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## Residential Site Analysis & Design Program

Scope: Residential Landscape Design for New Construction  
Date: May 31, 2005

### SITUATION

The property is new construction. The 2 acre site is located on a two-lane road between an existing home and another new home. The site is clear; only a few pines are present. Thus, full sun is a consistent site condition. The site is flat except the area outside the easement lines, bordering the road. A farm-style fence parallels this easement. The home's architectural style is unique and upscale.

### DESIGN OBJECTIVE

The builder has retained us to design a landscape plan for maximum curb appeal – reinforcing the home's value from both aesthetic and investment standpoints.

### ANALYSIS

#### Front Yard

The house sits 65 or more feet from the street. The configuration of the front façade presents a showcase plant bed at the front entrance. This planting area is also the immediate view from the home's dining room.

A curved sidewalk provides passage from the driveway to the front entrance and by its position to the front façade creates two distinct planting areas at the front entrance. Compass position also contributes to this distinction; one area will receive full sun while the second will have morning and midday sun only.

#### Side Yard

The neighboring property on the west is rural in style and not maintained at equivalent standards as the new construction will precipitate; landscape material should screen this neighbor's home from view from the garage, walk, breakfast area and rear patio and gardens.

The property to the east is a new dwelling and screening this view is not necessary at this time.

#### Back Yard

The rear of the house includes a covered patio and grill area, accessed from the great room through French doors. The back yard is approximately twice as large as the front yard.

A prime focal point must be established in the landscape from the vantage of the access points. A showcase planting area in the immediate back yard adjacent to the covered patio

will be tightly concentrated in size relative to the entire back area, but extensively landscaped.

## DESIGN PROGRAM

### Design Theme

An arc theme is proposed, to reinforce the lines of the entry walkway and the arched façade detail at the front entrance.

Due to the open nature of the site, evergreens will dominate the proposed design to provide year-round interest.

Providing habitat for desirable wildlife is a responsible horticultural practice. Wherever possible, plant material has been specified that is natural to the area and provides shelter and sustenance for birds and also the insects that contribute toward their sustenance.

### Front Yard

The front entry walk passes through a distinct landscape bed which reinforces the upscale characteristic of the home with such distinctive design elements as espalier and topiary. Plant material includes evergreen shrubs, herbaceous perennials and grasses to use a broad palette of shape, habit, leaf texture and color. The combinations specified offer visual interest throughout all seasons.

A White Firethorn is recommended for espalier on the garage's east wall. This unique design technique will soften the wall and lend height to the combination.

Two shade trees are proposed in the front yard. One will provide a focal point to the dining room and front bedroom views. The second is designed to create a general vertical barrier from the neighboring property from all vantage points at the front of the house, as well as soften the view to the street.

### Side Yard

Waxleaf privet is proposed on the west border of the turn-around to create a fast-growing barrier screening out the neighbor's dwelling. A third shade tree is proposed on the west margin outside the breakfast area windows for seasonal interest as well as environmental control for interior and exterior entertaining spaces.

A path of stepping stone will direct traffic from the drive turn-around to the back patio and rear entrance to the home on the west side. Spring and summer flowering shrubs are specified for view from the path as well as the interior.

The east façade of the house is punctuated by four windows located at irregular intervals. For this reason, a low growing evergreen shrub is specified to soften the flat architectural plane yet not block daylight from the windows.

## Back Yard

The immediate back yard will be landscaped in such a way as to provide a garden tapestry as a feature display for enjoyment from all rooms on the back of the house.

Adjacent to the covered patio and grilling area an elaborate planting bed is sited. This bed is the future home of various herbs, vegetables, perennial cut flowers and annual flowers – all organized between the specified rows of dwarf boxwood shrubs bordering paths of packed river sand. The scheme gives a visual organization to varied plant elements and also provides easy access for maintenance. The central element in this planting bed is a sundial, located where the bed's radii intersect.

The immediate back yard is delineated from the vast expanse beyond by a vertical plane created with an arc of crape myrtles. This border establishes an outdoor room, creating a more intimate space within the larger area. Winter and summer seasonal interest is created, from the sculptural trunk forms to the blooms and subsequent fruit of this deciduous tree.

Several existing pines, sited in the northeast corner of the property, will remain.

## Turf

The lawn immediately surrounding the house, approximately 60,000 square feet, will be seeded with Zoysia Zenith – a turf that is durable, drought resistant, and attractive.