

HOUCK MEDICAL
AT PLAZA DEL SOL

VILLAGE OF ESTERO
DESIGN REVIEW BOARD

PUBLIC INFORMATIONAL MEETING
OCTOBER 23, 2019

APPLICANT REPRESENTATIVES

Planner:
Engineer:

Stacy Ellis Hewitt, AICP
D. Brent Addison, P.E.



**Landscape
Architect:**

Christian Andrea, RLA, ASLA

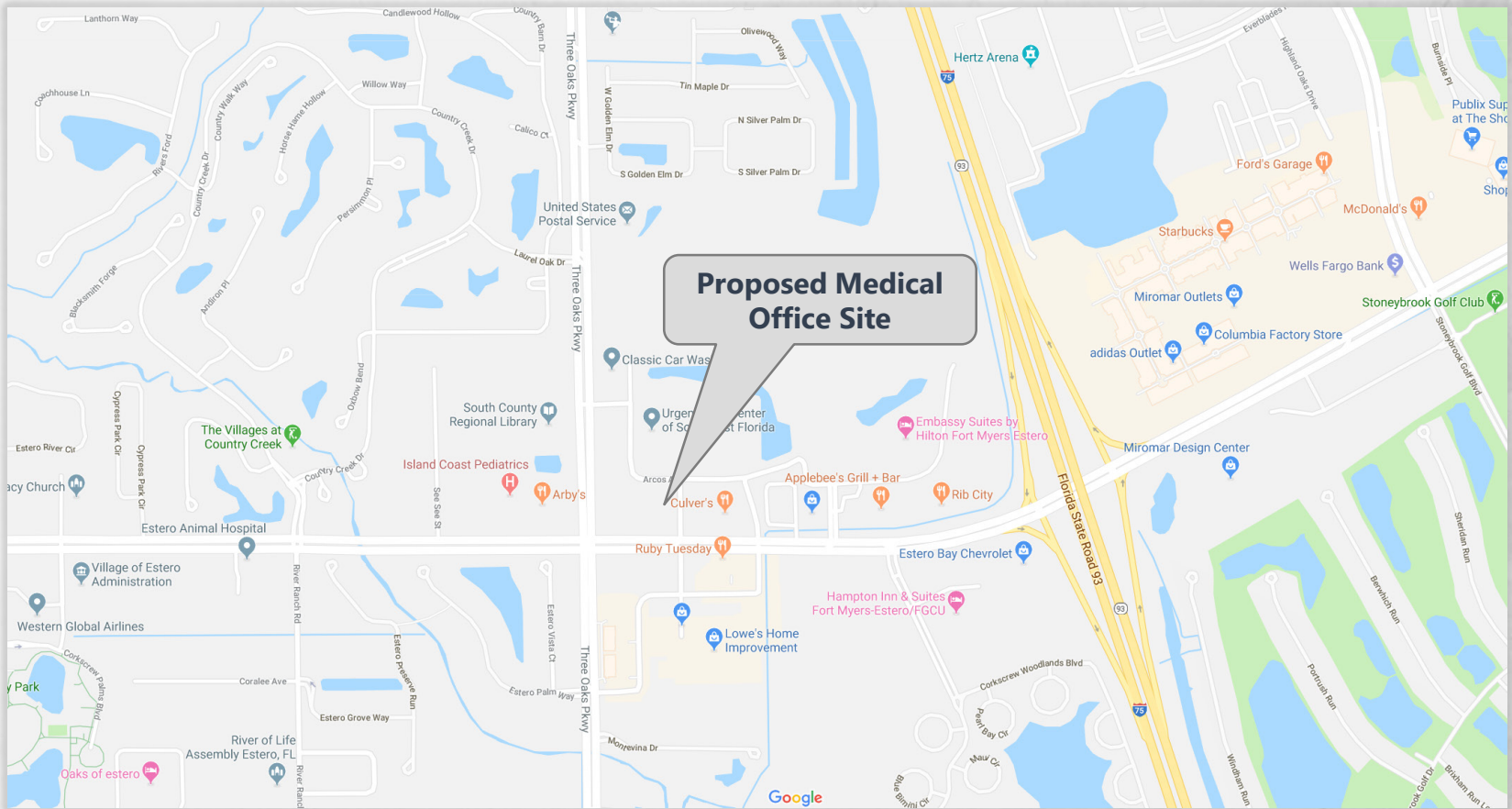


Architect:

Matthew Kragh, AIA



SITE LOCATION MAP



Subdivision at NE corner of Corkscrew Road & Three Oaks Parkway
Site at NW corner of Corkscrew Road & Puerto Way

PROJECT SUMMARY

Request: Site Plan, landscaping and architectural review in preparation of a Development Order application.

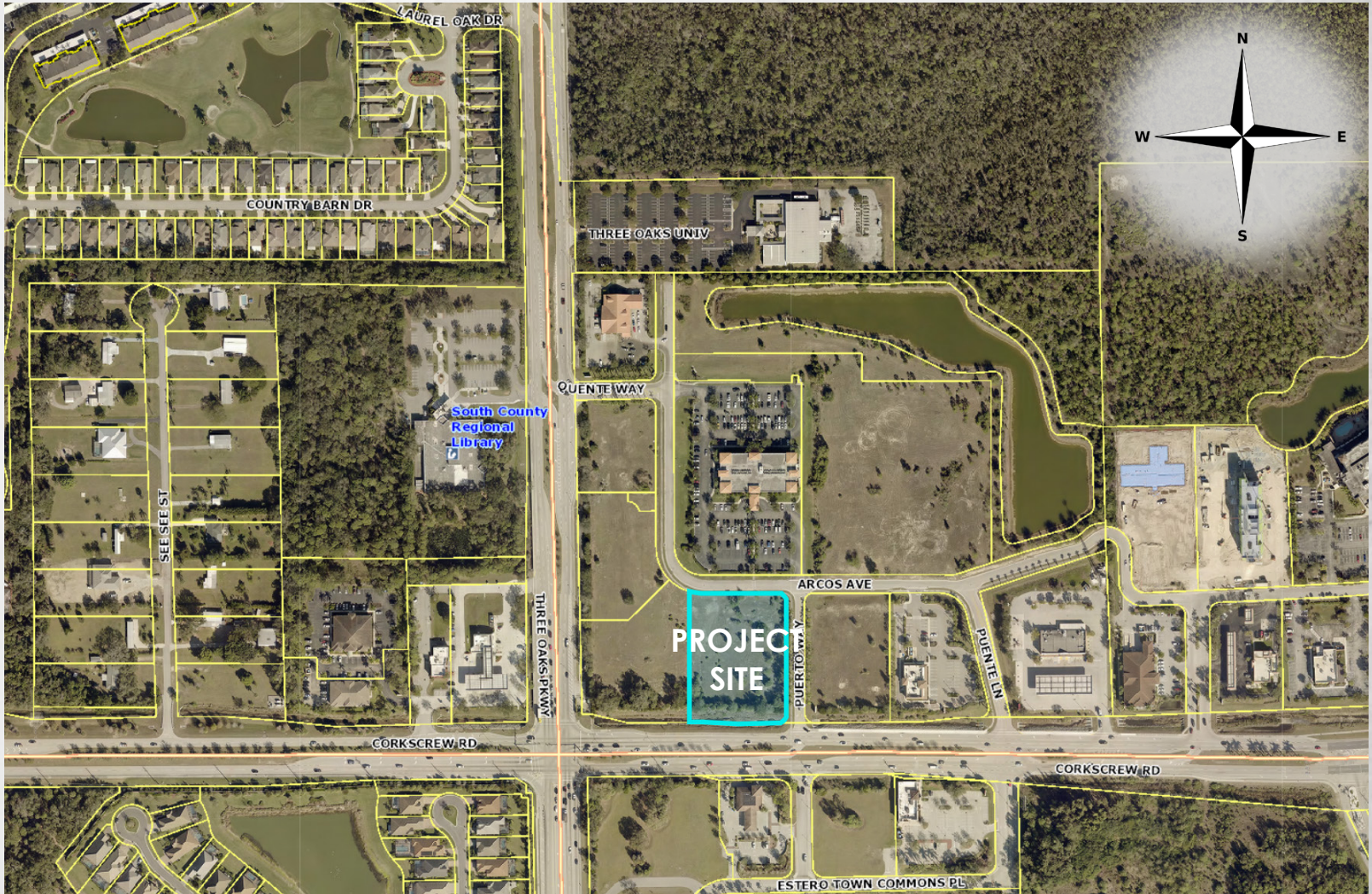
- **18,000 SF±** Medical Office, 2-stories/35 feet in height, and associated infrastructure on Parcel D within the existing Plaza Del Sol CPD subdivision.
- Proposed use and site plan is consistent with existing zoning approvals.
 - Village of Estero Ordinance No. 16-05 which includes Z-09-037
 - **Allocated for 18,000 SF**
 - ADD2013-00057(a)
 - Medical Office use allowed since 1989 zoning approval (formerly Corkscrew Crossings)

