



ATLANTIC CROSSING – CONDOS BUILDING IV

ENTRIES, CORRIDORS, UNIT ENTRIES & AMENITIES

EDWARDS COMPANIES

Design Development Presentation

November 15th, 2023

III studio4D
inc.

LOOK AND FEEL



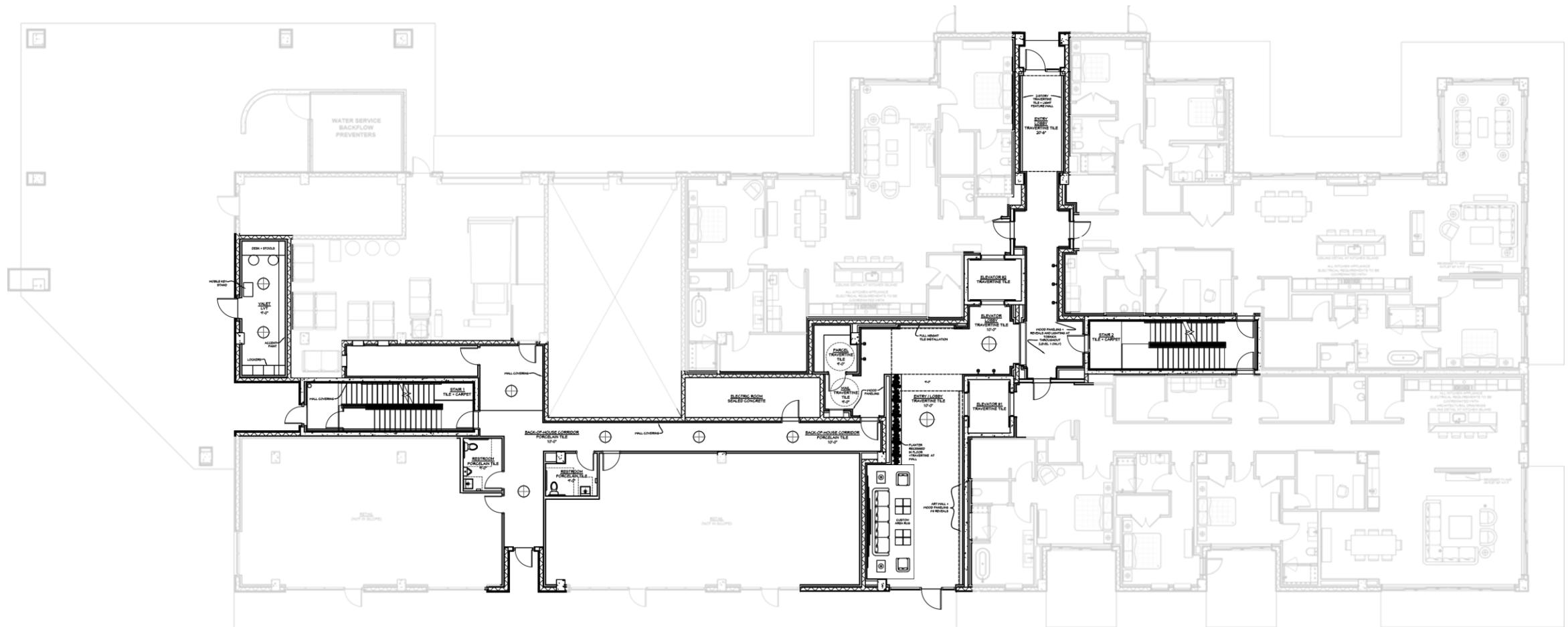
MATERIAL PALETTE



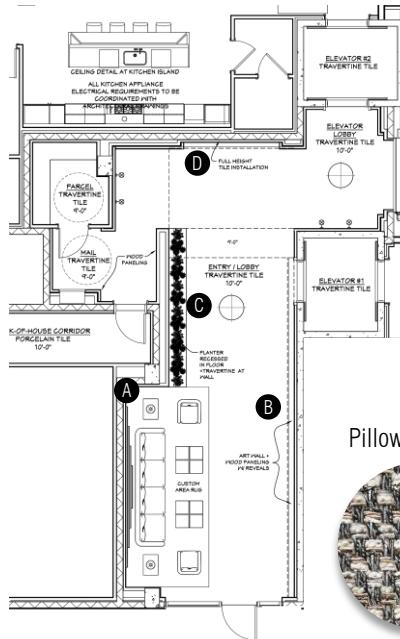
BUILDING IV

BUILDING IV - FIRST FLOOR LAYOUT

(Not To Scale)



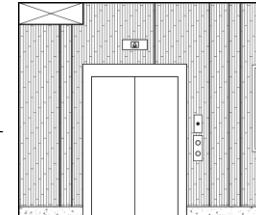
FIRST FLOOR SOUTH ENTRY LOBBY + MAILROOM



B Wood Veneer + Brass Reveals at Walls Throughout



Recessed Base +
Down Lighting
Throughout 1st
Floor Corridors



E

Plan East Corridor Elevation



Pendant at South Entry
Elevator Lobby
(30" Dia.)

