

SUMMARY OF CHANGES TO PARKING GARAGE STRUCTURE ELEVATIONS AND LANDSCAPING:

1. To address the request to provide varied roof lines and articulation to allow for the softening of the rooftop edge, the following changes are proposed;

- a. All three of the rooftop trellis elements have been modified to make them three dimensional. This has been done by extending the trellis roof beams and adding support columns on the interior of the rooftop. Trellis roof material and color will be consistent with the rooftops of the stairwell and elevator elements and the canopies. The consistency in color and material will tie the various façade elements together and add interest to draw the eye across the various elements of the structure.
- b. The parapet walls have been raised by 12" in alternate sections to provide a variety of heights along the roof line. This change applies to the east and west elevations and will add interest to the roof line.
- c. The raised parapet walls will be painted a complimentary color to reinforce the variation in height.

2. To address the request to add softer elements, better articulation, greater depths in offsets, vertical articulation, changes to the ventilation openings, terracing, overhangs, and the addition of elements to create shadow lines on the façade the following changes are proposed;

- a. Horizontal beams at various depths have been added to the west façade to provide a terrace effect. These beams will create variation in the façade, shade and a greater depth of articulation to the west façade. The east elevation will continue to provide a heavy landscape buffer at the lower levels and awnings at the upper level.
- b. An alternate color has been added to the full vertical height of the façade sections that have raised parapets. The color is intended to reinforce the changes in depth created by the horizontal beams and to reinforce the variation of column width on the East, South and West Façades.
- c. The vertical columns have been increased in width to reduce the opening size of the ventilation openings, and increase the definition of the column.
- d. The vertical columns have been extended away from the façade by 20" to create a vertical terracing effect and to reinforce the terracing effect of the horizontal beams.
- e. The aluminum clad elevator shaft/stairwell has been extended by 4' to allow the beams to terminate into a wall and to create an arcade walkway.

To address the screening of the garage and provide further compliance with the code, the site and landscape plans have been amended to incorporate the following:

1. The walkway from East Ilex north to the main building has been re-positioned against the wall of the garage, below the 'terraced' beams to provide an arcade and shaded walkway.
2. The landscape strip that parallels this walk has been shifted to the west between the walk and the parking. This rearrangement will allow additional tall Palms to be placed along the west façade of the garage. The palms will provide screening, and shade for the walkway.
3. The Buttonwoods previously proposed on the north side of the entrance drive have been relocated and replaced with Royal Palms to continue the royal palm theme in the landscape strip along US 1 north of the entrance.
4. The landscape strip located in the parking lot, west of the garage, has been modified to include Buttonwoods and additional plant material to more effectively screen the parking garage from US 1.

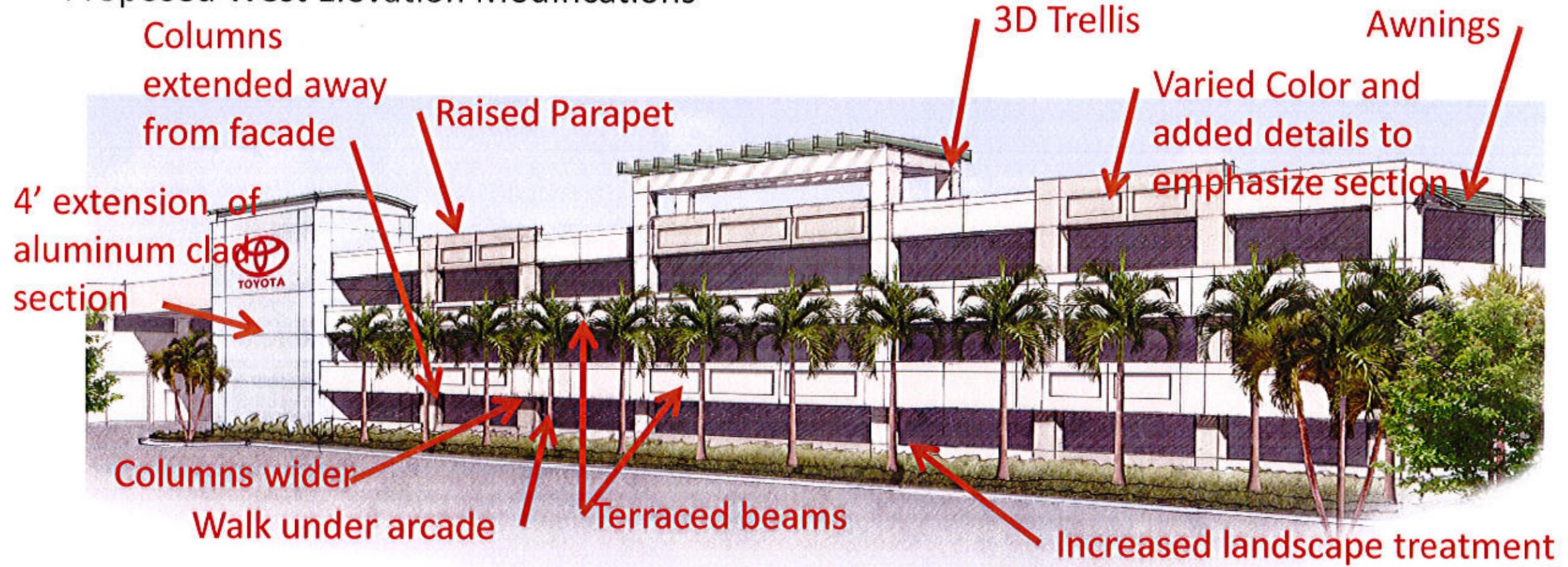
These proposed changes are estimated to add approximately \$125,000 to the cost of the project. It is the applicants hope that these changes will address the comments and concerns of the Commission.

