

# Michael Versen & Associates

## Landscape Architecture ... Land Planning

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# Residential Design

From master planning large residential estates to richly detailed gardens, residential design represents a truly personal design experience. Here design is a process of making dreams come true - an exploratory interaction between the homeowner and landscape architect seeking creative design opportunities.

### RESIDENTIAL LANDSCAPE ARCHITECTURAL SERVICES:

- SITE SURVEY, ANALYSIS AND EVALUATION
- MASTER PLANNING THROUGH DETAIL SITE DESIGN
- BUDGET ESTIMATION OF PROBABLE COSTS
- CONSTRUCTION DOCUMENTS & SPECIFICATIONS

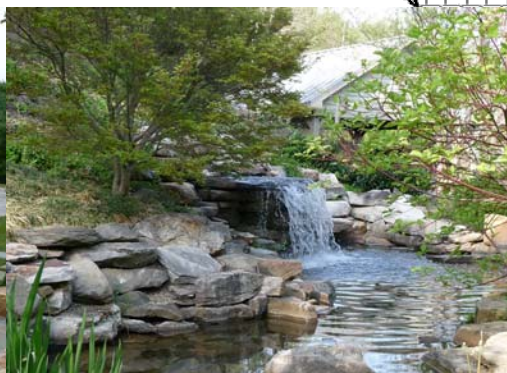
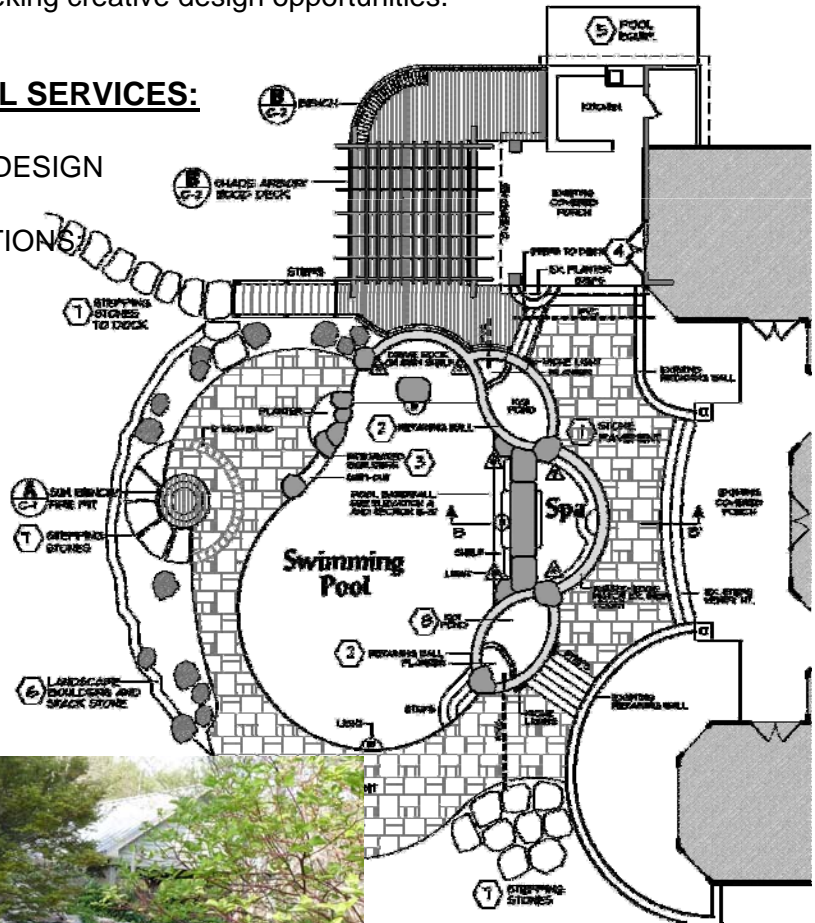
#### LAYOUT, GRADING & DRAINAGE

