



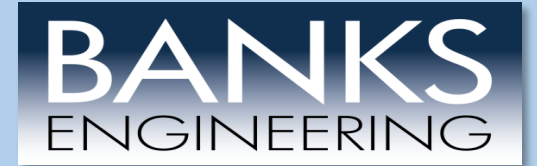
VILLAGE OF ESTERO
Planning, Zoning, & Design Review Board

PUBLIC HEARING
JULY 25, 2023

APPLICANT REPRESENTATIVES

ENGINEER:

D. Brent Addison, P.E.



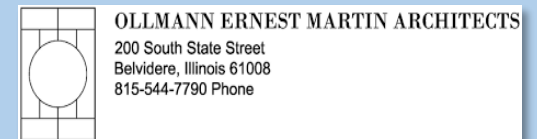
**LANDSCAPE
ARCHITECT:**

Gregory J. Diserio, RLA

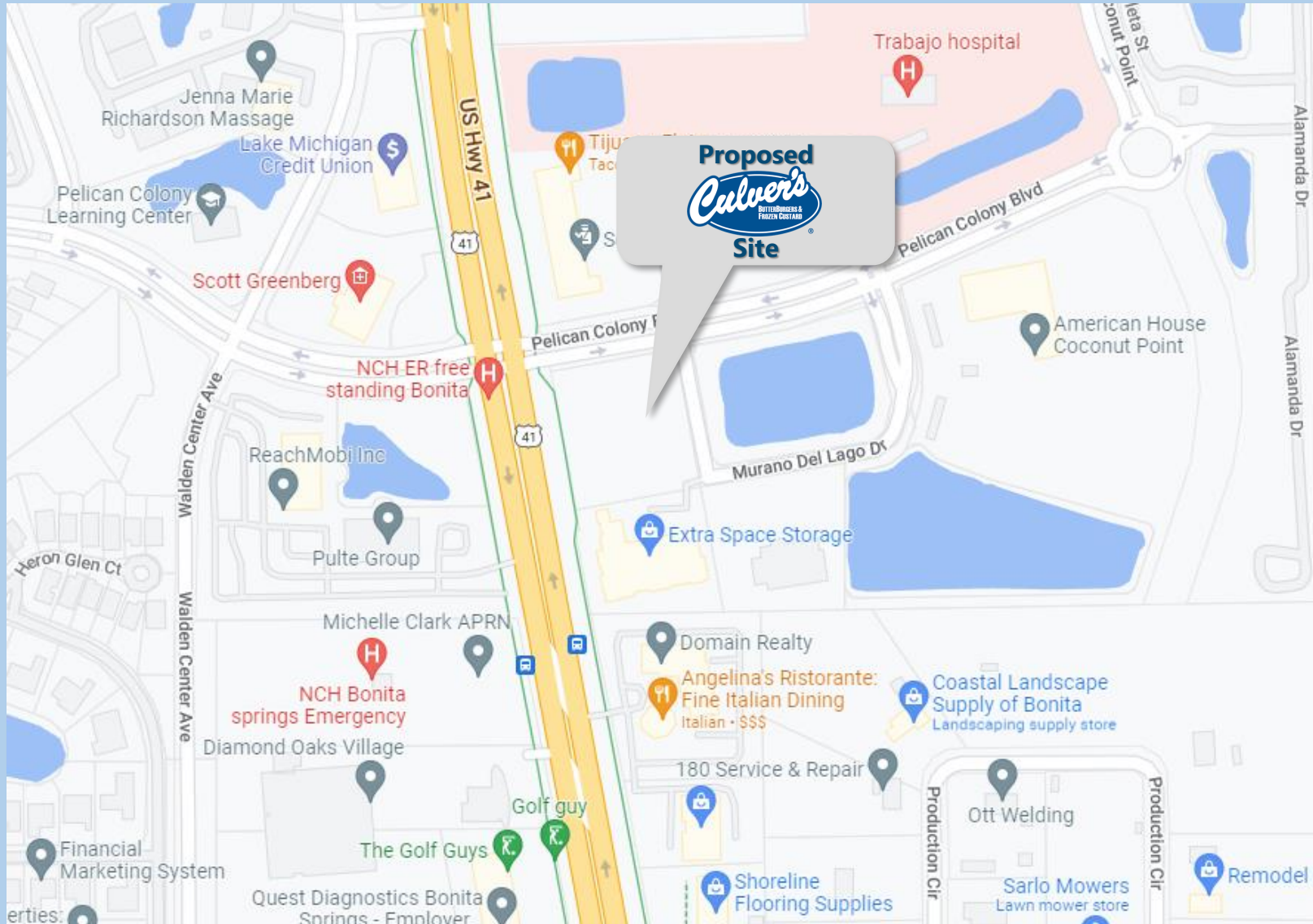


ARCHITECT:

Wendy Martin, AIA, NCARB



SITE LOCATION MAP



Site at SE corner of US 41 and Pelican Colony Blvd



PROJECT SUMMARY

REQUEST: Site Plan, landscaping and architectural review in preparation of a Development Order application.

- 4,052 SF± Fast Food Restaurant and associated infrastructure on a 2.3-acre parcel.
- Proposed use and site plan is consistent with existing zoning which is (MPD) Mixed-use Planned Development.



ENGINEER

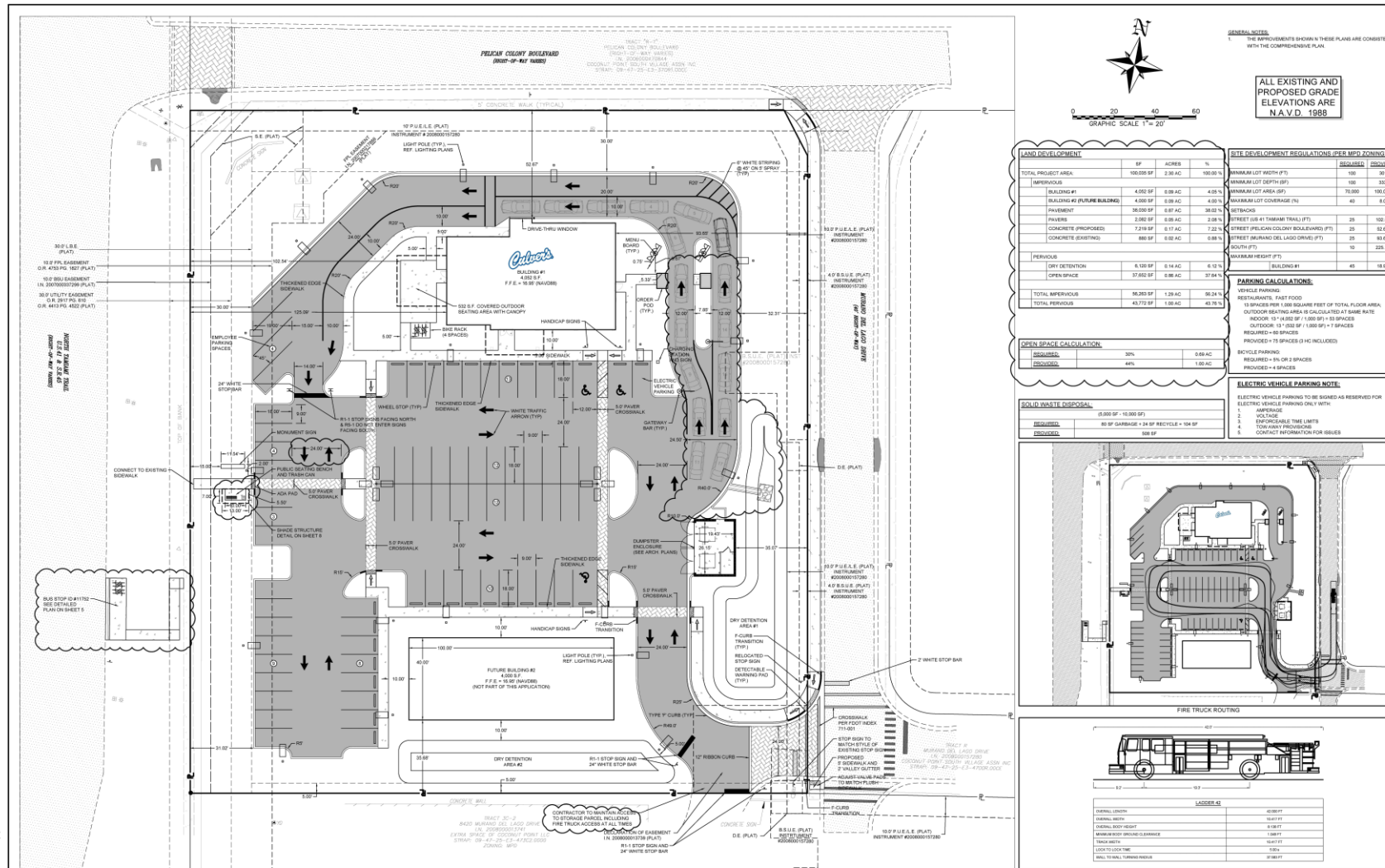
D. BRENT ADDISON, P.E.



