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LANDSCAPE BID DRAWINGS

SEPTEMBER 13, 2023

DHARSHINI JOSEPH  
LANDSCAPE ARCHITECTURE

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[www.dharshinijoseph.com](http://www.dharshinijoseph.com)

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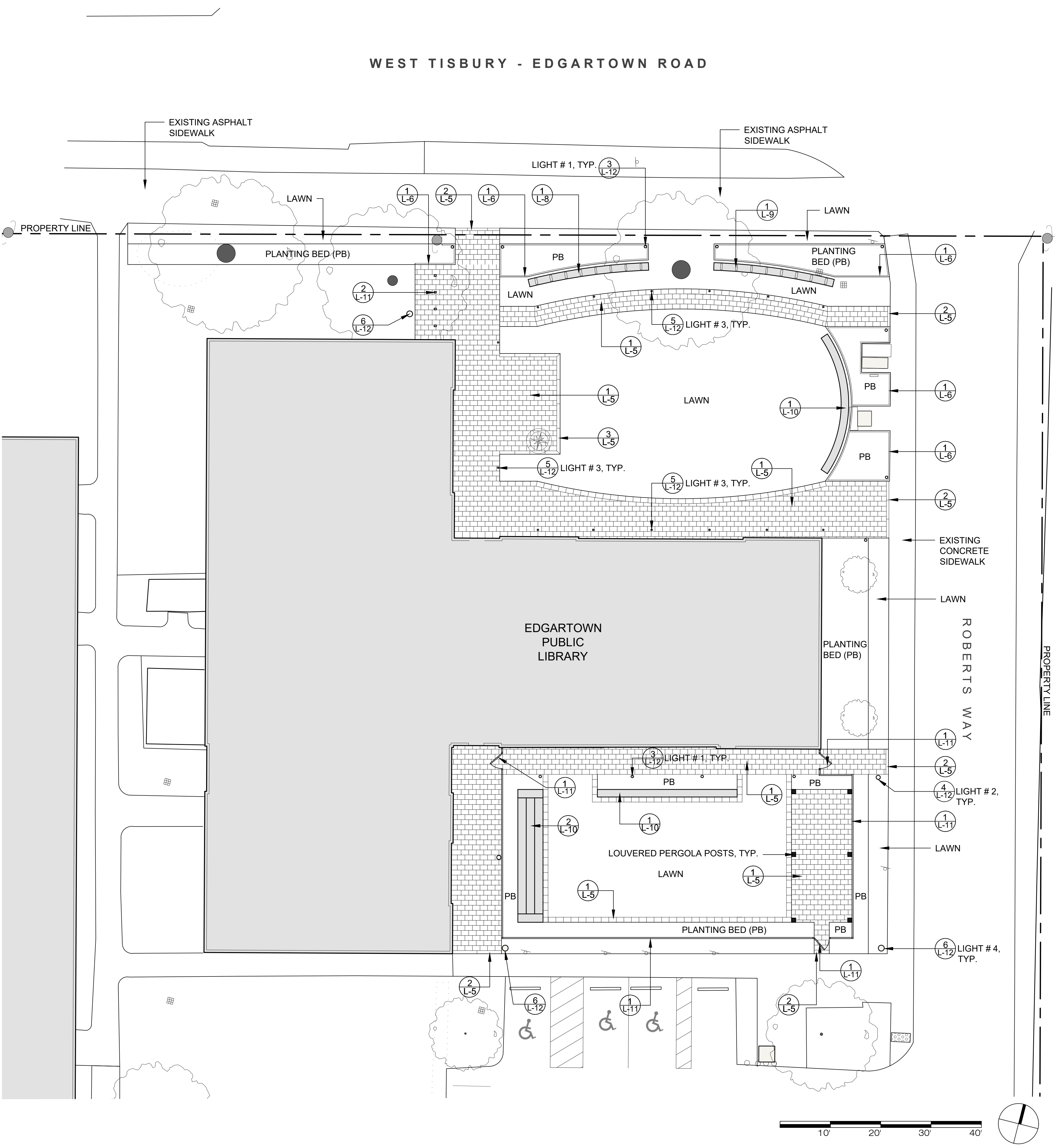
- SITE PREPARATION NOTES**
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCING ALONG ENTIRE LIMIT OF WORK LINE AND AT DRIPLINE FOR ANY TREES TO REMAIN.
  - THE CONTRACTOR SHALL PROVIDE SILT FENCING/STAKED STAW BALES ALONG NOTED AREAS.
  - EXISTING LOAM WITHIN LIMIT OF WORK TO BE STRIPPED AND STOCKPILED IN DESIGNATED AREA.
  - THE REMOVAL OF EXISTING TREES SHALL INCLUDE THE REMOVAL OF ALL STUMPS AND DEBRIS.
  - THE DISPOSAL OF ALL REMOVED MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
  - THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
  - ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
  - ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
  - LANDSCAPE CONTRACTOR SHALL STAKE LAYOUT OF PLAN ON THE SITE FOR APPROVAL OF LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. ALL CURVES SHALL BE STAKED WITH MARKERS AT A MINIMUM OF ONE EVERY TWO FEET.

LIGHTING LEGEND			
#	FIXTURE DESCRIPTION	QUANTITY	FINISH/WATTAGE
1	RINCON PATHWAY BOLLARD (FORMS+SURFACES)	12	LBRNP-LED,COLOR TBD
2	RINCON BOLLARD (FORMS+SURFACES)	2	LBRIN-LED,COLOR TBD
3	HUNZA PATH LIGHT	14	HUNZA PATH LITE - PL-1-180L-SS-CANSS
4	BEGA POLE TOP LUMINAIRE	3	BEGA-77910; BEGA-B-14-RFNS1; COLOR TBD

- LIGHTING NOTES**
- ALL JUNCTION BOXES AND TRANSFORMERS SHALL BE LOCATED WITHIN PLANTING AREAS.
  - ALL FIXTURES AND LIGHTING ACCESSORIES SHALL BE APPROVED BY LAND. ARCHITECT AND/OR OWNER.
  - LOCATION OF LIGHTING SWITCHES AND SWITCHING OPTIONS, e.g., MANUAL SWITCH, PHOTOCELLS, TIMERS, DIMMERS, ETC. SHALL BE COORDINATED BY ARCHITECT AND/OR OWNER.

- FENCING NOTES**
- ALL WOOD FOR FENCING SHALL BE WESTERN RED CEDAR OR APPROVED EQUAL. OWNER.
  - ALL FENCING POSTS SHALL BE COATED WITH WATERPROOF SEALANT AND BURIED DIRECTLY IN SUBGRADE.
  - ALL FENCING SHALL BE STAINED WHITE OR APPROVED EQUAL.
  - ALL GATE ACCESSORY HARDWARE SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER.
  - SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION AND ALL MEASUREMENTS VERIFIED IN THE FIELD.
  - INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - ALL FENCING AND GATES SHALL COMPLY WITH THE MUNICIPAL SWIMMING POOL CODES.



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DATE: 9-13-2023

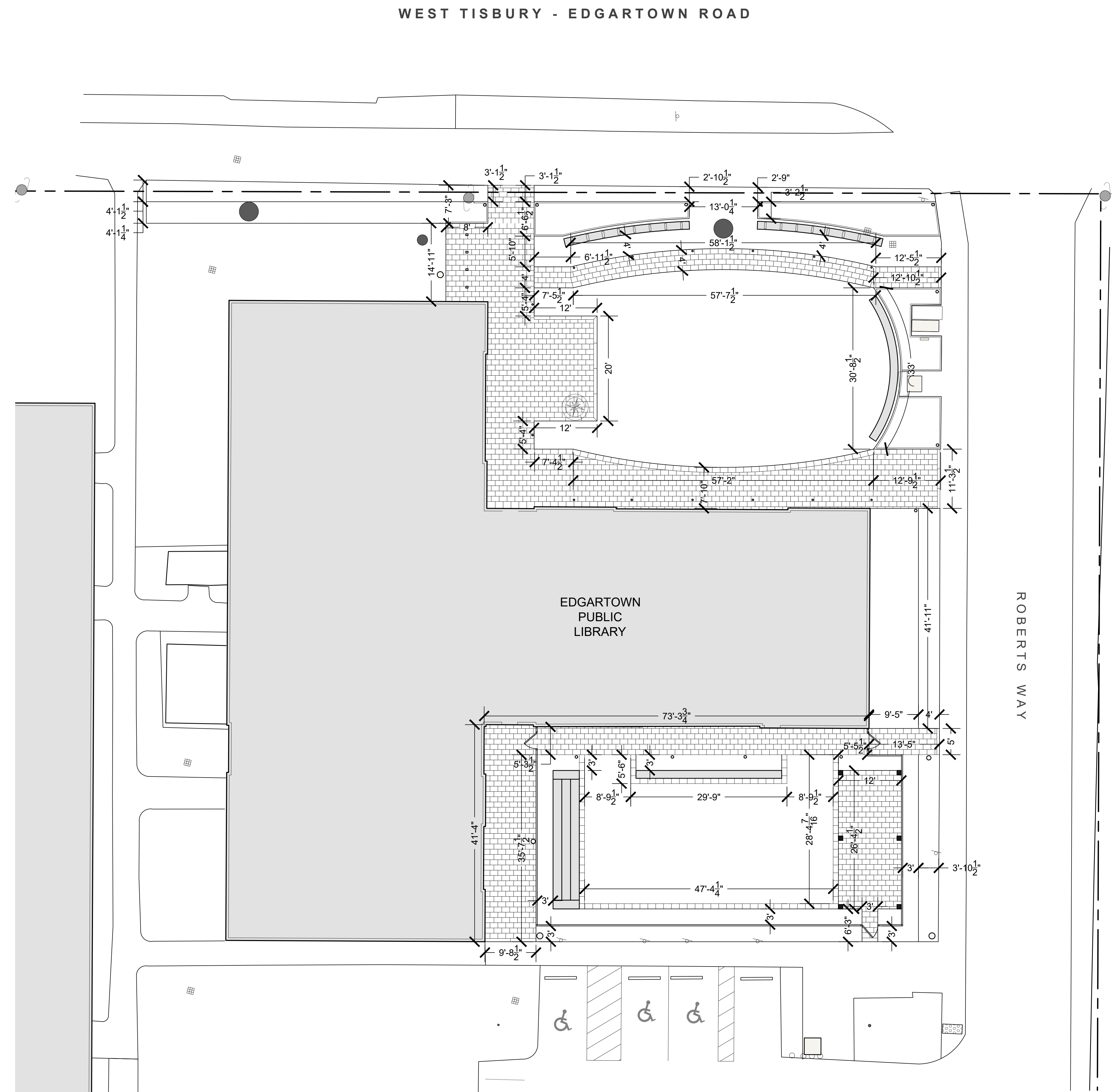
**MATERIALS PLAN**

**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
6. LANDSCAPE CONTRACTOR SHALL STAKE LAYOUT OF PLAN ON THE SITE FOR APPROVAL OF LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. ALL CURVES SHALL BE STAKED WITH MARKERS AT A MINIMUM OF ONE EVERY TWO FEET.

**IRRIGATION NOTES**

1. COORDINATE FINAL LOCATION OF ALL IRRIGATION EQUIPMENT WITH ARCHITECT AND/OR OWNER. ALL FIELD CHANGES SHALL BE APPROVED BY THE ARCHITECT AND/OR OWNER PRIOR TO THE START OF CONSTRUCTION.
2. ALL PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO INSTALLATION.
3. COORDINATE LOCATION OF EXISTING UTILITIES ON SITE WITH THE LOCATION OF ALL IRRIGATION EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE UTILITY MARKING FIRMS BEFORE BEGINNING WORK ON THE SITE.
4. CONTRACTOR SHALL ROUTE THE PIPE AS NECESSARY TO PREVENT DAMAGE TO TREE ROOTS. WHERE TRENCHING MUST OCCUR NEAR TREES, THE CONTRACTOR SHALL DISCUSS THE ROUTING WITH THE ARCHITECT AND/OR OWNER.
5. ALL CONTROL VALVE BOXES SHALL BE LOCATED WITHIN PLANTING AREAS.
6. ALL TURF AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS.
7. ALL TRANSPLANTED OR NEW TREES SHALL BE IRRIGATED WITH A BUBBLER SYSTEM.
8. ALL "PLANTING BED" AREAS SHALL BE IRRIGATED WITH A DRIP SYSTEM.
9. ALL PLANTING AREAS SHALL IRRIGATED WITH SPRAY, ROTARY NOZZLES, OR ROTOR HEADS
10. TURF AREAS SHALL BE ISOLATED FROM OTHER PLANTING ZONES AND OVERLAP INTO PLANTINGS SHALL NOT BE ALLOWED.
11. A RAIN SENSOR UNIT SHALL BE INSTALLED WITH THE IRRIGATION SYSTEM.
12. LOCATION OF CONTROL PANEL, BACKFLOW PREVENTER, AND RAINSENSOR SHALL BE APPROVED BY ARCHITECT AND/OR OWNER.
13. THE IRRIGATION SYSTEM INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



