

PROJECT:

**TEIXEIRA RESIDENCE**  
21773 Tamarack Trail,  
Skaneateles  
New York 13152



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**CONSTRUCTION DOCUMENTS**  
May 14th, 2021

**DRAWING LIST:**

- COVER
- SURVEY
- EC-01 EROSION-STORM WATER CONTROL PLAN
- S-01 GRADING & DRAINAGE PLAN
- S-02 SITE PLAN
- S-03 LAYOUT PLAN- CONCRETE POOL SCORING PATTERN
- P-01 PLANTING PLAN

**Prepared for:**

**Mrs. K. Teixeira**  
1773 Tamarack Trail  
Skaneateles  
New York 13152

**Prepared by:**

A J MILLER LANDSCAPE ARCHITECTURE PLLC  
landscape architecture, urban design, planning

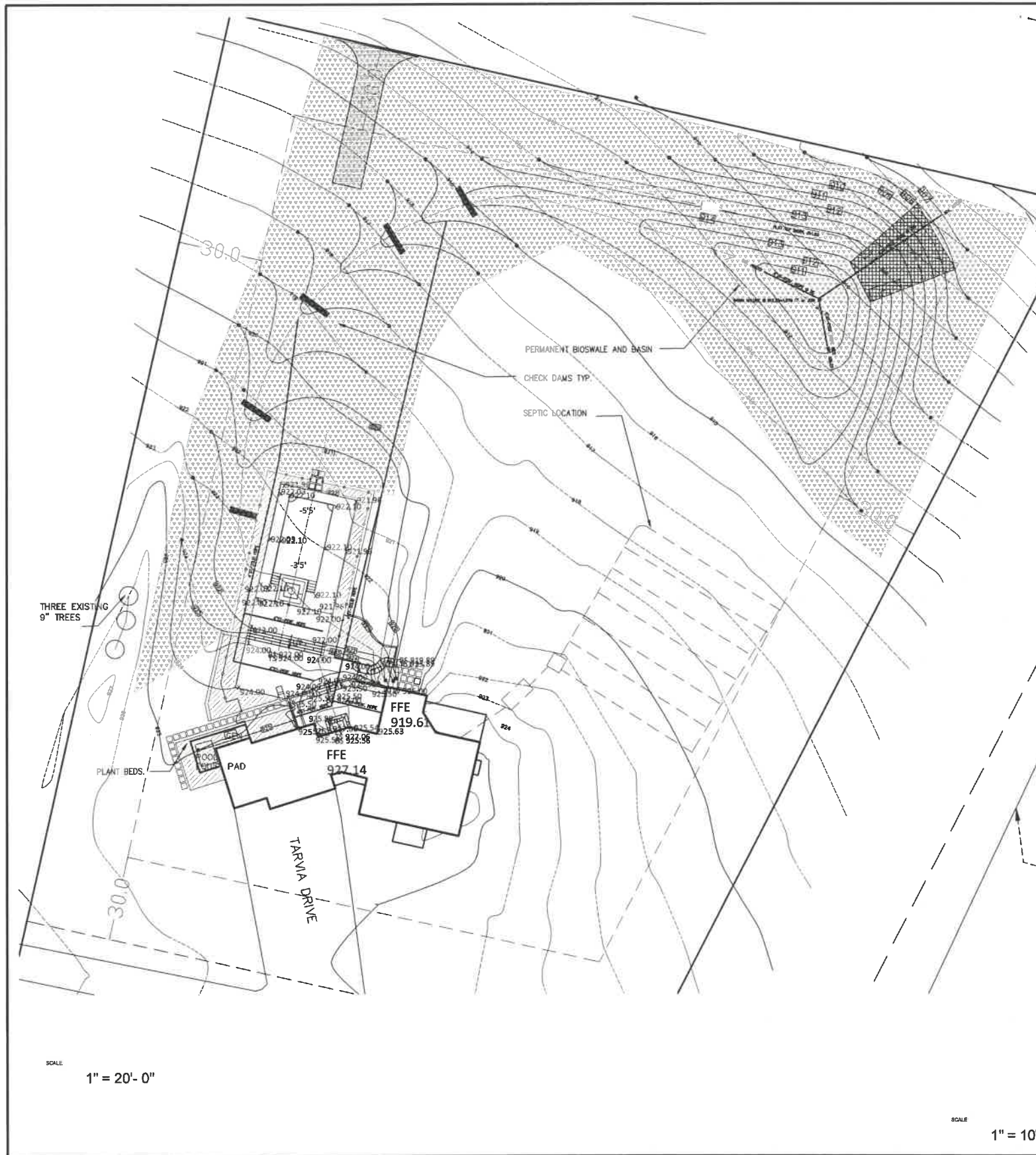
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**STAMP:**








SCALE  
1" = 20'- 0"

