

# Haven School Playground

Portsmouth, NH



## Site Location

Intersection South School Street and South Street, Portsmouth, NH

## Project Directory

### Client:

City of Portsmouth, New Hampshire

City Construction Project Manager: Ryan Flynn

1 Junkins Avenue, Portsmouth, NH 03801,

Phone: 603- 766-1413

e-mail: ralflynn@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

## 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 Grading Plan

L-5 Planting Plan

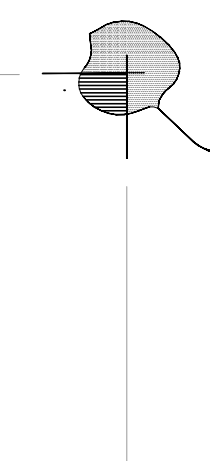
L-6 Details

## Issued Dates

I. Issued for Bidding January 14, 2016

Richardson & Associates, Landscape Architects

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









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.

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-2 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 by the City

Existing Steps Shall be Removed by the City

Contractor Shall Protect Existing Boulder with Plaque During Construction

City Shall Remove Retaining Wall and Plant Material

Remove Existing Pavement. Prepare Area for Site Improvements as Shown on Sheet L-2 through L-6

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.

South School Street

**GENERAL NOTES**

1. All topographic and existing base information was surveyed by Wright-Pierce and provided to Richardson & Associates in September 2013.
2. Limit of work is as shown on this Sheet.
3. No materials storage shall occur within tree protection areas or within drip-line of existing trees.
4. 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.
5. 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**

1. Removal and Disposal of Material Off Site Shall be in an Appropriate and Approved Disposal Site.
2. All Existing Wood Retaining Walls Shall be Removed and Disposed of Off Site.
3. The City of Portsmouth has removed much of the parts of the park in preparation for the construction of the site improvements. The Contractor shall verify the existing conditions prior to the bidding on the project. Direct any questions to Ryan Flynn, City of Portsmouth, Tel. (603) 766-1413.
4. 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 with the Approval 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**

1. Trees Shall be Removed by the City.
2. All Remaining Trees Shall be Limbed Up and Their Canopy Thinned by the City.
3. Trees Shall be Protected During Construction. See Tree Protection Detail, Dec. 10, Sheet L-8
4. Tree Roots Shall not be Exposed or Unprotected more than 4 hours.

**SEDIMENT CONTROL NOTES**

1. 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**

	Existing Tree to Remain with Protection		Area of Possible Root Conflict
	Tree to be Removed by City		Asphalt or Brick Removal and Repair Outside the Park's Limits
	Inlet Sediment Bag or Silt Sock		Construction Easement Provided by the City
	Utility Protection		

The Existing Play Structure Shall Remain in Place During Construction. Contractor Shall Protect the Structure During Construction.

Base Bid Shall Include the Retaining of the Existing Tree Deduct Alternate Shall Include the Removal of the Tree and Wood Planter

City Shall be Responsible for Removing All Existing Fences and Wood Retaining Walls Along the Property Line between the Park and the Abutting Property Line.

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.

City of Portsmouth Shall be Responsible for the Removal of the Existing Concrete, Wood, and Asphalt making up the Amphitheater.

Existing Tree Shall be Removed by the City, Typical.

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.

City of Portsmouth Shall be Responsible for the Removal of the Raised Wood Planter.

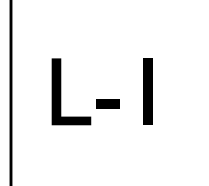
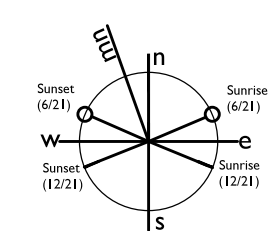
Remove All Existing Fences and Wood Retaining Walls Along the Property Line between the Park and the Abutting Property Line. See Construction Easement for Access.

Base Bid Shall Include the Retaining of the Existing Tree Deduct Alternate Shall Include the Removal of the Tree and Wood Planter  
In Order to Facilitate the Sub-Surface Preparation and Installation of the Wood Raised Planters, 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.

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.

In Order to Facilitate the Sub-Surface Preparation and Installation of the Wood Raised Planters, 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.





# Key to Materials

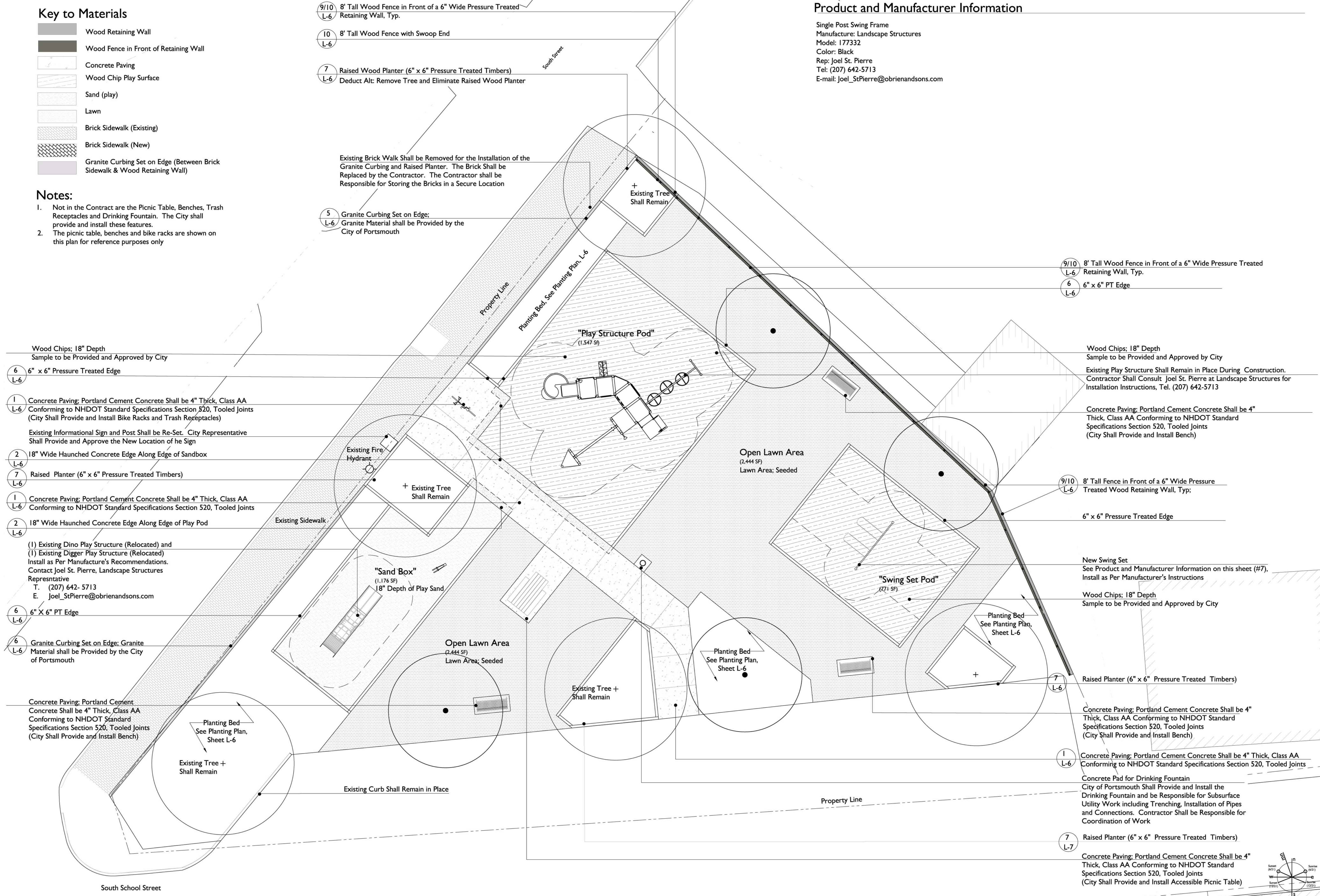
-  Wood Retaining Wall
-  Wood Fence in Front of Retaining Wall
-  Concrete Paving
-  Wood Chip Play Surface
-  Sand (play)
-  Lawn
-  Brick Sidewalk (Existing)
-  Brick Sidewalk (New)
-  Granite Curbing Set on Edge (Between Brick Sidewalk & Wood Retaining Wall)

## Notes:

1. Not in the Contract are the Picnic Table, Benches, Trash Receptacles and Drinking Fountain. The City shall provide and install these features.
2. The picnic table, benches and bike racks are shown on this plan for reference purposes only

## Product and Manufacturer Information

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



Wood Chips; 18" Depth  
 Sample to be Provided and Approved by City

6 L-6  
 6" x 6" Pressure Treated Edge

1 L-6  
 Concrete Paving; Portland Cement Concrete Shall be 4" Thick, Class AA Conforming to NHDOT Standard Specifications Section 520, Tooled Joints (City Shall Provide and Install Bike Racks and Trash Receptacles)

Existing Informational Sign and Post Shall be Re-Set. City Representative Shall Provide and Approve the New Location of the Sign

2 L-6  
 18" Wide Haunched Concrete Edge Along Edge of Sandbox

7 L-6  
 Raised Planter (6" x 6" Pressure Treated Timbers)

1 L-6  
 Concrete Paving; Portland Cement Concrete Shall be 4" Thick, Class AA Conforming to NHDOT Standard Specifications Section 520, Tooled Joints

2 L-6  
 18" Wide Haunched Concrete Edge Along Edge of Play Pod

(1) Existing Dino Play Structure (Relocated) and  
 (1) Existing Digger Play Structure (Relocated)  
 Install as Per Manufacturer's Recommendations.  
 Contact Joel St. Pierre, Landscape Structures  
 Representative  
 T. (207) 642-5713  
 E. Joel\_StPierre@obrienandsons.com

6 L-6  
 6" X 6" PT Edge

6 L-6  
 Granite Curbing Set on Edge; Granite Material shall be Provided by the City of Portsmouth

Concrete Paving; Portland Cement Concrete Shall be 4" Thick, Class AA Conforming to NHDOT Standard Specifications Section 520, Tooled Joints (City Shall Provide and Install Bench)

Planting Bed  
 See Planting Plan, Sheet L-6

Existing Tree + Shall Remain

9/10 L-6  
 8' Tall Wood Fence in Front of a 6" Wide Pressure Treated Retaining Wall, Typ.