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LAYOUT PLAN

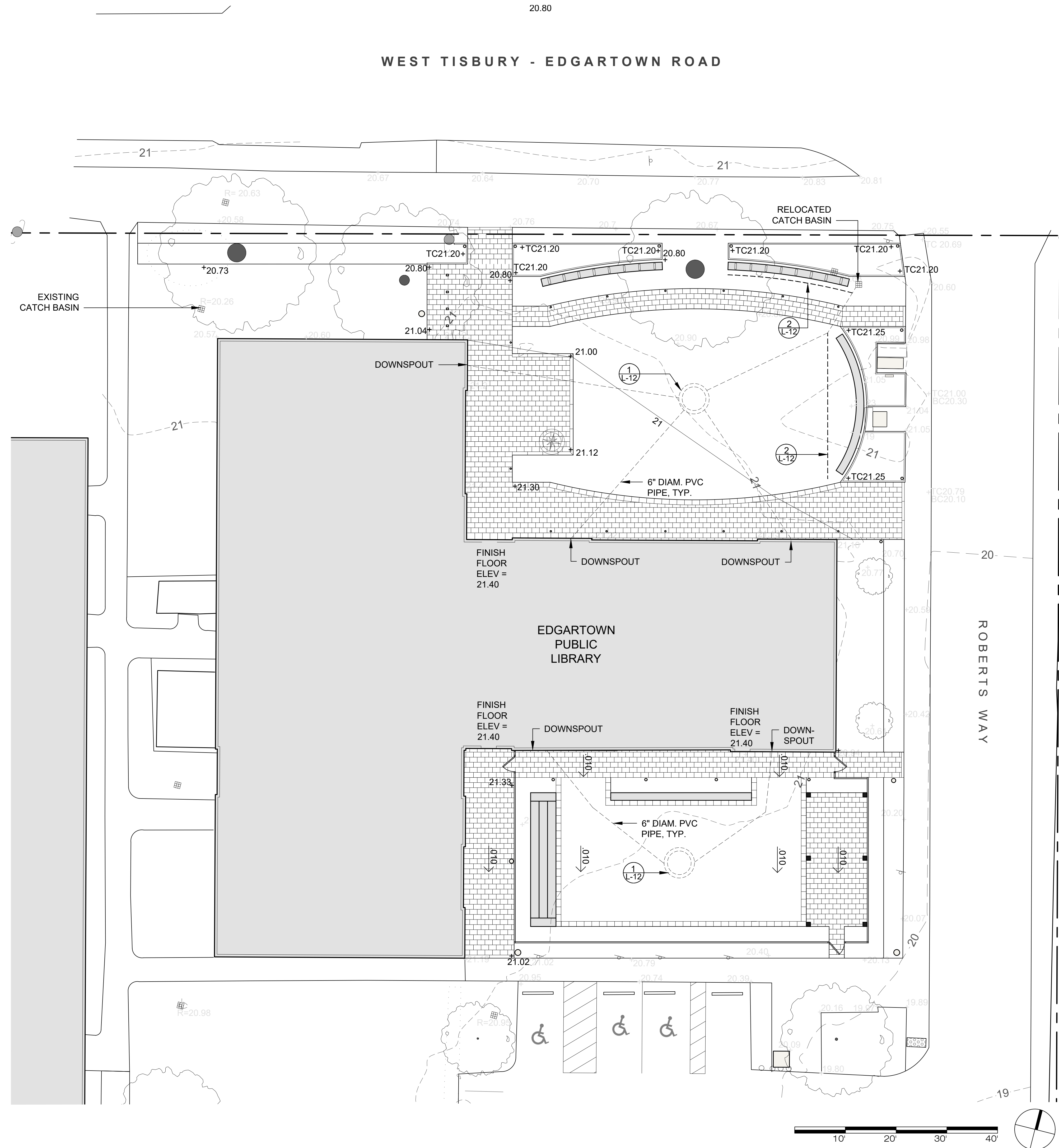
L-2

GRADING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. IN ALL CASES WHERE PROPOSED GRADES MEET EXISTING GRADE, THE PROPOSED GRADE WILL MEET AND BLEND SMOOTHLY AND EVENLY WITH EXISTING GRADES.
3. POSITIVE DRAINAGE TO BE MAINTAINED AROUND BUILDING AT ALL TIMES.
4. ALL PAVING AREAS MUST PITCH TO DRAIN EVENLY AT A MINIMUM SLOPE OF 0.8% OR AS SHOWN IN THE GRADING PLAN.
5. ALL AREAS DISTURBED BY CONSTRUCTION AND/OR NOT OTHERWISE DESIGNATED SHALL BE LOAMED AND SEEDED.
6. THE CONTRACTOR SHALL USE EXTREME CAUTION AROUND EXISTING TREES DURING EXCAVATION AND CONSTRUCTION. EXISTING PLANT ROOTS SHALL BE PROTECTED AND PRESERVED.
7. NEW LAWN AREAS TO HAVE A MINIMUM OF 6" DEPTH TOPSOIL AND NEW PLANTINGS BEDS TO HAVE A MINIMUM OF 12" DEPTH TOPSOIL.

MATERIALS SCHEDULE

1 L-12	6-FT DIAMETER DRYWELL
2 L-12	FRENCH DRAIN IN LAWN



20.80

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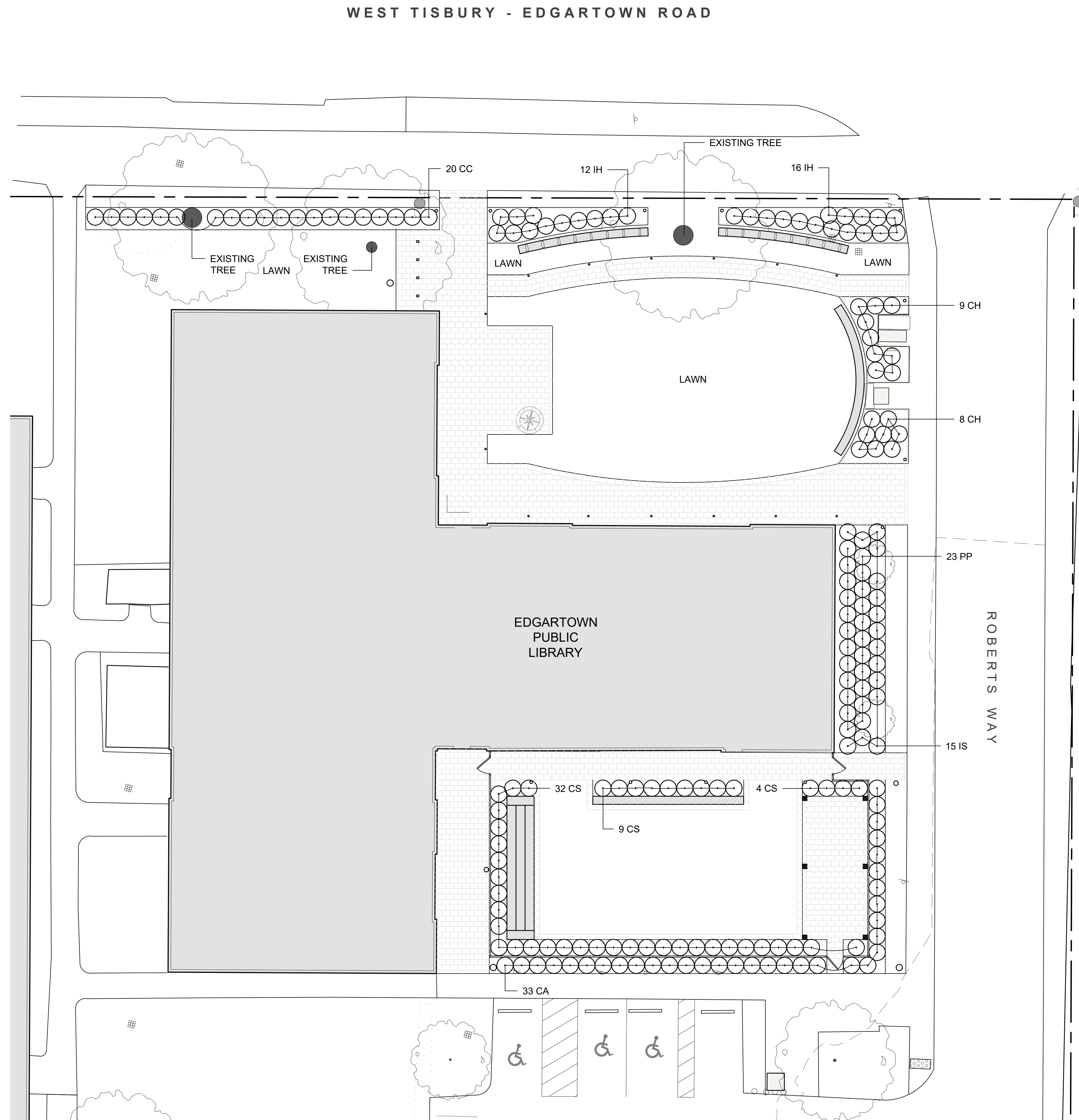
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GRADING,  
DRAINAGE,  
& UTILITIES  
PLAN

L-3

PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<b>SHRUBS</b>					
CA	33	CORNUS ALBA 'CRMIZAM'	CRÈME DE MINT' RED TWIG DOGWOOD	5 GAL.	CONT.
CC	20	CLETHRA ALNIFOLIA 'CRYSTALINA-SUGARTINA'	SUMMERSWEET 'CRYSTALINA-SUGARTINA'	5 GAL.	CONT.
CH	15	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET 'HUMMINGBIRD'	5 GAL.	CONT.
CS	45	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET 'SIXTEEN CANDLES'	5 GAL.	CONT.
IH	28	ILEX CRENATA 'HELLERI'	JAPANESE HOLLY 'HELLERI'	7 GAL.	CONT.
IS	15	ILEX CRENATA 'SOFT TOUCH'	JAPANESE HOLLY 'SOFT TOUCH'	5 GAL.	CONT.
PP	23	POTENTILLA FRUTICOSA 'PINK BEAUTY'	POTENTILLA 'PINK BEAUTY'	5 GAL.	CONT.

- PLANTING NOTES**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
  - NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
  - CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
  - IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
  - ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
  - ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
  - CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
  - ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
  - ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDING AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
  - TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES. LANDSCAPE ARCHITECT TO APPROVE MULCH SAMPLE.
  - ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
  - LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
  - ALL PLANTING BEDS TO HAVE A MINIMUM 12" DEPTH OF TOPSOIL. ADD TOPSOIL SO THAT ALL LAWNS TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL; ALL LAWNS TO BE HYDROSEEDDED.
  - SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 COMPOST.



