

ARE[®] LIVE

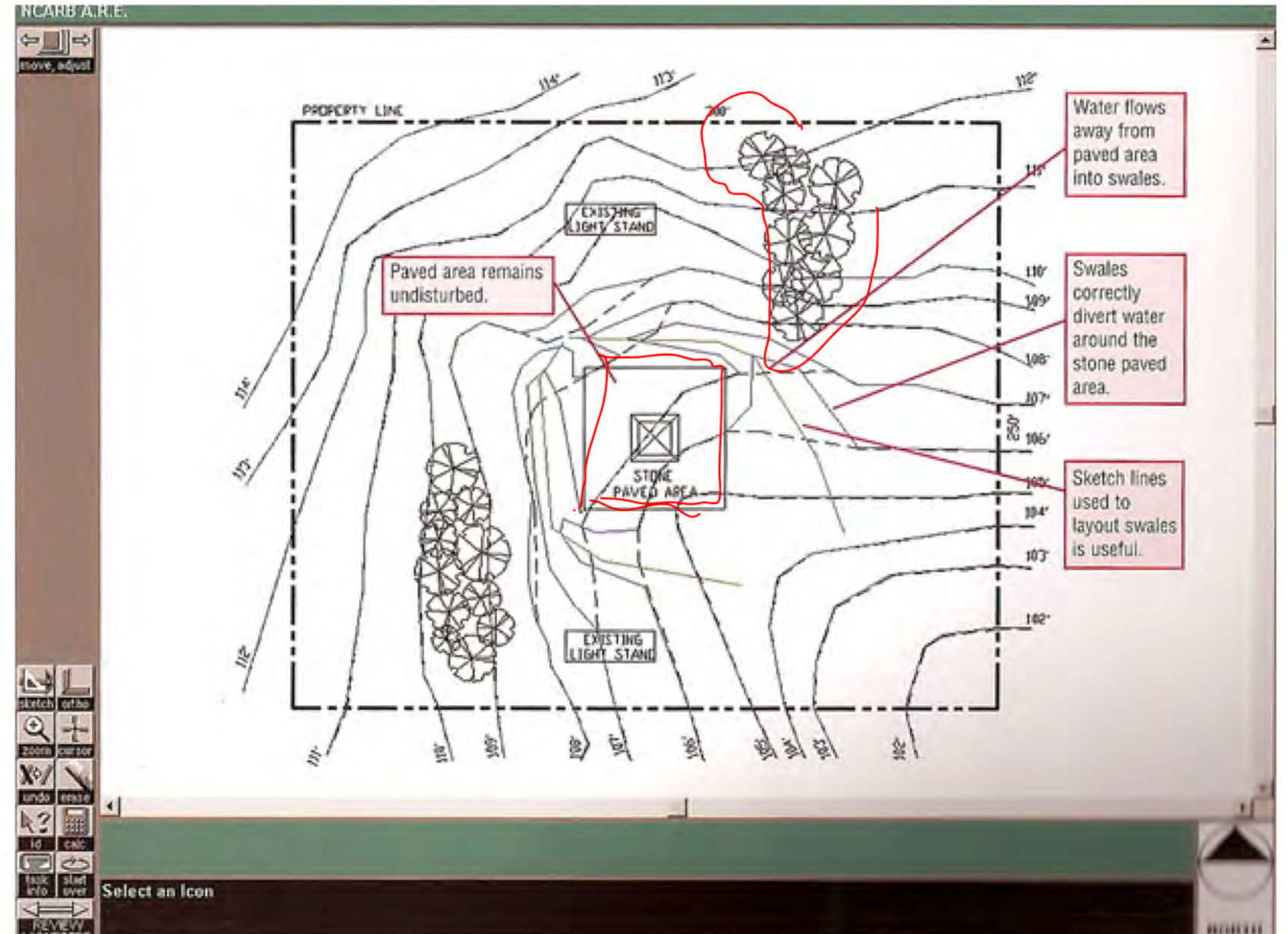
Site Planning and Design
with Mike Newman

SITE PLANNING AND DESIGN -- WEBINAR

VIGNETTE 1 -- GRADING

What is it all about?

