

Installation Guide

The Garden Retreat. LLC

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The Installation Guide... What you need to know



Design Now

Why a Design? Would you do a major remodel with additions without a plan? What's the difference with your yard? Some disregard the design phase as unnecessary, however when it comes to not knowing exactly what to do with a property

it's money well worth spending. **What to consider:** If you have 2-3 elements in your yard, patio, plantings, lighting, for example, a design should be considered. Don't wait until the sun comes out to call. Think ahead in winter & fall. Keep in mind: **How long does it take?** Typically 3-5 weeks for a full sized residential plan. An average of 4 weeks is more normal. Correspondence/meetings between client and designer usually run a week at a time.

Getting an Estimate comes next. This can take a week or more depending on how busy contractors are and how long it takes you to find one you feel comfortable with. Take your time and find the right fit for you. Think about what you want and how it will affect the resale value of your home.

Installation phases

Installation can vary depending on what you are doing. The very first stage could be some type of **clearing and grading**. That means taking either all existing landscape out and starting with a clear landscape that is graded away from the house and/or graded to allow for hardscapes like patios, decks, walkways, etc... or just clearing for a hardscape or plantings.



Next comes adding infrastructure like Irrigation, Water feature plumbing, Night lighting wiring, Electrical,

Irrigation may come next if you don't have any already, it's too old, and/or you will be adding plants. Irrigation can be as simple as hooking up drip from a hosebib timer to a full on overhead & drip system from the water meter with a zone timer. Size of system depends on property size, plant material, turf, etc... Typically use overhead sprays for turf &



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Design

Estimate

Installation phases:

Clearing/grading

Irrigation

Water features

Lighting wiring

Hardscapes/Turf

Planting

Finals:

Irrigation, testing & tweaking

Lights, Testing &

Tweaking

Educating on irrigation & lighting controllers

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drip for planting beds. If adding three or more irrigation zones I would recommend a larger system with a controller. *Larger water meter require a backflow device to be installed that is Sprays for planting beds are inefficient & encourage weeds. drip unless there is no other choice or you are an avid garshovel in the dirt. Drip is easy to learn, expand & fix. Conbetter with internal weather stations & wifi controllability from



and/or 2 or more turf zones systems off of a mainline an additional cost. Note: Tell contractors to use dener who always has a trollers are also becoming your tablet or smartphone.



Water features, if the next step as into place as well. with waterfalls need



you want one, that might be plumbing for them needs to go Pondless waterfalls & ponds their plumbing in place ahead contained and need no extra



of time. Bubblers are self plumbing unless using an

auto-refill from an irrigation system.



Electrical Note:

Remember all water will be beneficial when have a separate plug for installation. It's not good

features & lighting require electrical. Having a plug outside nearby running a pump or a lighting controller. Ideally it would be best to a water feature & for lighting. Be sure that this is thought out before to run either off of an extension cord.



Night lighting: now is the time wiring can go in. scape is still open. Almost all lighting is LED. It's wattage, lower maintenance (than halogen), & can be retrofitted to older halogen light systems by just changing the bulbs to LED's. Controllers are becoming more program-mable even with our phones & tablets. Night lighting is used for safety & ornamental lighting. When done right, ornamental lighting can combine both functions. LED's can last anywhere from 10-20 years depending on type (ratings are estimated and can actually be longer depending on quality from company to company.).



Pre wire while land-very versatile now, low



Hardscapes & turf: Patios, walkways, decks, retaining walls need to get done while the landscape is open with

easy access. Add the walls, arbors, and tures. With patios 5 x 5 space will a 10 x 10 space a small barbe-maintenance. rials. Concrete



& should be constructed by very good profes-products like pavers & & can be easily replaced.



weeds & making it resistant to ant pests. Polymers keep the patio stronger yet still

lighting fixtures to places like stairs, sitting then out to planting beds and water fea-consider function, size, maintenance. A suite a bistro table and two chairs while will fit 8-10 people at a large table & que. The more solid the surface the less Concrete slabs verses other patio mate-tends to crack over time if not done right sionals. The earth moves & shifts using flagstone will move with the earth better For lower maintenance paver & flagstone pa-



keeping the surface flexible enough to move with the earth. They still can be cut into easily to replace materials if necessary as well. They do cost extra but the advantages outweigh the costs.

