

New Residence
157 Langley Road
Newton, MA
May, 11 2022

GENERAL NOTES

GRAPHIC SYMBOLS

MATERIAL SYMBOLS

CODE

ABBREVIATIONS

DRAWING INDEX

GENERAL NOTES

GRAPHIC SYMBOLS

MATERIAL SYMBOLS

CODE

ABBREVIATIONS

DRAWING INDEX

GENERAL NOTES

GRAPHIC SYMBOLS

MATERIAL SYMBOLS

CODE

ABBREVIATIONS

DRAWING INDEX

New Residence
157 Langley Road
Newton, MA

Basement Floor Plan
1st Floor Plan
Second Floor Plan

FAR SUMMARY

Category	Area (SF)
MAX. FAR	7,145 SF
BASEMENT	1,404 SF
FIRST FLOOR	3,642 SF
SECOND FLOOR	3,334 SF
COMBINED 1st & 2nd FLOOR FAR	6,977 SF
TOTAL FAR	8,381 SF

Basement Floor Plan
1st Floor Plan
Second Floor Plan

New Residence

157 Langley Road
Newton, MA

OWNER

architects
mckay

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	10/01/21	FIRST DRAFT
2	11/04/21	SECOND DRAFT
3	11/17/21	THIRD DRAFT
4	11/19/21	FOURTH DRAFT
5	11/30/21	FIFTH DRAFT
6	12/15/21	SIXTH DRAFT
7	12/20/21	SEVENTH DRAFT
8	01/13/22	REVISED FOOT PRINT
9	01/18/22	EIGHTH DRAFT

OWNERSHIP & USE OF DOCUMENTS

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Special Permit Drawings

JOB NO	
DATE	05/11/22
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

SP-1.1

New Residence
157 Langley Road
Newton, MA

Langley Road View

Basement Floor Plan
1st Floor Plan
Second Floor Plan

Existing Conditions

Basement Floor Plan
1st Floor Plan
Second Floor Plan

New Residence
157 Langley Road
Newton, MA

Basement Floor Plan

Basement Floor Plan
1st Floor Plan
Second Floor Plan

New Residence

157 Langley Road
Newton, MAx

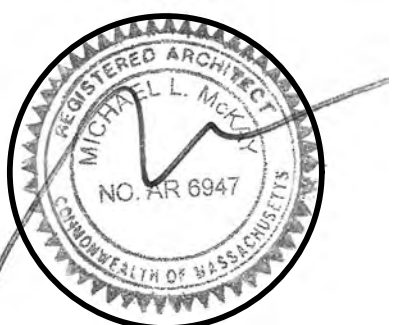
OWNER

architects
mckay

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	10/01/21	FIRST DRAFT
2	11/04/21	SECOND DRAFT
3	11/12/21	THIRD DRAFT
4	11/19/21	FOURTH DRAFT
5	11/30/21	FIFTH DRAFT
6	12/15/21	SIXTH DRAFT
7	12/20/21	SEVENTH DRAFT
8	01/13/22	REVISED FOOT PRINT
9	01/18/22	EIGHTH DRAFT

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Special Permit
Drawings

JOB NO	
DATE	05/11/22
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

SP-1.2

Second Floor Plan
1/8" = 1'-0"

New Residence

157 Langley Road
Newton, MAx

architects
mckay

35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

Second Floor Plan

DATE	05/11/22
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

Right Elevation
1/8" = 1'-0"

New Residence

157 Langley Road
Newton, MAx

architects
mckay

35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

Right Elevation

DATE	05/11/22
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

First Floor Plan
1/8" = 1'-0"

New Residence

157 Langley Road
Newton, MAx

architects
mckay

35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

First Floor Plan

DATE	05/11/22
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

Knowles Street Elevation
1/8" = 1'-0"

New Residence

157 Langley Road
Newton, MAx

architects
mckay

35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

Knowles Street Elevation

DATE	05/11/22
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

New Residence
157 Langley Road
Newton, MA

architects
mckay
35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

Professional Seal: MICHAEL L. MCKAY, REGISTERED ARCHITECT, NO. MR 6947, STATE OF MASSACHUSETTS

NO.	DATE	DESCRIPTION
1	10/01/21	FIRST DRAFT
2	11/04/21	SECOND DRAFT
3	11/12/21	THIRD DRAFT
4	11/19/21	FOURTH DRAFT
5	11/30/21	FIFTH DRAFT
6	12/15/21	SIXTH DRAFT
7	12/20/21	SEVENTH DRAFT
8	01/13/22	REVISED FOOT PRINT
9	01/18/22	EIGHTH DRAFT

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

Rear Elevation
1/23/22
1/23/22

The Colors Displayed On This Plan Are For Illustration and May Be Altered By The Supplier Or Hardware Used In Its Creation. Actual Colors Of Materials May Vary.

Rear Elevation
JOB NO. 2021-011
DATE 01/23/22
DRAWN BY JLM
CHECKED BY JLM
SCALE AS NOTED

New Residence
157 Langley Road
Newton, MA

architects
mckay
35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

Professional Seal: MICHAEL L. MCKAY, REGISTERED ARCHITECT, NO. MR 6947, STATE OF MASSACHUSETTS

NO.	DATE	DESCRIPTION
1	10/01/21	FIRST DRAFT
2	11/04/21	SECOND DRAFT
3	11/12/21	THIRD DRAFT
4	11/19/21	FOURTH DRAFT
5	11/30/21	FIFTH DRAFT
6	12/15/21	SIXTH DRAFT
7	12/20/21	SEVENTH DRAFT
8	01/13/22	REVISED FOOT PRINT
9	01/18/22	EIGHTH DRAFT

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

Langley Road Elevation
1/23/22
1/23/22

The Colors Displayed On This Plan Are For Illustration and May Be Altered By The Supplier Or Hardware Used In Its Creation. Actual Colors Of Materials May Vary.

Langley Road Elevation
JOB NO. 2021-011
DATE 01/23/22
DRAWN BY JLM
CHECKED BY JLM
SCALE AS NOTED

New Residence
157 Langley Road
Newton, MA

architects
mckay
35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

Professional Seal: MICHAEL L. MCKAY, REGISTERED ARCHITECT, NO. MR 6947, STATE OF MASSACHUSETTS

NO.	DATE	DESCRIPTION
1	10/01/21	FIRST DRAFT
2	11/04/21	SECOND DRAFT
3	11/12/21	THIRD DRAFT
4	11/19/21	FOURTH DRAFT
5	11/30/21	FIFTH DRAFT
6	12/15/21	SIXTH DRAFT
7	12/20/21	SEVENTH DRAFT
8	01/13/22	REVISED FOOT PRINT
9	01/18/22	EIGHTH DRAFT

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

Rendering
1/23/22
1/23/22

The Colors Displayed On This Plan Are For Illustration and May Be Altered By The Supplier Or Hardware Used In Its Creation. Actual Colors Of Materials May Vary.

Rendering
JOB NO. 2021-011
DATE 01/23/22
DRAWN BY JLM
CHECKED BY JLM
SCALE AS NOTED

New Residence
157 Langley Road
Newton, MA

architects
mckay
35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

Professional Seal: MICHAEL L. MCKAY, REGISTERED ARCHITECT, NO. MR 6947, STATE OF MASSACHUSETTS

NO.	DATE	DESCRIPTION
1	10/01/21	FIRST DRAFT
2	11/04/21	SECOND DRAFT
3	11/12/21	THIRD DRAFT
4	11/19/21	FOURTH DRAFT
5	11/30/21	FIFTH DRAFT
6	12/15/21	SIXTH DRAFT
7	12/20/21	SEVENTH DRAFT
8	01/13/22	REVISED FOOT PRINT
9	01/18/22	EIGHTH DRAFT

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

Rendering
1/23/22
1/23/22

The Colors Displayed On This Plan Are For Illustration and May Be Altered By The Supplier Or Hardware Used In Its Creation. Actual Colors Of Materials May Vary.

Rendering
JOB NO. 2021-011
DATE 01/23/22
DRAWN BY JLM
CHECKED BY JLM
SCALE AS NOTED

New Residence

**157 Langley Road
Newton, MA**

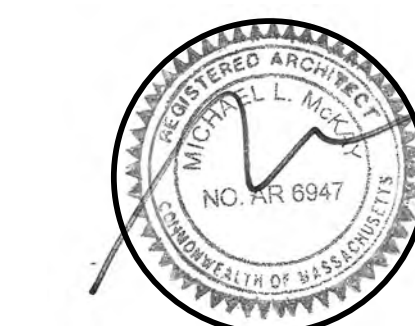
OWNER

architects
mckay

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	10/01/21	FIRST DRAFT
2	11/04/21	SECOND DRAFT
3	11/12/21	THIRD DRAFT
4	11/19/21	FOURTH DRAFT
5	11/30/21	FIFTH DRAFT
6	12/15/21	SIXTH DRAFT
7	12/20/21	SEVENTH DRAFT
8	01/13/22	REVISED FOOT PRINT
9	01/18/22	EIGHTH DRAFT

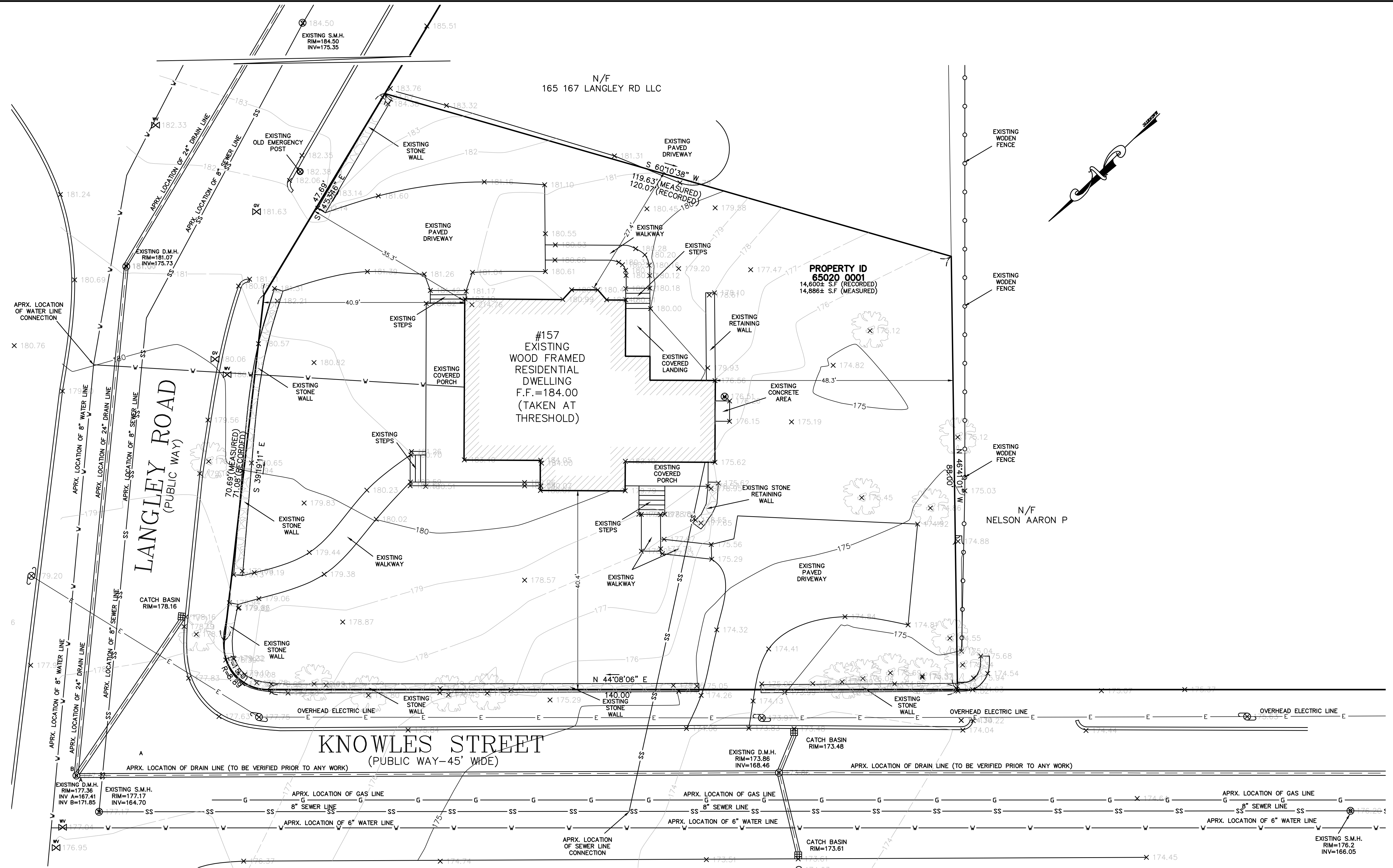
OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