SITE AERIAL



SITE PLAN



PREPARED FOR:
**LIVINGSTON/VETERANS LLC
ESTERO SWEET DREAMS HOSPITALITY, LLC**
840 LAKE ROAD
BROOKFIELD, WI 53005

**BANKS
ENGINEERING**
Professional Engineers, Planners, & Land Surveyors
Serving The South of Florida

1051 SW 5th STREET, SUITE 200
FORT WORTH, TEXAS 76104
(214) 339-5400 FAX: (214) 339-2523
ENGINEERING LICENSE # 276 5496
SURVEY LICENSE # 18 5650
www.bankseng.com

D. BRENT ANDERSON
P.E. LIC. #20011

SITE PLAN
CULVER'S - COCONUT POINT
VILLAGE OF ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-12-2022	8744	SP	DBA	DBA	DBA	1" = 20'	04

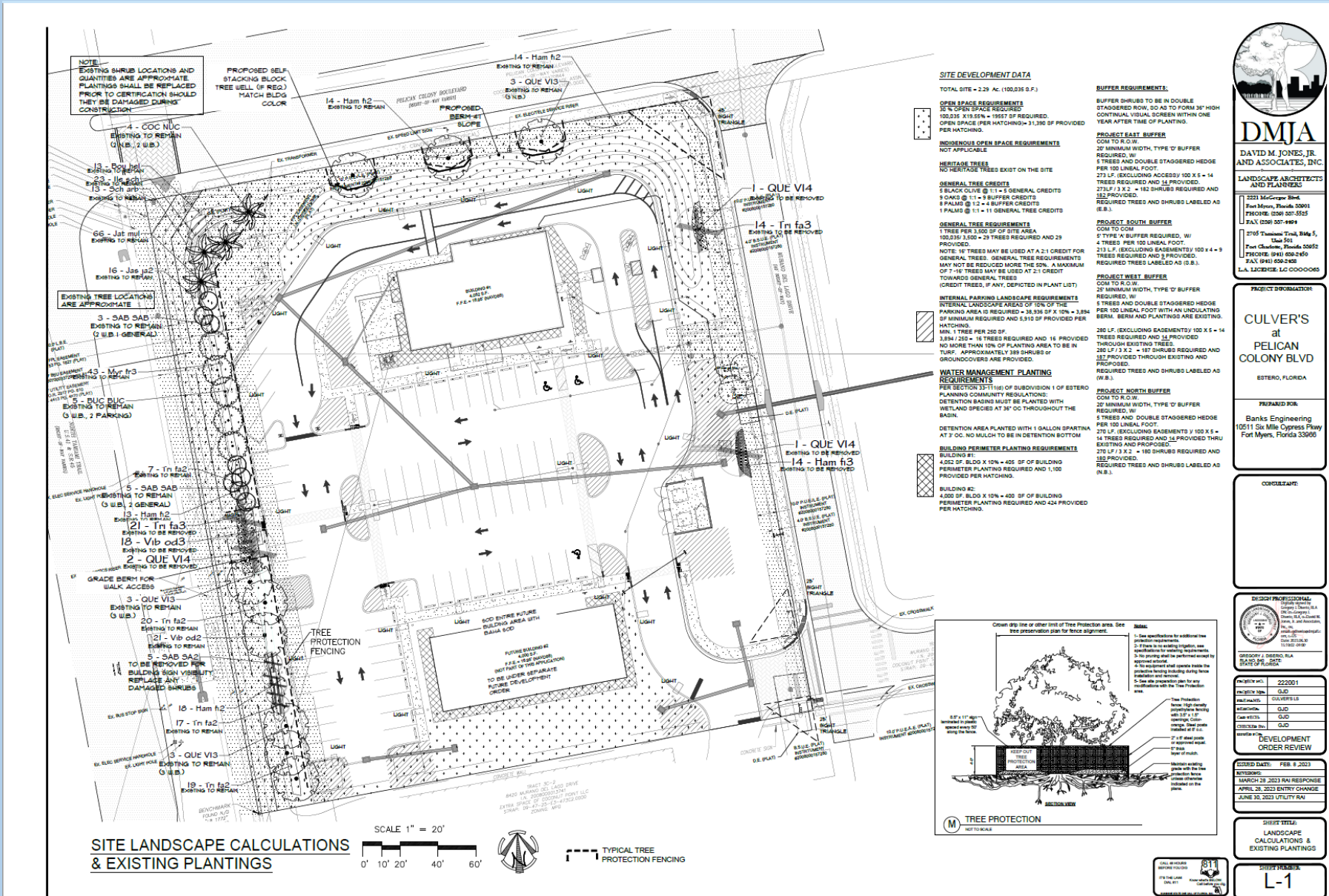


LANDSCAPE ARCHITECT

Gregory J. Diserio, RLA



LANDSCAPE CALCULATIONS & EXISTING PLANTINGS



NOTE:
EXISTING SHRUB LOCATIONS AND QUANTITIES ARE APPROXIMATE. PLANTINGS SHALL BE REPLACED PRIOR TO CERTIFICATION SHOULD THEY BE DAMAGED DURING CONSTRUCTION.

PROPOSED SELF-STACKING BLOCK TREE WELL (IF REQ) MATCH BLOCK COLOR

SITE DEVELOPMENT DATA
TOTAL SITE = 2.28 AC (100,038 S.F.)

OPEN SPACE REQUIREMENTS
20% OPEN SPACE REQUIRED
100,038 x 20% = 19,808 S.F. REQUIRED
OPEN SPACE (PER HATCHING) = 31,390 S.F. PROVIDED PER HATCHING.

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE

HERITAGE TREES
NO HERITAGE TREES EXIST ON THE SITE

GENERAL TREE CREDITS
5 BLACK OLIVE @ 11 = 5 GENERAL CREDITS
3 OAK @ 11 = 3 BUFFER CREDITS
1 PALM @ 12 = 1 BUFFER CREDIT
1 PALM @ 11 = 1 GENERAL TREE CREDIT

GENERAL TREE REQUIREMENTS
3 TREES PER 1,000 SF OF SITE AREA
100,038 / 1,000 = 20 TREES REQUIRED AND 20 PROVIDED.

