



BREWERS HILL LOT 6C | BALTIMORE, MD.

UDARP PRESENTATION - FIRST FINAL

JDAVIS

PAGE 1

FIRST FINAL | JANUARY 12, 2017



07/28/2016 UDARP COMMENTS + TEAM RESPONSES

ARCHITECTURE #1 -

Study ways in which the iconic "Corner Elements" can be visually rooted to the ground plane and not defer to the dominant horizontal masonry base expression. Both corner elements on the north and south end of East drive should visually interrupt the horizontal two story masonry base expression.

ARCHITECTURE #4 -

Restudy the two story base treatment along South Eaton Street and East drive. The Panel felt the base should be more responsive to the architecture fenestration and massing above in order to reduce the dominant horizontal read. The Panel felt the masonry at the south end of east drive should either be eliminated or be more submissive to the material and architectural expression of the "corner element" above. Study ways to "Humanize: the grand gesture at the main entry.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



ARCHITECTURE #1 -

Study ways in which the iconic "Corner Elements" can be visually rooted to the ground plane and not defer to the dominant horizontal masonry base expression. Both corner elements on the north and south end of East drive should visually interrupt the horizontal two story masonry base expression.

ARCHITECTURE #4 -

Restudy the two story base treatment along South Eaton Street and East drive. The Panel felt the base should be more responsive to the architecture fenestration and massing above in order to reduce the dominant horizontal read. The Panel felt the masonry at the south end of east drive should either be eliminated or be more submissive to the material and architectural expression of the "corner element" above. Study ways to "Humanize: the grand gesture at the main entry.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



ARCHITECTURE #1 -

Study ways in which the iconic "Corner Elements" can be visually rooted to the ground plane and not defer to the dominant horizontal masonry base expression. Both corner elements on the north and south end of East drive should visually interrupt the horizontal two story masonry base expression.

ARCHITECTURE #4 -

Restudy the two story base treatment along South Eaton Street and East drive. The Panel felt the base should be more responsive to the architecture fenestration and massing above in order to reduce the dominant horizontal read. The Panel felt the masonry at the south end of east drive should either be eliminated or be more submissive to the material and architectural expression of the "corner element" above. Study ways to "Humanize: the grand gesture at the main entry.

CURRENT DESIGN



PREVIOUS DESIGN -
07/28/2016



ARCHITECTURE #1 -

Study ways in which the iconic "Corner Elements" can be visually rooted to the ground plane and not defer to the dominant horizontal masonry base expression. Both corner elements on the north and south end of East drive should visually interrupt the horizontal two story masonry base expression.

ARCHITECTURE #4 -

Restudy the two story base treatment along South Eaton Street and East drive. The Panel felt the base should be more responsive to the architecture fenestration and massing above in order to reduce the dominant horizontal read. The Panel felt the masonry at the south end of east drive should either be eliminated or be more submissive to the material and architectural expression of the "corner element" above. Study ways to "Humanize: the grand gesture at the main entry.

CURRENT DESIGN



PREVIOUS DESIGN -
07/28/2016



ARCHITECTURE #1 -

Study ways in which the iconic “Corner Elements” can be visually rooted to the ground plane and not defer to the dominant horizontal masonry base expression. Both corner elements on the north and south end of East drive should visually interrupt the horizontal two story masonry base expression.

ARCHITECTURE #4 -

Restudy the two story base treatment along South Eaton Street and East drive. The Panel felt the base should be more responsive to the architecture fenestration and massing above in order to reduce the dominant horizontal read. The Panel felt the masonry at the south end of east drive should either be eliminated or be more submissive to the material and architectural expression of the “corner element” above. Study ways to “Humanize: the grand gesture at the main entry.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



ARCHITECTURE #2 -

Changes in window types should be consistent with and reinforce changes in the architectural expression/intent of the facades. Masonry “warehouse facade” should have industrial window types. “Residential facades”, defined by the corner elements and the top “penthouse” floor, should display a different window style.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



ARCHITECTURE #3 -

Restudy the treatment of the masonry piers at the base of the building to establish a consistent design intent. Currently some piers are rooted to the ground plane, some are not; while other piers rest on a "water table". Investigate the use of masonry patterning/texture v. just a color change in the masonry.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



ARCHITECTURE #3 -

Restudy the treatment of the masonry piers at the base of the building to establish a consistent design intent. Currently some piers are rooted to the ground plane, some are not; while other piers rest on a "water table". Investigate the use of masonry patterning/texture v. just a color change in the masonry.

