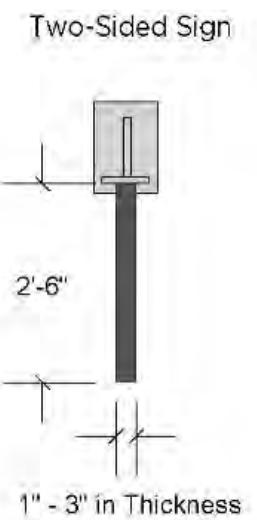


④ LOCATION ELEVATION - EXAMPLE
SCALE: 1/8" = 1'-0"

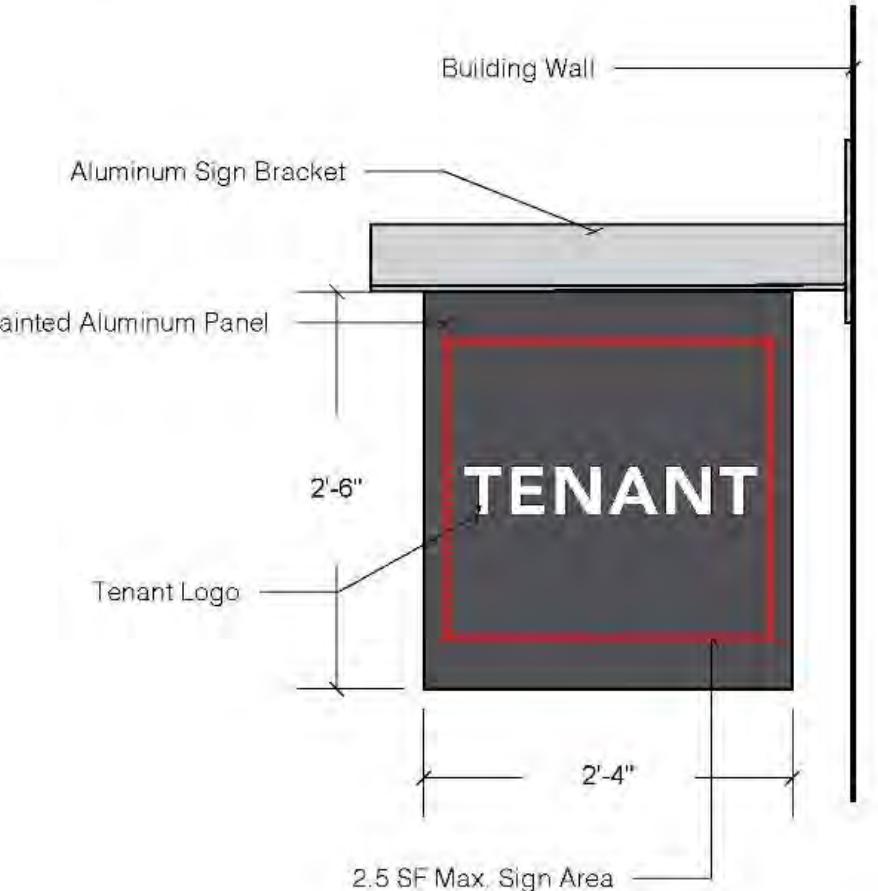
② SIDE VIEW
SCALE: 3/8" = 1'-0"



OPTION 1: SIGN MOUNTED UNDER CANOPY STRUCTURE



OPTION 2: SIGN WITH BRACKET MOUNTED TO WALL



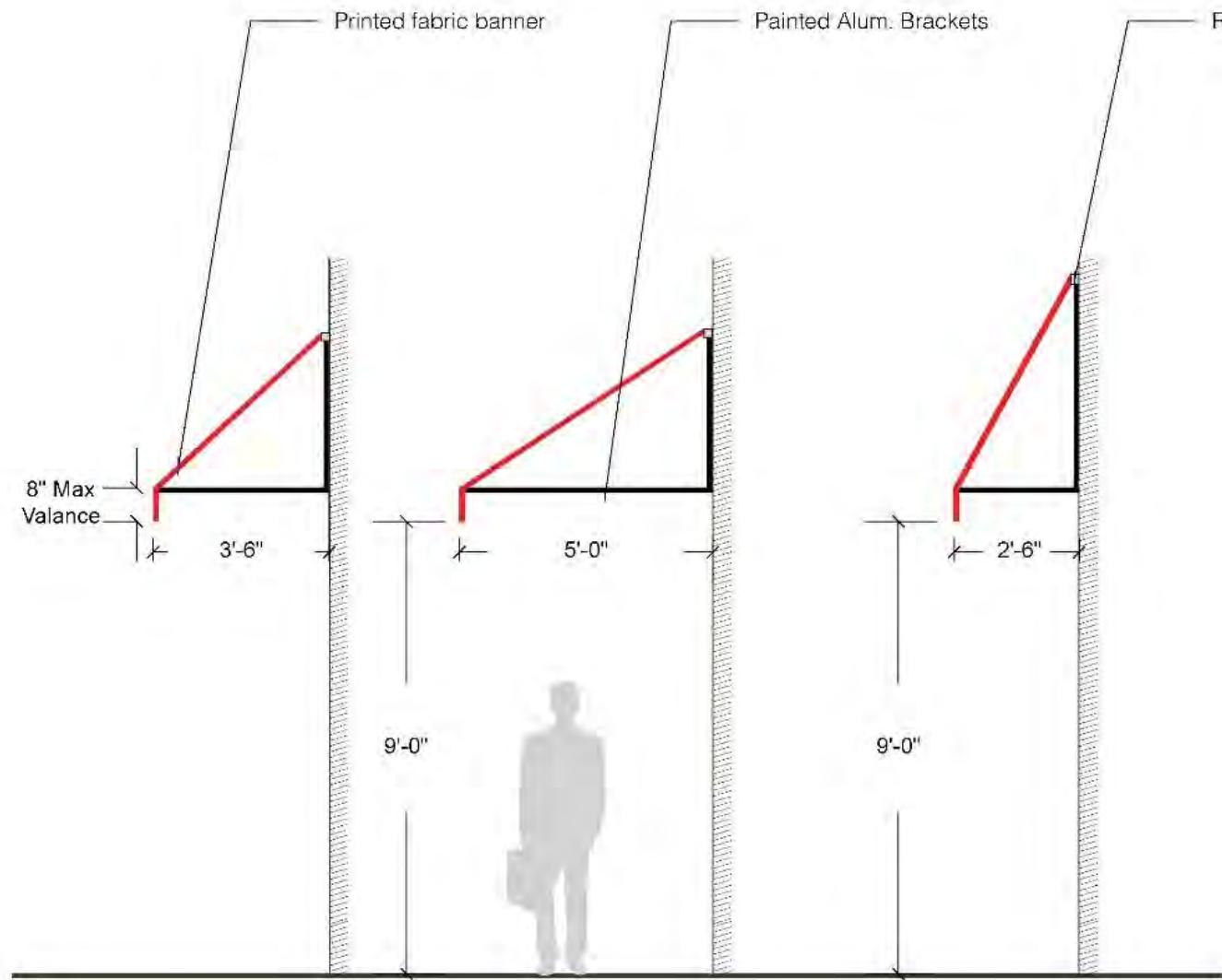
① FRONT VIEW
SCALE: 3/8" = 1'-0"

