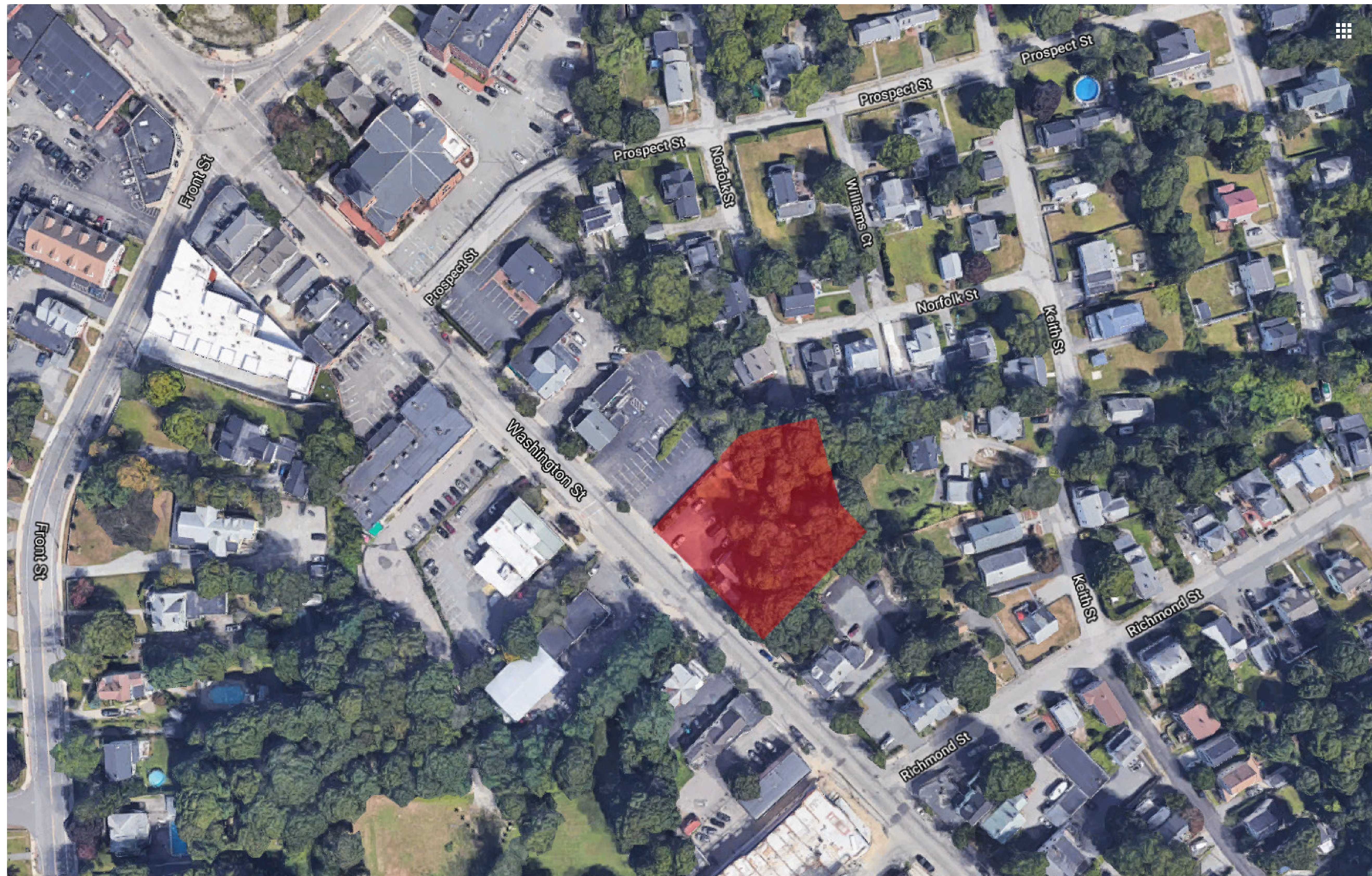




122 WASHINGTON ST. WEYMOUTH, MA



Surrounding Area Map

122 WASHINGTON ST. WEYMOUTH, MA



View looking down the street to 122 Wahington St.



View from across the street of 122 Wahington St.



View looking up the street to 122 Wahington St.

REFER TO
PLANTING PLAN

REAR YARD

6' TALL WHITE
CEDAR PRIVACY
FENCE

PROPERTY LINE

DRIVEWAY RAMP

20'-0"

S2
A21

LEGEND

NEW PARTITION
1/2 HOUR RATED PARTITION
1 HOUR RATED PARTITION
2 HOUR RATED PARTITION

NEW DOOR
4" BETWEEN ADJACENT
WALL AND OPENING, UNLESS
NOTED OTHERWISE

SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
HEAT DETECTOR, HARDWIRED AND INTERCONNECTED

WALL TYPE, REFER TO DRAWING A-01

0' 1' 2' 5' 10'

CRUSHED STONE
6' TALL WHITE
CEDAR PRIVACY
FENCE

UNEXCAVATED AREA

MECHANICAL ROOMS
SPRINKLER/PUMPS

LOBBY/MAIL

ELEC. INCOMING
SERVICE

BACK-UP
MANEUVERABILITY

RETAIL

LOBBY/MAIL

WASHINGTON STREET

LANDSCAPE
PARKING
RESIDENTIAL
LOBBY AREA
RETAIL
SIDEWALK

S1
A20

EL. +54'-9 $\frac{1}{2}$ "

