

Driveway

Garage

2205 Demington

2207 Driveway

2207 Garage

2207 Demington House

RATIO, THERMALITE FULL RANGE SILICESTONE - SIZE PER DRAWING

GRAVEL: Decorative Gravel to be Mexican Beach Pebble - Size to be determined

The location of existing utilities may not be as shown or may not be shown for the purposes of this plan and any improvements shown. It is the contractor's responsibility to verify the location of any underground utilities before construction. Changes responsibility should be notified of any surface with proposed design intent.

The location of existing structures and infrastructure shown here are for reference and planning purposes only. It is the contractor's responsibility to verify the location, location, and type of these features. Any structures may vary from the record drawings and actual as built features. Additional structures located on site may require relocation and require adjustments to the existing plans proposed.

The proposed design and layout is intended to meet all local storm water management requirements and standards. All grading on surfaces should allow for water to reach existing and proposed drains to be captured before observed off-site. All new and existing drains (both built and hardware) should include existing and proposed channels and proposed structures for proper movement of water. Any areas not graded or compacted properly after construction the results in standing water need to be reconstructed to allow for proper drainage.

Soil filling and construction shall be placed around trees or any other plants off site. All existing trees to be preserved should not be disturbed with any soil modifications or clearing/grubbing.

It is contractor's responsibility to protect all existing trees and structures during construction. Any damage to walls, building, or existing plants during the project shall be repaired or replaced at the cost of the contractor.



Scale

notes:

All Plant locations are general at this time and will be finalized with a Final Landscape Plan. Plant locations and bed locations can be used at this time for estimating bed preparation and mulch amounts. Mulch to be triple shredded, dyed brown, mulch. Bed preparation to be 6" deep with inclusion of new bed mix soil and removal of all existing soil to 6" deep.

A new concrete driveway is to be poured upon completion of the landscape project, which will include a new drain line which will lead to the city storm line in the street OR to the main storm line exiting the house. Any drain line in the patio should tie into this line and be coordinated with concrete driveway installer.

PATIO: THERMALED, FULL RANGE BLUESTONE - SIZE PER DRAWING

GRAVEL: Decorative Gravel to be Mexican Beach Pebble - Size to be determined

The location of existing utilities has not been verified or surveyed for the purposes of this plan and any improvements shown. It is the contractors responsibility to verify the location of any underground utilities before construction. Owners representative should be notified of any conflicts with proposed design intent.

The location of existing structures and infrastructure shown here are for schematic and planning purposes only based upon visible above the ground structures only. The depicted sizes, locations, and types of these features may vary from the record drawings and actual as built locations. Additional structures buried or above ground may be encountered and require adjustments to the planting plans proposed.

The proposed design and layout is intended to meet all local storm water management requirements and standards. All Grading on surfaces should allow for water to reach existing and proposed drains to be captured before discharged off-site. All new and existing areas (both soft and hardscape) should use existing swales and drainage channels and proposed structures for proper movement of water. Any areas not graded or compacted properly after construction that results in standing water need to be reconstructed to allow for positive drainage. Specifications and details or to provide adequate drainage to drains.

Soil filling and modification not to take place around trees or anywhere inside drip line, all existing trees to be preserved should not be disturbed with any soil modifications or clearing/grubbing.

It is contractors responsibility to protect all existing trees and structures during construction. Any damage to walls, building, or existing plants during the project shall be repaired or replaced at the cost of the contractor.



