

NO.	ISSUE	DATE
7	FOR MUNICIPAL REVIEW - REVISED PLANTINGS	2023.04.21
6	FOR MUNICIPAL REVIEW - REVISED	2023.01.30
5	FOR MUNICIPAL REVIEW - REVISED	2023.01.11
4	REVISED LAYOUT / PLANTING - DRAFT	2022.10.07
3	REVISED PER CITY REVIEW COMMENTS	2022.08.06
2	PLANNING BOARD SUBMISSION	2022.05.20
1	ZONING SUBMISSION	

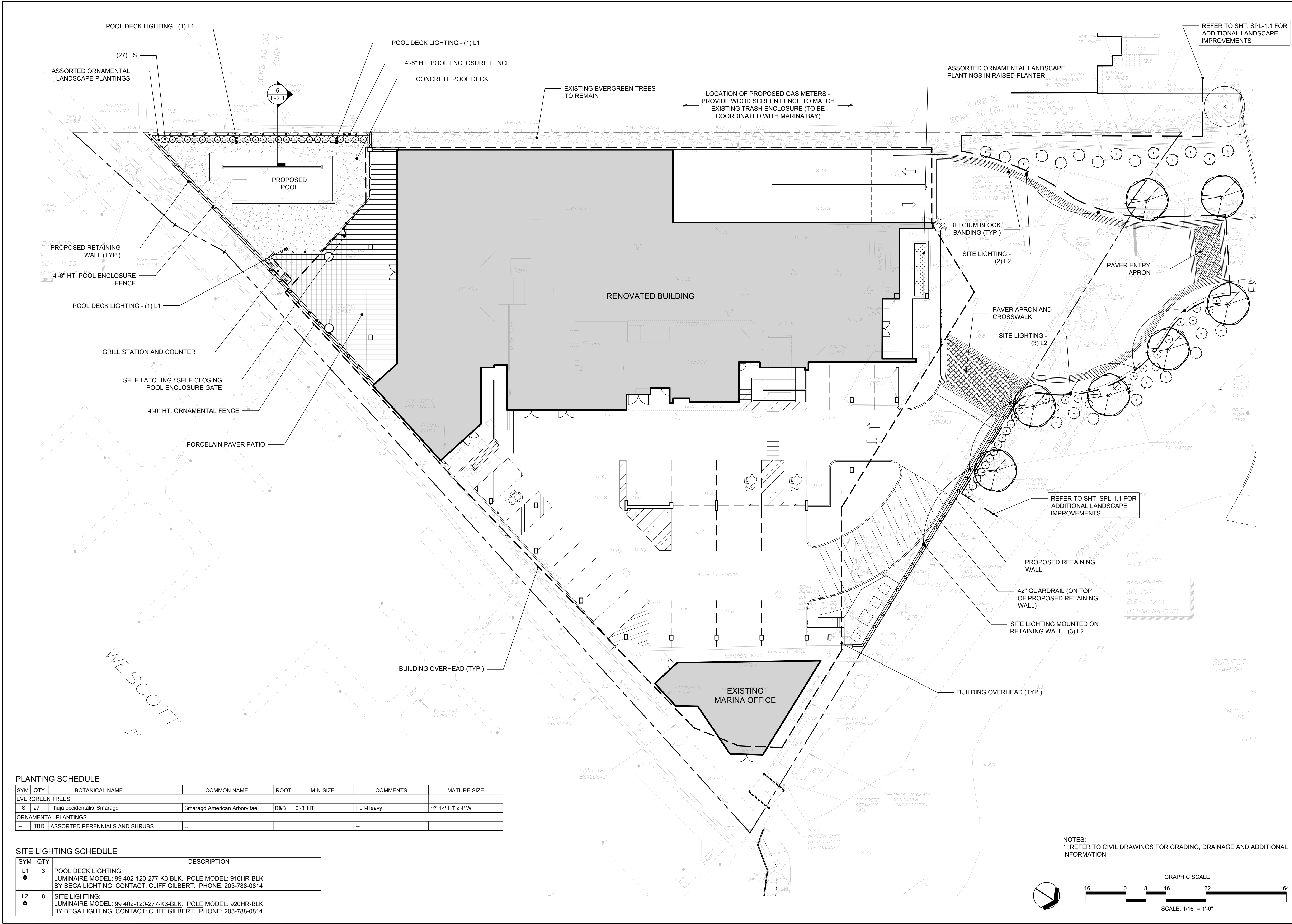


DELAMAR RESIDENCES
68-70 SEAVIEW AVENUE
STAMFORD, CT

PROJECT
LANDSCAPE
SITE PLAN - 1

JOB NO.
DATE: 2023.04.21
SCALE: 1/16" = 1'-0"

SPL-1.0



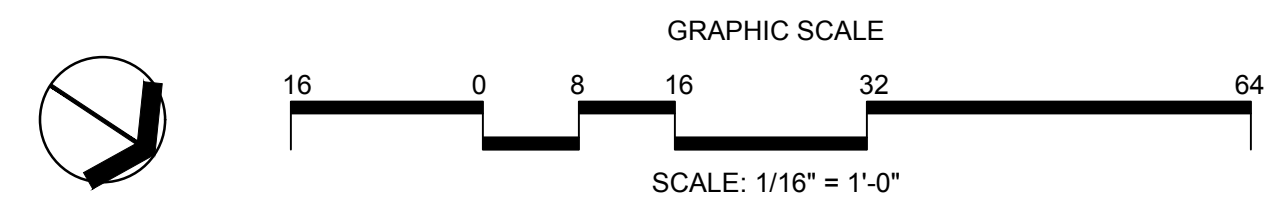
PLANTING SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN. SIZE	COMMENTS	MATURE SIZE
EVERGREEN TREES							
TS	27	Thuja occidentalis 'Smaragd'	Smaragd American Arborvitae	B&B	6'-8' HT.	Full-Heavy	12'-14' HT x 4' W
ORNAMENTAL PLANTINGS							
--	TBD	ASSORTED PERENNIALS AND SHRUBS	--	--	--	--	--