PARKING

EL. +54'-9 $\frac{1}{2}$ "

EL. +59'-7 $\frac{1}{2}$ "

20'-0"

9'-6"

MOVE EXIST. TREE 25' TO
UNBLOCK GARAGE ENTRANCE

1 LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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Bridal Veil Astilbe

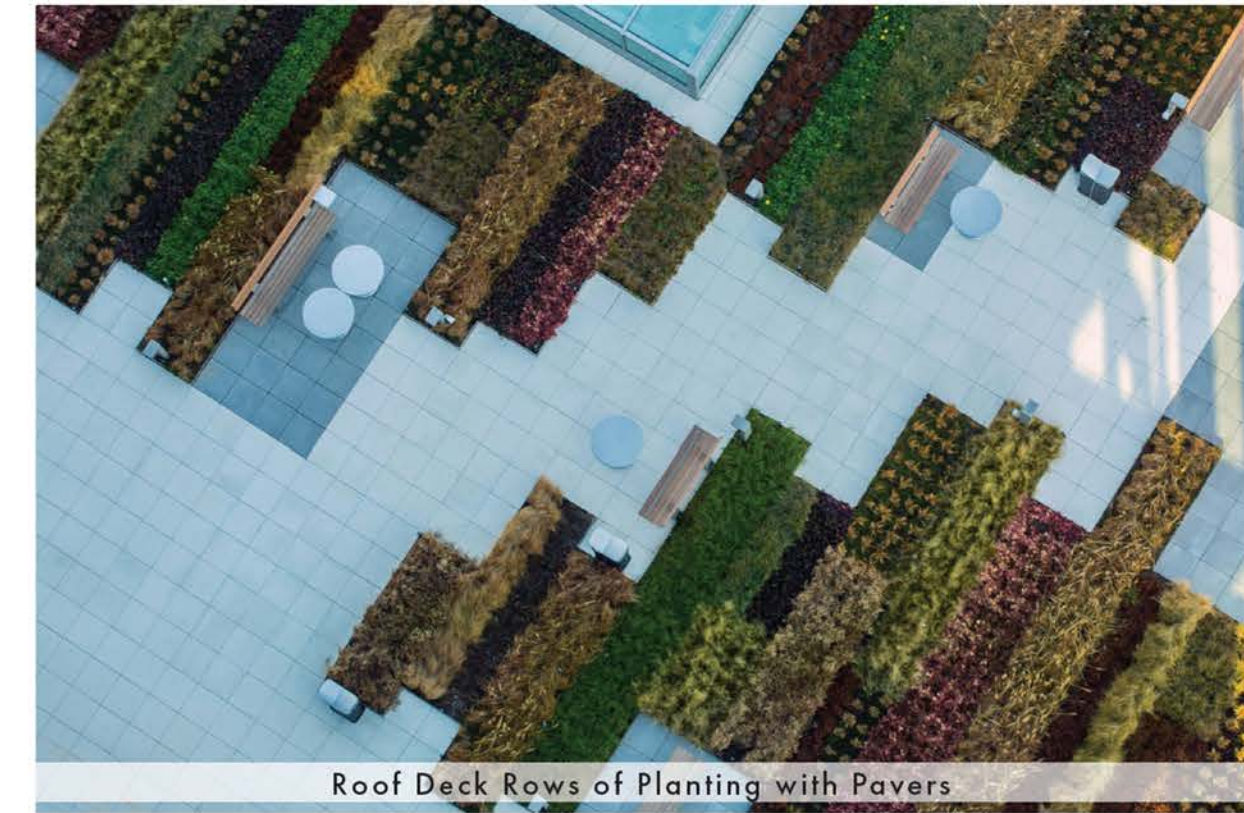
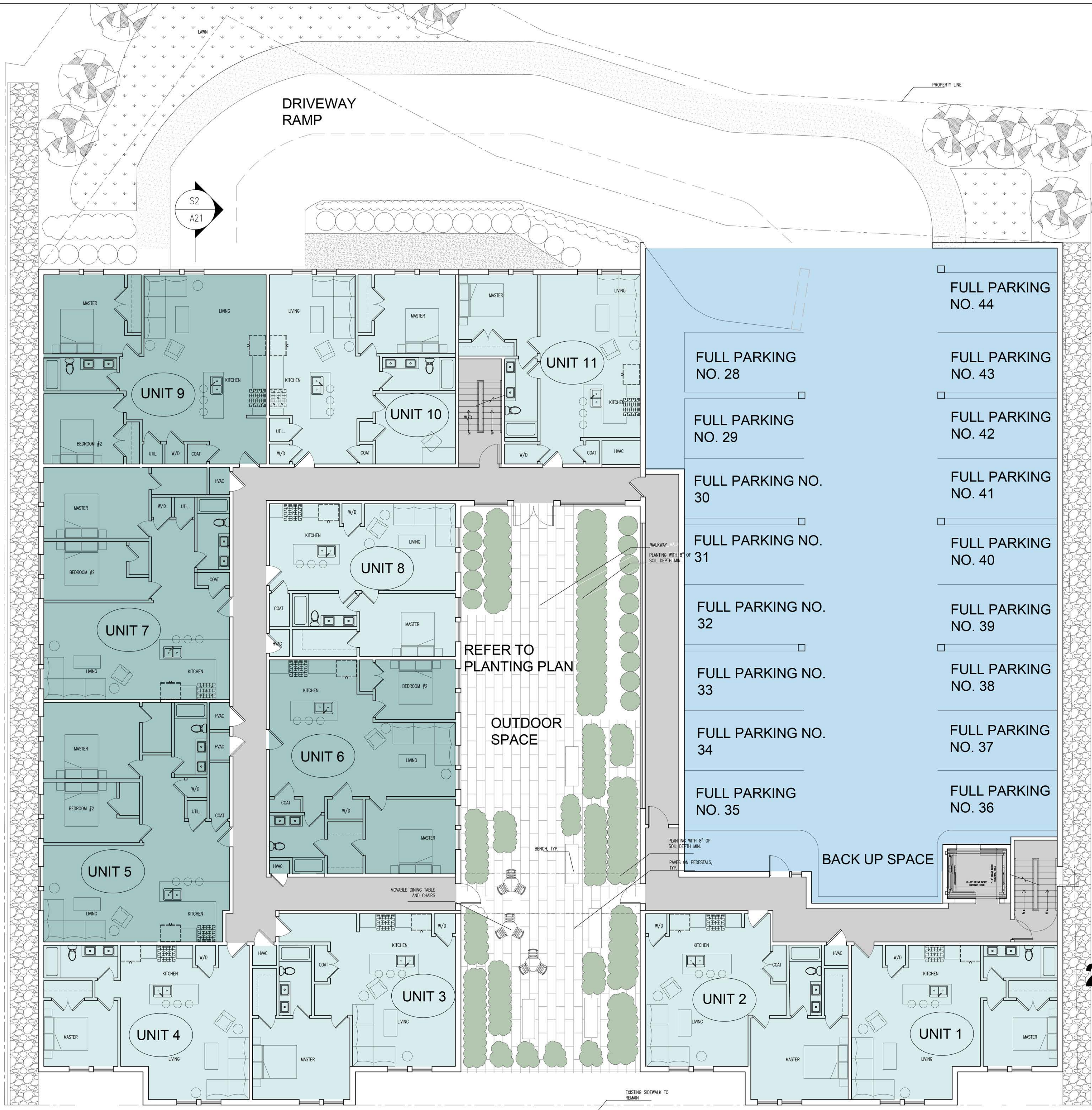
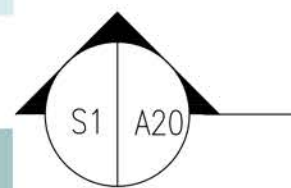


