



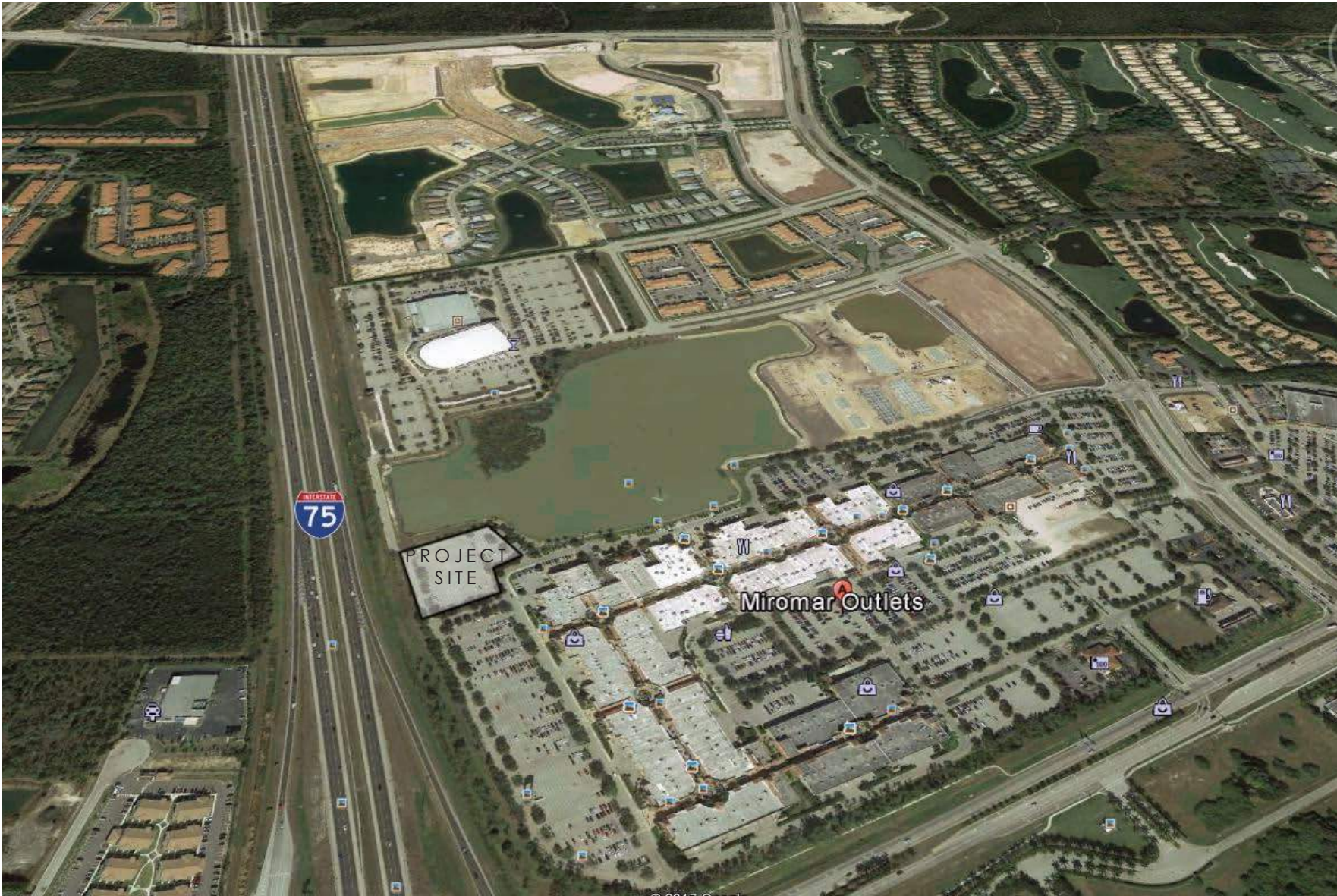
MIROMAR HOTEL

ESTERO, FL
DECEMBER 2017

TABLE OF CONTENTS

VICINITY MAP	2
SURROUNDING HOTELS	3
OVERALL SITE PLAN	4
PERSPECTIVE VIEWS ALONG 75	6
CONNECTIVITY MAP	7
PEDESTRIAN CONNECTIVITY	8
ACCESS	9
PLANTING PLAN	10
LANDSCAPE CHARACTER.....	11
MIROMAR OUTLET MALL CHARACTERISTICS	12
ARCHITECTURAL DETAILS: HOTEL	13
CONSULTANT TEAM	15

