

The Reef Student Housing Pattern Book



Property Location:
19655 Three Oaks Parkway
(Corner of Three Oaks and Estero Parkway)
Fort Myers, FL 33967



Design Standards

Building

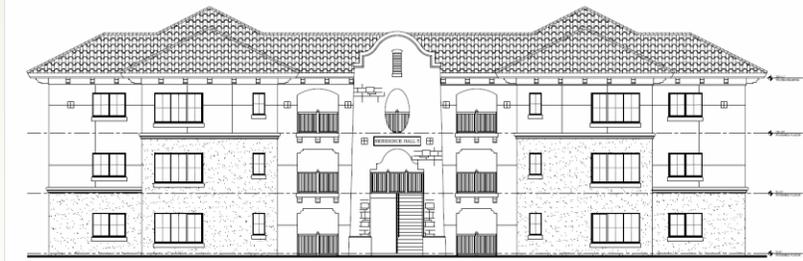
- Roof
- Details
- Walls
- Colors

Site Plan

- Parking
- Buffers
- elements

Landscaping

- Material
- hardscape
- Details





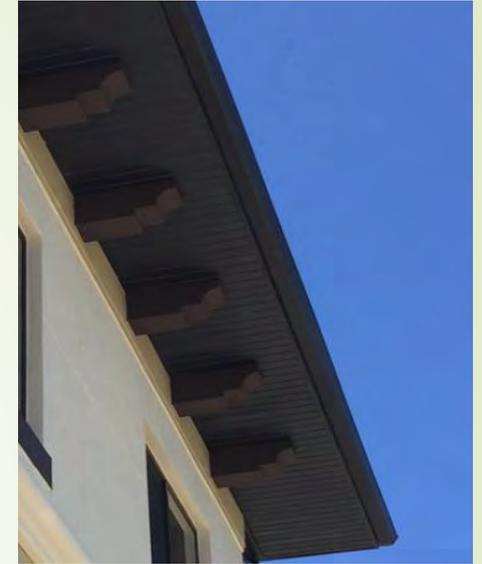
Roof/Building Design Standards



High Profile "S"



Roof Changes



Decorative Trim/Eave Brackets





Walls/Building Design Standards



Trim/Banding



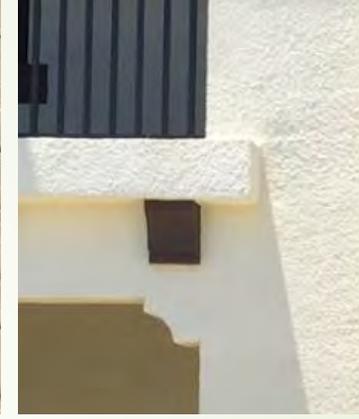
Textured Stucco 1



Textured Stucco 2



Windows/Trim



Opening/details



Multi-Colored



Base Trim



Composition



Lighting



Colors/Building Design Standards



Existing Earth-tone Color Palette



Proposed New Earth-tone Color Palette





Site Plan

"THE REEF" - PHASE II MASTER CONCEPT PLAN

SCHEDULE OF USES

Accessory Uses and Structures
Administrative Offices
Dwelling Unit
Multi-family building
Entrance Gates and Gatehouse
Essential Services
Education: Private schools
Fences, Walls
Home Occupation
Mobile Unit, model home, model display center
Recreational Facilities: Personal and Private, On-Site
Residential Accessory Uses
Signs in accordance with Chapter 30 of the LDC