Benches



Movable Furniture

- 1-BED, 1-BATH UNIT
- 2-BEN, 1-BATH UNIT
- LANDSCAPE
- PARKING



Roof Deck Rows of Planting with Pavers



Roof Deck Rows of Planting



Creeping Liriope

CRUSH
6' TALL CEDAR FENCE

2 LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

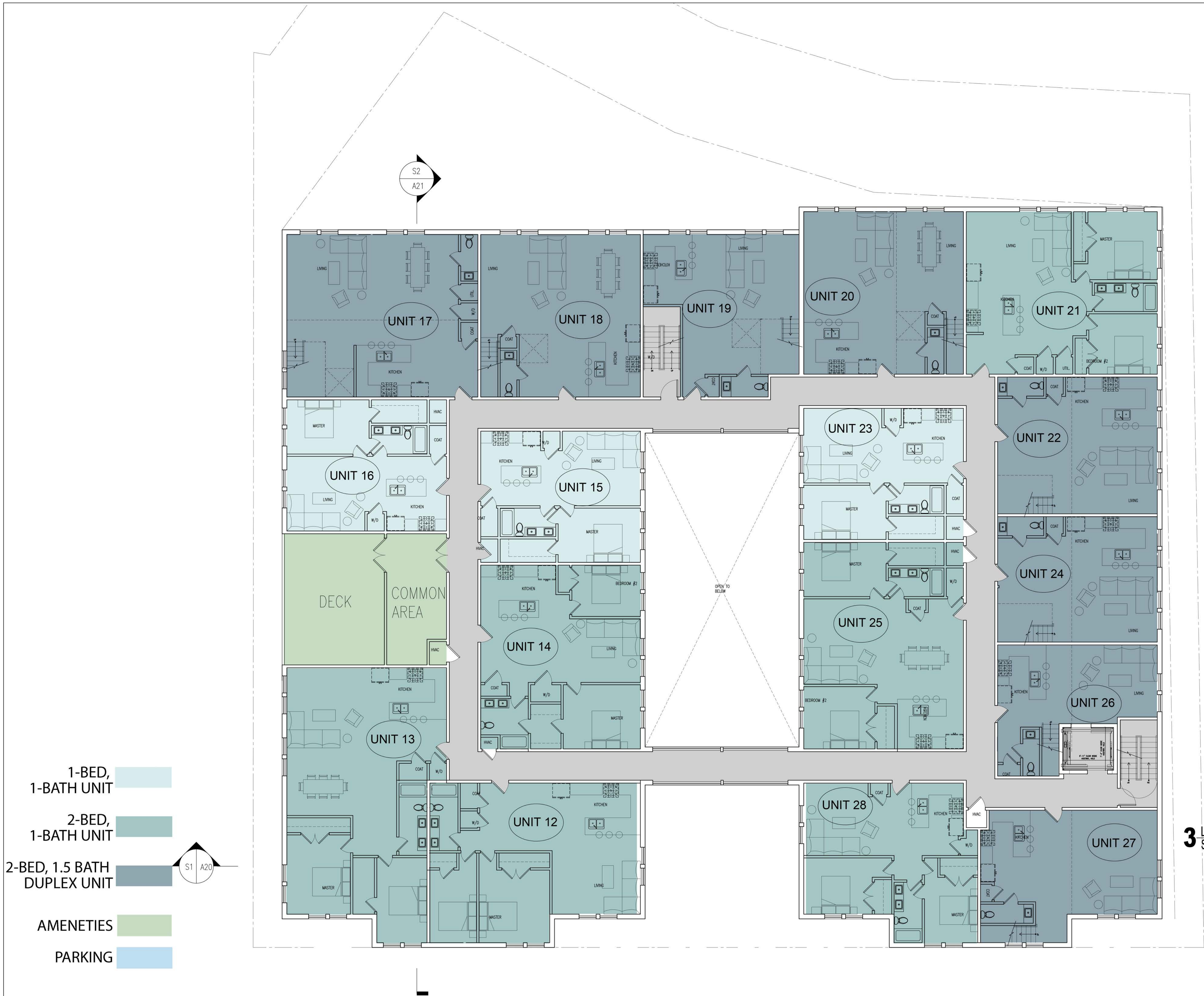
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3 LEVEL 3 PLAN
SCALE: 1/8" = 1'-0"

