

Estero Eyebuild at Corkscrew Palms

DOS2022-E010



Planning Zoning & Design Board

Public Hearing
February 21, 2023



Applicant Representatives

- **Stacy Ellis Hewitt, AICP**



- **David R. Underhill, Jr., P.E.**



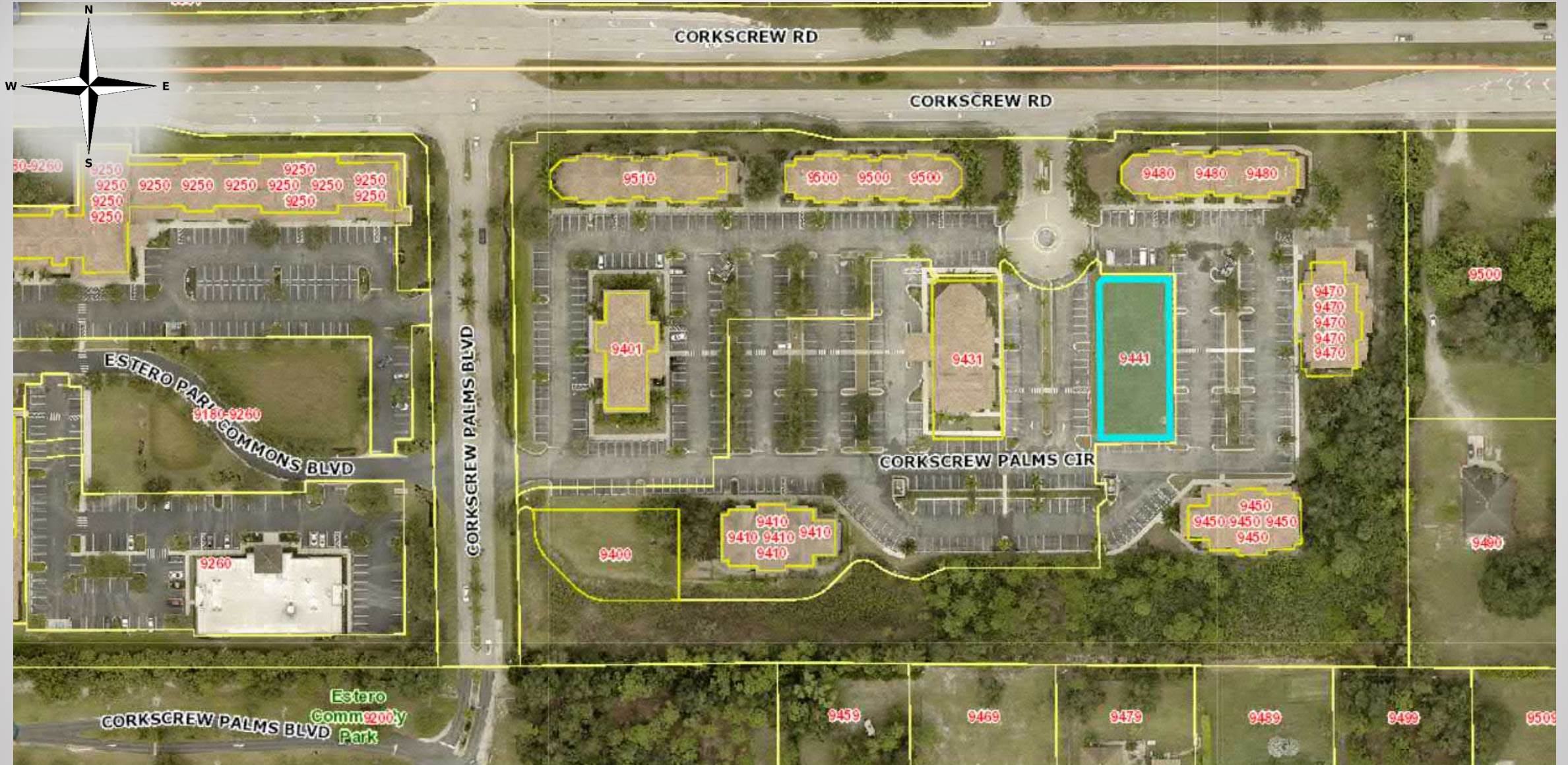
- **Carlos Marcet, AIA**



- **Gregory J. Diserio, RLA**



Project Location/Aerial



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
34-46-25-E1-19000.00D1	10569177	EYEBUILD LLC	9441 CORKSCREW PALMS CIR, ESTERO	12-2021	\$ 600,000	\$ 229,600	\$ 229,600

Existing Buildings



Northeast View



North View



Southwest View



West View

Project Summary

- Development Order for 2-story, 14,952± SF building footprint on Unit D-1 of 204 Corkscrew Palms.
 - Second Floor (7,476± SF) – Ginsberg Eye medical office
 - First Floor (7,476± SF) – Future Tenant Space (1-3 tenants)
- Allowable use in existing CPD – reduction of intensity from prior DO
- Parking Calculations
 - Existing parking allowed from previous Development Order D.O. #2002-0068
 - 17,900 SF of 130,000 SF Total Shopping Center. The parking proportion for the Eyebuild Parcel is 13.8% of the approved Building Area and therefore, 13.8% of the available parking within the development.
 - Available Parking = $0.138 * 529 = 73$ spaces.
 - Required Parking for Estero Eyebuild at Corkscrew Palms:
 - 4 spaces per 1,000 SF of Building Area
 - 14,952 SF Medical Office
 - $14,952 / 1,000 * 4$
 - 60 Spaces required
 - 70 Spaces provided including 3 H/C spaces.