10 L-6  
 8' Tall Wood Fence with Swoop End

7 L-6  
 Raised Wood Planter (6" x 6" Pressure Treated Timbers)  
 Deduct Alt: Remove Tree and Eliminate Raised Wood Planter

5 L-6  
 Granite Curbing Set on Edge; Granite Material shall be Provided by the City of Portsmouth

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

Existing Tree  
 Shall Remain

"Play Structure Pod"  
 (1,547 SF)

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

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

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

Existing Tree + Shall Remain

Planting Bed  
 See Planting Plan, Sheet L-6

"Swing Set Pod"  
 (771 SF)

9/10 L-6  
 8' Tall Wood Fence in Front of a 6" Wide Pressure Treated Retaining Wall, Typ.

6 L-6  
 6" x 6" PT Edge

Wood Chips; 18" Depth  
 Sample to be Provided and Approved by City

Existing Play Structure Shall Remain in Place During Construction. Contractor Shall Consult Joel St. Pierre at Landscape Structures for Installation Instructions, Tel. (207) 642-5713

Concrete Paving; Portland Cement Concrete Shall be 4" Thick, Class AA Conforming to NHDOT Standard Specifications Section 520, Tooled Joints (City Shall Provide and Install Bench)

9/10 L-6  
 8' Tall Fence in Front of a 6" Wide Pressure Treated Wood Retaining Wall, Typ;

6" x 6" Pressure Treated Edge

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

Wood Chips; 18" Depth  
 Sample to be Provided and Approved by City

Planting Bed  
 See Planting Plan, Sheet L-6

7 L-6  
 Raised Planter (6" x 6" Pressure Treated Timbers)

Concrete Paving; Portland Cement Concrete Shall be 4" Thick, Class AA Conforming to NHDOT Standard Specifications Section 520, Tooled Joints (City Shall Provide and Install Bench)

1 L-6  
 Concrete Paving; Portland Cement Concrete Shall be 4" Thick, Class AA Conforming to NHDOT Standard Specifications Section 520, Tooled Joints

Concrete Pad for Drinking Fountain  
 City of Portsmouth Shall Provide and Install the Drinking Fountain and be Responsible for Subsurface Utility Work including Trenching, Installation of Pipes and Connections. Contractor Shall be Responsible for Coordination of Work

7 L-7  
 Raised Planter (6" x 6" Pressure Treated Timbers)

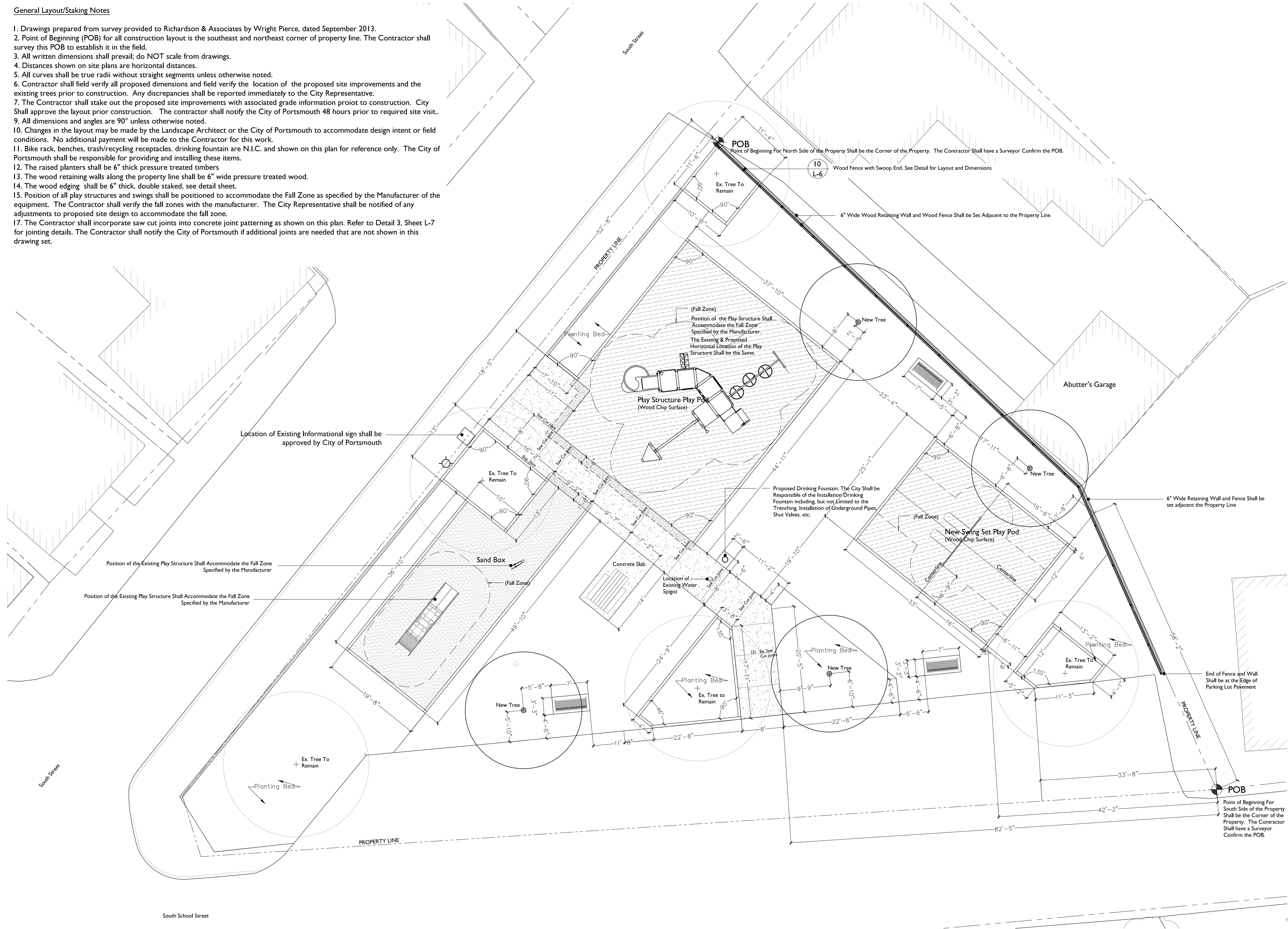
Concrete Paving; Portland Cement Concrete Shall be 4" Thick, Class AA Conforming to NHDOT Standard Specifications Section 520, Tooled Joints (City Shall Provide and Install Accessible Picnic Table)

Richardson & Associates, Landscape Architects / 11 Middle Street, Suite 0407, L 207 286-9511 / 207 286-9510 / info@richardsonassociates.com  
 Original Issue Date: January 14, 2016  
 Issued for: **For Bidding**  
 Revision Dates:  
 1.  
 2.  
 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 and northeast 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 proposed dimensions and field verify the location of the proposed site improvements and the existing trees prior to construction. Any discrepancies shall be reported immediately to the City Representative.
7. The Contractor shall stake out the proposed site improvements with associated grade information prior to construction. City shall approve the layout prior construction. The contractor shall notify the City of Portsmouth 48 hours prior to required site visit.
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, drinking fountain are N.I.C. and shown on this plan for reference only. The City of Portsmouth shall be responsible for providing and installing these items.
12. The raised planters shall be 6" thick pressure treated timbers
13. The wood retaining walls along the property line shall be 6" wide pressure treated wood.
14. The wood edging shall be 6" thick, double staked, see detail sheet.
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.
17. The Contractor shall incorporate saw cut 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.



Richardson & Associates, Landscape Architects / 11 Middle Street, Suite 400, Portsmouth, NH 03801-4605 (info@richardsonassoc.com)

Original Issue Date: January 14, 2016

Issued for: **For Bidding**

Revision Dates:

1.	
2.	
3.	

