

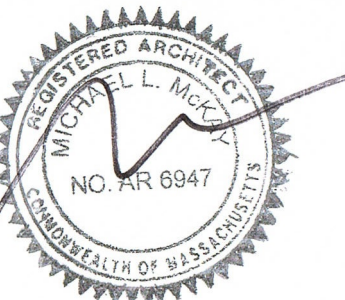
Renovation To:

**20
Kinmonth Rd
Waban, MA**

OWNER

mckay architects

35 Bryant Street
Dorham, MA 02026
ph. 781.326.5400
www.mckayarchitects.net



REV #	DATE	ISSUANCE

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JOB NO	0224
DATE	11.27.18
DWG BY	EAL
CKD BY	MLM
SCALE	1/8" = 1'-0"

S-1.1



*Proposed Development
20 Kinmonth Road*

Waban Mass.

May, 2019



architects
mckay

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Dedham, MA 02026

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Proposed Development

*20 Kinmonth Road
View From Bare Burn
Waban Mass.*

May, 2019



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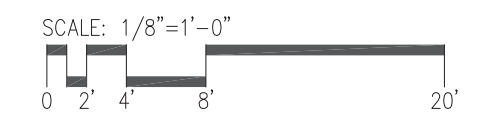
SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
AG	1	Acer griseum	Paperbark Maple	2-2.5" cal.	B&B
AL	1	Amelanchier laevis	Allegheny Serviceberry	6-7' Ht.	B&B, multi-stemmed
AR	3	Acer rubrum 'October Glory'	Red Maple	2.5-3" cal.	B&B
PS	1	Pinus strobus 'Fastigiata'	Fastigate White Pine	6-7' Ht.	B&B
TO	11	Thuja occidentalis 'Emerald Green'	Eastern Arborvitae	6-7' Ht.	B&B

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
AGa	1	Amelanchier x grandiflora	Apple Serviceberry	36" Ht.	Pots, multi-stemmed
HA	6	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	5 gal.	Pots
HP	8	Hydrangea paniculata 'Grandiflora'	PeeGee Hydrangea	3-4' ht.	B&B, standard form
HQ	5	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	Pots
IC	13	Ilex crenata 'Compacta'	Japanese Holly	3 gal.	Pots
ICa	15	Ilex crenata 'Green Lustre'	Japanese Holly	5 gal.	Pots
IG	7	Ilex glabra 'Shamrock'	Inkberry	3 gal.	Pots, some shall be male
IM	16	Ilex meserveae 'Blue Princess'	Blue Holly	36" Ht.	Pots, some shall be male
IV	14	Ilex verticillata 'Sparkleberry'	Winterberry	36" Ht.	Pots, some shall be male
SJ	11	Spirea japonica 'Little Princess'	Little Princess Spirea	3 gal.	Pots
SP	9	Syringa pubescens subs. patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pots
SV	8	Syringa vulgaris 'President Grevy'	Common Lilac	42" Ht.	Pots
RC	14	Rhododendron catawbiense	Catawba Rhododendron	36" Ht.	Pots
VD	7	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	36" Ht.	Pots
VP	7	Viburnum plicatum f. tomentosum	Doublefile Viburnum	36" Ht.	Pots
WS	3	Wisteria macrostachya 'Blue Moon'	Kentucky Wisteria	3 gal.	Pots

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
aa	38	Astilbe x arendsii 'Fanal'	False Goat's Beard	2 gal.	Pots, 18" O.C.
cf	46	Carex flacca 'Blue Zinger'	Blue Sedge	2 gal.	Pots, 18" O.C.
go	93	Galium odoratum	Sweet Woodruff	1 gal.	Pots, 18" O.C.
gs	21	Geranium sanguineum 'Album'	Hardy Geranium	1 gal.	Pots, 18" O.C.
hso	42	Hemerocallis 'Stella de Oro'	Everblooming Daylily	2 gal.	Pots, 18" O.C.
hm	17	Hakonechloa macra 'Aureola'	Japanese Forest Grass	2 gal.	Pots, 18" O.C.
hs	39	Hosta 'Sun Power'	Plaintain Lily	2 gal.	Pots, 18" O.C.
pa	130	Polystichum acrostichoides	Christmas Fern	2 gal.	Pots, 18" O.C.
pf	68	Polygonatum falcatum 'Variegatum'	Varigated Solomon's Seal	2 gal.	Pots, 24" O.C.
po	88	Pulmonaria officinalis	Lungwort	2 gal.	Pots, 18" O.C.

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3" greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.





