

Abbiati Dental/Medical Office Building

VILLAGE OF ESTERO, FLORIDA



FINAL PUBLIC HEARING - SEPTEMBER 12, 2023

PROJECT TEAM

Richard Yovanovich, Esq.



Brent Addison, P.E.



Greg Diserio, RLA



Jim Banks, P.E.



Carlos Cardet, AIA



AWARD WINNER

SITE LOCATION



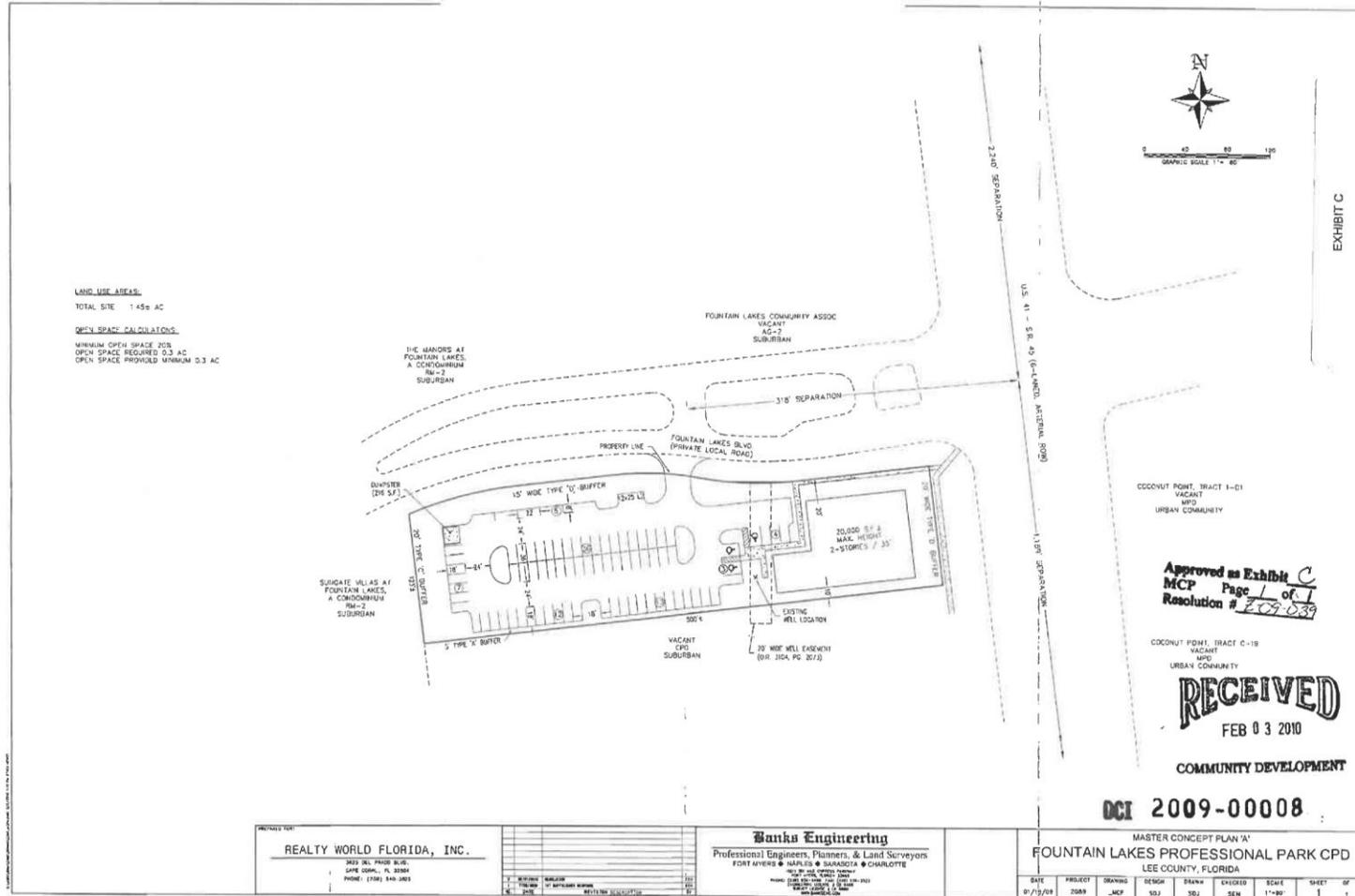
**22770 S Tamiami Trail, Estero, FL 33928
(SW corner of U.S. 41 and Fountain Lakes Boulevard)**

REQUEST FOR APPROVAL

Requesting approval for the construction of:

- 10,000 S.F. dental/medical office
 - 1,950 S.F. general office space
 - Parking
 - Paving, Grading, and Drainage
 - Utility Connections to Bonita Springs Utilities
-

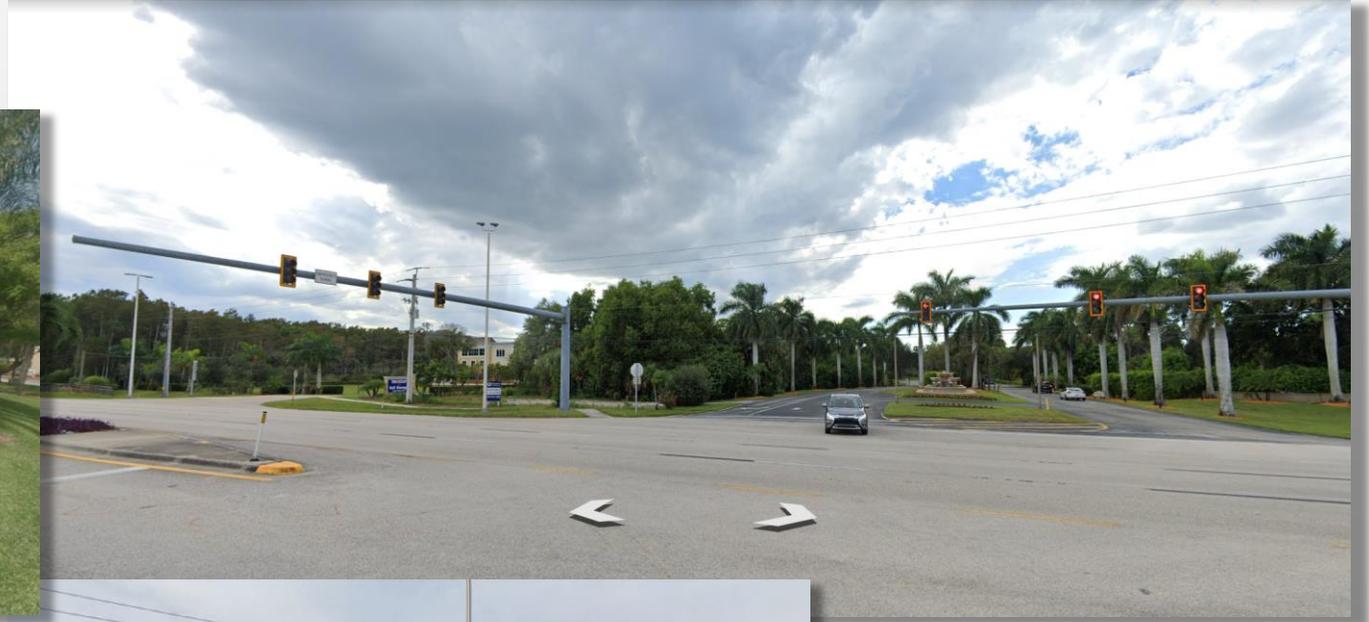
EXISTING ZONING (OFFICE OPTION)





BRENT ADDISON, P.E.

