

NOTES

THE PROPERTY LINE INFORMATION IS BASED ON AN ACTUAL INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING COMPANY CO., INC. IN MAY OF 2014 AND RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE NORFOLK AND SUFFOLK COUNTY REGISTRY OF DEEDS AND THE MASSACHUSETTS LAND COURT.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ALL UTILITIES THAT EXIST WHICH ARE NOT INDICATED ON THESE PLANS, EXISTING UTILITIES SHOWN, BEING VERIFIED FOR SERVICE, SIZE, DEPTH, ELEVATION, LOCATION, ETC. PRIOR TO ANY CONNECTIONS, TO BE RELOCATED, OR PLACED IN PLACE BY CONTRACTOR. NOTIFY THIS FIRM AT 783-333-4143 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THE CITY OF BOSTON WATER AND SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK IN THE BOSTON WATER AND SEWER COMMISSION'S NOT PART OF BIG SUE. THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

THE EXISTING DWELLING SHOWN ON THIS PLAN WAS LOCATED BY AN ACTUAL INSTRUMENT SURVEY AND IS CORRECTLY DEPICTED ON THIS PLAN. THE GROSS FLOOR AREA OF THE EXISTING HOUSE WAS FROM CITY OF BOSTON ASSESSOR'S RECORDS.

SEE PLAN PREPARED BY NORWOOD ENGINEERING ENTITLED "DIVISION OF LAND PLAN, 80 DURNELL AVENUE, BOSTON, MASS. (ROSLINDALE 02131-2909)" DATED SEPTEMBER 30, 2014. ASSESSOR'S PARCEL 20-00281-000 (22,648 SF) IS TO BE SUBDIVIDED INTO TWO NEW LOTS, LOT A WITH A LOT AREA 11,228 SQUARE FEET FOR THE EXISTING HOUSE AND LOT B WITH A LOT AREA OF 11,456 SQUARE FEET.

THE PROPOSED DRIVEWAY AND UTILITY EASEMENT BENEFITS BOTH LOT A AND LOT B. BOTH LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DRIVEWAY AND THE DRAINAGE SYSTEM LOCATED WITHIN THE EASEMENT.

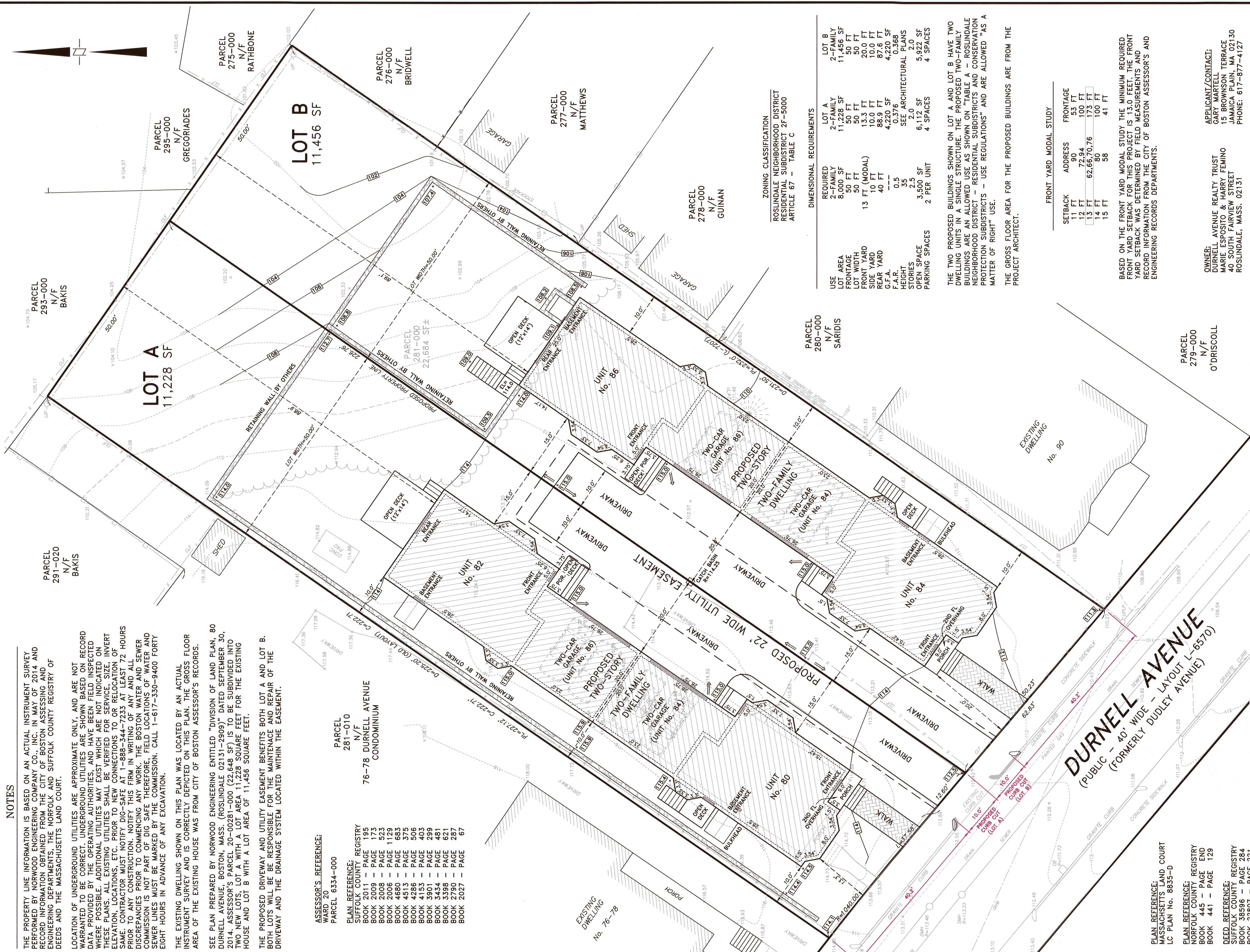
ASSESSOR'S REFERENCE:

WARD 20
PARCEL 6534-000

PLAN REFERENCE:

- SUFFOLK COUNTY REGISTRY
- BOOK 2011 - PAGE 195
- BOOK 2009 - PAGE 173
- BOOK 2008 - PAGE 523
- BOOK 2006 - PAGE 1129
- BOOK 4680 - PAGE 995
- BOOK 4513 - PAGE 579
- BOOK 4489 - PAGE 306
- BOOK 4285 - PAGE 209
- BOOK 3931 - PAGE 289
- BOOK 3431 - PAGE 621
- BOOK 3388 - PAGE 287
- BOOK 2780 - PAGE 287
- BOOK 2027 - PAGE 67

PARCEL 281-010
N/F
76-78 DURNELL AVENUE
CONDOMINIUM



ARTICLE 2A - DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS ... MEANING OF CERTAIN WORDS AND PHRASES.

BUILDING: A STRUCTURE FORMING A SHELTER FOR PERSONS, ANIMALS, OR PROPERTY AND HAVING A ROOF, EXCLUSIVE, HOWEVER, OF SUCH FRAMEWORKS AND TENTS AS ARE CUSTOMARILY USED EXCLUSIVELY FOR OUTDOOR CARNIVALS, LAWN PARTIES, OR LIKE ACTIVITIES. WHERE THE CONTEXT ALLOWS, THE WORD "BUILDING" SHALL BE CONSTRUED AS THOUGH FOLLOWED BY THE WORDS "OR PART THEREOF".

DWELLING: A BUILDING OR STRUCTURE USED IN WHOLE OR IN PART FOR HUMAN HABITATION.

DWELLING UNIT: A ROOM OR GROUP OF ROOMS FORMING A HABITABLE UNIT FOR ONE FAMILY, OR ONE GROUP RESIDENCE LIMITED AS DEFINED IN THIS SECTION 2B-1, WITH FACILITIES USED OR INTENDED TO BE USED FOR LIVING, SLEEPING, COOKING, AND EATING; BUT NOT INCLUDING ANY USE CONTAINED IN ARTIST'S MIXED USES.

STRUCTURE: A COMBINATION OF MATERIALS ASSEMBLED AT A FIXED LOCATION TO GIVE SUPPORT OR SHELTER, SUCH AS A BUILDING, BRIDGE, TRUSSEL, TOWER, FRAMEWORK, RETAINING WALL, TANK, TUNNEL, TENT, STADIUM, REVIEWING STAND, PLATFORM, BIN, FENCE, SIGN, FLAGPOLE, OR THE LIKE. THE WORD "STRUCTURE" SHALL BE CONSTRUED, WHERE THE CONTEXT ALLOWS, AS THOUGH FOLLOWED BY THE WORDS "OR PART THEREOF".

CITY FIELD NOTES:
BOOK 1298 PAGE 74
BOOK 1254 PAGE 2
BOOK 861 PAGE 76

PLAN REFERENCE:
MASSACHUSETTS LAND COURT
LC PLAN No. 8835-0

NORFOLK COUNTY REGISTRY
BOOK 445 - PAGE END
BOOK 441 - PAGE 129

DEED REFERENCE:
SUFFOLK COUNTY REGISTRY
BOOK 38596 - PAGE 284
BOOK 22807 - PAGE 221
BOOK 8816 - PAGE 503
BOOK 7086 - PAGE 330
BOOK 5447 - PAGE 572
BOOK 5447 - PAGE 574
BOOK 5038 - PAGE 99

BWSC PLANS:
WATER & SEWER G.I.S. MAPS
BWSC SITE PLAN No. 07166

CITY STREET LAYOUTS:
DURNELL AVENUE L-6570
DURNELL AVENUE L-6570-SF
DURNELL AVENUE L-7207
METCALF STREET L-5455
METCALF STREET L-5455-SF

PARCEL 291-020
N/F
BAKIS

LOT A
11,228 SF

LOT B
11,456 SF

PARCEL 276-000
N/F
BRIDWELL

PARCEL 277-000
N/F
MATTHEWS

PARCEL 278-000
N/F
GUINAN

PARCEL 280-000
N/F
SARIDIS

PARCEL 279-000
N/F
O'DRISCOLL

ZONING CLASSIFICATION
ROSLINDALE NEIGHBORHOOD DISTRICT
RESIDENTIAL SUBDISTRICT 2F-5000
ARTICLE 67 - TABLE C

DIMENSIONAL REQUIREMENTS	
REQUIRED USE	LOT A 2-FAMILY 8,000 SF
LOT AREA	LOT B 2-FAMILY 11,456 SF
FRONTAGE	50 FT
LOT WIDTH	50 FT
FRONT YARD	13 FT (MODAL)
REAR YARD	10 FT
G.F.A.	40 FT
F.A.R.	0.376
HEIGHT	35
STORIES	2.5
OPEN SPACE	3,500 SF
PARKING SPACES	2 PER UNIT
	LOT A 2-FAMILY 11,228 SF
	50 FT
	50 FT
	10.0 FT
	88.9 FT
	4,220 SF
	0.368
	2.0
	6,112 SF
	4 SPACES

THE TWO PROPOSED BUILDINGS SHOWN ON LOT A AND LOT B HAVE TWO DWELLING UNITS IN A SINGLE STRUCTURE. THE PROPOSED TWO-FAMILY BUILDINGS ARE AN ALLOWED USE AS SHOWN ON "TABLE A - ROSLINDALE NEIGHBORHOOD DISTRICT - RESIDENTIAL SUBDISTRICTS AND CONSERVATION PROTECTION SUBDISTRICTS - USE REGULATIONS" AND ARE ALLOWED "AS A MATTER OF RIGHT" USE.

