



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*



DOWNTOWN ESTERO - RESIDENTIAL

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



RESIDENTIAL DO



BOOTHDESIGNGROUP
landscape architecture • planning • urban design

GENERAL DEVELOPMENT NOTES:

- ALL CONTRACTORS AND SUB-CRONTACTORS 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. PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
- 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.
- 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.
- EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- 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 NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
- 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.
- 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.
- NO BLASTING IS PROPOSED WITH THIS PROJECT.

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY ⁽¹⁾	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

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

OPEN SPACE CALCULATIONS

REQUIRED	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:**
 1. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
 2. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

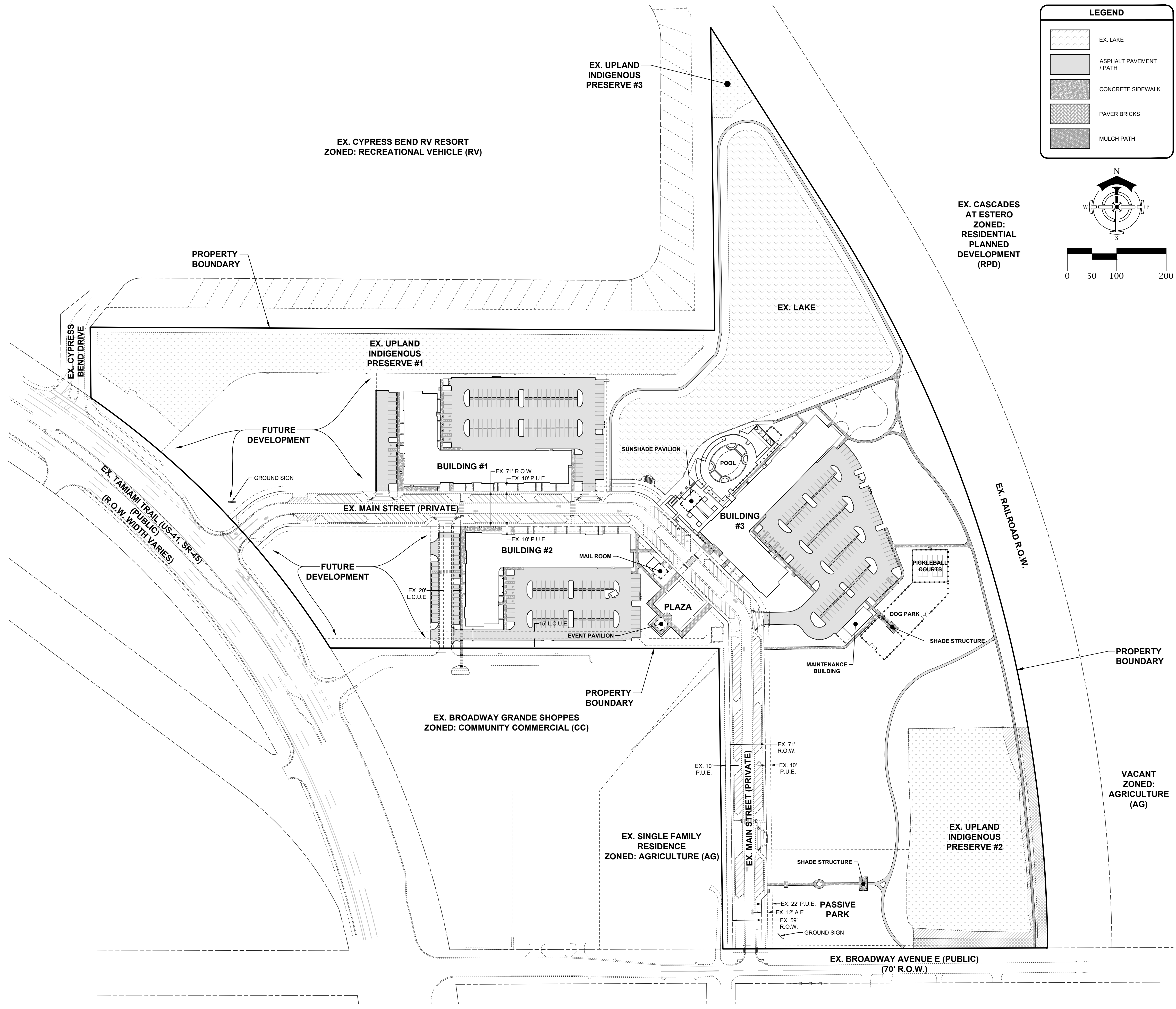
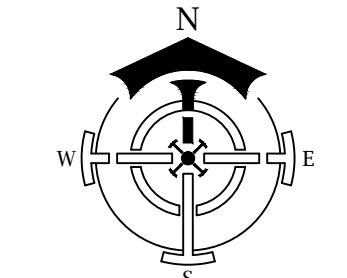
BUFFER REQUIREMENTS

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.
 2. BUFFERS PERMITTED WITH DOS2022-E006.

LEGEND

[Pattern]	EX. LAKE
[Pattern]	ASPHALT PAVEMENT / PATH
[Pattern]	CONCRETE SIDEWALK
[Pattern]	PAVER BRICKS
[Pattern]	MULCH PATH



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 Registry License
 Number 33253

ENGINEER OF RECORD:
 JOHN T. WOODAM, P.E. (FOR THE FIRM)
 FLORIDA P.E. NO. 58217
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OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
 941 N. MEDAN STREET
 INDIANAPOLIS, IN 46209
 (317) 974-1234
 PROJECT:
**DOWNTOWN ESTERO
 RESIDENTIAL**

PLAN REVISIONS

#	DATE	DESCRIPTION

MASTER SITE PLAN

Project Manager: JTW
 Drawn By: CAS
 Checked By: JTW
 Project Number: 21521
 Located in Section(s): 28
 Township: 46 S Range: 25 E
 County, State: LEE COUNTY, FL

Status:
**FOR CONSTRUCTION
 SUBJECT TO ALL PERMIT APPROVALS**

Sheet Number: 4

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SIGNING AND MARKING NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

BUILDING SUMMARY		
BUILDING	GROSS FLOOR AREA / UNITS	STORIES
BUILDING #1	6,678 SF / 100 UNITS	4
BUILDING #2	6,683 SF / 100 UNITS	4
BUILDING #3	6,514 SF / 100 UNITS	4

SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29				
CATEGORY	REQUIRED	BUILDING #1 PROVIDED	BUILDING #2 PROVIDED	BUILDING #3 PROVIDED
MINIMUM BUILDING SETBACKS				
STREET, PRIVATE (INTERNAL) (MAIN STREET)	0 FT	12.52 FT	10.29 FT	11.22 FT
STREET, PUBLIC (US-41 & BROADWAY AVE. E)	25 FT	N/A	N/A	N/A
RAILROAD RIGHT-OF-WAY	25 FT	N/A	N/A	191.95 FT
NORTHERN PROPERTY LINE ADJACENT TO CYPRESS BEND RV RESORT	30 FT	N/A	N/A	N/A
SOUTHERN PROPERTY LINE ADJACENT TO BROADWAY GRANDE SHOPPES	15 FT	N/A	44.35 FT	N/A
WATERBODY (EDGE OF WATER / CONTROL ELEVATION)	20 FT (1)	95.59 FT	N/A	33.39 FT
PRESERVE AREA (PRINCIPLE & ACCESSORY)	30 FT	35.90 FT	N/A	N/A
MINIMUM BUILDING SEPARATION				
	15 FT	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	55 FT (4 STORIES)	55' (4 STORIES)	55' (4 STORIES)	55' (4 STORIES)
MAXIMUM LOT COVERAGE	80%	7% (BUILDINGS COMBINED)		

(1) MAY BE REDUCED TO 0 FEET WHEN ARCHITECTURAL BANK TREATMENT IS INCORPORATED INTO DESIGN.

USE	RATIO	REQUIRED	PROVIDED
MULTIPLE-OCCUPANCY COMPLEX	3 PER 1,000 SF OF FLOOR AREA (14,210 SF)	43	OFF-STREET 409 (18)
	1 PER STUDIO / EFFICIENCY UNITS (24 UNITS)	24	GARAGE 33 (3)
	1.50 PER 1 BEDROOM UNITS (114 UNITS)	171	ON-STREET 80 (2)
	1.75 PER 2 OR MORE BEDROOM UNITS (162 UNITS)	284	
TOTAL SPACES		522	522 (23)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
COMMERCIAL & MULTI-FAMILY	150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN.	3	6
BICYCLE PARKING FACILITIES			
COMMERCIAL & MULTI-FAMILY	5% OF REQUIRED VEHICLE SPACES, 25 MAX.	25	30
LOADING SPACES			
COMMERCIAL	SEE NOTE #4	0	0

NOTES:

- "(18)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
- PARKING REQUIREMENTS PER RESOLUTION Z-10-017.
- BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
- GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-206.

LEGEND

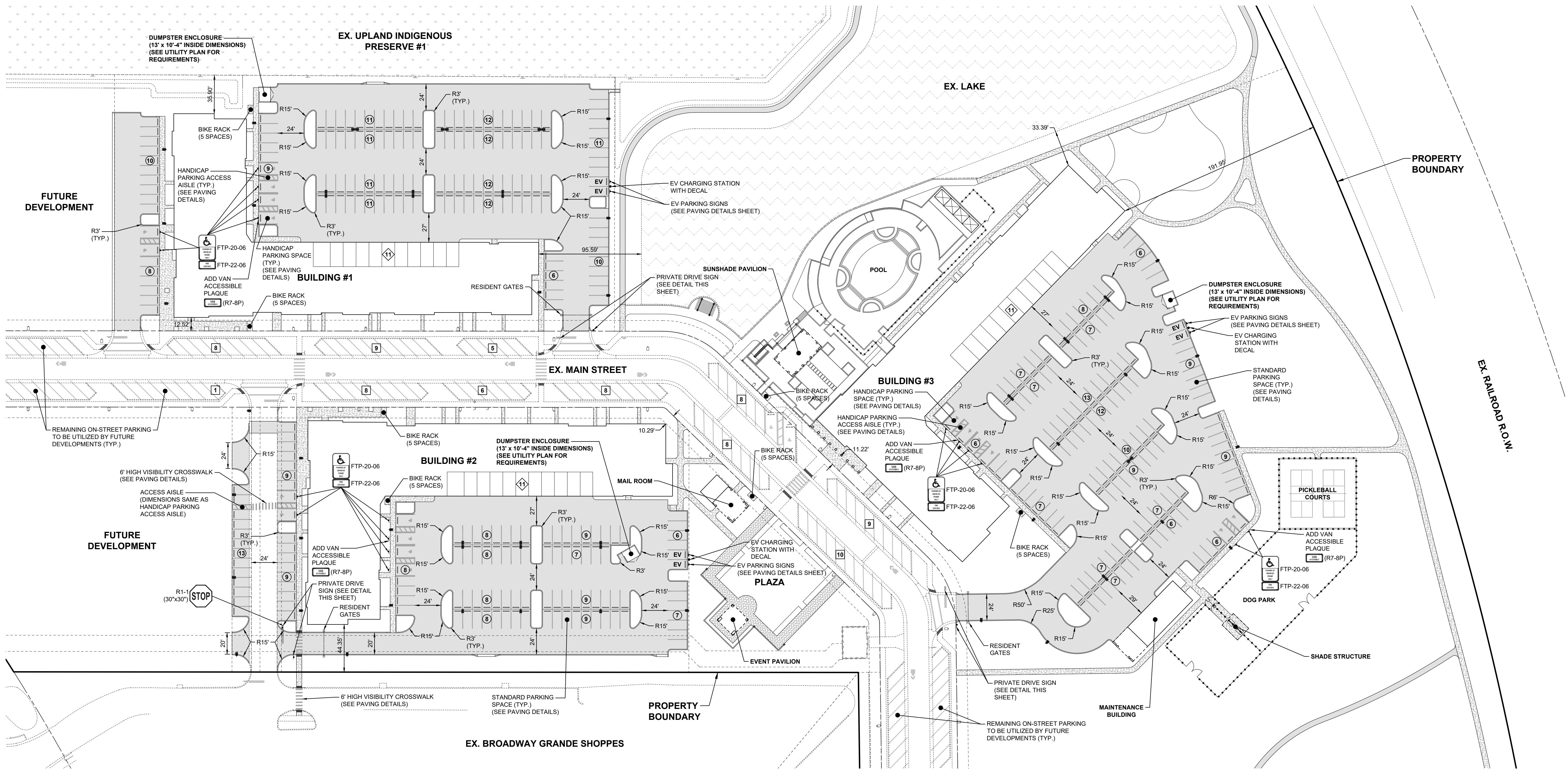
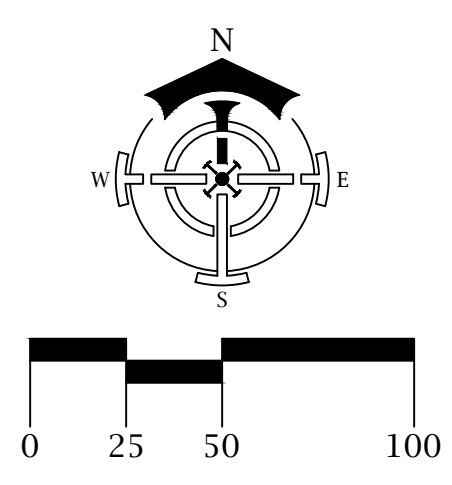
- EX. UPLAND INDIGENOUS PRESERVE
- EX. LAKE
- ASPHALT PAVEMENT / PATH
- CONCRETE SIDEWALK
- PAVER BRICKS
- PROPOSED LIGHT POLES
- OFF-STREET PARKING COUNT
- ON-STREET PARKING COUNT
- GARAGE PARKING COUNT
- ELECTRICAL VEHICLE CHARGING STATION SPACE

PRIVATE DRIVE SIGN

SIZE: 24"x30"
COLOR: RED

NOTES:

- SIGNS ON LEFT SIDE OF DRIVE SHALL BE INSTALLED ON BACK SIDE OF STOP SIGNS.



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DOWNTOWN ESTERO RESIDENTIAL

PLAN REVISIONS	DESCRIPTION	DATE
#		

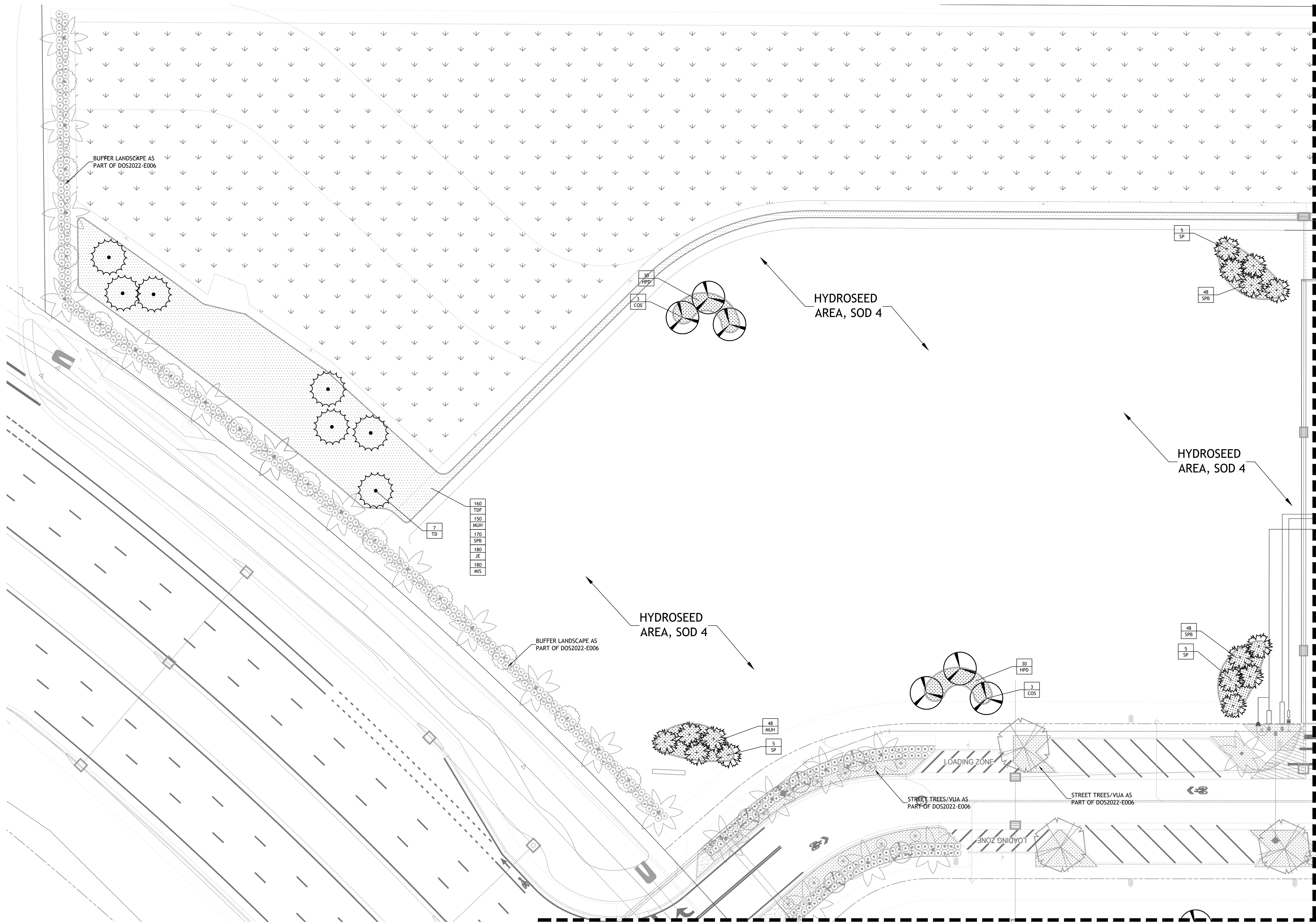
SITE LAYOUT, SIGNING AND MARKING

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Checked By: JTW
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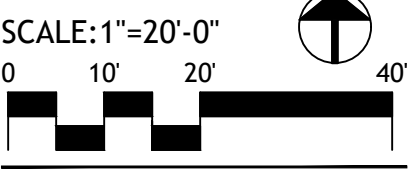
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	2	DD PLANS	08-26-22
	3	100% DD	10-12-22

REVISIONS

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LANDSCAPE DEVELOPMENT PLAN

L1.01

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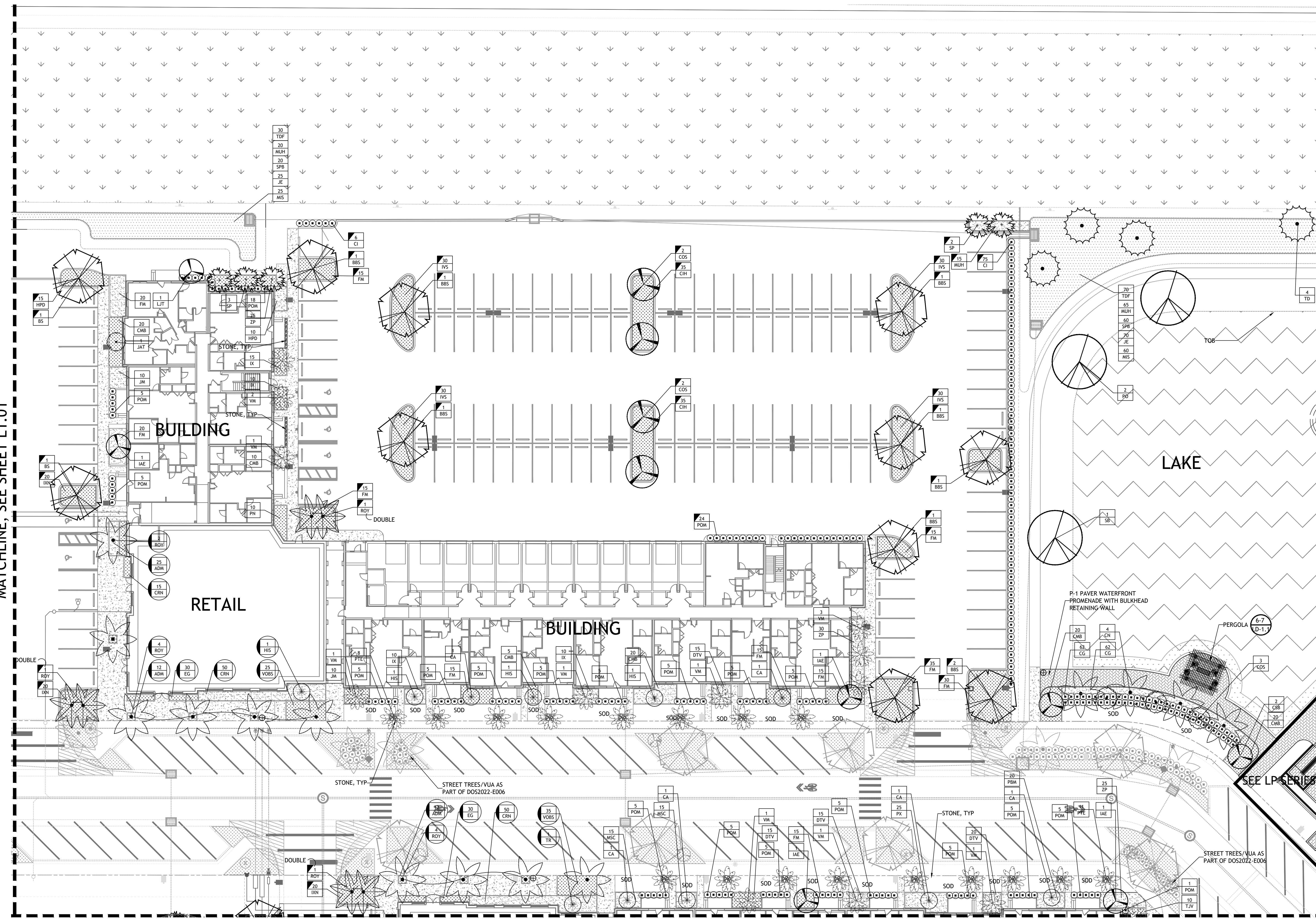
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L1.02

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MATCHLINE, SEE SHEET L1.03

MATCHLINE, SEE SHEET L1.05



SEE LP SERIES

STREET TREES/VUA AS PART OF DOS2022-E006

STREET TREES/VUA AS PART OF DOS2022-E006



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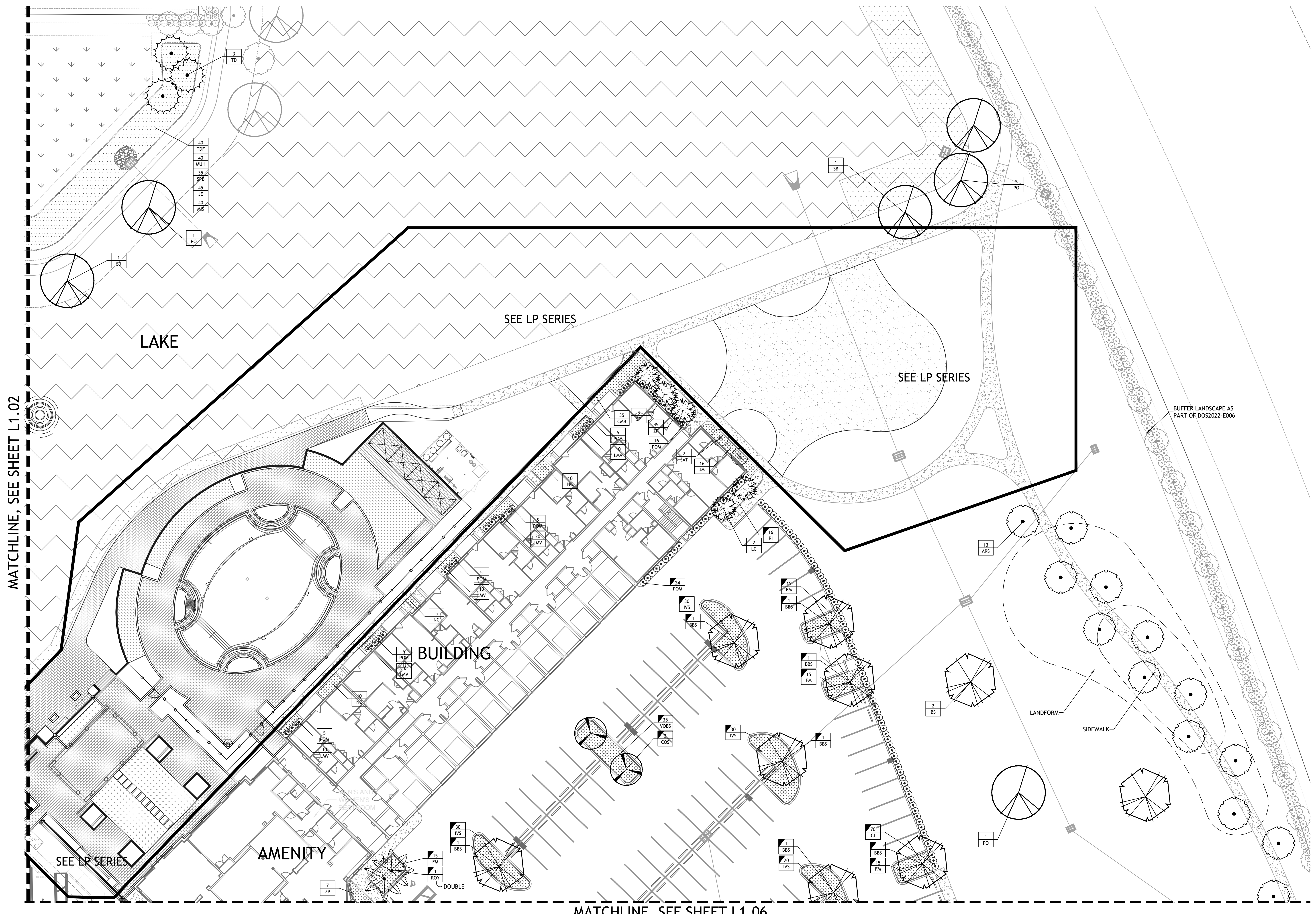
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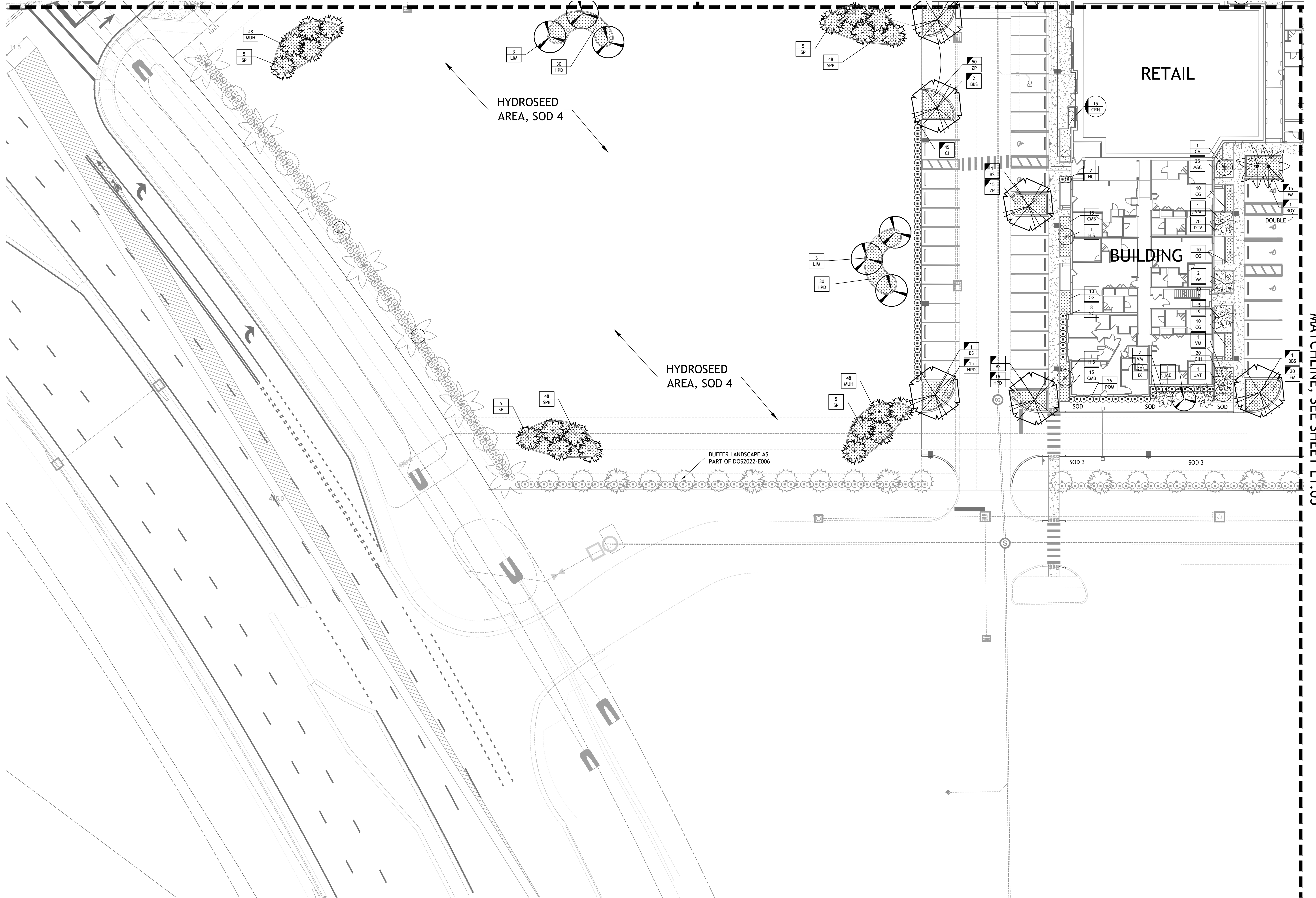


