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**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2018 - 03**

A ZONING ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA; AMENDING THE COMMERCIAL PLANNED DEVELOPMENT ZONING FOR PARCEL G AT PLAZA DEL SOL FOR THE DEVELOPMENT OF AN ASSISTED LIVING FACILITY ON 7.04 ACRES AT 10251 ARCOS AVENUE AND INCLUDING CONDITIONS OF DEVELOPMENT; APPROVING DEVIATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Echelon Senior Living Group, LLC filed an application to amend the Commercial Planned Development Zoning to increase the allowable height from 35 feet (2 story) to 45 feet (3 story) with one (1) deviation for the development of an assisted living facility on 7.04 acres; and

WHEREAS, the subject property (Parcel G) is located at 10251 Arcos Avenue, Estero, Florida (Strap Number 35-46-25-E1-3100G.0010); and

WHEREAS, the subject property is located within a Commercial Planned Development (CPD) known as Plaza Del Sol which was approved by Resolution Z-94-050, as subsequently amended by Resolution Z-09-037; and

WHEREAS, a public hearing was held on February 20, 2018 by the Village of Estero Planning and Zoning Board which gave full consideration to the evidence available and recommended approval with conditions of the request; and

WHEREAS, a duly noticed first reading was held on March 21, 2018, and a second reading and public hearing were held on April 11, 2018 by the Village Council of the Village of Estero.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Request

The Village Council of Estero hereby approves the applicant's request to amend the Plaza Del Sol CPD zoning for Parcel G, to increase the height from 35 feet (2 story) to 45 feet (3 story) with the following conditions and deviation.

46 **Section 2. Conditions and Deviation**

47
48 1. **Master Concept Plan**

49 The development of the 140 ALF units on Parcel G must be substantially consistent
50 with the Master Concept Plan entitled “Master Concept Plan Plaza Del Sol Parcel
51 G” dated June 9, 2017 last revised March 28, 2018 stamped “Received April 2,
52 2018”.

53
54 2. **Prior Approval Conditions**

55 The previous approvals contained in Resolution Number Z-09-037, including
56 conditions and deviations, remain in effect except as modified by the conditions
57 contained in this approval.

58
59 3. **Fire Access**

60 A 10-foot wide stabilized fire access on the east side of the proposed building must
61 be included in the Development Order plans and be installed prior to the issuance of
62 the certificate of compliance for the Development Order.

63
64 4. **Transportation – Puente Lane Signal**

65 Pursuant to a signalization agreement as part of Development Order DOS2002-
66 00172, Plaza Del Sol is responsible for a proportionate share of the cost of the
67 signalization of the intersection of Puente Lane and Corkscrew Road at such time as
68 the required warrants for signalization are met.

69
70 5. **Maximum Building Height and Size**

71 Maximum Building Height Parcel G Only: Parcel G, 45 feet or 3 stories (see
72 Deviation 12 for architectural feature height). Maximum square footage: 140,000
73 square feet.

74
75 6. **Pattern Book**

76 The project design must be consistent with the Pattern Book, titled
77 “The Phoenix at Estero Pattern Book”, dated March 28, 2018 stamped “Received
78 April 2, 2018”.

79
80 7. **Arcos Avenue Buffer**

81 A 20-foot wide Type D buffer shall be installed along Arcos Avenue as part of the
82 Development Order.

83
84 8. **Shuttle Bus/Van**

85 A shuttle bus/van shall be provided on site to provide transportation for facility
86 residents.

87
88 9. **Base Flood Elevation**

89 The finished first floor of habitable buildings must meet base flood elevation (AE -
90 EL 16 NAVD) at a minimum of plus one foot of free board.

91 10. Emergency Preparedness Plan

92 An emergency preparedness plan, acceptable to the Village Community
93 Development Director, must be prepared prior to receiving a development order.
94

95 11. Shelter and Evacuation Impacts

96 The developer of the ALF must address the project’s shelter and evacuation impacts
97 consistent with the requirements of Land Development Code (LDC) Chapter 2 and
98 acceptable to the Village Community Development Director prior to receiving a
99 development order.
100

101 12. Units may not contain individual cooking facilities, including stoves.
102

103 13. The applicant shall provide a fountain for the lake.
104

105 14. Deviations

106 Deviation 12 seeks relief from the LDC §33-229 which limits buildings outside of
107 the Interstate Highway Interchange Areas to a maximum of three stories or 45 feet
108 whichever is less to allow the cupola on the north elevation to be a maximum height
109 of 56 feet. Deviation 12 is approved on Parcel G.
110

111 **Section 3. Findings and Conclusions**

112
113 Based upon an analysis of the application and the standards for approval of Planned
114 Development Amendments, the Village Council makes the following findings and conclusions:
115

- 116 1. The applicant has provided sufficient justification for the zoning amendment by
117 demonstrating compliance with the Comprehensive Plan, the Land Development
118 Code, and other applicable codes.
119
- 120 2. The Village of Estero Area-Wide Traffic Study shows that Corkscrew Road from
121 Three Oaks Parkway to I-75 is failing in the PM peak hour based upon the 2017
122 Existing Volume. The Florida Department of Transportation (FDOT) has funded
123 interim improvements to the Corkscrew Road & I-75 Interchange that should
124 improve traffic flow along Corkscrew Road between Three Oaks Parkway and Ben
125 Hill Griffin Road. FDOT is constructing “on-ramp” Interchange improvements
126 which will be completed by the year 2019/2020 which include constructing
127 eastbound and westbound dual left turn lanes and extending the eastbound and
128 westbound right turn lanes. These Interchange improvements are anticipated to
129 reduce the frequency of “on-ramp” queuing that encroaches into the eastbound and
130 westbound thru lanes during peak season conditions. FDOT has estimated that the
131 interchange will operate at LOS D with the completion of these improvements.
132 Approval of the request will not place an undue burden upon existing transportation
133 or planned infrastructure facilities and will be served by streets with the capacity to
134 carry traffic generated by the development.

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- 3. The application is generally compatible with existing or planned uses in the surrounding area. The proposed use is set back a considerable distance to adjacent commercial uses. The proposed ALF building is set back 91 feet from the common property line with the Estero Medical Center and 92 feet from Arcos Avenue.
- 4. Urban services will be available and adequate to serve the proposed use.
- 5. The request will not adversely affect environmentally critical areas and natural resources.
- 6. The proposed use, with the proposed conditions, is appropriate at the subject location.
- 7. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public’s interest created by or expected from the proposed development.
- 8. The Deviation recommended for approval:
 - a. Enhances the planned development; and
 - b. Preserves and promotes the general intent of the LDC to protect the public, health, safety and welfare.

Section 4. Exhibits

The following Exhibits are attached to this ordinance and incorporated by reference:

- EXHIBIT A - Legal Description
- EXHIBIT B - Master Concept Plan dated June 9, 2017 last revised March 28, 2018, stamped “Received April 2, 2018”
- EXHIBIT C – The Phoenix at Estero Pattern Book dated March 28, 2018, stamped “Received April 2, 2018”

Section 5. Effective Date

This ordinance shall take effect immediately upon adoption.

PASSED on first reading this 21st day of March, 2018.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 11th day of April, 2018.

Attest:
By: Kathy Hall
Kathy Hall, MMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA
By: James R. Boesch
James R. Boesch, Mayor

180 Reviewed for legal sufficiency:

181

182

183 By: Nancy Stroud
184 Nancy Stroud, Esq., Village Land Use Attorney

185

186

187 Vote: AYE NAY

188 Mayor Boesch ✓ _____

189 Vice Mayor Ribble ✓ _____

190 Councilmember Batos ✓ _____

191 Councilmember Errington ✓ _____

192 Councilmember Levitan ✓ _____

193 Councilmember McLain ✓ _____

194 Councilmember Wilson ✓ _____

EXHIBIT A

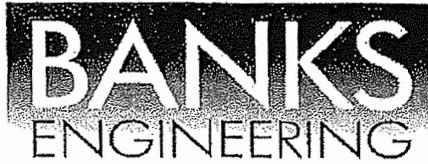


EXHIBIT A
PARCEL A

Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING AT PART OF PARCEL "G" OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80 AT PAGES 74 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "G"; THENCE N.89°51'32"E. ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 510.00 FEET; THENCE S.00°08'28"E. ALONG THE EAST LINE OF SAID PARCEL "G" FOR 75.50 FEET; THENCE N.89°51'32"E. ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 350.00 FEET; THENCE S.00°08'28"E. ALONG THE EAST LINE OF SAID PARCEL "G" FOR 494.08; THENCE S.71°47'58"W ALONG THE SOUTH LINE OF SAID PARCEL "G". FOR 94.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLY ALONG SAID PARCEL "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'24" FOR 34.15 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 125.00 FEET; THENCE WEST ALONG SAID TRACT "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°01'50" FOR 17.52 FEET TO A POINT OF TANGENCY; THENCE S.89°51'32"W. ALONG THE SOUTH LINE OF SAID PARCEL "G" FOR 373.80 FEET; THENCE N.00°08'28"W. FOR 521.67 FEET; THENCE S.89°50'51"W. FOR 7.76 FEET; THENCE N.00°09'09"W. FOR 19.33 FEET; THENCE S.89°50'51"W. FOR 17.33 FEET; THENCE S.00°09'09"E. FOR 19.33 FEET; THENCE S.89°50'51"W. FOR 113.74 FEET; THENCE N.00°04'15"W. FOR 6.00 FEET; THENCE S.89°50'51"W. FOR 197.04 FEET THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET TO WHICH POINT A RADIAL LINE BEARS S.27°06'49"W.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'52" FOR 12.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT "G", THENCE N.00°08'28"W. ALONG SAID WEST LINE FOR 64.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.04 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE NORTH LINE OF PARCEL "G" OF PLAZA DEL SOL, PLAT BOOK 80, PAGES 74-76 AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, AS BEARING N 89°51'32" E.

