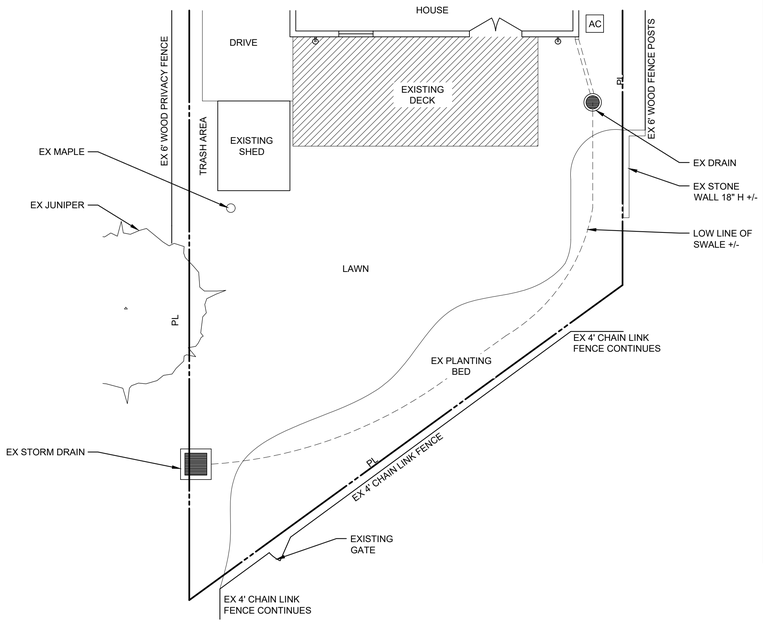
Reading Residence

The main focus of this project was the installation of a plunge pool in a small yard that needed to maintain some turf area, screening for privacy, and the continuation of a drainage swale. A new deck wraps the pool area while river rock defines the swale and provides drainage to a storm drain in the neighboring yard. Plantings will create visual screening over time and a new shed buffers one end of the pool space.



EXISTING PLAN

SCALE: 1/8" = 1'-0"

GENERAL SPECIFICATIONS

1) CONTACT LANDSCAPE DESIGNER IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.

2) QUALITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3) LANDSCAPE DESIGNER TO BE AUTHORITY FOR INTERPRETATION OF PLAN.

4) ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN,THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.

5) PLANTING BED PREPARATION: LOOSEN EXISTING SOIL, ADD TOPSOIL IN SUFFICIENT QUANTITY TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM RAISED BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADES, FINISHED GRADES, OR MULCH ABOVE FINISHED FLOOR ELEVATIONS.

6) ALL SUBSTITUTIONS OF VARIETIES ARE SUBJECT TO APPROVAL OF LANDSCAPE DESIGNER.

7) MULCH ALL BEDS WITH A MAX. 3" DEPTH OF TRIPLE SHREDDED NATURAL HARDWOOD.

8) ALL NYLON ROPING, TWINE SHALL BE REMOVED PRIOR TO PLANTING. ALL NON TREATED BURLAP AND/OR ROT PROOF BURLAP TO BE REMOVED FROM TOP HALF OF ROOT BALL. ALL TREATED BURLAP TO BE COMPLETELY REMOVED FROM PLANTING AREA.

9) ORGANIC FERTILIZER 19-6-12 TO BE APPLIED TO ALL PLANTING AREAS PER MANUFACTURER APPLICATION INSTRUCTIONS.

10) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES MARKED BY OUPS BEFORE WORK COMMENCES.

11) IF DEER DAMAGE FROM RUTTING IS A POTENTIAL ISSUE THEN ALL SINGLE STEM TREES TO BE PROTECTED WITH INDIVIDUAL DEER GUARDS MADE FROM RIGID MESH MATERIAL AND ATTACHED WITH ZIP TIES.

12) PROVIDE RIVER ROCK BED, MIN. 2-3" DEEP. PROVIDE LANDSCAPE FABRIC AND PIN-IN-PLACE BENEATH ALL RIVER ROCK APPLICATIONS.

