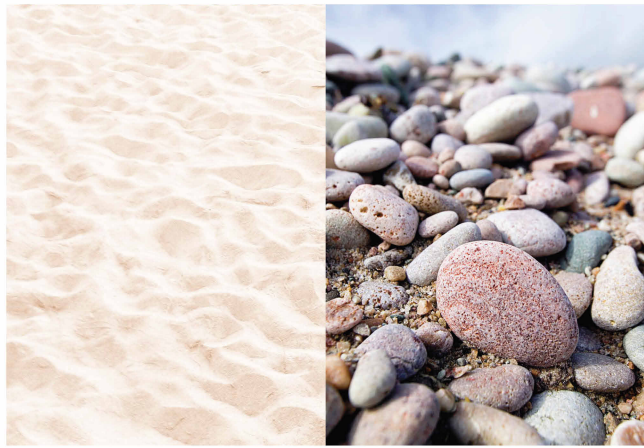


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COLOR



Beach Sand



Warm Hues at Costa Bella



Coral Stone



Villa Flora - Addison Mizner

SHAPE



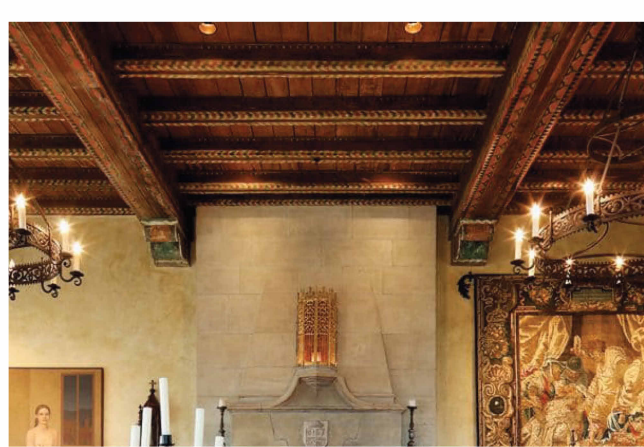
Ridged Seashell



Art Deco Curves at Cultural Council and Armory



Terracotta roof at Town Hall



Ornate Ceilings at Villa Mizner

Design Inspiration

West Palm Beach boasts a rich tapestry of influences, ranging from natural materials to a storied architectural heritage. The palette of creams, tans, umbers, sepias, peaches, and deep beiges found in Mizner-inspired buildings harmonizes seamlessly with natural elements such as shimmering sand, lustrous pebbles, and vibrant shells. This inspired our selection of colors for the terracotta tiles and travertine columns. Additionally, the graceful curves of West Palm Beach's Art Deco architecture, Spanish and Venetian-inspired undulating arches, rippled tiles, and gently winding sandy ocean banks guided our approach of integrating a mix of straight and curved elements, adding softness and variety to the design. The result is an understated elegance that accentuates the coastline's natural beauty while preserving unobstructed ocean views.

Horizontal Articulation

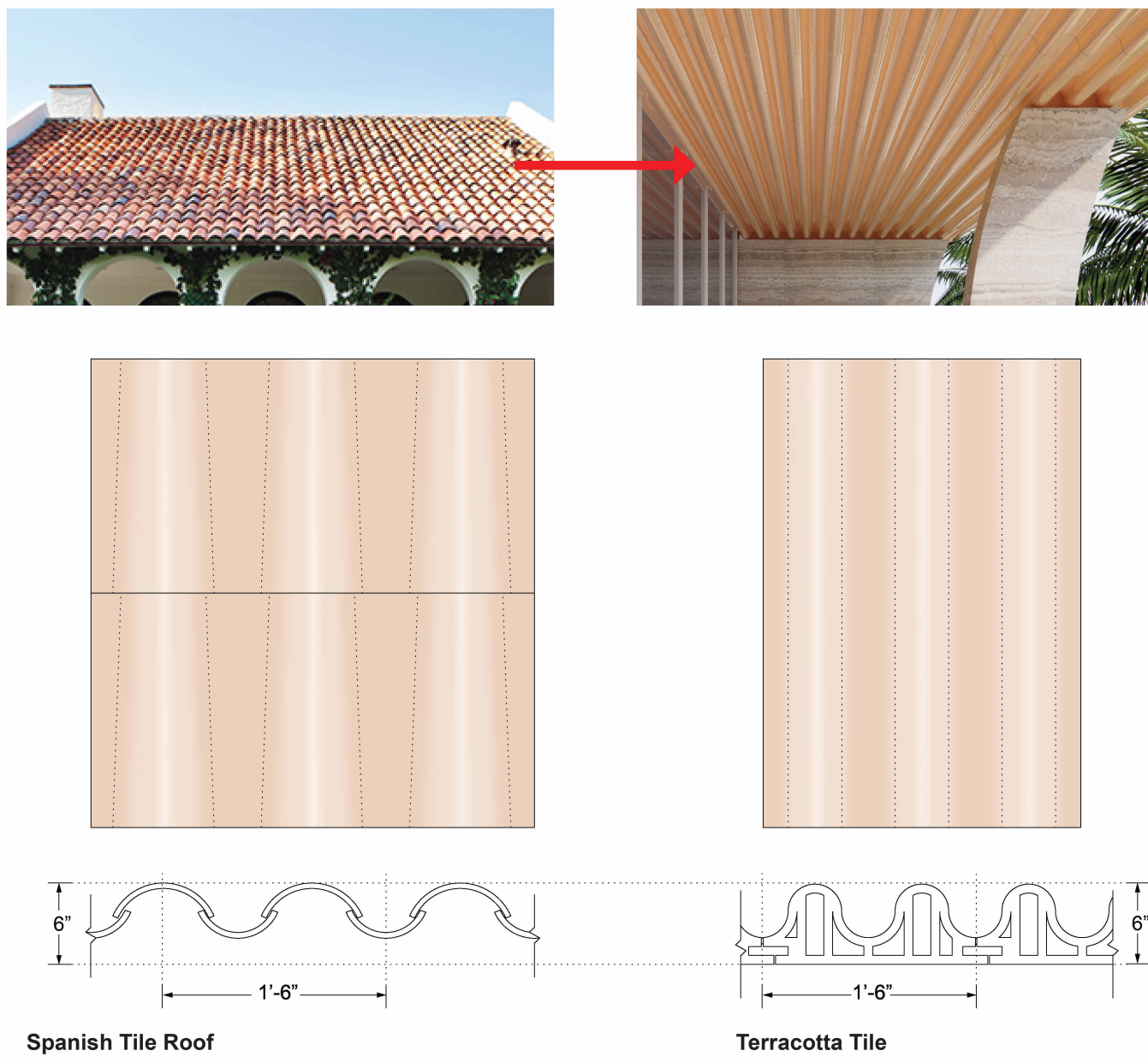
Striving to harmonize the Spanish Revival charm of downtown with the modern architecture of neighboring areas, the terracotta façade draws inspiration from the iconic wavy Spanish tiles commonly seen on residential roofs in West Palm Beach. By inverting this traditional material usage, the terracotta becomes most prominent on the underside of balconies, creating a subtle texture that interacts dynamically with light and shadow throughout the day. The rich terracotta detailing on the underside of the balconies resonates with the ornate ceilings prevalent in Palm Beach's traditional architecture.

Directional Orientation

Echoing the cascading Spanish tiles of villa rooftops in West Palm Beach, the terracotta tiles impart a strong sense of directionality to each building. The orientation of the balconies and tiles varies for each structure based on cardinal directions and the depth of balconies to optimize ocean views. On the Intercoastal and Ocean sides, deeper balconies and tile orientations align East-West. In Building 2, balconies and tiles are oriented North-South to enhance separation between buildings and ensure clear corner views of the water. This approach fosters a unique identity for each building and creates a diverse interplay of reflections and tones that complement the natural landscape.

