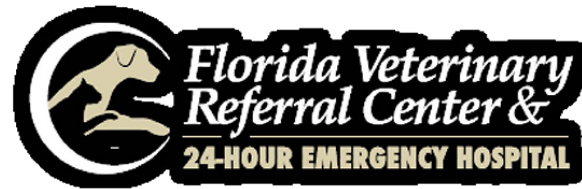


Florida Veterinary Referral Center



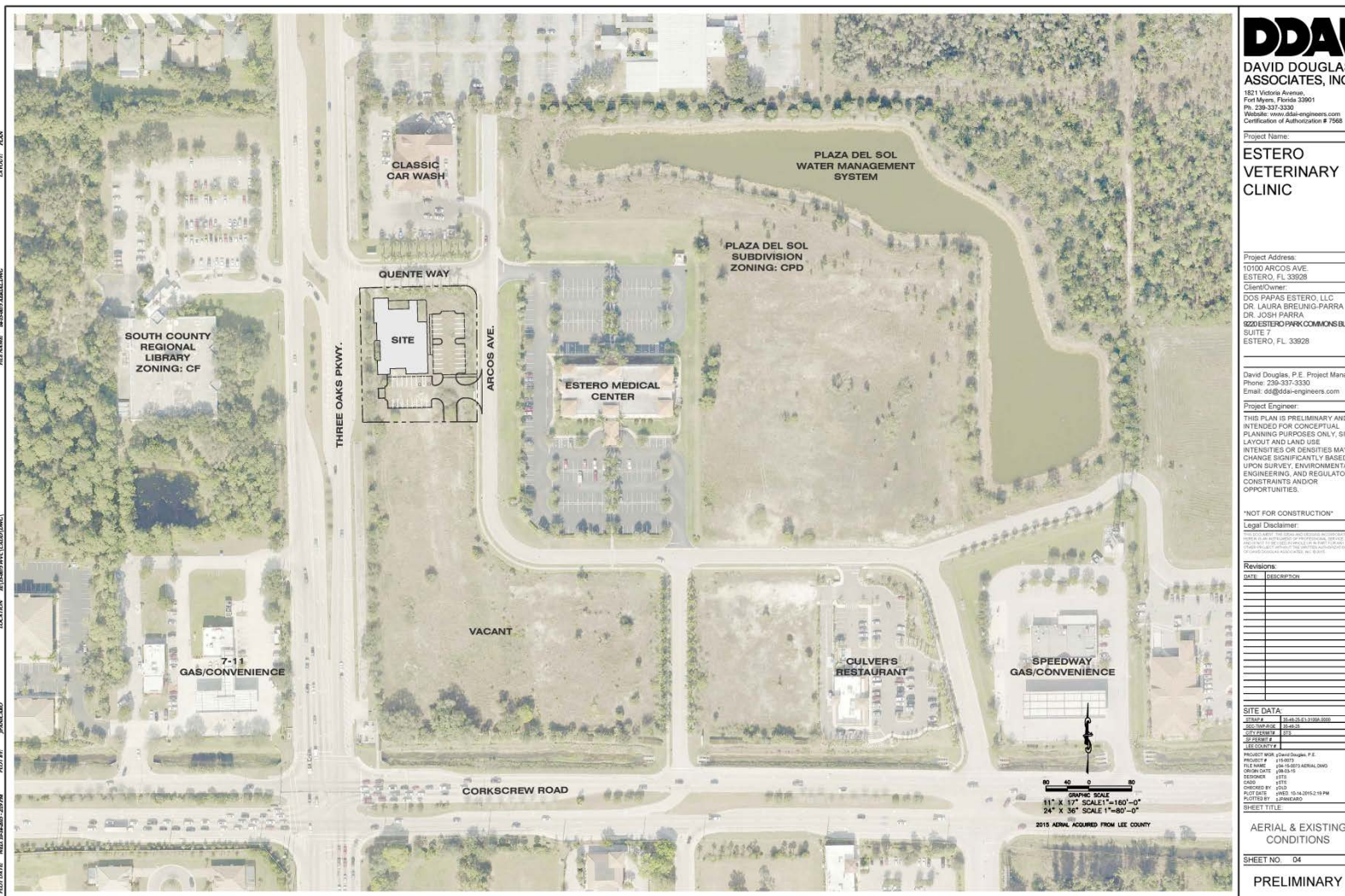
Village of Estero Design Review Board November 12, 2015