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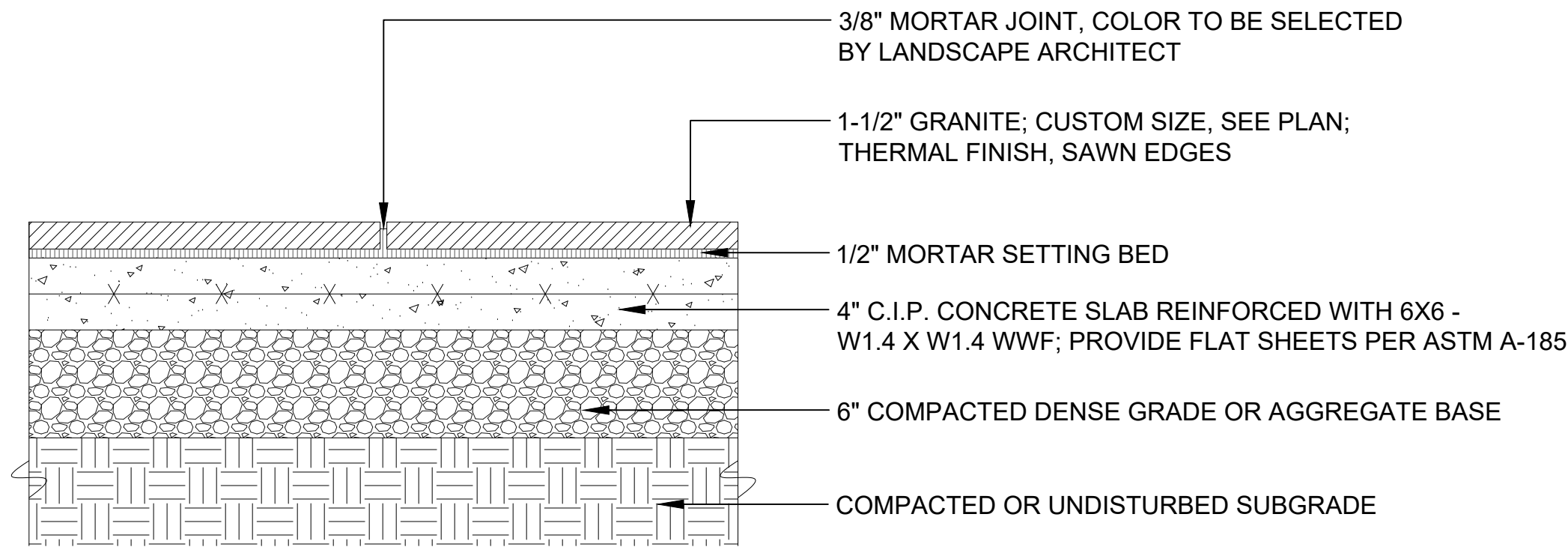
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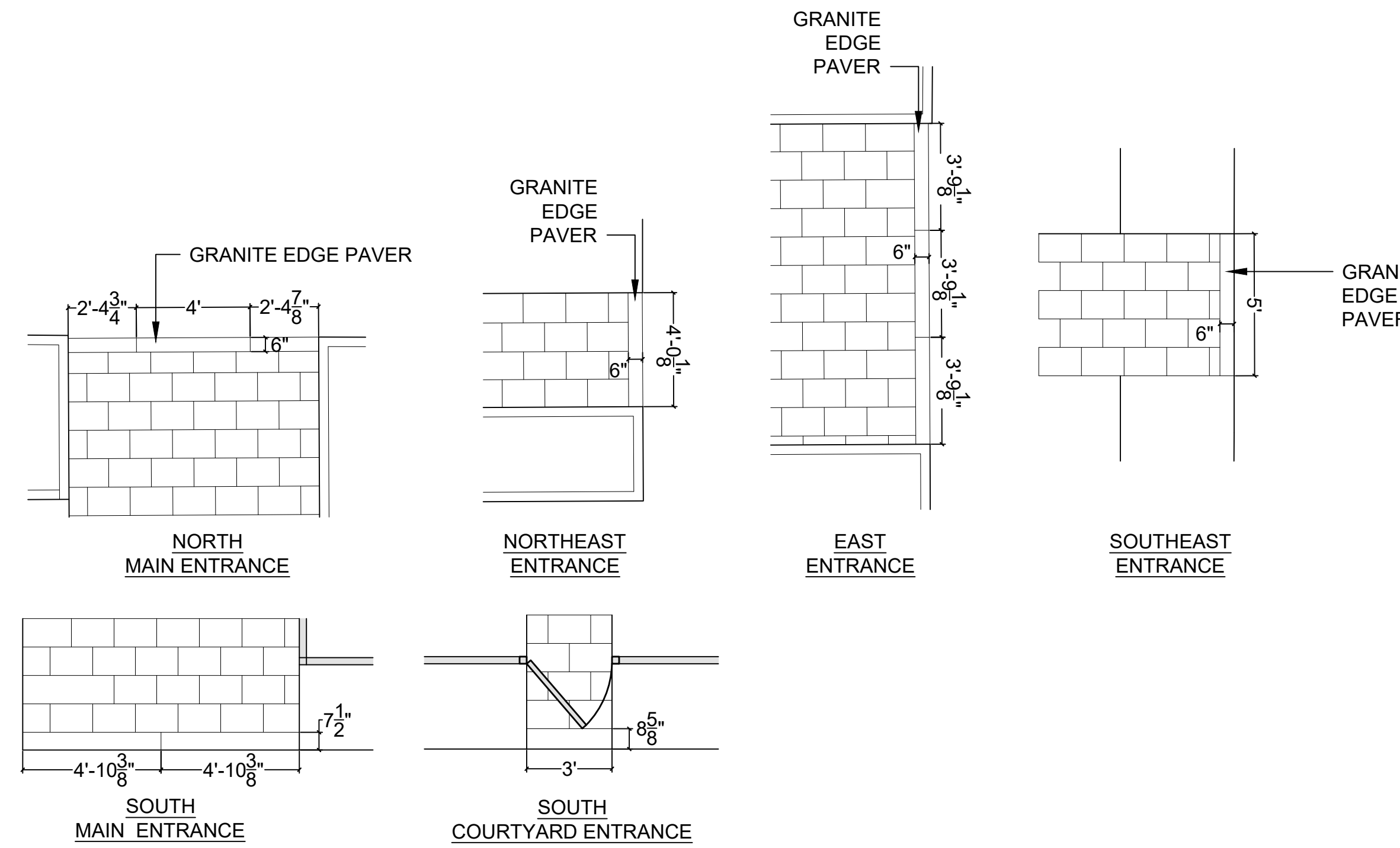
**PLANTING PLAN**

**L-4**

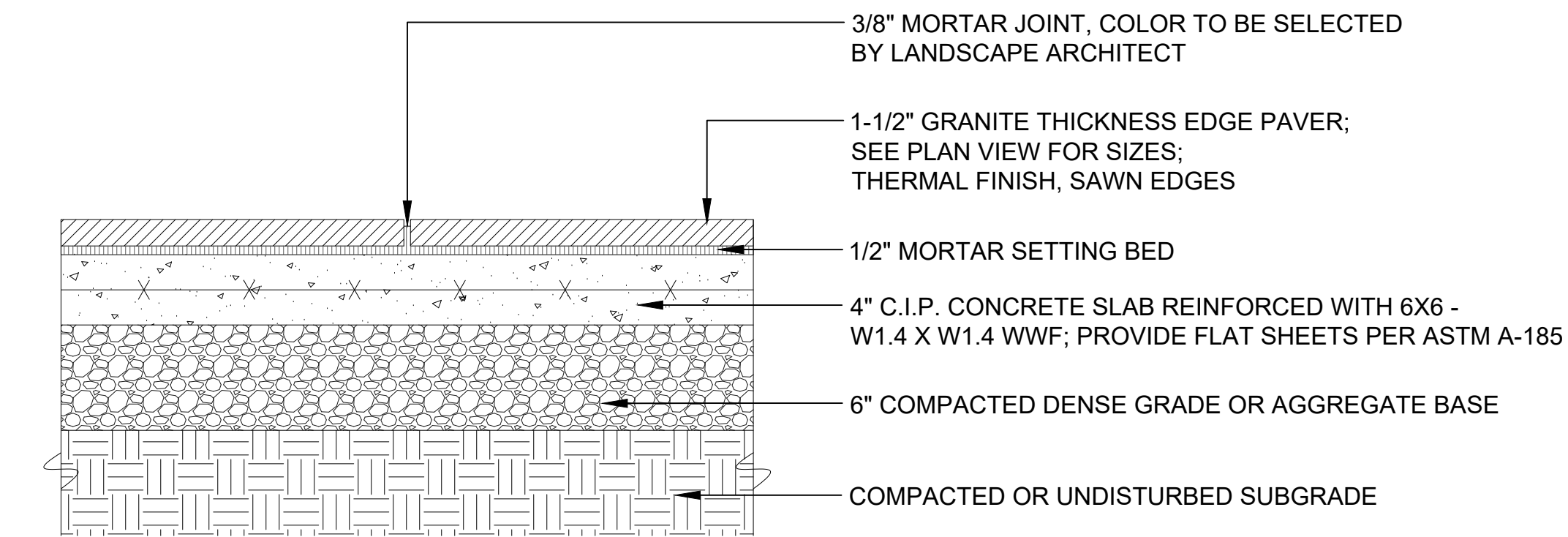
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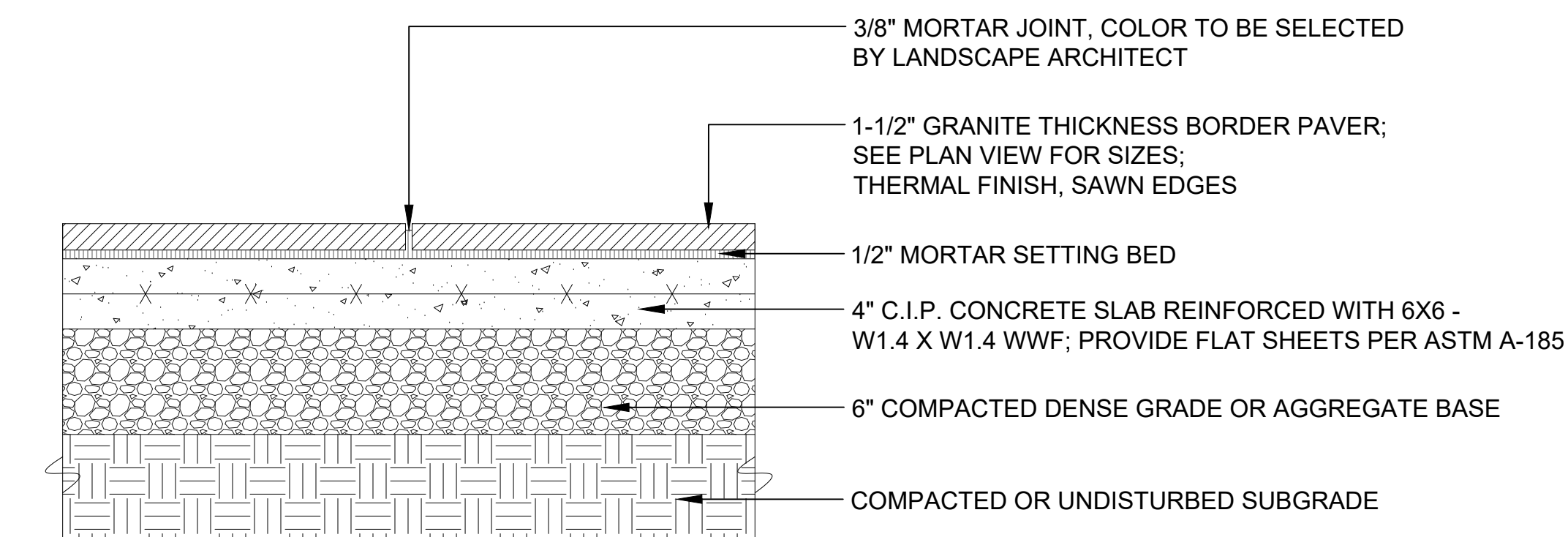
**1 GRANITE PAVEMENT - WET LAID**  
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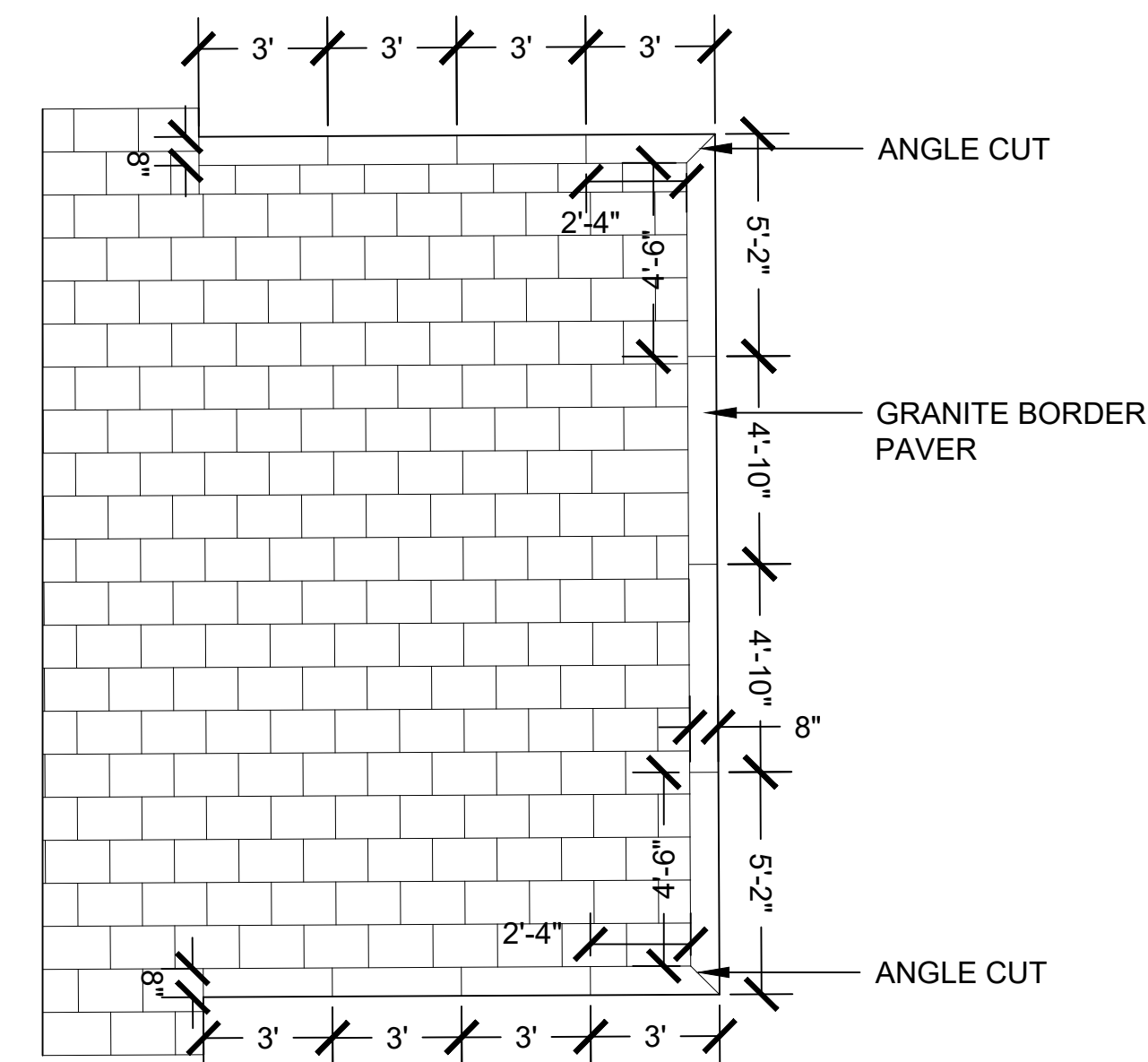
PLAN VIEW : SCALE: 1/4" = 1'-0"