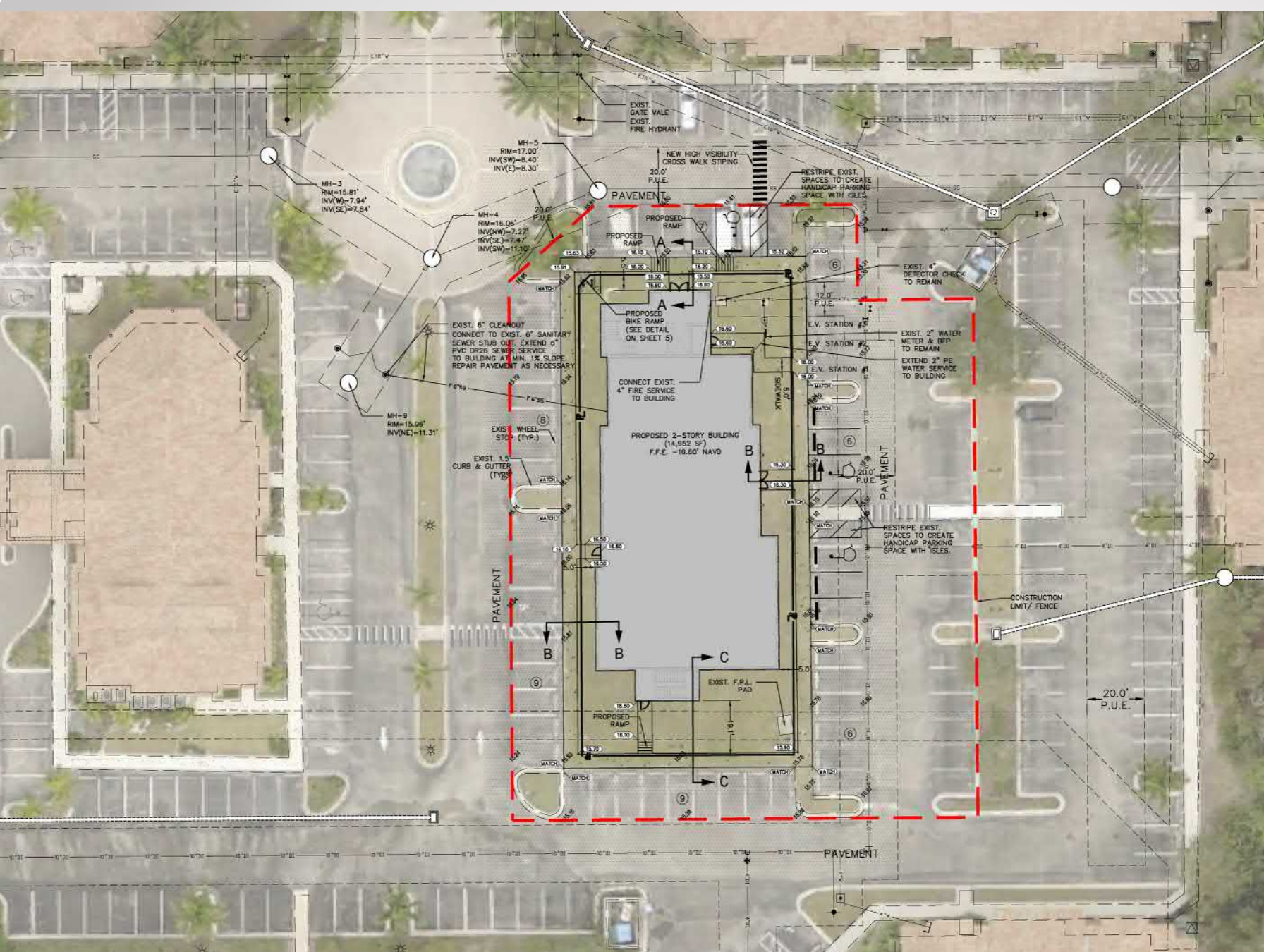
Pre-Application & PIM Meetings

- Pre-Application Meeting March 31, 2022
 - Add cupola
 - Make some windows arched
- Public Information Meeting May 10, 2022
 - Match existing surrounding building colors
 - West Elevation a little plain – other 3 excellent
 - Possible variation of façade or roofline or gable
 - Possible different colors to break up wall
 - Minor Landscape clarifications
 - North/South pedestrian interconnectivity since East/West interconnectivity exists

Manufacturer: Sherwin Williams

Colors:

- 1. Pavilion Biege (SW7512)*
- 2. Lucent Yellow (SW6400)*
- 3. Copper Harbor (SW6634)*
- 4. Yam (SW6643)*



NOTES:

SWFMD 100 YEAR FLOOD ELEVATION = 16.7' NAVD
 REQUIRED MINIMUM FLOOR ELEVATION = 16.51' NAVD (1 FOOT ABOVE SWFMD 100 YR)
 FINISHED FLOOR ELEVATION PROVIDED 16.60' NAVD.

NOTES:

- PARKING CALCULATIONS:**
 EXISTING PARKING ALLOWED FROM PREVIOUS DEVELOPMENT ORDER # D.O. #2002-0068
 17,900 SF OF 130,000 SF TOTAL SHOPPING CENTER. THE PARKING PROPORTION FOR THE EYEBUILD PARCEL IS 13.8% OF THE APPROVED BUILDING AREA AND THEREFORE 13.8% OF THE AVAILABLE PARKING WITHIN THE DEVELOPMENT AVAILABLE PARKING = 0.138 * 529 = 73 SPACES.
 REQUIRED PARKING FOR ESTERO EYEBUILD AT CORKSCREW PALMS:
 4 SPACES PER 1,000 SF OF BUILDING AREA
 14,952 / 1,000 * 4
 60 SPACES REQUIRED
 70 SPACES PROVIDED INCLUDING 3 H/C SPACES.
- SUBJECT PROPERTY IS UNIT C-1 OF 204 CORKSCREW PALMS CONDOMINIUM D.O. #2002-00068
- SIGNAGE REQUIREMENTS FOR EV CHARGING STATIONS**
 SIGN MUST INDICATE THE FOLLOWING:
 1. THAT THE SPACE IS RESERVED ONLY FOR CHARGING ELECTRIC VEHICLES.
 2. THE AMPERAGE AND VOLTAGE LEVELS
 3. ANY ENFORCEABLE TIME LIMITS FOR CHARGING OR TOW AWAY PROVISIONS.
 4. CONTACT INFORMATION FOR REPORTING NON-OPERATING EQUIPMENT OR OTHER PROBLEMS.
- SEE LIGHTING PLANS FOR BUILDING LIGHTING THAT ALSO ILLUMINATES THE THE PARKING AREAS.

	LAND DEVELOPMENT AREA				BUILDING TOTAL
	PERMITTED	EXISTING	PLANNED ESTERO EYEBUILD	PROPOSED REMAINING BUILDINGS	
PROJECT AREA	13.12 AC				
BASIN AREA	13.12 AC				
BUILDING COVERAGE	1.57 AC	1.35 AC	0.17 AC	0.12 AC	1.64 AC
PAVEMENT & WALKS	5.24 AC	4.99 AC	0.07 AC	0.09 AC	5.15 AC
PERVIOUS	3.65 AC	4.12 AC			3.67 AC
DRY-DETENTION BOTTOM	1.10 AC	1.10 AC			1.10 AC
PRESERVER	1.58 AC	1.58 AC			1.58 AC
TOTAL	13.12 AC	13.12 AC			13.12 AC

