

ATTACHMENT B FUTURE LAND USE MAP

Suburban

THREE OAKS UNIV

Urban Community

South County Regional Library

General Interchange

THREE OAKS PKWY

THREE OAKS PKWY

QUENTE WAY

ARCOS AVE

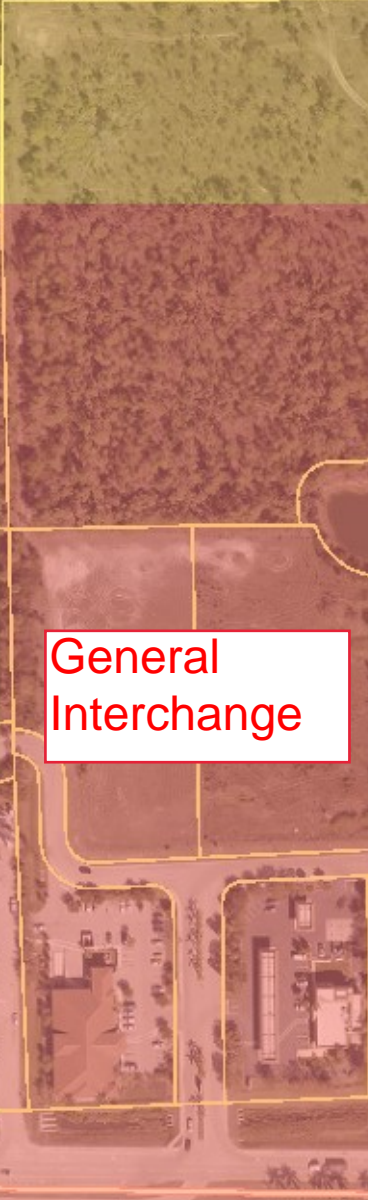
PUERTO WAY

PUENTE LN

CORKSCREW RD

CORKSCREW RD

COUNTRY BARN DR



**ATTACHMENT C**  
**PHOENIX AT ESTERO DCI2017-E004**  
**PROPOSED CONDITIONS ATTACHMENT**

**Conditions:**

1. The development of the 140 ALF units on Tract G must be substantially consistent with the Master Concept Plan entitled “Master Concept Plan Plaza Del Sol Parcel G” dated June 9, 2017 last revised 1/31/2018 Added North Walkway.
2. The previous approvals (contained in Resolution Number Z-09-037 and Village of Estero Ordinance No. 2016-05) including conditions and deviations remain in effect except as modified by the conditions contained in this approval.
3. Fire Access  
A 10 foot wide stabilized fire access on the east side of the proposed building must be included in the Development Order plans and be installed prior to the issuance of the certificate of compliance for the Development Order.
4. Transportation – Puente Lane Signal  
Pursuant to a signalization agreement as a part of development order number DOS2002-00172, Plaza Del Sol is responsible for a proportionate share of the cost of the signalization of the intersection of Puente Lane and Corkscrew Road at such time as the required warrants for signalization are met.
5. Maximum Building Height  
Maximum Building Height Parcel G Only: Parcel G, 45 feet or 3 stories (See Deviation 12 for architectural feature height).
6. Pattern Book  
The project design must be consistent with the Pattern Book, titled “Phoenix Senior Living”, dated February 7<sup>th</sup>, 2018.
7. Arcos Avenue Buffer  
A 20 foot wide Type D buffer will be installed along Arcos Avenue as part of the Development Order.
8. Shuttle bus/van  
A shuttle bus/van will be provided on site to provide transportation for facility residents.
9. Base Flood Elevation  
The finished first floor must meet base flood elevation (AE – EL 16 NAVD) at a minimum plus one foot of free board.
10. Emergency Preparedness Plan  
An emergency preparedness plan, acceptable to the Village Community Development Director, must be prepared prior to receiving a development order.

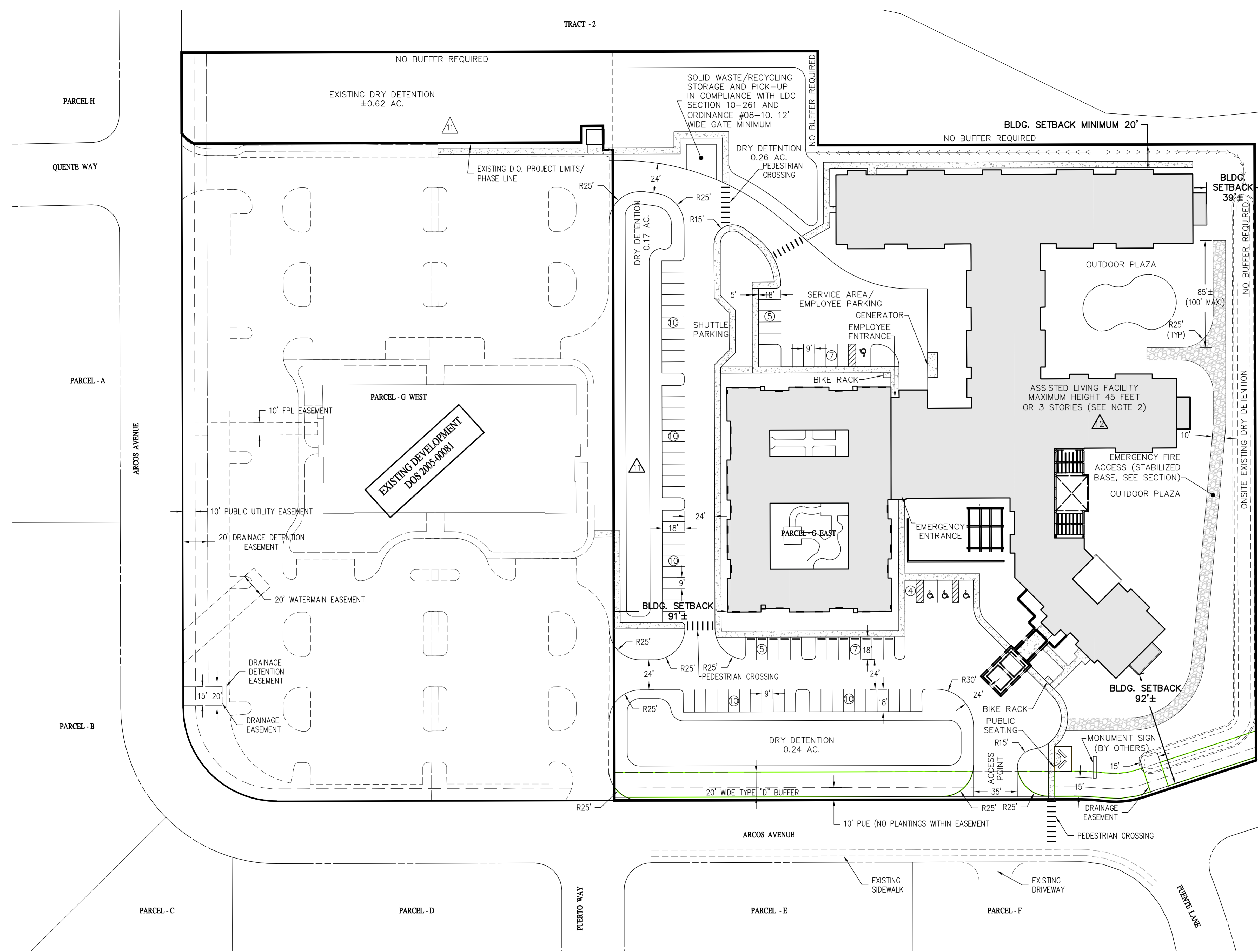
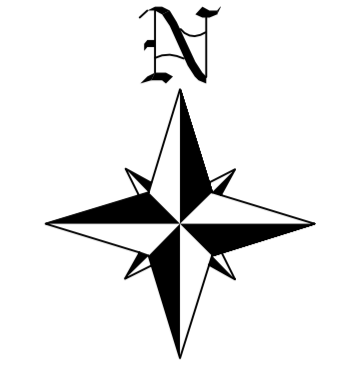
11. Shelter and Evacuation Impacts

The developer of the ALF must address the projects shelter and evacuation impacts consistent with the requirements of Land Development Code Chapter 2 and acceptable to the Village Community Development Director prior to receiving a development order.