**2 GRANITE EDGE PAVER**  
 SCALE: 1-1/2" = 1'-0"



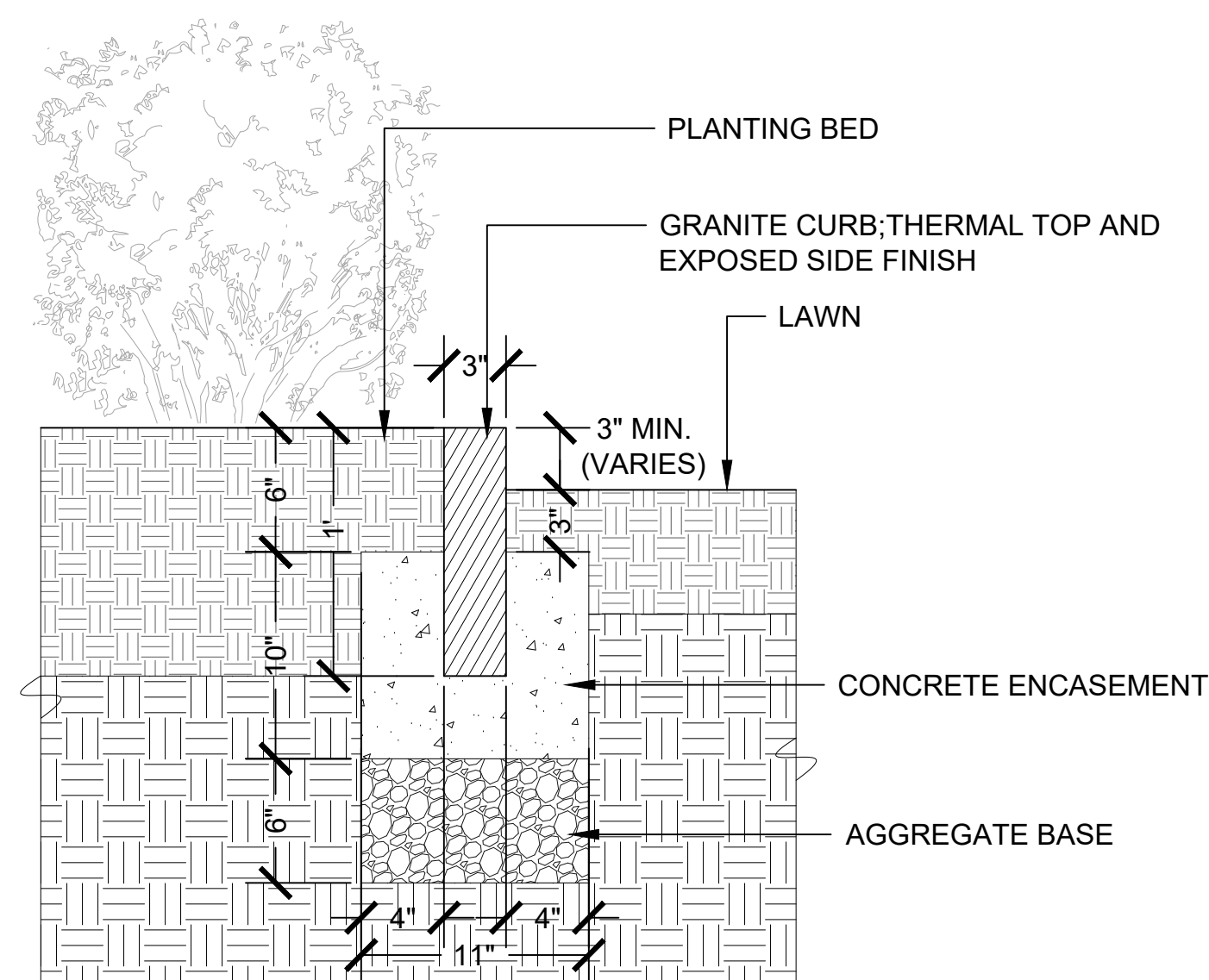
**2 GRANITE BORDER PAVER**  
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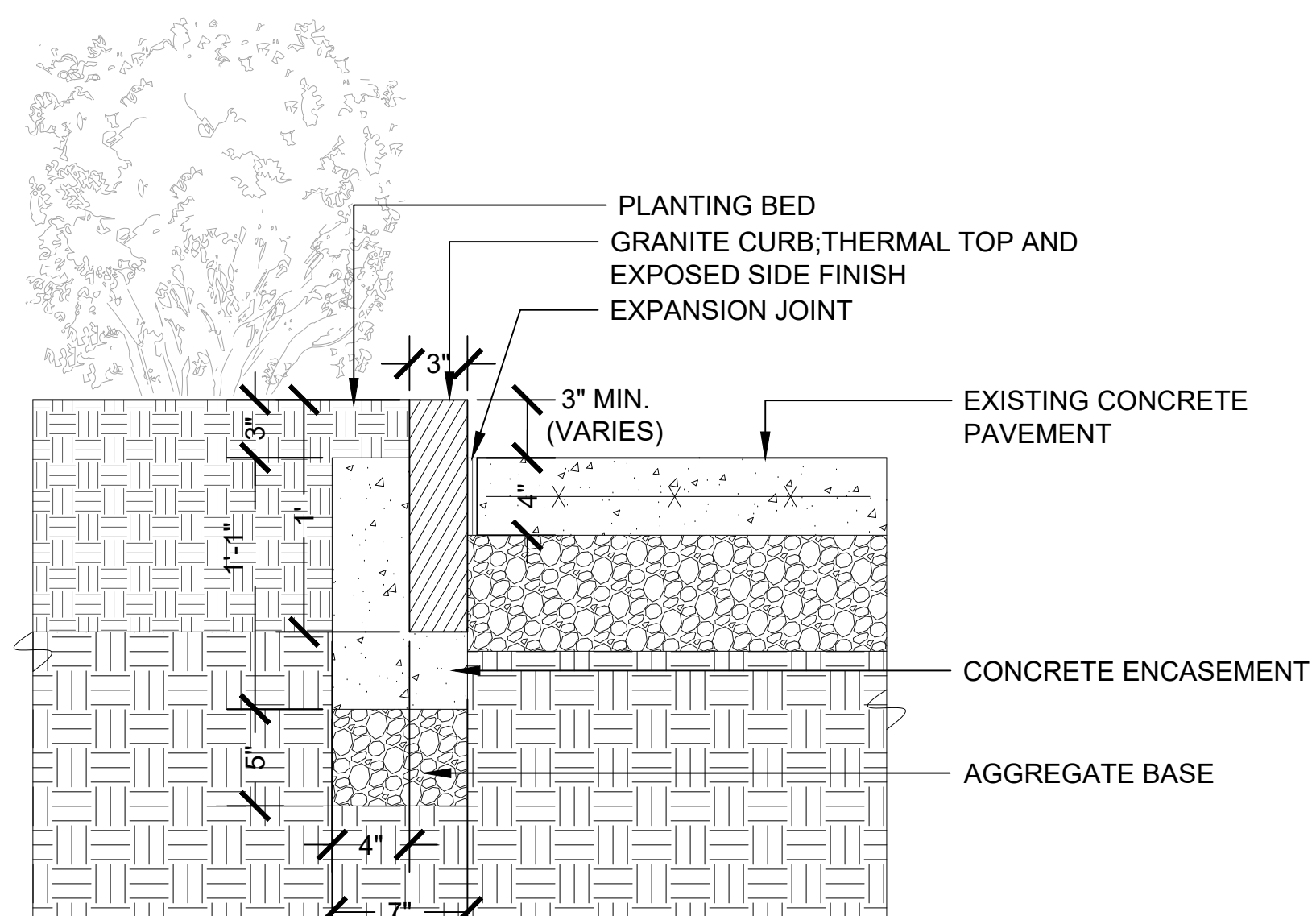
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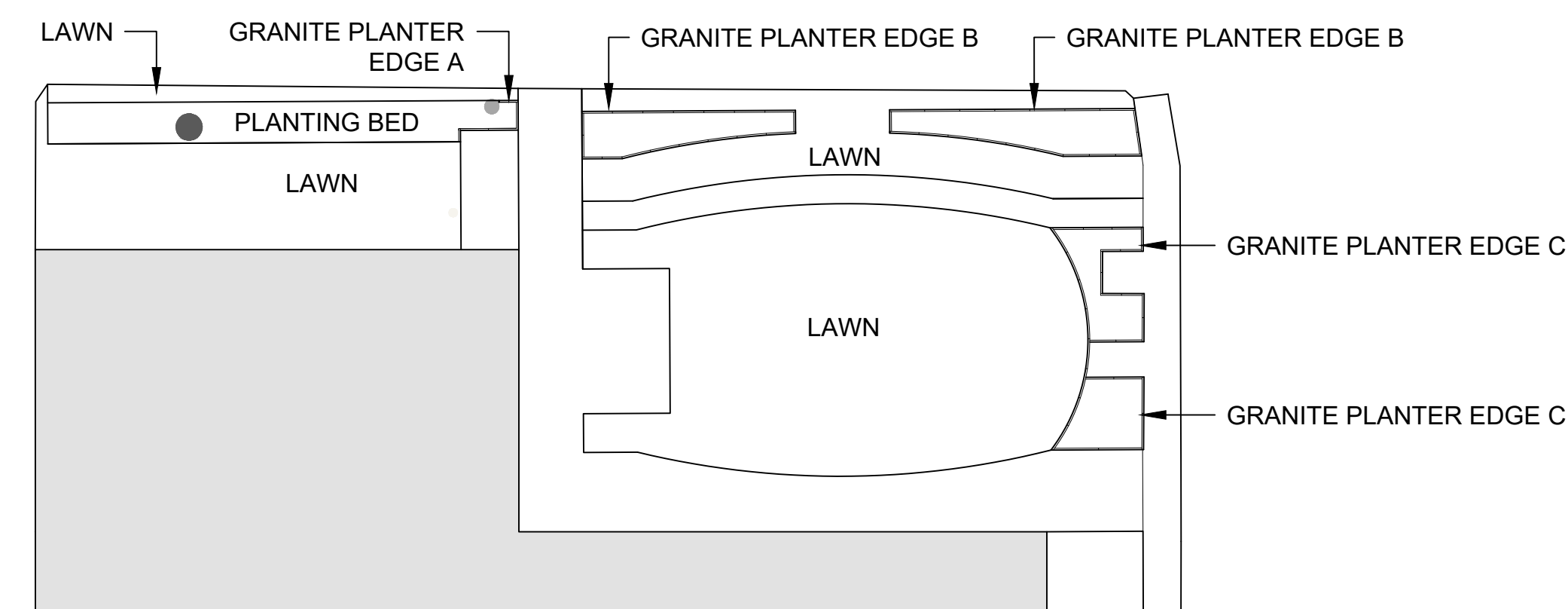
**L-5**



GRANITE CURB - PATCH ASPHALT (BITUMINOUS CONCRETE) PAVEMENT



GRANITE CURB - CONCRETE PAVEMENT

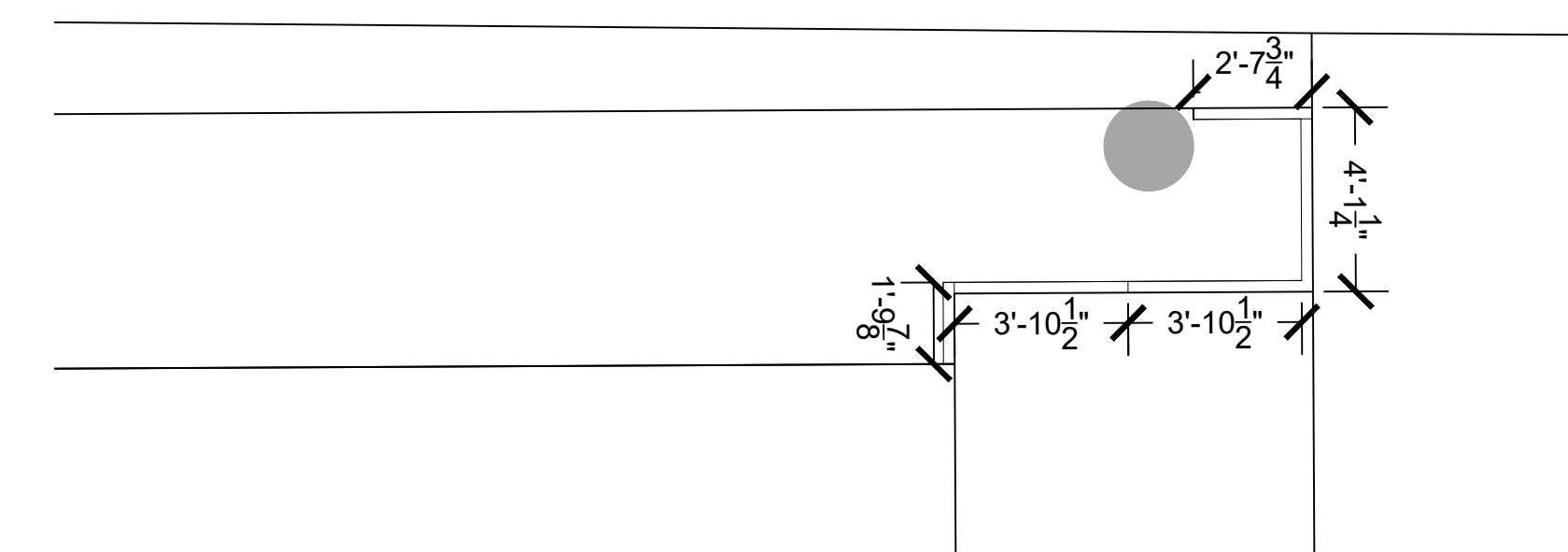


KEY TO GRANITE PLANTER EDGE

SCALE: 1" = 20'-0"