MCP REFERENCE NOTES

NO.	PROPOSED PROJECT SIGN / FEATURE
1	DUMPSTER / RECYCLE LOCATION (IF REQUIRED)
2	COMMON AREA
3	AMENITIES AREA
4	SIDEWALK
5	REVISED ISLAND LOCATION
6	CROSS WALK CONNECTION
7	NEW ACCESS (- 6 SPACES)
8	NEW ACCESS (-11 SPACES / ADD 18 SPACES / NET GAIN = 1 SPACE)
9	RECONFIGURED DRIVE
10	NEW SIDE WALK CONNECTION
11	SIDEWALK CONNECTION TO THREE OAKS
12	EXISTING FENCE & BUFFER FROM REEF 1
13	EXISTING CONTROLLED GATE
14	EXISTING CLUBHOUSE
15	ENHANCED TYPE 'D' (BUFFER 20' WIDE W/ 1'-2' MAX) (SERM) • 16 (100 GALLON) TREES @ (2) PER 100' • 12 (48 GALLON) TREES @ (8) PER 100' • DOUBLE ROW BEDGE PLANTED 36"-48" (7 GALLONS) SHRUBS
16	GRILLING AREA
17	DECORATIVE ALUMINUM FENCE TO MATCH EXISTING (6' MAX HEIGHT)
18	(OPTIONAL) PEDESTRIAN GATE ACCESS TO MATCH EXISTING

LAND USE TABLE

LAND USE	PARCELS & ACRES	PARCEL A %
LAUREL	1.55 AC	25.04%
PARKING	92 AC	17.42%
BUILDING	37 AC	7.01%
POOL	2.14 AC	40.53%
TOTAL NEW	5.28 AC	100

DENSITY SUMMARY

RFD AREA	DWELLING UNITS	LAND USE	BUILDING HEIGHT
DEV. AREA "A"	83 UNITS	60 UNITS	35 FEET 3 STORES
TOTAL	60 UNITS	60 UNITS	

SETBACKS

FROM THREE OAKS & ESTERO BLVD
 SIDE 30 FT MIN.
 REAR 30 FT MIN.
 REAR 30 FT MIN.

PARKING CALCULATIONS

MULTI-FAMILY BUILDINGS
 REQUIRED LDC RATIO = 4-000
 MULTI-FAMILY = 2 SPACES PER UNIT
 TOTAL NEW UNITS: 60
 TOTAL # OF PARKING SPACES REQUIRED:
 CLUSTER PARKING = REQUIRED = 10%
 120 x .10 = 12 CLUSTER PARKING SPACES PROVIDED
 152 REQUIRED PARKING SPACES
 278 MAXIMUM PARKING SPACES

