



101 NOROTON AVE.
DARIEN, CT 06820
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Project:
BERINGER RESIDENCE
36 BEACH DR.
DARIEN, CT

Title:
LANDSCAPE ENHANCEMENT DRAWINGS

Revisions or Type of Drawing	Date:	Submitted
SW: Provided to Owner as Design Concept Drawing	06-08-2020	
SW: Provided to Owner as Design Development Drawing	06-12-2020	
SW: Provided to Owner as Working Drawings	07-19-2020	

Date: June 8, 2020
Drawn By: SW
Scale: 1/8" = 1' - 0"
North: Sheet: LA-1

CAST LED Bullet Light (CBLED141)
Product Information

Features:
• Available in 12V or 24V AC/DC
• 141 lumens
• 141 lumens
• 141 lumens

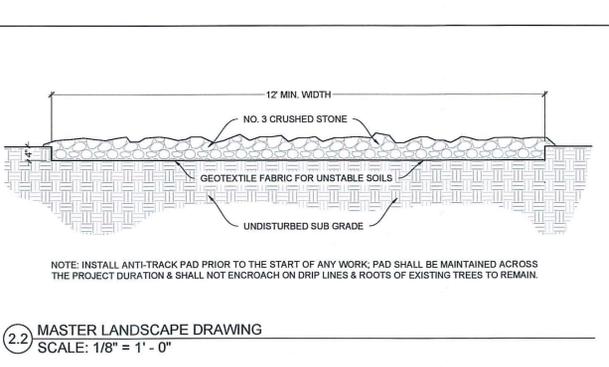
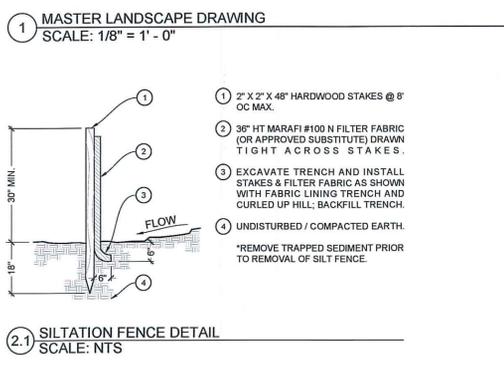
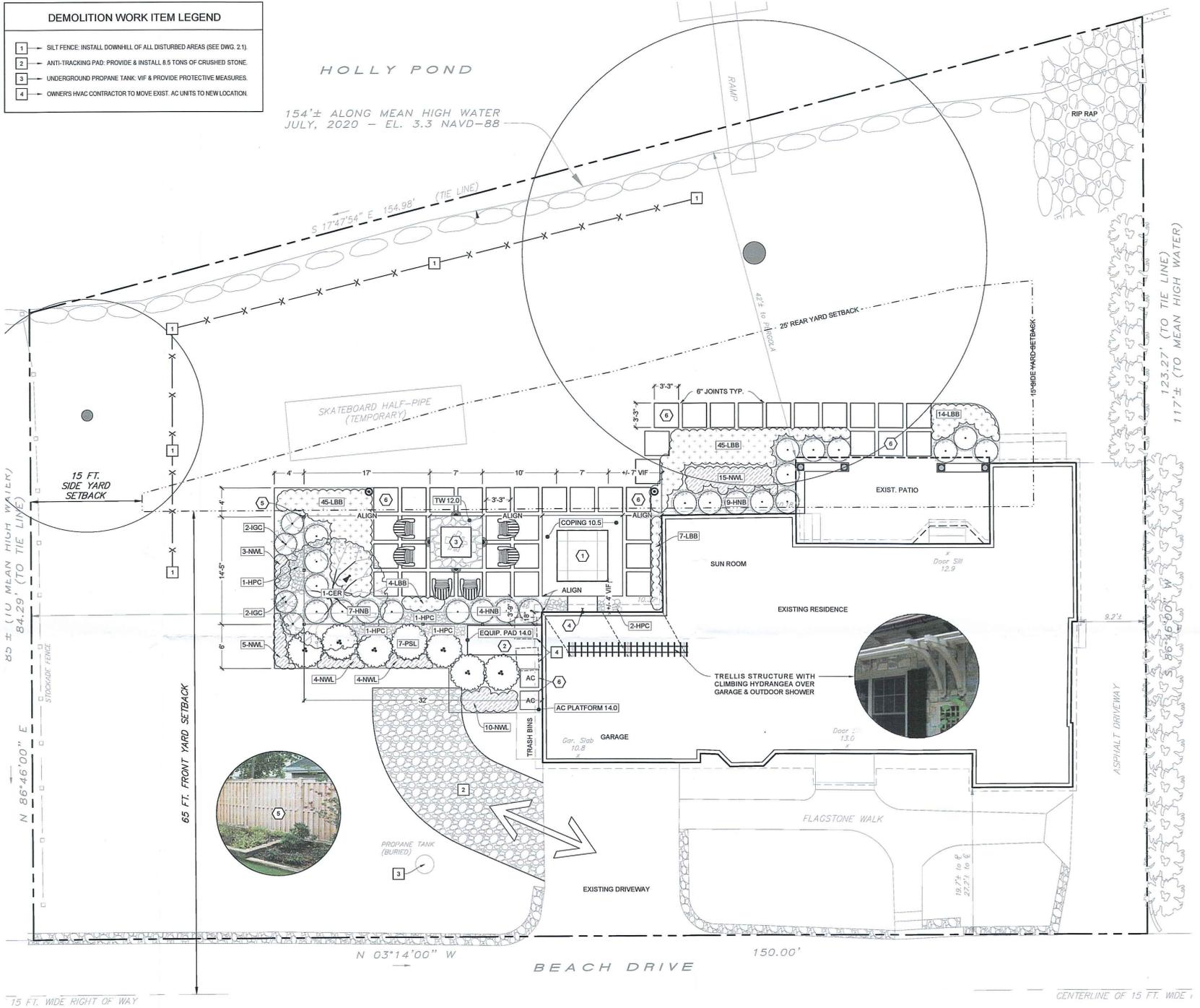
CAST Engineered Wall Light (CEWLED1)
Product Information