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AREA, SOD 4

HYDROSEED
AREA, SOD 4

BUFFER LANDSCAPE AS
PART OF DOS2022-E006

RETAIL

BUILDING

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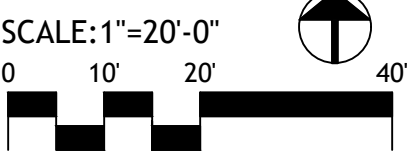
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LANDSCAPE
DEVELOPMENT
PLAN

L1.04

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DOWNTOWN ESTERO

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FL Registration: LC26000471

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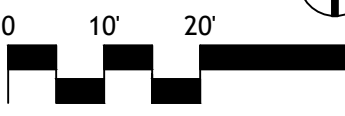
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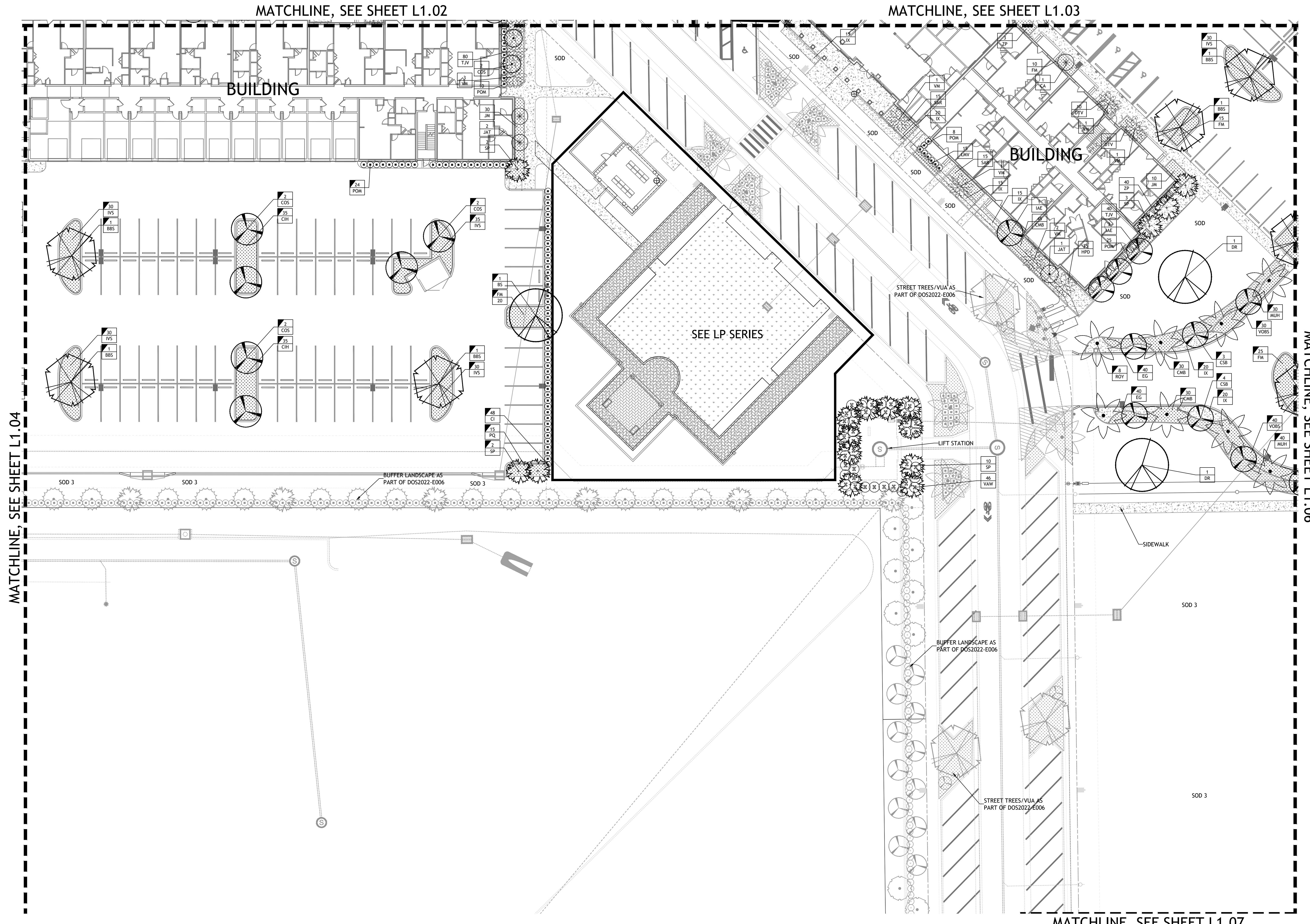
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LANDSCAPE DEVELOPMENT PLAN

L1.05

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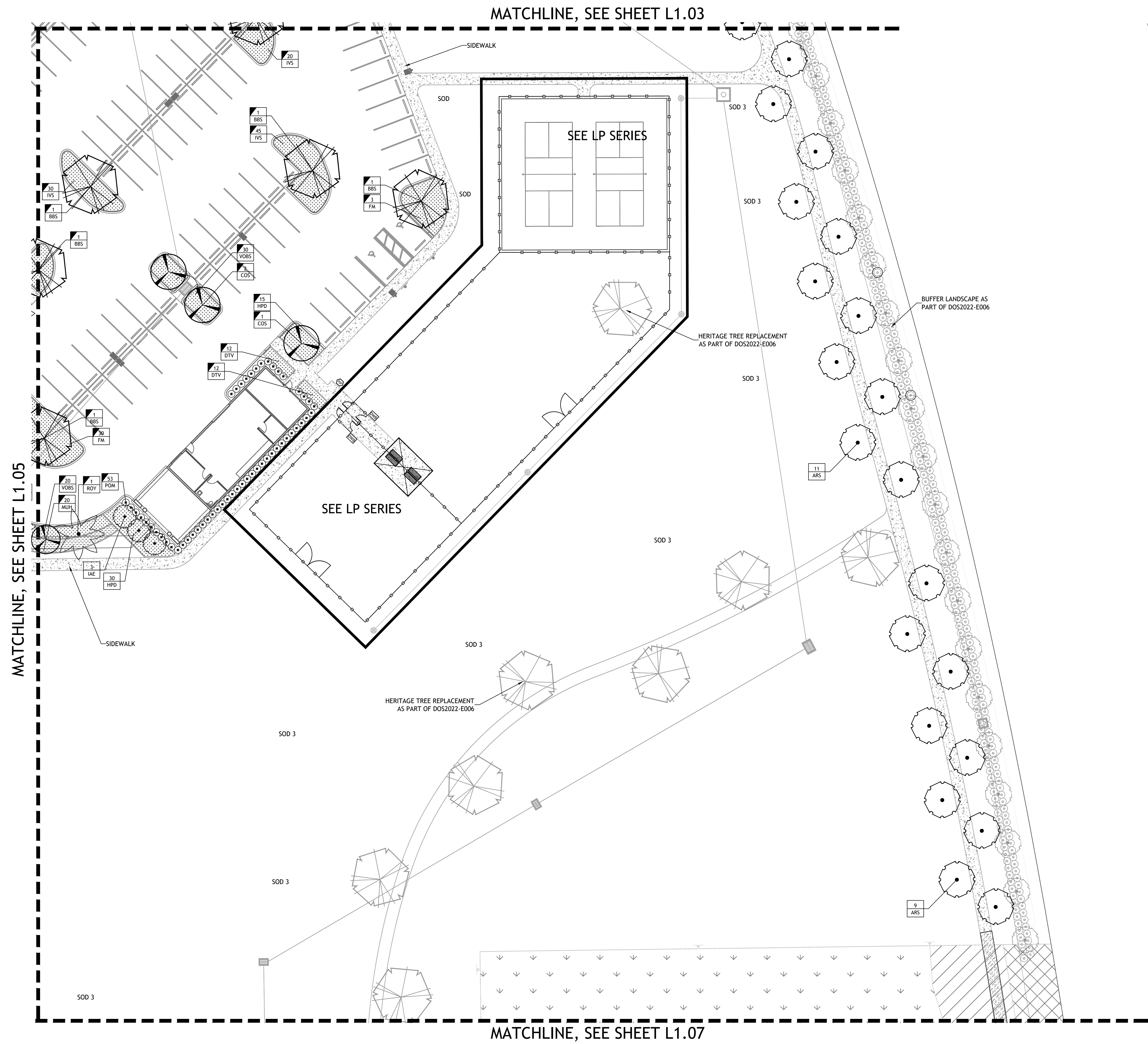
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MATCHLINE, SEE SHEET L1.03

MATCHLINE, SEE SHEET L1.05

MATCHLINE, SEE SHEET L1.07



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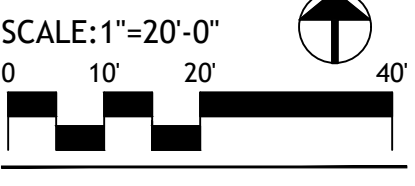
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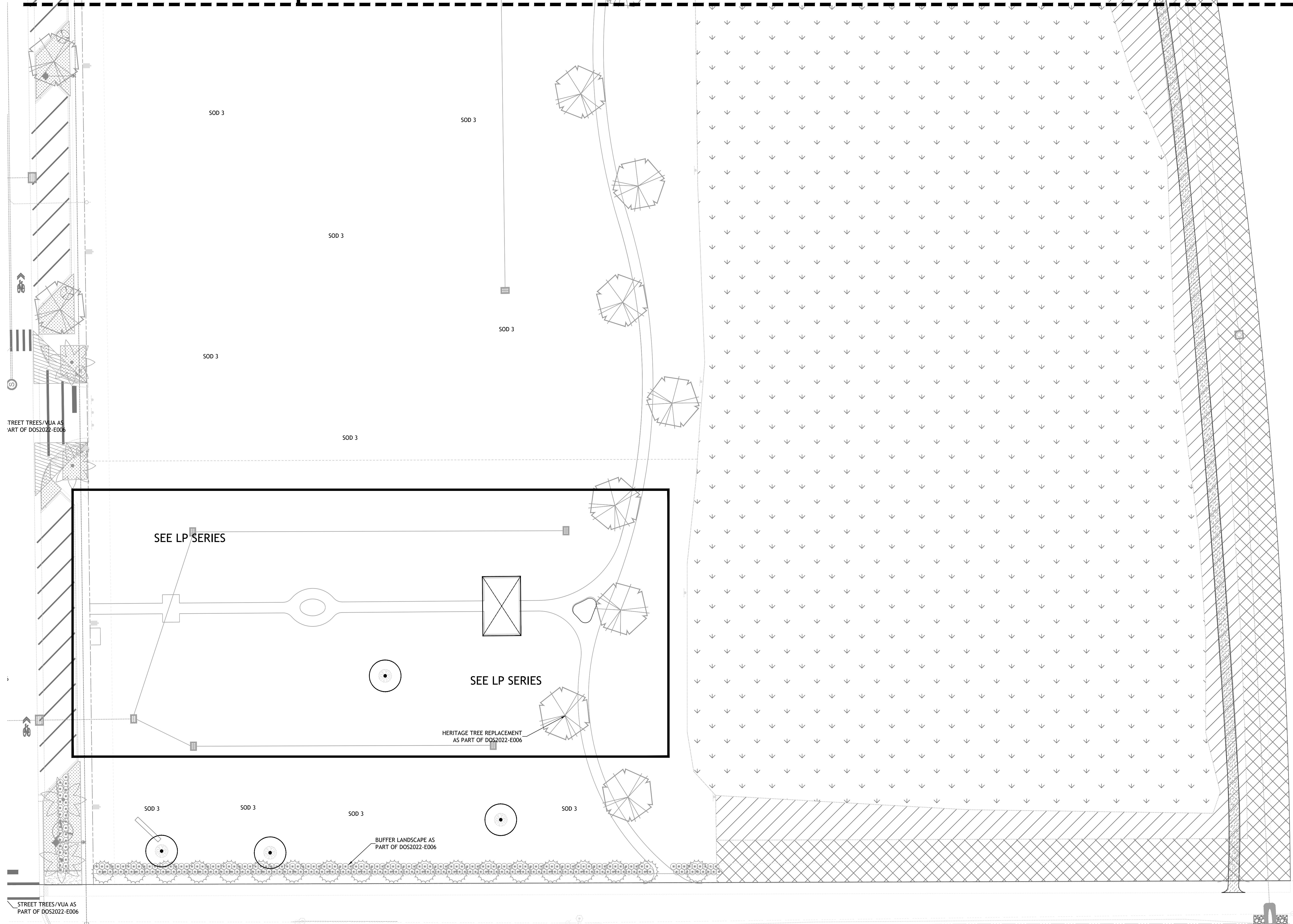
LANDSCAPE DEVELOPMENT PLAN

L1.06

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MATCHLINE, SEE SHEET L1.05

MATCHLINE, SEE SHEET L1.06



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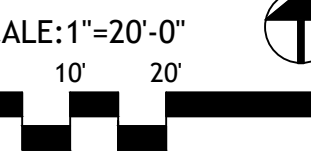
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REVISIONS

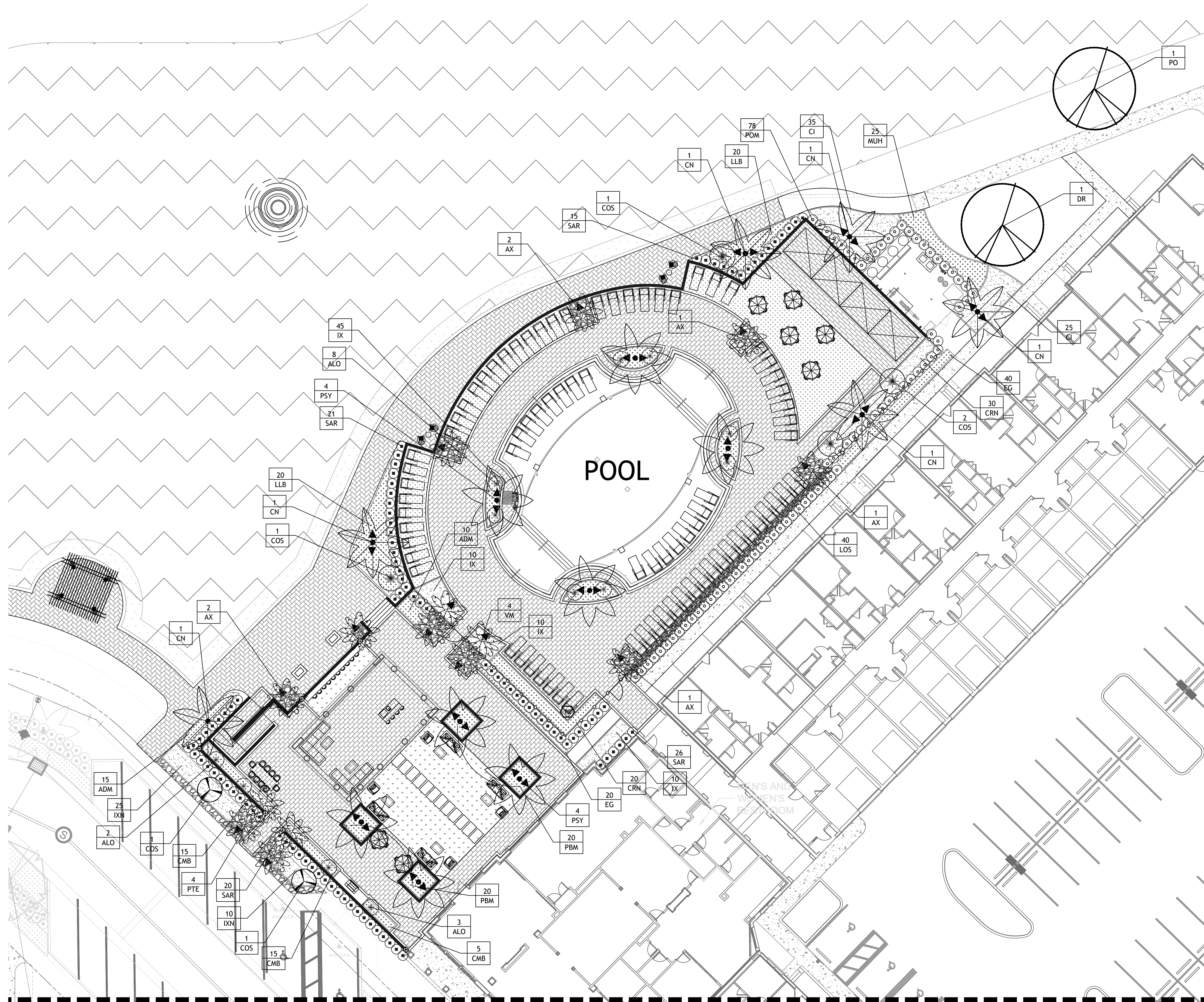
NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER 21057
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LANDSCAPE DEVELOPMENT PLAN

L1.07



MATCHLINE, SEE SHEET LP2.02

MATCHLINE, SEE SHEET LP2.01



146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
772.821.5699

CONSULTANTS
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LRK INC.
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317.554.6710

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SIGNATURE & SEAL

FL Registration: LC26000471

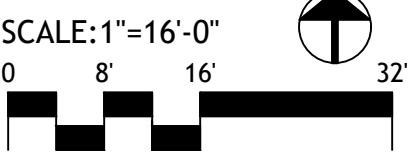
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ISSUE DATE		
1	DD PLANS	06-06-22
2	DD PLANS	08-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

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AMENITY
SITE PLAN

LP2.00



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100% DD SET

ISSUE DATE

1	DD PLANS	06-06-22
2	DD PLANS	08-26-22
3	100% DD	10-12-22

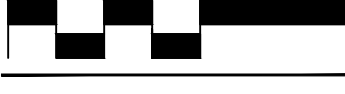
REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB

SCALE: 1"=16'-0"



