



DOWNTOWN ESTERO RESIDENTIAL – DO2022-E009 - PZDB

ESTERO, FL April 11, 2023

CONSULTANT TEAM

BUCKINGHAM COMPANIES, Developer

BOOTH DESIGN GROUP, Landscape Architecture

LRK ARCHITECTS, Architect

DELISI FITZGERALD, INC., Civil Engineering

TR Transportation, Traffic & Lighting Consultant











VICINITY MAP



PROJECT SUMMARY

SITE/ENTITLEMENT SUMMARY

- 34 AC MIXED USE (MPD ZONING) PROJECT
- ENTITLEMENTS INCLUDE 310 UNITS, 200K SF NON-RESIDENTIAL, 125 HOTEL ROOMS

KEY ELEMENTS

- 300 MULTI-FAMILY UNITS (3 BUILDINGS, 100 UNITS EACH)
- ELEVATED PORCHES ON STREET FRONTING UNITS
- 12,000 +/- SF NON-RESIDENTIAL IN WESTERN TWO BUILDINGS
- PUBLIC POCKET PARK/GATHERING AREA
- RESIDENT ONLY AMENITY/POOL AREA BEHIND BLDG. 3
- PUBLIC PASSIVE PARK AT BROADWAY AVE.

PARKING

- UTILIZE ADJACENT ON-STREET PARKING
- PRIVATE GATED INTERIOR PARKING AREAS
- TUCK-UNDER GARAGES

PROJECT SUMMARY CONT'D

PZDB MEETING SUMMARY

- PUBLIC INFORMATION MEETING NOVEMBER 2021
- WORKSHOP MARCH 2022
- INFRASTRUCTURE DO SUBMITTED JUNE 2022
- RESIDENTIAL APARTMENT DO SUBMITTED JULY 2022
- WORKSHOP MARCH 2023 (RESIDENTIAL ARCHITECTURE)

NEIGHBOR OUTREACH

- EXTENSIVE COORD. W/ BROADWAY GRANDE SHOPS ON ACCESS & SEWER
- IN PERSON & VIRTUAL MEETING W/ CYPRESS BEND
- PRESENTATION/INFO SESSION WITH CASCADES AT REGULAR HOA MEETING



GENERAL DEVELOPMENT NOTES:

- 1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
- LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.

 3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND
- 4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
- 6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING
- ANY CONSTRUCTION.
 THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
 ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED.
- ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.

 9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL
- BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.

 11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL
- FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.

 12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY
- TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.

 13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C SHALL BE OBTAINED
- 15. NO BLASTING IS PROPOSED WITH THIS PROJECT.

ENTITLEMENT INVENTORY TABLE							
<u>USE</u>	MAX INTENSITY (3)	PROPOSED	TOTAL TO DATE				
RESIDENTIAL	310 UNITS ⁽¹⁾	300	300				
(ALF)	50 EQUIVALENT UNITS	0	0				
COMMERCIAL (TOTAL)	200,000 SF ⁽²⁾	14,361	14,361				
RETAIL	115,000 SF	13,361	13,361				
HOTEL	125 ROOMS	0	0				
(4) 040 LINUTO INICI UREO EO EO UN (AL ENT. AL E / U.E. / OOF LINUTO							

- (1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / CCF UNITS.
- (2) COMMERCIAL INCLUDES A MAXIMUM OF 115,000 SF OF RETAIL USES.(3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.

OPEN SPACE CALCULATIONS				
<u>REQUIRED</u>	AREA			
OPEN SPACE REQUIRED	12.70 AC.			
PROVIDED				
LAKES (25% OF REQ'D OPEN SPACE MAX.)	3.17 AC.			
LAKE BANK	1.25 AC.			
INDIGENOUS	5.54 AC.			
DRY DETENTION	0.56 AC.			
BUFFERS	1.47 AC.			
PASSIVE PARK AND PLAZA	1.66 AC.			
OPEN SPACE PROVIDED	13.65 AC.			
NOTES:				

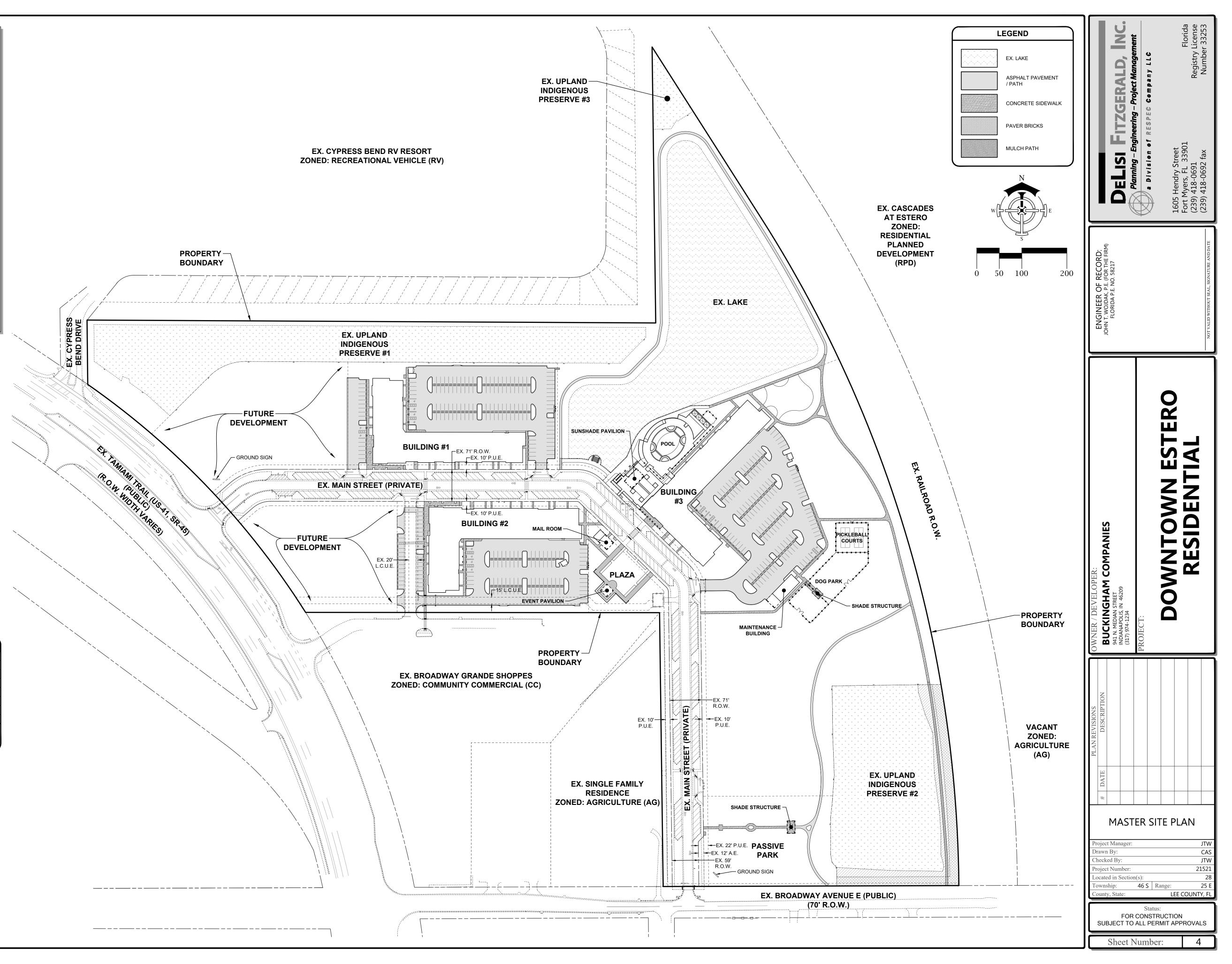
NOTES:

REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).

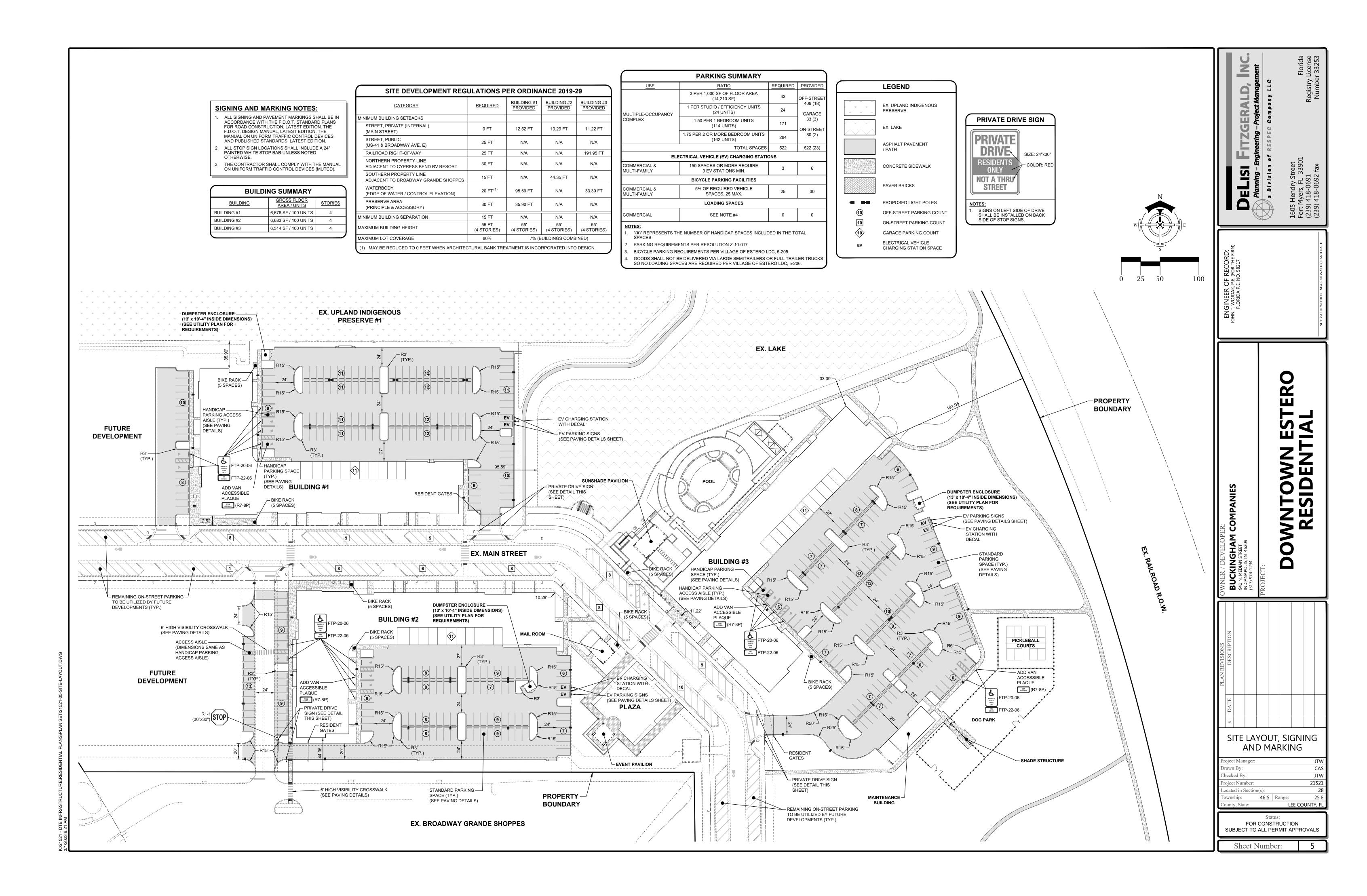
OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

BUFFER REQUIREMENTS							
PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED					
NORTH	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'					
SOUTH	COMMERCIAL (BROADWAY GRANDE SHOPPES)	5' TYPE 'A'					
SOUTH	R.O.W (BROADWAY AVE.)	20' TYPE 'D'					
EAST	R.O.W. (RAILROAD)	20' TYPE 'D'					
WEST	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'					
WEST	RESIDENTIAL (SINGLE FAMILY RESIDENCE)	20' TYPE 'C'					
WEST	R.O.W. (US-41)	20' TYPE 'D'					
NOTES: 1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.							

. BUFFERS PERMITTED WITH DOS2022-E006.



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		MASTER PAVING SCHEDULE	SITE FURNISHING SCHEDULE							
I.D.	TYPE	SPECIFICATION	I.D.	QTY.	SYM.	TYPE	SPECIFICATION			
P-1	WATERFRONT PROMENADE	ARTISTIC PAVER: 4"x8"x1-5/8" BRICK PAVER, COLOR: IVORY, HERRINGBONE BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: CAFE. CONTACT TODD ROCKFIELD FOR ORDER INFORMATION 813 389-8011	SF-1	6		BENCH	ANOVA FURNISHINGS: AIRI LEAF 6' CONTOUR BENCH, FRAME COLOR: TEXTURED SANDSTONE. SEAT COLOR: TEXTURED BRONZE, ITEM NO.: AE2680LF. CONTACT: CHERYL RONAN 407 572-314'			
P-2	ENTRY PAVERS	ARTISTIC PAVER: 8"x16"x1-5/8" BRICK PAVER, COLOR: IVORY, RUNNING BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: CAFE. CONTACT TODD ROCKFIELD FOR ORDER INFORMATION 813 389-8011	SF-2	1		GRILL	ARTISAN GRILLS - ARTISAN EAGLE SERIES 32", GRILL MODEL: AAEP-32. CONTACT 800 345-2566			
P-3	PORCELAIN TILE	LANDMARK OUTDOOR - FRONTIER20 WOOD LOOK PORCELAIN PAVER, COLOR: SOUL WALNUT. CONTACT HANK HILTON FOR ORDER INFORMATION 727 254-3572	31 -2	<u> </u> '	<u> </u>	GRILL	FOR ORDER INFORMATION. GRILL TO HAVE SHUT-OFF TIMER AND EMERGENCY SHUT-OFF			
P-4	ARTIFICIAL TURF	FOREVERLAWN - FOREVERLAWN FUSION ELITE. CONTACT CHRIS POWELL FOR ORDERING INFORMATION 813 436-9222	SF-3	1 N/A GRIL		GRILL DOORS	ARTISAN GRILLS - ARTISAN STAINLESS STEEL DOUBLE DOORS. MODEL: ARTP-DD, CALL 866 203-5607 FOR ORDER INFORMATION.			
	Ī	MASTER POOL MATERIAL SCHEDULE	SF-4	2		FIRE PIT	PALOFORM - BENTO 42", NATURAL GAS WITH ELECTRONIC IGNITION, BURNER: CIR-M-18, 69,000 BTU/h, FINISH COLOR: NOUGAT, WITH TEMPERED GLASS SCREEN, EMERGENCY SHUT-OFF AND TIMER TO BE INCLUDED. CALL 888 823-8883 FOR ORDER INFORMATION			
I.D.	TYPE	SPECIFICATION	SF-5	xx		BIKE RACK	MADRAX - ORION BIKE RACK, ROUND TUBE, SURFACE MOUNT, COLOR: PLATINUM. FOR ORDER INFORMATION, CONTACT 800 448-7931			
PF-1	POOL SHELL	KRYSTALKRETE: AQUAMARINE, ALTERNATE PRODUCTS SHALL BE APPROVED BY L.A. PRIOR TO CONSTRUCTION, FOR ORDERING QUESTIONS CONTACT (800) 333-2660			"		TUUCI SOLANOX CABANA 10'x12' W/LIGHTING, AUTOMATED LOUVERED ROOF WITH RAIN SENSOR, TRELLIS WALLS ON 3 SIDES, FRONT FABRIC CURTAINS, COORDINATE CURTAIN COLOR			
PF-2	POOL WATERLINE	IWS - TESORO - ANCIENT FLORIDITA AQUA 6"X6". CONTACT HANK HILTON 727 254-3572 FOR ORDER INFORMATION.	SF-6	4		CABANA	WITH INTERIOR DESIGNER, FRAME COLOR: T.B.D., CONTACT BRIAN BERGIN, 727 744-1701 F ORDER INFORMATION			
PF-3	POOL STEP TILE	LUVTILE - 2"x6" NON-SKID BULLNOSE CAP A42-NS583, COLOR: COLONIAL BLUE. CALL 941 378-9331 FOR ORDER INFORMATION	SF-7	1		DOG PARK SHADE STRUCTURE	CREATIVE SHADE SOLUTIONS - 4 POST HIP ROOF SHADE STRUCTURE 15'x20', POST COLOR - WHITE, SHADE COLOR - SKY BLUE. FOR ORDER INFORMATION CONTACT 888 570-7245			
PF-4	COPING	ARTISTIC PAVERS BULLNOSE COPING, 12"x 12" SIZE. COLOR: IVORY, CONTACT TODD ROCKFIELD FOR ORDERING INFORMATION 813 389-8011	SF-8	1		LAKE FOUNTAIN	VERTEX - TRIGEYSER FOUNTAIN WITH LED LIGHTS, 15HP 230V, 3 PHASE, 18', 12', AND 8' GEYSERS. FOR ORDER INFORMATION CALL 844 432-4303			
PF-5	POOL SUNSHELF TILE	INTERNATIONAL WHOLESALE TILE - AQUATICA - 6"x6" NON-SKID BULLNOSE CAP A-400, COLOR: 208 BLUE MIST. CONTACT HANK HILTON 727 254-3572	SF-9	2	DWB	DOG WASTE BIN	DOG-ON-IT PARKS - COMPLETE DOG WASTE STATION - SINGLE PULL W/ ROUND WASTE RECEPTACLE. COLOR: GREEN. FOR ORDER INFORMATION CALL 877 348-3647.			
AGGREG -CONTRA FOR OWI	ATE. CTOR TO PROVIDE 5'x! NER/ LA APPROVAL.	MIN. OF 3000 P.S.I. AND HAVE 3/8" AGGREGATE USED IN ALL CONCRETE TYPES IN LIEU LARGER 5' MOCK-UP OF ALL PAVING TYPES PRIOR TO CONSTRUCTION	SF-10	0 1	PDF	DOG DRINKING FOUNTAIN	MOST DEPENDABLE FOUNTAINS - 350 SM, COLOR: WHITE. FOR ORDER INFORMATION CONTACT 901 867-0039			
-ALL CON	ICRETE PAVERS ARE TO	D BE SEALED WITH TECHNISEAL NATURAL LOOK SEALER.	SF-1	1 1	PS	POOL SHOWER W/ HOSE BIB	PULSE SHOWERSPAS INC WAVE OUTDOOR SHOWER 1055-SSB. FOR ORDER INFORMATION CALL 888-785-7320			
			SF-12	2 1		SOUTHERN PARK SHADE STRUCTURE	CREATIVE SHADE SOLUTIONS - 4 POST HIP ROOF SHADE STRUCTURE 18'x28', POST COLOR - WHITE, SHADE COLOR - SKY BLUE. FOR ORDER INFORMATION CONTACT 888 570-7245			
			SF-13	3 5	\oplus	WASTE BIN	ANOVA FURNISHINGS: AIRI RECEPTACLE WITH SIDE DOOR BONNET TOP, FRAME COLOR: TEXTURED SANDSTONE. PANEL/LID COLOR: TEXTURED BRONZE, ITEM NO.: AE2645CT-LF. CONTACT: CHERYL RONAN 407 572-3147			
					EPITS TO HA	/E ELECTRONIC IGI	NITION WITH TIMERS AND EMERGENCY SHUT-OFF VALVES.			

