



Gainesville
Community
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Agency

MIXED USE OFFICE BUILDING CONCEPT

FEBRUARY 16, 2009



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DAG Architects Inc. Firm Structure

DAG was founded in 1981 by Sam Blimling, AIA and Charlie Clary, FAIA. Today, 27 years later, the firm has four offices and a staff of 36, including architects, graphic designers, landscape architects, and construction specialists.

Over the years, the firm has designed a wide range of building types, ranging from health care facilities, schools, churches, libraries, and fire stations to multi-story condominiums, offices, and private coastal residences. DAG's exceptional design talent has been recognized by the American Institute of Architects with many design awards, and the firm was named 2007 Firm of the Year by the Florida Association of the AIA.

The firm's members are active in state and local organizations. Charlie Clary served from 1996 through 2006 as a Florida State Senator. Other associations that DAG personnel are active in include the American Institute of Architects, the U.S. Green Buildings Council, Habitat for Humanity, the Committee for a Sustainable Emerald Coast, and many others.

DAG is currently working on projects throughout Florida's Panhandle, along the Gulf Coast, and in Orlando, Atlanta, Biloxi, and Mobile.



Charlie Clary, FAIA



Sam Blimling, AIA



Roger Godwin, AIA



Jack Baker, AIA



Pat Ballasch, AIA



Bob Johnson, AIA

Atlanta | Destin | Pensacola | Tallahassee

****DAG Architects has received numerous design awards for our projects in the Panhandle.***

****DAG is the 2007 AIA Florida Firm of the Year***

mixed use office building concept





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Project Team Organization



Patrick L. Ballasch, AIA
Principal in Charge



Robert Charles, Assoc. AIA
Project Manager/Designer



Don Whitehead, AIA, LEED AP
*Associate Principal, LEED
Facilitation & Construction
Administrator*



Chad Horton, ASLA
Landscape Architect

DAG Architects currently employs 28% Minority/Women

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Project Consultants

Civil Engineering: ***JMJ Consulting Engineers***

Structural Engineering: ***TKW Consulting Engineers, Inc.***

Mechanical/Plumbing Engineering: ***Butler Engineering, Inc.***

Electrical Engineering: ***Nix Engineering***

Landscape Architecture: ***DAG Architects inc.***

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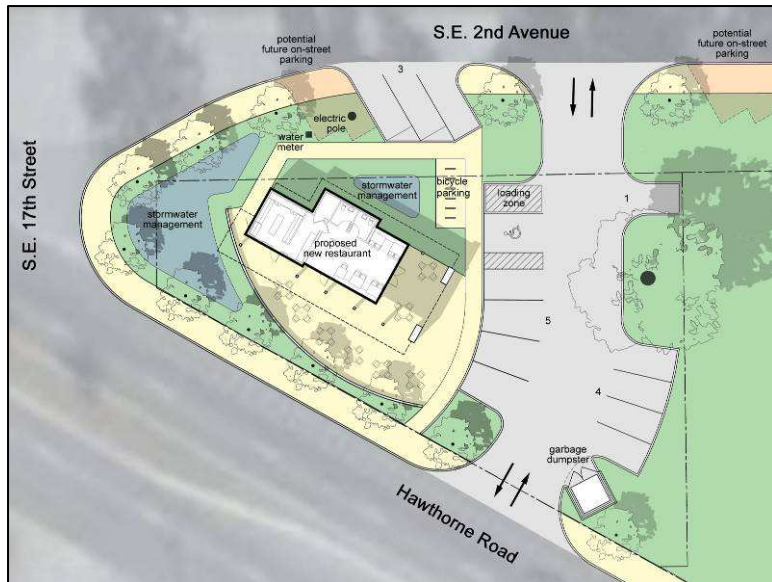




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Creative / Innovative Design

Alcorn Property Studies; Gainesville, FL

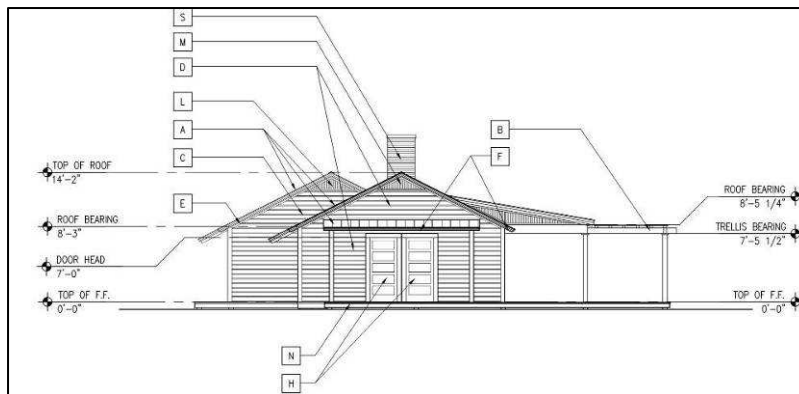
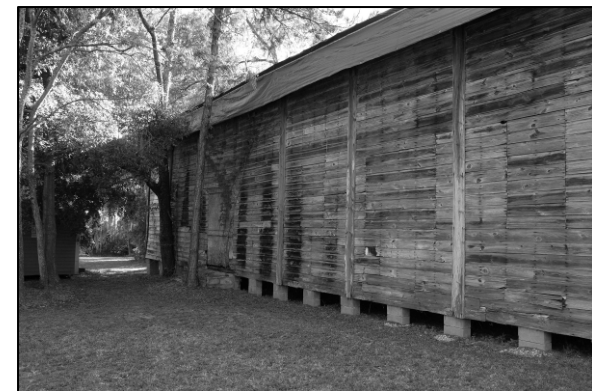
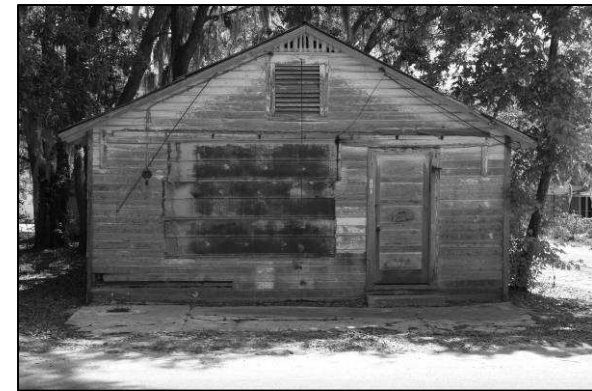


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Celebrating the African heritage in Gainesville, FL, this renovation and addition project will transform an old “juke joint” into a museum and book store, An addition will be completed to add a small kitchen and dining area to the site. The project will provide a great service to the neighboring community while also serving as a social hub to the city at large. The schematic design was completed for the Gainesville CRA in 2008. The project will be a **LEED Gold certified building**.