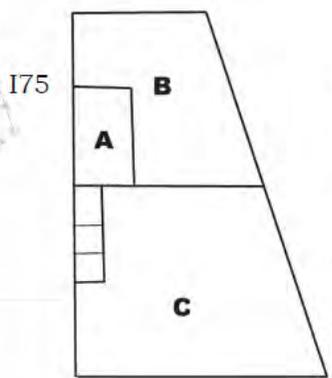
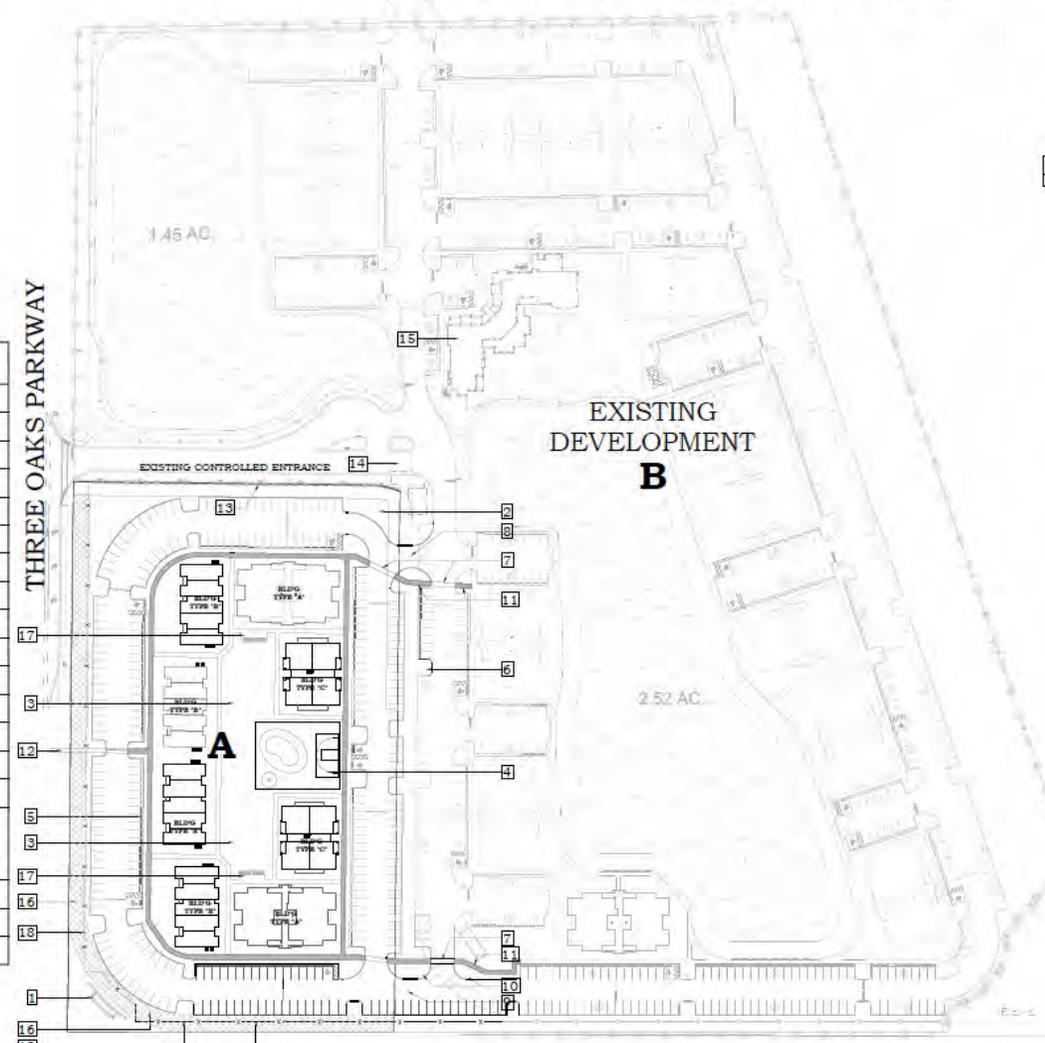
HANDICAP SPACES
 REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES = 2% OF TOTAL SPACES = (278 x .02) = 5.64
 3 HANDICAP SPACES PROVIDED
 6 HANDICAP SPACES PROVIDED

BUILDING COUNT

(2) TYPE 'A' BLDG = THREE STORY = 24 UNITS
 (4) TYPE 'B' BLDG = THREE STORY = 20 UNITS
 (4) TYPE 'C' BLDG = THREE STORY = 16 UNITS
 TOTAL 60 UNITS

FLOODPLAIN REGULATIONS

AS PER LDC SECTION 6-4-1 AND OTHER REQUIREMENTS, THE DEVELOPMENT WILL COMPLY WITH APPLICABLE FLOODPLAIN REGULATIONS FOR A FLOODWAY AREA IN THE "A" ZONE.



SITE DEVELOPMENT
 1" = 60'

McHARRIS
 PLANNING AND DESIGN
 11338 BONITA BEACH ROAD, SUITE 103
 BONITA SPRINGS, FL 33435
 TEL: 239.821.4999
 FAX: 239.821.4998

