

S P R I N G S[®]

apartments

ARCHITECTURAL REVISIONS

Continental 376 Fund LLC ("Continental") is proposing an upscale, Class-A 203-unit multi-family community at the northwest corner of the future Highland Oaks Drive and Miromar Outlet Drive in the Village of Estero, Florida known as the Springs at Gulf Coast (the "Springs"). A total of eight (8) primary buildings and several accessory structures are proposed. The apartment buildings consist of a variation of building types which are each two-story structures with private, ground-level, and direct entries to individual units, providing for a townhome feel. Both attached and detached garages are offered to residents.

REVISIONS PRESENTED ON MAY 25, 2016

In response to comments from the Development Review Board (DRB) meeting held on April 27, 2016, Continental enhanced the proposed building elevations to match the preferred Mediterranean Revival style architecture referenced in the University Highland Limited Partnership Image Book. Elements from Spanish Renaissance, Italian Renaissance, Italianate, Spanish Colonial blend together to create the enhancements customary of Mediterranean architecture which include the following:

1. Each building mass has more dominance by utilizing a uniform color in a stucco finish throughout, subtly and carefully accented by trim.
2. Carefully-selected trim profiles shall receive accent colors but in a manner that does not compete with the main building mass. This is a very important characteristic of architecture of the Mediterranean, and for this reason, the selected trim profiles themselves shall provide subtle articulation to the building mass without the need to apply a new color. Inversely, where emphasis is needed to adhere to the style, an accent color will be utilized (eg. roof overhangs and fascias, columns, select window head trim, select door head trim, balcony fascia).
3. To emphasize the roof plane, the roof overhangs and underlying soffits were increased in size, along with the dimensions of fascia boards to emphasize the associated horizontal lines customary of Mediterranean architecture. As a nod to the Italian Renaissance, we have rhythmically punctuated these lines with decorative brackets.
4. Significant modifications to portions of the roof and balcony structures now serve to strengthen the Mediterranean elements while also augmenting the benefits for our residents:
 - a. The roof modifications along with increasing the size of the balconies now allow us to install a screened lanai (balcony or porch) for each resident unit. Decorative medallions are applied near the apex of the widened balcony roof gables.
 - b. These modified areas increased visible surface area of the roof tile especially when viewing the left and right elevations

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5. For the buildings that contain garages, soft-arched openings with keystones located above the garage doors provide the architectural rhythm associated with the Mediterranean architecture.
6. Artistic license was taken with locations of arches and window treatments. Select windows have been combined as deference to Italianate architecture, with their oftentimes taller, narrower windows capped with soft arches or rounded tops. These taller window elements are exaggerated to articulate the building mass without sacrificing its intended dominance.

REVISIONS TO BE PRESENTED ON JUNE 28, 2016

With regard to comments from the Development Review Board (DRB) meeting held on May 25, 2016, further modifications now enhance the Mediterranean Revival architectural style, while retaining elements from Spanish Renaissance, Italian Renaissance, Italianate, and Spanish Colonial styles previously presented.

1. Further emphasis of the roof texture applies more hip roofs above the screened lanais and corners of the building – further enhancing the lines and visible surface area of the roof tile and drawing one’s focus downward toward the soft-arched openings and keystones, from which the associated visual rhythm of Mediterranean architecture becomes more apparent.
2. In deference to Italianate architecture, the roof plane is now articulated with cupolas, and without competing with the building’s intended architectural dominance.
3. Carefully-selected trim profiles once again shall receive accent colors but in a manner that does not compete with the main building mass, and for this reason, the selected trim profiles themselves shall provide subtle articulation without necessarily applying a new color. Inversely, where emphasis is needed to adhere to the style, an accent color will be utilized (eg. roof overhangs and fascias, columns, select window head trim, select door head trim, balcony fascia).

Continental feels all the above achieves the common goal of promoting and enhancing the current Estero community vision of a vibrant planned Village with a unified architectural approach in design.