Scale: 1/8"=1'-0" (original drawing size)

Original Drawing Size: 24" x 36"

Overall Layout Plan

Haven School Playground

Portsmouth, NH

L-3

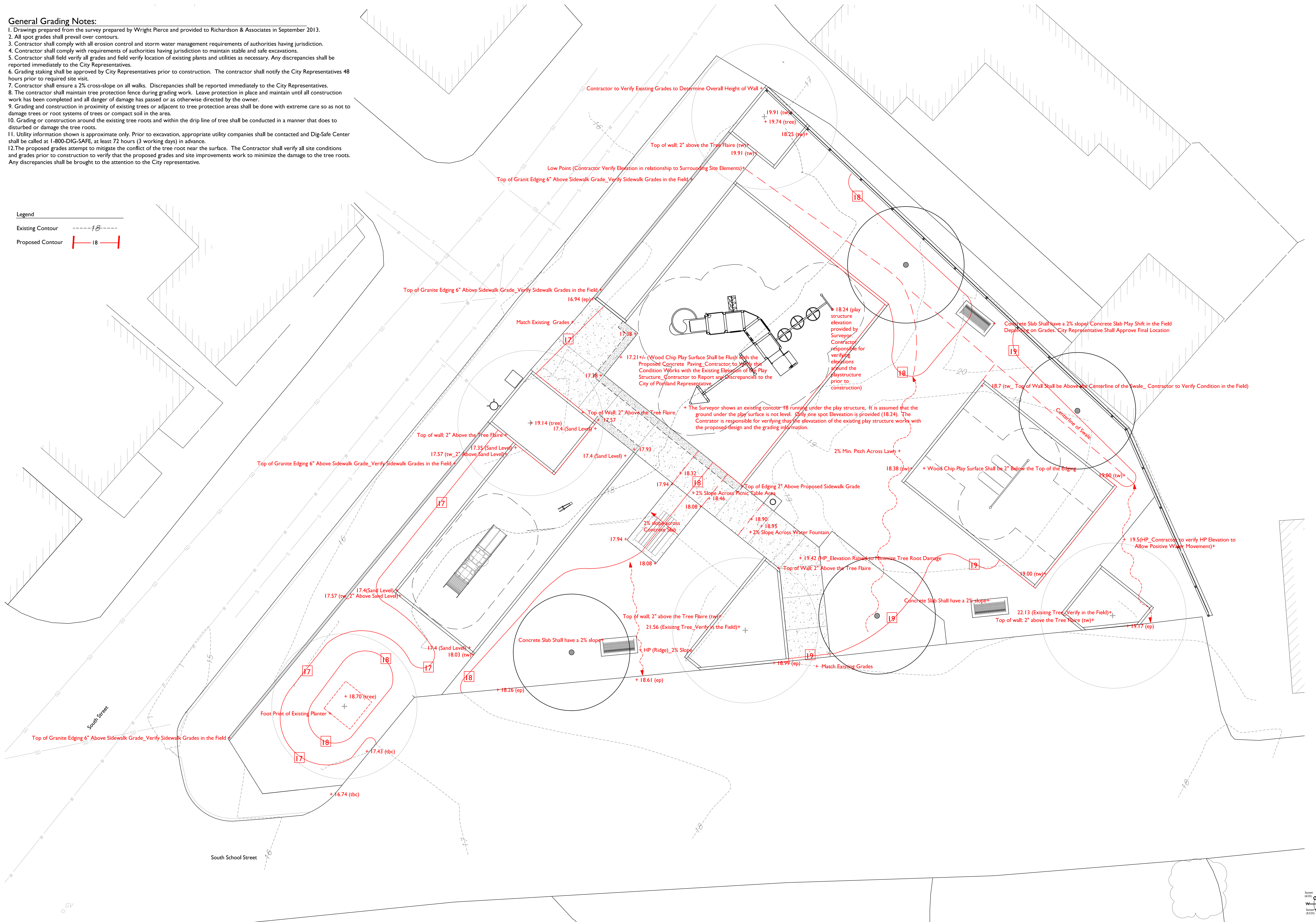


**General Grading Notes:**

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.
12. The proposed grades attempt to mitigate the conflict of the tree root near the surface. The Contractor shall verify all site conditions and grades prior to construction to verify that the proposed grades and site improvements work to minimize the damage to the tree roots. Any discrepancies shall be brought to the attention of the City representative.

**Legend**

- Existing Contour 18
- Proposed Contour 18

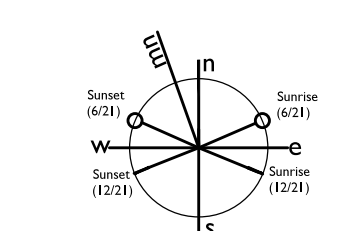


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 1.  
 2.  
 3.

