

# 11 EXETER STREET

BOSTON, MA 02116

MARLBORO EXETER LLC

## BACK BAY ARCHITECTURAL DISTRICT COMMISSION

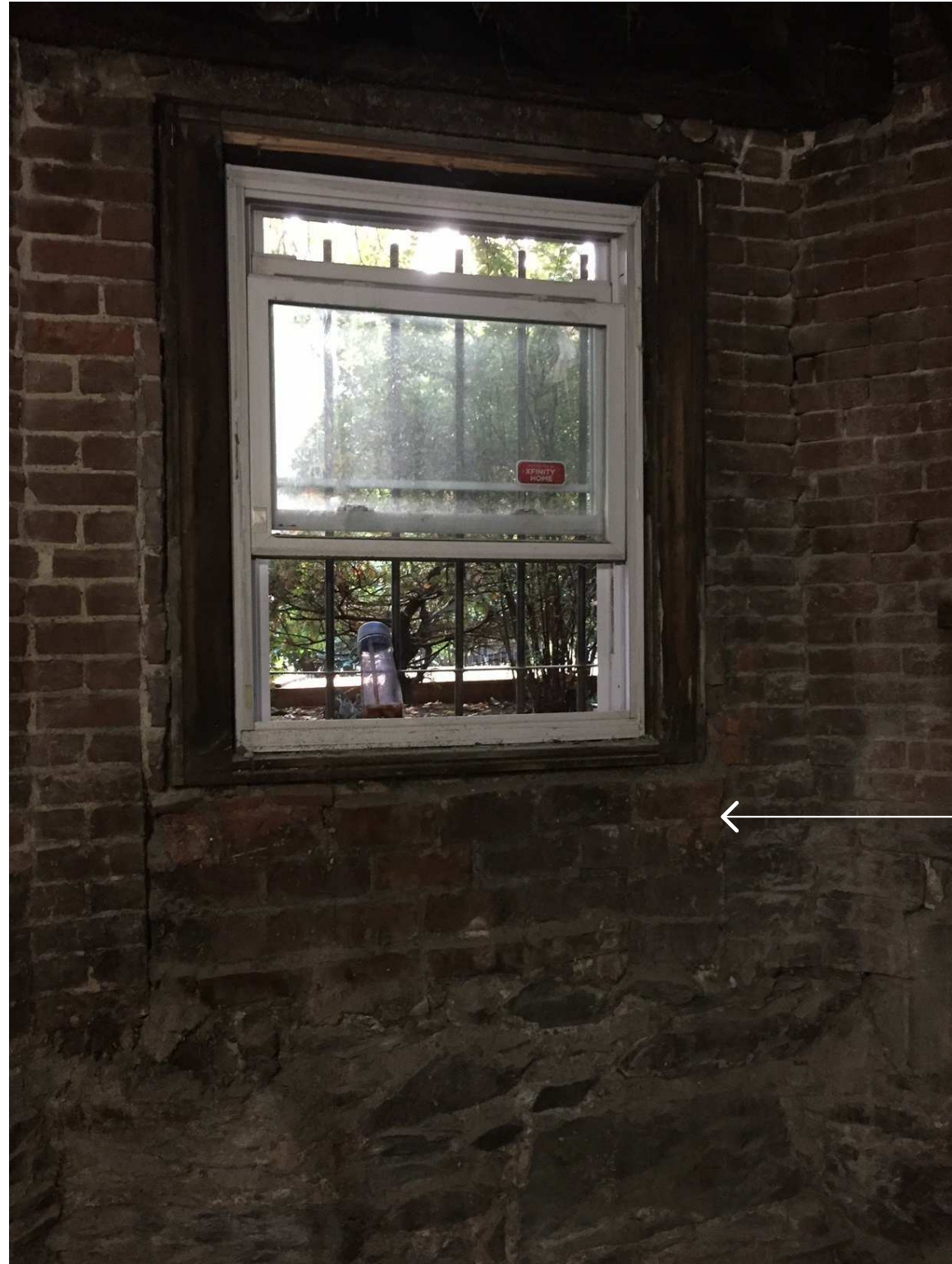
NOVEMBER 29, 2016



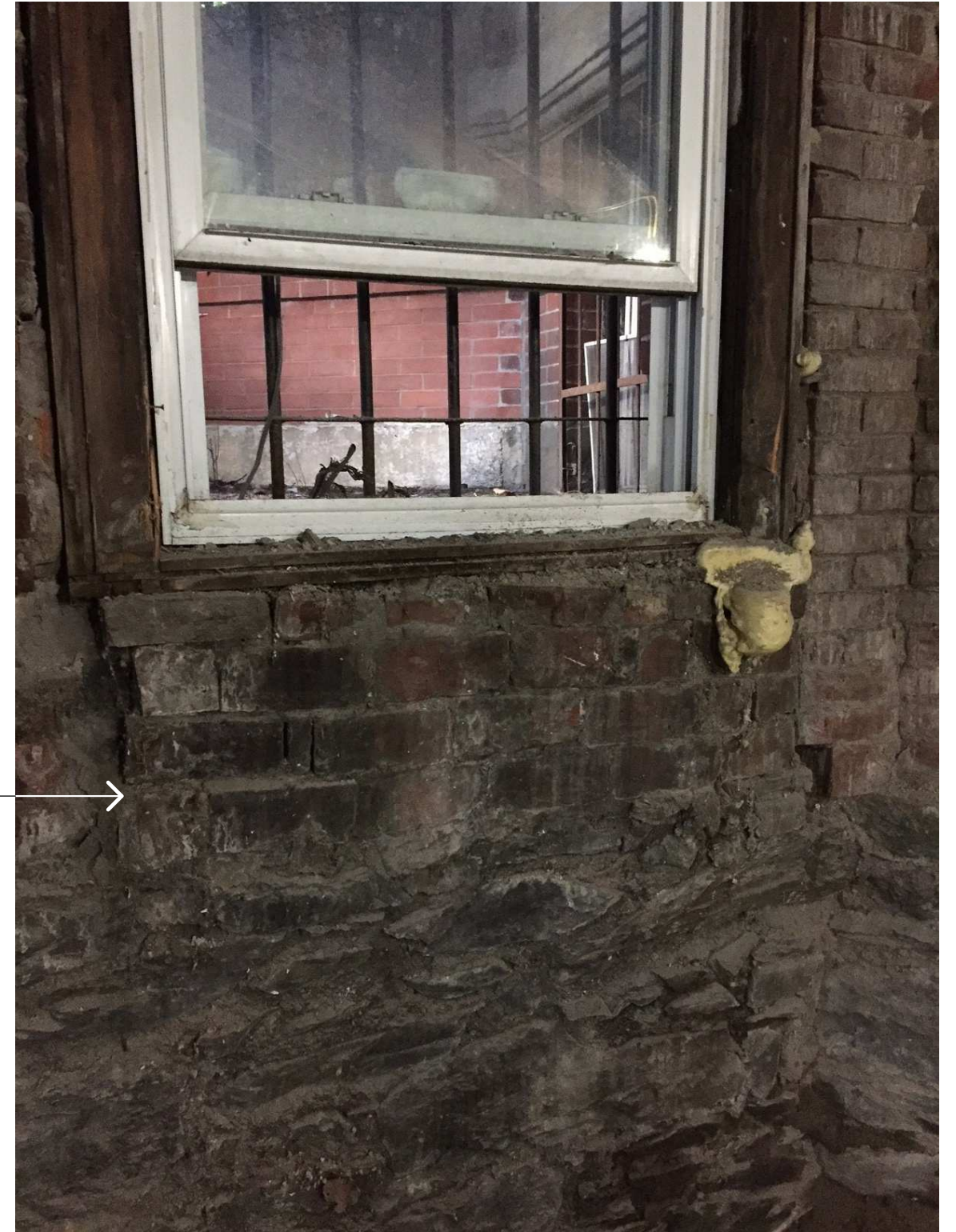
### SHEET LIST

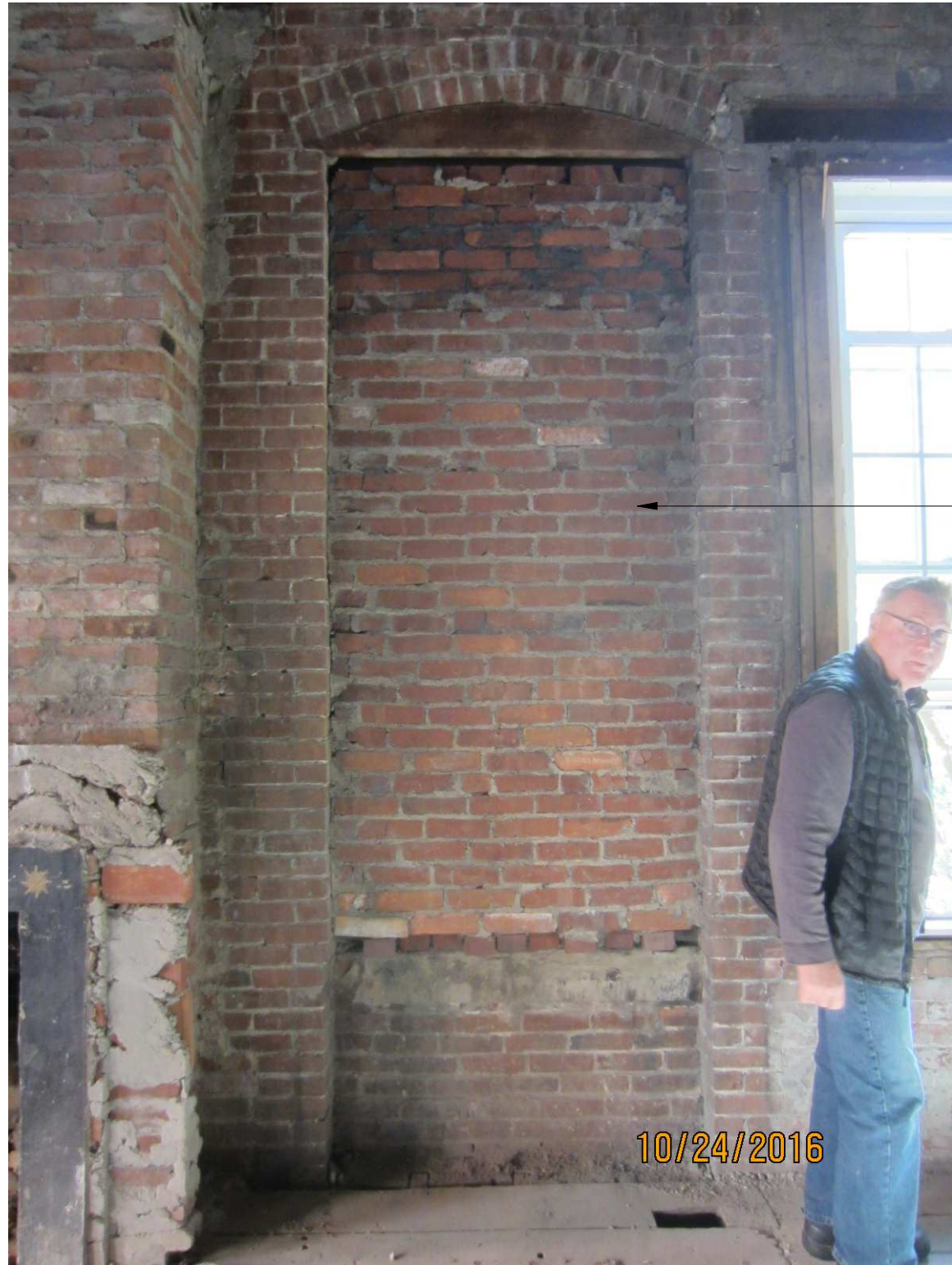
	COVER
5	MARLBOROUGH STREET ELEVATION (REVISED)
5A	EXISTING CONDITION PHOTOS, GARDEN LEVEL
5B	EXISTING CONDITION PHOTOS, 2ND & 3RD FLOOR
5C	PROPOSED SITE PLAN AND WINDOW WELL SECTION
5D	PROPOSED CONSTRUCTION SIGN
7.0	LANDSCAPE EXISTING CONDITION PHOTOGRAPHS
7.1	LANDSCAPE DEMOLITION PLAN
7.2	LANDSCAPE PLAN
7.3	LANDSCAPE DETAILS
7.4	LANDSCAPE DETAILS