SITE LIGHTING SCHEDULE

SYM	QTY	DESCRIPTION
L1 ⬢	3	POOL DECK LIGHTING: LUMINAIRE MODEL: 99 402-120-277-K3-BLK. POLE MODEL: 916HR-BLK. BY BEGA LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814
L2 ⬢	8	SITE LIGHTING: LUMINAIRE MODEL: 99 402-120-277-K3-BLK. POLE MODEL: 920HR-BLK. BY BEGA LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814

NOTES:
1. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL INFORMATION.



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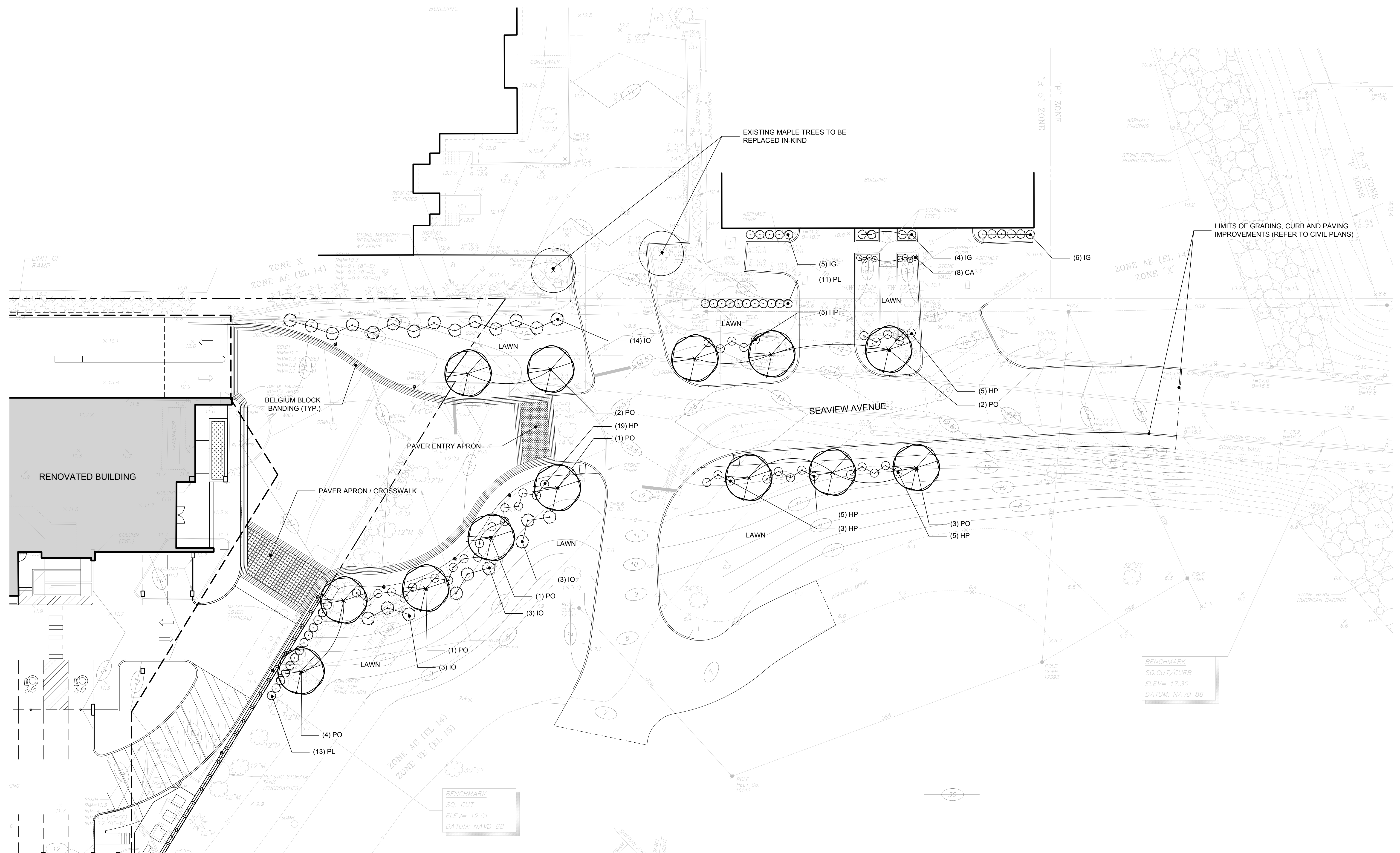


DELAMAR RESIDENCES
 68-70 SEAVIEW AVENUE
 STAMFORD, CT

PROJECT
 LANDSCAPE
 SITE PLAN - 2

JOB NO.
 DATE: 2023.04.21
 SCALE: 1/16" = 1'-0"

