

An architectural rendering of a modern, multi-story condominium building. The building features a light-colored facade with large windows and balconies. Several palm trees are planted in front of the building, and there are people walking on the sidewalk and sitting on a bench. The sky is blue with some clouds.

ATLANTIC CROSSING – CONDOS BUILDING IV
ENTRIES, CORRIDORS, UNIT ENTRIES & AMENITIES

EDWARDS COMPANIES

Design Development Presentation

November 15th, 2023

 **studio4D** inc.

LOOK AND FEEL

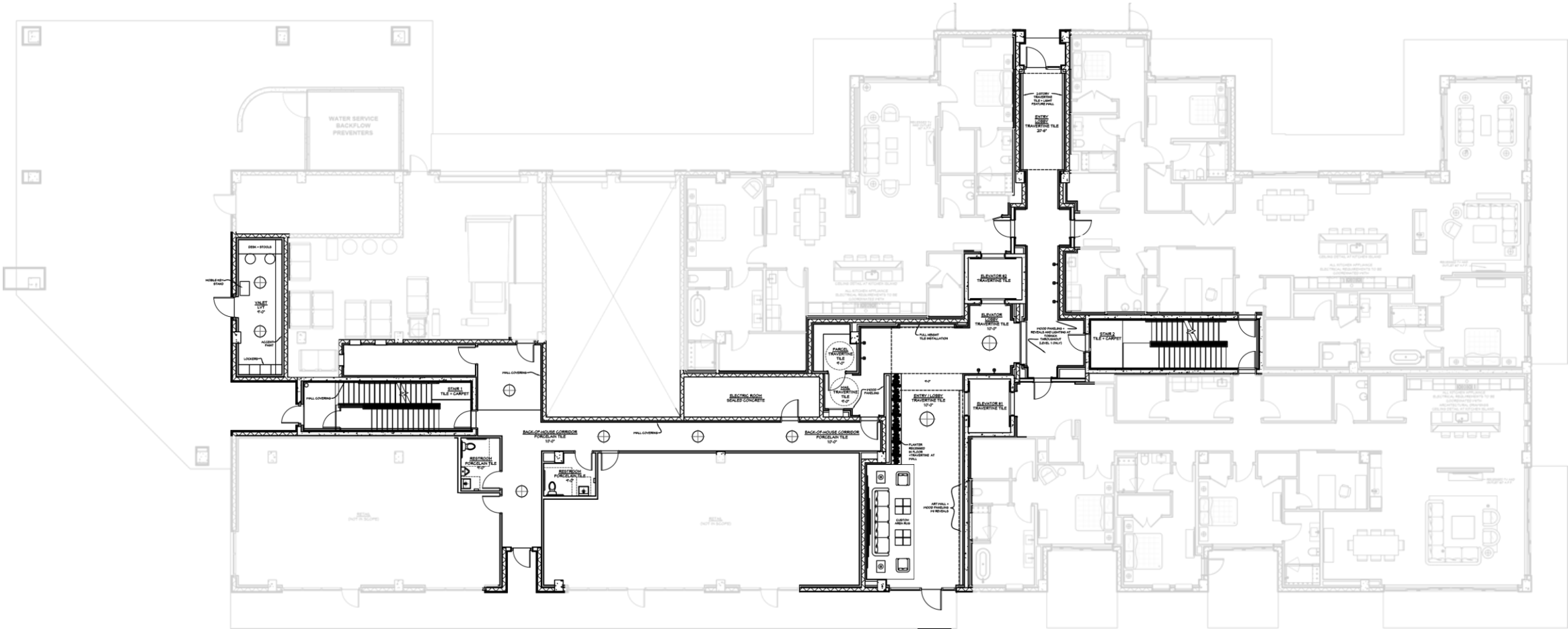


MATERIAL PALETTE

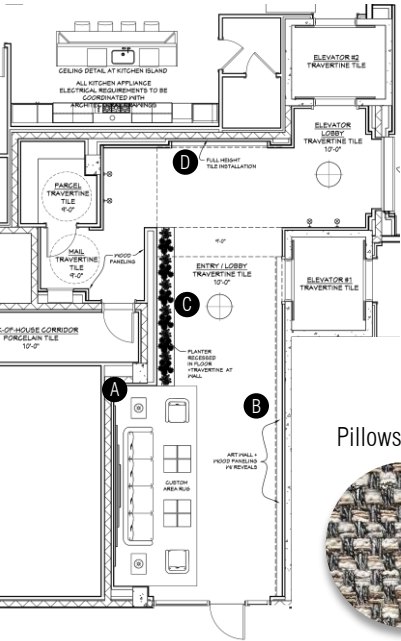


BUILDING IV

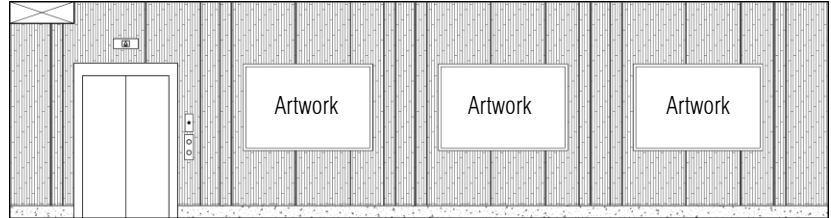
BUILDING IV - FIRST FLOOR LAYOUT
(Not To Scale)



FIRST FLOOR SOUTH ENTRY LOBBY + MAILROOM

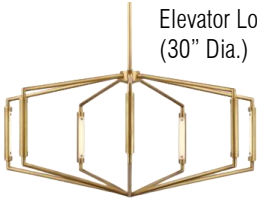


B Wood Veneer + Brass Reveals at Walls Throughout



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



Fabric @
Lounge Chairs



Custom Inset Rug at Entry Lounge Grouping



Wood Veneer at Corridor Walls Throughout



Sicis Mosaic Close-up

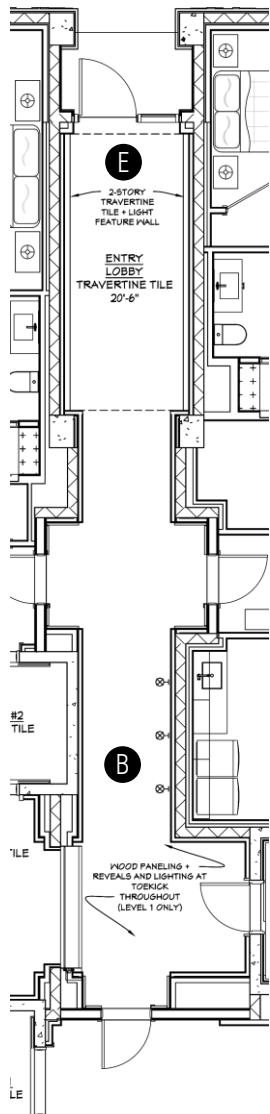
Brass Reveal at Wood
Paneling Throughout
Corridor

