

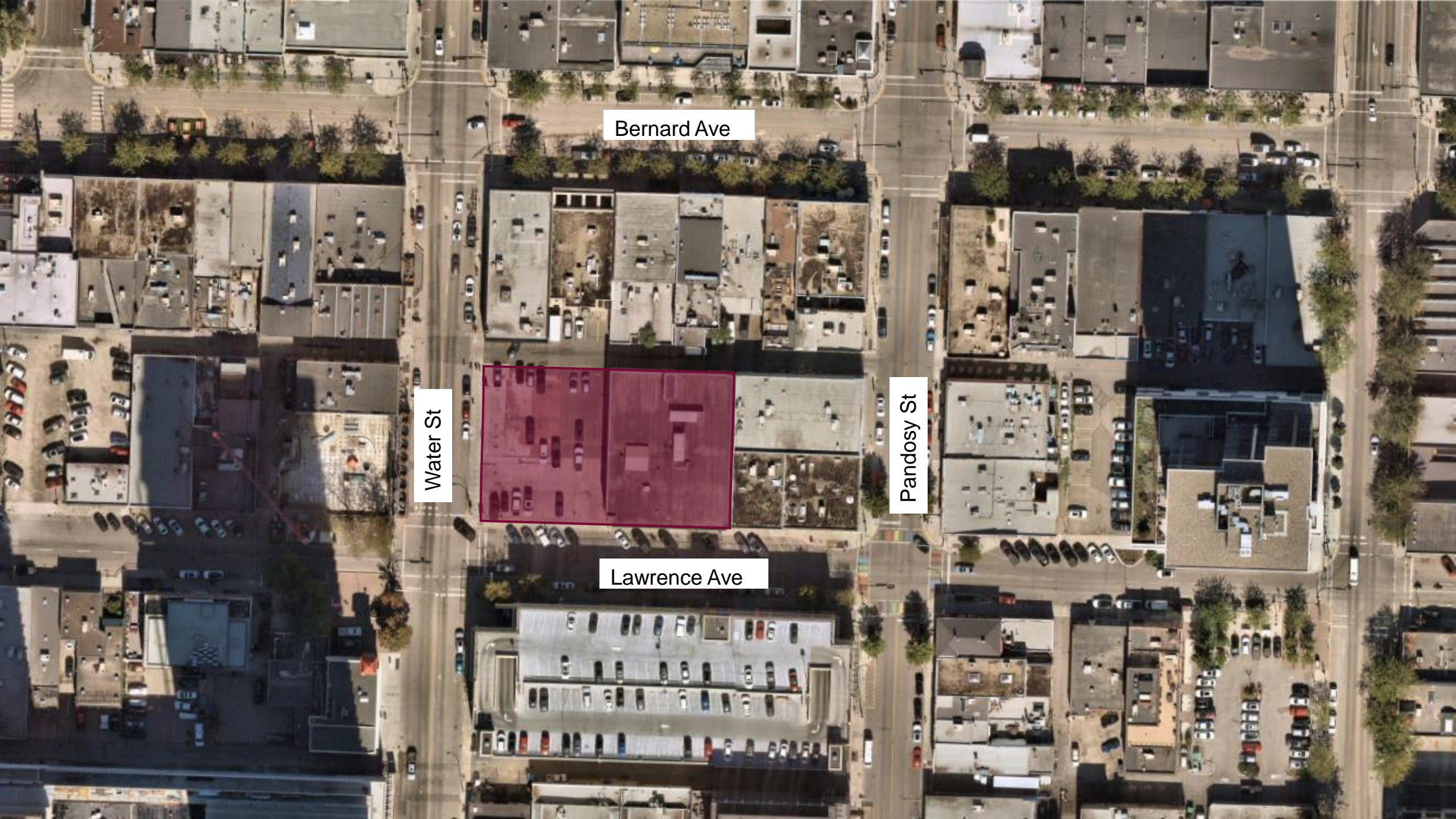
November 5, 2024

Water & Lawrence

P23-0048 | D17-23-0089







Bernard Ave

Water St

Pandosy St

Lawrence Ave

Project Highlights



33 Storeys (Mixed Use)



89 Rental Homes



173 Condo Homes



Enhanced Public Realm



High-quality Retail Space



Indoor and Outdoor
Common Amenity Spaces



Active Street Frontage

Active Retail Program

Services and Parking Accessed through Lane

Entrance Lobby

Entrance Lobby



Building Scale and Materials

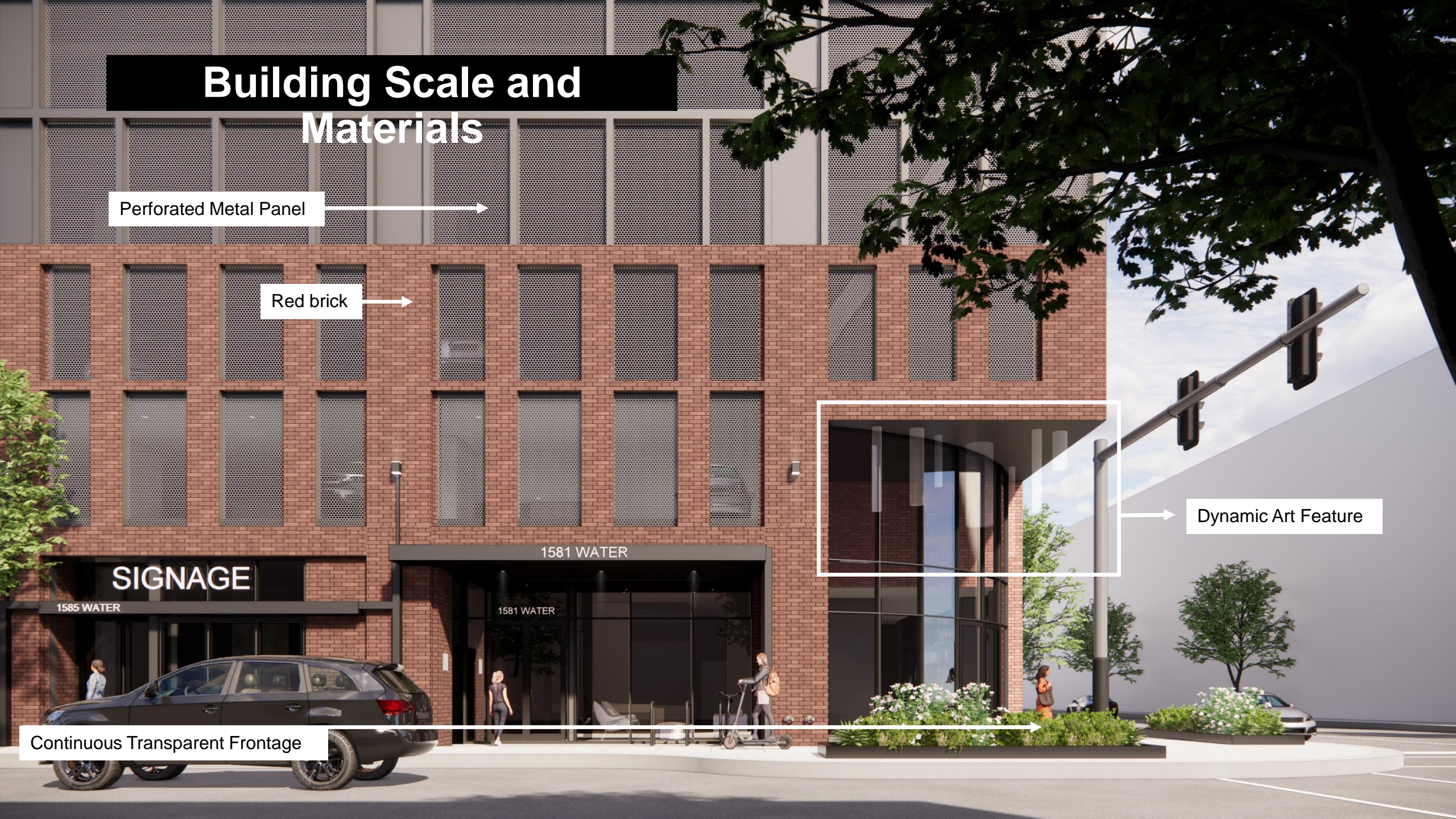
Perforated Metal Panel →

Red brick →



Dynamic Art Feature →

Continuous Transparent Frontage →



Downtown Gateway Building





Requested Variances

1

Installation of Long-Term Bike Parking

Reduce horizontal spacing by vertically staggering wall-mounted bike racks

2

Maximum Floorplate Area

Tall Building Regulations

Increase maximum floorplate area (per zoning bylaw) to allow an **additional 2 rental homes per floor**

