



1920 ALTON ROAD

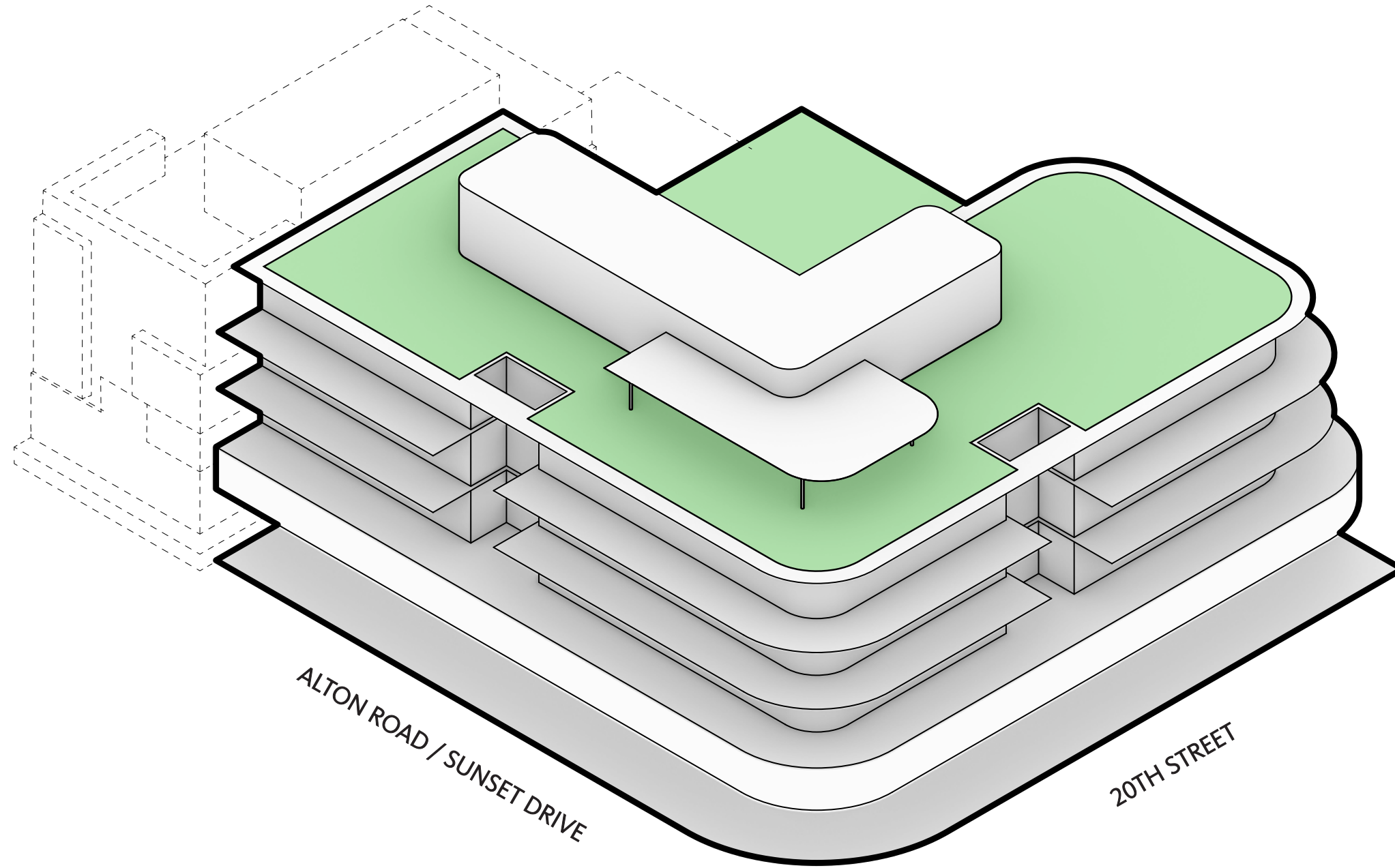
APRIL 4, 2023

Feb 7th DRB Request

- 1.** Minimize visual massing on 20th Street
- 2.** Minimize street wall effect on 20th Street
- 3.** More greenery/softer parking facade
- 4.** Eliminate roof soffit connection resi/office
- 5.** Building still too dark

1920 Design Response

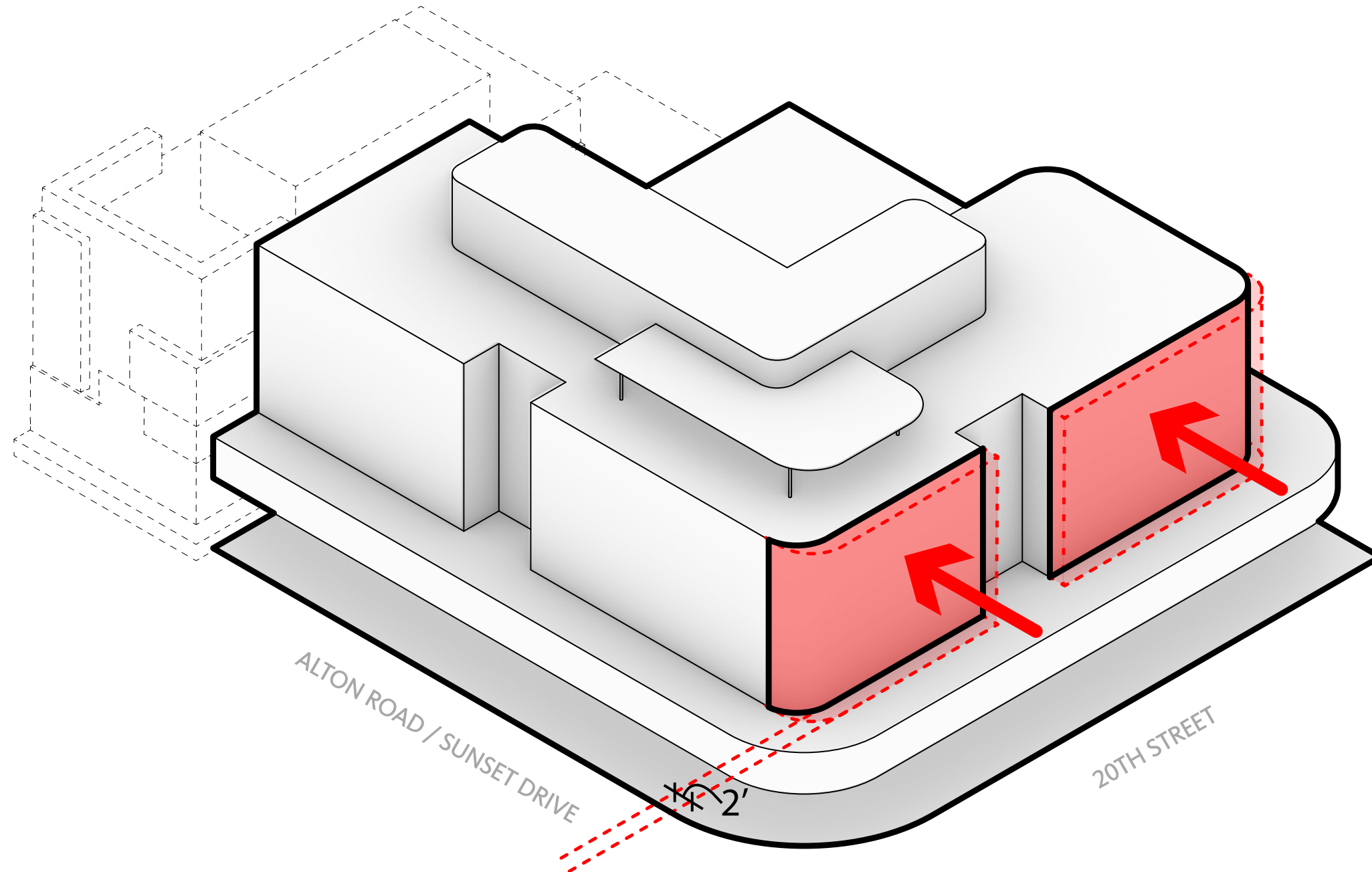
- 1.** Step back each terrace, 9'-2" total (max. feasible)
- 2.** Shift 20th Street Facade 2' in plan (max. feasible)
- 3.** Biophilia integrated to architecture
- 4.** Eliminated
- 5.** Wood soffit, lighter metal panels



DESIGN

Changes being made: **Shifted Northern Facade 2' away from 20th Street**

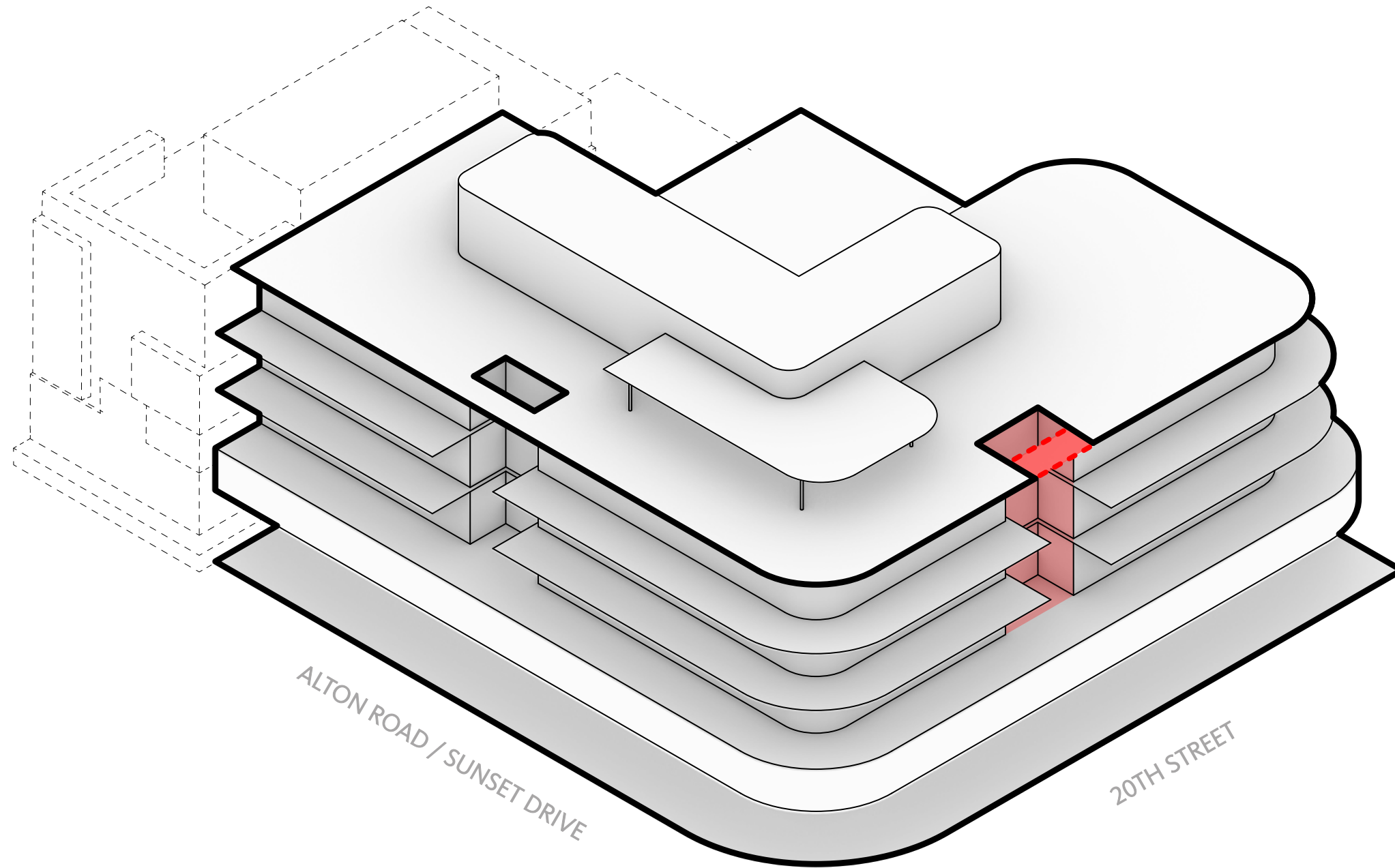
Maximum feasible from a planning, structural and rear set back perspective



