



- Maximum Height
+/- 30' - 6 1/2"
- Level 2 High Parapet
+/- 28' - 2 1/4"
- Level 2 Low Parapet
+/- 24' - 11 1/4"
- Level 2 Plate Height
+/- 20' - 2 1/4"
- Ridge Height
+/- 18' - 10 1/2"
- Level 1 Parapet
+/- 13' - 1 1/8"
- Level 1 Plate Height
+/- 9' - 1 1/8"
- Level 1
0"

1 SOUTH ELEVATION
SD-003 3/16" = 1'-0"



- Maximum Height
+/- 30' - 6 1/2"
- Level 2 High Parapet
+/- 28' - 2 1/4"
- Level 2 Low Parapet
+/- 24' - 11 1/4"
- Level 2 Plate Height
+/- 20' - 2 1/4"
- Ridge Height
+/- 18' - 10 1/2"
- Level 1 Parapet
+/- 13' - 1 1/8"
- Level 1 Plate Height
+/- 9' - 1 1/8"
- Level 1
0"

2 EAST ELEVATION (ARCOS AVE)
SD-003 3/16" = 1'-0"

FLORIDA VETERINARY REFERRAL CENTER

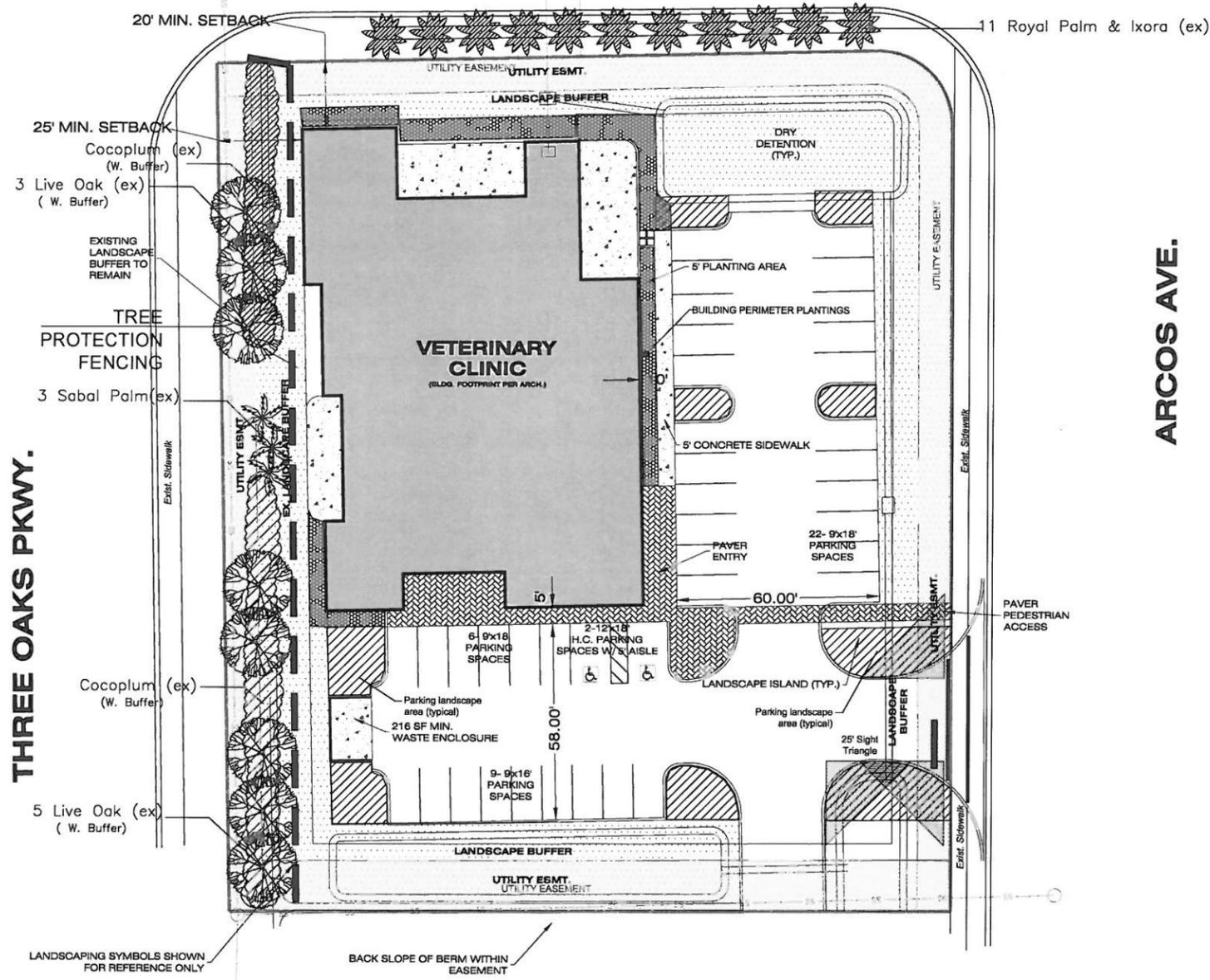
DR. LAURA BREUNIG-PARRA AND DR. JOSH PARRA
10100 ARCOS AVE., ESTERO, FL 33928

PRELIMINARY
CONCEPT PLAN

10/2/2015 8:37:03 AM



QUENTE WAY

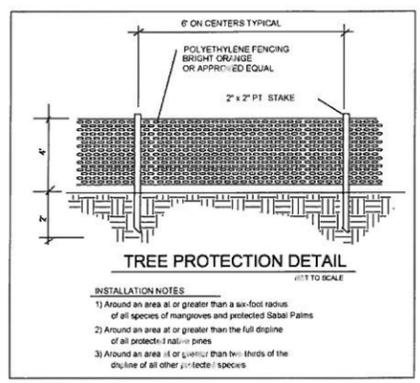
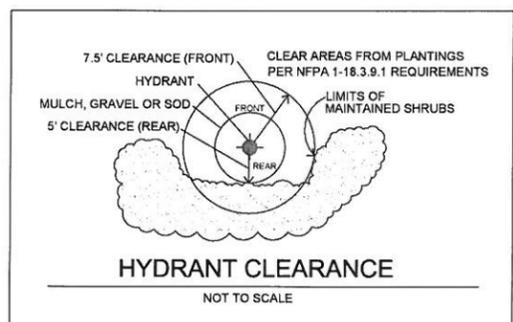
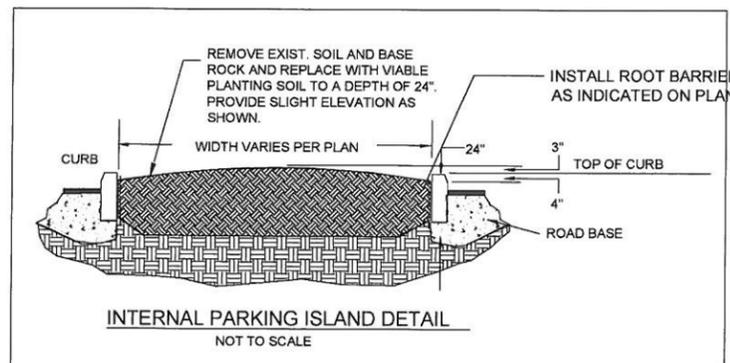


SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'



TYPICAL TREE PROTECTION FENCING



- GENERAL LANDSCAPE NOTES**
1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
 2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
 3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
 4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
 5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
 6. TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 3" CALIPER MEASURED AT 1" ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
 7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
 9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