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 38,206 SF x 10% = 3,821 SF OF MINIMUM REQUIRED AND 4,810 SF PROVIDED PER HATCHING.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 32-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASIN MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC, NO MUCH TO BE IN DETENTION BOTTOM

BUILDING PERIMETER PLANTING REQUIREMENTS
BUILDING #1:
ALONG SIDE OF BLDG @ 10% = 426 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,100 PROVIDED PER HATCHING.
BUILDING #2:
ALONG SIDE OF BLDG @ 10% = 400 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 424 PROVIDED PER HATCHING.

BUFFER REQUIREMENTS:

PROJECT EAST BUFFER
COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
271 LF. EXCLUDING ACCESS 100 X 5 = 14 TREES REQUIRED AND 11 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).

PROJECT SOUTH BUFFER
COM TO R.O.W.
5' TYPE 'K' BUFFER REQUIRED, W/ 4 TREES PER 100 LINEAL FOOT.
271 LF. EXCLUDING EASEMENTS 100 X 4 = 3 TREES REQUIRED AND 3 PROVIDED.
REQUIRED TREES LABELED AS (S.B.).

PROJECT WEST BUFFER
COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT WITH AN INSULATING BERM, BERM AND PLANTINGS ARE EXISTING.

PROJECT NORTH BUFFER
COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
270 LF. EXCLUDING EASEMENTS 100 X 5 = 14 TREES REQUIRED AND 14 PROVIDED THROUGH EXISTING TREES.
280 LF x 3 X 2 = 187 SHRUBS REQUIRED AND 182 PROVIDED THROUGH EXISTING AND PROPOSED.
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).



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L.A. LICENSE: LC 0000065

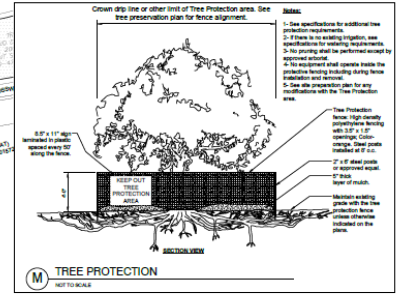
PROJECT INFORMATION
CULVER'S
at
PELICAN COLONY BLVD
ESTERO, FLORIDA
PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33906

CONSULTANT:

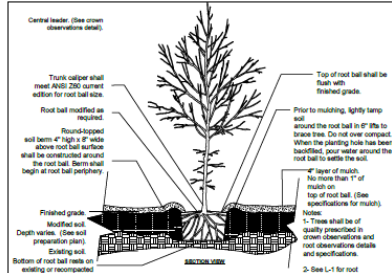


PROJECT NO.	222001
PROJECT NAME	CULVER'S
DATE ISSUED	1/11/2023
DATE REVISED	
DATE CHECKED	
DATE APPROVED	
DATE SUBMITTED	
DATE RECEIVED	
DATE REVIEWED	
DATE REVISIONS	
DATE COMMENTS	
DATE CLOSURE	
DATE ARCHIVE	

SHEET TITLE:
LANDSCAPE CALCULATIONS & EXISTING PLANTINGS
SHEET NUMBER:
L-1



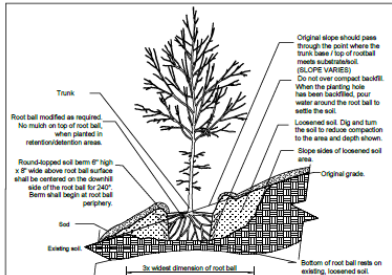
LANDSCAPE DETAILS



A TREE PLANTING DETAIL

NOT TO SCALE

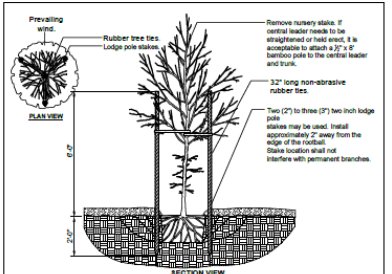
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B TREE PLANTING ON SLOPE

NOT TO SCALE

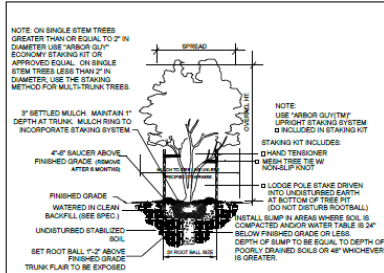
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C TREE STAKING - LODGE POLES

NOT TO SCALE

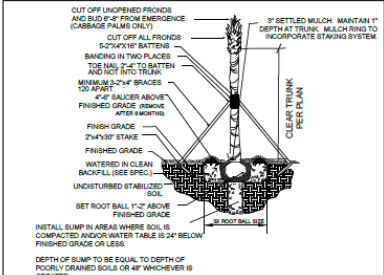
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D MULTI TRUNK TREE PLANTING DETAIL

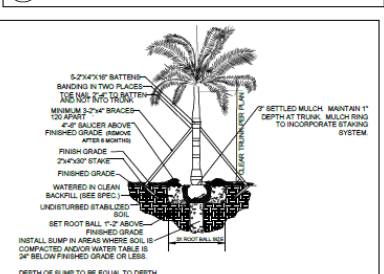
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* Refer to special clear sight maintenance requirements if applicable.



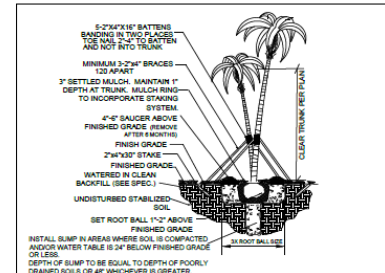
E PALMATE PALM DETAIL: CIGAR CUT

NOT TO SCALE



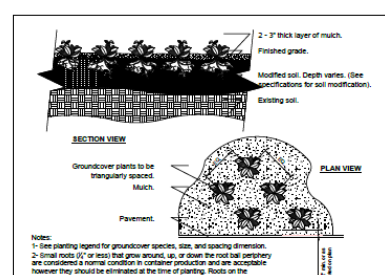
F ROYAL PALM DETAIL

NOT TO SCALE



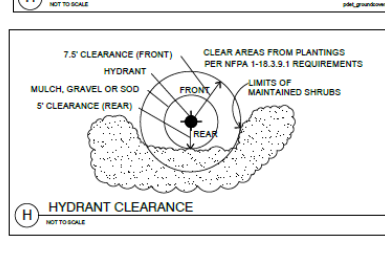
G PALMATE OF DOUBLE STEM PALM DETAIL

NOT TO SCALE



H GROUND COVER

NOT TO SCALE



I HYDRANT CLEARANCE

NOT TO SCALE

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 3' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE 8 OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. 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, VIOLET'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED SHAM, KEEPERS FIG, CUBAN LAUREL, FIG, JAPANESE CLIMBING FERN, OLD WOOD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL BODA APPLE, JAVA PLUM, ROSE APPLE, CORN TREE AND VEGETA, 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 2-10" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES 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 VILLAGES OF ESTERO OR LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SOGGING AREAS PRIOR TO PLANT OR SOG 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, TAPES AND SUPPORTS (EXCEPT STAKING GUY) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOGGED 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 BUILDING 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 REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LDC DOES NOT ALLOW TREES, STRUCTURES OR ENCRUSTING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 15' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 219-221-8036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC-3650)



