



PATTERN BOOK

Phoenix at Estero Assisted Living Facility

10251 Arcos Ave., Estero Florida 33928

2.7.2018

DESIGN STANDARDS INDEX

01 BUILDING

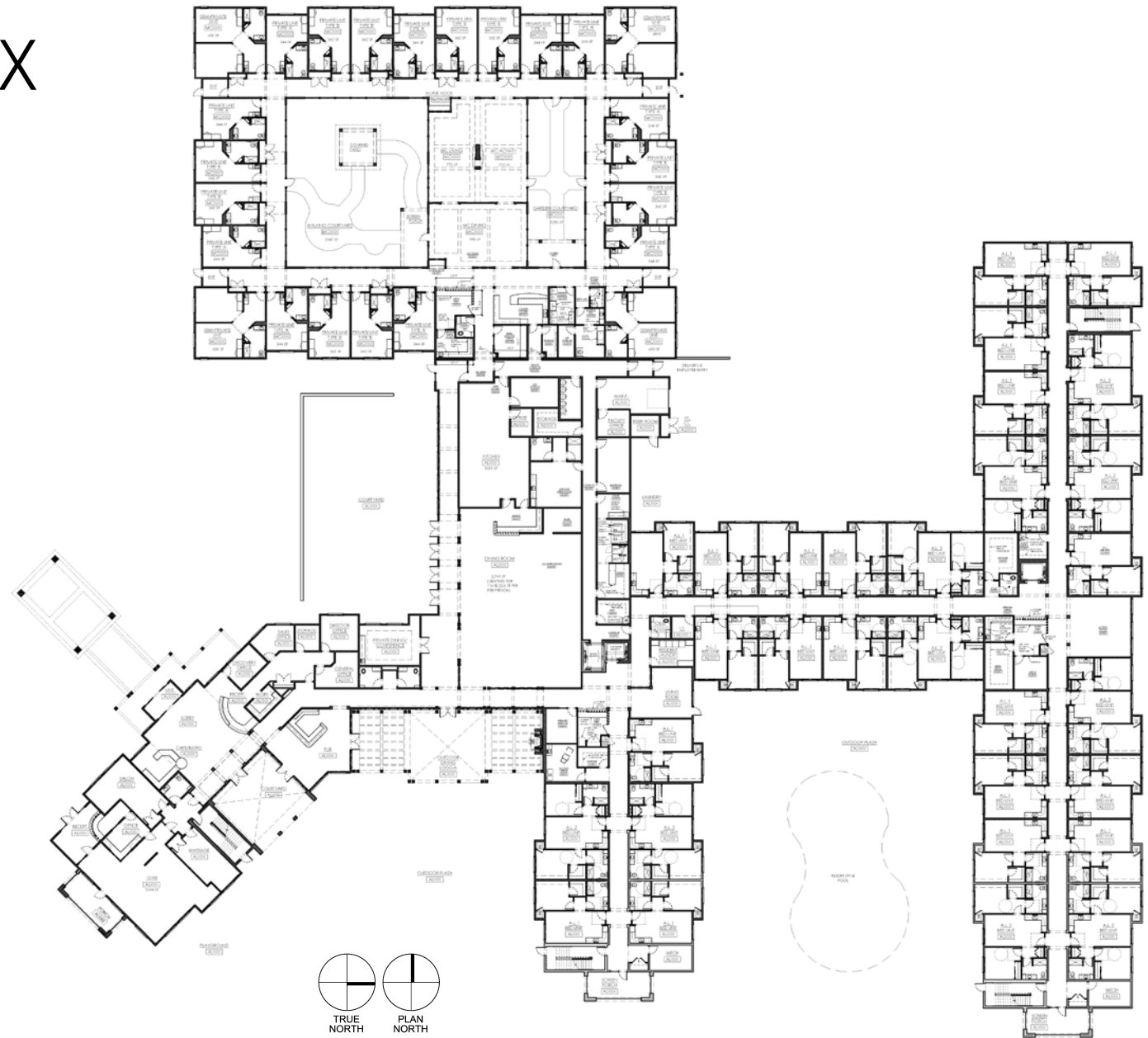
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ARCHITECTURAL STYLE

