



FRONT ELEVATION

TOTAL LENGTH 241'-5" // LINEAR LENGTH OF GLAZING 111'-8" // 46.2%



RIGHT ELEVATION

TOTAL LENGTH 202'-6" // LINEAR LENGTH OF GLAZING 47'-0" // 23.2%



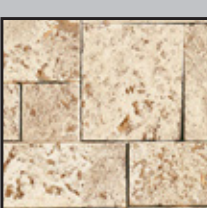
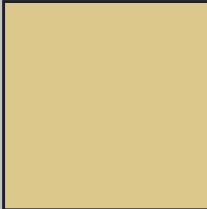

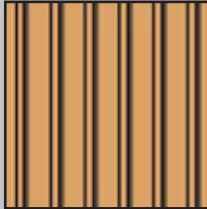


REAR ELEVATION



LEFT ELEVATION

TOTAL LENGTH 191'-6" // LINEAR LENGTH OF GLAZING 38'-6" // 20.1%

	PAINT SW9024 VINTAGE GOLD		PAINT SW6392 VITAL YELLOW		STONE VENEER CORONADO COASTAL REEF- PEARL
	PAINT SW6394 SEQUIN		PAINT SW7556 CREME		METAL STANDING SEAM ROOF PAC-CLAD COPPER PENNY

- 1** *ENTRYWAYS:* Entryway design elements and variations are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project, and extend outward from the building a minimum of six feet. All buildings shall have clearly defined, highly visible customer entrances which shall include the following:
- Benches or other seating components; and one of the following:
 - A.) Decorative landscape planters or wing walls that incorporate landscaped areas;
 - B.) Entry doors shall be a minimum of ten feet from parking or drive areas.
 - C.) Structural or vegetative shading.
- 2** *FENESTRATION STANDARDS:* (The design and disposition of windows and other exterior openings of a building.) Front facades on a ground floor shall have either windows or doors along no less than 40 percent and no more than 75 percent of their horizontal length.
- 3** For structures 12,500 square feet and over, no horizontal length or uninterrupted curve of the building facade viewed from a right-of-way or navigable waterway shall exceed 50 linear feet without a projection or recess. For arched facades, no horizontal length or uninterrupted curve of the arched facade shall exceed 65 feet without a projection or recess, (varied lengths are desirable). Projections and recesses shall have a minimum depth of three feet.
- 4** *FACADE DESIGN TREATMENT:* provide a minimum or five of the following building design treatments for primary facades.
- A.) Canopies or porticos, integrated with the building's massing and style.
 - B.) Roof overhangs, with a minimum depth of two feet zero inches.
 - C.) Arcades, a minimum of six feet clear in width.
 - D.) Additional peaked roof forms or roof elements such as dormers, cupolas, etc.
 - E.) Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design, and used consistently around the building.
 - F.) Projected or Recessed Entry feature.
 - G.) Clock or bell towers, or functional roof treatments/embellishments.
 - H.) Continuous detailing under the eaves such as cornices, exposed rafter tails, etc., or in the case of a parapet continuous banding or capping shall be provided or.
 - I.) Any other treatment which, in the opinion of the community development director (or designee), meets the intent of this article.
- * And one of the following site design elements for buildings 12,500 square feet and over.
- J.) Decorative landscape planters or planting areas, a minimum of five feet wide, and areas shaded seating consisting of a minimum of 100 square feet, per 10,000 square feet of air conditioned ground floor area.
 - K.) Integration of specialty pavers, or stamped concrete along a minimum of 60 percent of the building's walkway.
- 5** Roof edge and parapet treatment: At a minimum of two locations, the roof edge and/or parapet shall have a vertical change from the dominant roof condition. At least one such change shall be located on a primary facade adjacent to a street right-of-way. (See illustration 4.7.1, on file in the office of the city clerk.) Roofs shall meet the following standards:
- A.) Parapets in association with flat roofs or low slope roofs shall be used to conceal mechanical equipment. Parapets shall be used as part of the wall below or as a part of a colonnade, however shall not exceed four feet above the flat roof.
 - B.) Primary roof pitches shall be between 3:12 and 12:12.
 - C.) Roof overhangs shall be a minimum of three feet zero inches, or when less than three feet zero inches shall provide a cornice or banding (minimum eight inches) under the fascia.
 - D.) The minimum allowed fascia is six inches.



MARCO ISLAND RETAIL
DESIGN DEVELOPMENT

MARCO ISLAND, FL
09.20.18

