

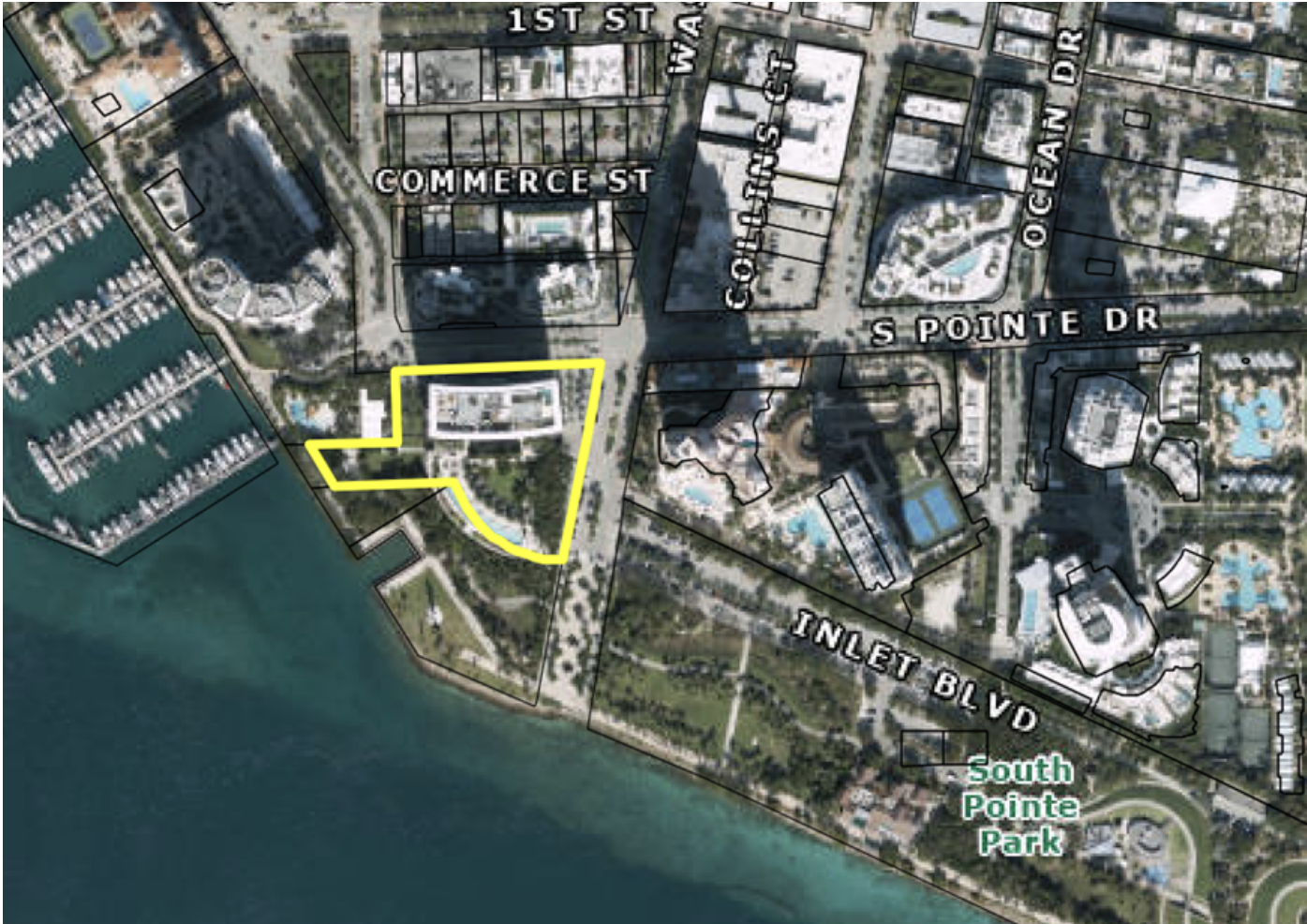
Apogee Condominium Exterior Renovation

800 South Point Drive
DRB25-1141



THRESHOLD
LANDSCAPE WORKSHOP

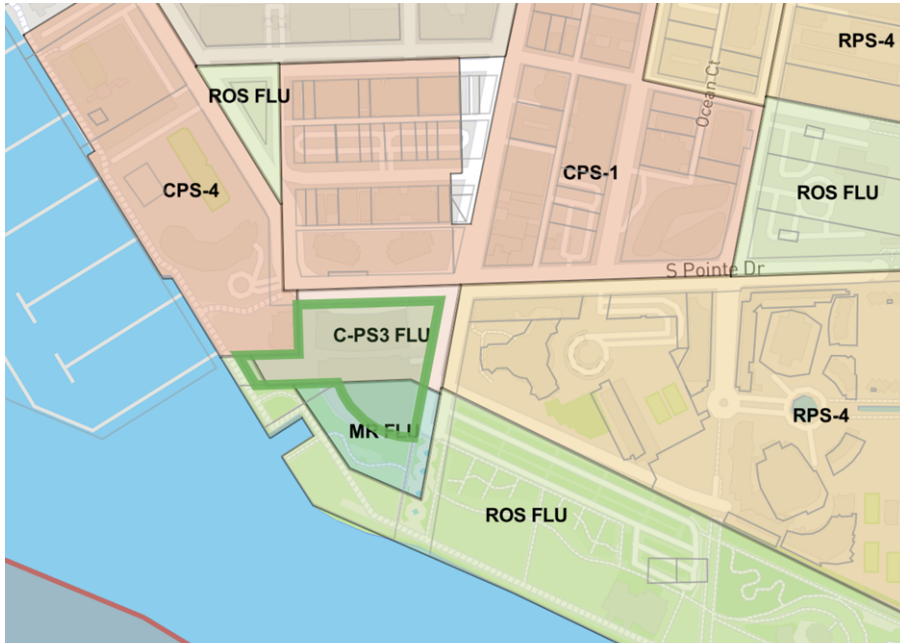
Property Location Map



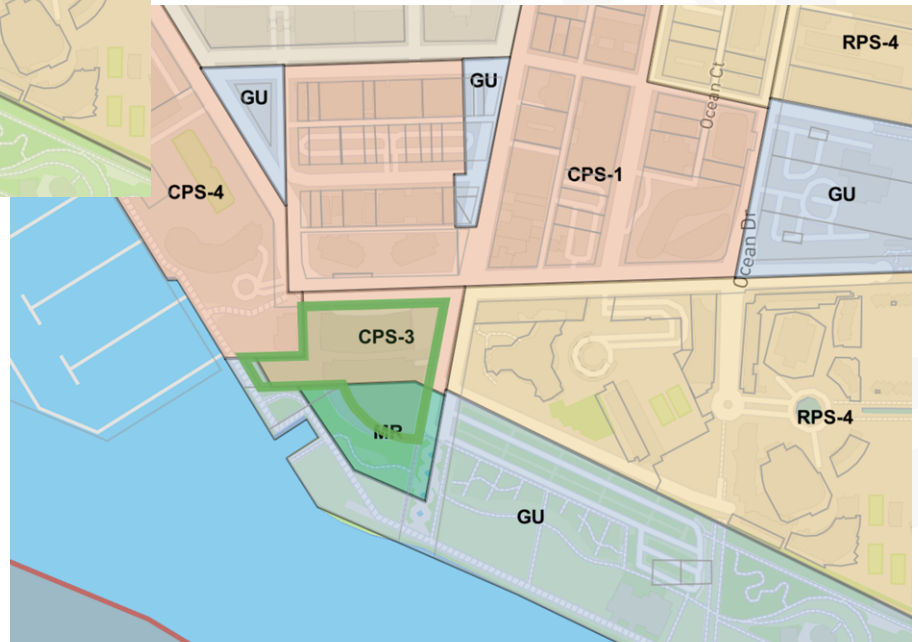
Property Aerial



Land Use and Zoning



FLUM: C-PS3 FLU, MR FLU



Zoning: CPS-3, MR

Context Photos: Current Property