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

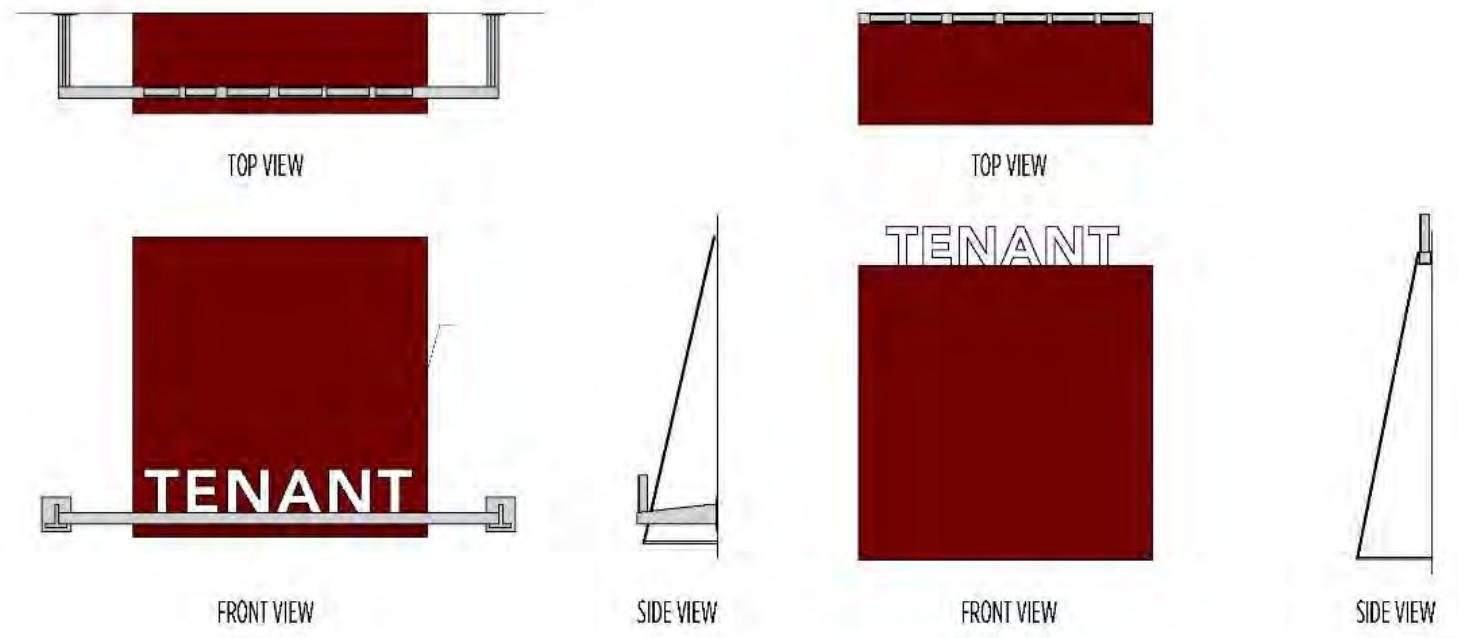
Signage

Tenant Awning

TENANT AWNING: FABRIC AWNING WITH METAL BRACKETS ON WALL



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



3 AWNINGS WITH TENANT SIGN OPTIONS
SCALE: N/A

* ACTUAL LOCATIONS AND SIZES OF AWNING TO BE DETERMINED BY DIVISION OF RETAIL SPACE AND TENANT NAME

Landscape

Previous Site Plan



