

Haven School Playground

Portsmouth, NH

Project Directory

Client:

City of Portsmouth, New Hampshire

City Representative: David Moore

Community Development Department

1 Junkins Avenue, Portsmouth, NH 03801,

Phone: 603- 610 - 7226

e-mail: dmoore@cityofportsmouth.com

Landscape Architect:

Richardson & Associates

Contact: Kenneth Studtmann / Todd Richardson

11 Middle Street, Saco, ME 04072

Phone: (207) 286-9291

e-mail: ks@richardsonassociates

Site Location

Intersection South School Street and South Street, Portsmouth, NH



Sheet Titles

Survey/ Existing Conditions

L-1 Site Demolition and Preparation / Erosion Control / Construction Easements

L-2 Materials Plan

L-3 Overall Layout Plan

L-4 Wall / Deadmen Location Plan

L-5 Grading Plan

L-6 Planting Plan

L-7 Details

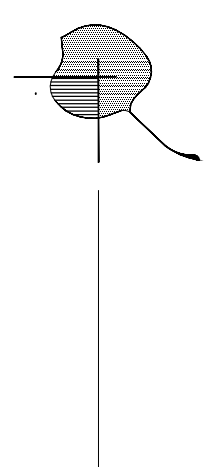
L-8 Details

Issued Dates

I. May 27, For Bidding Purposes

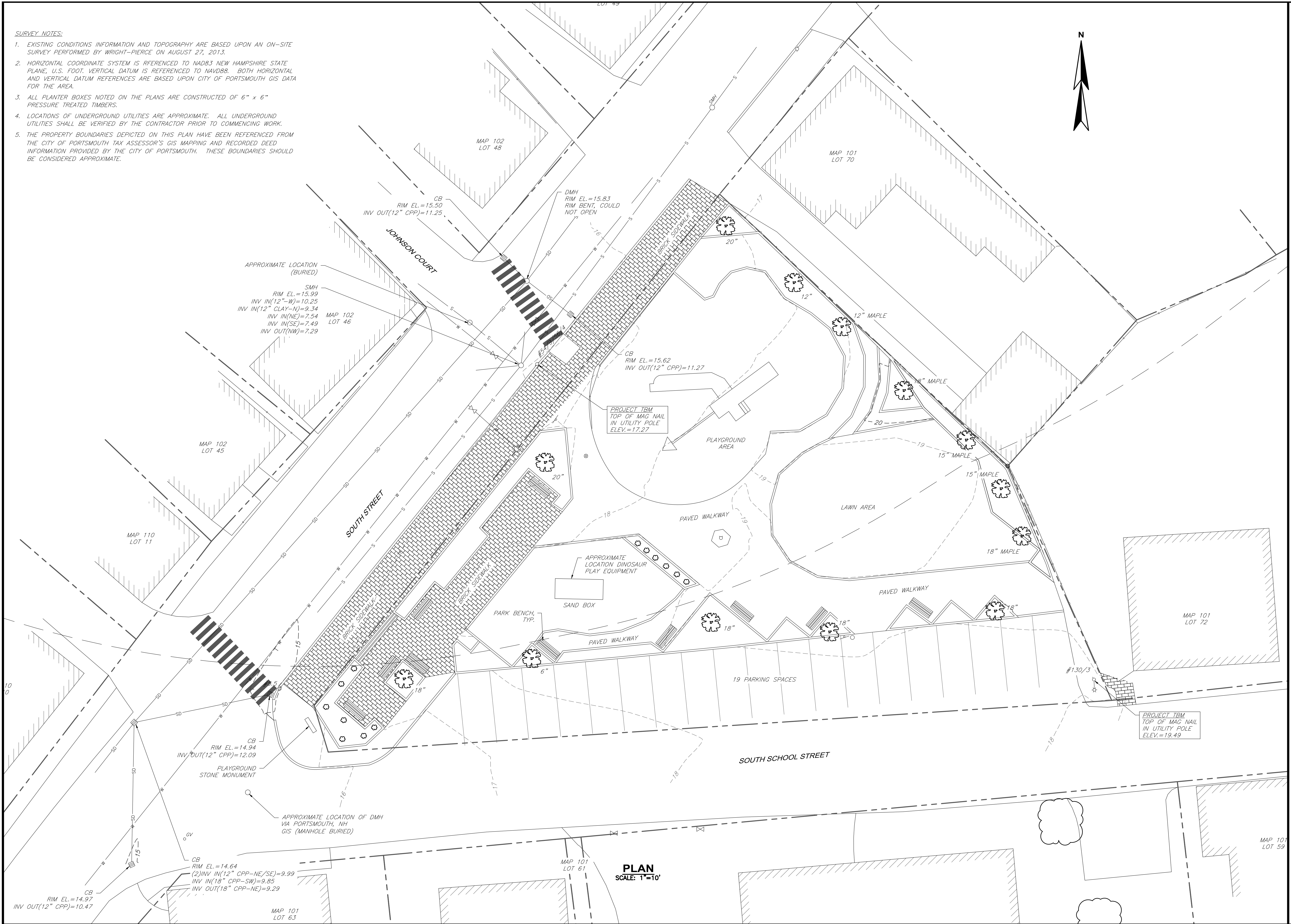
Richardson & Associates, Landscape Architects

11 Middle Street Saco, Maine 04072 t. 207.286.9291f. 207.286.9650 mail@richardsonassociates.com



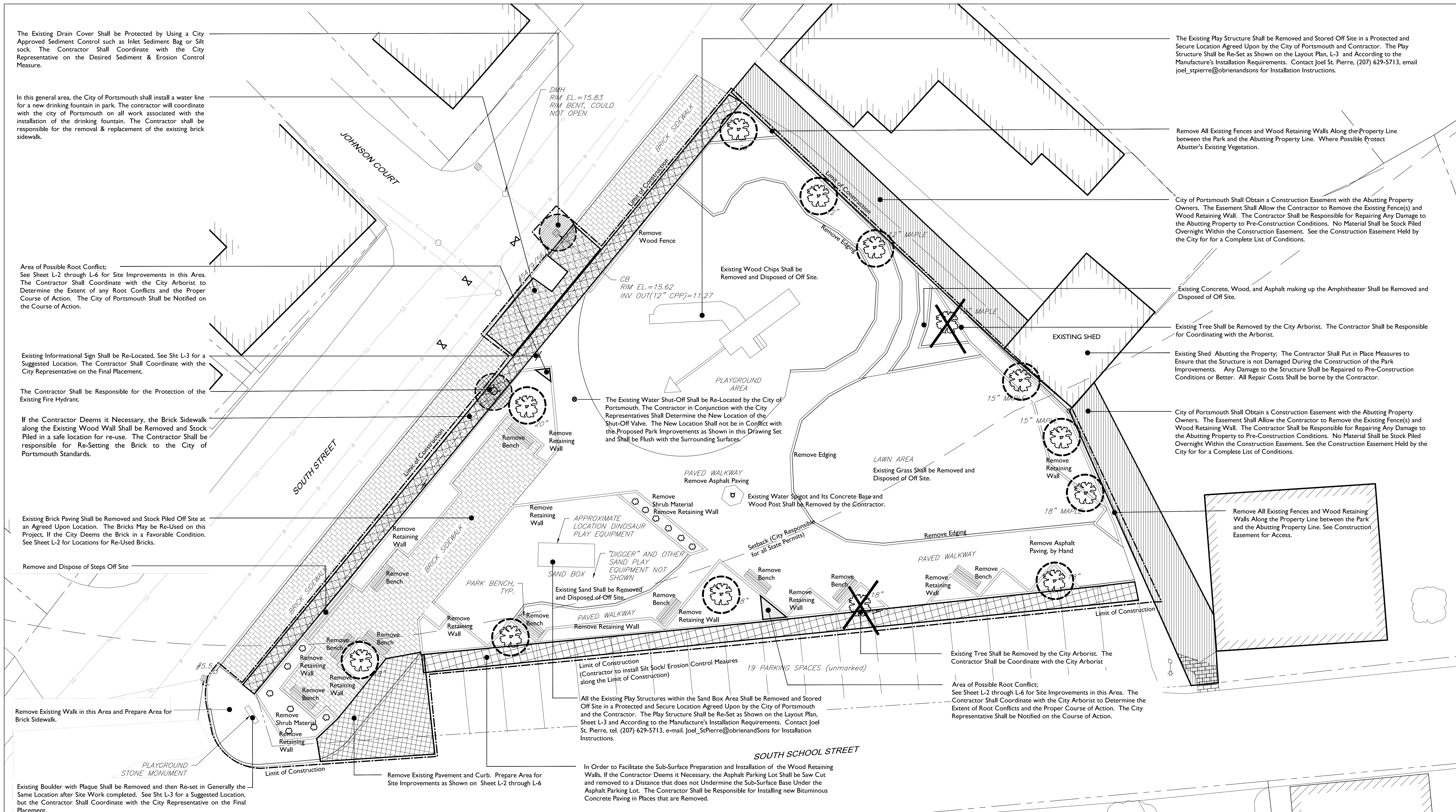
SURVEY NOTES:

- EXISTING CONDITIONS INFORMATION AND TOPOGRAPHY ARE BASED UPON AN ON-SITE SURVEY PERFORMED BY WRIGHT-PIERCE ON AUGUST 27, 2013.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NAD83 NEW HAMPSHIRE STATE PLANE, U.S. FOOT. VERTICAL DATUM IS REFERENCED TO NAVD83. BOTH HORIZONTAL AND VERTICAL DATUM REFERENCES ARE BASED UPON CITY OF PORTSMOUTH GIS DATA FOR THE AREA.
- ALL PLANTER BOXES NOTED ON THE PLANS ARE CONSTRUCTED OF 6" x 6" PRESSURE TREATED TIMBERS.
- LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
- THE PROPERTY BOUNDARIES DEPICTED ON THIS PLAN HAVE BEEN REFERENCED FROM THE CITY OF PORTSMOUTH TAX ASSESSOR'S GIS MAPPING AND RECORDED DEED INFORMATION PROVIDED BY THE CITY OF PORTSMOUTH. THESE BOUNDARIES SHOULD BE CONSIDERED APPROXIMATE.



PLAN
SCALE: 1"=10'

SUBMISSIONS/REVISIONS		APP'D	DATE
NO	DESCRIPTION		
DESIGNED BY:	CAD CORDR:	CHECKED BY:	DATE:
APPROVED BY:	PROJECT NO.:		
WRIGHT-PIERCE Engineering a Better Environment Offices Throughout New England 888.621.8156 www.wright-pierce.com			
SOUTH STREET HAVEN SCHOOL PLAYGROUND PORTSMOUTH, NH		EXISTING CONDITIONS	
DRAWING			



The Existing Drain Cover Shall be Protected by Using a City Approved Sediment Control such as Inlet Sediment Bag or Silt sock. The Contractor Shall Coordinate with the City Representative on the Desired Sediment & Erosion Control Measure.

In this general area, the City of Portsmouth shall install a water line for a new drinking fountain in park. The contractor will coordinate with the city of Portsmouth on all work associated with the installation of the drinking fountain. The Contractor shall be responsible for the removal & replacement of the existing brick sidewalk.

Area of Possible Root Conflict; See Sheet L-2 through L-6 for Site Improvements in this Area. The Contractor Shall Coordinate with the City Arborist to Determine the Extent of any Root Conflicts and the Proper Course of Action. The City of Portsmouth Shall be Notified on the Course of Action.

Existing Informational Sign Shall be Re-Located. See Sht L-3 for a Suggested Location. The Contractor Shall Coordinate with the City Representative on the Final Placement.

The Contractor Shall be Responsible for the Protection of the Existing Fire Hydrant.

