E.B. Properties - Fritholme Gardens Residential Development - Phase 1
Master Four Phase Plan - Phase 1 Site Plan

s·h·y Architecture

1. ARCHITECTURE INTERIOR DESIGN PLANNING

LOCATION PLAN AT ELBOW BEACH

THE DEVELOPMENT SITE SITS BEHIND AND ABOVE THE ELBOW BEACH HOTEL - THE SITE WAS UNDER-UTILIZED AND OVERGROWN WITH A DE-COMMISSIONED WATER CATCH FORMERLY USED FOR THE HOTEL.

THE NEW DEVELOPMENTS DENSITY ONCE COMPLETED WILL BE WELL BELOW THE ALLOWABLE IN THE R-1 ZONE - WITH 2 STOREY BUILDINGS.

INCORPORATED INTO THE DEVELOPMENT WILL BE THE USE OF A REVERSE OSMOSIS PLANT TO SUPPLEMENT WATER REQUIREMENTS - A SEWAGE TREATMENT PLANT FOR WASTE - RE-INSTATED WOODLAND LANDSCAPING - NEW ROADWAY ACCESS - BEACH ACCESS FOR TENANTS AND A COMMUNITY CENTER WITH POOL - TO ENCOURAGE SOCIAL INTERACTION AND FAMILIES TO BECOME TENANTS.

S.H.Y ARCHITECTURE WAS SUCCESSFUL IN WINNING THIS PROJECT IN A COMPETITION WITH THREE OTHER LOCAL ARCHITECTURAL FIRMS IN 2002.
THE PROJECT COMMENCED IN EARLY 2003 AND HAS UNDERGONE A SIGNIFICANT PLANNING APPROVAL PROCESS FOR THE MASTER FOUR PHASE PLAN - WITH THE PHASE 1 CONSTRUCTION TAKING PLACE OVER A 20 MONTH SCHEDULE- THE PROJECT WAS COMPLETED IN OCTOBER 2006 ON TIME AND ON BUDGET.

MASTER SITE PLAN - SHOWING 4 RESIDENTIAL DEVELOPMENT PHASES - FOR 62 UNITS TOTAL

THE MASTER PLAN IS CONCEIVED TO TAKE ADVANTAGE OF THE STEEP TOPOGRAPHY AND 360 DEGREE VIEWS ON THE SOUTH SHORE - OVERLOOKING ELBOW BEACH TO THE SOUTH AND WITH PANORAMIC INLAND VIEWS.
THE PLAN IS TO CONSTRUCT 62 NEW RESIDENTIAL UNITS WITHIN THE PROPERTY THAT CURRENTLY CONTAINS 31 EXISTING APARTMENTS.
ALL RESIDENTIAL UNITS WILL BE LEASED AS OPPOSED TO BEING SOLD.
FURTHER PHASES WILL SEE A MIX OF SMALLER 1 AND 2 BEDROOM UNITS IN ORDER TO PROVIDE TENANTS A VARIETY OF CHOICES FOR QUALITY ACCOMMODATION.

SITE PLAN - INDICATING - PHASE 1 - RESIDENTIAL DEVELOPMENT - 15 TOWNHOUSES AND 5 VILLAS

PHASE 1 CONTAINS 20 UNITS -
5 - 3 BEDROOM VILLAS ON THE SOUTHERN EDGE OF THE DEVELOPMENT IN A BLUE COLOR FINISH AND
15 - 2 BEDROOM TOWNHOUSES IN A YELLOW PLASTER FINISH - ARRANGED AROUND AN INNER WALKWAY CONTAINING A LANDSCAPED COURTYARD THAT LEADS WESTWARD TO AN OPEN GRASSED PLAY AREA. EACH UNIT OPTIMIZES ITS POTENTIAL FOR PRIVACY AND VIEW WHILE ONGOING LANDSCAPING WILL ENRICH THE DEVELOPMENTS AESTHETIC OVERALL. CAREFUL ATTENTION HAS BEEN PAID TO THE MAINTENANCE ISSUES IN RESPECT TO SPECIAL EXTERIOR COATINGS - NATURAL WEATHERING CEDAR - HURRICANE RESISTANT PVC WINDOWS AND ROOF SYSTEM - INTERIOR MATERIALS AND EQUIPMENT.