VICINITY MAP



MIROMAR HOTEL

SURROUNDING HOTELS



EMBASSY SUITES
FORT MYERS | CORKSCREW
ROAD | 0.5 MILES



HAMPTON INN & SUITES
FORT MYERS | CHEVROLET
WAY | 0.5 MILES



HYATT PLACE
FORT MYERS | VIA
VILLAGIO | 3.1 MILES



TOWNEPLACE SUITES
FORT MYERS | VIA
COCONUT POINT | 3.1 MILES



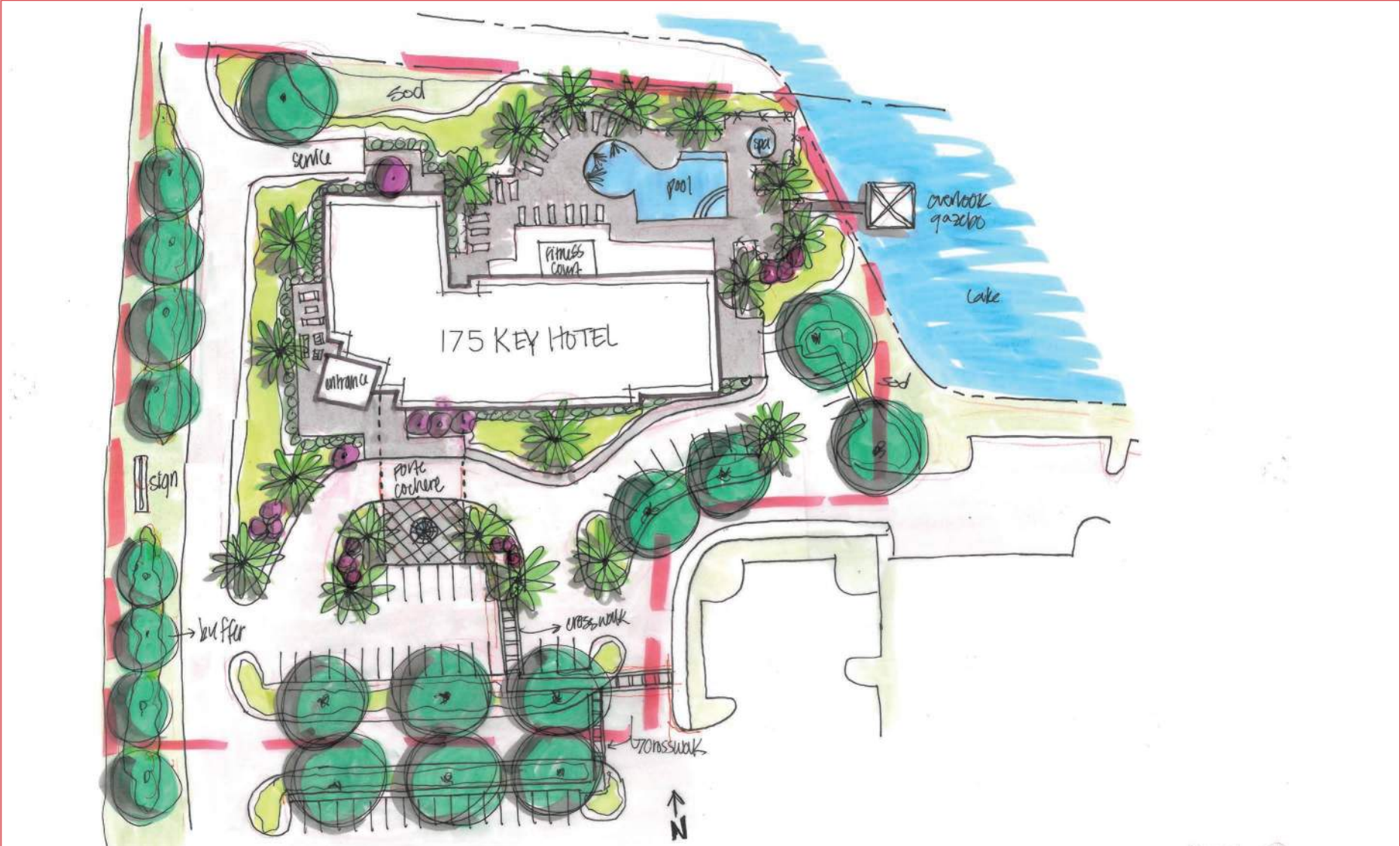
HYATT RESIDENCE CLUB
