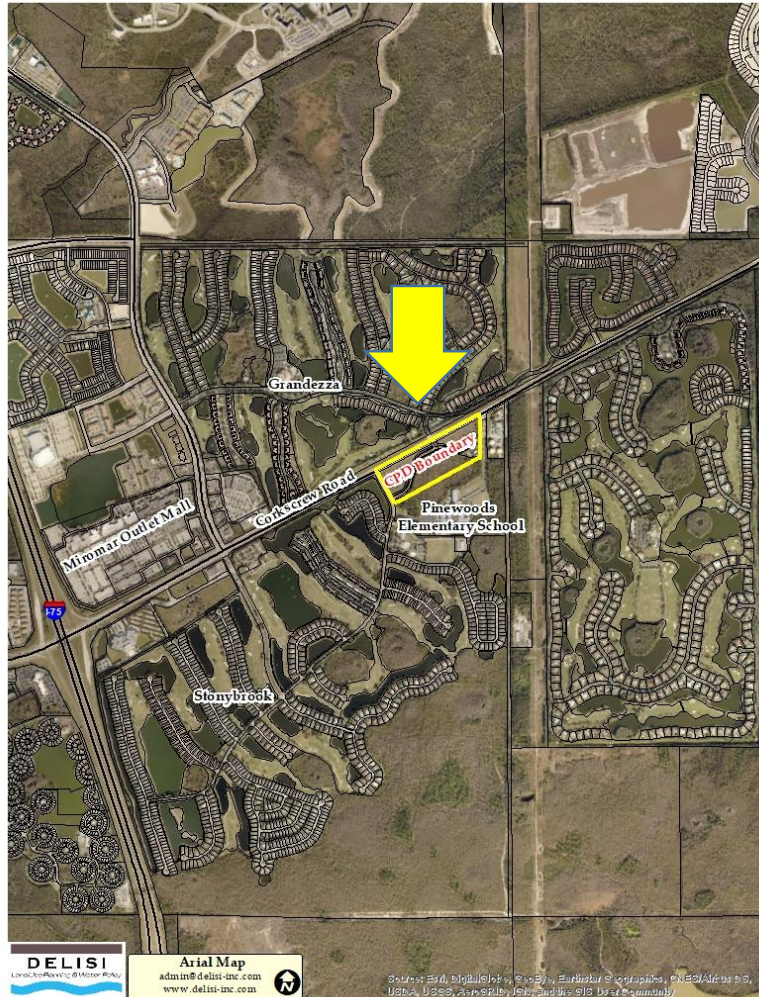


Corkscrew Pines Pattern Book

Property Location:
Corkscrew Road and Stoneybrook Golf Drive

Site location



Estero Grande Overall Design Concept

Our inspiration for the design style comes from within the Village of Estero.

This style is ideal for the South Florida climate and is utilized in most all of the local residential and commercial developments in the village.

The mixture and details of classic features from the Florida Mediterranean style creates a distinct look. Maintaining these details, and colors from the local designs, will ensure this project adds to the Estero community and its identity.



The Village of Estero is the Design inspiration for design style, details, and colors

Design Standards

Typical Design Elements

- *Impression of height*
- *Light multi-colored stucco exterior walls*
- *Smooth and or textured stucco/siding*
- *Prominent one story loggias/elements*
- *Recessed doors and/or windows on exterior*
- *Often a tower or a form suggestive of a tower*
- *Gable, hipped and parapet roofs*
- *Visor roofs common above windows*
- *Undulating roof lines*
- *Metal/Tile roofs*
- *Grillwork and other consistent detailing*
- *Simple lines and Simple massing*
- *High wall to window ratio (except where retail is concerned)*
- *Gable with curvilinear parapet walls*
- *Stepped walls*
- *Class A style offices*



Design inspiration for design style, details, and colors

Colors / Material Design Standards

Material Standards Proposed:

Roofs – *Concrete roof tiles (or similiar) with a unified Look of either flat or “barrel” style. Colors will range for earth tones to warm greys*



Walls- *will be traditional block and stucco. Variation in texture will be used as a way to add interest and break up walls*



Texture

- *A variety of textures may be used in combination to create a more sophisticated look.*

No texture

light texture

Medium texture

Heavy texture

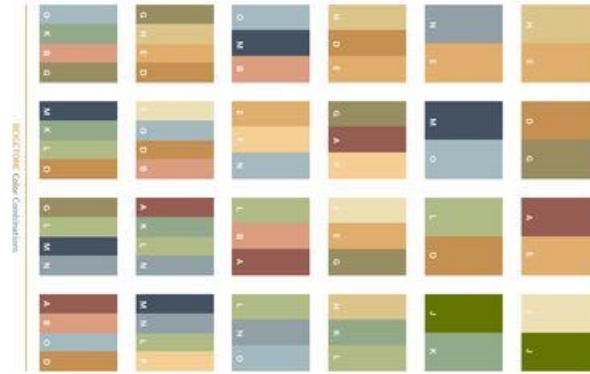
Colors / Material Design Standards

Color Palettes :

Proposed off white/cream/soft grey (warm/not cool) color palette, non earth tones

CW054W Natural Echo	CW059W Fog Mist	CW063W Juliet's White	CW067W Soft Mist	CW070W Plum Black Ashe
CW055W Honeywind	CW060W Sea Cloud	CW064W White Pebble	CW068W Intimate White	CW071W Plum Black Abse
CW057W White Solitude	CW061W Lime Peel	CW065W Camelle	CW069W Respectfully Wh	CW072W Plum Black Whis
CW058W Dove Wing	CW062W Delicate Aire	CW066W Picket White		

Proposed earth tones colors



- *Color and accents will be used to highlight and also break down the massing of the building much like shown on Page three with the existing inspirational buildings.*

Accent Materials:

Where appropriate and to add detailing to a façade we suggest providing stone to Impact areas throughout the project in a consistent manner. Stone colors will complement the colors and design of the building.