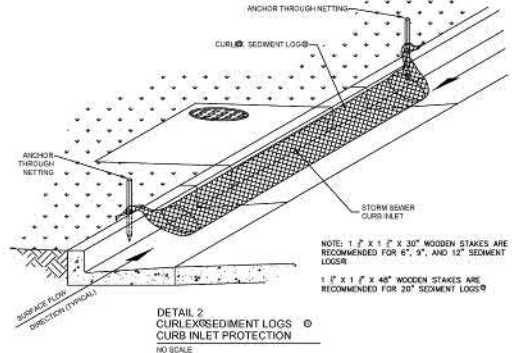
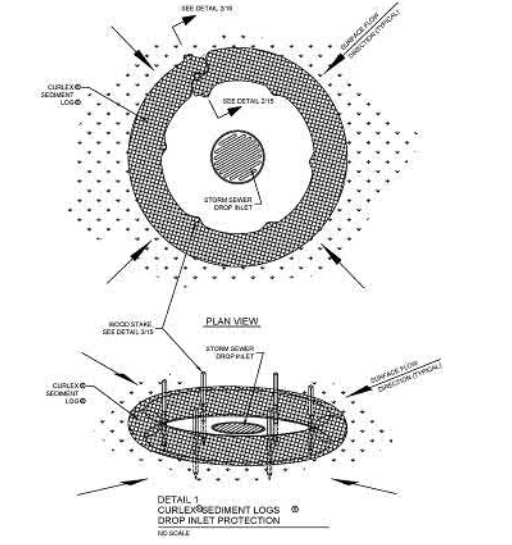
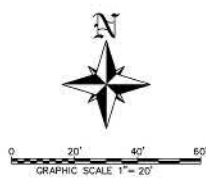
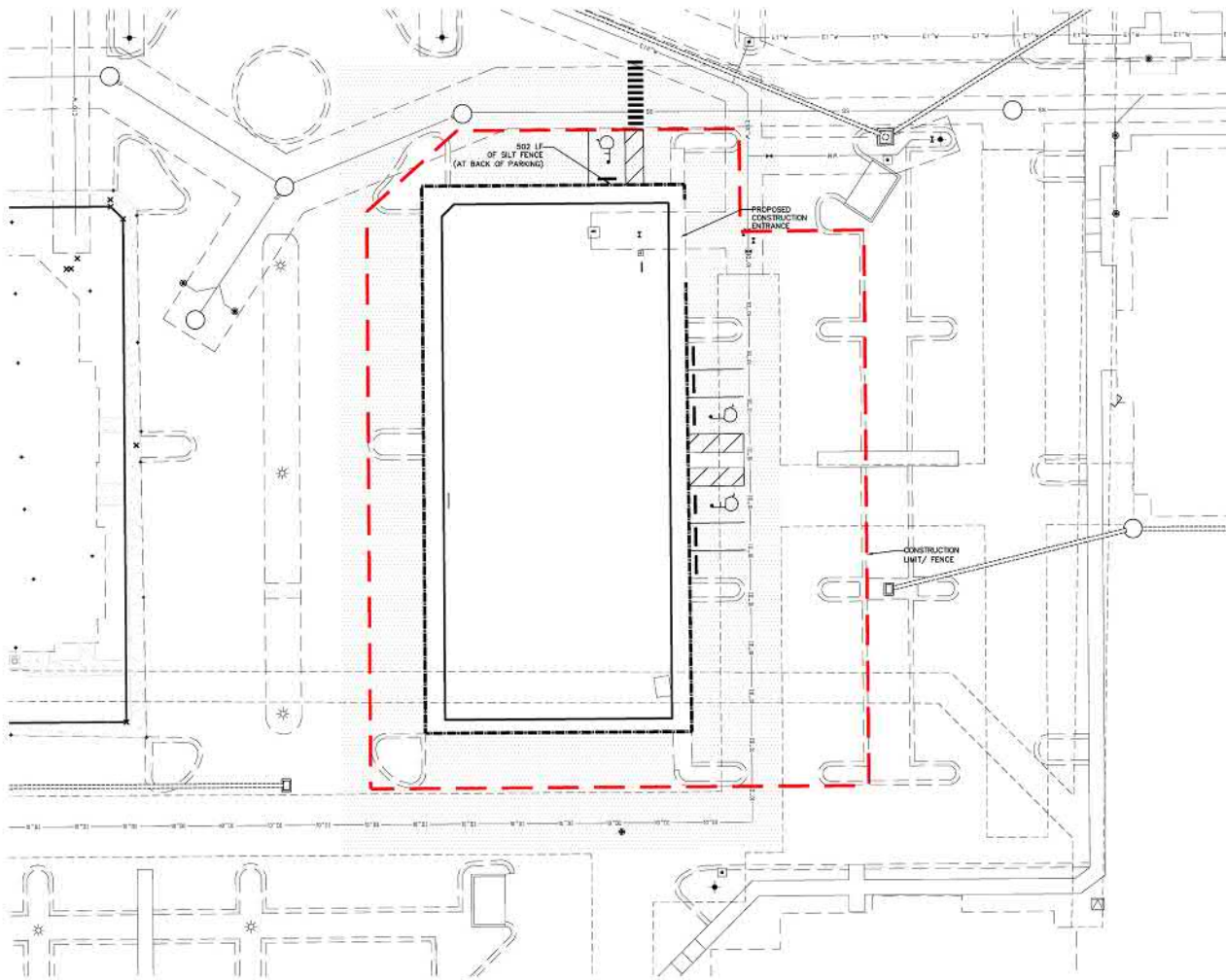
SITE DATA

BUILDING	0.17 AC
CONCRETE	0.01 AC
GREEN SPACE	0.11 AC
TOTAL AREA	0.29 AC

NOTES:

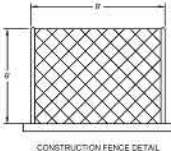
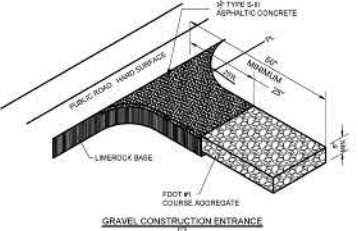
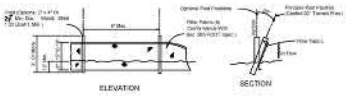
- PROPOSED OFFSITE CONCRETE IS 0.06 AC
- TOTAL NEW IMPERVIOUS IS 0.24 AC





- CONSTRUCTION ACTIVITY MANAGEMENT PLAN NOTES:**
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCE AROUND THE WORK AREA TO SEPARATE THE CONSTRUCTION AREA FROM THE PUBLIC. THE CONSTRUCTION OF THE ESTERO EYEWINKS BUILDING MUST BE CONDUCTED SO THAT THE CIRCULATION THROUGH THE EXISTING CENTER IS NOT INTERRUPTED. ANY LAKE CLOSURES MUST BE DONE ON A TEMPORARY BASIS AND INCLUDE APPROPRIATE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT REQUIREMENTS. CONSTRUCTION PARKING AND EQUIPMENT OPERATION SHALL BE WITHIN THE FENCED WORK AREA.
 - REFER TO BEST MANAGEMENT PRACTICES ON THIS PAGE AND TO THE SWPS FOR EROSION CONTROL MEASURES THAT ARE REQUIRED THROUGHOUT CONSTRUCTION. ALL EXISTING DRAINAGE MUST BE MAINTAINED DURING CONSTRUCTION.
 - CARE SHALL BE TAKEN TO PROTECT ALL SURROUNDING PROPERTY AND IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, DRAINAGE, UTILITIES, AND LANDSCAPING.
 - CONSTRUCTION HOURS AND NOISE LEVELS SHALL BE IN ACCORDANCE WITH THE COUNTY NOISE ORDINANCE.
 - THE AFTER HOUR CONTACT PERSON FOR THE PROJECT IS THE CONTRACTOR:
MADE IN RIDING
CROWAN PAPAPOPOLLOS
12734 HENWOOD LANE, SUITE 61
FORT MYERS, FL 33607
(239) 972-8942

- BEST MANAGEMENT PRACTICES NOTES:**
- PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
 - THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED (REFERENCE FLORIDA DEVELOPMENT MANUAL, CODES PPS 9-301 TO 9-500):
A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 1.02 - SILT FENCE
C) BMP 1.06 - STORM INLET DRAIN PROTECTION
 - APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGHOUT SITE CONSTRUCTION.



STAINLESS STEEL MESH OVER STORM WATER INLET. MESH SHOULD BE "HARDWARE CLOTH" WITH GRID OF 1/2" x 1/2".

