

around the fire

THE ESSENTIAL GARDEN — DESIGN PROPOSAL, SCOPE & INVESTMENT
PRIVATE COMMISSION — FOR AARON — GRANVILLE, OHIO — SUMMER 2026 — SECOND STUDY

Grass where the gravel is. Bluestone set loose into the grass. Deep perennial borders along the existing fences, and a square bluestone fire terrace with grey river-stone joints at the far end of the lawn. No pool excavation, no pool plumbing, no season of heavy construction — just limited grading, stone, planting, light, and one steel bowl. The white barn, the boxwood, the grapevines and every structure on the property remain untouched.

SCOPE & INVESTMENT

Site preparation, limited grading & haul-off <i>strip the 67' × 43' court; removal & lawful disposal of up to ±35 tons, confirmed at final measure</i>	\$10,000
Tall-fescue lawn — approx. 2,000 sq ft <i>premium sod, installed; soil preparation, rolling, watering guidance & one establishment inspection</i>	\$7,500
Thermal bluestone — approx. 300 sq ft <i>2" slabs bedded on grit, set flush to mowing height</i>	\$10,000
Planted borders — approx. 480 sq ft <i>hydrangea, catmint, salvia & grasses, #2–#3 stock; mulched at 2–3" depth & edged</i>	\$8,500
Fire terrace, bowl & seating <i>square bluestone terrace, grey river-stone joints & corten edge, fire bowl included; premium furniture shown quoted separately</i>	\$7,500
Low-voltage lighting — 12 fixtures <i>2700K path & wash lights, transformer, dusk-to-dawn control</i>	\$5,500
Equipment rental & transport <i>full-size skid steer & compact machinery held for the eight-week schedule; attachments, transport & fuel</i>	\$4,000
Design development, project management & approvals <i>drawings, supplier coordination, zoning coordination & ordinary application fees</i>	\$5,500
Measured-quantity & site-condition contingency <i>an explicit, visible reserve — reconciled before the final agreement</i>	\$3,000
Total proposed investment	\$61,500

Optional — the standing appointment priced after season one
weekly visits in active spring & fall growth, every 10–14 days in slower summer stretches; annual proposal follows season one.

Proposed investment: \$61,500. The final construction agreement will be issued after the site measure, supplier confirmation, zoning review, and confirmation of the permitted fire-bowl type and location. Once signed, its

SCOPE NOTES, ALLOWANCES & PAYMENT

Each figure on page one is an installed scope price — labor, equipment, coordination, establishment care, and responsibility included.

QUANTITIES & ALLOWANCES

Every known quantity is shown. Measured quantities, defined allowances, and exclusions are confirmed before contract. Clean existing gravel is reused as base material where suitable; the price includes the terrace pavers, setting bed, grey river-stone joint fill and corten edging. The price includes removal and lawful disposal of up to approximately thirty-five tons of existing gravel and unsuitable material, confirmed at final measure. Extraordinary concealed conditions require written approval before additional work.

APPROVALS

Exterior modifications, grading, excavation, and filling are subject to village review. The project includes ordinary zoning coordination and application fees up to \$500. A variance, architectural-review hearing, engineering study, utility relocation, or other extraordinary approval is excluded unless added by written agreement. Final fire-bowl placement and fuel type are subject to confirmation with the village and local fire authority; if a traditional wood fire is not permitted, the design will be adapted to an approved gas or smokeless alternative.

LAWN ESTABLISHMENT

Sod installation includes soil preparation, rolling, initial watering guidance, and one establishment inspection. Continuing mowing, feeding, edging, deadheading, seasonal cutback, and garden care are offered under a separate maintenance agreement.

PAYMENT — UNDER THE FINAL AGREEMENT ONLY

Forty percent upon signing the final agreement	\$24,600
Fifty percent at substantial completion	\$30,750
Ten percent after final walkthrough & documented punch-list completion	\$6,150
<i>total, matching the proposed investment</i>	<i>\$61,500</i>

No payment is collected through the public proposal page.

THE BUILD — SIX WEEKS, TWO PAIRS OF HANDS

i

GROUND

WEEKS 1-2

Strip the gravel court, regrade, bring in amended topsoil. The loudest this project will ever be.

ii

STONE

WEEKS 3-4

Bluestone bedded and set flush to the new grade. The fire terrace paved, joints dressed in grey river stone.

iii

GREEN

WEEK 5

Sod down, borders planted, mulched and edged. The garden reads finished by Friday afternoon.

iv

LIGHT & FIRE

WEEK 6

Fixtures tucked into the planting, transformer wired, furniture placed. The first fire is lit with you in a chair.

TERMS

Acceptance — approval of this proposal authorizes the final site measure, supplier confirmations, permit review, and preparation of the written construction agreement. Construction begins only after the final agreement is signed by both parties.

Approvals — the village requires review of exterior modifications, grading, excavation, and filling. Zoning approval will be confirmed before work begins; any required application fee is included once verified. Final fire-bowl placement and fuel type are subject to confirmation with the village and local fire authority; if wood burning is not permitted, the design may use an approved gas or smokeless alternative.

Schedule — eight working weeks on site once the village signs off — the same two people who designed it, weather allowing. Limited grading only; no pool excavation, no subcontracted heavy construction.

The property — the barn, well house, boxwood, espaliered grapevines, and all existing structures are protected and untouched. Changes are limited to the gravel court's ground plane, its plantings, and its lighting.

The written agreement — payment schedule, warranties, insurance certificate, change-order procedure, and the required three-business-day cancellation notice appear in the final written construction agreement, along with both parties' details.

it starts with a walk of your land.

AARON — OWNER

DATE

THE LAND ATELIER LLC — DESIGN · BUILD

DATE