

COURTYARD LANDSCAPE, PLANTING, AND IRRIGATION TAKEOFF PLAN

Known dimensions for end-to-end product verification. Not for construction.

OAKRIDGE COMMUNITY COURTYARD

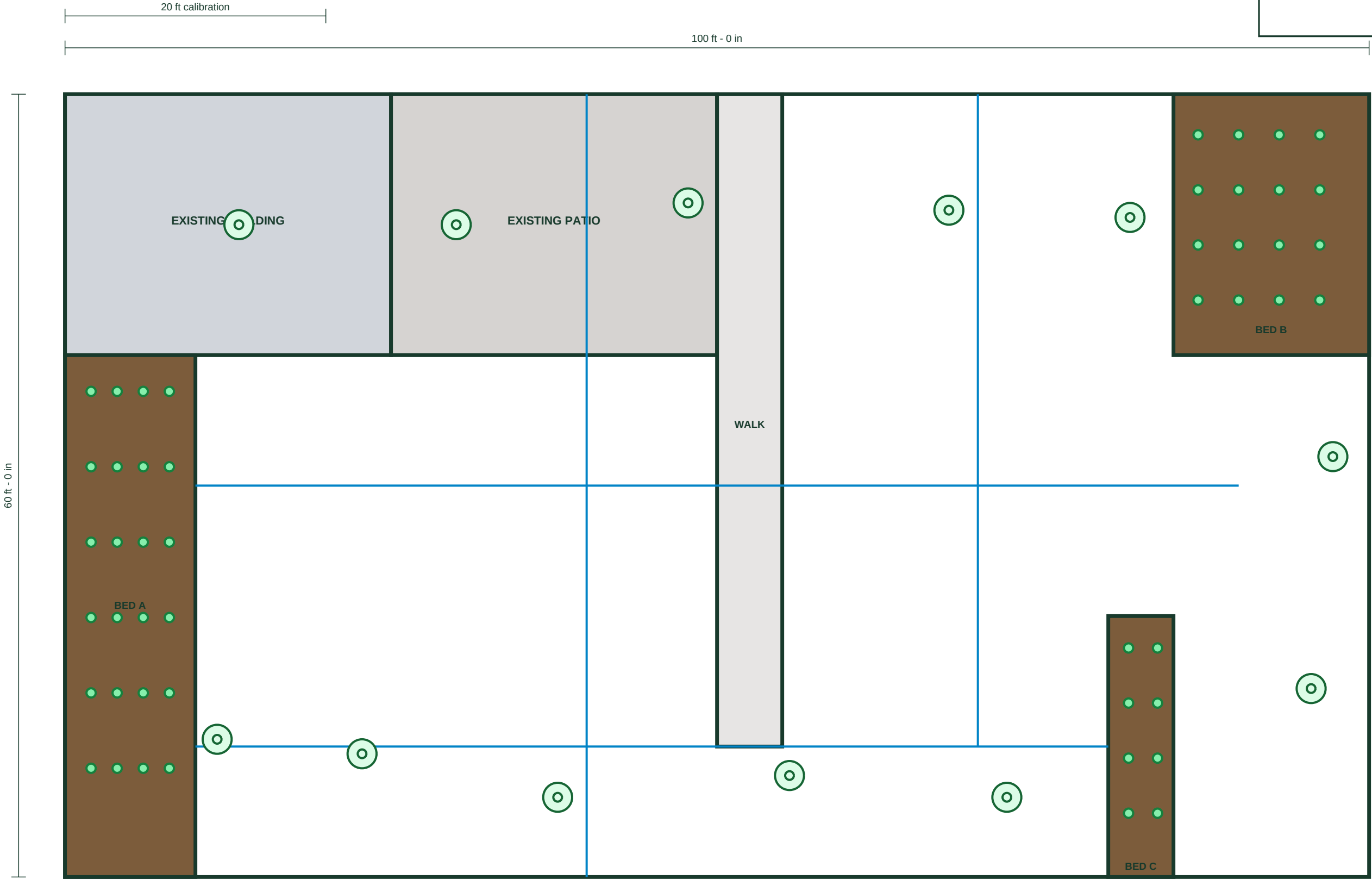
Landscape QA plan set - known geometry

Scale: 1/8 in = 1 ft | Issued: 2026-07-18

LANDSCAPE AND IRRIGATION PLAN

L1.01

QA ISSUE



TAKEOFF BASIS

- Overall courtyard: 100 ft x 60 ft.
- Turf excludes building, patio, walk, and beds.
- Planting beds total 800 SF.
- Mulch depth is 3 in.
- Steel edging surrounds all planting beds.
- Blue irrigation centerlines total 260 LF.
- Count 12 trees and 48 shrubs.
- Drawing scale: 9 drawing points per foot.

LEGEND

- T1 shade tree
- S1 five-gallon shrub
- Irrigation centerline
- Planting bed

LANDSCAPE ASSEMBLIES AND QA QUANTITY SCHEDULE

Expected quantities and pricing inputs used to verify calibrated takeoff, estimate, and planning exports.

ID	DESCRIPTION	CALCULATION	EXPECTED
LS-01	Courtyard gross area	100 ft x 60 ft	6,000 SF
LS-02	Non-turf deductions	500 building + 500 patio + 250 walk + 800 beds	2,050 SF
LS-03	Net sod area	6,000 - 2,050	3,950 SF
LS-04	Planting bed area	400 + 300 + 100	800 SF
LS-05	Mulch volume at 3 in	800 SF x 0.25 ft / 27	7.41 CY
LS-06	Steel bed edging	100 + 70 + 50 perimeter	220 LF
LS-07	Irrigation mainline and branches	80 + 60 + 70 + 50	260 LF
LS-08	Shade trees	Counted T1 symbols	12 EA
LS-09	Five-gallon shrubs	Counted S1 symbols	48 EA

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LANDSCAPE QA QUANTITY SCHEDULE	L5.01 QA ISSUE

PRICING QA INPUTS

- Sod material: \$0.58/SF plus 5% waste; installation labor: \$0.42/SF; soil preparation: \$0.25/SF
- Shredded hardwood mulch: \$42.00/CY plus 10% waste; installation labor: \$35.00/CY
- Steel edging material: \$6.75/LF plus 5% waste; installation labor: \$4.25/LF
- Irrigation piping and fittings: \$2.60/LF plus 10% waste; installation labor: \$3.90/LF
- 2.5-inch caliper shade tree: \$485.00/EA; installation labor: \$210.00/EA; staking: \$55.00/EA
- Five-gallon shrub: \$42.00/EA plus 5% waste; installation labor: \$18.00/EA

BID SCOPE NOTES

1. Include layout, utility locate coordination, fine grading, soil preparation, planting, irrigation, mulch, edging, cleanup, and establishment care.
2. Existing building, patio, and walk remain. Protect adjacent improvements. Irrigation controller, backflow assembly, sleeves, and testing are included.
3. Trees and shrubs require approved submittals. Quantities are estimator-verified bid aids; bidder remains responsible for complete scope review.