**Special Permit
Drawings**

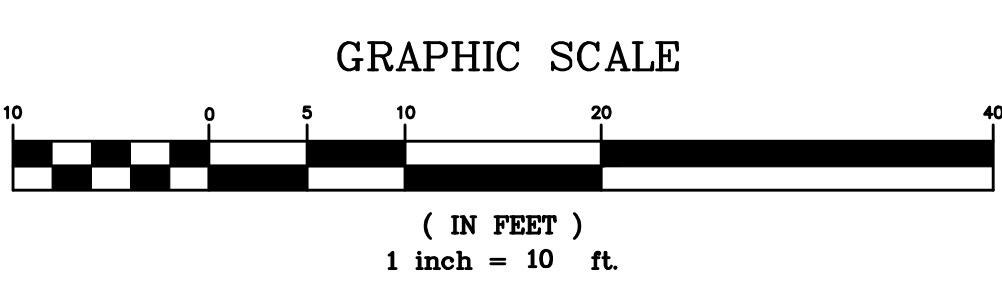
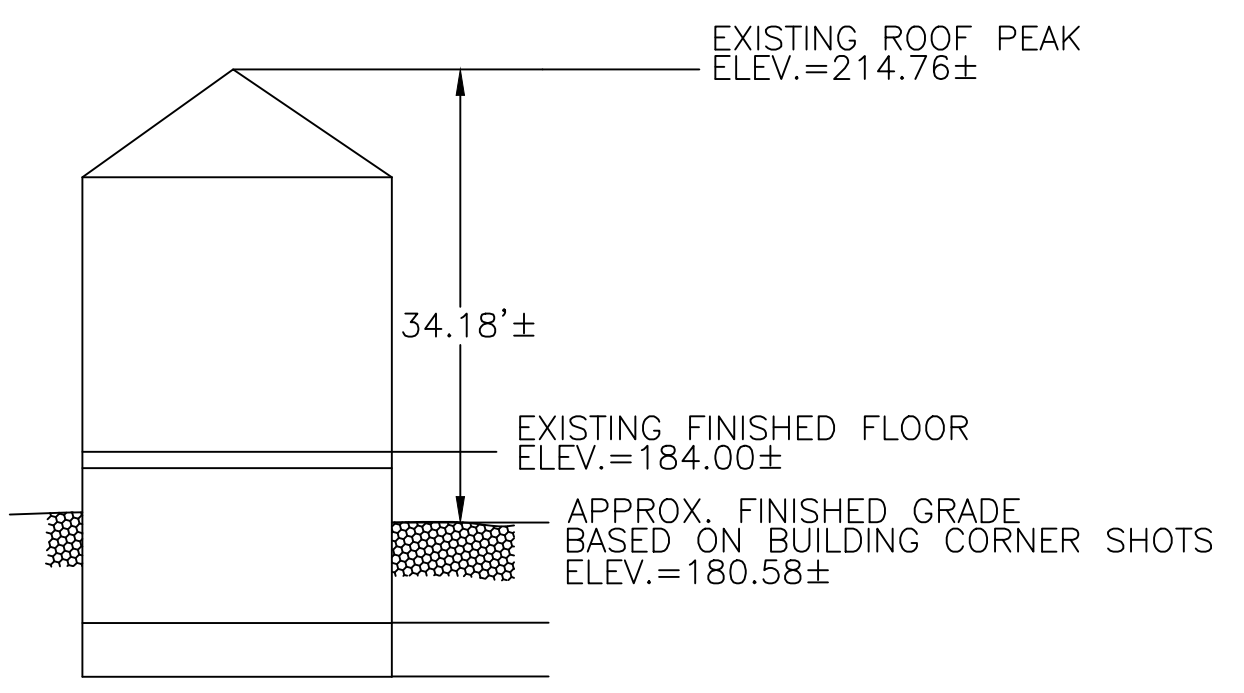
JOB NO.	
DATE	05/11/22
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

SP-1.3

LEGEND	
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
⊗	TREE
⊗	TREE STUMP
⊗	SHRUBS/FLOWERS
⊗	SIGN
⊗	BOLLARD
⊗	SEWER MANHOLE
⊗	DRAIN MANHOLE
⊗	CATCH BASIN
⊗	WATER MANHOLE
⊗	WATER VALVE
⊗	HYDRANT
⊗	GAS VALVE
⊗	ELECTRIC MANHOLE
⊗	ELECTRIC HANDHOLE
⊗	UTILITY POLE
⊗	LIGHT POLE
⊗	MANHOLE
⊗	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
○	FENCE
○	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 06/08/2021.
 2. DEED REFERENCE: BOOK 15136, PAGE 295
PLAN REFERENCE: PLAN BOOK 6426, PAGE 201
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0054E, ON PANEL NUMBER 0554E, IN COMMUNITY NUMBER: 250208, DATED JUNE 04, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.
 9. ZONING DISTRICT: MR.-1, LOT CREATED BEFORE 12/07/1953.



SCALE	1"=10'
DATE	7/9/2021
SHEET	1
PLAN NO.	1 OF 4
CLIENT:	157 LANGLEY ROAD NEWTON MASSACHUSETTS
DRAWN BY	KK
CHKD BY	ETS
APPD BY	PJN
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1, NEWTON MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO. 1	

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE, LESS THIRD PARTY COST.
 COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC
 All Rights Reserved
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNUSABLE.

DEEP OBSERVATION HOLE LOG:

GENERAL SOIL CONDITIONS FOR THE AREA PERFORMED AT 157 LANGLEY RD, NEWTON, MA. BY SPRUHAN ENGINEERING, P.C.

DATED: 04/13/2022

HOLE NUMBER: TH #1 and TH #2
GENERAL SITE CONDITIONS: BUILDING, PAVED AREAS, GRASS.