BONITA SPRINGS | COCONUT
PLANTATION DR | 4.3 MILES



HOLIDAY INN
FORT MYERS | INTERSTATE
COMMERCE DR | 4.4 MILES

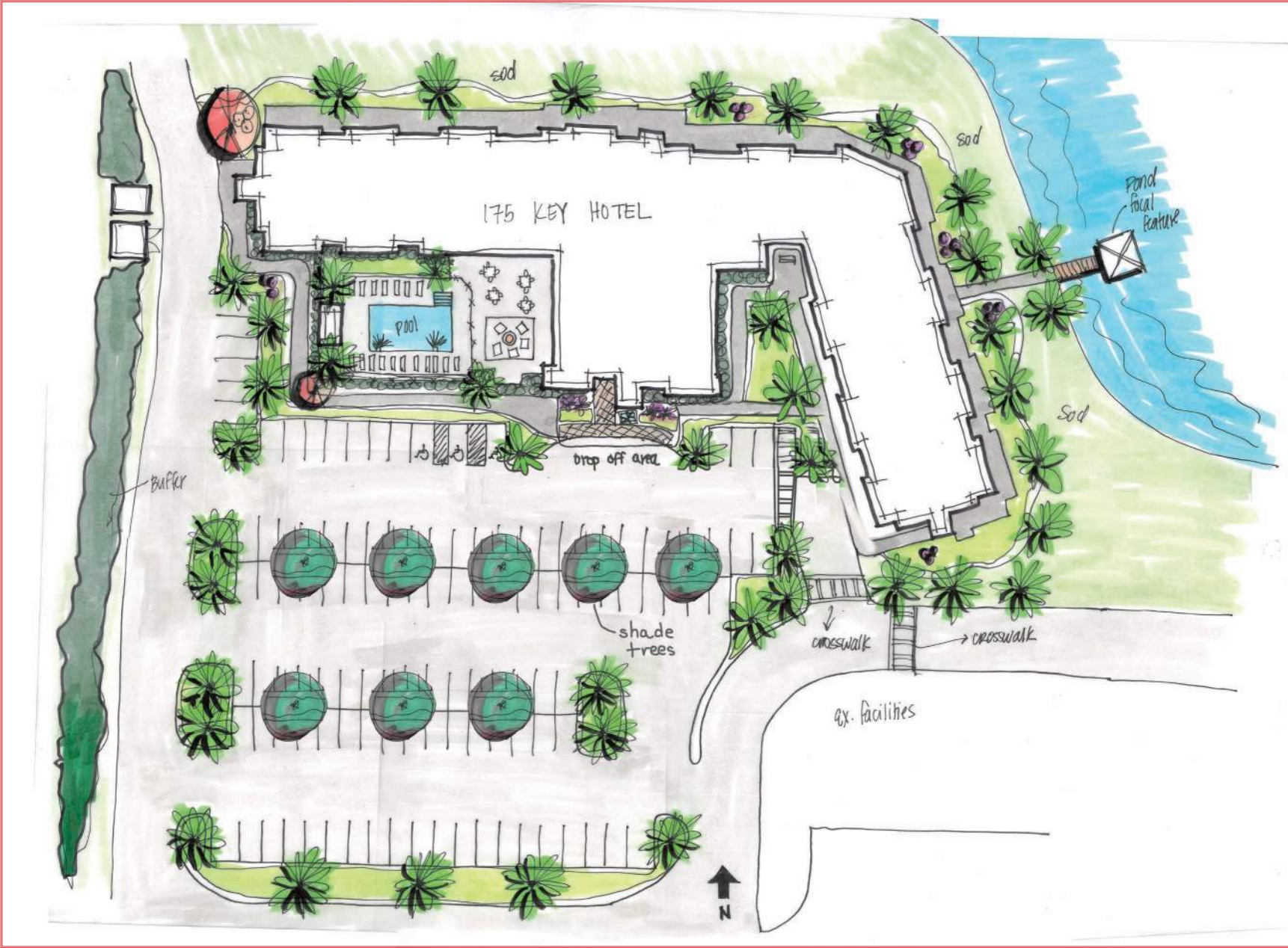
MIROMAR HOTEL

SAMPLE POTENTIAL SITE LAYOUT



PLACEHOLDER SITE PLAN

SAMPLE POTENTIAL SITE LAYOUT



MIROMAR HOTEL

PLACEHOLDER SITE PLAN

PERSPECTIVE VIEWS ALONG 75