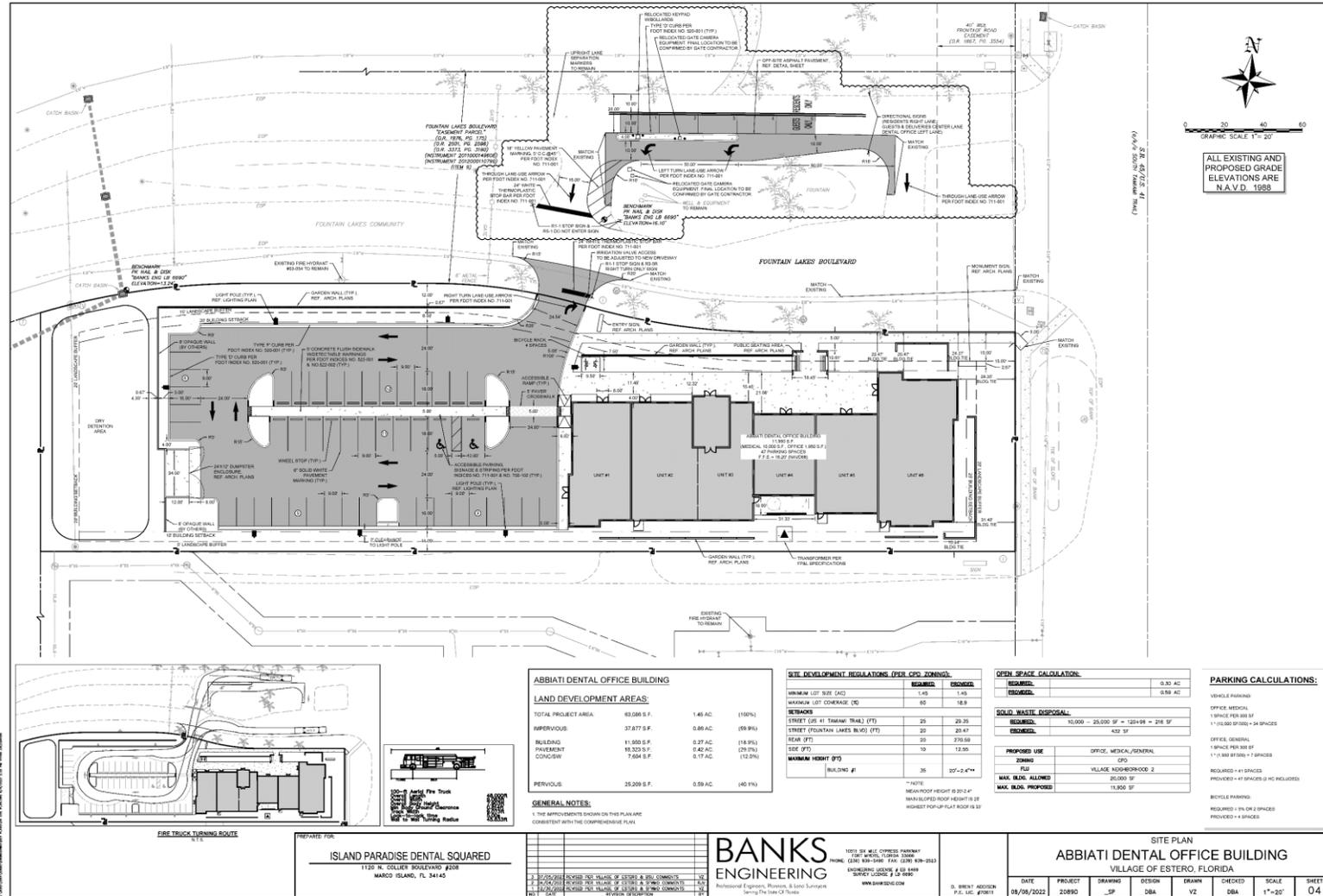
EXISTING CONDITIONS



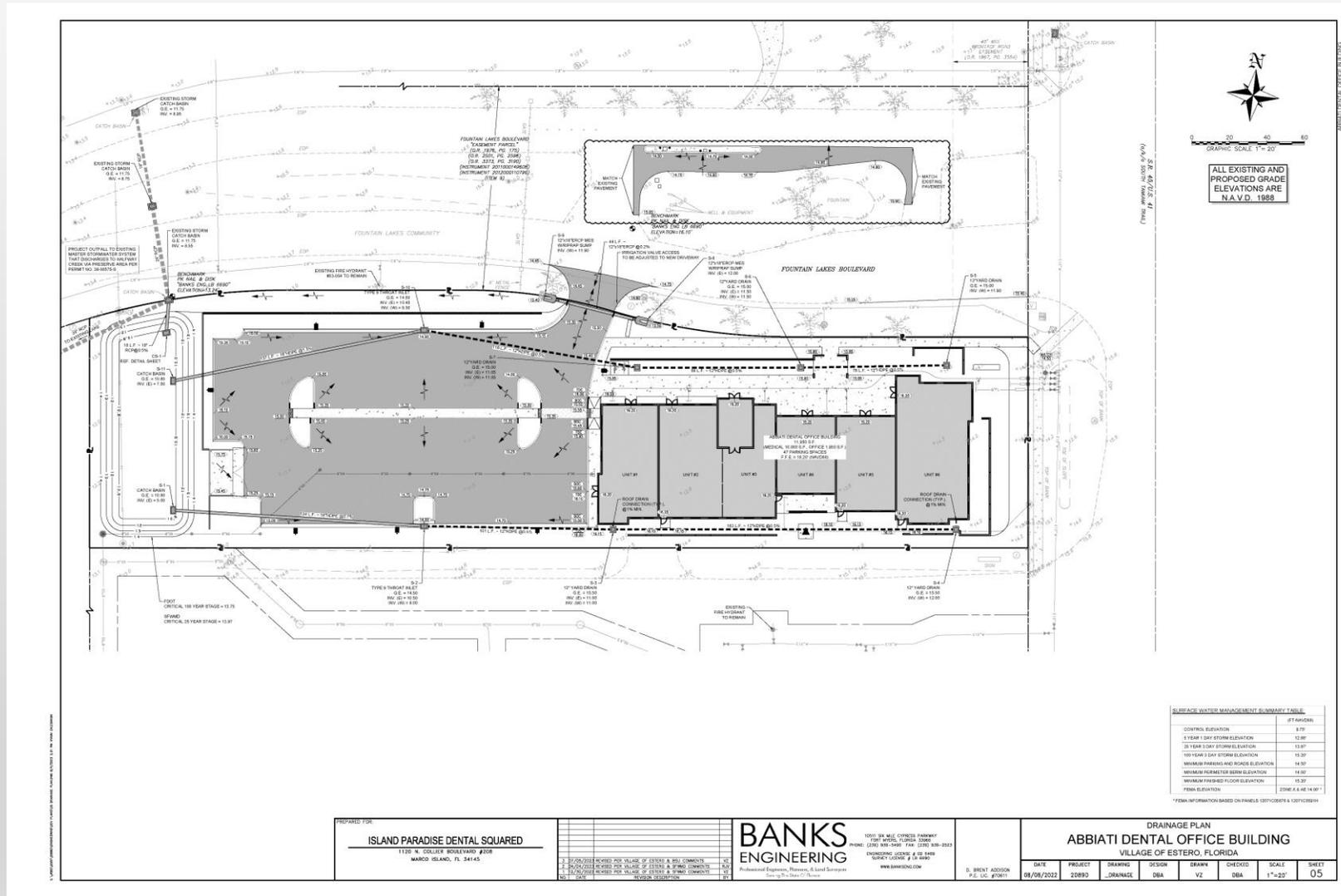
EXISTING CONDITIONS (CONTINUED)