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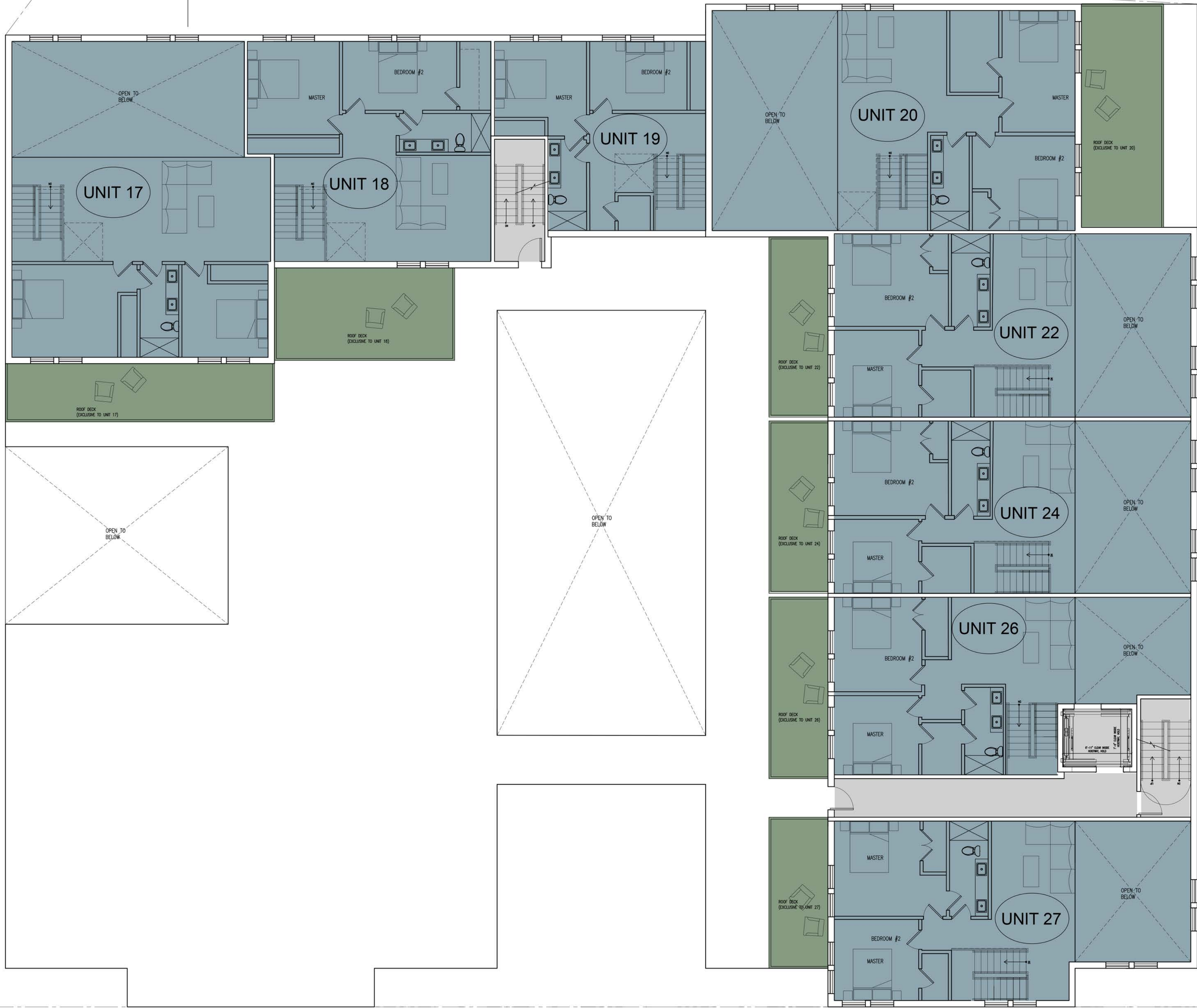
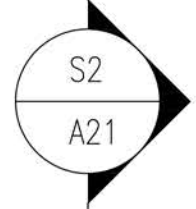
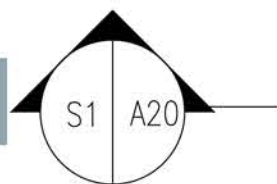
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2-BED, 1.5 BATH
DUPLEX UNIT

