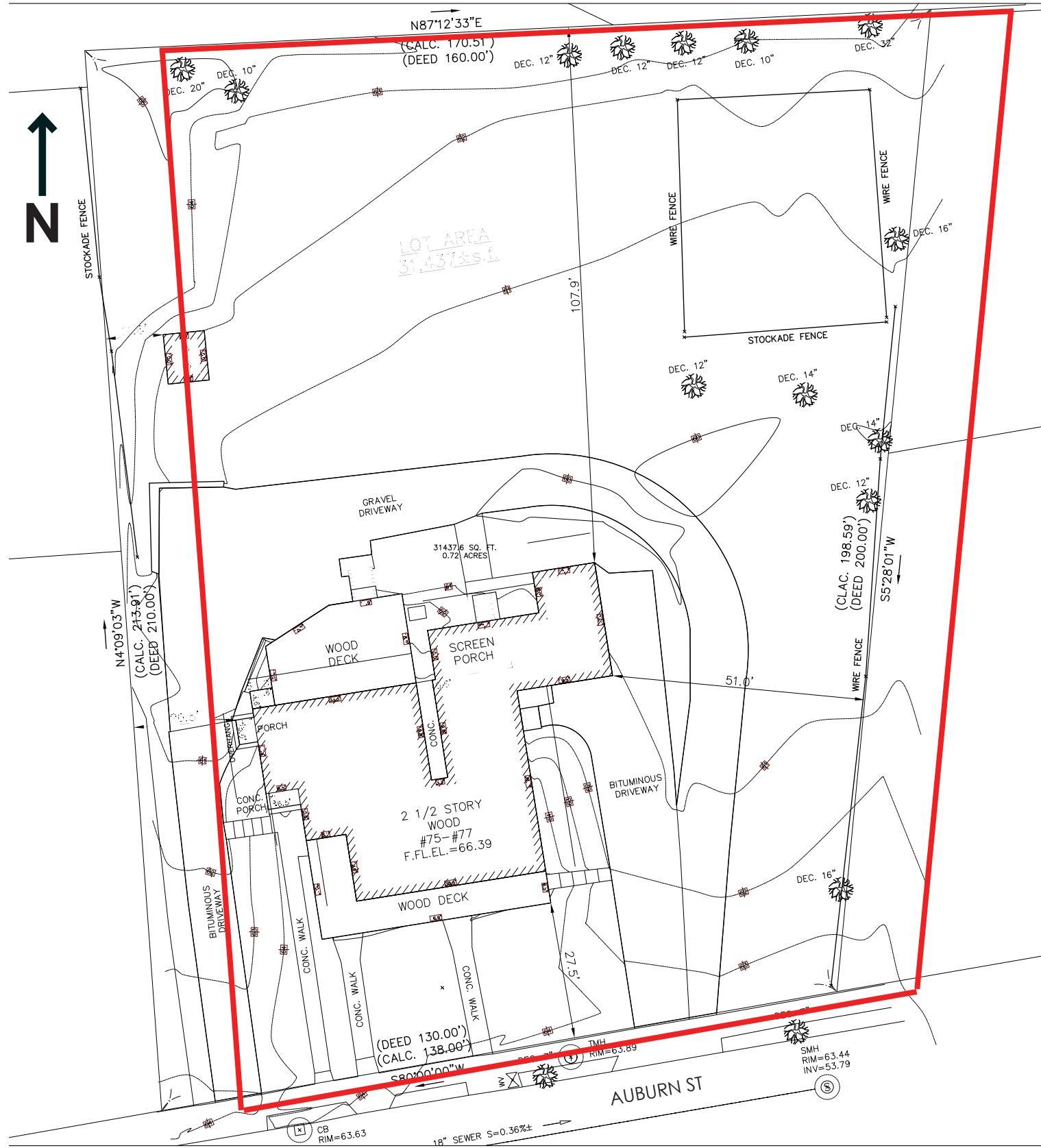




75 Auburn Street





EXISTING SITE PLAN



VIEW FROM AUBURN ST



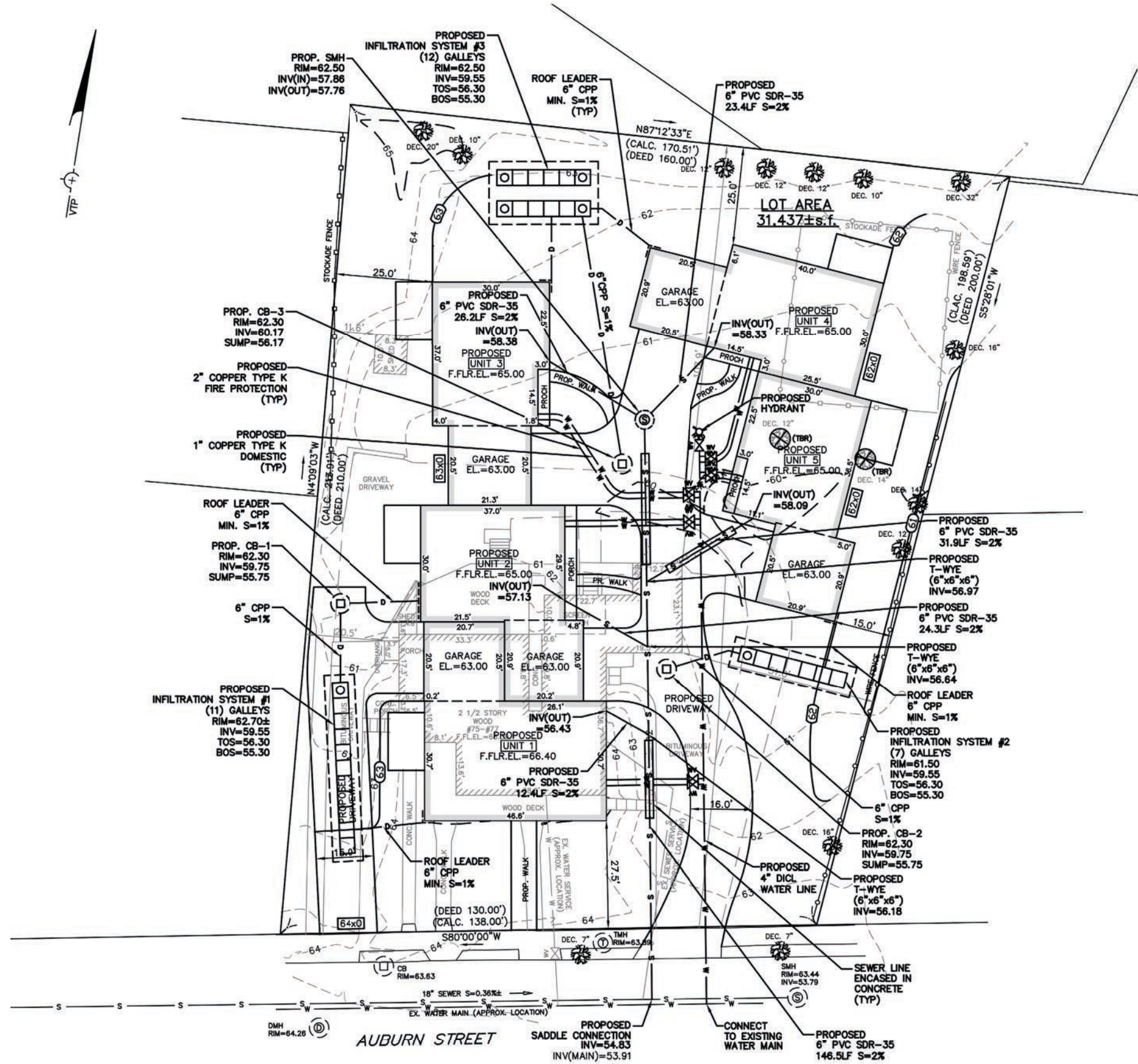
VIEW FROM REAR OF SITE



VIEW FROM WEST SIDE

EXISTING CONDITIONS





PROPOSED SITE





SITE LAYOUT





PLANTING NOTES:

In case of discrepancies between plant list and actual planting plan, Contractor shall notify Landscape Architect and shall supply the quantities and varieties deemed to be correct by the Landscape Architect, at no additional cost to the Owner.