SITE PLAN



DRAINAGE PLAN



PREPARED FOR:
ISLAND PARADISE DENTAL SQUARED
 1120 N. COLLIER BOULEVARD #208
 MARCO ISLAND, FL 34145

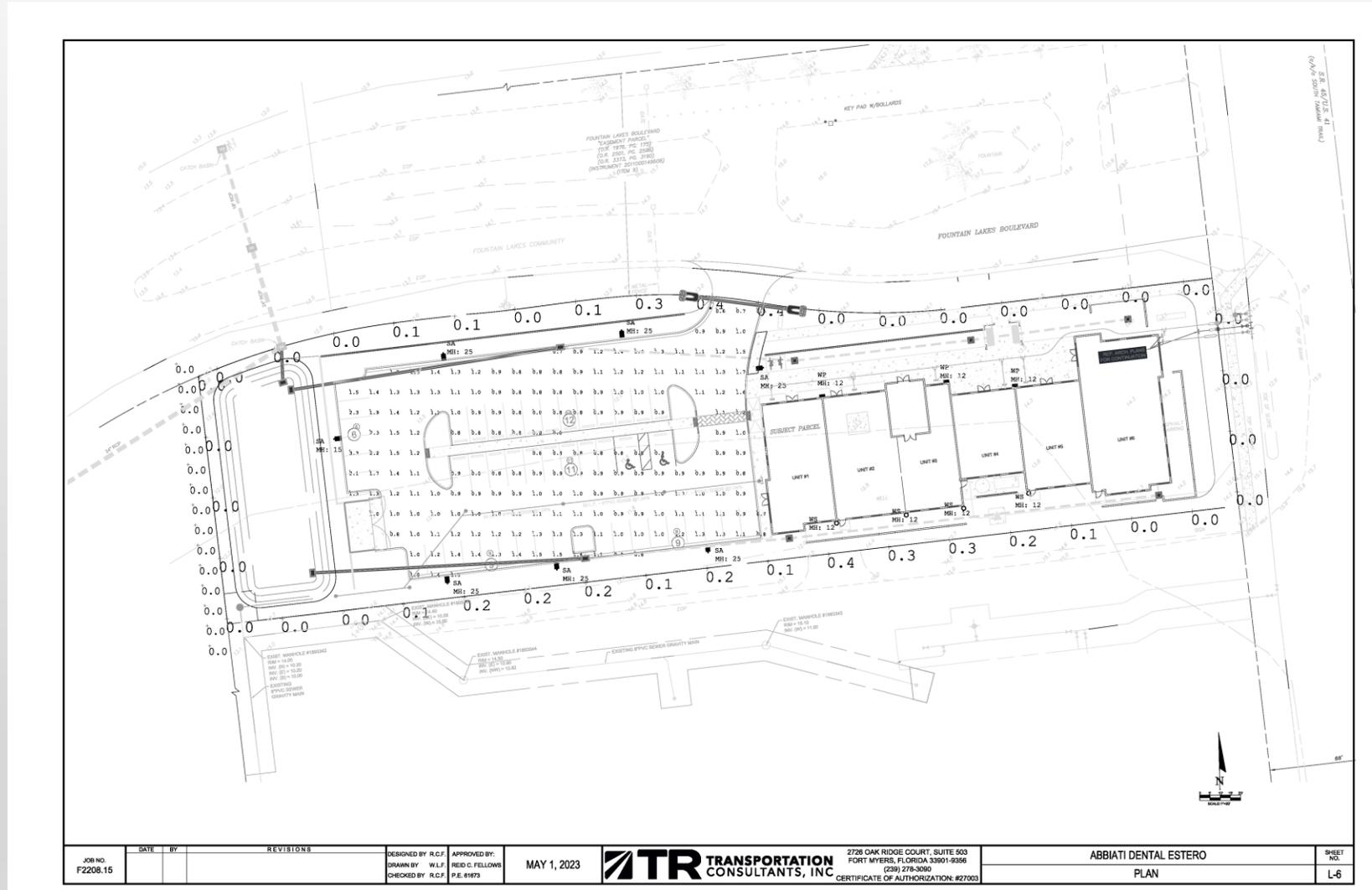
NO.	DATE	DESCRIPTION
1	08/09/2021	ISSUED FOR PERMIT
2	08/09/2021	REVISION: SEE SHEET 05 FOR COMMENTS
3	08/09/2021	REVISION: SEE SHEET 05 FOR COMMENTS
4	08/09/2021	REVISION: SEE SHEET 05 FOR COMMENTS
5	08/09/2021	REVISION: SEE SHEET 05 FOR COMMENTS
6	08/09/2021	REVISION: SEE SHEET 05 FOR COMMENTS

BANKS ENGINEERING
 1001 S.W. 10TH STREET, SUITE 200
 MIAMI, FL 33135
 PHONE: (305) 859-5000 FAX: (305) 859-2523
 HONGKONG KONG & SHAW
 SUKUT LANE # 19 WARD
 KUALA LUMPUR, MALAYSIA
 WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
08/09/2021	20890	_DRAINAGE_	DBA	VZ	DBA	1"=20'	05



SITE LIGHTING



POLE DETAIL, STATISTICS & LUMINAIRE SCHEDULE

15'/25'

Utilities Structures Inc.
1,000,700 POLE
32711-S-6656

Prestressed Concrete Pole
 • Pole Weight = 2,020
 • Exposure = "C"
 • Wind speed = 170 mph Vuk.
 • Wind Cat 5
 • Wind gust = 3 seconds
 • Gust factor = 1.2
 • Load factor = 1.3
 • 2017 FBC 1608: 1620 H/NZ, 1608
 • ASCE 7-16
 • Concrete = 5,500psi @ 28 days
 • Grid #5 @ 12"
 • Strand = 1/2" @ 270 ksi Lx Lx
 • Tension = 2.38" OD x 5' Hgt.
SELECT STRUCTURAL, LLC.
SHAWN R. ANDERSON, P.E., S.E.