Front Elevation

SCALE: 3/32"=10" REV: 1



Rear Side Elevation

SCALE: 3/32"=10" REV: 1

CLUBHOUSE
05-17-2016



Right Elevation

SCALE: 3/32"=1'0" sheet 1



Left Side Elevation

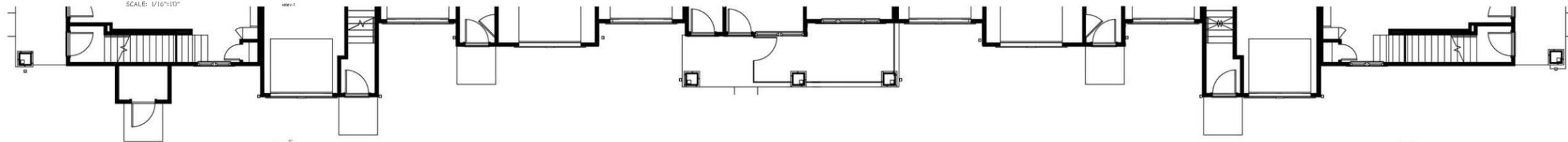
SCALE: 3/32"=1'0" sheet 1

CLUBHOUSE
05-17-2016



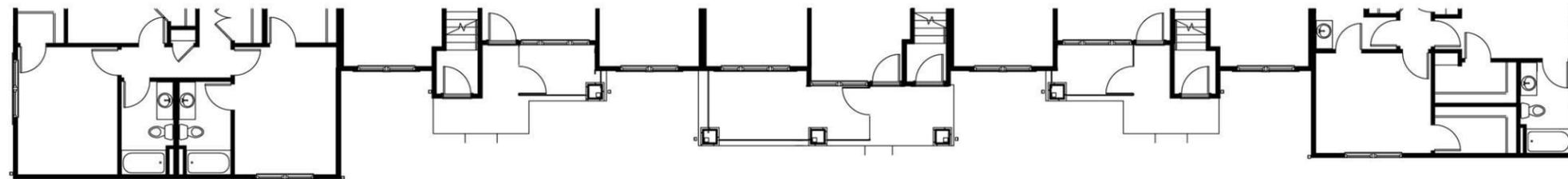
Front Elevation

SCALE: 1/16"=1'-0"



Rear Elevation

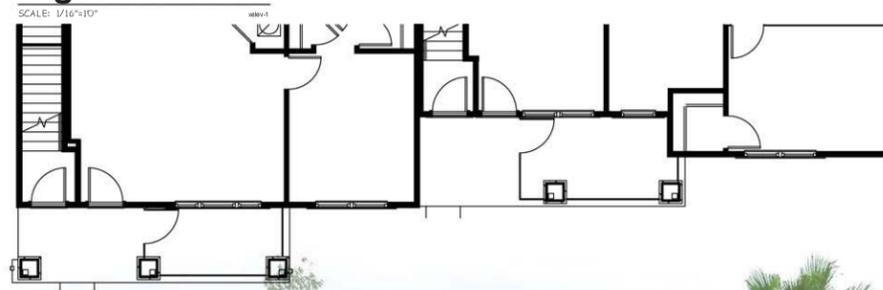
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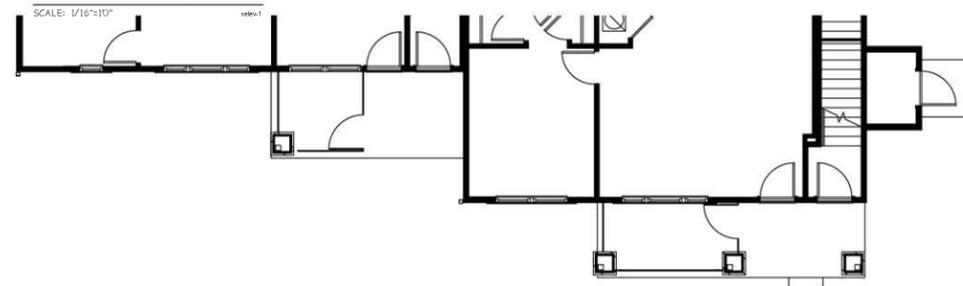
BUILDING B20
06-10-2016