12. Deviations

Deviation (12) seeks relief from the LDC §33-229 which limits buildings outside of the Interstate Highway Interchange Areas to a maximum of three stories or 45 feet whichever is less to allow the cupola on the north elevation a maximum height of 56 feet. Deviation 12 is Approved.

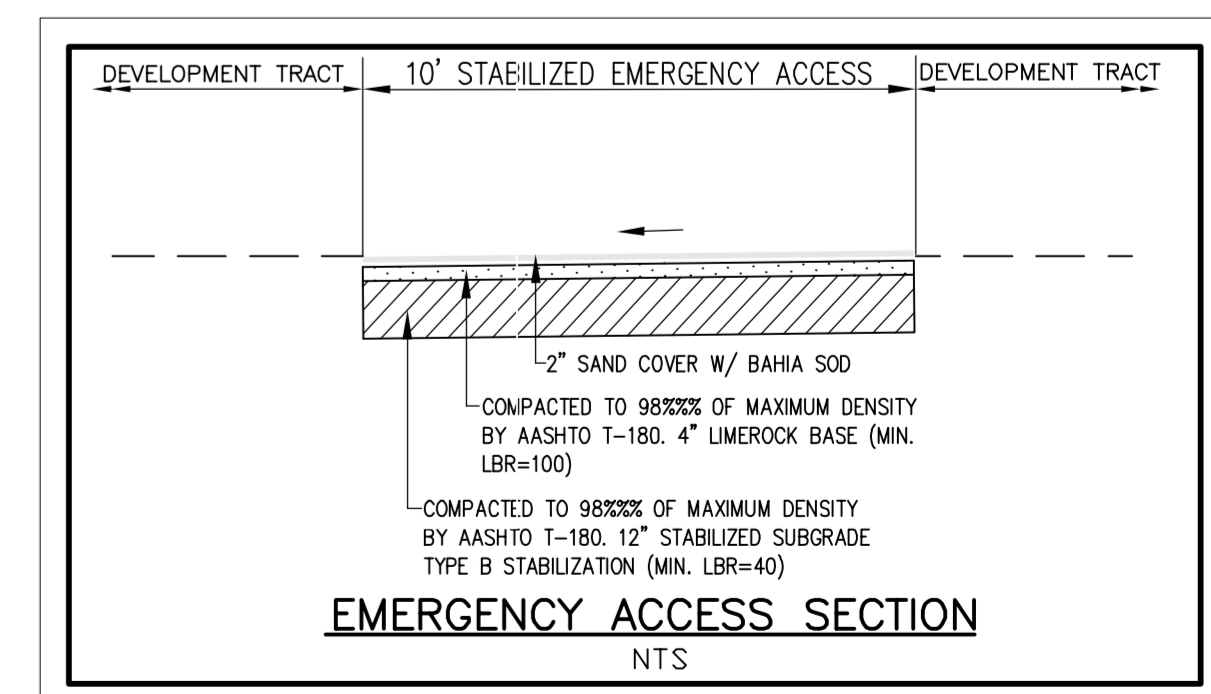
ATTACHMENT D MASTER CONCEPT PLAN



- 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



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

NO.	DATE	REVISION DESCRIPTION	BY
4	1/31/2018	ADDED NORTH WALKWAY	EMH
3	1/31/2018	MOVED BUILDING 3' SOUTH TO MAINTAIN 20' SETBACK	EMH
2	11/29/2017	THIRD SUFFICIENCY RESPONSE	EMH
1	8/24/2017	FIRST SUFFICIENCY RESPONSE	EMH

**BANKS ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
 FORT MYERS, FLORIDA 33966  
 PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690  
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN						PLAZA DEL SOL PARCEL G		VILLAGE OF ESTERO, FLORIDA	
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	
6-9-17	2491	MCP	JLW	JLW	SEH	1"=40'	1	1	

S:\AR\15\15041\15041-MCP-REVOLUTION 6-22-17\15041-MCP-REVOLUTION 6-22-17.dwg 3:02 PM 06/22/2017

# ATTACHMENT E



# PATTERN BOOK

Phoenix at Estero Assisted Living Facility

10251 Arcos Ave., Estero Florida 33928

2.7.2018

# DESIGN STANDARDS INDEX

## 01 BUILDING

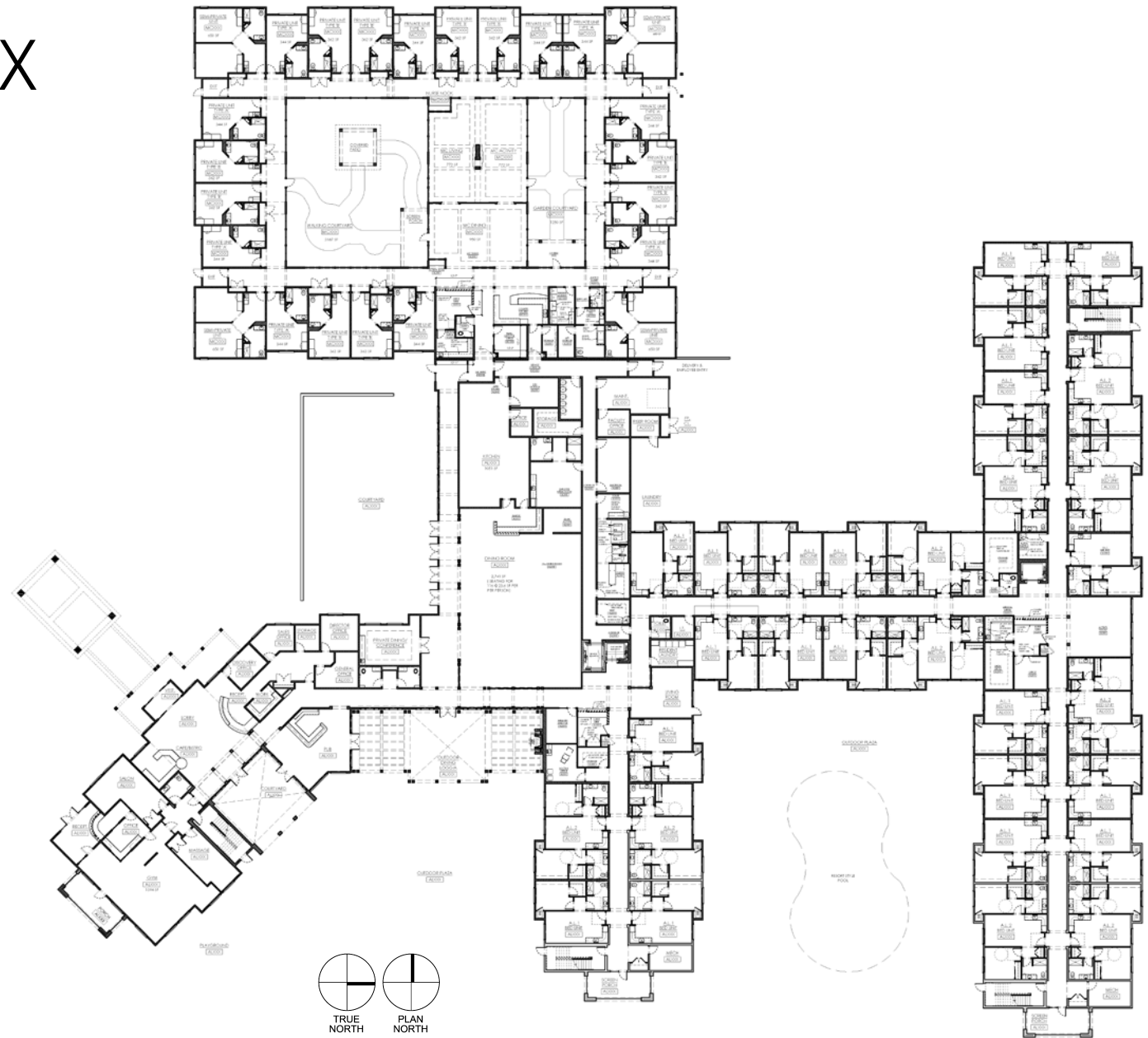
- 01.1 | Architectural Style
- 01.2 | Precedent Imagery
- 01.3 | Design Details & Colors