THE GROSS FLOOR AREA FOR THE PROPOSED BUILDINGS ARE FROM THE PROJECT ARCHITECT.

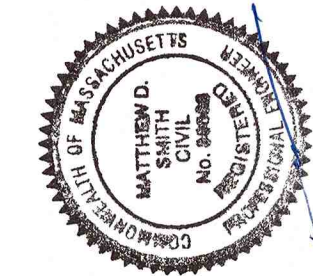
FRONT YARD MODAL STUDY

SETBACK	ADDRESS	FRONTAGE
11 FT	90	53 FT
12 FT	72-94	100 FT
3 FT	62,66,70,76	173 FT
4 FT	80	100 FT
15 FT	58	41 FT

BASED ON THE FRONT YARD MODAL STUDY THE MINIMUM REQUIRED FRONT YARD SETBACK FOR THIS PROJECT IS 13.0 FEET. THE FRONT YARD SETBACK WAS DETERMINED BY FIELD MEASUREMENTS AND RECORD INFORMATION FROM THE CITY OF BOSTON ASSESSOR'S AND ENGINEERING RECORDS DEPARTMENTS.

OWNER:
DURNELL AVENUE REALTY TRUST
MARIE ESPOSITO & HARRY FEMINO
40 SOUTH FAIRVIEW STREET
ROSLINDALE, MASS. 02131

APPLICANT/CONTACT:
GARY MARTELL
15 BROWNSON TERRACE
JAMAICA PLAIN, MA 02130
PHONE: 617-877-4127



REVISIONS

DATE	REVISION
AUG. 4, 2014	REVISE BUILDING AND GRADES
OCT. 21, 2014	ADD DRIVEWAY & UTILITY EASEMENT
JULY 8, 2015	REVISE BUILDING No. 80-82
AUG. 10, 2015	REVISED PER ISD REVIEW COMMENTS

LAND DEVELOPMENT PLAN
80-86 DURNELL AVENUE
BOSTON, MASS.
(ROSLINDALE 02131-2909)

SCALE: 1"=10'
JULY 9, 2014

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781-762-0143 FAX 781-762-8595



ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

DIMENSION STANDARDS:
 * EXTERIOR WALLS TO EXTERIOR FACE OF STUD
 * INTERIOR WALLS TO CENTER OF STUD
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 CEILINGS (BELOW ATTIC): R38
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WINDOW MODEL NUMBERS PROVIDED ARE ANDERSEN 400 SERIES WINDOW SIZES. THESE ARE PROVIDED FOR SIZING PURPOSES ONLY. WINDOW TYPE/MANUFACTURER TO BE DETERMINED BY OWNER.

WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER SIZES/STYLES. ALIGN TOP OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

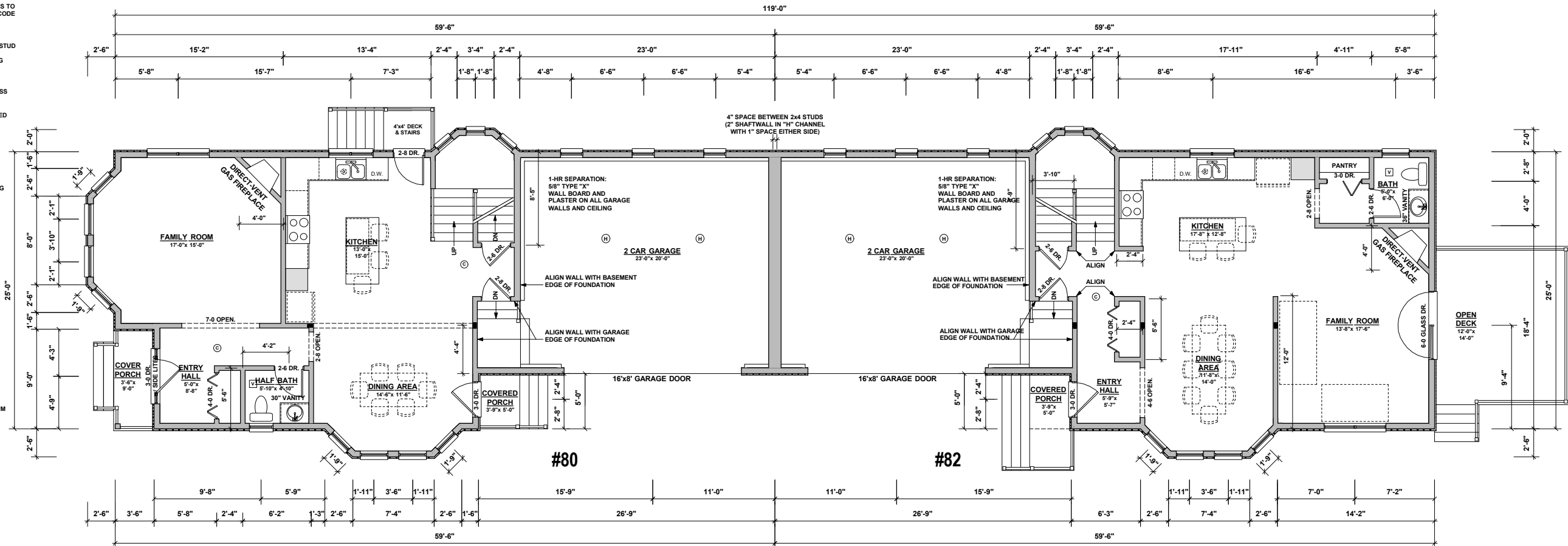
HEADERS:
 HEADERS IN LOAD-BEARING WALLS MINIMUM DOUBLE 2x10 w/ 1/2" PLWD. BETWEEN (UNLESS OTHERWISE NOTED)

BRIDGING / BLOCKING:
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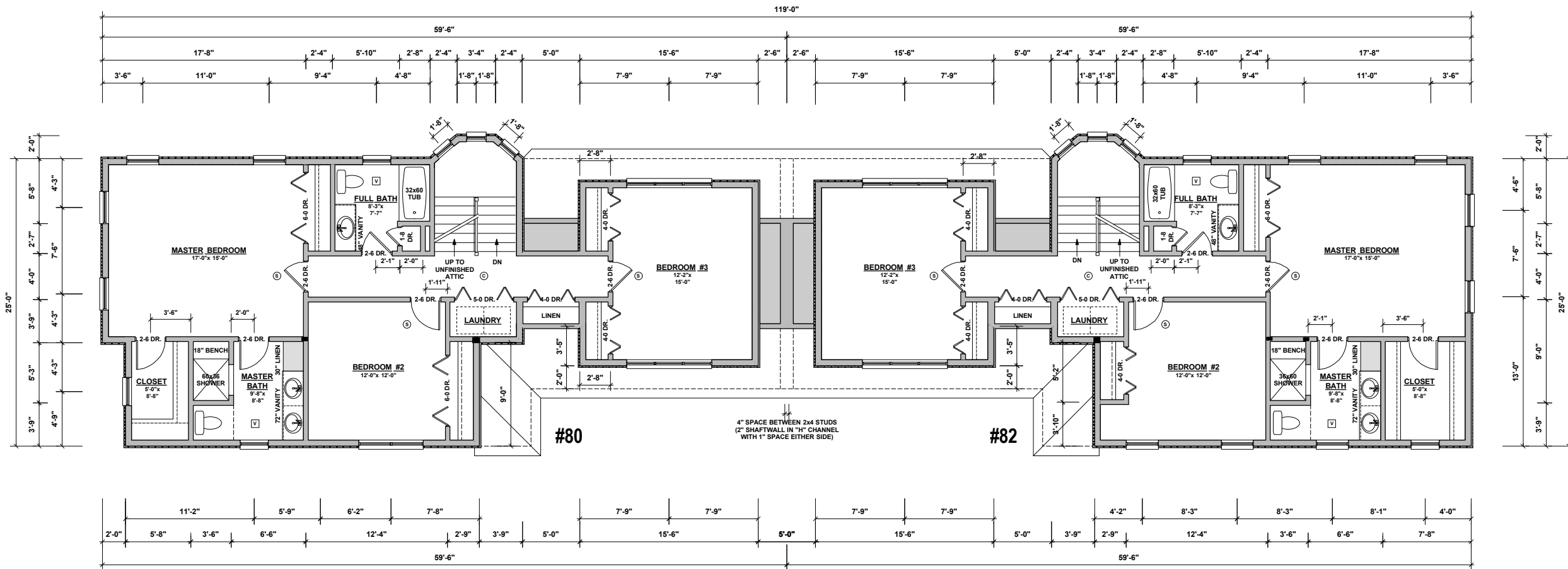
BEAM POCKETS:
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SILL PLATE ANCHORS:
 INSET 1/2" ANCHOR BOLTS MIN. 8" INTO TOP OF CONC. FOUNDATION WALL - MIN 6'-0" O.C. & 12" FROM CORNERS (DOUBLE 2x6 SILLS)

GRAPHIC KEY
 (S) HARD-WIRED SMOKE DETECTOR
 (C) HARD-WIRED COMBO SMOKE/CO DETECTOR
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LEVEL ONE FLOOR PLAN



LEVEL TWO FLOOR PLAN

COPYRIGHT 2012 - SNC NORTHWOODS 11 DESIGN, INC.
 THIS DRAWING IS TO BE USED SOLELY FOR THE CONSTRUCTION OF A SINGLE STRUCTURE. AT LOCATION NOTED. REPLICATION OR CHANGE, OR OTHER USE, WITHOUT WRITTEN PERMISSION IS UNLAWFUL.

SCALE: 3/16" = 1'-0"
 (3/32" SCALE IF ON 11x17 PAPER)

Studio 11 design
 59 WASHINGTON STREET
 CAMBRIDGE, MA 02142
 617.452.1111
 PROPOSED TWO FAMILY HOUSE
 80-82 DURNELL AVENUE
 ROSLINDALE NEIGHBORHOOD - BOSTON, MASS.
 PERMIT DWG5
 620013
A-1

ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 5TH EDITION)