13) ALL NEW FENCING MUST BE NO HIGHER THAN 4' WITHOUT EXEMPTION. DRAWINGS TO BE SUBMITTED TO BOARD OF ZONING APPEALS FOR 6' PRIVACY FENCE AND GATE ON NORTH AND WEST SIDE OF YARD.

14) LOW AREA BETWEEN EXISTING DRAINS TO REMAIN AT EXISTING GRADE TO ASSIST IN WATER FLOW.

LANDSCAPING LEGEND

SYM	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	MUSASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA 'MUSASHINO	#15
	RED RAGE BLACKGUM	NYSSA SYLVATICA 'RED RAGE'	#15
	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSON SPIRE'	#15
SHRUBS			
	HYDRANGEA MACROPHYLLA	HYDRANGEA MACROPHYLLA	EX
	ARCTIC FIRE REDTWIG DOGWOOD	CORNUS STOLONIFERA 'ARCTIC FIRE'	#3
	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'BLUE MUFFIN'	#3
	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	#15
	CHOKEBERRY BRILLIANT	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	#3
	HYDRANGEA PANICULATA	HYDRANGEA PANICULATA	#3
ORNAMENTAL GRASSES			
	ICE DANCE CAREX	CAREX 'ICE DANCE'	QT
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	#2
PERENNIALS			
	HOSTA	HOSTA	EX
	ASTILBE	ASTILBE	EX
	BLUE STAR	AMSONIA HUBRICHTII	#1
	CAESAR'S BROTHER SIBERIAN IRIS	IRIS SIBIRICA 'CAESAR'S BROTHER'	#1
	HOT LIPS TURTLEHEAD	CHELONE 'HOT LIPS'	#1

NOTES:
1) ALL SUBSTITUTIONS TO BE COMPARABLE WITH CHARACTERISTICS OF SPECIFIED PLANT SPECIES

COLUMNAR ZELKOVA (F)

RED RAGE BLACKGUM (F)

CRIMSON SPIRE OAK (F)

HYDRANGEA MACROPHYLLA (SU)

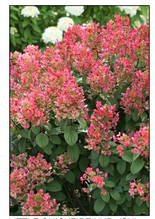
ARTIC FIRE DOGWOOD (W)

BLUE MUFFIN VIBURNUM (SP/F)

EMERALD GREEN ARB. (W)

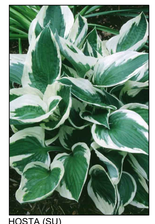
BRILLIANT CHOKEBERRY (SP)

BRILLIANT CHOKEBERRY (F)


LITTLE QUICKFIRE HYD. (SU)

ICE DANCE CAREX (SU)

KARL FOERSTER CALAM. (SU/F)


HOSTA (SU)

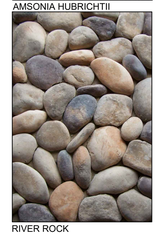
ASTILBE (SU)

AMSONIA HUBRICHTII

AMSONIA HUBRICHTII

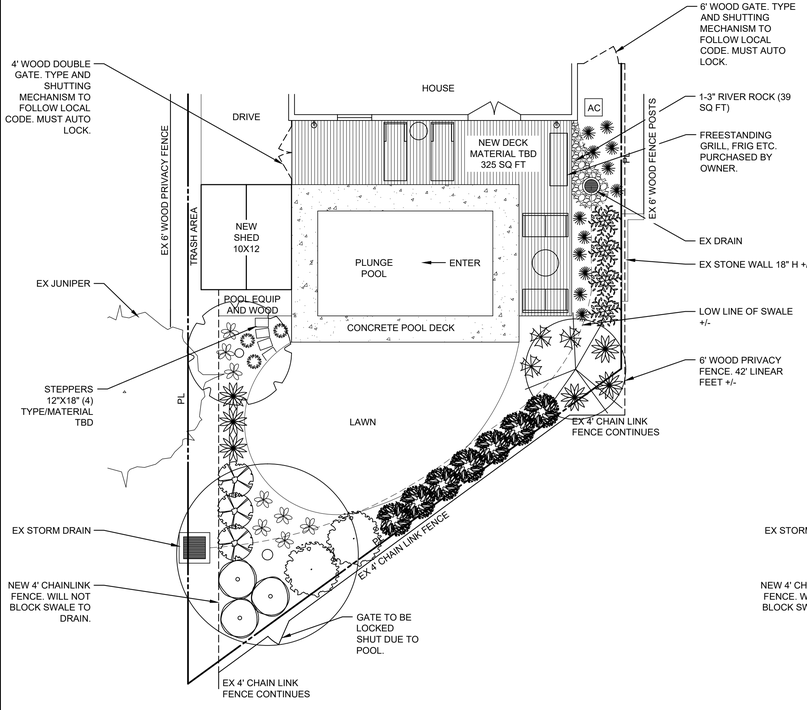
CAESAR'S BROTHER IRIS (SP)

