

Prepared For:

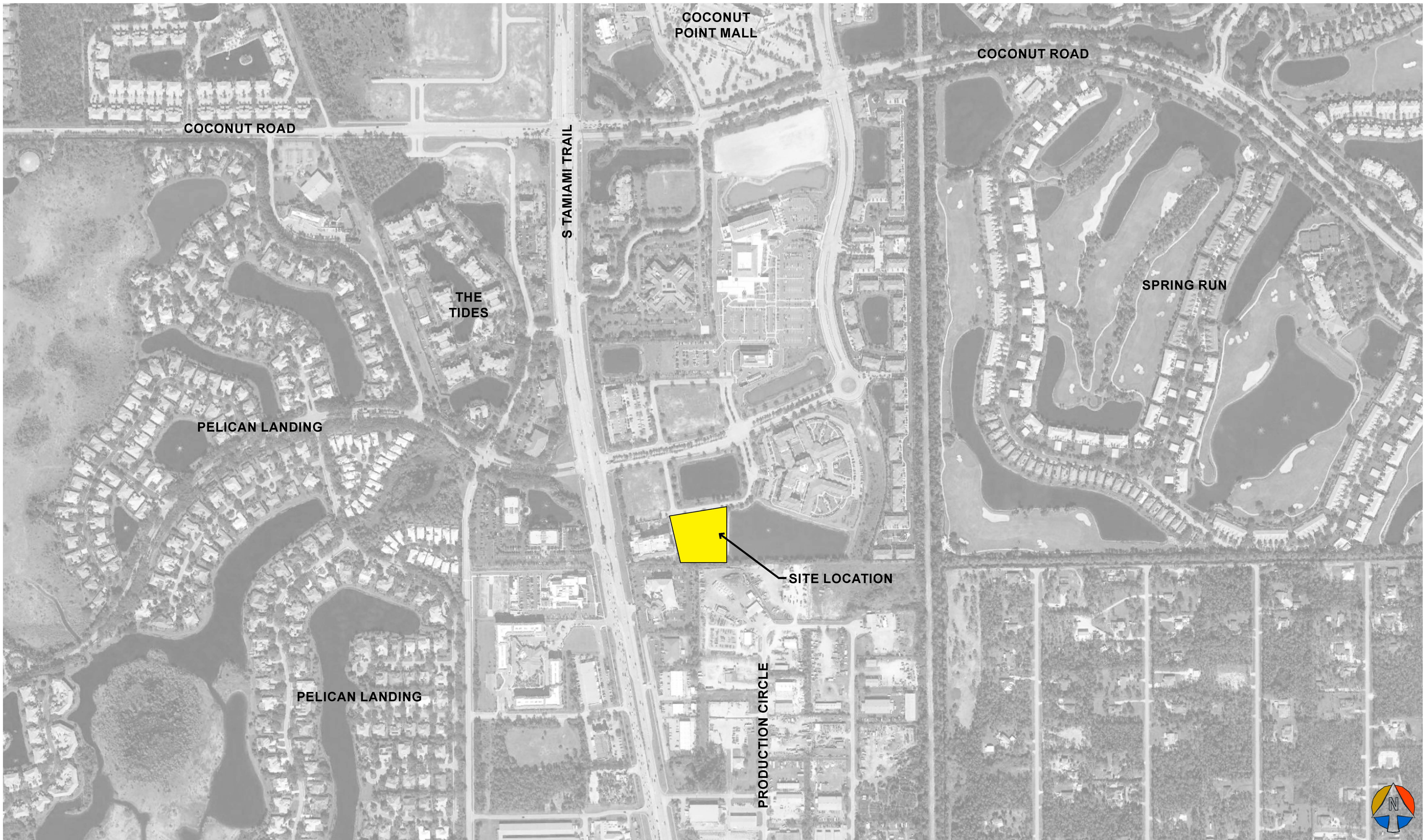


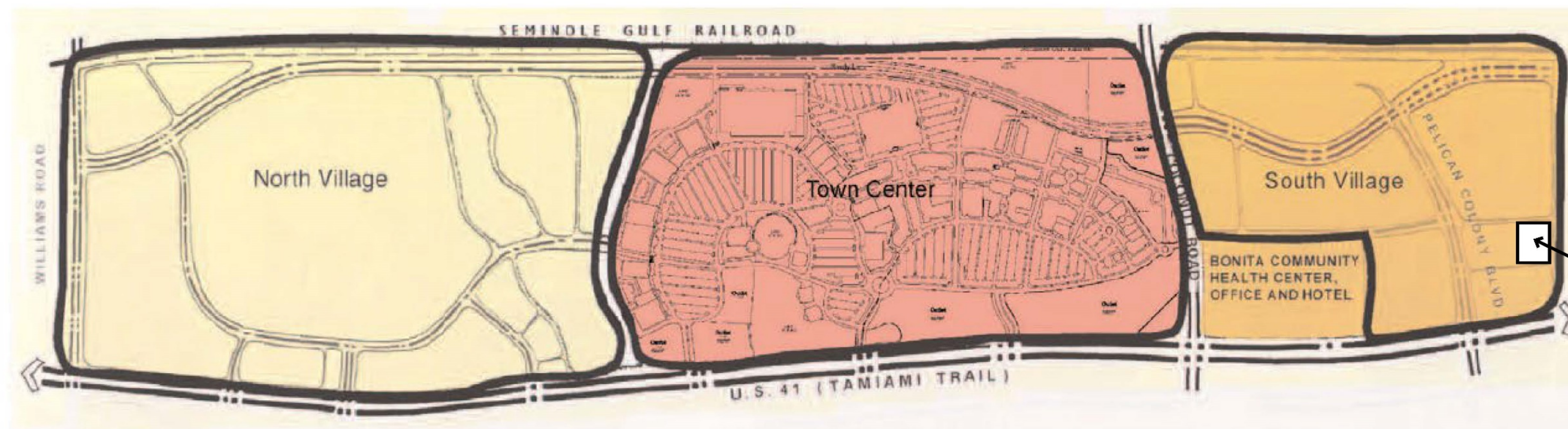
Public Hearing  
Design Review Board Presentation:  
Proposed Infusion Center  
Estero, FL



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 compliments 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:**

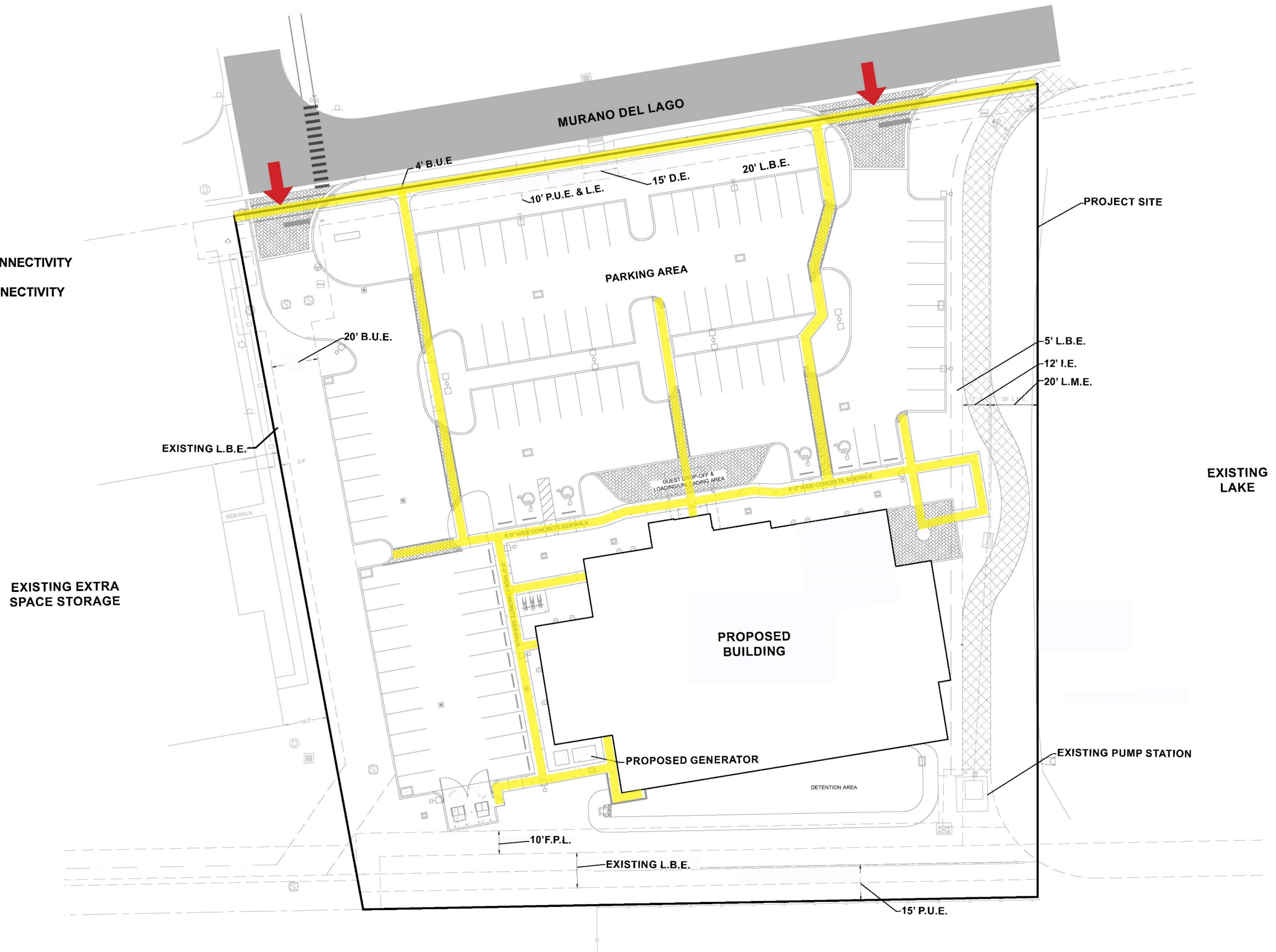
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- STABILIZED ACCESS