DESCRIPTION PREPARED 9-27-2015.
DESCRIPTION REVISED 10-22-2015

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 10-22-2015

APPROVED
Village of Estero
LDO 2015 - E005 will
1/19/2016

SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

APPROVED
 Village of Estero
 LID 2015-2005 Will
 1/19/2016

EXHIBIT A
 PARCEL A

**BANKS
 ENGINEERING**

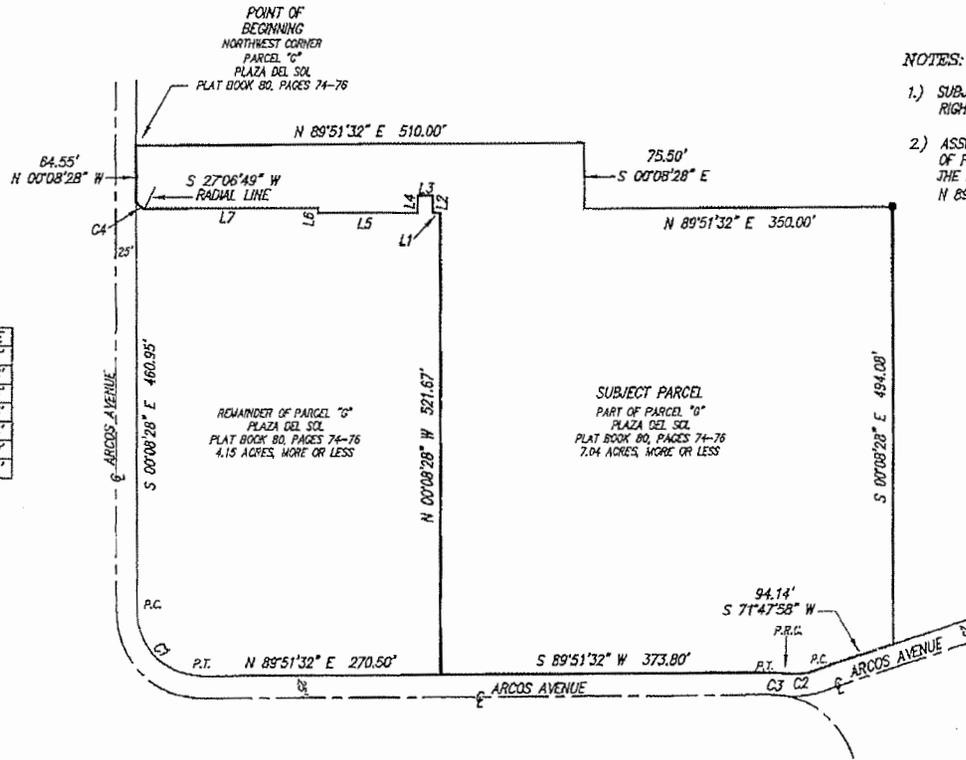
Professional Engineers, Planners, & Land Surveyors
 10511 SIX MILE CYPRESS PARKWAY, SUITE 101
 FT. MYERS, FLORIDA 33965
 PHONE (239)939-5400 FAX (239)939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6590



1" = 150'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°50'51" W	7.76'
L2	N 00°09'09" W	19.33'
L3	S 89°50'51" W	17.33'
L4	S 00°09'09" E	19.33'
L5	S 89°50'51" W	113.74'
L6	N 00°04'15" W	6.00'
L7	S 89°50'51" W	197.04'



SKETCH OF DESCRIPTION

OF
 A TRACT OR PARCEL OF LAND LYING IN
 SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE NORTH LINE OF TRACT "G" AVENUE OF PLAZA DEL SOL, PLAT BOOK 80, PAGES 74-76 AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING N 89°51'32" E.

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Richard M. Ritz
 RICHARD M. RITZ
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 40089
 - DATE SIGNED, 10-22-2015
 - THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

- P.C. INDICATES POINT OF CURVE
- P.T. INDICATES POINT OF TANGENCY
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- C1 INDICATES CURVE DATA: SEE CURVE TABLE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	75.00'	90°00'00"	117.81'	106.07'	S 45°08'28" E
C2	75.00'	26°05'24"	34.15'	33.86'	S 84°50'40" W
C3	125.00'	08°01'50"	17.52'	17.51'	N 86°07'33" W
C4	27.00'	27°18'52"	12.87'	12.75'	N 49°13'45" W

S:\0085\2400\2491\SURVEYING\2491 7.08 ACRES.DWG
 S:\0085\2400\2491\SURVEYING\2491 TRACT G PLAZA DEL SOL EAST TRACT REVISED 10-22-2015

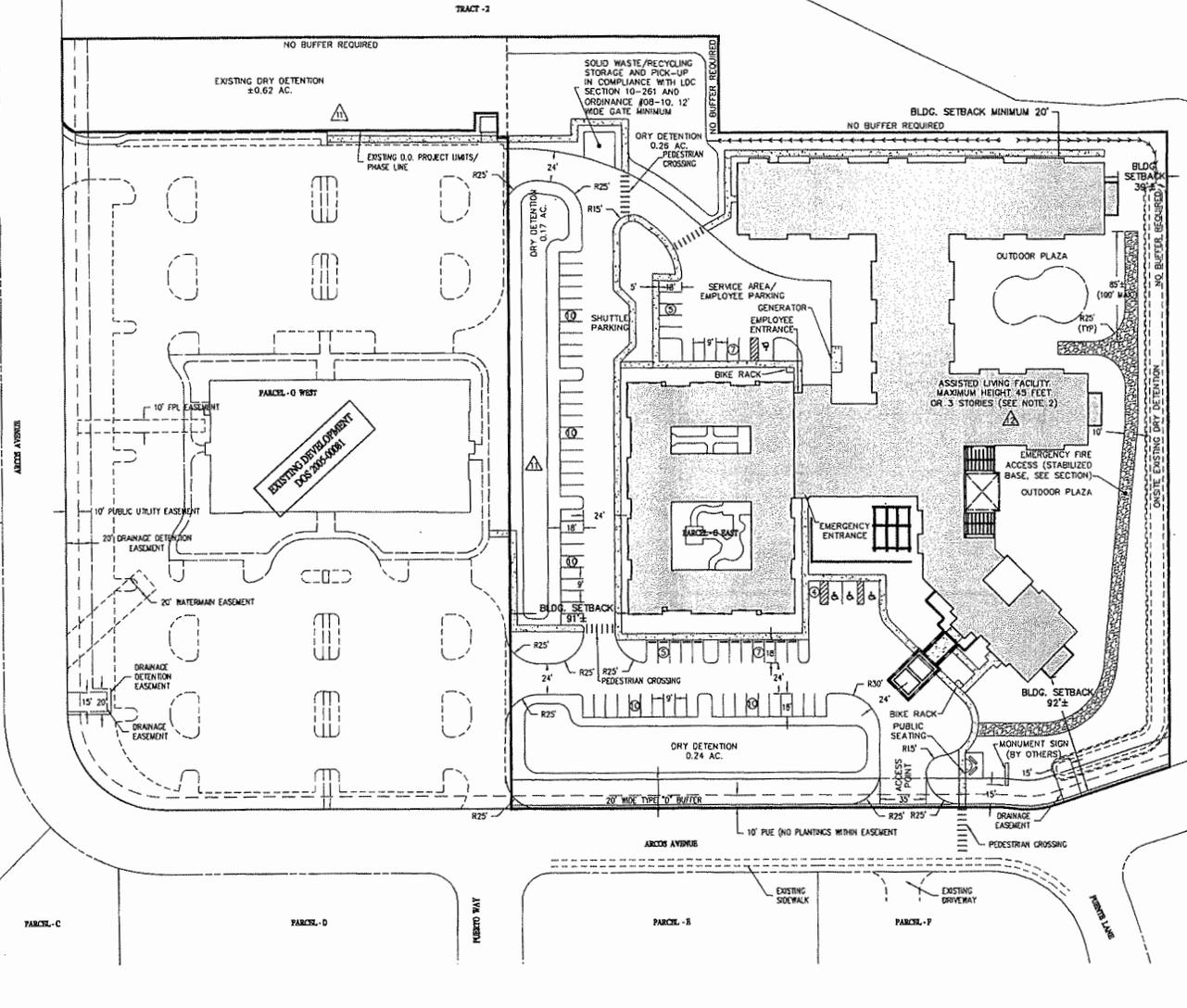
PREPARED 10-27-2015
 REVISED 10-22-2015
 SHEET 2 OF 2

EXHIBIT B

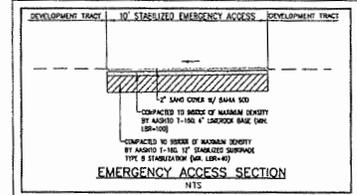
MASTER CONCEPT PLAN



0 40 80 120
GRAPHIC SCALE 1" = 40'



- TRACT-1 (A16)**
- NOTES:**
1. PARCEL G OPEN SPACE REQUIRED: 10%
 2. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
 3. PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA
PARCEL G WEST: 39,234 SF EXISTING COMMERCIAL
PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF UNITS OR 134 LU OR ANY COMBINATION.
 4. THIS MASTER CONCEPT PLAN DERIVED FROM FOR 140 ALF UNITS.
 5. POOL WILL INCLUDE APPROPRIATE POOL BARRIER
- PARKING:**
- H/O. SPACES = 0.54 SPACES PER UNIT
140 UNITS x 0.54 = 76 SPACES
PROVIDED SPACES = 76 (INCLUDING 4 H/C)
- LEGEND:**
- ▲ = DEVIATION



PREPARED FOR:
ECHOLON SENIOR LIVING GROUP, LLC
2241 PINNACLE PKWY
TWINSBURG, OH 44087

NO.	DATE	DESCRIPTION	BY	CHKD
1	1/20/2018	ISSUE PERMITS	JK	JK
2	1/22/2018	REVISED PERMITS	JK	JK
3	1/23/2018	REVISED PERMITS	JK	JK
4	1/23/2018	REVISED PERMITS	JK	JK
5	1/23/2018	REVISED PERMITS	JK	JK
6	1/23/2018	REVISED PERMITS	JK	JK
7	1/23/2018	REVISED PERMITS	JK	JK
8	1/23/2018	REVISED PERMITS	JK	JK
9	1/23/2018	REVISED PERMITS	JK	JK
10	1/23/2018	REVISED PERMITS	JK	JK

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Saving the Best of Florida

10911 505 GALE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33904
PHONE: (888) 808-8489 FAX: (888) 808-2932
ENGINEERING LICENSE # 28,849
SURVEY LICENSE # 14,166
WWW.BANKS-ENG.COM

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF
6-8-17	2491	MCP	JLW	JLW	SEH	AS SHOWN	1	1