Wall Sconces
@ Corridor



Travertine Stone Flooring + Base Throughout

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

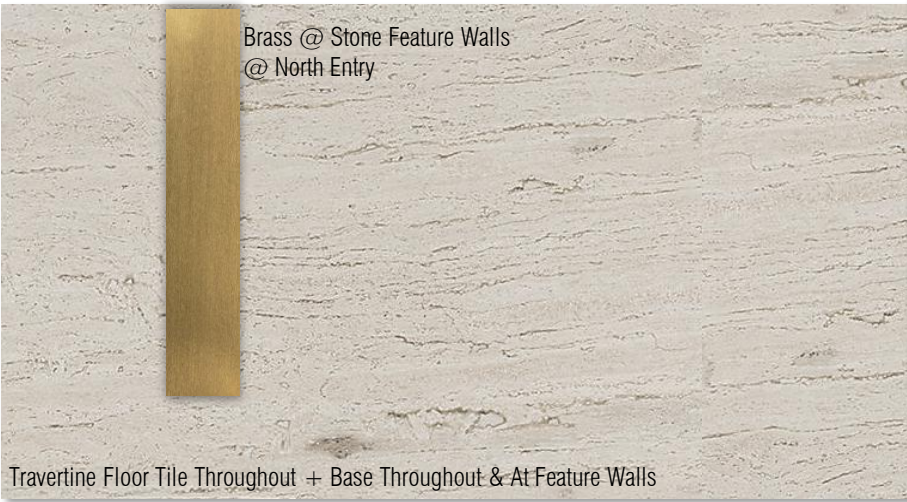


Pendant at North Entry (42" Dia.)

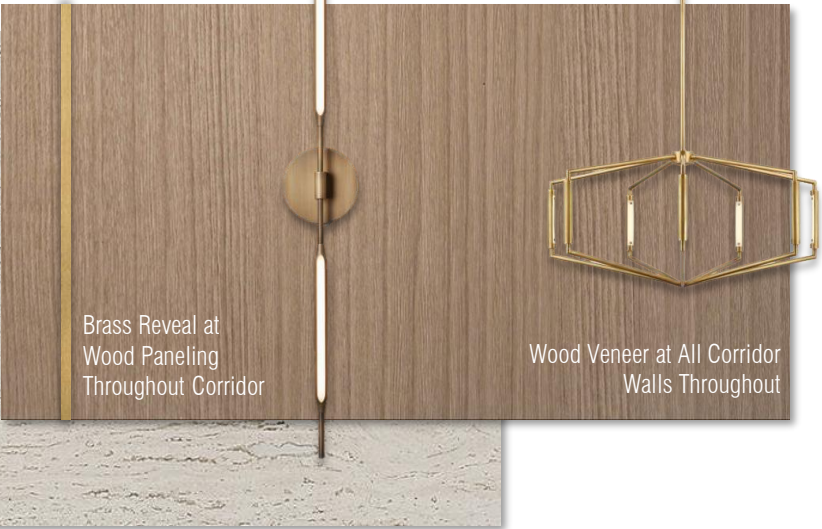
B Wood Veneer + Brass Reveals at Walls Throughout



7"H Recessed Base + Down Lighting Throughout Corridors



Brass @ Stone Feature Walls @ North Entry



Brass Reveal at Wood Paneling Throughout Corridor

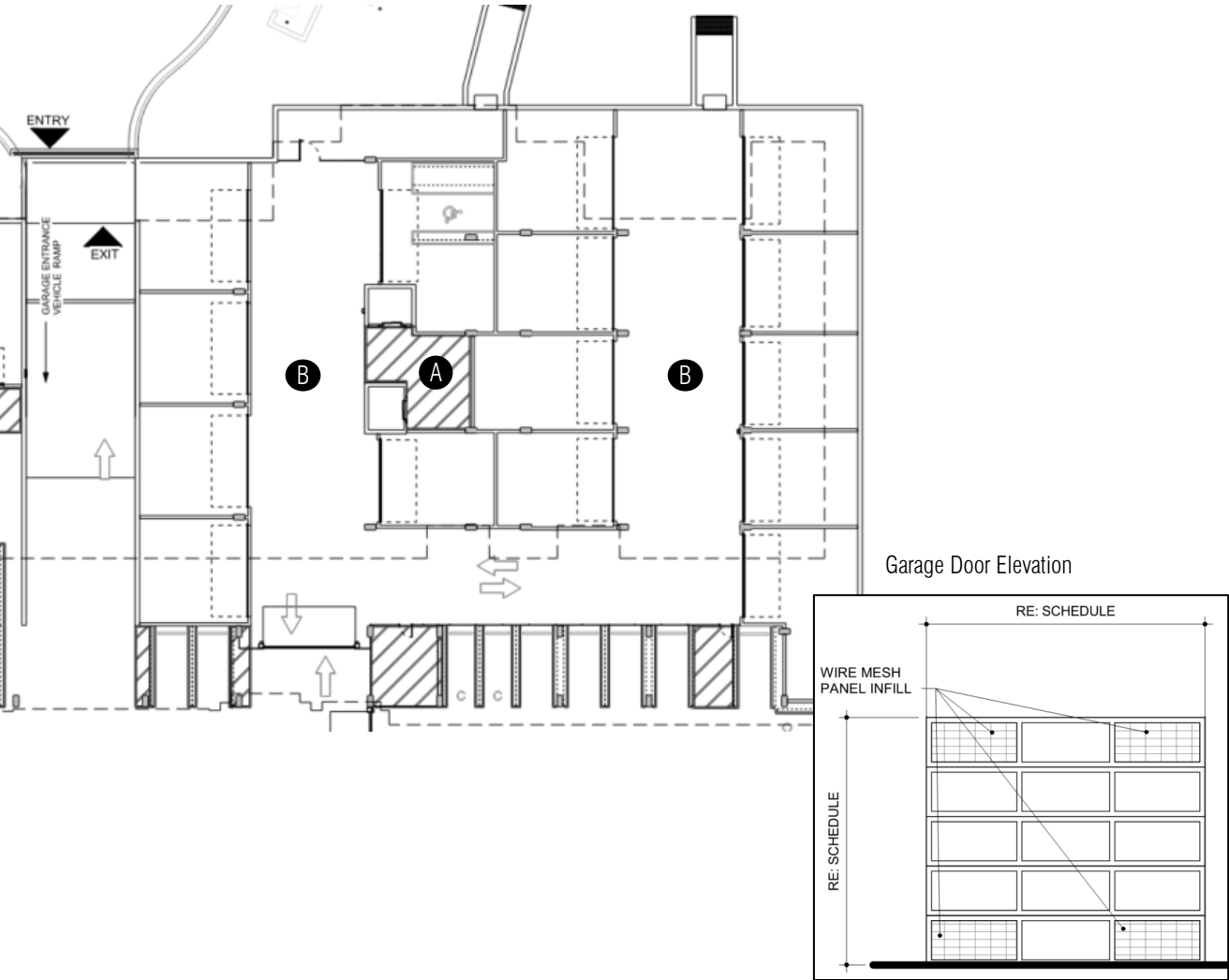
Wood Veneer at All Corridor Walls Throughout