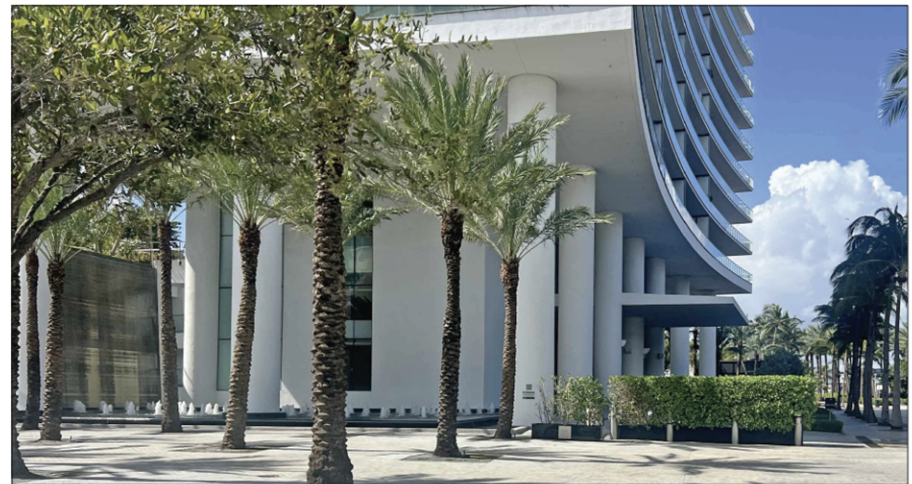
SITE VISIT 8/23/2024
1) VIEW FROM SOUTH POINTE DRIVE TO NW PROPERTY CORNER



SITE VISIT 3/07/2025
2) VIEW EAST FROM ENTRY DRIVE TO PORTE COCHERE



SITE VISIT 1/25/2024
3) VIEW OF NORTH ELEVATION



SITE VISIT 1/29/2025
4) VIEW WEST FROM SOUTH POINTE DRIVE SIDEWALK

Design Strategy and Goals:

Enhance security

Improve pedestrian circulation

Improve Stormwater Management

Reduce overall maintenance

East Side Streetscape - Existing



East Side Streetscape - Proposed



- Renovate paving to address public safety concerns
- Propose resilient and diverse plant species that mimic South Pointe Park
- Reduce overall paved surfaces and introduce planted areas to improve stormwater management