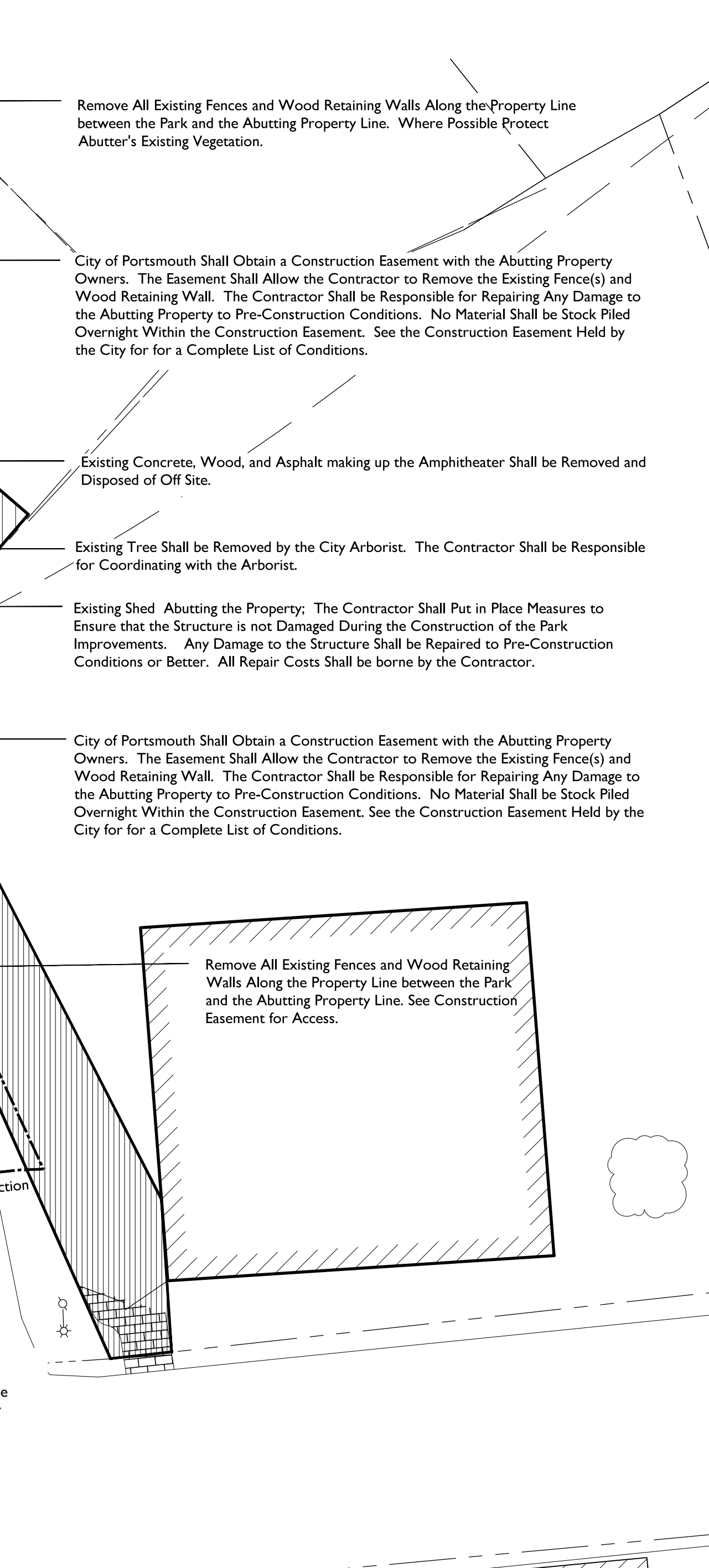
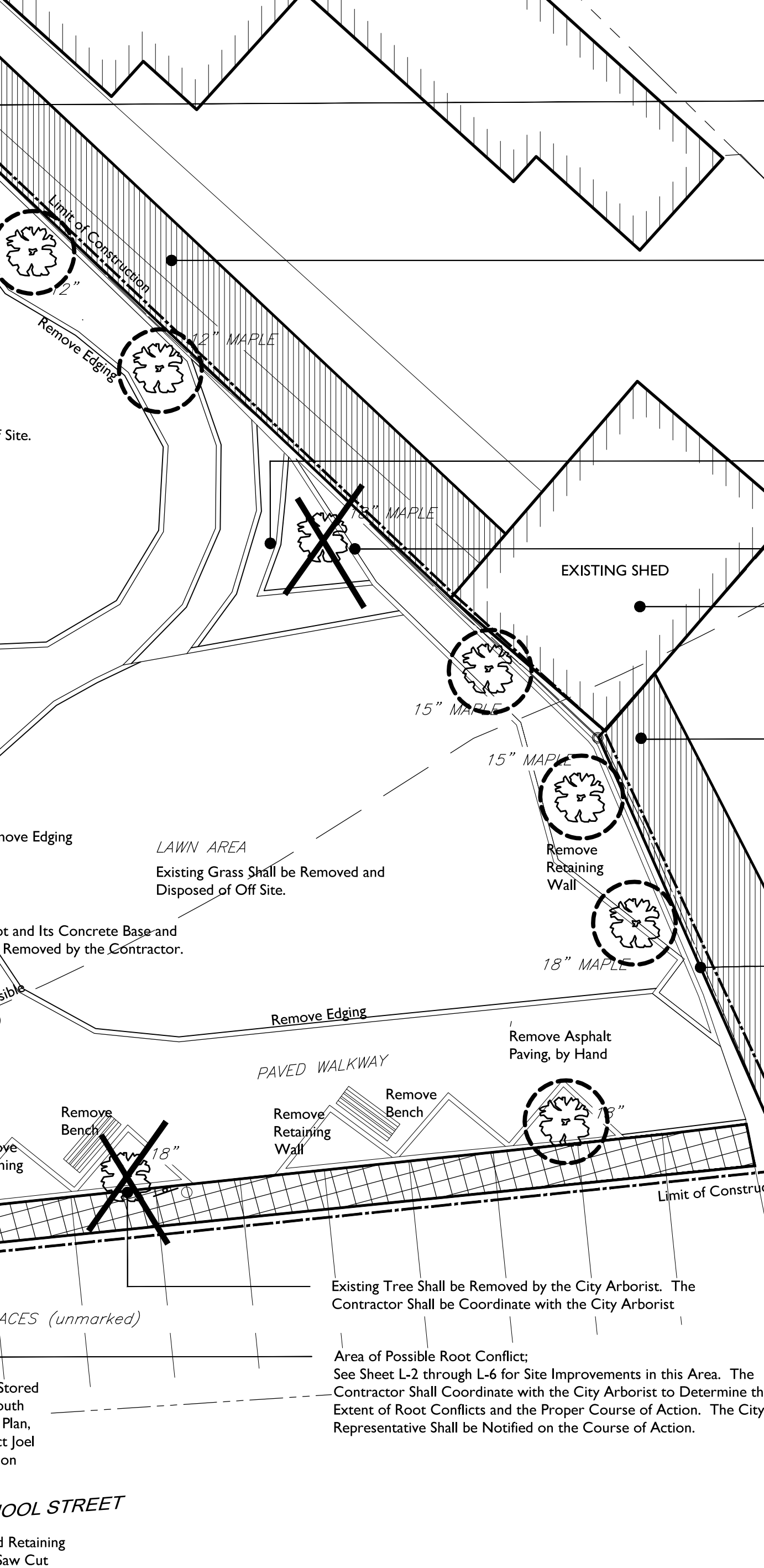
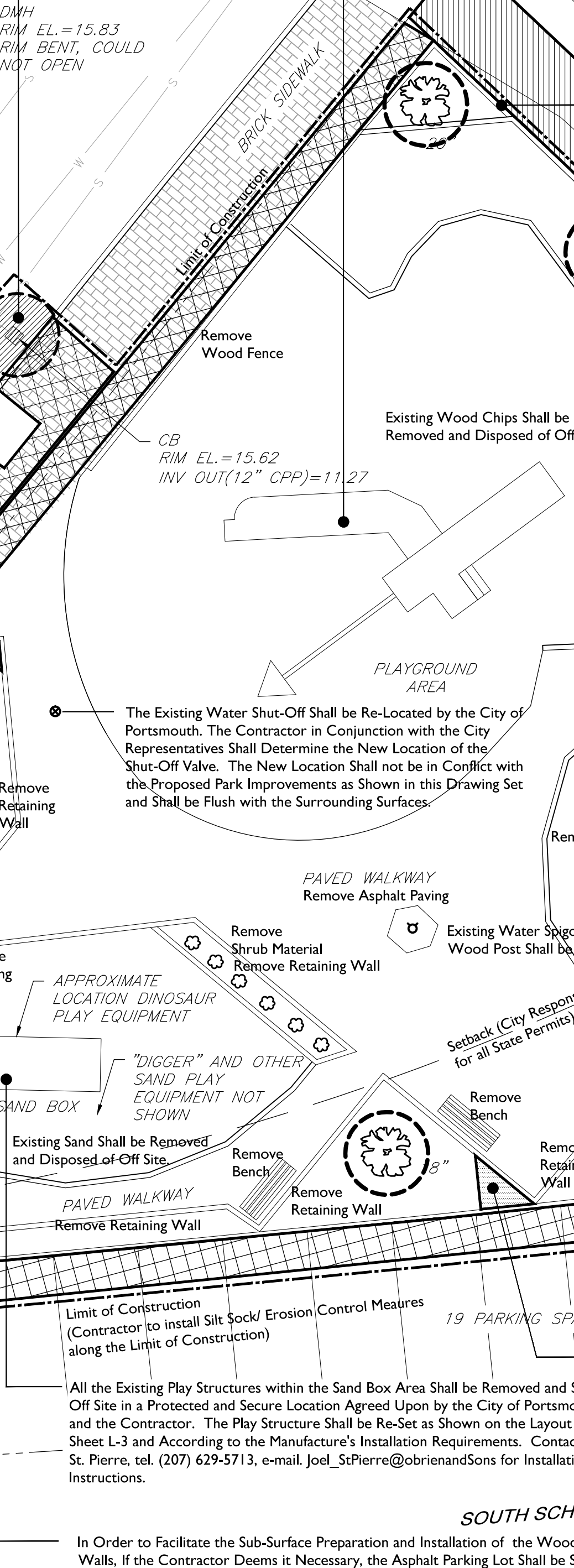
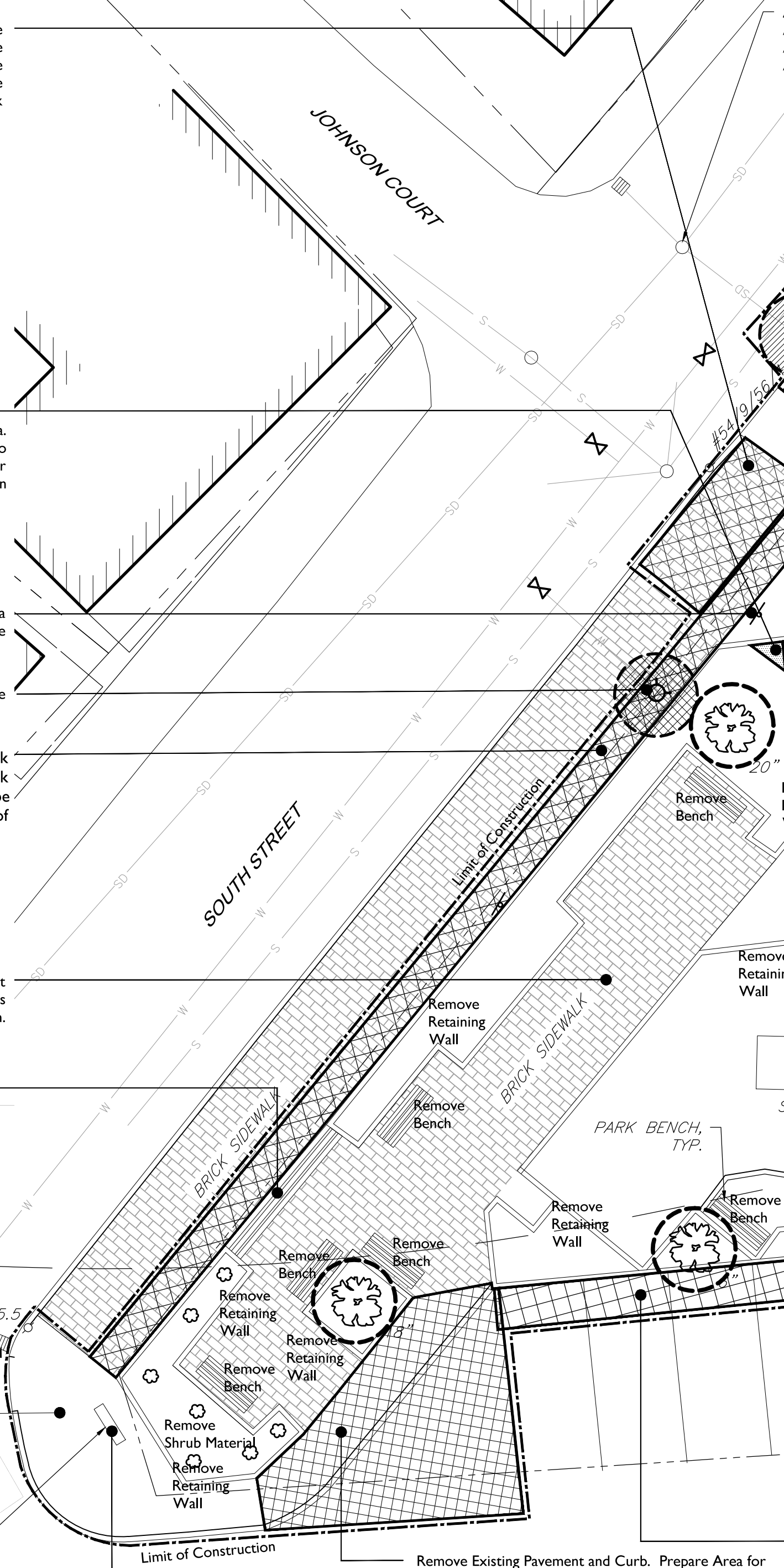
If the Contractor Deems it Necessary, the Brick Sidewalk along the Existing Wood Wall Shall be Removed and Stock Piled in a safe location for re-use. The Contractor Shall be responsible for Re-Setting the Brick to the City of Portsmouth Standards.

Existing Brick Paving Shall be Removed and Stock Piled Off Site at an Agreed Upon Location. The Bricks May be Re-Used on this Project, If the City Deems the Brick in a Favorable Condition. See Sheet L-2 for Locations for Re-Used Bricks.

Remove and Dispose of Steps Off Site

Remove Existing Walk in this Area and Prepare Area for Brick Sidewalk.

Existing Boulder with Plaque Shall be Removed and then Re-set in Generally the Same Location after Site Work completed. See Sht L-3 for a Suggested Location, but the Contractor Shall Coordinate with the City Representative on the Final Placement.



The Existing Play Structure Shall be Removed and Stored Off Site in a Protected and Secure Location Agreed Upon by the City of Portsmouth and Contractor. The Play Structure Shall be Re-Set as Shown on the Layout Plan, L-3 and According to the Manufacturer's Installation Requirements. Contact Joel St. Pierre, (207) 629-5713, email joel_stpierre@obrienandsons for Installation Instructions.

Remove All Existing Fences and Wood Retaining Walls Along the Property Line between the Park and the Abutting Property Line. Where Possible Protect Abutter's Existing Vegetation.

City of Portsmouth Shall Obtain a Construction Easement with the Abutting Property Owners. The Easement Shall Allow the Contractor to Remove the Existing Fence(s) and Wood Retaining Wall. The Contractor Shall be Responsible for Repairing Any Damage to the Abutting Property to Pre-Construction Conditions. No Material Shall be Stock Piled Overnight Within the Construction Easement. See the Construction Easement Held by the City for a Complete List of Conditions.

Existing Concrete, Wood, and Asphalt making up the Amphitheater Shall be Removed and Disposed of Off Site.

Existing Tree Shall be Removed by the City Arborist. The Contractor Shall be Responsible for Coordinating with the Arborist.

Existing Shed Abutting the Property; The Contractor Shall Put in Place Measures to Ensure that the Structure is not Damaged During the Construction of the Park Improvements. Any Damage to the Structure Shall be Repaired to Pre-Construction Conditions or Better. All Repair Costs Shall be borne by the Contractor.

City of Portsmouth Shall Obtain a Construction Easement with the Abutting Property Owners. The Easement Shall Allow the Contractor to Remove the Existing Fence(s) and Wood Retaining Wall. The Contractor Shall be Responsible for Repairing Any Damage to the Abutting Property to Pre-Construction Conditions. No Material Shall be Stock Piled Overnight Within the Construction Easement. See the Construction Easement Held by the City for a Complete List of Conditions.

Remove All Existing Fences and Wood Retaining Walls Along the Property Line between the Park and the Abutting Property Line. See Construction Easement for Access.

Existing Tree Shall be Removed by the City Arborist. The Contractor Shall be Coordinate with the City Arborist

Area of Possible Root Conflict; See Sheet L-2 through L-6 for Site Improvements in this Area. The Contractor Shall Coordinate with the City Arborist to Determine the Extent of Root Conflicts and the Proper Course of Action. The City Representative Shall be Notified on the Course of Action.

Limit of Construction (Contractor to install Silt Sock/ Erosion Control Measures along the Limit of Construction)

All the Existing Play Structures within the Sand Box Area Shall be Removed and Stored Off Site in a Protected and Secure Location Agreed Upon by the City of Portsmouth and the Contractor. The Play Structure Shall be Re-Set as Shown on the Layout Plan, Sheet L-3 and According to the Manufacturer's Installation Requirements. Contact Joel St. Pierre, tel. (207) 629-5713, e-mail. Joel_StPierre@obrienandsons for Installation Instructions.

In Order to Facilitate the Sub-Surface Preparation and Installation of the Wood Retaining Walls, If the Contractor Deems it Necessary, the Asphalt Parking Lot Shall be Saw Cut and removed to a Distance that does not Undermine the Sub-Surface Base Under the Asphalt Parking Lot. The Contractor Shall be Responsible for Installing new Bituminous Concrete Paving in Places that are Removed.

GENERAL NOTES

- All topographic and existing base information was surveyed by Wright-Pierce and provided to Richardson & Associates in September 2013.
- Limit of work is as shown on this Sheet.
- No materials storage shall occur within tree protection areas or within drip-line of existing trees.
- Underground and above ground utility locations shown on the survey are based upon best available evidence and are not field verified. Locating and protecting any above ground or underground utilities is the sole responsibility of the contractor. Utility conflicts shall be reported immediately to the Owner's Representative.
- Utility information shown is approximate only. Prior to any construction, appropriate utility companies shall be contacted and Dig-Safe Center shall be called at 1-888-DIG-SAFE, at least 72 hours (3 working days) in advance.

REMOVAL NOTES

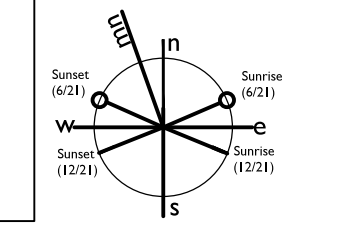
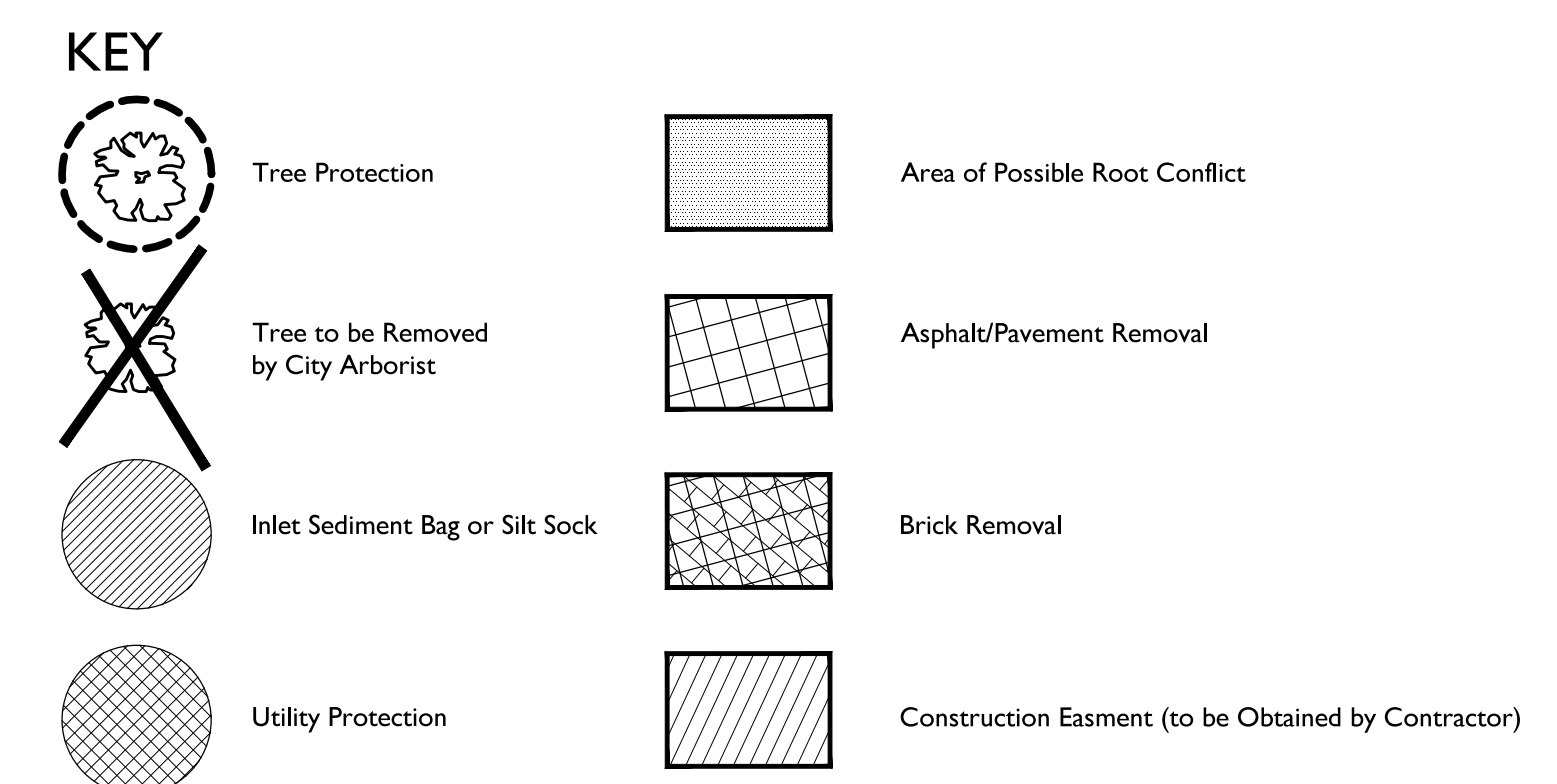
- Removal and Disposal of Material Off Site Shall be in an Appropriate and Approved Disposal Site.
- All Existing Wood Retaining Walls Shall be Removed and Disposed of Off Site.
- All Existing Fences Shall be Removed and Disposed of Off Site.
- All Existing Benches Shall be Removed and Disposed of Off Site.
- All Existing Shrub Material Shall be Removed and Disposed of Off Site.
- All Existing Asphalt Paving within the Park Shall be Removed. All Areas of Asphalt Paving Immediately Around the Existing Trees Paving Shall be Removed by Hand or with an Air Knife.
- The Contractor Shall Coordinate with the City Arborist on Any Work Immediately Around the Existing Trees that will impact the tree roots. Any Tree Roots that need to be Cut Shall be done by the City Arborist. Once the Existing Retaining Walls are Removed, the Contractor Shall Contact the City Arborist to Review the Extent and Health of the Trees.