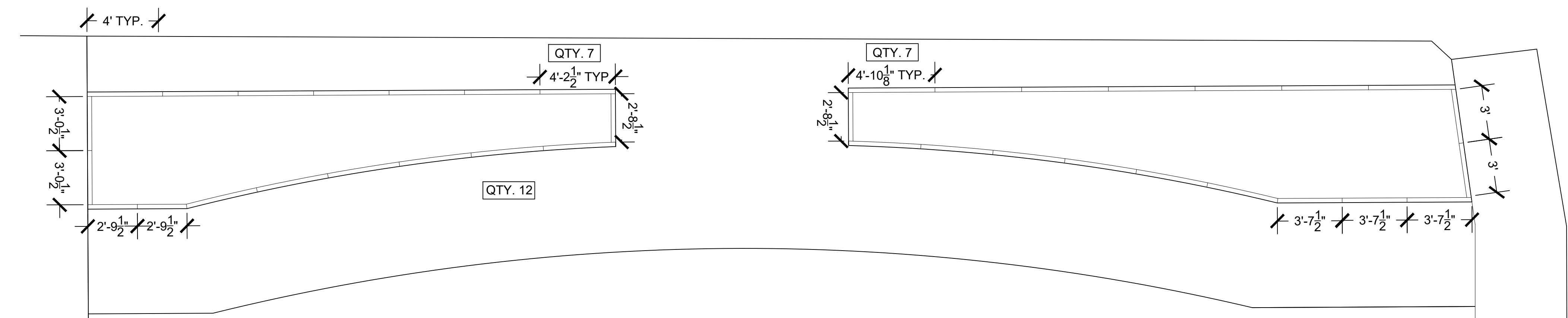
GRANITE PLANTER EDGE SECTION

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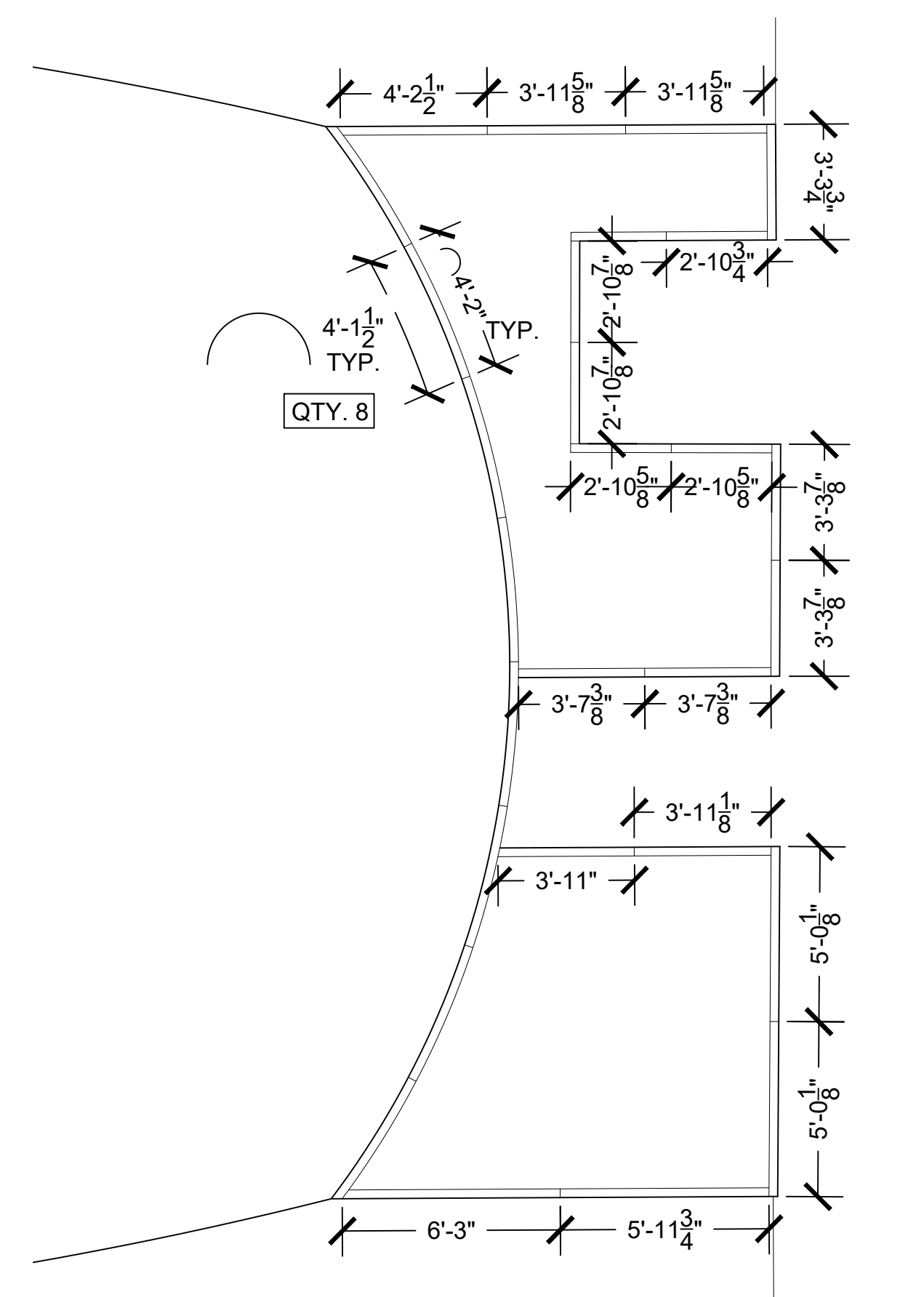
GRANITE PLANTER EDGE A

SCALE: 1/4" = 1'-0"



GRANITE PLANTER EDGE B

SCALE: 1/4" = 1'-0"



GRANITE PLANTER CURB C

SCALE: 1/4" = 1'-0"

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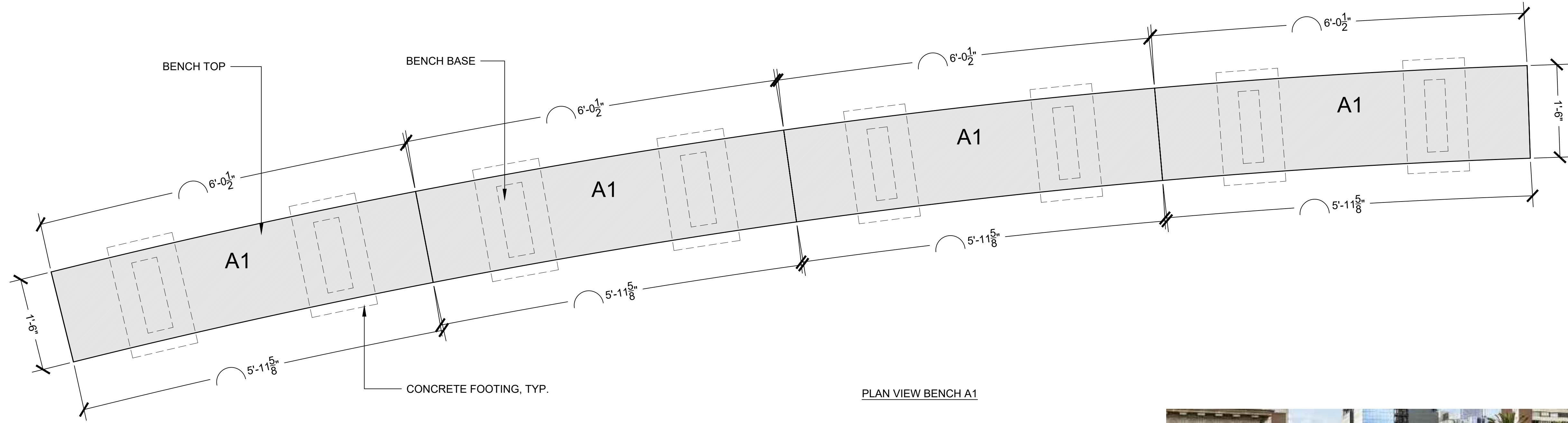
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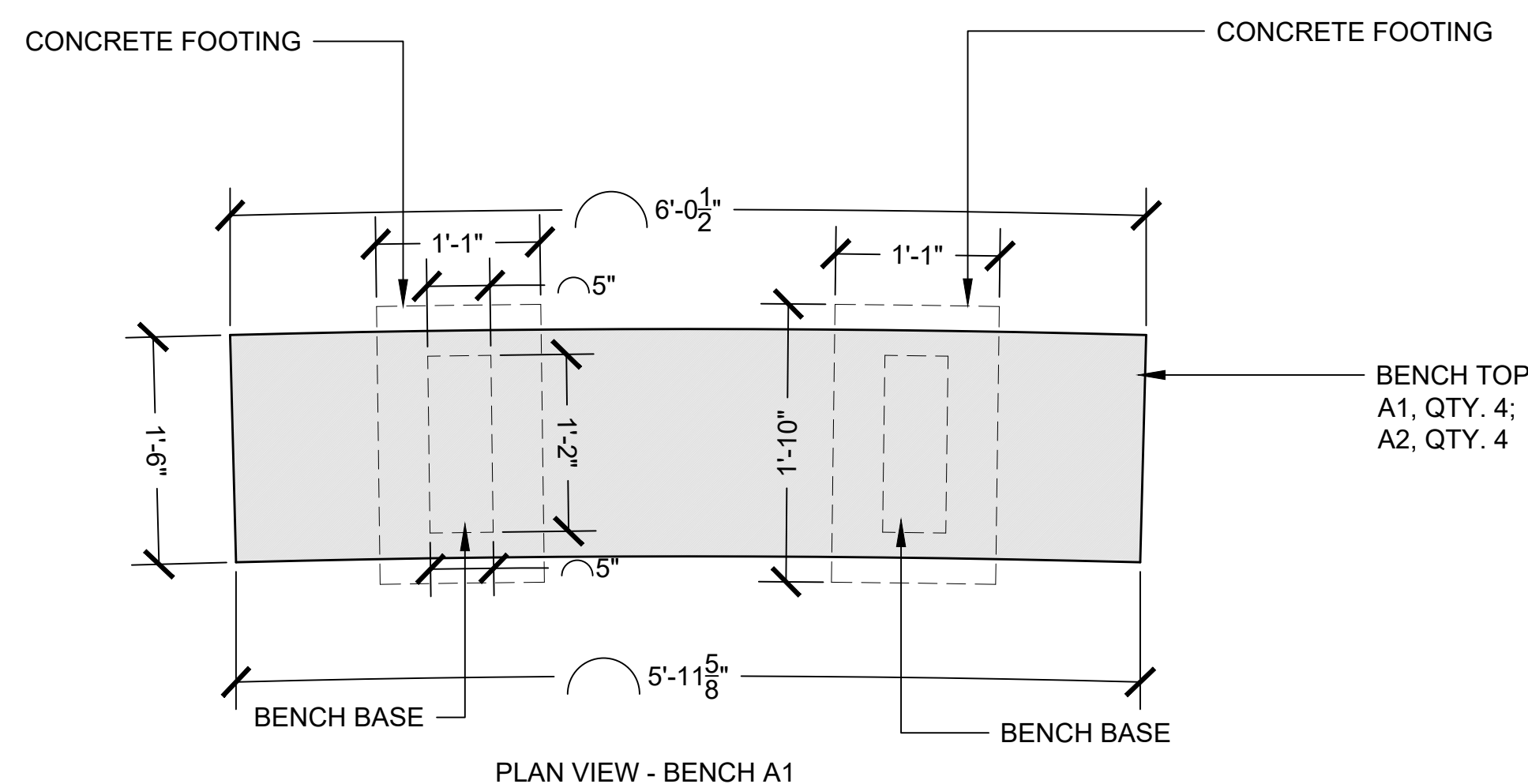
1 GRANITE PLANTER EDGE DETAIL  
 SCALE: AS NOTED

