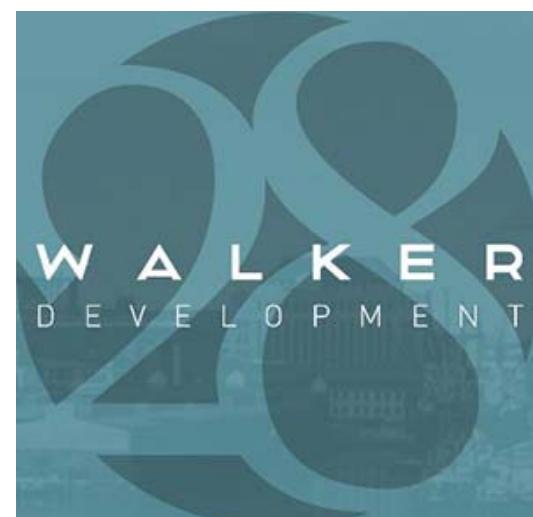


# McHenry Row Phase 2 Apartments UDARP Schematic Presentation

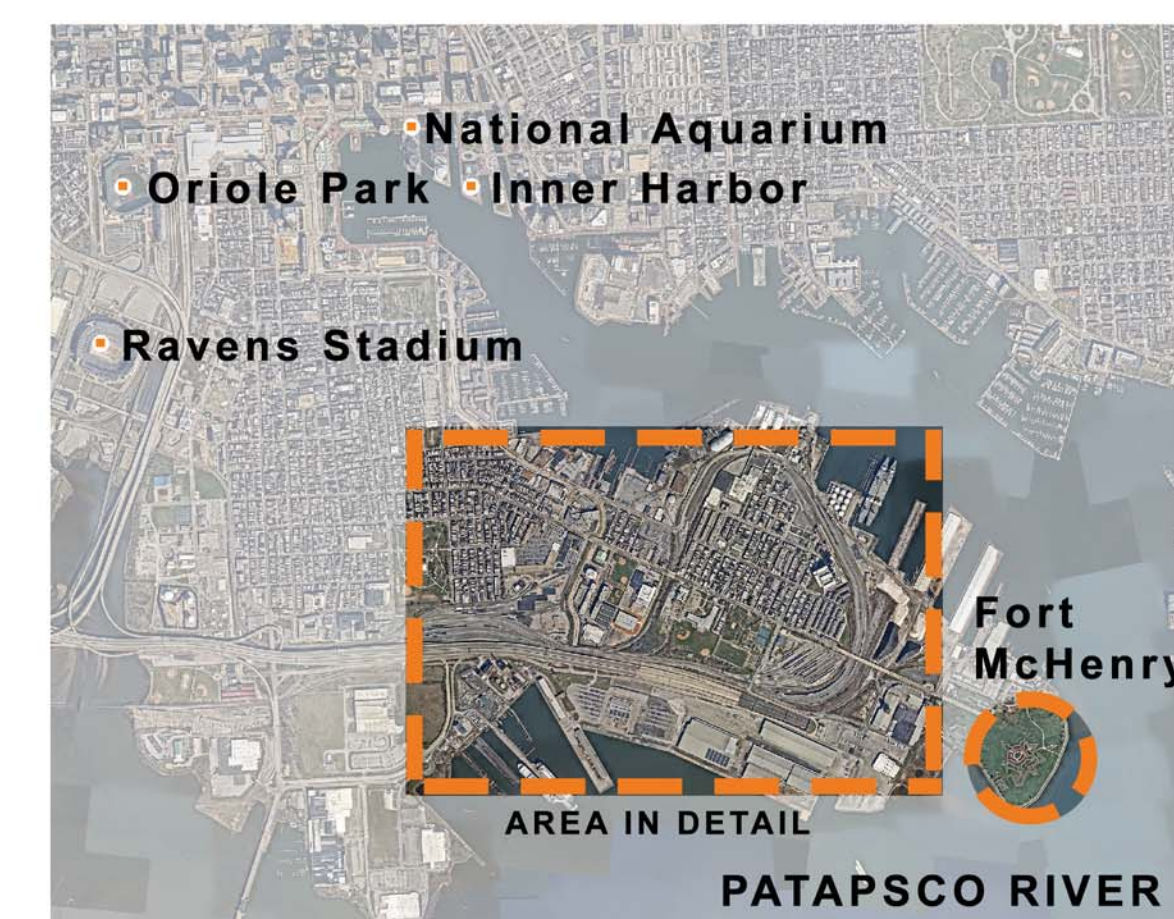


*McHenry Row Phase 2 Apartments*  
*Baltimore, MD*

Kimley»Horn   
UDARP SCHEMATIC PRESENTATION

DATE: 05/25/16





*McHenry Row Phase 2 Apartments*  
Baltimore, MD

Kimley»Horn | lessard DESIGN  
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1. VIEW FROM E FORT STREET INTO EXISTING BUILDING



3. VIEW FROM WHETSTONE WAY INTO SITE



2. VIEW FROM KEY HWY INTO EXISTING BUILDING



KEY PLAN



McHenry Row Phase 2 Apartments  
Baltimore, MD

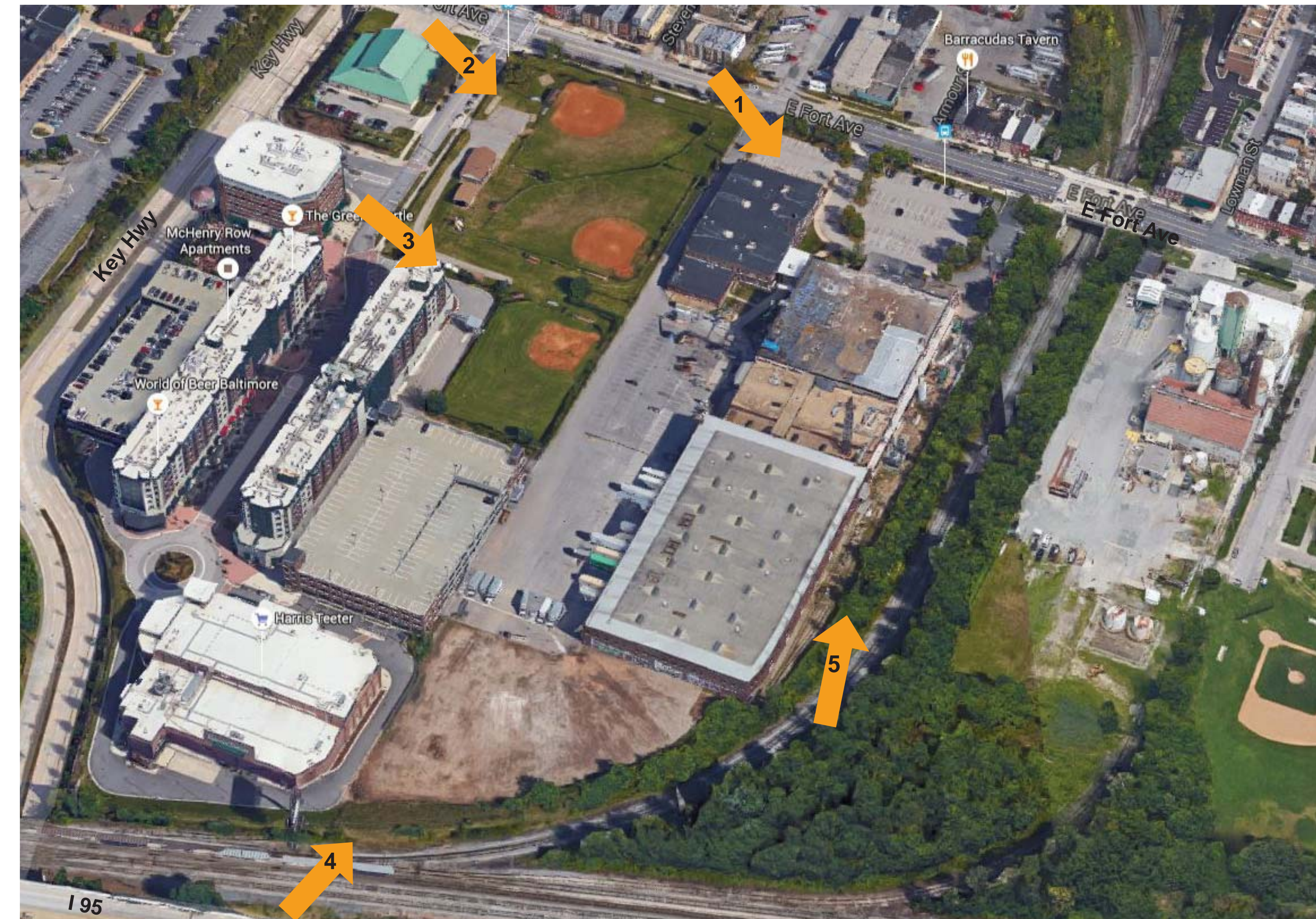




4. VIEW FROM I 95 SOUTH INTO SITE



5. VIEW FROM EXISTING PARKING LOT INTO SITE AFTER DEMOLITION



KEY PLAN



McHenry Row Phase 2 Apartments  
Baltimore, MD



Quick history of property:

1906-1921: The site contained several row homes.

1921-1999: Coca Cola bottle, syrup production

1999-2002: Vacant (Owned by Coca Cola).

2002- 2013: Phillips Seafood World Headquarters

2013- Present: Conversion to Office and expansion of McHenry

The property was purchased by Coca-Cola in 1921. The 9.4 acre property is comprised of several buildings that were constructed from 1921 to 1948 to house Coca-Cola's bottling, syrup-making operations and chemistry department. When Coca-Cola ceased production at the complex, the property was later sold and developed for the Phillips Seafood World Headquarters. Phillips utilized the property for the production, packaging and distribution of its famous seafood as well as their corporate office headquarters.

2013 - PRESENT



PRE-RENOVATION



POST RENOVATION



1921 - 2002



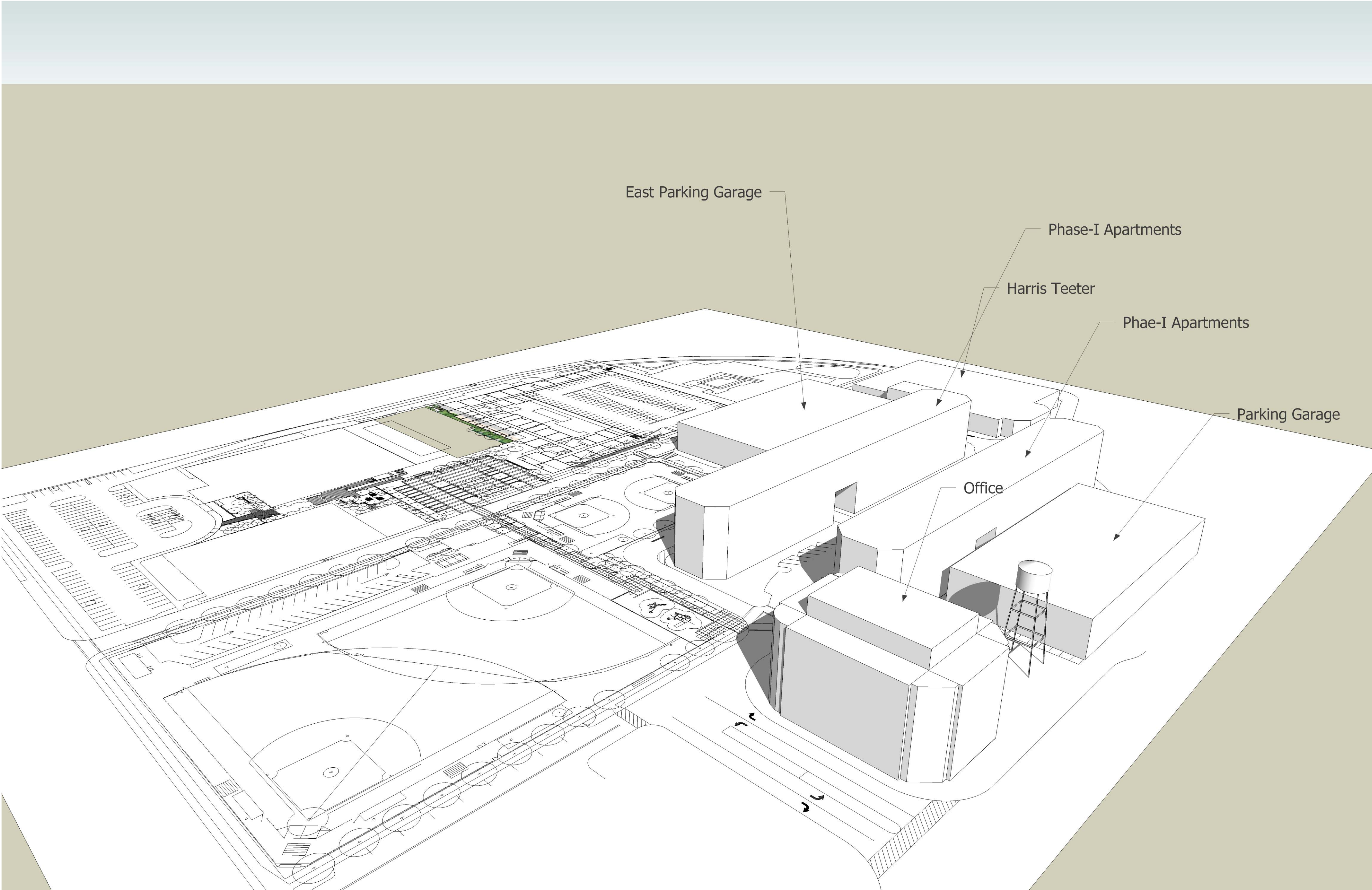
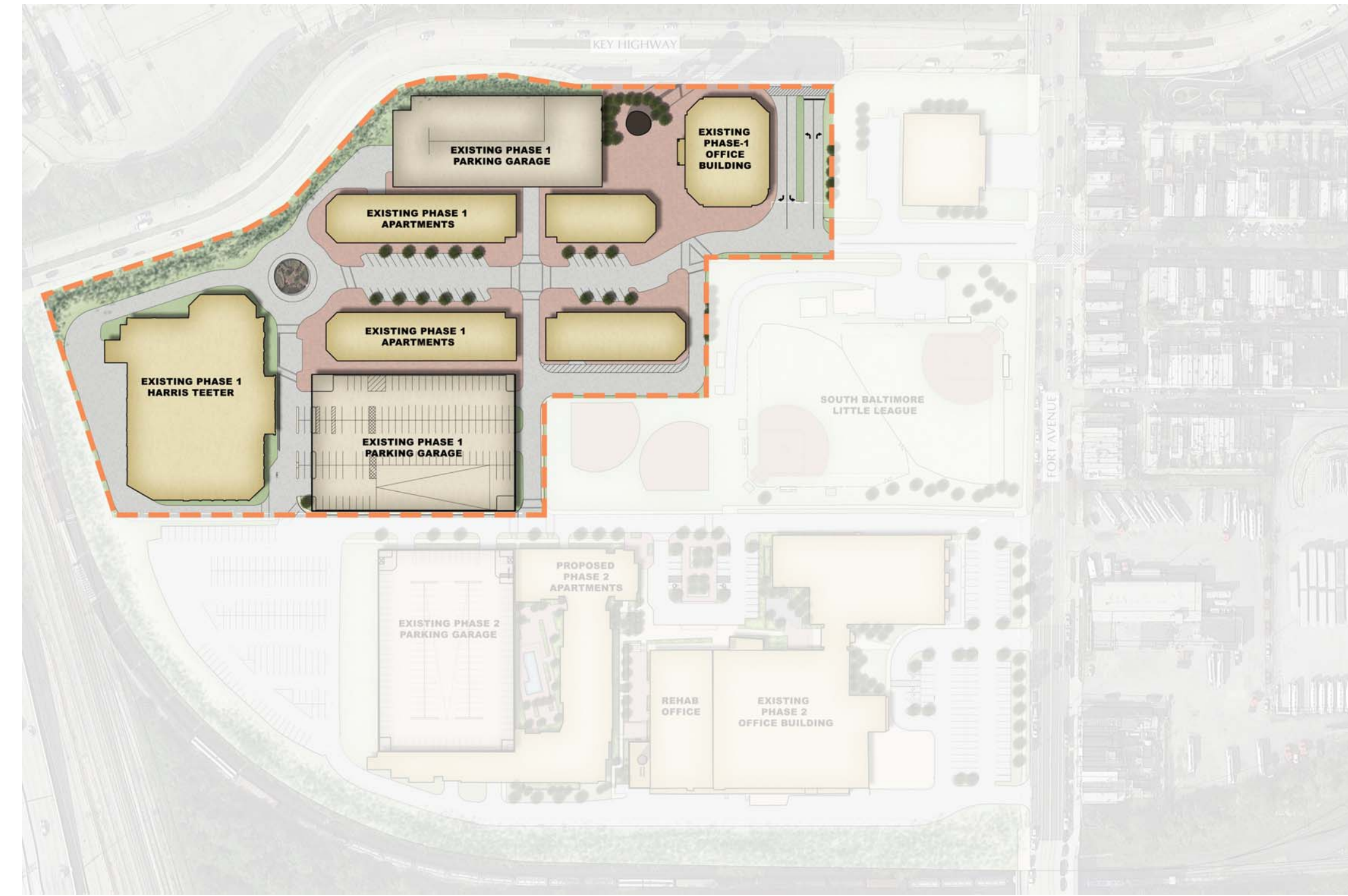
2002 - 2013