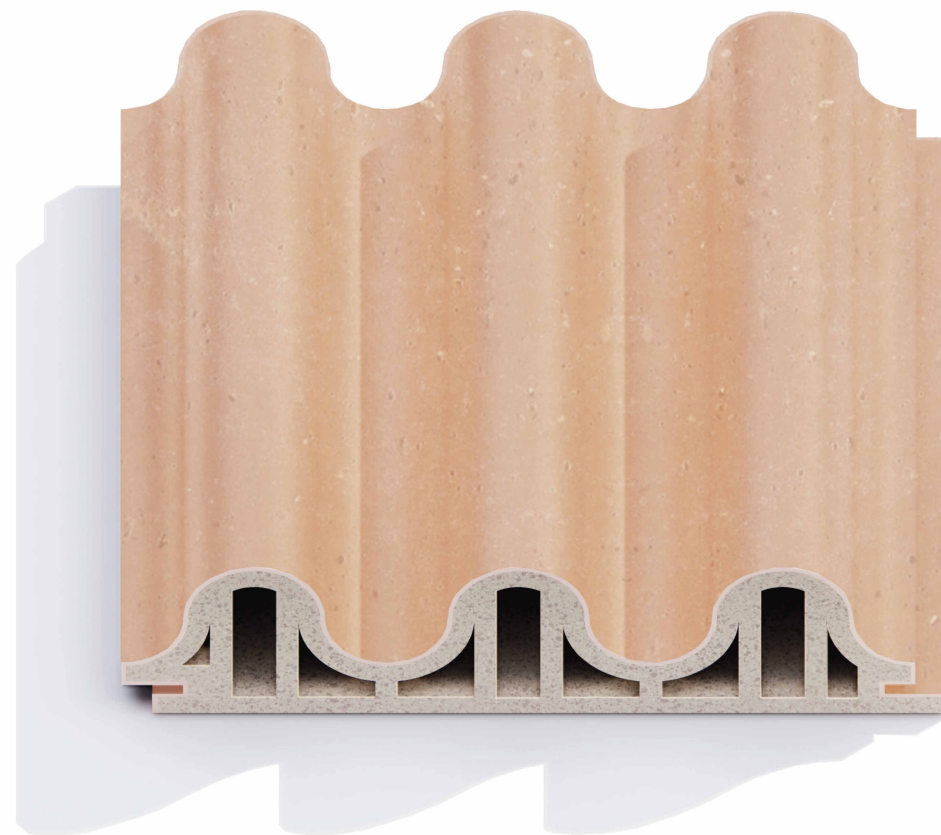
Vertical Elements

C-shaped columns, pilasters, and privacy screens enhance the building's exterior by drawing from Palm Beach's rich architectural heritage and the site's natural beauty. These gently curved columns echo the opulent finishes of historic Palm Beach estates designed by architects like Addison Mizner and are reminiscent of gracefully curved palm trees. This design blends traditional elegance with contemporary sophistication, honoring Palm Beach's architectural legacy. The understated elegance of the columns not only enriches the facade but also preserves unobstructed ocean views, maintaining the serene ambiance that defines Palm Beach.



Spanish Tile Roof

Terracotta Tile

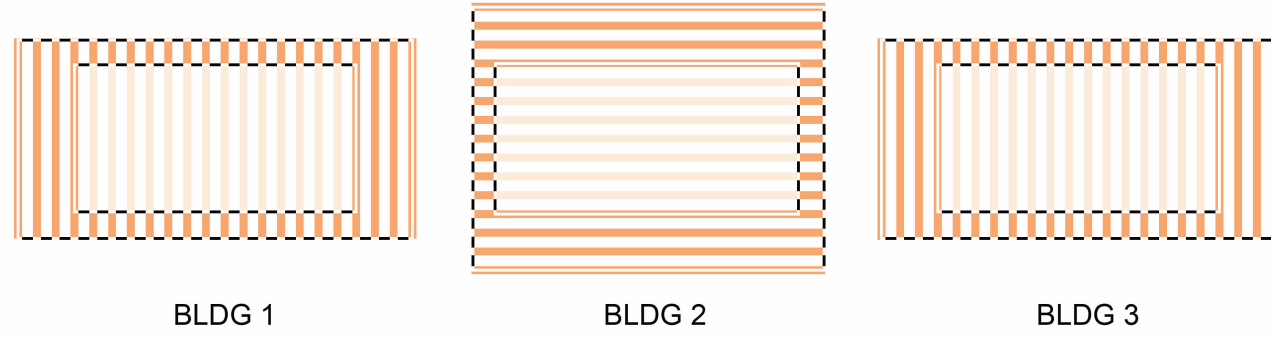


Ocean Terrace View

Slab Edge



Alternating Direction



BLDG 1

BLDG 2

BLDG 3



Curved Columns and Privacy Screens

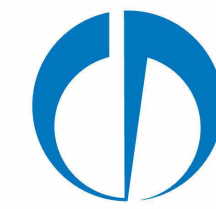


Curved Columns

Curved Palms frame the entry to Villa Flora

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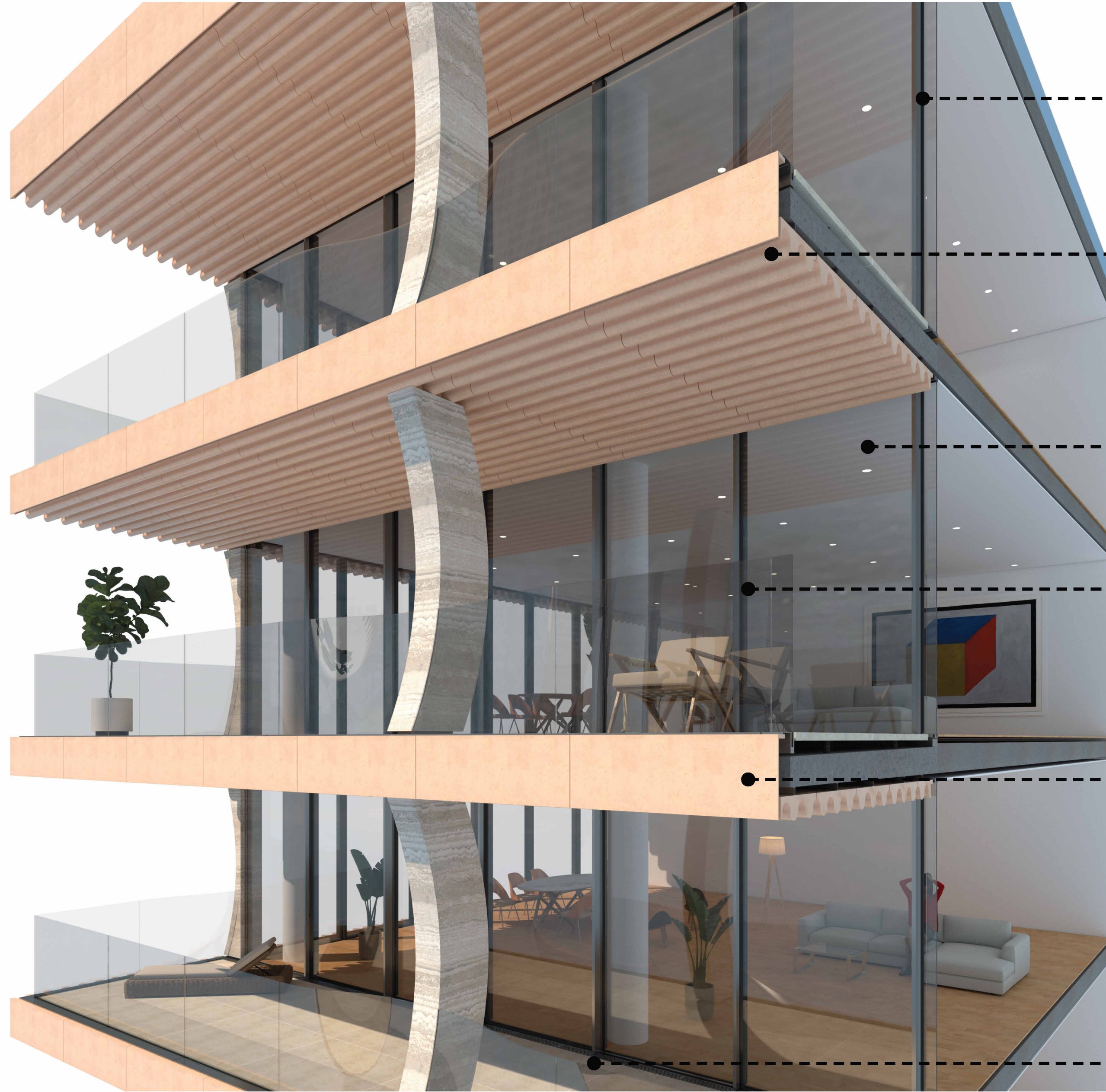
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A-601