3

Balcony Encroachment into Building Stepback

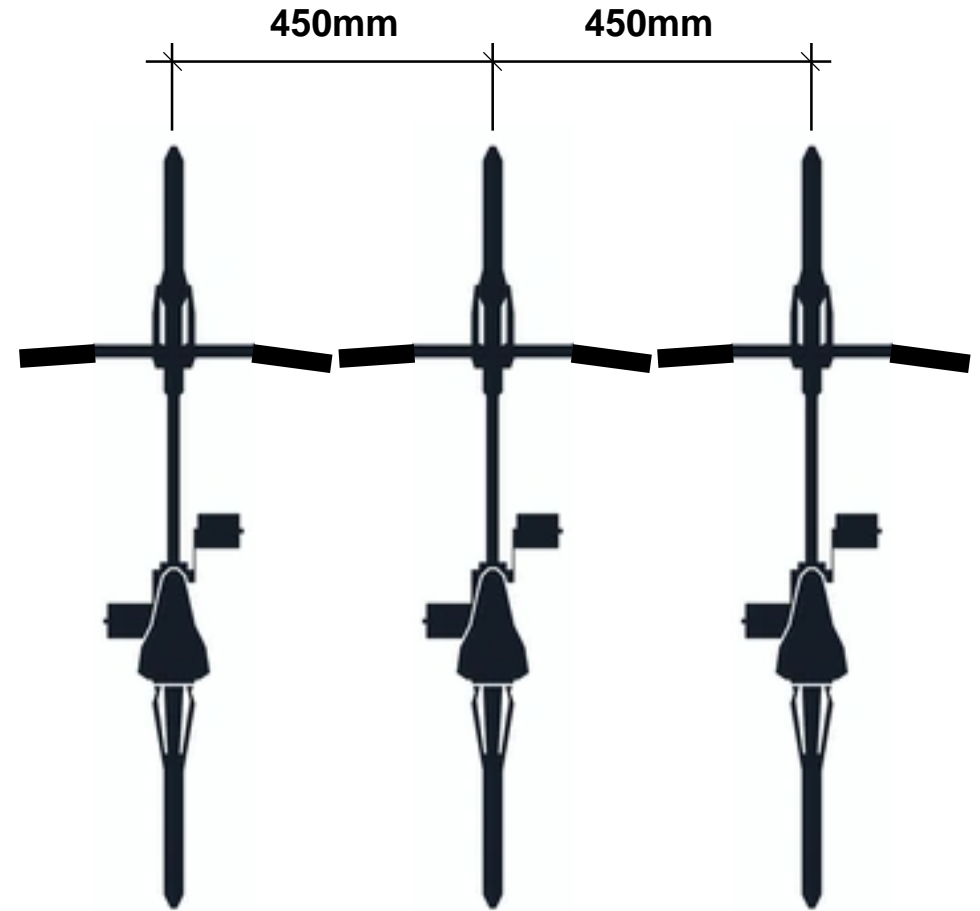
Tall Building Regulations

Levels 6-13 encroachment - **0.5m**

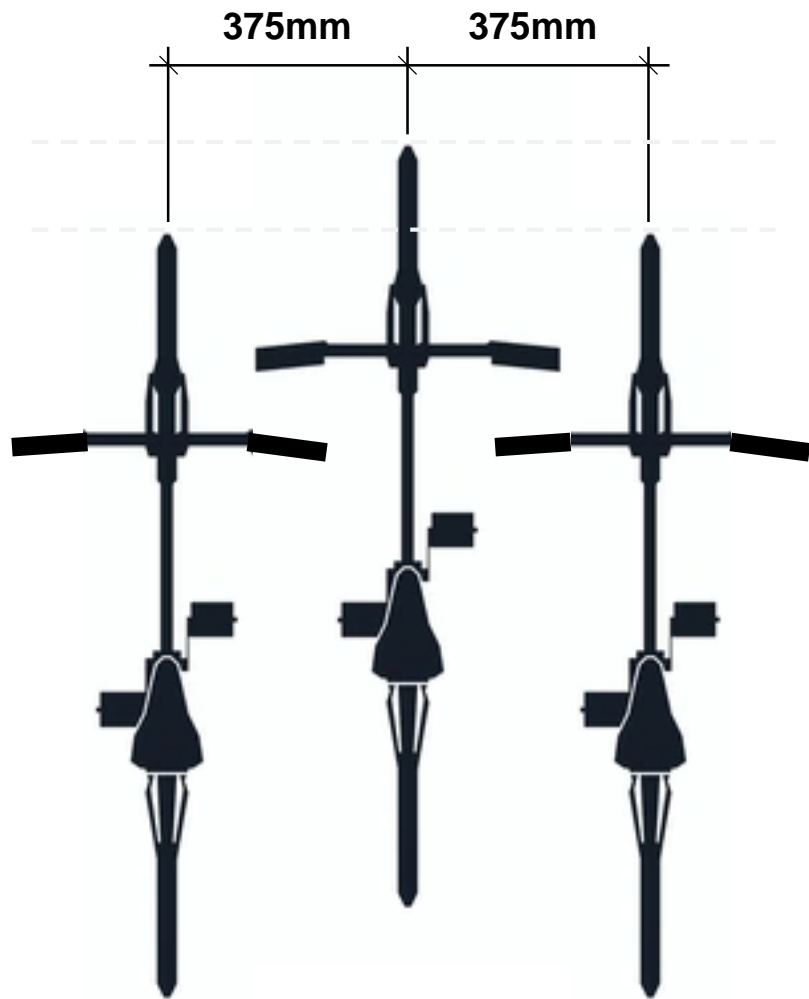
Levels 14-32 encroachment - **1.0m**

Long-term Bike Parking Installation

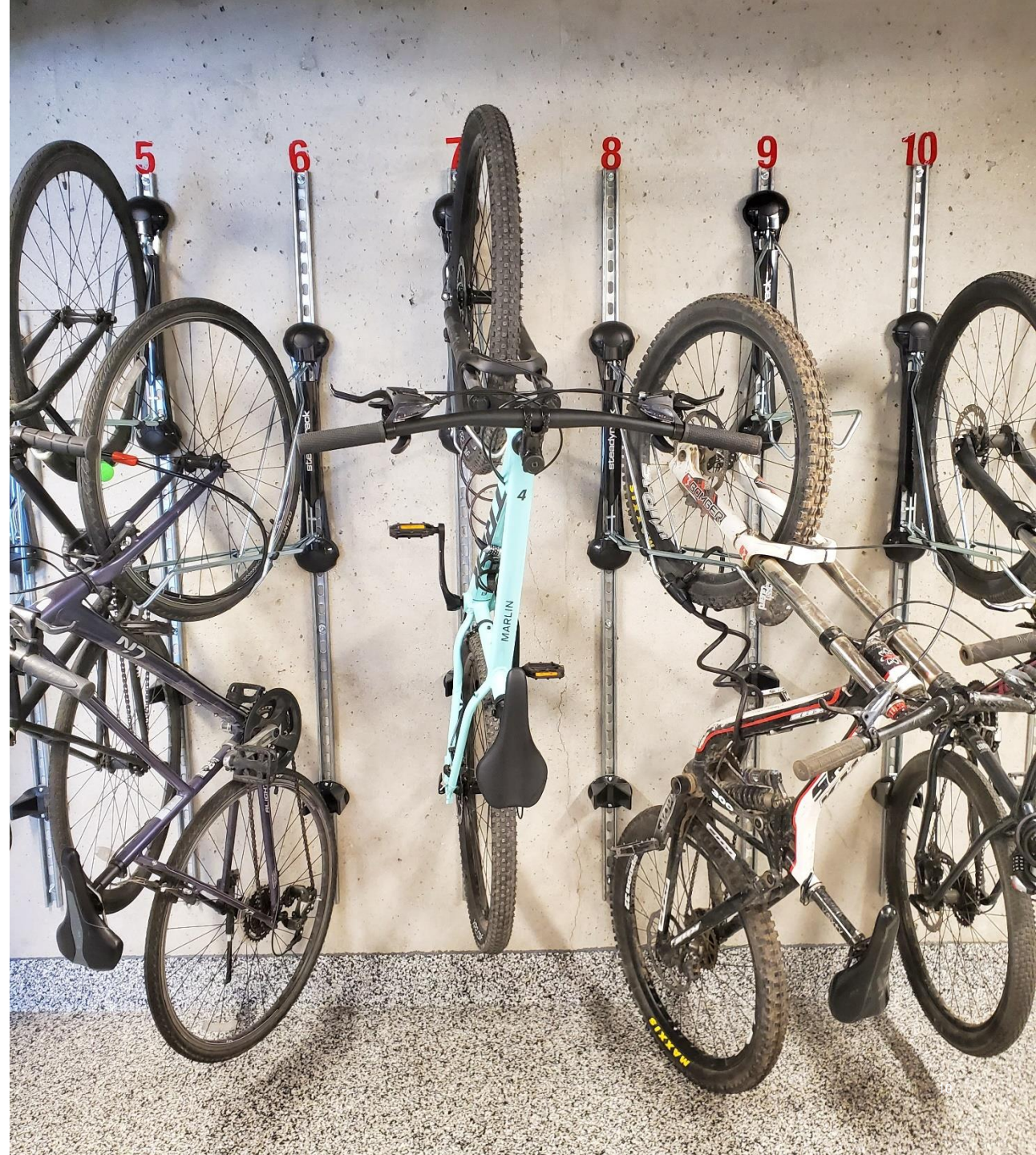
Request to reduce horizontal spacing from 450mm to **375mm** by vertically staggering wall-mounted racks