TREE NOTES


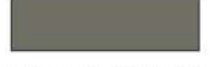







- (2) Two Existing Trees Shall be Removed. See This Plan. Trees Shall be Removed by the City Arborist.
- All Remaining Trees Shall be Limbed Up and Their Canopy Thinned by the City Arborist.
- Trees Shall be Protected During Construction. See Tree Protection Detail, Det. 10, Sheet L-8
- Tree Roots Shall not be Exposed or Unprotected more than 4 hours.

SEDIMENT CONTROL NOTES

- The Existing Drain Cover Shall be Protected by Using a City Approved Sediment Control such as Inlet Sediment Bag or Silt sock. The Contractor Shall Coordinate with the City Representative on the Desired Sediment & Erosion Control Measure.



Key to Materials

-  Wood Retaining Wall
-  Wood Fence in Front of Retaining Wall
-  6" Concrete Poured in Place Edging
-  Wood Chip Play Surface
-  Sand (play)
-  Lawn
-  Brick Sidewalk (Existing)
-  Brick Sidewalk (New)
-  Granite Curbing Set on Edge (Between Brick Sidewalk & Wood Retaining Wall)

All Other Materials Simply Noted on Drawings

Product and Manufacturer Information

- | | | | | | | |
|---|--|--|--|---|---|--|
| <p>1. Arbor Accessible Picnic Table with Seats
 Manufacture: Columbia Cascade Company
 Model: 2243-6
 Tel: (800) 547-1940
 E-mail: timberform.com</p> | <p>2. Backless Bench (Add Alternate #1)
 Base Bid: NIC
 Manufacture: Landscape Forms
 Model: Scarborough, 72" Backless Bench with Horizontal Straps
 Color: Black
 Tel: (888) 521-2546
 E-mail: landscapeforms.com</p> | <p>3. Backed Bench (Add Alternate #2)
 Base Bid: NIC
 Manufacture: Landscape Forms
 Model: Scarborough, 72" Backed Bench with Horizontal Straps
 Color: Black
 Tel: (888) 521-2546
 E-mail: landscapeforms.com</p> | <p>4. 5-Loop Bike Rack; Surface Mount
 Manufacture: Wagner Companies
 Model: SR5LW-SM-BLK
 Color: Black
 Tel: (414) 214-0444
 E-mail: info@mailwager.com</p> | <p>5. Super Scoop (in Sandbox area)
 Manufacture: Landscape Structures
 Model: 123831
 Rep: Joel St. Pierre
 Tel: (207) 642-5713
 E-mail: Joel_StPierre@obrienandsons.com</p> | <p>6. Single Post Swing Frame
 Manufacture: Landscape Structures
 Model: 177332
 Color: Black
 Rep: Joel St. Pierre
 Tel: (207) 642-5713
 E-mail: Joel_StPierre@obrienandsons.com</p> | <p>7. Removable Bollard
 Manufacture: Landscapeforms
 Model: Annapolis
 Tel: (603) 574-8484
 Web: landscapeforms.com</p> |
|---|--|--|--|---|---|--|

Base Bid: 18" Thick Haunch at Concrete Edge, Typ; See Detail 2, Sheet L-7
 Deduct Alternate #1: Poured in Place 6" Wide Concrete Edge, Typ; See Detail 2a, Sheet L-7

Trash/ Recycling Receptacles; NIC
 Work Shall be Completed by the City of Portsmouth

Bicycle Rack; Surface Mount to Concrete
 See Product/ Manufacturer Information this Sheet, and Detail 4, Sheet L-8.

8" Square Metal Area Drain, Contractor Shall Provide Cut Sheet to City of Portsmouth for Approval

Existing Sign and Post Shall be Re-Set. City Representative Shall Provide on Site Guidance for Location

Drinking Fountain and Plumbing NIC;
 City of Portsmouth Shall be Responsible for All Work and the Coordination with the Contractor on the Installation of this work.

Concrete Accessible Ramp; see Detail 5, Sheet L-7

Base Bid: 18" Thick Haunch at Concrete Edge, Typ.
 Deduct Alternate #1: Poured in Place 6" Wide Concrete Edge, Typ.

Cantilevered Wood Bench; Base Bid NIC.
 Add Alternate #3; Price for Materials & Installation, see Det. 11, Sht L-8

Wood Retaining Wall, Typ.
 See Detail 11, Sheet L-7.

(1) Existing Digger Play Structure (Relocated) and
 (1) New Digger Play Structure (New Installation).
 See Product/ Material Info, This Sheet.

Granite Curbing Set on Edge; Granite Material shall be Provided by the City of Portsmouth; Base bid: Prep & Installation.
 Existing Stone with Plaque Shall be Re-set in this General Location. City Representative Shall Approve the Final Location

Brick Paving Shall Match the Existing Brick Sidewalk in Size, Color and Pattern; Contact City Of Portsmouth for Manufacturer. Reuse Existing Brick on Site if Possible.

Limit of Existing Brick Sidewalk; See Survey

Limit of New Curb

Wood Fence in Front of Retaining Wall; Starting at the Sidewalk/Retaining Wall, the First 8' Shall be a 4' Tall Lattice Panel. See Detail 17, Sheet L-7

Wood Retaining Wall
 See Details 9 through 14, Sheet L-7

Granite Curbing Set on Edge; Granite Material shall be Provided by the City of Portsmouth; Base bid: Prep & Installation.

Existing Brick Walk Shall be Removed for the Installation of the Granite Curbing and Wood Retaining Wall. The Brick Shall be Replaced by the Contractor. The Contractor shall be Responsible for Storing the Bricks in a Secure Location

South Street
 Property Line
 Planting Bed, See Planting Plan, L-6

Existing Fire Hydrant
 Existing Tree Shall Remain
 Planting Bed See Planting Plan, Sheet L-6

"Sand Box" (1,176 SF)
 18" Depth of Play Sand

Existing Play Structure Shall be Re-Set in New Location; See Layout Plan; Consult Landscape Structures for Installation Instructions; Manufacturer Information on this Sheet.
 Existing Tree Shall Remain

Planting Bed See Planting Plan, Sheet L-6

Granite Curbing Set on Edge; Granite Material shall be Provided by the City of Portsmouth; Base bid: Prep & Installation.

New Granite Curbing; Straight and Radial; Match Existing Width and Height; See Layout Plan for Lengths and Radius, Reuse Existing Site Curbing When Possible

"Play Structure Pod" (1,547 SF)

Entire Play Pod shall be a "Dry Well"; see Det. 8, Sht L-7.

"Center Spine"

Planting Bed See Planting Plan, Sheet L-6

Wood Retaining Wall; Straight Segments Making Up a Radial Arc. See Det 9, Sht L-7

Handicap Parking Sign and Post; NIC
 Existing Play Structure Shall be Re-Located; Contractor Shall Consult Landscape Structures for Installation Instructions; see Manufacturer Information on this Sheet.

Existing Tree Shall Remain

Existing Tree Shall Remain

8" Square Metal Area Drain; Contractor shall provide Cut Sheet to City of Portsmouth for Approval.

Existing Tree + Shall Remain

Base Bid: 18" Thick Haunch at Concrete Edge, see Det. 2, Sht. L-7. Deduct Alternate: Poured in Place 6" Wide Concrete Edge; See Det 2a, Sht L-7.

8" Square Metal Area Drain; Contractor shall provide Cut Sheet to City of Portsmouth for Approval.
 Concrete Paving: 4" Reinforced Fiber Mix Concrete 4000 PSI, Air entrained; See Det 3, Sht L-7 for Joint Information

Existing Tree + Shall Remain

HP Parking

Open Lawn Area (2,444 SF)
 Lawn Area; Seeded

Existing Tree Shall Remain

Existing Tree Shall Remain

Existing Tree Shall Remain

Existing Tree Shall Remain

"Swing Set Pod" (771 SF)
 Entire Play Pod shall be a "Dry Well"; see Det. 8, Sht L-7.

Planting Bed See Planting Plan, Sheet L-6

Existing Tree Shall Remain

Existing Tree Shall Remain

Existing Tree Shall Remain

Wood Fence in Front of Retaining Wall, Typ. See Detail 15, Sheet L-7

Poured in Place, 6" Wide Concrete Edge, Typ. See Detail 2a, Sheet L-7.

Wood Retaining Wall, Typ. See Details 9 through 14, Sheet L-7

Planting Bed, See Planting Plan

Wood Chips; 18" Depth

Existing Play Structure Shall be Re-Set at New Elevation in Existing Location Contractor Shall Consult Landscape Structures for Installation Instructions & Appropriate Elevation

Wood Retaining Wall, Typ. See Details 9 through 14, Sheet L-7

Backed Bench on 4" Thick Concrete Slab. Base Bid: NIC; Add Alternate #2: Price for Preparation, Materials and Installation

Wood Retaining Wall; Straight Segments Making Up a Radial Arc, Typ. See Details 9 through 14, Sheet L-7

Wood Retaining Wall, Typ.

Poured in Place, 6" Wide Concrete Edge, Typ.

Wood Retaining Wall, Typ. See Details 9 through 14, Sheet L-7

Wood Fence in Front of Retaining Wall, Typ.

New Swing Set See Product and Manufacturer Information on this sheet (#7), Install as Per Manufacturer's Instructions

Wood Chips; 18" Depth

Wood Retaining Wall, Typ. See Details 9 through 14, Sheet L-7

Accessible Picnic Table Set on Concrete Paving. See Product and Manufacturer Information, this sheet. See Detail 5, Sheet L-8 for Anchor Detail

Wood Retaining Wall, Typ. See Details 9 through 14, Sheet L-7

Wood Retaining Wall, Typ. See Details 9 through 14, Sheet L-7

Parking Lot Curb Stops and Parking Stall Markings, NIC. Work Shall be Completed by the City of Portsmouth

Planting Bed, See Planting Plan

Trash/ Recycling Receptacles; NIC Work Shall be Completed by the City of Portsmouth

4" x 4", 6'-tall, Pressure Treated Wood Post; Sign to be Provided by the City of Portsmouth; Contractor responsible for sign installation.

Metal Removable Bollard See Detail 6, Sheet L-8 and Product and Manufacturer Information, This Sheet.

Pavement Markings; NIC Work Shall be Completed by the City of Portsmouth

(3) Backless Benches; Base Bid NIC Add Alternate #1; Include Price for Materials and Installation See Product and Manufacturer Information, This Sheet.

Original Issue Date: May 27, 2015
 Issued for: **FOR BIDDING PURPOSES**
 Revision Dates:
 1.
 2.
 3.

Richardson & Associates, Landscape Architects / 11 Middle Street, Suite 04072 L, 207.286.9450, Pal@richardsonassociates.com

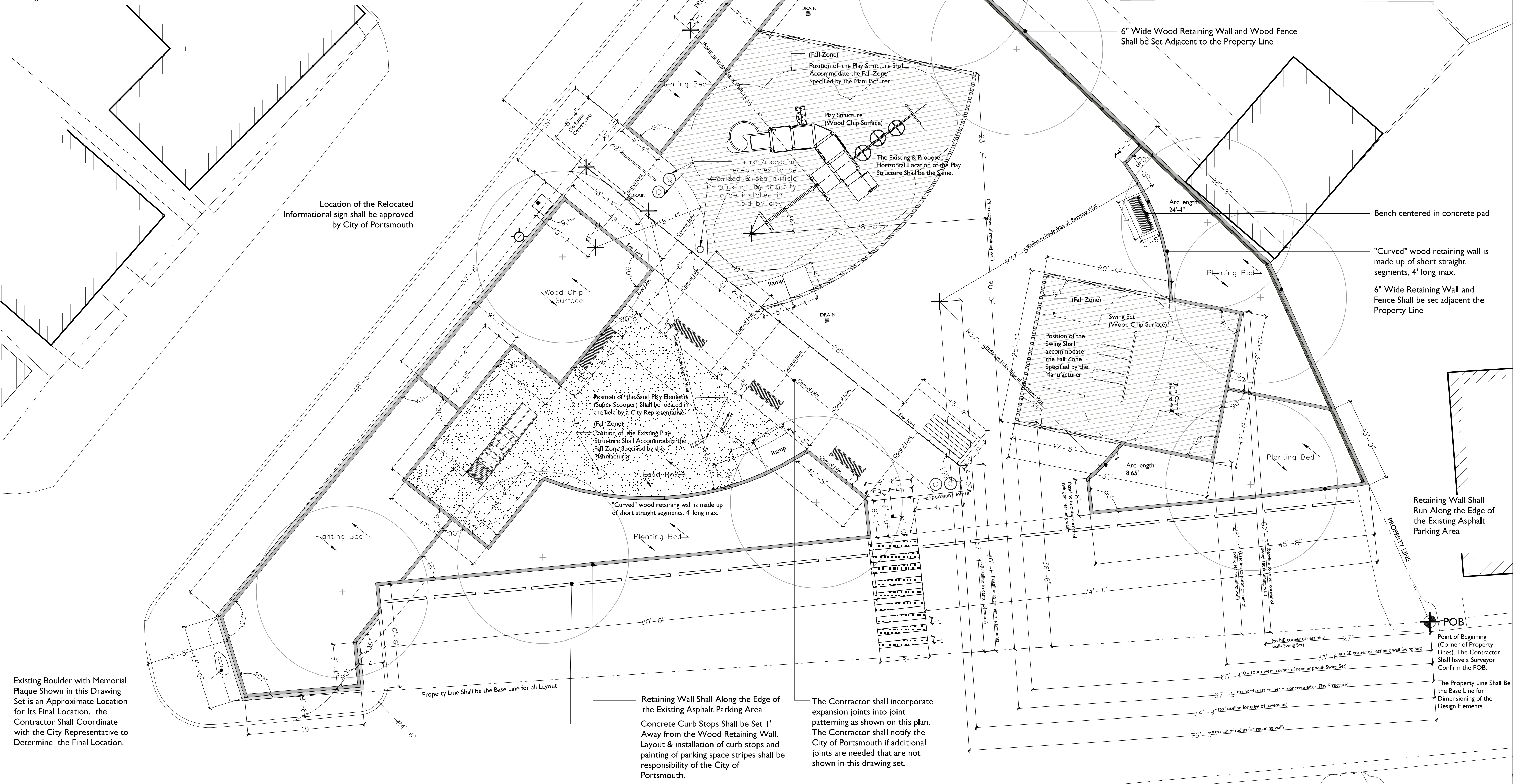
Scale: 1/8" = 1'-0" (Original drawings size)
 Original Drawing Size: 24" x 36"

Materials Plan
 Haven School Playground
 Portsmouth, NH

L-2

General Layout/Staking Notes

1. Drawings prepared from survey provided to Richardson & Associates by Wright Pierce, dated September 2013.
2. Point of Beginning (POB) for all construction layout is the southeast corner of property line. The Contractor shall survey this POB to establish it in the field.
3. All written dimensions shall prevail; do not scale from drawings.
4. Distances shown on site plans are horizontal distances.
5. All curves shall be true radii without straight segments unless otherwise noted.
6. Contractor shall field verify all dimensions and field verify location of existing trees and utilities as necessary. Any discrepancies shall be reported immediately to the City Representative.
7. Layout staking shall be approved in the field by a City Representative prior to construction. The contractor shall notify the City of Portsmouth 48 hours prior to required site visit.
8. See construction details for dimensions of site elements.
9. All dimensions and angles are 90° unless otherwise noted.
10. Changes in the layout may be made by the Landscape Architect or the City of Portsmouth to accommodate design intent or field conditions. No additional payment will be made to the Contractor for this work.
11. Bike rack, benches, trash/recycling receptacles, signs and memorial boulder shown on this plan are the approximate locations. Final layout of these items shall be approved in the field by a City Representative.
12. See Wall/Deadman Plan, Sht L-4 for Layout of Deadman.
13. All wood retaining walls shall be 6" wide pressure treated wood.
14. All concrete borders shall be 6" thick unless otherwise noted.
15. Position of all play structures and swings shall be positioned to accommodate the Fall Zone as specified by the Manufacturer of the equipment. The Contractor shall verify the fall zones with the manufacturer. The City Representative shall be notified of any adjustments to proposed site design to accommodate the fall zone.
16. "Curved" wood retaining walls shall be made up of short straight segments, 4' long max.
17. The Contractor shall incorporate expansion joints into concrete joint patterning as shown on this plan. Refer to Detail 3, Sheet L-7 for jointing details. The Contractor shall notify the City of Portsmouth if additional joints are needed that are not shown in this drawing set.