PROJECT: "THE REEF" - PHASE II
 8000 COSTAL VILLAGE
 BOCA RATON, FLORIDA
 PROJECT NO. C16-0003

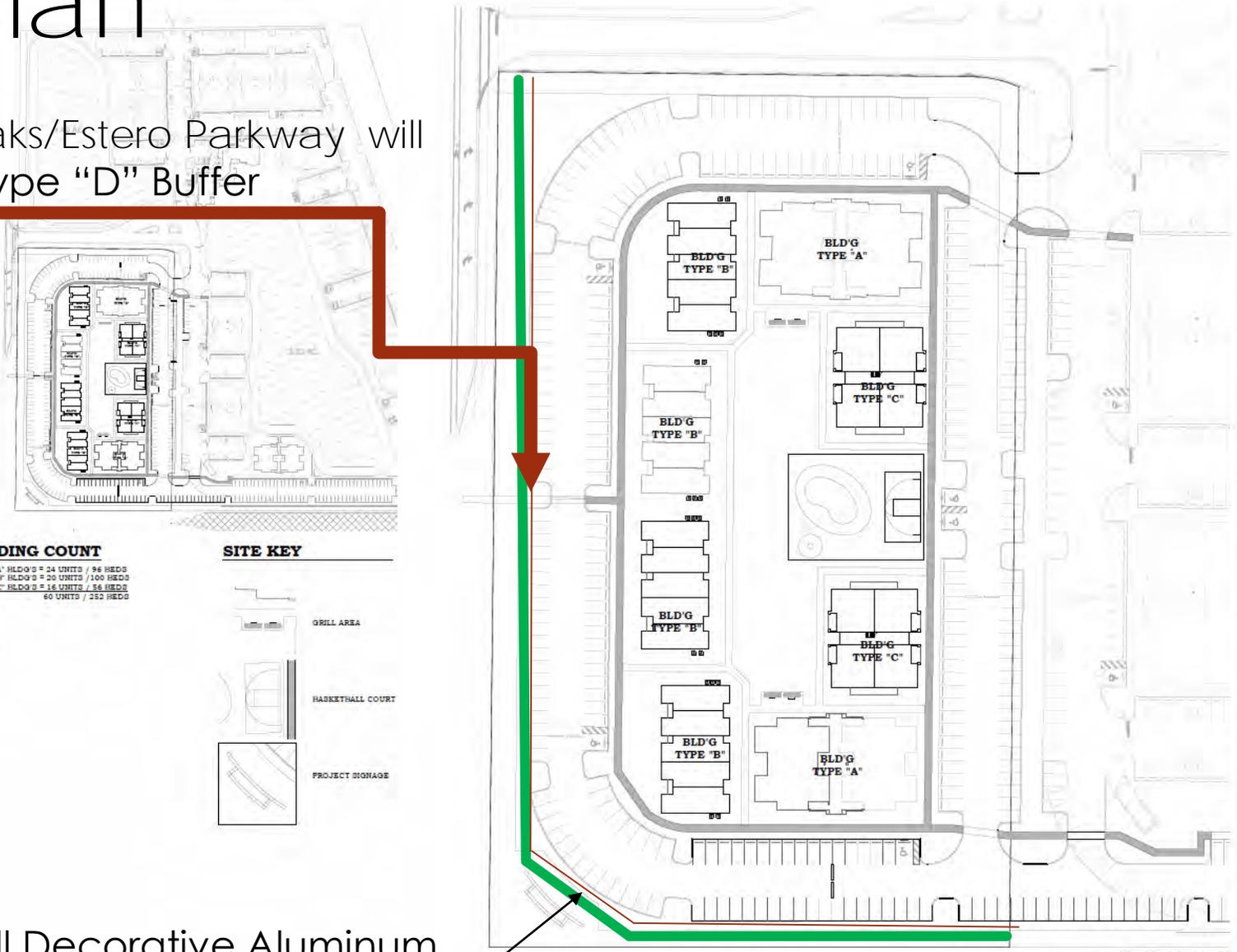
DATE: 08/14/2018
 DRAWN BY: JLR
 CHECKED BY: JLR
 PROJECT MANAGER: JLR

MCP



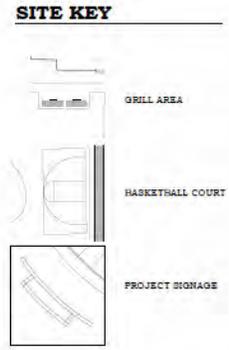
Site Plan

Buffer along Three Oaks/Estero Parkway will have an Enhanced Type "D" Buffer



BUILDING COUNT

(1) TYPE 'A' BLDGS = 24 UNITS / 96 BEDS
(4) TYPE 'B' BLDGS = 20 UNITS / 100 BEDS
(2) TYPE 'C' BLDGS = 16 UNITS / 56 BEDS
TOTALS 60 UNITS / 252 BEDS