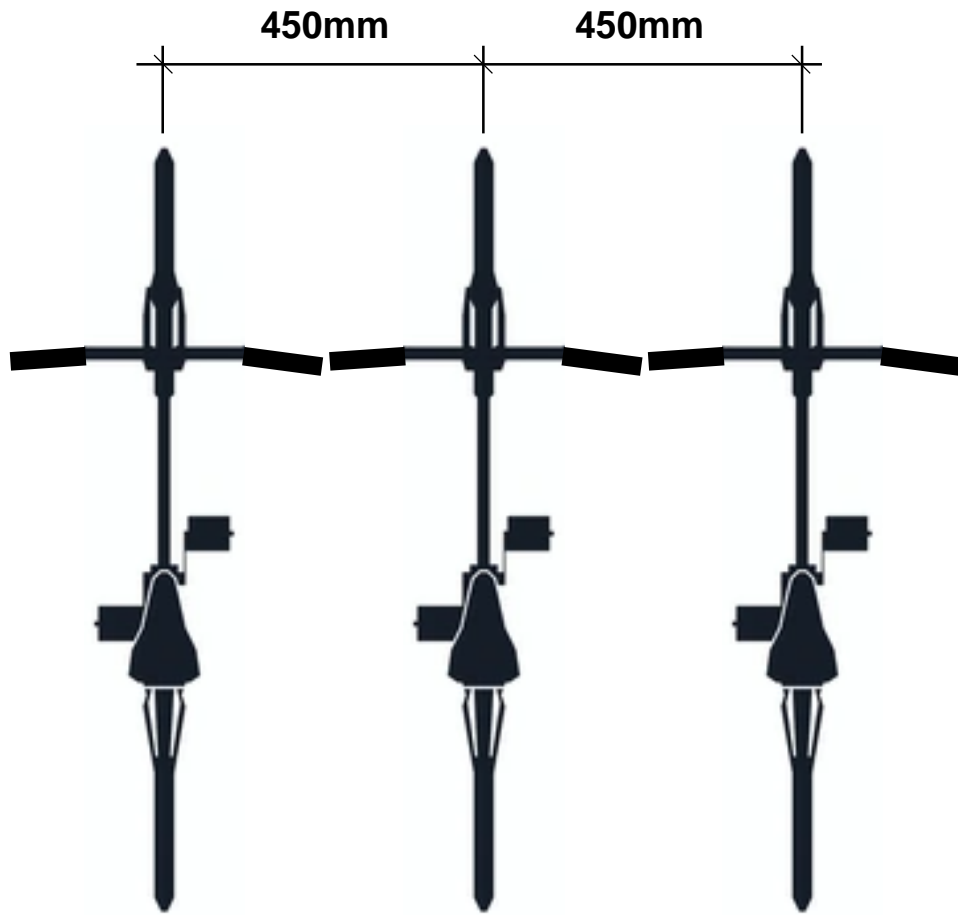


Required Spacing

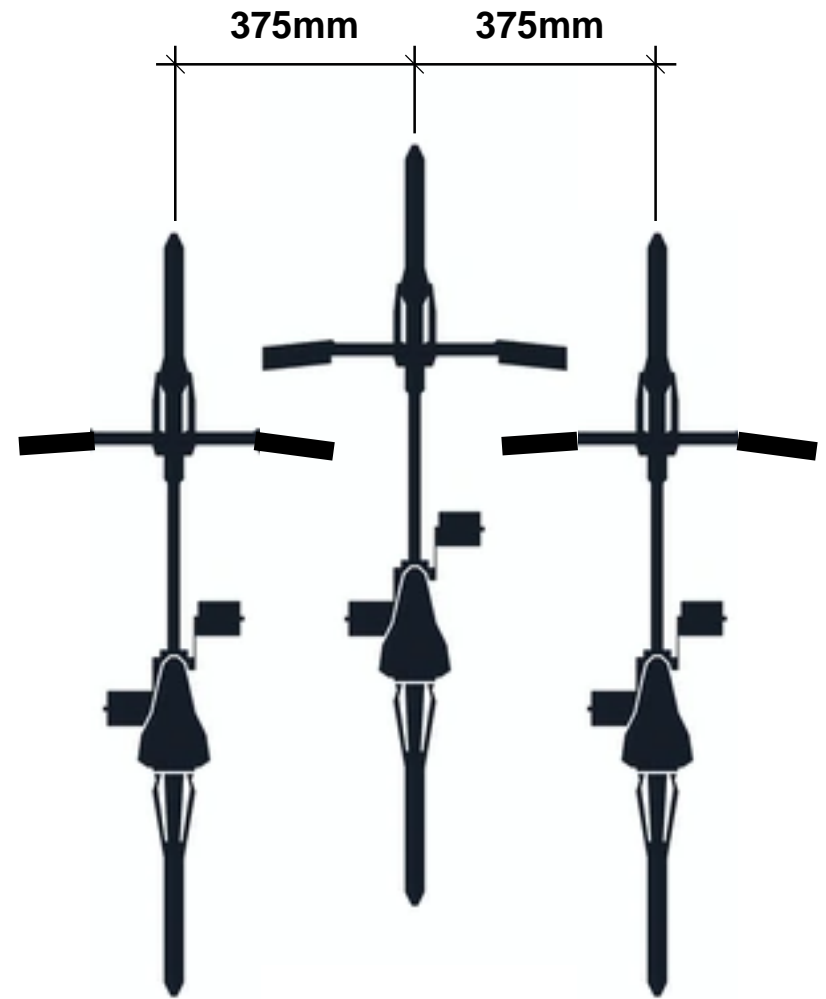


Proposed Spacing



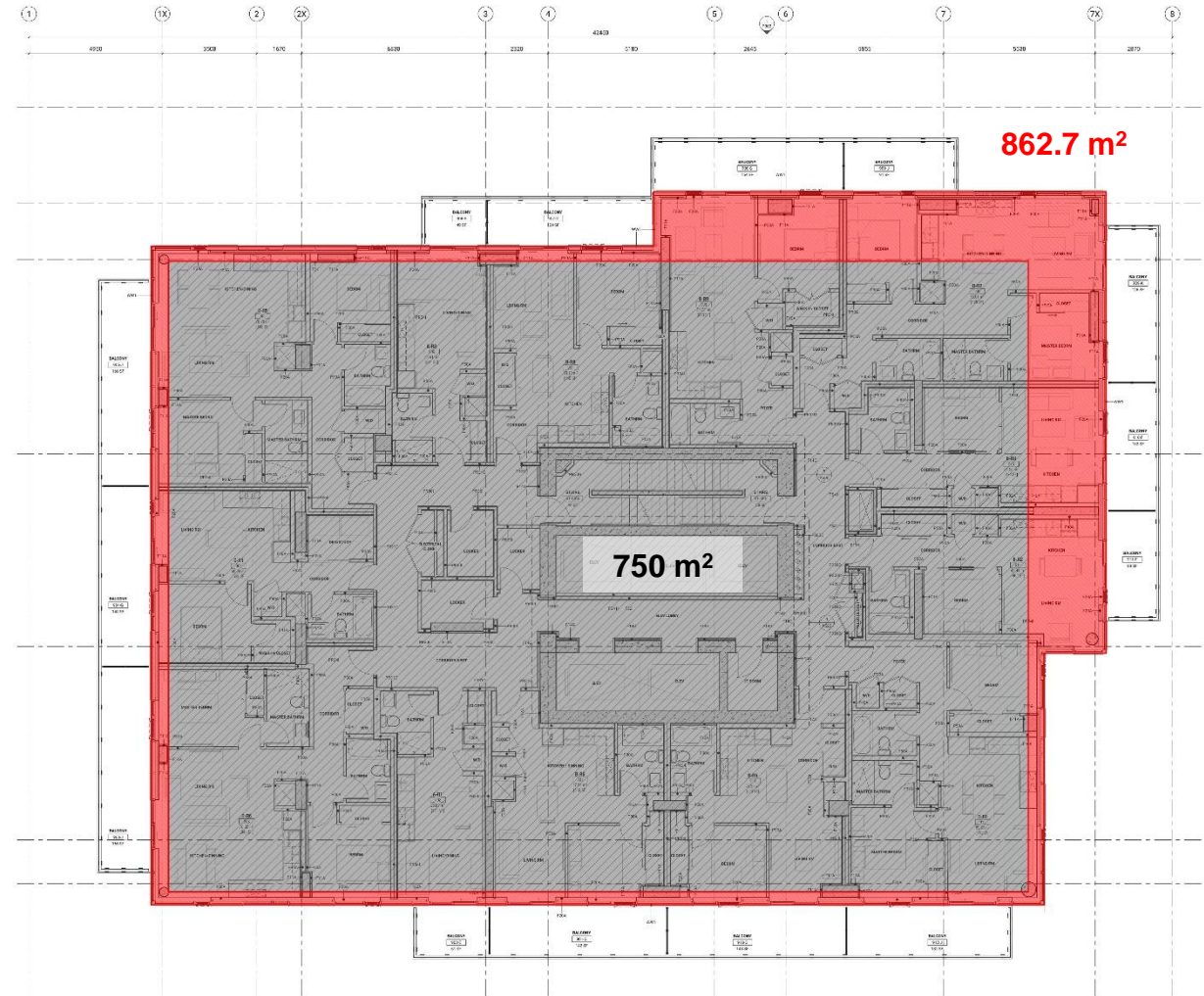