DMJA

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PROJECT INFORMATION

CULVER'S
at
PELICAN COLONY BLVD
ESTERO, FLORIDA

PREPARED FOR
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33906

CONSULTANT



PROJECT NO.	222001
PROJECT NAME	GJD
DATE/REVISED	12/15/2021
DATE/REVISED	GJD
DATE/REVISED	GJD
DATE/REVISED	GJD

DEVELOPMENT ORDER REVIEW

ISSUED DATE:	FEB 9 2023
REVISIONS:	
MARCH 28, 2023 341 RESPONSE	
APRIL 28, 2023 ENTRY CHANGE	
JUNE 30, 2023 UTILITY RM	

SHEET TITLE
LANDSCAPE DETAILS & NOTES

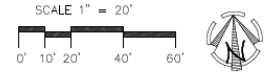
SHEET NUMBER
L-3



IRRIGATION PLAN



IRRIGATION PLAN



GENERAL IRRIGATION NOTES

- All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. Main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitution of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- Irrigation heads shall be a minimum of 34" from buildings.
- This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in starting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
- All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
- Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
- Irrigation system shall be designed for complete coverage. Verify with owner limits of irrigation prior to bidding.
- The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owner's authorized representative.
- Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
- The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
- Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
- The contractor shall be responsible for providing all code required double backflow preventers and irrigation meter in addition to all permits as required by the governing agencies including water use permits, if applicable.
- Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
- Irrigation water source shall be from a existing irrigation system. Provide backflow and meter in compliance with Oakbrook Properties requirements.
- Contractor to coordinate with the irrigation maintenance personnel on the final irrigation design and layout.

PIPE SIZING CHART

GPM	SIZE
0-10	3/4"
11-16	1"
17-26	1-1/4"
27-36	1-1/2"
37-55	2"
56-90	2-1/2"

GPM	SIZE
1-8	3/4"
9-13	1"
14-22	1-1/4"
23-30	1-1/2"
31-50	2"
51-70	2-1/2"

Flows shall maintain velocities of less than 5 feet per second

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1 1 2 2 2 2 2	Flumar PROLOS-PRSSO 1/8" Series Shrub Sprinkler, 30 psi regulated 8" Pop-Up, Controlled wiper seal with UV Resistant Material	10
2 2 2 2 2 2 2	Flumar PROLOS-PRSSO 5/16" Series Shrub Sprinkler, 30 psi regulated 8" Pop-Up, Controlled wiper seal with UV Resistant Material	22
1 1 1 1	Flumar PROLOS-PRSSO 5/8" Series Shrub Sprinkler, 30 psi regulated 8" Pop-Up, Controlled wiper seal with UV Resistant Material	9
2 2 2 2 2	Flumar PROLOS-PRSSO 1" Series Shrub Sprinkler, 30 psi regulated 8" Pop-Up, Controlled wiper seal with UV Resistant Material	6
2 2 2 2 2 2 2	Flumar PROLOS-PRSSO 1 1/2" Series Shrub Sprinkler, 30 psi regulated 8" Pop-Up, Controlled wiper seal with UV Resistant Material	162
2 2 2 2 2 2 2 2	Flumar PROLOS-PRSSO 2" Series Shrub Sprinkler, 30 psi regulated 8" Pop-Up, Controlled wiper seal with UV Resistant Material	62
2 2 2 2 2 2	Flumar POC Paced Orbiter, 10" PPT	03

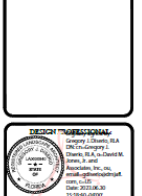
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
5	Flumar 20V-12V 1" 1-1/2", 2" and 3" Plastic Electric Remote Control Valves, 1/2" Hose Connection, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
6	Flumar 100-100-PL 16 Station Outdoor Modular Controller, With one 100-600 Module, Commercial Use, Plastic Cabinet.
7	Flumar MINI-CLIK Pack-Trip Irrigation Head as noted
8	Water Meter or 2" IRRIGATION METER W/ BACKFLOW PFR DAKSHINAM PROPERTY IRRIGATION CONTROL PFC Class 200 SDR 21
9	Irrigation Mainline PVC Class 200 SDR 21
10	Irrigation Mainline PVC Class 200 SDR 21
11	Irrigation Mainline PVC Class 200 SDR 21
12	Pipe Sleeve PVC Class 200 SDR 21



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Fort Lauderdale, Florida 33305
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FAX: (954) 626-2200
L.A. LICENSE: LC 00000005

PROJECT INFORMATION
**CULVER'S
at
PELICAN
COLONY BLVD**
ESTERO, FLORIDA
PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:



PROJECT NO: 222001
PROJECT NAME: CULVER'S IS
DESIGNER: GJD
CADD PRG: GJD
CHECKED BY: GJD
DEVELOPMENT
ORDER REVIEW

ISSUED DATE: FEB. 9, 2023
REVISIONS:
REVISION 02: 2023 RAI RESPONSE
APRIL 26, 2023 ENTRY CHANGE
JUNE 30, 2023 UTILITY RAI

