

Prepared For:

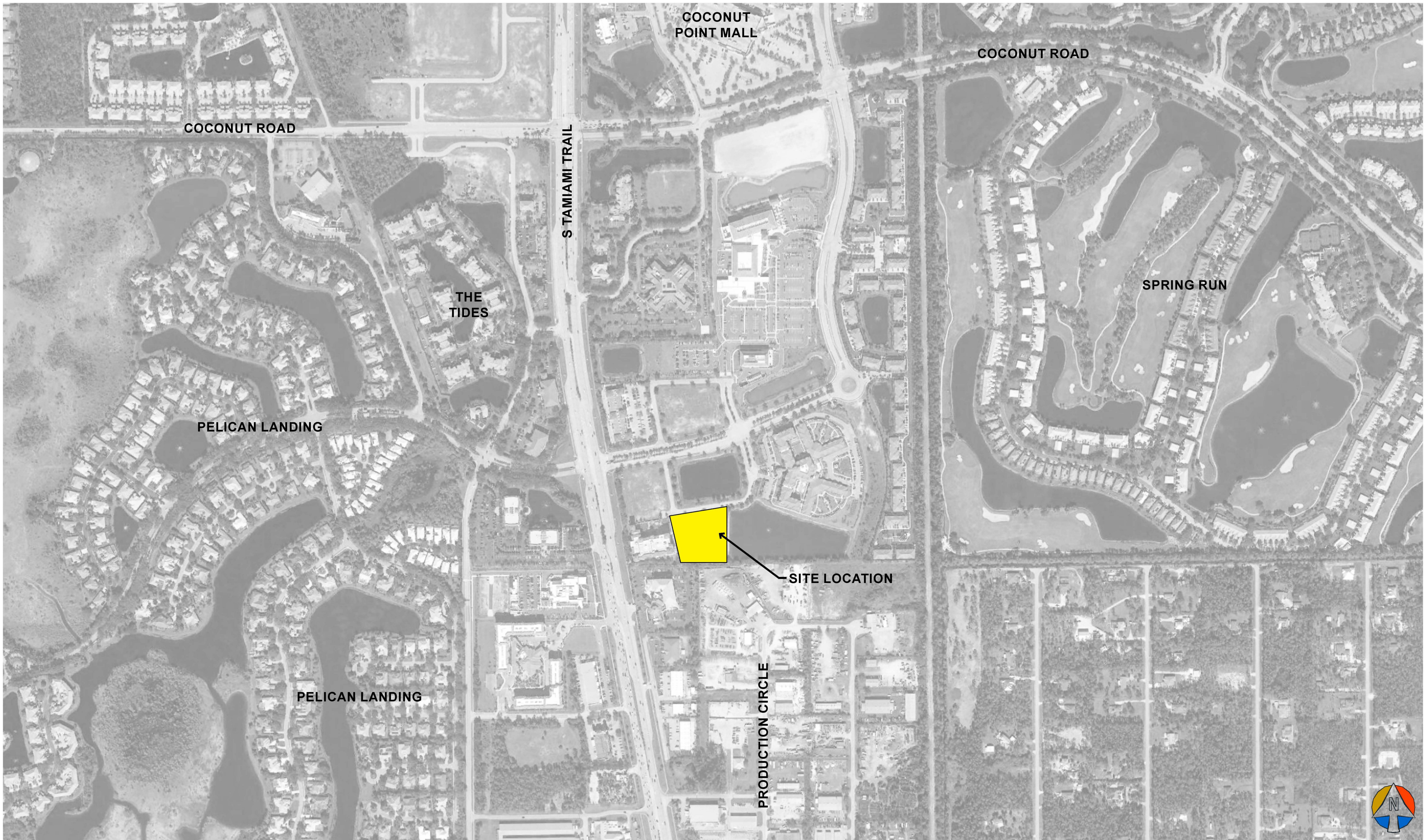


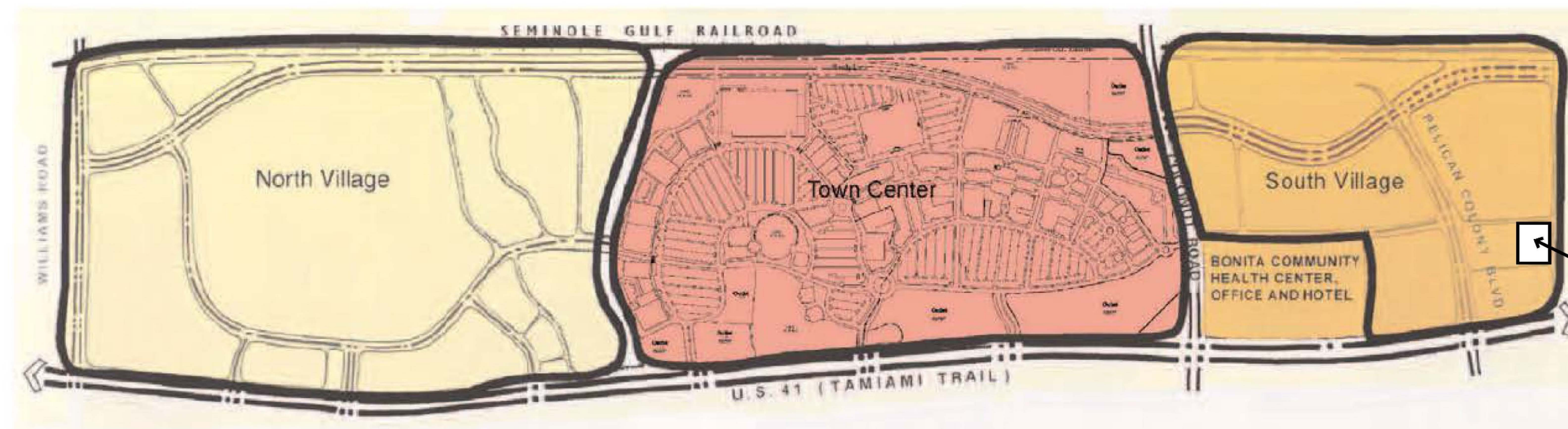
Design Review Board Presentation:
Proposed Infusion Center
Estero, FL



Developed By:







NORTH VILLAGE

TOWN CENTER

SOUTH VILLAGE

District 3 - South Village

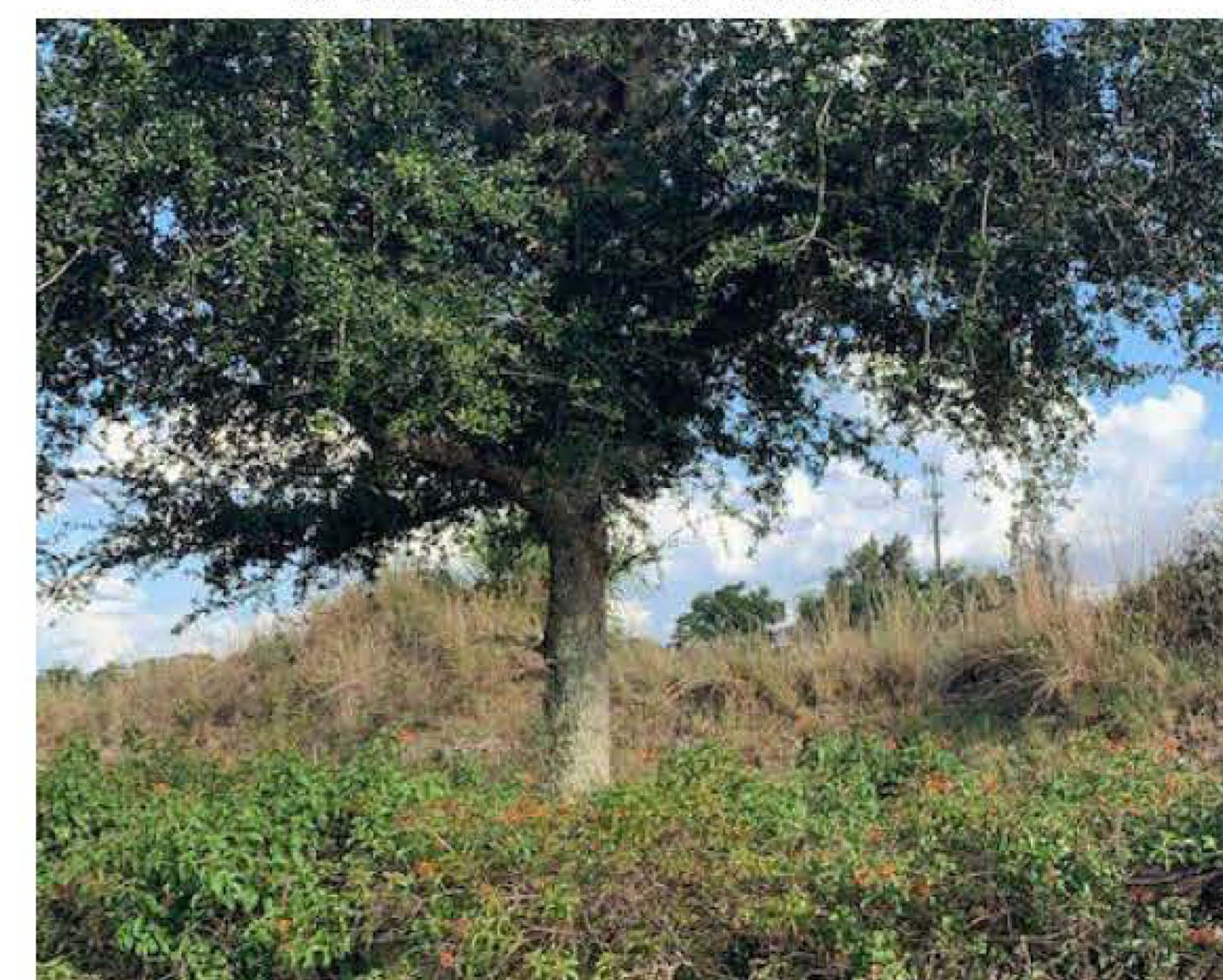
Located south of the Town Center and Coconut Road, the mixed-use South Village complements the surrounding community it supports. The South Village includes primary medical offices and adult congregate living apartments. The neighborhood has been planned to provide synergy with the existing Bonita Springs Community Health Center located at U.S. 41 and Coconut Road. Consistent with the design of all of Coconut Point, the buildings shall be of a Mediterranean Revival style. Buildings are generally set back from the roadway, tucked into the landscape and accessed through landscaped parking areas. Signage, common landscaping and lighting are consistent with the Coconut Point design criteria. Cohesive design elements will ensure the quality and beauty of the Coconut Point South Village.



A. EXISTING SOUTH BUFFER



B. EXISTING SOUTH BUFFER



C. EXISTING VEGETATION



D. EXISTING WEST BUFFER



E. LAKE VIEW FROM MURANO DEL LAGO



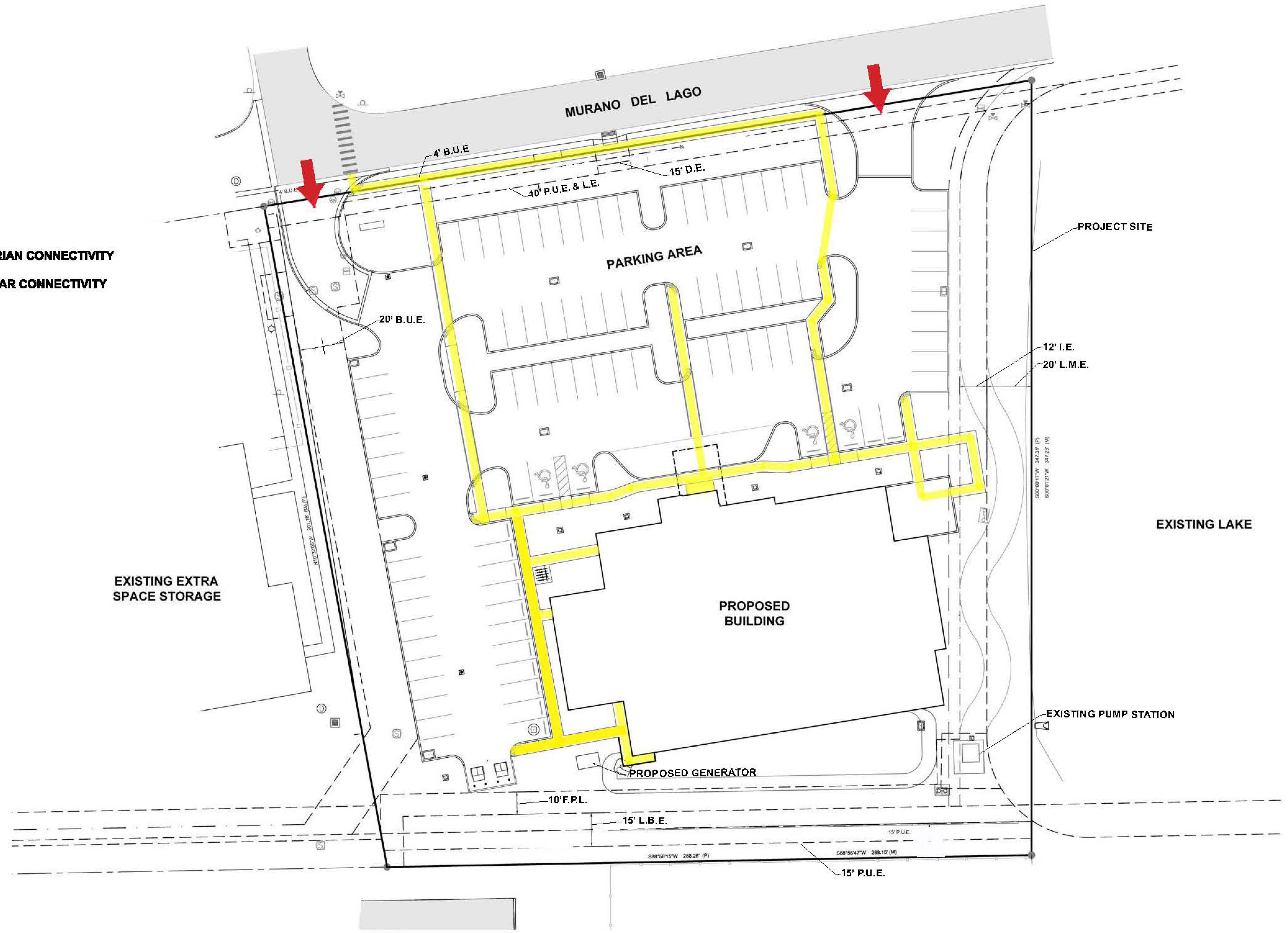
LEGEND:

- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- STABILIZED ACCESS

PARKING CALCULATIONS:	
REQUIRED PARKING	72 SPACES
PROPOSED PARKING	94 SPACES
LAND USE BREAKDOWN:	
IMPERVIOUS AREA	
- ASPHALT AREA	0.74 AC
- CONCRETE AREA	0.10 AC
- PAVER AREA	0.12 AC
- BUILDING AREA	0.37 AC
PERVIOUS AREA	
- DETENTION AREA	1.01 AC
- GREEN AREA	0.08 AC
TOTAL AREA	2.35 AC
ADDITIONAL OFFSITE AREA	0.01 AC