East Side Streetscape - Existing



East Side Streetscape - Proposed



Enhance Planting & Reduce Paved Surfaces - Existing



Enhance Planting & Reduce Paved Surfaces - Proposed

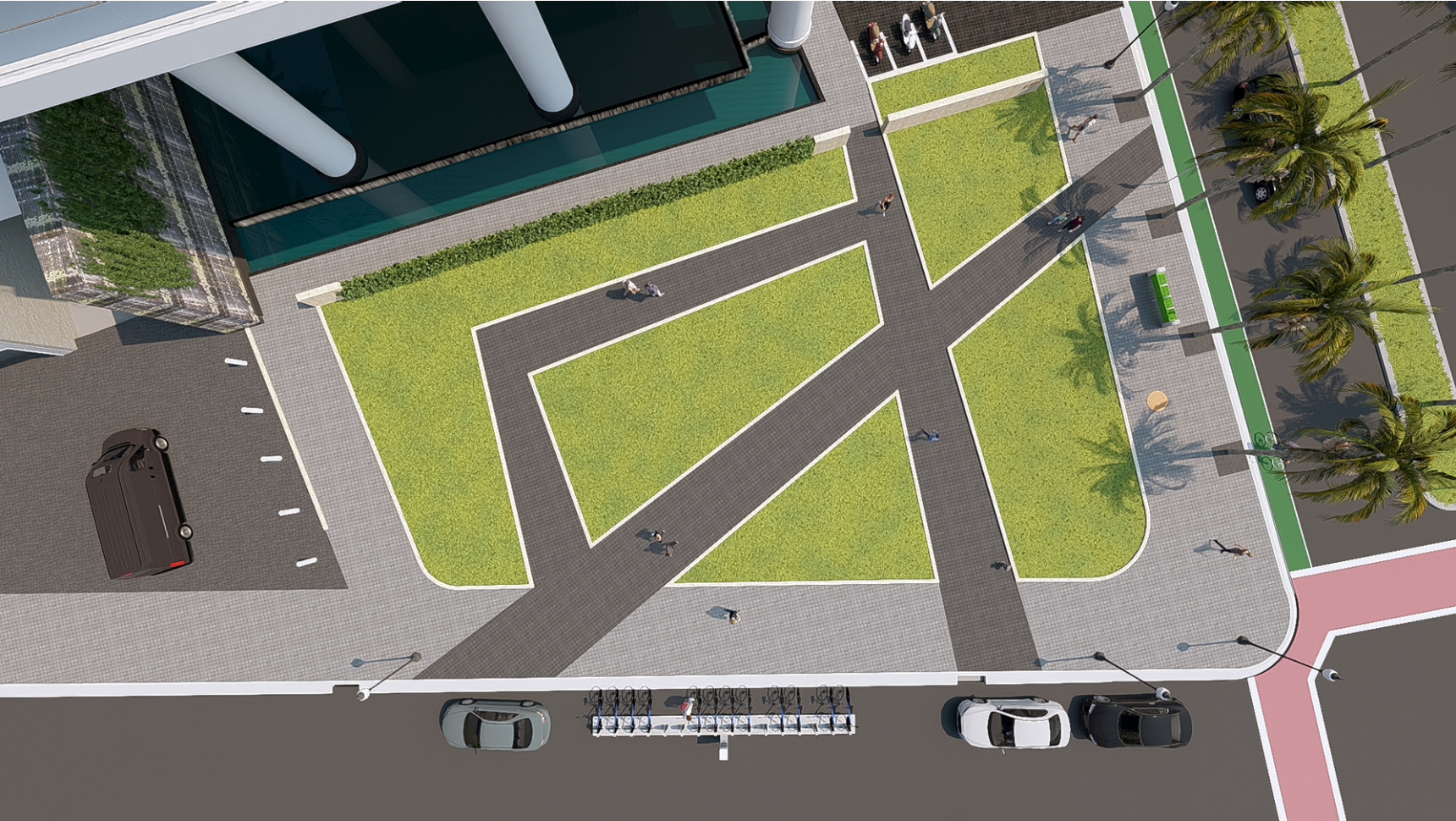


- Manage stormwater runoff and reduce Urban Heat Island Effect
- Recycle existing granite pavers to reduce material waste, demolition and transport