The scope of work included: Coordination with City of Gainesville officials and identification of the approval process, including coordination with Historic Review Board; Finalizing site plan and exterior elevations; Establishing detailed base drawings; Modifying existing drawings to meet building code requirements; Final permit documents; Construction administration



CRA Government Street ‘Fit Plan’

Study of downtown fit plan along Government Street between Baylen and Spring Streets. Scope includes research to determine building types that will fit on the property and renderings to demonstrate the plan within the context of the site.



Pensacola CRA Maritime Village Rendering

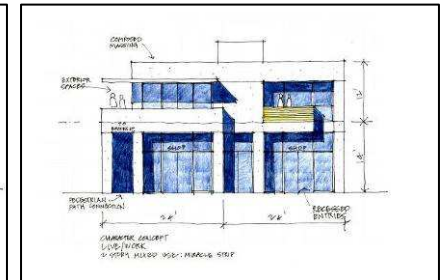
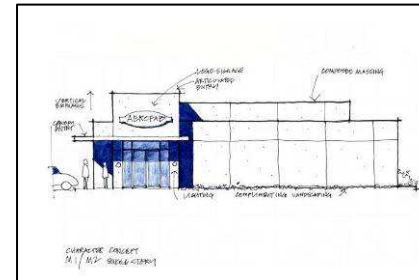
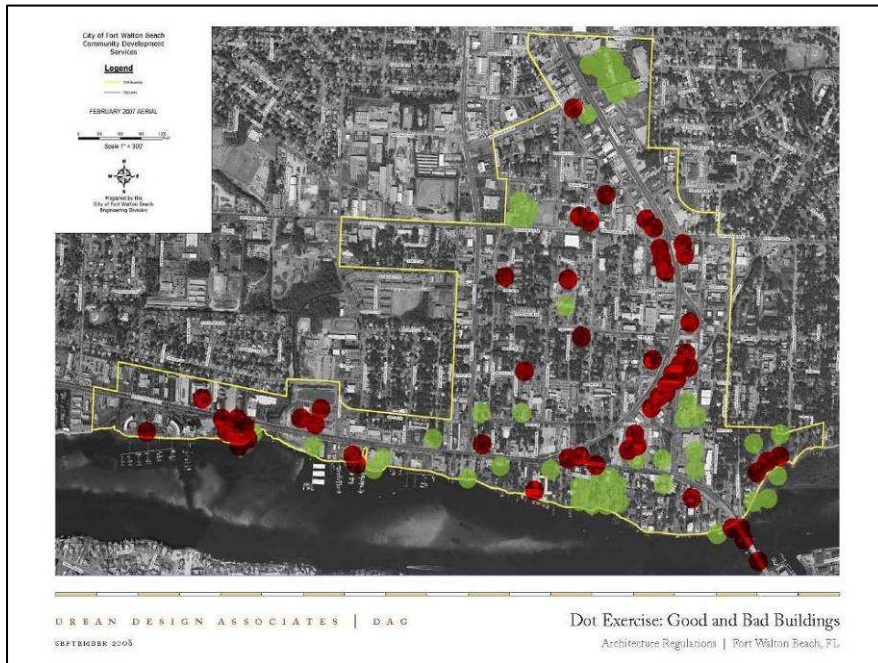
Study of downtown districts to show development possibilities in existing housing areas. Focus to maintain the feel of the site within the new development.





Fort Walton Beach CRA Architectural Guidelines; Fort Walton Beach, FL

Development of illustrated architectural design regulations for the City of Fort Walton Beach. Design goals are to guide development in the area, to clearly and concisely explain the regulations so that new development occurs in ways that are reflective of the vision and strategy of the CRA and local neighborhoods, and to encourage progressive and responsible policies regarding quality design, green building, and smart growth.





WALLS

Configurations should be consistent with construction techniques. Avoid using one material in imitation of another (vinyl siding for wood, scored stucco for brick, etc.). Develop details appropriate to the nature of the construction material. Use materials according to their natural structural constraints. Emphasize craftsmanship at all times while favoring simplicity over complexity. The use of balconies and bay windows imparts a three dimensional quality to the wall plane.

MATERIALS

- » Stucco/plaster (smooth)
- » Brick
- » Pre-cast stone
- » Concrete unit masonry
- » Wood siding
- » Cement board siding
- » Vinyl siding (single family and duplex projects only)

ACCENTS

- » Pre-cast stone trim
- » Metal siding (standing seam and corrugated)
- » Canvas

NOTES

- » Wall materials must be horizontally continuous around corners.
- » Detailing should appropriately reflect the facades load bearing proportions.
- » Design window openings in proportions appropriate to the building style



NOT PERMITTED

- » Scored stucco brick



Board and batten



Brick



Stucco



Wood siding



Metal accent

FORT WALTON BEACH PALETTE

CRA ARCHITECTURAL STANDARDS | FORT WALTON BEACH, FLORIDA

NOVEMBER 2008



Creative / Innovative Design – Codes and Regulations

Fort Walton Beach CRA Architectural Guidelines; Fort Walton Beach, FL

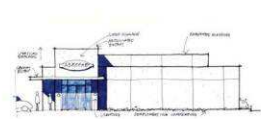
C2: GENERAL COMMERCIAL

COMPOSITION

- » The building shall have composed massing, using contrasting forms, offsets and indents to create visual interest.
- » The roof shall have varied eave and/or parapet heights to create an interesting roof line and to accent the buildings massing.
- » Use glass in a 3:1 proportion to walls on the public façade to create transparency.
- » The massing of smaller commercial buildings shall have vertical emphasis.
- » The principal entry shall face the street. The entry should be emphasized as an architectural element.



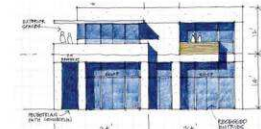
One story remodel example



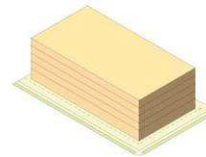
One story character study

MATERIALS & SPECIAL ELEMENTS

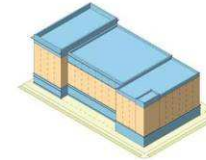
- » Public facades shall include special elements such as brackets, awnings, rails, canopies, shades, shutters, signage, plants, exterior lighting, color, window bays, cornices, band courses, towers, porches and cupolas.
- » All buildings shall be finished with quality materials. Choose roof, wall, paving and accessory colors together as a family to ensure compatibility, color harmony and to maximize the quality of the composition.



