MISSION GROVE OF ESTERO

PLAZA DEL SOL CPD - PARCEL G EAST

PATTERN BOOK

OCTOBER 2026

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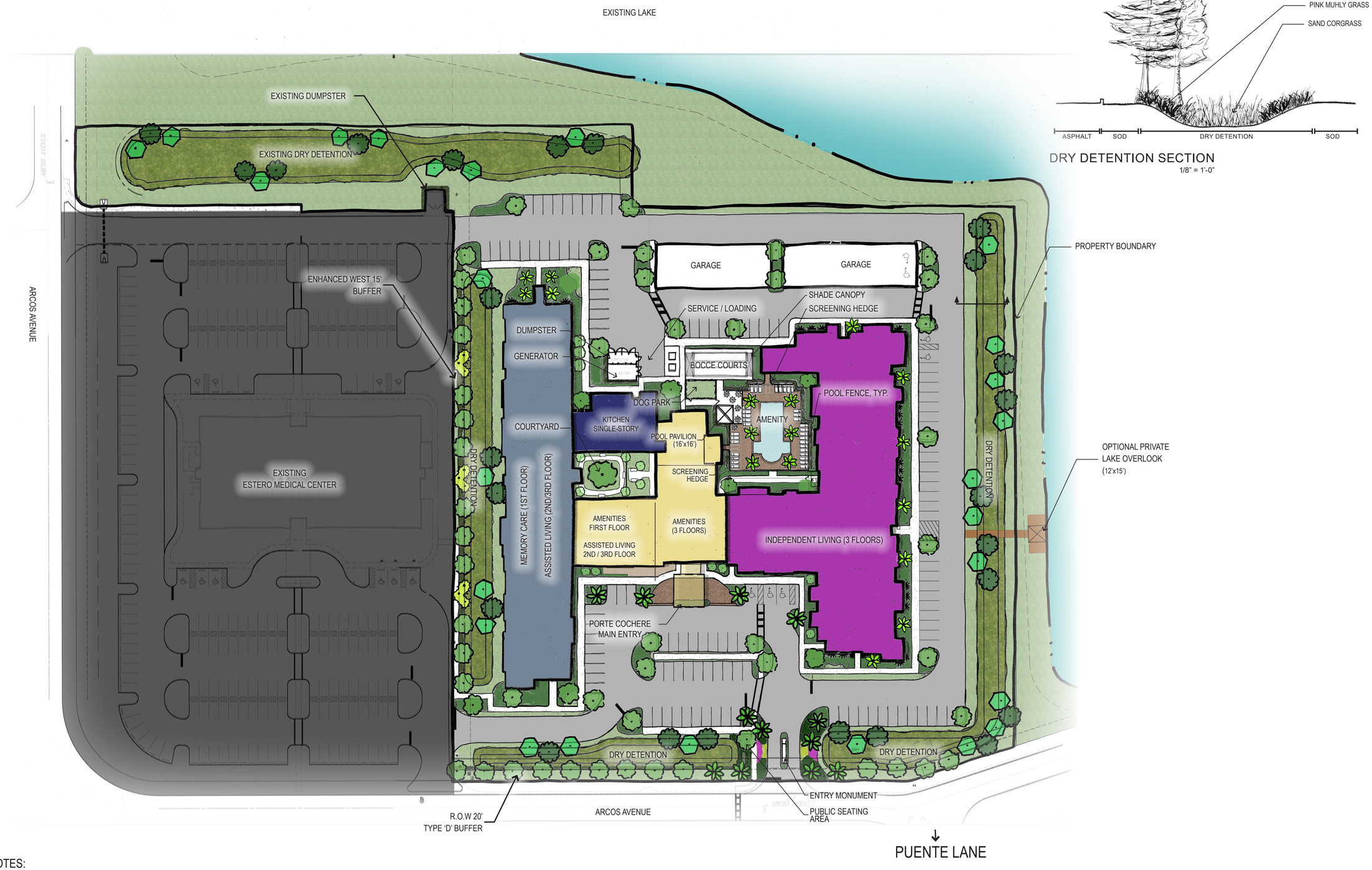
20 ARCHITECTURAL DETAILS

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DRY DETENTION SECTION

1/8" = 1'-0"

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS .
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER
3. LAKE WILL INCLUDE FOUNTAIN WITH DETAILS TO BE PROVIDED AT TIME OF DO SUBMITTAL.

MISSION GROVE | **OVERALL SITE PLAN**

0 30' 60'

SCALE: 1" = 30'-0"

For illustrative purposes only. Subject to change without notice.



ARCOS AVENUE

EXISTING LAKE

EXISTING DUMPSTER

EXISTING DRY DETENTION

PROPERTY BOUNDARY

ENHANCED WEST 15' BUFFER

EXISTING ESTERO MEDICAL CENTER

DUMPSTER

GENERATOR

COURTYARD

DRY DETENTION

MEMORY CARE (1ST FLOOR)

ASSISTED LIVING (2ND/3RD FLOOR)

GARAGE

GARAGE

SERVICE / LOADING

SHADE CANOPY

SCREENING HEDGE

BOCCE COURTS

DOG PARK

KITCHEN SINGLE-STORY

AMENITY

POOL FENCE, TYP.

POOL PAVILION (16'x16')

SCREENING HEDGE

AMENITIES FIRST FLOOR

AMENITIES (3 FLOORS)

ASSISTED LIVING 2ND / 3RD FLOOR

INDEPENDENT LIVING (3 FLOORS)

DRY DETENTION

OPTIONAL PRIVATE LAKE OVERLOOK (12'x15')

