

The Old Estero Post Office

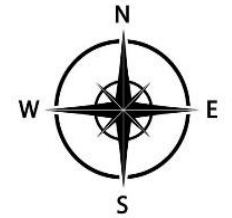
PATTERN BOOK

8111 Broadway East
Village of Estero

RECEIVED
MAY 06 2020
VILLAGE OF ESTERO



Aerial Location Map



Architectural Façade

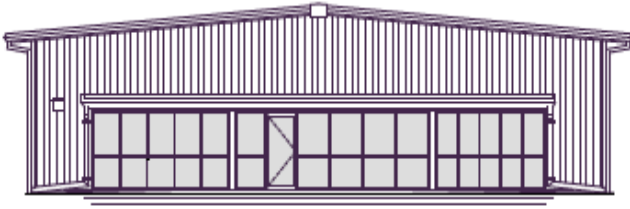
South Elevation



Conceptual Redesign/Elevations



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

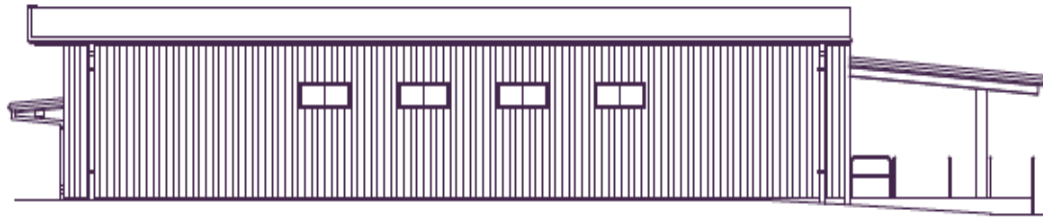


PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

Conceptual Redesign/Elevations



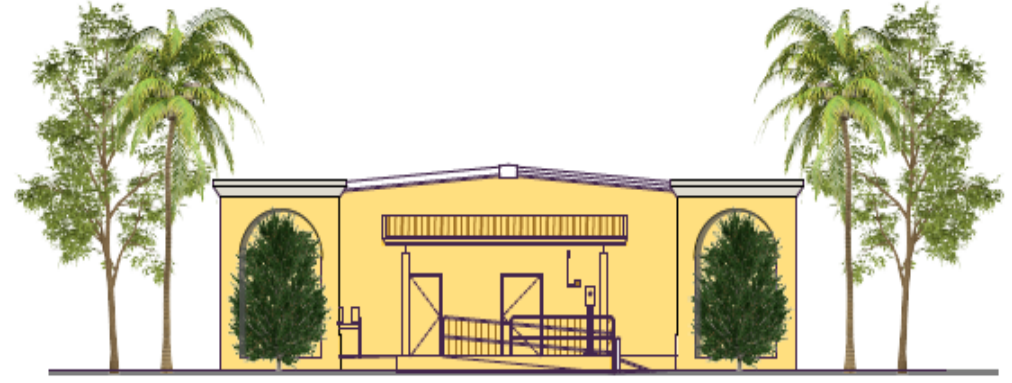
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH (REAR) ELEVATION

Colors and Materials



CLAY
ROOF TILE
SUNBURST



CANVAS AWNING



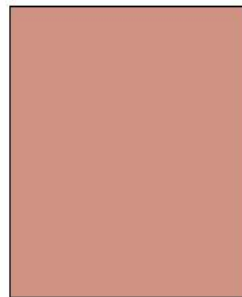
HIGH DENSITY URETHANE
BRACKET
WHITE



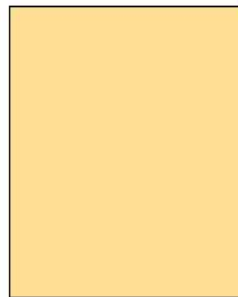
GATE, BUFFER WALL &
DUMPSTER ENCLOSURE
BLACK BEAN