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

Grading Plan  
 Haven School Playground  
 Portsmouth, NH

**L-4**

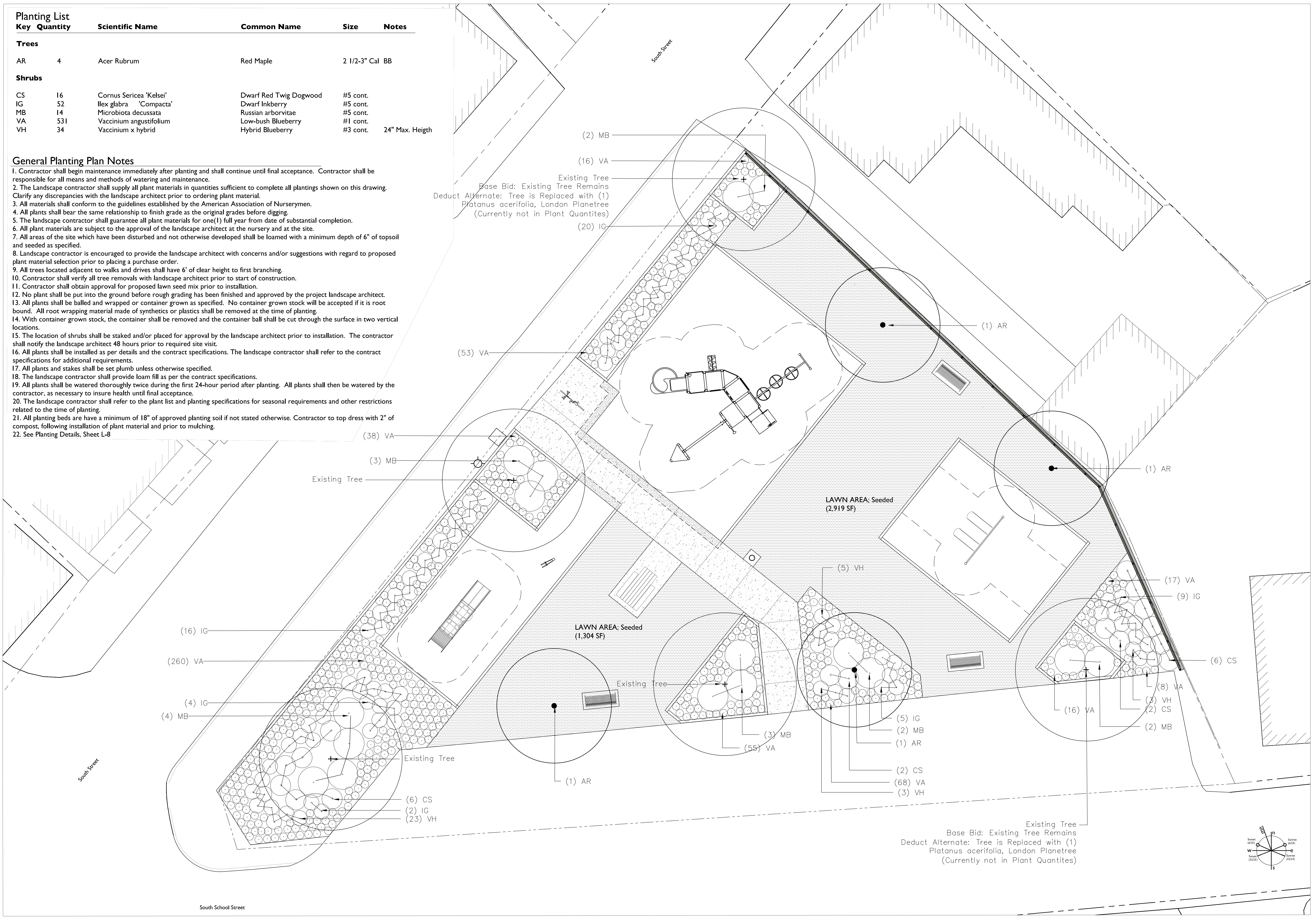




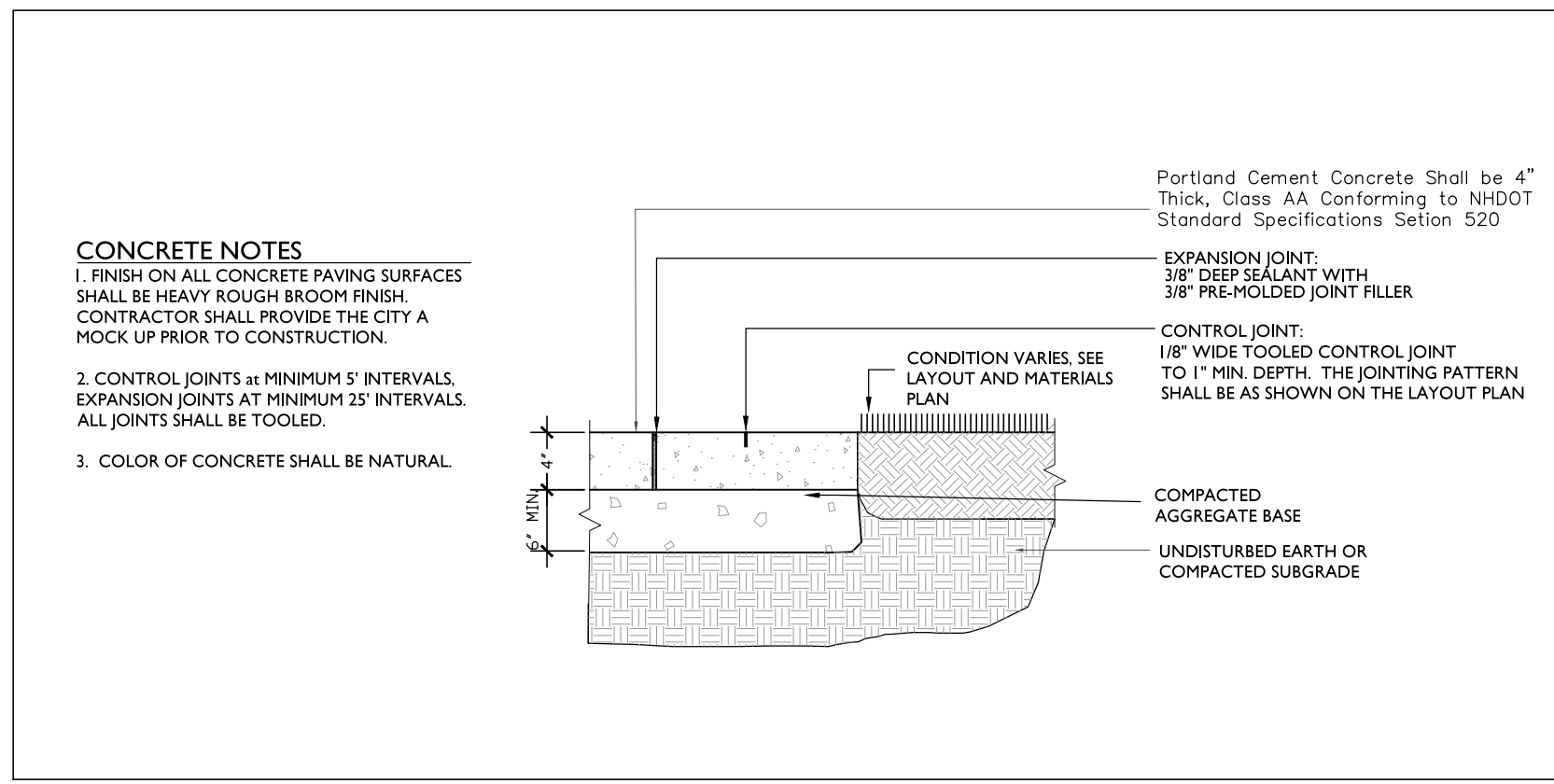
Key	Quantity	Scientific Name	Common Name	Size	Notes
<b>Trees</b>					
AR	4	Acer Rubrum	Red Maple	2 1/2-3" Cal BB	
<b>Shrubs</b>					
CS	16	Cornus Sericea 'Kelsei'	Dwarf Red Twig Dogwood	#5 cont.	
IG	52	Ilex glabra 'Compacta'	Dwarf Inkberry	#5 cont.	
MB	14	Microbiota decussata	Russian arborvitae	#5 cont.	
VA	531	Vaccinium angustifolium	Low-bush Blueberry	#1 cont.	
VH	34	Vaccinium x hybrid	Hybrid Blueberry	#3 cont.	24" Max. Height

**General Planting Plan Notes**

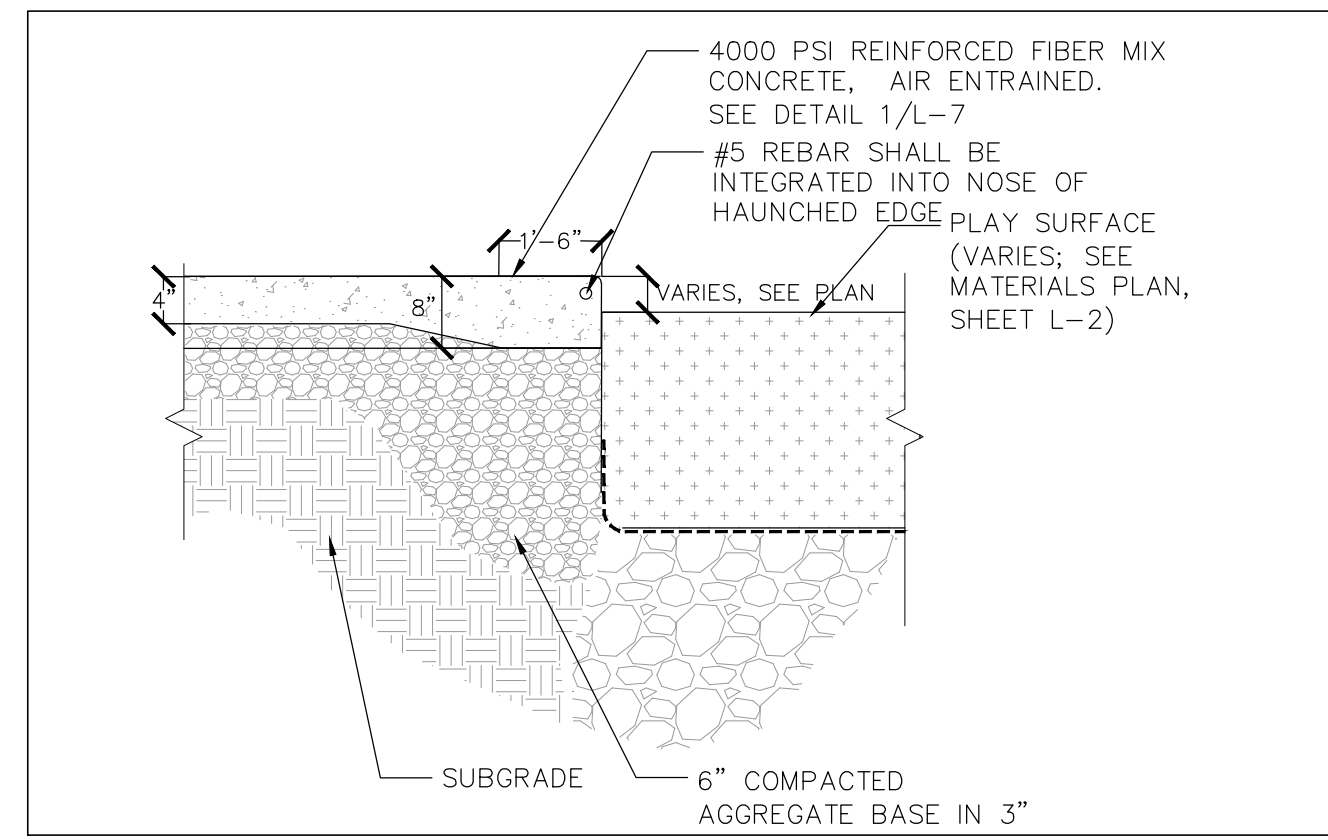
- Contractor shall begin maintenance immediately after planting and shall continue until final acceptance. Contractor shall be responsible for all means and methods of watering and maintenance.
- The Landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings shown 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



