



# THE NATIONAL \ BREWERS HILL LOT 6C \ BALTIMORE, MD.

UDARP PRESENTATION - SCHEMATIC DESIGN



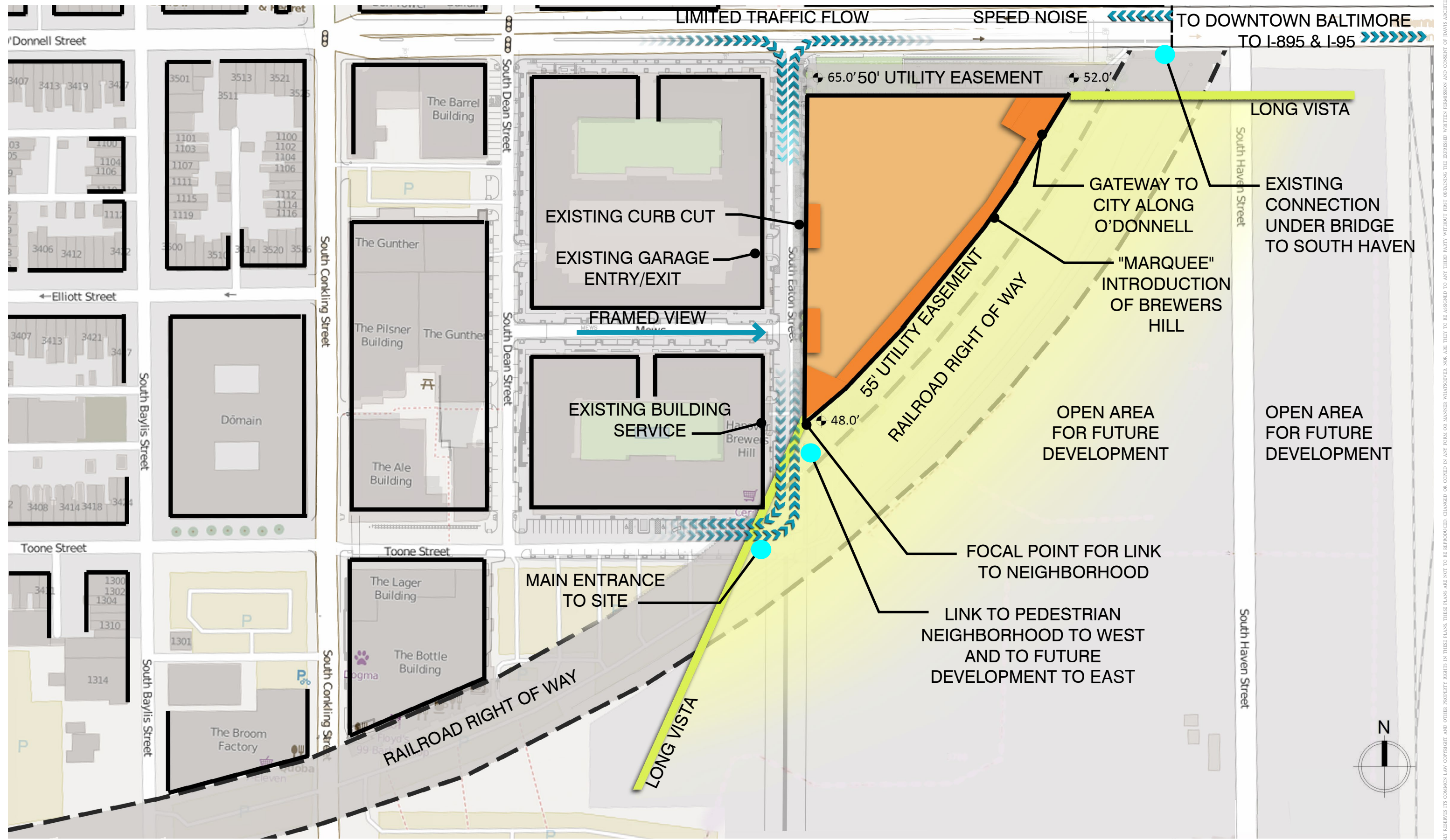
**JDAVIS** >

> PAGE 1

June 16, 2016 ©

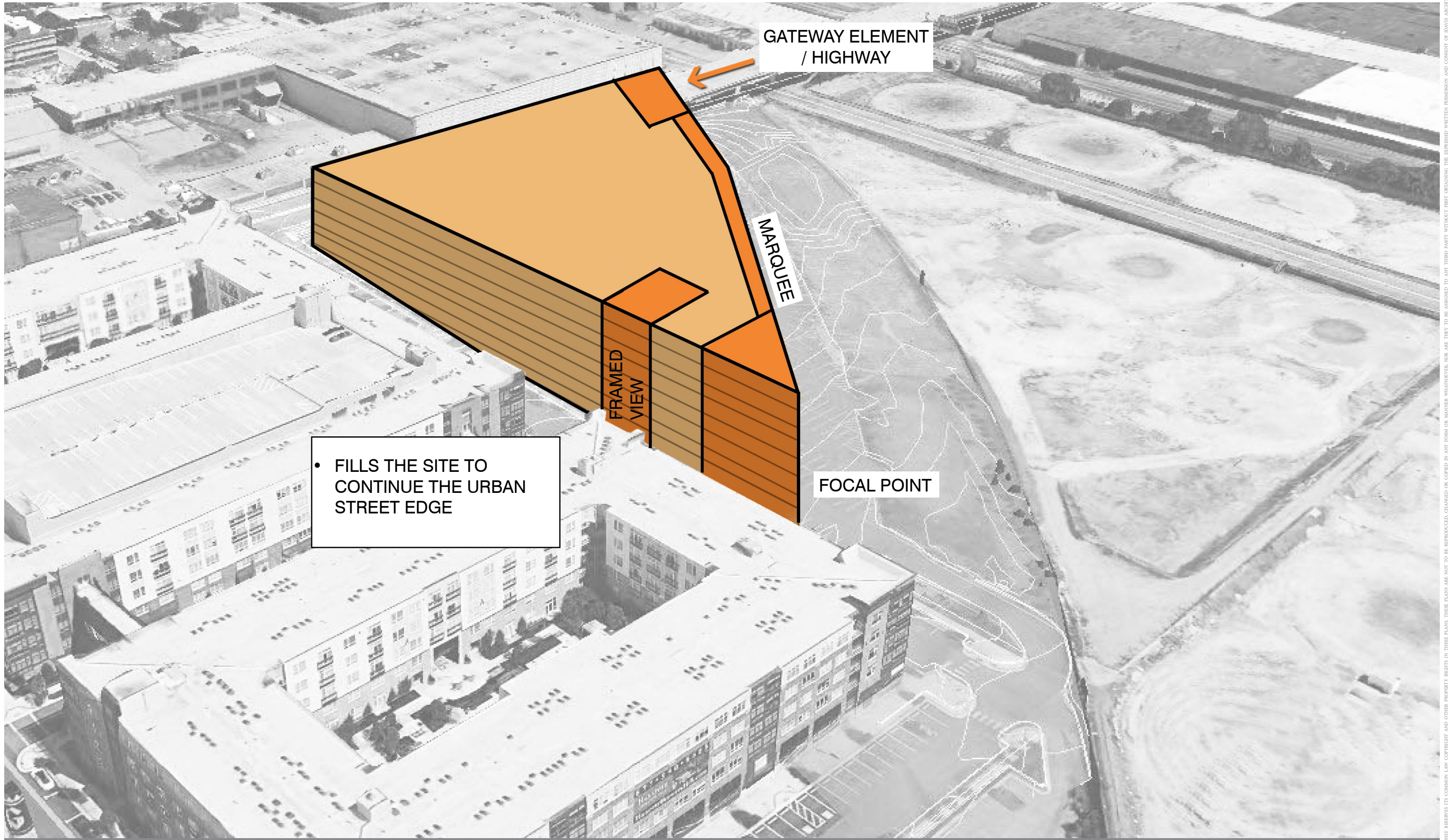
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**SITE INFLUENCES**