ENGINEER

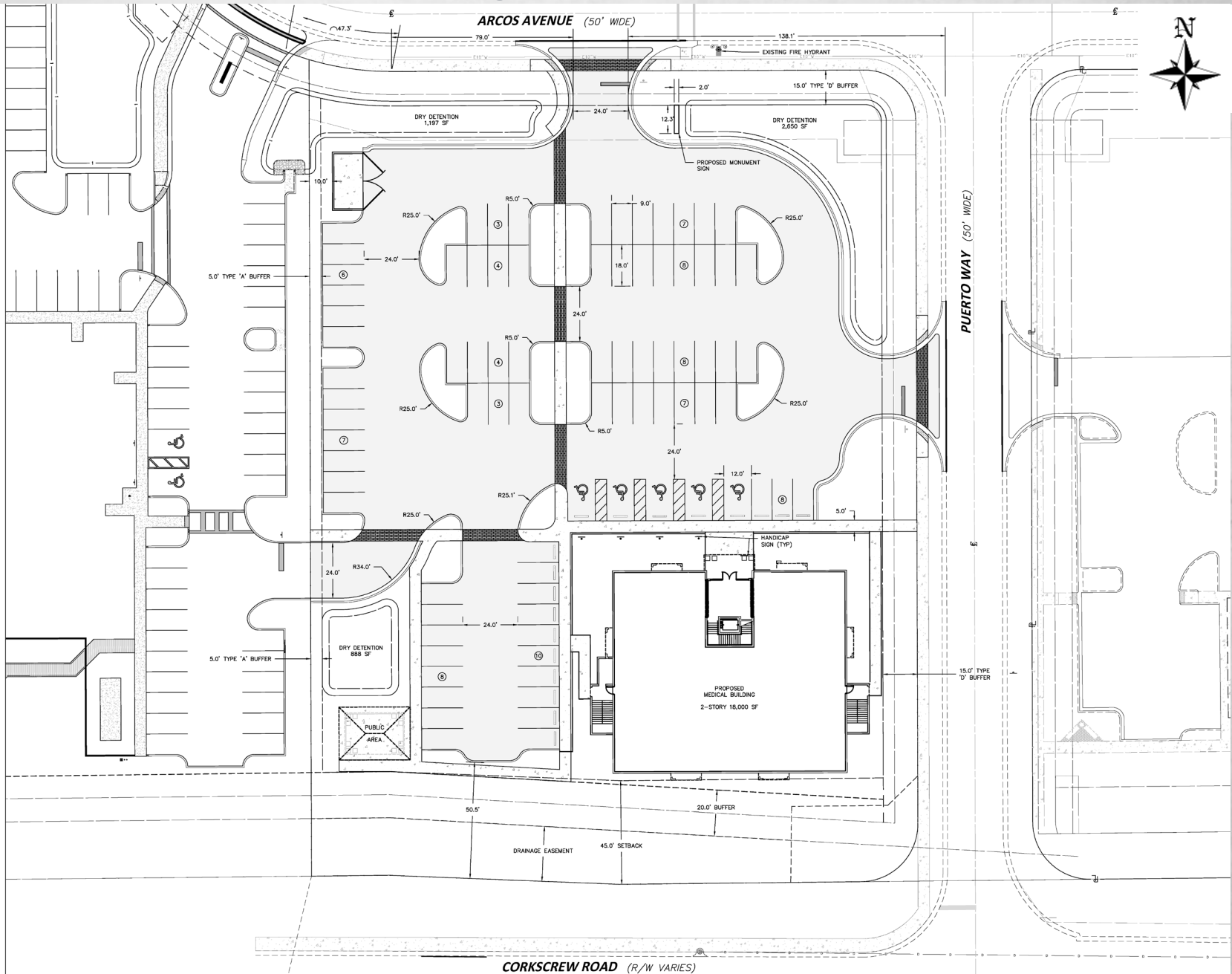
D. BRENT ADDISON, P.E



SITE AERIAL



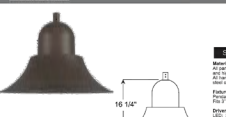
SITE PLAN



CORKSCREW ROAD (R/W VARIES)

LIGHTING

Specifications BVF2401



Product: Fixtures Type: Quantity: Customer: Project:

Specifications:

- Material: Anodized aluminum (100% lead-free) with silver or black finish.
- Finish: Anodized aluminum (100% lead-free) with silver or black finish.
- Power: 10Watt.
- Beam Spread: 60°.
- Mounting: 1/2" x 3/8" hole for mounting.
- Dimensions: 16 1/4" H x 24" W.
- Weight: 0.8 lbs.
- Finish: Anodized aluminum (100% lead-free) with silver or black finish.

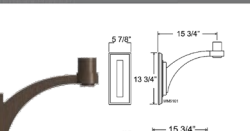
Light Source & Wattage:

Part Number	Power (Watt)	Beam Angle (°)	Color (lm/w)	Color Temp (K)
BVF2401	10	60	80	4000
BVF2401	10	60	90	5000

Color Temperature Table:

Color Temperature (K)	Color Description
2700	Warm White
3000	Warm White
4000	Neutral White
5000	Neutral White
6000	Cool White
8000	Cool White

Specifications WM516



Product: Fixtures Type: Quantity: Customer: Project:

Specifications:

- Material: Anodized aluminum (100% lead-free) with silver or black finish.
- Finish: Anodized aluminum (100% lead-free) with silver or black finish.
- Power: 10Watt.
- Beam Spread: 60°.
- Mounting: 1/2" x 3/8" hole for mounting.
- Dimensions: 5 7/8" H x 13 3/4" W x 5 1/8" D.
- Weight: 0.8 lbs.
- Finish: Anodized aluminum (100% lead-free) with silver or black finish.


Light Source & Wattage:

Part Number	Power (Watt)	Beam Angle (°)	Color (lm/w)	Color Temp (K)
WM516	10	60	80	4000
WM516	10	60	90	5000

Color Temperature Table:

Color Temperature (K)	Color Description
2700	Warm White
3000	Warm White
4000	Neutral White
5000	Neutral White
6000	Cool White
8000	Cool White

D-Series Size 1 LED Area Luminaire



Product: Fixtures Type: Quantity: Customer: Project:

Specifications:

- Material: Anodized aluminum (100% lead-free) with silver or black finish.
- Finish: Anodized aluminum (100% lead-free) with silver or black finish.
- Power: 10Watt.
- Beam Spread: 60°.
- Mounting: 1/2" x 3/8" hole for mounting.
- Dimensions: 12.1" H x 13.1" W x 11.1" D.
- Weight: 1.2 lbs.
- Finish: Anodized aluminum (100% lead-free) with silver or black finish.