Step back Facade

DESIGN

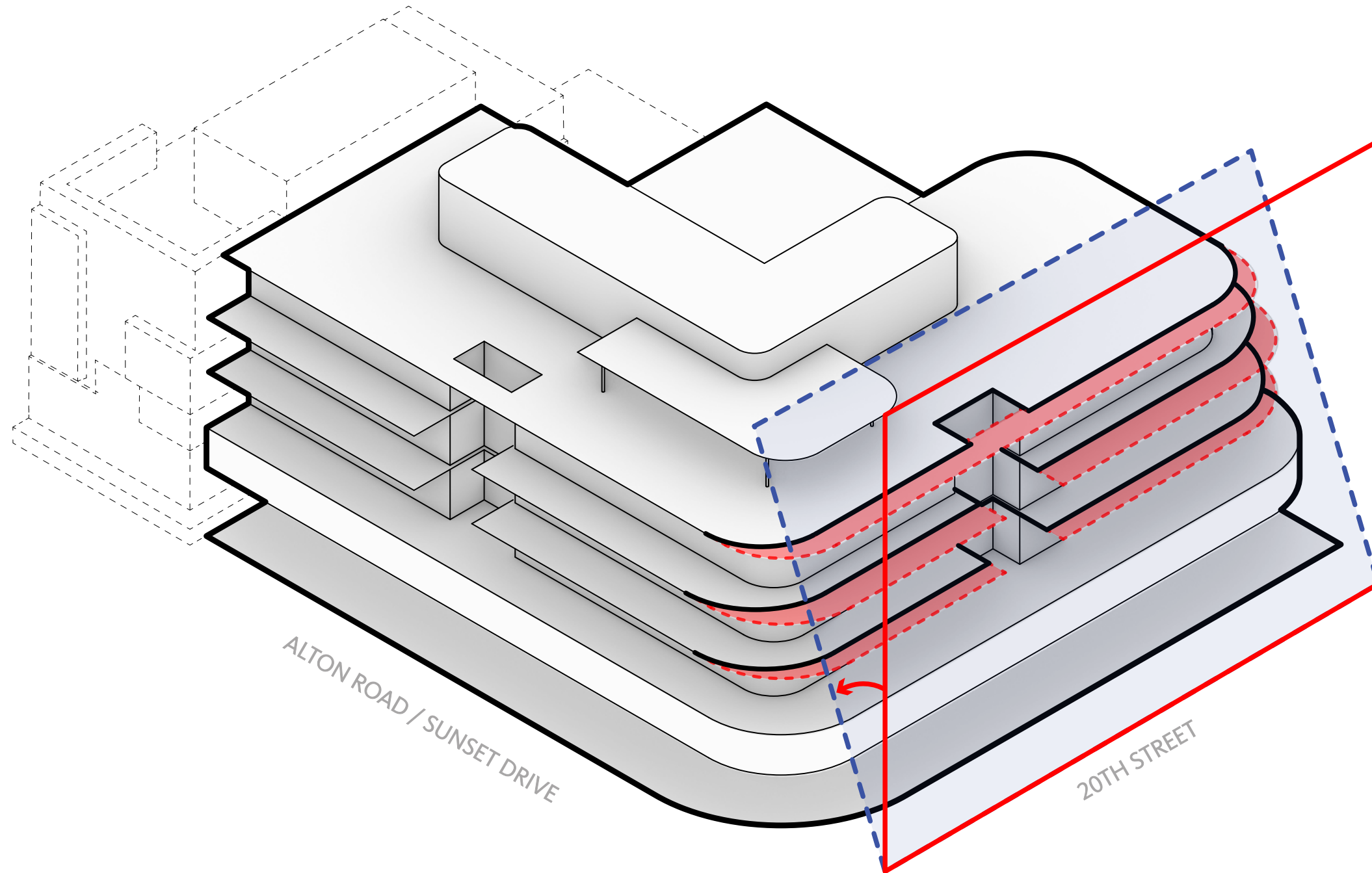
Changes being made: **Separate Residential and Office**



Separation of Residential and Office Programs

DESIGN

Changes being made: **Setbacks on ALL Northern Balconies – 9'-2" from 20th Street property line**