GATEWAY ELEMENT / HIGHWAY

MARQUEE

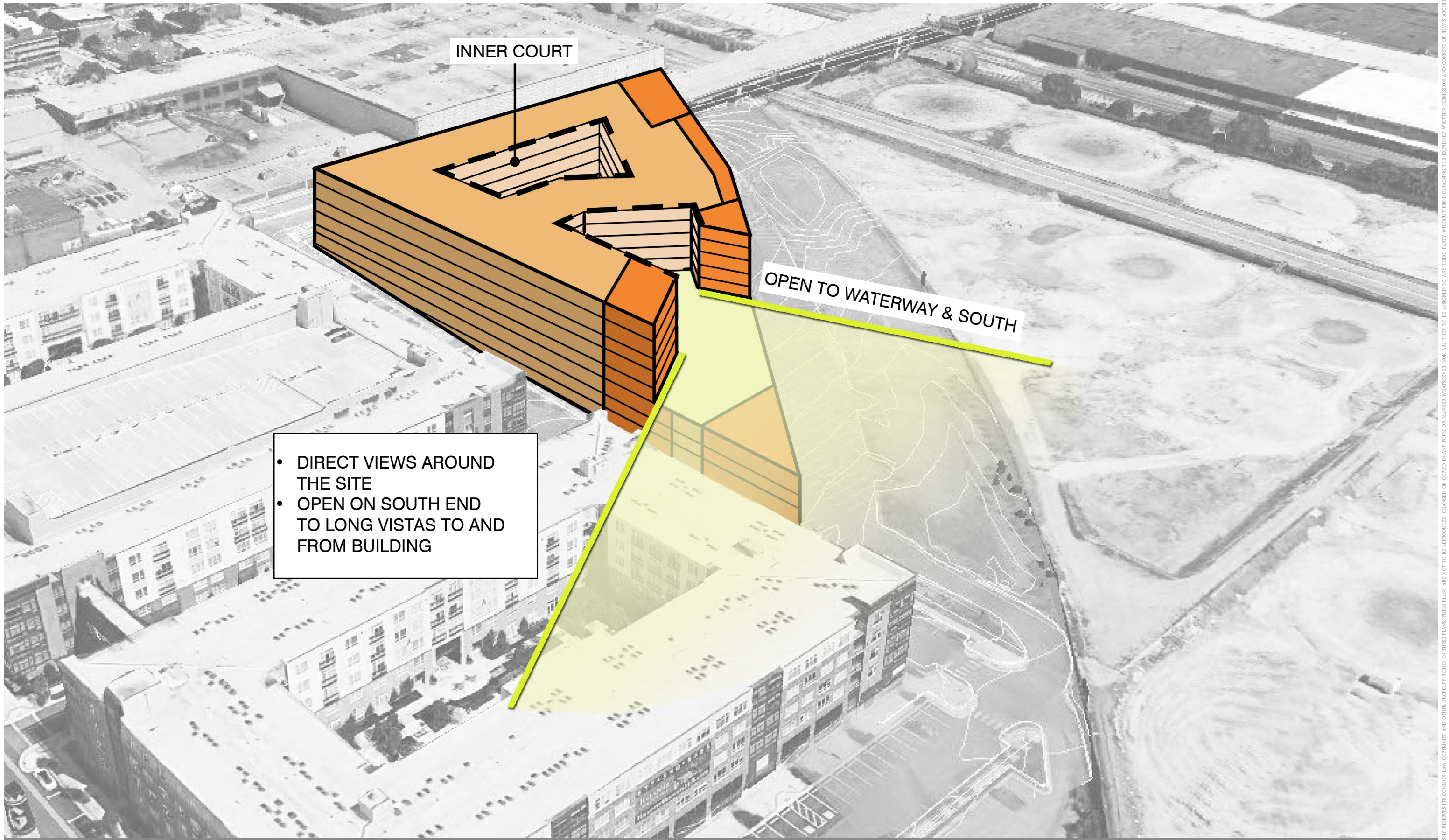
FRAMED VIEW

FOCAL POINT

• FILLS THE SITE TO CONTINUE THE URBAN STREET EDGE

SITE INFLUENCES  
BUILDING MASSING





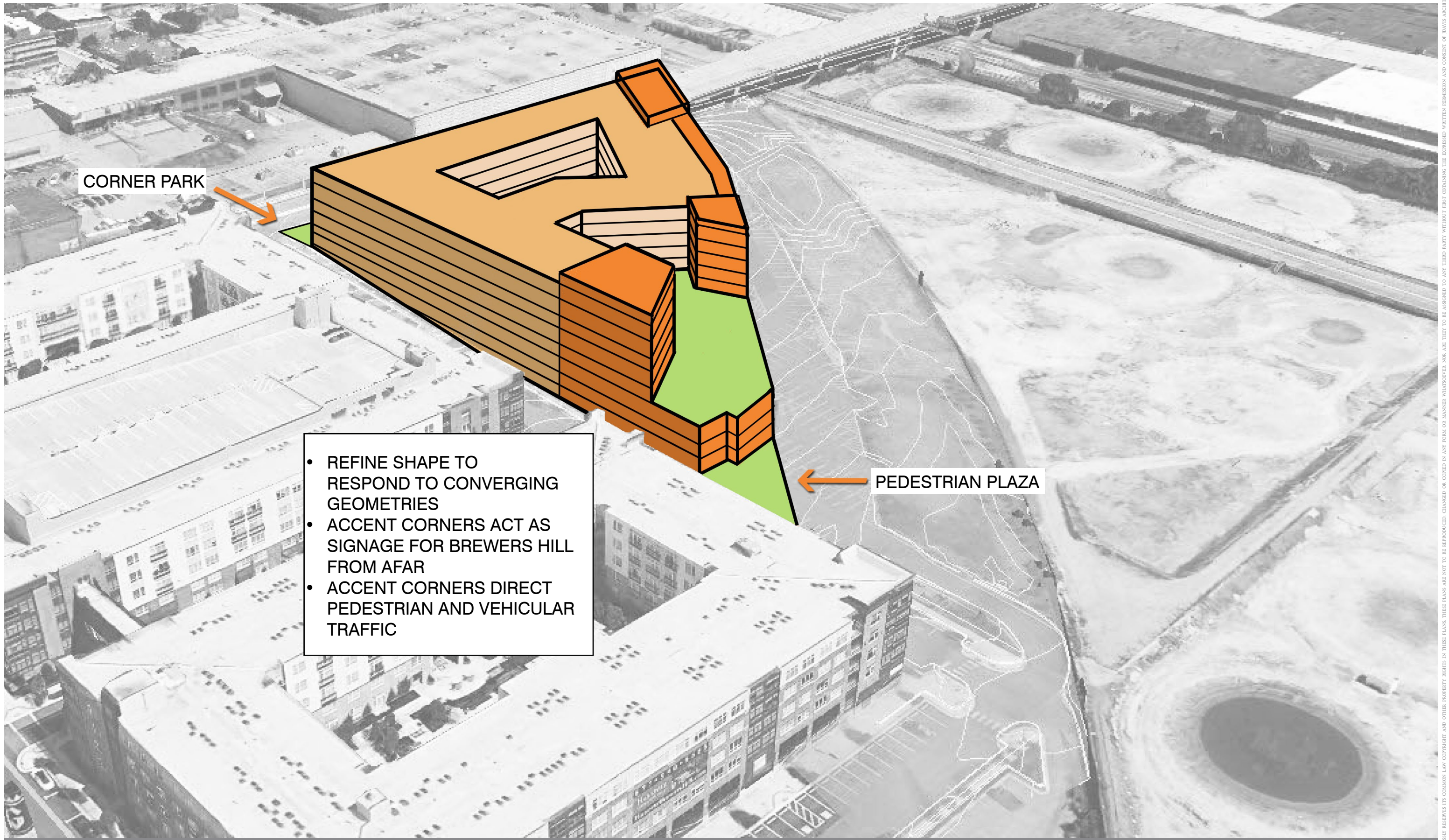
INNER COURT

OPEN TO WATERWAY & SOUTH

- DIRECT VIEWS AROUND THE SITE
- OPEN ON SOUTH END TO LONG VISTAS TO AND FROM BUILDING

### SITE INFLUENCES BUILDING MASSING





CORNER PARK

PEDESTRIAN PLAZA

- REFINE SHAPE TO RESPOND TO CONVERGING GEOMETRIES
- ACCENT CORNERS ACT AS SIGNAGE FOR BREWERS HILL FROM AFAR
- ACCENT CORNERS DIRECT PEDESTRIAN AND VEHICULAR TRAFFIC



LIMITED VEHICLE  
SITE ENTRANCE

PEDESTRIAN  
SITE ACCESS

VEHICLE  
GARAGE  
ENTRANCE

MEWS

SECONDARY  
PEDESTRIAN  
ENTRANCE

MAIN  
PEDESTRIAN  
ENTRANCE

PRIMARY  
VEHICLE SITE  
ENTRANCE

O'DONNELL STREET

SOUTH EATON STREET

INNER  
COURTYARD

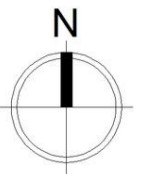
POOL  
COURTYARD

EAST DRIVE

MINOR VEHICLE  
SITE ENTRANCE

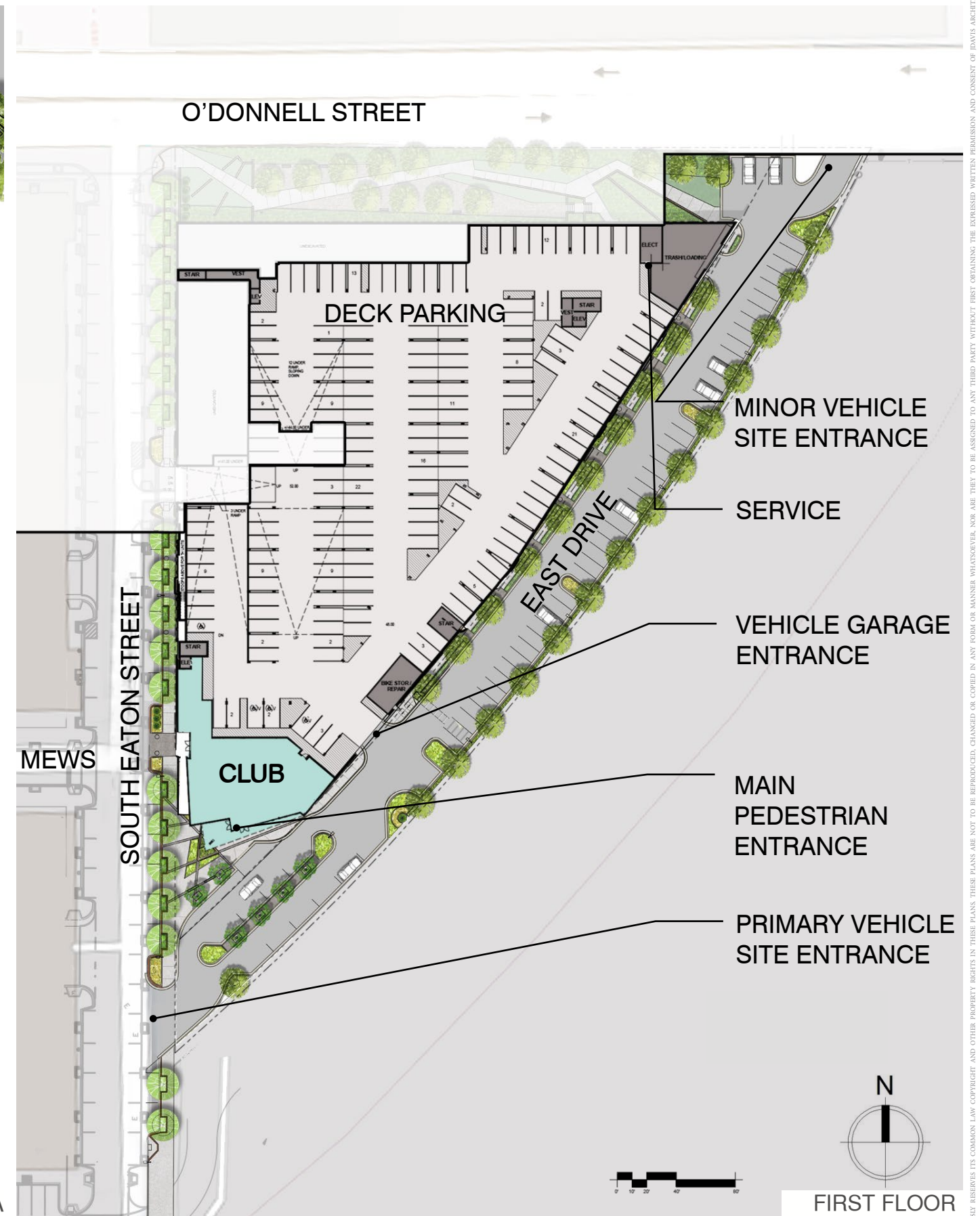
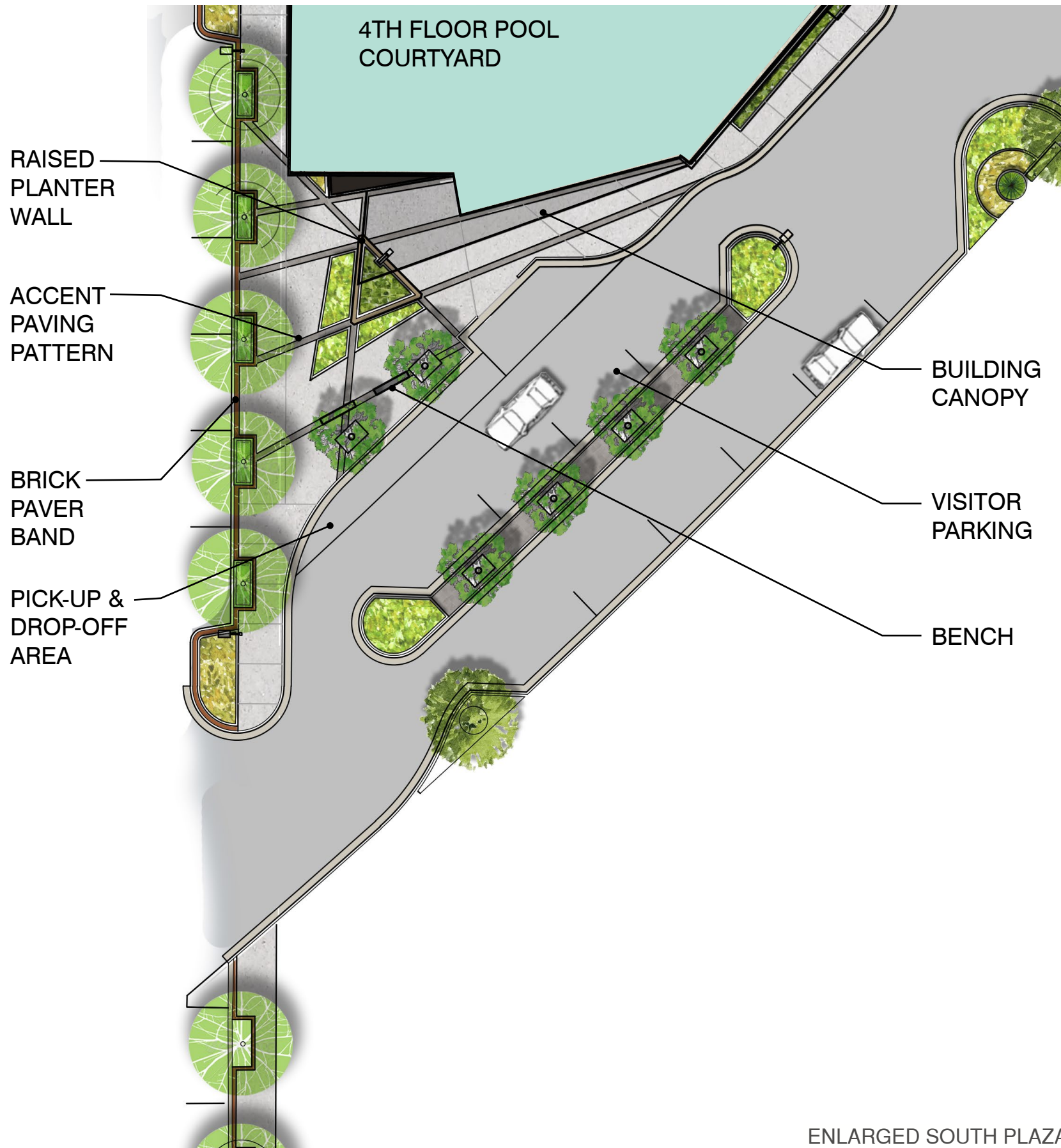
VEHICLE GARAGE  
ENTRANCE