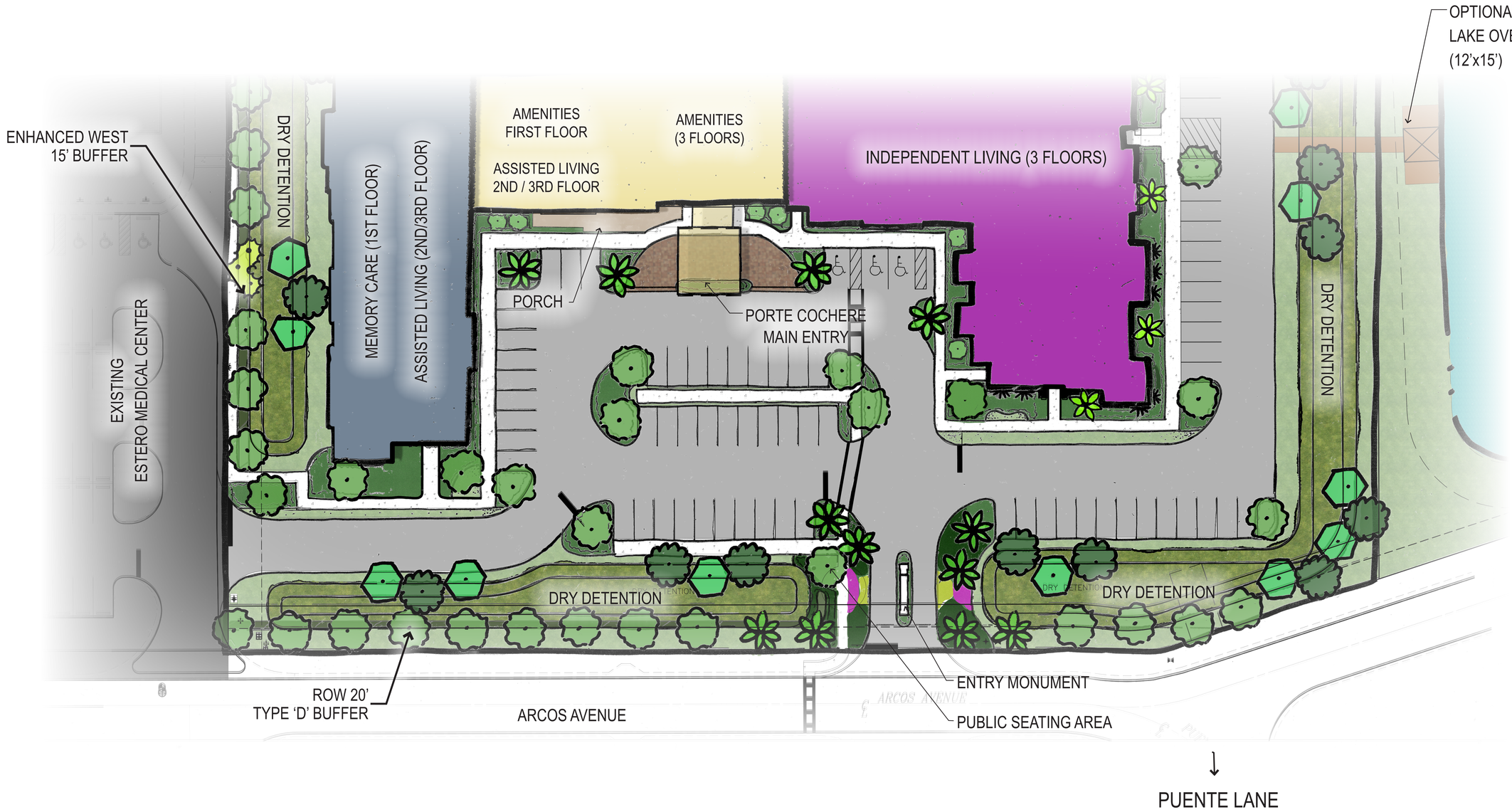
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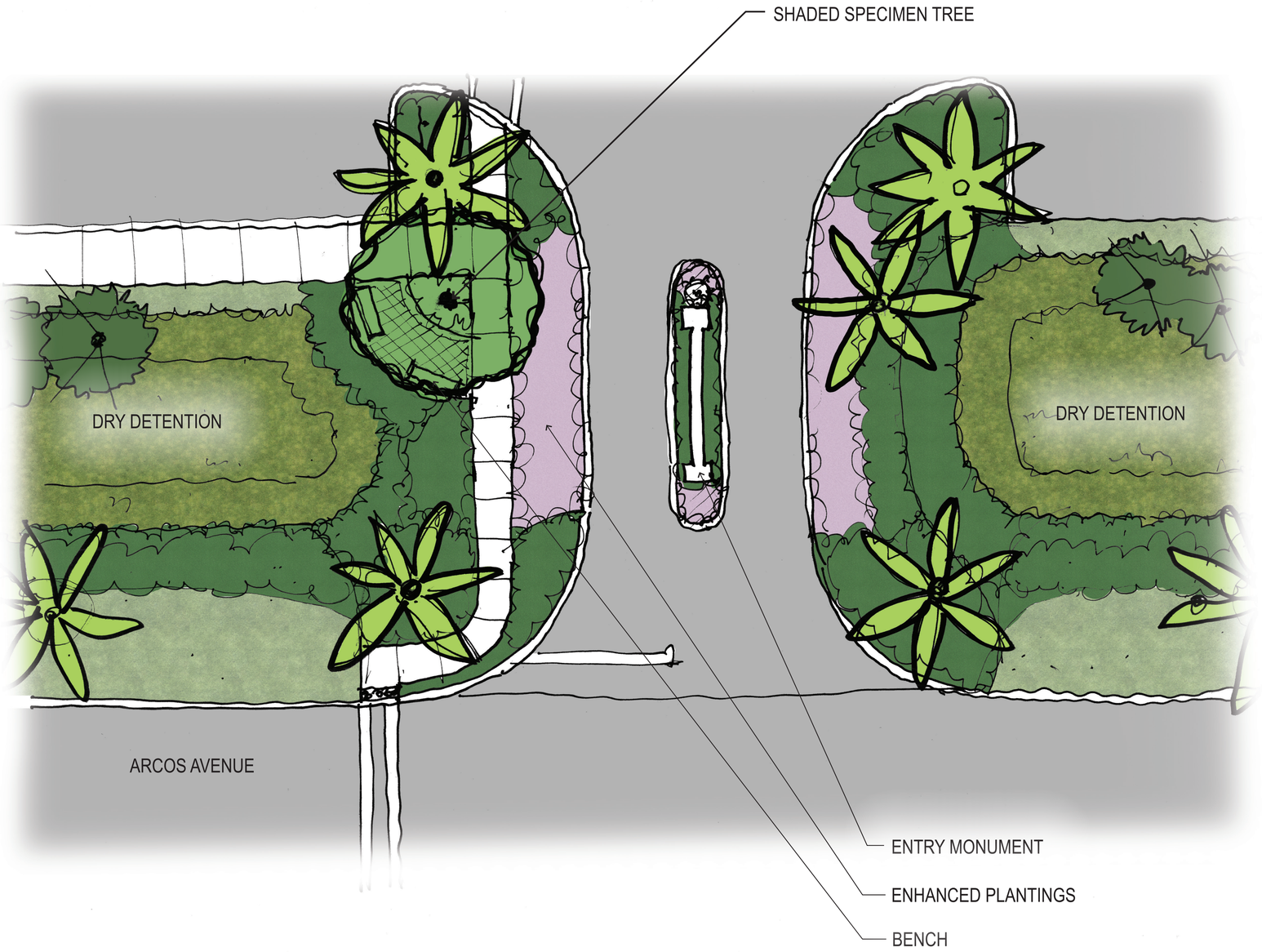
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MISSION GROVE



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Mission Grove at Stoneybrook was designed as a cohesive senior living campus integrating Independent Living, Assisted Living, and Memory Care within a unified architectural framework. The community is designed to support true age-in-place flexibility, allowing residents to transition between care levels while remaining within the same thoughtfully crafted environment.