Travertine Stone
Behind Planter



C Recessed Linear Planter
Flush With Floor
**Add linear grow light at
ceiling light pocket. Verify
distance from plants to be
effective (10'-0" CH)



D Art Concept at Sicis Mosaic
Tile Feature Wall

A Feature Wall At Entry Lounge



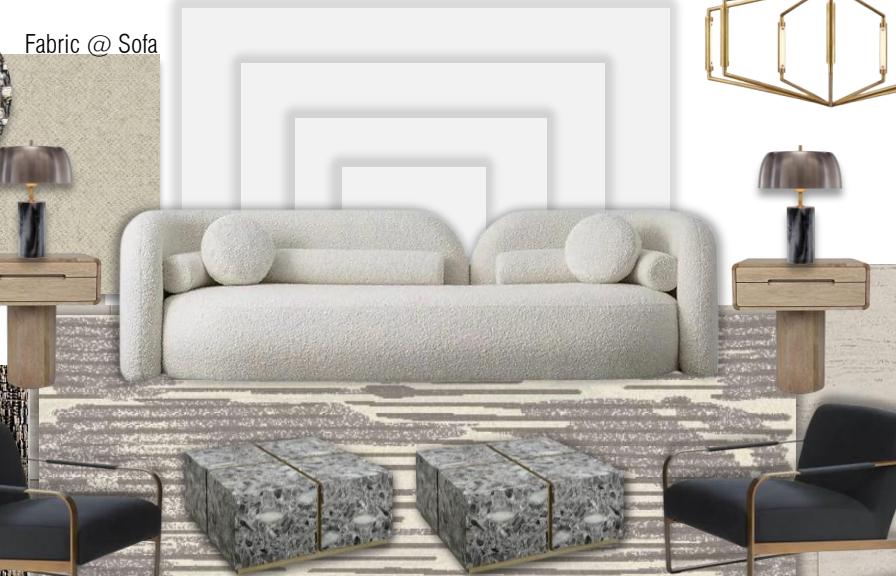
Pillows @ Sofa

Fabric @ Sofa

Custom Inset Rug at Entry Lounge Grouping



Fabric @
Lounge Chairs



Brass Reveal at Wood
Paneling Throughout
Corridor

Wood Veneer at Corridor Walls Throughout

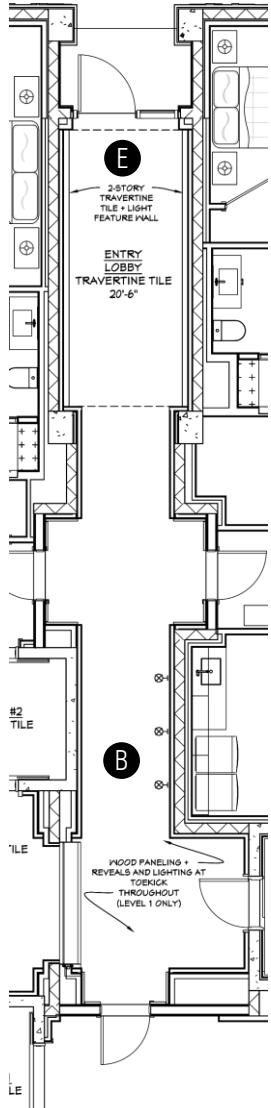
Travertine Stone Flooring + Base Throughout



Wall Sconces
@ Corridor



FIRST FLOOR NORTH ENTRY LOBBY



E Stone Feature Walls – Recessed Tiles + Brass Surround and Lighting Full Height Flanking 2-Story Entry



Stone Feature Elevation @ North Entry Lobby



B Wood Veneer + Brass Reveals at Walls Throughout



7" H Recessed Base + Down Lighting Throughout Corridors



Pendant at North Entry (42" Dia.)

Wall Sconces @ Corridor



Pendant at South Entry Elevator Lobby + Elevator Lobbies Throughout All Levels (30" Dia.)