Utilities Structures Inc.
1,000,700 POLE
USI22TII-S-8656

Prestressed Concrete Pole
 • Pole Weight = 1,320 lbs
 • Wind speed = 160 mph Vuk
 • Risk Category 2
 • Exposure = "C"
 • Wind Gust = 3 seconds
 • Load factor = 1.3
 • 2022 FBC: 1620 H/NZ, 1609 & 1608
 • ASCE 7-16
 • Min. Stk. Strength = 2,400#
 • Concrete = 5,500psi @ 28 days
 • Grid: Min #5 @ 12" cover
 • Strand = 1/2" @ 70% Ultimate
 • Tension = 2.375" OD x 5' Hgt.
SELECT STRUCTURAL, LLC.
SHAWN R. ANDERSON, P.E., S.E.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.10	3.3	0.5	2.20	6.60
Property Line	Illuminance	Fc	0.09	0.4	0.0	N.A.	N.A.
10 ft of W. Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Lum. Watts	LLF	BUG Rating
■	7	SA	SINGLE	RFS-35W3LED3K-G2-4-HS	36.98	1.000	B1-U0-G1
○	4	WS	SINGLE	L6RAE1VA-L6R15835VA-L6RDW	16	1.000	B1-U0-G0
■	7	WP	SINGLE	LPW-16-30-WW-G3-3	34.3	1.000	B1-U0-G1

NOTES:

- LOCATE ROADWAY LIGHT POLES 2 FEET BEHIND BACK OF SIDEWALK/ 4 FEET BEHIND EOP (AS SHOWN ON PLAN).
- POLES SHALL BE WALL MOUNTED, DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.

JOB NO. FZ208.15

DATE

BY

REVISIONS

DESIGNED BY: R.C.F.

DRAWN BY: W.L.F.

CHECKED BY: R.C.F.

APPROVED BY: REID C. FELLOWS P.E. 61973

MAY 1, 2023

TR TRANSPORTATION CONSULTANTS, INC.

2726 OAK RIDGE COURT, SUITE 503
 FORT MYERS, FLORIDA 33901-9356
 (889) 278-3050
 CERTIFICATE OF AUTHORIZATION: #27003

ABBIATI DENTAL ESTERO

POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE

SHEET NO. L-2

LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES

LIGHTOLIER

by @ignify

Downlighting

LyteCaster LED 6"
L6R Round Downlight

Lightolier LyteCaster LED Downlights are ideal general purpose downlighting solution, providing comfortable, quality light. Available in new construction and remodeler frame with interchangeable light engine that is offered in two lumen packages. The downlight is wet location listed and comes in 3 standard options.

Complete product + Frame-in kit + Light engine + Trim Order each separately

Ordering guide: Frame-in kit

Series	Lumens	Frame type	Dimming	Input voltage	Version
L6R LyteCaster 6" Round	1500 2000	A: All-Steel, C: New Construction, Screen AN: All-Steel, C: New Construction, Nail	E: ELV dimming	1: 120V	VA: Version A ¹
	1500 2000	R: All-Steel, C: Remodeler	ZD: 0-10V	U: Universal	

Ordering guide: Light engine

Series	Lumens	CR	OCCT	Version
L6R LyteCaster 6" Round	1500 2000	B: 80	27: 2700K 30: 3000K 35: 3500K 40: 4000K	VA: Version A ¹
	1500 2000	W: 90	27: 2700K	

Ordering guide: Trim

Series	Luminaire type	Finish
L6R LyteCaster 6" Round	D: Open Downlight B: Buffer Downlight	D: Clear diffuser (with white fangel) W: White (with white fangel)

NOTES:

- When ordering a Frame in kit and a light engine, the lumen package code must match.
- Version A (VA) frames and light engines are not compatible with previous versions.

L6R LyteCaster LED 6" Round Downlight

New construction frame-in kit

Features:

- Hoisting:** .050" galvanized steel, UL listed for direct contact with normal installation, design housing minimizes air leakage to less than 3 CFM at 1.575" (per FSP) which complies with the International Energy Conservation Code, and Washington State Energy Code Section 502.4. This includes heat loss and condensation on ceiling. Access door for inspection of junction box.
- Lower frame and top cover:** .050" galvanized steel. Access/trimless ceiling up to 1/8" clearance (less 3/8" @ screw). Steel integral lid with four recessed air flow, used to simplify alignment. Locks into position along length of mounting bars with locking screws.
- Junction Box:** 2" x 3" x 3" x 3" (2" x 3" @ 1/8" galvanized steel, UL listed 90°) easily condenses. Rated for branch circuit wiring, supporting connected luminaires (slate channeling).
- Recessed clips:** Permit easy and fast installation of light engine/trim.
- Mounting bars:** .050" galvanized steel. Bars pre-cut for easy attachment and wire-to-wire setting. The Bars extend to accommodate 1/4" additional to 24" (80mm) O.C. joint spacing. Bars are accommodated by .050" (2mm) O.C. joint spacing. Bars are accommodated by .050" (2mm) O.C. joint spacing.
- Delivery:** ELV (0-10V), 50,000 Hr. Rated, Class 2 power supply. Complies with FCC class per Title 47 Part 15 (Class B) for EMI/RFI (conducted & radiated). Class A sound rating.
- Light engine:** .050" (2mm) O.C. joint spacing. Recessed, Class 2 power supply. Complies with FCC class per Title 47 Part 15 (Class A) for EMI/RFI (conducted & radiated). Class A sound rating.
- Ceiling cutout:** 6" W (Ø20mm).

Electrical:

Labels:

OCCT Listed Type (C) Frames are suitable for same location. Trim is OCCT suitable for wet location (no shower units will be required). Complies with Air Leakage: Energy Star certified.

L6R LyteCaster LED 6" Round Downlight

80 CRI, 1500 lumens

Candela Curves	Angle	Mean CP Lumens	Single unit data			Coefficients of utilization													
			Initial Center Beam Foot Candle	Beam Dia. (ft)	Beam Dia. (m)	Room Cat. No.	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%			
100°	0°	1500	1500	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	
	15°	274	59	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	
	30°	406	107	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	
	45°	434	200	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	
	60°	398	336	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	
	75°	297	504	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	90°	226	793	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	105°	181	1111	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	120°	147	1500	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	135°	121	1972	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

80 CRI, 2000 lumens

Candela Curves	Angle	Mean CP Lumens	Single unit data			Coefficients of utilization														
			Initial Center Beam Foot Candle	Beam Dia. (ft)	Beam Dia. (m)	Room Cat. No.	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%				
100°	0°	2000	2000	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
	15°	363	111	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
	30°	545	230	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
	45°	604	377	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
	60°	529	529	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
	75°	385	744	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	90°	279	1141	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	105°	217	1500	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	120°	174	1972	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	135°	141	2500	1.0	1.0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-0506
(239) 278-3000
CERTIFICATE OF AUTHORIZATION: #273003

ABBIATI DENTAL ESTERO
LUMINAIRE SPECIFICATIONS AND LUMINAIRE PROPERTIES

SHEET NO. L-4



LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES



Stonco
by @ignify

Wall mount
LytePro
LPW16 medium wall sconce

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project: _____
Location: _____
Cat No: _____
Type: _____
Length: _____
Notes: _____