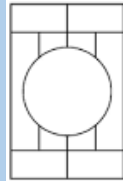
SHEET TITLE:
IRRIGATION
PLAN

SHEET NUMBER:
L-4



ARCHITECT

Wendy Martin, AIA, NCARB



OLLMANN ERNEST MARTIN ARCHITECTS

200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone



ARCHITECTURAL PLANS



FLOOR PLAN

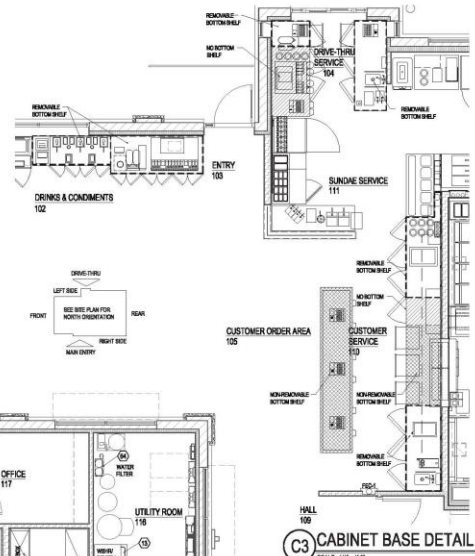
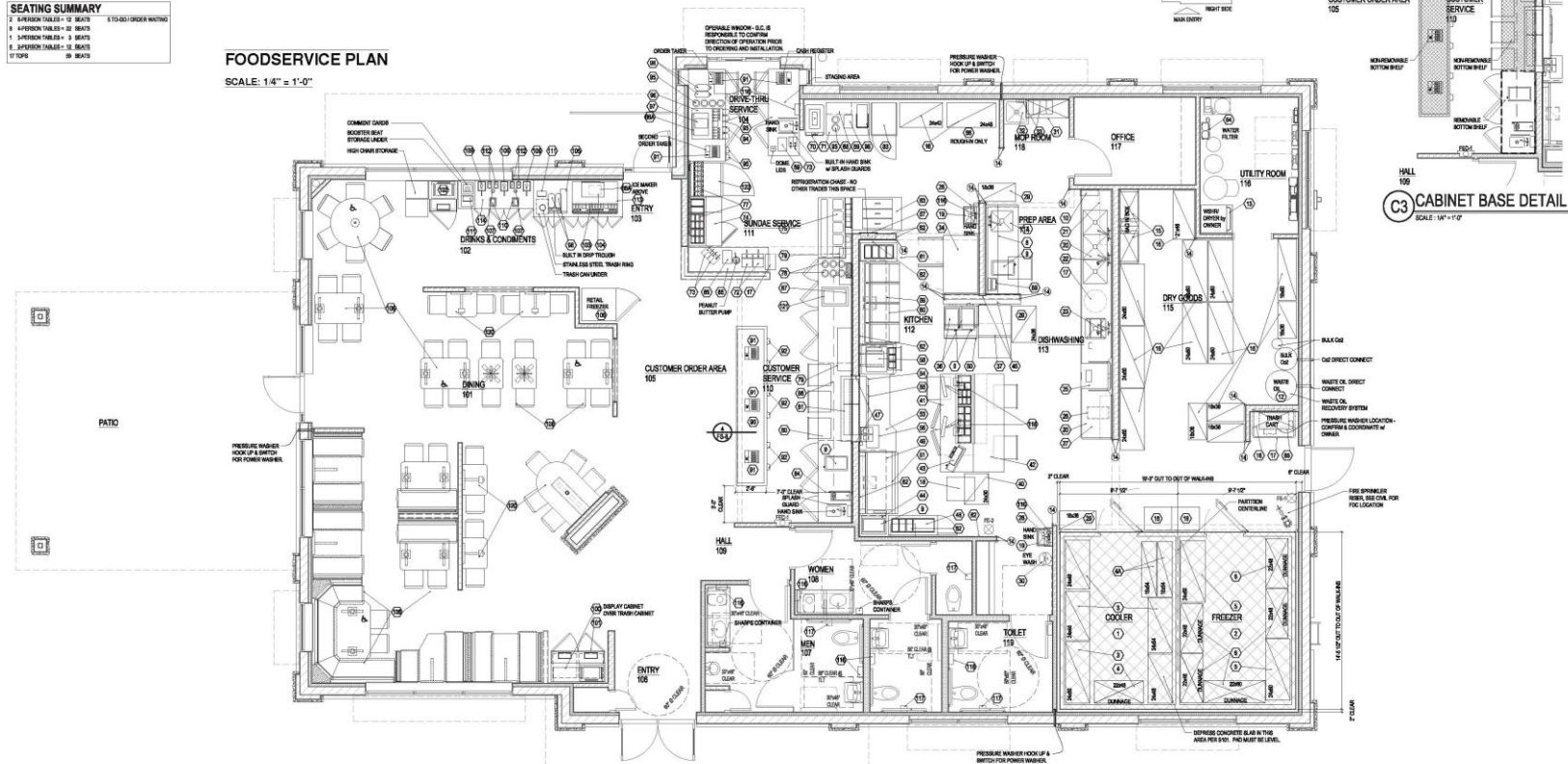
NOTES: SOME ITEMS INSTALLED BY OTHERS REQUIRE INDOOR AIRING WORK BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED		OWNER FURNISHED, VENDOR INSTALLED	
ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK IN COOLER (SINK LINE 8FT L X 20L DRAIN FREE)	8	COOLER (WALKERS)
2	WALK IN FREEZER (SINK LINE 8FT L X 20L DRAIN FREE)	9	WALK IN FREEZER (WALKERS)
3	WALK IN COOLER (NO SINK)	10	ICE AND TONIC DISPENSER
4	WALK IN COOLER (DRAINAGE PANS)	11	CONDIMENT DISPENSER
5	WALK IN FREEZER (DRAINAGE PANS)	12	CONDIMENT DISPENSER
6	WALK IN FREEZER (DRAINAGE PANS)	13	CONDIMENT DISPENSER
7	WORKTABLE (SINK)	14	CONDIMENT DISPENSER
8	WALK SHELF	15	CONDIMENT DISPENSER
9	LOOKING (NOT INCLUDED)	16	CONDIMENT DISPENSER
10	STAINLESS STEEL WALL CORNER GUARD (SINK)	17	CONDIMENT DISPENSER
11	WIRE SHELVING	18	CONDIMENT DISPENSER
12	DRINKS AND COFFINETS	19	CONDIMENT DISPENSER
13	DRINKS AND COFFINETS	20	CONDIMENT DISPENSER
14	DRINKS AND COFFINETS	21	CONDIMENT DISPENSER
15	DRINKS AND COFFINETS	22	CONDIMENT DISPENSER
16	DRINKS AND COFFINETS	23	CONDIMENT DISPENSER
17	DRINKS AND COFFINETS	24	CONDIMENT DISPENSER
18	DRINKS AND COFFINETS	25	CONDIMENT DISPENSER
19	DRINKS AND COFFINETS	26	CONDIMENT DISPENSER
20	DRINKS AND COFFINETS	27	CONDIMENT DISPENSER
21	DRINKS AND COFFINETS	28	CONDIMENT DISPENSER
22	DRINKS AND COFFINETS	29	CONDIMENT DISPENSER
23	DRINKS AND COFFINETS	30	CONDIMENT DISPENSER
24	DRINKS AND COFFINETS	31	CONDIMENT DISPENSER
25	DRINKS AND COFFINETS	32	CONDIMENT DISPENSER
26	DRINKS AND COFFINETS	33	CONDIMENT DISPENSER
27	DRINKS AND COFFINETS	34	CONDIMENT DISPENSER
28	DRINKS AND COFFINETS	35	CONDIMENT DISPENSER
29	DRINKS AND COFFINETS	36	CONDIMENT DISPENSER
30	DRINKS AND COFFINETS	37	CONDIMENT DISPENSER
31	DRINKS AND COFFINETS	38	CONDIMENT DISPENSER
32	DRINKS AND COFFINETS	39	CONDIMENT DISPENSER
33	DRINKS AND COFFINETS	40	CONDIMENT DISPENSER
34	DRINKS AND COFFINETS	41	CONDIMENT DISPENSER
35	DRINKS AND COFFINETS	42	CONDIMENT DISPENSER
36	DRINKS AND COFFINETS	43	CONDIMENT DISPENSER
37	DRINKS AND COFFINETS	44	CONDIMENT DISPENSER
38	DRINKS AND COFFINETS	45	CONDIMENT DISPENSER
39	DRINKS AND COFFINETS	46	CONDIMENT DISPENSER
40	DRINKS AND COFFINETS	47	CONDIMENT DISPENSER
41	DRINKS AND COFFINETS	48	CONDIMENT DISPENSER
42	DRINKS AND COFFINETS	49	CONDIMENT DISPENSER
43	DRINKS AND COFFINETS	50	CONDIMENT DISPENSER
44	DRINKS AND COFFINETS	51	CONDIMENT DISPENSER
45	DRINKS AND COFFINETS	52	CONDIMENT DISPENSER
46	DRINKS AND COFFINETS	53	CONDIMENT DISPENSER
47	DRINKS AND COFFINETS	54	CONDIMENT DISPENSER
48	DRINKS AND COFFINETS	55	CONDIMENT DISPENSER
49	DRINKS AND COFFINETS	56	CONDIMENT DISPENSER
50	DRINKS AND COFFINETS	57	CONDIMENT DISPENSER

SEATING SUMMARY

2	4 PERSON TABLES - 12 SEATS	8	4 TO GO ORDER WAITING
4	4 PERSON TABLES - 12 SEATS		
1	4 PERSON TABLES - 8 SEATS		
8	4 PERSON TABLES - 12 SEATS		
17	TOTAL	28	SEATS

FOODSERVICE PLAN
SCALE: 1/4" = 1'-0"