CURRENT DESIGN

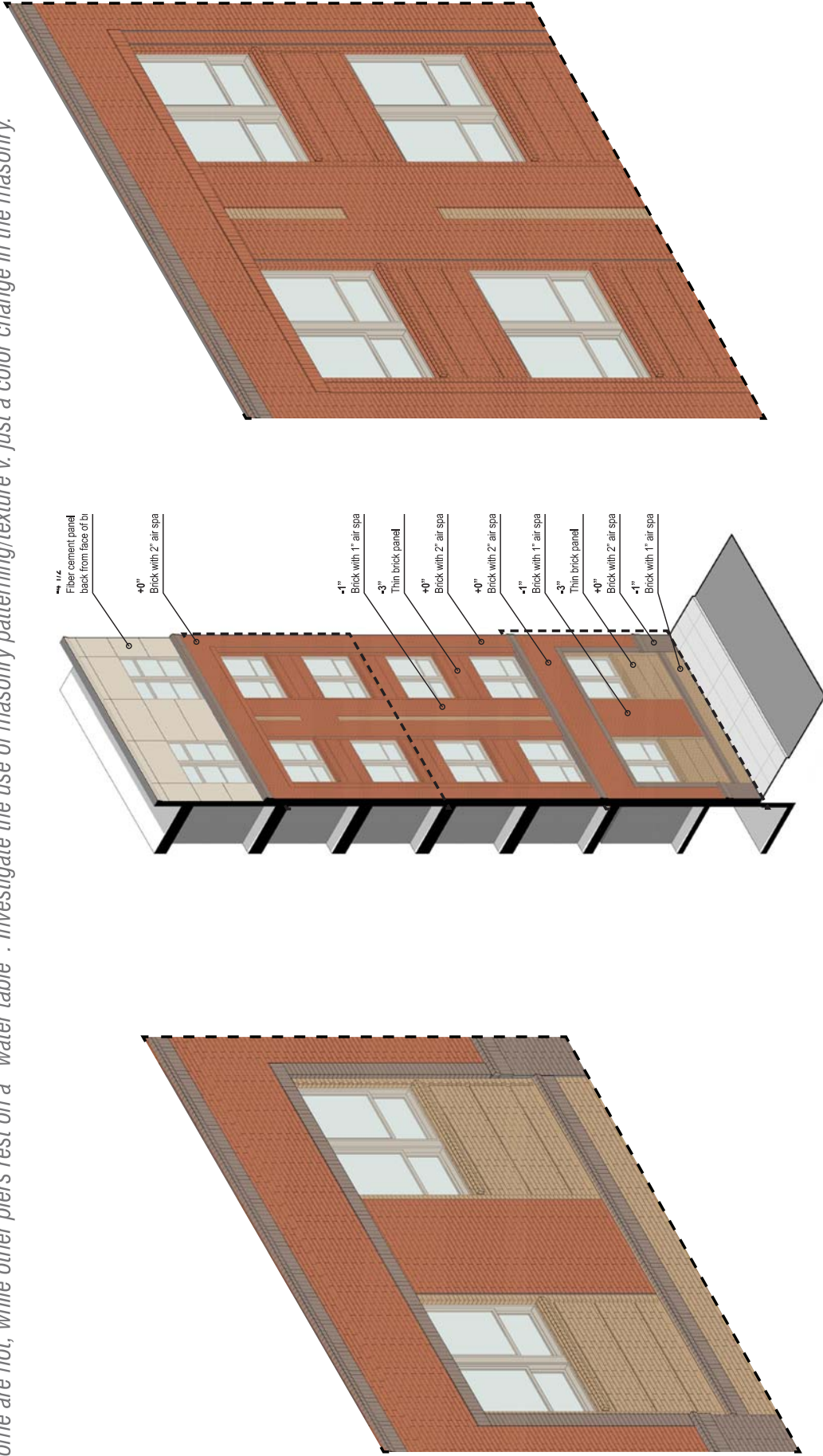


PREVIOUS DESIGN - 07/28/2016



ARCHITECTURE #3 -

Restudy the treatment of the masonry piers at the base of the building to establish a consistent design intent. Currently some piers are rooted to the ground plane, some are not; while other piers rest on a "water table". Investigate the use of masonry patterning/texture v. just a color change in the masonry.



ARCHITECTURE #5 -

Restudy the architectural treatment of the walk up units along South Eaton Street so they have a consistent, less foreboding expression and promote a stronger individual two story visual read.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



ARCHITECTURE #5 -

Restudy the architectural treatment of the walk up units along South Eaton Street so they have a consistent, less foreboding expression and promote a stronger individual two story visual read.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



URBAN DESIGN/STREET SCAPE #2 -

Continue to study ways in which landscape and architecture can improve the pedestrian experience the north end of South Eaton Street.