All Plant material and related planting practices shall conform to ANSI Z6C.1, Standards for Nursery Stock.

Plant substitutions shall be submitted to Landscape Architect for approval prior to purchase and installation.

Existing trees shall be suitably protected from damage during the construction period.

Planting shall only be performed when weather and soil conditions are suitable for plant material specified in accordance with locally accepted practice.

Plants shall be guaranteed for a minimum period of one year after the date of final completion.

Plant material shall be balled and burlapped (B&B,) or containered. Bare root material other than ground cover is not acceptable.

Planting backfill shall consist of 2/3 loam and 1/3 peat moss by volume; pH range shall be 6.0-6.5. Fertilizer shall be slow-release type, placed at pit locations and at a rate in accordance with manufacturer's printed instructions.

Trees shall be stake or guyed at Contractor's option and upon Landscape Architect's approval.

All planting areas not indicated as lawn shall receive 3 in. layer of shredded bark mulch consisting of hardwood and softwood bark, partially decomposed and dark brown in color.

All plant bed edges shall be neatly cut to the shape indicated on the Drawings; minimum 4" depth. Trees indicated to be planted within lawn areas shall receive a 5 ft. diameter bark mulch ring, centered on tree trunk, with edge cut as described above.

LAWNS AND GRASSES:

Seed Mix shall conform to the following:

SEED

A. Seed mixture: Standard grade seed of the most recent season's crop. Seed shall be dry and free of mold. Seed shall be inoculated with endophytes. Seed mixture shall be as follows:

SEED MIX - LAWN GRASS

Name of Seed	% by Weight in Mixture	Minimum % Purity	Minimum % Germination
Poa pratensis "Midnight" Bluegrass	50	90	75
Festuca rubra "Florentine" Fescue	25	95	85
Lolium perenne "Manhattan III" Ryegrass	25	95	95

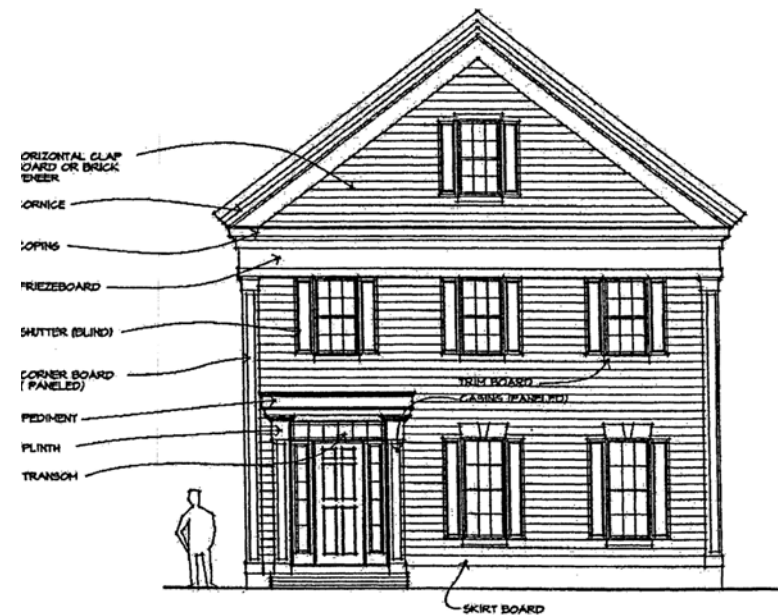
SOD - LAWN GRASS

A. Certified Turfgrass Sod: Superior sod grown from certified, high quality seed of known origin or from plantings of certified grass seedlings or stolons. It shall be inspected by the certification agency of the state in which it is grown to assure satisfactory genetic identity and purity, overall high quality and freedom from noxious weeds as well as excessive quantities of other crop and weedy plants at time of harvest. All seed or original plant material in mixture must be certified. Turfgrass sod shall meet the published state standards for certification.

