

INNOVATIVE

ARCHITECTURE



DESIGN

COLLABORATIONS

Project Revisions

The Residences at 189 Adams Street

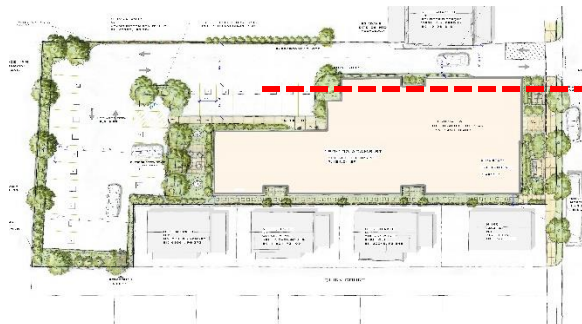
Existing Building

- 41 ft height
- 3½ Stories
- Up to 41 Parking Spaces
- 5 Residential Units
2 Commercial Units
Commercial Parking Lot
- 13 ft Driveway
- 3 ft Front Setback



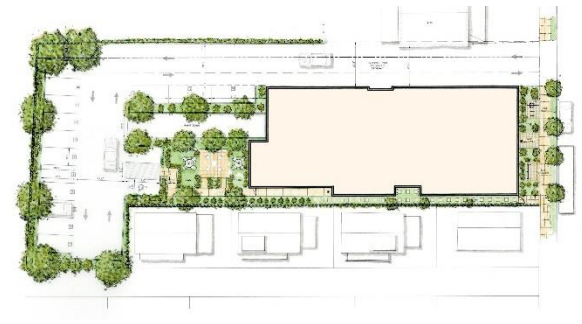
Original Proposal

- 41 ft Height
- 3½ Stories
- 27 Parking Spaces
- 18 Residential Units
- 15 ft Driveway
- 10 ft Front Setback
- 36 Total Bedrooms
- 1.3 FAR
- 1,075 SF / Unit Density



New Proposal

- **33 ft Height**
- **3 Stories**
- **28 Parking Spaces + 4 Office**
- **12 Residential Units
2 Office Units**
- **20 ft Driveway**
- **10 ft Front Setback**
- **25 Total Bedrooms**
- **0.99 FAR**
- **1,612 SF / Unit Density**



Overview & Project Parameters

The Residences at 189 Adams Street

Zoning District : BU2

Lot Area : 19,349 SF

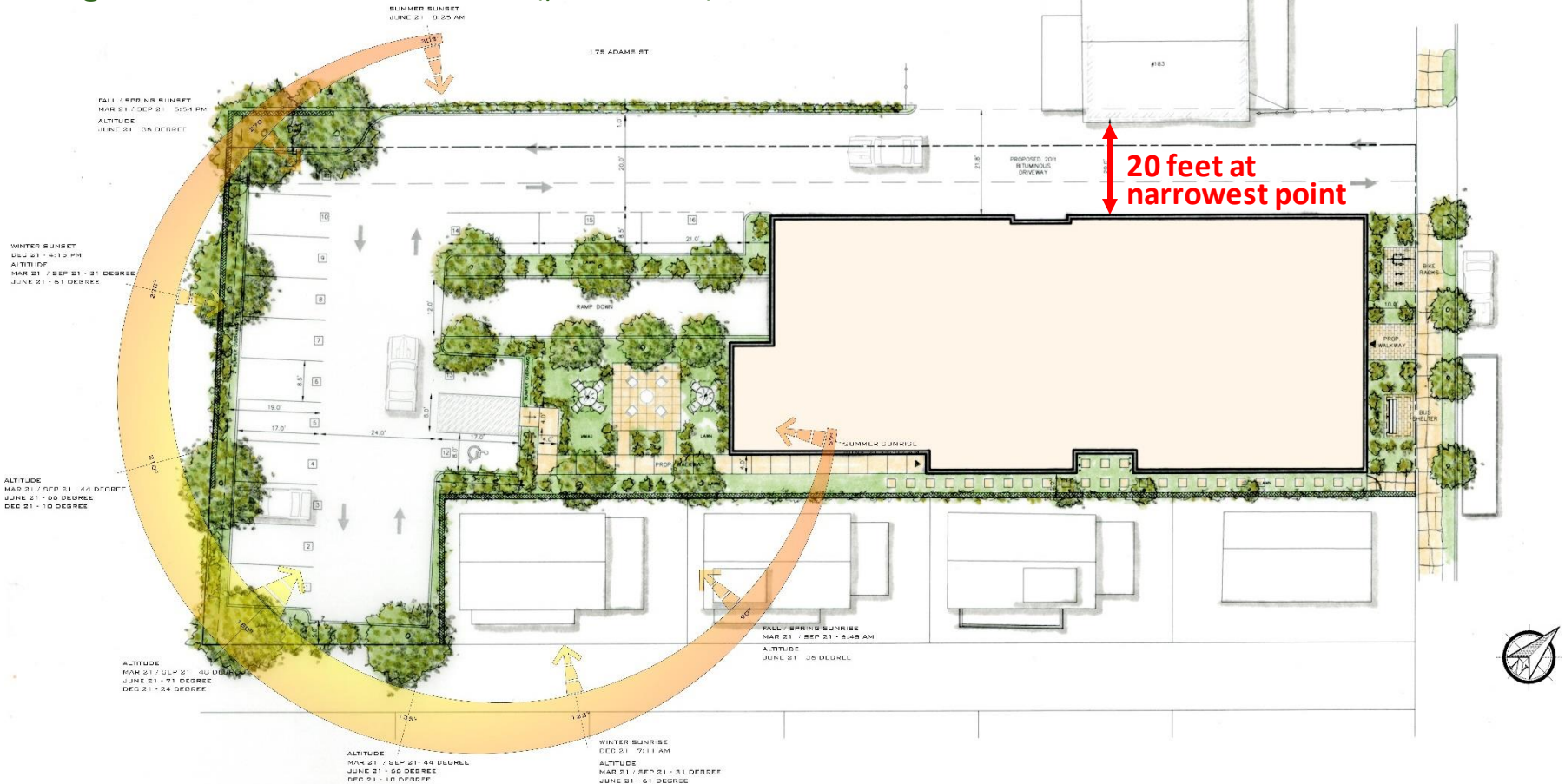
Bldg. Area : 19,119 SF / FAR 0.99 (previous 25,375 SF / FAR 1.3)

Lot Coverage : 6,562.7 SF / 33.9% (previous 7,180 SF / 37%)

Units : 12, 2 Inclusionary (previous 18, 3 Inclusionary)

Parking Spaces: 28, 2 Accessible (previous 24, 2 Accessible)

Parking Ratio: 2.0 + 4 Office (previous 1.3)

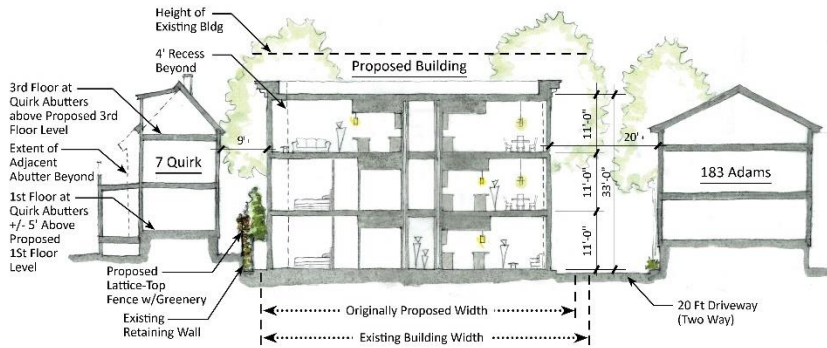


Revised Front Elevation & Section

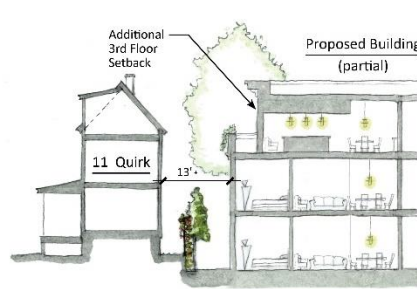
The Residences at 189 Adams Street



Adams Street Elevation



Section A-A



Section B-B



Section B-B Section A-A

Elevations & Building Sections

The Residences at 189 Adams Street



Side Elevation Facing Driveway



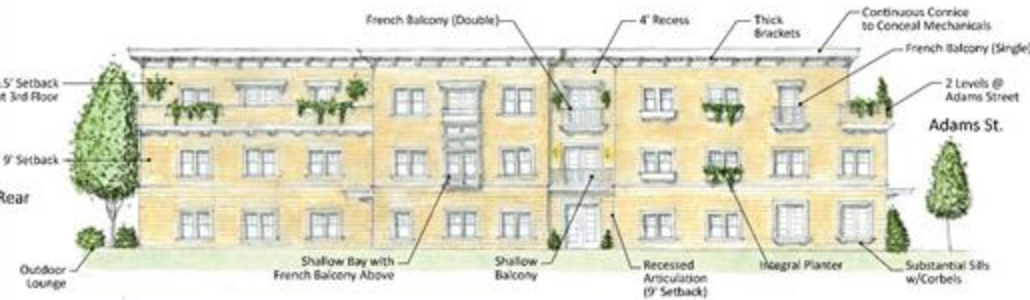
Adams (Front) Elevation



Longitudinal Section



Transverse Section



Side Elevation Facing Quirk Court



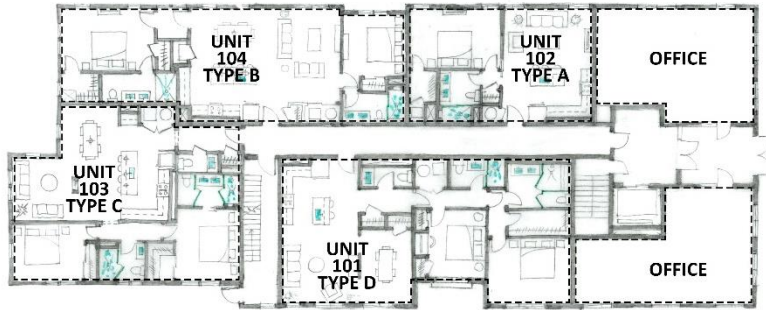
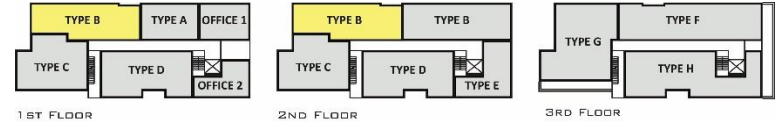
Rear Elevation