Max 6'-0" Tall Decorative Aluminum Fencing

McHARRIS
PLANNING AND DESIGN
11338 BONITA BEACH ROAD, SUITE 103
BONITA SPRINGS, FL 33435
TEL: 239.821.4999
WWW.MCHARRISPLANNING.COM

THE REEF PHASE II
88 COASTAL VILLAGE
FOOT PATHS, FL 33477

DATE	NOV 14 2017
SCALE	AS SHOWN
PROJECT NO.	17-0003
DRAWING NO.	A2

ENLARGED SITE PLAN
SCALE: 1"=30'



Material/Landscape Design Standards



Trees and Palms



Shrubs/Ground Cover

Proposed Landscaping

Trees (100% Native/Drought Resistant)*

Green Button Wood/Conocarpus Erectus	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Cabbage Palm/Sable Palmetto	12'-18' CT, Booted/Slick, Hur. Cut
Red Maple/Acer Rubrum	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Slash Pine/Pinus Elliottii 'Densa'	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Black Olive/Buceda Buceras 'Shady Lady'	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Royal Palm/Royestonta Flata	6' Greywood, 18' O.A.

Additional Plantings (100% Native/Drought Resistant)*

Awabuki Viburnum/V. Odoratissimum	24" HT, x 16" W, 3 Gal., 4' O.C.
Cord Grass/Spartina Bakeri	24" HT, x 16" W, 3 Gal., 3' O.C.
Cocoplum/Chrysobalanus Icacco	24" HT, x 16" W, 3 Gal.
Parsonii Juniper/J. Chinensis 'Parsonii'	12" x 12", 3 Gal. Trailing
Firebush/Hamalia Patens	24" x 18"m 3 Gal. 3' O.C.
Gold Mound Duranta/Duranta Erecta 'Gold Mound'	24" x 18"m 3 Gal. 3' O.C.
Waters Viburnum/V. Obobatum 'whorled Class'	16" HT x 16" W, # Gal., 3' O.C.
Fakahatcee Grass/Tripsacum Dactyloides	24" HT, x 18" W, 3 Gal., 3' O.C.

Grass

- Floritam Sod
- Bahia Sod

*Buffers along Three Oaks/Estero Parkway will have double hedge row planted at 36"-48" Inches (at instillation) with 2/16'-0" (100 gallon) and 3/12'-0" (45 gallon) trees every 100 feet