Light Source & Wattage:

Part Number	Power (Watt)	Beam Angle (°)	Color (lm/w)	Color Temp (K)
D-Series Size 1	10	60	80	4000
D-Series Size 1	10	60	90	5000

Color Temperature Table:

Color Temperature (K)	Color Description
2700	Warm White
3000	Warm White
4000	Neutral White
5000	Neutral White
6000	Cool White
8000	Cool White

valmont STRUCTURES DS330 Fatigue Resistant Soft Square Steel Post

Product: Fixtures Type: Quantity: Customer: Project:

Specifications:

- Material: Hot rolled steel.
- Finish: Powder coated.
- Dimensions: 3" diameter.
- Weight: 10 lbs.


Light Source & Wattage:

Part Number	Power (Watt)	Beam Angle (°)	Color (lm/w)	Color Temp (K)
DS330	10	60	80	4000
DS330	10	60	90	5000

Color Temperature Table:

Color Temperature (K)	Color Description
2700	Warm White
3000	Warm White
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8' EVO8 EVO8 Open Reflector



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- Finish: Anodized aluminum (100% lead-free) with silver or black finish.
- Power: 10Watt.
- Beam Spread: 60°.
- Mounting: 1/2" x 3/8" hole for mounting.
- Dimensions: 8" H x 8" W x 8" D.
- Weight: 1.2 lbs.
- Finish: Anodized aluminum (100% lead-free) with silver or black finish.


Light Source & Wattage:

Part Number	Power (Watt)	Beam Angle (°)	Color (lm/w)	Color Temp (K)
EVO8	10	60	80	4000
EVO8	10	60	90	5000

Color Temperature Table:

Color Temperature (K)	Color Description
2700	Warm White
3000	Warm White
4000	Neutral White
5000	Neutral White
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- Mounting: 1/2" x 3/8" hole for mounting.
- Dimensions: 8" H x 8" W x 8" D.
- Weight: 1.2 lbs.
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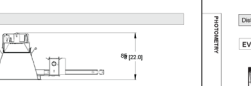
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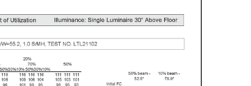
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8000	Cool White

LANDSCAPE ARCHITECT

Christian Andrea, RLA, ASLA



EXISTING CONDITIONS



AD
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(239) 430-1661
Design@ALDinc.net
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RENDERED SITE PLAN



SITE DATA

Current or Proposed Zoning	
Total Site Area	97,785 SF (2.13 Ac)
Total Proposed Building Area	18,000 SF (0.41 Ac)

Tree/Palm Preservation Note

At time of site inspection approximately 0 Sabal Palms were noted on site as having 8" CT (clear trunk). Per zoning resolution 2.00-030 condition #3 only Sabal Palms with 10" CT are to be preserved or re-located. This plan is proposing to re-locate 0 Sabal Palms with 8" CT.

See note below for code description.
See plan for temporary holding area for Sabal Palms.

Per Lee County LDC Section 10-415.b.2

Salvaging existing native plants. Open space areas must be designed to incorporate as many of the existing large native trees and sabal palms as possible. Irrigation water must be available on the development site and provisions for adequate irrigation provided.

a. Sabal palms. Healthy sabal palms with a minimum eight-foot clear trunk must be salvaged if conditions (e.g., no rocks and sequence of construction allow). If sequence of construction does not allow the on-site relocation of sabal palms, then the sabal palms must be salvaged for an off-site recipient site or sale. The salvage efforts must be coordinated with the division of environmental sciences staff whether used on-site or otherwise. The number of sabal palms to be relocated or salvaged must be shown on the landscape plan approved as part of the development order. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A. A 90 percent survival for relocated sabal palms is required. Death of over ten percent of the relocated sabal palms will require a 1:1 replanting.

b. Other trees. Healthy native trees with a minimum caliper of four inches at four and one-half feet above the ground (dbh) may be relocated onsite for five tree credits toward code required landscaping. The trees must be properly prepared for relocation through root pruning or other horticulturally correct methods approved by the environmental sciences director.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
	CD12	18	Pigeon Plum / <i>Coccoloba diversifolia</i>	12' -14' x 6' spr' x 3.5' cal.
	CE12	23	Green Buttonwood / <i>Conocarpus erectus</i>	12'-14' oa
	IC10	13	Dahoon Holly / <i>Ilex cassine</i>	12'-14' x 6' spr' x 3.5' cal.
	MG2	4	Southern Magnolia / <i>Magnolia grandiflora</i> 'D.D. Blanchard' TM	12' oa
	QV12	7	Southern Live Oak / <i>Quercus virginiana</i>	12' - 14' oa, 6' spr, 23.5' cal
	SM12	4	Mahogany / <i>Swietenia mahagoni</i>	12' - 14' oa x 6' spr, 3.5' cal
	TD12	6	Bald Cypress / <i>Taxodium distichum</i>	12'-14' oa
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
	CHR7	472	Red Tip Coccoloba / <i>Chrysobalanus icaco</i> 'Red Tip'	7 gal 36"
	CLU10	21	Small-Leaf Clusia / <i>Clusia guttifera</i>	10 gal, 4'-5'
	MUH3	157	Pink Muhly / <i>Muhlenbergia capillaris</i>	3 gal 20"
	MYRS7	372	Simpson Stopper / <i>Myrcianthes fragrans</i> Simpson Stopper	7 gal 36"
	ZAMPUM	184	Coontie / <i>Zamia pumila</i>	7 gallon 36"
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
	DIA3	3,517	Variegated Flax Lily / <i>Dianella tasmanica</i> 'Blushy'	3 gallon 18"
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
	ARRA1	315	Perennial Pezomachus / <i>Azarchia glabrata</i>	1 gallon 6"
	CAR EM3	164	Emerald Blanket Dwarf Natal Plum / <i>Carissa macrocarpa</i> 'Emerald Blanket'	3 gallon 12"
	FIM4	83	Green Island Ficus / <i>Ficus microcarpa</i> 'Green Island'	3 Gallon 16"
	LIR EME	727	Liriodendron / <i>Liriodendron muscari</i> 'Emerald Goddess'	1 gallon 12"
SOD/SEED	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
	SOD5	5,550	Bahia Grass / <i>Paspalum notatum</i>	sod
	SOD1	17,764	St. Augustine Grass / <i>Stenotaphrum secundatum</i>	sod



ARCHITECTURAL
LAND DESIGN
INCORPORATED









LANDSCAPE ARCHITECTURE









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Naples, FL 34104
(239) 430-1661

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License LC26000259

CORKSCREW ROAD (R/W VARIES)

PLANT IMAGES

							
<u>Coccoloba diversiflora</u> Pigeon Plum	<u>Quercus virginiana</u> Live Oak	<u>Taxodium distichum</u> Bald Cypress	<u>Ilex cassine</u> Dahoon Holly	<u>Conocarpus erectus</u> Green Buttonwood	<u>Conocarpus erectus ser.</u> Silver Buttonwood	<u>Swietenia mahogany</u> Mahogany	<u>Magnolia grandiflora</u> Magnolia

							
<u>Taxodium distichum</u> Bald Cypress	<u>Chrysobalanus icaco</u> Cocoplum	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Conocarpus erectus</u> Green Buttonwood	<u>Dianella ensifolia variegatum</u> White Variegated Flax Lily	<u>Clusea guttifera</u> Small Leaf Clusea	<u>Zamia floridana</u> Coontie