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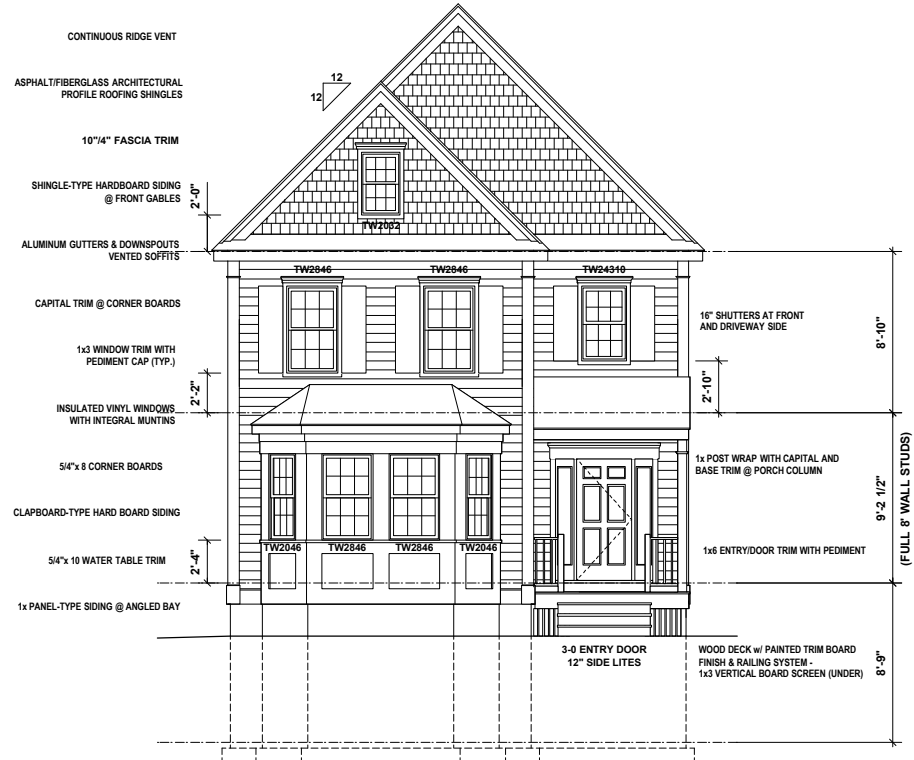
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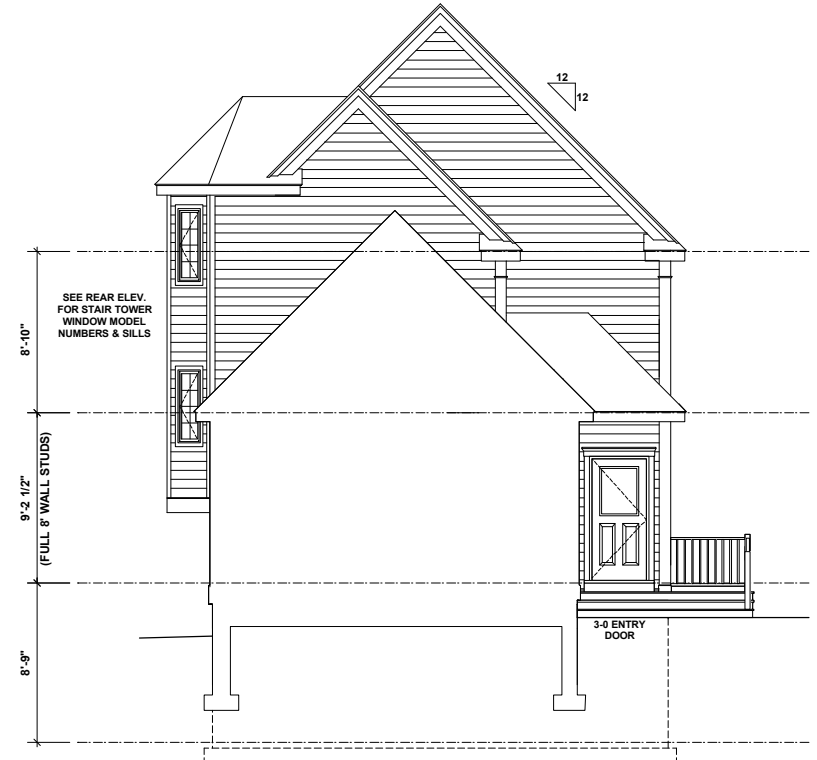
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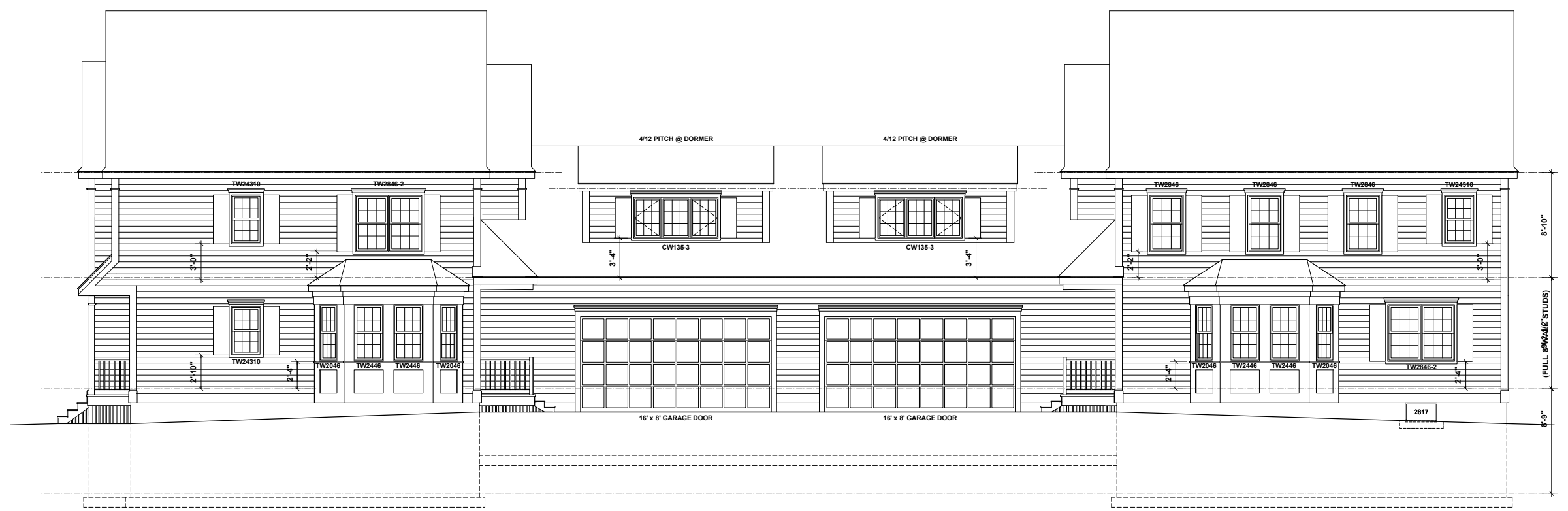
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FRONT ELEVATION



GARAGE ADJACENT ELEVATION (REAR UNIT)



DRIVEWAY SIDE ELEVATION

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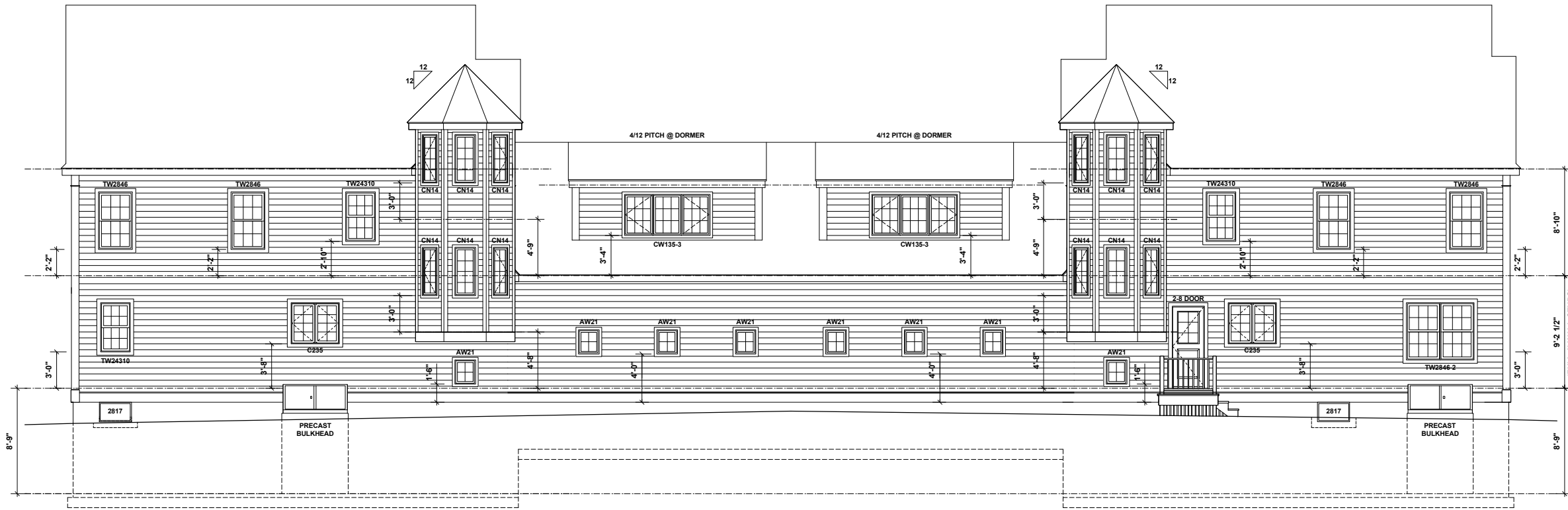
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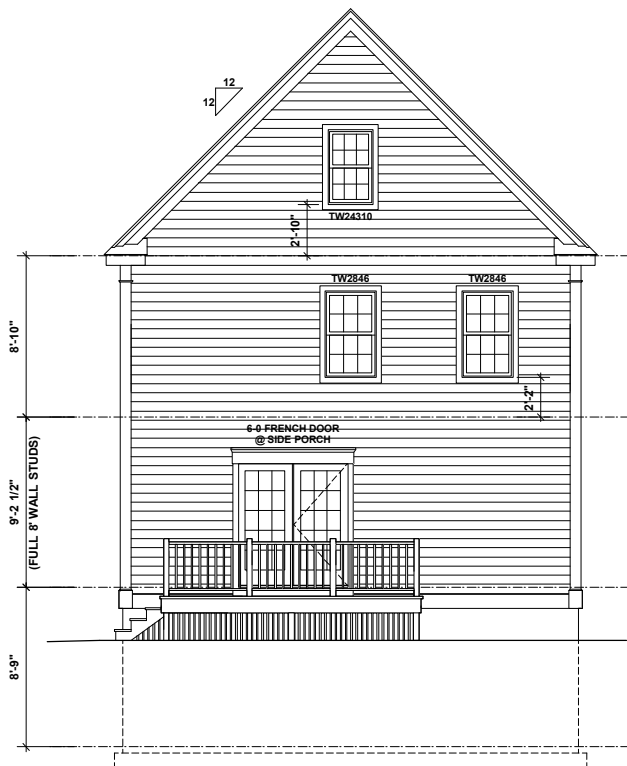
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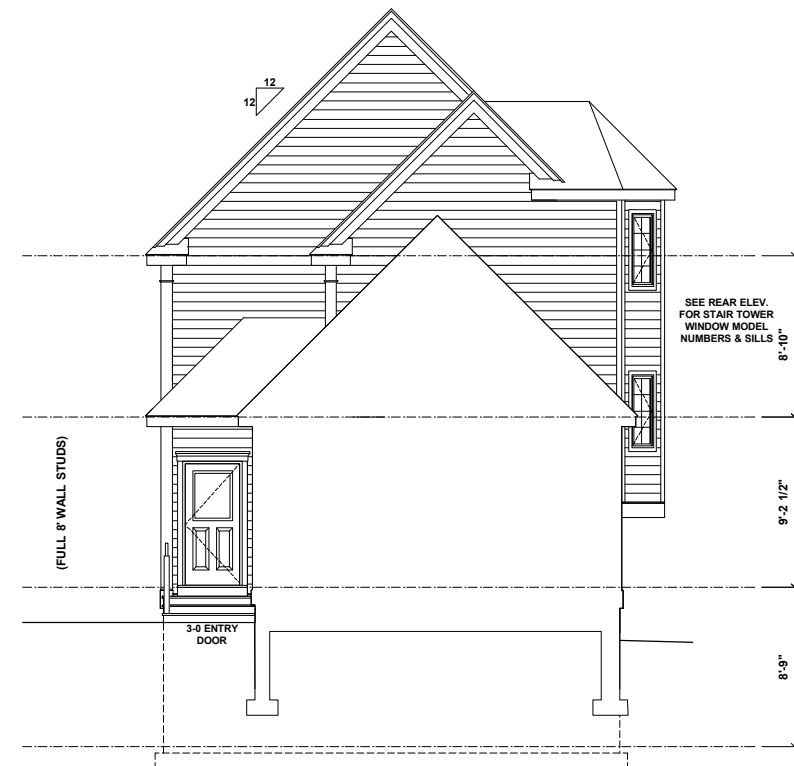
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YARD SIDE ELEVATION