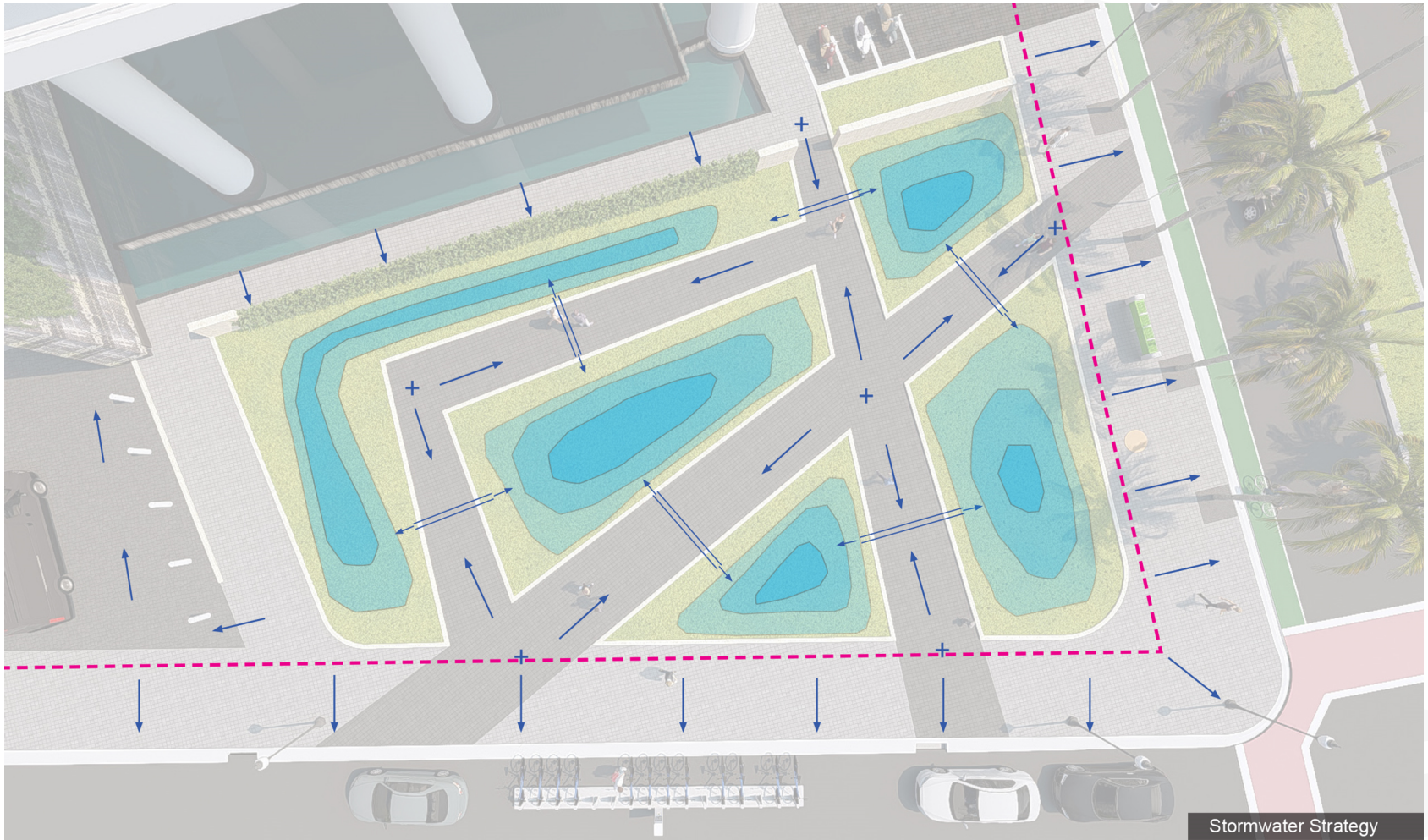
Enhance Planting & Reduce Paved Surfaces - Proposed