01.1



Residence | Sarasota, Florida



Residence | Minnesota

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

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

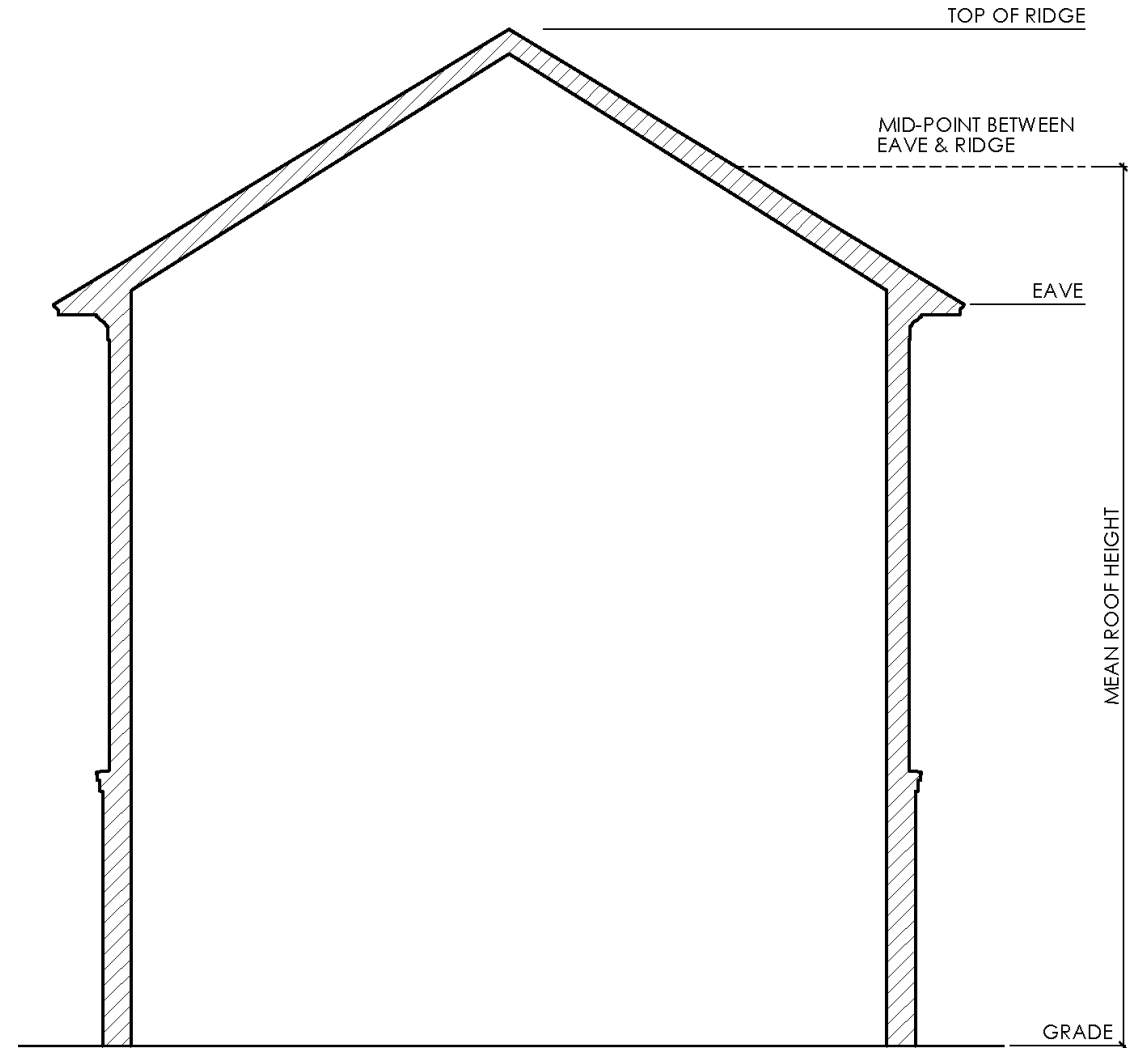
Lee County, Florida, LDC

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



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

- EXTERIOR FINISH MATERIALS:
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BUILDING DETAILS

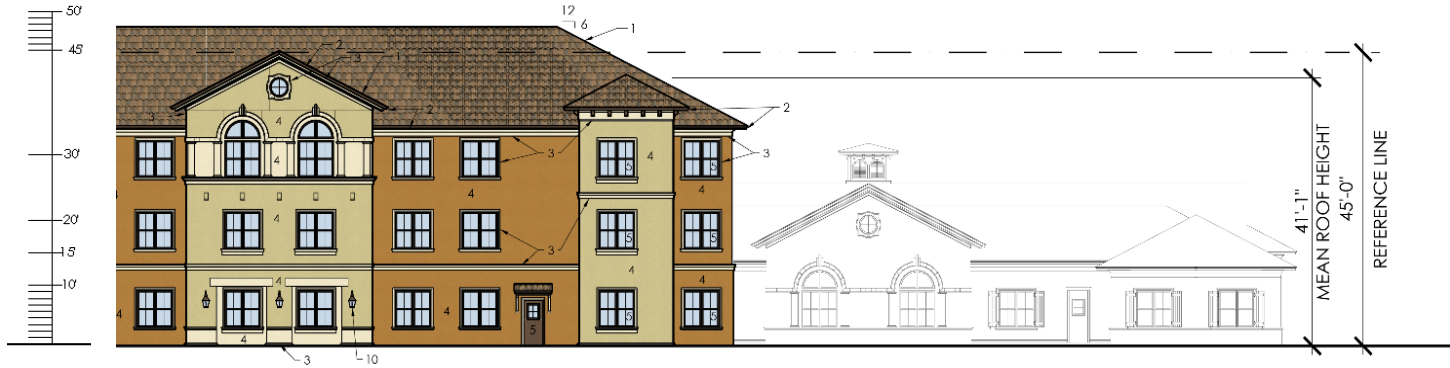
Phoenix at Estero
Assisted Living

Partial Elevations



EXTERIOR FINISH MATERIALS:

- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
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BUILDING DETAILS

Phoenix at Estero
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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



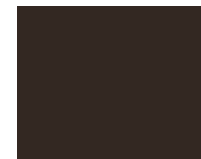
FRONT DOOR

WALNUT WAINSCOT - 3120-K
SHERWIN WILLIAMS
GLIDOR AUTOMATIC ENTRANCE



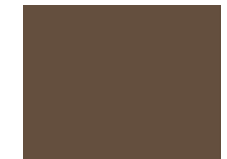
WINDOWS, WINDOW TRIM, SHUTTERS

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

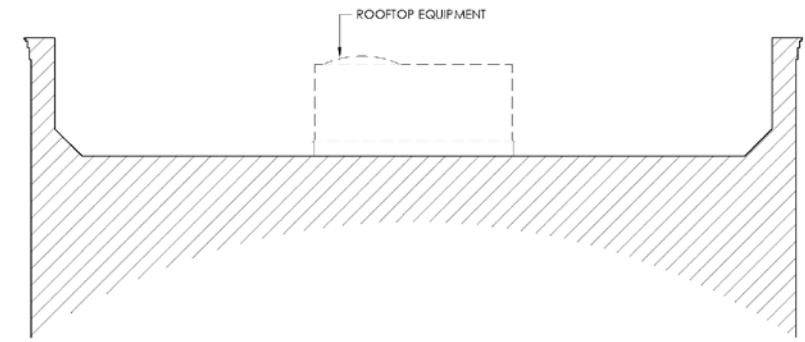
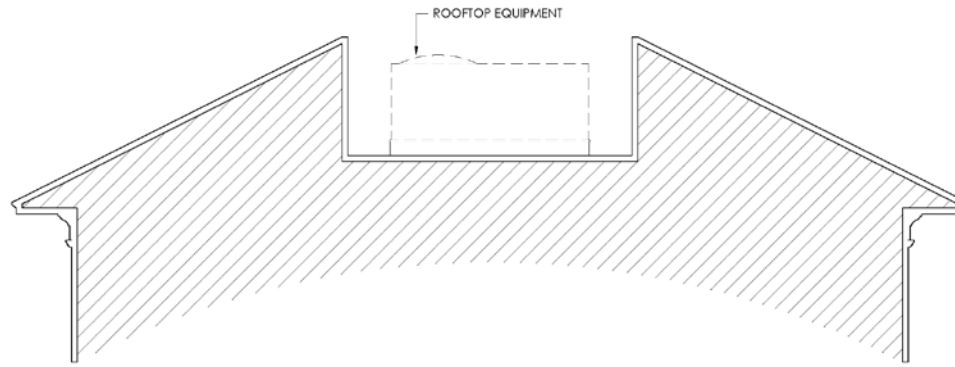
DESIGN DETAILS