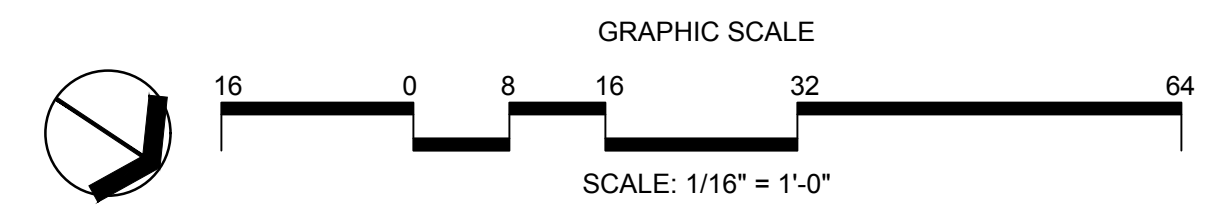
SPL-1.1



PLANTING SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN SIZE	COMMENTS	MATURE SIZE
DECIDUOUS TREES							
PO	13	Platanus occidentalis	American Sycamore	B&B	3.5"-4" CAL/16'-18" HT.	7' Clear	70'+ HT x 45'+ W
EVERGREEN TREES / SHRUBS							
IG	15	Ilex glabra 'Shamrock'	Shamrock Inkberry	CONT.	#5 / 24" H x W	Full, Heavy	3'-4" HT x 3'-4" W
IO	23	Ilex opaca	American holly	CONT.	6'-8" HT.	Full, Heavy, 8'-0" O.C.	15'-25' HT x 10'-15' W
PL	24	Prunus laurocerasus 'Schipkaensis'	Skip Laurel	CONT.	3'-4" HT.	Full, Heavy	10'-15' HT x 4'-7' W
DECIDUOUS SHRUBS							
HP	42	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	CONT.	#5 / 30" H x W	Full	5'-6" HT x 5'-6" W
ORNAMENTAL GRASSES							
CA	8	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	CONT.	#1	Full	3'-5" HT x 1.5'-2' W

NOTES:
 1. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL INFORMATION.



LOCATION MAP - 1" = 1000'

OVERALL SITE PLANTING SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN SIZE	COMMENTS	MATURE SIZE
DECIDUOUS TREES							
PO	13	Platanus occidentalis	American Sycamore	B&B	3.5"-4" CAL./16'-18' HT.	7' Clear	70'+ HT x 45'+ W
EVERGREEN TREES / SHRUBS							
IG	15	Ilex glabra 'Shamrock'	Shamrock Inkberry	CONT.	#5 / 24" H x W	Full, Heavy	3'-4' HT x 3'-4' W
IO	23	Ilex opaca	American holly	CONT.	6'-8' HT.	Full, Heavy; 8'-0" O.C.	15'-25' HT x 10'-15' W
PL	24	Prunus laurocerasus 'Schipkaensis'	Skip Laurel	CONT.	3'-4' HT.	Full, Heavy	10'-15' HT x 4'-7' W
TS	27	Thuja occidentalis 'Smaragd'	Smaragd American Arborvitae	CONT.	6'-8' HT	Full, Heavy	12'-14' HT x 4'-4' W
DECIDUOUS SHRUBS							
HP	42	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	CONT.	#5 / 30" H x W	Spacing 5'-0" O.C.	5'-6' HT x 5'-6' W
GRASSES / PERENNIALS							
--	TBD	ASSORTED PERENNIALS	--	--	--	--	--
CA	8	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	CONT.	#1	Full	3'-5' HT x 1.5'-2' W

PLANTING NOTES:

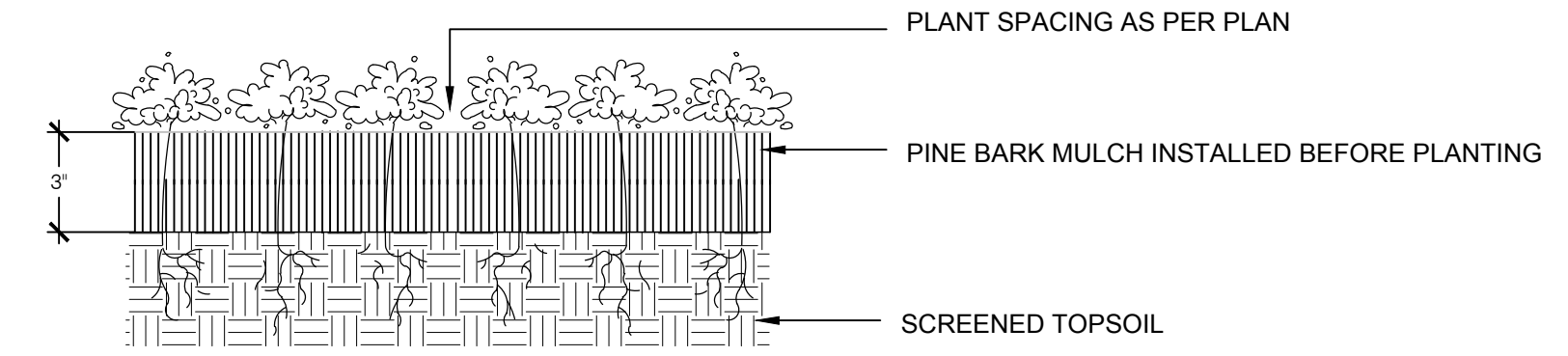
1. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIMALLY INDICATE PH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL AMEND SOILS AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE REPRESENTATIVE SAMPLE OF EACH PLANT VARIETY WITH AN ATTACHED LABEL INDICATING THE NAME, SIZE, AND ORIGIN, OF ALL PLANT MATERIALS
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS AT ANY POINT PRIOR TO INSTALLATION. ALL MATERIALS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK' ANSI Z60.1-2014 (AVAILABLE AT AMERIHORT.ORG)
4. THE LAYOUT OF ALL BED LINES AND LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS
6. PLANTING BEDS SHALL BE MULCHED WITH A 3" (THREE INCH) MINIMUM OF SHREDDED AGED HARDWOOD BARK UNLESS OTHERWISE NOTED
7. ALL VEGETATION SHOWN ON THE DRAWINGS SHALL BE MAINTAINED IN A HEALTHY CONDITION THROUGHOUT THE DURATION OF THE PROJECT OR PROJECT PHASE
8. ALL PLANT MATERIAL SHALL BE COVERED BY A ONE-YEAR FULL REPLACEMENT WARRANTY THAT SHALL INCLUDE ALL MATERIALS AND LABOR. THE CONTRACTOR SHALL REPLACE PLANTS AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE HIGHER NUMBER AND OR SIZE SHALL PREVAIL