Wall Sconces @ Corridor

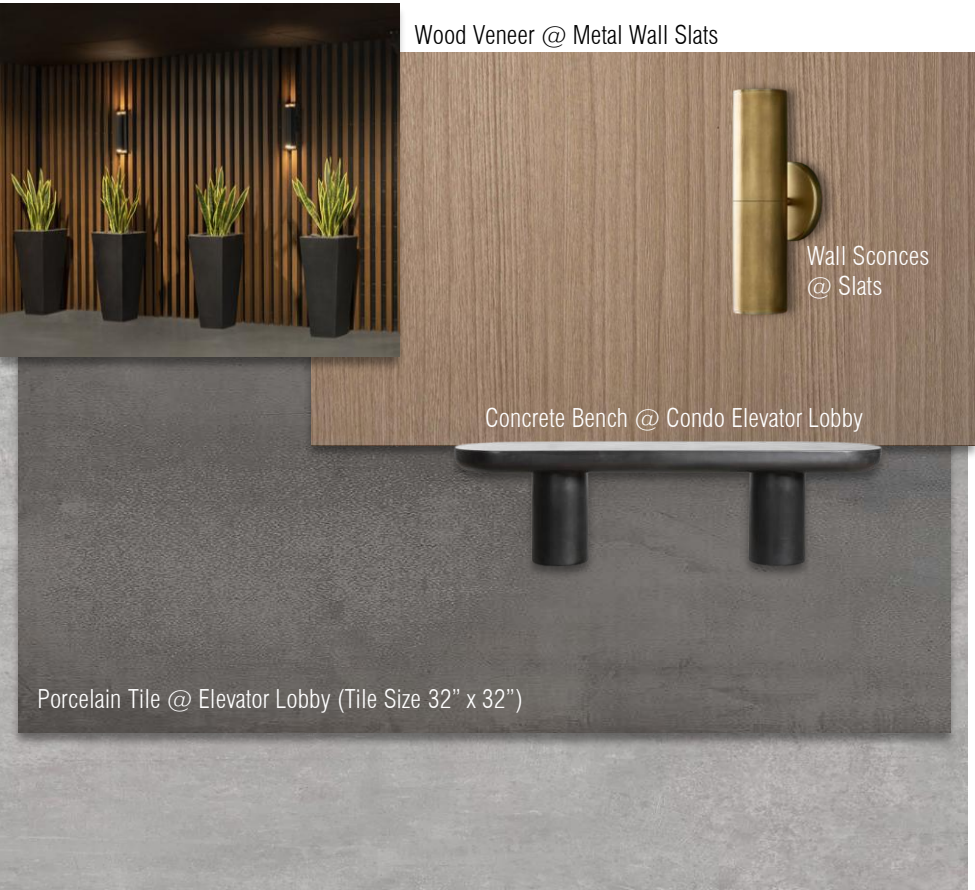


Pendant at South Entry Elevator Lobby + Elevator Lobbies Throughout All Levels (30" Dia.)