PARKING CALCULATIONS:	
REQUIRED PARKING	72 SPACES
PROPOSED PARKING	94 SPACES
LAND USE BREAKDOWN:	
<b>IMPERVIOUS AREA</b>	<b>1.34 AC</b>
- ASPHALT AREA	0.71 AC
- CONCRETE AREA	0.10 AC
- PAVER AREA	0.16 AC
- BUILDING AREA	0.37 AC
<b>PERVIOUS AREA</b>	<b>1.01 AC</b>
- DETENTION AREA	0.08 AC
- GREEN AREA	0.91 AC
<b>TOTAL AREA</b>	<b>2.35 AC</b>
<b>ADDITIONAL OFFSITE AREA</b>	<b>0.01 AC</b>

- NOTES:**
- STABILIZED ACCESS TO MASTER PUMP STATION SHALL BE STABILIZED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION, SECTION 169. COMPACT TO A DENSITY OF 98% IN ACCORDANCE WITH AASHTO T-190 METHOD C. PROVIDE A MINIMUM STABILIZED DEPTH OF 12" FOR THE STABILIZED ACCESS.
  - LOADING AREA - DELIVERIES ARE SMALL BOX TRUCKS, TYPICALLY UPS/FEDEX, AND ARE TO BE MADE BEFORE OR AFTER HOURS SO NOT TO INTERFERE WITH PEDESTRIAN OR VEHICULAR MOVEMENTS. TRUCKS TO STAY IN PARKING LOT LESS THAN 4 HOURS.
  - REFUSE AND SOLID WASTE DISPOSAL PER VILLAGE OF ESTERO LDC Sec. 10-261
- COMMERCIAL BUSINESS: 10,001 - 25,000 SF  
 MINIMUM SF GARBAGE COLLECTION: 120 SF  
 MINIMUM SF RECYCLABLE COLLECTION: 96 SF
- \*A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED AND A 12 FOOT WIDE UNOBSTRUCTED ACCESS OPENING MUST BE PROVIDED TO ACCOMMODATE ALL STORAGE AREAS/CONTAINERS.

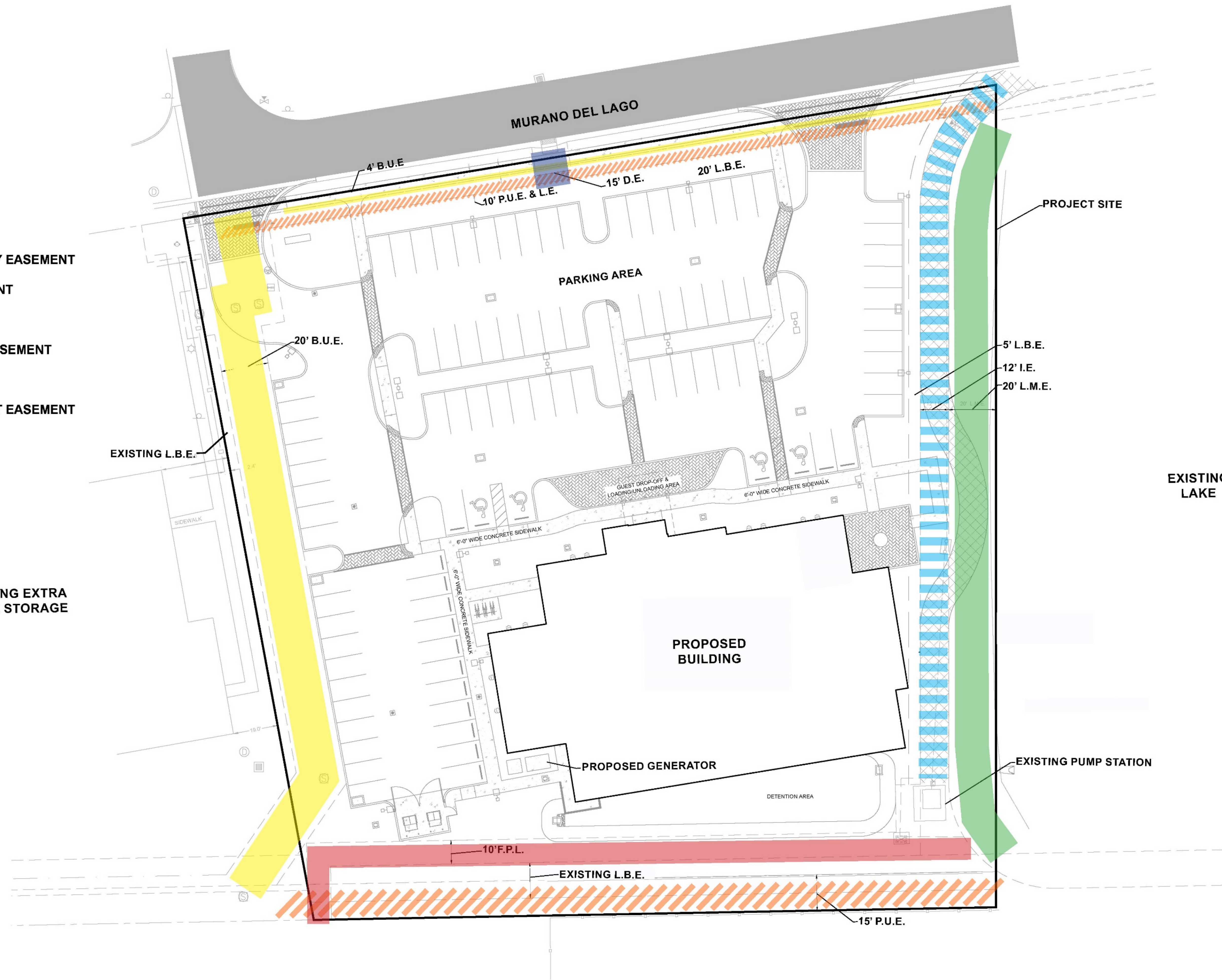
LEGEND:

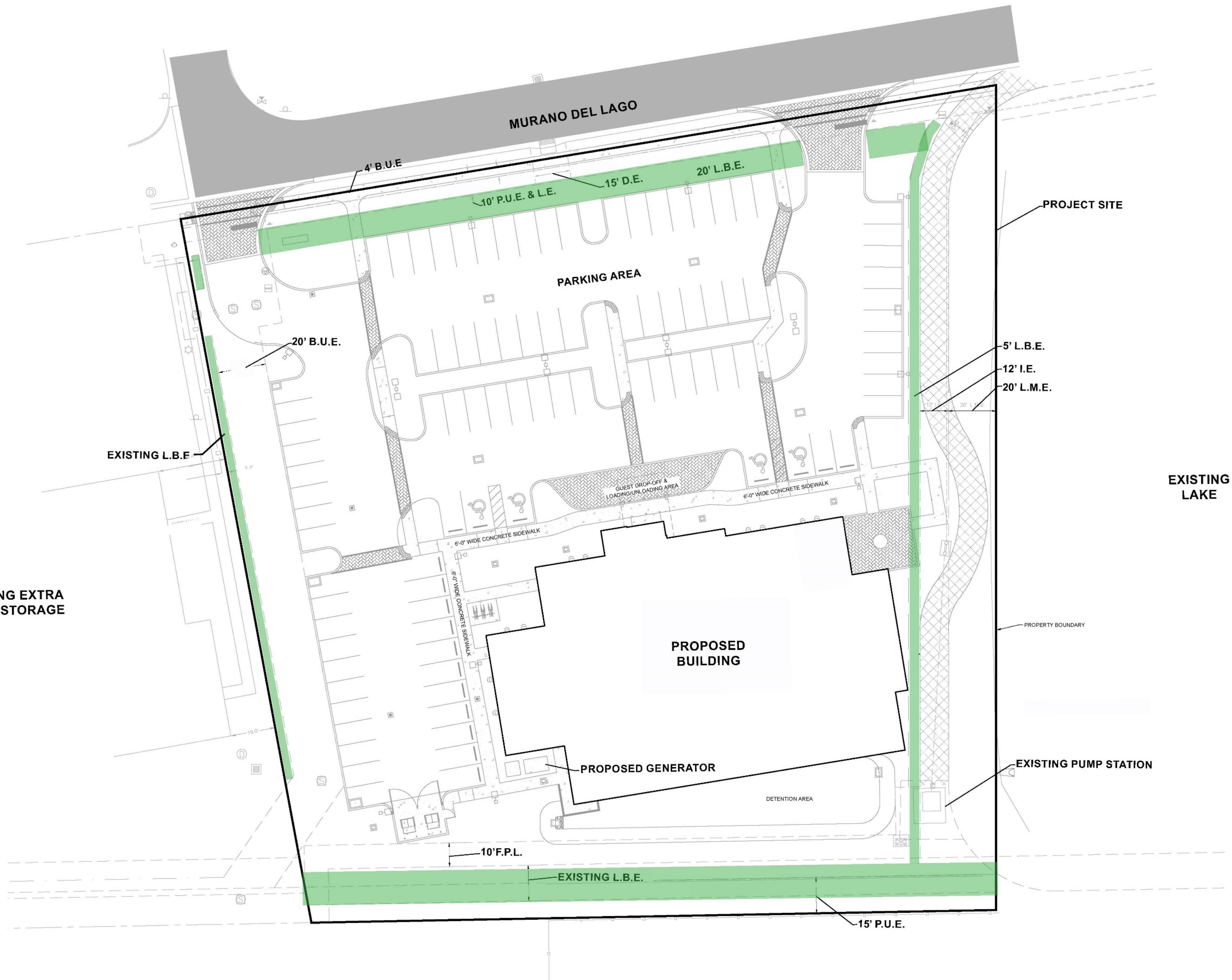
-  - PEDESTRIAN CONNECTIVITY
-  - VEHICULAR CONNECTIVITY



**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





# Landscape Buffers

December 11, 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.



SYM	QTY	NATIVE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPECIFICATIONS
<b>TREES - TYPE 1</b>					
3	3	YES	QUERCUS VIRGINIANA	LIVE OAK	12'-14" HT., 6' SPRD., 3" CAL.
3	3	YES	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	12'-14" HT., 6' SPRD., 3" CAL.
20	20	NO	LIGUSTRUM SPP.	LIGUSTRUM	12'-14" HT., 6' SPRD., 3" CAL.
12	12	YES	BUCIDA BUCERAS 'SHADY LADY'	BLACK OLIVE	12'-14" HT., 6' SPRD., 3" CAL.
4	4	YES	TAXODIUM DISTICHUM	BALD CYPRESS	12'-14" HT., 6' SPRD., 3" CAL.
<b>PALMS - TYPE 1</b>					
19	19	YES	ROYSTONIA REGIA	ROYAL PALM	10' - 16' GW
2	2	YES	ROYSTONIA REGIA	ROYAL PALM	DOUBLE, 10' - 16' GW
24	24	YES	SABAL PALMETTO	SABAL PALM	10' - 22' C.T. VARIED HEIGHT (VARIED HT.)
6	6	NO	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	DOUBLE, 13' GW HEIGHT (VARIED HT.)
7	7	YES	THRINAX RADIATA	FLORIDA THATCH PALM	3'-8" CT., MIXED HEIGHTS
<b>SHRUBS - TYPE 1</b>					
521	521	YES	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL @ 36" O.C., 24" H X 18" W
		YES	ILEX VOMITORIA 'NANA'	DWARF YAUPON	
490	490	YES	MYRICA CERIFERA	WAX MYRTLE	3 GAL., 24" HT.
		YES	COCCOLOBA UVIFERA	SEA GRAPE	
		YES	ZAMIA FLORIDANA	COONTIE	
201	201	YES	BOUGAINVILLEA SPP.	BOUGAINVILLEA	3 GAL @ 36" O.C., 24" H X 18" W
150	150	YES	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL @ 36" O.C., 24" H X 18" W
540	540	YES	SPARTINA BAKERI	SAND CORDGRASS	3 GAL @ 36" O.C., 24" H X 18" W
3	3	NO	TI PLANT	CORDYLINE FRUTICOSA 'RED SISTER'	7 GAL @ 36" O.C., 36" H X 18" W
<b>MISC.</b>					
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

GENERAL TREE REQUIREMENT		
1 TREE / 3500 SF OF PERVIOUS AREA FOR 102,411.76 SF = 30 TREES		
Trees	Required	Provided
	30	30*
*3,540 SF OF PLANTED DETENTION / 400 SF = 8 TREES		

EXISTING WESTERN BUFFER		
1 TREE / 25 LF FOR 301.18 LF = 13 TREES NO SHRUBS REQUIRED		
Trees	Required	Provided
	13	13
Shrubs	N/A	N/A

NORTHERN BUFFER TYPE D		
1 TREE / 20 LF FOR 236 LF = 12 TREES 20 SHRUBS / 30 LF FOR 236 LF = 160 SHRUBS		
Trees	Required	Provided
	12	12
Shrubs	160	160
*348 LF OF N PROPERTY BOUNDARY - 80 LF OF ACCESS EASEMENTS - 15 LF OF DRAINAGE EASEMENTS - 12' OF IRRIGATION EASEMENT - 5 LF OF EAST BUFFER EASEMENT = 236 LF OF BUFFER		

VEHICULAR USE AREA		
37,048.88 SF OF IMPERV. VUA @ 10% = 4,104.88 SF (PA)		
1 TREE / 250 SF FOR 4,104.88 SF* = 17 TREES		
Trees	Required	Provided
	17	17
Planting Area	4,104.88 SF	4,170 SF
*PARKING SPACES EXCEED 120% OF MINIMUM REQUIREMENTS ADDING 80SF PER (5) EXTRA PARKING SPACES		
*72 PARKING SPACES (MIN) X 120% = 86 PARKING SPACES		
91 PARKING SPACES - 86 PARKING SPACES = 5 ADDITIONAL SPACES		
5 PARKING SPACES X 80 SF = 400		
3,704.88 + 400 = 4,104.88 SF		

