



1920 ALTON ROAD

FEBRUARY 7, 2023

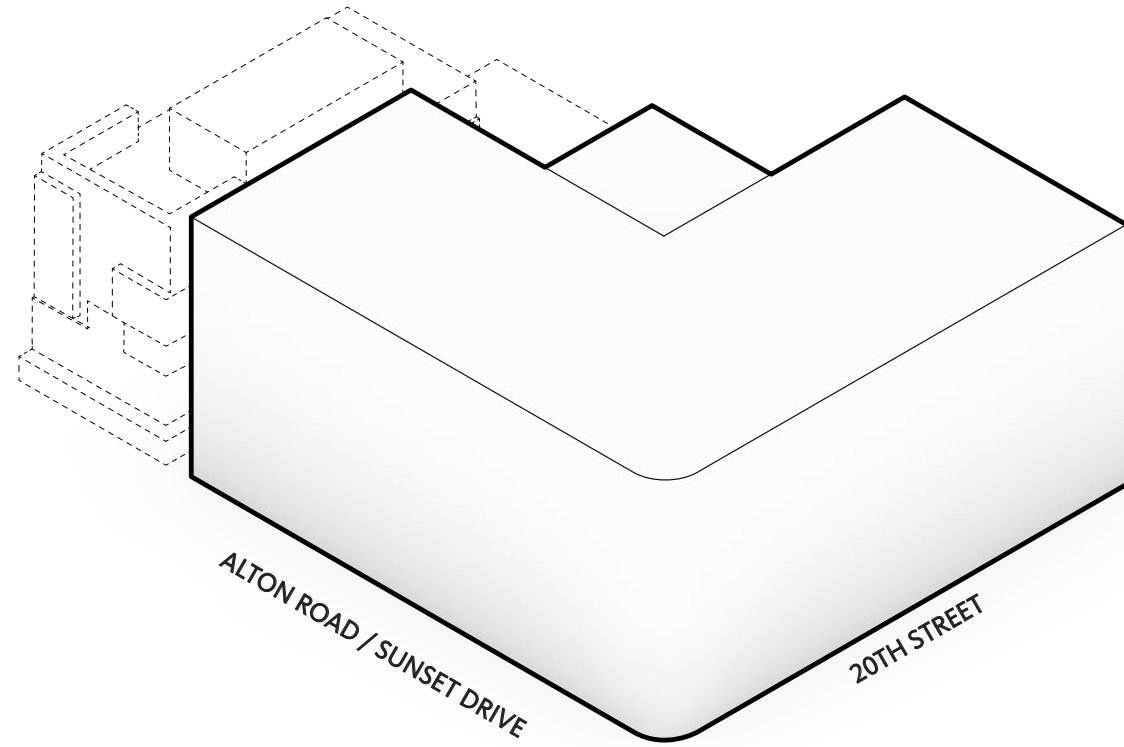
DRB REQUEST

1. TOO HEAVY & BULKY
2. TOO VERTICAL
3. TOO DARK
4. HEAT ISLAND/EYESORE ROOF
5. NOT MODERN ENOUGH

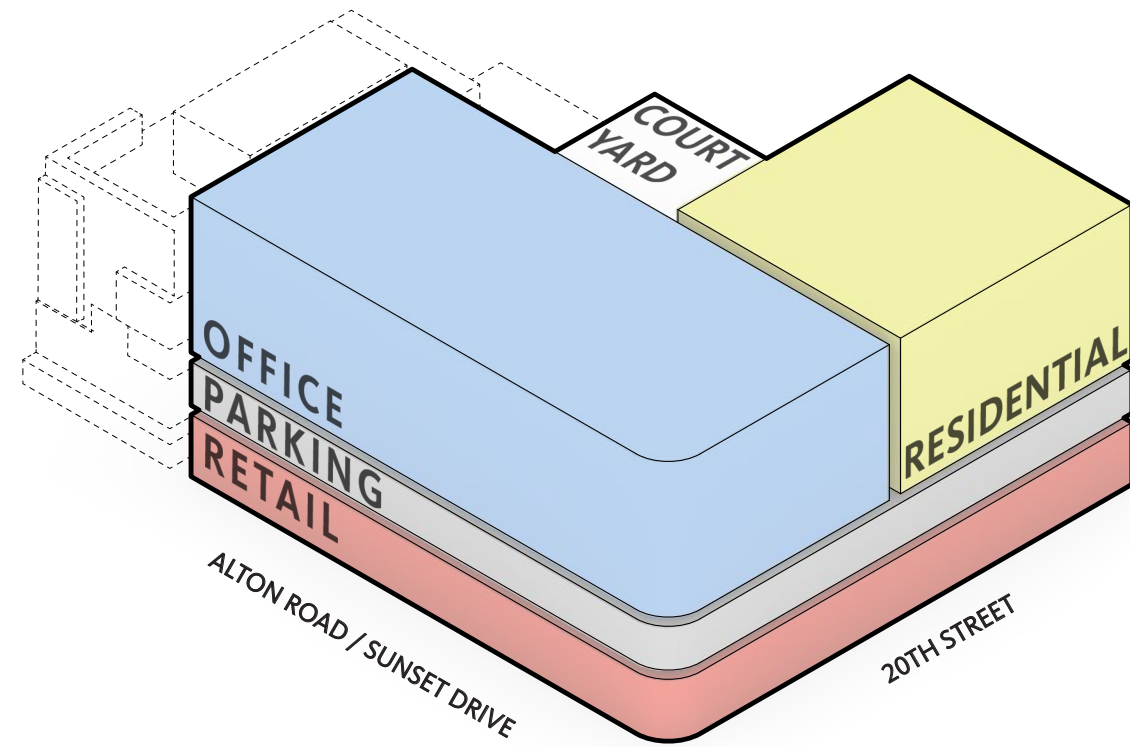
1920 TEAM RESPONSE

1. ELEGANT, THIN, LIGHT ELEMENTS
2. STEPPING BACK ROOFLINE
3. WARM FINISHES, LIGHT ARCHITECTURE
4. LUSH SUSTAINABLE GREEN ROOF
5. MODERN LINES AND PROFILES