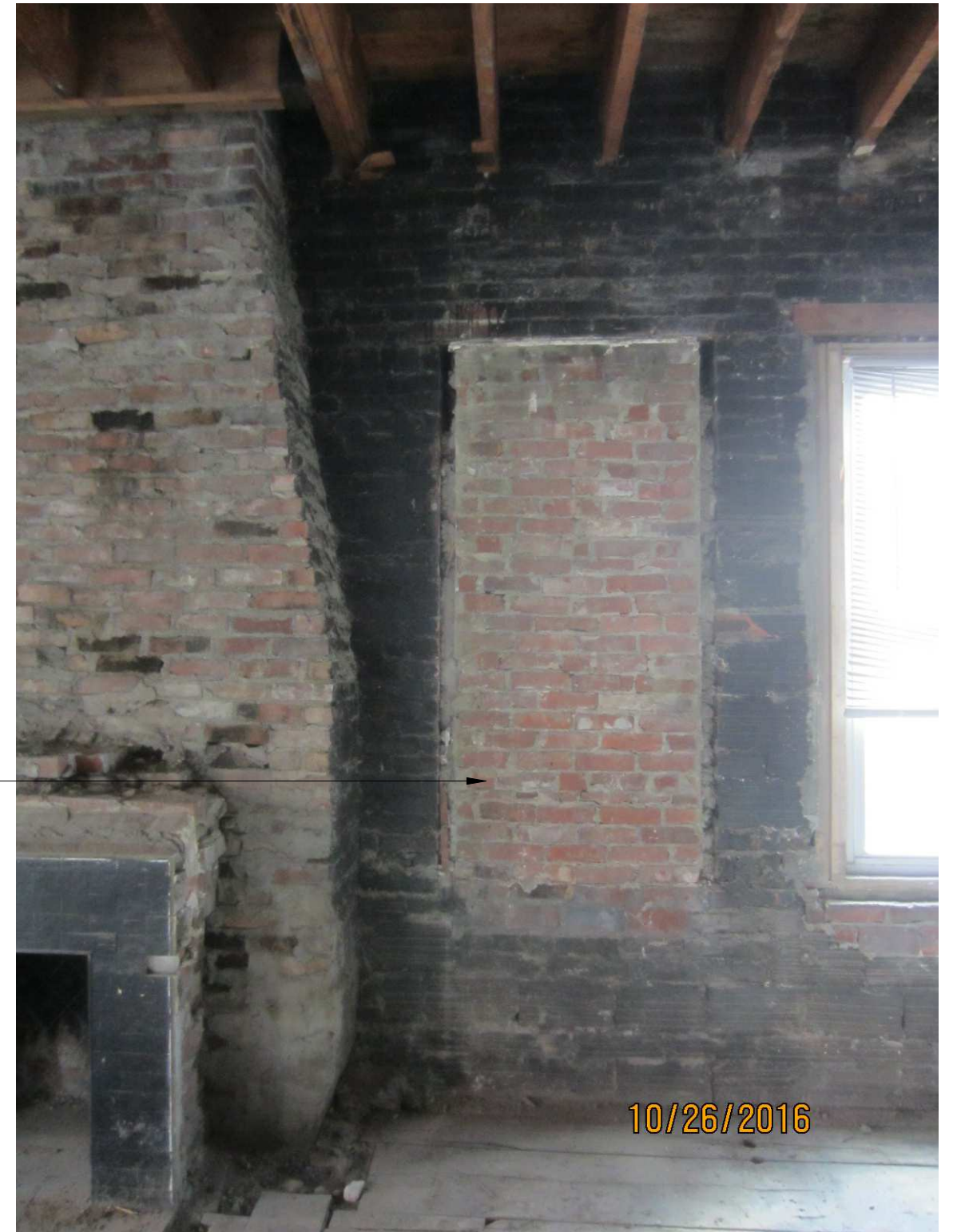
GARDEN LEVEL WINDOW  
SHOWING INFILL BRICK AT  
SILL. PROPOSE DROPPING THE  
SILL BY +/- 12" AND REPLACE  
