

**105 MOSS HILL ROAD**  
JAMAICA PLAIN, MASSACHUSETTS

**SITE DETAIL / KEYNOTES:**

- A# HARDSCAPE**
  - A1 5" THICK BITUMINOUS CONCRETE
  - A2 CAST-IN-PLACE CONCRETE SIDEWALK, 5" THICK WITH 8" DEEP X 12" WIDE HAUNCH ALONG PERIMETER
  - A3 2-3" Ø NATIVE RIVER STONE - GRAYS AND TANS
  - A4 PERMEABLE VEHICULAR CONCRETE PAVERS ON 2" SETTING BED AND 2'-0" GRADATED SUBBASE FOR VEHICULAR CONDITION
  - A5 18" X 30" GRANITE PAVING, RUNNING BOND; WITH BLACK STEEL EDGING
  - A6 18" X 30" GRANITE STEPPER PAVING
  - A7 RECLAIMED GRANITE SPLASH PAD
  - A8 NATIVE BOULDERS - PLACED IN FIELD WITH LANDSCAPE ARCHITECT
  - A9 RAIN GARDEN
  - A10 DUFF PATH
- B# CURBS / STAIRS / WALLS**
  - B1 4" WIDE X 18" GRANITE PLANTER CURB
  - B2 MONOLITHIC GRANITE TREAD - 6" THICK
  - B3 MONOLITHIC GRANITE TREAD - 8" THICK
  - B4 3FT X 3FT X 6" MONOLITHIC GRANITE STEPPER TREAD
  - B5 LARGE PLATFORM STONE BENCH TO MATCH STAIR TREAD
  - B6 RETAINING WALL - TYPE 1; MATERIAL SHALL COMPLEMENT BUILDING MATERIALS; SET ON GRADE BEAM
  - B7 RETAINING WALL - TYPE 2; MATERIAL SHALL COMPLEMENT BUILDING FACADE; WITH SPREAD FOOTING
  - B8 KITCHEN COUNTER WITH GRANITE TOP AND WOOD SURROUND TO MATCH THE HOUSE
  - B9 RAISED CORTEN STEEL PLANTER - 1/4" THICK, WELDED IN FULL AND WEATHERED OUTSIDE FOR 6 MONTHS PRIOR TO INSTALLATION
  - B10 RUNNEL - CARVED STONE AND METAL; 8" WIDE X 8" DEEP, 4"x4" CHANNEL
- C# FENCE / GATE / RAILING**
  - C1 6FT TALL PRIVACY FENCE - CEDAR
  - C2 4FT TALL PRIVACY FENCE - CEDAR
  - C3 3FT GATE - SINGLE; MATERIAL TO MATCH FENCE
  - C4 3FT GATE - DOUBLE; MATERIAL TO MATCH FENCE
  - C5 STEEL HANDRAIL WITH WOOD TOP RAIL
- D# SITE FURNISHINGS**
  - D1 3/16" X 5" BLACK PAINTED STEEL EDGE; STAKE 3'-0" ON-CENTER WITH 1'-6" STEEL STAKES; OVERLAP 12"
  - D2 GAS FIRE PIT; PALOFORM; FOLD 72" X 36" X 14"H; COORDINATE FINISH AND TOPPING WITH CLIENT; PROVIDE GAS LINE AND SHUT OFF SWITCH
  - D3 SHED - BY OTHERS; PROVIDE 6" THK CONCRETE PAD
  - D4 GENERATOR - BY OTHERS; PROVIDE 4" THK CONCRETE PAD
  - D5 36" WIDE FREESTANDING GAS GRILL; CONTRACTOR SHALL PROVIDE GAS LINE
- E# UTILITES**
  - E1 PATH LIGHT (NOT SHOWN ON PLAN)
  - E2 WALL LIGHT (NOT SHOWN ON PLAN)
  - E3 UPLIGHT (NOT SHOWN ON PLAN)
  - E4 4" PERFORATE SCHEDULE 40 - ENCASE IN FILTER FABRIC THEN 4" OF CLEAN SAND - 6" OF 3/4" CRUSHED STONE
  - E5 AC UNITS - BY OTHERS; - PROVIDE 4" THK CONCRETE PAD (3 QNT. NOT SHOWN IN PLAN) PEDOC - POWER PEDESTAL - ONE GANG HINGE TOP WITHOUT BASE; DIRECT BURY - BLACK FINISH
- F# PLANTING**
  - F1 SEEDED LAWN
  - F2 SODDED LAWN
  - F3 MIXED PLANTING BED
  - F4 DECIDUOUS OR EVERGREEN TREE