Mountain Ledge - Eldorado Stone
eldoradostone.com



RoughCut - Stone Veneer Limestones ...
eagle-stone.com - In stock



Hillstone - Stone Veneer Fieldstones ...
eagle-stone.com - In stock



Eldorado Stone Archives - Thompson ...
thompsonbldg.com



eldorado-stone - New Enterprise Stone ...
nesl.com

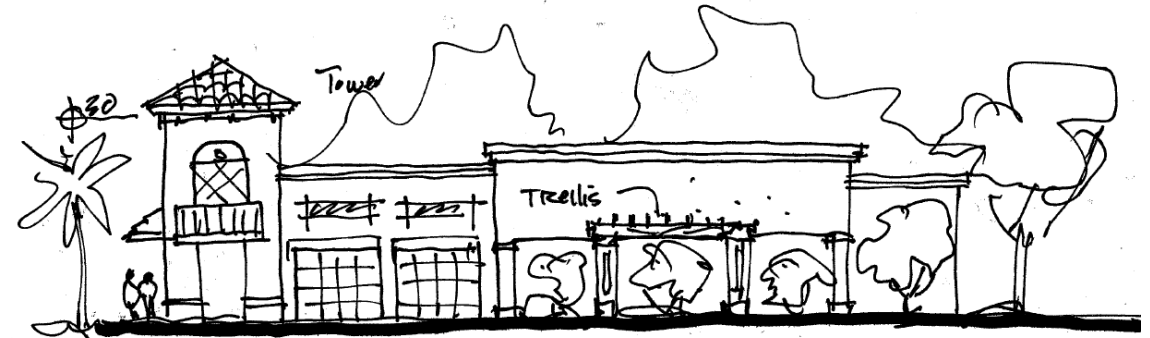
Composition and Design

Retail

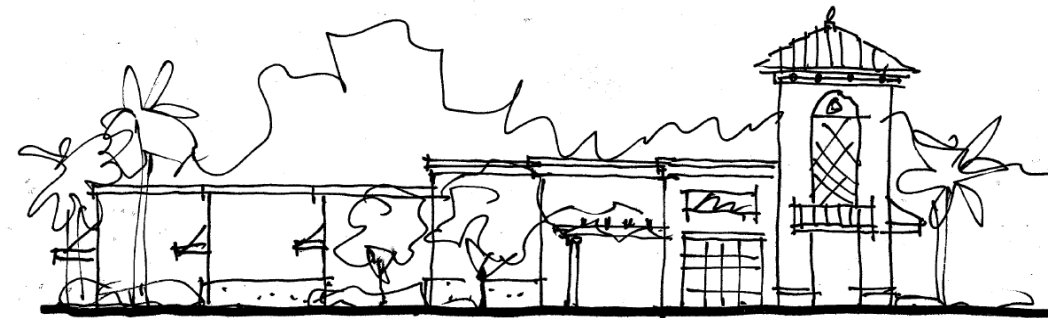
- One story buildings with multi layer rooflines
- Tower forms added
- Massing broken down in both vertical and horizontal areas
- Stucco walls with color accents
- Decorative Parapets
- Common Soffit/wall treatments
- Common, but varied window style and treatments
- Unified colors and details
- Pedestrian integration



• *Corkscrew Elevation*



• *East Elevation*



• *West Elevation*

Composition and Design

Storage Building

- Roofing and elements consistent with project
- Tower forms
- Massing broken down in both vertical and horizontal areas
- Stucco walls with color accents
- Decorative Parapets
- Common Soffit/wall treatments
- Common, but varied window style and treatments
- Unified colors and details
- Pedestrian integration



Storage building design

Storage Building Design



• Corkscrew Elevation (North)



• West Elevation



• West Elevation

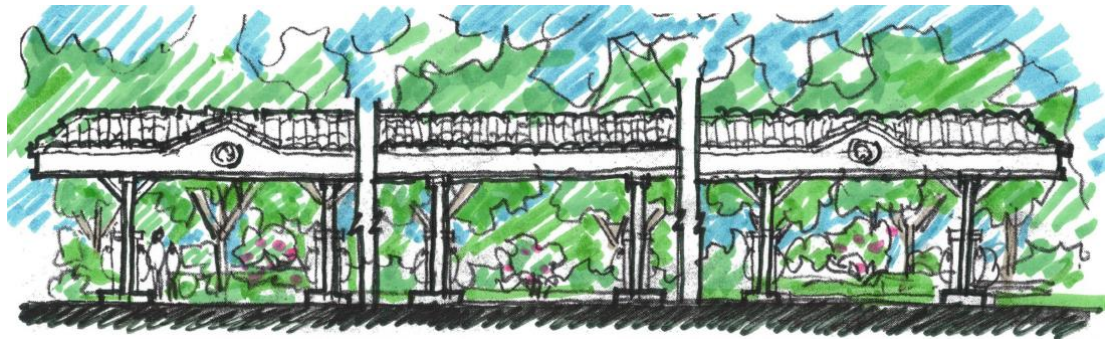


• South Elevation

Composition and Design

Service Station and Canopy Design

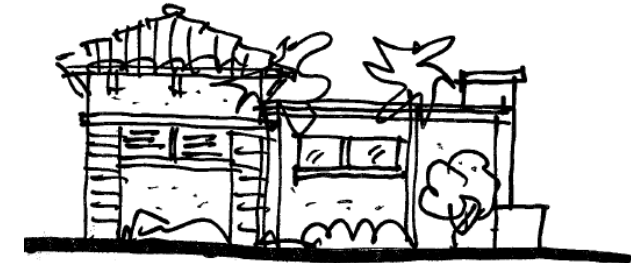
- Consistent design theme with overall project
- Consistent style roofing and roof elements
- Stucco walls with textured accents
- Parapet & mansard roofing intermixed with hip and or gables
- Common soffit/wall treatments
- Common window treatments
- Consistent colors and materials
- Roof height/line changes
- Pedestrian integration
- Canopy in the style of the project



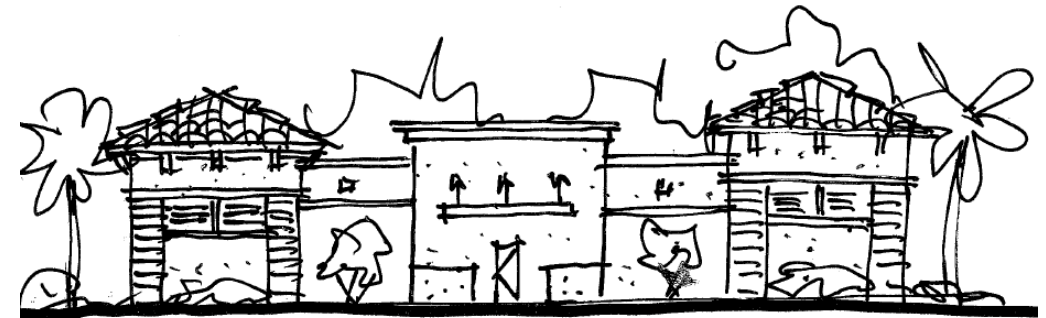
Convenience store canopy design



• *Corkscrew Elevation (North)*



• *East and West Elevation*



• *South Elevation*

Composition and Design

Office Building

- Consistent design theme with overall project
- Consistent style roofing and roof elements
- Massing broken down in both vertical and horizontal areas
- Stucco walls with detailed accents using texture and colors
- Decorative Parapets
- Roof changes
- Common Soffit/wall treatments
- Common Window treatments
- Common use of development colors

