

City of Coconut Creek InterOffice Memorandum

To: File

Date: March 19, 2013

From: Natacha Josiah
Zoning Officer 

Subject: Broadstone Cypress Hammocks
Paint color changes & Roof
package

The Development Review Committee has accepted the following to be included within the approved site plan file. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required. This memo shall serve as formal acceptance of the changes identified herein and will be archived as follows:

1) Digital archive file;

Z:\GIS\DevServices\Planning\ScannedSitePlans\Broadstone Cypress Hammock Plat

Requested Change:

The applicant is requesting to modify the color schemes for the Broadstone Cypress Hammocks Development. This memo shall serve as formal acceptance of the modifications to the color schemes that was not part of the original approval process. Attached are the revised elevations for building type I, II, III, IV, area amenities buildings, and garages depicting the location of each proposed color, a color chart with each color identified with the same key symbol as shown on the plans, and the request letter provided by the Managing Director, Robert Hall, itemizing the proposed changes. The change in color selection is minor and does not adversely affect the overall aesthetics to the community.

During the building permit review process, staff identified a change to the roof finish material on all amenities buildings and residential building entrances. Consequently, the applicant made minor changes to the approved roof plan without altering architectural building features. All amenities buildings and residential building entrances will now have metal roof material and flat roof tile elsewhere. Color shall remain as previously approved.

This approval is limited as stated herein and does not preclude the applicant from complying with all other requirements shown within the approved site plan, building and engineering permits.

Z:\GIS\DevServices\Planning\ScannedSitePlans\Broadstone Cypress Hammock Plat\Broadstone Paint color changes & Roof package\m-13036 MTF Broadstone paint color changes & roof package.doc

cc: Liz Aguiar, Senior Planner
Heidi Solano, Planner
Sean Flanigan, Chief Structural Inspector
Glenn Sime, Code Compliance Supervisor

//Attachments:

RECEIVED

MAR 14 2013

CITY OF COCONUT CREEK
DEPT. OF SUSTAINABLE DEVELOPMENT

March 5, 2013

Scott Stoudenmire, AICP
Deputy Director of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

RE: Broadstone Cypress Hammocks - Exterior Building Colors

Dear Scott,

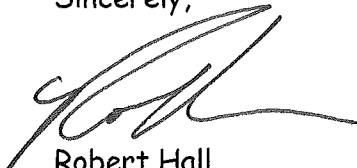
We would like to make some modifications to the exterior building paint colors. As you may recall we have two paint schemes for the project (north half - scheme 2 and south half - scheme 1). While testing the colors on the first building we discovered that the north scheme was too dark for the architectural look/style we are trying to achieve for the project. We also found out that the fascia / window band color originally specified as Pure White didn't come off as rich and elegant as the new color does named Softer Tan.

We would also like to paint the clubhouse, amenity structures, entry walls, and garages in the scheme 1 area the scheme 2 color and the amenity and garages in the scheme 2 area the scheme 1 color (as to mix the two schemes together for better transition throughout the project).

What is the process to get these new color schemes approved.

If you have any questions or concerns please let me know.