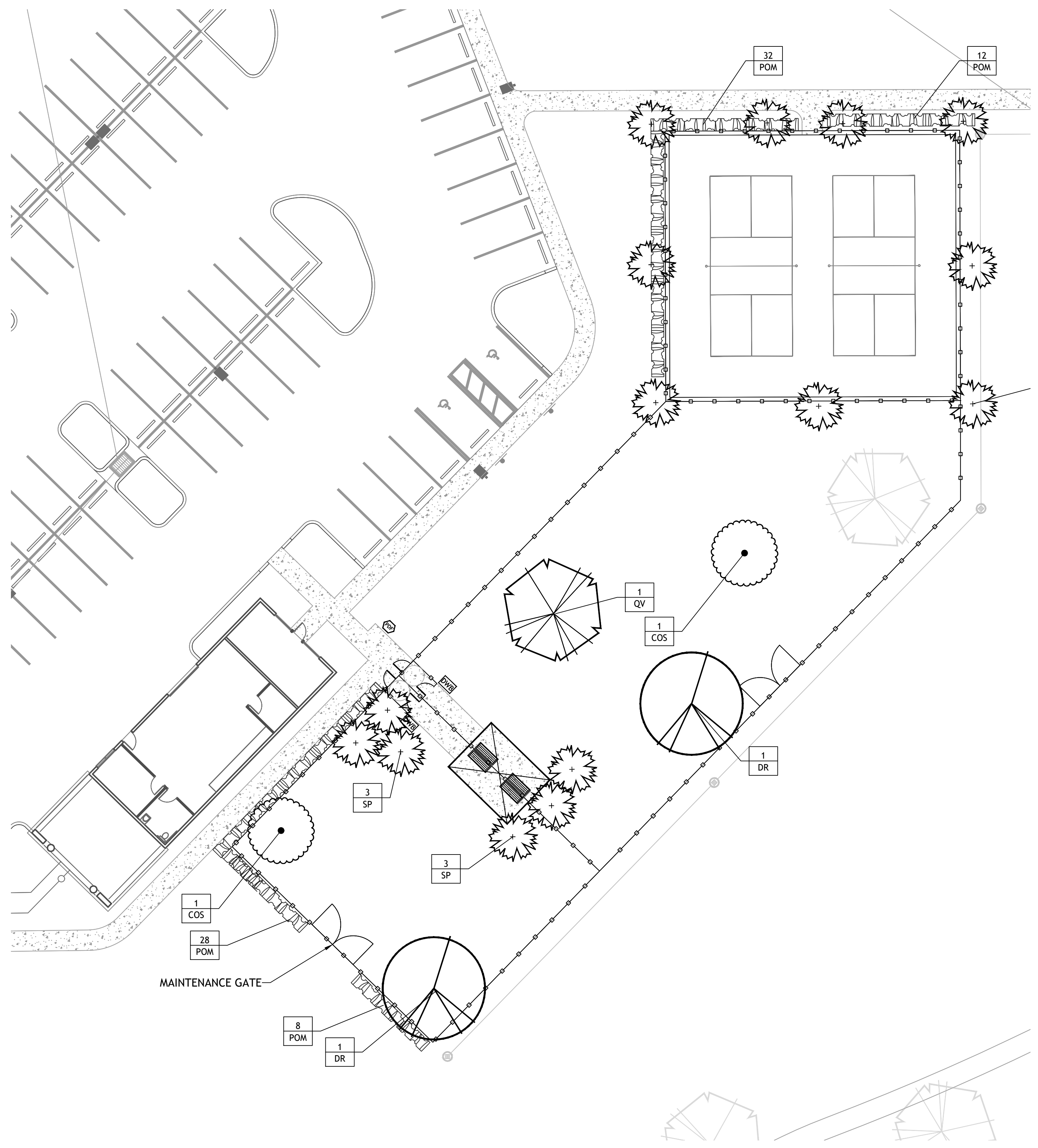
AMENITY
SITE PLAN

LP2.01

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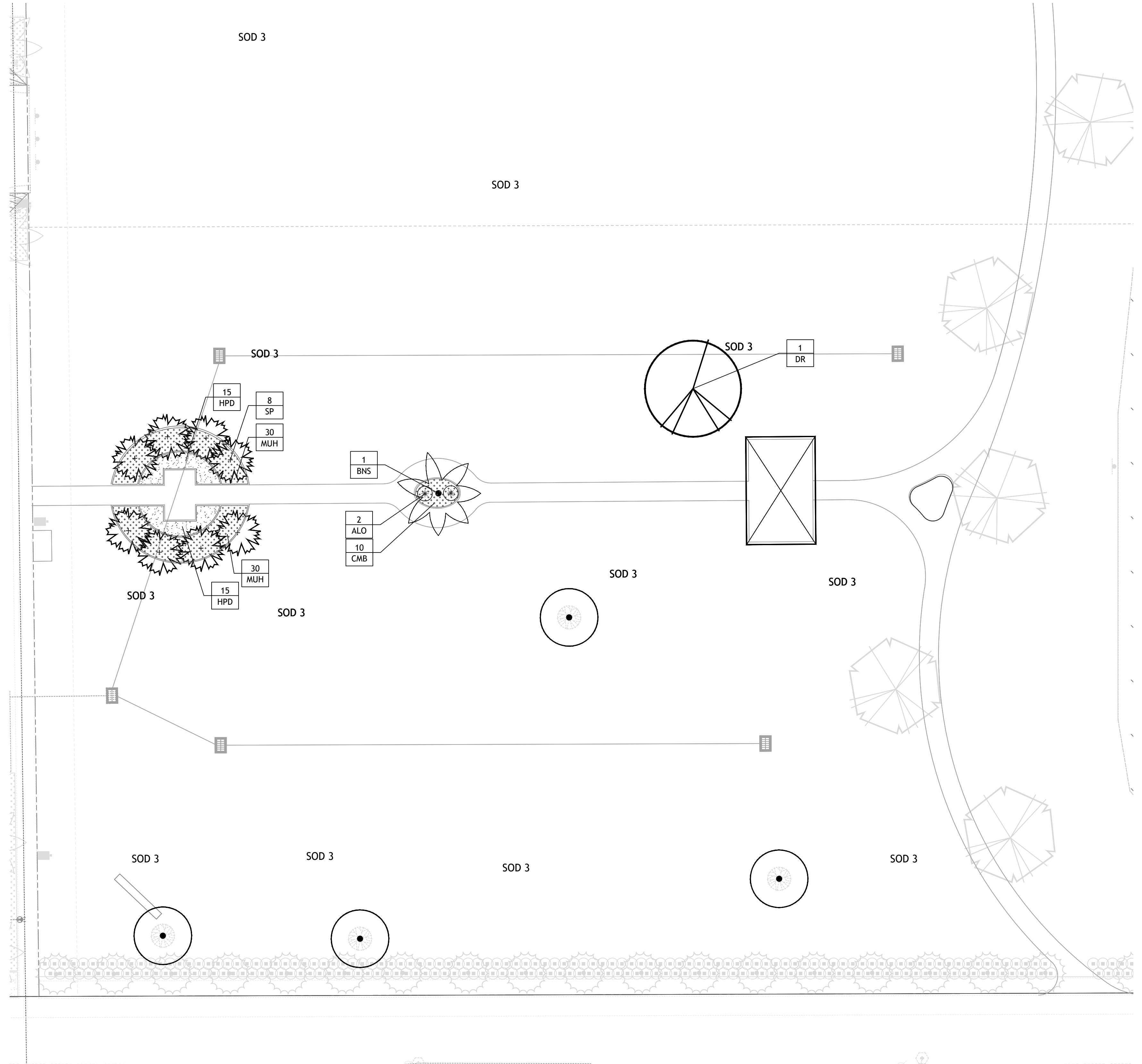
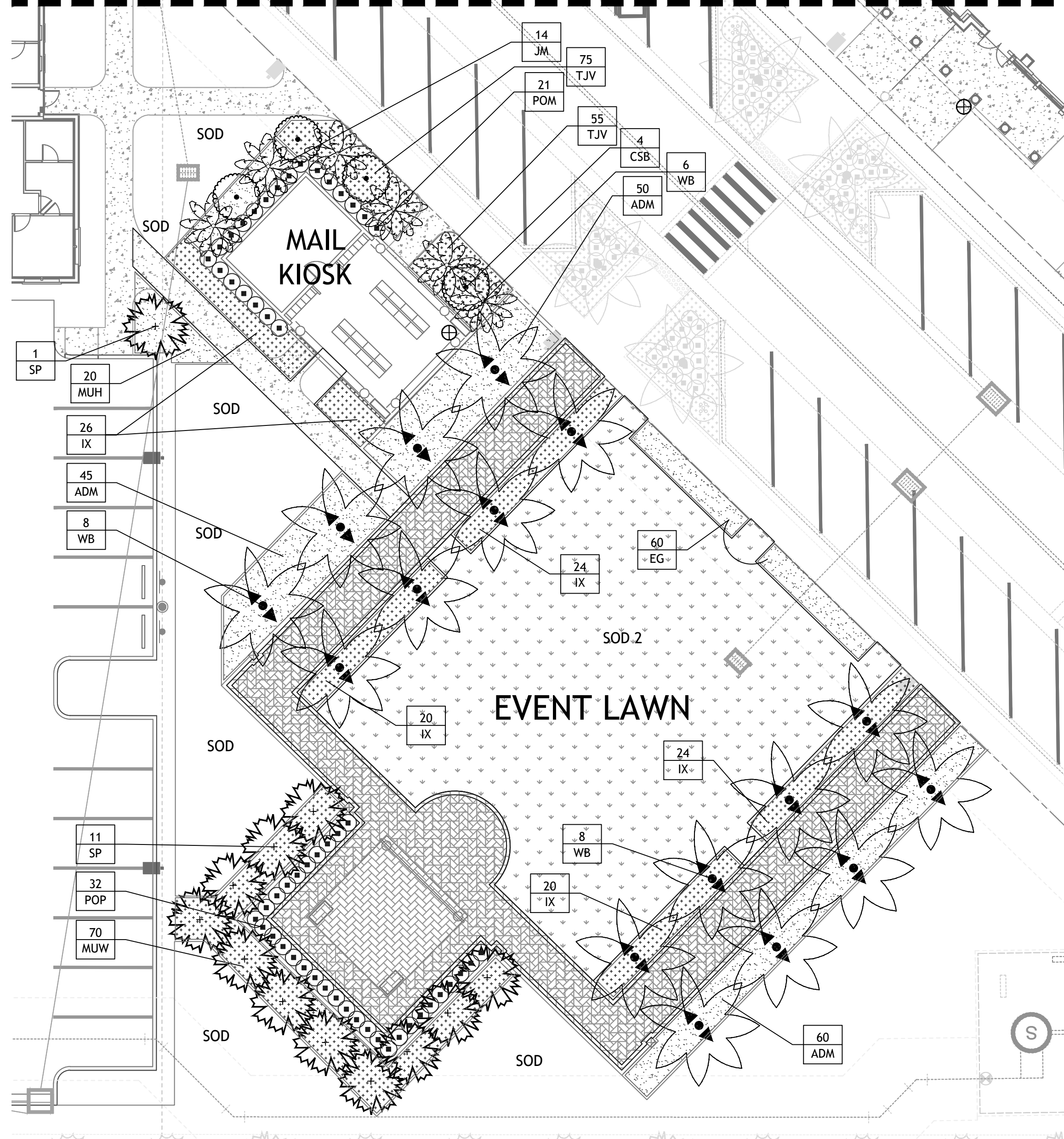


MATCHLINE, SEE SHEET LP2.00



MAINTENANCE GATE

MATCHLINE, SEE SHEET LP2.00



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100% DD SET

ISSUE DATE

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

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION
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CHECKED BY: HB

SCALE: 1"=16'-0"

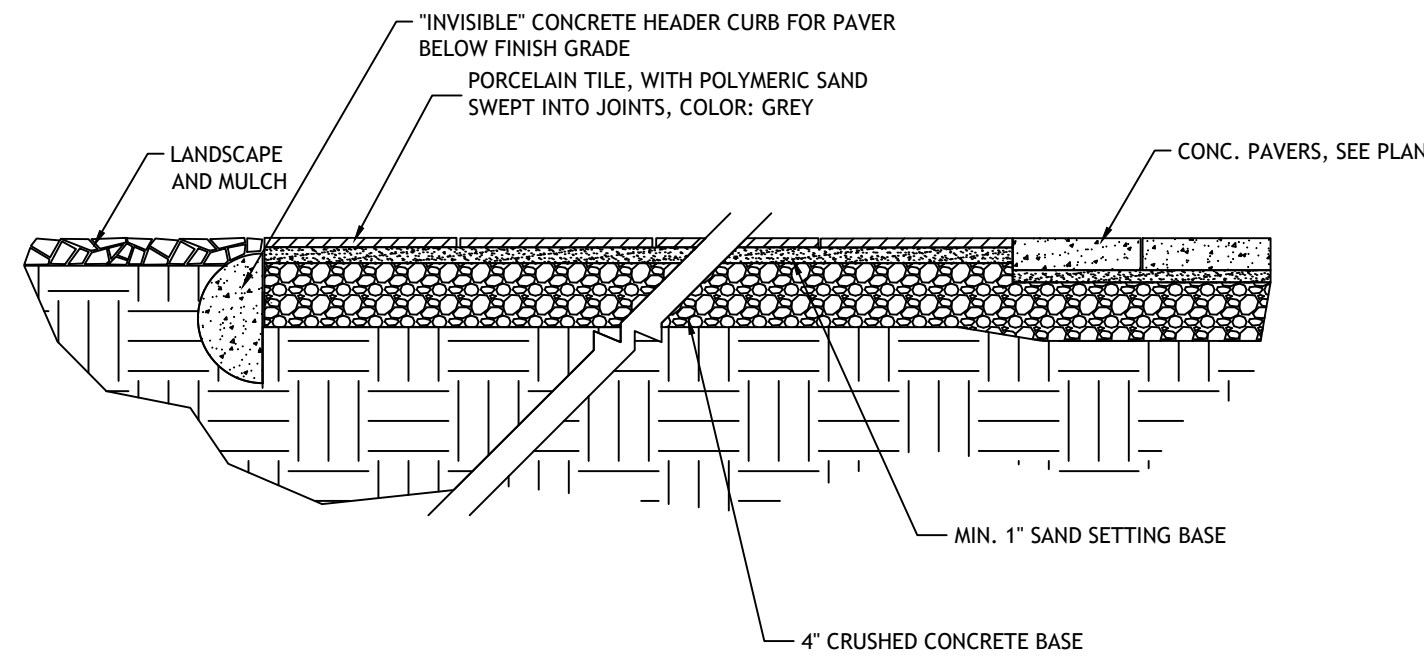


AMENITY
SITE PLAN

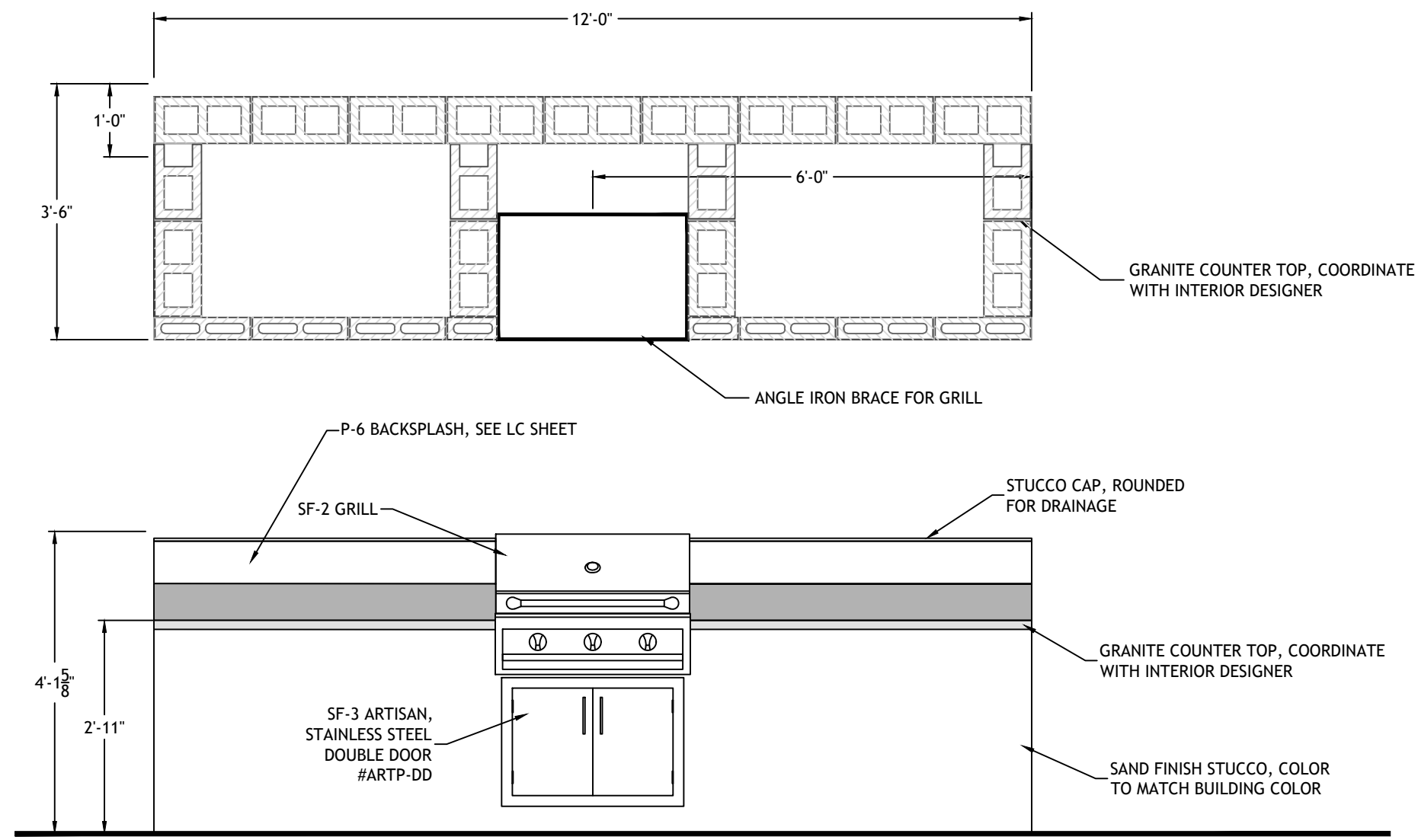
LP2.02

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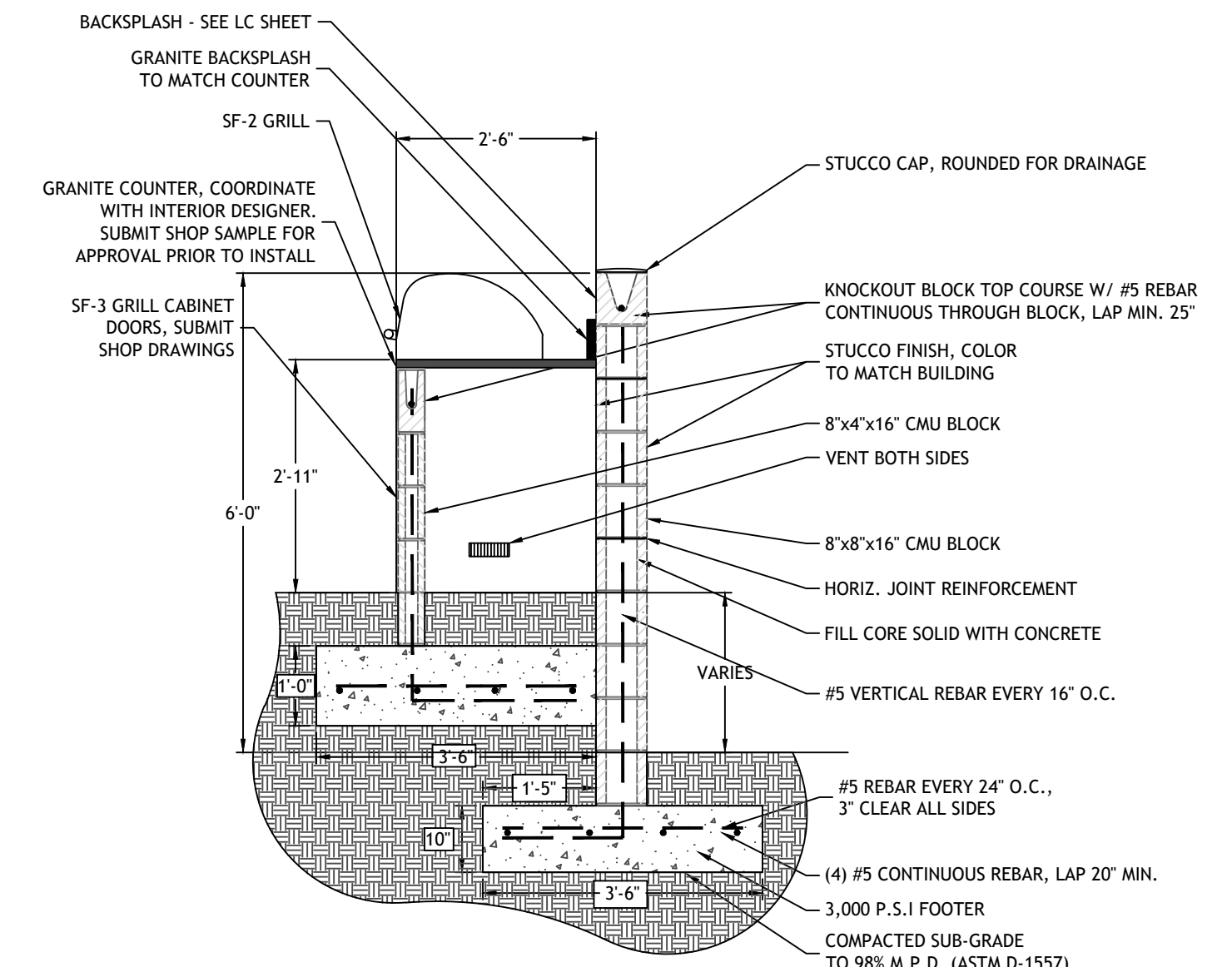
NOTES:
-SEE PAVER LEGEND FOR PAVER SPECIFICATIONS AND PATTERNS
-ALL SAND FOR JOINTS SHALL BE POLYMERIC SAND



