1920 ALTON ROAD FEBRUARY 7, 2023



DRB REQUEST	1920 TEAM RESPON
1. TOO HEAVY & BULKY	1. ELEGANT, THIN, LIGHT
2. TOO VERTICAL	2. STEPPING BACK ROOFL
3. TOO DARK	3. WARM FINISHES, LIGHT
4. HEAT ISLAND/EYESORE ROOF	4. LUSH SUSTAINABLE GR
5. NOT MODERN ENOUGH	5. MODERN LINES AND PE

NSE

T ELEMENTS

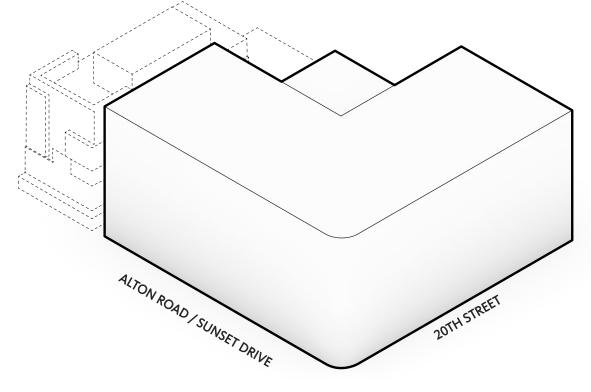
FLINE

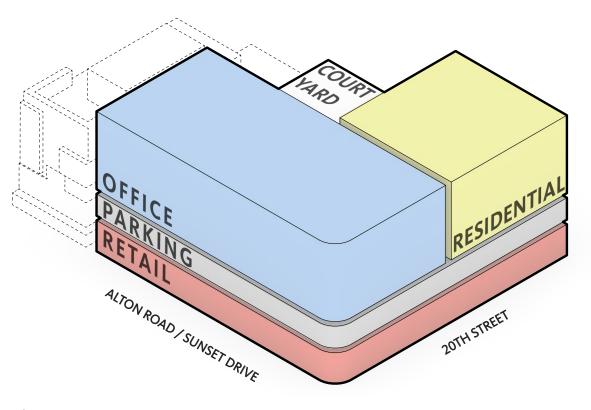
HT ARCHITECTURE

REEN ROOF

PROFILES

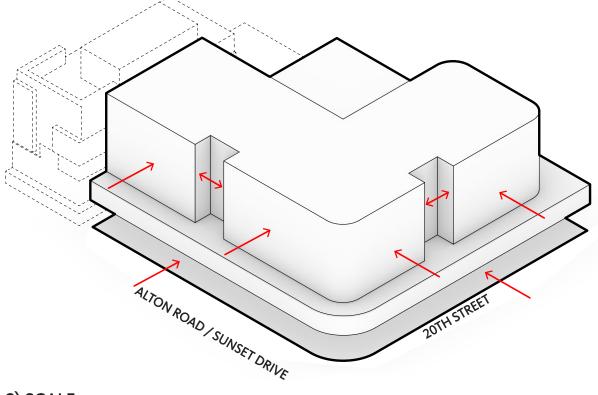
DESIGN MASSING DIAGRAMS

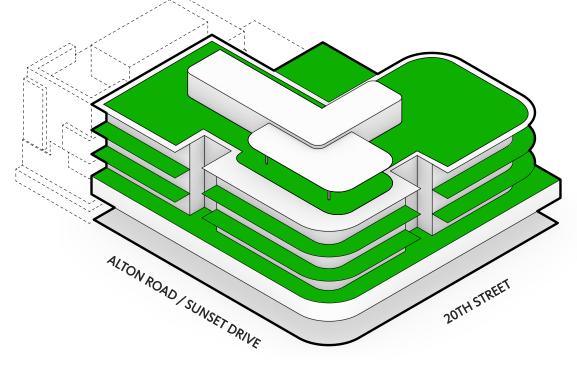




1) PROPOSED VOLUME

2) PROGRAM







3) SCALE

DESIGN PRE-DRB COMMENTS - CORNER STREET VIEW



DESIGN POST-DRB COMMENTS - CORNER STREET VIEW



DESIGN DESIGN COMPARISON - CORNER STREET VIEW



PRE-DRB COMMENTS

POST-DRB COMMENTS



DESIGN **DESIGN COMPARISON - CORNER STREET VIEW - CLOSE-UP**



PRE-DRB COMMENTS



DESIGN DESIGN COMPARISON - CORNER STREET VIEW - CLOSE-UP



PRE-DRB COMMENTS

POST-DRB COMMENTS

DESIGN PRE-DRB COMMENTS - STREET VIEW FROM SUNSET DRIVE



DESIGN POST-DRB COMMENTS - STREET VIEW FROM SUNSET DRIVE



DESIGN DESIGN COMPARISON - STREET VIEW FROM SUNSET DRIVE



PRE-DRB COMMENTS

POST-DRB COMMENTS

DESIGN PRE-DRB COMMENTS - BIRD'S EYE VIEW