Phoenix at Estero

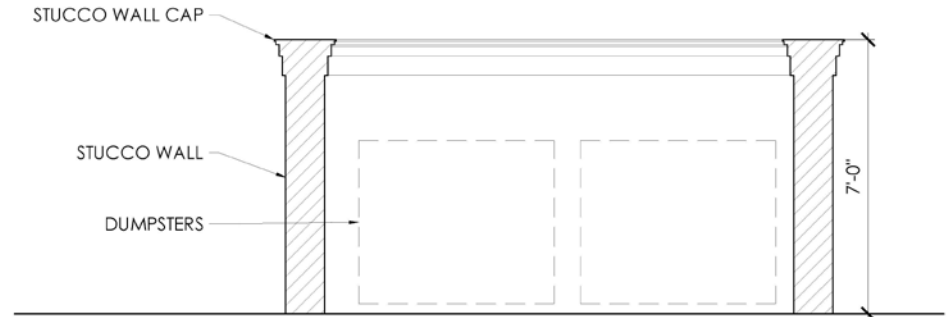
Assisted Living

Equipment Screening & Enclosures

Roof top
Equipment
Screening



Dumpster
Enclosure



Generator
Enclosure /
Screen



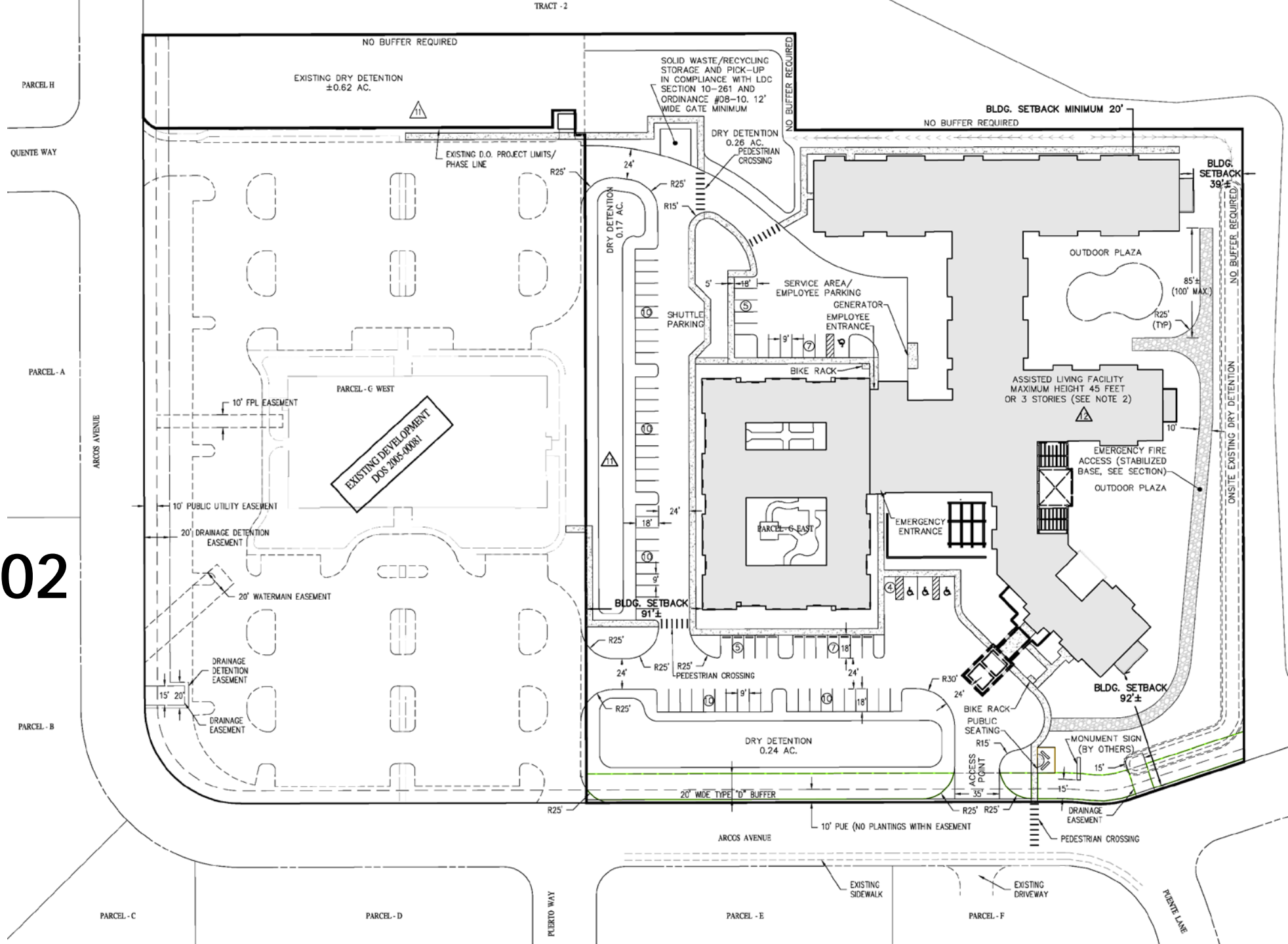
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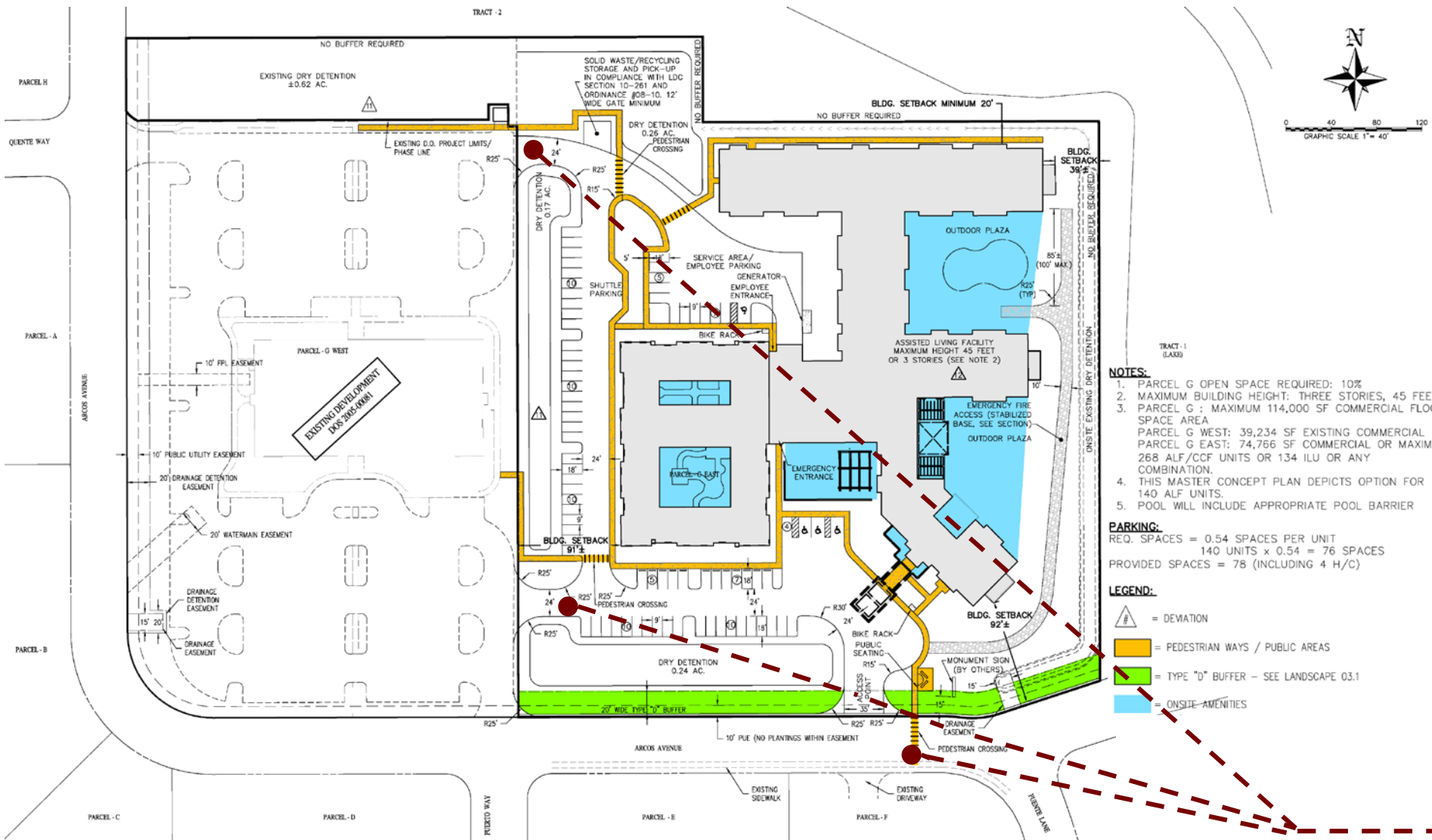
Enclosures are to be three sided structures constructed of C.M.U. with a three coat stucco finish.

