

Preliminary Plan for

LANDSCAPING

Version 1.2



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PLAN FOR LANDSCAPING

This document presents an overview of a preliminary PLAN for landscaping the property at 4295 Walnut Blvd., Walnut Creek, CA. It is meant to provide a guide for developing a detailed PLAN, and for soliciting a bid from a qualified contractor to do part or all of the work.

The property is about 0.6 acre, located in the Walnut Heights area of Walnut Creek. The house is completely newly constructed (2009-10), but no significant landscaping has been done.

The job will include

- Grading
- Hardscape (retaining walls, paved walkways, concrete pad)
- Extension of water supply in rear
- Planting beds
- A few major trees
- Bushes, annuals
- Decorative items such as fountains,

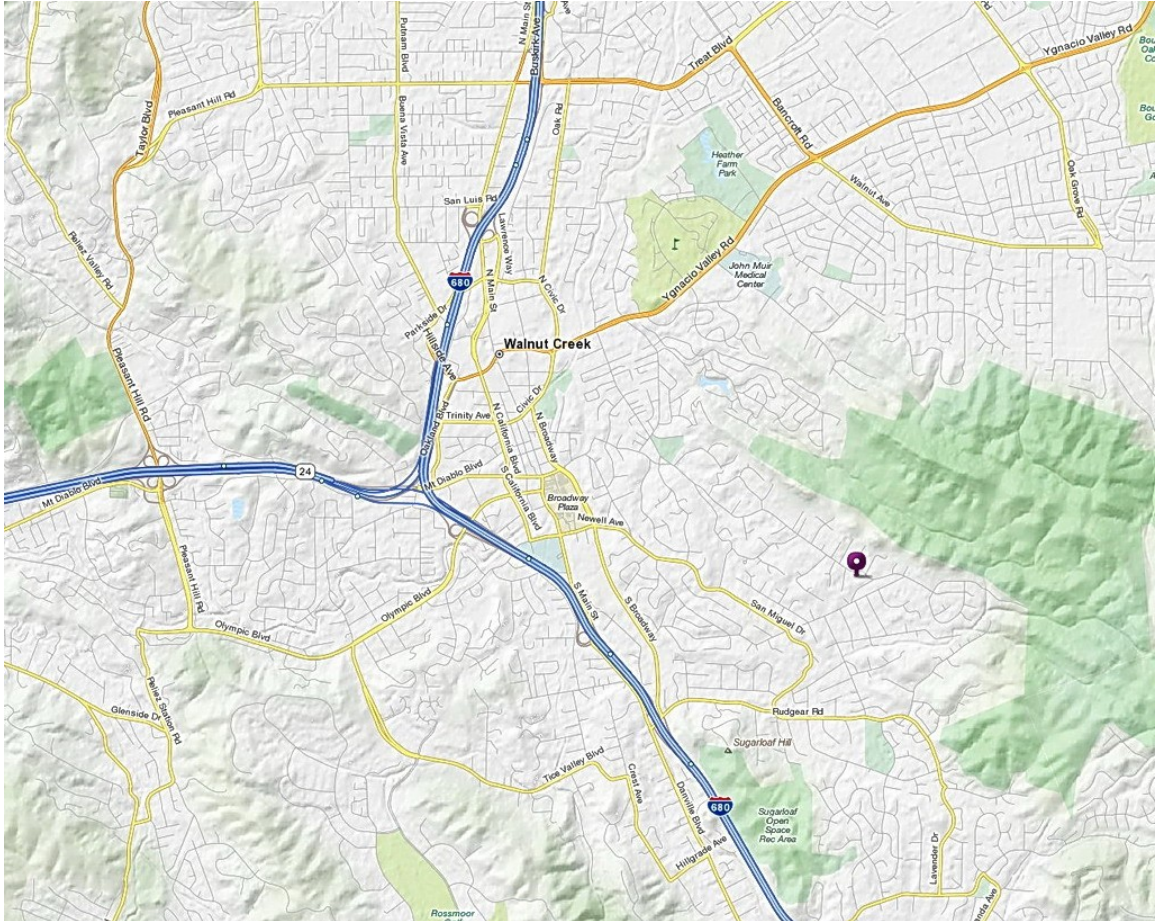
It is desired to begin the job in the fall of 2011, with completion by the spring of 2012, consistent with planting schedules.

The goal is to generate an attractive and useable environment with very low required manual maintenance. Attractiveness of views is important, but biased toward simplicity and durability. Native plants are preferred for their durability. The look and feel should soft, shady, with texture and color, but the landscaping is not meant to be a showpiece. Rather, it is meant to be pleasing and convenient to the residents, with occasional forays into the garden. The views from inside the house are more important than from outside. Access to enable a small garden tractor to move about is important. Automatic watering of all plants is required.

