



THE PALMS

— AT OLD PONTE VEDRA —

A COASTAL NEIGHBORHOOD WITH ARCHITECTURAL ELEGANCE

LOCATED EAST OF AIA OFF CORONA ROAD IN PONTE VEDRA BEACH



Siteplan

Overview

The vision for the Palms at Old Ponte Vedra is an exceptional coastal neighborhood founded on its unique location, architectural integrity, quality of building materials and exceptional craftsmanship. These principals will ensure aesthetic excellence and create a community that will stand the test of time.

The homes of the Palms at Old Ponte Vedra will be comprised of various traditional and contemporary architectural styles, that will weave a sense of history and permanence into modern day living. Each home will be unique with the highest standards of design and materials, consistent with its architectural style. The homes will emphasize open contemporary living combined with the quality and high aesthetic appeal of classic design. These attributes will create a lasting value and timeless appeal.

The purpose of this document is to craft a clear vision of the six general architectural styles Dream Finders Homes has selected for the Palms at Old Ponte Vedra. Each architectural style and their design criteria are described in the column to the right.



Anglo Caribbean



Coastal Style



Modern Farmhouse



Monterey Colonial



Shingle Style



Spanish Colonial Revival



Anglo Caribbean

ROOF

- // Wood Shingle, flat concrete tile (white or grey)
- // Decorative gabled Parapet walls to be used as accents
- // Pitches may vary
- // Long linear ridges (mainly gabled roofs with hips as accent)

EAVES

- // Exposed wood rafter tails with decorative stucco cornices

WINDOWS

- // White and pale colors
- // Colonial Muntin patterns
- // Recessed windows with limited or no window trim

SHUTTERS

- // Traditional hinged and Bahama tilt with exposed hardware

DOORS

- // Wooden (stained or painted) and French (stained or painted)

EXTERIOR MATERIAL

- // White or light colored smooth stucco with wood trim around cantilevered second floor projections.
- // Wooden gates inset in stucco walls

FIRST FLOOR PORCHES

- // Simple with stucco columns and minimal ornamentation

SECOND FLOOR BALCONIES

- // Cantilevered with exposed wood railings, columns and brackets

COLUMNS

- // Stucco Piers on 1st Floor (little to no caps and bases) with wood stained columns on 2nd floor (with simplified caps and bases)

RAILING

- // Wood painted or stained horizontal, vertical or Chippendale railing (no wrought iron or aluminum)



Coastal Style

ROOF

- // Architectural standing seam metal roof with 5/12 and 6/12 roof pitch
- // Gables/split pitches and Dutch hips
- // Elevated towers are acceptable

EAVES

- // Exposed rafter tails with some enclosed soffits
- // Some elongated overhangs to be supported by exposed wooden brackets and/or exposed header beams

WINDOWS

- // Rectangular white casement, double and single hung windows
- // Simple window and door trim at wooden walls
- // Recessed windows and doors (with little to no trim) at stucco walls

DOORS

- // Simple square top French Doors painted or stained

EXTERIOR MATERIAL

- // Wood or fiber cement siding (shingle, horizontal or vertical material) at 1st and 2nd floor, or stucco 1st floor with wood or fiber cement sidings (shingle, horizontal or vertical material) at 2nd floor

PORCHES

- // 1st and/or 2nd floor are encouraged

BALCONY

- // Supported by columns or decorative large exposed wooded brackets and sculpted joist

COLUMNS

- // Square painted wood or fiber cement columns with simple caps and bases

RAILINGS

- // Vertical spindle, horizontal slats, Chippendale railings

SHUTTERS

- // Traditional hinged and Bahama tilt with exposed hardware



Modern Farmhouse

ROOF

- // Standing seam metal or wood shingle
- // Gables no hips
- // Shed roof used as accents over porches
- // 7/12 to 12/12 pitch roofs

EAVES

- // Exposed painted Rafter tails and exposed painted horizontal joists at rakes
- // Option of sealed soffits with horizontal returns
- // No ornamental brackets

WINDOWS

- // Typically square top windows with minimum muntins
- // No arched top windows
- // No shutters simple wood trim around windows and doors