MASTER CONCEPT PLAN
PLAZA DEL SOL PARCEL G
VILLAGE OF ESTERO, FLORIDA



The Phoenix at Estero

A Phoenix Senior Living Community



PATTERN BOOK

Phoenix at Estero Assisted Living Facility

10251 Arcos Ave., Estero Florida 33928

3.28.2018

RECEIVED
APRIL 02, 2018
VILLAGE OF ESTERO

DESIGN STANDARDS INDEX

01 BUILDING

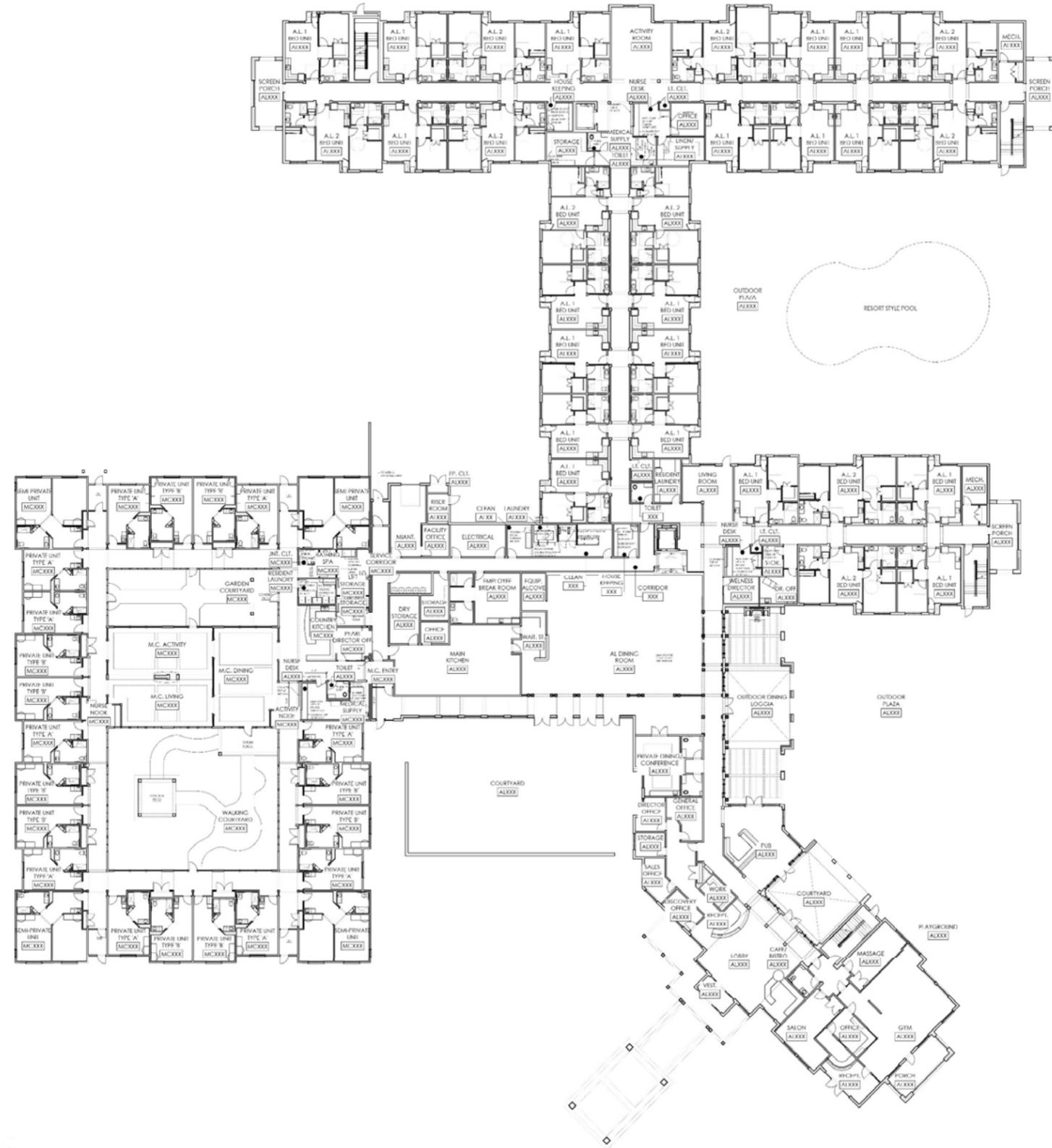
- 01.1 | Architectural Style
- 01.2 | Precedent Imagery
- 01.3 | Design Details & Colors

02 SITE PLAN

- 02.1 | Site Interconnects and Lighting
- 02.2 | Parking & Bike Racks
- 02.3 | Emergency Access

03 LANDSCAPE

- 03.1 | Outdoor Amenities, Landscape Buffer & Open Space
- 03.2 | Planted Dry Detention Basins
- 03.3 | Public Seating Feature and Signage
- 03.4 | Plant Species



3.28.2018

ARCHITECTURAL STYLE

01.1





Coconut Point | Estero, Florida

MEDITERRANEAN REVIVAL

Elements of Mediterranean Revival Architecture:

- Curves and Arches
- Light Colored, Textured, Stucco Walls
- Low Sloped Clay Tile, Pitched Roofs
- Balconies and Porches
- Courtyards and Patios
- Brackets or Exposed Beams
- Extended Roof Overhangs
- Decorative Columns

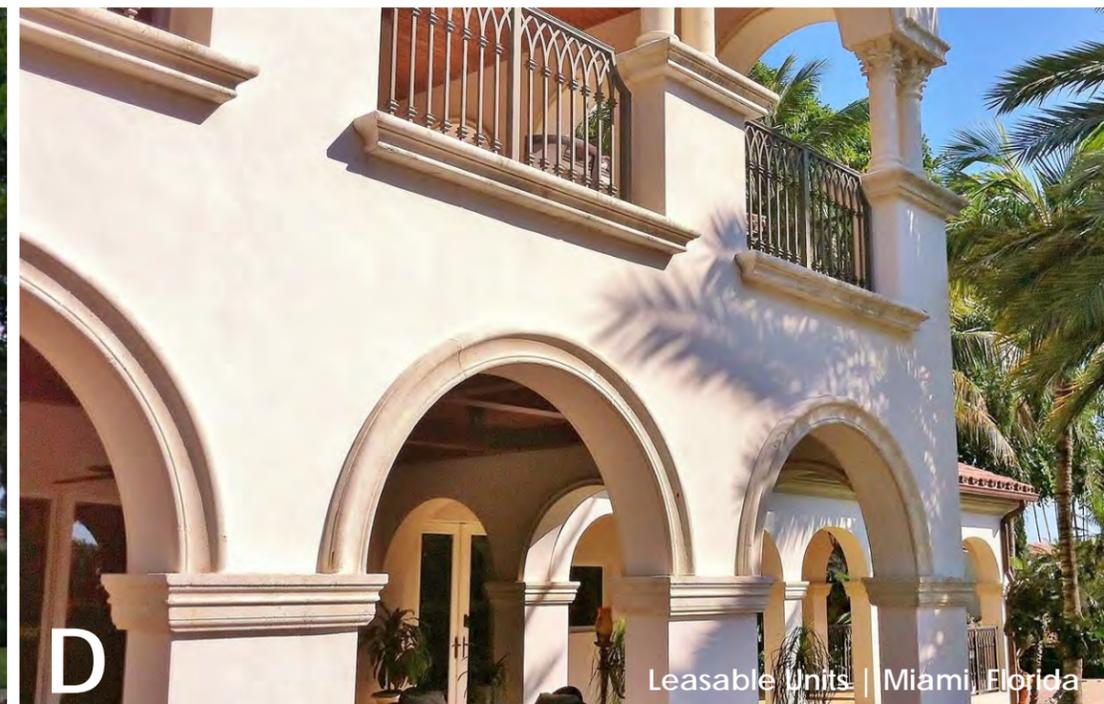
PRECEDENT IMAGERY

01.2



PRECEDENT IMAGES

- Curves and Arches (A,B,C,D)
- Light Colored, Textured, Stucco Walls (A,B,C,D)
- Low Sloped Clay Tile, Pitched Roofs (A,B,C)
- Balconies & Porches (A,C,D)
- Courtyards and Patios (A,C,D)
- Arcades (A,C,D)
- Brackets or Exposed Beams (B,C)
- Extended Roof Overhangs (A,B,C)
- Decorative Columns (A,C,D)



PRECEDENT IMAGES

- Curves and Arches (E,F,G,H)
- Light Colored, Textured, Stucco Walls (E,F,G,H)
- Low Sloped Clay Tile, Pitched Roofs (E,F,G,H)
- Balconies & Porches (E,F)
- Courtyards and Patios (F,G,H)
- Arcades (E,F,H)
- Brackets or Exposed Beams (E,F,H)
- Extended Roof Overhangs (E,F,G,H)
- Decorative Columns (E,F,H)



For minor Design Review Board
Architectural changes, refer to the
Building Elevations,
pages 12-14.

DESIGN DETAILS & COLORS

01.3



Arcos Avenue Elevation

For minor Design Review Board
Architectural changes, refer to
the Building Elevations,
pages 12-14.



DESIGN DETAILS

Responding to Mediterranean Revival Style

- Curves and Arches (A,B,C)
- Light Colored, Textured, Stucco Walls (A,B,C)
- Low Sloped Clay Tile, Pitched Roofs (A,B,C)
- Balconies & Porches(A,C)
- Arcades (C)
- Extended Roof Overhangs (A,B,C)
- Decorative Columns (A,B,C)

For minor Design Review Board
Architectural changes, refer to
the Building Elevations,
pages 12-14.



BUILDING DETAILS

Phoenix at Estero
Assisted Living

Building Height Determination

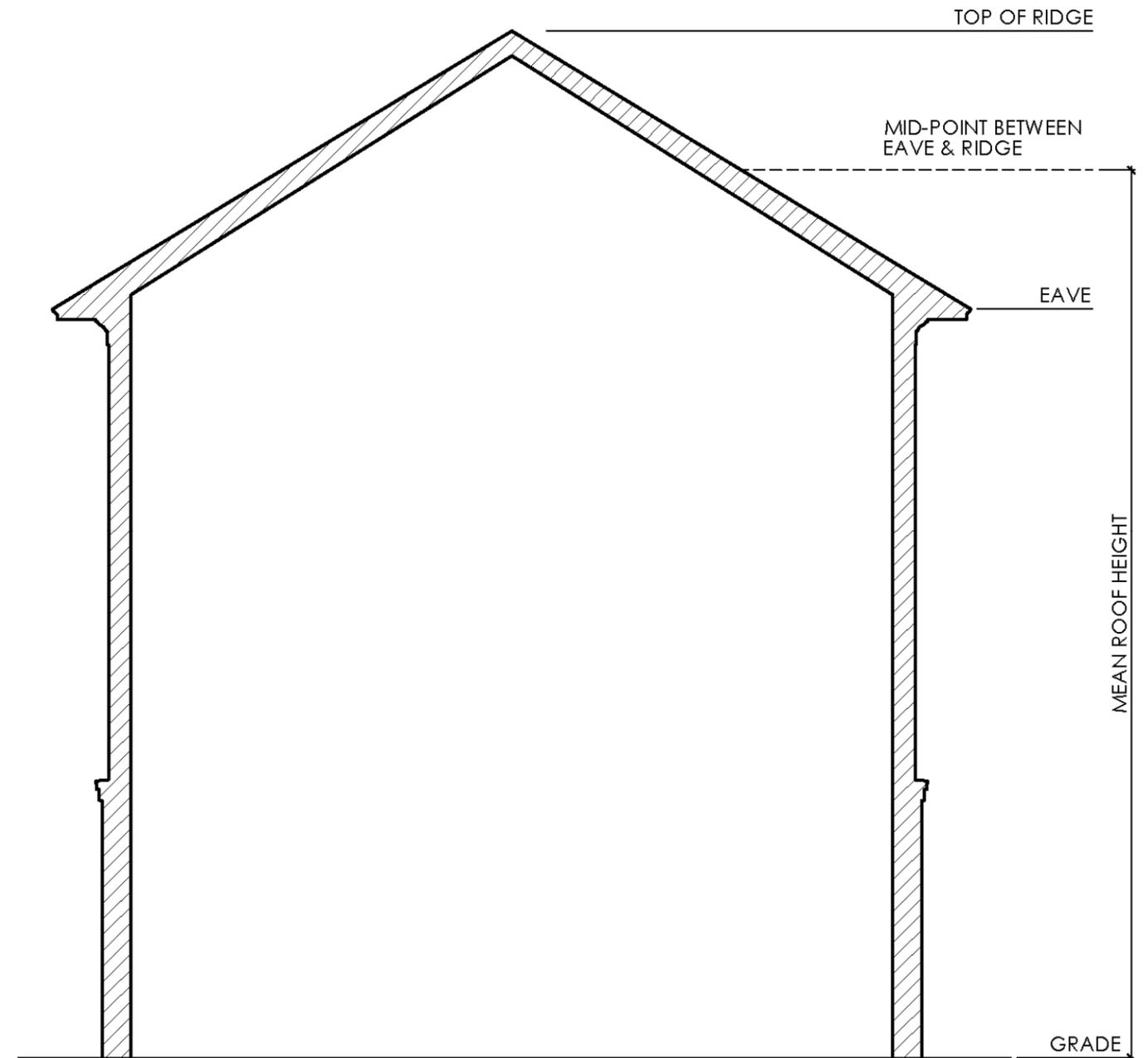
Lee County, Florida, LDC

Sec. 33-229. Maximum height.

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

Sec. 34-2171. Measurement.

(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls). *For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs. (2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416



BUILDING DETAILS

Phoenix at Estero
Assisted Living

Overall Elevations



1 ELEVATION | SOUTH
SCALE 1/16" : 1'-0"

- EXTERIOR FINISH MATERIALS:
- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
 - 2 - STUCCO FASCIA (TYPICAL)
 - 3 - STUCCO TRIM (TYPICAL)
 - 4 - STUCCO (TYPICAL)
 - 5 - ALUMINUM CLAD DOOR & WINDOWS (TYPICAL)
 - 6 - POWDER COATED ALUMINUM RAILINGS (TYPICAL)
 - 7 - HB&G ROUND/HALF-ROUND PERMACAST COLUMNS
 - 8 - ALUMINUM STOREFRONT ENTRY DOOR SYSTEM
 - 9 - WOOD TRELLIS (STAINED TO MATCH ENTRY DOOR SYSTEM (SW 31 20-K)
 - 10 - GAS LANTERNS
- Note: Common Roof Pitch is 6/12



2 ELEVATION | SOUTH EAST
SCALE 1/16" : 1'-0"



3 ELEVATION | EAST
SCALE 1/16" : 1'-0"



4 ELEVATION | NORTH
SCALE 1/16" : 1'-0"



5 ELEVATION | WEST
SCALE 1/16" : 1'-0"

- EXTERIOR FINISH MATERIALS:
- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
 - 2 - STUCCO FASCIA (TYPICAL)
 - 3 - STUCCO TRIM (TYPICAL)
 - 4 - STUCCO (TYPICAL)
 - 5 - ALUMINUM CLAD DOOR & WINDOWS (TYPICAL)
 - 6 - POWDER COATED ALUMINUM RAILINGS (TYPICAL)
 - 7 - HB&G ROUND/HALF-ROUND PERMACAST COLUMNS
 - 8 - ALUMINUM STOREFRONT ENTRY DOOR SYSTEM
 - 9 - WOOD TRELLIS (STAINED TO MATCH ENTRY DOOR SYSTEM (SW 3120-K)
 - 10 - GAS LANTERN'S
- Note: Common Roof Pitch is 6/12

BUILDING DETAILS

Phoenix at Estero
Assisted Living

Partial Elevations



3.28.2018



VILLAGE OF ESTERO PATTERN BOOK | 13

EXTERIOR FINISH MATERIALS:

- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
 - 2 - STUCCO FASCIA (TYPICAL)
 - 3 - STUCCO TRIM (TYPICAL)
 - 4 - STUCCO (TYPICAL)
 - 5 - ALUMINUM CLAD DOOR & WINDOWS (TYPICAL)
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 - 9 - WOOD TRELLIS (STAINED TO MATCH ENTRY DOOR SYSTEM (SW 3120-K)
 - 10 - GAS LANTERN'S
- Note: Common Roof Pitch is 6/12



BUILDING DETAILS

Phoenix at Estero
Assisted Living

Partial Elevations



3.28.2018



VILLAGE OF ESTERO PATTERN BOOK | 14

DESIGN DETAILS

Phoenix at Estero
Assisted Living

Color Board

Sec. 33-334. Building color.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.

For minor Design Review Board Architectural changes, refer to the Building Elevations, pages 12-14.



ROOF MATERIAL

CARLSBAD BLEND - 3604
CLAY TILE
EAGLE ROOFING



STUCCO @ BUILDING BODY

FALL FOLIAGE - 418B
SANDPEBBLE FINISH
DRYVIT



STUCCO @ BUILDING BODY

POT OF GOLD - 436A
SANDPEBBLE FINISH
DRYVIT



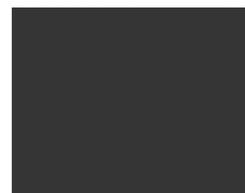
STUCCO @ BUILDING BODY, TRIM

CREAM PUFF - 433A
SANDPEBBLE FINISH
DRYVIT



RAILING

BLACK BEAUTY - 2128
POWDER COATED ALUMINUM
BENJAMIN MOORE



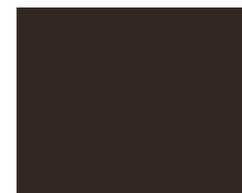
FRONT DOOR

WALNUT WAINSCOT - 3120-K
SHERWIN WILLIAMS
GLIDOR AUTOMATIC ENTRANCE



WINDOWS, WINDOW TRIM, SHUTTERS

PLY GEM DARK BRONZE
PLY GEM VINYL WINDOWS



CORNICE DETAIL

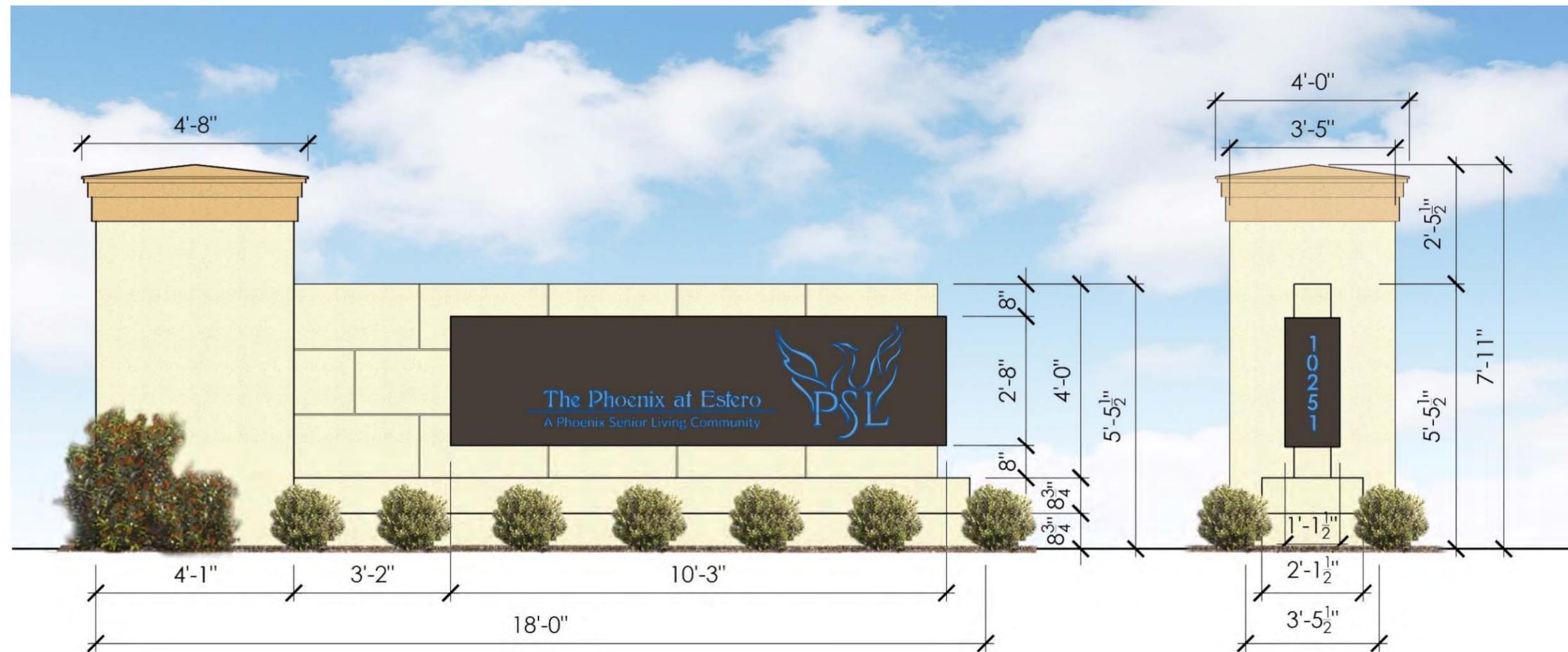
KAFFEE - 6104
SHERWIN WILLIAMS



DESIGN DETAILS

Phoenix at Estero
Assisted Living

Monument sign



Description:

New, double faced monument sign with backlit metal banding with laser cut "PSL" logo, lettering, and address numerals internally illuminated. Blue colored LED lighting to match Phoenix Senior Living brand colors. Metal panel to be mounted to surround with 1-1/2" standoffs.