1 PORCELAIN PAVERS W/ CRUSHED CONC. BASE
LD-1.1 SCALE: N.T.S.

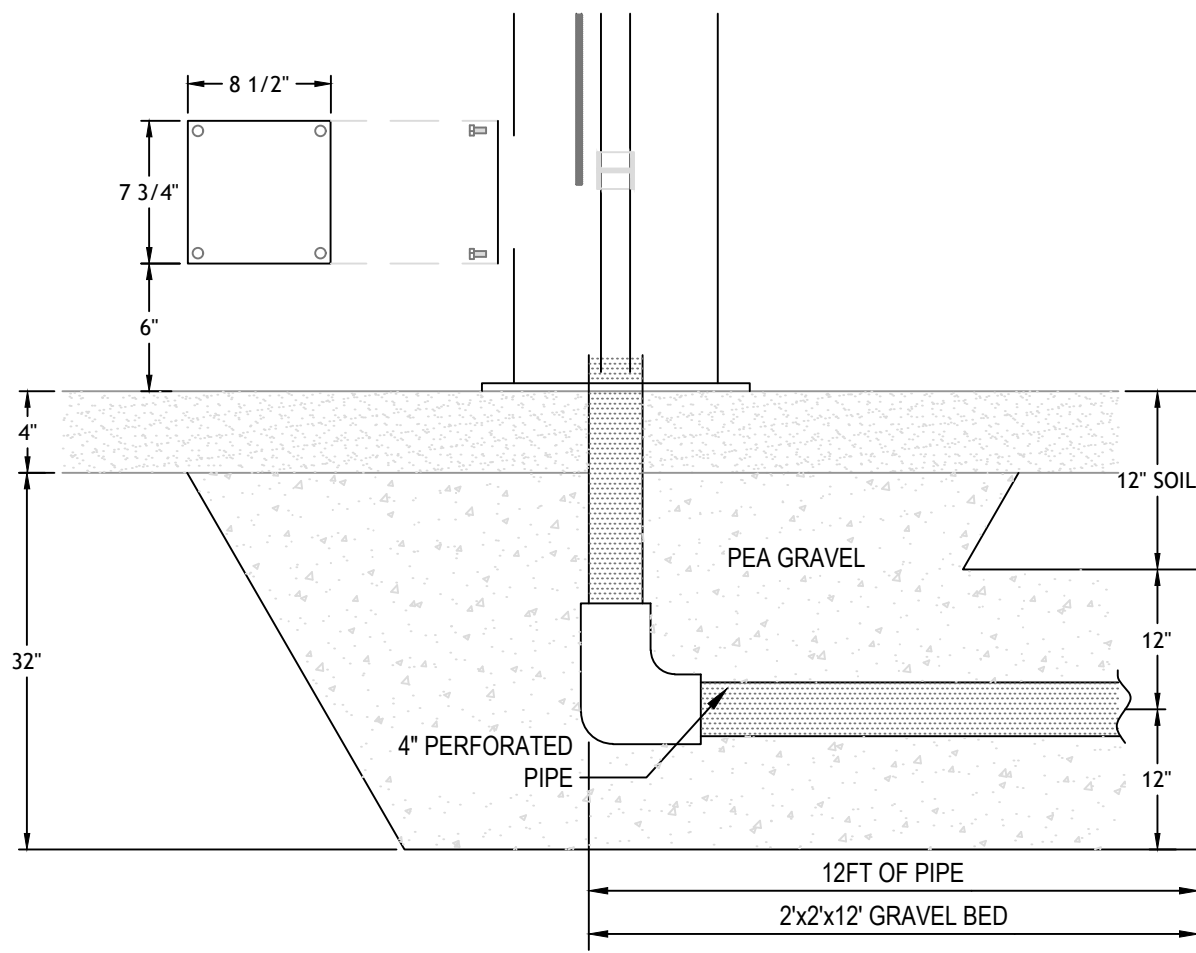


2 GRILL PLAN AND ELEVATION
LD-1.1 SCALE 1/2"=1'-0"

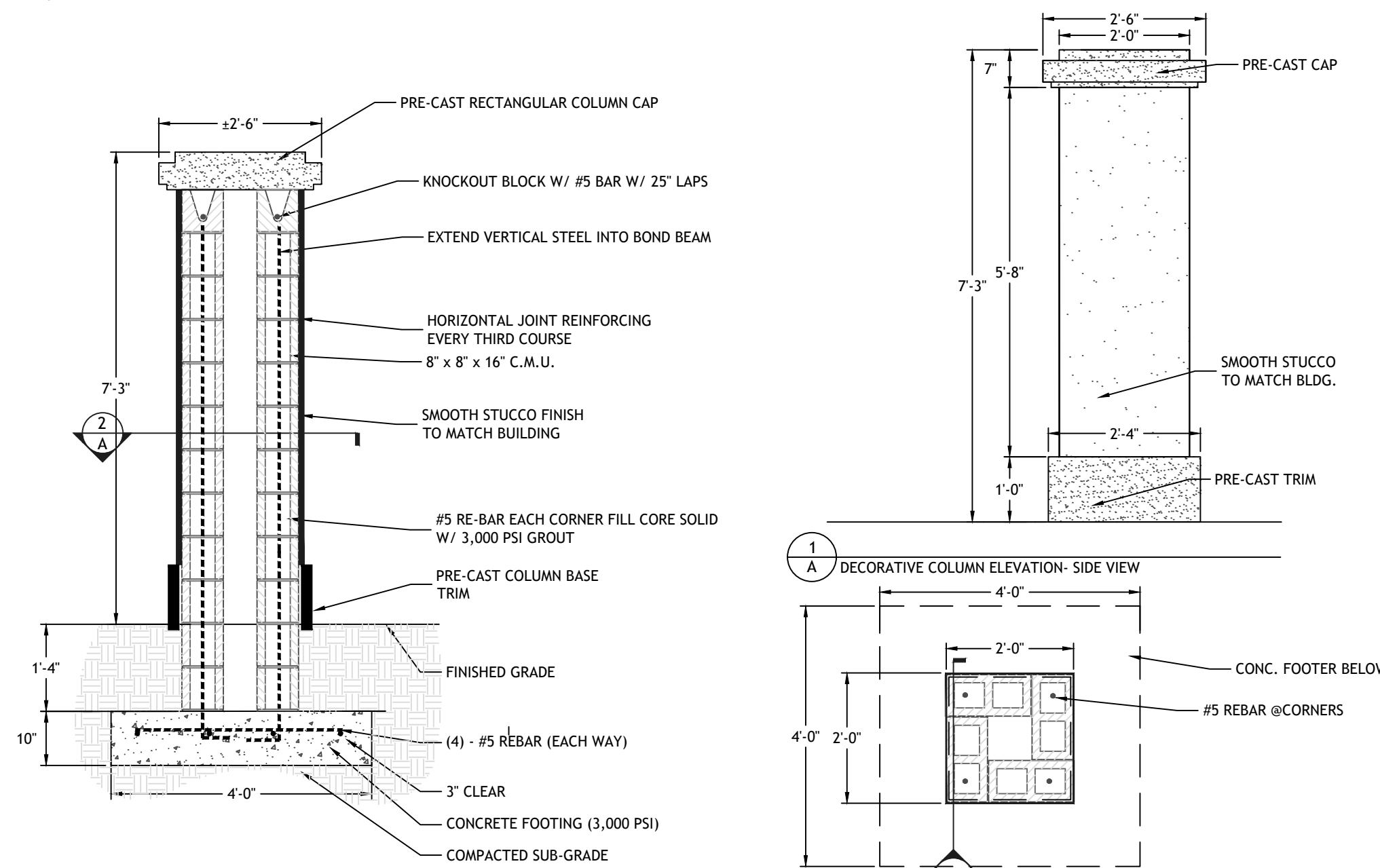


3 GRILL WALL SECTION WITH 6' CMU WALL
LD-1.1 SCALE 1/2"=1'-0"

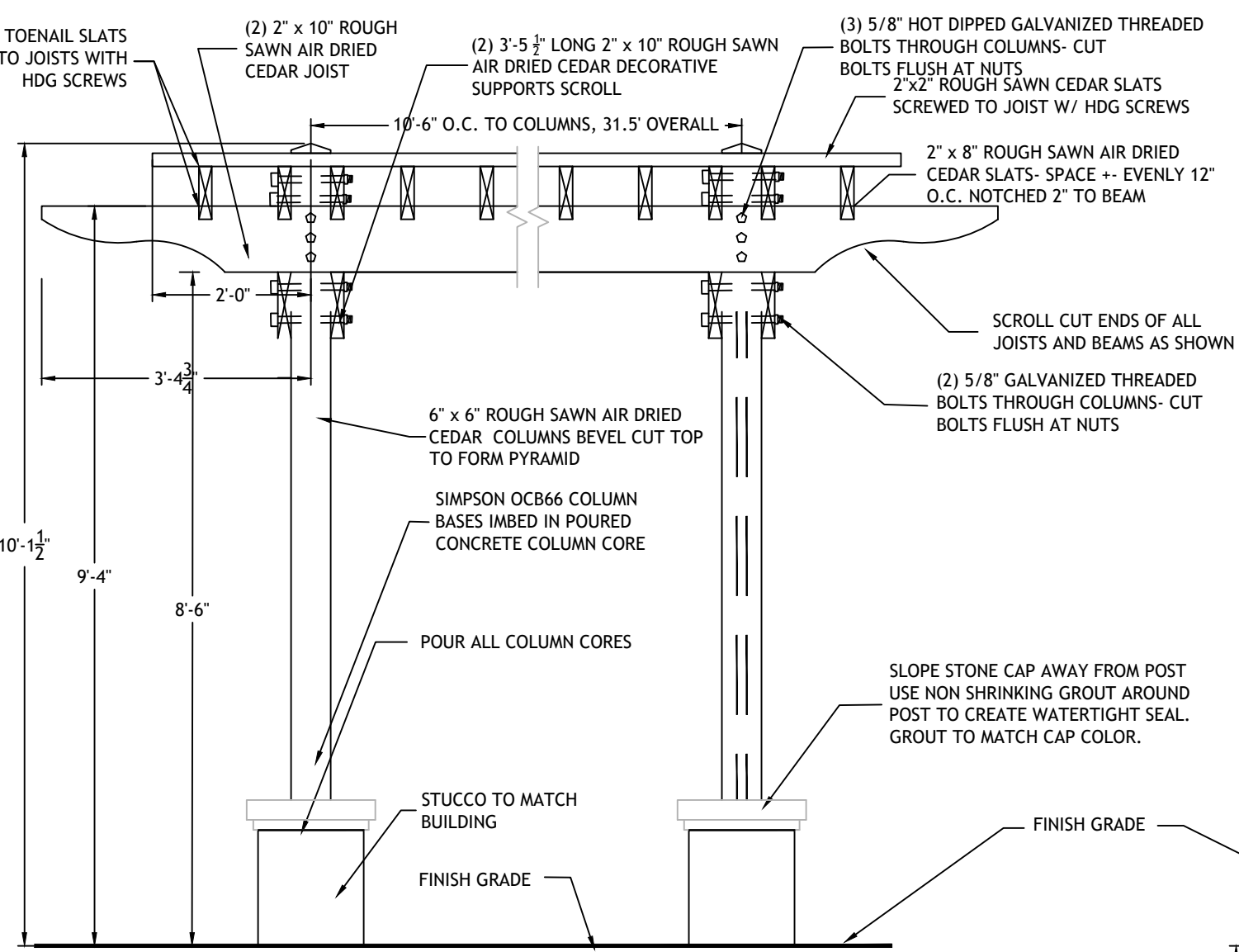
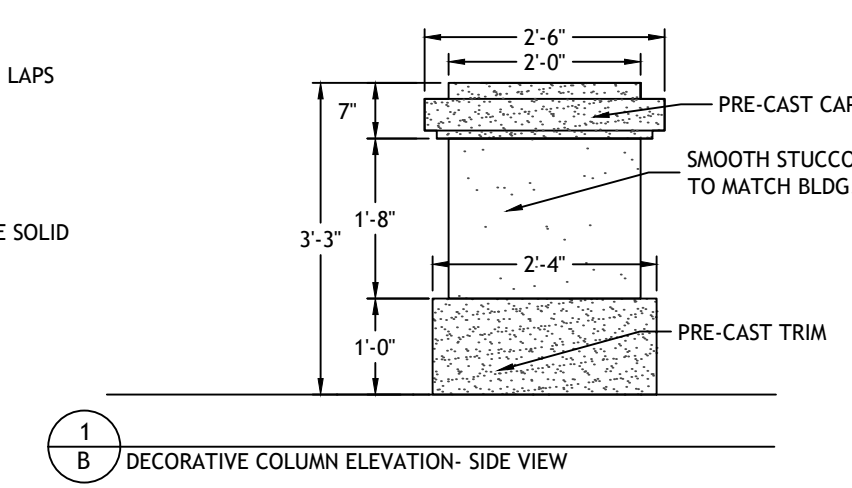
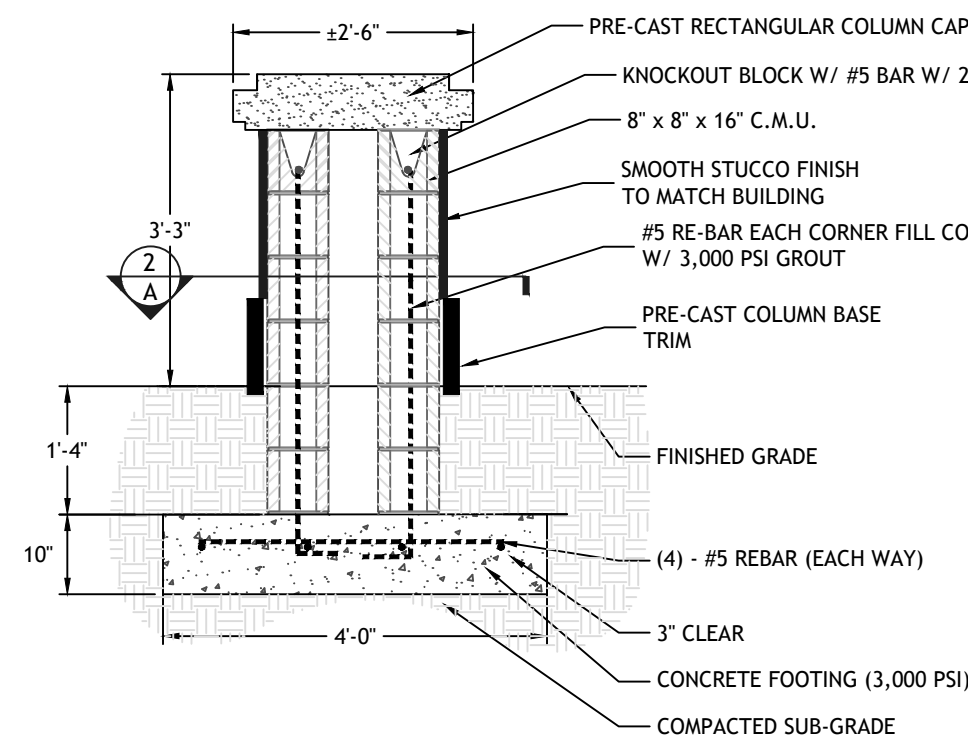
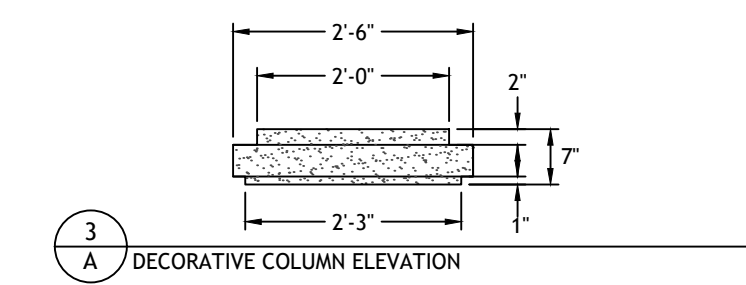
NOTE:
• ALL GRILLS TO BE INSTALLED WITH AN AUTOMATIC SHUT OFF AND TIMER
• GRILL CUTOUT DIMENSIONS: 11" (H) X 31" (W) X 20.5" (D)
• OVERALL GRILL DIMENSIONS: 22.5" (H) X 34" (W) X 23.75" (D)
• *VERIFY PRIOR TO CUTTING WITH GRILLS AS APPROVED BY OWNER/LA



4 WATER FOUNTAIN GRAVEL DRAINAGE
LD-1.1 SCALE 1/2"=1'-0"

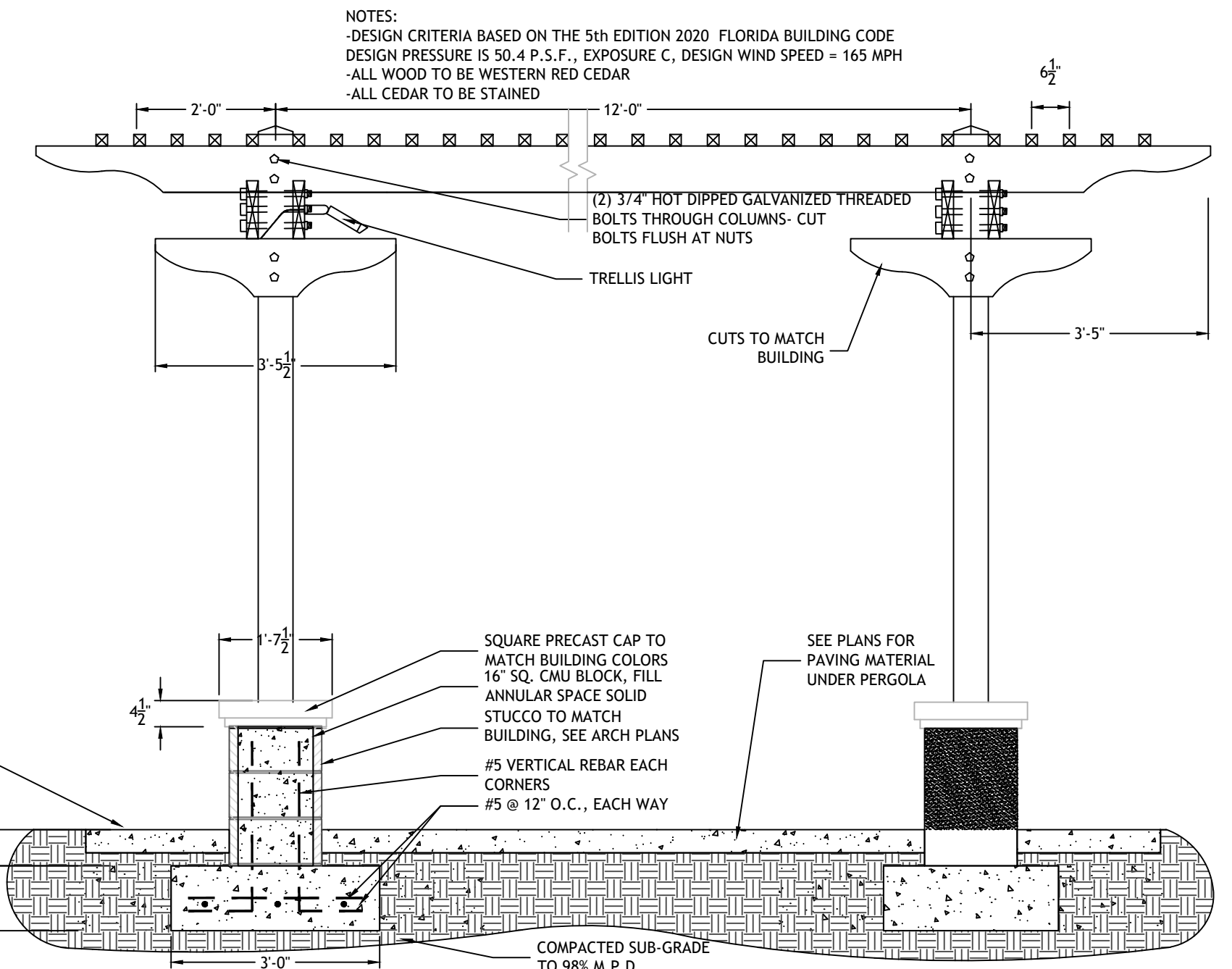


5 COLUMN SECTION AND DETAILS
LD-1.1 SCALE 1/2"=1'-0"

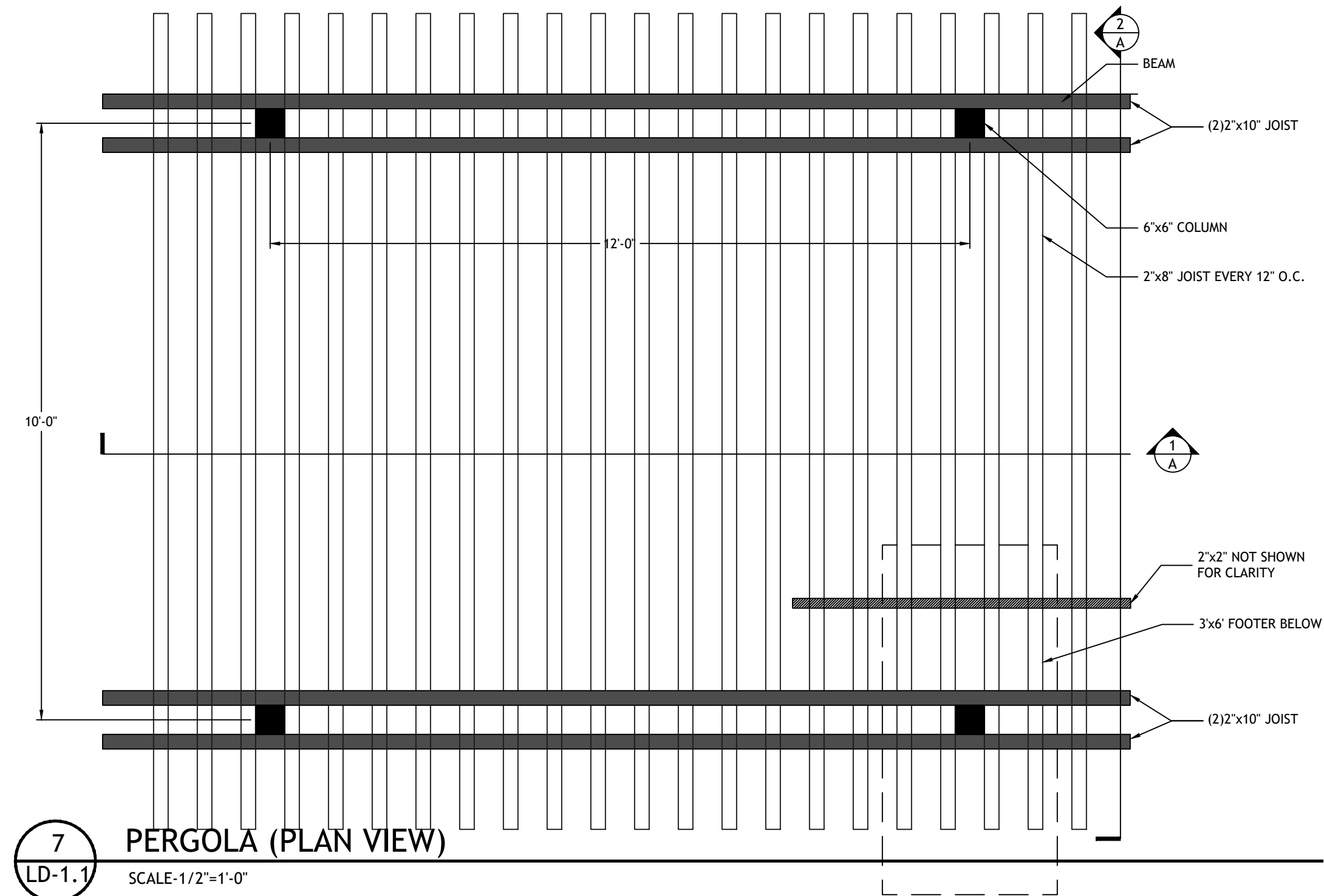


NOTE:
-SEAL CEDAR WITH CABOT AUSTRALIAN TIMBER OIL. COLOR: MAHOGANY FLAME OR ALT. PRIME AND PAINT TO MATCH BUILDING. CONTRACTOR TO ADHERE TO ALL MANUFACTURE RECOMMENDATIONS/DIRECTIONS FOR APPLICATION

6 PERGOLA
LD-1.1 SCALE: 1/2"=1'-0"



7 PERGOLA (PLAN VIEW)
LD-1.1 SCALE: 1/2"=1'-0"



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BUCKINGHAM COMPANIES
941 N. MERIDIAN
INDIANAPOLIS, INDIANA
317.554.6710

DOWNTOWN ESTERO

ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE	NO.	COMMENTS	DATE
	1	DO PLANS	07-08-22
	2	DO PLANS	11-08-22

REVISIONS

NO.	COMMENTS	DATE

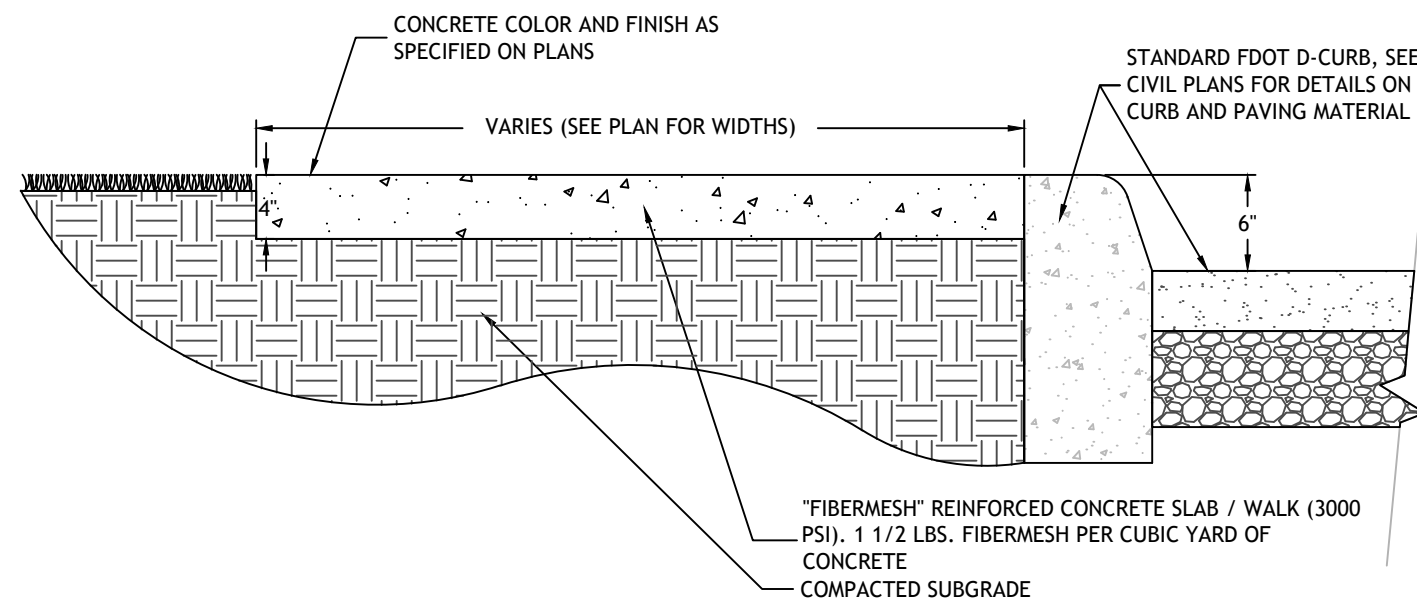
SHEET INFORMATION
JOB NUMBER: 21057
DRAWN BY: HB/GS
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NO SCALE



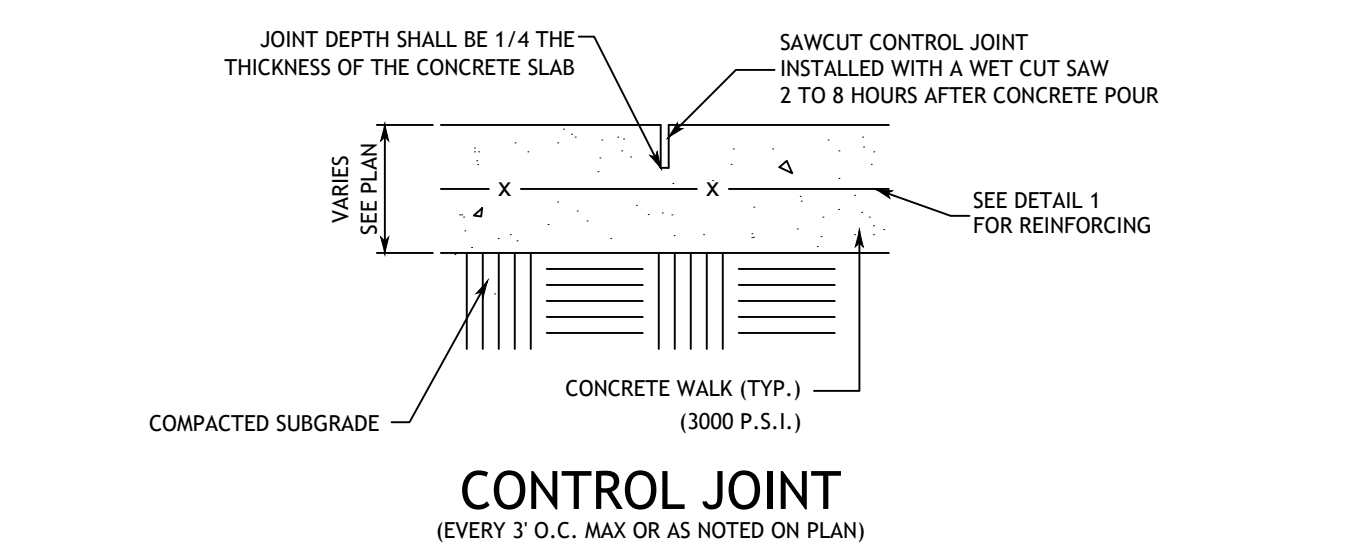
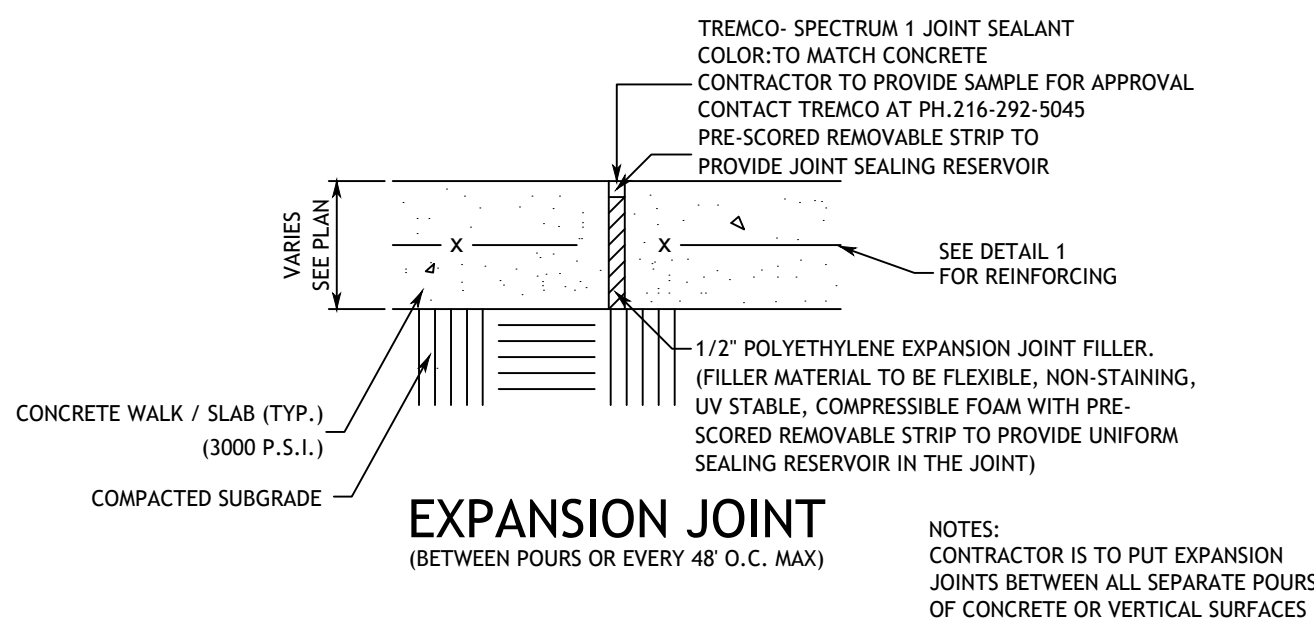
HARDSCAPE DETAILS

LD-1.1



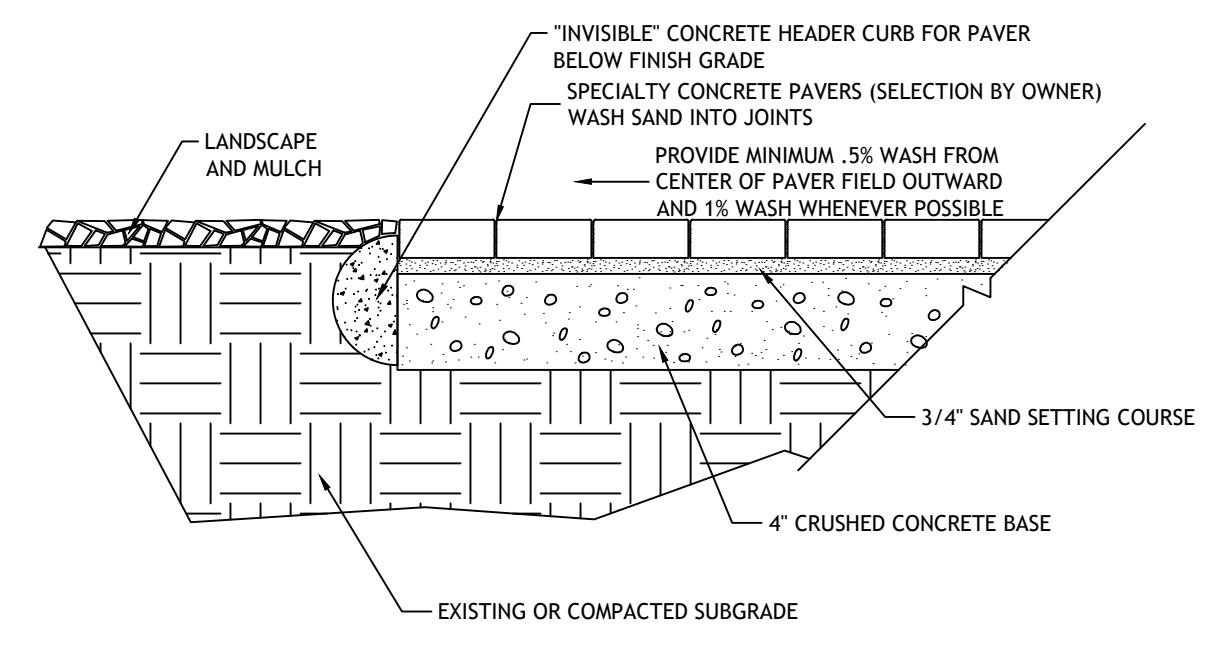
1
LD-1
4" CONC. WALK
SCALE 1"=1'-0"