Pedestrian Circulation - Proposed



Stormwater Management - Proposed



Tree Canopy - Proposed



Building Façade and Arrival Entry - Existing

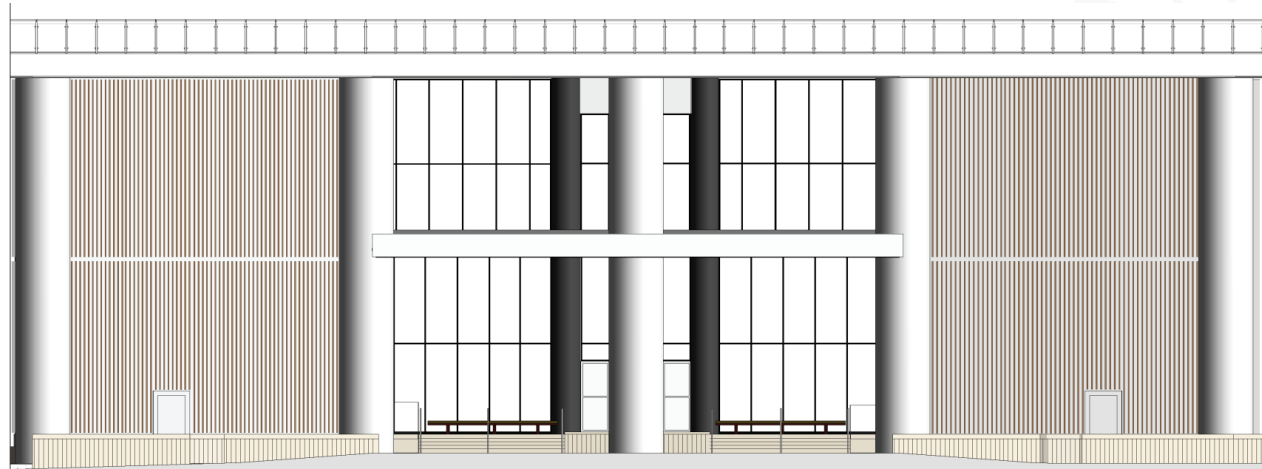


Building Façade and Arrival Entry - Proposed

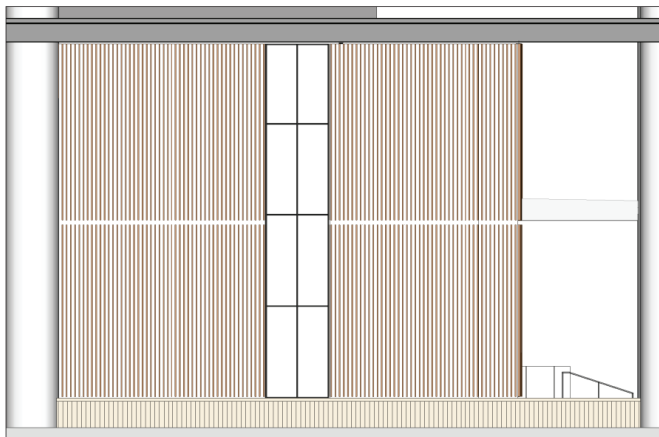


- Installation of a NOA compliant louver cladding system on the North, East and West façades of the building and porte-cochere ceiling

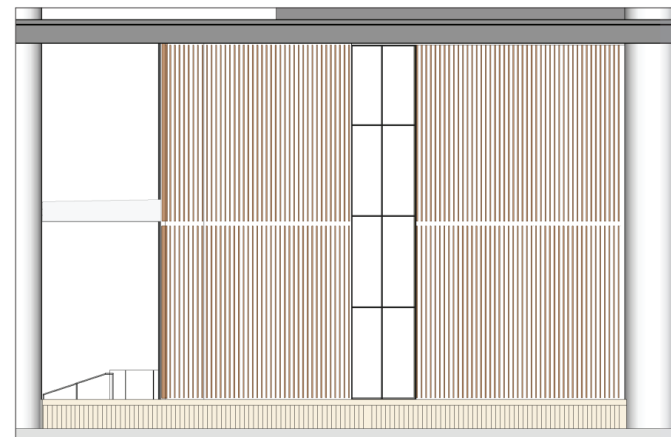
Building Façade and Arrival Entry - Proposed



① LOUVER RENDERING - NORTH ELEVATION
3/16" = 1'-0"



② LOUVER RENDERING - WEST ELEVATION
3/16" = 1'-0"



③ LOUVER RENDERING - EAST ELEVATION
3/16" = 1'-0"

- Improve accessibility with updated entry steps, raised planters, and new handrails
- Updated entry steps and handrails are proposed to improve accessibility for people with mobility issues, children and residents