FACADE CONCEPT

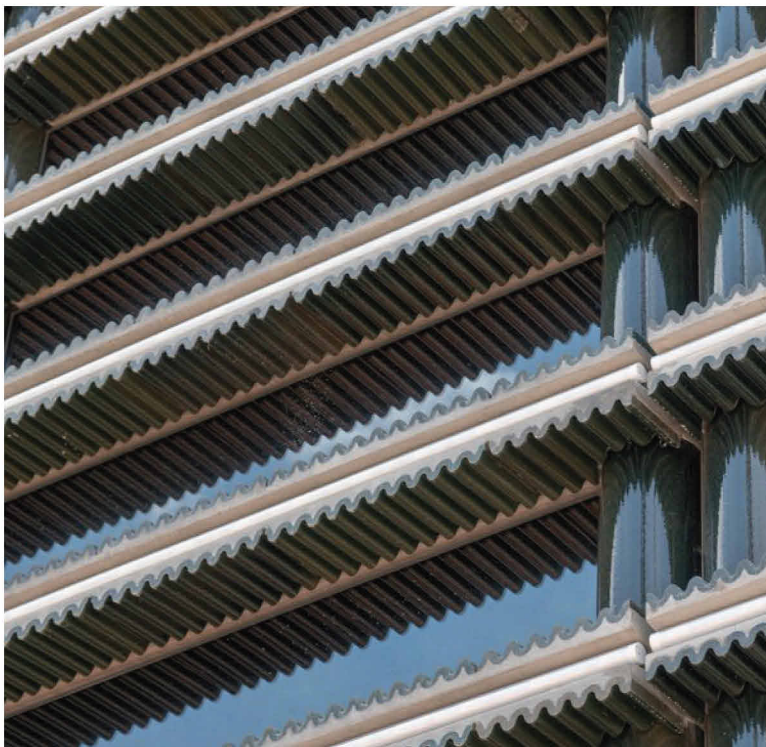


10FT BALCONY SECTION

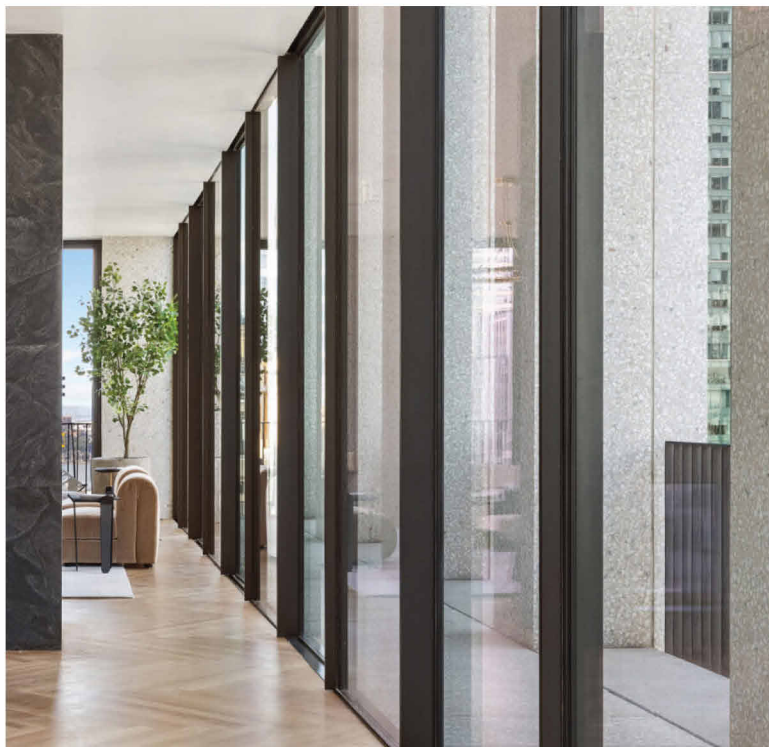
- MULLIONS**
Thin profile clear anodized aluminum framing with integral operable panels and flush sill
- BALCONY SOFFIT**
Custom profile glazed terracotta tile mounted horizontally on underside of slab
- GLAZING**
Insulated glass units with high performance low-e coating
- GUARDRAIL**
Clear laminated structural glass frameless guardrail system
- SLAB EDGE**
Custom profile glazed terracotta tile vertically mounted with integrated balcony drainage
- TERRACE FLOOR**
Natural stone panel on raised pedestal system



