

Arcos Professional Center



August 9, 2022

Village of Estero

LAI Design Associates, LLC

J.R. Evans Engineering

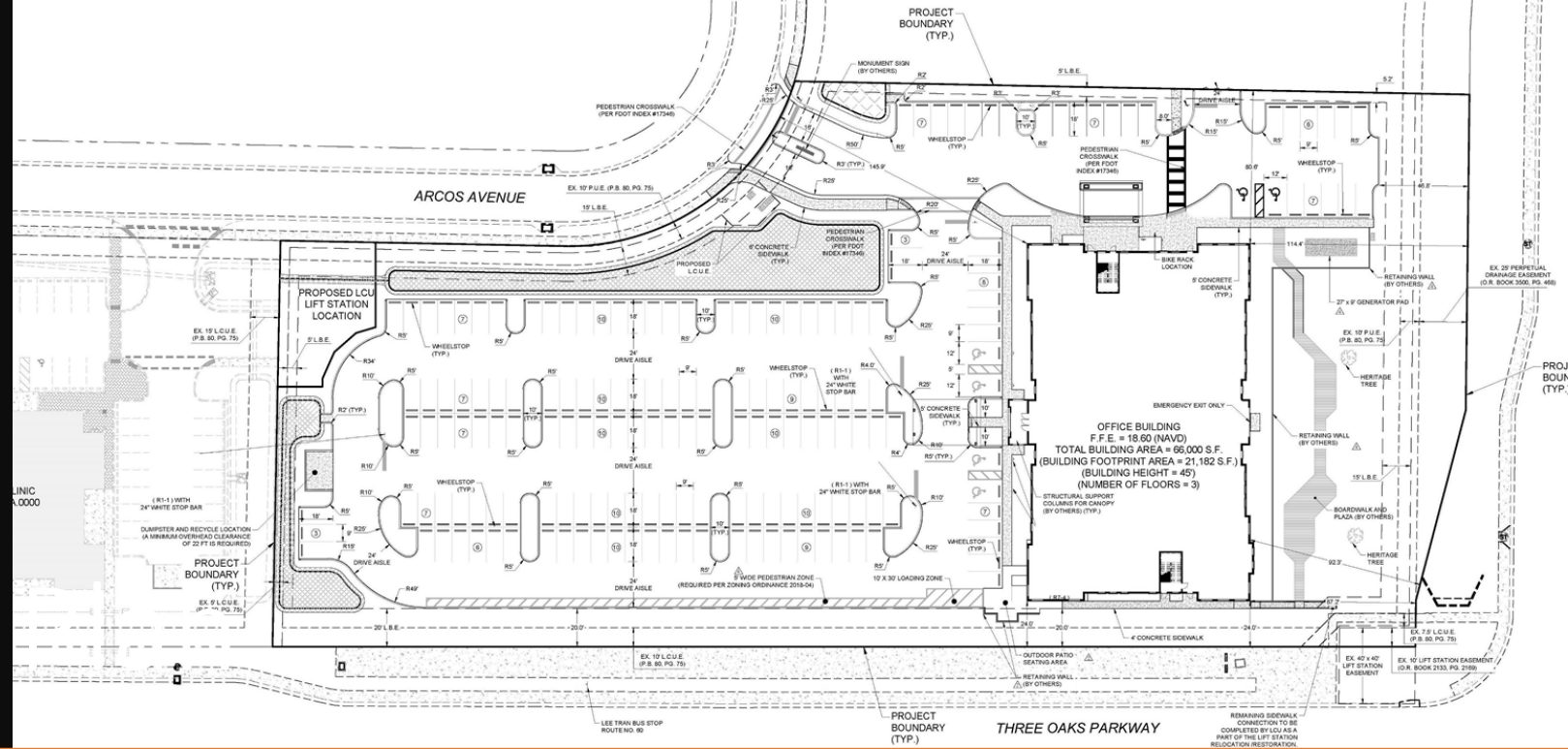


Introduction & Project Overview:

- Richard S. Losee, PE, LEED AP
Principal
LAI Design Associates, LLC/LAI Construction Management, Inc
 - Design Team & Owner Representative
- Matthew R. Bechtel, NCARB
Principal Architect
LAI Design Associates, LLC
 - Project Architect
- Christopher R. Mitchell, PE
VP of Operations
JR Evans Engineering
 - Civil Engineer



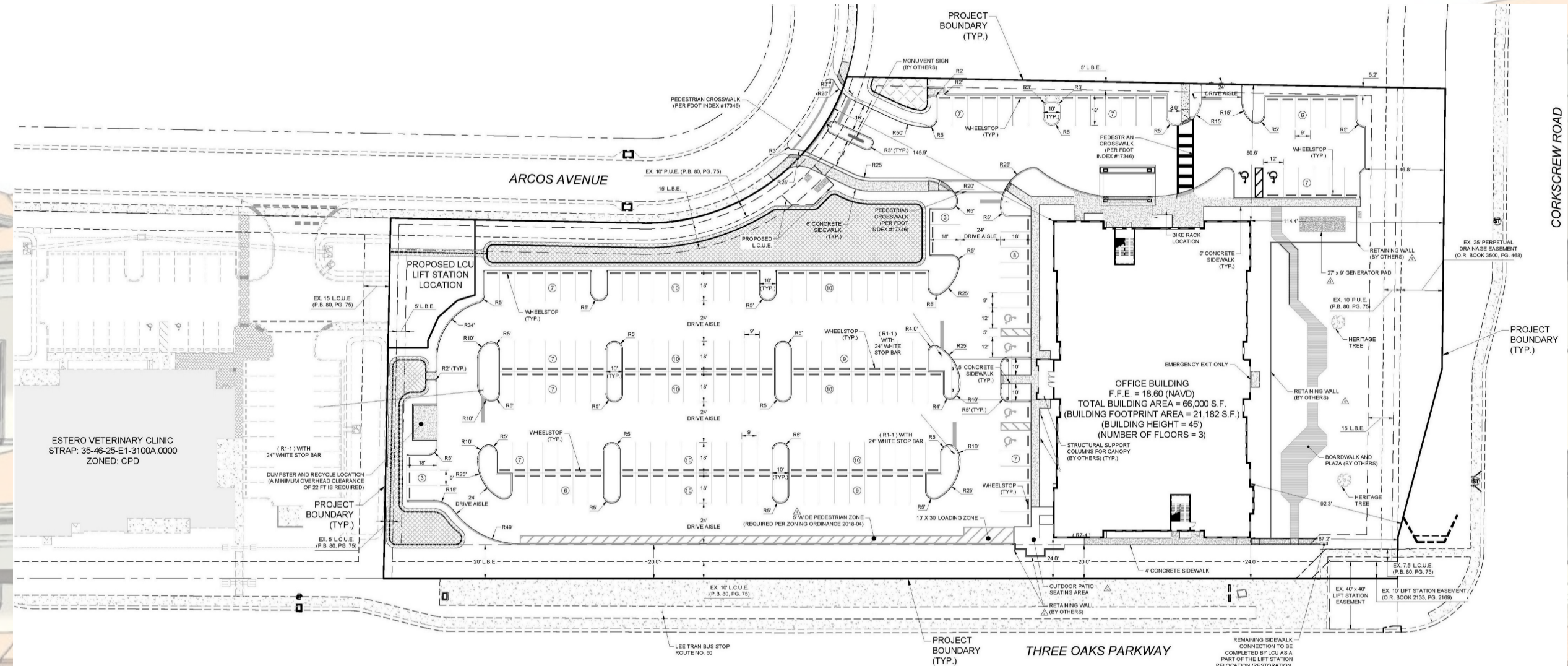
Proposed Site



Site Plan Relatively Unchanged:
(Minor Modifications requested to accommodate prospective tenant)

