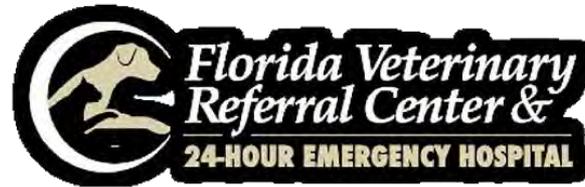


Florida Veterinary Referral Center



Village of Estero Design Review Board June 28, 2016



DDAI

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

Architectural First Floor Plan



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

TOTAL SQ. FT.	
CONDITIONED AREAS	SQ. FT.
FIRST FLOOR	11895
SECOND FLOOR	5629
UNCONDITIONED AREAS	
FIRST FLOOR - OUTDOOR	1415
SECOND FLOOR - OUTDOOR	500
TOTAL SQ. FT.	18839

1 FIRST FLOOR
 1/8"=1'-0"



FLORIDA VETERINARY REFERRAL CENTER

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

PRELIMINARY CONCEPT PLAN

5/23/2016 8:38:57 PM



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.



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Architectural Elevations



- Level 2 High Parapet
+/- 29' - 4 1/4"
- Level 2 Low Parapet
+/- 26' - 4 1/4"
- Level 2 Plate Height
+/- 21' - 2 3/4"
- Level 1 Parapet
+/- 13' - 9 1/8"
- Level 2
+/- 11' - 7 1/8"
- Level 1 Plate Height
+/- 10' - 1 5/8"
- Level 1
0'

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



- Level 2 High Parapet
+/- 29' - 4 1/4"
- Level 2 Low Parapet
+/- 26' - 4 1/4"
- Level 2 Plate Height
+/- 21' - 2 3/4"
- Level 1 Parapet
+/- 13' - 9 1/8"
- Level 2
+/- 11' - 7 1/8"
- Level 1 Plate Height
+/- 10' - 1 5/8"
- Level 1
0'

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

NOTE: SIGNAGE 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

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PRELIMINARY
CONCEPT PLAN

6/9/2016 1:17:57 PM



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Architectural Elevations



- Level 2 High Parapet
+/- 26' - 4 1/4"
- Level 2 Low Parapet
+/- 26' - 4 1/4"
- Level 2 Plate Height
+/- 21' - 2 1/4"
- Level 1 Parapet
+/- 13' - 9 1/8"
- Level 2
+/- 11' - 7 1/8"
- Level 1 Plate Height
+/- 10' - 1 1/8"
- Level 1
0"

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



- Level 2 High Parapet
+/- 29' - 4 1/4"
- Level 2 Low Parapet
+/- 26' - 4 1/4"
- Level 2 Plate Height
+/- 21' - 2 1/4"
- Level 1 Parapet
+/- 13' - 9 1/8"
- Level 2
+/- 11' - 7 1/8"
- Level 1 Plate Height
+/- 10' - 1 1/8"
- Level 1
0"

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

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FLORIDA VETERINARY REFERRAL CENTER

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PRELIMINARY
CONCEPT PLAN

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Landscape Elevations



NOTE: PLANTING MODIFICATIONS MAY REQUIRE FUTURE APPROVALS TO ADJUST TO BUILDING SIGNAGE



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ESTERO, FLORIDA

PREPARED FOR:
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Associates, Inc.**
1821 Victoria Avenue
Fort Myers, FL 33901

CONSTANT

DESIGN PROFESSIONAL:
GREGORY A. DUNN, RLA
P.O. BOX 5057
STATE OF FLORIDA

PROJECT NO.	215094
PROJECT NBR.	GLD
PROJECT NAME	Plaza del Sol V.O.
DESIGNER	GLD
CAD CHECK	JAP
DATE PLOTTED	GLD
DATE	
PERMIT REVIEWS	