**GRADING NOTES**

- 1 ALL EROSION CONTROL DEVICES ARE TO BE PROPERLY INSTALLED PRIOR TO COMMENCING WITH CONSTRUCTION AND CONTINUOUSLY MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- 2 SOD OR HYDROSEED ALL DISTURBED AREAS BY CONSTRUCTION AS SOON AS THE GRADING IS COMPLETED. (SEE KEY FOR SOD AREAS)
- 3 ANY DRAINAGE DITCHES AND/OR PIPES DISTURBED BY CONSTRUCTION ON OR ADJACENT TO THIS SITE ARE TO BE CLEANED AND FUNCTIONING PROPERLY AT COMPLETION OF GRADING & CONSTRUCTION.
- 4 NO EROSION CONTROL DEVICES ARE TO BE REMOVED UNTIL FULL GROUND COVER IS ESTABLISHED.
- 5 GRADES CAN BE ADJUSTED DEPENDANT ON THE CUT/FILL AVAILABLE. THE LAYOUT TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.

**KEY:**

-  INSTALL CHECK DAMS AS PER DETAIL #5 EC-01
-  INSTALL SOD IN ALL AREAS SHOWN ON DRAWING AND HYDROSEED ALL REMAINING AREAS DISTURBED BY CONSTRUCTION.
-  FURNISH TOPSOIL FROM STOCKPILE STORED ON SITE. ONLY USE SOIL FREE OF STONES, NO CLAY LUMPS, ROOTS OR FOREIGN MATERIAL. AMEND SOIL WITH ORGANIC MATERIALS. APPLY DOUBLE GROUND NATURAL DARK BROWN MULCH AND OUTLINE WITH A SHOVEL CUT EDGE.



LOCATION MAP


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**DRAWING REVISION**

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**NOTES:**

**NORTH**



**ISSUE DATES:**

March 24th, 2021	MWM
Drawings issued for planning approval	
May 14th, 2021	MWM
Drawings re-issued to the Town	

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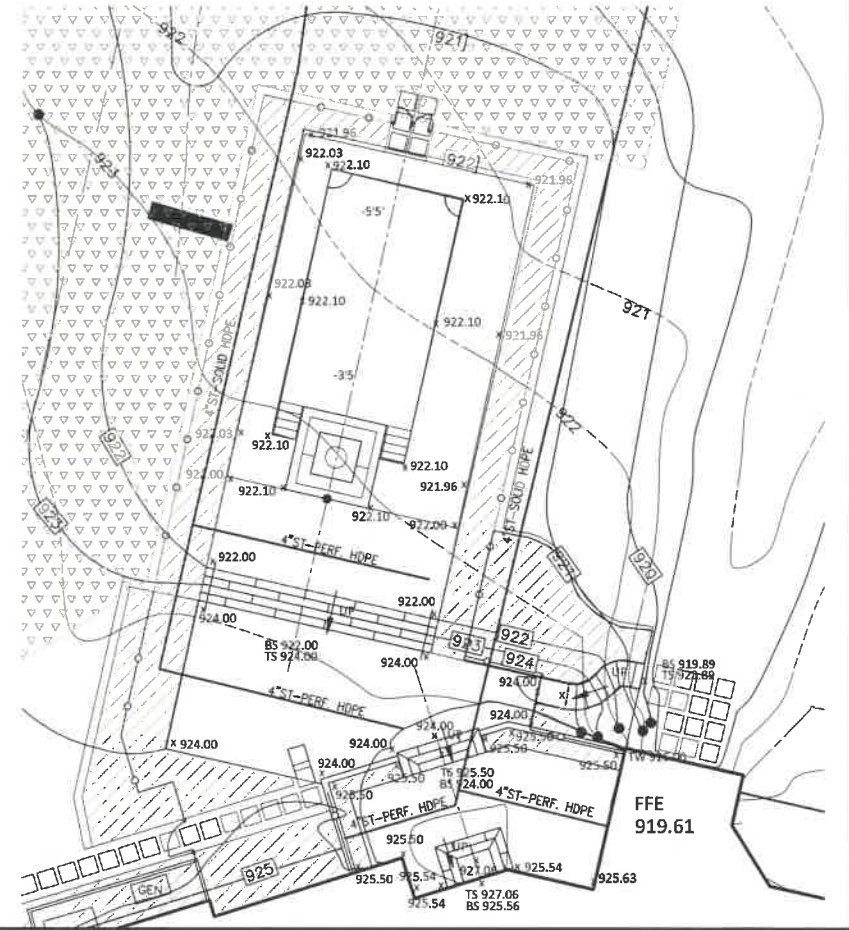
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CLIENT:  
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New York 13152

