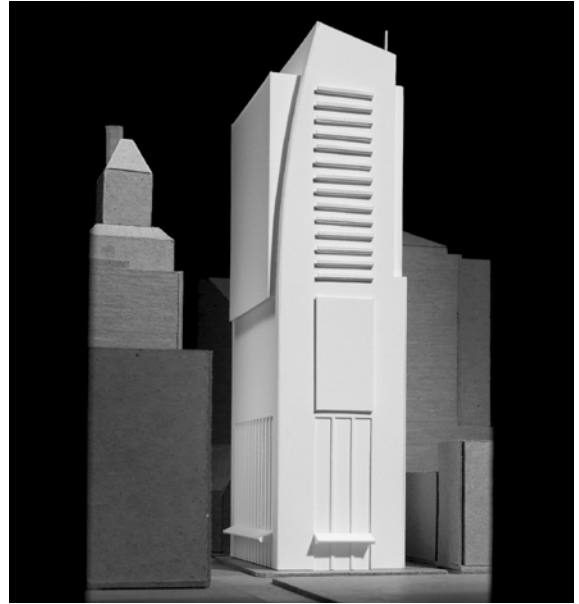
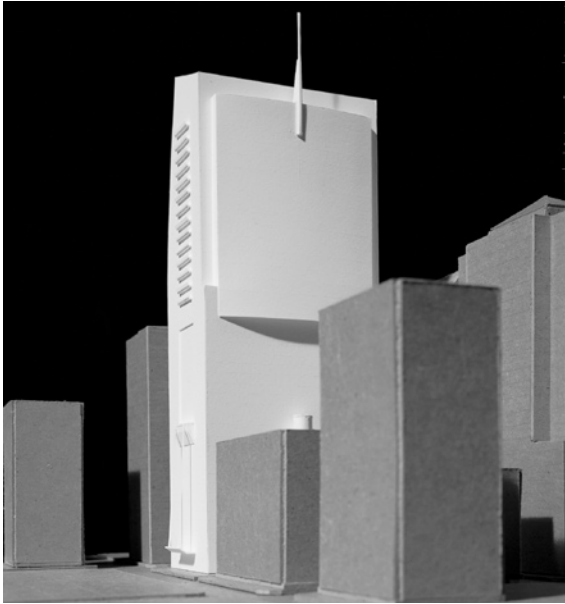


Light Street

Hotel, Condominiums, Retail & Parking
Baltimore, Maryland



The Light Street site is in a prime location two blocks away from Baltimore's Inner Harbor and adjacent to one of the city's finest historical buildings. The 40-story project includes structured above-grade parking for 660 cars, an Embassy Suites Atrium Hotel with 270 suites, and 410,000 square feet of office space.

These three diverse components are efficiently organized to rest within a common structural system and facade design. The parking system is a double helix which requires a width of 128 feet. The hotel's atrium, open corridors and suite depth require 44 feet on each side. The office lease span requirement is 45 feet "clear" from the core to the exterior wall.

The planning module is 3'4" and is used vertically and horizontally. Parking and hotel floor-to-floor heights require three modules (10'0"), and the office floor requires four modules (13'4"). The hotel suite room widths require four modules. Office planning is based on workstations of two and one half modules (8' 4"): office type A requires three modules and office type B requires four modules.

1 View from the Inner Harbor

2 View from the South

Columns in the upper office portion of the building are located on forty-foot centers along the perimeter, which correspond to three hotel room widths. The columns increase in number as the structure is "taken down" through the hotel and garage perimeter walls.

Special conference and ballroom space is provided at the sky lobby floor located below the Hotel Atrium and serviced by Embassy Suites.

The facade materials are aluminum panels, frames and glass designed to be constructed as a unitized or stick system to facilitate competitive bidding.