Required




Proposed Installation

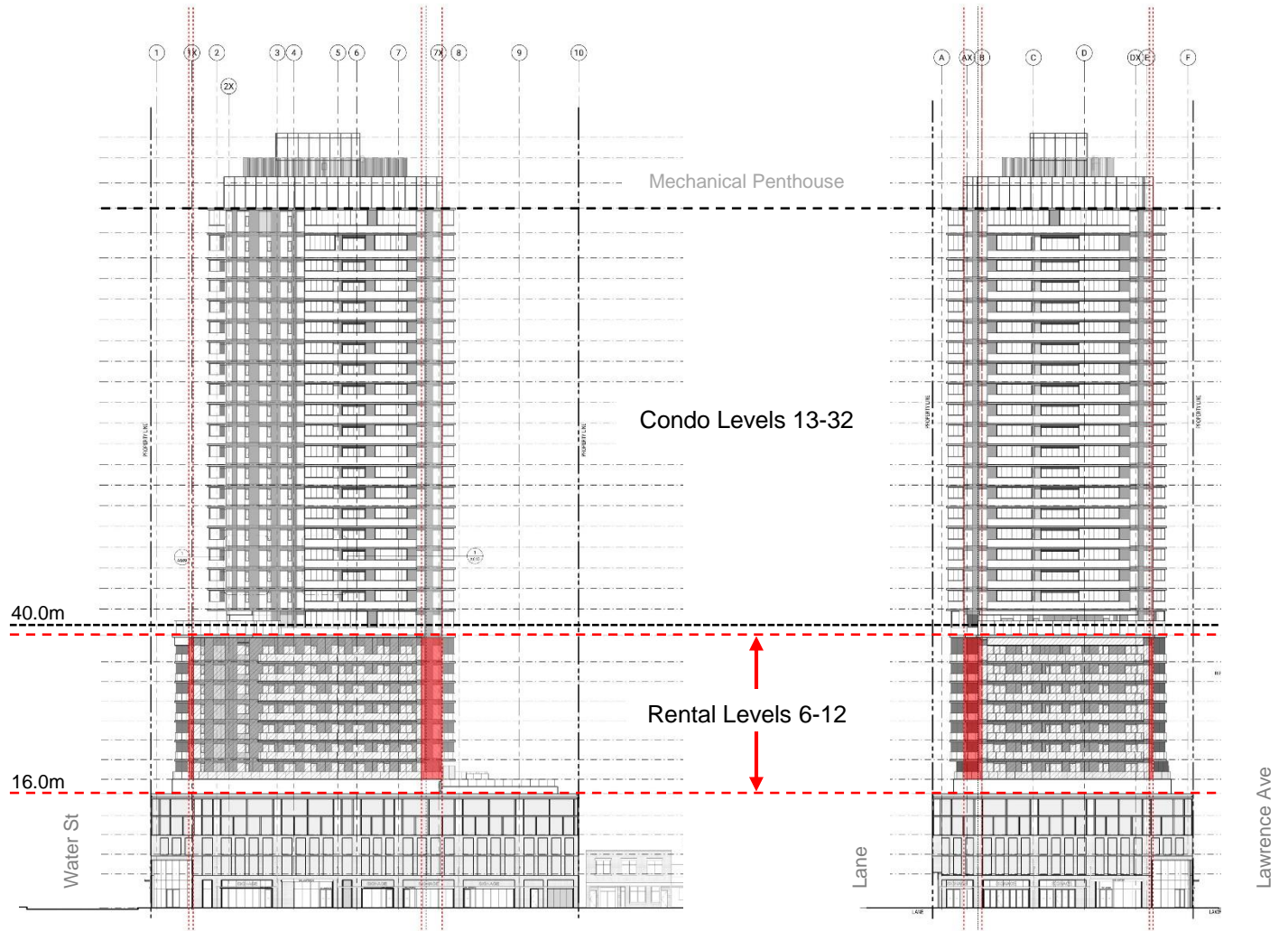
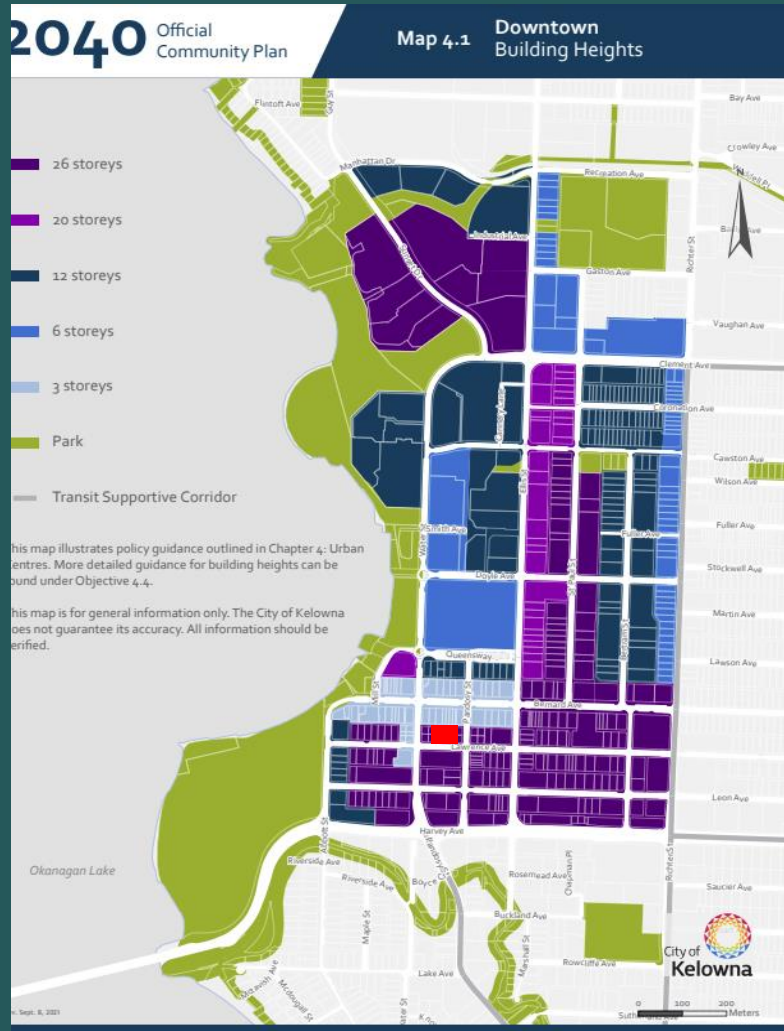
Maximum Floorplate Area Rental Levels