IRRIGATION NOTES

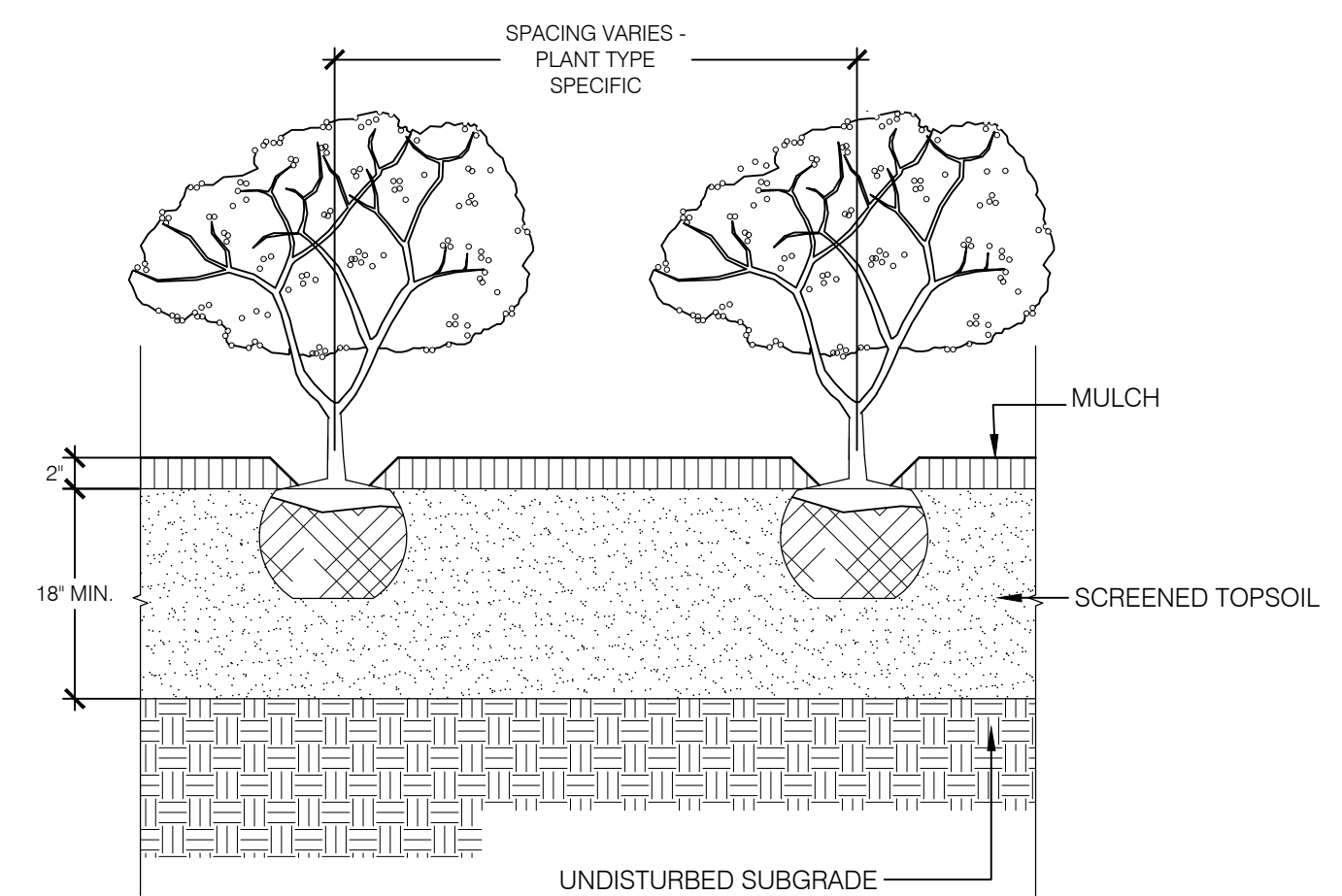
- 1) ALL NEW PLANTINGS & LAWN SHALL BE IRRIGATED.
- 2) CONTRACTOR SHALL PROVIDE FULLY FUNCTIONING IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL CERTIFIED TO WORK IN THE STATE OF CONNECTICUT.
- 3) IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE FOR ALL NEW PLANTING AND LAWN AREAS.
- 4) CONTRACTOR SHALL PROVIDE IRRIGATION PLAN FOR ENTIRE SITE FOR APPROVAL.
- 5) CONTRACTOR RESPONSIBLE FOR ACQUISITION OF ALL REQUIRED PERMITS.
- 6) CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS & COMPONENTS NECESSARY FOR THE OPERATION OF THE IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO: WELLS, BACKFLOW PREVENTERS, RFPZs, ELECTRICAL AND COMPUTER COMPONENTS AND ENTIRE WATER DELIVERY SYSTEM.