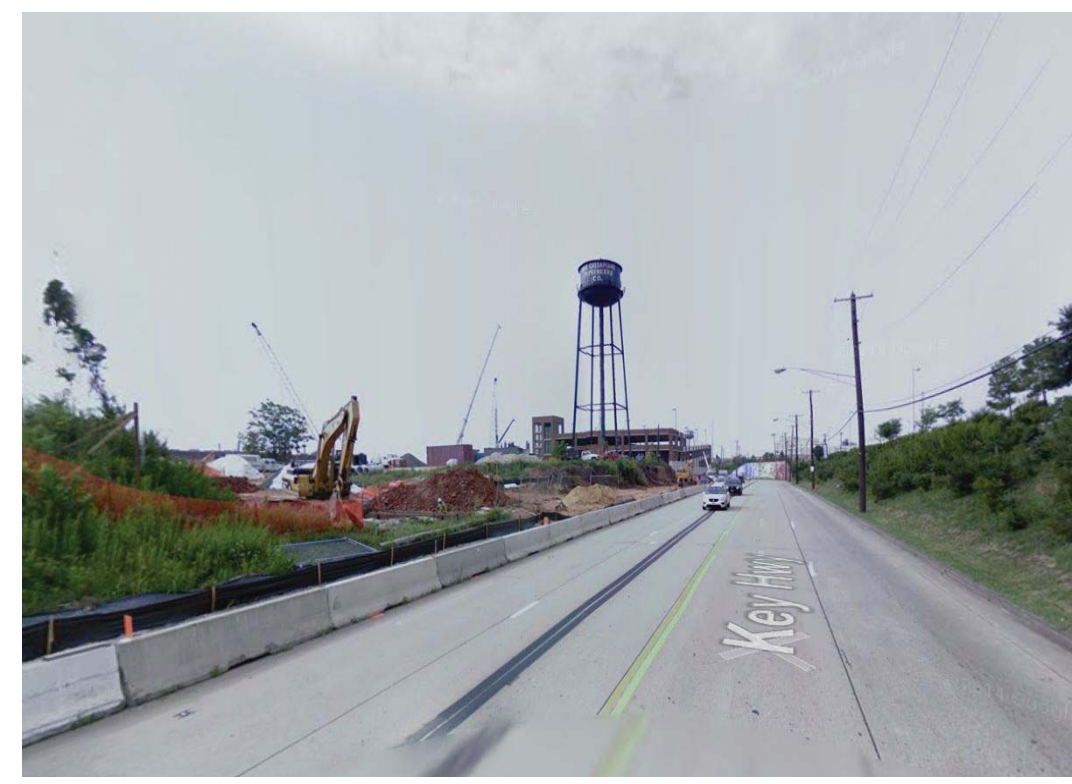
McHenry Row Phase 2 Apartments

Baltimore, MD





Before



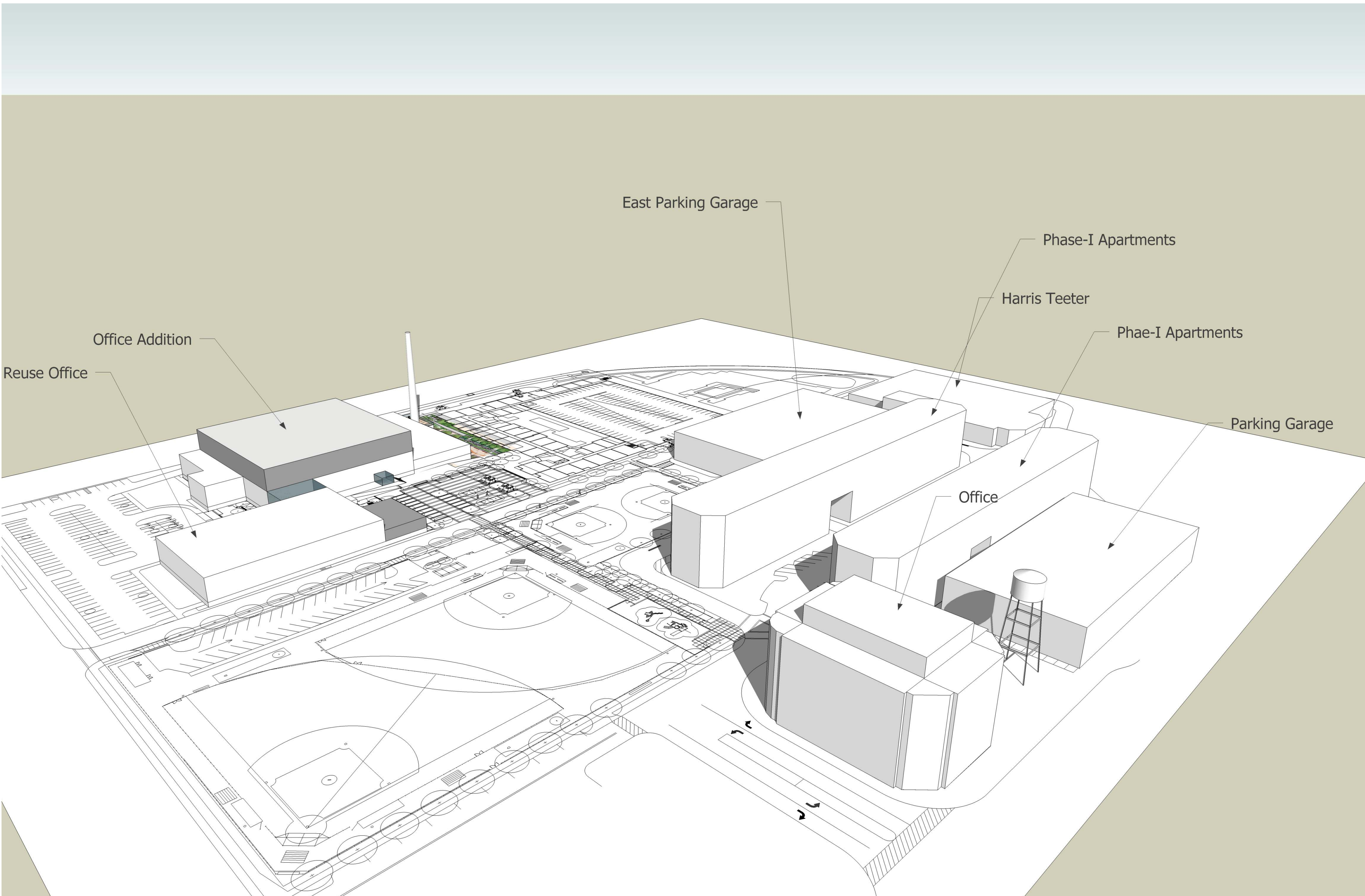
After



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Before



After



# McHenry Row Phase 2 Apartments

Baltimore, MD



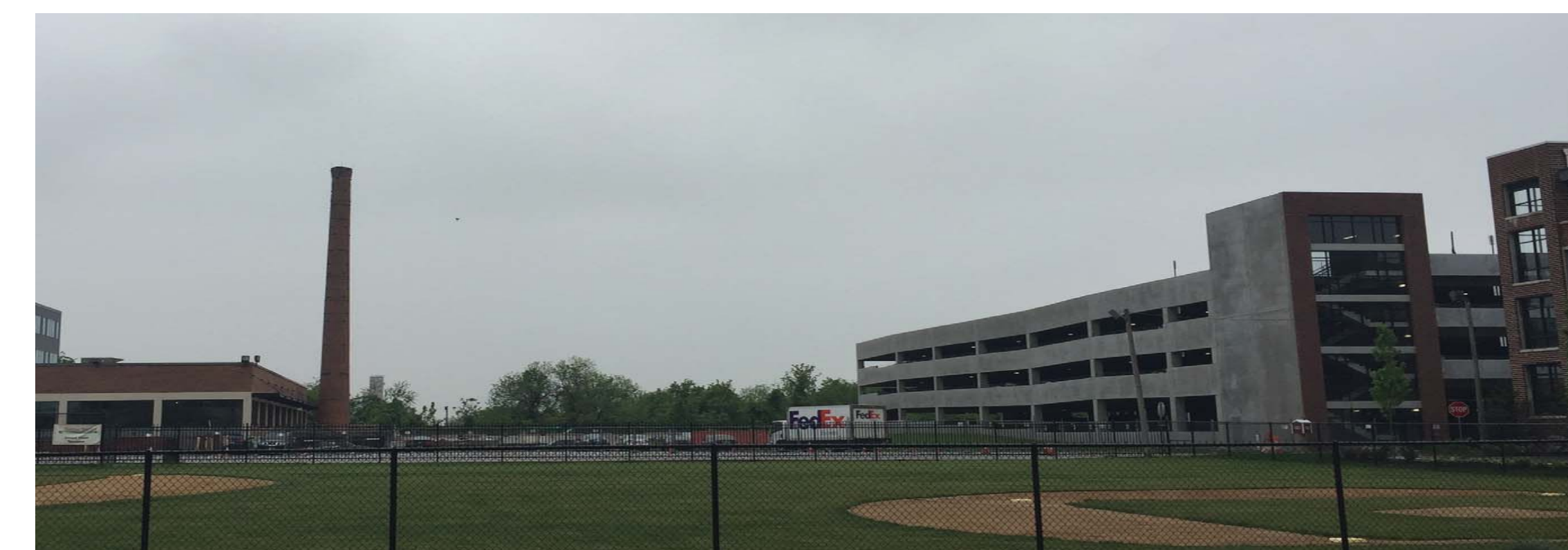
DATE: 05/25/16

UDARP SCHEMATIC PRESENTATION

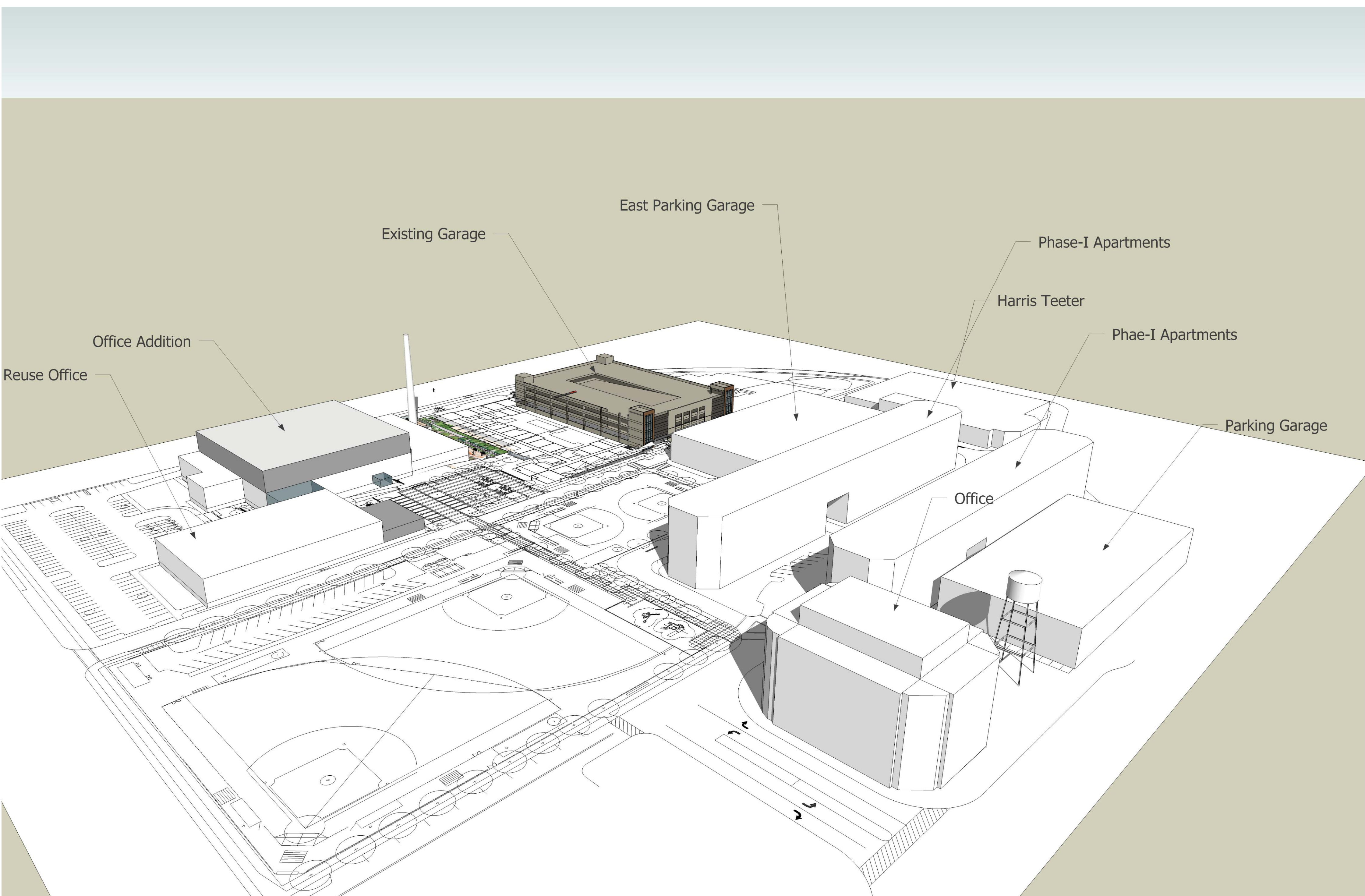




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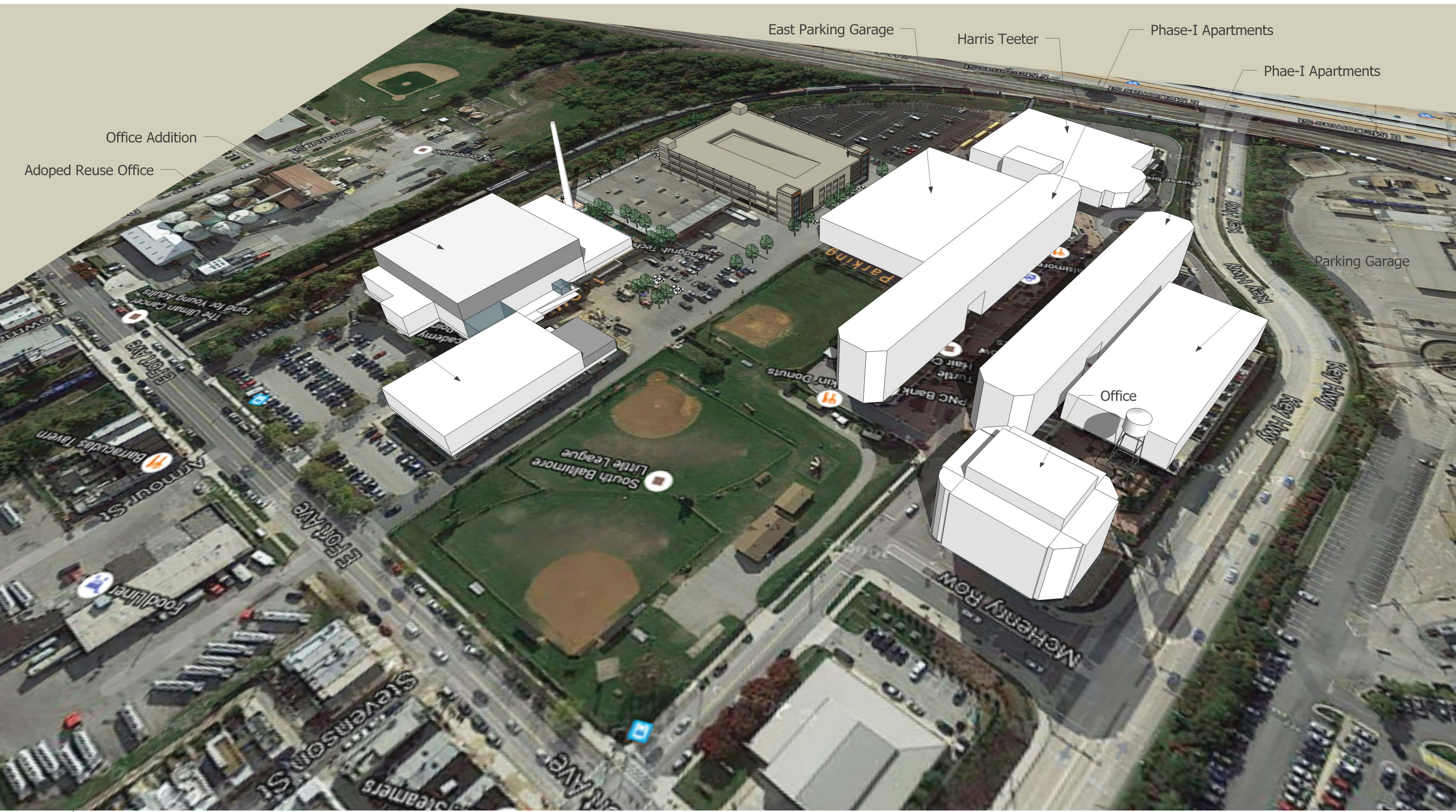


After



*McHenry Row Phase 2 Apartments*  
Baltimore, MD

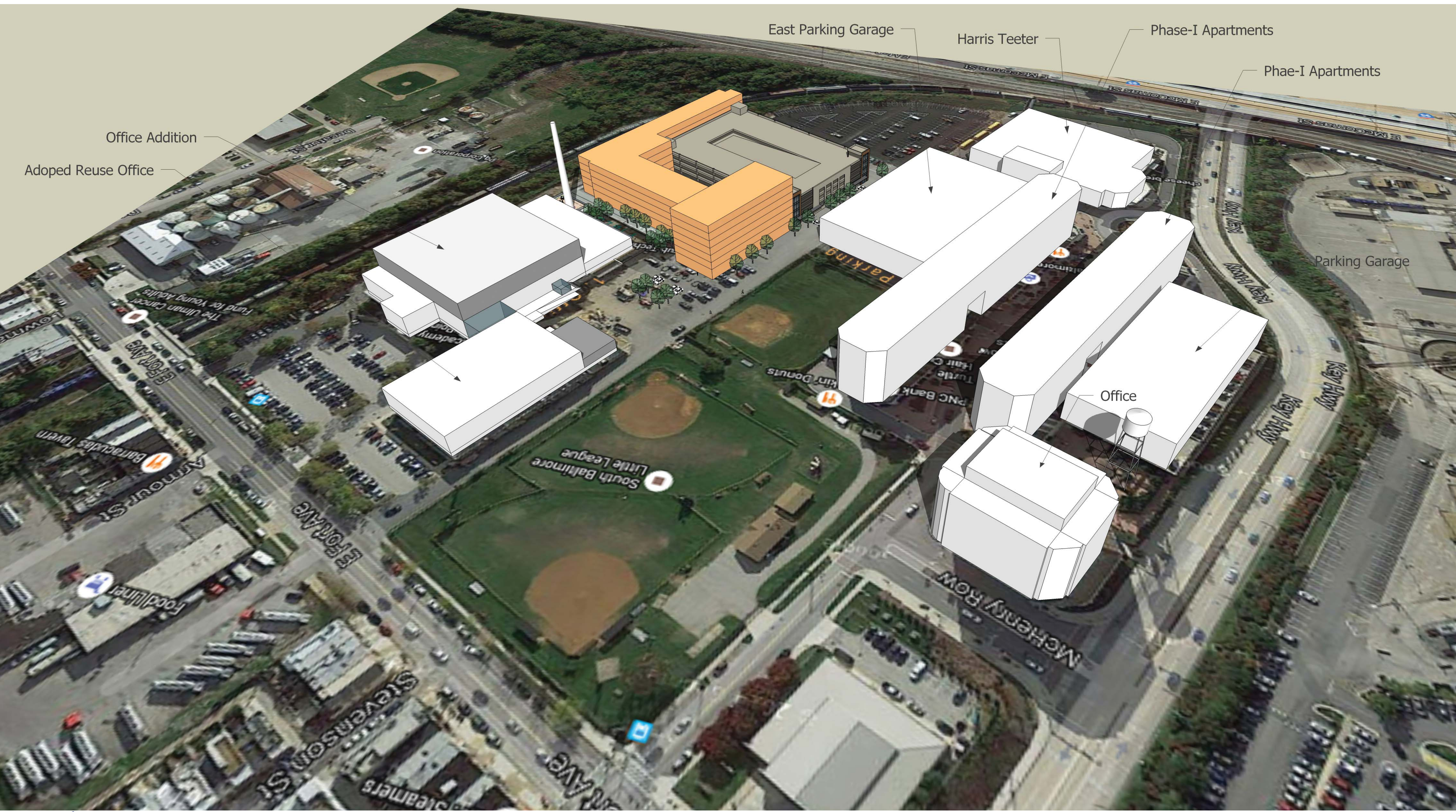




*McHenry Row Phase 2 Apartments*  
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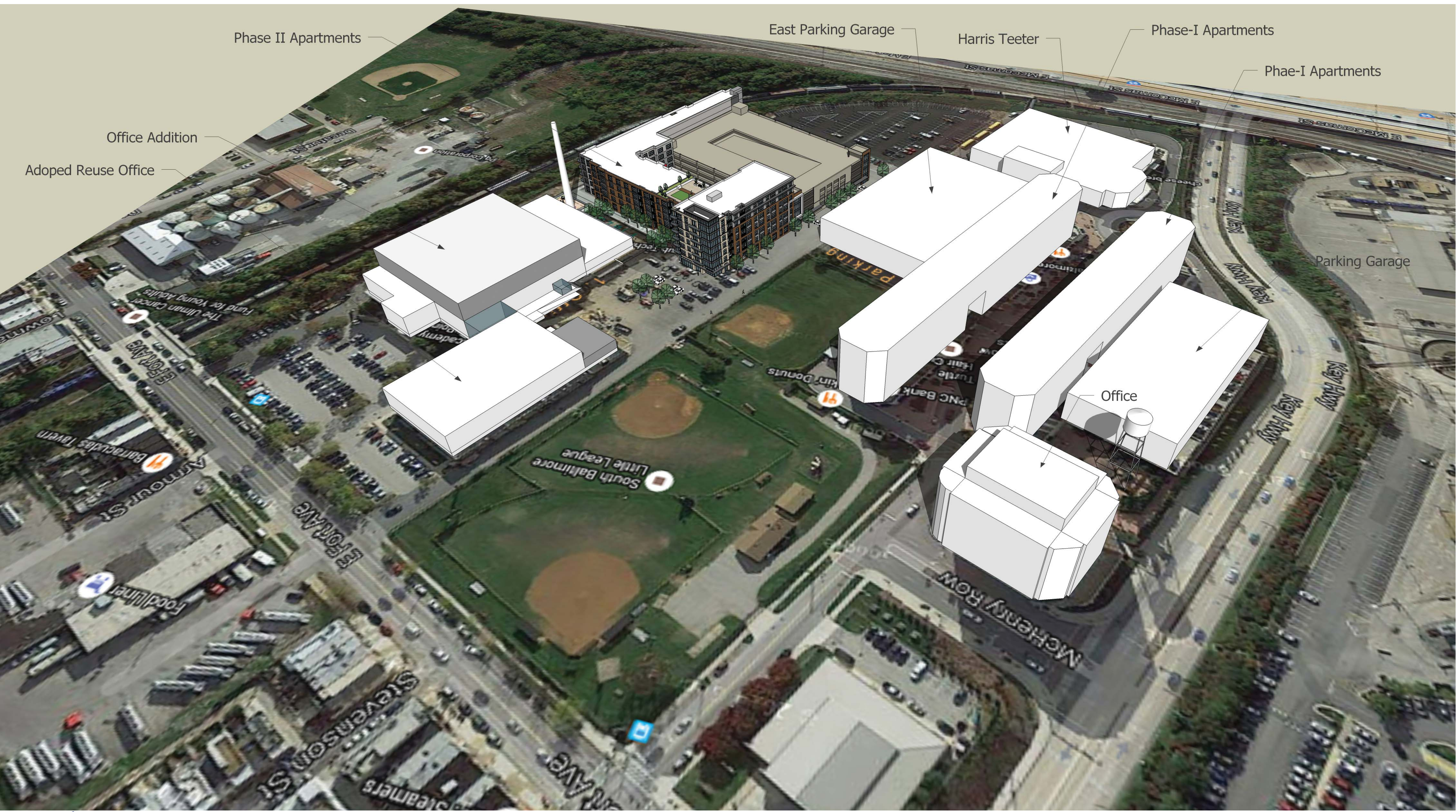