PEDESTRIAN PLAZA



# SITE PLAN



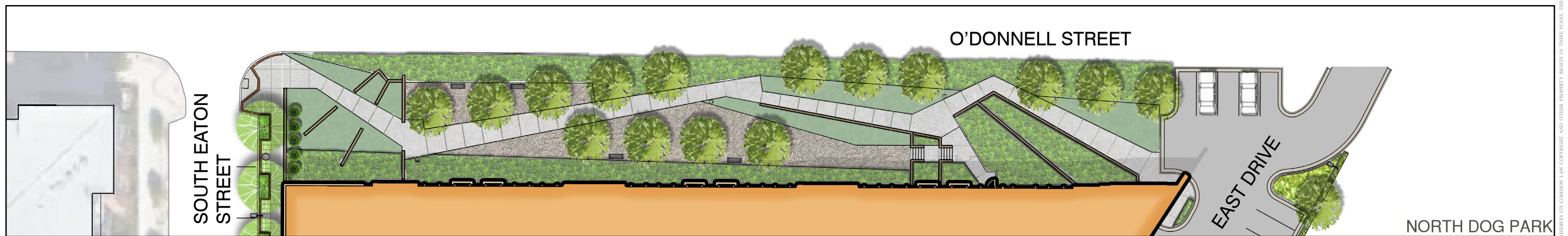
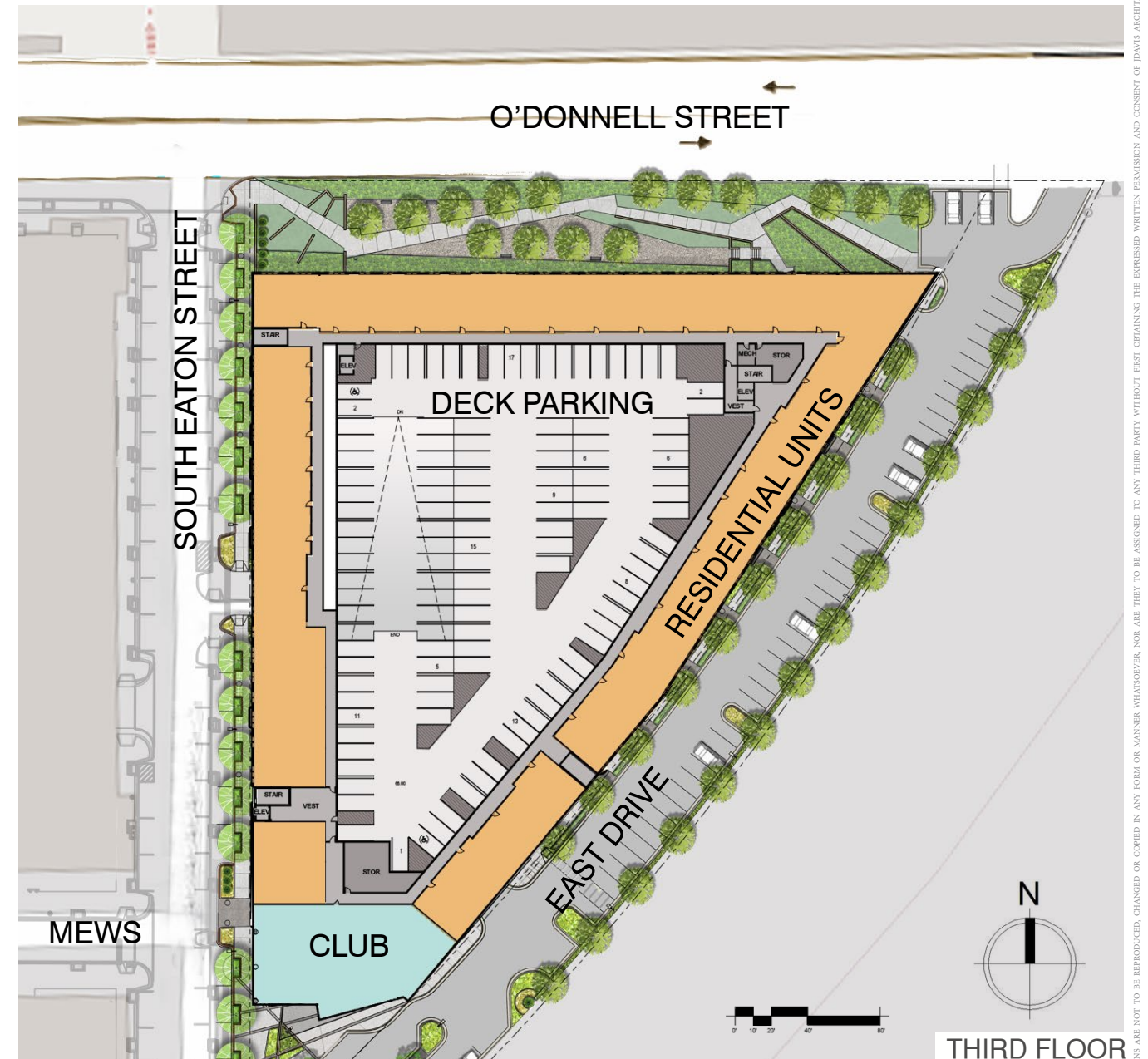