VINYL WINDOW WITH TALLER  
WOOD WINDOW AND ADD  
WINDOW WELL

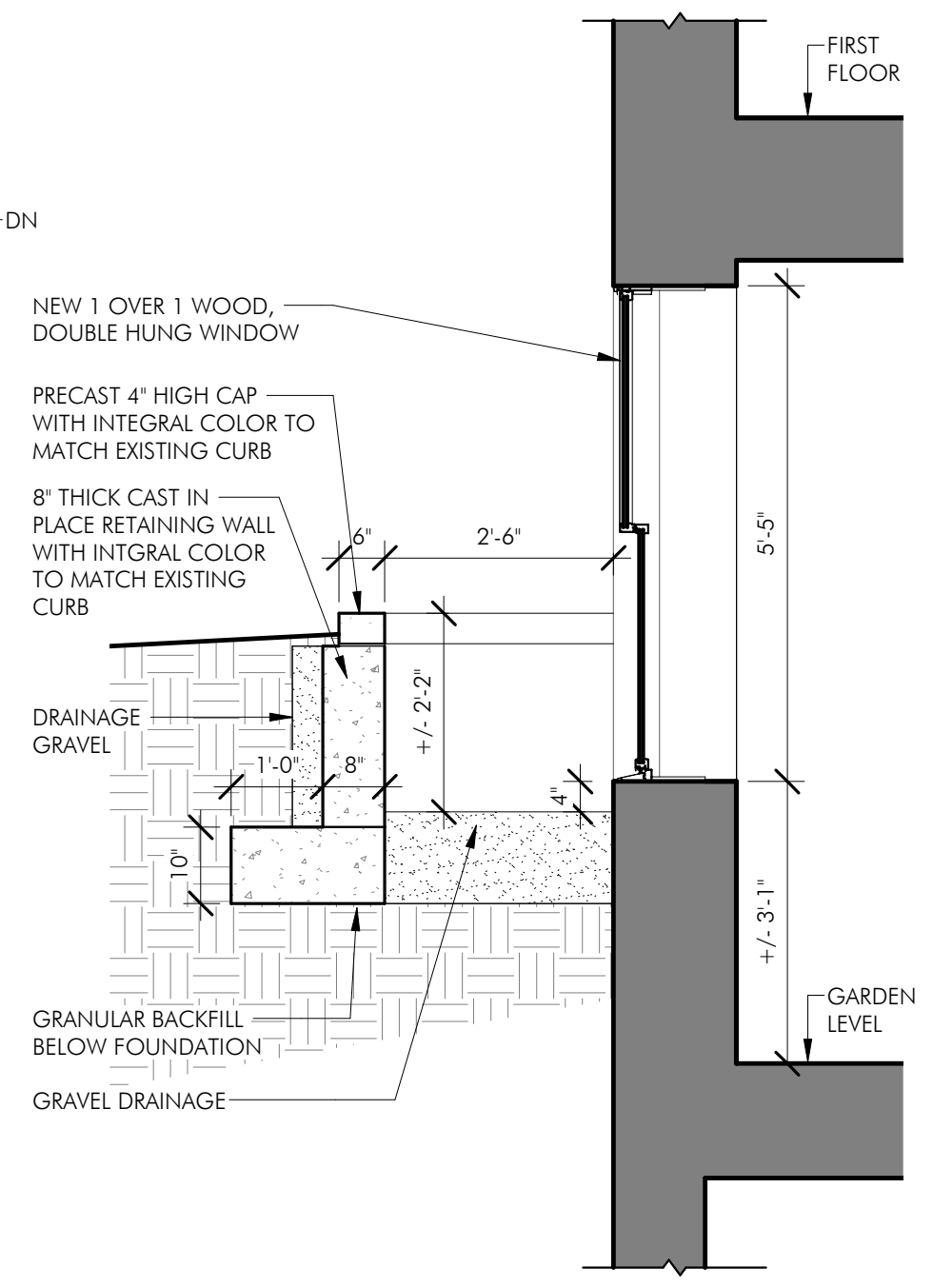
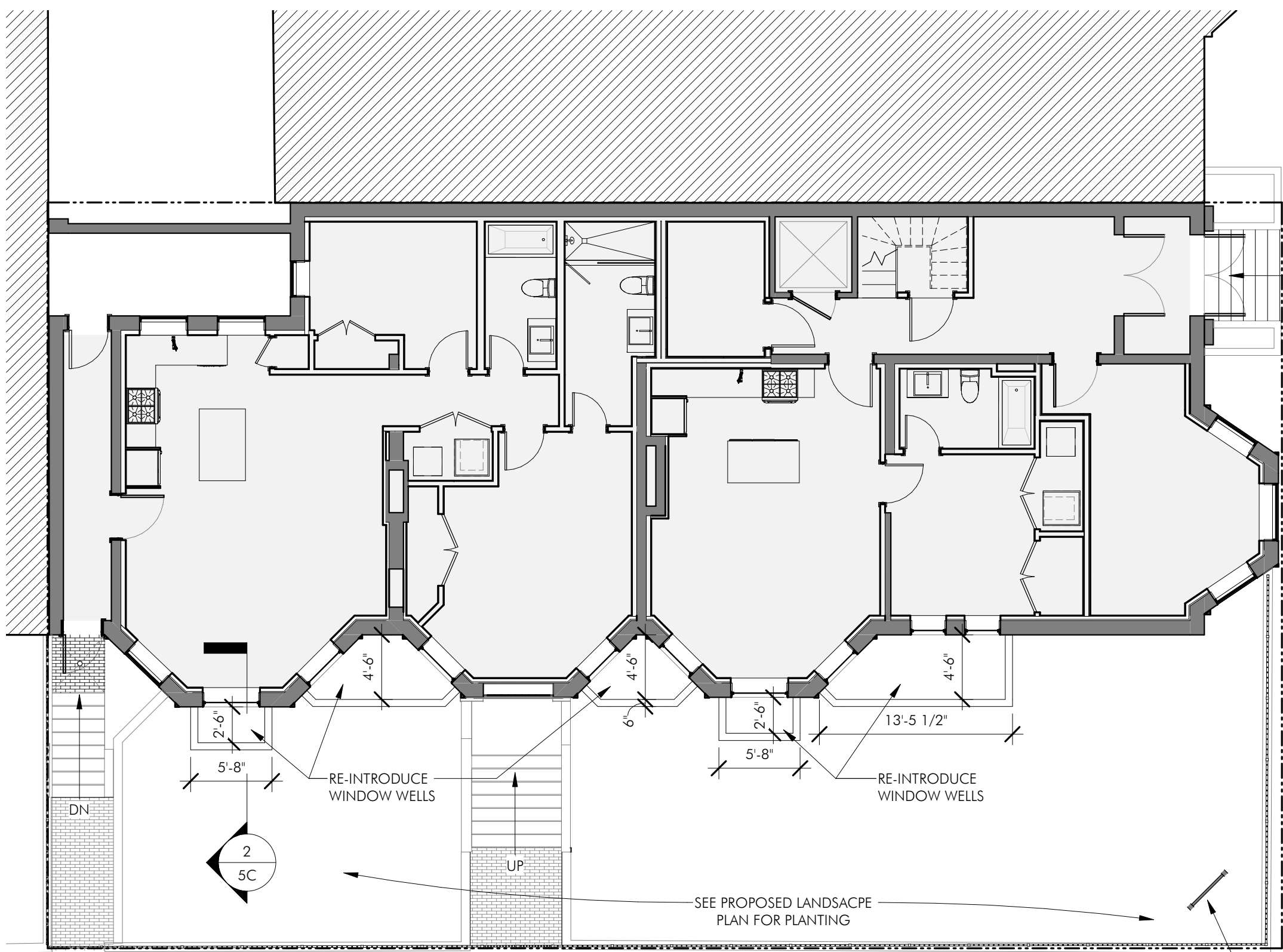