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

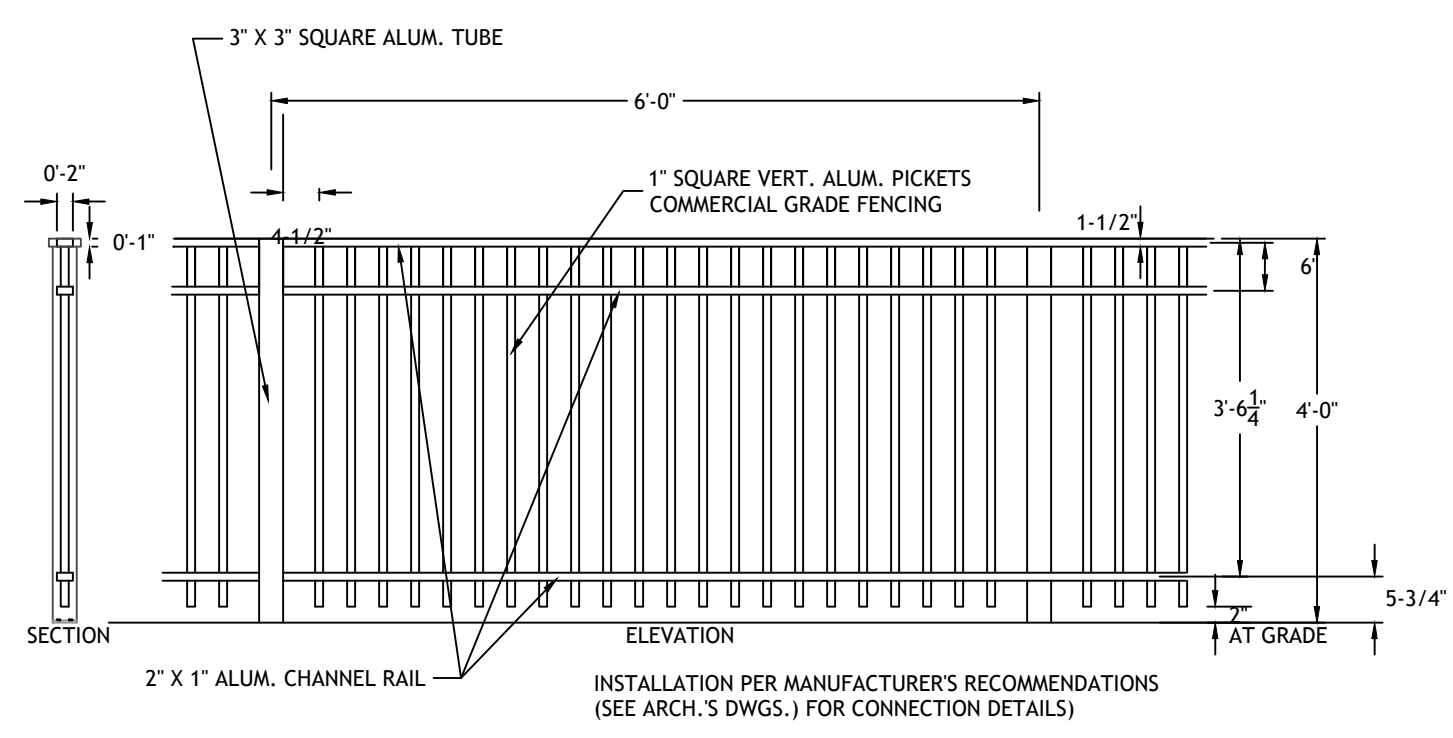


2
LD-1
CONCRETE JOINT DETAILS
N.T.S.

NOTES:
-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 OTHERWISE SPECIFIED.

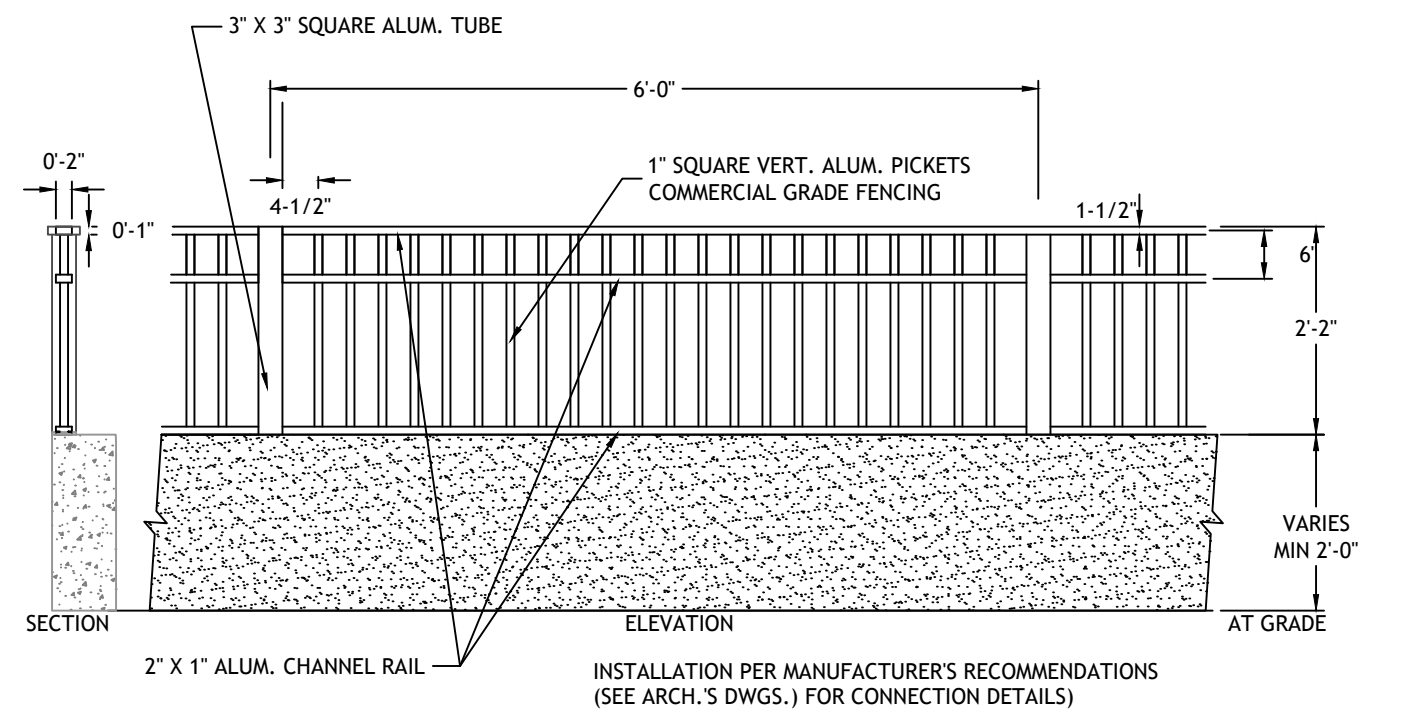


3
LD-1
CONC. PAVER SECTION W/ CRUSHED CONC. BASE
SCALE: N.T.S.



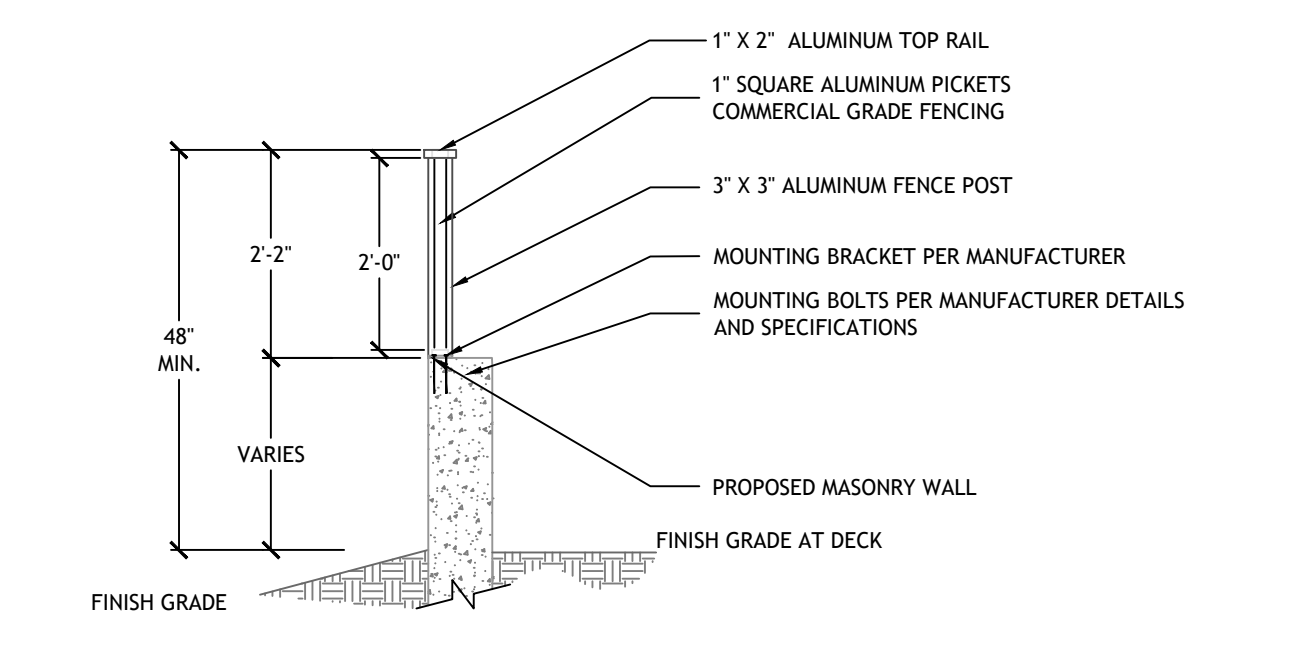
4
LD-1
4' HT. ALUMINUM PICKET FENCE

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



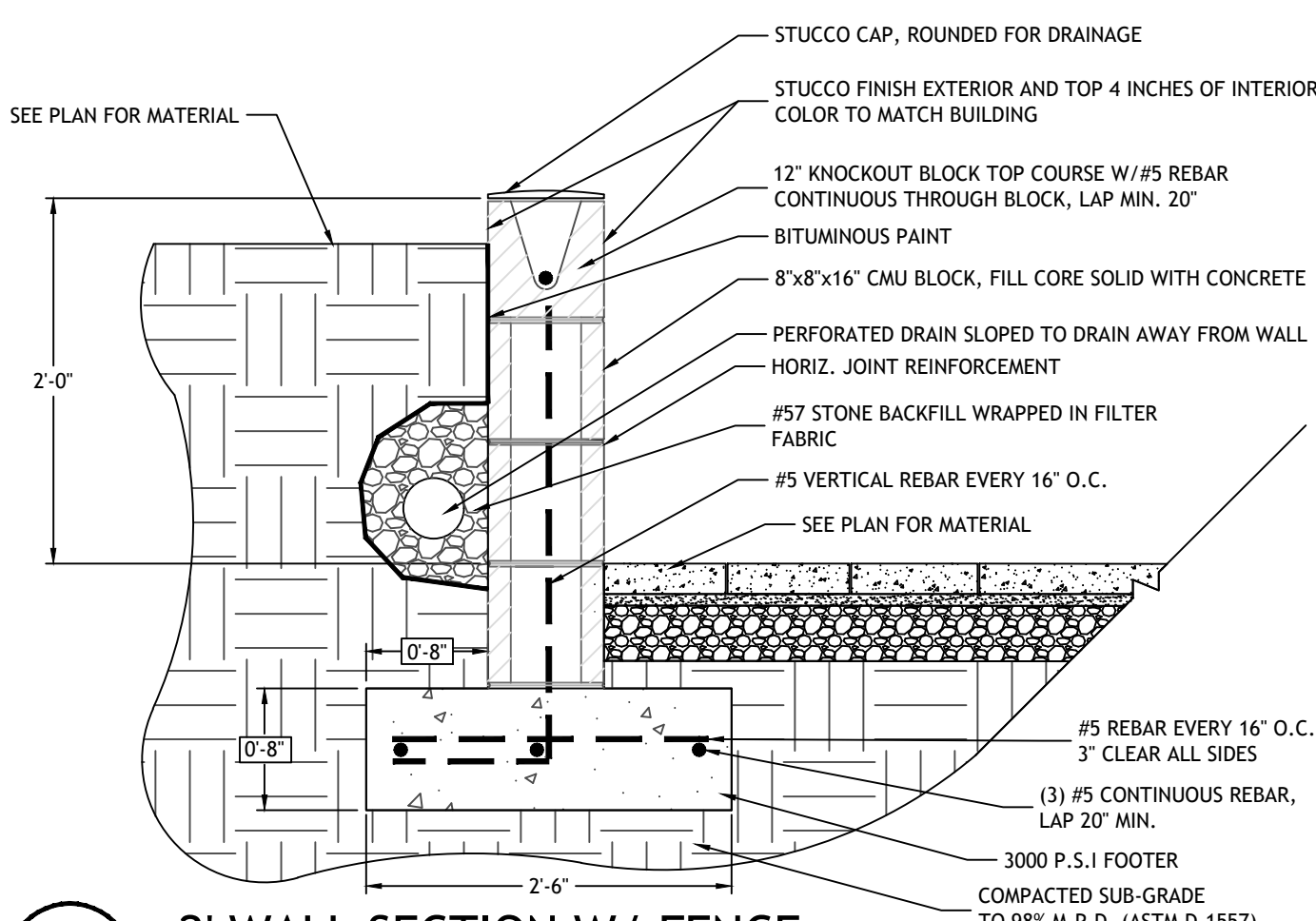
5
LD-1
26" HT. ALUMINUM PICKET FENCE FLUSH ON WALL

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



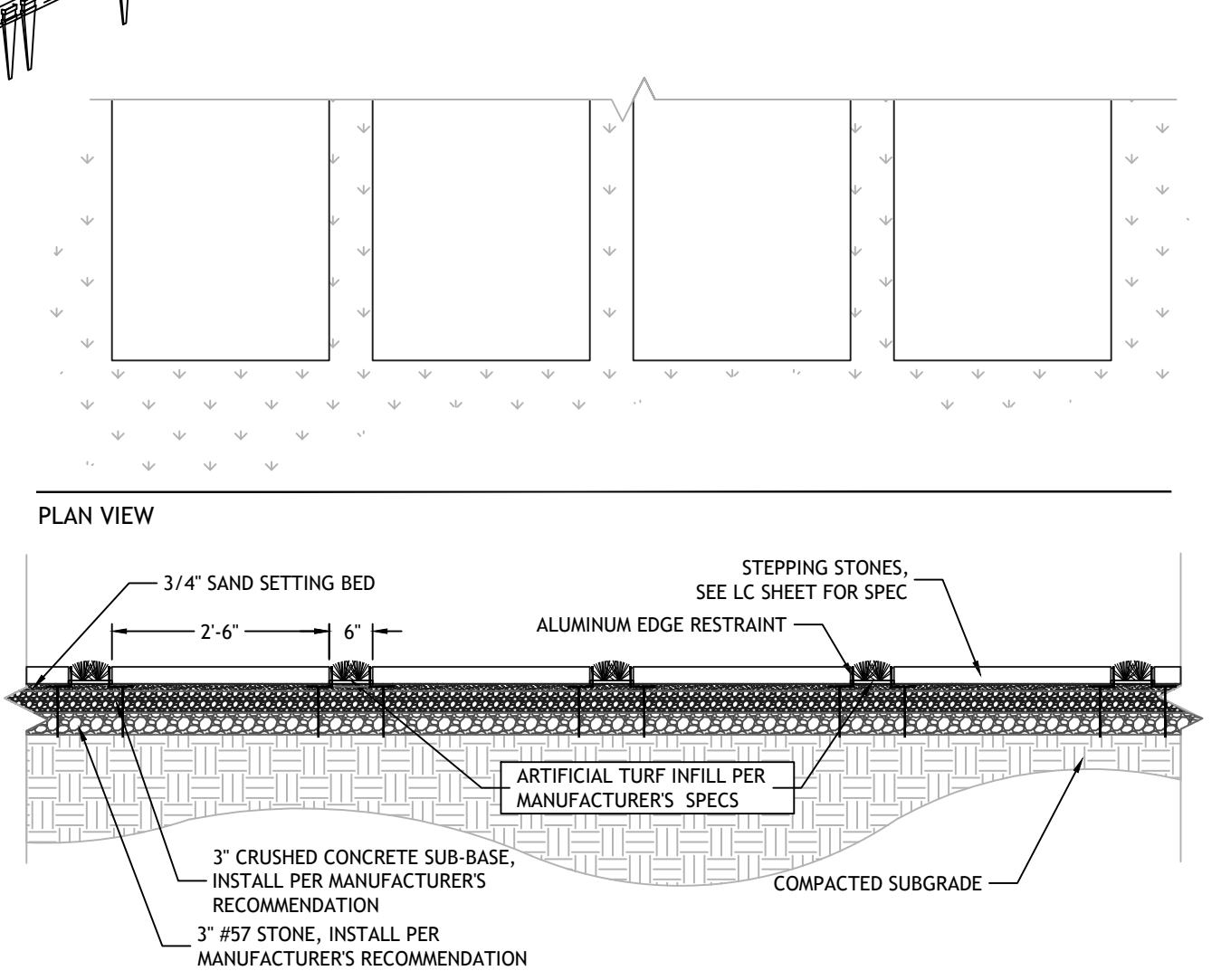
6
LD-1
26" ALUMINUM FENCE ON WALL SECTION

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

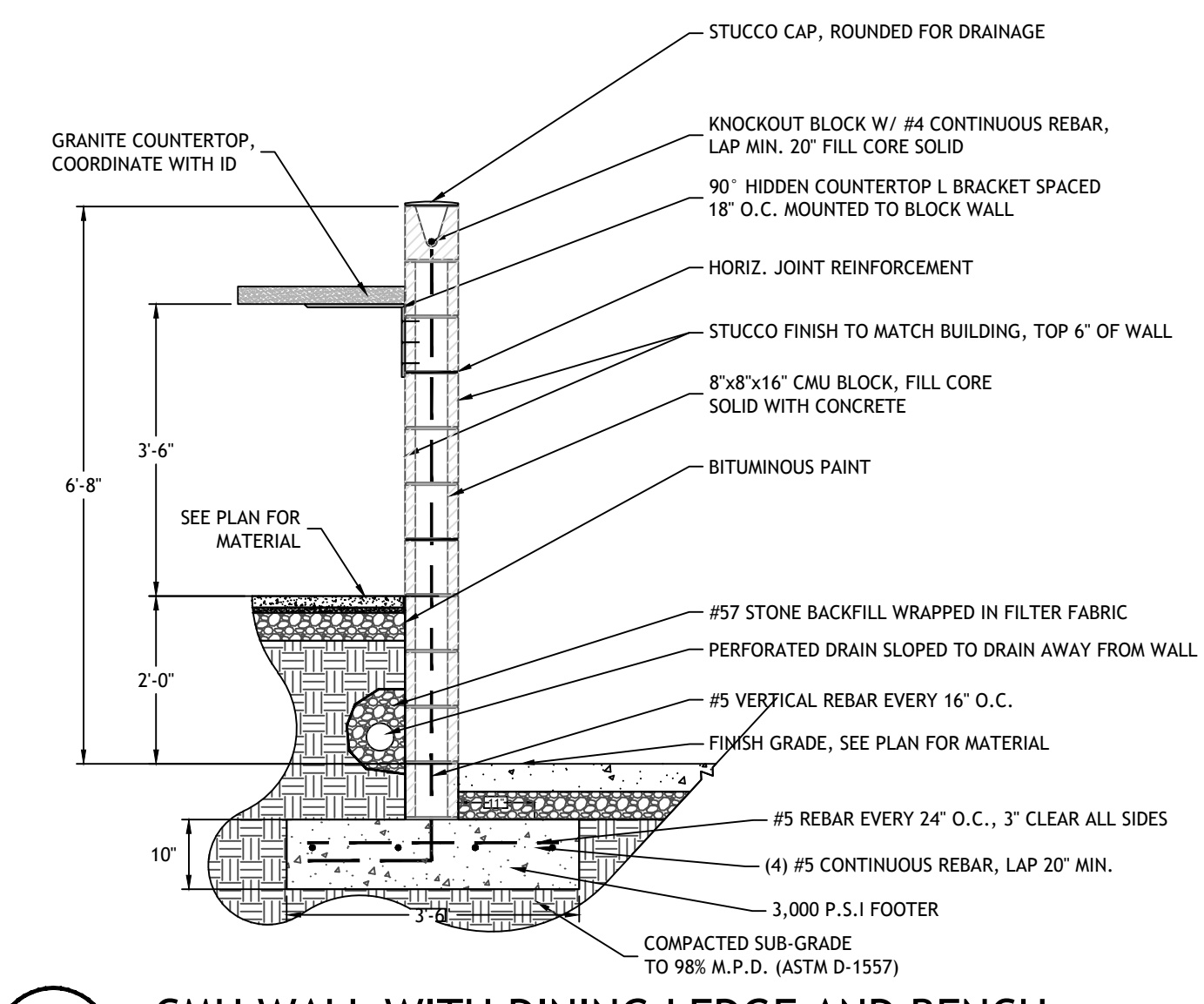


7
LD-1
2' WALL SECTION W/ FENCE
SCALE 1"=1'-0"

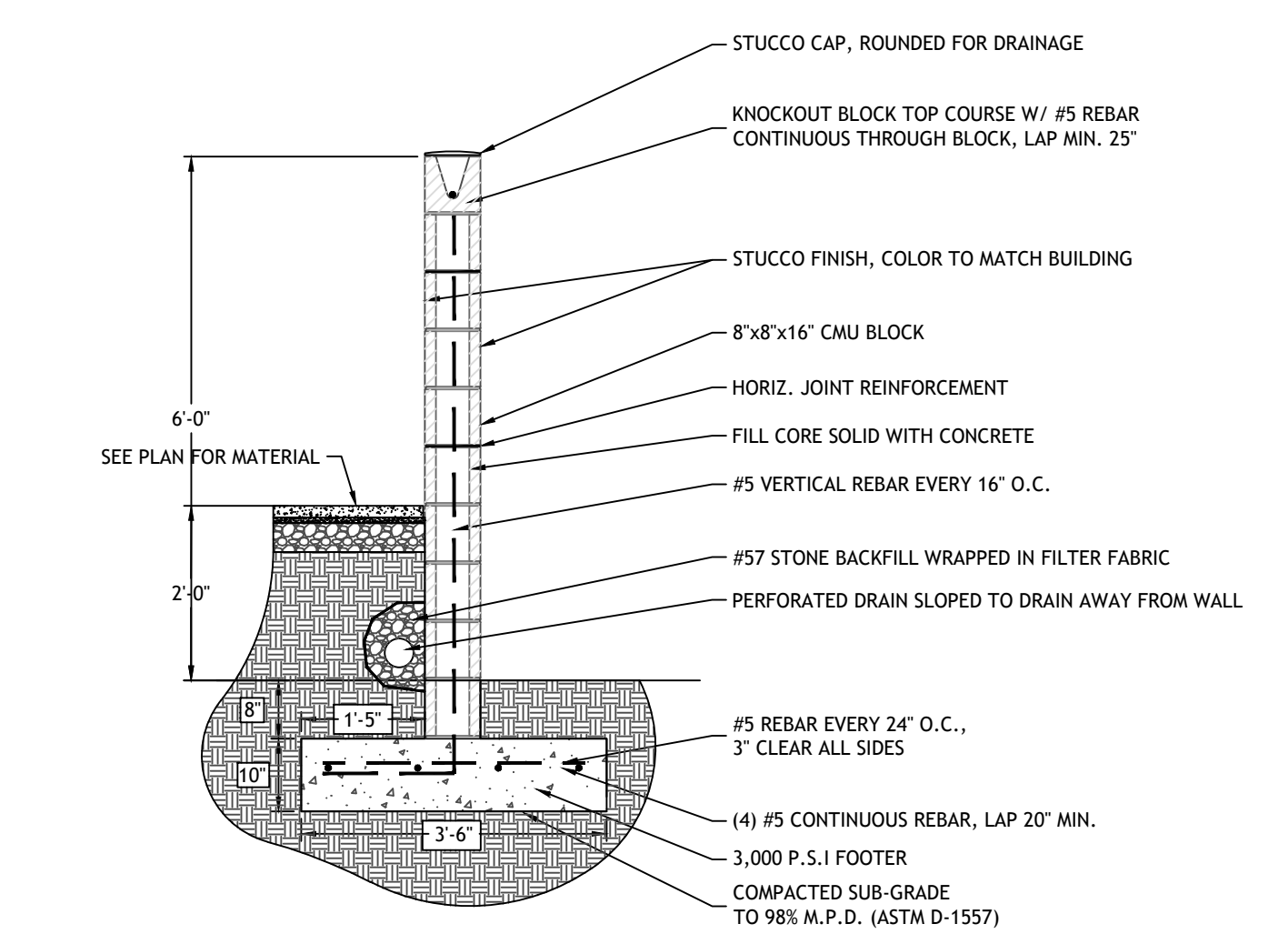
NOTES:
1. ALUMINUM EDGING SHALL BE USED INSTEAD OF STEEL EDGING.
2. COLOR SHALL BE (SILVER) ALUMINUM.
3. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL.