PREPARED FOR:
ESTERO EYEWINK AT CORKSCREW PALMS
9441 CORKSCREW PALMS CIR
ESTERO, FL 33928

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
10911 5th Mile Cypress Parkway
Fort Myers, Florida 33907
PHONE: (239) 939-1949 FAX: (239) 939-2563
ENGINEERING LICENSE # EB 6460
SURVEY LICENSE # LS 0650
WWW.BANKSENG.COM

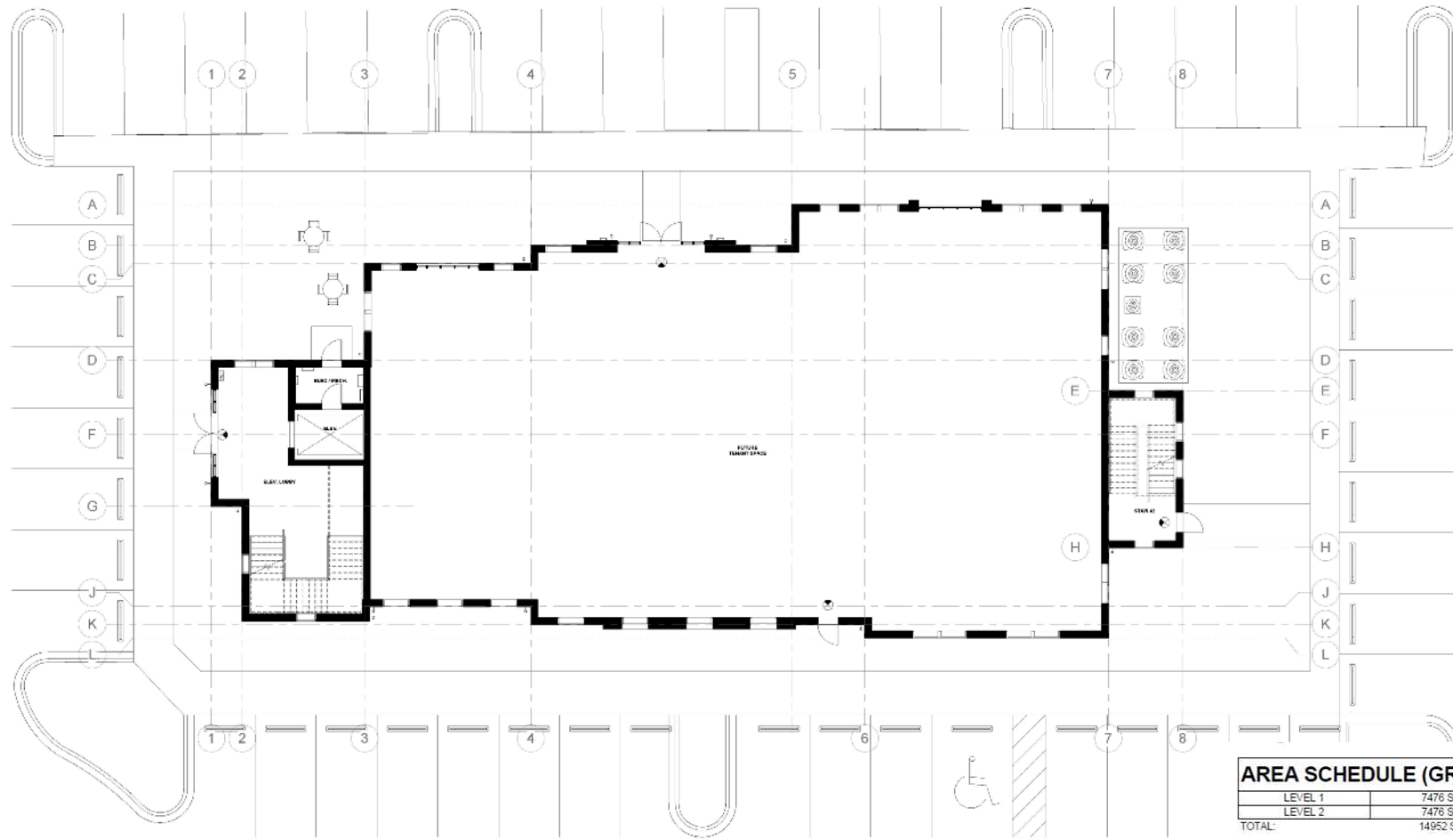
ESTERO EY

DATE PROJECT DR

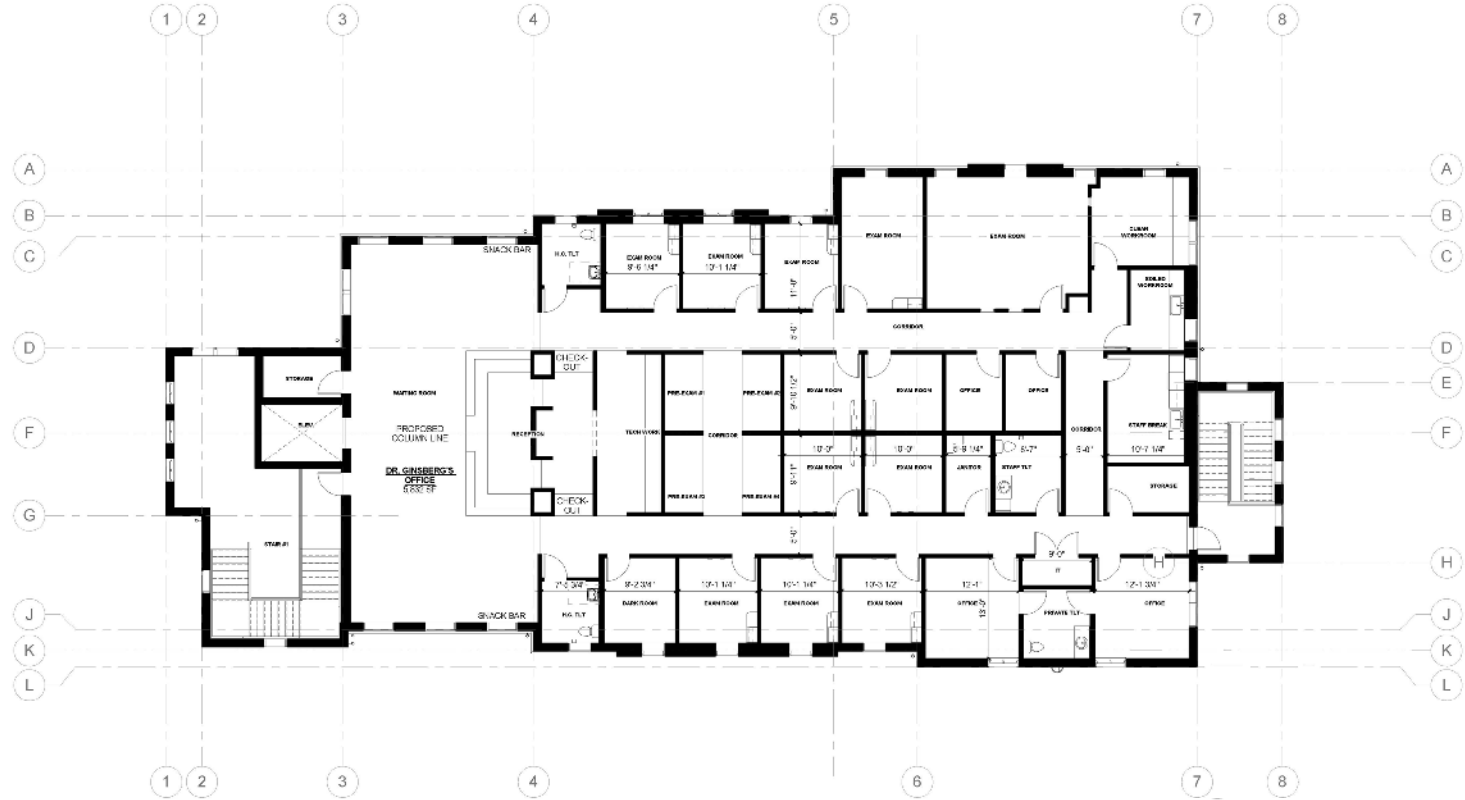
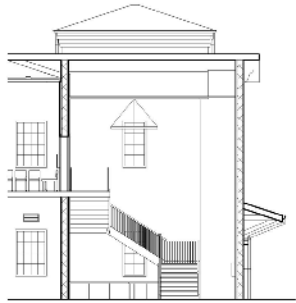
Architect