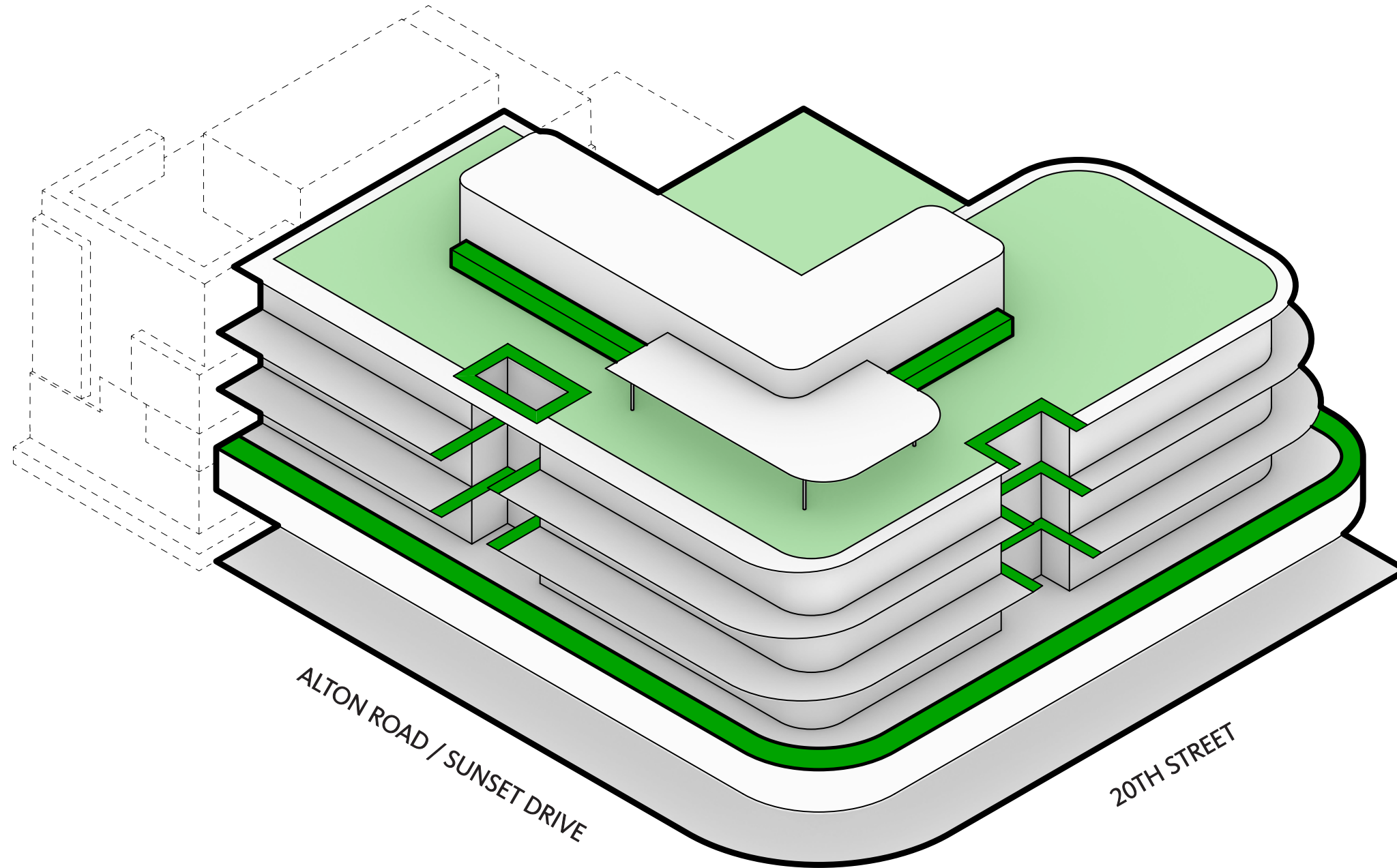


Step Balconies on Elevation, Smaller Balconies

DESIGN

Changes being made: **Integrated Vegetation Across Architecture**

Softens key aspects of Architecture, hides from Street



Integrated Vegetation

DESIGN

ORIGINAL - 12.06.2022 - CORNER STREET VIEW



DESIGN

REVISION 1 - 02.07.2023 - CORNER STREET VIEW



DESIGN

REVISION 2 - 04.04.2023 - CORNER STREET VIEW



DESIGN
DESIGN COMPARISON - CORNER STREET VIEW



REVISION 1 - 02.07.2023



REVISION 2 - 04.04.2023

DESIGN

DESIGN COMPARISON - CORNER STREET VIEW CLOSE-UP



REVISION 1

Gensler



REVISION 2

DESIGN

DESIGN COMPARISON - CORNER STREET VIEW CLOSE-UP



REVISION 1

Gensler



REVISION 2