#### CONSTRUCTION DETAILING:

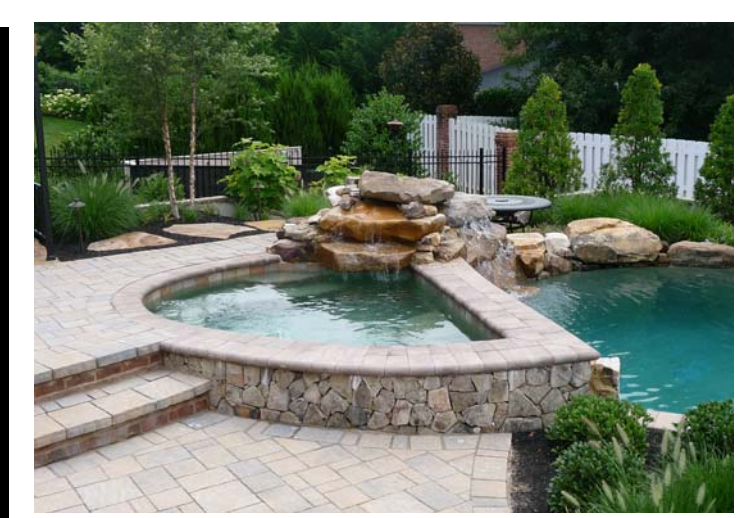
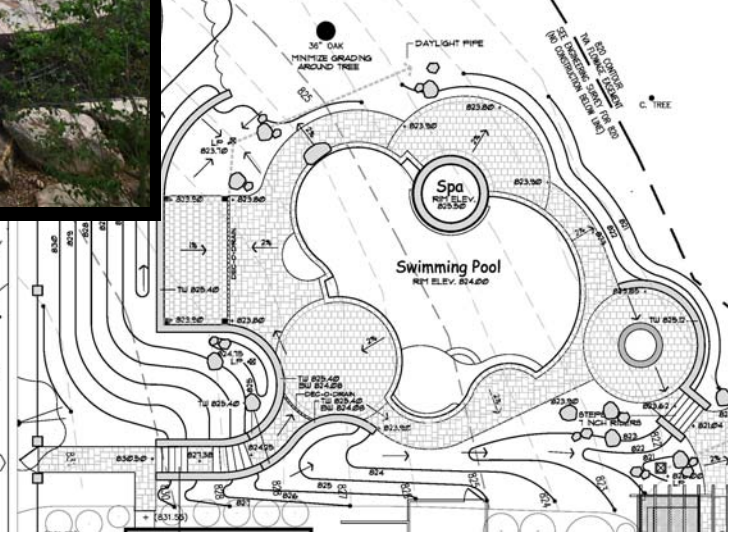
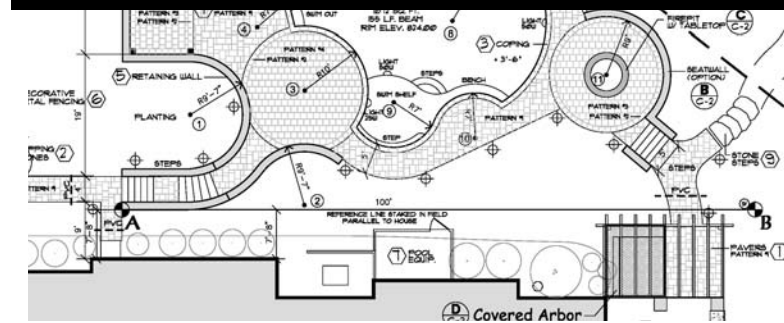
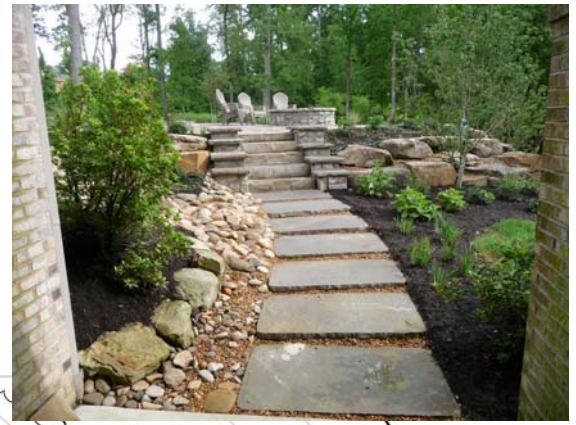
hardscapes, paving & walls,  
pools, spas & water features,  
pavilions & architectural structures  
outdoor kitchens  
specialty landscape elements

#### PLANTING, IRRIGATION & LIGHTING

- MAINTENANCE PROGRAMMING
- BID ISSUANCE & VALUE ENGINEERING
- CONTRACT ADMINISTRATION
- CONSTRUCTION MANAGEMENT









# The Residential Design Process

## SITE ANALYSIS & EVALUATION

Site survey and on-site analysis to assess the physical properties and aesthetics of the property and architecture.