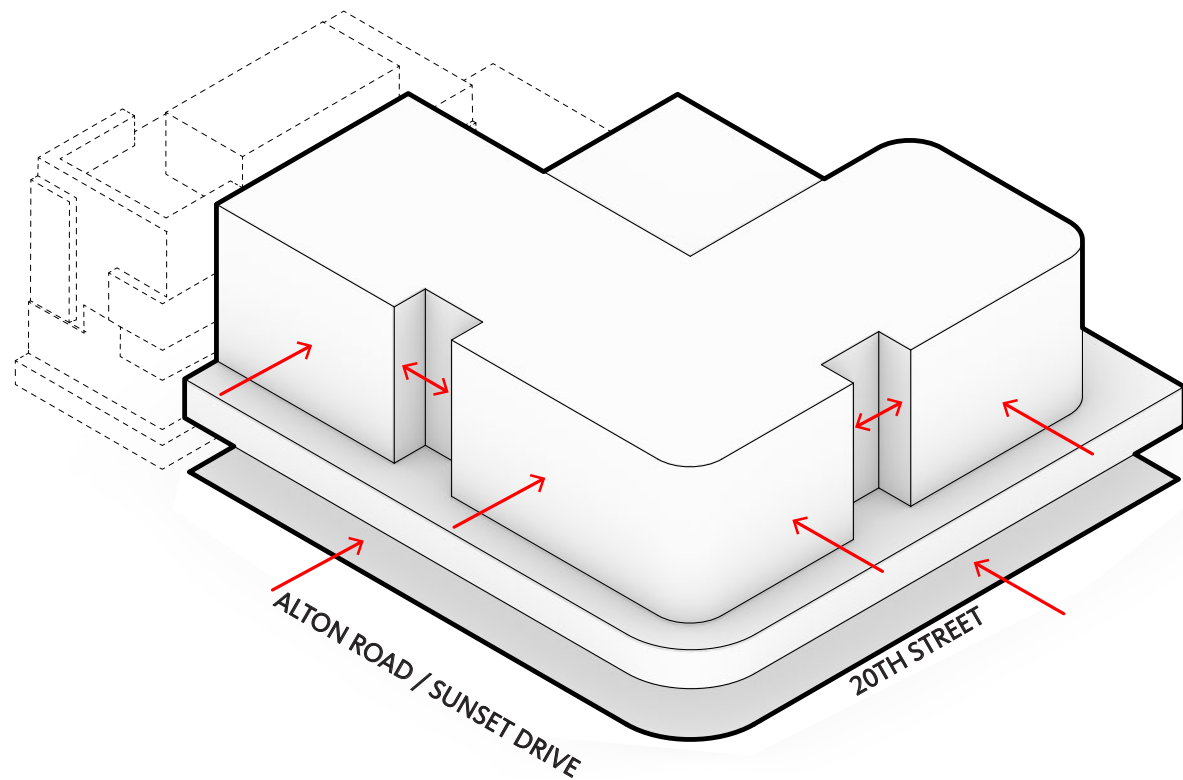
DESIGN
MASSING DIAGRAMS



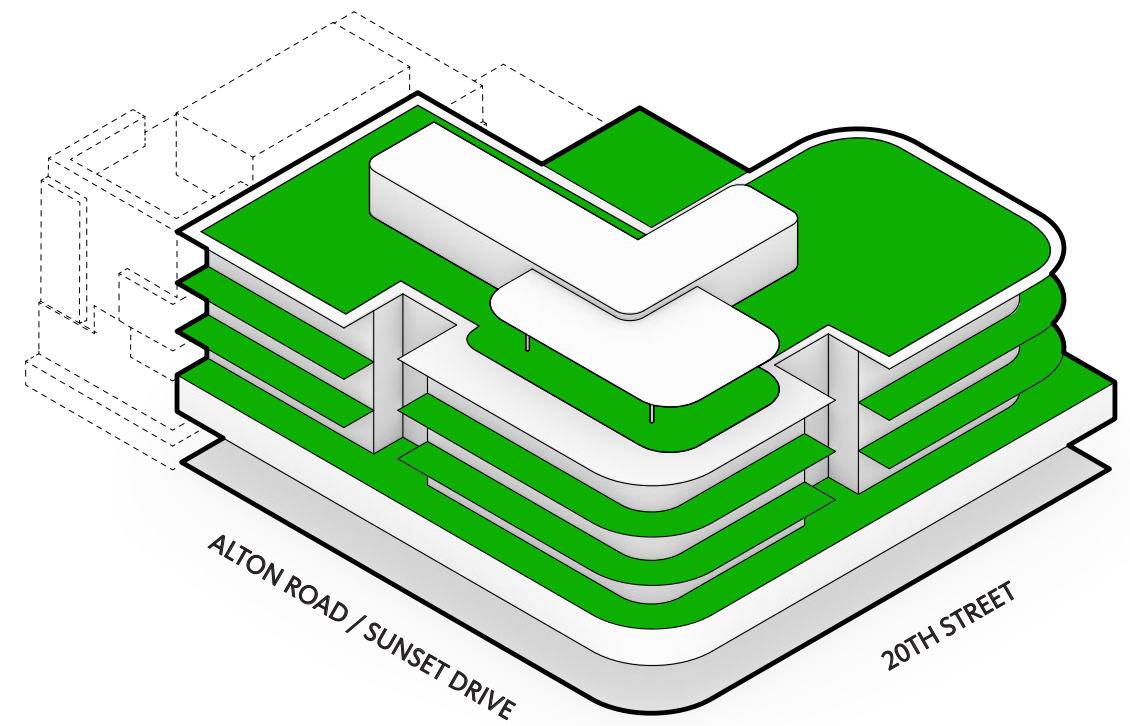
1) PROPOSED VOLUME



2) PROGRAM



3) SCALE



4) BALCONIES



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

Gensler



POST-DRB COMMENTS

DESIGN

DESIGN COMPARISON - CORNER STREET VIEW - CLOSE-UP



PRE-DRB COMMENTS

Gensler



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

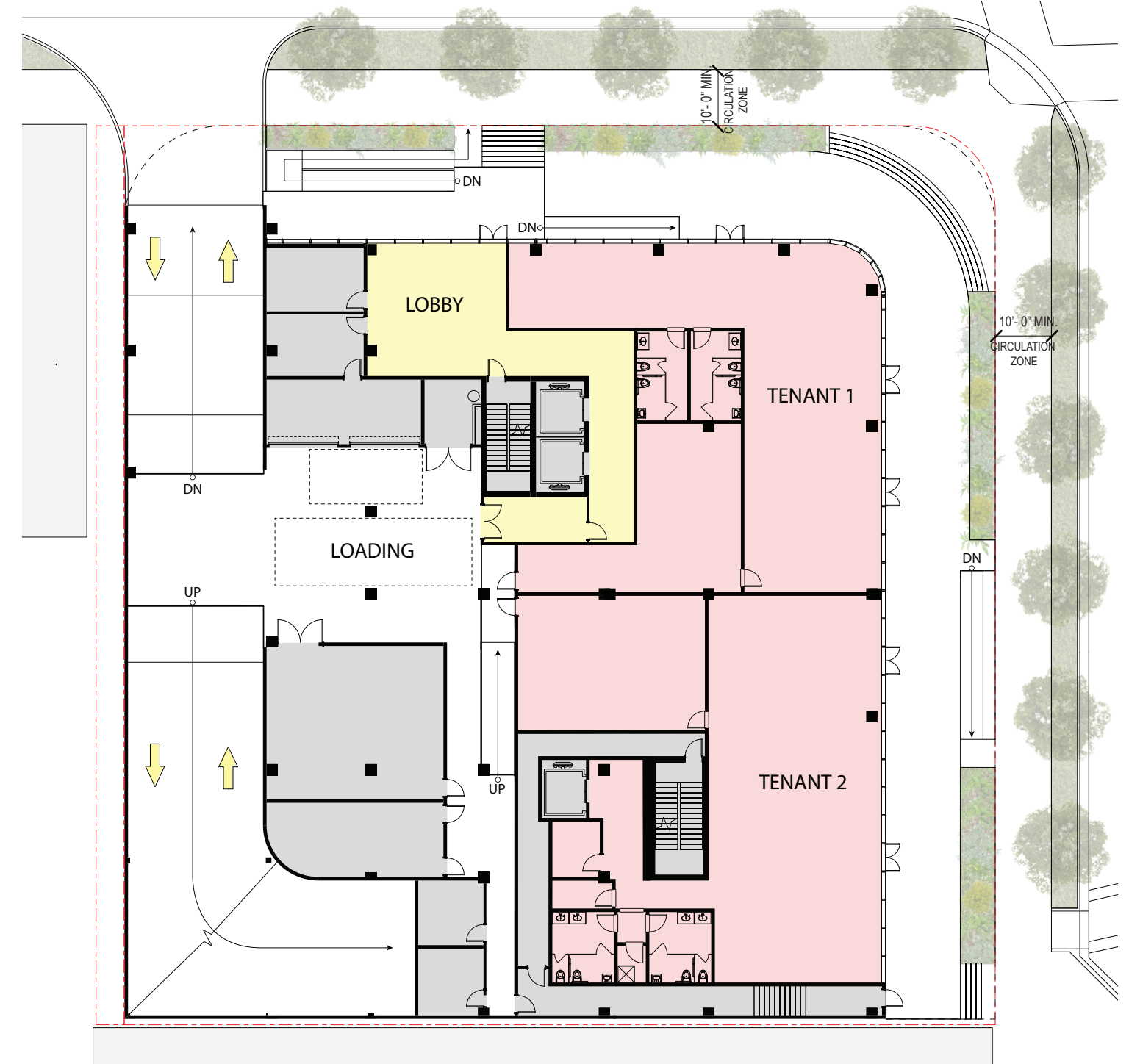
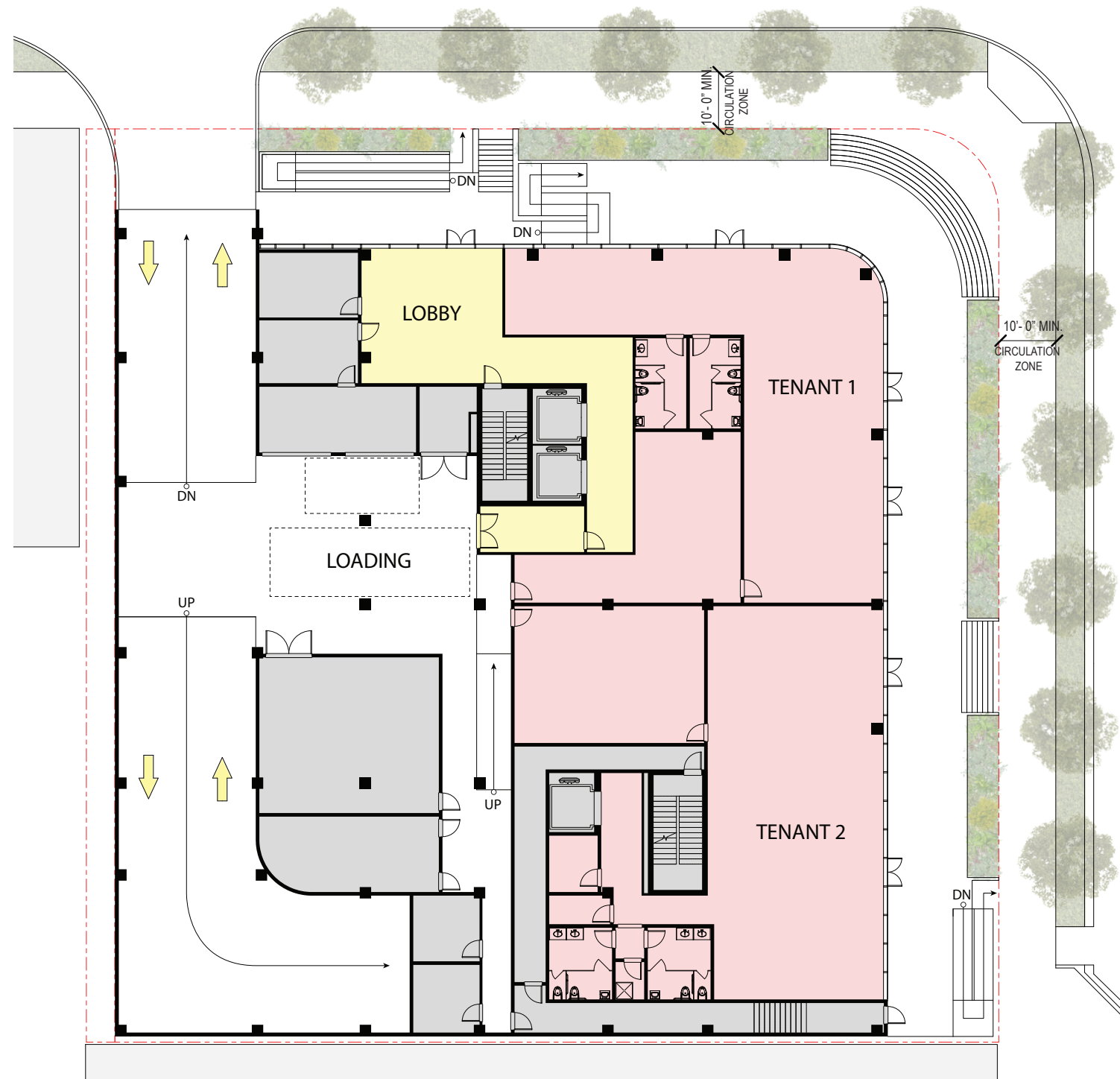


PRE-DRB COMMENTS



POST-DRB COMMENTS

FLOOR PLAN
LEVEL 01



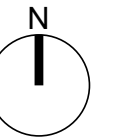
PRE-DRB COMMENTS
GROUND FLOOR PLAN

POST-DRB COMMENTS
GROUND FLOOR PLAN

REVISED: ENTRY STAIR WIDTH, ADA RAMP LOCATIONS

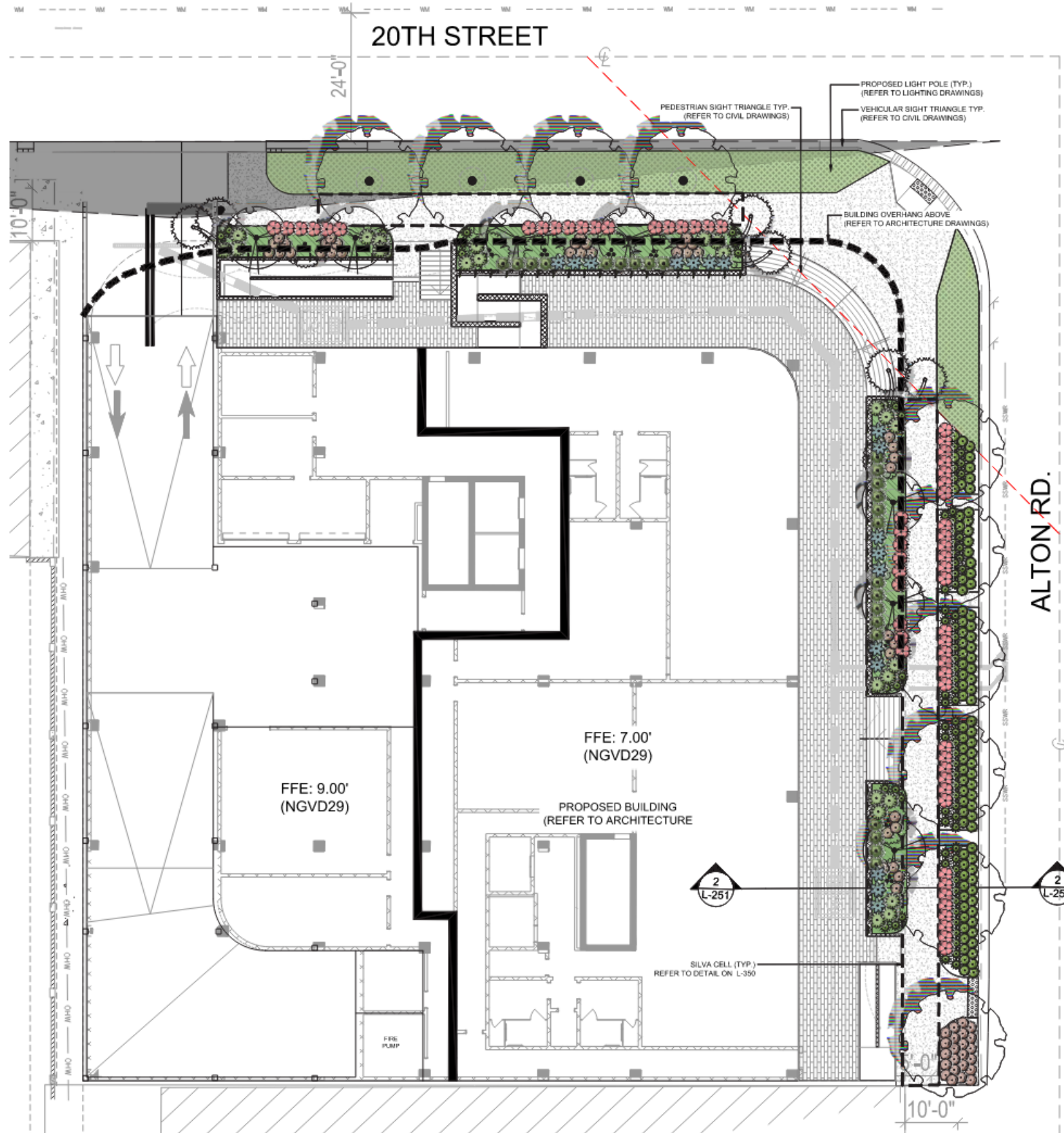
- F&B
- RESIDENTIAL
- CORE/BOH

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










FLOOR PLAN







PRE-DRB COMMENTS - LANDSCAPE PLAN - LEVEL 01



CONCEPT PLANT KEY

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

SHRUB KEY SCHEDULE

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CA2	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
	CN2	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE
	HF	HAMELIA PATENS	FIREBUSH
	PN	PSYCHOTRIA NERVOSA	WILD COFFEE
	SC	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO
	ZP2	ZAMIA PUMILA	COONTIE CYCAD
LARGE SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CC	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER

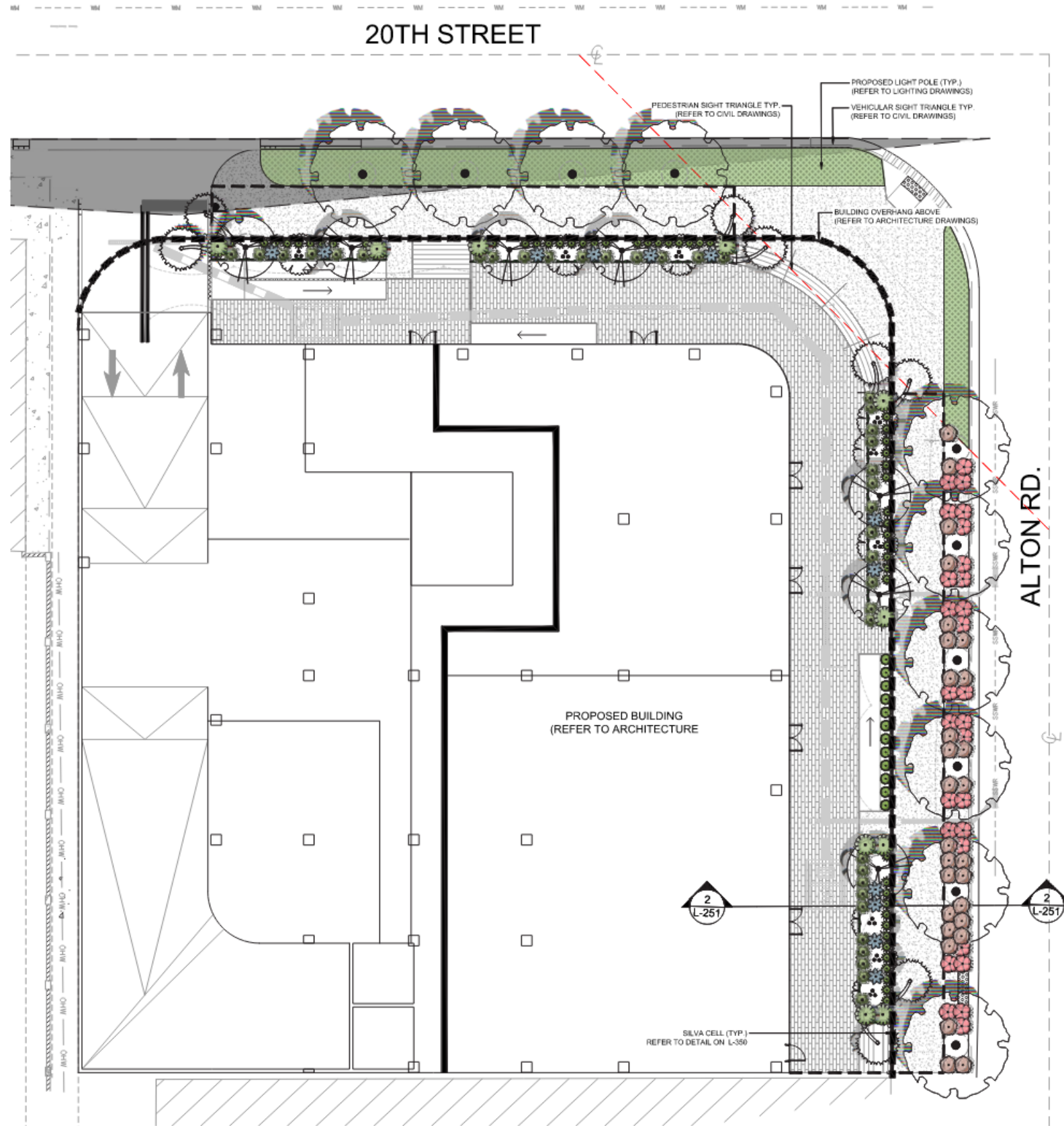
NOTES:

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- 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 PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
- 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



TREE AND UNDERSTORY PLANT KEY

- LARGE STREET TREES**
14' HT. MIN. / 3" CAL. / 8' CT.
CONOCARPUS ERECTUS / GREEN BUTTWOOD
- 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 BUTTWOOD
MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER
- PALMS**
10' CT. / CURVED TRUNK
SABAL PALMETTO / CABBAGE PALMETTO
- RW GROUNDCOVERS**
12"-18" HT. MAX. / 18" OC.
ARACHIS GLABRATA / PERENNIAL PEANUT
ERINODEA LITTORALIS / GOLDEN CREEPER
MICROSORUM SCOLOPENDRIA / WART FERN

SHRUBS KEY SCHEDULE

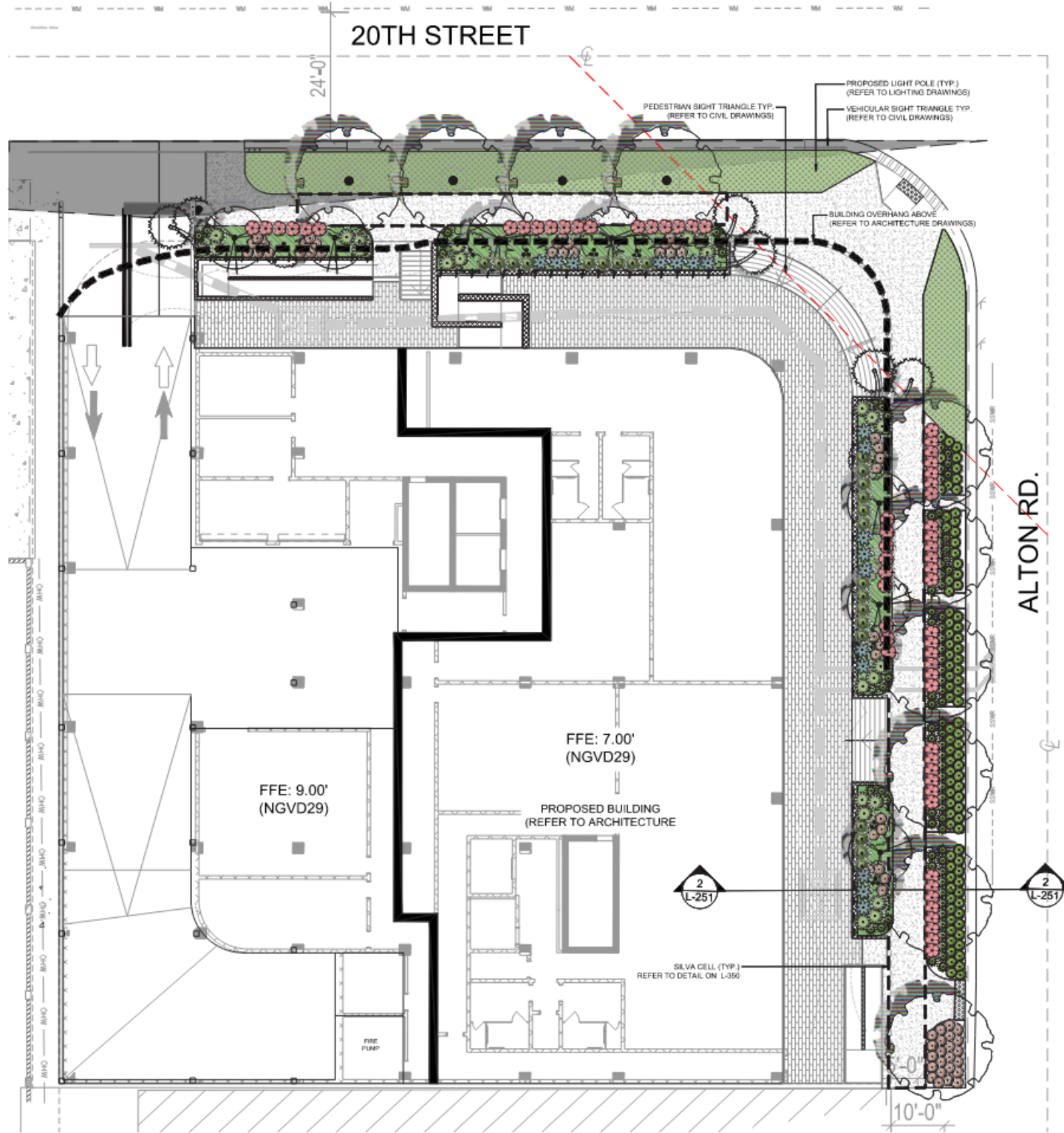
SHRUBS	CODE	BOTANICAL / COMMON NAME
	CAZ	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	CNZ	CLUSIA ROSEA 'NANA' DWARF PITCH APPLE
	HC	HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH
	PN	PSYCHOTRIA NERVOSA WILD COFFEE
	SC	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO
	TC	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' CONFEDERATE JASMINE
	ZP2	ZAMIA PUMILA COONTIE CYCAD
LARGE SHRUBS	CODE	BOTANICAL / COMMON NAME
	CC	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER

NOTES

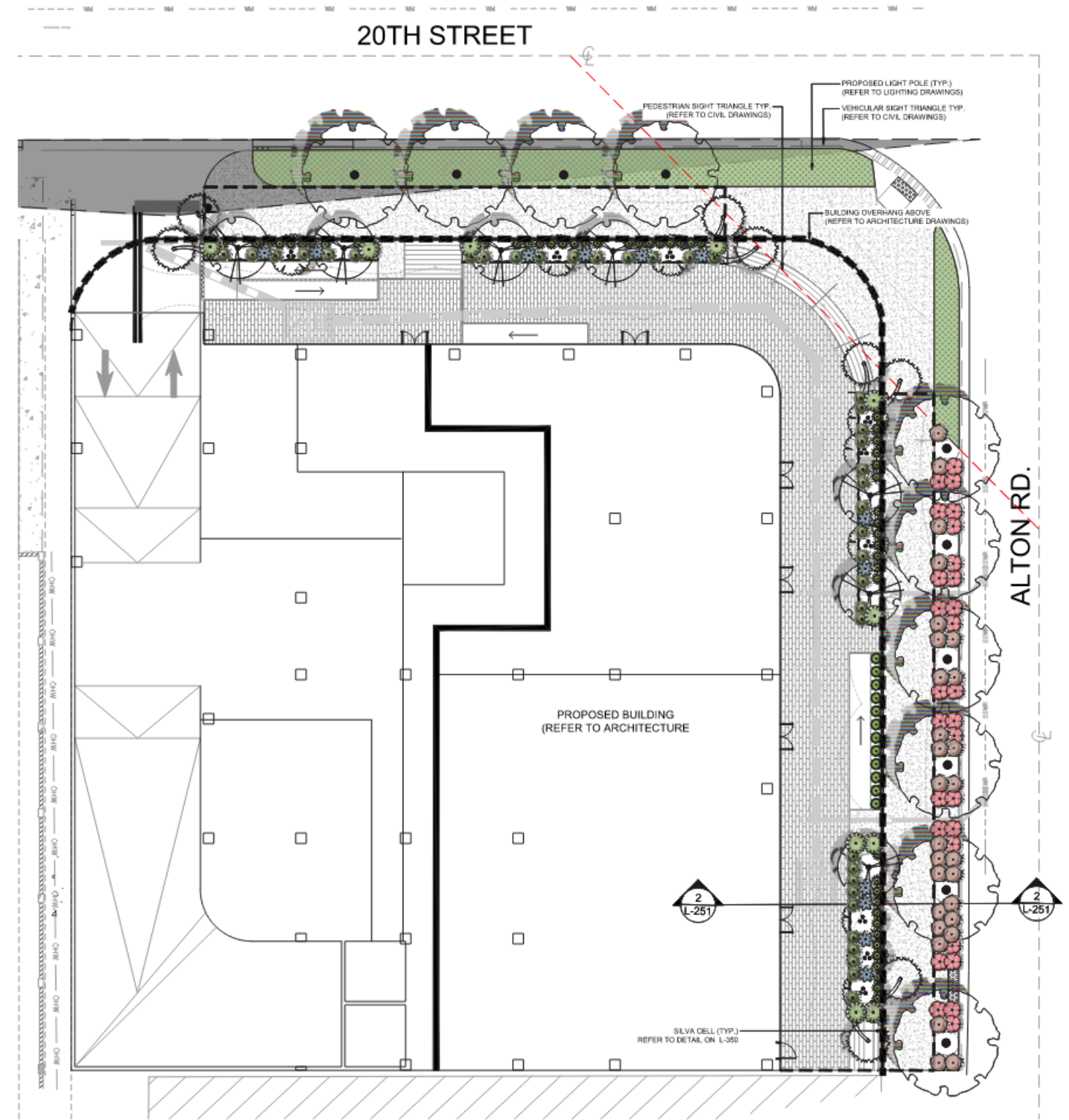
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3. ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
5. ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
6. SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.



FLOOR PLAN
LANDSCAPE PLAN - LEVEL 01



PRE-DRB COMMENTS
LANDSCAPE LEVEL 01



POST-DRB COMMENTS
LANDSCAPE LEVEL 01







1920 ALTON ROAD

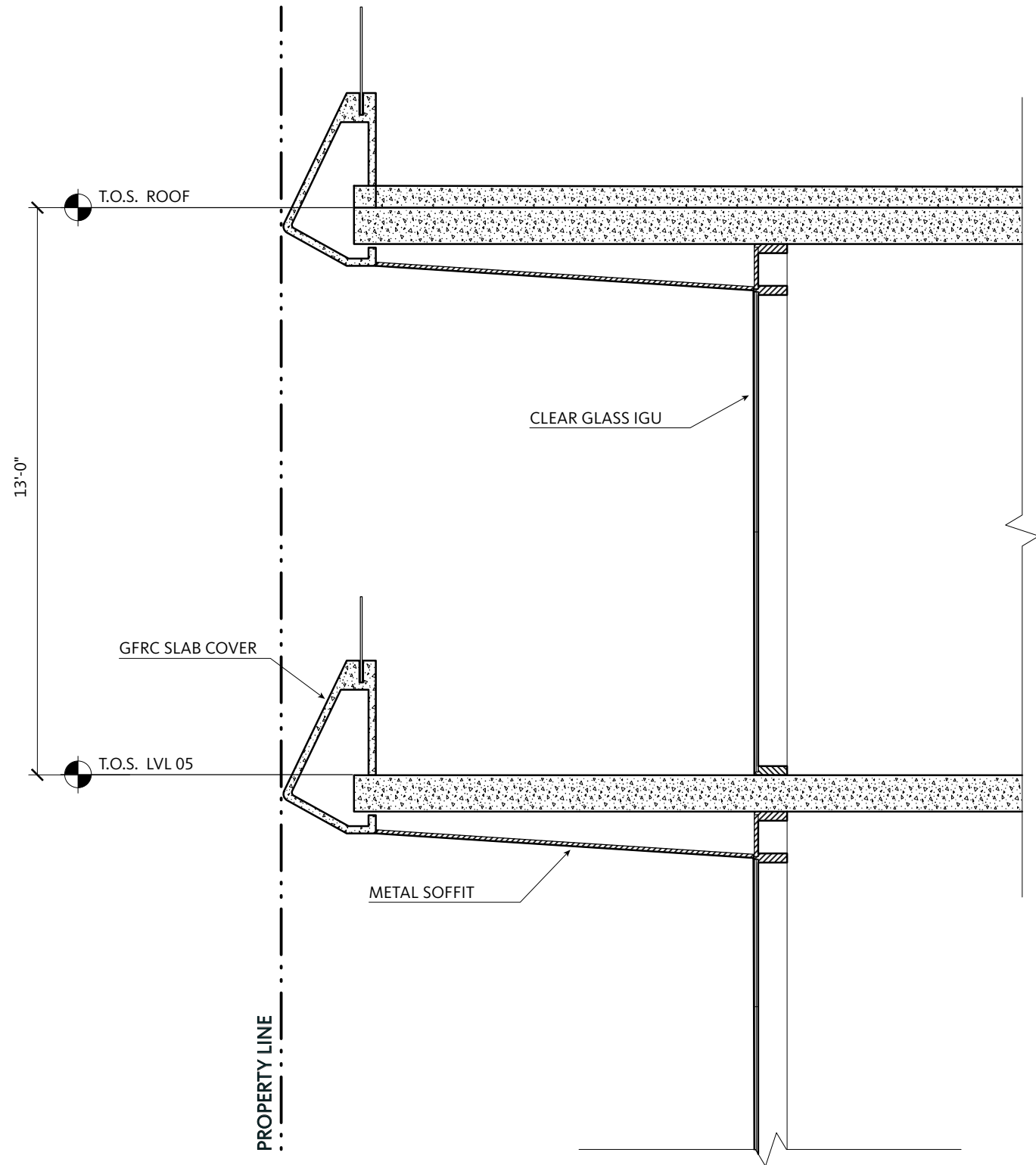
THANK YOU



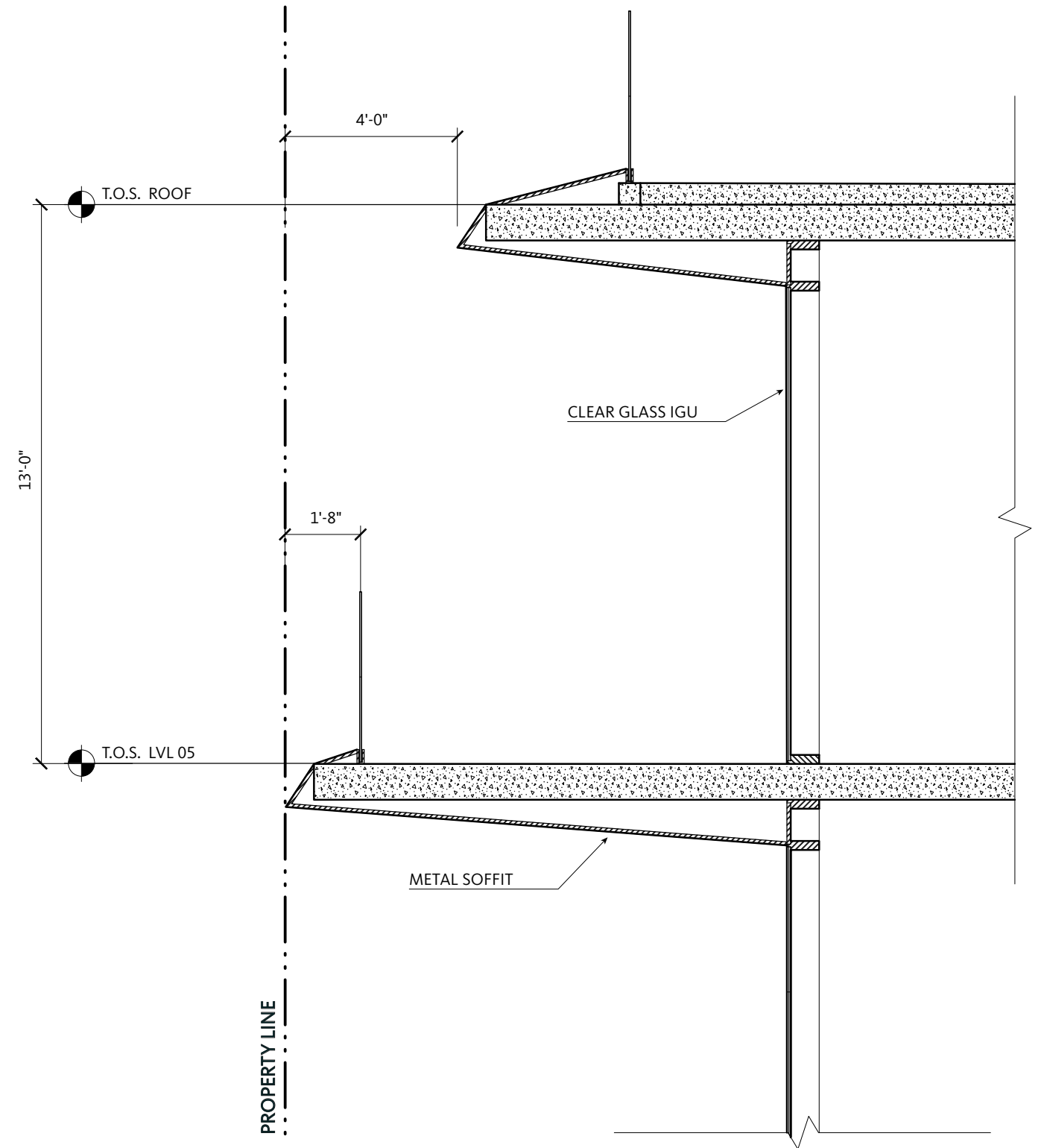
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APPENDIX

APPENDIX
WALL SECTION COMPARISON

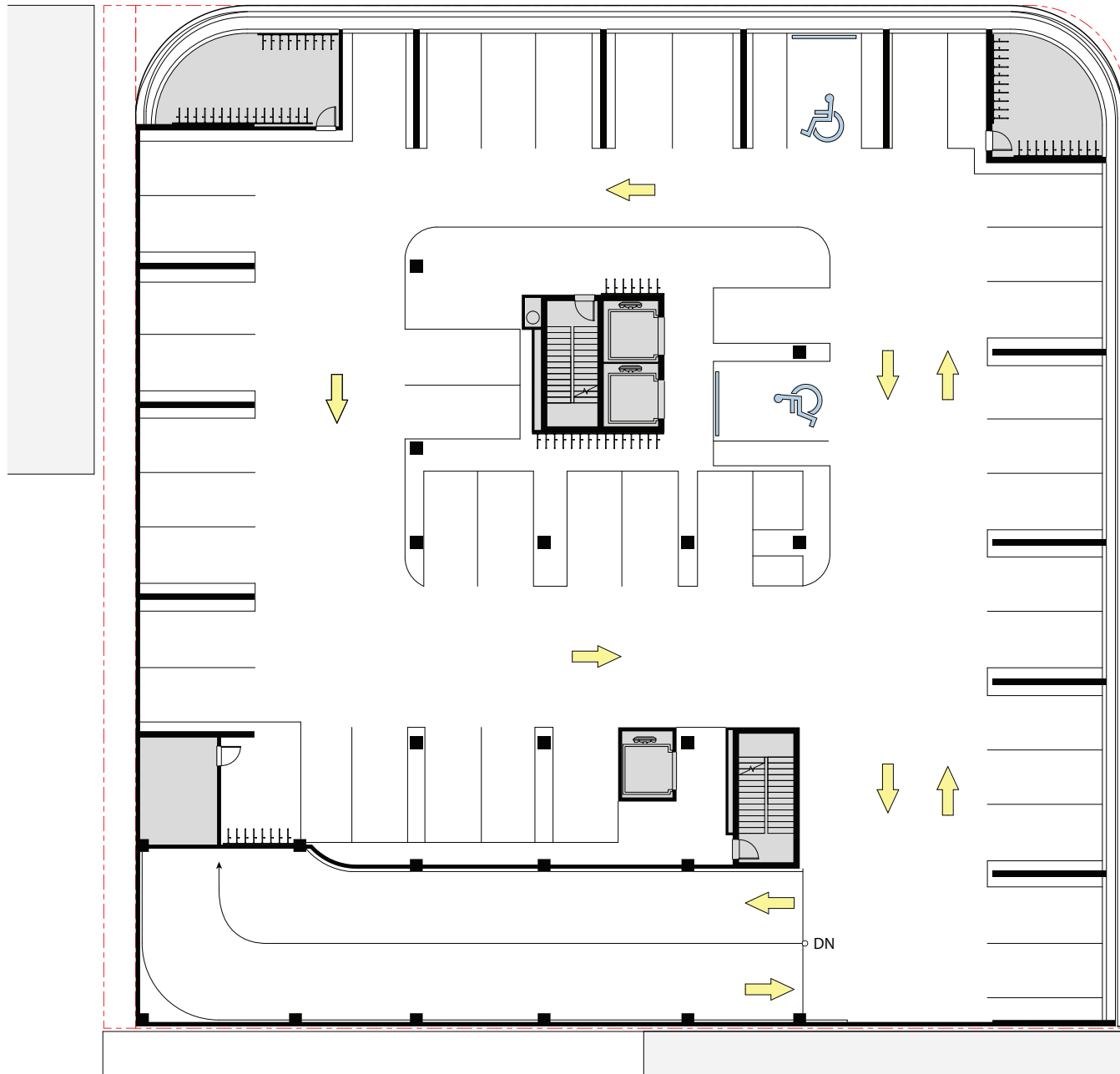


PRE-DRB COMMENTS

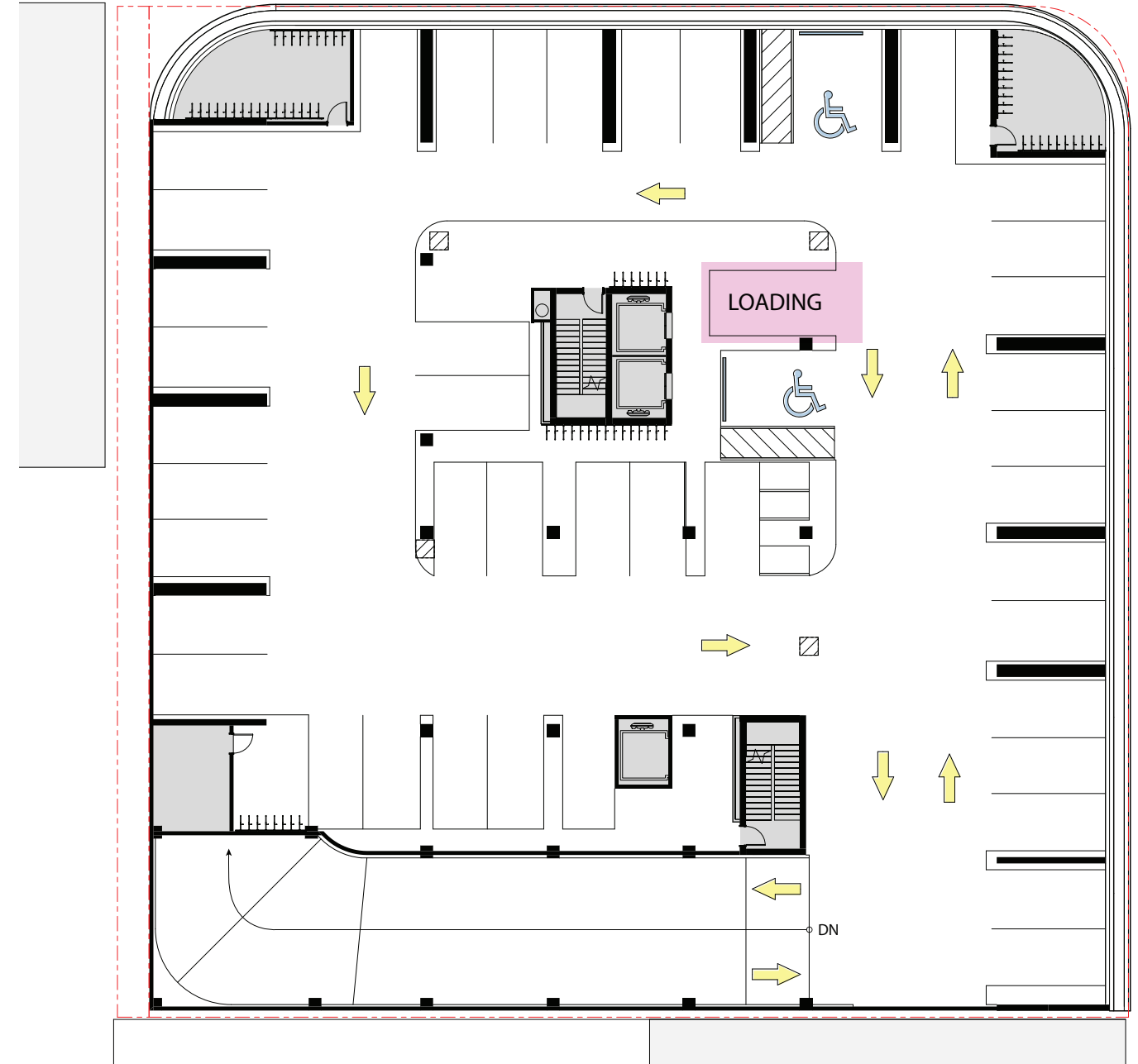


POST-DRB COMMENTS

FLOOR PLAN
LEVEL 02



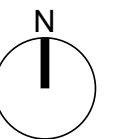
PRE-DRB COMMENTS
LEVEL 02



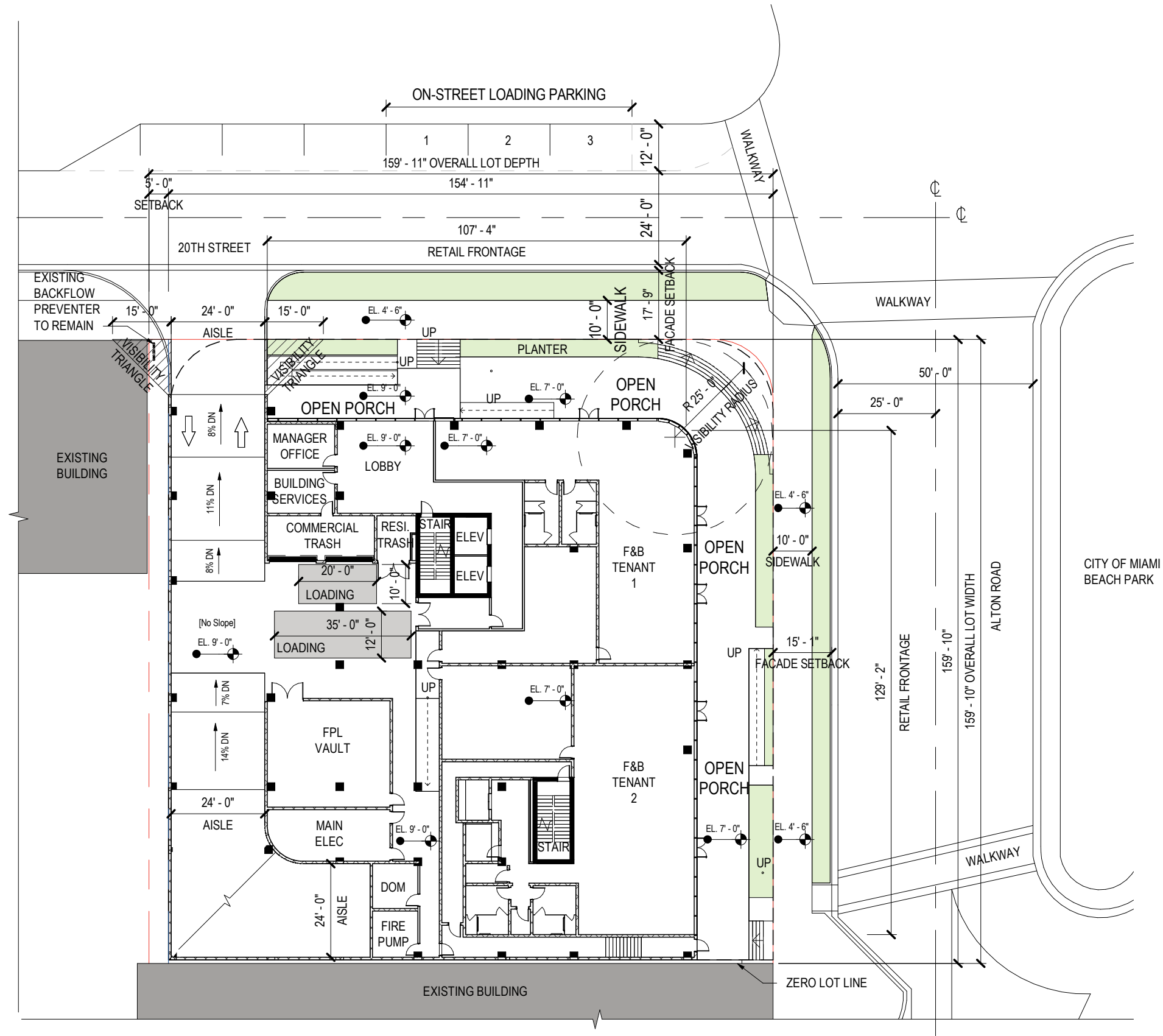
POST-DRB COMMENTS
LEVEL 02

LOADING SPACE LOCATED ON
LEVEL 02 PARKING

■ CORE/BOH

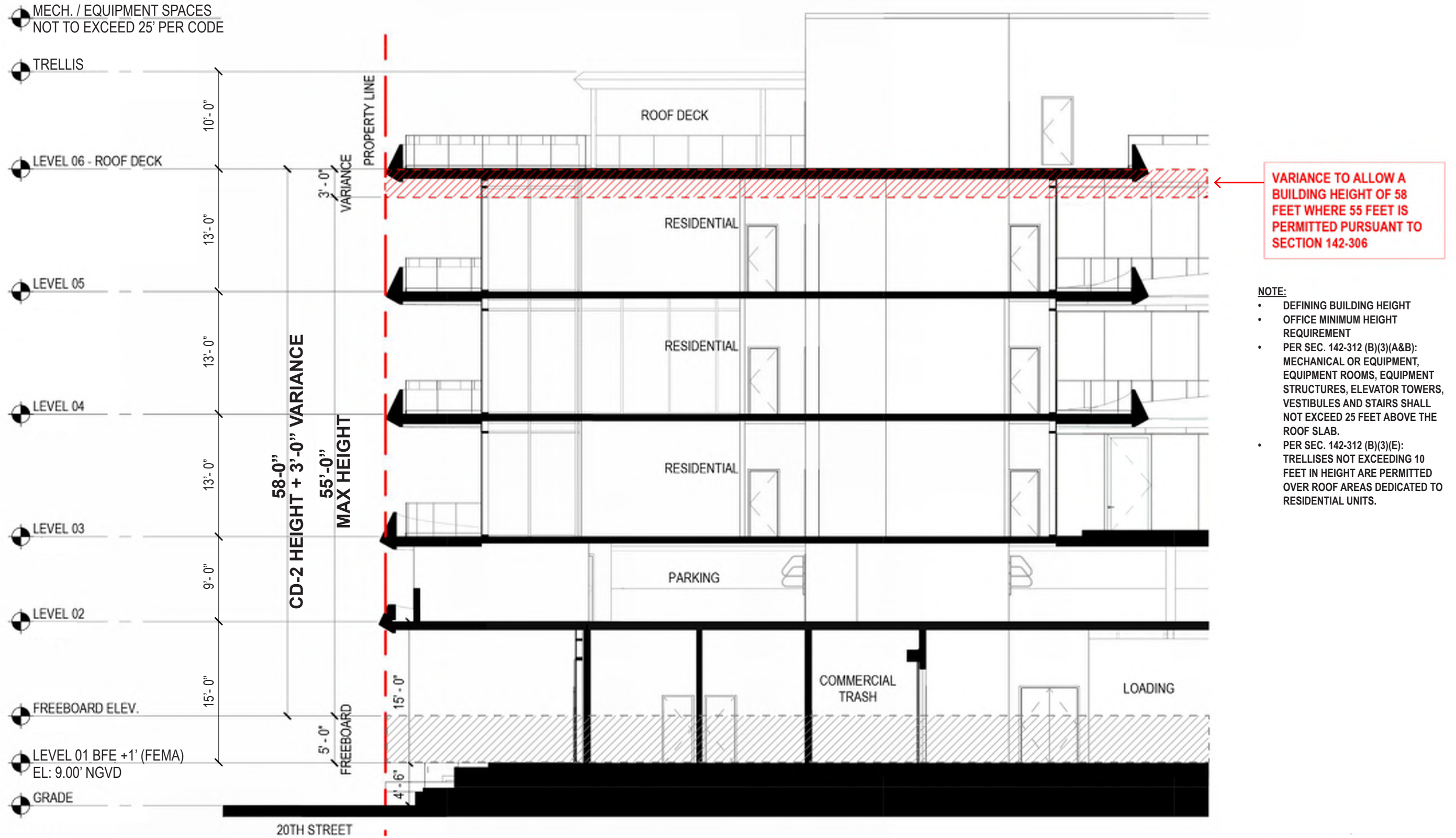


FLOOR PLAN
SITE PLAN



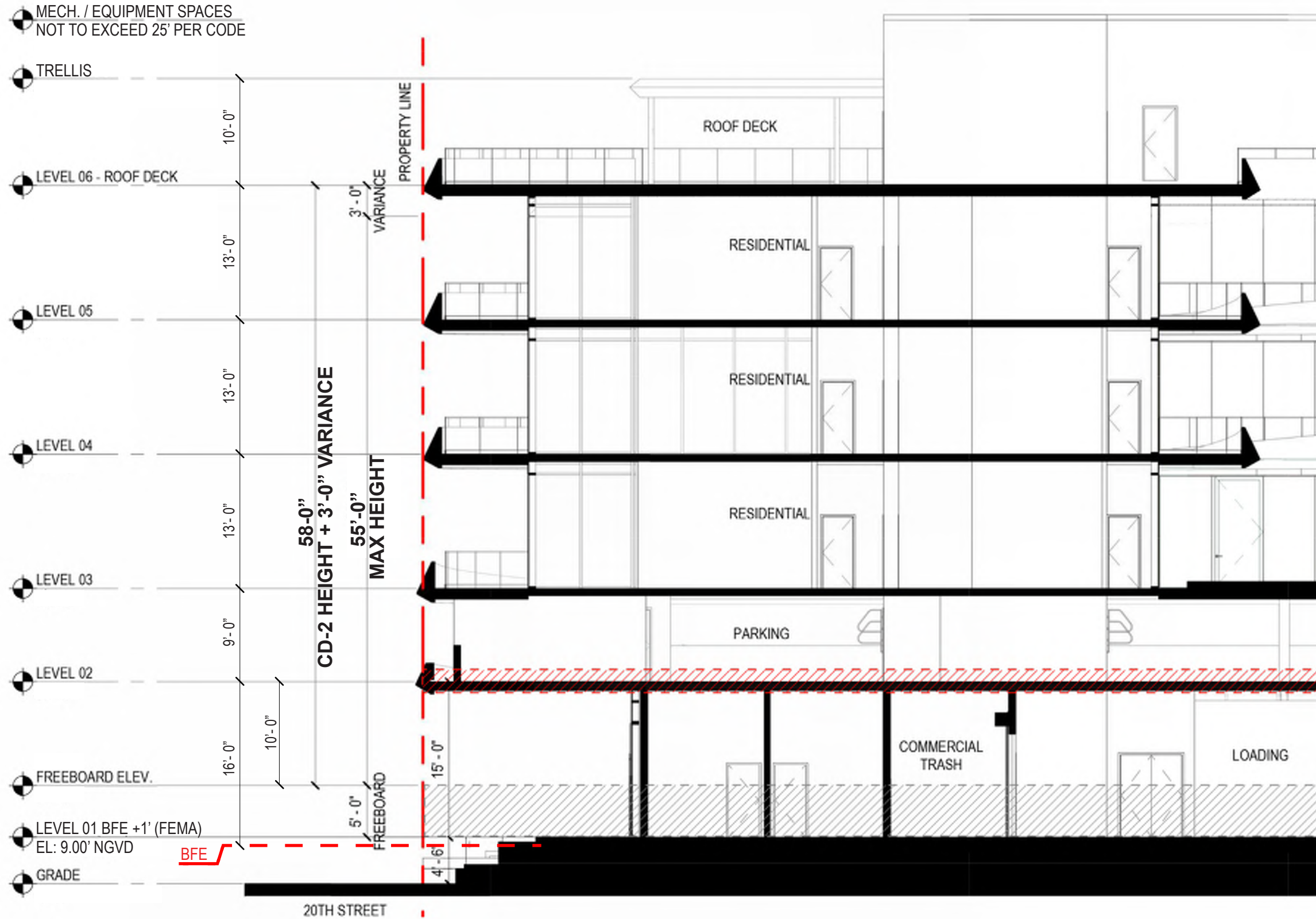
APPENDIX

N/S SECTION - 3' HEIGHT VARIANCE AT ROOF



APPENDIX

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

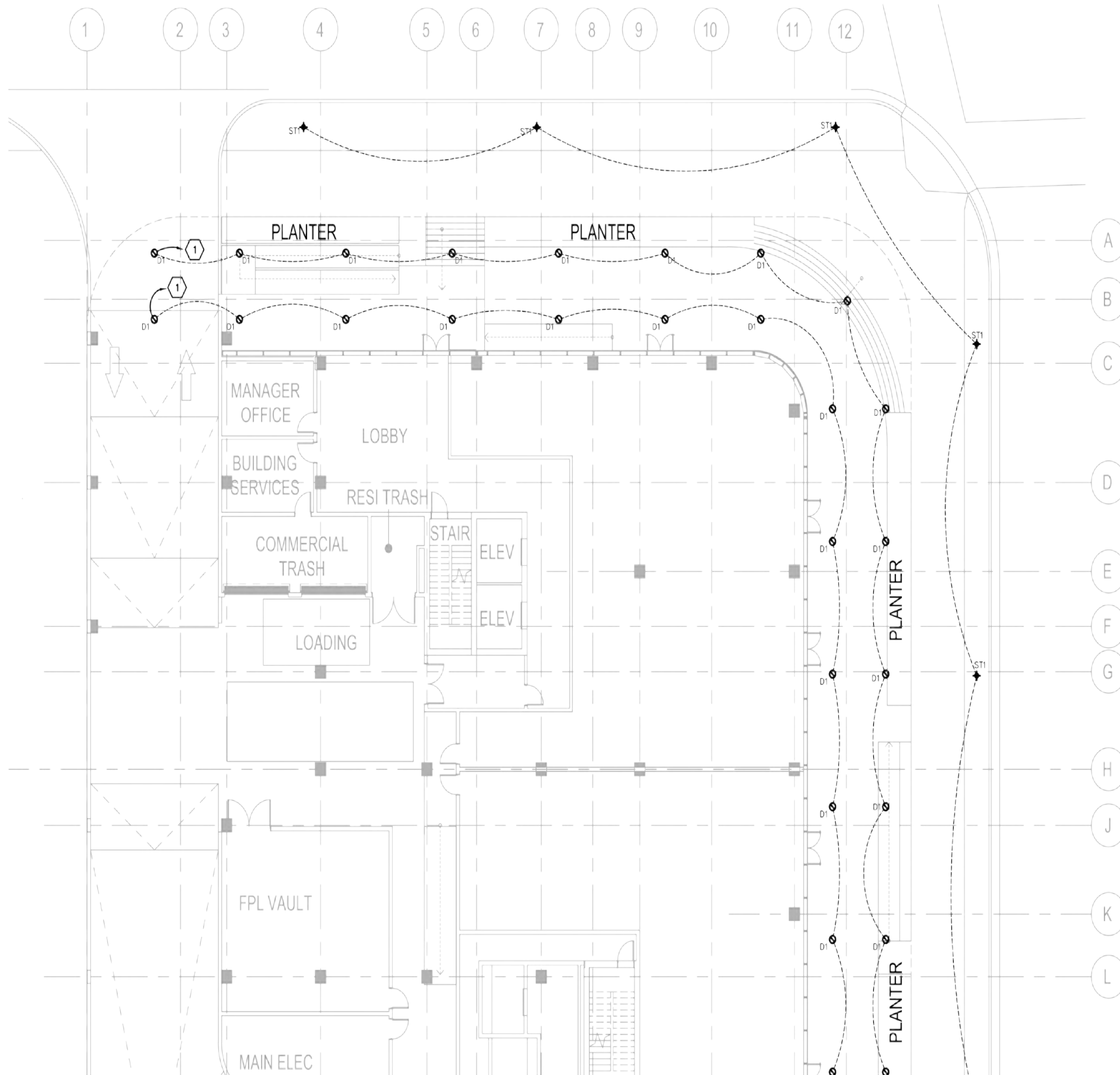


- NOTE:**
- SURROUNDING STREETS RAISED
 - NET TOTAL HEIGHT REDUCTION
 - PER SEC. 142-312 (B)(3)(A&B): MECHANICAL OR EQUIPMENT, EQUIPMENT ROOMS, EQUIPMENT STRUCTURES, ELEVATOR TOWERS, VESTIBULES AND STAIRS SHALL NOT EXCEED 25 FEET ABOVE THE ROOF SLAB.
 - PER SEC. 142-312 (B)(3)(E): TRELLISES NOT EXCEEDING 10 FEET IN HEIGHT ARE PERMITTED OVER ROOF AREAS DEDICATED TO RESIDENTIAL UNITS.

VARIANCE TO ALLOW A HEIGHT OF 11 FEET WHERE 12 FEET ABOVE BASE FLOOD ELEVATION PLUS MAXIMUM FREEBOARD IS REQUIRED PURSUANT TO SECTION 142-306

APPENDIX

POST-DRB COMMENTS - LIGHTING PLAN - LEVEL 01



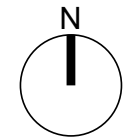
LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER/DESCRIPTION	VOLTAGE	LAMPS	LOCATION	REMARKS
D1	RECESSED ROUND DOWNLIGHT ALPHABET LM-79 NU4-RD-20LM-40K-90-D40-UNV-DIM10-NC-MC-MC	120/277	LED	AS SHOWN	1,2
ST1	POLE TOP LIGHT FIXTURE BEGA MODEL #77142	277	LED	AS SHOWN	1,2

NOTES:
 1. FIXTURES SHALL BE UL OR ETL LISTED.
 2. MOUNTING HARDWARE SUCH AS HANGERS, BRACKETS, RAILS, YOKES, STEMS, CHAINS, ETC., SHALL BE PROVIDED AS NECESSARY TO MAINTAIN FIXTURE POSITION.

ELECTRICAL KEYNOTES

1 LIGHTING SHALL BE POWERED VIA THE BUILDING EMERGENCY LIGHTING CONTROL PANEL.

This block contains two detailed product specification sheets. The left sheet is for the ALPHABET NU4 Round Downlight, showing technical drawings, dimensions, and electrical specifications. The right sheet is for the BEGA Model #77142 Pole Top Light Fixture, also including technical drawings and specifications.





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THANK YOU