Revised Floor Plans

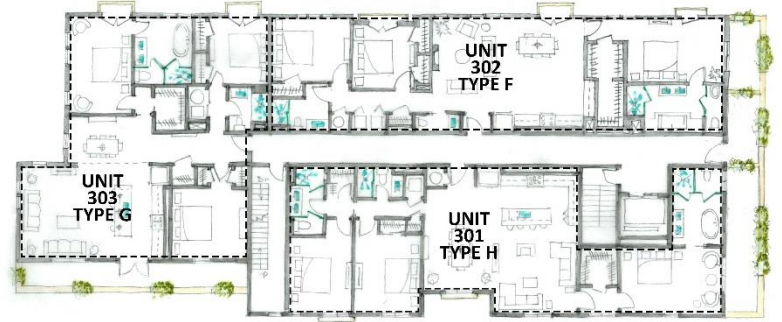
The Residences at 189 Adams Street

	1 BED 1 BATH	2 BED 2 BATH	3 BED 3+ BATH	TOTAL UNITS
1ST FLOOR	1	1		2
2ND FLOOR	3	4		7
3RD FLOOR			3	3
TOTAL UNITS	4	5	3	12

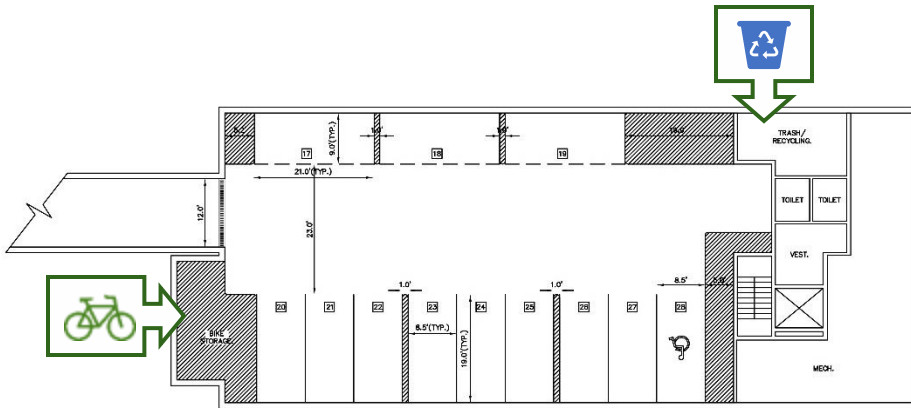
■ Inclusionary Unit



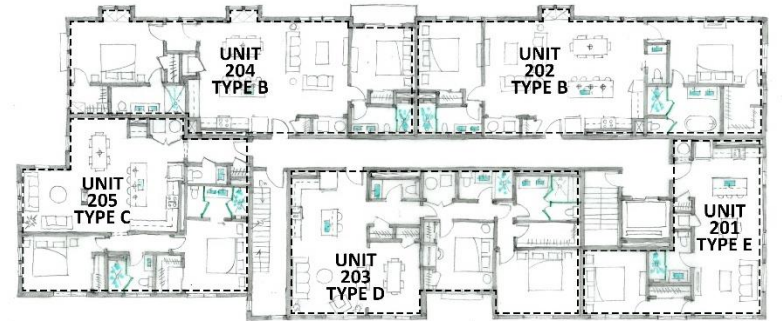
1st Floor Plan



3rd Floor Plan



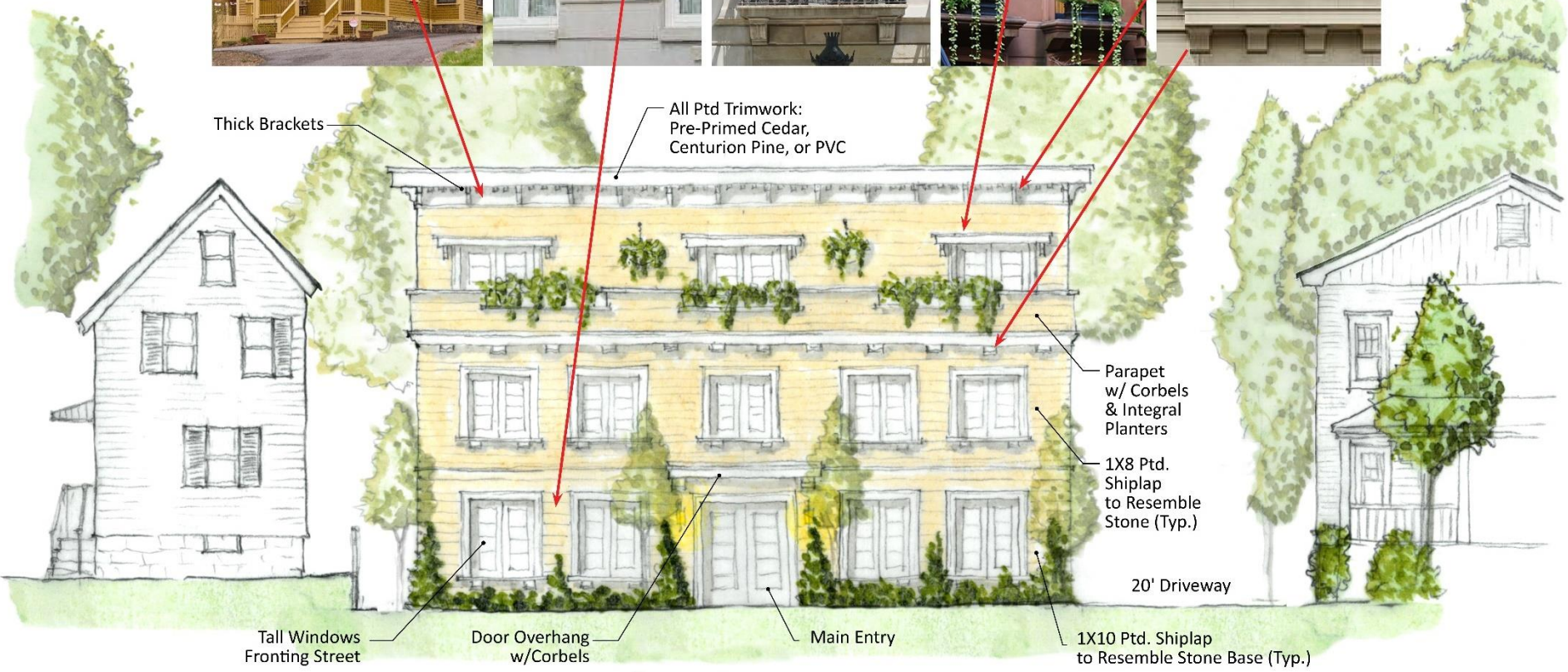
Basement Floor Plan



2nd Floor Plan

Architectural Details

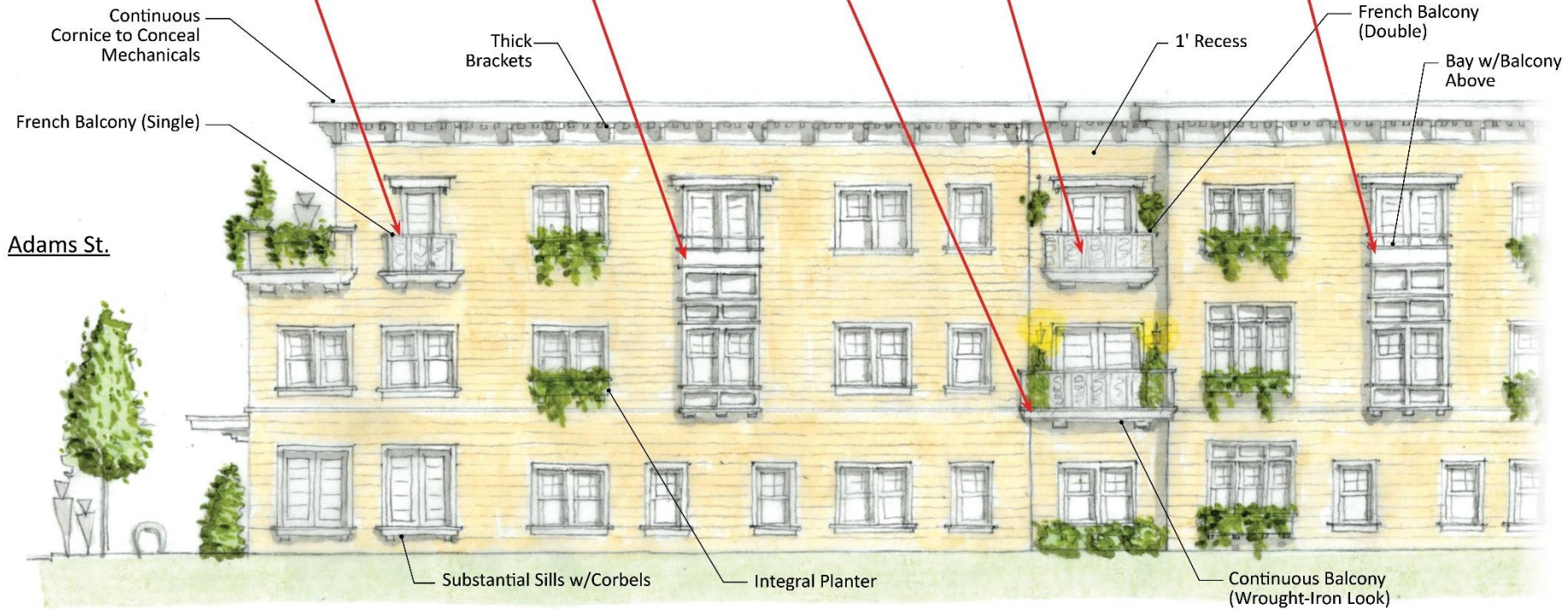
The Residences at 189 Adams Street