This document contains pictures of the property, and draft diagrams showing the residents' initial ideas of what is needed and desired. However, these should not be taken as required; with some exceptions, the PLAN is open and suggestions will be welcome.

The budget is not set. However, it is the intention of the residents to seek competitive bids, selecting the one that offers the best combination of technical expertise, creative design, capability to execute, and low cost. It is desired to work with the contractor to evolve creative ideas and constraining the detailed design to the several requirements.

Details of the house may be seen at www.schmieder.com/house.



SITE PLAN (EXISTING)

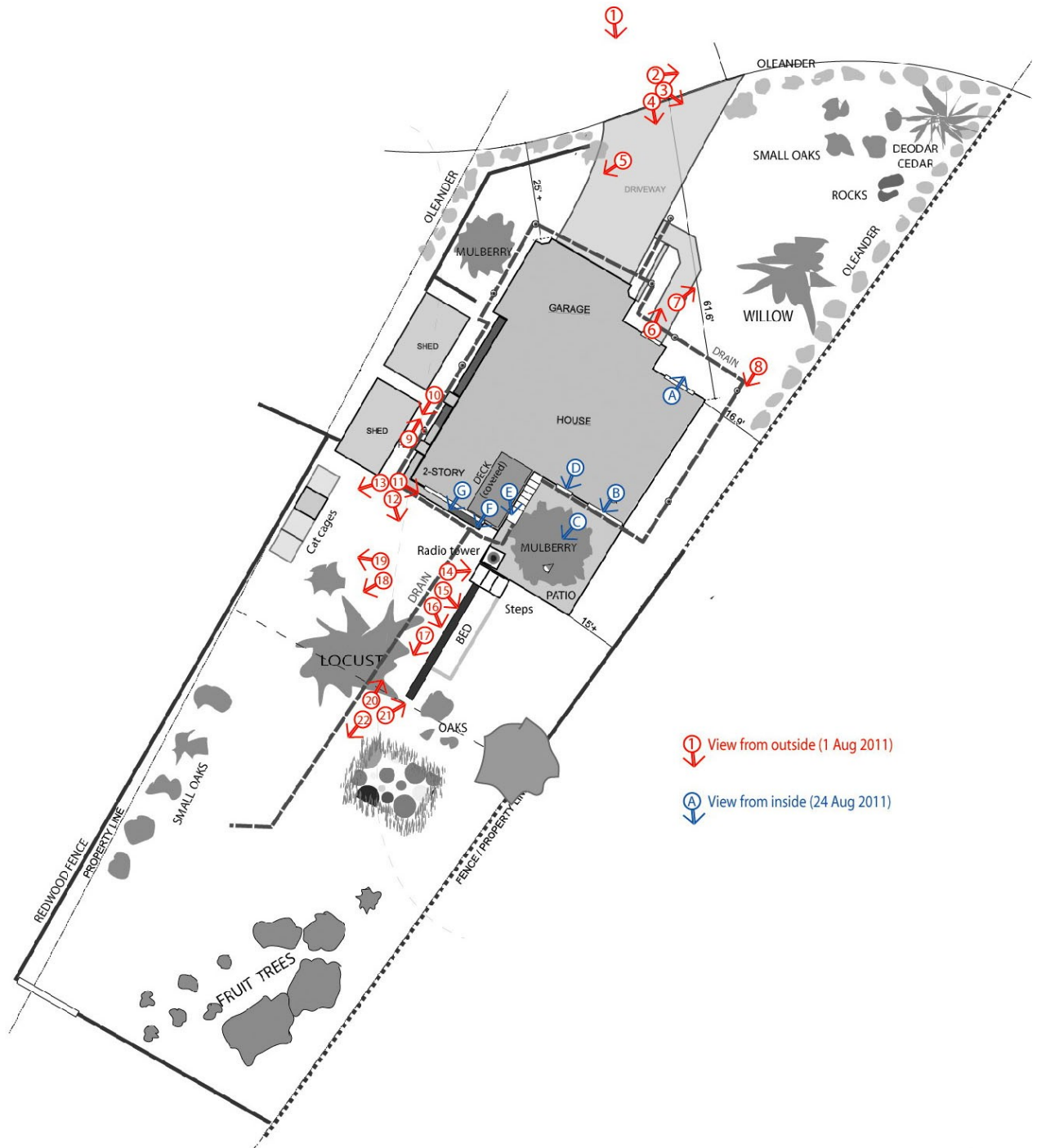
The following diagram shows the site plan as it exists currently (Aug. 2011). The total area is 0.63 acres.



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PHOTOGRAPHS OF EXISTING PROPERTY

Included below are 29 photographs of the exterior property. The key shown here identifies each photo according to the location and direction of the camera. Views from a position outside the house are numbered 1, 2, ... Views from a position inside the house are numbered A, B, ...







