



[Landscape Architecture]

Statement of Qualifications | 2013

"Smart Solutions. Naturally."

Our Statement of Qualifications serves as a window into our firm, revealing a brief snapshot of our services, capabilities, and professional staff. To learn more about us and how we can help you achieve your project goals, please contact us.

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Introduction

"Smart Solutions. **Naturally.**" That is our slogan, and we stand behind it 100%. Landesco is a Landscape Architecture firm providing professional services in support of the development and stewardship of land and other natural resources. We provide smart, creative, and economically viable land planning and design services.

Exceptional designs are a result of creativity, experience and collaboration. Our strong commitment to excellence, in every aspect of Landscape Architecture, enables Landesco to produce smart and effective design solutions.

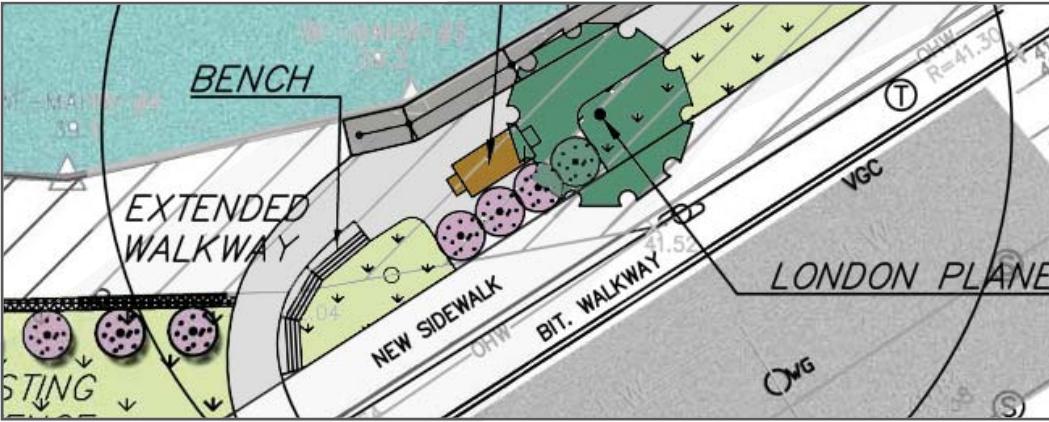
Scope of Services

Landesco is a full-service landscape architecture firm, experienced in a variety of projects. We are capable of working independently, or as part of a team. As our office continues to grow, our design professionals remain versed on Landesco's design ethics and philosophies.

- Site analysis and feasibility studies
- Site design
- Concept design
- Schematic design
- Design development
- Construction documentation
- Construction observation

Market Sectors

Amenity planning & design	Community thematic design
Community master planning	Design guidelines
Development services	Education/Campuses
Environmental assessment	Green infrastructures
Healthcare campuses	Low-impact development
Sustainable design	Mixed-use development
Multi-family communities	Parks & open space
Pool amenity design	Signage & wayfinding
Streetscape & hardscape design	Transit oriented design



(Pocket Park enlargement). With limited space, a pocket park added an opportunity for people to rest near Beaver Brook. The pocket park consisted of a shade tree, table with benches, bike rack, seat wall, and lush landscaping.



[Commercial]

Riverfront Restoration /

Using principles of sustainability, urban design & revitalization, and streambank restoration, a commercial complex was re-developed to unite a growing business area with a nearby riparian zone in need of repair.

Project Focus

- Sustainable Site Design & Analysis
- Wetland Delineation
- Riparian Buffer & "FilterMitt" System
- Landscape Betterment Plan
- Invasive Species Eradication Plan