L-6

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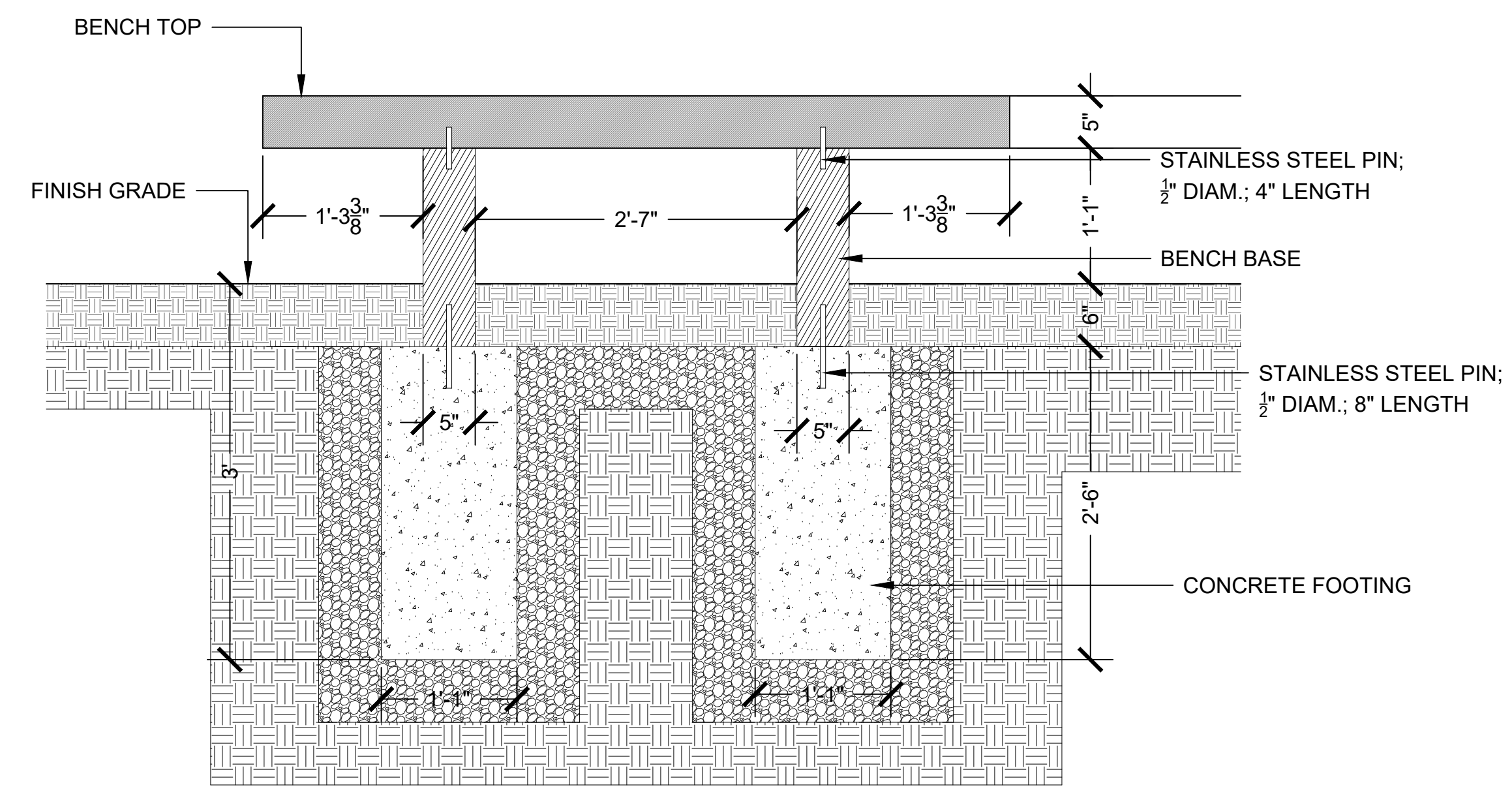
PLAN VIEW BENCH A1



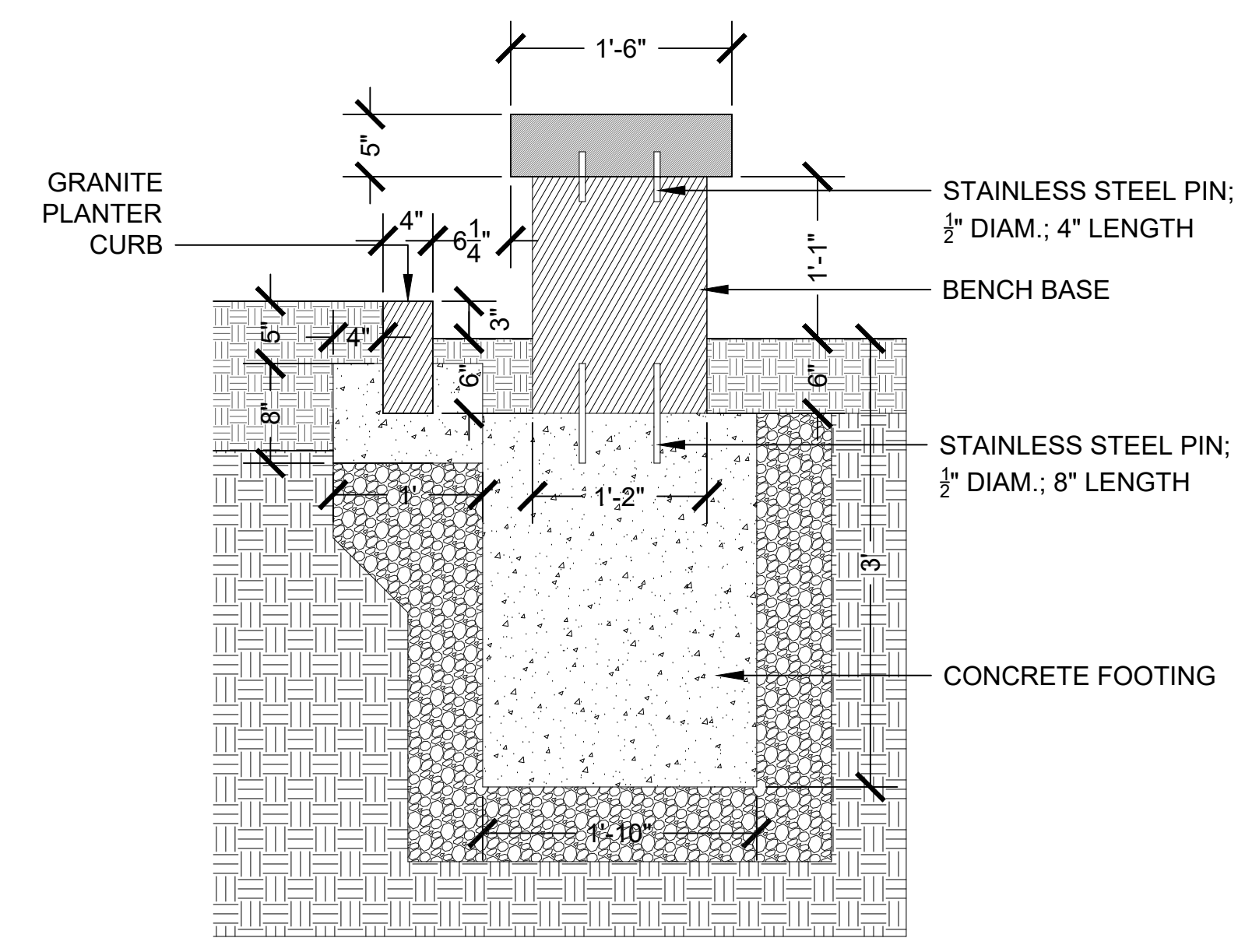
PLAN VIEW - BENCH A1



PRECEDENT PHOTO - BENCH



FRONT SECTION - BENCH A1



SIDE SECTION - BENCH A1

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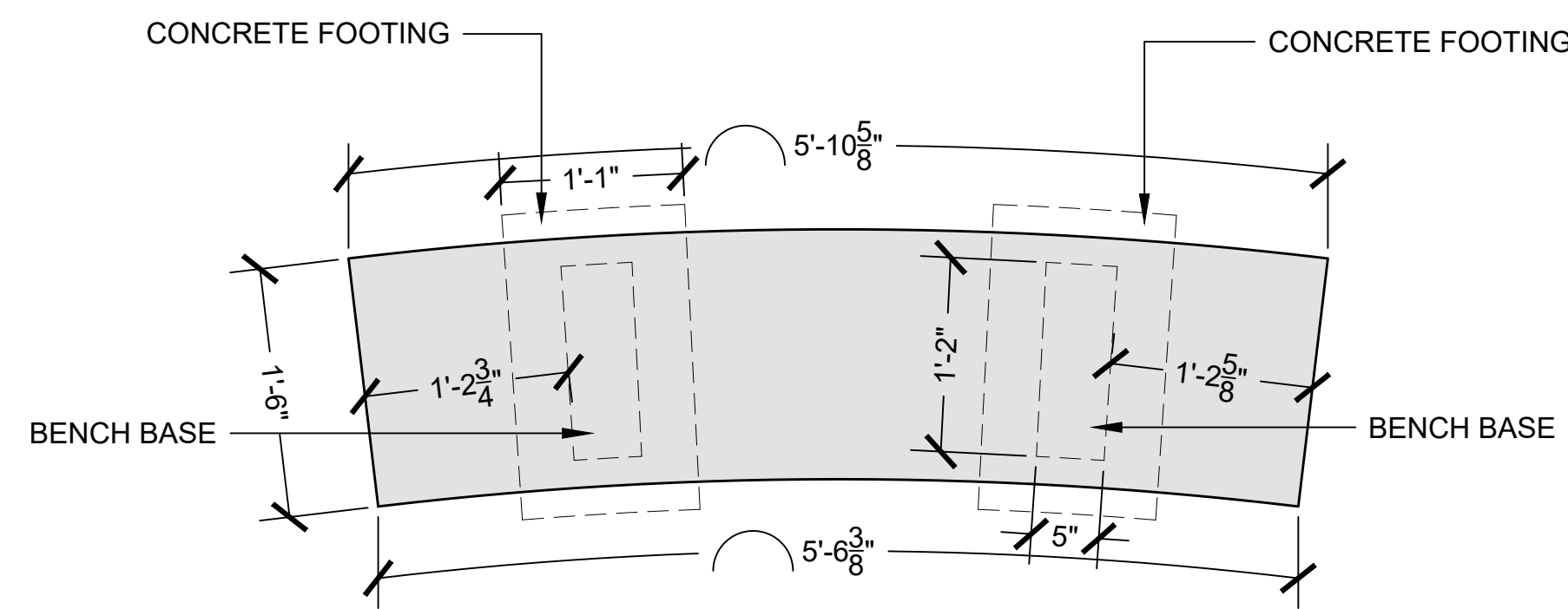
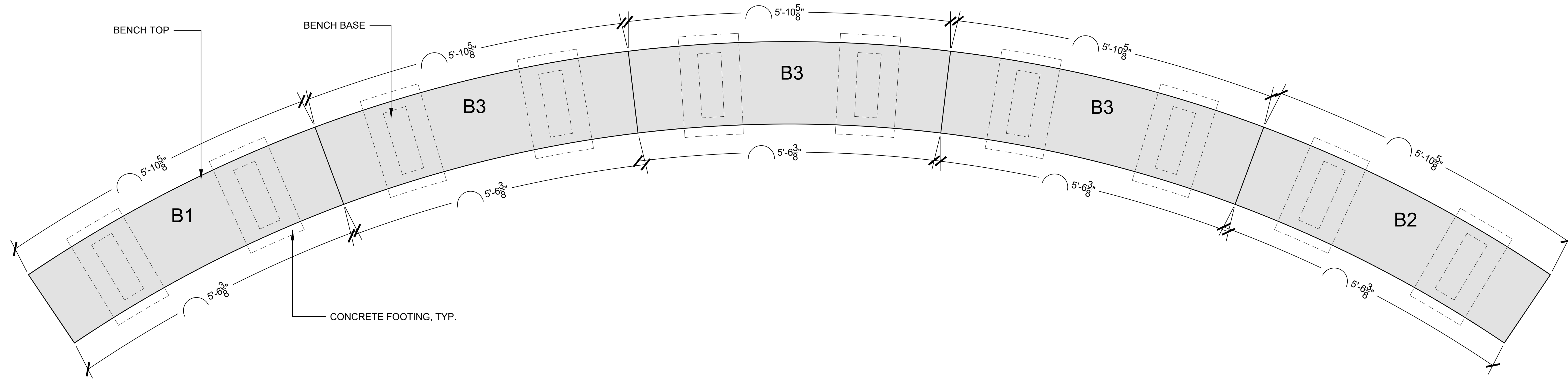
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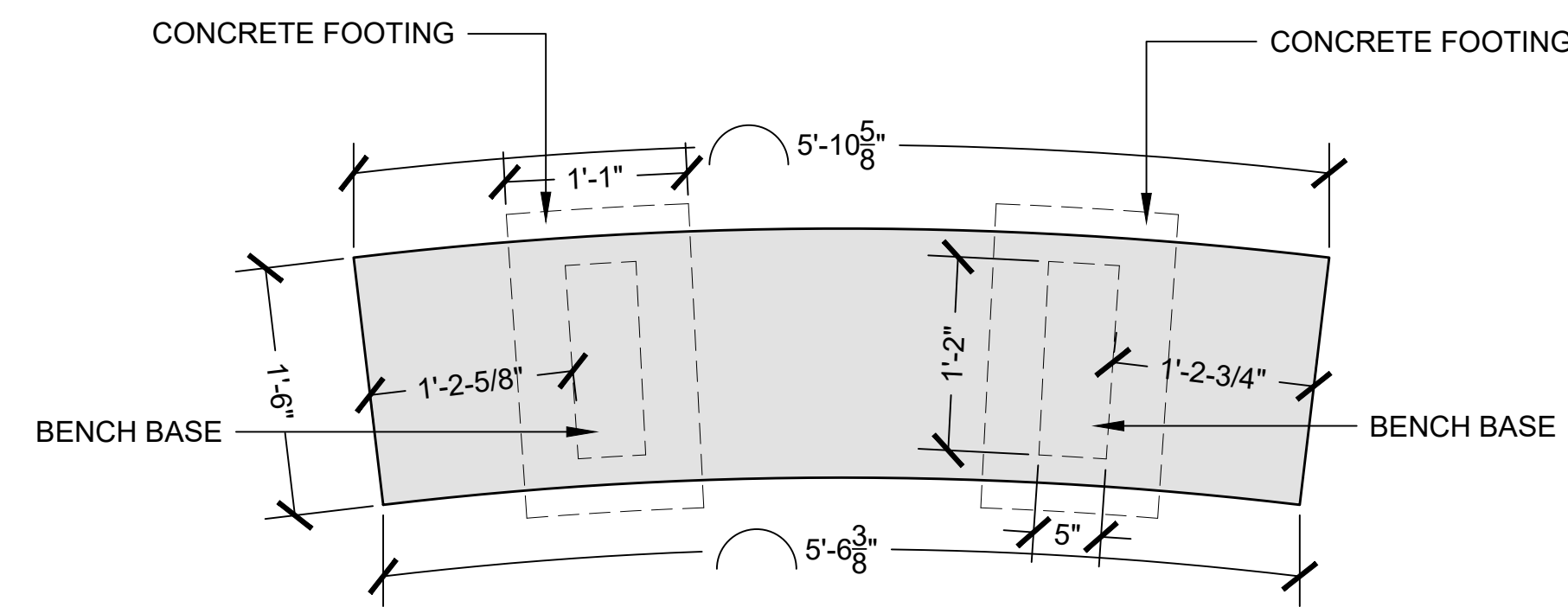