Monument to be constructed of C.M.U. with a three coat stucco finish.



Color Schedule:

- Dryvit 436A Pot of Gold
- Dryvit 433A Cream Puff

DESIGN DETAILS

Phoenix at Estero
Assisted Living

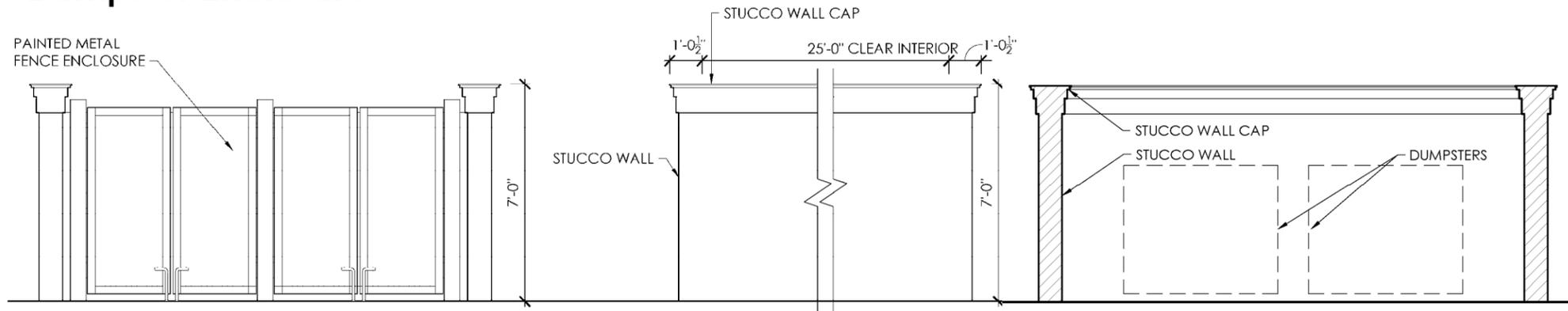
Equipment Screening & Enclosures

Description:

Enclosures are to be three sided structures constructed of C.M.U. with a three coat stucco finish.

Gates are to be a welded, multi-slat .938 tongue and groove gate system (not see-through).

Dumpster Enclosure

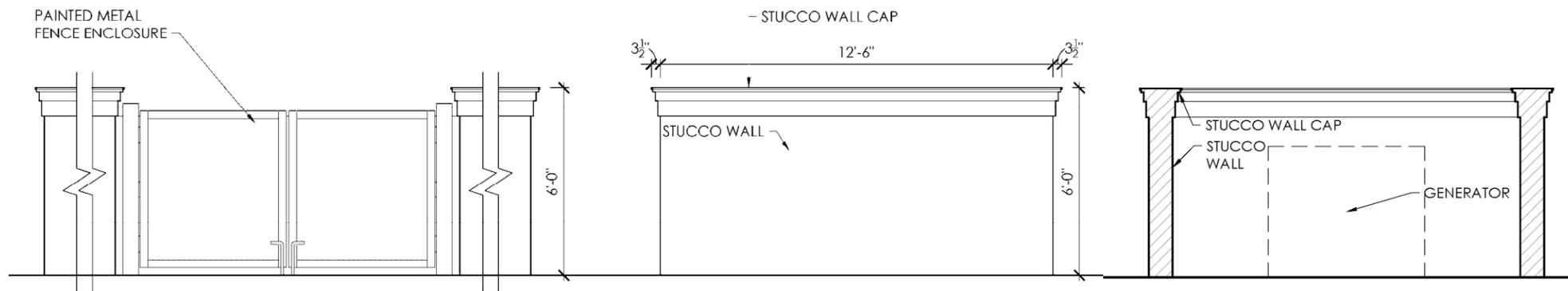


Dumpster enclosure footprint to feature 13'-0" by 25'-0" clear interior.

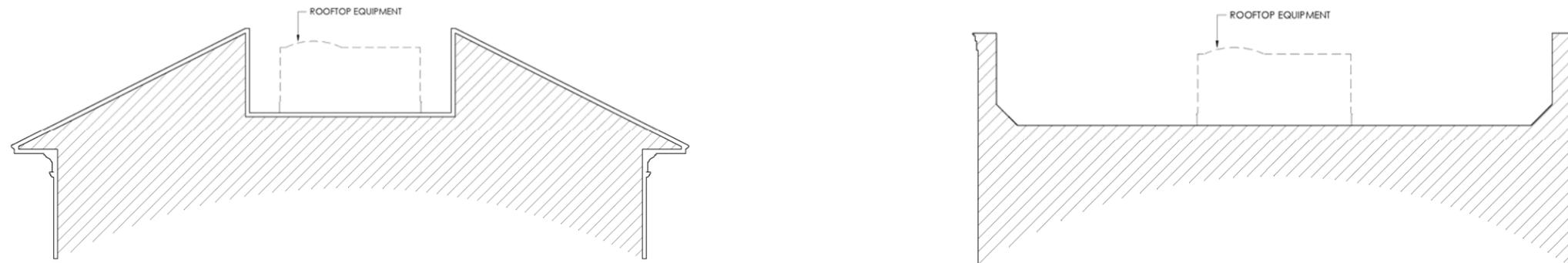


For minor Design Review Board Architectural changes to the enclosure, refer to the elevations.

Generator Enclosure / Screen



Rooftop Equipment Screening



DESIGN DETAILS

Phoenix at Estero
*Assisted Living
Lighting Details*

Site Lighting



The Philips Lumec MetroScape LED post top luminaire is a energy-saving solution for heritage-style lighting. Crowned with an ornamental hood, this luminaire is designed to provide a warm, ambient glow.

3.28.2018

Wall Mounted Option 1

FEISS
EST. 1953

OL11301BK-LED: LED Outdoor Sconce



Dimensions:

Width: 6 1/4"
Height: 13 3/4"

Extends: 9 3/4"

Wire: 8"

Mounting Post: Cap Nuts

Connection: Mounted To Box

Bulb Type: Modules

Bulb Base: Integrated

Voltage: 120

Watts: 14

Watts Consumed: 14

Watts Rated: 14

Hours Rated: 50000

Lumens: 1120

Bulb Temp: 2700 °K

CRI: 90

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.

Material List:

1 Body - StoneStrong - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French)
(OL11300_OL11301_OL11302-LED)

FEISS
EST. 1953

OL5700BK: 1 - Light Wall Lantern



Dimensions:

Width: 6 1/2"
Height: 10 3/4"

Extends: 7 1/4"

Weight: 2.53 lbs.

Bulbs:

1 - Medium A19 100w Max. 120v - Not included

Features:

- CFL Convertible. For commercial quotes, call 947.410.4602

Material List:

1 Body - Stainless Steel - Black

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (OL5700 (E))

Wall Mounted Option 2

Pedestrian Bollard

HINKLEY & R.

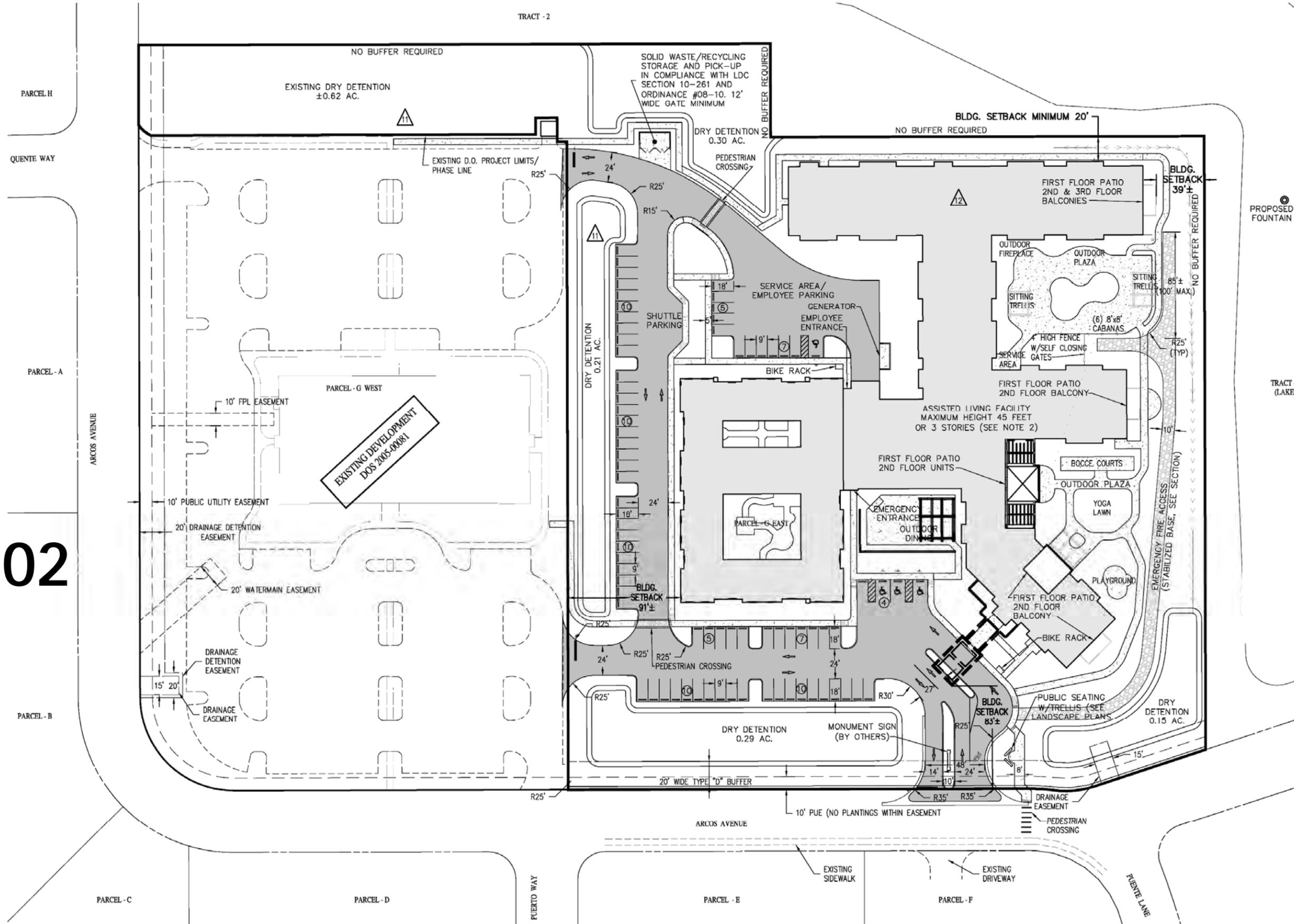
HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.853.5500 [F] 440.853.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