Property Signage & Wayfinding - Existing

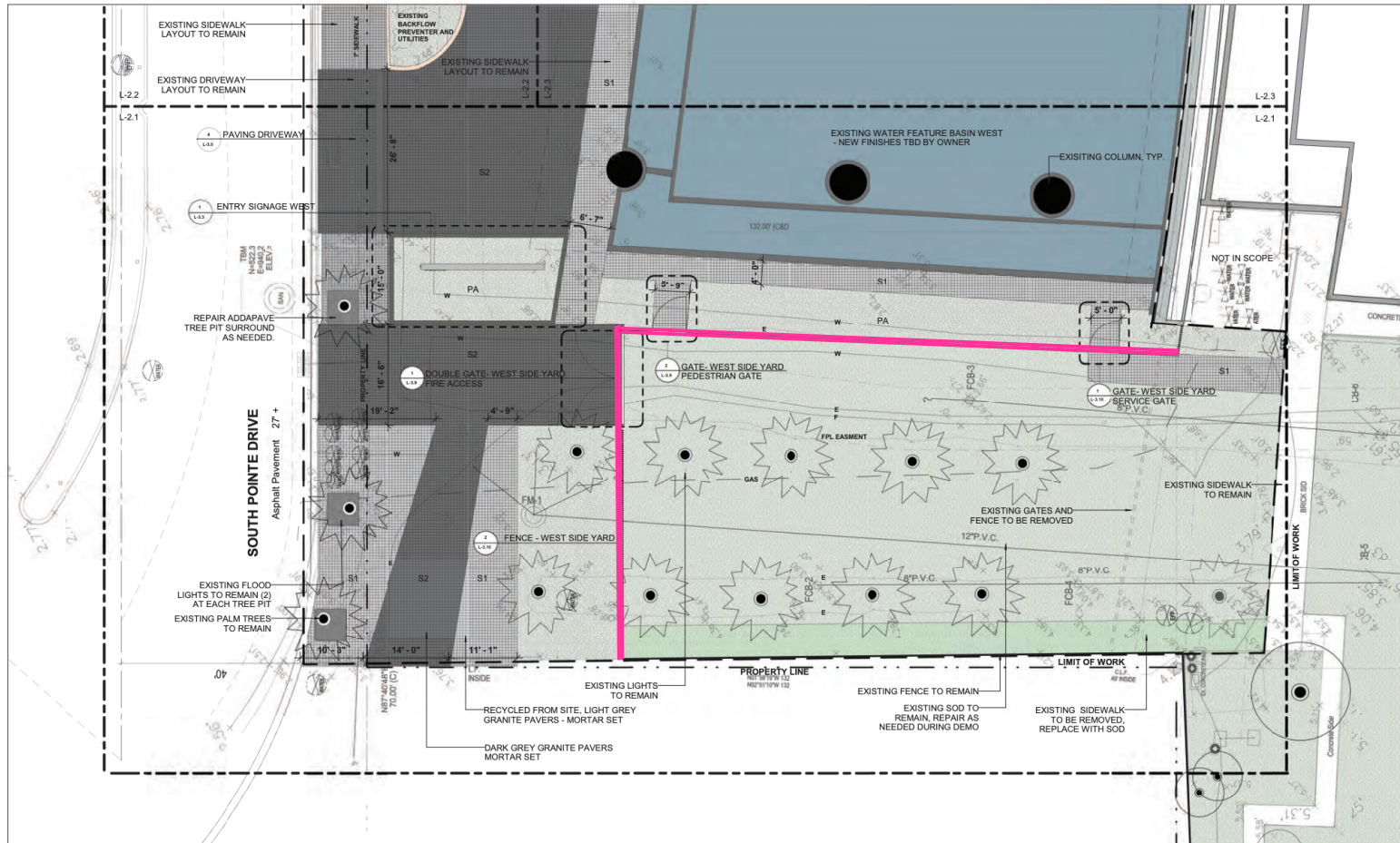


Property Signage & Wayfinding - Proposed



- New Identification signage, vehicular entrance/exit designations, and Property street number address
- Enhanced planting and additional planters define entry drive