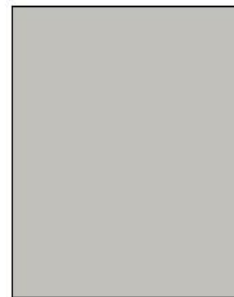
FIRED BRICK
SW-6335



CORAL ISLAND
SW-6332



SUNNY
VERANDA
SW-9017

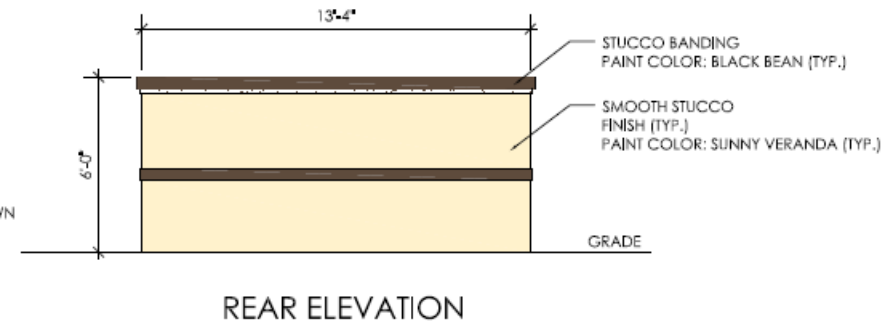
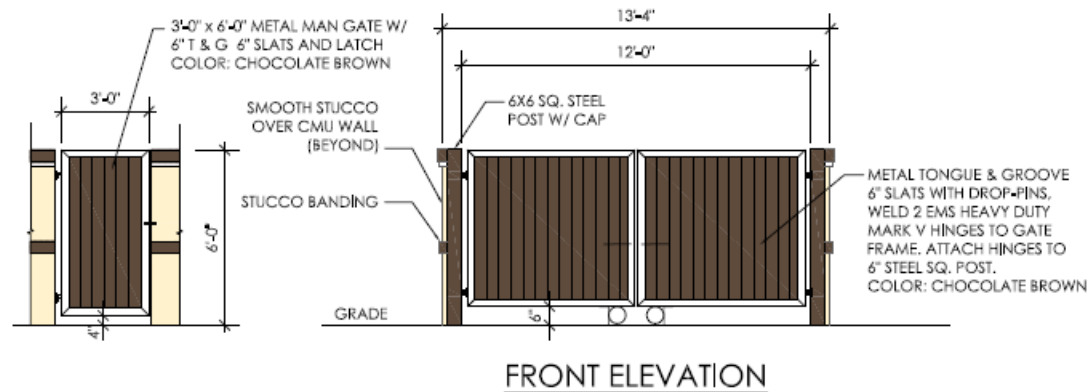
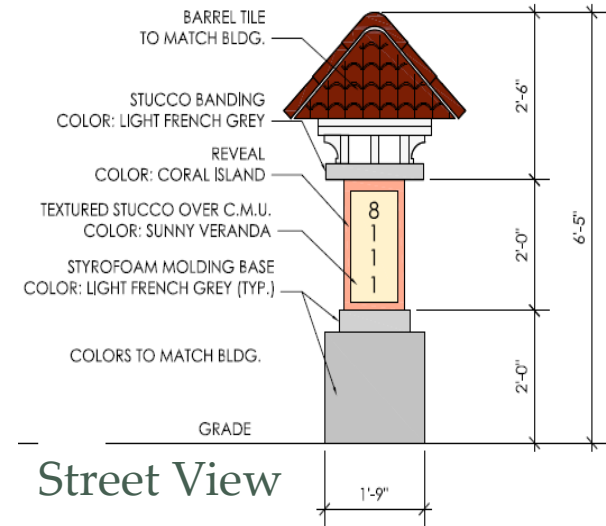
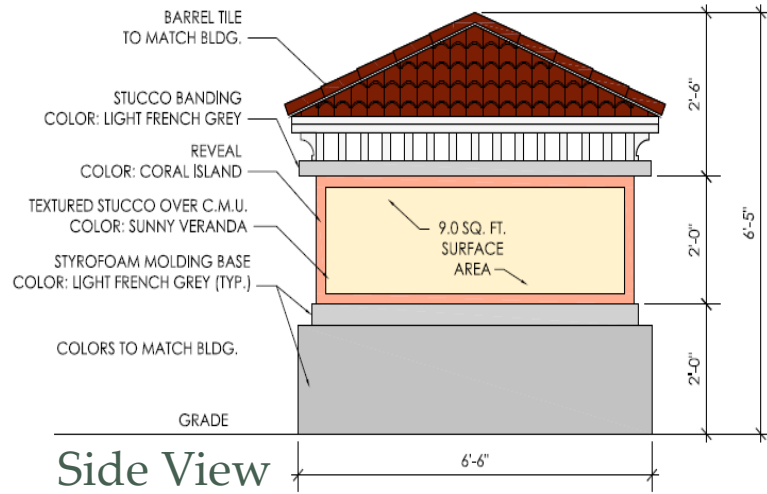