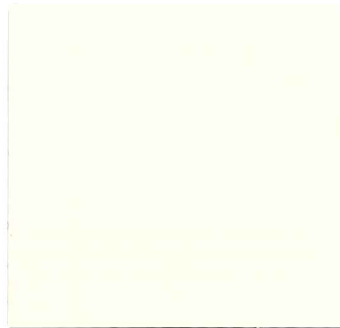
Sincerely,



Robert Hall
Managing Director

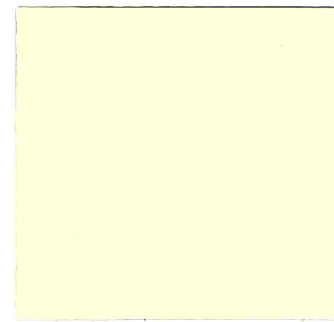
COLOR SCHEME 1

1



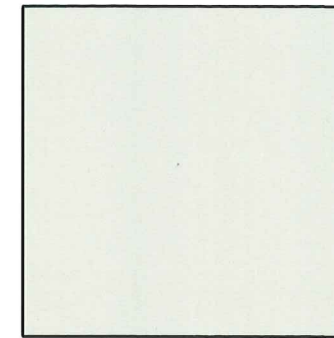
SW 6378
CRISP LINEN
MAIN STUCCO

2



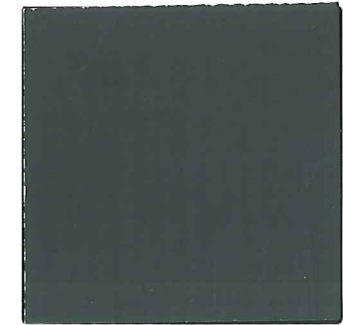
SW 6379
JERSEY CREAM
ACCENT

3



AMARR-
STANDSTONE
GARAGE DOORS

4

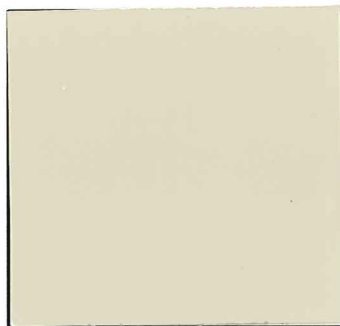


SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS

Old Colors

COLOR SCHEME 2

1



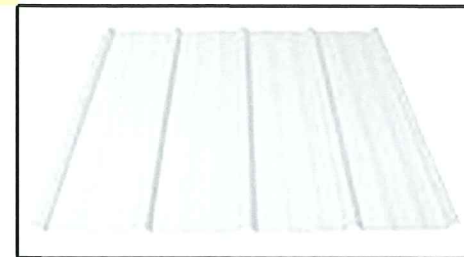
SW 2822
DOWNING SAND
STUCCO-1

2



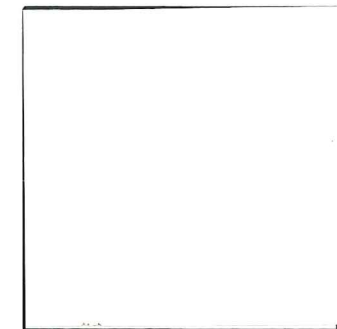
SW 6107
NOMADIC DESERT
STUCCO-2

7



METAL ROOF-
LIGHT GRAY-589

8



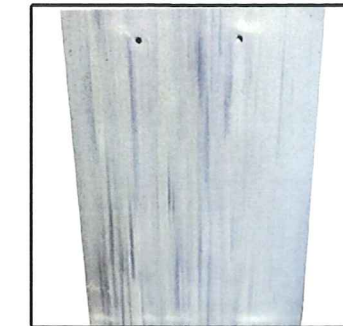
SW 7005
PURE WHITE
FASCIA &
OUTLOOKERS



5

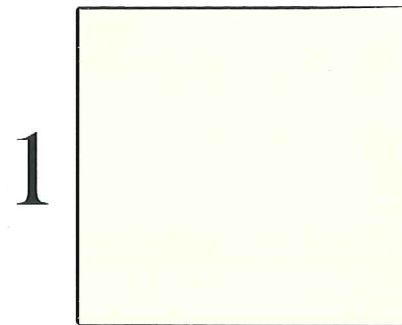
STACKED STONE

6



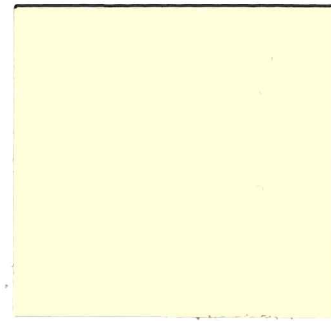
FLAT GREY ROOF TILE

COLOR SCHEME 1



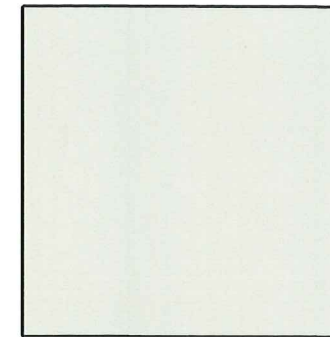
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SW 6378
CRISP LINEN
MAIN STUCCO



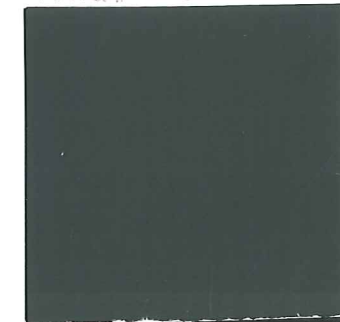
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SW 6379
JERSEY CREAM
ACCENT



3

AMARR-
STANDSTONE
GARAGE DOORS



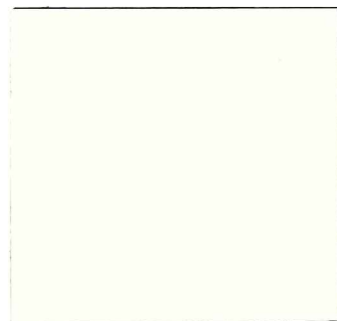
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SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS



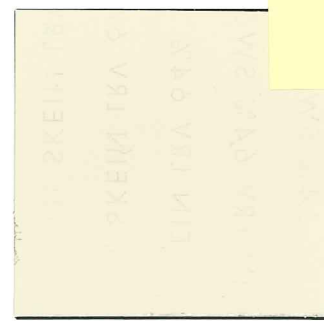
New Colors

COLOR SCHEME 2



1

SW 6147
PANDA WHITE
MAIN STUCCO



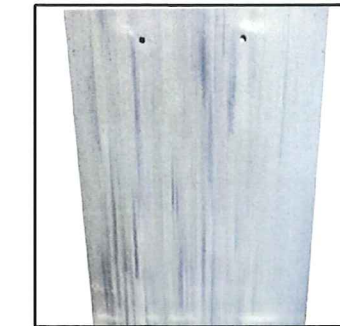
2

SW 6148
WOOL SKEIN
ACCENT



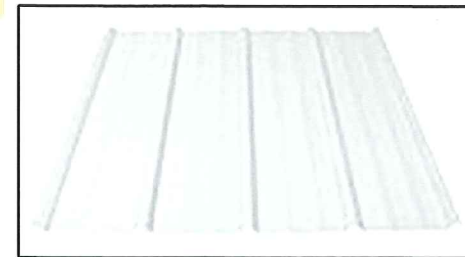
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STACKED STONE