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MISSION REVIVAL

ELEMENTS OF MISSION REVIVAL ARCHITECTURE

STUCCO WALLS

TERRACOTTA COLORED TILE ROOFING

EXPOSED BRACKETS/RAFTERS AT ROOFLINE

ARCHED OPENINGS

CURVILINEAR PARAPETS

BELL TOWERS

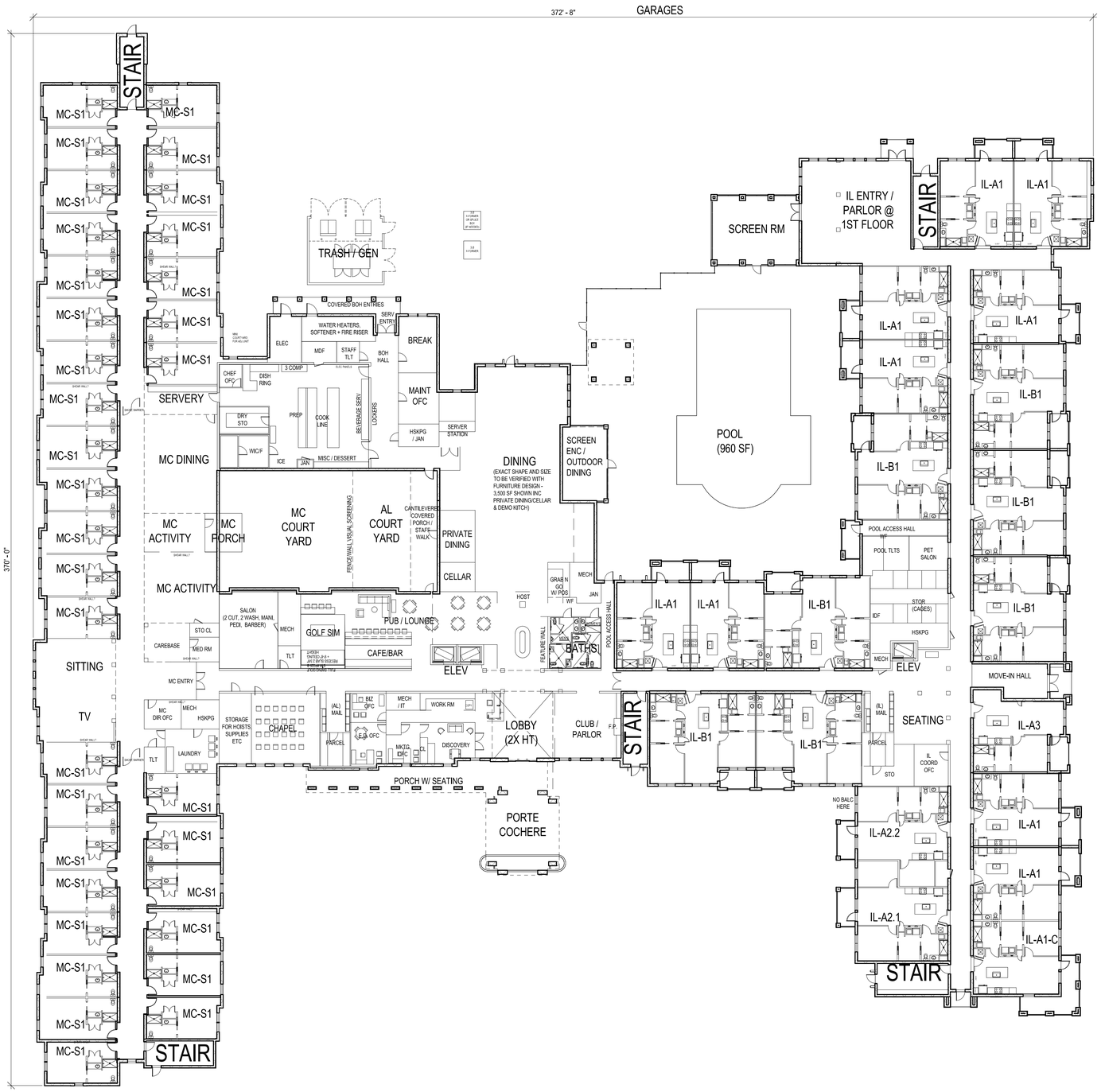
ARCADES

COURTYARDS

METAL RAILS, LIGHT FIXTURES, & IRON DETAILS

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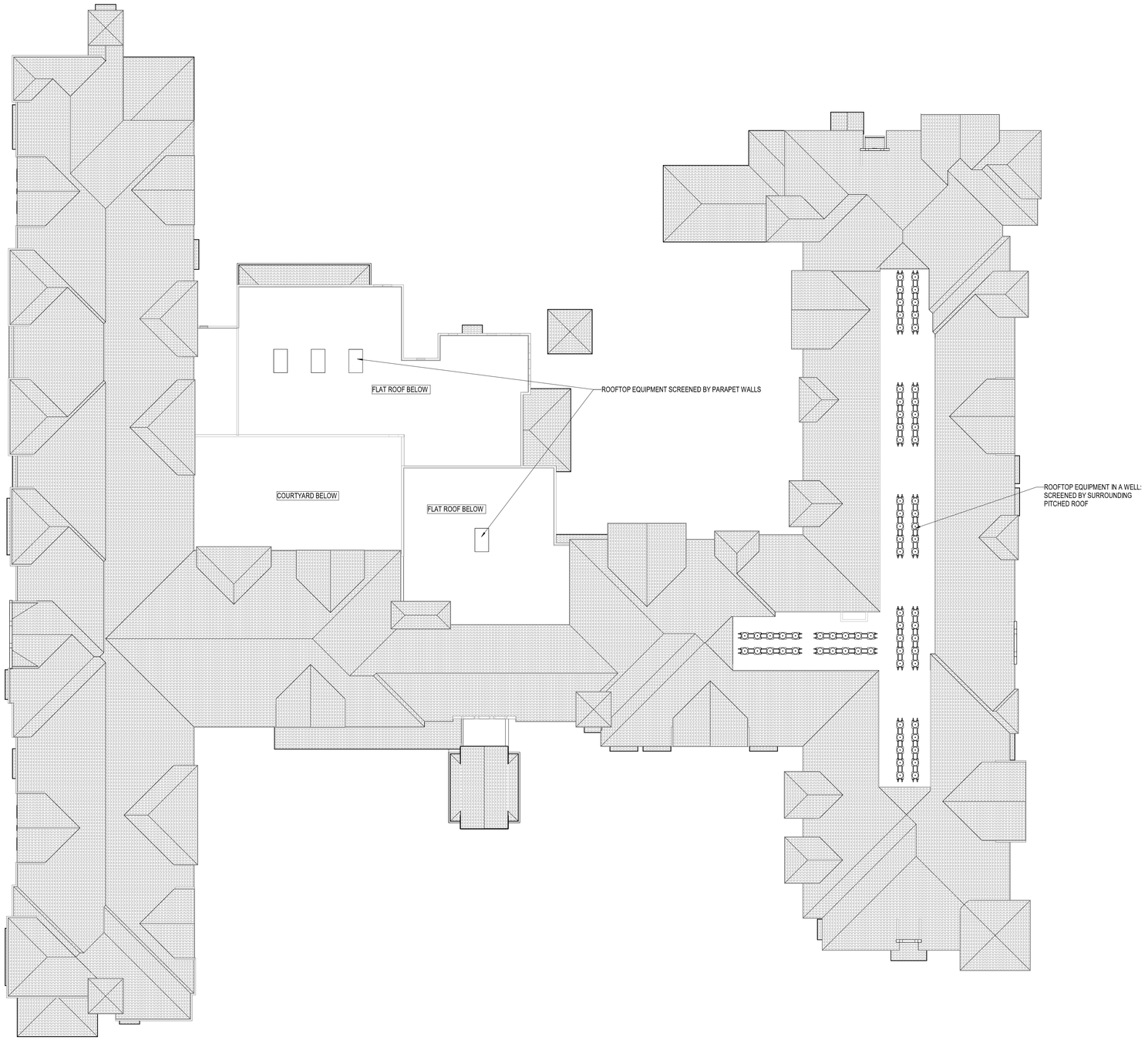