Travertine Floor Tile Throughout + Base Throughout & At Feature Walls

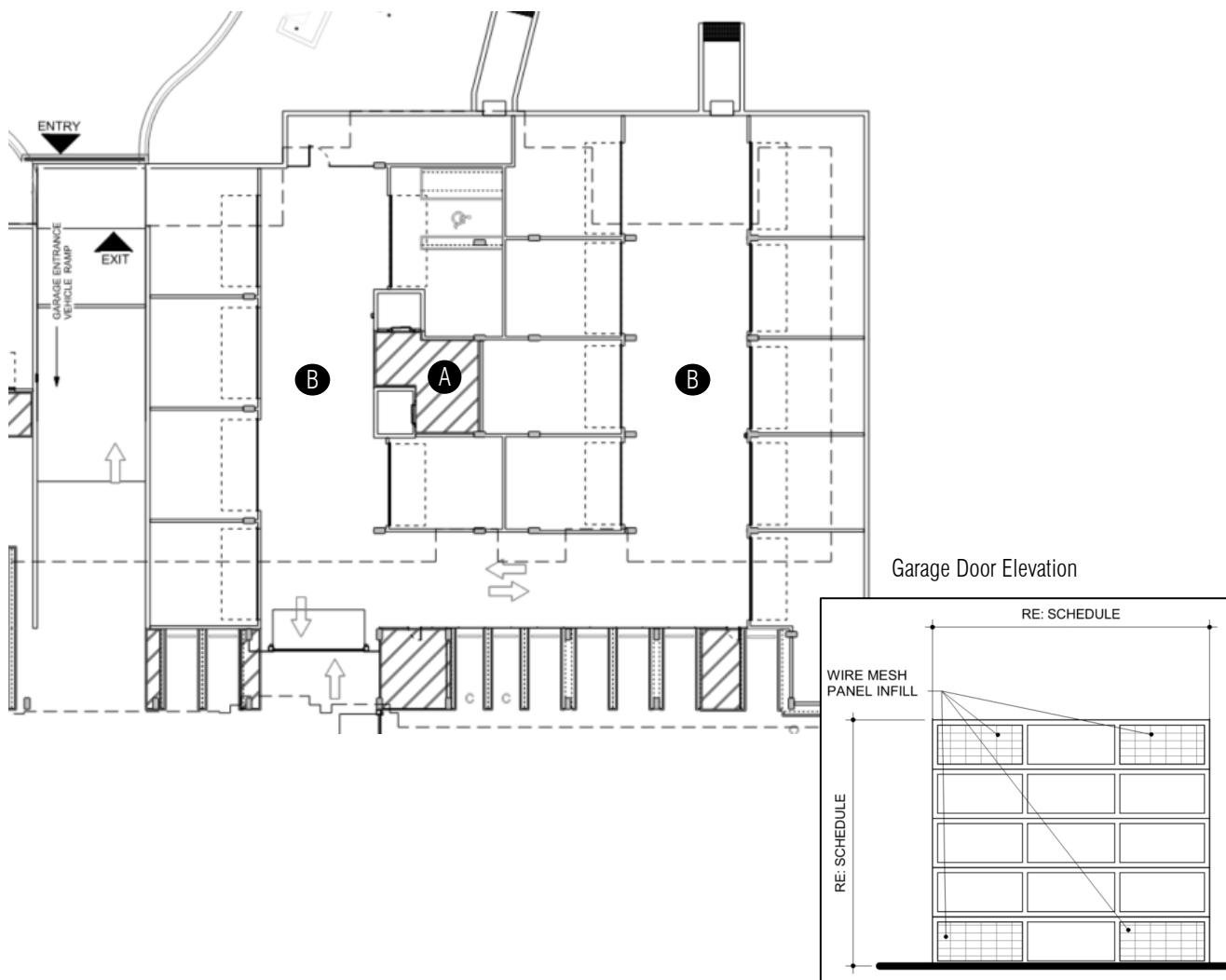


Brass Reveal at Wood Paneling Throughout Corridor



Wood Veneer at All Corridor Walls Throughout

RESIDENT PRIVATE GARAGE



A Metal Slats with Wood Film + Planters
@ Condo Elevator Lobby



Wood Veneer @ Metal Wall Slats



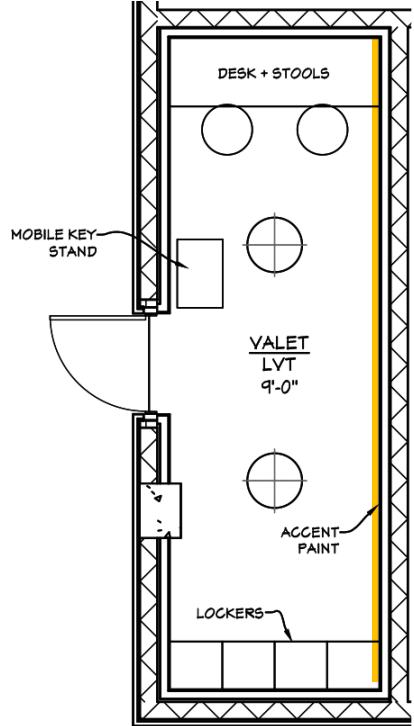
Wall Sconces
@ Slats

Concrete Bench @ Condo Elevator Lobby

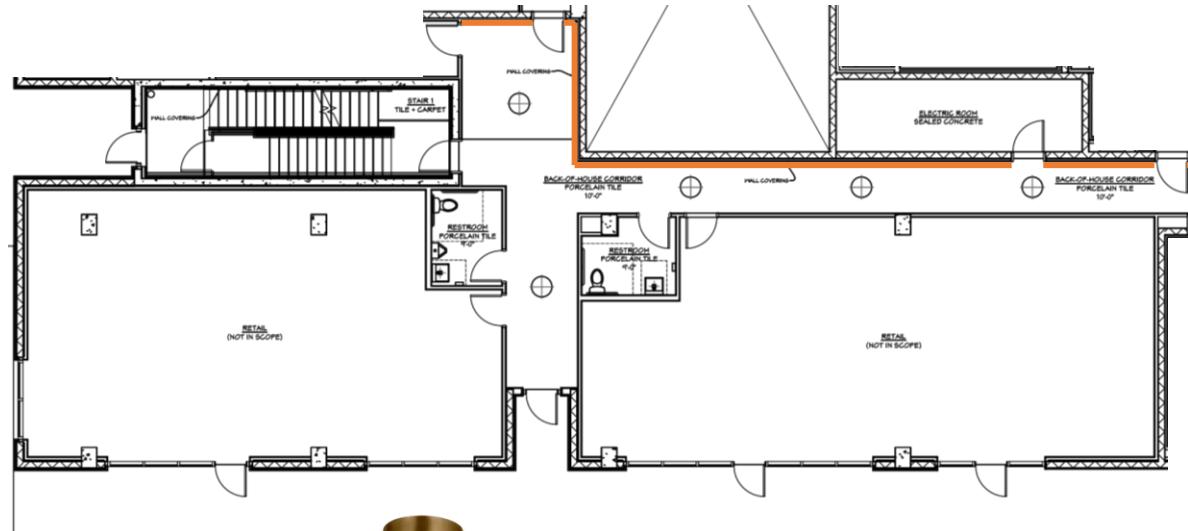
Porcelain Tile @ Elevator Lobby (Tile Size 32" x 32")

B Concrete Throughout Garage Floor
**Pending site conditions, if concrete is not clean than Ownership wants to consider adding an epoxy at the private garages

VALET



RETAIL RESTROOMS + BACK CORRIDOR



Pendant Light
at Corridor



Wallcovering @ Corridor Walls (Shown in Orange on Plan)

