TownePlace Suites

Village of Estero Design Review Board

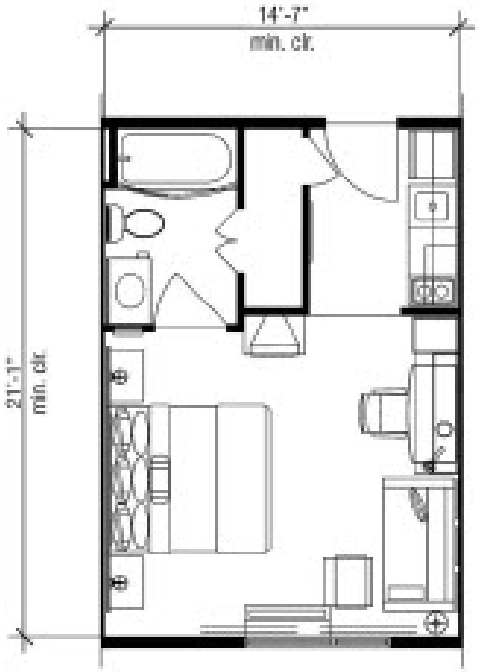
August 26, 2015

Originally presented to EDRC on December 17, 2014

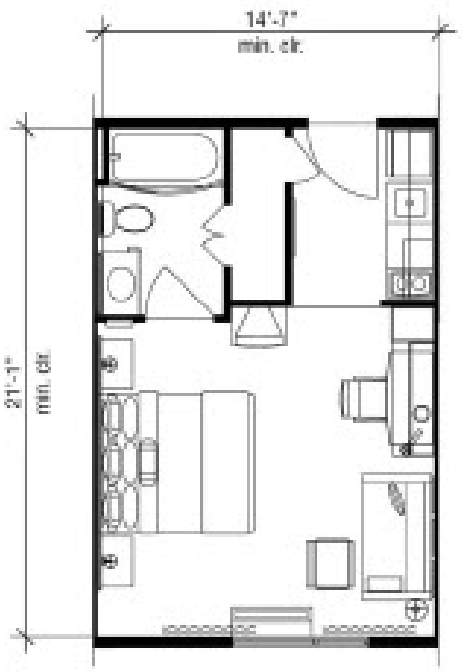
TPS Info

- **Ranked #1 Extended Stay brand by J.D. Power & Associates, 2013**
- **TownePlace Suites launched in 1997**
- **Competes in the Moderate / Extended Stay segment**
- **Over 220 TownePlace Suites in North America**
- **Recognized as #1 Mid-Priced Extended Stay Brand by *Business Travel News***

Studio Room Plans



330 Studio



345 Studio

30% - 38% More Room

30% - 38% More Room

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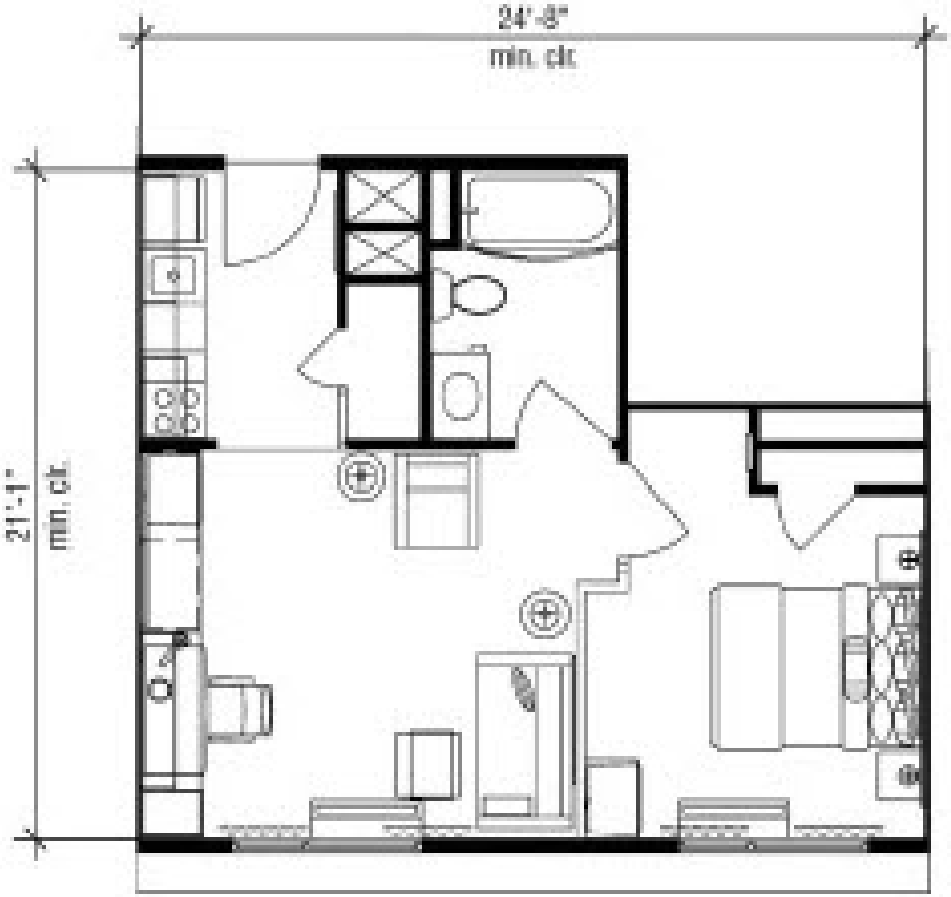
Marriott

One Bedroom Plan



470 SF

Two Bedroom Plan

635 SF

Photos

TownePlace SUITES Marriott

New TurningPointS Decor

TownePlace SUITES Marriott

New TurningPointS Decor

TownePlace Suites Marriott

New TurningPointS Decor

TownePlace Suites Marriott

Eagle Pass, TX

TownePlace SUITES® Marriott

San Antonio Downtown, TX

TownePlace SUITES Marriott

San Antonio Downtown, TX

TownePlace SUITES Marriott

New TurningPointS Decor

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TownePlace SUITES Marriott

San Antonio Downtown, TX

TownePlace SUITES Marriott

Bridgeport Clarksburg, WV

TownePlace SUITES Marriott

Vernal, UT

TownePlace SUITES Marriott

Saginaw, MI

TownePlace Suites by Marriott

Bridgeport Clarksburg, WV

Developer's Objective

- Provide a high quality product in an appropriate location.
- Provide a long needed community component.
- Blend in with, as well as enhance the surrounding community appearance standards.
- Become a good neighbor.

Good Neighbor Policies

- Full disclosure of development goals to all surrounding and interested parties.
- Met with and received comments from neighbors: west, south and east.
- Followed all code requirements.
- Adopted and incorporated community standards into the final design. Includes incorporating suggestions from neighbors: architectural and landscape.

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Site Planning

HOLE MONTES

ENGINEERS · PLANNERS · SURVEYORS

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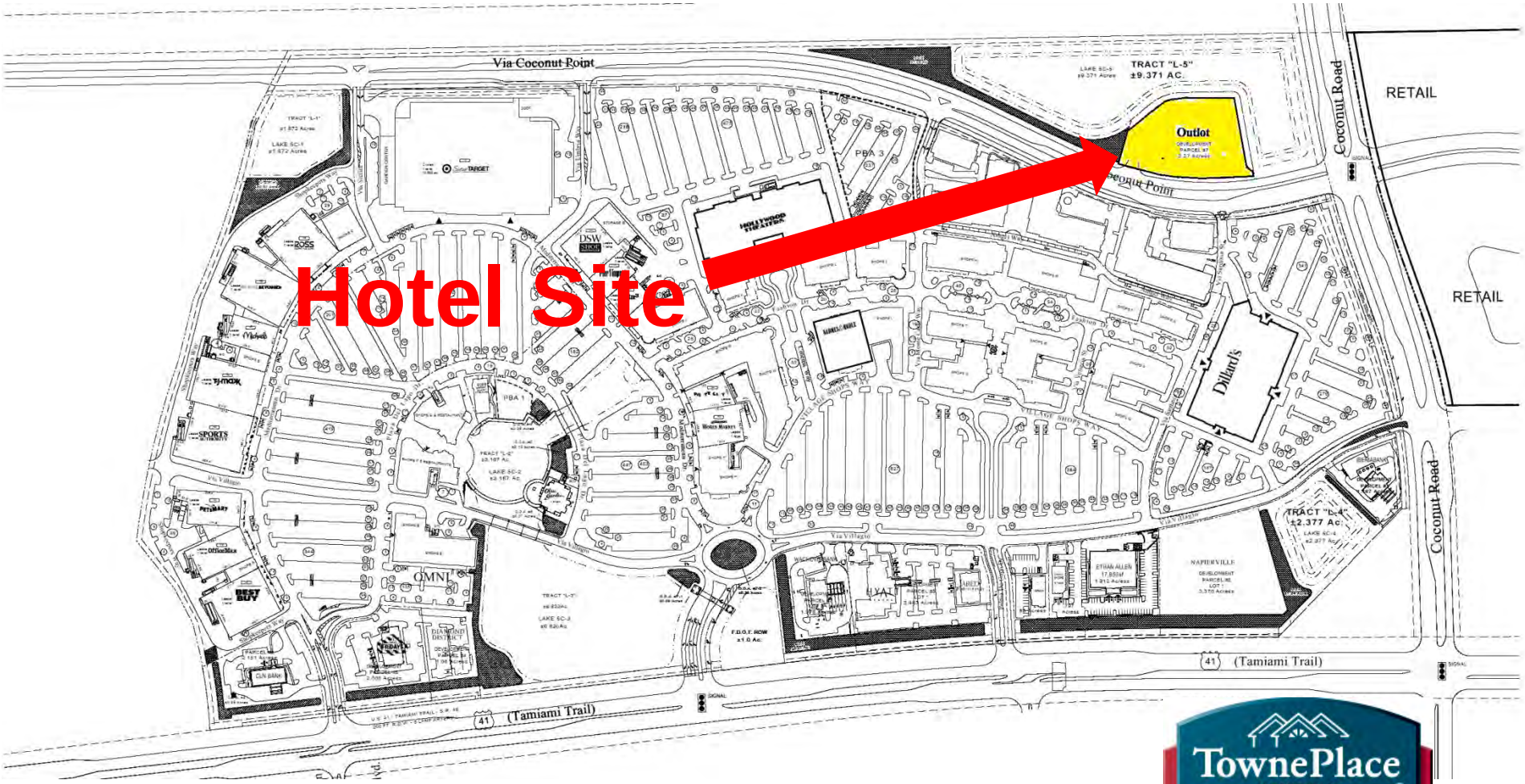
Aerial Site View