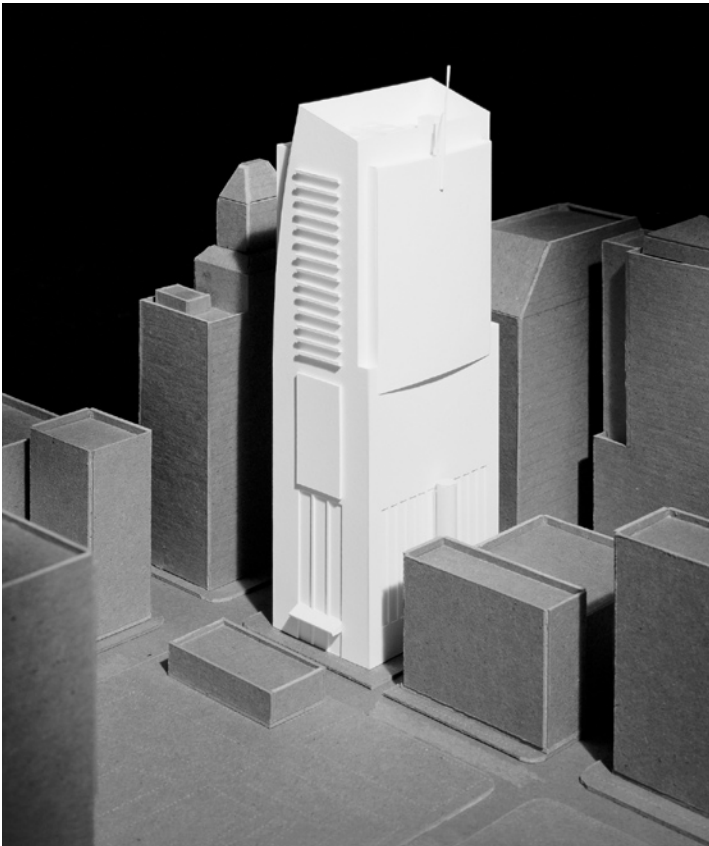
The building massing is contextually responsive while retaining a unique "signature" visual character, which will provide a bold iconographic landmark for Baltimore.

Light Street

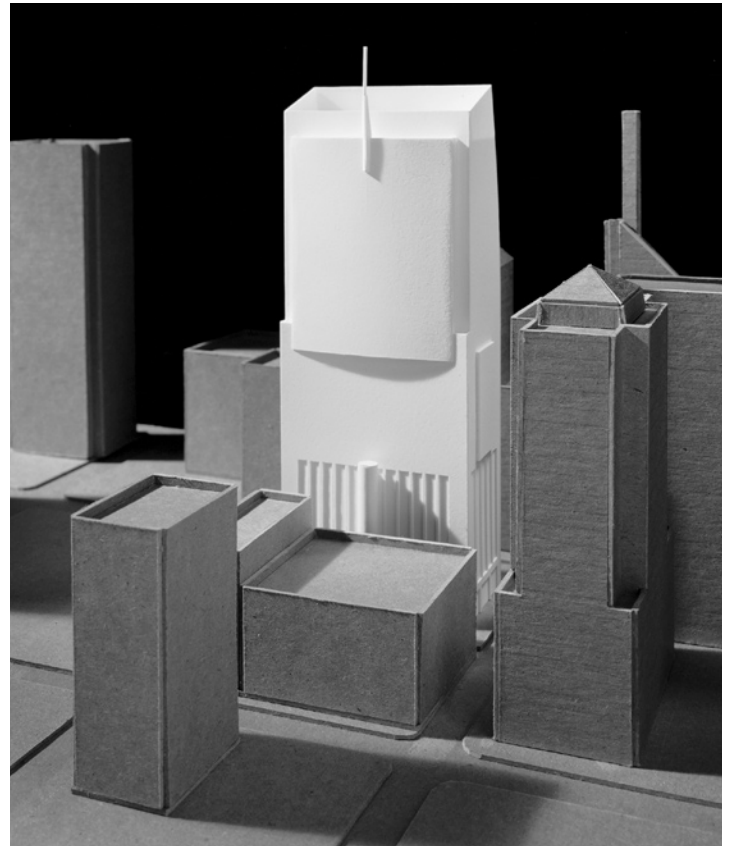
Hotel, Condominiums, Retail & Parking

Key Project Information

- prime location two blocks away from Baltimore's Inner Harbor and adjacent to one of the city's finest historical buildings
 - mixed-use tower with 40 stories
 - 410,000 square feet of office space
 - hotel offering 270 suites
 - above-grade parking for 660 cars
 - retail space on the street level
 - conference and ballroom facilities
 - facade of aluminum panels, frames and glass
-
- gsf 1,000,000



View from the Southeast



View from the Northeast