Live/Work character study



Step 1: Determine setbacks



Step 2: Primary massing



Step 3: Secondary massing



Step 4: Building articulation - doors, windows, and details (see Section BIII - Fort Walton Beach Palette)

ZONING BASED REGULATIONS

CRA ARCHITECTURAL STANDARDS | FORT WALTON BEACH, FLORIDA

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Naturewalk; Santa Rosa, FL



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Naturewalk; Santa Rosa, FL



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FAMU Gore Education Complex Renovation & Remodeling; Tallahassee, FL



mixed use office building concept





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Creative / Innovative Design

Landmark Center; Fort Walton Beach, FL

Landmark Center – Located at the intersection of Miracle Strip Parkway and Perry Avenue in downtown Fort Walton Beach, the new Landmark Center project will combine a variety of uses and create a unified streetscape. The ground level will have a lively mix of retail uses and restaurants, while upper levels will include offices, parking, and condominium units.



mixed use office building concept



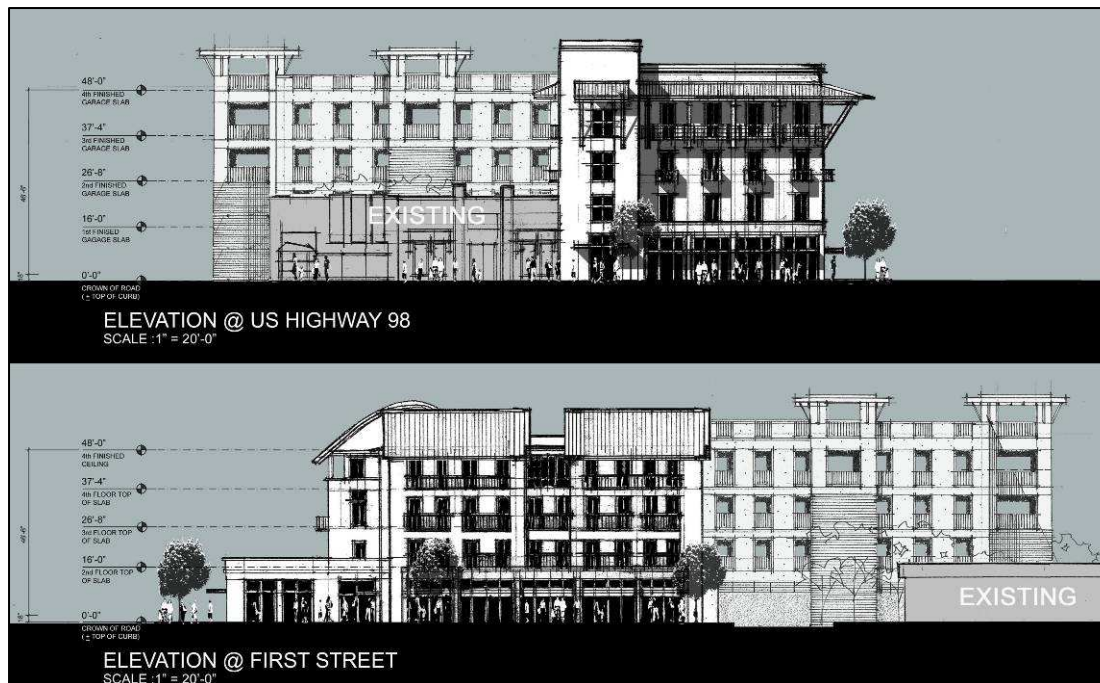


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Creative / Innovative Design

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Henderson Mixed Use Resort; Destin, FL



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Creative / Innovative Design

Fire Station; Santa Rosa, FL



mixed use office building concept





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Creative / Innovative Design

Fire Station; Santa Rosa, FL



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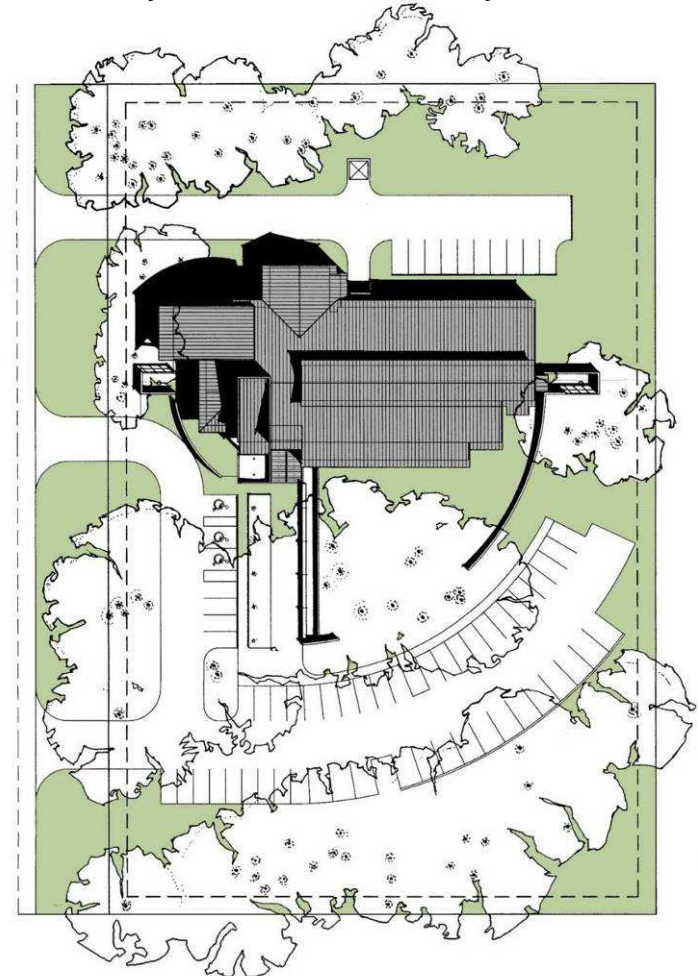


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Creative / Innovative Design

City of Destin Public Library; Destin, FL

Destin Library, Destin, FL – One project that resulted from the Space Needs Assessment was the Destin Library. The City of Destin challenged DAG Architects to design a new library that would fit comfortably in a heavily wooded site filled with live oaks and reflect the fishing and boating heritage of the city. The resulting 13,500sf facility, addressed these issues while providing a comfortable, modern building where one can enjoy the site as well as the many features of the building.