DESIGN POST-DRB COMMENTS - BIRD'S EYE VIEW



DESIGN DESIGN COMPARISON - BIRD'S EYE VIEW

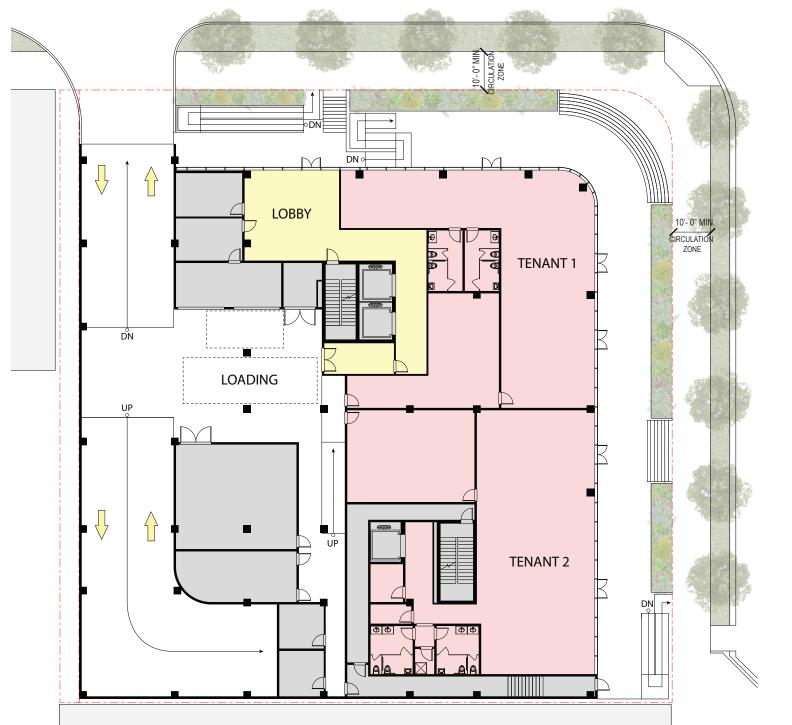


PRE-DRB COMMENTS



POST-DRB COMMENTS

FLOOR PLAN LEVEL 01

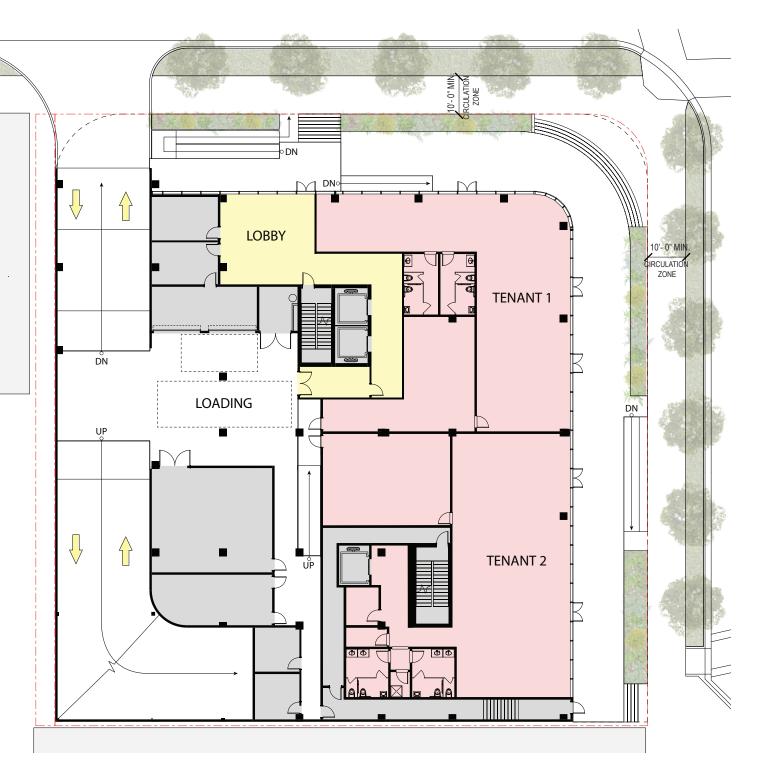


PRE-DRB COMMENTS GROUND FLOOR PLAN

F&B

RESIDENTIAL

CORE/BOH



POST-DRB COMMENTS GROUND FLOOR PLAN REVISED: ENTRY STAIR WIDTH, ADA RAMP LOCATIONS

> PEDESTRIAN SAFETY CONTROLS TO BE INSTALLED IN ACCORDANCE WITH STAFF REVIEW AND APPROVAL

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1920 ALTON ROAD | FEBRUARY 7, 2023 | PG.15

FLOOR PLAN PRE-DRB COMMENTS - LANDSCAPE PLAN - LEVEL 01



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LARGE STREET TREES 14' HT. MIN. / 3" CAL. / 8' CT. CONOCARPUS ERECTUS / GREEN BUTTONWOOD

CANOPY STREET TREES 12' HT. MIN. / 3" CAL. / 4' CT. PIMENTA DIOICA / ALLSPICE TREE PIMENTA RACEMOSA / BAYRUM TREE

UNDERSTORY TREES 10° HT. MIN. / MULTI-TRUNK 2" MIN. EA. CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER

PALMS 10° CT. / CURVED TRUNK SABAL PALMETTO / CABBAGE PALMETTO

VINES @12"HT. MIN. TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE

GRASSES AND GROUNDCOVERS 18" - 24" HT. MIN. / 30" OC.