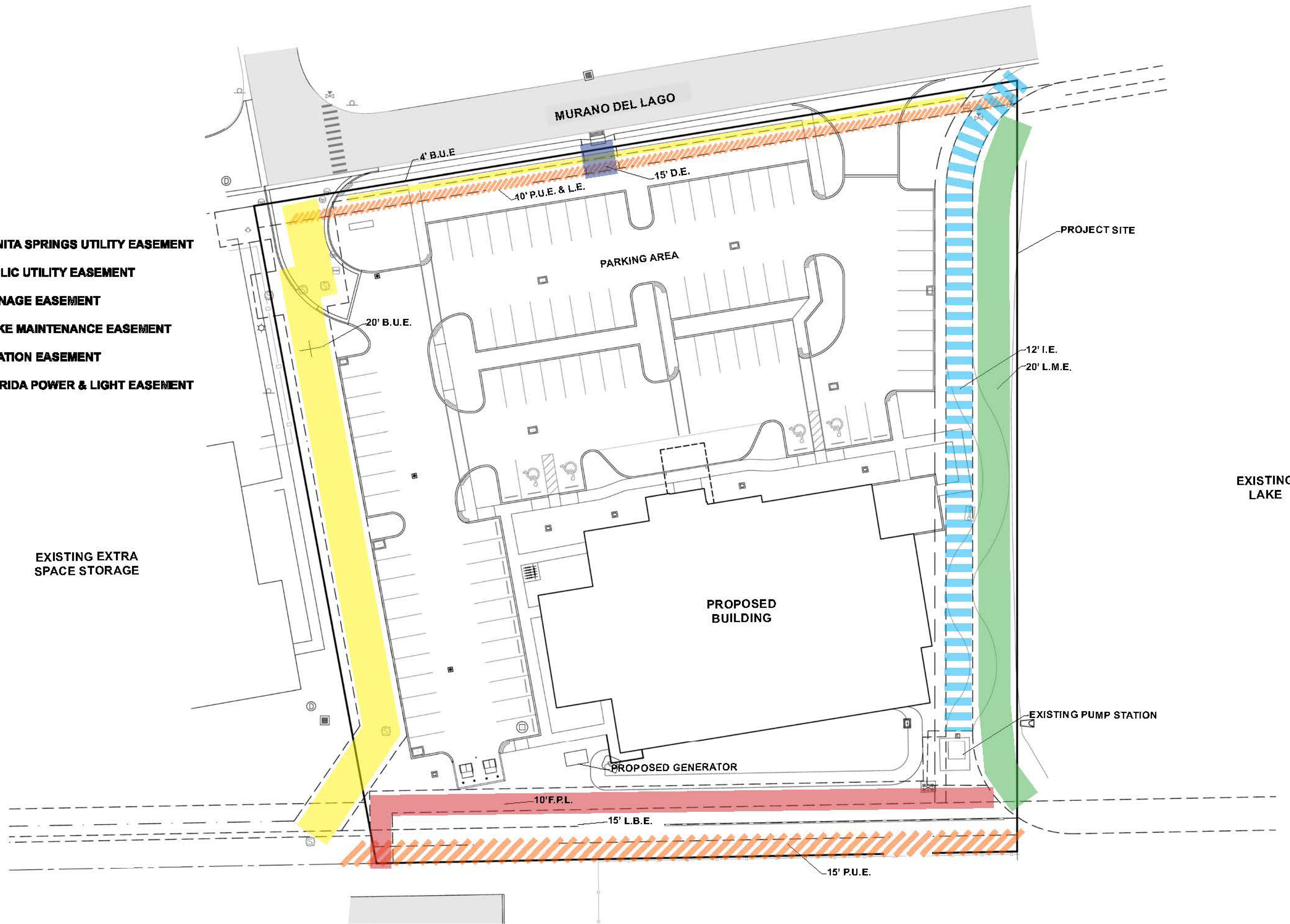
LEGEND:

-  - PEDESTRIAN CONNECTIVITY
-  - VEHICULAR CONNECTIVITY

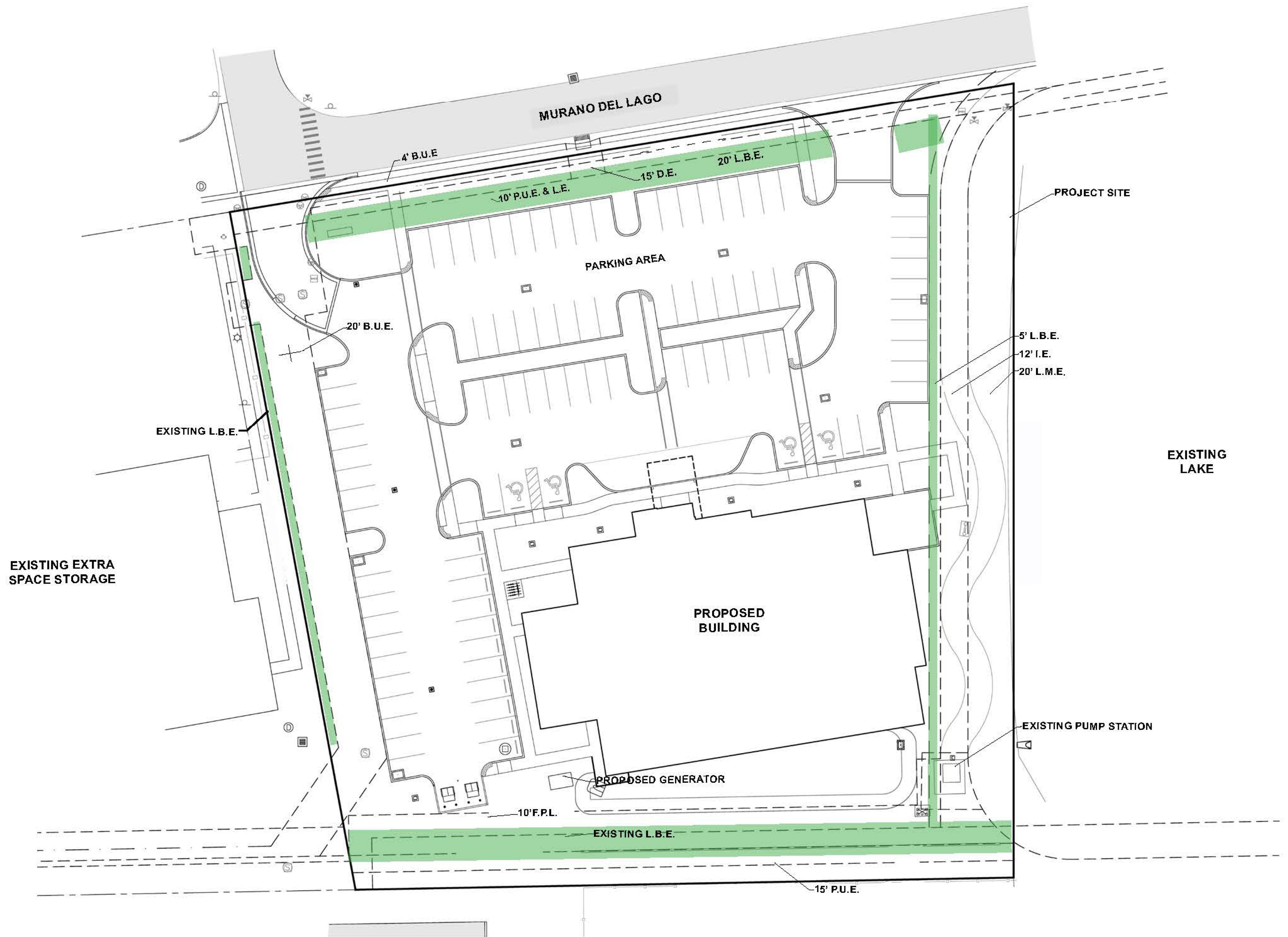


LEGEND:

- **B.U.E - BONITA SPRINGS UTILITY EASEMENT**
- **P.U.E - PUBLIC UTILITY EASEMENT**
- **D.E. - DRAINAGE EASEMENT**
- **L.M.E. - LAKE MAINTENANCE EASEMENT**
- **I.E. - IRRIGATION EASEMENT**
- **F.P.L. - FLORIDA POWER & LIGHT EASEMENT**







LEGEND

- GENERAL TREE
- ⊕ BUFFER TREE
- ▲ PARKING TREE
- ⊞ VEHICULAR USE PLANTING AREA
- ⊞ BUILDING FOUNDATION PLANTING AREA
- ⊞ C.T. HEIGHT

NOTES:

- IF EXISTING LANDSCAPING OR IRRIGATION IS DAMAGED DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH A LIKE SIZE AND SPECIES.
- PLEASE REFER TO LP601 FOR PLANT MATERIAL SCHEDULE.