CURRENT DESIGN



PREVIOUS DESIGN -
07/28/2016

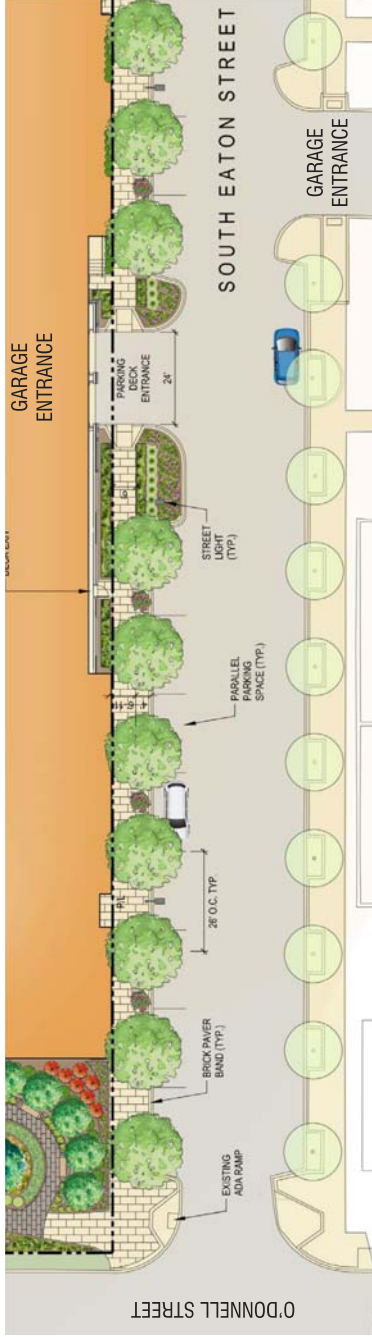


UDARP COMMENTS + TEAM RESPONSES

URBAN DESIGN/STREET SCAPE #2 -

Continue to study ways in which landscape and architecture can improve the pedestrian experience the north end of South Eaton Street.

CURRENT DESIGN



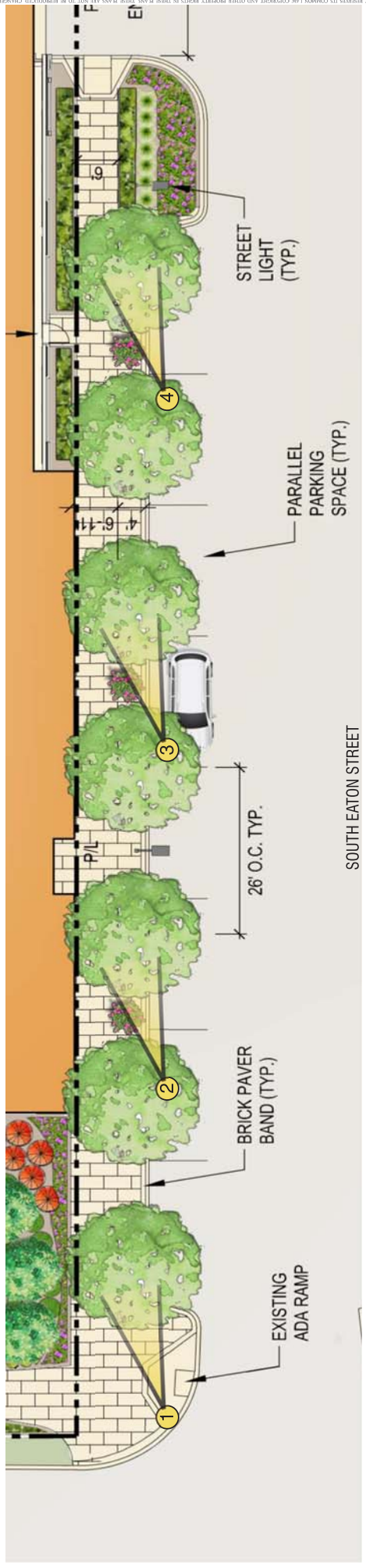
PREVIOUS DESIGN -
07/28/2016



URBAN DESIGN/STREET SCAPE #2 -

Continue to study ways in which landscape and architecture can improve the pedestrian experience the north end of South Eaton Street.