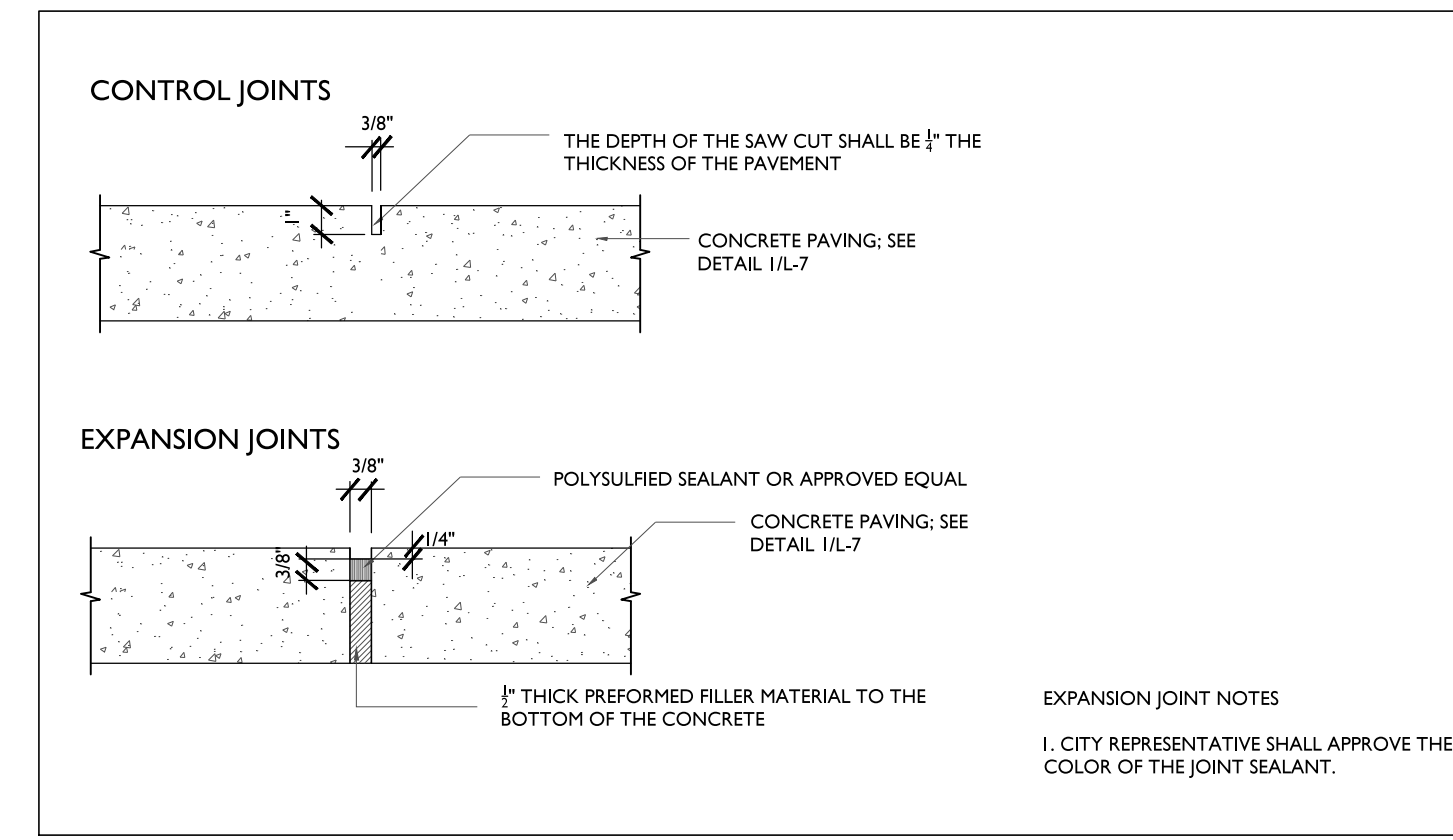




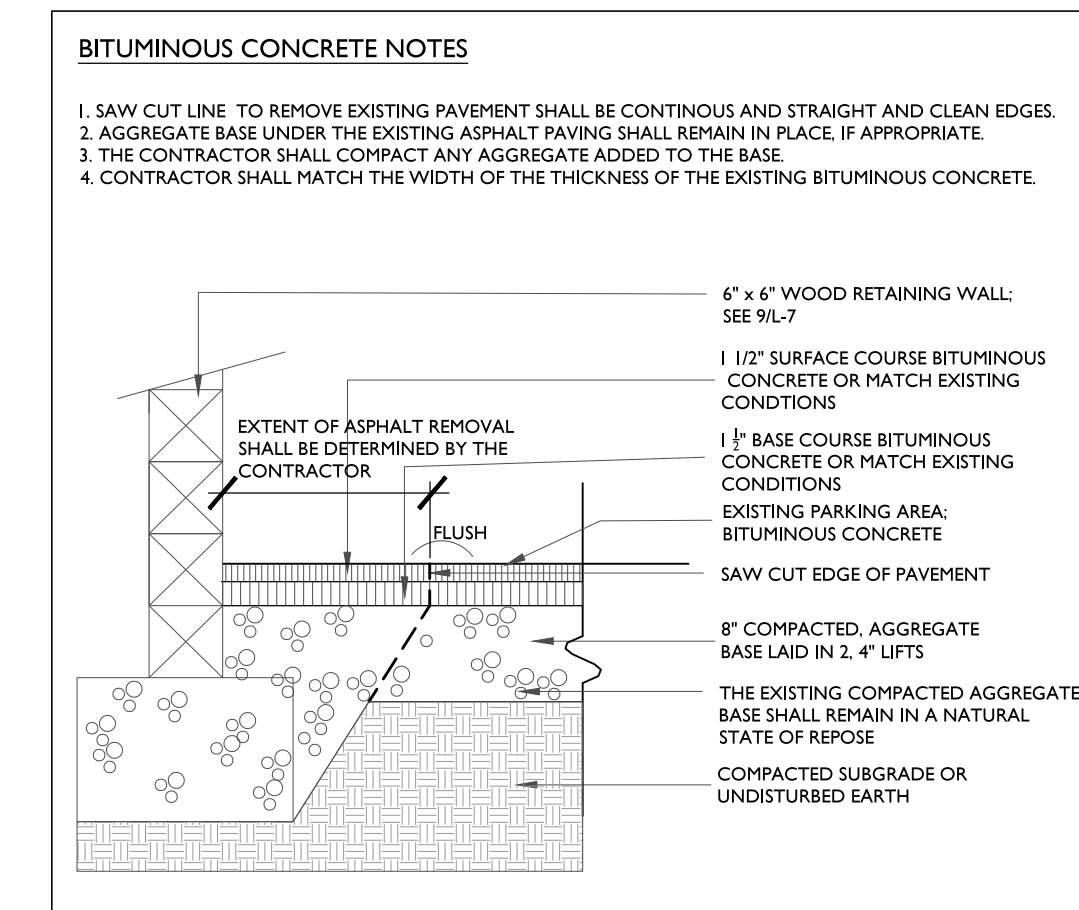
**1 CONCRETE PAVING**  
Scale: NTS



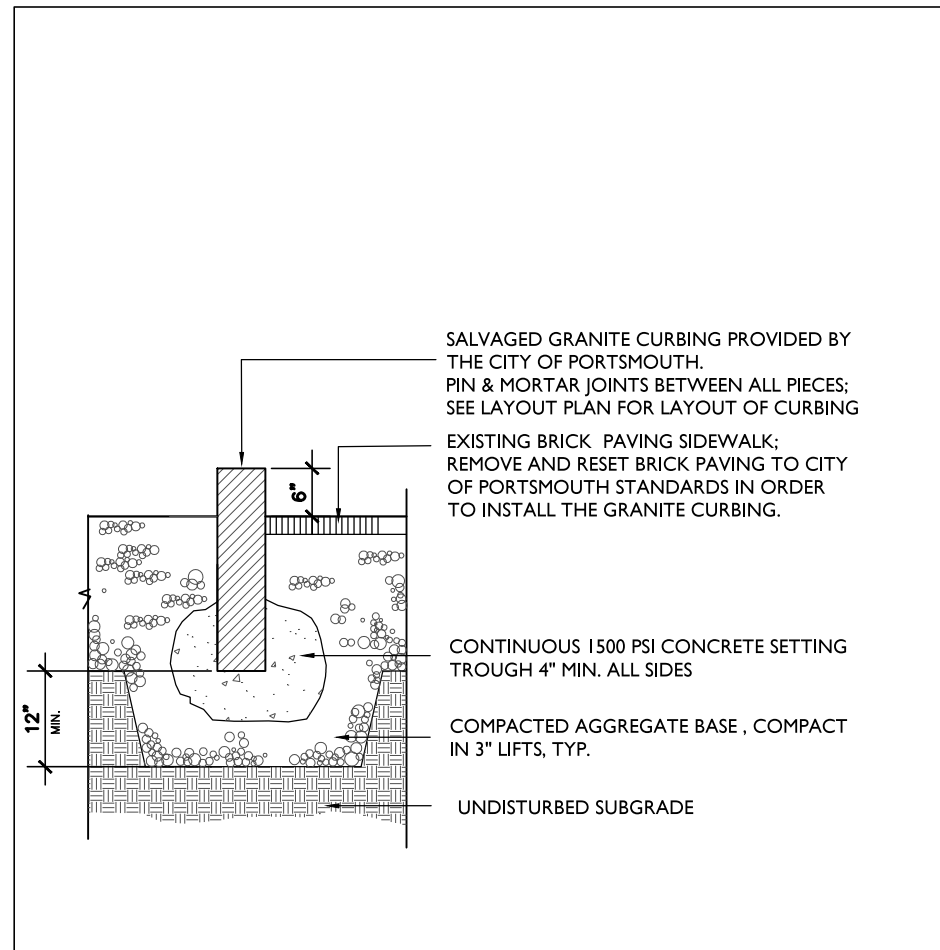
**2 HAUNCHED CONCRETE PAVING AT PLAY POD EDGES**  
Scale: NTS



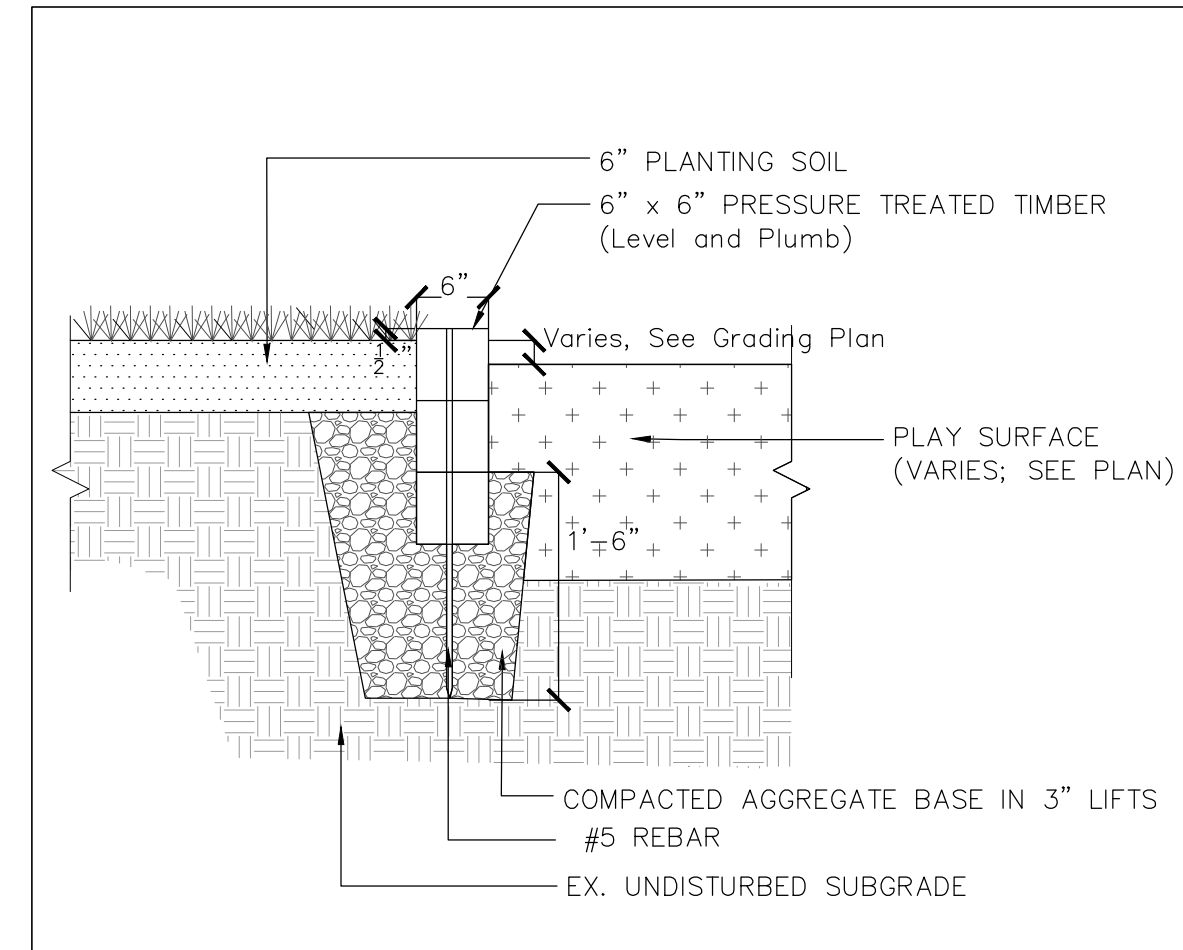
**3 CONCRETE PAVING JOINTS**  
Scale: NTS