← AT 2ND FLOOR, OPEN UP  
FORMERLY BRICK UP WINDOW  
OPENING AND INFILL WITH NEW  
WOOD WINDOW  
(CONFIGURATION PREVIOUSLY  
APPROVED BY BBAC)

← AT 3RD FLOOR, OPEN UP  
FORMERLY BRICK UP WINDOW  
OPENING AND INFILL WITH NEW  
WOOD WINDOW  
(CONFIGURATION PREVIOUSLY  
APPROVED BY BBAC)



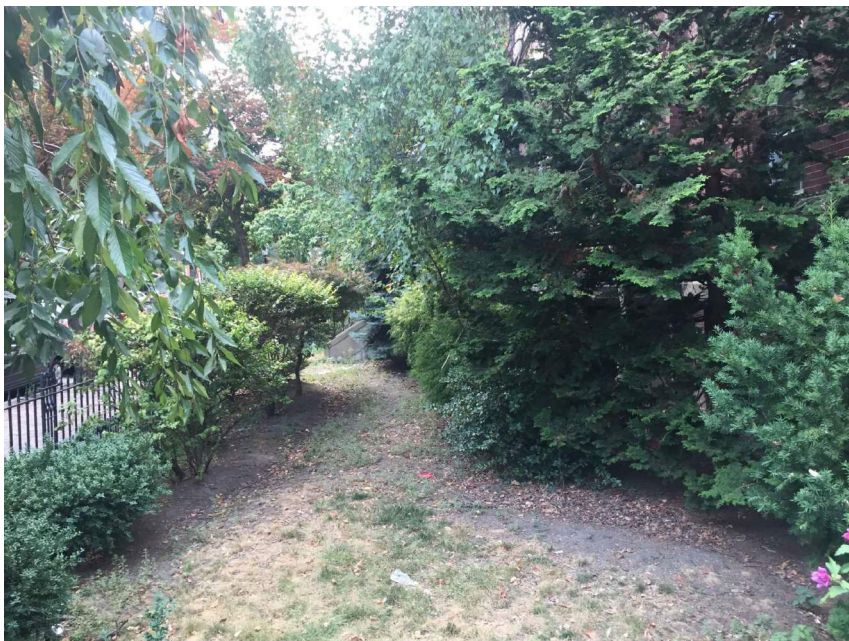


1 PROPOSED SITE PLAN  
1/8" = 1'-0"

2 PROPOSED WINDOW WELL SECTION  
1/2" = 1'-0"



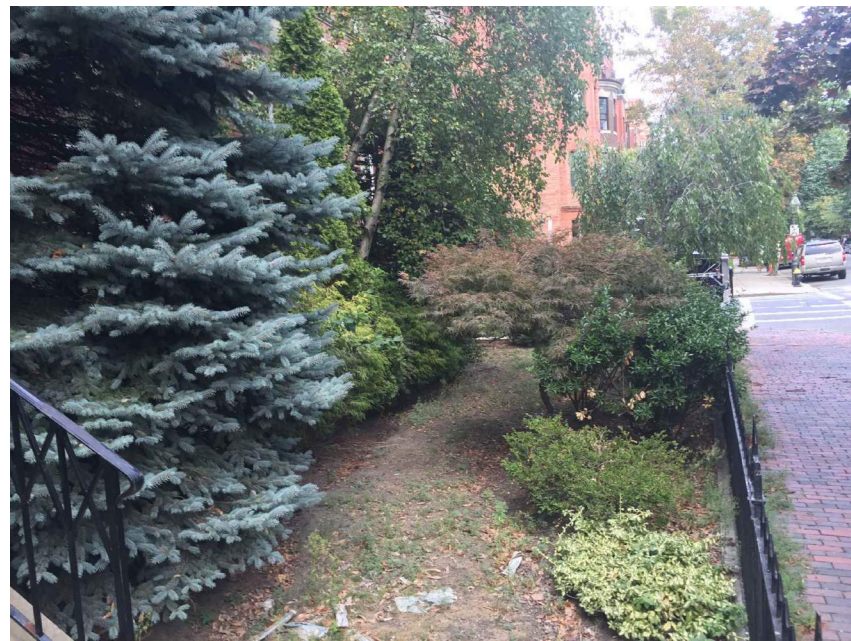
2 FT X 3 FT METAL CONSTRUCTION SIGN AT CORNER OF MARLBOROUGH AND EXETER STREETS



1. LOOKING WEST

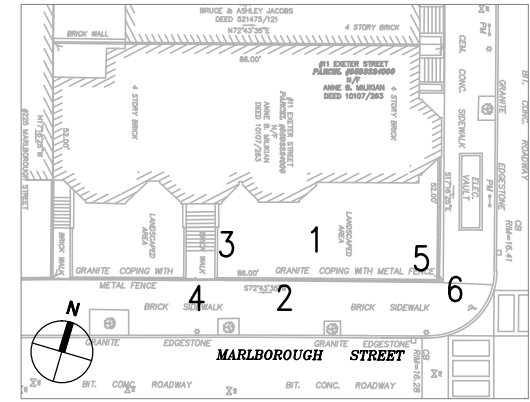


2. LOOKING NORTH FROM SIDE WALK



3. LOOKING NORTH EAST TOWARDS EXETER STREET

KEY MAP



4. ENTRANCE GATE



5. CORNER AT EXETER AND MARLBOROUGH (INTERIOR)



6. CORNER AT EXETER AND MARLBOROUGH (EXTERIOR)



7. CONCRETE COPING

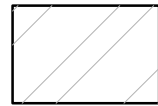
**LEGEND**



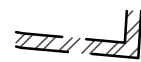
REMOVE & DISCARD EX. TREE INCLUDING STUMP, TYP.



LIMIT OF WORK LINE, TYP.



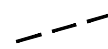
REMOVE & DISCARD LAWN



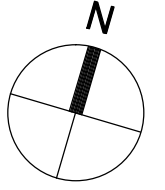
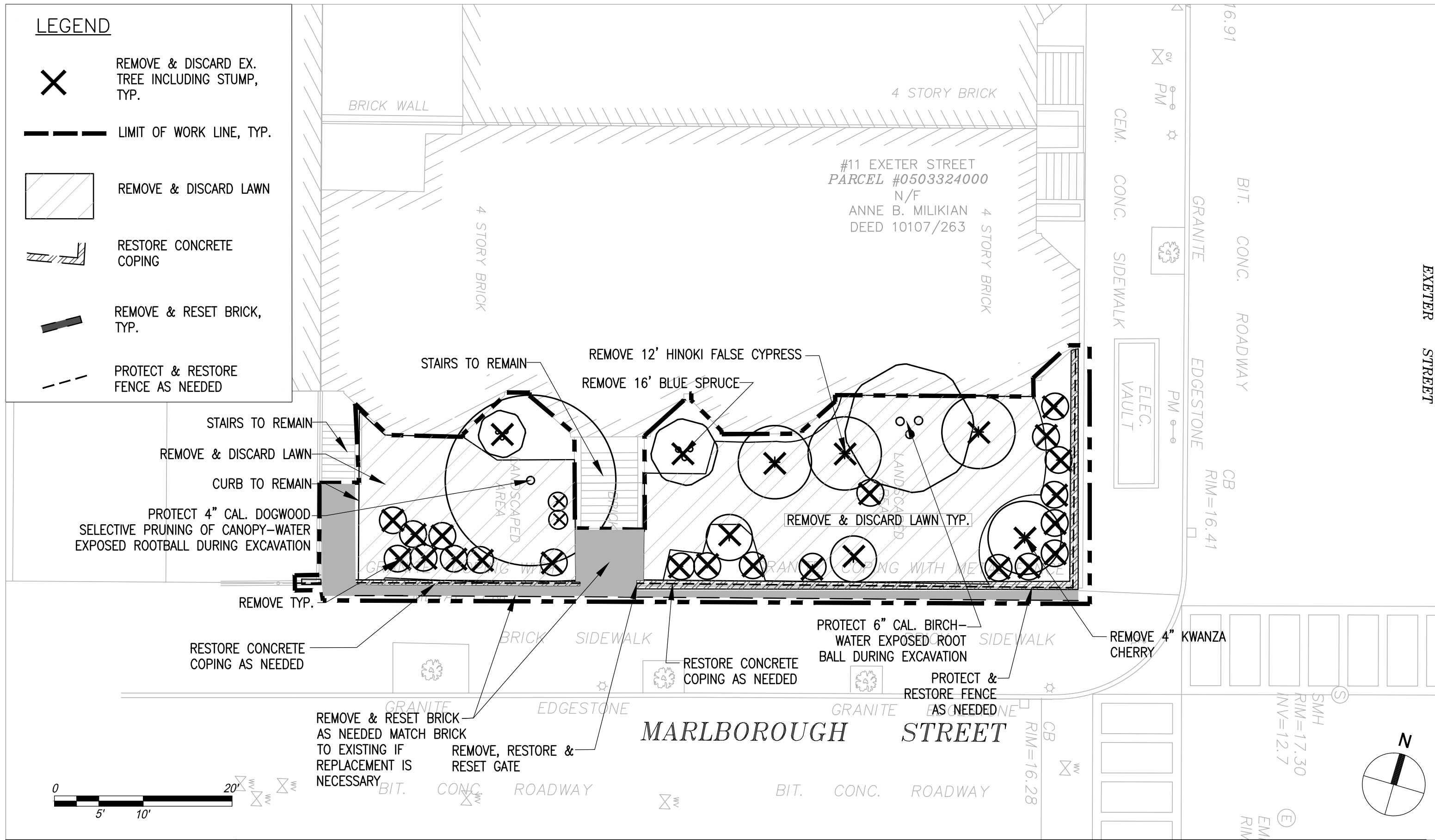
RESTORE CONCRETE COPING



REMOVE & RESET BRICK, TYP.