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NEW CULVER'S RESTAURANT
8400 MURANO DEL LAGO
Eatonville, FL 34135
County of LEE

SEAL

OWNER:
Eatonville Sweet Dreams Hospitality LLC
3950 Highway 90 West
Hawthorn, FL 33411
Mike Santucci
815-547-7700 Phone
604-448-8877 Cell
604-448-8877 Fax

OWNER:
CULMANN ASSOCIATES ARCHITECTS, P.C.
10000 Highway 90 West
Boca Raton, FL 33433
815-547-7700 Phone
604-448-8877 Cell
604-448-8877 Fax

FOOD SERVICE PLAN
Date: 05-08-2023
Revised:

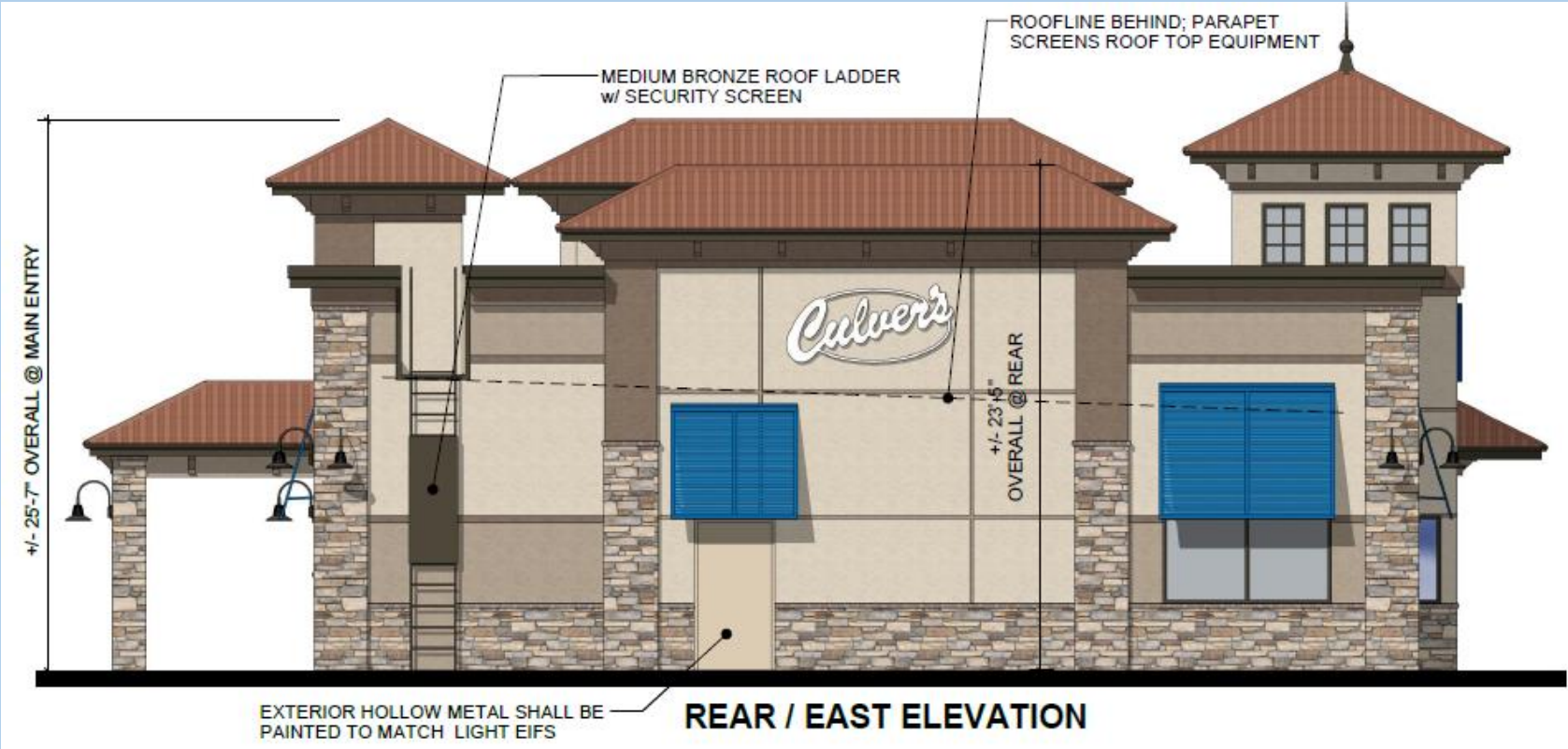
2022-001
FS-1



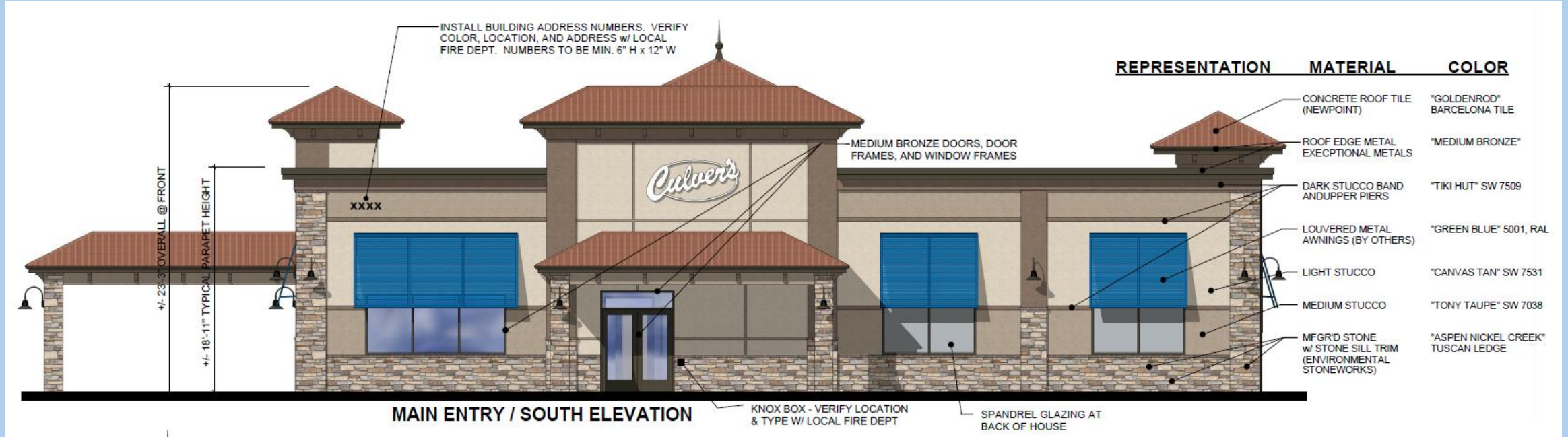
FRONT / WEST ELEVATION



REAR / EAST ELEVATION



MAIN ENTRY / SOUTH ELEVATION



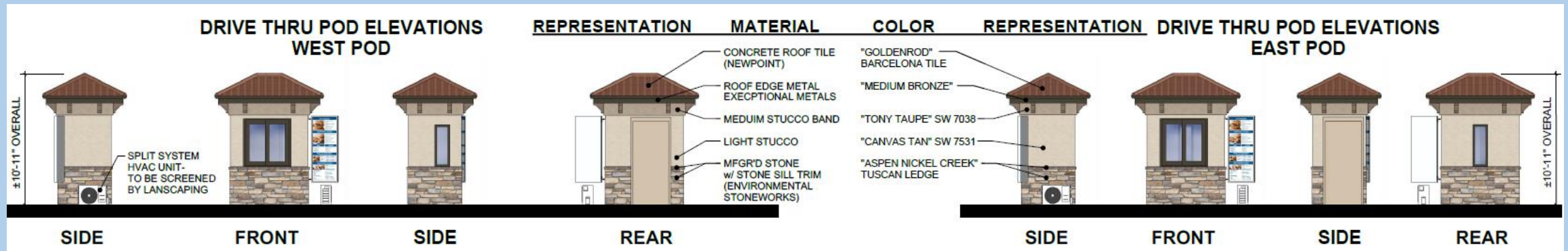
REPRESENTATION	MATERIAL	COLOR
	CONCRETE ROOF TILE (NEWPOINT)	"GOLDENROD" BARCELONA TILE
	ROOF EDGE METAL EXCEPTIONAL METALS	"MEDIUM BRONZE"
	DARK STUCCO BAND AND UPPER PIERS	"TIKI HUT" SW 7509
	LOUVERED METAL AWNINGS (BY OTHERS)	"GREEN BLUE" 5001, RAL
	LIGHT STUCCO	"CANVAS TAN" SW 7531
	MEDIUM STUCCO	"TONY TAUPE" SW 7038
	MFGRD STONE w/ STONE SILL TRIM (ENVIRONMENTAL STONEWORKS)	"ASPEN NICKEL CREEK" TUSCAN LEDGE



DRIVE THRU / NORTH ELEVATION



DRIVE THRU EAST / WEST POD ELEVATIONS



FRONT LEFT VIEW - NORTHWEST CORNER



FRONT RIGHT VIEW – SOUTHWEST CORNER



FRONT RIGHT VIEW - SWC



REAR LEFT VIEW – NORTHEAST CORNER



REAR RIGHT VIEW – SOUTHEAST CORNER



LEFT PERSPECTIVE - NORTH FACADE



RIGHT PERSPECTIVE – SOUTH FACADE

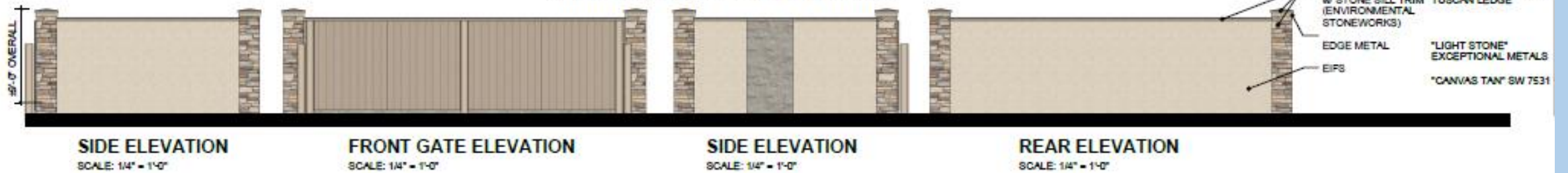
RIGHT PERSPECTIVE - SOUTH FACADE



DUMPSTER ENCLOSURE



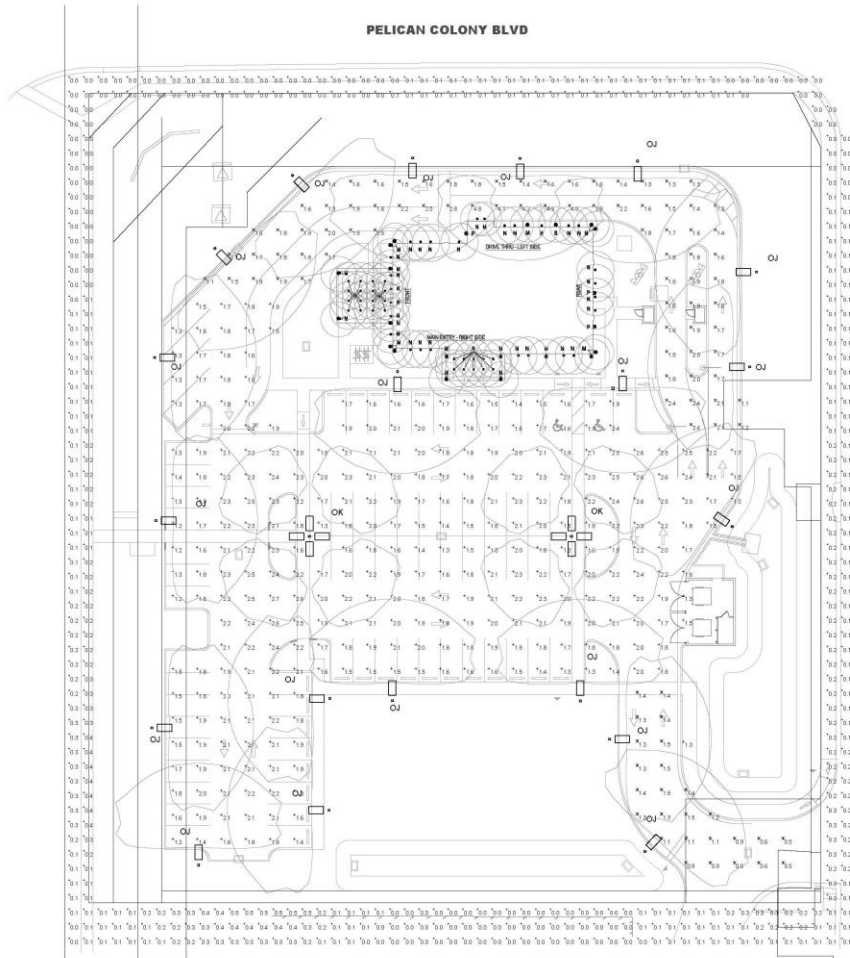
DUMPSTER ENCLOSURE ELEVATIONS