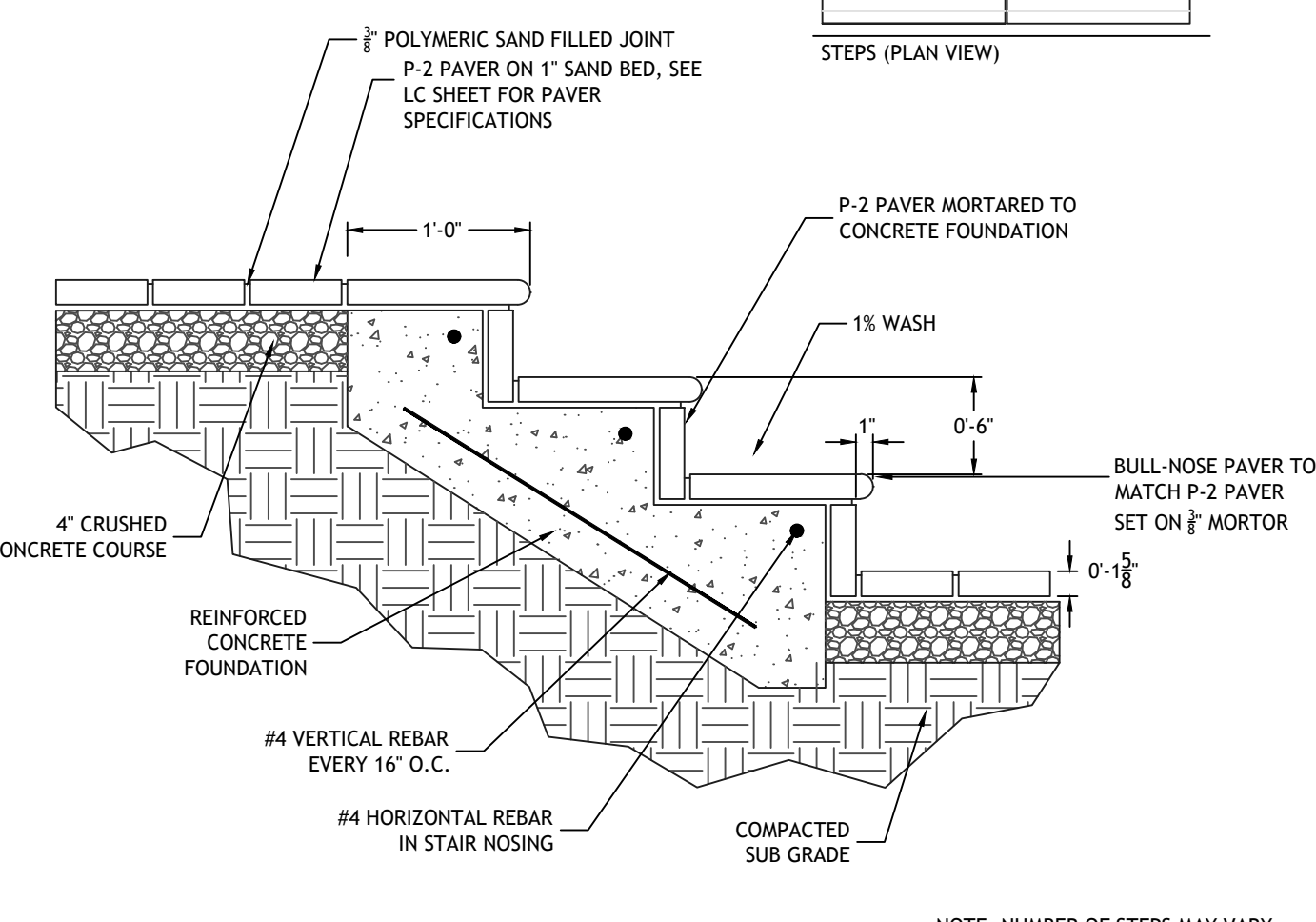
11
LD-1
STEPPING STONES IN ARTIFICIAL TURF
SCALE 1/2"=1'-0"



8
LD-1
CMU WALL WITH DINING LEDGE AND BENCH
SCALE 1/2"=1'-0"

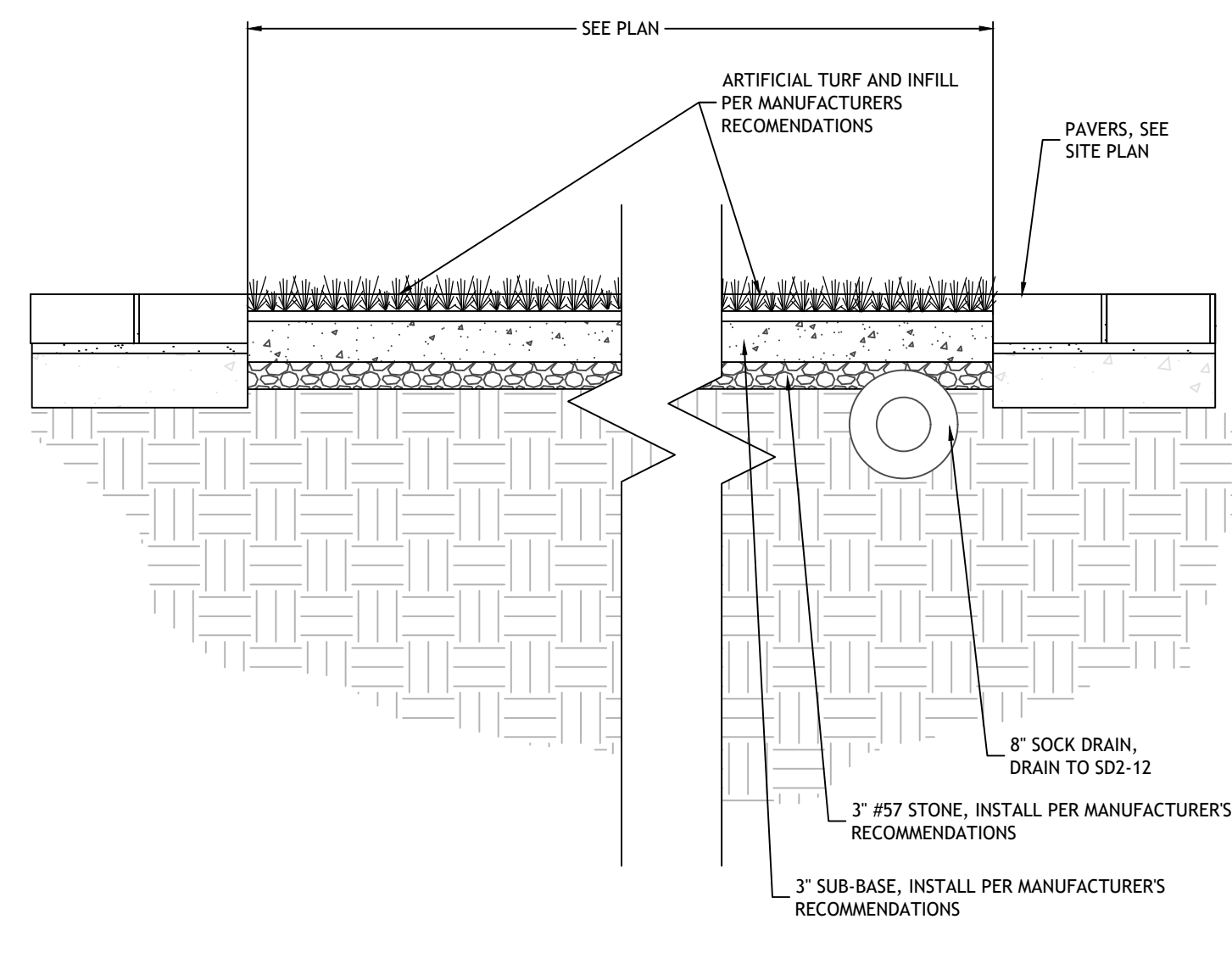


9
LD-1
6' CMU WALL DETAIL
SCALE 1/2"=1'-0"



10
LD-1
BRICK PAVER STAIRS
SCALE 1"=1'-0"

NOTE: NUMBER OF STEPS MAY VARY, REFER TO SITE PLAN



12
LD-1
ARTIFICIAL TURF SECTION DETAIL
SCALE 1"=1'-0"

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

NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE



HARDSCAPE
DETAILS



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

Development Order Submittal | February 20, 2023

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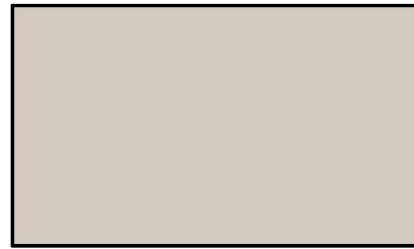
LRK Project Number: 01.21041.00

Project Name:

**DOWNTOWN
ESTERO**

U.S. Hwy 41, Estero, FL

Date and Issue



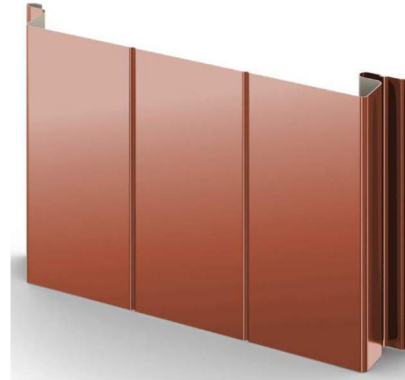
PRIMARY FIELD PAINT
SW 6078 REALIST BEIGE



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



WATER TABLE BASE PAINT
SW 6079 DIVERSE BEIGE



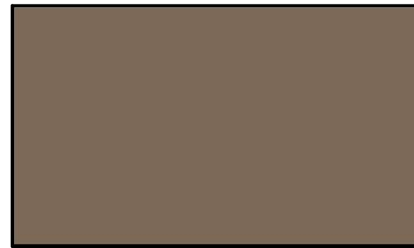
MECHANICAL SCREEN - APARTMENTS
BERRIDGE MANUFACTURING
STYLE: FW-1025 FLAT PANEL
COLOR: TO MATCH CONCRETE TILE; TERRA COTTA SHOWN



TRIM PAINT
SW 6083 SABLE



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



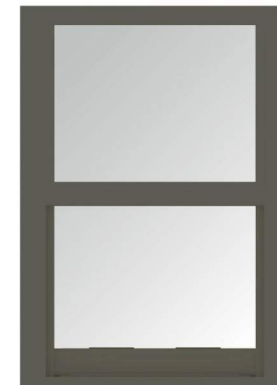
PANEL PAINT
SW 6082 COBBLE BROWN



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



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Client:



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Issues and Revisions

#	Date	Issued / Revised
	07.01.22	Residential Dev. Order

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

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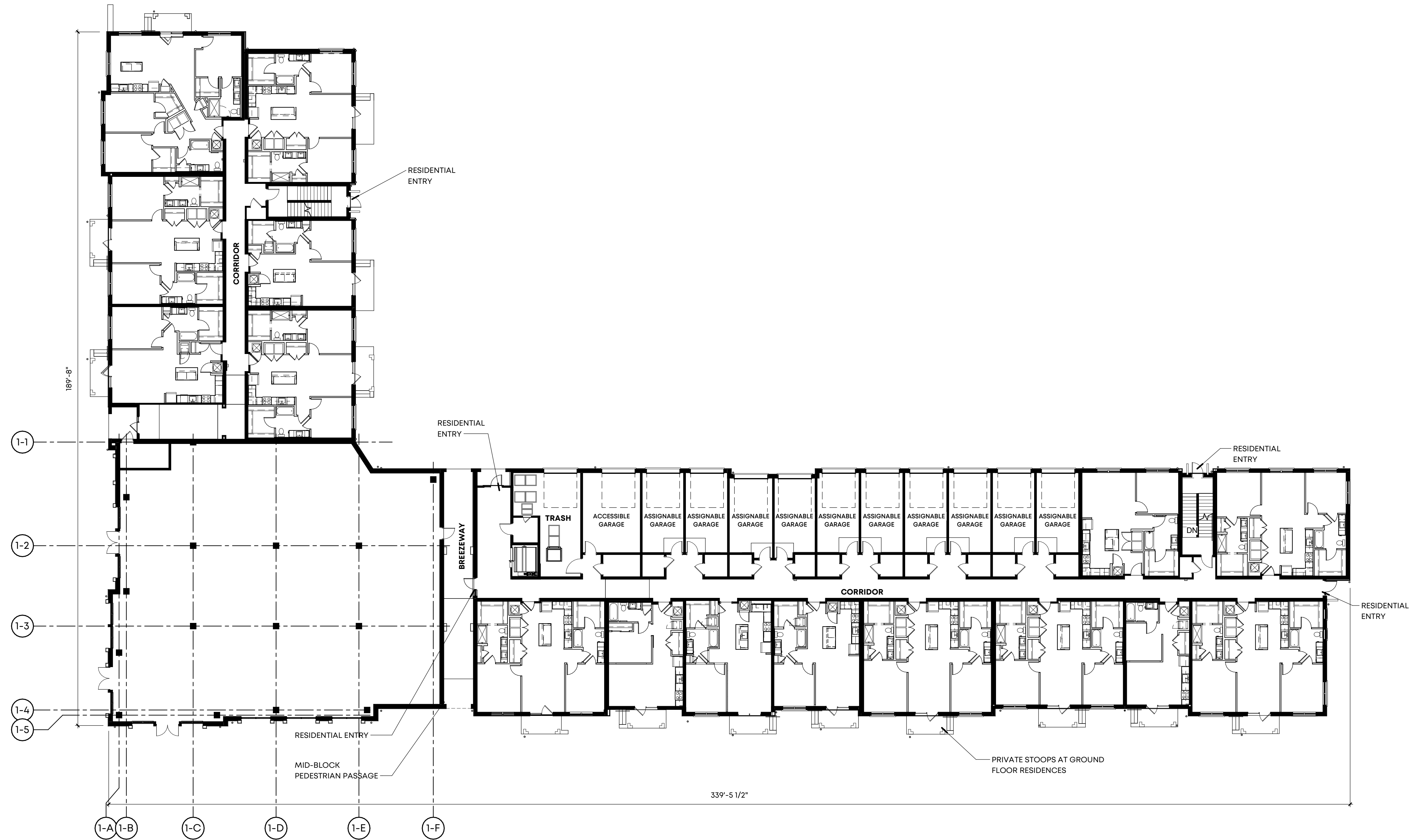
Drawing Name:

GROUND FLOOR PLAN - BUILDING 1

Drawn By: SWM

Checked By: VWB

A900a



1 GROUND FLOOR PLAN - BUILDING 1



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Issues and Revisions

Date Issued / Revised

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

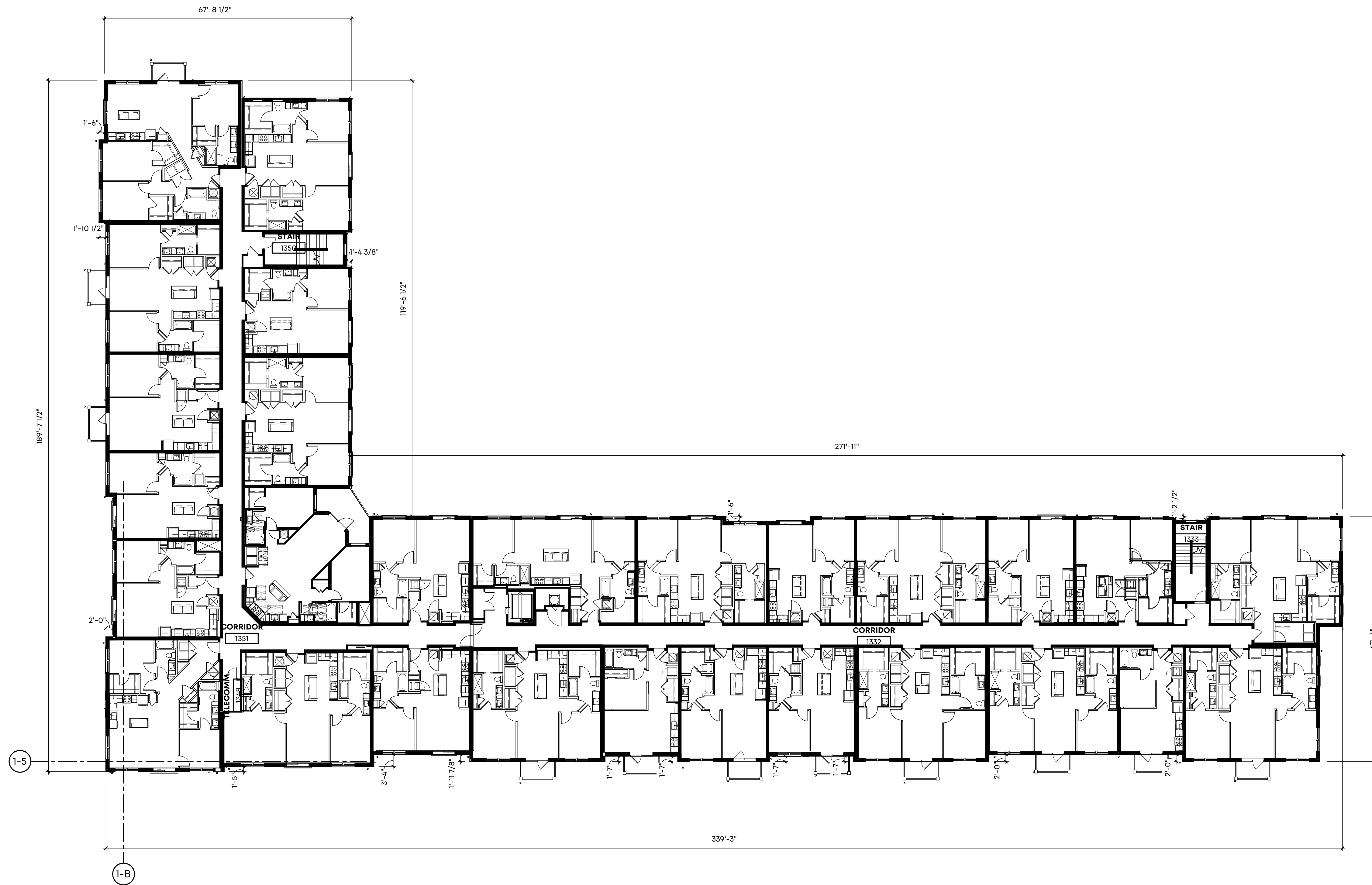
Drawing Name:

UPPER FLOOR PLAN - BUILDING 1

Drawn By: Author

Checked By: Checker

A900b



1 UPPER FLOOR PLAN - BUILDING 1



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901.521.1440

Client:



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Indianapolis, IN 46204

Issues and Revisions

#	Date	Issued / Revised
	06.24.22	50% Schematic Design
	02.20.23	Development Order Resubmittal

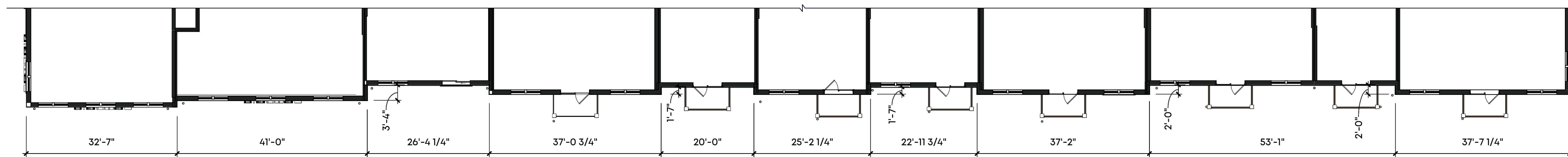
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Seal



1 SOUTH ELEVATION - BUILDING 1

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



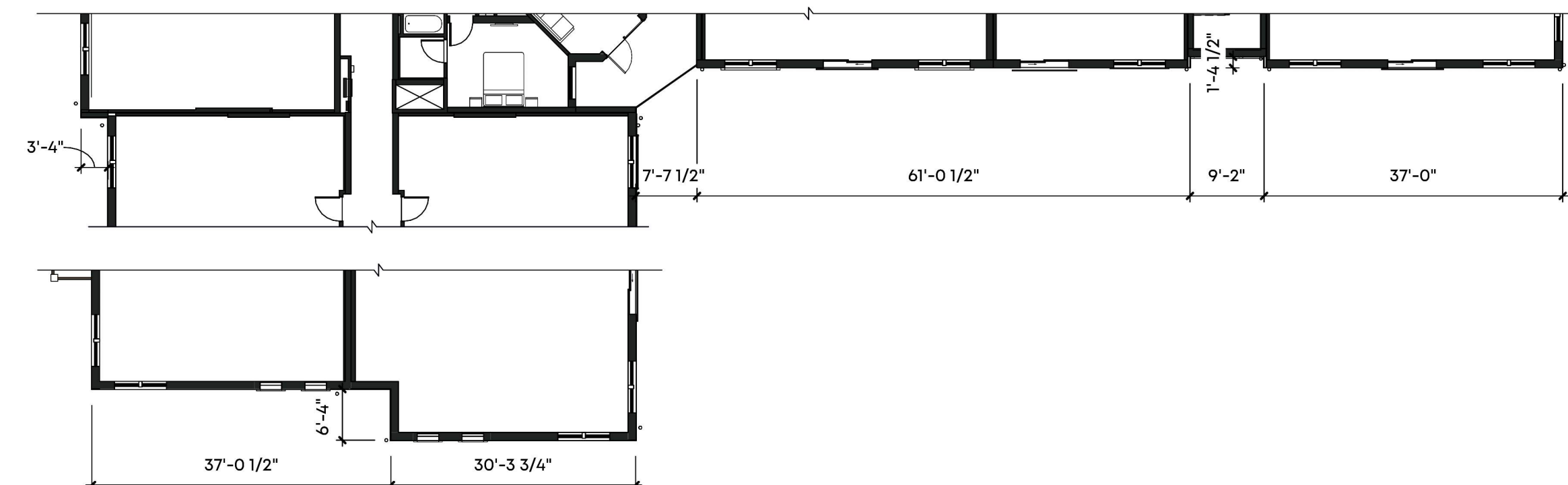
6 HORIZONTAL OFFSETS - BLDG 1 - SOUTH

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



11 EAST ELEVATION - BUILDING 1

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



16 HORIZONTAL OFFSETS - BLDG 1 - EAST

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

MATERIAL LEGEND			
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-102S)
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	

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 1

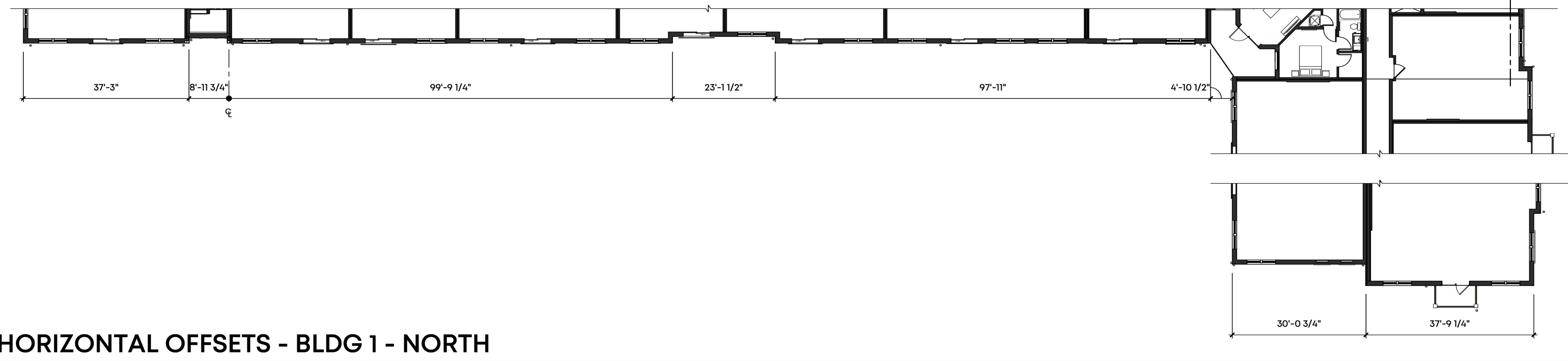
Drawn By: SWM

Checked By: VWB

A901



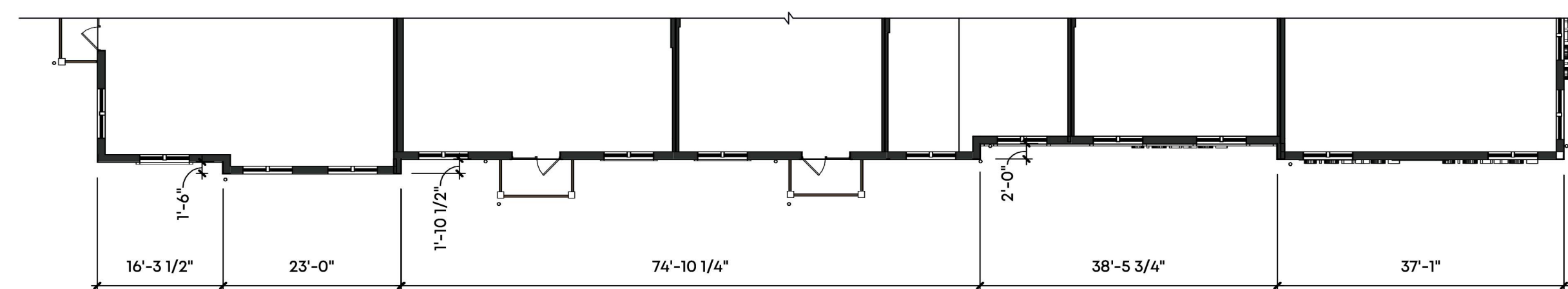
1 NORTH ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0"



6 HORIZONTAL OFFSETS - BLDG 1 - NORTH
SCALE: 1/16" = 1'-0"



11 WEST ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 1 - WEST
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND			
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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06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

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



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Issues and Revisions

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	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