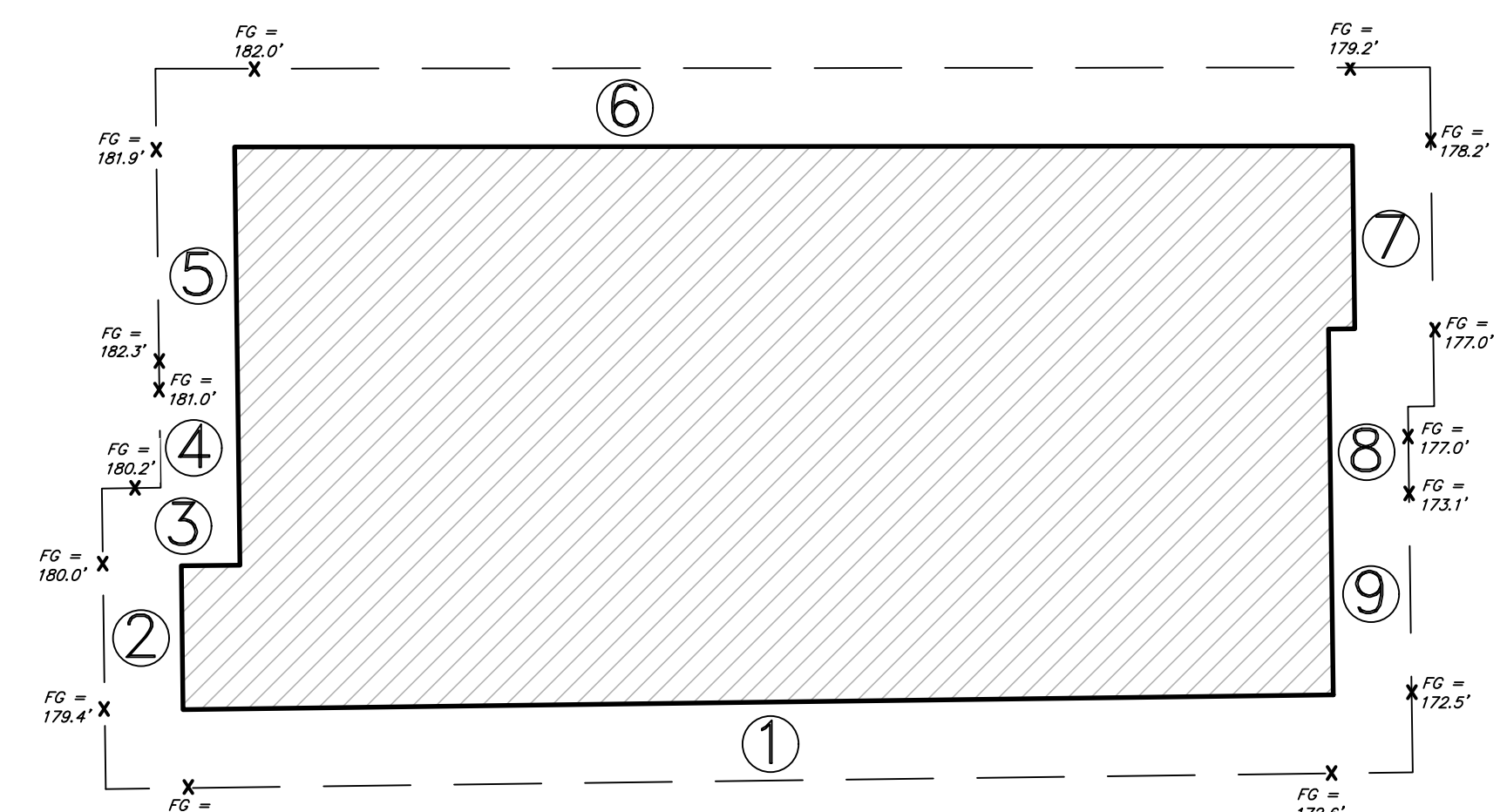
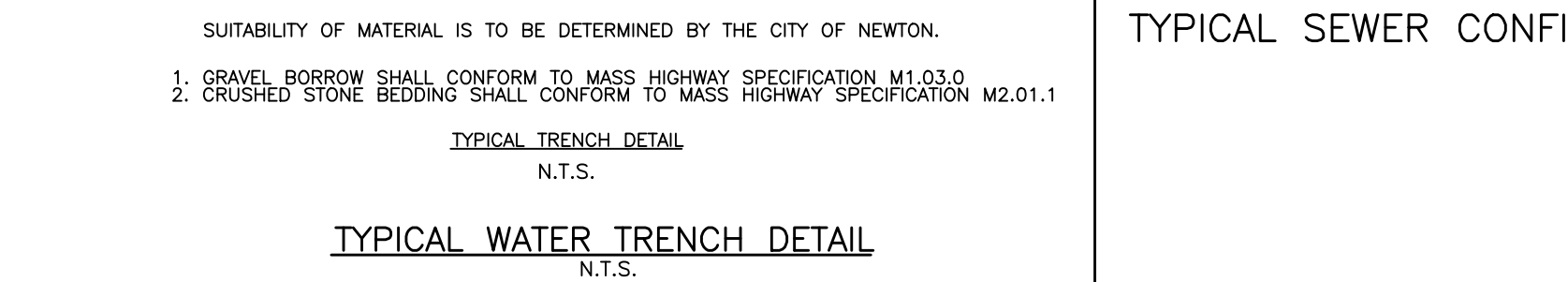
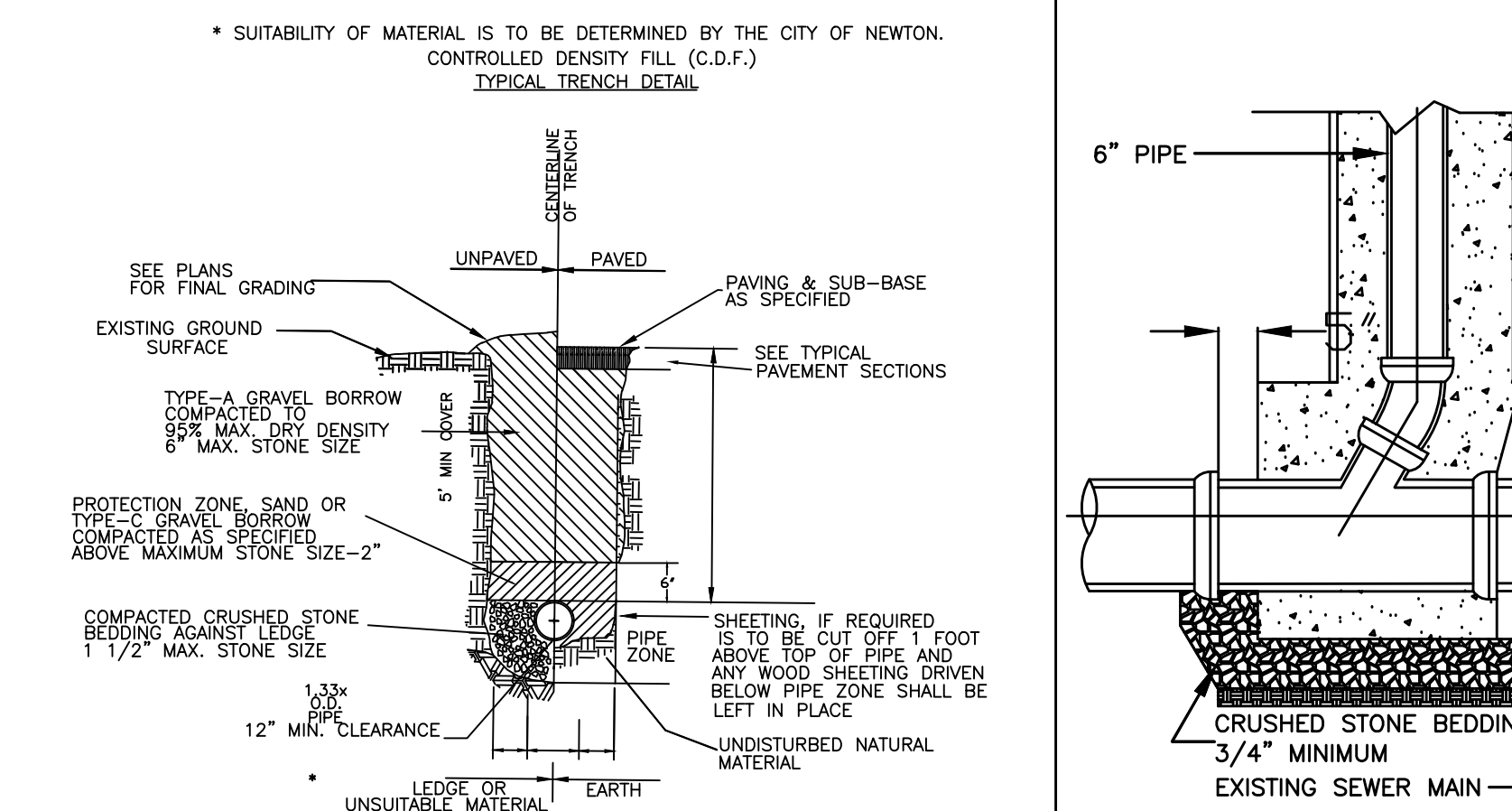
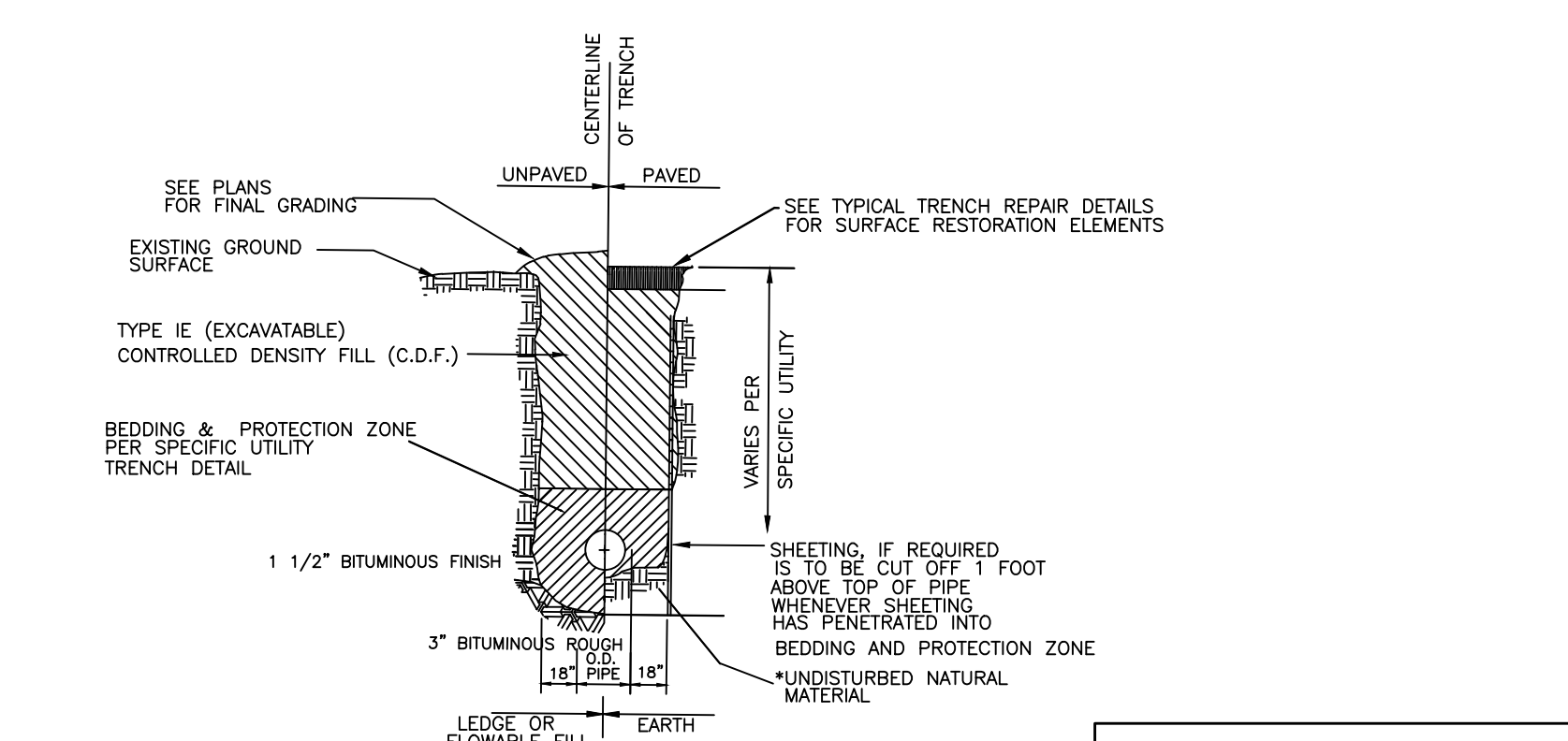
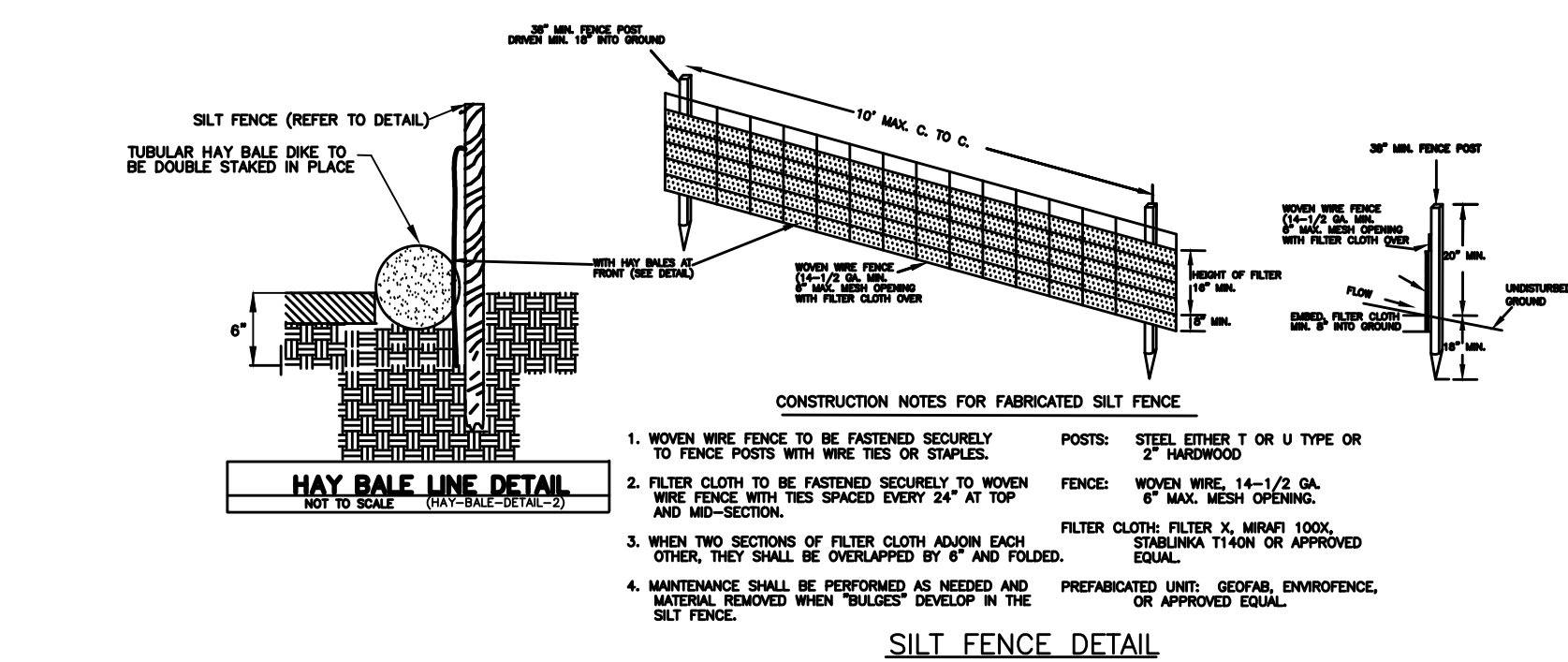
HOLE LOG #1

DEPTH	ELEVATION	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER
0" - 24"	174.5± - 172.5±	-	FILL	5 YR 3	-	
24" - 36"	172.5± - 171.5±	Ap	L Snd	5 YR 2	-	
36" - 60"	171.5± - 169.5±	Bv	L Snd	7.5 YR 2	Ø171.0'	GLACIAL OUTWASH
60" - 120"	169.5± - 164.5±	C1	L Snd	10 YR 1		STANDING WATER Ø84"