Landscape

Current Site Plan



Landscape

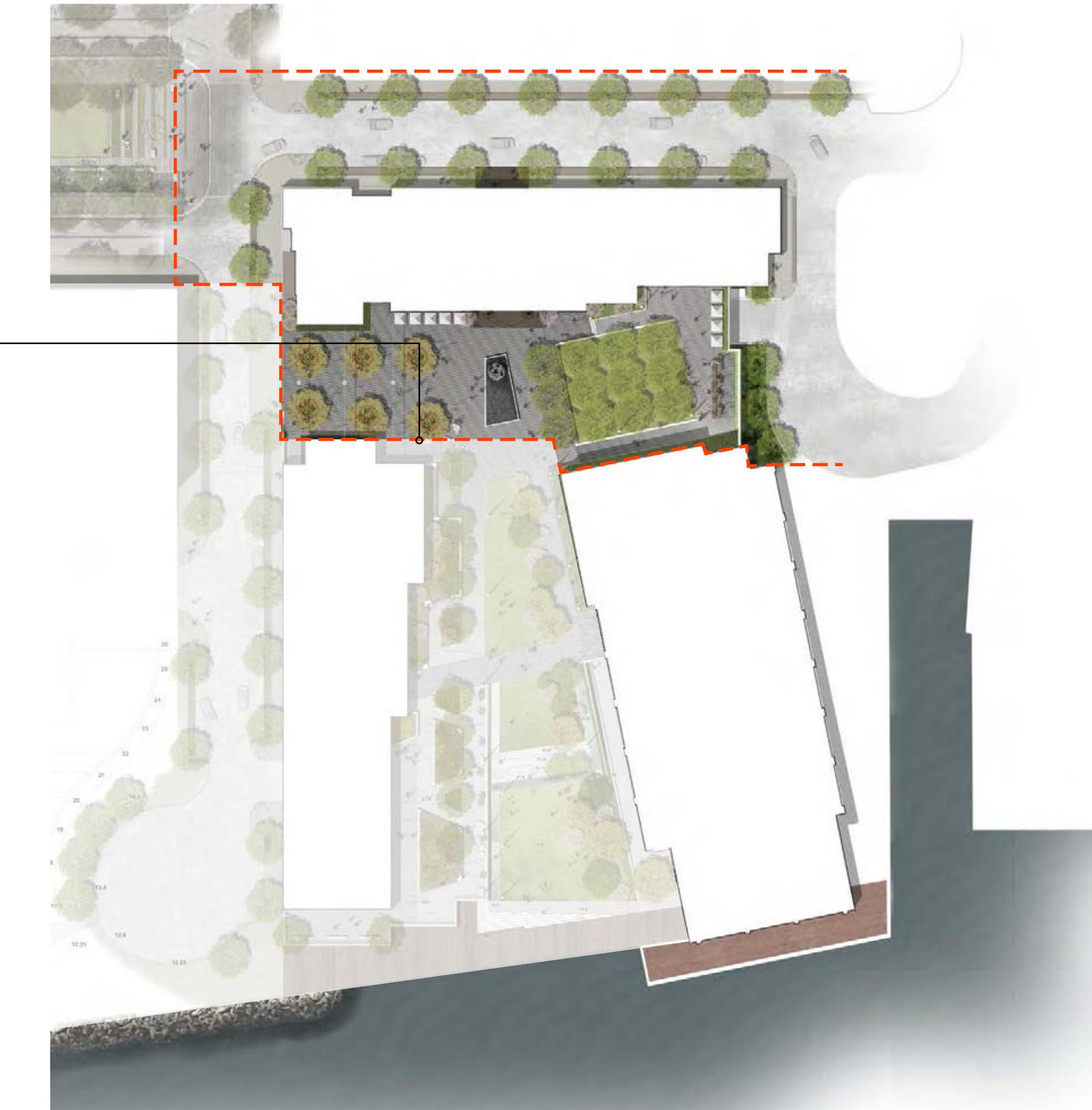
Park Phase 1



Proposed Temporary Edge Railing

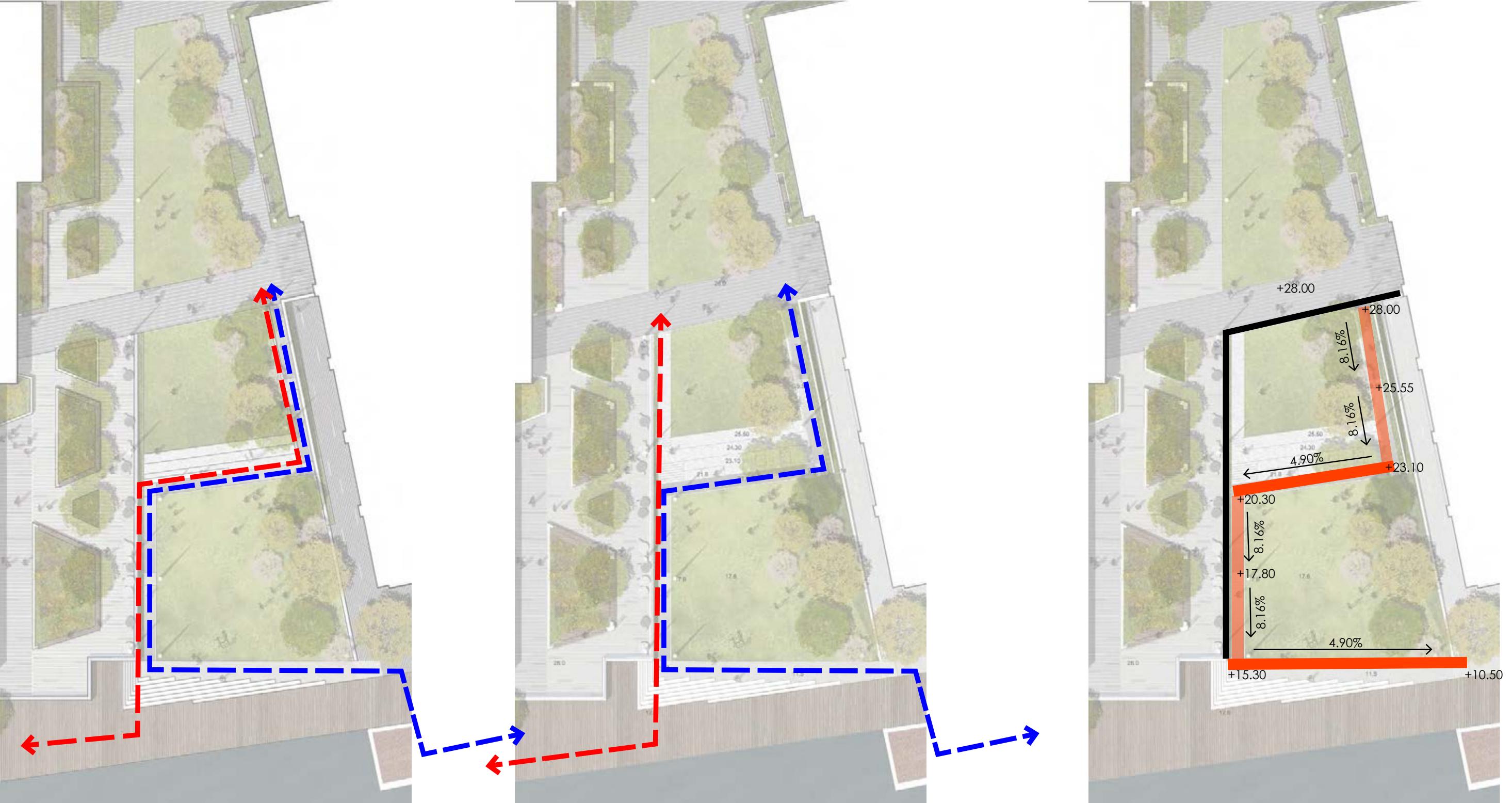


Proposed Temporary Edge Planters



Landscape

South Plaza Circulation and Constraints



Landscape Site Plan



Landscape

Current North Plaza



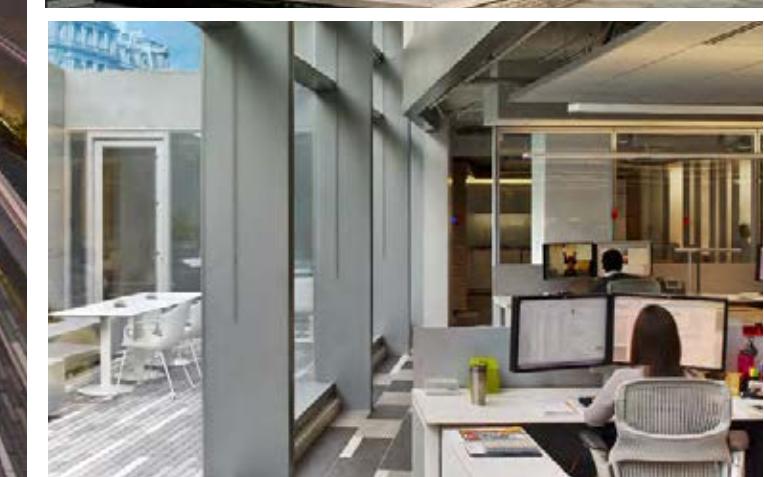
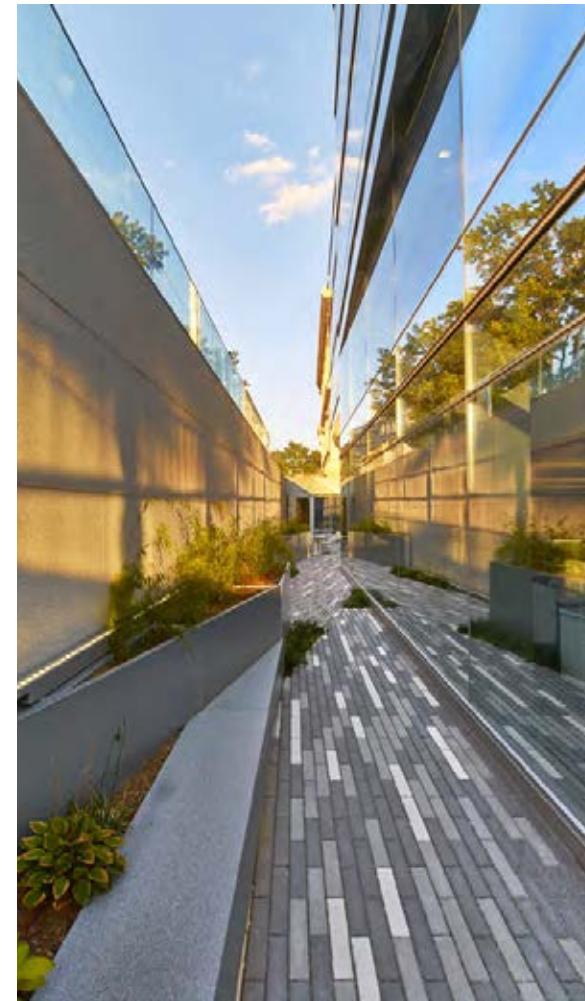
Landscape