Wall Light @ Vanity Wall



Faucet & Sink @ Vanity



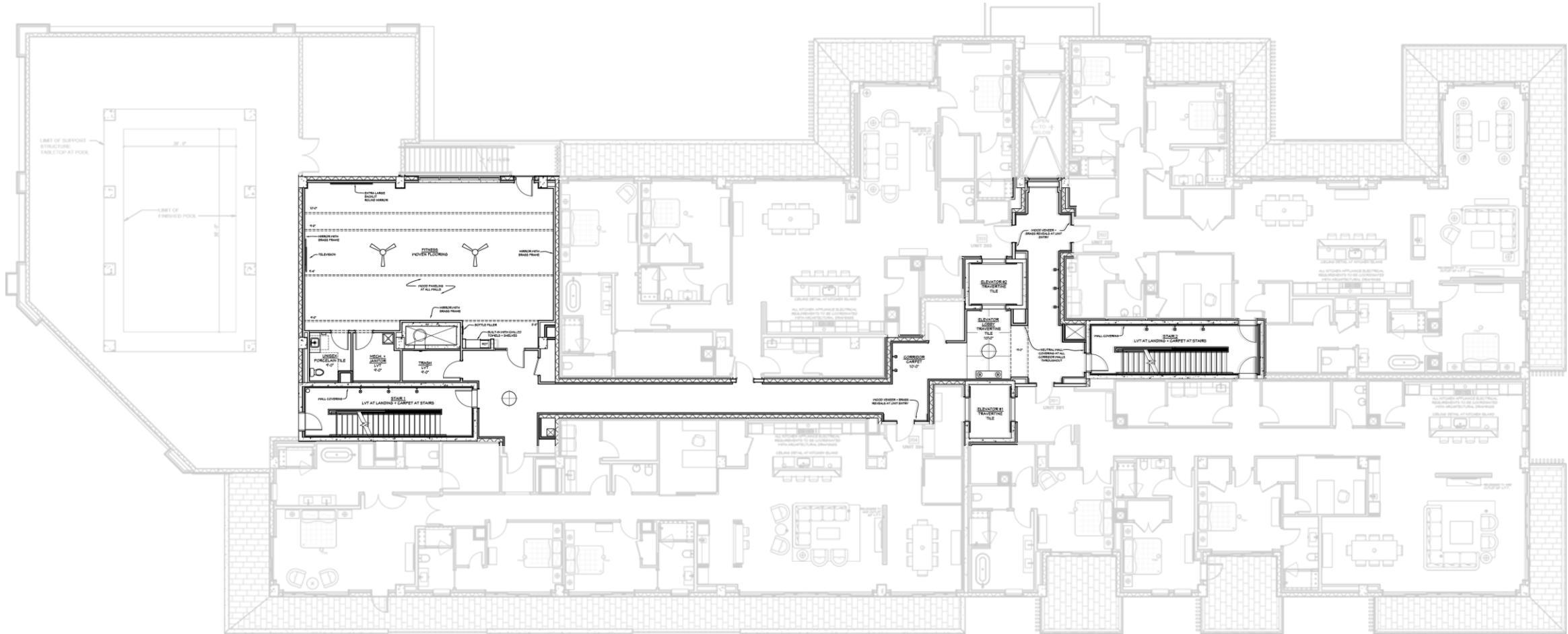
Mirror @ Vanity

Quartz Countertop @ Vanity

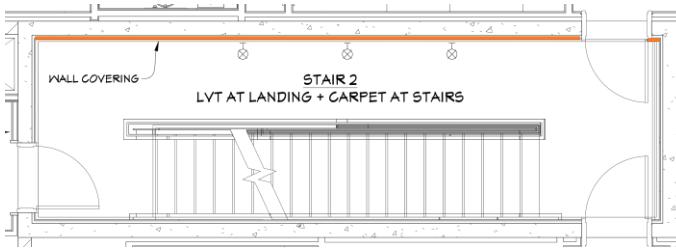
Floor Tile @ Corridor & Restroom Wall + Floor (Tile Size 32" x 32")

BUILDING IV - SECOND FLOOR LAYOUT

(Not To Scale)



STAIRWELLS



General Paint

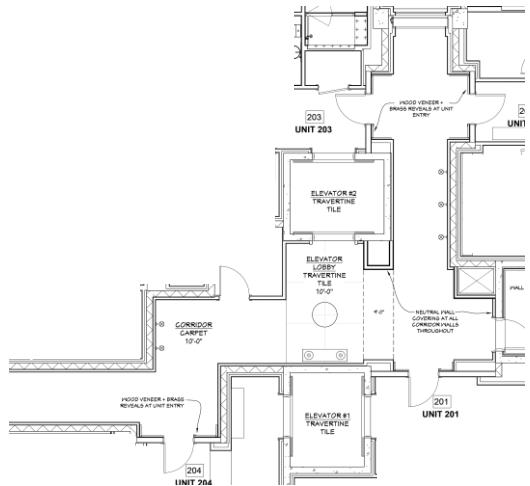
Wallcovering @ Plan North Walls
(Shown in orange on plan)



Railing Finish
(Bronze Metallic)



CORRIDORS & UNIT ENTRIES



Pendant at Elevator Lobbies Throughout (30" Dia.)



General Wayfinding Signage Concept

Unit Entry Concept



Unit Signage Concept (Back lit Laser Cut Metal)



Pendant Lighting @ Unit Entry Doors



Travertine Stone Flooring @ Elevator & Elevator Lobbies



Wall Sconces @ Corridor

Wood Veneer at Unit Entry Portal Surround + Back Wall



Brass Reveal at Wood Paneling

Broadloom Corridor Carpet (Floors 2-4)