ENLARGED SOUTH PLAZA

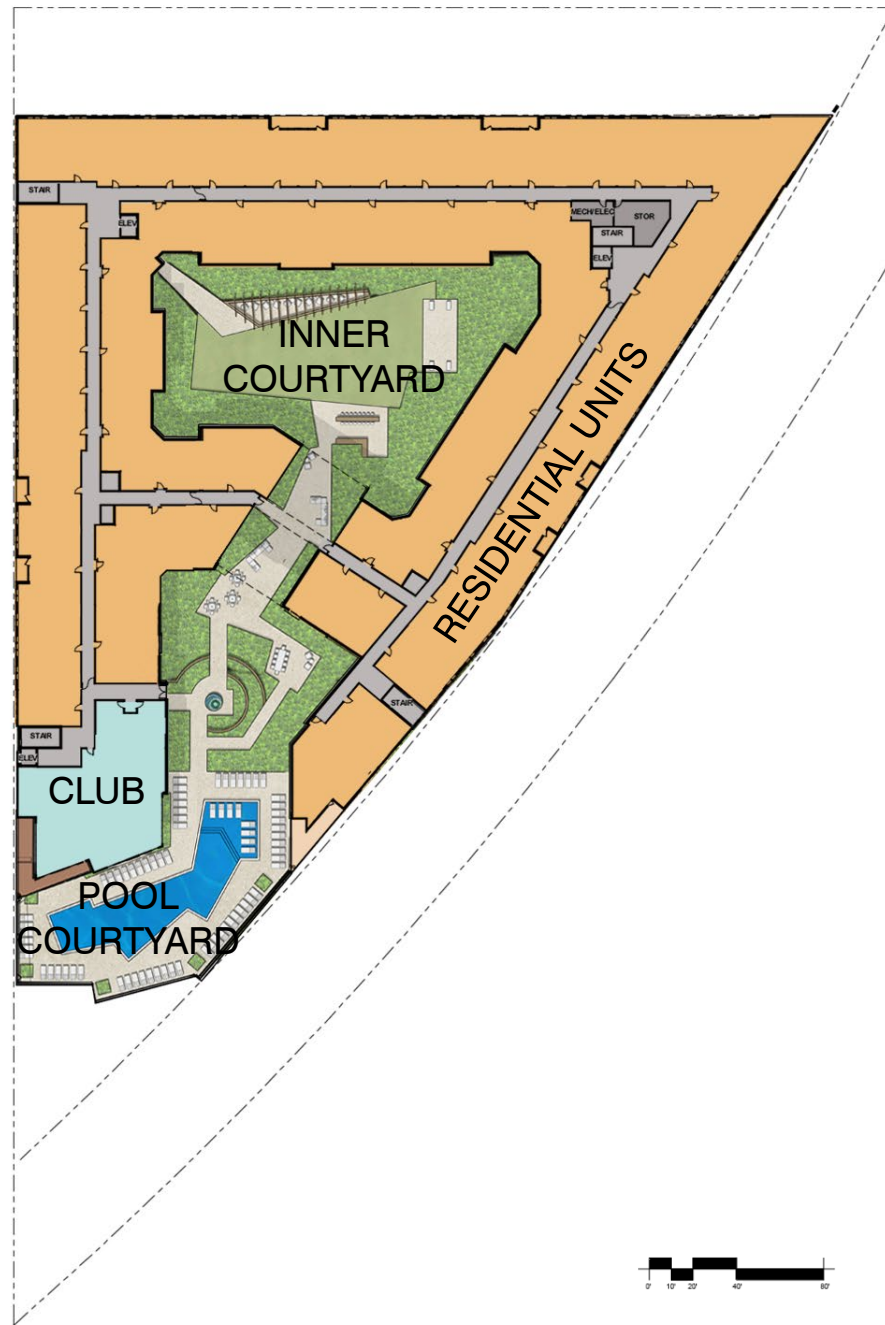
FIRST FLOOR

FLOOR PLANS  
FIRST FLOOR | RESIDENTIAL ENTRY

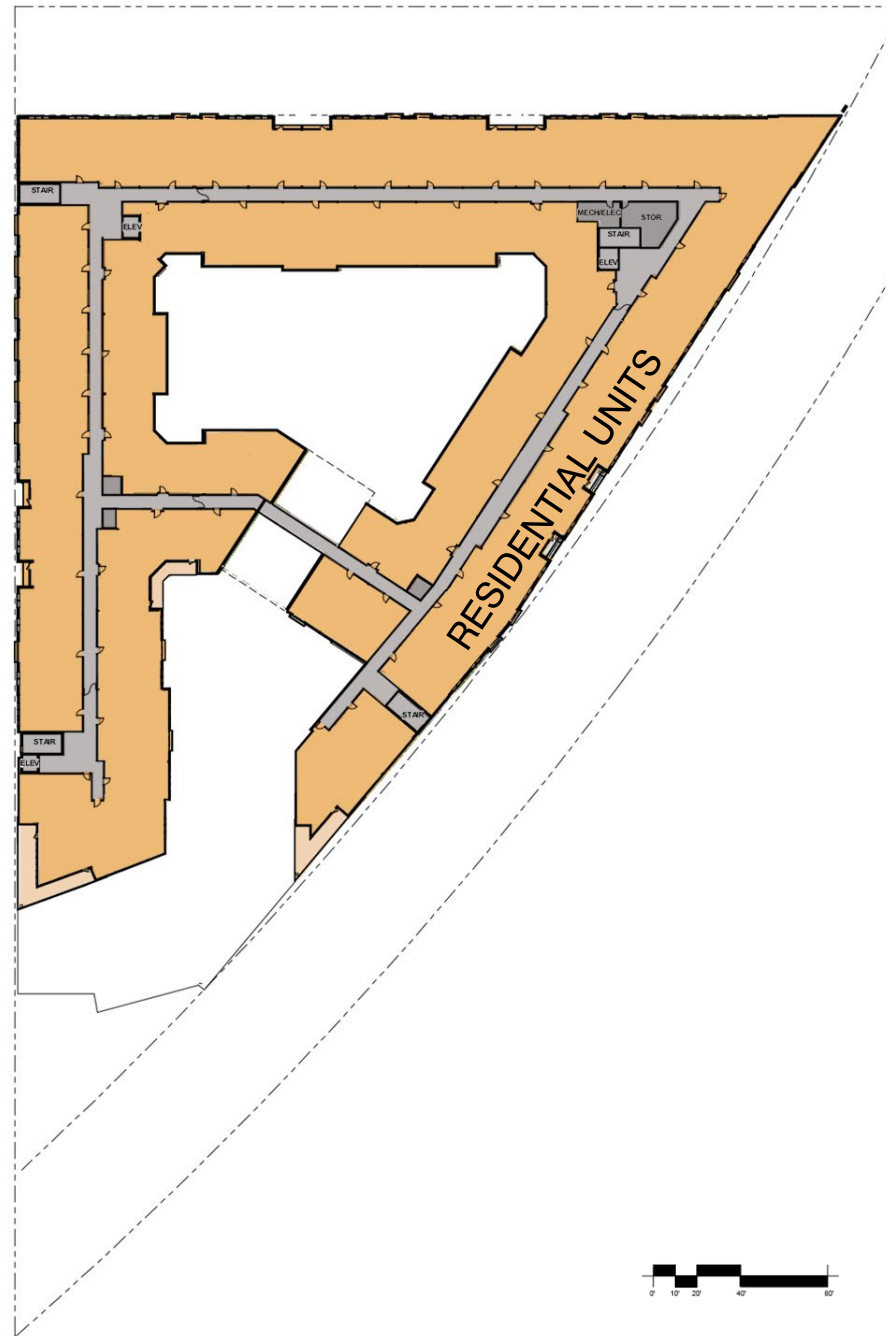




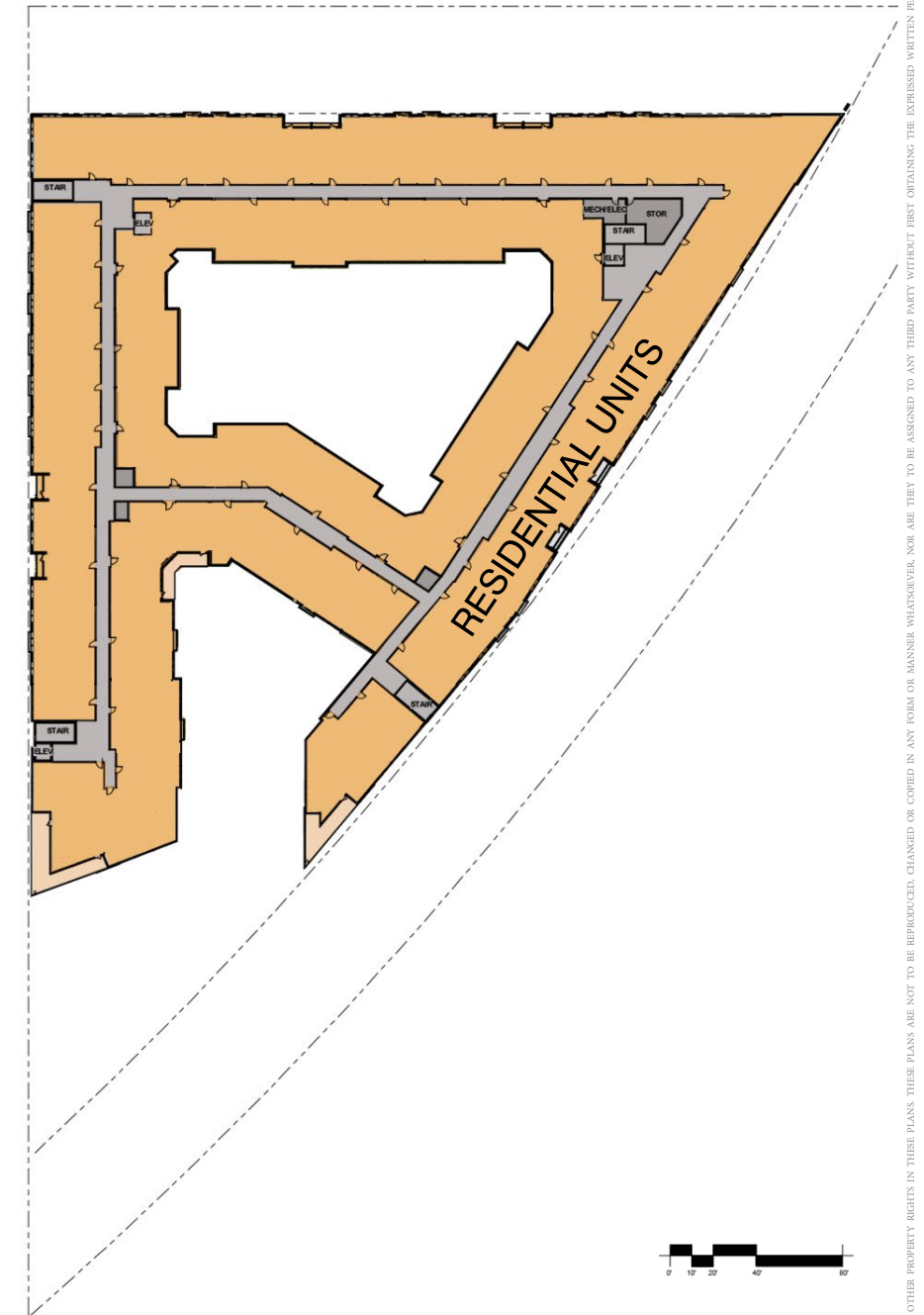




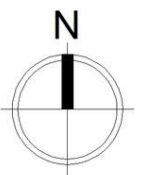
FOURTH FLOOR - COURTYARD LEVEL



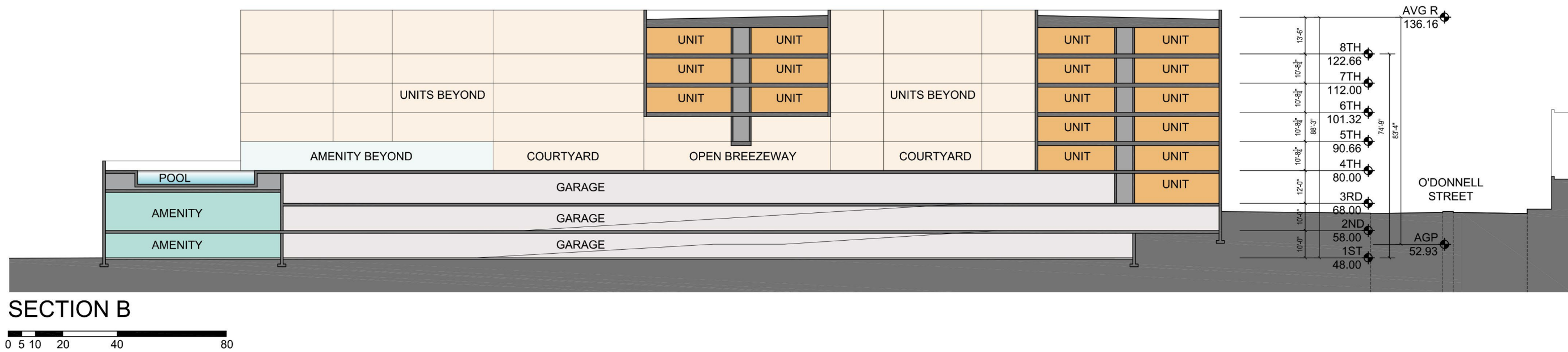
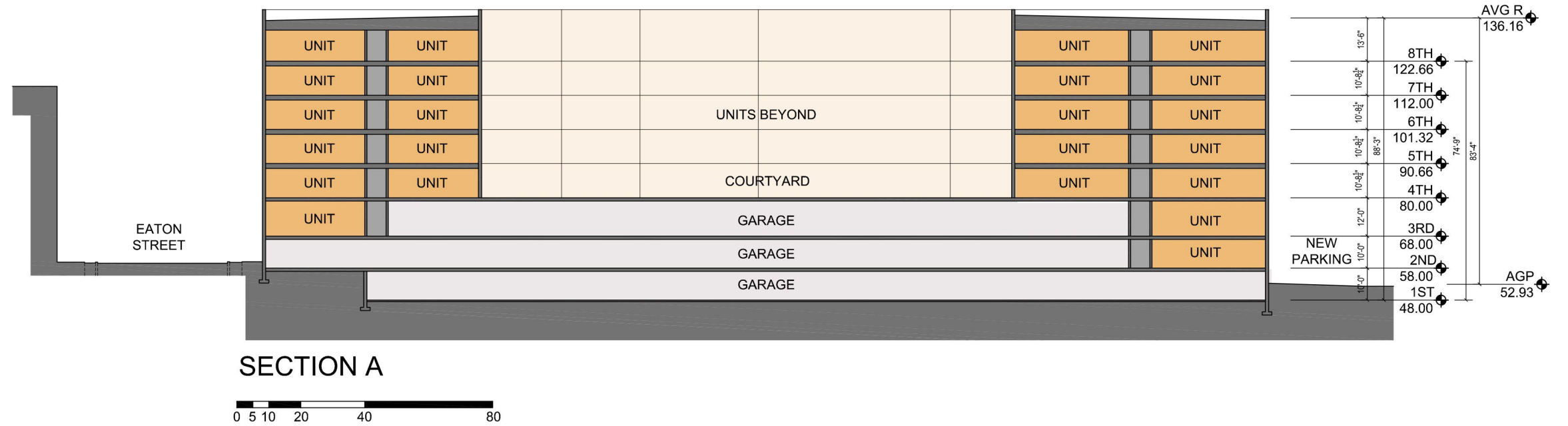
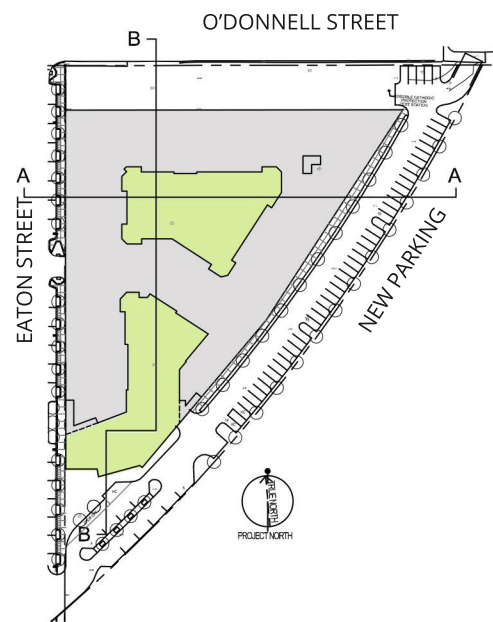
FIFTH FLOOR



