

3 BEAN COFFEE

Project Name: 3 Bean Coffee

Project Location: 209 Key Highway, Baltimore, MD 21230

Project Category: Non residential Rehabilitation/Renovation

3 Bean Coffee is located in a newly renovated building located along Key Highway facing Baltimore's inner harbor to the north, Federal Hill Neighborhood to its south and Federal Hill Park to the east. The existing building had seen many uses over its lifetime including livery stable with farrier, warehouse and commercial offices. The design intent for 3 Bean Coffee included the following: 1) The owner wanted to "celebrate the imperfections of the space" by exposing existing masonry walls, ceiling structure/ wood joists and salvaging the existing concrete floor. 2) Layout to be simple and finishes relate to historical context of building, 3) Exhibit the craft of coffee brewing and architecture, and 4)utilize energy efficient fixtures and sustainable materials.

The floor plan responds to several challenging existing conditions such as a load bearing masonry wall that bisects the tenant space into a 60/40 split and no rear suite access for trash removal and deliveries. The 60/40 condition naturally set up the retail area in the larger space and dining in the smaller. The plan is compact, but still allows customers to quickly comprehend the queuing sequence for purchase and pick up and then flow into the dining space. Back of house spaces and restrooms are aggregated into the back half of the retail space. This also includes space for standard city issued waste receptacles as there is no access to a rear alley.

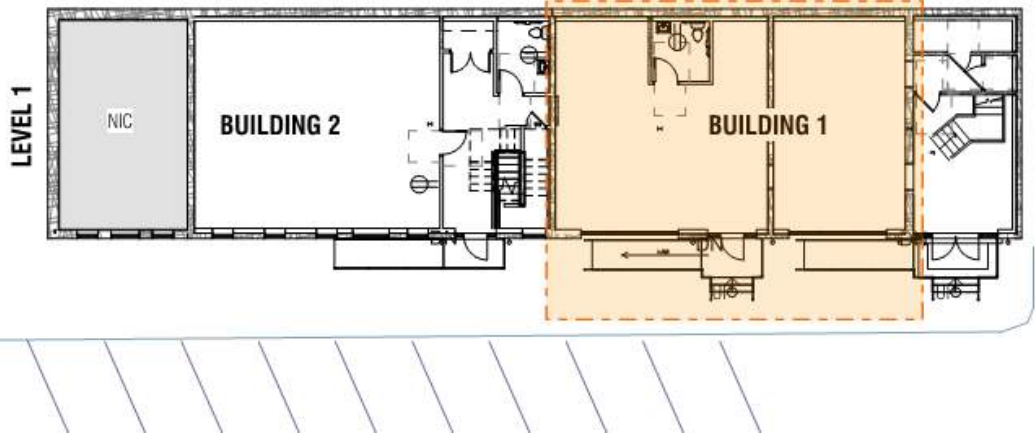
It was important that each space, retail and dining, take advantage of the expansive glass storefronts as a means to exhibit the retail space to passers by and letting dining patrons enjoy views out towards the inner harbor. Both the retail and dining spaces incorporate locally crafted custom furniture and millwork made from reclaimed wood sourced in Baltimore City. In the dining space, reclaimed metal lap roofing was used to create a feature wall and cover CMU. Lighting throughout is energy efficient and includes the use of LED 'Edison' bulbs to simulate an old lamp style. Locally crafted lighting fixtures crafted from steel plumbing pipe and fittings is used over the communal table and along the wall at café style seating.

As stated in the program, the overall theme is about the craft of things; the craft of fine coffee and architecture. The relationship between the two only reinforces the user experience.