Coconut Point
Vicinity Map



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Site Plan

EDRC – Site Comments

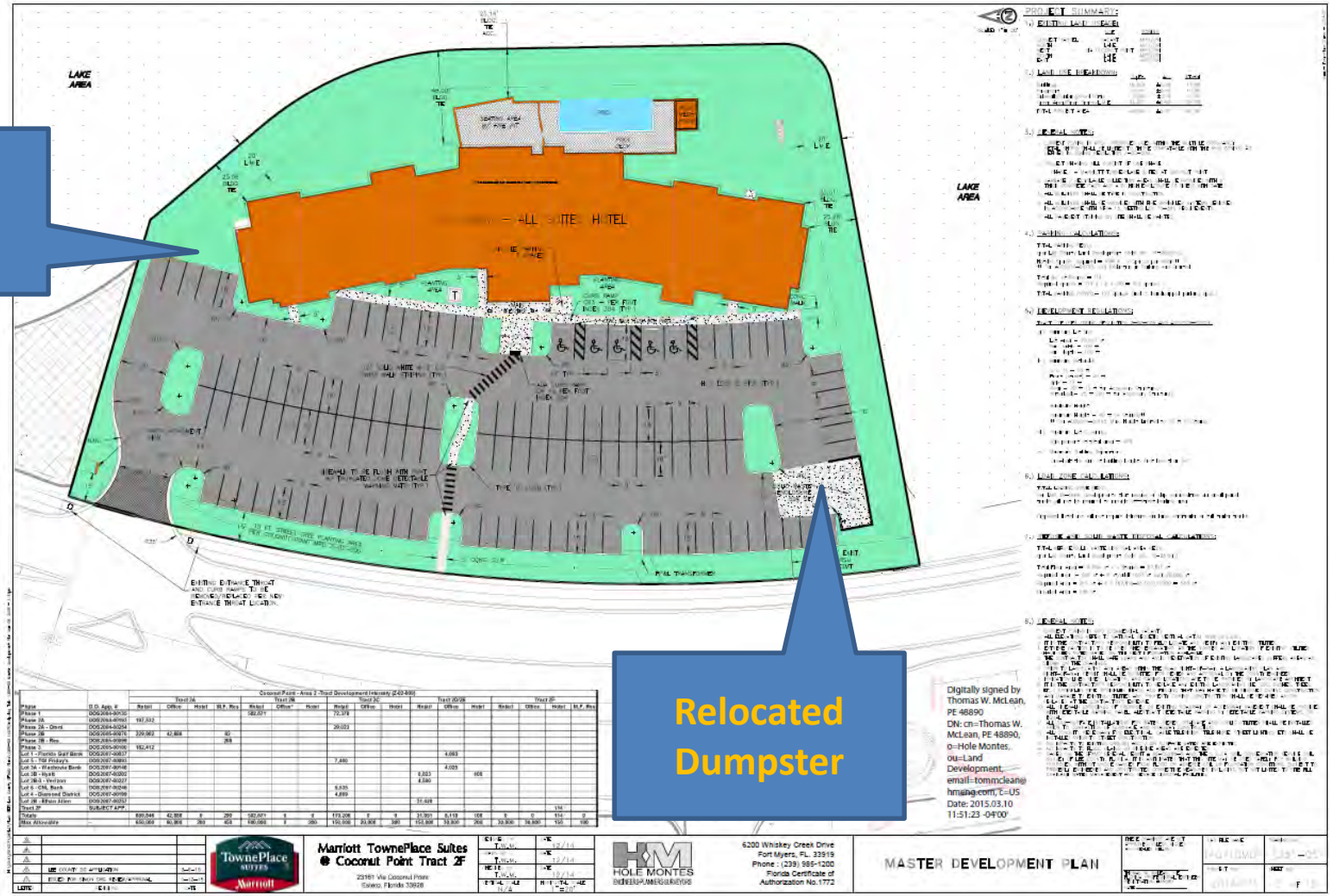
EDRC/Public Responses – Site Plan
Tom McLean Civil Engineer presented the Site Plan. EDRC/Public took exception to the site plan layout that placed the dumpster location in primary view of anyone entering the project site. The Applicant's response that gates infront of the dumpster would suffice was not found sufficient by the EDRC/Public. This dumpster location should be elsewhere on the property and not the primary focus of a customer coming into the site. This is not appropriate site planning for Estero.

Applicant Response:

We have revised the site plan to accommodate the dumpster location as requested. The dumpster enclosure has been relocated to the south end of the parking area.

EDRC – Site Plan Revisions

Original Dumpster Location



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EDRC – Site Comments

Pedestrian interconnection; The Applicant noted that Lee County was resistant to providing a protected pedestrian crosswalk across Via Coconut Point. The EDRC/Public, noting the years of effort and current proposals to code to make all projects pedestrian friendly, found the lack of a protected pedestrian crosswalk from the project to the Coconut Point Mall unacceptable. The appropriate infrastructure for a pedestrian crossing from this project to Coconut Point needs to be made especially in light of the fact that this project is an extended stay facility. Forcing pedestrians to walk south the Coconut Road and then back north to the Mall is an unacceptable and unreasonable solution.

Applicant Responses:

With respect to Pedestrian Connectivity, the project is part of the Coconut Point DRI, which has an approved pedestrian connectivity plan. The Site Plan follows the DRI approved plan and on-site side walks are connected to the overall surrounding plan. The request for a connection across Via Coconut Point Parkway constitutes a mid block crossing, and would require a traffic signal to provide adequate public safety. The location considered is in the middle of a curved section of the roadway approaching Coconut Road to the south, which is the least safe location for a crossing. Finally, the road is a county owned and maintained roadway and the County would need to construct the crossing and take on the safety liability.

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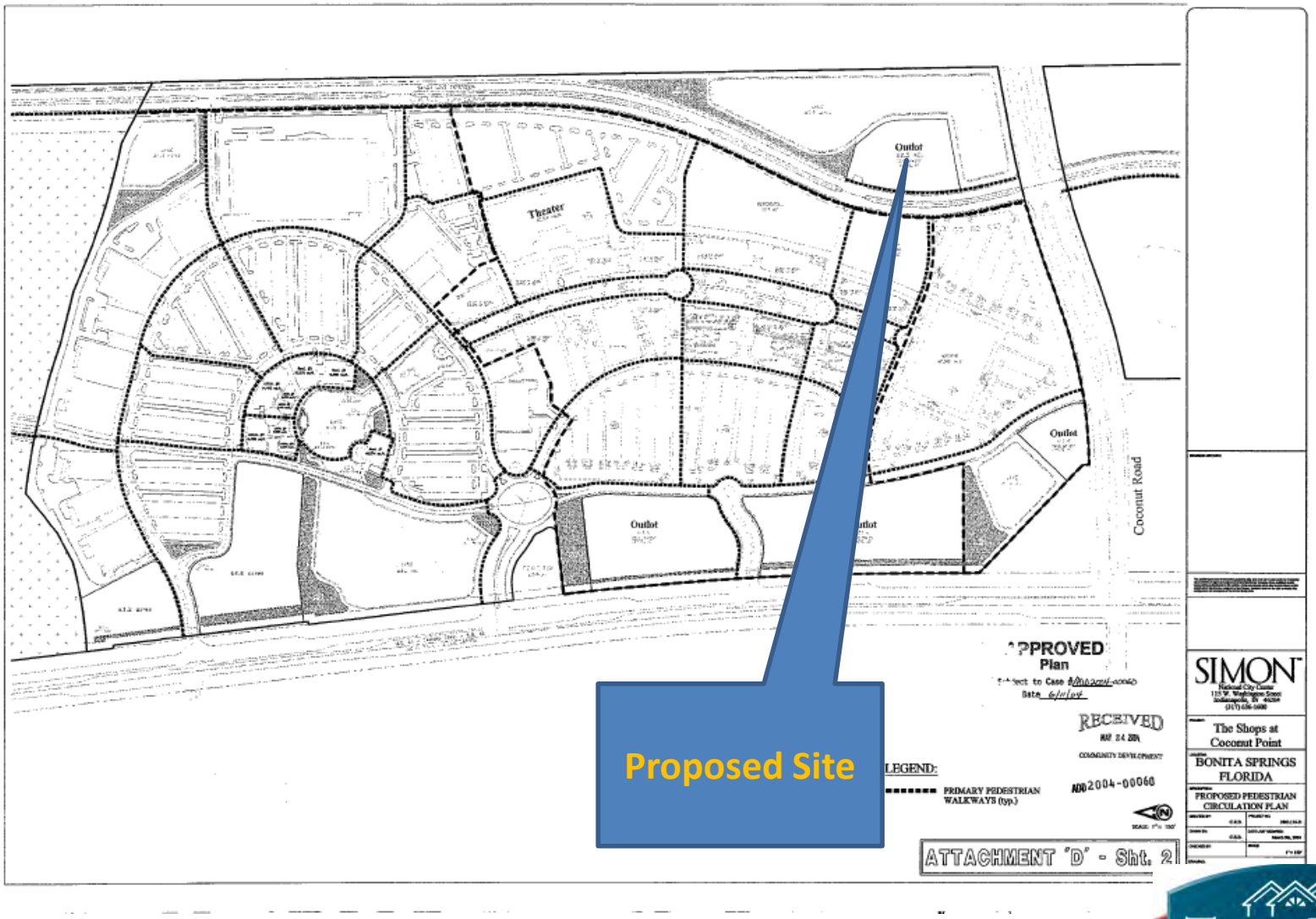
Coconut Point DRI – Pedestrian Connectivity



Note: Via Coconut Point Pkwy is a County road. The County DOT and Lee County Community Development Traffic Group have stated that a mid-block crossing is an unsafe condition without signalization.

Architectural Design

hbt

ARCHITECTS

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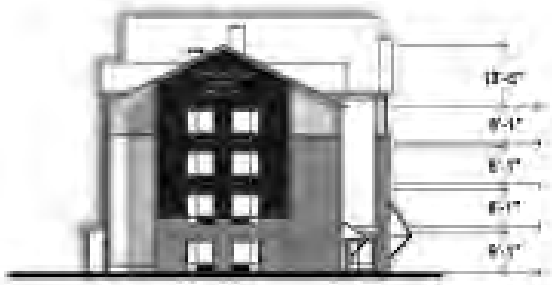
Marriott

Prototypical Elevation Plan



Side Elevation

Front Elevation

Design Documents Architectural Plan
First Floor

FIRST FLOOR PLAN
3/32" : 1'- 0"

ROOM MATRIX

	Floor level				
	1	2	3	4	Unit totals
King studio	17	22	22	22	83
Two bedroom	3	3	3	3	12
One bedroom	0	3	3	3	9
Double queen	0	2	1	1	4
Accessible studio	1	1	2	0	4
Accessible double	1	0	0	0	1
Accessible two bedroom	0	0	0	1	1
Floor totals	22	31	31	30	**114**

BUILDING AREA SUMMARY

	Area (SF)
First Floor	17,110
Second Floor	15,960
Third Floor	15,960
Fourth Floor	15,960
Floor totals	64,990

Note: Areas do not include pool storage or balconies.

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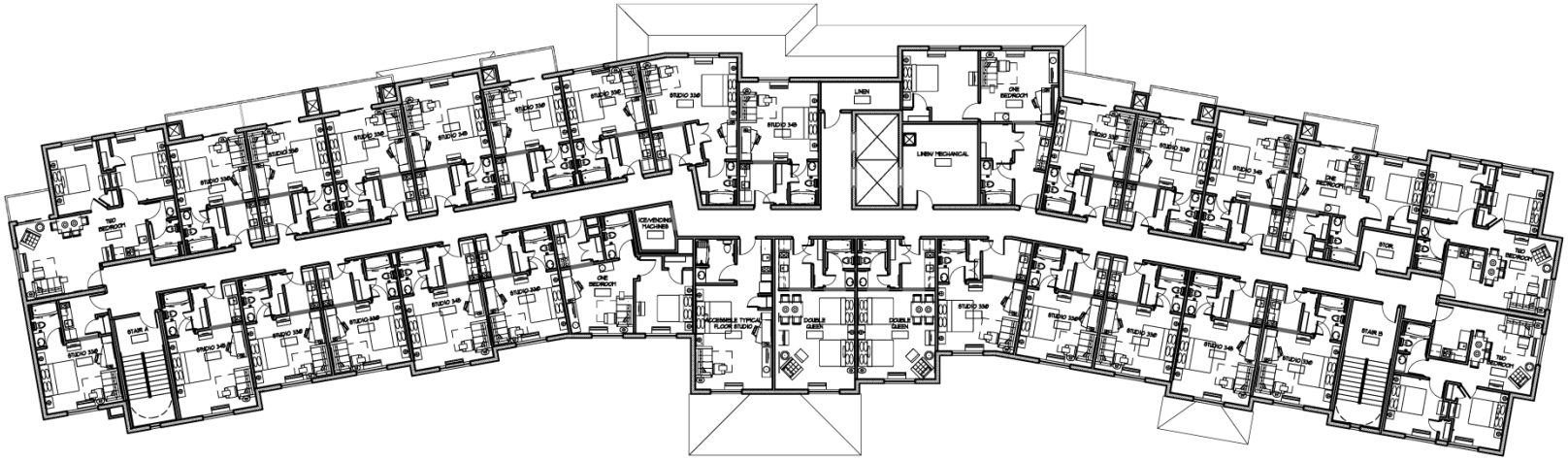
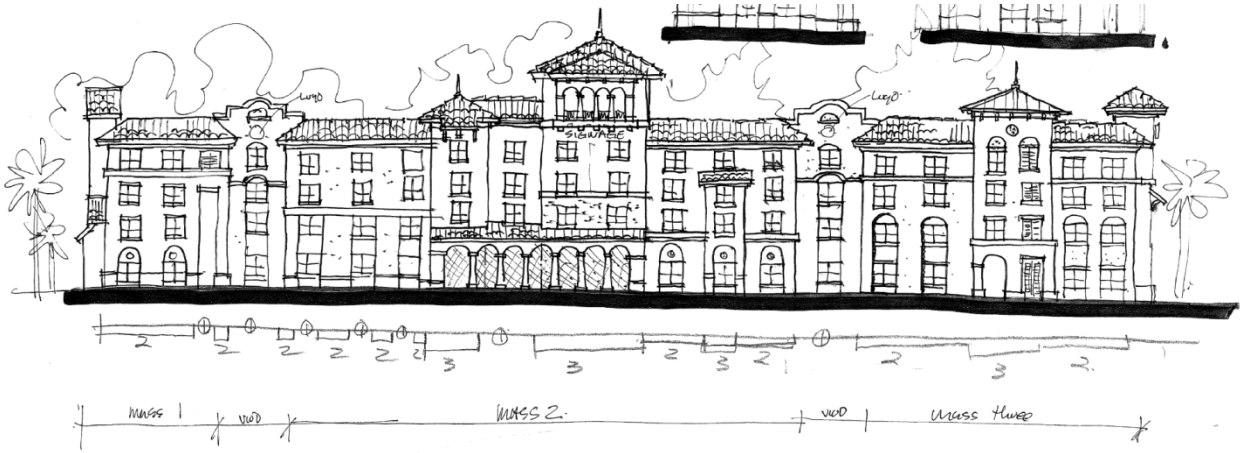
Design Documents Architectural Plan
Typical Floor