Rental Levels 6-12

 Allowable Area (750m²)

 Requested Area

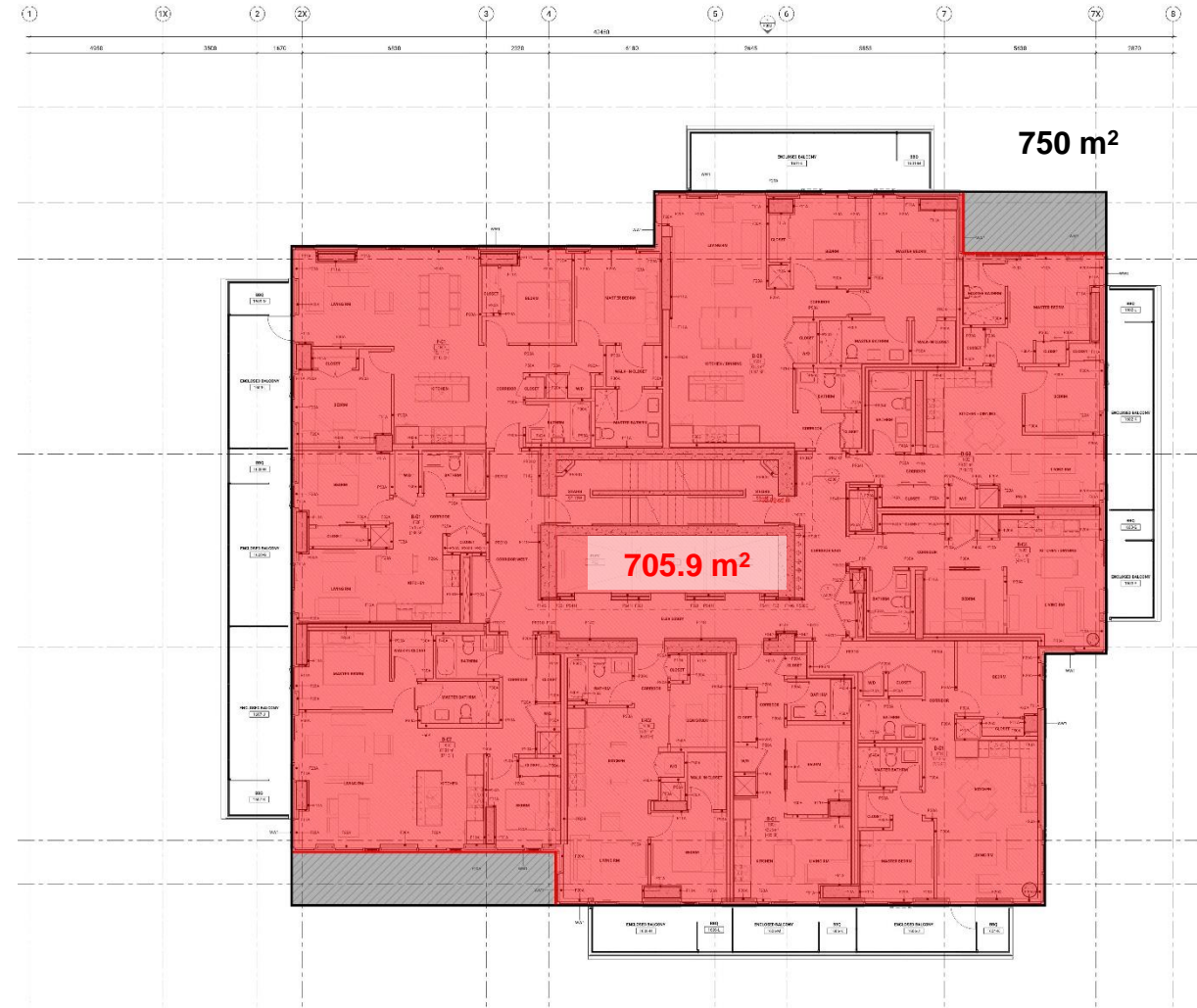


South Elevation



West Elevation

 Requested Additional Area

Maximum Floorplate Area Condo Levels

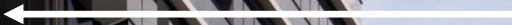


Condo Levels 13-32

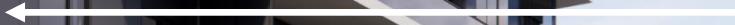
 Allowable Area (750m²)  Requested Area



Condo Floorplate
9 homes, typical



Rental Floorplate
13 homes, typical



Balcony Encroachment in Building Stepback



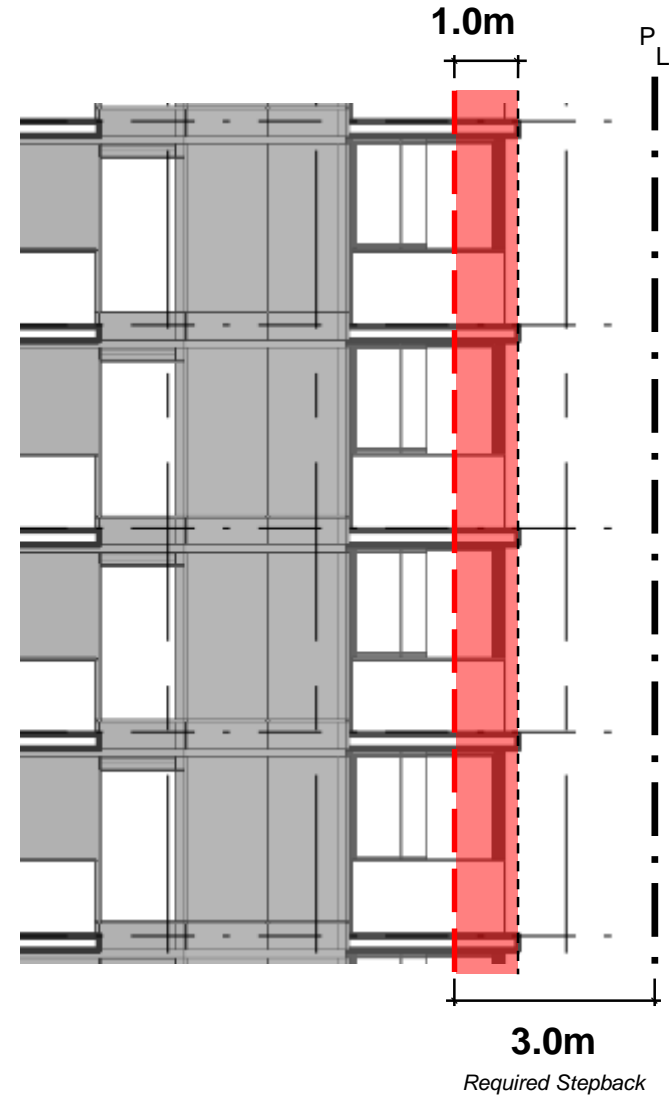
Request to encroach balconies only into required building step back by **0.5m** at **levels 7-12**.