Carlos Marcet, AIA

studio+

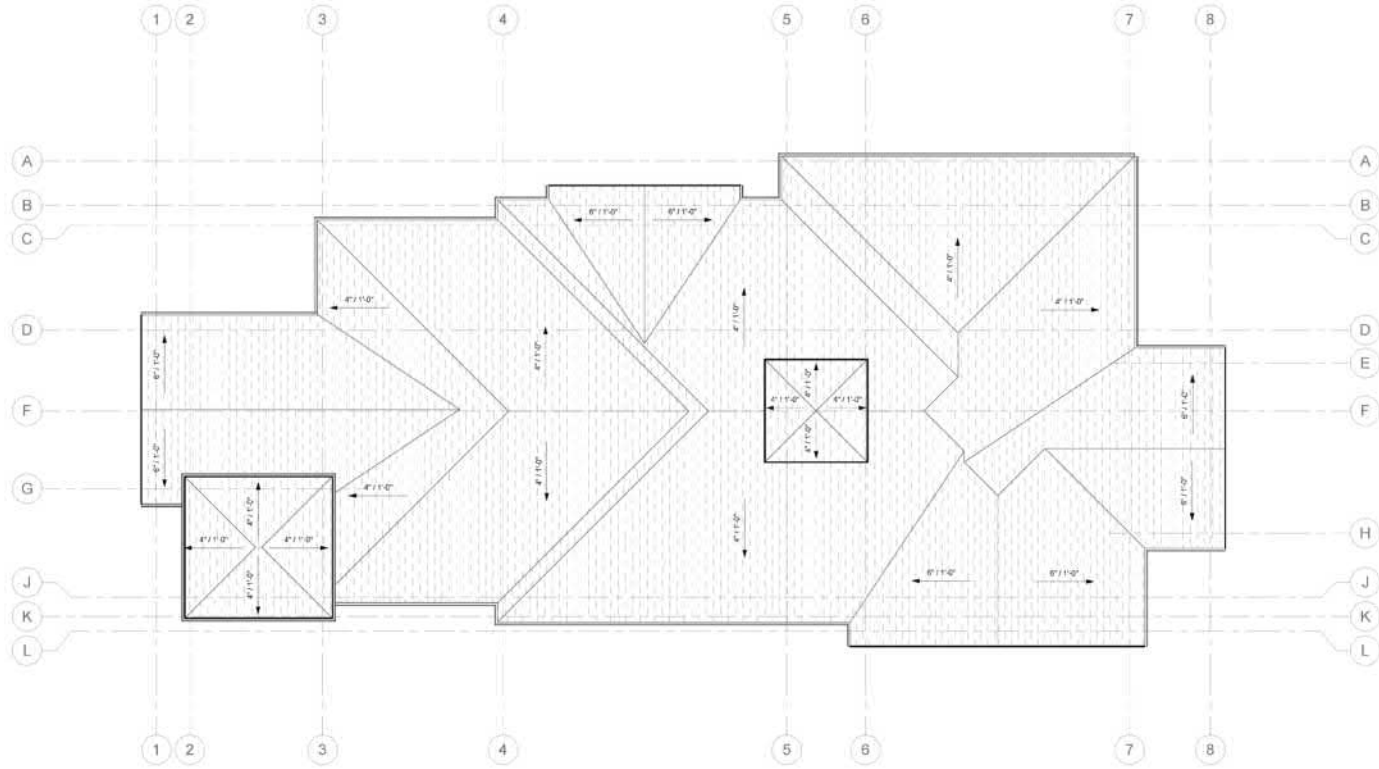


AREA SCHEDULE (GROSS)	
LEVEL 1	7476 SF
LEVEL 2	7476 SF
TOTAL:	14952 SF



AREA SCHEDULE (GROSS)

LEVEL 1	7476 SF
LEVEL 2	7476 SF
TOTAL:	14952 SF

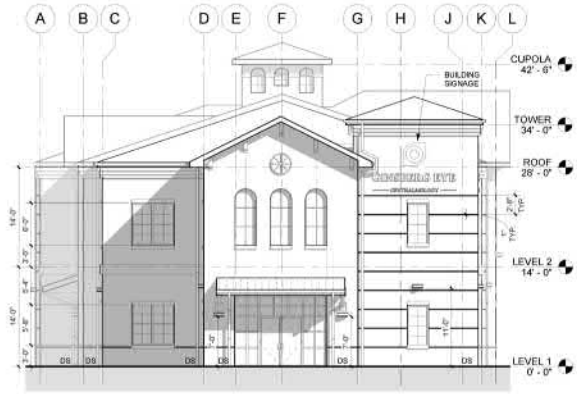


ROOF PLAN - PRESENTATION

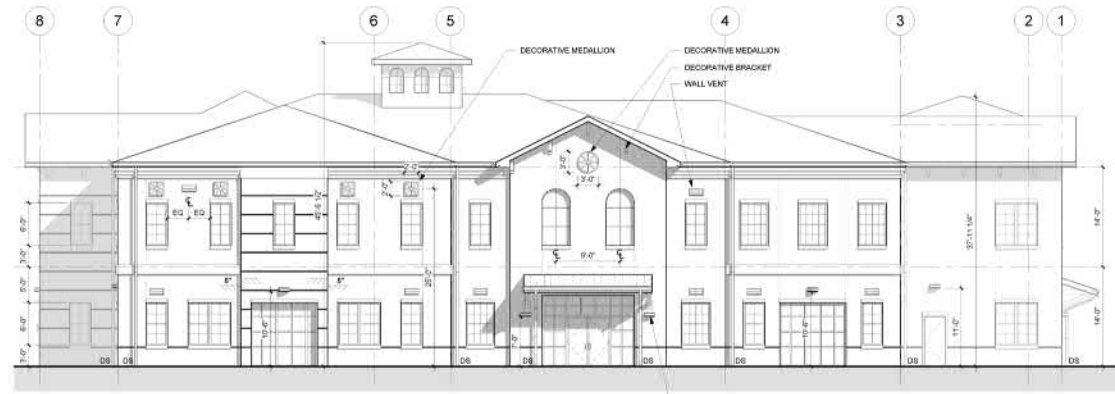
GINSBERG EYE OPHTHALMOLOGY
 ESTERO EYEBUILD AT CORKSCREW PALMS
 PROJECT NUMBER: FL2009
 9441 CORKSCREW PALMS CIR.
 ESTERO, FLORIDA 33928