Varies 15-25' AFF

1st Floor/1 story



- *Alternative one story office elevation*



- *Corkscrew Elevation (south elevation Similar)*

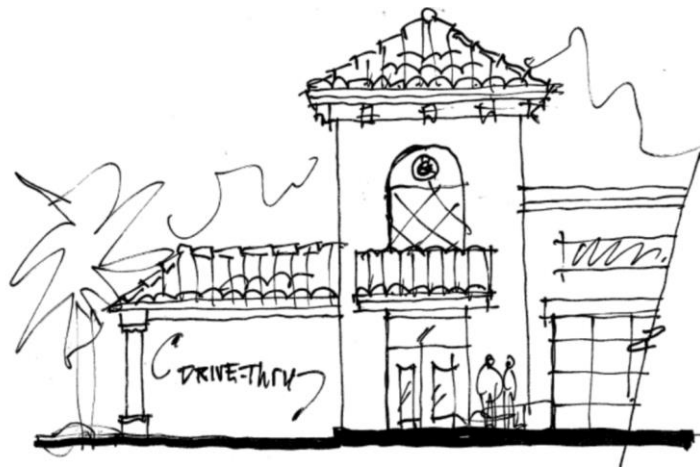


- *East and West elevation*

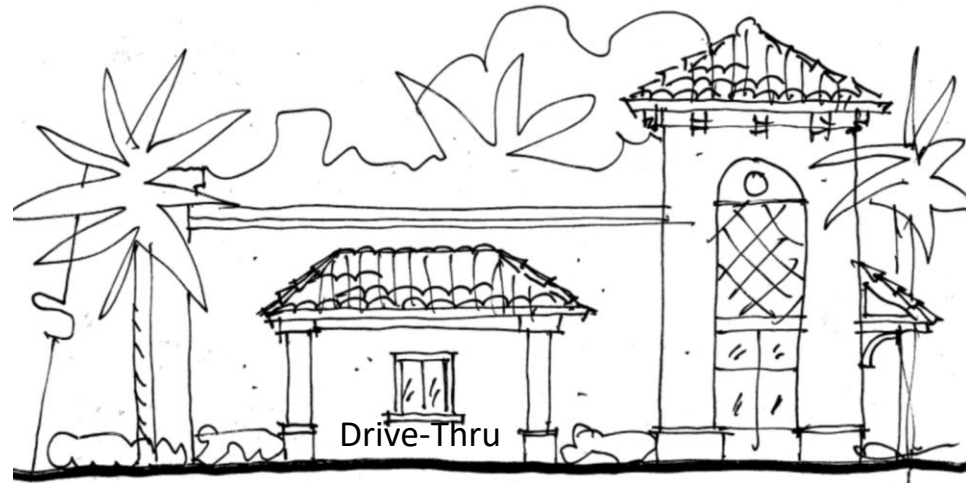
Composition and Design

Drive Thru Standards

- Drive thru lane must be covered
- Detailing consistent with the associated building