**SITE NOTES:**

- 1 REPAIR BITUMINOUS CONCRETE ROAD AS MAY BE REQUIRED
- 2 SITE FURNISHINGS, BY OWNER
- 3 ===== PROVIDE (2) 4" CONDUITS BELOW PAVING FOR IRRIGATION CONNECTION
- 4 PROVIDE BACKFLOW PREVENTER, IRRIGATION CONTROLLER, IRRIGATION SYSTEM CONNECTION IN MECHANICAL ROOM, ALL SLEEVING NECESSARY THROUGH BUILDING TO CONNECT TO EXTERIOR IRRIGATION SYSTEM. SEE PLUMBING. SEE IRRIGATION NOTES ON PLANTING PLAN.
- 5 EXISTING STONE WALL; RESET AND REPOINT WALLS AS REQUIRED
- 6 REPAIR / REPLACE CITY SIDEWALK AS MAY BE REQUIRED
- 7 ENTRY BENCH - COORDINATE WITH ARCHITECTURAL DRAWINGS

ISSUE DATE: AUGUST 19, 2022

REVISIONS

#	DATE	DESCRIPTION

DRAWN: TK REVIEWED: KLK

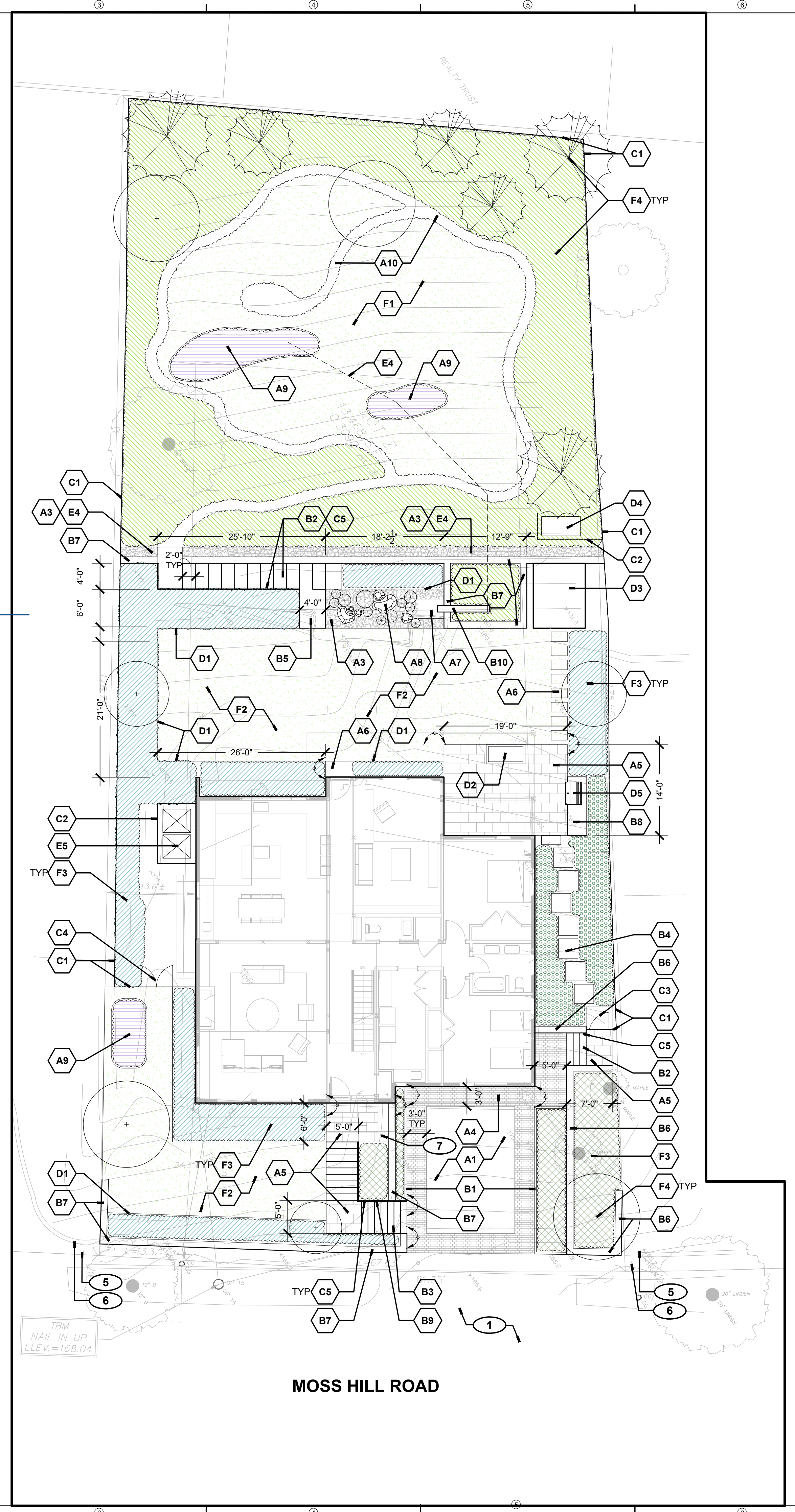
**CONCEPTUAL DESIGN**

August 19, 2022

**LANDSCAPE PLAN**

SHEET NUMBER

**L1-00**



APPROVED  
 Design Section  
**BOSTON REDEVELOPMENT AUTHORITY**

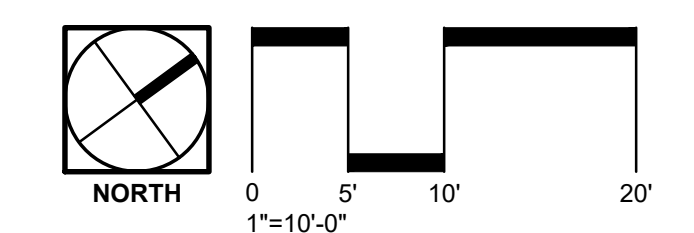
Design Review for the Board of Appeal  
*M. Cannizzo*  
 Signature

08/23/2022

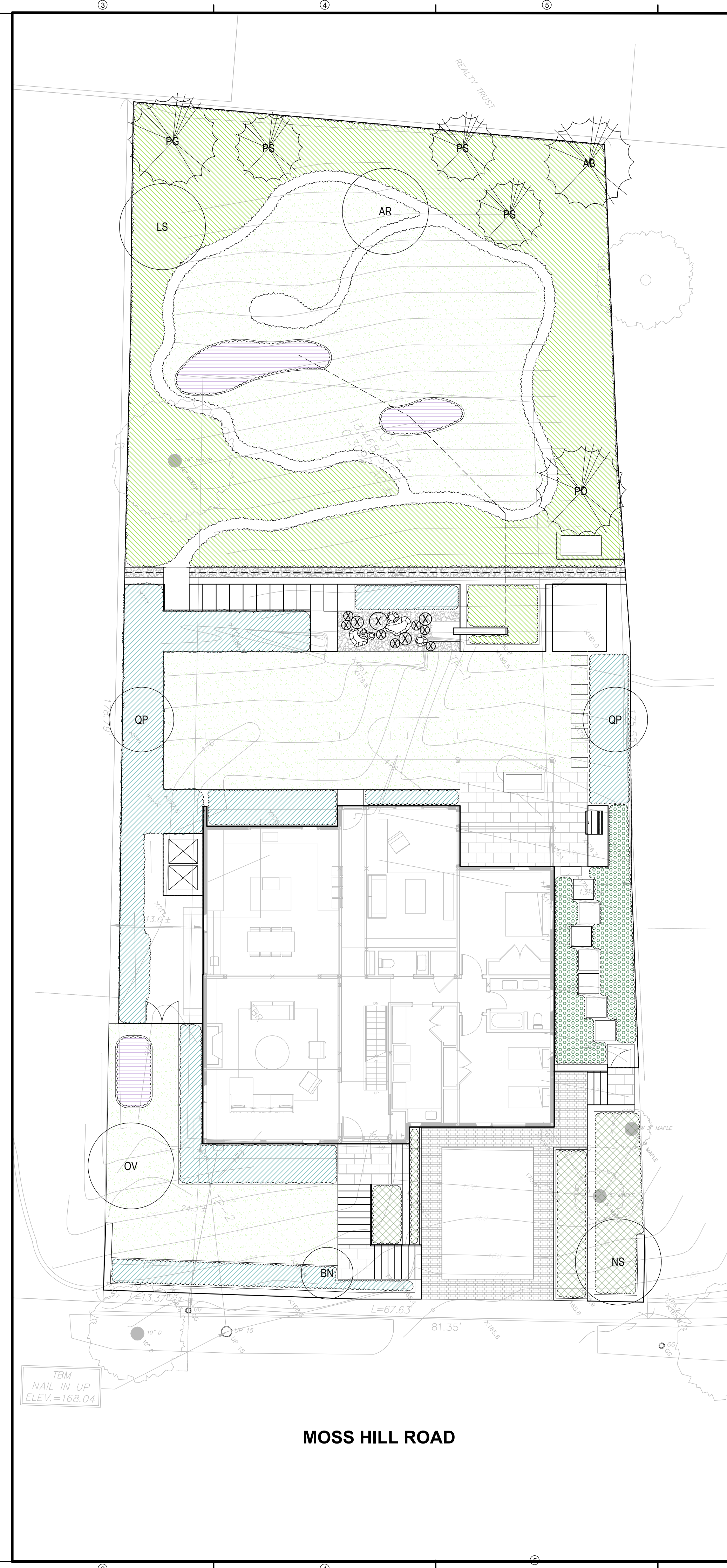
Any changes to these plans must be submitted to the BPDA for approval.