Existing Boulder with Memorial Plaque Shown in this Drawing Set is an Approximate Location for Its Final Location. the Contractor Shall Coordinate with the City Representative to Determine the Final Location.

Location of the Relocated Informational sign shall be approved by City of Portsmouth

Property Line Shall be the Base Line for all Layout

Retaining Wall Shall Along the Edge of the Existing Asphalt Parking Area
Concrete Curb Stops Shall be Set 1' Away from the Wood Retaining Wall. Layout & installation of curb stops and painting of parking space stripes shall be responsibility of the City of Portsmouth.

The Contractor shall incorporate expansion joints into joint patterning as shown on this plan. The Contractor shall notify the City of Portsmouth if additional joints are needed that are not shown in this drawing set.

First 8'-long section of the Fence Shall be a 4' tall Lattice Fence. See Detail 17, Sheet L-7.
Start of 8' tall fence; See Detail 15, Sheet L-7

6" Wide Wood Retaining Wall and Wood Fence Shall be Set Adjacent to the Property Line

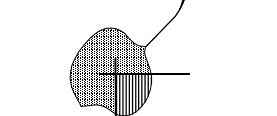
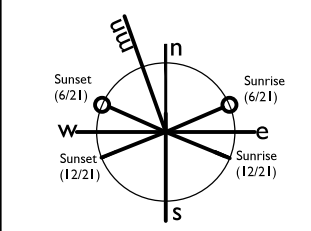
Bench centered in concrete pad

"Curved" wood retaining wall is made up of short straight segments, 4' long max.
6" Wide Retaining Wall and Fence Shall be set adjacent the Property Line

Retaining Wall Shall Run Along the Edge of the Existing Asphalt Parking Area

Point of Beginning (Corner of Property Lines). The Contractor Shall have a Surveyor Confirm the POB.

The Property Line Shall be the Base Line for Dimensioning of the Design Elements.



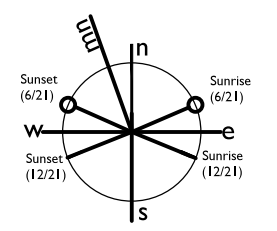
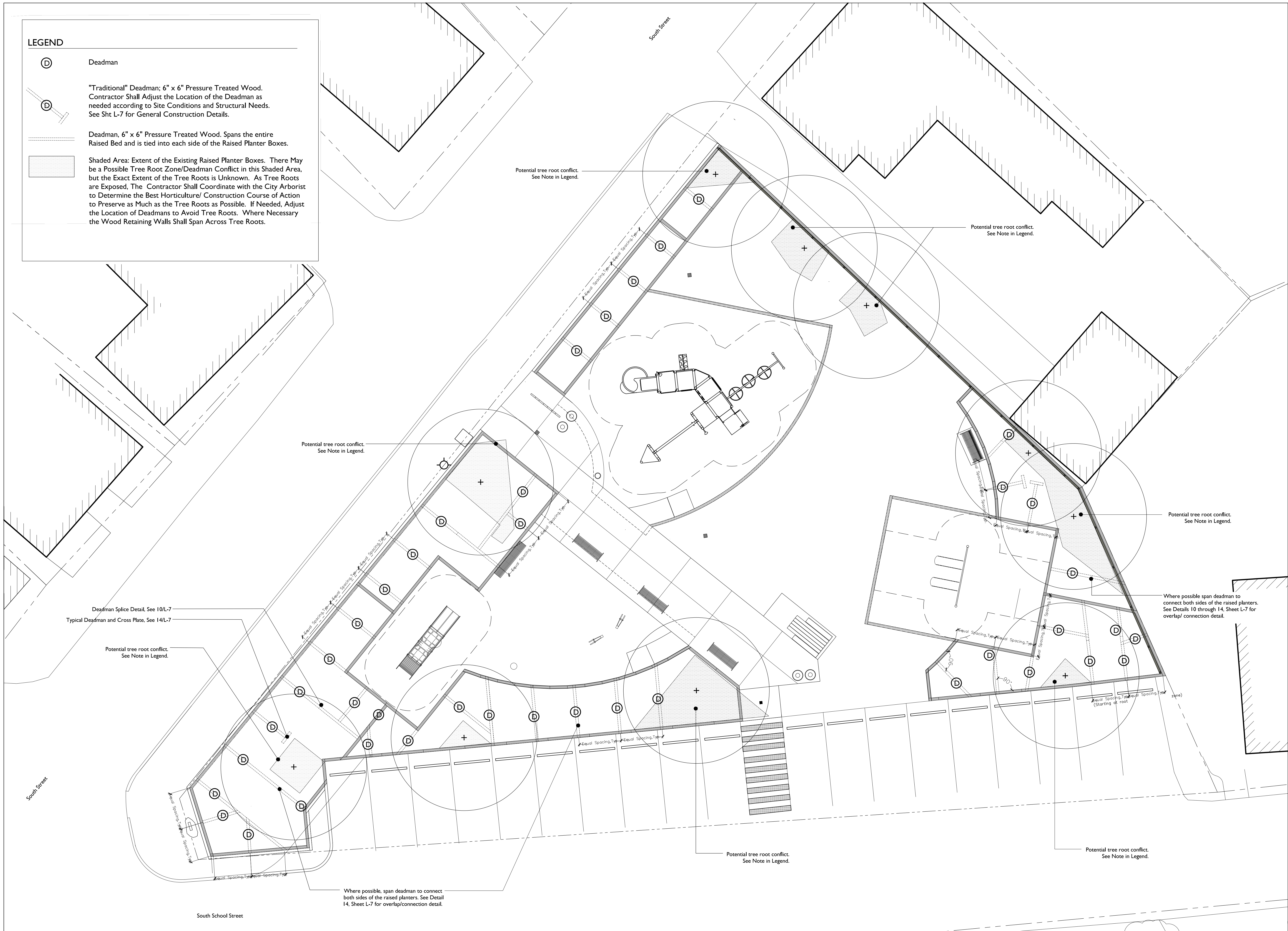
LEGEND

(D) Deadman

"Traditional" Deadman; 6" x 6" Pressure Treated Wood. Contractor Shall Adjust the Location of the Deadman as needed according to Site Conditions and Structural Needs. See Sht L-7 for General Construction Details.

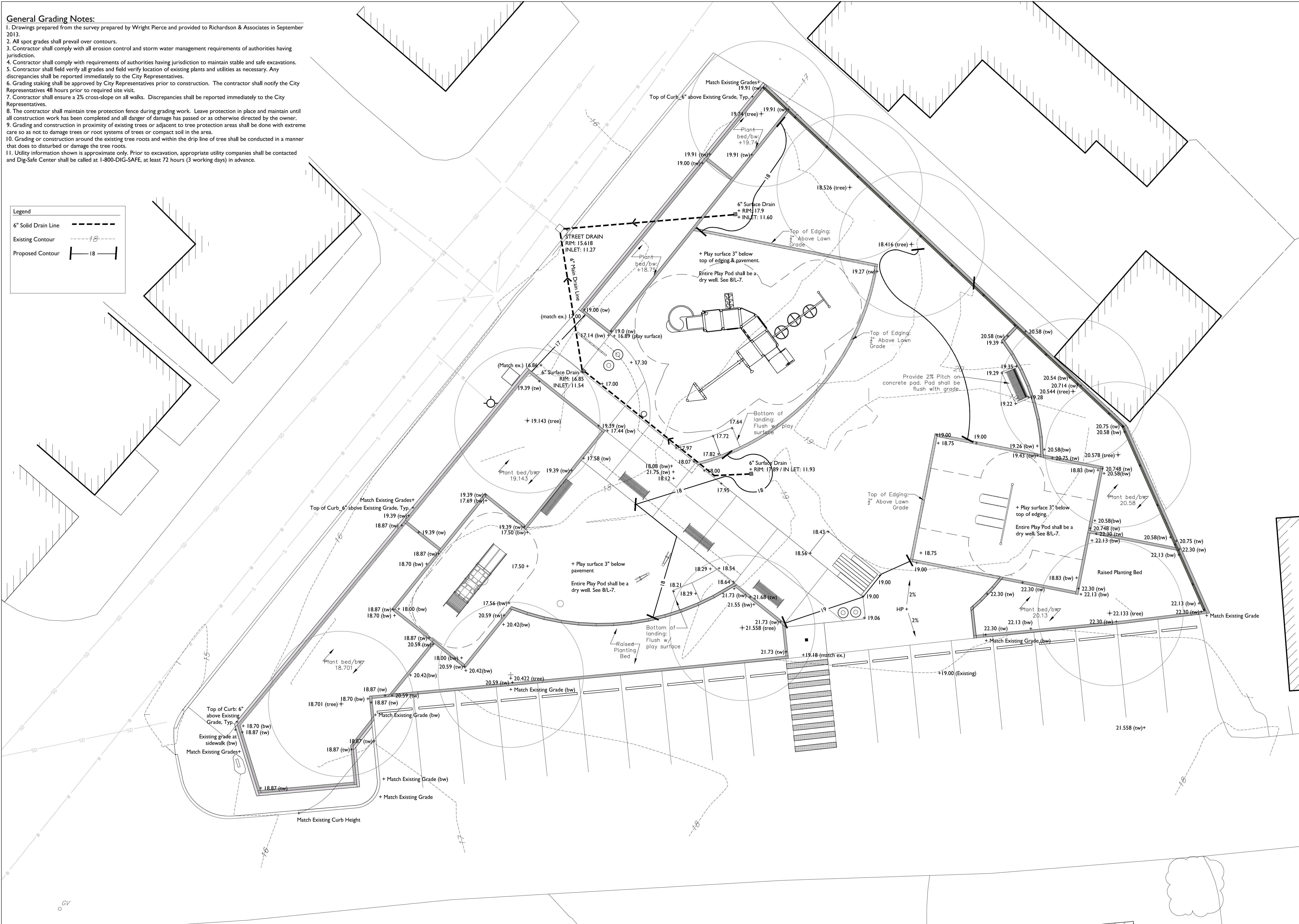
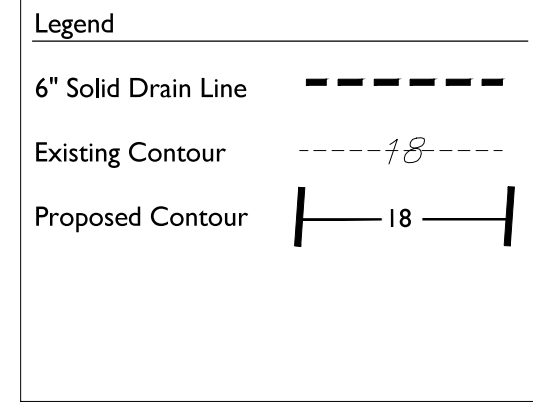
Deadman, 6" x 6" Pressure Treated Wood. Spans the entire Raised Bed and is tied into each side of the Raised Planter Boxes.

Shaded Area: Extent of the Existing Raised Planter Boxes. There May be a Possible Tree Root Zone/Deadman Conflict in this Shaded Area, but the Exact Extent of the Tree Roots is Unknown. As Tree Roots are Exposed, The Contractor Shall Coordinate with the City Arborist to Determine the Best Horticulture/ Construction Course of Action to Preserve as Much as the Tree Roots as Possible. If Needed, Adjust the Location of Deadmans to Avoid Tree Roots. Where Necessary the Wood Retaining Walls Shall Span Across Tree Roots.



General Grading Notes:

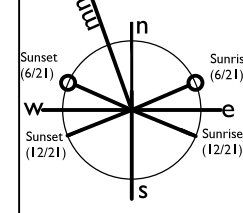
1. Drawings prepared from the survey prepared by Wright Pierce and provided to Richardson & Associates in September 2013.
2. All spot grades shall prevail over contours.
3. Contractor shall comply with all erosion control and storm water management requirements of authorities having jurisdiction.
4. Contractor shall comply with requirements of authorities having jurisdiction to maintain stable and safe excavations.
5. Contractor shall field verify all grades and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the City Representatives.
6. Grading staking shall be approved by City Representatives prior to construction. The contractor shall notify the City Representatives 48 hours prior to required site visit.
7. Contractor shall ensure a 2% cross-slope on all walks. Discrepancies shall be reported immediately to the City Representatives.
8. The contractor shall maintain tree protection fence during grading work. Leave protection in place and maintain until all construction work has been completed and all danger of damage has passed or as otherwise directed by the owner.
9. Grading and construction in proximity of existing trees or adjacent to tree protection areas shall be done with extreme care so as not to damage trees or root systems of trees or compact soil in the area.
10. Grading or construction around the existing tree roots and within the drip line of tree shall be conducted in a manner that does not disturb or damage the tree roots.
11. Utility information shown is approximate only. Prior to excavation, appropriate utility companies shall be contacted and Dig-Safe Center shall be called at 1-800-DIG-SAFE, at least 72 hours (3 working days) in advance.



Richardson & Associates, Landscape Architects / 11 Middle Street, Suite 207, 286-9911, 207-286-9450 rla@richardsonassoc.com
 Original Issue Date: May 27, 2015
 Issued for: **FOR BIDDING PURPOSES**
 Revision Dates:
 1.
 2.
 3.

Scale: 1/8"=1'-0" (Original drawings size)
 Original Drawing Size: 24" x 36"

Grading Plan
 Haven School Playground
 Portsmouth, NH
L-5

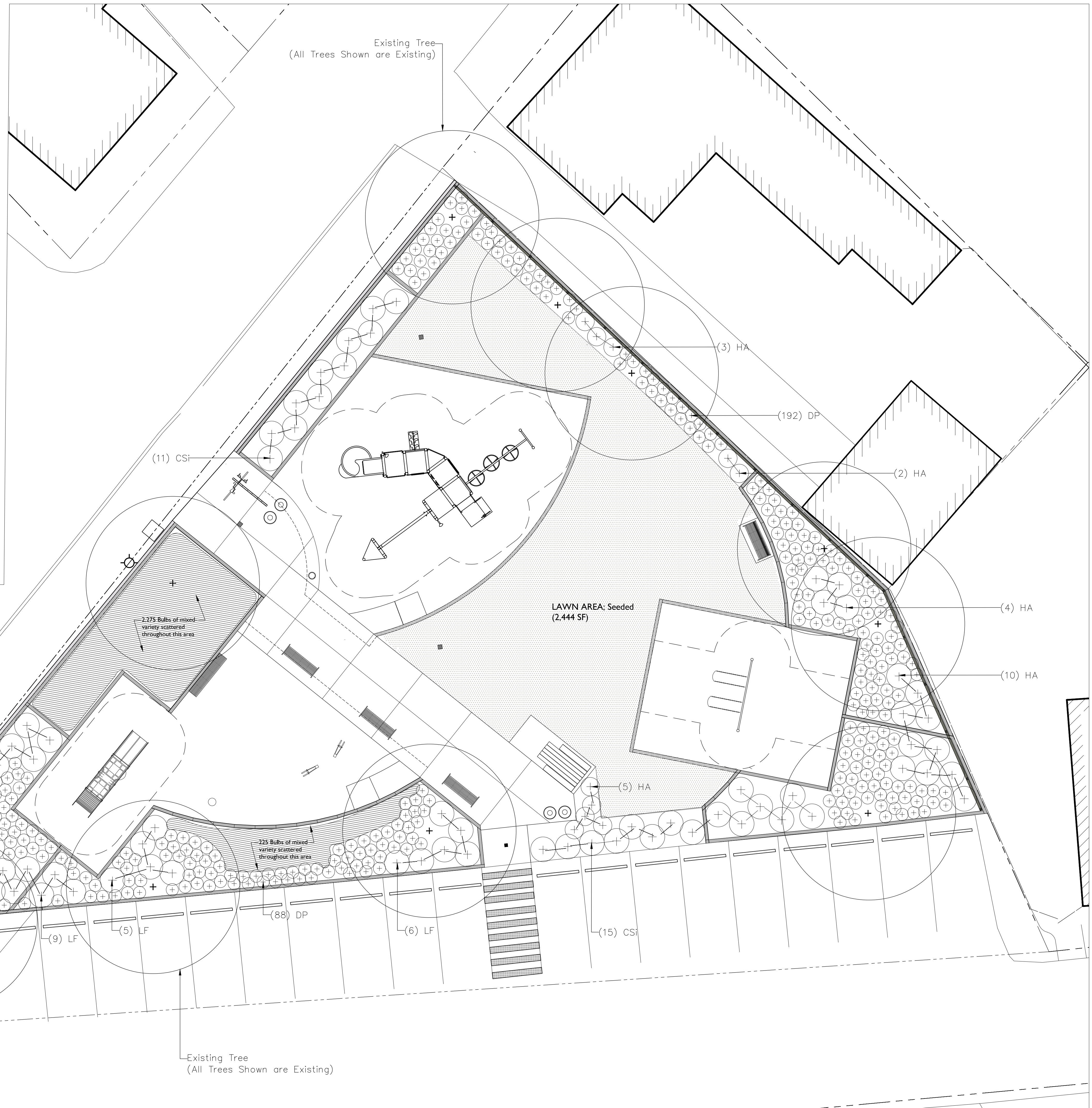


Planting List

Key	Quantity	Scientific Name	Common Name	Size	Notes
Ferns					
DP	412	Dennstaedtia punctiloba	Hayscented fern	#3 cont.	
Shrubs					
CSI	40	Cornus Sericea 'Isanti'	Dwarf Red Twig Dogwood	#5 cont.	
LF	25	Leucothoe fontanesiana 'Auxilioris'	Leucothoe	#5 cont.	
HA	24	Hydrangea arborescens 'Bella Anna'	Hydrangea	#5 cont.	
Bulbs					
	500	Crocus Speciosus 'Albus'	White Crocus		
	250	Narcissus - White Varieties	White Daffodils		
	500	Galanthus nivalis	White Snow Drop		
	500	Muscari botryoides 'Album'	White Grape Hyacinths		
	500	Scilla mischtschenkoana	White Scilla		
	250	Lerozum			