- Water draining (no such thing as flat)
- Accessibility (maybe)
- Don't mess anything up!
- Watch the slopes (%)

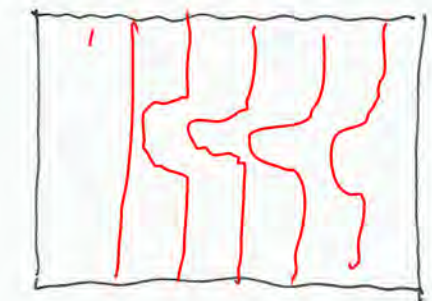
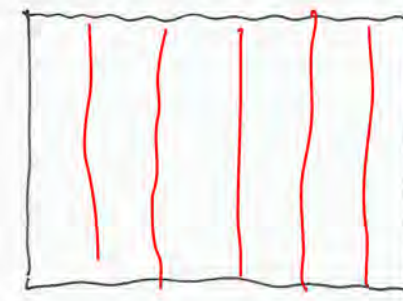
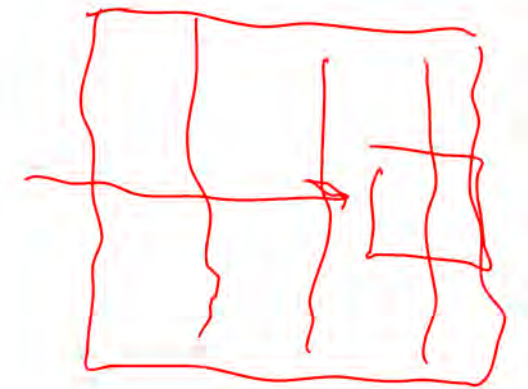
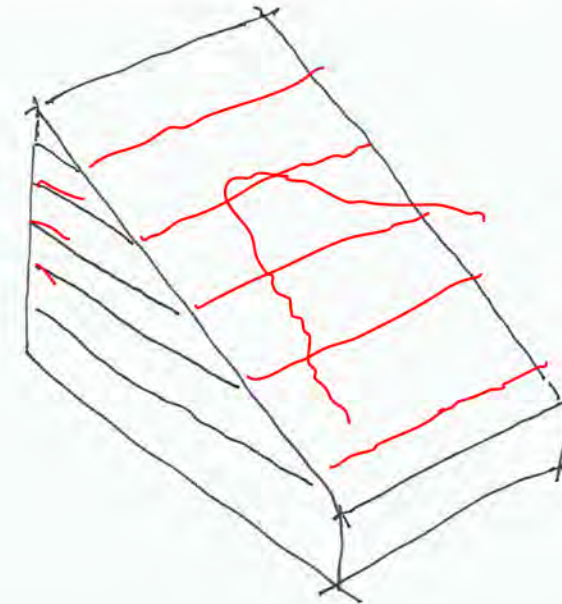
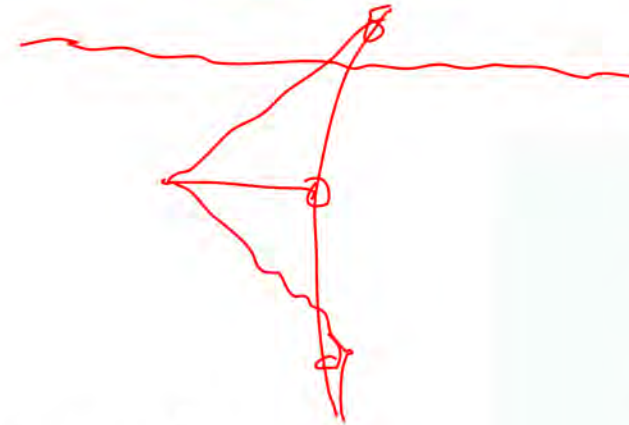


SITE PLANNING AND DESIGN -- WEBINAR

VIGNETTE 1 -- GRADING

Topography

- Balancing Cut and Fill (nope, don't worry)
- Point the swale the right direction
- Measure to calculate the slope
- Swale, berm, cut, fill, button