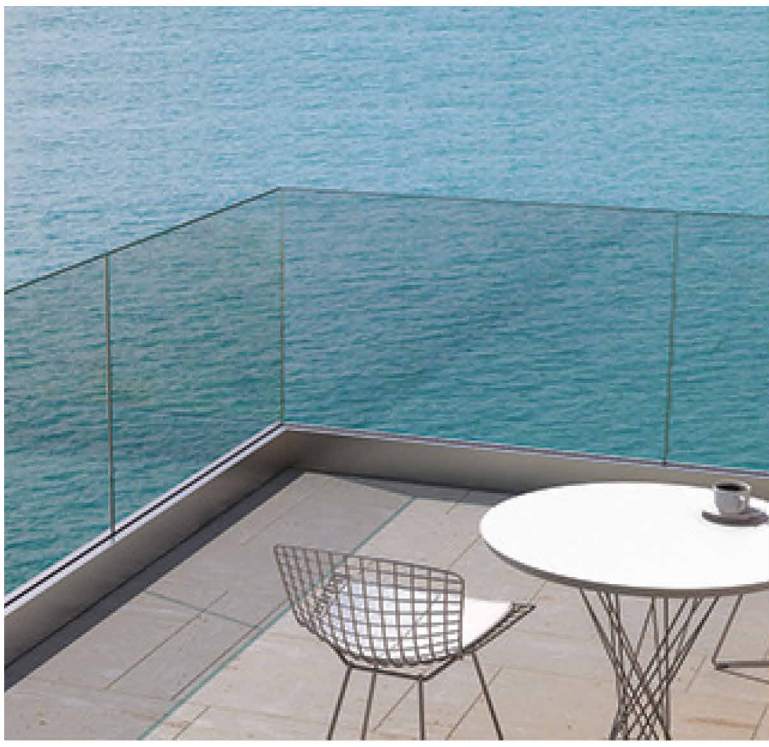
6FT INSET BALCONY SECTION



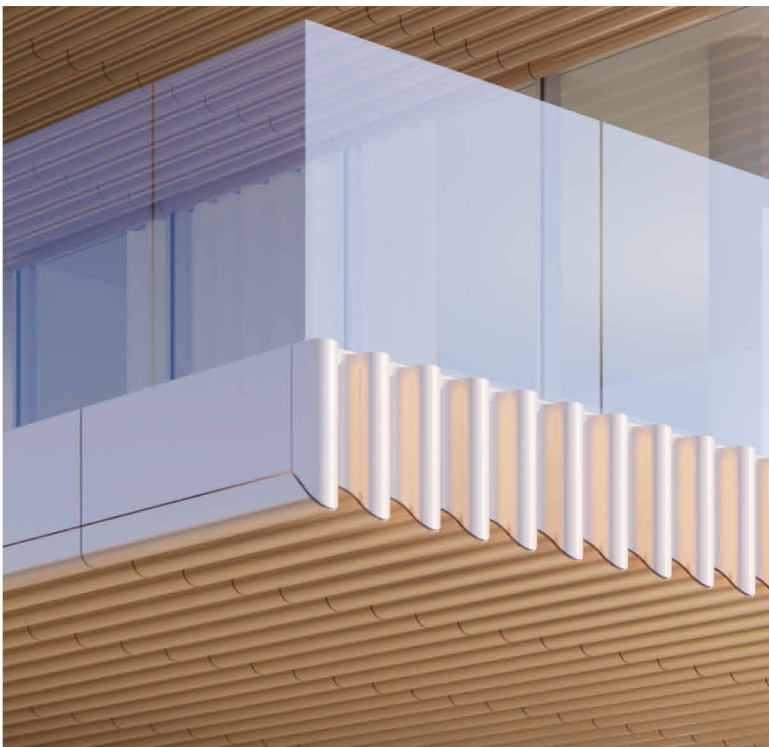
BALCONY SOFFIT



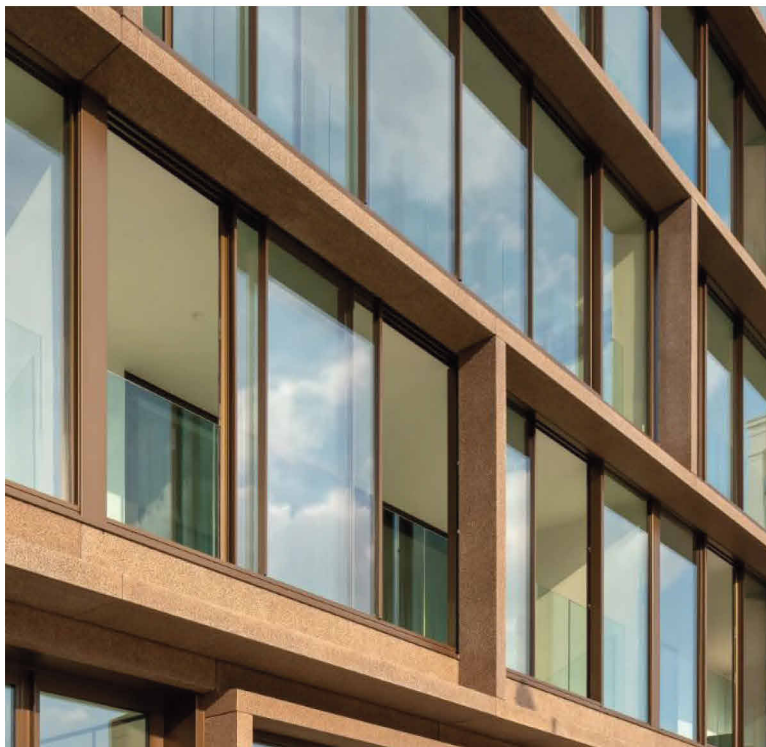
MULLIONS



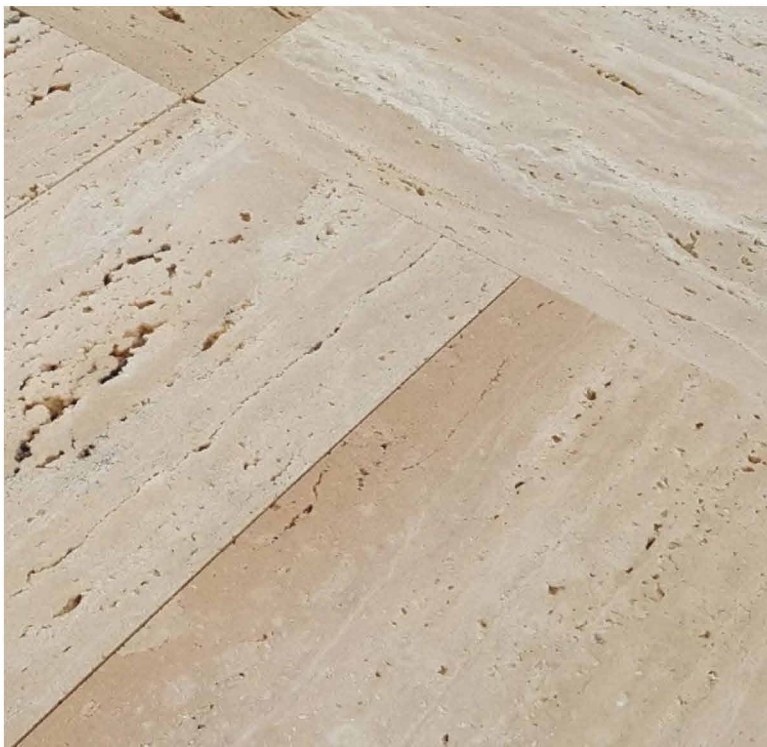
GUARDRAIL



SLAB EDGE



GLAZING



TERRACE FLOOR

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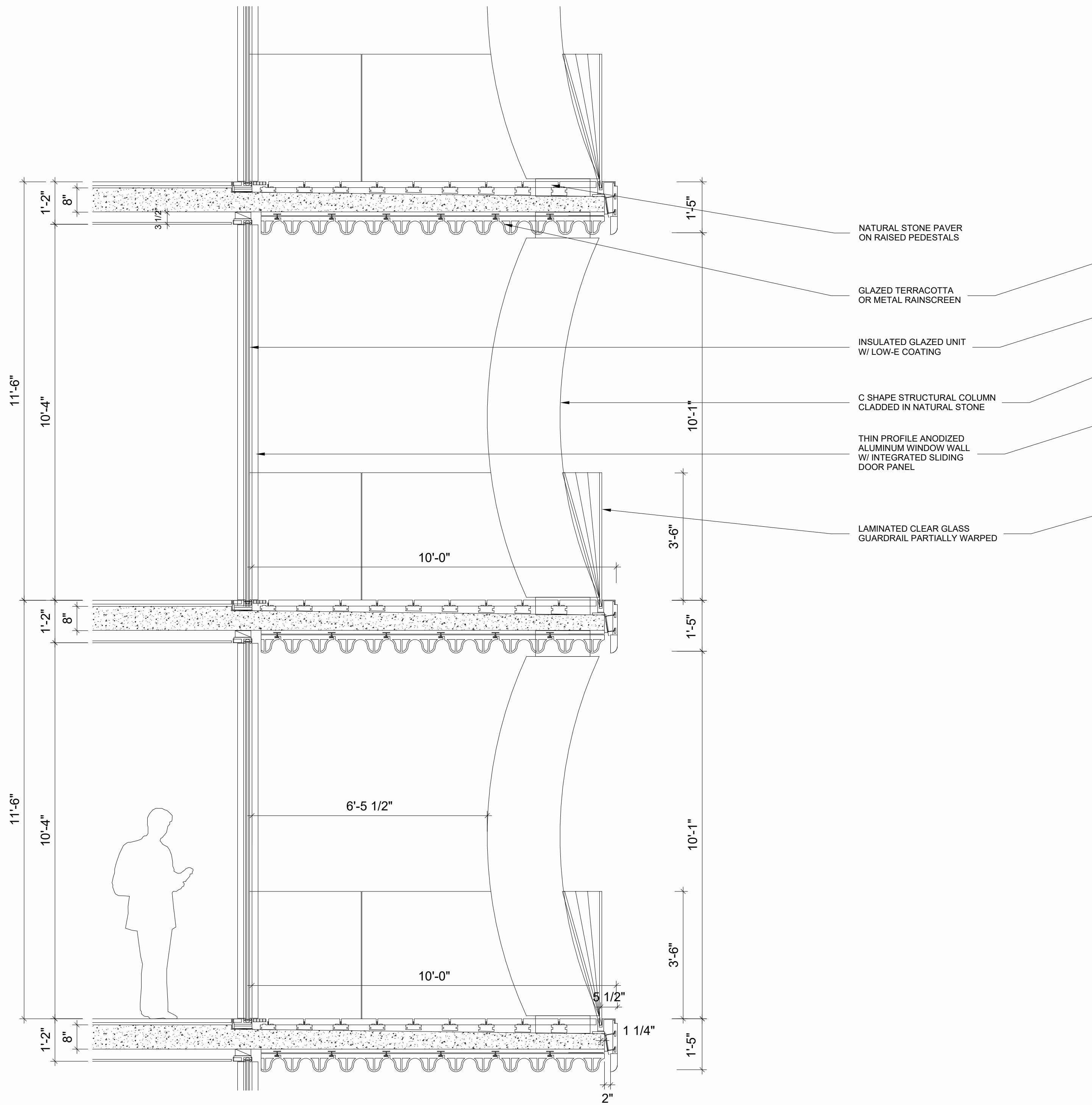
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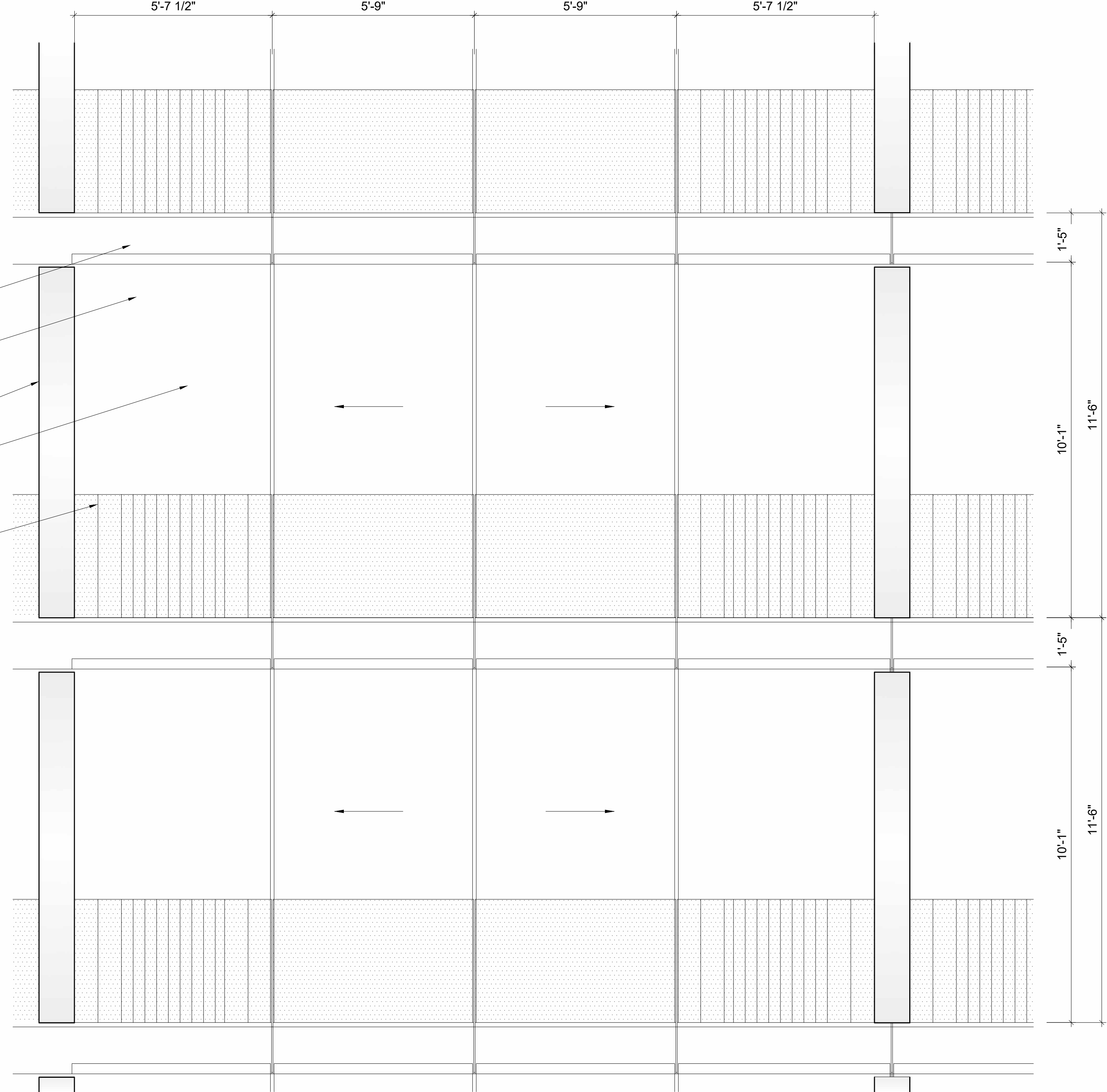
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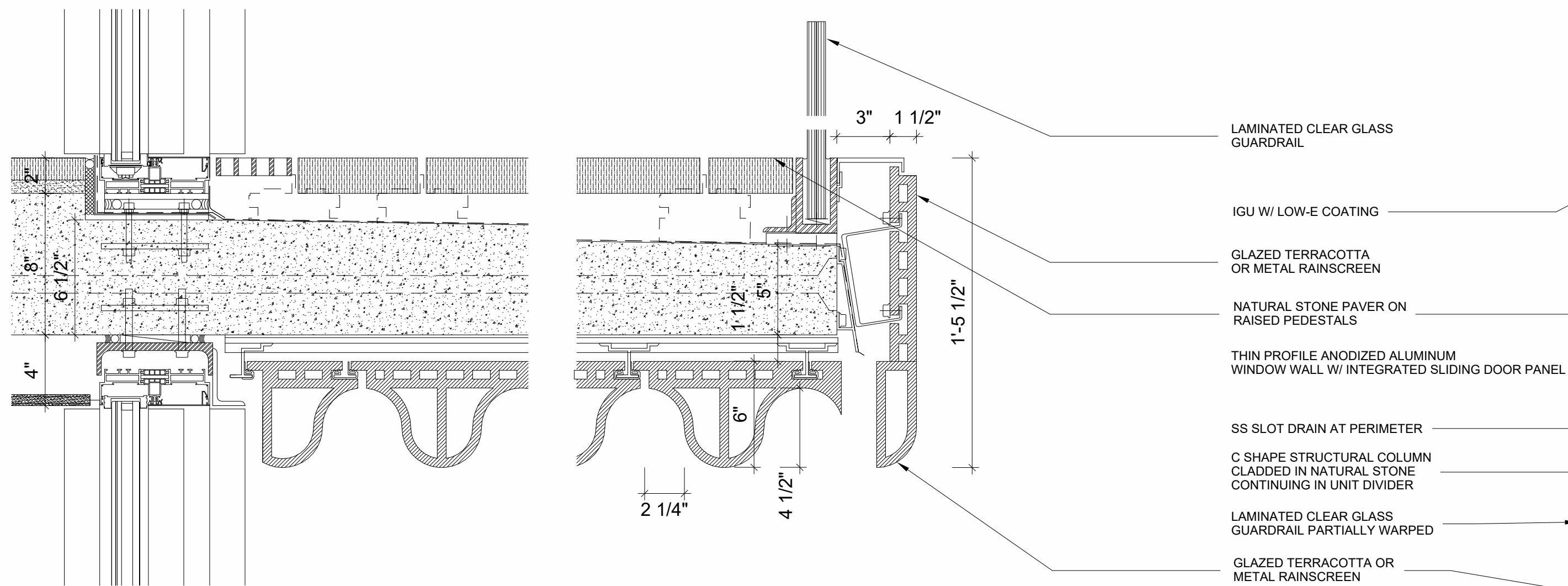
A-602
FACADE MATERIALS



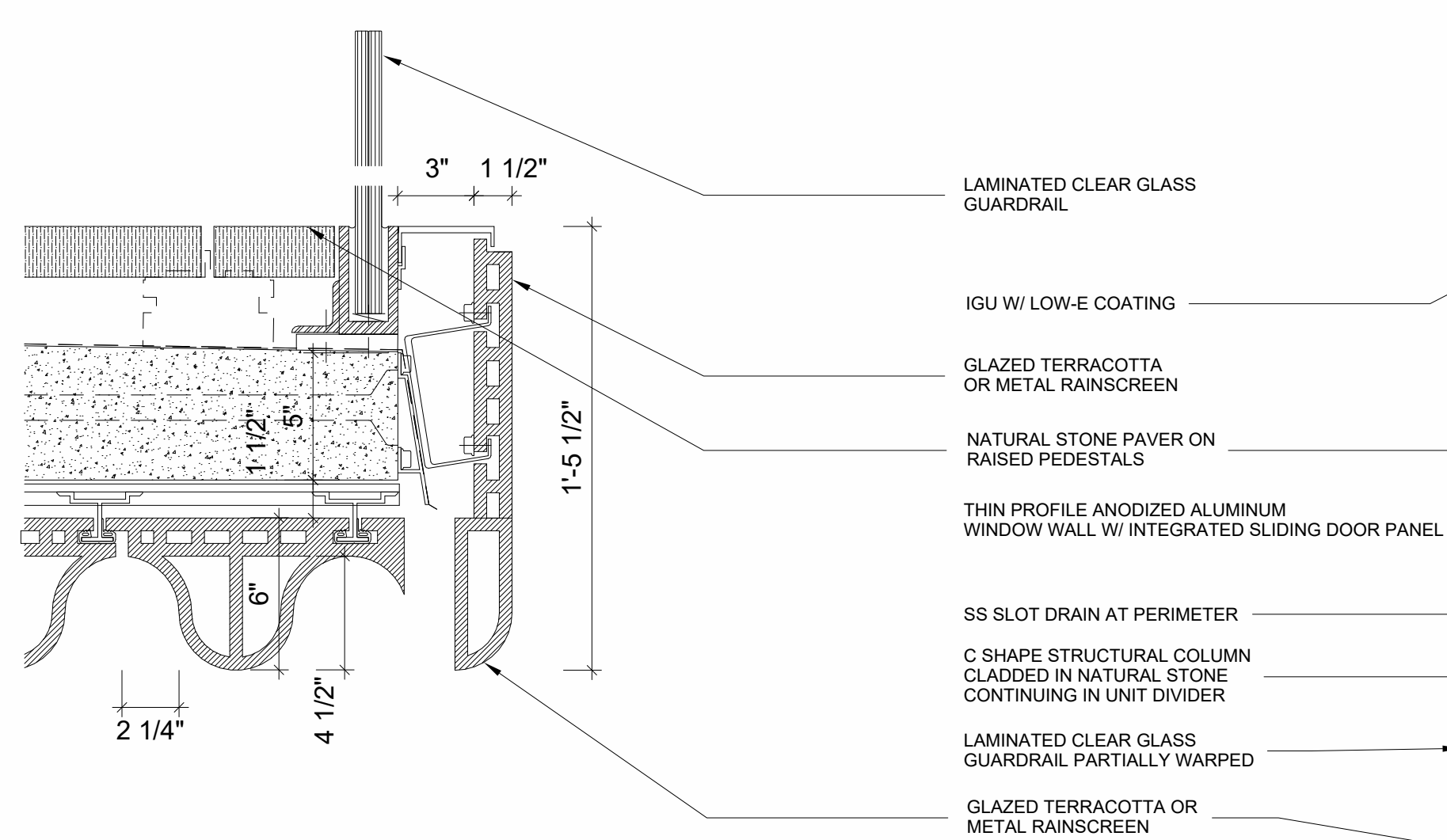
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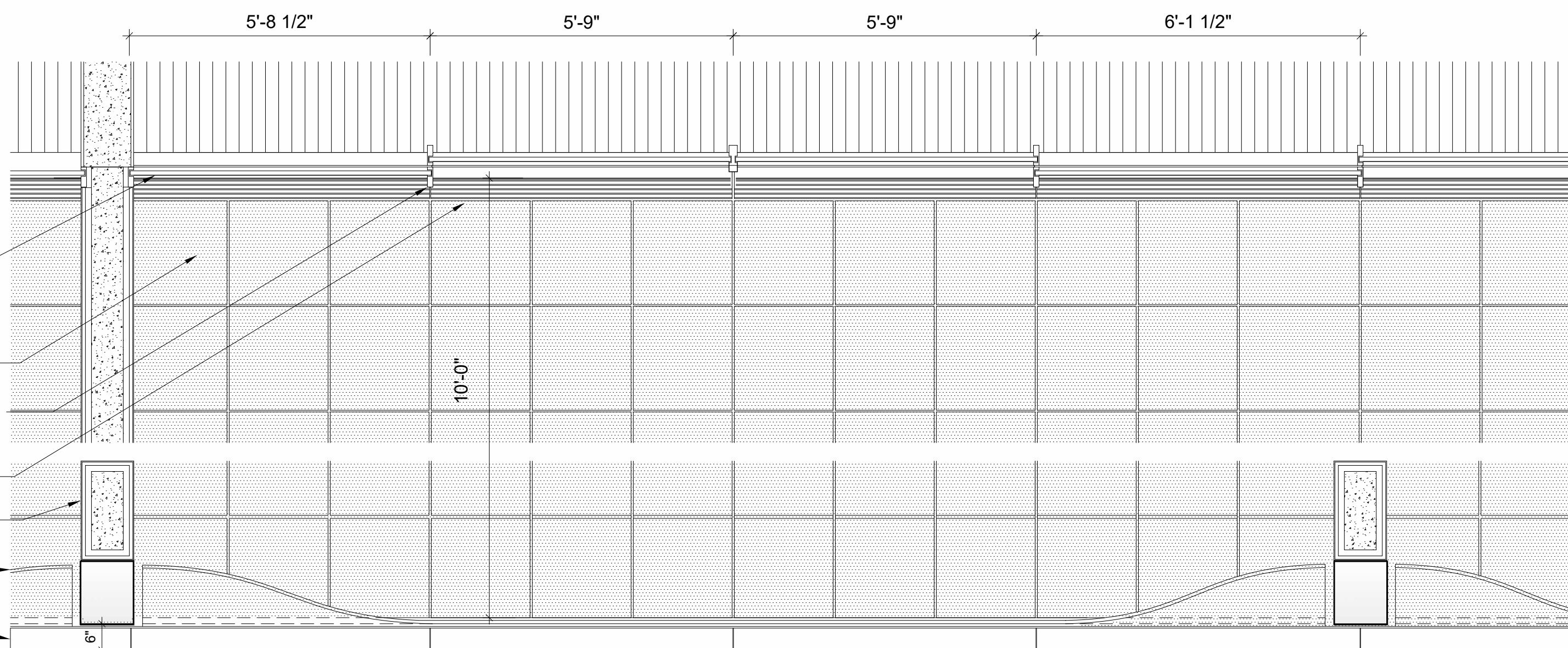
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SCALE: 1/2" = 1'-0"