Buffers/Landscape Design Standards



Roadway buffer



Building buffers

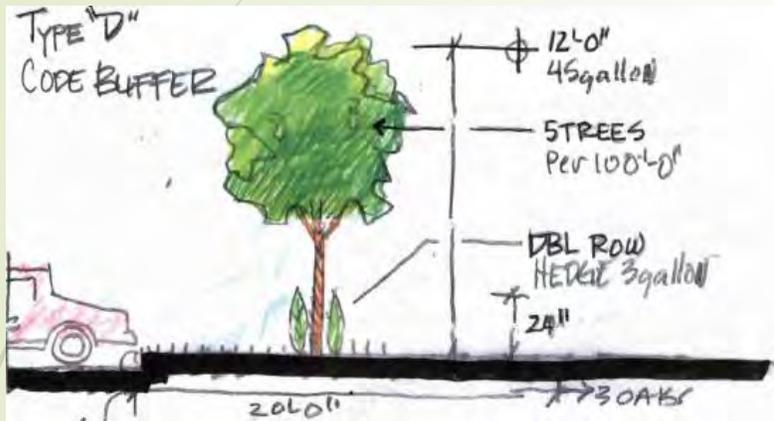


Parking Area Buffer

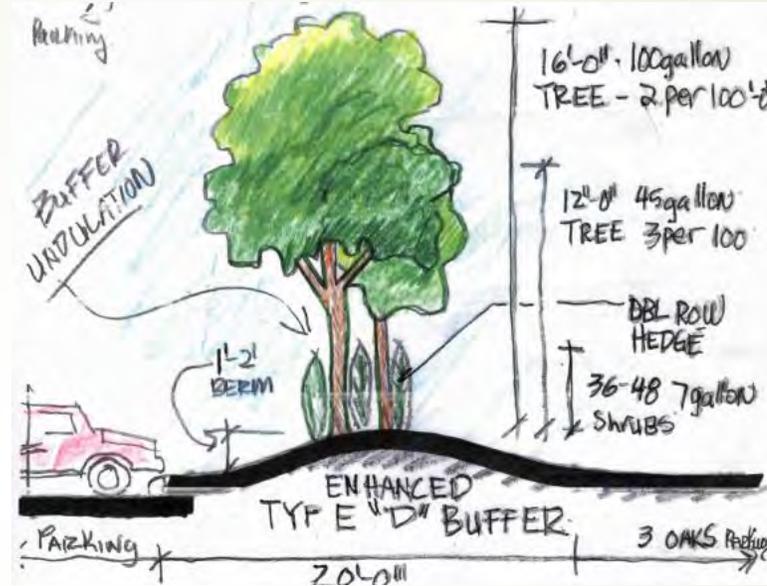




Buffers/Landscape Design Standards



Type D Code Buffer



Proposed Enhanced Type D Buffer

Buffers along Three Oaks/Estero Parkway will have double hedge row Planted at 36"-48" inches (at instillation) with 2/16'-0" (100 gallon) and 3/12'-0" (45 gallon) trees every 100 feet





Hardscape Design Standards



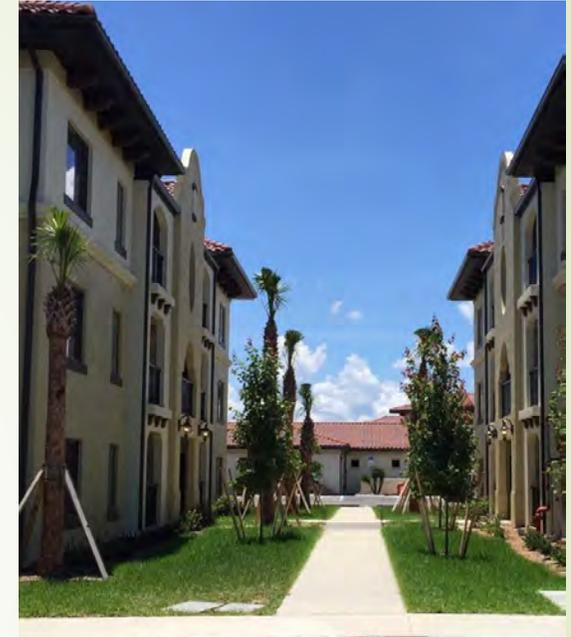
Tree Lined
Meandering
Sidewalks



Decorative
Fencing (6'-0"
max height)



Paver and
Patterns



Pedestrian
interconnection





The Reef Student Housing Signage

MONUMENT SIGN

SIDE VIEW

Sign Area: 105 sqft
OAH: 10 ft

DESCRIPTION:
New double faced monument to be constructed of CMU with non-illuminated HDU logo, HDU primary and secondary channel letters, and 1/2" FCO address numerals. *The Reef* copy to be mounted to surround with 1-1/2" standoffs. *Student Living* to be mounted to surround with 1" standoffs. Logo to be flush mounted to stone surround.

COLOR SCHEDULE:

- Main Cabinet (Top & Bottom) = SW6135 ECRU with textured finish
- Main Cabinet (Body) = SW2829 Classical White with textured finish
- The Reef = Painted to match The Reef teal
- Student Living & Address = Painted to match The Reef blue
- Logo = Painted to match The Reef logo colors.
- Tile Background = Coronado Stone Products "Caribbean Coral".