Ordering guide Example: LPW16-20-NW-G3-3-120-PCB-BZ

Profile	Wattage	LED Color/Gen	Distribution	Voltage	System	Photocell	Location	Finish
LPW16	20-30W	NW-G3 Neutral White 2 Generation 3	Type 2	120V	None	None	None	Textured
16 LED medium wall sconce	30-30W	4000K TC C9 Generation 3	Type 3	208-209V	PCB Photocell	Meets the requirements of the Bay Area American Act of 2012 (BAA)	Black	Black
16 LED wall sconce	30-30W	WW-G3 Warm White 3000K TC C9 Generation 3	Type 4	240V	None	None	White	White
				277V			Bronze	Bronze
				347-349V			Dark Gray	Dark Gray
				480V			Medium Gray	Medium Gray
				120-277V (50/60Hz)			Customer specified	
				347-480V (50/60Hz)			Specify optional color orRAL	
							Inc. DC LED or CC (RAL7034)	
							Custom color (Must specify color chip for prototype factory 951M)	
							OD	

Stocked luminaires - Ordering guide

Catalog Number	Description	Master/Pack, Qty	UPC Code
LPW16-30-BZ	LPW16 30W 6500A, 4000K, Type 3, 120-277V, Bronze textured paint	6	62252819872
LPW16-30-BZ-DF	LPW16 30W 6500A, 4000K, Type 3, 120-277V, Dark gray textured paint	6	62252819865

Stocked accessories - Ordering guide (Must be ordered separately)*

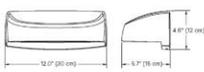
Catalog Number	Description	Master/Pack, Qty	UPC Code
LPW16WLT-BZ	LPW16 linear wall cover mounting plate, Bronze textured paint	6 (pack)	80008144860

* Must specify voltage. Not available in 247V or 480V.
 * Other colors available upon request as made-to-order.
 * Failure to specify voltage may result in a BAA or refund. This BAA designation for number does not affect the availability of a lower voltage. The BAA number is only for the BAA program. All other products are not BAA compliant. All other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
 * Consult Ignify to confirm whether specific accessories are BAA compliant.

LPW16_LytePro_sconce_04/21 page 1 of 3

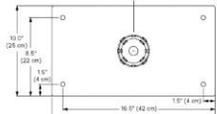
LPW16 LytePro
LED medium wall sconce

Dimensions



Luminaire weight: 6 lbs (2.7 kg)

Accessory dimensions (provided separately)
 LPW16WLT-BZ LPW16 linear wall cover mounting plate, 0.09" aluminum, Bronze textured paint used to cover pre-existing opening on surface. Solid material. Offers same 16-B pattern as luminaire or may be used to wall using 65 brackets.
 Universal J-Bolt mounting hole pattern



LED Wattage and Lumen Values

Ordering Code	Total LED's	Current (mA)	Color Temp	Average Watts	Lumen Output	BQI Rating	Efficiency (LPW)	Type 2		Type 3		Type 4	
								Lumen Output	BQI Rating	Lumen Output	BQI Rating	Lumen Output	BQI Rating
LPW16-30-NW-G3	16	400	4000	22	2,795	81-100-01	102	2,868	81-100-01	100	2,650	81-100-01	108
LPW16-30-NW-G3	16	650	4000	34	4,098	81-100-01	118	4,013	81-100-01	119	2,850	81-100-01	116
LPW16-30-NW-G3	16	900	4000	48	5,448	81-100-01	134	5,334	81-100-01	131	4,250	81-100-01	130
LPW16-30-NW-G3	16	400	3000	22	2,610	81-100-01	113	2,437	81-100-01	110	2,428	81-100-01	108
LPW16-30-NW-G3	16	650	3000	34	3,765	81-100-01	110	3,587	81-100-01	107	3,638	81-100-01	106
LPW16-30-NW-G3	16	900	3000	48	5,071	81-100-01	108	4,919	81-100-01	109	4,848	81-100-01	102

Values for photometric data performance are calculated with 6500K LM and are representative of the average product shown. Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations, is highly recommended to confirm performance with photometric layout.
 NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

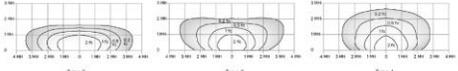
Predicted lumen depreciation data

Photometric performance based on LED manufacturer's data and engineering design as shown. Based on IESNA LM-79 methodology. Actual performance may vary due to field application conditions. The predicted time when LED performance degrades to 80% of initial lumen output. Calculated per IESNA TM-21. Pathways Lumen limited to 6 times actual LED test hours.

Operating Temperature °C	Estimated Life Hours	Lumen Maintenance % at 80,000 hrs
40 to 47°C	>200,000 hours	>84.000 hours
		>86%

Optical distributions

Based on LPW16-30-NW-G3 at 10' mounting height



LPW16 10' mounting height	LPW16 10' mounting height	LPW16 10' mounting height
Mounting height: 10'	Mounting height: 10'	Mounting height: 10'
Multiplier: 1.29	Multiplier: 1.34	Multiplier: 1.46

LPW16_LytePro_sconce_04/21 page 2 of 3

NOTES:

- FIXTURES ARE TO BE STONCO LYTEPRO 16 LED SERIES, MOUNTED AT 12 FEET AS SHOWN ON PLAN.
- FIXTURES SHALL BE WALL MOUNTED.

DATE	BY	REVISIONS
2020-08-15		

DESIGNED BY: R.C.F.	APPROVED BY: RED C. FELLOWS	MAY 1, 2023
DRAWN BY: W.L.F.	P.E. 61873	
CHECKED BY: R.C.F.		