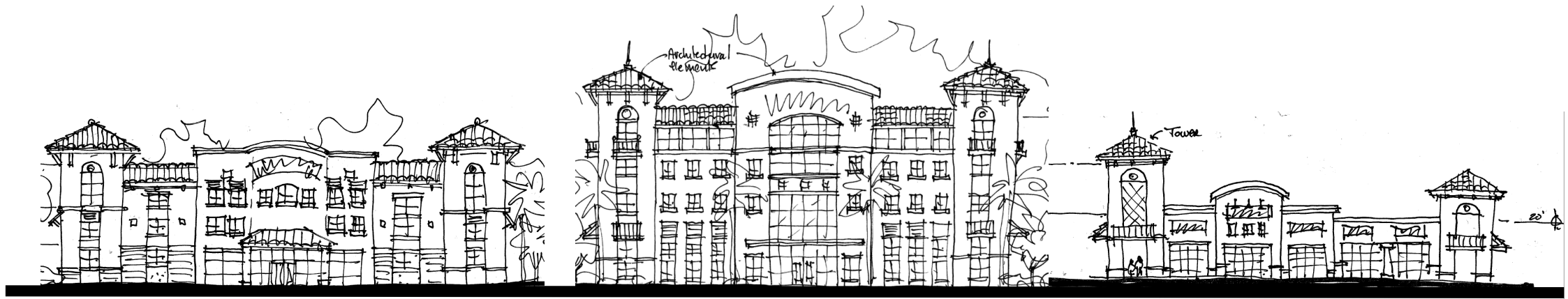
Front/Rear Elevations



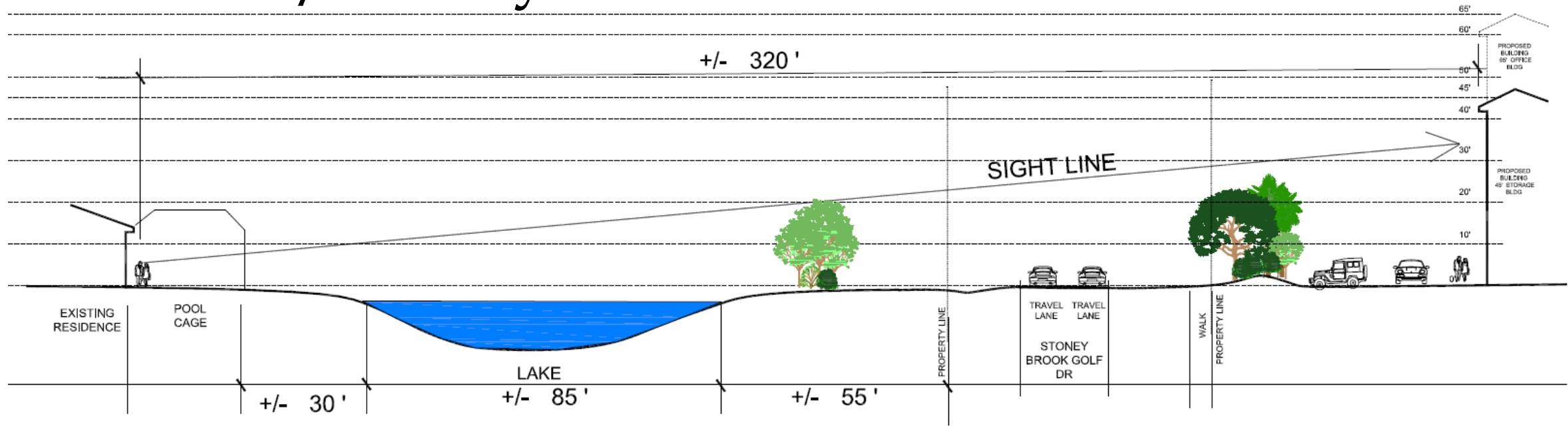
Side Elevations

Composition and Design

Corkscrew Pines Building Streetscape



Line of Site/Stoney Brook



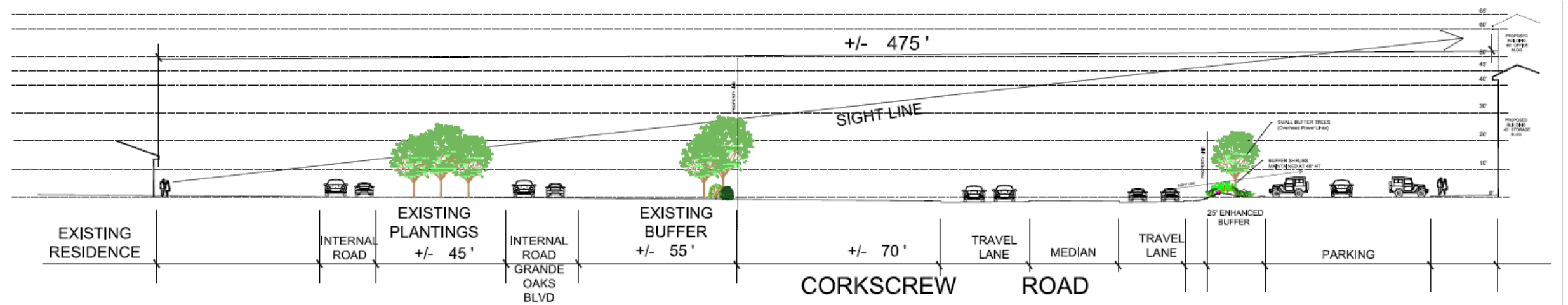
Convenience Store Beyond



Landscape buffers

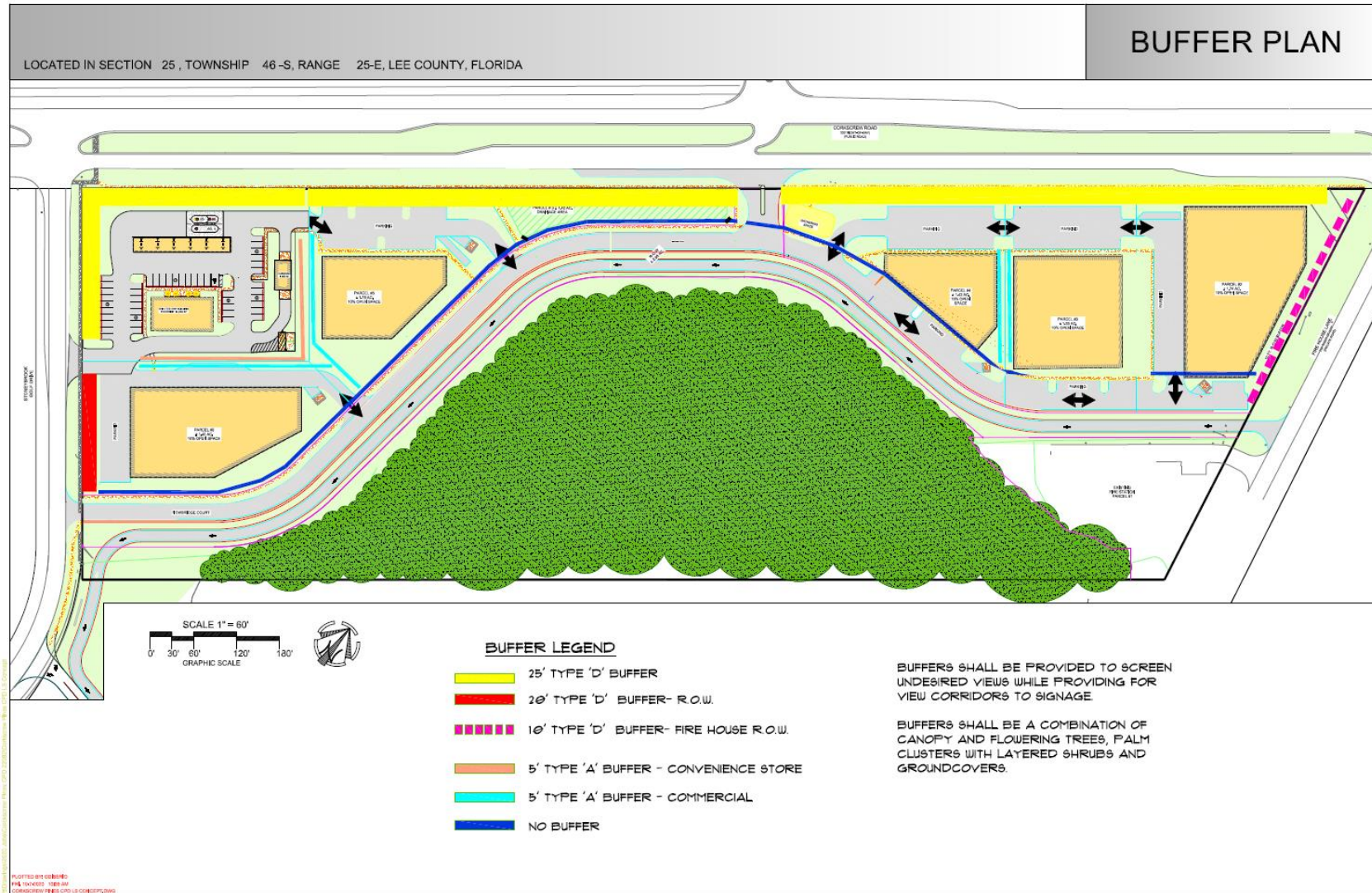
Residence Site line View

Line of Site/Grandezza



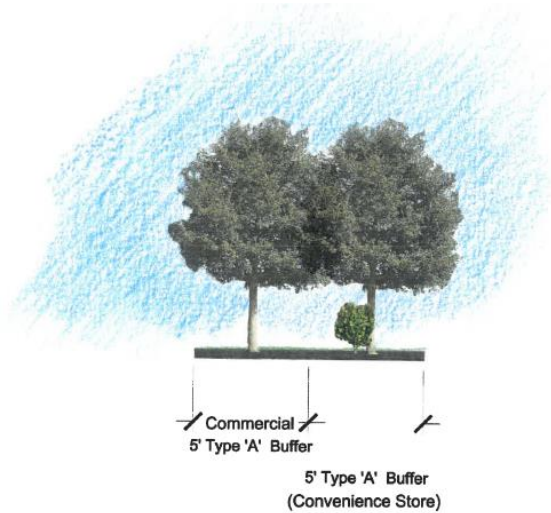
Line of Sight From Grandezza

Landscape Buffer Diagram-MCP