LIGHT FRENCH
GREY
SW-0055



BLACK BEAN
SW-6006

Monument Sign and Dumpster Details



Master Concept Plan

STREET ADDRESS

8111 BROADWAY E
ESTERO FL, 33928

STRAP NUMBERS

28-46-25-E2-U1923.2494

PROJECT INFORMATION

FUTURE LAND USE = URBAN COMMERCIAL
 CURRENT ZONING = AG-2
 PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
 PROPOSED USE = COMMERCIAL/OFFICE/RETAIL
 MIN. LOT SIZE = 46,547 SF/1.07 AC
 MAXIMUM INTENSITY = 4,800 SF
 MIXED USE OVERLAY = YES
 EXIST. SOIL TYPES = #28 - IMMOKALEE SAND
 IRRIGATION SERVICE = IRRIGATION WELL
 ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE

BUILDING SETBACK REQUIREMENTS

SOUTH (FRONT/STREET) = 25 FT
 NORTH (REAR) = 20 FT
 EAST (SIDE) = 16 FT*
 WEST (SIDE) = 20 FT

* SEE DEVIATION

ZONING/ACTUAL USE

PROJECT SITE: CPD/COMMERCIAL
 NORTH: CC/COMMERCIAL
 SOUTH: BROADWAY E. ROW
 EAST: AG-2/SFR
 WEST: CC/COMMERCIAL

LANDSCAPE BUFFER REQUIREMENTS

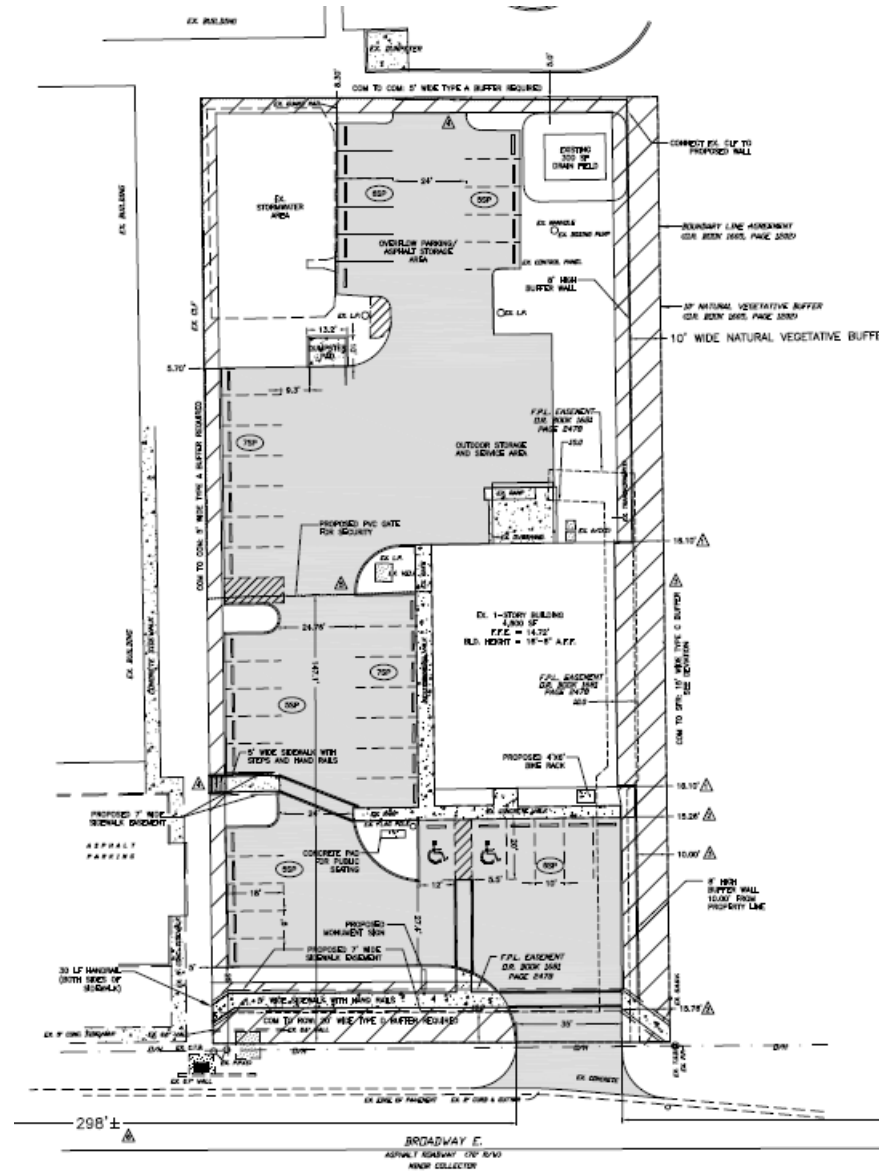
NORTH: COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
 4 TREES/100 LF
 SOUTH: COM TO ROW: 20' WIDE TYPE D BUFFER REQUIRED
 5 TREES/100 LF AND DOUBLE-STAGGERED HEDGE ROW
 EAST: COM TO SFR: 20' WIDE TYPE C BUFFER *SEE DEVIATION #3
 10 TREES AND 30 SHRUBS/100 LF WITH 8' HIGH WALL
 WEST: COM TO COM: 5' WIDE TYPE A BUFFER
 4 TREES/100 LF