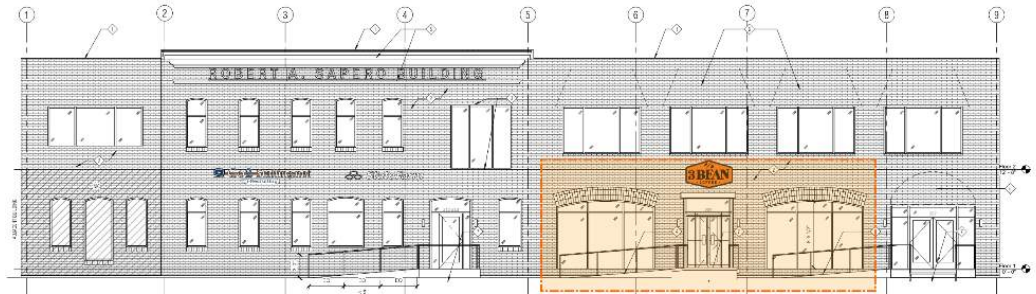


Photo by Alain Jaramillo

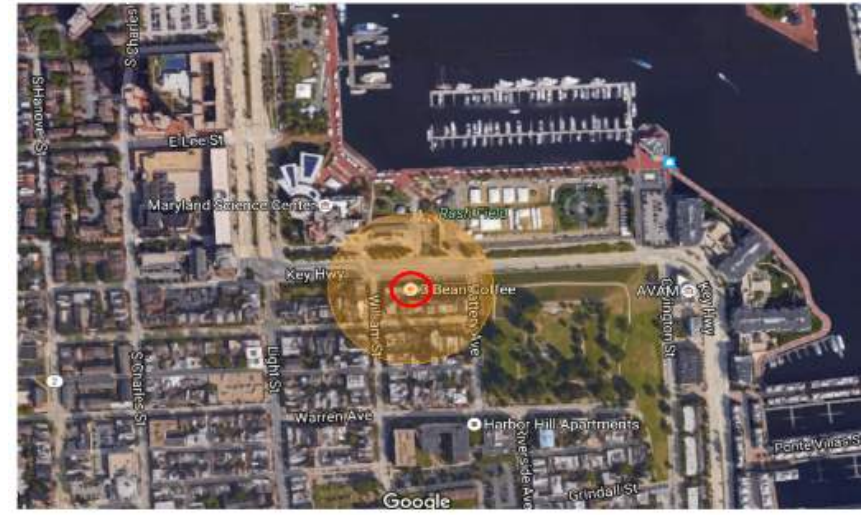
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Key Plan



Elevation illustrating location of tenant space

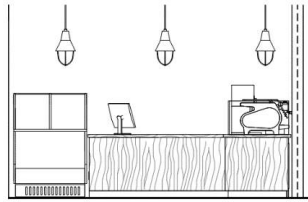
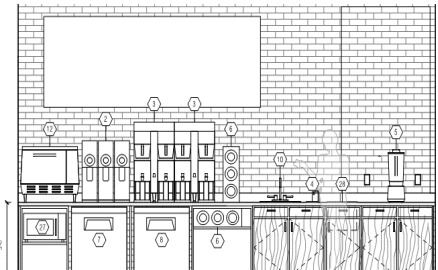