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DATE: 05/25/16



# ILLUSTRATIVE SITE PLAN

## SITE INFORMATION:

- a. ADDRESS: 1215 EAST FORT AVENUE
- b. BLOCK: 2034
- c. LOT: 003, 001A, 001B
- d. AREA: ±451,672 SF OR ±10.36 AC

## TOTAL DEV AREA-PHASE II

**APARTMENT BUILDING:** ±3.29 AC OR ±143,312 SF

## ZONING:

EXISTING: M-3  
PROPOSED: B-2-2

## GROSS FLOOR AREA:

EXISTING: ±228,000 SF OFFICE  
PROPOSED: ±222,270 SF MULTI-FAMILY  
TOTAL: ± 450,270 SF TOTAL

## LAND USE:

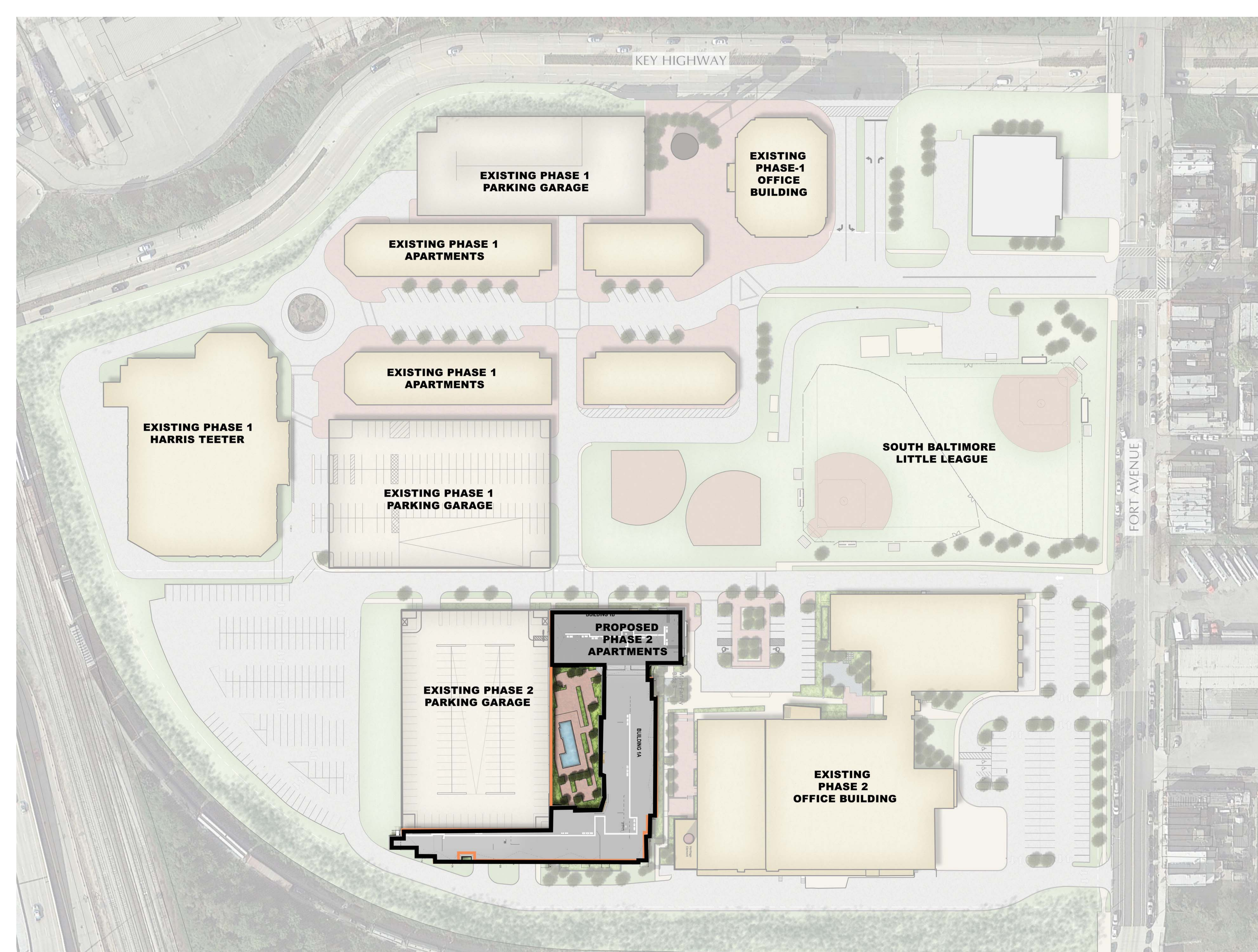
EXISTING USE: OFFICE BUILDING AND ASSOCIATED PARKING  
PROPOSED USE: 223 UNIT APARTMENT BUILDING & AMENITY SPACES

## BULK REGULATIONS:

YARDS REQ. PROVIDED  
FRONT 0' 515'  
INTERIOR SIDE 0/10' 49'  
STREET CORNER SIDE 0' NA  
REAR 30' 39'  
FAR:  
MAX: 2.5  
PROPOSED: 1.0

**BUILDING USE TYPE = R2**

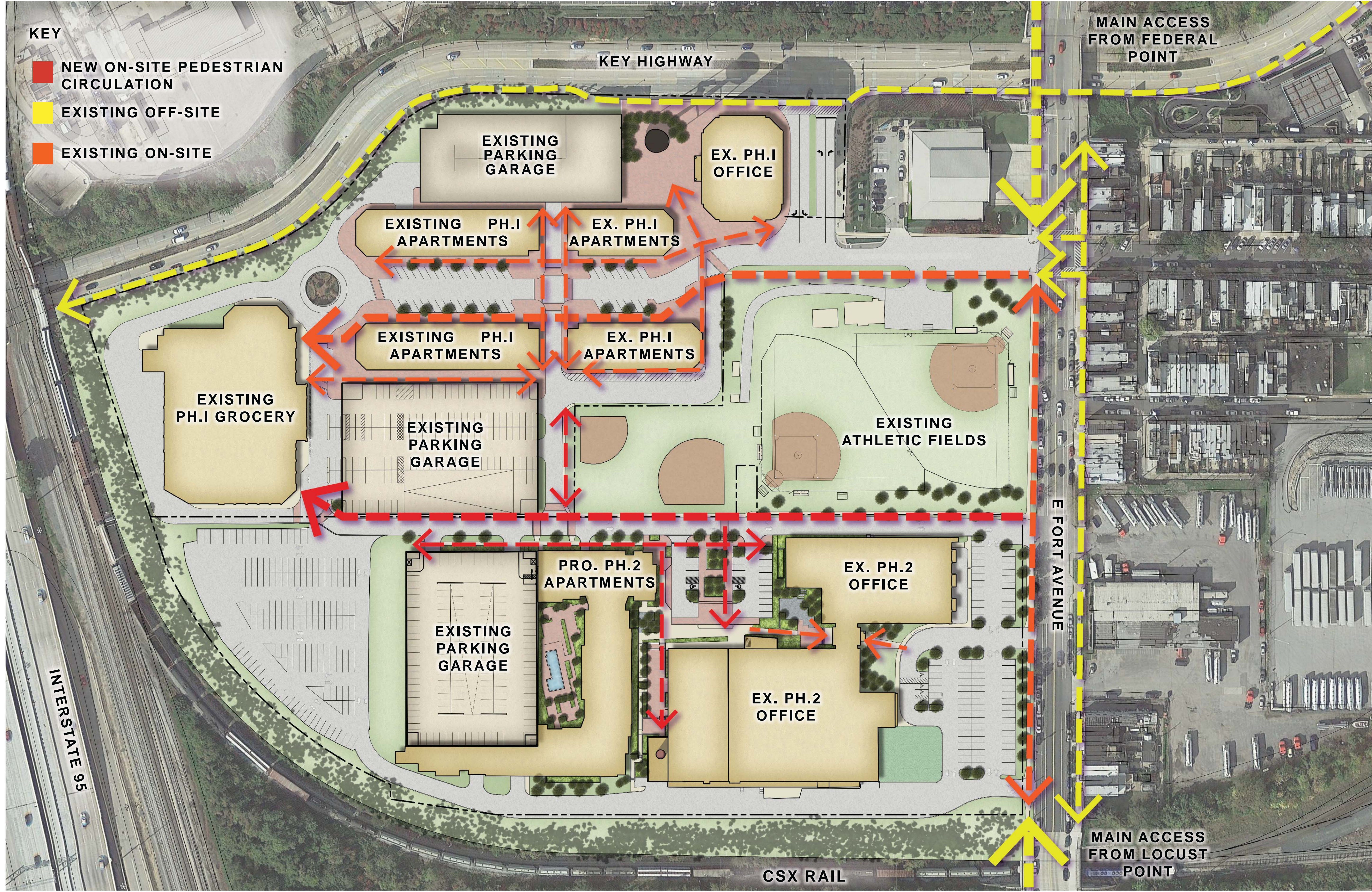
**BUILDING TYPE(S) = III A & IB**



## McHenry Row Phase 2 Apartments

Baltimore, MD





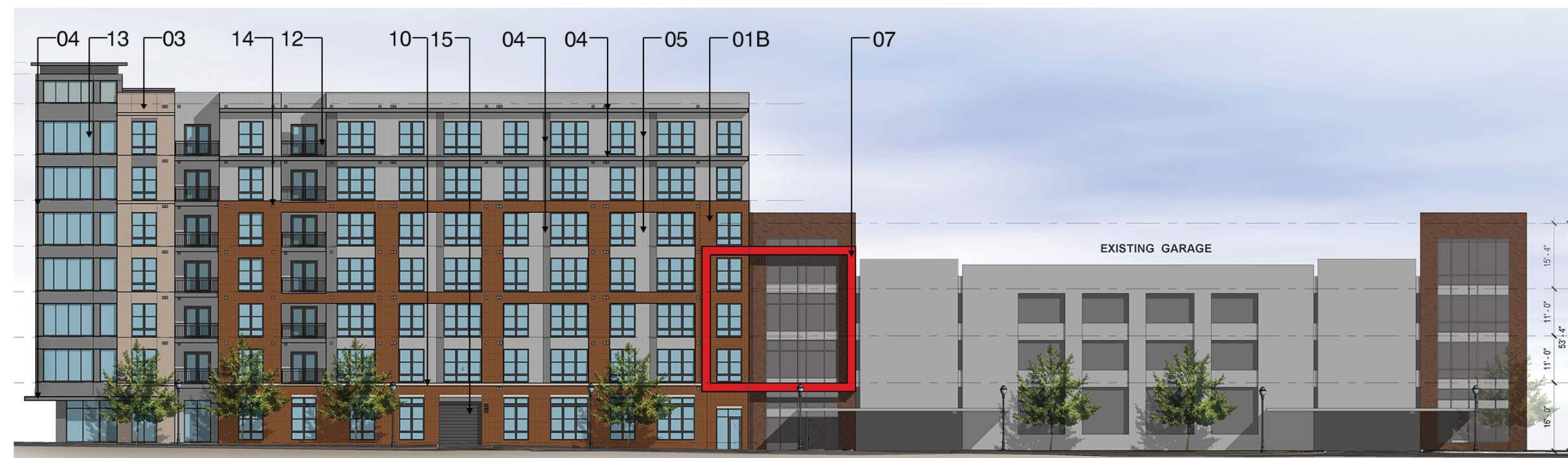
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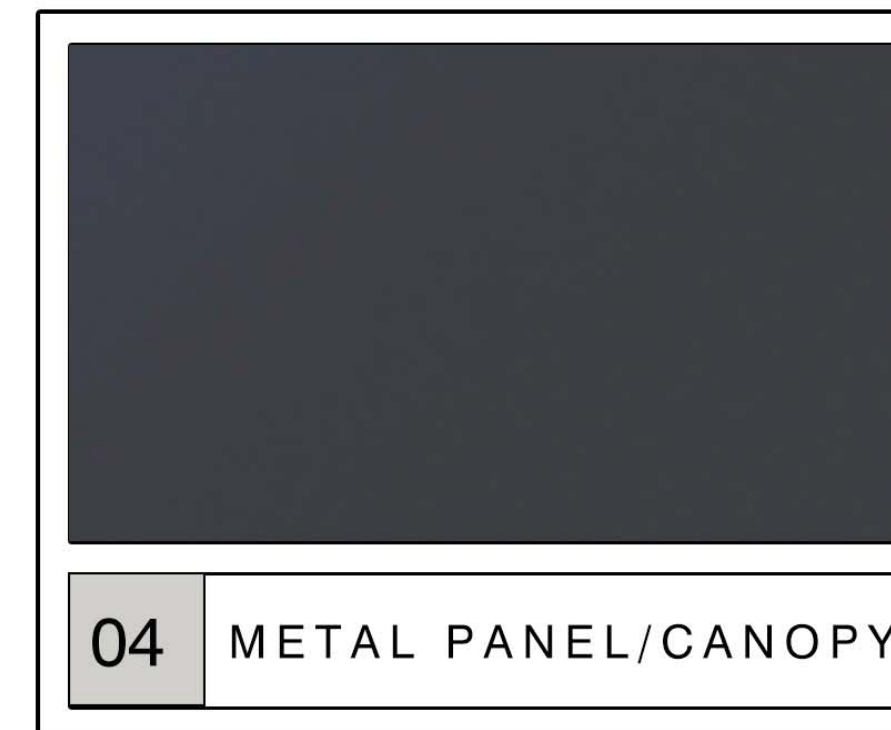
RAILROAD SIDE ELEVATION