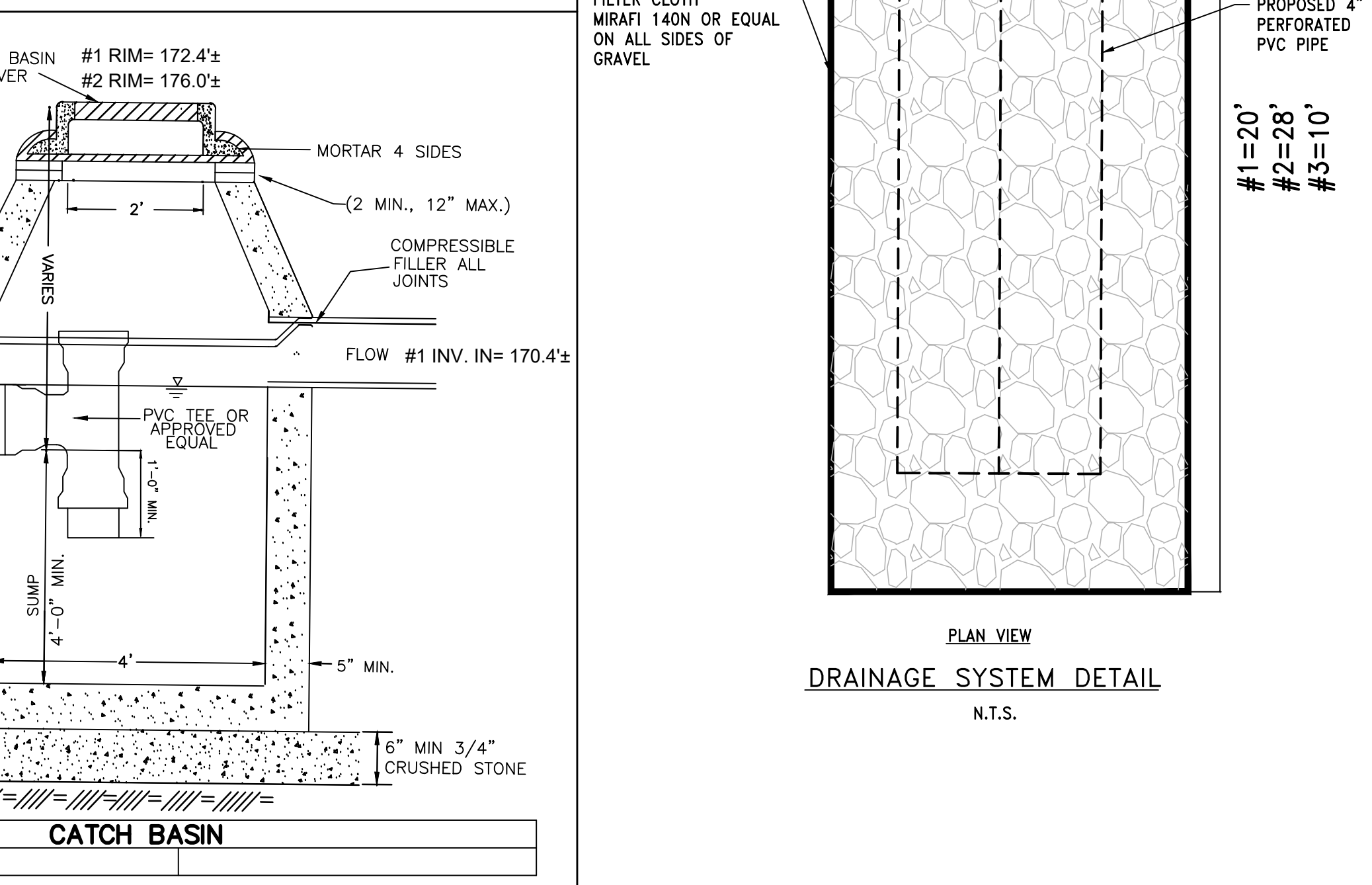
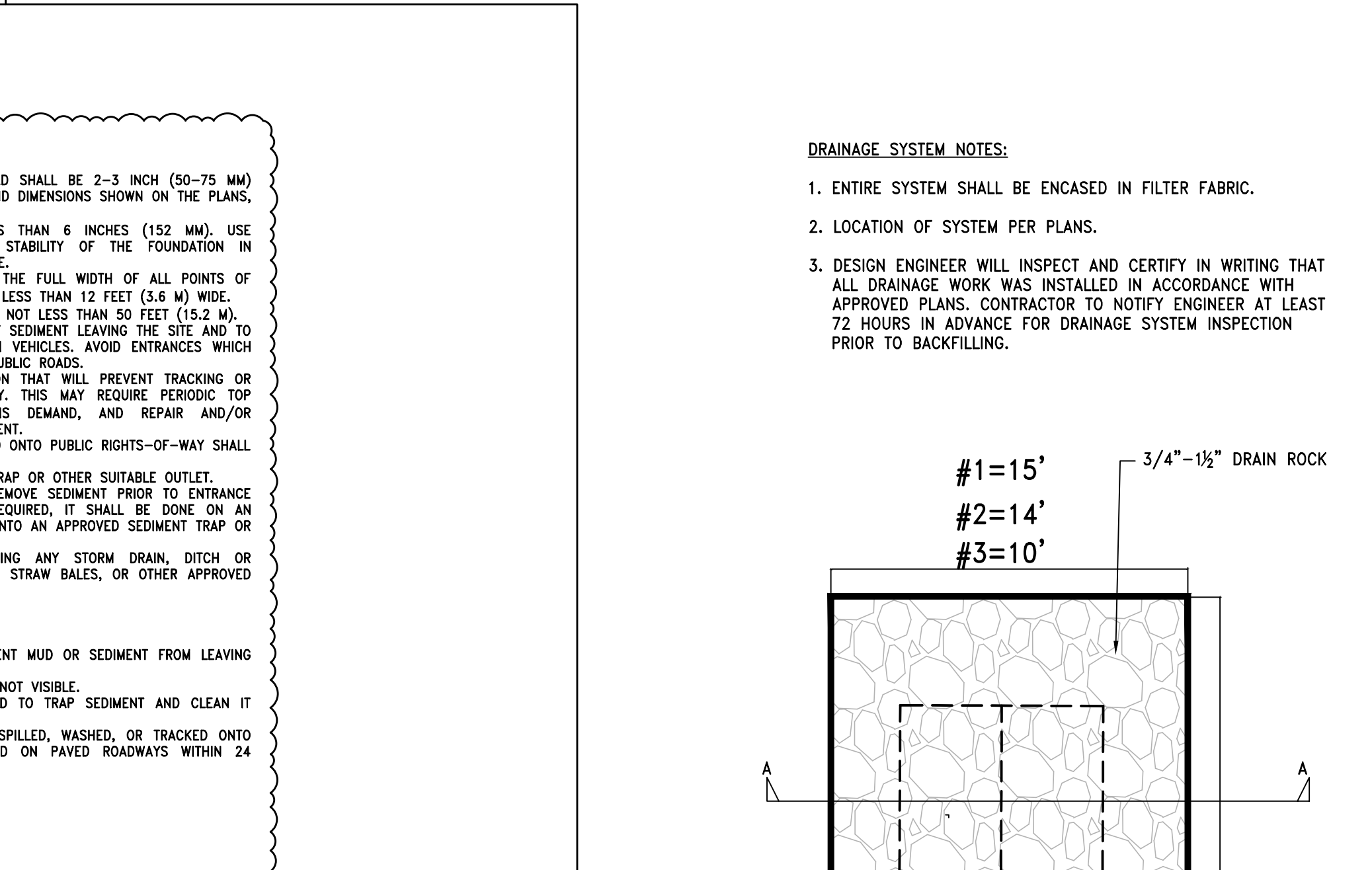
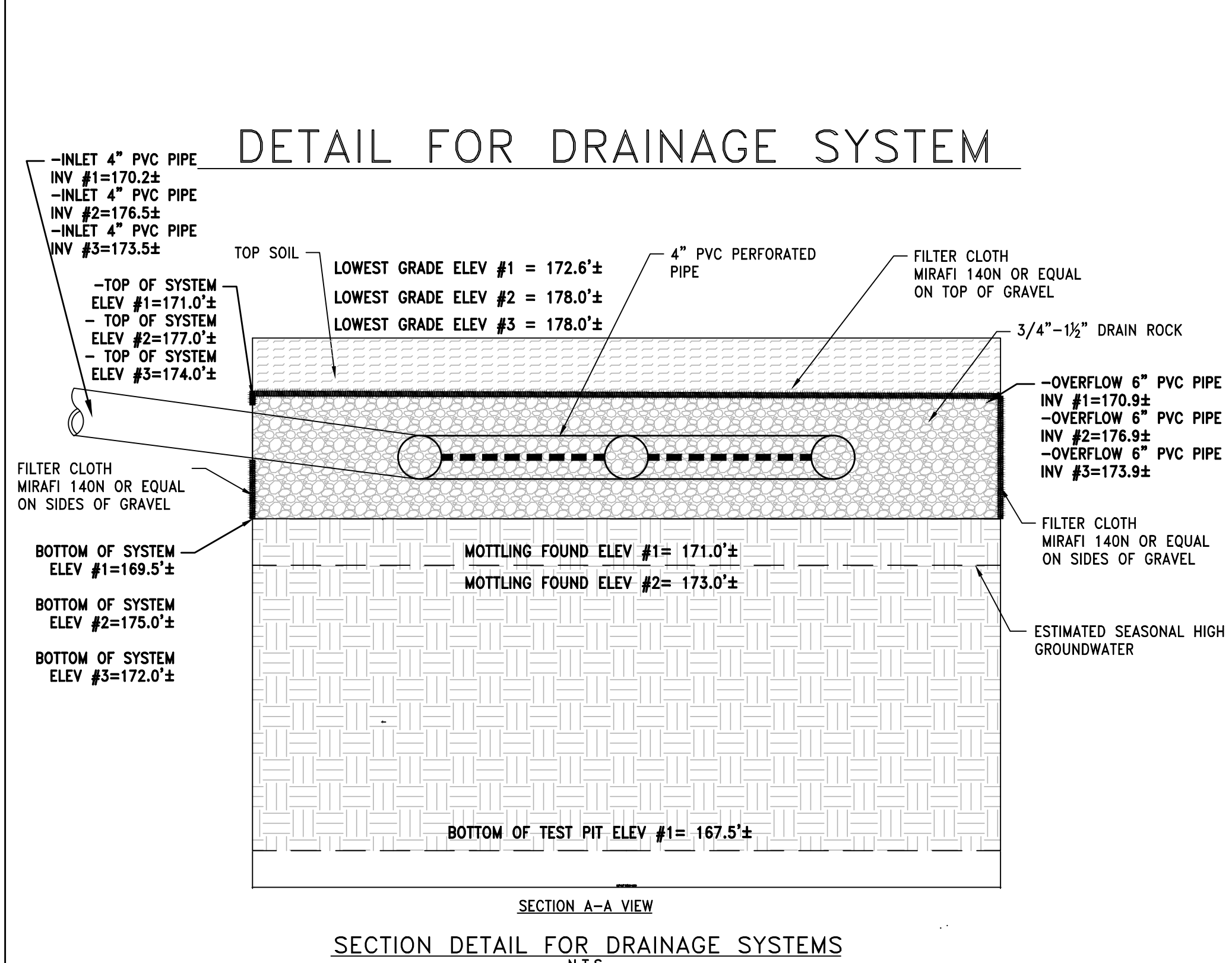
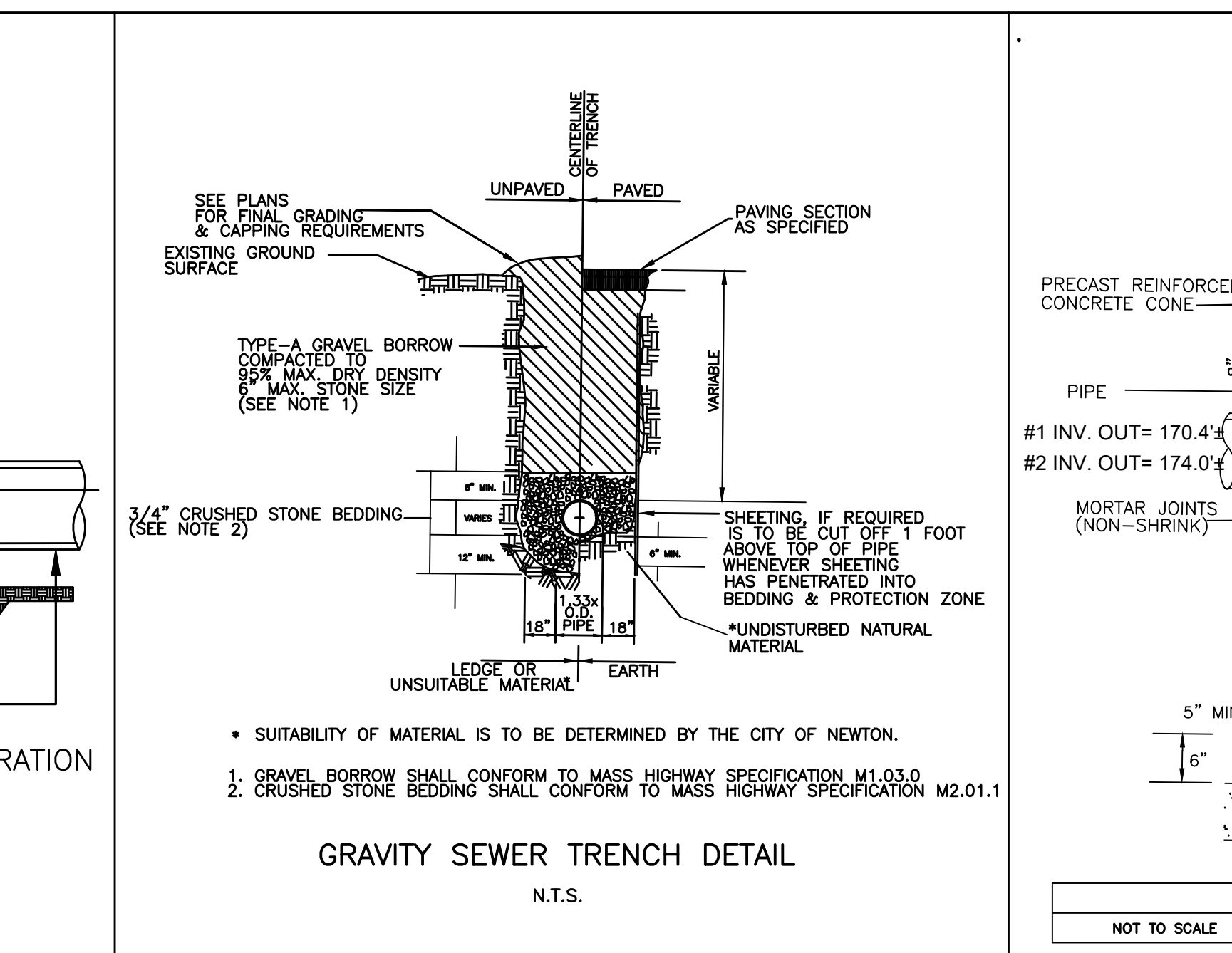
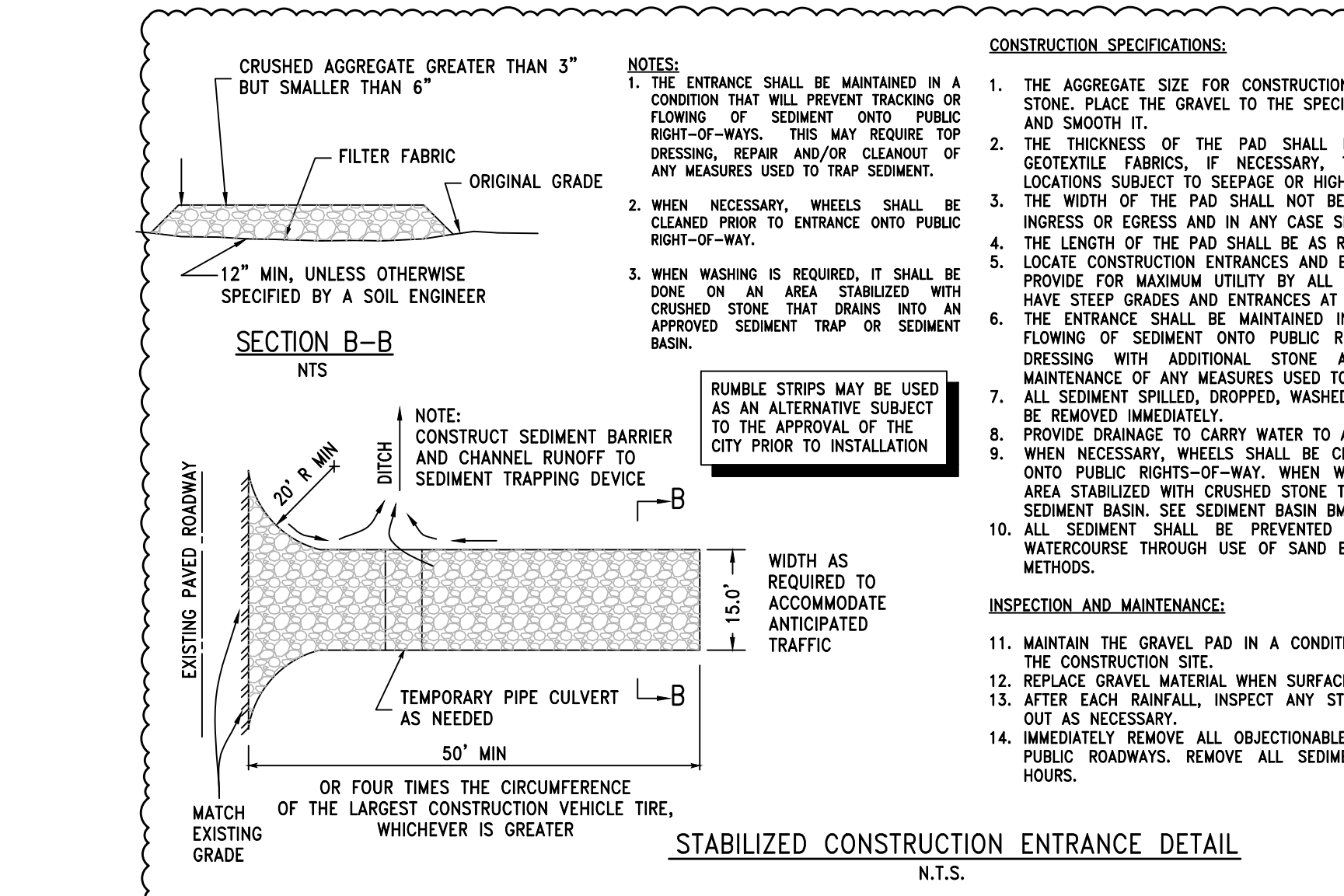
HOLE LOG #2

DEPTH	ELEVATION	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER
0" - 24"	179± - 177±	-	FILL	5 YR 3	-	
24" - 36"	177± - 176±	Ap	L Snd	5 YR 2	-	
36" - 60"	176± - 174±	Bv	L Snd	7.5 YR 2	Ø173.0'	GLACIAL OUTWASH
60" - 120"	174± - 169±	C1	L Snd	10 YR 1		

PERCOLATION TEST HOLE PT - 1
PERCOLATION RATE = 5 MIN/INCH



SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	88.00	172.60	179.00	175.80	15,470.40
2	11.00	179.40	180.00	179.70	1,976.70
3	4.50	180.20	181.00	180.60	812.70
4	2.00	181.00	182.30	181.65	363.30
5	30.00	182.30	181.90	182.10	5,463.00
6	85.50	182.00	179.20	180.60	15,441.30
7	20.10	178.20	177.00	177.60	3,569.76
8	3.00	177.00	173.10	175.05	525.15
9	18.90	173.10	172.50	172.80	3,265.92
SUM =	263.00				46,888.23
SUM OF MEAN x LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE =					178.28



PETER NOLAN & ASSOCIATES, LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, (SUITE 113)
BRIGHTON, MA 02135
Tel: 857-891-7478
617-782-1533
Fax: 617-2025691

SPRUHAN ENGINEERING, P.C.
80 JEWETT ST. (SUITE 1)
NEWTON, MA 02458
Tel: 617-816-0722
Email: edmond@spruhaneng.com

157 LANGLEY ROAD
NEWTON
MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE
REVISED AS PER CLIENT	5/13/2022

EDMOND SPRUHAN
REGISTERED PROFESSIONAL ENGINEER
5/13/2022

157 LANGLEY ROAD
NEWTON
MASSACHUSETTS

REVISION BLOCK

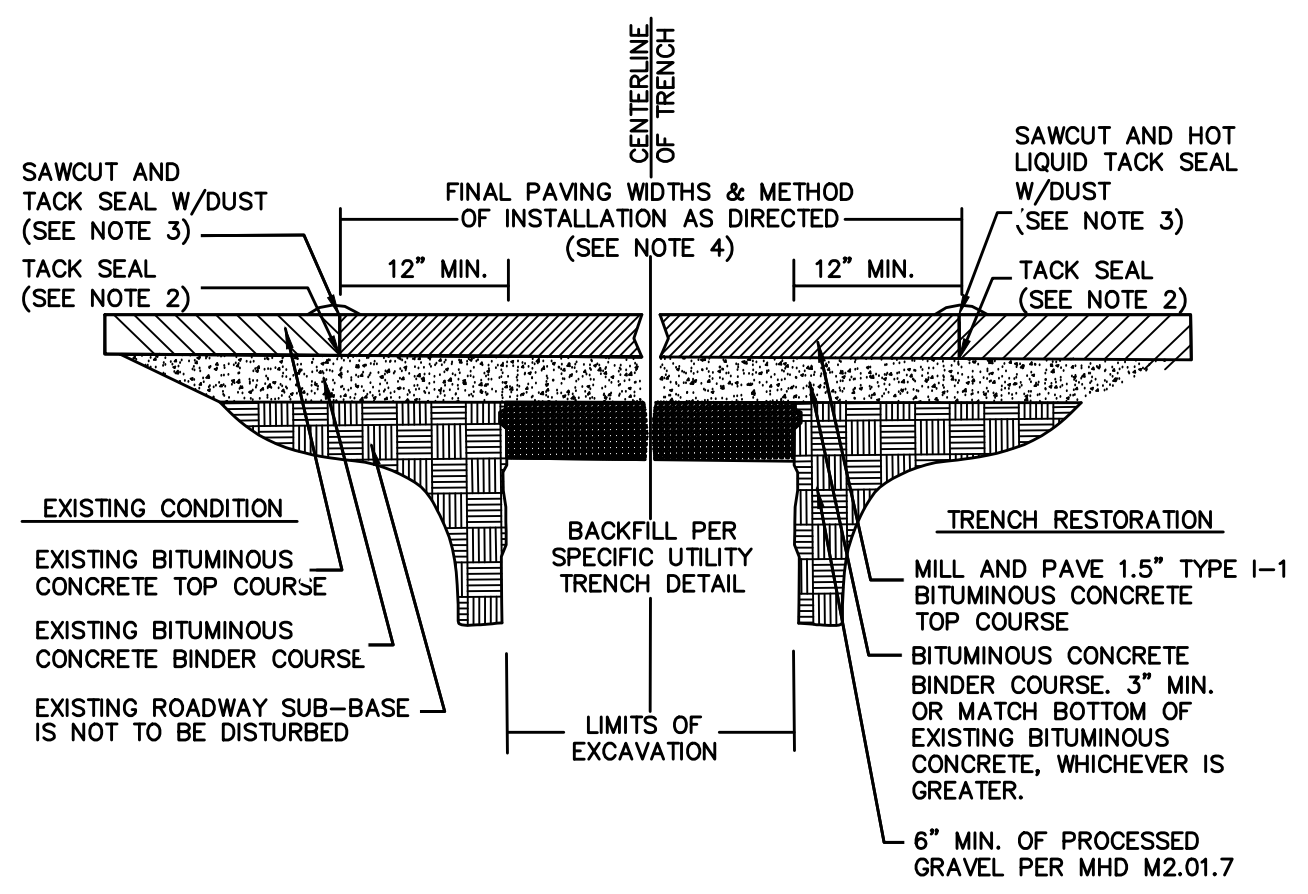
DESCRIPTION	DATE
REVISED AS PER CLIENT	5/13/2022

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Peter Nolan & Associates, LLC, or Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

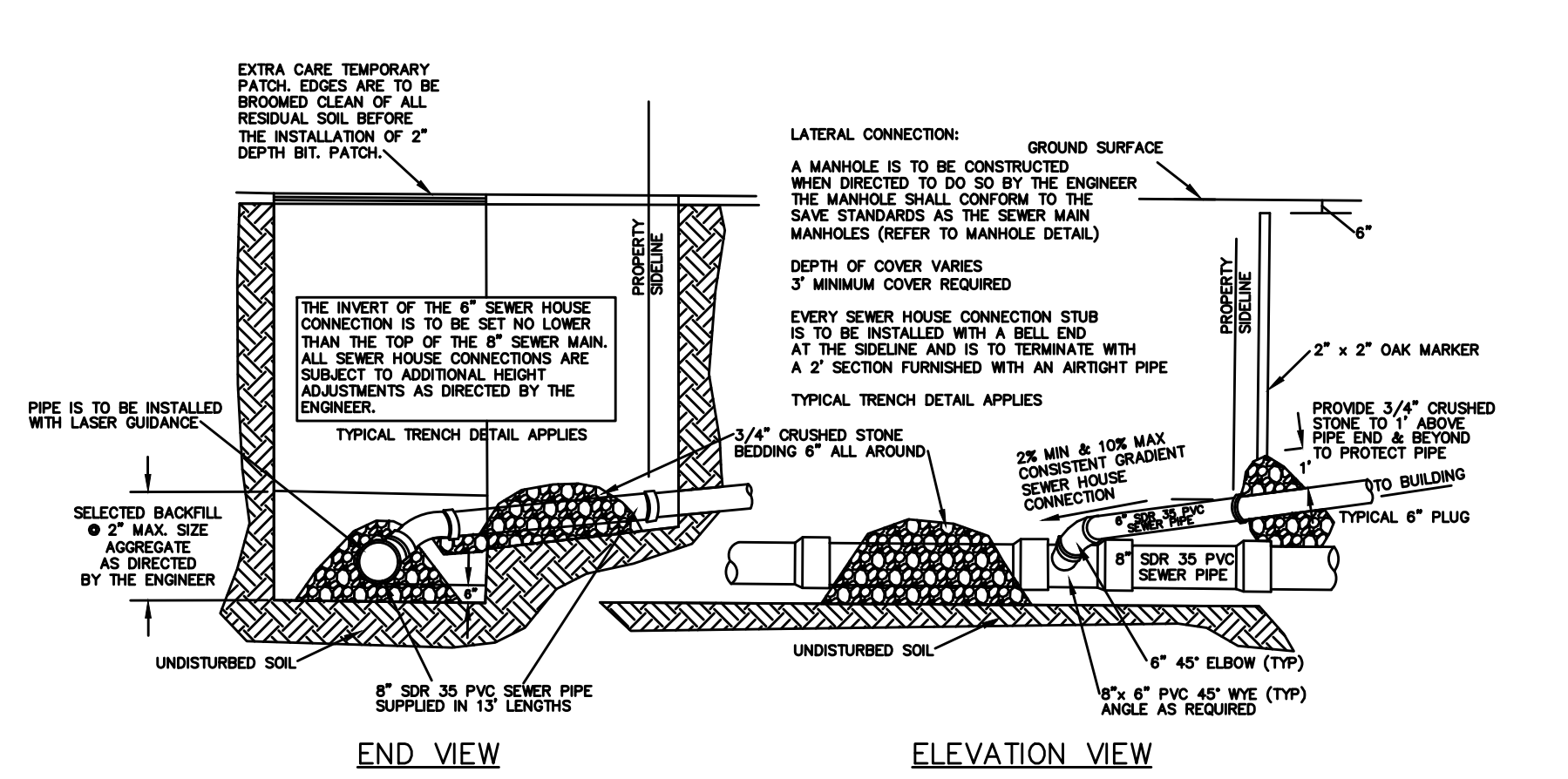
DETAILS

SCALE: N/A
DATE: 5/9/2022
DRAWN BY: OG
CHECKED BY: PN
APPROVED BY: ES

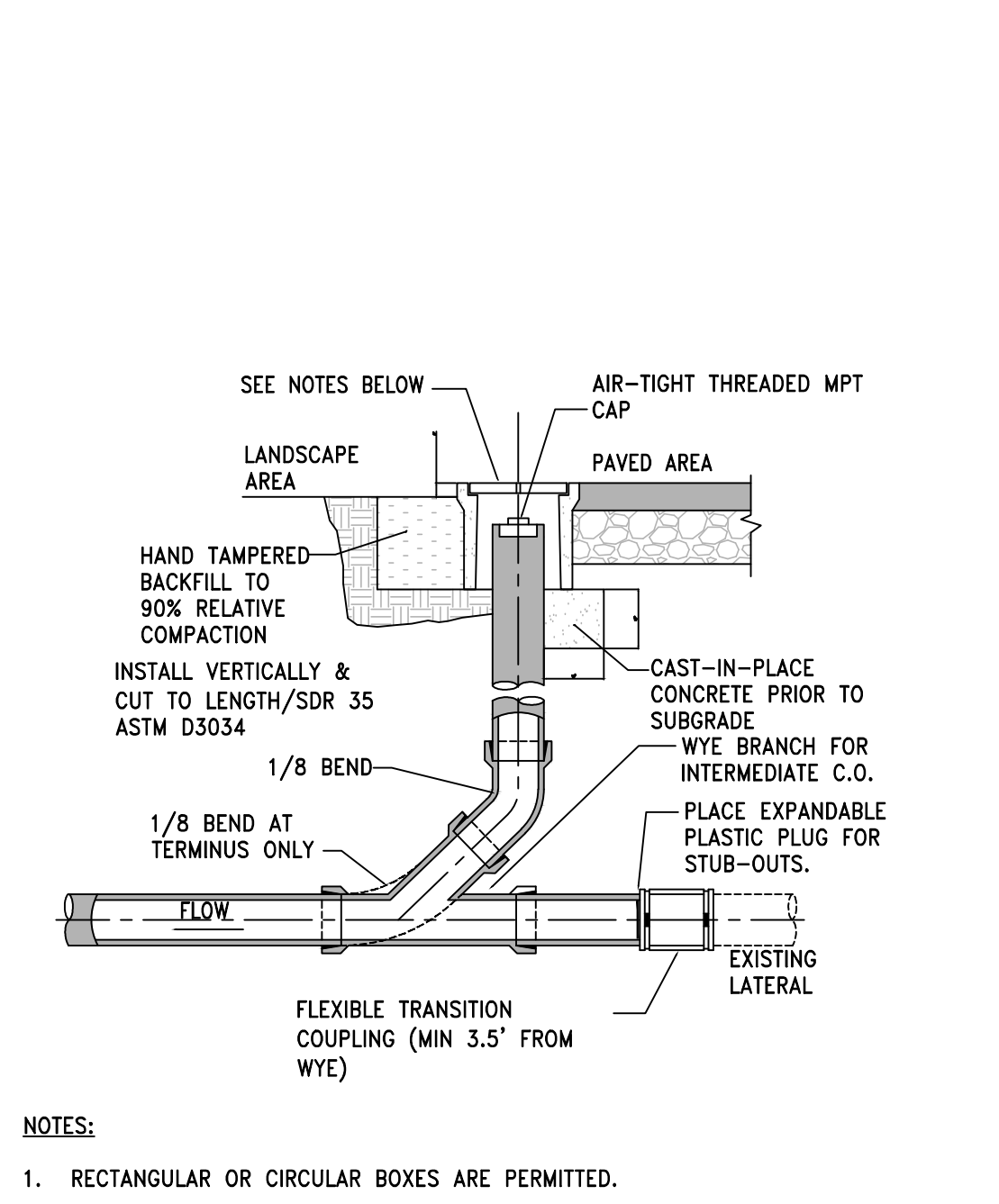
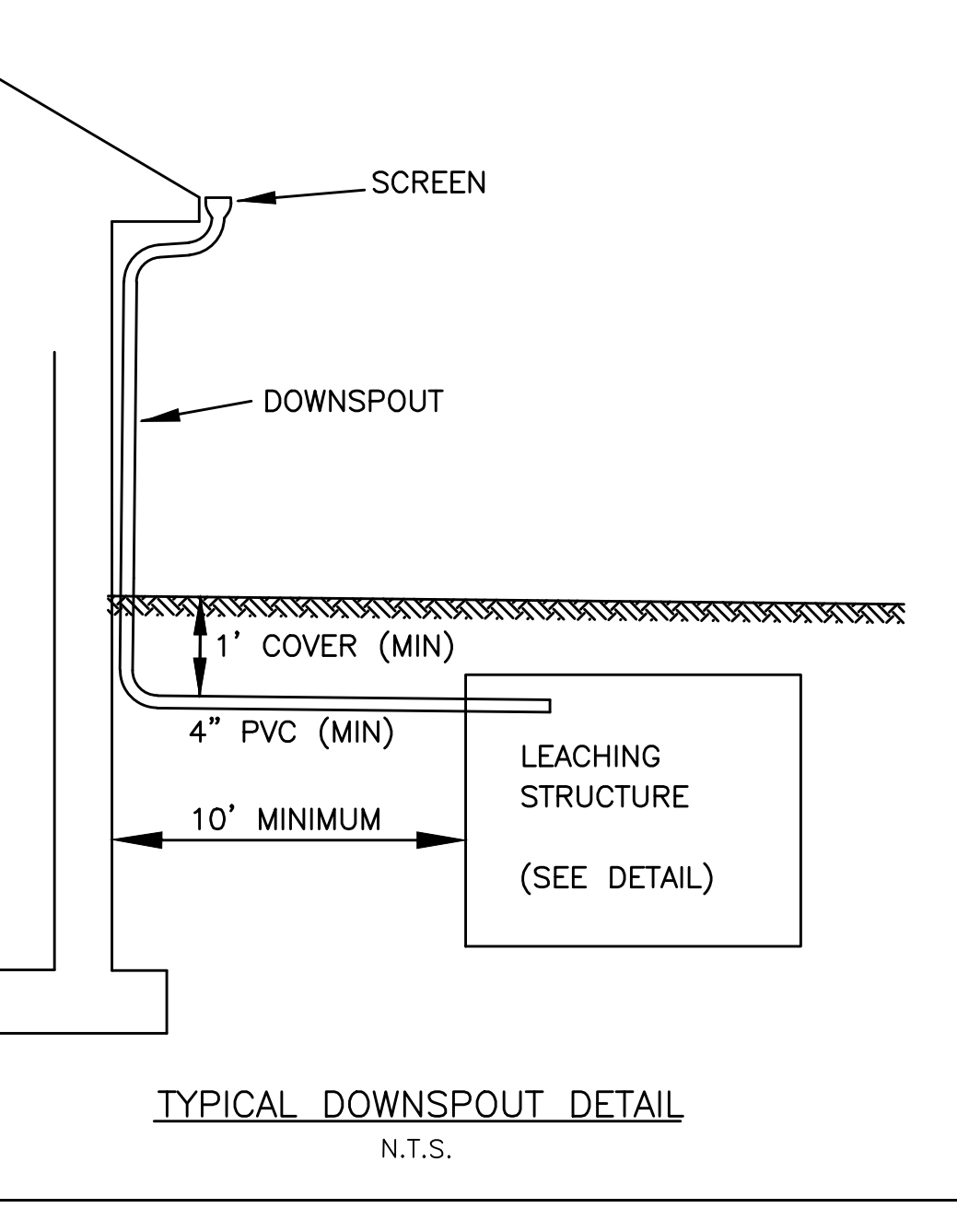
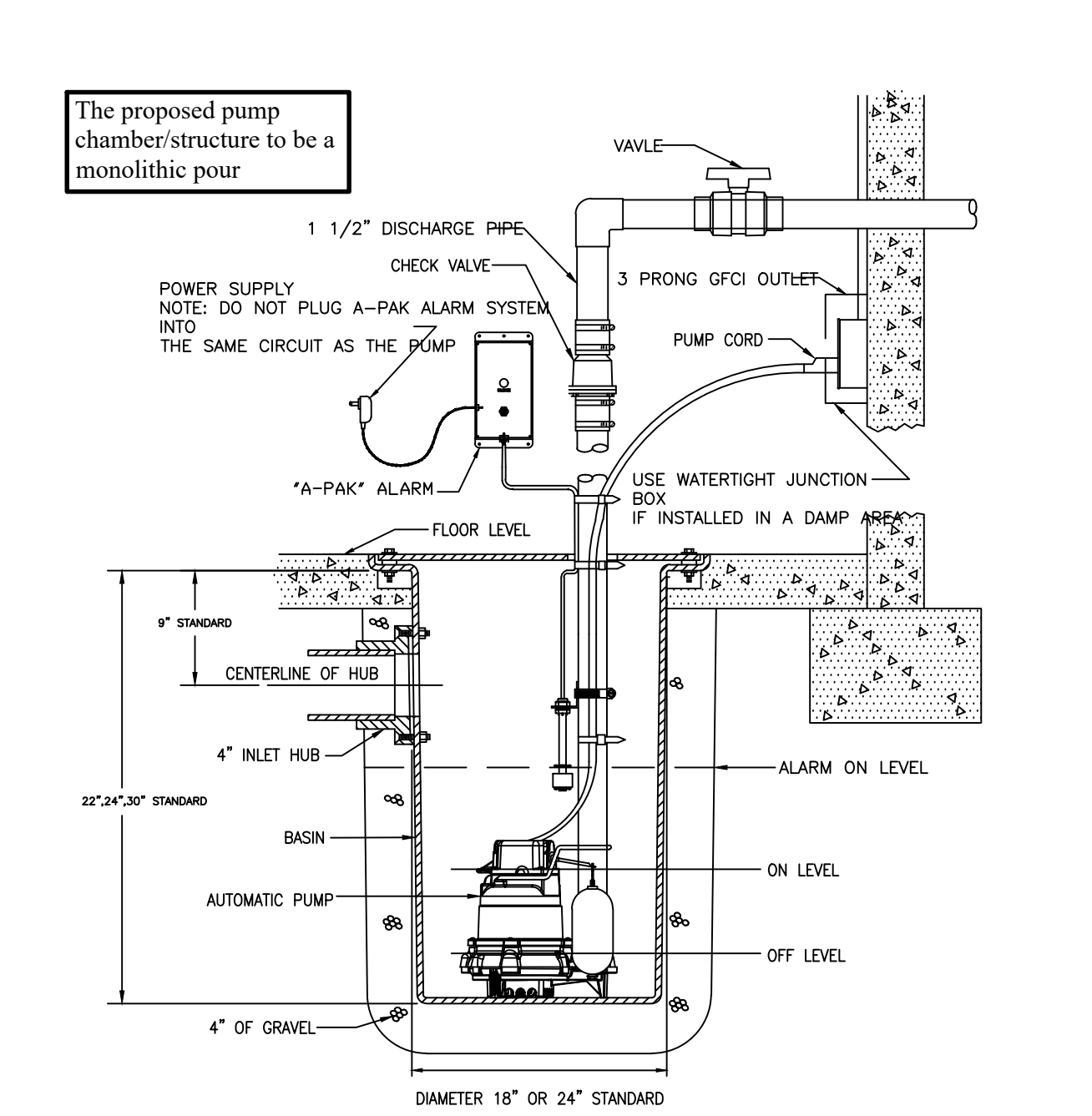
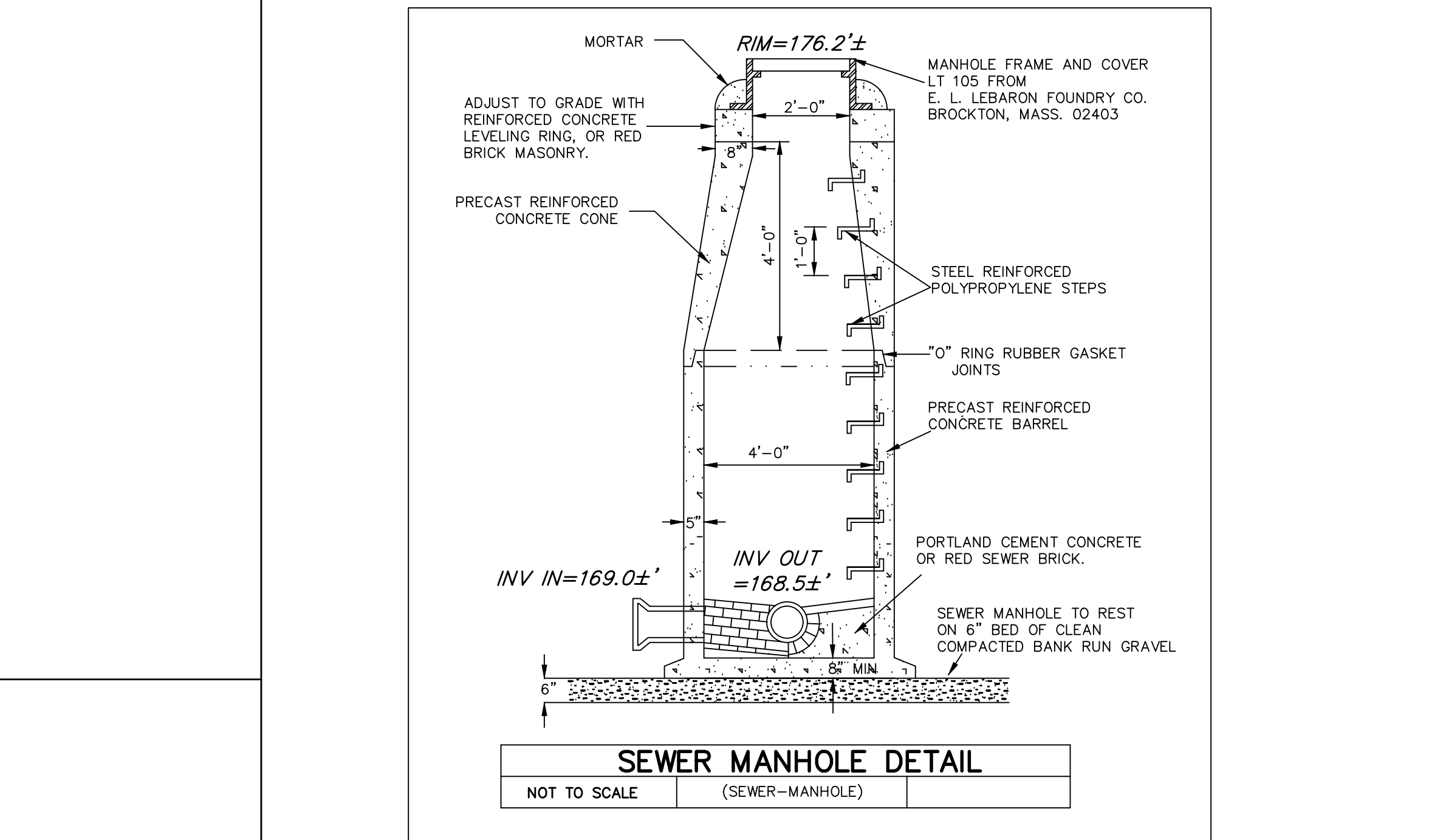
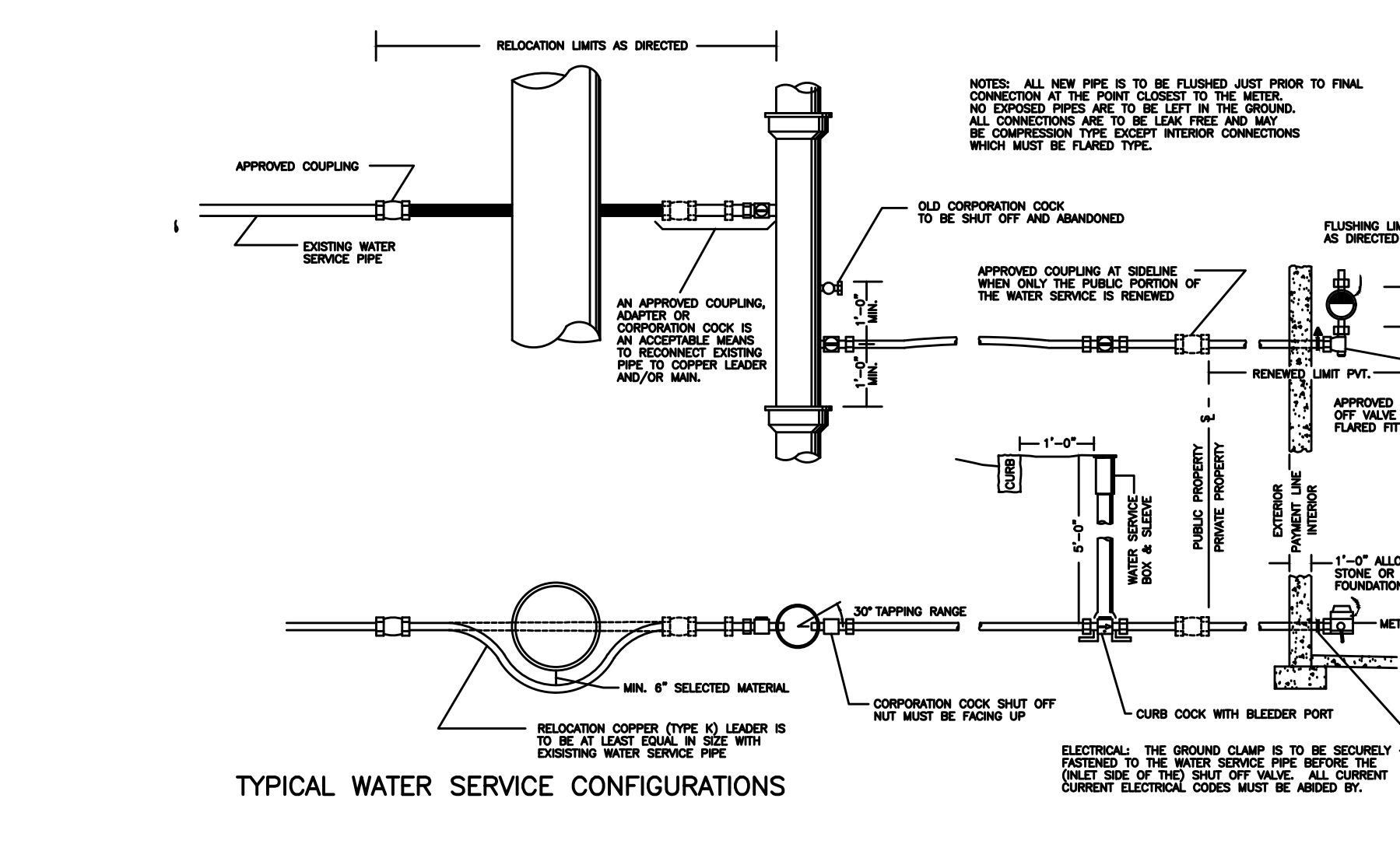
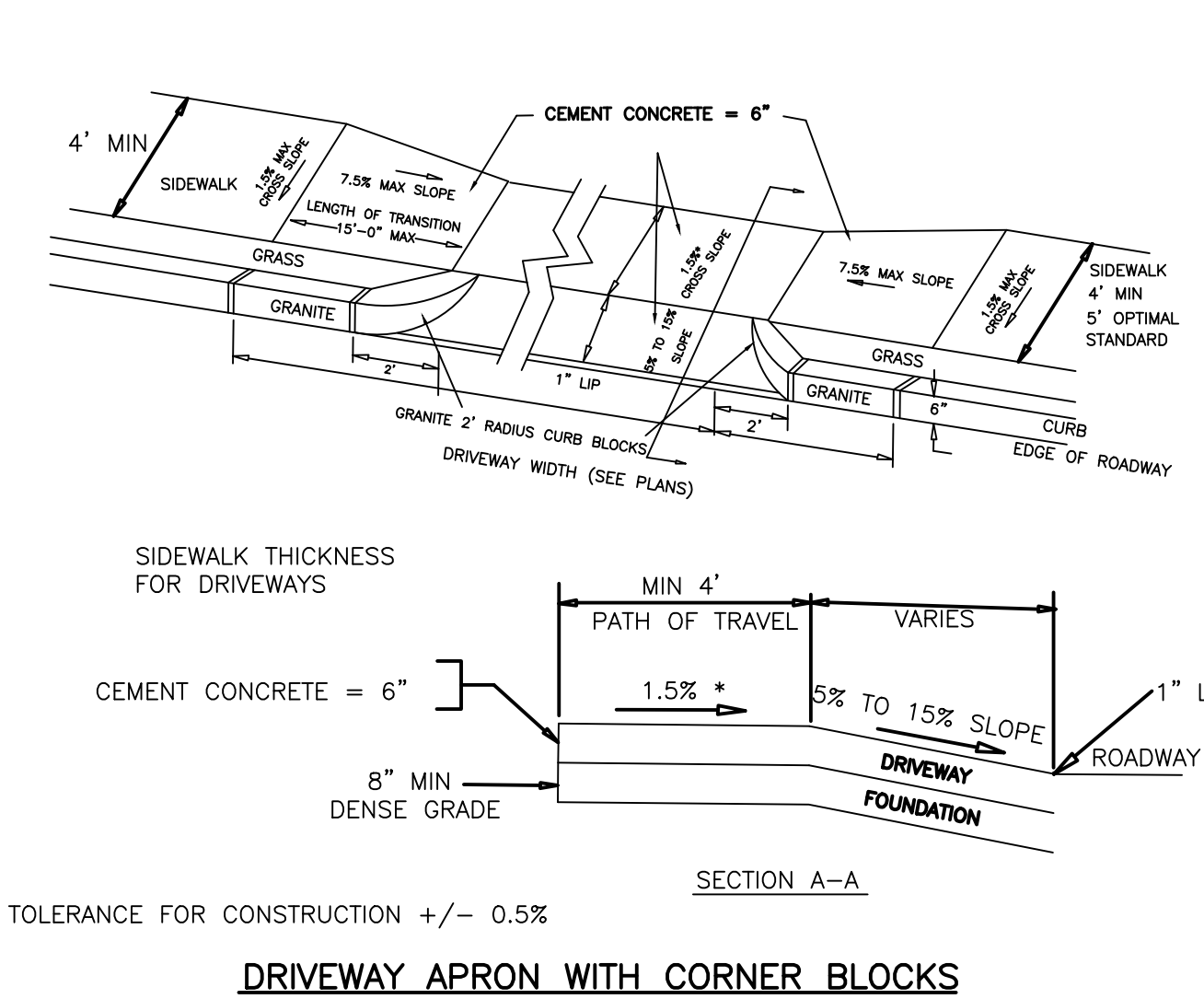
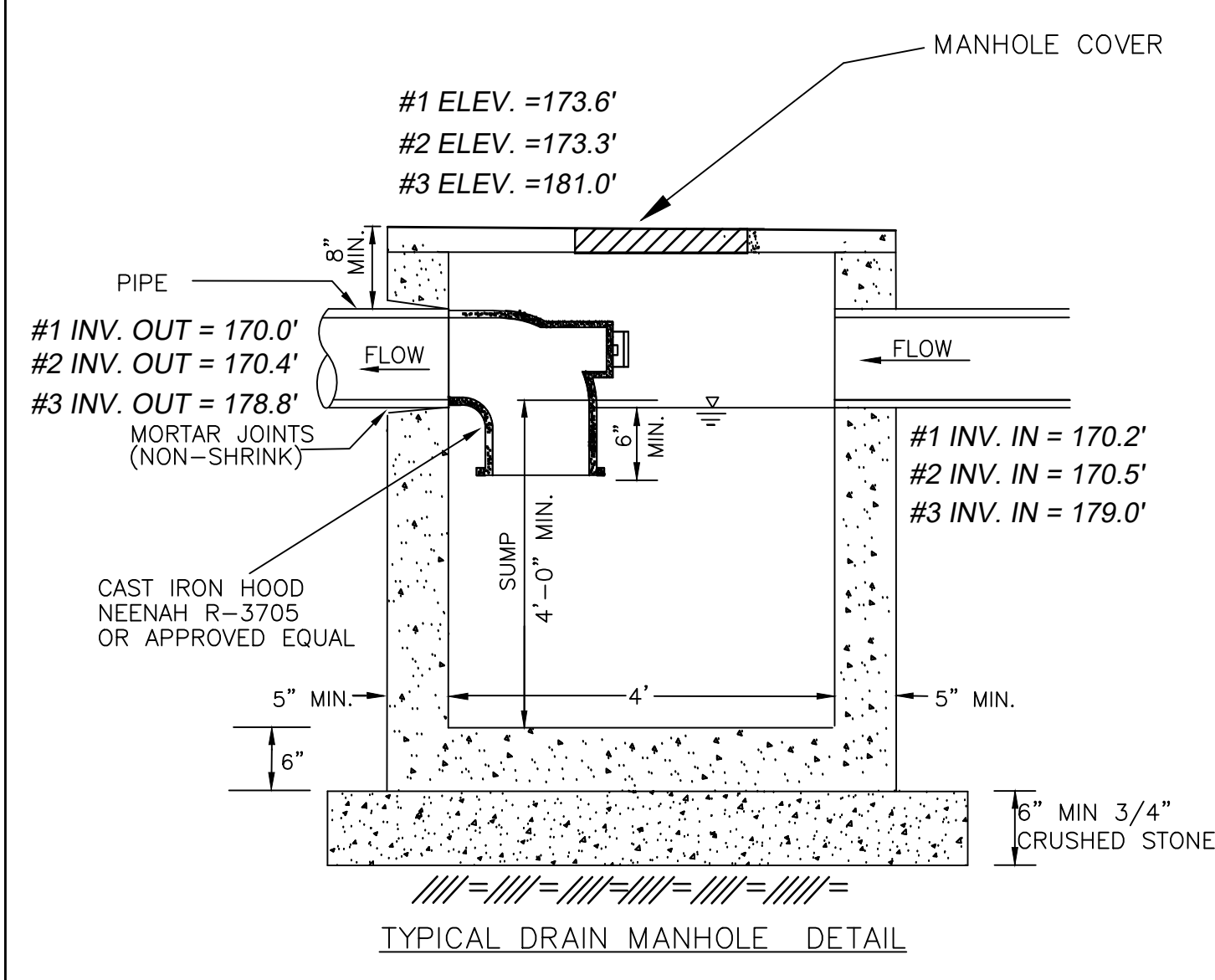
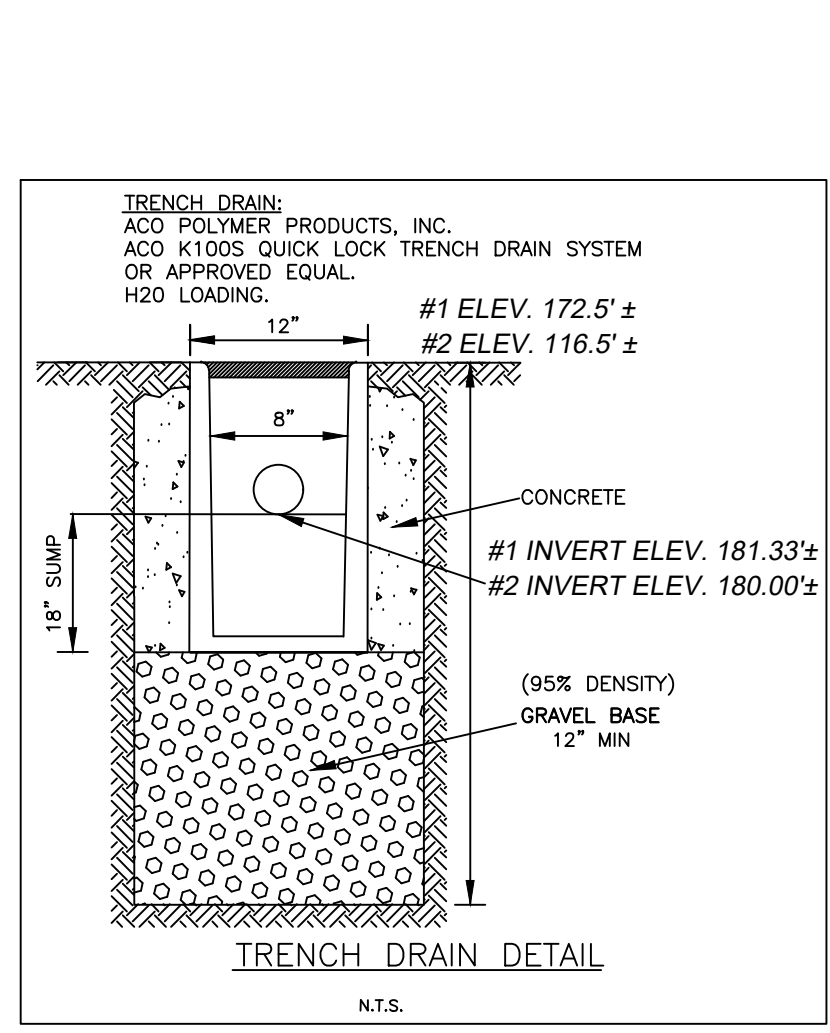
SHEET: 3 OF 4