South Plaza



Landscape

Morgan Stanley Edge



Landscape

Morgan Stanley Edge Alternative



Landscape

Previous Aerial View



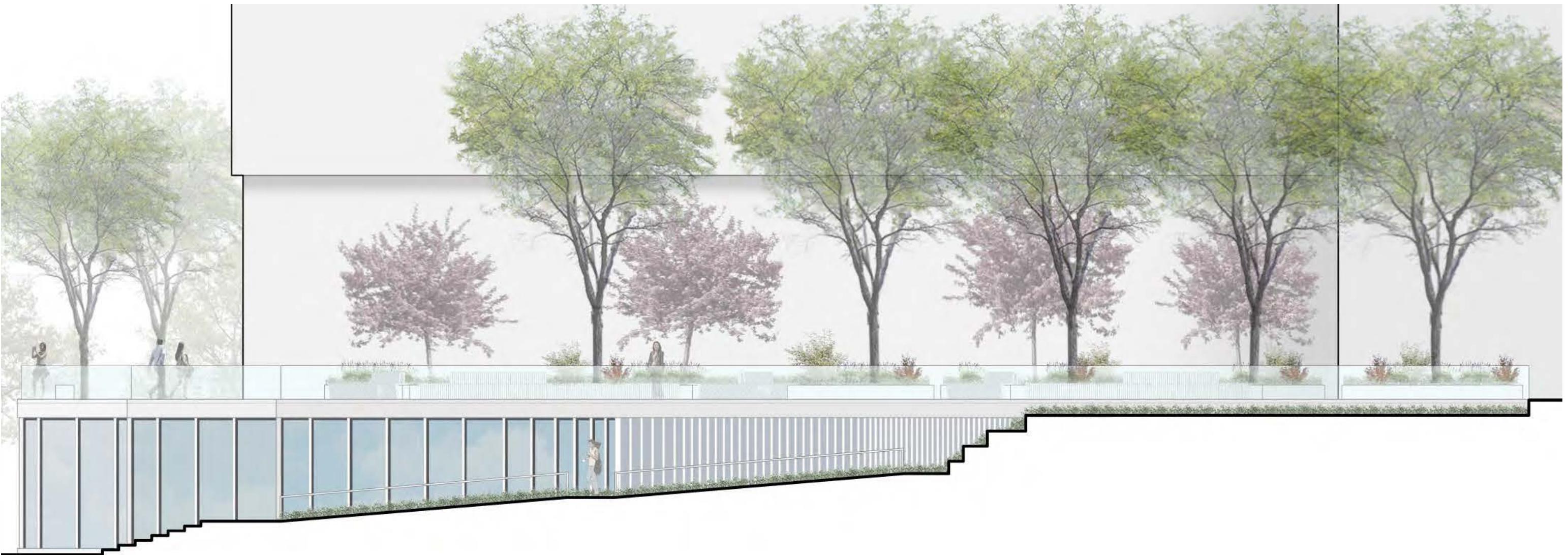
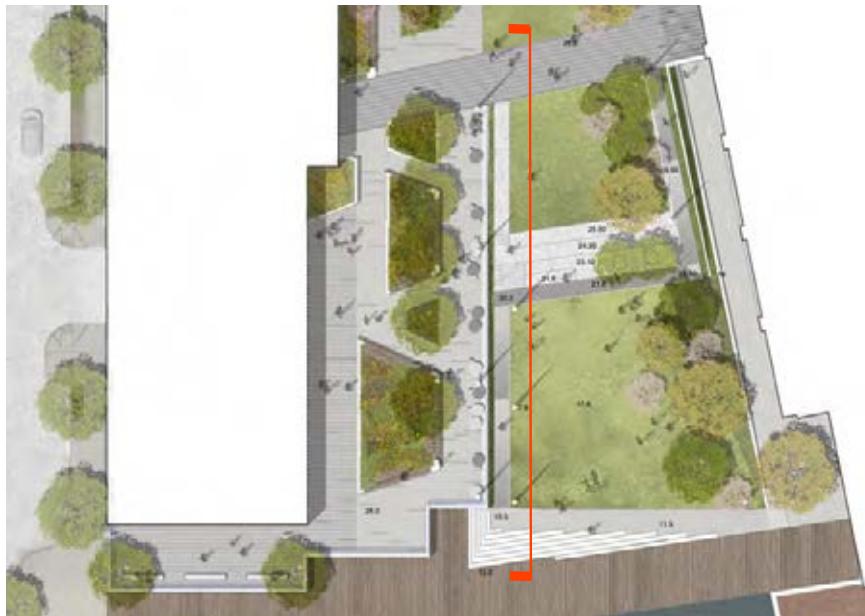
Landscape