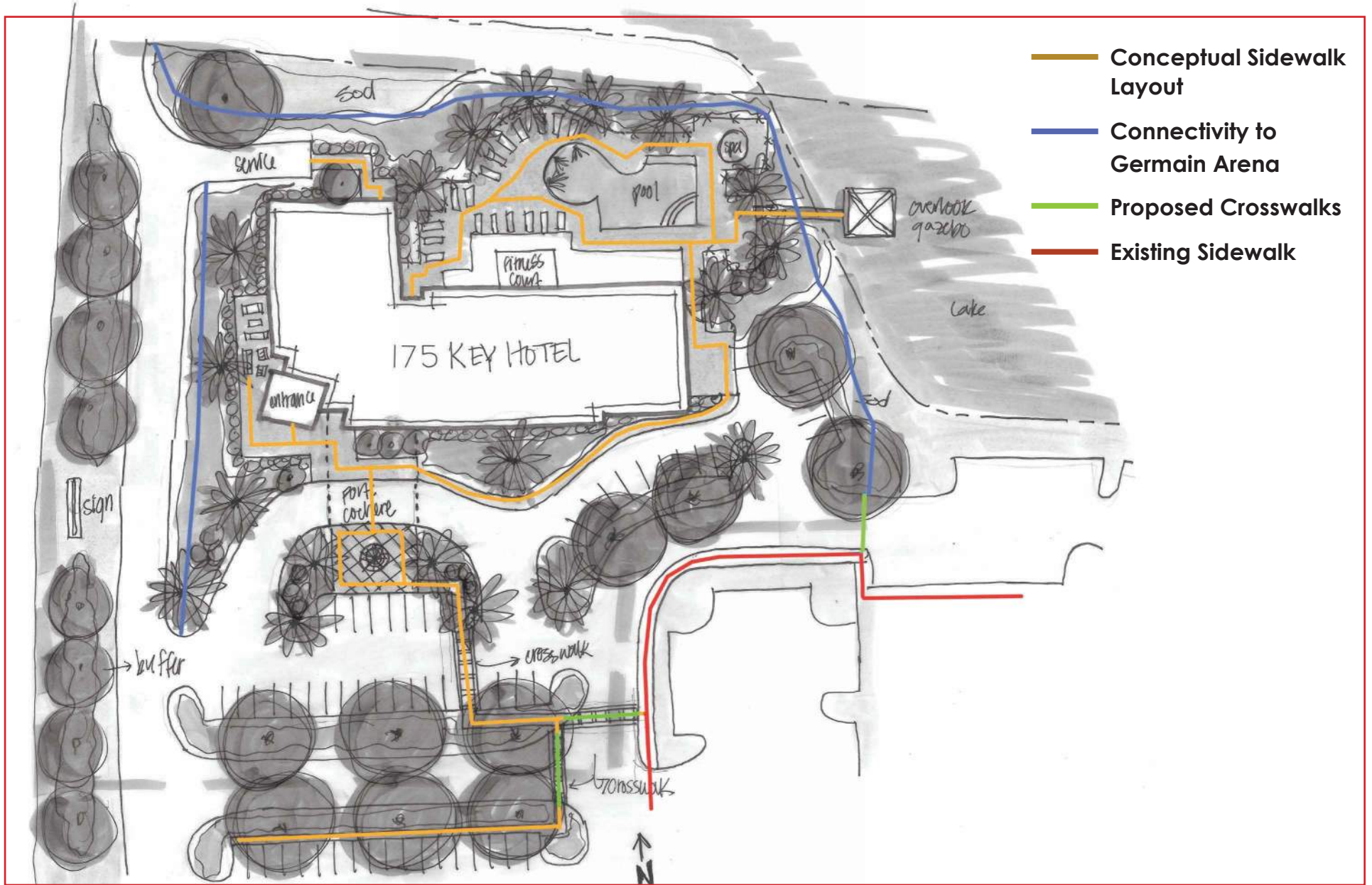
VIEW HEADING NORTH ON 75



VIEW HEADING SOUTH ON 75



CONNECTIVITY MAP



PLACEHOLDER CIRCULATION PLAN

PEDESTRIAN CONNECTIVITY

ON-SITE CROSSWALK EXAMPLES



MIROMAR HOTEL

PEDESTRIAN USE

- Interconnecting sidewalk
- Pathways create connections from parking lot to building, mall, and interior lake boardwalk feature