03

ISSUED DATE: 09/29/21
 SCALE: 1/8" = 1'-0"



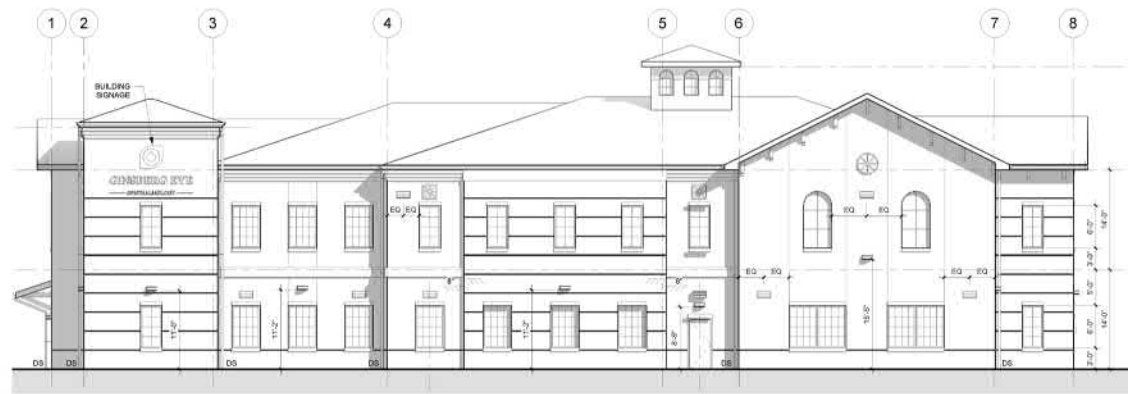
NORTH



EAST



SOUTH



WEST

ELEVATIONS (W/O MATERIALS)



NORTH



EAST

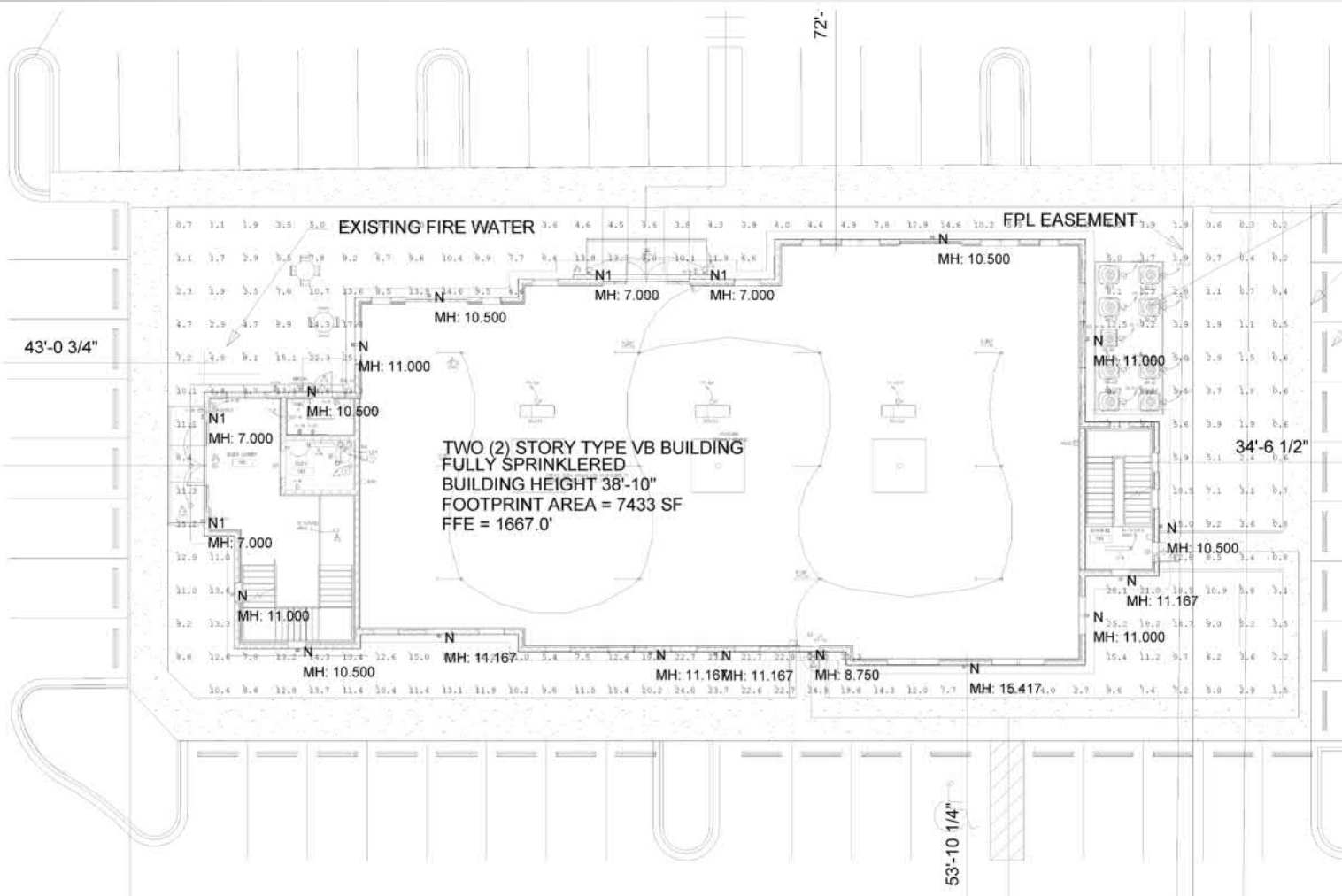


SOUTH



WEST





TWO (2) STORY TYPE VB BUILDING
FULLY SPRINKLERED
BUILDING HEIGHT 38'-10"
FOOTPRINT AREA = 7433 SF
FFE = 1667.0'

WSR LED
Architectural Wall Science

Specifications
Luminaire: P1, P4
Height: 1.14 ft
Width: 6.0 ft
Depth: 6.0 ft
Weight: 17.3 lb

Optional Back Box (BBW)
Height: 4.0 ft
Width: 8.0 ft
Depth: 5.0 ft
Weight: 10.0 lb

Outgoing Information

Model	Height	Width	Depth	Weight	Power	Notes
WSR LED P1 SR2 30K MVOLT	1.14	6.0	6.0	17.3	19.56	Emergency battery operation
WSR LED P4 SR2 30K MVOLT	1.14	6.0	6.0	17.3	60.68	Emergency battery operation

Emergency Battery Operation

WSR LED P1 SR2 30K MVOLT: 19.56 Watts
WSR LED P4 SR2 30K MVOLT: 60.68 Watts

Performance Data

Lumen Output

Model	Height	Width	Depth	Weight	Power	Lumen Output
WSR LED P1 SR2 30K MVOLT	1.14	6.0	6.0	17.3	19.56	2111
WSR LED P4 SR2 30K MVOLT	1.14	6.0	6.0	17.3	60.68	6159