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

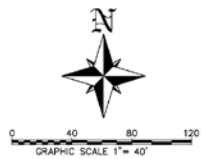
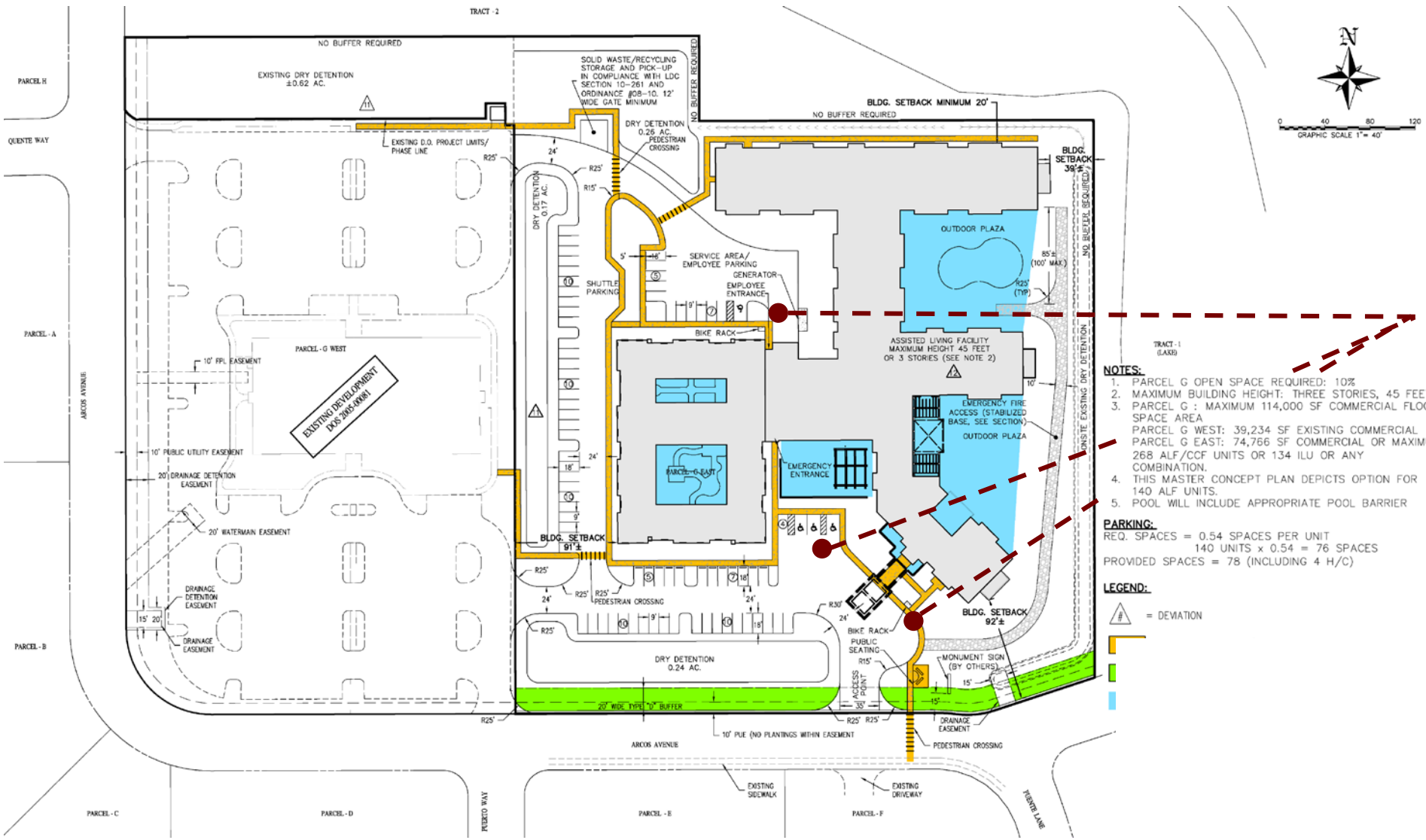
Site Lighting & Interconnects