Amelanchier laevis Allegheny Serviceberry



Acer griseum Paperbark Maple



Acer rubrum 'October Glory' Red Maple



Thuja occidentalis 'Emerald Green' Eastern Arborvitae



Viburnum dentatum 'Blue Muffin' Blue Muffin Viburnum



Viburnum plicatum f. *tomentosum* Doublefile Viburnum



Syringa vulgaris 'President Grevy' Common Lilac



Syringa pubescens subs. *patula* 'Miss Kim' Miss Kim Lilac



Rhododendron catawbiense Catawba rhododendron



Ilex glabra 'Shamrock' Inkberry



Ilex crenata 'Compacta' Japanese Holly



Ilex crenata 'Green Lustre' Japanese Holly



Hydrangea paniculata 'Grandiflora' Panicked Hydrangea



Hydrangea quercifolia Oakleaf Hydrangea



Hydrangea arborescens Smooth Hydrangea



Ilex meserveae 'Blue Princess' Blue Holly



Ilex verticillata 'Sparkleberry' Winterberry



Spirea japonica 'Little Princess' Little Princess Spirea



Carex flacca 'Blue Zinger' Blue Sedge



Polygonatum falcatum 'Variegatum' Variegated Solomon's Seal



Hakonechloa macra 'Aureola' Japanese Forest Grass



Hosta 'Sun Power' Plaintain Lily



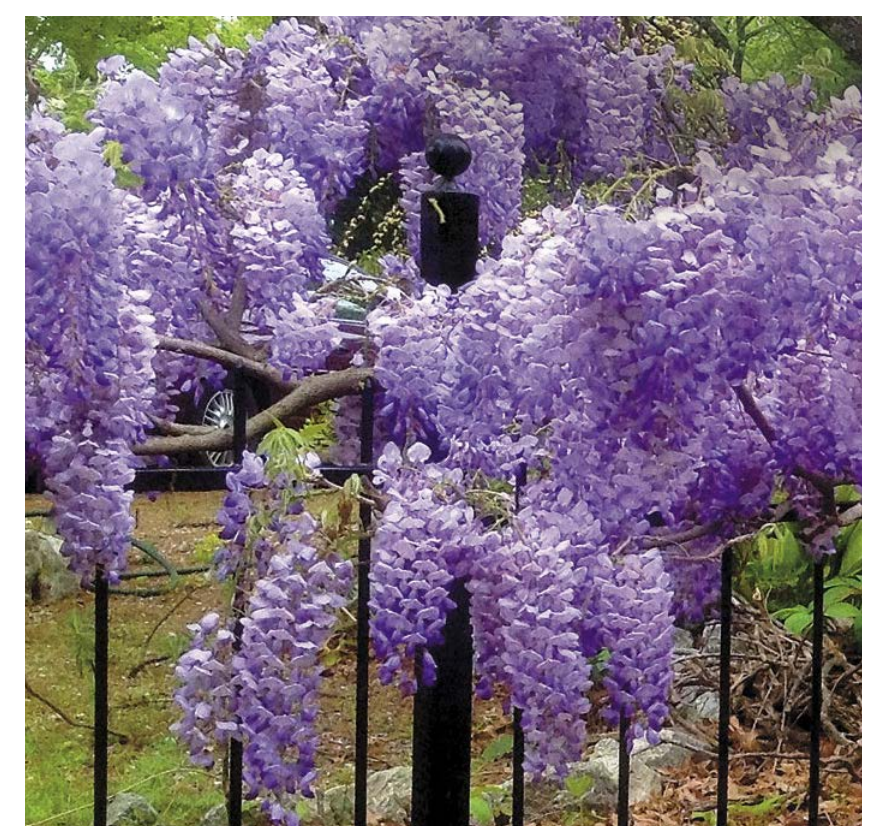
Geranium sanguineum 'Album' Hardy Geranium



Astilbe x *arendsii* 'Fanal' False Goat's Beard



Hemerocallis 'Stella de Oro' Everblooming Daylily



Wisteria macrostachya 'Blue Moon' Kentucky Wisteria

SUMMARY

FIRST FLOOR	(3) 1 BR UNITS	2,459 SF
	(5) 2 BR UNITS	6,147 SF
SECOND FLOOR	(5) 1 BR UNITS	4,180 SF
	(2) 2 BR UNITS	2,851 SF
	(1) 3 BR UNITS	1,575 SF
THIRD FLOOR	(5) 1 BR UNITS	4,180 SF
	(2) 2 BR UNITS	2,851 SF
	(1) 3 BR UNITS	1,575 SF
TOTAL	(24) UNITS	25,818 SF

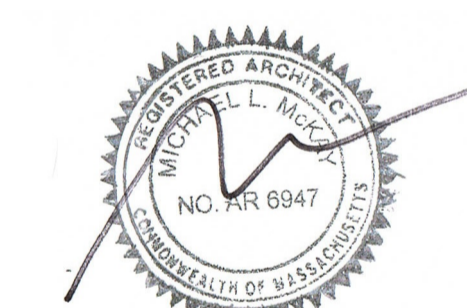
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**First
Floor Plan**

JOB NO	0224
DATE	04.24.19
DWG BY	EAL
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-1.2