Construct multi-use pathways that feature shade trees, benches, bike racks and other design elements that attract usage. Enable multi-modal transportation access within and between areas (Policy No. 19.4.2)

PLANTING PLAN



JATROPHA



ORANGE GEIGER



SABAL PALM



SHADY LADY OLIVE



PINK TABEBUIA



YELLOW TABEBUIA



RIBBON PALM



ROYAL PALM



GREEN ISLE FICUS



HEDGE HIBISCUS



MUHLY GRASS



ALUMINUM PICKET FENCE

PLANTINGS

- Palms and ornamentals will landscape surrounding building
- Stately shade trees will be used in the parking lot medians to help lessen the heat island effect and create shade throughout the paved surfaces
- Layers of landscaping will lesson or negate visibility of surrounding properties and provide noise attenuation

MIROMAR OUTLET MALL CHARACTERISTICS



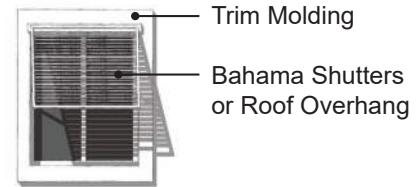
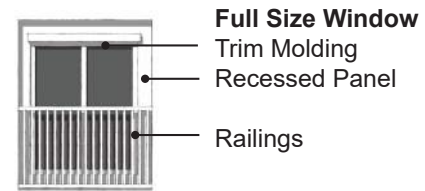
MIROMAR HOTEL

ARCHITECTURAL DEAILS: HOTEL



Profile & Materials

- Varied Projecting Components
- Gables & Parapets
- Cornice Molding & Accents
- Tile or Metal Roof

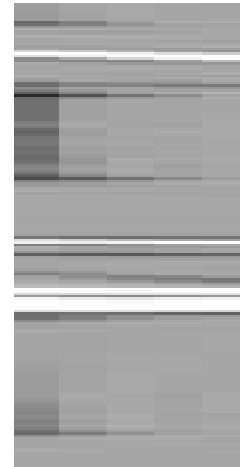


Examples of Roofline Articulation



Core "Hat"

- At Vertical circulation
- Adds interest



Facade Blade

- Glass or special material

Towers

- Creates Landmark or Icon
- Typically with signage or logo

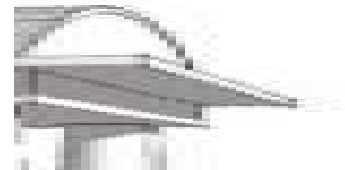
Examples of Tower Elements

Examples of Window Treatments



Vehicular & Pedestrian Arrival

- Covered canopy structure
- Matching or contrasting materials to building
- Often combined with tower element or signage



Examples of Porte Cochere

ARCHITECTURAL DETAILS: HOTEL

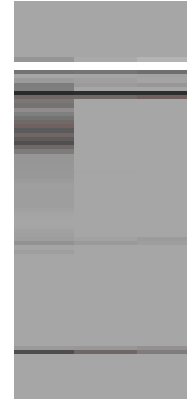


Illuminated Features & Color

- Uplighting or Wall Washing
- Adds Drama to Facade
- Landscape Features
- Neon Outlines & Logos
- Color Changing LED's



Examples of Lighting



The Sign

- Facade Mounted
- Ground Mounted
- Flange
- Button Logo
- Internal/ External Light



Examples of Signage



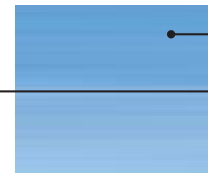
Mixed materials

- Color Panels
- Glass
- Brick/ Stone
- Wood/ Fiber Siding



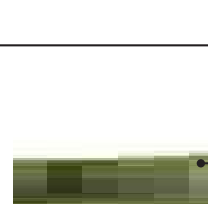
- Stucco / EIFS
- Metal Panel
- Painted Graphics

Examples of Facade Materials



Building Style

- Sun Screens or Shade Louvres
- Covered Balcony



- Decorative Brackets, Corbels, & Emblems

- Vertical Trellis for vegetation

Example of Facade Accessories

CONSULTANT TEAM

BOOTH DESIGN GROUP, *Landscape Architecture*



DELISI, INC., *Lands Use Planning & Water Policy*



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