mixed use office building concept





Creative / Innovative Design

City of Destin Public Library; Destin, FL

mixed use office building concept

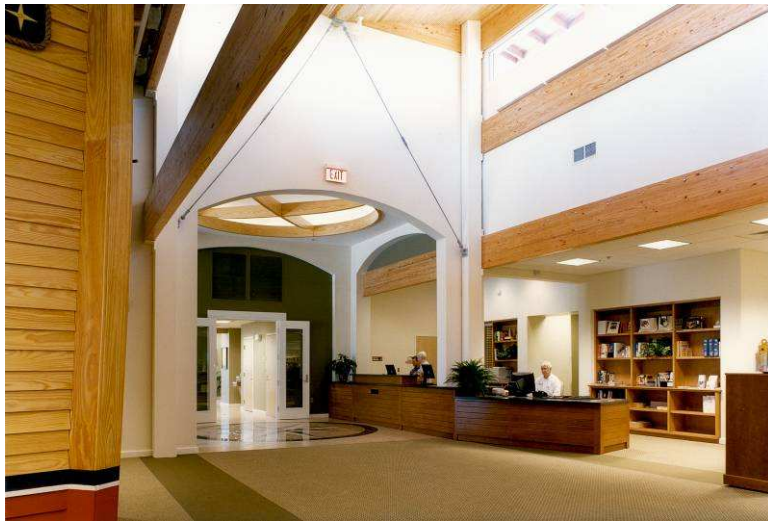




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City of Destin Public Library; Destin, FL



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City of Destin Public Library; Destin, FL



mixed use office building concept





1 GOALS AND OBJECTIVES

2 REVIEW BUDGET AND SCOPE

3 DEVELOP SCHEDULE TO MEET OBJECTIVES

4 FACILITATE CONSENSUS BUILDING AND PUBLIC INPUT

5 PROGRAMMING AND VISIONING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING AND NEGOTIATION
CONSTRUCTION ADMINISTRATION

DESIGN

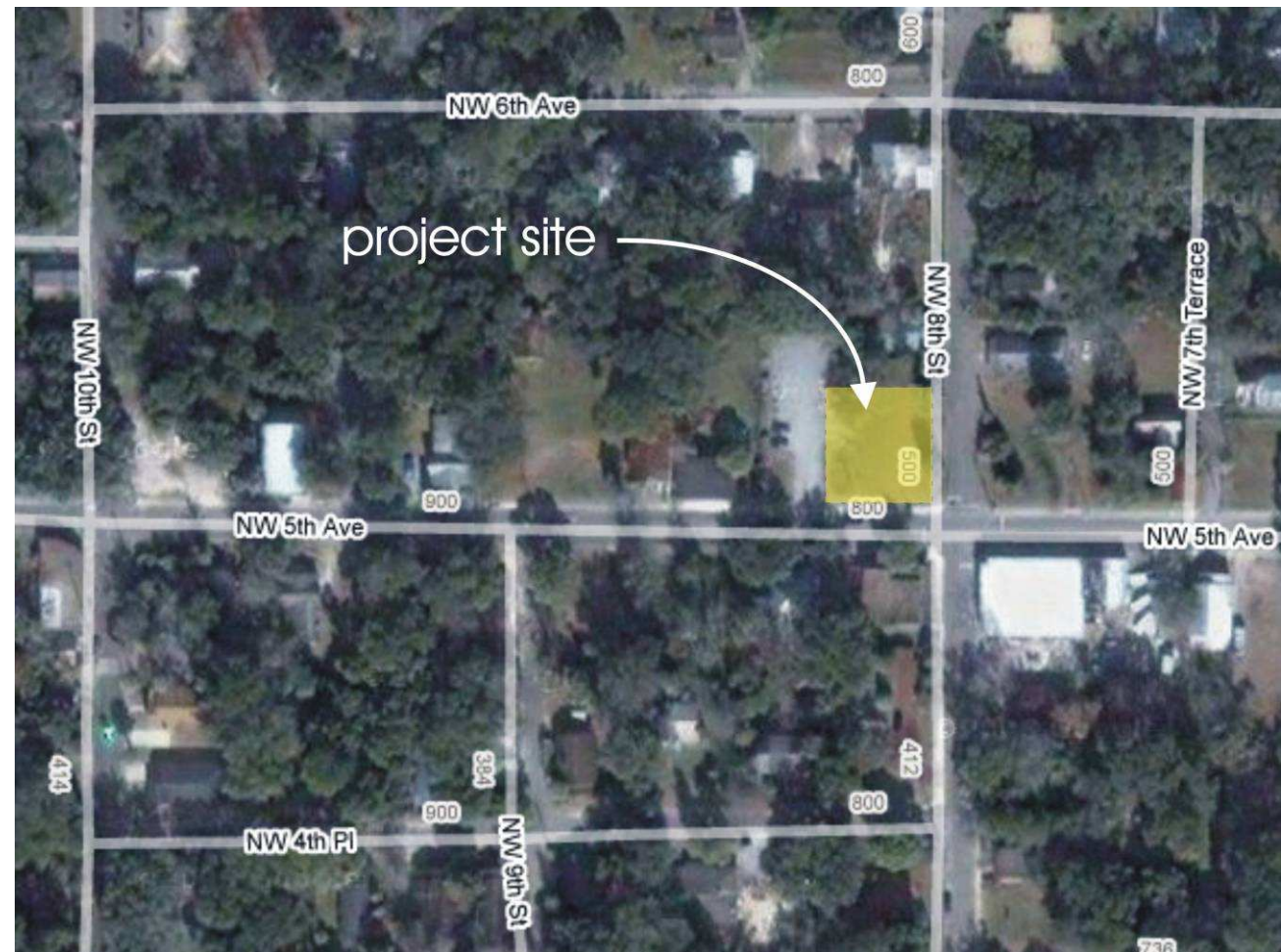
LEED FACILITATION AND COMMISSIONING
(THROUGHOUT DESIGN AND CONSTRUCTION)

OWNER INPUT AND INVOLVEMENT AT EACH STEP



What we have accomplished to date:

- 1) Review of Budget and Goals
- 2) Schedule established
- 3) Geotechnical Data has been obtained.
- 4) Surveying complete
- 5) First Step meeting has been completed
- 6) March 3rd Neighborhood Meeting has been advertised (Feb. 14)
- 7) Visioning and Programming with CRA Staff completed
- 8) Initial LEED checklist review completed by engineers and Architects
- 9) Preliminary stormwater calculations and strategies delivered to design team
- 10) All 5th Avenue improvements incorporated into base information
- 11) Conceptual Schematic Design Plans