1. Sod shall be a mixture of four or five current and improved bluegrass varieties found in the top 25% of the NTEP (National Turfgrass Evaluation Proceedings), with last two tests spanning over 0 years. Mixture shall contain approximately equal proportions of each hybrid component.

LANDSCAPING PLAN



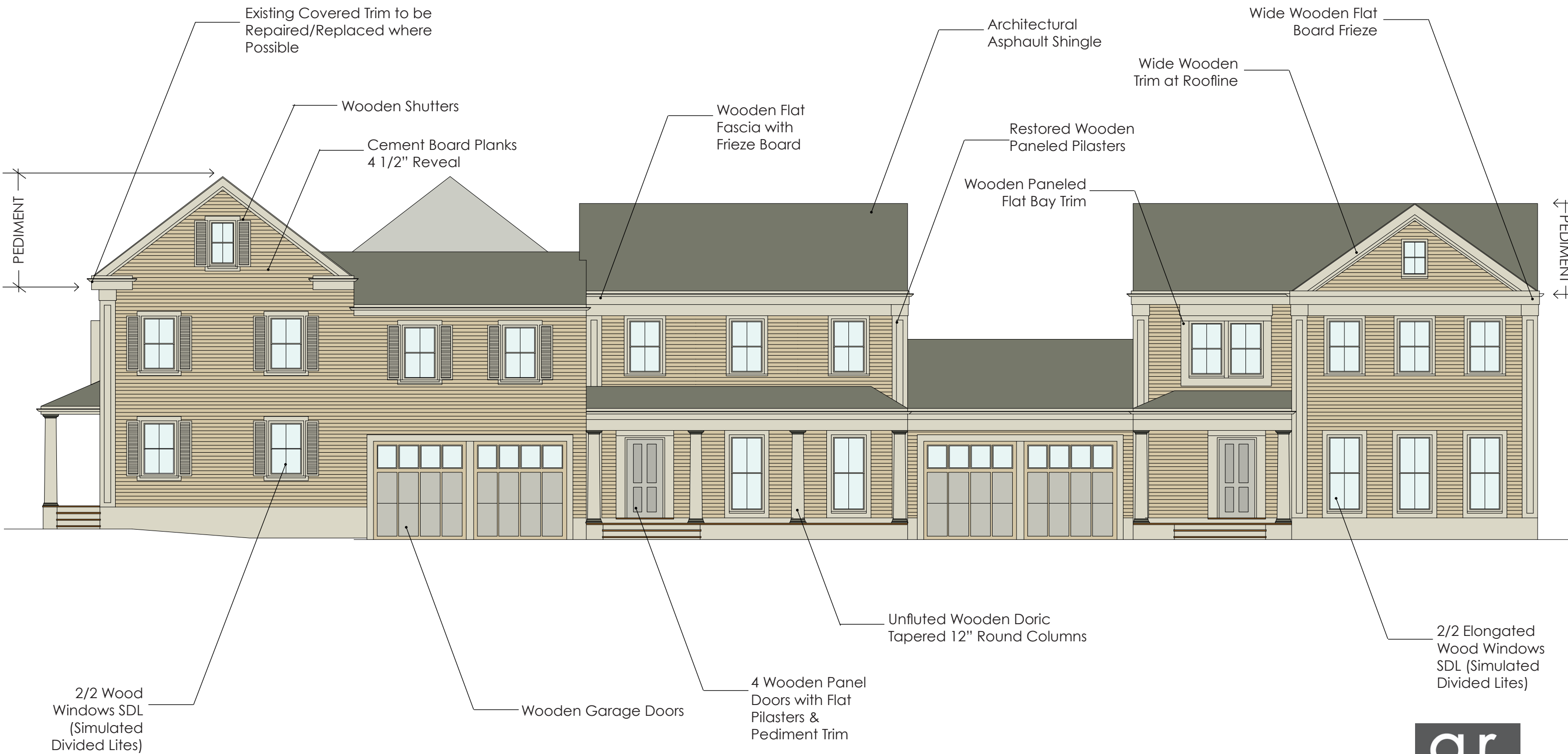


GABLE END TO THE STREET
 PANELED PILASTERS OR WIDE CORNER BOARDS
 CLAPBOARDS OR FLATBOARDS
 BLINDS
 6/6 SASH
 OFF-CENTER ENTRY
 FLAT PILASTERS, ENIGMATURE,
 SIDE & TRANSOM LIGHTS,
 4-PANEL DOOR



GREEK REVIVAL DETAILING CHARACTERISTICS





ARCHITECTURAL DETAILING CHARACTERISTICS



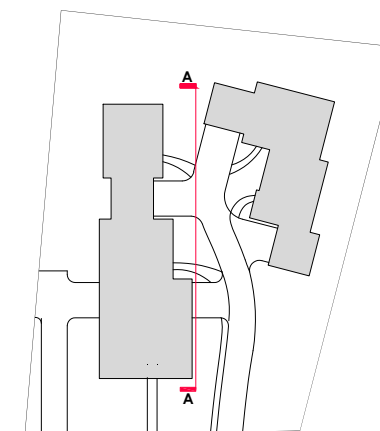


ELEVATION A-A UNIT 1, 2 & 3 - COURTYARD ELEVATION

MATERIALS LIST

- ROOF:**
- Architectural Asphalt Shingles