DDAI

DAVID DOUGLAS ASSOCIATES, INC.
CIVIL ENGINEERS • LAND PLANNERS • CONTRACT ADMINISTRATORS

Aerial



DAVID DOUGLAS ASSOCIATES, INC.
 1821 Victoria Avenue,
 Fort Myers, Florida 33901
 Ph: 239-337-3330
 Website: www.dai-engineers.com
 Certificate of Authorization # 758

Project Name:

**ESTERO
 VETERINARY
 CLINIC**

Project Address:
 10100 ARCOS AVE
 ESTERO, FL 33928
 Client/Owner:
 DDS PAPAS ESTERO, LLC
 DR. LAURA BREILING-PARRA
 DR. JOSE PARRA
 9200 ESTERO PARK COMMONS BLVD
 SUITE 7
 ESTERO, FL 33928

David Douglas, P.E. Project Manager
 Phone: 239-337-3330
 Email: dd@dai-engineers.com

Project Engineer:
 THIS PLAN IS PRELIMINARY AND
 INTENDED FOR CONCEPTUAL
 PLANNING PURPOSES ONLY. SITE
 LAYOUT AND LAND USE
 INTENSITIES OR DENSITIES MAY
 CHANGE SIGNIFICANTLY BASED
 UPON SURVEY, ENVIRONMENTAL,
 ENGINEERING, AND REGULATORY
 CONSTRAINTS AND/OR
 OPPORTUNITIES.

"NOT FOR CONSTRUCTION"
Legal Disclaimer
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Revisions:

NO.	DESCRIPTION

SITE DATA:
 STATE: FLORIDA
 COUNTY: ESTERO
 PROJECT # 1510075
 FILE NAME: 1510075 AERIAL.DWG
 ORIGIN DATE: 08/25/15
 DESIGNER: JTE
 CHECKED BY: HSD
 PLOTTED BY: JLANEADO
 SHEET TITLE:

**AERIAL & EXISTING
 CONDITIONS**
 SHEET NO. 04
PRELIMINARY

PLATT/DAVIS - WEST PALM BEACH, FLORIDA
 PROJECT - PALM BEACH
 LOCATION - 25110 WYOMING DRIVE (SUNNYVALE)
 REFERENCE - 25110 WYOMING DRIVE (SUNNYVALE)
 LAYOUT - PLAK

Engineering Concept Plan



DAVID DOUGLAS ASSOCIATES, INC.

8001 Avenida...
Fort Myers, Florida 33901
Ph: 238-237-3330
Website: www.ddai-engineers.com
Certification of Authorization # 7088

Project Name:

ESTERO VETERINARY CLINIC

Project Address:
19100 ARCOS AVE.
ESTERO, FL 33928

Client/Owner:
DOB PARADIS ESTERO, LLC
DR. LAURA BREUNING-PARRA
DR. JOSH PARRA
5505 ESTERO PARK COMMONS BLVD.
SUITE 7
ESTERO, FL 33928

David Douglas, P.E. Project Manager
Phone: 238-237-3330
Email: dd@ddai-engineers.com

Project Engineer:

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REVISIONS	DATE	DESCRIPTION

SITE DATA	
PROJECT NO.	19-005-001-000000
DATE	08/11/2019
DESIGNER	DDAI
CLIENT	DOB PARADIS ESTERO, LLC
PROJECT	ESTERO VETERINARY CLINIC
PROJECT NO.	19-005-001-000000
PROJECT	ESTERO VETERINARY CLINIC
DATE	08/11/2019
DESIGNER	DDAI
CLIENT	DOB PARADIS ESTERO, LLC
PROJECT	ESTERO VETERINARY CLINIC
PROJECT NO.	19-005-001-000000
PROJECT	ESTERO VETERINARY CLINIC
DATE	08/11/2019
DESIGNER	DDAI
CLIENT	DOB PARADIS ESTERO, LLC
PROJECT	ESTERO VETERINARY CLINIC
PROJECT NO.	19-005-001-000000
PROJECT	ESTERO VETERINARY CLINIC
DATE	08/11/2019
DESIGNER	DDAI
CLIENT	DOB PARADIS ESTERO, LLC
PROJECT	ESTERO VETERINARY CLINIC

CONCEPT

SHEET NO. 01 01

PRELIMINARY

Architectural Elevations



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



2 EAST ELEVATION (ARCOS AVE)
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

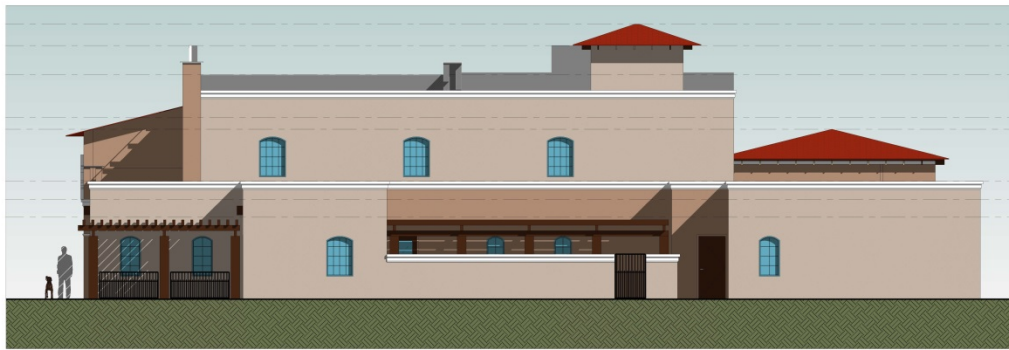


NO SUBSTITUTIONS FROM THE SPECIFICATIONS SET FORTH IN THESE SHEETS ARE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE DESIGN TEAM. THE DESIGN TEAM HAS FINAL AUTHORITY UNTIL PROJECT COMPLETION.



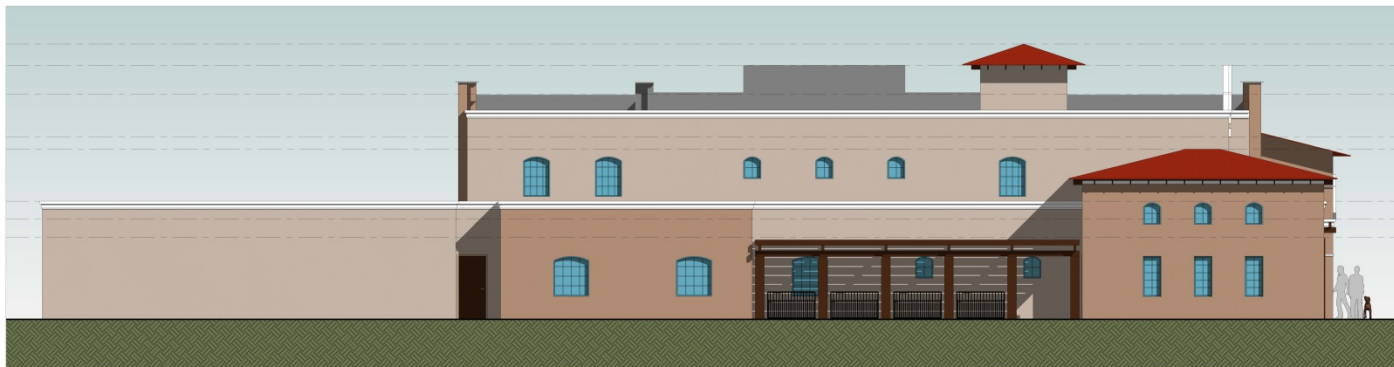
DAVID DOUGLAS ASSOCIATES, INC.
CIVIL ENGINEERS • LAND PLANNERS • CONTRACT ADMINISTRATORS