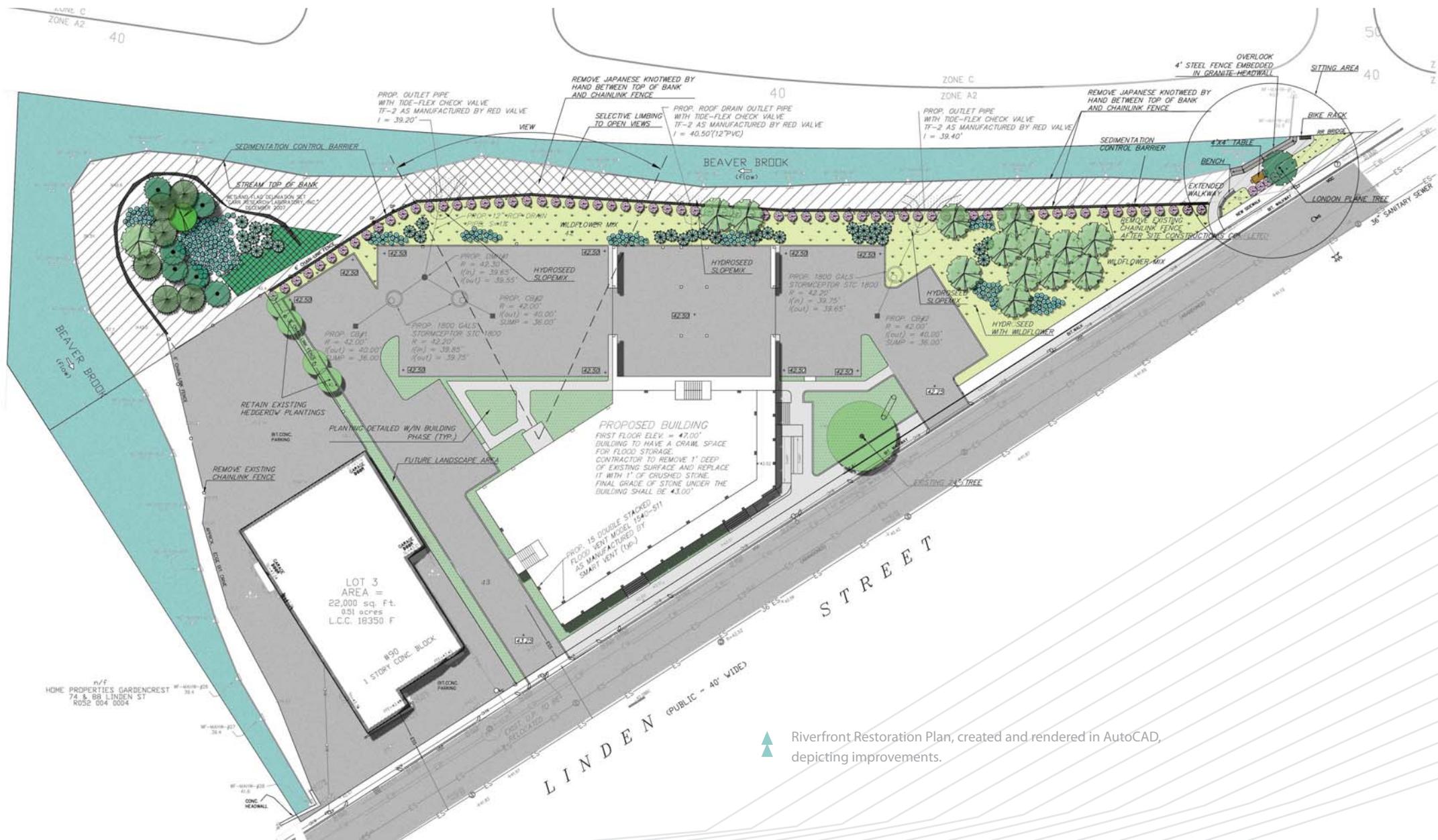
Commercial

Landesco has the experience and knowledge to provide successful planning and development of mixed-use and commercial projects from small to large.

Overview

Aiming to breathe new life into a run-down commercial site, a revitalization plan was created to not only improve the built environment, but the natural as well.

Due to the sensitive nature of the river's streambanks, measures were taken to eradicate invasive plant species using an eradication plan. Since soil erosion would become problematic, native riparian plant species, paired with a FilterMitt system, were utilized to control erosion and extract pollutants before stormwater runoff entered the nearby stream. A pocket park was incorporated linking to an urban setting. •



Riverfront Restoration Plan, created and rendered in AutoCAD, depicting improvements.

Project Location — Lynn, MA (2008)

[Residential]

Private Estate Site Design /



3-D model rendering of conceptual master plan in SketchUp.

Situated in North Fort Myers, Florida, an abandoned aquaculture farm is transformed into a private estate for a family of 8. An existing pond is tripled in size to accommodate wildlife, on-site irrigation, recreational activities, and to provide a breath-taking backdrop.