1 First Floor Plan 9,968 GSF
A-1.2 1/8" = 1'-0"

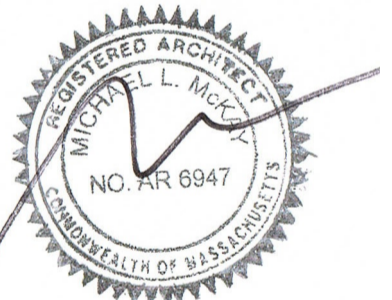
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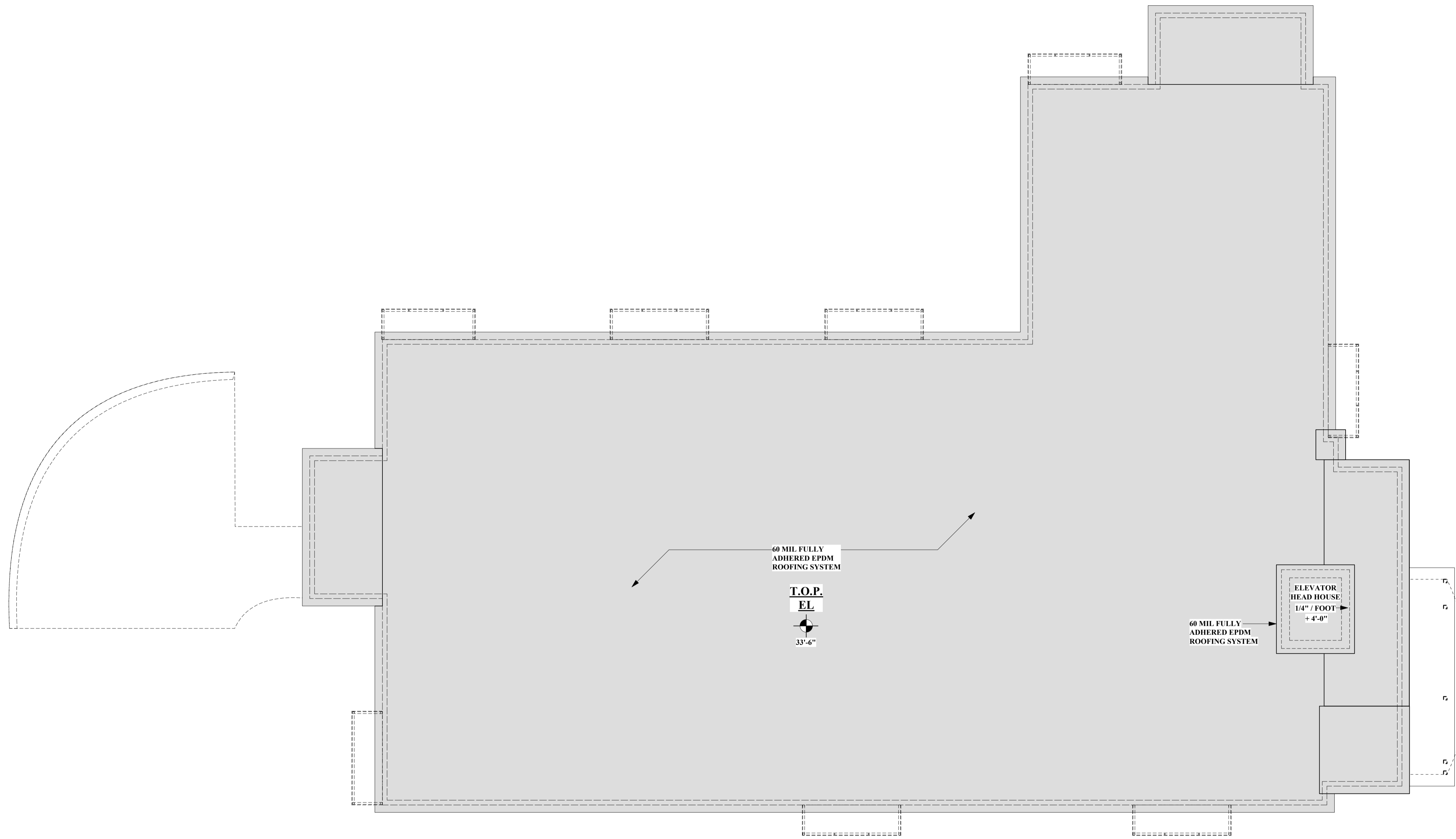
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Roof Plan

JOB NO	0224	A-1.4
DATE	04.24.19	
DWG BY	EAL	
CKD BY	MLM	
SCALE	1/8" = 1'-0"	



1
A-1.4 **Roof Plan**
1/8" = 1'-0"

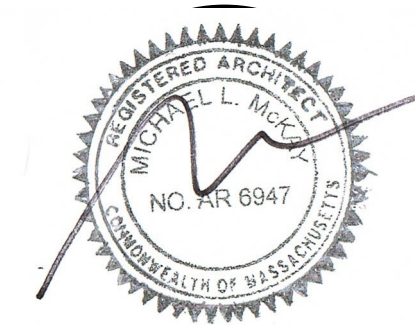
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Rear & Left
Side Elevations

JOB NO	0224
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CKD BY	MLM
SCALE	1/8" = 1'-0"

A-2.2



1 Rear Elevation
A-2.3 1/8" = 1'-0"



2 Left Side Elevation
A-2.2 1/8" = 1'-0"