

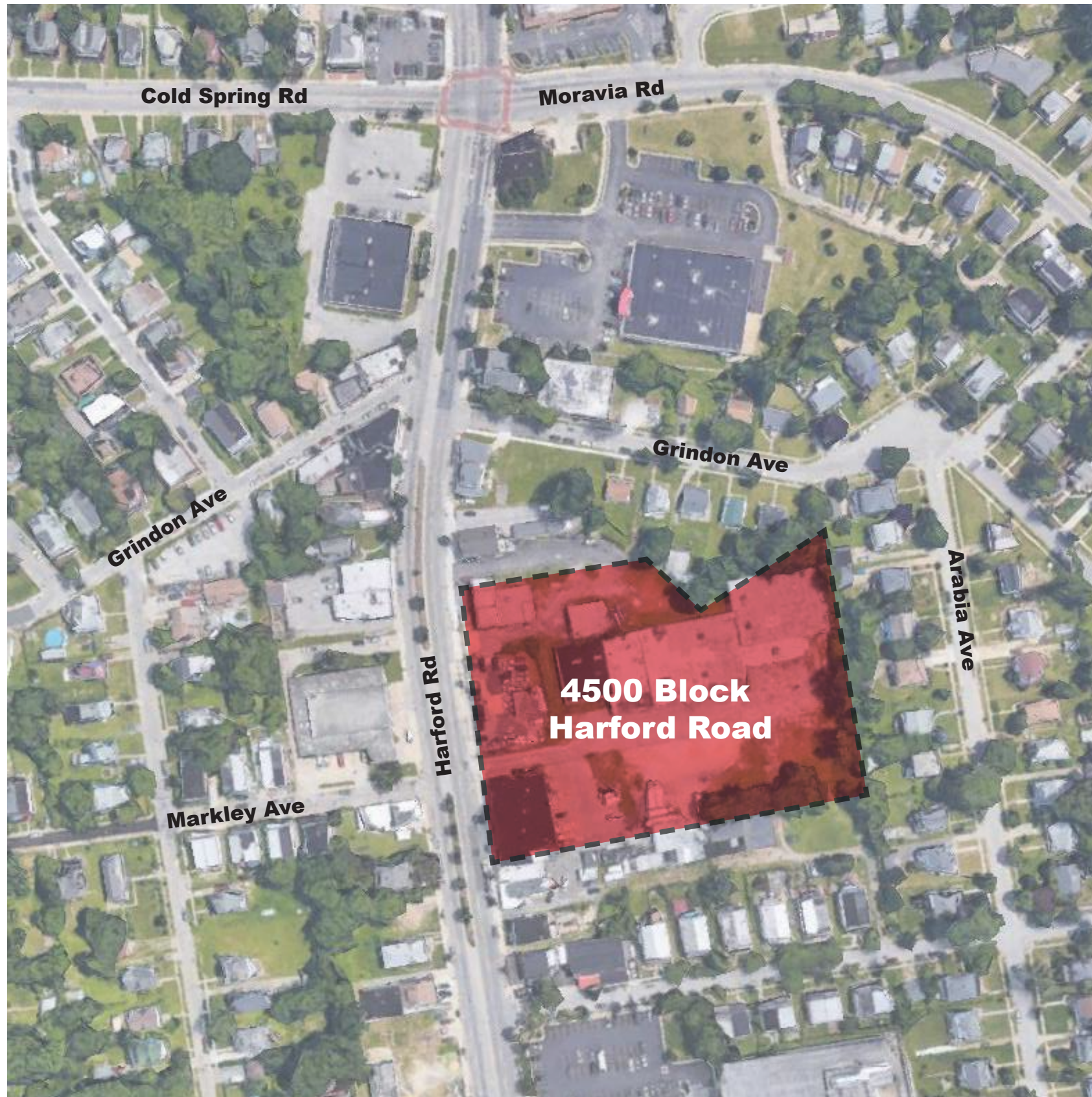
Beverly Hills Association

25 August 2022



CORESTUDIODESIGN





View from Across the Street



On site looking towards Harford Road

SITE CONTEXT

4515-29 HARFORD ROAD APARTMENTS





SITE CONTEXT - FROM ACROSS HARFORD ROAD
4515-29 HARFORD ROAD APARTMENTS





SITE CONTEXT - FROM HARFORD RD SOUTHBOUND

4515-29 HARFORD ROAD APARTMENTS





SITE CONTEXT - HARFORD ROAD NORTHBOUND

4515-29 HARFORD ROAD APARTMENTS





Site Strategy:

- Define Harford Road Edge (Acknowledge bend in site)
- Retain and re-purpose historic Markley Store
- Accommodate slope into the site, approximately 1 story of grade change
- Minimize site disturbance to reduce brown-field remediation
- Maintain vehicular access from Markley Ave.
- Maintain and enhance the buffer between site and adjacent residential





Building Features:

- Main Entry is off of Harford Road. The street level contains lobby and majority of amenity spaces.
- 4 Building levels along Harford Road and 5 at the back of the building (incorporated into sloping grade.)
Unit Counts: 147 Overall
- Proposed On-Site Parking Count meets City's Zoning Requirements
- Historic Structure Earmarked for Future Phase Commercial Development

HARFORD ROAD ENTRANCE

All images subject to change























**Material selection underway. Colors shown are just representational of material change, not final material color.

DESIGN OPTION THREE - AMENITY SPACES - COURTYARD
4515-29 HARFORD ROAD APARTMENTS

All images subject to change



-  Lawn
-  Artificial Turf
-  Planter
-  Stormwater Planting
-  Canopy Tree
-  Flowering Tree
-  Evergreen Tree
-  Concrete
-  Paver Type A
-  Paver Type B
-  Asphalt
-  Bench
-  Table + Chair
-  Bike Racks
-  Bollards
-  Trash + Recycling
-  Pedestrian Light
-  Parking Lot Light



DESIGN OPTION THREE - LANDSCAPE PLAN

All images subject to change



STREETSCAPE



Red Maple
Acer rubrum



Downy Serviceberry
Amelanchier arborea



Southern Wax Myrtle
Myrica cerifera 'Don's Dwarf'



Winterberry
Ilex Verticillata 'Red Sprite'



Black-eyed Susan
Rudbeckia hirta



Northern Sea Oats
Chasmanthium latifolium



Chives
Allium schoenoprasum

COURTYARD



River Birch
Betula nigra



Redbud
Cercis canadensis



Smooth Hydrangea
Hydrangea arborescens



Coral Bells
Heuchera



Horsetail
Equisetum hymale



Ginger
Asarum shuttleworthi



Bermuda Grass
Cynodon dactylon

STORMWATER



Black Gum
Nyssa sylvaticailex



Eastern Red Cedar
Juniperus virginiana



Sweetbay Magnolia
Magnolia virginiana



Inkberry
Ilex glabra



Horsetail
Equisetum hymale



Blueberry
Vaccinium corybosum



Butterflyweed
Asclepias tuberosa

EDIBLE BORDER



Paw Paw
Asimina triloba



Eastern Red Cedar
Juniperus virginiana



Persimmon
Diospyros virginiana



Hazelnut
Corlyus americana



Shadbush
Amelanchier stolinifera



Blueberry
Vaccinium corybosum



Coneflower
Echinacia purpea

DESIGN OPTION THREE - PLANTING

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DESIGN OPTION TWO - HARFORD ROAD STREET VIEWS - DUSK VIEW

515-29 HARFORD ROAD THD APARTMENTS

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