REAR ELEVATION



GARAGE ADJACENT ELEVATION (FRONT UNIT)

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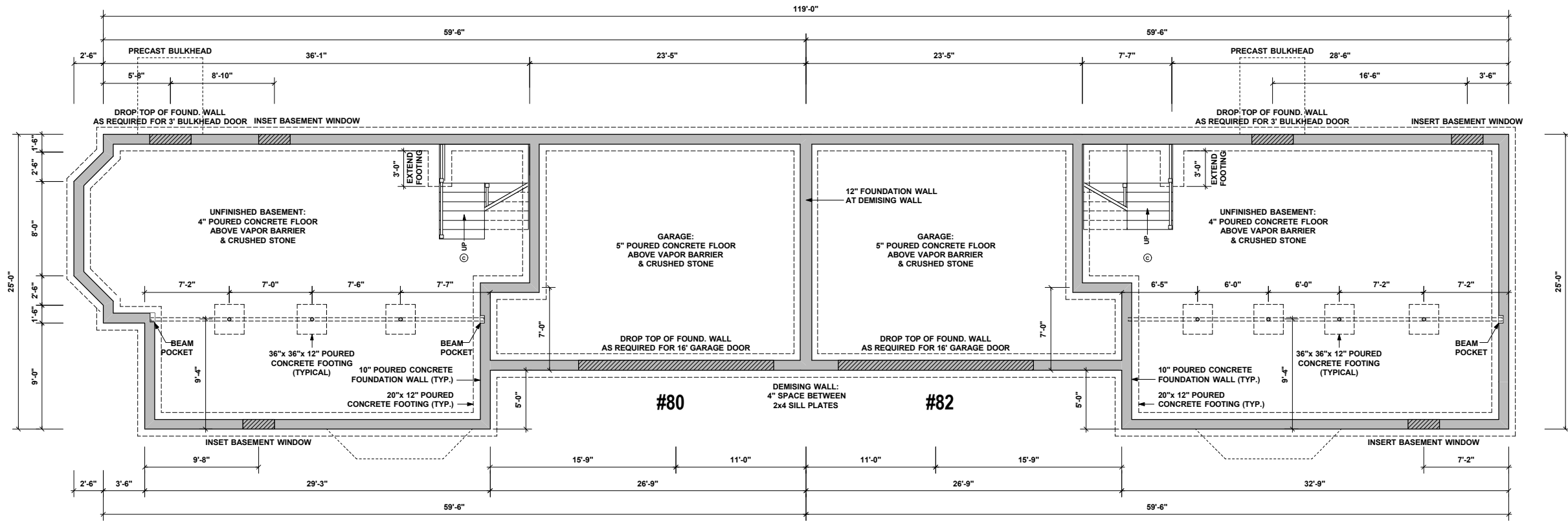
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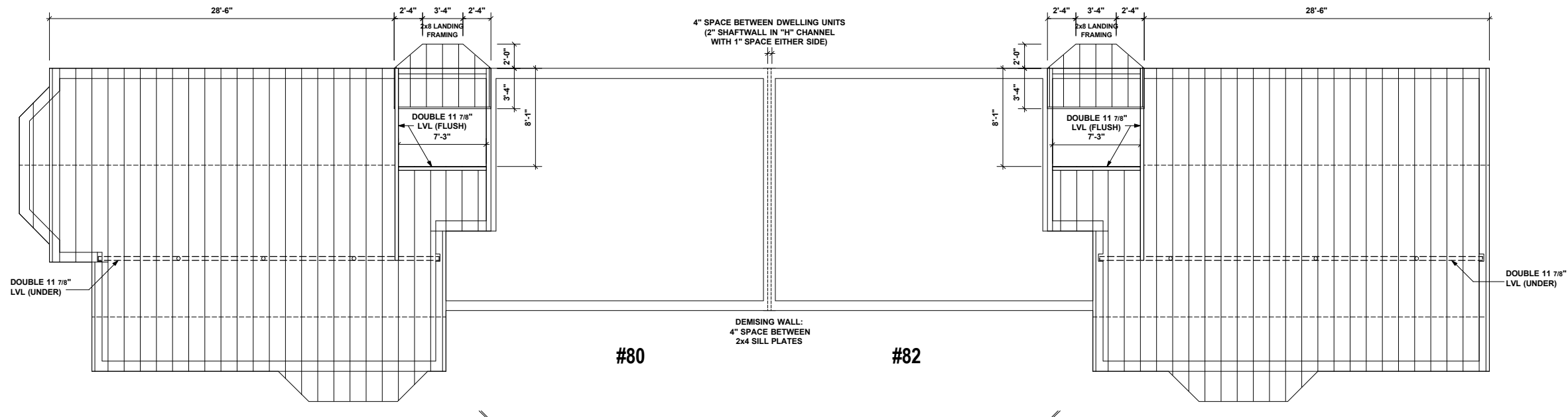
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FOUNDATION PLAN



LEVEL 1 FLOOR FRAMING:
 11 7/8" I JOISTS @ 16" O.C.
 (BRACE AT MID-SPAN)
 3/4" T&G SUBFLOOR - SCREW & GLUE

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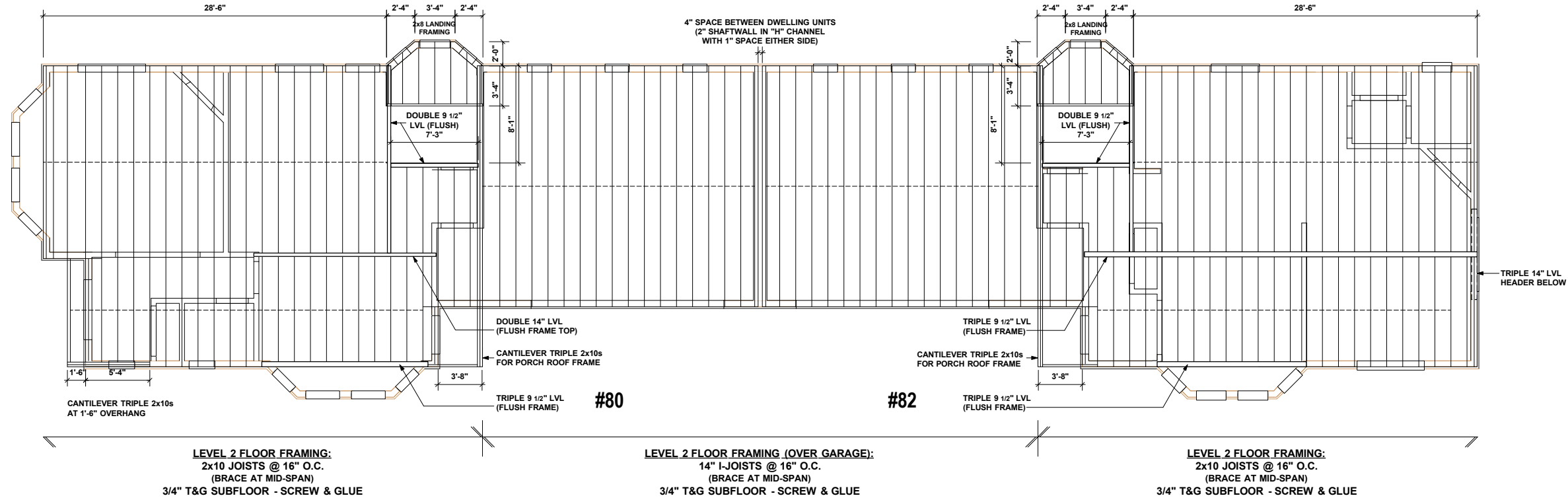
DESIGN CRITERIA

TABLE 5301.1

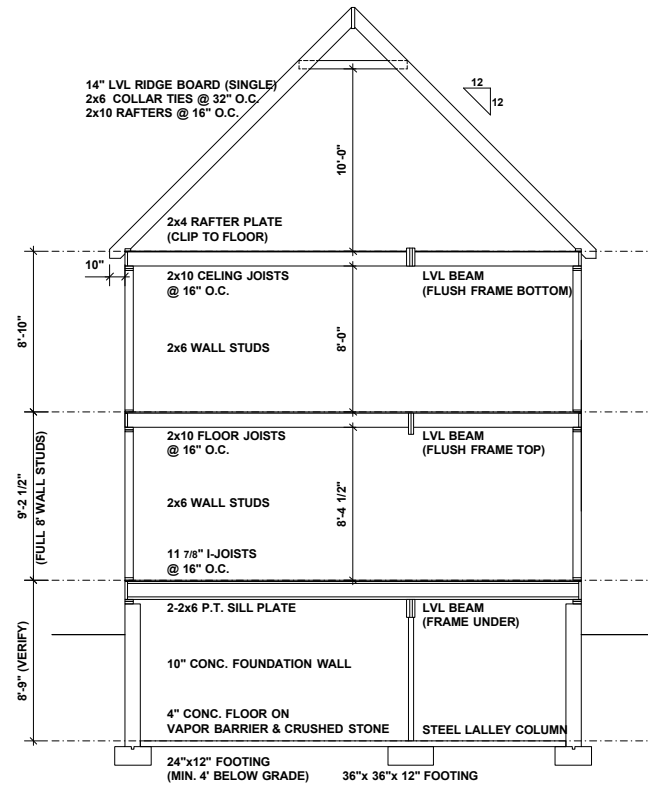
"MIN. UNIFORMLY DISTRIBUTED LIVE LOADS"	
ROOMS OTHER THAN SLEEPING	40 p.s.f.
STAIRS	40 p.s.f.
DECKS	40 p.s.f.
BALCONIES	60 p.s.f.
SLEEPING ROOMS	30 p.s.f.

TABLE 5301.2

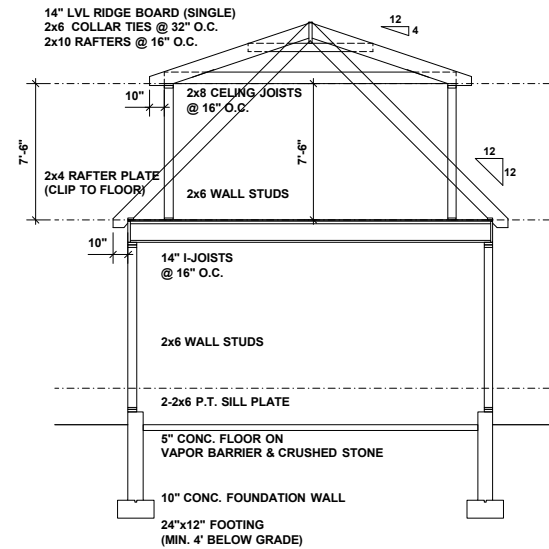
"MIN. MASS. GROUND SNOW LOADS"	
GROUND SNOW LOAD - CANTON	40 p.s.f.