Buffers (Type A and Convenience Store Buffers)

**Images Not to scale*



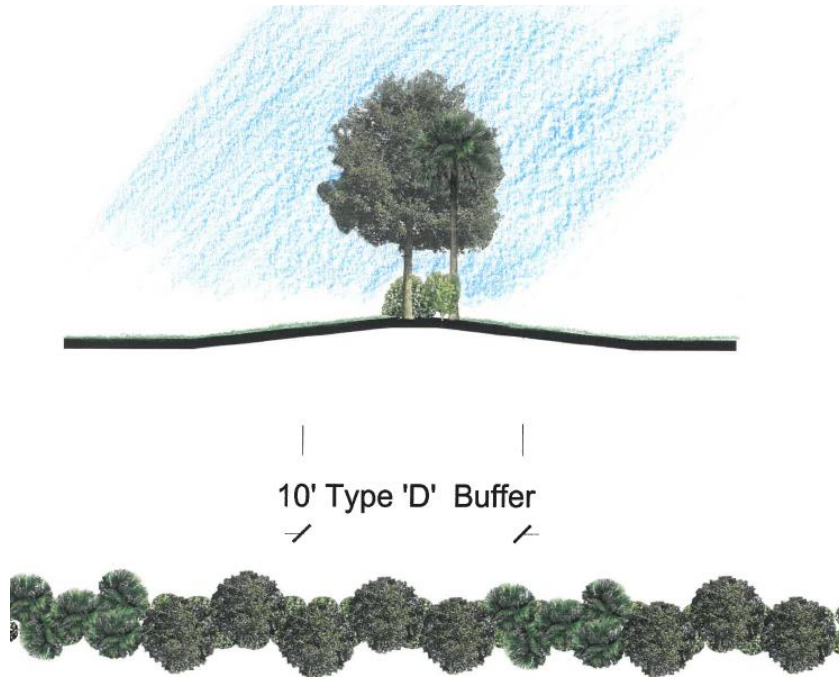
5' TYPE 'A' BUFFER
CONVENIENCE STORE TO INTERNAL PARCEL
TYPICAL SECTION AND PLAN VIEW PER 100'.
FOUR TREES PER 100' WITH A SINGLE SHRUB ROW.



25' CONVEINENCE STORE BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100'
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100',
WITH 2'-3' UNDULATING BERM.

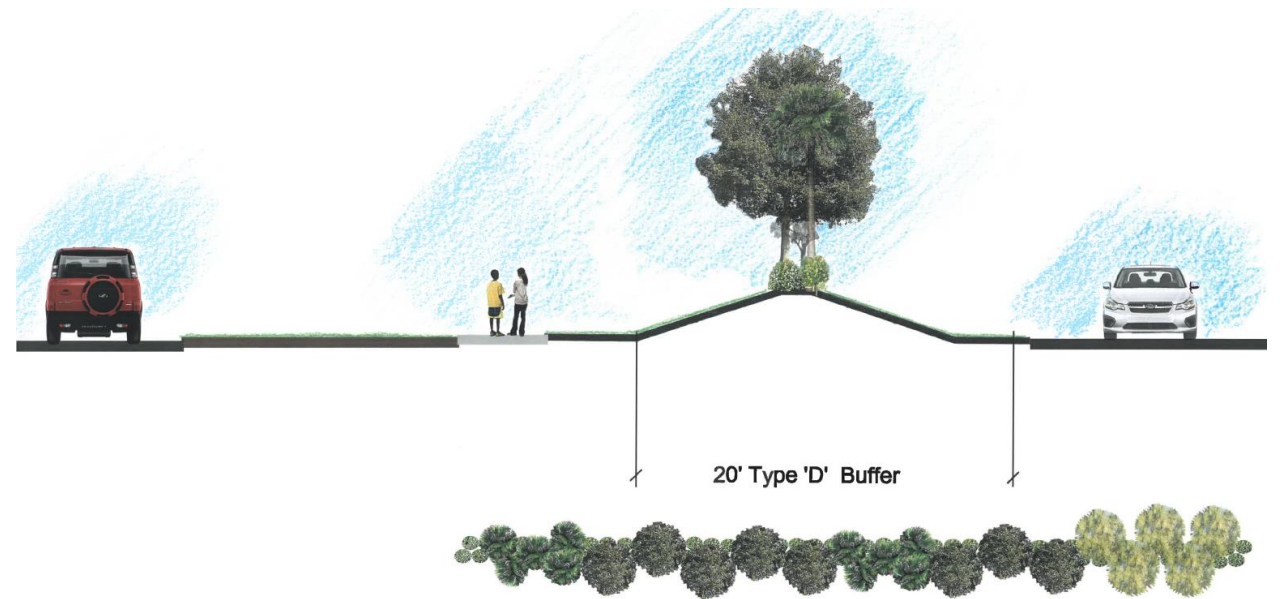
Buffers (10' and 20' Type D)