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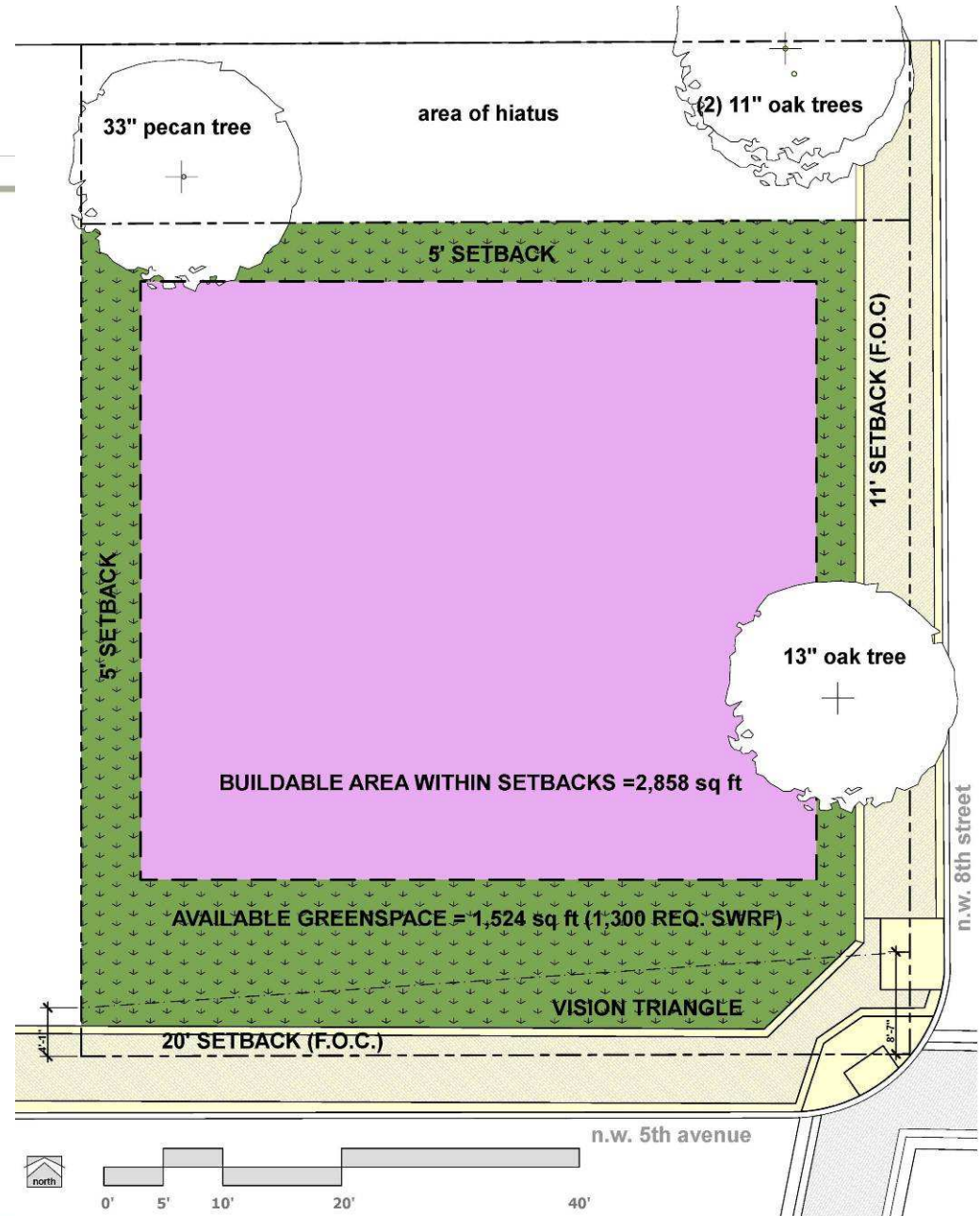




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Conceptual Schematic Design Site Plan

- .11 acres
- 2,858 sf buildable footprint
- 7' streetscape improvements
- 1,524 sf green space available
- 1,300 sf required for stormwater retention
- 20' setback from 5th avenue face of curb
- 11' setback from 8th street face of curb
- 5' self imposed setbacks for building clearance during construction



mixed use office building concept

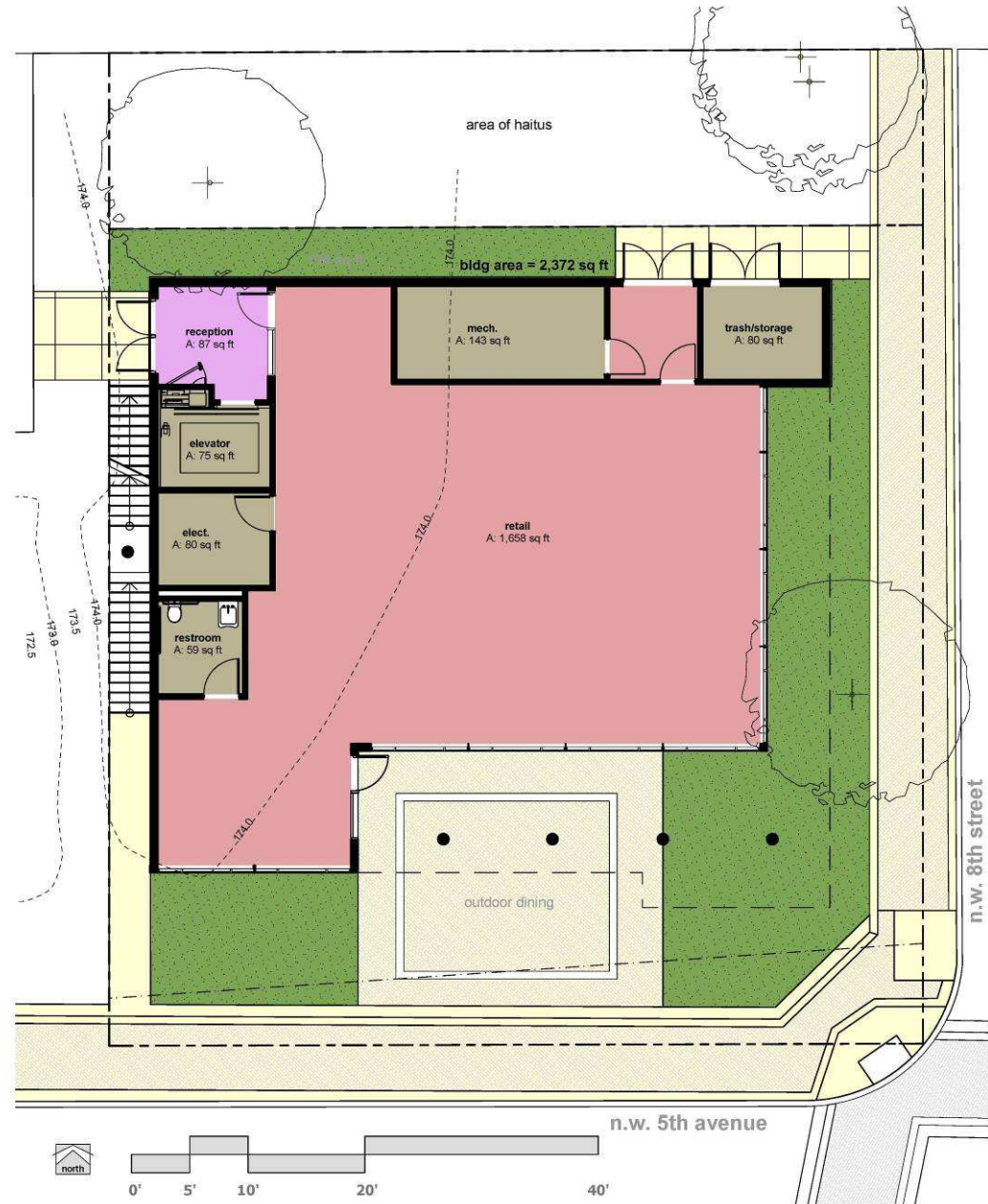




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Conceptual Schematic Design Scheme A – Ground Floor Plan

- 1,300 sf required for stormwater retention included exceeds LEED requirements
- Connection to Parking
- Service to north side of property
- Flexible retail space
- Outdoor plaza on 5th avenue
- Secure elevator lobby



mixed use office building concept

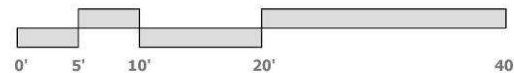




Conceptual Schematic Design

Scheme A – Second Floor Plan

- All offices have access to fresh-air and daylight
- Public has easy access to meeting spaces without disruption to staff
- corporate office concept
- centralized conference room
- privacy maintained
- generous office space
- minimal wasted space

