



datura & olive mixed use development

west palm beach, florida

The Datura & Olive Mixed use development consists primarily of modest sized one bedroom apartments, a limited number of two bedroom apartments and studios, associated covered parking and ground floor retail space and is located in the historic core of downtown, West Palm Beach. This proposed 12 story structure's planning includes 6 2 level residential units with mezzanines designed to allow for the most efficient and compact parking arrangement possible by overlapping the structured parking over a portion of the ground floor units and creating two full bays of parking on the relatively narrow depth of this urban site. The +/-5,000 sf of retail fronts Olive Avenue, the main commercial street bordering the site, with the six residential lofts facing secondary Datura Street.

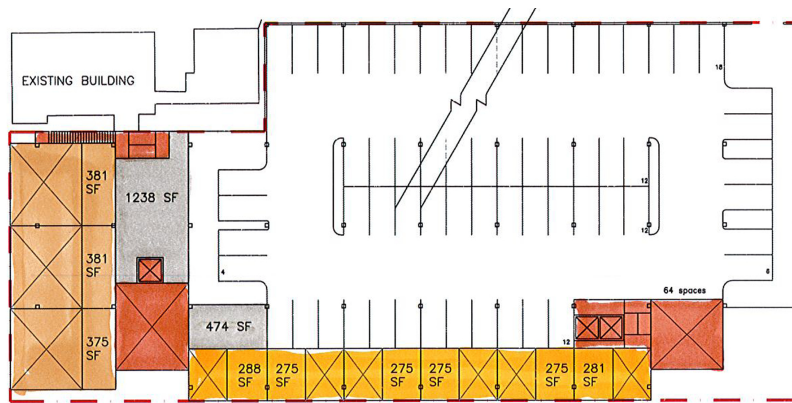
The regular rhythm of the residential units is broken by the introduction of large expanses of glass, dramatic vertical extensions of the main entrance areas and light filled units on the upper levels. The two storey "townhouses" are set forward of the main facade and help to create human scale and visual interest along the projects main elevation and the extension of the parking deck to the property line at the west achieves the targeted parking count. This outdoor area serves as a sun filled deck at the fourth level. By setting back the upper residential levels on this facade they can have an unlimited amount of fenestration without concern for fire separation from possible future development.

Project Information

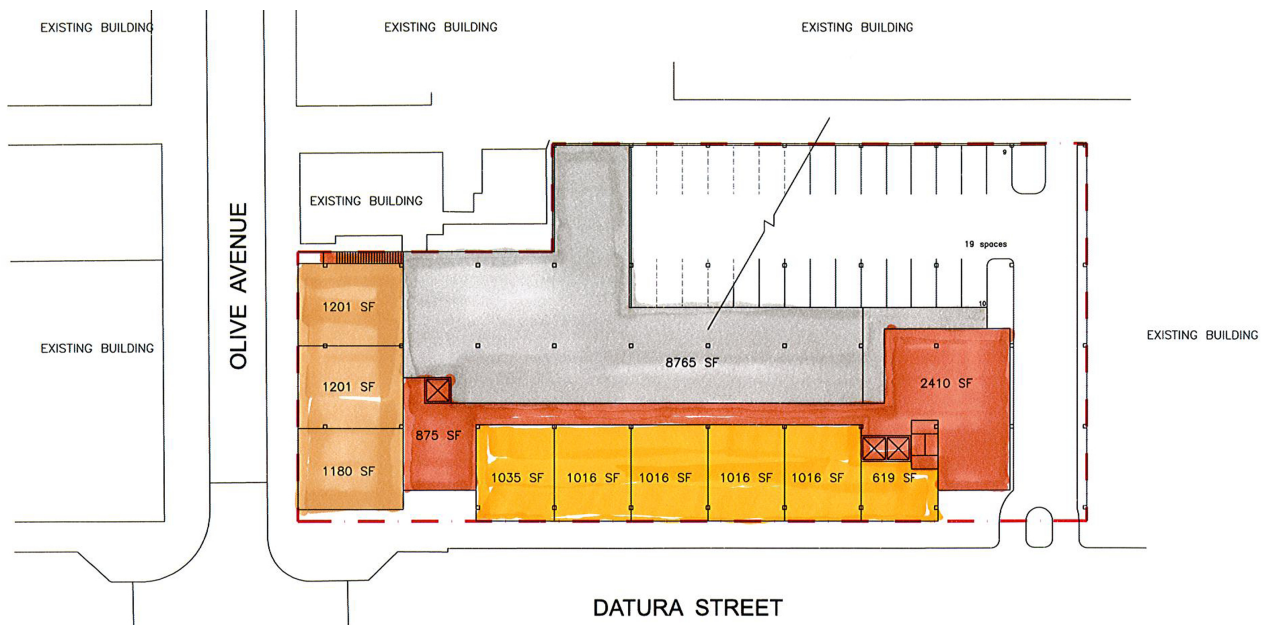
Area:	298,000 sq. ft.
Scope:	New Construction
Services:	Complete Architectural Services
Completion Date:	TBD
Client:	Datura and Olive LLC
Contact:	Bill Jacobson (561) 833-4440
Architect of Record:	Designel Architects (Michael Nelson - Partner)
Contractor:	TBD
Delivery Method:	TBD
Construction Cost	\$42 Mill (estimated)



LEVEL 5 (POOL DECK)



LEVEL 2 / MEZZANINE



LEVEL 1