Architectural Elevations



- 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 2 11' - 1 1/8"
- Level 1 Plate Height 9' - 1 1/8"
- Level 1 0"

1 NORTH ELEVATION
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 2 11' - 1 1/8"
- Level 1 Plate Height 9' - 1 1/8"
- Level 1 0"

2 WEST ELEVATION
3/16" = 1'-0"

NOTE: SHOWN FOR REPRESENTATION PURPOSES ONLY. FINAL SIGN DESIGN, SIZE, AND LOCATION TO BE COMPLETED UNDER INDEPENDENT SUBMITTAL. FINAL SIGN DESIGN TO ADHERE TO ALL REQUIREMENTS PUT FORTH BY LOCAL JURISDICTIONS.

FLORIDA VETERINARY REFERRAL CENTER

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

PRELIMINARY
CONCEPT PLAN

10/21/2015 12:16:13 PM



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Three Oaks Pkwy Entrance – Entrance Signage – Existing Lighting, Landscaping



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Three Oaks Pkwy Entrance – Entrance Signage



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Existing Subdivision Entrance Landscaping



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Existing Fire Hydrant & Sidewalk along Arcos Avenue



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Existing Estero Medical Center (East)



DDAI

DAVID DOUGLAS ASSOCIATES, INC.

10000 W. BAYVIEW AVENUE, SUITE 1000, MIAMI, FL 33154 • TEL: 305.441.1111 • FAX: 305.441.1112

Existing Car Wash (North)



DDAI

DAVID DOUGLAS ASSOCIATES, INC.

1001 W. US HWY 1, SUITE 100, WEST PALM BEACH, FL 33411
TEL: 561-833-1100 FAX: 561-833-1101 WWW.DDAI.COM

Existing Car Wash (North)