Drawing No.	15015
Sheet No.	(1) OF (1)
Date	12 / 29 / 2015
Drawn By	R. Carriker
Scale	1/2" = 1'-0"
Revision 4	3 / 02 / 16
Revision 5	5 / 06 / 16
Revision 6	5 / 19 / 16
Revision 7	6 / 30 / 16

Approved by: _____

Date: _____

APPROVED AS SHOWN
 APPROVED AS NOTED
 CORRECT & RESUBMIT

THE REEF STUDENT LIVING 10100-251 Shephard St. Fort Myers, FL 33967

Monument Sign



"THE REEF" - PHASE II MASTER CONCEPT PLAN

LAND USE TABLE

	PARCEL A ACREAGE	PARCEL A %
LAKES	0 AC	0
PARKING	1.85 AC	35.04%
BUILDING	.92 AC	17.42%
SIDEWALK /POOL	.37 AC	7.01%
OPEN SPACE	2.14 AC	40.53%
TOTAL NEW	5.28 AC	100

DENSITY SUMMARY

RPD AREA	DWELLING UNITS	LAND USE	BUILDING HEIGHT
DEV. AREA 'A'	60 UNITS	60 UNITS	35 FEET/ 3 STORIES
TOTAL	60 UNITS	60 UNITS	

SETBACKS

FROM THREE OAKS & ESTERO BLVD	20 FT MIN.
SIDE	20 FT MIN.
REAR	20 FT MIN.

PARKING CALCULATIONS

MULTI-FAMILY BUILDINGS
REQUIRED LDC SECTION 34-2020
MULTI-FAMILY = 2 SPACES PER UNIT

TOTAL NEW UNITS: 60
60 x 2 = 120 PARKING SPACES REQUIRED
GUEST PARKING = REQUIRED * 10%
120 x .10 = 12 GUEST PARKING SPACES REQUIRED
132 REQUIRED PARKING SPACES
278 MAXIMUM PARKING SPACES

HANDICAP SPACES
REQUIRED MINIMUM NUMBER OF ACCESSIBLE
SPACES = 2% OF TOTAL SPACES = (270 x .02) = 2.64
3 HANDICAP SPACES REQUIRED
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BUILDING COUNT

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TOTALS 60 UNITS

FLOODPLAIN REGULATIONS

AS PER LDC SECTIONS 6-401 AND 10-253
REQUIREMENTS, THE DEVELOPMENT WILL COMPLY
WITH APPLICABLE FLOODPLAIN REGULATIONS FOR A
FLOWWAY AREA IN THE 'AE' ZONE.