 10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
 13. CONTRACTOR SHALL REMOVE ALL TAPS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
 14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
 15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
 16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
 17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
 18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC 10-421 A.5.
 19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
 21. ALL TREES SHALL BE CERTIFIED "ROOTS PLUS" GROWN.

TOTAL SITE = 54,491 SF (1.25 acre)

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED
 CPD = 30%
 1.25 acres (54,491 SF) X 30% = 16,347 SF REQUIRED.
 OPEN SPACE (PER HATCHING) PROVIDED = 18,688 SF.

INDIGENOUS OPEN SPACE REQUIREMENTS
 NOT APPLICABLE. SITE IS VOID OF NATIVE VEGETATION

GENERAL TREE REQUIREMENTS
 1 TREE PER 3,500 SF OF SITE
 54,491 / 3500 = 16 MINIMUM TREES REQUIRED AND 17 PROVIDED AT 1:1 CREDITS.
 NOTE: 16" TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 50%. A MAXIMUM OF 14-16" TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

GENERAL TREES SHALL NOT EXCEED 50% PALMS

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
 15,400 SF VEHICULAR USE AREA X 10% = 1,540 SF MINIMUM REQUIRED AND 2,540 PROVIDED PER HATCHING.

1 TREE PER 250 SF = 6 TREES REQUIRED AND PROVIDED NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. A MINIMUM OF 400 SHRUBS or GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:

DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

NOT APPLICABLE TO THIS SITE.