LEVEL TWO FRAMING PLAN



FRAMING SECTION - MAIN HOUSE



FRAMING SECTION - GARAGE

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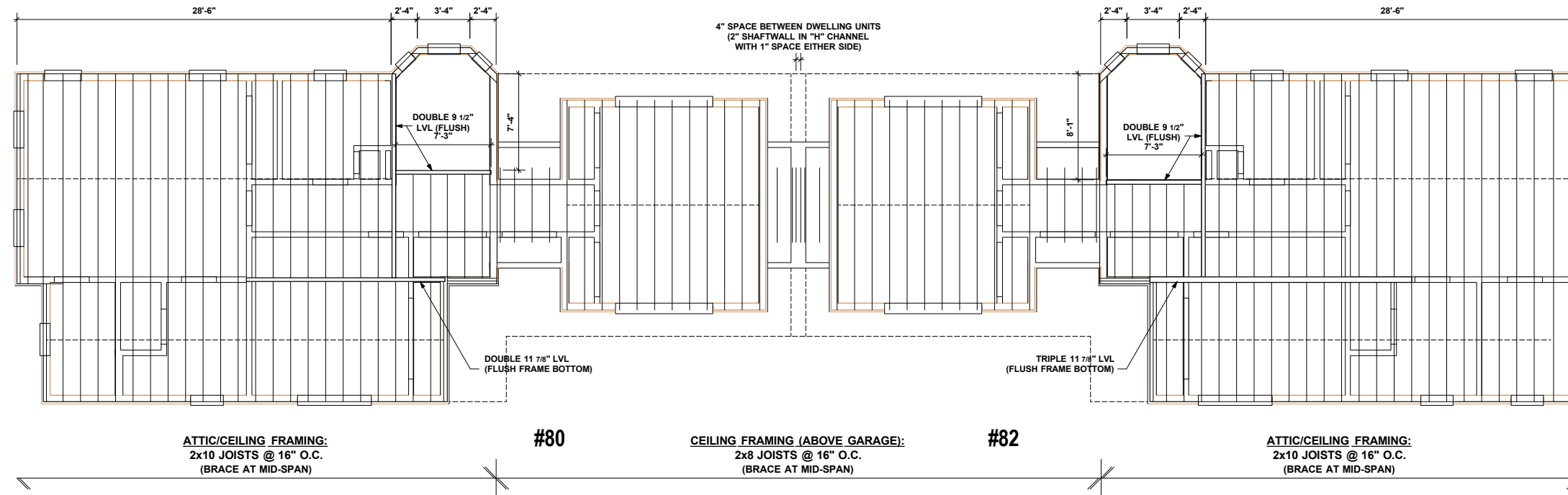
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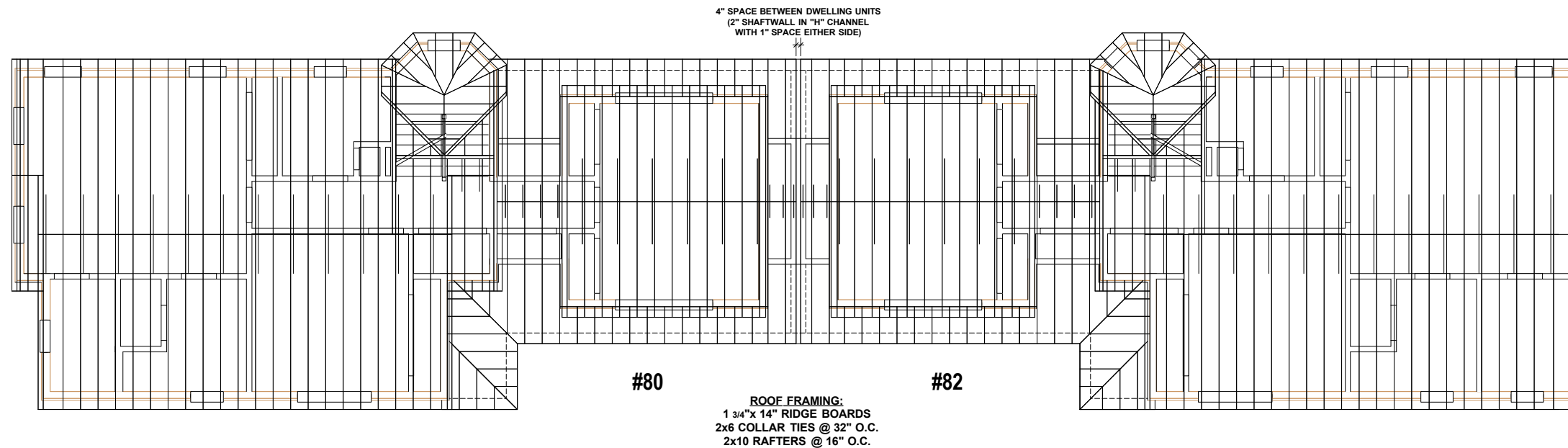
DESIGN CRITERIA

TABLE 5301.1	
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STAIRS	40 p.s.f.
DECKS	40 p.s.f.
BALCONIES	60 p.s.f.
SLEEPING ROOMS	30 p.s.f.

TABLE 5301.2	
"MIN. MASS. GROUND SNOW LOADS"	
GROUND SNOW LOAD - CANTON	40 p.s.f.



CEILING/ATTIC FRAMING PLAN



ROOF FRAMING PLAN

ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

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DOORWAYS AND OPENINGS TO BE CENTERED IN WALLS UNLESS OTHERWISE NOTED

INSULATION REQUIREMENTS:
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 FLOORS (ABOVE BASEMENT): R30
 CEILING (BELOW ATTIC): R38
 CATHEDRAL CEILING: R30C

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CLIP RAFTER TO FLOORWALL STRUCTURE WHERE RAFTER TIE IS NOT IN LOWER 1/3 OF GABLE

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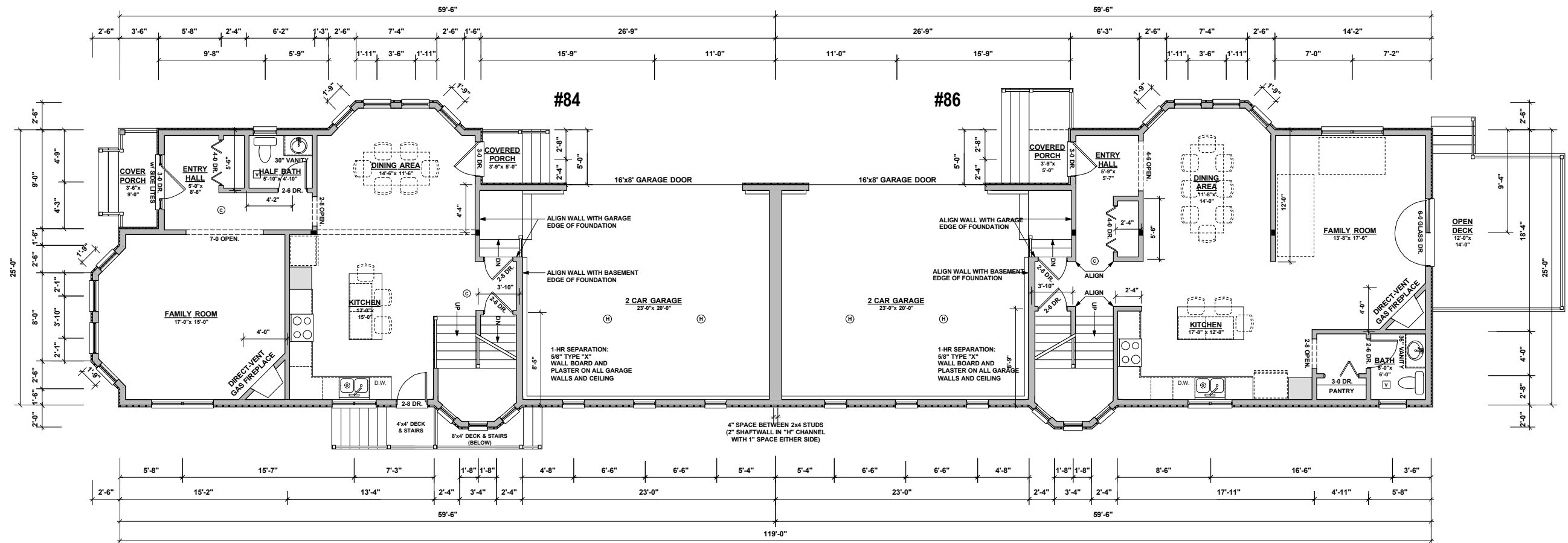
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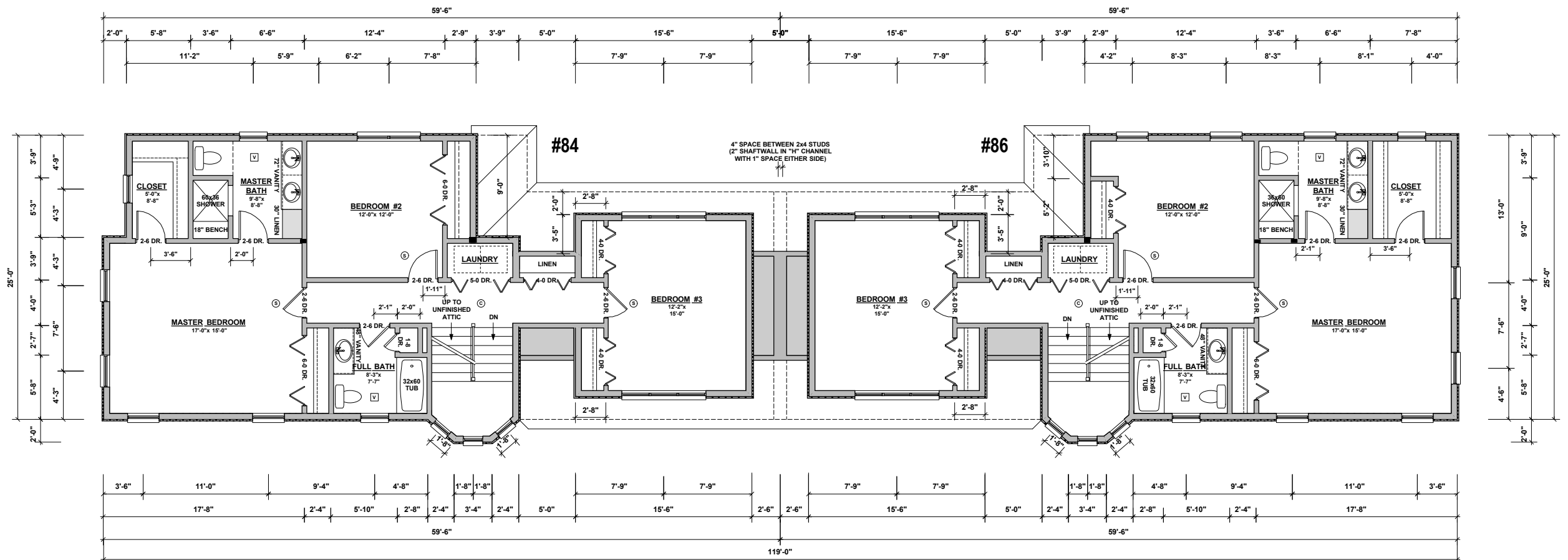
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LEVEL ONE FLOOR PLAN

GRAPHIC KEY
 (S) HARD-WIRED SMOKE DETECTOR
 (C) HARD-WIRED COMBO SMOKE/CO DETECTOR
 (H) HEAT SENSOR
 (V) BATHROOM VENT



LEVEL TWO FLOOR PLAN

PERMIT DWGS 8/20/14

studio 11 design
 90 WASHINGTON STREET
 CAMBRIDGE, MA 02142
 TEL: 617.552.3600

PROPOSED TOWN FAMILY HOUSE:
84-86 DURNELL AVENUE
 ROSLINDALE NEIGHBORHOOD - BOSTON, MASS.