Project Focus

- Site Design & Analysis
- Landscape, Irrigation, Lighting Plans
- Grading & Drainage Plan
- Low-Impact Development
- Permitting & Development Services

Residential

Landesco is engaged in all aspects of the residential market, from high-end single family estates and subdivisions, to multi-family condominium homes and apartment developments. Adhering to strict regulatory codes and environmental sensitivities, it is imperative that we focus our efforts on more than creativity, we pay close attention to all municipal guidelines.

Overview

A busy lifestyle must be matched with a home which provides the opportunity to renew one's self. A massive, high-end residence is situated on 5 acres with a separate home office, guest house, and home gym. In addition, a 1 acre pond adds variety and function to the estate, along with a helicopter pad, strolling paths, and recreational areas for the family to enjoy.

A lush, low-maintenance landscape is specified in order to save on irrigation and plant costs. Live Oak trees provide essential nesting opportunities for local wildlife and shed large amounts of shade. •



One
Private Residence (6,300 sq. ft.)

Three
Home Office & Gym

Five
Great Lawn for recreation and views.

Seven
Live Oak Shade Trees

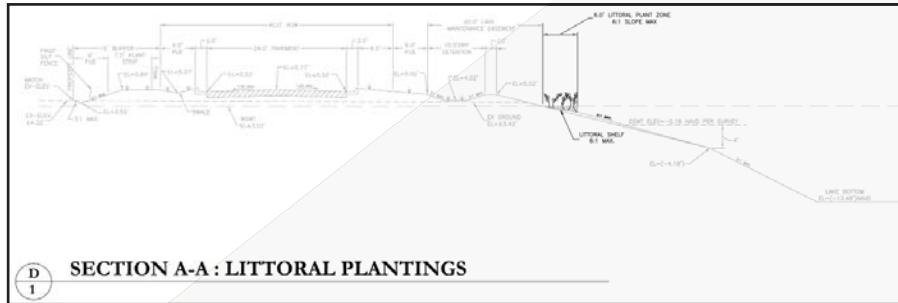
Two
Guest House

Four
1-Acre Pond Expansion

Six
Double-width, pervious Driveway

Eight
Gazebo and Dock

Public Sector Water Control District /



AutoCAD drawing depicting littoral planting guidelines.

L ocated in Lehigh Acres, FL, East Water Control District opened a new location to help preserve and protect water reserves through drainage, conservation, mitigation, navigational and water management practices.

Project Focus

- Project Phasing/Sequencing
 - Development Services
 - Wet & Dry Detention Basin Design
 - Low-Impact Development
 - Low-maintenance Native Plant Species