MISSION GROVE | **ARCHITECTURAL FLOOR PLAN**

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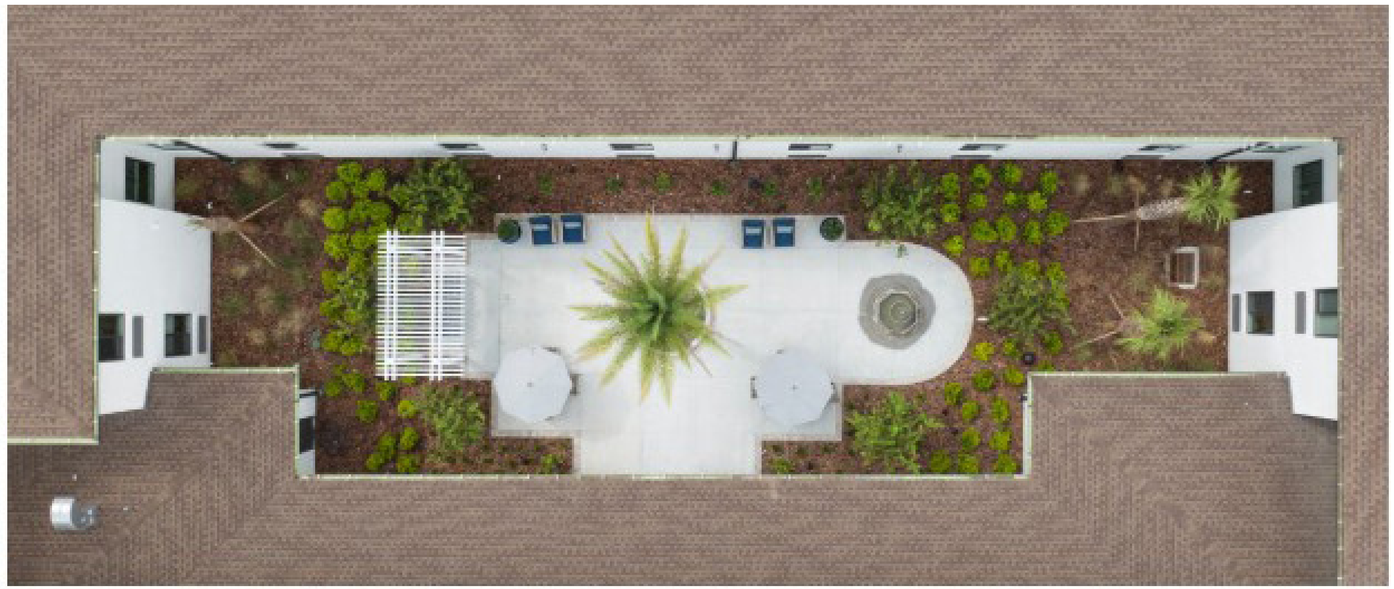
MISSION GROVE



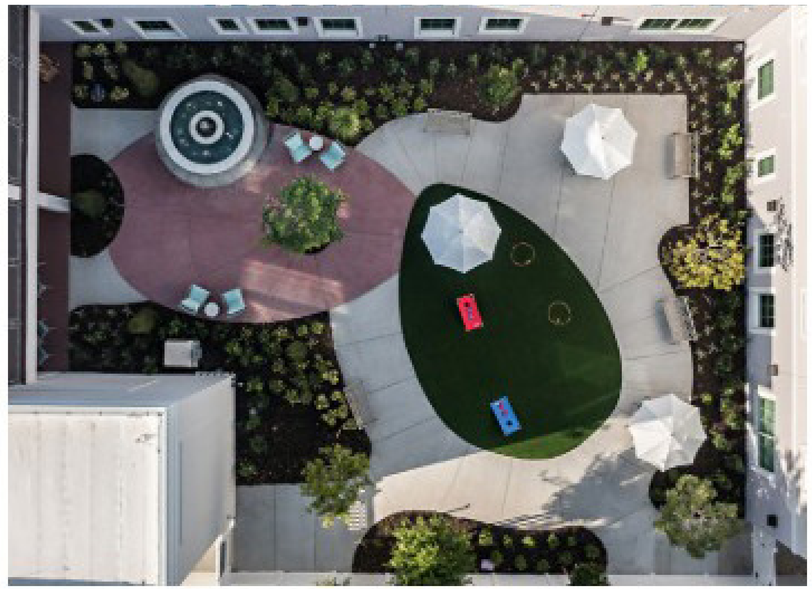
MISSION GROVE | **ARCHITECTURAL ROOF PLAN**

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EXAMPLE: PRIVATE DINING COURTYARD



EXAMPLE: MEMORY COURTYARD



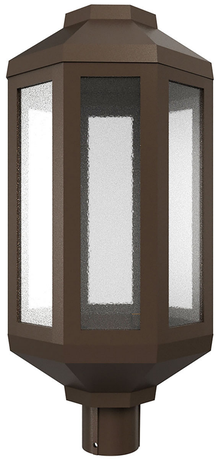
EXAMPLE: PORTE COCHERE DETAILS ROOFING/WALL PROFILE, PAVER/ PLANTER AT ENTRANCE



EXAMPLE: SHADED COURTYARD AMENTIY

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DECORATIVE POLE LIGHT - NEAR ENTRY