General Planting Plan Notes

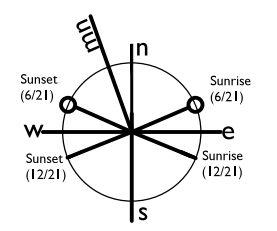
- Contractor shall begin maintenance immediately after planting and shall continue until final acceptance. Contractor shall be responsible for all means and methods of watering and maintenance.
- The landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings on this drawing. Clarify any discrepancies with the landscape architect prior to ordering plant material.
- All materials shall conform to the guidelines established by the American Association of Nurserymen.
- All plants shall bear the same relationship to finish grade as the original grades before digging.
- The landscape contractor shall guarantee all plant materials for one(1) full year from date of substantial completion.
- All plant materials are subject to the approval of the landscape architect at the nursery and at the site.
- All areas of the site which have been disturbed and not otherwise developed shall be loamed with a minimum depth of 6" of topsoil and seeded as specified.
- Landscape contractor is encouraged to provide the landscape architect with concerns and/or suggestions with regard to proposed plant material selection prior to placing a purchase order.
- All trees located adjacent to walks and drives shall have 6' of clear height to first branching.
- Contractor shall verify all tree removals with landscape architect prior to start of construction.
- Contractor shall obtain approval for proposed lawn seed mix prior to installation.
- No plant shall be put into the ground before rough grading has been finished and approved by the project landscape architect.
- All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at the time of planting.
- With container grown stock, the container shall be removed and the container ball shall be cut through the surface in two vertical locations.
- The location of shrubs shall be staked and/or placed for approval by the landscape architect prior to installation. The contractor shall notify the landscape architect 48 hours prior to required site visit.
- All plants shall be installed as per details and the contract specifications. The landscape contractor shall refer to the contract specifications for additional requirements.
- All plants and stakes shall be set plumb unless otherwise specified.
- The landscape contractor shall provide loam fill as per the contract specifications.
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered by the contractor, as necessary to insure health until final acceptance.
- The landscape contractor shall refer to the plant list and planting specifications for seasonal requirements and other restrictions related to the time of planting.
- All planting beds are have a minimum of 18" of approved planting soil if not stated otherwise. Contractor to top dress with 2" of compost, following installation of plant material and prior to mulching.
- See Planting Details, Sheet L-8

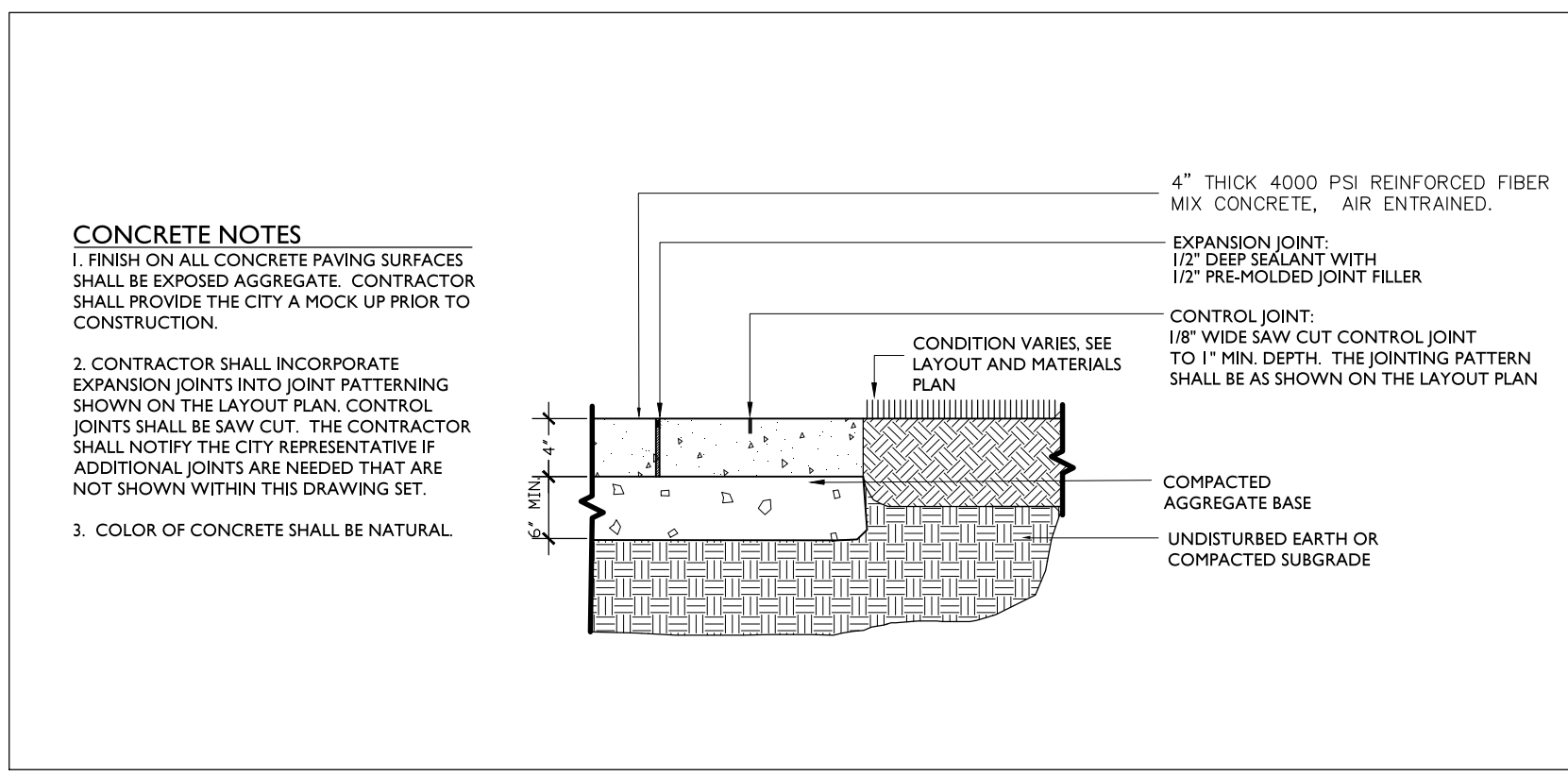


Planting Plan
 Haven School Playground
 Portsmouth, NH
 L-6

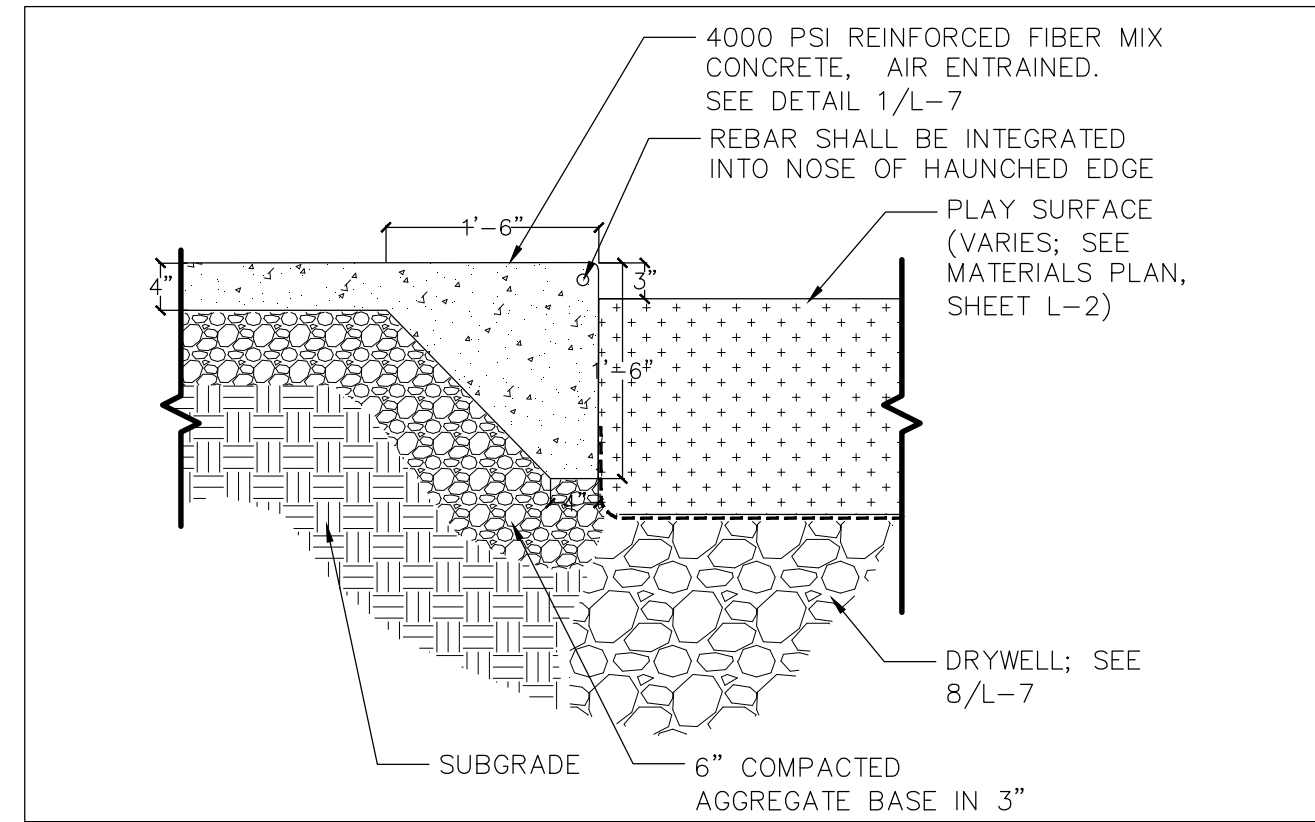
Richardson & Associates, Landscape Architects / 11 Middle Street, Suite 200, Portsmouth, NH 03801
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Scale: 1/8"=1'-0" (Original drawings size)
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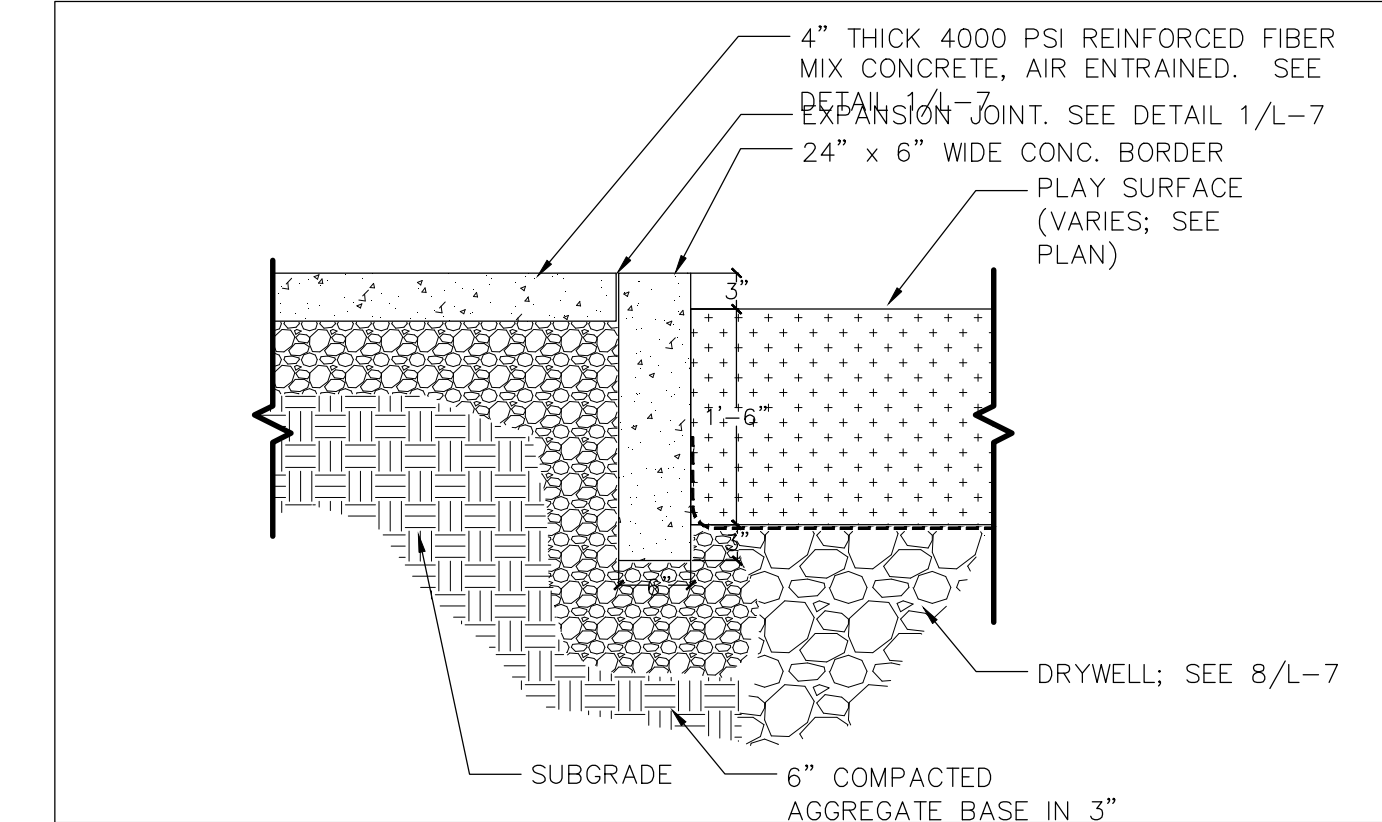