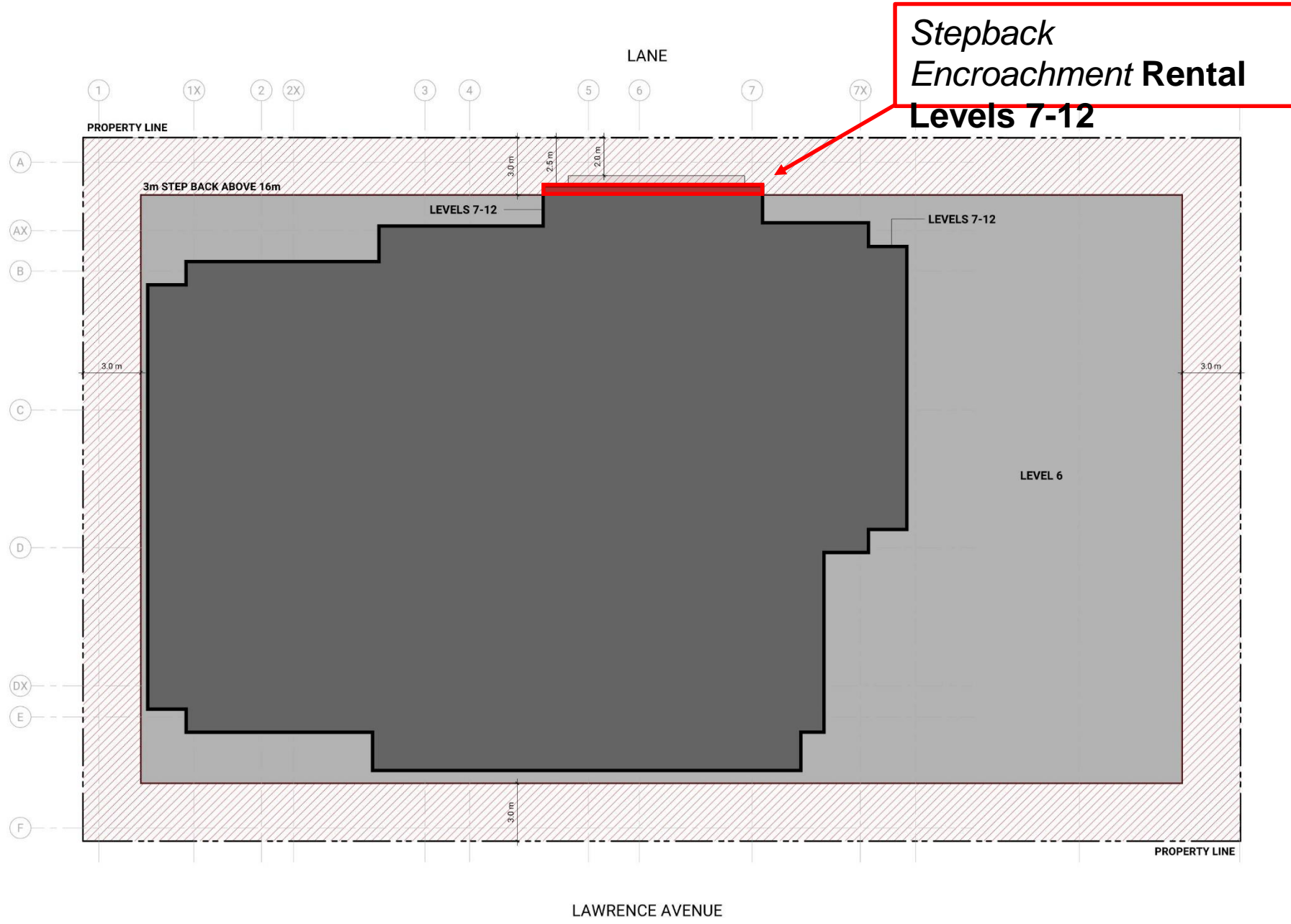


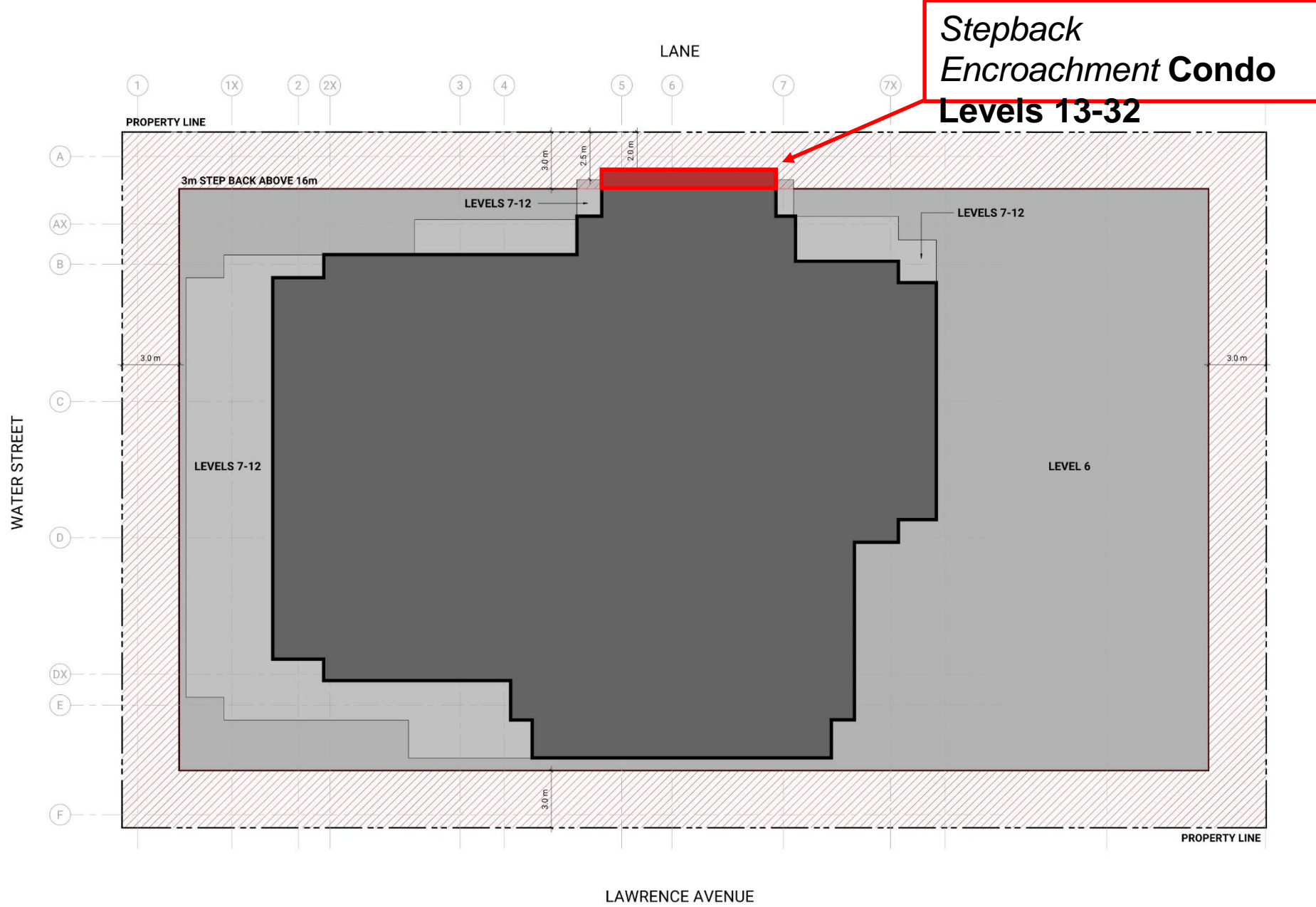
Balcony Encroachment in Building Stepback