SECOND FLOOR PLAN
3/32" : 1'- 0"

Final Design Transition



Initial Sketch

Preliminary Design

Design Documents

EDRC – Architectural Comments

- Preliminary design to final design began with a Joe McHarris sketch. This worked well to create visual movement and dynamic spaces in the building to provide relief in the building.
- The EDRC/Public noted that the series of drawings presented by the Applicant from concept to final lessened the value, style, and design of the building in response to the required style in Estero along the way.
- The Final design as presented does not go far enough to meet the requirements of style based on the mass and form of the building.
- The EDRC/Public did commend the applicant about taking a symmetrical building and working to make it unsymmetrical details, but the final design has shed to many details in terms of roof line, material massing, and forms to found sufficient.

EDRC – Architectural Comments

- The EDRC/Public asked about the parapets being removed and desired integrating that feature back into the design to better define the façade.
- This will provide the ability to make it looks like 3 buildings versus one.
- There has been too much of a loss of symmetry at the entrance.
- The EDRC/Public felt that the initial conceptual design is what Estero mandates and the final design is bland anywhere USA.
- Creating the applications of the parapets illustrated in the conceptual sketch is a cost that isn't significantly greater, but without it, the details get lost and do not evoke the appropriate design style required in Estero.

EDRC – Architectural Comments

Additional Comments on detailing:

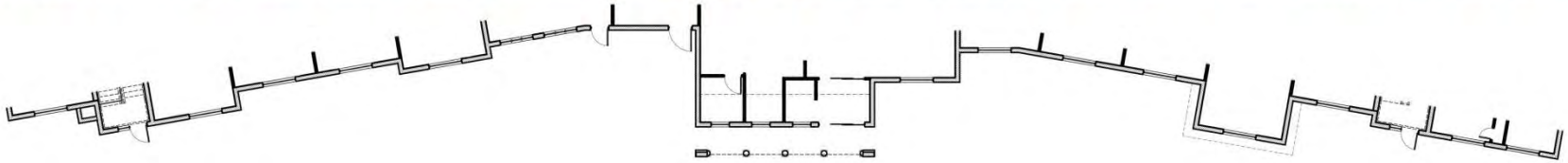
- **Window structure is lost**
- **Tower shutters lost detail**
- **Break up the banding/moving it across the line.**
- **Band get rid of….look at areas to break up the mansard so floor plans/tower heights/changes in detailing of middle tower**

Applicant Responses:

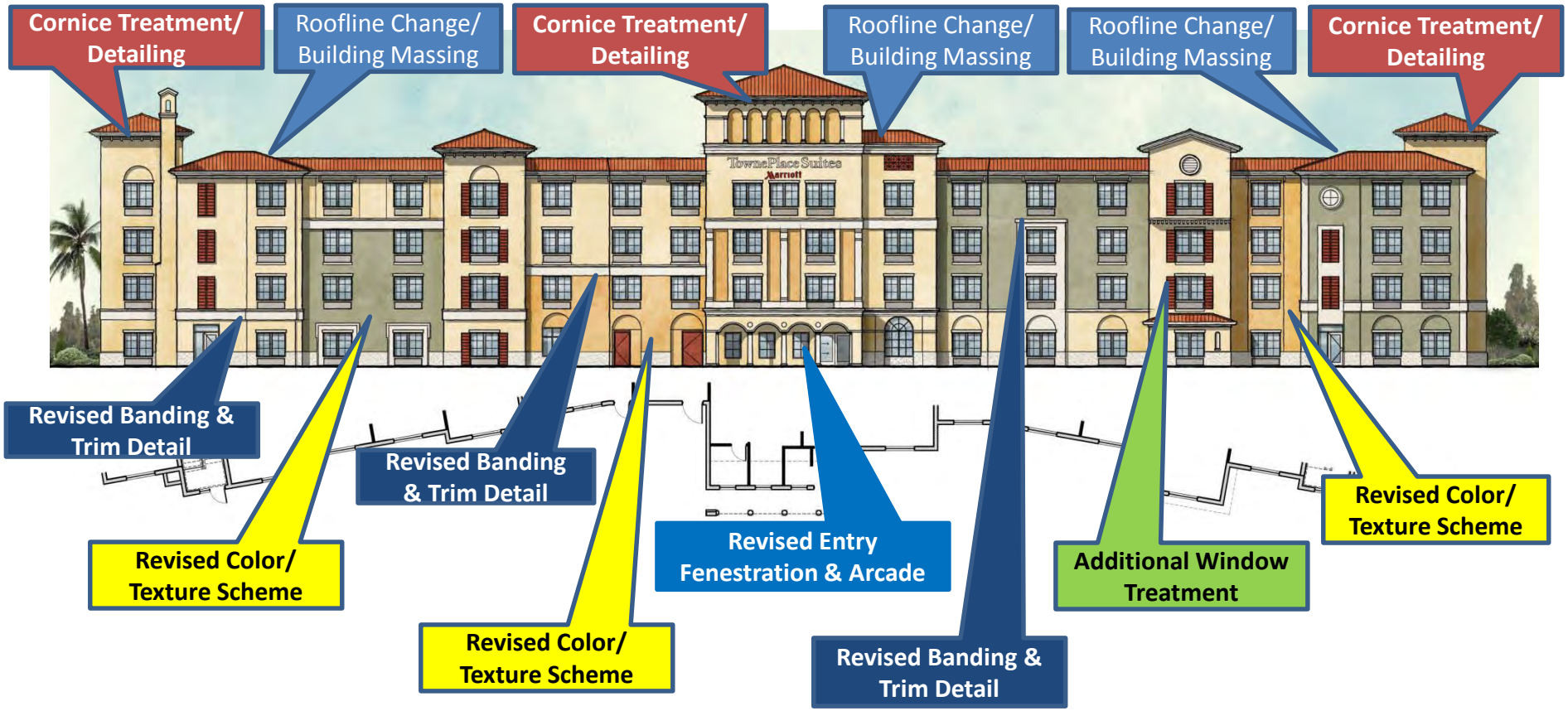
The elevations of the building have been revised to accommodate the comment and requests of the EDRC to the best extent possible.

Original Front Elevation

Revised Front Elevation



Revised Front Elevation



Roofline Change/Building Massing

Cornice Treatment/Detailing

Additional Window Treatment

Revised Entry Fenestration & Arcade

Revised Banding & Trim Detail

Revised Color/Texture Scheme

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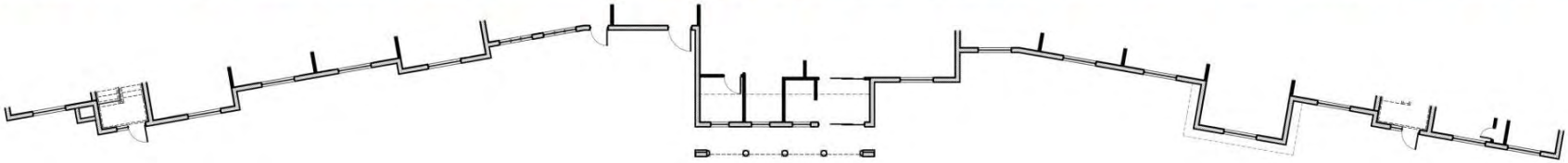

Project Signage

hbt

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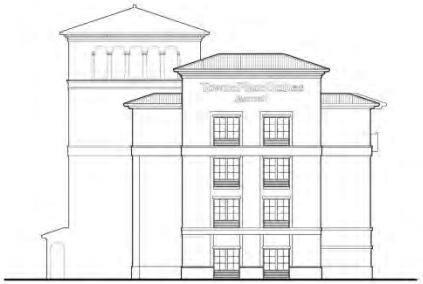
Project Signage

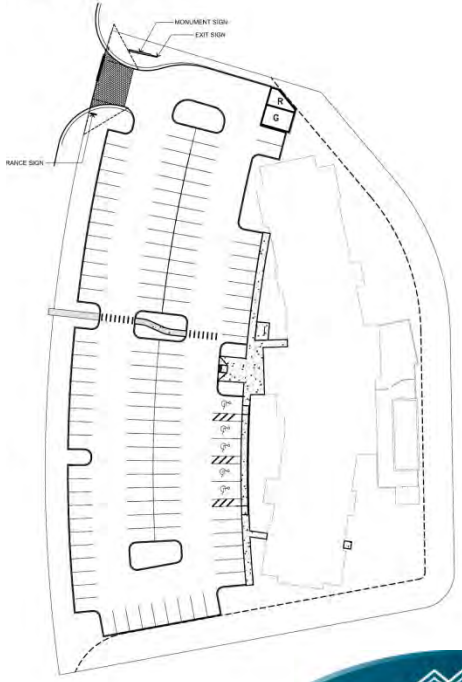
WEST ELEVATION

NORTH ELEVATION

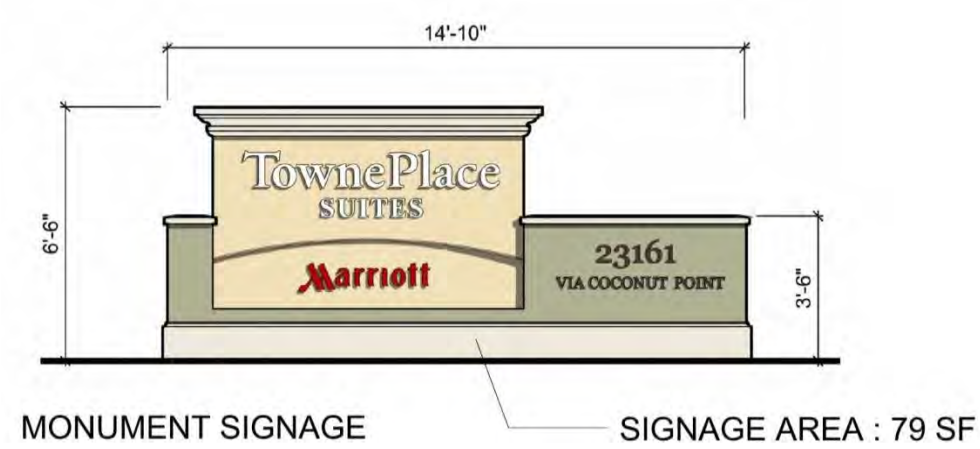


SOUTH ELEVATION

SIGN LOCATIONS

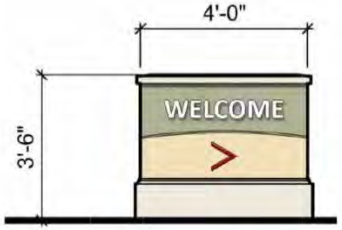


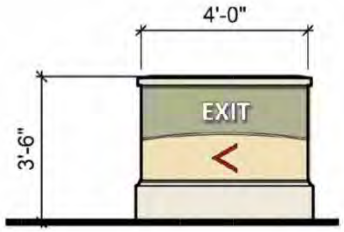
Project Signage



MONUMENT SIGNAGE

BUILDING MOUNTED SIGNAGE





WAYFINDING SIGNAGE

EDRC/Public Responses – Signage

- Applicant conforms with Marriott prototype and the Estero requirements.
- Wall signage proposed each 64 sf in area…..Sign has been modified to blend into the surrounding area.
- The EDRC/Public noted that the base height is too small and EDRC was concerned about losing it with plantings.
- The EDRC/Public recommends **increasing the height to at least thirty-six inches** to better incorporate the proposed landscaping.