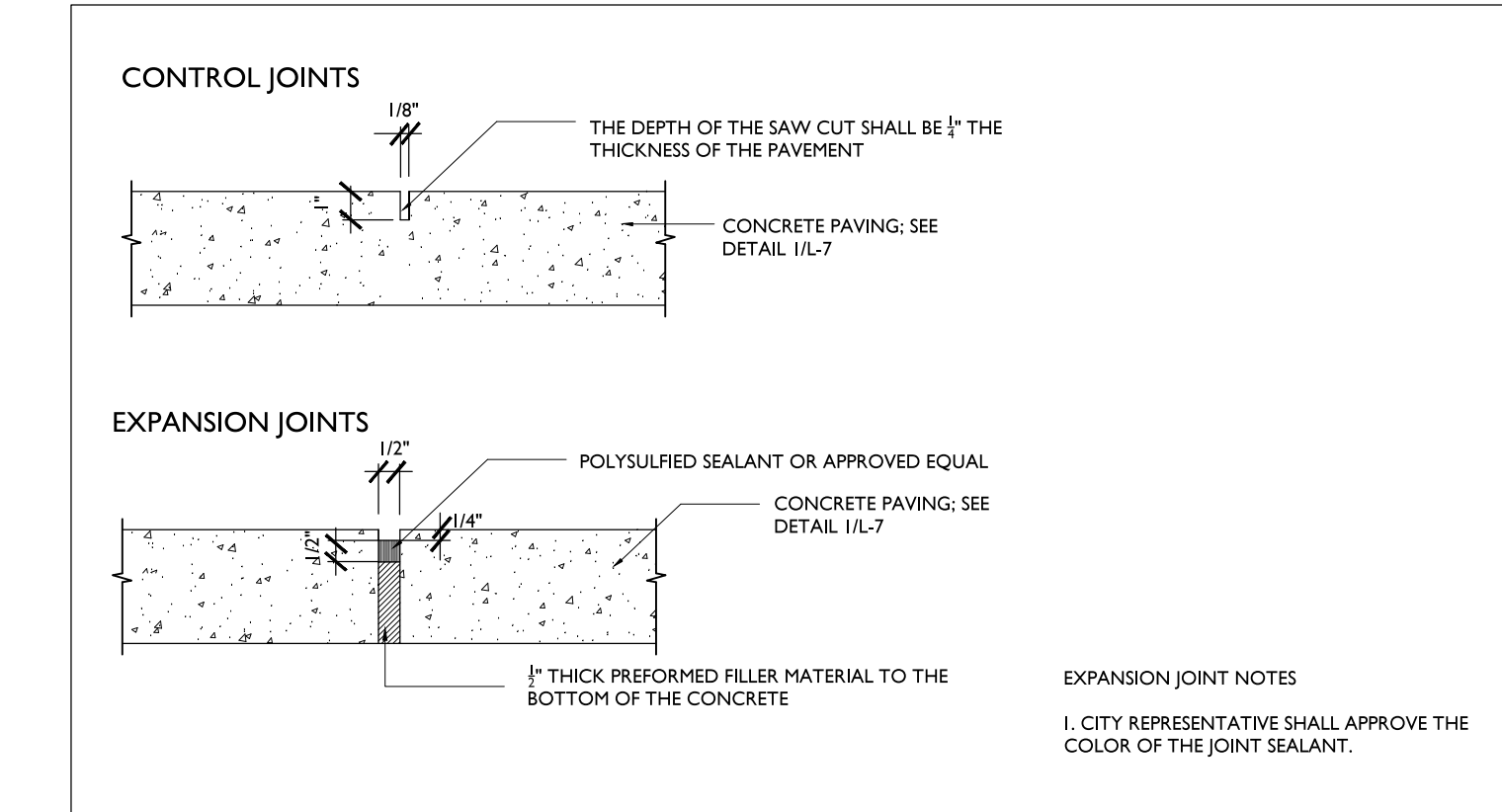
1 CONCRETE PAVING
Scale: NTS



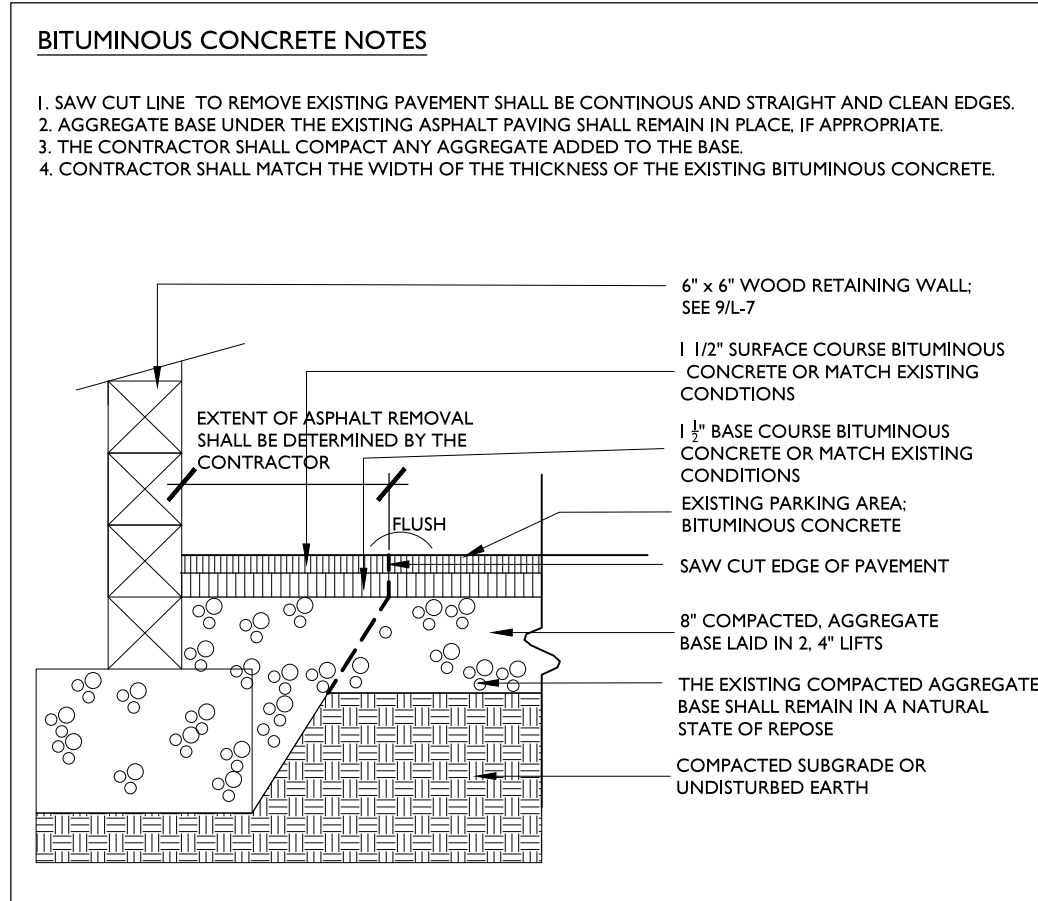
2 BASE BID: HAUNCHED CONCRETE PAVING AT PLAY POD EDGES
Scale: NTS



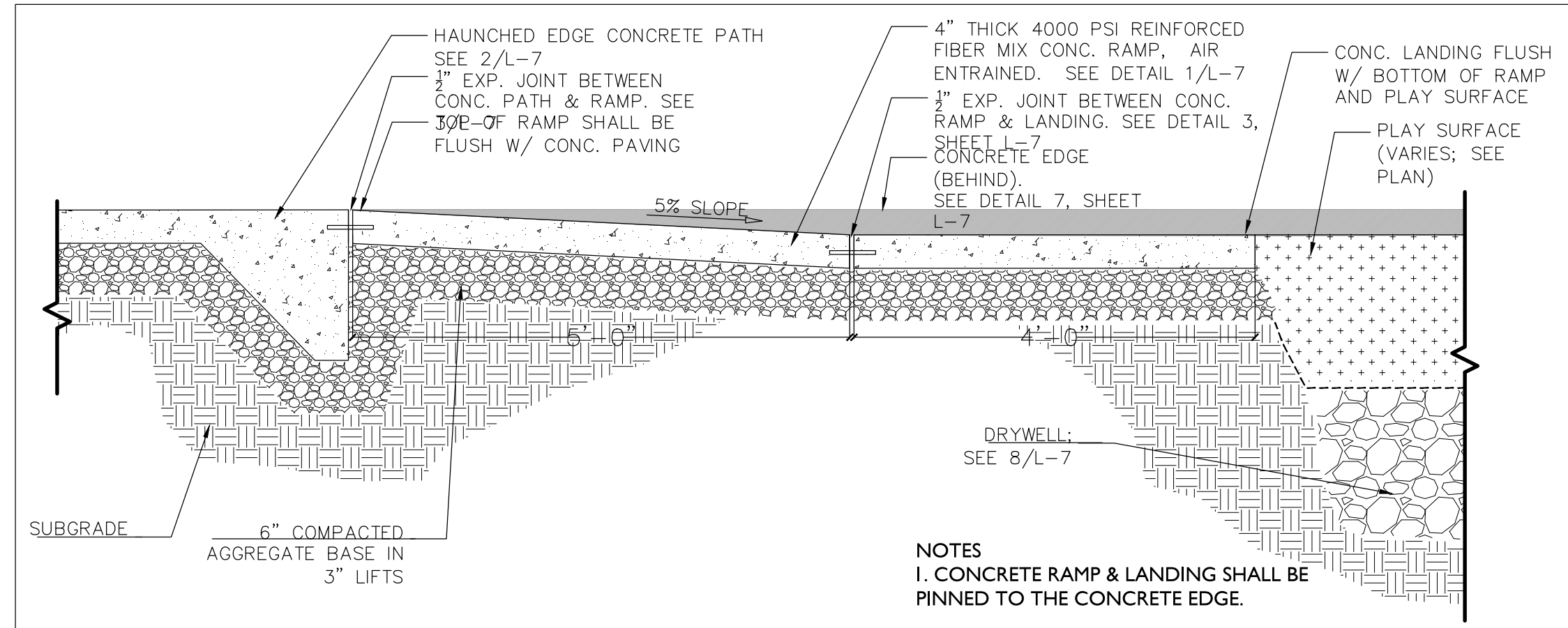
2a ALTERNATE: CONCRETE EDGE AT PLAY POD EDGES
Scale: NTS



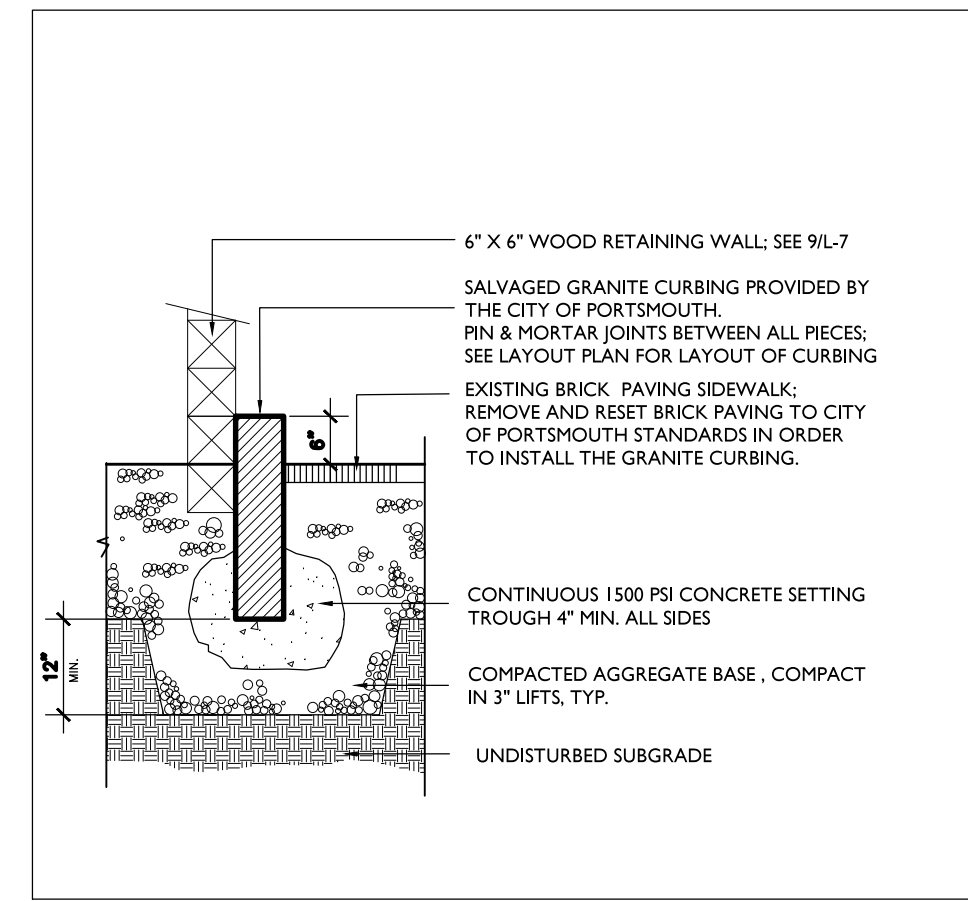
3 CONCRETE PAVING JOINTS
Scale: NTS



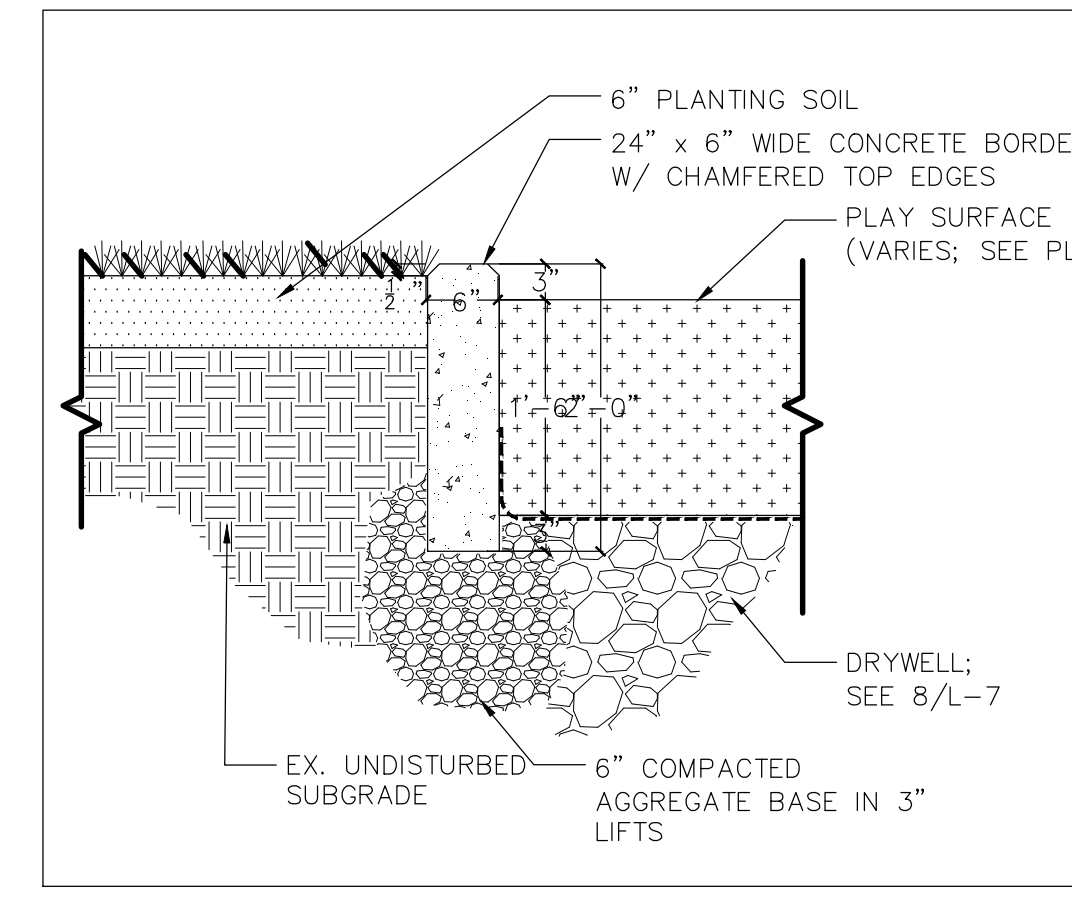
4 BITUMINOUS CONCRETE IN PARKING LOT AREA
Scale: NTS