PRIVATE DECK



4 LEVEL 4 PLAN
SCALE: 1/8" = 1'-0"

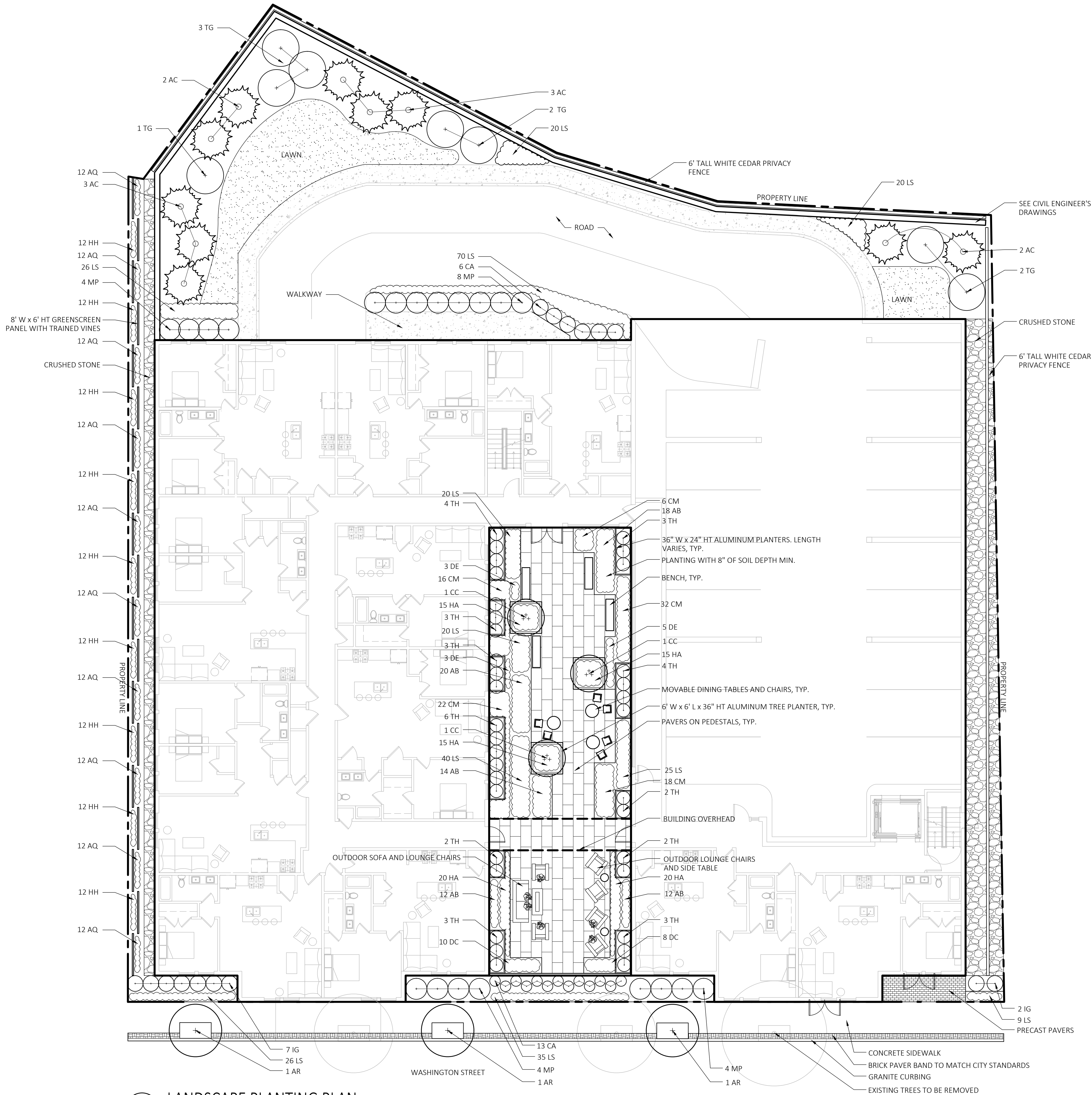
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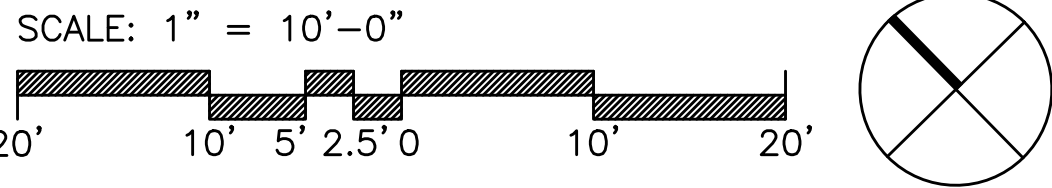
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1 LANDSCAPE PLANTING PLAN
SCALE: 1" = 10'-0"



