

Design Review Board

Architecture Details - May 25, 2016

Springs at Gulf Coast

a multi-family development
in Estero, Florida

INTRODUCTIONS

Continental Properties Company, Inc.

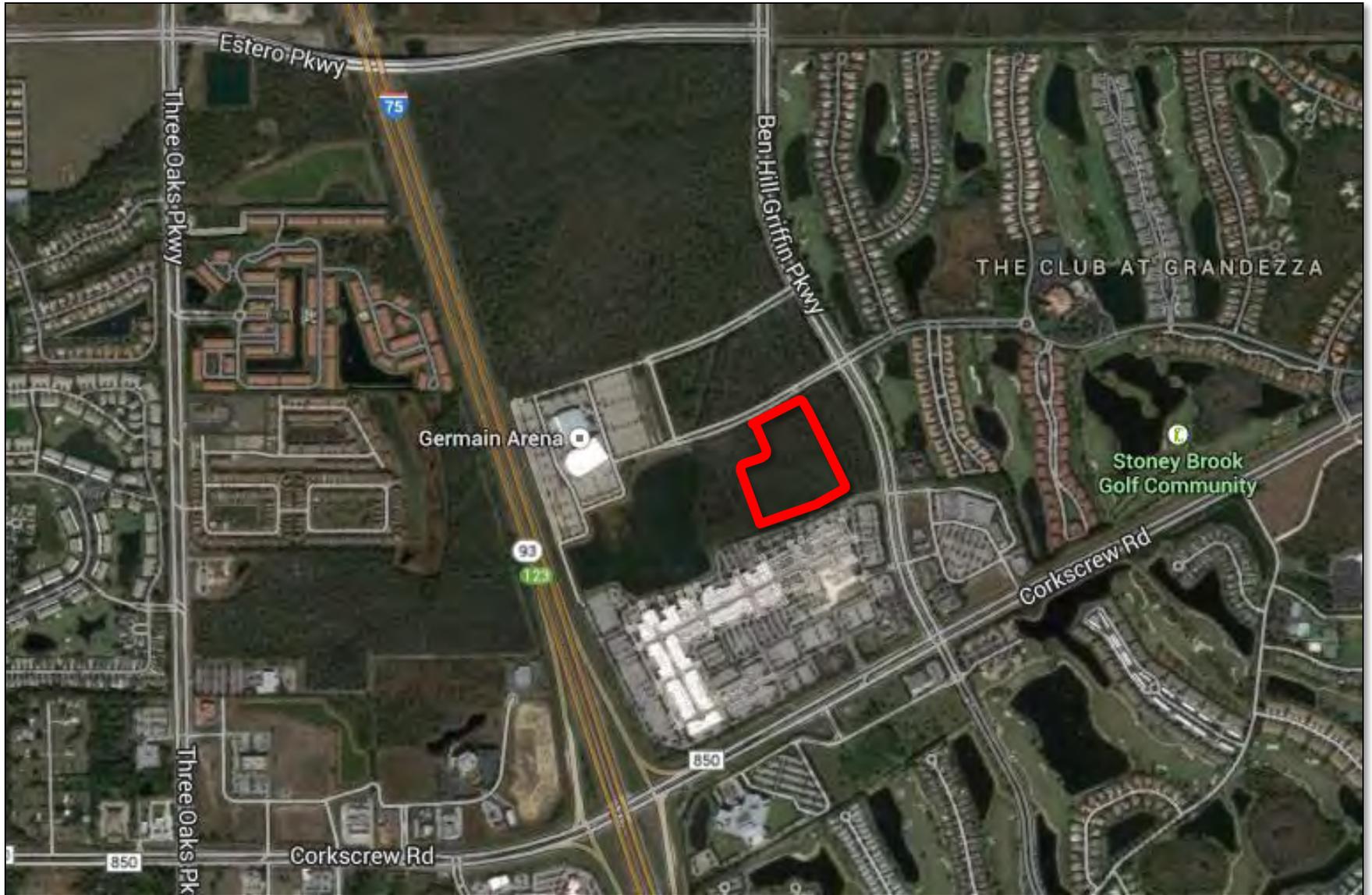
Eric Thom, Senior Development Director

Lisa Haselow, Development Associate

Kahler Slater

Mike Nelson, Associate Principal

VICINITY AERIAL



VICINITY AERIAL

SPRINGS AT ESTERO AND SPRINGS AT GULF COAST
VILLAGE OF ESTERO AND LEE COUNTY, FL
Ben Hill Griffin Parkway & Everblades Parkway

CONTINENTAL
PROPERTIES



ELEVATIONS: CLUBHOUSE

Elevation presented on April 27, 2016:



- Rhythmic placement of decorative brackets and increased dimensions of fascia boards to emphasize horizontal lines customary of Mediterranean architecture

Proposed elevation with Mediterranean architectural style:



Front Elevation

ELEVATIONS: CLUBHOUSE

Elevation presented on April 27, 2016:



- Stucco finish throughout with subtle trim accents enhances building mass
- Trim accent colors carefully selected to emphasize Mediterranean characteristics

Proposed elevation with Mediterranean architectural style:



Rear Side Elevation

ELEVATIONS: CLUBHOUSE

Elevation presented on April 27, 2016:



Proposed elevation with Mediterranean architectural style:



Right Elevation

ELEVATIONS: CLUBHOUSE

Elevation presented on April 27, 2016:



Proposed elevation with Mediterranean architectural style:



Left Side Elevation

ELEVATIONS: 24-UNIT BUILDING

Elevation presented on April 27, 2016:

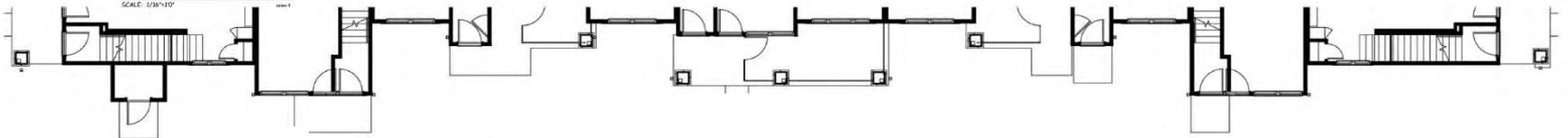


Proposed Mediterranean elevation:



Front Elevation

SCALE: 1/8"=1'-0"



ELEVATIONS: 24-UNIT BUILDING

Elevation presented on April 27, 2016:

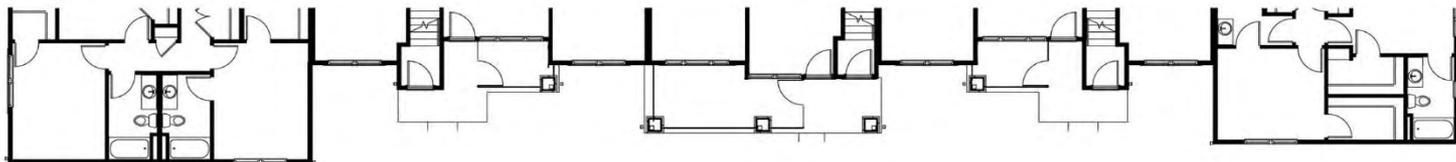


Proposed Mediterranean elevation:



Rear Elevation

SCALE: 1/8" = 1'-0"