LUNA BOLLARD 15609BZ-LED	
BRONZE	
WIDTH:	3.0"
HEIGHT:	30.0"
WEIGHT:	5.0 LBS
MATERIAL:	ALUMINUM
GLASS:	ETCHED GLASS LENS
SOCKET:	5W LED *INCLUDED
LED INFO:	
LUMENS:	385
COLOR TEMP:	2700k
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 35W
DIMMABLE:	No
NOTES:	5.3VA. A WIRING KIT, 2" DIAMETER POWER POST, GROUND SPIKE, AND SURFACE MOUNT ARE SUPPLIED.
CERTIFICATION:	C-US WET RATED
VOLTAGE:	12V
UPC:	640665156317

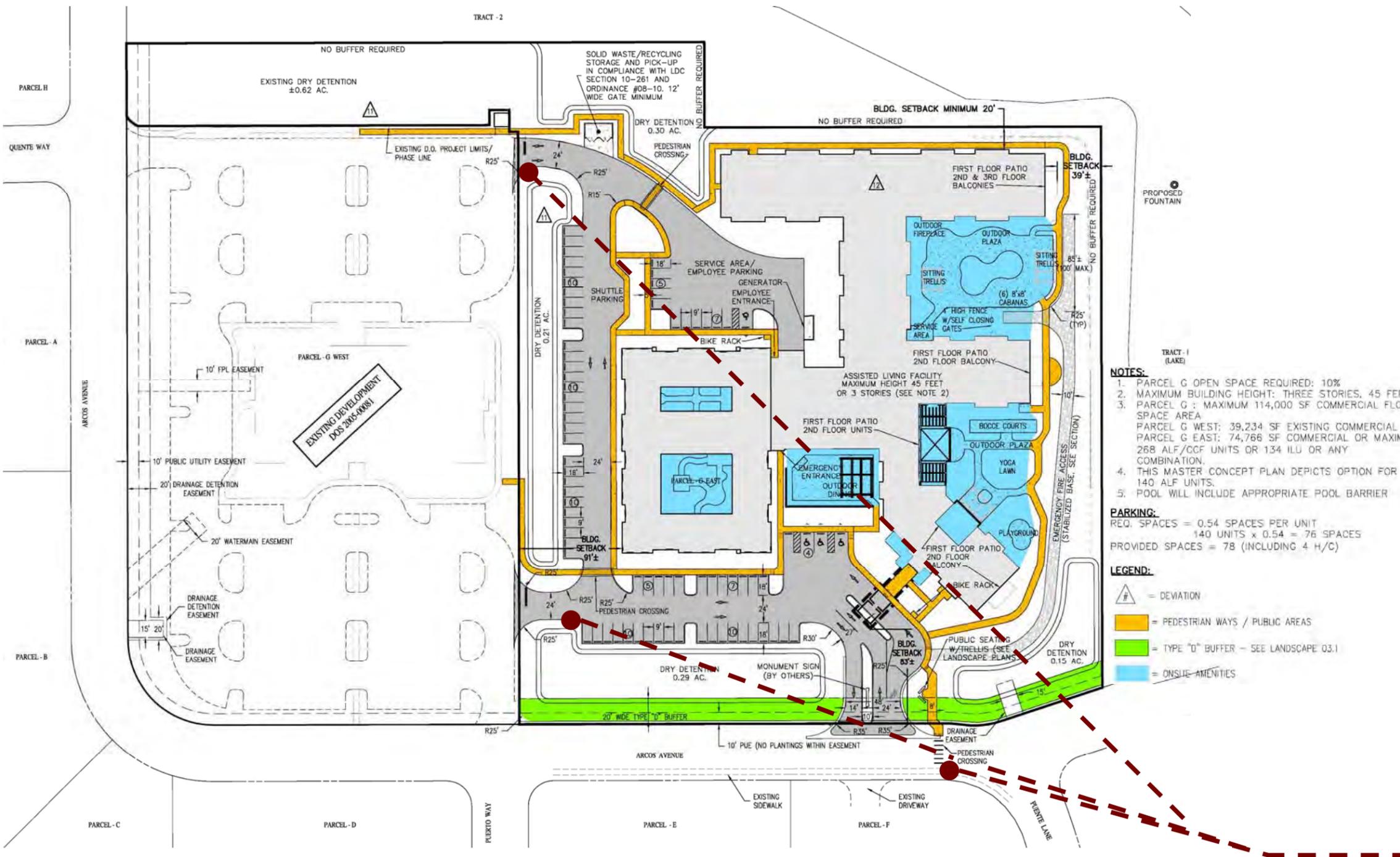
MASTER CONCEPT SITE PLAN

02



MASTER CONCEPT SITE PLAN 02.1

Site Lighting & Interconnects



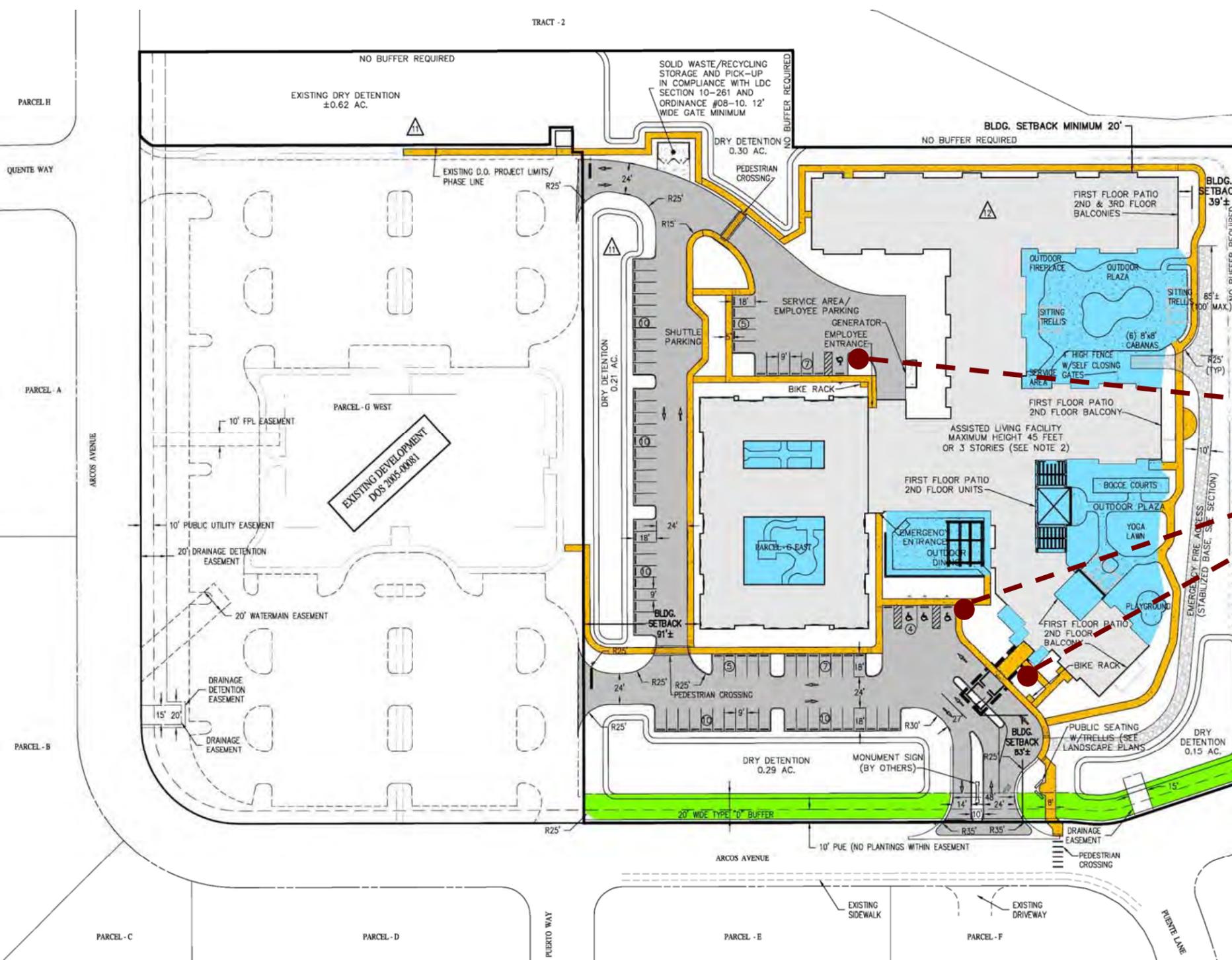
Adjacent Lighting



Proposed Lighting

Site Lighting Similar to
Adjacent Property

Vehicular and Pedestrian
Interconnects to Adjacent Existing
Project and Adjacent Roadways