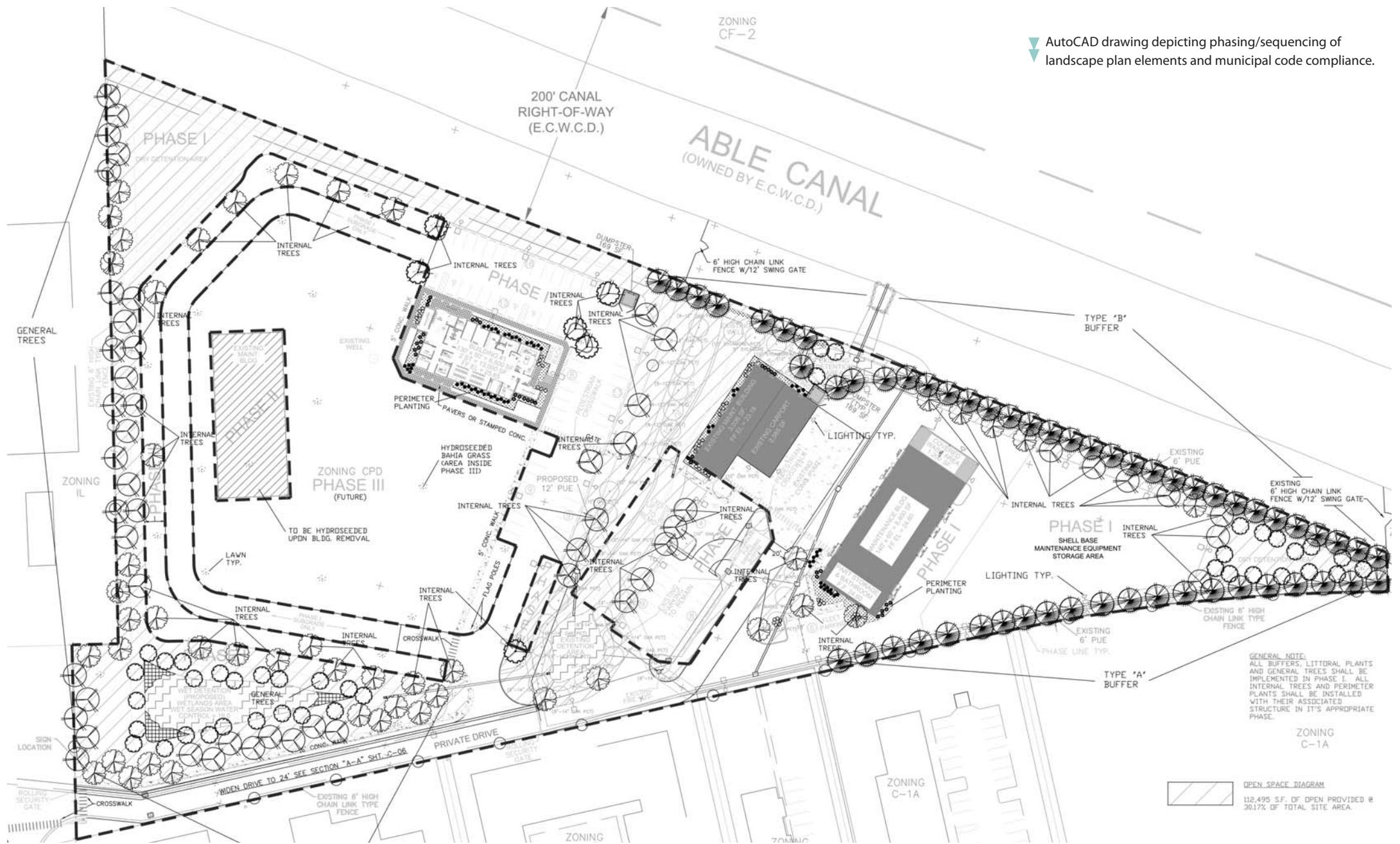
Industrial

Landesco is well-suited for any project type, private or public, and abiding by municipal codes and guidelines is essential. Our goal is to keep projects moving forward during the planning and development process.

Overview

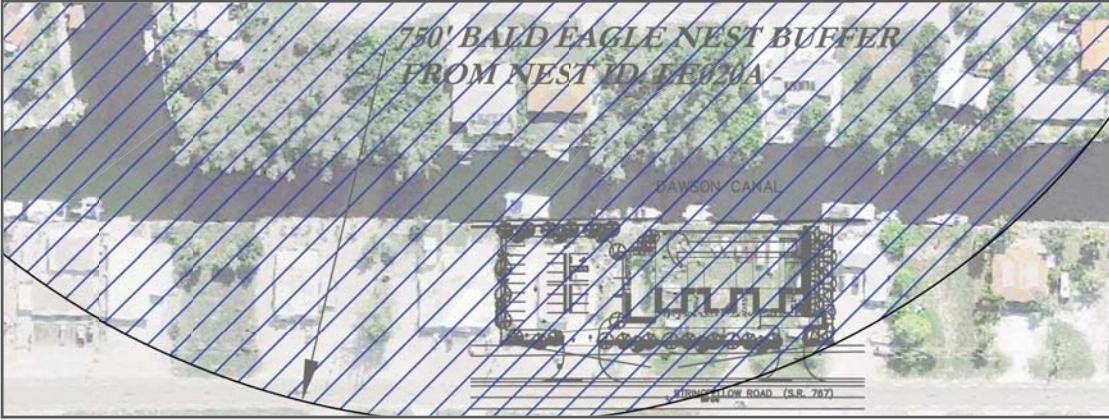
A public facility is designated to help control local water within Lee and Hendry Counties. ECWCD was planned in close proximity to a canal, therefore added protective measures were taken to ensure water conditions on-site.