14'-10"
9'-6"
TownePlace
SUITES
Marriott
23161
VIA COCONUT POINT
9'-6"

Landscape Design

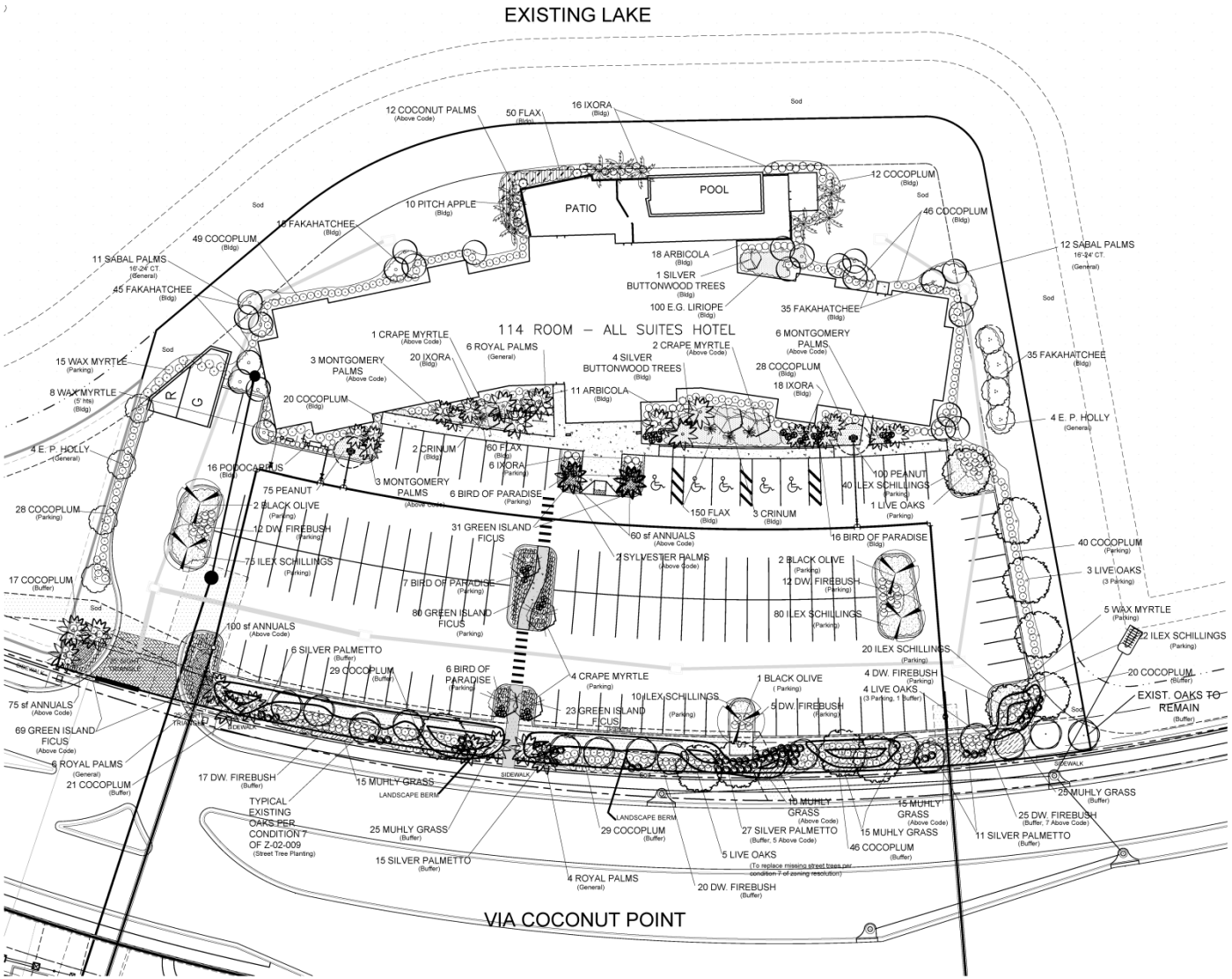
DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

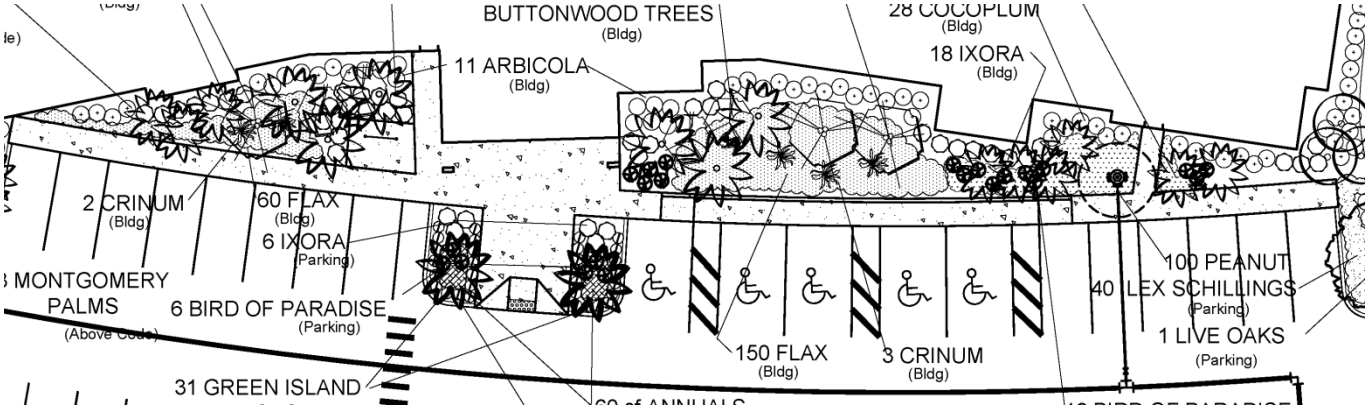
TownePlace SUITES

Marriott

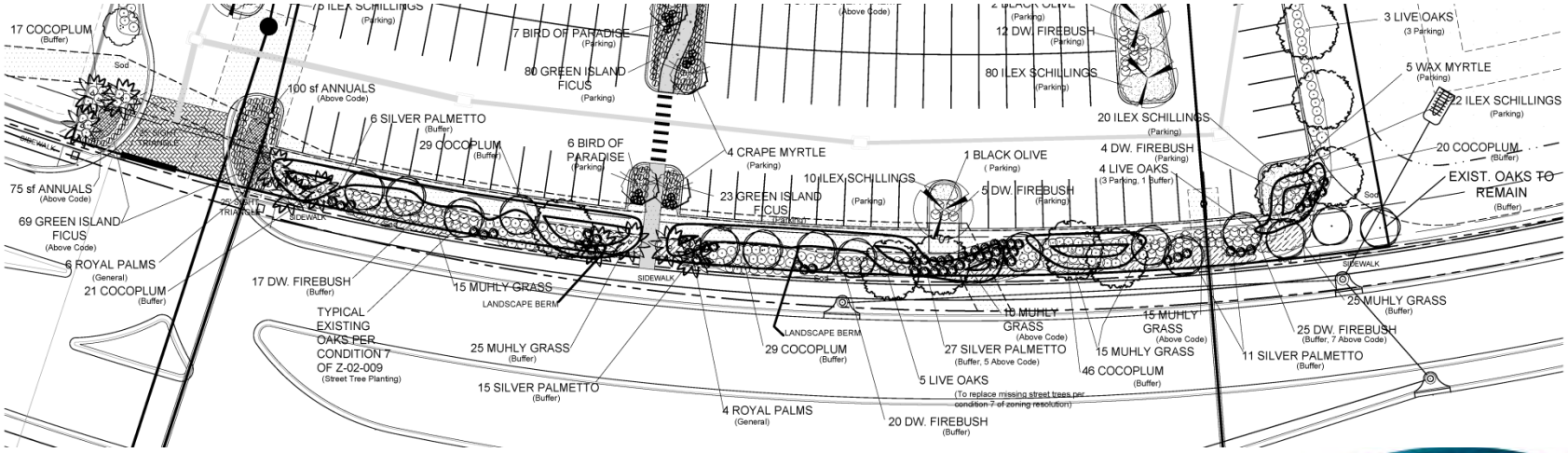
Landscape Plan



Landscape Plan



Building Entry



Via Coconut Point Parkway

Street Tree Planting Area

Landscape Elevations

FRONT ELEVATION

REAR ELEVATION

Landscape Elevations

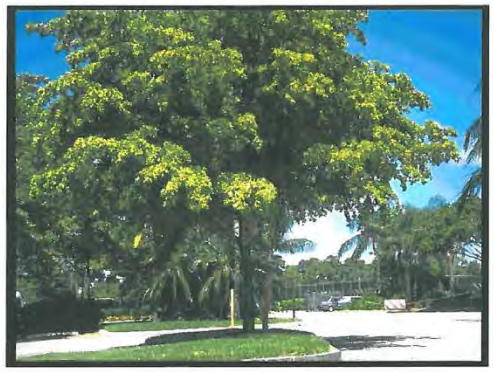
Building Entry

Landscape Elevations

West Elevation – Street View

Landscape Photos - Trees

LIVE OAKS



BLACK OLIVE

E.P. HOLLY

SILVER BUTTONWOOD

SYLVESTER PALM

MONTGOMERY PALM

ROYAL PALM

SABAL PALM

COCONUT PALM

CRAPE MYRTLE

WAX MYRTLE

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Landscape Photos - Shrubs

COCOPLUM

DWARF FIREBUSH

CRINUM

ARBICOLA

SILVER PALMETTO

FAKAHATCHEE GRASS

PODOCARPUS

BIRD OF PARADISE

IXORA

FLAX

MUHLY GRASS

LIRIOPE

GREEN ISLAND FICUS

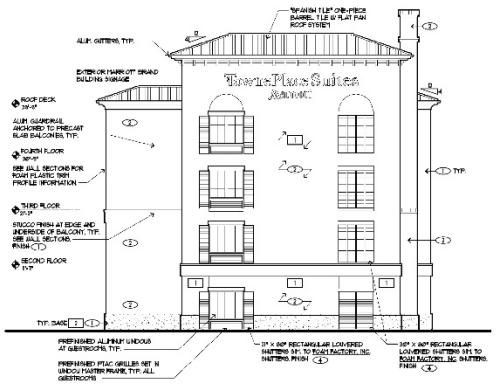
EDRC – Landscape Comments

EDRC/Public Responses – Landscape Architecture
Greg Diserio, Landscape Architect presented the Landscape Design. All noted that the design was in compliance and exceeds required materials to buffers with added berming in front of the parking area to better shield the parking from the adjacent Via Cocount Point. Some material was added with larger heights mixed with smaller species to create a more human scale and transition for the pedestrian. EDRC specifically thanked the Applicant for increasing the density of the front buffer as committed to during public presentations to the ECPP. The buffer widths are 15' street tree planning buffer rather than 20' per the Coconut Point DRI.