NORTHERN BUFFER
TYPE D1
1 TREE / 20 LF FOR 236 LF = 12 TREES
20 SHRUBS / 30 LF FOR 236 LF = 160 SHRUBS

	Req'd	Provided
Trees	12	12
Shrubs	160	160

GENERAL TREE REQUIREMENT
1 TREE / 3000 SF OF PERVIOUS AREA FOR 102,411.76 SF = 30 TREES

	Req'd	Provided
Trees	30	30*

* 3540 SF OF PLANTED DETENTION / 400 SF = 9 TREES

EXISTING WESTERN BUFFER
TYPE A
1 TREE / 25 LF FOR 301.18 LF = 13 TREES
NO SHRUBS REQUIRED

	Req'd	Provided
Trees	13	13
Shrubs	N/A	N/A

VEHICULAR USE AREA
37,043.88 SF OF IMPERV. VUA @ 10%
= 4,104.38 SF (P.A.)
1 TREE / 250 SF FOR 4,104.38 SF = 17 TREES

	Req'd	Provided
Trees	17	17
Parking Area	4,104.38 SF	4,170 SF

* PARKING SPACES EXCEED 120% OF MINIMUM REQUIREMENTS ADDING 80SF PER @ EXTRA PARKING SPACES:
* 12 PARKING SPACES (MIN) X 120% = 36 PARKING SPACES
91 PARKING SPACES - 36 PARKING SPACES = 55 ADDITIONAL SPACES
5 PARKING SPACES X 30 SF = 150
370.438 + 400 = 4,104.38 SF

EASTERN BUFFER
TYPE A3
1 TREE / 25 LF FOR 321 LF = 13 TREES
20 SHRUBS / 30 LF FOR 321 LF = 215 SHRUBS

	Req'd	Provided
Trees	13	13
Shrubs	215	215

BUILDING FOUNDATION
10% OF PROPOSED BUILDING SF
16,000 SF x 10% = 1,600 SF

	Req'd	Provided
Trees	N/A	N/A
Planting Area	1,604	1,714

EXISTING SOUTHERN BUFFER
TYPE C4
1 TREE / 20 LF FOR 288.26 LF = 15 TREES
EXISTING 13 SHRUBS

	Req'd	Provided
Trees	15	15
Shrubs	18	18

* PROVIDED WITH DOS 2004-0020

PLANT MATERIAL SCHEDULE:

SYM	QTY	NATIVE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPECIFICATIONS
TREES - TYPE 1					
⊞	3	YES	QUERCUS VIRGINIANA	LIVE OAK	10' HT., 4' SPRD., 3" CAL.
⊞	3	YES	MAGNOLIA GRANDIFLORA LITTLE GEM	LITTLE GEM MAGNOLIA	10' HT., 4' SPRD., 3" CAL.
⊞	20	NO	LIGUSTRUM SPP.	LIGUSTRUM	10' HT., 4' SPRD., 3" CAL.
⊞	12	YES	BUCIDA BUCERAS SHADY LADY	BLACK OLIVE	10' HT., 4' SPRD., 3" CAL.
⊞	4	YES	TAXODIUM DISTICHUM	BALD CYPRESS	10' HT., 4' SPRD., 3" CAL.
PALMS - TYPE 1					
⊞	19	YES	ROYSTONIA REGIA	ROYAL PALM	10' - 16' C.T.
⊞	2	YES	ROYSTONIA REGIA	ROYAL PALM	DOUBLE, 10' - 16' C.T.
⊞	24	YES	SABAL PALMETTO	SABAL PALM	10' - 22' C.T. VARIED HEIGHT (VARIED HT.)
⊞	6	NO	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	DOUBLE, 10'-22' C.T. HEIGHT (VARIED HT.)
⊞	7	YES	THRINAX RADIATA	FLORIDA THATCH PALM	3'-8' CT., MIXED HEIGHTS
SHRUBS - TYPE 1					
⊞	509	YES	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL @ 36" O.C., 24" H X 18" W
⊞	434	YES	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL., 24" HT.
		YES	MYRICA CERIFERA	WAX MYRTLE	
		YES	COCCOLOBA UNIFERA	SEA GRAPE	
		YES	ZAMIA FLORIDANA	COONTIE	
⊞	201	YES	BOUGAINVILLEA SPP.	BOUGAINVILLEA	3 GAL @ 36" O.C., 24" H X 18" W
⊞	150	YES	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL @ 36" O.C., 24" H X 18" W
⊞	520	YES	SPARTINA BAKERI	SAND CORDGRASS	3 GAL @ 36" O.C., 24" H X 18" W
MISC.					
MULCH	TBD	N/A	N/A	PINE STRAW MULCH	3" DEEP AFTER WATERING IN
SOD	TBD	N/A	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM	100% TRUE SPECIES, INSTALLED WITHIN 24 HRS. OF CUTTING



EXISTING FENCING TO REMAIN

PROPOSED ROYAL PALMS AT ENTRANCE
EXISTING SABAL PALMS

EXISTING WASHINGTONIA PALMS
ENHANCED & PROPOSED BUFFERING SHRUBS

EXISTING WASHINGTONIA PALMS
EXISTING LIVE OAKS

A. EXISTING WEST BUFFER

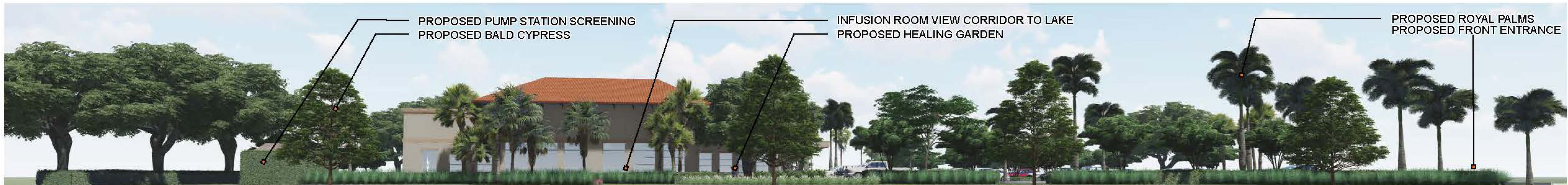


PROPOSED REFUSE SCREENING

EXISTING BUFFERING SHRUBS
EXISTING LIVE OAKS

EXISTING LIGUSTRUMS
EXISTING SABAL PALMS

B. EXISTING SOUTH BUFFER



PROPOSED PUMP STATION SCREENING
PROPOSED BALD CYPRESS

INFUSION ROOM VIEW CORRIDOR TO LAKE
PROPOSED HEALING GARDEN

PROPOSED ROYAL PALMS
PROPOSED FRONT ENTRANCE

C. PROPOSED EAST BUFFER



PROPOSED ROYAL PALMS
PROPOSED FRONT ENTRANCE

PROPOSED SABAL PALMS
EXISTING LIVE OAK

PEDESTRIAN ENTRANCE
PROPOSED BUFFERING SHRUBS

PROPOSED LIGUSTRUMS
PROPOSED FRONT ENTRANCE

D. PROPOSED NORTH BUFFER



North Building Facade

August 14, 2019

Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.