Site – 209 Key Highway, Baltimore MD

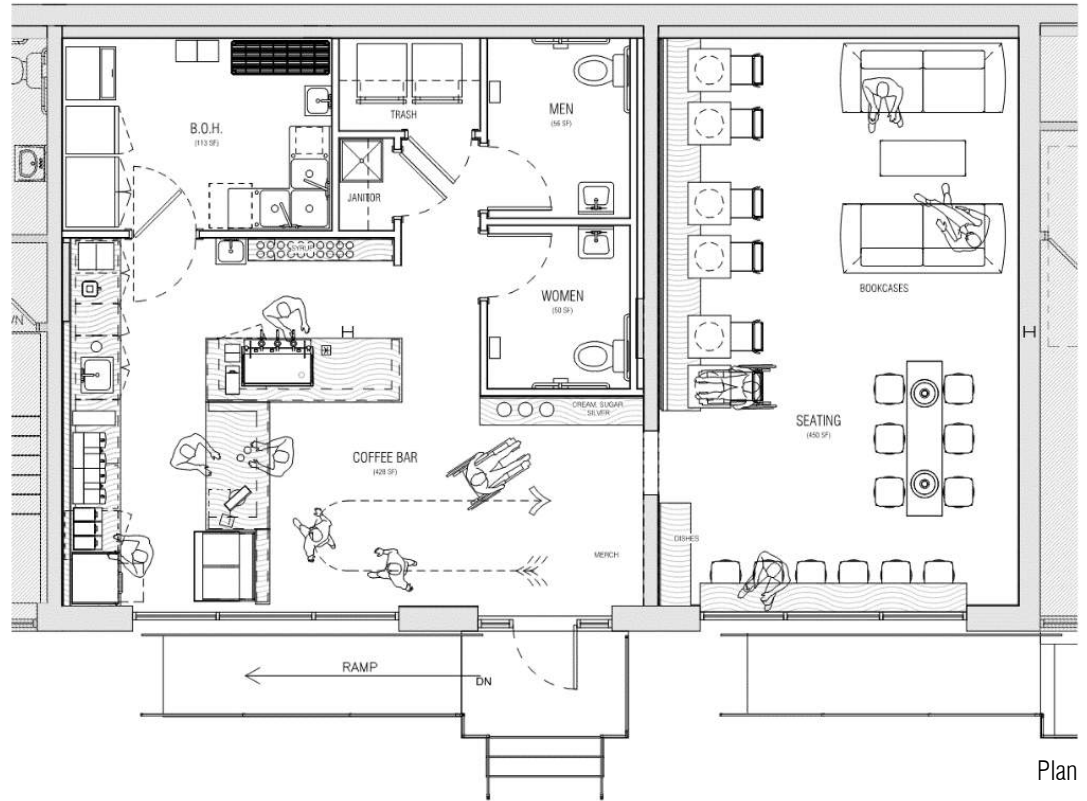
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Concept Rendering



Elevations: Back Bar and Service Counter

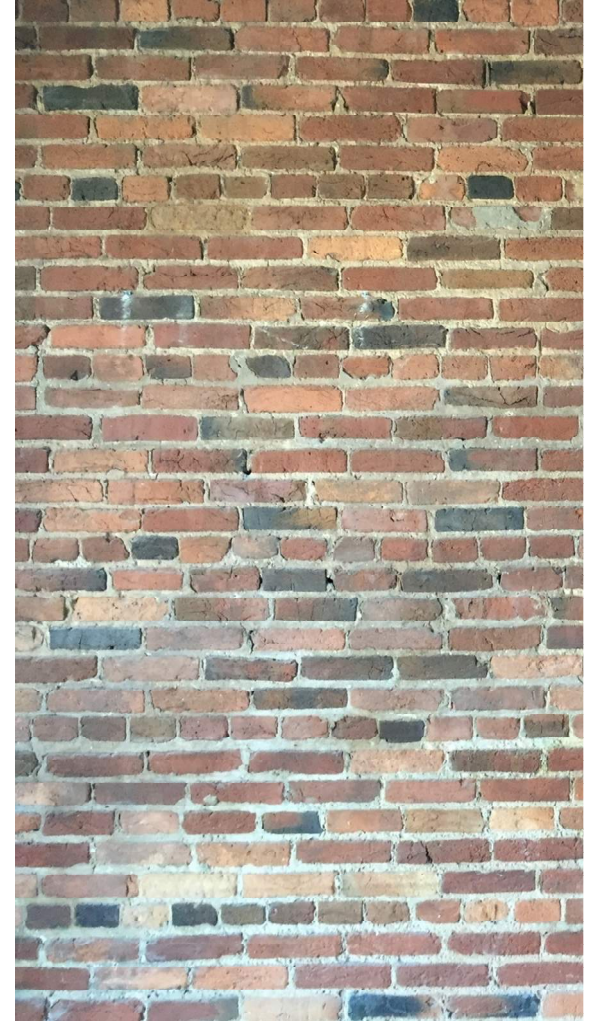
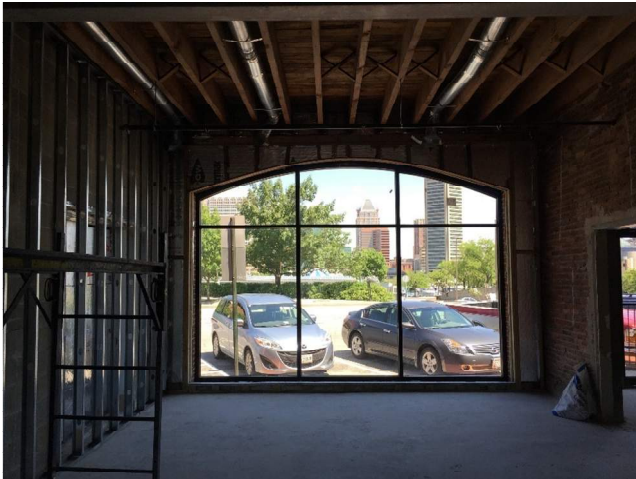