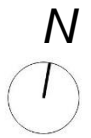
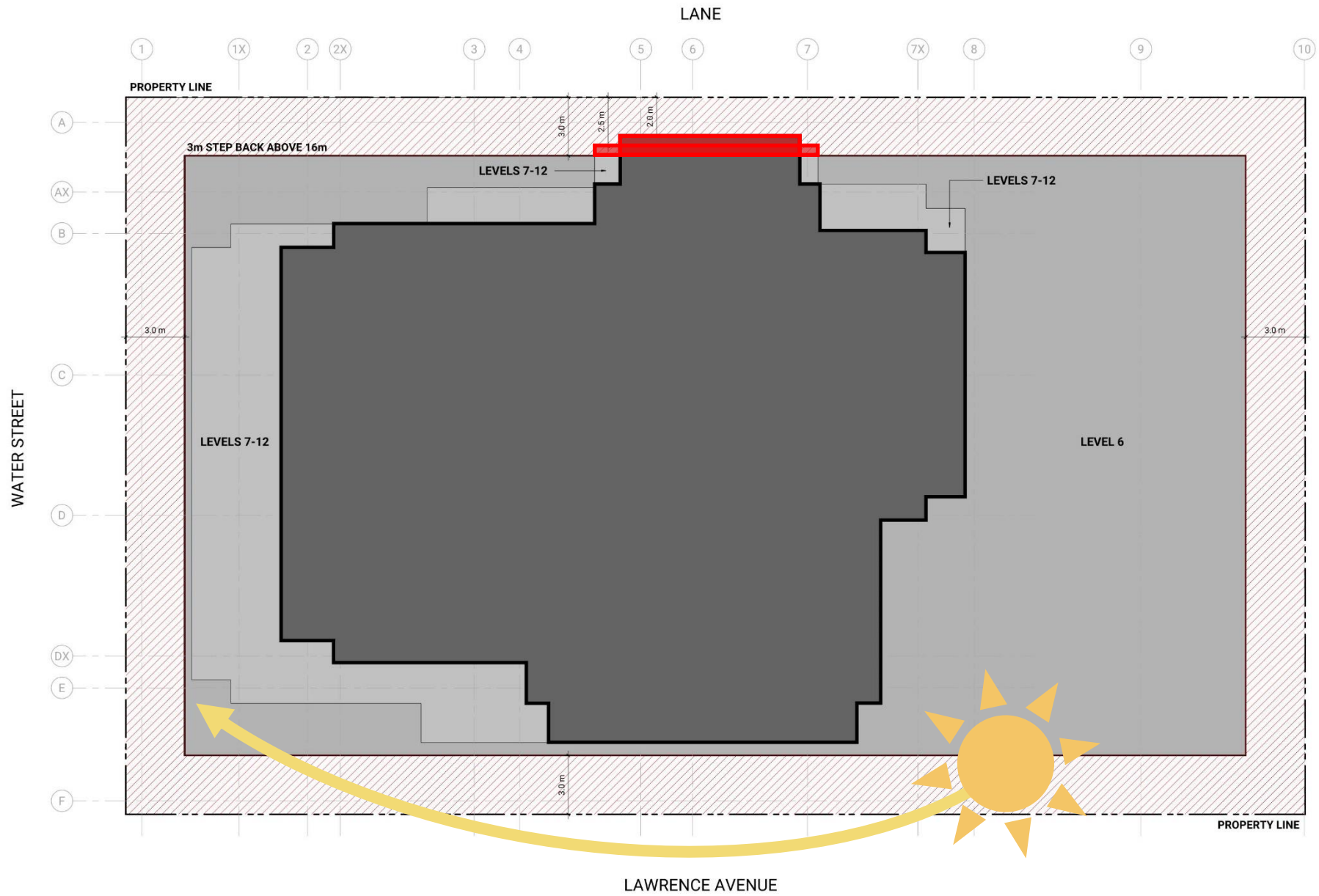


Request to encroach balconies only into required building stepback by **1.0m** at **levels 13-32**.











SIGNAGE

1000 WATER

SIGNAGE

SIGNAGE

SIGNAGE

Thank You



Appendix



Collapsible Bike Racks

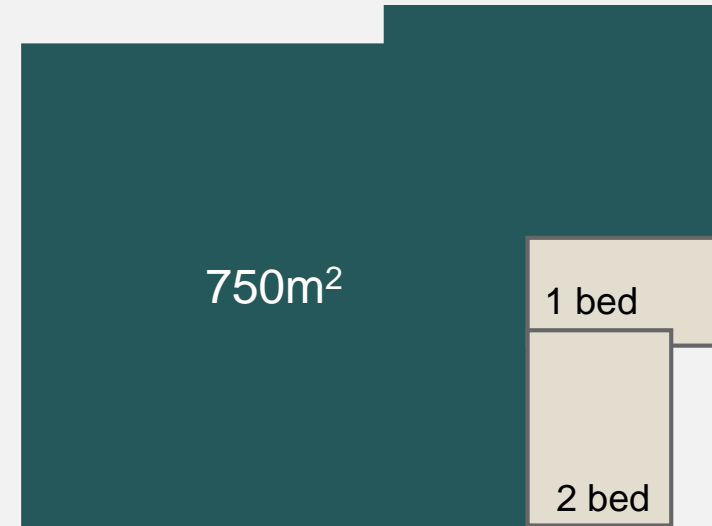


Collapsible Bike Racks



Maximum Floorplate Area

Request to exceed the allowable 750m² GFA (per zoning bylaw) for residential use to provide more than **2 additional homes per rental floor (total 14).**



Typical Rental Floorplate (Levels 6-12)

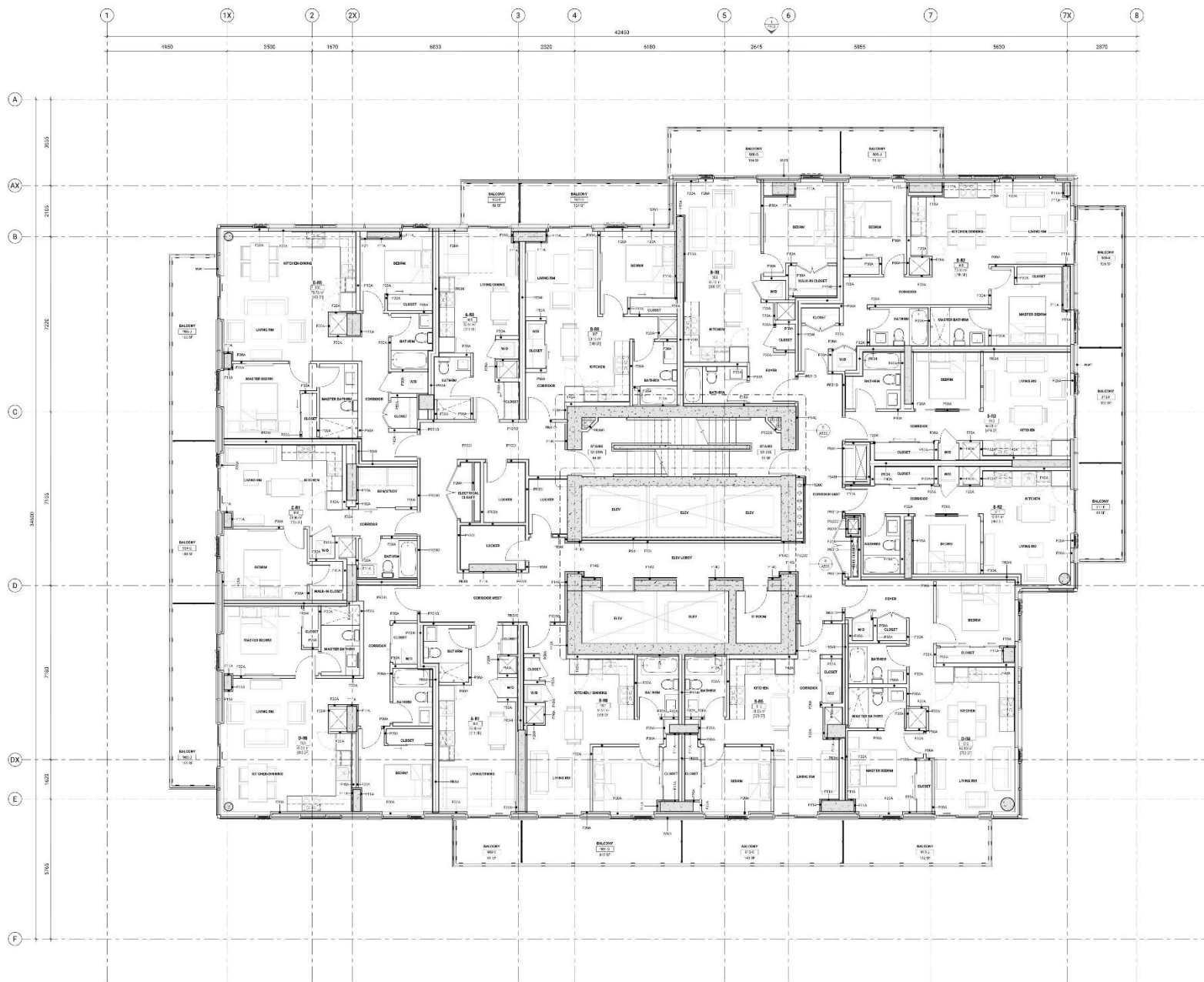
Enhanced Public Realm







Typical Floorplates



REVISIONS

NO.	DATE	DESCRIPTION
1	08.11.2010	ISSUED FOR PERMITS
2	09.01.2010	ISSUED FOR PERMITS
3	09.01.2010	ISSUED FOR PERMITS
4	09.01.2010	ISSUED FOR PERMITS