Current Aerial View



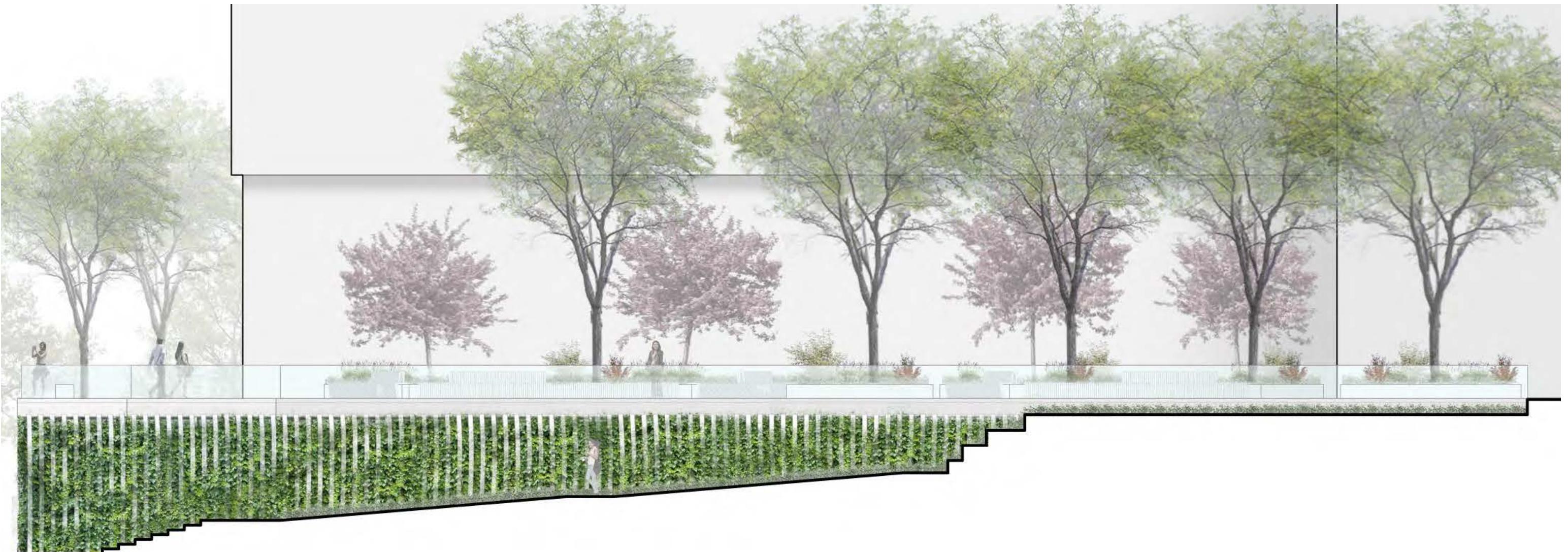
Landscape

Previous Terrace Elevation