PERMIT DWGS 8/20/14

A-1

SCALE: 3/16" = 1'-0"
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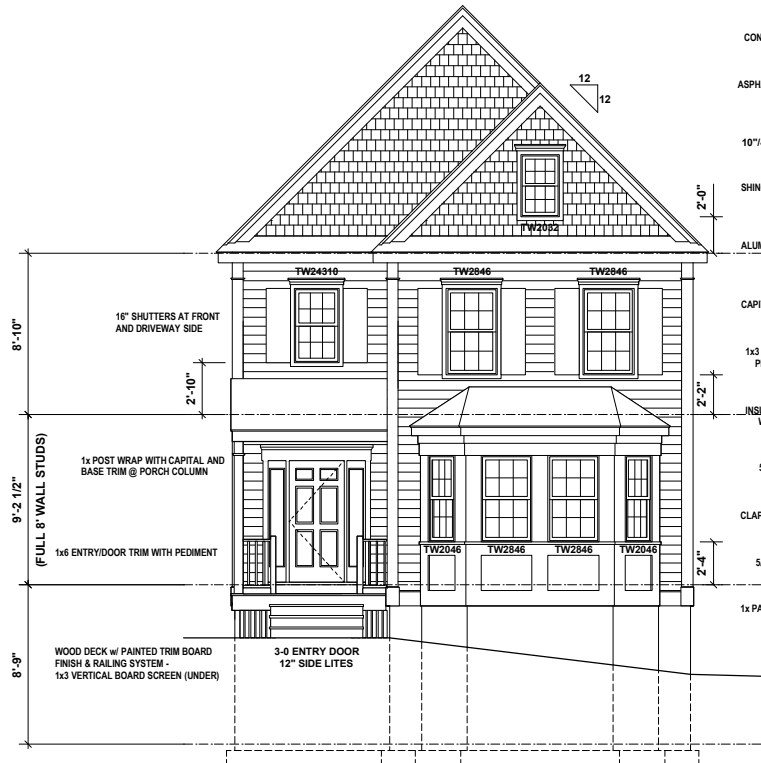
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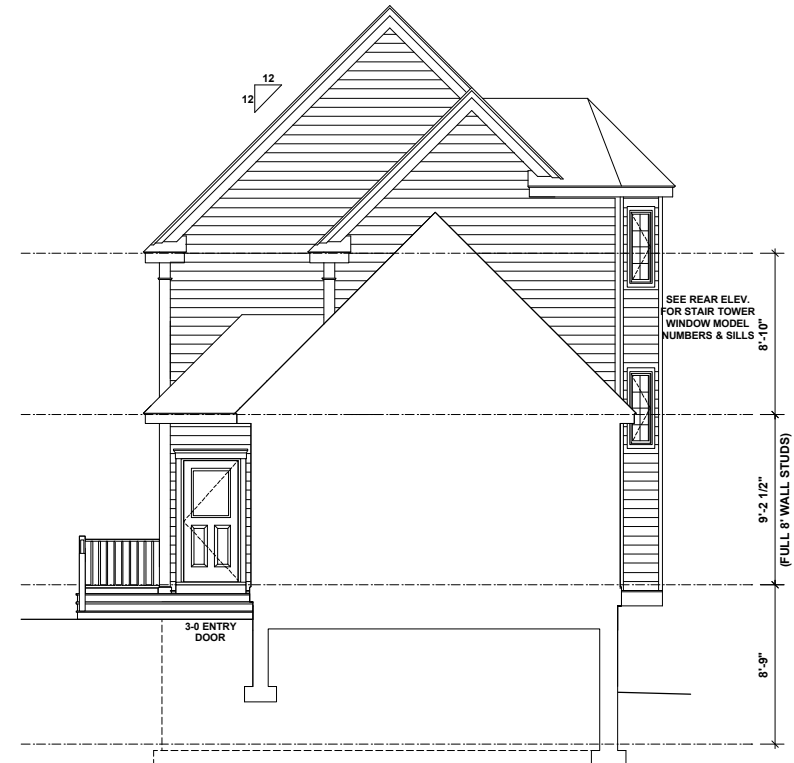
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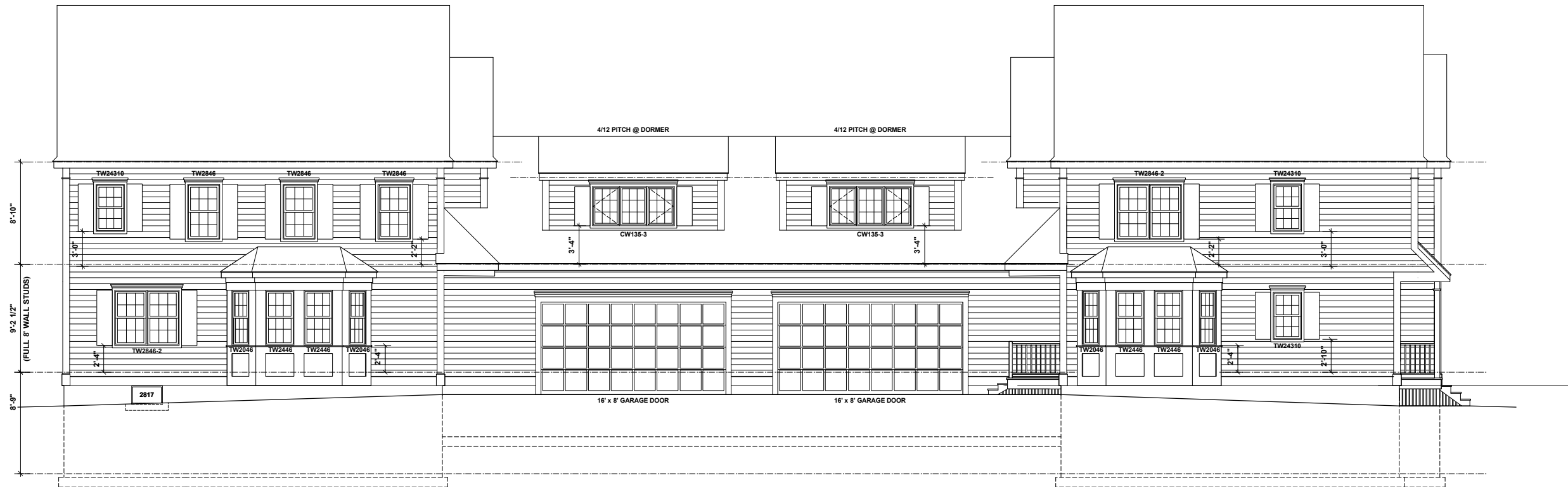


FRONT ELEVATION

- CONTINUOUS RIDGE VENT
- ASPHALT/FIBERGLASS ARCHITECTURAL PROFILE ROOFING SHINGLES
- 10"X4" FASCIA TRIM
- SHINGLE-TYPE HARDBOARD SIDING @ FRONT GABLES
- ALUMINUM GUTTERS & DOWNSPOUTS VENTED SOFFITS
- CAPITAL TRIM @ CORNER BOARDS
- 1x3 WINDOW TRIM WITH PEDIMENT CAP (TYP.)
- INSULATED VINYL WINDOWS WITH INTEGRAL MUNTINS
- 5/4" x 8" CORNER BOARDS
- CLAPBOARD-TYPE HARD BOARD SIDING
- 5/4" x 10" WATER TABLE TRIM
- 1x PANEL-TYPE SIDING @ ANGLED BAY



GARAGE ADJACENT ELEVATION (REAR UNIT)



DRIVEWAY SIDE ELEVATION

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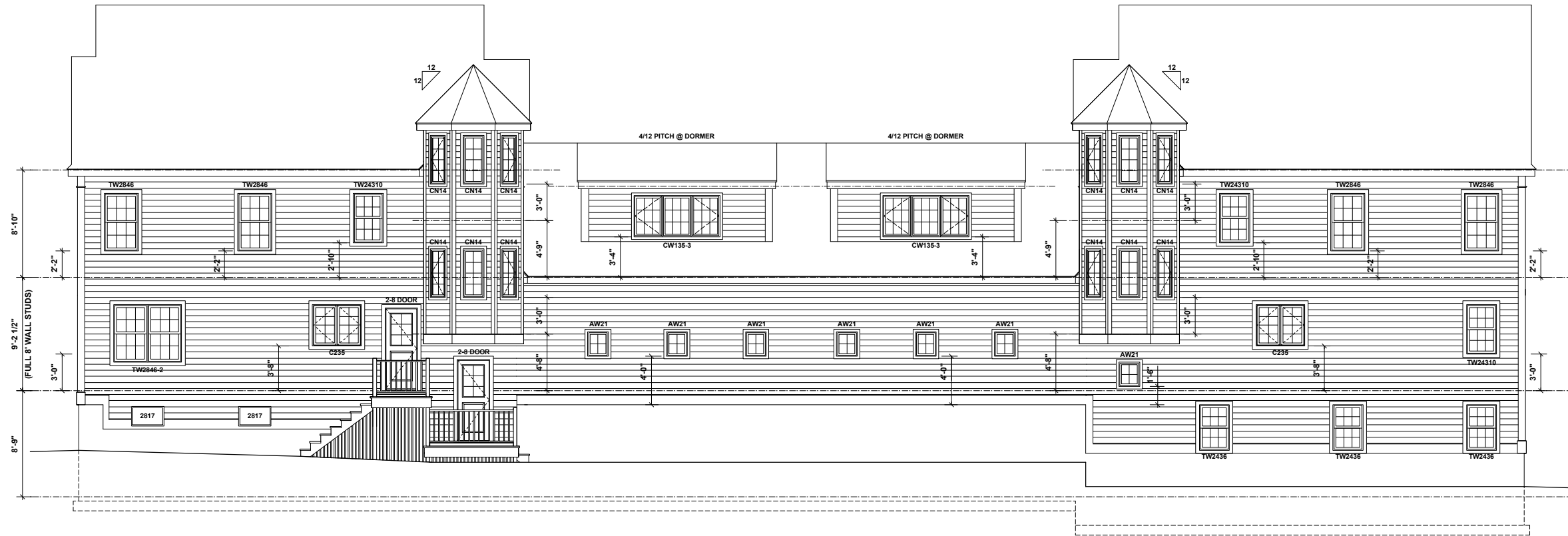
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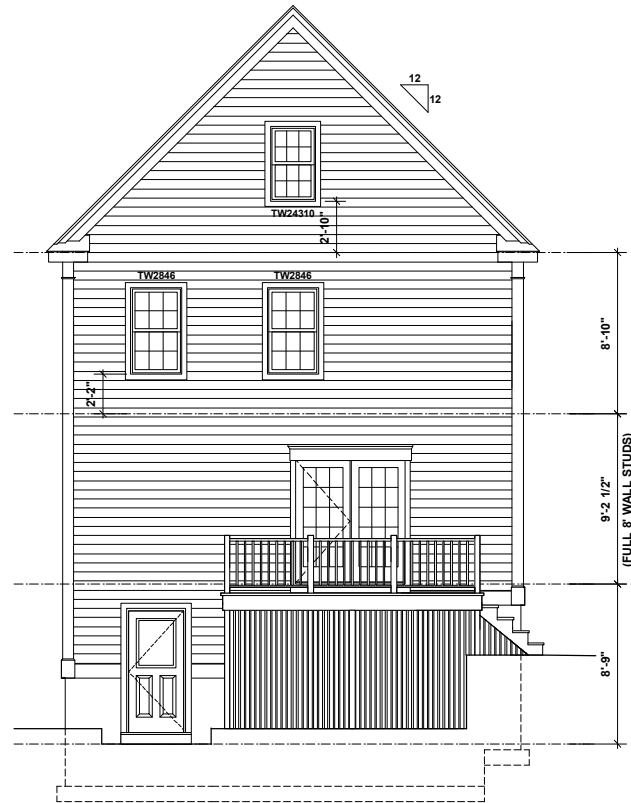
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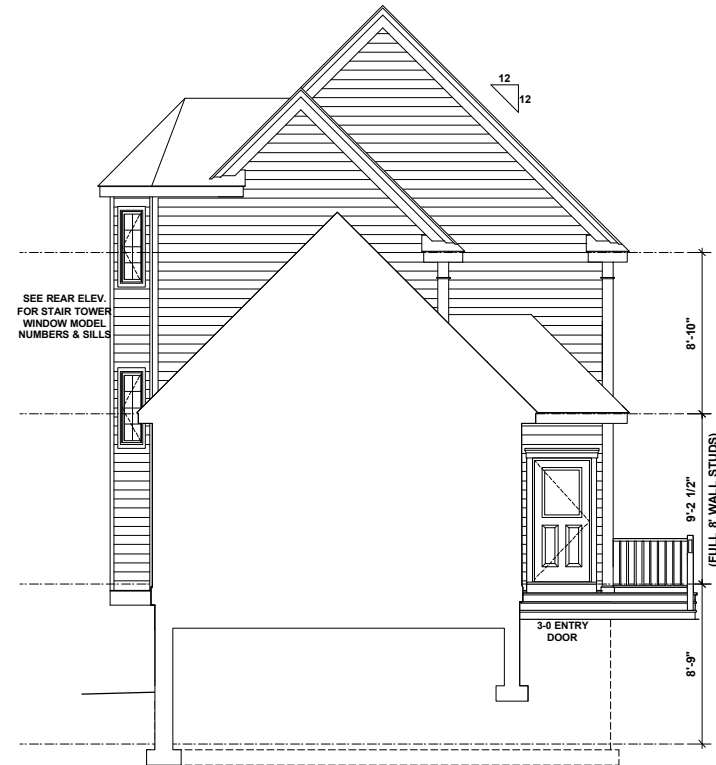
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 GROUND SNOW LOAD - CANTON 40 p.s.f.