RESIDENT PRIVATE GARAGE

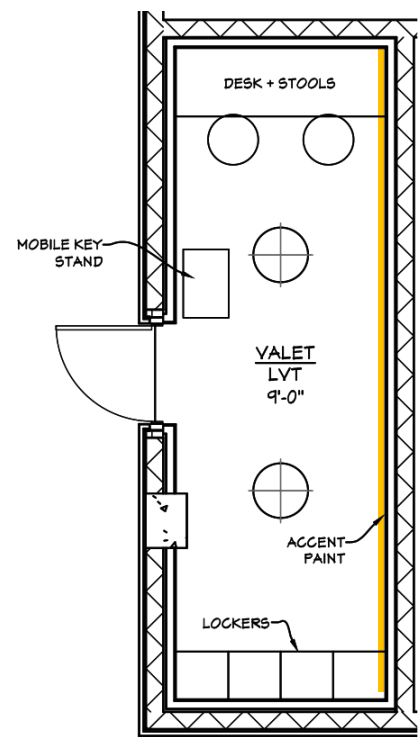


A Metal Slats with Wood Film + Planters
@ Condo Elevator Lobby

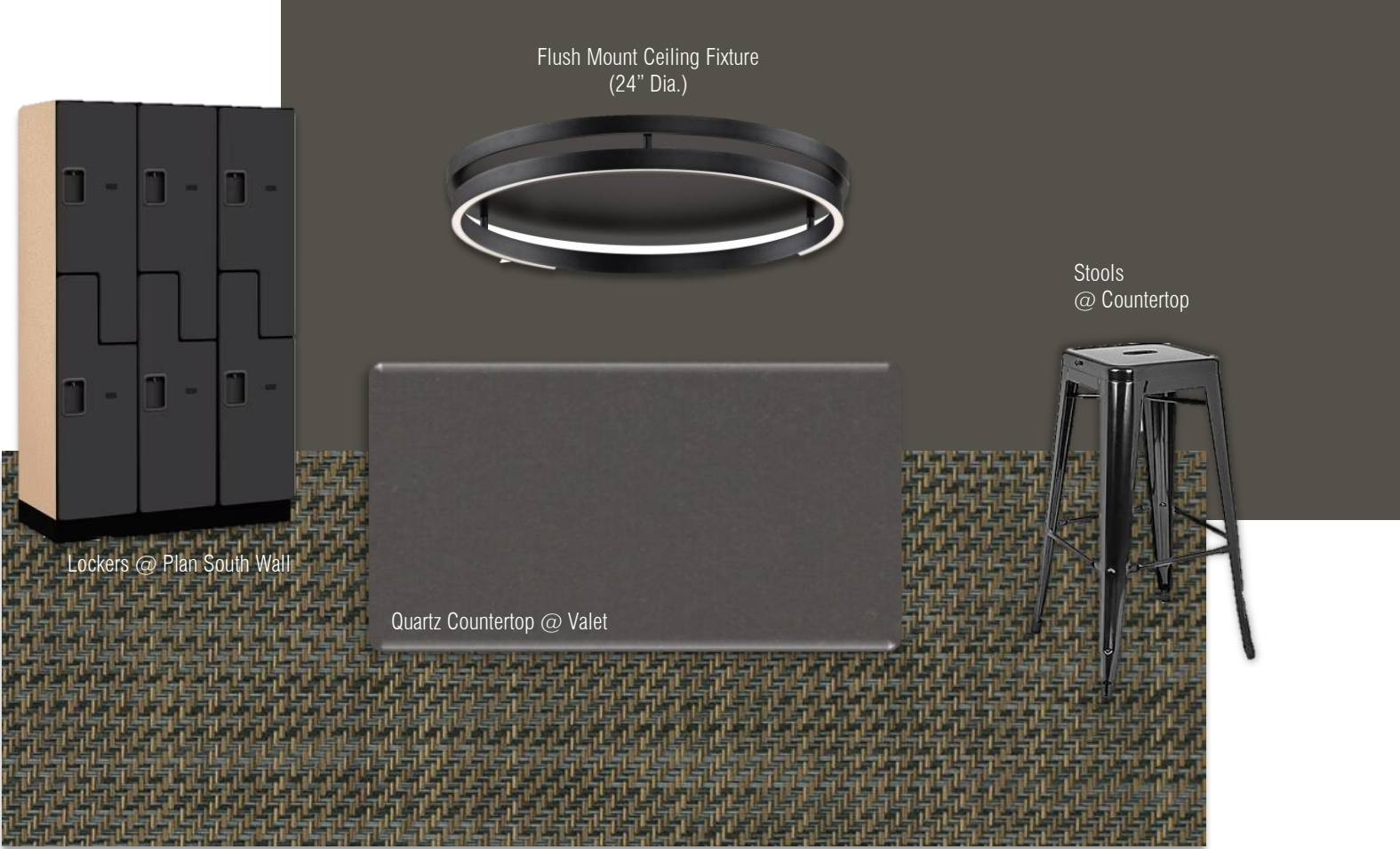


B Concrete Throughout Garage Floor
**Pending site conditions, if concrete is not clean than Ownership
wants to consider adding an epoxy at the private garages

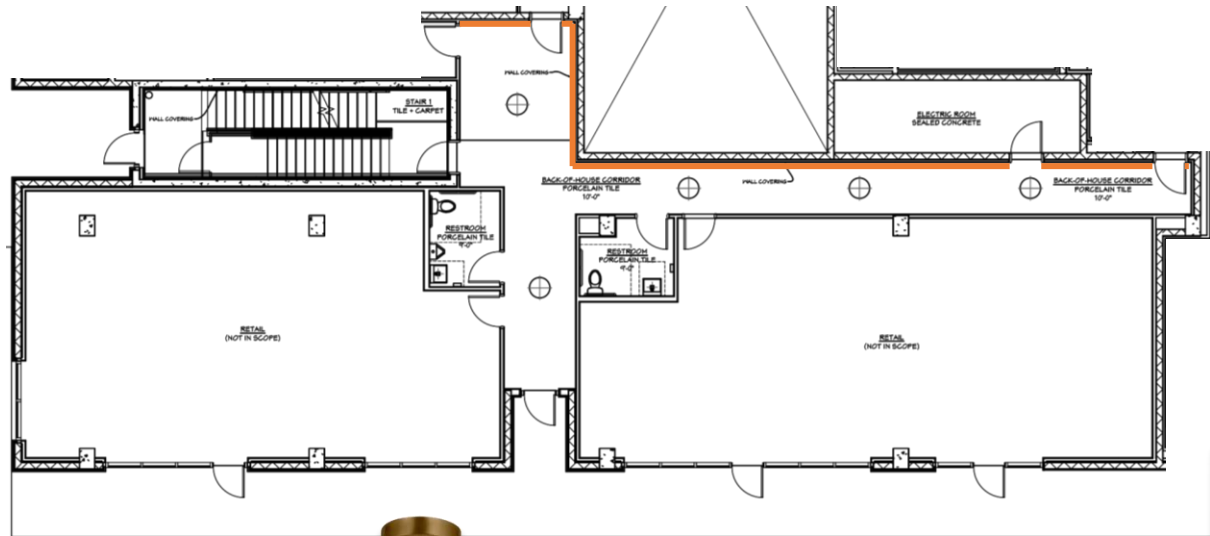
VALET



Accent Paint @ Plan East Wall (Shown in Orange on plan)



RETAIL RESTROOMS + BACK CORRIDOR



Pendant Light
at Corridor



Wallcovering @ Corridor Walls (Shown in Orange on Plan)