North Building Facade

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North Building Facade

August 14, 2019

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East Building Facade

August 14, 2019

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South Building Facade

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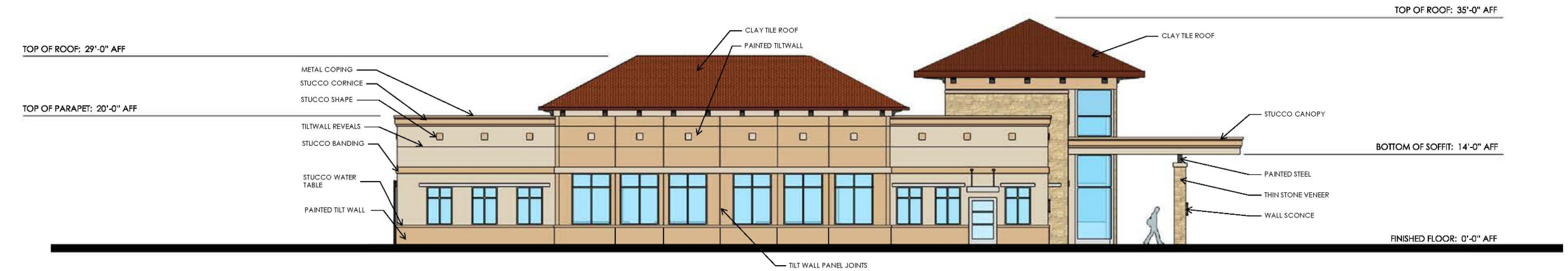


West Building Facade & Equipment Area

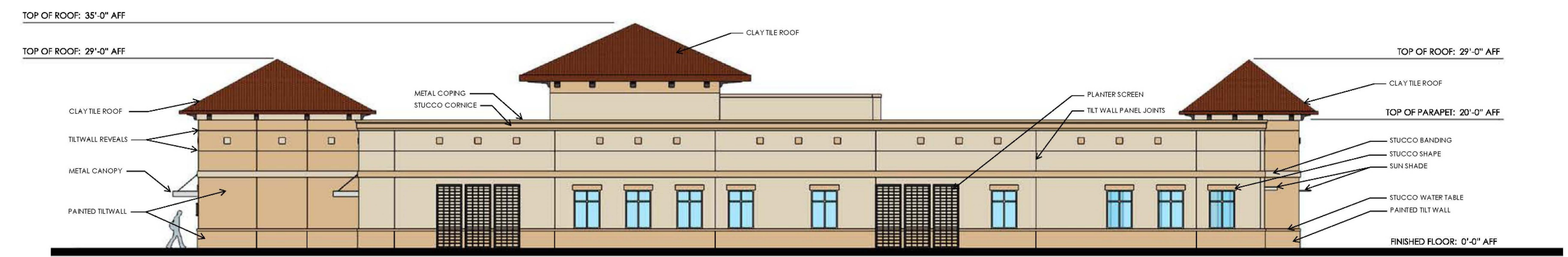
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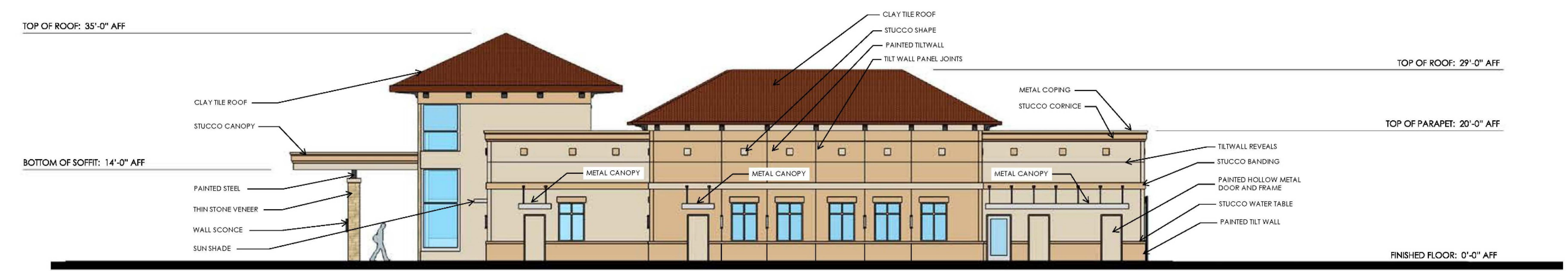
E. NORTH ELEVATION



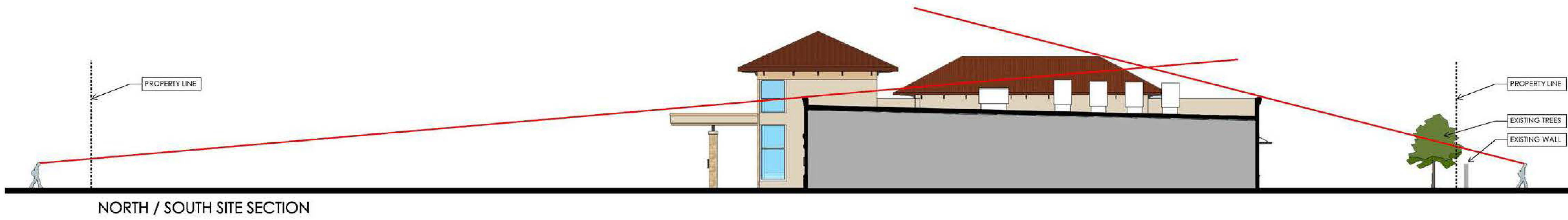
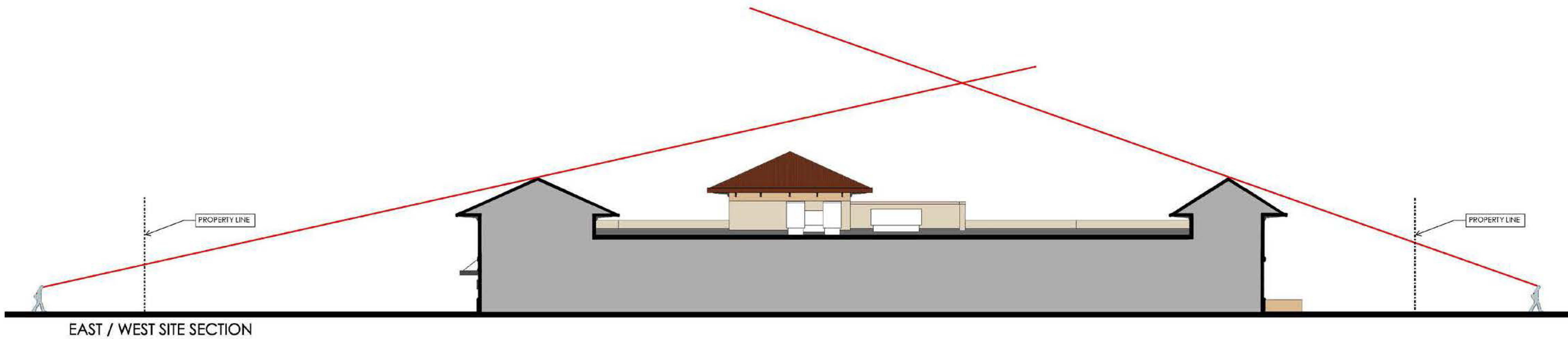
F. EAST ELEVATION

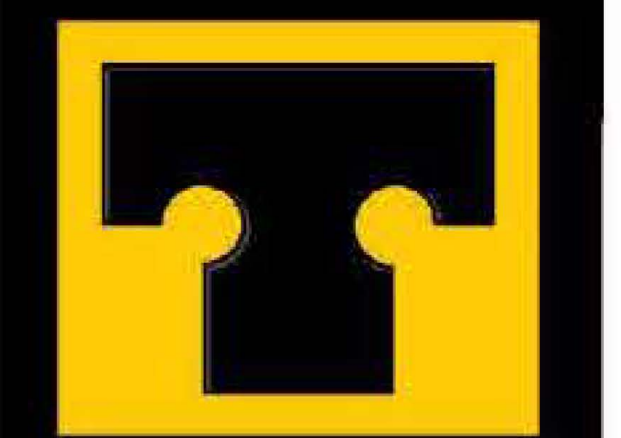


G. SOUTH ELEVATION



H. WEST ELEVATION





THOMAS

SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

OPTIMAL OUTCOMES

Design Number:

78966

Installation Address:

8440 Murano Del Lago Dr
Bonita Springs, FL

Project Identity Number:

85633

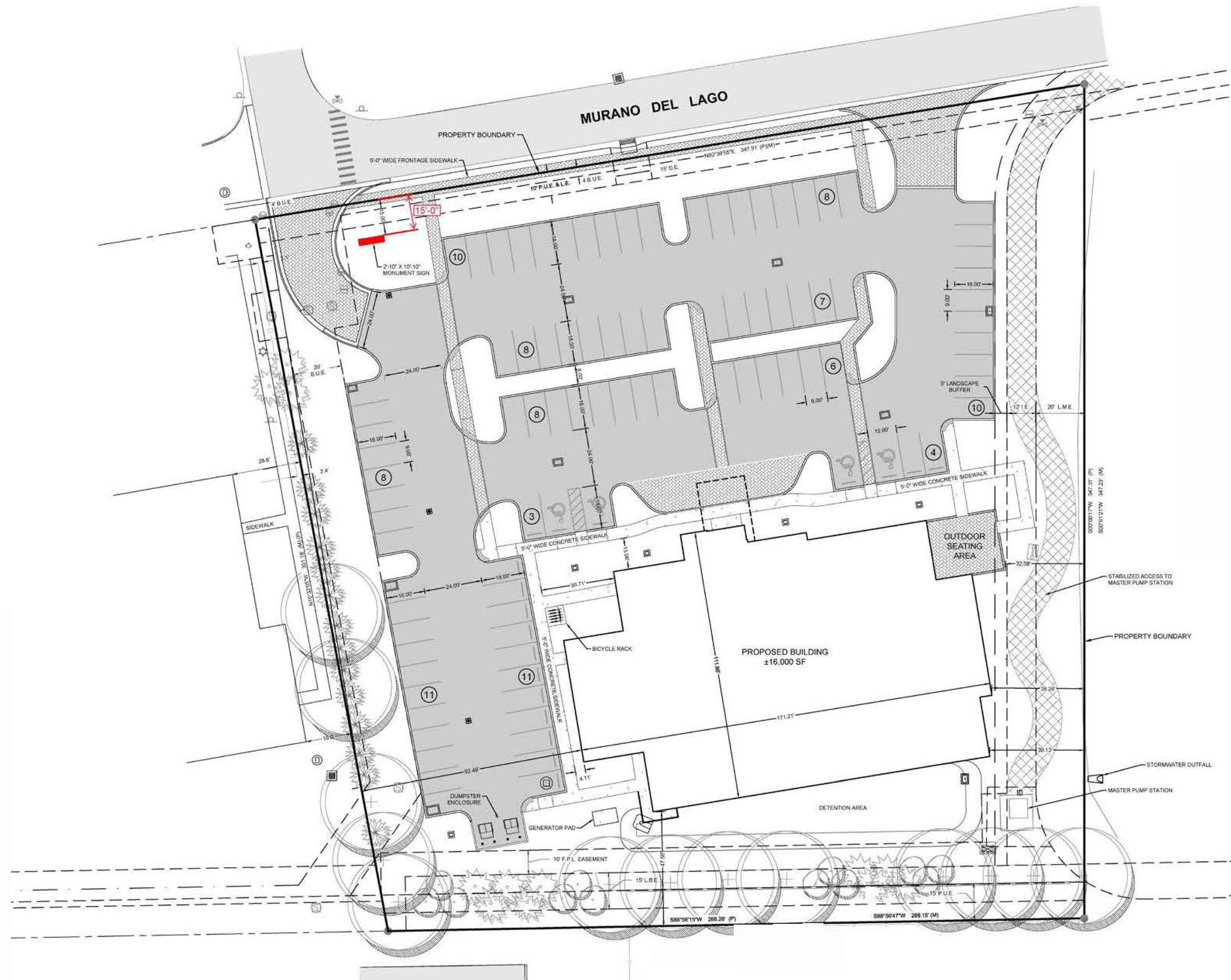
Sales Associate: Project Team:

DN X

Designer: Date:

MBV 05.20.19

Project Updates:
05.30.19 MRV - Updated



Site Map

Scale: 1" = 50'

UL Underwriters Laboratories, Inc.
LISTING E89514
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



3M™ MCS™ Warranty

Approval:

Approved

DATE:

Approved as noted

DATE:

Revise & Re Submit

DATE:

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1 of 3

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Fax: 727-573-0328



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Design Number:
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Installation Address:
8440 Murano Del Lago Dr
Bonita Springs, FL

Project Identity Number:
85633

Sales Associate:	Project Team:
DN	X
Designer:	Date:
MBV	05.16.19

Project Updates:
05.20.19 MBV - Updated
05.30.19 MBV - Updated
06.04.19 MBV - Updated



3M™ MCS™ Warranty

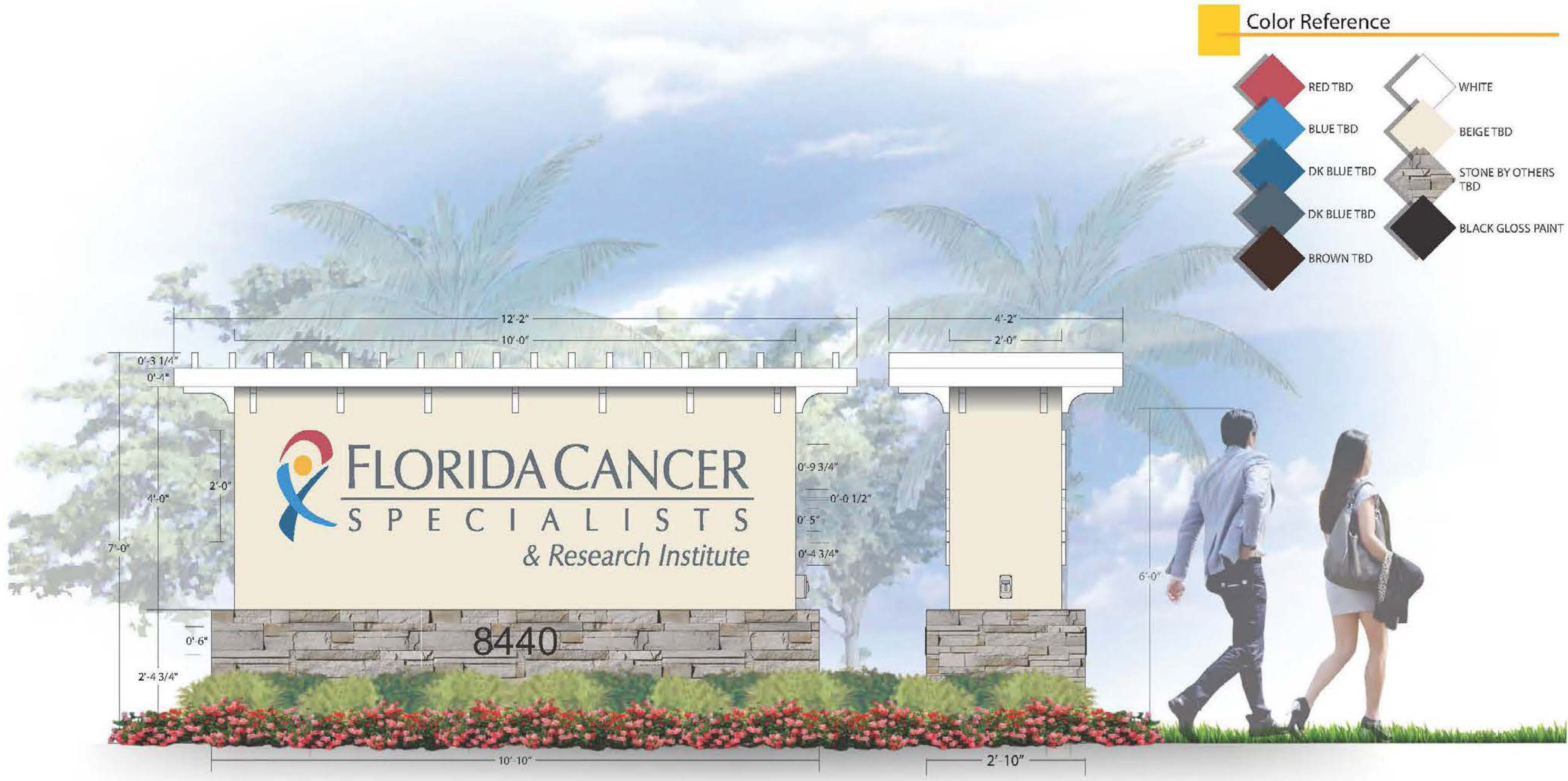
Approval:

- Approved
DATE: _____
- Approved as noted
DATE: _____
- Revise & Re Submit
DATE: _____

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2	2 of 3

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Color Reference

- RED TBD
- BLUE TBD
- DK BLUE TBD
- DK BLUE TBD
- BROWN TBD
- WHITE
- BEIGE TBD
- STONE BY OTHERS TBD
- BLACK GLOSS PAINT

D/F Illuminated Monument Sign with Acrylic Push Thrus

Face Square Feet: 407

Scope of Work

Scale: 1/2"=1'-0"

Aluminum constructed monument with acrylic push thrus decorated with 3M vinyl to match client color program, applied first surface & 3M 3635-70 diffususer applied second surface. Faux stone base by others. Stud mounted 1/4" aluminum address numerals FCOs painted black. Illuminated with energy efficient LEDs & power supplies. Painted with durable polyurethanes & finishes

SUBJECT TO CHANGE BASED ON ENGINEERING, MANUFACTURING, LANDLORD CRITERIA, AND/ OR MUNICIPALITY AND CODE RESTRICTIONS.

SURVEY REQUIRED



Sign

August 14, 2019

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OPTIMAL OUTCOMES

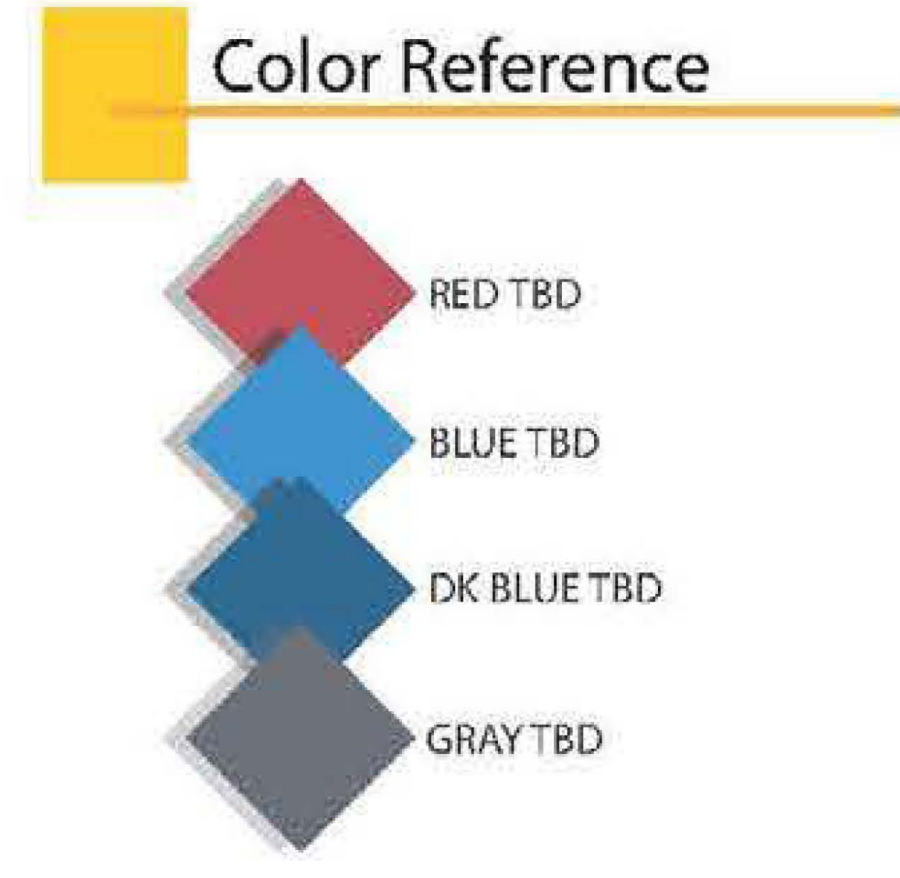
Design Number:
78966

Installation Address:
8440 Murano Del Lago Dr
Bonita Springs, FL

Project Identity Number:
85633

Sales Associate:	Project Team:
DN	X
Designer:	Date:
MBV	05.30.19

Project Updates:
6.6.19 Updated rendering - EG



LED Illuminated Face Lit Channel Letters

Square Feet: 40.25

Scope of Work

Aluminum constructed channel letters with 5" returns. Faces are #2447 milk white acrylic with 3M vinyl applied first surface. 1" jewelite trim caps. Flush mount to existing wall. Internally illuminated using energy efficient white LEDs and remote power supplies.

Scale: 3/4"=1'-0"



SUBJECT TO CHANGE BASED ON ENGINEERING, MANUFACTURING, LANDLORD CRITERIA, AND/ OR MUNICIPALITY AND CODE RESTRICTIONS.



Proposed Condition

Scale: 1/16"=1'-0"



3M™ MCST™ Warranty

Approval:
 Approved
 DATE: _____
 Approved as noted
 DATE: _____
 Revise & Re-Submit
 DATE: _____