**Images Not to scale*



10' Type 'D' Buffer

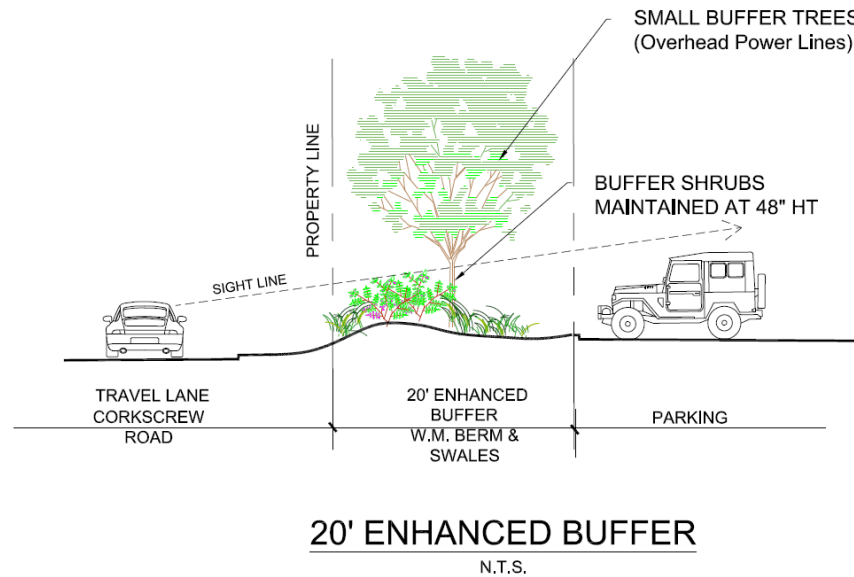
10' TYPE 'D' BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100'
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100'.



20' Type 'D' Buffer

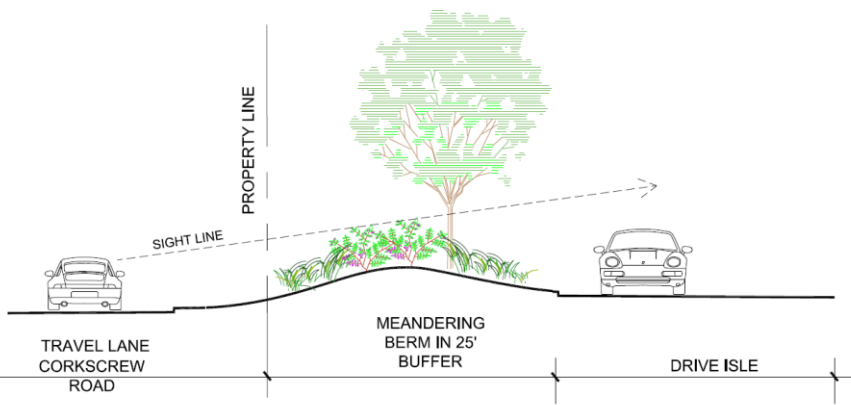
20' TYPE 'D' BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100'
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100'.

Enhanced Buffers

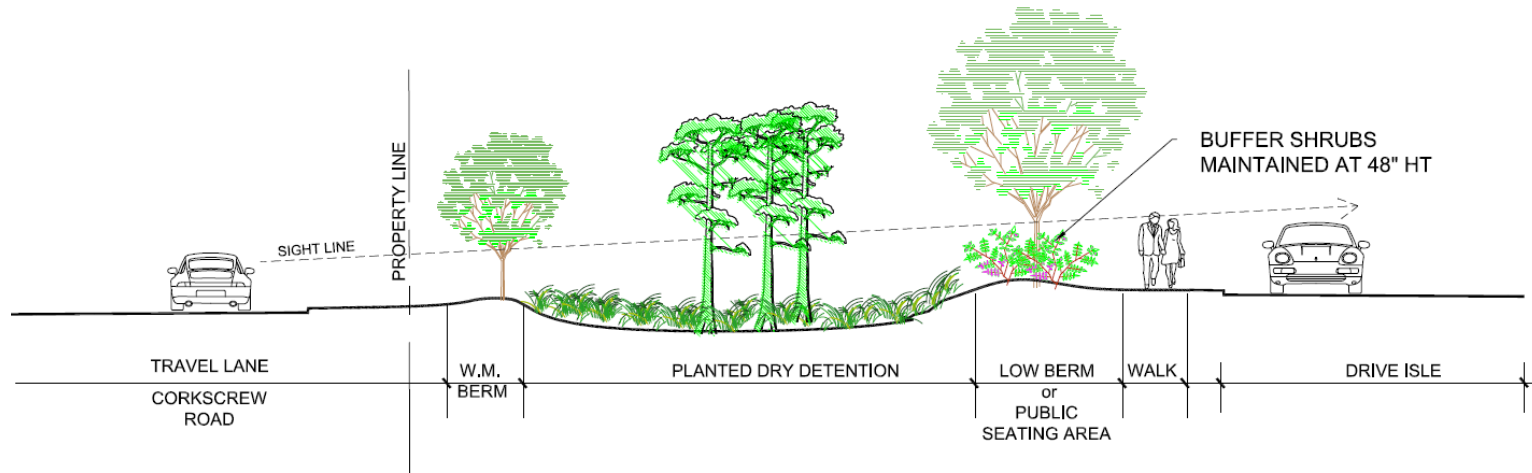


**Images Not to scale*

Landscape Buffer Sections



SECTION
25' CONVIENCE STORE BUFFER
N.T.S.



SECTION
THROUGH ENTRY OPEN SPACE
N.T.S.

**Images Not to scale*

Landscape Conceptual Design



Landscape Design Materials

CORKSCREW PINES

LOCATED IN SECTION 25, TOWNSHIP 46-S, RANGE 25-E, LEE COUNTY, FLORIDA

PLANT SAMPLING IMAGE BOARD



SOUTH FLORIDA
SLASH PINE



LIVE OAK



HOLLY SPP.



GREEN
BUTTONWOOD



SHADY LADY
BLACK OLIVE



CRAPE MYRTLE
SPP.



COCOPLUM



SILVER
PALMETTO



MUHLY GRASS



CORDGRASS &
NATIVE GRASS SPP



SABAL PALM
CLUSTERS



ROYAL PALM



ARBICOLA SPP.