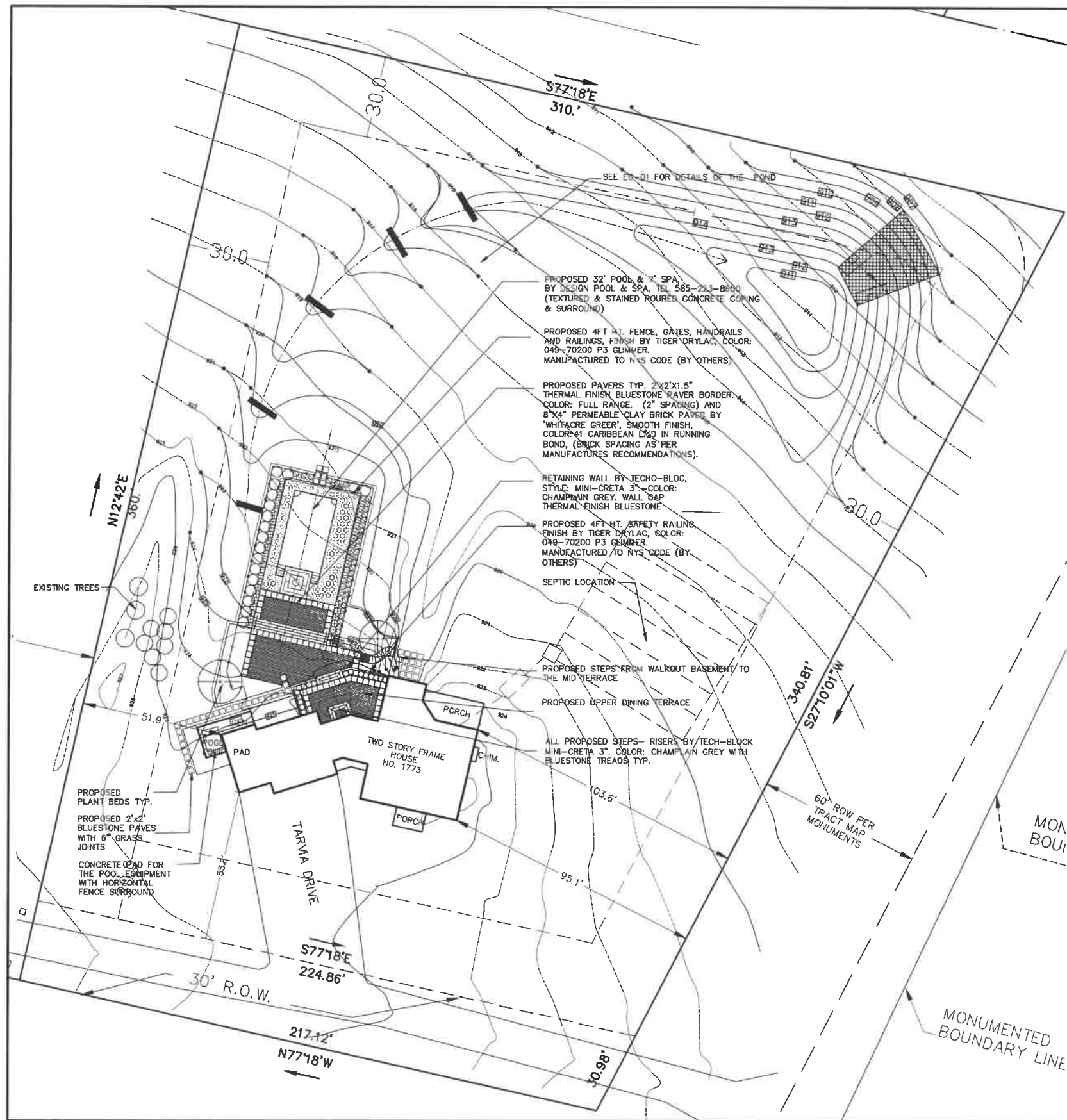
DRAWING TITLE:  
**GRADING & DRAINAGE PLAN**

AJM JOB # 039-1161 S-01	DRAWING NUMBER <b>S-01</b>
DRAFTER: M.W.M.	



SCALE  
1" = 10'- 0"





**NOTES:**

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DESIGNED ALLOCATION

The following information is provided for your information only. It is not intended to be used as a basis for any other design or construction. It is the responsibility of the client to verify the accuracy of the information provided. The designer is not responsible for any errors or omissions in this drawing. The designer is not responsible for any construction or installation of any of the items shown on this drawing. The designer is not responsible for any damage to any property or person resulting from the use of this drawing. The designer is not responsible for any construction or installation of any of the items shown on this drawing. The designer is not responsible for any damage to any property or person resulting from the use of this drawing.

LOT AREA - 88,252 SF

IMPERMEABLE SURFACES (EXISTING) 5.6%

HOUSE & GARAGE	2,518 SF
PORCHES, DECK & SIDEWALK	364 SF
TARVIA DRIVE	2,041 SF
TOTAL	4,923 SF

IMPERMEABLE SURFACES (PROPOSED) 6.9%

CONCRETE POOL SURROUND	610 SF
TOTAL	610 SF

PERMEABLE SURFACES (PROPOSED) 2.4%

SWIMMING POOL SURFACE (WATER)	534 SF
UPPER PATIO	421 SF
MID PATIO & STEPS SURFACE	619 SF
LOWER PATIO	420 SF
TOTAL	1,994 SF

LOT COVERAGE

TOTAL LOT COVERAGE EXISTING	4,923 SF
TOTAL LOT COVERAGE PROPOSED	2,604 SF
TOTAL LOT DISTURBANCE	13,650 SF
LOT AREA	88,252 SF

TOTAL % LOT COVERAGE

EXISTING 5.6%
PROPOSED 2.95%

STORM WATER FACILITY SIZING FOR SMALL SCALE DEVELOPMENT.