OPEN SPACE REQUIREMENTS






SMALL COMMERCIAL DEVELOPMENTS = 20%
 REQUIRED: 20% X 46,547 SF = 9,309 SF
 PROVIDED: 15,704 SF / 33.7%

PARKING REQUIREMENTS

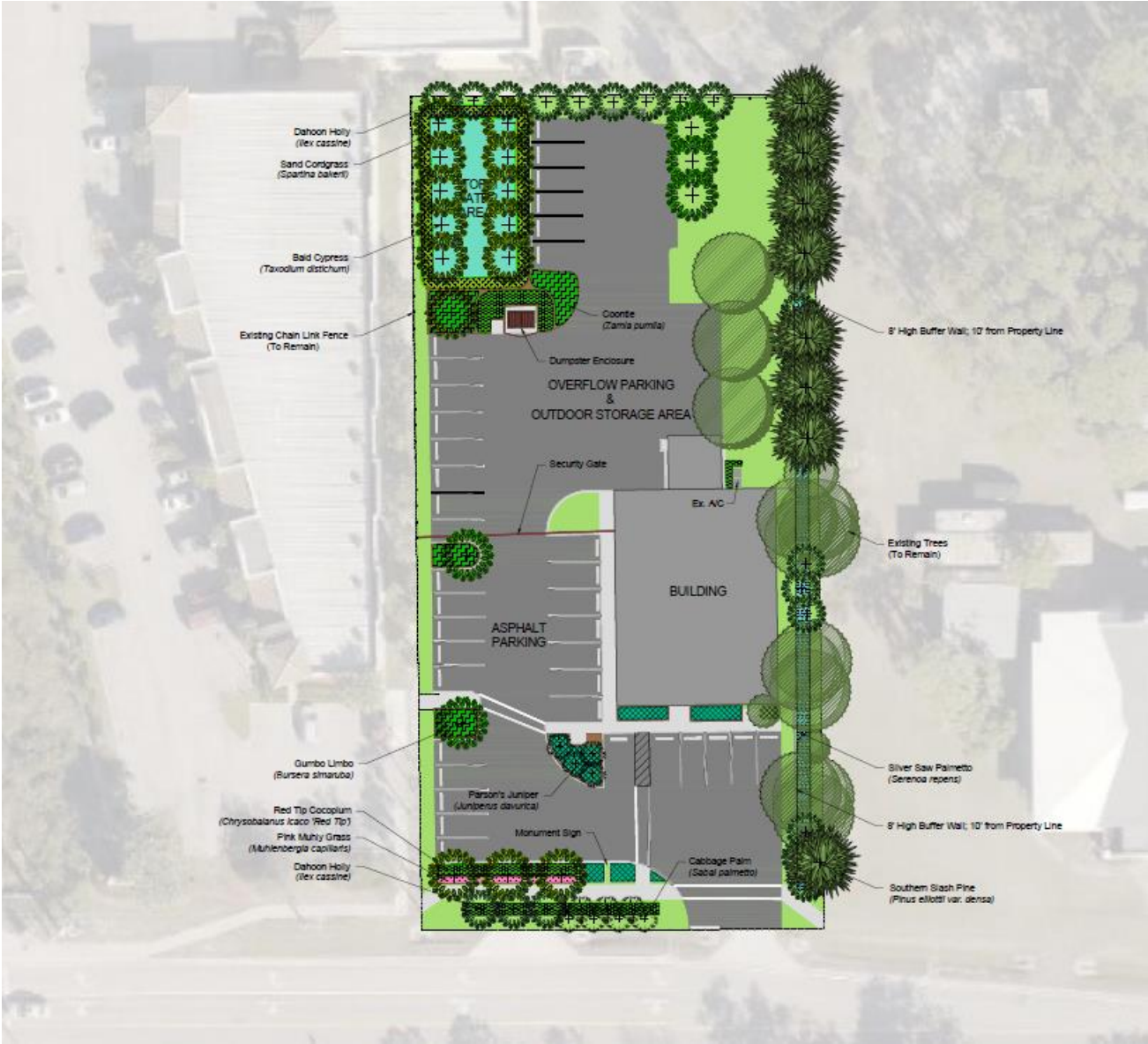
REQUIRED: AS REQUIRED BY THE LDC - TO BE DETERMINED AT TIME OF D.O.
 PROVIDED: 30 SPACES INCLUDING 2 HANDICAP SPACES
 PLUS 11 OVERFLOW SPACES OR OUTDOOR STORAGE AREA