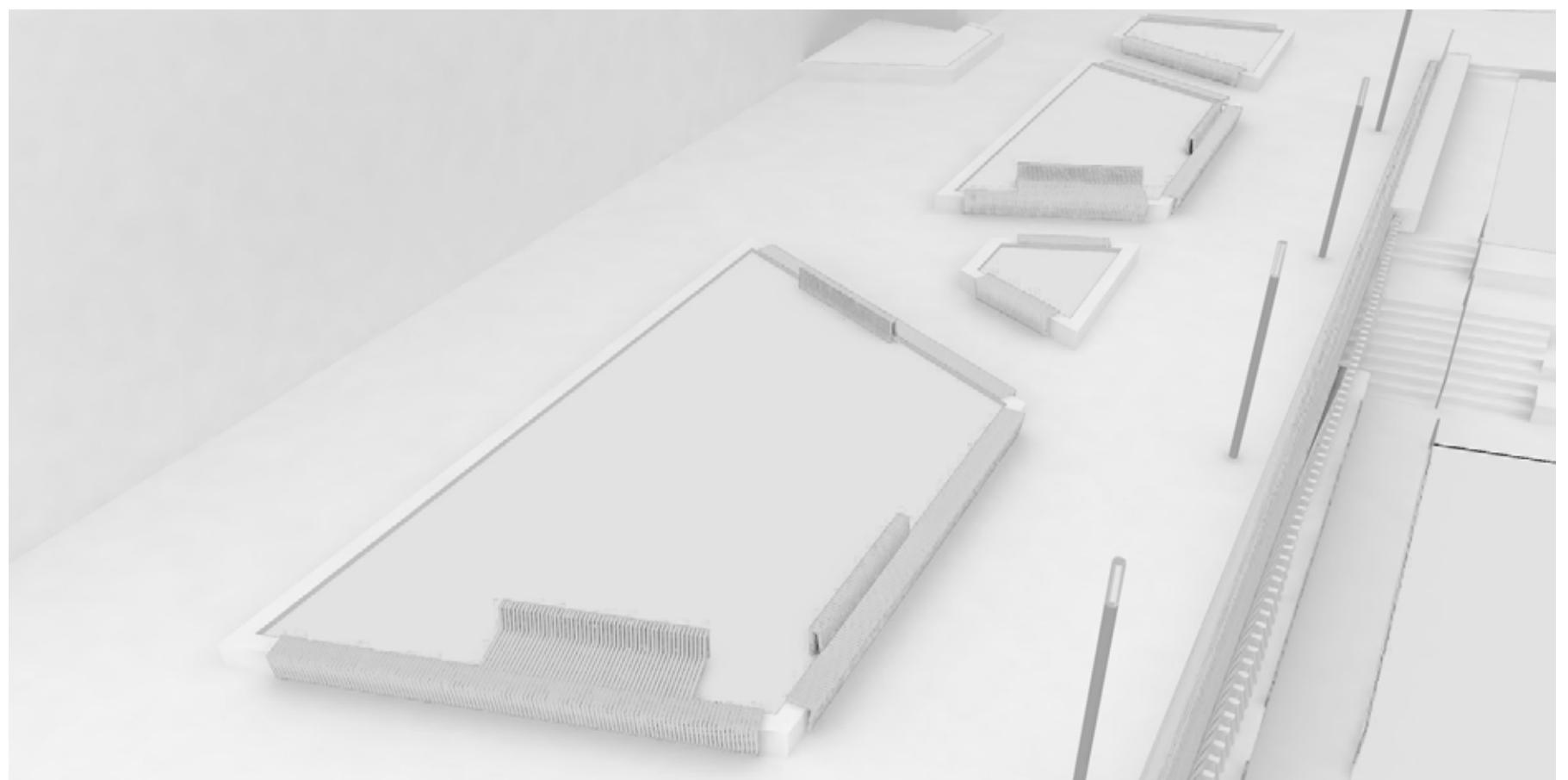
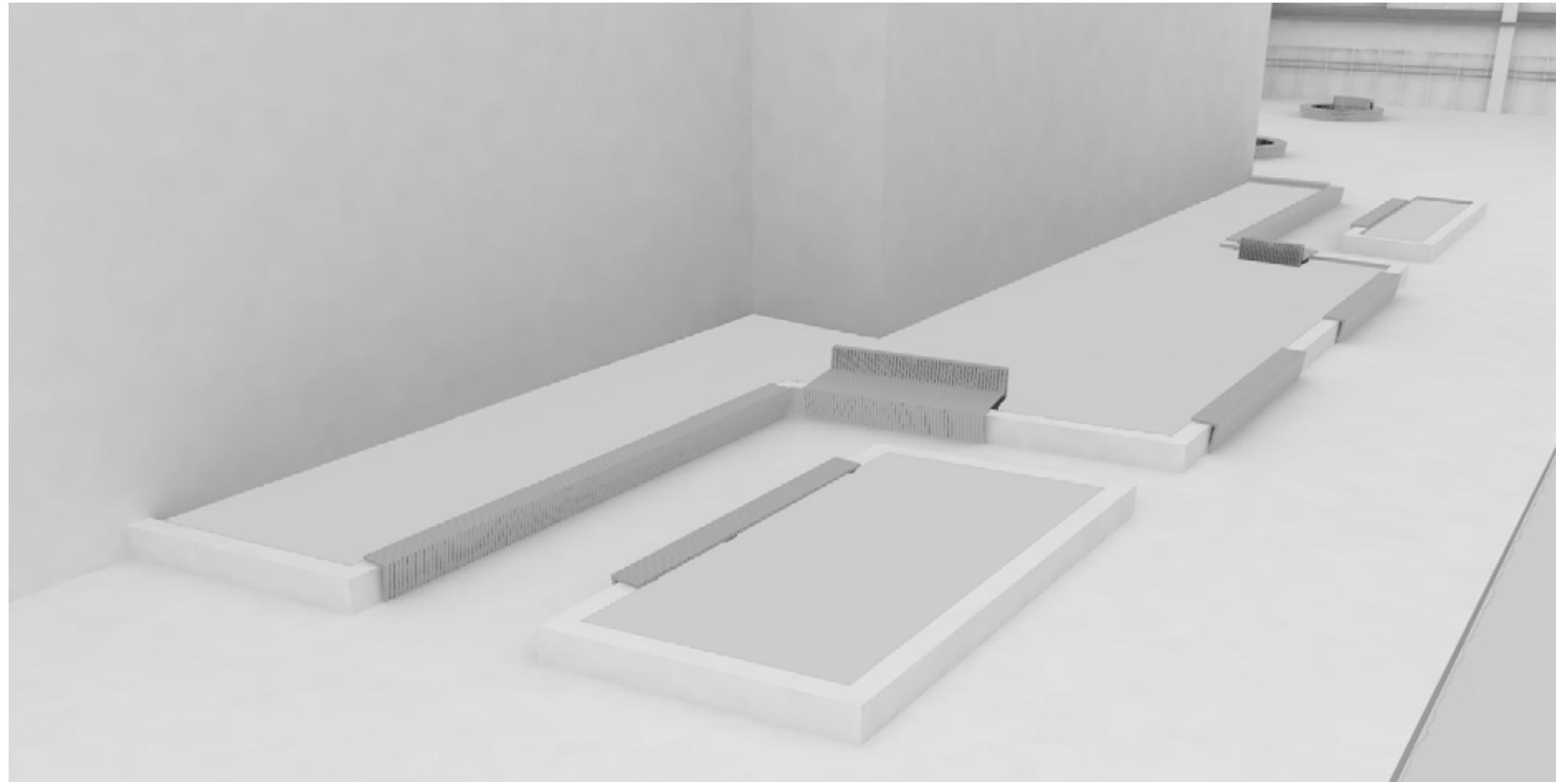
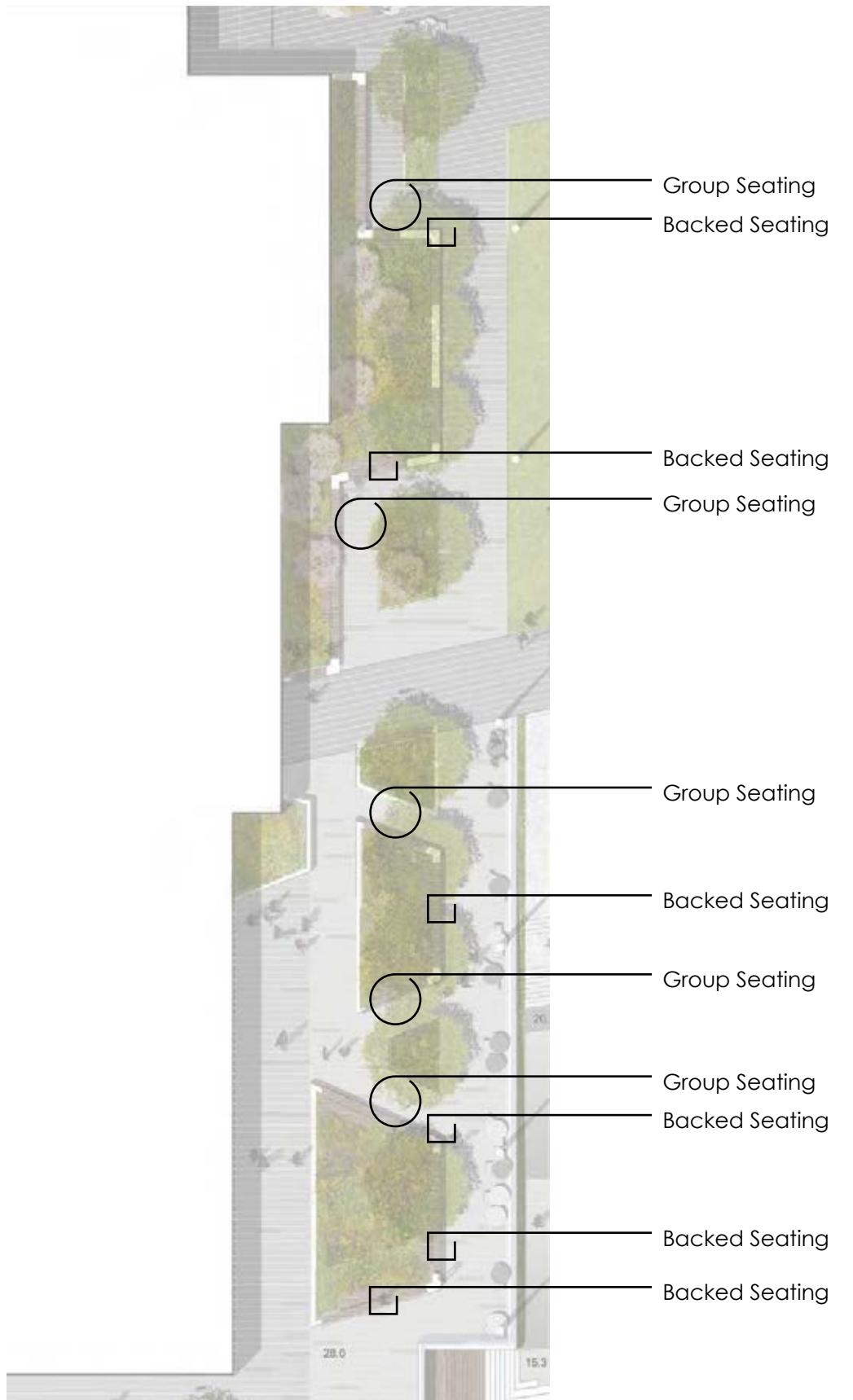