18" - 24" HT, MIN, / 30" OC. ERNODEA LITTORALIS / GOLDEN CREEPER PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON TRIPSACUM FLORIDANUM / FLORIDA GAMAGRASS

R/W GROUNDCOVERS 12°-18° HT. MAX./ 18° OC. ARACHIS GLABRATA / PERENNIAL PEANUT ERNODEA LITTORALIS / GOLDEN CREEPER MICROSORUM SCOLOPENDRIA / WART FERN

BOTANICAL NAME	COMMON NAME
CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE
HAMELIA PATENS	FIREBUSH
PSYCHOTRIA NERVOSA	WILD COFFEE
SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO
ZAMIA PUMILA	COONTIE CYCAD
BOTANICAL NAME	COMMON NAME
CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER

REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

2. REFER TO SHEET L-301 FOR COMPLETE PLANTING SCHEDULE, NOTES AND LANDSCAPE LEGEND

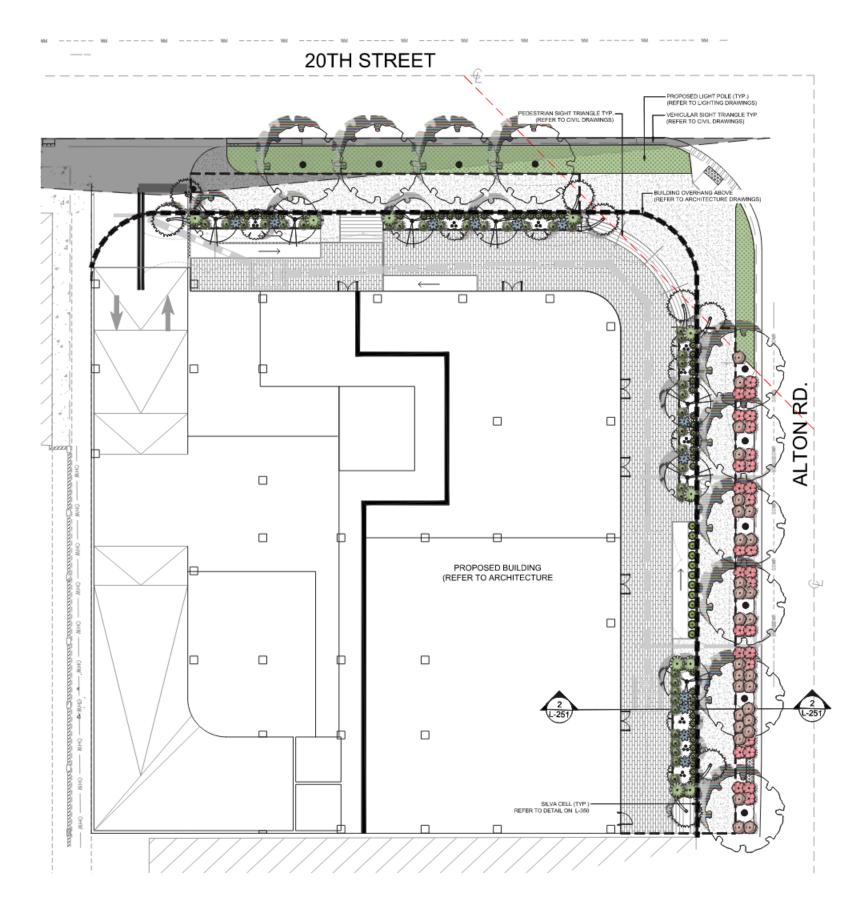
ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PRODURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL

SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.



FLOOR PLAN POST-DRB COMMENTS - LANDSCAPE PLAN - LEVEL 01



- 41 -SHRUBS KEY SCHEDULE

SHRUBS \odot CA2 \odot CN2 \odot HC - 63 PN 虚 SC. ZP2 LARGE SHRUBS CODE BOTANICAL / COMMON NAME 0 CC NOTES:

SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

RAPHIC SCALE IN FEET

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TREE AND UNDERSTORY PLANT KEY

LARGE STREET TREES 14' HT. MN. / 3' CAL. / 8' CT. CONOCARPUS ERECTUS / GREEN BUTTONWOOD

CANOPY STREET TREES 12" HT. MN. / 3" CAL. / 4" CT. PIMENTA DIOICA / ALLSPICE TREE PIMENTA RACEMOSA / BAYRUM TREE

UNDERSTORY TREES 10⁺ HT, MN, JMULTH TRUNK 2^e MIN, EA, CONCORPUS ERECTUS SERICEUS / SLVER BUTTONWOOD MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER

PALMS 10° CT. / CURVED TRUNK SABAL PALMETTO / CABBAGE PALMETTO

R/W GROUNDCOVERS 12*-18* HT. MAX. / 18* OC. ARACHIS QLABRATA / PERENNIAL PEANUT ERNODEA. LITTORALIS / GOLDEN CREEPER MICROSORUM SCOLOPENDRIA / WART FERN

CODE BOTANICAL / COMMON NAME CALLICARPA AMERICANA AMERICAN BEAUTYBERRY

CLUSIA ROSEA 'NANA' DWARF PITCH APPLE

HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH

PSYCHOTRIA NERVOSA WILD COFFEE

SERENCA REPENS 'CINEREA' SILVER SAW PALMETTO

TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' CONFEDERATE JASMINE

ZAMIA PUMILA COONTIE CYCAD

CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER

REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND INITIGATION CALCULATIONS.