LEGEND

EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
CLF	CHAIN LINK FENCE
SF	SQUARE FEET
LF	LINEAR FEET
CY	CUBIC YARDS
R	RADIUS, 5' UNLESS OTHERWISE NOTED
	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	LANDSCAPE BUFFER
	DEVIATION

Color Rendered Master Concept Plan



Connectivity/Public Seating/Buffers

Vehicular and Pedestrian Connectivity:

Stairs and Sidewalk to Adjacent Commercial Plaza to West

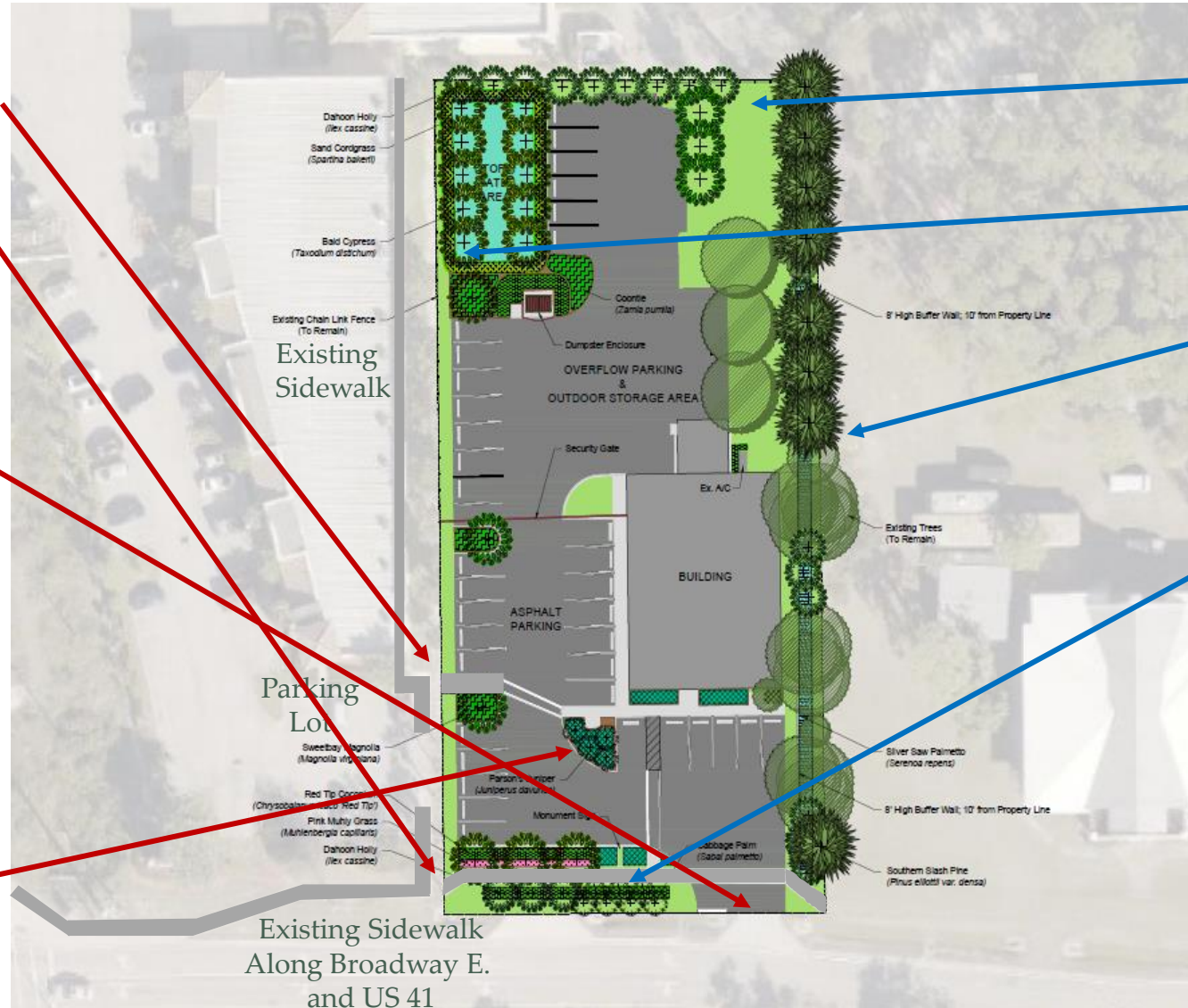
ADA Compliant Sidewalk and Ramp with Handrails Connecting to Existing Public Sidewalk to West