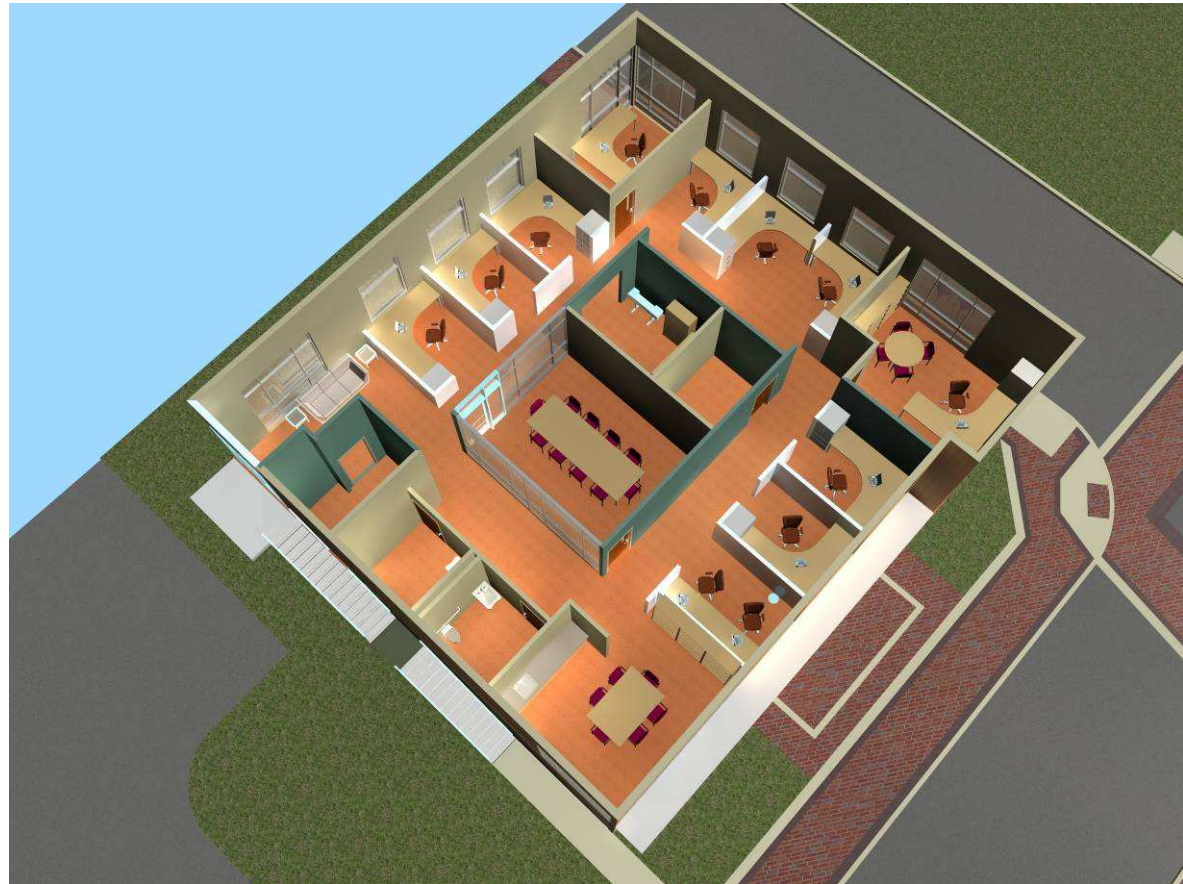




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Conceptual Schematic Design

Scheme A – Interior Model



mixed use office building concept

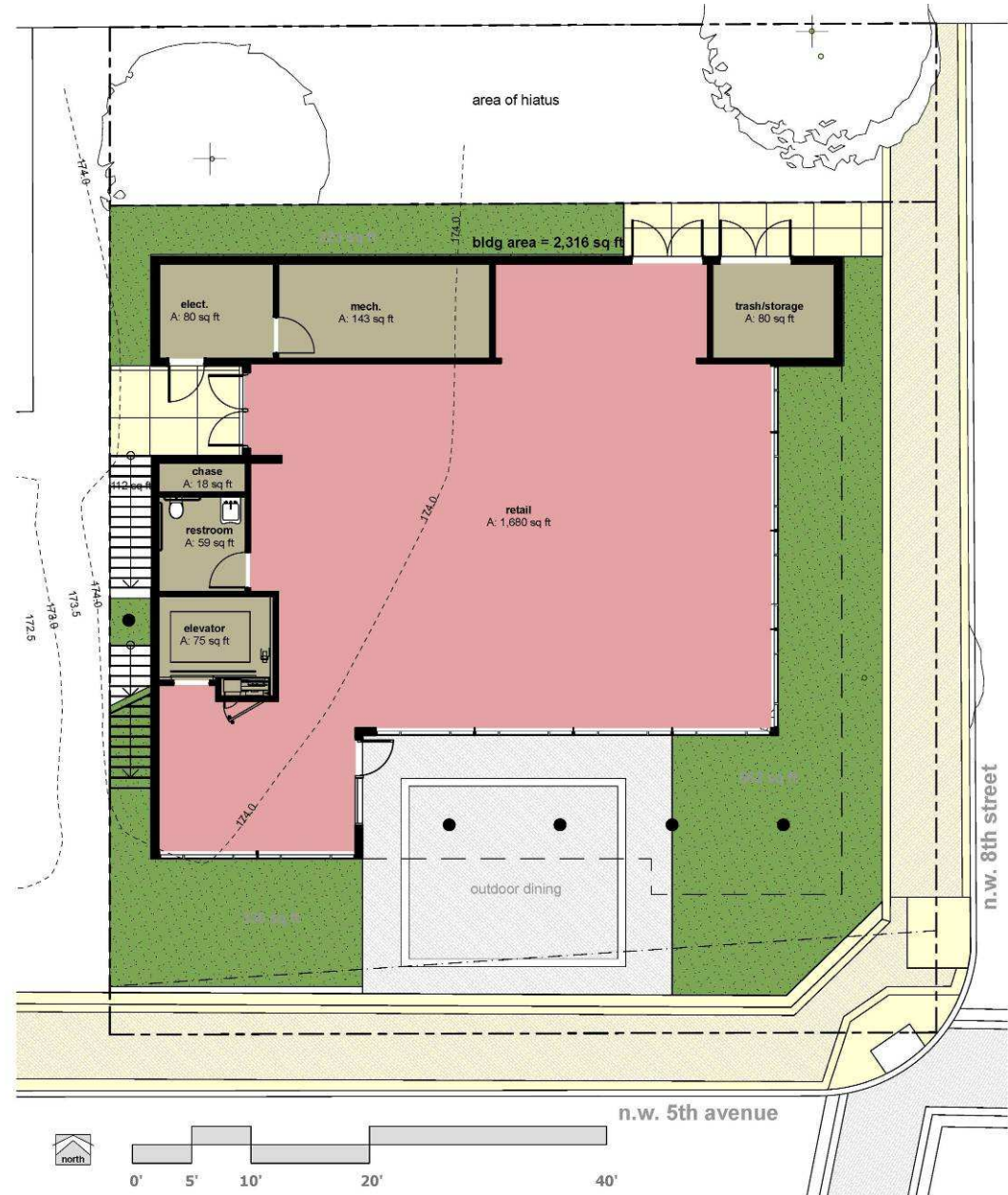




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Conceptual Schematic Design Scheme B – Ground Floor Plan

- 1,300 sf required for stormwater retention included exceeds LEED requirements
- Connection to Parking
- Service to north side of property
- Flexible retail space
- Outdoor plaza on 5th avenue
- Secure elevator lobby access to 5th



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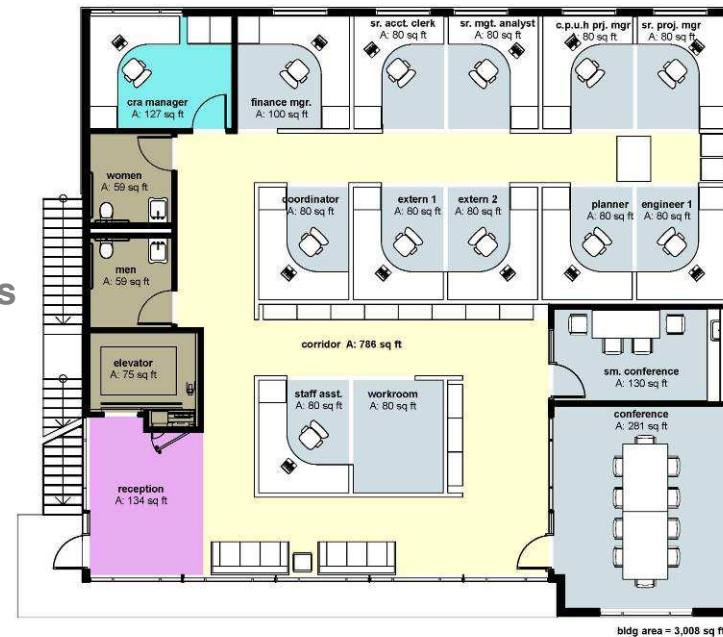




Conceptual Schematic Design

Scheme B – Second Floor Plan

- All offices have access to fresh-air and daylight
- Public has easy access to meeting spaces without disruption to staff
- Studio concept facilitates collaboration
- Corner conference room
- Open airy office space
- Greater sense of volume