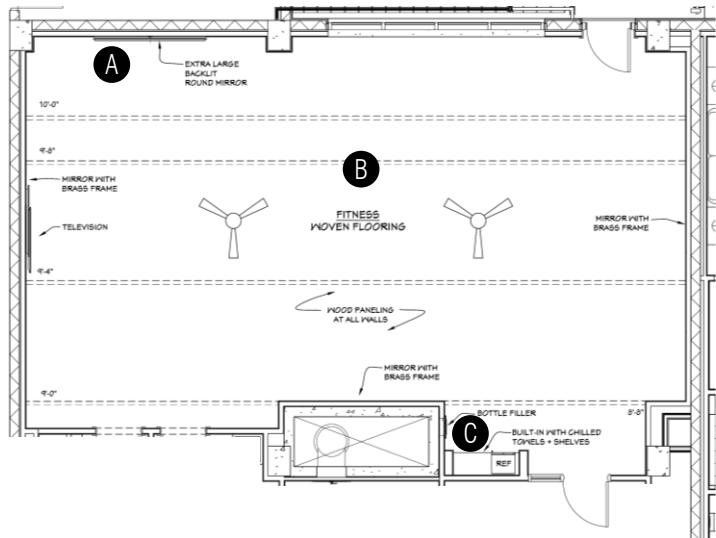
Stone Base Throughout

Overall Corridor Look + Feel

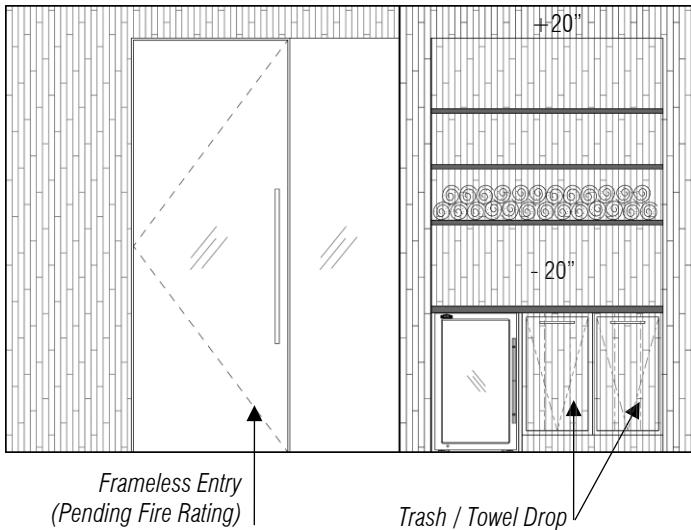


General Paint @ Ceiling

SECOND FLOOR FITNESS



Built In Elevation



A Extra Large Back Lit Round Mirror



B Step Ceiling Detail + Linear Accent Lighting



C Built-in Equipment Storage Concept



General Paint @ Ceiling



In-Wall Commercial Filtered Water Dispenser

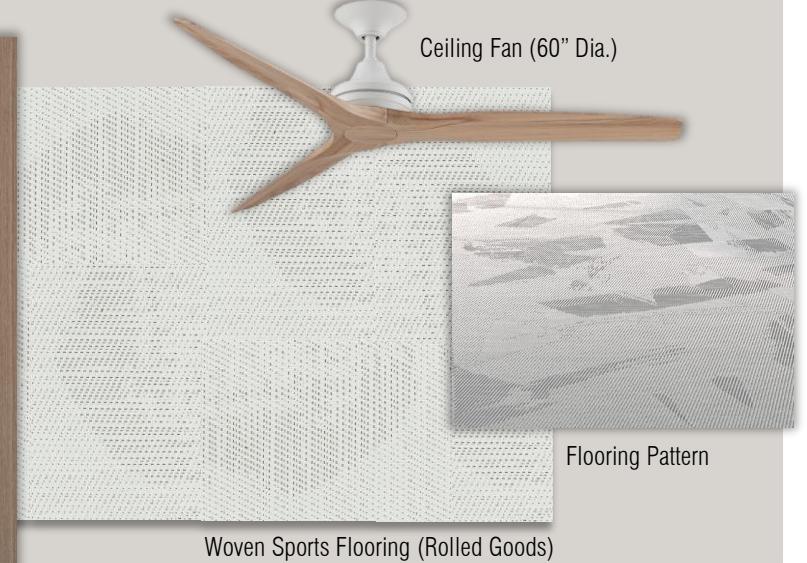
Wood Veneer at All Fitness Walls



Mirror with Brass Frame

Brass Reveal at Wood Paneling & Mirror surround

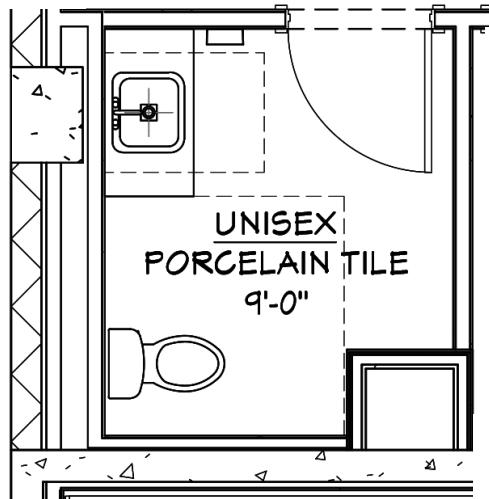
Ceiling Fan (60" Dia.)



Flooring Pattern

Woven Sports Flooring (Rolled Goods)

FITNESS RESTROOM



Wood Laminate Panels @ Walls Up to 54"



Dyson Airblade V
(White)