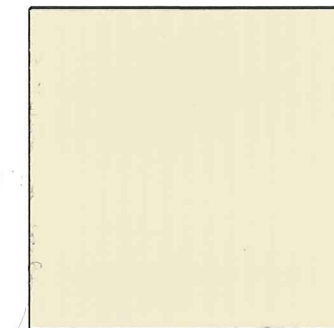
6

FLAT GREY ROOF TILE



7

METAL ROOF-
LIGHT GRAY-589

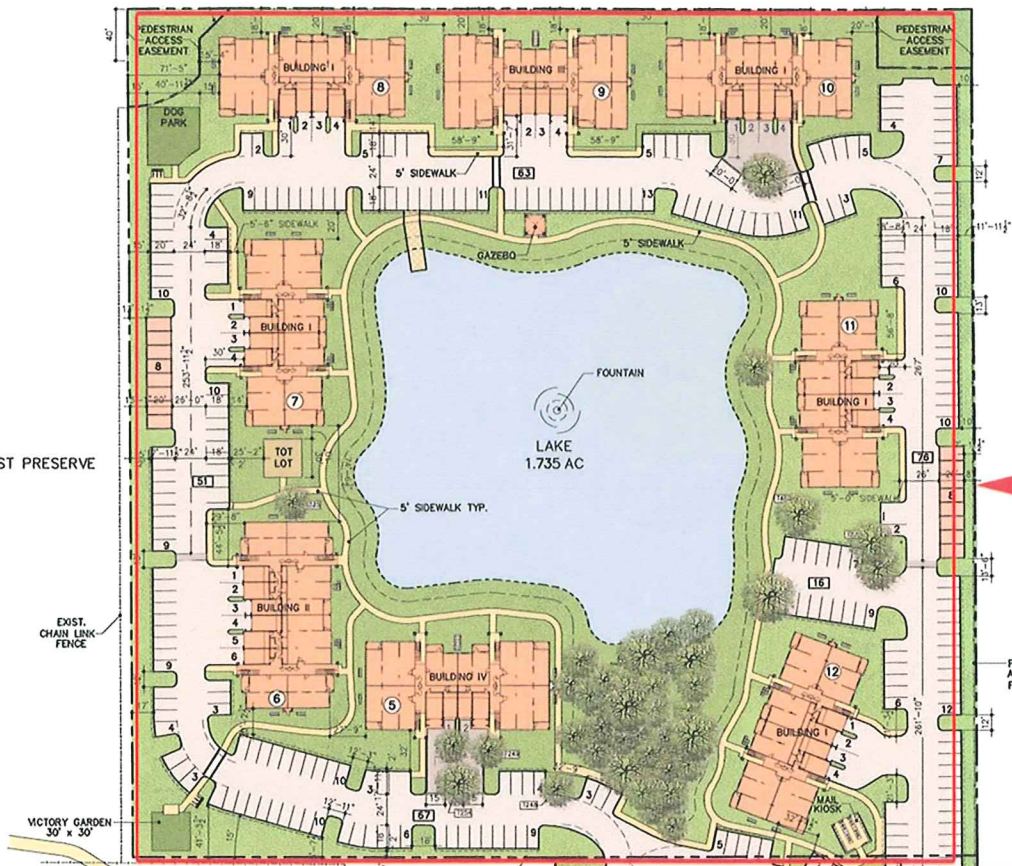


8

SW 6141
SOFTER TAN
FASCIA &
OUTLOOKERS

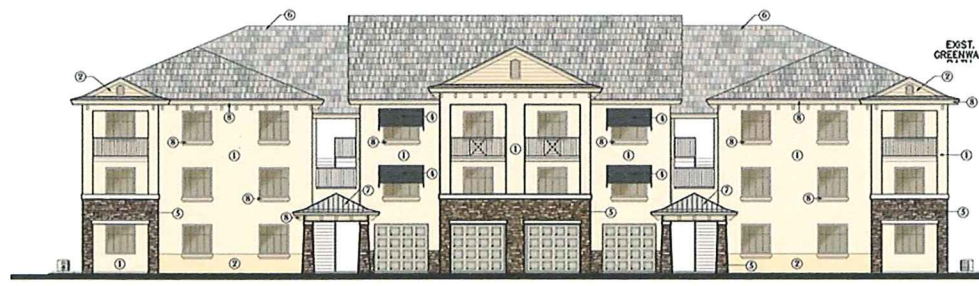
COLOR SCHEMES

BROADSTONE CYPRESS HAMMOCKS



Color Scheme 2

- 1 SW 617 PANDA WHITE MAIN STUCCO
 - 2 SW 618 WOOLSKIN ACCENT
 - 3 AMARR-STANDSTONE DOORS
 - 4 SW 0993 BLACK OF NIGHT RAILINGS/SHUTTERS
 - 5 STACKED STONE
 - 6 FLAT GRAY ROOF TILE
 - 7 METAL ROOF- LIGHT GRAY-589
 - 8 SW 611 SOFTER TAN FASCIA & OUTLOOKERS
- NOTE: TYPICAL ALL UNIT ENTRY DOORS - AMARRSANDSTONE



Color Scheme 1

- 1 SW 628 CRISP LEXEN STUCCO-1
 - 2 SW 629 JERSEY CREAM STUCCO-2
 - 3 AMARR-STANDSTONE GARAGE DOORS
 - 4 SW 0993 BLACK OF NIGHT RAILINGS/SHUTTERS
 - 5 STACKED STONE
 - 6 FLAT GRAY ROOF TILE
- NOTE: TYPICAL ALL UNIT ENTRY DOORS - AMARRSANDSTONE
- 7 METAL ROOF- LIGHT GRAY-589
 - 8 SW 611 SOFTER TAN FASCIA & OUTLOOKERS



