

MAYFAIR
PLACE

DESIGN PROPOSAL

300-304 W. FRANKLIN ST & 506 N. HOWARD ST.

08.17.2021

LOCATION MAP

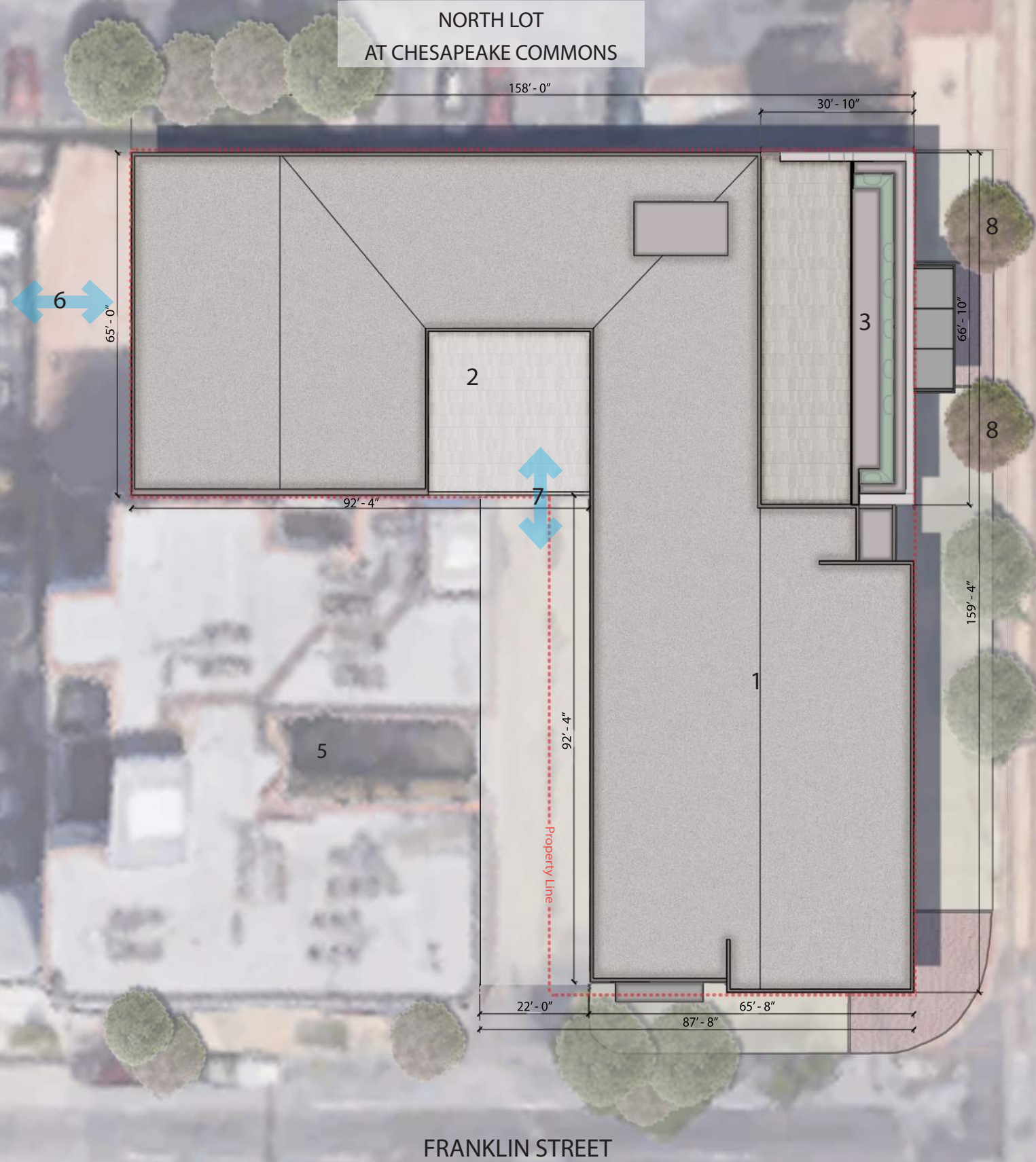


OVERALL SITE PLAN

NORTH LOT
AT CHESAPEAKE COMMONS

- 1. NEW RESIDENTIAL BUILDING
- 2. COURTYARD SPACE
- 3. EXISTING MAYFAIR THEATER FACADE
- 4. NEW RETAIL AT PODIUM
- 5. EXISTING CONGRESS HOTEL APARTMENTS
- 6. MEZZANINE LEVEL PARKING ENTRY FROM LOT AT CHESAPEAKE COMMONS WEST
- 7. LEVEL 01 PARKING ENTRY FROM ALLEY
- 8. NEW STREET TREES