Now the **turf**. Remember irrigation? Well, watering systems can only be partially built if using drip systems for planting beds & overhead sprays that need to be adjusted one more time when the lawn is in place. *Lawns may need soil amendment, check to be sure that it is in the bid as best practices.



the plants.

Plantings: Now it's time to fill in the beds with plants. Most installers will bring the plants in after everything is done. Make sure they will be amending the soil during planting & if there are guarantees. After all plants are in the drip lines can be hooked up to all



Finals include programming irrigation timer & lighting controller. Tweaking lights if they are on pathways & highlighting plants. If there is a water feature there might be some final tweaking with rocks & placing of lights as well. Then notifying the home owner on how everything works & teaching them what to do.



Budgeting Costs, see last page graphic below

(2017 pricing, current rates may be higher).

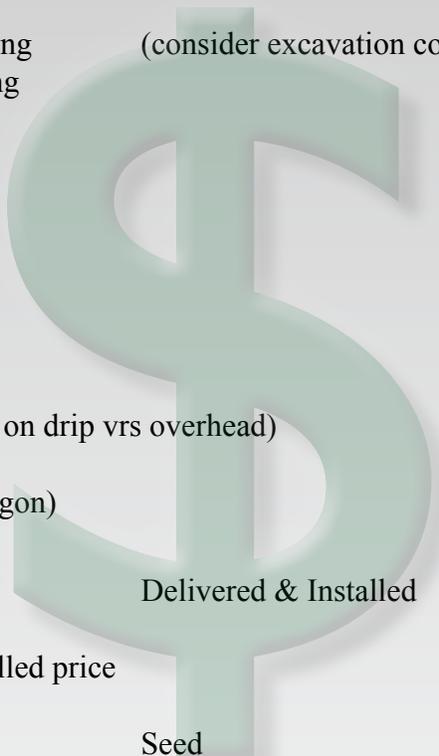
or [Click here](#)

Recommend The Garden Retreat, LLC...

to a friend, neighbor, coworker, or other & receive \$50, \$100, or \$200 cash (card) upon signature and down payment of their contract! Amounts vary. Questions about the referral program, LED lighting, Plants, Landscaping and irrigation, just ask..

*Budgeting

What do things cost.



Designs		\$900-1,500 avrg.
Retaining walls		\$16-65/sq'
<i>Depends on wall block type or dry stack natural stone</i>		
Pathways:		
Gravel only w/plastic edging	(consider excavation cost)	\$6.5-7/sq'
Gravel only w/metal edging		\$10/sq'
Patios, Pathways/pavers		\$16-20/sq'
Flagstone patio/path		\$16-25/sq'
Full in sand		
Flagstone in gravel		\$14-18/sq'
Irrigation (\$Price depends on drip vrs overhead)		\$1k-1,300+/zone
Backflow (required in Oregon)		\$900-1,200
Firepit kits	Delivered & Installed	\$450-1,200
Lighting (LED only) installed price		\$250-500/fixture
Lawn	Seed	\$.90/sq'
(Does not consider demo work)	Sod	\$1.75/sq'
Water features per sq'		
Waterfall		\$75-100/sq'
Pond Per sq'		\$60-85/sq'
Ex. 7 x 6 = 42 sq' @ 2' deep =		(\$2,520-3,570)
Bubblers (low price includes kit & No plants or electrical)		
Small		\$900-1,200
Medium		\$3,000-5,600
Large		\$5,600-10,000

****Above Prices are from Homewyse, research & current market in Portland metro, as well as experience & tracking. Prices may fluxuate up or down depending on time, market, & company & do not include other factors such as clearing & grading, excavation, soil amending underground unknowns, permits, & other situations that may arise unbeknownst to both client & contractor. **Add 10% above any estimate for a buffer.***

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