Right Elevation



Left Elevation

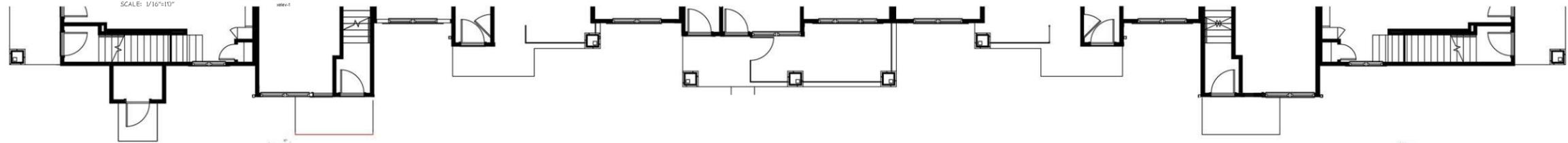


BUILDING B20
06-10-2016



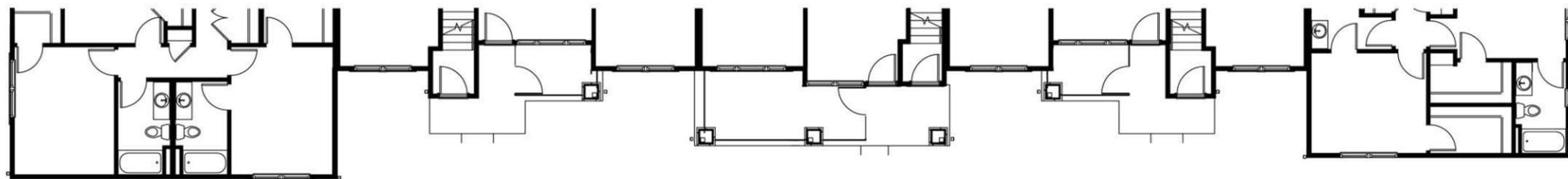
Front Elevation

SCALE: 1/16"=1'-0"



Rear Elevation

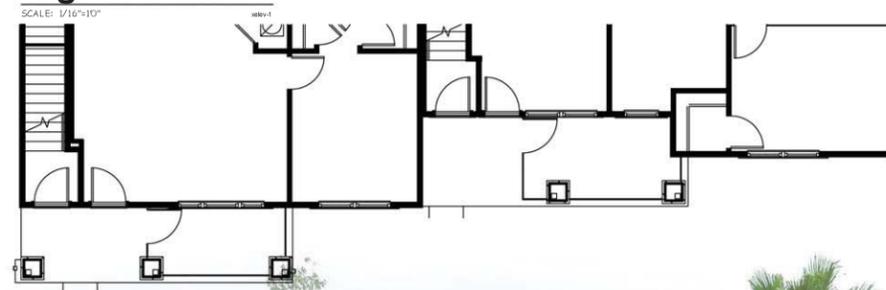
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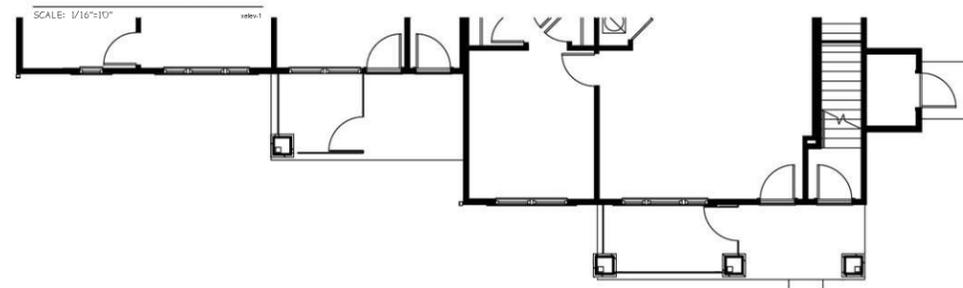
BUILDING G24
06-10-2016



Right Elevation



Left Elevation



BUILDING G24
06-10-2016