WALKING SOUTH ALONG SOUTH EATON STREET

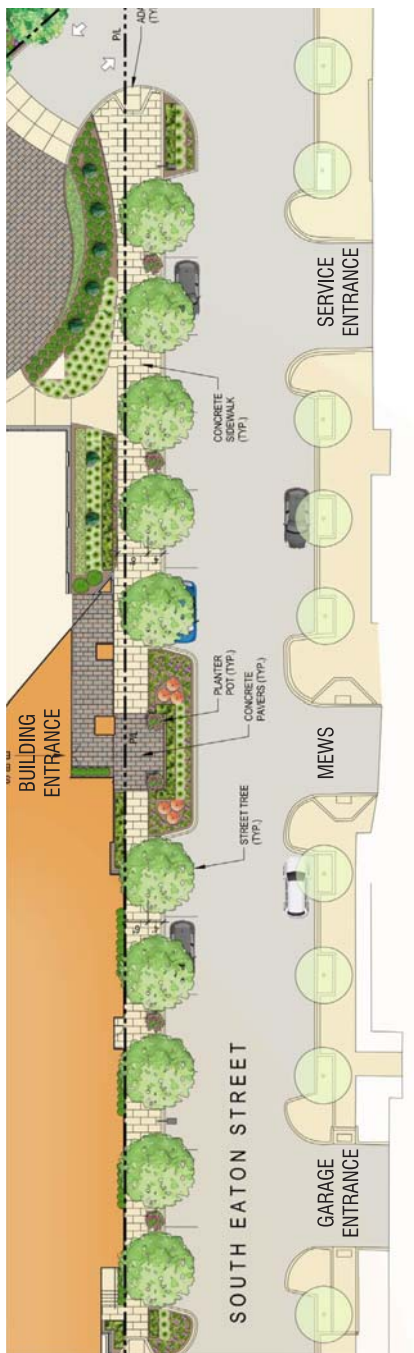


JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC.

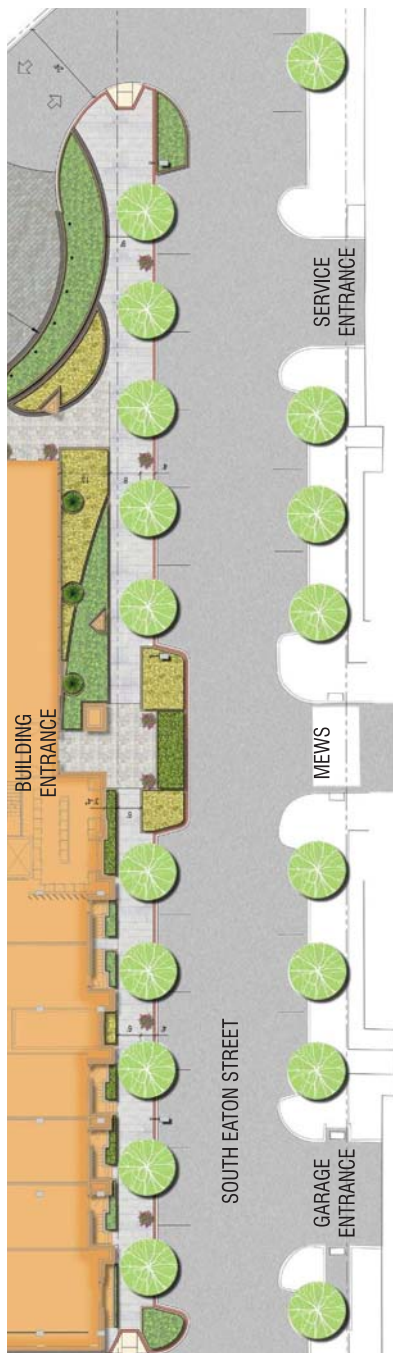
URBAN DESIGN/STREET SCAPE #3 -

Continue to study ways to safely direct pedestrian mid-block movement across South Eaton Street.

CURRENT DESIGN



PREVIOUS DESIGN -
07/28/2016



URBAN DESIGN/STREET SCAPE #1-

Study ways to provide street trees along the east edge of East drive to spatially define the auto entry court.

CURRENT DESIGN



PREVIOUS DESIGN - 07/28/2016



OVERALL REVIEW OF CURRENT DESIGN



70.0'

O'DONNELL STREET

MINOR VEHICLE SITE ENTRANCE

BUILDING LOADING / TRASH

NORTH COURTYARD

SOUTH COURTYARD

EAST DRIVE

MEWS

POOL COURTYARD

VEHICLE GARAGE ENTRANCE

MAIN PEDESTRIAN ENTRY

PEDESTRIAN PLAZA

LIMITED VEHICLE SITE ENTRANCE

PEDESTRIAN SITE ACCESS

VEHICLE GARAGE ENTRANCE

SECONDARY PEDESTRIAN ENTRANCE

PRIMARY VEHICLE SITE ENTRANCE

65.0'

SOUTH EATON STREET

53.6'

55.2'

46.5'