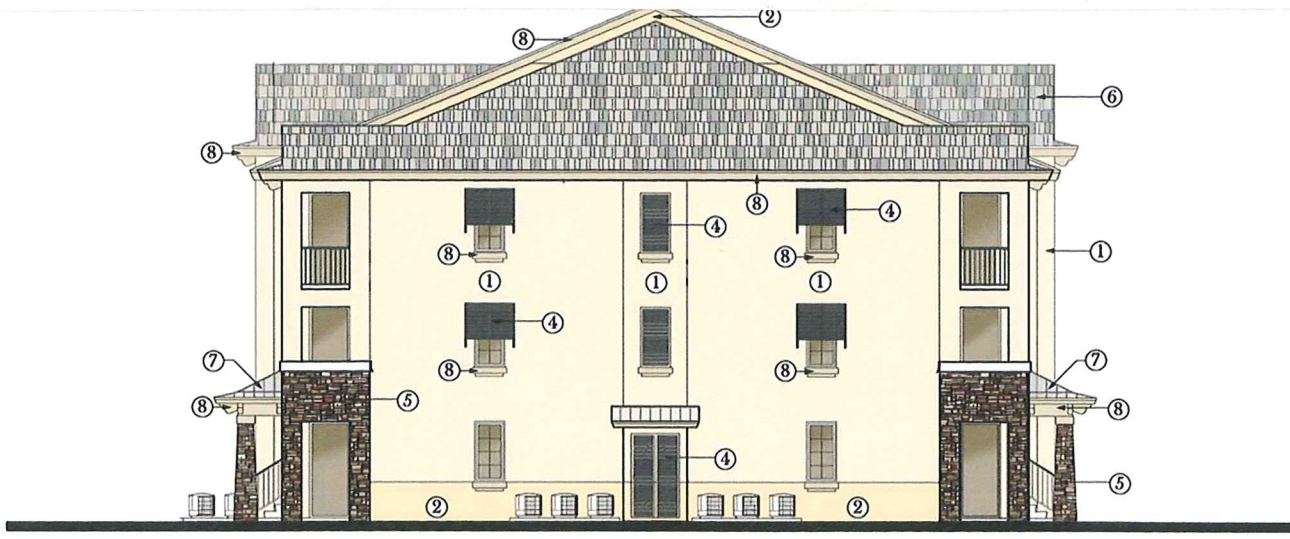
COLOR SCHEMES

BROADSTONE CYPRESS HAMMOCKS

COCONUT CREEK, FLORIDA



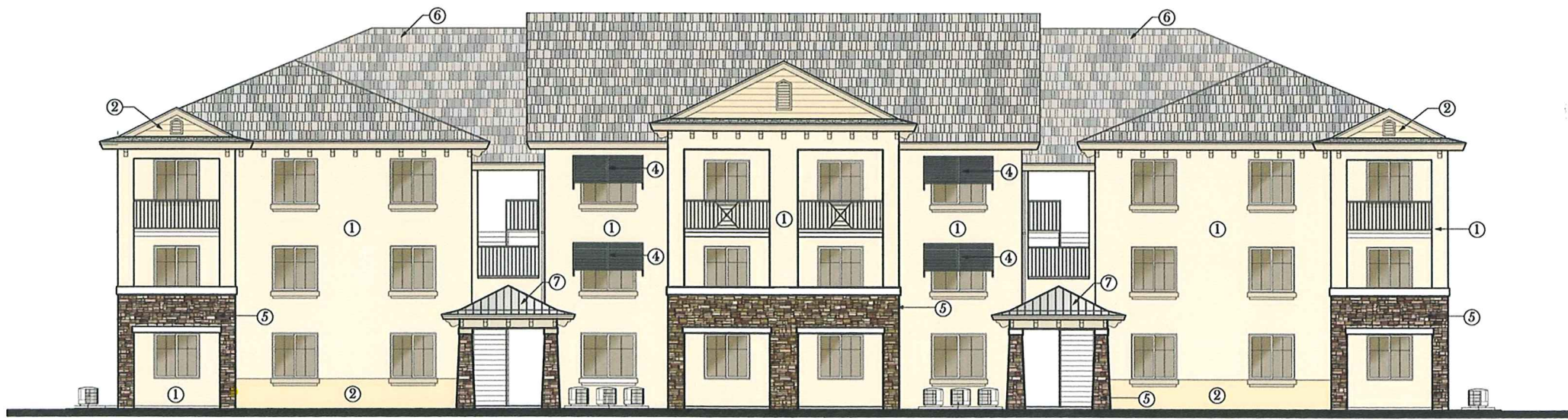
COLOR SCHEME 1



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



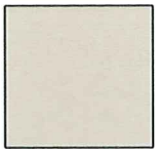
1

SW 6378
CRISP LINEN
MAIN STUCCO



2

SW 6379
JERSEY CREAM
ACCENT



3

AMARR-
SANDSTONE
GARAGE DOORS

NOTE: TYPICAL ALL
UNIT ENTRY DOORS
-AMARR-SANDSTONE



4

SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS



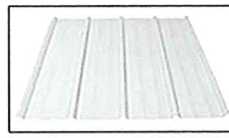
5

STACKED STONE



6

FLAT GREY ROOF TILE



7

METAL ROOF-
LIGHT GRAY-589



8

SW6141
SOFTER TAN
FASCIA & WINDOW BANDING

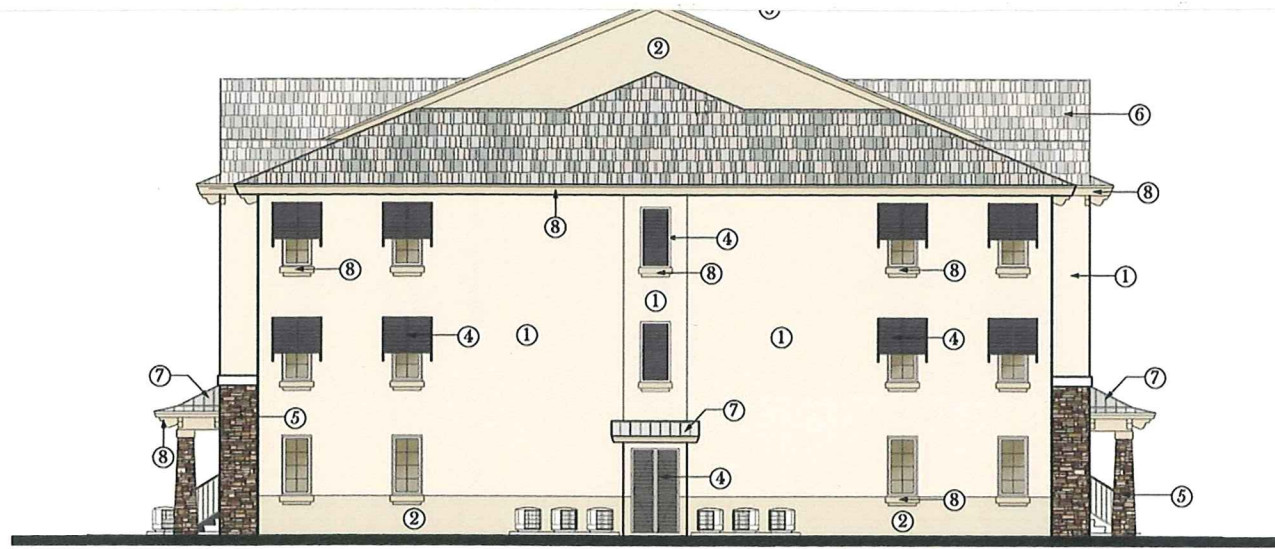
BUILDING TYPE I



BROADSTONE CYPRESS HAMMOCKS

COCONUT CREEK, FLORIDA

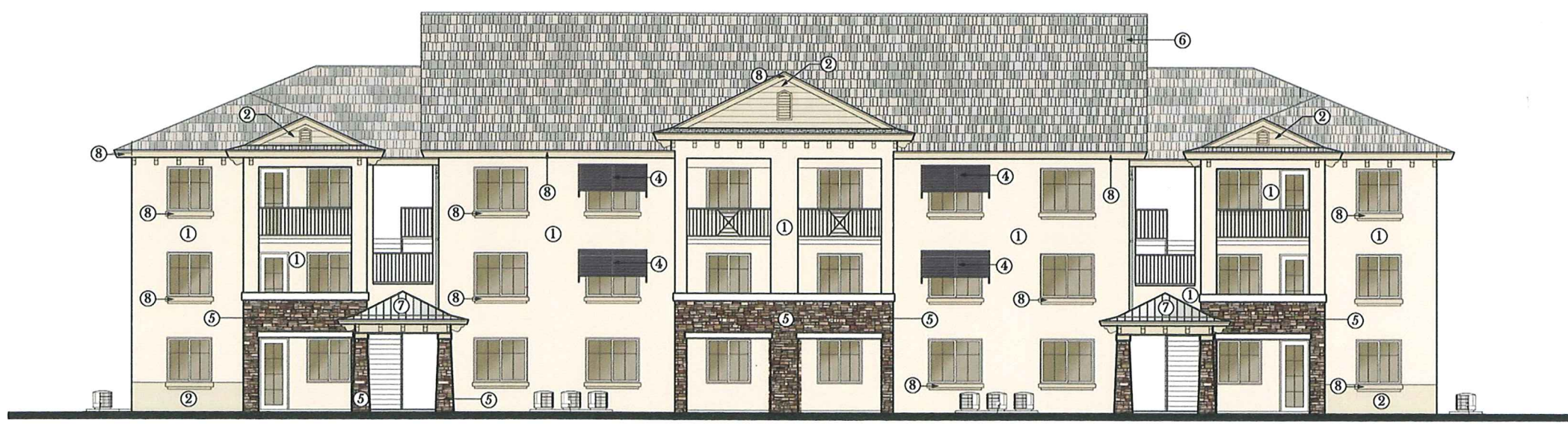




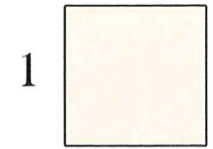
SIDE ELEVATION



FRONT ELEVATION

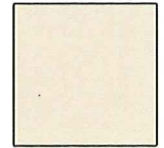


REAR ELEVATION



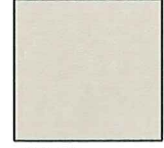
1

SW 6147
PANDA WHITE
MAIN STUCCO



2

SW 6148
WOOL SKEIN
ACCENT



3

AMARR-
SANDSTONE
GARAGE DOORS

NOTE: TYPICAL ALL
UNIT ENTRY DOORS
-AMARR-SANDSTONE



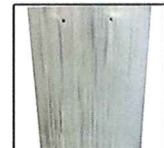
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SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS



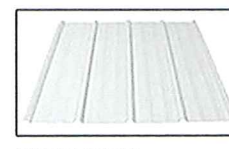
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STACKED STONE