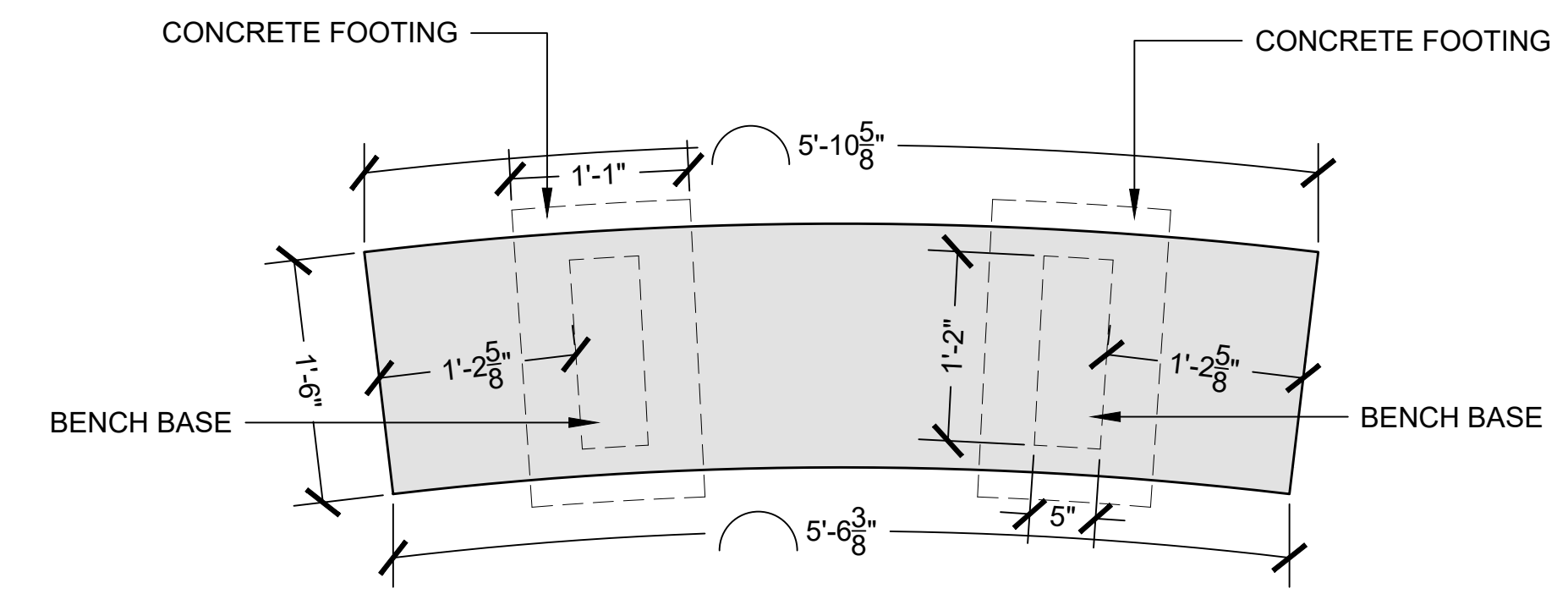
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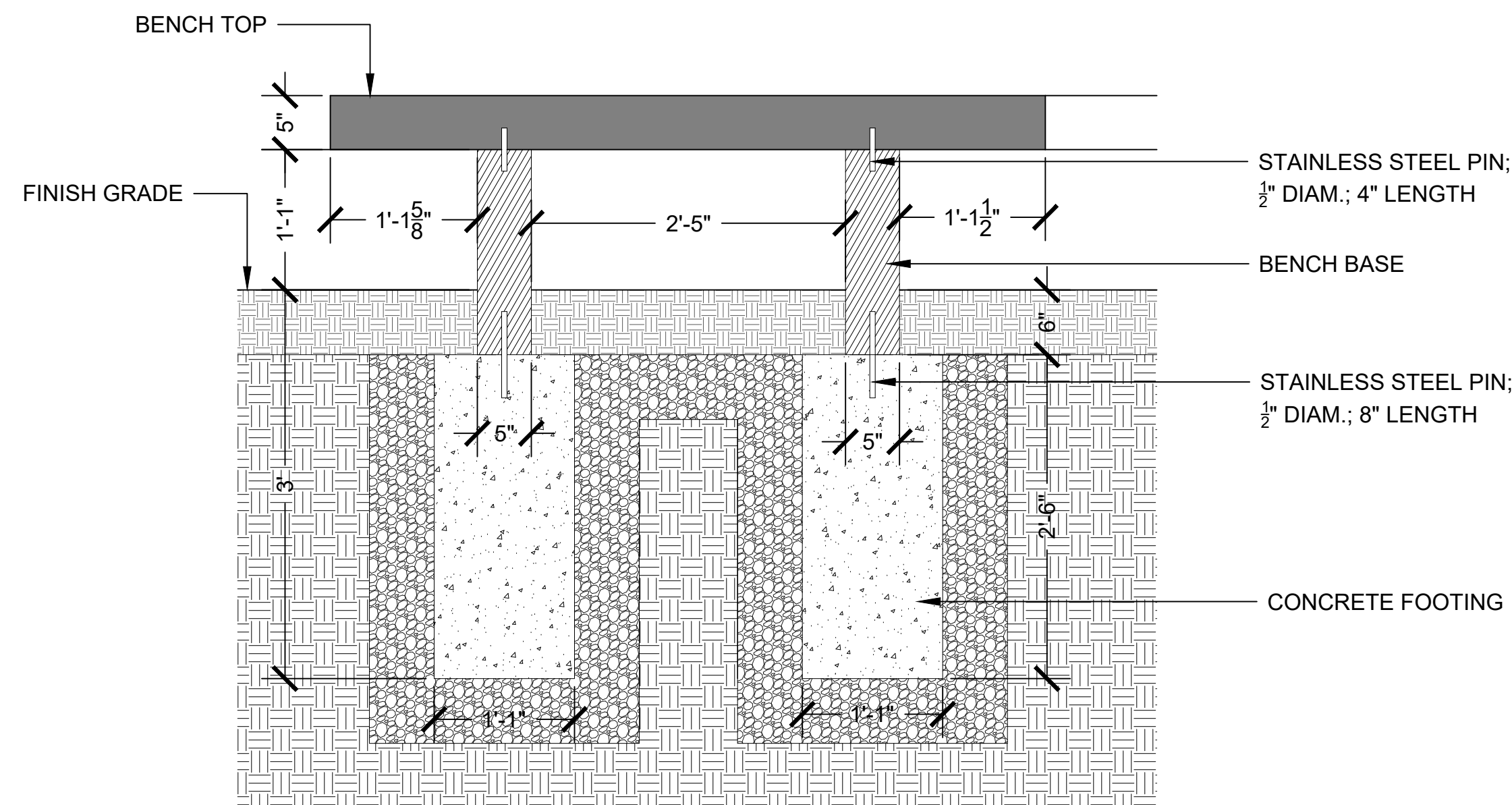
FRONT SECTION - OUTER BENCH B1