ADDITIONAL APPLICANT EXPLANATIONS FOLLOWING INITIAL COMMENTS:

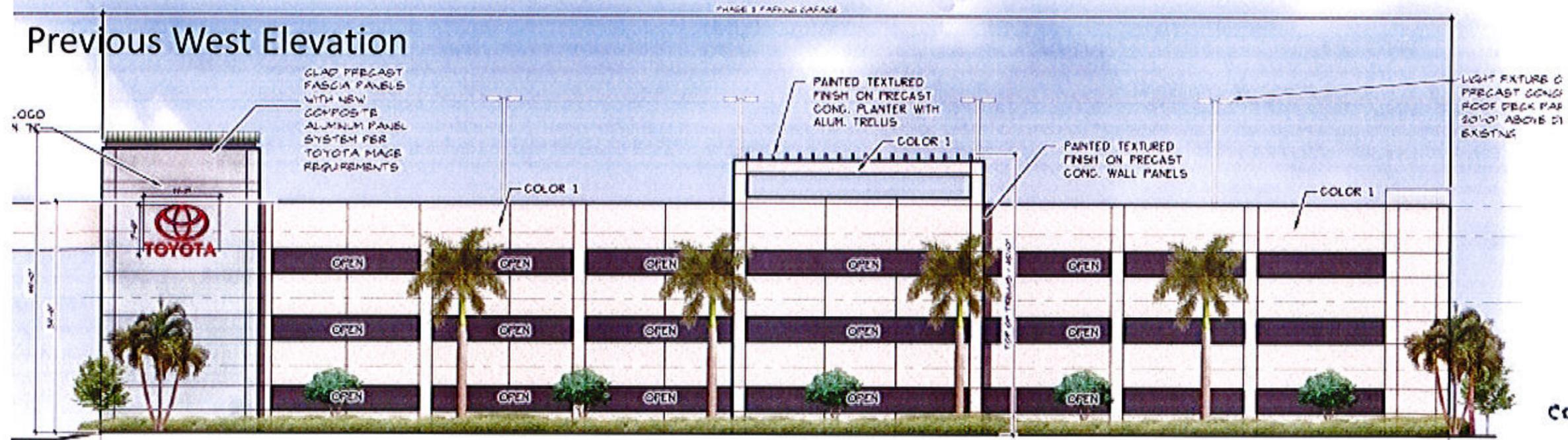
They spoke to the Architect about what could be done to the parapet edge and they were concerned about adding curvilinear elements on the top edge as they felt it would be inconsistent with the overall design. They did look at adding curved corners to the garage but the impact to the interior would require a redesign of the structure and the cost would be prohibitive.

A good portion of the base of the garage will be hidden with plants. The southwest corner of the addition to the existing building (which is very visible) will have a curved corner which is felt would make a great statement. They have tied the architectural elements of the garage and the main building together with the use of aluminum cladding, green curved roof elements, wall and trim colors, and now the garage has the additional wall details to add interest to the wall beam elements. With the awnings and trellis, there were concerns about adding "too much" to the elevation of the garage that could make it completely out of character with the existing building.