Wall Light @ Vanity Wall



Faucet & Sink @ Vanity



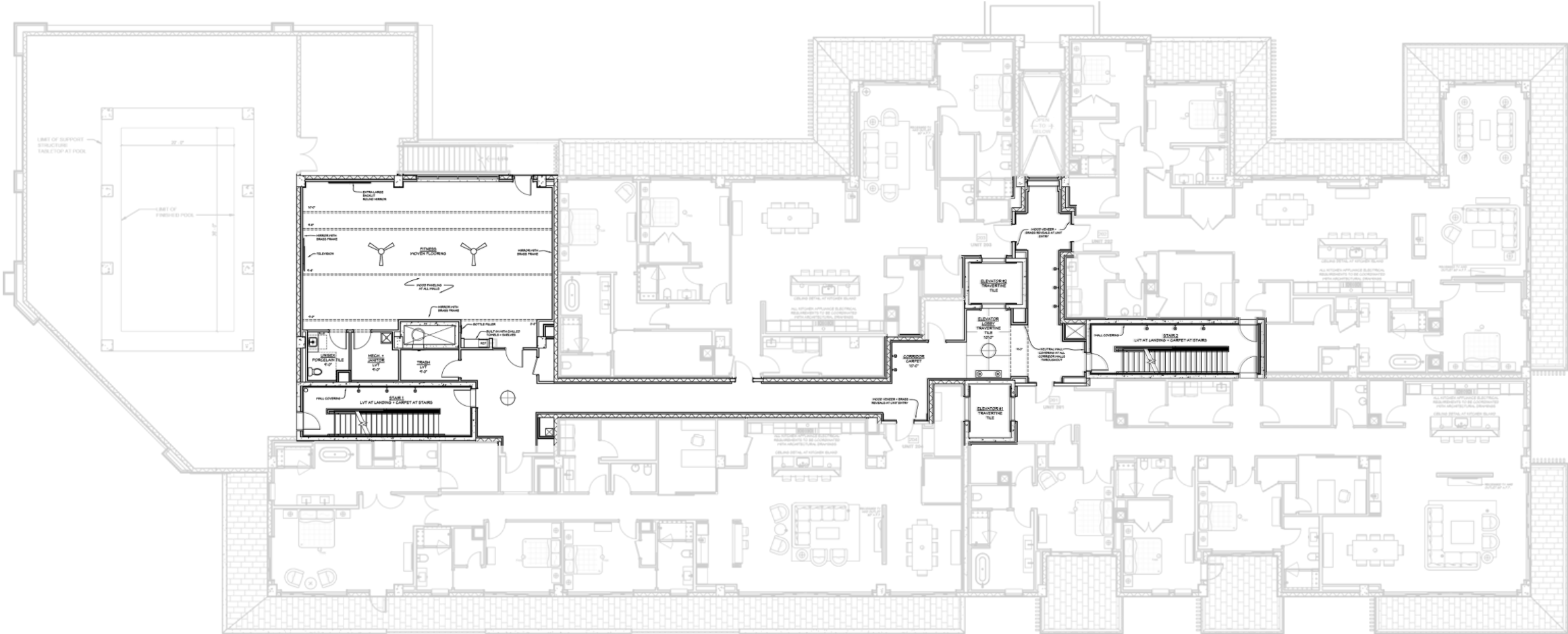
Mirror @ Vanity

Quartz Countertop @ Vanity

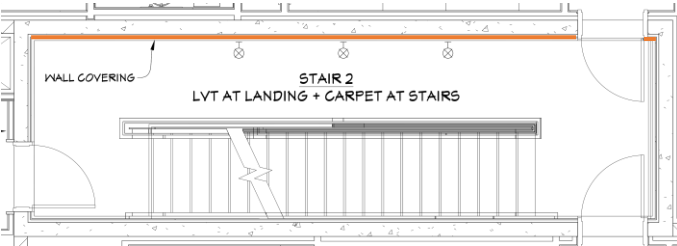
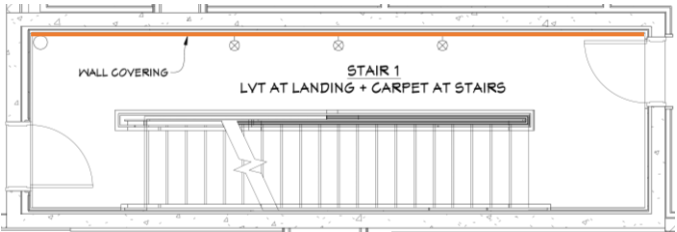


Floor Tile @ Corridor & Restroom Wall + Floor (Tile Size 32" x 32")

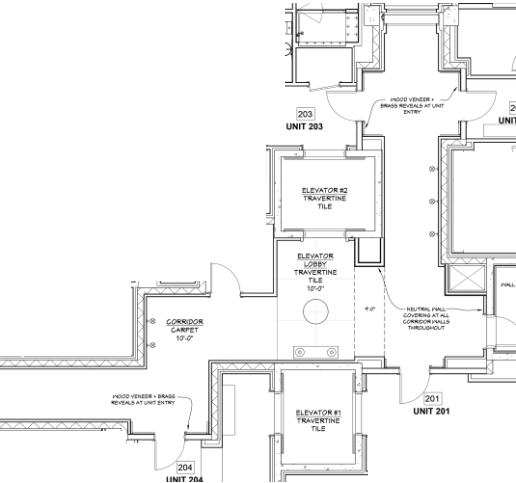
BUILDING IV - SECOND FLOOR LAYOUT
(Not To Scale)



STAIRWELLS



CORRIDORS & UNIT ENTRIES

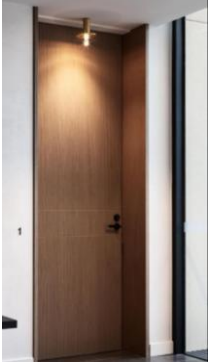


Pendant at Elevator Lobbies Throughout (30" Dia.)

General Wayfinding Signage Concept



Unit Entry Concept

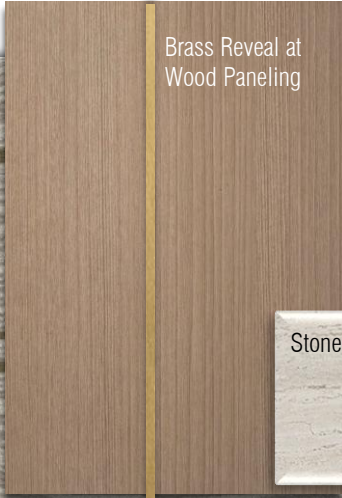


Unit Signage Concept (Back lit Laser Cut Metal)



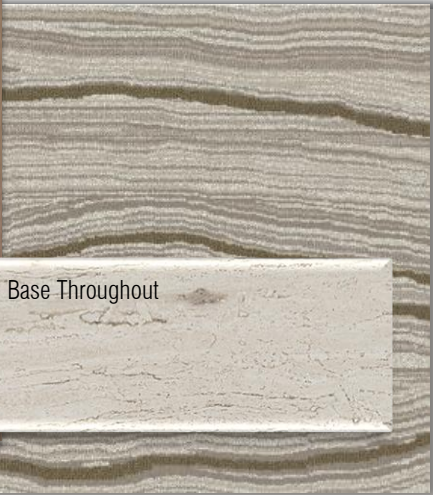
Pendant Lighting @ Unit Entry Doors

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



Wallcovering @ Corridors

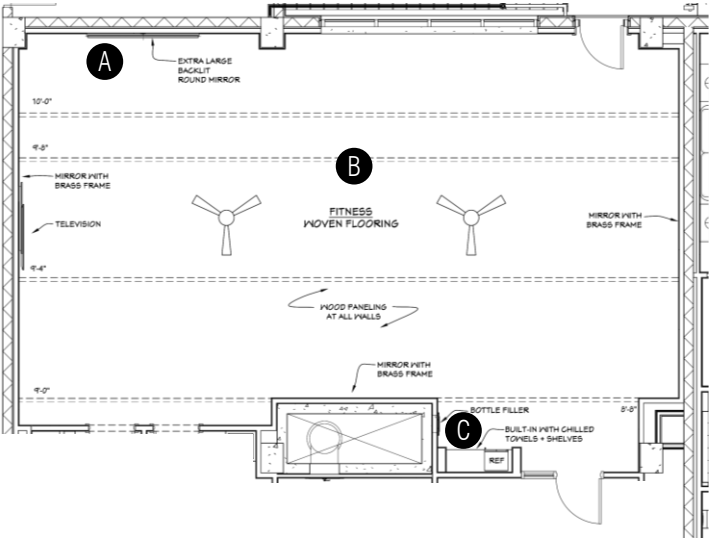
Wall Sconces @ Corridor



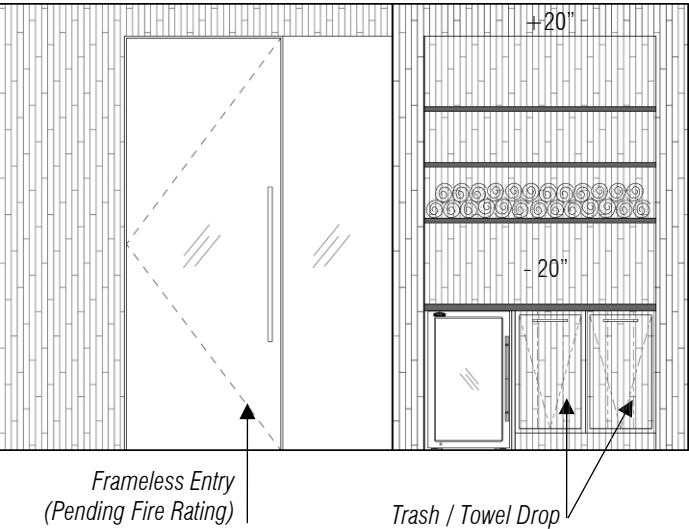
Travertine Stone Flooring @ Elevator & Elevator Lobbies