LANDSCAPE MATERIAL QUANTITIES					
SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	VERIFY				
ST. AUGUSTINE FLORATAM (SOD)	VERIFY				
MEXICAN BEACH STONE, COLOR: BLACK	VERIFY				
*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NO INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING					

PLANT MATERIAL NOTES: 1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE 2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED. 3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TRE	ES AND PA	ALMS					
1	BNS	BISMARKIA NOBILIS	BISMARK PALM	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	NO	YES	
1	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
8	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHR	UBS AND	GROUNDCOVERS					
2	ALO	ALOCASIA ODORA	DWARF ALOCASIA	30" HT. x 18" SPD	YES	YES	
10	CMB	CARISSA MACROCARPA 'BOXWOOD B	EAUTY' DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
30	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.	YES	YES	
60	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	

PLANT MATERIAL	SCHEDULE: DOG PARK

7 GAL., 28" HT. x 16" SPD., DENSE

PLANT MATERIAL NOTES:
4 THE CONTRACTOR CHAIL

POM PODOCARPUS MACROPHYLLA

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2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO

OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.

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PODOCARPUS

						DROUGHT	
QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	TOLERANCE	NOTES
TREE	ES AND PA	ALMS					
2	cos	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT, x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
2	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
1 5	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRU	JBS AND (GROUNDCOVERS					
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	

PLANT MATERIAL SCHEDULE: AMENITY POOL

PLANT MATERIAL NOTES:

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QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TRE	ES AND PA	ALMS					
6	AX	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	16' O.A. HT.	NO	YES	
6	CN	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM 'GREEN MALAYAN'	16' C.T.	NO	YES	
6	cos	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
1	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	12' HT. x 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
8	PSY	PHOENIX SYLVESTRIS	SILVER DATE PALM	18' C.T.	NO	YES	
4	PTE	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16' C.T.	NO	NO	
1	SB	SALIX BABYLONICA	WEEPING WILLOW	12'-14' HT. x 4-5' SPD., 3.5" CAL.	NO	YES	
4	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	8' C.T.	NO	YES	
SHRI	UBS AND	GROUNDCOVERS					
15	ADM	ASPARAGUS DENSIFLORUS 'MEYERSI	I' FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
13	ALO	ALOCASIA ODORA	DWARF ALOCASIA	30" HT. x 18" SPD	YES	YES	
60	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
35	СМВ	CARISSA MACROCARPA 'BOXWOOD B	BEAUTY' DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
50	CRN	CLUSIA ROSEA 'NANA'	NANA CLUSIA	3 GAL., 16" HT. x 18" SPR., DENSE	YES	YES	
60	EG	EVOLVULUS GLOMERATUS 'BLUE MY N	AIBIDUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
55	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
35	IXN	IXORA 'NORA GRANT'	IXORA NORA GRANT	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
40	LLB	LOMANDRA LONGIFOLIA BREEZE	BASKET GRASS	3 GAL.' FULL	YES	YES	
40	LOS	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	3 GAL., TRELLISED	NO	YES	REMOVE TRELLIS TRAIN ON FENCE
25	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
40	PBM	PHILODENDRON 'BRULY MARX'	BURLY MARX PHILODENDRON	3 GAL., 12" HT. x 12" SPR., FULL	NO	YES	
78	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
82	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	

PLANT MATERIAL SCHEDULE: HAMMOCK GROVE

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3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TRE	ES AND PA	ALMS					
1	LJT	LIGUSTRUM JAPONICUM TREE FORM	TREE FORM LIGUSTRUM	8' HT. x 8' SPD., MULTI-TRUNK	NO	YES	
7	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW. 22' O.A.	YES	YES	
1 5	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
_		GROUNDCOVERS					
95	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
12	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
55	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
16	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
61	TJV	TRACHELOSPERMUM JAS. VARIEGATE	DVARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	

PLANT MATERIAL SCHEDULE: EVENT LAWN

PLANT MATERIAL NOTES:

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QTY	CODE	BOTANICAL NAME C	OMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES		
TREES	S AND PA	LMS							
4	CSB	CORDIA SEBESTENA O	RANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	GENERAL TREE REQ.		
22	WB	WODYETIA BIFURCATA FO	OXTAIL PALM	14' C.T.	NO	YES			
a									
SHRU	BS AND C	GROUNDCOVERS							
155	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII' FO	OXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES			
60	EG	EVOLVULUS GLOMERATUS 'BLUE MY MI	IDUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES			
114	IX	IXORA 'RED TAIWAN DWARF' R	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES			
14	JM	JASMINUM MULTIFLORUM D	OOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES			
20	MUH	MUHLENBERGIA CAPILLARIS M	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES			
70	MUW	MUHLENBERGIA 'WHITE CLOUD' W	VHITE CLOUD MUHLY GRASS	3 GAL., 18-24"" HT. x 12-14" SPR.	YES	YES			
21	POM	PODOCARPUS MACROPHYLLA P	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES			
32	POP	PODOCARPUS MACROPHYLLA 'PRINGLE	SVARF PODOCARPUS	3 GAL., 16" HT. x 12" SPD., DENSE	YES	YES			
130	TJV	TRACHELOSPERMUM JAS. VARIEGATEDV	ARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES			



146 SECOND ST. N. STE. 302 ST. PETERSBURG, FL 33701 T/ 727.821.5699 CONSULTANTS

ARCHITECT
LRK INC.
671 FRONT STREET #220
CELEBRATION, FLORIDA

CIVIL ENGINEER
DELISI FITZGERALD
1605 HENDRY STREET
FORT MYERS, FLORIDA
239 418-0691

OWNER

BUCKINGHAM COMPANIES 941 N. MERIDIAN INDIANAPOLIS, INDIANA 317 554-6710

NTOWN ESTERO

SIGNATURE & SEAL

FL Registration: LC26000471

ISSUE DATE

1 DO PLANS 07-08-22
2 DO PLANS 11-08-22

REVISIONS

NO. COMMENTS DATE

SHEET INFORMATION

JOB NUMBER 21057

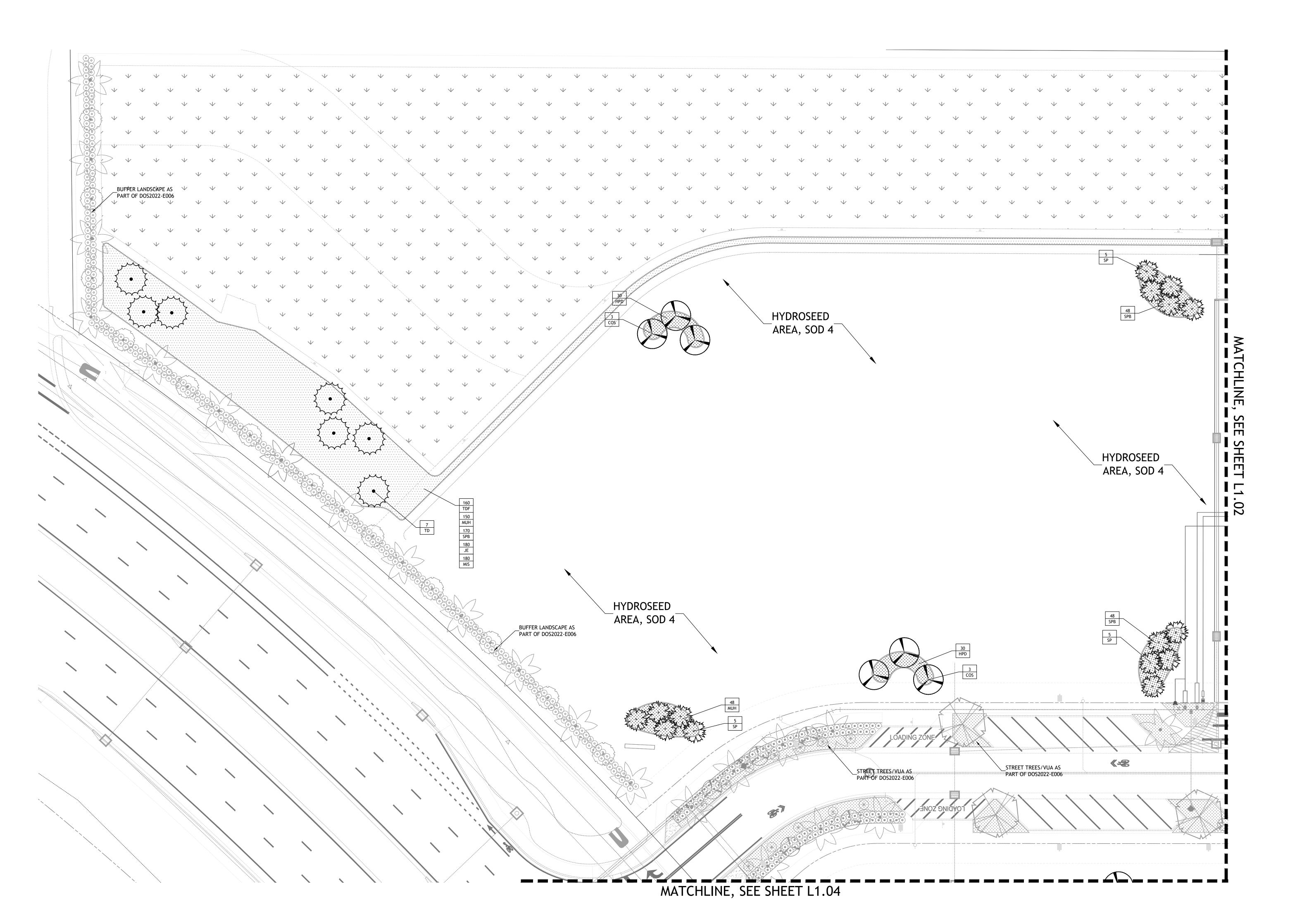
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CHECKED BY HB

NO SCALE

LANDSCAPE CALCULATIONS AND SCHEDULES

LC-1.1





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FL Registration: LC26000471 100% DD SET

SSU	E DATE	
1	DO PLANS	06-06-
2	DO PLANS	08-26-
3	100% DD	10-12-
REVI	SIONS	

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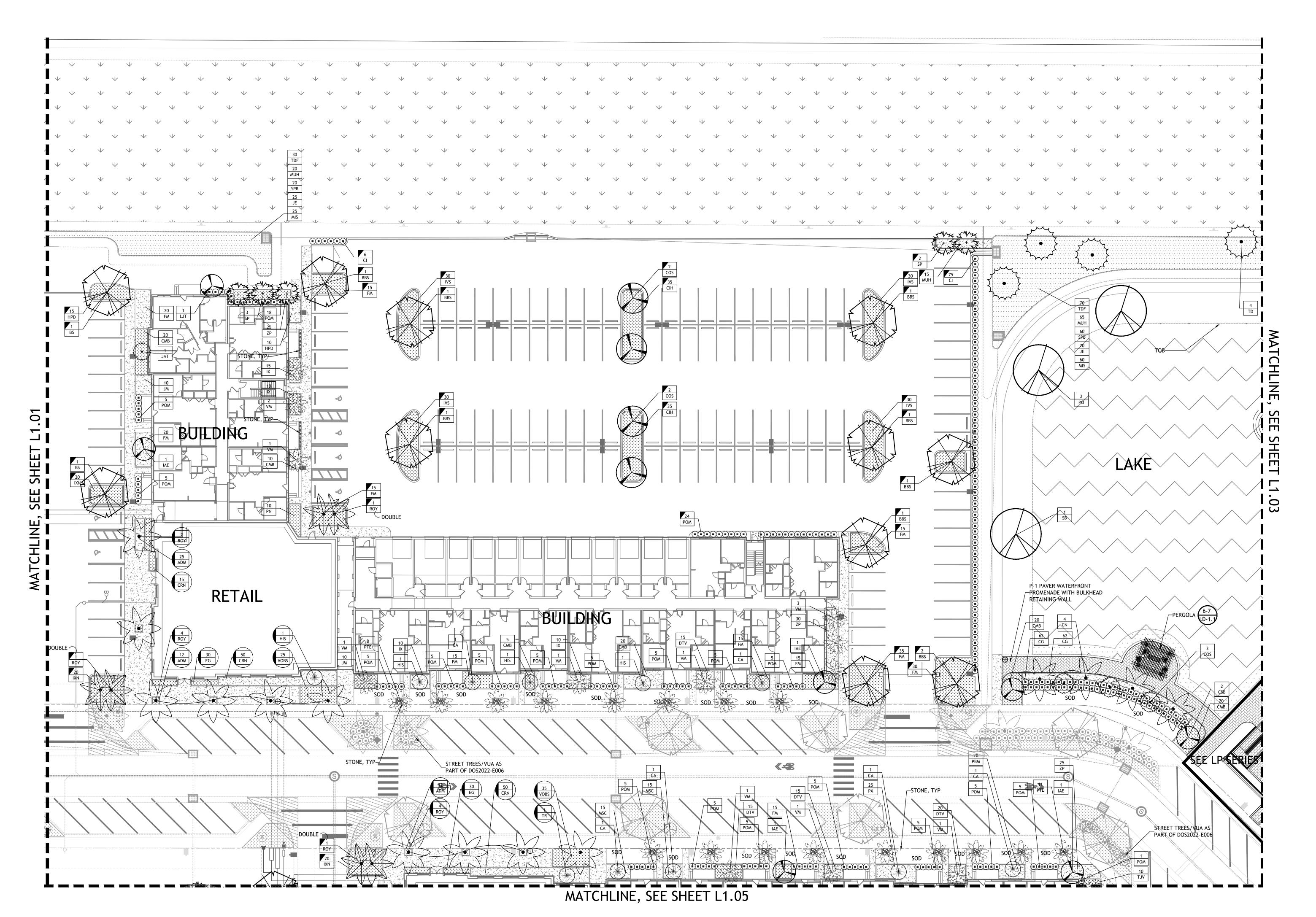
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LANDSCAPE DEVELOPMENT PLAN



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CELEBRATION, FLORIDA CIVIL ENGINEER

DELISI FITZGERALD

1605 HENDRY STREET
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239 418-0691 OWNER BUCKINGHAM COMPANIES 941 N. MERIDIAN INDIANAPOLIS, INDIANA 317 554-6710 SIGNATURE & SEAL FL Registration: LC26000471 100% DD SET 1 DO PLANS 10-12-22 3 100% DD REVISIONS NO. COMMENTS