Efficient and creative design allowed for filtration of on-site stormwater runoff prior to discharge. Pollutants are removed by mechanical and ecological extraction methods by incorporating the use of littoral plant species and designated stormwater retention basins. Retention basins served to add aesthetic quality as well. •



- ▼ AutoCAD drawing depicting phasing/sequencing of landscape plan elements and municipal code compliance.

Project Location — 601 E County Ln, Lehigh Acres, FL (2009)



[Wildlife Management Planning & Reporting]

Caloosa Nature Lodge/

With increased environmental awareness and wildlife management efforts, many developments like Caloosa Nature Lodge can benefit during the development process by utilizing firms that know wildlife.

Project Focus

- GIS & Wildlife Management Reporting
- Reclaimed Water Usage
- Low-Impact Development
- Solar Lighting Plan/Specification
- Bald Eagle Management Plan

Illustration showing buffer requirements for development near an American Bald Eagle nesting site. Utilizing ArcGIS, Photoshop, AutoCAD, and local nesting data, a Bald Eagle Management Plan was produced for the client.



Development Services

Landesco uses the latest technology and software to create design resources needed for many developments, like Caloosa Nature Lodge. Municipalities across the U.S. require developers to follow local and federal laws that are put in place to protect wildlife. The American Bald Eagle is one of many species that thrives in several areas of the country, yet due to their migratory habits Bald Eagles are protected in some states like Florida, which might only see Bald Eagles during nesting season. Often times, nesting habits can delay a development, or stop a development altogether. Landesco is familiar with the laws that protect various wildlife, and we can provide assistance during the development process to keep projects moving forward.

Overview

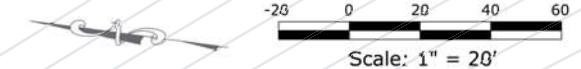
Caloosa Nature Lodge was created with Mother Nature in mind. Aside from an environmentally-friendly site design, solar power and reclaimed water were utilized.

The figure is an architectural site plan titled "DAWSON CANAL" located at N.07°09'00"E and S.07°09'00"W. The plan shows a property boundary with dimensions 320.00' x 320.00'. Key features include:

- Proposed Developments:**
 - A rectangular building footprint with dimensions 120.00' x 120.00' labeled "ZONED - COMMERCIAL".
 - Two "LIGHT POLE" structures.
 - Four "LIGHT FIXTURE" units.
 - Two "LOADING ZONE" areas.
 - Two "PROPOSED 2-STORY UNITS" (400 S.F. each).
 - Two "PROPOSED 3-STORY UNITS" (400 S.F. each).
 - Two "PROPOSED 2-STORY (IN OTHERS)" units (400 S.F. each).
 - Two "PROPOSED 3-STORY (IN OTHERS)" units (400 S.F. each).
- Utilities and Infrastructure:**
 - "EX. WIRE FENCE (0.5' ON PROPERTY)" along the western boundary.
 - "EX. CONCRETE SEAWALL" along the northern boundary.
 - "EX. ON POWER LINE" and "PROP. 12" HEPA" near the bottom center.
 - "EX. 10" WATER MAIN" and "EX. 4 ASPHALT APRON" near the bottom center.
 - "PROPOSED TAPPING SLEEVE & VALVE" near the bottom center.
 - "E.O.P." (Earth Owner's Plan) label near the bottom center.
 - "INSTALL 38 LF 10" DIA 0.033 Casing Below E.O.P. (SEAL BOTH ENDS)" note near the bottom center.
 - "STRINGFELLOW ROAD (S.R. 767) (100' R/W)" label at the bottom center.
- Surrounding Properties:**
 - "LOT #13 EXISTING MIXED USE & RESIDENTIAL" to the east.
 - "LOT #12 EXISTING COMMERCIAL USE" to the west.
 - "N.825'00"W" and "S.825'00"E" labels on the western and eastern boundaries respectively.

AutoCAD drawing with computed solar power lighting figures, necessary for development review and compliance.