OVERALL SITE LIGHTING SCHEDULE

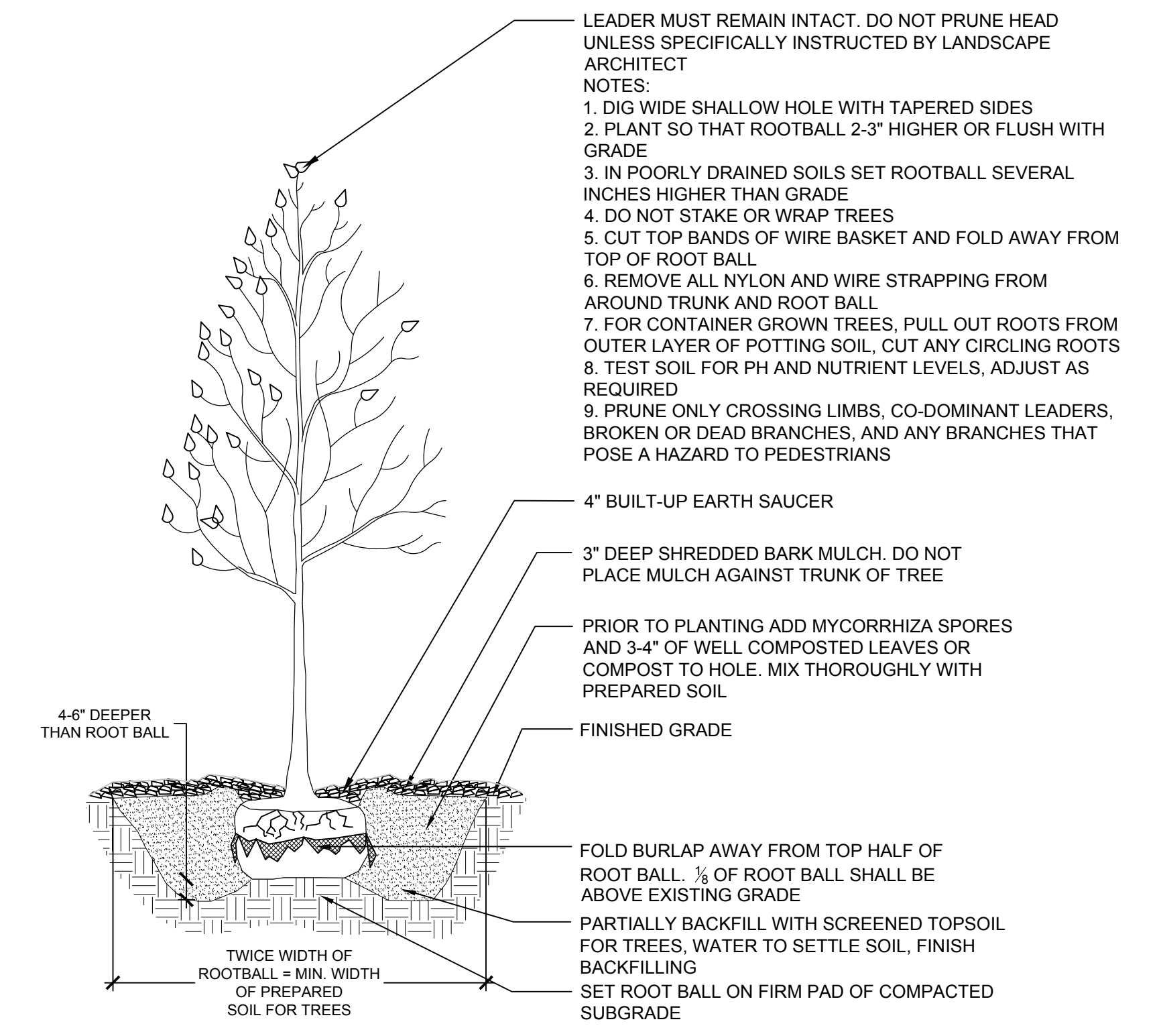
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1 GROUNDCOVER PLANTING SCALE: NTS



2 SHRUB PLANTING SCALE: NTS

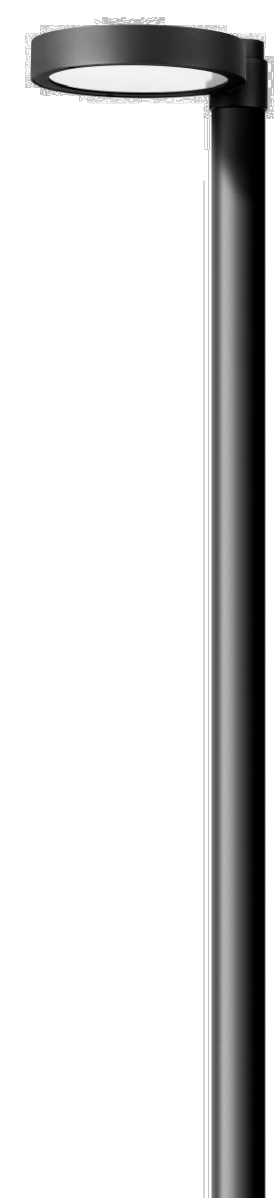


3 TREE PLANTING SCALE: NTS

LED pole top luminaires with asymmetrical flat beam light distribution

Housing: Die-cast aluminum housing and slip fitter. Slip fits 3" O.D. pole top, secures to pole with three stainless steel set screws. Die castings are marine grade, copper free (s 0.3% copper content) A500.0 aluminum alloy.
Enclosure: Faceplate is constructed of die-cast aluminum and is secured to housing with mechanically captive stainless steel fasteners. Tempered clear glass. Reflector of pure anodized aluminum. Fully shielded to comply with LEED zones 1 and higher. Fully gasketed for weather tight operation using molded silicone rubber "U-chama" gasket.
Electrical: 16W LED luminaires, 19 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V, TRAC and ELV dimmable. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an 85 CRI. Available in 3000K (85 CRI); add suffix K3 to order.
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.
CSA: certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65
Weight: 8.6 lbs.
EPA (Effective projection area): 0.32 sq. ft.
Luminaire Lumens: 1855