- 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
 - Orange line = PEDESTRIAN WAYS / PUBLIC AREAS
 - Green line = TYPE "D" BUFFER - SEE LANDSCAPE 03.1
 - Blue line = ONSITE-AMENITIES



Site Lighting to Match Adjacent Property

Vehicular and Pedestrian Interconnects to Adjacent Existing Project and Adjacent Roadways



MASTER CONCEPT SITE PLAN

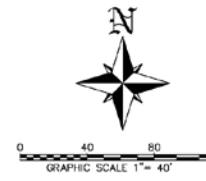
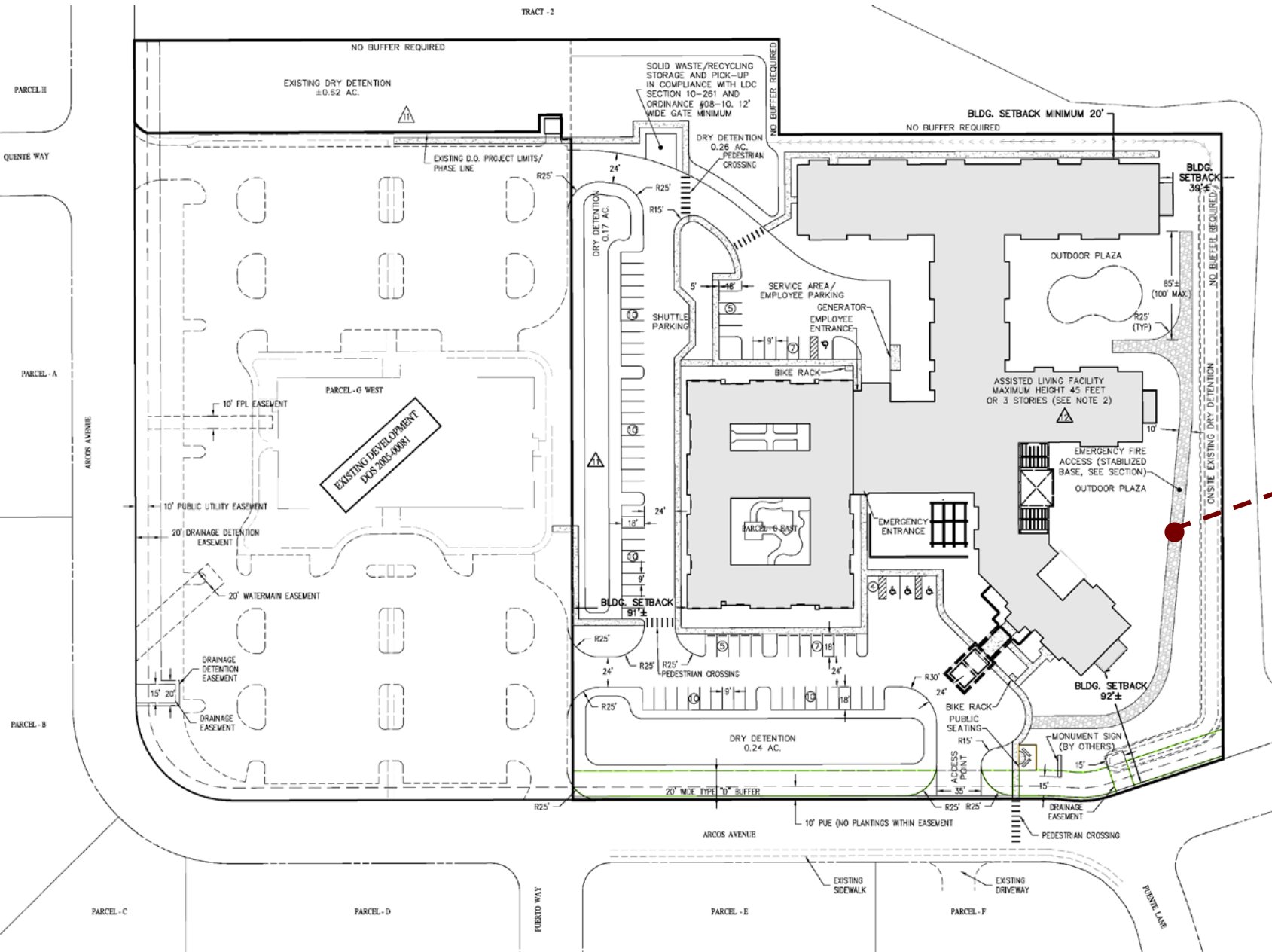
02.2

Parking & Bike Racks

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

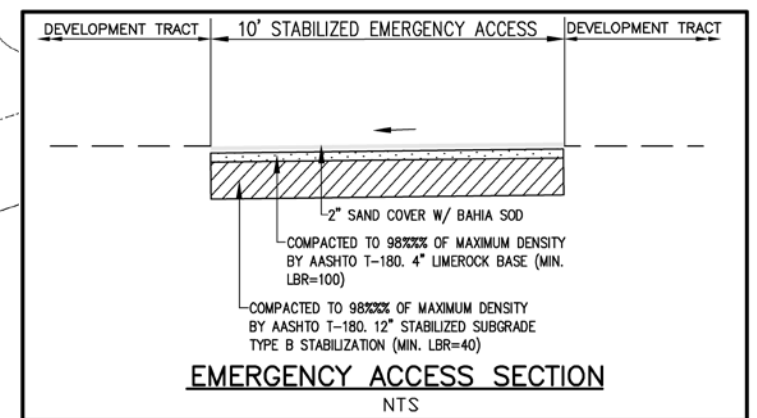
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 -
 -
 -



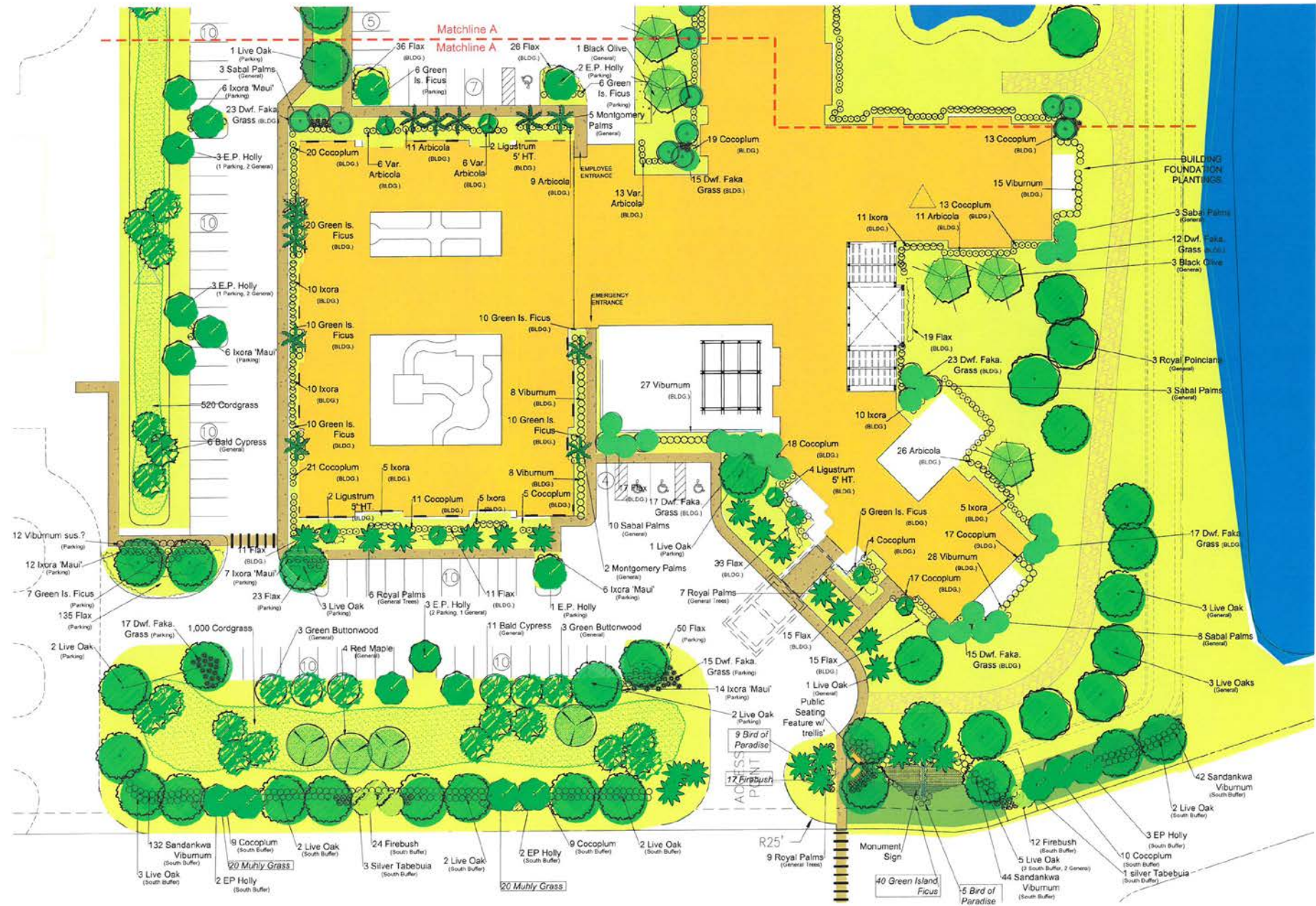
MASTER CONCEPT SITE PLAN 02.3

Emergency Access
Stabilized Base Detail for Fire
Access Lane



LANDSCAPE DESIGN

03



LANDSCAPE DESIGN

03.1

Outdoor Amenities, Landscape Buffer and Open Space Requirements

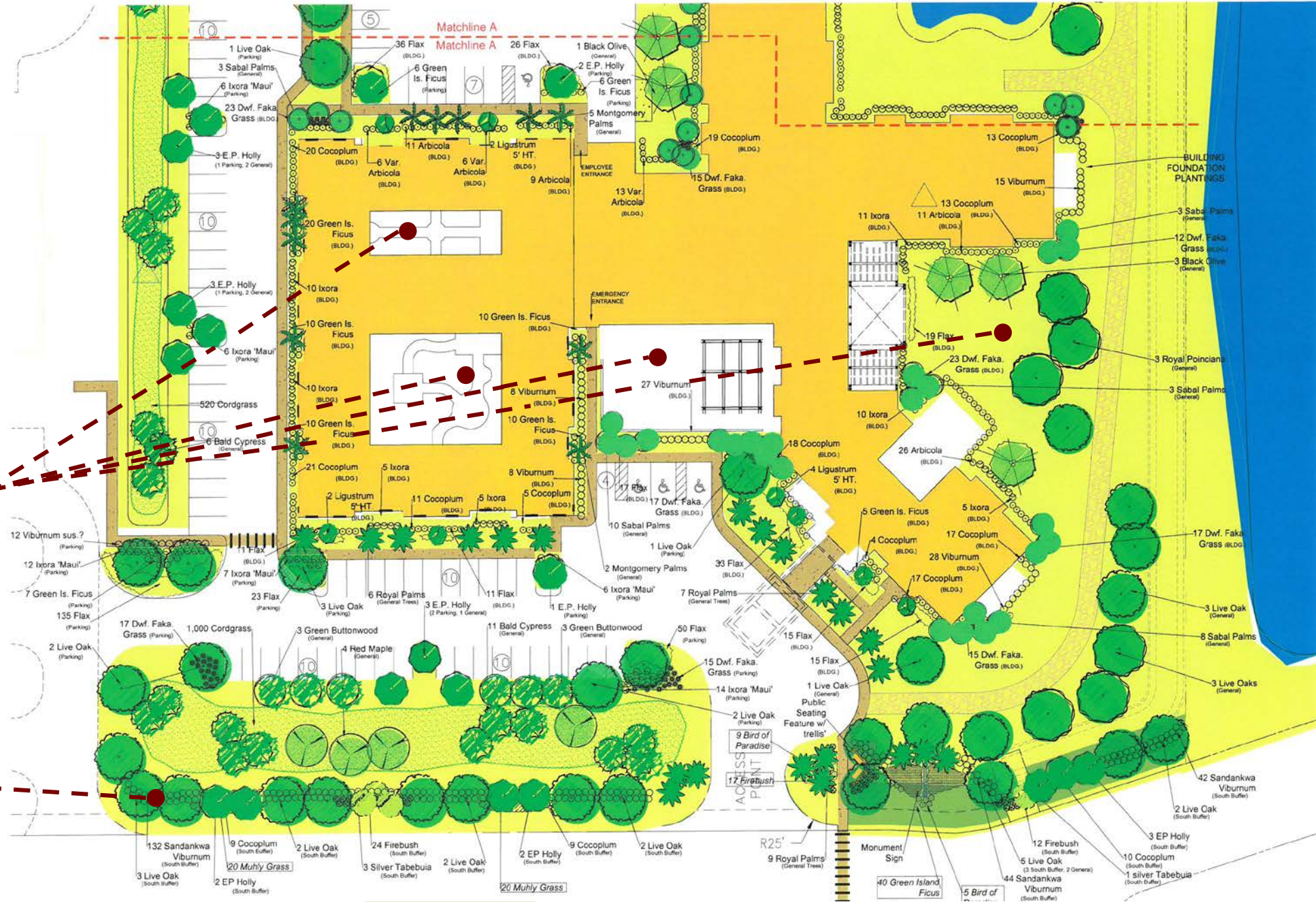


Buffer Required per Existing Resolution: Minimum 15'-0" Type 'D' Buffer.