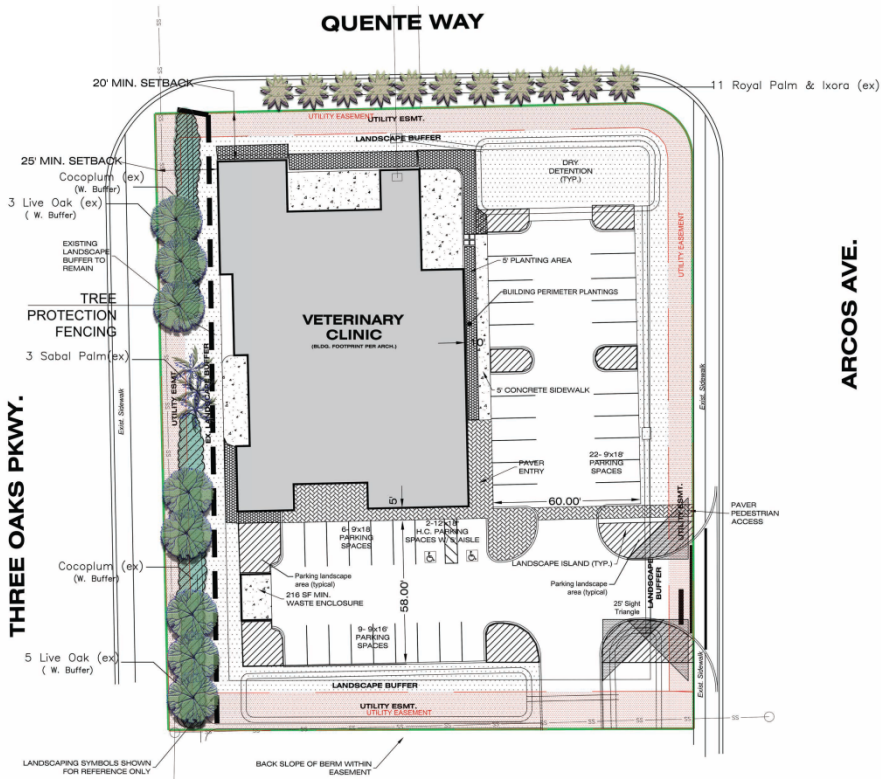


DAVID DOUGLAS ASSOCIATES, INC.
CIVIL ENGINEERS • LAND PLANNERS • CONTRACT ADMINISTRATORS

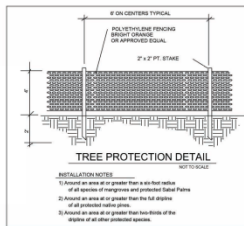
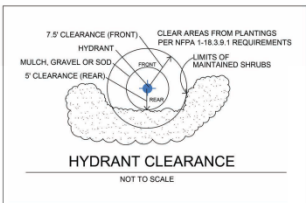
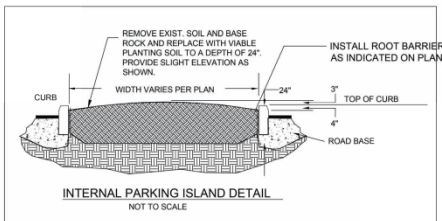
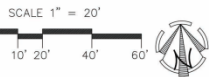
Three Oaks Parkway (West)



Landscape Architectural Plan



SITE LANDSCAPE CALCULATIONS



GENERAL LANDSCAPE NOTES

- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO 1 (or better), AS COVERED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
- ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4" DIAMETER.
- 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 VEGETATION GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
- 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.
- ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED OLM, WEEPING FIG, CLIMB LAUREL, JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORN 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.
- 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.
- A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATION OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
- FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SOODING AREAS PRIOR TO PLANT OR SOOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
- ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOODED IN ACCORDANCE WITH PLANS. REFER TO IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
- THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
- THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
- ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- PRIOR TO CERTIFICATION 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.
- THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS INDICATED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
- PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
- ALL TREES SHALL BE CERTIFIED "ROOTS PLUS" GROWN.

TOTAL SITE = 54,491 SF (1.25 acre)

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED
CFO = 30%
1.25 acres (94,487 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 = 15.57 MINIMUM TREES REQUIRED AND 17
ADJUSTED AT 1.1 CREDITS.
NOTE: 1" TREES MAY BE USED AT A 2:1 CREDIT FOR 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)

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREA OF 10% OF THE PARKING AREA IS REQUIRED.
15,400 SF VEHICULAR USE AREA X 10% = 1,540 SF MINIMUM REQUIRED AND 2540 PROVIDED PER HATCHING.
1 TREE PER 200 SF = 8 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(10) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 3" OC THROUGHOUT THE BASIN.
NOT APPLICABLE TO THIS SITE.

BUILDING PERIMETER PLANTING REQUIREMENTS

11,440 SF BLDG X 10% = 1,144 SF BLDG PERIMETER PLANTING REQUIRED AND 1,374 SF PROVIDED. APPROXIMATELY 130 SHRUBS/PERENNIALS PROVIDED

BUFFER REQUIREMENTS:

PROJECT NORTH BUFFER (Quente Way)

RESOLUTION 2-03-039
Type D Buffer required 15' wide with 5 trees per 100 ft and a double staggered hedgerow to be maintained @ 30".

195'100' X 5 = 10 trees required and provided
195'100' X 66 = 129 shrubs required and provided

PROJECT EAST BUFFER (Arcos Ave)

RESOLUTION 2-03-039
Type D Buffer required 15' wide with 5 trees per 100 ft and a double staggered hedgerow to be maintained @ 30".

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 ft and no shrubs required.
155'100' X 4 = 7 trees required and provided

PROJECT WEST BUFFER (Three Oaks Pkwy)

Type D Buffer required 15' wide with 5 trees per 100 ft and a double staggered hedgerow to be maintained @ 30".