TBM NAIL IN UP ELEV. = 168.04

MOSS HILL ROAD







**LANDSCAPE PLANTING NOTES:**

- LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE AND AGAIN AT SITE PRIOR TO PLANTING. NO SUBSTITUTIONS OF PLANT SPECIES OR VARIETIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR BETWEEN THE PLANT MATERIALS LIST AND THE DRAWINGS, THE HIGHER NUMBER OF PLANTS SHALL GOVERN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE OR LAY OUT THE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- LOCATE AND VERIFY UTILITY LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO OWNER'S REPRESENTATIVE.
- STAKE OUT PLANTS IN THE APPROXIMATE LOCATION. ADJUST LOCATIONS OF STAKES AS DIRECTED BY OWNER'S REPRESENTATIVE. NO PLANT INSTALLATION SHALL TAKE PLACE PRIOR TO LAYOUT APPROVAL BY OWNER'S REPRESENTATIVE.
- PLANT UNDER FULL SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR OWNER'S REPRESENTATIVE APPROVAL.
- INSTALL ALL PLANT MATERIAL, PER SPECIFICATIONS. SEE PLANTING DETAILS IN L400 SERIES.
- WATER PLANTS THOROUGHLY AFTER INSTALLATION. A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS. RAISE AND REPLANT ANY PLANTS THAT SETTLE AFTER PLANTING AND WATERING.
- APPLY MULCH IN ALL PLANTING BEDS, PER SPECIFICATIONS. DO NOT APPLY MULCH IN MEADOW PLANTING.
- INSTALL EROSION CONTROL MAT IN MEADOW MATRIX PLANTING BEDS, PER SPECIFICATIONS.
- INCLUDE 1 YEAR OF LANDSCAPE MAINTENANCE IN CONTRACT TO ENSURE PLANT ESTABLISHMENT, SEE SPECIFICATIONS.
- CONTRACTOR TO REPAIR ANY DAMAGE TO ADJACENT AREAS DUE TO OPERATIONS INSIDE AND/OR OUTSIDE OF LIMIT OF WORK.
- REFER TO IRRIGATION PLAN FOR IRRIGATION REQUIREMENTS.