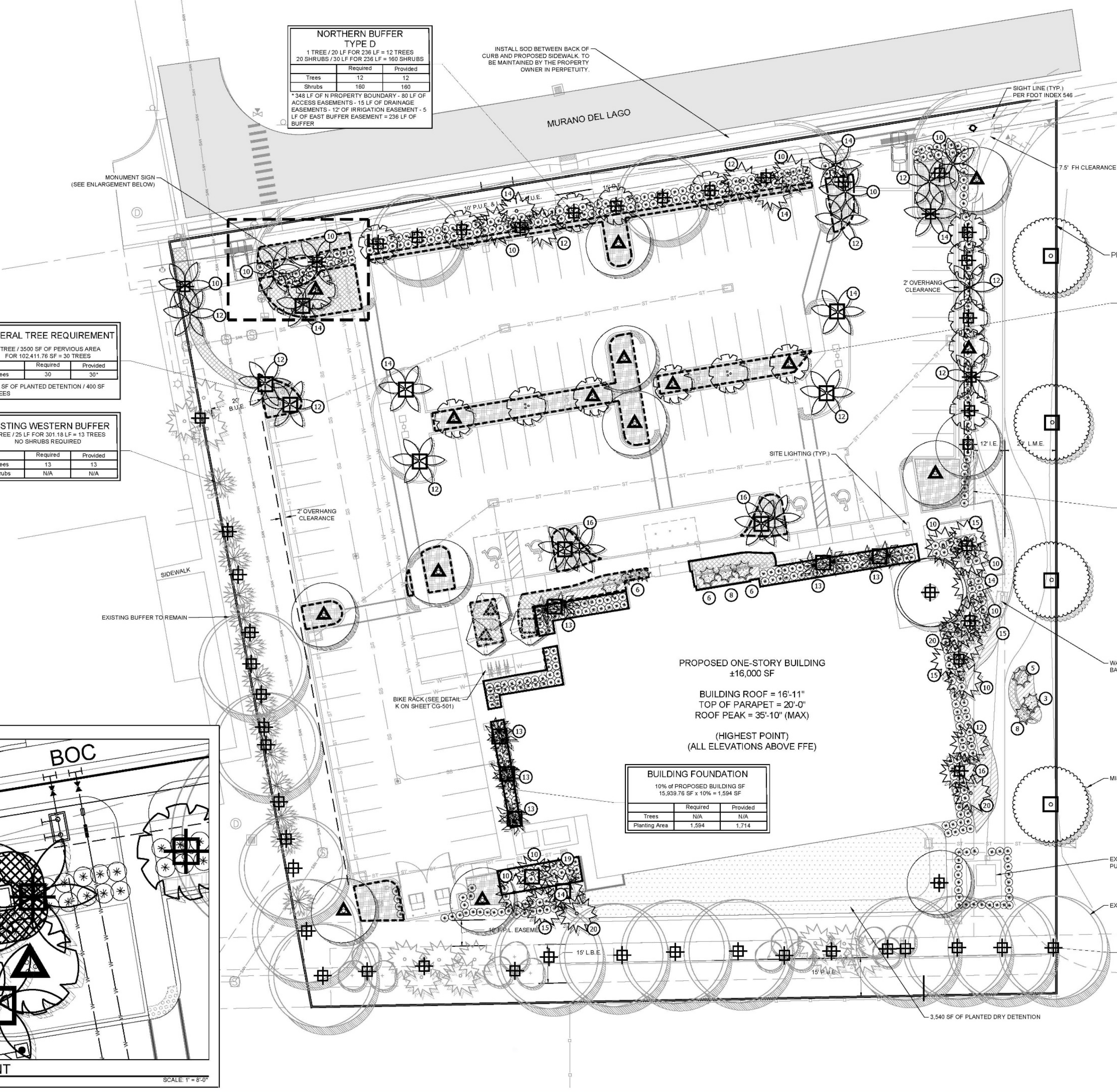
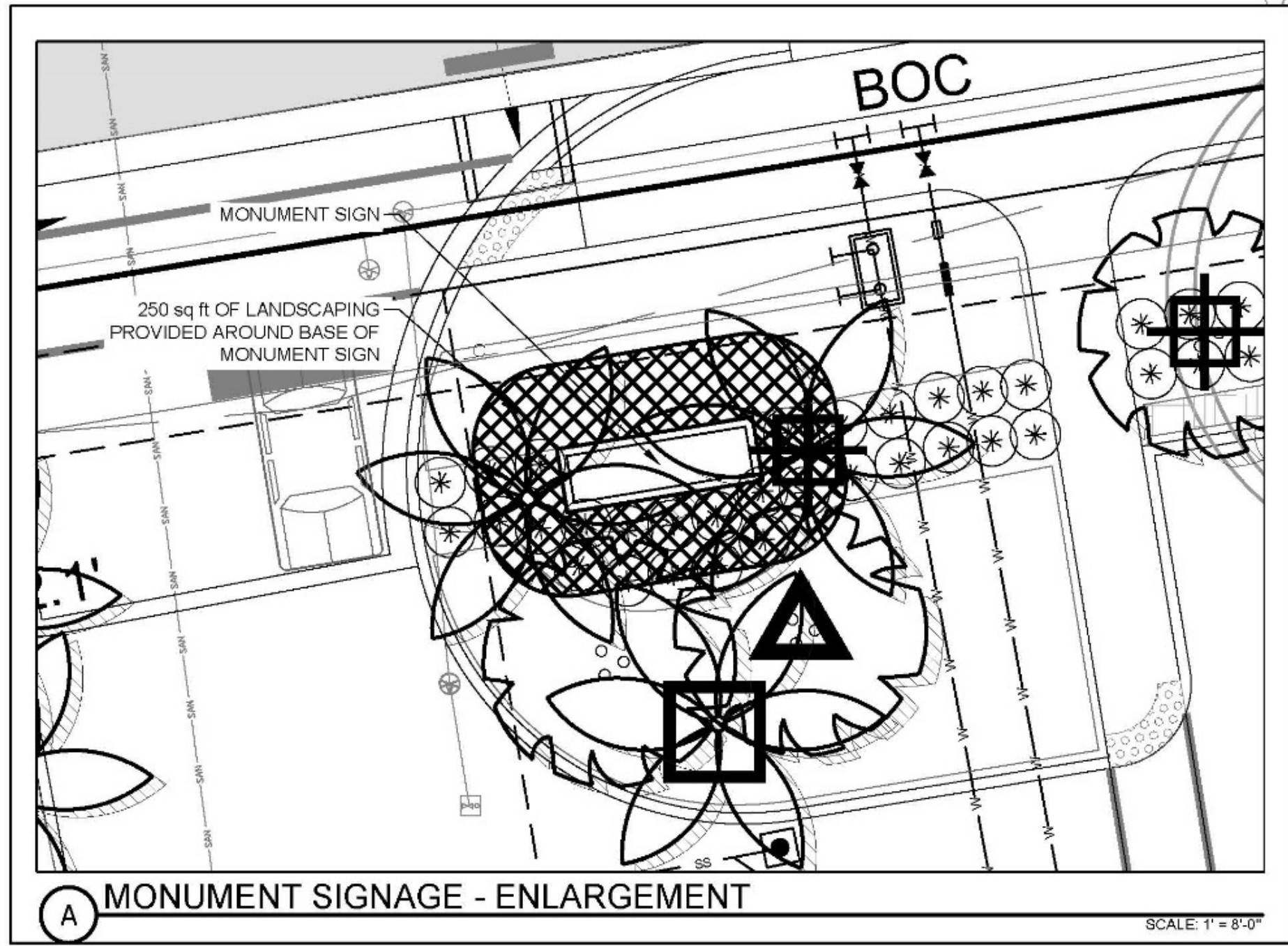
EASTERN BUFFER TYPE A		
1 TREE / 25 LF FOR 321 LF = 13 TREES 20 SHRUBS / 30 LF FOR 321 LF = 215 SHRUBS		
Trees	Required	Provided
	13	13
Shrubs	215	215
*348 LF OF E PROPERTY BOUNDARY - 12' OF IRRIGATION EASEMENT - 15' OF PUBLIC UTILITY EASEMENT = 321 LF OF BUFFER		