DESIGN

REVISION 2 - CORNER STREET VIEW CLOSE-UP



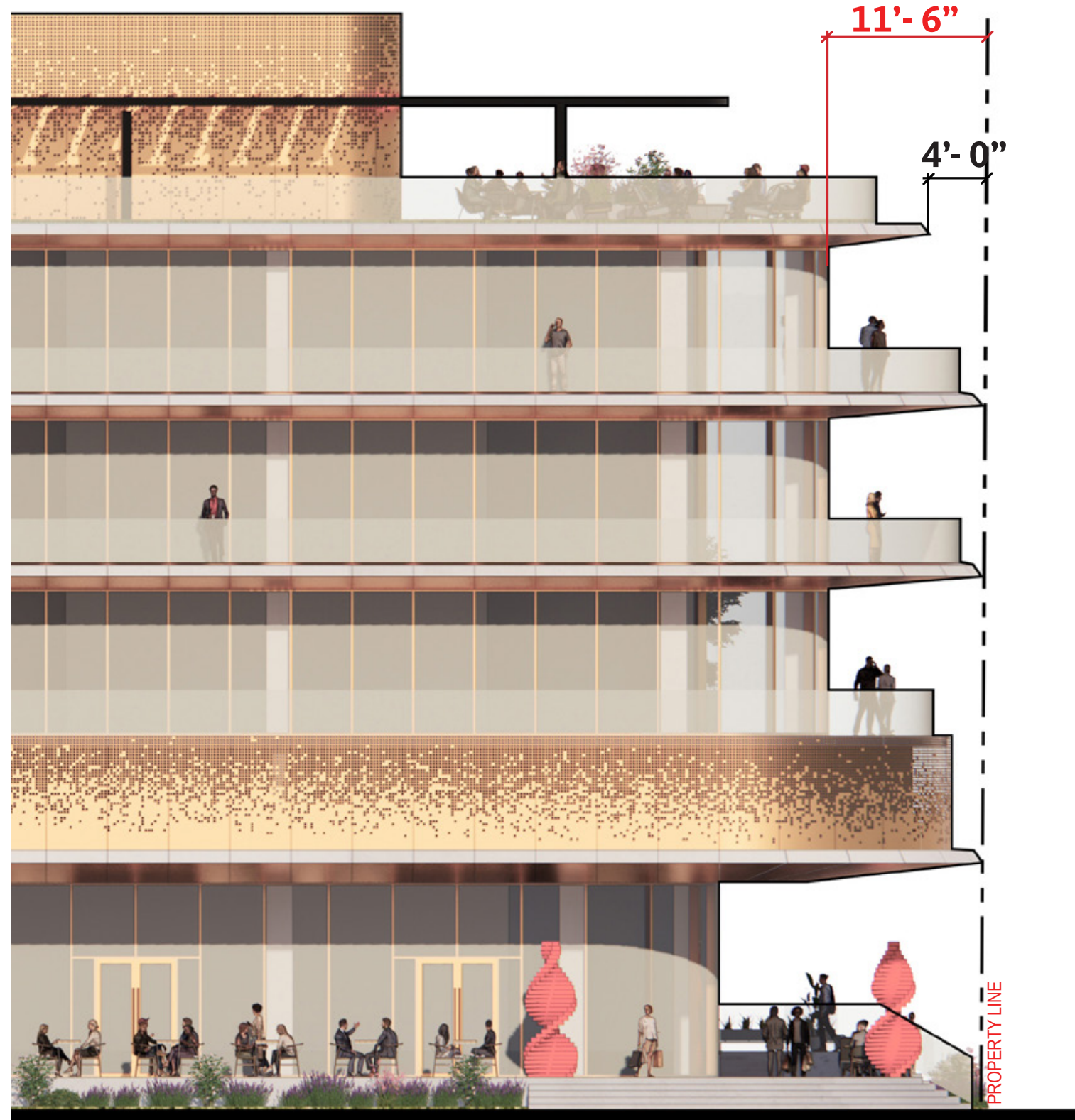
DESIGN

REVISION 2 - 20TH STREET FACADE RECESS CLOSE-UP



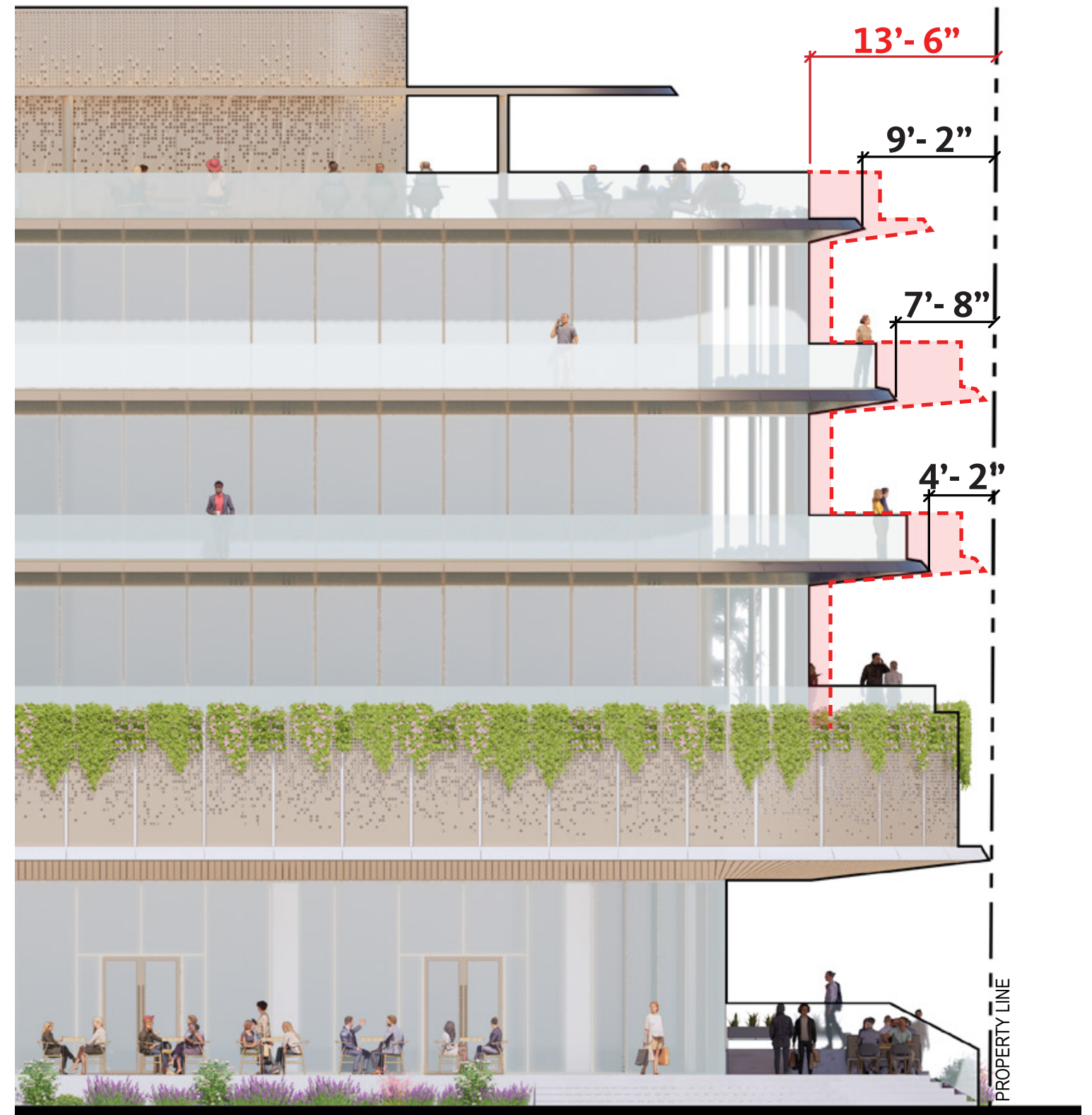
DESIGN

DESIGN COMPARISON - EAST ELEVATION



REVISION 1

Gensler



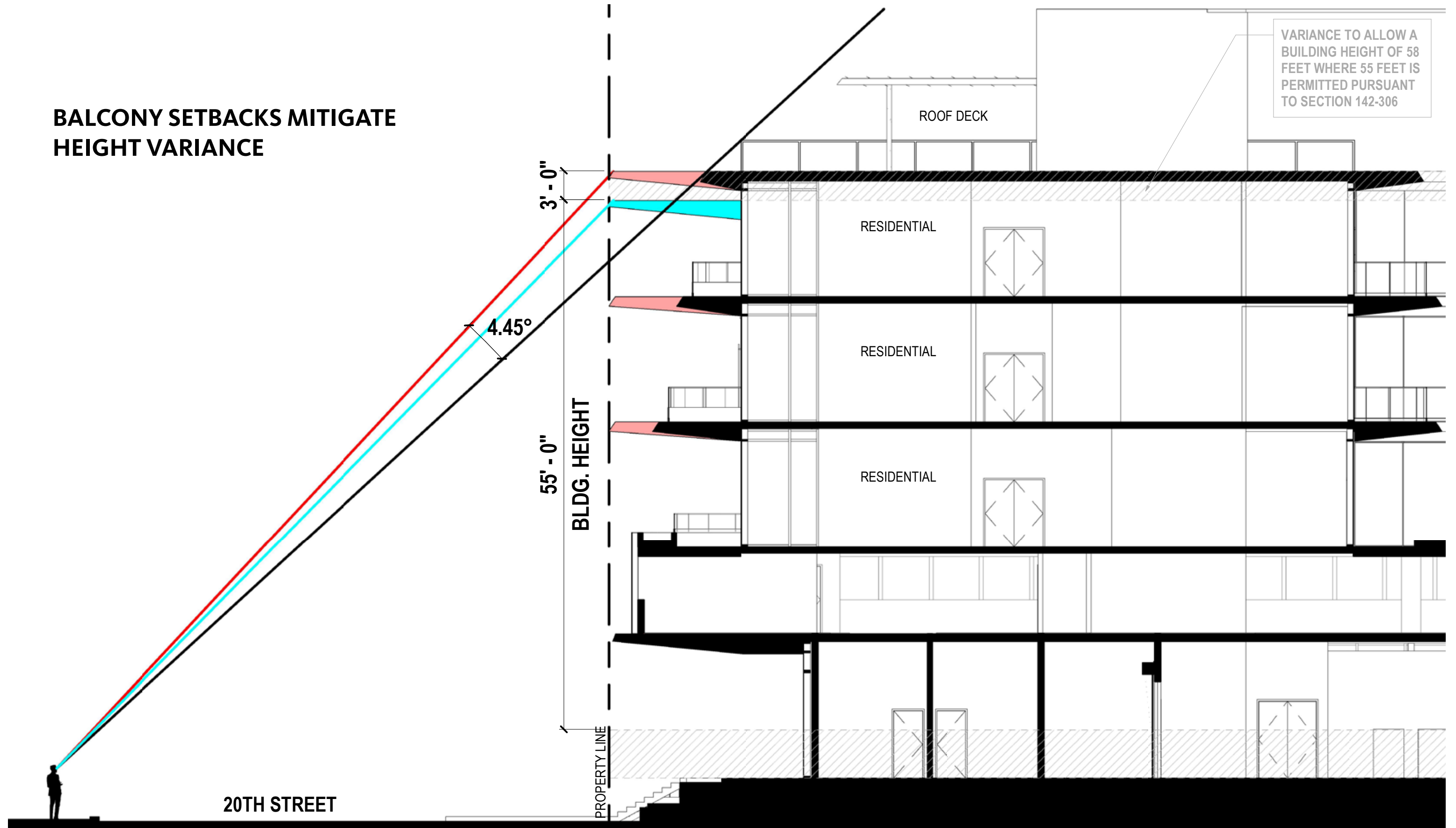
REVISION 2

CONTEXT BUILDING SECTION MITIGATES HEIGHT VARIANCE

ORIGINAL - 12.06.2022

ORIGINAL - NO HEIGHT VARIANCE

BALCONY SETBACKS MITIGATE HEIGHT VARIANCE



DESIGN

REVISION 1 - STREET VIEW FROM SUNSET DRIVE



DESIGN
REVISION 2 - STREET VIEW FROM SUNSET DRIVE



DESIGN REVISION 1 - BIRD'S EYE VIEW



DESIGN
REVISION 2 - BIRD'S EYE VIEW



DESIGN
DESIGN COMPARISON - BIRD'S EYE VIEW



REVISION 1



REVISION 2

**DESIGN
MATERIALITY**



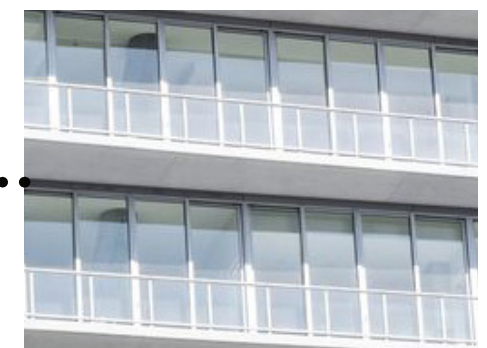
**RAILING CLEAR,
LAMINATED GLASS**



**METAL PAINTED,
ALUMINUM PLATE**



WOOD



**GLASS CLEAR,
LAMINATED, INSULATED**





1920 ALTON ROAD

THANK YOU

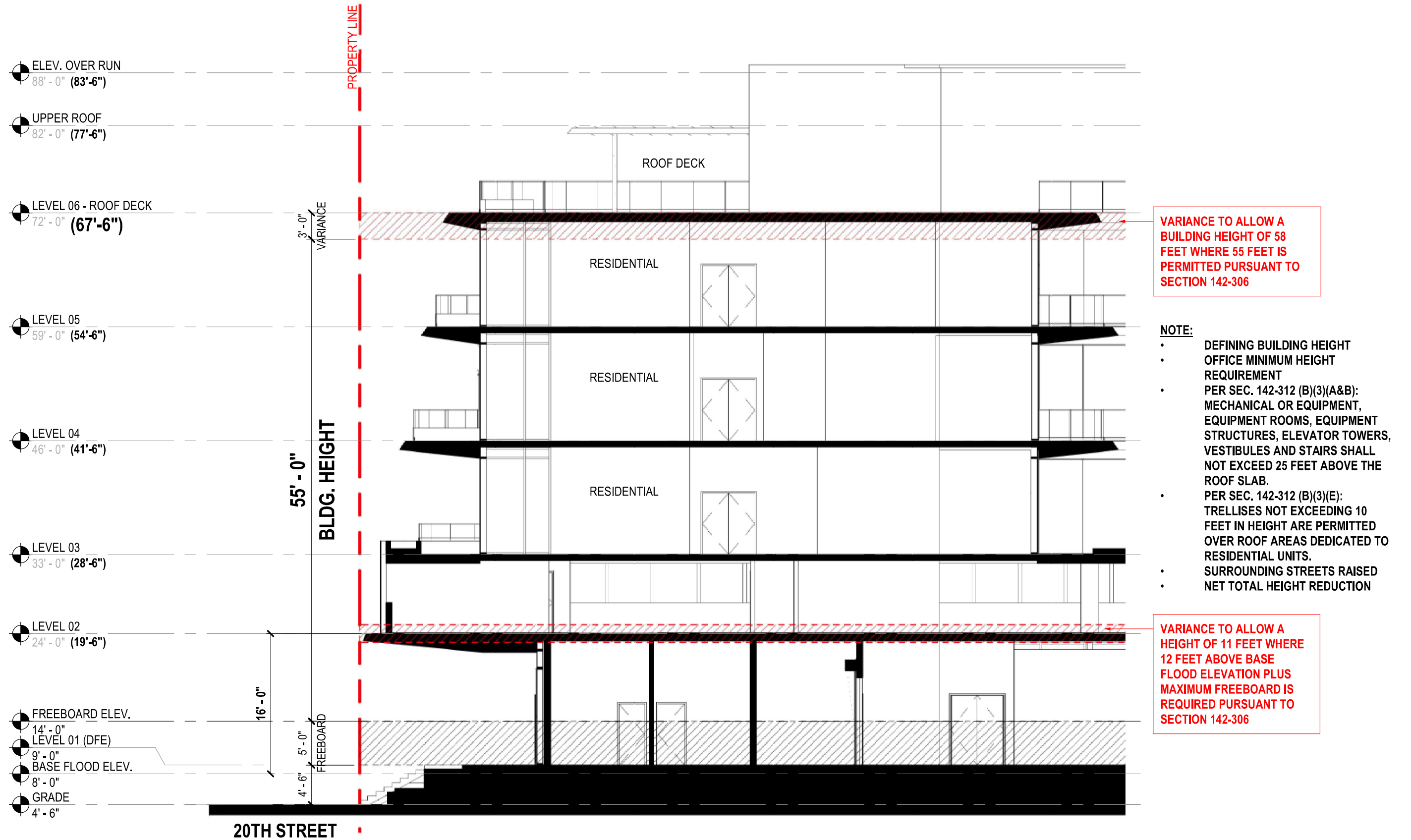


1920 ALTON ROAD

APPENDIX

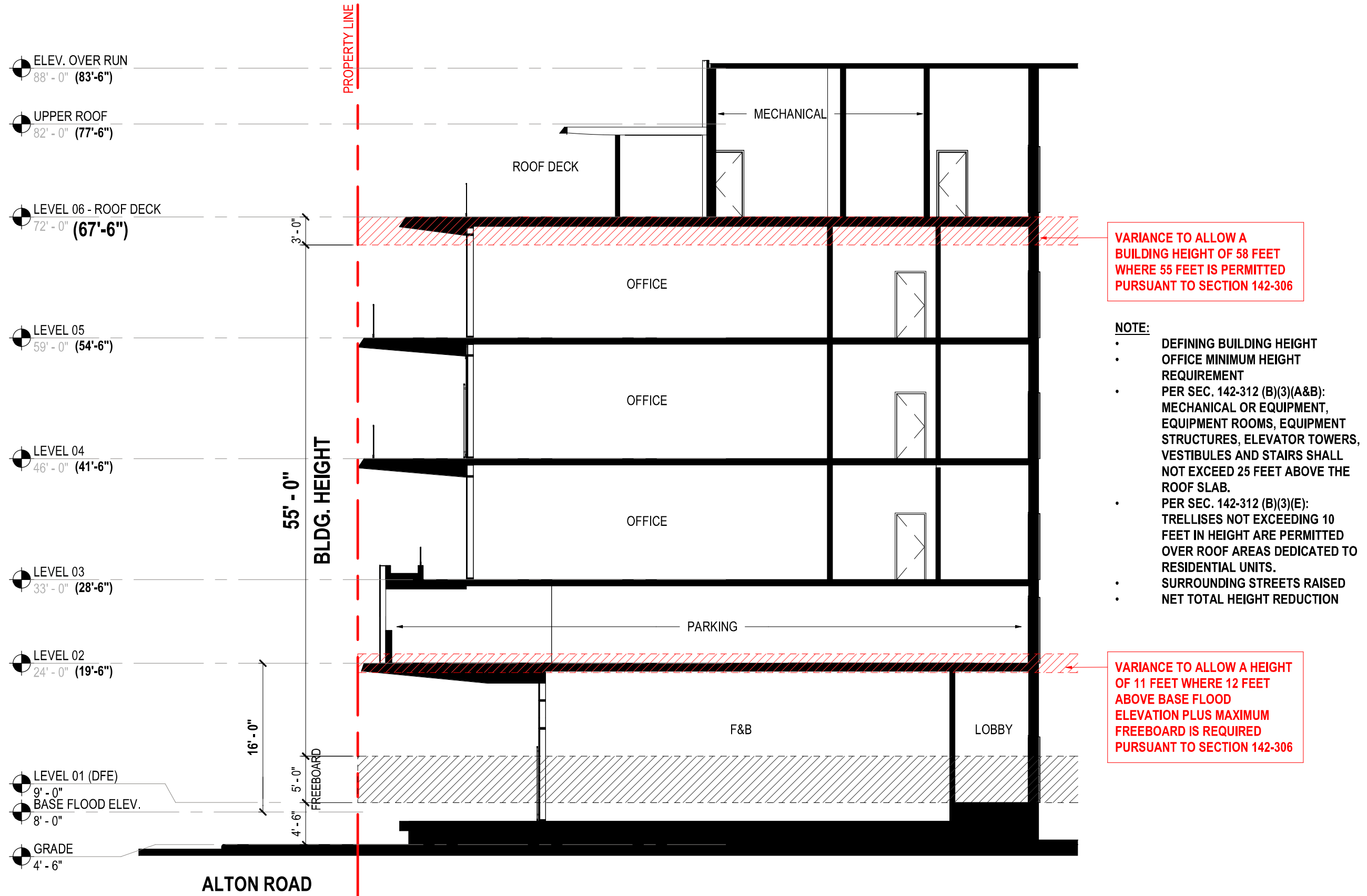
APPENDIX

20TH ST BUILDING SECTION - HEIGHT VARIANCE

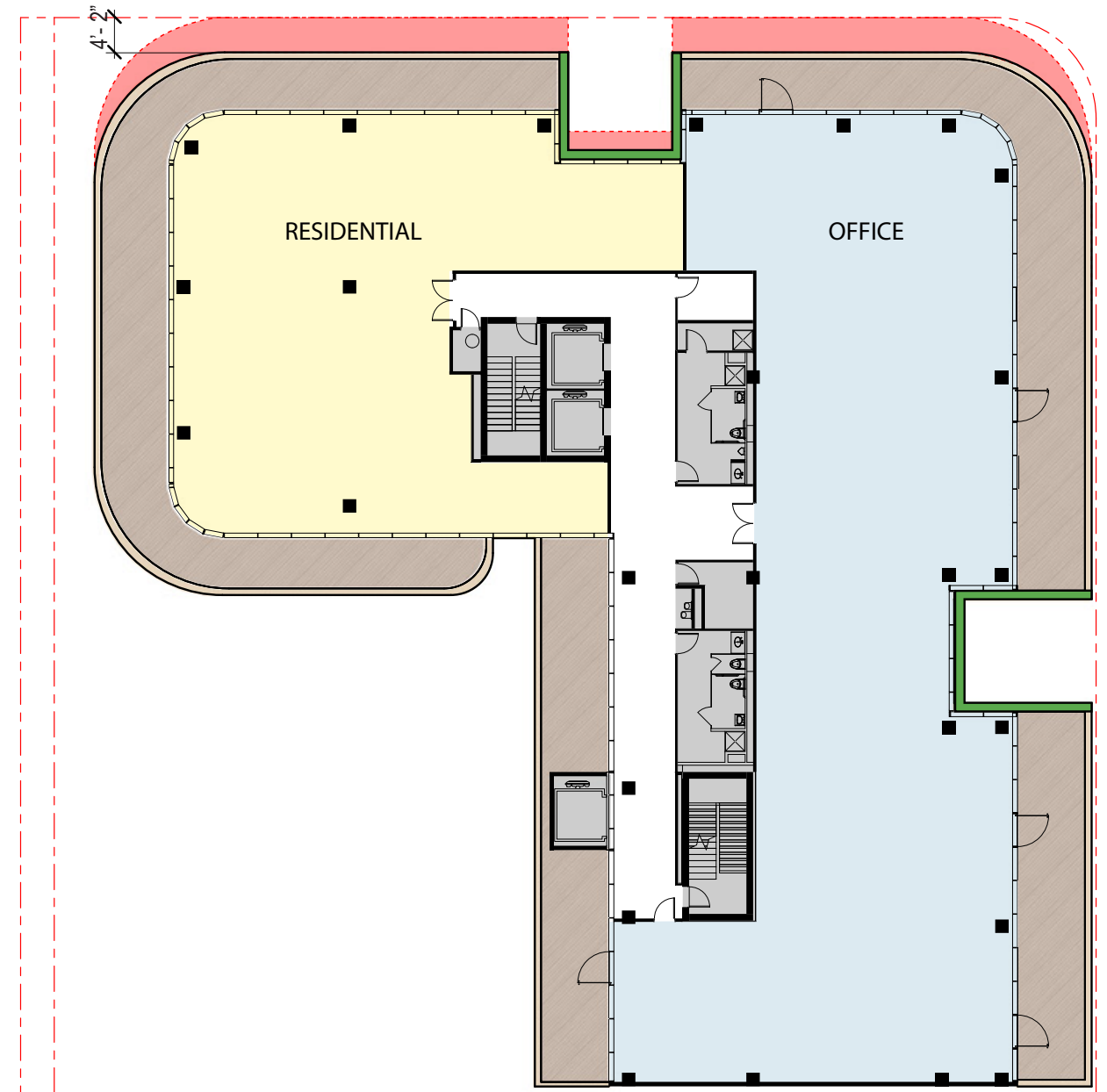


APPENDIX

ALTON RD BUILDING SECTION - HEIGHT VARIANCE



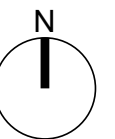
APPENDIX
LEVEL 03 & 04



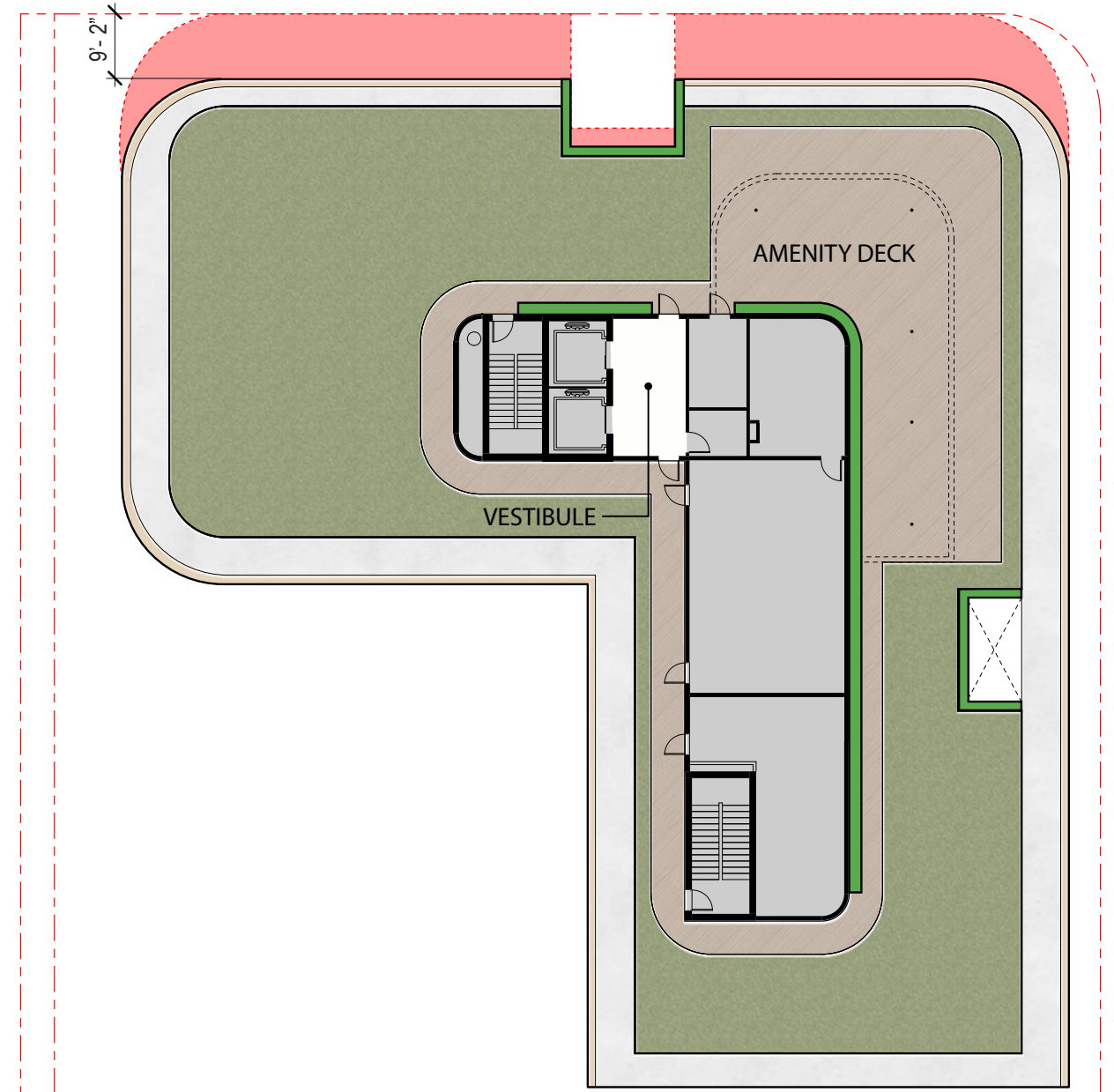
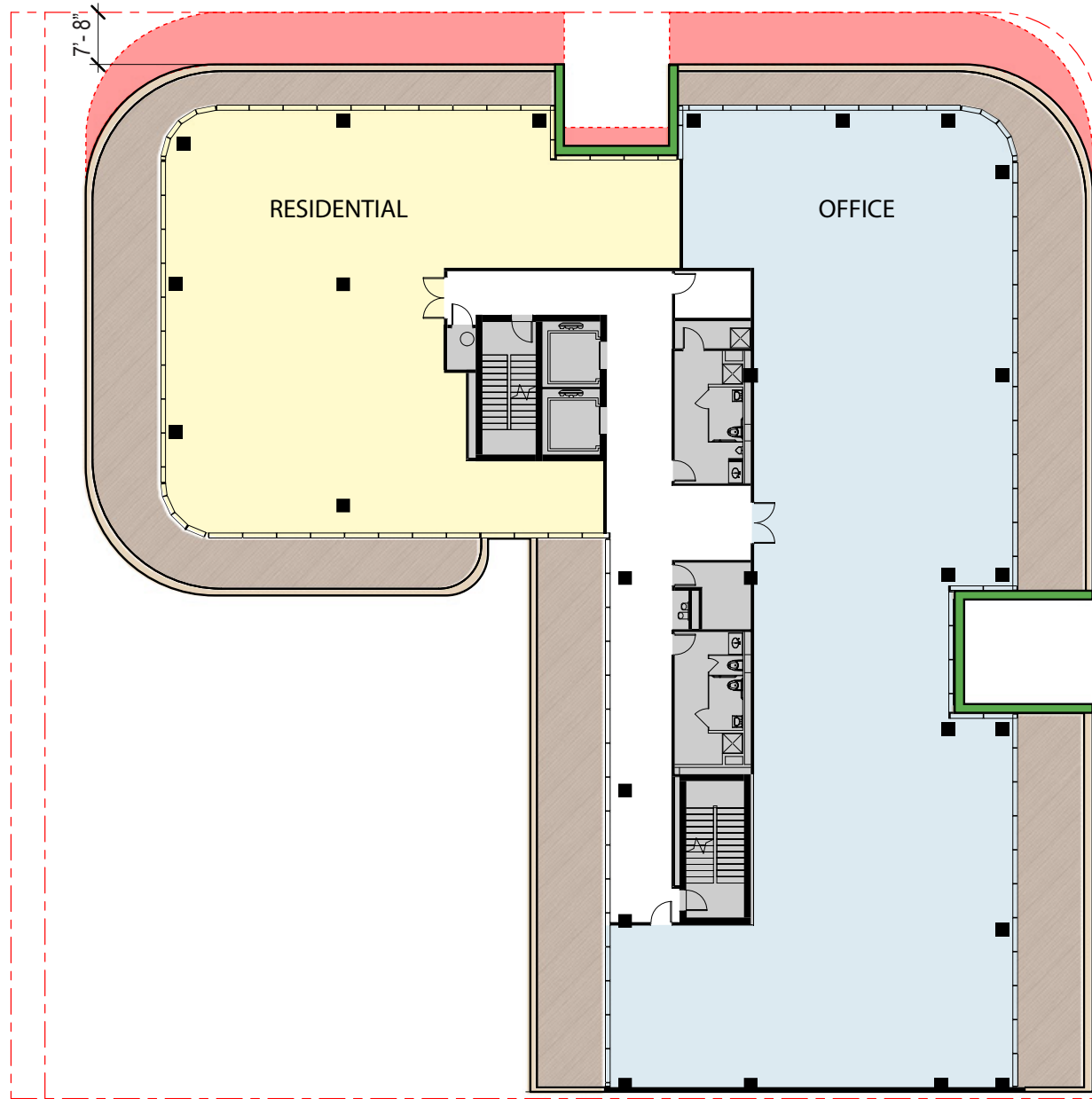
LEVEL 03
REVISION 2: PLANTING AT PERIMETER

LEVEL 04
REVISION 2: NORTH BALCONY SETBACK, PLANTING AT NOTCHES

- OFFICE
- RESIDENTIAL
- REV. 1 BALCONY EDGE
- CORE/BOH



APPENDIX
LEVEL 05 & 06



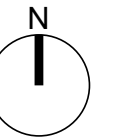
LEVEL 05

REVISION 2: NORTH BALCONY SETBACK, PLANTING AT NOTCHES

LEVEL 06

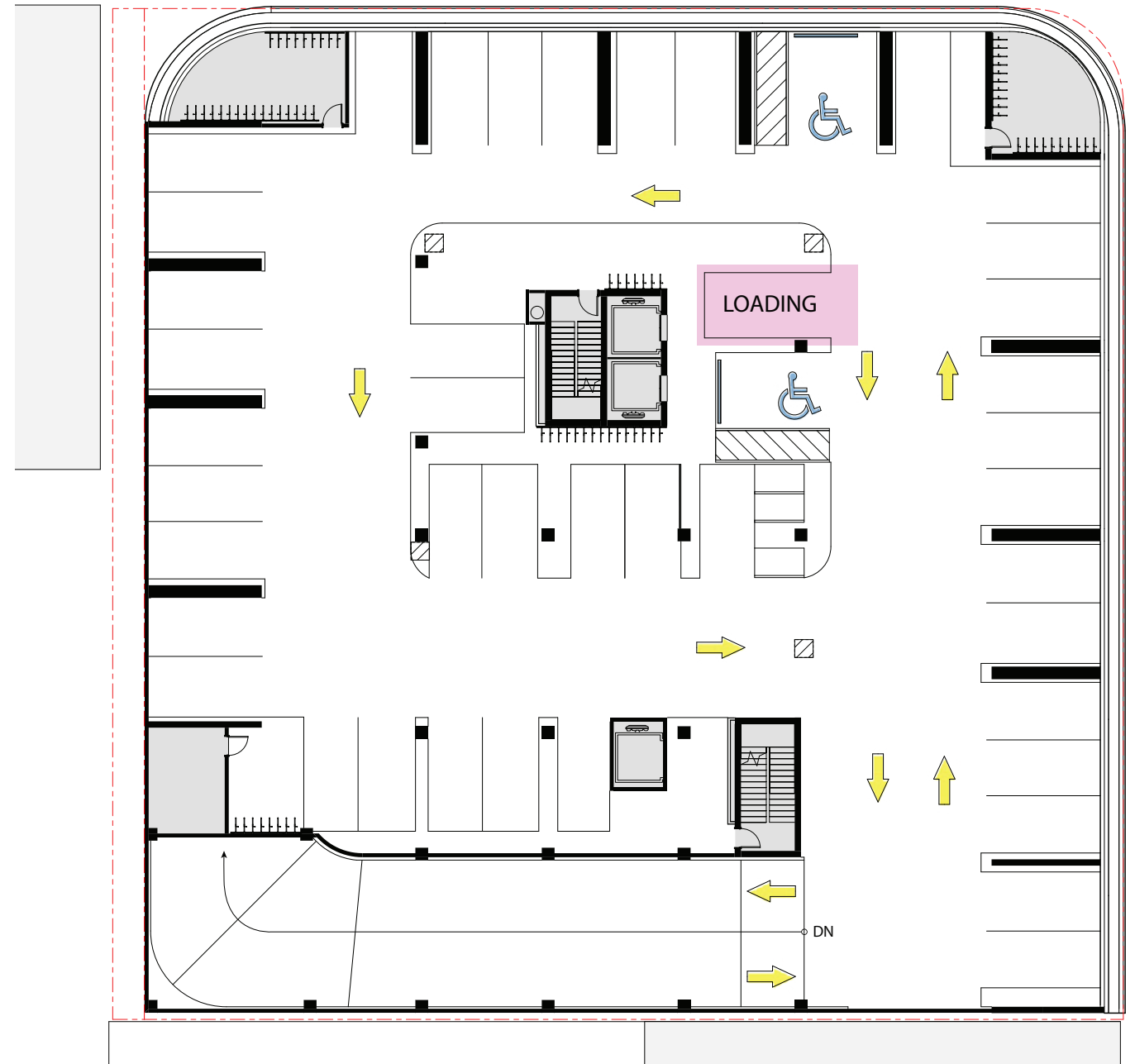
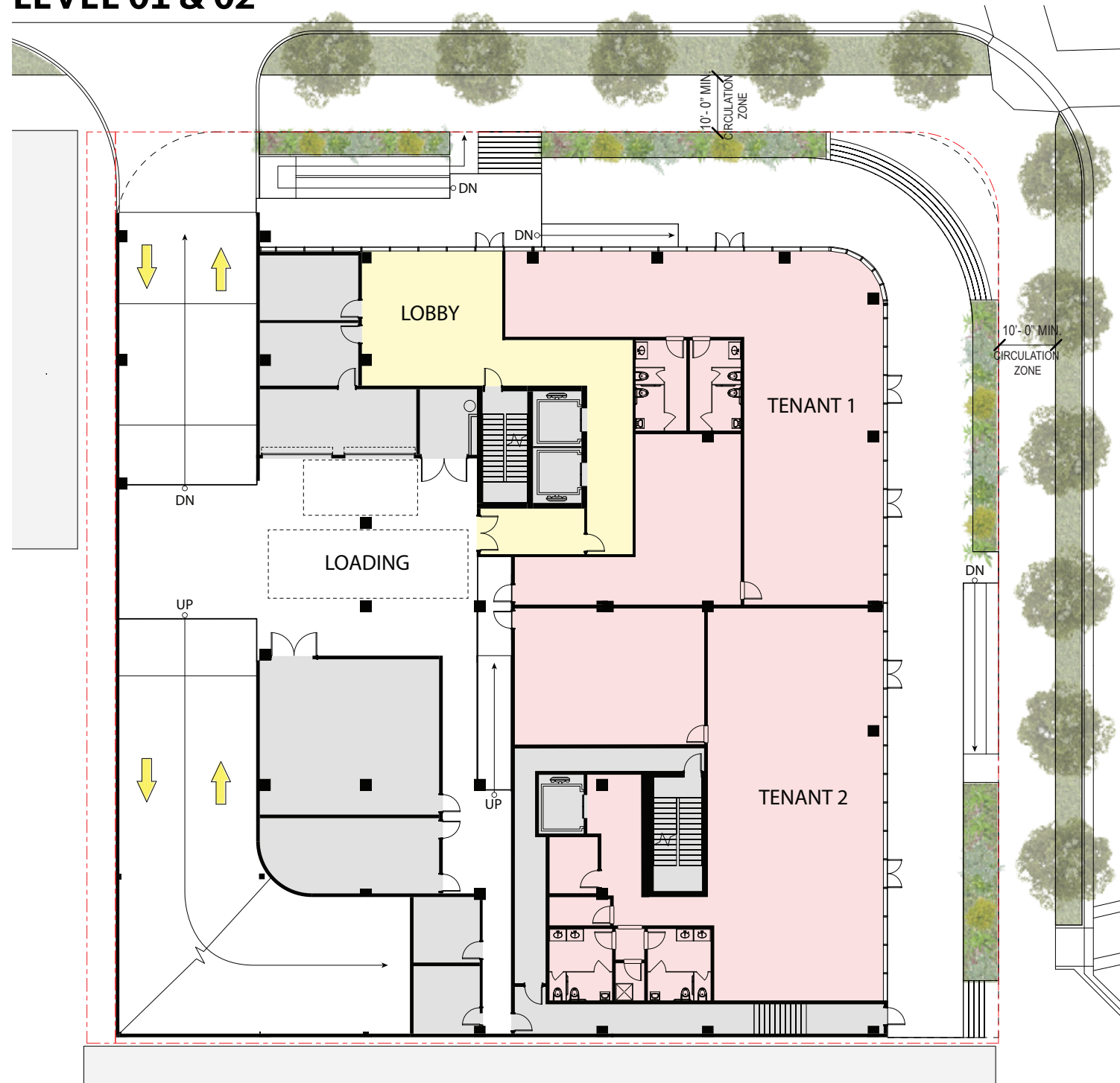
REVISION 2: NORTH BALCONY SETBACK
PLANTING AT NOTCHES AND ROOF