2. REFER TO SHEET L-301 FOR COMPLETE PLANTING SCHEDULE, NOTES AND LANDSCAPE LEGEND

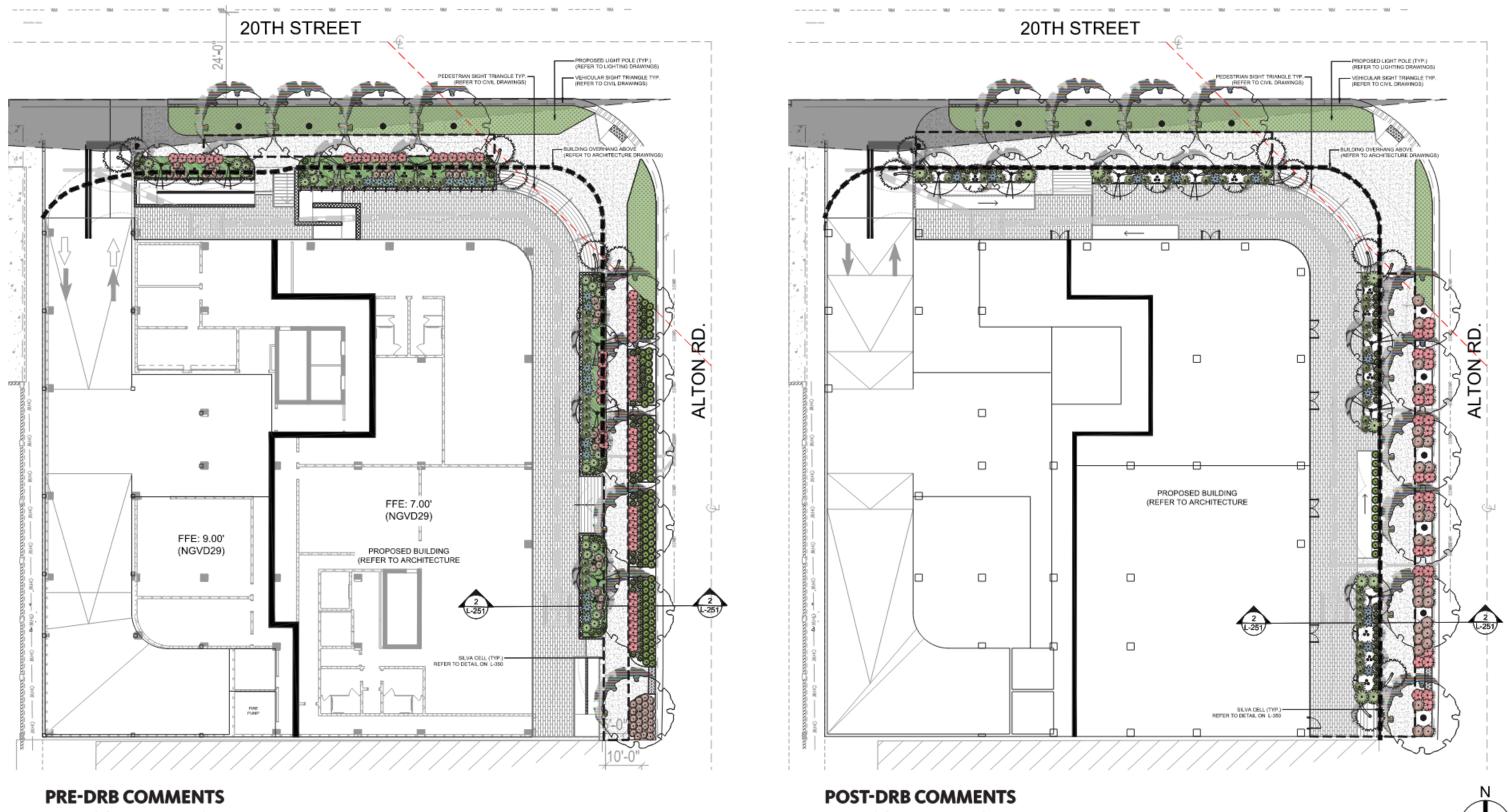
3. ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL. 5. ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.