OVERALL SITE PLAN



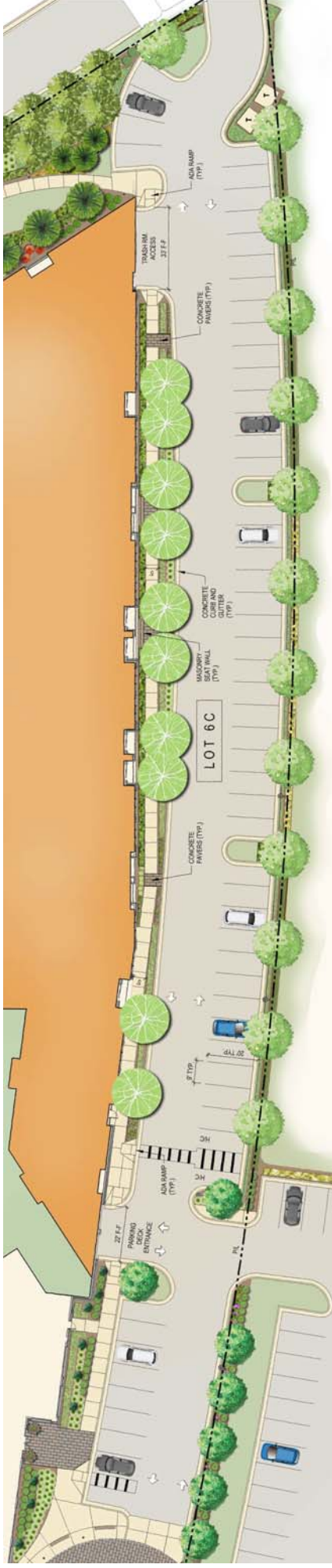


NATCHEZ CRAPE MYRTLE



EMERALD GREEN ARBORVITAE

SOUTH ENTRY COURT ENLARGEMENT



EAST DRIVE



NORTH VIEW



OVERCUP OAK



EVERCLEAR LACEBARK EL M

EAST DRIVE ENLARGEMENT



PAPERBARK MAPLE



PRINCETON SENTRY GINKGO



AMERICAN HORNBEAM



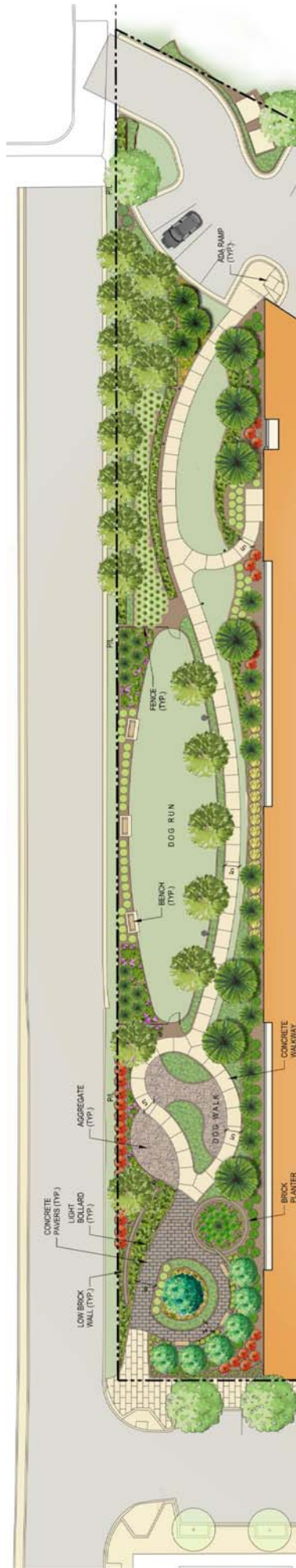
HETZ WINTERGREEN ARBORVITAE



TRIDENT MAPLE



BLOODGOOD JAPANESE MAPLE



O'DONNELL STREET



NORTH PARK ENLARGEMENT

SECTION THROUGH POCKET PARK



SECTION THROUGH DOG RUN





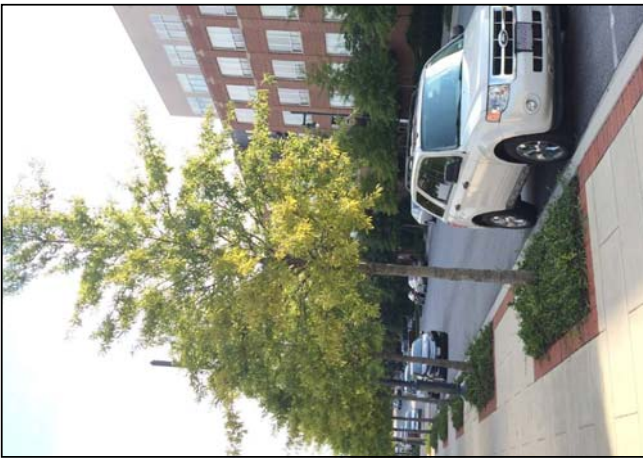
SOUTH EATON STREET



EMERALD GREEN ARBORVITAE



HIGHTOWER WILLOW OAK