## 02 SITE PLAN

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

## 03 LANDSCAPE

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- 03.2 | Planted Dry Detention Basins
- 03.3 | Public Seating Feature and Signage
- 03.4 | Plant Species



# ARCHITECTURAL STYLE

01.1







# MEDITERRANEAN REVIVAL

## Elements of Mediterranean Revival Architecture:

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

Residence | Minnesota

2.7.2018

# 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,D)
- Balconies & Porches (A,C,D)
- Courtyards and Patios (A,C)
- Arcades (C)
- Brackets or Exposed Beams (B,C,D)
- Extended Roof Overhangs (A,B,D)
- 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,H)
- Arcades (E,F,H)
- Brackets or Exposed Beams (E,F,G,H)
- Extended Roof Overhangs (E,F,G,H)
- Decorative Columns (E,F,H)



# DESIGN DETAILS & COLORS

01.3



Arcos Avenue Elevation



## 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)



# BUILDING DETAILS

Phoenix at Estero

*Assisted Living*

## Building Height Determination

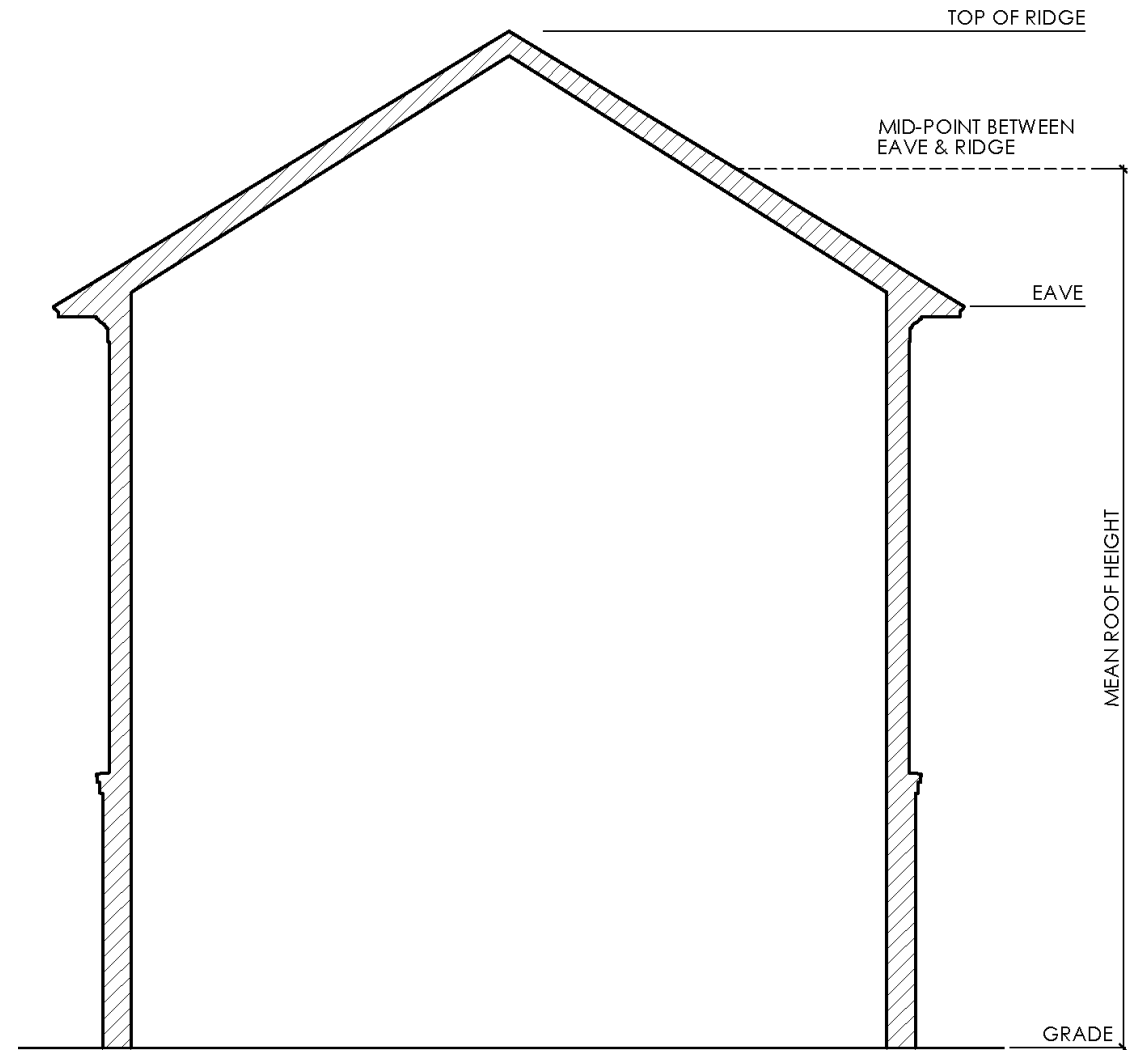
Lee County, Florida, LDC

**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 3120-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"

- EXTERIOR FINISH MATERIALS:
- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
  - 2 - STUCCO FASCIA (TYPICAL)
  - 3 - STUCCO TRIM (TYPICAL)
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  - 10 - GAS LANTERNS
- Note: Common Roof Pitch is 6/12



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)
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# BUILDING DETAILS

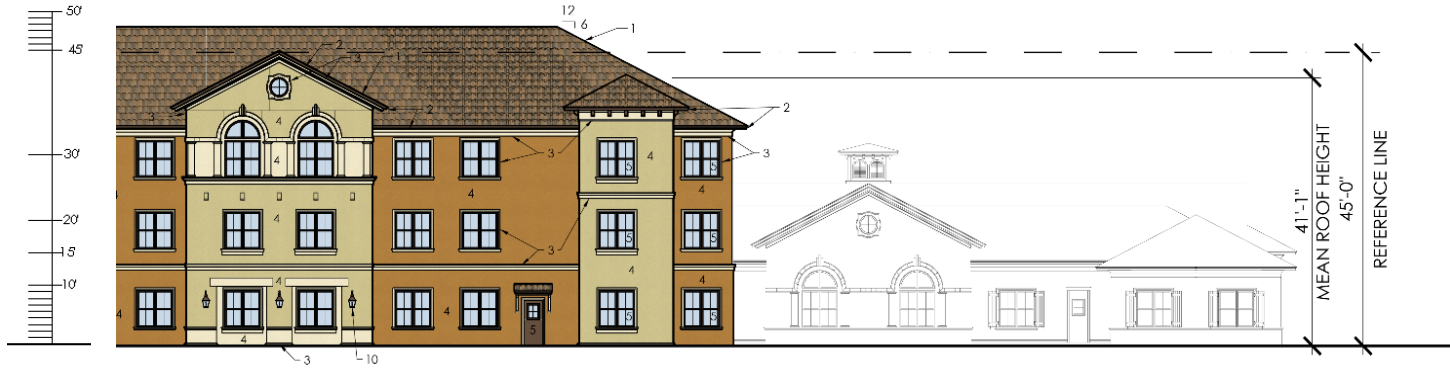
Phoenix at Estero  
*Assisted Living*

Partial Elevations



EXTERIOR FINISH MATERIALS:

- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
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- Note: Common Roof Pitch is 6/12



# BUILDING DETAILS

Phoenix at Estero  
*Assisted Living*

Partial Elevations



# 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.



#### 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



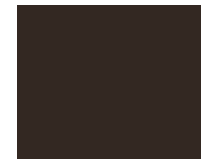
#### FRONT DOOR

WALNUT WAINSCOT - 3120-K  
SHERWIN WILLIAMS  
GLIDOR AUTOMATIC ENTRANCE



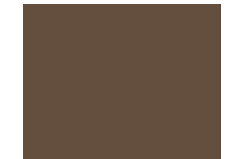
#### WINDOWS, WINDOW TRIM, SHUTTERS

PLY GEM DARK BRONZE  
PLY GEM VINYL WINDOWS



#### CORNICE DETAIL

KAFFEE - 6104  
SHERWIN WILLIAMS



# DESIGN DETAILS

Phoenix at Estero  
*Assisted Living*

## Monumental sign



### Description:




New, double faced monument with backlit stainless steel "PSL" logo, stainless steel letters for "Phoenix Senior Living", and stainless steel address numerals, colored to match blue logo background. "PSL" logo and "Phoenix Senior Living" letters to be mounted to surround with 1-1/2" standoffs. Address numerals to be mounted to surround with 1" standoffs.