Features:
• Available in 12V or 24V AC/DC
• 141 lumens
• 141 lumens

CAST Small China Hat Area/Path Light (CCH1CB)
Product Information

Features:
• Available in 12V or 24V AC/DC
• 141 lumens
• 141 lumens

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
CER	1	<i>Cercis canadensis</i>	Eastern Redbud	3"-3.5" cal. b&b	single stem, full, purple leaf
DECIDUOUS SHRUBS					
HNB	23	<i>Hydrangea macrophylla 'Nikko Blue'</i>	Nikko Blue Hydrangea	10 gal. cont.	3' OC
EVERGREEN SHRUBS					
IGC	4	<i>Ilex glabra 'Compacta'</i>	Dwarf Inkberry Holly	36"-42" ht. cont.	4' OC substitute 1 male
PSL	7	<i>Prunus laurocerasus 'Schipkaensis'</i>	Schip Cherry Laurel	6"-8" ht. b&b	6' OC, anti-desiccant in winter
GRASSES					
LBB	115	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	1 gal. cont.	18" OC
VINES					
HPC	6	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	6 gal. cont.	6' OC
GROUNDCOVERS & PERENNIALS					
NWL	26	<i>Nepeta racemosa 'Walker's Low'</i>	Walkers Low Catmint	1 gal. cont.	2' OC



- GENERAL NOTES**
- EXISTING CONDITIONS DATA BASED ON DOCUMENT ENTITLED "TOPOGRAPHIC MAP PREPARED FOR MR AND MRS NAME AT SOMETHING ROAD" BY NAME SURVEYORS OF A TOWN IN NAME ON XX-XX-XXXX.
 - DEFINITIONS: "AS REQUIRED" MEANS AS REQUIRED TO PRODUCE A FULLY COMPLETED PROJECT. THE WORD "SHALL" MEANS A CONDITION MUST BE FULLY & COMPLETELY MET.
 - DRAWINGS, NOTES, & SPECIFICATIONS SHALL BE STUDIED & UNDERSTOOD PRIOR TO BIDDING OR THE START OF WORK. EXISTING & PROPOSED CONDITIONS SHALL BE FIELD VERIFIED WITH DISCREPANCIES BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
 - MEASURING AND LAYOUT: WRITTEN DIMENSIONS SHALL PREVAIL OVER HAND MEASURED DIMENSIONS. A LARGER SCALED DRAWING SHALL PREVAIL OVER SMALLER SCALED DRAWINGS. MEASUREMENTS ARE TO THE OUTSIDE FACE OF BUILDING & FOUNDATION WALLS, FINISHED FACES OF CURBS & WALLS, & INSIDE FACE OF POOL WALLS. ALL DIMENSIONS LABELED WITH "1" - "4" VIF SHALL BE VERIFIED IN THE FIELD.
 - WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARD MATERIALS & METHODS, EQUIPMENT APPROPRIATE FOR THE NATURE & SCOPE OF THIS PROJECT, SKILLED LABOR, & IN COMPLIANCE WITH RELEVANT FEDERAL, STATE, & LOCAL CODE.
 - WORK AREAS, EQUIPMENT, MATERIALS, STOCKPILES, & WORK AREAS SHALL BE NEATLY STAGED & KEPT CLEAN & SAFE IN A MANNER SO AS TO BE MINIMALLY DISRUPTIVE TO THE OWNER & OTHER PROJECT REPRESENTATIVES. UNSUITABLE SOILS, DEMOLISHED MATERIALS, ETC. SHALL BE DISPOSED OF IN A TIMELY, LEGAL, & RESPONSIBLE MANNER.
 - SUBSTITUTIONS SHALL BE REQUESTED IN WRITING & APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE & INSTALLATION.

- CONSTRUCTION SEQUENCE**
- MARK BOUNDARY OF WORK TO BE PERFORMED & CONTACT DIG SAFE (OR RELEVANT AGENCY) 72 HRS PRIOR TO BREAKING GROUND TO VERIFY LOCATION OF U.G. UTILITIES.
 - INSTALL SITE PROTECTION MEASURES: SILT FENCE, ANTI-TRACK PAD, TREE PROTECTION, CONSTRUCTION FENCE, ETC. IF REQUIRED, SCHEDULE INSPECTION.
 - DEMOLISH EXISTING STRUCTURES, FEATURES, VEGETATION, ETC. AS REQUIRED. DECONSTRUCT MATERIALS SPECIFIED FOR LATER USE & STAGE NEATLY IN APPROVED AREAS. STRIP & STOCKPILE TOPSOIL IN SPECIFIED AREA. SEE GRADING NOTES.
 - LAYOUT & EXCAVATION: MEASURE & MARK OUTLINES OF DESIGN FEATURES WITH APPROPRIATE OVER DIG MARGINS. EXCAVATE & STAGE CAST MATERIALS FOR LATER USE OR TRANSPORT OFF SITE.
 - FOOTINGS & FOUNDATIONS: FORMWORK, STEELWORK, CONCRETE POURS, & GUNITE POOL & SPA SHELLS. INSULATION OF REQUISITE UTILITY FEATURES (DRAINAGE, IRRIGATION, PLUMBING, & ELECTRICAL) TO RUN CONCURRENTLY WITH REQUISITE UTILITY FEATURE INSTALLATIONS.
 - ABOVE-GRADE HARDSCAPE SYSTEMS: INSTALL TERRACES & WALLS, STOPS & STAIRS, FIRE PITS, PERGOLAS, WATER FEATURES, GRILLS, ETC WITH REQUISITE UTILITY FEATURES AS REQUIRED.
 - AT-OR-NEAR-GRADE HARDSCAPE SYSTEMS: POOL COPING, WET & DRY PAVING SYSTEMS, CURBS, APPROXS, DRIVEWAYS, ETC. TO RUN CONCURRENTLY WITH REQUISITE UTILITY FEATURE INSTALLATIONS.
 - SEEDING & PLANTING: SPREAD TOPSOIL & FINE GRADE ALL LANDSCAPED AREAS. SEED & PLANT AS REQUIRED. (REFERENCE PLANTING NOTES).
 - PROJECT CLOSURE: REMOVE EROSION CONTROL MEASURES. FINAL CLEANUP & WALK THROUGH WITH OWNER, LANDSCAPE ARCHITECT, & OTHER RELEVANT PROJECT REPS.