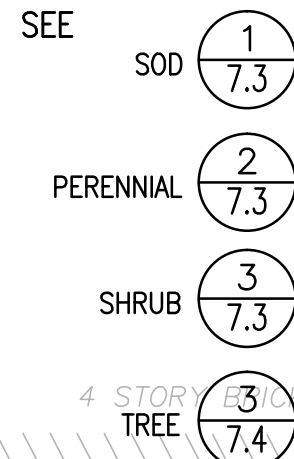
PROTECT & RESTORE FENCE AS NEEDED





# PLANTING LIST

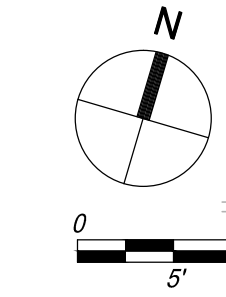
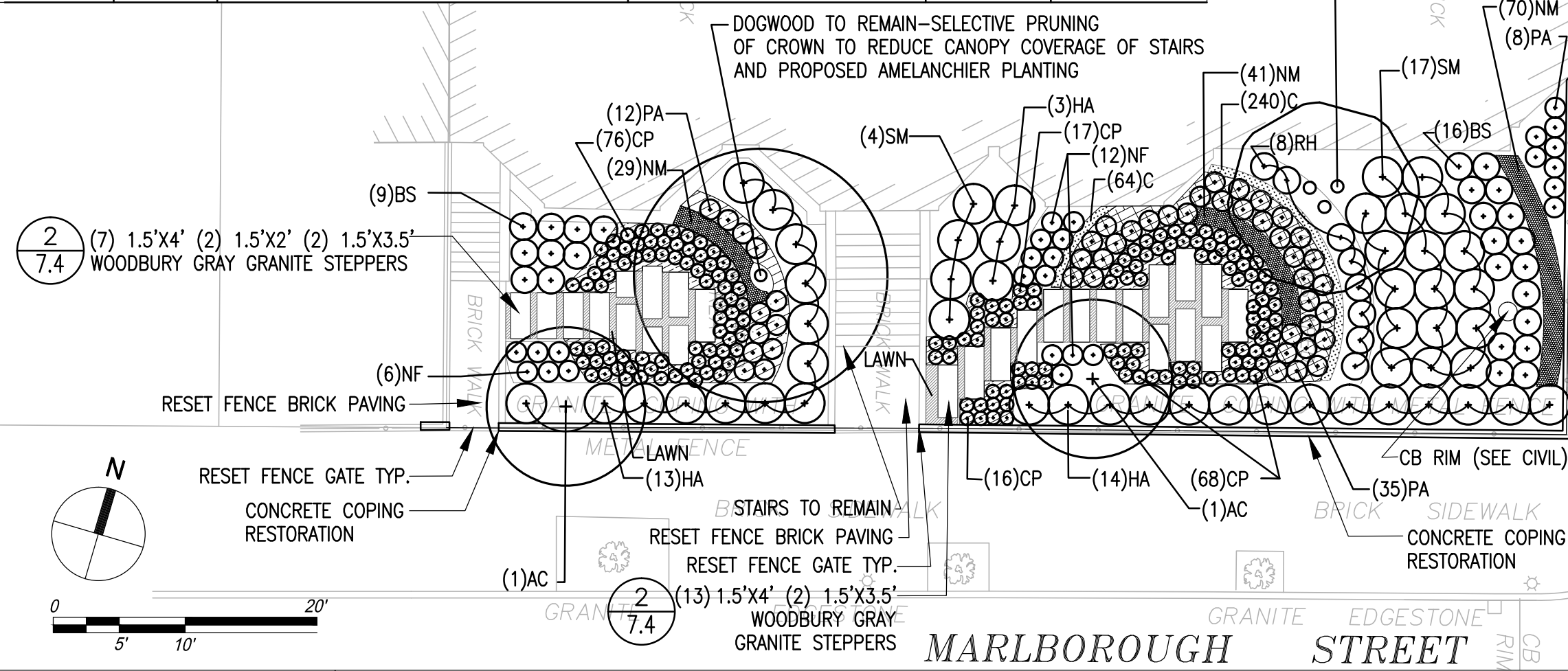
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>					
AC	2	AMELANCHIER CANADENSIS ROBIN HILL	ROBIN HILL SERVICEBERRY	3" CAL.	SINGLE STEM
<b>SHRUB</b>					
BS	25	BUXUS SIEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	3 GALLON	24" O.C.
HA	30	HYDRANGEA ARBOESCENS 'ANNABELLE'	'ANNABELLE' HYDRANGEA	5 GALLON	36" O.C.
SM	20	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2-3'	36" O.C. B&B
<b>PERENNIALS</b>					
CP	177	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GALLON	12" O.C.
NF	18	NEPTA X FAASSENII "WHITE WONDER"	WHITE WONDER CATMINT	2 GALLON	18" O.C.
PA	55	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	RUSSIAN SAGE	2 GALLON	18" O.C.
RH	8	RUDBECKIA HIRTA	BLACK EYED SUSAN	1 GALLON	24" O.C.
<b>BULBS</b>					
C	304	CROCUS MIX	CROCUS	BULB	3" O.C.
NM	140	NARCISSIS 'MOUNT HOOD'	MOUNT HOOD DAFFODILS	BULB	8" O.C.