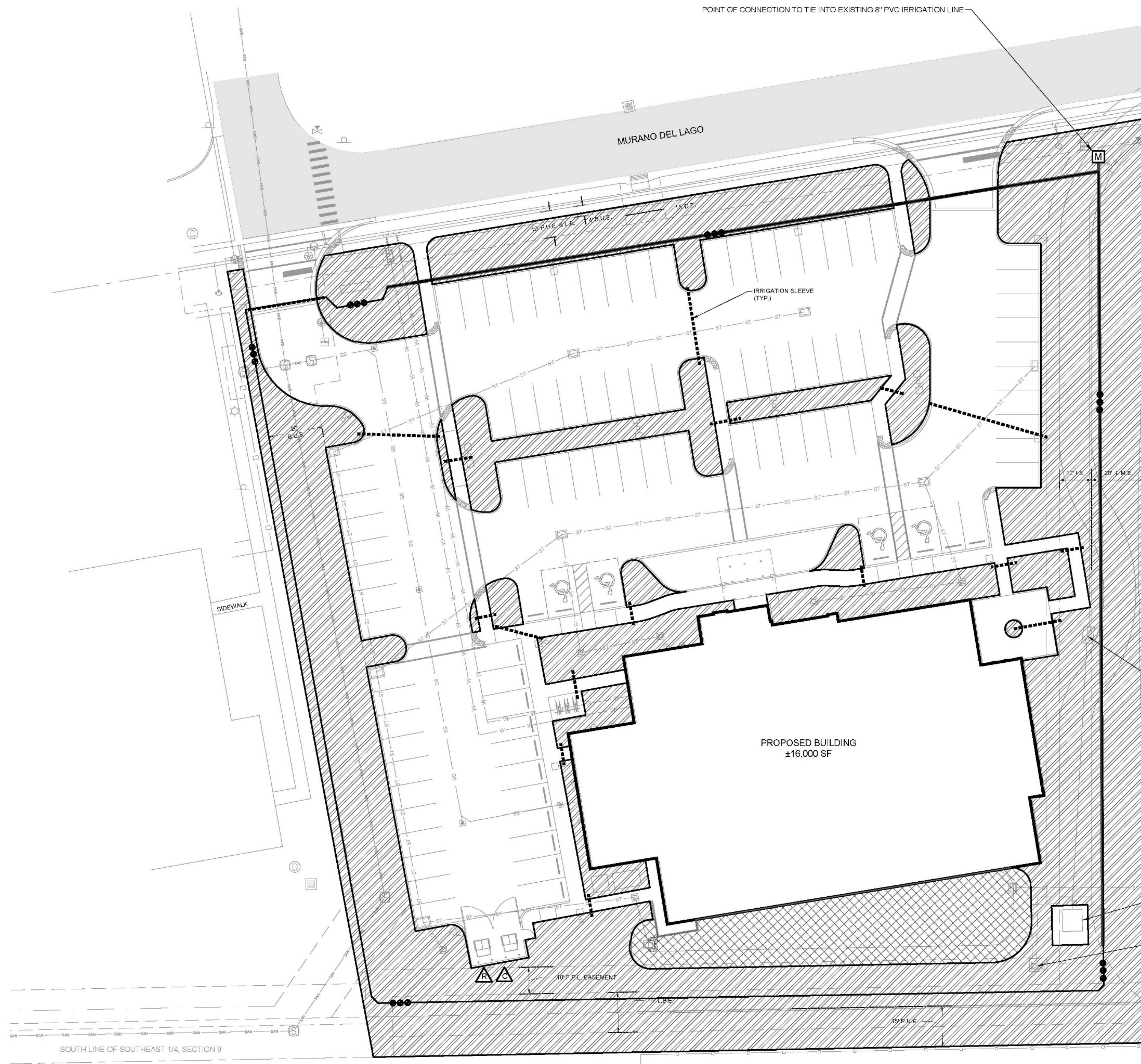
**LEGEND**

- GENERAL TREE
- ⊕ BUFFER TREE
- ▲ PARKING TREE
- ⊞ VEHICULAR USE PLANTING AREA
- ▣ BUILDING FOUNDATION PLANTING AREA
- ⊙ PALM 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 LP-601 FOR PLANT MATERIAL SCHEDULE.





LEGEND		WATER USE	
	MAXIMUM IRRIGATED AREA	NET PERVIOUS AREA:	44,067.2 SF
	ESTABLISHMENT ONLY IRRIGATED AREA	APPLICATION RATE 1-1/2" /WK (0.125")	PER WEEK: 5,508.4 CF /WK
	PROPOSED BUILDING PERIMETER	GALLONS PER WEEK:	41,208.34 G
	PROPOSED IRRIGATION MAIN	NOTES:	
	PROPOSED IRRIGATION MAIN SLEEVE	1. THE CONTRACTOR SHALL TIE INTO THE LOWEST QUALITY WATER SOURCE AVAILABLE.	
	PROPOSED CONTROL VALVE MANIFOLD	2. THIS PLAN IS SCHEMATIC. ALL FINAL LOCATIONS SHALL BE DETERMINED BY CONTRACTOR.	
	RAIN SENSOR AND CONTROLLER	3. ESTABLISHMENT ONLY IRRIGATED AREA IS TO BE IRRIGATED UNTIL PLANTS ARE FULLY ESTABLISHED.	
	POINT OF CONNECTION (8" TAP) (CONTACT POA FOR METER SPECIFICATION)		

NOTE:  
-THE IRRIGATION SYSTEM WILL BE DESIGNED TO ELIMINATE WATERING IMPERVIOUS AREAS.  
-ALL IRRIGATION SLEEVES TO BE INSTALLED UNDERGROUND AND BE TWICE THE DIAMETER OF THE CORRESPONDING IRRIGATION LATERALS, INCLUDING UNDER ALL PAVEMENT.



# Illustrative Site Plan

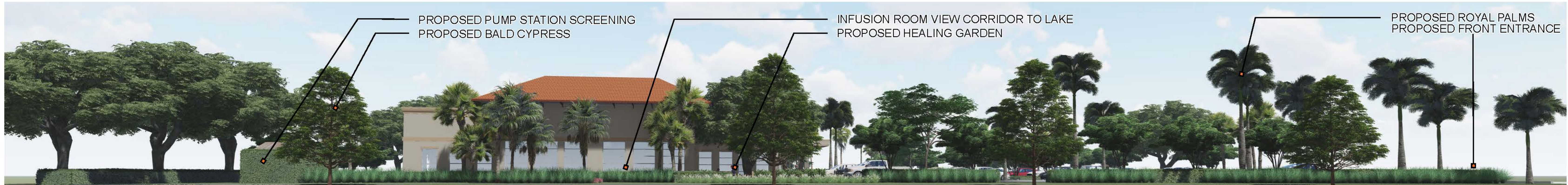
December 11, 2019 Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.