Gas Lanterns to be oil rubbed bronze.

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
	Sherwin Williams 6804 Dignity Blue

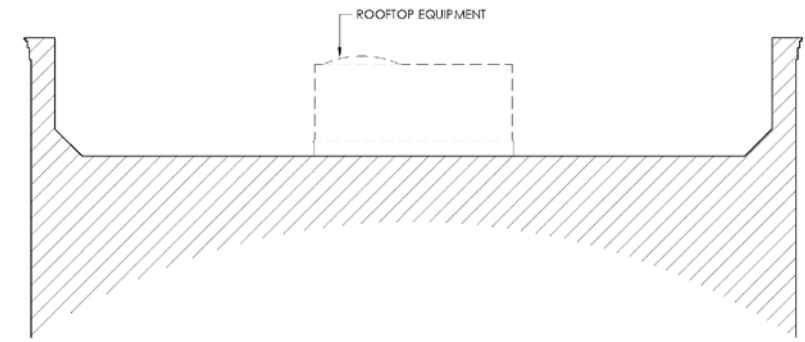
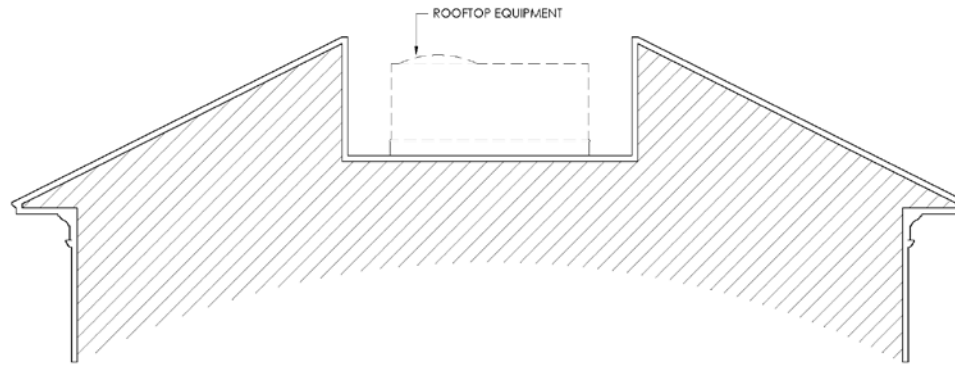
# DESIGN DETAILS

Phoenix at Estero

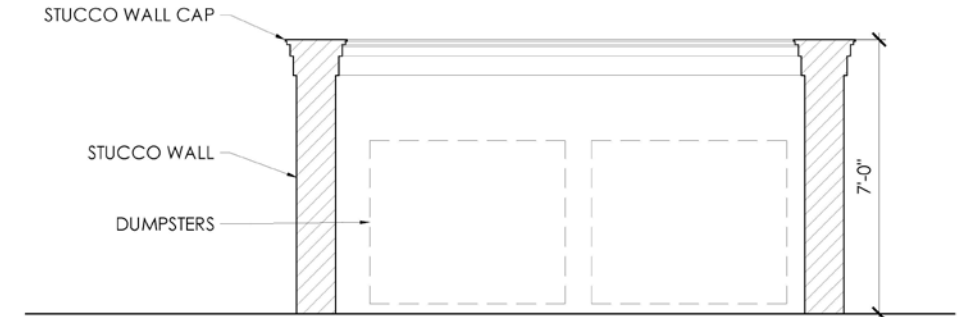
*Assisted Living*

## Equipment Screening & Enclosures

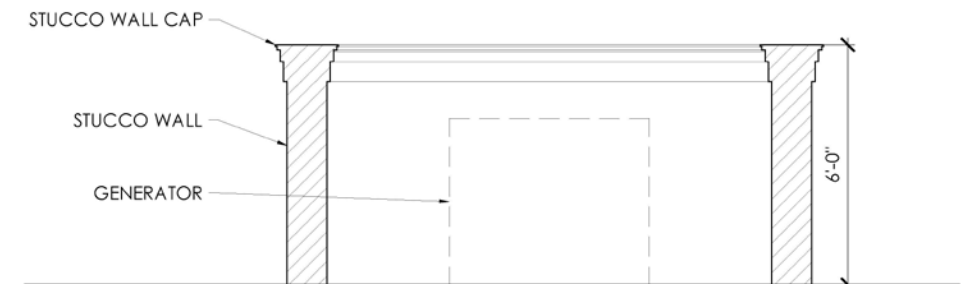
Roof top  
Equipment  
Screening



Dumpster  
Enclosure



Generator  
Enclosure /  
Screen



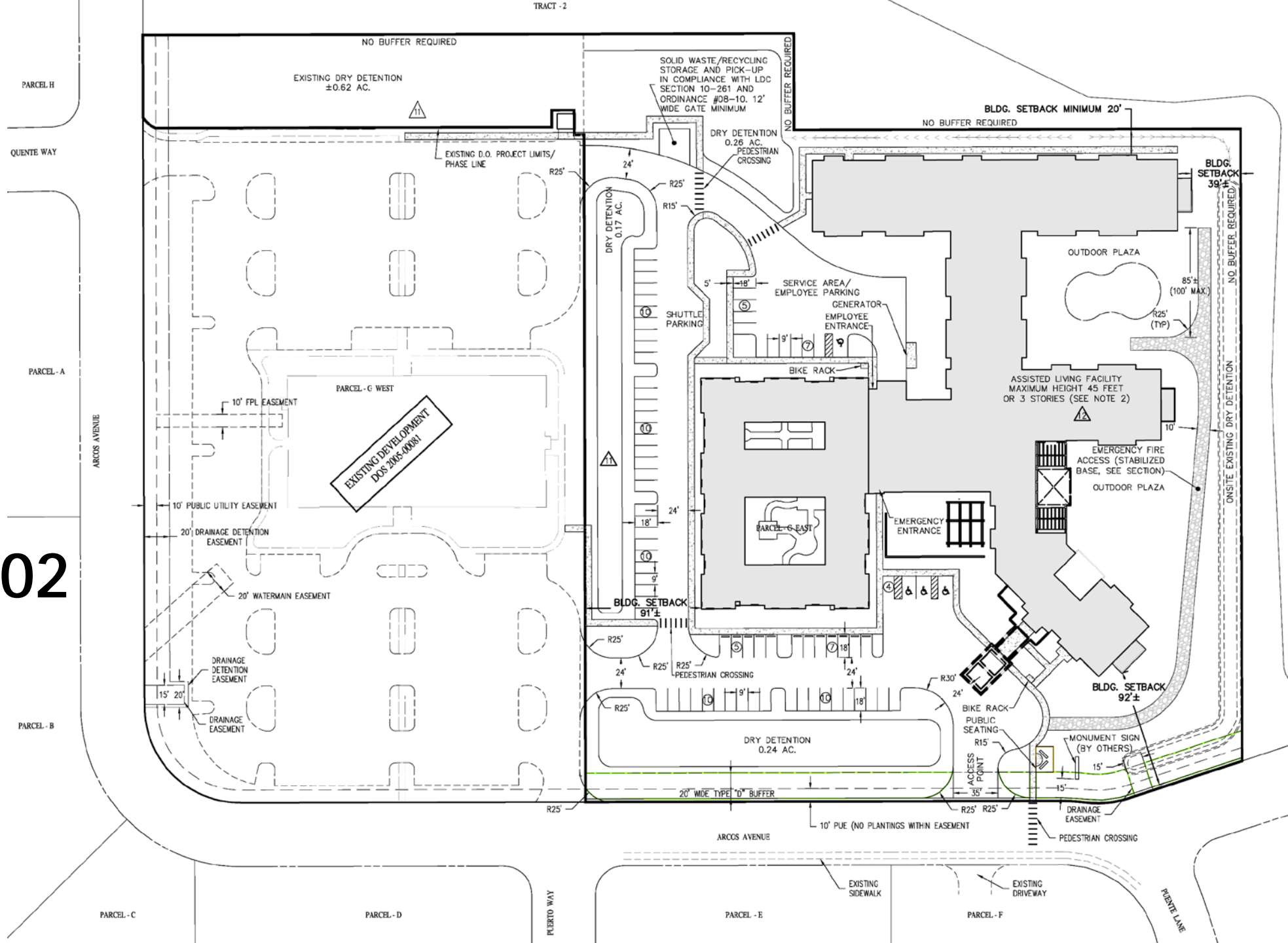
### Description:

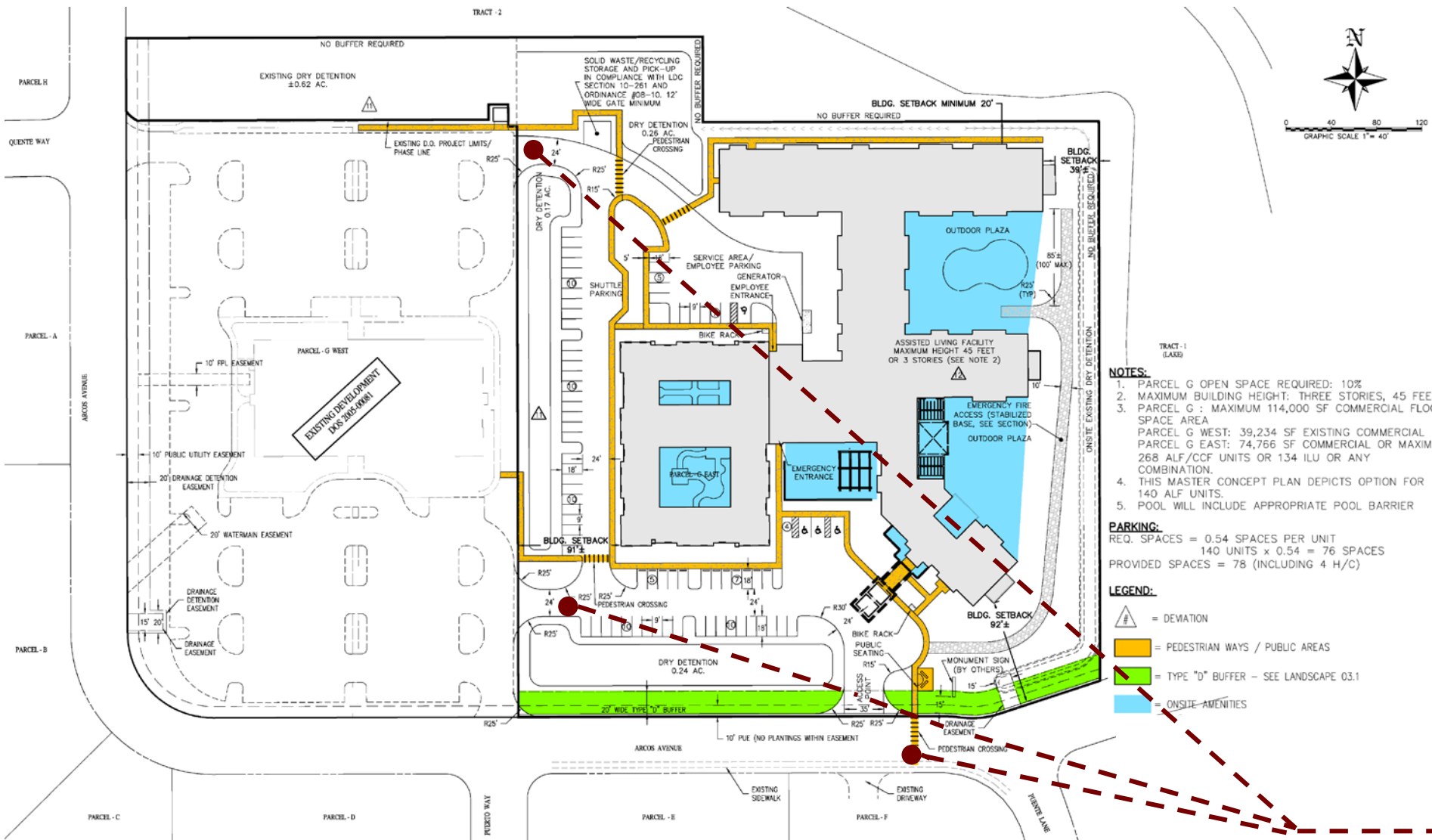
Enclosures are to be three sided structures constructed of C.M.U. with a three coat stucco finish.

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

# MASTER CONCEPT SITE PLAN

## 02





# MASTER CONCEPT SITE PLAN

## 02.1

### Site Lighting & Interconnects

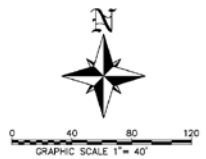
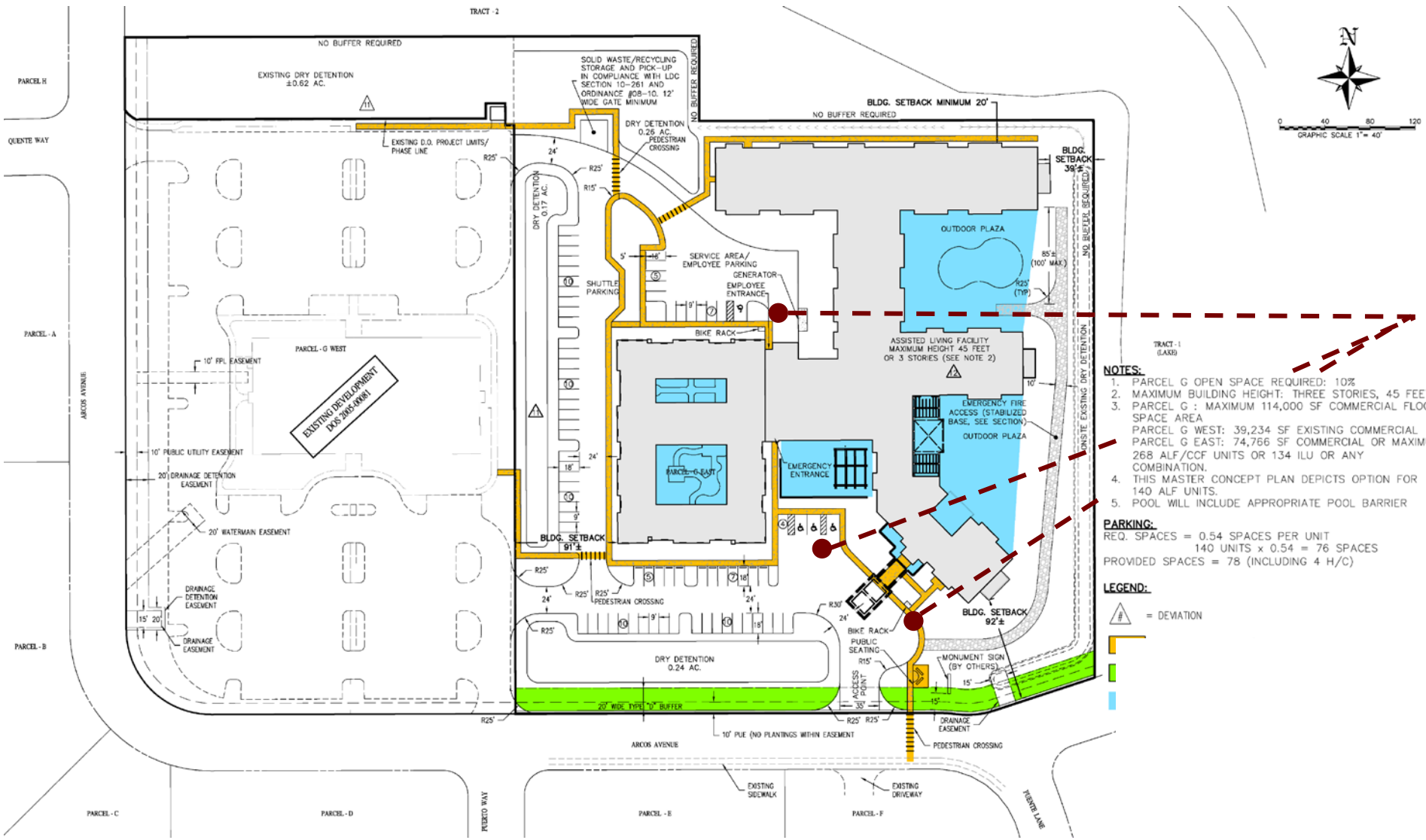
- NOTES:**
1. PARCEL G OPEN SPACE REQUIRED: 10%
  2. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
  3. PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA  
 PARCEL G WEST: 39,234 SF EXISTING COMMERCIAL  
 PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF UNITS OR 134 ILU OR ANY COMBINATION.
  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
  - = PEDESTRIAN WAYS / PUBLIC AREAS
  - = TYPE "D" BUFFER - SEE LANDSCAPE 03.1
  - = ONSITE-AMENITIES