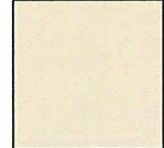
6

FLAT GREY ROOF TILE



7

METAL ROOF-
LIGHT GRAY-589

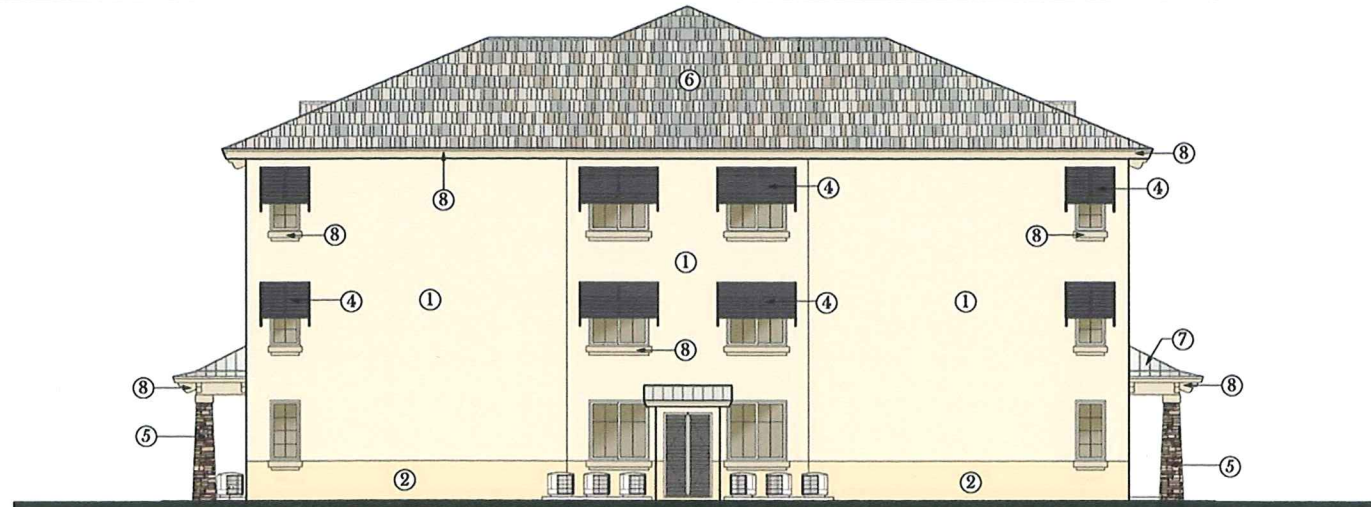


8

SW6141
SOFTER TAN
FASCIA & WINDOW BANDING

BUILDING TYPE II

COLOR SCHEME 1



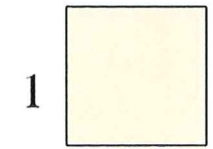
SIDE ELEVATION



FRONT ELEVATION

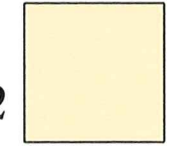


REAR ELEVATION



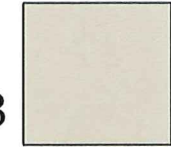
1

SW 6378
CRISP LINEN
MAIN STUCCO



2

SW 6379
JERSEY CREAM
ACCENT



3

AMARR-
SANDSTONE
GARAGE DOORS

NOTE: TYPICAL ALL
UNIT ENTRY DOORS
-AMARR-SANDSTONE



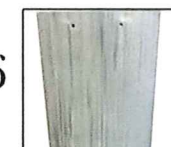
4

SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS



5

STACKED STONE



6

FLAT GREY ROOF TILE



7

METAL ROOF-
LIGHT GRAY-589

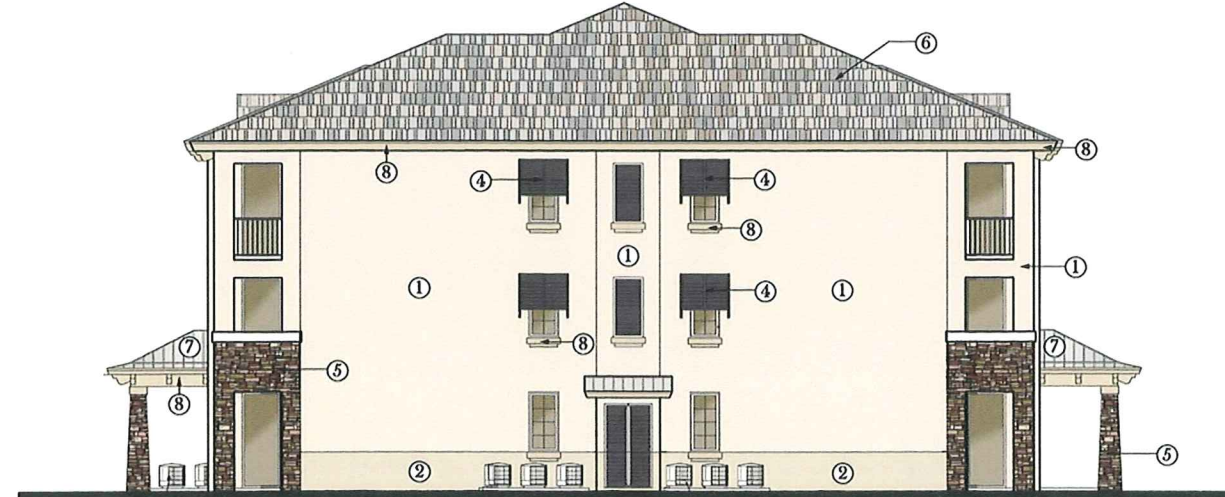