General Paint @ Ceiling

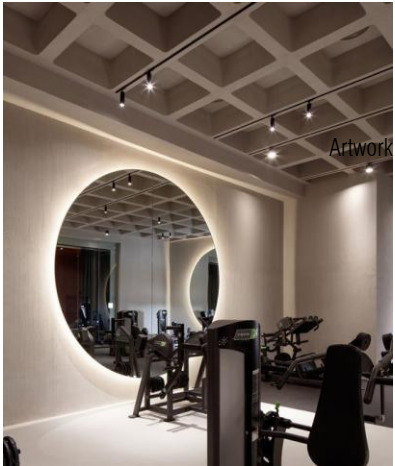
SECOND FLOOR FITNESS



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

Wood Veneer at All Fitness Walls



In-Wall Commercial Filtered Water Dispenser

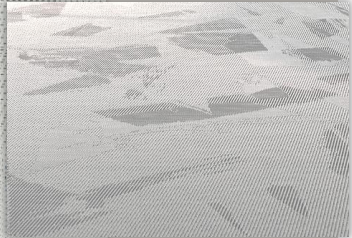
Mirror with Brass Frame



Brass Reveal at Wood Paneling & Mirror surround



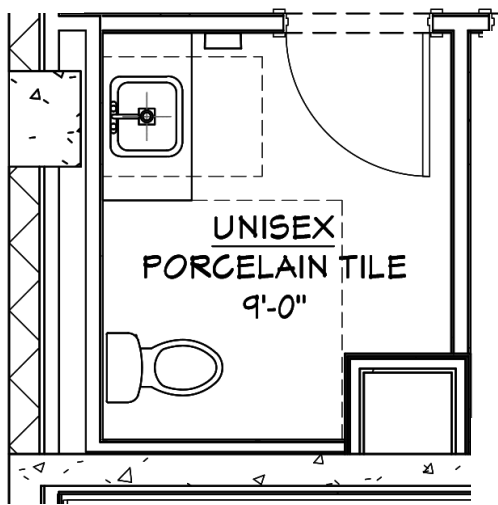
Ceiling Fan (60" Dia.)



Flooring Pattern

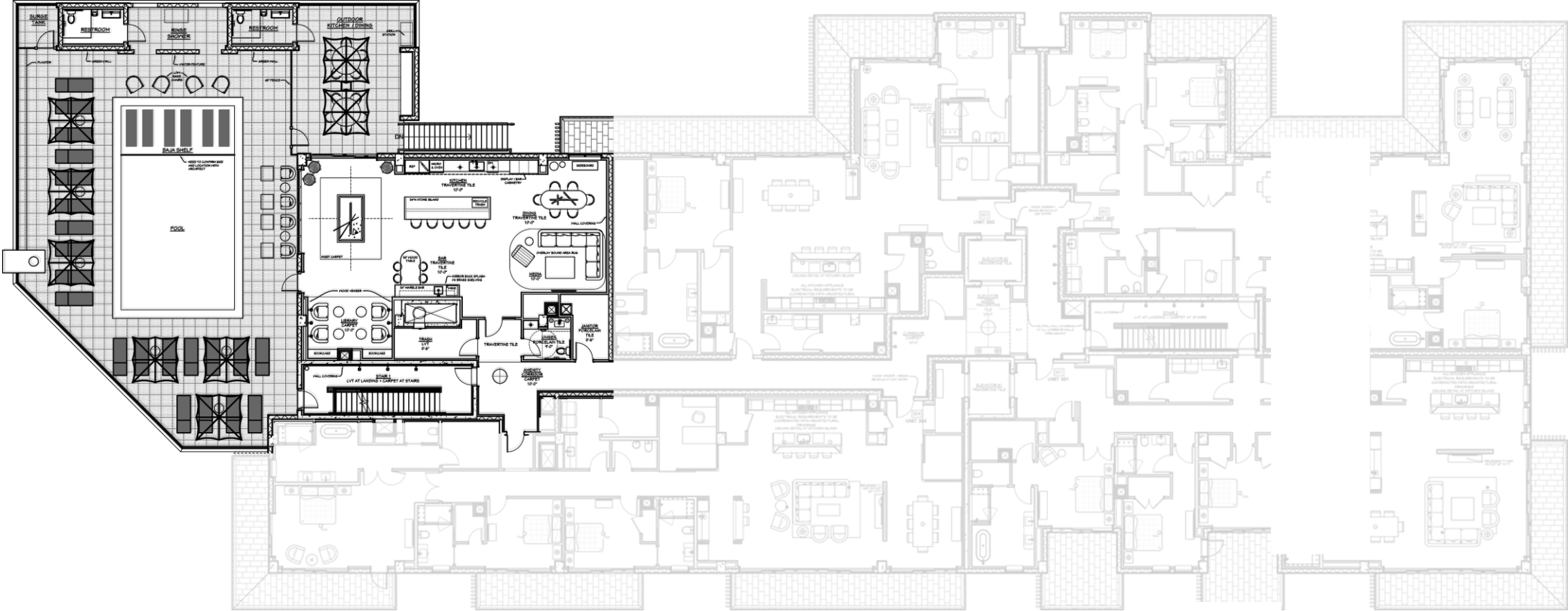
Woven Sports Flooring (Rolled Goods)

FITNESS RESTROOM

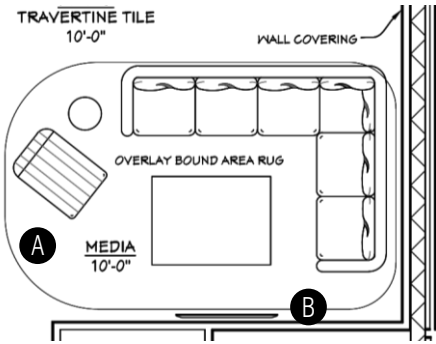


THIRD FLOOR AMENITY LAYOUT

(Not To Scale)



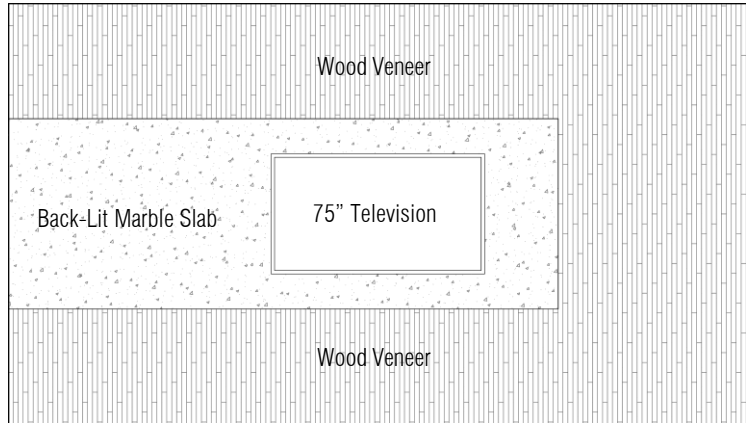
MEDIA



A Irregular Shaped Bound Overlay Rug



Media Wall Elevation



Fabric @ Lounge Chair



Fabric @ Sectional Sofa



Pillows @ Sectional Sofa



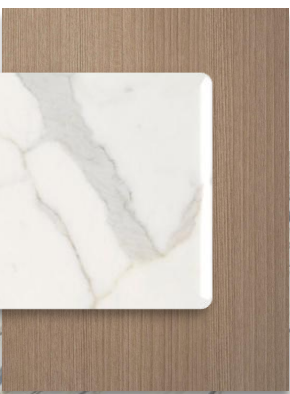
B Media Wall Concept – Wood Veneer With Backlit Marble Panel