PHOTOMETRIC PLANS



SITE PHOTOMETRIC PLAN



H3 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'

STATISTICS

DESCRIPTION	SYMBOL	AREA	WWT	WAT	MINIMUM	AVERAGE
DRIVE DRIVEWAY	X	1.83	1.83	1.50	4.57	1.51
ENTRANCE	X	1.16	1.28	0.87	3.81	2.22
PARKING	-	1.88	2.76	1.58	2.87	1.81
TOTAL	-	4.15	5.87	3.95	N/A	N/A

LUMINAIRE SCHEDULE - SITE LIGHTING

SYMBOL	LABEL	CATALOG NUMBER	LAMP	WATTS
OU	OU	0200 LED 14 AMP 8' H SWOULT	LED	80
		0200 LED 14 AMP 8' H SWOULT	LED	80
OK	OK	0200 LED 14 AMP 8' H SWOULT	LED	80
		0200 LED 14 AMP 8' H SWOULT	LED	80

LUMINAIRE SCHEDULE - BUILDING MOUNT

SYMBOL	LABEL	CATALOG NUMBER	LAMP	WATTS
●	●	LONG 3000 LOW BAY SWOULT	LED	78
□	□	WINGS LED 4x8 SWOULT	LED	60
⊕	⊕	0200 LED 14 AMP 8' H SWOULT	LED	80
⊖	⊖	0200 LED 14 AMP 8' H SWOULT	LED	80

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NEW CULVER'S RESTAURANT
8400 MURANO DEL LAGO
Estero, FL 34135
County of LEE

SEAL

OWNER: Culver's Restaurant Development Company, LLC
14000 South State Street, Suite 1000
Miami Beach, FL 33139
Tel: 305-358-1111
Fax: 305-358-1112

DESIGNER: PELICAN COLONY ARCHITECTS, P.C.
200 South State Street
Bradenton, Florida 34208
Tel: 941-757-1250
Fax: 941-757-1251
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SITE PHOTOMETRIC PLAN

Revision:
Date: 05-09-2023

2022-001
SE 101



SITE FIXTURE DETAILS



WPX0 LED Wall Pack
 Dimensions: 12" H x 6" W
 Weight: 2.5 lbs



Ordering Information

Code	Color Temperature	Beam Angle	Mounting	Notes
WPX0	4000K	120°	Surface	

Notes: The beam angle and mounting details in the ordering table are average representations of all options.