05 SECTION DETAIL
SCALE: 1/2" = 1'-0"



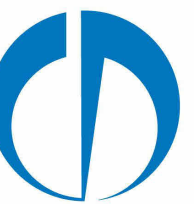
04 SECTION DETAIL
SCALE: 1/2" = 1'-0"



02 FACADE PARTIAL PLAN
SCALE: 1/2" = 1'-0"

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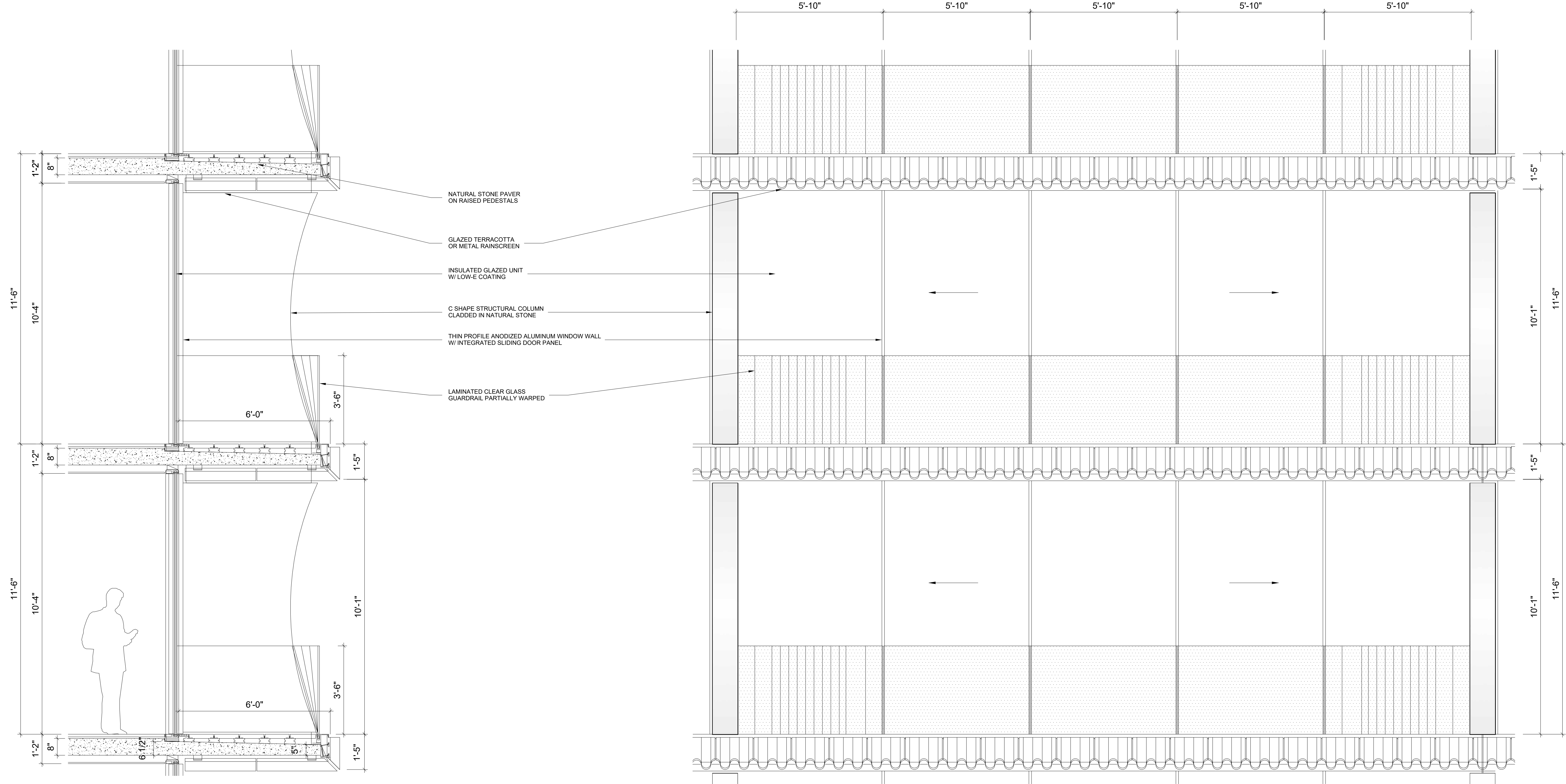
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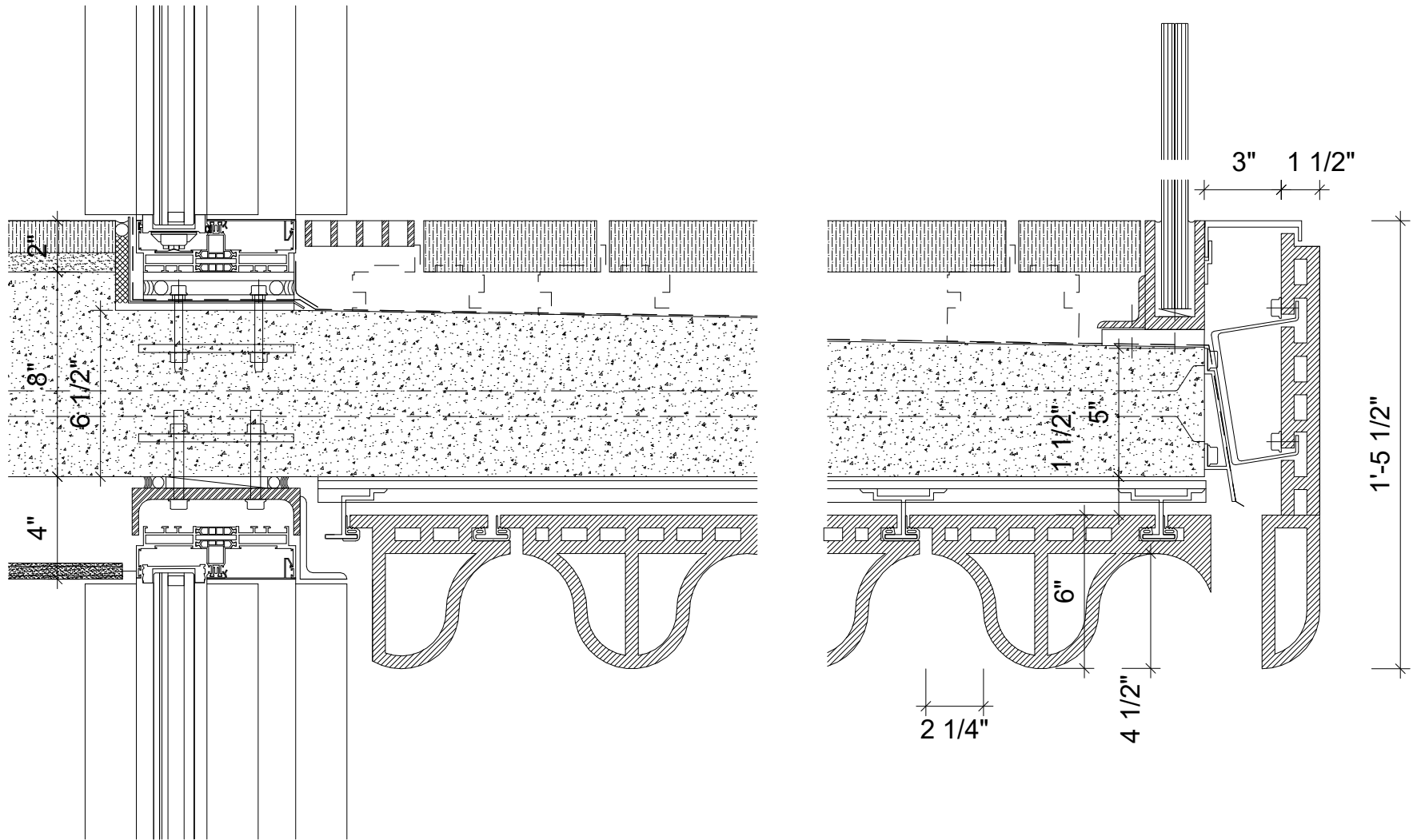
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FACADE TYPICAL DETAILS