**A. EXISTING WEST BUFFER**



**B. EXISTING SOUTH BUFFER**



**C. PROPOSED EAST BUFFER**



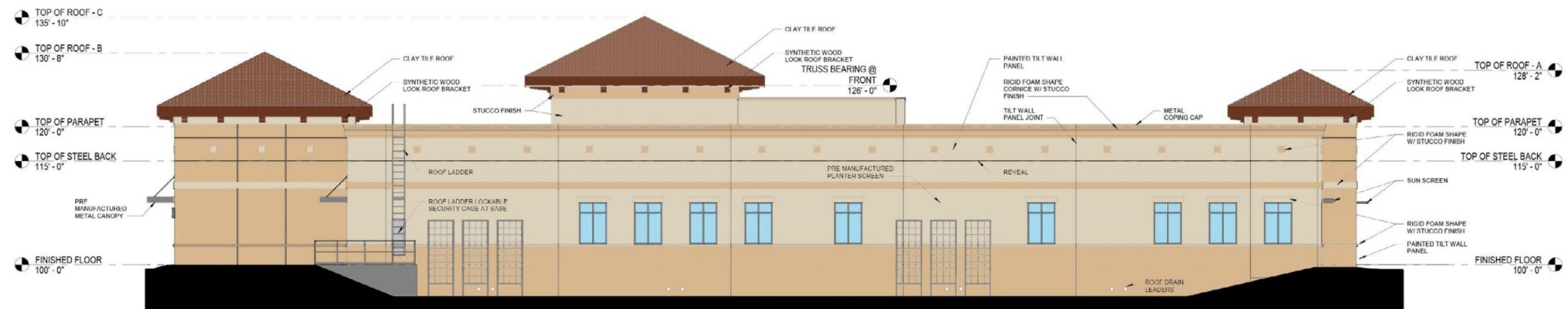
**D. PROPOSED NORTH BUFFER**



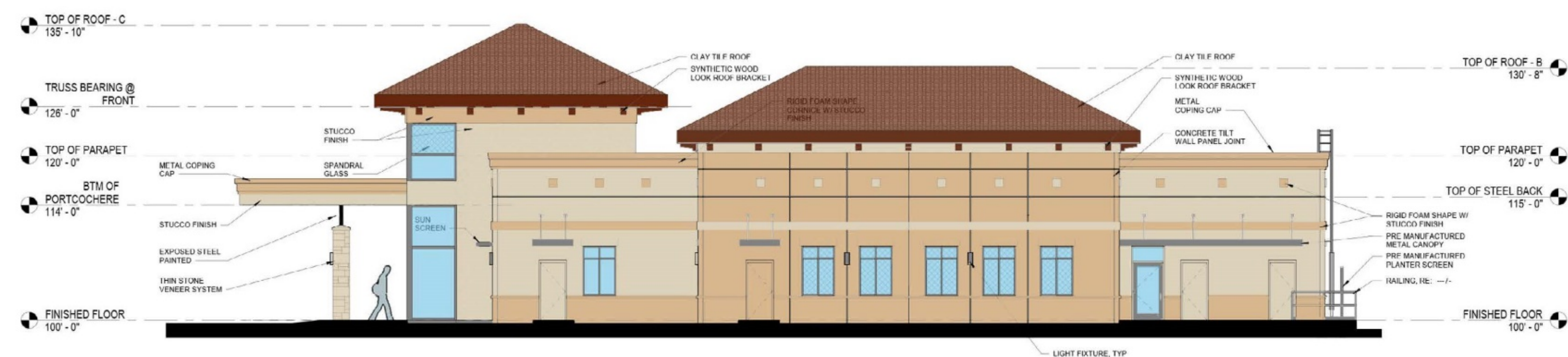
E. NORTH ELEVATION



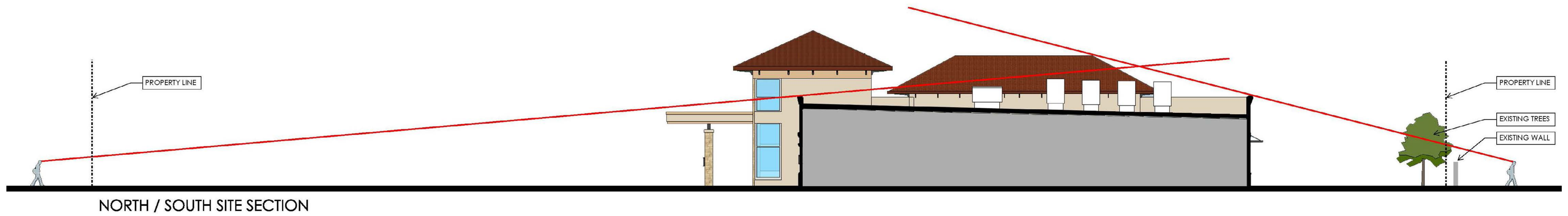
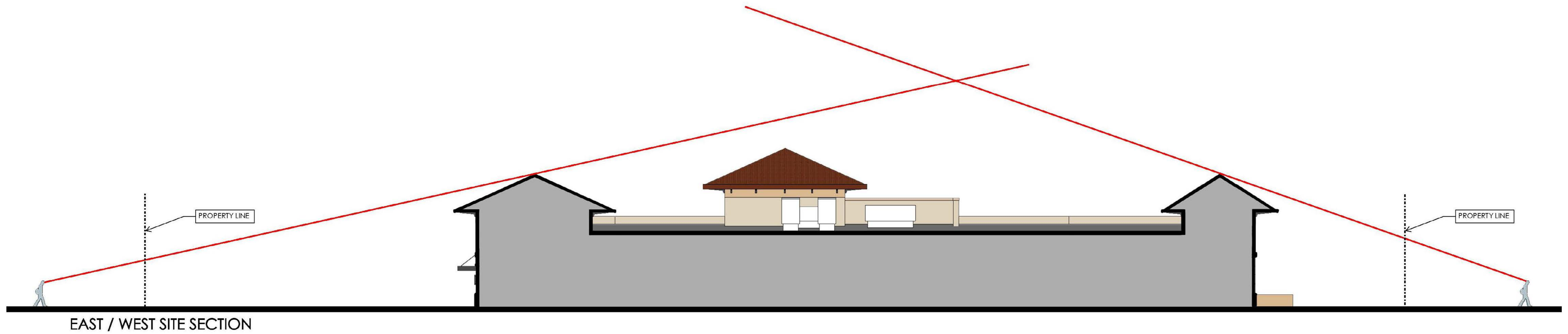
F. EAST ELEVATION



G. SOUTH ELEVATION



H. WEST ELEVATION





# North Building Facade

December 11, 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

December 11, 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

December 11, 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.



# East Building Facade

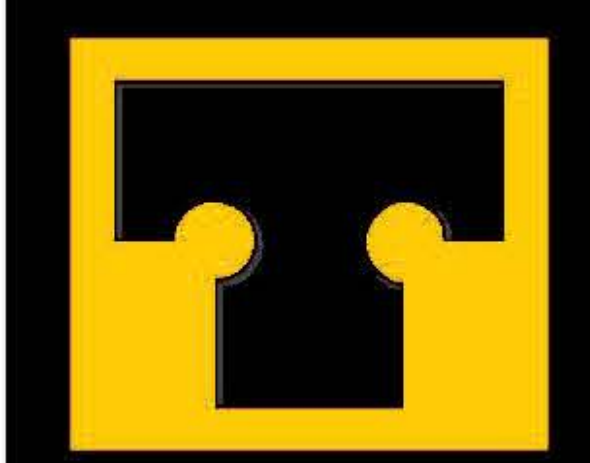
December 11, 2019 Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.





# West Building Facade & Equipment Area

December 11, 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.



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 MBV - Updated



3M™ MCS™ Warranty

Approval:

Approved  
DATE:

Approved as noted  
DATE:

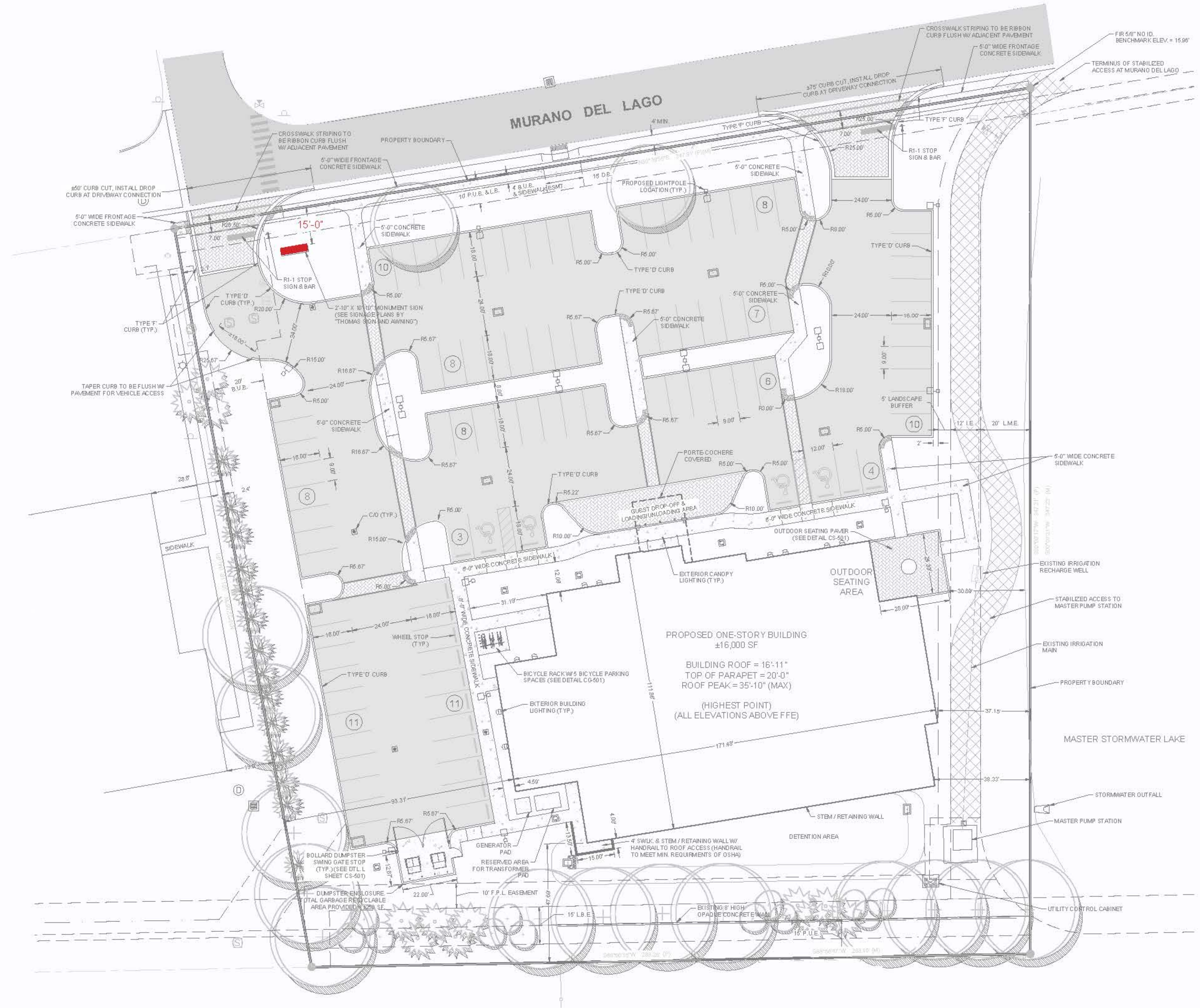
Revise & Re-Submit  
DATE:

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Company

Page Sheet

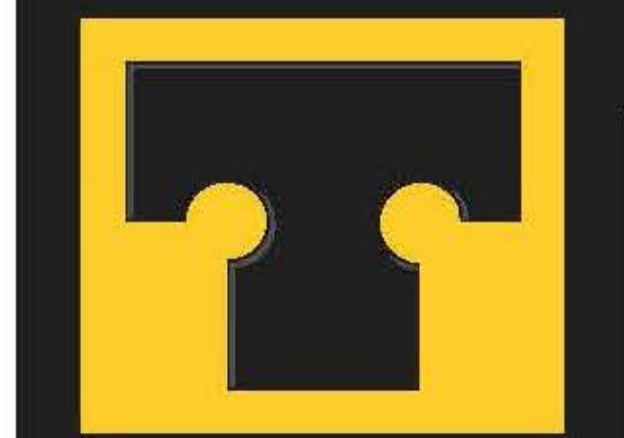
1 1 of 3

Local: 727-573-7757  
Fax: 727-573-0328



Site Map

Scale: 1" = 50'



**THOMAS**

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

**800-526-3325**

[www.thomassign.com](http://www.thomassign.com)

**CLIENT**

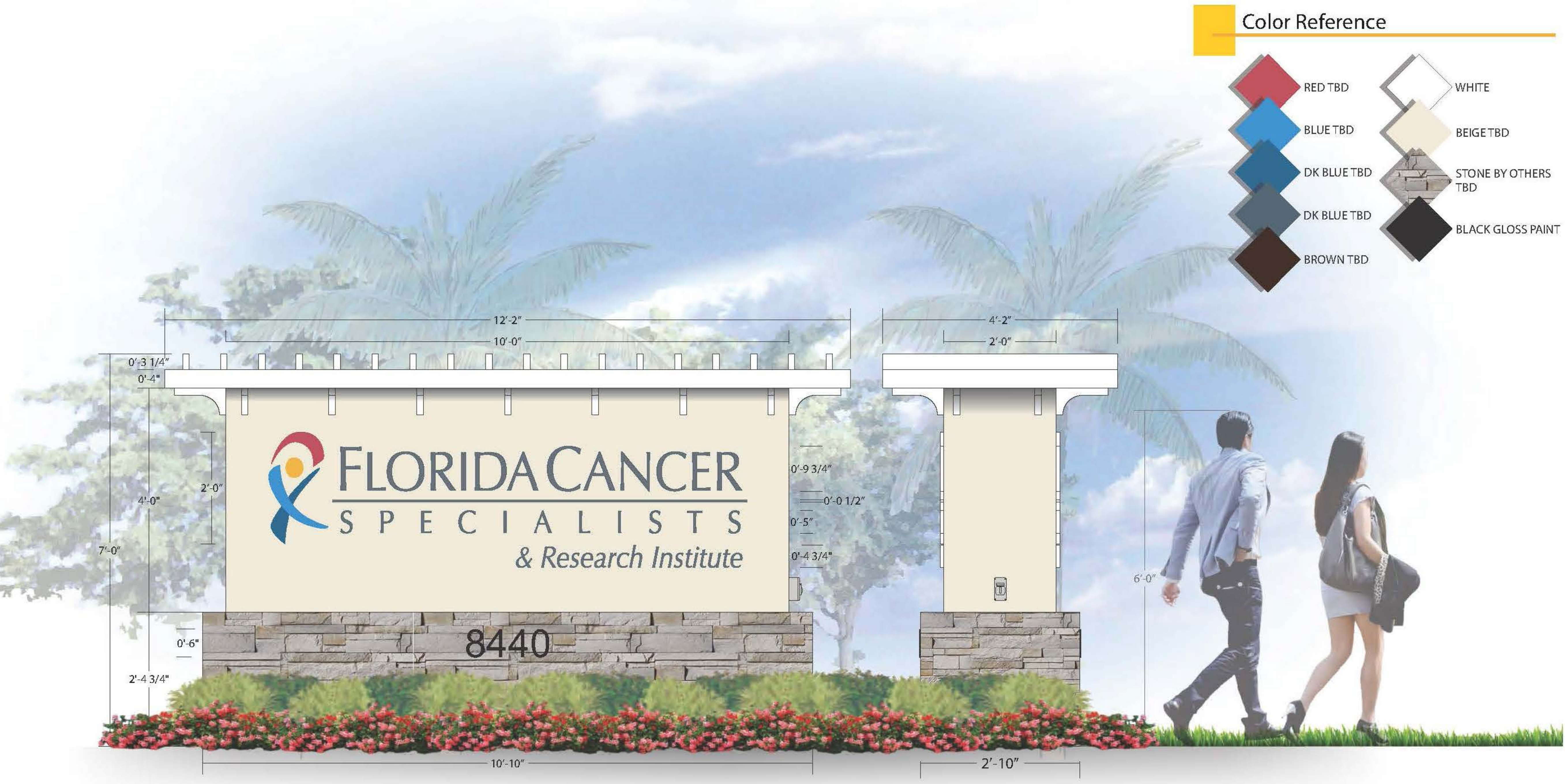
**OPTIMAL OUTCOMES**

Design Number:  
78966  
Installation Address:  
8440 Murano Del Lago Dr  
Bonita Springs, FL

Project Identity Number:  
85633

<b>Sales Associate:</b>	<b>Project Team:</b>
DN	X
<b>Designer:</b>	<b>Date:</b>
MBV	05.16.19

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



**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

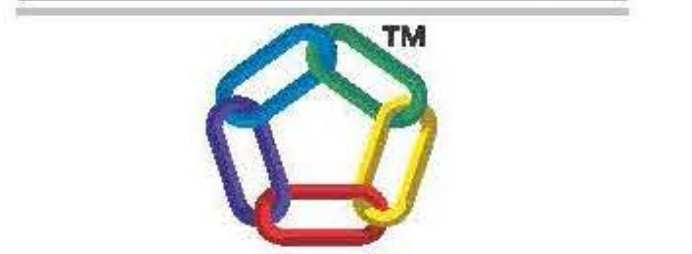
**Scope of Work**

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 supplines. Painted with durable polyurethanes & finishes

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

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

**SURVEY REQUIRED**



**3M™ MCS™ Warranty**

**Approval:**

- Approved  
DATE: \_\_\_\_\_
- Approved as noted  
DATE: \_\_\_\_\_
- Revise & Re-Submit  
DATE: \_\_\_\_\_

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Company

**Page Sheet**

**2 2 of 3**

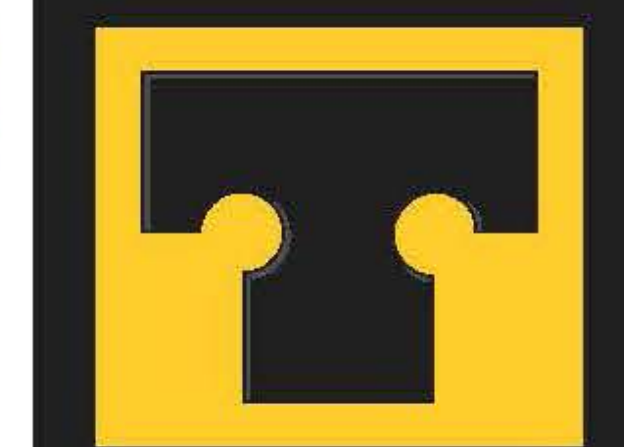
Local: 727-573-7757  
Fax: 727-573-0328



**Sign**

December 11, 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.