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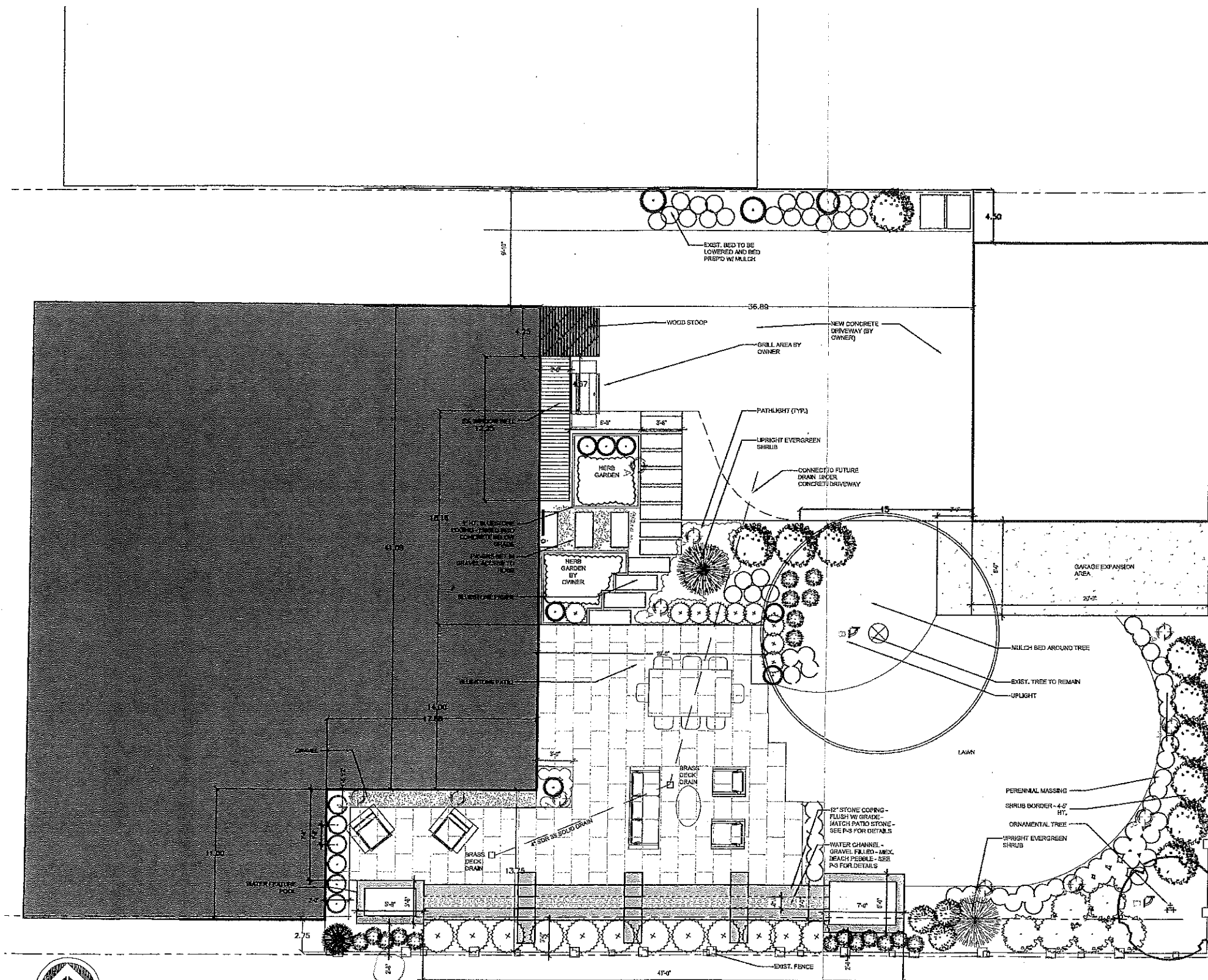
BRAVERMAN POSCH RESIDENCE
SITE HARDSCAPE PLAN
Cleveland Heights, Ohio

REVISIONS

NO.	DATE	DESCRIPTION
1	8.29.19	Site Visit w/ Owner
2	10.26.19	rev 1
4	3.6.2023	rev 2

Scale: As Noted
Date: 8.29.2019
Drawn: MPM
Project: Posch - Braverman
Phase: 1

Sheet: P-1



SITE HARDSCAPE PLAN

Scale 1/4" = 1'-0"