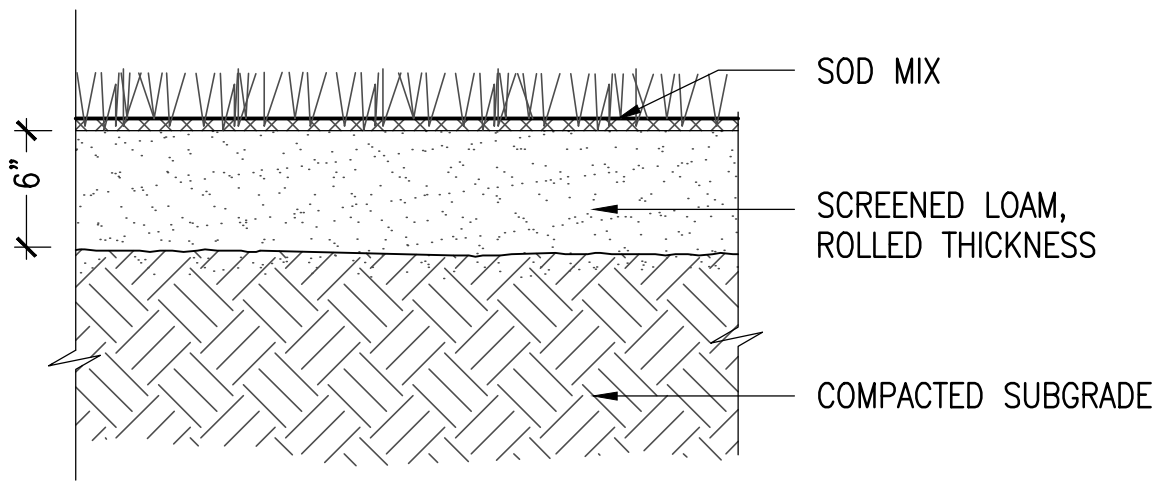


## PLANTING NOTES:

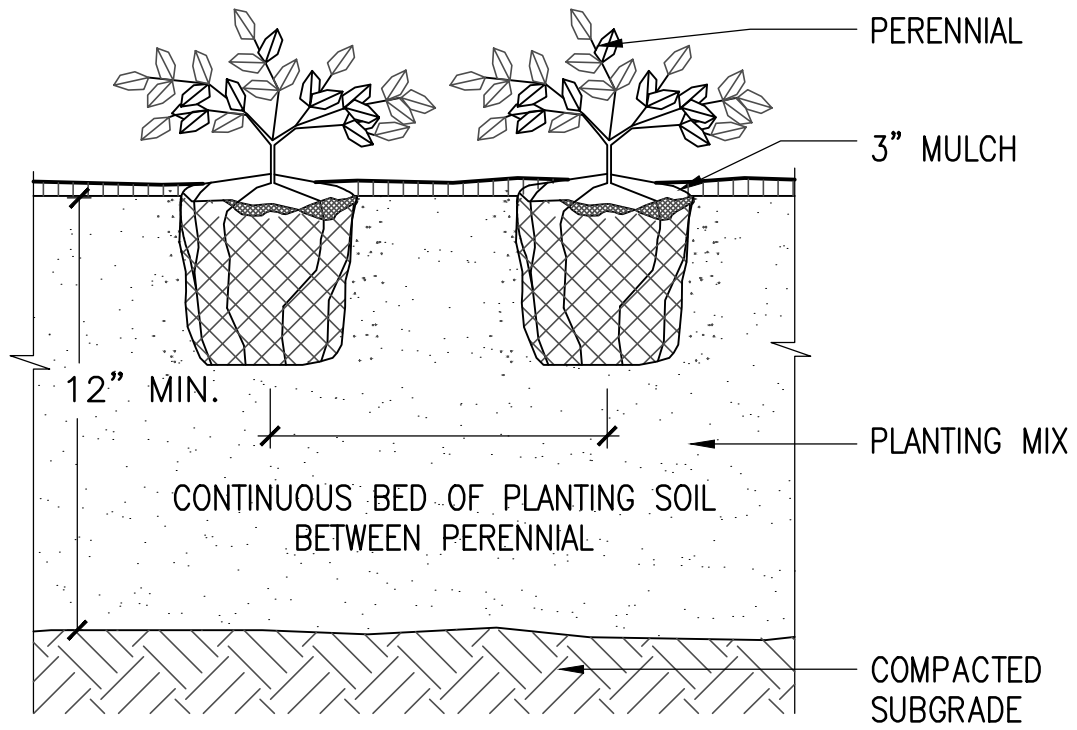
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY. ALL NEW PLANTS TO BE BALLED AND BURLAP OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE FULL DEPTHS OF LOAM AS NOTED ON DETAILS AND AS SPECIFIED, FOR ALL PLANTING.
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
- CONTRACTOR TO REPLACE EXISTING BIRCH TREE IF TREE DOES NOT SURVIVE CONSTRUCTION.