Landscape

Current Terrace Elevation



Landscape Seating



Thank You!

B E A T T Y • D E V E L O P M E N T



THE HENSON DEVELOPMENT COMPANY

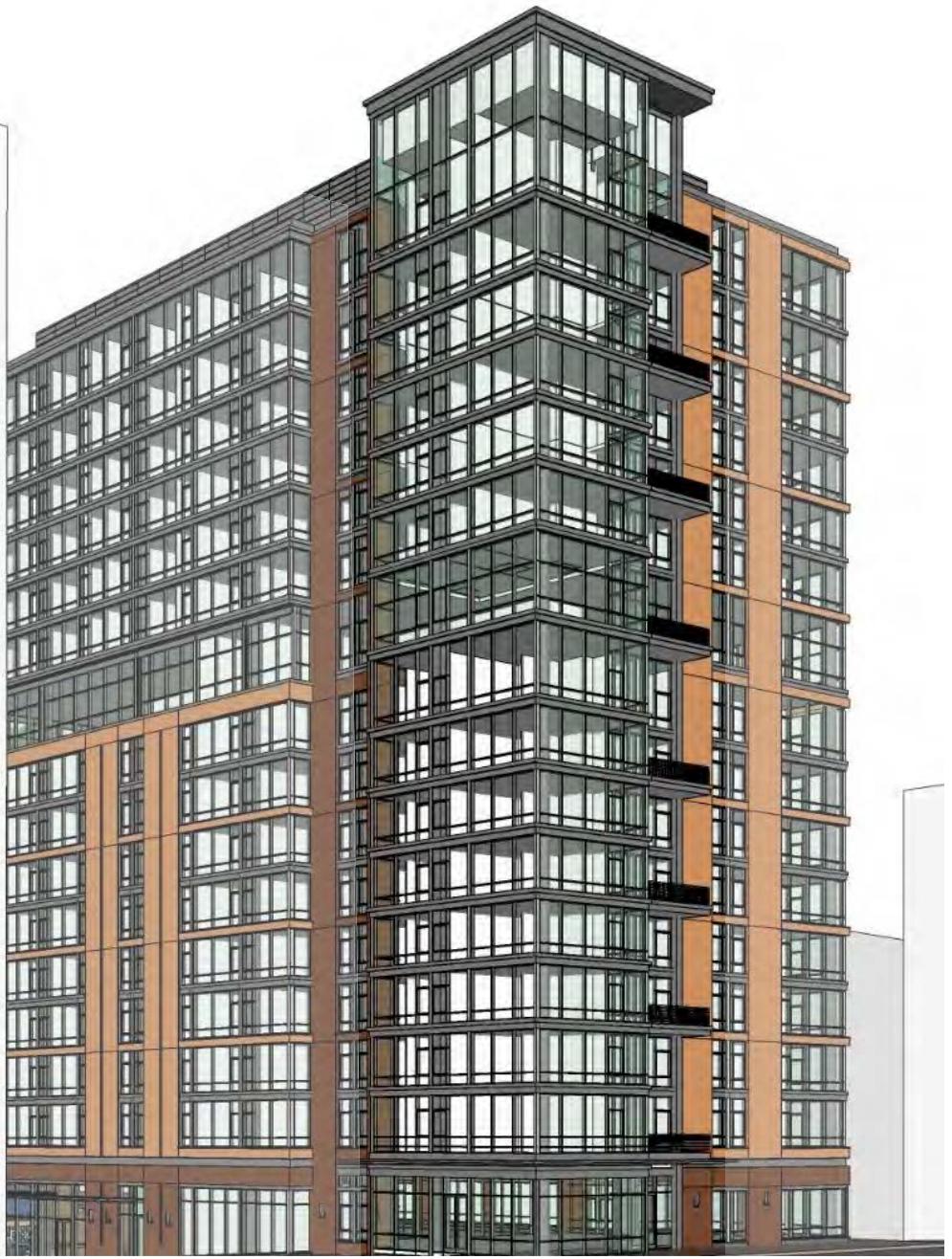


MAHAN RYKIEL
ASSOCIATES INC

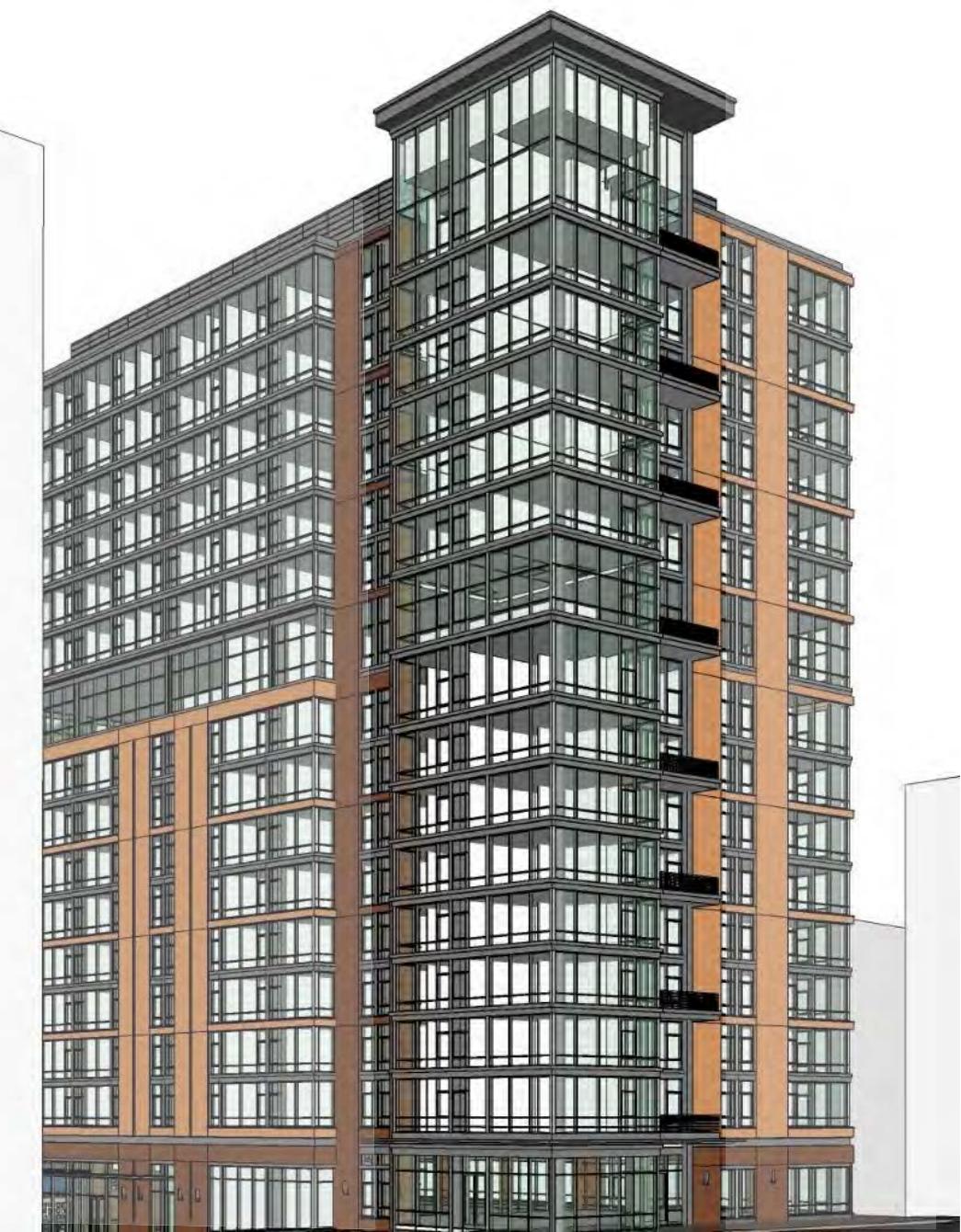
Study

Corner Tower Top

Original



A – Stronger Cap



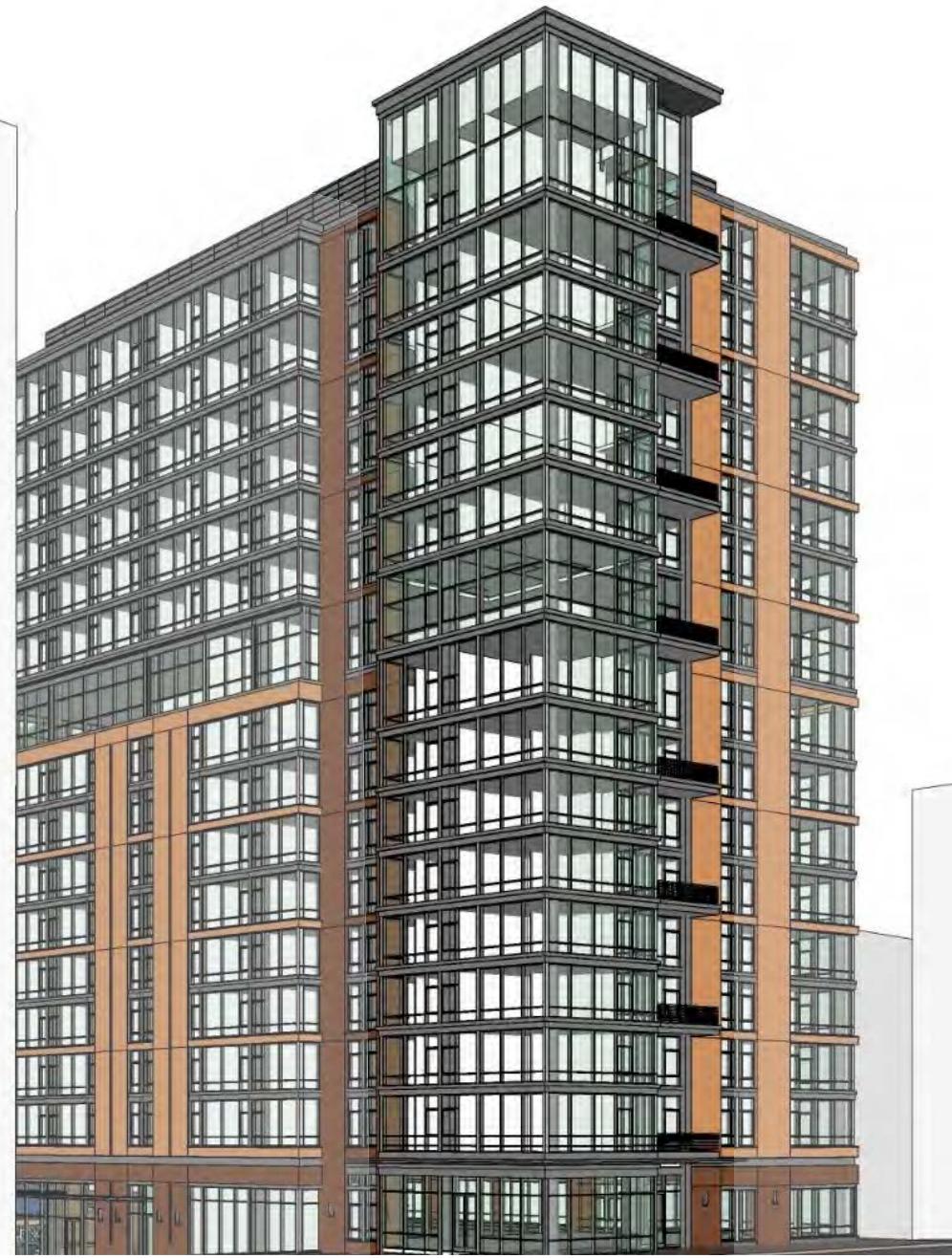
B – Deeper Cap