- TRIM:**
- Painted Clear Pine Rake, Cornice, Frieze, Water-table, Belt, Brackets, Dentals, Corner and/or Running Trim
- SIDING:**
- Cement Board Planks, 4.5" Reveal, Pre-Finish, Smooth
 - Painted MDO Plywood at Pediments
- DOWN SPOUTS AND GUTTERS:**
- Baked on Color Finish, Aluminum Box Trough Style with Leaders and Fittings
- WINDOWS:**
- Painted Wood, Insulated Glass, Simulated 1 over 1 Divided Lites

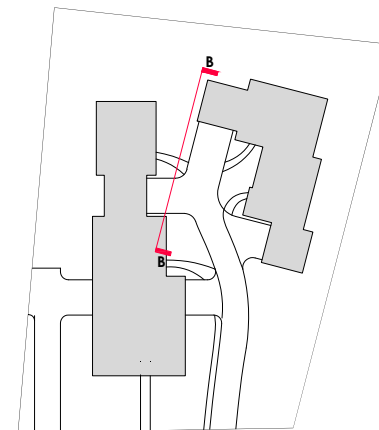
- DOORS:**
- Painted Wood 4 Panel Entry Units
 - Painted Panel Style Garage Doors
- COLUMNS:**
- Painted Wood Tapered with Doric Plinth and Capital
- PORCH, DECK AND STEPS:**
- Stained Clear Fir Porch, Deck and Stair Treads
 - Painted Wood Balustrade and Newel Post
- WALKS:**
- Concrete Pavers at Entry Points
- DRIVEWAY:**
- Bituminous





ELEVATION B-B UNIT 4 & 5 - COURTYARD ELEVATION

MATERIALS LIST	
ROOF: <ul style="list-style-type: none"> Architectural Asphalt Shingles 	DOORS: <ul style="list-style-type: none"> Painted Wood 4 Panel Entry Units Painted Panel Style Garage Doors
TRIM: <ul style="list-style-type: none"> Painted Clear Pine Rake, Cornice, Frieze, Water-table, Belt, Brackets, Dentals, Corner and/or Running Trim 	COLUMNS: <ul style="list-style-type: none"> Painted Wood Tapered with Doric Plinth and Capital
SIDING: <ul style="list-style-type: none"> Cement Board Planks, 4.5" Reveal, Pre-Finish, Smooth Painted MDO Plywood at Pediments 	PORCH, DECK AND STEPS: <ul style="list-style-type: none"> Stained Clear Fir Porch, Deck and Stair Treads Painted Wood Balustrade and Newel Post
DOWN SPOUTS AND GUTTERS: <ul style="list-style-type: none"> Baked on Color Finish, Aluminum Box Trough Style with Leaders and Fittings 	WALKS: <ul style="list-style-type: none"> Concrete Pavers at Entry Points
WINDOWS: <ul style="list-style-type: none"> Painted Wood, Insulated Glass, Simulated 1 over 1 Divided Lites 	DRIVEWAY: <ul style="list-style-type: none"> Bituminous





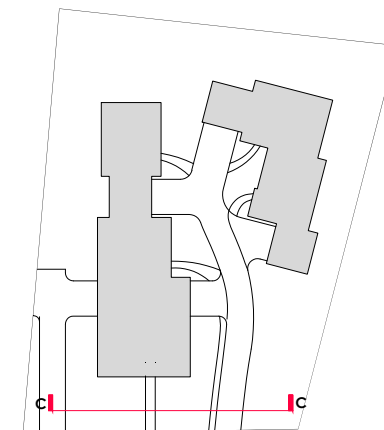
ELEVATION C-C

UNIT 1, 4 & 5 - STREET ELEVATION

MATERIALS LIST

- ROOF:**
- Architectural Asphalt Shingles
- TRIM:**
- Painted Clear Pine Rake, Cornice, Frieze, Water-table, Belt, Brackets, Dentals, Corner and/or Running Trim
- SIDING:**
- Cement Board Planks, 4.5" Reveal, Pre-Finish, Smooth
 - Painted MDO Plywood at Pediments
- DOWN SPOUTS AND GUTTERS:**
- Baked on Color Finish, Aluminum Box Trough Style with Leaders and Fittings
- WINDOWS:**
- Painted Wood, Insulated Glass, Simulated 1 over 1 Divided Lites

- DOORS:**
- Painted Wood 4 Panel Entry Units
 - Painted Panel Style Garage Doors
- COLUMNS:**
- Painted Wood Tapered with Doric Plinth and Capital
- PORCH, DECK AND STEPS:**
- Stained Clear Fir Porch, Deck and Stair Treads
 - Painted Wood Balustrade and Newel Post
- WALKS:**
- Concrete Pavers at Entry Points
- DRIVEWAY:**
- Bituminous





ELEVATION D-D UNIT 3 & 4 - REAR NORTH ELEVATION

MATERIALS LIST	
ROOF: <ul style="list-style-type: none"> Architectural Asphalt Shingles 	DOORS: <ul style="list-style-type: none"> Painted Wood 4 Panel Entry Units Painted Panel Style Garage Doors
TRIM: <ul style="list-style-type: none"> Painted Clear Pine Rake, Cornice, Frieze, Water-table, Belt, Brackets, Dentals, Corner and/or Running Trim 	COLUMNS: <ul style="list-style-type: none"> Painted Wood Tapered with Doric Plinth and Capital
SIDING: <ul style="list-style-type: none"> Cement Board Planks, 4.5" Reveal, Pre-Finish, Smooth Painted MDO Plywood at Pediments 	PORCH, DECK AND STEPS: <ul style="list-style-type: none"> Stained Clear Fir Porch, Deck and Stair Treads Painted Wood Balustrade and Newel Post
DOWN SPOUTS AND GUTTERS: <ul style="list-style-type: none"> Baked on Color Finish, Aluminum Box Trough Style with Leaders and Fittings 	WALKS: <ul style="list-style-type: none"> Concrete Pavers at Entry Points
WINDOWS: <ul style="list-style-type: none"> Painted Wood, Insulated Glass, Simulated 1 over 1 Divided Lites 	DRIVEWAY: <ul style="list-style-type: none"> Bituminous