Lumen Ambient Temperature (LAT) Multiplier

LAT	Multiplier
0-25	1.0
25-30	0.95
30-35	0.9
35-40	0.85
40-45	0.8
45-50	0.75
50-55	0.7
55-60	0.65
60-65	0.6
65-70	0.55
70-75	0.5
75-80	0.45
80-85	0.4
85-90	0.35
90-95	0.3
95-100	0.25

Projected LED Lumen Maintenance

Hours	LM-79 LM-80	LM-80 LM-84
10,000	0.95	0.90
20,000	0.90	0.85
30,000	0.85	0.80
40,000	0.80	0.75
50,000	0.75	0.70
60,000	0.70	0.65
70,000	0.65	0.60
80,000	0.60	0.55
90,000	0.55	0.50
100,000	0.50	0.45

Electrical Load

Model	Height	Width	Depth	Weight	Power
WSR LED P1 SR2 30K MVOLT	1.14	6.0	6.0	17.3	19.56
WSR LED P4 SR2 30K MVOLT	1.14	6.0	6.0	17.3	60.68

Photometric Diagrams

FEATURES & SPECIFICATIONS

- EMERGENCY BATTERY OPERATION:** The luminaire is designed to provide emergency lighting for up to 90 minutes.
- ADJUSTABLE:** The luminaire is adjustable to provide uniform lighting.
- WARRANTY:** The luminaire is warranted for 5 years.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
⊕	4	N1	Single	WSR LED P1 SR2 30K MVOLT	1.000	2111	19.56
⊖	15	N	Single	WSR LED P4 SR2 30K MVOLT	1.000	6159	60.68

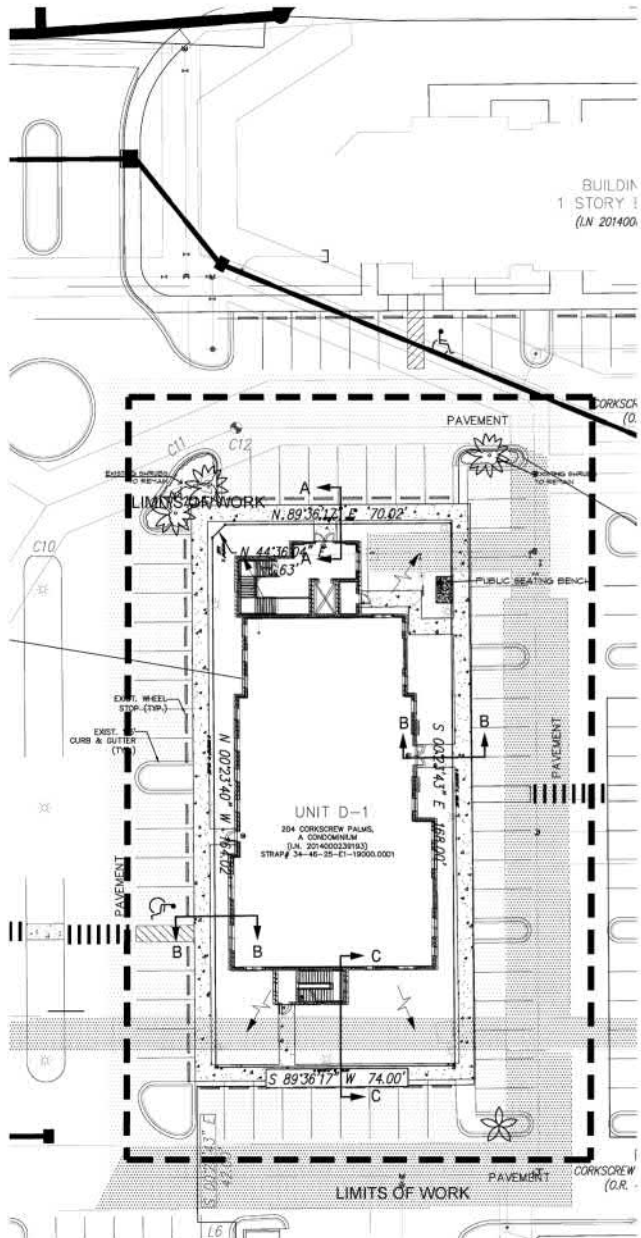
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min
BUILDING EASWAYS	Illuminance	Fc	8.78	28.1	0.2	43.90

Landscape Architect

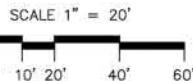
Gregory J. Diserio, RLA





BUILDING
1 STORY
(I.N. 201400)

SITE LANDSCAPE CALCULATIONS



TYPICAL TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS FOR LIMITS OF WORK AREA ONLY

TOTAL SITE -NOT APPLICABLE

OPEN SPACE REQUIREMENTS

NO CHANGE IN EXISTING OPEN SPACE

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE-TO LIMITS OF WORK

GENERAL TREE REQUIREMENTS
Not Applicable

INTERNAL PARKING LANDSCAPE REQUIREMENTS

Not Applicable Parking Existing
Max 10% sod in parking landscape islands

BUILDING PERIMETER PLANTING REQUIREMENTS

7,420 SF OF BUILDING X 10% = 742 SF OF BUILDING PERIMETER PLANTING REQUIRED.

2,100 SF OF PLANTING AREA PROVIDED PER HATCHINH

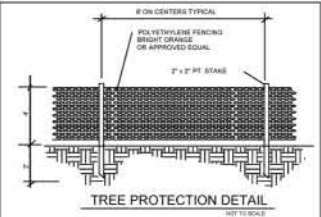
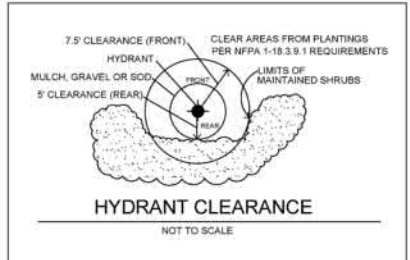
BUFFER REQUIREMENTS:

PROJECT BUFFERS

Not applicable.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL COORDINATE IRRIGATION RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM OUTSIDE LIMITS OF WORK SHALL REMAIN IN GOOD WORKING ORDER THROUGHOUT CONSTRUCTION.
2. IRRIGATION CONTROL VALVES ARE LOCATED ON EAST SIDE OF ENTRY CANOPY.



INSTALLATION NOTES

- 1) Around all trees or greater than a six-foot radius of all species of mangroves and protected Salt-Pine
- 2) Around all trees or greater than the full diameter of all protected native plants
- 3) Around all trees or greater than two-thirds of the diameter of all other protected species.