Marble at Backlit Panel



Wood Veneer at Media Wall



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

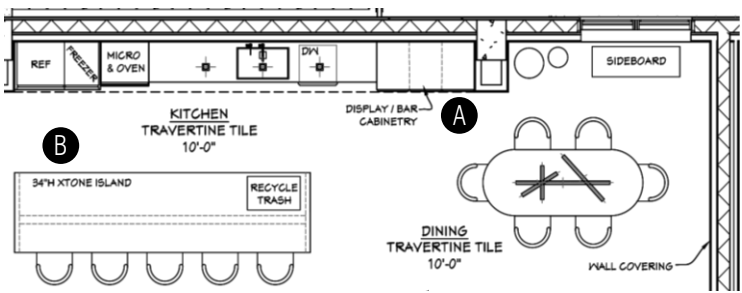


Travertine Stone Flooring Throughout



Custom Overlay Bound Area Rug

KITCHEN + DINING



A Display Cabinetry



Kitchen Elevation



B Xtone Island Countertop + Face of Island Cabinetry



Marble + Brass Backsplash



Natural Grass Cloth + Brass Wall Covering at Plan East Wall



Dining Sideboard

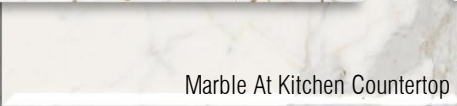


Dining Chandelier

Fabric @ Dining Chairs



Marble At Kitchen Countertop



Xtone at Island Countertop + Face of Island Cabinetry



Travertine Stone Flooring Throughout



White Lacquer Cabinetry

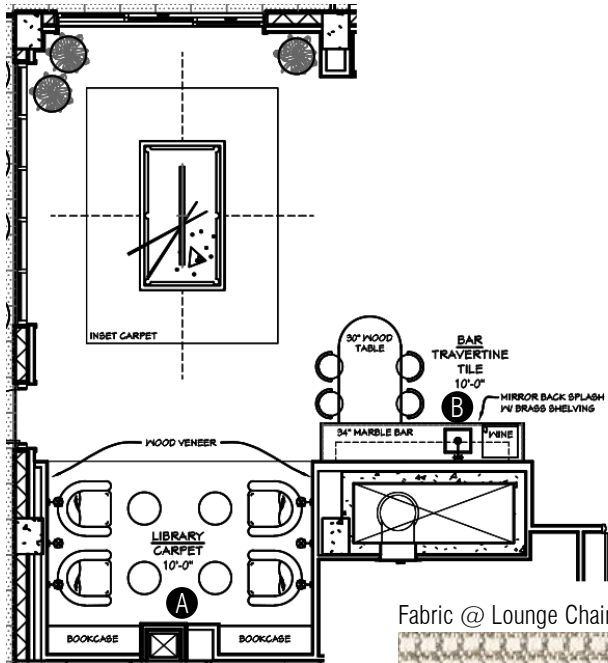


Fabric @ Stools



Stools @ Kitchen Island

LIBRARY + BAR & BILLIARD



A Bookcase Concept at Library



B Brass Shelving + Mirror Backsplash at Bar



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

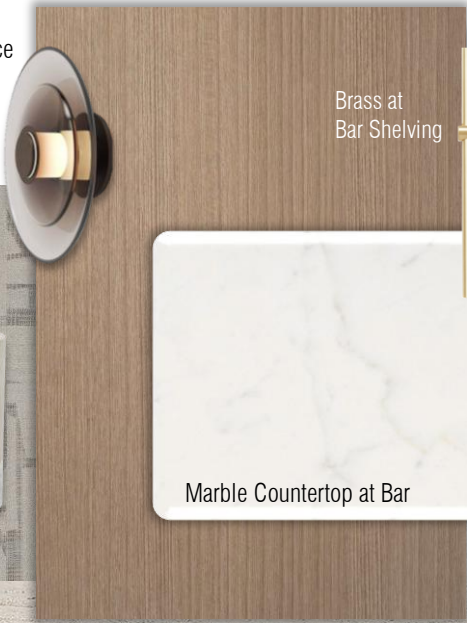


Linear Pendant at Billiard Table (66"L)

Billiard Table (with drawer)



Wall Sconce
at Library



Mirror Behind Bar Shelving

Brass at
Bar Shelving

Marble Countertop at Bar

Inset Carpet at Billiard Table

Travertine Stone Flooring Throughout

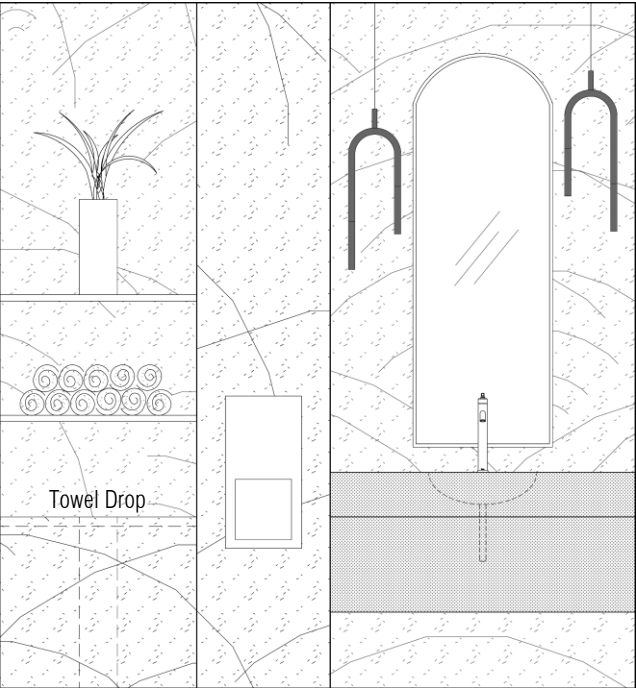
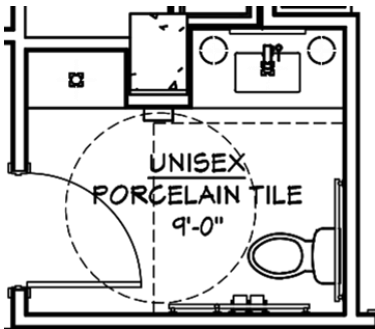
Fabric @ Lounge Chair