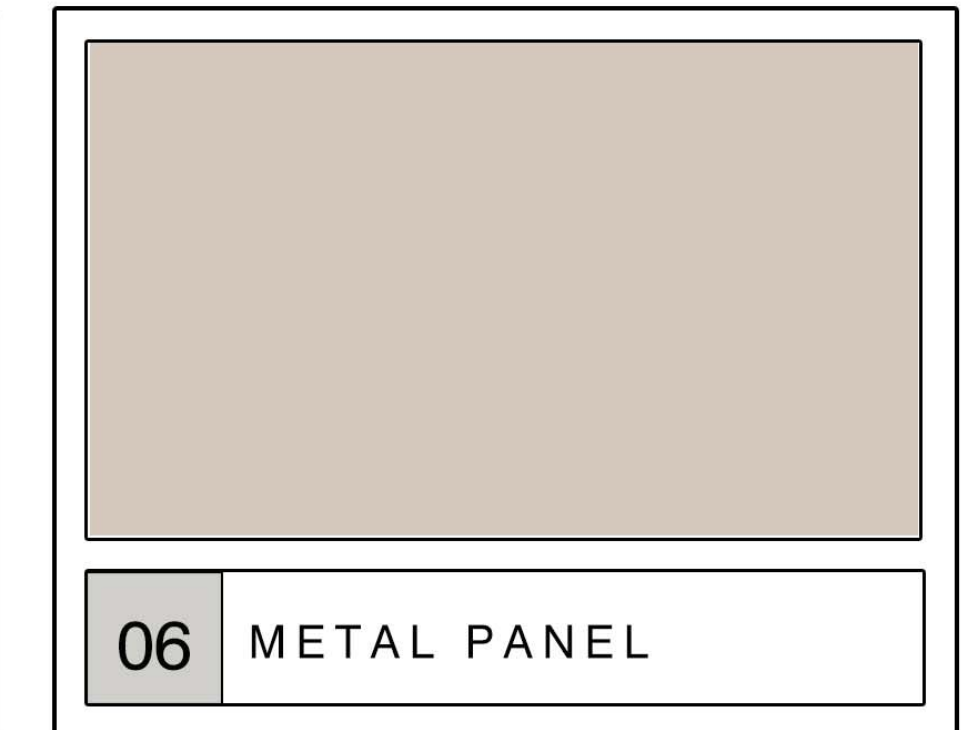
HARPER STREET ELEVATION



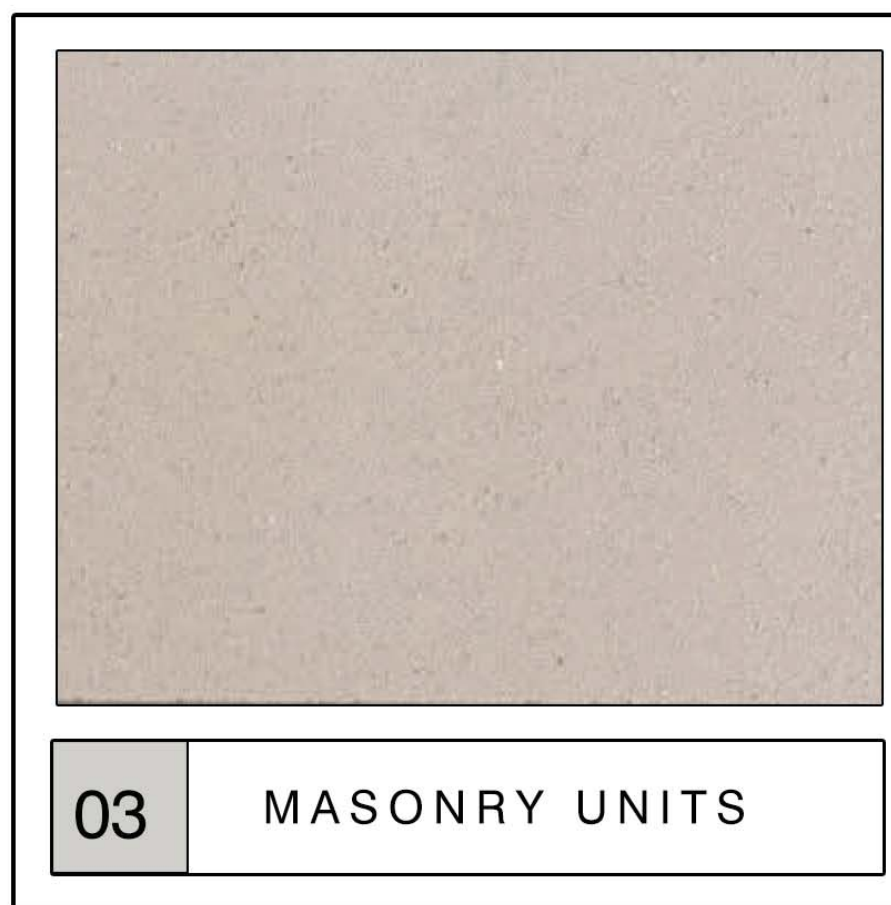
02 WINDOW FRAME



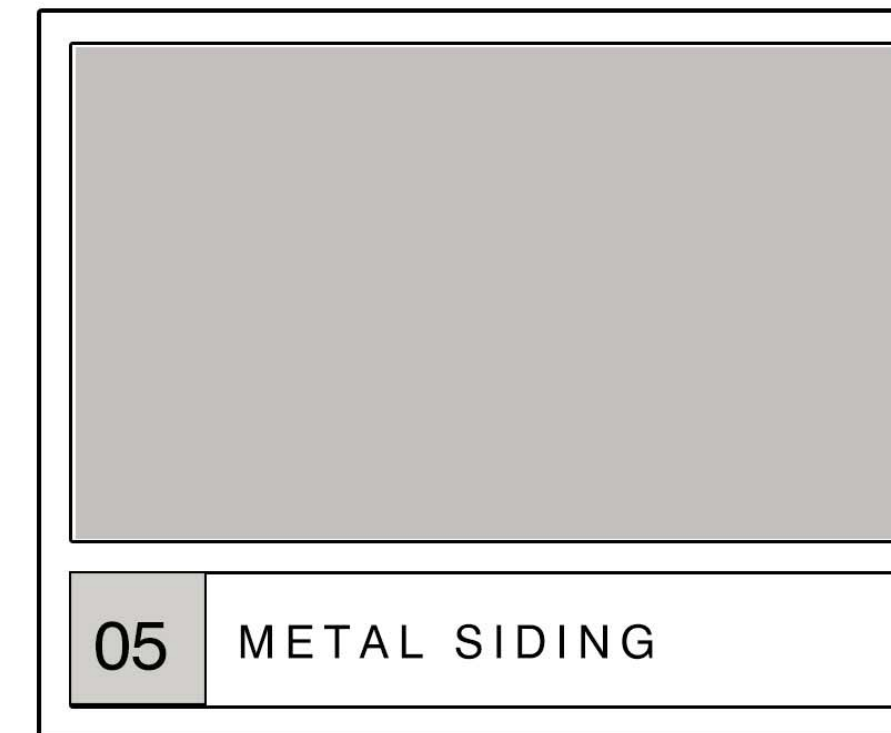
04 METAL PANEL/CANOPY



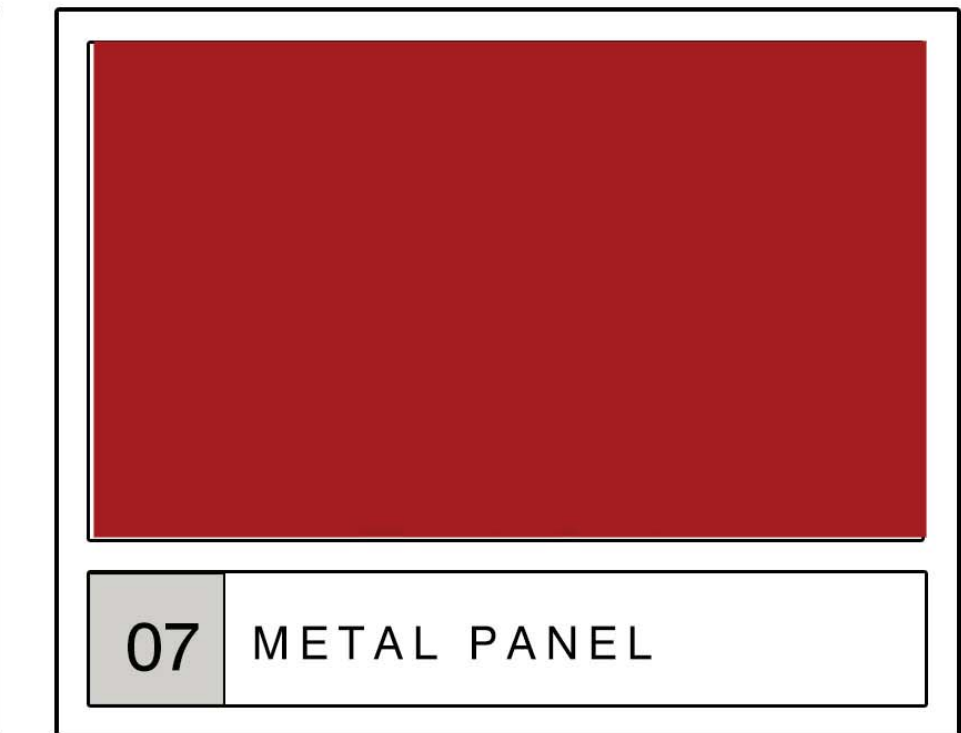
06 METAL PANEL



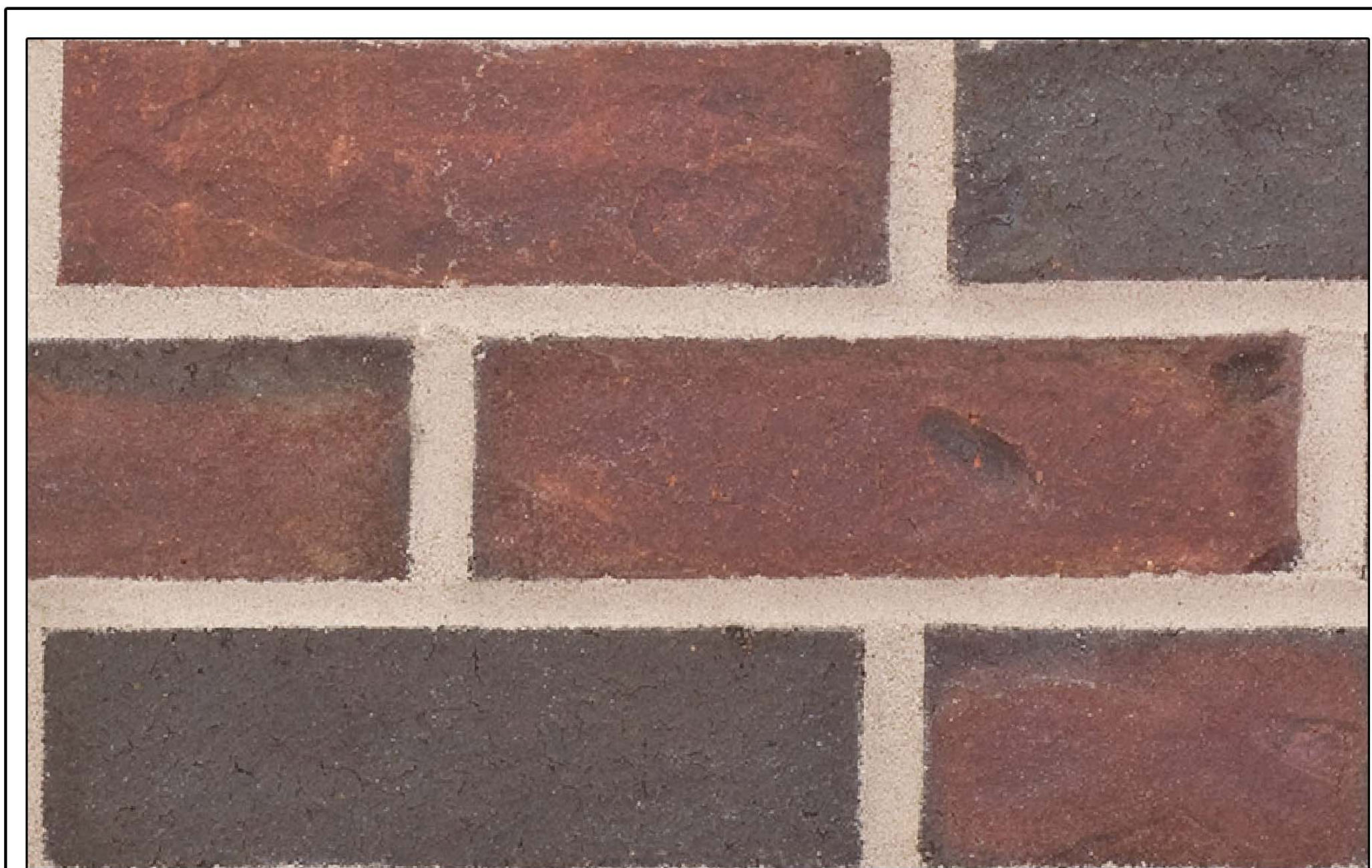
03 MASONRY UNITS



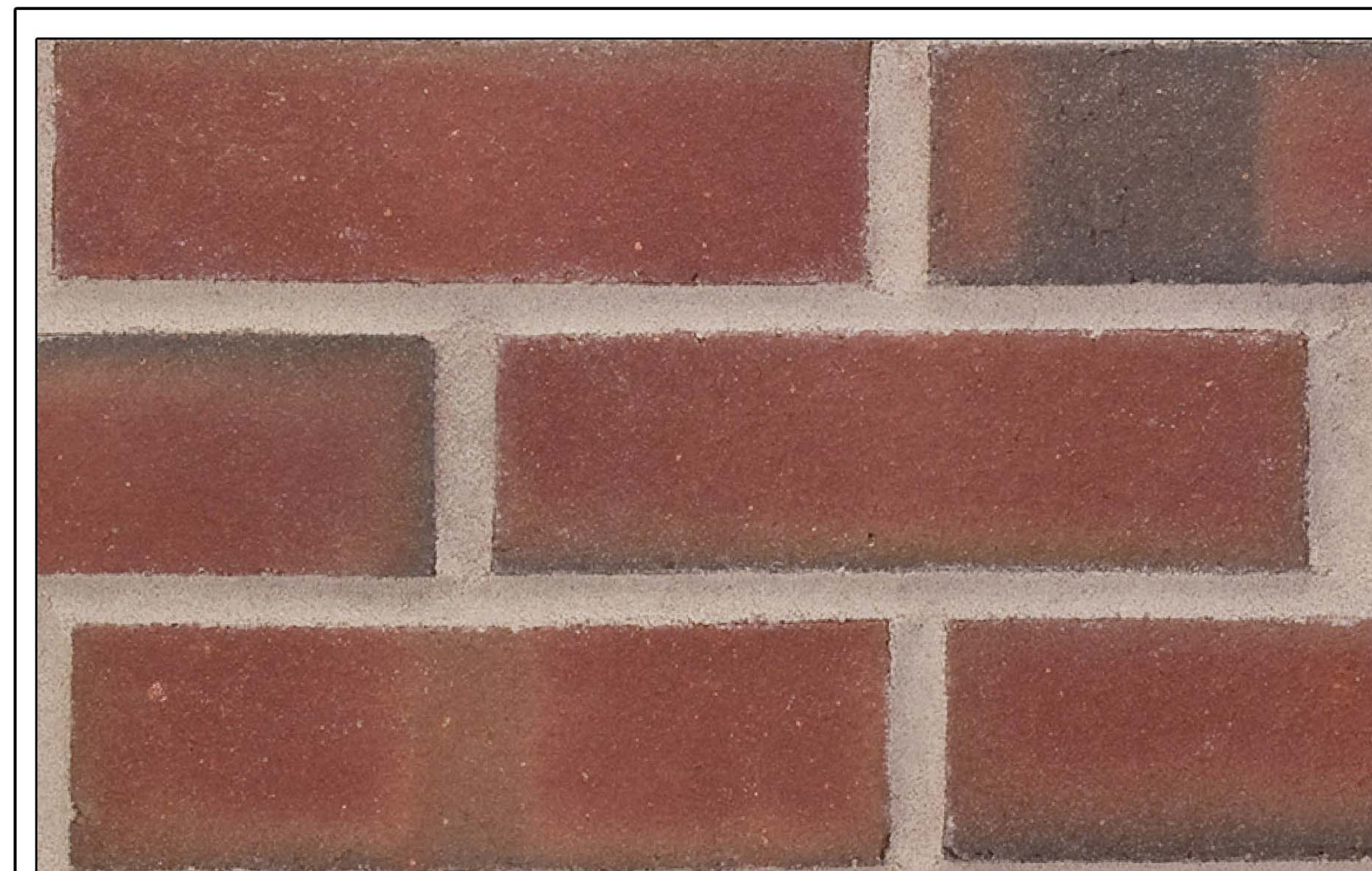
05 METAL SIDING



07 METAL PANEL



01A BRICK



01B BRICK

MATERIAL KEYNOTES	
01A	BRICK (UTILITY) MFR: REDLAND / KF BRICK # 043, ROYAL BURGUNDY
01B	BRICK (UTILITY) MFR: REDLAND / KF BRICK # 514, CONCORD BLEND
02	WOOD COMPOSITE ALUMINUM CLADDED WINDOWS AND DOORS REFER TO WINDOW, STOREFRONT & DOOR SCHEDULE SHEETS
03	MASONRY UNITS, VENEER (REN758) MFR: ARRISCRAFT / COLOR: CAFE / FINISH: SATIN
04	ACCENT METAL PANEL & CANOPIES MFR: ALUCUBOND / COLOR: GRAPHITE MICA / FINISH: SMOOTH
05	EXTERIOR WALL METAL SIDING MFR: CENTRIA / PROFILE SERIES IW 41A / COLOR: TBD / FINISH: TBD
06	ACCENT METAL PANEL MFR: ALUCUBOND / COLOR: OYSTER COOL / FINISH: SMOOTH
07	ACCENT METAL PANEL MFR: ALUCUBOND / COLOR: PATRIOT RED / FINISH: SMOOTH
08	TEMPERED GLASS GUARDRAIL MFR: VIRACON / COLOR: CLEAR / FINISH: SILK SCREEN 50% COVERAGE / THICKNESS: SHOP DWGS
09A	FIBER CEMENT LAP SIDING MFR: JAMES HARDIE / COLOR: AGE PEWTER / FINISH: SMOOTH / EXPOSURE: 4" / THICKNESS: 5/16"
09B	FIBER CEMENT LAP SIDING MFR: JAMES HARDIE / COLOR: GRAY PEARL / FINISH: SMOOTH / EXPOSURE: 4" / THICKNESS: 5/16"
09C	FIBER CEMENT TRIM MFR: JAMES HARDIE / COLOR: AGE PEWTER / FINISH: SMOOTH / 3/4" X 4" WIDE
10	CAST STONE BAND AND WINDOW HEADER MFR: ARRISCRAFT BY ARRISCRAFT / COLOR: CAFE / FINISH: SANDBLASTED / TO MATCH REN758
11	BRICK (UTILITY) MFR: YANKEE HILL / COLOR: DARK IRONSPOT VELOUR / FINISH: WIRECUT
11.1	BRICK (STANDARD) MFR: YANKEE HILL / COLOR: DARK IRONSPOT VELOUR / FINISH: WIRECUT
12	PREFINISHED METAL RAILING SYSTEM MFR: TBD / COLOR: BLACK
13	STOREFRONT SYSTEM REFER TO WINDOW & STOREFRONT SCHEDULE SHEET
14	EXHAUST LOUVERS
15	OVERHEAD ROLL-UP DOOR, RAPID SLAT MODEL 621 STORMLITE / IC-275 SLAT / FENESTATED SLAT CLOSE-UP VIEW / BLACK