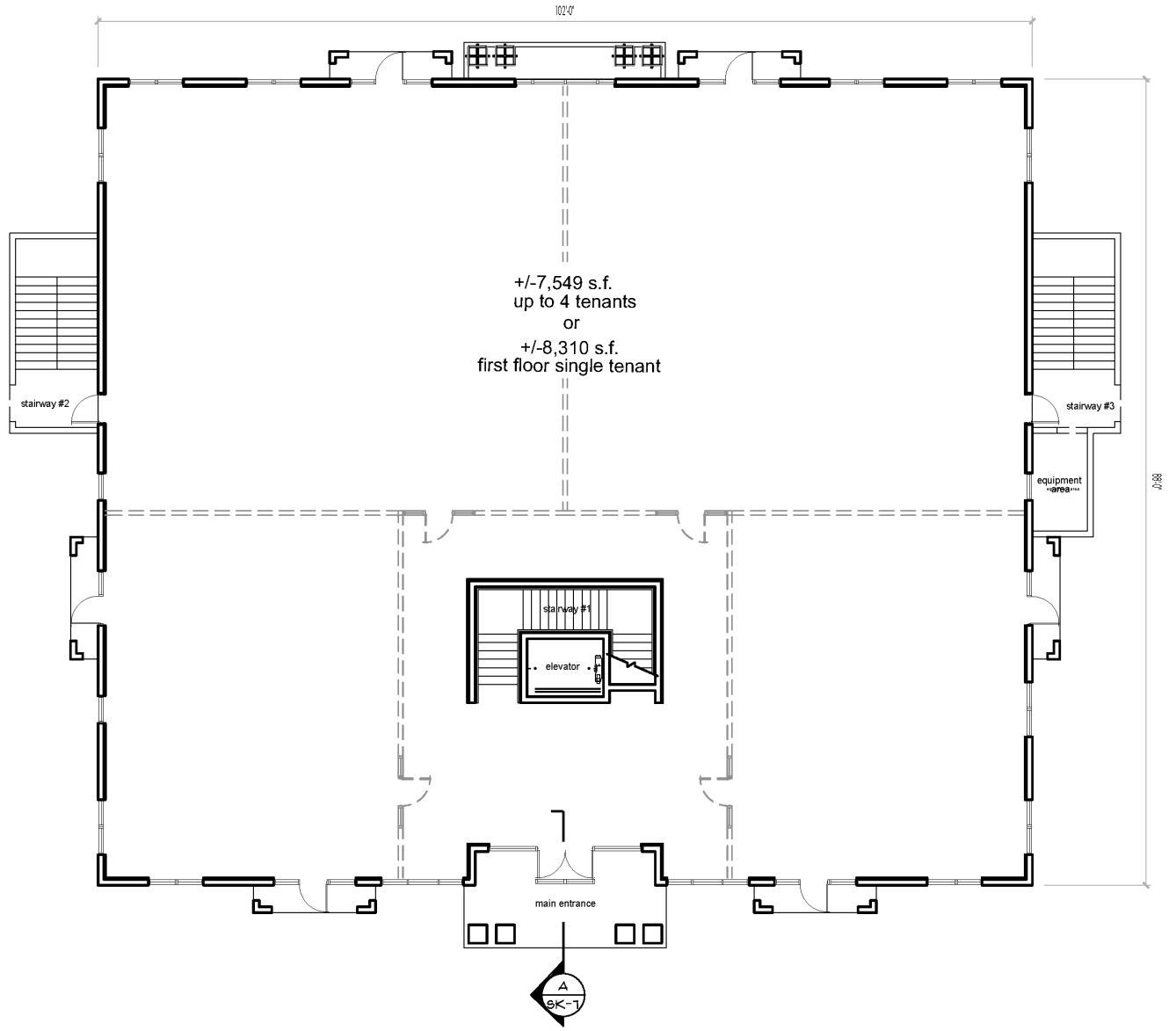
				
<u>Carissa</u> Emerald Blanket	<u>Asparagus densiflorus 'Myersii'</u> Foxtail Fern	<u>Jasminum simplicifolium</u> Wax Jasmine	<u>Liriopi Muscari 'EG'</u> Liriopi Evergreen Giant	<u>Arachis glabrata</u> Perennial Peanut