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Single LED Poletop			
Lamp	A	B	C
99402	1 1/2"	3 1/2"	16"

Recommended for use with 20' to 30' poles.
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
 Copyright BEGA 2019 Updated 03/2019

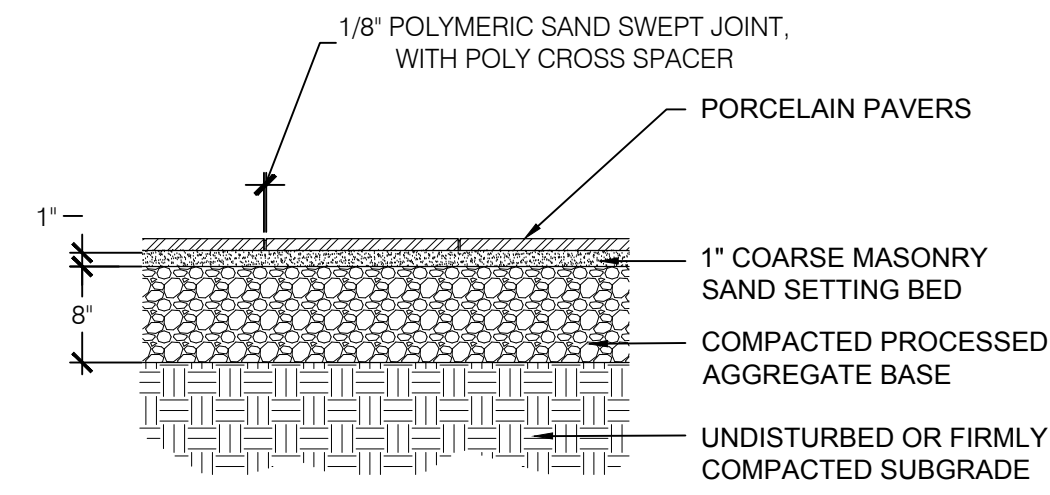
4 POOL DECK / SITE LIGHTING SCALE: NTS

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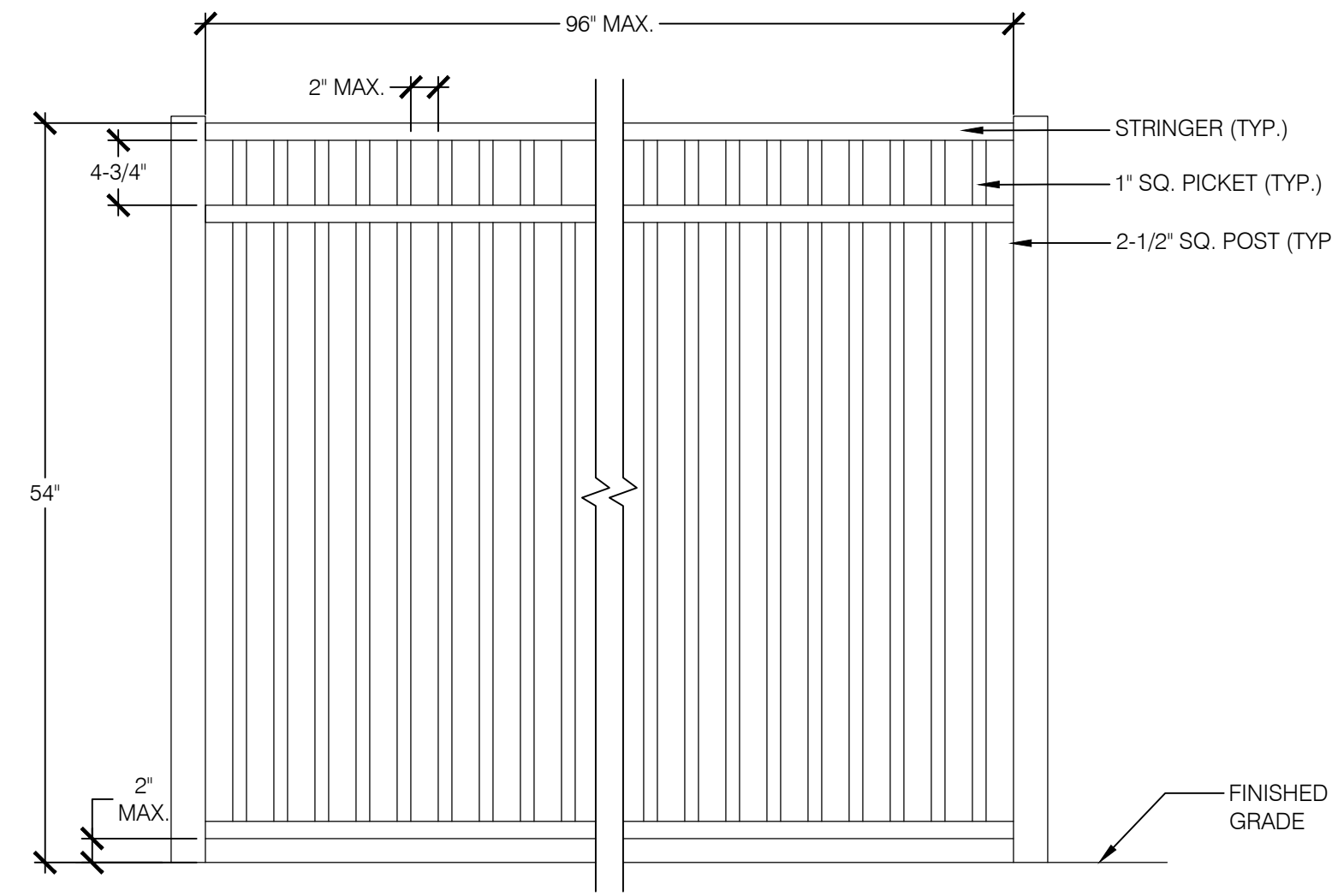
DELAMAR RESIDENCES
 68-70 SEAVIEW AVENUE
 STAMFORD, CT