- OFFICE
- RESIDENTIAL
- REV. 1 BALCONY EDGE
- CORE/BOH



APPENDIX

LEVEL 01 & 02

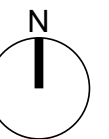


LEVEL 01

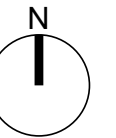
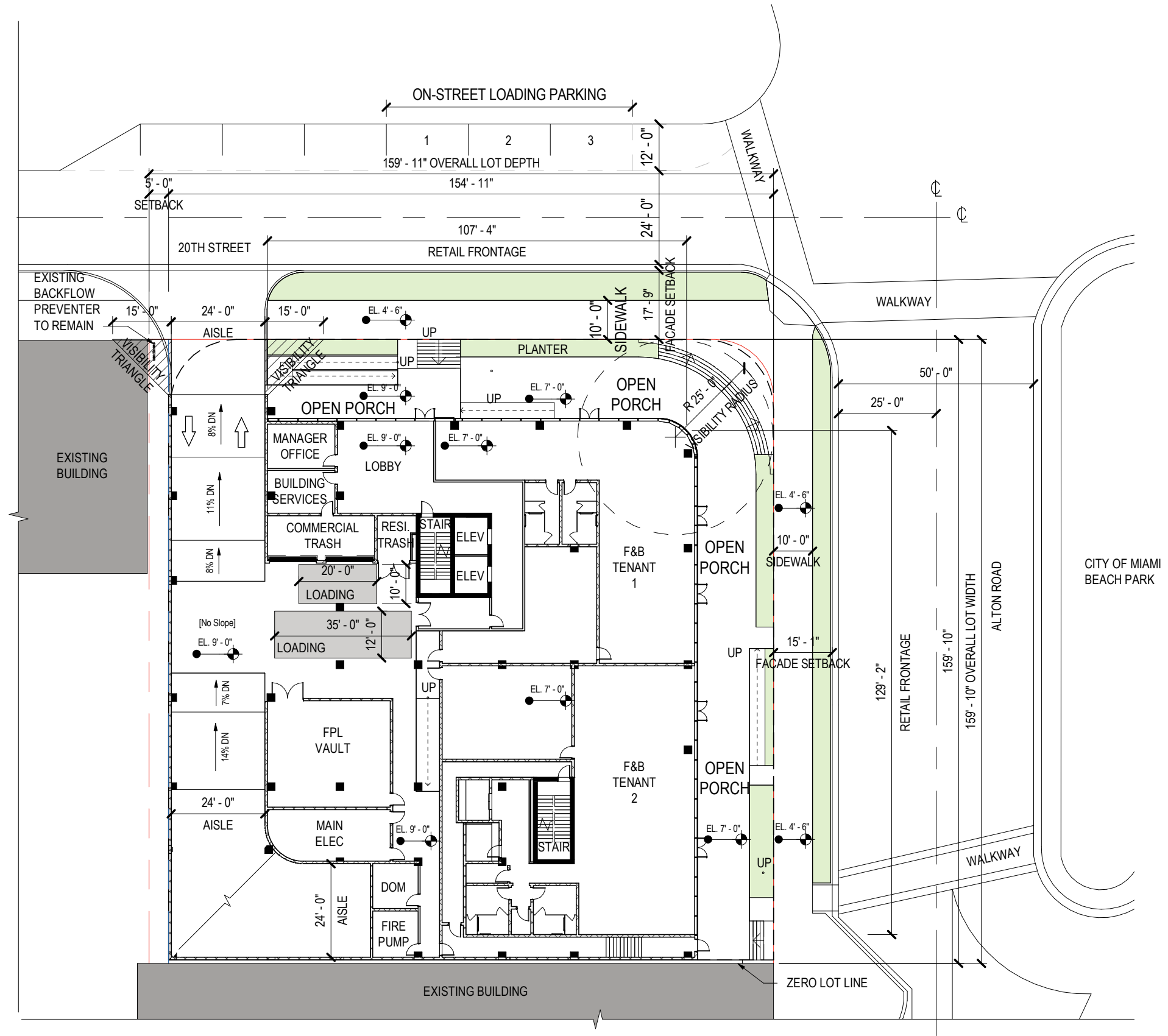
LEVEL 02

- F&B
- RESIDENTIAL
- CORE/BOH

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

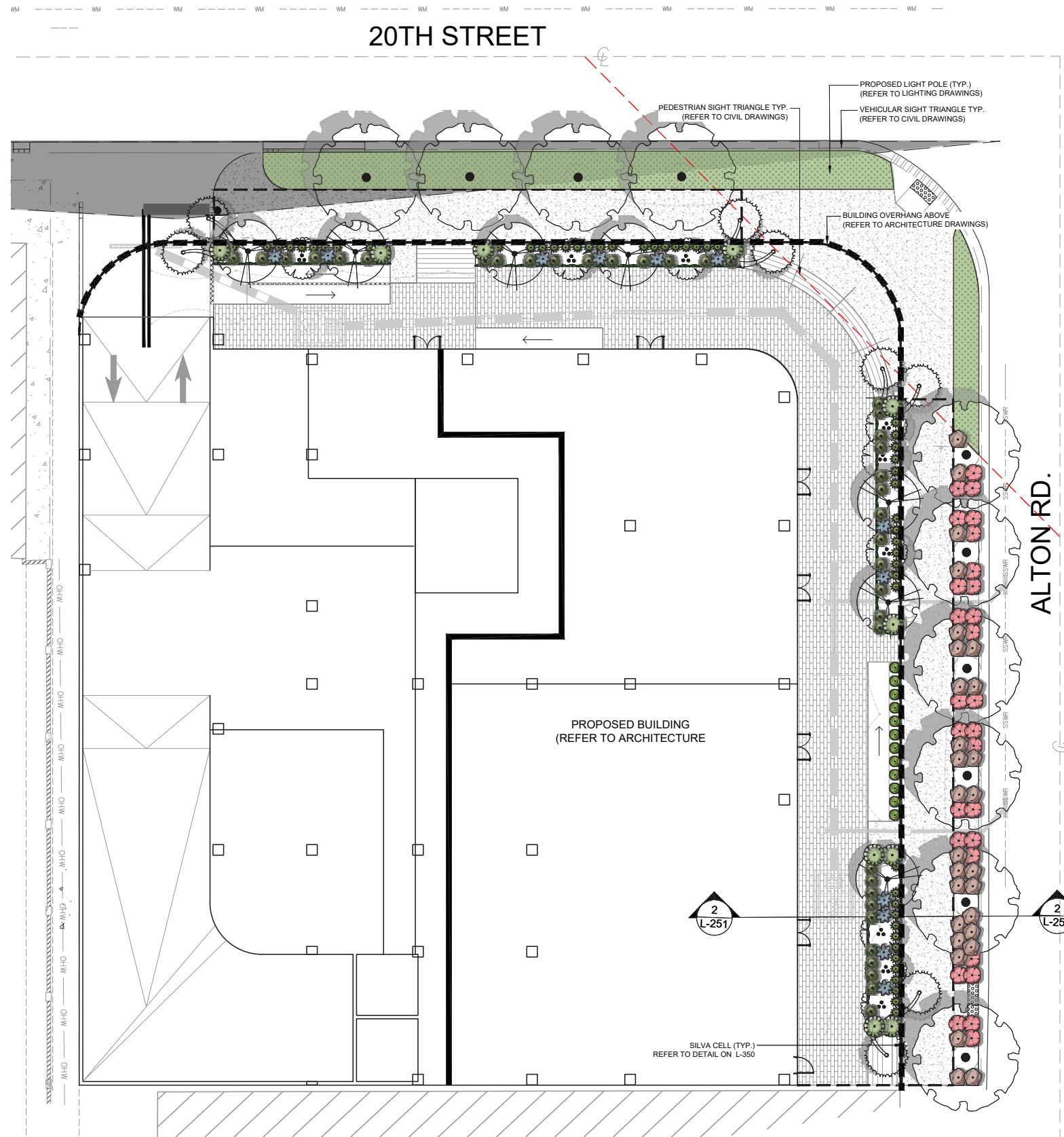


APPENDIX SITE PLAN








APPENDIX

REVISION 1 - LANDSCAPE PLAN - LEVEL 01



TREE AND UNDERSTORY PLANT KEY

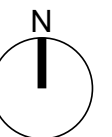
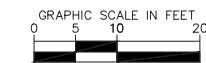
-  **LARGE STREET TREES**
14' HT. MIN. / 3" CAL. / 8' CT.
CONOCARPUS ERECTUS / GREEN BUTTWOOD
-  **CANOPY STREET TREES**
12' HT. MIN. / 3" CAL. / 4' CT.
PIMENTA DIOICA / ALLSPICE TREE
PIMENTA RACEMOSA / BAYRUM TREE
-  **UNDERSTORY TREES**
10' HT. MIN. / MULTI-TRUNK 2" MIN. EA.
CONOCARPUS ERECTUS SERICEUS / SILVER BUTTWOOD
MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER
-  **PALMS**
10' CT. / CURVED TRUNK
SABAL PALMETTO / CABBAGE PALMETTO
-  **R/W GROUNDCOVERS**
12"-18" HT. MAX. / 18" OC.
ARACHIS GLABRATA / PERENNIAL PEANUT
ERNODEA LITTORALIS / GOLDEN CREEPER
MICROSORUM SCOLOPENDRIA / WART FERN

SHRUBS KEY SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME
	CA2	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	CN2	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

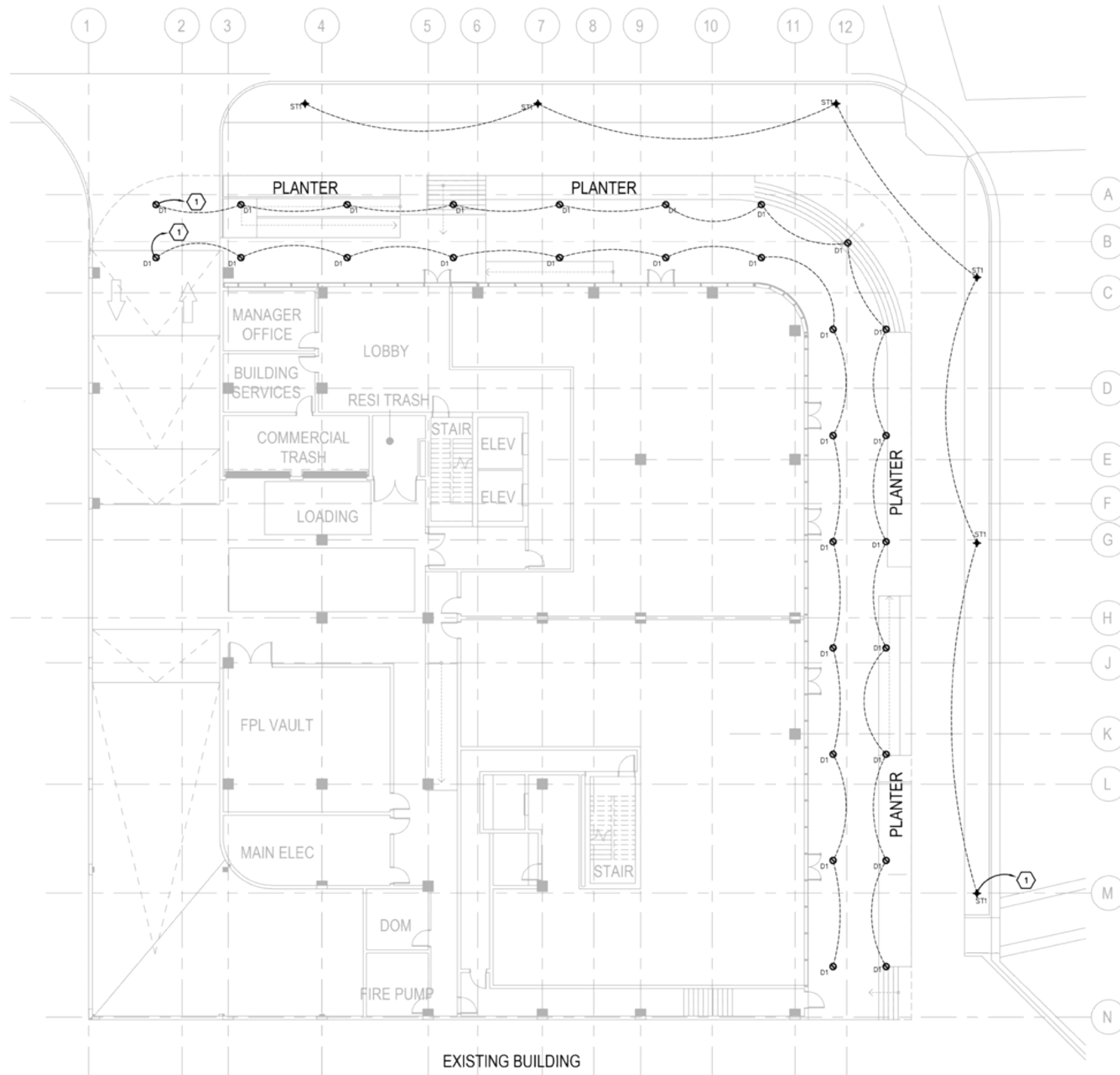
NOTES:

- 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 MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- 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.



APPENDIX

REVISION 1 - LIGHTING PLAN - LEVEL 01

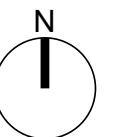


LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER/DESCRIPTION	VOLTAGE	LAMPS	LOCATION	REMARKS
D1	RECESSED ROUND DOWNLIGHT ALPHABET LM-79 NU4-RD-20LM-40K-90-D40-UNV-DIM10-NC-MC-MC	120/277	LED	AS SHOWN	1,2
ST1	POLE TOP LIGHT FIXTURE BEGA MODEL #77142	277	LED	AS SHOWN	1,2

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 MOUNT SPECIFIED FIXTURE.

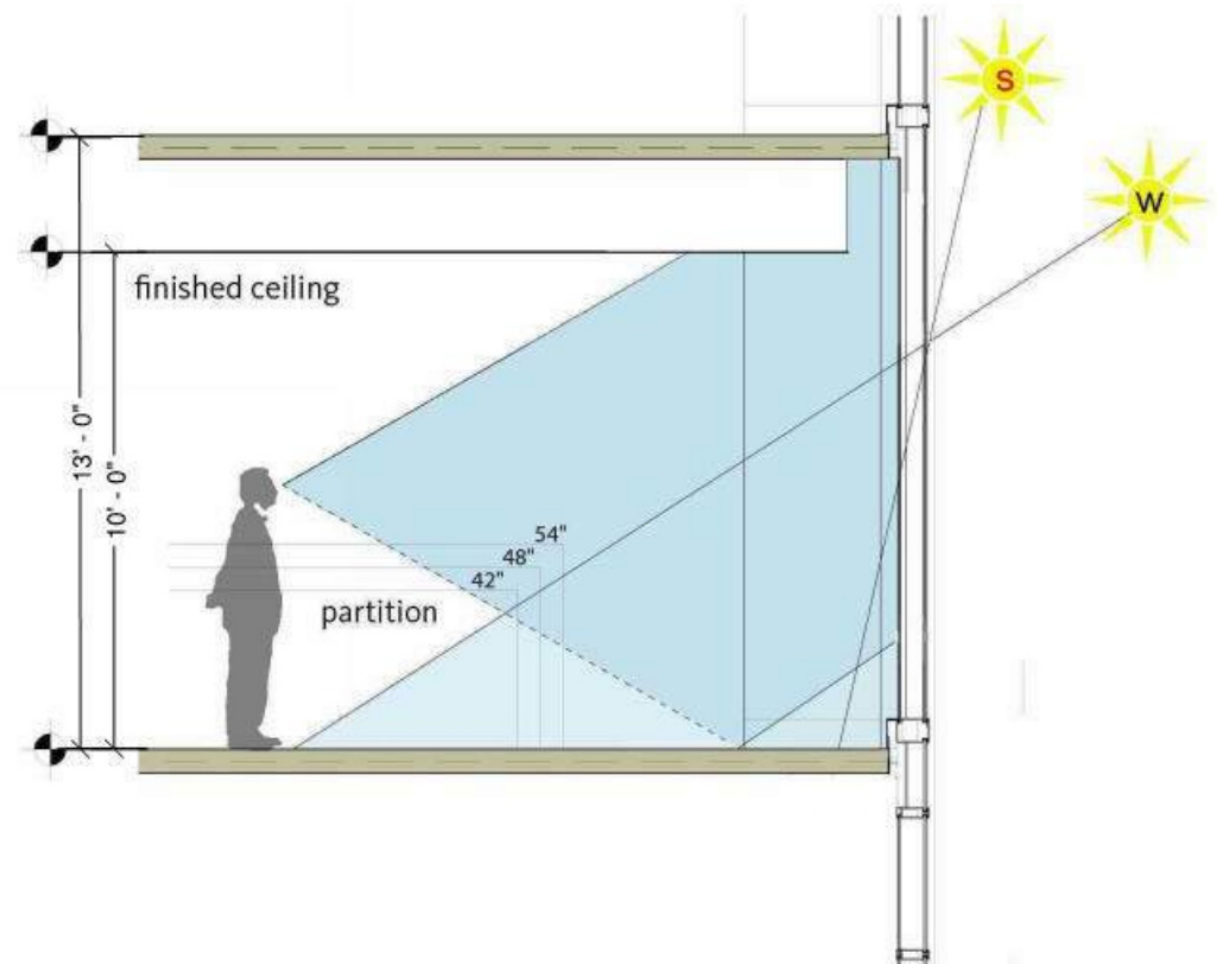
ELECTRICAL KEYNOTES	
①	LIGHTING SHALL BE POWERED VIA THE BUILDING EMERGENCY LIGHTING CONTROL PANEL.



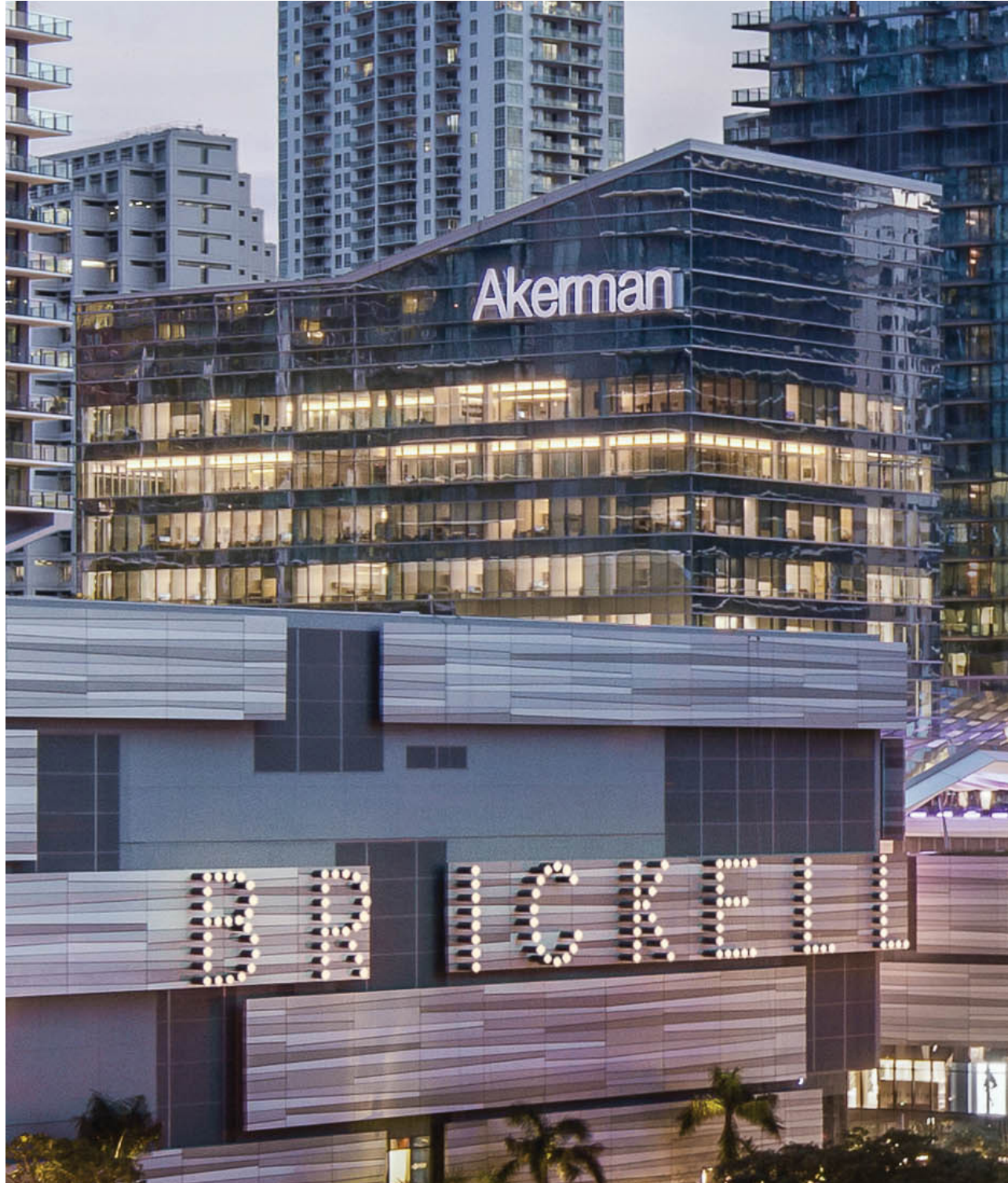
APPENDIX
CLASS A OFFICE REFERENCE



600 BRICKELL AVE
Office Floor to Floor Height: 13'-0"



APPENDIX
CLASS A OFFICE REFERENCE



THREE BRICKELL CITY CENTER
Office Floor to Floor Height: 13'-0"



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THANK YOU