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 McGeorge Blvd.
Fort Myers, Florida 33901
PHONE: (889) 355-5325
FAX: (889) 337-4914

3705 Tamiami Trail Unit 413
Punta Gorda, Florida 33950
PHONE: (941) 639-2439
FAX: (941) 639-2438
U.A. LICENSE: LC-0006008

PROJECT INFORMATION

**PLAZA DEL SOL
VETERINARIAN
OFFICE**

ESTERO, FLORIDA

PREPARED FOR:

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

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. OSERDO, R.A.
1401 N. STATE AVE.
STATE OF FLORIDA

PROJECT NO.: 215084
PROJECT NAME: Plaza Del Sol VMA

DESIGNER: GJD
ENGINEER: GJD
ARCHITECT: GAF
CHECKED BY: GJD
ISSUED FOR:

**PUBLIC INFORMATION
ONLY**

ISSUED DATE: OCT 1, 2016

REVISIONS:

SHEET TITLE:
**LANDSCAPE
CALCULATIONS**

SHEET NUMBER:

L-1



DAVID DOUGLAS ASSOCIATES, INC.
CIVIL ENGINEERS • LAND PLANNERS • CONTRACT ADMINISTRATORS



Landscape Architectural Plan



THREE OAKS PKWY.

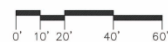
ARCOS AVE.

QUENTE WAY

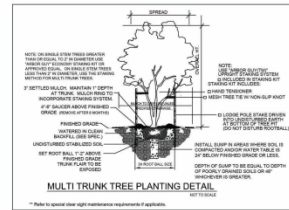
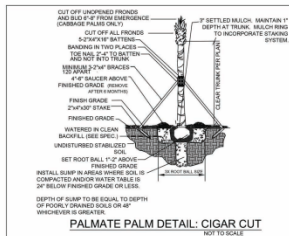
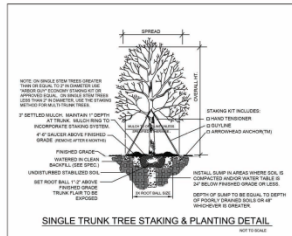
VETERINARY CLINIC
(BLDG. FOOTPRINT PER ARCH.)

LANDSCAPE PLANTING PLAN

SCALE 1" = 20'

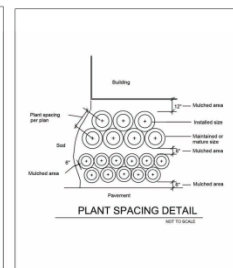
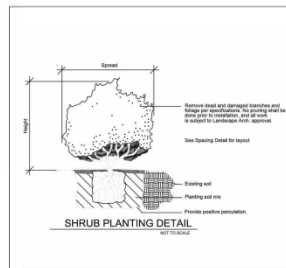


TYPICAL EASEMENT ARE: CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS (Refer to Engineering Plans for Specific Easement Designations)



PRELIMINARY PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	PLANT SIZE
ACCENT TREES				
	Bauhinia buxiana 'Sheely Lady'	Bloek Olive	No	12' ht., 6\"/>
	Taxodium distichum	Bald Cypress	Yes	12' ht., 6\"/>
ACCENT TREES / SHRUBS				
	Conocarpus erectus	Silver Buttonwood	No	12' ht., 6\"/>
	Myrica cerifera	Wax Myrtle	Yes	4' ht., 3\"/>
PALMS				
	Sabal palmetto	Cabbage Palm	Yes	12-14' cleartrunk, 4\"/>
	Rapanea sp.	Royal Palm	Yes	12-14' cleartrunk, 4\"/>
	Alexander Palm	Psychosperma elegans	Yes	12-14' cleartrunk, 4\"/>
SHRUBS				
	Viburnum odonopetalum	Sweet Viburnum	No	24\"/>
	Sarcococca 'Silver Form'	Silver Palmetto	Yes	18-18\"/>
Ground Cover / Perennials				
	Festuca glomerata	Blue Daze	No	1\"/>
	Stige flavus 'Silver'	Giant Liriope	No	1\"/>
	Flourensia strobilata	Golden Creeper	Yes	1\"/>
	Orchomada rugosus	Royal Fern	Yes	1\"/>
	Makuhalepogon capillaris	Muhly Grass	Yes	1\"/>
	Azotea glabrata	Perennial Peanut	Yes	1\"/>
MULCH				
	Furcaylathus Mulch (or approved equal)			5\"/>
	Soil	Baltic Soil		5\"/>