POLE LIGHT - AWAY FROM ENTRY



PEDESTRIAN LIGHTING



DECORATIVE WALL LIGHT



ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 900 - BARBADOS BLEND

STUCCO AT BUILDINGS BODY
SW6018 - LATTE

POOL PAVILION & GARAGES: STUCCO AT BASE OF WALL

STUCCO AT BUILDINGS BODY SW7678 - COTTAGE CREAM

STUCCO AT BUILDINGS BODY
SW7738 - CARGO PANTS

STUCCO AT BUILDINGS BODY
SW6154 - NACRE

GARAGES: STUCCO AT ACCENT COLOR

BRACKETS, SHUTTERS
SW6111- COCONUT HUSK

RAILINGS, FASCIAS, PARAPET COPING, PTAC GRILLES
MEDIUM BRONZE
POOL PAVILION: METAL FASCIAS, GUTTERS, DOWNSPOUTS

MISSION GROVE | **ARCHITECTURAL COLOR PALETTE / MATERIAL CONCEPTS**

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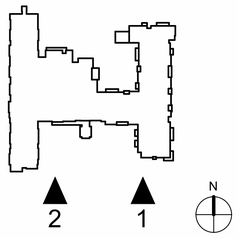




2 South Elevation Part B
1/8" = 1'-0"



1 South Elevation Part A
1/8" = 1'-0"



KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02	FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.04	POWDER COATED ALUMINUM GUARDRAIL, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.12	PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.14	LIGHT SCONCE
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

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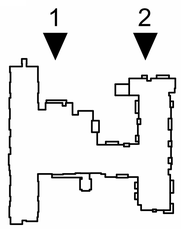




2 North Elevation Part B
1/8" = 1'-0"



1 North Elevation Part A
1/8" = 1'-0"



KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02	FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.04	POWDER COATED ALUMINUM GUARDRAIL, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.07	SCREEN ENCLOSURE WITH PERIMETER ALUMINUM FRAMING SYSTEM
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.12	PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.14	LIGHT SCONCE
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

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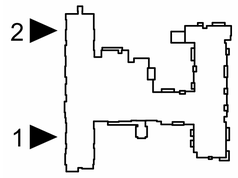
2 West Elevation Part B

1/8" = 1'-0"



1 West Elevation Part A

1/8" = 1'-0"



KEYNOTES

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0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.12	PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

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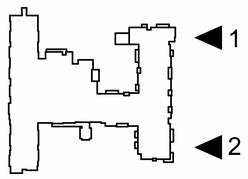




2 East Elevation Part B
1/8" = 1'-0"



1 East Elevation Part A
1/8" = 1'-0"

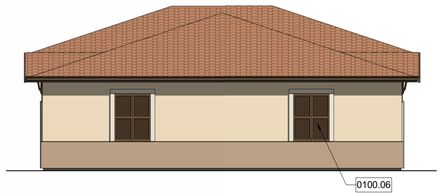


KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02	FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.04	POWDER COATED ALUMINUM GUARDRAIL, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.14	LIGHT SCONCE
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

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3 Typical Side Elevation
1/8" = 1'-0"



2 Front & Rear Elevation
1/8" = 1'-0"

COLOR LEGEND

ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 900 - BARBADOS BLEND

STUCCO AT BASE OF WALL
SW6018 | LATTE

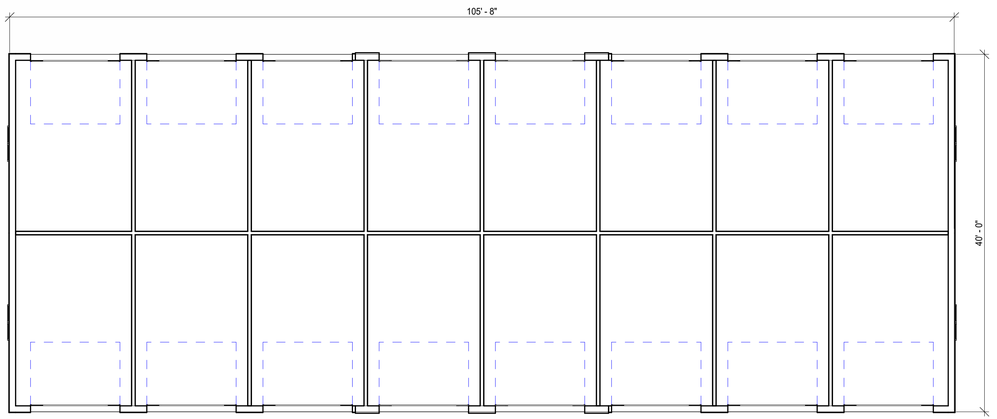
STUCCO AT BUILDING BODY
SW7678 | COTTAGE CREAM

STUCCO AT ACCENT COLOR
SW6154 | NACRE

BRACKETS, SHUTTERS
SW6111 | COCONUT HUSK

METAL FASCIAS, GUTTERS, DOWNSPOUTS
MEDIUM BRONZE

GARAGE DOORS
CLOPAY CHOCOLATE WITH BLACK HARDWARE



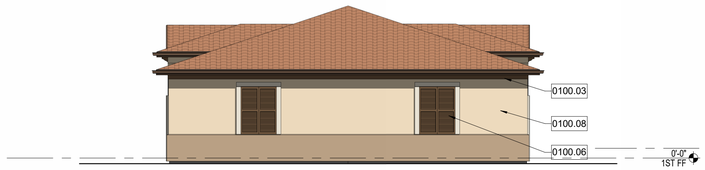
1 Floor Plan
1/8" = 1'-0"

KEYNOTES

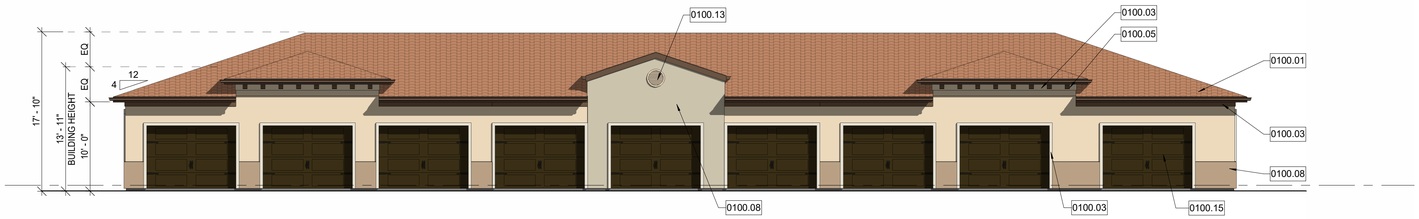
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0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.15	GARAGE DOOR

For illustrative purposes only.
Subject to change without notice.