Wallcovering Above Wood Paneling starting at 54" and Wrapping at Ceiling

Wall Light @ Vanity Wall

Mirror @ Vanity

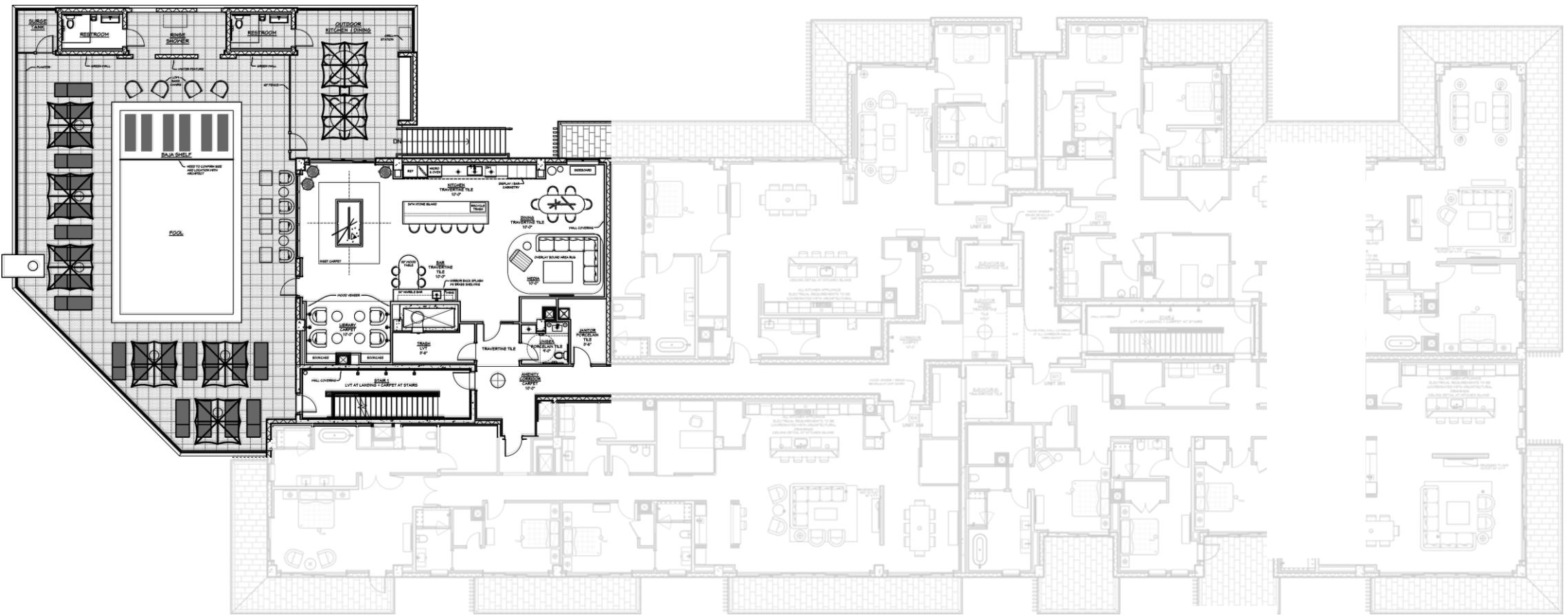
Brass Faucet
& Sink @ Vanity

Quartz Countertop @ Vanity

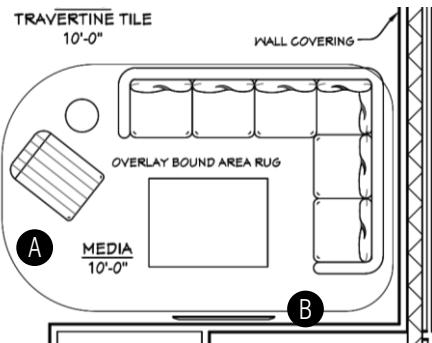
Porcelain Tile @ Floor (Tile Size 32" x 32")

THIRD FLOOR AMENITY LAYOUT

(Not To Scale)



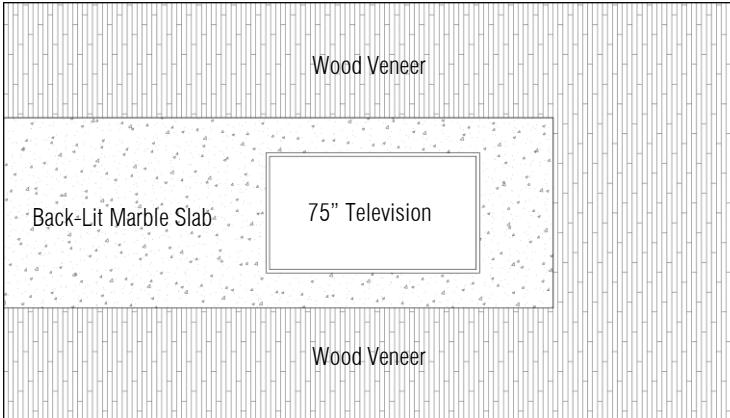
MEDIA



A Irregular Shaped Bound Overlay Rug



Media Wall Elevation



Fabric @ Lounge Chair



Fabric @ Sectional Sofa



Pillows @ Sectional Sofa



B Media Wall Concept – Wood Veneer With Backlit Marble Panel



Wood Veneer at Media Wall



Marble at Backlit Panel



Travertine Stone Flooring Throughout

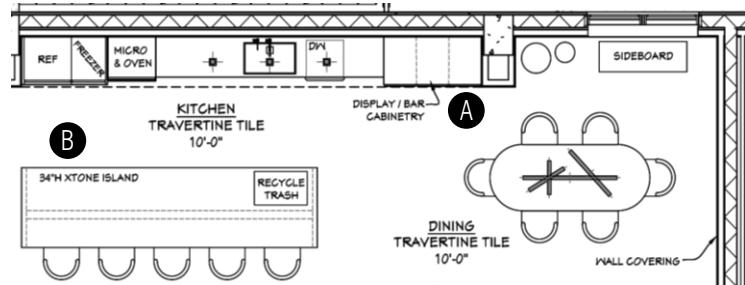


Custom Overlay Bound Area Rug

Natural Grass cloth + Brass Wall Covering @ Plan East Wall (Shown in orange on plan)