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Building Sign

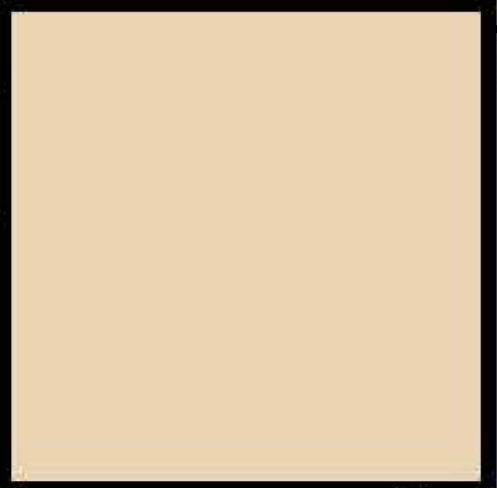
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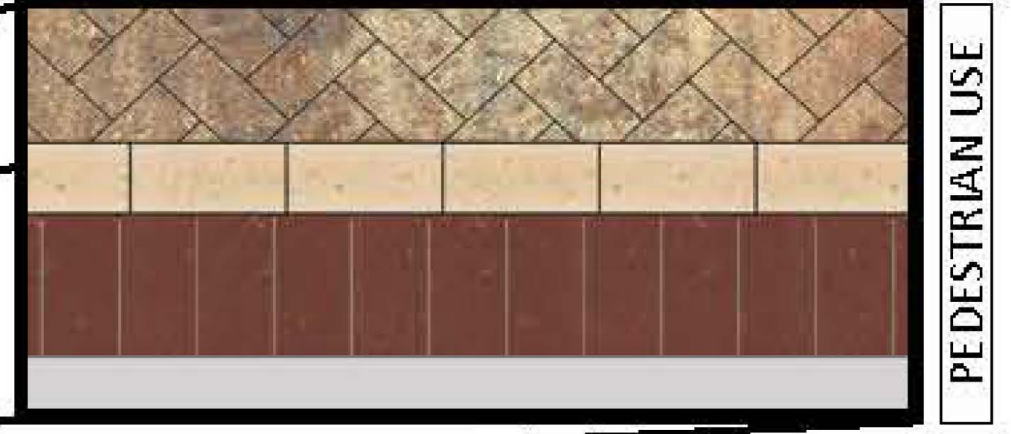
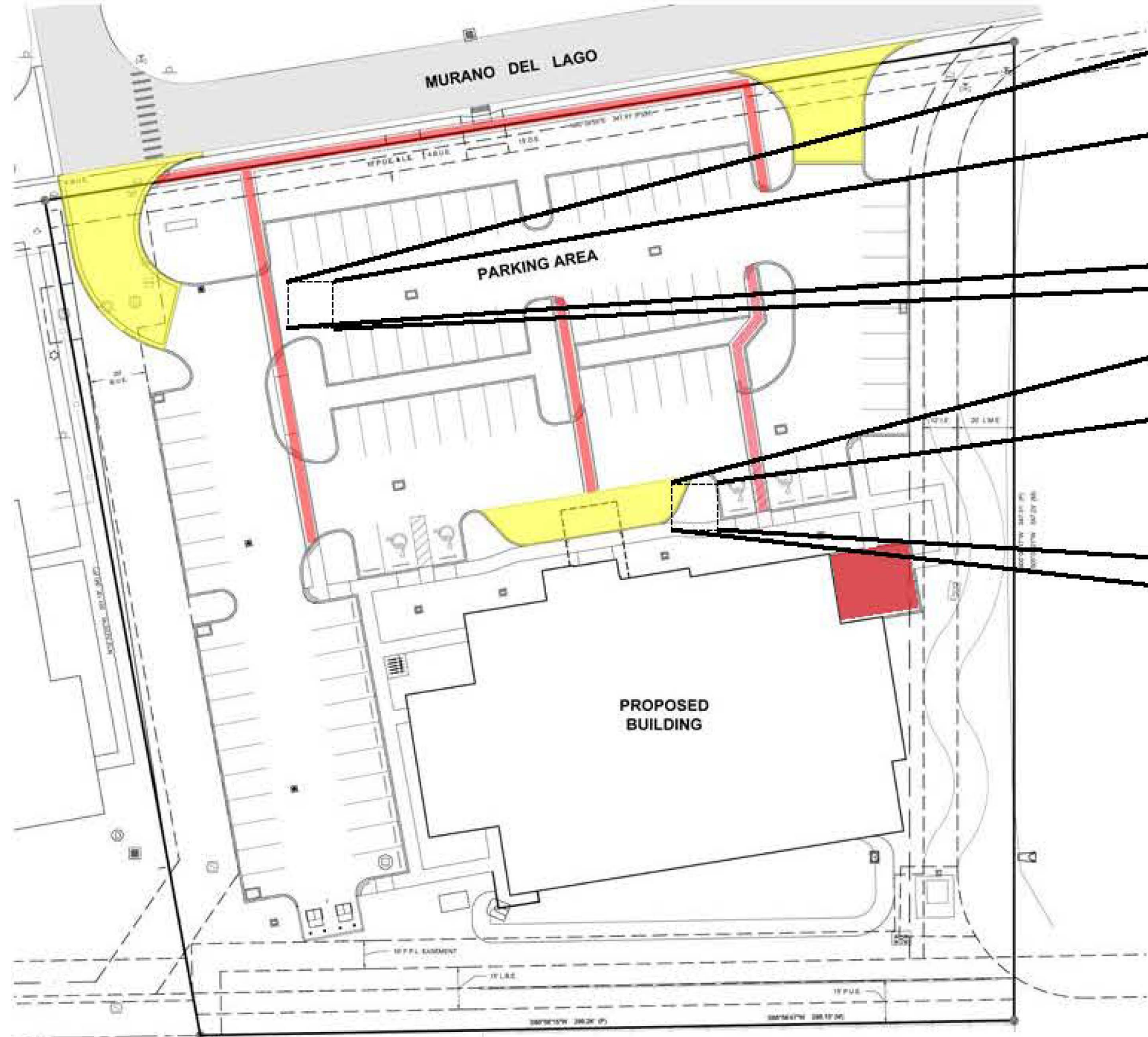
CLAY ROOF TILE
 MANUFACTURER: BORAL ROOFING
 CUT: CLAY LITE
 COLOR: TERRA COTTA



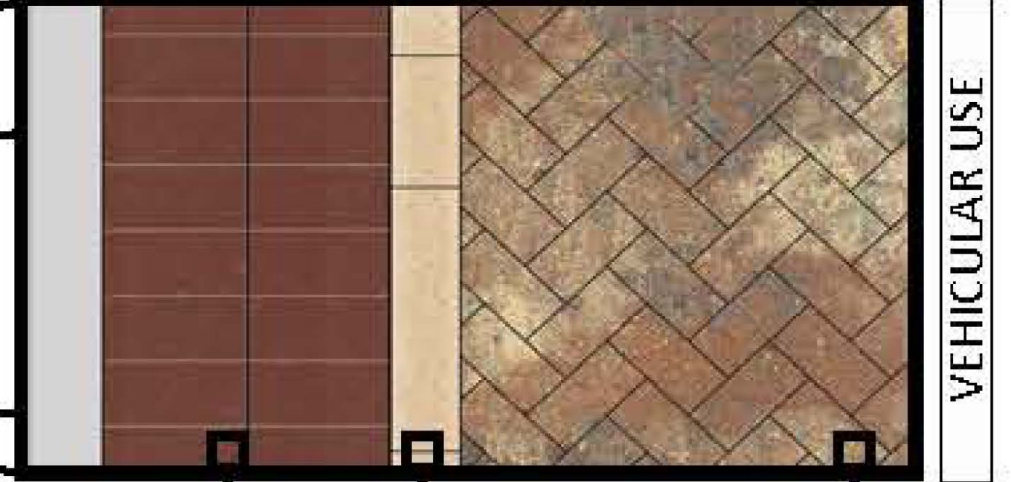
TILT WALL PAINT
 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: #SW7722 TRAVERTINE



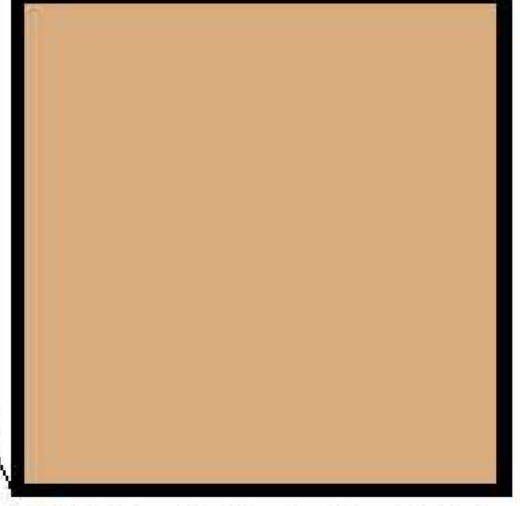
LEGEND:
 - PEDESTRIAN USE PAVER ACCENTS
 - VEHICULAR USE PAVERS ACCENTS



PEDESTRIAN USE



VEHICULAR USE



STUCCO ACCENT PAINT
 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: #SW7679 GOLDEN GATE



THIN STONE VENEER
 MANUFACTURER: EL DORADO STONE
 CUT: ROUGH CUT
 COLOR: AUTUMN LEAF



PAVER BANDING
 MANUFACTURER: TRI-CIRCLE PAVER
 COLOR: CHESTNUT 62



PAVER BANDING
 MANUFACTURER: TRI-CIRCLE PAVER
 COLOR: BUFF 34



HERRINGBONE PAVER FIELD
 MANUFACTURER: TRI-CIRCLE PAVER
 COLOR: CHESTNUT/BUFF/CHARCOAL 623406