SOUTH EATON STREET PHOTO



DECORATIVE PLANTER POTS



DECORATIVE PLANTER POTS



DECORATIVE PLANTER POTS



DOG RUN FENCE + GATE



S. EATON STREET BRICK BAND



BENCH



LIGHT BOLLARD



AREA LIGHT



STREET LIGHT
SOUTH EATON STREET



CONCRETE PATTERN PAVER



CONCRETE PAVER PATTERN



OVERALL REVIEW OF CURRENT DESIGN - ELEVATIONS



OVERALL REVIEW OF CURRENT DESIGN - SOUTHWEST VIEW



OVERALL REVIEW OF CURRENT DESIGN - SOUTHEAST VIEW



JDAVIS >

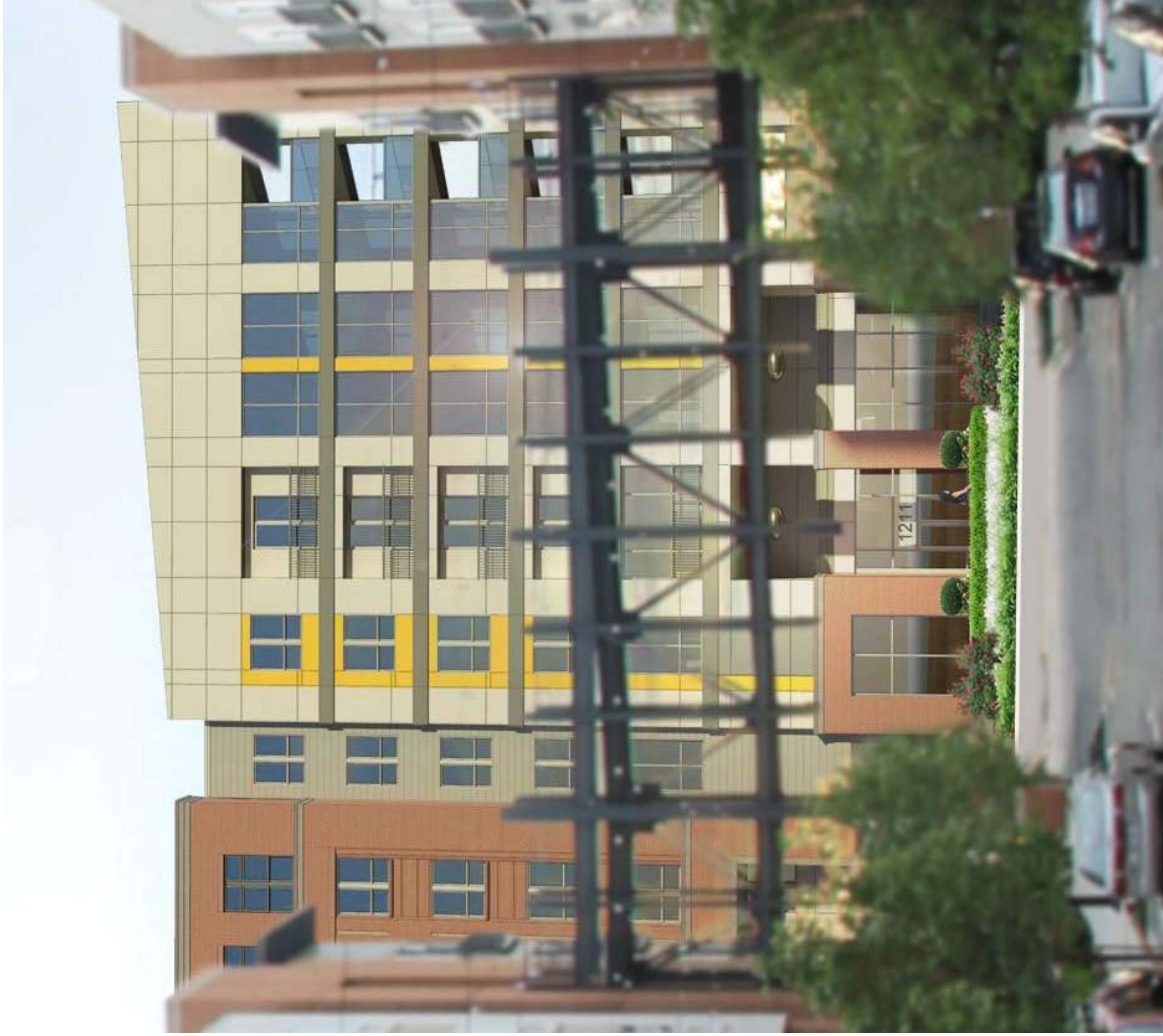
> PAGE 29

FIRST FINAL | JANUARY 12, 2017



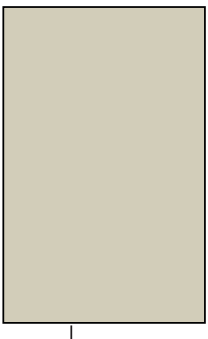
OVERALL REVIEW OF CURRENT DESIGN - NORTHEAST VIEW