SIXTH THROUGH EIGHTH FLOORS









MODERN DETAILING



OVERALL BUILDING MASSING EXAMPLES



TRANSLUCENT - CORNER DETAIL



ASHLAR VARIABLE PATTERN



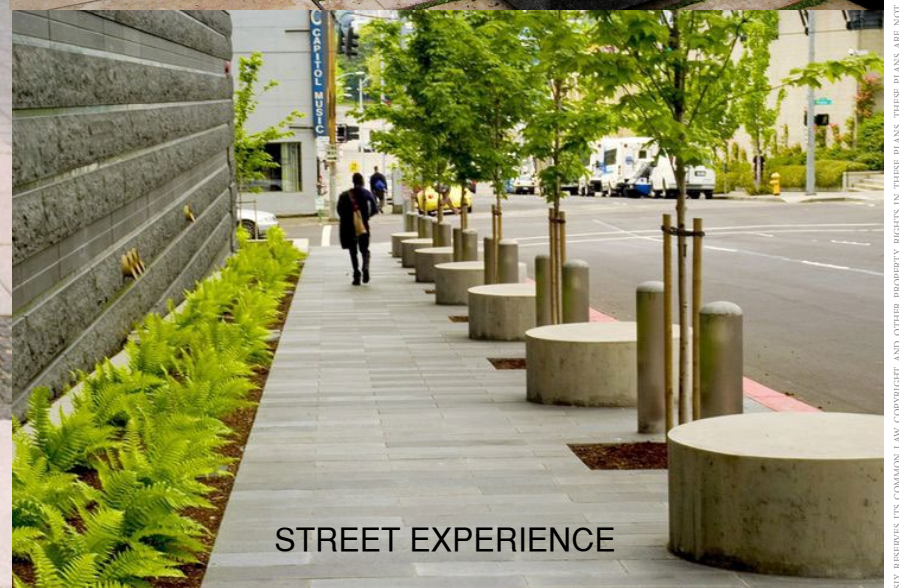
BENCHES FOR PLAZA AND PARKS



BENCHES FOR PLAZA AND PARKS



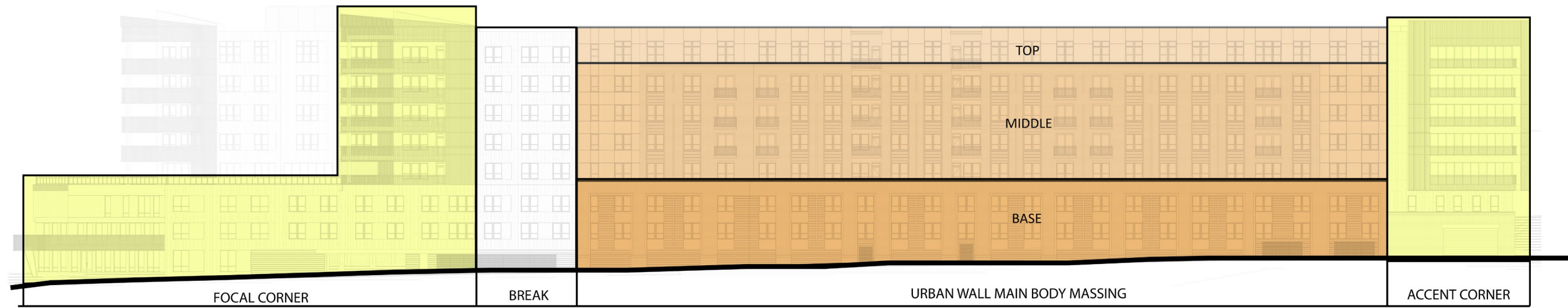
STREET EXPERIENCE



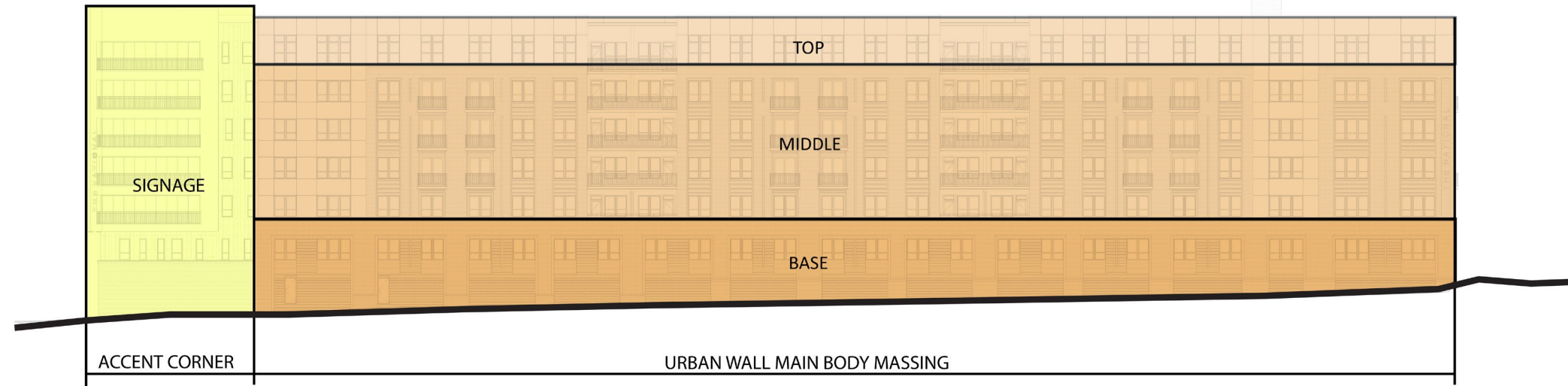
PRECEDENT STUDY

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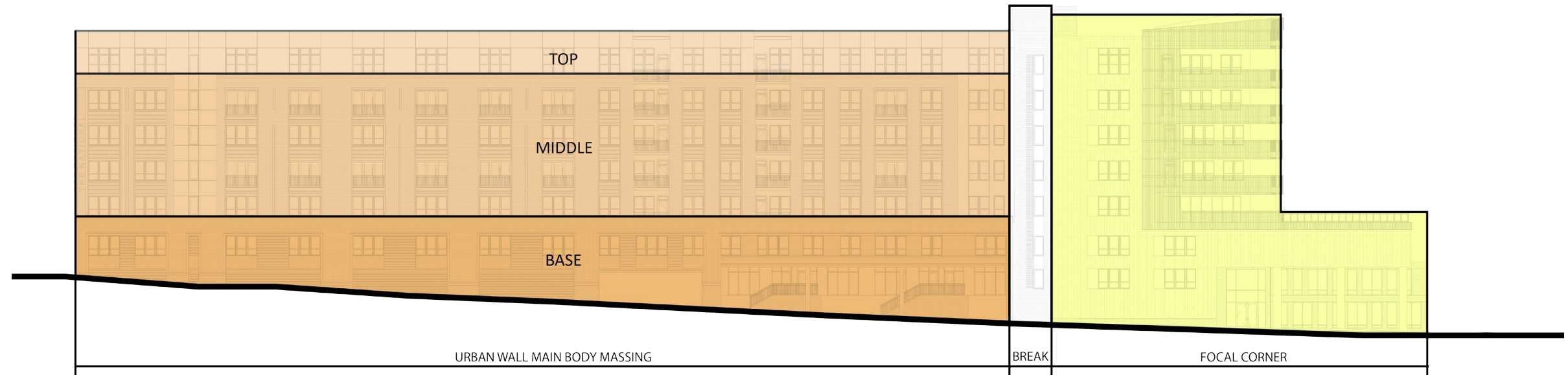