BUILDING PERIMETER PLANTING REQUIREMENTS
 11,446 SF BLDG X 10% = 1,145 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,374 SF. PROVIDED. APPROXIMATELY 130 SHRUBS/PERENNIALS PROVIDED

BUFFER REQUIREMENTS:

PROJECT NORTH BUFFER (Quente Way)
 RESOLUTION Z-03-039
 Type D Buffer required 15' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".
 195'/100' X 5 = 10 trees required and provided
 195'/100' X 66 = 128 shrubs required and provided

PROJECT EAST BUFFER (Arcos Ave)
 RESOLUTION Z-03-039
 Type D Buffer required 15' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".
 200'/100' X 5 = 10 trees required and provided
 200'/100' X 66 = 132 shrubs required and provided

PROJECT SOUTH BUFFER (adjacent property)
 Type A Buffer required 5' wide with 4 trees per 100 lf and no shrubs required.
 165'/100' X 4 = 7 trees required and provided

PROJECT WEST BUFFER (Three Oaks Pkwy)
 Type D Buffer required 20' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".
 219'/100' X 5 = 11 trees required and provided
 219'/100' X 66 = 145 shrubs required and provided



DMJA

DAVID M. JONES, JR.
 AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 AND PLANNERS

2221 McGregor Blvd.
 Fort Myers, Florida 33901
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2705 Tamiami Trail Unit 415
 Punta Gorda, Florida 33950
 PHONE: (941) 639-2450
 FAX: (941) 639-2438

L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

**PLAZA DEL SOL
 VETERINARIAN
 OFFICE**

ESTERO, FLORIDA

PREPARED FOR:

**David Douglas
 Associates, Inc.**
 1821 Victoria Avenue
 Fort Myers, FL 33901

CONSULTANT:

195'/100' X 5 = 10 trees required and provided
 195'/100' X 66 = 128 shrubs required and provided

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
 RLA NO. 840 DATE:
 STATE OF FLORIDA

PROJECT NO: 215094
 PROJECT MGR: GJD
 FILE NAME: Plaza Del Sol Vet.
 DESIGNER: GJD
 CAD TECH: JAP
 CHECKED BY: GJD

ISSUED FOR:
**PUBLIC INFORMATION
 ONLY**

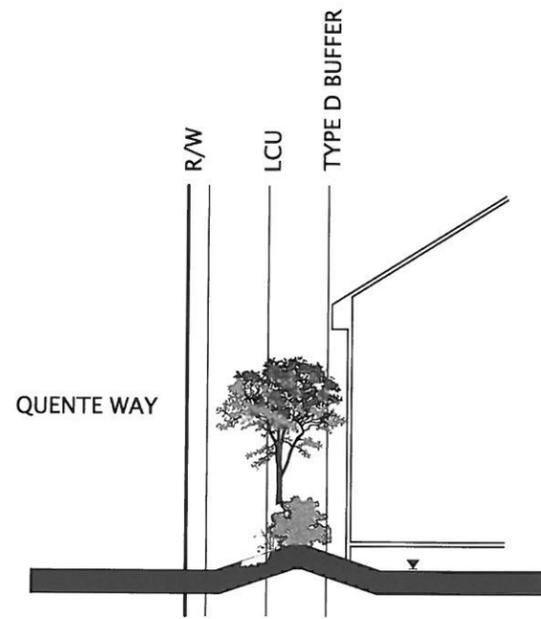
ISSUED DATE: OCT. 1, 2015

REVISIONS:

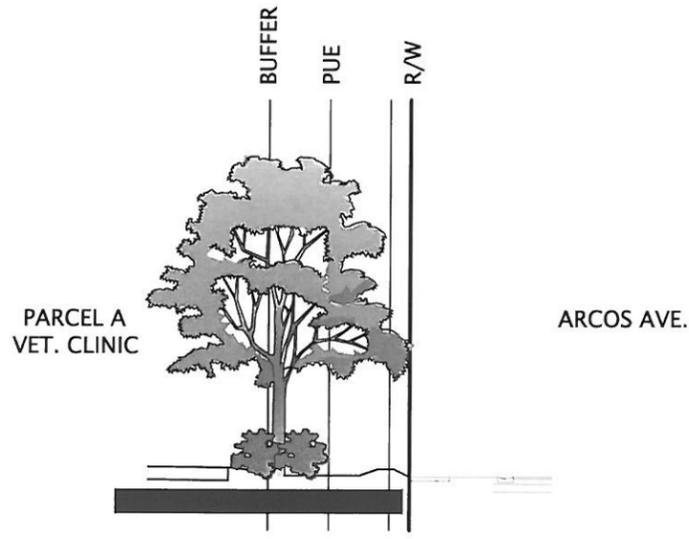
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**LANDSCAPE
 CALCULATIONS**