Proposed West Elevation Modifications



Previous West Elevation



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West Facade View of Garage *facing Federal Hwy.*

urban
design
kilday
STUDIOS

GLIDDENSPINA
ARCHITECTS

community
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development


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LAKE PARK, FLORIDA



Community
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urban
design
kilday
STUDIOS

GLIDDEN SPINA
ARCHITECTS

South / East Facade View of Garage

↳ facing E. Ilex Drive



EARL STEWART TOYOTA
LAKE PARK, FLORIDA



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STUDIOS

GLIDDEN SPINA
ARCHITECTS

(East)
South Facade View of Garage
Facing Lakeshore Drive



EARL STEWART TOYOTA
LAKE PARK, FLORIDA

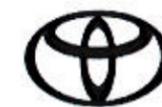




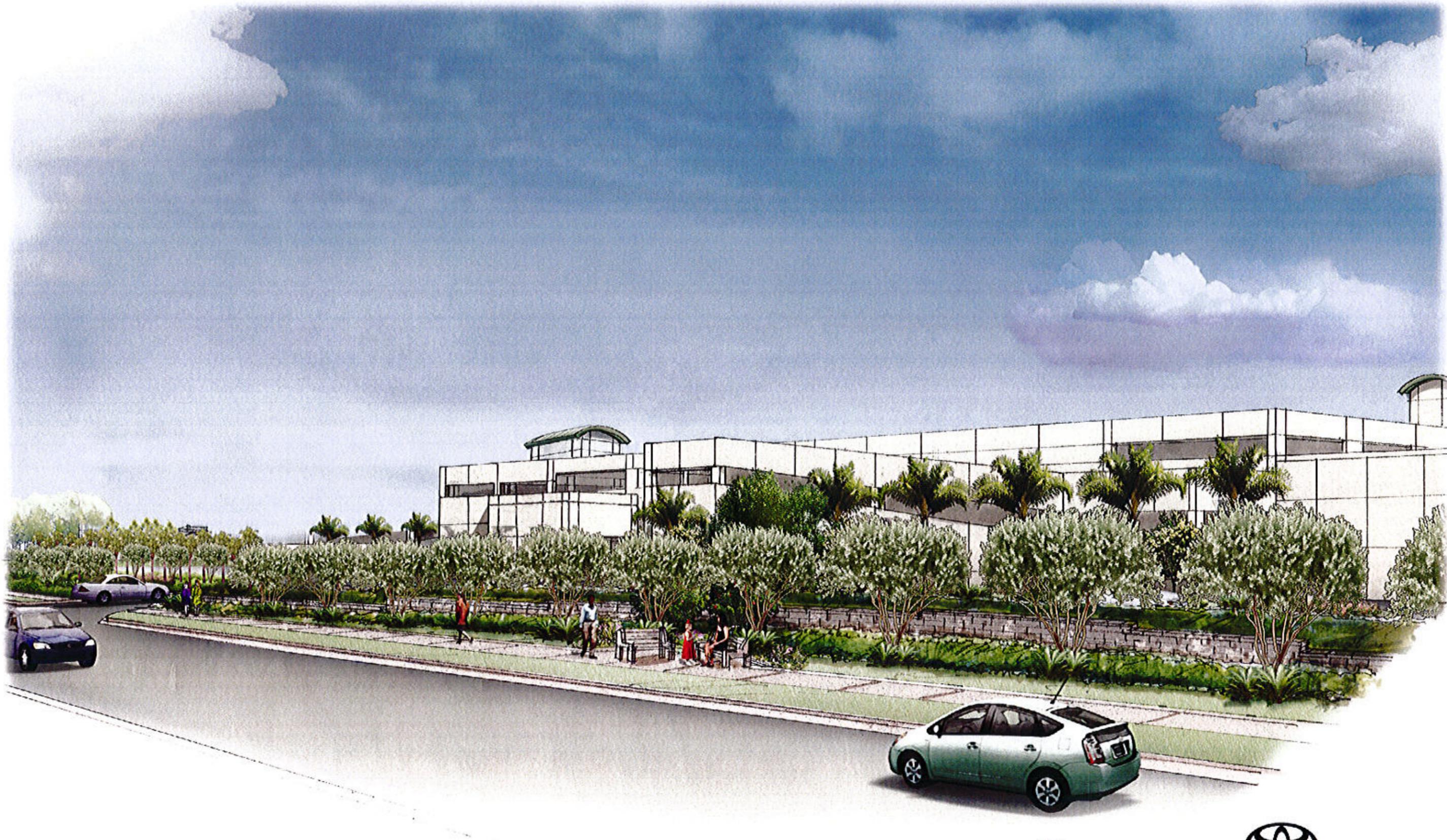


EAST FACADE VIEW OF GARAGE
PHASE III AT TIME OF CONSTRUCTION

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REAR VIEW
PHASE III AT TIME OF CONSTRUCTION

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