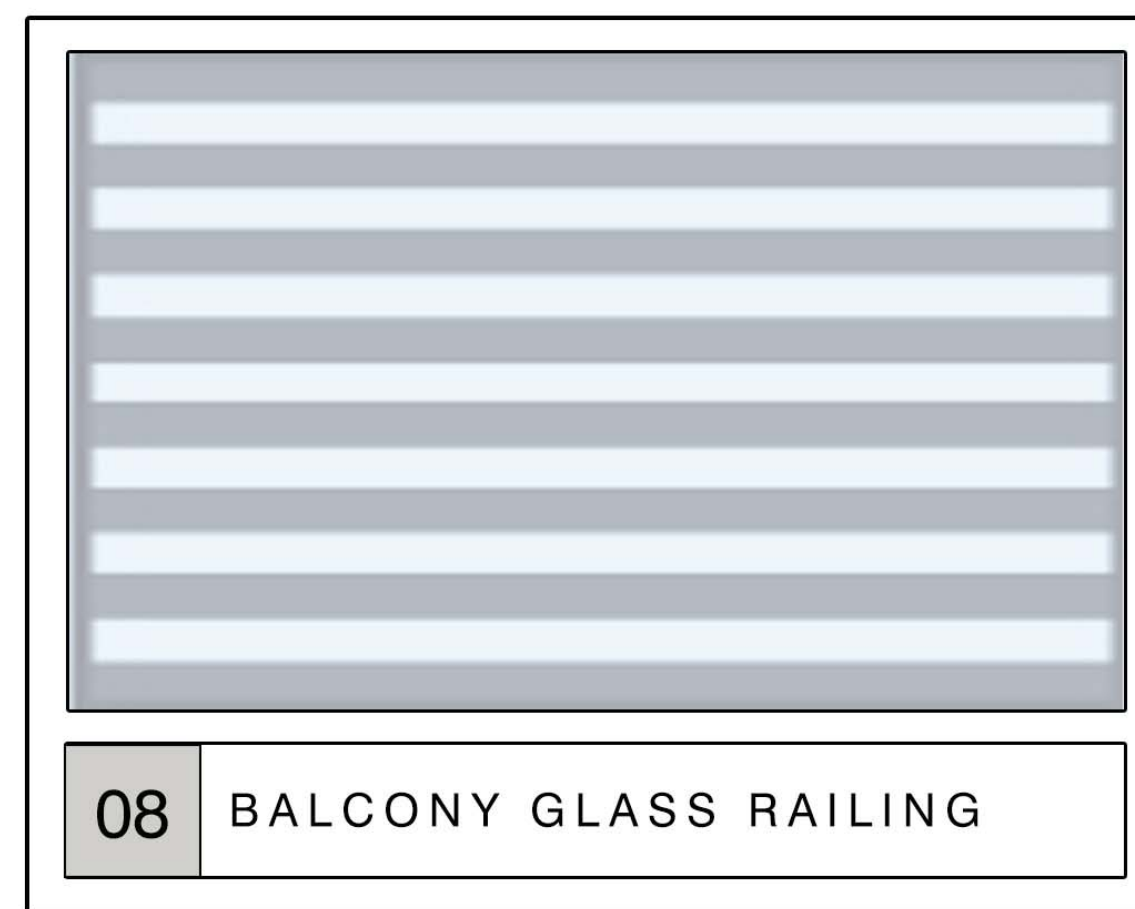




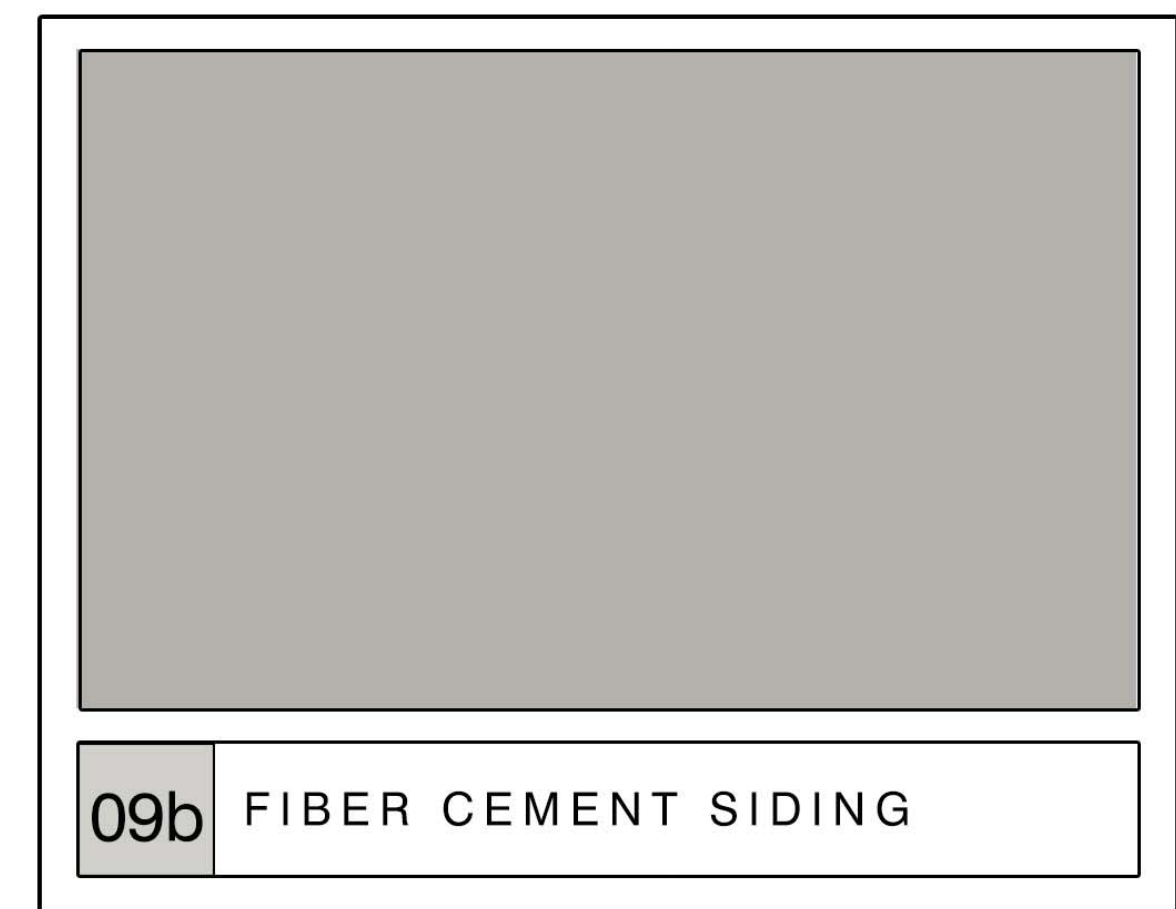
RAILROAD SIDE ELEVATION



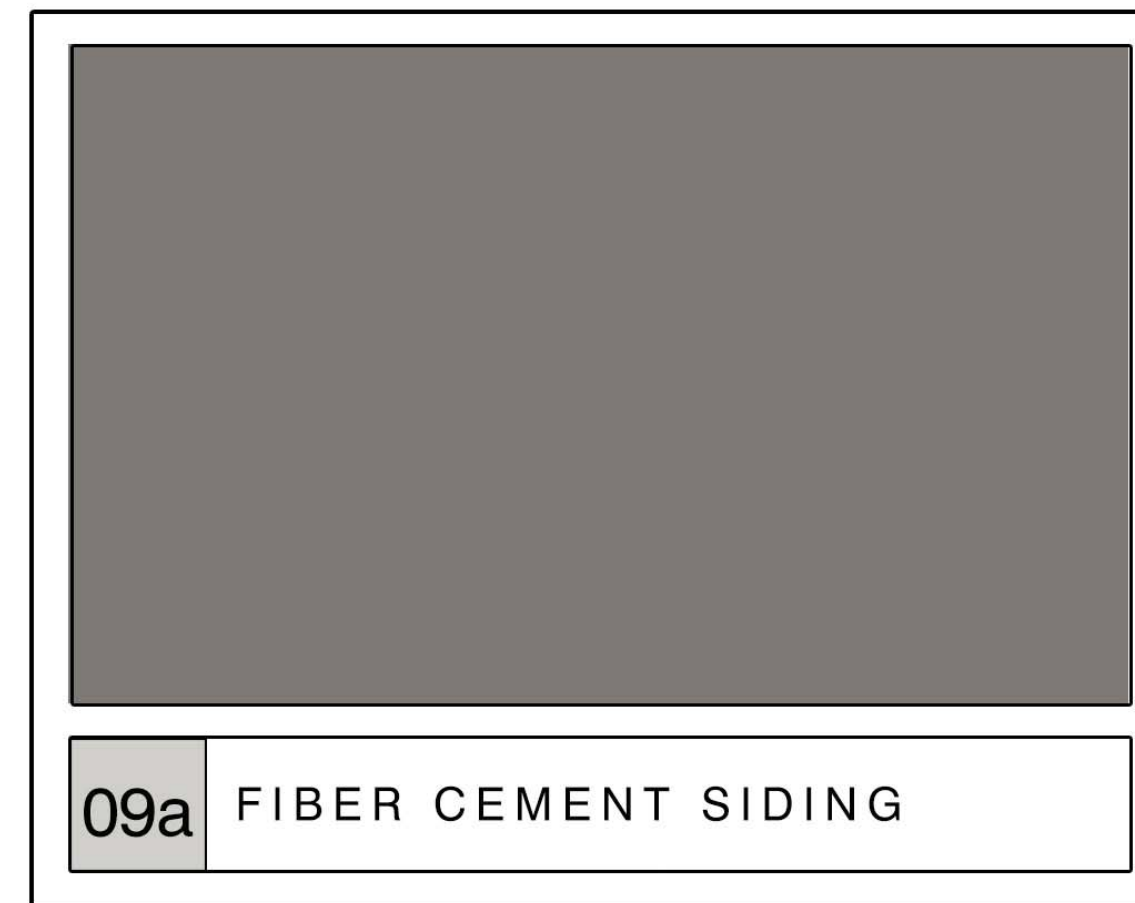
HARPER STREET ELEVATION



08 BALCONY GLASS RAILING



09b FIBER CEMENT SIDING



09a FIBER CEMENT SIDING



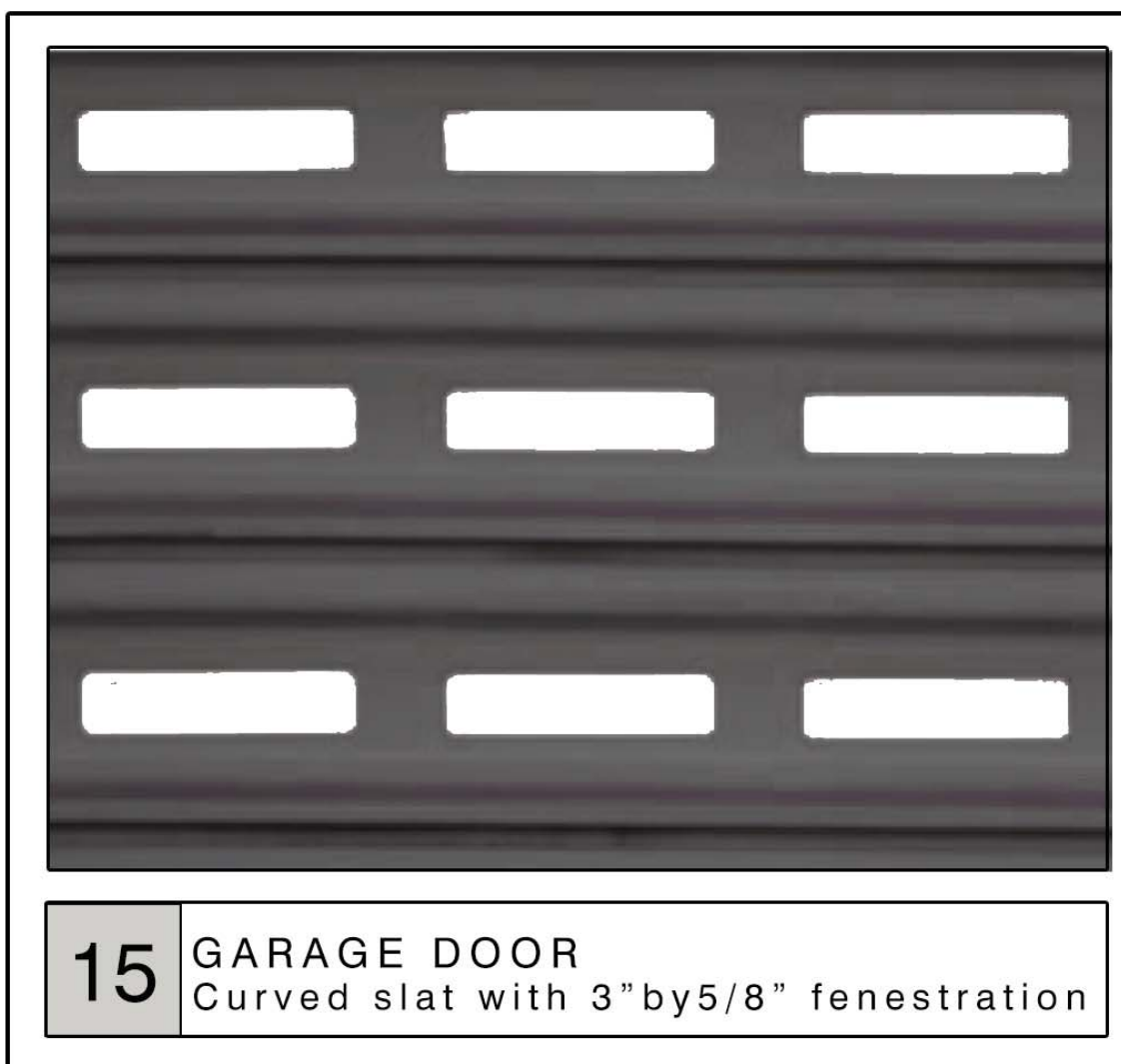
10 BANDING & WINDOW HEADER



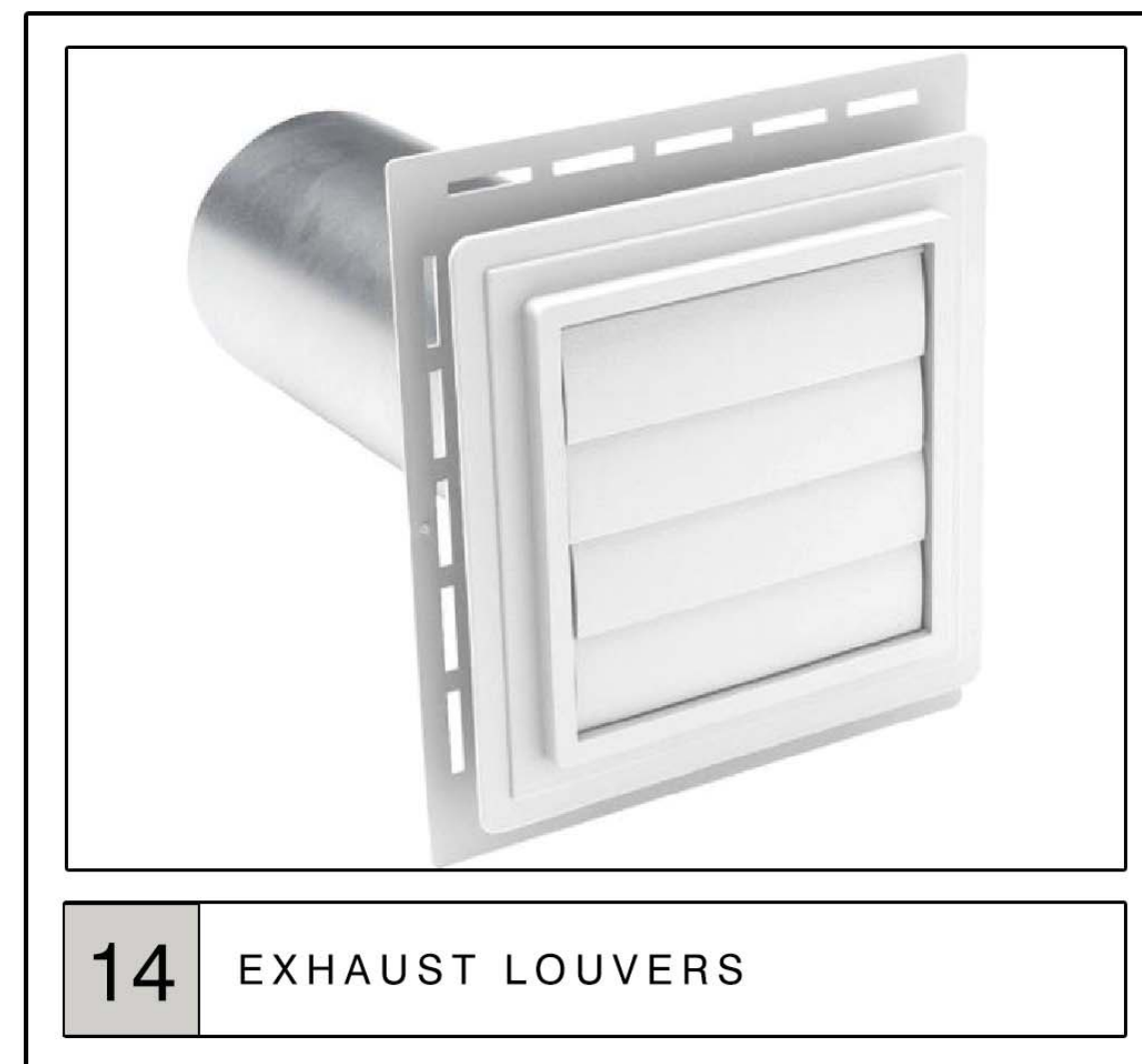
13 STORE FRONT



12 BALCONY METAL RAIL



15 GARAGE DOOR  
Curved slat with 3" by 5/8" fenestration



14 EXHAUST LOUVERS

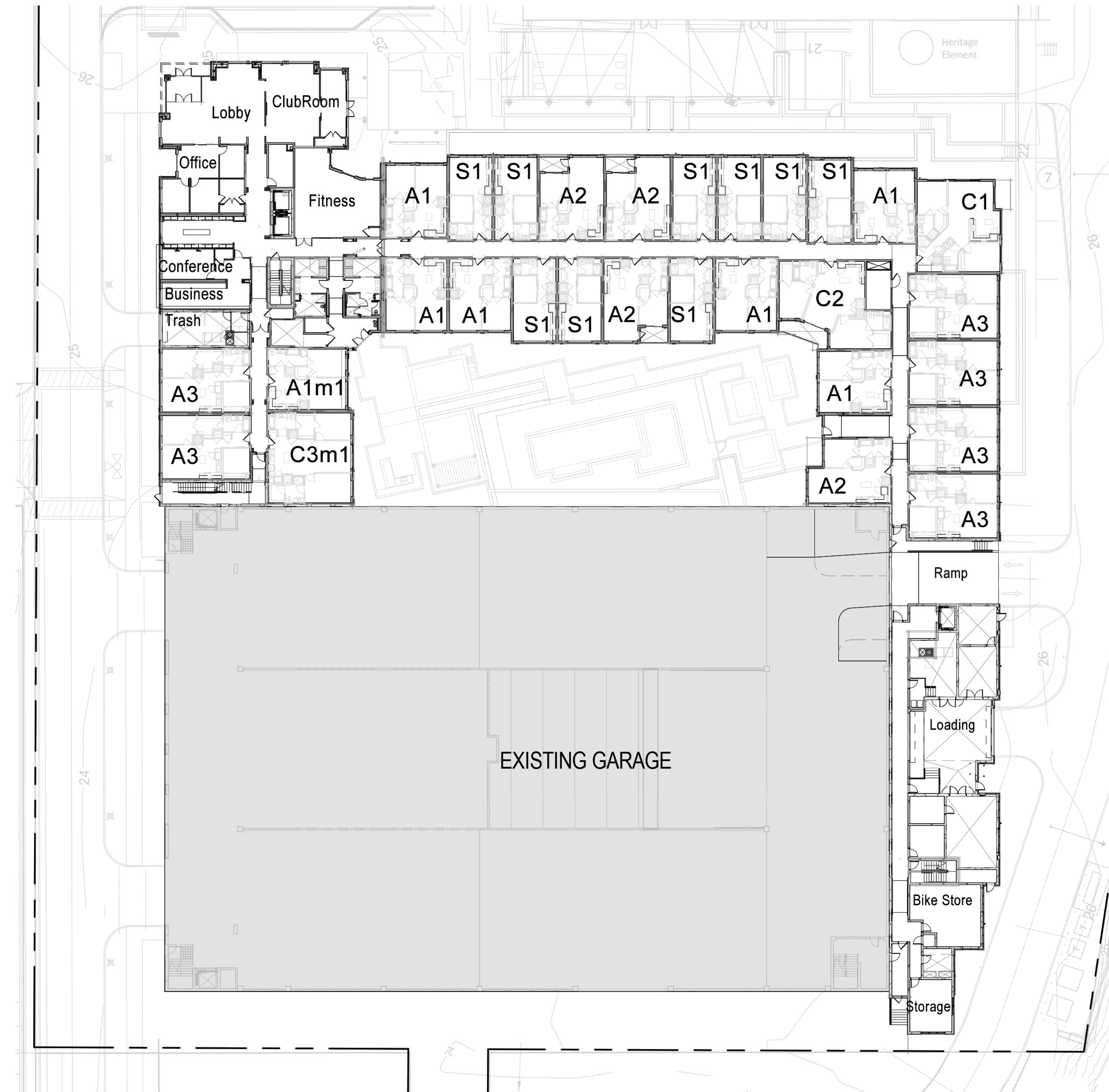


11 BRICK BANDING

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15	OVERHEAD ROLL-UP DOOR RAPID SLAT MODEL 621 STORMLITE / IC-275 SLAT / FENESTATED SLAT CLOSE-UP VIEW / BLACK







*McHenry Row Phase 2 Apartments*  
Baltimore, MD

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UDARP SCHEMATIC PRESENTATION