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
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PHONE: (889) 337-5325
FAX: (889) 337-4494
17070 Tamiami Trail Unit 413
Punta Gorda, Florida 33900
PHONE: (941) 639-2439
FAX: (941) 639-1496
LA LICENSE: LC000003

PROJECT INFORMATION:

**PLAZA DEL SOL
VETERINARIAN
OFFICE**

ESTERO, FLORIDA

PREPARED FOR:

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

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DUBRO, RLA
BLAND NO. DATE
STATE OF FLORIDA

PROJECT NO. 215094

PROJECT MTS. GJD

FILE NAME Plaza Del Sol Vet

DRAWN BY GJD

CAD TECH JAP

CHECKED BY GJD

DATE PLOTTED

PUBLIC INFORMATION ONLY

DATE DATE OCT. 1, 2015

REVISIONS:

SHEET TITLE

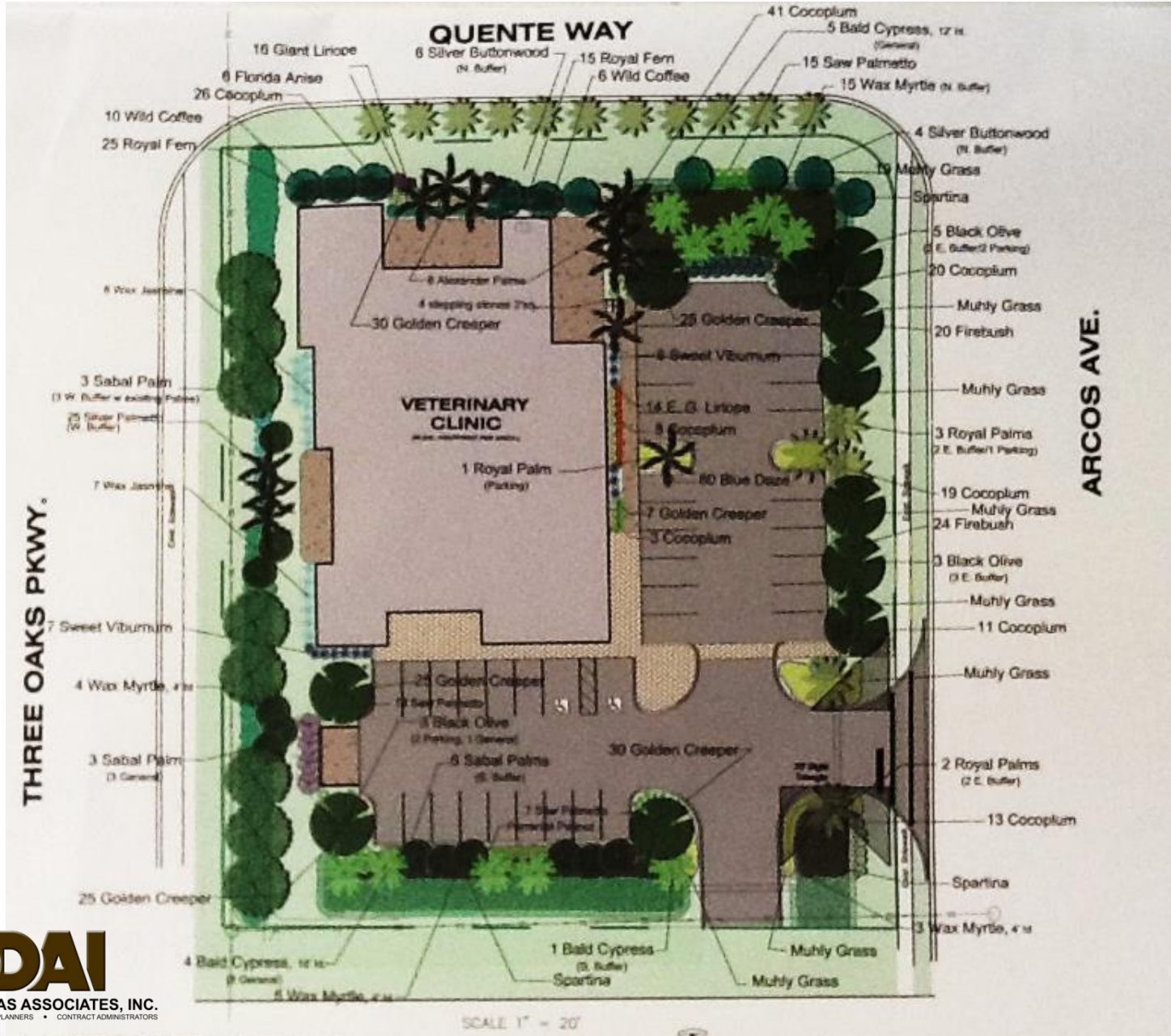
LANDSCAPE PLANTING PLAN

SHEET NUMBER:

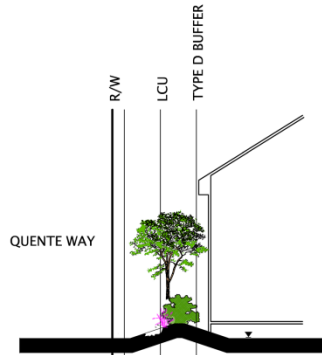
L-2