YARD SIDE ELEVATION



REAR ELEVATION



GARAGE ADJACENT ELEVATION (FRONT UNIT)

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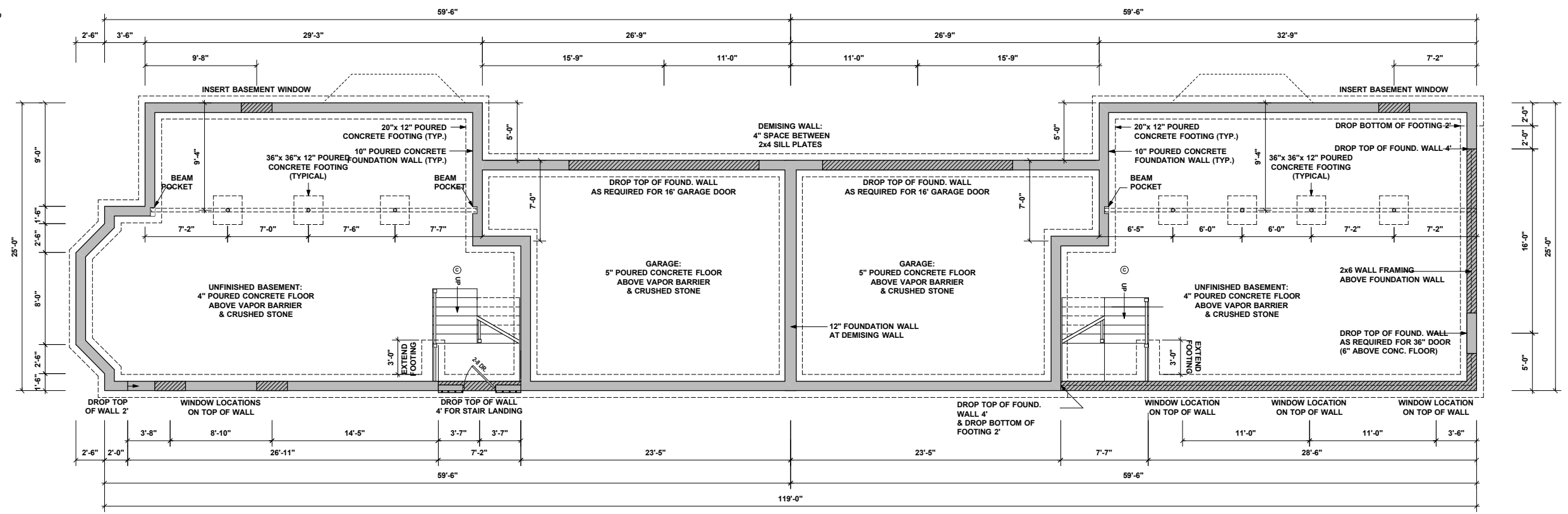
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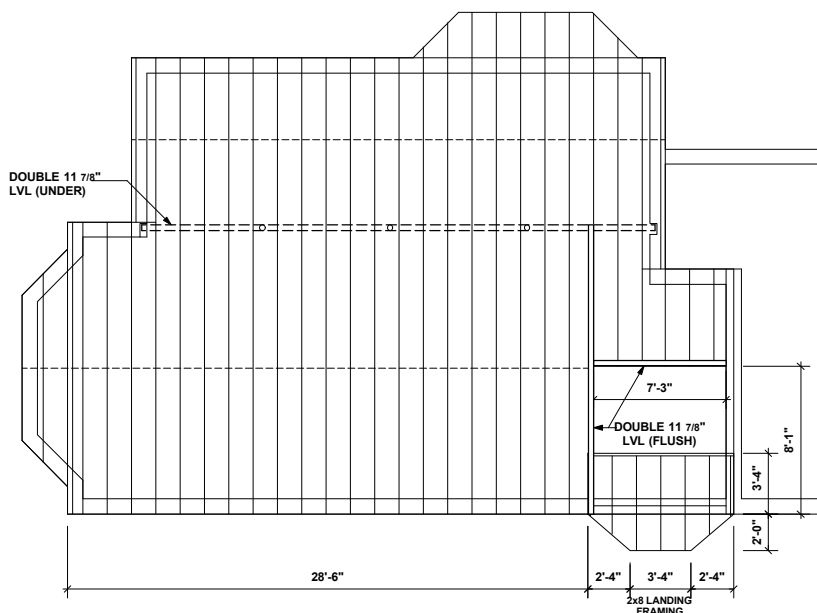
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- GRAPHIC KEY**
- (S) HARD-WIRED SMOKE DETECTOR
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FOUNDATION PLAN

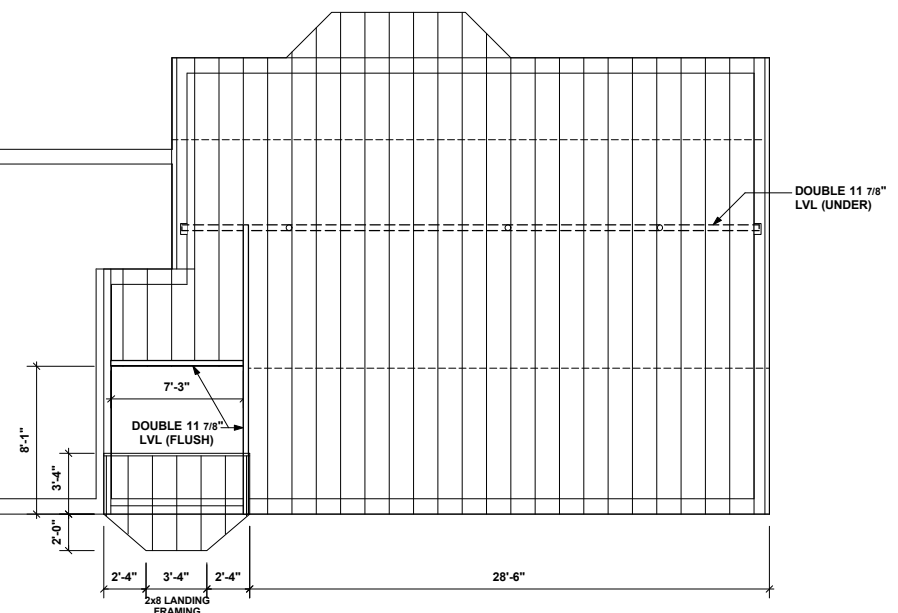
LEVEL 1 FLOOR FRAMING:
 11 7/8" I JOISTS @ 16" O.C.
 (BRACE AT MID-SPAN)
 3/4" T&G SUBFLOOR - SCREW & GLUE



DEMISING WALL:
 4" SPACE BETWEEN
 2x4 SILL PLATES

4" SPACE BETWEEN DWELLING UNITS
 (2" SHAFTWALL IN "H" CHANNEL
 WITH 1" SPACE EITHER SIDE)