OVERALL REVIEW OF CURRENT DESIGN - EAST VIEW AT MEWS

FIBER CEMENT - LIGHT GRAY



FIBER CEMENT - MEDIUM GRAY



WINDOW COLOR - TAN



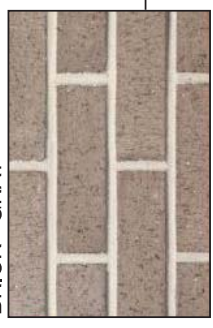
ACCENT COLOR - DARK GRAY



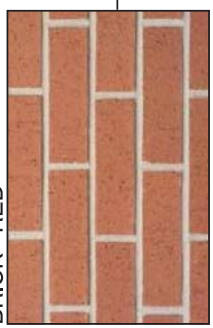
ACCENT COLOR - ORANGE



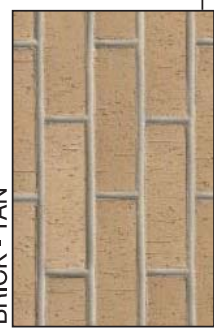
BRICK - GRAY



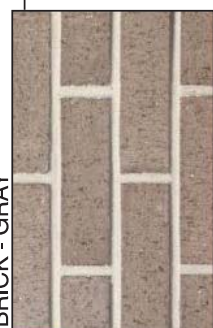