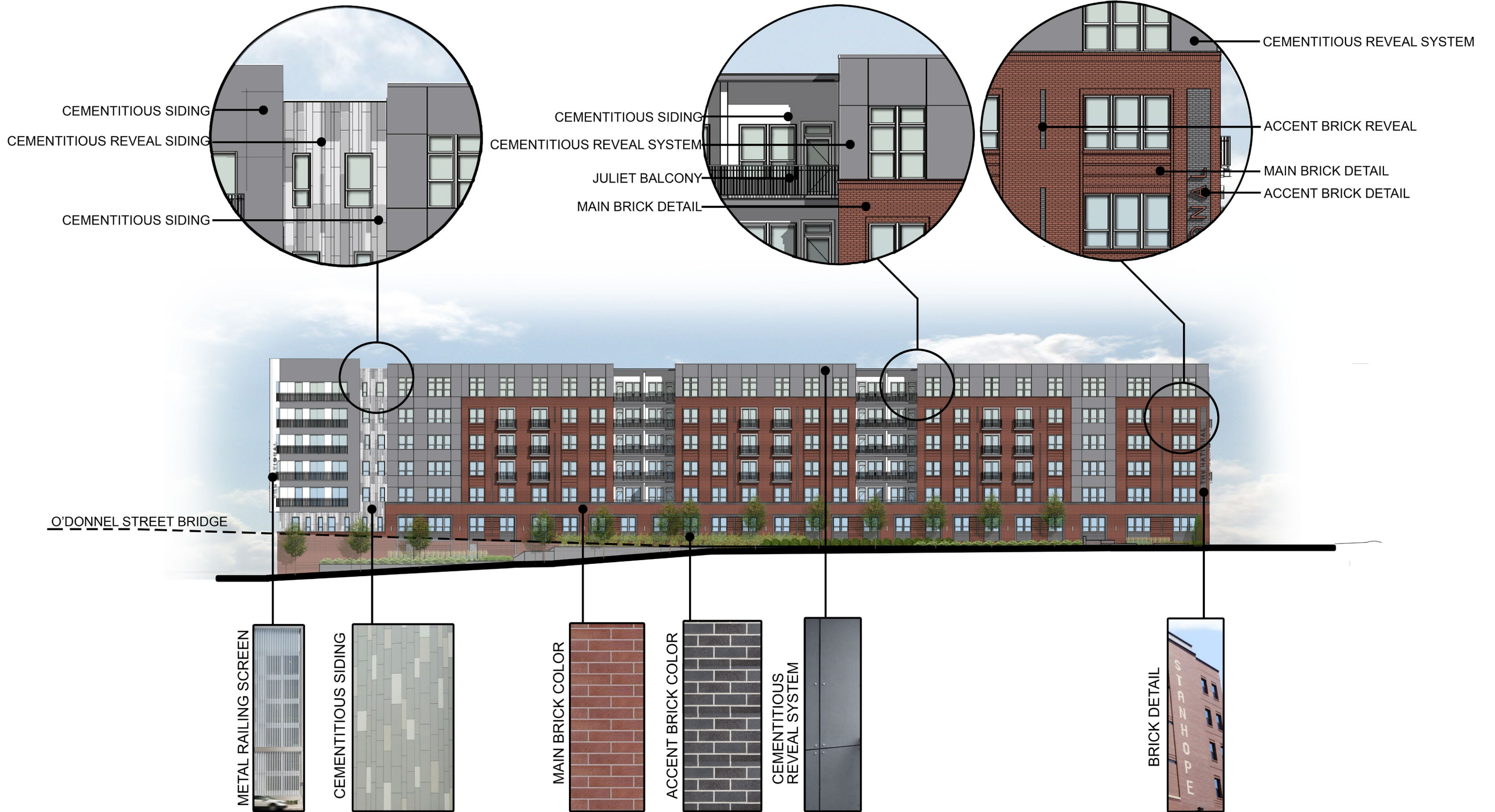




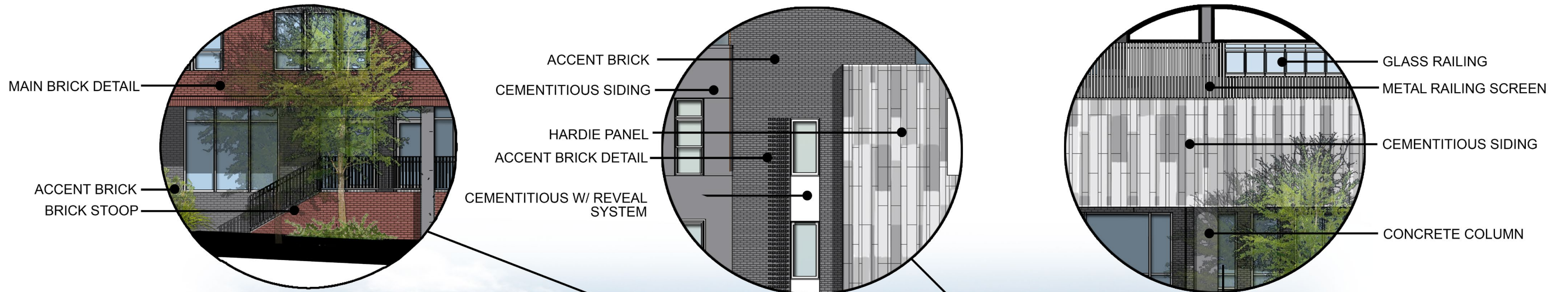






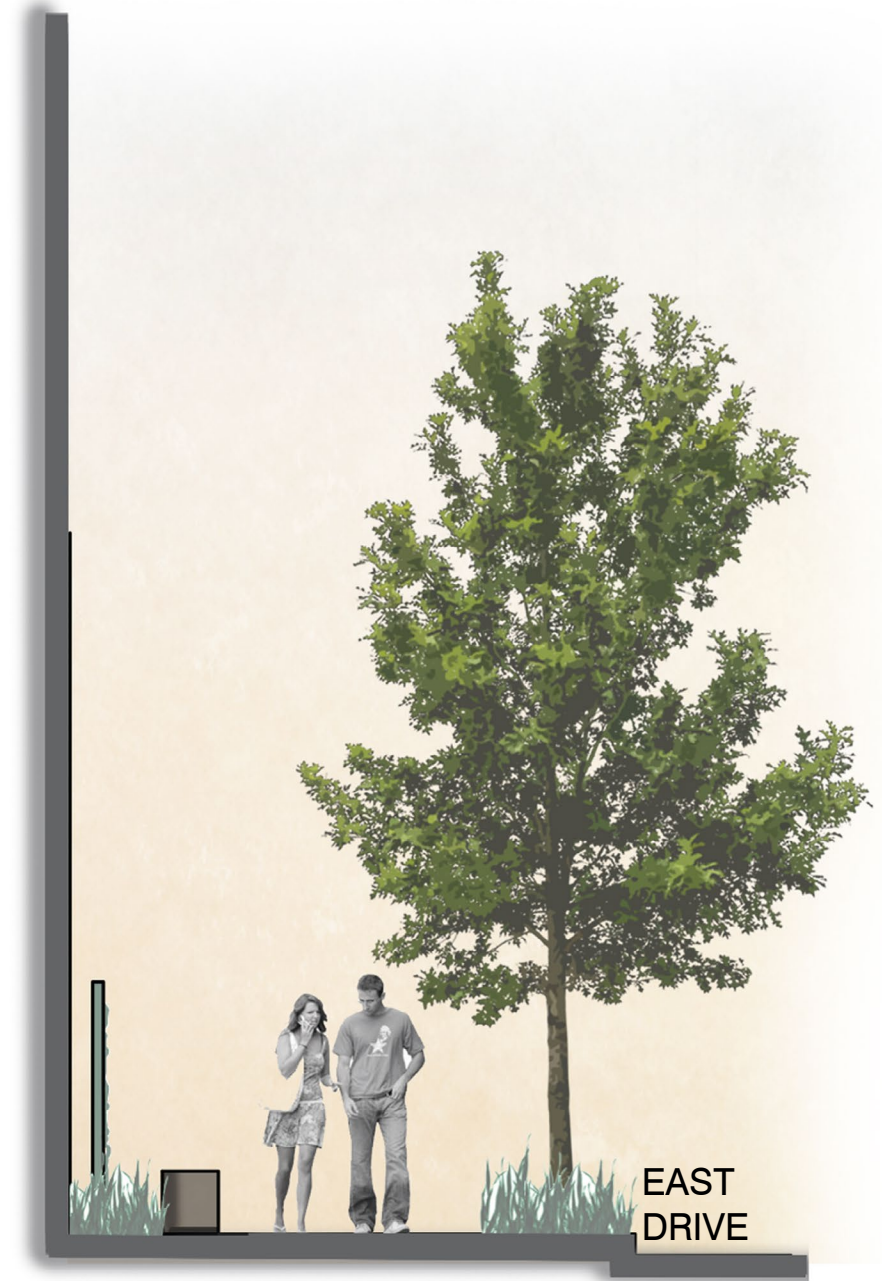
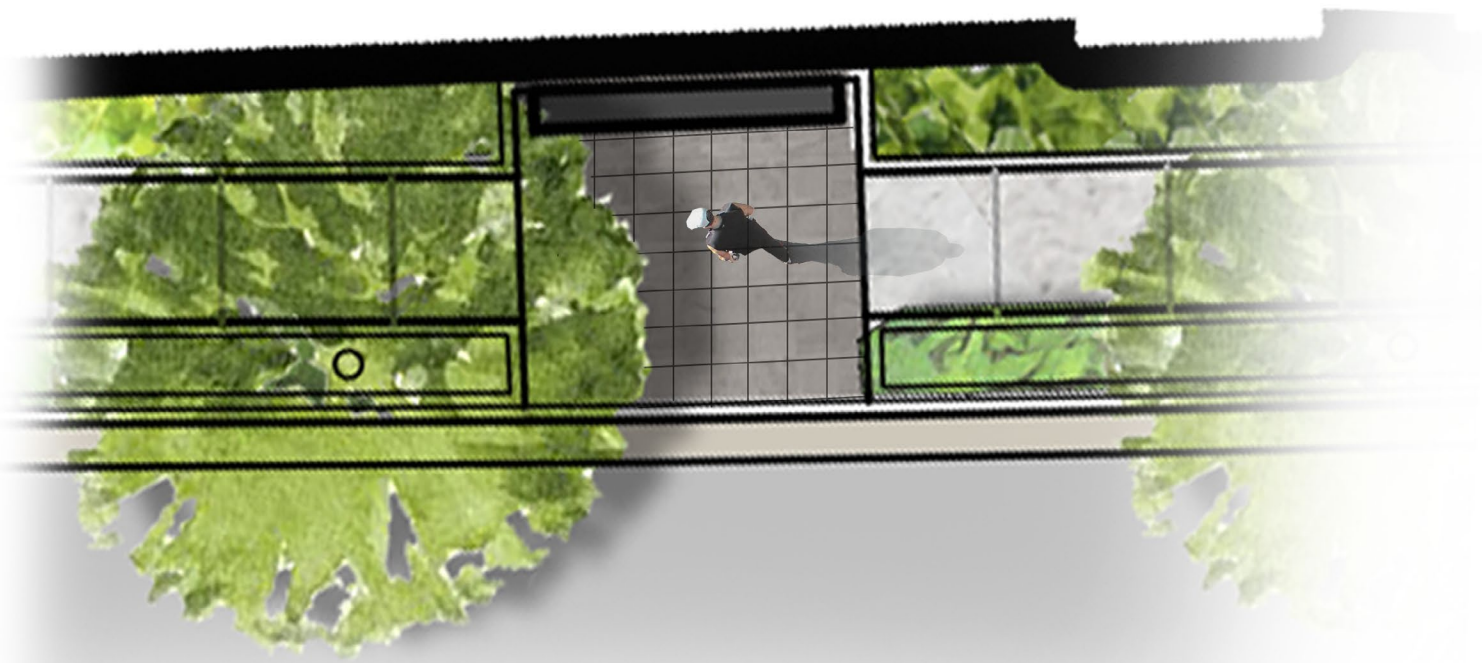