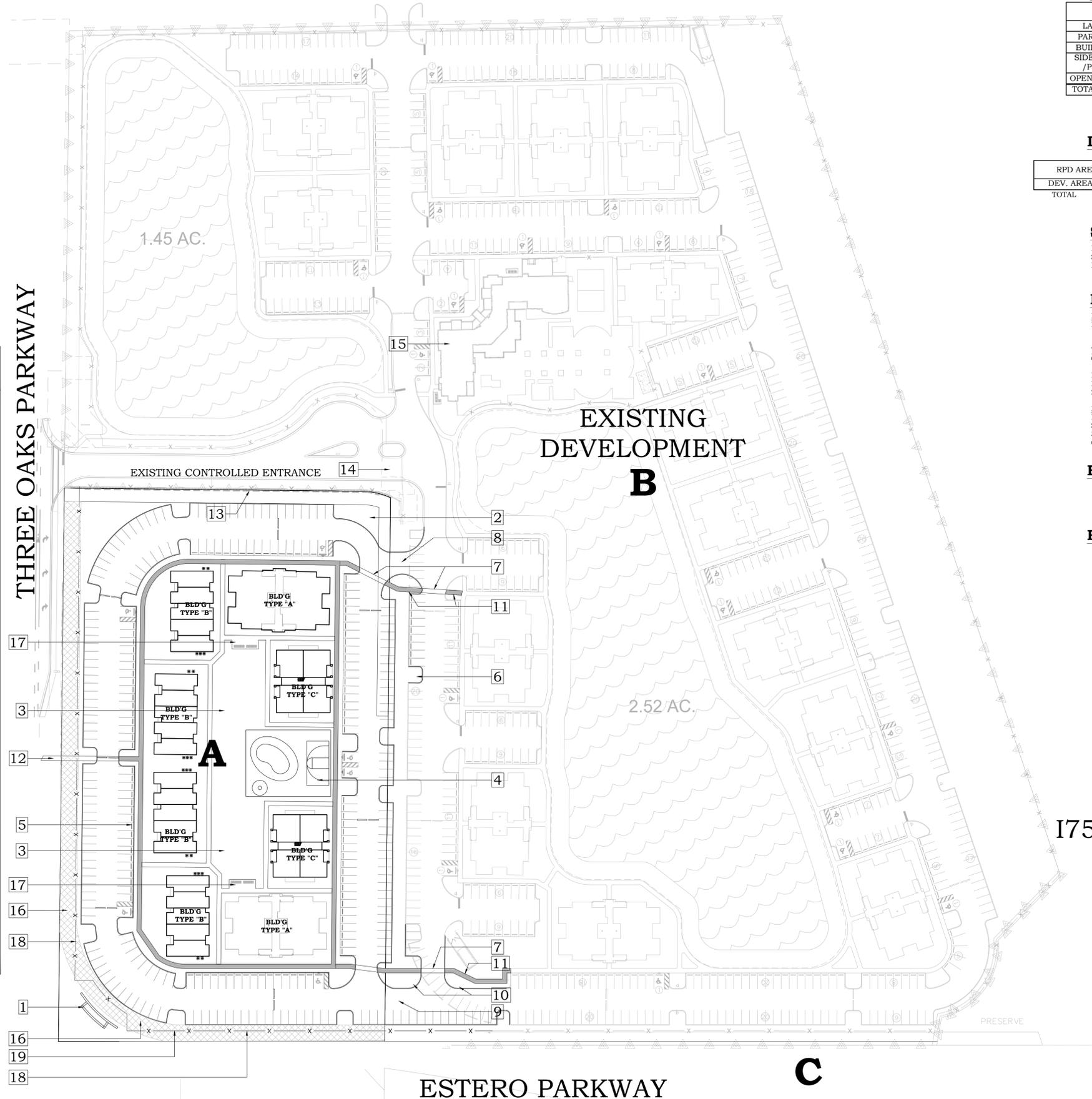
SCHEDULE OF USES

Phase II/Development Area "A" (PROPOSED)

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
DWELLING UNIT:
Multiple-family building
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
EXCAVATION: Water retention
FENCES, WALLS
HOME OCCUPATION
MODELS: Model unit, model home, model display
center
RECREATIONAL FACILITIES: Personal and
Private, On-Site
RESIDENTIAL ACCESSORY USES
SIGNS in accordance with Chapter 30 of the LDC

MCP REFERENCE NOTES

1	PROPOSED PROJECT SIGN / FEATURE
2	DUMPSTER / RECYCLE LOCATION (IF REQUIRED)
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17	GRILLING AREA
18	DECORATIVE ALUMINUM FENCE TO MATCH EXISTING (6' MAX HEIGHT)
19	(OPTIONAL) PEDESTRIAN GATE ACCESS TO MATCH EXISTING



ESTERO PARKWAY

C

SITE DEVELOPMENT

SCALE: 1" = 60'



McHARRIS
PLANNING & DESIGN
1338 MONTE BEACH ROAD
SUITE 103
MONTE SPRINGS, FL 34135
PHONE: (239) 488-6689
MOBILE: (239) 821-4979

No.	Date	By	Revision
1			
2			
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Project Name and Address:
"THE REEF"
PHASE II
@ COSTAL VILLAGE
19655 THREE OAKS PKWY
FORT MYERS, FL. 33967

Check by: JOE MCHARRIS
Drawn by: JL
Scale: AS NOTED
Project No.: C16-0003
Sheet Name: MASTER CONCEPT PLAN
Sheet No.: MCP