ARCHITECT

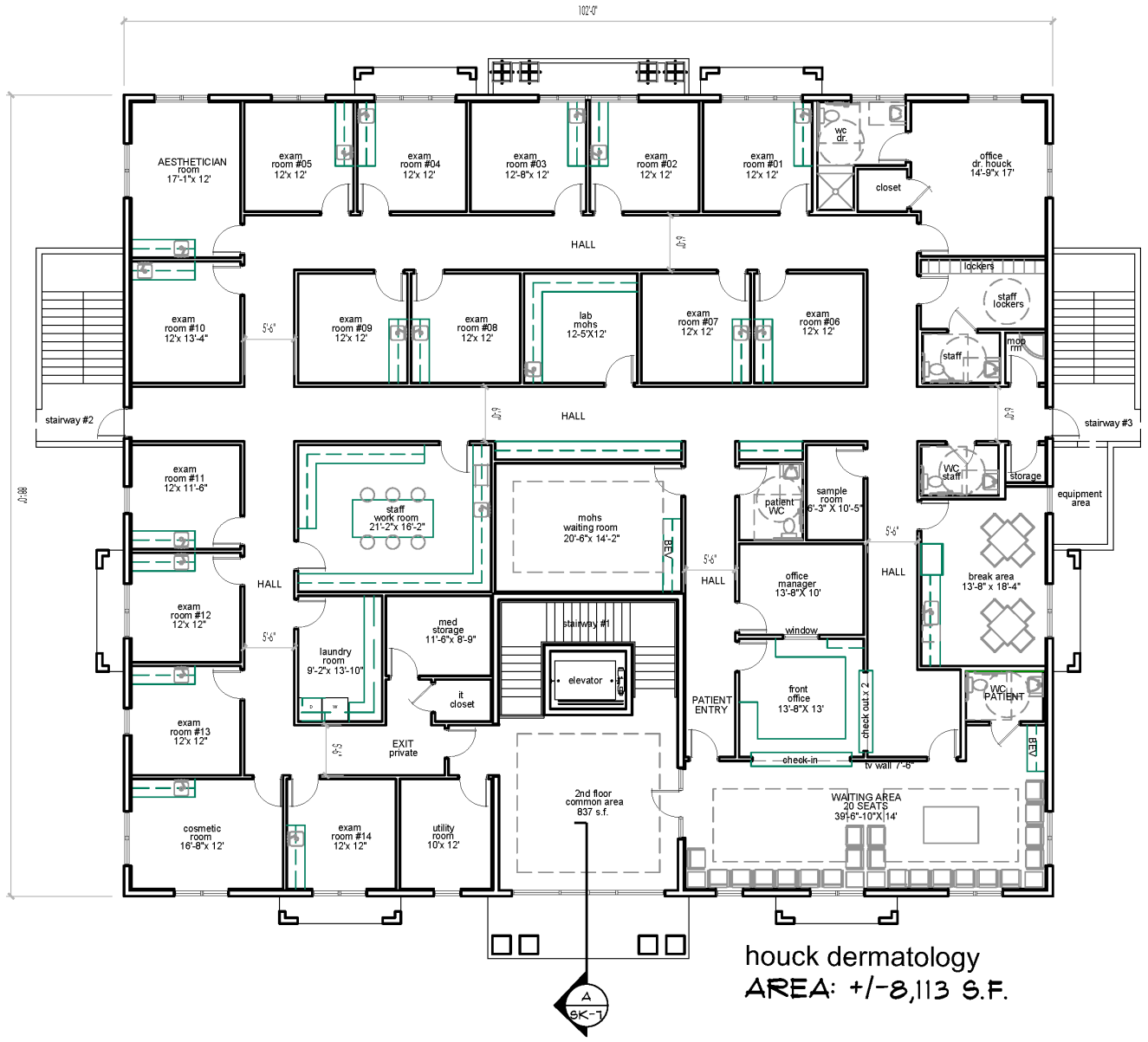
Matthew Kragh, AIA



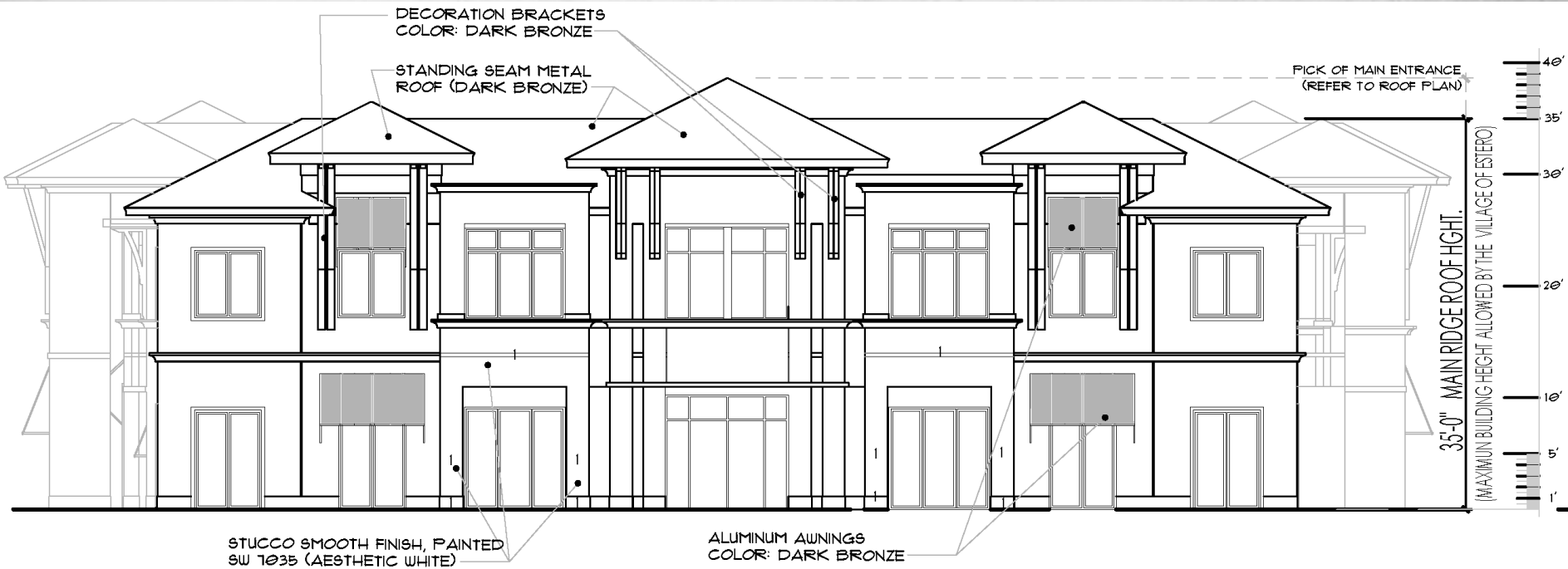
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATIONS



SOUTH ELEVATION

SW 7035
Aesthetic White
 Interior / Exterior
 Locator Number: 259-C4

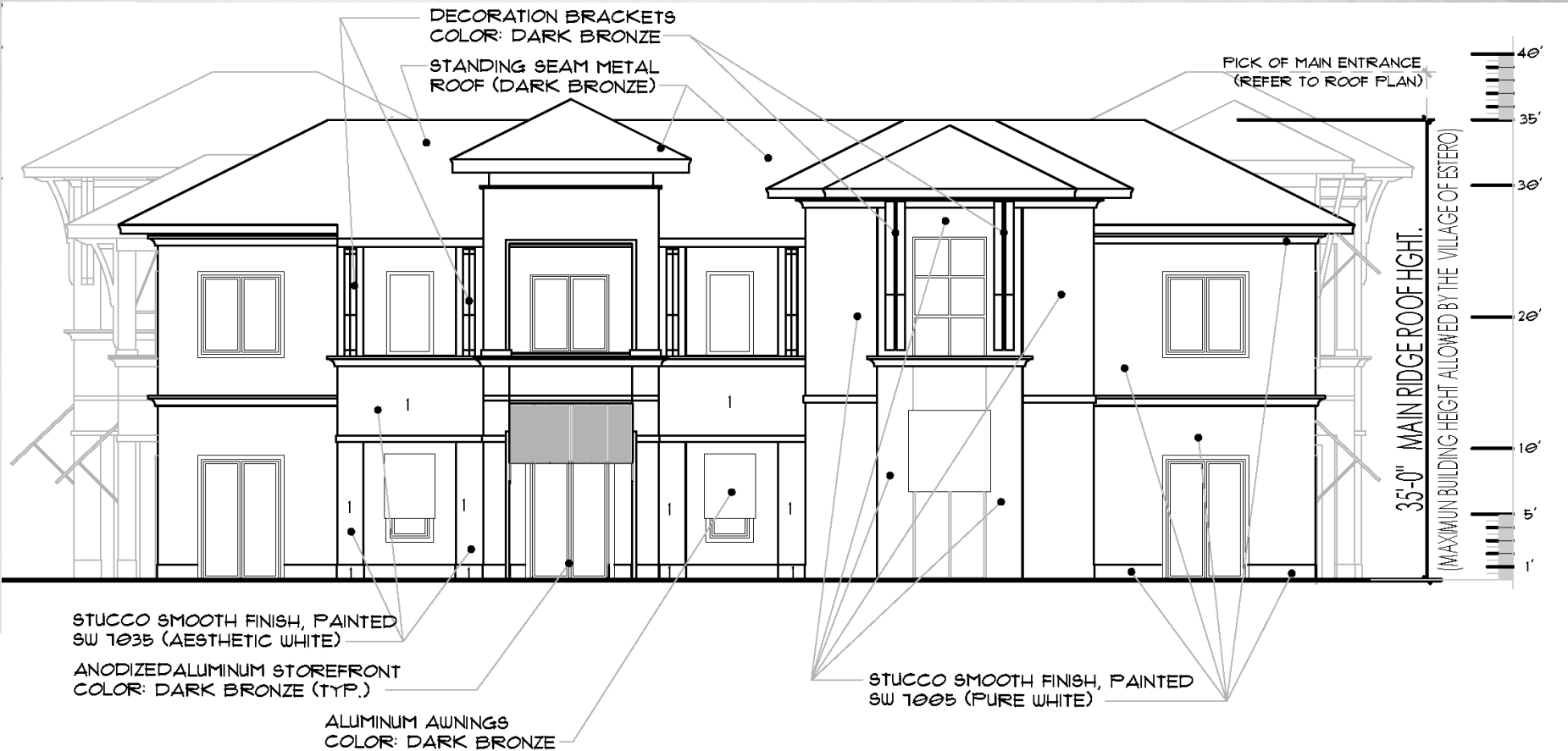
SW 7005
Pure White
 Interior / Exterior
 Locator Number: 255-C1

STUCCO PAINT COLORS

NOTE:

ALL STUCCO TO BE PAINTED SW 7005 (PURE WHITE), WITH EXCEPTION OF AREAS NOTED NUMBER 1, THOSE AREAS WILL BE PAINTED SW 7035 (AESTHETIC WHITE)

ELEVATIONS



WEST ELEVATION

SW 7035
Aesthetic White
 Interior / Exterior
 Locator Number: 259-C4

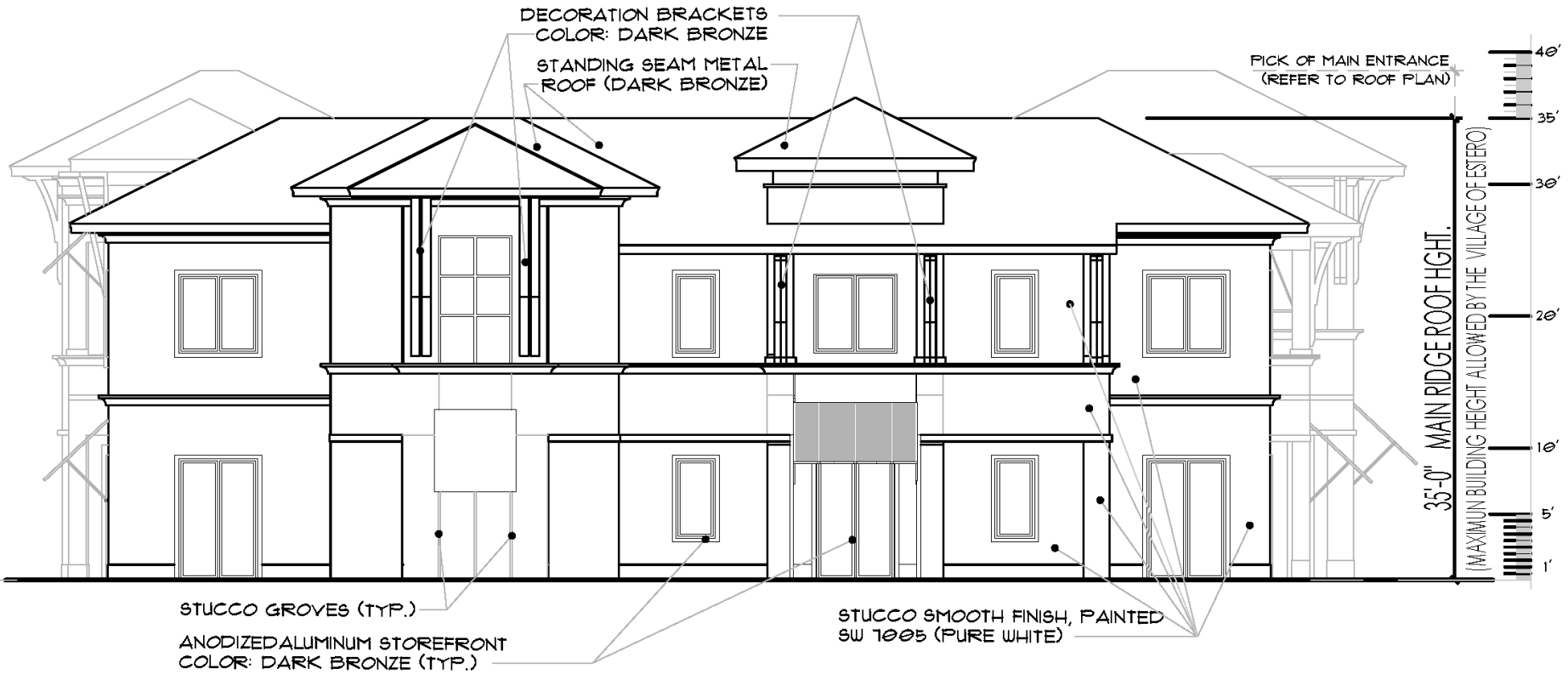
SW 7005
Pure White
 Interior / Exterior
 Locator Number: 255-C1

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ELEVATIONS



EAST ELEVATION

SW 7035
Aesthetic White
 Interior / Exterior
 Locator Number: 259-C4

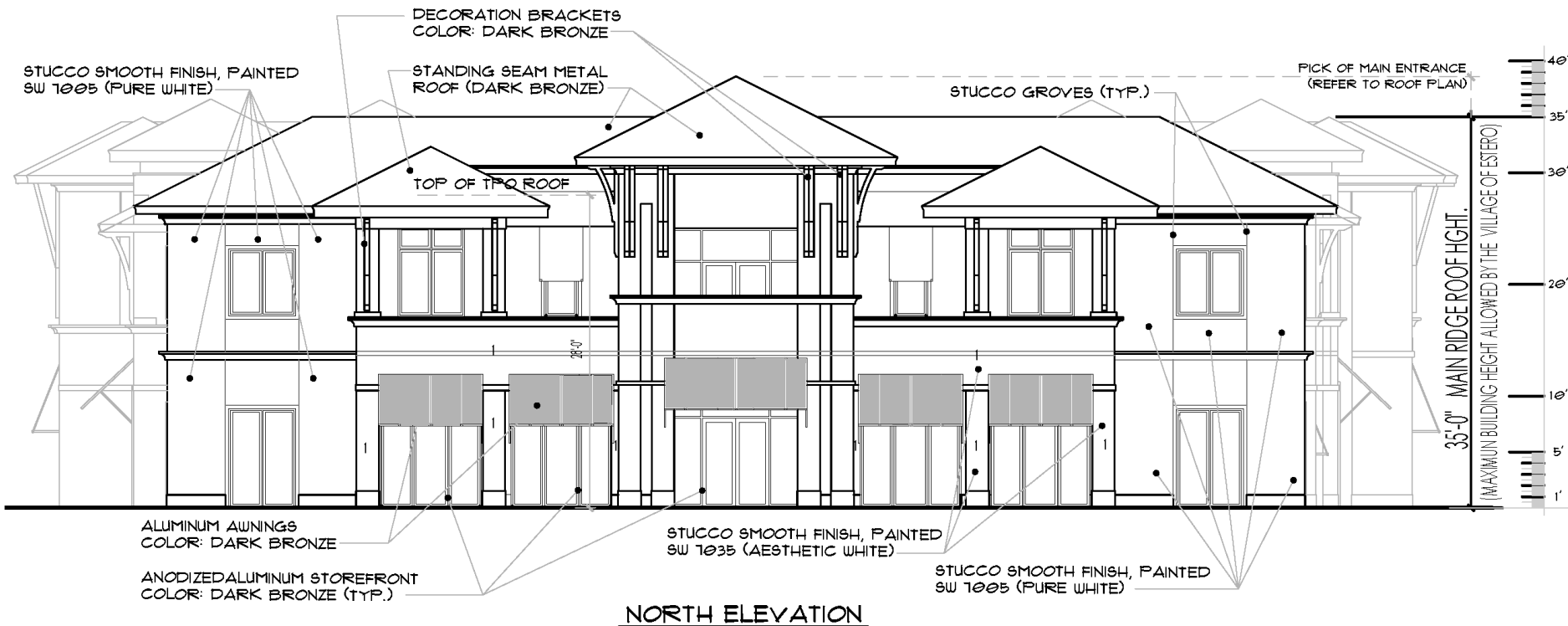
SW 7005
Pure White
 Interior / Exterior
 Locator Number: 255-C1