Site Lighting to Match Adjacent Property

Vehicular and Pedestrian Interconnects to Adjacent Existing Project and Adjacent Roadways





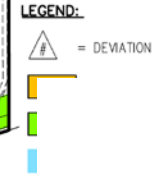
# MASTER CONCEPT SITE PLAN

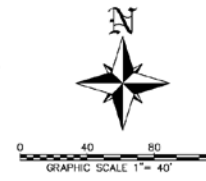
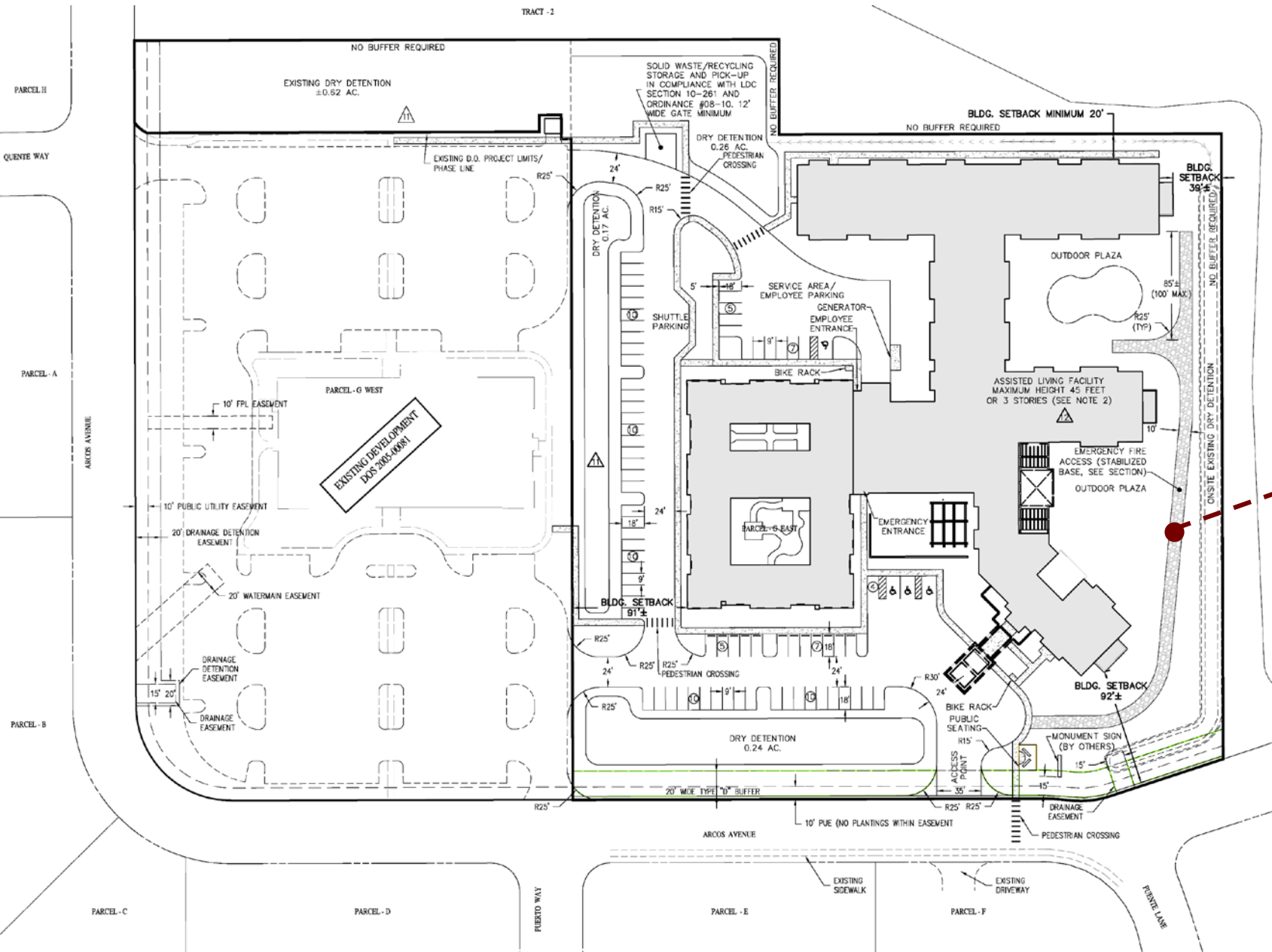
## 02.2