3 Typical Side Elevation
1/8" = 1'-0"



2 Front & Rear Elevation
1/8" = 1'-0"

COLOR LEGEND

ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 900 - BARBADOS BLEND

STUCCO AT BASE OF WALL
SW6018 | LATTE

STUCCO AT BUILDING BODY
SW7678 | COTTAGE CREAM

STUCCO AT ACCENT COLOR
SW6154 | NACRE

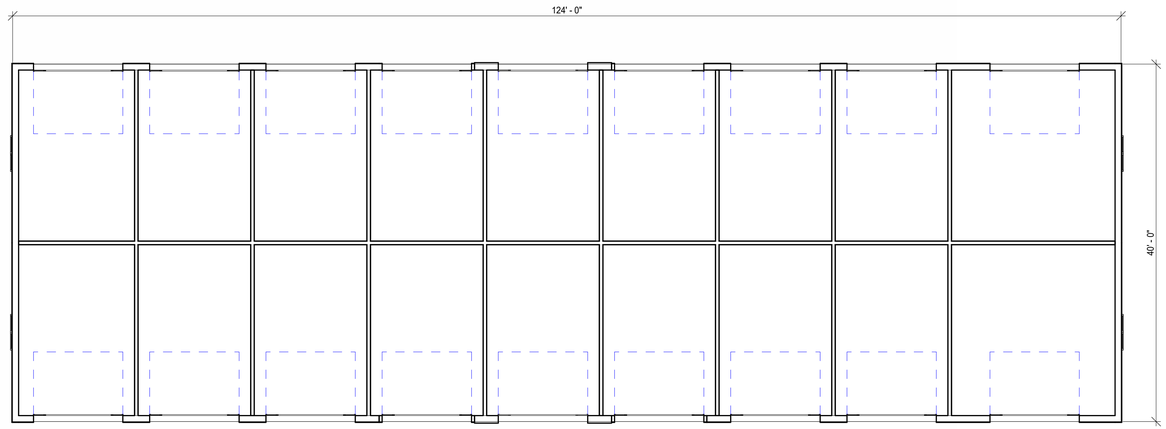
BRACKETS, SHUTTERS
SW6111 | COCONUT HUSK

METAL FASCIAS, GUTTERS, DOWNSPOUTS
MEDIUM BRONZE

GARAGE DOORS
CLOPAY CHOCOLATE WITH BLACK HARDWARE

KEYNOTES

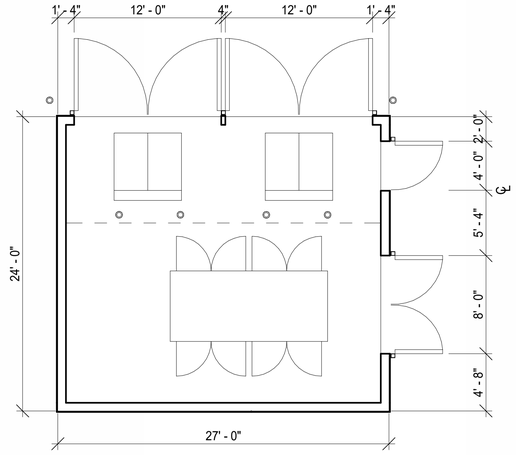
0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
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0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.15	GARAGE DOOR



1 Floor Plan
1/8" = 1'-0"

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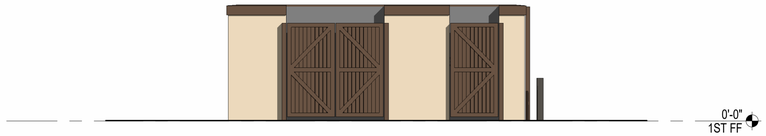


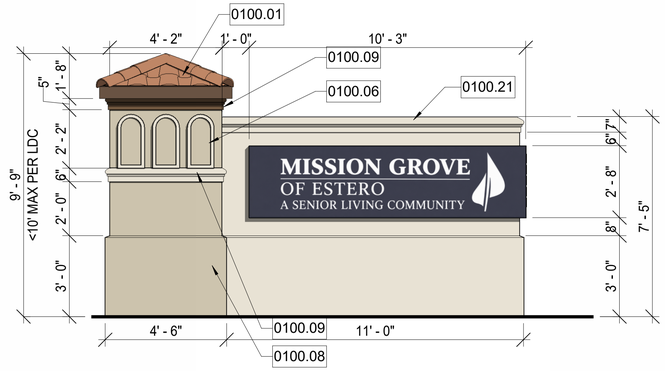


1 Floor Plan
1/8" = 1'-0"

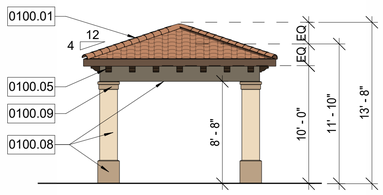


5 Right Side Elevation
1/8" = 1'-0"

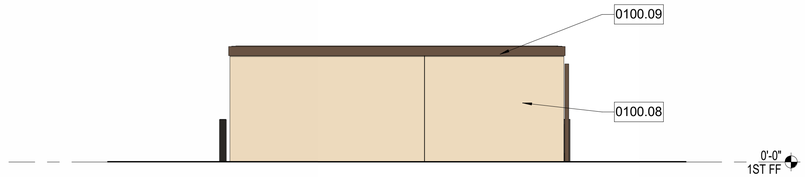


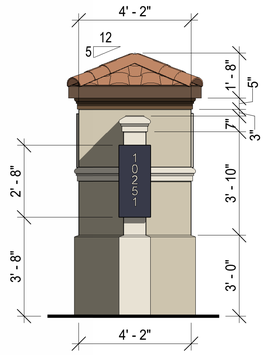


2 Side Elevation
1/4" = 1'-0"

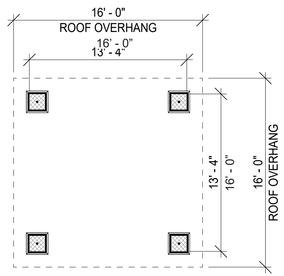


4 Left Side Elevation
1/8" = 1'-0"





2 Typical Elevation
1/8" = 1'-0"



KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND

COLOR LEGEND

ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 900 - BARBADOS BLEND

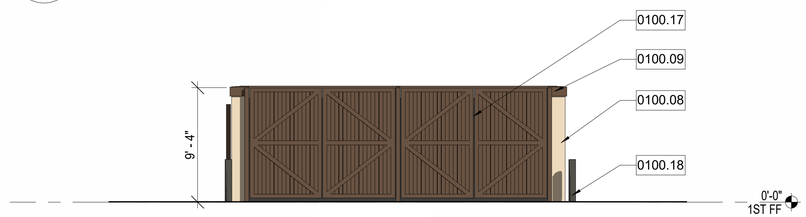
STUCCO AT BASE OF WALL
SW6018 | LATTE

STUCCO AT BUILDING BODY
SW7678 | COTTAGE CREAM

BRACKETS, SHUTTERS
SW6111 | COCONUT HUSK

METAL FASCIAS, GUTTERS, DOWNSPOUTS
MEDIUM BRONZE

3 Rear Elevation
1/8" = 1'-0"



2 Front Elevation
1/8" = 1'-0"

KEYNOTES

0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.17	TRASH ENCLOSURE GATE
0100.18	6" DIAMETER CONCRETE FILLED 42" HIGH BOLLARD