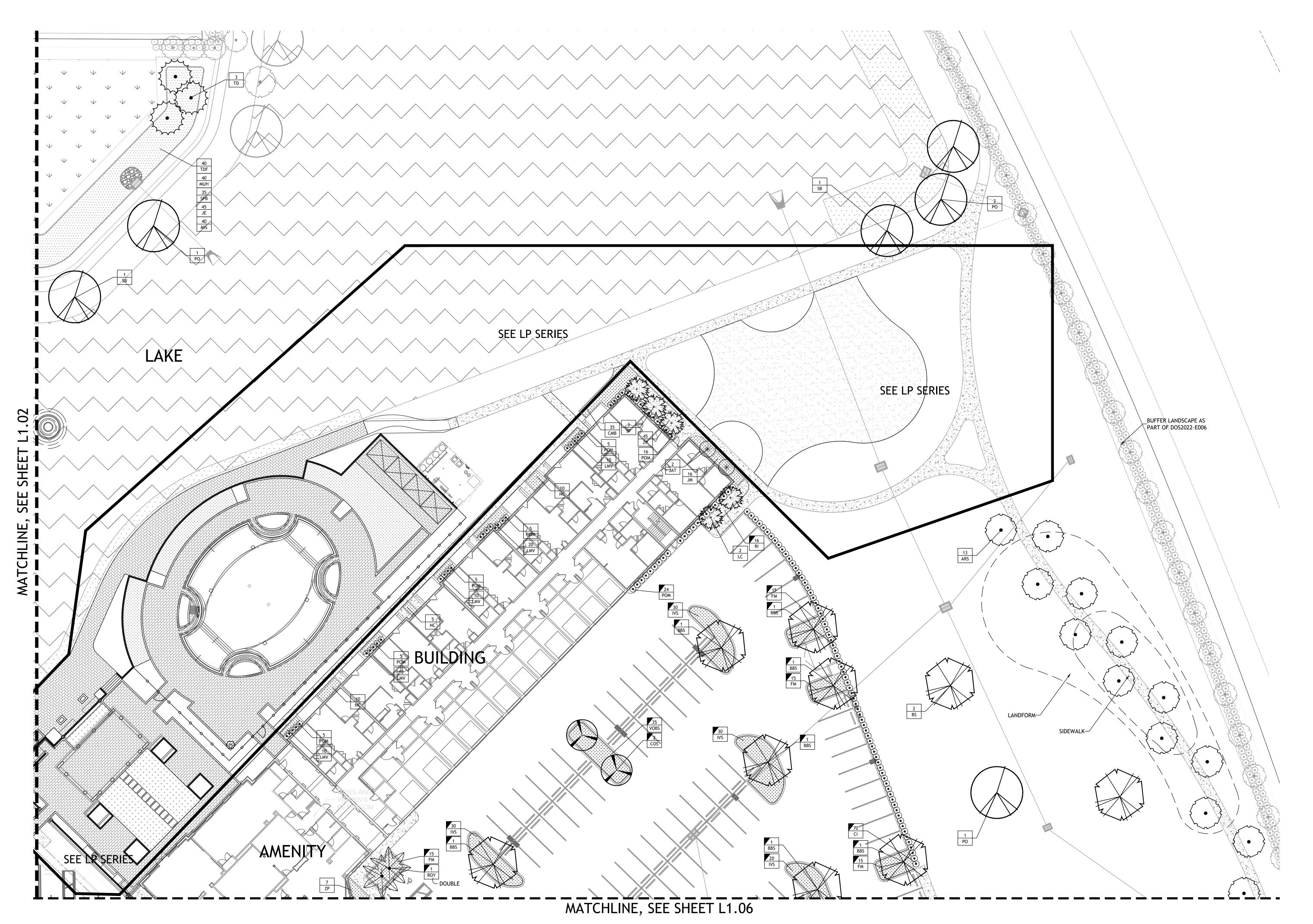
SHEET INFORMATION JOB NUMBER

DRAWN BY CHECKED BY

0 10' 20' LANDSCAPE DEVELOPMENT PLAN

L1.02

SCALE:1"=20'-0"





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1	DO PLANS	06-06-22
2	DO PLANS	08-26-22
3	100% DD	10-12-22
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NO. COMMENTS

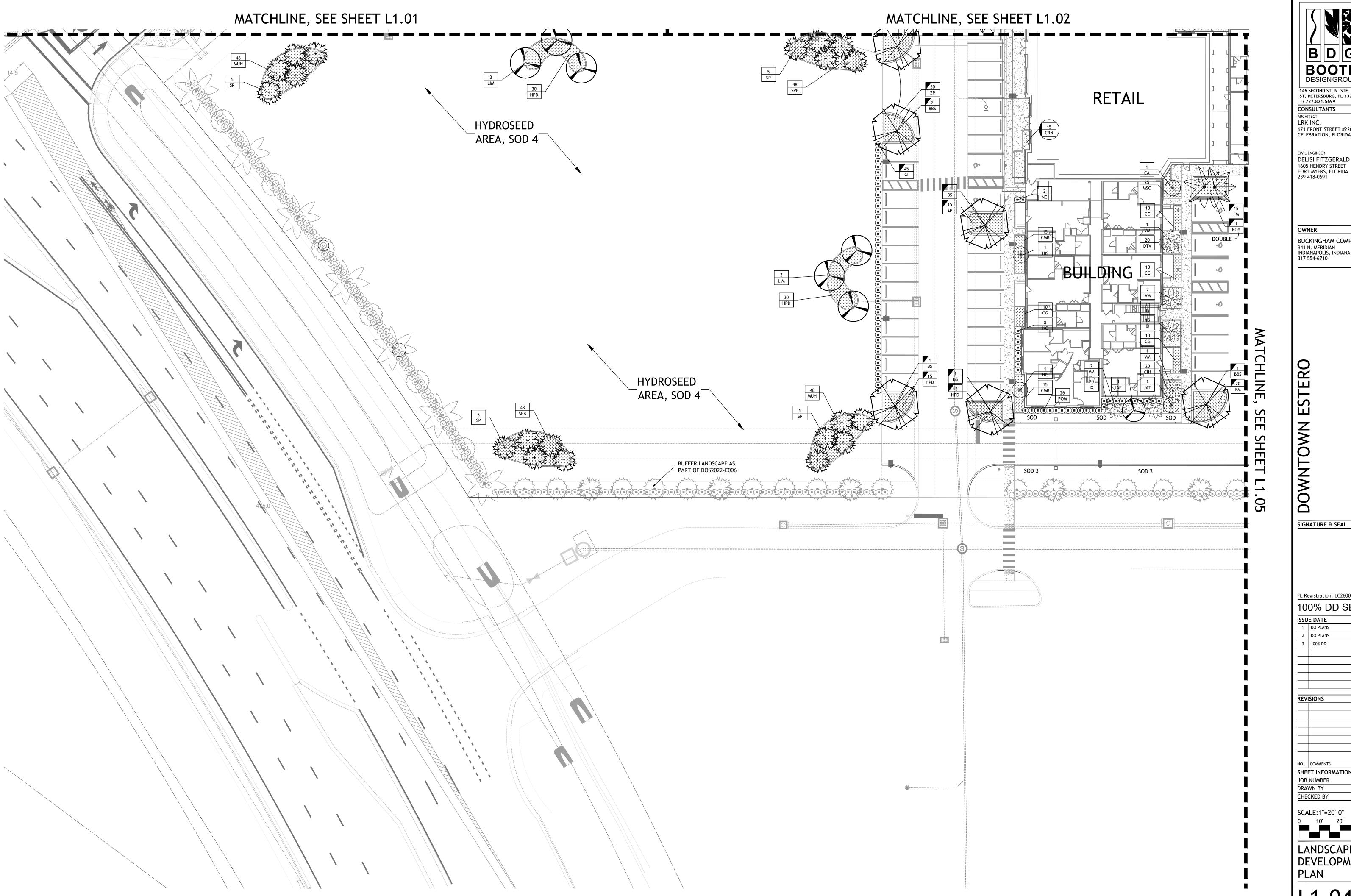
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JOB NUMBER

DRAWN BY CHECKED BY

LANDSCAPE DEVELOPMENT PLAN

L1.03



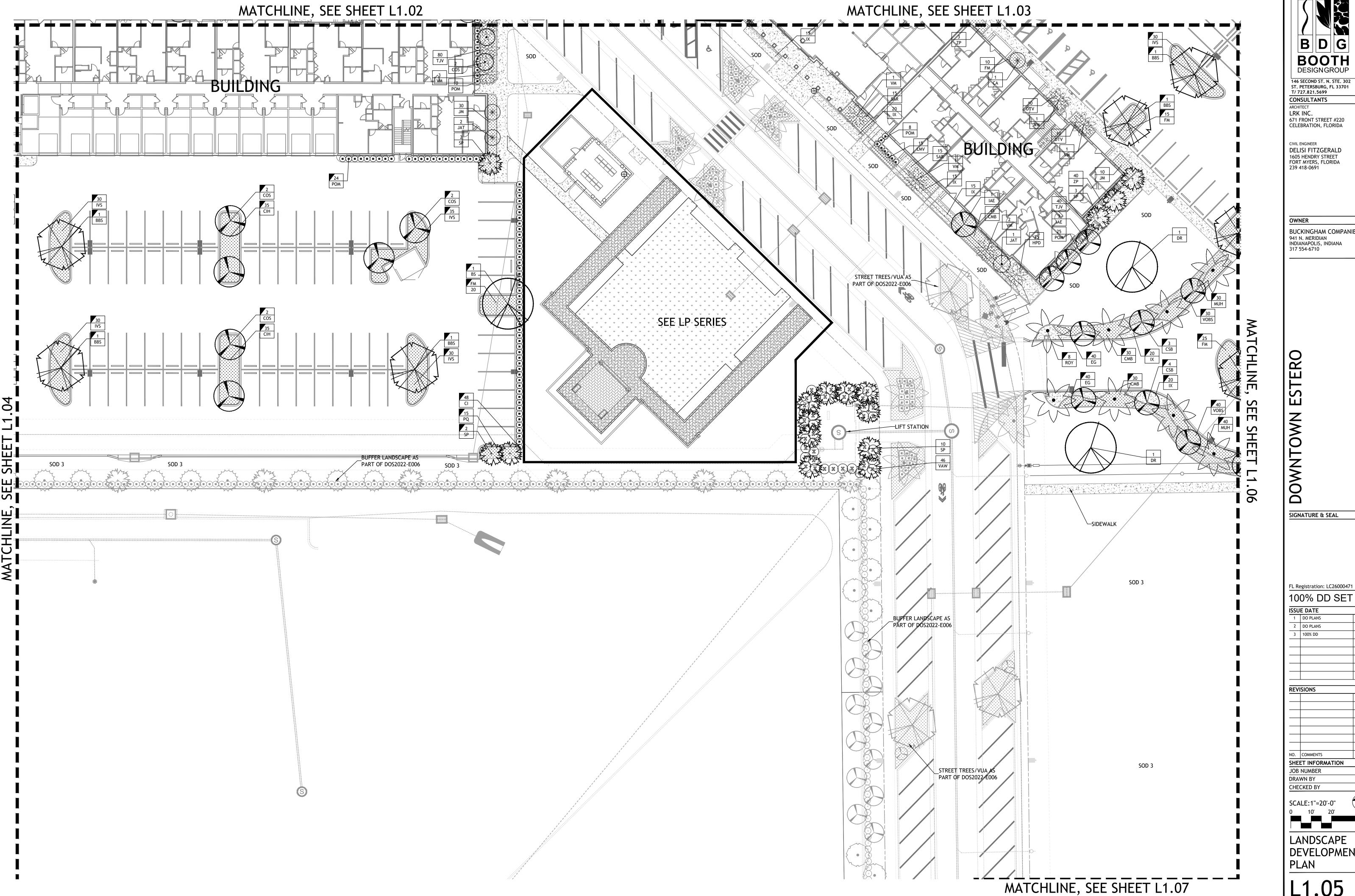
BOOTHDESIGNGROUP 146 SECOND ST. N. STE. 302 ST. PETERSBURG, FL 33701 T/ 727.821.5699 CONSULTANTS ARCHITECT LRK INC. 671 FRONT STREET #220 CELEBRATION, FLORIDA CIVIL ENGINEER
DELISI FITZGERALD
1605 HENDRY STREET
FORT MYERS, FLORIDA
239 418-0691 BUCKINGHAM COMPANIES 941 N. MERIDIAN INDIANAPOLIS, INDIANA 317 554-6710

FL Registration: LC26000471 100% DD SFT

U	0% DD 3E1	
SU	E DATE	
1	DO PLANS	06-06-22
2	DO PLANS	08-26-22
3	100% DD	10-12-22
EVI	SIONS	

SHEET INFORMATION

LANDSCAPE DEVELOPMENT PLAN



BOOTH DESIGNGROUP

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08-26-22 10-12-22

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L1.05

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1	DO PLANS	06-06-2		
2	DO PLANS	08-26-2		
3	100% DD	10-12-2		

REVISIONS

NO. COMMENTS

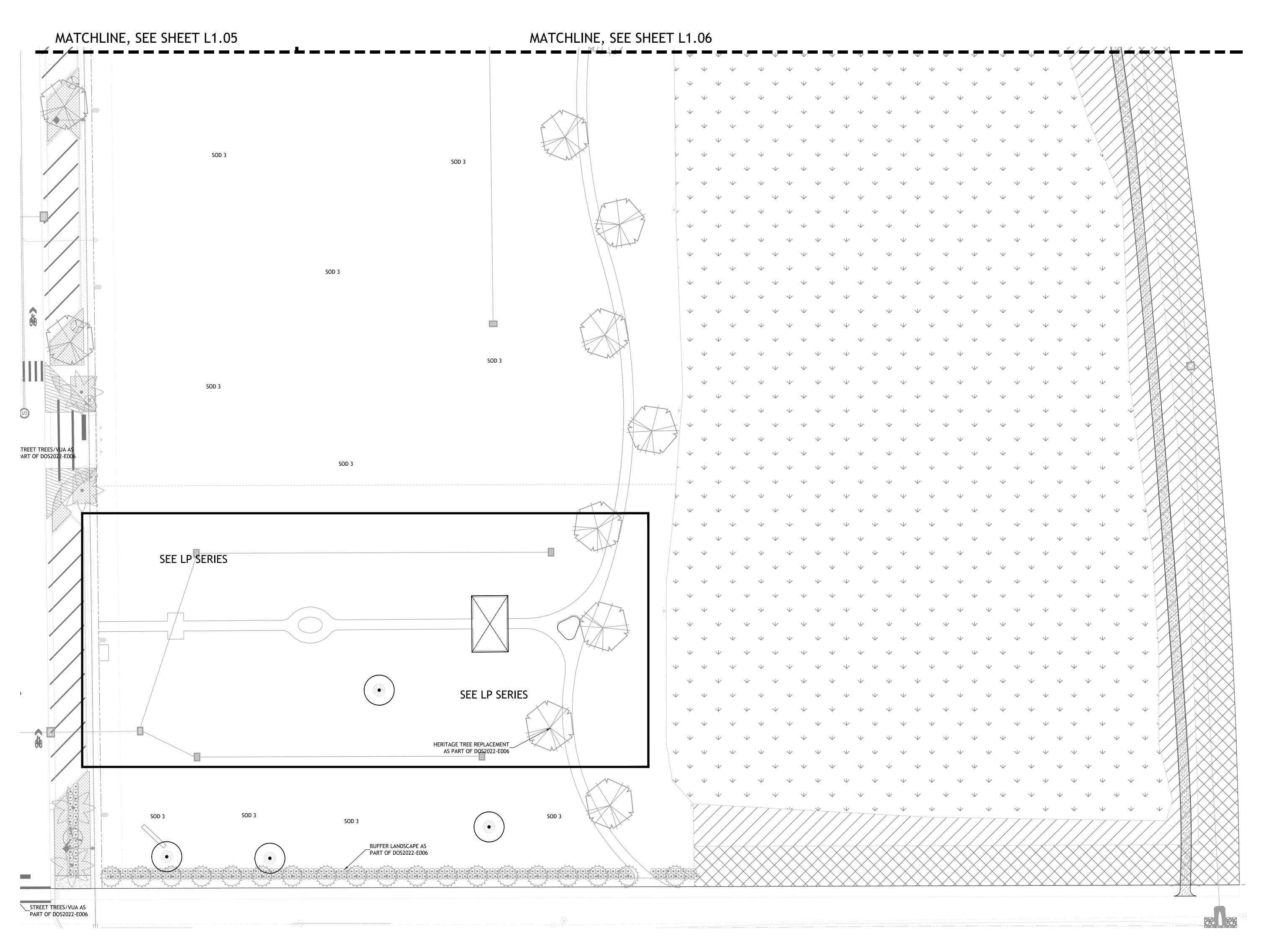
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JOB NUMBER

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CHECKED BY SCALE:1"=20'-0"