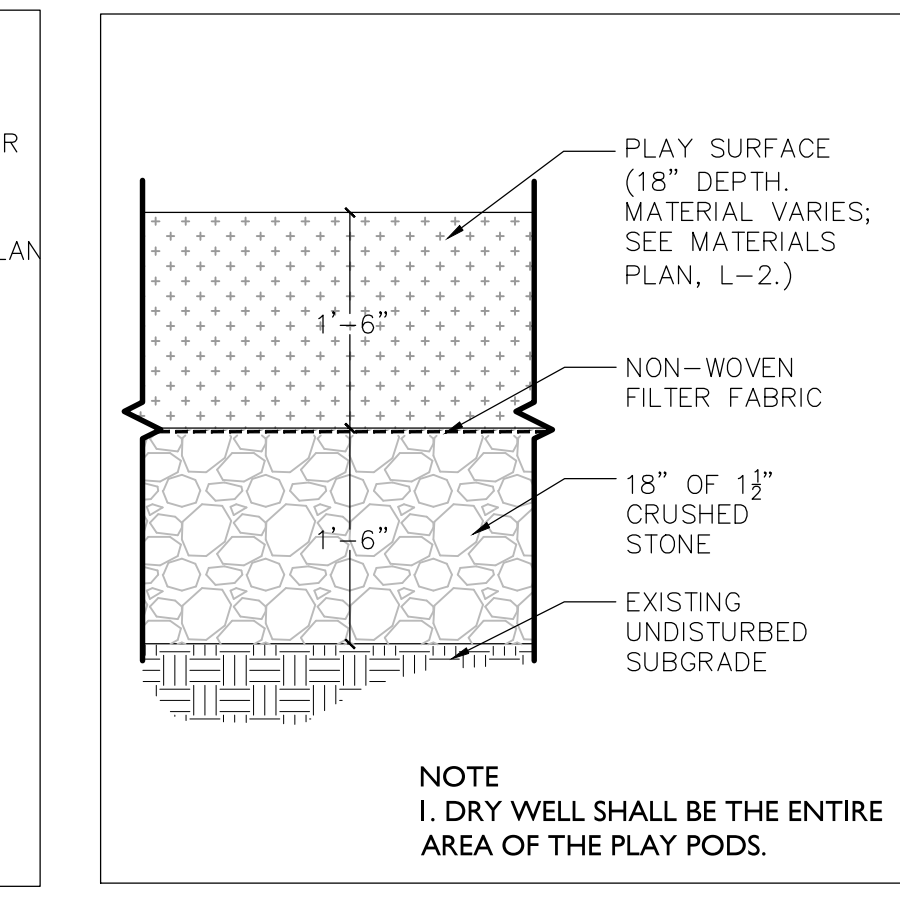
5 CONCRETE RAMP
Scale: NTS



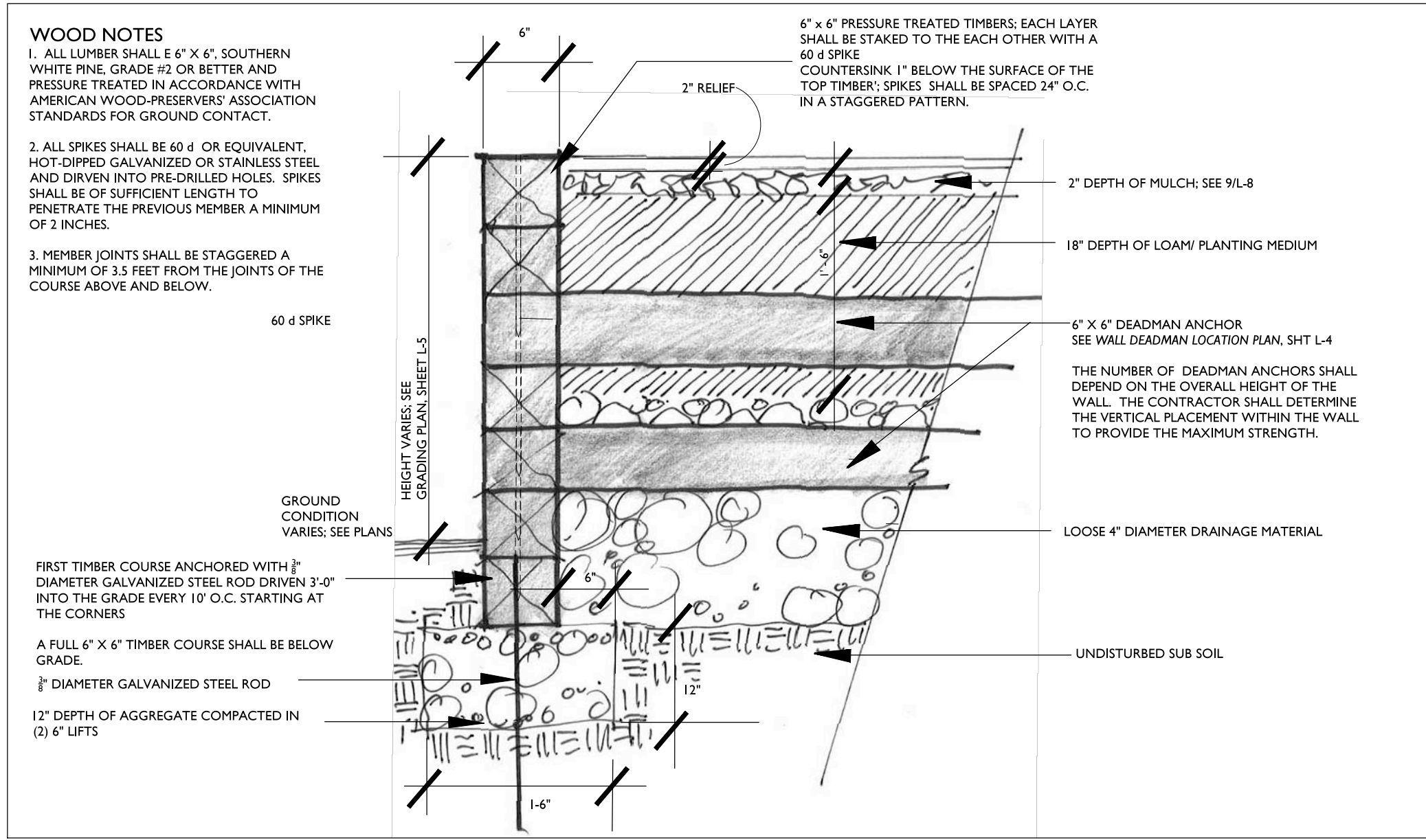
6 GRANITE CURB ALONG WOOD RETAINING WALL AT BRICK SIDEWALK
Scale: NTS



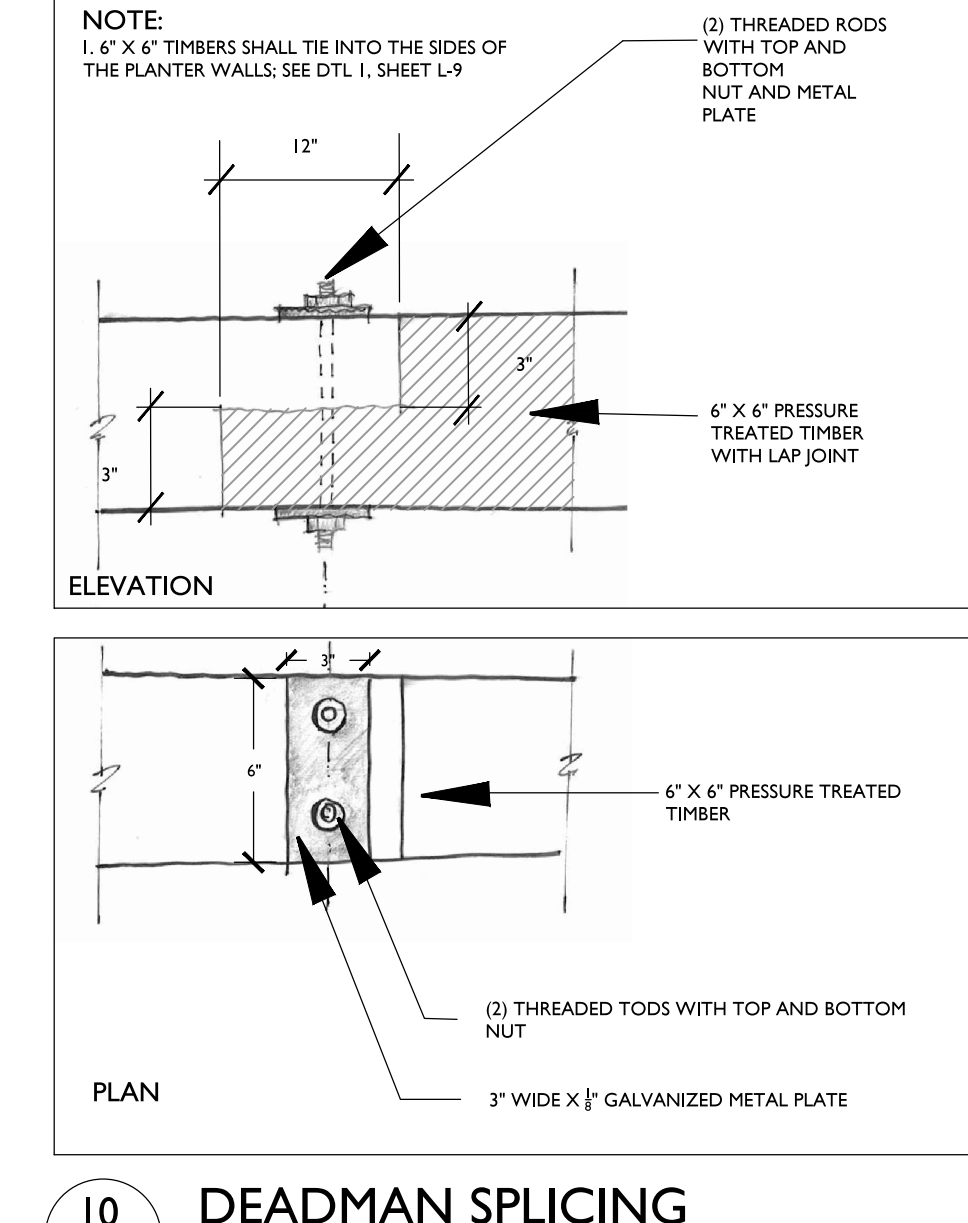
7 CONCRETE EDGING AT PLAY AREA
Scale: NTS



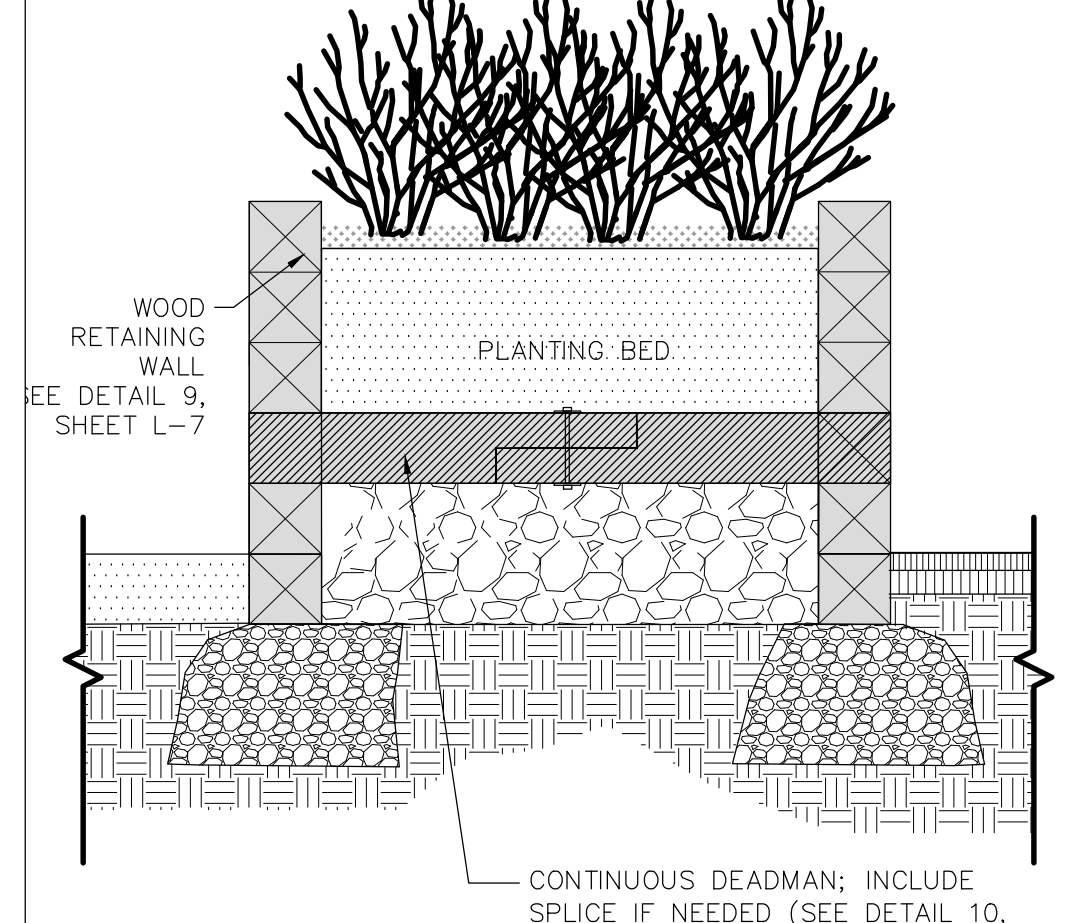
8 PLAY SURFACE & DRYWELL
Scale: NTS



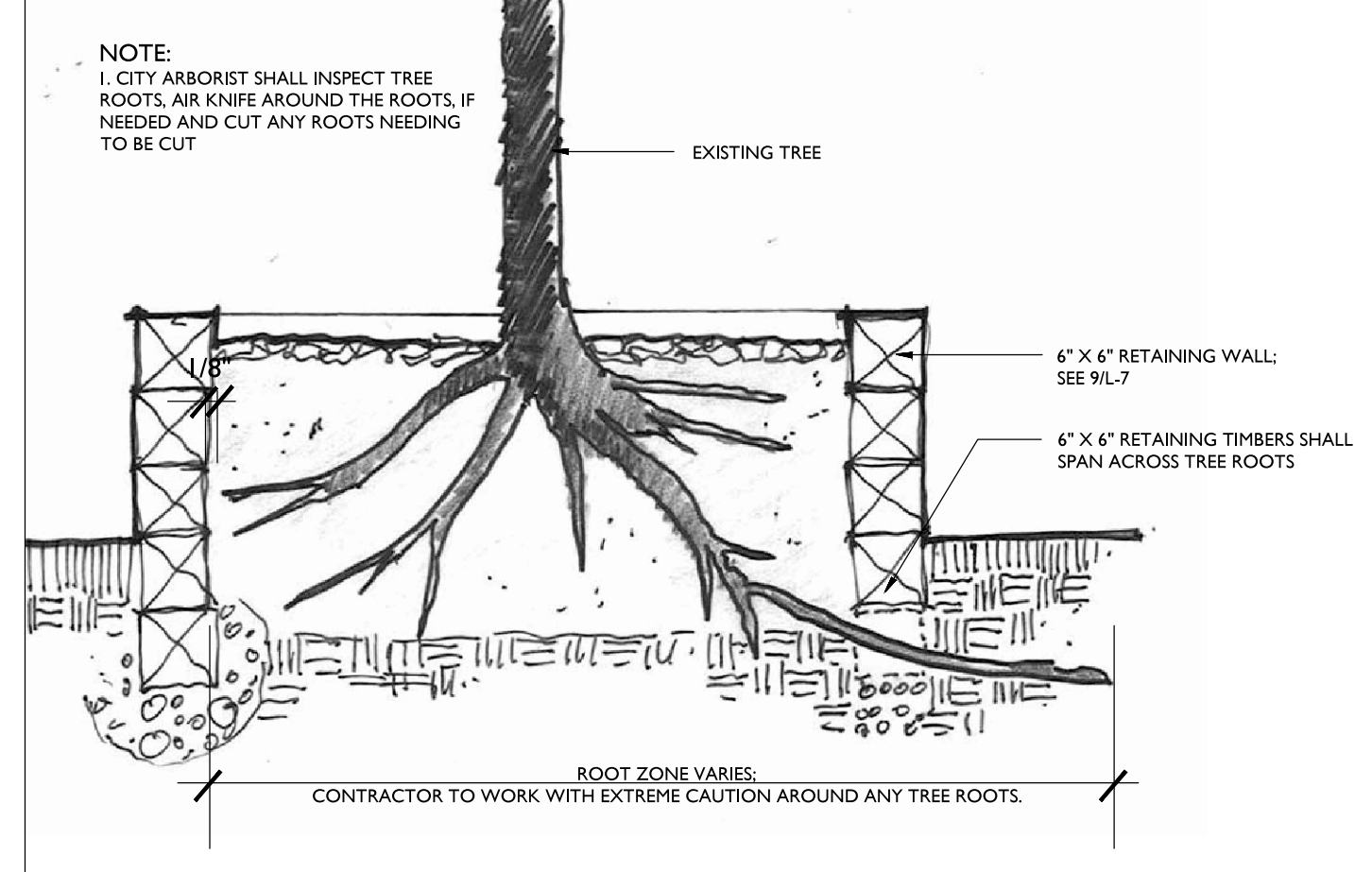
9 TYPICAL WOOD RETAINING WALL SECTION
Scale: NTS