DATE PLOTTED	MAY 24, 2016
DATE	
JUNE 20, 2016 PERMITTING	

SHEET TITLE
ELEVATIONS



SHEET NUMBER
ELEV-2



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

Landscape Elevations



PROPOSED SIDEWALK CONNECTION

BUFFER SHRUBS

BLACK OLIVE BUFFER TREES

PROPOSED ROYALS

CYPRESS DETENTION & ACCENT PALMS AT BUILDING

EXISTING ROYALS
3 PROPOSED GREEN BUTTWOOD

EAST ELEVATION NTS



3 PROPOSED GREEN BUTTWOOD & 3 SABALS

EXISTING COCOPLUM HEDGE ON MOUND

3 EXISTING LIVE OAKS

3 EXISTING & 7 PROPOSED SABALS

PROPOSED SIDEWALK CONNECTION

1 EXISTING LIVE OAK

WEST ELEVATION NTS

NOTE: PLANTING MODIFICATIONS MAY REQUIRE FUTURE APPROVALS TO ADJUST TO BUILDING SIGNAGE



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CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. GIBSON, R.A.
No. 12,146
STATE OF FLORIDA

PROJECT NO.	215094
PROJECT A/E	GJD
FILE NAME	Plaza Del Sol.rvt
DESIGNED BY	GJD
CAD TRACER	JMP
CHECKED BY	GJD
PREPARED FOR:	PERMIT REVIEWS

ISSUED DATE: MAY 24, 2016

REVISIONS:

- JUNE 20, 2016 PERMITTING

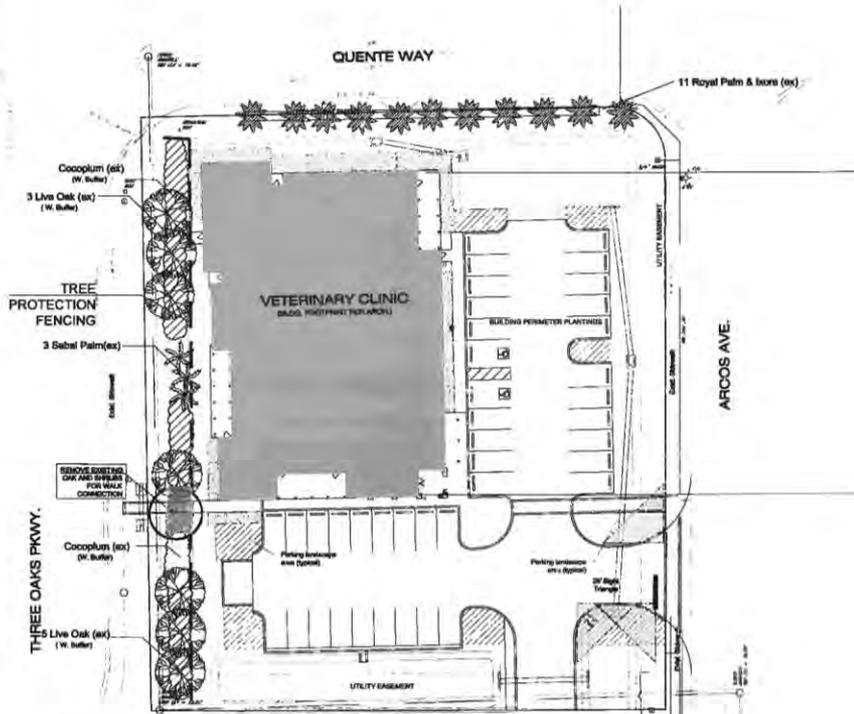
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
ELEV-1



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Landscape Architectural Plan

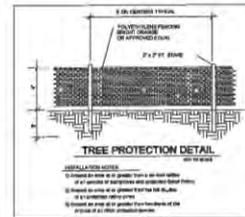
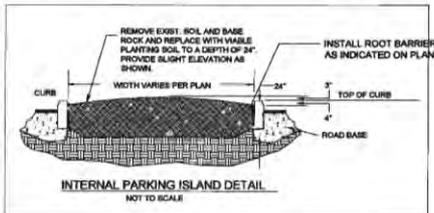


SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'



TYPICAL TREE PROTECTION FENCING



GENERAL LANDSCAPE NOTES

- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE #1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
- ALL PLANTED TREES AND PALMS SHALL 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 WEEDY FERTILIZER AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
- NO CODE REGULATED PLANTINGS SHALL BE INSTALLED IN PAVEMENTS. 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: SABLEAF ACACIA, VERNONIA TONKOLA, BIRCHOPINUS PALM, CARROTWOOD, BROWNEWOOD, AIR POTATO, MURRAY RED GEM, WEEPING JACARANDA, COYAMA LALM, JPN. JAPANESE CURING FORN. OLD WOOD CLIMBER, FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRACILIAN PEPPER, FLORIDA HOLLY, TRICOLOR SCOT APPLS, AVIA PLUM, ROSE APPLS, CORN TREE AND MEDICAL 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'-4" 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 10% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING THE MATERIALS WITH THE LOCATION OF ALL UTILITIES AND ALL SITE CONSTRAINTS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
- FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS / FRIELER COUNTY ORDINANCE.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PREPARE ALL PLANTING AND HOODING PLANS PRIOR TO PLANT AND SOIL 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, TIES AND SUPPORTS EXCEPT STAKES/SHRUBS FROM ALL PLANTING PRIOR TO FINAL ACCEPTANCE.
- ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOCCED IN ACCORDANCE WITH PLANS, REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
- THE REQUIRED PLANTINGS SHALL BE REWATERED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
- THE IRRIGATION SYSTEM SHALL BE SUBMITTED FOR REVIEW BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
- ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWLINES, SIGNAGE OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC REC. 10-1.4.1.
- THE CONTRACTOR SHALL PROVIDE (REBARR, COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSHADY INTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S 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 (1.23 acres)

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED
 CPO = 30%
 1.25 acres (54,491 SF) x 30% = 16,347 SF REQUIRED
 OPEN SPACE (PER HATCHING) PROVIDED = 22,800 SF.

NON-COOR OPEN SPACE REQUIREMENTS

APPLICABLE TO SITE IS 5% OF NATIVE VEGETATION

GENERAL TREE REQUIREMENTS

1 TREE PER 300 SF OF CPO
 34,491 / 300 = 115 BROWN PALM TREES REQUIRED AND 17 PROPOSED AT 1:1 CROWEYS.
 NOTE: 18" TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 14 "18" TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREE CREDIT. (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.
 15,000 SF OF VEHICULAR USE AREA x 10% = 1,500 SF MINIMUM REQUIRED AND 2500 PROVIDED PER HATCHING.

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

WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 35-111(6) OF SUBDIVISION OF ESTERO PLANNING COMMUNITY REGULATIONS:
 SELENIUM PLANTS MUST BE PLANTED WITH NATURAL SPECIES AT 3" O.C. THROUGHOUT THE BANK.

NOT APPLICABLE TO THIS SITE.

BUILDING PERIMETER PLANTING REQUIREMENTS
 1.144 SF BLDG. X 10% = 14.4 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,800 SF PROVIDED. APPROXIMATELY 1.7 X 100 SHRUBS/ORNAMENTALS PROVIDED.

BUFFER REQUIREMENTS:

PROJECT NORTH BUFFER (Quente Way)
 REGULATION 2-55-018
 Type D Buffer required 18' wide with 8 trees per 100 SF and a double staggered hedge to be maintained @ 30".
 18010' X 8 = 144 trees required and provided.
 200110' X 8 = 132 shrubs required and provided.

PROJECT EAST BUFFER (Arcos Ave)

REGULATION 2-55-018
 Type D Buffer required 18' wide with 8 trees per 100 SF and a double staggered hedge to be maintained @ 30".
 200110' X 5 = 10 trees required and provided.
 200110' X 8 = 132 shrubs required and provided.