- PLANTING:
1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
 2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
 3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
 4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
 5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
 6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
 7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
 8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
 9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
 10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUND COVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN. e.) ROOF DECK: 8" MIN.
 12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

- IRRIGATION DIAGRAM NOTES:
1. IRRIGATION PLAN SHOWN IS DIAGRAMMATIC FOR DESIGN-BUILD INSTALLATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL LAYOUT OF IRRIGATION SHOWING LOCATIONS AND SIZES OF MAIN LINES AND LATERAL LINES, ZONES, RAIN AND SOIL SENSORS, AND CUT SHEETS FOR CONTROLLER SYSTEM AND COMPONENTS. INCLUDE ANY NECESSARY SLEEVING.
 2. IRRIGATION CONTRACTOR SHALL VERIFY PSI/GPM REQUIREMENTS AT THE SITE BEFORE STARTING CONSTRUCTION.
 3. TREES SHOULD BE ON A SEPARATE ZONE.
 4. PROVIDE A REMOTE RAIN SENSOR ON A ROOF AREA THAT IS NOT OBSTRUCTED FROM THE OPEN SKY.
 5. COORDINATE WITH OWNER FOR POINT OF CONNECTION LOCATION.
 6. COORDINATE WITH OWNER FOR IRRIGATION CONTROLLER LOCATION.
 7. INSTALL DRIP TUBING, .6GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4'
 8. COORDINATE WITH OWNER FOR BACKFLOW PREVENTION LOCATION.
 9. INSTALLER SHALL INSTALL LIGHTNING AND SURGE PROTECTION DEVICES THROUGHOUT SYSTEM AS PER MANUFACTURER'S HIGHEST SPECIFICATION LEVELS.
 10. INSTALLER SHALL ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS RELATED TO CONTROL SYSTEM INSTALLATION.
 11. INSTALLER SHALL INSTALL MOISTURE SENSORS. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE RESPONSIBLE TO PROGRAM RELATED HYDROZONES TO RESPECTIVE SOIL MOISTURE SENSORS. PROVIDE ONE FOR EACH IRRIGATION ZONE WITH AUTOMATIC SHUT-OFF ONCE MOISTURE REQUIREMENTS ARE MET.
 12. PRIOR TO BID, CONTRACTOR TO VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS, AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY DESIGNER AND OWNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES.

PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AC	10	ABIES CONCOLOR	WHITE FIR	12' HT.	B&B
AR	3	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3.5"-4" CAL.	B&B, 6' CLEAR BRANCHING
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	6' TALL	B&B, MULTI STEM
TG	8	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	12' HT.	B&B
SHRUBS AND GROUND COVER					
CA	19	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	3'-3.5' TALL	36" O.C. B&B
IG	9	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3'-3.5' TALL	36" O.C. B&B
MP	20	MYRTICA PENNSYLVANICA	BAYBERRY	3 GAL	48" O.C. B&B
TH	35	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3' TALL	24" O.C.
PERENNIALS AND ORNAMENTAL GRASSES					
AB	76	ASTILBE 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	1 GAL	18" O.C. CONTAINER
CM	94	CAREX MORROW 'ICE DANCE'	ICE DANCE SEDGE	1 GAL	18" O.C. CONTAINER
DC	18	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL	18" O.C.
DE	11	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	2 QUART	24" O.C. CONTAINER
HA	85	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	2 GAL	15" O.C.
LS	285	LIRIOPE SPICATA	CREeping LIRIOPE	1 GAL	15" O.C. CONTAINER
VINES					
AQ	120	AKEBIA QUINATA	CHOCOLATE VINE	1 GAL	12" O.C.
HH	108	HEDERA HELIX VAR. 'BALTICA'	ENGLISH IVY	1 GAL	12" O.C.