MASTER CONCEPT SITE PLAN

02.2

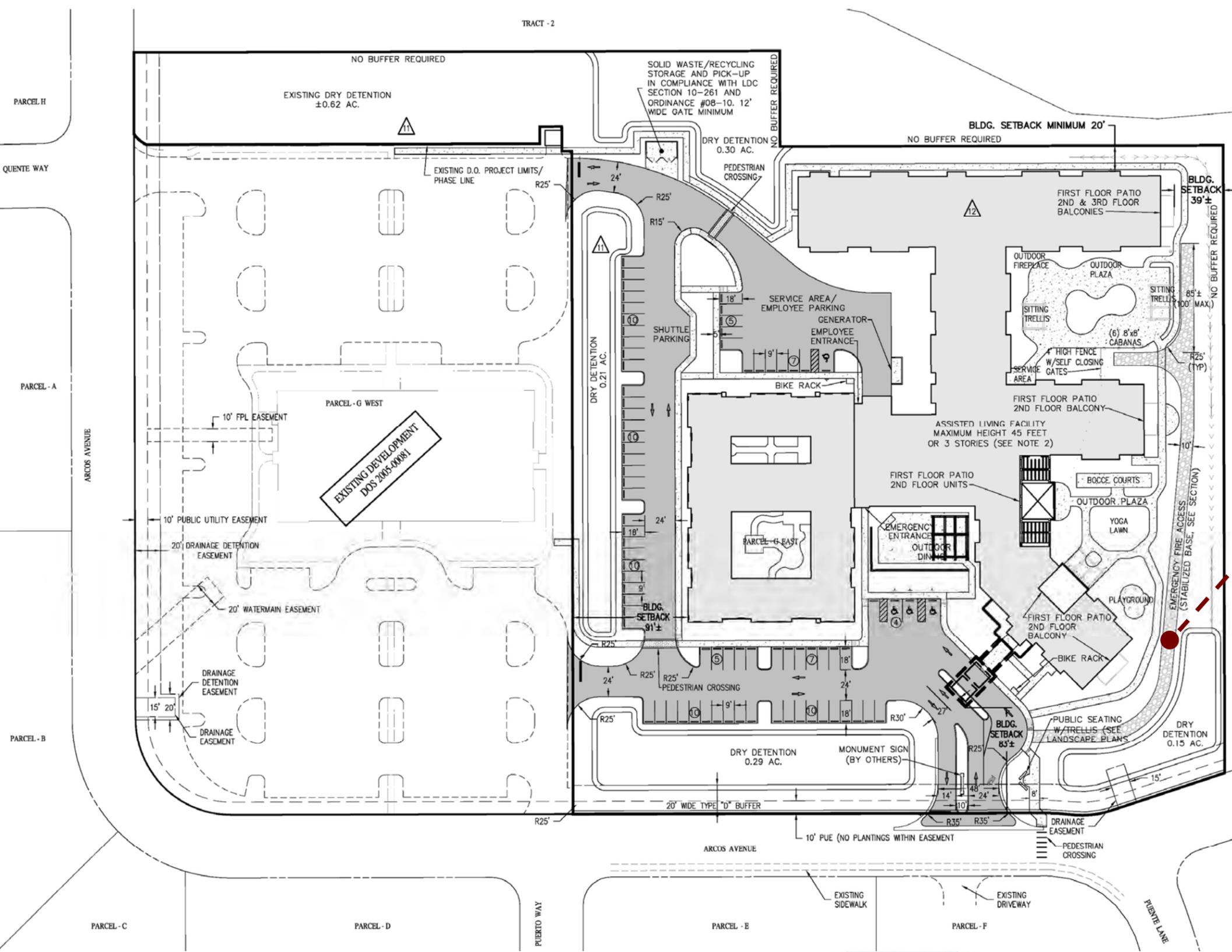
Parking & Bike Racks

Parking with Accessible Spaces and Bike Racks at Main Entrance and Employee Entrance

- NOTES:**
1. PARCEL G OPEN SPACE REQUIRED: 10%
 2. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
 3. PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA
 PARCEL G WEST: 39,234 SF EXISTING COMMERCIAL
 PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF UNITS OR 134 ILU OR ANY COMBINATION.
 4. THIS MASTER CONCEPT PLAN DEPICTS OPTION FOR 140 ALF UNITS.
 5. POOL WILL INCLUDE APPROPRIATE POOL BARRIER

PARKING:
 REQ. SPACES = 0.54 SPACES PER UNIT
 140 UNITS x 0.54 = 76 SPACES
 PROVIDED SPACES = 78 (INCLUDING 4 H/C)

- LEGEND:**
- △ = DEVIATION
 - Orange line = PEDESTRIAN WAYS / PUBLIC AREAS
 - Green line = TYPE "D" BUFFER - SEE LANDSCAPE 03.1
 - Blue area = ONSITE AMENITIES

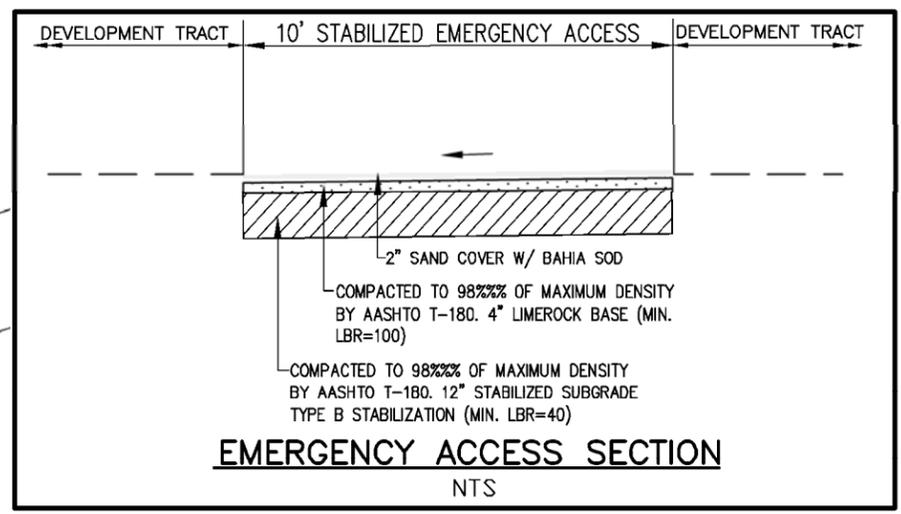


MASTER CONCEPT SITE PLAN

02.3

Emergency Access

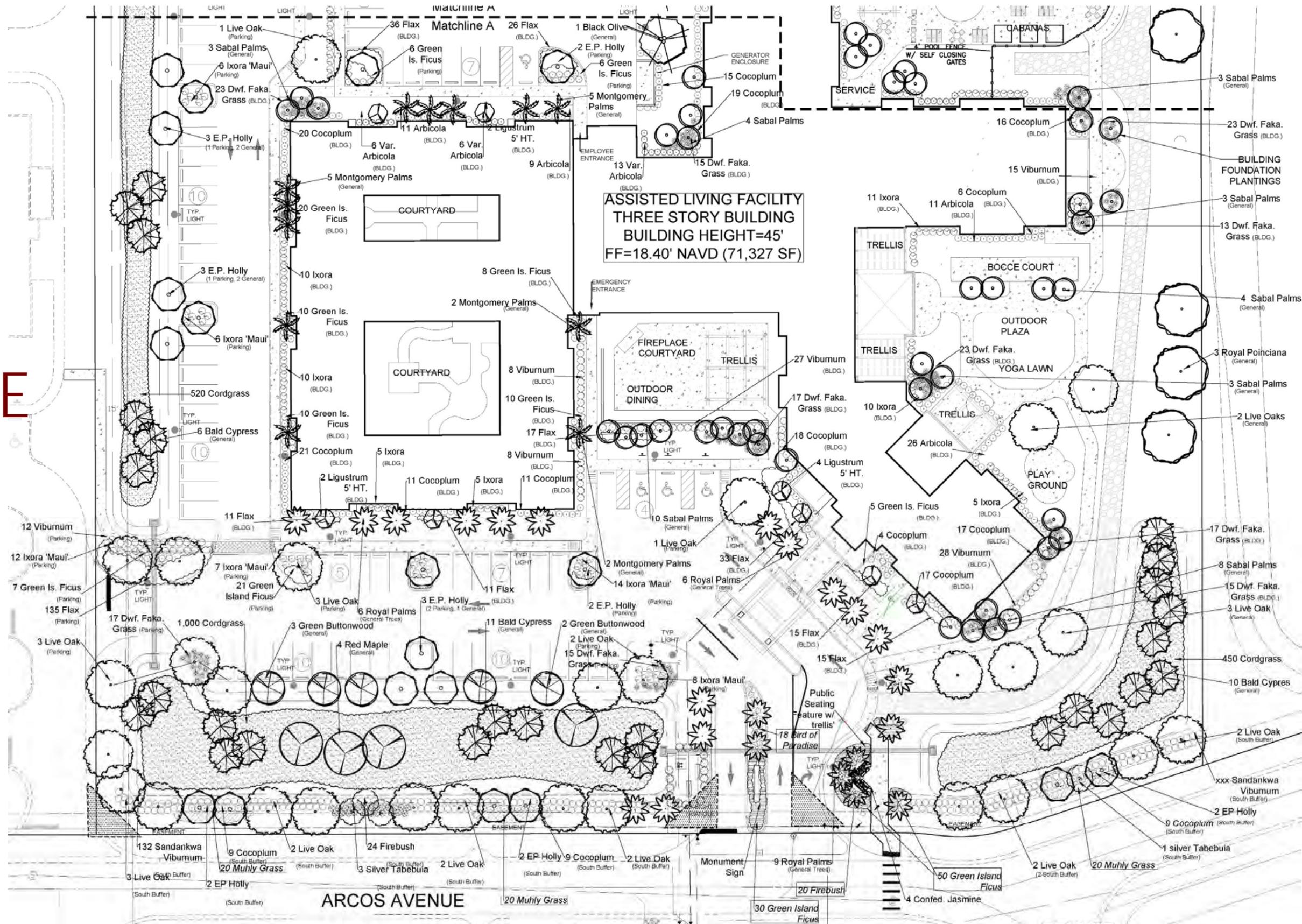
Stabilized Base Detail for Fire Access Lane