3



4



5



6



7



8



9



10



11



12



13



14



15



16



17



18



19



20



21



22



A



B



C



D



E



F



G

CONCEPTUAL USAGE PLAN

The following diagram shows the conceptual usage PLAN. The DECORATIVE area in front is primarily meant to be appealing from the living room window. The ACCESS area is primarily paving stones. The SOCIAL area in the rear is meant to enable garden parties, using the patio and a small lawn area. The INTERACTIVE area in the rear is meant to be a creative, low-maintenance decorative area for walking, sitting, or gardening. The GRASSY SLOPE area is a gentle slope of natural grass (not lawn).



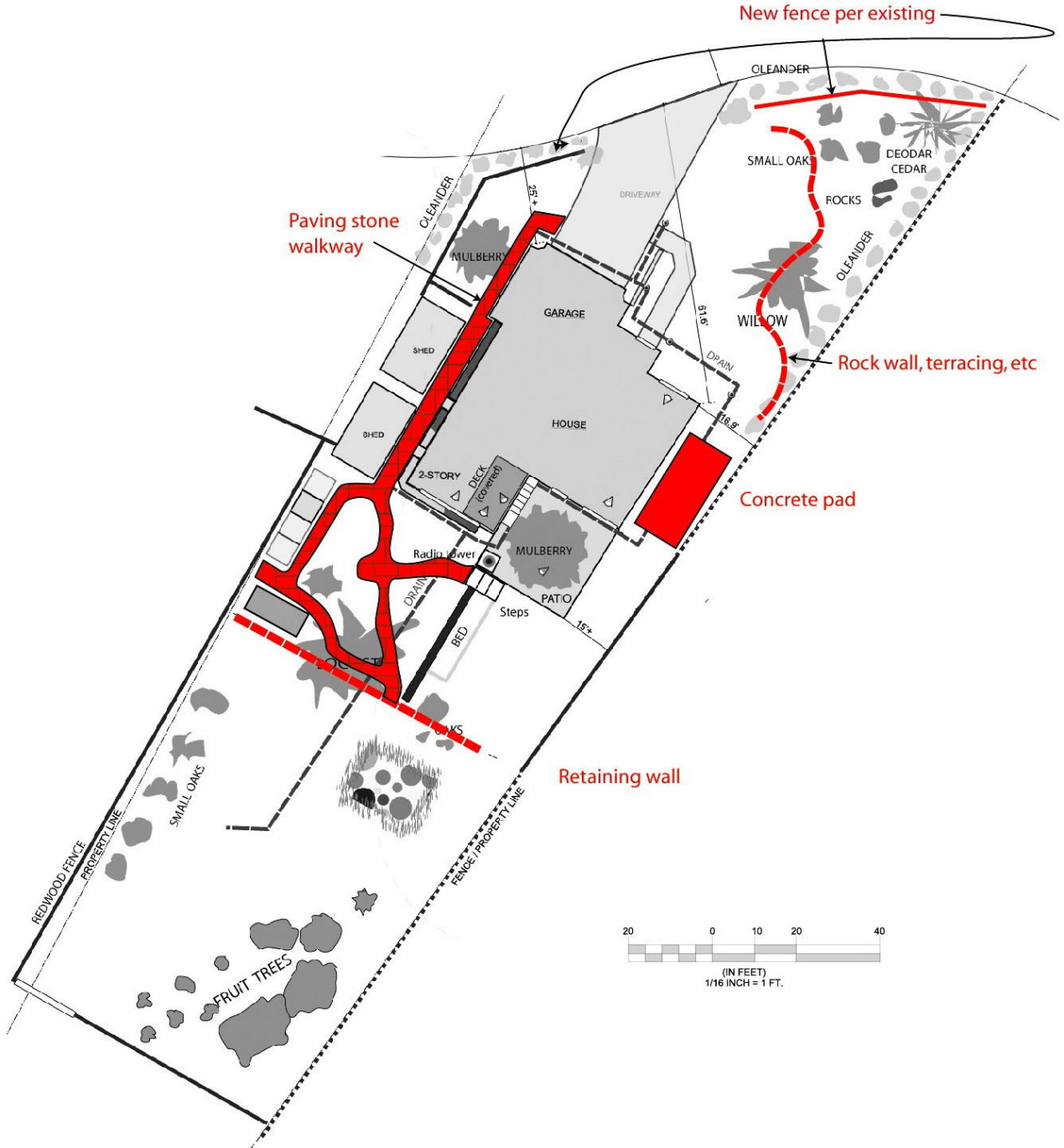
PRELIMINARY GRADING PLAN

The following diagram shows the preliminary grading plan. The front decorative area and the interactive area in the rear can be contoured according to a more detailed plan.