### Parking & Bike Racks

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

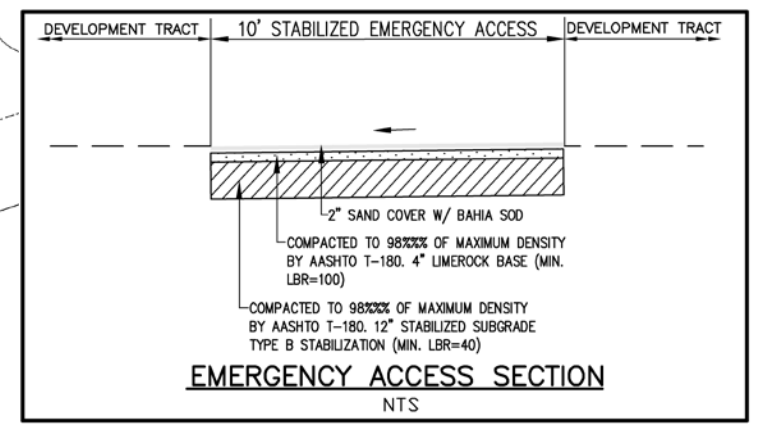
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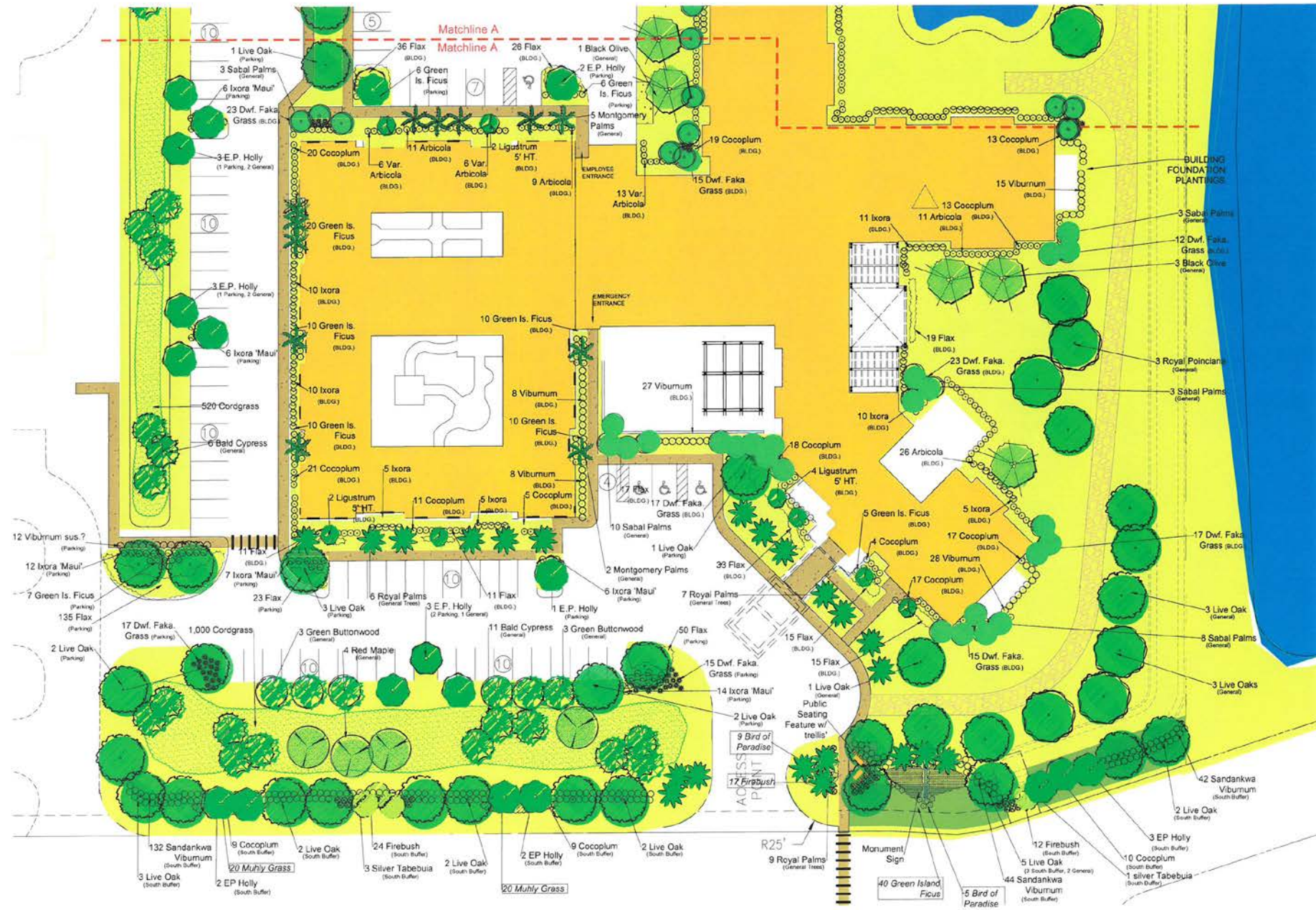
# MASTER CONCEPT SITE PLAN 02.3

**Emergency Access**  
Stabilized Base Detail for Fire  
Access Lane



# LANDSCAPE DESIGN

03



# LANDSCAPE DESIGN

## 03.1

### Outdoor Amenities, Landscape Buffer and Open Space Requirements

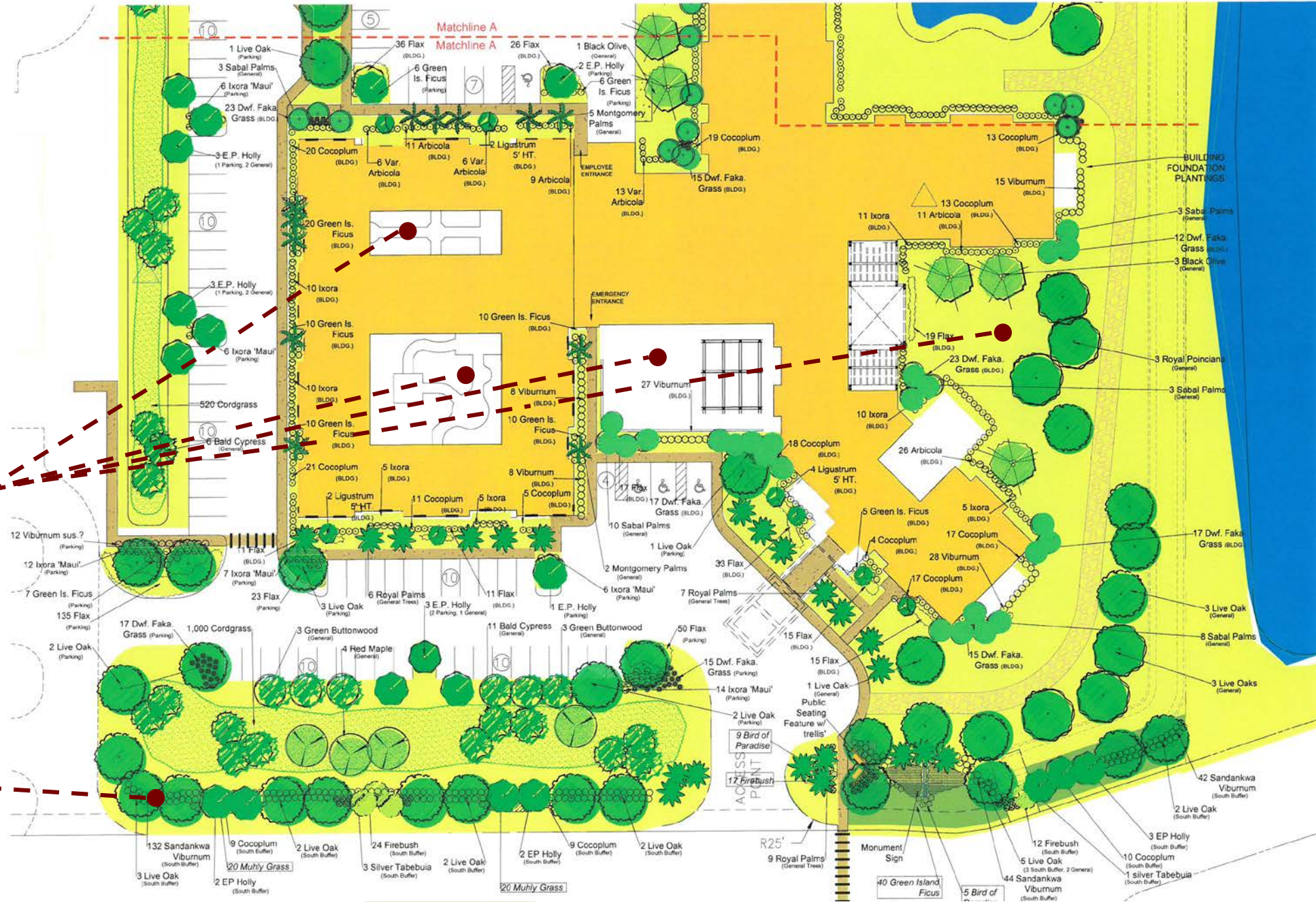


Buffer Required per Existing Resolution: Minimum 15'-0" Type 'D' Buffer.