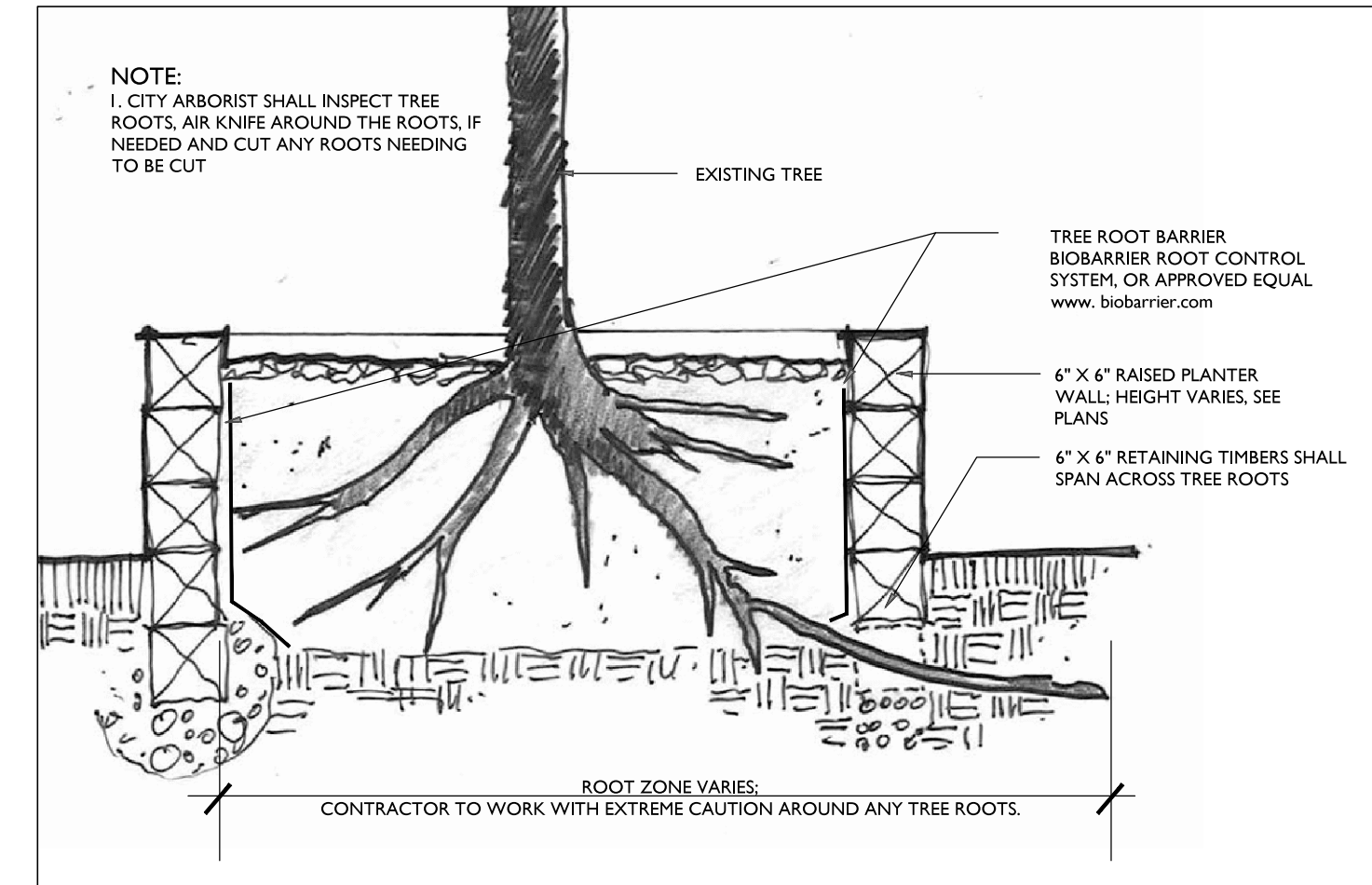
**4 BITUMINOUS CONCRETE IN PARKING LOT AREA**  
Scale: NTS



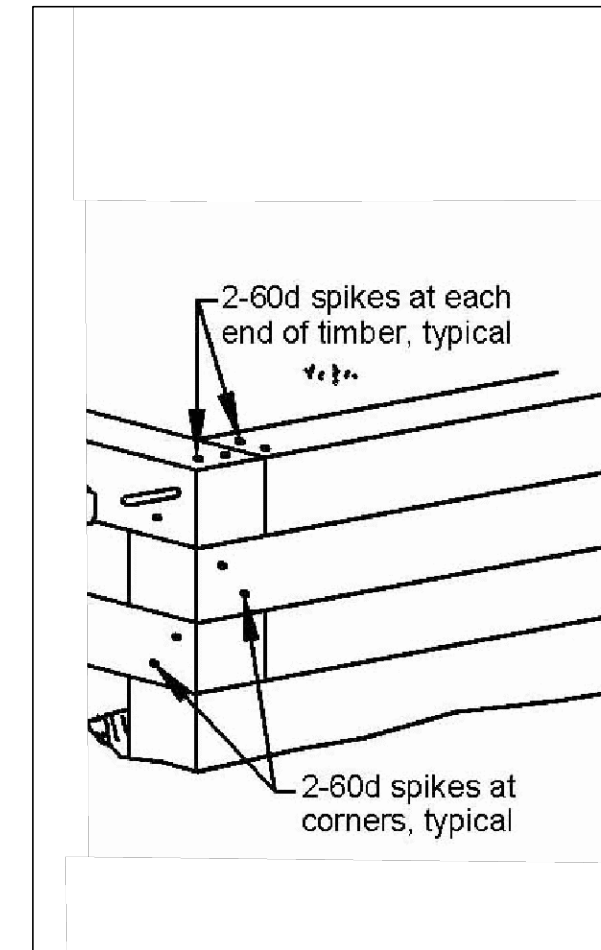
**5 GRANITE CURB ALONG BRICK SIDEWALK**  
Scale: NTS



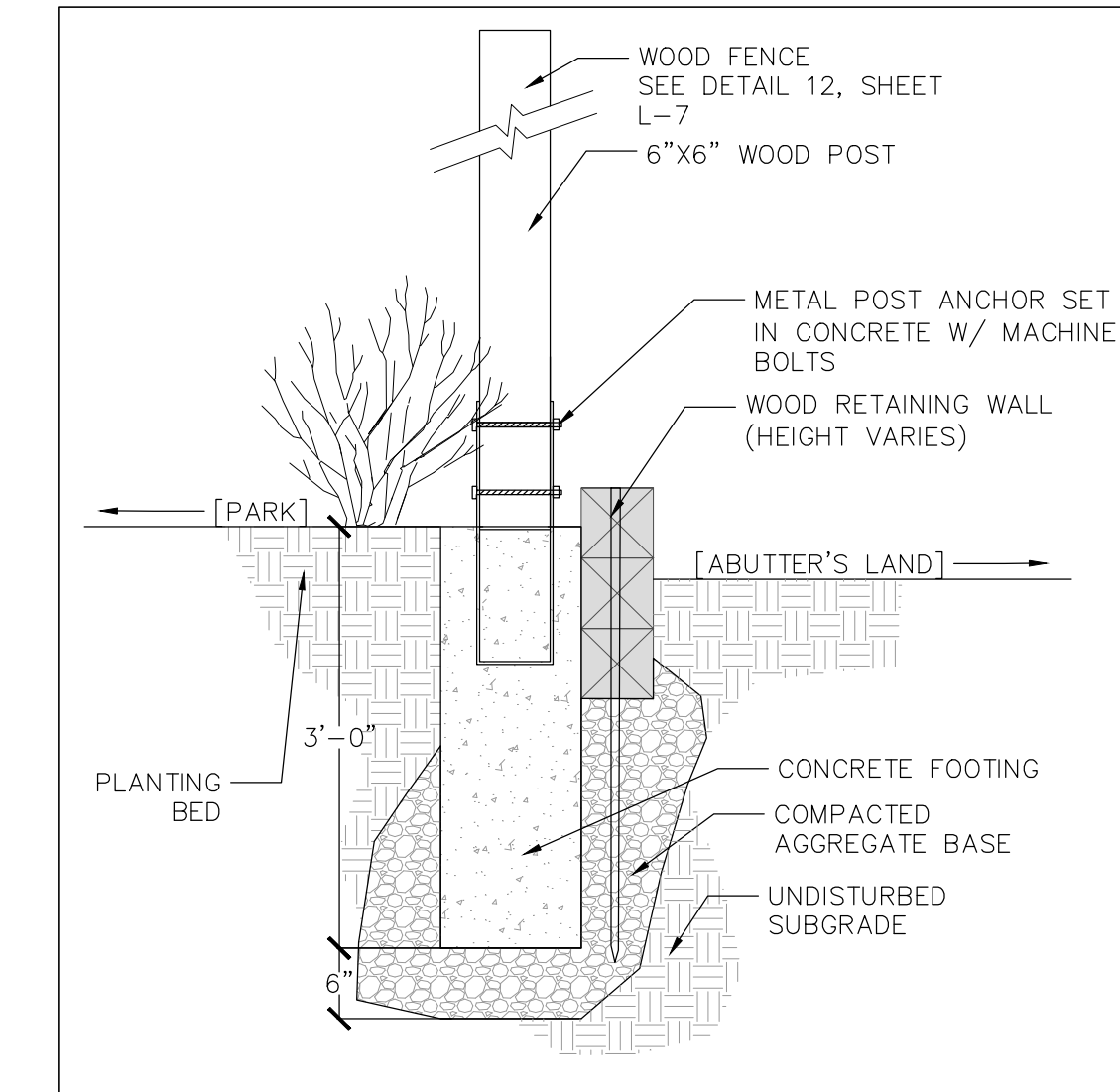
**6 PRESSURE TREATED EDGING AT PLAY AREA**  
Scale: NTS