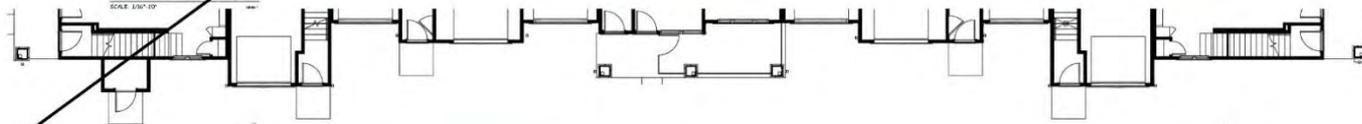
DETAILS: 20-UNIT BUILDING



Increased size and dimension of fascia boards with added decorative brackets



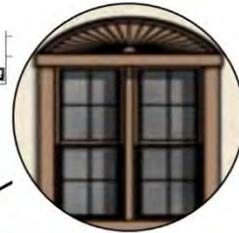
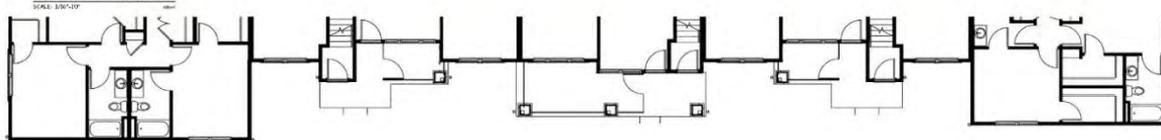
Front Elevation



Mediterranean styled soft-arched openings with keystones



Rear Elevation



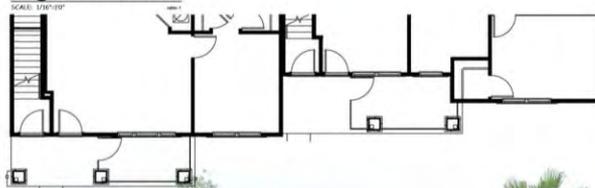
Tall capped windows with soft arches and rounded tops

- Taller window elements with soft arches and rounded tops
- For buildings that contain garages, soft-arched openings with keystones located above the garage doors provide architectural rhythm

DETAILS: 20-UNIT BUILDING



Right Elevation



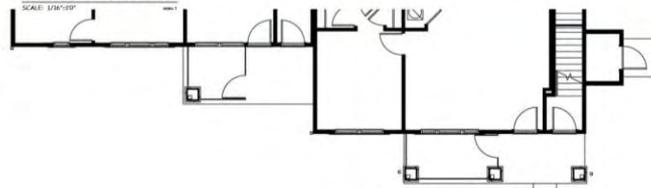
Larger balconies with decorative medallions



Mediterranean styled tile roofing



Left Elevation



- Modified roof lines along with increased balcony sizes allow for screened porches for all units
- Decorative medallions applied near the apex of widened balcony roof gables

MATERIALS & COMPONENTS

DRB-MATERIALS AND COMPONENTS

EXTERIOR CEILING 2	(1) LAYER OF 5/8" EXTERIOR GRADE GYP. BD. W/ BEAD BOARD CEILING - SMOOTH FINISH
FASCIA 1	4/4 X 2 FIBER CEMENT SHADOW BOARD OVER 4/4 X 8 PAINTED FIBER CEMENT TRIM BOARD FASCIA - REFER TO EXTERIOR FINISH COLORS
FASCIA 2	4/4 X 8 PAINTED FIBER CEMENT TRIM BOARD FASCIA - REFER TO EXTERIOR FINISH COLORS
FIBER CEMENT TRIM 1	HARDIE TRIM RUSTIC GRAIN SE BOARDS - INSTALLED AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS W/ PREFINISHED METAL FLASHING WHERE REQUIRED, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TRIM COLOR - REFER TO EXTERIOR FINISH COLORS
GATE 1	SINGLE OR DOUBLE - (SEE ELEVATIONS FOR DIMENSIONS) 5/4 X 6 ROUGH SAWN CEDAR SLATS -STAIN AND VARNISH - COLOR AS SELECTED BY OWNER, 2" SQUARE GALVANIZED WELDED STEEL FRAME - PRIME AND PAINT - COLOR TO BE SELECTED BY OWNER, 3/8" CONTINUOUS STEEL JAMB PLATE OR STEEL ANGLE WITH STIFFENERS - 7'-8" LONG, ANCHORED TO MASONRY JAMB - GROUT SOLID, PRIME AND PAINT - COLOR TO BE SELECTED BY OWNER
GUTTER 1	PREFINISHED 5" ALUMINUM METAL GUTTER & 3" X 4" DOWNSPOUT ASSEMBLY, REFER TO EXTERIOR FINISH COLORS. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.
METAL ROOF 1	STANDING SEAM PAC-CLAD, SNAP CLAD, 22GA.
SCREEN 1	PREFINISHED ALUMINUM SCREEN ASSEMBLY WITH FRAME, RAILS AND FABRIC SCREEN - COLOR TO MATCH TRIM - REFER TO EXTERIOR FINISH COLORS
SHINGLE 1	TAMKO, 30 YEAR/40 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES, STYLE: HERITAGE SERIES, COLOR: WEATHERED WOOD
SOFFIT 1	VENTED AND NON VENTED VINYL SOFFIT PANELS, UNIVERSAL TRIPLE.
STONE 1	MANUFACTURED STONE VENEER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
STONE SILL 1	CORONADO CHISILED STONE SILL - REFER TO EXTERIOR FINISH COLORS
STONE WALL CAP	STONE WALL CAP 12" WIDE, BEVELED TO SHED WATER