- EROSION CONTROL NOTES**
- PRIOR TO THE COMMENCEMENT OF ANY WORK, SITE PROTECTION MEASURES SHALL BE INSTALLED & PRESENTED FOR INSPECTION BY RELEVANT REGULATORY AGENCIES. CONTRACTOR SHALL INSPECT, MAINTAIN, & REPAIR PROTECTION MEASURES ACROSS THE DURATION OF THE PROJECT.
 - NO DISTURBANCES OF ANY KIND SHALL OCCUR OUTSIDE THE APPROVED BOUNDARY OF WORK TO BE PERFORMED. RE STABILIZATION, WHENEVER REQUIRED, SHALL BE SCHEDULED AND PERFORMED AS SOON AS POSSIBLE.
 - DISTURBED AREAS EXPOSED FOR MORE THAN 30 DAYS SHALL BE PROTECTED WITH TEMPORARY VEGETATIVE COVER & SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 1 LB PER 1,000 SF OR 40 LBS PER ACRE.

- LAYOUT WORK ITEM LEGEND**
- ON GRADE SPA: 7' X 7' WITH 2" WIDE COPING & AUTOMATIC COVER.
 - SPA EQUIPMENT PAD: MIN. 4' X 10' CONCRETE PAD WITH PLANTS.
 - FIRE PIT: 4' X 4' WITH FIREBRICK LINING & CAP TO MATCH SPA COPING.
 - OUTDOOR SHOWER BY OWNERS PLUMBER. OWNER SELECTED FIXTURE.
 - 6' HT. BOARD FENCE: SHADOWBOX BY WALPOLE OR APPROVED EQUIV.
 - STEPPING STONES: 3'-3" SQ. ON STONEDUST WITH 6" THICK TURF JOINTS.

- GRADING NOTES**
- ROUGH GRADING: REFERS TO LARGE QUANTITIES OF EARTH MOVING & BULK EXCAVATION. SOIL STOCKPILE AREAS SHALL BE DETERMINED BY THE LA OR SITE ENGINEER & ARE NOT TO EXCEED 4' IN HEIGHT OR LEFT STANDING FOR MORE THAN 6 MONTHS. PROVIDE TEMPORARY SEEDING FOR ANY STOCKPILE TO REMAIN LONGER THAN 30 DAYS. ROUGH GRADING OPERATIONS SHALL NOT OCCUR IN WET CONDITIONS OR WITHIN THE DRIP LINES OF EXISTING TREES TO REMAIN.
 - FINE GRADING: INCLUDES BACKFILLING & OTHER WORK REQUIRED TO BRING SUB GRADES TO WITHIN SPECIFIED TOLERANCES FOR FINISH TREATMENTS. BACKFILLING SHALL BE DONE INCREMENTALLY IN 6" LIFTS COMPACTED TO 95%, WITH UNIFORM FILL MATERIALS TO PREVENT DENSIFICATION SETTLING.
 - FINISH GRADING: REFERS TO SURFACE TREATMENTS LIKE PAVING SYSTEMS, PLANTING BEDS, & LAWNS. ALL FINISHED GRADES SHALL SLOPE & DRAIN AS SPECIFIED. NEWLY INSTALLED TOPSOIL SHALL BE FREE OF LITTER, TRASH, DEBRIS, & ORGANIC MATTER MORE THAN 1" IN ANY DIMENSION. WHERE SETTLING OR DAMAGE OCCURS WHILE UNDER WARRANTY, RETURN FINISHED SURFACES TO SPECIFIED TOLERANCES & ORIGINALLY-INTENDED CONDITIONS.

- PLANTING NOTES**
- BIDS SHALL INCLUDE SITE PREPARATION, PERCOLATION TESTS, PLANTING MEDIUMS, PLANT MATERIALS, TREE PITS, INSTALLATION, STAKING & GIVING FERTILIZER, MULCH & PLANT GUARANTEES. PLANTS SHALL EQUAL OR MEET NOTED SIZES, WITH PLANTING & SEEDING OPERATIONS TO OCCUR IN FAVORABLE WEATHER CONDITIONS.
 - SITE PREPARATION: ROTO-TILL, SCARIFY, OR AERATE ALL AREAS AFFECTED BY CONSTRUCTION PRIOR TO PLANTING & SEEDING OPERATIONS. PROVIDE & INSTALL SPECIFIED QUANTITIES OF TOPSOIL, LOAM, & STARTER FERTILIZER AT THE MANUFACTURER RECOMMENDED RATES.
 - COORDINATE WITH OWNERS IRRIGATION CONTRACTOR (IF APPLICABLE) TO ENSURE NEWLY-PLANTED & SEEDING AREAS ARE PROPERLY IRRIGATED.