LOT SIZE AREA - 88,252 SF - 2.06 AC.

ISC: 10  
SW: 10  
L = 15, W = 4.5, DEPTH = 1.5' MINIMUM  
15' X 45' X 1.5' = 1012.5 CF

WATER QUALITY VOLUME (WQV) PER NYS DEC GUIDELINES.

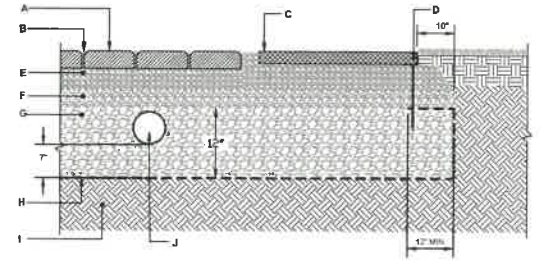
$WQV = P * (0.05 + 0.009 * I) * A$

WQV = WATER QUALITY VOLUME  
I = IMPERVIOUS SURFACE COVERAGE %  
A = SITE AREA (IN ACRES)  
P = 90% RAINFALL EVENT NUMBER  
 $WQV = 1 * (0.05 + 0.009 * 6.9) 2.06$   
 $WQV = .2309$

WQV = .01924 AF (ACRE FEET)  
828 CF

BASIN VOLUME CALCULATION

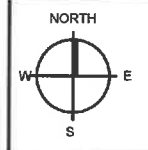
CONT	INTERNAL	
912.25	1383	
912	1239	658 CF
911	603	921 CF
		1,579 CF



- A. PERMEABLE CLAY BRICK PAVER BY WHITACRE GREER, COLOR: CARIBBEAN
- B. JOINT FILLING MATERIAL, ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- C. 2" X 2" X 1/4" THERMAL FINISH BLUESTONE PAVER WITH 2" JOINTS, COLOR: FULL RANGE
- D. BRICK/LOC PAVER RESTRAINT BY PERMOLOC OR EQUAL, .075" X 1 1/2" WITH 0.08" TOP LIP, MF-MILL FINISH
- E. BEDDING COURSE, 1 1/2" TO 2" (40 TO 50 mm) ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- F. BASE COURSE MAX. 4" (100 mm) ASTM No. 57 (CSA 5-28 mm) AGGREGATE
- G. SUBBASE COURSE ASTM No. 2 (CSA 40-80 mm) AGGREGATE
- H. GEOTEXTILE FILTER FABRIC (NONE WOVEN)
- I. SOIL SUBGRADE
- J. PERFORATED DRAIN CONNECTED TO DRAINAGE SYSTEM (FABRICS AROUND PIPE)

1 PERMEABLE PAVERS WITH EDGE  
Scale: NOT TO SCALE

NOTES:



ISSUE DATES:

March 24th, 2021	M.W.M.
Drawings Issued for planning approval	
May 14th, 2021	M.W.M.
Drawings re-issued to the Town	

STAMP:

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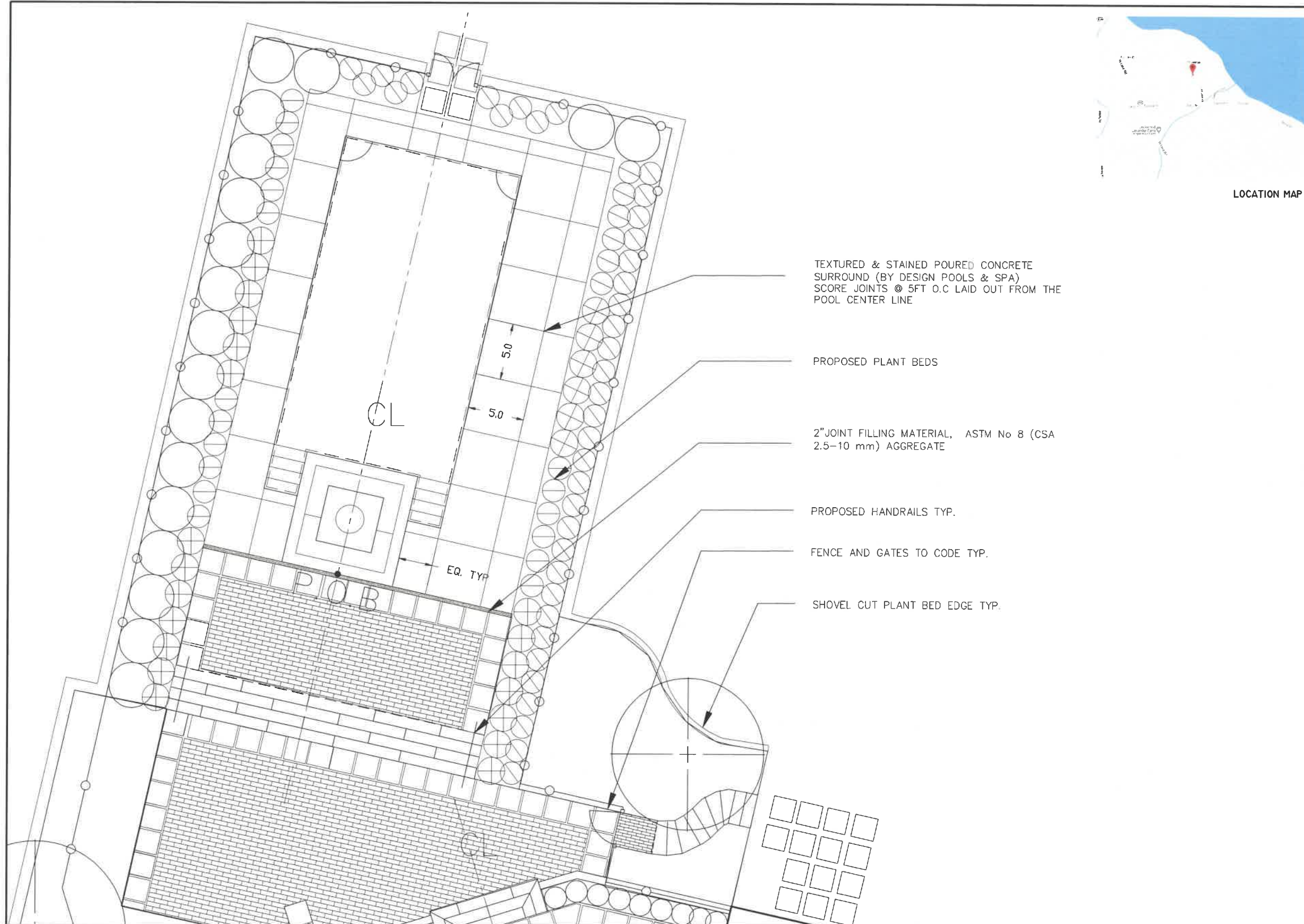
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CLIENT:  
**TEIXEIRA RESIDENCE**  
1773 Tamarack Trail,  
Skaneateles  
New York 13152

DRAWING TITLE:  
**SITE PLAN  
Landscape  
Improvements**

A.J.M. JOB #	DRAWING NUMBER
039-1161 S-02	S-02
DRAFTER	
M.W.M.	





TEXTURED & STAINED Poured CONCRETE SURROUND (BY DESIGN POOLS & SPA) SCORE JOINTS @ 5FT O.C LAID OUT FROM THE POOL CENTER LINE

PROPOSED PLANT BEDS

2" JOINT FILLING MATERIAL, ASTM No 8 (CSA 2.5-10 mm) AGGREGATE

PROPOSED HANDRAILS TYP.

FENCE AND GATES TO CODE TYP.

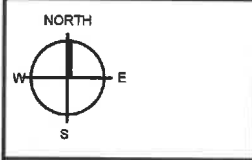
SHOVEL CUT PLANT BED EDGE TYP.



LOCATION MAP

**A.J. MILLER LANDSCAPE ARCHITECTURE, PLLC**  
 DESIGN ALTERNATIVE  
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NOTES:



ISSUE DATES:

April 1st, 2021	MWM
Drawings to design Pool & Spa	
May 14th, 2021	MWM
Drawings re-issued to the Town	
date	revision
	by

STAMP:

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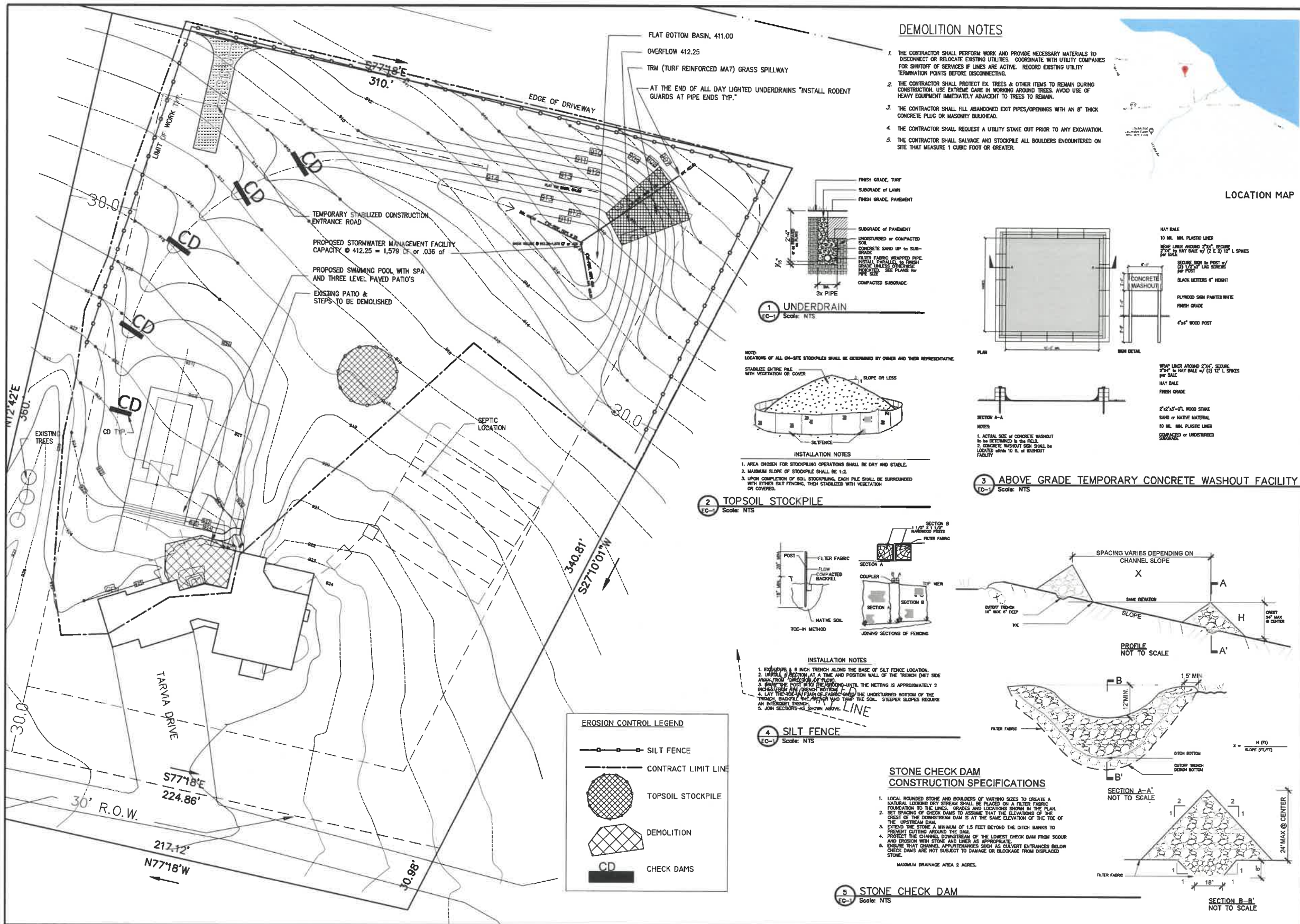
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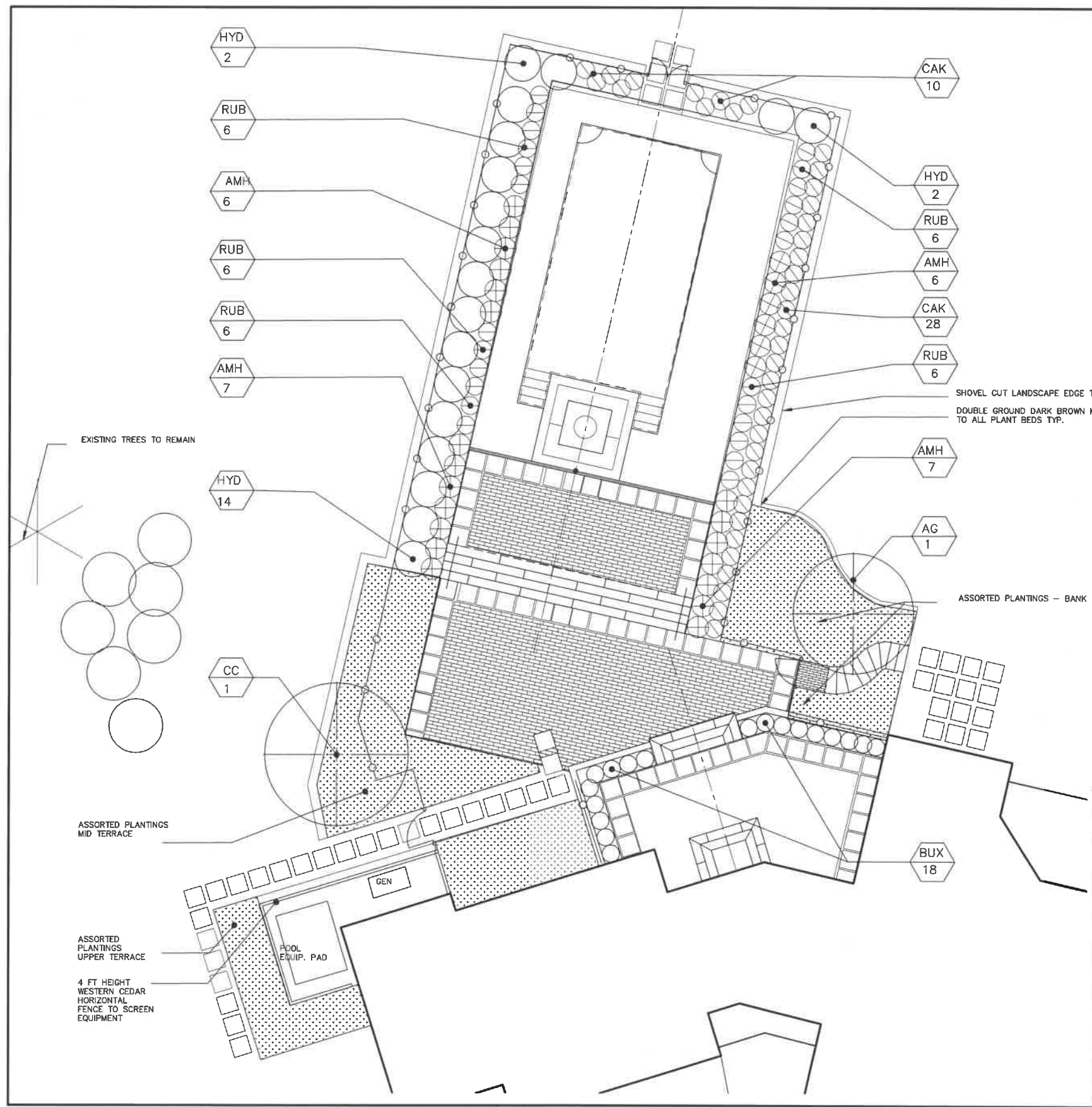
DRAWING TITLE:  
**LAYOUT PLAN**  
**Pool concrete**  
**score pattern**

