



THE OVERTURE AT DR. PHILLIPS

Moduleline Series® Provides Unique Contemporary Look for Massive Common Areas of Luxury 55+ Orlando Community

LOCATION:

Orlando, Florida

PRODUCTS:

Moduleline Series® Combo 4x12 & 4x16; Holland Ground Face

COLORS:

Pewter, Gray, Charcoal & White

INSTALLER:

Olympic Pavers/Seven Seas Pools

LANDSCAPE ARCHITECT:

Architectural Alliance

DEVELOPER:

Greystar



Background

The Dr. Phillips area of Orlando, named for Dr. Phillip Phillips, a local citrus grower and innovator in the 1950s, has been called one of the best places to live in Florida by Money Magazine. Located on the edge of Universal Studios, the community boasts beautiful shopping malls, many restaurants, and upscale residential communities. When nationally acclaimed Greystar™ developers

chose the Dr. Phillips location for its new Overture 55+ active adult apartment homes, the company sought to build “beautifully crafted residences and resort-inspired amenities” reflecting the charm of the community with easy access to all it offers.

Landscape architect Architectural Alliance was chosen to design hardscapes to complement the modern, contemporary theme envisioned for the property. This

included the pool, welcoming front entranceway and signage, gates and fine furnishings within those areas, as well as a dog park.

The Challenge

“It was unique for us,” says Brian Euell, RLA, project director for Architectural Alliance. “The customer wanted a seamless look with not a lot of joint spacing.” Additionally,

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at the front entrance, Architectural Alliance wanted to create a unique pattern that they haven't used before, and which would be different from the way other developments in the area looked.

The Solution

In choosing materials for the project, Architectural Alliance considered porcelain paving in the lounge area and for the amenity deck, but they weren't very economical. They instead chose Belgard's® Moduline Combo 4x12 and 4x16 and Holland ground face pavers because they provided elegance while being more economical.

"We like to use cool grays and whites together because they lend a clean, modern look to amenities such as cabanas, outdoor and lounge furniture," says Euell. "Belgard Commercial had a lot of colors and patterns we could design with, so we chose Pewter, Gray, Charcoal and White, and decided to alternate the colors end-to-end. The colors also worked well with the pool tile selection."

Design interest was added around the pool with ground face pavers that are ground to expose natural aggregates, typically pieces of white aggregate. They also used a Black

Beauty paver with black sand added that becomes exposed when ground as well. At the front entrance, they went with a "u" shape with alternating color bands of gray, white and charcoal. Moduline Combo 4x12 and 4x16 were used in the front entrance, at 4" thickness to withstand vehicular traffic.

The Result

Olympic Pavers, which does residential paver and pool deck jobs, as well as commercial and multi-family projects, installed the pavers by hand, paying careful attention to the colorpattern design Euell and his team created. "Belgard's color blends and product lines are very easy to use and just beautiful when it all comes together," says Courtney Blair, operations manager for Olympic Pavers.

The Overture at Dr. Phillips was completed in 2019 and offers one- and two-bedroom apartments and amenities that include a dog park, movie theater, outdoor entertainment lounge, sun deck and outside terrace, grilling station and fire pits and more.

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About Belgard Commercial®

Belgard Commercial, part of Oldcastle® APG, offers a complete collection of paver and wall products for plazas, terraces, parking areas, roadways, rooftops and retaining walls. Available in a range of styles, premium Belgard Commercial products have been found in the nation's finest developments and award-winning commercial and retail properties since 1995.

Oldcastle APG is part of CRH's Building Products division. As the largest building materials company in North America, CRH provides a single-source solution for commercial construction projects with a full portfolio that also includes structural masonry, masonry veneers, dry mix products, hardscape jointing sands and sealants, stormwater management systems, concrete infrastructure, architectural glass, lawn & garden products, and composite decking.