Study

Corner Tower Top

Original



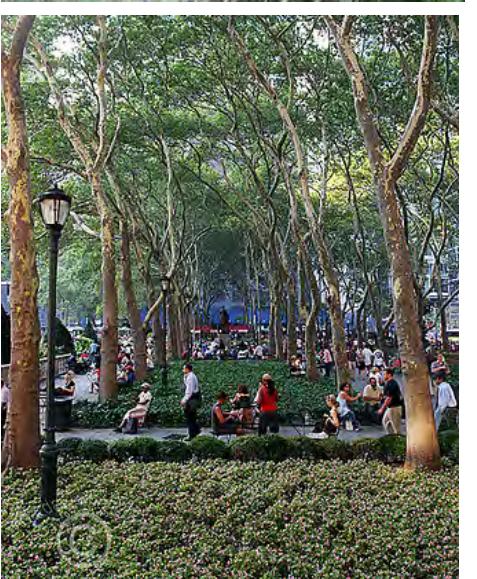
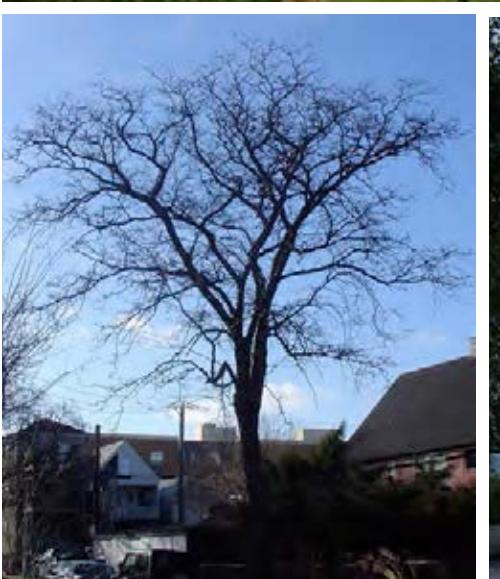
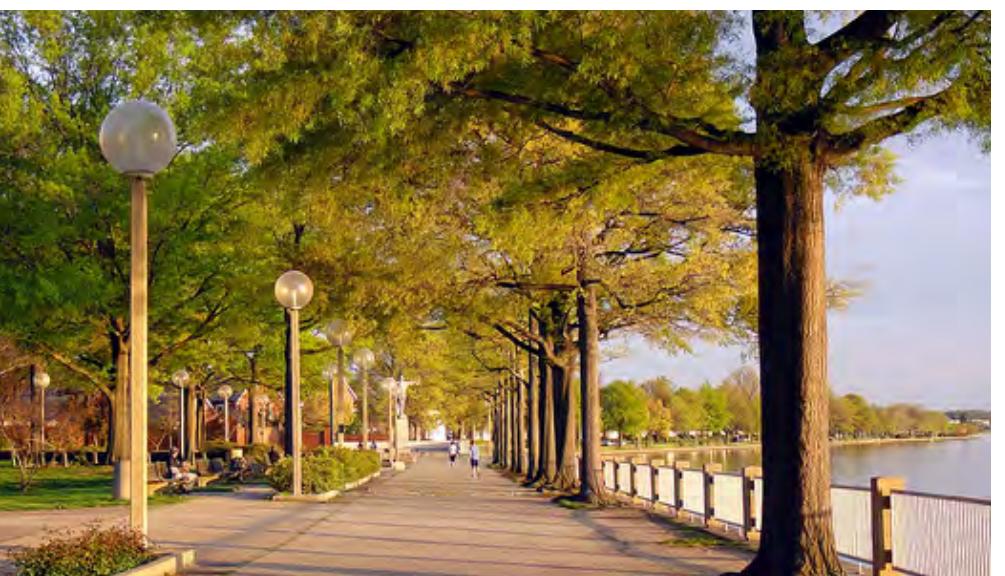
C - Trellis



D - Halo

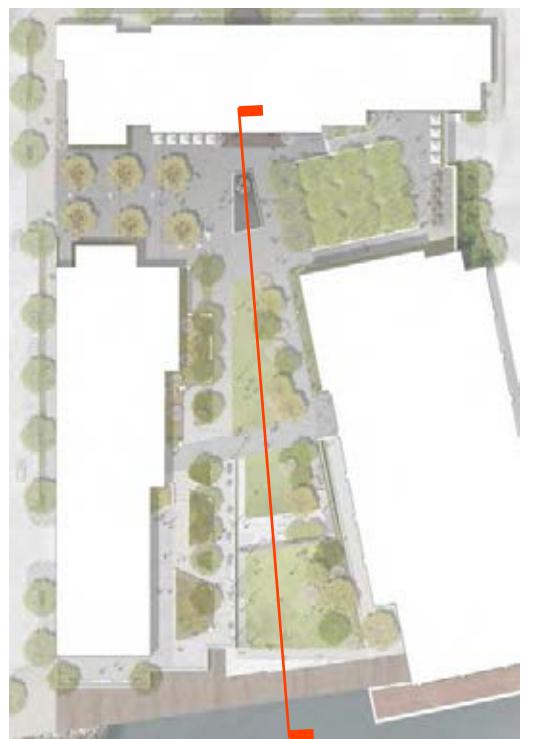
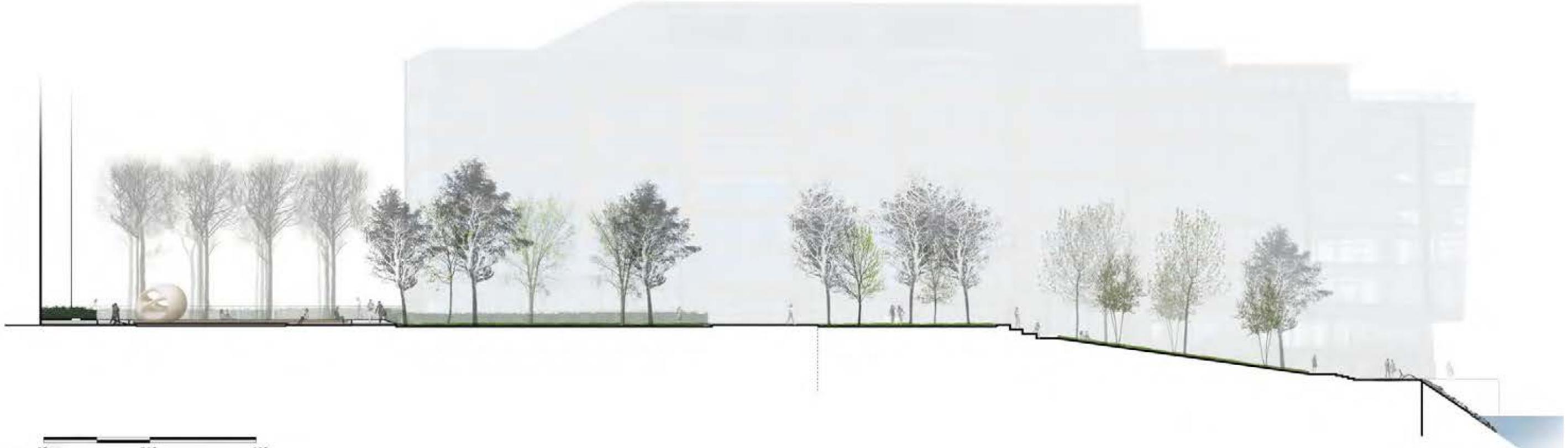


Landscape Planting



Landscape

North-South Section



Landscape

North-South Section