SHEET NUMBER:
L-1

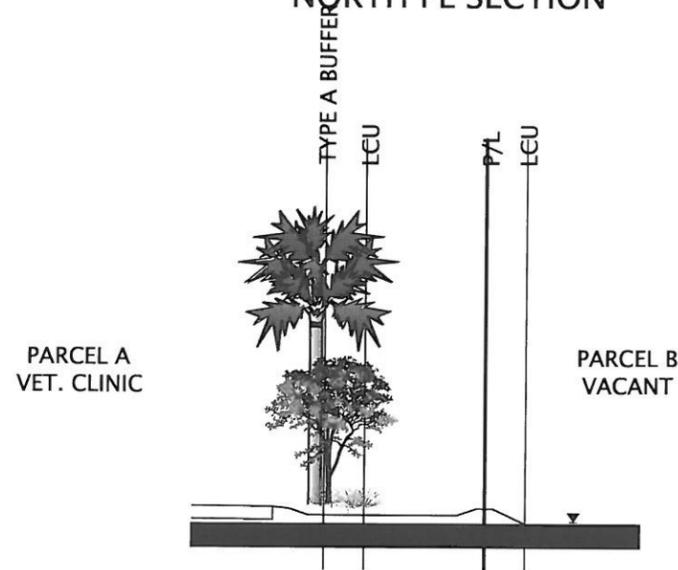




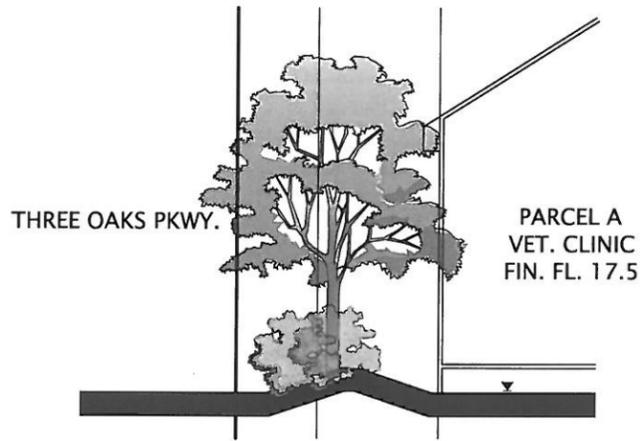
NORTH PL SECTION



EAST PL SECTION



SOUTH PL SECTION



WEST PL SECTION

LANDSCAPE PRELIMINARY SECTIONS

SCALE: 1" = 10'

PRELIMINARY ELEVATIONS

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



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AND ASSOCIATES, INC.

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PROJECT INFORMATION:

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OFFICE

ESTERO, FLORIDA

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David Douglas
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Fort Myers, FL 33901

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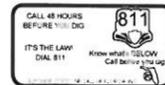
REVISIONS:

SHEET TITLE:

CONCEPT SECTIONS
& ELEVATIONS

SHEET NUMBER:

L-3





AREA KEY	
	ADMINISTRATIVE
	CIRCULATION
	CLINIC FUNCTIONS
	PUBLIC AREAS
	UTILITY/MISC.

TOTAL SQ. FT.	
LEVEL AREA	SQ. FT.
CONDITIONED AREAS	
FIRST FLOOR	11564
SECOND FLOOR	5182
UNCONDITIONED AREAS	
FIRST FLOOR - OUTDOOR	1667
SECOND FLOOR - OUTDOOR	500
TOTAL SQ. FT.	18913

1 FIRST FLOOR
SD-001 3/16" = 1'-0"



FLORIDA VETERINARY REFERRAL CENTER

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PRELIMINARY CONCEPT PLAN

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AREA KEY	
	ADMINISTRATIVE
	CIRCULATION
	CLINIC FUNCTIONS
	PUBLIC AREAS
	UTILITY/MISC.

TOTAL SQ. FT.	
LEVEL AREA	SQ. FT.
CONDITIONED AREAS	
FIRST FLOOR	11564
SECOND FLOOR	5182
UNCONDITIONED AREAS	
FIRST FLOOR - OUTDOOR	1667
SECOND FLOOR - OUTDOOR	500
TOTAL SQ. FT.	18913

1 SECOND FLOOR
SD-002 3/16" = 1'-0"



FLORIDA VETERINARY REFERRAL CENTER

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