## PRELIMINARY STUDIES

Prepare a combination of diagrammatic and concept sketch plan options to consider the overall site plan and the design of specific details.

## MASTER PLAN

Plans and sketches are prepared to define and refine the overall site master plan and establish detail design elements. Review and evaluate with Client.

## CONTRACT ADMINISTRATION

- Issue project bidding or negotiated proposals.
- Evaluation of pricing and value engineering.
- Preparation of the contract for work.
- On-site observation and review of work.
- Payment certification and project closeout.

## PROGRAMMING

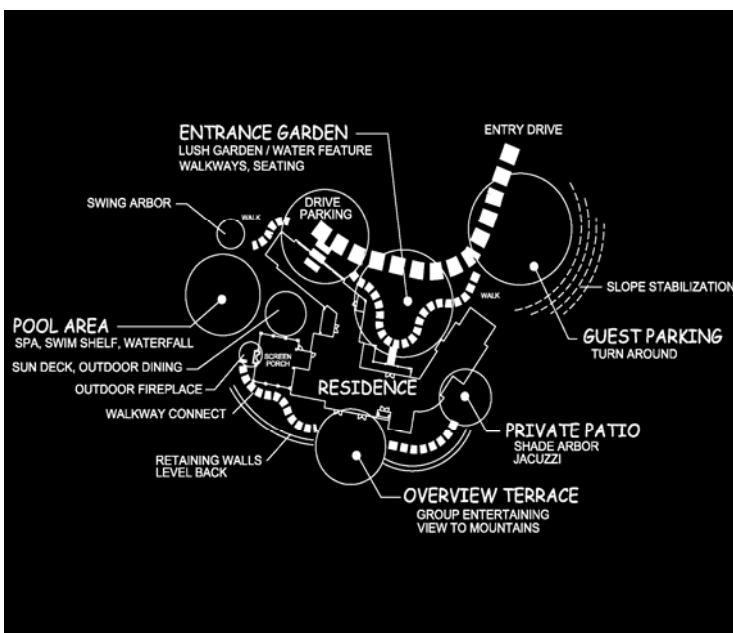
Define the desired outdoor activities and garden spaces along with specific use criteria for each. Site elements may include: renovation or new architectural elements, vehicle and people circulation (paving and hardscape), seating and outdoor entertaining areas, shade structures, open lawn, landscape areas, swimming pool, spa, outdoor kitchens and other site specific elements.

## DESIGN WORKSHOP MEETING

Client and Landscape Architect meet to review design studies and estimates of probable cost. Establish the direction and scope of the design.

## CONSTRUCTION DOCUMENTS

Prepare construction plans, sections, details and specifications necessary documents for bid issuance and construction.