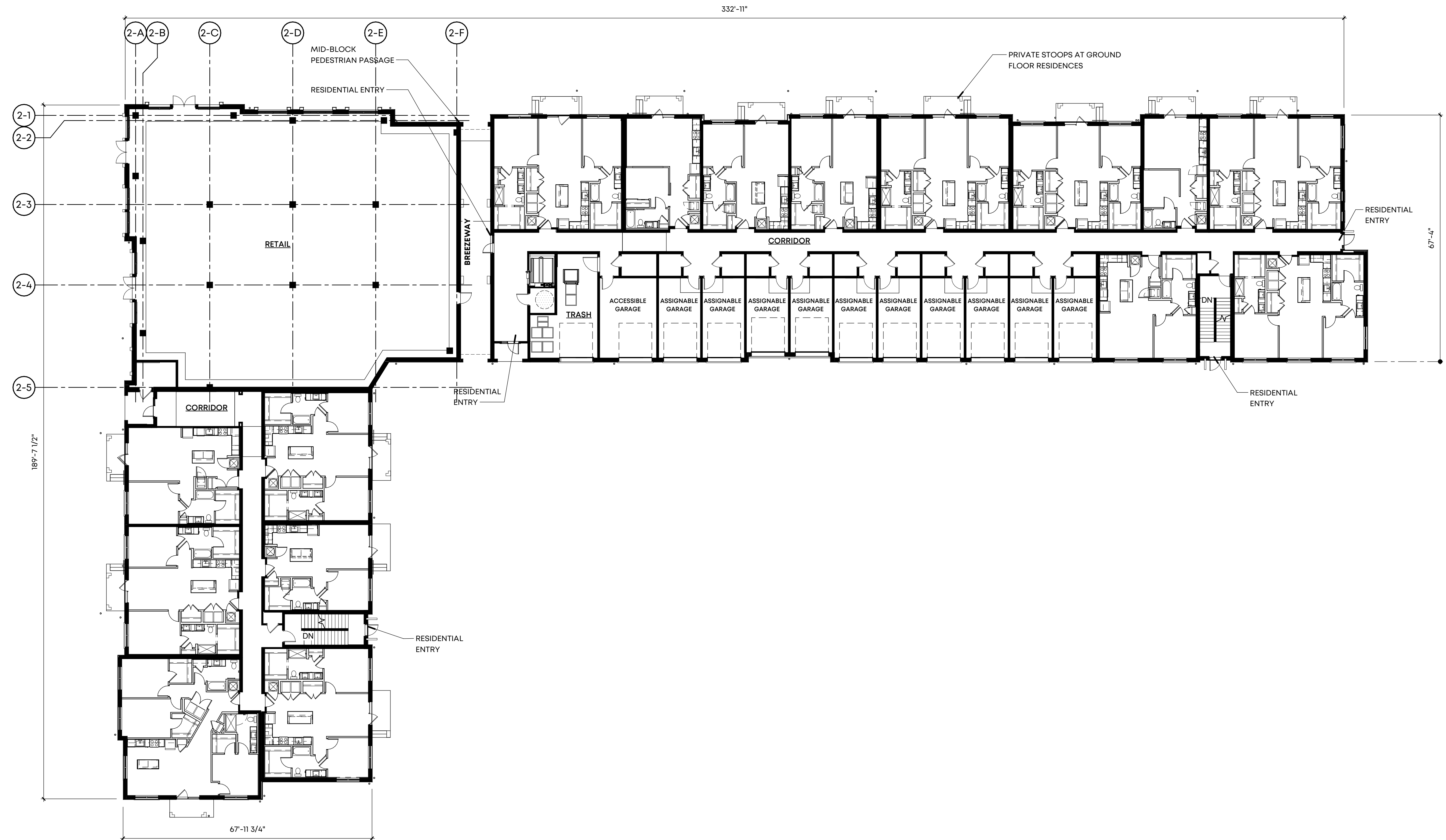
Drawing Name:

GROUND FLOOR PLAN - BUILDING 2

Drawn By: Author

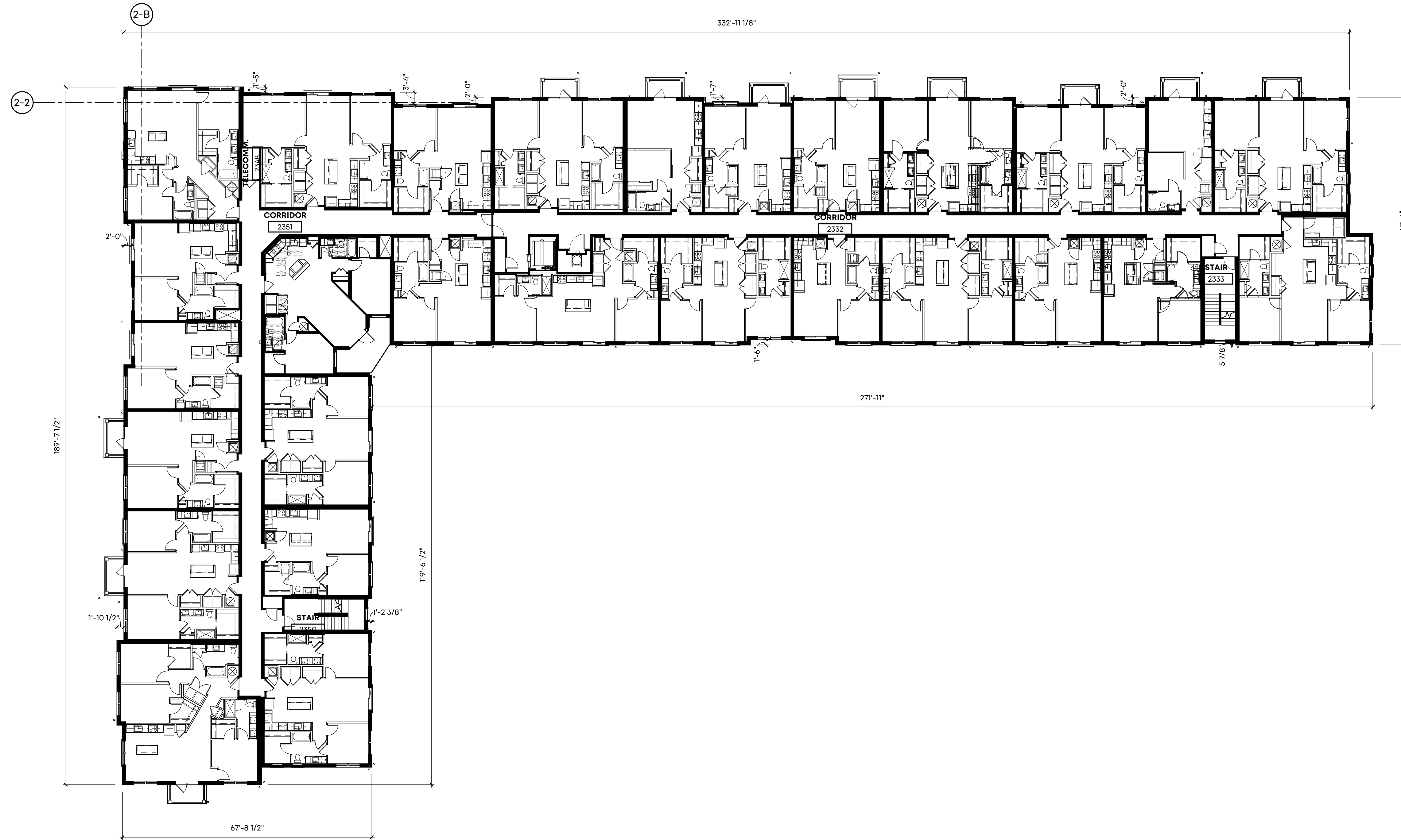
Checked By: Checker

A910a



1 GROUND FLOOR PLAN - BUILDING 2

1 UPPER FLOOR PLAN - BUILDING 2



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Seal

LRK Project Number: 01.21041.00

Project Name:

**DOWNTOWN
ESTERO**

U.S. Hwy 41, Estero, FL

Drawing Name:

**UPPER FLOOR PLAN -
BUILDING 2**

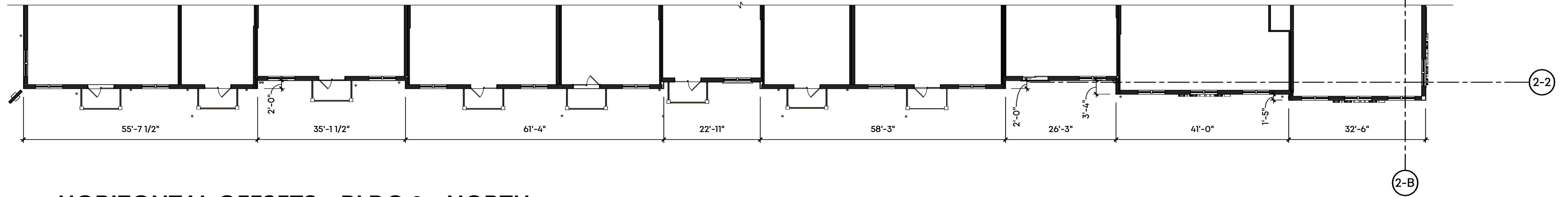
Drawn By: Author

Checked By: Checker

A910b



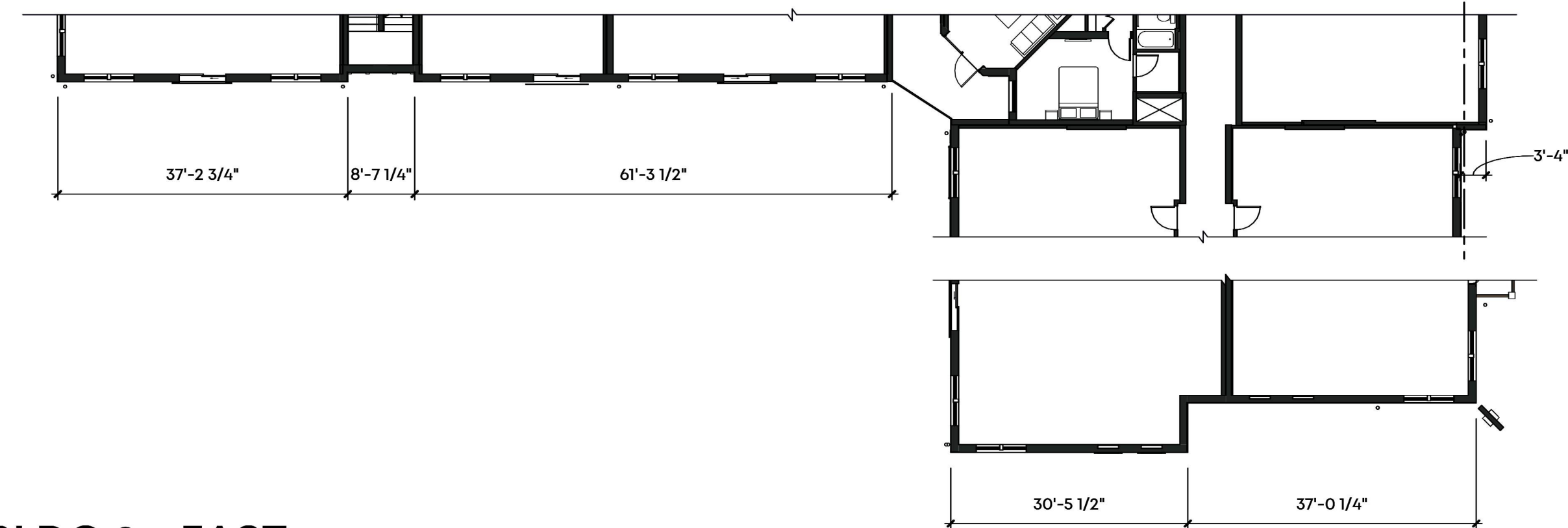
1 NORTH ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0"



6 HORIZONTAL OFFSETS - BLDG 2 - NORTH
SCALE: 1/16" = 1'-0"



11 EAST ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - EAST
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND			
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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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:
COLORED ELEVATIONS - BUILDING NO. 2

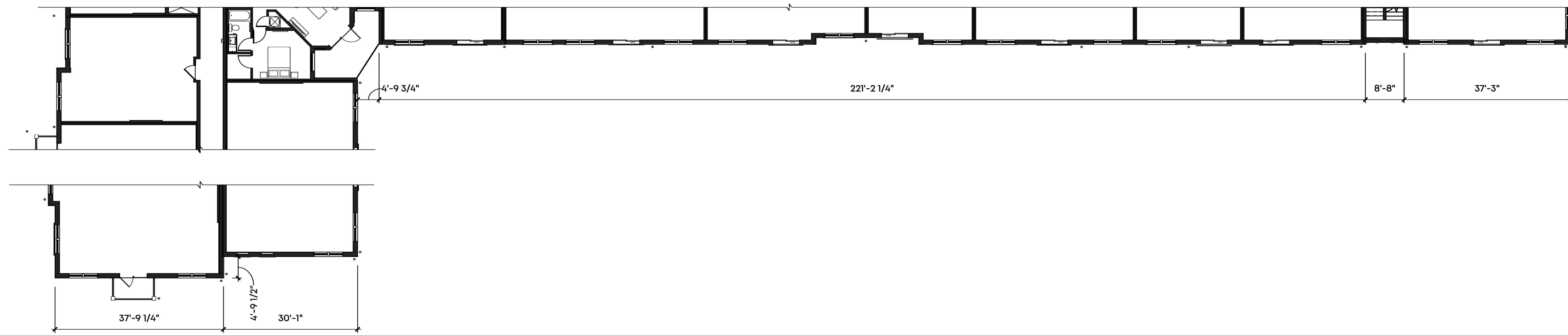
Drawn By: SWM

Checked By: VWB

A911



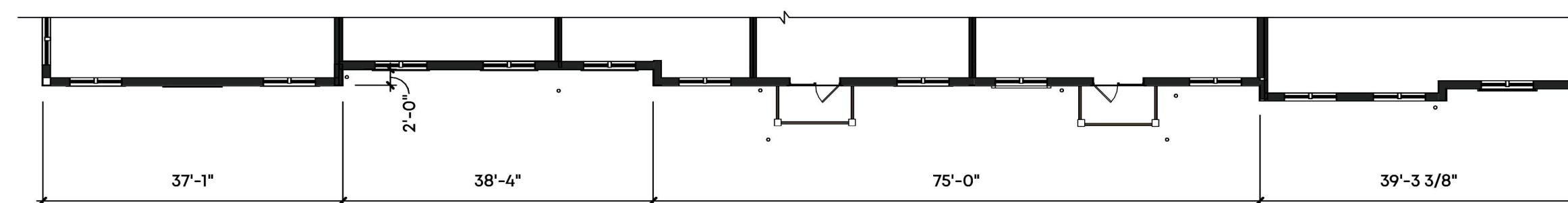
1 SOUTH ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0"



6 HORIZONTAL OFFSETS - BLDG 2 - SOUTH
SCALE: 1/16" = 1'-0"



11 WEST ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - WEST
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND			
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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02.20.23	Development Order Resubmittal

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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. 2

Drawn By: SWM

Checked By: VWB

A912



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	07.01.22	Residential Dev. Order
	12.15.22	50% Construction Documents

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LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

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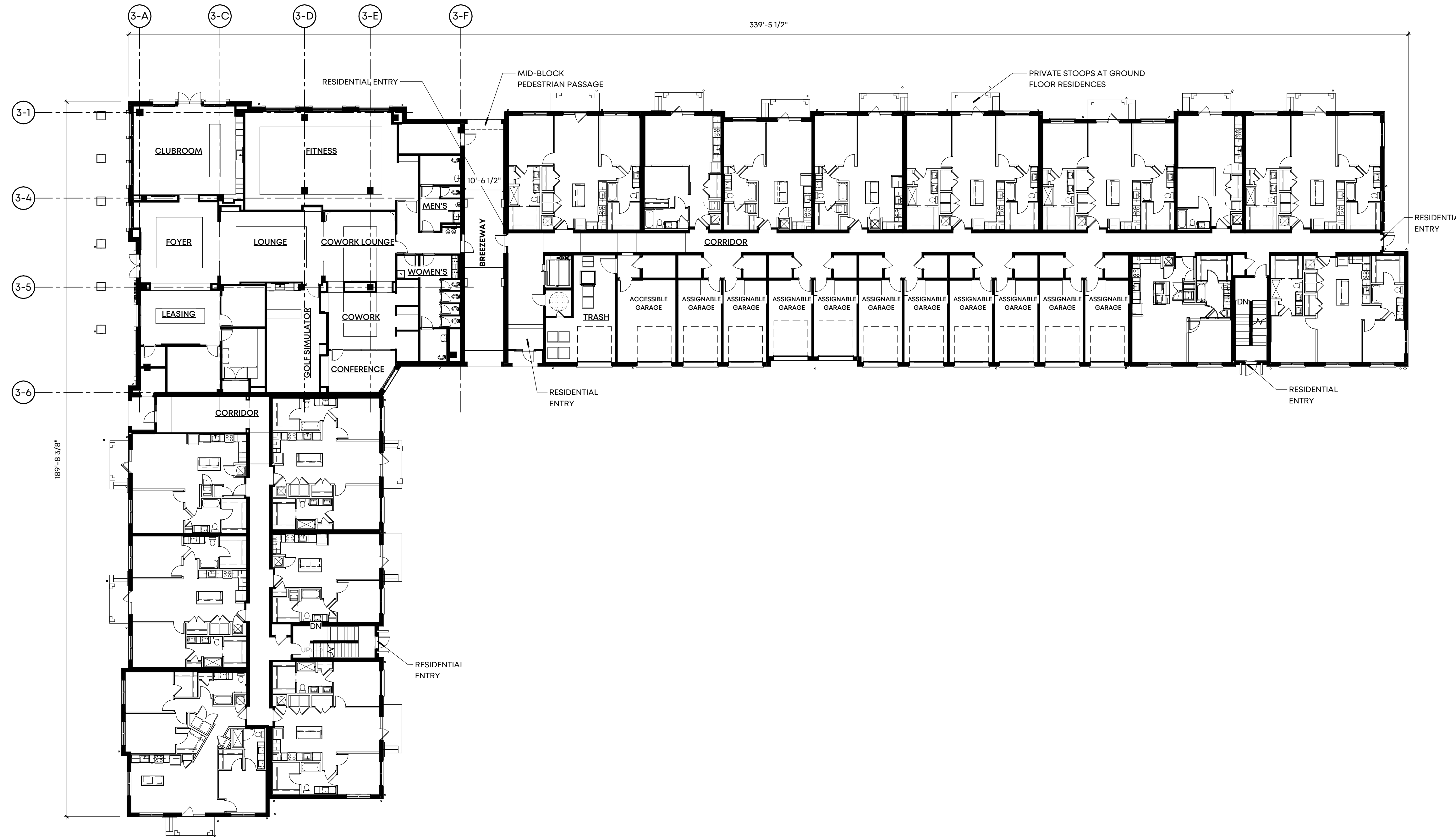
Drawing Name:

GROUND FLOOR PLAN - BUILDING 3

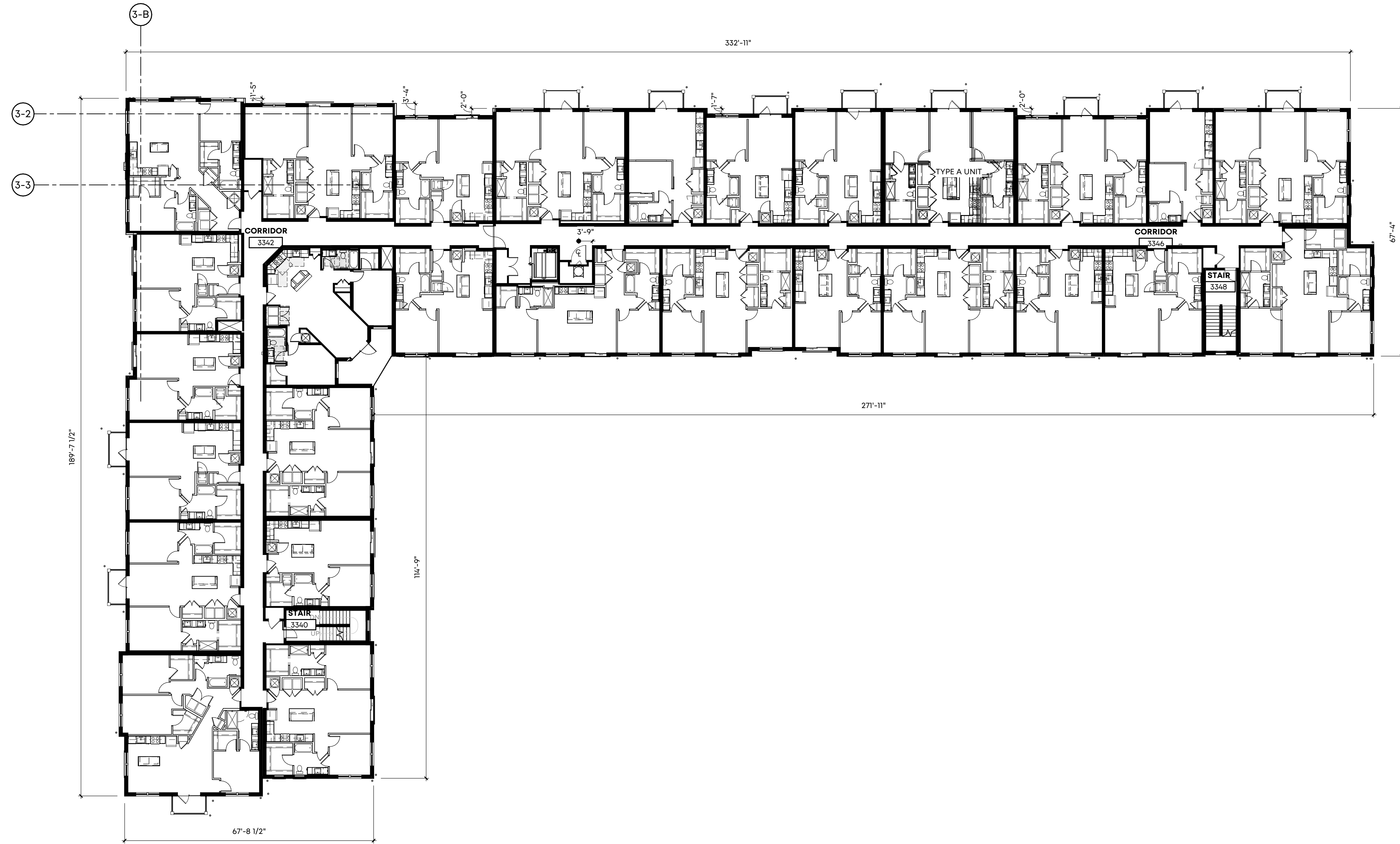
Drawn By: Author

Checked By: Checker

A920a



1 GROUND FLOOR PLAN - BUILDING 3



1 UPPER FLOOR PLAN - BUILDING 3



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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

UPPER FLOOR PLAN - BUILDING 3

Drawn By: Author

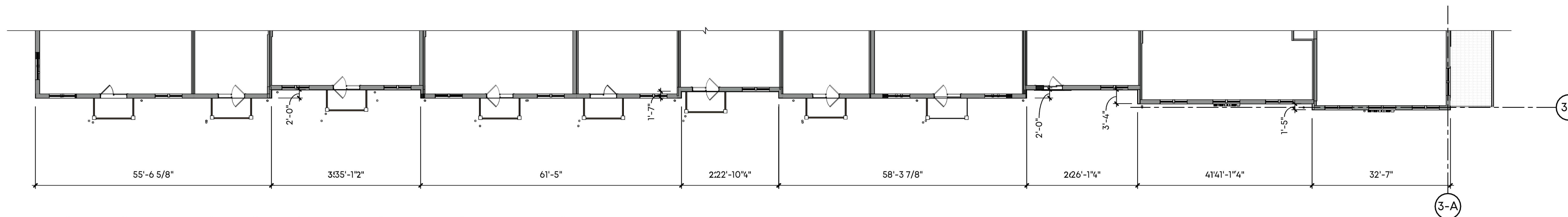
Checked By: Checker

A920b



1 NORTHWEST ELEVATION - BUILDING 3

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



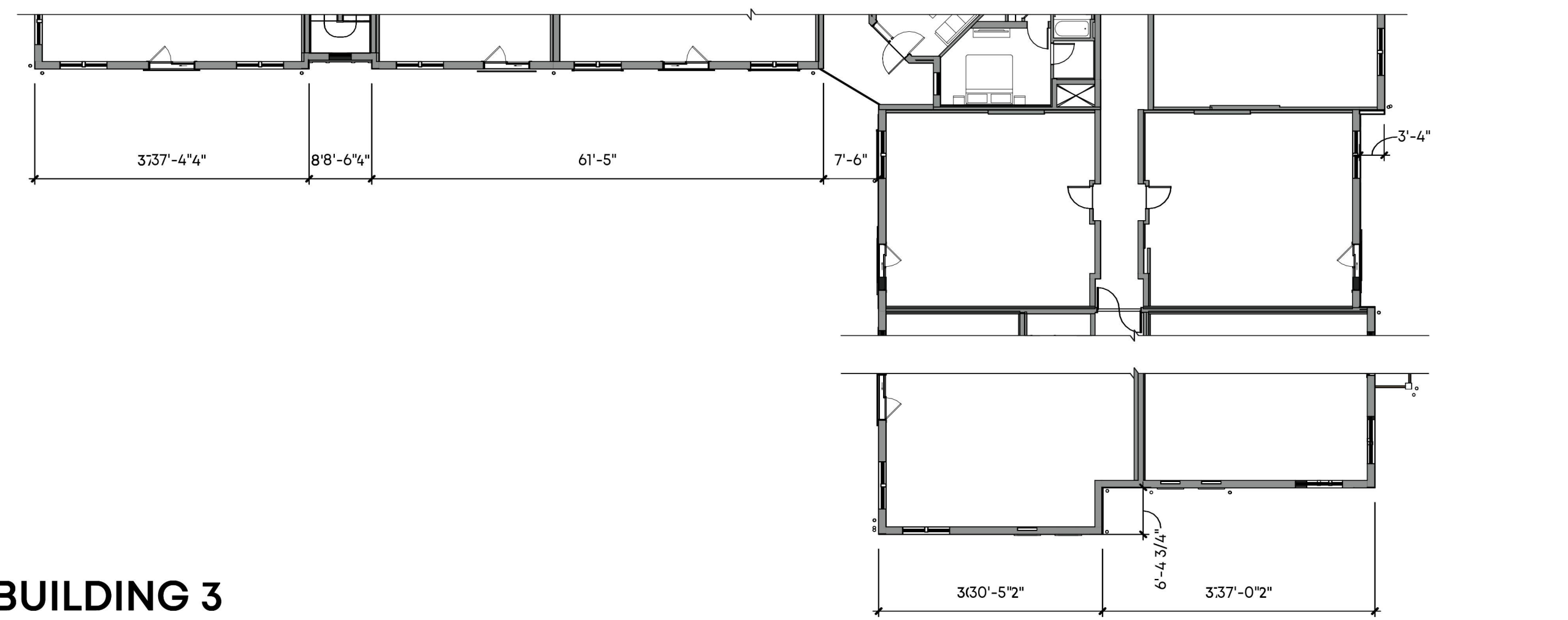
6 HORIZONTAL OFFSETS - BLDG 3 - NORTHWEST