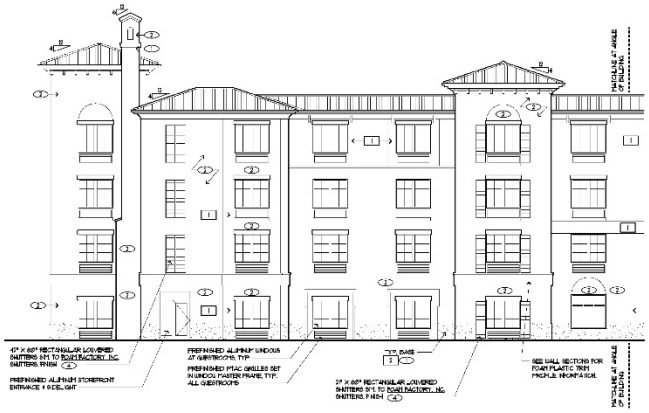
The EDRC/Public asked about the dry detention area north of the project as being a current eye sore… if the Applicant or if Simon was going to increase or do something…..south edge also… Nothing was assured or resolved in this matter as it is off of the Aplicant's property.

Applicant Responses:

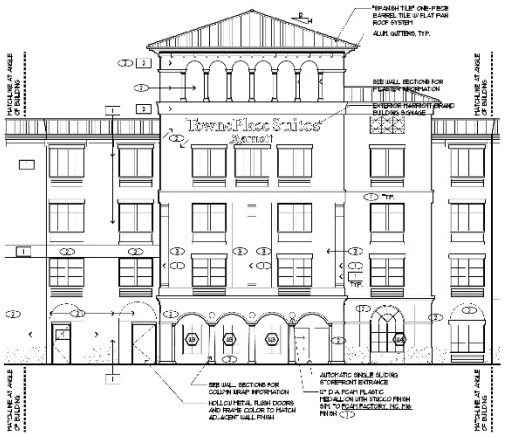
The dry detention area to the north is currently owned and maintained by the Coconut Point – Area 2 Property Owners Association. We do not have the ability to make changes to this area.



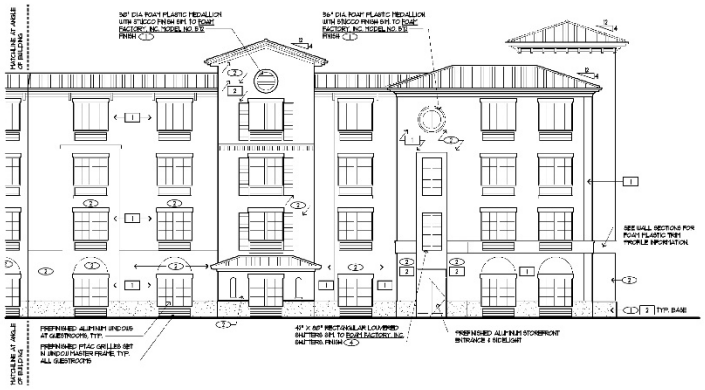
1 NORTH ELEVATION
1/8" = 1'-0"



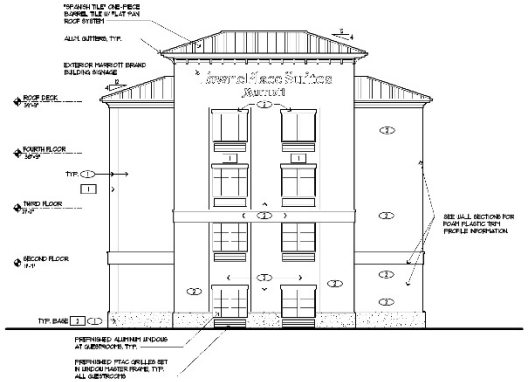
2 WEST ELEVATION (A)
1/8" = 1'-0"



3 WEST ELEVATION (B)
1/8" = 1'-0"



4 WEST ELEVATION (C)
1/8" = 1'-0"



5 SOUTH ELEVATION
1/8" = 1'-0"

SCALE: 0' 1' 2' 3' 4'

ELEVATION GENERAL NOTES

- STUCCO FINISH TO MATCH SHERWIN WILLIAMS 6184 SVELTE SAGE SWD.
- ALL STUCCO TO BE FINISHED SMOOTH, UNO.

FINISH LEGEND

1	EQUAL TO SHERWIN WILLIAMS 7551 "PUTTY"
2	EQUAL TO SHERWIN WILLIAMS 6171 "BISQUE CREAM"
3	EQUAL TO SHERWIN WILLIAMS 6361 "VIVA GOLD"
4	EQUAL TO SHERWIN WILLIAMS 6334 "FLAXEN FOT"
1	INDICATES LOCATIONS WITH 1" RIGID INSULATION ADHERED TO CMU SUBSTRATE UNDER STUCCO FINISH
2	INDICATES LOCATIONS WITH 2" RIGID INSULATION ADHERED TO CMU SUBSTRATE UNDER STUCCO FINISH
	LIGHT DASH TEXTURED FINISH

hbt
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Florida Business License #AA26001628

ISSUED FOR PERMIT

REVISIONS:

JAMES TRIPP, AIA, NCARB
FLORIDA REGISTERED ARCHITECT, # AR94124

DATE:

PROJECT:
TOWNEPLACE SUITES
ESTERO, FLORIDA
MARRIOTT PROJECT NO. 9803

ZONE TWO COCONUT POINT
ESTERO, FL

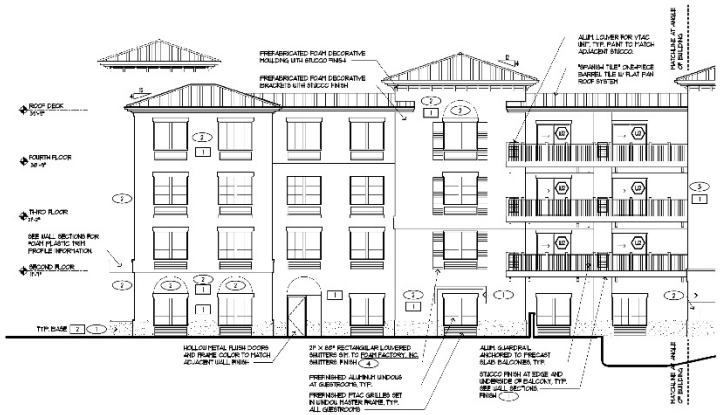
DRAWING TITLE:
ELEVATIONS

PROJECT NO.
2014-0440

DATE:
MARCH 6, 2015

NOTICE:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT. IN ANY TWO-DIMENSIONAL FORM. ADDITIONS OR DELETIONS TO REPORTS OR DRAWINGS MADE BY OTHERS WILL ONLY BE PERMITTED IF CLEARLY IDENTIFIED AS SUCH. ALTERATIONS TO REPORTS OR DRAWINGS MAY ALSO BE MADE BY THE OWNER, BUT ONLY AFTER THEY HAVE BEEN CLEARLY IDENTIFIED AS SUCH AND SUBMITTED TO THE ARCHITECT FOR REVIEW AND A SPECIFIC DESCRIPTION OF ALTERATIONS.

A-201



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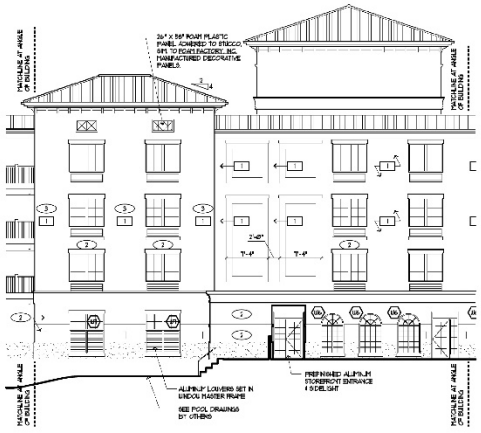

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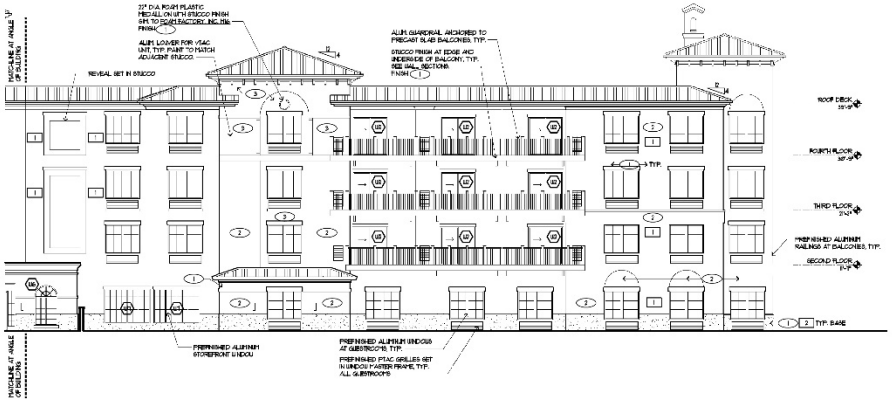
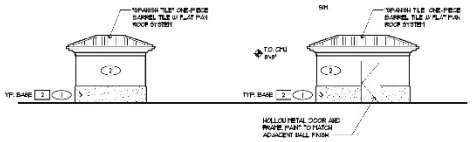


3 EAST ELEVATION (C)
1/8" = 1'-0"



5 POOL EQUIPMENT BLDG
1/8" = 1'-0"

4 POOL EQUIPMENT BLDG
1/8" = 1'-0"

SCALE: 0' 8' 16' 32'

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2	INDICATES LOCATIONS WITH 2" RIGID INSULATION ADHERED TO CMU SUBSTRATE UNDER STUCCO FINISH
	LIGHT DASH TEXTURED FINISH

hbt
ARCHITECTS
2 Pitkin Street Rochester, New York 14607
Phone: (585) 586-1430 www.hbtarchitects.com

hbt Architects, LLP
Florida Business License #AA26001628

ISSUED FOR PERMIT

REVISIONS:

JAMES TRIPP, AIA, NCARB
FLORIDA REGISTERED ARCHITECT, # AR94124

DATE:

PROJECT:

TOWNEPLACE SUITES
ESTERO, FLORIDA
MARRIOTT PROJECT NO. 9803

2269 VIA COCONUT POINT
ESTERO, FL

DRAWING TITLE:

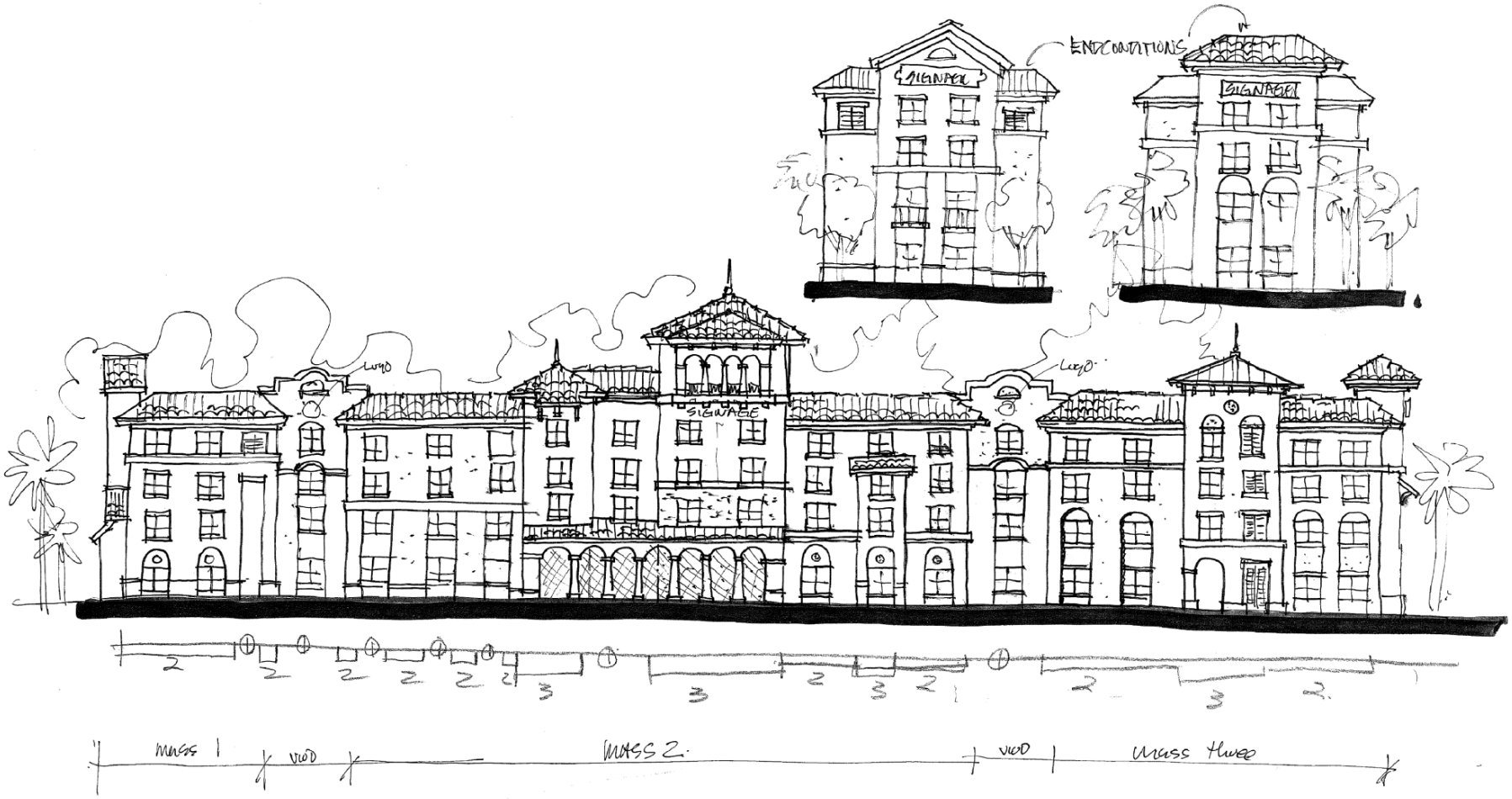
ELEVATIONS

PROJECT NO.
2014-9849

DATE:
MARCH 13, 2015

NOTICE:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ITEMS ADDED TO THIS DOCUMENT MUST BE IDENTIFIED BY LAW TO WITH THE NAME OF SEAL AND THE NEXT OF ALTERED BY FOLLOWED BY THE OR HER BRIEF LIFE AND A SPECIFIC DESCRIPTION OF ALTERATIONS.

A-202


END CONDITIONS
SIGNAGE
SIGNAGE
SIGNAGE
LUXO
LUXO
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2
3
3
2
3
2
2
3
2
MASS 1
VOID
MASS 2
VOID
MASS THREE

EXISTING LAKE

POOL

12 COCONUT PALMS (Above Code)
50 FLAX (Bldg)
18 IXORA (Bldg)
12 COCOPLUM (Bldg)
5 E.P. HOLLY (General)
33 COCOPLUM
46 COCOPLUM (Bldg)
10 SABAL PALMS 6-0" CT. (1 General @ 3:1 Above Code)
10 PITCH APPLE (Bldg)
15 FAKAHATCHEE (Bldg)
49 COCOPLUM (Bldg)
11 SABAL PALMS (10 General @ 3:1 Above Code)
45 FAKAHATCHEE (Bldg)
18 ARBICOLA (Bldg)
SILVER BUTTONWOOD TREES (General)
100 E.G. LIRIOPE (Bldg)
35 FAKAHATCHEE (Bldg)
1 CRAPE MYRTLE (General)
6 ROYAL PALMS (Above Code)
2 CRAPE MYRTLE (General)
5 MONTGOMERY PALMS (Above Code)
9 WAX MYRTLE (Parking)
3 MONTGOMERY PALMS (Above Code)
20 IXORA (Bldg)
4 SILVER BUTTONWOOD TREES (General)
28 COCOPLUM (Bldg)
18 IXORA (Bldg)
8 WAX MYRTLE (Bldg)
20 COCOPLUM
11 ARBICOLA
9 E. P. HOLLY (General)
2 CRINUM (Bldg)
60 FLAX (Bldg)
6 IXORA (Parking)
16 PODOCARPUS (Bldg)
75 PEANUT
3 MONTGOMERY PALMS (Above Code)
6 BIRD OF PARADISE (Parking)
100 PEANUT
40 ILEX SCHILLINGS (Parking)
1 LIVE OAKS (Parking)
37 COCOPLUM (Parking)
2 BLACK OLIVE (Parking)
7 DW. FIREBUSH (Parking)
75 PEANUT (Above Code)
31 GREEN ISLAND FICUS (Parking)
150 FLAX (Bldg)
3 CRINUM (Bldg)
60 sf ANNUALS (Above Code)
16 BIRD OF PARADISE (Bldg)
40 COCOPLUM (Parking)
35 ILEX SCHILLINGS (Parking)
3 SYLVESTER PALMS (Above Code)
2 BLACK OLIVE (Parking)
12 DW. FIREBUSH (Parking)
6 E.P. HOLLY (8 Parking / General)
17 COCOPLUM (Buffer)
7 BIRD OF PARADISE (Parking)
80 GREEN ISLAND FICUS (Parking)
80 ILEX SCHILLINGS (Parking)
5 WAX MYRTLE (Parking)
100 sf ANNUALS (Above Code)
3 SILVER PALMETTO (Buffer)
22 ILEX SCHILLINGS (Parking)
29 COCOPLUM (Bldg)
8 BIRD OF PARADISE (Parking)
4 CRAPE MYRTLE (Parking)
1 BLACK OLIVE (Parking)
4 DW. FIREBUSH (Parking)
20 COCOPLUM (Buffer)
16 ILEX SCHILLINGS (Parking)
1 LIVE OAK (Parking)
EXIST. OAKS TO REMAIN
75 sf ANNUALS (Above Code)
23 GREEN ISLAND FICUS (Parking)
9 DW. FIREBUSH (Parking)
89 GREEN ISLAND FICUS (Above Code)
6 ROYAL PALMS (Above Code)
21 COCOPLUM (Buffer)
17 DW. FIREBUSH (Buffer)
15 MUHLY GRASS (LANDSCAPE SERM)
TYPICAL 14 EXISTING OAKS TO REMAIN PER CONDITION 7 OF Z-02-009 and DOS2004-00193 (Required Tree Buffer Planting)
25 MUHLY GRASS (Buffer)
15 SILVER PALMETTO (Buffer)
29 COCOPLUM (Buffer)
10 MUHLY GRASS (Above Code)
27 SILVER PALMETTO (Buffer, 5 Above Code)
5 LIVE OAKS (4 Buffer, 1 Parking) (4 To replace missing or dead trees on property 1 of 20 replacement)
4 ROYAL PALMS (Above Code)
20 DW. FIREBUSH (Buffer)
15 MUHLY GRASS (Above Code)
46 COCOPLUM (Buffer)
15 MUHLY GRASS (Buffer)
12 SILVER PALMETTO (Buffer)
25 DW. FIREBUSH (Buffer, 7 Above Code)
25 MUHLY GRASS (Buffer)

Plantings in lake maintenance easement shall not conflict with maintenance activities. Should damage to plantings be done during maintenance activities they shall be replace by the Owner to maintain compliance with approved landscape plans.

VIA COCONUT POINT

PLANT LEGEND

- LIVE OAK
- BLACK OLIVE
- E.P. HOLLY
- CRAPE MYRTLE
- SILVER BUTTONWOOD
- SYLVESTER PALM
- ROYAL PALM
- SABAL PALM
- COCONUT PALM
- MONTGOMERY PALM
- WAX MYRTLE
- DWARF FIREBUSH
- PITCH APPLE
- COCOPLUM
- SILVER PALMETTO
- IXORA
- ARBICOLA
- CRINUM LILY
- BIRD OF PARADISE
- GREEN ISLAND FICUS
- PODOCARPUS
- FAKAHATCHEE GRASS
- ILEX SCHILLINGS
- MUHLY GRASS
- ANNUALS
- FLAX
- E.G. LIRIOPE
- PEANUT
- FLORITAM SOD

REFER TO SHEET L-4 FOR COMPLETE PLANT SPECIFICATION

LANDSCAPE PLANTING PLAN

SCALE 1" = 20'

TYPICAL EASEMENT AREA, CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNER'S EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS
(Refer to Easements - Sim for Specific easement Designations)

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FAX (941) 262-6201
LA LICENSE: LC-0000163

PROJECT INFORMATION

ESTERO TOWNE PLACE SUITES MARRIOTT

VIA COCONUT POINT
ESTERO, FLORIDA

PREPARED FOR:
Allinco Group, Inc.
17170 Harbour Point Drive #835
Fort Myers, FL 33908
Tel: 508-523-5840
Email:

DATE: 214124
DRAWN: GREG HISHIKI
DESIGNED: LESLIE DUKE
CHECKED: GJD
APPROVED: GJD

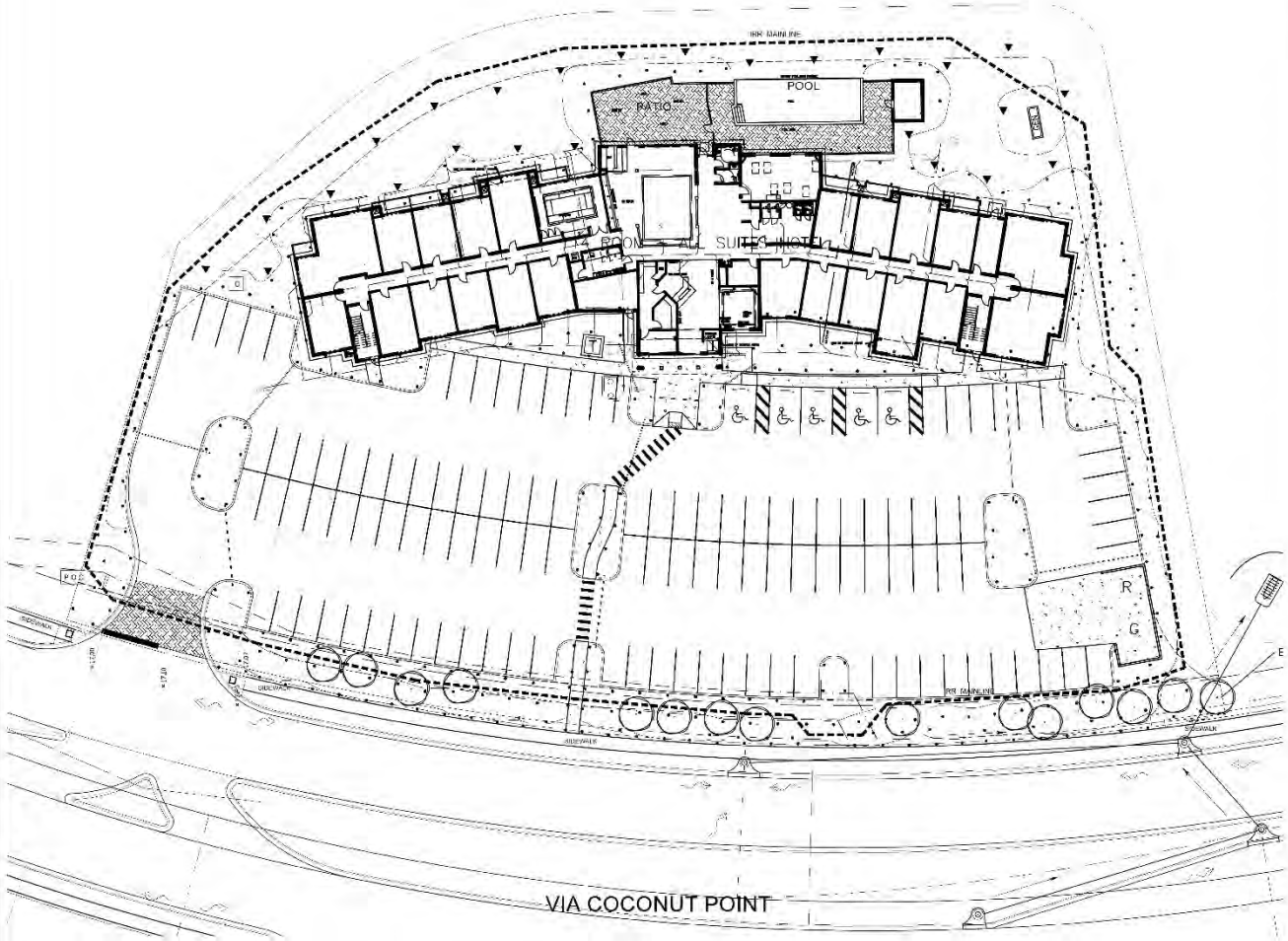
DEVELOPMENT ORDER

ISSUED DATE: DEC. 10, 2014
REVISIONS
FIRE: July 2014 water meter plans
MAR. 2, 2015 UTILITIES