8

SW6141
SOFTER TAN
FASCIA & WINDOW BANDING

BUILDING TYPE III

COLOR SCHEME 2



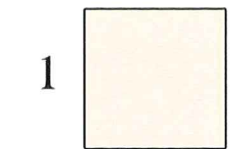
SIDE ELEVATION



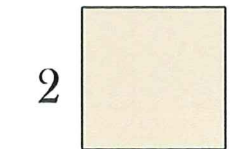
FRONT ELEVATION



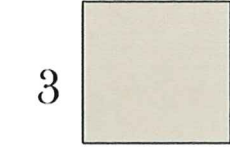
REAR ELEVATION



SW 6147
PANDA WHITE
MAIN STUCCO

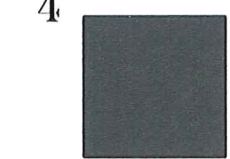


SW 6148
WOOL SKEIN
ACCENT



AMARR-
SANDSTONE
GARAGE DOORS

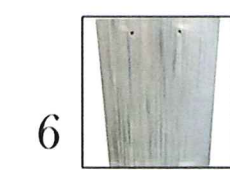
NOTE: TYPICAL ALL
UNIT ENTRY DOORS
-AMARR-SANDSTONE



SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS



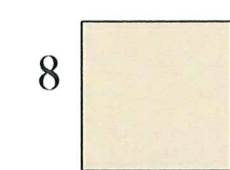
STACKED STONE



FLAT GREY ROOF TILE

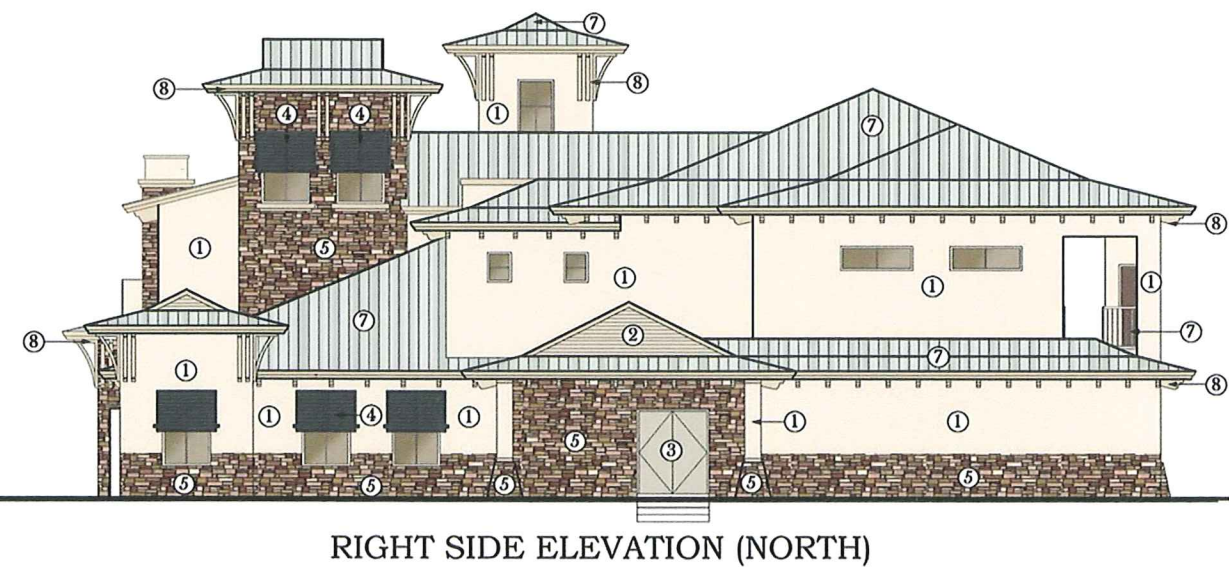
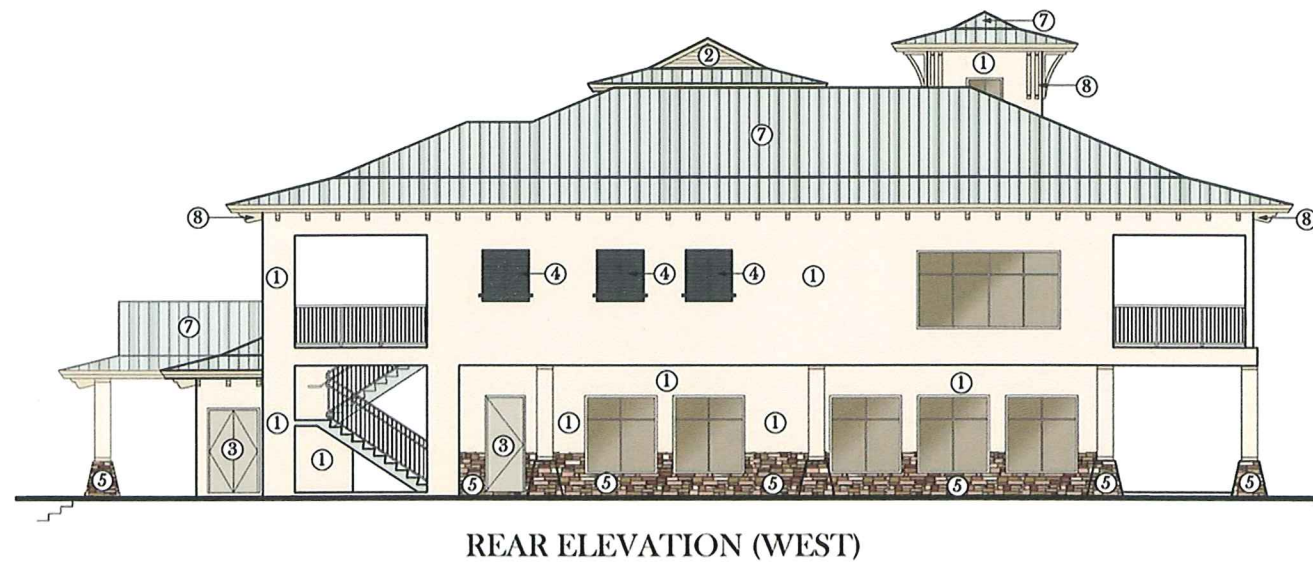
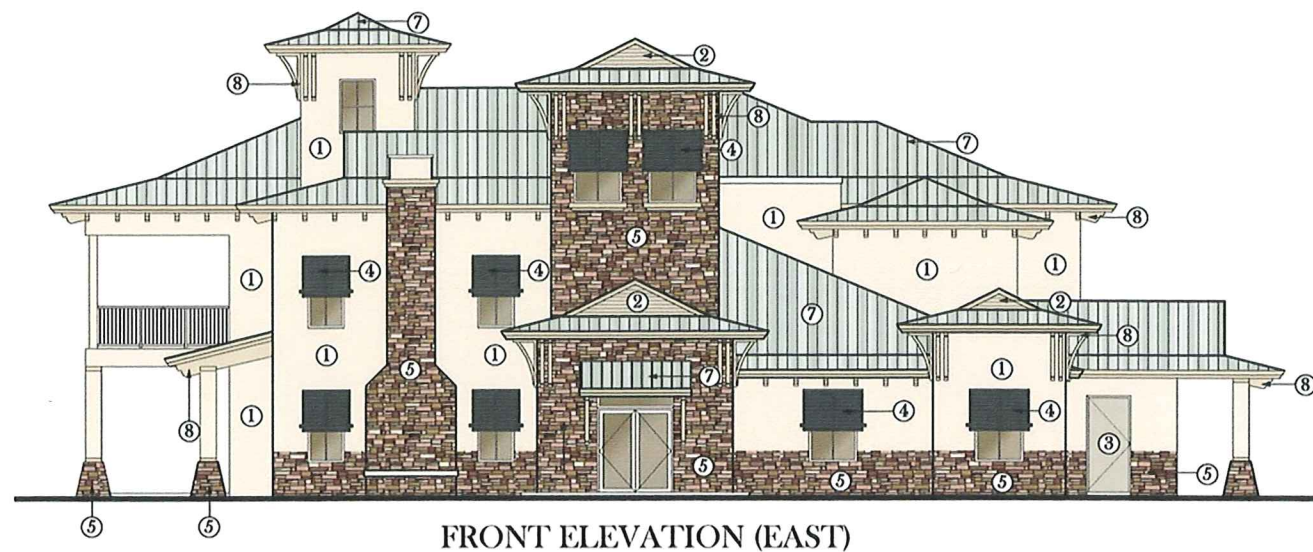