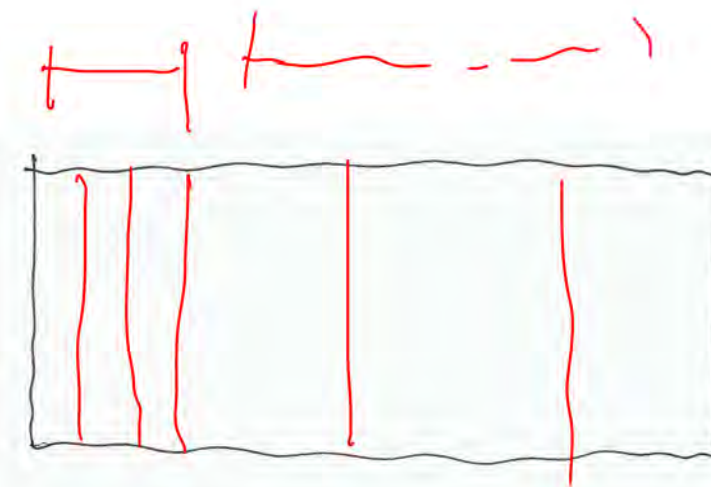
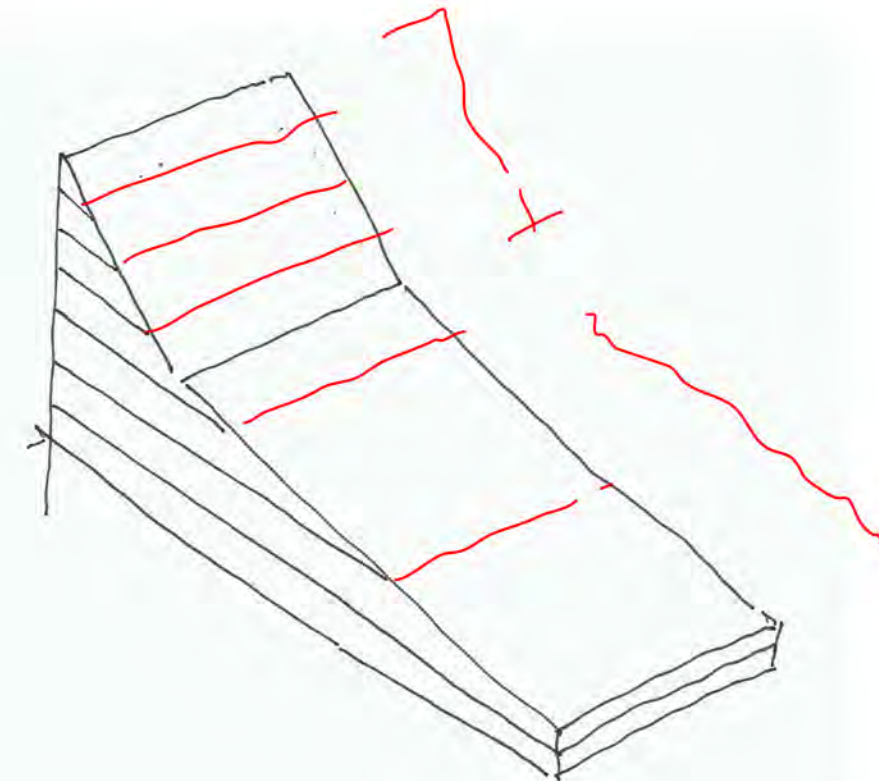