BRICK - RED



BRICK - TAN

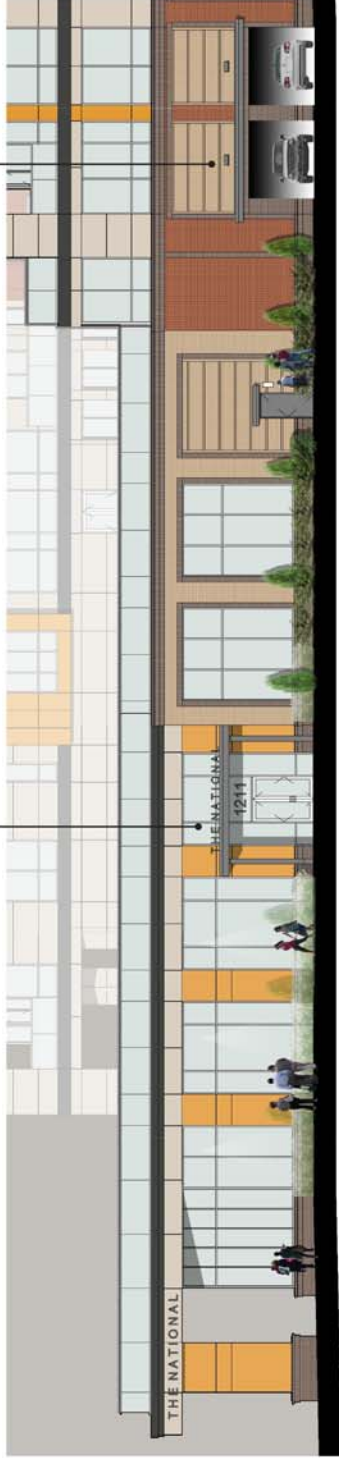


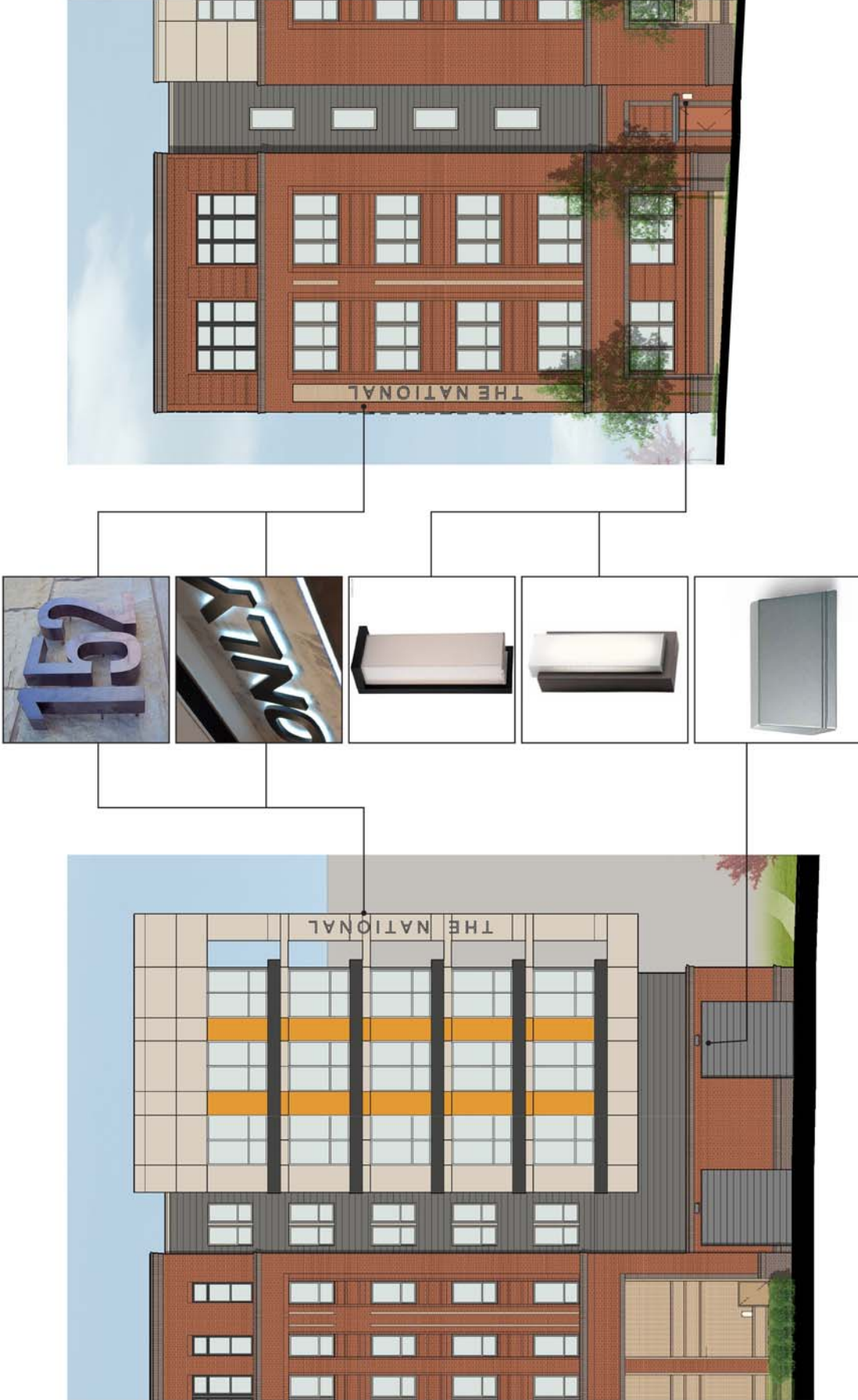
BRICK - GRAY



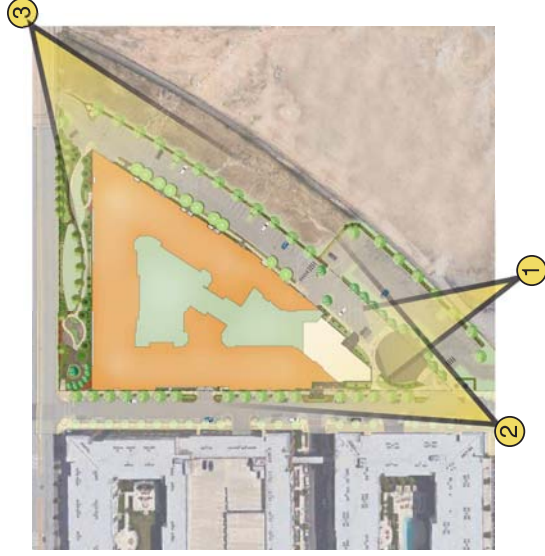
LIGHTING AND MATERIAL CONCEPTS - BUILDING MATERIALS







LIGHTING AND SIGNAGE CONCEPTS - NORTH AREA



CURRENT IMAGES - UDARP PRESENTATION RENDERINGS

JDAVIS > DESIGN
THAT
CONNECTS.