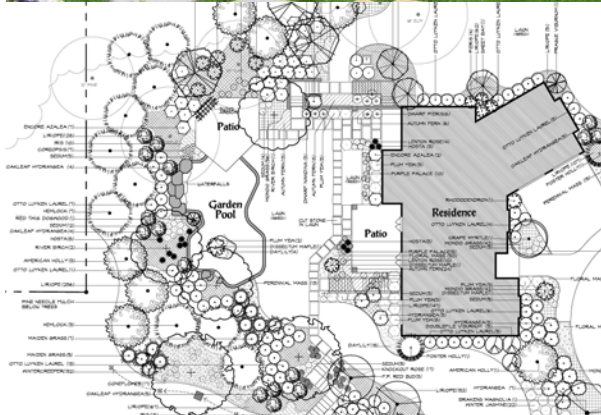


concept plan

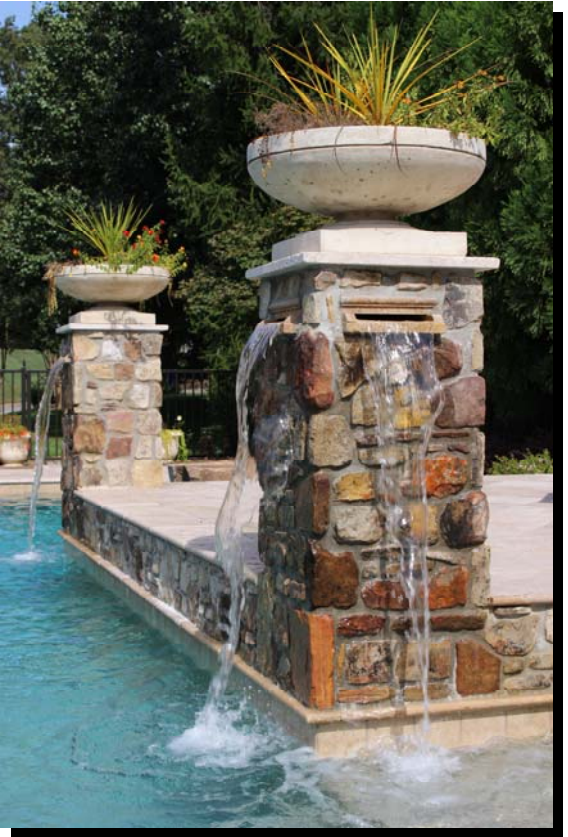


master site plan

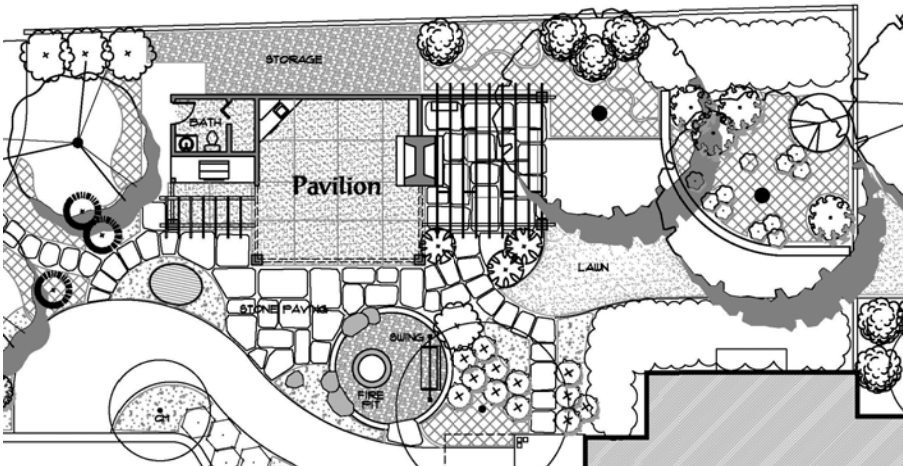




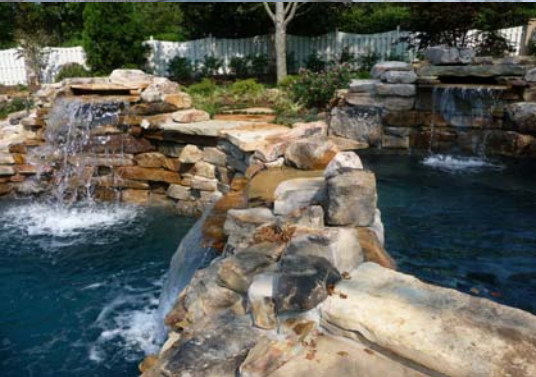




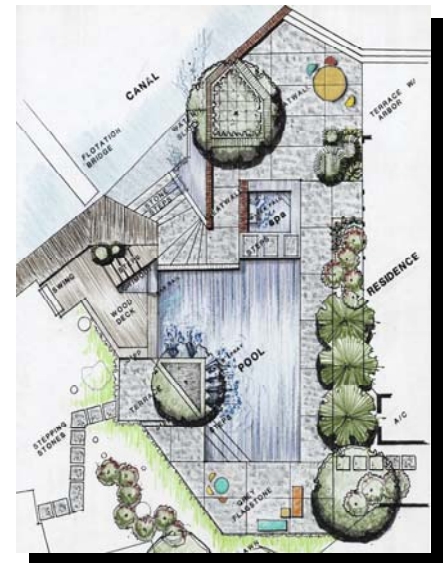
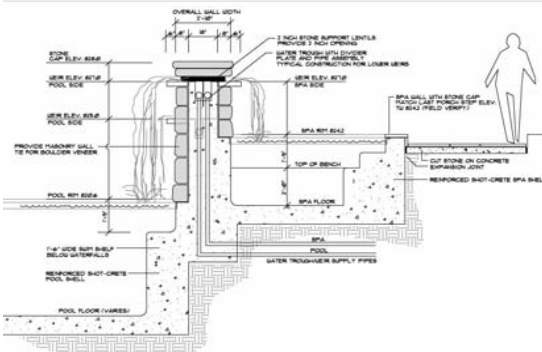












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