WEST LOT
AT CHESAPEAKE COMMONS



N HOWARD STREET

FRANKLIN STREET



FIRST FLOOR PLAN

RETAIL | LOBBY | PARKING LEVEL 01

NORTH LOT
AT CHESAPEAKE COMMONS

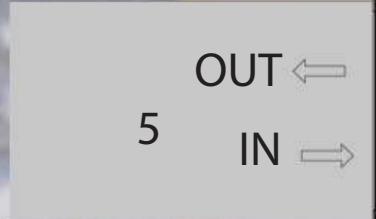
- 1. LOBBY SPACE
- 2. RETAIL
- 3. RETAIL OUTDOOR SPILL-OUT AREA
- 4. EXISTING CONGRESS HOTEL APARTMENTS
- 5. 13 CAR PARKING
- 6. ACCESS FROM ALLEY



MEZZANINE FLOOR PLAN

PARKING LEVEL 02

- 1. LOBBY BELOW
- 2. RETAIL OUTDOOR SPILL-OUT AREA
- 3. EXISTING CONGRESS HOTEL APARTMENTS
- 4. 17 CAR PARKING
- 5. ACCESS FROM WEST LOT OF CHESAPEAKE COMMONS



WEST LOT
AT CHESAPEAKE COMMONS



SECOND FLOOR PLAN

RESIDENTIAL | AMENITY

- 1. RESIDENTIAL UNITS
- 2. AMENITY
- 3. COURTYARD
- 4. MEP
- 5. EXISTING CONGRESS HOTEL APARTMENTS



TYPICAL FLOOR PLAN

RESIDENTIAL

- 1. RESIDENTIAL UNITS
- 2. COURTYARD BELOW
- 3. MEP
- 4. EXISTING CONGRESS HOTEL APARTMENTS



SIXTH FLOOR PLAN