LUMINAIRE SCHEDULE							
	Symbol	Label	Qty	Catalog Number	Description	Lamp	
0		A	7	SL-HF	ARCHITECTURAL ARM MOUNTED CUT-OFF LUMINAIRE WITH MAX-LITE REFLECTOR.	ONE 150 WATT CLEAR COLD CATHODE FLUORESCENT HORIZONTAL POSITION	14,000 1.00
0		B	2	SL-HR	ARCHITECTURAL ARM MOUNTED CUT-OFF LUMINAIRE WITH MAX-LITE REFLECTOR.	TWO 150 WATT CLEAR COLD CATHODE FLUORESCENT HORIZONTAL POSITION	27,600 1.00
0		B	6	AN446-06	6" EMBEDDED/SMART SOLAR BOLLARD WITH SLEEVE	SMART SOLAR ENERGY LED LIGHTS (360 DEG) VISIBILITY	4,400 1.00



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY LINE	Illuminance	Fc	0.00	0.5	0.0	N.A.	N.A.	readings taken at grade
PARKING LOT	Illuminance	Fc	1.8	4.7	0.3	N.A.	N.A.	readings taken at grade
SIDEWALK (ROAD FRONT)	Illuminance	Fc	1.2	4.2	0.3	N.A.	N.A.	readings taken at grade

[Park]

“Bark Park” A park for Dogs /



▲ Bourbon City Bark Park Logo (Client).

Nestled in the woods just off a main road, a “bark park” is designed to add a place for residents of Bardstown, KY to take their dogs to play and exercise. Named

“Most Beautiful Small Town in America”

-Rand McNally's: Best of the Road, the bark park adds variety to the small community.

Project Focus

- Site Design & Analysis
- Landscape, Irrigation, Lighting Plans
- Grading & Drainage Plan
- Low-Impact Development
- Permitting & Development Services

Parks

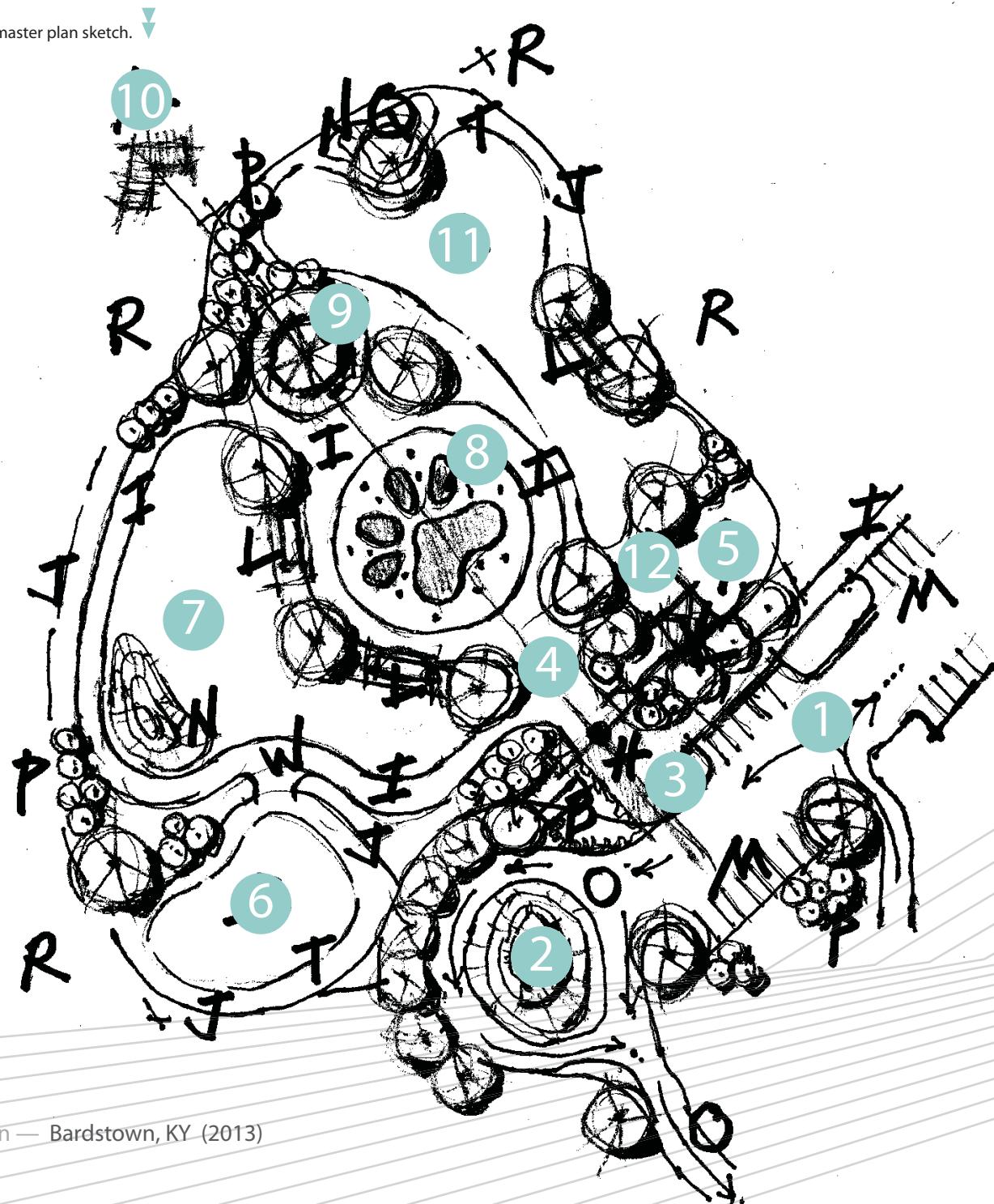
People places, or animal places...Landesco is experienced in all areas of park and open space design. Other notable park types include horse parks and trails, whitewater kayak play and training parks, nature preserves, camping grounds, zoos and amusement parks.