AJM JOB # 039- 1161 S-02	DRAWING NUMBER <b>S-03</b>
DRAFTER M.W.M.	









**LANDSCAPE INSTALLATION NOTES**

- 1. SOIL PREPARATION:** ALL SOIL IS TO BE TILLED TO A DEPTH OF 12 INCHES MINIMUM. REMOVE STONES MEASURING OVER 1 1/2 INCHES IN ANY DIMENSION. REMOVE STICKS, RUBBISH, LIMBROCK AND OTHER EXTRANEOUS MATTER. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE OR ALL PLANT MATERIAL. SITE LANDSCAPE INSTALLATION DETAILS FOR SOIL MIXTURES RECIPE: TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, FINE LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7.4, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTEH, STIFF CLAY, STONES LARGER THAN ONE INCH DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER DELETERIOUS MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
- 2. MYCORRHIZAE:** INACCULATE ALL PLANTING BEDS AND TREE LOCATIONS WITH MYCORRHIZAE.
- 3. NO PLANT SUBSTITUTIONS ALLOWED:** NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR EQUIVALENT MATERIAL.
- 4. PLANTING:**
  - THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
  - PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO RESERVE PLANT MATERIAL.
  - THE CONTRACTOR IS RESPONSIBLE FOR SHADING WEEDS AND GRASSES WITHIN THE LIMITS OF THE PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, CRAB GRASS AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS. TO PREPARE THE PLANTING AREAS, SPRAY HERBICIDE WITH MANUFACTURER'S RECOMMENDATIONS, WAIT TWO WEEKS, SPRAY A SECOND TIME, WAIT TWO WEEKS, SPRAY A THIRD TIME.
  - UPON ARRIVAL, PLANTS SHALL BE PROTECTED AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED.
  - LABEL AT LEAST ONE PLANT OF EACH SPECIE WITH A SECURELY ATTACHED WATERPROOF TAG BEARING THE BOTANICAL NAME.
  - ALL PLANTS THAT DO NOT CONFORM TO SPECIFICATIONS WILL BE REJECTED. ANY PLANTS IN SHOCK (WITH DEAD OR DYING LEAVES), HAVE ROOTS THAT ARE SEVERELY BOUND IN THE CONTAINER OR THAT ARE DEAD WILL BE REJECTED. CONTAINER GROWN PLANTS SHOULD HAVE SUFFICIENT ROOTS TO HOLD THE CONTAINER SOIL TOGETHER AFTER REMOVAL FROM THE CONTAINER.
  - THE LANDSCAPE ARCHITECT WILL LAYOUT ALL PLANT MATERIALS PRIOR TO PLANTING. PLANT PLANTS FLUSH WITH FINISHED GRADE SOIL. BACK FILL WITH SOIL IN 12 INCH LAYERS. WATER IN AND COMPACT EACH LAYER TO ELIMINATE AIR VOIDS. IMMEDIATELY APPLY AT LEAST 2 INCHES OF WATER. AFTER PLANTING, REMOVE EXCESS SOIL AND RAKE PLANT BEDS TO A SMOOTH EVEN SURFACE AT THE PLANTING BED EDGES, TAPE SOIL GRADE DOWN TO A LEVEL BELOW THE TOP OF THE ADJACENT STRUCTURE OR LAWN TO ALLOW FOR A 3 INCH LAYER OF MULCH.
  - ALL SOIL PLANTED WITH NO GAPS BETWEEN 600 PIECES. ROLLED AND SEEDS SHALL BE BANDED AFTER INSTALLATION. PEG ALL SOIL ON SLOPES GREATER THAN 3:1.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
  - ALL PLANTS AND PLANTING AREAS SHALL BE TOP DRESSED WITH 3 INCHES OF DOUBLE GROUND DARK BROWN MULCH. ALL TREES SHALL HAVE A 3 INCH THICK, 36 INCH RADIUS FROM THE TRUNK MULCH RING PLACED AROUND THE BASE OF THE TRUNK.
  - CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK.
- 5. INSPECTIONS:**
  - THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS IN ADVANCE OF THE PLANT MATERIAL DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT SHALL INSPECT THE PLANT MATERIAL BEFORE THE PLANTS AND TREES HAVE BEEN UNLOADED.
  - THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND/OR MATERIALS WHICH, IN HER OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
  - TREE CALIPER SIZES NOTED ARE MINIMUM. ALL CONTAINER SIZES NOTED ARE MINIMUM, INCREASE SIZE IF NECESSARY, TO PROVIDE PLANT HEIGHT AND SPREAD PER SPECIFICATIONS.
  - ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
  - PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT LISTED PHOTOGRAPHS OF PLANT MATERIAL AND SPECIES TO THE LANDSCAPE ARCHITECT FOR REVIEW. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE RESERVE THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED MATERIALS OR WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL INSPECTED AND FOUND TO BE ACCEPTABLE.