0 10' 20' LANDSCAPE DEVELOPMENT PLAN





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REVISIONS

NO. COMMENTS

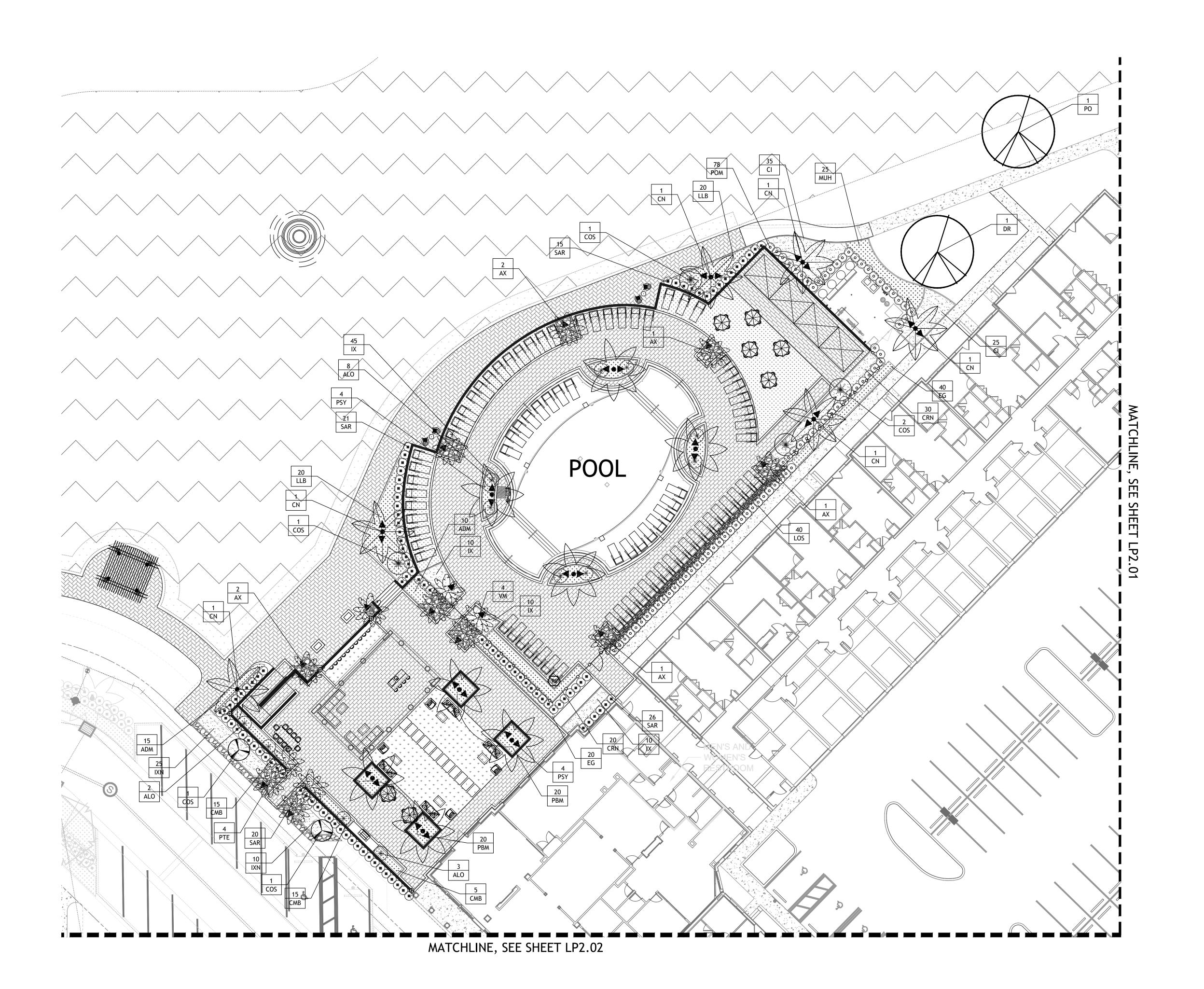
SHEET INFORMATION JOB NUMBER

DRAWN BY CHECKED BY

0 10' 20' LANDSCAPE

SCALE:1"=20'-0"

DEVELOPMENT PLAN



BOOTH

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FL Registration: LC26000471 100% DD SET

ISSU	IE DATE	
1	DO PLANS	06-06-2
2	DO PLANS	08-26-2
3	100% DD	10-12-2
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REV	ISIONS	

NO. COMMENTS

SHEET INFORMATION

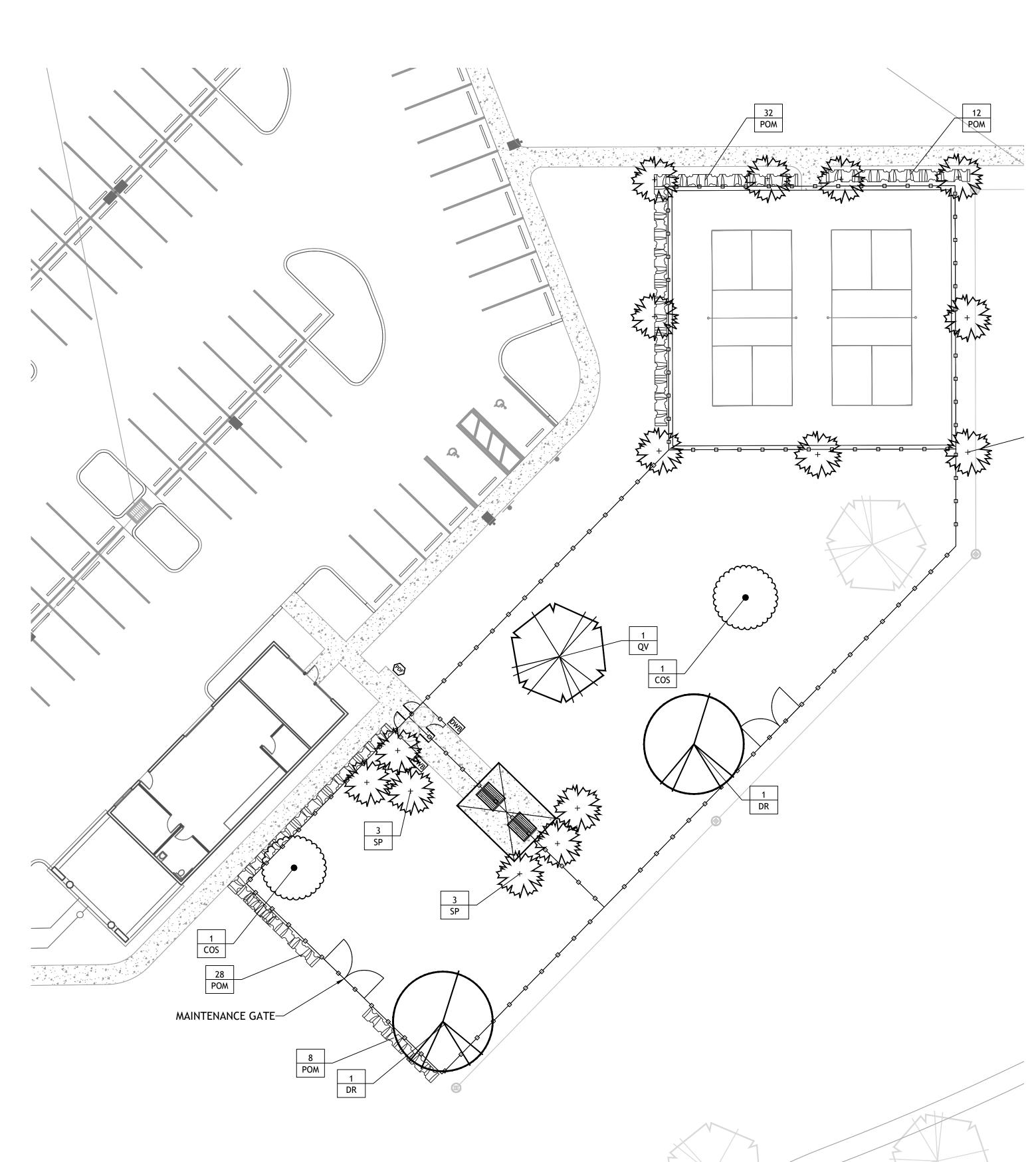
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AMENITY SITE PLAN

LP2.00







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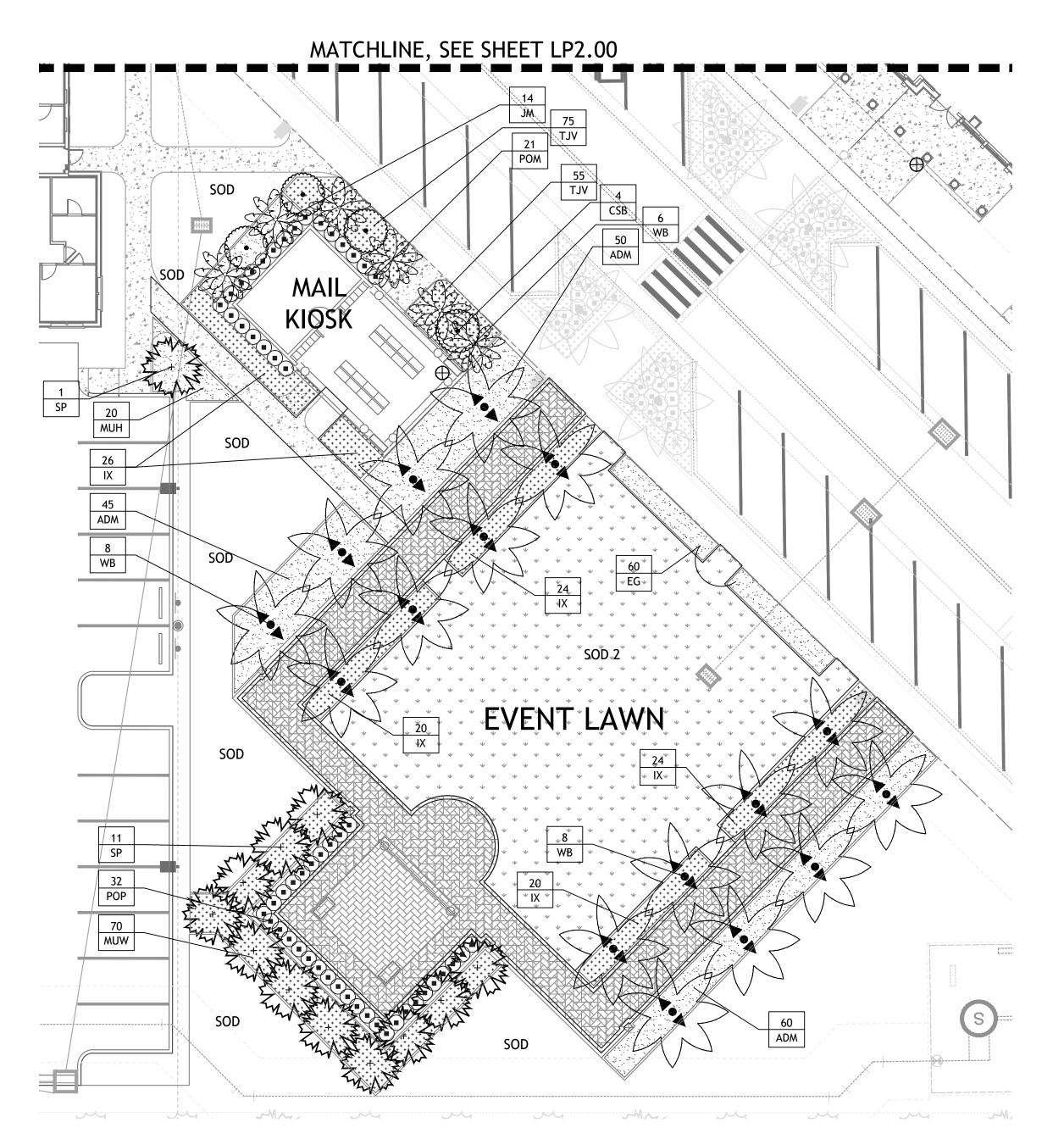
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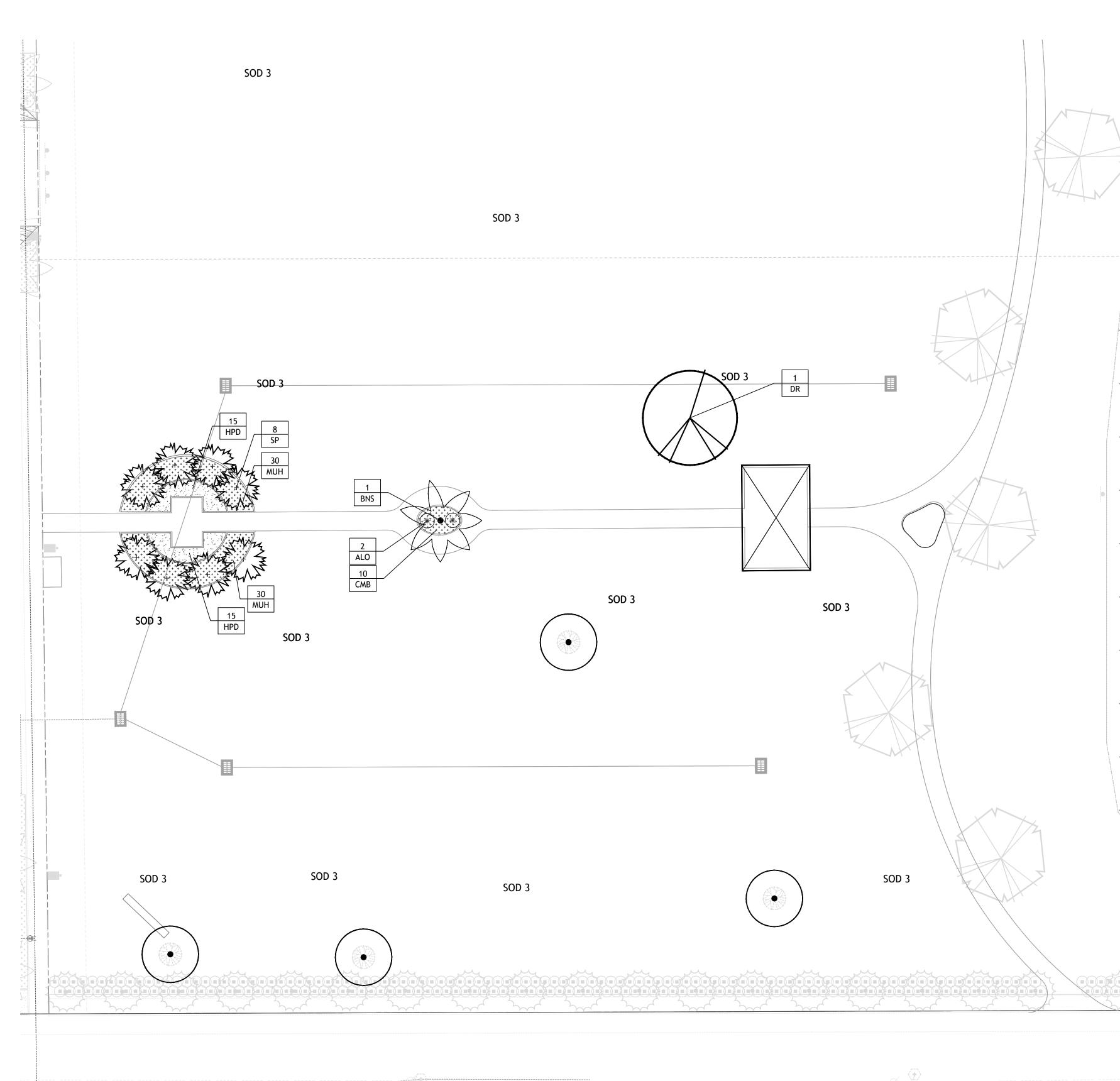
JOB NUMBER

DRAWN BY CHECKED BY SCALE:1"=16'-0"

0 8' 16' AMENITY SITE PLAN

LP2.01







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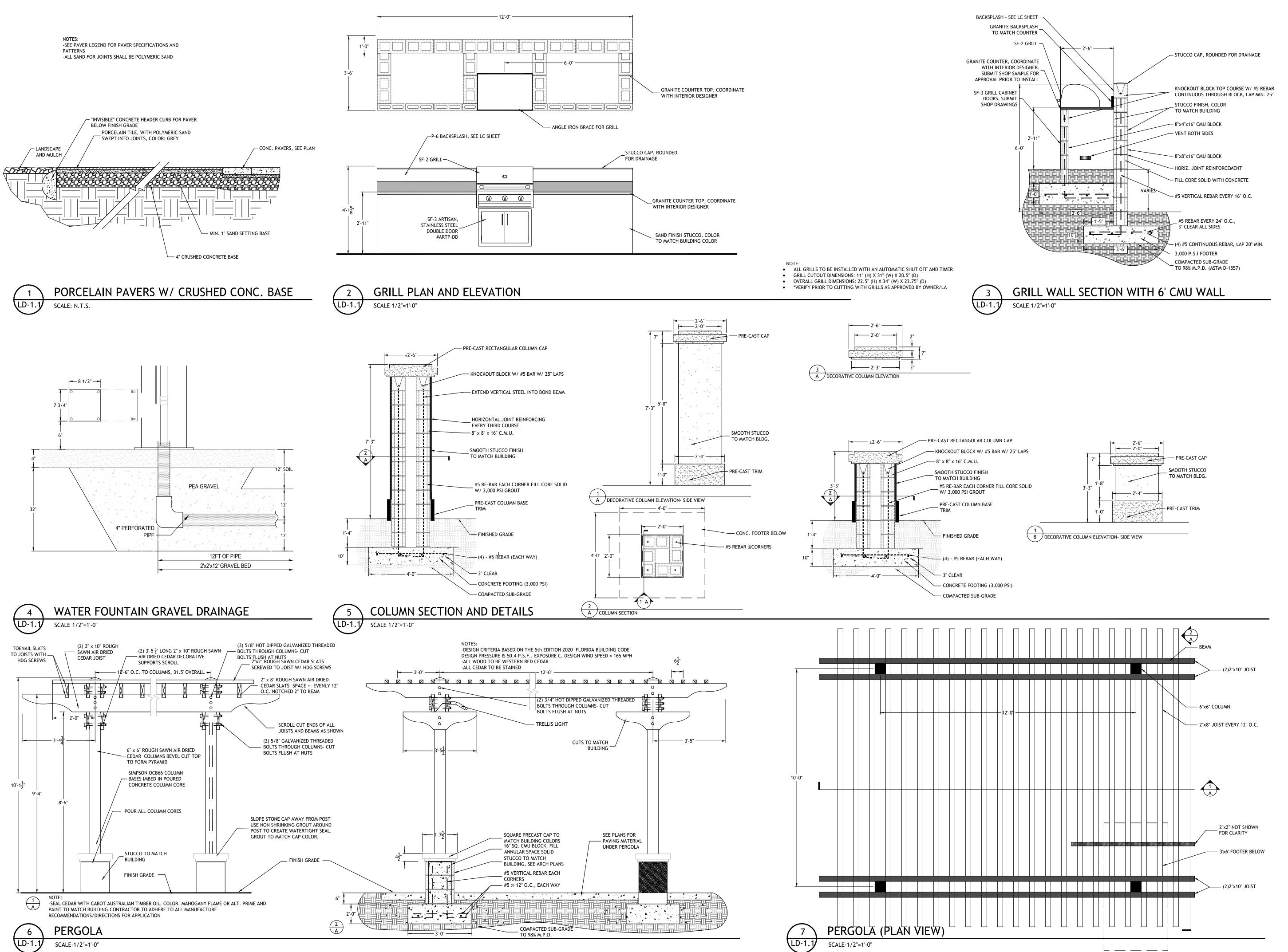
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SCALE:1"=16'-0"