KITCHEN + DINING



A Display Cabinetry



Kitchen Elevation



B Xtone Island Countertop + Face of Island Cabinetry



White Lacquer Cabinetry



Fabric @ Stools



Stools @ Kitchen Island

Marble + Brass Backsplash



Marble At Kitchen Countertop

Xtone at Island Countertop + Face of Island Cabinetry

Travertine Stone Flooring Throughout

Natural Grass Cloth + Brass Wall Covering at Plan East Wall



Fabric @ Dining Chairs

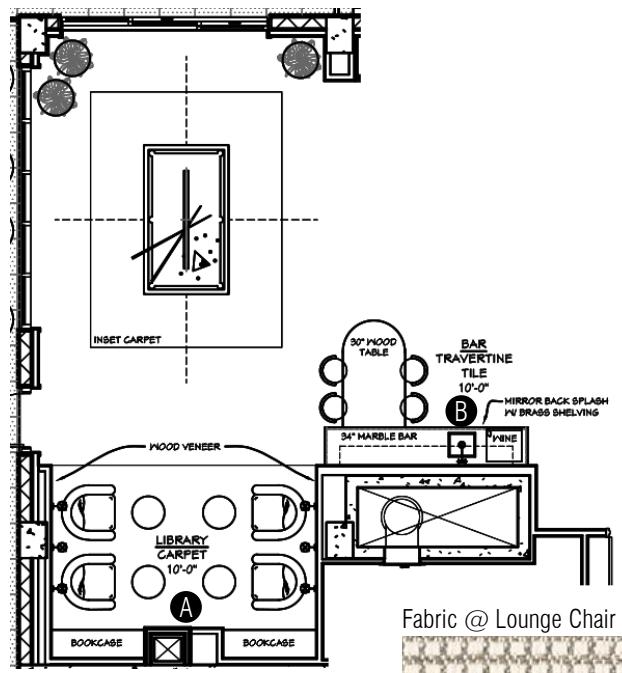


Dining Sideboard



Dining Chandelier

LIBRARY + BAR & BILLIARD



Inset Carpet at Library

A Bookcase Concept at Library



Fabric @ Lounge Chair

Wall Sconce at Library

B Brass Shelving + Mirror Backsplash at Bar



Stain Grade Wood at Bar Cabinetry + Bar Table
+ Library Bookcase + Library Side Walls

Sconce brary

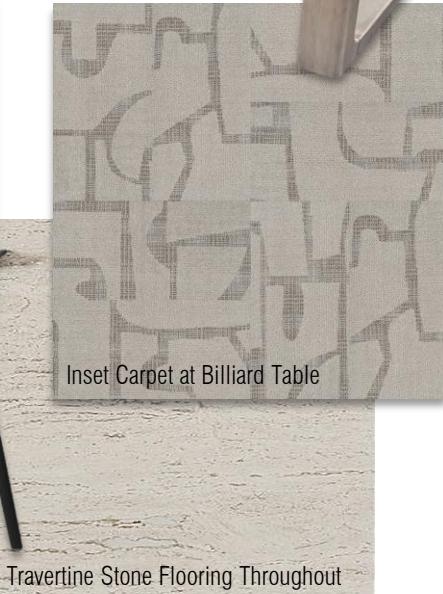


Marble Countertop at Bar

Mirror Behind Bar Shelvin

Brass at Bar Shelvin

Inset Carpet at Billiard Table



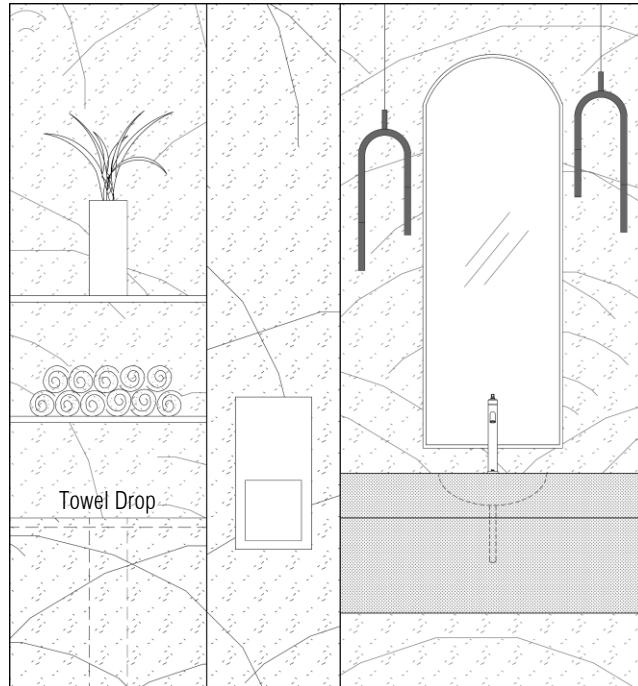
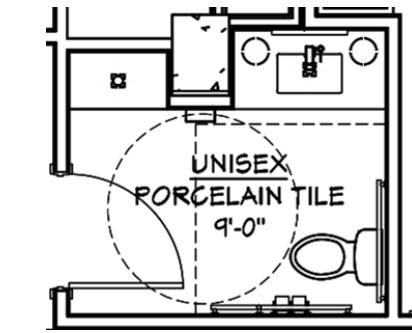
Travertine Stone Flooring Throughout



Linear Pendant at Billiard Table (66" L)

Billiard Table (with drawer)

CLUBROOM RESTROOM



Recessed ADA Hand Dryer - Bobrick (Matte Black)