LANDSCAPE PLAN

SHEET NUMBER
L2

EXISTING LAKE



VIA COCONUT POINT

IRRIGATION MASTER PLAN

SCALE 1" = 60'

0' 30' 60' 120' 180'

IRRIGATION LEGEND

QTY	SYM	DESCRIPTION
	▼	Hunter PGP-ADV-LA Rotor 2.8 gpm W/ #6 noz.
	▼F	Hunter PGP-36V-LA Rotor 5.6 gpm W/ #9 noz.
	■ B	Hunter MSBN-10F Bubbler 1.0 gpm
	■ Q	Hunter PROS-06-Q 6" pop up with 10' nozzle, .42 GPM
	■ H	Hunter PROS-06-H 6" pop up with 12' nozzle, .88 GPM
	■ Q	Hunter PROS-06-Q 6" pop up with 15' nozzle, .37 GPM
	■	Hunter PROS-06-H 6" pop up with 18' nozzle, 1.86 GPM
	■ F	Hunter PROS-06-F 6" pop up with 16' nozzle, 3.75 GPM
	■ S	Hunter PROS-06-RSC 515 6" pop up with specialty nozzle, .65 GPM
	■	Hunter PROS 06 SS918 6" pop up with specialty nozzle, 1.72 GPM
		Hunter ICV Electric Remote Control Valve w/ 2-wire decoders Size per plan
		4" GATE VALVE
	GD	GROUNDING PER DETAILS
	C	Hunter 1 ZONE ICORE CONTROLLER w/ Hunter RCF Rain and Freeze Sensor
	P.O.C.	POINT OF CONNECTION TO IRRIGATION SUPPLY. COORDINATE LOCATION WITH SUPPLIER. INSTALL METERS AS REQUIRED BY SUPPLIER.
		Schedule 40 - Mainline Per Plan With PAIGE TWO WIRE PER MANUF. SPEC
		Lateral Lines
		Schedule 40 Sleeve
		Qty's are for reference only

SPECIAL NOTES

1. REFER TO SHEET L4 FOR DETAILS AND IRRIGATION NOTES.
2. REFER TO ENGINEERING PLANS FOR EASEMENT AND UTILITY LOCATIONS.

PIPE SIZING CHART

GPM	SIZE	GPM	SIZE
0-10	3/4"	1-5	3/4"
11-16	1"	6-9	1"
17-26	1-1/4"	10-22	1-1/4"
27-36	1-1/2"	23-32	1-1/2"
37-61	2"	33-61	2"
62-101	2-1/2"	62-101	2-1/2"

Does not maintain velocity less than 1 foot per second

50 Gallons per Minute

Valve Size 2" 1 Zone #

VALVE CODING KEY

NOTE: PLAN PREPARED FOR PERMITTING ONLY. REFER TO CONSTRUCTION DOCUMENTS FOR FINAL IRRIGATION PLANS AND DETAILS.

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2765 Tamiami Trail Unit 403
Punta Gorda, Florida 33950
PHONE: (941) 639-2450
FAX: (941) 639-2158
L.A. LICENSE # C000003

PROJECT INFORMATION

ESTERO TOWNE PLACE SUITES MARRIOTT

VIA COCONUT POINT
ESTERO, FLORIDA

PREPARED FOR

Alliance Group, Inc.
17170 Harbour Pointe Drive #835
Fort Myers, FL 33908
Tel: 508-523-5840
Email:
goode@allianceresgroup.com

SEAL / DATE

DESIGN PROFESSIONAL

GREGORY J. DISERIO, RLA
FLA LIC. NO. 2124 DATE
STATE OF FLORIDA

PROJECT NO.	214124
PROJECT MGR.	GREG DISERIO
FILE NAME	ESTERO TS LS
DRAWN BY	GJD
CAD FILE	GJD
CHECKED BY	
SHEET TITLE	DEVELOPMENT ORDER

ISSUED DATE	DEC. 10, 2014
REVISIONS	DEC. 10, 2011 added outer plants
	MAR. 10, 2015 UTILITIES
	JULY 28, 2016 COUNTY COMMENTS

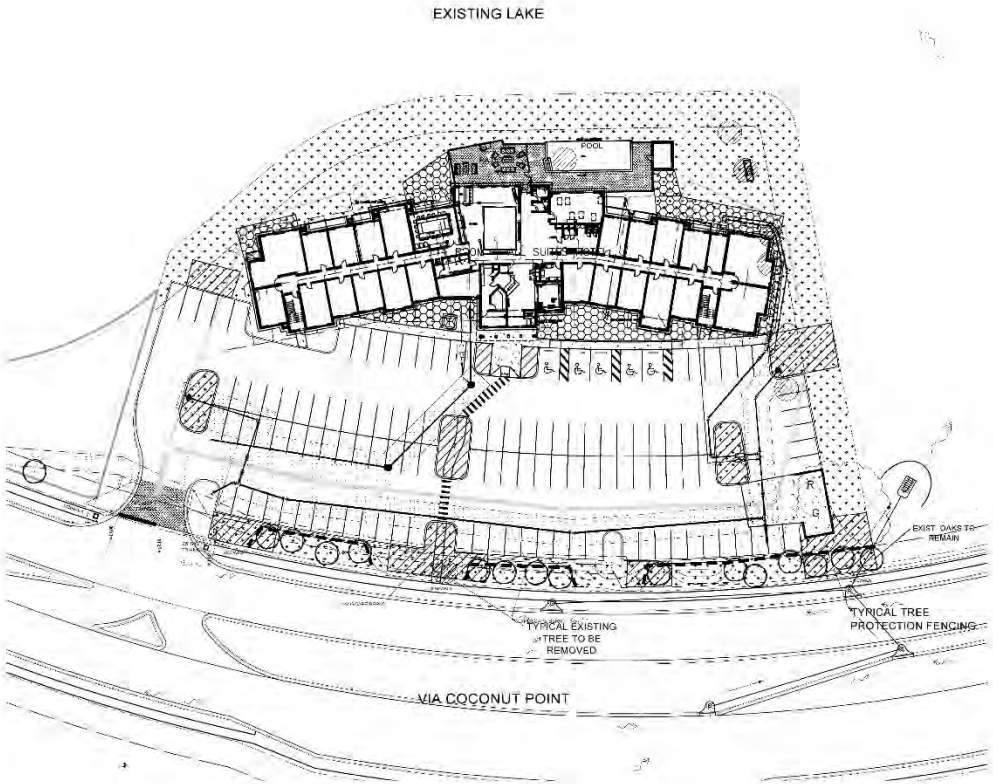
SHEET TITLE

IRRIGATION MASTER PLAN

SHEET NUMBER

L-3

CALL SUNSHINE BEFORE YOU DIG! 811 (800) 432-4770 (TOLL FREE) CITY OF FORT MYERS (239) 321-7700 (LOCAL) SARASOTA (941) 316-1960 (LOCAL) CITY OF CAPE CORAL (239) 574-0802 (LOCAL) CITY OF NAPLES (239) 213-5000 (LOCAL) MARCO ISLAND (239) 642-2000 (LOCAL) EVERGLADES CITY (239) 695-2960 (LOCAL) CITY OF BONITA SPRINGS (239) 992-2627 (LOCAL) CITY OF SANIBEL (239) 472-3700 (LOCAL) CITY OF FT. MYERS BEACH (239) 765-0241 (LOCAL) CITY OF ALVA (239) 728-2600 (LOCAL) CITY OF LEHIGH ACRES (239) 369-2067 (LOCAL) CITY OF MARCO ISLAND (239) 394-7700 (LOCAL) CITY OF CLEWISTON (863) 983-1300 (LOCAL) CITY OF HOLLYWOOD (954) 921-3000 (LOCAL) CITY OF MIAMI (305) 416-1300 (LOCAL) CITY OF MIAMI BEACH (305) 673-7000 (LOCAL) CITY OF HIALEAH (305) 883-8000 (LOCAL) CITY OF NORTH MIAMI (305) 893-6511 (LOCAL) CITY OF NORTH MIAMI BEACH (305) 948-2900 (LOCAL) CITY OF MIAMI SPRINGS (305) 805-5000 (LOCAL) CITY OF SOUTH MIAMI (305) 663-6340 (LOCAL) CITY OF CORAL GABLES (305) 460-5000 (LOCAL) CITY OF KEY WEST (305) 809-3700 (LOCAL) CITY OF MARATHON (305) 289-4130 (LOCAL) CITY OF KEY LARGO (305) 453-3774 (LOCAL) CITY OF ISLAMORADA (305) 664-4474 (LOCAL) CITY OF MARGATE (954) 935-5300 (LOCAL) CITY OF CORAL SPRINGS (954) 344-1000 (LOCAL) CITY OF PLANTATION (954) 797-2100 (LOCAL) CITY OF SUNRISE (954) 746-3300 (LOCAL) CITY OF FT. LAUDERDALE (954) 828-5000 (LOCAL) CITY OF WEST PALM BEACH (561) 822-1400 (LOCAL) CITY OF PALM BEACH (561) 838-5400 (LOCAL) CITY OF BOCA RATON (561) 393-7700 (LOCAL) CITY OF DELRAY BEACH (561) 243-7000 (LOCAL) CITY OF BOYNTON BEACH (561) 734-8000 (LOCAL) CITY OF LAKE WORTH (561) 586-1600 (LOCAL) CITY OF JUPITER (561) 746-5168 (LOCAL) CITY OF PALM BEACH GARDENS (561) 622-1412 (LOCAL) CITY OF ST. LUCIE (772) 464-7700 (LOCAL) CITY OF FT. PIERCE (772) 461-3900 (LOCAL) CITY OF VERO BEACH (772) 978-4700 (LOCAL) CITY OF STUART (772) 288-5300 (LOCAL) CITY OF MARTIN (772) 287-1337 (LOCAL) CITY OF PORT ST. LUCIE (772) 871-5000 (LOCAL) CITY OF HOBE SOUND (772) 546-2000



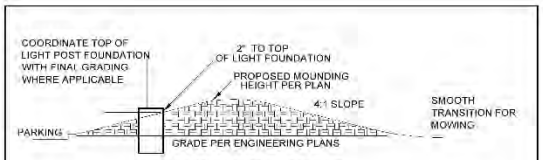
SITE CALCULATIONS

SCALE 1" = 30'

0' 15' 30' 90' 90'

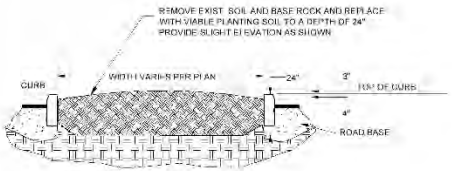
TYPICAL EASEMENT AREA: CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS.
(Refer to Engineering Plans for Specific Easement Designations)

TYPICAL TREE PROTECTION FENCING



BERMING TYPICAL DETAIL

NOT TO SCALE



INTERNAL PARKING ISLAND DETAIL

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 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE 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, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND MELEILIA, 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 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED OTHERWISE 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 LEE COUNTY ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD 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, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED 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 BUILDINGS, 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 AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
21. ALL TREES SHALL BE CERTIFIED "ROOTS PLUS" GROWN.