- New Porte-Cochere at Front (North) Side of Building
- Secondary Porte-Cochere at East Side of Building for Deliveries/Emergency Vehicles





PARKING SUMMARY

USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
OFFICE BUILDING (66,000 S.F.)	1 SPACE PER 350 SF OFFICE BUILDING (66,000 SF)	189 TOTAL PARKING SPACES (6 HANDICAP SPACES)	180 TOTAL PARKING SPACES (6 HANDICAP SPACES)



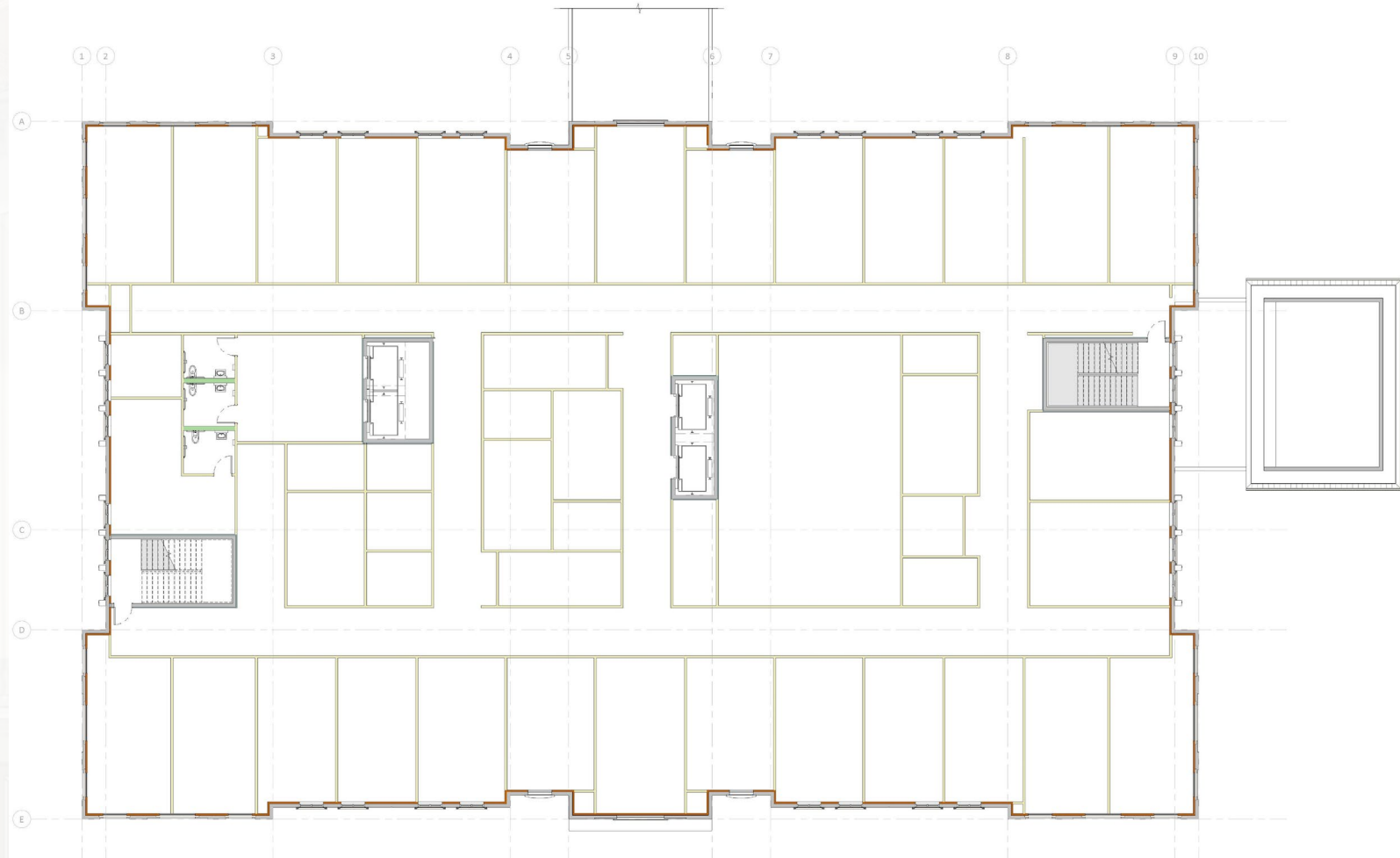
Proposed Use:

- Post-Op Rehabilitation Clinic
 - First Floor:
Administration & Patient
Care
Support Spaces
 - Second Floor
Patient Care &
Rehabilitation
- Future Office/Medical Space
 - Third Floor Shell for Future
Build-Out



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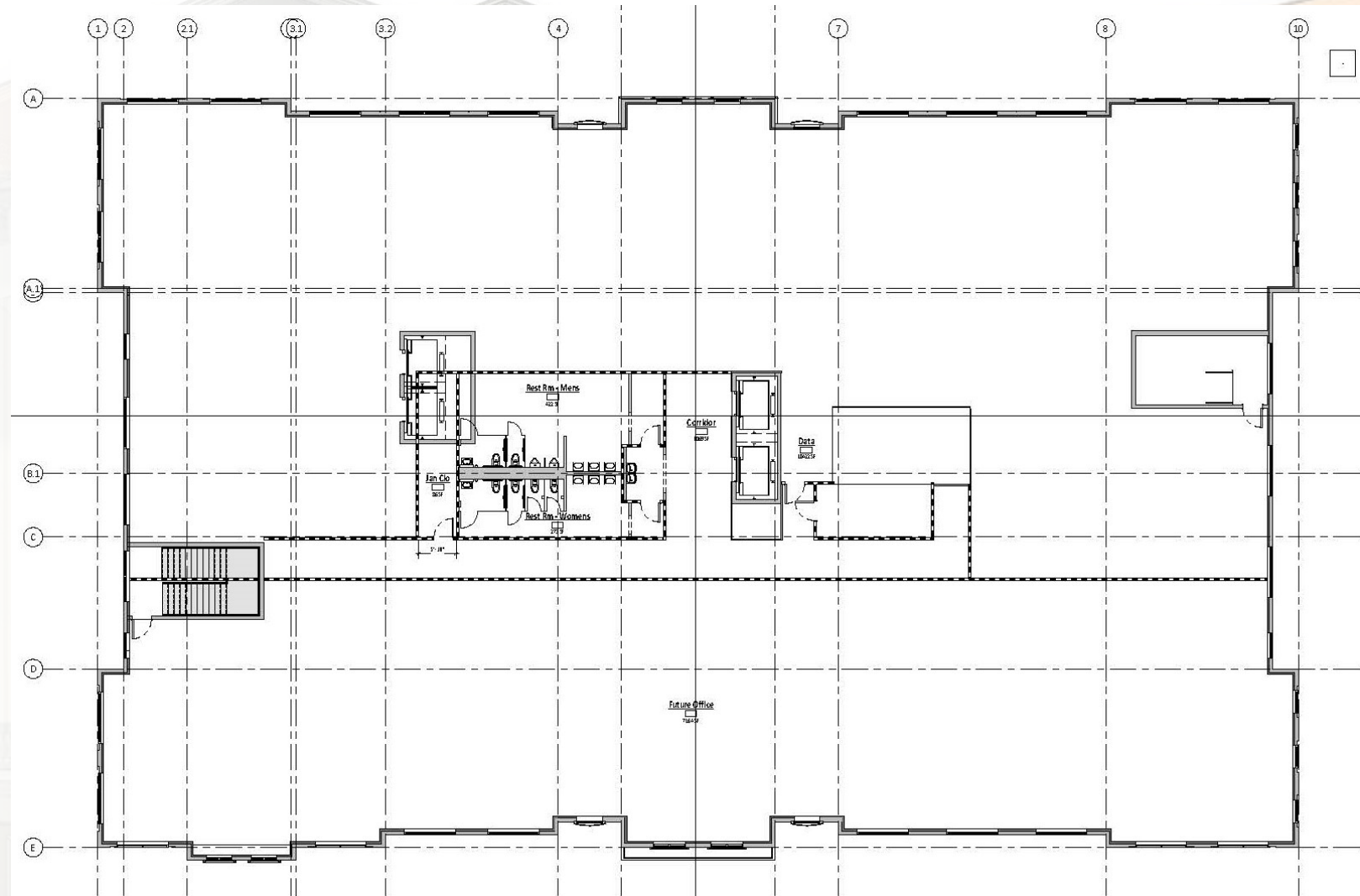