Overview

A growing town of 11,735 (2011) incorporates a dog park to offer a place of recreation for people and dogs alike. The Bourbon City Bark Park keeps with the overall theme of Bardstown's roots in the bourbon industry with bourbon barrel benches and planters throughout the park. The 7.35 acres of dog heaven consists of a large spray pad, gazebo, massive shade trees, obstacle course, dog wash stations, and grass mounds.

Pedestrian pathways meander the entire site allowing people the opportunity to exercise while keeping sight of their dog(s) at all times. •

Preliminary Dog Park master plan sketch.



One
Parking Area

Two
Park Signage on Mound

Three
Gated Entrance

Four
Pedestrian Pathway

Five
Storage Area

Six
Small Dog Area

Seven
Great Lawn, Large Dogs Area

Eight
Concrete Spray Pad

Nine
Gazebo

Ten
Main Sight Line

Eleven
Great Lawn, Small Dog Area

Twelve
Dog Wash Station & Restrooms

David K. Kulsveen

President and CEO

David's leadership of Landesco represents his passion for the built and natural environments. Growing up, he spent most of his time outdoors, and from an early age of 6 he spent his summers in Norway learning the art of growing at his Father's nursery operation. For nearly 20 more years he joined his Father in Europe, backpacking through Western Europe and Asia, visiting mega cities like Rome, Athens, Paris, Istanbul, Bangkok, Barcelona, Munich, and Tokyo. Immersed in the cultures of the cities and towns that he visited, David took what he could from various cultures, good and bad, to form a base for the design and creation of spaces and environments that he would eventually create. Realizing the opportunity to merge Man's and Mother Nature's environments, he found his true passion in Landscape Architecture.

Graduating from the University of Kentucky with a Bachelors of Science in Landscape Architecture, David began his professional career designing in Southwest Florida. Building experience and knowledge, he managed projects from design conception through their technical stages to implementation. He has prepared private gardens to community master plans. Keeping with his passion for wildlife and the outdoors, David continues to study all aspects of Landscape Architecture, built and natural. Currently guiding Landesco, serving as Principal, David oversees projects from the initial phases of conception to completion. David is a licensed landscape architect in Florida and Kentucky.

Landesco Family

They are not just a staff, they are family. Members of Landesco join together in their passion for design, creativity, and the ability to impact lives in a positive way. Every project that comes through is given the utmost attention, searching for ways to improve the ecology and functionality of any given site.

Taking from his travels, our founder believes in re-creating a work environment that is not only diverse, but comfortable and educational as well. Our members work side-by-side, learning from one another as they go, gaining experience and creating friendships that will last a life time. All are encouraged to voice their opinion and share their creative thoughts as they arise, because every design can be improved.

"The family is one of nature's masterpieces."

- George Santayana

Liked what you saw?

Don't hesitate. Get in touch!

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