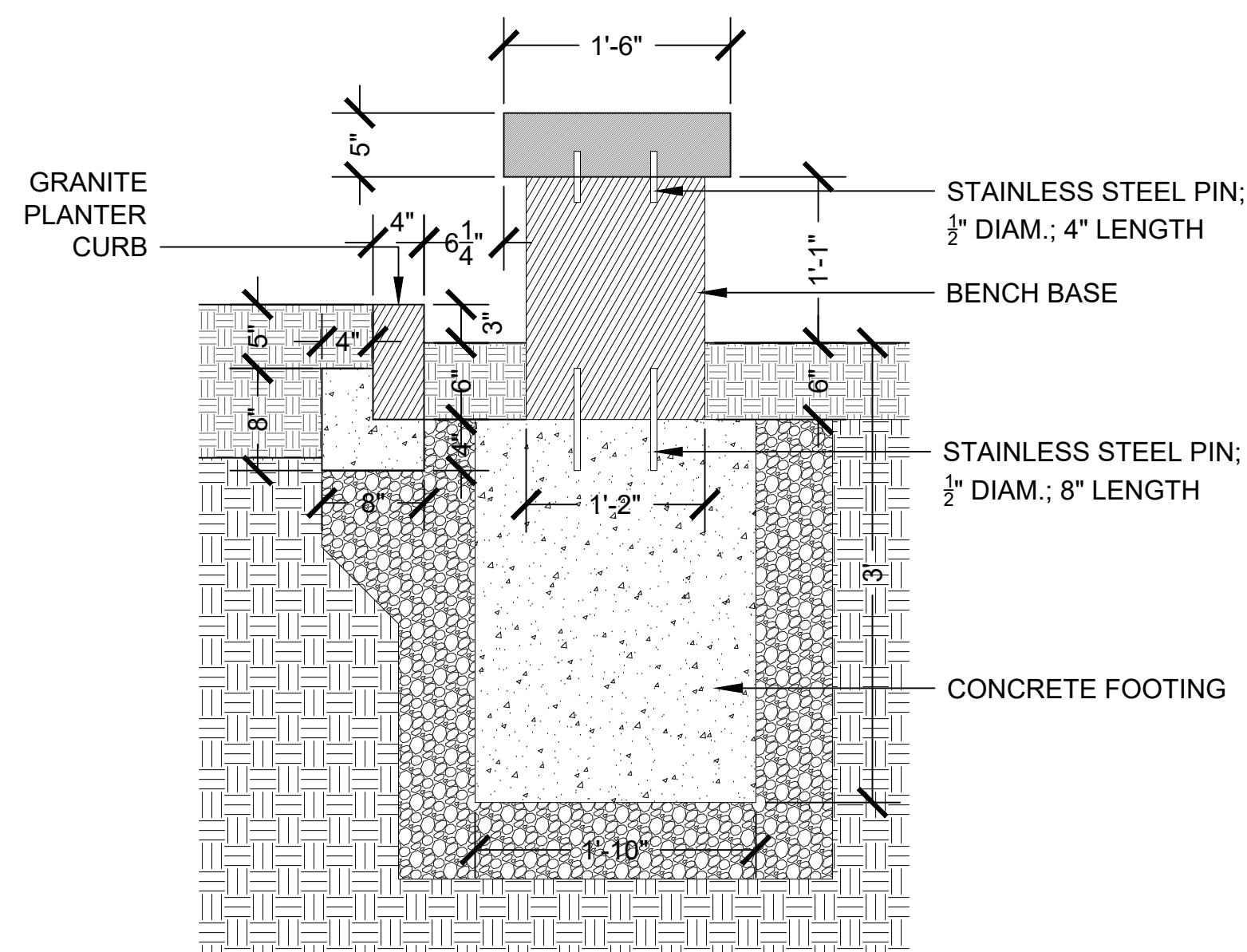
FRONT SECTION - OUTER BENCH B2



FRONT SECTION - INNER BENCH B3



FRONT SECTION - OUTER BENCH B1



SIDE SECTION - BENCH B1/B2

**1 GRANITE BENCH - B**  
 SCALE: 1" = 1'-0"

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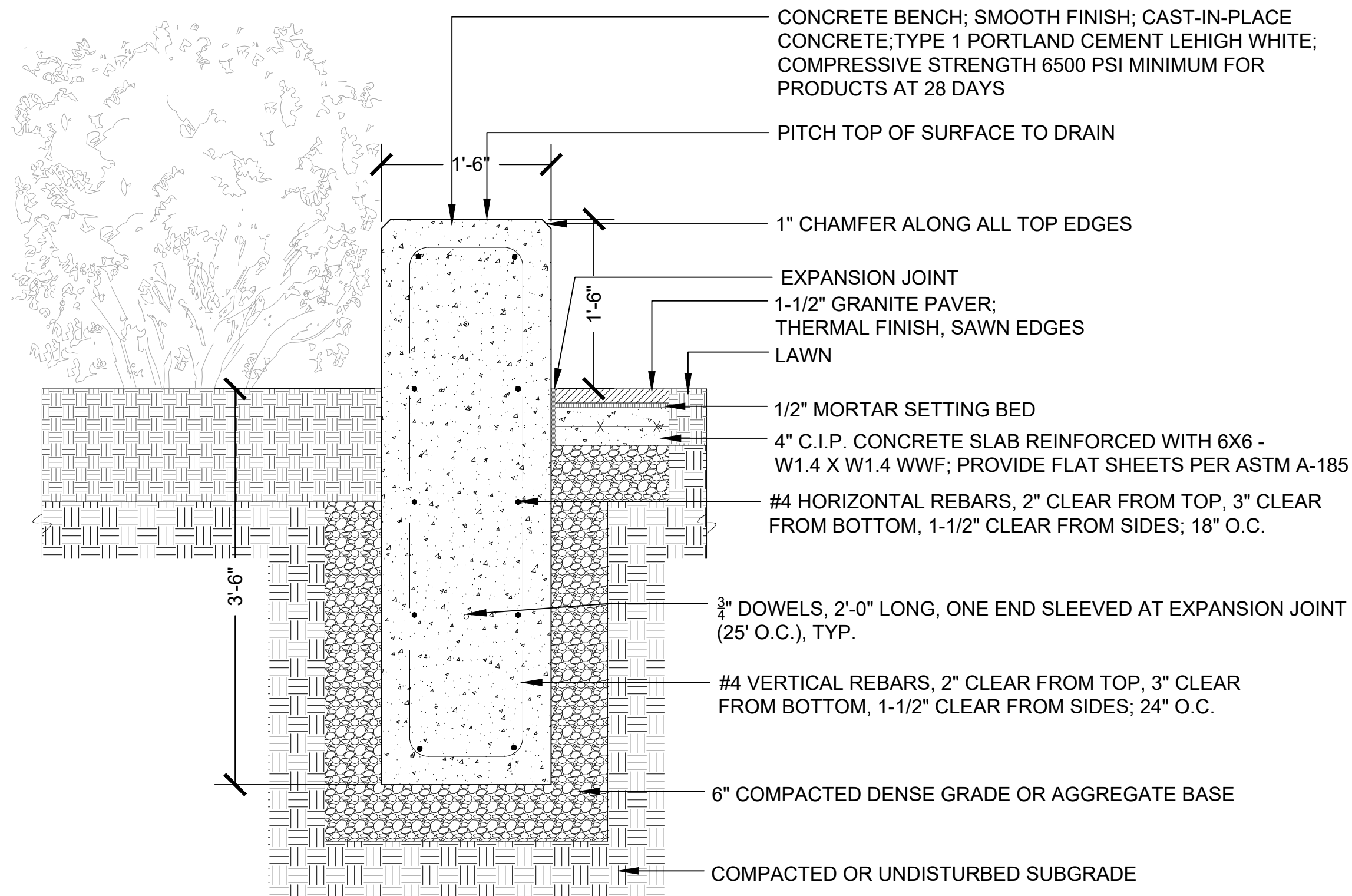
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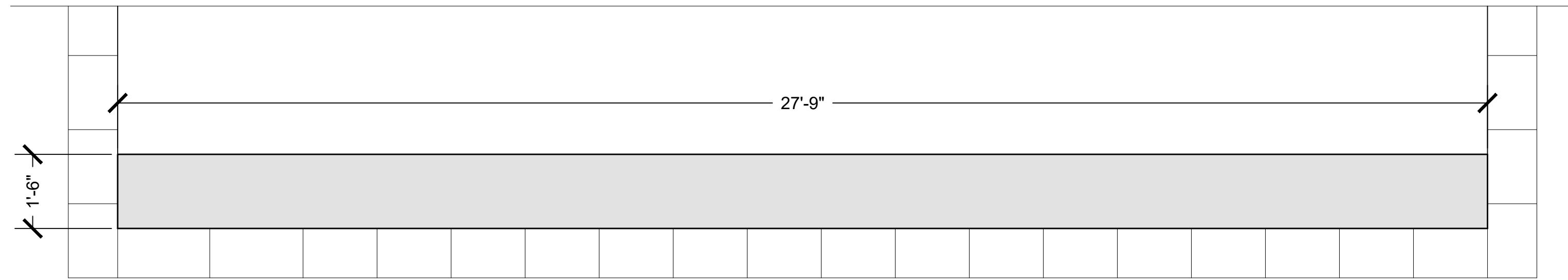
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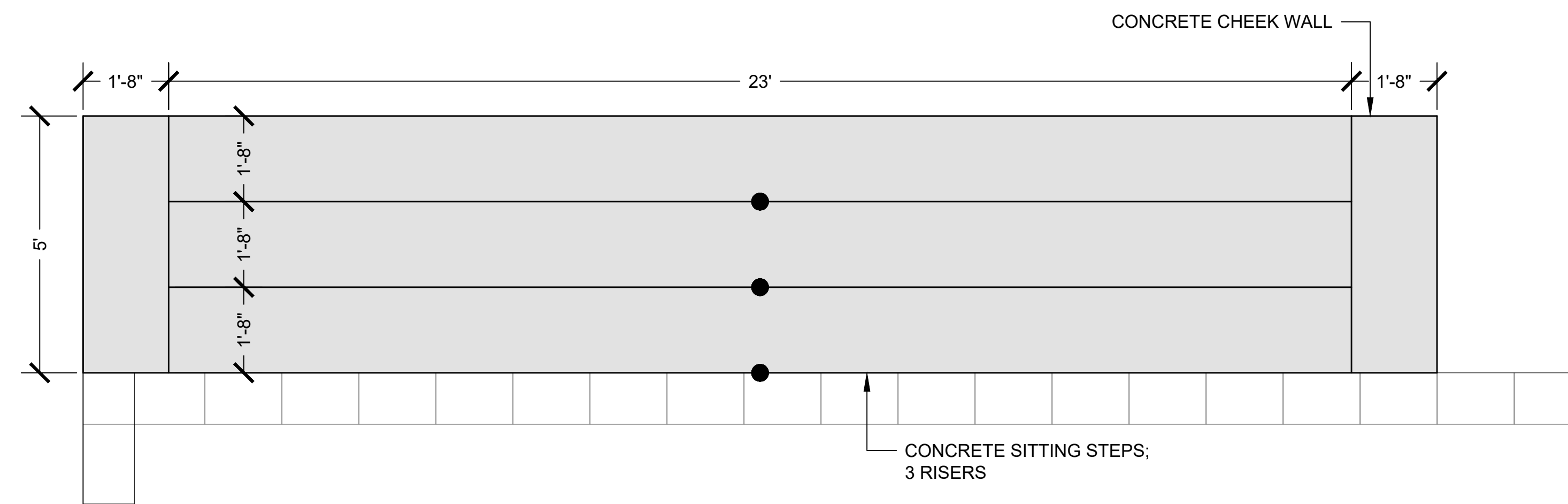
L-10



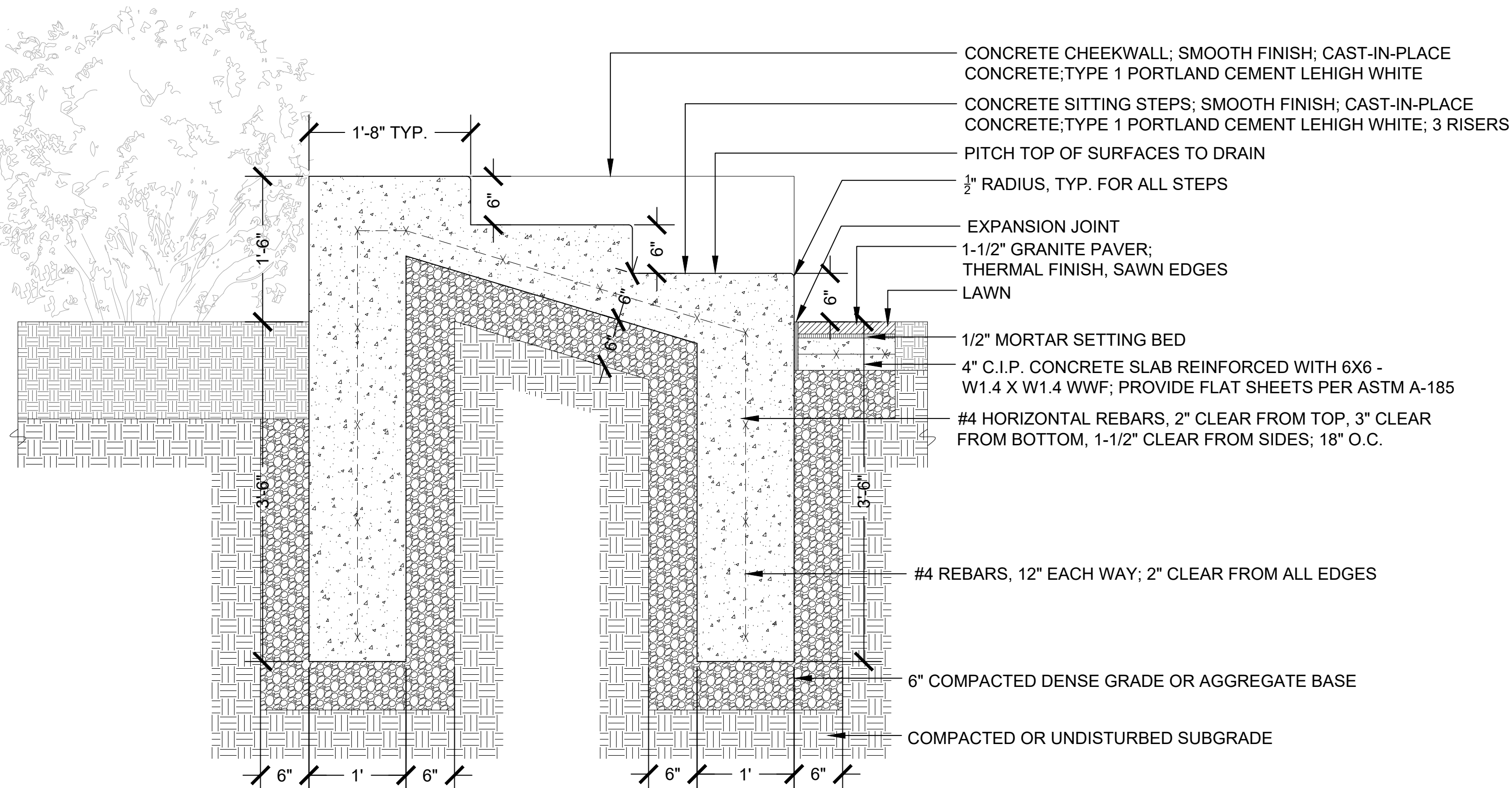
1 CONCRETE BENCH  
SCALE: 1" = 1'-0"



1 CONCRETE BENCH - PLAN  
SCALE: 1/2" = 1'-0"



2 CONCRETE SITTING STEPS AND CHEEK WALL - PLAN  
SCALE: 1/2" = 1'-0"



2 CONCRETE SITTING STEPS AND CHEEK WALL  
SCALE: 1" = 1'-0"