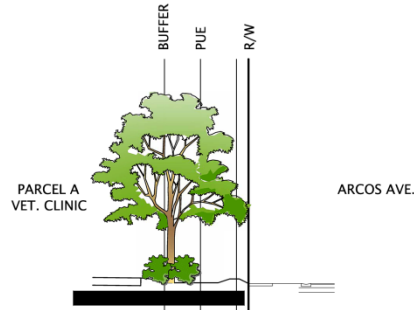
Landscape Architectural Plan



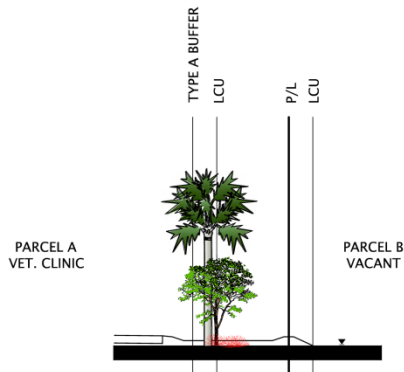
Landscape Architectural Plan



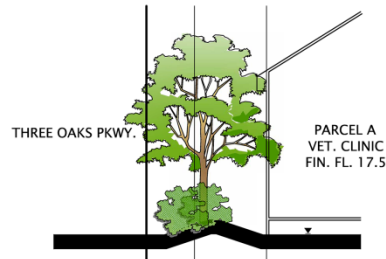
NORTH PL SECTION



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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2205 Tamiami Trail Unit 415
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PROJECT INFORMATION:

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SOL
VETERINARIAN
OFFICE

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PROJECT NO. 215004

PROJECT SDR. GJD

FILE NAME: Plaza del Sol SW

DESIGNER: GJD

CAD TECH: JAP

PROJECT SDR: GJD

DATE PLOTTED:

PUBLIC INFORMATION ONLY

DATE PLOTTED: OCT 1, 2018

REVISIONS:

SHEET TITLE:

CONCEPT SECTIONS
& ELEVATIONS

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