E.B.Properties - Fritholme Gardens Residential Development - Phase 1
Townhouse Units - 2 bedroom + den

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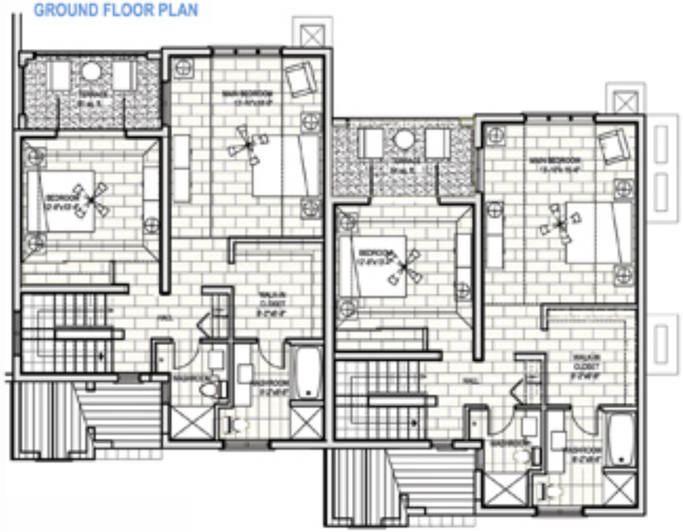
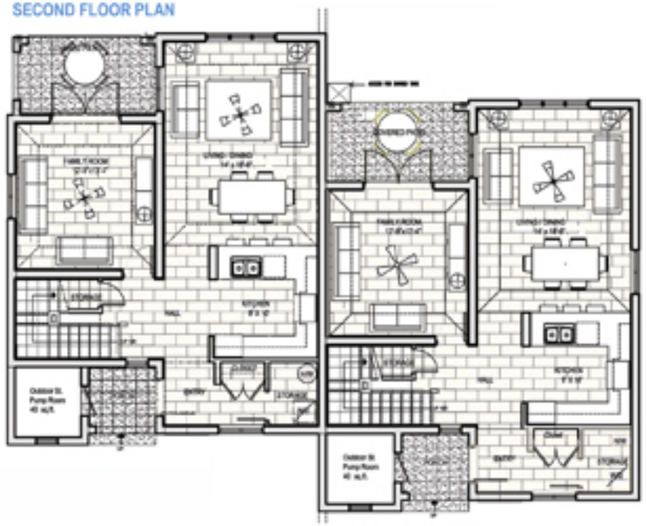
2. ARCHITECTURE INTERIOR DESIGN PLANNING

GROUND FLOOR PLAN



SECOND FLOOR PLAN



EXTERIOR TOWNHOUSE PHOTOS

EXTERIOR TOWNHOUSE PHOTOS

INTERIOR VIEW OF TOWNHOUSE

ENTRY ELEVATION

FRONT ELEVATION

NIGHT VIEW IN CENTRAL YARD

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3 Bedroom Villas

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3. ARCHITECTURE INTERIOR DESIGN PLANNING

VIEW FROM WOODLAND LOOKING NORTH TO VILLA

ENTRY ELEVATION - 2 STOREY

LOCATED ON SLOPING SITES THE VILLAS - ARE TWO STOREYS AT THE ENTRY ELEVATION AND FALL TO THREE STOREYS AT THE REAR. THEY ARE DESIGNED TO OPTIMIZE THE VIEW FROM EVERY ROOM OVER THE SOUTH SHORE.
THE UPPER FLOOR MASTER SUITE - IS DESIGNED FOR COMPLETE PRIVACY FOR THE OWNER WITH SEPARATE STUDY AND TERRACE - WHILE TWO ADDITIONAL BEDROOMS ARE LOCATED AT THE LOWER LEVEL WITH WALK-OUT TO GRADE.

REAR ELEVATION - 3 STOREY

UPPER FLOOR PLAN

GROUP FLOOR PLAN

LOWER FLOOR PLAN

TOTAL
3,100 SQ.FT. WITH
OUTDOOR TERRACES +
CAR PORT

VILLA REAR VIEW FACING SOUTH

VILLA ENTRY VIEW
FACING NORTH

NIGHT VIEW FROM LOOKING SOUTH
TO VILLAS

E.B.Properties - Fritholme Gardens Residential Development - Phase 1
Imagery + Site Photos

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4. ARCHITECTURE INTERIOR DESIGN PLANNING

3D BIRDSEYE VIEW OF PHASE 1 DEVELOPMENT

ENTRY TO TOWNHOUSE

INTERIOR WALKAY TO COURTYARD LOOKING NORTH-EAST

INTERIOR COURTYARD AND PERGOLA IMAGES

NIGHT PHOTO OF CENTRAL WALKWAY

VIEW OVER SOUTH SHORE

SOUTHWARD LOOKING TOWNHOUSES OVER ACCESS ROADWAY

INTERIOR WALKAY TO COURTYARD
LOOKING NORTH-EAST

VIEW OVER
SOUTH SHORE

SOUTHWARD LOOKING TOWNHOUSES
OVER ACCESS ROADWAY

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