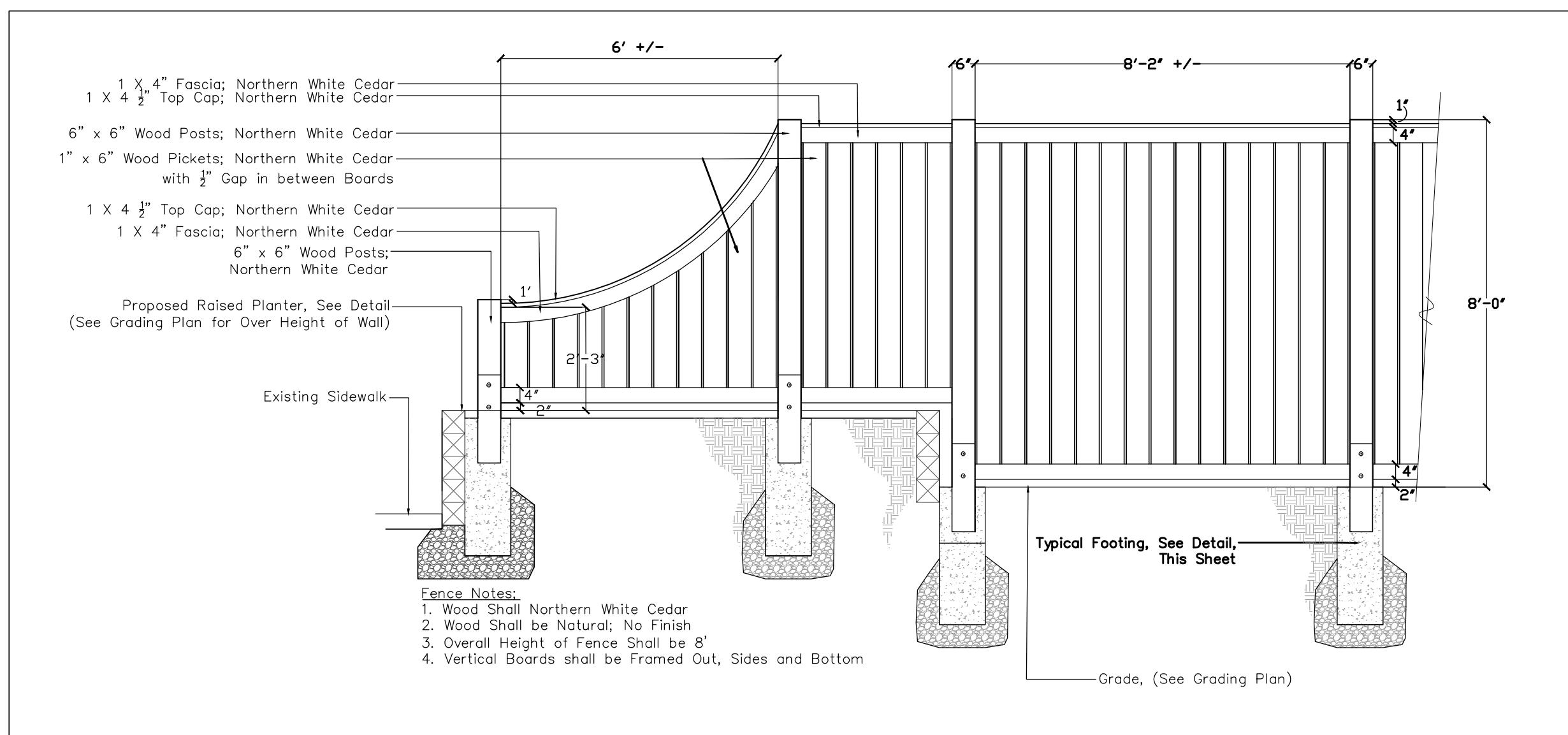
**7 WOOD RAISED PLANTER**  
Scale: NTS



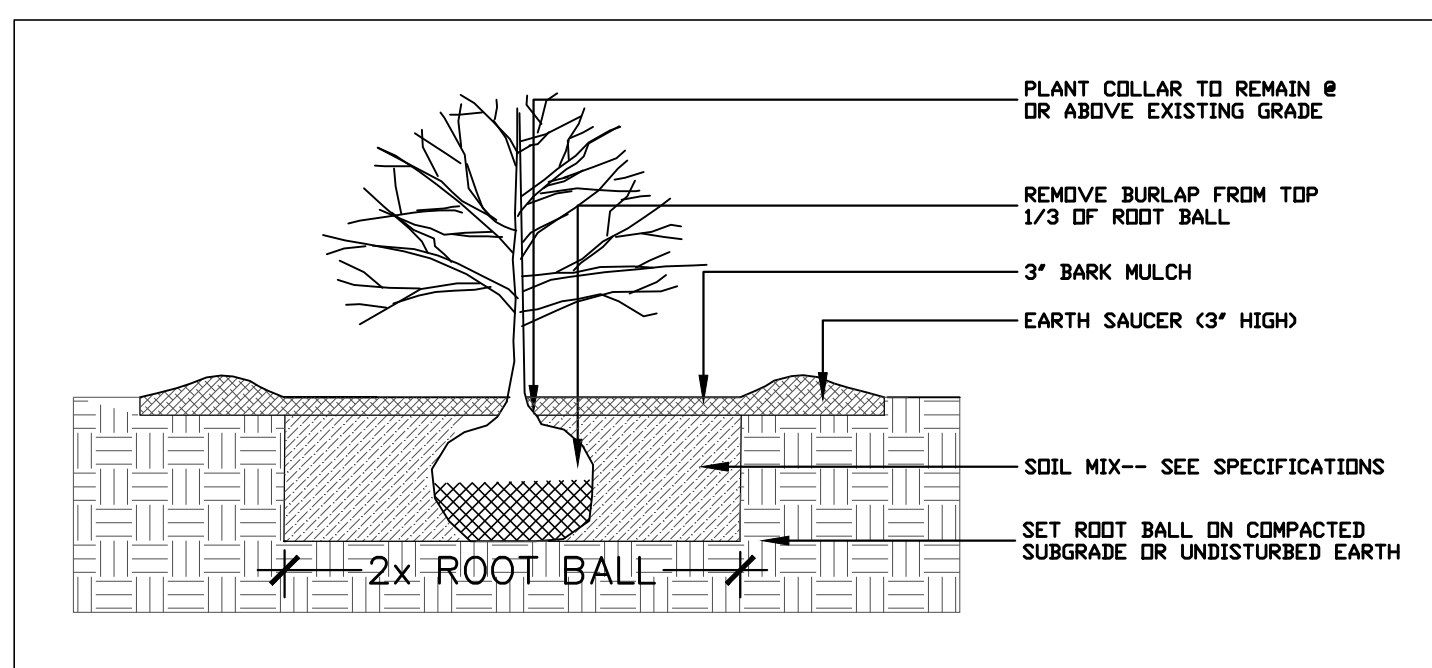
**8 CORNER ANCHOR**  
Scale: NTS



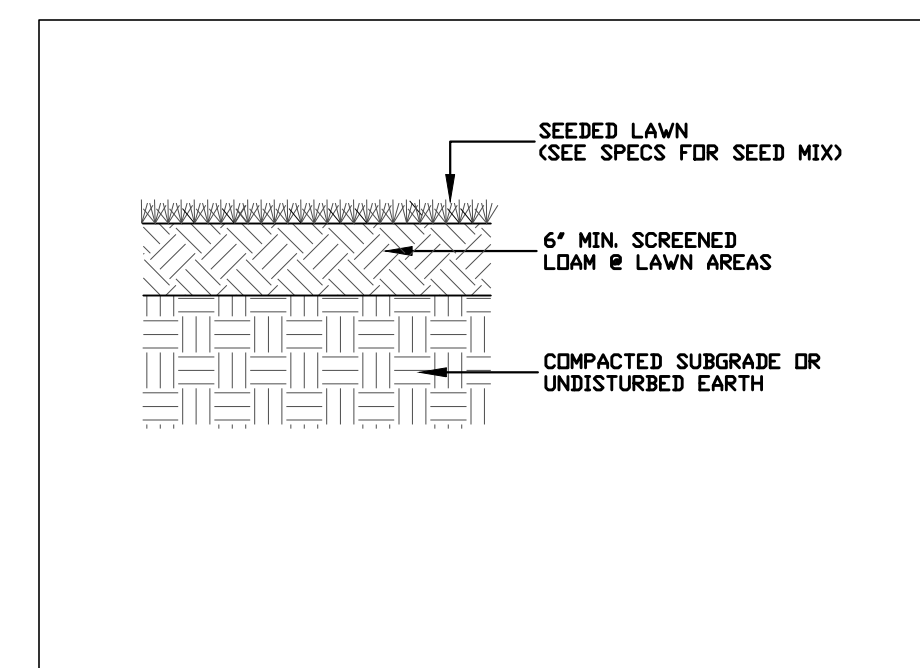
**9 FENCE POST ANCHOR**  
Scale: NTS



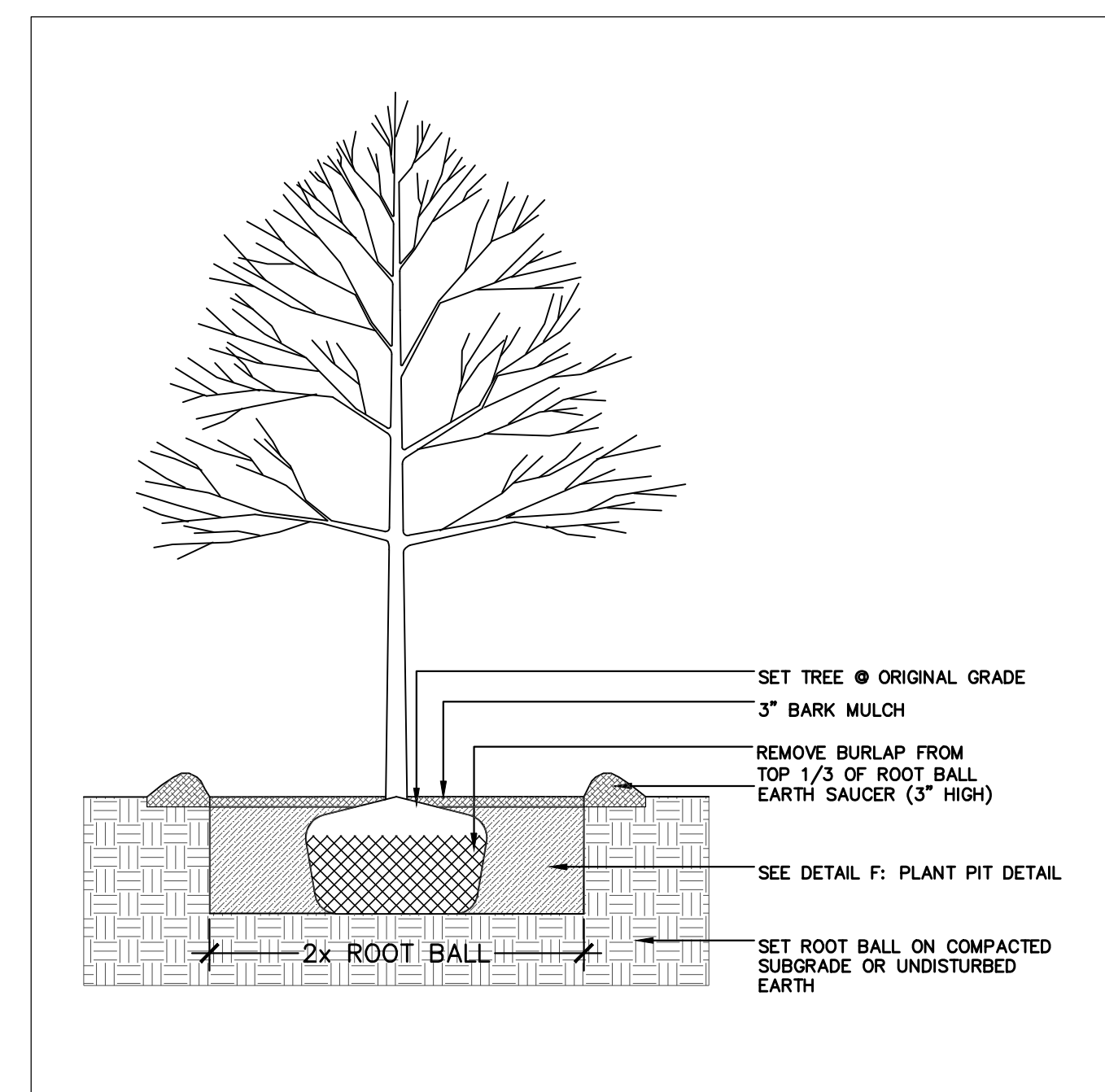