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO 1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CLUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, COOK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 2.5" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A FIVE FOOT CANOPY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC 10-421 A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: 889-337-5325
FAX 889-337-4494

2705 Tamiami Trail, Bldg. 5,
Unit 501
Port Charlotte, Florida 33952
PHONE: (813) 659-2130
FAX (813) 659-2130
I.A. LICENSE: LC 0000061

PROJECT INFORMATION:

**Estero
Eyebulid
at
Corkscrew
Palms**
ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

GREGORY J. OSBERG, RIA
PLANNING & DESIGN
STATE OF FLORIDA

DESIGN PROFESSIONAL:

GREGORY J. OSBERG, RIA
PLANNING & DESIGN
STATE OF FLORIDA

PROJECT NO:

222056

PROJECT MGR:

GJD

DESIGNER:

GREGORY OSBERG

CHECKED BY:

GJD

ISSUED FOR:

Development Order

ISSUED DATE:

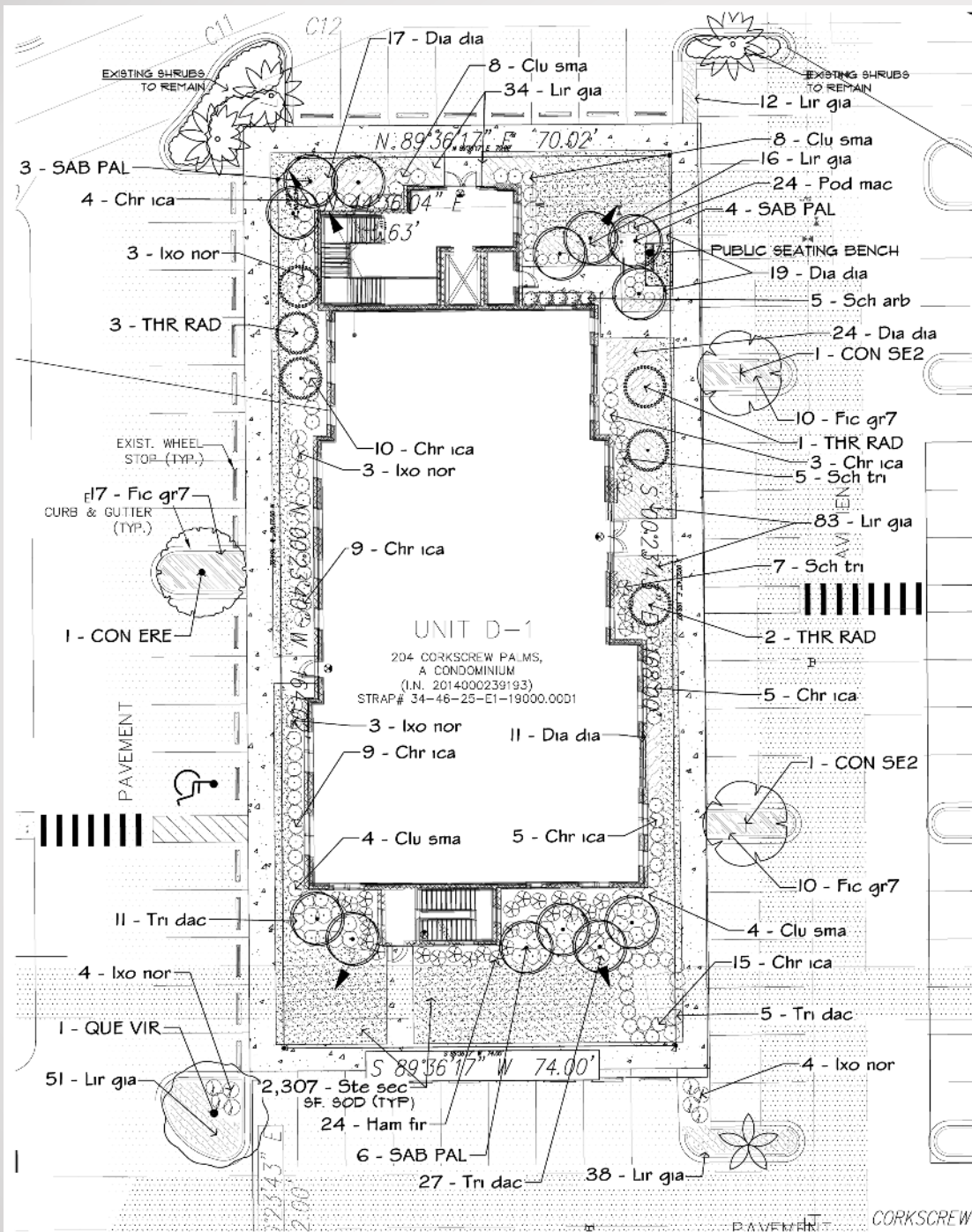
AUG. 10, 2022

REVISIONS:

OCT. 12, 2022 RAI RESPONSE

SHEET TITLE:

LANDSCAPE CALCULATIONS



PLANT SCHEDULE BLDG					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CON ERE	1	Conocarpus erectus Buttonwood NATIVE	12' HT., 2.5" CAL., 5' SPR	
	CON SE2	2	Conocarpus erectus 'Sericeus' Silver Buttonwood NATIVE	12'-14' HT. 2.5" CAL. 5' SPR.	
	QUE VR	1	Quercus virginiana Southern Live Oak NATIVE	12' HT., 2.5" CAL., 5' SPR	
	SAB PAL	15	Sabal palmetto Cabbage Palmetto NATIVE	12'-16' CT	
	THR RAD	6	Thrinax radiata Florida Thatch Palm NATIVE ACCENT PALM	6'-8' CT	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	Chr ica	60	Chrysobalanus icaco Coco Plum NATIVE	3 gal., 24" ht	
	Clu sma	24	Clusia guttifera Small Leaf Clusia	Min. 24" Ht., 3 Gallon	
	Ham fir	24	Hamelia patens Firebush NATIVE	3 gallon, 24" ht. @ 9" oc.	
	lxo nor	17	Ilex coccinea 'Nora Grant' Nora Grant Pink Ixora	3 gal., 24" ht	
	Pod mac	24	Podocarpus microphyllus Yew Pine	3 gal., 24" ht	
	Sch arb	5	Schefflera arboricola Finstri Schefflera	3 gal., 24" ht	
	Sch trn	12	Schefflera arboricola 'Trinette' Trinette Variegated Schefflera	3 gal., 24" ht	
	Tri dac	43	Tripsacum dactyloides nana Dwarf Fakahatchee Grass NATIVE	3 gal., 24" ht	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Dia dia	71	Dianella caerulea Flax Lily	1 gal.	24" o.c.
	Fic gr7	57	Ficus microcarpa 'Green Island' Green Island Fig	3 gal.	30" o.c.
	Lir gia	234	Liriope muscari 'Evergreen Giant' Evergreen Giant Lilyturf	1 gal.	18" o.c.
	Ste sec	2,307	Stenotaphrum secundatum St. Augustine Grass	sod	12" o.c.

100% OF PROPOSED TREES ARE NATIVE
81% OF PROPOSED SHRUBS ARE NATIVE

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL COORDINATE LANDSCAPE RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION.
2. LANDSCAPE PLAN HAS BEEN DEVELOPED TO MATCH AND/OR COMPLIMENT EXISTING LANDSCAPING.
3. EXISTING PLANTINGS TO REMAIN ADJACENT TO WORK LIMITS ARE TO REMAIN AND ARE NOT SHOWN FOR GRAPHIC CLARITY.
4. ALL PLANTINGS TO BE IRRIGATED WITH SYSTEM TO MATCH EXISTING IRRIGATION COMPONENTS





DMJA

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LANDSCAPE ARCHITECTS
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PROJECT INFORMATION:

**Estero
Eyebuild
at
Corkscrew
Palms**

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:



NORTH ELEVATION

2

1/8" = 1'-0"



EAST ELEVATION

1

1/8" = 1'-0"



SOUTH ELEVATION

4

1/8" = 1'-0"



WEST ELEVATION

3

1/8" = 1'-0"

Note: Building Renderings shown are before revisions from pre-application meeting and PIM

Questions?