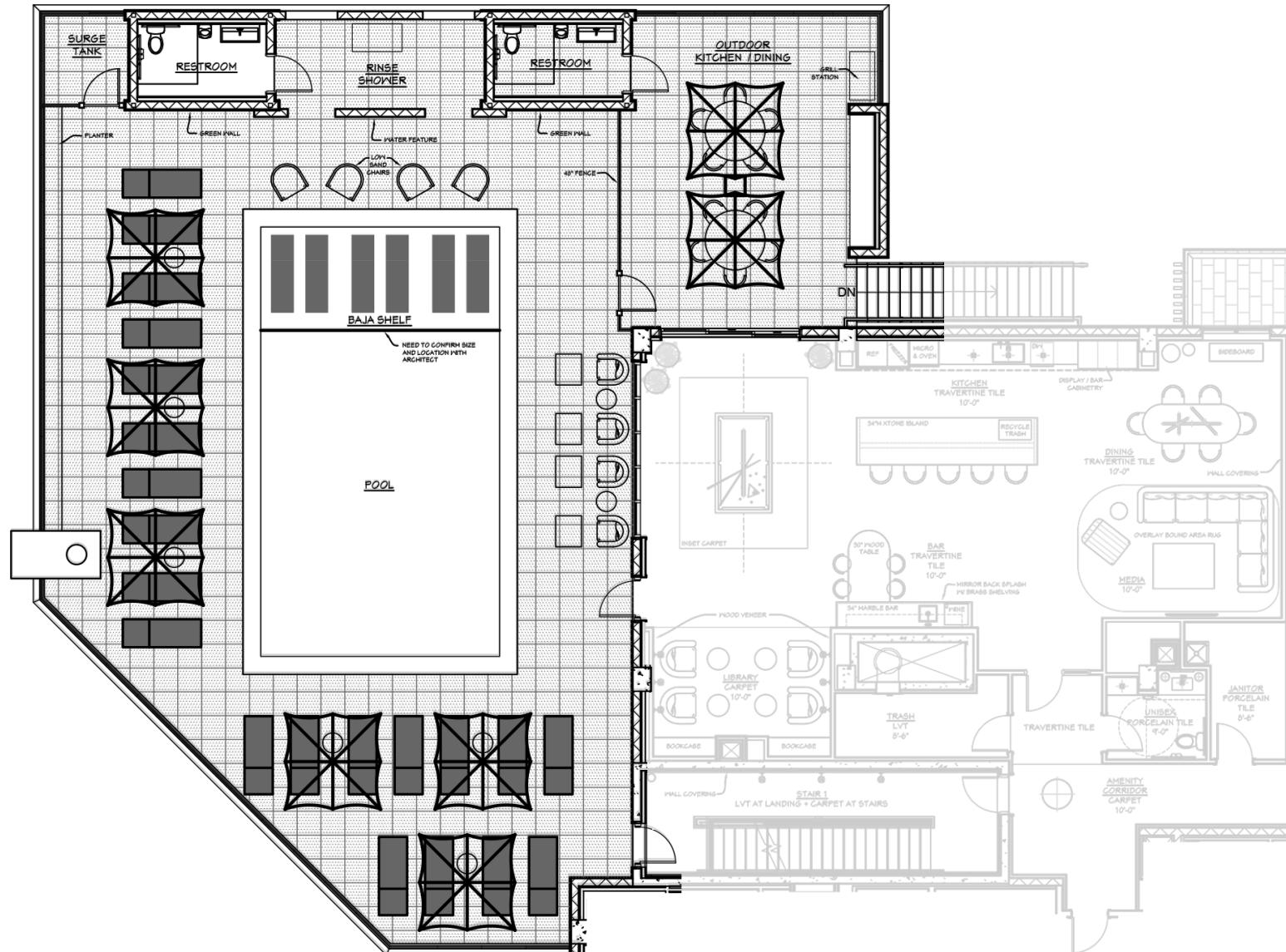
Porcelain Tile @ Floor (Tile Size 32" x 32")

Stone Look Tile @ Plan North Wall (Polished 24" x 48")

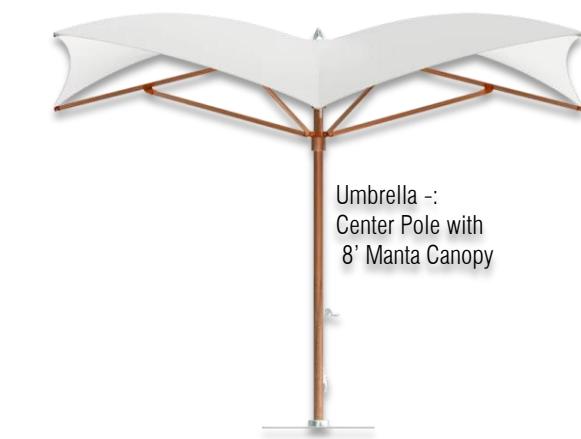


POOL DECK OVERALL PLAN

(Not To Scale)



POOL DECK



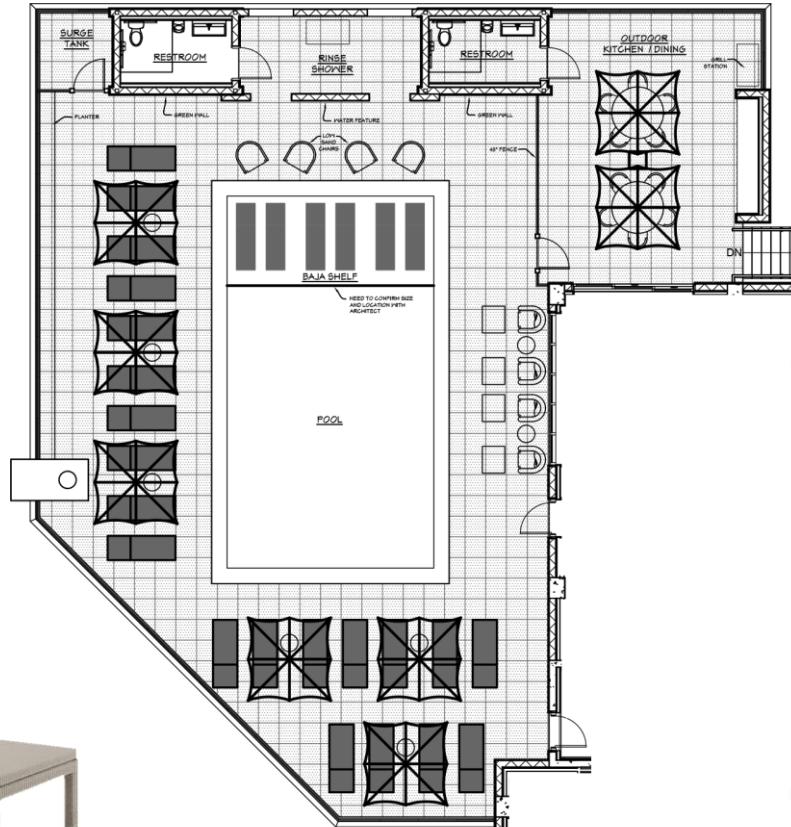
Umbrella -:
Center Pole with
8' Manta Canopy



Chaises @ Pool Deck



Chaises
@ Baja Shelf



Cantilever Fixed to Deck
with Double 8' Square Canopy



Dining Tables @ Outdoor Dining



Dining Chairs
@ Outdoor Dining



Lounge Chairs @ Pool Deck



Back of
Lounge Chair

MATERIAL BOARDS



MATERIAL BOARDS