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

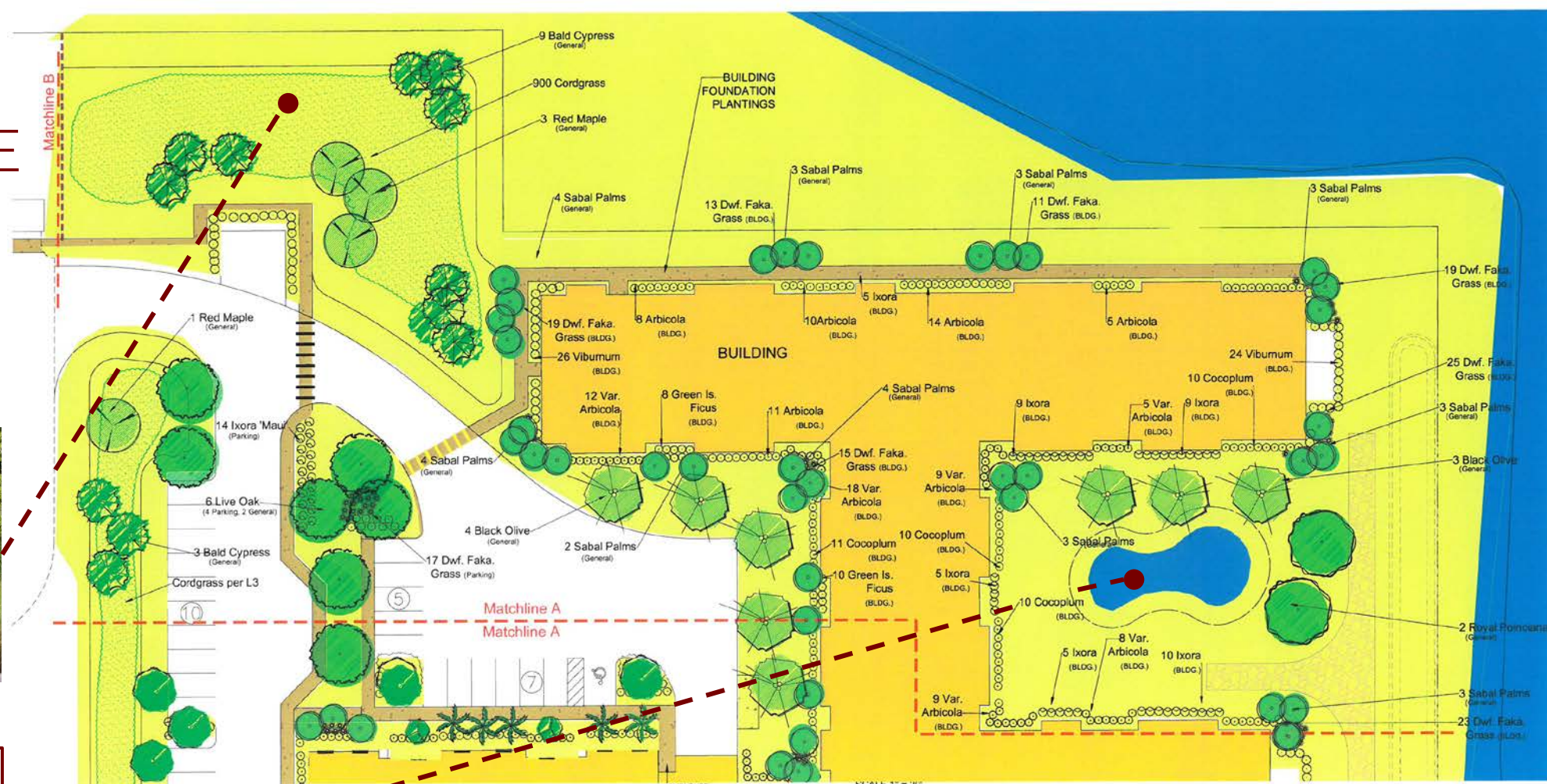
## 03.2

### Planted Dry Detention Basins



### Outdoor Amenities

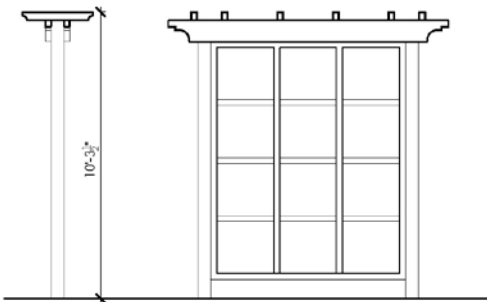
\*Amenities shown are examples of potential amenity options for the outdoor plaza areas. These areas may include uses such as but not limited to: Walking Areas, Pool, Pool House, Cabanas, Seating Areas, Playground, Bocci Courts, Exercise Lawns, Etc. Walkways may overlap emergency fire access stabilized base.



# LANDSCAPE DESIGN

## 03.3

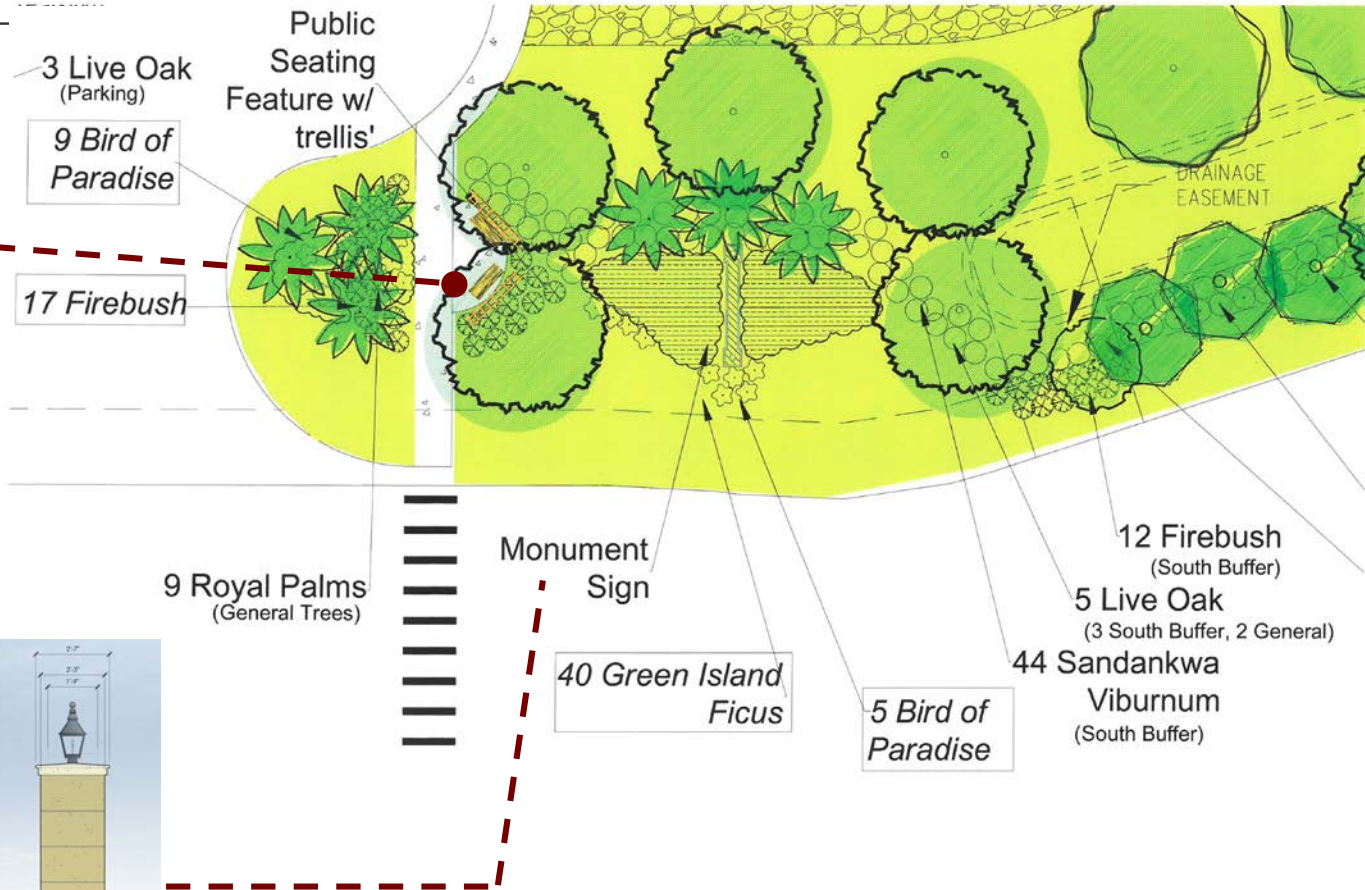
### Public Seating Feature And Monument Sign



**TRELLIS ELEVATION**



**BENCH**



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