Features & Specifications
 • Energy Efficient
 • Long Life Span
 • Weather Resistant
 • Easy Installation

Performance Data

Beam Angle	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'
120°	132'	264'	396'

Introduction
 The WPX0 LED wall packs are energy efficient, cost effective, and aesthetically appealing solutions for both HO wall pack replacement and new construction opportunities.

Projected LED Lumen Maintenance
 The WPX0 LED wall pack is an excellent choice for the door lighting application. Its high lumen output and excellent LED lumen maintenance ensure a long service life.

Lumen Output

Beam Angle	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'
120°	132'	264'	396'

Lumen Ambient Temperature (LAT) Multiplier

Temp (°F)	Temp (°C)	Multiplier
68	20	1.00
77	25	0.95
86	30	0.90
95	35	0.85
104	40	0.80
113	45	0.75
122	50	0.70
131	55	0.65
140	60	0.60
149	65	0.55
158	70	0.50
167	75	0.45
176	80	0.40
185	85	0.35
194	90	0.30
203	95	0.25
212	100	0.20
221	105	0.15
230	110	0.10
239	115	0.05
248	120	0.00



GN5LED13Y5TA



13.5 in. High Design Chandelier (13.5 in. Diameter) designed to match the aesthetic of most other chandeliers with a modern, industrial look. (13.5 in. Diameter) Design Chandelier with 7.5 in. High, 1.5 in. Wide Glass Shade (13.5 in. Diameter)

Project: _____
Type: _____
Prepared by: _____
Date: _____

Driver Info

Type	Constant Current	Input	Output
100V	0.5A	Color Temp	3000K (Warm)
200V	0.25A	Color Temp	3000K (Warm)
277V	0.19A	Color Temp	3000K (Warm)
347V	0.15A	Color Temp	3000K (Warm)
480V	0.11A	Color Temp	3000K (Warm)
575V	0.09A	Color Temp	3000K (Warm)
800V	0.07A	Color Temp	3000K (Warm)
1000V	0.05A	Color Temp	3000K (Warm)

Technical Specifications

Compliance: UL Listed, Suitable for wet locations, Suitable for mounting on 1/2 in. (12.7 mm) of concrete.

Roasting: Powder-coated aluminum housing, brass frame and mounting hardware.

Finish: Polished chrome, high-shine, long-lasting finish.

Green Technology: Mercury and lead-free, non-halogenated components.

Mounting: High-temperature silicone.

LED Characteristics: Single multi-chip, 100% high output, long-life LED.

Color Quality: CRI > 90.

LED Life: LED life expectancy is estimated to last up to 50,000 hours at 70°C ambient temperature.

Stability: LED color temperature is constant to 1% per year.

Construction: 17 gauge steel shade.



FEATURES & SPECIFICATIONS
 • Energy Efficient
 • Long Life Span
 • Weather Resistant
 • Easy Installation

Ordering Information

Code	Color Temperature	Beam Angle	Mounting	Notes
LDN6	4000K	120°	Surface	



LDN6
 4" x 6" x 6" LED
 New Construction Available

Ordering Information

Code	Color Temperature	Beam Angle	Mounting	Notes
LDN6	4000K	120°	Surface	



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 COMMERCIAL OUTDOOR



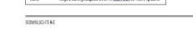
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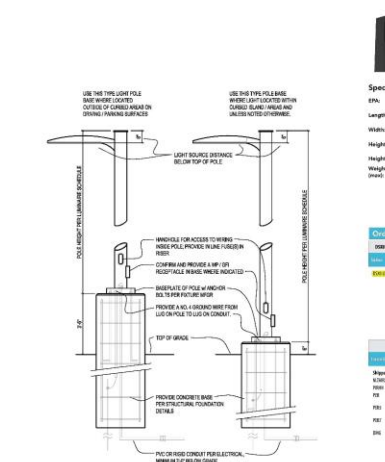
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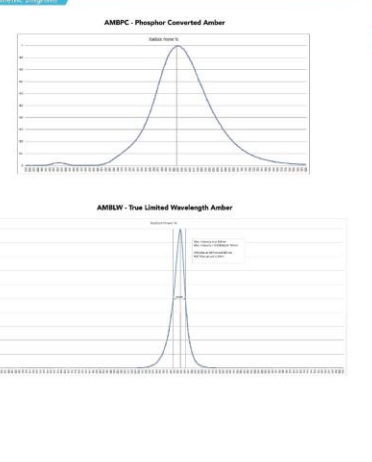
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Introduction
 The modern styling of the D-Series is making yet another statement - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology as a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in a luminaire with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing all 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

Code	Color Temperature	Beam Angle	Mounting	Notes
DSX0	4000K	120°	Surface	



Performance Data

Lumen Output

Beam Angle	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'
120°	132'	264'	396'

Ordering Information

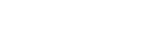
Code	Color Temperature	Beam Angle	Mounting	Notes
DSX0	4000K	120°	Surface	

LIGHT POLE DETAIL
 NO SCALE



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LIGHT POLE DETAIL
 NO SCALE



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LIGHT POLE DETAIL
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LIGHT POLE DETAIL
 NO SCALE



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LIGHT POLE DETAIL
 NO SCALE



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OWNER: NEW CULVER'S RESTAURANT
 8400 MURANO DEL LAGO
 ESTERO, FL 34135
 COUNTY OF LEE

DATE: 06-20-2023

PROJECT: SITE FIXTURE DETAILS

SCALE: SE 201

DATE: 2022-01

SEAL: STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 47647
 JOHN W. HARRIS

ARCHITECT: TONY HARRIS ARCHITECTURE, P.C.
 200 South State Street
 BIRMINGHAM, AL 35208
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MONUMENT SIGN



MONUMENT SIGN

M-60-L-C CUSTOM MONUMENT

ESTERO, FL

M-60-L-C

M-60-L-C

Culver's custom monument
with **VS** logo cabinet
UL marked product

CUSTOM



EMC CHART - KNOWN RESTRICTIONS

COLOR: Y STATIC: Y VIDEO: Y
ANIMATION: Y MOVEMENT: Y

HOLD TIME (IF STATIC): _____
TRANSITION TYPE: _____
DAYTIME BRIGHTNESS: _____
NIGHTTIME BRIGHTNESS: _____

ADDITIONAL RESTRICTIONS:

SQUARE FOOTAGE

SQUARE FOOTAGE CALCULATION:
SIGN CABINET FACE AREA: 72" X 120" = 864 SF

NOTES

- MATERIAL COLORS TO COMPLEMENT BUILDING AND LANDSCAPE
- BASE LANDSCAPING BY OTHERS

SALES PERSON:	DESIGNED BY:	AD:
MARK WESSLELL	CWAJZER/DGAMPLER	36265

DATE CREATED / REVISION HISTORY
07/11/22 - NEW
07/25/22 - REVISION (QUANTEL EMC REMOVED)

FILE PATH: T:\Cypress\Oak\061822\061825



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QUESTIONS?