Security – Proposed Fence and Access Gates



Proposed West Side Landscape Plan

West Side - Existing



South Pointe Drive View

West Side - Proposed



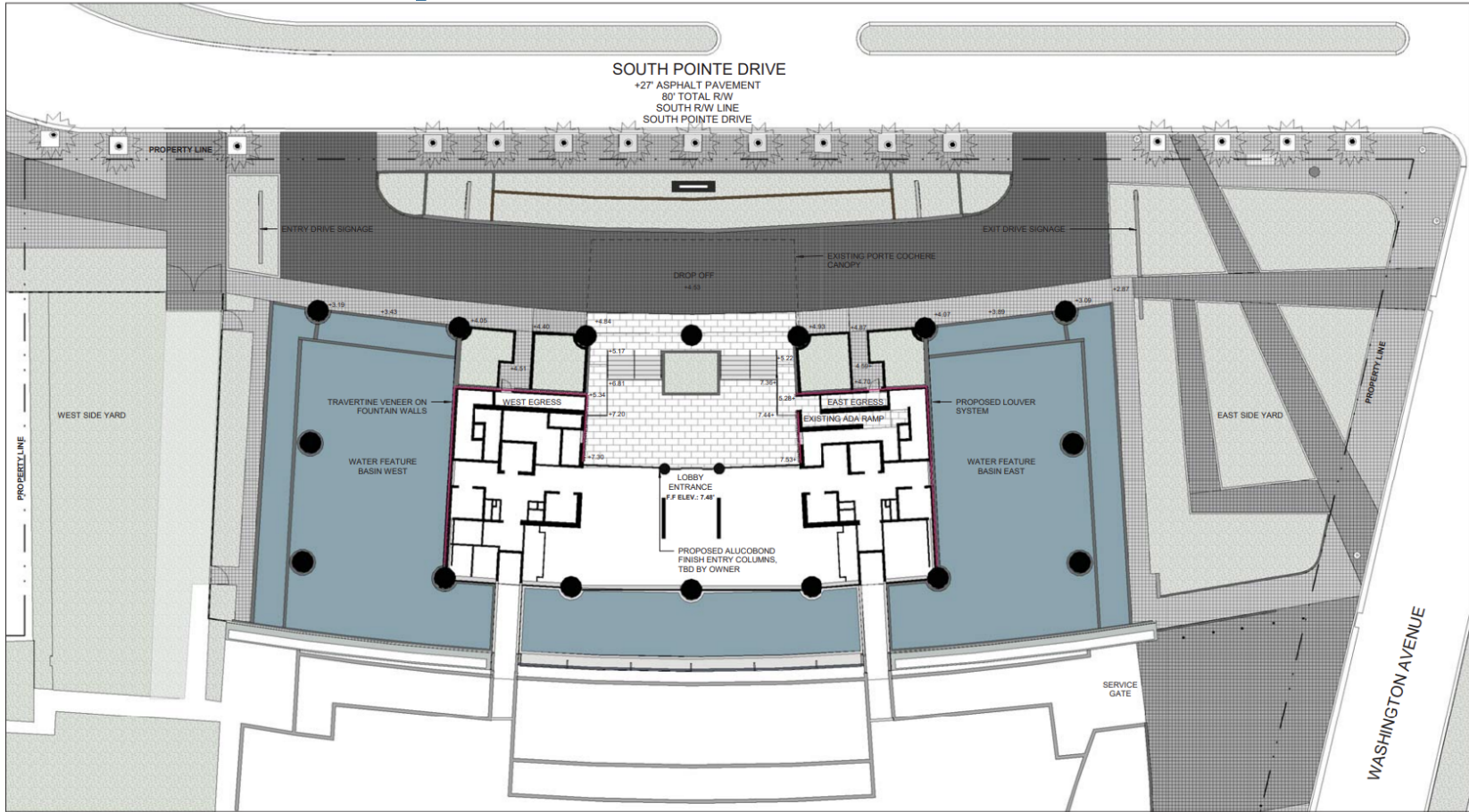
- Proposed gate and fence aligned with the existing entry water feature for enhanced security and creates an enclosed area suitable for dog walking and children's play.
- Perimeter plantings will establish a low vegetated buffer between the sidewalk and the property.

West Side - Proposed



- Contrasting paving bands delineate circulation pathways

Site Plan - Proposed



MATERIAL LEGEND

	S1 - EXISTING LIGHT GREY GRANITE STONE
	S2 - EXISTING GRANITE STONE WITH APPLIED SEALANT
	S3 - STONE PAVING EXISTING MARBLE
	WF - EXISTING WATER FOUNTAIN
	PA - PLANTING AREA

Request

- **Approval of proposed exterior renovations.**

Arrival - Proposed



Streetscape - Proposed



Thank You

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