HOT LIPS CHELONE (SU/F)


RIVER ROCK

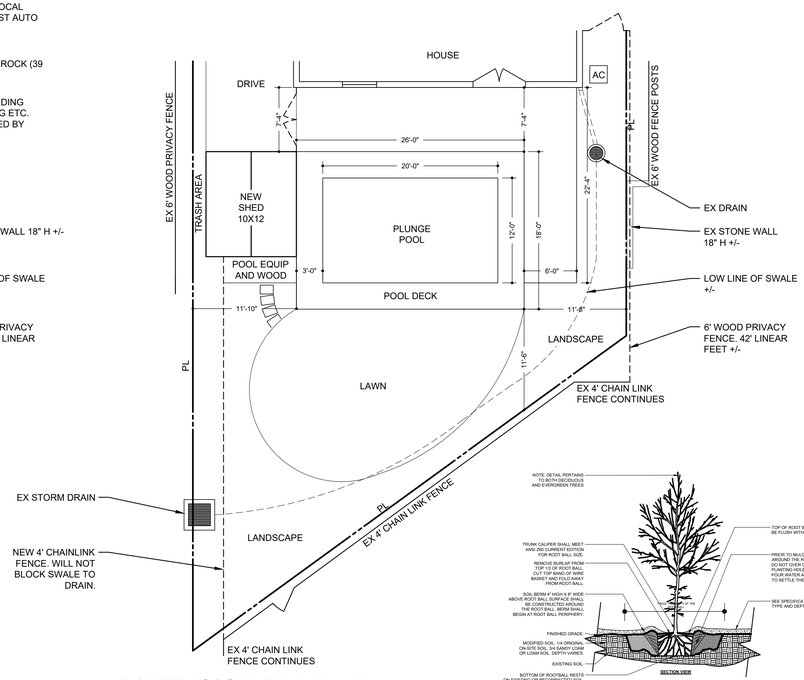
GRILL ISLAND SAMPLE

SHED SAMPLE



LANDSCAPE PLAN

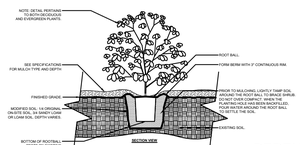
SCALE: 1/8" = 1'-0"



DIMENSION PLAN

SCALE: 1/8" = 1'-0"

1 TREE PLANTING DETAIL
NOT TO SCALE



2 PERENNIAL/SHRUB PLANTING DETAIL
NOT TO SCALE

* DRAWINGS ARE CONCEPTUAL NOT TO BE USED AS CONSTRUCTION SET FOR HARDSCAPE OR POOL.

NO.	REVISION	DATE

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72 VERMONT AVENUE
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LANDSCAPE PLAN OPTIONS & IMAGES
READING RESIDENCE

DATE :

L-1

BEFORE & AFTER PROJECT PHOTOS

EXISTING SITE

EXISTING SITE

EXISTING SITE

EXISTING SITE

STONE AND PLANTINGS IN SWALE

NEW PLUNGE POOL

NEW DECK AREA

NEW POOL, LAWN AREA AND STONE SWALE

NO.	REVISION	DATE

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BEFORE & AFTER IMAGES
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DATE :

L-2