3.28.2018

LANDSCAPE DESIGN

03



LANDSCAPE DESIGN

03.1

Outdoor Amenities, Landscape Buffer and Open Space Requirements

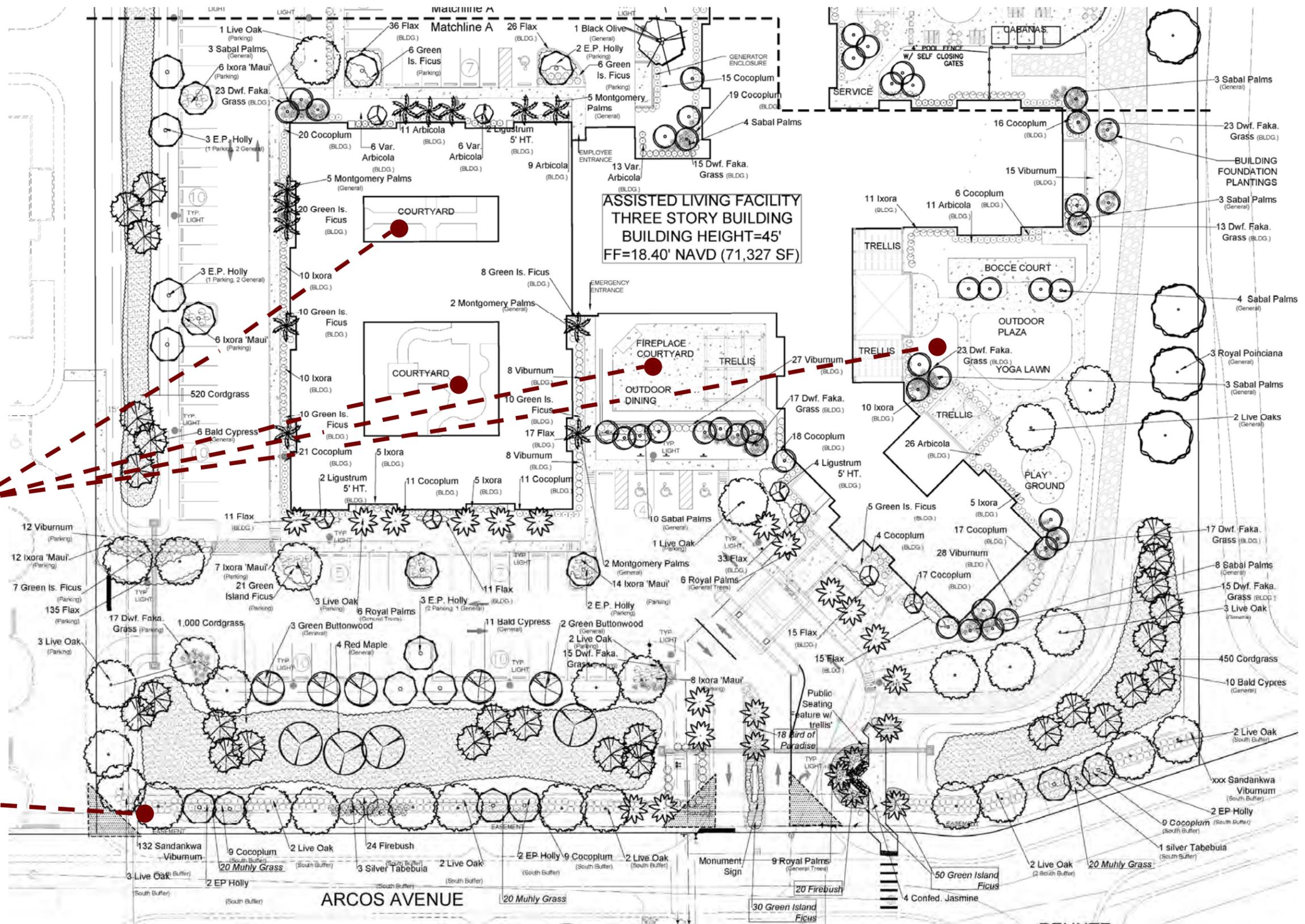


Buffer Required per Existing Resolution: Minimum 15'-0" Type 'D' Buffer.

Buffer Provided: Minimum 20'-0" Type 'D' Buffer (5 Trees & 66 Shrubs/100 LF).

Open Space Requirement per Existing Resolution: Minimum 10%

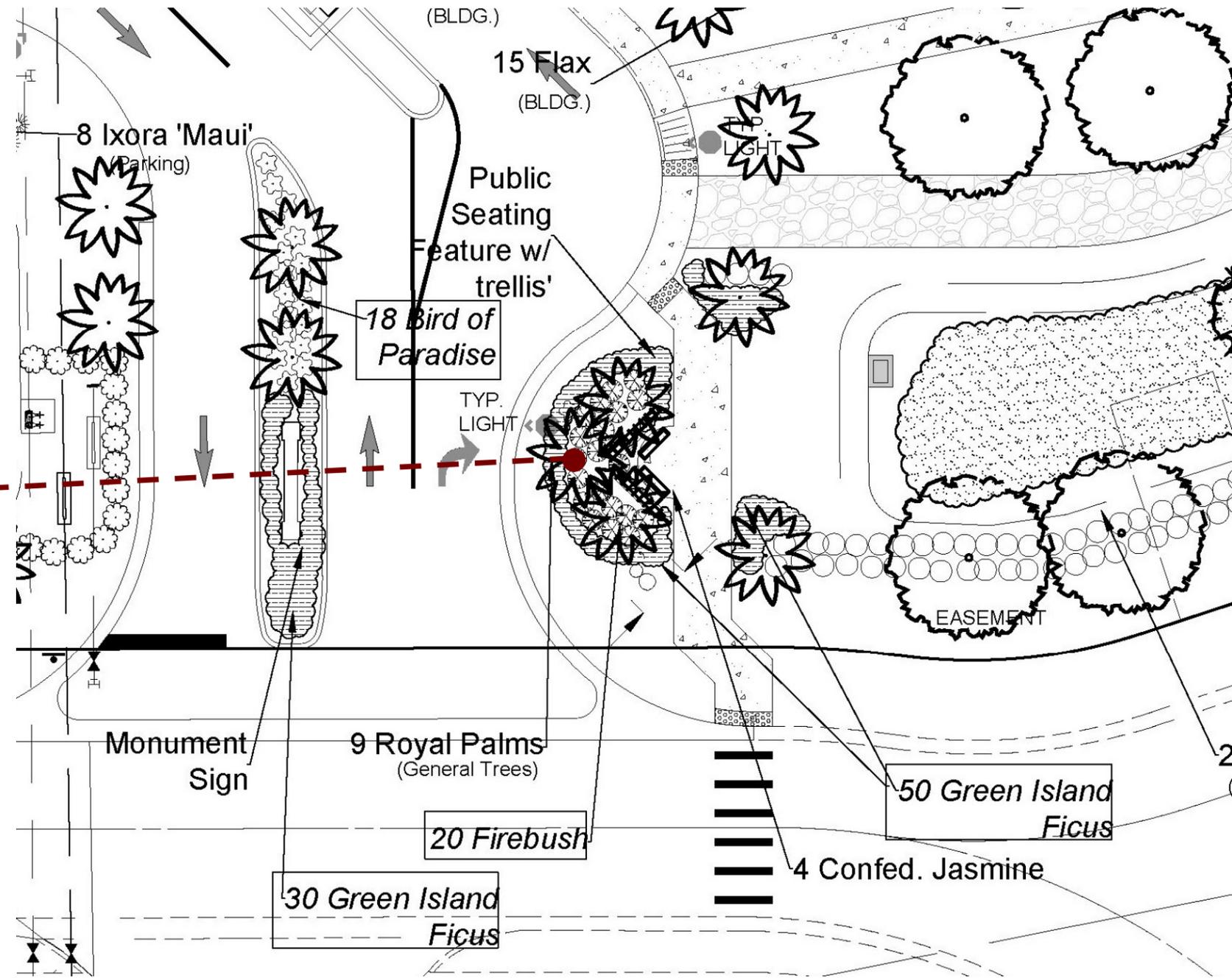
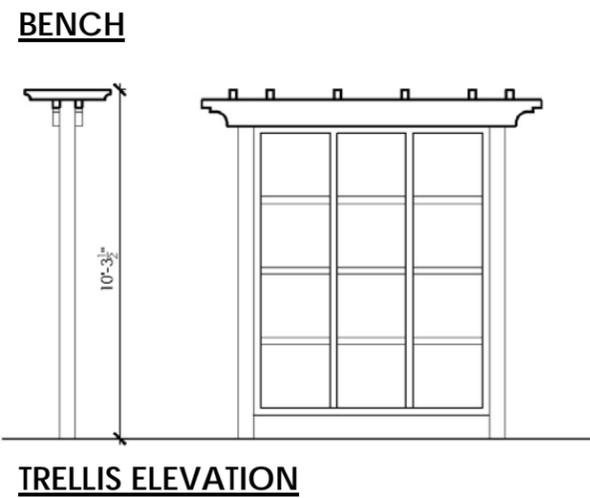
Open Space Provided: Exceeds 30%



LANDSCAPE DESIGN

03.3

Public Seating Feature And Monument Sign



LANDSCAPE DESIGN

03.4

Plant Species



HOLLY SPECIES



LIVE OAK



SLASH PINE



TABEBUIA



GREEN BUTTONWOOD



SHADY LADY B



ROYAL PALM



SABAL PALMS



CYPRESS



MONTGOMERY PALM



LIGUSTRUM



POINCIANA

BOTANICAL NAME	COMMON NAME	PLANT SIZE
TREES		
Pinus elliottii	Slash Pine	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
Quercus virginiana	Live Oak	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
Taxodium distichum	Bald Cypress	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
Bucida bucerus	Black Olive	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
Acer rubrum	Red Maple	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
Delonix regia	Royal Poinciana	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
Conocarpus erectus	Green Buttonwood	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
ACCENT TREES/PALMS		
Ligustrum japonicum	Ligustrum	6'-8' ht multi-stem full
Tabebuia	Silver Tabebuia	10' ht. 2" cal. 30 gallon
Ilex attenuata EP	East Palatka Holly	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
PALMS		
Sabal palmetto	Cabbage Palm	12'-18' cleartrunk, 4' stagger
Roystonea regia	Royal Palm	12' cleartrunk
Veitchia montgomeryana	Montgomery Palm	10'-14' ht double
SHRUBS		
Viburnum suspensum Sandankwa	Viburnum	24" ht. 3 gallon
Chrysobalanus icaco 'Red Tip'	Cocoplum	24" ht. 3 gallon
Hamelia patens	Firebush	24" ht. 3 gallon
Ixora sp.	Maui Ixora	24" ht. 3 gallon
Schefflera arboricola	Arbicoia	24" ht. 3 gallon
Schefflera arboricola Trinette	Vangated Arbicoia	24" ht. 3 gallon
Strelizia regina	Bird of Paradise	18"-24" ht 3 gallon
GROUNDCOVERS		
Dianella ensifolia	Flax Lily	1 gallon
Muhlenbergia capillaris	Muhly Grass	1 gallon
Tripsacum floridanum	Dwarf Fakahatchee Grass	18" ht. 1 gallon
Spartina bakeri	Cord Grass	1 gallon
Ficus microcarpa	Green Island Ficus	12"-14" HT 1 Gallon
MISC.		
Floritam Sod	Per Plan	SQ. FT.
Bahia Sod	Per Plan	SQ. FT.
Pine Straw Mulch	Per Plan	SQ. YD.