METAL ROOF-
LIGHT GRAY-589



SW6141
SOFTER TAN
FASCIA & WINDOW BANDING

BUILDING TYPE IV

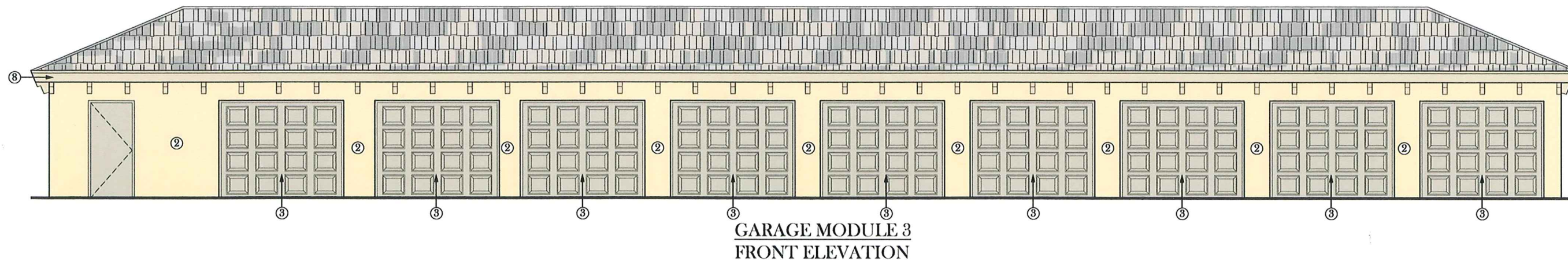
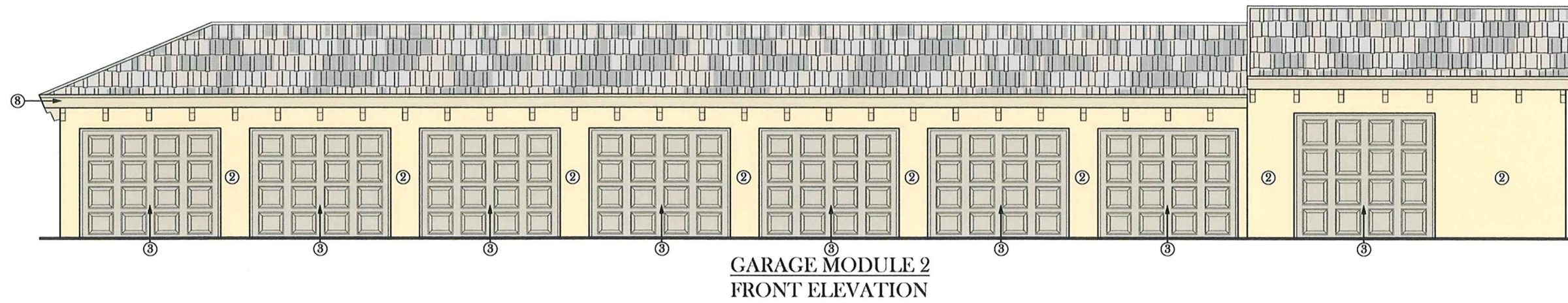
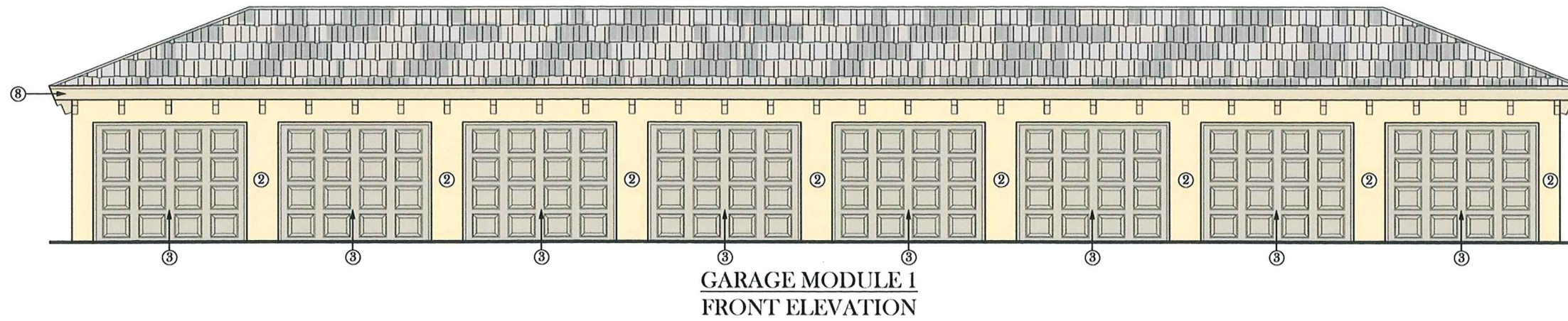