COLOR LEGEND

STUCCO AT BUILDING BODY
SW7678 | COTTAGE CREAM

RAILINGS, FASCIAS, PARAPET COPING
MEDIUM BRONZE

1 Front Elevation
1/4" = 1'-0"

KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.21	ARCHITECTURAL CAST STONE CAP

COLOR LEGEND

ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 900 - BARBADOS BLEND

FASCIA
MEDIUM BRONZE

STUCCO
SW6154 | NACRE

STUCCO
SW7738 | CARGO PANTS

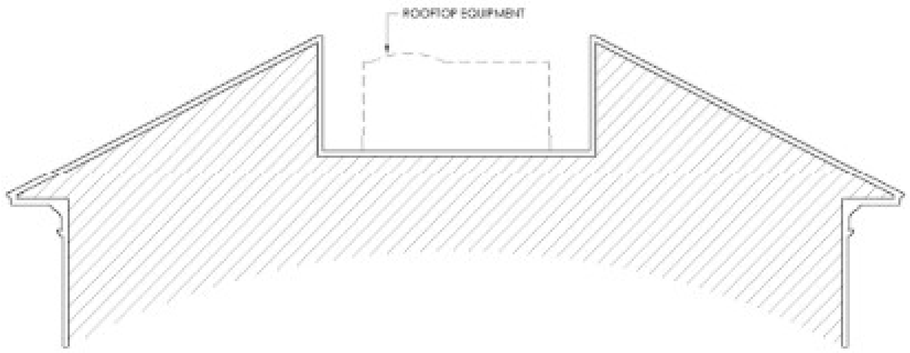
1 Floor Plan
1/8" = 1'-0"

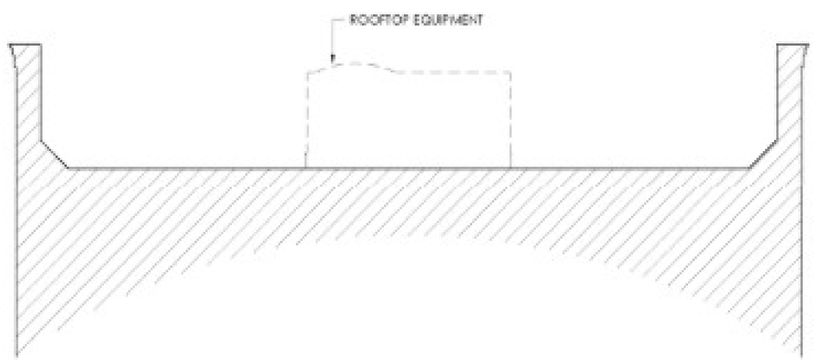
MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

For illustrative purposes only.
Subject to change without notice.



Rooftop Equipment Screening





For illustrative purposes only.
Subject to change without notice.



MISSION GROVE



FRONT VIEW

For illustrative purposes only.
Subject to change without notice.



MISSION GROVE



PORTE COCHERE



MISSION GROVE



POOL

For illustrative purposes only.
Subject to change without notice.





WEST VIEW

For illustrative purposes only.
Subject to change without notice.



MISSION GROVE



EAST VIEW

For illustrative purposes only.
Subject to change without notice.

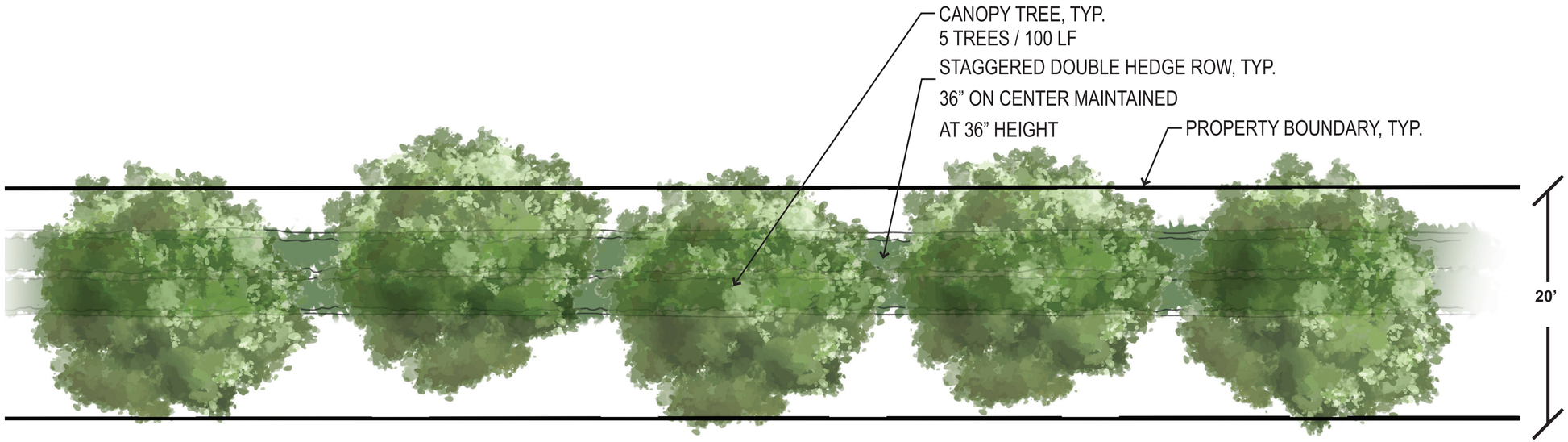




REAR VIEW

For illustrative purposes only.
Subject to change without notice.





PLAN

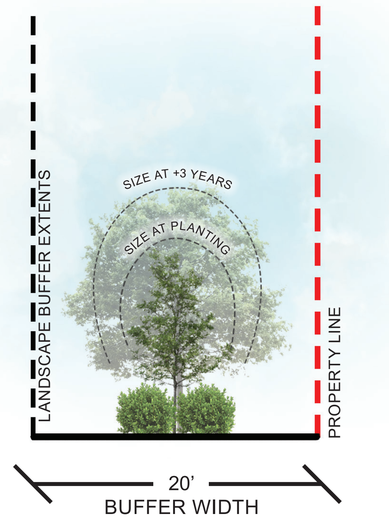
NOT TO SCALE

For illustrative purposes only.
Subject to change without notice.

