

# PROJECT PORTFOLIO

A SCRAPBOOK OF DESIGN/BUILD OVERHAULS

*Landscaping in new heights*

## THE MISSION

A rooftop terrace by New York-based Town and Gardens Ltd. derives its inspiration from where the Manhattan winds blow and the movement of the Hudson River.

With a budget of less than \$500,000, Town and Gardens' landscape design and installation was completed on schedule — and was well received by the client, residents and architect.

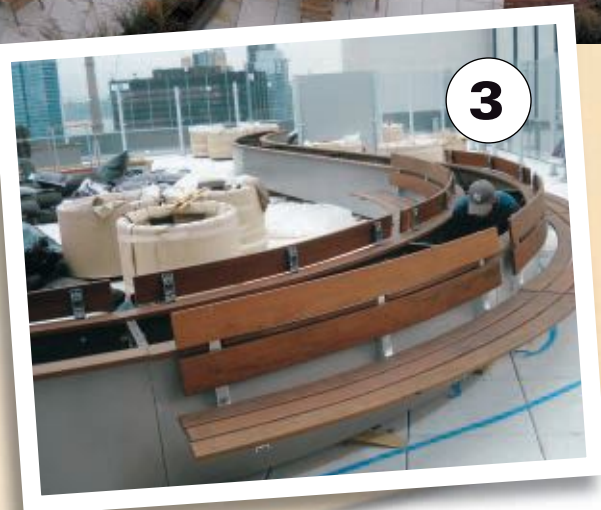
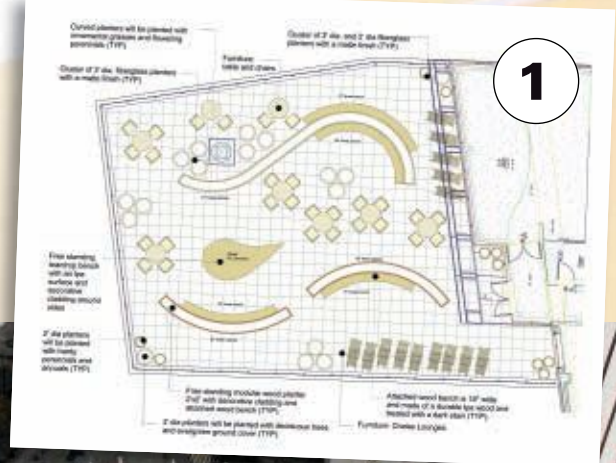
A notion of movement and the need to generate multiple spaces is what inspired Michael Franco, a landscape architect with Town and Gardens Ltd., to create a series of modular planters joined together to create two serpentine patterns and a custom teardrop-shaped bench.

Like any project, this one wasn't without its challenges. Each step, including having to carefully cart all materials up to the rooftop within the six-month time frame, was orchestrated efficiently.

Before the installation, the roof's precast paving system was installed by others and set on insulation, rather than a pedestal system, Franco says. That created an unsuitable surface for the continuous curved planters and benches. To resolve this, all modular units had to be shimmed up, and an additional metal kickplate had to be added to hide the gap.

The team worked closely with Union City, NJ-based FJC Woodworking, Inc. to test and determine the maximum curve of the wood benches, so they could minimize the number of cuts necessary.

During the summer, the grasses helped create lush green walls to further define and screen the various seating areas from one another. Residents continue to use the terrace through the winter. After all, it provides a little bit of nature high above the city.



PHOTOS COURTESY: TOWN AND GARDENS LTD.





## THE WORK

**1 | THE MASTER PLAN.** Note the design relationships formed between the curved planters, benches, clusters of planters and furniture. The client was pleased with the open circulation it provided, as well as the many options for seating and opportunities for shade and screening.

**2 | THE THEORY IN PRACTICE.** This view, taken two levels above the mechanical area, shows the garden in the winter. A lounge area on the same level allows residents to enjoy the garden throughout the year.

**3 | LONG-SLEEVED IRRIGATION EFFORTS.** During the installation, the irrigation system was run underneath the pavers and brought up through the metal-clad wooden planters. A special sleeve was used to route the piping, preventing soil from draining through and out onto the pavers.

**4 | A SPLASH OF COLOR.** Annual plantings are added in the spring and fall to all the round clusters of trees and shrubs. This helps to brighten the space and accent the perennial plantings.

**5 | TIDY BY THE TRUCKFUL.** All plant materials and bagged soil had to be carefully carted through the recently finished building. The Town and Garden staff took special care to protect the walls and carpeting. The entire planting and cleanup processes were completed in two days.

**6 | TAILOR MADE.** Each custom planter had to be manufactured individually off-site, and they were joined together on the terrace.

**7 | BOTH SIDES NOW.** The larger curved planter provides opportunities for cantilevered benches on both sides. Magnificent views of the city are on one side, and a sense of enclosure, with the plantings and the curve of the planter and bench, are on the other.

*Founded in 1995 by Don Sussman and Chris Fitzpatrick, Town and Gardens Ltd. maintains a fully stocked warehouse and offices in Manhattan. The projects in which it specializes range from modest patio plantings to year-round maintenance of large institutions and community developments. This installation garnered a 2008 Environmental Improvement Grand Award from the Professional Landcare Network (PLANET). For more information, visit [TownAndGardens.com](http://TownAndGardens.com).*