DATE: 05/25/16





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Baltimore, MD



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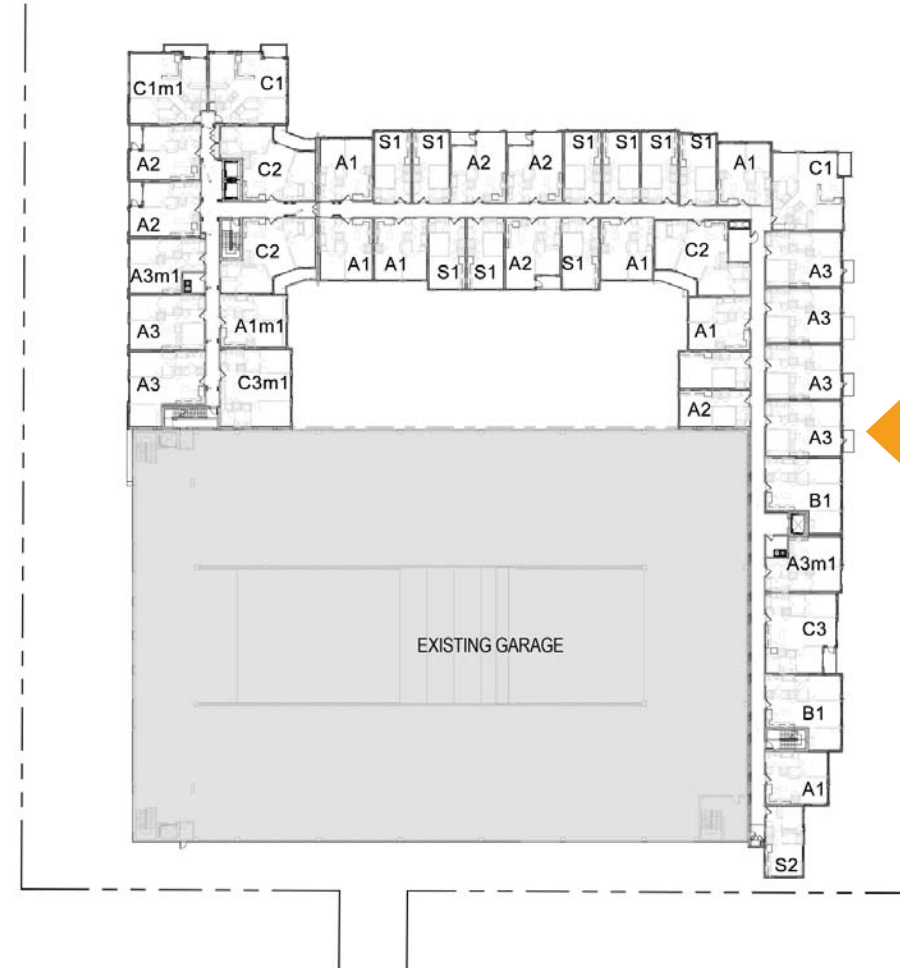


NORTH ELEVATION



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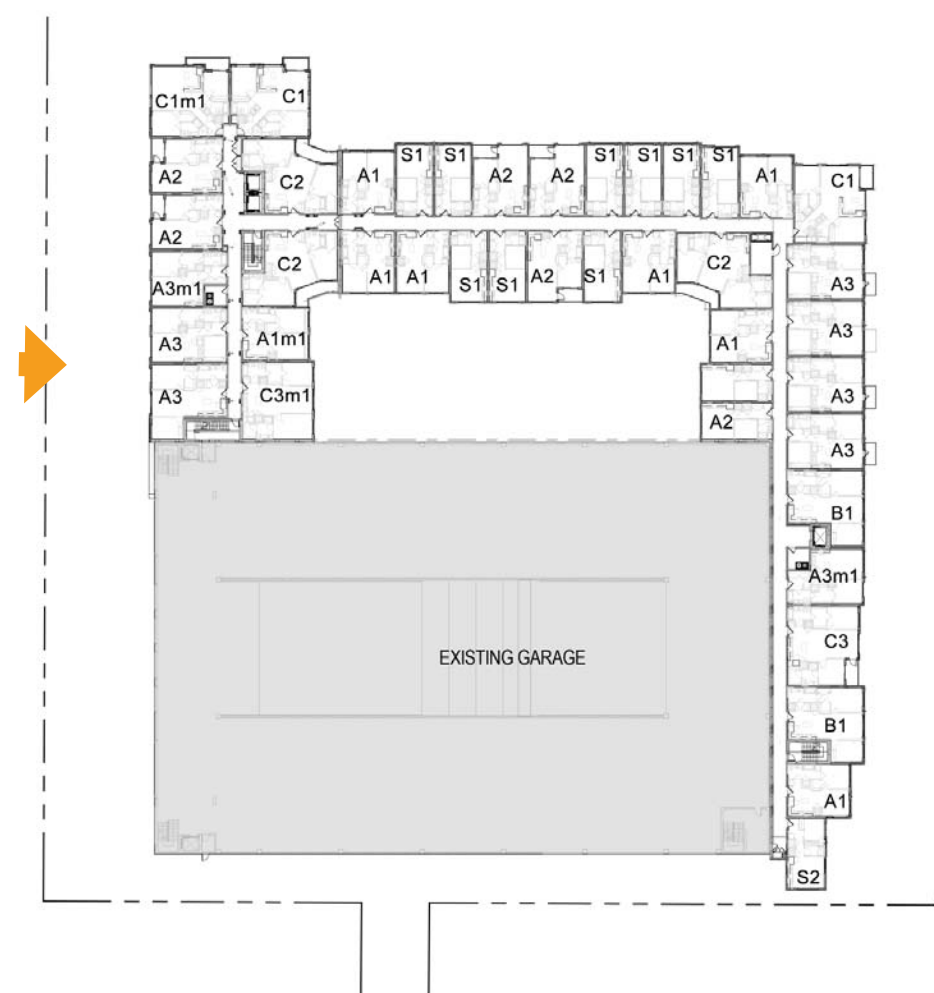




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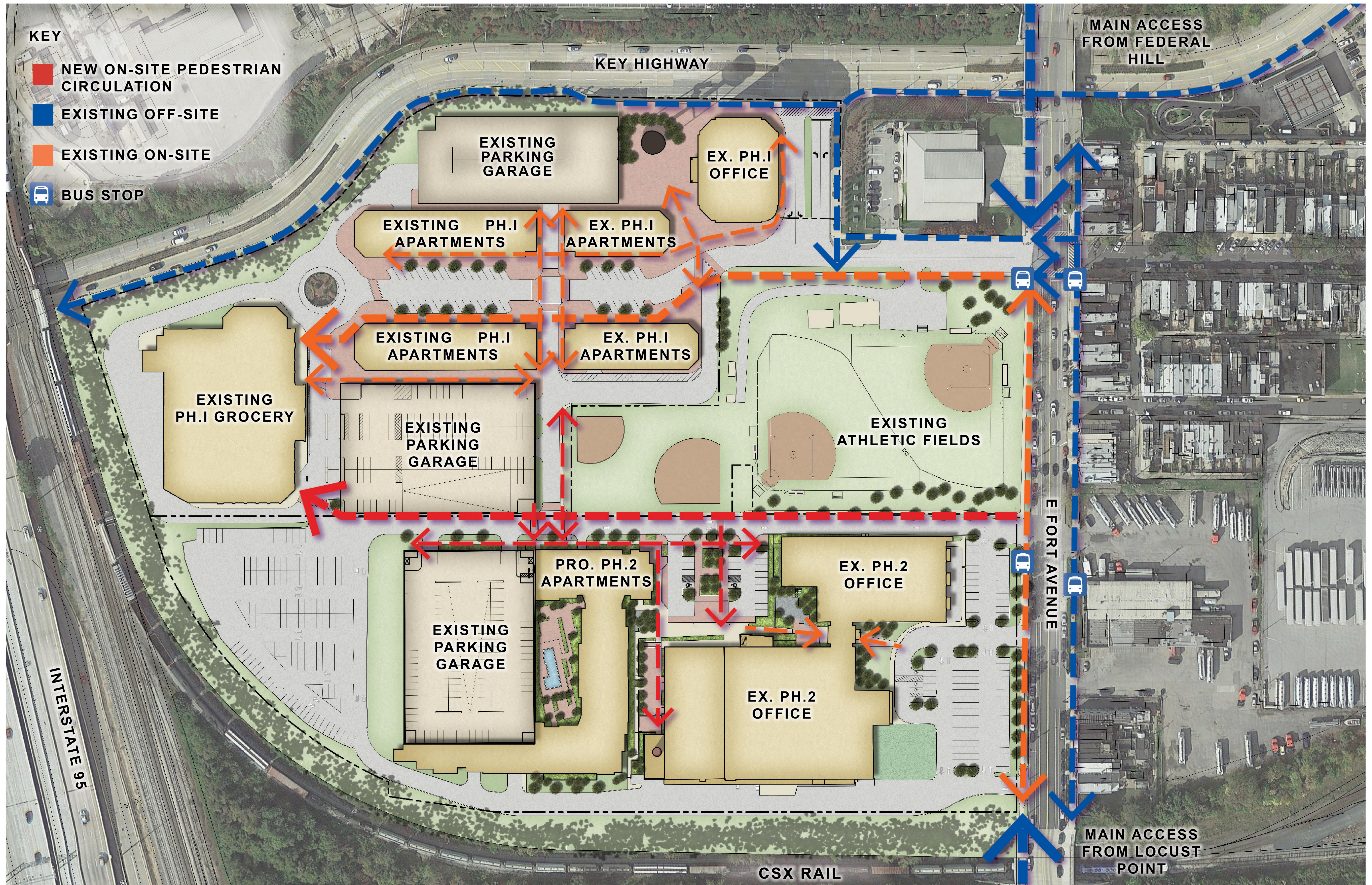
Kimley»Horn

lessard DESIGN

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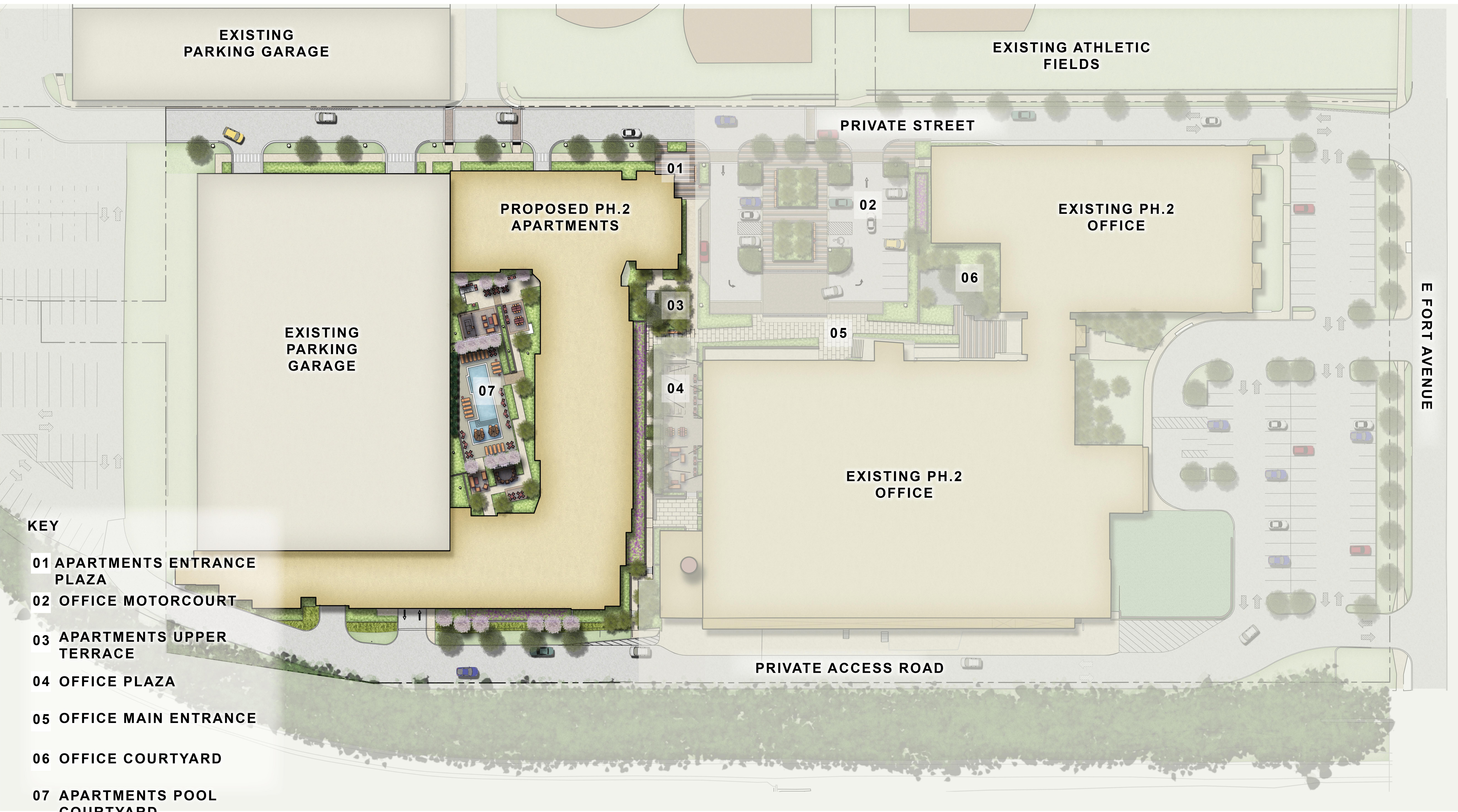
Baltimore, MD



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- KEY**
- 01 APARTMENTS ENTRANCE PLAZA
  - 02 OFFICE MOTORCOURT
  - 03 APARTMENTS UPPER TERRACE
  - 04 OFFICE PLAZA
  - 05 OFFICE MAIN ENTRANCE
  - 06 OFFICE COURTYARD
  - 07 APARTMENTS POOL COURTYARD

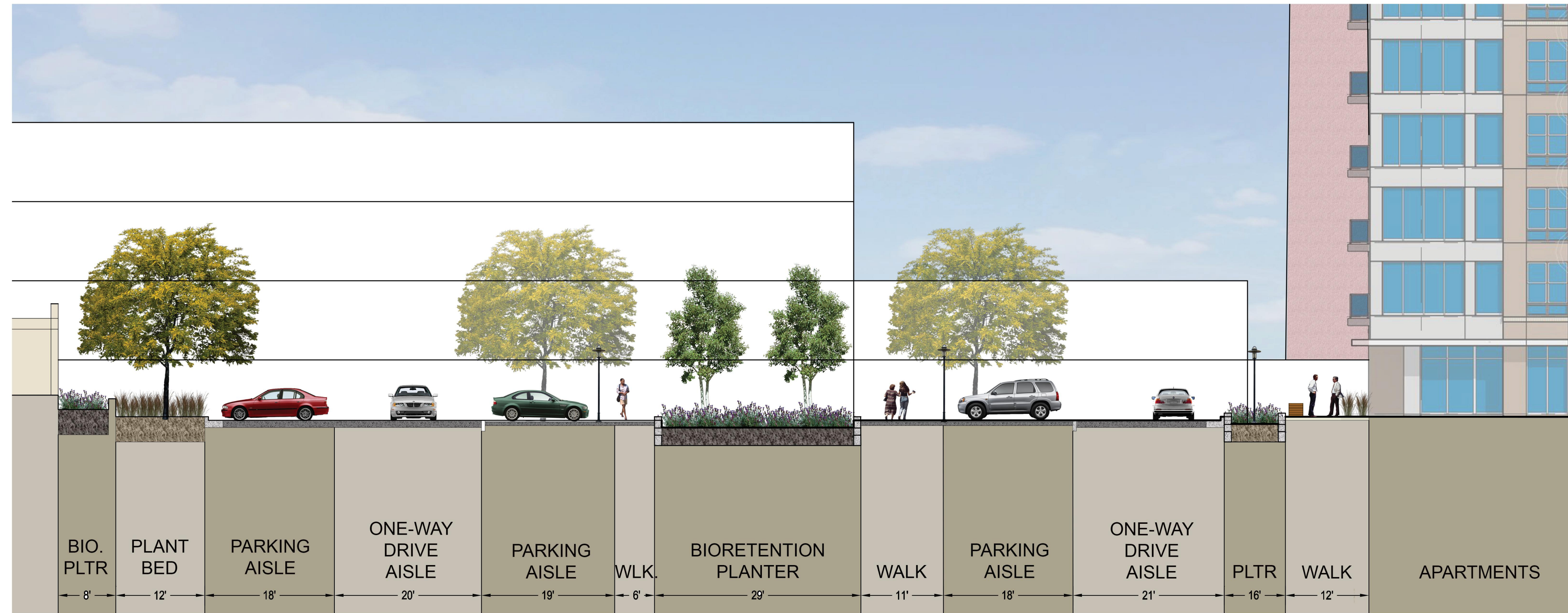


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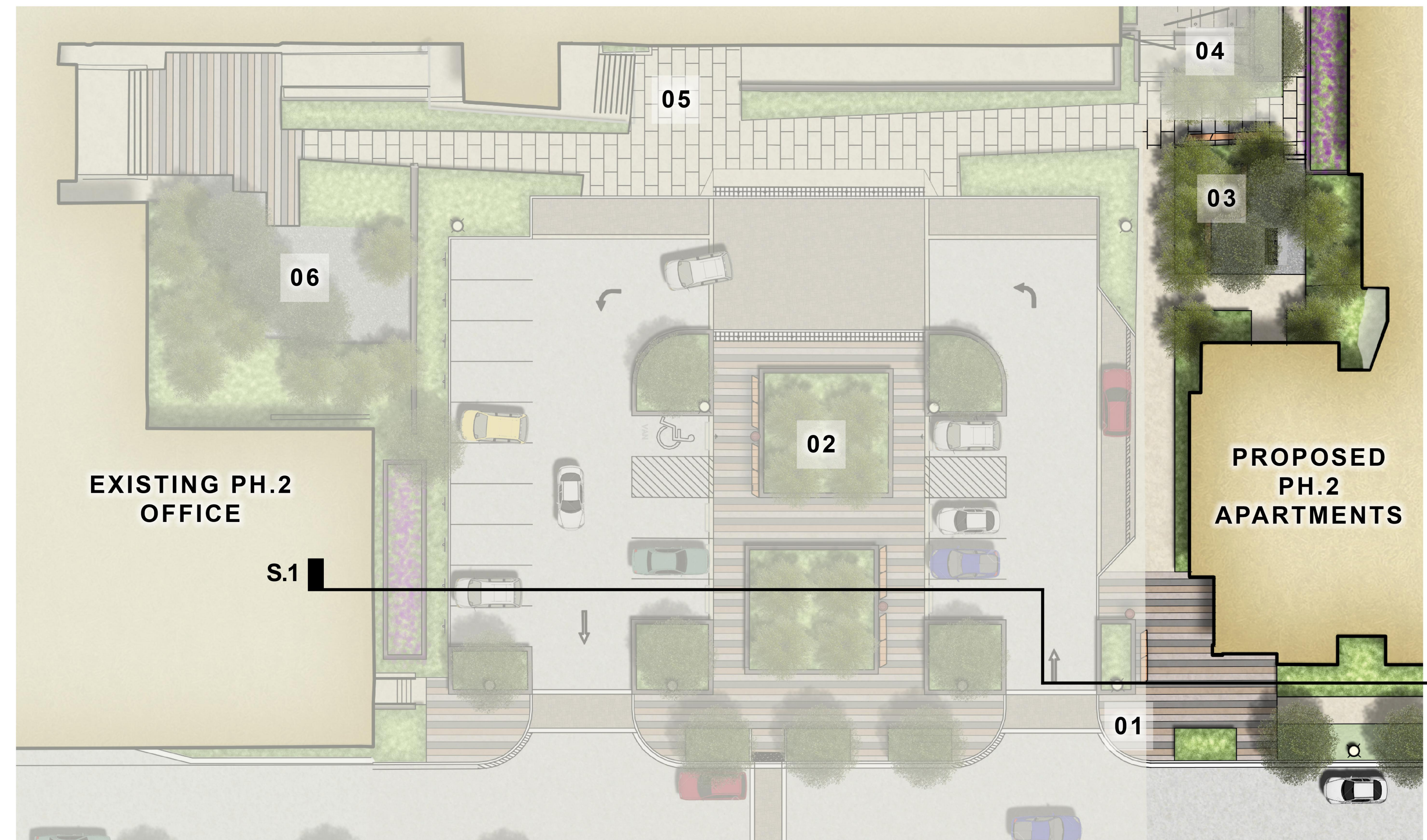
# MOTORCOURT AND ENTRANCE PLAZA LANDSCAPE PLAN



