

Shore beautiful

Cashelmara, a beautiful condominium development on the north coast of Lake Erie, maintains design integrity despite personal preferences of the people living there.



Cashelmara in Bay Village, Ohio.

The seed was planted about three years ago. The result? A beautiful \$300,000 landscaping plan for Cashelmara—Stone House by the Sea in Bay Village, Ohio.

The plans for landscaping Cashelmara, the \$30 million, 110-unit development stretching nearly 13 acres along the Lake Erie shoreline just west of Cleveland, were developed when designer/architect Robert Corna visualized a design that would enhance an already beautiful site.

He decided to keep the natural wooded theme and make the property flow evenly throughout the development, while at the same time giving the unit owners their personal effects. The theme would call for just the proper combination of trees, shrubbery, and ground cover to make up for the area cleared away for construction.

Tree and shrubs

Working with a hilly, rolling terrain, they used about 400 trees which are expected to achieve the original wooded effect in the next five to ten years. They used three-inch caliber, 12- to 15-foot black locust trees. Other tree combinations included 6- to 15-foot white and Austrian pines, 5-foot Canadian hemlocks and plenty of flowering dogwood. Pine oak, sugar maple, and Norway maple were also planted to gain rapid shade cover. So, in about 10 years, evidence of the original construction will have disappeared.

Shrubbery was also used to produce the overall wooded concept Corna's crews had originally planned. They planted 250 white and lavender rhododendrons, 300 azaleas, 75 viburnum, and some red twig dogwood, each between three- and five-years old and 36 to 40 inches tall.

English ivy and purple leaf winter creeper, selected for their appearance and erosion control capabilities, were

continued on page 66

The ProSource

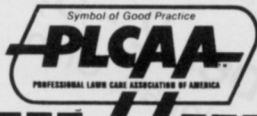
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SHORE *continued from page 66*

used as ground cover on the slopes and hills.

The No.1 problem

One of the most difficult assignments in laying out the landscaping plan was to meet individual owners to deal with their preferences for personalized courtyards while remaining true to Cashelmara's overall design theme.

Each courtyard was designed with the owner in mind and based on concepts developed after meeting with each to discuss walkways, steps, and the planting effect. While the owner might prefer an Oriental or formal

Each courtyard was designed with the owner in mind.

garden, the landscape plan still introduced the overall effect while adjusting to fit the owner's needs by planting hedges of azaleas or Japanese rhododendrons.

In addition, the steep rolling hills made it necessary to build retaining walls of gray field stone, so more than 5,000 railroad ties were integrated into the property's design.

By phases

The landscape concept called for Cashelmara to be handled in phases and, as six buildings were completed, the crews then moved in and cleared off the property, graded, regraded, and planted. While moving on to six new building areas, they would be maintaining the back six.

Corna is also considering the installation of a Leaky Pipe underground irrigation system. Because of the complexity of Cashelmara's terrain—the landscape beds, wood decks, and close living quarters—above-ground watering systems are considered an impossibility. Conventional spray systems are unable to direct their flow to exact locations while the capillary action from within the Leaky Pipe system directs and controls water flow.

With Cashelmara, Robert Corna and Associates and Cashelmara Company appear to have pulled off the impossible: maintaining the integrity of a large multi-family landscape while serving the peculiarities of individual clients.

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