FLOOR PLAN LANDSCAPE PLAN - LEVEL 01



LANDSCAPE LEVEL 01

LANDSCAPE LEVEL 01



1920 ALTON ROAD

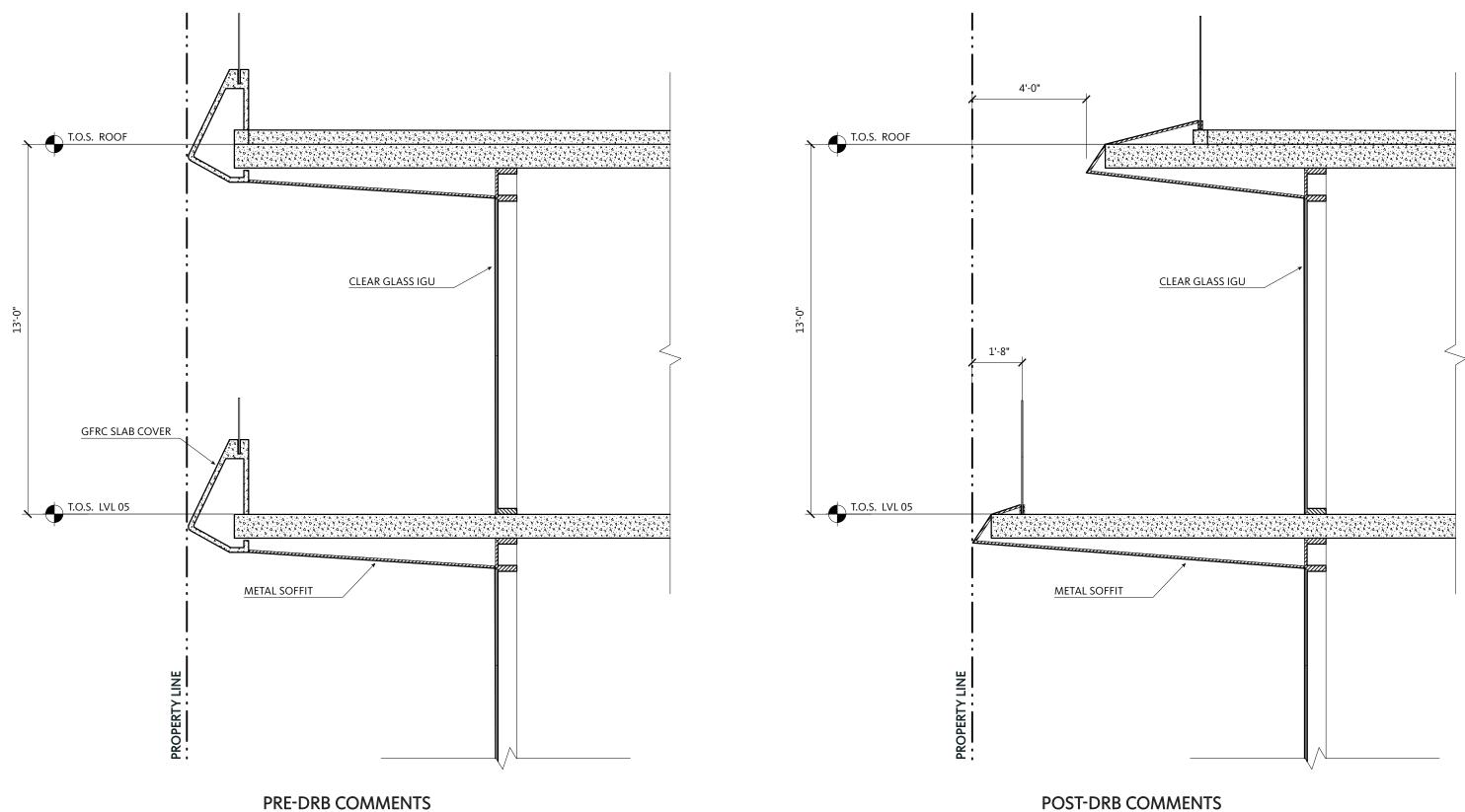
THANK YOU

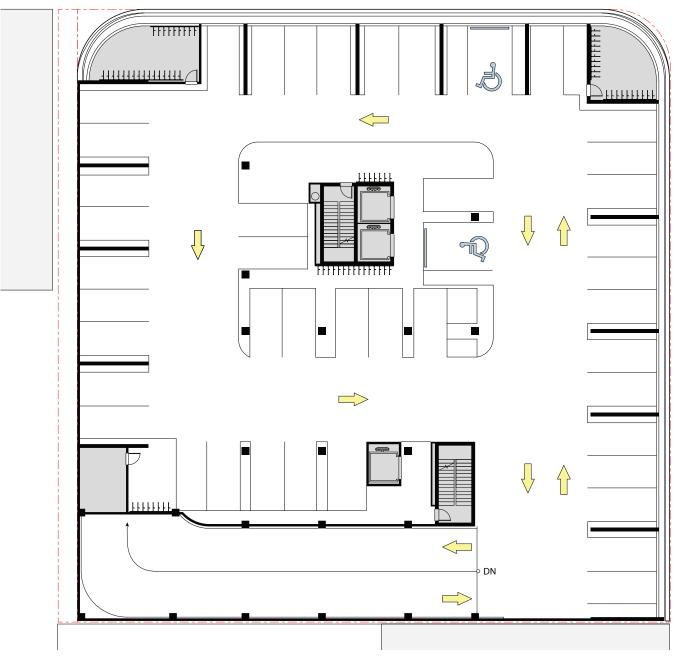


1920 ALTON ROAD Appendix

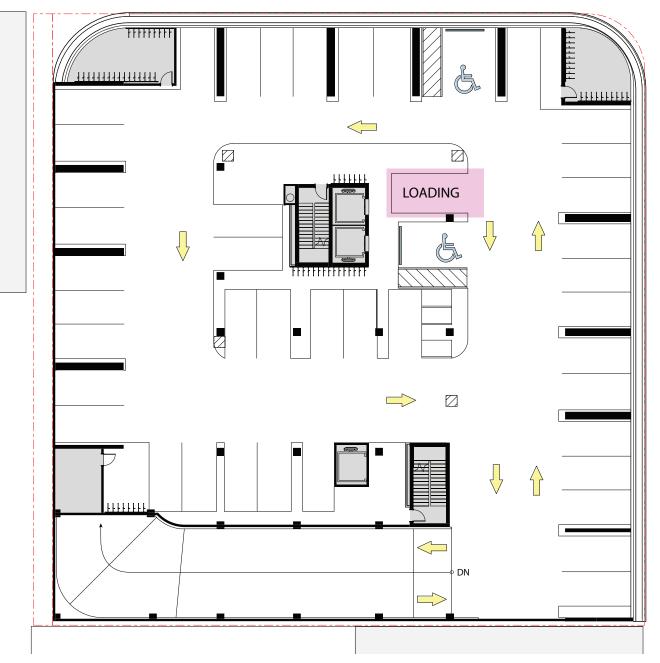