COLOR SCHEME 2

- | | | | | | | | | | | | | | | | |
|---|---------------------------------------|---|---------------------------------|---|-------------------------------|---|--|---|---------------|---|---------------------|---|-------------------------------|---|---|
| 1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7 | | 8 | |
| | SW 6147
PANDA WHITE
MAIN STUCCO | | SW 6148
WOOL SKEIN
ACCENT | | AMARR-
STANDSTONE
DOORS | | SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS | | STACKED STONE | | FLAT GREY ROOF TILE | | METAL ROOF-
LIGHT GRAY-589 | | SW 6141
SOFTER TAN
FASCIA &
OUTLOOKERS |

CLUB HOUSE

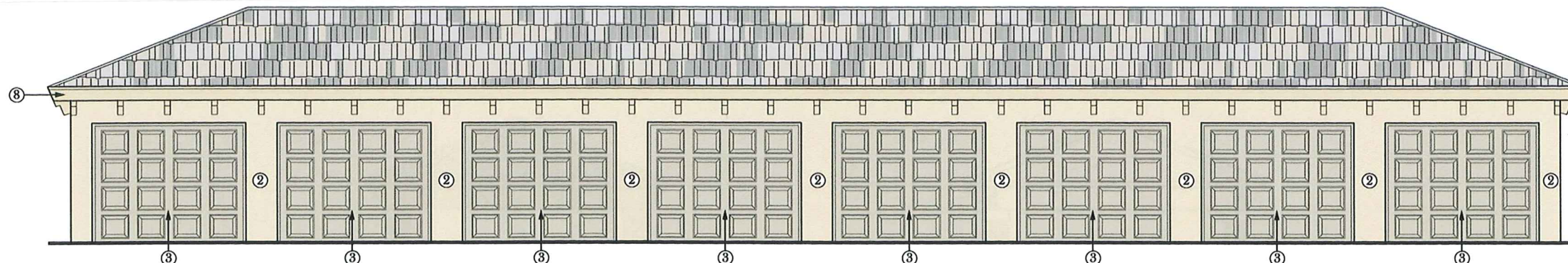
BROADSTONE CYPRESS HAMMOCKS



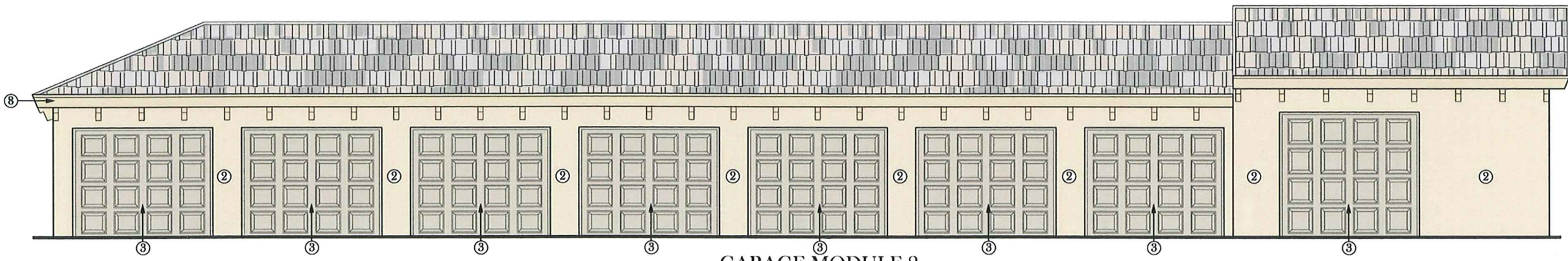
COLOR SCHEME 1



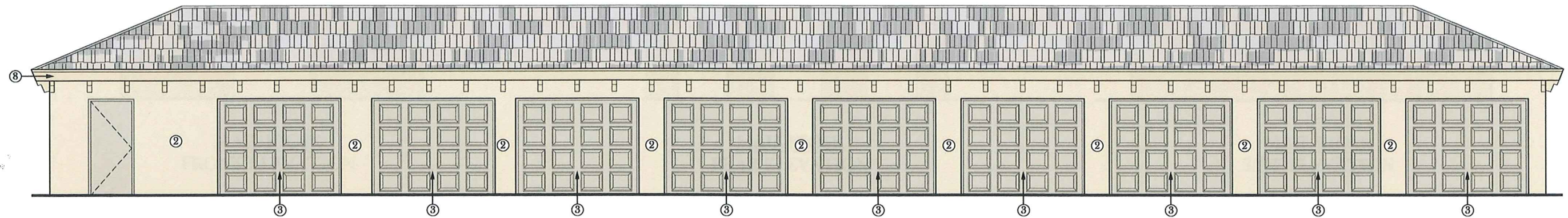
GARAGE MODULES



GARAGE MODULE 1
FRONT ELEVATION



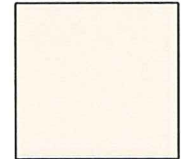
GARAGE MODULE 2
FRONT ELEVATION



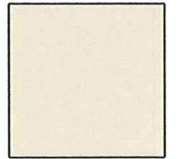
GARAGE MODULE 3
FRONT ELEVATION

COLOR SCHEME 2

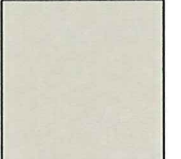
- 1




SW 6147
PANDA WHITE
MAIN STUCCO
- 2




SW 6148
WOOL SKEIN
ACCENT
- 3




AMARR-
STANDSTONE
DOORS
- 4




SW 6993
BLACK OF NIGHT
RAILINGS & SHUTTERS
- 5



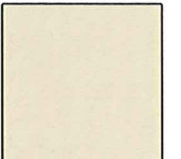
STACKED STONE
- 6



FLAT GREY ROOF TILE
- 7



METAL ROOF-
LIGHT GRAY-589
- 8



SW 6141
SOFTER TAN
FASCIA &
OUTLOOKERS

GARAGE MODULES