Plan

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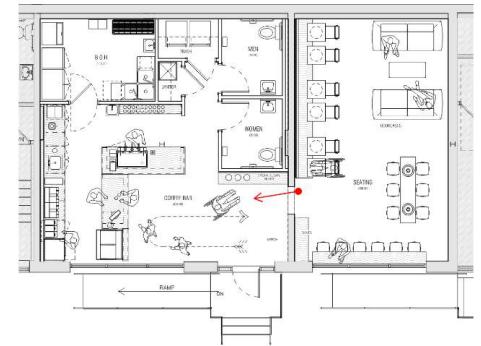
Existing conditions (post building shell renovation)



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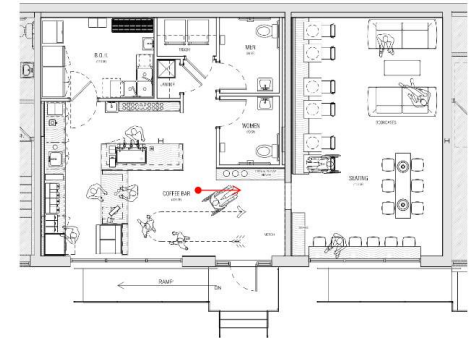


Retail Space: Reclaimed wood, polished concrete floor, exposed existing masonry wall

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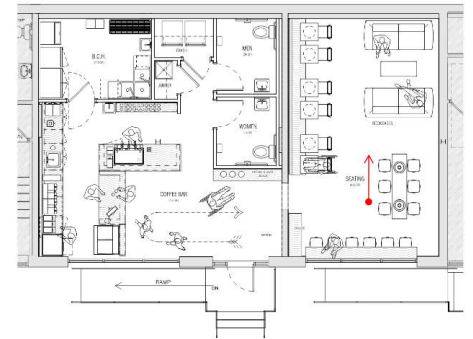


View looking into dining area from retail. Existing steel frame at masonry opening was cleaned up and left exposed.

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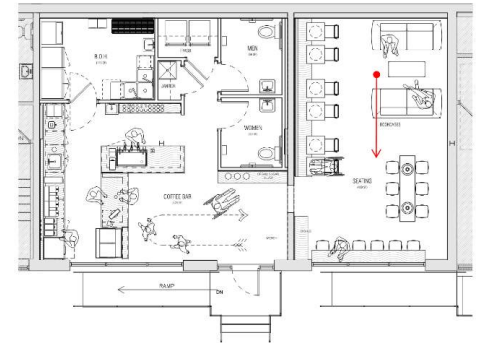


Dining area: Existing concrete floor cleaned up and polished. Custom millwork and furniture from local reclaimed wood. Barn roofing used as wall feature. Custom pendant light fixtures.

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View towards Inner Harbor from dining space. Exposed masonry, reclaimed barn roofing at wall, exposed structure above.