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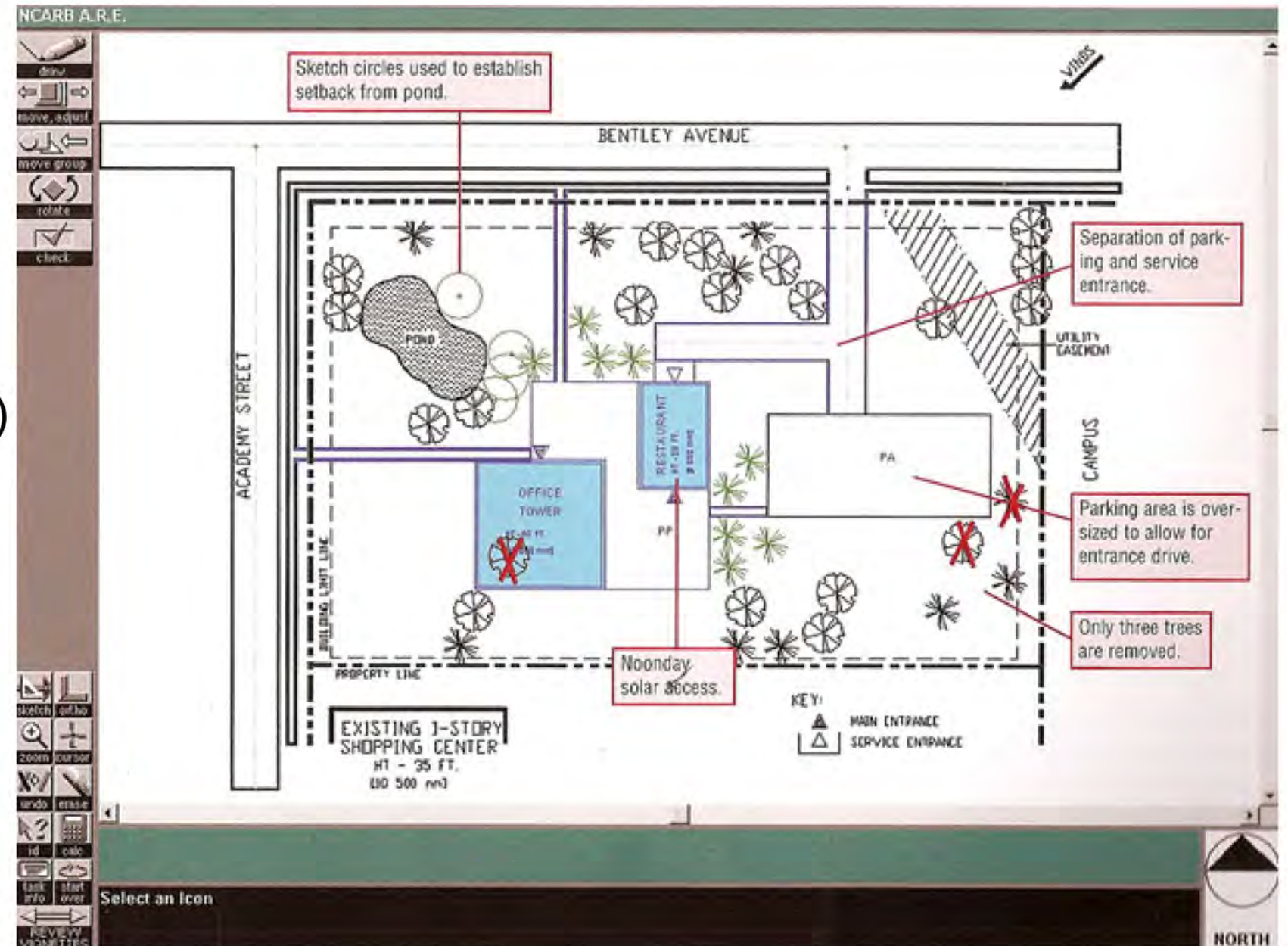


SITE PLANNING AND DESIGN -- WEBINAR

VIGNETTE 2 -- SITE DESIGN

What is it all about?

- Logical organization
- Rules of thumb (trees, measuring, access)
- Simple orientation issues
- Walk, drive, and parking
- Doesn't have to be beautiful



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Logical Organization:

- Have a system for taking notes
- First, sketch out a couple thoughts on paper
- Then go into sketch mode & layout the best
- You will not know until you test it
- Go back through your notes or the program
- Do it!

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Rules of Thumb:

- Trees
(deciduous = shade, coniferous = wind/view)
- Measuring
use circles
use rectangles
actually measure
it is obvious, don't waste time
- Access
follow the rules, don't do extra
make sure a visitor can get anywhere

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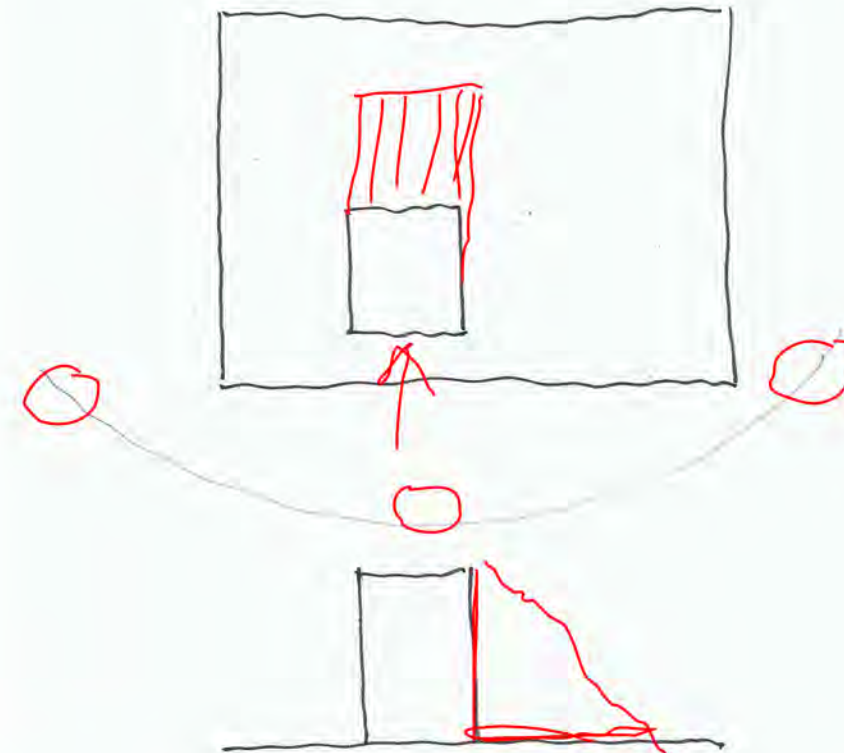
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Orientation:

- Solar angles, typically from south / noon
- 45 degrees



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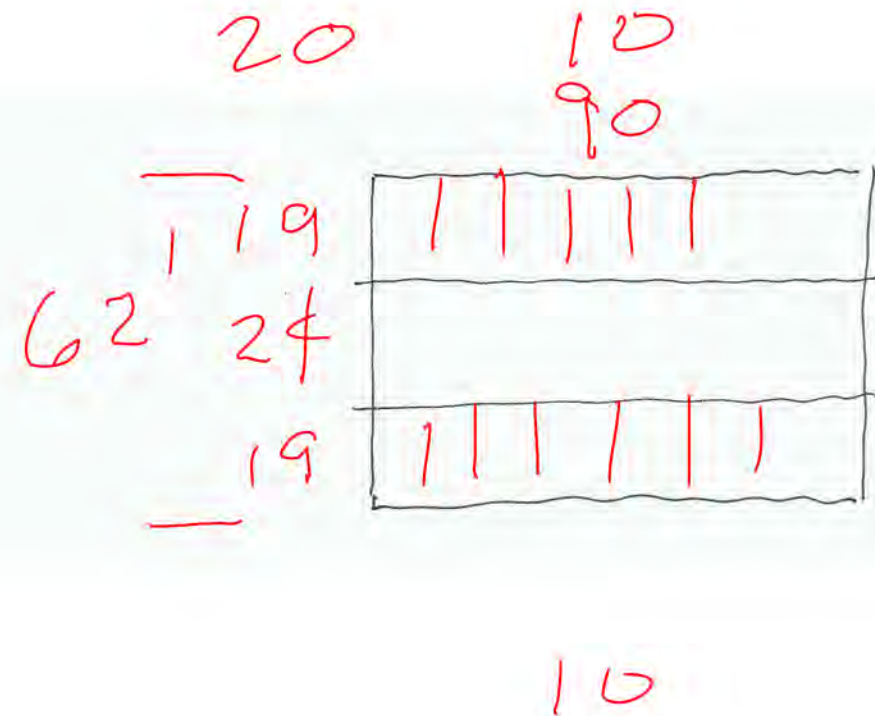
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Drives and Parking:

- Centerline vs. rectangles
- 19 x 9
- Think about how cars move through space



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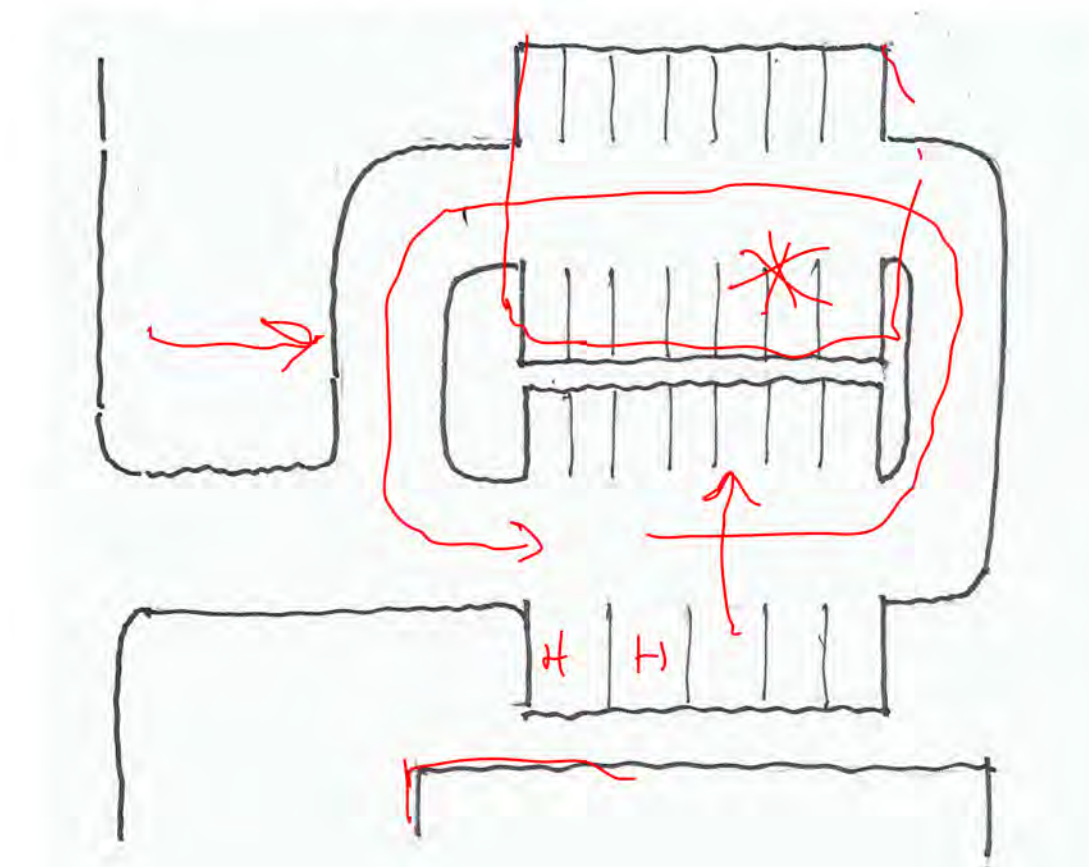
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Drives and Parking:

- Driveways

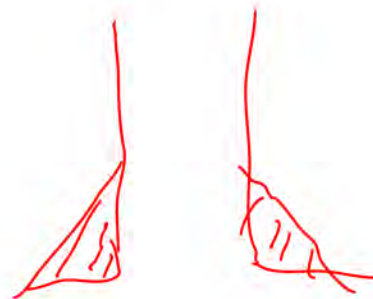


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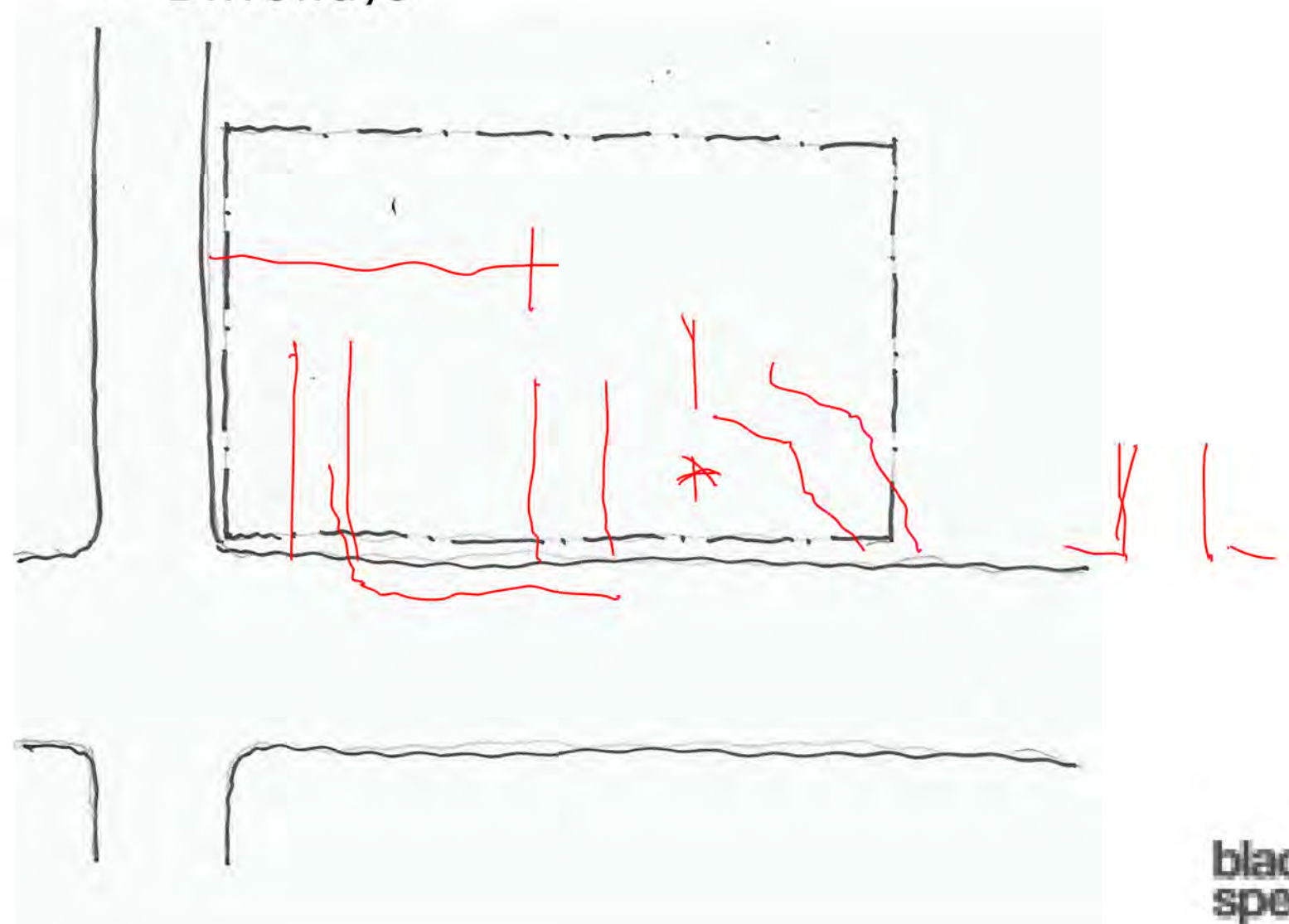
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Drives and Parking:

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SITE PLANNING AND DESIGN -- WEBINAR

GENERAL SITE QUESTIONS:

- Understand the site
- Understand the climate
- Understand the regulatory environment
- Understand the implications on soils and foundations

SITE PLANNING AND DESIGN -- WEBINAR

GENERAL SITE QUESTIONS:

- Understand the site
 - Surveys (who? measuring? bench marked?)
 - Topography, the lay of the land
 - Where does the water go?
 - Special features
 - Utilities
 - Soils
 - geotechnical info (soils boring reports)
 - septic systems
 - Environmental concerns
 - toxins and cleanup
 - opportunities

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GENERAL SITE QUESTIONS:

- Understand the climate
 - Micro
 - Macro
 - Orientation
 - Wind (wind vs. breeze)
 - Rain, snow, sun, etc.

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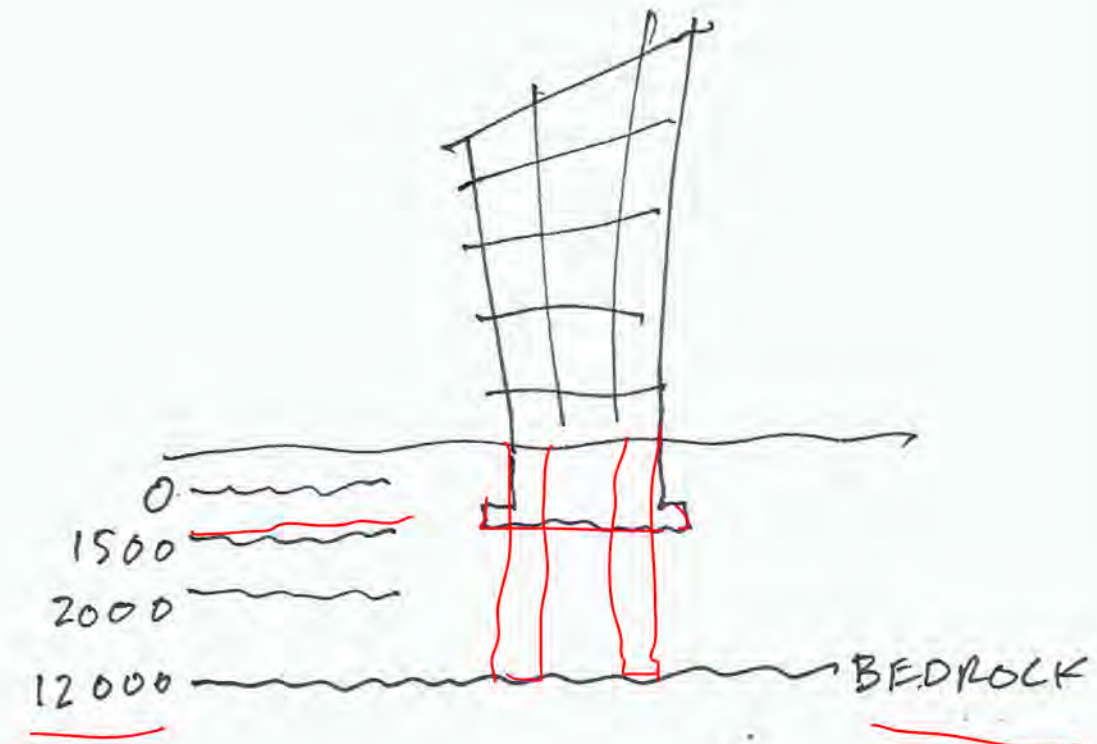
GENERAL SITE QUESTIONS:

- Understand the regulatory environment
 - Zoning code
 - FAR
 - massing
 - permitted uses
 - setbacks
 - amendments and variances
 - Other codes
 - building
 - overlay (historical, FAA, water, etc.)
 - overlay (add ons)
 - Covenants
 - Easements

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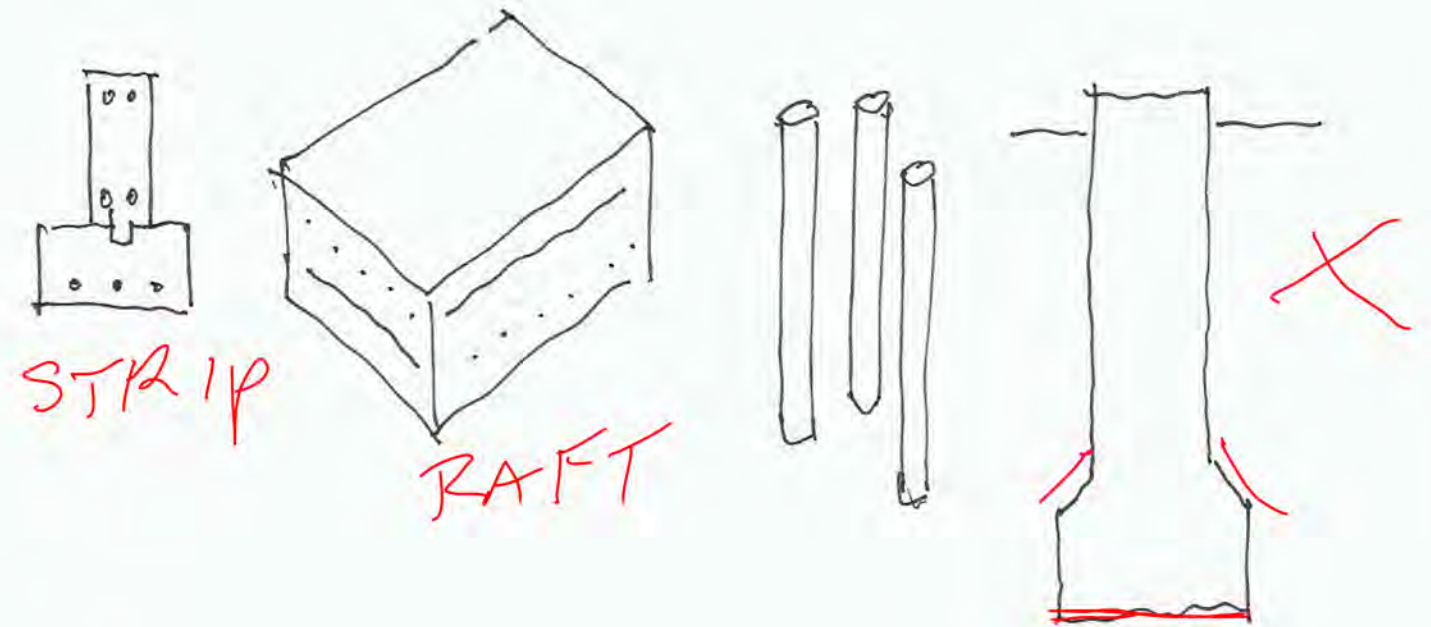
- Understand the implications on soils and foundations
 - Organics (0) to bedrock (10,000)
 - Sand, silt, gravel, clay mixes
 - For smaller structures - 1500 psf
 - For larger / heavier structures - +3000 psf
 - Typical issue: balance btwn cost & psf
 - cost of going lower for better psf
 - better soil capacity can be efficient



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Example from Ballast:

