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Application for Certificate of Appropriateness

Original Submission Tuesday – March 16, 2021
Addendum: August 30th , 2021

PROJECT LOCATION:

54 Hammersmith Road

Map 43 / Lot 054

TO:

City of Newport Rhode Island

Historic District Commission

Attn: Helen Johnson

2 Marlborough St. Newport, Rhode Island 02840 | Telephone: 401.608.2286 | Website: www.atesaarchitecture.com

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CONTENTS

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Summary of Proposed Work

Five individual proposed work projects are requested for approval. We request each work project to be considered by HDC independent of the others for the purposes of this application :

1) Approval for new construction single family residence with pool
2) Approval for modifications of historic stone wall for the new residence entrance and driveway
3) Approval for repairs to existing historic stone wall for crumbling or leaning areas
4) Approval for modification of historic stone wall to add protective stone caps **WITHDRAWN**
5) Approval for modification historic stone wall to add embedded ornamental fencing in stone caps proposed in #4. **WITHDRAWN**

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Materials / Product Literature

Windows:	Andersen E Series Aluminum Clad Windows with Simulated Divided Lite Grilles. (See attached specs)
Sidewall:	Parex Exterior Stucco System (See attached specs)
Roofing:	Tesla Shingles (See attached specs)
Exterior Trim:	Composite flat stock by Versatex for all exterior profiles, dimensions, & overhangs. (See attached specs) 'Haddonstone' cast limestone decorative window and door surrounds/Pilasters
Stone Cladding:	Quarry Mill (authentic stone)

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Windows:

Andersen E Series Aluminum Clad Windows with Simulated Divided Lite Grilles.
(See attached specs)

Simulated Divided Lite | Grilles | Patterns

Simulated Divided Lite with Spacer Bar (SDLS)

Simulated Divided Lite (SDL)

Simulated Divided Lite

- **Simulated Divided Lite with Spacer Bar (SDLS)** - an energy-efficient way to create the look of divided lites. SDLS bars are permanently adhered to both sides of the glass. A spacer bar is installed between the glass, creating the essence of Authentic Divided Lites.
- **Simulated Divided Lite (SDL)** - SDL bars are permanently adhered to both sides of the glass.

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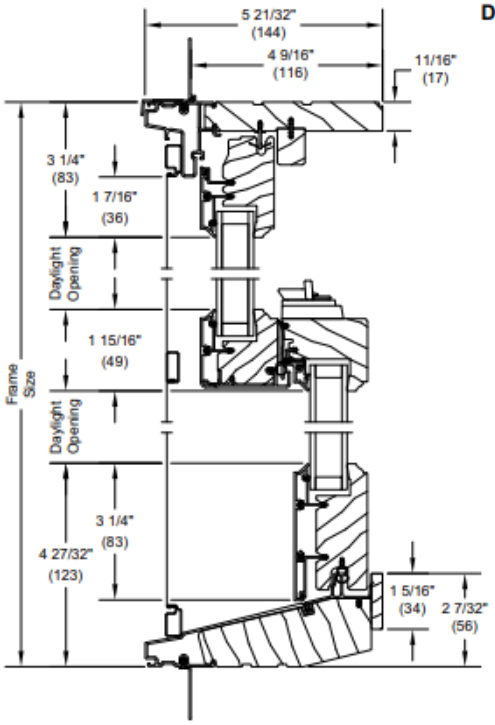
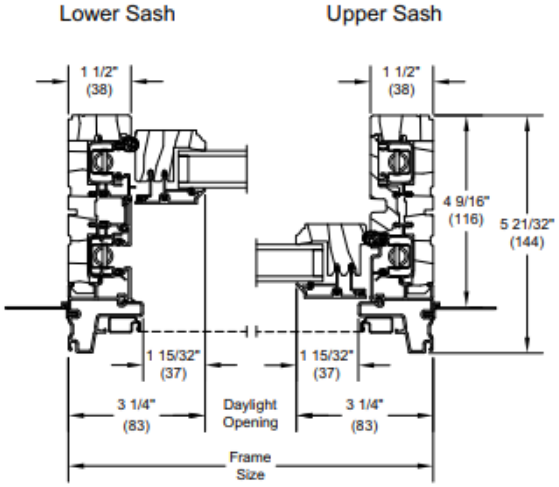
Scale: 3" = 1' 0"

Double Hung

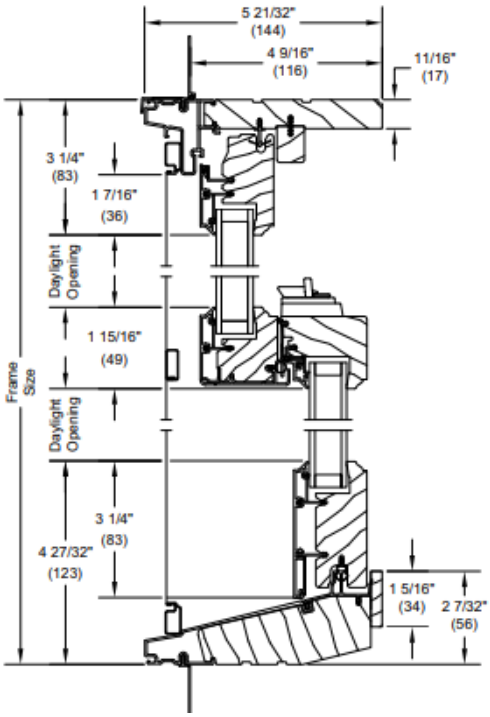


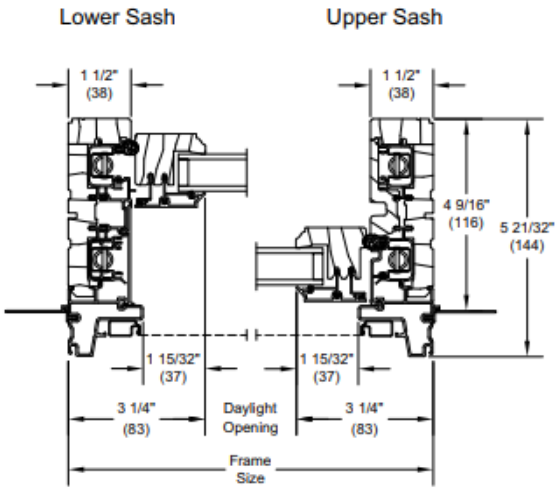
Head Jamb and Sill



Jambs

Single Hung





Jambs

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Exterior Wall:

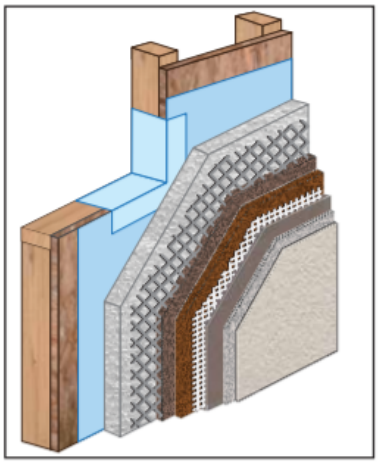
Exterior Stucco System
(See attached Specs)

PAREX®

System Snapshot

Armourwall 300 Watermaster CI Stucco Systems

Standard & Krak-Shield Systems



Parex Armourwall 300 Watermaster CI Stucco incorporates continuous rigid insulation, helping designers meet today's code requirements and provides a durable exterior stucco façade with unique, refined aesthetic appeal. These 3/4" thick assemblies can be installed at greater thicknesses in accordance with ASTM C926 as required for fire resistance rated assemblies or STC ratings. Enhanced Krak-Shield crack-resistance is available for all configurations by incorporating a reinforced leveling coat prior to application of the finish. As a WaterMaster system it incorporates a liquid-applied air & water-resistive barrier membrane, used for both joint treatment and field surface area application, that significantly reduces air leakage, maximizes energy efficiency and eliminates the potential of rips and tears in the membrane during construction.

Suitable Types of Construction	Non-combustible	☑ Residential	☑ Commercial
	Combustible	☑ Residential	☑ Commercial
	Fire-Resistance Rated Walls	☑ Residential	☑ Commercial
	Application Type	☑ New	☑ Renovation
	Application Orientation	☑ Exterior Only	
Substrates	Gypsum Sheathing	Cement Fiber Sheathing	
	Fiber Board	Concrete & CMU	
	Exposure 1 OSB[1]	CDX Plywood[2]	
Code Approvals	IBC Section 2512		
	IRC Section R703.6.2		

[1]Regional restrictions apply. For OSB applications outside of approved regions, use Parex Standard WaterMaster LCR.
[2]See Tech Bulletin TB008 and TB011.

System Notes

- Stucco is a non-structural cladding. It depends on the substrate wall for support and attachment. Substrate construction must resist all design loads.
- Sheathing attachment to framing must resist design negative windloads; loads are transferred to the framing. Appropriate safety factors must be applied.
- All penetrations & non-draining terminations of the system must be made weather-tight.
- Armourwall 300 stucco systems can be installed with lath or direct applied over CMU. When direct applied over CMU, Parex WeatherDry is installed over the brown coat prior to application of the finish. See Parex USA Tech Bulletin TB029.

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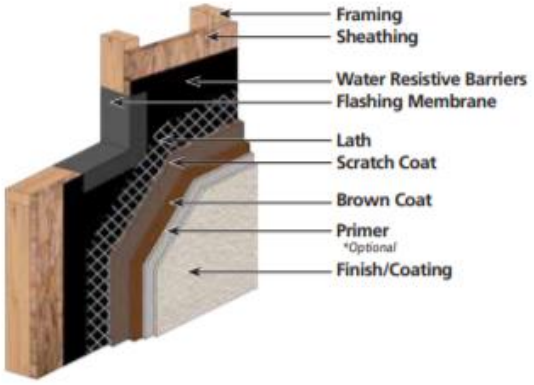
Armourwall Stucco Systems:

- **Advanced performance, quality controlled stucco systems**
- **Maximize energy efficiency with Continuous Insulation (CI)**

Armourwall



- Designed for use over framed construction when a standard system is desired.
- This system is used when an air barrier is not required.

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PAREX®

DPR Acrylic Finish


SWIRL FINE


SAND STONE


SWIRL COARSE


SAND FINE


MULTI TEXTURE


SAND COARSE


SAND SMOOTH

DESCRIPTION:

- 100% acrylic-based textured finish
- Dirt Pick-up Resistance (DPR): The surface of the finish hardens and does not soften again under heat. The non-tacky surface provides high resistance to accumulation of dirt, mold, and pollutants.
- Integrally colored with high-quality pigments
- Exceeds EIMA recommendations

USES:

Exterior or interior finish coat over:

- Parex Exterior Insulation and Finish Systems
- Properly prepared masonry, stucco, and concrete surfaces
- Interior application over drywall, plaster, or properly prepared masonry or concrete

COMPOSITION:

- Binder base: 100 % acrylic polymer with surface-hardening property.
- Aggregate: Pure crushed marble, rust-free.
- Water-based: VOC–compliant
- Pigment base: Titanium dioxide.
- Color: Parex standard colors or tinted to desired custom color.

Note:

"The Plus" Advantage can be added to any Parex finish or coating. "The Plus" provides additional protection against mildew and algae growth.

Finishes can be silicone-enhanced to improve the product performance against dirt pick-up and pollution.

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Roofing:

'Tesla" Shingles
(See attached Specs)

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Tesla Shingle Roofing Example
Installation in Progress

The Tesla Shingle effectively mimics the look of very large shingled black slate:

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Exterior Trim:

Composite trim, moldings & columns by Versatex for all exterior profiles.

ABOUT US

VERSATEX MAKES TRIM SMARTER

VERSATEX is created from cellular PVC, making it moisture and insect resistant while still featuring the real cedar look and woodworking characteristics a fine builder or craftsman desires. No more warping, cupping, or splitting - just a Trimboard with high aesthetic value backed by a lifetime warranty.

As a company, VERSATEX is a proven leader with an unmatched service platform and best-in-class product quality. Our focus is the cellular PVC trim market, and our strength is our experience and flexibility to continually introduce innovative solutions for builders, contractors and architects. We place a high value on listening to our customers and reacting to their needs.

WE'RE RIGHT THERE WITH YOU

Download our apps and keeps us by your side!

Our **Contractor Handbook App** provides an electronic easy-to-reference version of our Contractor Handbook, as well as links to technical documents, drawings, inspiration, and more.

Our **Premier Builder App** allows builders and contractors to earn points for purchasing VERSATEX products from our stocking dealers. Points can be redeemed for prizes, and lifetime point earnings qualify you for escalating status perks.

Learn more at ***versatex.com/premier***

VERSATEX PREMIER
EARN SMARTER.

Available on the App Store and Google Play™

Available on the App Store | ANDROID APP ON Google play

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Stealth™ VERSATEX® TRIM SYSTEM

STEALTH WINDOW & DOOR SURROUNDS

Nominal Sizes	Length and Finish: Smooth 18'	Timber Ridge 18'
5/4" x 4"	•	•
5/4" x 6"	•	•
5/4" x 8" (Standard Stealth Only)	•	•

- All sizes available in Standard Stealth, Stealth with Flange Slot, & Trim with Flange Slot except where noted
- Custom lengths & widths available in "Smartpack" quantities

STEALTH CORNERS

Nominal Sizes	Length and Finish: Smooth 10'	Smooth 20'	Timber Ridge 10'	Timber Ridge 20'
5/4" x 4"	•	•	•	•
5/4" x 6"	•	•	•	•
5/4" x 8"		•		

- Custom widths up to 10" wide corners available in "UNIT" quantities
- Special 12' & 22' long corners available in "UNIT" quantities; 4" and 6" corners at 10' and 20' lengths available in "Smartpack" quantities

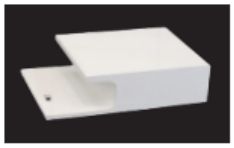
STEALTH SKIRTBOARD

Nominal Sizes	Length and Finish: Smooth 18'	Timber Ridge 18'
1" x 8"	•	•
1" x 10"	•	•
5/4" x 6"	•	•
5/4" x 8"	•	•

- Custom lengths and widths available in "Smartpack" quantities

STEALTH HIDDEN FASTENER PROFILES

Stealth Casing with J	18'	Stealth HF Corner	20'
1 1/8" x 3 1/2"	•	5/4" x 4"	•
1 1/8" x 5 1/2"	•	1 1/8" x 5 1/2"	•



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Canvas Series

BEAUTY OF WOOD. DURABILITY OF PVC.

Profile	Actual Width	Length 16'	18'
WP4	3/4" X 5 1/2"		•
Stealth Bead	1/2" X 6"		•
4" Crown	9/16" X 3 5/8"	•	
Bed Mould	9/16" X 3/4"	•	

- All profiles available in all 5 finishes
- Color-matched touch-up kit to be included from distributor
- Handling guides available at versatex.com/canvas-series

SOFFIT SYSTEM

Actual Sizes	Smooth Only Vented 18'	Solid 18'
1/2" x 12"	•	•
1/2" x 16"	•	•

- Custom lengths and widths available in "Smartpack" quantities

SOFFIT ACCESSORIES

Profile	Nominal Sizes	Length and Finish Smooth 18'	Timber Ridge 18'
Notched Fascia	1" x 8"	•	•
Frieze	5/4" x 6"	•	•

- Custom lengths and widths available in "Smartpack" quantities

VERSAWRAP

CLASSIC
RAISED PANEL
TAPERED

CLASSIC & RAISED PANEL

Nominal Sizes	Actual Inside Dimension	ACCENT WRAPS 10'	10'	POST CAPS SIZES
4" X 4" X 8'6"	3 3/4" X 3 3/4" X 8'6"	•	•	•
4" X 4" X 10'	3 3/4" X 3 3/4" X 10'	•	•	•
6" X 6" X 8'6"	5 3/4" X 5 3/4" X 8'6"	•		•
6" X 6" X 10'	5 3/4" X 5 3/4" X 10'	•		•
8" X 8" X 8'6"	8 1/2" X 8 1/2" X 8'6"	•		
8" X 8" X 10'	8 1/2" X 8 1/2" X 10'	•		
12" X 12" X 12'	9 3/4" X 9 3/4" X 12'			

- Classic sized available in Smooth or Timber Ridge
- 4", 6" and 8" wraps made from actual 1/2" thick VERSATEX; Add 1" to inside dimensions to calculate outside measurements. 12" wraps are an actual 3/4" thick.
- Raised panels start 16 1/2" from bottom with railing gap from 30 3/4" to 38 1/2". Clearance above the top panel measures 8 3/4".
- 10' Classic wraps and 6" X 6" X 10' Accent Wraps available (minimum quantities apply)

FOUR-PIECE TAPERED WRAP

Actual Sizes	5'	6'
12" base / 8" cap	•	•
16" base / 12" cap	•	•

- Includes skirt and squaring corners (see below).

MOULDING ACCESSORIES

MOULDING KITS

Bed Moulding Kit
Crown Moulding Kit
Base Cap Moulding Kit

XL for around Accent Wrap

Bed Moulding Kit XL
Crown Moulding Kit XL

- All Moulding Kits are pre-cut to length, mitered, and sold in bags with Hoffman Dovetail Connectors for easy assembly and a snug fit around the outside dimension of our 4", 6", or 8" VERSAWRAP.

TAPERED

Squaring corners and 3 1/2" decorative skirt pieces are included with each Tapered column wrap for the cap and base to fasten and accessorize for a craftsman aesthetic.

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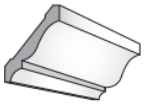
MOULDINGS

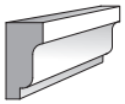
All mouldings sold in 16' lengths except the following:
Brick Mould, J-Channel Brickmould, and Double Hung Sill sold at 18' lengths; T-Mould sold at 12' lengths.

CROWN PROFILES

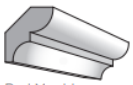


Crown Mouldings
3" VER52 6" VER45
4" VER49
5" VER47

8" VER8C01



Solid Crown
VER212



Bed Mould
VER75

Imperial Rake
VERIR01

Rams Crown
VERRC01

COVE PROFILES

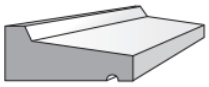
Scotia Cove
VER93

Quarter Round
VER105

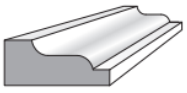
Baluster
VER236

Nose Cove
VERNC01

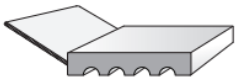
ADDITIONAL PROFILES



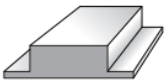
Drip Cap
VER197



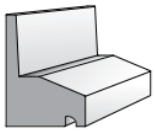
Shingle Mould
VER210



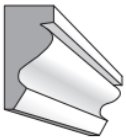
Garage Seal
VERGD01



T-Mould
VERT01



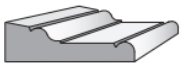
Water Table
VERWT01



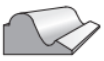
Panel Mould
VER217

Beadboard Cap

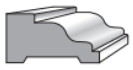
CASING PROFILES



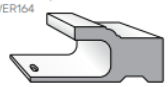
Adams Casing
VER97



Base Cap
VER164

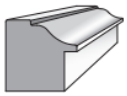


Rake Moulding
VER287



J-Channel Brick
VERJB01

Crosshead Pediment
VERCHP01

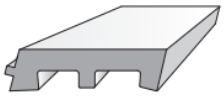


Backband
VER281

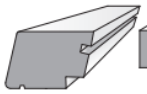
Brick Mould
VER180

SILL PROFILES

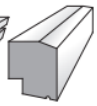
Double Hung Sill
VERDHS



Sill
VERS07



Heavy Sill Nose
VERHS01



Historic Sill
VERHS02

Subsill Nose
VER282

Sill Nose
VERSN01

TRIMBOARD

Thickness	Width							
Nominal	2"	3"	4"	5"	6"	8"	10"	12"	16"
5/8"			•		•	•	•	•	•
1"	•	•	•	•	•	•	•	•	•
5/4"			•	•	•	•	•	•	•
6/4" (smooth only)			•		•	•	•	•	
8/4" (smooth only)			•		•	•	•	•	

- 5/8", 1" and 5/4" available in standard 12', 18' and 20' lengths; 6/4" and 8/4" available in standard 18' lengths
- Custom lengths & widths available in "Smartpack" quantities
- Most thicknesses can be ordered reversible - Smooth/Timber Ridge or Smooth/Smooth
- 8/4" Trimboard subject to extended lead times
- Sizes available in **PEEL&NEAT** with a protective film applied; Check with your local retailer for availability

SHEET

Thickness	Width and Length				
Actual	4x8'	4x10'	4x12'	4x18'	4x20'
1/4"	•	•			
3/8"	•	•	•	•	
1/2"	•	•	•	•	•
5/8"	•	•	•	•	•
3/4"	•	•	•	•	•
1"	•	•	•	•	•
1 1/4"	•	•	•	•	
1 1/2"	•	•	•	•	

- Custom lengths & widths available in "Smartpack" quantities
- 1 1/2" Sheet subject to extended lead times
- 5' wide Sheets available in ceratin sizes & special quantities
- Sizes also available in Timber Ridge

CORNERS

Thickness	Length and Finish				
	Smooth			Timber Ridge	
Nominal	10'	20'	22'	10'	20'
1" x 6"		•			
5/4" x 4"	•	•	•	•	•
5/4" x 6"	•	•	•	•	•
5/4" x 8"		•			

- Custom widths up to 10" wide corners available in "UNIT" quantities
- Special 12' & 22' long corners available in "UNIT" quantities; 10' and 20' long corners available in "Smartpack" quantities
- Stealth Corners also available inside brochure

T&G PROFILES

Thickness & Width	Length		
Nominal	8'	10'	18'
1/2" x 4" (Regular Beadboard)			•
1/2" x 4" (Stealth Beadboard)			•
1/2" x 6" (Regular Beadboard)			•
1/2" x 6" (Stealth Beadboard)			•
1" x 6" (Regular Beadboard)			•
1/2" x 48" (Beaded Sheet)	•	•	
1" x 6" (WP4/Nickel Gap)			•
1" x 6" (Shiplap)			•
1" x 8" (Shiplap)			•

- Special 1" X 4" X 18' Nominal Stealth and Regular Beadboard available in "UNIT" quantities

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A.TESA
ARCHITECTURE

Exterior Trim:

'Haddonstone' cast limestone for all window and door surrounds and corner pilasters

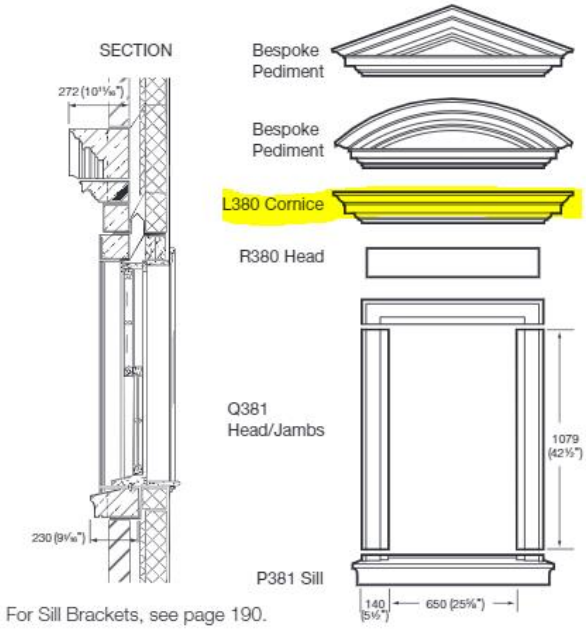
ARCHITECTURAL STONEWORK
WINDOW SURROUNDS

Haddonstone has a range of classical window surrounds which can be tailored to suit individual requirements. These surrounds, based on the Tuscan style, can be used for new build or refurbishment.

Haddonstone will always continue to create custom-made surrounds, either to an architect's drawing or to match an existing design. Please contact your nearest Technical Department for further information.

Window Surrounds also available in TecLite, see page 192.

We strongly recommend that you refer to Eurocode 6 and PD 6697: 2010.



For Sill Brackets, see page 190.

Window Surround with bespoke Pediment

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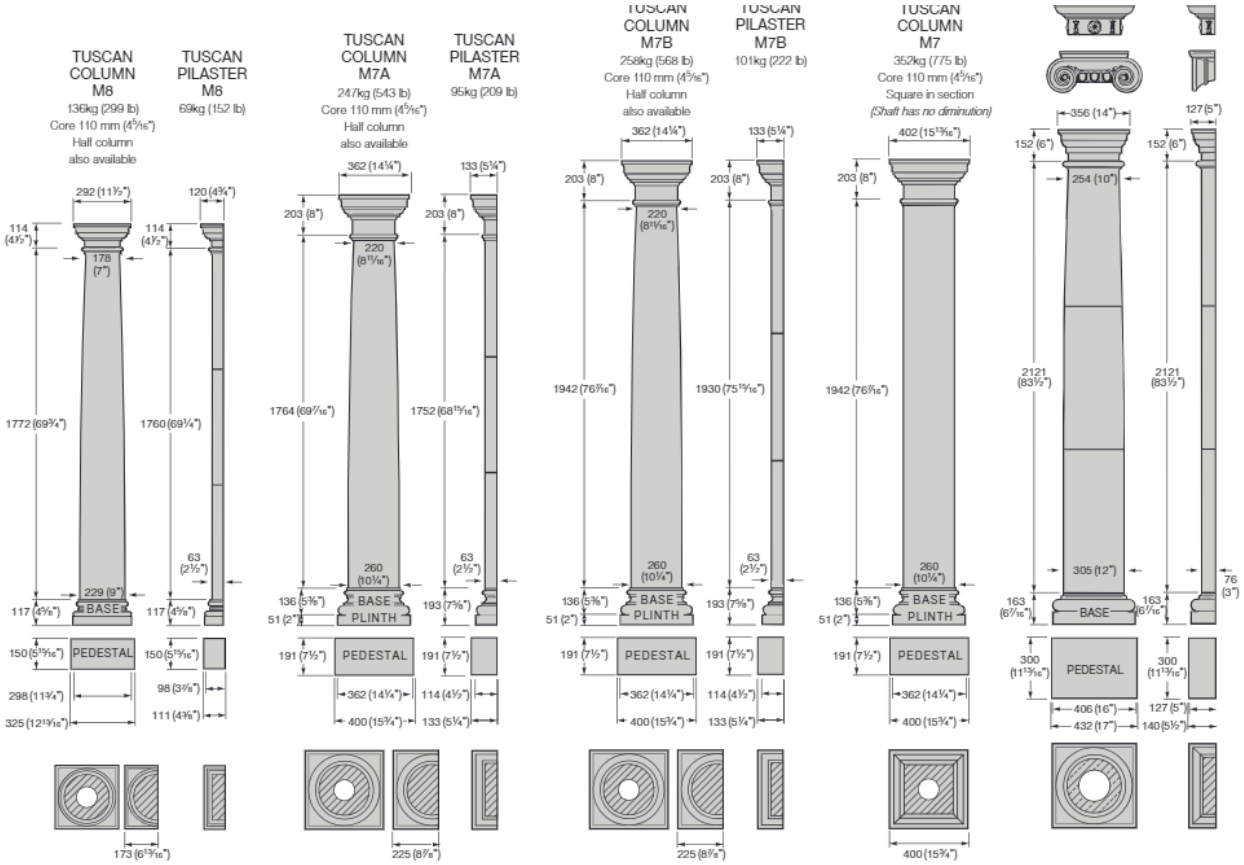

Custom-made products are available on request.

General note: Column dimensions exclude joints. Allow 6mm (¼") for joints.

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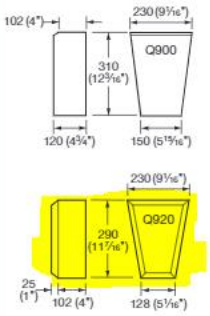
A.TESA ARCHITECTURE

Q920 Keystone

R3 Head with P2 Sill

Keystones

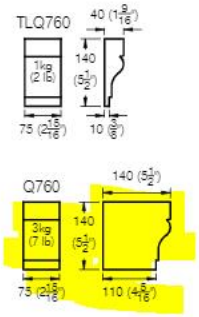
Custom keystones also available. Please ask for details.



TecLite Keystone TLQ920. Thickness 25mm (1").

Sill Bracket

For use with standard window surrounds and window sills.



Window Sills

Our three standard designs suit one or two-brick course heights in a normal cavity-wall situation. They are available in the following lengths to suit British Standard brick openings:

P1		P2/P9	
460mm (18 1/8")	1248mm (49 1/8")*	460mm (18 1/8")	1248mm (49 1/8")
685mm (26 15/16")	1360mm (53 9/16")*	685mm (26 15/16")	1360mm (53 9/16")
910mm (35 13/16")	1585mm (62 3/8")*	910mm (35 13/16")	1585mm (62 3/8")*
1135mm (44 1/16")**	1810mm (71 1/4")*	1135mm (44 1/16")	1810mm (71 1/4")*

Note: Dimensions exclude stooling - maximum 100mm (3 15/16") at each end.

*Only supplied as a two-piece sill.

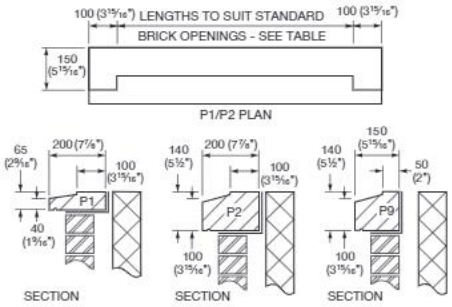
**One-piece only when supplied without stools.

Please note that other sill sizes can be manufactured to order.

We strongly recommend that you refer to Eurocode 6 and PD 6697: 2010, and our Tech Sheet M90/TS for installation recommendations.

TS Tech Sheet No. M90

WINDOW SILLS



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A.TESA
ARCHITECTURE

Exterior Stone:

'Fond Du Lac' real Stone Veneer

FOND DU LAC

Product Information & Data Sheet

Fond du Lac is a classic grey tone castle rock style real stone veneer. The pieces are cut from natural Wisconsin quarried dolomitic limestone known for its durability. The neutral colored stone and large pieces lend themselves to large scale projects as this stately stone does not look busy on large walls. Each individual piece of stone that makes up Fond du Lac has been split with a hydraulic press on all four sides to create the clean rectangles. The split or cracked edges retain a rustic or natural element to the finished look as opposed to our sawed height or dimensional style stone.

Flats Dimensions

Heights: 2" - 12"
Lengths: 4" - 18"
Depths: ¾" - 1-½"
Weight: 13 - 15 pounds

Corner Dimensions

Angle: 90 degrees
Heights: 2" - 8"
Lengths: 3"-5" x 8"-12"
Depths: ¾" - 1-½"
Weight: 20 pounds per linear foot

Stone Characteristics

Colors: Grey Tones
Style: Castle Rock
Finish: Natural

Packaging

Sold as loose pieces.
Flat Pallet: 100 square feet
Corner Pallet: 50 linear feet

Applications

This natural stone veneer is approved for all applications due to its high compressive strength and low water absorption. It is well suited for exterior applications with a harsh climate.

LEED® Certification & Energy Efficiency

Using natural stone veneer can contribute to obtaining credits toward your LEED green building certification. The natural material helps improve the energy efficiency of your home or business.

Installation

Natural thin stone veneer installation information is available on our website:

https://quarrymill.com/info/technical-resources/

We have resources to help with everything from mortar joint selection to a full PDF install guide.

https://quarrymill.com/naturalstoneveneer/fond-du-lac/

Natural stone varies in color, shape and veining from piece to piece. Photos used are meant to be as accurate as possible in depicting the product. Photos of stone are meant to give a general idea but should not be used for exact color matching.

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Exterior Roof Window:

Town & Country Glass roof window

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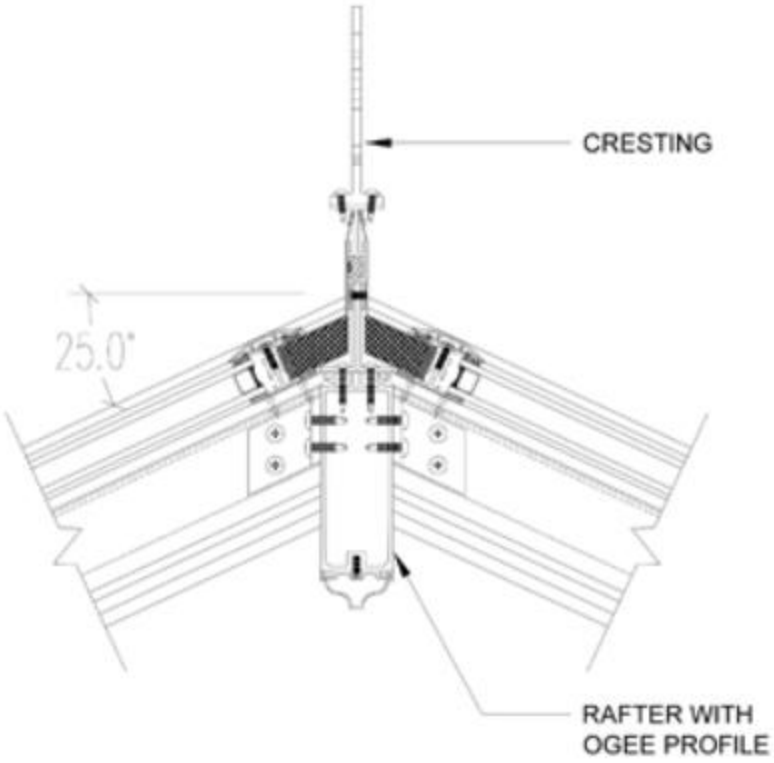

RIDGE

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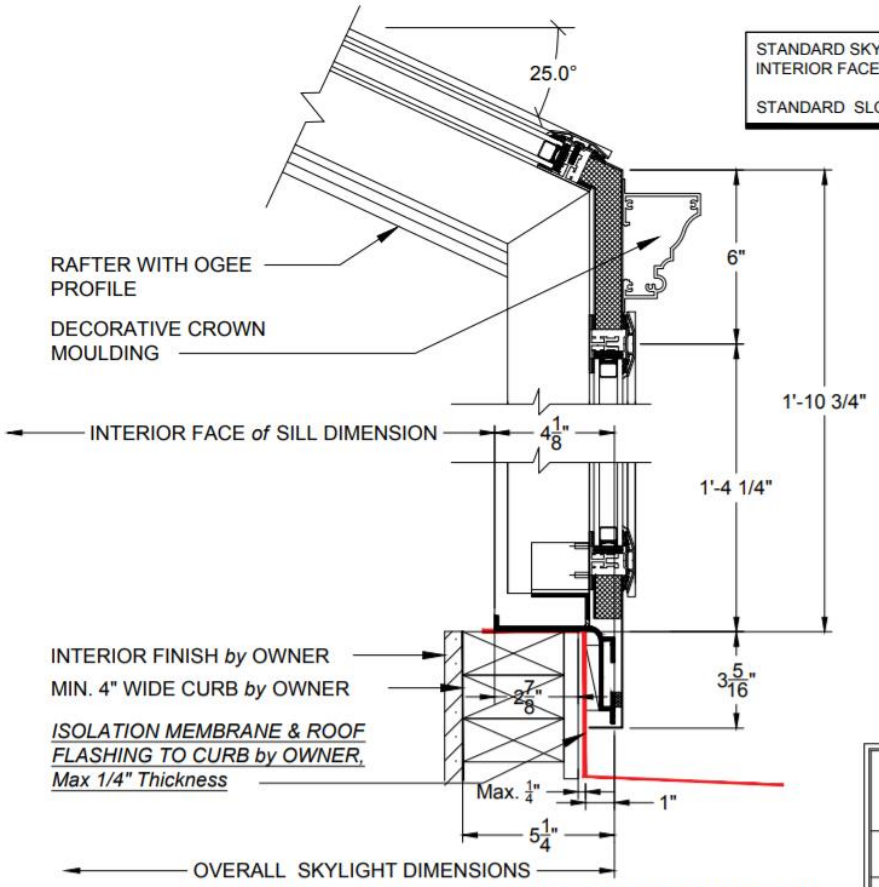


SKYLIGHT *with* SIDE FRAMES STANDARD DETAIL

Do Not Scale Drawings

TOWN & COUNTRY
Conservatories
4256 N. RAVENSWOOD AVE. CHICAGO, IL 60613
Tel: 773-281-1212 Fax: 773-281-2234

STANDARD SIDE FRAME DETAIL

Newport Historic District Commission
Application Addendum

54 Hammersmith Drive, Newport
Single Family Home, Aramli Residence

Proposed Work Requests to HDC

Five individual proposed work projects are requested for approval. We request each work project to be considered by HDC independent of the others for the purposes of this application :

1) Approval for new construction single family residence with pool
2) Approval for modifications of historic stone wall for the new residence entrance and driveway
3) Approval for repairs to existing historic stone wall for crumbling or leaning areas
4) Approval for modification of historic stone wall to add protective stone caps **WITHDRAWN**
5) Approval for modification historic stone wall to add embedded ornamental fencing in stone caps proposed in #4. **WITHDRAWN**

History of the Land
54 Hammersmith Rd, Newport, RI

PLAN
FOR SUBDIVISION OF
PROPERTIES IN NEWPORT R.I.

BELONGING TO

MRS EDWARD KING NOS. 1-31 125.0 ACRES
THE HON. C.S. BRADLEY NOS. 56-73 71.9 ACRES
J.H. GLOVER. ESQ. NOS. 32-55 87.2 ACRES
G. GORDON KING, ESQ. NOS. 74-93 77.4 ACRES

SCALE OF FEET

The district covered by the plan lies between the ocean and the harbor, about a mile west of Bellevue Avenue. It is remarkable for a series of rocky eminencies, commanding views to the south and east upon the ocean, and to the north and west upon Narragansett Bay; the range of vision over these waters covering three quarters of a circle.

Nearly three miles of the roads shown are already built and the remaining part (except the short branches marked "proposed") agreed to be built. They follow natural passes, admitting of easy trotting grades. Their wheelways are broader and better graded than that of the well-known Ocean Avenue, their drainage more thorough and their metaling deeper and firmer. As may be seen by the key-map, they form parts of continuous circuits for pleasure driving in connection with Bellevue, Harrison and Ocean Avenues, and establish conveniently direct communication between all parts of the district and the town, beach, harbor and other points of interest.

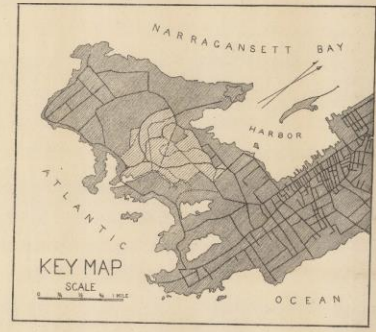
The plan of subdivision is designed to secure the largest advantages of scenery for each of a series of building sites

The area in acres of each subdivision is shown by figures followed by the letter A. Dotted lines show where in each subdivision space is available for a house of one of three classes in respect to extent of ground floor. In a few cases it is assumed that, to avoid excessive blasting, the house should stand on a higher level than the carriage sweep: these are indicated by crosses +. Figures in a circle give the elevation above low water mark of the highest point in each subdivision. In many cases two or more of the subdivisions may be desirably combined.

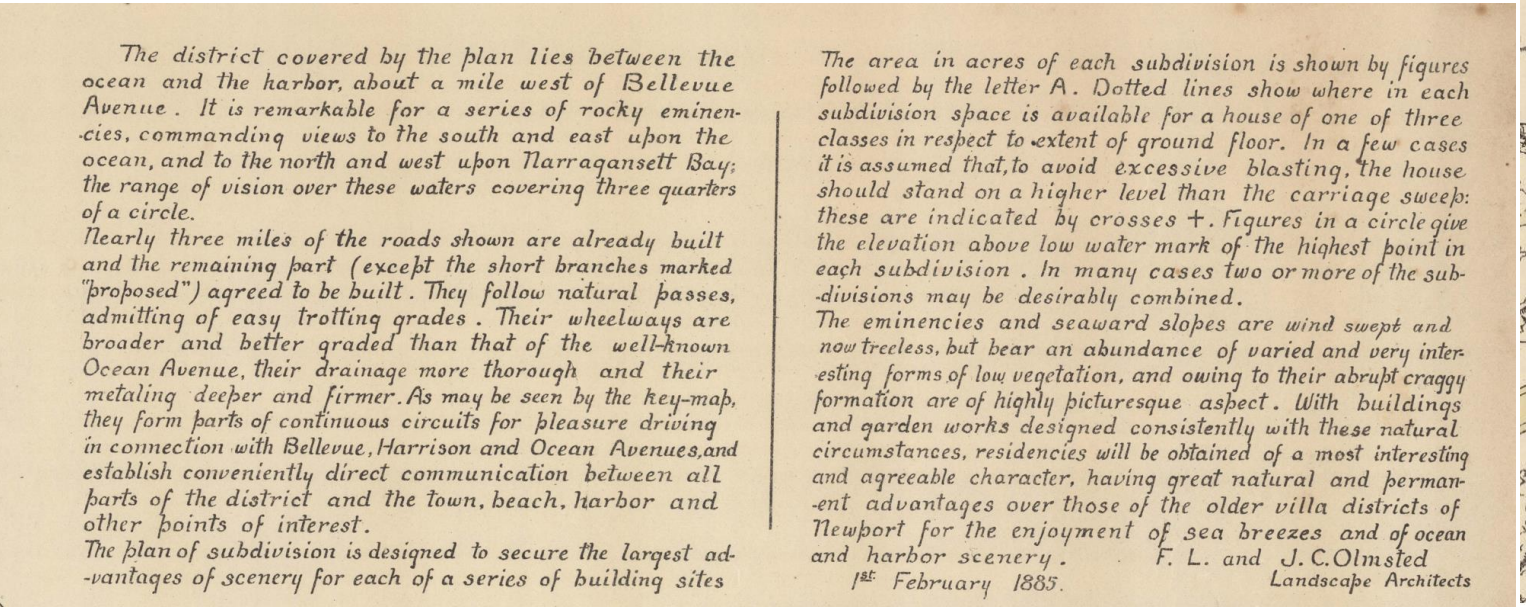
The eminencies and seaward slopes are wind swept and now treeless, but bear an abundance of varied and very interesting forms of low vegetation, and owing to their abrupt craggy formation are of highly picturesque aspect. With buildings and garden works designed consistently with these natural circumstances, residencies will be obtained of a most interesting and agreeable character, having great natural and permanent advantages over those of the older villa districts of Newport for the enjoyment of sea breezes and of ocean and harbor scenery.

1st February 1883.

F. L. and J. C. Olmsted
Landscape Architects



In 1885, a large density of buildable subdivision lots was proposed for sale in the Hammersmith-Beacon Hill-Brenton Rd. neighborhood, as laid out the Olmsted firm. Prior to Arthur Curtiss James purchasing a large number of these individual lots in 1909 to combine into his 33 acre residential estate, the land that is now 54 Hammersmith was originally laid out by Olmsted as a buildable lot. Please see blue outline of approximate current property boundaries and note that Helena Rd. is now Hammersmith Road.



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1st February 1885.

PLAN
FOR SUBDIVISION OF
PROPERTIES IN NEWPORT R.I.
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MRS EDWARD KING NOS. 1-31 125.0 ACRES
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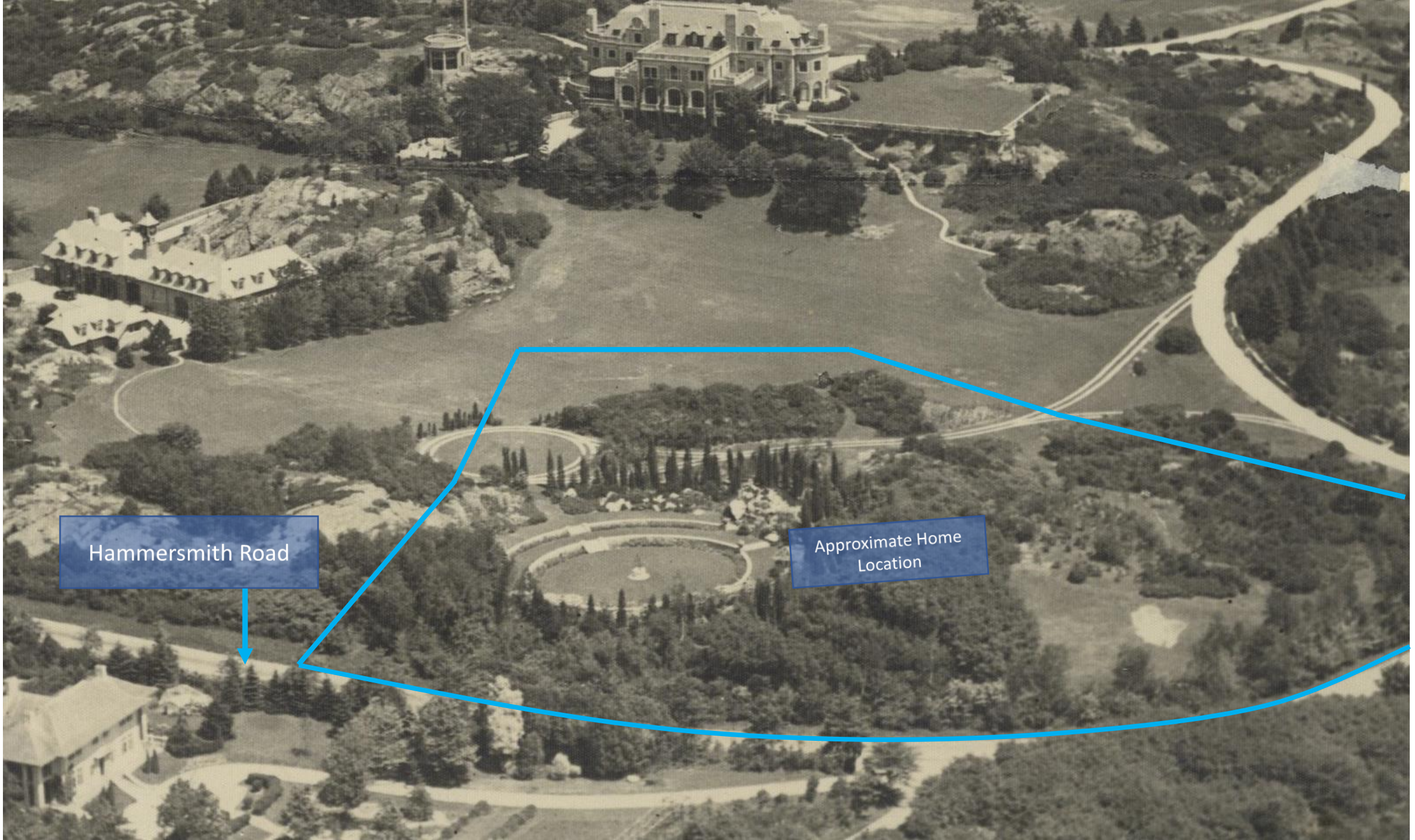
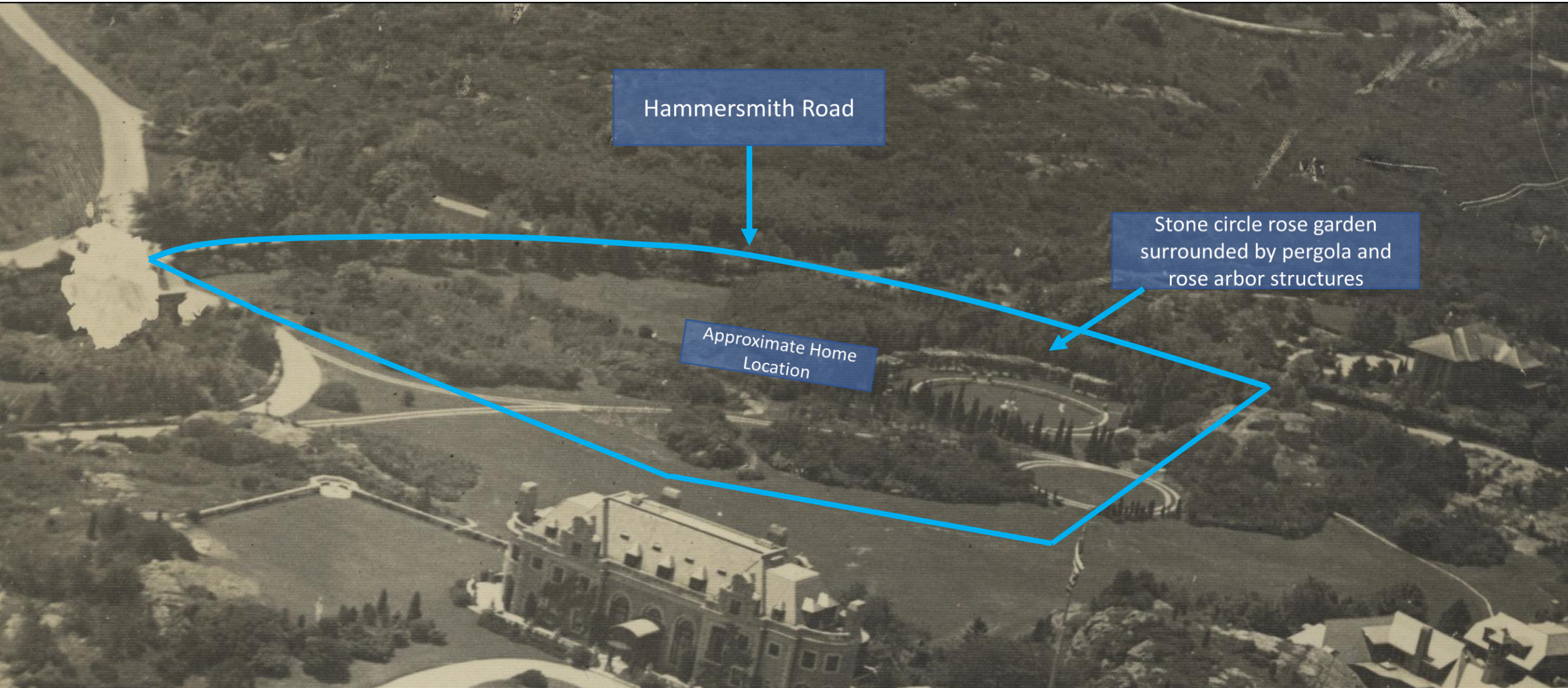
G. GORDON KING, ESQ. NOS. 74-93 77.4 ACRES

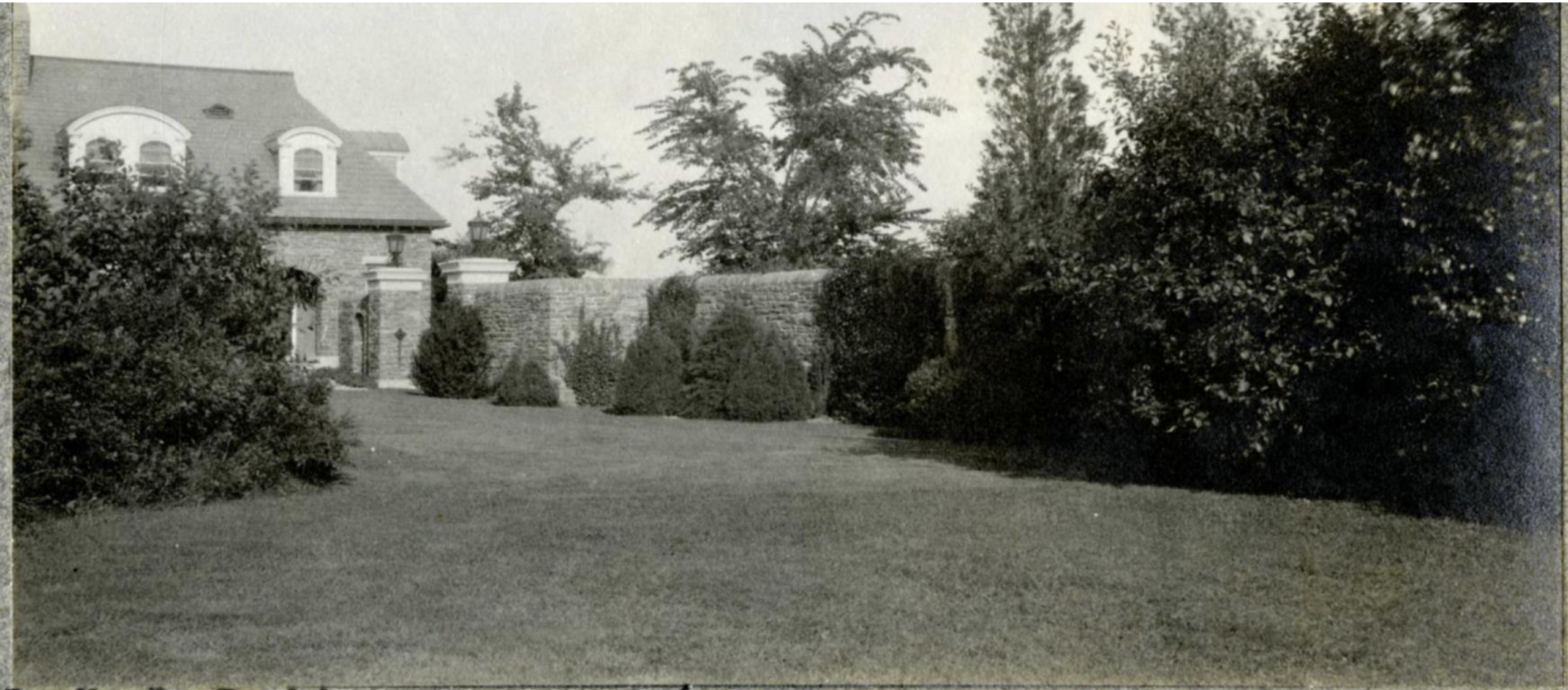
HELENA
MOORLA
ROAD
BEACON
PROPOSED
9 4.2A
10 2.2A
8 2.9A
39 2.2A
40 1.3A
49 2.9A
48 1.6A
41 3.5A
7 3.3A
42 5.8A
45 4.5A

Built in 1909, and assembled from a large number of subdivision lots, the Arthur Curtiss James residential estate spanned 33 acres and was the largest estate in Newport. The original estate contained numerous historic landscape features that were distant from the main house, including several formal gardens including the Old Rose Garden, the New Rose Garden and the Blue Garden. Other estate features included pergolas, a stone gazebo, various stone statues and a tennis court. The Olmsted firm is credited for the master landscape plan, with contributions from other firms.


Hammersmith Road
Approximate Home Location

View of 54 Hammersmith from North
Approximate Boundaries





By H. D. Perkins Sept. 1916 3558-320

FACING SOUTHEAST AT ENTRANCE GATE AND SUPERINTENDENT'S COTTAGE

McKim, Mead, and White built Belvoir for John H. Glover in 1887. *Plate 48.* Around 1909 Arthur Curtiss James bought the property and tore down Belvoir. Enlarging its foundations, he erected an imposing stone mansion on the highest point of Beacon Hill, surrounded by extensive grounds laid out in the natural setting of the granite outcroppings. The view of the ocean and Narragansett Bay was unsurpassed. It is strange to note that none of the many gardens planned for him by the Olmsted Brothers, Hempstead of Boston, his superintendent, John Greatorex, and Mrs. Harriet Foote, who planned the extensive rose garden, lay close to the house. On either side of the main road to the estate, paths edged with low-clipped evergreens were measured out with pink rambler roses on posts with a riot of gay flowers around them. The background claimed the native rock outcroppings, dotted with arborvitae, red cedar, pine, spruce, and yew, pointing their conically trimmed fingers upwards to heaven. Arthur Curtiss James' stone mansion ruled the crest of the rocks above. When the American flag was flying, he was always at home.

Near one of the three stone pillared entrances was situated the *Plate 49.* old rose garden. The circular lawn, with its carved stone well in the center, was sunken on a slightly lower level and edged with English ivy and low, clipped English boxwood. Giant cryptomeria, spruce, and arborvitae cast their shadows on the velvet grass. Steps led to several rose arbors, watched over by impressive stone figures.

Peckham Brothers, Middletown contractors, literally blasted *Plate 50.* the site for the new 1,000-foot rose garden out of the surrounding crags east of the house in 1931. It was then filled with the finest loam, manure, and liquid fertilizer in which 5,000 roses were planted. No wonder they thrived in such a rocky place. The oval reflecting pool was surrounded by dwarf varieties and standard

Research on the stone circle amphitheater located at 54 Hammersmith reveals it to be the old rose garden of the Arthur Curtiss James Estate, circa 1916

The Stone Circle Amphitheater

This large historic landscape feature is defined by a depressed circular area ~90 foot diameter with an additional circular arced terrace on its north side. Retaining walls that define the landscape feature vary from 18” to 4’ high. It is in an extreme state of disrepair and crumbling.

The Stone Circle Amphitheater

Nearly 70% of this landscape retaining wall will require rebuild and repair. The stairs would be considered unsafe. The stone retaining walls have mortared joints and all repairs/rebuilds will be done in the original construction style of the wall, using wall stone available on-site.

View from west of stone circle facing east

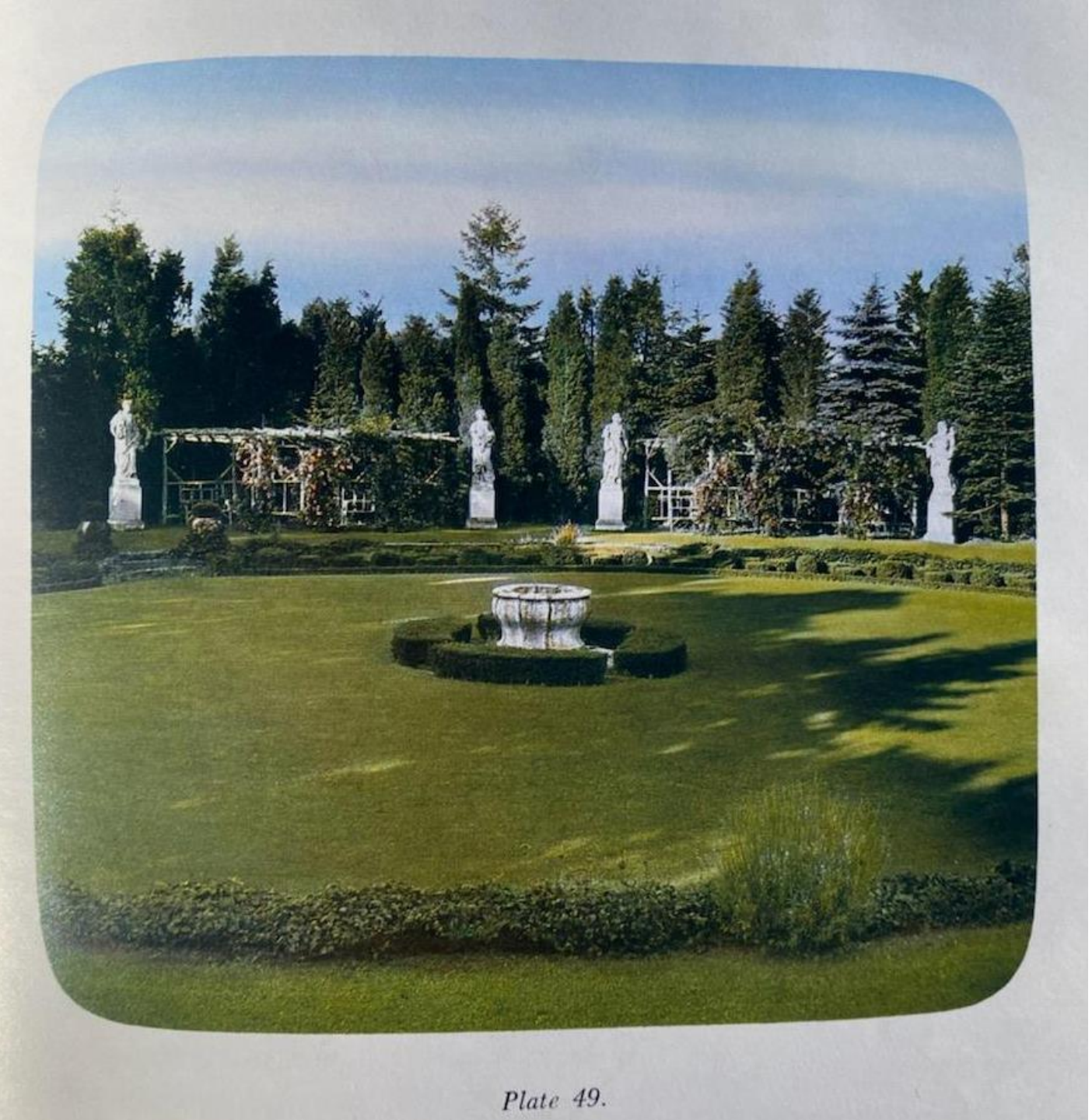


Plate 49.

Historic Photo of Arthur Curtiss James Old Rose Garden

The ruins of this once beautiful rose garden and its landscape features shall be repaired, rebuilt and returned to its former status as a manicured formal rose garden and landscape centerpiece of the new residence. All repairs will be done in the original construction style of the wall, using wall stone available on-site or from the original Peckham Quarry in Middletown. High resolution photos shall be taken every 10’ of the retaining walls to document pre-existing conditions.

Proposed Work Requests to HDC

Application Line Item #1: New construction of single family residence with pool and generator

- Size, scale & massing
- Siting and setback
- Materials and architectural details (see appendix)

APPLICABLE STANDARDS FOR NEW CONSTRUCTION - §17.80.060(C)

The commission shall apply the following standard of review to new construction or reconstruction:

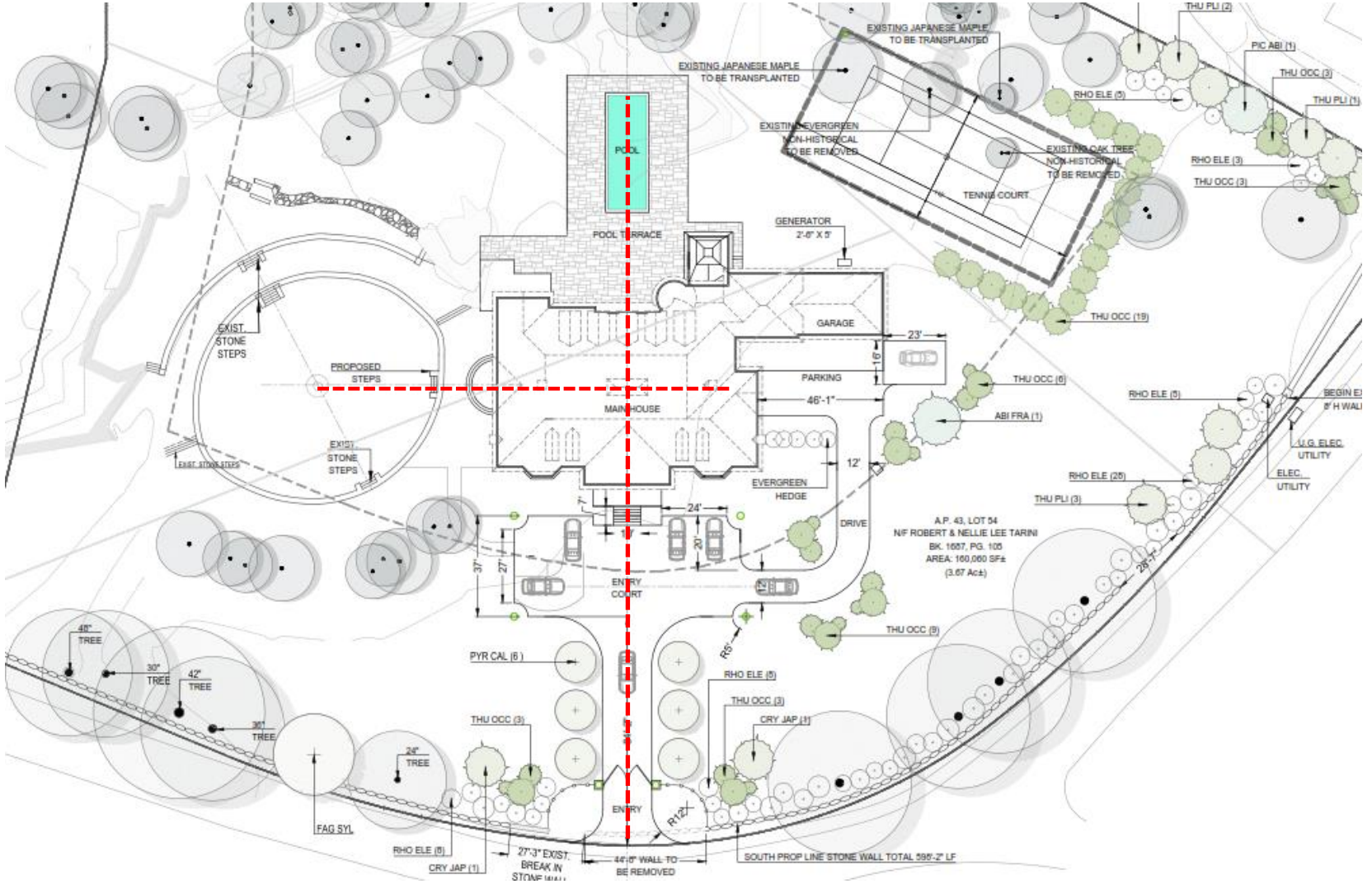
1. Compatibility. New construction…shall be compatible with the surrounding historic area in terms of size, scale, siting, massing, setback, materials and details.

2. Architectural Quality. New construction…should be of thoughtful and considered architectural design.

3. Appearance. New construction…may clearly read as such and need not present a false historic appearance.

General Site Layout - 54 Hammersmith Rd

New homes are typically designed first, with landscape features then later added around them. This project is unusual in applying the reverse approach. The home itself was designed around the historic stone amphitheater rose garden. The home is intimately connected to the formal garden with its main central hall and west porch, celebrating the rose garden as the centerpiece of the entire plan of the landscape. The plan maintains a formal layout of all major site features axially aligned to the rose garden.



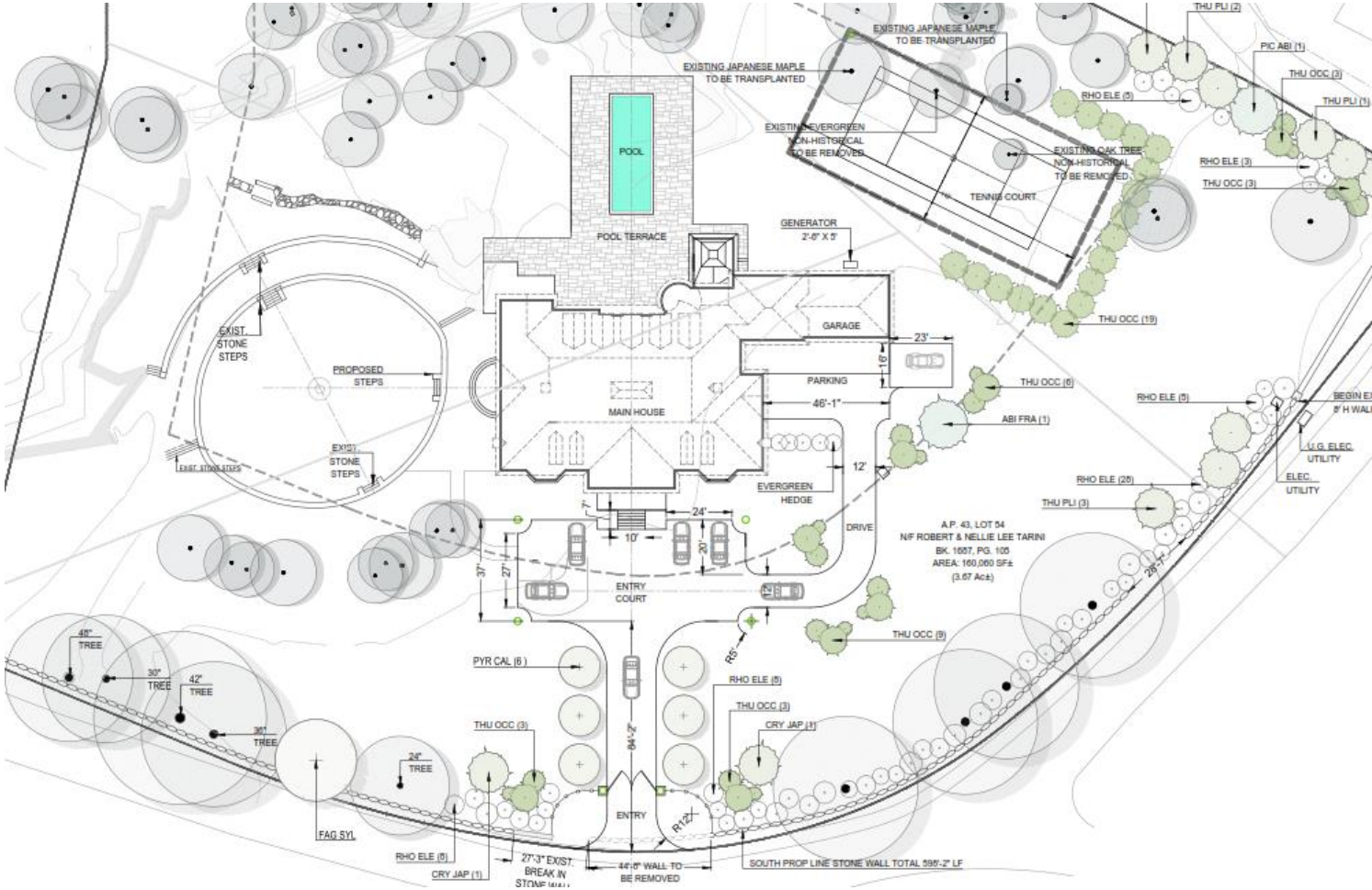
Setback & Siting - 54 Hammersmith Rd

PLAN IS 100% COMPLIANT WITH ALL ZONING REGULATIONS, NO VARIANCES REQUIRED

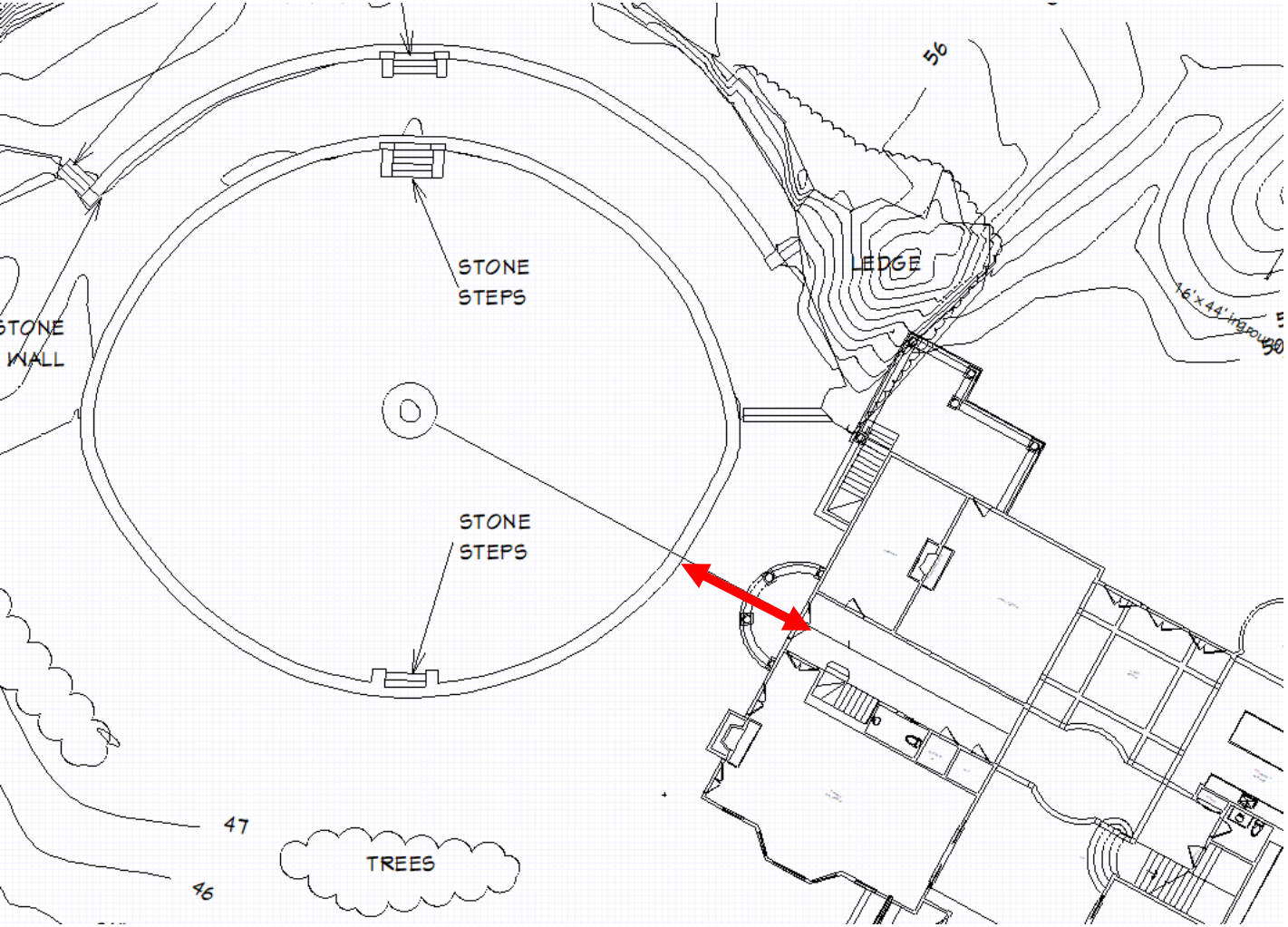
Fully Conforming R-160 Lot

- 160,060 sq. ft lot (min 160,000 required)
- Setback requirements:
  - 100’ front, 50’ sides and rear
  - Proposed setback: 124’ to front porch
  - Setback to main mass of house: 136’
- Lot coverage allowed: 6%

  Lot coverage of home: 5.6%
- Building height is under allowed zoning limits < 35’
- Siting has basement foundation located 20’ away from historic landscape feature (the stone retaining wall circle)



Based on concerns expressed by the Commission, the plan has been revised to eliminate any disturbance, demolition, or removal of any portion to the existing historic stone circle landscape retaining walls, which will be fully restored. Proposed home siting is shown below in relation to existing site conditions:



Closest siting distance from main mass of the home and basement foundation wall to the stone retaining wall: 20’

The home foundation wall will require a construction excavation dig to extend 10’ past the foundation itself, leaving a minimum of 10’ of undisturbed earth to support the closest sections of stone retaining wall during construction.

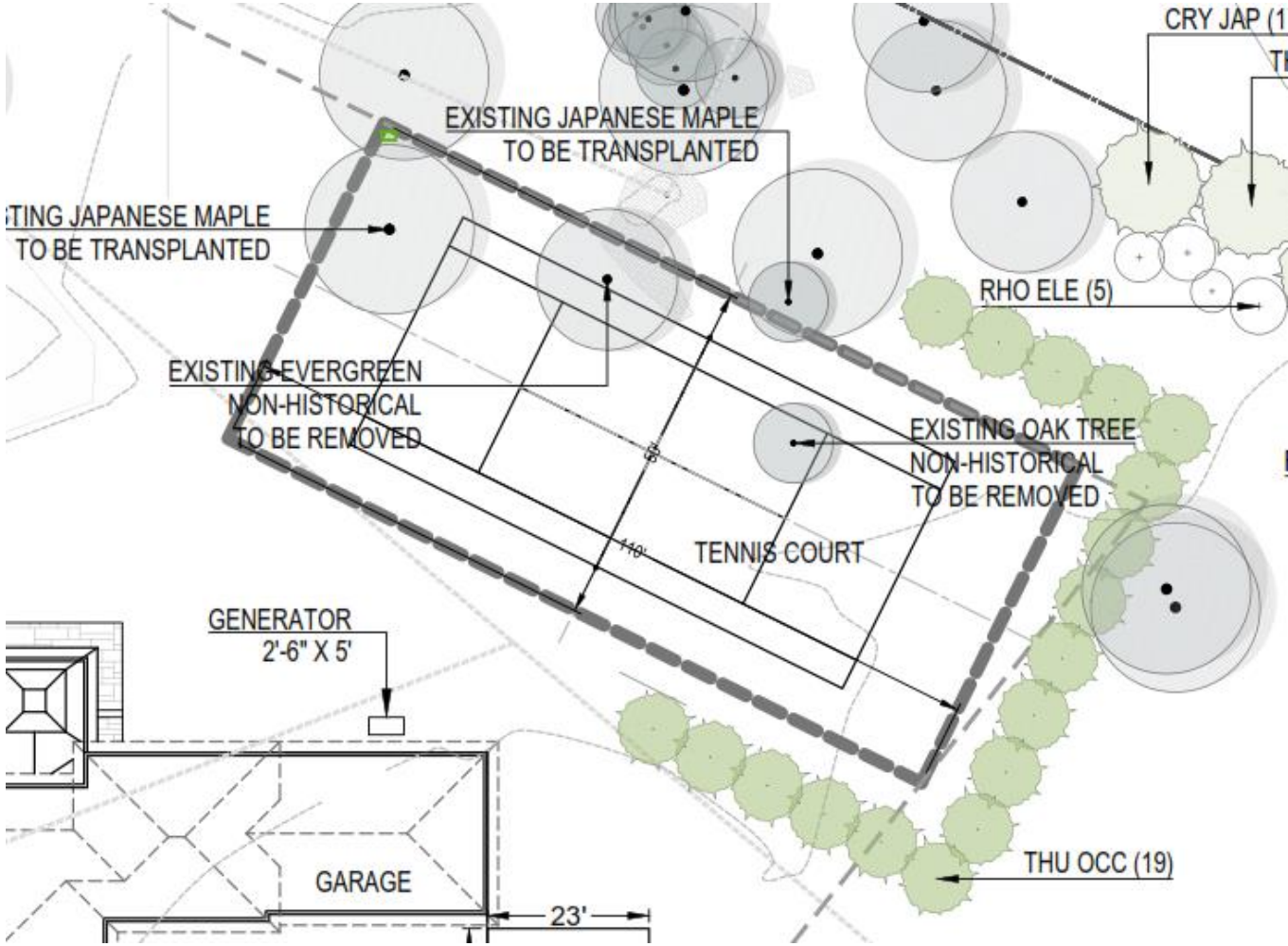
To enable ease of entry the revised siting plan proposes new steps to be added to the existing stone circle retaining walls in the location noted, allowing a direct step-down walk-in path from the home into the stone circle. The stone circle retaining walls shall remain fully intact and restored.

Site Plan: Historic Tree Preservation

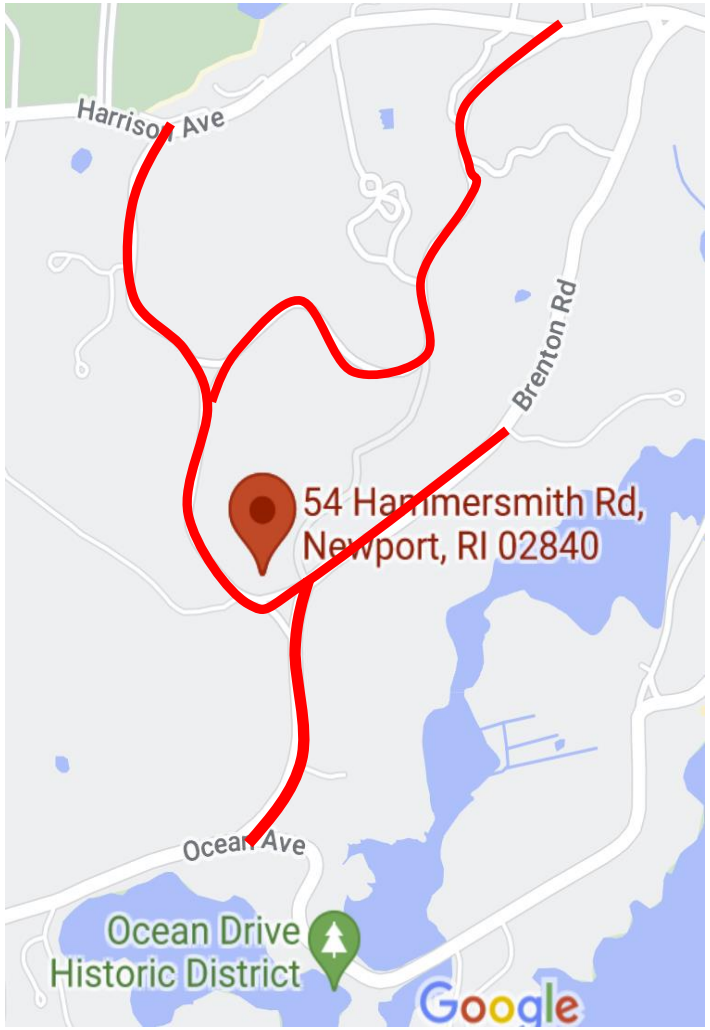
The street boundary is lined with old-growth European Beeches in various states of health and there are 55+ Japanese Maple trees in two separate groves. The overall project plan is dedicated to preserving the historic trees on the site with minimal impact.

Construction of the entire home impacts just 1 younger specimen Japanese Maple, which is planned for transplant. Construction of the tennis court impacts 1 medium size and 1 sapling size Japanese Maple (both planned for transplant) as well as two unremarkable non-historic trees (an evergreen and oak) that will be removed.

Health of the historic trees is a priority. Soil and root treatments, dead limb pruning by arborists, as well as conscious grading to eliminate existing water ponding are all part of the development plan.



Setback study covering most of Beacon Hill Rd, all of Hammersmith Rd and closest points of Brenton Rd (see red line, all homes with street frontage) shows proposed setback is above the median setback of the area, and further setback than several estate size homes, per Newport GIS.



Setback from property street line

Homes sorted from lowest setback to highest

Address	Plot Distance from 54 Hammersmith, Miles	Setback Per Newport GIS, Feet	Estate Sized Home, Living Space Sq. Ft.
125 Brenton Rd	0	6	
44 Beacon hill Rd	0.7	9	7487
5 Hammersmith Rd	0.5	36	6564
75 Brenton Rd	0.3	41	
63 Hammersmith Rd	0	50	
17 Beacon Hill Rd	1	60	
23 Hammersmith Rd	0.2	68	
20 Beacon Hill Rd	1	75	
31 Beacon hill Rd	0.9	75	11783
283 Ocean Ave	0.2	89	
74 Beacon Hill Rd	0.5	99	
157 Brenton Rd	0.2	111	
146 Brenton Rd	0.2	114	6057
54 Hammersmith Rd	0	124	12800
30 Hammersmith Rd	0	143	8093
70 Beacon hill Rd	0.3	143	10473
58 Beacon Hill Rd	0.4	146	
21 Hammersmith Rd	0.2	215	
26 Beacon Hill Rd	0.9	221	13534
140 Brenton Rd	0.1	235	5232
86 Beacon Hill Rd	0.3	249	6435
88 Brenton Rd	0.3	253	
36 Beacon Hill Rd	0.33	367	13,659

Median

Proposed Residence Footprint of 8922 Sq. Feet Comparison to Neighboring Homes: Newport GIS Aerial Measurements

- 30 Hammersmith (abutter)
- Home w/ detached garage footprint is ~8560 sq. ft
- **Just 4% smaller** footprint than 54 Hammersmith

- 70 Beacon Hill Rd.
- Home w/ attached garage footprint is ~10,150 sq. ft
- **14% larger** than footprint of 54 Hammersmith

- 54 Hammersmith
- Home w/ attached garage footprint is 8922 sq. ft

Comparison of Residence Size & Scale: 54 Hammersmith

Proposed residence size: ~12,800 sq. ft living space
Proposed residence footprint: 8,922 sq. ft including 3.5 car attached garage

The proposed residence lands squarely within the Ocean Drive historic district, among many homes of similar and larger size. Cladding is authentic stucco and natural stone, of similar materials to other homes in the Ocean Drive district. A sample of similar scale and nearby or abutting personal residence homes are below:

Interior roads in the district:

13,659 Sq. Ft	36 Beacon Hill Rd	0.5 miles
13,534 Sq. Ft	26 Beacon Hill Rd	0.46 miles
12,800 Sq. Ft	**54 Hammersmith Rd**	
11,783 Sq. Ft	31 Beacon Hill Rd	0.35 miles

On Ocean Drive:

15,851 Sq. Ft.	254 Ocean Ave.
15,630 Sq. Ft	225 Harrison Ave
13,699 Sq. Ft	81 Ocean Ave.
13,164 Sq. Ft	325 Ocean Ave.
12,800 Sq. Ft	**54 Hammersmith Rd**.
12,500 Sq. Ft	275 Harrison Ave
11,675 Sq. Ft	147 Harrison Ave

Appropriateness of Massing & Architecture
54 Hammersmith

The owner has been a full time resident of Newport for 12 years and maintains tremendous affection for the Newport historic architectural aesthetic. The proposed residence was designed drawing on inspirations and elements from numerous architecturally significant and historic Newport manor homes. These architectural inspirations have been adapted, re-invented and recombined to create a new and uniquely modern yet architecturally familiar Newport home. Inspirations were happily drawn from:

- Beach Mound at 729 Bellevue, built 1897
- Crossways at 101 Ocean Ave, built 1900
- Vernon Court at 492 Bellevue, built 1901
- Bois Doré at 115 Narraganset, built 1927

Massing & Architecture: Thematic Inspirations

Proposed home is considerably smaller than the architectural inspirations shown below:

Appropriateness of Scale & Massing
Rendering of Proposed 54 Hammersmith Rd

Appropriateness of Scale & Massing
Rendering - 54 Hammersmith Rd

Appropriateness of Scale & Massing
Rendering - 54 Hammersmith Rd
South (Rear) Elevation – Not Visible From Any Road

Stucco As a Cladding Material in Local Neighborhood

Of the 4 closest abutting homes to 54 Hammersmith, 3 utilize stucco as a primary or secondary cladding material. The 4th uses only stone. Shown in order:

- 64 Hammersmith
- 125 Brenton Rd

Examples of Similar Symmetrical Architecture + Stucco Cladding Ocean Drive District Historic Homes

64 Hammersmith (abutting property) with stucco cladding, axial landscaping to front door

20 Brenton Road with stucco cladding, axial driveway alignment to front door and large motor court in front of home. Built 1900.

Examples of Similar Symmetrical Architecture + Stucco Cladding Ocean Drive District Historic Homes

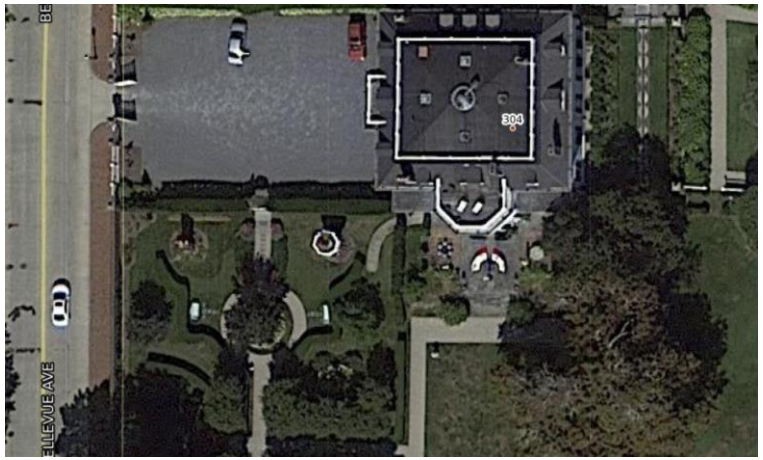
275 Harrison Ave with stucco cladding, axial driveway alignment to front door and large motor court in front of home. Built 1931.

101 Ocean Ave with stucco cladding, built 1900.

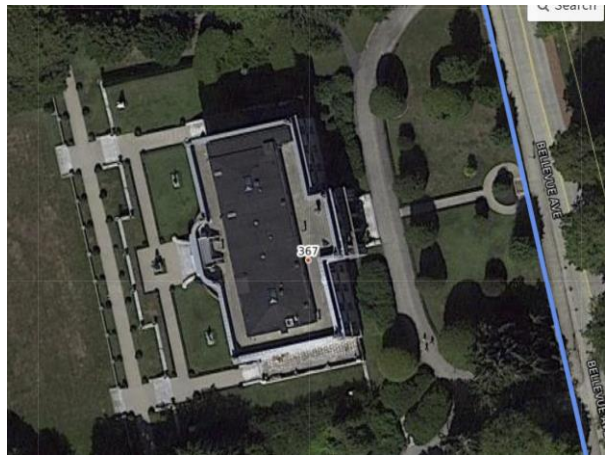
Historic Homes and Their Gardens

Regarding siting of the home 20’ from the historic rose garden, there is abundant precedence for historic Newport landscapes to be connected to and abut the historic homes on the property:

304 Belleview

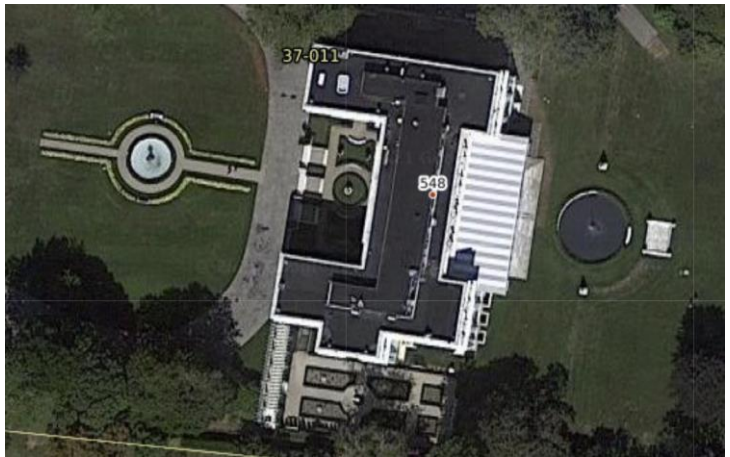


367 Belleview



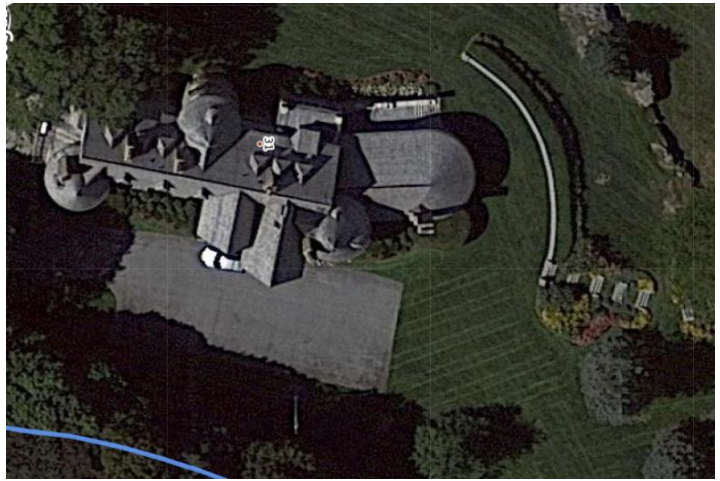
540 Belleview

548 Belleview



44 Ochre Point

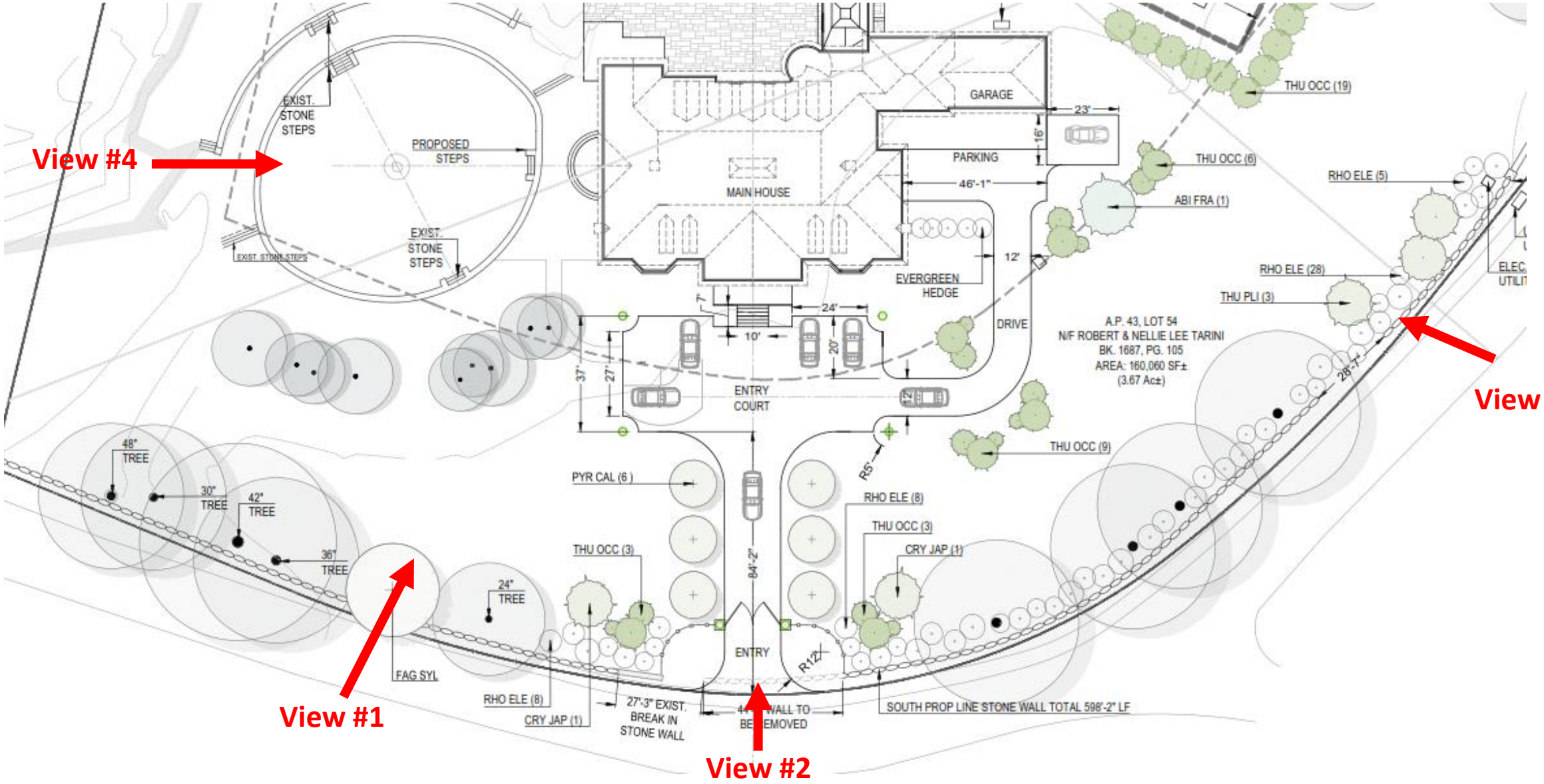
31 Beacon Hill Rd



Additional examples of Newport landscapes and formal gardens connected to and abutting the historic homes on the property, also with driveways linearly aligned with center of home:

180 Narragansett “The Orchard”

Simulated Renderings: Camera Viewpoints



View #1: From street, west of proposed entrance, view of stone circle

View #1: House Siting – No Street Landscaping

View #1: House Siting – Easily Hidden by 6.5’ Shrub

View #2: From street, centered on proposed driveway entrance

View #2: House Siting – With Landscaping

View #3: From street, east of driveway at second opening in wall

View #3: House Siting – No Street Landscaping

View #3: House Siting – Easily Hidden with 6.5’ Shrub

By H. D. Perkins Sept. 1916 3558-316

EXAMPLE OF PLANTING ALONG THE STREET WALL

View #4: From yard, west of stone circle facing east towards house

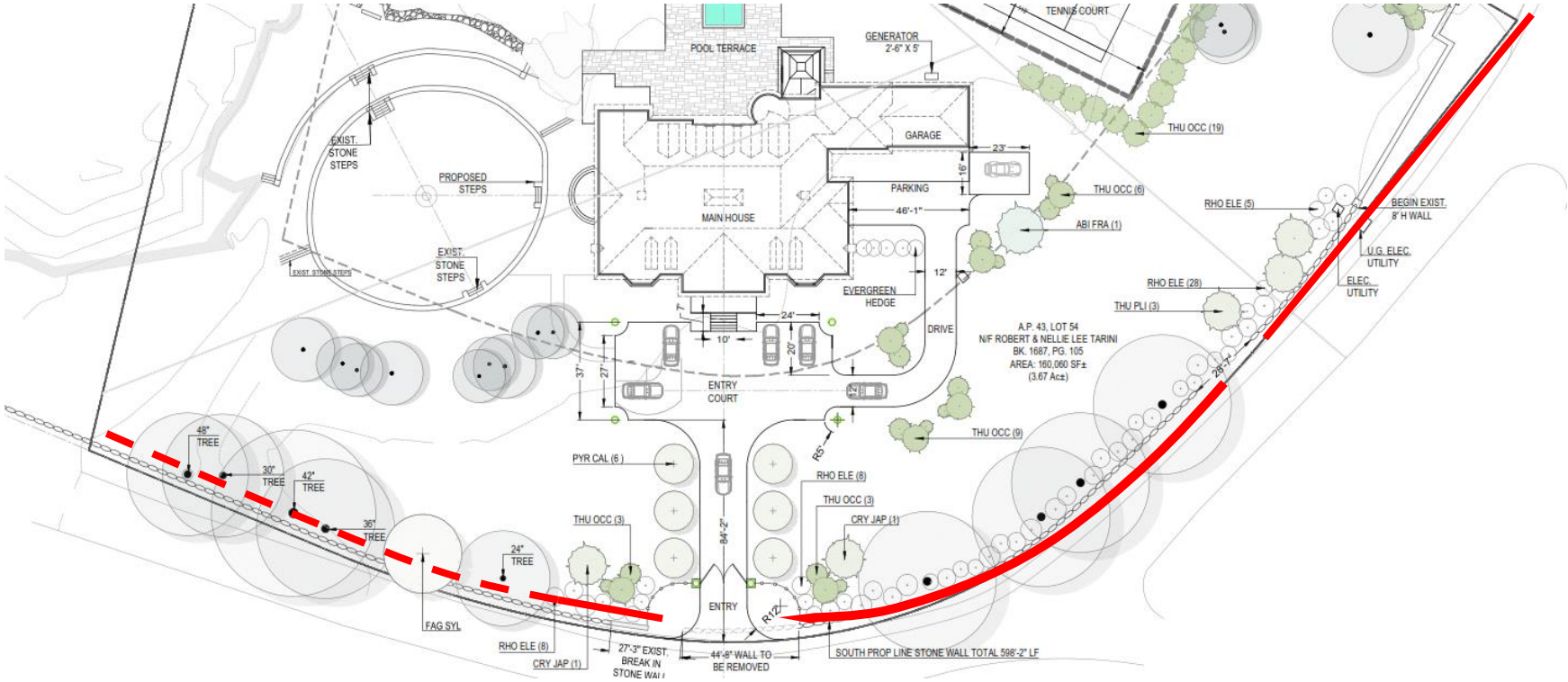
View #4: House Siting – No Landscaping

View #4: House Siting – Stone Circle Restored

View #4: House Siting – With Landscaping

Landscape Plan – Visibility from Hammersmith Rd

The goal of the project's frontal street landscaping plan is to tastefully hide view of the home from the majority of street frontage. The home's garage doors, garage parking area and tennis court are intended to be 100% obscured from street view by the landscaping plan. **Solid red lines** indicate area where no visibility of any interior features of the lot (house, tennis court, or parking area) are anticipated to be visible from the street, dashed is where partial foliage screened visibility is planned.



Plan to Protect Historic Stone Wall at South Property Line During Home Construction

- Ingress/egress openings in the wall shall have high-visibility barriers placed such that heavy equipment and trucks will not accidentally run into and damage the wall.
- No construction equipment, vehicles or materials requiring forklifts shall be stored or parked within 20 feet of the wall
- All on-site contractors shall be notified of the historic nature of the wall and trained on proper procedures to avoid damage
- Signage shall be posted around the wall warning onsite contractors not to modify, damage or disturb the wall

Proposed Work Requests to HDC

Application Line Item #2

Approval for modifications of historic stone wall of a new opening for the proposed residence driveway

- Historic Stone wall existing details and modification approach
- Net impact to historic stone wall with new opening
- HDC precedence for approving new openings in historic walls

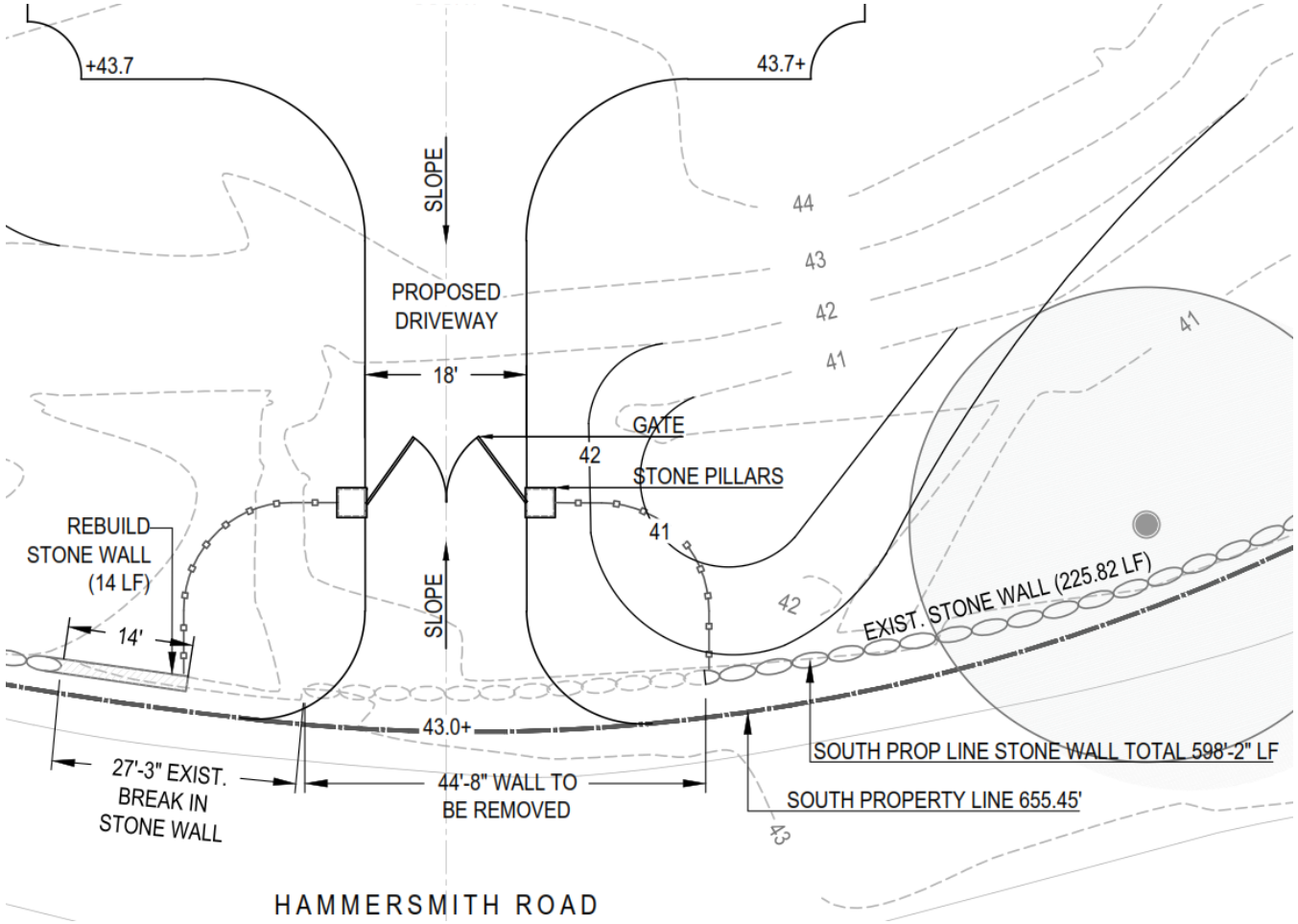
Stone Wall Along Hammersmith Rd.

Abutting the historic Arthur Curtiss James estate Gate Wall and running the length of 54 Hammersmith road along the southerly plot line is a shorter stacked stone wall ranging from 2.5’ to 3’ tall, with two pre-existing openings made by a prior owner ~12 years ago. A drive through Beacon Hill Rd – Hammersmith Rd reveals more than 1 linear mile of stone walls of various types along the roads.

Stone Wall, Hammersmith – Modifications for Residence Entrance

The south property line is 655’, with a total length of 598’ of existing historic stone wall, traveling 91% the length of the entire south property line. Removal and relocation of small sections of the stone wall are proposed to make way for the proposed driveway to the residence.

This includes removal of a 30’8” section of wall and relocation of a 14’ wall section to an existing gap in the wall created by a prior owner ~12 years ago, resulting in the net reduction of the existing wall of 30’8” total length. This equates to net removal of only 5% of the total length of 598’ stone wall for placement of the residence driveway.



Stone Wall, Hammersmith – Modifications for Residence Entrance

In addition to layout aesthetics, the residence driveway was proposed to NOT align perfectly with the pre-existing opening in wall made by a prior owner in order to save one of the historic European Beach trees lining the south property line. Due to natural land slope around the tree, substantial ponding of water has been occurring. Per arborist evaluation, the tree is already unhealthy due to the water ponding. Placement of the driveway immediately adjacent to this area (lining up perfectly with existing opening) will dramatically exacerbate this water ponding issue and likely kill the historic European Beach tree.

Proposed Work Requests to HDC

Application Line Item #3

Approval for repairs to existing historic stone walls for crumbling, leaning or broken areas

- Historic Stone wall details and means of construction

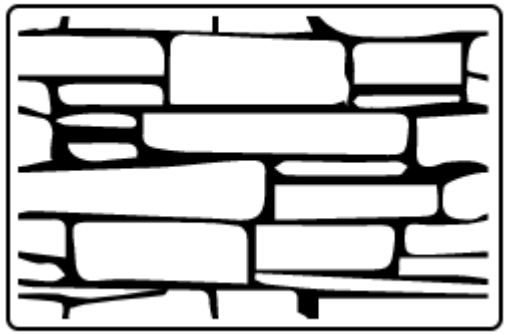
Historic Stone Wall Features – The Gate Wall

As part of the original Arthur Curtiss James estate, the vacant plot at 54 Hammersmith contains two distinct historic stone wall features running along the south property line. One of these historic stone wall features, a portion of the original rear gate of the Arthur Curtiss James estate standing at over 8.5’ tall, is a mortared and capped stacked stone wall in generally good condition on the plot at the intersection of Hammersmith and Brenton Road. This wall shall be restored without modification to its look, form or features.

The Gate Wall – Additional Documentation

The Gate Wall contains mortared joints and is of a “ledgestone” style construction using stones of similar color. The wall is in remarkably good condition for its age. Some minor repairs are necessary and it is clear that prior mortar joint repairs have been performed on the wall.

Ledgestone



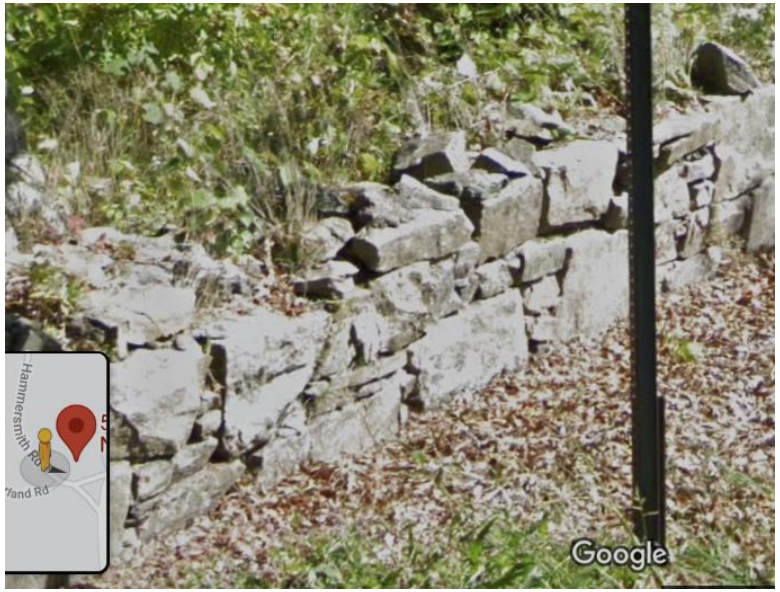
The Gate Wall – Repair Plan

- The wall shall be cleaned of vegetation, moss and overgrowth and shall have closeup high resolution photographs taken every 10 feet prior to any repair, documenting the placement of every stone and its pre-existing conditions.
- Not a single stone shall be replaced. Not a single stone that is not original to the wall shall be added.
- Cracked/open mortar joints and loose stones shall be repaired using the mortar joint techniques pre-existing in the wall.
- Typical example areas for repair are shown

Low Stone Wall Along Hammersmith Rd.

Abutting the historic Arthur Curtiss James estate Gate Wall and running the length of 54 Hammersmith road along the southerly plot line is a shorter stacked stone wall ranging from 2.5’ to 3’ tall, with two pre-existing openings made by a prior owner ~12 years ago. A drive through Beacon Hill Rd – Hammersmith Rd reveals more than 1 linear mile of stone walls of various types along the roads.

Low Stone Wall Along Hammersmith Rd.



This wall is in poor condition with various sections crumbling or leaning unstably. It is estimated that 40% of this wall will require some rebuilding or repair. The stacked stones show no mortar joints on the sides, but are mortared on the top and interior sections. All repairs/rebuilds shall maintain the original construction approach and utilize existing wall stone still available on-site from prior owners demolition.

Low Stone Wall Along Hammersmith Rd.
Documentation and Means of Original Construction

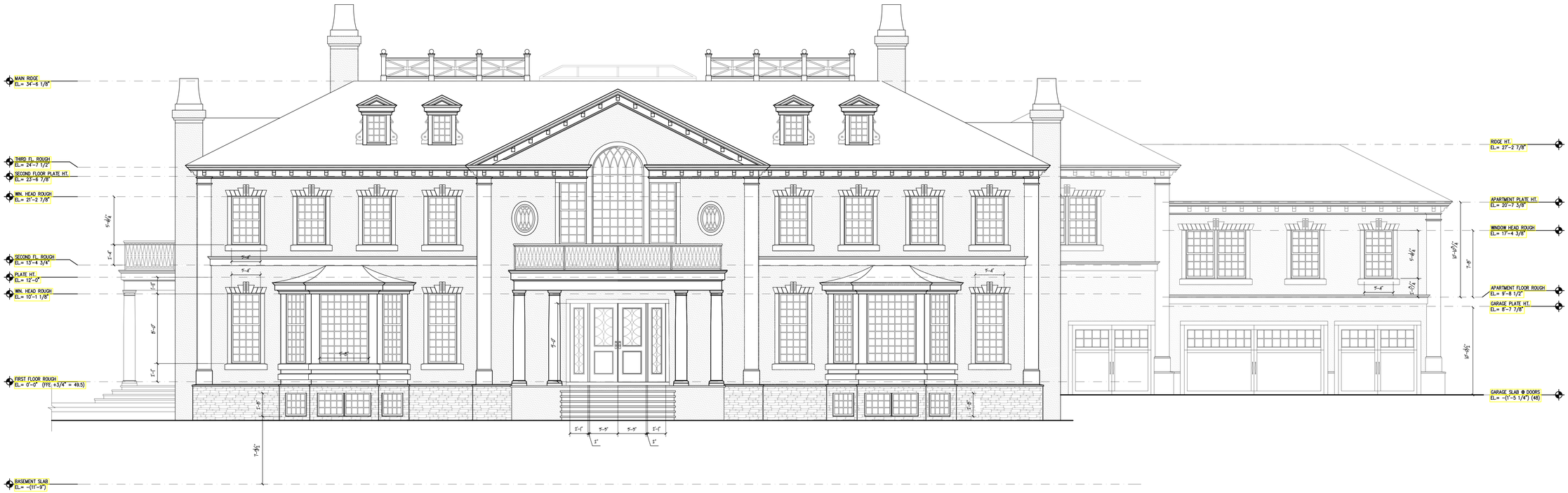
- Mixed sizes and colors of field stone in irregular mosaic pattern, largest stones are 24” wide, smallest are ~4” wide.
- Interior construction uses mortar for joining stones (lower right photo – broken end of wall)
- No mortar joints show on vertical outside wall faces.
- Top of wall was fully mortared as a cap (upper right photo)

Low Stone Wall Along Hammersmith Rd.
Repair Plan

- Prior to repair, the entire wall shall be documented with close-up high resolution photographs taken every 10’ with markers indicating location.
- The crumbling or unstably leaning sections of the wall shall be rebuilt using the original stone already in the wall.
- All repair/rebuilt sections shall be made using original wall construction techniques
- Several large piles of wall stone are available on site from prior owner’s demolition (see photo), any stones requiring replacement, or additional stones used shall have been original to the wall.

Low Stone Wall Along Hammersmith – Existing Opening #2

The other existing opening in the stone wall (~29’) created by a prior owner approximately 12 years ago has wall ends that are broken and crumbling, the ends will be re-built and terminated with gate posts of identical stone construction to the wall, using stone from the wall left on-site from prior owner, of height no more than 3’ above the existing wall top.



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PROGRESS ONLY

DRAWINGS NOT FOR BIDDING, PRICING OR PERMITTING

05.26.2021

Issues

Number	Date	Description

Checked by:	Drawn by:	Project Number:
AT	AT/DL/KS	-

Revisions

Number	Date	Description

ARAMLI ESTATE

54 Hammersmith Road
Newport, RI
02840

Drawing Scale:	Date Issued:
1/4"=1'-0"	05.26.2021

ELEVATIONS

A200

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Number	Date	Description

ARAMLI ESTATE

54 Hammersmith Road
Newport, RI
02840

Drawing Scale: 1/4"=1'-0"

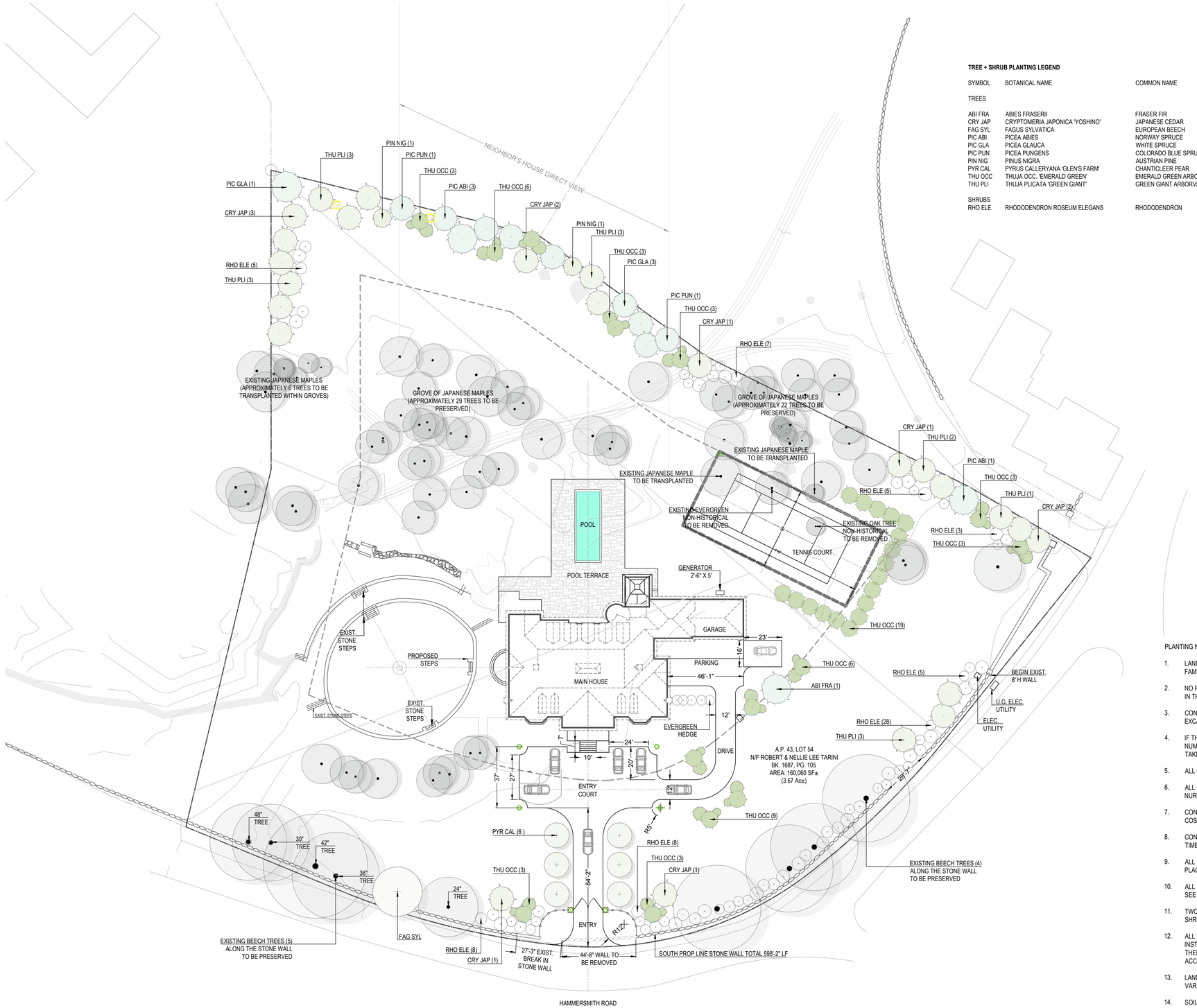
Date Issued: 05.26.2021

ELEVATIONS

A201

ARAMLI ESTATE – 54 HAMMERSMITH ROAD, NEWPORT, RI 02840

A.TESA



TREE + SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
ABI FRA	ABIES FRASERII	FRASER FIR	1	10/12' B&B
CRY JAP	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CEDAR	11	12/14' B&B
FAG SYL	FAGUS SYLVATICA	EUROPEAN BEECH	1	10/12' B&B
PIC ABI	PICEA ABIES	NORWAY SPRUCE	4	14/16' B&B
PIC GLA	PICEA GLAUCA	WHITE SPRUCE	4	12/14' B&B
PIC PUN	PICEA PUNGENS	COLORADO BLUE SPRUCE	2	10/12' B&B
PIN NIG	PINUS NIGRA	AUSTRIAN PINE	2	12/14' B&B
PYR CAL	PYRUS CALLERYANA 'GLEN'S FARM'	CHANTICLEER PEAR	4	3/4" CAL.
THU OCC	THUJA OCC. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	61	10/12' B&B
THU PLI	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	15	12/14' B&B
SHRUBS				
RHO ELE	RHODODENDRON ROSEUM ELEGANS	RHODODENDRON	69	SIZES TO VARY

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
4. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
9. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
11. TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
12. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
13. LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

0 30 60 150 N

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ARAMLI RESIDENCE

54 HAMMERSMITH ROAD
NEWPORT, RI

PROJECT NUMBER:	21.054
DRAWN BY:	KD
CHECKED BY:	PSR
SCALE:	1"=30'-0"
DATE:	08.26.2021
REVISIONS:	

FOR REVIEW (NOT FOR CONSTRUCTION)

LANDSCAPE PLAN

L1.0