LEVEL 1 FLOOR FRAMING:
 11 7/8" I JOISTS @ 16" O.C.
 (BRACE AT MID-SPAN)
 3/4" T&G SUBFLOOR - SCREW & GLUE



LEVEL ONE FRAMING PLAN

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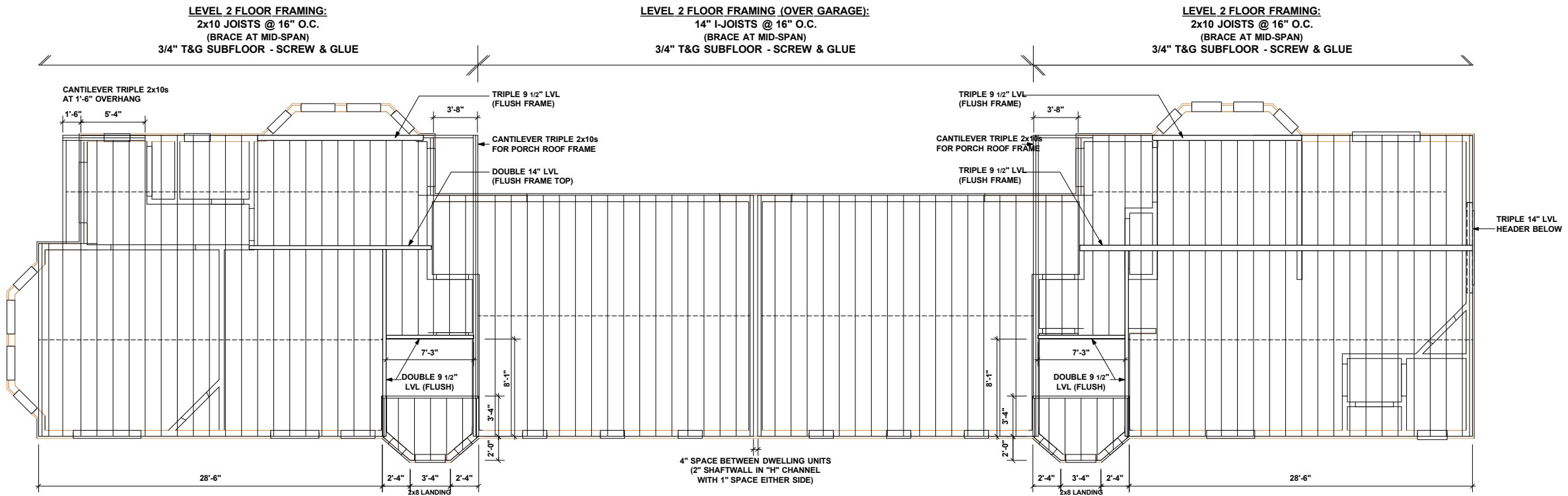
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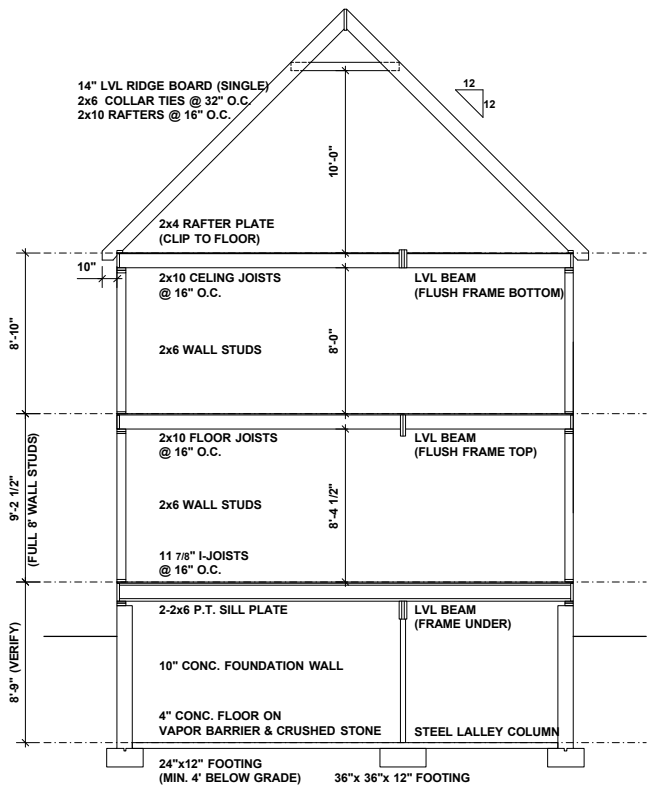
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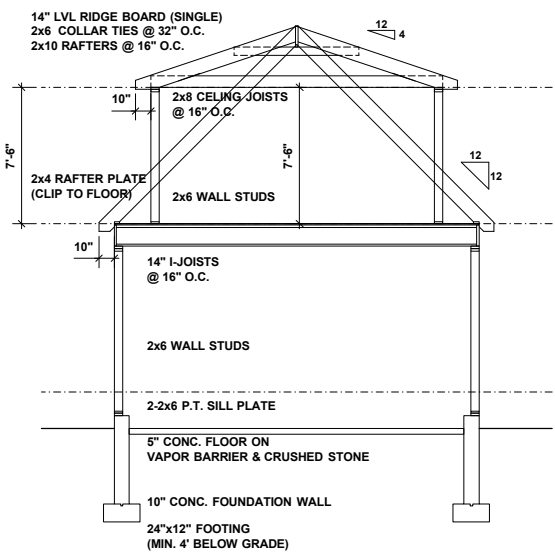
TABLE 5301.2
 MIN. MASS. GROUND SNOW LOADS
 GROUND SNOW LOAD - CANTON 40 p.s.f.



LEVEL TWO FRAMING PLAN



FRAMING SECTION - MAIN HOUSE



FRAMING SECTION - GARAGE

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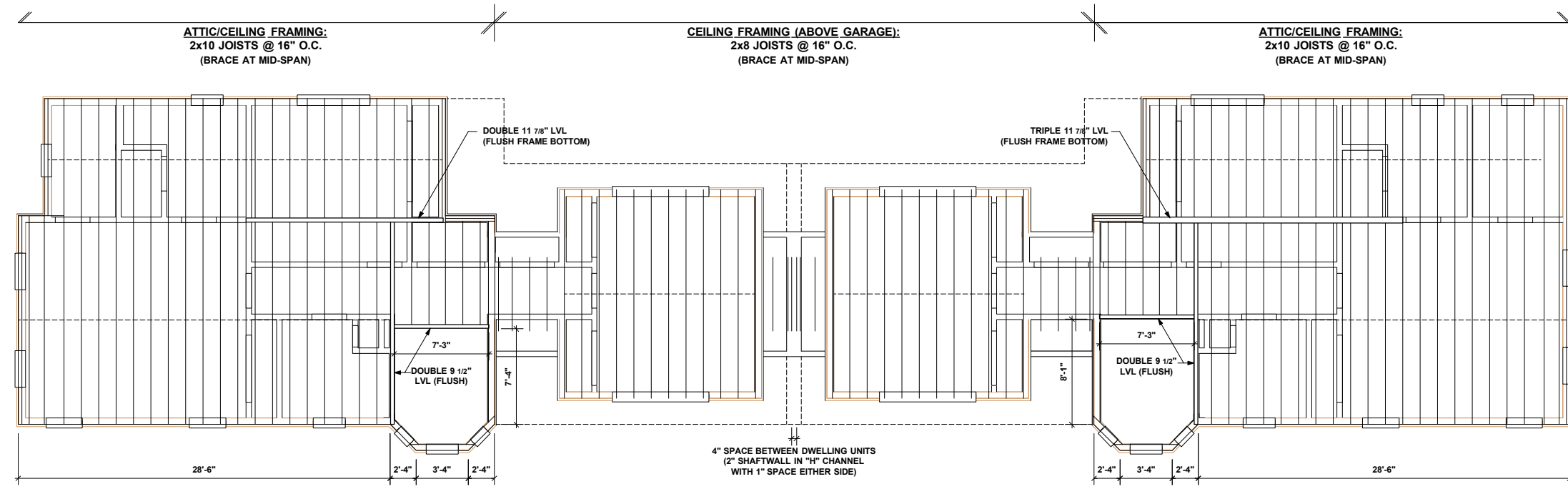
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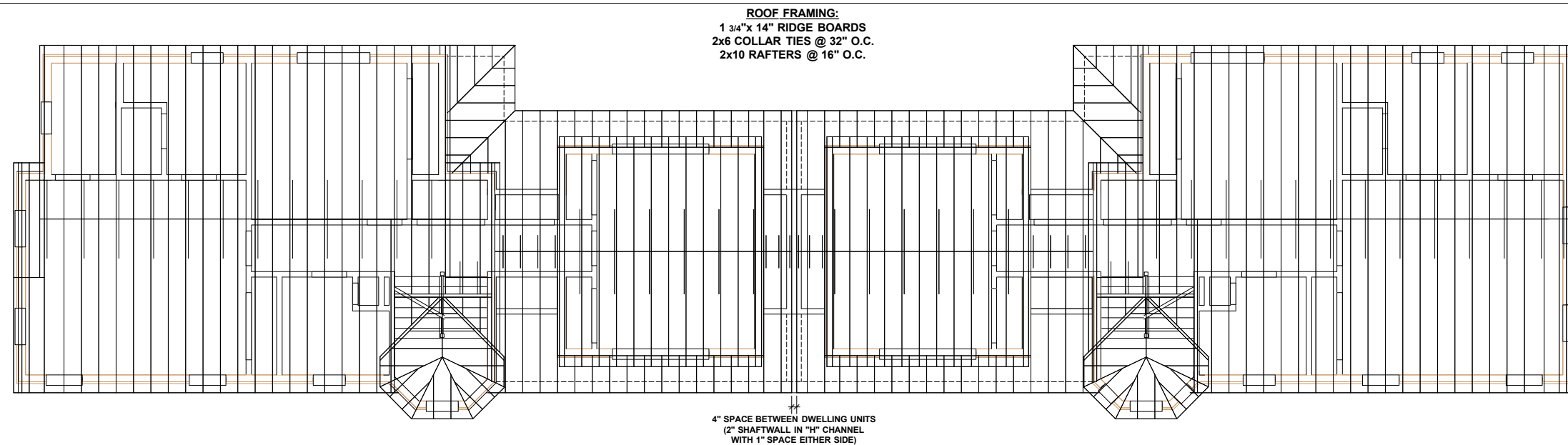
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 GROUND SNOW LOAD - CANTON 40 p.s.f.



FOUNDATION PLAN



LEVEL ONE FRAMING PLAN

KEY	QTY	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
AP	1	Acer palmatum 'Bloodgood'	Japanese Maple	2-2.5' cal.	b&b
BN	2	Betula nigra 'Heritage'	Heritage River Birch	2-2.5' cal.	b&b, clump
MS	1	Magnolia stellata	Star Magnolia	6-7' ht.	multi-stem
OV	3	Ostrya virginiana	Am. Hophornbeam	2.5-3' cal.	b&b
QB	2	Quercus bicolor	Swamp White Oak	2.5-3' cal.	b&b
TP	4	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8' ht.	b&b
SHRUBS					
FG	5	Fothergilla gardenii	Dwarf Fothergilla	30" ht.	
HA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	
HG	2	Hydrangea paniculata 'Pee Gee'	Pee Gee Hydrangea	36" ht.	
HM	6	Hydrangea macrophylla 'Nikko Blue'	Blue Mophead hydrangea	5 gal.	
RC	6	Rhododendron calendulaceum	Flame Azalea	5 gal.	
RM	10	Rhododendron maximum	Rosebay Rhododendron	3' ht.	b&b
RV	6	Rhododendron vaseyi	Pinkshell Azalea	5 gal.	
SB	6	Spiraea bumalda 'Anthony Waterer'	Anth Waterer Spirea	30" ht.	
SP	2	Syringa patula 'Miss Kim'	Miss Kim Lilac	36" ht.	
SV	2	Syringa vulgaris	Common Lilac	36" ht.	
HERBACEOUS					
DP	13	Dianthus barbatus	Eastern Hayscented Fern	2 gal.	2' o.c.
GM	6	Geranium macrorrhizum 'Bevan's Variety'	Running Geranium	2 gal.	2' o.c.
HK	7	Hakonechloa macra aureola	Golden Hakone Grass	2 gal.	2' o.c.
NB	3	Nepeta fassenii 'Blue Wonder'	Blue Wonder Catmint	2 gal.	30" o.c.
PA	18	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal.	30" o.c.
TC	13	Tiarella cordifolia 'Running Tapestry'	Running Foamflower	1 gal.	2' o.c.
MEADOW MIX					
New England Erosion Control / Restoration Mix for Dry Sites at 50-100' buffer zone by New England Wetland Plants, Inc., 820 West Street, Amherst, MA 01002 tele. 413.548.8000; www.newep.com					

- PLANTING NOTES**
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
 - All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
 - No substitution of plant species will be allowed without the approval of the Landscape Architect.
 - The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
 - All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
 - No planting shall be installed before acceptance of rough grading of topsoil.
 - The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
 - The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
 - All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
 - 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
 - All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
 - All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