Adams (Front) Elevation Detail

Architectural Details

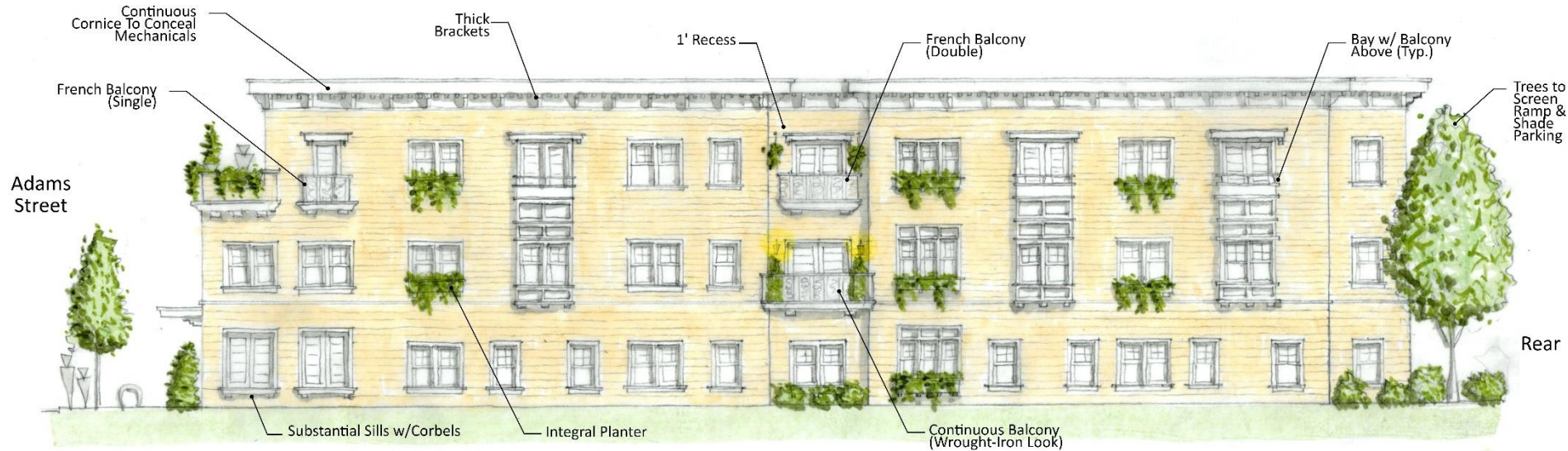
The Residences at 189 Adams Street



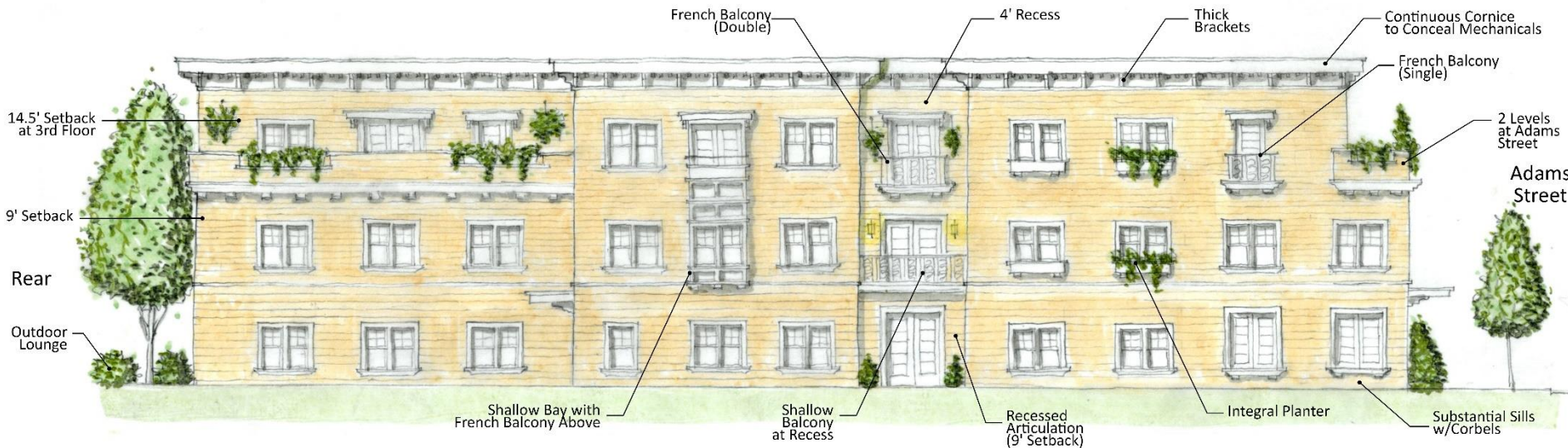
Side Elevation Detail

Architectural Details

The Residences at 189 Adams Street



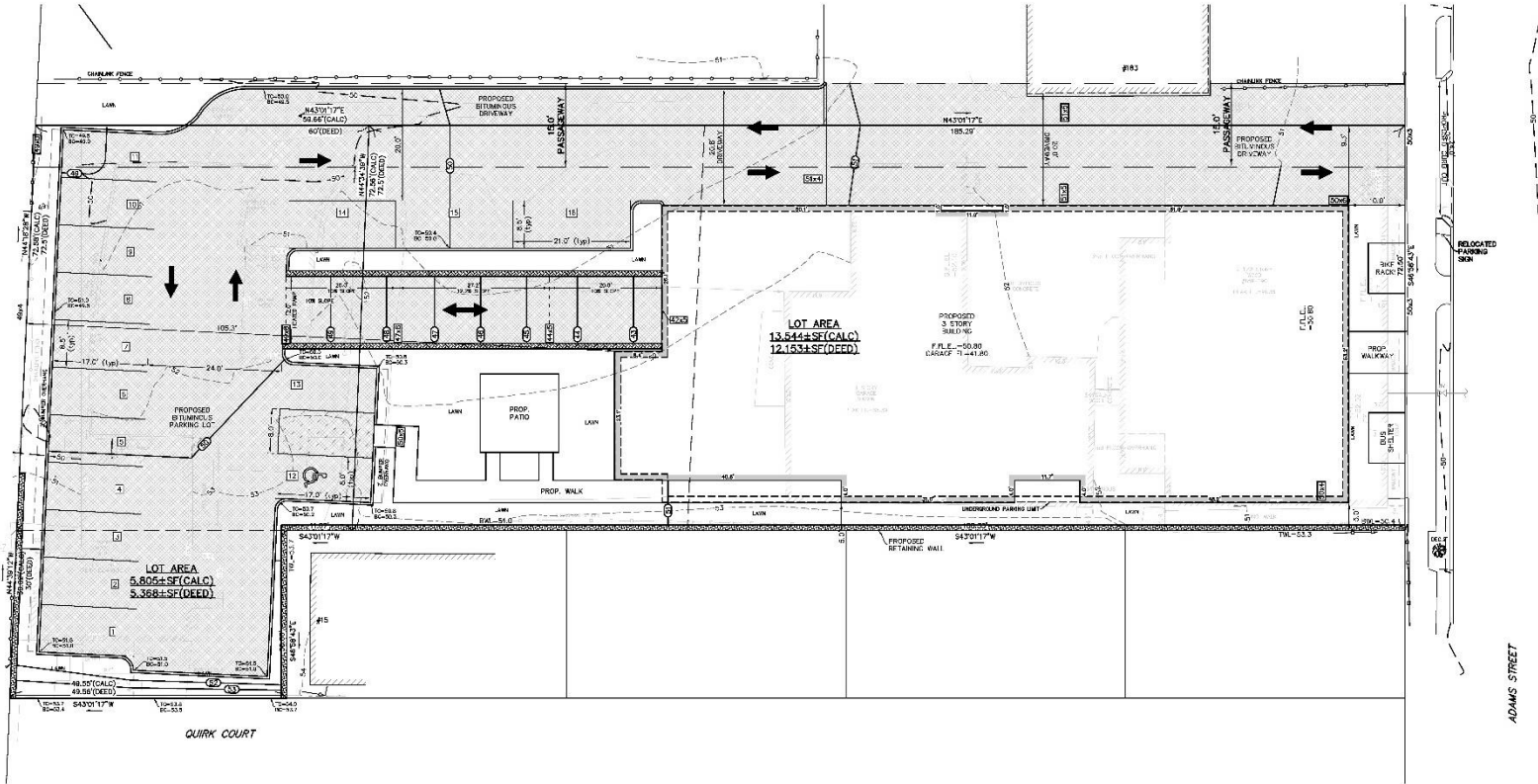
Side Elevation Facing Driveway



Side Elevation Facing Quirk Court

Zoning Plan

The Residences at 189 Adams Street



LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- POCKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HYDRANT