Full Access Driveway on Broadway E. (Eliminating Existing Driveway Closer to Intersection)



Public Seating in Landscaped Area near Flagpole

Sheet 10



North Buffer:
5' wide with 4 trees per 100 lf

West Buffer:
5' wide with 4 trees per 100 lf

East Buffer:
15' wide with 10 trees and 30 shrubs per 100 lf plus 8' high solid opaque wall

South Buffer:
20' wide with 5 trees per 100 lf and double hedgerow



Tree Preservation & Open Space



Protected Trees:

Mahogany Trees, 10" - 16" dbh (3)

Oak Trees, 14" - 18" dbh (2)

Magnolia Trees, 12" dbh (1)

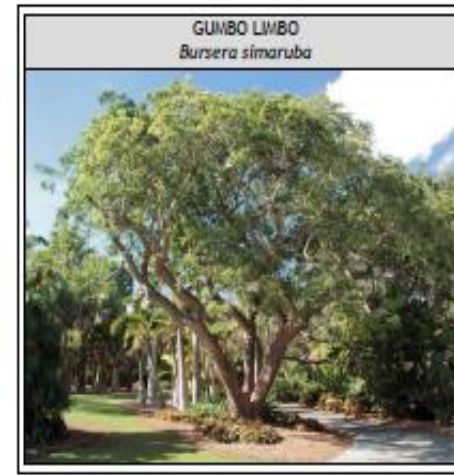
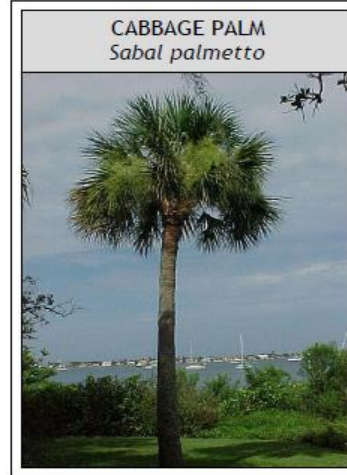
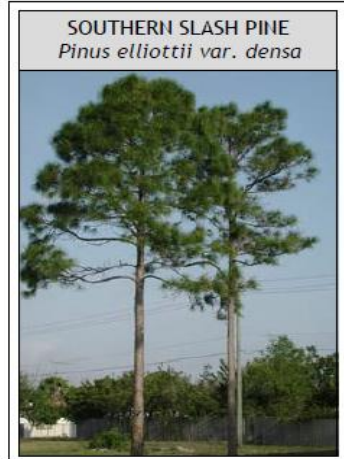
Pine Trees, 11" - 17" dbh (9)

Palm Trees, 8' - 30' ht (6)



Landscaping Images

Trees



Shrubs and Ground Cover