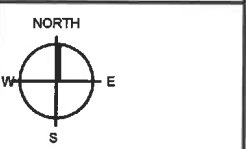
**PLANT SCHEDULE**

Key	Qty.	Botanical Name	Common Name	Comments	Cont.
<b>TREES</b>					
AG	1	<i>Achelandier x grandiflora 'Cumulus'</i>	Serviceberry	8-10' clump B & B	
CC	1	<i>Liriodendron canadense</i>	Red Bud	2 1/2" - 3" single stem B & B	
<b>SHRUBS</b>					
BM-S	1	<i>Bambusa multiplex 'Alphonse-Karri'</i>	Green Mountain or Green Gem Korean Bamboo	matching	# 2 cont.
CA	7	<i>Celastrus dichotoma 'Eddy Applebush'</i>	Beauty Berry Bush		# 7
CA	9	<i>Celastrus scandens 'Hummingbird'</i>	Burnswood		# 5 cont.
CS	15	<i>Cornus sericea 'Flavirama'</i>	Yellowtwig Dogwood		# 5 cont.
HYD	18	<i>Hydrangea arborescens 'Incrediball'</i>	Incrediball Hydrangea		# 5 cont.
HK	7	<i>Hieracium kalmianum 'Coco Rio' or 'Magical seasons'</i>	St. Johns wood		# 3 cont.
<b>PERENNIALS</b>					
AM	9	<i>Asperula mollis</i>	Laden Mantle		2 gal. pot.
AMH	3	<i>Artemisia herbacea</i>	Narrow Leaf Silverstar	yes	2 gal. pot.
CG	18	<i>Crepis grandiflora 'Helio'</i>	Tickseed		2 gal. pot.
SS	18	<i>Lucanthesum superbum 'Snow Cap'</i>	Snow Cap Shasta Daisy	yes	2 gal. pot.
VF	18	<i>Veronica spicata 'Kil Kil'</i>	Small Catmint	yes	2 gal. pot.
PA	27	<i>Proxalis africana x blinnii or 'Blue Jean Baby'</i>	Fuchsia Sage		2 gal. pot.
RUB	40	<i>Rubus aurora</i>	Black Eyed Susan	yes	2 gal. pot.
SFF	15	<i>Sedum 'Ness' or 'Brilliance'</i>	Frosted Fire Sedum	yes	2 gal. pot.
<b>GRASSES</b>					
BG	20	<i>Bouteloua gracilis 'Blond Ambition'</i>	Blue Grama		2 gal. pot.
CAK	36	<i>Chamaecrista x acuta 'Red Foxtail'</i>	Red Foxtail Feather Reed Grass	yes	3 gal. pot.
PO	20	<i>Panicum orientale 'Kerley Ridge'</i>	Louisa Grass		2 gal. pot.
SS	20	<i>Stachytarpheta scoparium 'Standing Ovation'</i>	Blue Swanstem		2 gal. pot.



**NOTES:**

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**ISSUE DATES:**

May 5th, 2021	MWM
Drawings issued to client for approval	
May 14th, 2021	MWM
Drawings re-issued to the town	

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**SITE PLANTING PLAN**

A.M. JOB #  
 039-1161 S-02

DRAWING NUMBER:  
**P-01**

DRAFTER:  
 M.W.M.