Address: 189-193 Adams Street, 19 Quirk Court

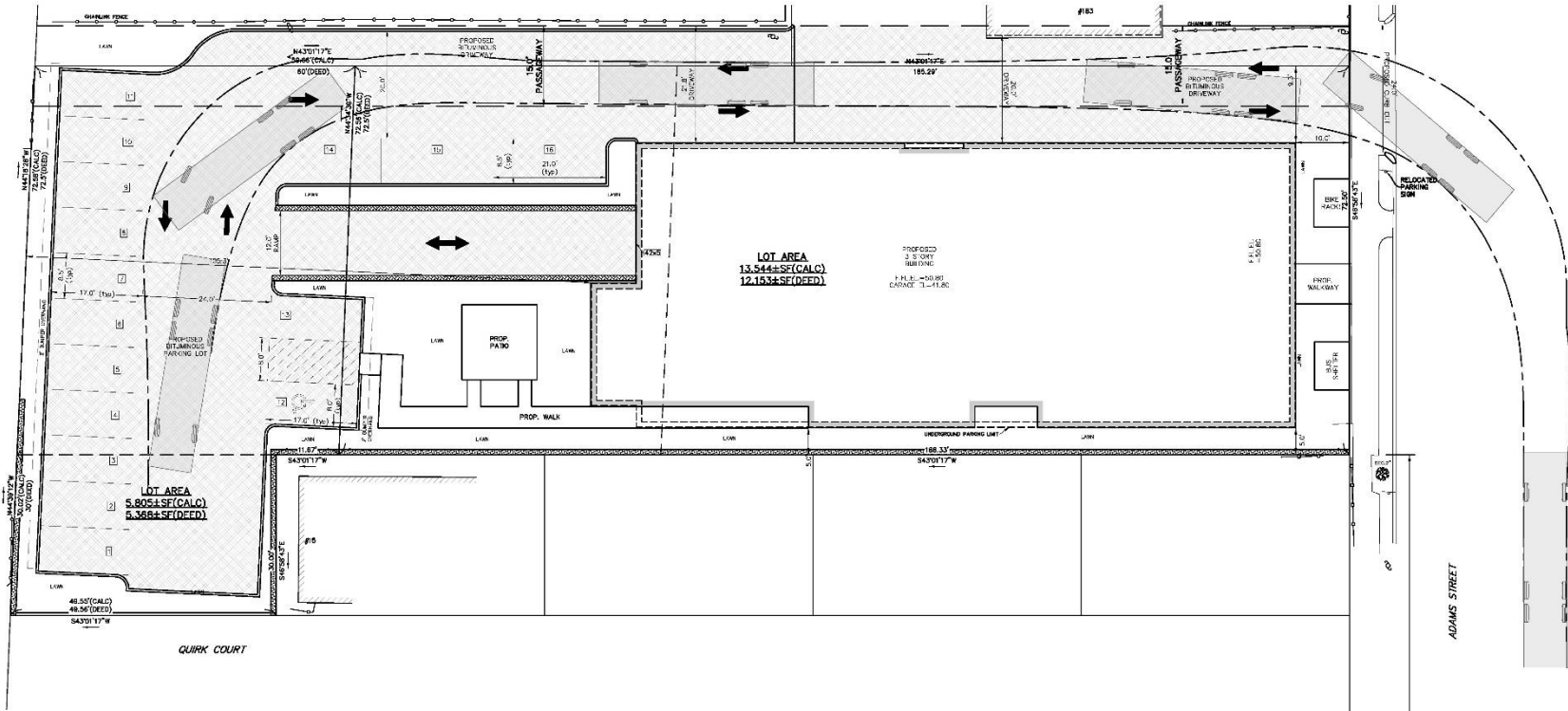
Length Weighted Mean

Proposed Conditions Average Grade Calculation

Segment	Length of Segment at Elev.	Height of Segment	Area	Volume	Weighted Mean
1	34.22	30.00	1026.60	30798.00	30.00
2	34.22	31.25	1026.60	32107.50	31.25
3	17.11	32.50	549.30	17842.50	32.50
4	17.11	33.75	549.30	18450.75	33.75
5	17.11	35.00	549.30	19059.00	35.00
6	17.11	36.25	549.30	19667.25	36.25
7	17.11	37.50	549.30	20275.50	37.50
8	17.11	38.75	549.30	20883.75	38.75
9	17.11	40.00	549.30	21492.00	40.00
10	17.11	41.25	549.30	22099.25	41.25
11	17.11	42.50	549.30	22706.50	42.50
12	17.11	43.75	549.30	23313.75	43.75
13	17.11	45.00	549.30	23921.00	45.00
14	17.11	46.25	549.30	24528.25	46.25
15	17.11	47.50	549.30	25135.50	47.50
16	17.11	48.75	549.30	25742.75	48.75
17	17.11	50.00	549.30	26350.00	50.00
18	17.11	51.25	549.30	26957.25	51.25
19	17.11	52.50	549.30	27564.50	52.50
20	17.11	53.75	549.30	28171.75	53.75
21	17.11	55.00	549.30	28779.00	55.00
22	17.11	56.25	549.30	29386.25	56.25
23	17.11	57.50	549.30	30000.00	57.50
24	17.11	58.75	549.30	30613.75	58.75
25	17.11	60.00	549.30	31227.50	60.00
26	17.11	61.25	549.30	31841.25	61.25
27	17.11	62.50	549.30	32455.00	62.50
28	17.11	63.75	549.30	33068.75	63.75
29	17.11	65.00	549.30	33682.50	65.00
30	17.11	66.25	549.30	34296.25	66.25
31	17.11	67.50	549.30	34910.00	67.50
32	17.11	68.75	549.30	35523.75	68.75
33	17.11	70.00	549.30	36137.50	70.00
34	17.11	71.25	549.30	36751.25	71.25
35	17.11	72.50	549.30	37365.00	72.50
36	17.11	73.75	549.30	37978.75	73.75
37	17.11	75.00	549.30	38592.50	75.00
38	17.11	76.25	549.30	39206.25	76.25
39	17.11	77.50	549.30	39820.00	77.50
40	17.11	78.75	549.30	40433.75	78.75
41	17.11	80.00	549.30	41047.50	80.00
42	17.11	81.25	549.30	41661.25	81.25
43	17.11	82.50	549.30	42275.00	82.50
44	17.11	83.75	549.30	42888.75	83.75
45	17.11	85.00	549.30	43502.50	85.00
46	17.11	86.25	549.30	44116.25	86.25
47	17.11	87.50	549.30	44730.00	87.50
48	17.11	88.75	549.30	45343.75	88.75
49	17.11	90.00	549.30	45957.50	90.00
50	17.11	91.25	549.30	46571.25	91.25
51	17.11	92.50	549.30	47185.00	92.50
52	17.11	93.75	549.30	47798.75	93.75
53	17.11	95.00	549.30	48412.50	95.00
54	17.11	96.25	549.30	49026.25	96.25
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59	17.11	102.50	549.30	52095.00	102.50
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62	17.11	106.25	549.30	53936.25	106.25
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72	17.11	118.75	549.30	60073.75	118.75
73	17.11	120.00	549.30	60687.50	120.00
74	17.11	121.25	549.30	61301.25	121.25
75	17.11	122.50	549.30	61915.00	122.50
76	17.11	123.75	549.30	62528.75	123.75
77	17.11	125.00	549.30	63142.50	125.00
78	17.11	126.25	549.30	63756.25	126.25
79	17.11	127.50	549.30	64370.00	127.50
80	17.11	128.75	549.30	64983.75	128.75
81	17.11	130.00	549.30	65597.50	130.00
82	17.11	131.25	549.30	66211.25	131.25
83	17.11	132.50	549.30	66825.00	132.50
84	17.11	133.75	549.30	67438.75	133.75
85	17.11	135.00	549.30	68052.50	135.00
86	17.11	136.25	549.30	68666.25	136.25
87	17.11	137.50	549.30	69280.00	137.50
88	17.11	138.75	549.30	69893.75	138.75
89	17.11	140.00	549.30	70507.50	140.00
90	17.11	141.25	549.30	71121.25	141.25
91	17.11	142.50	549.30	71735.00	142.50
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95	17.11	147.50	549.30	74190.00	147.50
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15					

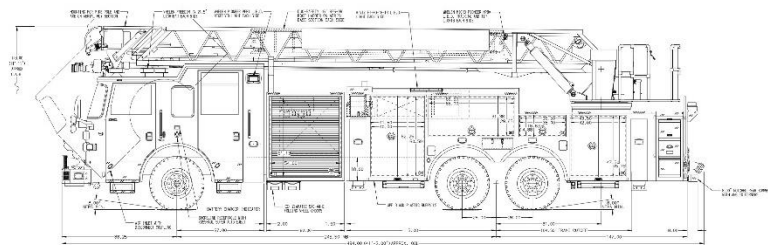
Fire Department Turning Radius Plan

The Residences at 189 Adams Street

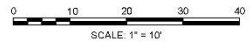


LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	
CONTOUR	
STORAGE FENCE	
CHAINLINK FENCE	
POCKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
HYDRANT	



HIRE TRUCK (AERIAL LADDER)
NOT TO SCALE



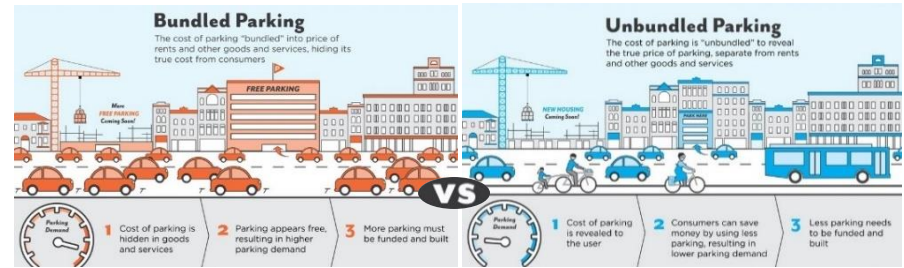
TURNING RADIUS PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #189-183 ADAMS STREET & 19 QUIRK COURT
 SCALE: 1/4"=10' L. DATE: MARCH 6, 2018
 REVISED: MARCH 23, 2018; APRIL 23,
 2018; JUNE 27, 2018; SEPTEMBER 5, 2018
 PROJECT: 218100
VTP ASSOCIATES
 INC.
 LAND SURVEYORS - CIVIL ENGINEERS, 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271
 SHEET 1 OF 1

EXISTING HYDRANT
 (CORNER OF ADAMS
 STREET AND MURPHY
 COURT)

Transportation Demand Management *The Residences at 189 Adams Street*

Unbundled Parking / Parking Management

Financial incentive for tenants to drive less and own fewer cars



Public Transit

Route and Schedule information for local bus and rail routes + a new on-site bus shelter to make transit more convenient and accessible



Bicycle Facilities

Convenient, secure bicycle storage, including 6 exterior stalls and on-site storage for more than 30 bicycles



Ridesharing / Bike Sharing

Carpool information and coordination, along with potential "hot spot" for Newton's new dockless bike share program



Projected Traffic Volumes

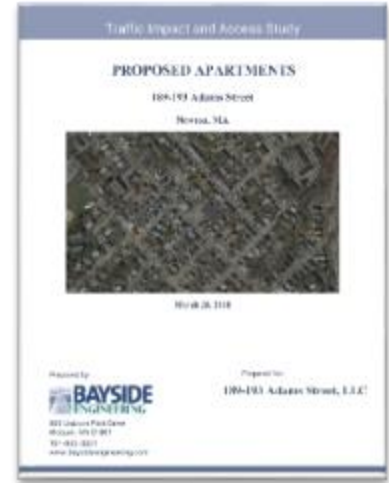
The Residences at 189 Adams Street

Based on industry standard projections, Traffic Volume is projected at **less than 1% increase** over No-Build conditions.

Considering Transportation Demand Management plan, together with inherent walkability of neighborhood, actual traffic generation is **expected to be lower** than this projection.

Based on a recently completed study by the City of Newton, Newton Leads 2040, 13% of Newton residents use public transit, 4% walk and 1% bicycle. This would reduce the proposed traffic generation by approximately 18%.

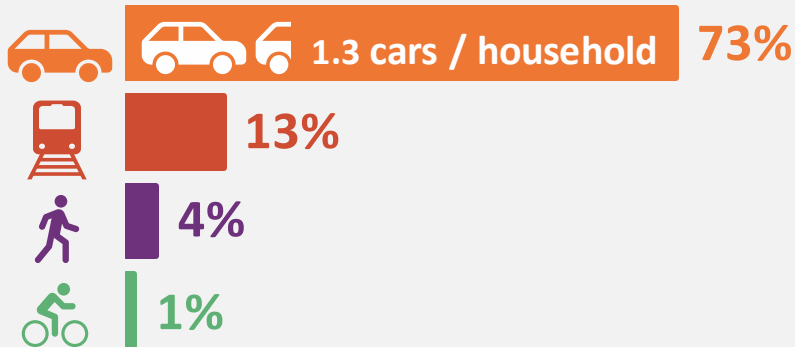
Traffic Impact & Access Study
Bayside Engineering



Newton Leads 2040
City of Newton
Transportation Plan

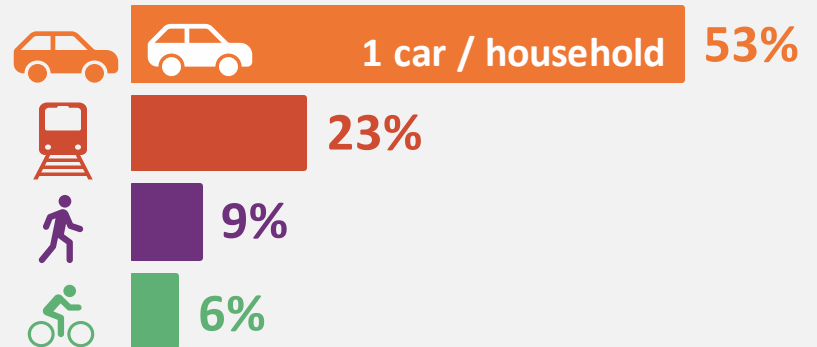
Current Vehicle Use

Source: Newton Leads 2040



Projected Vehicle Use

Source: Newton Leads 2040



Surface Parking

16 spaces

The Residences at 189 Adams Street

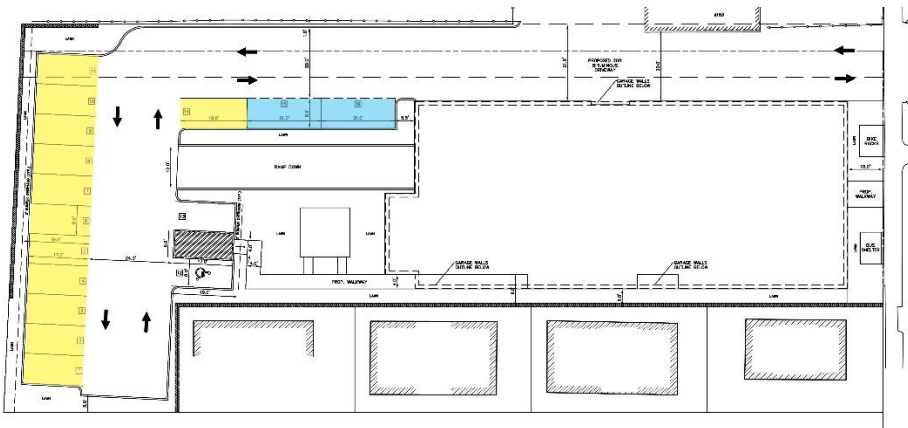
90 DEGREE STALLS

	width	length	aisle
12 Proposed Stalls	8.5'	19'	24'
Newton	9'	19'	24'
Wellesley	8.5'	18'	24'
Waltham	9'	18'	20'
Watertown	8.5'	18'	20'
Needham	9'	18.5'	24'
Brookline	8.5'	18'	23'
Cambridge	8.5'	18'	22'
Boston	8.5'	20'	--

PARALLEL STALLS

	width	length	aisle
2 Proposed Stalls	8.5'	21'	20'
Newton	9'	21'	12'
Wellesley	8'	22'	12'
Waltham	9'	18'	10'
Watertown	8.5'	22'	12'
Needham	9'	22'	12'
Brookline	8.5'	21'	20'
Cambridge	8.5'	18'	22'
Boston	8.5'	20'	--

+ 2 Accessible Spaces



Surface Parking Plan

90 Degree Stall

Parallel Stall

Garage Parking

12 spaces

The Residences at 189 Adams Street

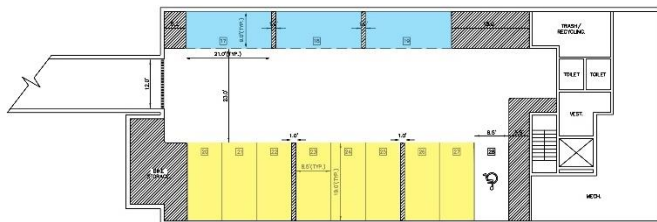
90 DEGREE STALLS

	width	length	aisle
8 Proposed Stalls	8.5'	19'	23'
Newton	9'	19'	24'
Wellesley	8.5'	18'	24'
Waltham	9'	18'	20'
Watertown	8.5'	18'	20'
Needham	9'	18.5'	24'
Brookline	8.5'	18'	23'
Cambridge	8.5'	18'	22'
Boston	8.5'	20'	--

+ 1 Accessible Space

PARALLEL STALLS

	width	length	aisle
3 Proposed Stalls	9'	21'	23'
Newton	9'	21'	12'
Wellesley	8'	22'	12'
Waltham	9'	18'	10'
Watertown	8.5'	22'	12'
Needham	9'	22'	12'
Brookline	8.5'	21'	20'
Cambridge	8.5'	18'	22'
Boston	8.5'	20'	--