Second Floor Schematic/Space Plan



Proposed Use:

- Post-Op Rehabilitation Clinic
 - First Floor:
 - Administration & Patient Care
 - Support Spaces
 - Second Floor
 - Patient Care & Rehabilitation
- Future Office/Medical Space
 - Third Floor Shell for Future Build-Out

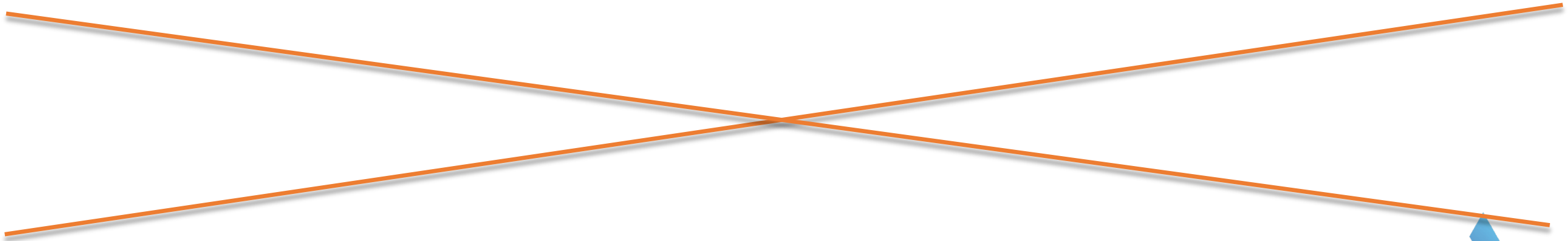
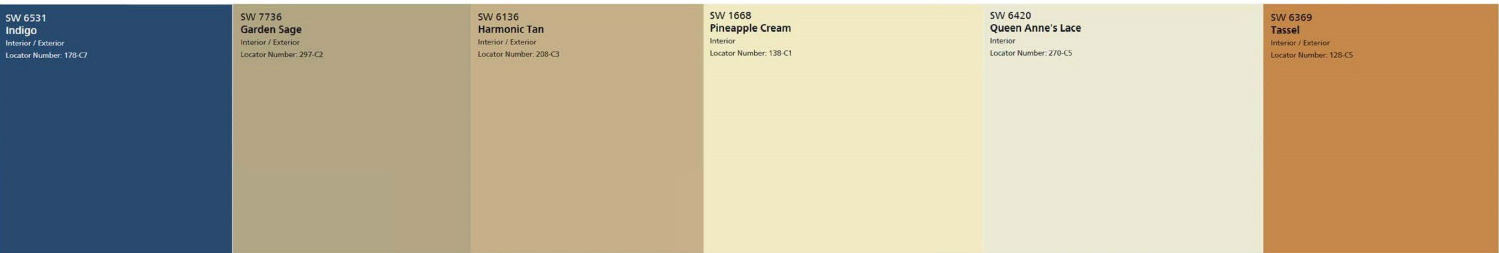