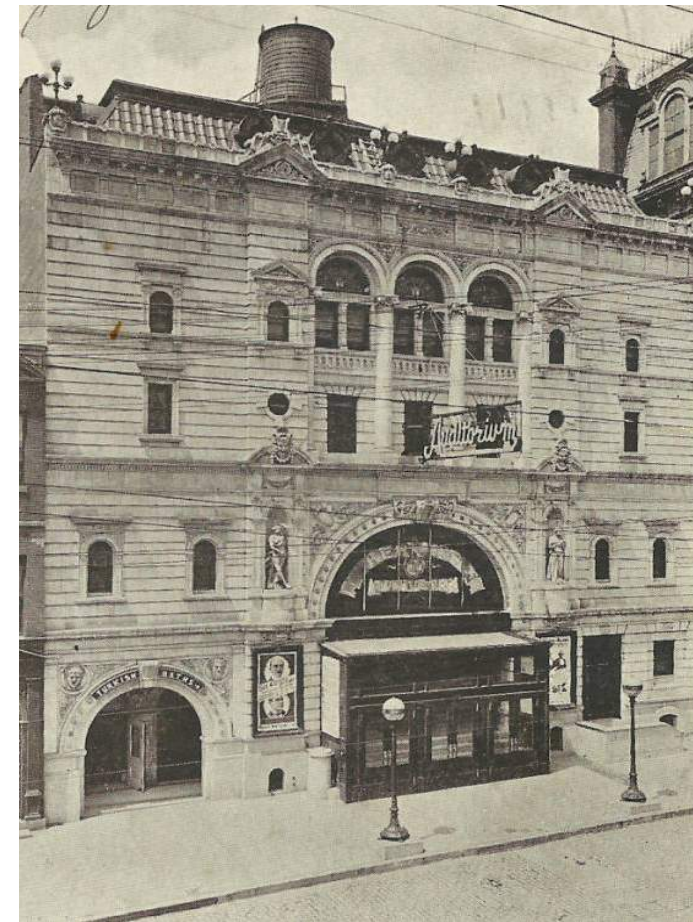
RESIDENTIAL | AMENITY

- 1. RESIDENTIAL UNITS
- 2. ROOF DECK
- 3. COURTYARD BELOW
- 4. MEP
- 5. EXISTING CONGRESS HOTEL APARTMENTS



MAYFAIR THEATER

HISTORIC IMAGERY



MAYFAIR THEATER

EXISTING CONDITIONS



OVERALL MASSING

PRECEDENT IMAGERY



CONCEPTUAL VIEW

SE VIEW



CONCEPTUAL VIEW

SE VIEW



CONCEPTUAL VIEW

E VIEW



CONCEPTUAL VIEW

NE VIEW



CONCEPTUAL VIEW

S VIEW



BUILDING ELEVATIONS

EAST



EAST ELEVATION

MAYFAIR PLACE

BUILDING ELEVATIONS

SOUTH

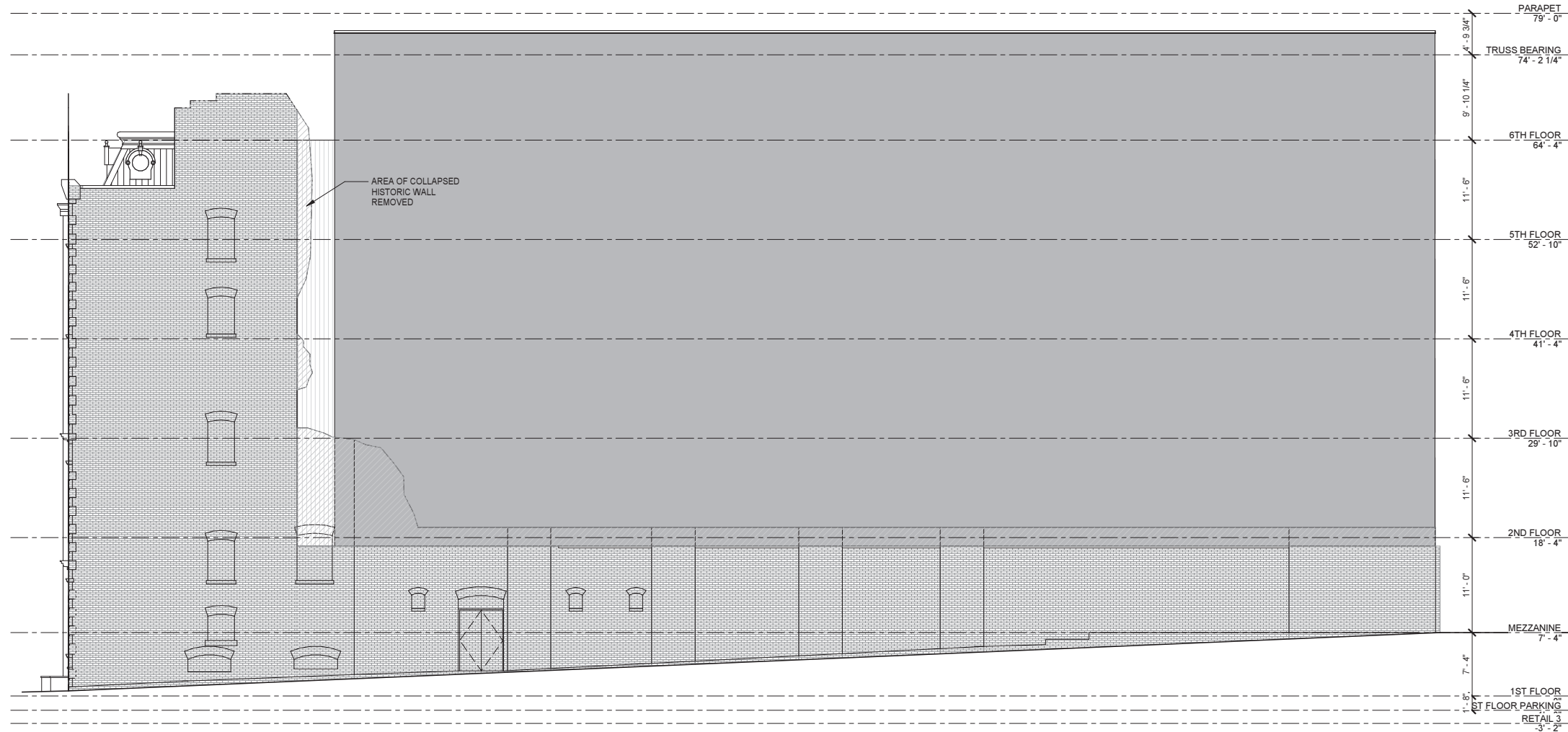


CONGRESS HOTEL APARTMENTS

SOUTH ELEVATION

BUILDING ELEVATIONS

NORTH



NORTH ELEVATION

MAYFAIR PLACE

BUILDING ELEVATIONS

WEST



WEST ELEVATION

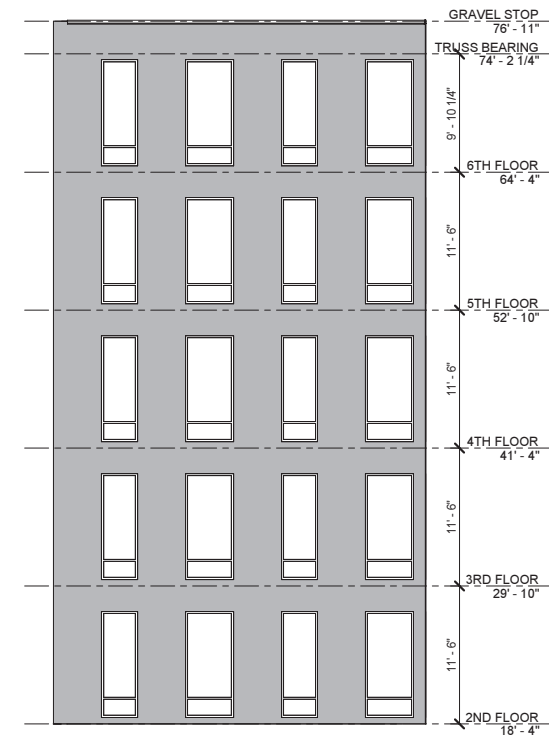
CONGRESS HOTEL APARTMENTS

BUILDING ELEVATIONS

EAST COURTYARD | WEST COURTYARD



WEST COURTYARD ELEVATION



EAST COURTYARD ELEVATION

Thank you.