**PLANTING SCHEDULE:**

KEY	SCIENTIFIC NAME	COMMON NAME	QNT.	SIZE	SPACING
<b>TREES</b>					
AB	ABIES BALSAMEA	BALSAM FIR	1	8-10' HT.	PER PLAN
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	1	2-2.5' CAL	PER PLAN
BN	BETULA NIGRA 'HERITAGE' (SINGLE)	RIVER BIRCH (SINGLE STEM)	1	10-12' HT.	PER PLAN
LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	1	2-2.5' CAL	PER PLAN
NS	NYSSA SILVATICA 'NORTHERN SPLENDOR'	SOURGUM	1	2.5-3' CAL	PER PLAN
OV	Ostrya virginiana	AMERICAN HOPHORNBEAM	1	2.5-3' CAL	PER PLAN
PG	Picea glauca	WHITE SPRUCE	1	8-10' HT.	PER PLAN
PD	Picea glauca var. densata	BLACK HILLS WHITE SPRUCE	1	8-10' HT.	PER PLAN
PS	Pinus strobus 'fastigiata'	FASTIGIATE WHITE PINE	3	8-10' HT.	PER PLAN
QP	Quercus palustris	PIN OAK	1	2.5-3' CAL	PER PLAN
X	VARIOUS ORNAMENTAL DWARF TREES AND SHRUBS - TO BE DETERMINED BASED ON AVAILABILITY			TBD	TBD
<b>FRONT YARD PLANTING MIX</b>					
<b>SHRUBS</b>					
	ARONIA MELANOCARPA 'Viking'	BLACK CHOKEBERRY	15	5 GAL	42-48"
	CLETHRA 'SIXTEEN CANDLES'	SWEET PEPPERBUSH			
	ILEX GLABRA 'SHAMROCK'	INKBERRY			
	RHODODENDRON 'CHIONIDES'	RHODODENDRON			
<b>PERENNIALS</b>					
	AMSONIA HUBRICHTII	BLUESTAR	80	1 GAL	18-24"
	DESCHAMPSIA 'GOLDTAU'	TUFTED HAIRGRASS			
	GERANIUM ROZANNE'	PERENNIAL GERANIUM			
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIDE			
<b>SIDE YARD PLANTING MIX</b>					
<b>SHRUBS</b>					
	FOTHERGILLA GARDENII	WITCH ALDER	12	5 GAL	42-48"
	HYDRANGEA 'INCREDIBALL'	SMOOTH HYDRANGEA			
	HYDRANGEA 'MUNCHKIN'	OAK-LEAF HYDRANGEA			
	ILEX PEDUNCULOSA	LONGSTOCK HOLLY			
<b>PERENNIALS</b>					
	ATHYRIUM 'LADY IN RED'	LADY FERN	50	1 GAL	18-24"
	DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN			
	GALLUM ODORATUM	SWEET WOODRUFF			
	POLYGONATUM 'VARIEGATUM'	SOLOMON'S SEAL			
	TIARELLA 'RUNNING TAPESTRY'	FOAMFLOWER			
<b>REAR YARD PLANTING MIX</b>					
<b>SMALL TREES + SHRUBS</b>					
	FOTHERGILLA 'BLUE SHADOW'	WITCH ALDER	25	5 GAL	42-48"
	HYDRANGEA 'GREEN CLOUD'	HYDRANGEA			
	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL			
	SARCOCOCCA VAR. HUMILIS	HIMALAYAN SWEETBOX			
<b>PERENNIALS</b>					
	ARUNCUS 'FAIRY HAIR'	GOATSEARD	130	1 GAL	18-24"
	ASTILBE 'DEUTSCHLAND'	FALSE SPIREA			
	ATHYRIUM 'GHOST'	GHOST FERN			
	GALLUM ODORATUM	SWEET WOODRUFF			
	HELLEBORUS 'IVORY PRINCE'	CHRISTMAS ROSE			
	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN			
	POLYGONATUM 'VARIEGATUM'	SOLOMON'S SEAL			
	VINCA MINOR 'ALBA'	WHITE PERIWINKLE			
<b>RAIN GARDEN PLANTING MIX</b>					
<b>SHRUBS</b>					
	ALNUS INCANA	SPECKLED ALDER	10	3 GAL	42-48"
	CORNUS SERICEA 'KELSEY'	REDTWIG DOGWOOD			
	ILEX GLABRA 'SHAMROCK'	INKBERRY			
<b>PERENNIALS</b>					
	ASCLEPIAS INCARNATA	SWAMP MILKWEED	75	1 GAL	18-24"
	CAREX STRICTA	TUSsock SEDGE			
	EUPATORIUM 'LITTLE JOE'	JOE PYE WEED			
	IRIS VERSICOLOR	BLUEFLAG IRIS			
	JUNCUS EFFUSUS	SOFT RUSH			
	PANICUM 'SHENANDOAH'	SWITCHGRASS			

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**L2-00**