APPENDIX WALL SECTION COMPARISON





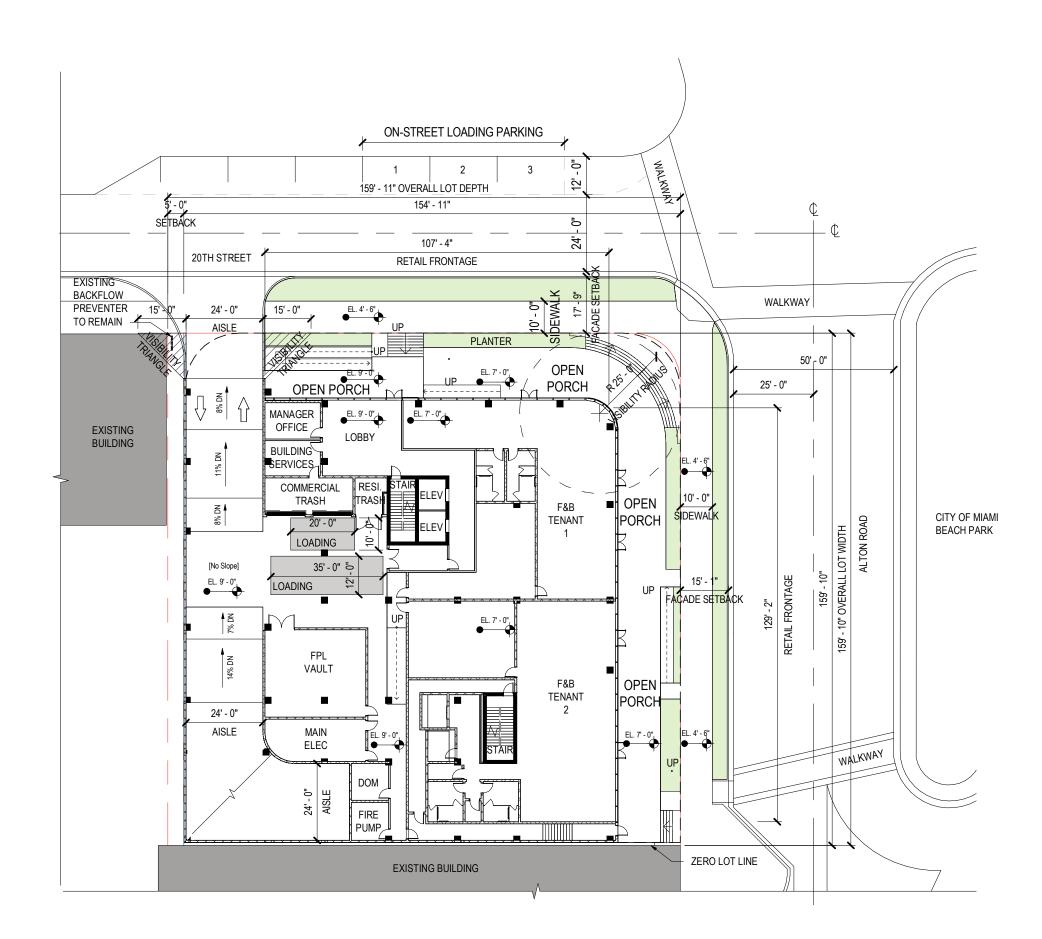
PRE-DRB COMMENTS LEVEL 02



POST-DRB COMMENTS LEVEL 02 LOADING SPACE LOCATED ON LEVEL 02 PARKING

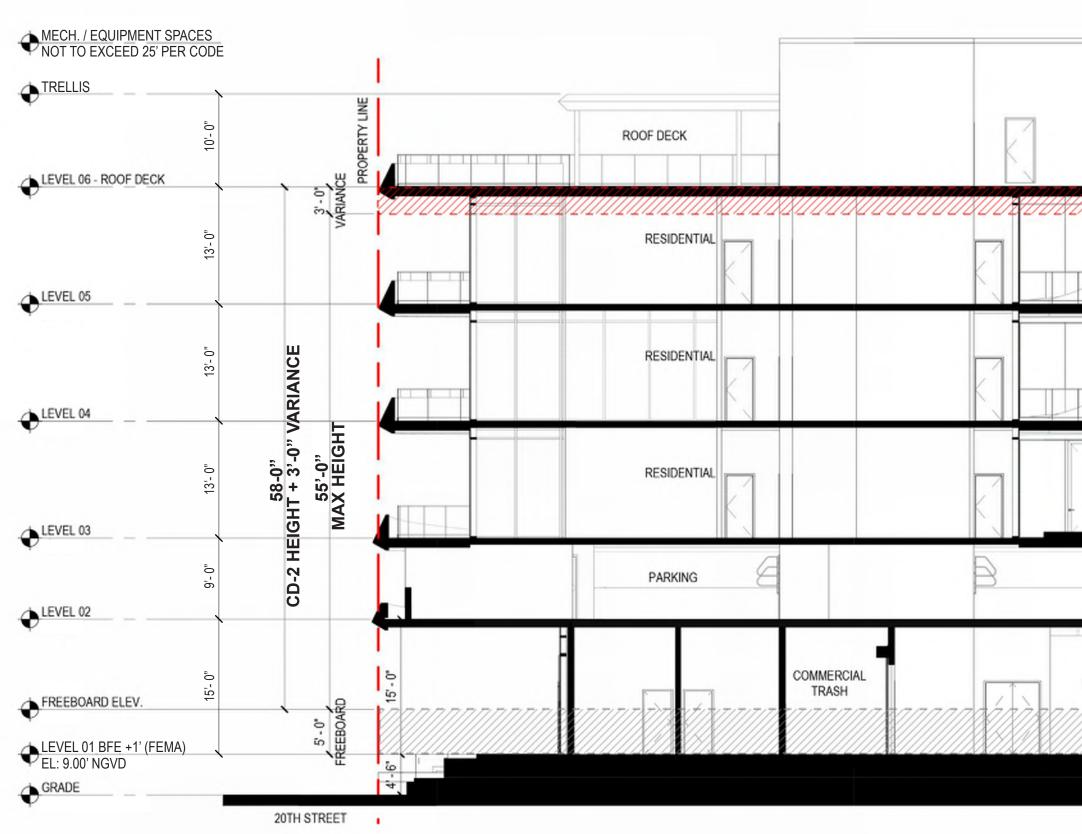
CORE/BOH



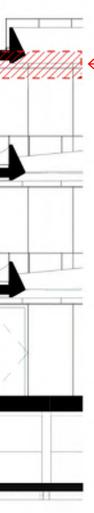