AMENITY SITE PLAN

LP2.02





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FL Registration: LC26000471

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NO. COMMENTS DATE

SHEET INFORMATION

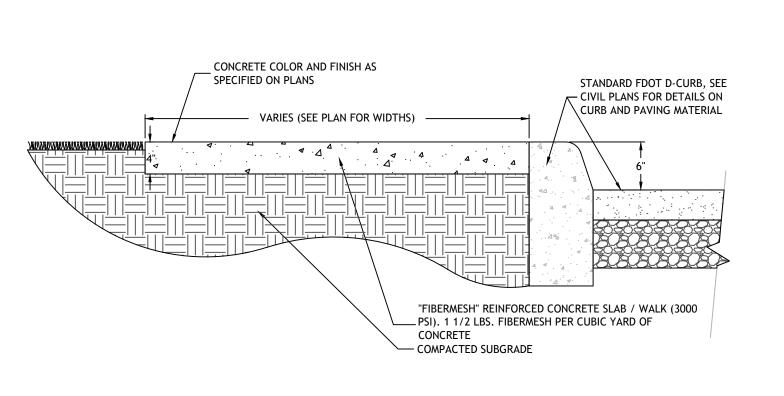
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NO SCALE

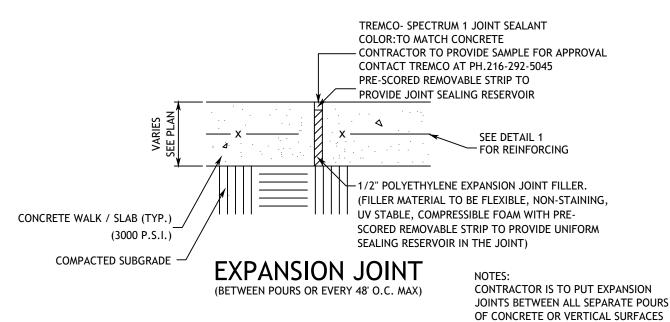
HARDSCAPE DETAILS

LD-1.1



NOTE: ALL CONC. TO BE A MIN. OF 3000 P.S.I.

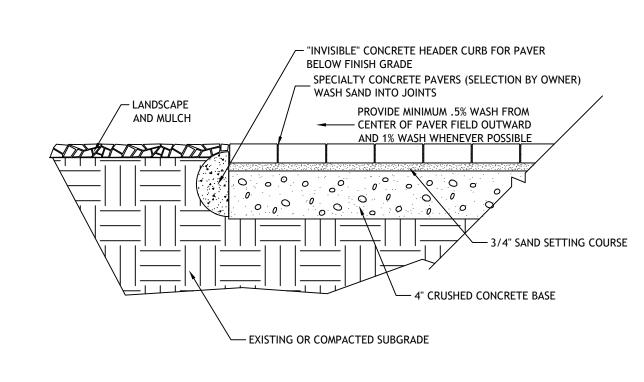
" CONC. WALK



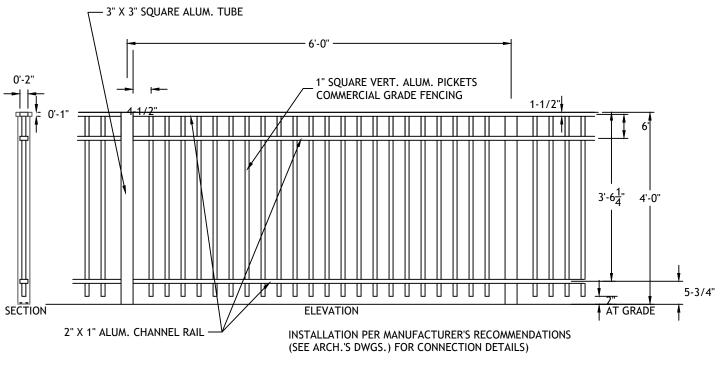
JOINT DEPTH SHALL BE 1/4 THE SAWCUT CONTROL JOINT THICKNESS OF THE CONCRETE SLAB - INSTALLED WITH A WET CUT SAW 2 TO 8 HOURS AFTER CONCRETE POUR SEE DETAIL 1 FOR REINFORCING (3000 P.S.I.) COMPACTED SUBGRADE -**CONTROL JOINT** (EVERY 3' O.C. MAX OR AS NOTED ON PLAN)

CONCRETE JOINT DETAILS

-SEE PAVER LEGEND FOR PAVER SPECIFICATIONS AND **PATTERNS** -BEDDING SAND TO BE CONCRETE SAND, ALL BEDDING SAND TO CONFORM TO ASTM C33 OR CSA A23.1. NO MASONRY SAND, LIMESTONE SCREENINGS, CRUSHED SHELL OR STONE DUST WILL BE ACCEPTED AS AN ALTERNATE SAND SETTING MATERIAL. -ALL SAND FOR JOINTS SHALL CONFORM TO ASTM C144, BEDDING SAND CAN BE USED FOR JOINTS UNLESS OTHER WISE SPECIFIED.

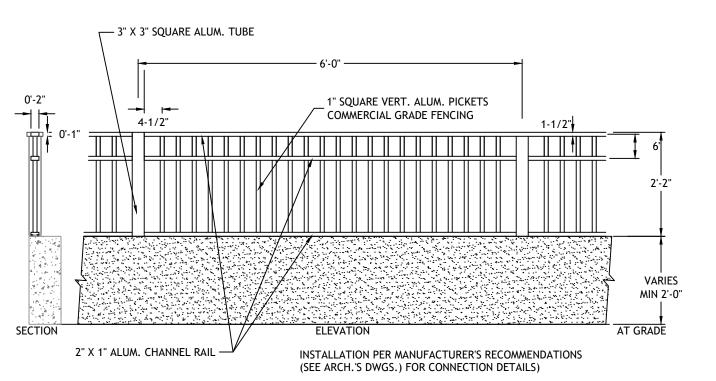


CONC. PAVER SECTION W/CRUSHED CONC. BASE



NOTE: CONTRACTOR SHALL SUPPLY FABRICATION SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION MANUFACTURER: DELGARD "COMMERCIAL GRADE" FENCING OR CUSTOM-MADE APPROVED EQUIVALENT

4 4' HT. ALUMINUM PICKET FENCE



NOTE: CONTRACTOR SHALL SUPPLY FABRICATION SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION MANUFACTURER: DELGARD "COMMERCIAL GRADE" FENCING OR CUSTOM-MADE APPROVED EQUIVALENT

26" HT. ALUMINUM PICKET FENCE FLUSH ON WALL

- STUCCO CAP, ROUNDED FOR DRAINAGE

KNOCKOUT BLOCK TOP COURSE W/ #5 REBAR

CONTINUOUS THROUGH BLOCK, LAP MIN. 25"

- STUCCO FINISH, COLOR TO MATCH BUILDING

- #57 STONE BACKFILL WRAPPED IN FILTER FABRIC

- PERFORATED DRAIN SLOPED TO DRAIN AWAY FROM WALL

— 8"x8"x16" CMU BLOCK

- HORIZ. JOINT REINFORCEMENT

— FILL CORE SOLID WITH CONCRETE

--- #5 VERTICAL REBAR EVERY 16" O.C.

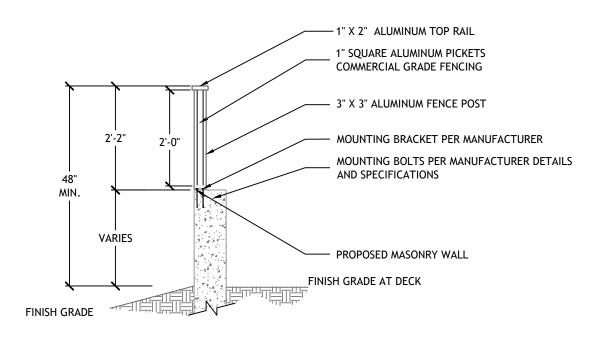
#5 REBAR EVERY 24" O.C.,

(4) #5 CONTINUOUS REBAR, LAP 20" MIN.

3" CLEAR ALL SIDES

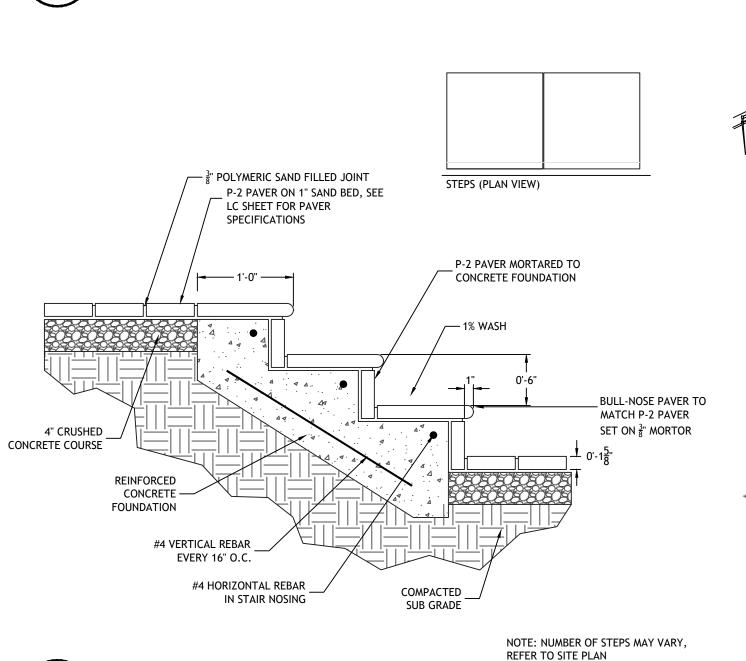
3,000 P.S.I FOOTER

COMPACTED SUB-GRADE TO 98% M.P.D. (ASTM D-1557)

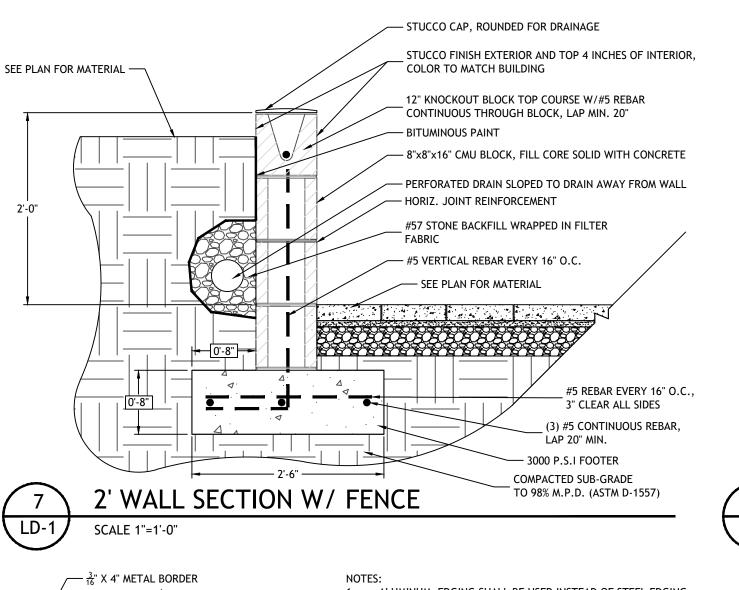


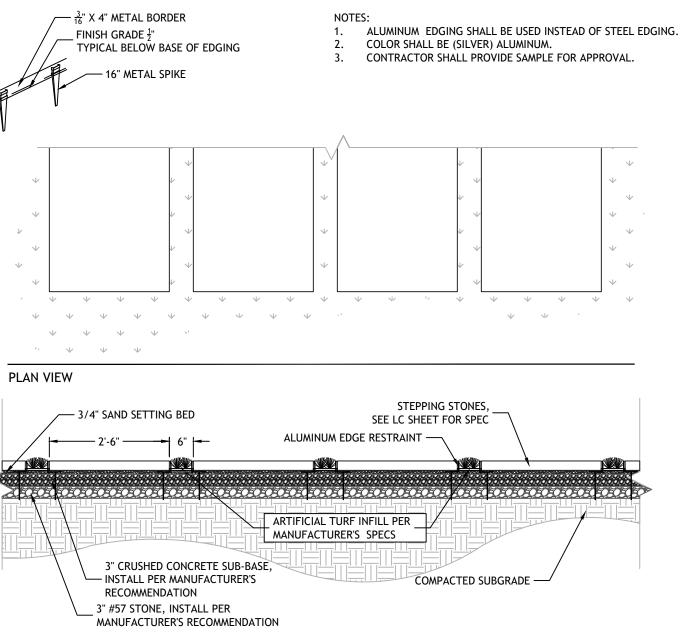
CONTRACTOR SHALL SUPPLY FABRICATION SHOP DRAWINGS FOR APPROVAL PRIOR TO ISTALLATION. ALUMINUM FENCE COLOR SHALL BE A BRONZE POWDERCOAT TO MATCH BUILDING RAILS INSTALLATION PER MANUFACTURER'S SPECIFICATIONS 4. NEW FENCE SHALL BE INSTALLED PER LOCAL AND STATE POOL BUILDING CODE

26" ALUMINUM FENCE ON WALL SECTION LD-1

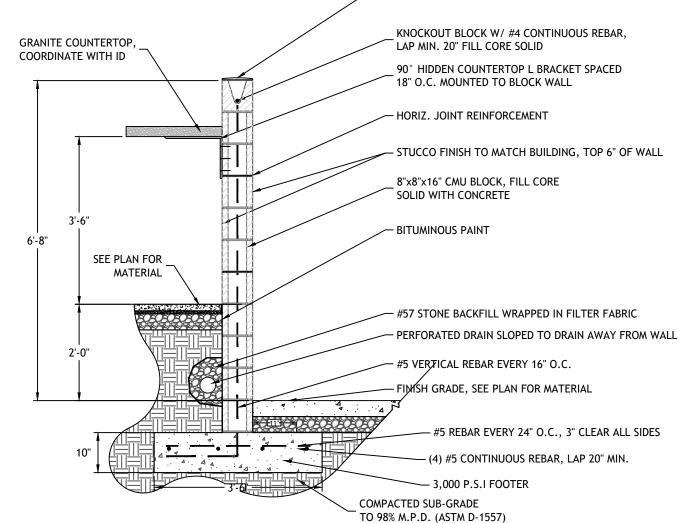


BRICK PAVER STAIRS



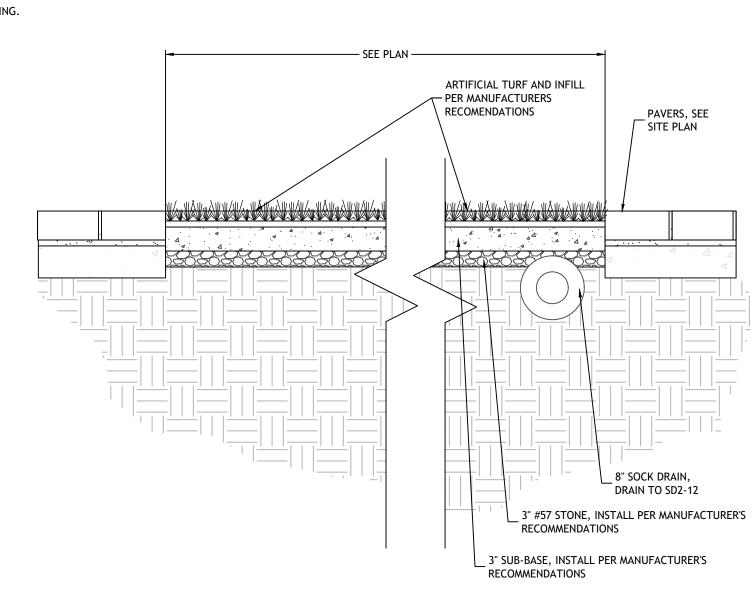


STEPPING STONES IN ARTIFICIAL TURF SCALE 1/2"=1'-0"



- STUCCO CAP, ROUNDED FOR DRAINAGE

CMU WALL WITH DINING LEDGE AND BENCH SCALE 1/2"=1'-0"







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671 FRONT STREET #220

CELEBRATION, FLORIDA

CIVIL ENGINEER DELISI FITZGERALD 1605 HENDRY STREET FORT MYERS, FLORIDA 239 418-0691

OWNER

BUCKINGHAM COMPANIES 941 N. MERIDIAN INDIANAPOLIS, INDIANA 317 554-6710 [^]

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FL Registration: LC26000471 DO PLANS

ISSUE DATE 1 DO PLANS 11-08-22 2 DO PLANS REVISIONS NO. COMMENTS SHEET INFORMATION 21057 JOB NUMBER DRAWN BY CHECKED BY NO SCALE

HARDSCAPE DETAILS

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SEE PLAN FOR MATERIAL -

6' CMU WALL DETAIL

LD-1

LD-1





50 South B.B. King Blvd. Suite 600 Memphis, TN 38103 901.521.1440

Client:

Buckingham Companies

30 South Meridian Street, Suite 1100 Indianapolis, IN 46204

Consultants Direct to Owner:

Delisi Fitzgerald, Inc.
CIVIL ENGINEER

Booth Design Group

LANDSCAPE ARCHITECT

Consultants:

McVeigh & Mangum Engineering, Inc.
STRUCTURAL ENGINEER

Devita, Inc.