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ELEVATIONS



SW 7035
Aesthetic White
Interior / Exterior
Locator Number: 259-C4

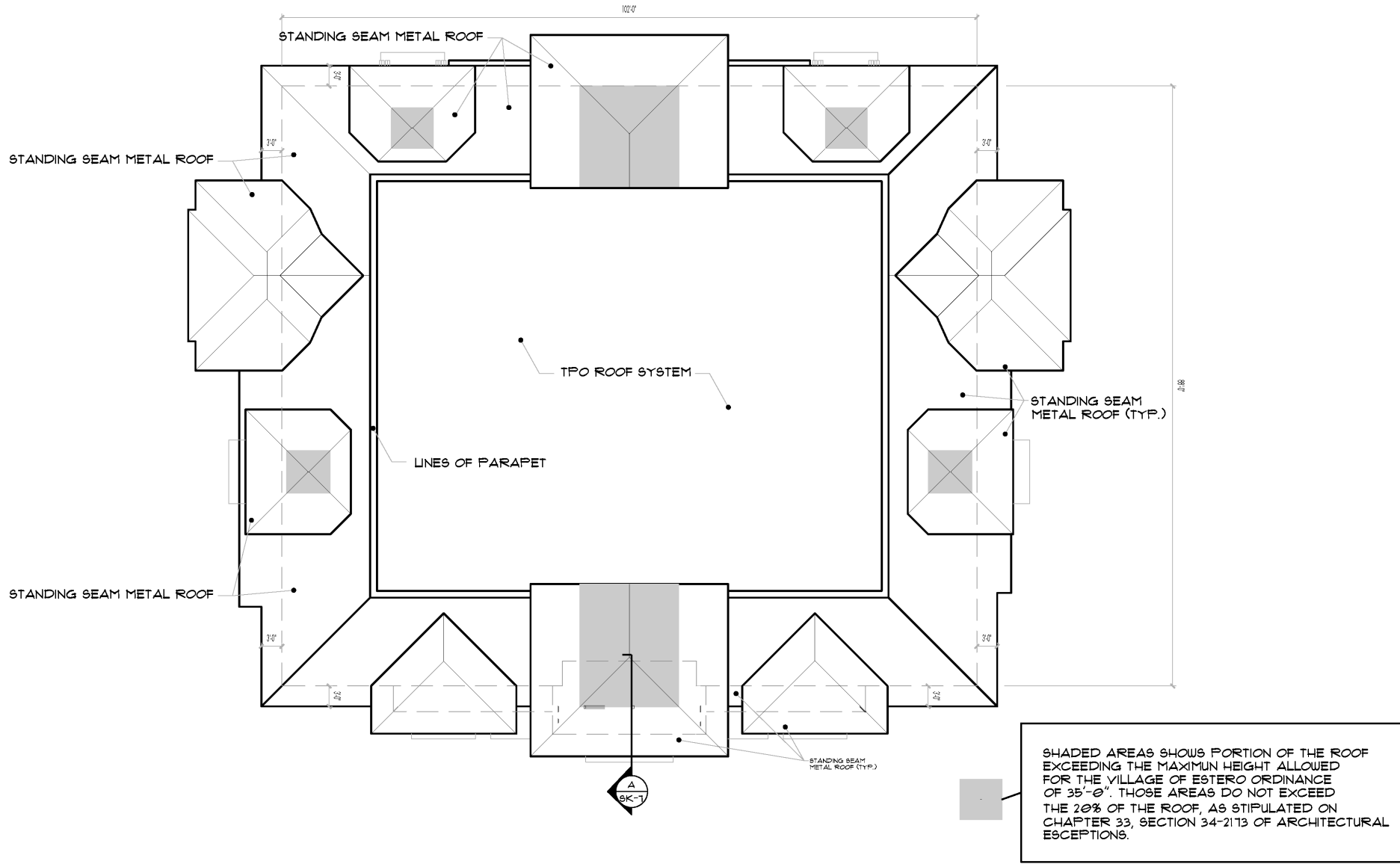
SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

STUCCO PAINT COLORS

NOTE:

ALL STUCCO TO BE PAINTED SW 1005 (PURE WHITE), WITH EXCEPTION OF AREAS NOTED NUMBER 1, THOSE AREAS WILL BE PAINTED SW 7035 (AESTHETIC WHITE)

ROOF PLAN



EXTERIOR LIGHTING

KEY NOTES:

LIGHT TYPE "A"



LIGHT TYPE "B"



LIGHT TYPE "C"



A



In-grade with clear tempered glass

Designed for the illumination of ramps, walkways, walls, columns, signage and other interior and exterior locations including driver-over applications.

Flush in-grade luminaires with stainless steel faceplate. Full specular asymmetrical reflector and clear tempered glass.

U.L. listed, suitable for wet locations.

Protection class: IP67

Finish: Machined #4 stainless steel.

VESSEL - model: WS-W91 LED Outdoor

Up & Down
95° 20°/180°



B

Dark Sky Friendly
180° 20°/180°



C

PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics. An appealing cylindrical profile perfect for accent and wall wash lighting.

Click product # for details

77 023

77 024

Lamp	θ	Temp°C	A	B	C
10.5W LED	67x105°	30°	6 1/2	6	4 3/4
25.3W LED	59x100°	30°	10	9 5/8	4 3/4