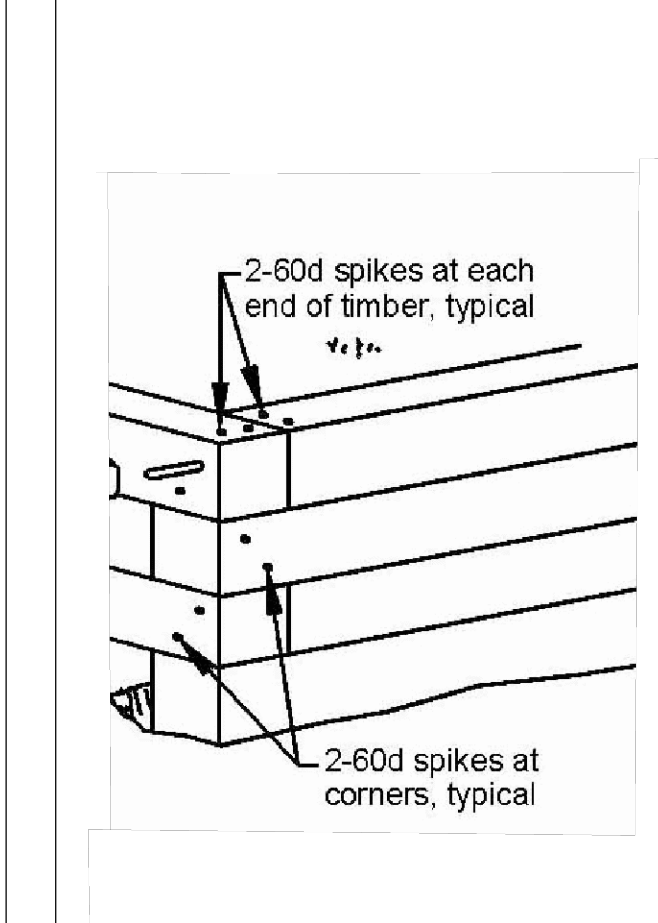
10 DEADMAN SPICING
Scale: NTS



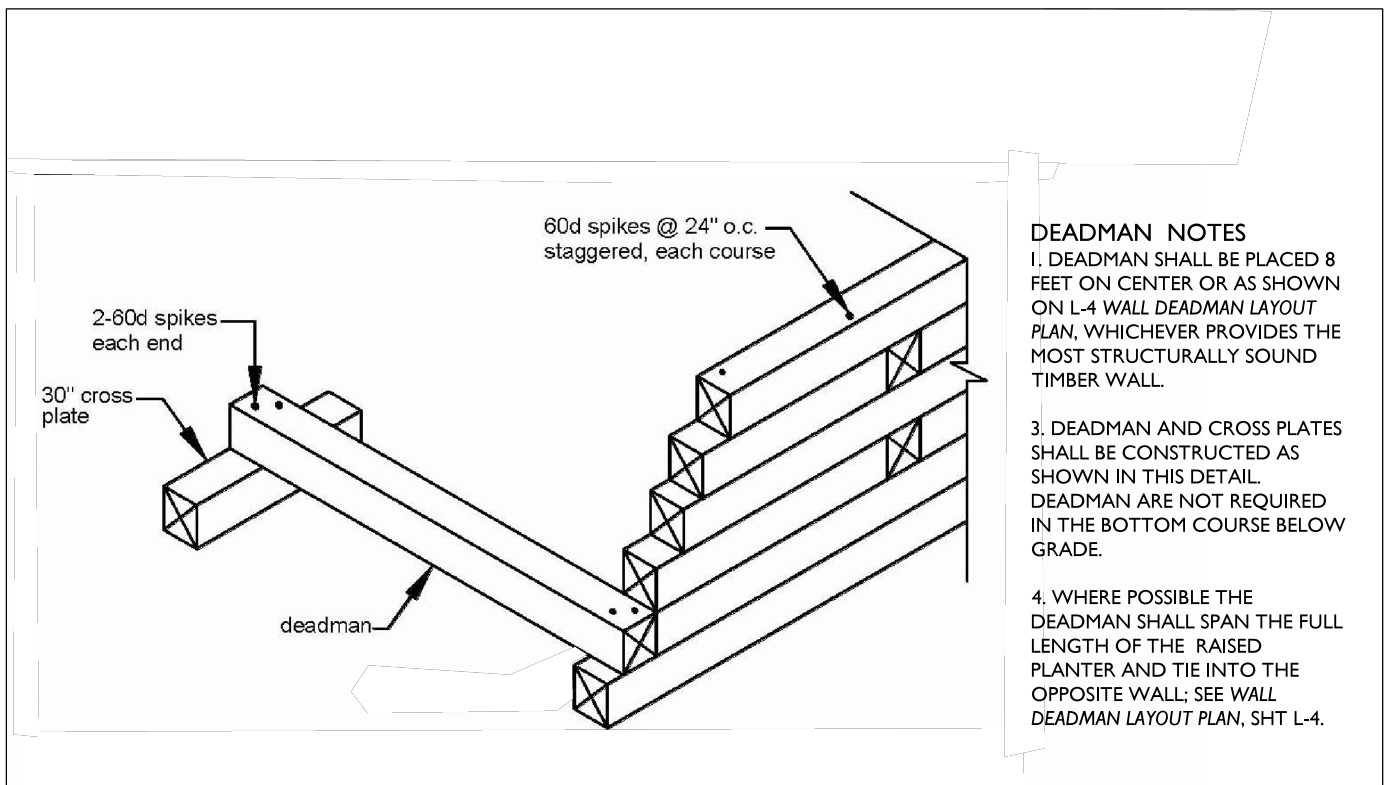
11 CONTINUOUS DEADMAN
Scale: NTS



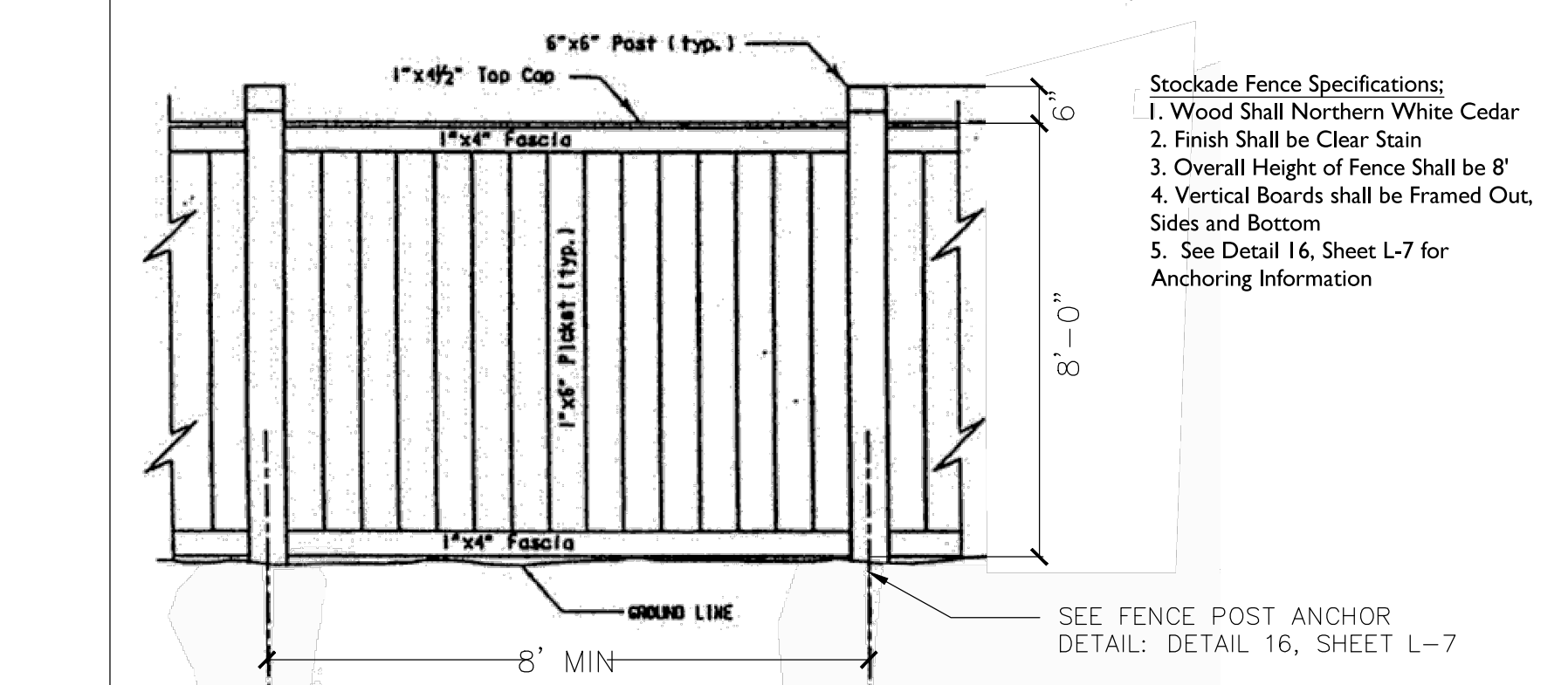
12 WOOD RETAINING WALL SECTION AT TREES
Scale: NTS



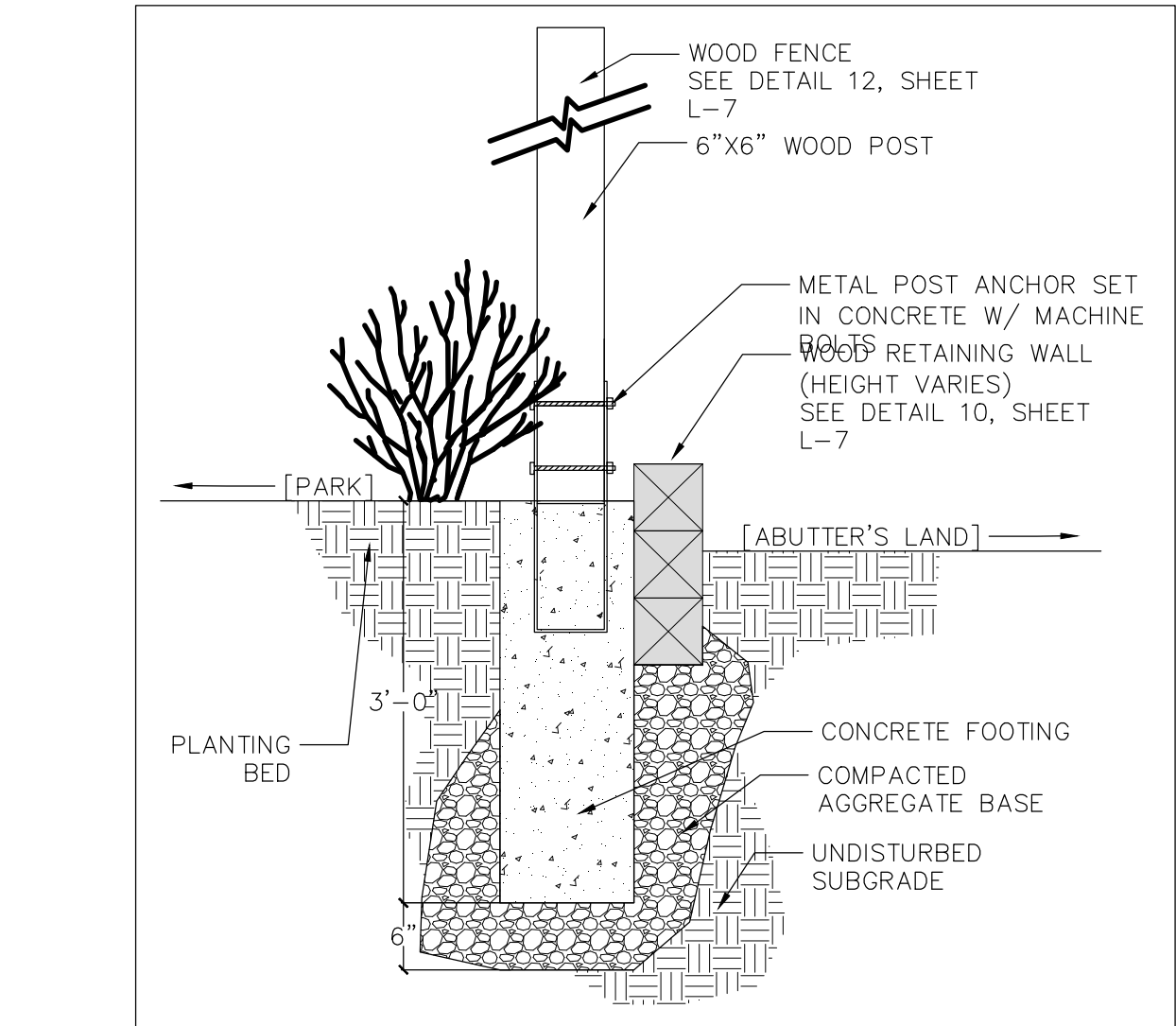
13 CORNER ANCHOR
Scale: NTS



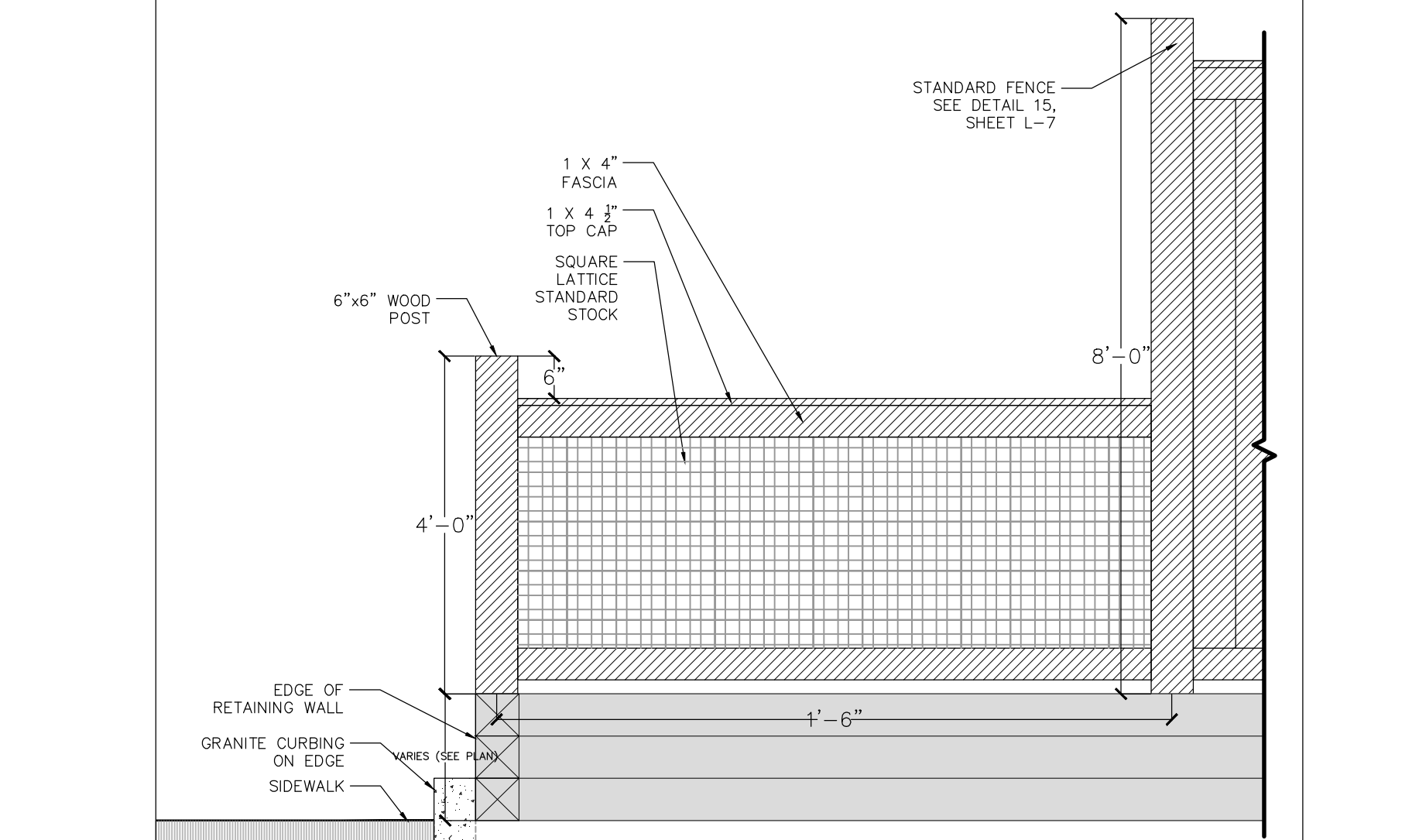
14 TYPICAL DEADMAN/ CROSS PLATE DETAIL
Scale: NTS



15 8' TALL WOOD FENCE
Scale: NTS



16 FENCE POST ANCHOR
Scale: NTS



17 LATTICE AT BEGINNING OF FENCE
Scale: NTS

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BENCH NOTES:
 1. BENCHES SHALL BE SURFACE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS.
 2. BASE BID: NIC. INCLUDE AS ALTERNATE.

1 BACKLESS BENCH
 Scale: NTS

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BENCH NOTES:
 1. BENCHES SHALL BE SURFACE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS.
 2. BASE BID: NIC. INCLUDE AS ALTERNATE.

2 BACKLESS BENCH
 Scale: NTS

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TRASH/RECYCLING RECEPTACLES SHALL BE SURFACE MOUNTED WITH NON-CORROSIVE ANCHORING HARDWARE SUPPLIED BY CONTRACTOR. (4) 7/16" DIAMETER MOUNTING HOLES PROVIDED BY MANUFACTURER, LANDSCAPE FORMS.

3 RECYCLING AND TRASH RECEPTACLE
 Scale: NTS

WAGNER COMPANIES
5 Loop BikeRail Kit
 5 LOOP BIKE RAIL™ KIT SURFACE MOUNT
 2" Galvanized Pipe (0.270" OD)

DRIVE-IN SPIKE CONCRETE FASTENERS
 Package of six 3/8" x 2 1/2" Stainless Steel Mushroom Head Spikes are included with all Surface Mount BikeRail™ Kits.
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PRODUCT/SUPPLIER INFORMATION:
 Wagner Companies
 Product: 5 Loop Bike Rail Kit
 Model: SR5LV-SM-BLK
 Tel: 888-243-6914
 web: www.wagnercompanies.com

4 BIKE RACK
 Scale: NTS

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TIMBERFORM ARBOR TABLES
 MODEL NO. 2243-6
 ACCESSIBLE PICNIC TABLE WITH SEATS

**SEE MATERIALS AND LAYOUT PLAN FOR LOCATION OF ACCESSIBLE PICNIC TABLE WITH SEATS, MODEL NO. 2243-6 AND EXTENT OF CONCRETE PAVING NEARBY. OVERALL DIMENSIONS:
 PICNIC TABLE WITH SEATS MODEL NO. 2243-6
 5'-2" X 7'-10"**

2'-8" (813 mm)
1'-6" (457 mm)
0'-0" FINISHED GRADE
0'-0" FINISHED GRADE
9/16" (14 mm) DIAMETER HOLE PROVIDED FOR ANCHORS BY OTHERS (TYPICAL-4)
2243-6-P (PEDESTAL MOUNT)

5 WOOD PICNIC BENCHES (Accessible)
 Scale: NTS

Annapolis™ Bollard, 6" Removable, with Sleeve
 www.landscapeforms.com Date: 5/13/2010
 Product Drawing Ph: 800.521.2546

NOTE: SEE INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION

6 REMOVABLE BOLLARD
 Scale: NTS

7 BULB PLANTING
 Scale: NTS

8 LAWN AREAS
 Scale: NTS

9 SHRUB PLANTING
 Scale: NTS

NOTES:
 1. THERE SHALL BE (4) METAL BRACES. THE BRACES ON THE TWO ENDS SHALL BE 6" IN FROM THE EDGE OF THE WOOD.
 2. THE MIDDLE BRACES SHALL BE EQUALLY SPACED.

11 CANTILEVER BENCH AT SAND BOX
 Scale: NTS

NOTES:
 1. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY
 2. INSTALL FENCING TO LIMIT OF DRIP LINE OF TREE
 3. DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
 4. MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.

10 TREE PROTECTION
 Scale: NTS