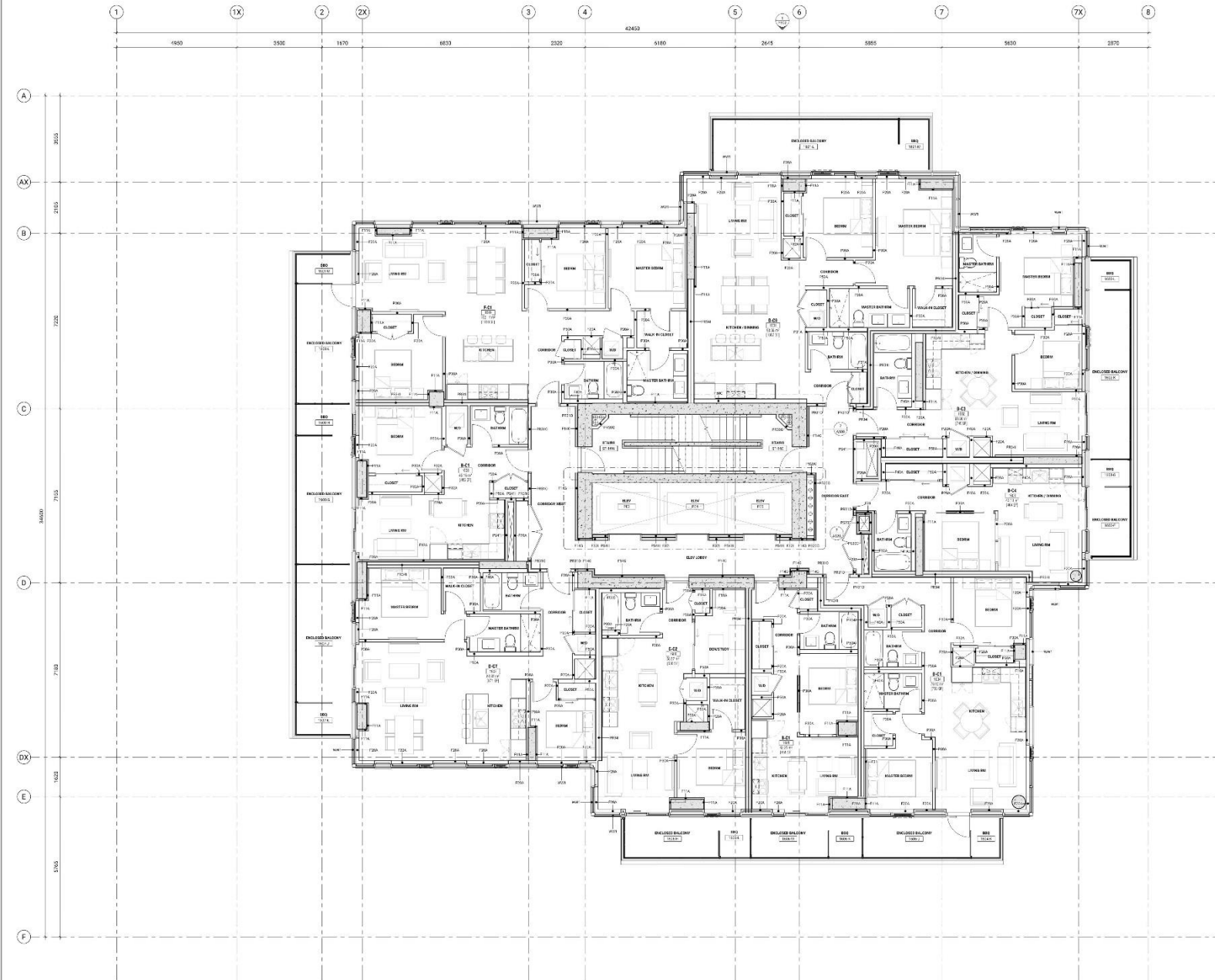
Rental Level:
Level 7-12

FLOOR PLAN: LEVEL 7-12 (REV. 04/10)

346 Lawrence Avenue
Baltimore, MD
21211

ENLARGED FLOOR PLAN - LEVEL 9

A109



NO.	REV.	DATE	DESCRIPTION
1	01	11/13	ISSUED FOR PERMITS
2	02	02/17	ISSUED FOR PERMITS
3	03	03/14	ISSUED FOR PERMITS
4	04	04/11	ISSUED FOR PERMITS

Condo Levels
Level 13-32

FLOOR PLAN - LEVEL 13 (ENR)

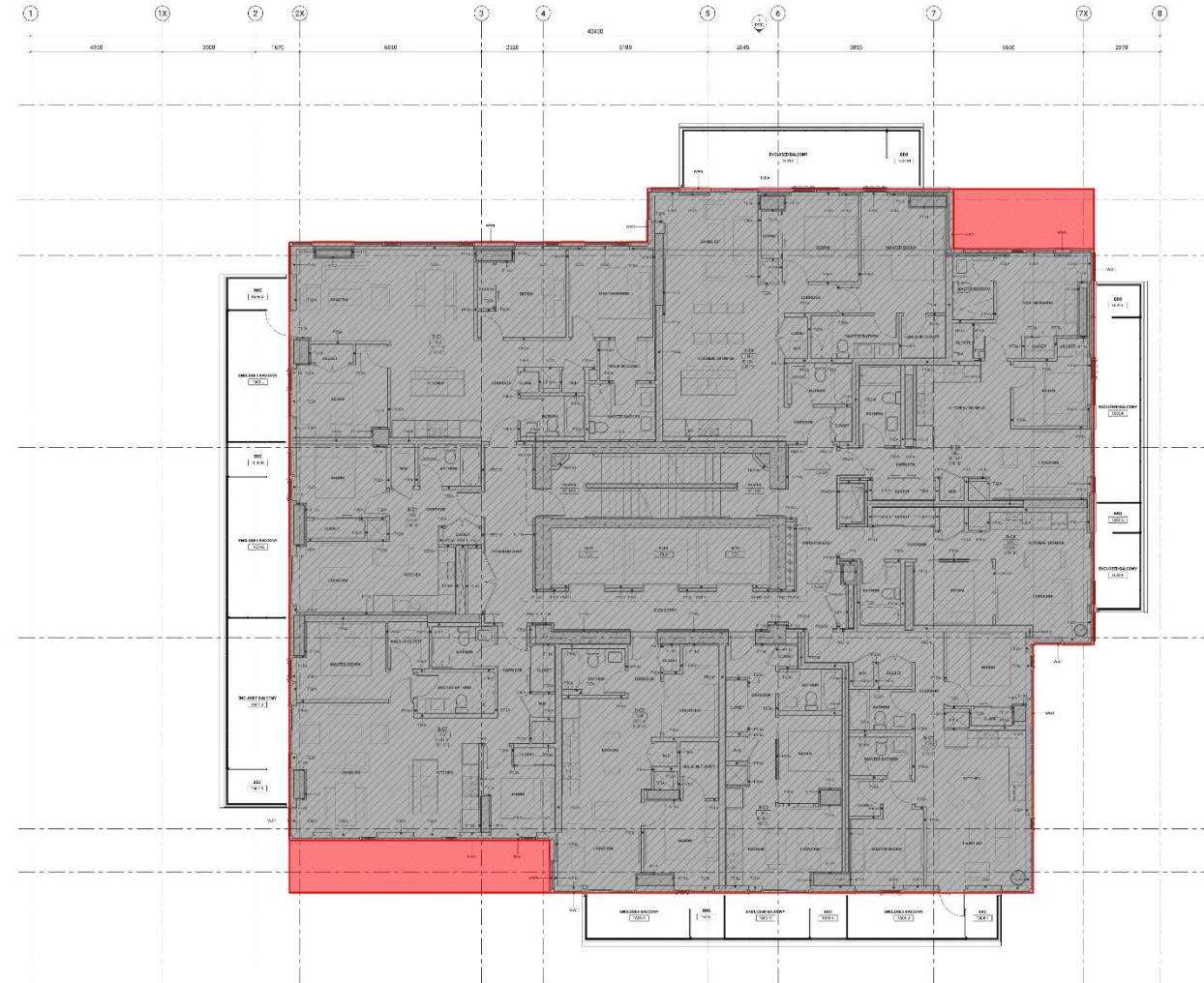


346 Lawrence Avenue
BOSTON, MA
02111


ENLARGED FLOOR PLAN - LEVEL 13

A116

Maximum Floorplate Area



Condo Levels 13-32

 Allowable Area (750m²)

 Requested Area