Garage Parking Plan

90 Degree Stall

Parallel Stall

Existing Site & Context

The Residences at 189 Adams Street

AERIAL VIEWS

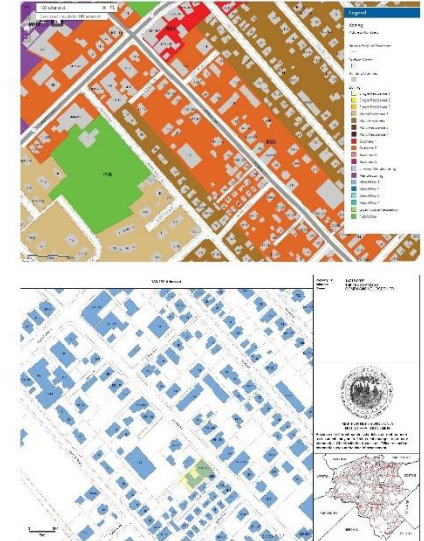


AERIAL PLAN



ISOMETRIC VIEW FROM NORTHEAST

ZONING/ASSESSOR'S MAP



ADAMS STREET VIEWS, EAST SIDE



174 ADAMS ST.
12 UNIT, 2 STORY EACH



184-186 ADAMS ST.
2 FAMILY, 2 STORY



188-190 ADAMS ST.
2 FAMILY, 2 STORY



194 ADAMS ST.
3 FAMILY, 2.5 STORY



196-200 ADAMS ST.
2 STORY



204 ADAMS ST.
2 FAMILY, 2 STORY



210 ADAMS ST.
2.5 STORY

ADAMS STREET VIEWS, WEST SIDE



203 ADAMS ST.
2.5 STORY



201 ADAMS ST.
2 FAMILY, 2 STORY



199 ADAMS ST.
2.5 STORY



195 ADAMS ST.
2.5 STORY



189-193 ADAMS ST.
2.5 STORY



183 ADAMS ST.
2 FAMILY, 2 STORY



179-181 ADAMS ST.
3 FAMILY, 2.75 STORY



175 ADAMS ST.
31 UNIT, 4 STORY

Existing Site Conditions

The Residences at 189 Adams Street

AERIAL VIEWS



AERIAL PLAN



ISOMETRIC VIEW FROM NORTHWEST

ASSESSOR'S MAP



EXISTING BUILDING CONDITIONS



EXISTING SITE CONDITIONS



Existing Site Conditions

The Residences at 189 Adams Street



EXISTING SHARED DRIVEWAY



EXISTING SIDE YARD

Existing Site & Context

The Residences at 189 Adams Street

175 Adams Street

- » 4 Story
- » 31 Units
- » Direct Abutter



Existing Site & Context

The Residences at 189 Adams Street

174 Adams Street

- » 3½ Story
- » 12 Units



Existing Site & Context

The Residences at 189 Adams Street



Views from Property



Existing Site Conditions

The Residences at 189 Adams Street



Existing Building Assessment

The Residences at 189 Adams Street

- » Life Safety Hazards
 - Egress Issues
 - Inadequate Fire & Emergency Access
 - No Sprinkler System

- » Dilapidated Conditions
 - Structural Fractures
 - Vacant Commercial Units in Disrepair
 - Dilapidated Residential Units

- » Non-Compliant Siting
 - Structure Extends into Required Front Setback



Cars per Household







The Residences at 189 Adams Street



← **Newton Transportation Master Plan**
February 2017

Baseline: 1.3 cars/household
Target: 1 car/household



					
THE MEASURES	CRASHES Counts and analysis of collisions to measure progress towards making travel safer	TRAVEL TIME Surveys of Newtonians' commutes and other trips to gauge the value of technological improvements to signals, buses, etc.	TRIPS Volumes of use of every mode to track shifts from driving to other modes	NEIGHBORHOOD VITALITY Regular surveys of Newtonians' satisfaction with the quality of their travels	VEHICLE OWNERSHIP Recording the amount of cars and miles traveled to track greenhouse gas reductions
THE BASELINE	1,451*	26 minutes [†]	73%  Driving 13%  Transit 4%  Walking 1%  Biking †	TBD	 1.3 cars per household**
THE TARGETS:	0	<26 minutes	53%  Driving 23%  Transit 9%  Walking 6%  Biking	TBD	 1 car per household



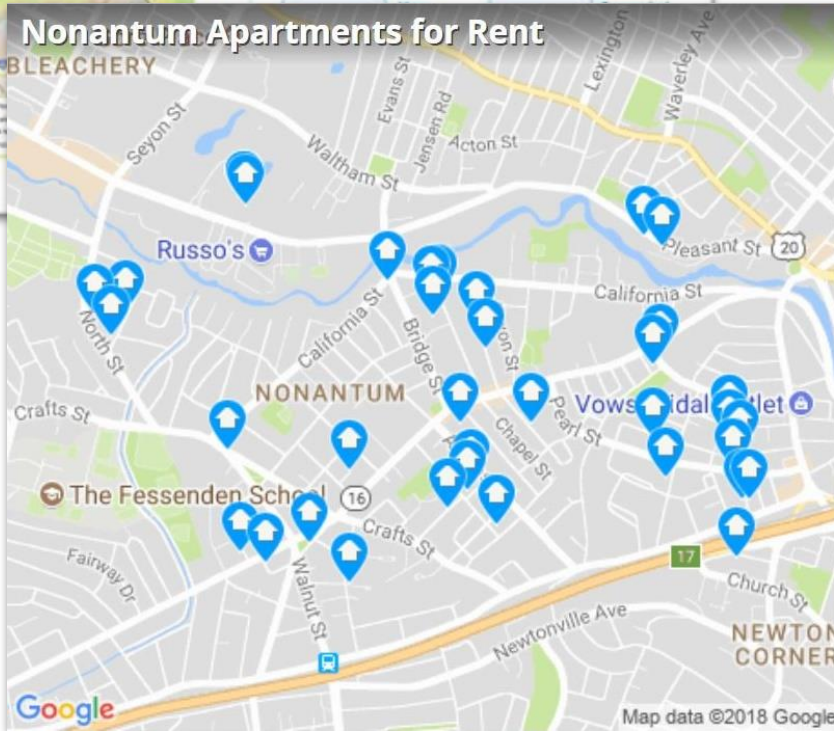
Newton Transportation Master Plan February 2017

	Description
90-100	Walker's Paradise Daily errands do not require a car.
70-89	Very Walkable Most errands can be accomplished on foot.
50-69	Somewhat Walkable Some errands can be accomplished on foot.
25-49	Car-Dependent Most errands require a car.
0-24	Car-Dependent Almost all errands require a car.



“Nonantum is the most walkable neighborhood in Newton...”

walkscore.com



Nonantum is the most walkable neighborhood in Newton with 7,464 residents.

Nonantum has some public transportation.

Nearby neighborhoods: [Newtonville](#), [Newton Corner](#), [West Newton](#), [Newton Center](#), [Newton Highlands](#), [Thompsonville](#) and [Waban](#).

[Nearby Apartments](#)