TOTAL SITE =2.27 ACRES

OPEN SPACE REQUIREMENTS
Refer to Engineers plan for Open Space Tracking Chart
OPEN SPACE REQUIRED
CPD – 30%
2.27 ACRES X 30% = .68 ACRES REQUIRED
OPEN SPACE (PER HATCHING)=0.78 ACRES
MINIMUM ACRES SHOWN PER PLAN (31%)

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE. SITE IS VOID OF NATIVE VEGETATION EXCEPT FOR EXISTING STREET TREES.

GENERAL TREE REQUIREMENTS
1 TREE PER 3500 SF OF SITE
895,735/ 3500=29 MINIMUM TREES REQUIRED AND 29 PROVIDED AT 1:1 CREDITS
NOTE: 18" TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 14-16 TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES. MAX. OF 50% PALMS
(CREDIT TREES, IF ANY DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
47,339 SF VEHICULAR USE AREA x10% =4,733 SF MINIMUM REQUIRED AND 9,952 PROVIDED PER HATCHING.

1 TREE PER 200 SF. =16 TREES REQUIRED AND PROVIDED. NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. AA MINIMUM OF 400 SHRUBS OR GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-1111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:

DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

NOT APPLICABLE TO THIS SITE.

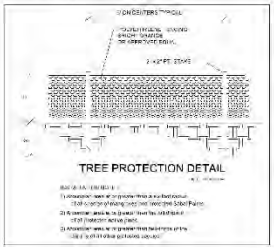
BUILDING PERIMETER PLANTING REQUIREMENTS
18,947 SF BLDG X 10% = 1,895 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 4,900 SF. PROVIDED. APPROXIMATELY 300 SHRUBS PROVIDED.

BUFFER REQUIREMENTS:

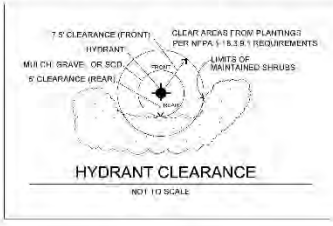
PROJECT NORTH, EAST and SOUTH BUFFER
COM TO LAKE
NO BUFFER REQUIRED

PROJECT WEST BUFFER
COM TO R.O.W.
15' MINIMUM WIDTH, TYPE 'D' BUFFER WITH 6 LIVE OAKS PER (DO LF PER CONDITION 7 OF ZONING RESOLUTION Z 02-009 and DOS2004-00193 and 66 SHRUBS PER 100 LINEAL FOOT.

18 LIVE OAKS PER DOS2004-00193 REQUIRED
#00 LF / 100 X 66 = 264 SHRUBS REQUIRED AND PROVIDED.



TREE PROTECTION DETAIL



HYDRANT CLEARANCE

NOT TO SCALE

DMJA

DAVID M. JONES, JR. AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS AND PLANNERS

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FAX: (941) 262-4158
L.A. LICENSE LC0000083

PROJECT INFORMATION

ESTERO TOWNE PLACE SUITES MARRIOTT

VIA COCONUT POINT
ESTERO, FLORIDA

PREPARED FOR:

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17170 Harbour Pointe Drive #830
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Tel: 508-523-5840
Email:
mike@alliancedevgroup.com

CONSULTANT:

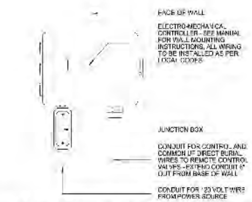
DESIGNING PROFESSIONAL:

PROJECT NO.	214124
PROJECT EST.	GREG DISERIO
PROJ. ENGR.	ESTERO TPS LLC
DESIGNED	GJD
DRAWN	GJD
CHECKED	
PROJECT NO.	DEVELOPMENT ORDER

DATE	REVISIONS
DEC. 15, 2014	DEVELOPMENT ORDER
DEC. 15, 2014	added buffer plans
MAR. 10, 2015	UTILITIES
JULY 29, 2015	COUNTY COMMENTS

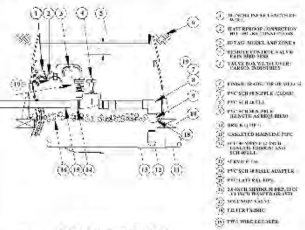
SHEET TITLE:
SITE LANDSCAPE DATA

SHEET NUMBER:
L-1



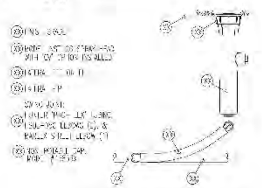
CONTROLLER - WALL MOUNT

N.T.S.

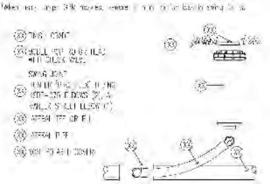


VALVE DETAIL

N.T.S.



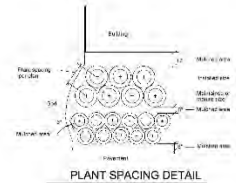
INST-06 SPRAY HEAD



PGP ROTOR HEAD

GENERAL IRRIGATION NOTES

1. 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.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes 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.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 12" from buildings.
6. 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 planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. 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.
8. 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.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. 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.
11. 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.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
13. Irrigation system shall be designed for complete coverage only. Verify with owner limits of irrigation prior to bidding.
14. The sprinkler system to be based on a minimum operating pressure of 50 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 owners authorized representative.
15. 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.
16. 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.
17. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits, if applicable.
19. Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
20. Irrigation water source shall be from an existing permitted water source provided by Coconut Point. Contractor to coordinate location of connection point and design parameters of the water source.



PLANT SPACING DETAIL

NOT TO SCALE

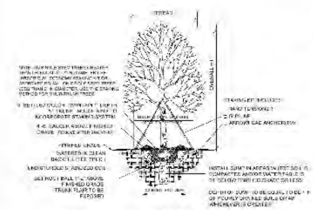
PLANT LIST

TOTAL QUANTITY	ABOVE CODE QUANTITY	CODE QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	NATIVE	COLD TOL.
			TREES				
7		7	Quercus virginiana	Live Oak	12'-14' ht. 3.5" cal. 6' spr. 45 gallon	Yes	Yes
5		5	Bucida buceras	Black Olive	12'-14' ht. 3.5" cal. 6' spr. 45 gallon	Yes	Yes
7		7	Lagerstroemia indica Tuscarora	Crape Myrtle	12'-14' ht. 3.5" cal. 6' spr. 45 gallon	No	Yes
20		20	Ilex attenuata East Palatka	East Palatka Holly	12'-14' ht. 3.5" cal. 6' spr. 45 gallon	Yes	Yes
5		5	Conocarpus erectus sericus	Silver Buttonwood	12'-14' ht. 3.5" cal. 6' spr. 45 gallon	Yes	Yes
			ACCENT TREES/PALMS				
8		8	Myrica cerifera	Wax Myrtle	5' ht., full	Yes	Yes
			PALMS				
21	3	18	Sabal palmetto	Cabbage Palm	18'-24' cleartrunk, 4' stagger	Yes	Yes
16	16		Roystonea regia	Royal Palm	10' grey wood, 16'-18' clear trunk	Yes	Yes
2	2		Phoenix sylvestris	Sylvester Palm	12' cleartrunk	No	Yes
12	12		Cocos nucifera Green Malayan	Coconut Palm	12' clear trunk	No	Yes
11	11		Vritchia montgomeryana	Montgomery Palm	12'-16' ht. clear trunks, staggered	No	Yes
			SHRUBS				
427		427	Chrysobalanus icaco 'Red Tip'	Cocoplum	24"-30" ht. 3 gallon	Yes	Yes
90	7	83	Hamelia patens 'Compacta'	Dwarf Firebush	24"-30" ht. 3 gallon	Yes	Yes
14		14	Myrica cerifera	Wax Myrtle	24"-30" ht. 3 gallon	Yes	Yes
29		29	Schefflera arboricola	Arbicola	24" ht. 3 gallon	No	Yes
60	5	55	Serenoa repens 'Silver Form'	Silver Palmetto	24" ht. 3 gallon	Yes	Yes
95		95	Tripsacum dactyloides	Fakahatchee Grass	24" ht. 3 gallon	Yes	Yes
16		16	Podocarpus macrophyllus	Podocarpus	36" ht. full	No	Yes
35		35	Strelitzia reginae	Bird of Paradise	3 gallon, 24" ht	No	Yes
5		5	Crinum spp	Crinum Lily	7 gallon, 24" ht	No	Yes
60		60	Ixora Nora Grant	Nora Grant Ixora	24" ht. 3 gallon	No	Yes
10		10	Pitch Apple Dwarf	Clusia rosa 'Nana'	36" ht. 7 gallon	No	Yes
			GROUNDCOVERS		PLANT SIZE		
175		175	Arachis glabrata	Perennial Peanut	12" spread, 1 Gallon	No	Yes
260		260	Dianella ensifolia	Flax Lily	1 gallon	No	Yes
105	25	80	Muhlenbergia capillaris	Muhly Grass	1 gallon	Yes	Yes
100		100	Evergreen Giant Liriope	Liriope muscari EG	1 gallon	No	Yes
187		187	Ilex schillings	Ilex schillings	1 gallon	Yes	Yes
235	235		Annuals	Annuals	6" pots	No	Yes
203	69	134	Ficus microcarpa	Green Island Ficus	12"-14" H. 1 Gallon	No	Yes
			MISC.				
		22,000	Floritam Sod	Per Plan	SQ. FT.		
		130	Pine Straw Mulch	Per Plan	CUBIC YARDS		

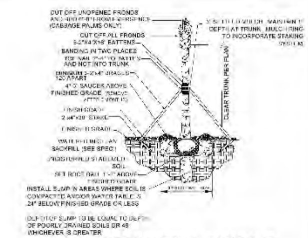
PLANT LIST IS FOR REFERENCE ONLY. PLAN SUPERCEDES PLANT LIST. REFER TO FINAL CONSTRUCTION DOCUMENTS.

TREES LISTED AS UNDER 12' IN HEIGHT OR CLEAR TRUNK ARE NOT CONSIDERED AS GENERAL, PARKING OR BUFFER TREES. THEY ARE USED AS BUILDING PERIMETER ACCENT PLANTINGS or AS ABOVE CODE TREES.

ABOVE CODE TREES ARE SHOWN AS PRESENTED IN PUPLIC MEETINGS FOR ESTERO REVIEWS.



SINGLE TRUNK TREE STAKING & PLANTING DETAIL



PALMATE PALM DETAIL: CIGAR CUT

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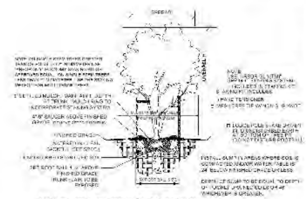
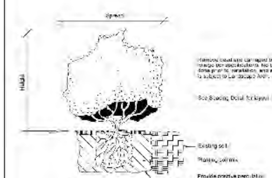


MULTI TRUNK TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

NOT TO SCALE

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PROJECT INFORMATION:

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VIA COCONUT POINT
ESTERO, FLORIDA

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Email:
slodde@allianceteamgroup.com

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DIGERIO, RLA
RLA NO. 849 DATE
STATE OF FLORIDA

PROJECT NO.	214124
PROJECT MGR.	GREG DIGERIO
FILE NAME	ESTERO TPS LS
DESIGNER	GJD
DRAFTER	GJD
CHECKED BY	

ISSUED FOR:
DEVELOPMENT ORDER

ISSUED DATE: DEC. 10, 2014

REVISIONS:
DEC. 15, 2014 added buffer plants
MAR. 10, 2015 UTILITIES
JULY 21, 2015 COUNTY COMMENTS

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
L-4