Benches



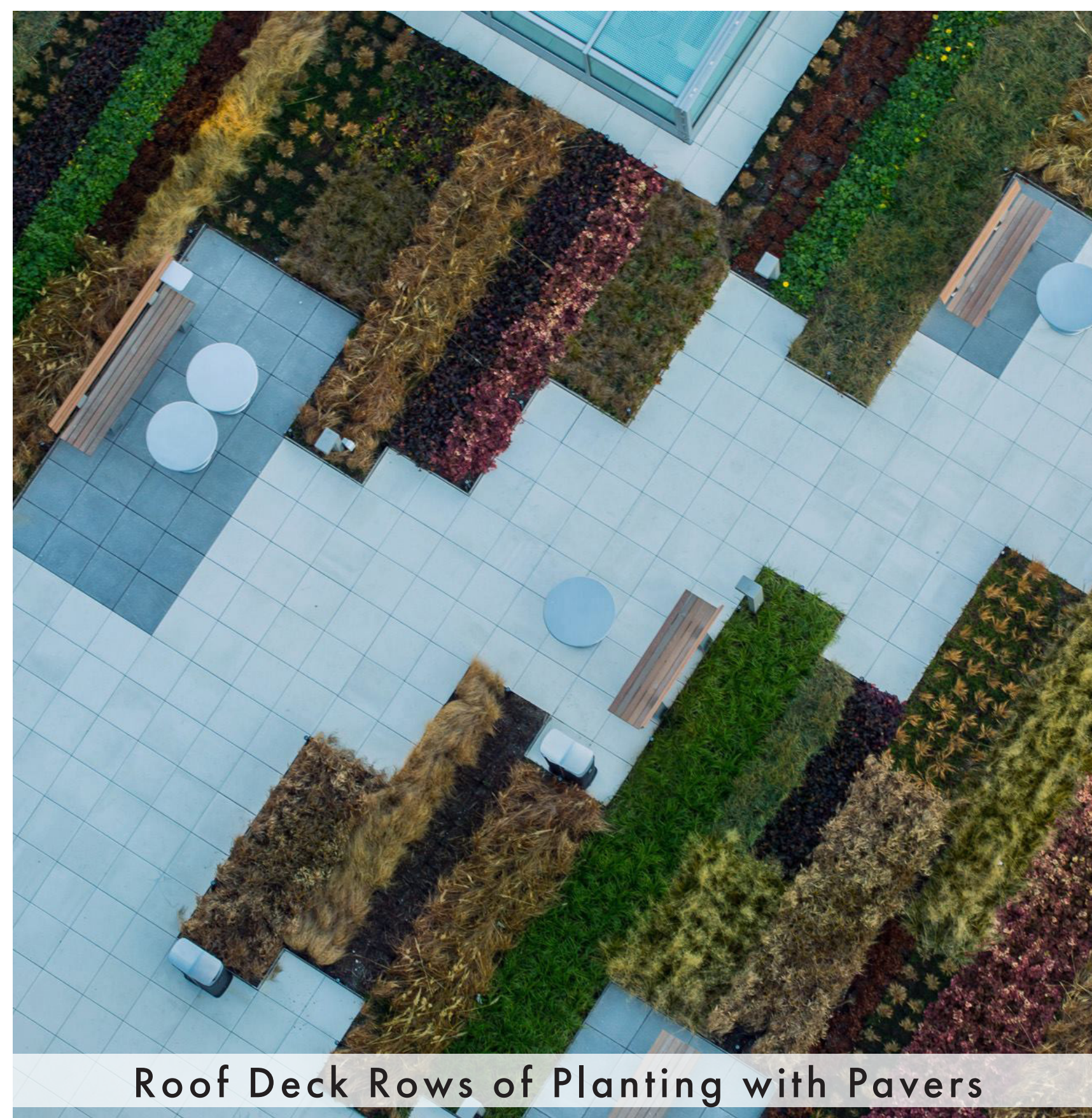
Rows of Planting



Bridal Veil Astilbe



Creeping Liriope



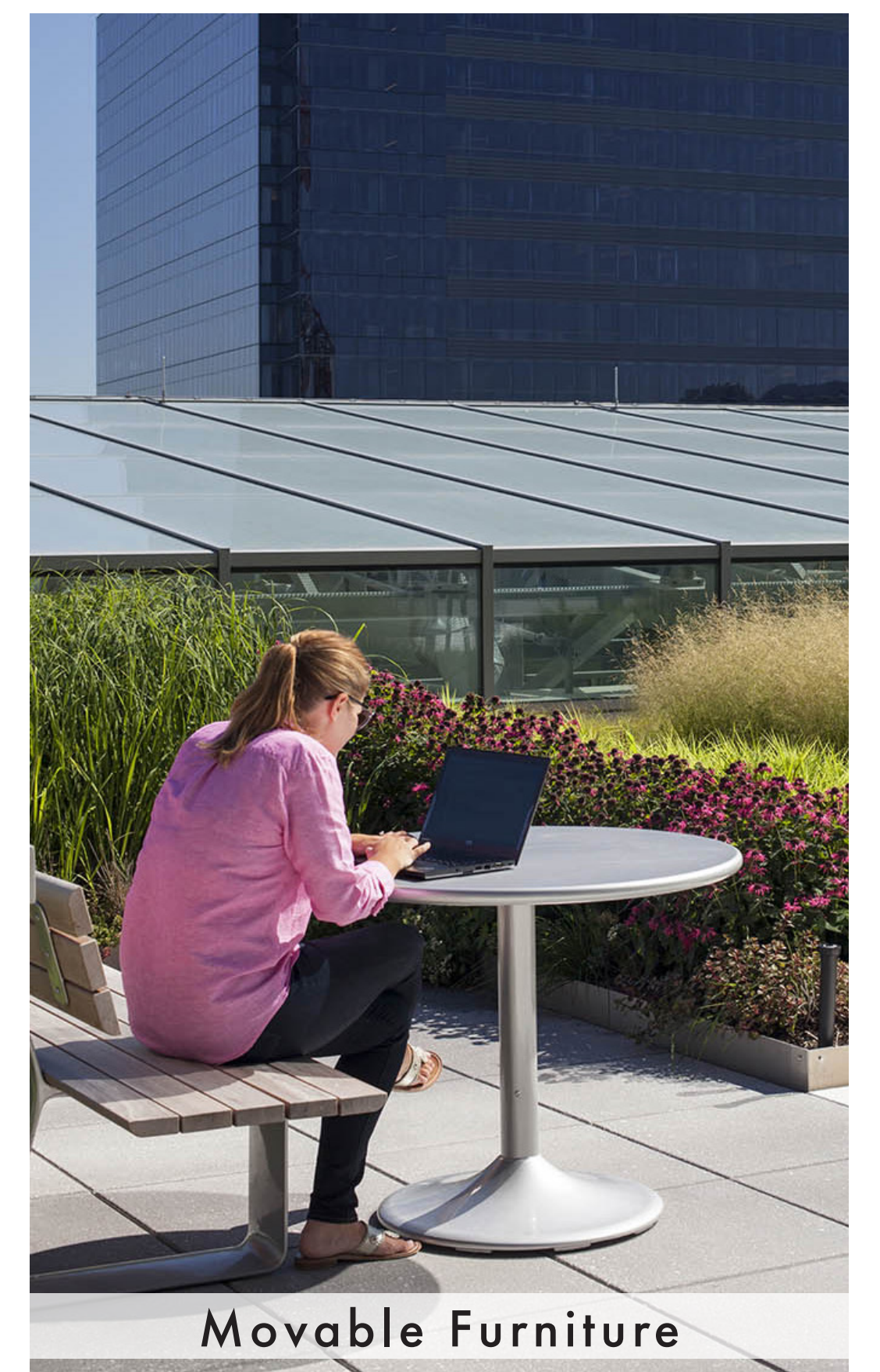
Roof Deck Rows of Planting with Pavers



Greenscreen Fence



Aluminum Planters



Movable Furniture



S1 PROPOSED BUILDING SECTION
SCALE: 1/8" = 1'-0"

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S2 PROPOSED BUILDING SECTION
SCALE: 1/8" = 1'-0"

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E1 PROPOSED WASHINGTON STREET