PROJECT TITLE	LANDSCAPE SCHEDULES AND DETAILS
JOB NO.	
DATE	2023.04.21
SCALE	AS NOTED



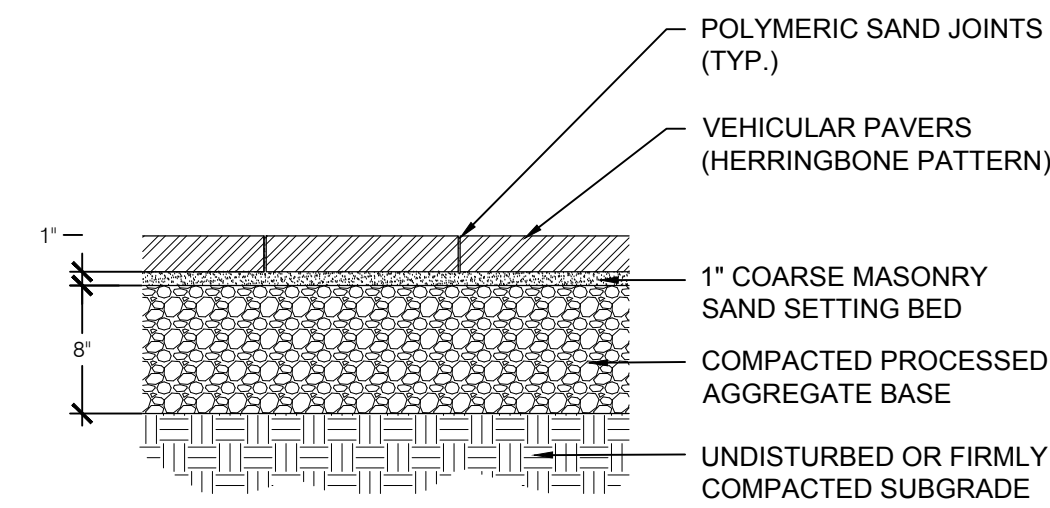
1 PORCELAIN PAVERS

SCALE: NTS



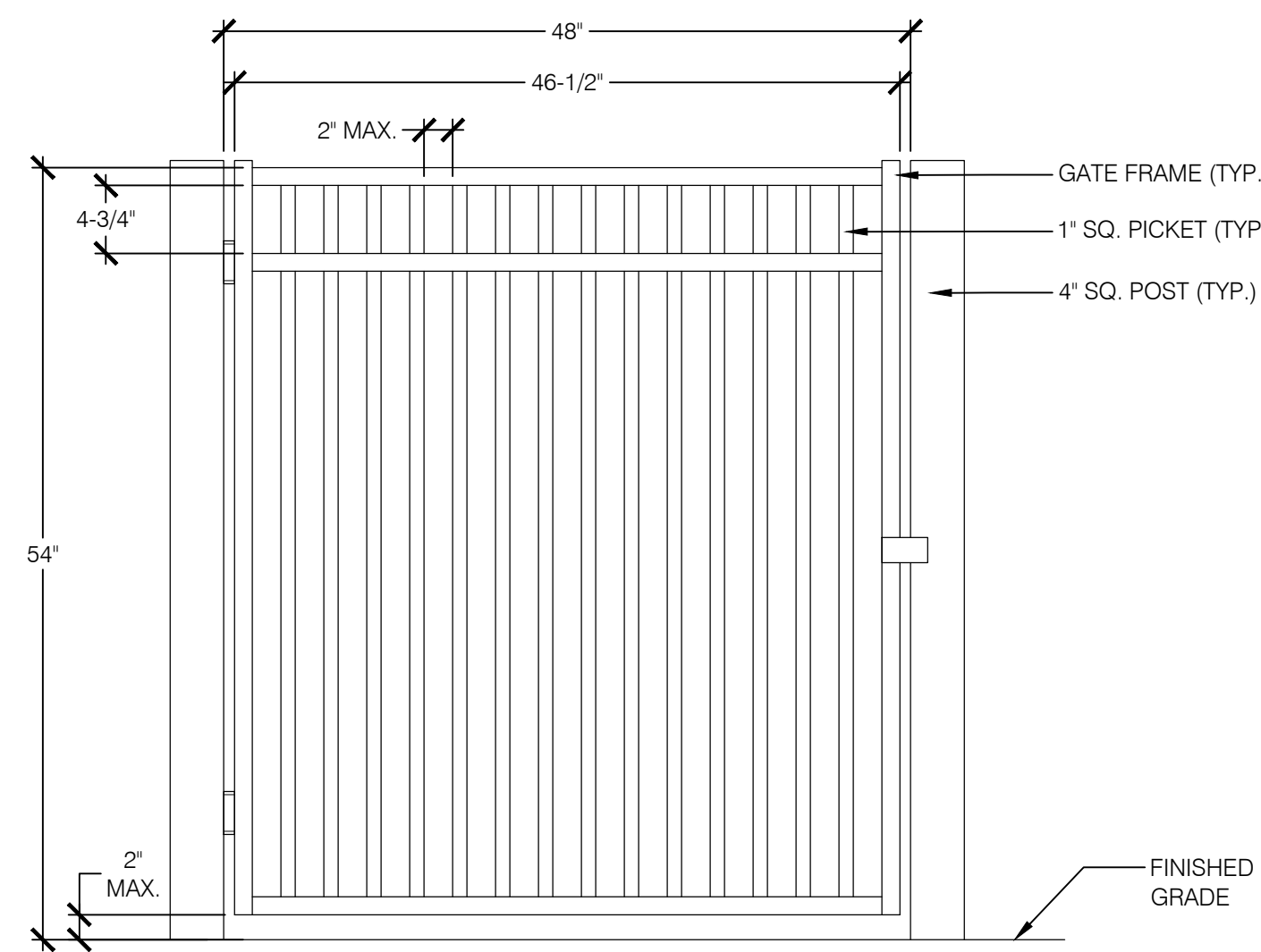
4 POOL ENCLOSURE FENCE

SCALE: NTS



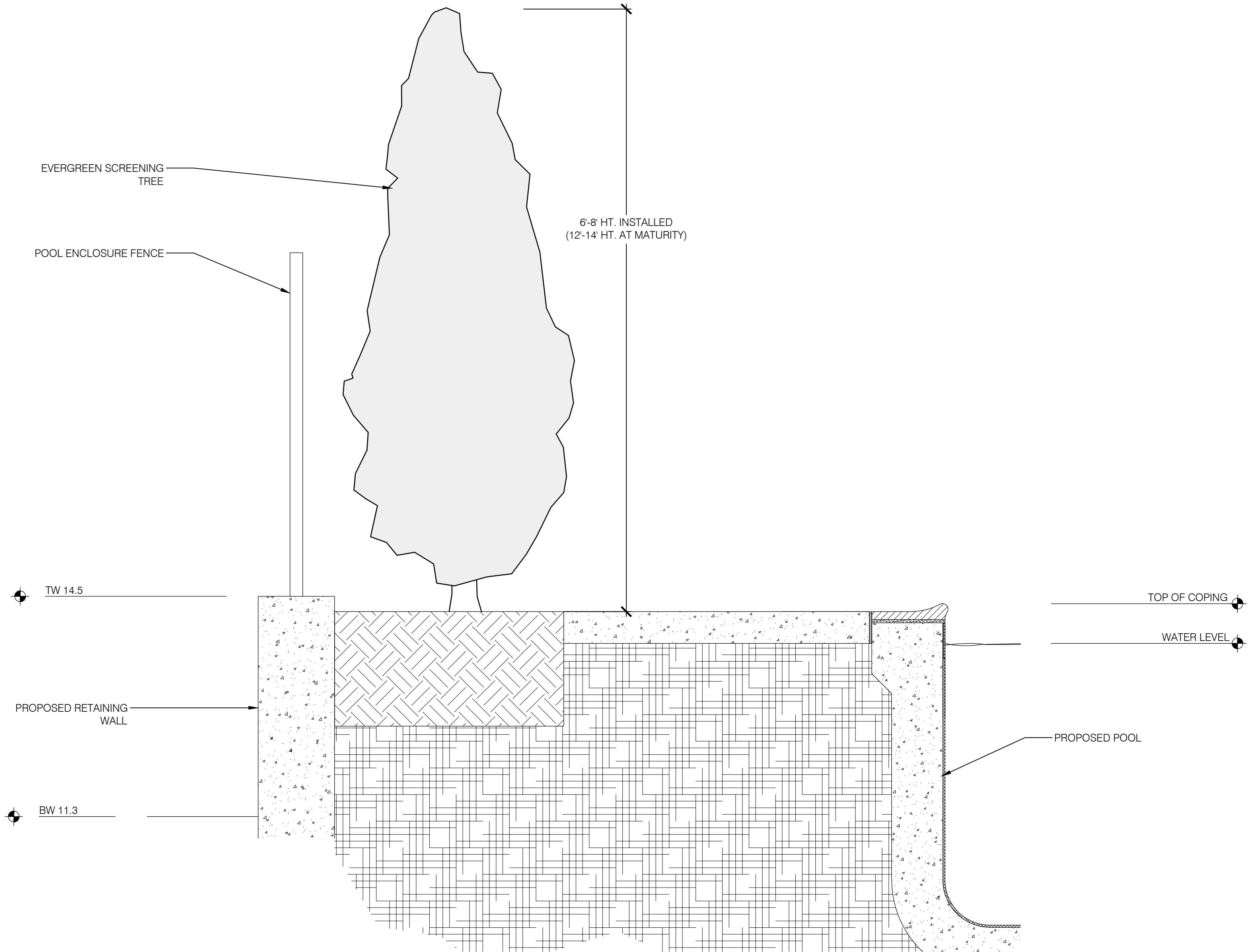
2 VEHICULAR PAVER APRON

SCALE: NTS



3 POOL ENCLOSURE GATE

SCALE: NTS



5 SECTION: SCREENING AT POOL

SCALE: NTS

NOTES:
1. GATE SHALL BE SELF-LATCHING AND HAVE SPRING LOADED SELF-CLOSING HINGES.

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1		



DELAMAR RESIDENCES
68-70 SEAVIEW AVENUE
STAMFORD, CT

PROJECT
LANDSCAPE
DETAILS

DATE
2023.04.21

SCALE
AS NOTED

SPL-2.1