**10 8' Tall Fence with Swoop End**  
Scale: NTS



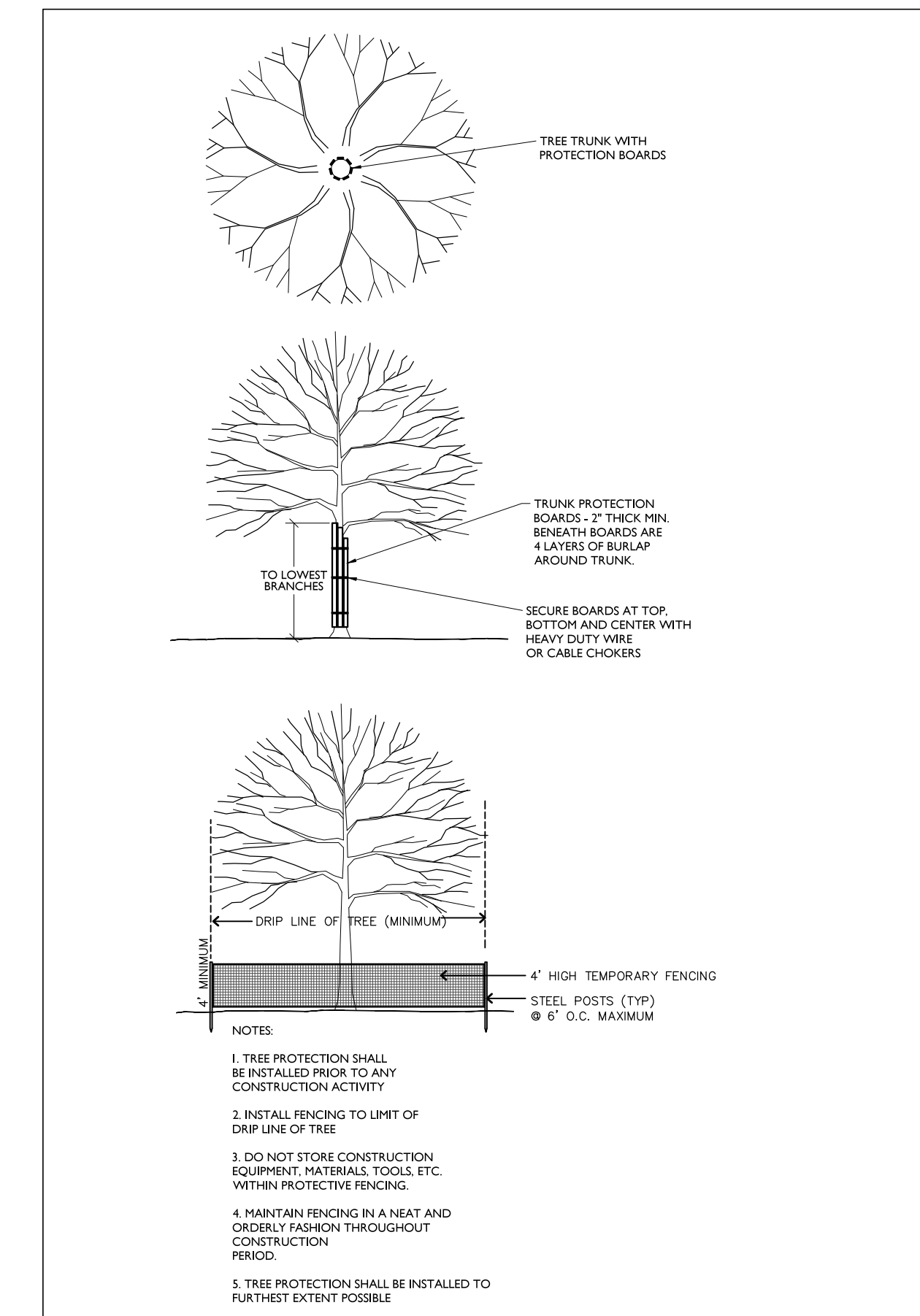
**11 SHRUB PLANTING DETAIL**  
Scale: NTS



**12 LAWN PLANTING DETAIL**  
Scale: NTS



**13 TREE PLANTING DETAIL**  
Scale: NTS



**14 TREE PROTECTION**  
Scale: NTS