PLUMBAGO



PITCH APPLE



SIMPSON
STOPPER

PLANT MATERIAL:

- SAMPLE LANDSCAPE PALETTE
- NATIVE & ADAPTED PLANTS
- CANOPY TREES TO DECREASE HEAT ISLANDS, PROVIDE VISUAL SCREENING FROM ADJACENT PROPERTIES.
- ORNAMENTALS TO PROVIDE SEASONAL COLOR. LANDSCAPE LAYERING WILL INCLUDE GROUND COVER GROUPINGS.
- PROVIDE PLANT DIVERSITY.

PLOTTED BY: GABERNO
TRG: 7-30-2008 1:58 PM
CORKSCREW PINES: OFS 18 CONCEPT DWG

Hardscape/Lighting Design Standards



Decorative Fencing
(6'-0" max height)



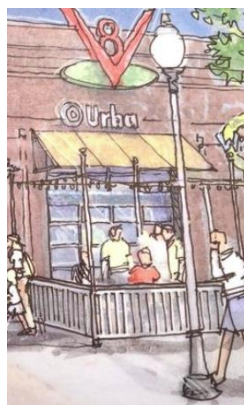
Preserve Chain Link
Fencing (black coated)



Paver and Patterns



Stamped concrete

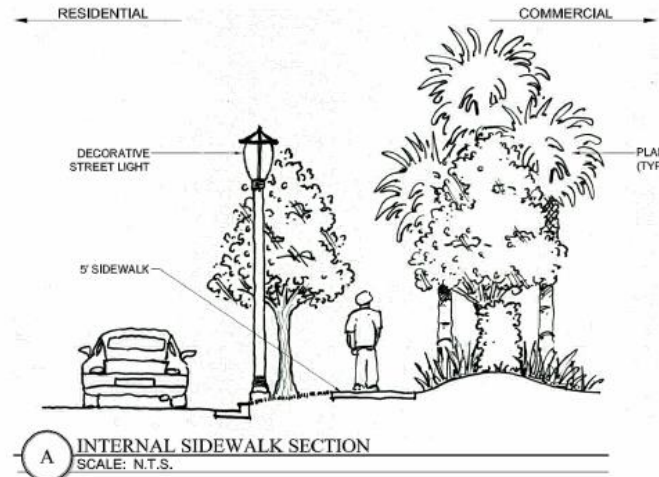


lighting Examples. all lighting to be consistent and meet local codes

Tree Lined Sidewalks

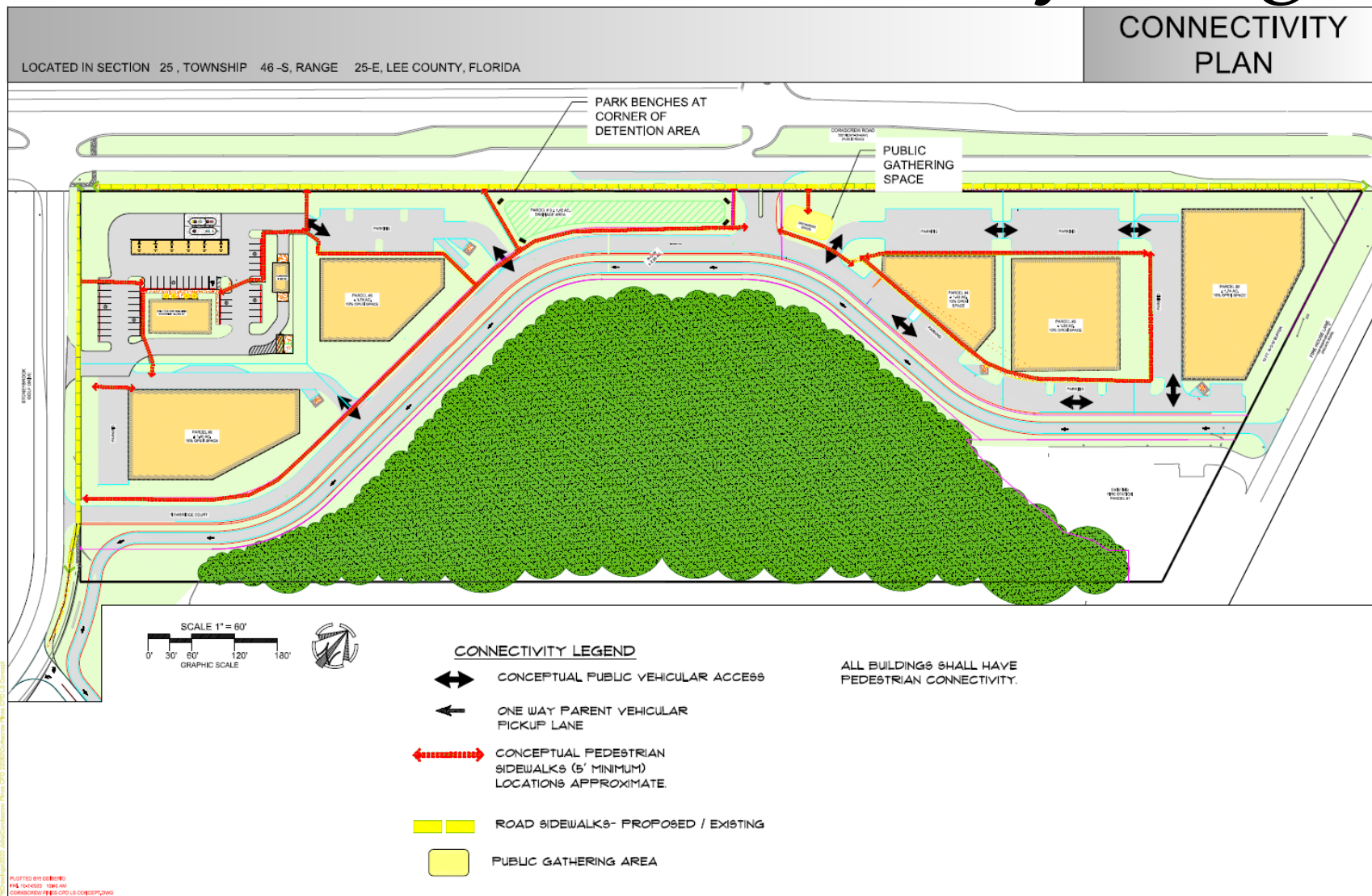
Interconnectivity Standards

Corkscrew Pines is a vehicular and pedestrian-friendly mixed-use community. This requires a planned network of roads and sidewalks. Each element within the project will have interconnectivity between each other and when possible extend beyond the community (see attached diagram showing interconnectivity concept).