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



11 NORTHEAST ELEVATION - BUILDING 3

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



16 SECOND FLOOR PLAN - BUILDING 3

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



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Seal

MATERIAL LEGEND			
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	

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

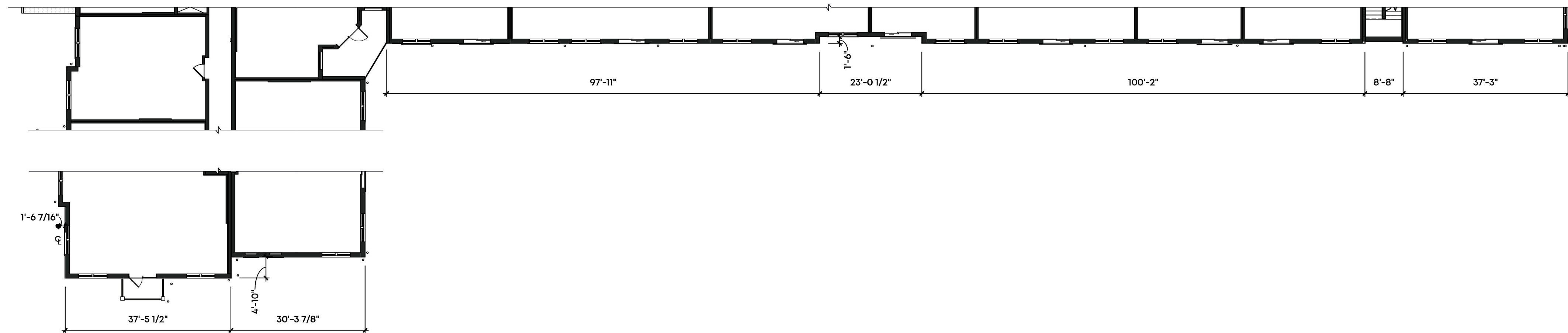
Checked By: VWB

A921



1 SOUTHEAST ELEVATION - BUILDING 3

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



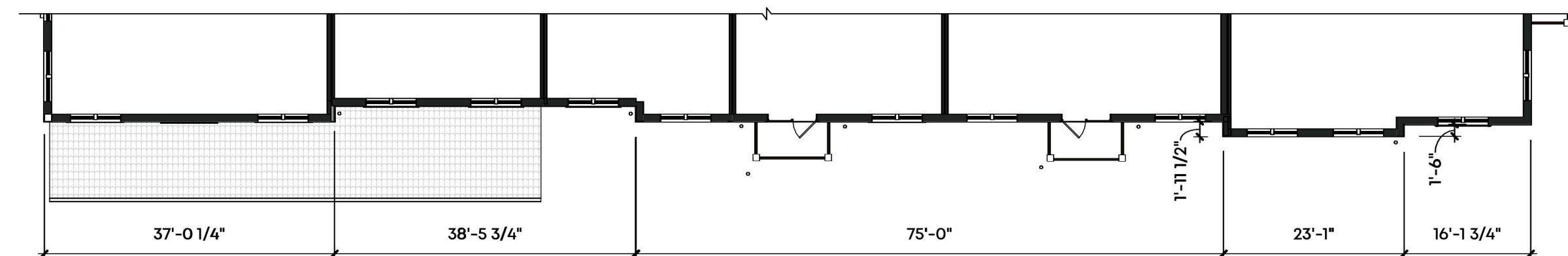
6 SECOND FLOOR PLAN - BUILDING 3

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



11 SOUTHWEST ELEVATION - BUILDING 3

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



16 HORIZONTAL OFFSETS - BLDG 3 - SOUTHWEST

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



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Seal

MATERIAL LEGEND			
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	

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

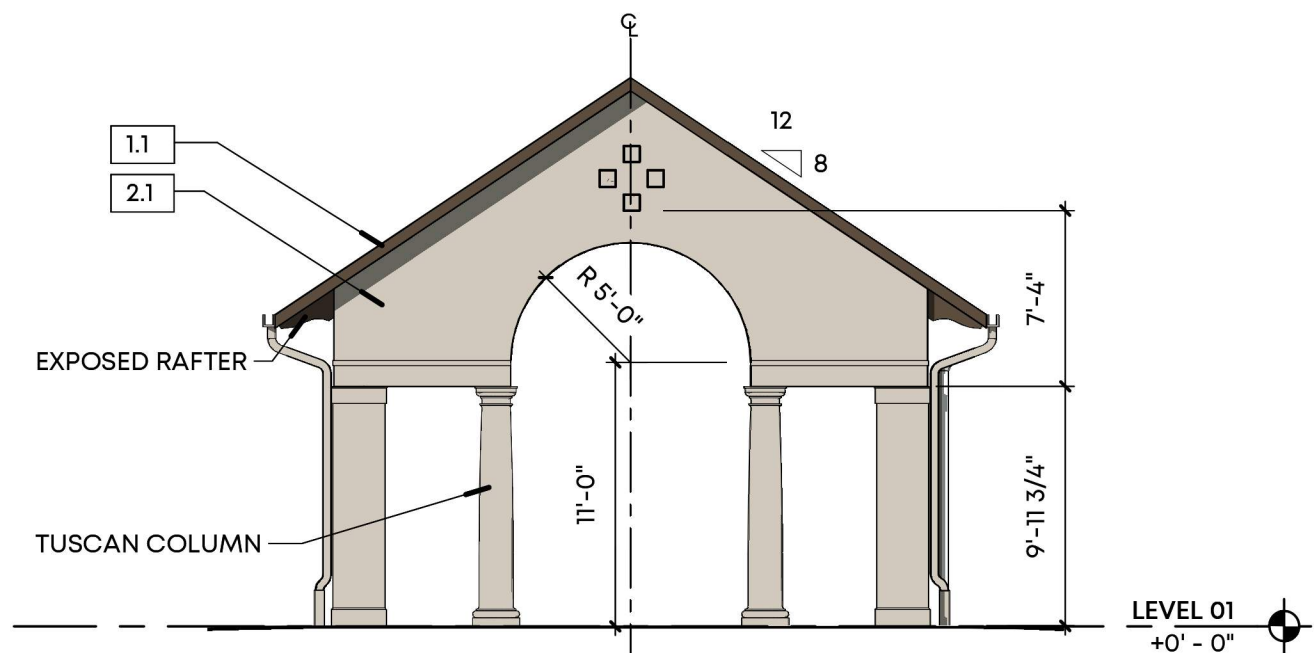
COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

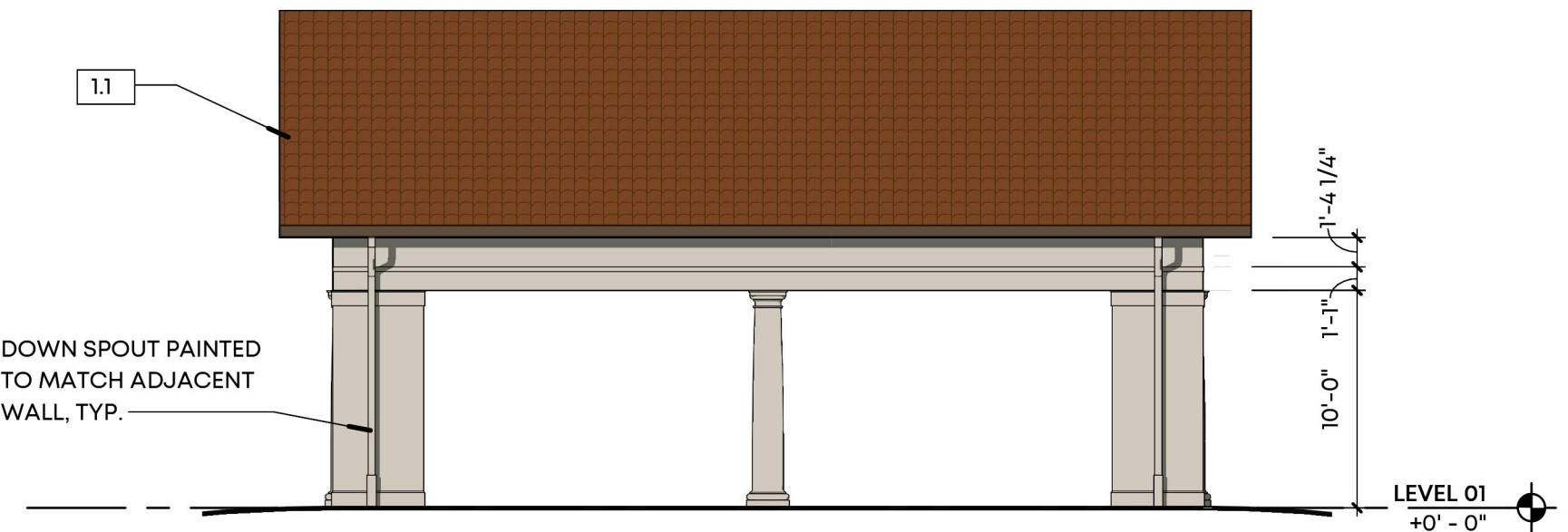
Checked By: VWB

A922

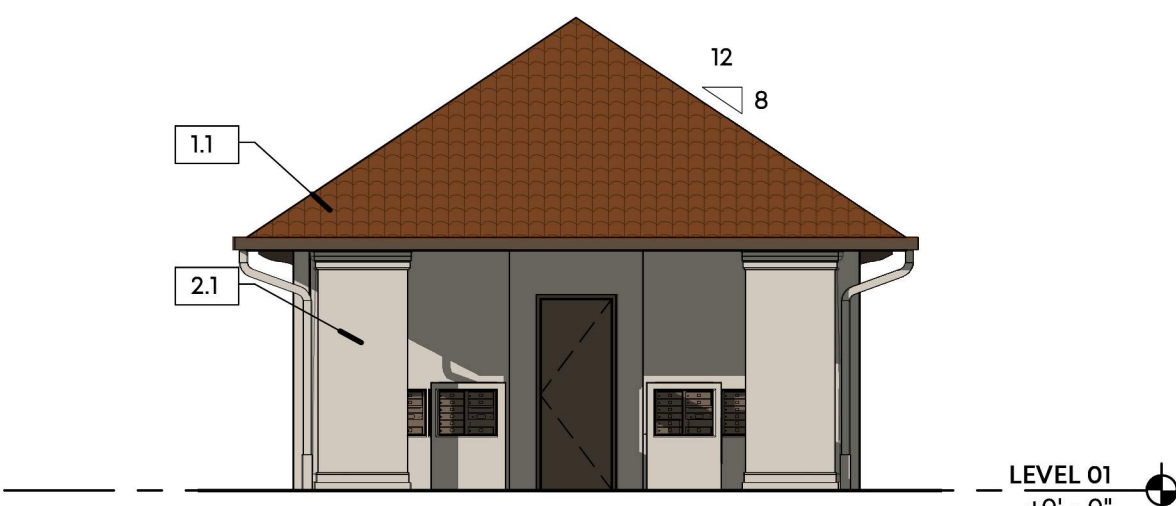
MATERIAL LEGEND			
SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING 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	



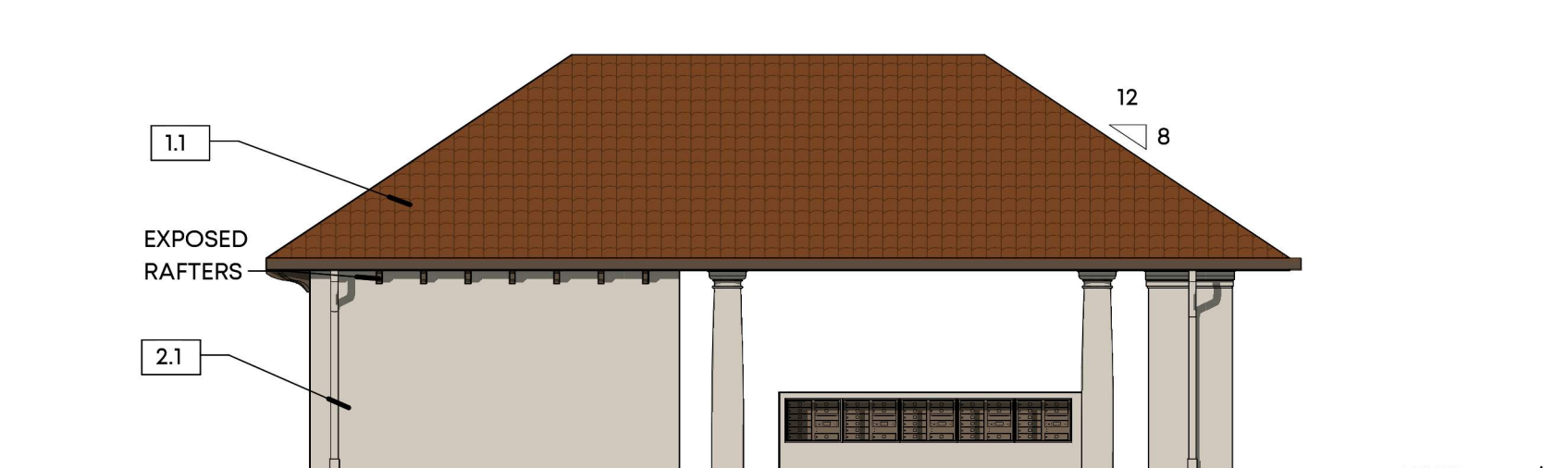
1 FRONT ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



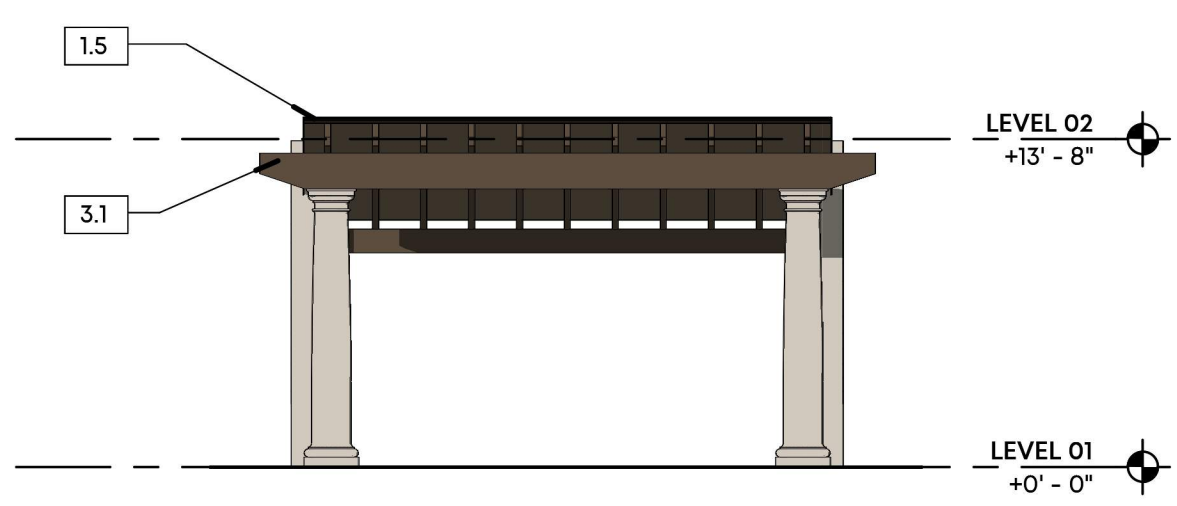
2 SIDE ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



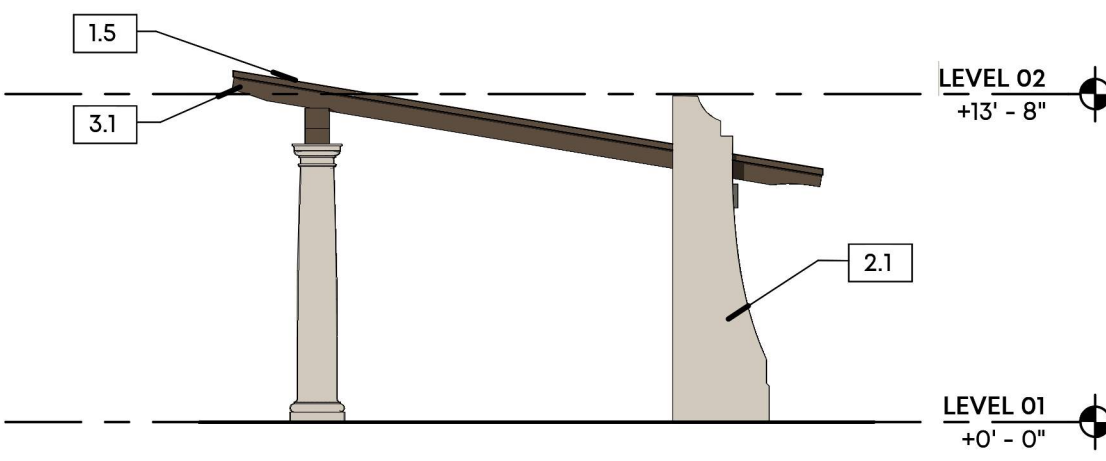
4 FRONT ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



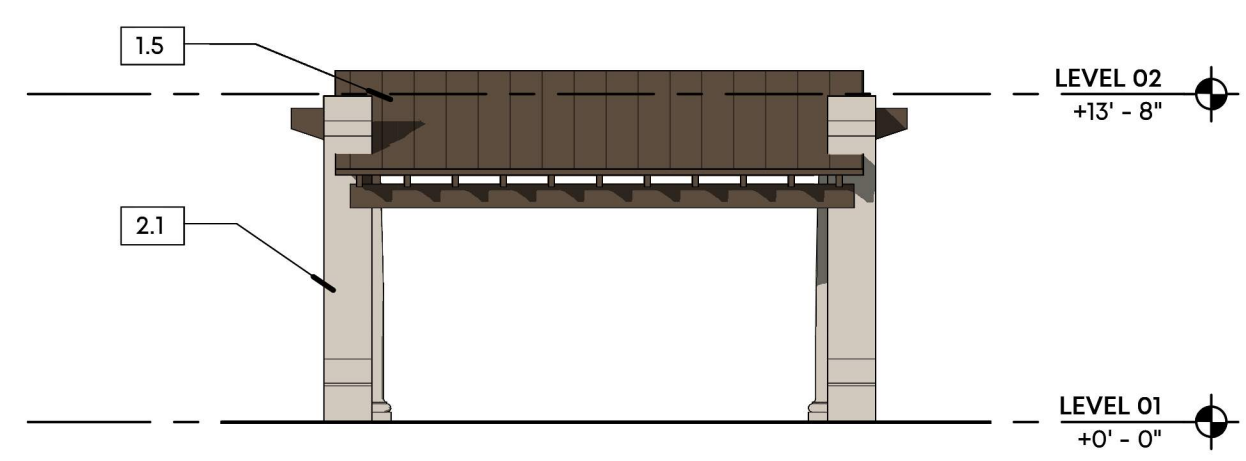
3 SIDE ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



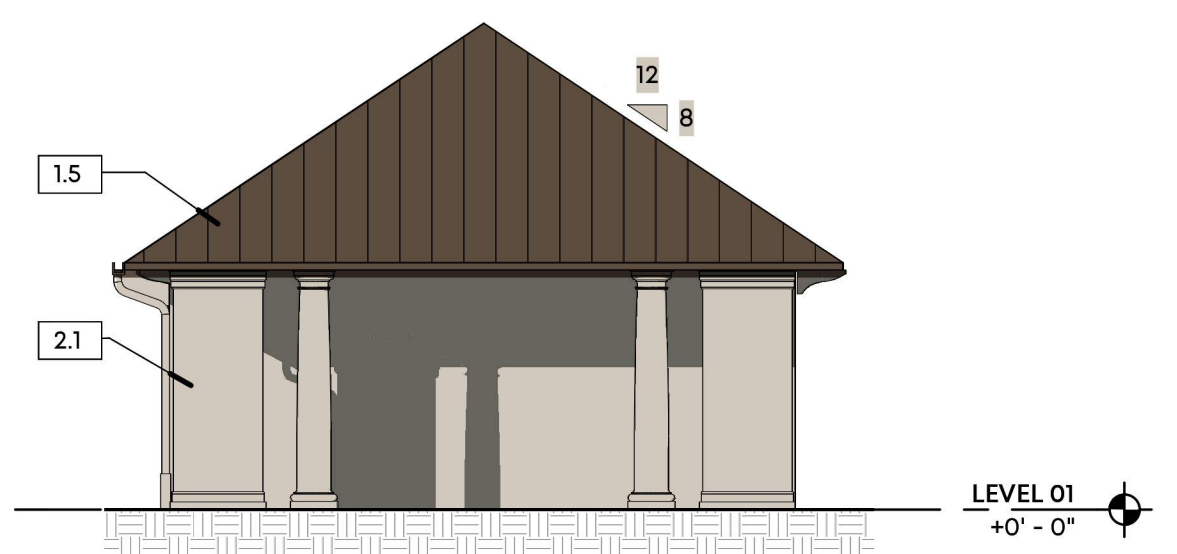
11 FRONT ELEVATION - EVENT PAVILION COLOR
SCALE: 1/8" = 1'-0"



10 SIDE ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



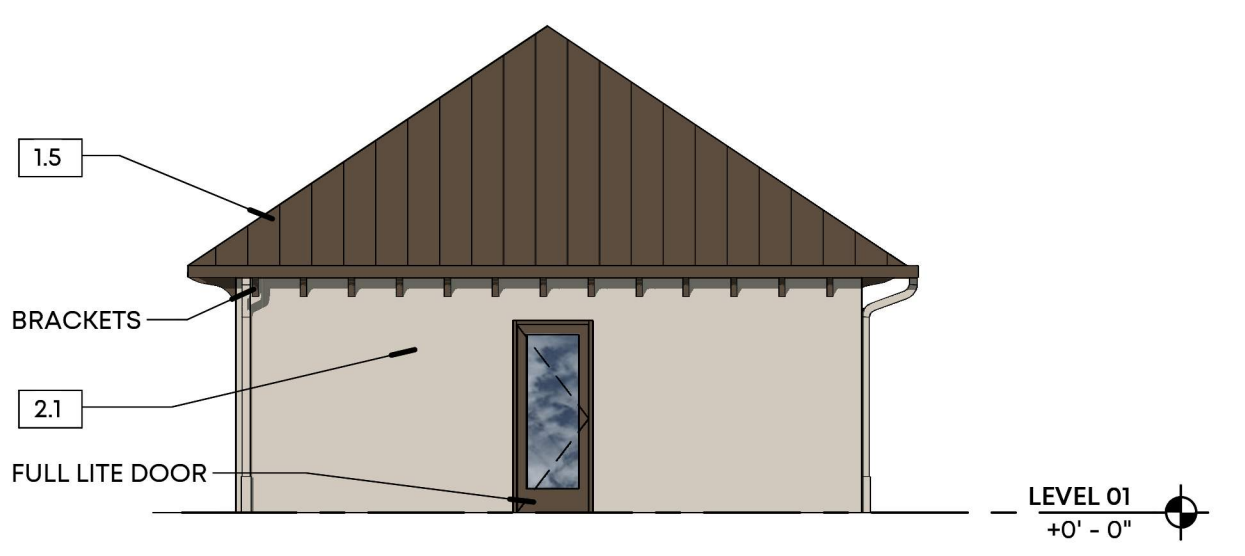
9 REAR ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



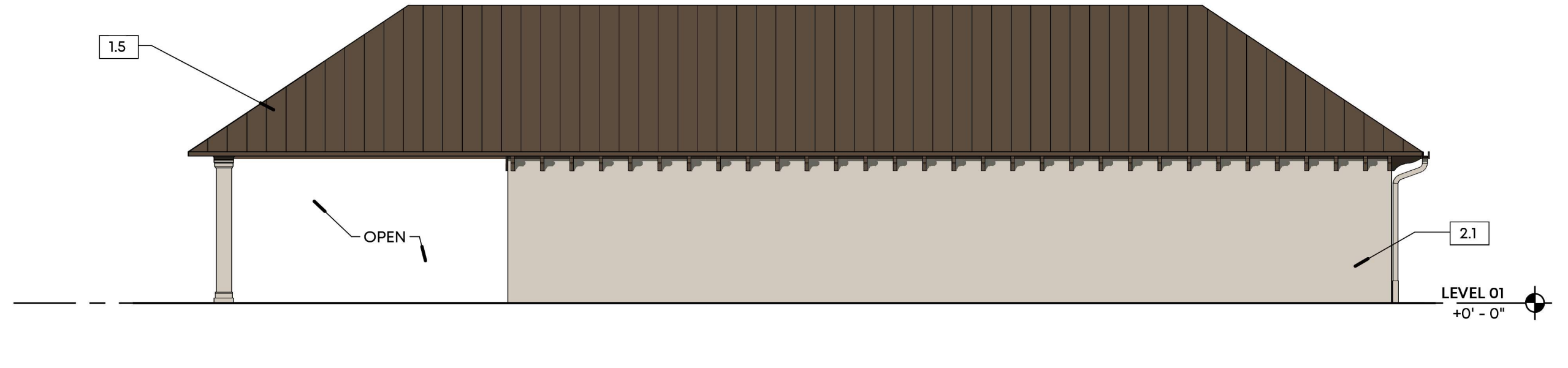
5 REAR ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"



6 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"



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



7 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"



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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

PAVILIONS AND MAINTENANCE BUILDING

Drawn By: Author

Checked By: Checker

A923

THANK YOU!

QUESTIONS?