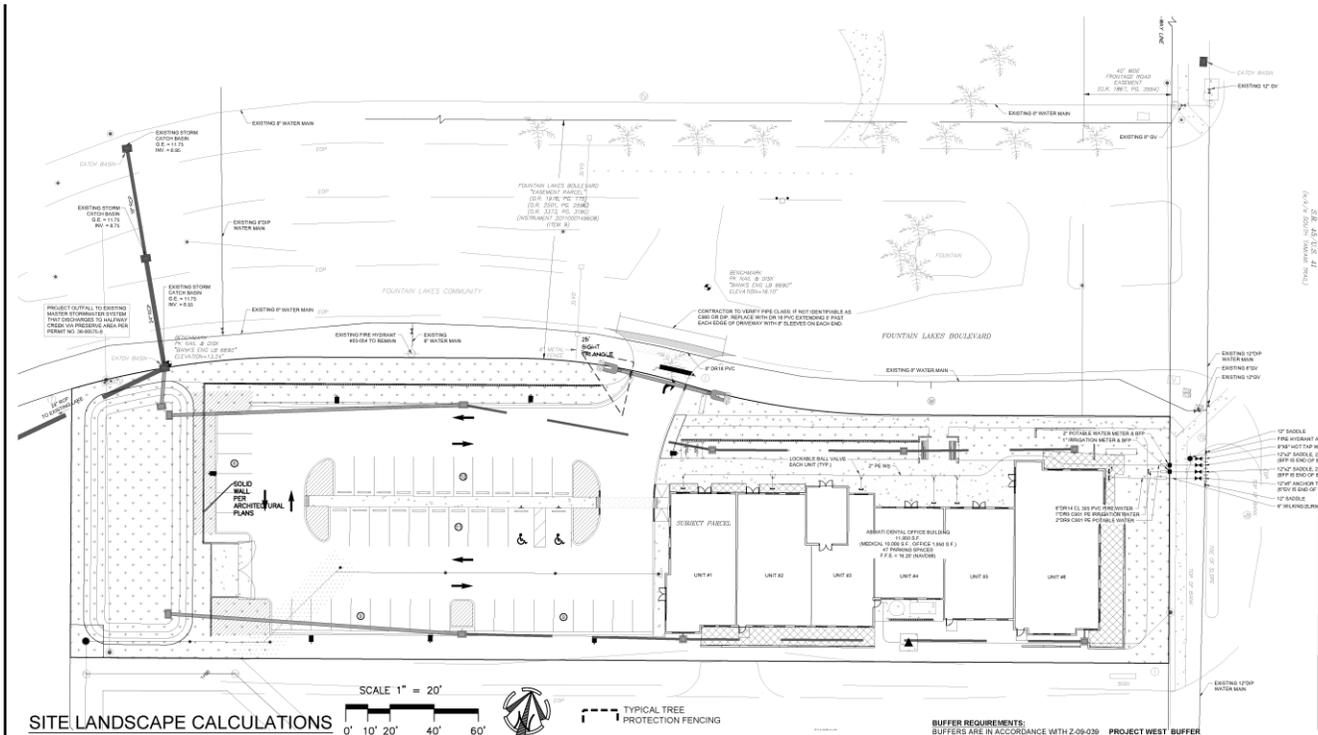
2728 OAK RIDGE COURT, SUITE 503
FORT MYERS, FLORIDA 33901-9336
(888) 278-3086
CERTIFICATE OF AUTHORIZATION: #277003

ABBIATI DENTAL ESTERO	SHEET NO. L-5
LUMINAIRE SPECIFICATIONS AND LUMINAIRE PROPERTIES	

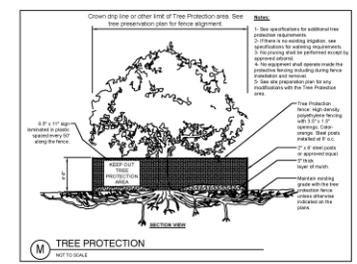


GREG DISERIO, RLA

SITE LANDSCAPE CALCULATIONS



SITE LANDSCAPE CALCULATIONS



SITE DEVELOPMENT DATA
 TOTAL SITE = 1.45 AC (63,086 S.F.)

OPEN SPACE REQUIREMENTS
 30% OPEN SPACE REQUIRED
 63,086 X 20% = 12,618 SF REQUIRED
 OPEN SPACE (PER HATCHING) = 10,442 SF (21%) PROVIDED PER HATCHING.

INDIGENOUS OPEN SPACE REQUIREMENTS
 NOT APPLICABLE

HERITAGE TREES
 NO HERITAGE TREES EXIST ON THE SITE

GENERAL TREE REQUIREMENTS
 1 TREE PER 3,500 SF OF SITE AREA
 63,086 / 3,500 = 18 TREES REQUIRED AND 18 PROVIDED
 NOTE: 18 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 7-18 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 AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 17,965 SF X 10% = 1,796 SF MINIMUM REQUIRED AND 2,000 SF PROVIDED PER HATCHING.

MIN. 1 TREE PER 250 SF
 1,796 / 250 = 7 TREES REQUIRED AND 7 PROVIDED
 NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 300 SHRUBS or GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS
 PER SECTION 31116 OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS
 DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 30" OC THROUGHOUT THE BASIN.
 DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM

BUILDING PERIMETER PLANTING REQUIREMENTS
 11,950 SF. BLDG X 10% = 1,195 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,800 SF PROVIDED PER HATCHING.

BUFFER REQUIREMENTS:
 BUFFERS ARE IN ACCORDANCE WITH 2-09-039

PROJECT WEST BUFFER
 COM TO R.O.W.
 20' MINIMUM WIDTH, TYPE 'C' BUFFER REQUIRED, W
 5 TREES AND 18 SHRUBS W/ 8' OPAQUE WALL PER 100 LINEAL FOOT. TREES TO BE 14 FT 122 LF / 100 X 5 = 6 TREES REQUIRED AND 6 PROVIDED THROUGH EXISTING TREES.
 122 LF / 100 X 18 = 22 SHRUBS REQUIRED AND 22 PROVIDED (W.B.)

PROJECT EAST BUFFER
 COM TO R.O.W.
 20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W
 5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
 113 LF (EXCLUDING ACCESS) / 100 X 5 = 6 TREES REQUIRED AND 6 PROVIDED (E.B.)

PROJECT SOUTH BUFFER
 COM TO COM
 5' TYPE 'A' BUFFER REQUIRED, W
 4 TREES PER 100 LINEAL FOOT. SOUL (EXCLUDING EASEMENTS) / 100 X 4 = 20 TREES REQUIRED AND 20 PROVIDED. REQUIRED TREES LABELED AS (S.B.)

PROJECT NORTH BUFFER
 COM TO R.O.W.
 20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W
 5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
 446 LF / 100 X 5 = 22 TREES REQUIRED AND 22 PROVIDED THRU EXISTING AND PROPOSED.
 446 LF / 3 X 2 = 297 SHRUBS REQUIRED AND 297 PROVIDED. REQUIRED TREES AND SHRUBS LABELED AS (N.B.)

REFER TO SHEET L-2 FOR ADDITIONAL NOTES



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

2221 McGraw Blvd.
 Fort Myers, Florida 33901
 PHONE: (888) 337-3323
 FAX: (239) 337-4494

2705 Tamiami Trail, Bldg 5,
 Suite 501
 Fort Charlotte, Florida 33951
 PHONE: (941) 639-3500
 FAX: (941) 639-2438
 L.A. LICENSE: LC-0000000

PROJECT INFORMATION

ABBIATI DENTAL

ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
 10511 Six Mile Cypress Pkwy
 Fort Myers, Florida 33906

COUNSELORS:

DESIGN PROFESSIONALS:

SPECIALIST DESIGNERS:
 P.L. OF FLORIDA

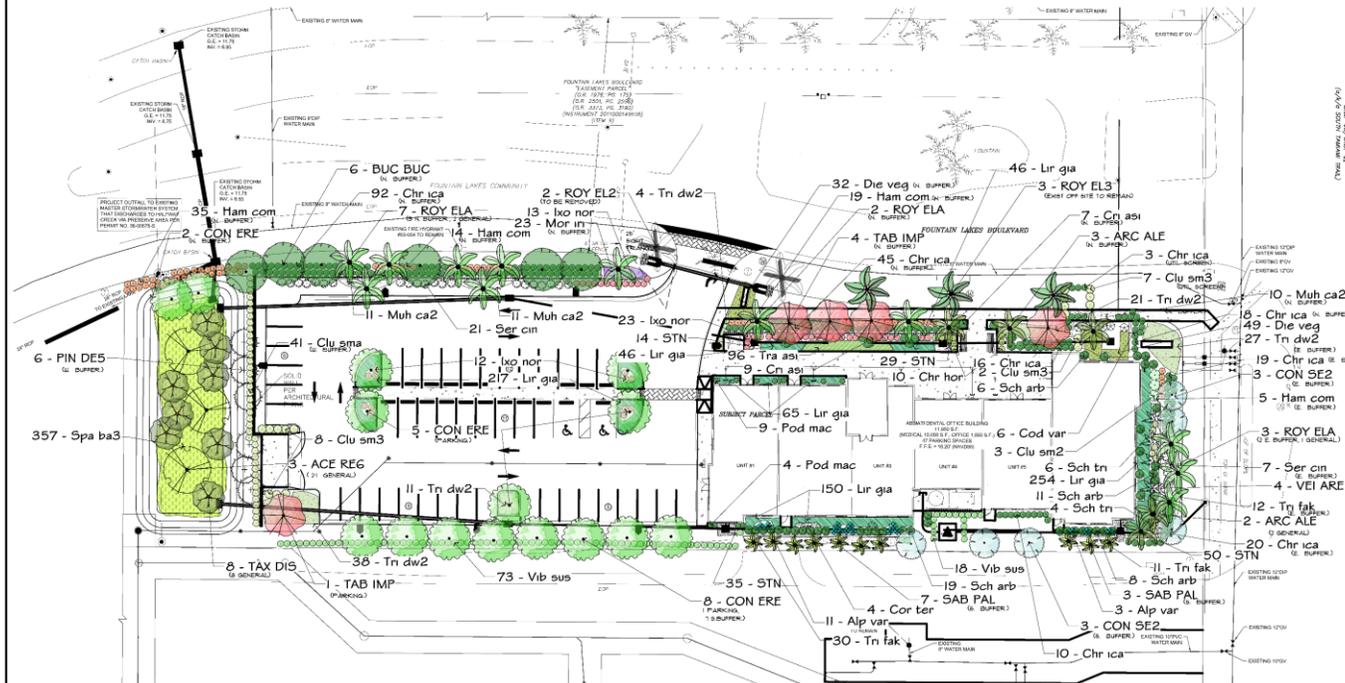
PROJECT NO.	222002
DATE	05.02
PROJECT ADDRESS	ABBIATI DENTAL, IS
DATE	05.02

PREPARED DATE: SEPT. 15, 2022
 REVISIONS:
 JUN. 22, 2023: RAJ RESPONSE
 APRIL 13, 2023: RAJ RESPONSE

SHEET TITLE:
 LANDSCAPE CALCULATIONS

SHEET NUMBER:
L-1

LANDSCAPE PLANTING PLAN



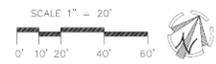
GENERAL LANDSCAPE NOTES

- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (OR BETTER), AS GOVERNED BY GRADING 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 8 OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
- CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD PLANTING UTILITY WORK REQUIRE REMOVAL.
- ANY AND ALL EXOTIC VEGETATION INCLUDING EARLEAF ACACIA, WOMANS TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MERRAY RED GUM, WEEWING FIG, CURAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN, MELALEUCA, DONNY ROSE, MYRTLE, CHINISE, YELLOW BRAZILIAN PURPLE, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDDIA. ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED 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 12" CALIPER, 45 GALLON, MEASURED AT 7" ABOVE GROUND LEVEL, WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS TALL TREES FOR PLANT LIST.
- A MINIMUM OF 75% OF THE CODE TREES AND 10% OF SHRUBS SHALL BE OF A NATIVE SPECIES.

- 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.
- FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SOONING AREAS PRIOR TO PLANT OR SOIL INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADINGS.
- 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 GUY(S) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
- ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOODED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING 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 ISLOTS SHALL BE SLOVED FOR IRRIGATION 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, VIEWS, BOWLS OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED FOR LDC. SUCH AS:
 - THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSHADYING INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
 - LOU DOES NOT ALLOW TREES, STRUCTURES OR ENCRUSTING OF OTHER ELEMENTS WITHIN A VEGETATION REMOVAL POINT MUST BE OBTAINED FROM VILLAGE STAFF AT 238-221-5238. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC-10050)
- REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.
- IRRIGATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

LANDSCAPE PLANTING PLAN



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

2224 McArthur Blvd.
Fort Myers, Florida 33901
PHONE: (813) 335-3333
FAX: (813) 335-4444

3790 Tanager Trail, Bldg. 3,
1st Fl. 301
Fort Charlotte, Florida 33912
PHONE: (813) 941-5159
FAX: (813) 941-2438
E-MAIL: DMJ@DMJA.COM

PROJECT INFORMATION

ABBIATI DENTAL

ESTERO, FLORIDA

PREPARED BY:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33909

CONSULTANT

DESIGN PROFESSIONAL

2224 McArthur Blvd.
Fort Myers, Florida 33901
PHONE: (813) 335-3333
FAX: (813) 335-4444

PROJECT NO: 222502

PROJECT NAME: QUD

SHEET NO: L-2

DATE: 08/15/2022

DESIGNED BY: ABBIATI DENTAL, L.L.C.

CHECKED BY: QUD

APPROVED BY: QUD

PERMIT SUBMITTAL

DATE: 08/15/2022

LANDSCAPE PLAN & NOTES

SHEET NUMBER: L-2

JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

JIM BANKS, P.E.



CARLOS CARDET, AIA

THE ARCHITECTURE

PROPOSED LIST OF GREEN AND SUSTAINABLE BUILDING FEATURES:

1. TESLA SOLAR ROOF AND/SOLAR PANEL WITH POWERWALL STORAGE SYSTEM
2. RAINWATER HARVESTING AND CISTERN FOR LANDSCAPING WATERING
3. BUILDING HEAT SINKS WITH AUTOMATED VENTILATION SYSTEM
4. USE OF VRF A/C SYSTEM
5. GREEN-WALL PASSIVE INSULATION WHERE POSSIBLE
6. WHOLE BUILDING ENERGY INTEGRATION SYSTEM
7. LOCALLY SOURCED BUILDING MATERIALS
8. MAXIMIZED DAYLIGHTING
9. ELECTRIC VEHICLE CHARGING STATION(S)
10. USE OF METAL INTERIOR WALL FRAMING
11. USE OF FSC WOOD FOR FINISHES
12. INSULTATED, LOW-E IMPACT RESISTEN WINDOWS AND DOORS
13. LARGE OVERHANGS AND SOLAR SHADES
14. RECYCLED MATERIALS WHERE POSSIBLE



THE ARCHITECTURE

Prairie Style:

Prairie: The Prairie style includes low-pitched hipped or flat roofs; broad overhanging eaves; strong horizontal lines; clerestory windows arranged in horizontal bands; wide use of natural materials, especially stone and wood or wood-look alternative with strong horizontal lines; and restrained ornamentation such as friezes around windows and doors, or as bands under the eaves.