Walk Score

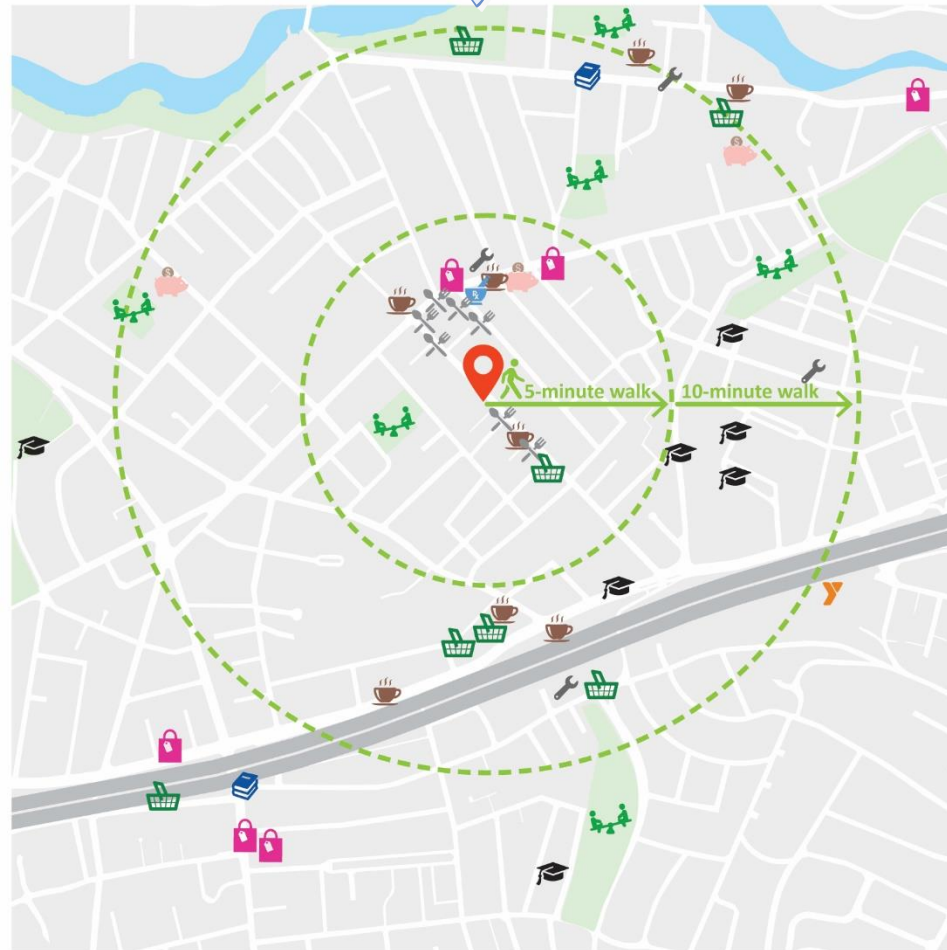
The Residences at 189 Adams Street

Walk Score
83

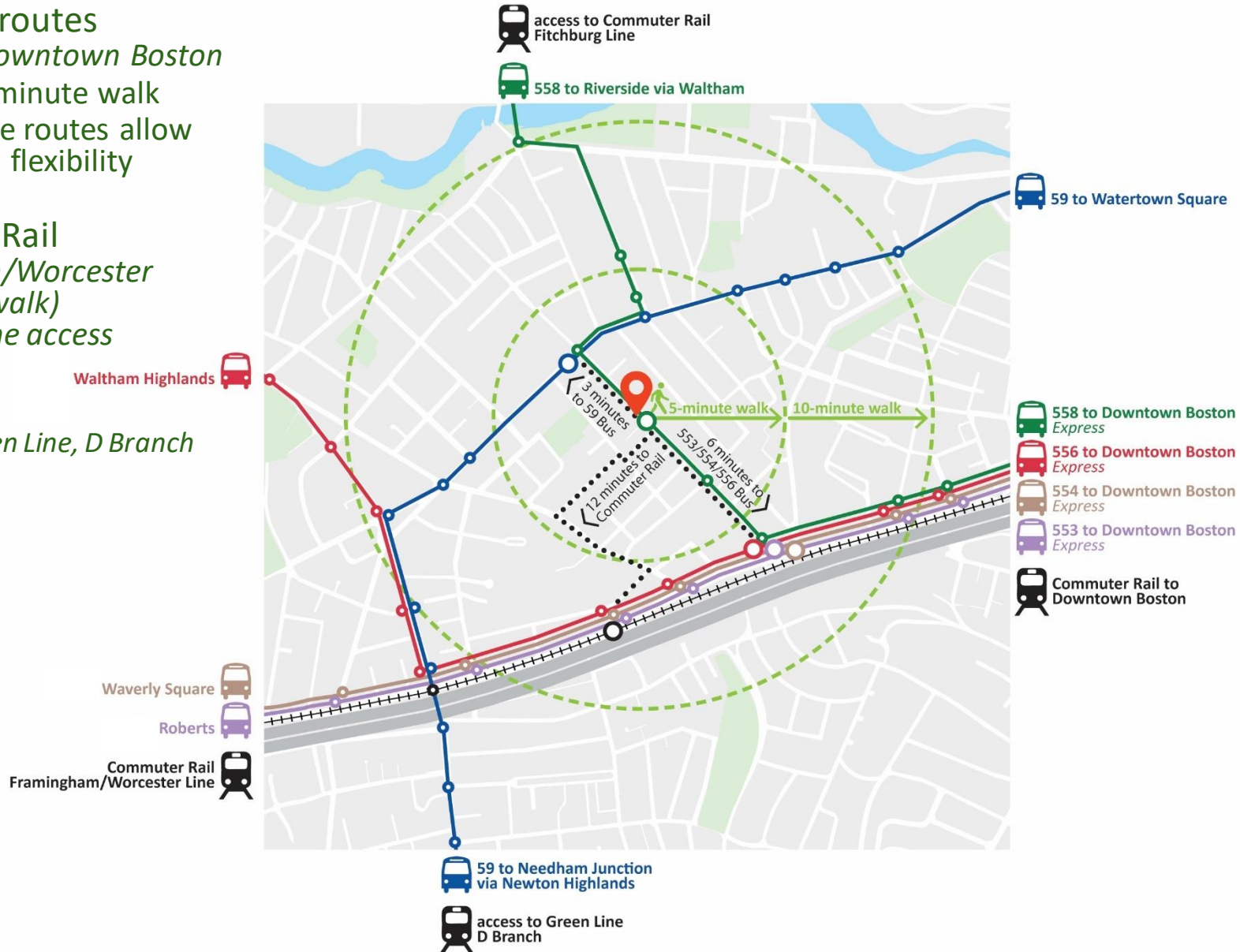
Very Walkable

Most errands can be accomplished on foot.

	Groceries	.1 mi
	Restaurant	.04 mi
	Coffee Shop	.09 mi
	School	.3 mi
	Shopping	.1 mi
	Park	.1 mi



- » 4 local bus routes
Express to Downtown Boston
 - 0 to 6-minute walk
 - multiple routes allow greater flexibility
- » Commuter Rail
Framingham/Worcester (12-minute walk)
Fitchburg Line access
- » Subway
Access to Green Line, D Branch



Project Improvements

- » Bicycle Parking
 - 6 on-site stalls
- » Bicycle Storage
 - 30+ stalls in basement

In the Community

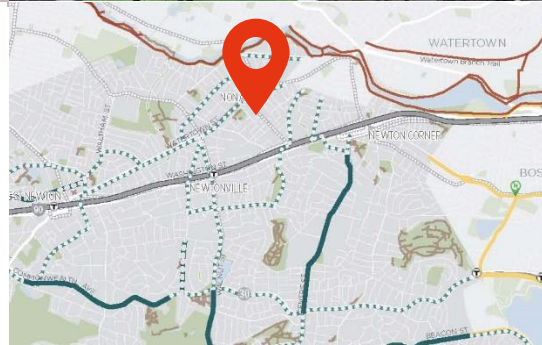
- » Bike Share
 - MAPC bringing bike share to Newton
- » Bike Lanes
 - Lane markings coming to Watertown Street



MAPC Announces 16-Community Effort to Bring Bike Share System to Boston's inner suburbs in 2018

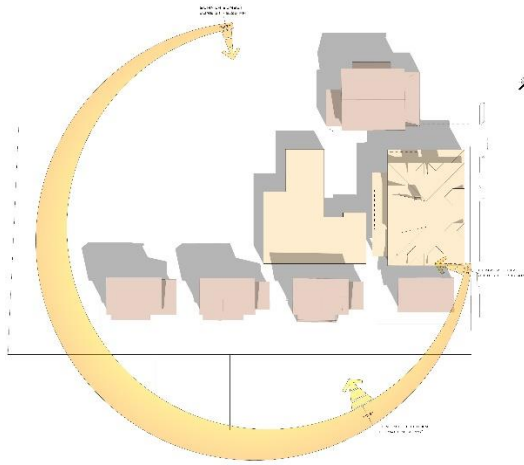
Posted on October 17, 2017 at 4:06 pm. Written by Amanda Linehan

Amanda Linehan
Communications Manager, MAPC
617-933-0705
alinehan@mapc.org

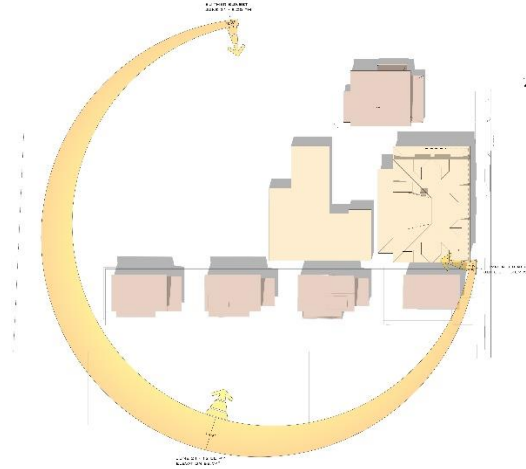


Shadow Study: Summer

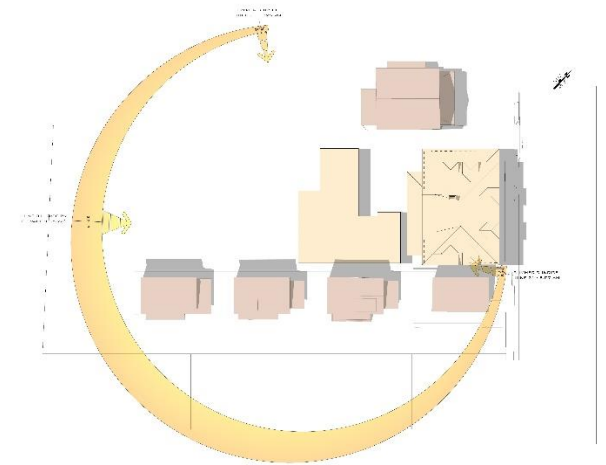
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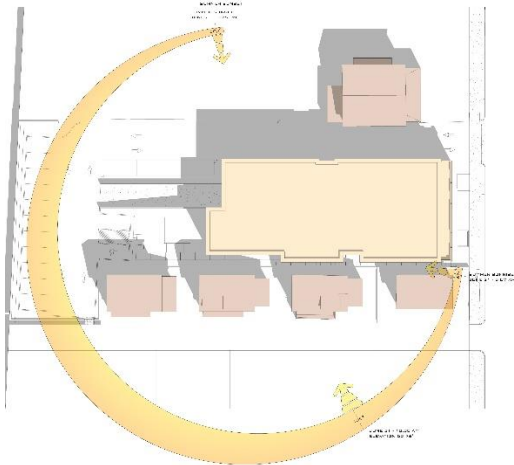
Existing: Jun 21, 10:00 AM