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

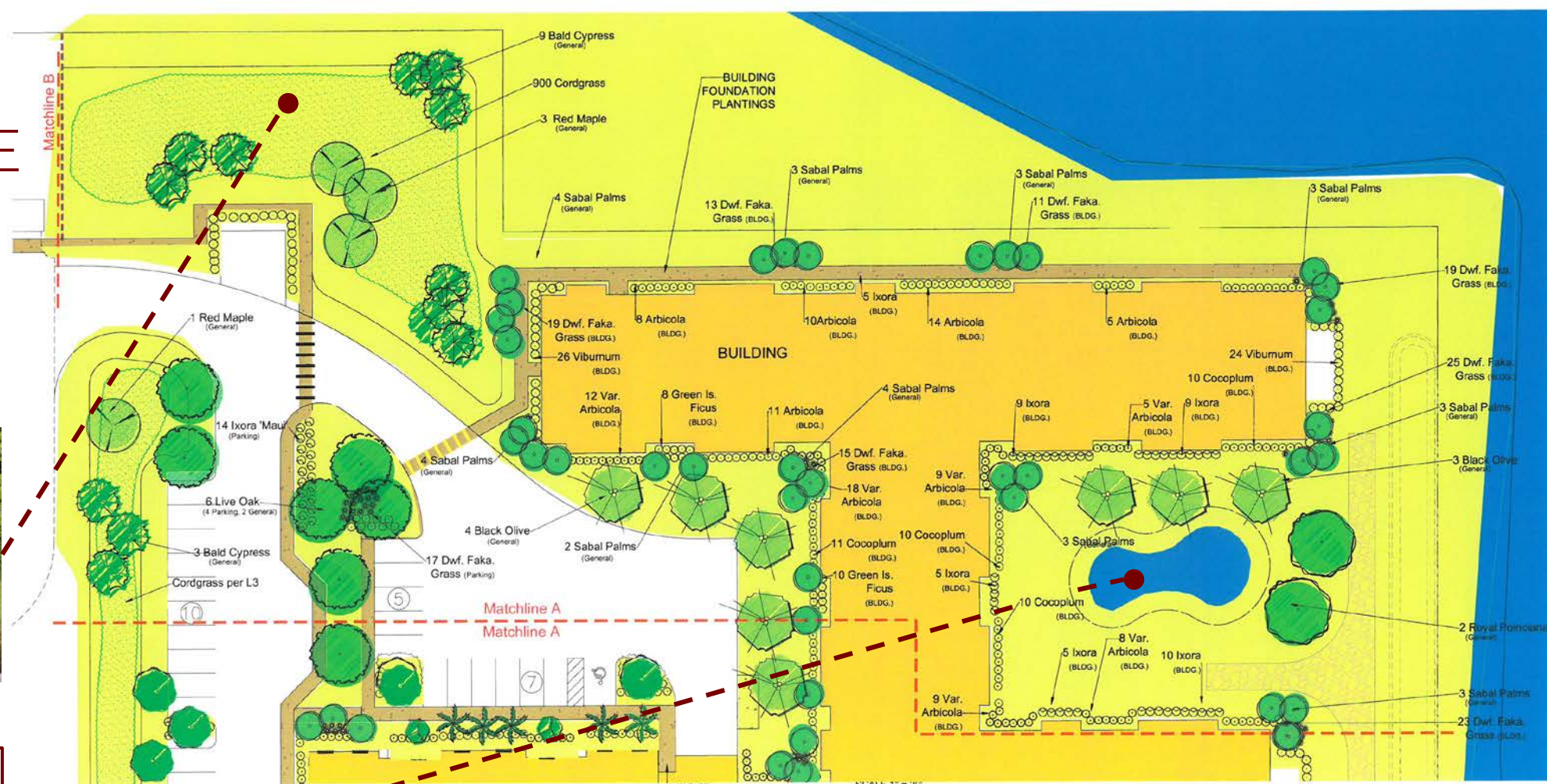
03.2

Planted Dry Detention Basins



Outdoor Amenities

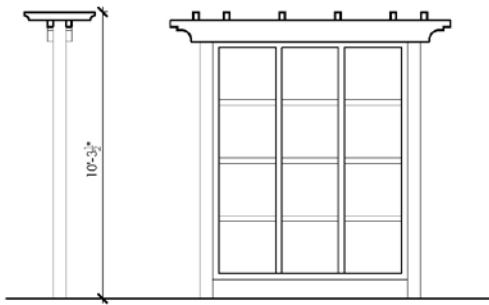
*Amenities shown are examples of potential amenity options for the outdoor plaza areas. These areas may include uses such as but not limited to: Walking Areas, Pool, Pool House, Cabanas, Seating Areas, Playground, Bocci Courts, Exercise Lawns, Etc. Walkways may overlap emergency fire access stabilized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



LANDSCAPE DESIGN

03.3

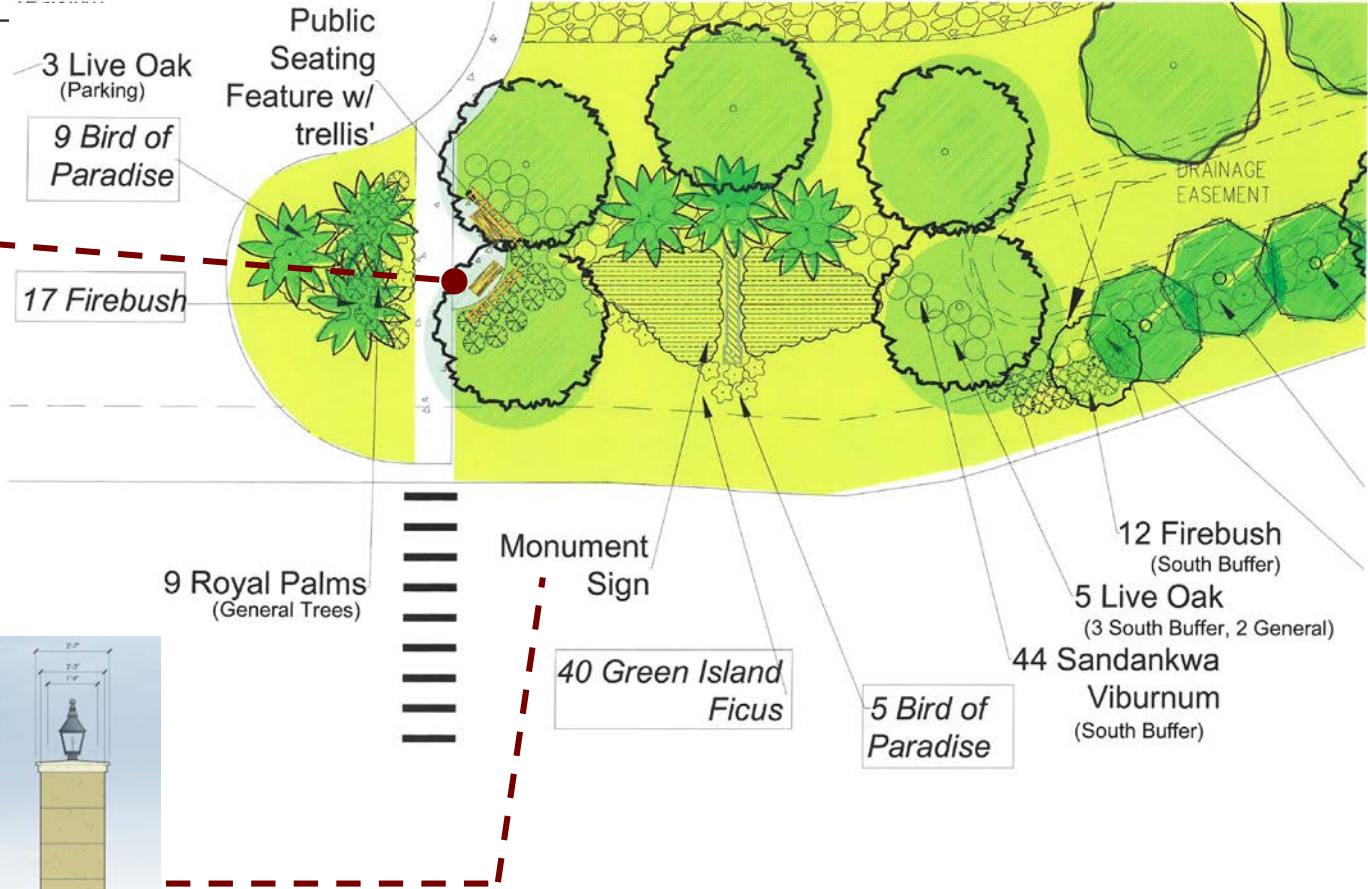
Public Seating Feature And Monument Sign



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
TREES		
<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
ACCENT TREES/PALMS		
<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
PALMS		
<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
SHRUBS		
<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</i> sp.	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
GROUNDCOVERS		
<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
MISC.		
Floritam Sod	Per Plan	SQ. FT.
Bahia Sod	Per Plan	SQ. FT.
Pine Straw Mulch	Per Plan	SQ. YD.