EXTERIOR FINISH COLORS

BRACKETS	PPG PAINT #1078-5 "CONFIDENCE"
DOORS	PPG PAINT #1082-5 "DOESKIN"
EXTERIOR CEILINGS	MATCH BUILDING SIDING 1 COLOR
FIBER CEMENT TRIM 1	PPG PAINT #1078-5 "CONFIDENCE"
GARAGE DOORS	PPG PAINT #1094-2 "LOOFAH"
GUARDRAILS	PPG PAINT #1078-5 "CONFIDENCE"
GUTTERS/DOWNSPOUTS	PPG PAINT #1078-5 "CONFIDENCE"
METAL ROOF 1	PRE-FINISHED - SILVER
PAINTED STEEL STRUCTURE	PPG PAINT #1078-5 "CONFIDENCE"
RAFTERS	PAINTED CEDAR - PPG PAINT #518-1 "DELICATE WHITE"
SHINGLE 1	CLAY TILE
SOFFIT PANELS	PPG PAINT #1078-5 "CONFIDENCE"
STONE 1	CORONADO "CORAL STONE"
STONE ACCENT BAND	MATCH STONE 1 COLOR
STONE SILL 1	MATCH STONE 1 COLOR
STONE SILL 2	MATCH STONE 1 COLOR
STONE WALL CAP	MATCH STONE 1 COLOR
STOREFRONT WINDOWS	CLEAR ANODIZED
STUCCO	PPG PAINT #1094-2 "LOOFAH"
WINDOWS	PRE-FINISHED - WHITE



PPG PAINT #1094-2
"LOOFAH"



PPG PAINT #1082-5
"DOESKIN"



PPG PAINT #1078-5
"CONFIDENCE"



CORAL STONE



CLAY TILE

SUMMARY

Continental has enhanced the proposed building elevations to match the preferred Mediterranean Revival style architecture referenced in the University Highland Limited Partnership Image Book and the current Estero community vision.

Upgrades made in response to comments from the Development Review Board Meeting held on April 27, 2016:

- Stucco finish throughout with subtle trim accents enhances building mass
- Trim accent colors carefully selected to emphasize Mediterranean characteristics
- Rhythmic placement of decorative brackets and increased dimensions of fascia boards to emphasize horizontal lines customary of Mediterranean architecture
- Modified roof lines along with increased balcony sizes allow for screened porches for all units
- Decorative medallions applied near the apex of widened balcony roof gables
- For buildings that contain garages, soft-arched openings with keystones located above the garage doors provide architectural rhythm
- Taller window elements with soft arches and rounded tops

QUESTIONS?

SPRINGS

 CONTINENTAL
PROPERTIES