MECH./PLUMB./ELEC. ENGINEER

SJL Design Group
INTERIOR DESIGNER

Buckingham Companies

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Date and Issue



PRIMARY FIELD PAINT SW 6078 REALIST BEIGE

WATER TABLE BASE PAINT SW 6079 DIVERSE BEIGE

TRIM PAINT

SW 6083 SABLE



ROOF - APARTMENTS, MAIL, AND SUNSHADE PAVILION EAGLE ROOFING STYLE: CAPISTRANO COLOR: 3725 PALM BEACH BLEND



MECHANICAL SCREEN - APARTMENTS
BERRIDGE MANUFACTURING
STYLE: FW-1025 FLAT PANEL
COLOR: TO MATCH CONCRETE TILE; TERRA COTTA SHOWN



ROOF - MAINTENANCE BUILDING AND EVENT PAVILION
BERRIDGE MANUFACTURING
STYLE: TEE PANEL
COLOR: DARK BRONZE



PANEL PAINT SW 6082 COBBLE BROWN



ROOF - DOME
BERRIDGE MANUFACTURING
STYLE: CURVED TEE PANEL
COLOR: COPPER-COTE

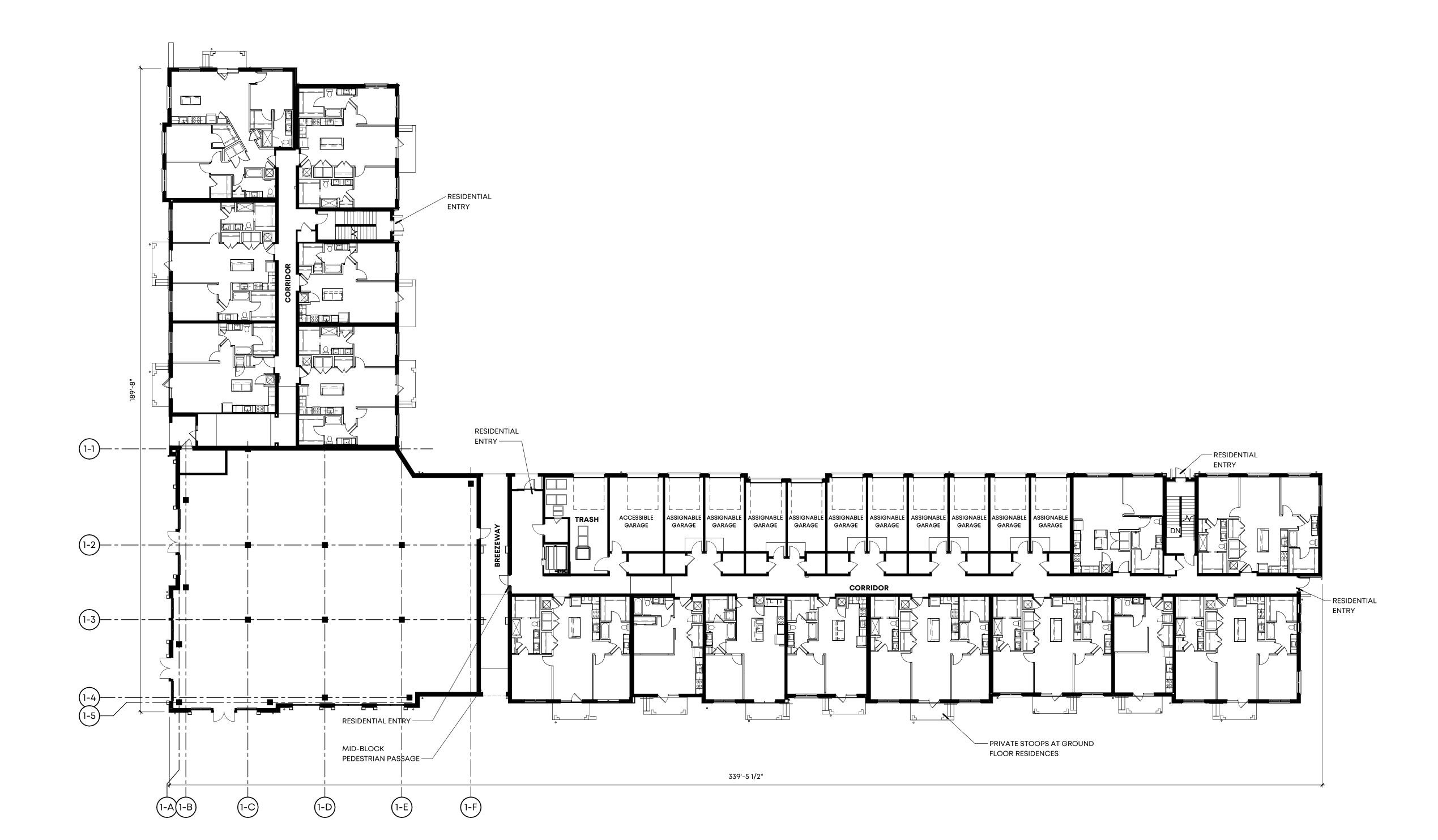


SOFFIT PAINT SW 6130 MANNERED GOLD



WINDOWS
SINGLE HUNG WINDOW
ES-MX1000
COLOR: BRONZE

GROUND FLOOR PLAN - BUILDING 1



LRK

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Date Issued / Revised

07.01.22 Residential Dev. Order

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

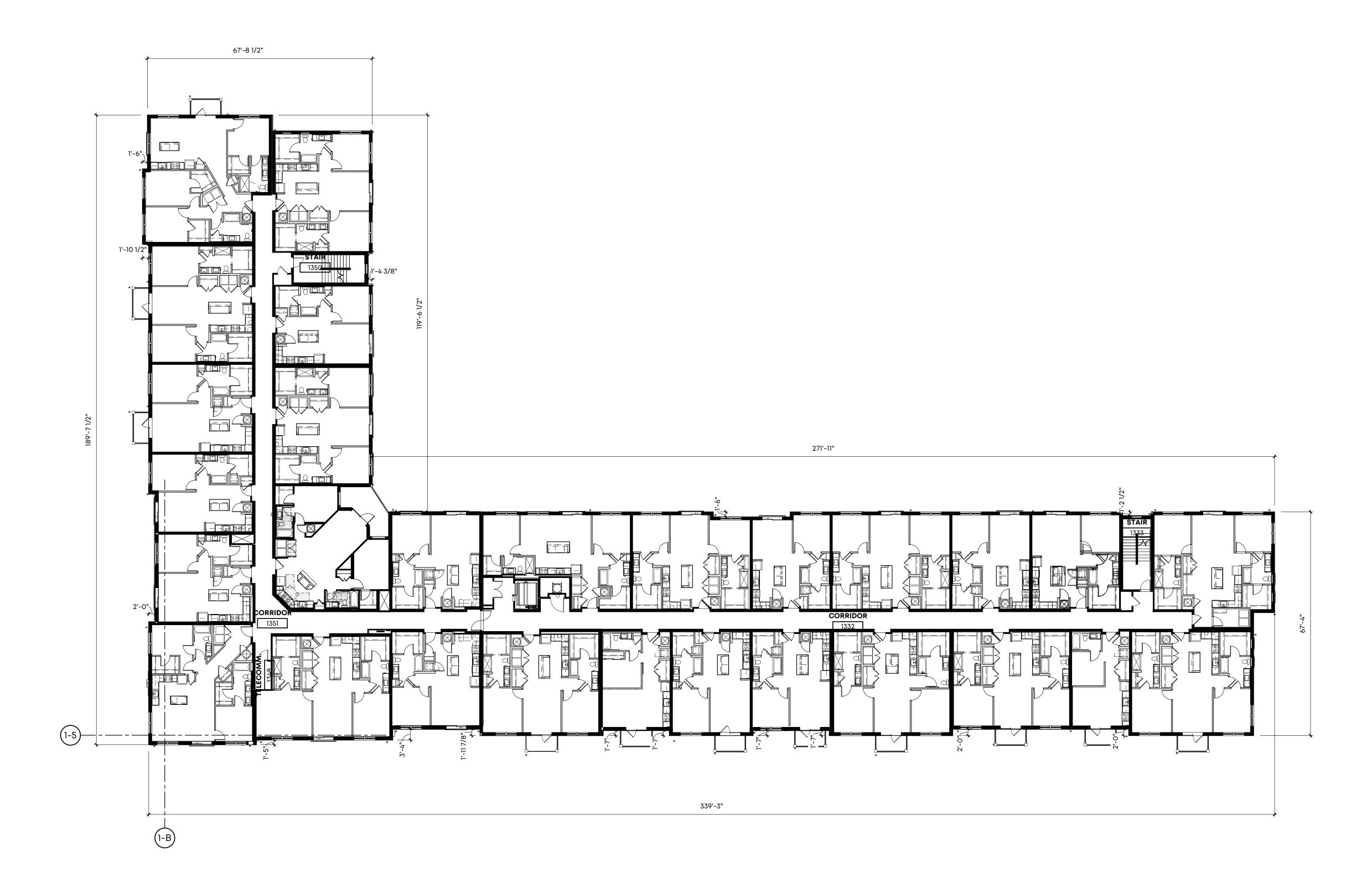
GROUND FLOOR PLAN -BUILDING 1

Drawn By: SWM

Checked By: VWB

A900a

UPPER FLOOR PLAN - BUILDING 1



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Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

UPPER FLOOR PLAN -BUILDING 1

Drawn By: Author

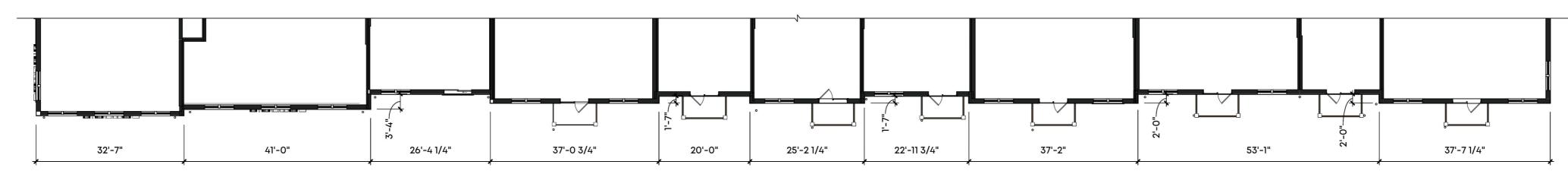
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SCALE: 1/16" = 1'-0"

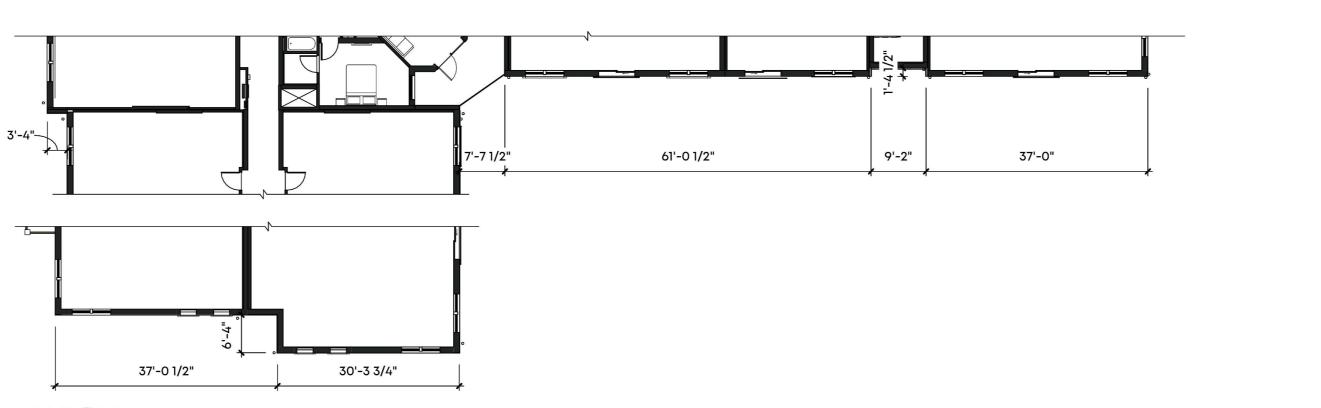
SCALE: 1/16" = 1'-0"



HORIZONTAL OFFSETS - BLDG 1 - SOUTH



EAST ELEVATION - BUILDING 1



HORIZONTAL OFFSETS - BLDG 1 - EAST

SCALE: 1/16" = 1'-0"

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
OOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	



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Issues and Revisions

<u></u>	Date	Issued / Re

06.24.22 50% Schematic Design 02.20.23 Development Order Resubmittal

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Project Name:

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U.S. Hwy 41, Estero, FL

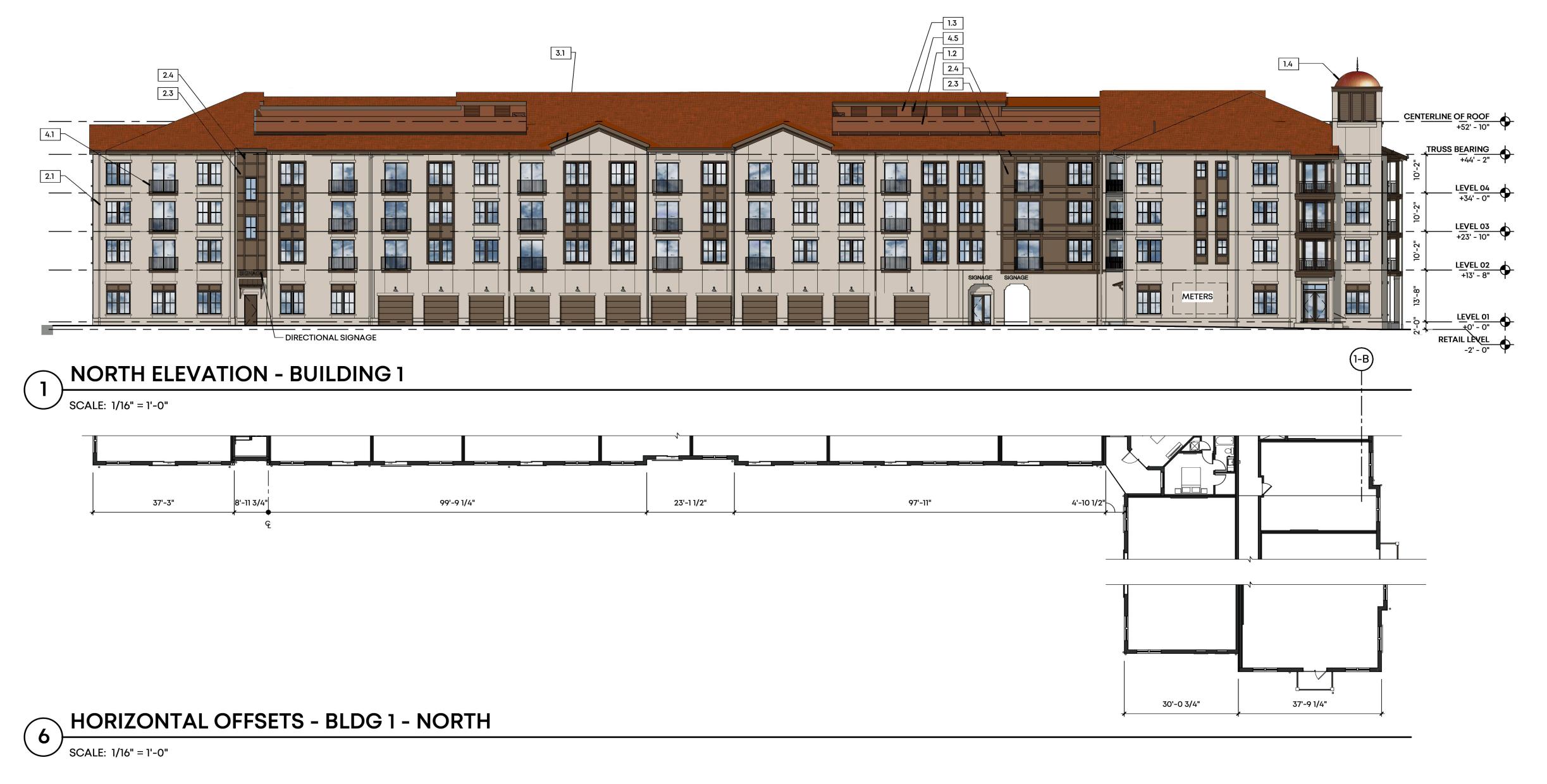
Drawing Name:

COLORED ELEVATIONS -BUILDING NO. 1

Drawn By: SWM

Checked By: VWB







74'-10 1/4"

38'-5 3/4"

37'-1"

16'-3 1/2"

HORIZONTAL OFFSETS - BLDG 1 - WEST

SCALE: 1/16" = 1'-0"

23'-0"

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

MATERIAL LEGEND



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Client:



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4	Date

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LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

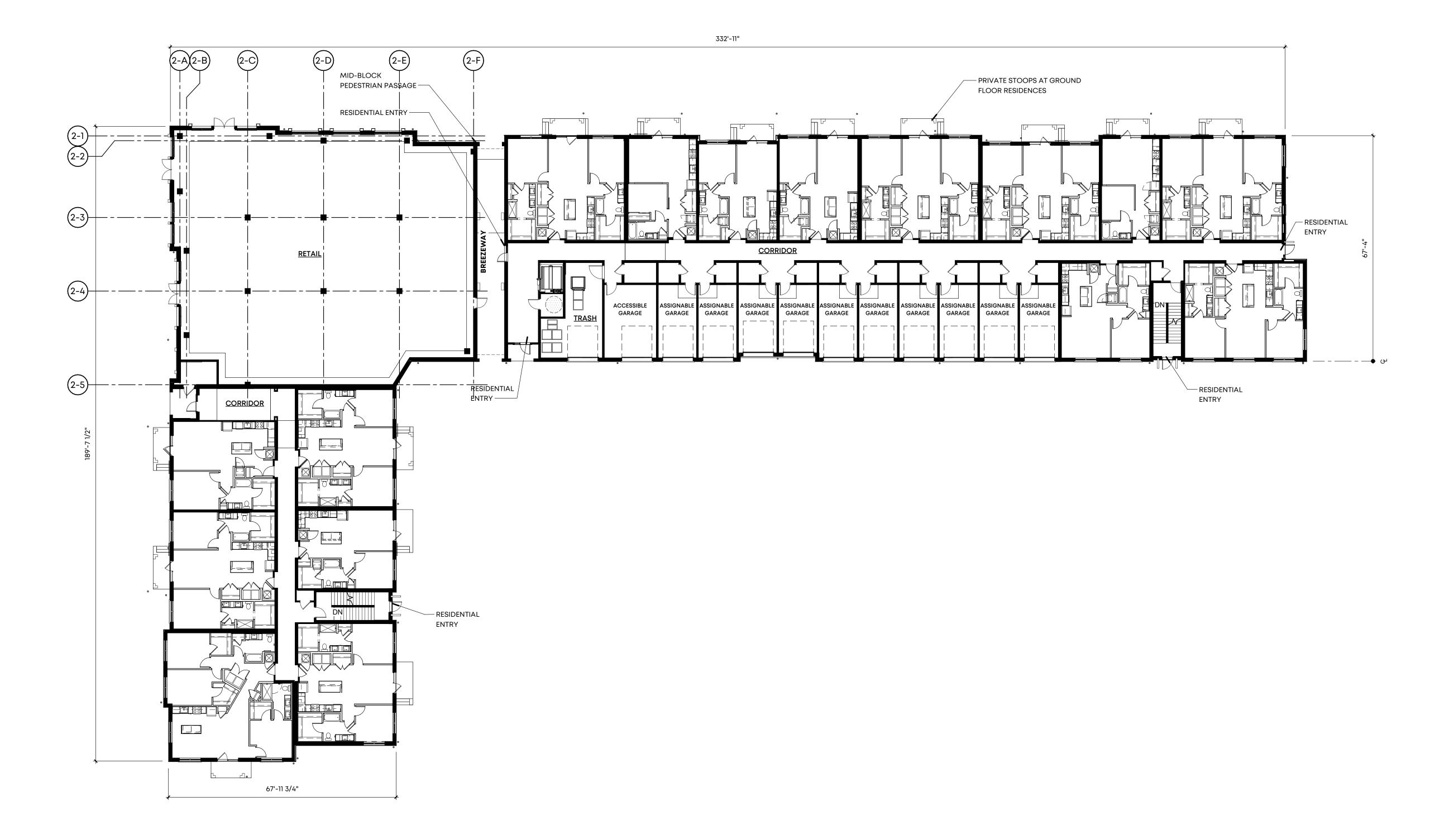
Drawing Name:

COLORED ELEVATIONS -BUILDING NO. 1

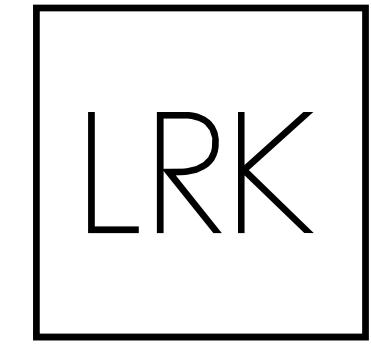
Drawn By: SWM

Checked By: VWB

A902



GROUND FLOOR PLAN - BUILDING 2



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Project Name:

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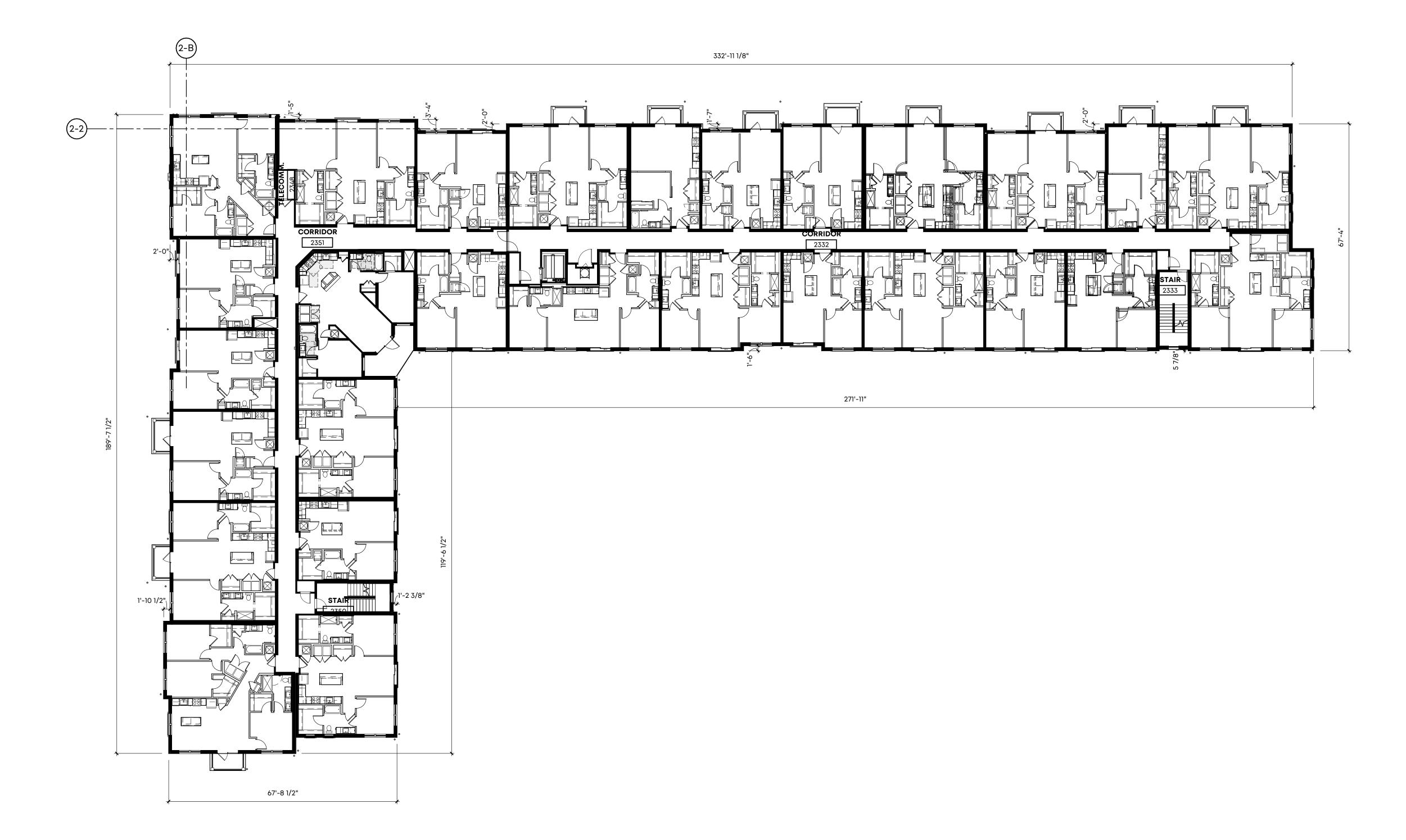
Drawing Name:

GROUND FLOOR PLAN -BUILDING 2

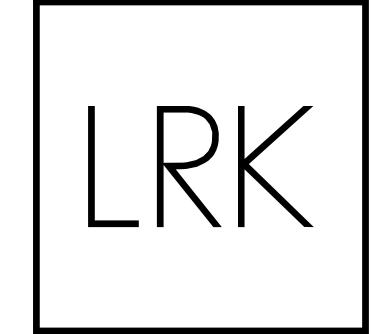
Drawn By: Author

Checked By: Checker









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Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

UPPER FLOOR PLAN -BUILDING 2

Drawn By: Author

Checked By: Checker





NORTH ELEVATION - BUILDING 2 SCALE: 1/16" = 1'-0" -(2-2) 41'-0" 55'-7 1/2" 35'-1 1/2" 22'-11" 32'-6"

30'-5 1/2"

37'-0 1/4"

HORIZONTAL OFFSETS - BLDG 2 - NORTH

SCALE: 1/16" = 1'-0"



SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	



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Project Name:

DOWNTOWN ESTERO

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Drawing Name:

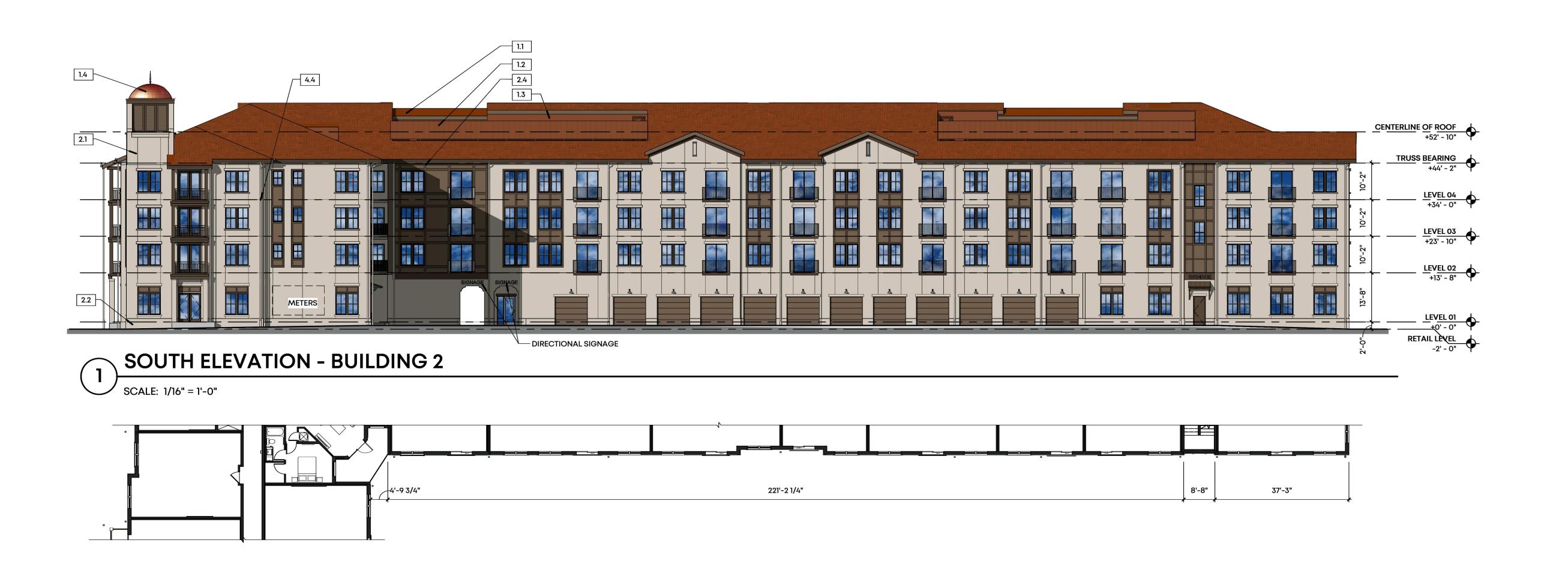
COLORED ELEVATIONS -BUILDING NO. 2

Drawn By: SWM

Checked By: VWB

HORIZONTAL OFFSETS - BLDG 2 - EAST

SCALE: 1/16" = 1'-0"



HORIZONTAL OFFSETS - BLDG 2 - SOUTH

4 30'-1"

37'-9 1/4"

CENTERLINE OF ROOF TRUSS BEARING +44' - 2" BUILDING/COMMUNITY SIGNAGE -RETAIL LEVEL ☐ DIRECTIONAL SIGNAGE WEST ELEVATION - BUILDING 2 SCALE: 1/16" = 1'-0"

37'-1" 38'-4" 75'-0" 39'-3 3/8"

HORIZONTAL OFFSETS - BLDG 2 - WEST





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Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS -BUILDING NO. 2

Drawn By: SWM

Checked By: VWB

MID-BLOCK

PEDESTRIAN PASSAGE

RESIDENTIAL ENTRY ——

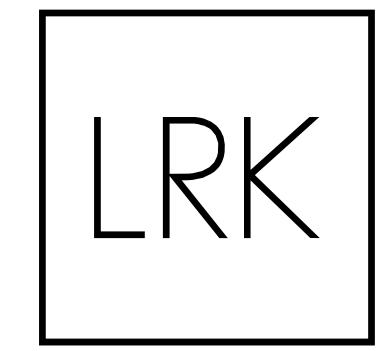
MEN'S E

339'-5 1/2"

PRIVATE STOOPS AT GROUND FLOOR RESIDENCES



<u>CLUBROOM</u>



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12.15.22 50% Construction Documents

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Project Name:

DOWNTOWN ESTERO

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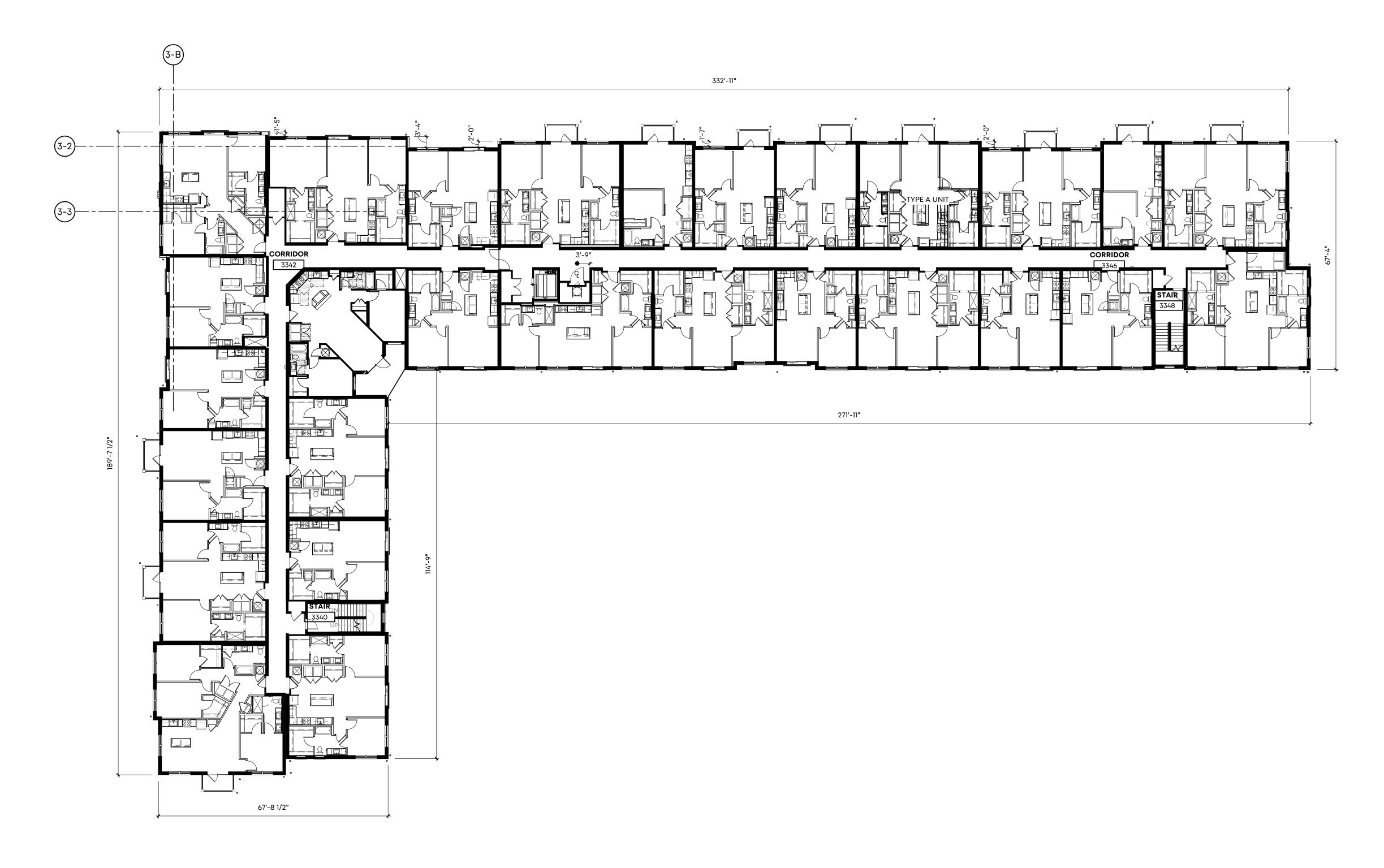
Drawing Name:

GROUND FLOOR PLAN -BUILDING 3

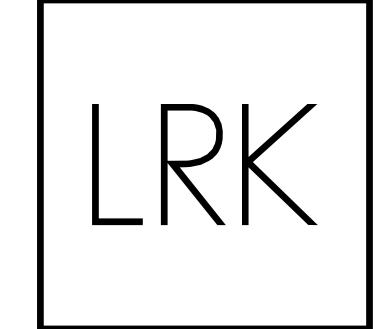
Drawn By: Author

Checked By: Checker

A920a







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Project Name:

DOWNTOWN ESTERO

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Drawing Name:

UPPER FLOOR PLAN -BUILDING 3

Drawn By: Author

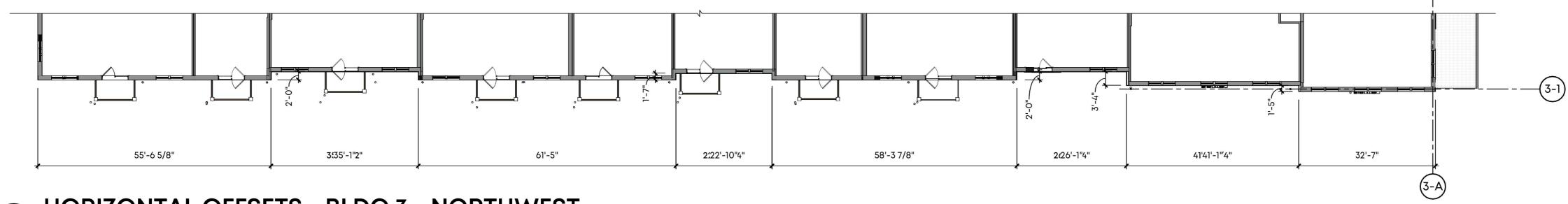
Checked By: Checker

A920b



NORTHWEST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"

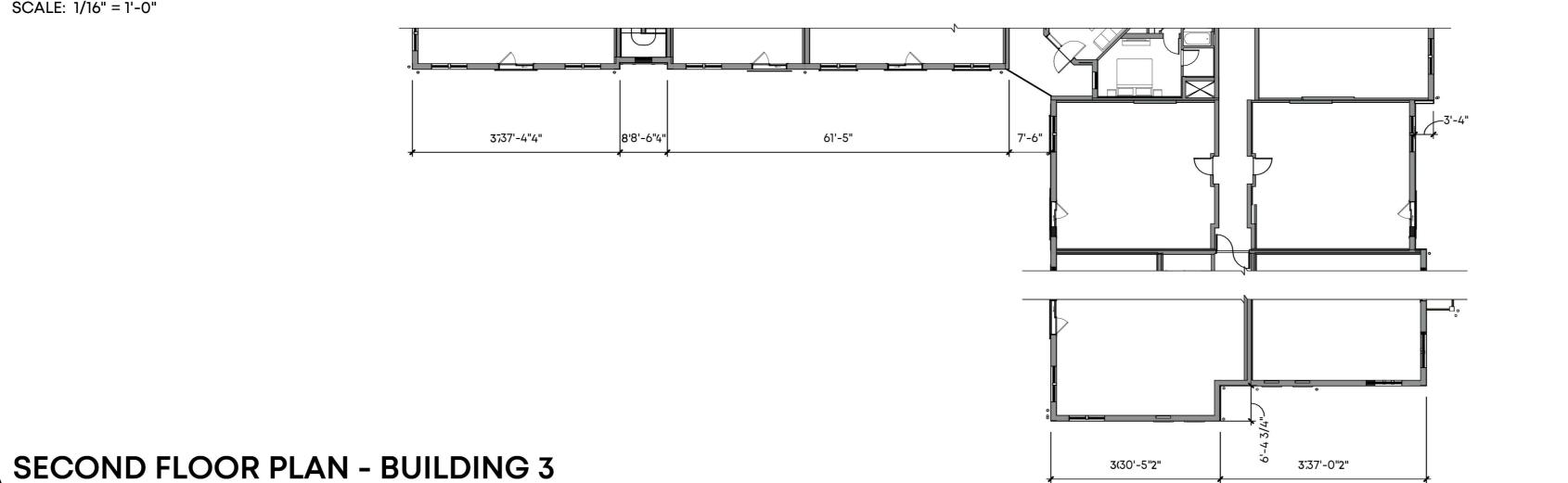


HORIZONTAL OFFSETS - BLDG 3 - NORTHWEST

SCALE: 1/16" = 1'-0"

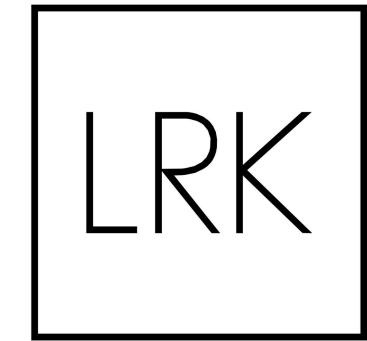


NORTHEAST ELEVATION - BUILDING 3



7	-6"		3'-4"
-			1 °
-			•
		2	
	3(30'-5"2"	3;37'-0"2"	<u>,</u>

MATERIAL LEGEND MATERIAL/FINISH COLOR STYLE **ROOF** BARREL CONCRETE | 3725 PALM BEACH | CAPISTRANO **ROOF TILE** COLOR TO MATCH | FLAT PANEL (BERRIDGE METAL SCREEN 1.2 **ROOF TILE** FW-1025) TPO MEMBRANE METAL ROOFING COPPER-COTE STANDING SEAM METAL ROOFING **BRONZE** STANDING SEAM STUCCO STUCCO REALIST BEIGE SW 6078 STUCCO DIVERSE BEIGE 2.2 SW 6079 STUCCO COBBLE BROWN 2.3 SW 6082 STUCCO 2.4 SW 6083 WOOD / TRIM **PAINTED** SW 6083 METAL METAL RAILING SW 6083 SABLE METAL LOUVER SW 6083 **BRONZE** ALUMINUM STOREFRONT 4" DIAMETER, UNO METAL DOWNSPOUT SW 6083 **IVORY** METAL LOUVER 4.5 OVERHEAD DOOR COBBLE BROWN 4.6 SW 6082



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Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS -BUILDING NO. 3

Drawn By: SWM

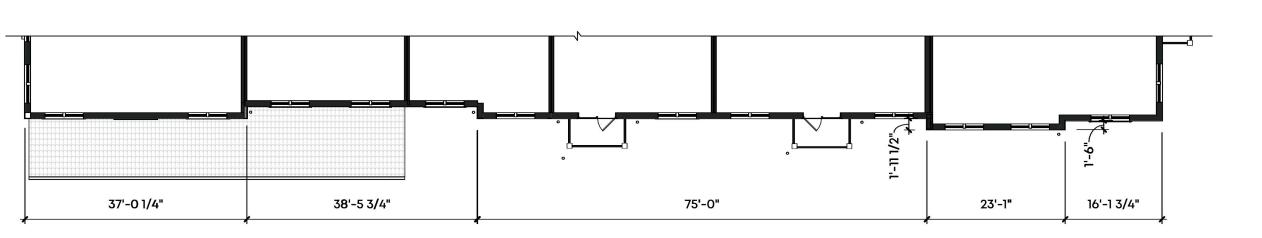
Checked By: VWB



97'-11**"** 23'-0 1/2" 100'-2" 8'-8" 37'-3" 1'-6 7/16"_\ 37'-5 1/2" 30'-3 7/8" SECOND FLOOR PLAN - BUILDING 3



SOUTHWEST ELEVATION - BUILDING 3

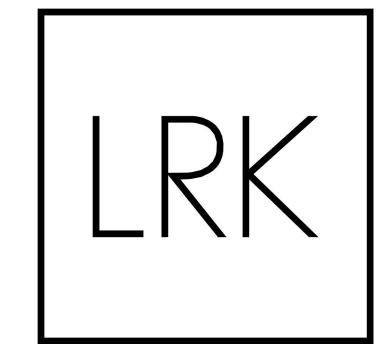


HORIZONTAL OFFSETS - BLDG 3 - SOUTHWEST

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
OOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	



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Project Name:

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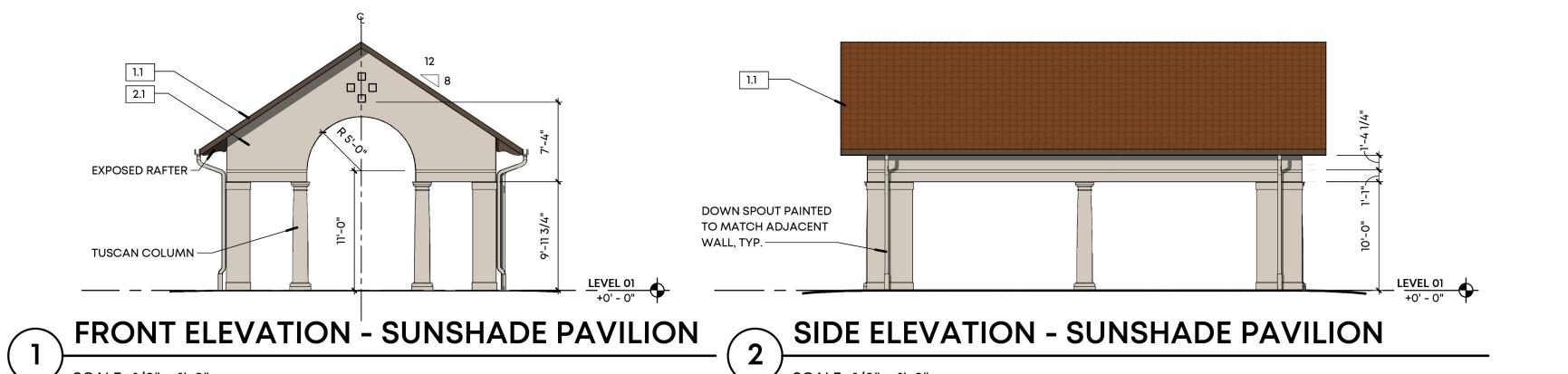
Drawing Name:

COLORED ELEVATIONS -BUILDING NO. 3

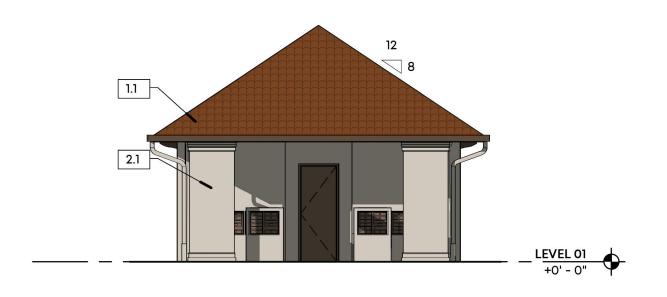
Drawn By: SWM

Checked By: VWB

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
VOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	



SCALE: 1/8" = 1'-0"

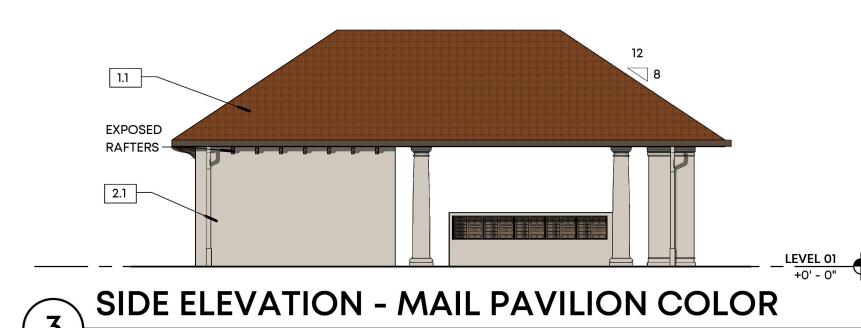


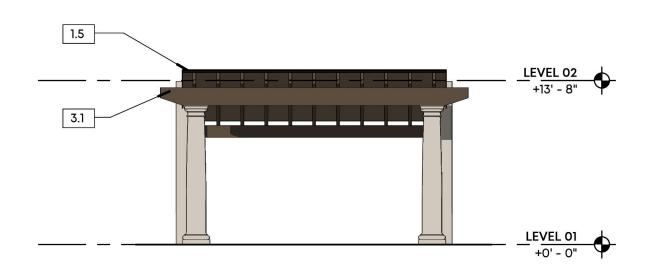
SCALE: 1/8" = 1'-0"

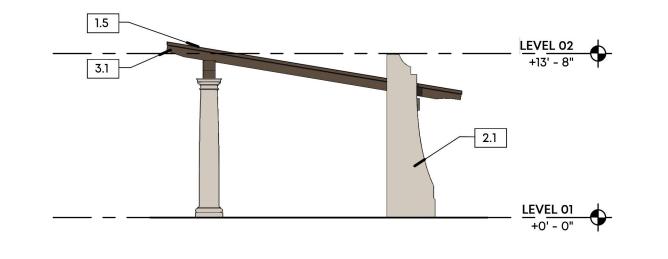
FRONT ELEVATION - MAIL PAVILION COLOR

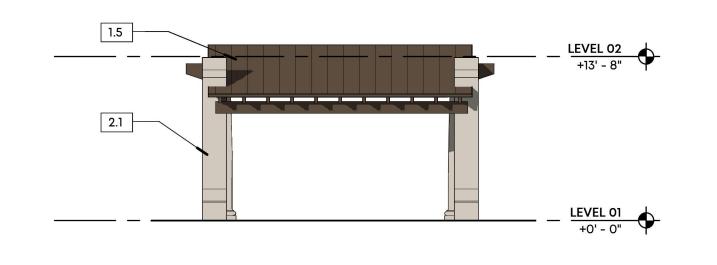
1.5

EXPOSED RAFTERS -









FRONT ELEVATION - EVENT PAVILION COLOR

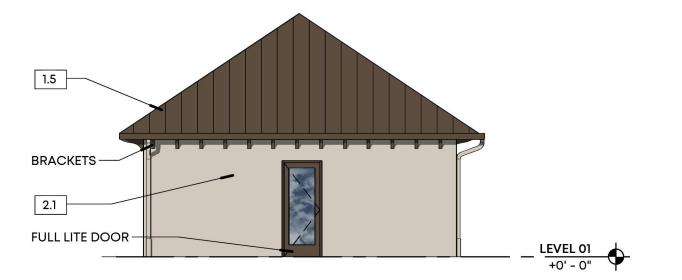




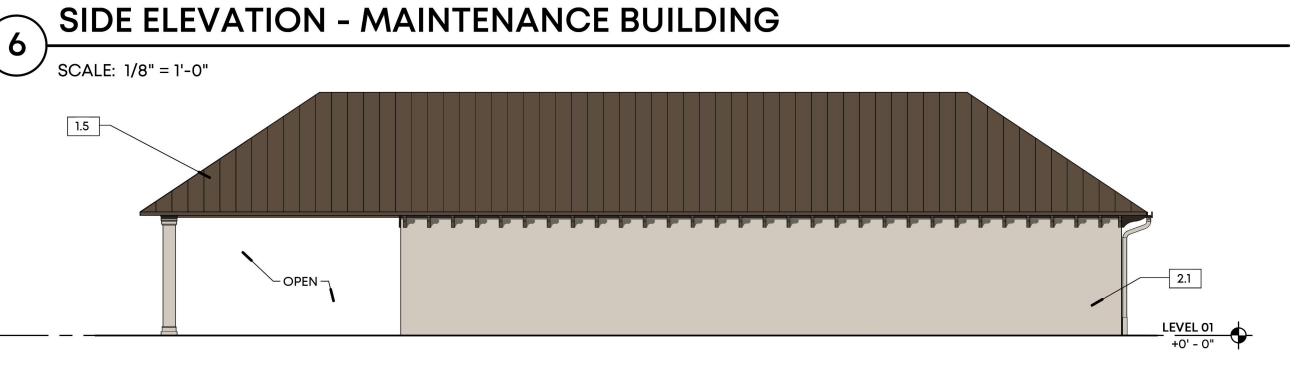


REAR ELEVATION - MAINTENANCE BUILDING

SCALE: 1/8" = 1'-0"



MAINTENANCE BUILDING - FRONT COLOR SCALE: 1/8" = 1'-0"



SIDE ELEVATION - MAINTENANCE BUILDING

SCALE: 1/8" = 1'-0"



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COMPANIES

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Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

PAVILIONS AND MAINTENANCE BUILDING

Drawn By: Author

Checked By: Checker

THANK YOU!

QUESTIONS?