PRELIMINARY HARDSCAPE PLAN

The following diagram shows a preliminary plan for hardscape. The new redwood fence in the front will match existing fence. The rock wall, terrace, etc. in the front will depend on the more detailed design. The paving stone access walkways in the side and rear should match in style, but the detailed design remains to be done. The retaining wall in the rear is at a natural slope.



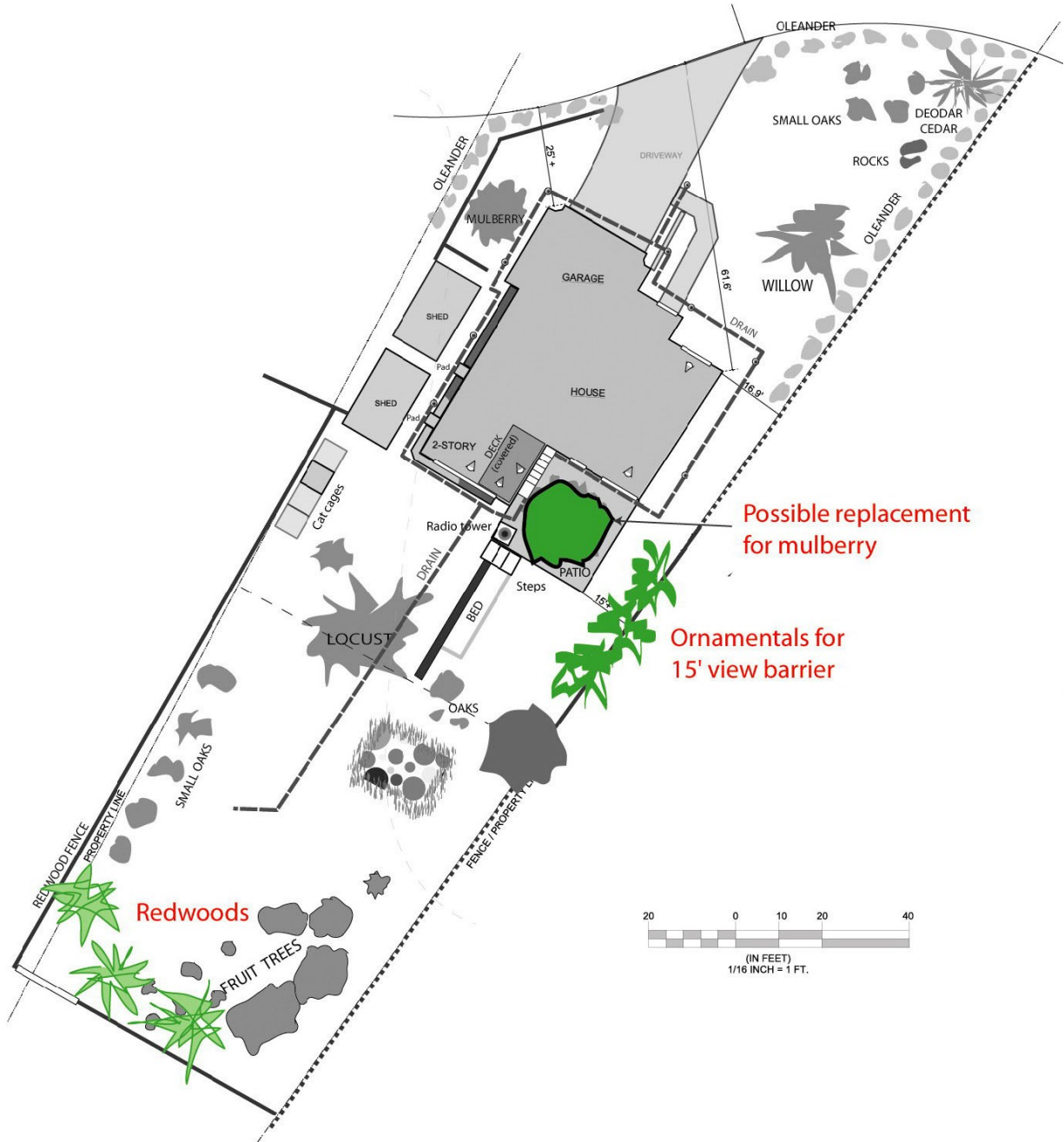
PRELIMINARY PRIMARY WATER DISTRIBUTION PLAN

The following diagram shows the preliminary plan for extending the primary water distribution. At several places multiple outlets will be installed. This diagram does not show the detailed distribution system that will be installed with timers to provide automatic water service to the specific plants, which will require a more detailed plan.



PRELIMINARY PLAN FOR ADDITIONAL TREES

The diagram below shows a preliminary plan for installing new trees. This plan will be modified and extended by the more detailed plan.



SUMMARY OF PRELIMINARY PLAN

The diagram below brings together the various elements listed individually. It is emphasized that the complete detailed plan may depart significantly from these preliminary plans.



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