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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E2 PROPOSED BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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E3 PROPOSED BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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E4 PROPOSED BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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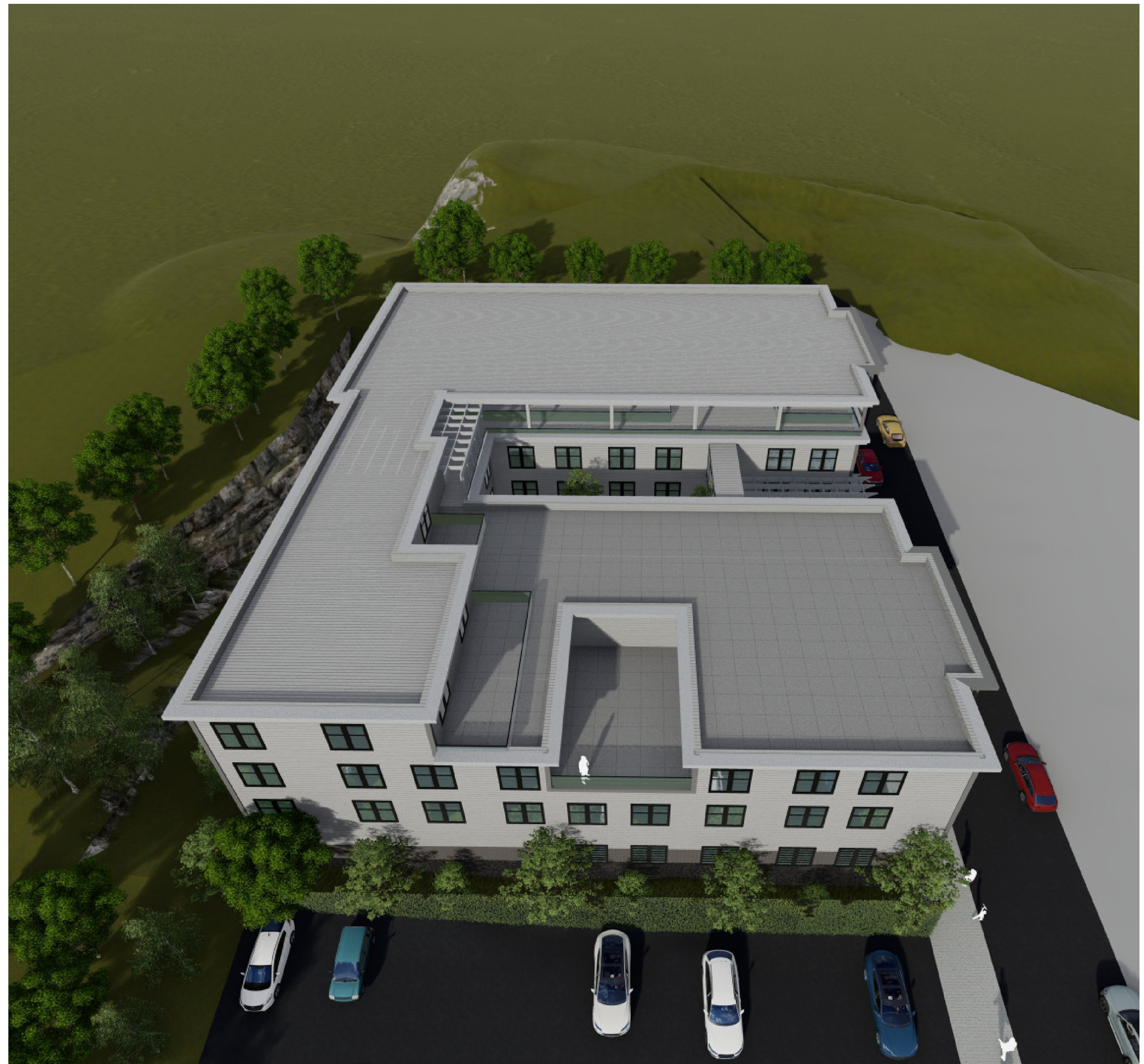
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