ELEVATIONS  
WEST ELEVATION - MATERIALS

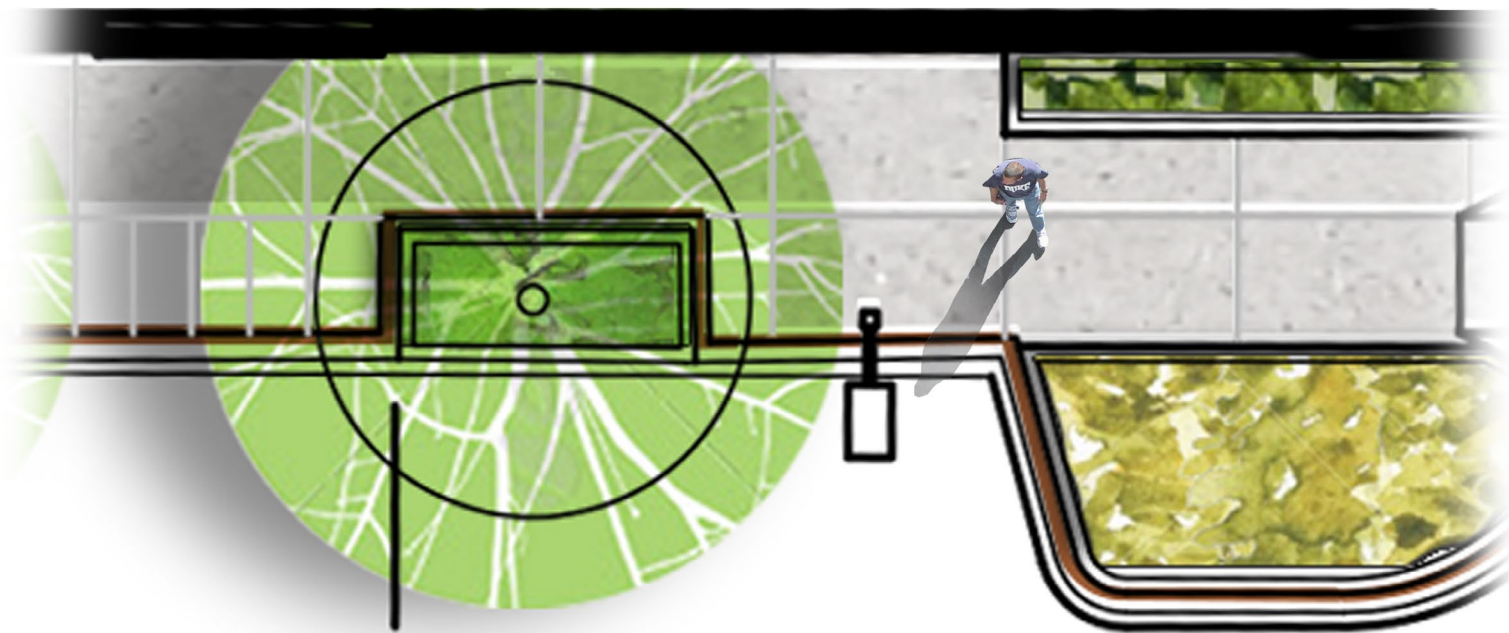
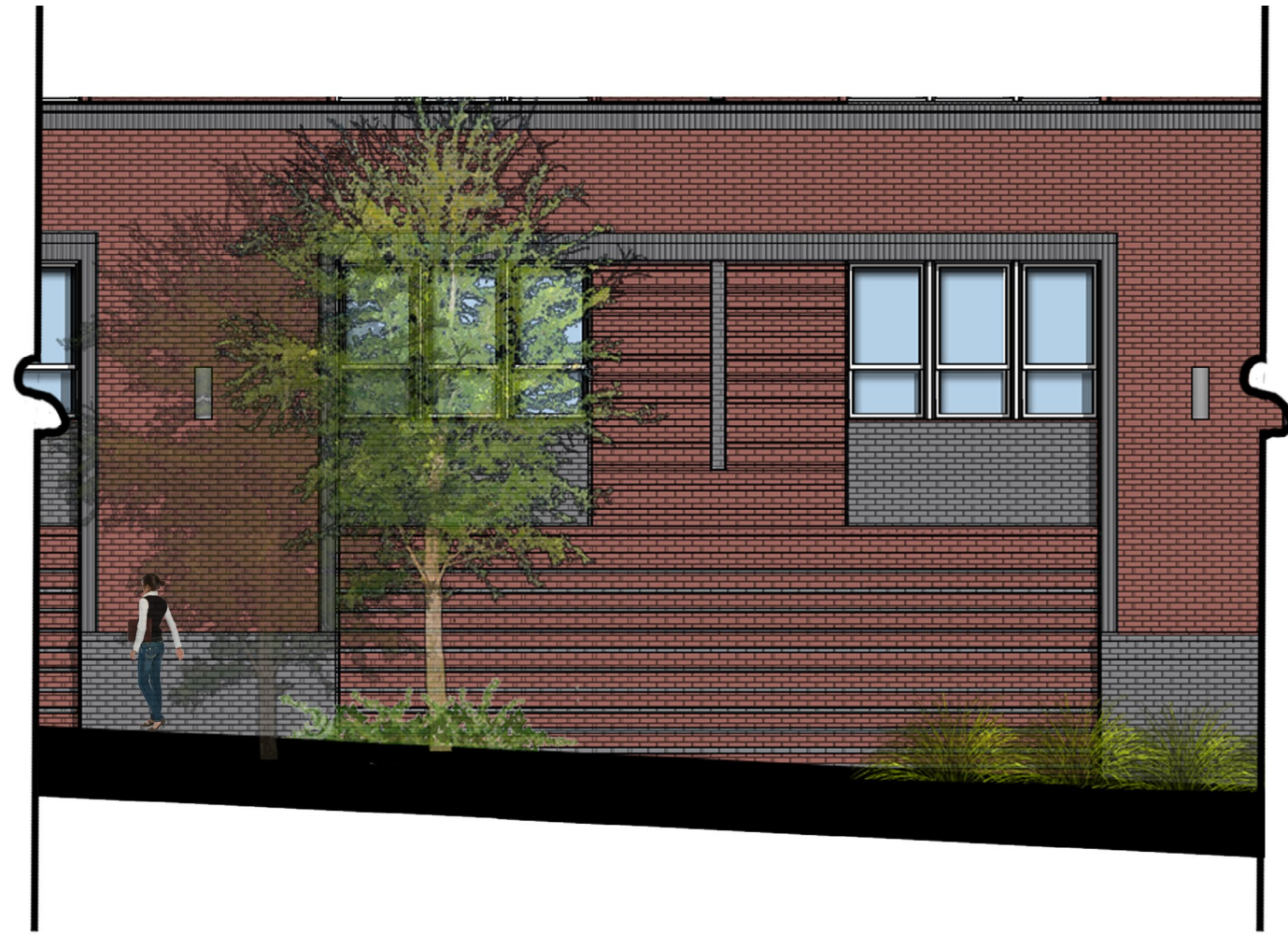




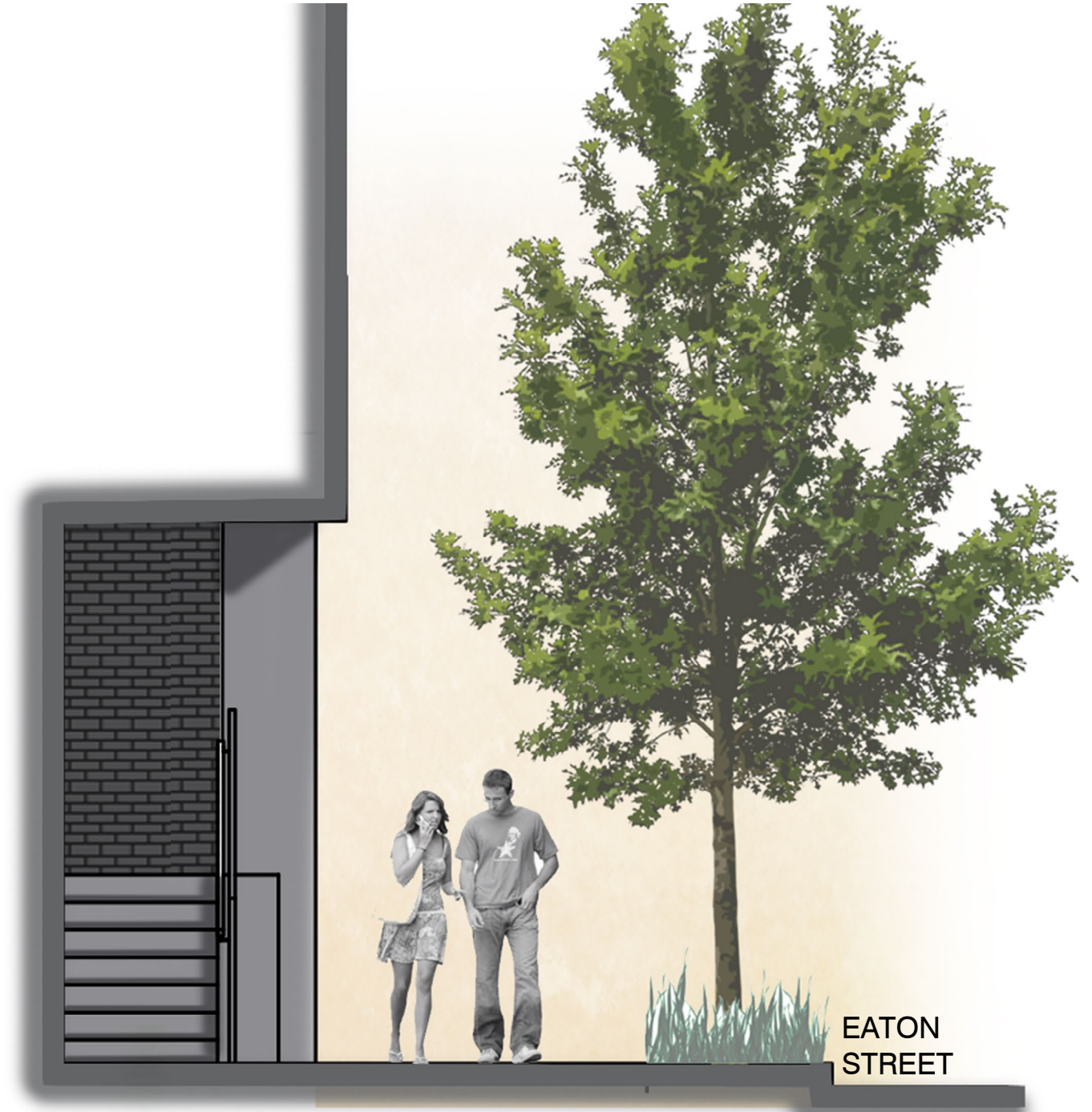
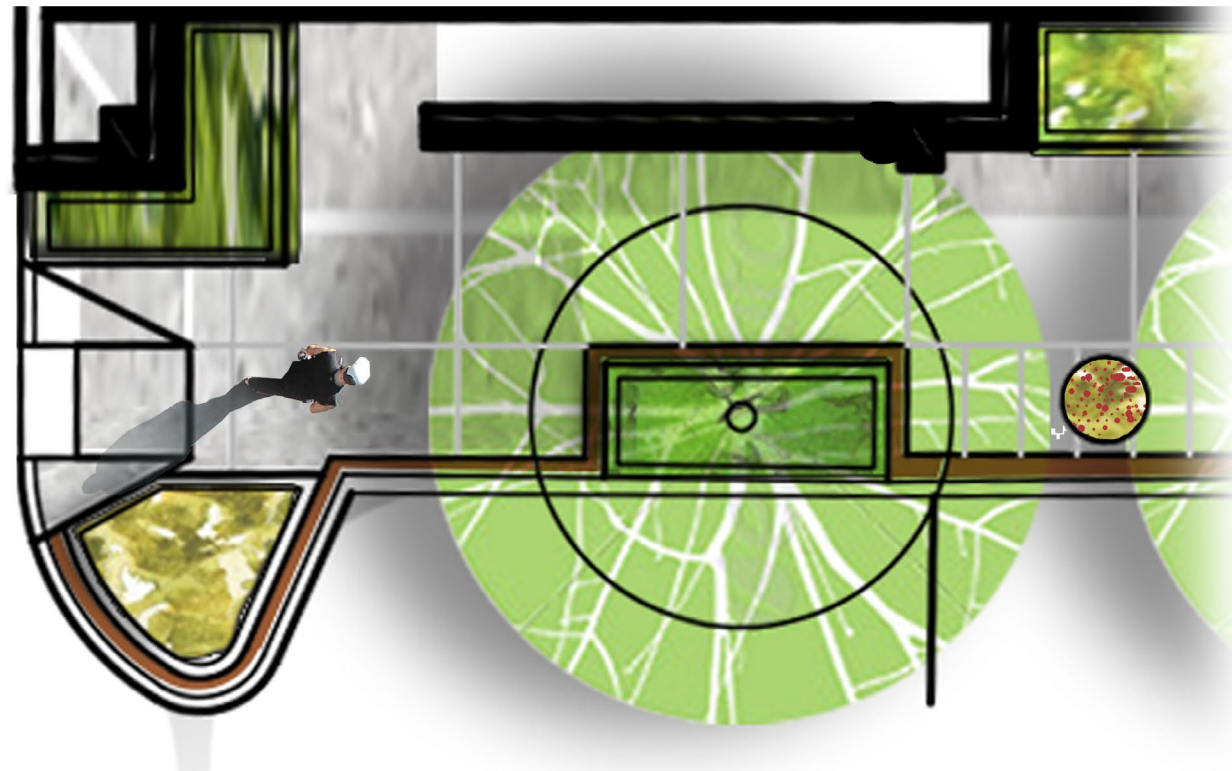
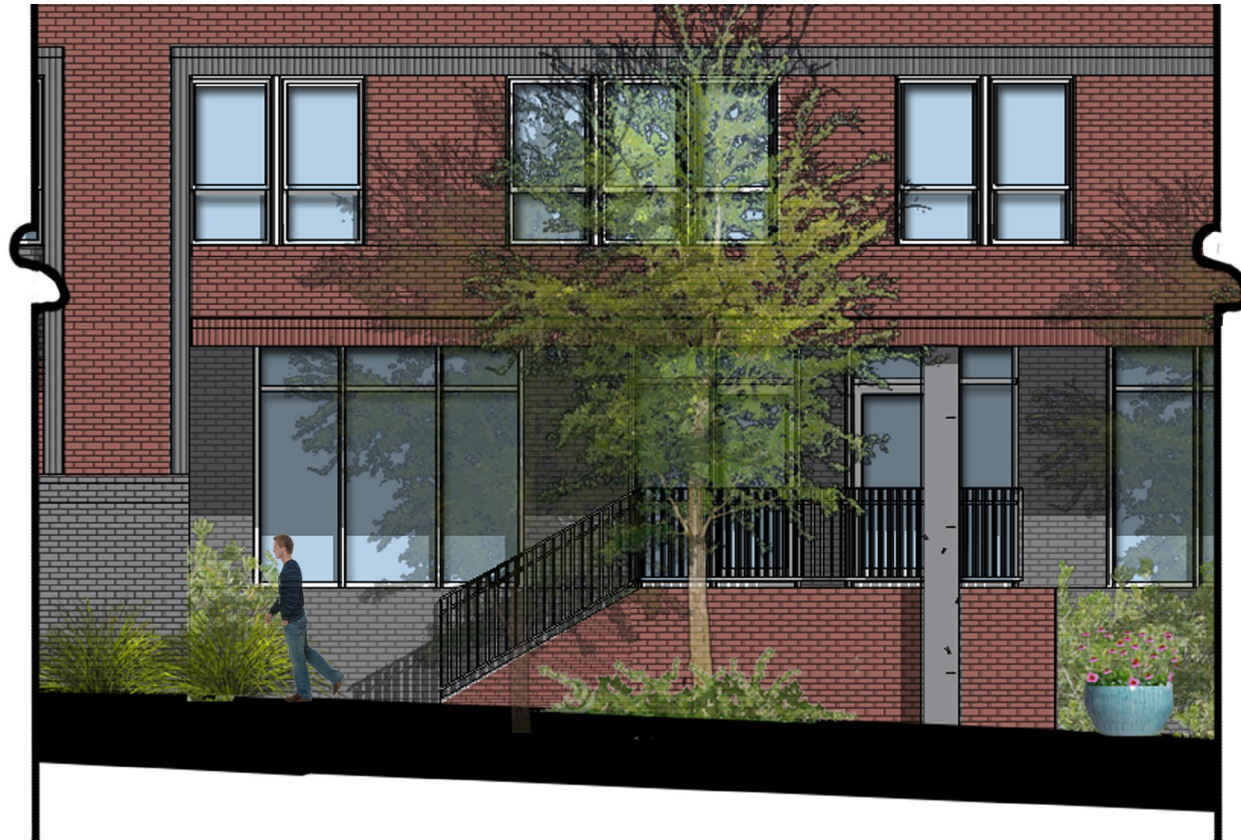






















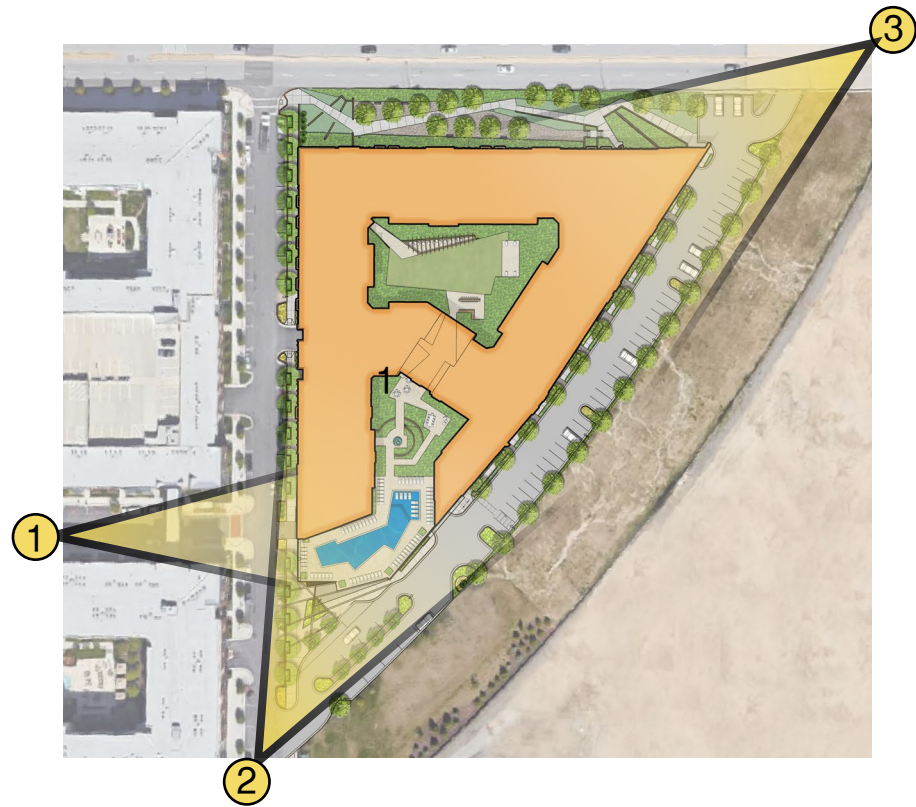






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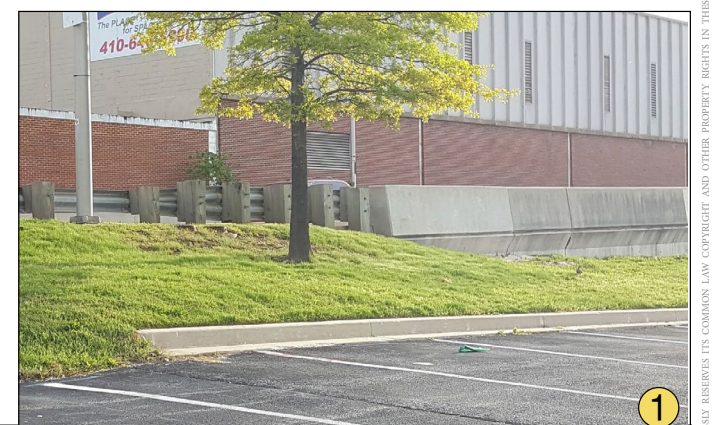
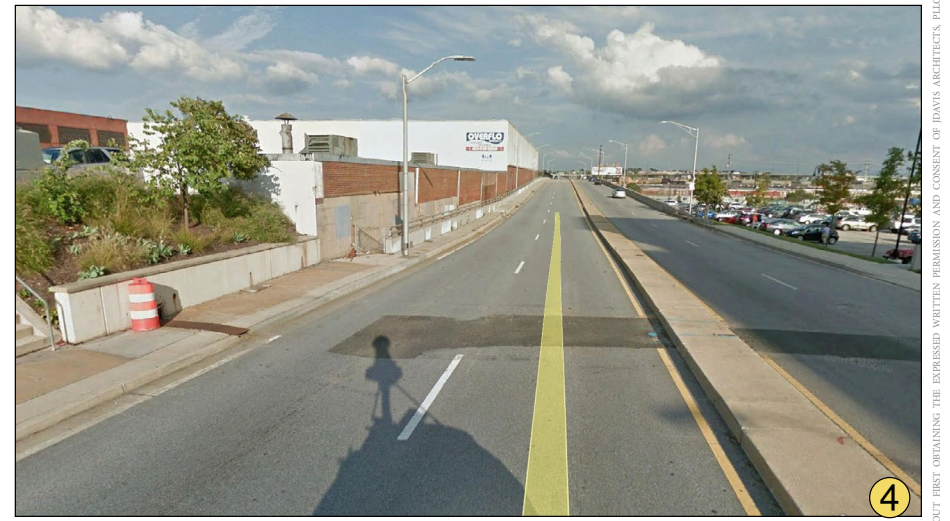






JDAVIS > DESIGN  
THAT  
CONNECTS.





CONTEXT