#11 EXETER STREET  
 PARCEL #0503324000  
 N/F  
 ANNE B. MILIKIAN  
 DEED 10107/263

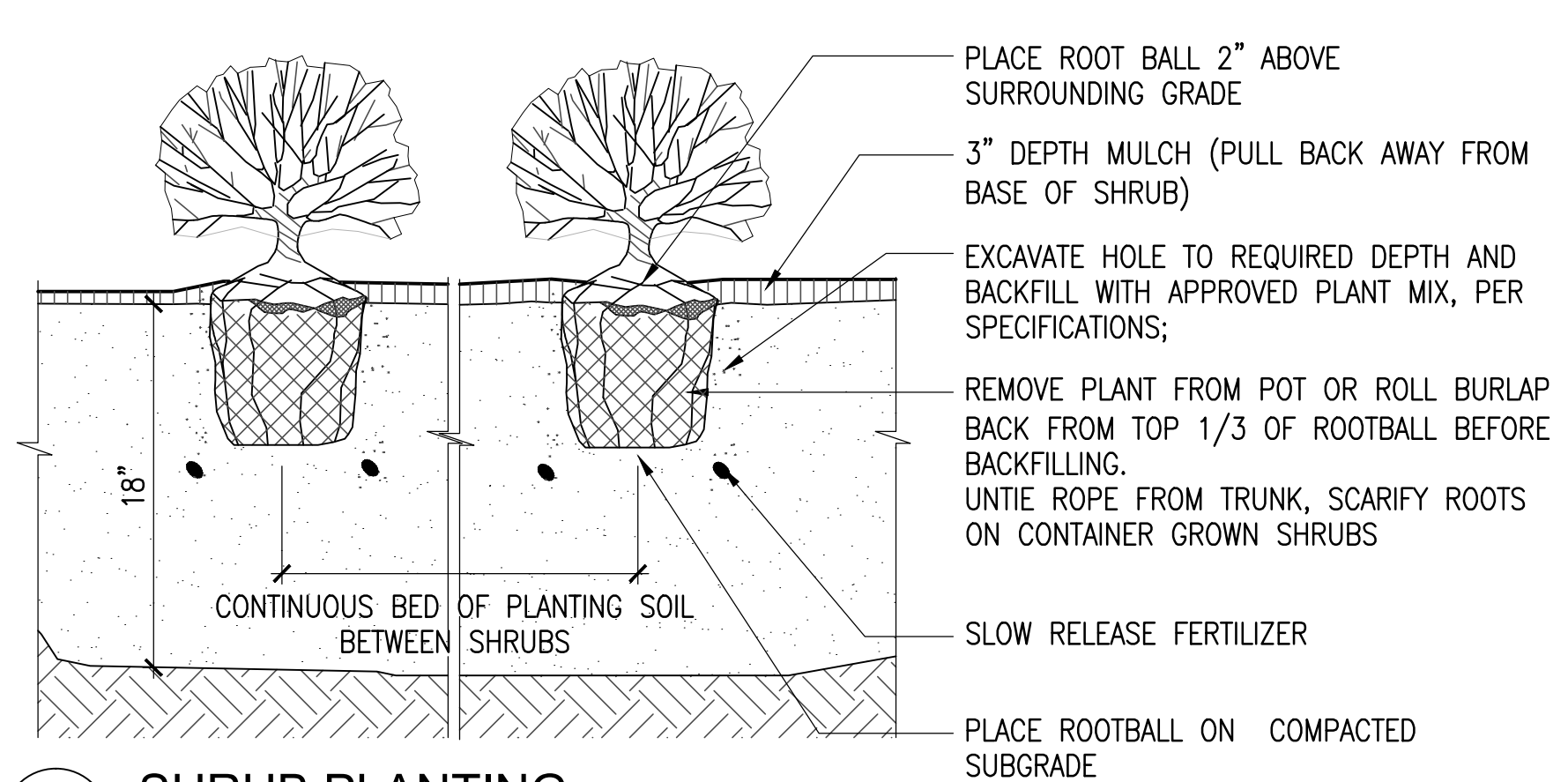




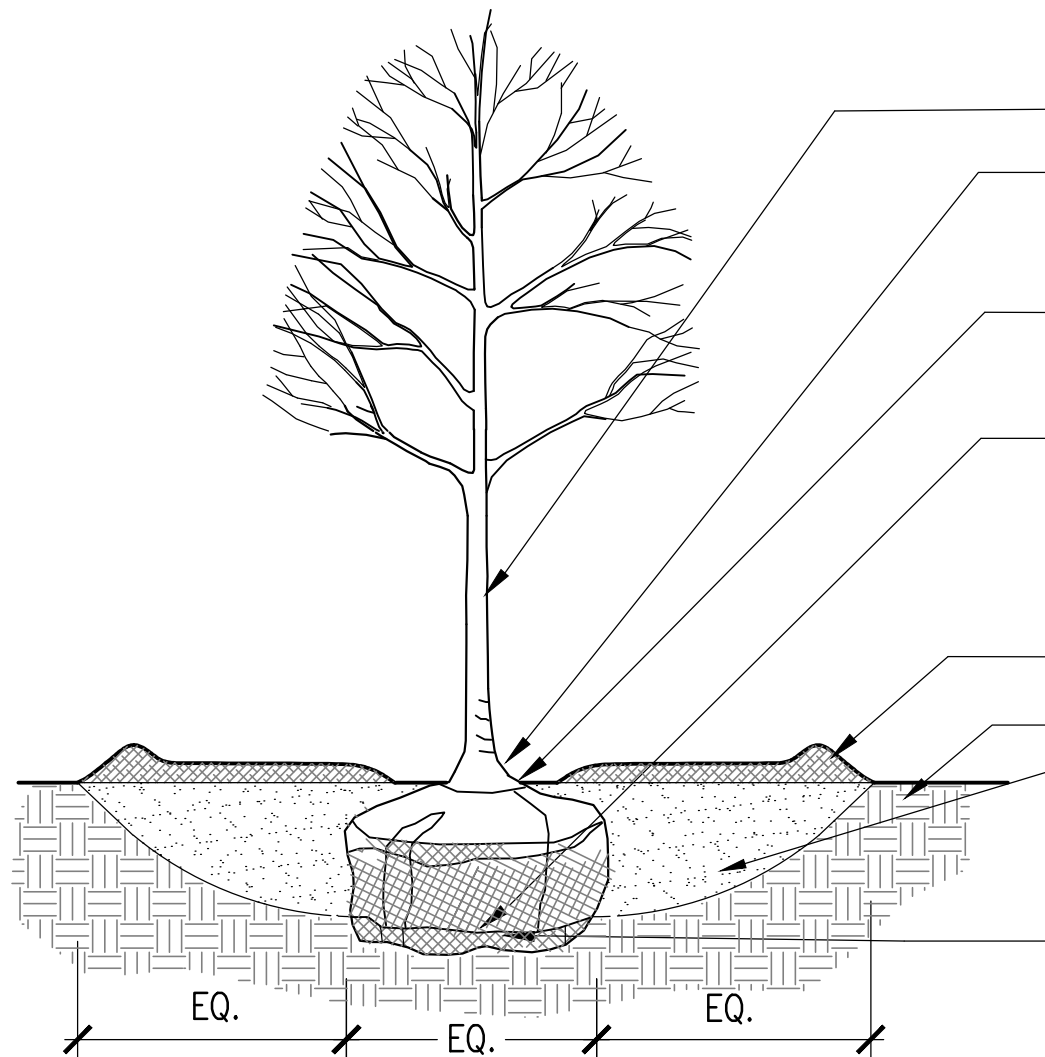
**1 SOD**  
SCALE: 1 1/2"=1'-0"



**2 PERENNIAL PLANTING**  
SCALE: 1 1/2"=1'-0"



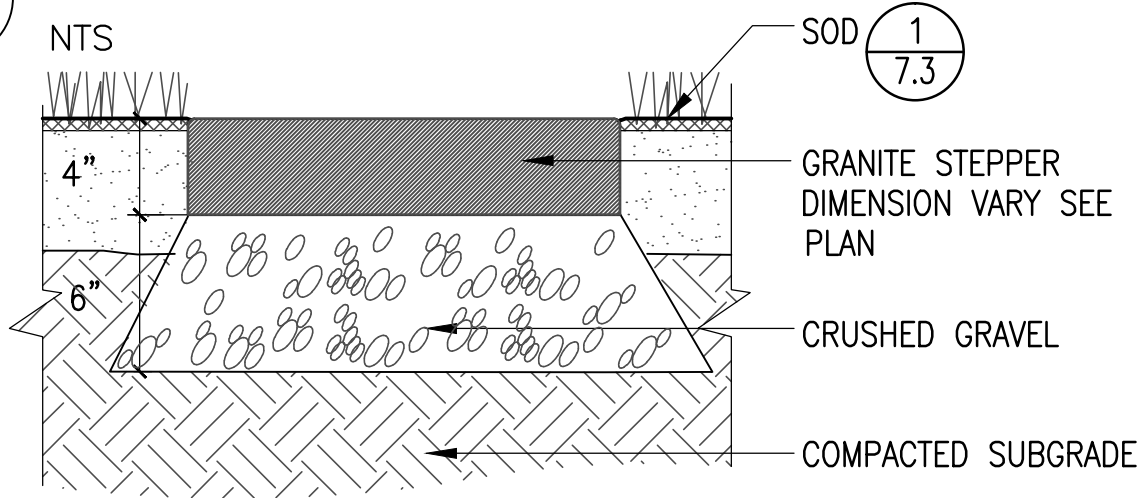
**3 SHRUB PLANTING**  
SCALE: 1 1/2"=1'-0"



- INSTALL TREE PLUMB
- TOP OF ROOTBALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE
- ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT TOUCH TREE TRUNK
- PLACE BALL ON SUBSOIL. REMOVE AND DISCARD BURLAP EXCEPT UNDER BALL. REMOVE AND DISCARD ALL SYNTHETIC SOIL WRAPPING MATERIALS (TREATED BURLAP, NYLON TWINE, WIRE BASKETS, ETC.)
- 3" BARK MULCH
- DECOMPACTED SUBGRADE
- EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL HOLE WITH PLANTING SOIL MIX
- EXCAVATE SUBSOIL AS REQUIRED TO PLACE ROOTBALL TO PROPER ELEVATION. PLACE ROOTBALL DIRECTLY ON COMPACTED OR UNDISTURBED SUBSOIL.

1

## DECIDUOUS TREE PLANTING



SECTION ELEVATION

2

## WOODBURY GRAY GRANITE STEPPER

SCALE: 1 1/2" = 1'-0"