1. OFFICE MOTOR COURT AND ENTRANCE PLAZA - CROSS SECTION

## KEY

- 01 APARTMENTS ENTRANCE PLAZA
- 02 OFFICE MOTORCOURT
- 03 APARTMENTS UPPER TERRACE
- 04 OFFICE PLAZA
- 05 OFFICE MAIN ENTRANCE
- 06 OFFICE COURTYARD



*McHenry Row Phase 2 Apartments*

Baltimore, MD

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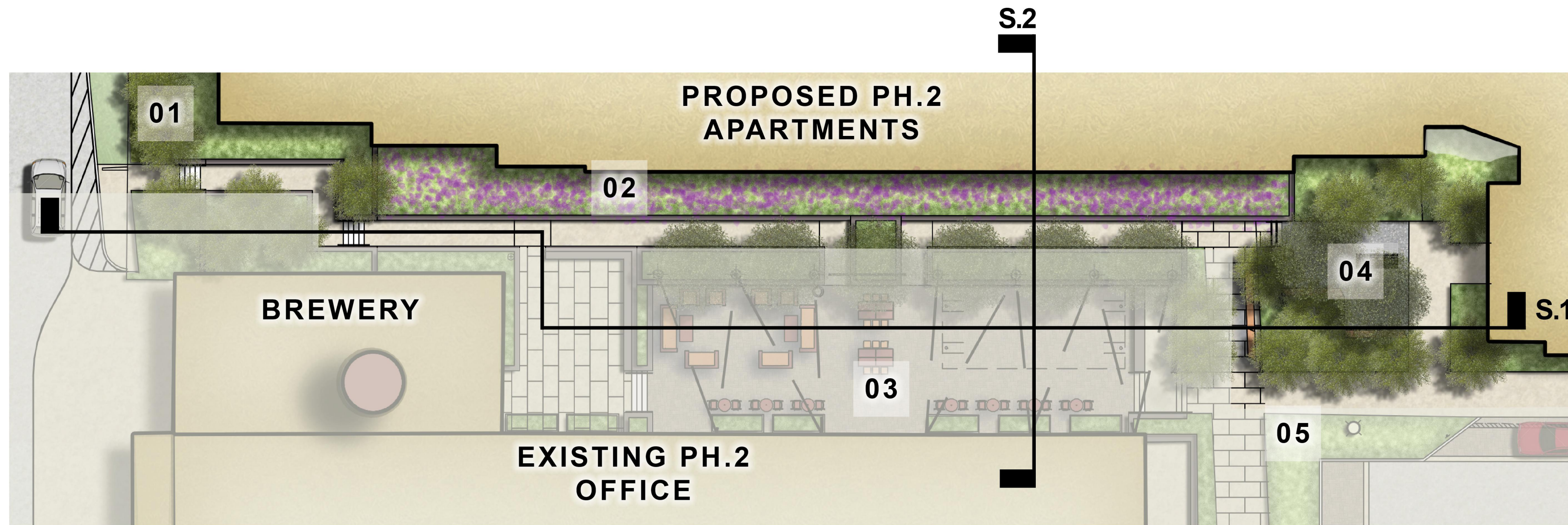
lessard  
DESIGN

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# OFFICE PLAZA AND UPPER TERRACE LANDSCAPE PLAN

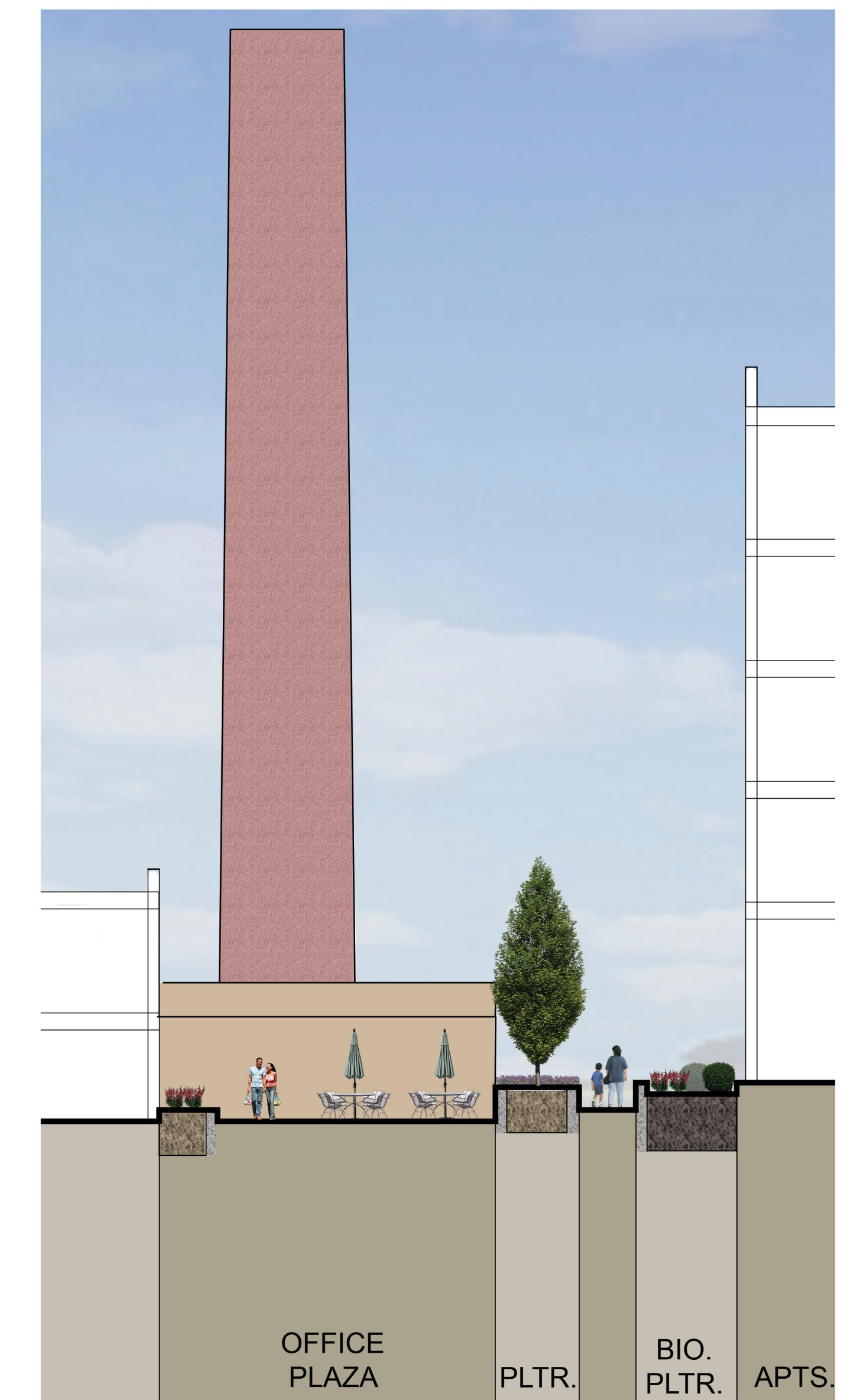


## KEY

- 01 ACCESS TO JONES STREET
- 02 BIO-RETENTION PLANTER
- 03 OFFICE PLAZA
- 04 APARTMENTS UPPER TERRACE
- 05 OFFICE MOTORCOURT



1. OFFICE PLAZA - LONGITUDINAL SECTION



2. OFFICE PLAZA CROSS SECTION



## McHenry Row Phase 2 Apartments

Baltimore, MD

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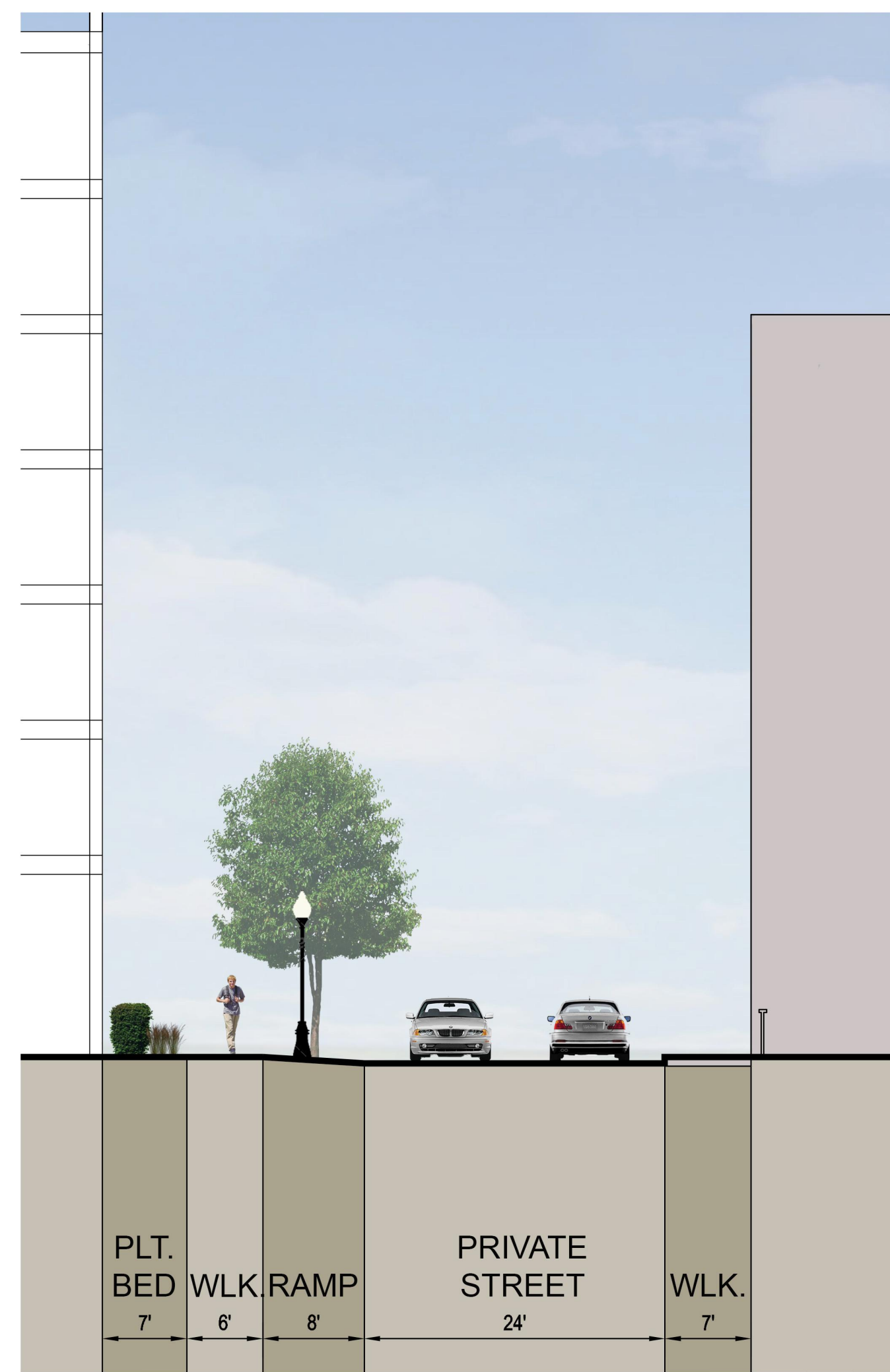
lessard DESIGN

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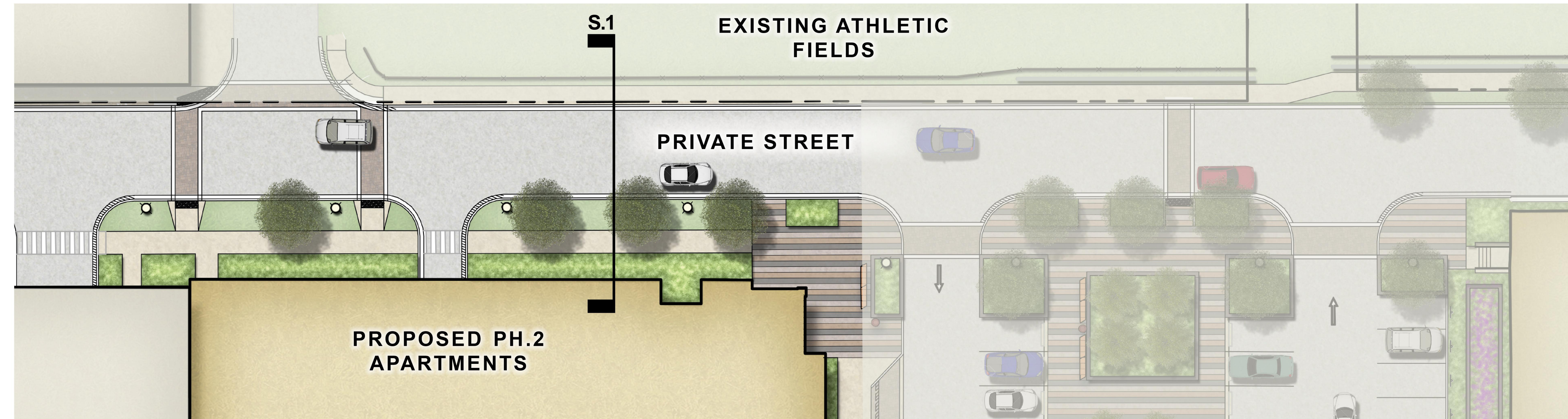
DATE: 05/25/16