NORTH ELEVATION



EAST ELEVATION

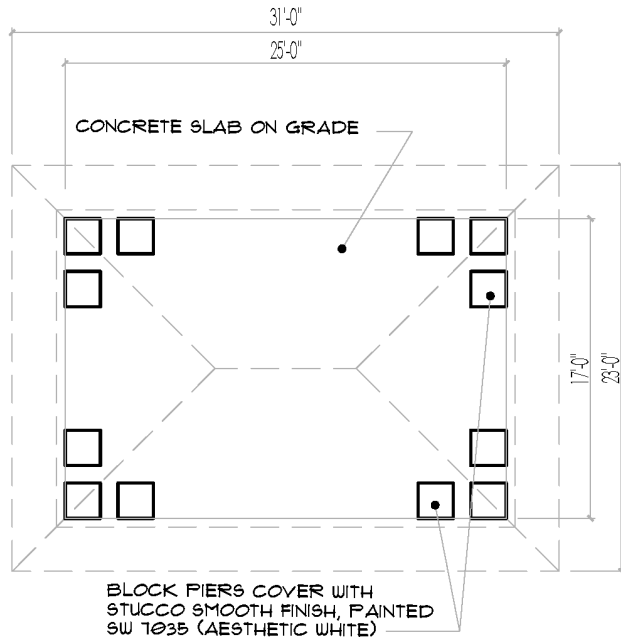


SOUTH ELEVATION

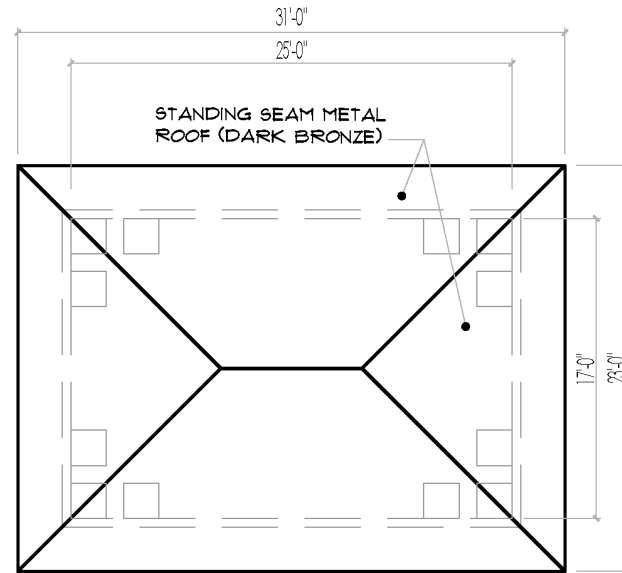


WEST ELEVATION

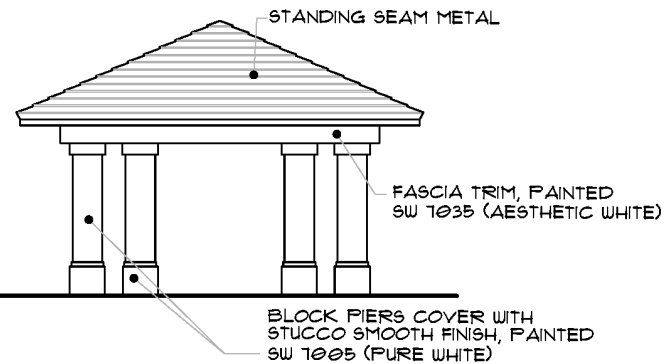
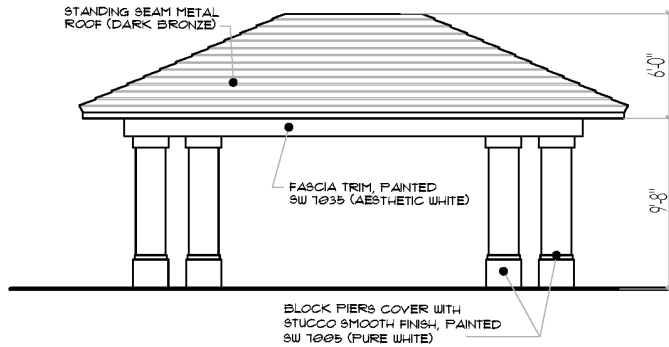
PAVILION



FLOOR PLAN

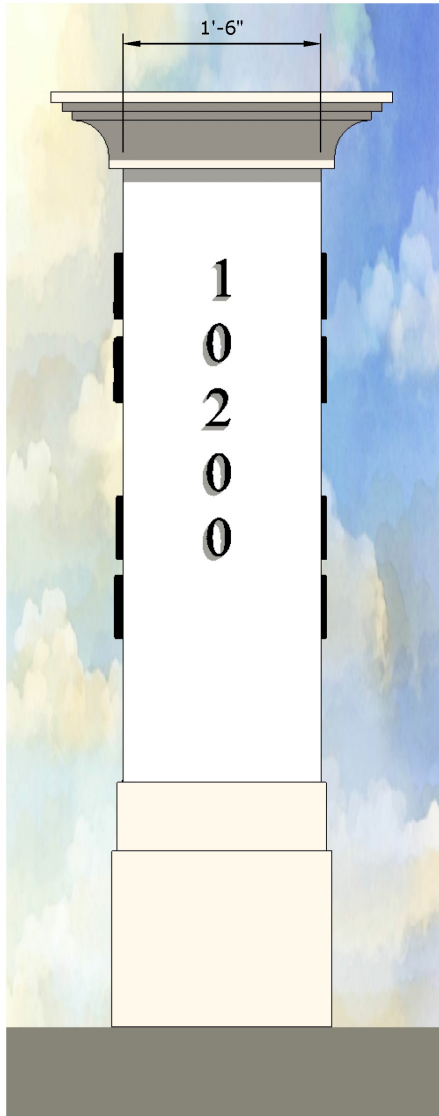


ROOF PLAN

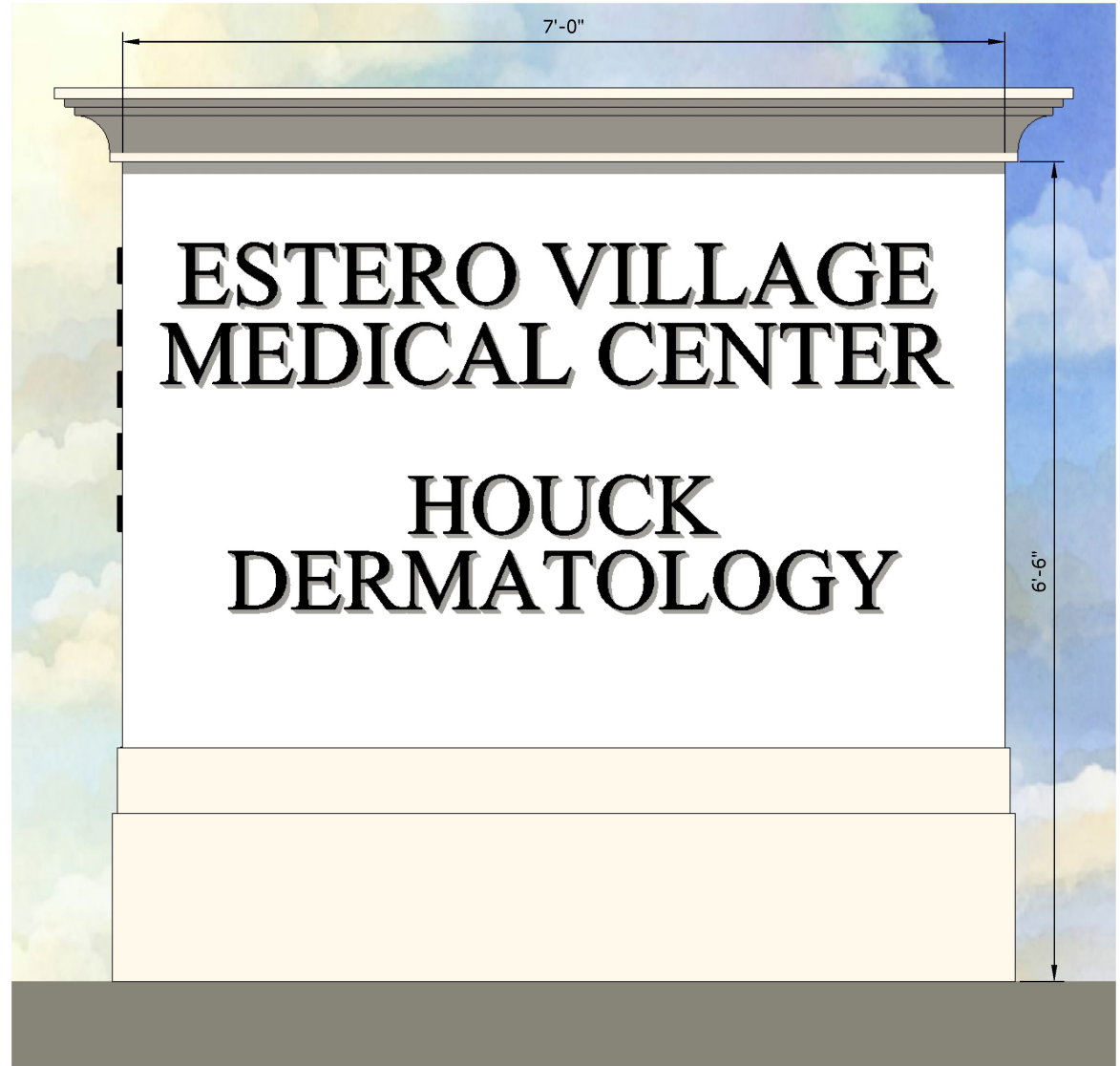


ELEVATIONS

MONUMENT SIGN



MONUMENT SIGN - SIDE VIEW



MONUMENT SIGN - FRONT VIEW

NORTH-EAST VIEW



9567H.A.E.S. SITE 200
NARLED FLORIDA 34602
PHONE: 329.331.1002
WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

NORTH-WEST VIEW



9567H A.E. S. 3475 200
NARLES FLORIDA 34622
PHONE: 352.931.1092
WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

SOUTH-EAST VIEW



9567H A.E. STATE 200
NARLES FLORIDA 34622
PHONE: 229-331-1092
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GENERAL NORTH VIEW



9567H A.E. SITE 200
NARLES FLORIDA 34622
PHONE: 352.939.1102
WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

QUESTIONS?