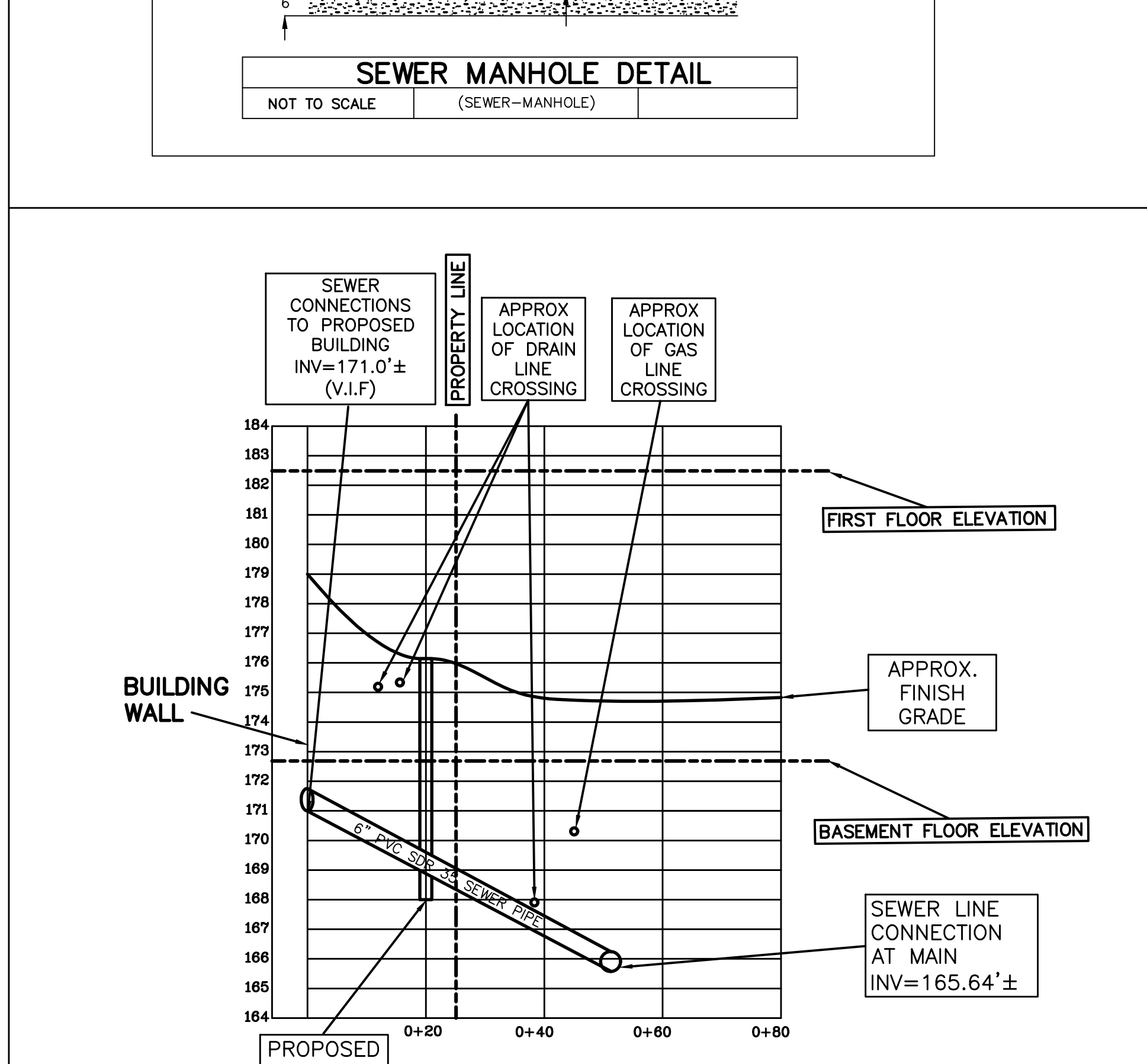
1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSDOT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 AS AMENDED.
 2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MASSDOT PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
 3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
 4. ANY TOP COURSE APPLIED AT A WIDTH OF 6" WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.
 5. SUPER PAVE FOR PAVEMENT.



1. ALL NEW PIPE IS TO BE FLUSHED JUST PRIOR TO FINAL CONNECTION AT THE POINT CLOSEST TO THE METER. NO EXPOSED PIPES ARE TO BE LEFT IN THE GROUND. ALL CONNECTIONS ARE TO BE LEAK FREE AND MAY BE COMPRESSION TYPE. OCCUPY INTERIOR CONNECTIONS WHICH MUST BE FLARED TYPE.
 2. APPROVED COUPLING, ADAPTER OR CORPORATION COOK IS AN ACCEPTABLE MEANS TO REPAIR EXISTING PIPE TO COVER LEAKS AND/OR MARK.
 3. RELOCATION COUPLER (TYPE 1) LEADER IS TO BE AT LEAST EQUAL IN SIZE WITH EXISTING WATER SERVICE PIPE.
 4. CORPORATION COOK SHUT OFF VALVE MUST BE TAPPING UP.
 5. ELECTRICAL: THE GROUND CLAMP IS TO BE SECURELY FASTENED TO THE WATER SERVICE PIPE BEFORE THE INLET SIDE OF THE SHUT OFF VALVE. ALL CURRENT ELECTRICAL CODES MUST BE ADDED BY.



- NOTES:
- RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
 - CONCRETE/FIBERLYTE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
 - ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS
 - CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
 - TERMINATE C.O. AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.



PETER NOLAN & ASSOCIATES, LLC
 LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
 697 CAMBRIDGE STREET, SUITE 1113
 BRIGHTON, MA 02135
 Tel: 857-891-7478
 617-782-1533
 Fax: 617-2025691

SPRUHAN ENGINEERING, P.C.
 80 JEWETT ST. (SUITE 1)
 NEWTON, MA 02458
 Tel: 617-816-0722
 Email: edmond@spruhaneng.com

EDMOND SPRUHAN
 REGISTERED PROFESSIONAL ENGINEER
 5/13/2022

**157 LANGLEY ROAD
 NEWTON
 MASSACHUSETTS**

REVISION BLOCK	
DESCRIPTION	DATE
REVISED AS PER CLIENT	5/13/2022

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Peter Nolan & Associates, LLC, or Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DETAILS

SCALE: N/A
 DATE: 5/9/2022
 DRAWN BY: OG
 CHECKED BY: PN
 APPROVED BY: ES

SHEET: **4 OF 4**



(AG)

Sugar Maple (AS)



Star Magnolia (MS)

Pin Oak (QP)



Homestead Elm (UA)

Emerald Green Arborvitae (TO)



Weeping False Cypress (CP)

American Holly (IO)

PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AG	2	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	8-10' ht.	b&b, multi
AS	1	Acer saccharum 'Commemoration'	Sugar Maple	2.5-3' cal.	b&b
MS	1	Magnolia stellata	Star Magnolia	1.5' cal.	b&b
QP	1	Quercus palustris	Pin Oak	3-3.5' cal.	b&b
UA	2	Ulmus americana 'Homestead'	Homestead Elm	3-3.5' cal	b&b
EVERGREEN TREES					
CP	2	Chamaecyparis nootkatensis 'Pendula'	Weeping False Cypress	5-6' ht.	b&b
IO	1	Ilex opaca	American Holly	5-6' ht.	b&b
TO	7	Thuja occ. 'Emerald Green'	Emerald Green Arborvitae	5-6' ht.	b&b

NOTE: Plants subject to substitution based on availability with approval by Landscape Architect

Existing Tree	To Be Removed	To Be Protected	To Be Added
5+5+3.5+6.5" DBH Norway maple	x		
13' DBH Norway maple		x	
3+3+5+5" DBH Norway maple	x		
6+9+9+10" DBH Ailanthus		x	
8" DBH Cherry	x		
8' DBH Norway maple	x		
20" DBH Linden		x	
13' DBH Norway maple	x		
5+13" DBH Norway maple	x		
16" DBH Oak?	x		
19" DBH	x		
20" DBH Tree		x	
Total Caliper Inches	118 Inches	87 Inches	39 Inches



SHRUBS

CA	4	Clethra alnifolia 'Hummingbird'	Summersweet Hummingbird	5 gal.	Pots
DG	13	Deutzia gracilis	Slender Deutzia	5 gal.	Pots
HP	2	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	5 gal.	Pots
HQ	4	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	Pots
IM	4	Ilex x meserveae 'BLUE PRINCESS'	Blue Holly	7 gal.	Pots
IG	19	Ilex glabra 'Shamrock'	Dwarf growing Inkberry	24" ht.	Pots
KL	2	Kalmia latifolia	Mountain Laurel	5 gal.	Pots
PJ	1	Pieris japonica 'Red Head'	Japanese Pieris	5 gal.	Pots
RA	6	Rhus aromatica 'Lo Gro'	Lo Gro Sumac	5 gal.	Pots
RC	7	Rhododendron catawbiense	Catawba Rhododendron	36" ht.	b&b or Pots
PF	12	Potentilla fruticosa	Potentilla	3 gal.	Pots
VP	1	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	7 gal.	Pots

HERBACEOUS

ad	2	Aruncus dioicus	Goatsbeard	2 gal.	ea. in groups of 3 or 5
al	40	Allium bulbs - purple selections	Purple Globe bulbs	2 gal.	Pots
ck	12	Calamagrostis acutifolia 'Karl Foerster'	Feather Reed Grass	2 gal.	Pots
ep	15	Echinacea purpurea	Purple Coneflower	2 gal.	Pots
gm	18	Geranium mac. 'Bevans Variety'	Bigroot Geranium	2 gal.	Pots
her	6	Heuchera 'Tokyo' (RED)	Red Coralbell	1 gal.	Pots
hu	8	Heuchera 'Autumn Bride' (WHITE)	White Coralbell	1 gal.	Pots
nf	6	Nepeta faassenii 'Walkers Low'	Catmint	1 gal.	Pots
pa	7	Polystichum acrostichoides	Christmas Fern	2 gal.	Pots
sn	20	Salvia nemorosa 'Caradonna'	Sage	2 gal.	Pots

NOTE: Plants subject to substitution based on availability with approval by Landscape Architect



Unit Paving Options: Ecopriora Permeable Pavers by Unilock OR Typical Holland Pavers?



Retaining wall options: Thin stone veneer, Versalok concrete block wall



Fencing images shown are options for type and style, the material could be either wood or vinyl

Privacy Board Fence Along Property Lines and Top of Walls: Options for Solid or Open Picket, Flat top or Scalloped

Colors on this plan may vary from actual colors due to software and printing.