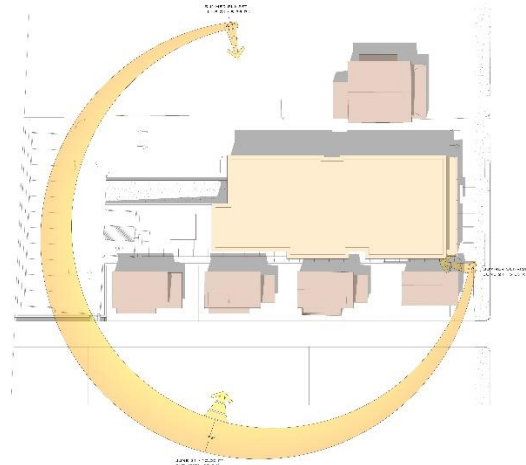
Existing: Jun 21, 12:00 PM



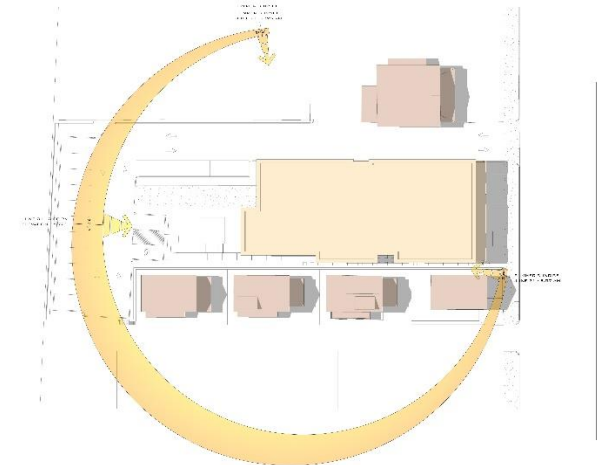
Existing: Jun 21, 2:00 PM



Proposed: Jun 21, 10:00 AM



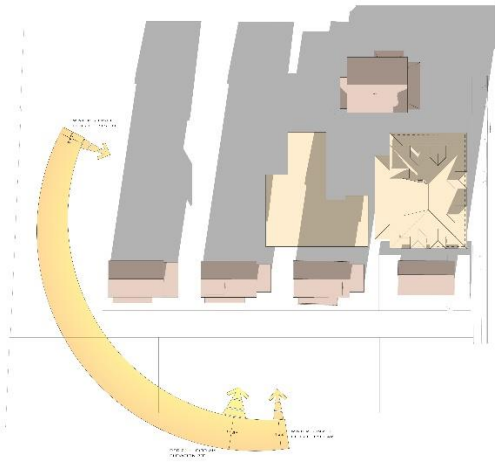
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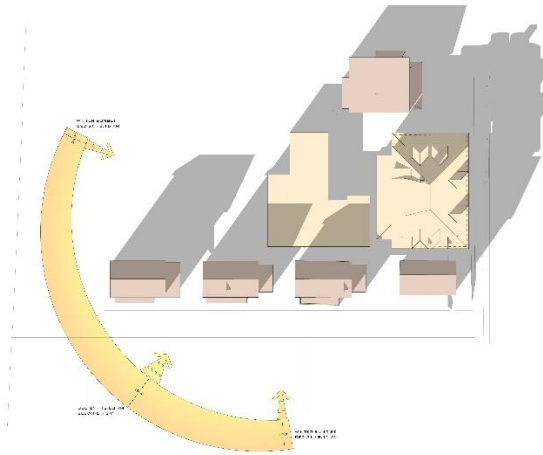
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Shadow Study: Winter

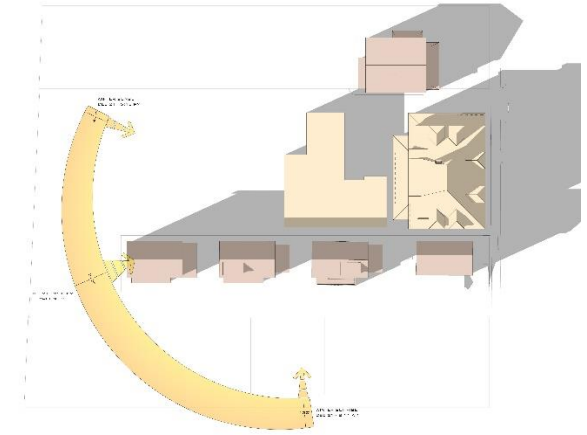
The Residences at 189 Adams Street



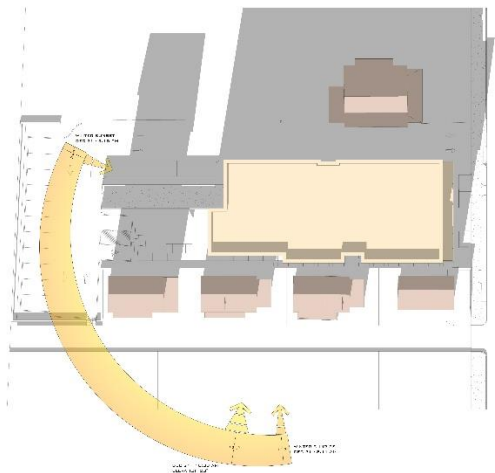
Existing: Dec 21, 10:00 AM



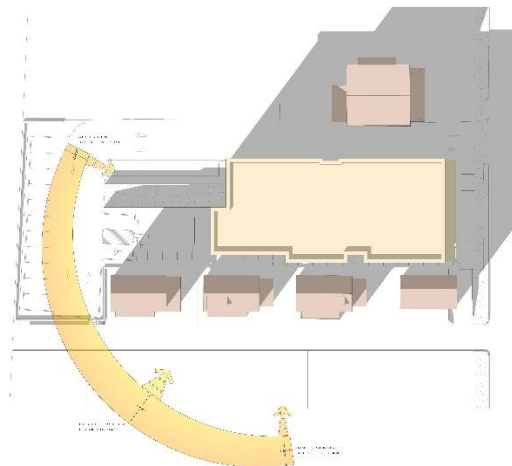
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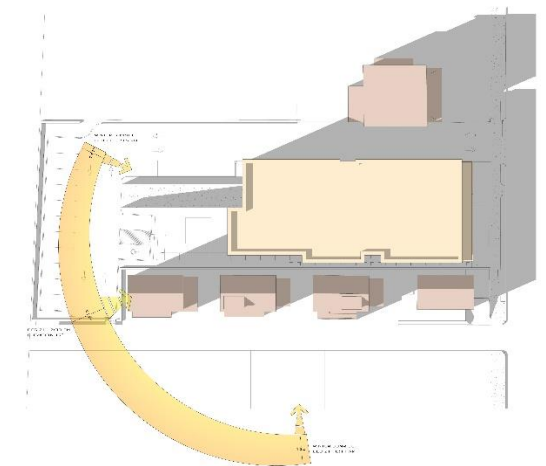
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Proposed: Dec 21, 10:00 AM



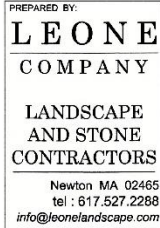
Proposed: Dec 21, 12:00 PM



Proposed: Dec 21, 2:00 PM

Planting List

The Residences at 189 Adams Street



The Residences at 189 - 193 Adams Street
189 - 193 Adams Street
Newton, Massachusetts

Submitted By:
Leone Landscape Contractors Corp.

CONCEPTUAL PLANT LIST:

Item	Latin Name	Common Name	Qty.	Size
Deciduous and Evergreen Trees:				
	Acer rubrum 'Fastigiata'	Columnar Maple	1	2 - 2 1/2' cal.
	Carpinus betulus 'Franz Fontaine'	Franz Fontain Hornbeam	16	2 - 2 1/2' cal.
	Chamaecyparis obtusa	Hinoki Cypress	2	6 - 8' height
	Gleditsia triacanthos	Thornless Honeylocust	5	3 - 3 1/2' cal.
	Pinus strobus 'Fastigiata'	Upright White Pine	3	10 - 12' ht.
	Pyrus calleryana	Ornamental Pear	7	2 - 2 1/2' cal.
	Thuja 'Emerald Green'	Emerald Green Arborvitea	45	9 - 10' height
	Thuja 'Winter Gem'	Winter Gem Arborvitea	12	10 - 12' ht.
Deciduous and Evergreen Shrubs:				
	Buxus sempervirens 'Suffruticosa'	Dwarf Littleleaf Boxwood	35	18 - 24" ht.
	Buxus 'Green Mountain'	Green Mountain Upright Boxwood	5	3 - 3 1/2' ht.
	Cornus alba 'Ivory Halo'	Ivory Halo Red-twig Dogwood	10	3 - 3 1/2' ht.
	Cotoneaster horizontalis	Rockspray Cotoneaster	10	18 - 24" sprd.
	Spirea japonica 'Little Princess'	Little Princess Spirea	25	18 - 24" ht.
	Taxus cuspidata 'Greenwave'	Greenwave Yew	25	18 - 24" ht.
	Taxus x media 'Hicksii'	Hick's Yew	40	3 - 3 1/2' ht.
Groundcover and Perennials:				
	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Purple Coneflower	15	2 gallon pot
	Hemerocallis x 'Stella D'Oro'	Stella D'Oro Daylily's	50	1 gallon pot
	Hosta 'Francee'	Francee Hosta	20	1 gallon pot
	Hosta 'Patriot'	Patriot Hosta	20	1 gallon pot
	Leucanthemum x superbum 'Alaska'	Alaska Shasta Daisy	15	2 gallon pot
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	15	2 gallon pot
	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	15	2 gallon pot
	Vinca minor	Vinca	xx flats	24 / flat

Espalier Trees and Shrubs, and Vines (at stepping stones & fence):

Apple Trees	Apple Trees	4	3 1/2 - 4' ht.
Cotinus Shrubs	Smokebush	3	3 1/2 - 4' ht.
Euonymus Shrubs	Euonymus Shrubs	10	2 gallon pot
Parthenocissus tricuspidata 'Veitchii'	Veitch Boston Ivy	8	3 gallon pot
Pear Trees	Pear Trees	9	3 1/2 - 4' ht.

Note: All Grades Must Be 1' Below Finished Elevation

Note: Price Does Not Include Any Unforeseen Obstacles. Unforeseen Obstacles Include But Are Not Limited To The Following Items:

Ledge Removal
Removal of Underground Stone
Boulders
Removal of Unwanted Debris
Removal & Disposal Of Concrete With Steel
Relocating Utilities
Ground Water In Flow
All Town Permits
Police Details
Surveying, Layout, Critical Points & Elevations
Costs Associated With Unforeseen
Weather Obstacles Such As Heat, Tarping, Etc.

Any Situations That May Produce Unbuildable Conditions Such As Underground Stumps, Ash, Or Peat/Clay