TYPE ‘D’ BUFFER

20’ WIDE
5 TREES / 100 LF
36” O.C DOUBLE STAGGERED HEDGE





ELEVATION

NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12’ HT, 5’ SPREAD, AT 2.5” CAL PALMS SHALL BE PLANTED WITH 10’ CT.
3. REQUIRED SHRUBS MUST BE 36” O.C. DOUBLE STAGGERED, AT 24” HT AND MAINTAINED AT 36”HT.

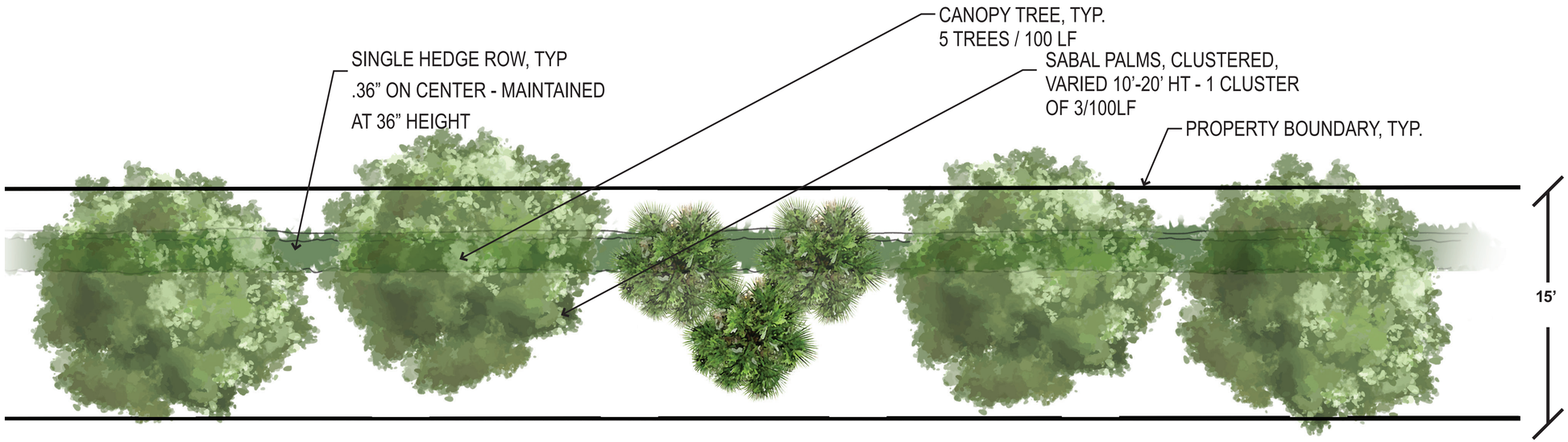
NOT TO SCALE

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Subject to change without notice.

MISSION GROVE | **100’ TYPICAL | WEST ARCOS AVE - R.O.W TYPE D BUFFER**

For illustrative purposes only.
Subject to change without notice.





PLAN

NOT TO SCALE

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Subject to change without notice.

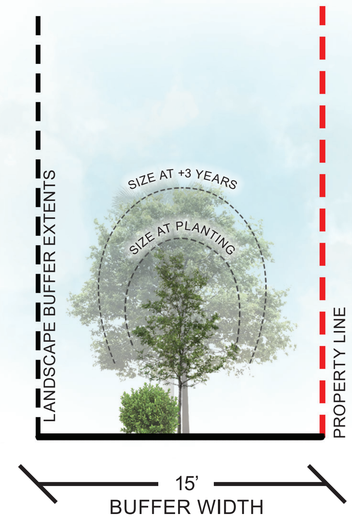


ELEVATION

NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12’ HT, 5’ SPREAD, AT 2.5” CAL PALMS SHALL BE PLANTED WITH 10’ OF CLEAR TRUNK.
3. REQUIRED SHRUBS MUST BE 36” O.C. SINGLE ROW, AT 24” HT AND MAINTAINED AT 36”HT.

ENHANCED BUFFER

15’ WIDE
5 TREES / 100 LF (INCLUDES CLUSTER SABALS 3:1 TREE)
36” O.C SINGLE ROW HEDGE



NOT TO SCALE

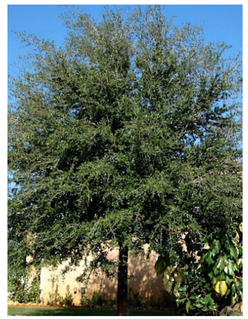
For illustrative purposes only.
Subject to change without notice.

MISSION GROVE | **100’ TYPICAL | ENHANCED WEST BUFFER**

For illustrative purposes only.
Subject to change without notice.



CANOPY/MIDSTORY


LIVE OAK


GREEN BUTTONWOOD


RED MAPLE


BALD CYPRESS


TABEBUIA


LIGUSTRUM


SILVER BUTTONWOOD TREE

PALMS


ROYAL PALM


SABAL PALM

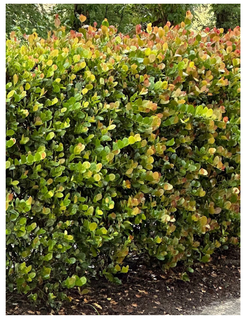

BISMARK PALM


MONTGOMERY PALM


PYGMY DATE PALM

SHRUBS


GREEN BUTTONWOOD

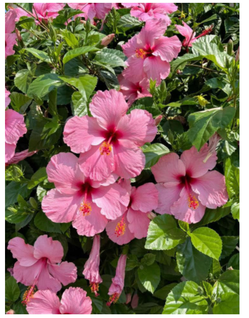

RED TIP COCOPLUM


SAW PALMETTO

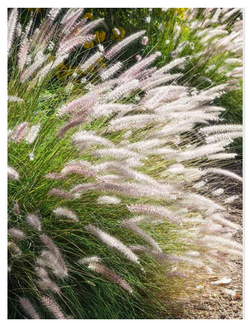

SILVER BUTTONWOOD


NORA GRANT IXORA


WAX JASMINE


HIBISCUS

GRASSES/ GROUND COVERS

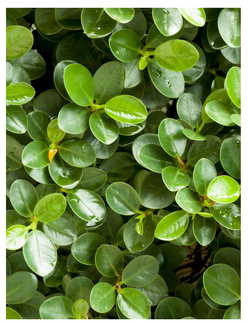

FOUNTAIN GRASS


PINK MUHLY GRASS


DWARF FAKAHATCHEE


SAND CORDGRASS


BLANKET FLOWER


DWARF NATAL PLUM


LIRIOPE

NOTES:
1. PLANTING SPECIES MAY BE SUBTITUTED WITH LIKE KIND PLANTS (NATIVE FOR NATIVE, FLOWERING FOR FLOWERING, ETC.) IF UNAVAILABLE AT TIME OF PLANTING OR IMPROVED VARIETIES ARE AVAILABLE.

MISSION GROVE | **PLANT PALETTE**

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