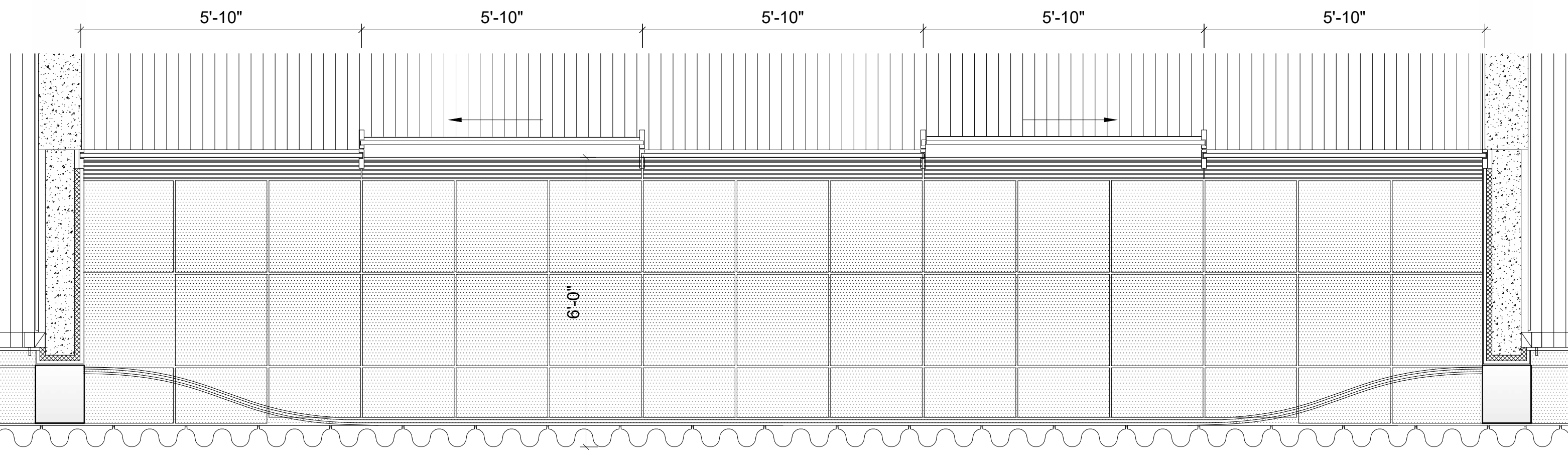
03 10' BALCONY SECT
SCALE: 1/2" = 1'-0"

1 10' BALCONY ELEV
SCALE: 1/2" = 1'-0"



05 SECTION DETAIL
SCALE: 1/2" = 1'-0"

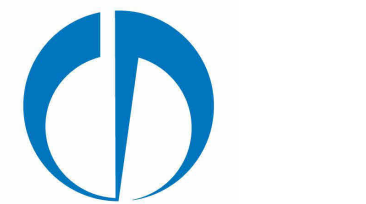
04 SECTION DETAIL
SCALE: 1/2" = 1'-0"