SHUTTERS

- // None required

DOORS

- // Rectangular wood and glass combination with simple trim around

EXTERIOR MATERIAL

- // Painted wood exterior
- // Board and batten or horizontal siding
- // Corner boards are acceptable

FIRST FLOOR PORCHES

- // Raised floor minimum of 6"
- // Elongated 6'-8' deep with painted square wood columns and simple caps
- // No metal railings or spindles

SECOND FLOOR BALCONIES

- // Minimize all 2nd floor balconies. If used, mimic 1st floor material
- // None on front elevation

COLUMNS

- // Square painted wood columns with simple capitals and base

CHIMNEYS

- // Brick or stucco with painted metal wind caps





Monterey Colonial

ROOF

- // Concrete barrel tile and/or wood shingles
- // Low pitched gable roofs 5/12 pitch maximum
- // Linear simple roofs with minimal Hips

EAVES

- // Exposed ornate Rafter Tails, painted or stained dark

WINDOWS

- // Square top not arched
- // Minimum trim with windows recessed 2" minimum
- // False shutter with hardware paired are common

DOORS

- // Wood square top (with minimal glass)

EXTERIOR MATERIAL

- // Stucco smooth or texture can have vertical board and batten on partial 2nd Floor

FIRST FLOOR PORCHES

- // Not recommended except on rear elevation or not seen from street

SECOND FLOOR BALCONIES

- // Cantilevered or bracketed and supported exposed wood balconies with low pitched shed roofs over.
- // No column or vertical supports below

COLUMNS

- // (2nd Floor only) Square wooden stained columns with simple base and cap

CHIMNEYS

- // Stucco with metal caps





Shingle Style

ROOF

- // 7/12 to 12/12 pitch roof. The main body can have lower pitches than the accent gabled roofs.
- // Wood shingles, standing seam metal or flat concrete tile (resembling wood)

EAVES

- // Overhangs vary in length
- // Exposed painted Rafter tails and exposed painted horizontal joists at rakes
- // No ornamental brackets

WINDOWS

- // Typically square tops with minimum muntins
- // Palladium style can be used as accents in gables
- // No shutters simple wood trim around windows and doors

SHUTTERS

- // None required

DOORS

- // Wood or combination wood and glass with simple trim around

EXTERIOR MATERIAL

- // Wood shakes 1st and 2nd Floor and option of brick or painted brick on 1st floor and shingle 2nd floor.
- // Stained or earth tones mitered corners, no corner boards

FIRST FLOOR PORCHES

- // A front porch is encouraged

COLUMNS

- // Square painted wood columns with crown molding capital and decorative bases

SECOND FLOOR BALCONIES

- // Minimize all 2nd floor balconies. If used, mimic 1st floor material

CHIMNEYS

- // Brick/stone/stucco with metal, flue caps or painted metal wind screens



Spanish Colonial Revival

ROOF

- // 3/12 to 5/12 pitch with concrete barrel tile roof. Majority should be low pitch gable roofs with some hips, with simple linear ridge lines.

EAVES

- // Minimal rake and overhang (wrapped in tile). Minimal eave overhang with exposed decorative thick stained rafter tail or horizontal joist at 24"-48" on center.

WINDOWS

- // Casement bronze or dark colored windows recessed 2" or greater
- // Varying window sizes (flat, eyebrow, and round tops) are acceptable
- // Decorative sills only limited trim around windows and doors
- // Decorative iron over accent windows are acceptable

DOORS

- // Ornate wood with arched tops
- // Recessed or surrounded by ornate cast stone

EXTERIOR MATERIAL

- // Light colored stucco with limited limestone or cast stone detailing

FIRST FLOOR PORCHES

- // Openings to entry should appear as thickened and arched stucco walls
- // Simple with minimal ornamentation

SECOND FLOOR BALCONIES

- // Stucco / wood / iron/ exposed wood

COLUMNS AT BALCONIES

- // Wood square columns at balconies
- // Can have carved decorative bracketing

CHIMNEYS

- // Stucco with ornamental clay caps or tiled roof coverings



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DREAM FINDERS HOMES



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