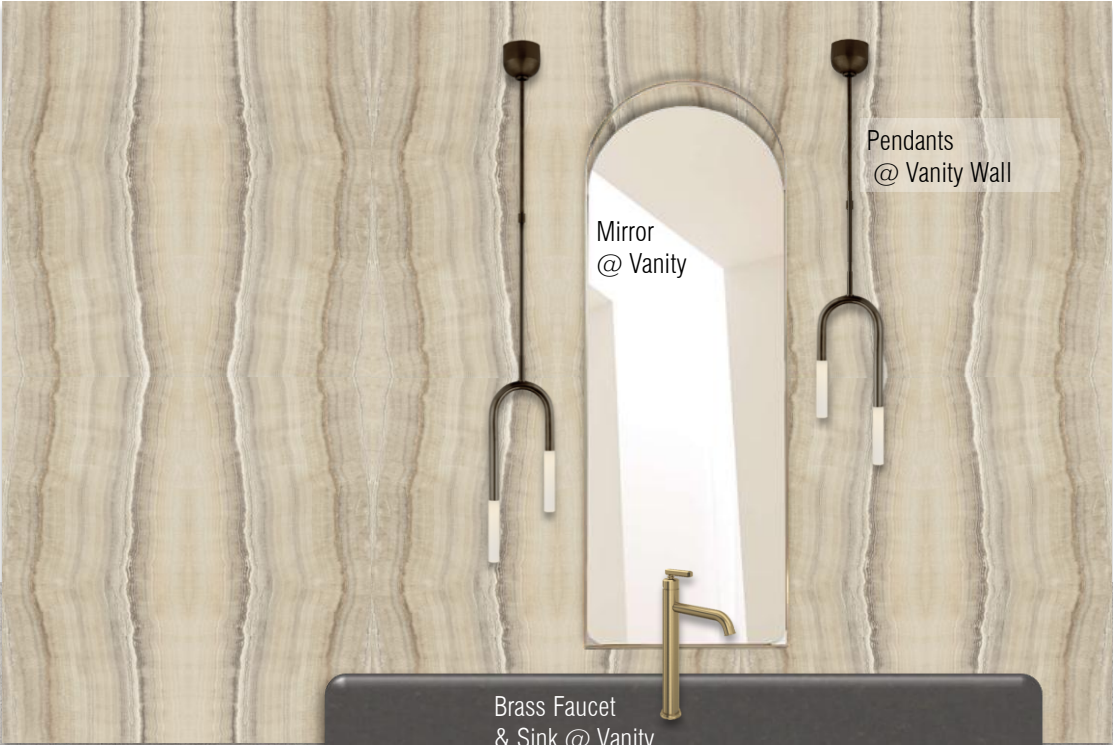
Inset Carpet at Library



CLUBROOM RESTROOM



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



Recessed ADA Hand
Dryer - Bobrick
(Matte Black)



Quartz Countertop @ Vanity

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

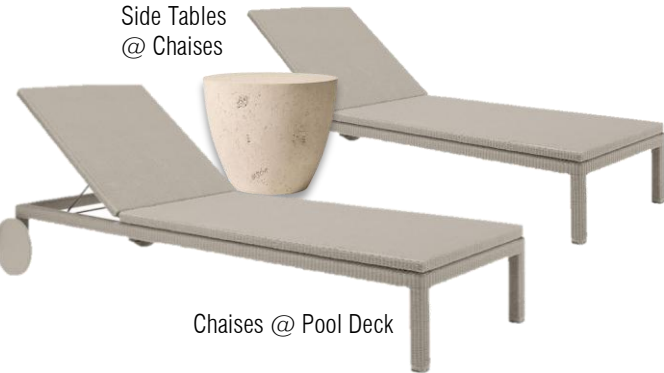
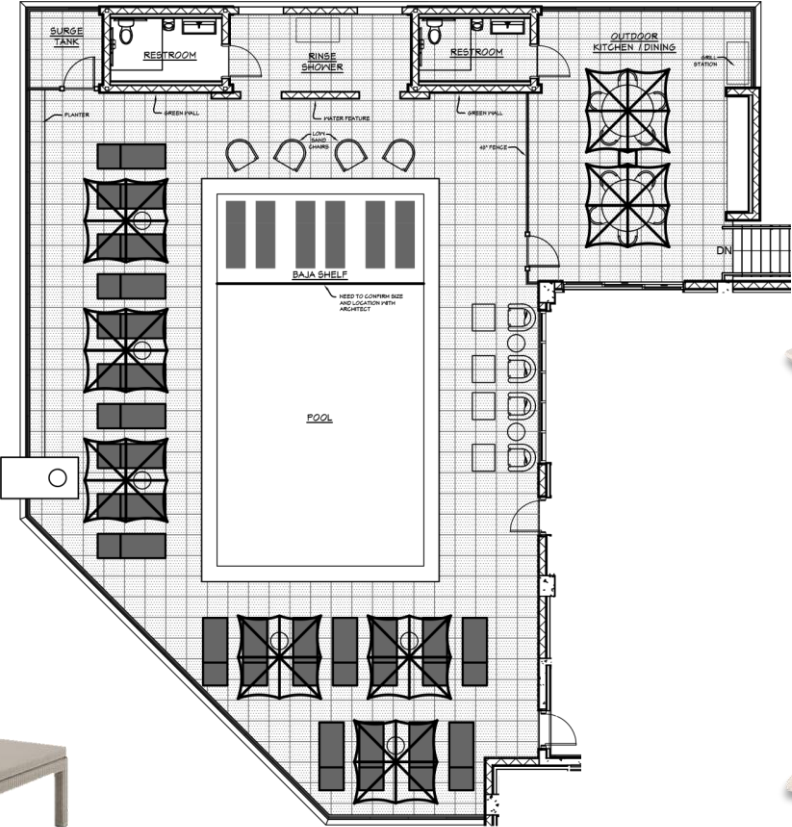
(Not To Scale)



POOL DECK

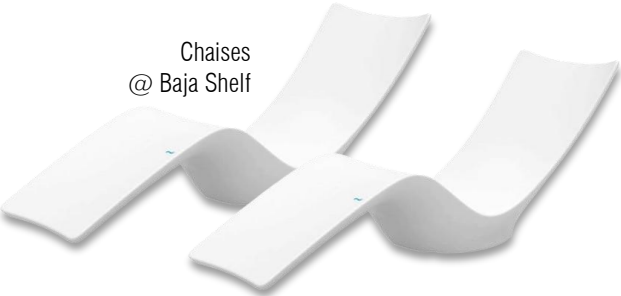


Umbrella -:
Center Pole with
8' Manta Canopy



Side Tables
@ Chaises

Chaises @ Pool Deck



Chaises
@ Baja Shelf



Cantilever Fixed to Deck
with Double 8' Square Canopy



Dining Tables @ Outdoor Dining



Dining Chairs
@ Outdoor Dining



End Table @
Lounge Chairs



Ottoman @
Lounge Chairs



Lounge Chairs @ Pool Deck



Back of
Lounge Chair

MATERIAL BOARDS



MATERIAL BOARDS