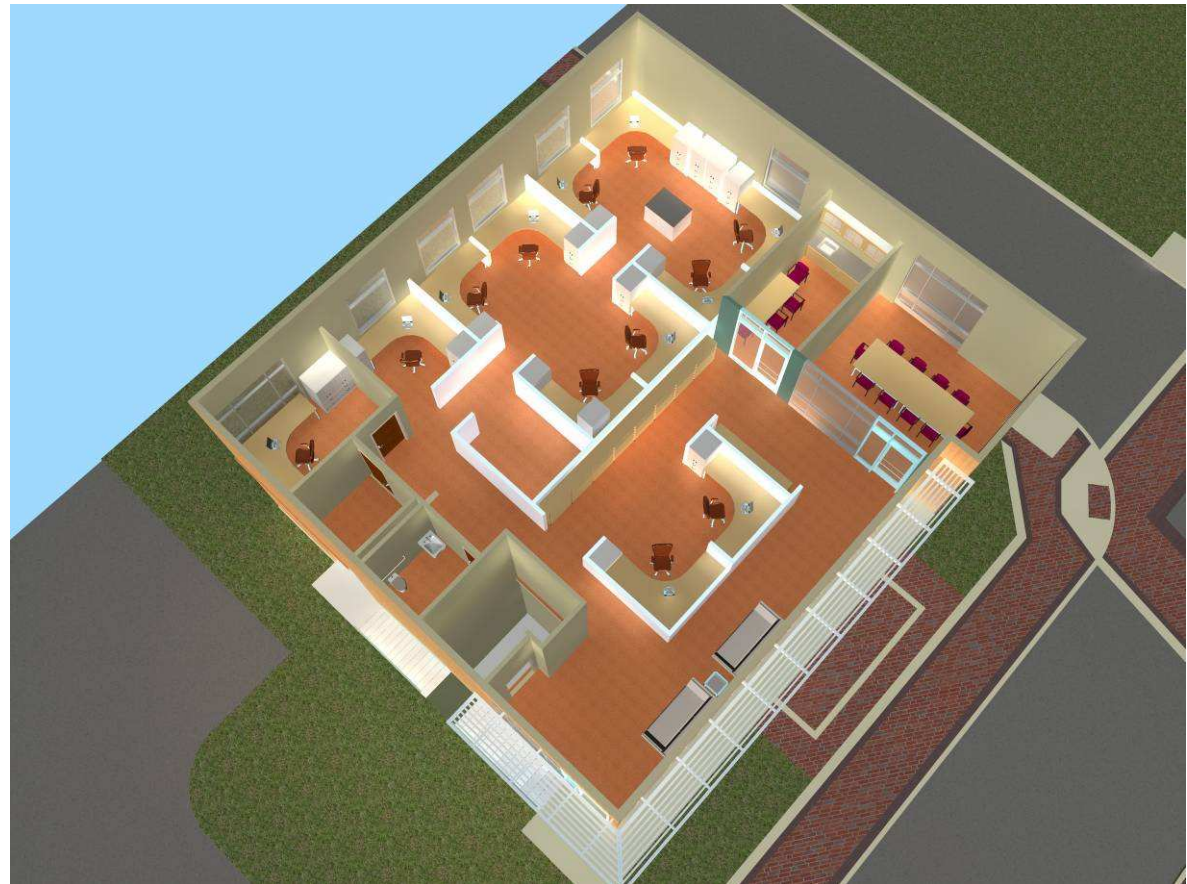




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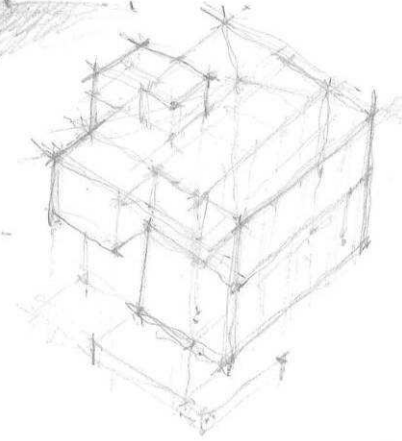
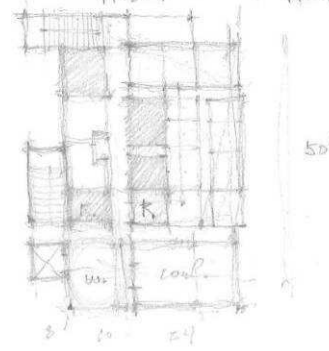
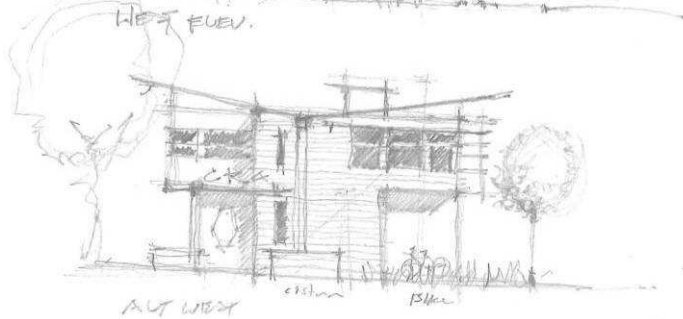
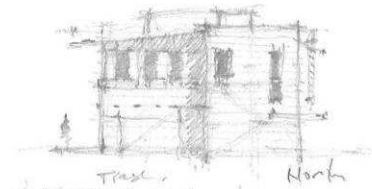
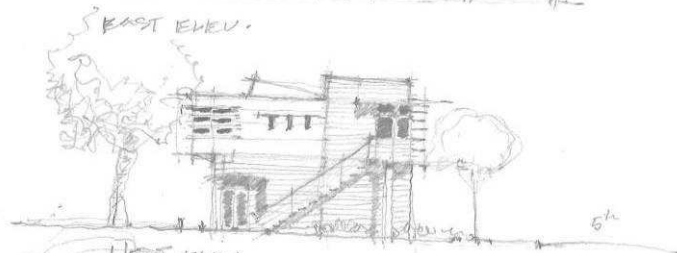
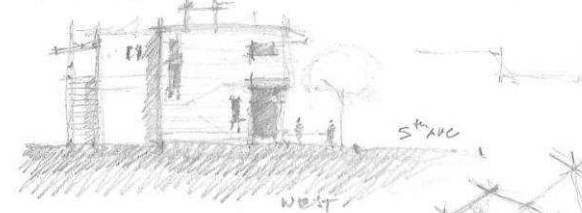
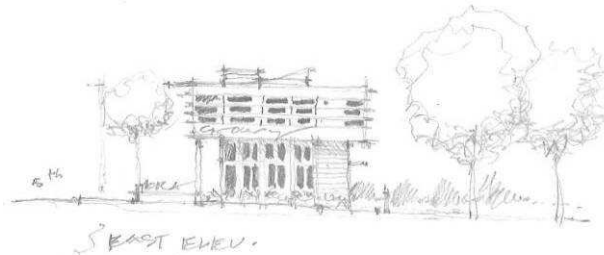
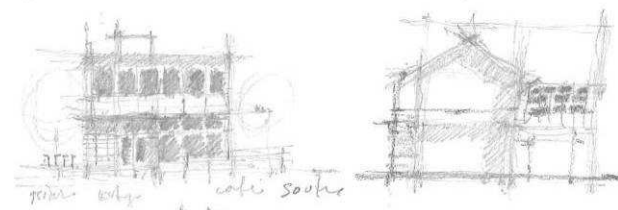
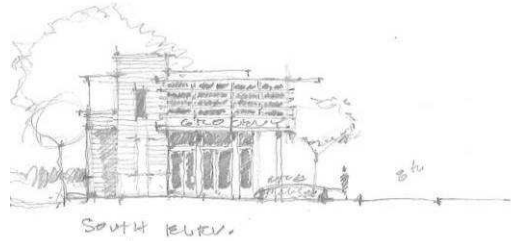
Conceptual Schematic Design

Scheme B – Interior Model



mixed use office building concept







Next Steps:

- 1) **Conduct Neighborhood Meeting on March 3rd.**
- 2) **Complete schematic design**
- 3) **Revisit preliminary budget assumptions**
- 4) **Identify materials and finishes**
- 5) **Develop landscape design**
- 6) **Confirm civil design with JMJ**



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Thank you

Questions?

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