PROJECT SOUTH BUFFER (adjacent property)

180110' X 4 = 7 trees required and provided.
 180110' X 8 = 144 trees required and provided.

PROJECT WEST BUFFER (Three Oaks Pkwy)

Type D Buffer required 18' wide with 8 trees per 100 SF and a double staggered hedge to be maintained @ 30".
 210710' X 5 = 11 trees required and provided.
 210710' X 8 = 144 shrubs required and provided.



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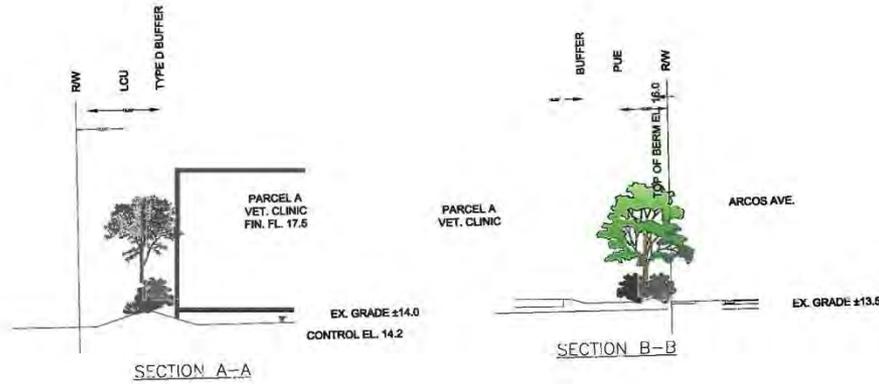
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PROJECT NO.:

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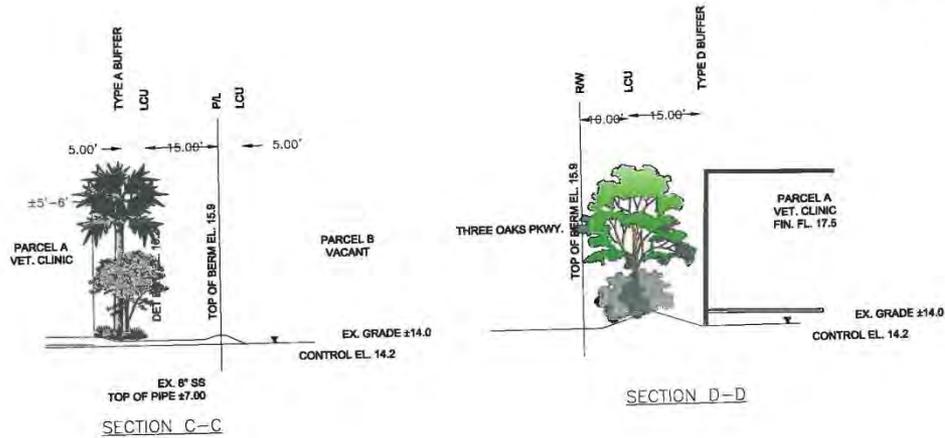
DATE:

Landscape Architectural Plan



LANDSCAPE PRELIMINARY SECTIONS

SCALE: 1" = 10'



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CONSULTANT:

DESIGN PROFESSIONAL:

PROJECT NO.: 215004
PROJECT AREA: GED
JOB NAME: Plaza del Sol
DESIGNER: GAD
JOB TITLE: JWP
CHECKED BY: GAD
ISSUED FOR: PERMIT REVIEWS

ISSUED DATE: MAY 24, 2018
REVISIONS:
JUNE 20, 2018 PERMITTING

PROJECT TITLE:
**CONCEPT SECTIONS
& ELEVATIONS**

SHEET NUMBER:
L-3



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CIVIL ENGINEERS • LAND PLANNERS • CONTRACT ADMINISTRATORS