

KEY	
[HB]	Hose Bib
[DS]	Down Spout
---	Property Line

1 HARDSCAPE PLAN
Scale: 1/4" = 1'-0"

HARDSCAPE SPECIFICATIONS

All grading should ensure positive drainage throughout the whole project. All paved areas and all planter beds should slope to drain at a minimum rate of 2% away from the house. Install sleeves as needed, for future irrigation and lighting. Final construction means and methods to be determined by the Contractor.

- PAVER PATIO**, 14' x 16' and approx. 240 SF - sandset installation with no gaps in between, on a compacted base of 5/8" crushed gravel and paver sand.
Product - Sandstone HydraPressed Slabs from Abbotsford Concrete Products, Size - 24"x24"x2" Color - Natural
- PAVER PATH**, approx. 250 SF - sandset installation with 2" gap in between on a compacted base of 5/8" minus crushed gravel and paver sand. Install Mexican Beach pebbles in the gap between the pavers.
Product - Sandstone HydraPressed Slabs from Abbotsford Concrete Products, Size - 24"x24"x2" Color - Natural
Product - Mexican Beach Pebbles, Size - 1" - 2" Color - Black, unpolished
- EDGING**, approx. 165' - install Snap Edge Paver Restraint edging to secure paver, pebble and gravel materials in the hardscape areas, separate from planting beds.
- RETAINING WALL**, approx. 65 LF - build a 6" high wall / border to hold the crushed gravel base for the rubber tile surface of the play area.
Product - Manorstone retaining wall block from Mutual Materials
Size - 6"x16"x12" flat face, straight side Color - Natural
- PLAY AREA**, approx. 300 SF - Install a 3"-4" compacted sub-surface base of 5/8" minus crushed gravel. Install the rubber tile mats using the connector pins in between the tiles. Refer to product documentation for further details.
Product - Eco-Safety 2.5-inch Rubber Playground Surfacing Tiles
Size - 20" x 20" Thickness: 2.5" Color - Terra cotta.
- CUSTOM SWING SET** - Contractor to build the framework of the swing set. Refer to Sheet 3-Details page (3.1) for recommendations on the dimensions and the specifications. Client to install optimum chain lengths that meets the maximum 7' clearance for the swings.
- WOOD SCREEN** - Contractor to build a cedar wood screen to hide the generator unit. Refer to the Sheet 3-Details page (D3) for recommendations on the dimensions and the specifications. Each of the 3 screens will be attached to the posts with latches, so that the screens may be removed for servicing of the generator.
- RAISED BED w/ WOOD SCREEN** - Contractor to build a raised bed to match the layout in the plan. Attach a cedar wood screen to hide the A/C unit as located in the plan. Refer to the Sheet 3-Details page (3.2) for recommendations on the dimensions and the specifications. Refer to the Sheet 3-Details page (3.3) for wood screen pattern & specifications.
- CRUSHED GRAVEL AREAS** - Install 5/8" minus crushed gravel in the areas marked on the plan. Use a dirt tamper / plate compactor to pack and level the gravel.
- ALL PLANTING BEDS** - Amend all planting beds with 3" of compost and bio-char. Rototill, if necessary, esp. in compacted areas. After planting, mulch with Pro Mulch (a mix of compost and aged forest products) from Cedar Grove to a depth of 1" to 3".
- OUTDOOR BLACKBOARD** - Client to build a custom blackboard similar to the one shown in the image below.

Here are some DIY tips -

- * Use Dunn Lumber's 4"x8' ACX Plywood (A side is smooth, C side is rough and X denotes exterior glue).
- * Apply two coats of exterior primer on both sides of the plywood. Dry between coats and then let it dry for 24-48 hours.
- * Apply two coats of chalkboard exterior paint on A side. Dry between coats and then let it dry for 24-48 hours.
- * Install on the existing fence posts, using a level and 3" Stainless Steel Deck Screws.
- * Optional - frame the blackboard with a 2" cedar wood frame and paint it to match the play area rubber tiles.

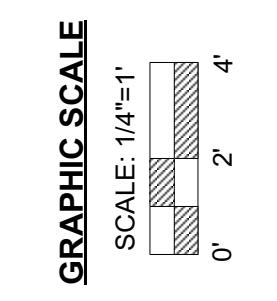
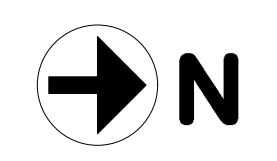


12. **DECORATIVE PANEL** - To improve the view from the Sunroom window looking towards fence, install a decorative panel on the fence. Here are a few ideas for inspiration -



13. **FURNITURE** - The design shows the exact dimensions and preferred layout of the furniture and firepit table picked by the Client at Summer House in Bellevue.

14. **DRIP IRRIGATION** - Install drip irrigation for 2 zones from the Hose Bib. Use Orbit 2 Outlet Programmable Hose Faucet Timer and Rain Bird Landscape Drip products. Provide drip irrigation to all planters shown on plan.



DATE
04-24-2017

Please note : This landscape design, accompanying project notes and resources are for layout and illustration purposes only. In no way are they to be interpreted as construction details or specifications. They are subject to interpretation by the installer / contractor. We make no claim or warranty, stated or implied, as to the absolute accuracy of the site measurements, location of utilities or final suitability for construction. All dimensions are approximate and must be field-verified. Refer to agreement between client and contractor for actual approved scope of work and further information. Actual construction appearance, materials, quantities and sizes may vary from that shown on plan.