Estero Land Development Code

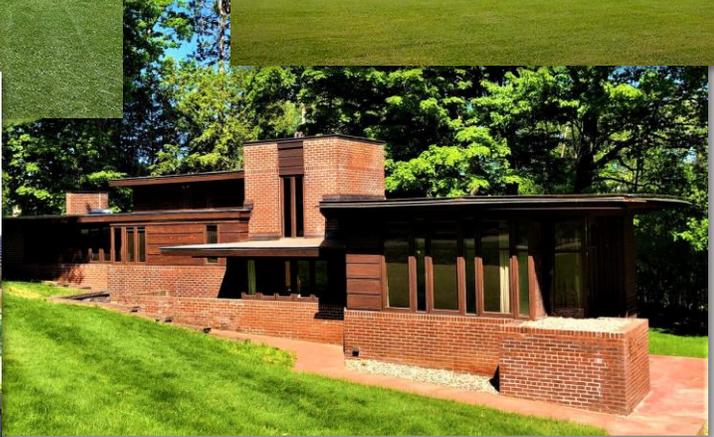
Prairie buildings are, as Frank Lloyd Wright said, "married to the ground." They celebrate the long, low landscape of the Midwest. Their most defining characteristic is their emphasis on the horizontal rather than the vertical. They spread out over their lots, featuring flat or shallow hipped roof lines, rows of windows, overhanging eaves and bands of stone, wood or brick across the surface. Prairie buildings often include:

- *Strong geometry and massing, including large central "chimneys"*
- *Stone or stucco exteriors*
- *Connected indoor and outdoor spaces*
- *Restrained use of applied ornamentation*



THE ARCHITECTURE

Prairie Style Examples



THE ARCHITECTURE



THE ARCHITECTURE



View from Fountain Lakes Boulevard



THE ARCHITECTURE



View from Northwest looking West at Entry



THE ARCHITECTURE



Aerial View from the Northeast



THE ARCHITECTURE



Night View from the Northeast



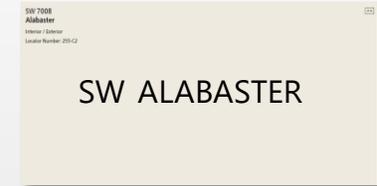
THE COLOR PALLETTE



STONE VENEER- ELDORADO MOUNTAIN LEDGE



WOOD SIDING COLORS -



MAIN BODY COLOR



PEDESTRIAN SHELTER COLOR



GARDEN WALL COLOR



MED. BRONZE WINDOW FRAMES AND SUNSHADES



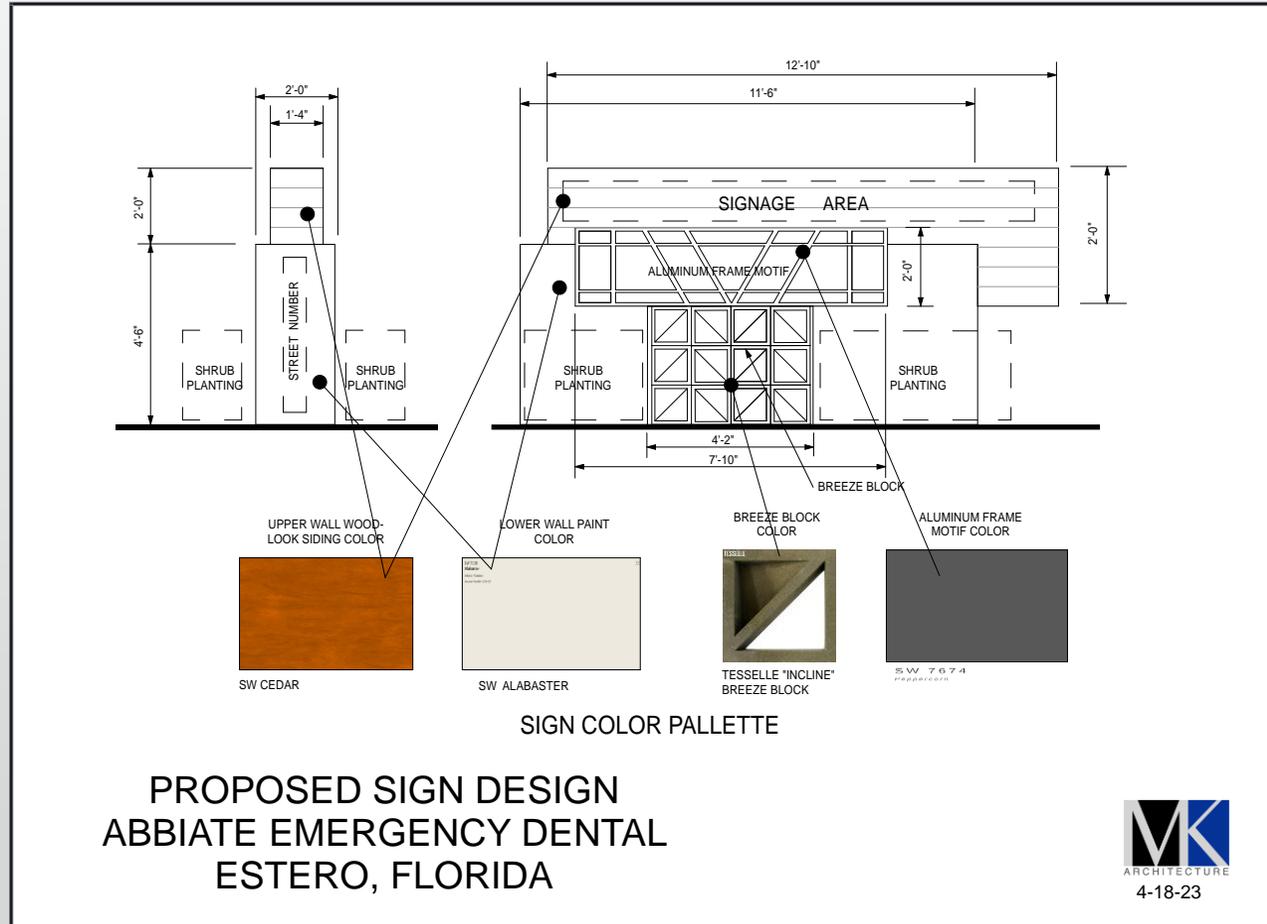
TESLA SOLAR ROOF



TESSELLE "INCLINE" GARDENWALL BREEZE BLOCK



MONUMENT SIGN



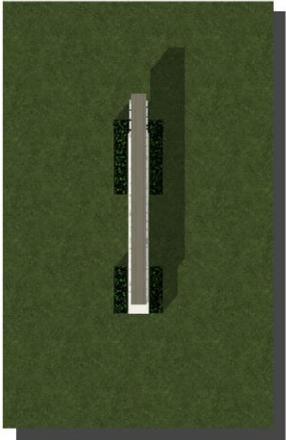
MONUMENT SIGN



SOUTH SIDE VIEW



EAST SIDE VIEW



TOP VIEW



PERSPECTIVE VIEW

PROPOSED SIGN DESIGN
ABBIATI EMERGENCY DENTAL
ESTERO, FLORIDA



QUESTIONS?