**THOMAS**

SIGN & AWNING CO INC

4590 118TH Avenue North  
Clearwater, Florida 33762

**800-526-3325**

[www.thomassign.com](http://www.thomassign.com)

CLIENT

**OPTIMAL OUTCOMES**

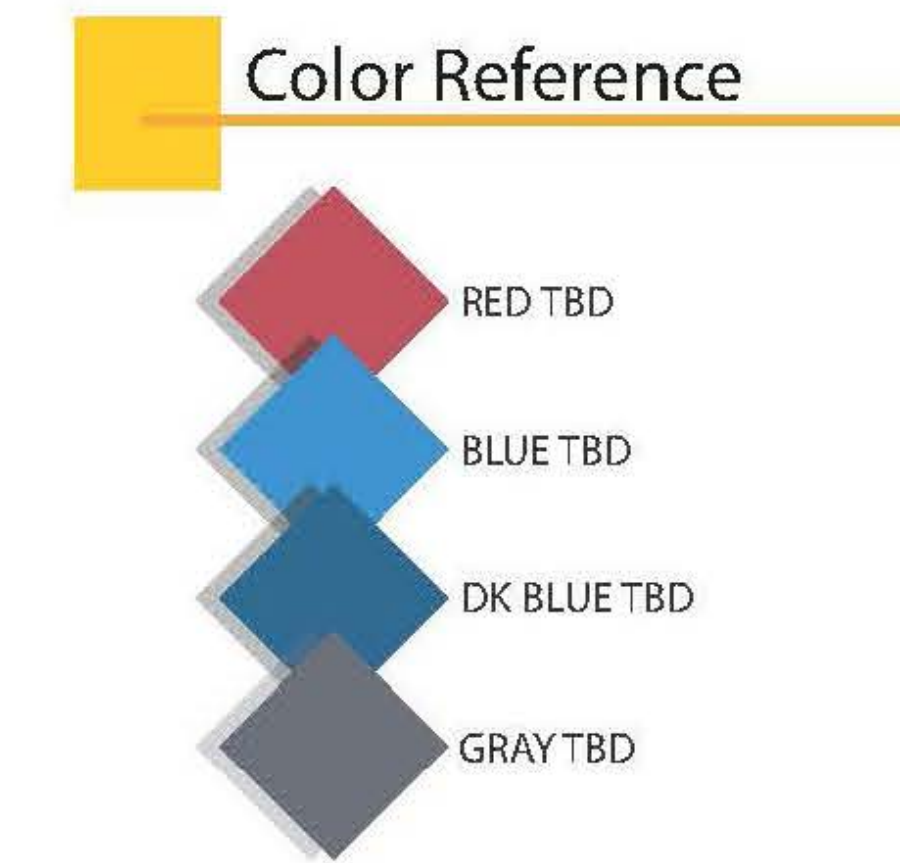
Design Number:  
78966

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

Project Identity Number:  
85633

<b>Sales Associate:</b>	<b>Project Team:</b>
DN	X
<b>Designer:</b>	<b>Date:</b>
MBV	05.30.19

Project Updates:  
6.6.19 Updated rendering - EG



Square Feet: 40.25

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

**LED Illuminated Face Lit Channel Letters**

**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.

**SURVEY  
REQUIRED**

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

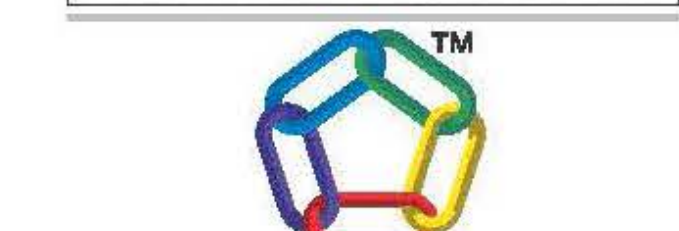


NIGHT VIEW NTS



**Proposed Condition**

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



**3M™ MCS™ Warranty**

**Approval:**

Approved  
DATE: \_\_\_\_\_

Approved as noted  
DATE: \_\_\_\_\_

Revise & Re-Submit  
DATE: \_\_\_\_\_

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Company

<b>Page</b>	<b>Sheet</b>
3	3 of 3

Local: 727-573-7757  
Fax: 727-573-0328

**Building Sign**

December 11, 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.

Prepared For:

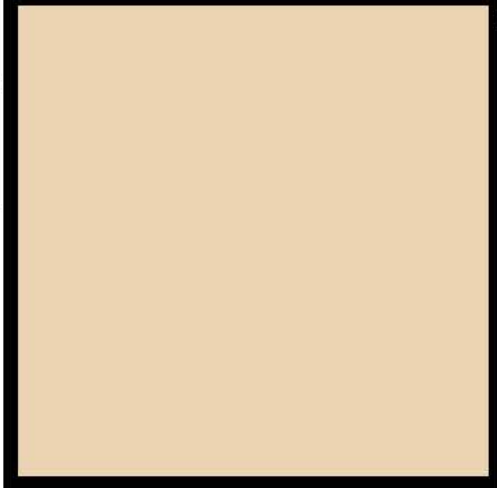
Developed By:

Prepared By:

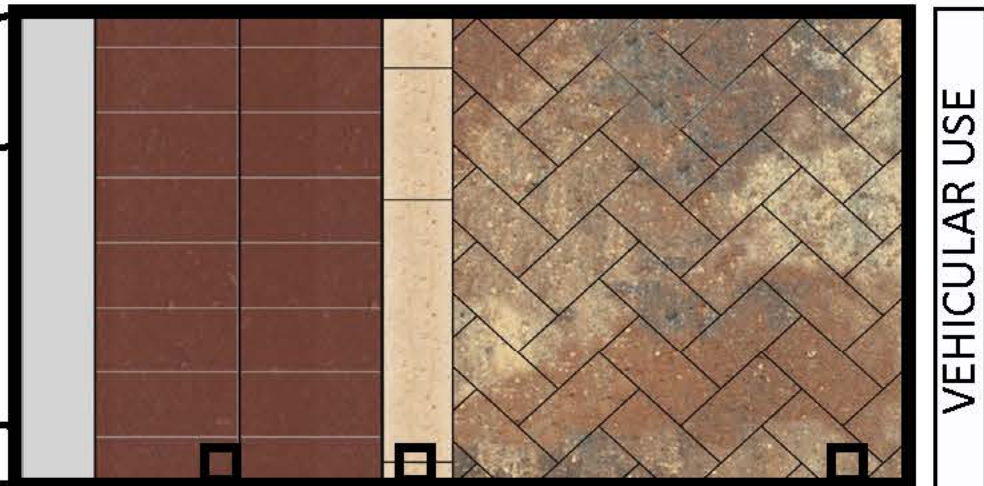
**CLAY ROOF TILE**  
 MANUFACTURER: BORAL ROOFING  
 CUT: CLAY LITE  
 COLOR: TERRACOTTA



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



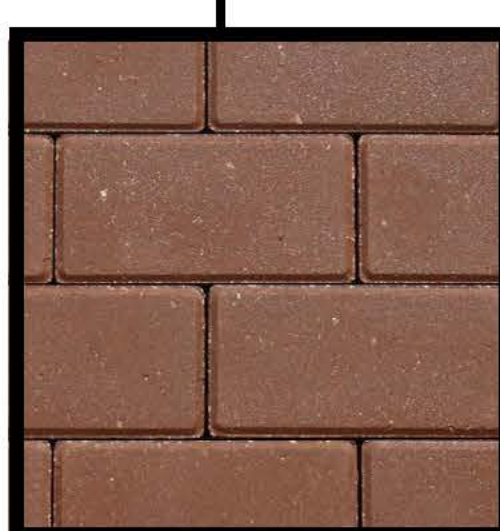
- LEGEND:**
- - PEDESTRIAN USE PAVER ACCENTS
  - - VEHICULAR USE PAVERS ACCENTS



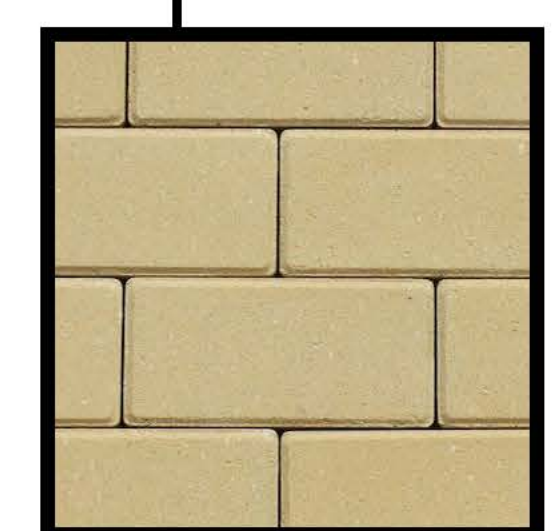
**STUCCO ACCENT PAINT**  
 MANUFACTURER: SHERWIN WILLIAMS  
 COLOR: #SW7679 GOLDEN GATE



**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