Third Floor Schematic Plan

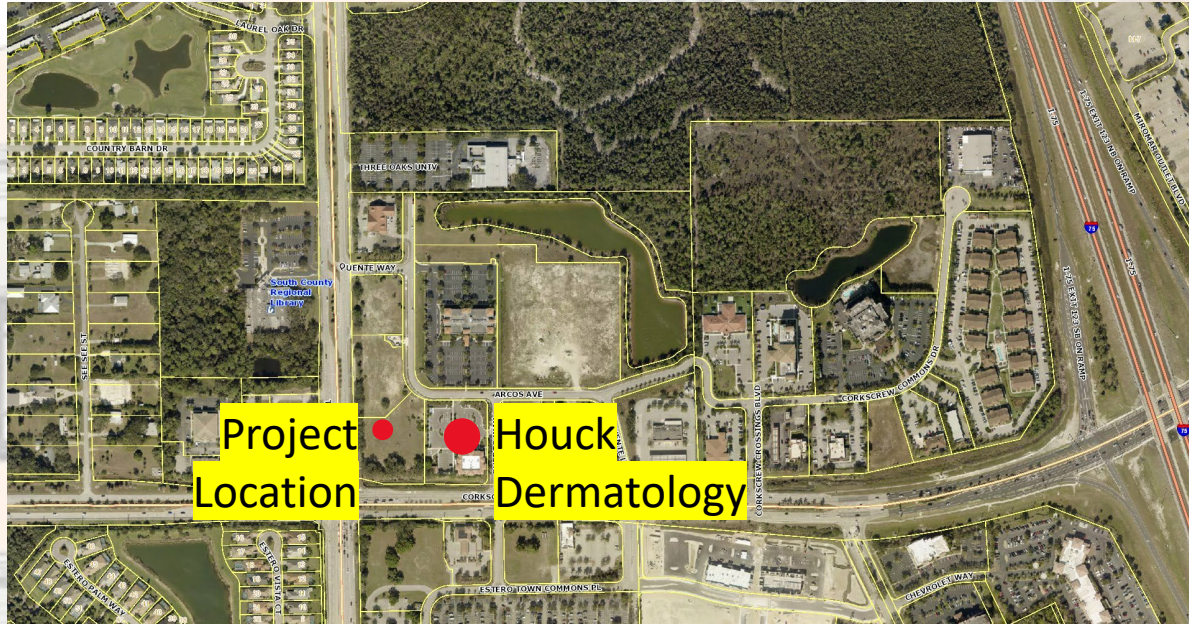


Architectural Modifications to the Proposed Design:

Color Palette Change:



Neighboring Building:



Design Features:

- Varying Roof Lines
- Undulating Wall Planes/
Variations in Mass
- Architectural Banding
- Brackets
- Corbels
- Medallions
- Quoins
- Awnings & Shutters
- Varying Colors/Stucco
Finish

Year Completed: 2021



Building Elevations:



South Façade (Primary Façade – Corkscrew Road)

Design Features:

- Varying Roof Lines
- Architectural Bands
- Horizontal & Vertical Reveals
- Trim at Windows
- Decorative Railings
- Awnings & Roof Overhangs
- Varying Colors
- Undulating Wall Planes to Reduce Massing
- Corbels
- Brackets
- Cornice
- Mechanical Equipment Hidden by Roof Structure
- Changes in Material
- Decorative Arches



Building Elevations:



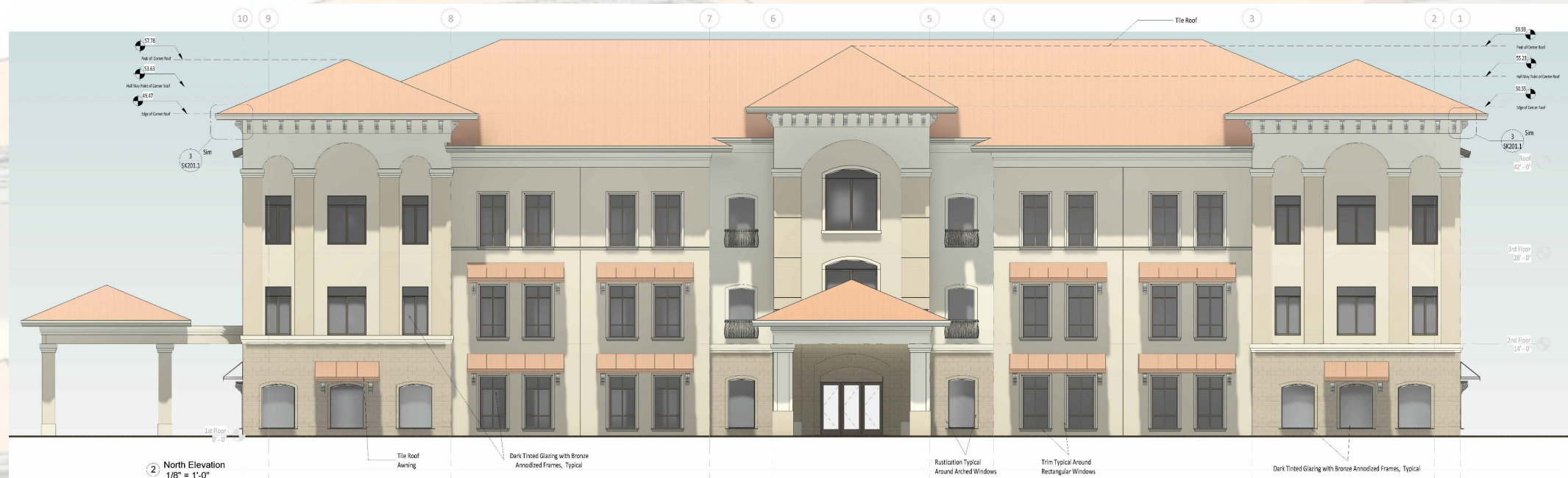
West Façade (Primary Façade – Three Oaks Parkway)

Design Features:

- Varying Roof Lines
- Architectural Bands
- Horizontal & Vertical Reveals
- Trim at Windows @ Grade
- Decorative Arches
- Awnings & Roof Overhangs
- Varying Colors
- Undulating Wall Planes to Reduce Massing
- Corbels
- Cornice
- Mechanical Equipment Hidden by Roof Structure
- Elevated Roofline @ Building Corners
- Changes in Building Materials



Building Elevations:



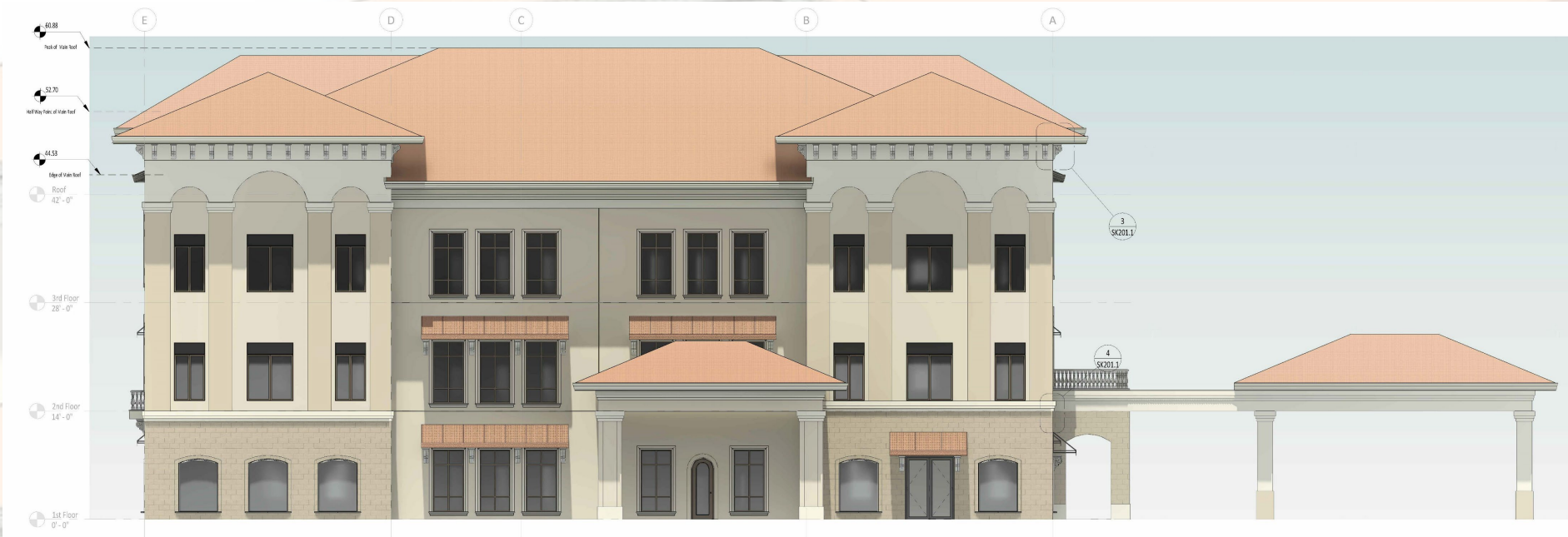
North Façade (Primary Façade – Main Entrance)

Design Features:

- Varying Roof Lines
- Architectural Bands
- Horizontal & Vertical Reveals
- Trim at Windows @ Grade
- Decorative Railings
- Awnings & Roof Overhangs
- Varying Colors
- Undulating Wall Planes to Reduce Massing
- Porte Cochere
- Corbels
- Cornice
- Mechanical Equipment Hidden by Roof Structure
- Decorative Arches



Building Elevations:



East Façade (Secondary Facade)

Design Features:

- Varying Roof Lines
- Architectural Bands
- Horizontal & Vertical Reveals
- Trim at Windows @ Grade
- Awnings & Roof Overhangs
- Varying Colors
- Undulating Wall Planes to Reduce Massing
- Secondary Porte Cochere for Loading/Unloading
- Corbels
- Cornice
- Mechanical Equipment Hidden by Roof Structure
- Decorative Arches



Colors & Materials:

1. Sherwin Williams
"Natural Linen" SW9109
Main Building Color
2. Sherwin Williams
"Malabar" SW9110
Building Base Color
3. Sherwin Williams
"Greek Villa" SW7551
Building Accent/Trim Color

1

2

3



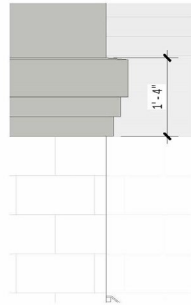


BORAL
CONCRETE ROOF TILE



SKU: 1HBCS6423 Barcelona 900 - Barbados Blend
www.BoralRoof.com

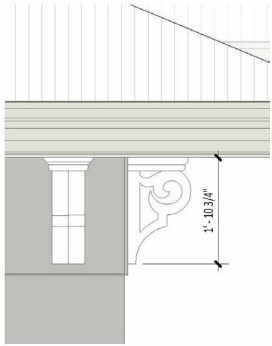
1



④ Typical Small Cornice
1/2" = 1'-0"



2



③ Typical Corbel
1/2" = 1'-0"



3



4

Colors & Materials (Continued):

1. Concrete Barrel Tile Roof
2. Stucco Banding
3. Decorative Corbel
4. Stucco Cornice



Thank You

Thank you for your time and attention

We are happy to answer any questions you may have.