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APPENDIX N/S SECTION - 3' HEIGHT VARIANCE AT ROOF



LOADING

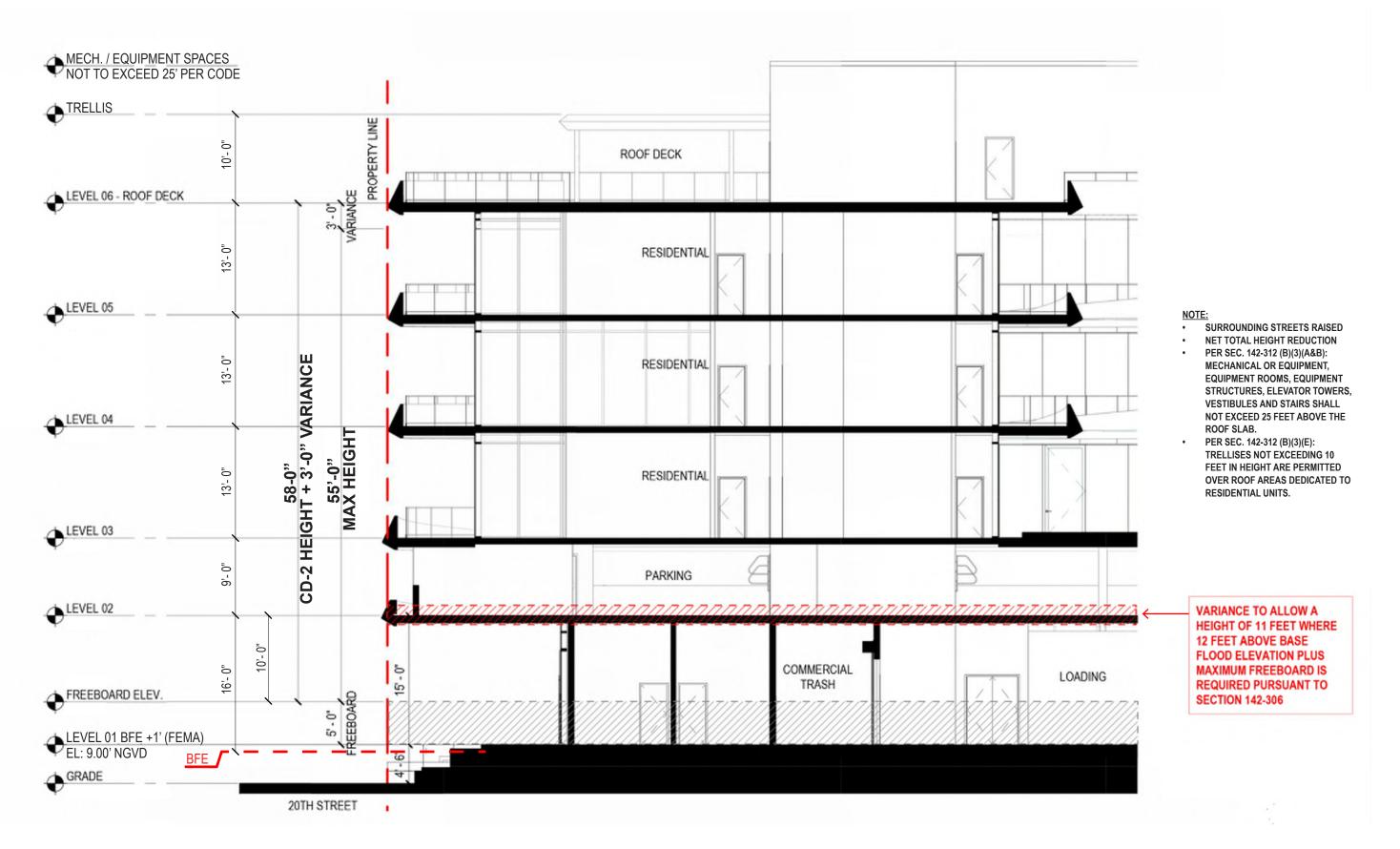


VARIANCE TO ALLOW A BUILDING HEIGHT OF 58 FEET WHERE 55 FEET IS PERMITTED PURSUANT TO SECTION 142-306

NOTE:

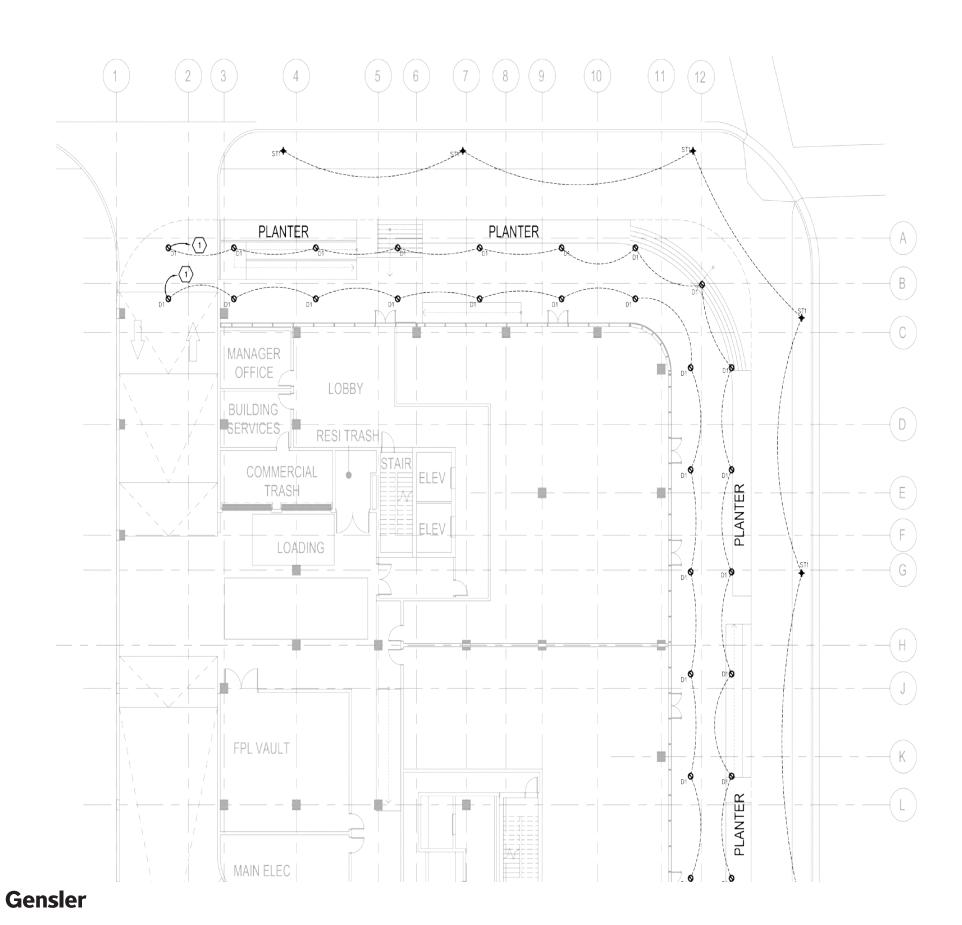
- DEFINING BUILDING HEIGHT
 OFFICE MINIMUM HEIGHT
- REQUIREMENT
- PER SEC. 142-312 (B)(3)(A&B): MECHANICAL OR EQUIPMENT, EQUIPMENT ROOMS, EQUIPMENT STRUCTURES, ELEVATOR TOWERS, VESTIBULES AND STAIRS SHALL NOT EXCEED 25 FEET ABOVE THE ROOF SLAB.
- PER SEC. 142-312 (B)(3)(E): TRELLISES NOT EXCEEDING 10 FEET IN HEIGHT ARE PERMITTED OVER ROOF AREAS DEDICATED TO RESIDENTIAL UNITS.

Gensler



APPENDIX N/S SECTION - 1' HEIGHT VARIANCE AT LVL 02

APPENDIX POST-DRB COMMENTS - LIGHTING PLAN - LEVEL 01









Pole top luminaires with symmetrical light d
Housing/little: Die cost stumituum construction with a spuri al cap. The feature stip fits a 3° CLD, pole top or terror and its accur (#) second hand stamtons also fast accurs it threaded into statistic inserts. Die costinge are inamine grade, copper two (s 0.3% co. A000.0 duminum alloy.
Enclosure: Molded 16 ⁴ dear high impact early/c lone with white lower stack.
Bootriset 23 / W LED Limitares, 27 dots system words, 50° O temperature, relegan 120° Meruga 2017 discerso LED eater forming Strategies 120° Meruga 2017 discerso LED eater Available in 30000 (-p40 CPR), and suffix K1 to coins. Available in 30000 (-p40 CPR), and suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins. Available in 30000 (-p40 CPR), and a suffix K1 to coins.
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WL letect for US and Canadian Standards, suitable for well local Protection class: P15
Weight: 22.0 lbs. EPA (Effective projection area): 1.3 sq. ft.

LIGHTING FIXTURE SCHEDULE							
ER/DESCRIPTION	VOLTAGE	LAMPS	LOCATION	REMARKS			
WNLIGHT 90-D40-UNV-DIM10-NC-MC-MC	120/277	LED	AS SHOWN	1,2			
IRE	277	LED	AS SHOWN	1,2			

2. MOUNTING HARDWARE SUCH AS HANGERS, BRACKETS, RAILS, YOKES, STEMS, CHAINS, ETC., SHALL BE PROVIDED AS

ELECTRICAL KEYNOTES

Aphabel by Lodes Benefic, Inc. 89 Macasel 751 (754.285.8939 Aphabel L/King.com 1998; 64.58110 750; 774.285.8939 Aphabel L/King.com			NLPHABET			Alphabel by Learn Brande, Inc.	BE Moored Invire, GA 92910	791:714.258.0920 FAX:714.258.0900	AphabelLighting.com		
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1920 ALTONROAD

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THANK YOU