02 FACADE PARTIAL PLAN
SCALE: 1/2" = 1'-0"

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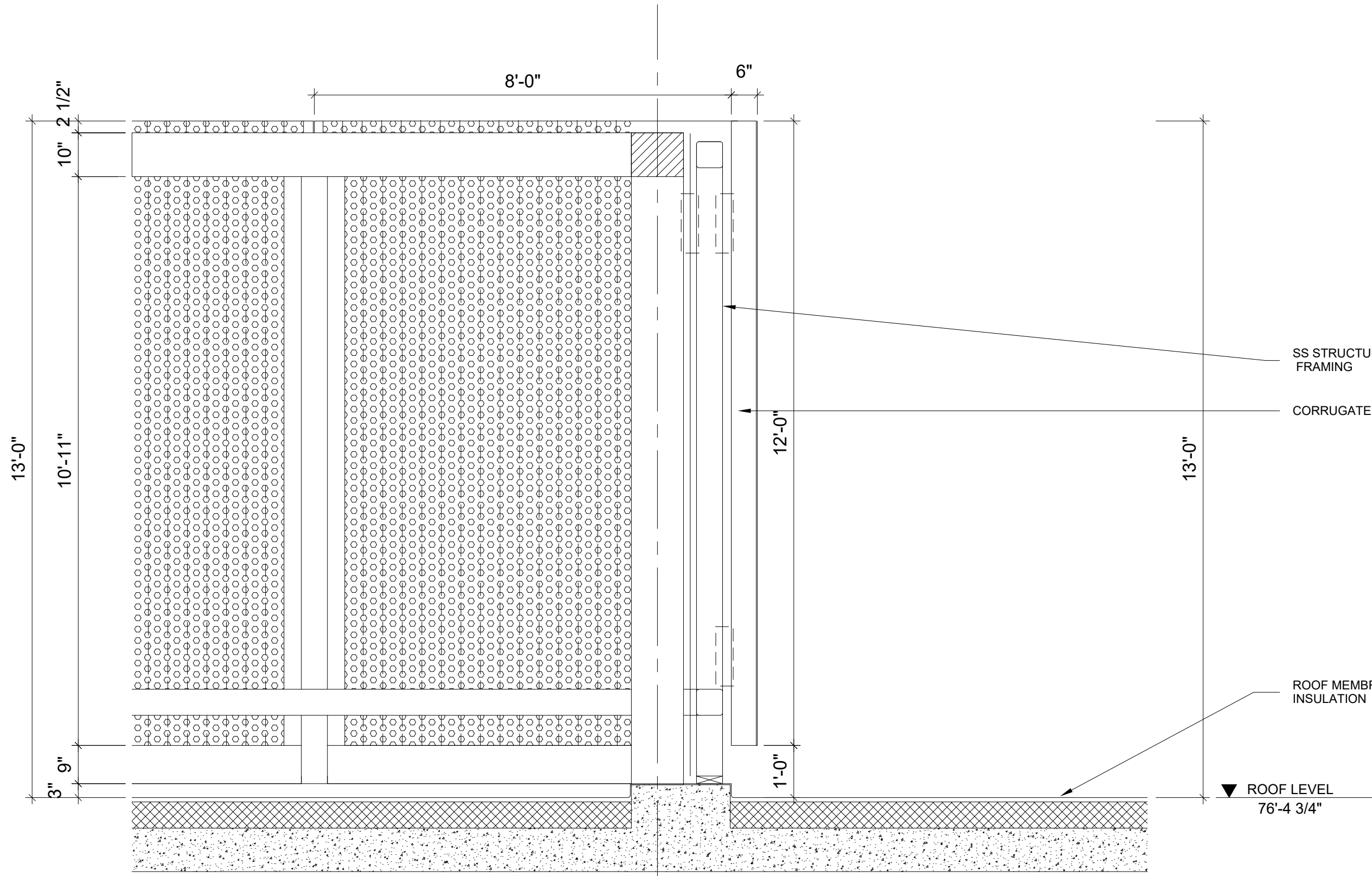
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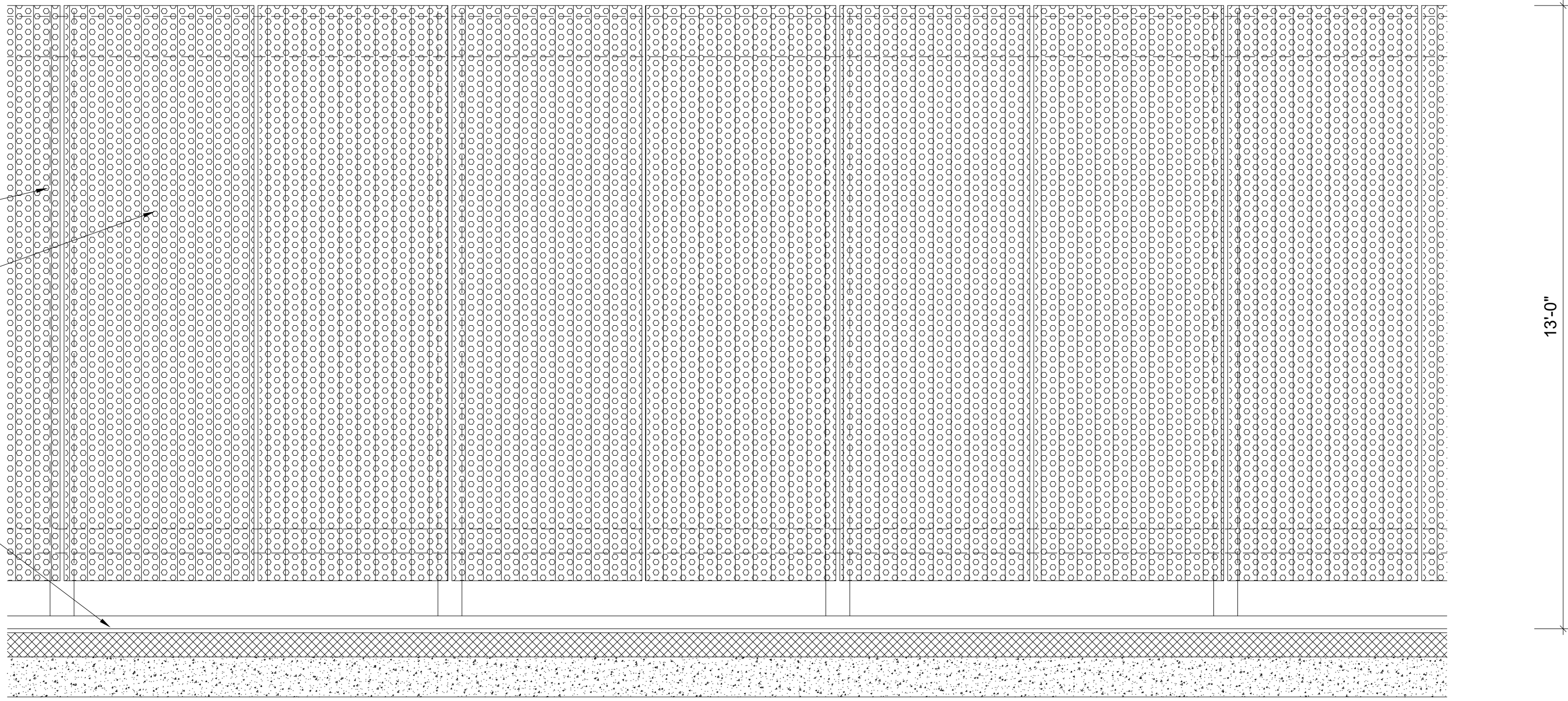
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FACADE TYPICAL DETAILS

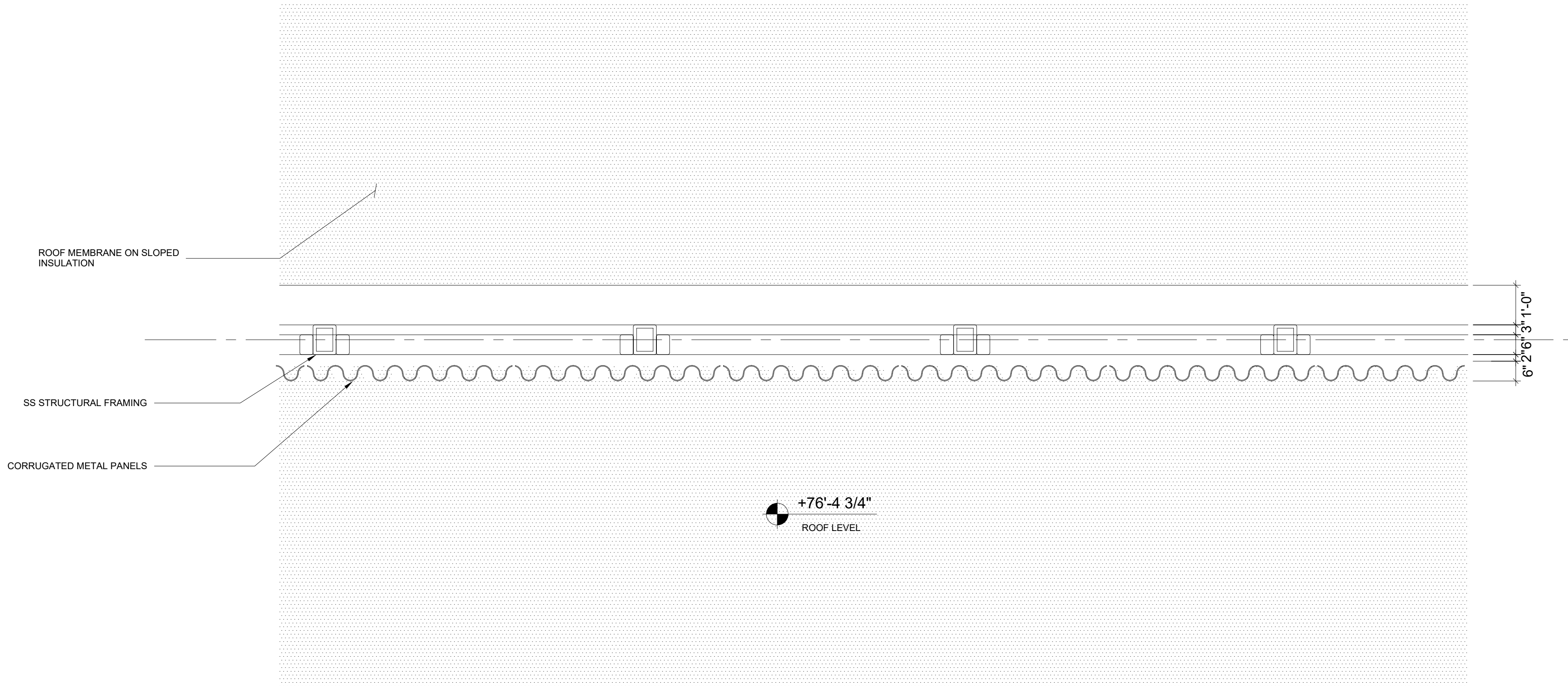
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3 MEP BULKHEAD SECT



1 MEP BULKHEAD ELEV



2 MEP BULKHEAD PARTIAL PLAN

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MECHANICAL SCREEN
DETAILS