Interconnectivity will also provide opportunity for outside enjoyment.

Pedestrian Interconnectivity Diagram



Public Gathering Space

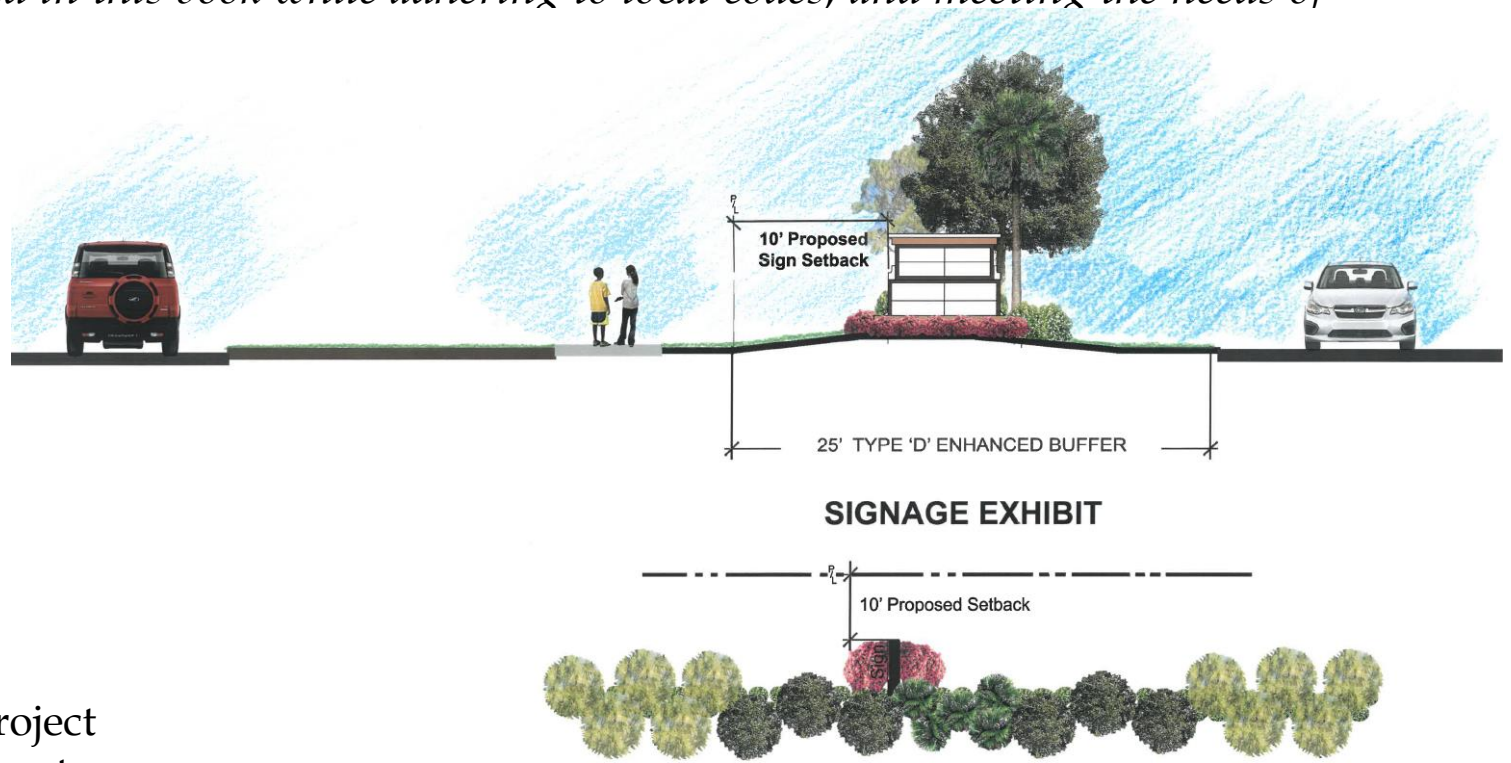
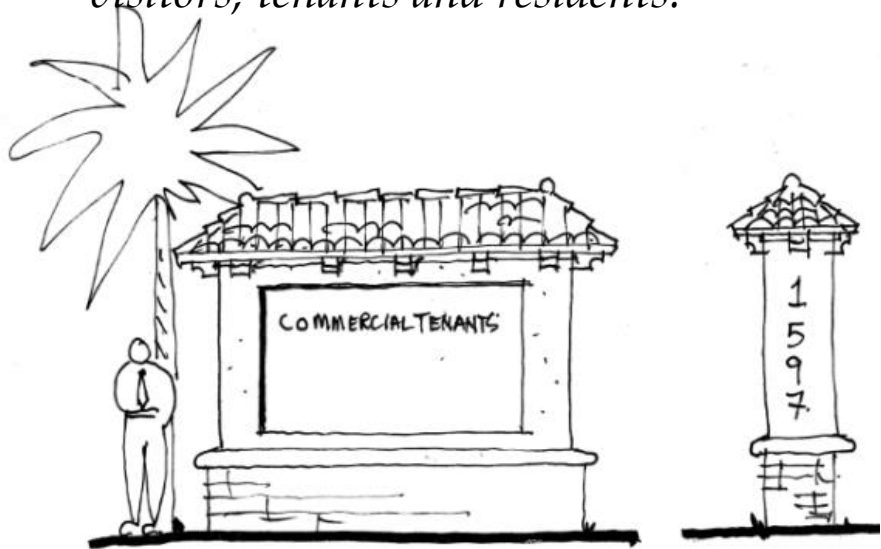


Public Gathering Space

- Consistent design theme with overall project
- Park benches
- Trellis style shade structures
- Landscaping

Signage

The intent of our signage (Directory signage, Monument, Building signage, and Wayfinding signage) shall be well planned for vertical as well as horizontal applications. These signs will take into account the design standards and patterns as established in this book while adhering to local codes, and meeting the needs of visitors, tenants and residents.



SIGNAGE EXHIBIT

25' TYPE 'D' ENHANCED BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100'
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100'.

Project Signage

- Consistent design theme with overall project
- Consistent style materials and roof elements
- Wider than tall