# PRIVATE STREET AND ACCESS DRIVE LANDSCAPE PLAN

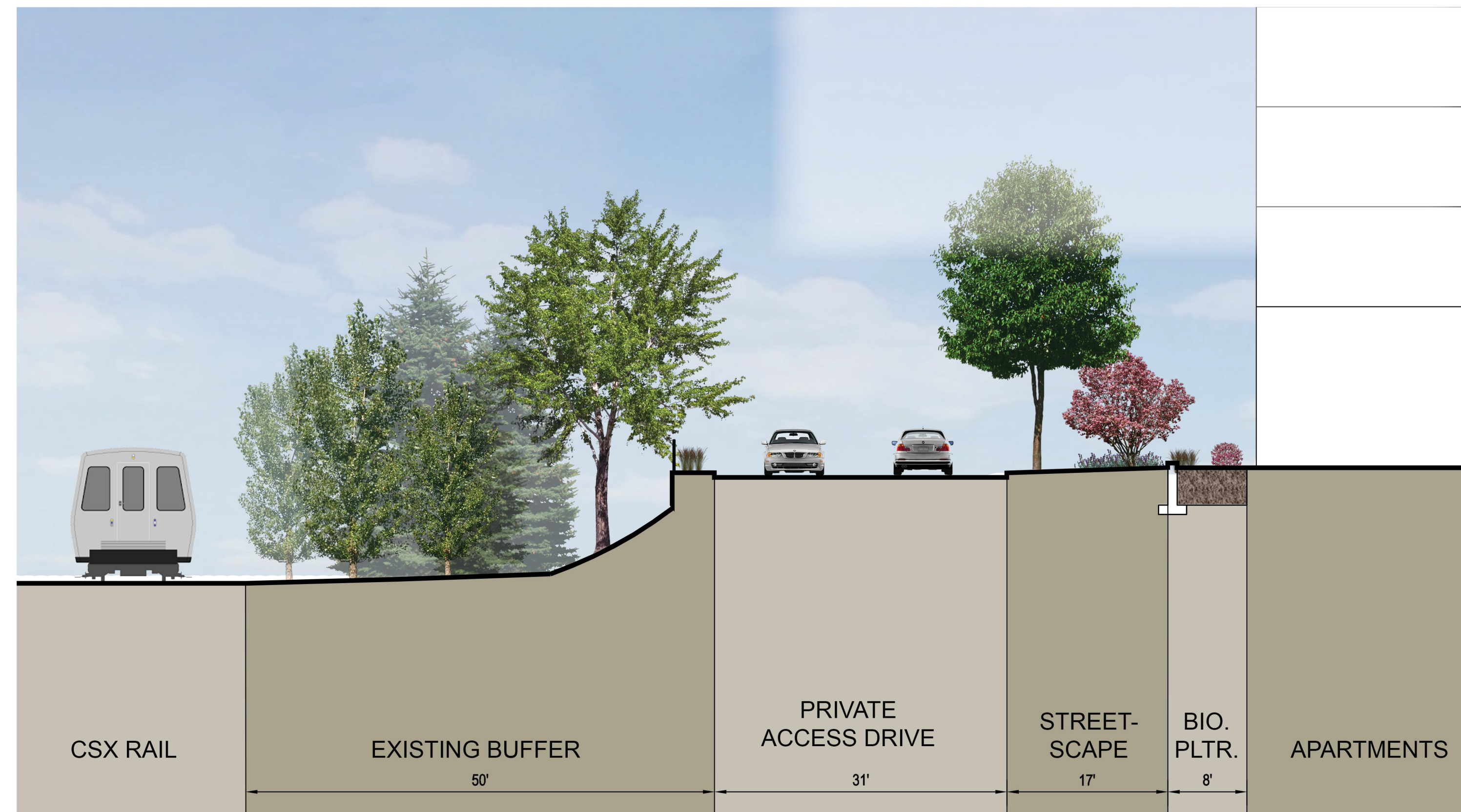


1. PRIVATE STREET SECTION

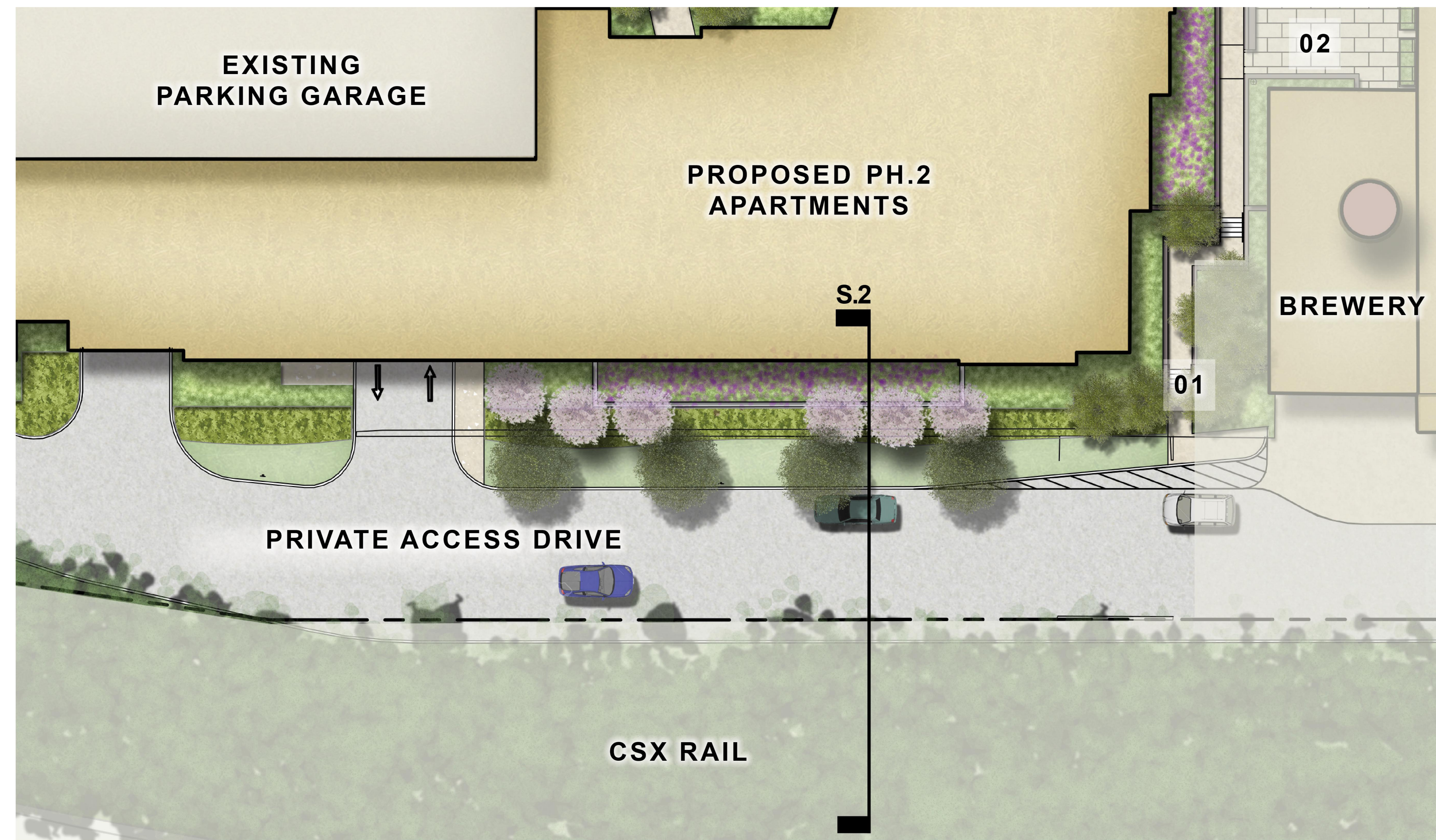


**KEY**

- 01 ACCESS TO JONES STREET
- 02 OFFICE PLAZA



2. PRIVATE ACCESS DRIVE SECTION



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# PHASE II OFFICE - EXISTING FINISHES AND FURNISHINGS



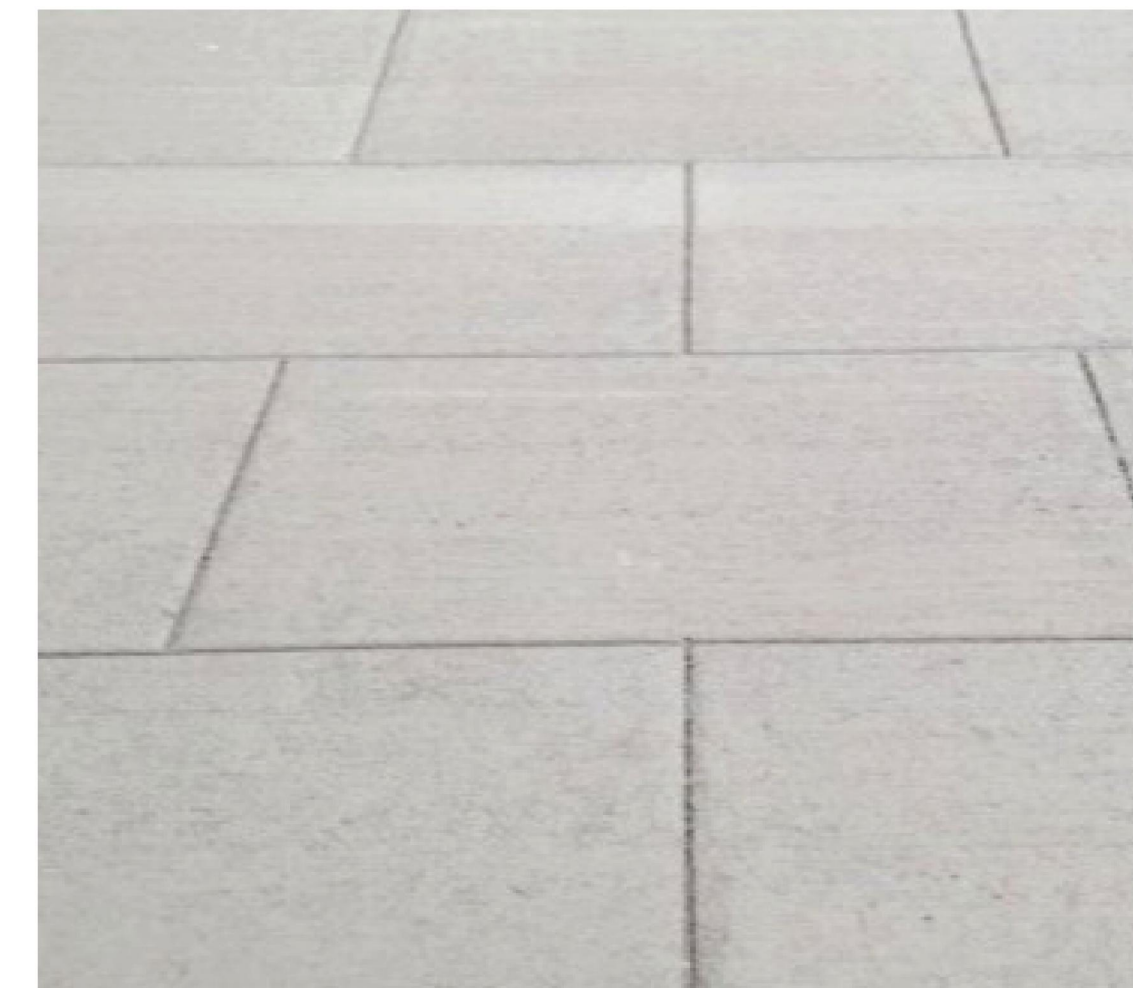
BANDED CONCRETE UNIT PAVERS



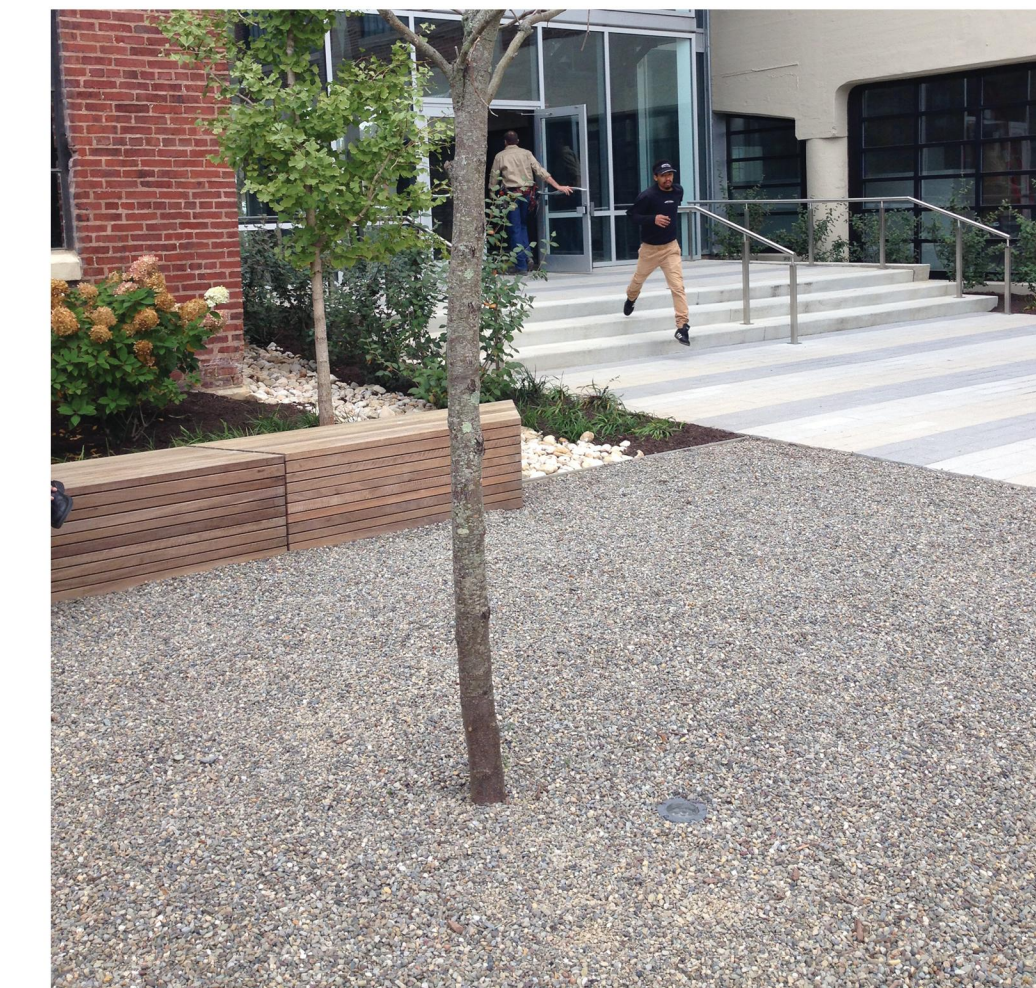
DECORATIVE SCORED CONCRETE PAVEMENT



DECORATIVE STONE PAVEMENT



RUBBED CONCRETE WALLS



IPE-CLAD CONCRETE WALLS



WOOD-CLAD BENCH



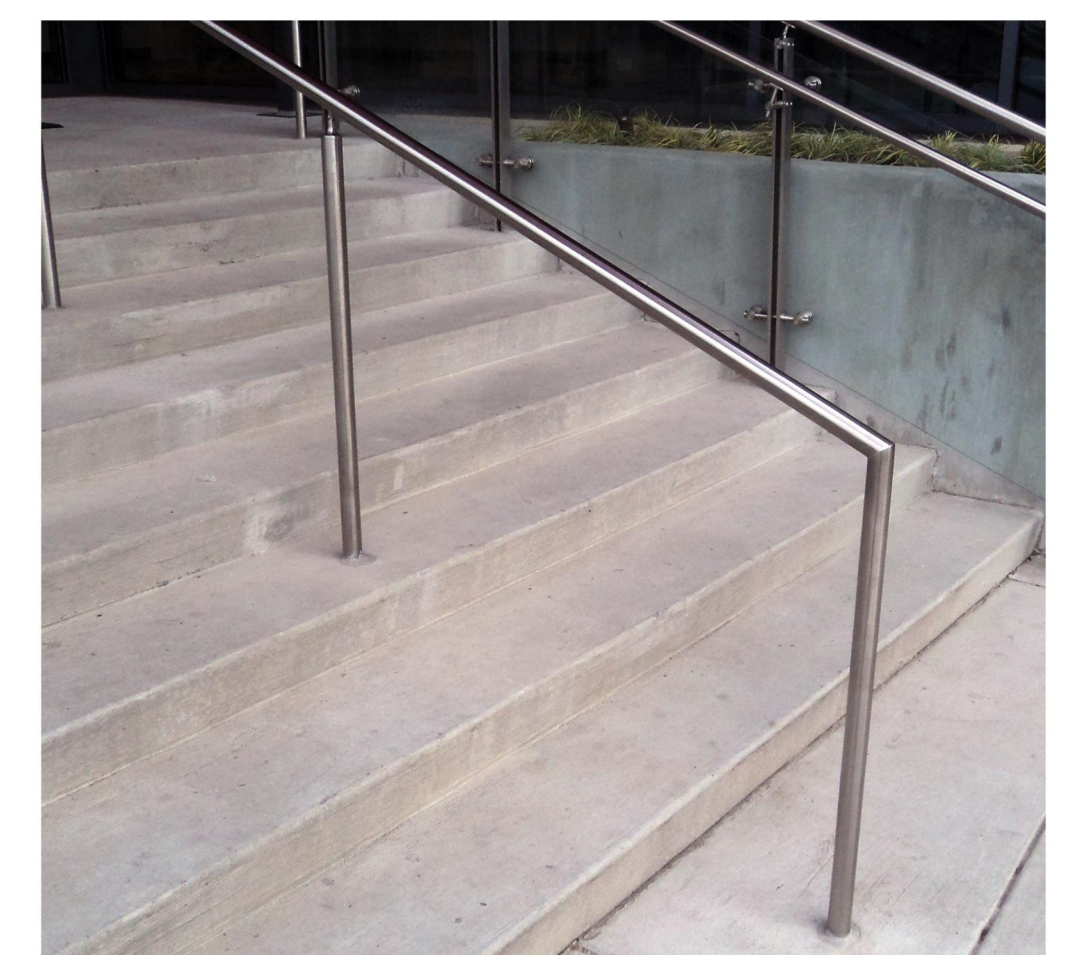
PICNIC TABLE AND BENCH



WASTE RECEPTACLE



PEDESTRIAN BOLLARD



METALWORK - STAINLESS STEEL



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# PHASE II APARTMENTS - PLANTING MATERIALS PALETTE



COLUMNAR HORNBEAM



RIVER BIRCH



HONEY LOCUST



GINKGO TREE



LITTLE LIME HYDRANGEA



VIRGINIA SWEETPIRE



YELLOW DRIFT ROSE



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PHASE II APARTMENTS - PLANTING MATERIALS PALETTE



FEATHER REED GRASS



FOUNTAIN GRASS



MAIDEN GRASS



SWITCH GRASS



LILY TURF



ST. JOHNS WORT



ST. JOHNS WORT - FLOWER



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# PHASE II APARTMENTS - BIORETENTION PLANTING MATERIALS PALETTE



BLUE SWITCHGRASS



CARDINAL FLOWER



CONEFLOWER



IRIS



CHRISTMAS FERN



WINTERBERRY



INKBERRY



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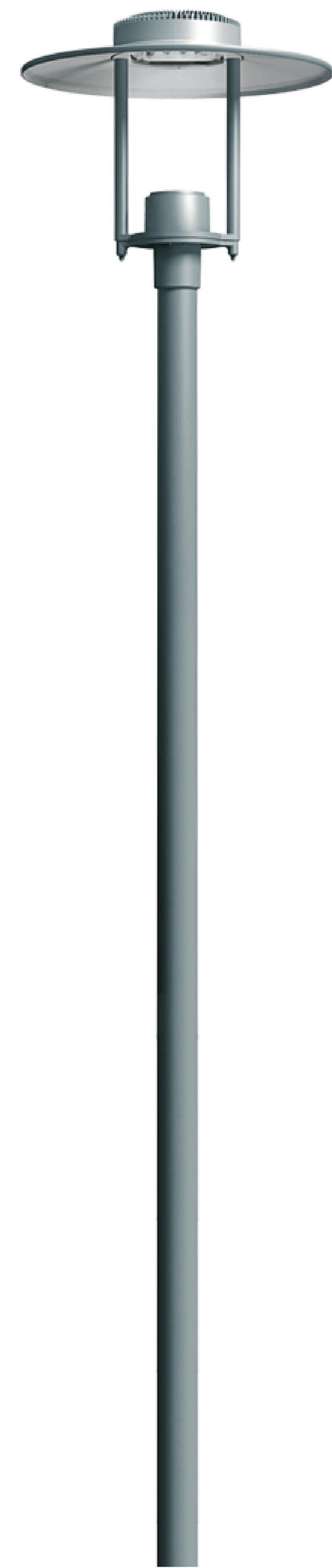
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ORNAMENTAL POLE LIGHT



BOLLARD LIGHT



STRING LIGHTS



*McHenry Row Phase 2 Apartments*

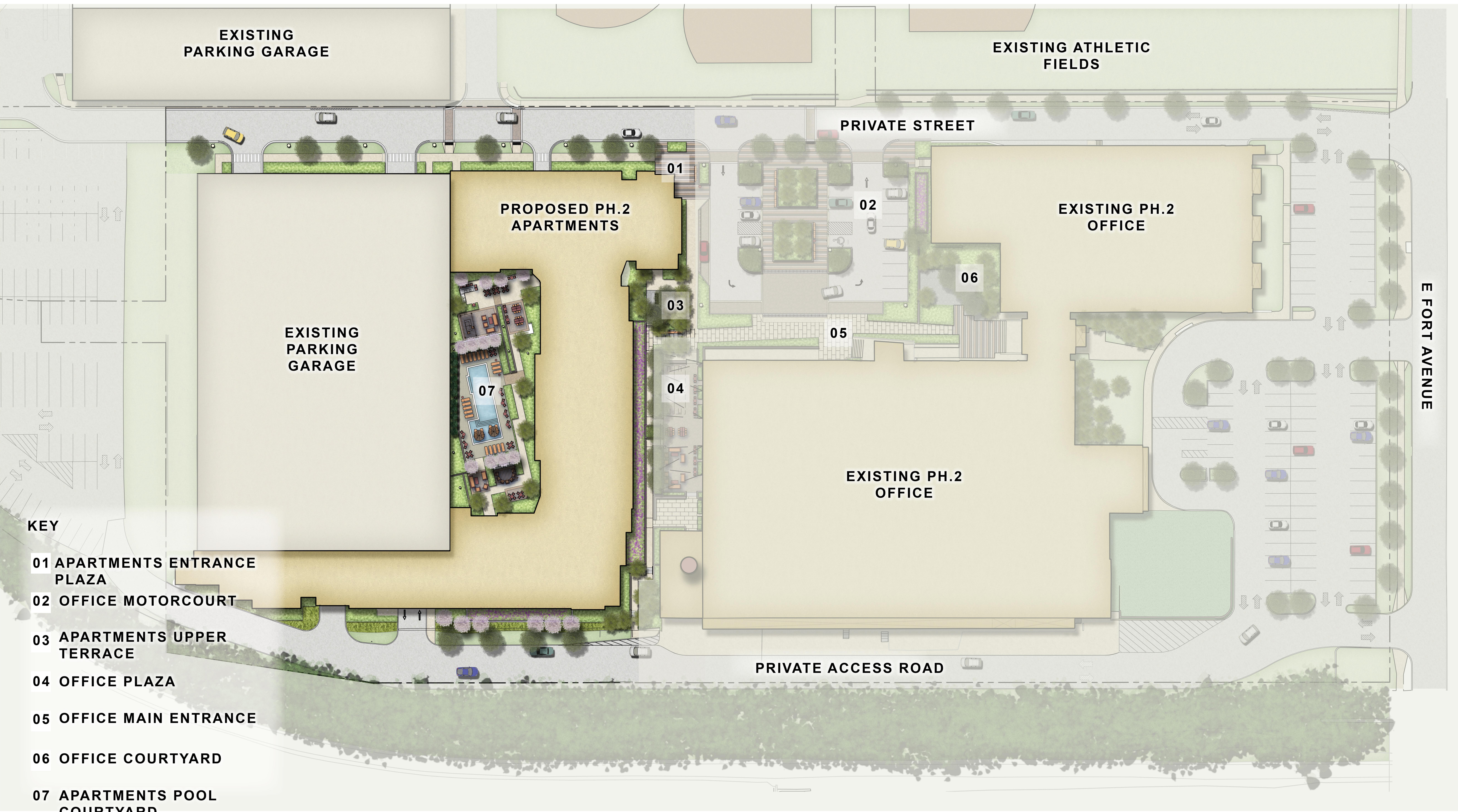
*Baltimore, MD*



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  - 07 APARTMENTS POOL COURTYARD



*McHenry Row Phase 2 Apartments*

Baltimore, MD



UDARP SCHEMATIC PRESENTATION

DATE: 05/25/16





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