LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARCG	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B+B
ASA	4	ACER SACCHARINUM	SILVER MAPLE	2 1/2"-3" CAL.	B+B
CBF	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2"-2 1/2" CAL.	B+B
QA	8	QUERCUS ALBA	WHITE OAK	2 1/2"-3" CAL.	B+B
ORNAMENTAL TREE(S)					
AC	3	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	8-10'	B+B
SRS	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	7-8'	B+B
DECIDUOUS SHRUB(S)					
CAR	22	CLETHRA ALNIFOLIA 'ROSEA'	PINK SUMMERSWEET CLETHRA	24-30"	#3 CAN
CCBM	43	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	18-24"	#3 CAN
DCN	44	DEUTZIA GRACILIS 'NIKKO'	COMPACT DEUTZIA	18-24"	#2 CAN
HQ	26	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24-30"	#5 CAN
MP	24	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
PC	13	PRUNUS CISTENA	PURPLELEAF SANDCHERRY	3-4'	B+B
SJLP	43	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
EVERGREEN SHRUB(S)					
BMWG	41	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36"	B+B
ICG	30	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	30-36"	B+B
ICS	111	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#5 CAN
JCS	2	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	3-4'	B+B
KL	14	KALMIA LATIFOLIA	MOUNTAIN LAUREL	30-36"	B+B
RKDVW	67	RHODODENDRON X KURUME 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	18-24"	#3 CAN
RPJM	25	RHODODENDRON CAROLINIANA X PJM	PJM RHODODENDRON	24-30"	B+B
TMD	32	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	B+B
PERENNIAL(S)					
LAHB	38	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	2 GAL.	CONTAINER
PEA	35	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	2 GAL.	CONTAINER
SHHS	20	STACHYS HYZANTINA 'HELENE VON STEIN'	HELENE VON STEIN LAMB'S EAR	2 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
MSML	3	MISCHANTHUS SINENSIS 'MORNING LIGHT'	SILVER VARIEGATED MAIDEN GRASS	2 GAL.	CONTAINER
VINE(S)					
PTN	300	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	2 1/4" PEAT POT	2 YR PLANTS

LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
   FX WINCHESTER, LLC
   C/O FX INVESTMENTS, LLC
   263 HUNTINGTON AVE, #174
   BOSTON, MA 02115

2. OWNER:
   N/F 416 CAMBRIDGE STREET REALTY TRUST

3. PARCEL:
   MAP# 26, LOT #140 (WINCHESTER)
   MAP #74, BLOCK #2, LOT #2 (WOBURN)
   416 CAMBRIDGE STREET
   TOWN OF WINCHESTER & CITY OF WOBURN
   MIDDLESEX COUNTY, MASSACHUSETTS

PARKING SUMMARY

40 SURFACE PARKING SPACES
78 PARKING SPACES PROVIDED IN WEST GARAGE
28 PARKING SPACES PROVIDED IN EAST GARAGE

146 TOTAL PARKING SPACES PROVIDED

TABULATION OF PROPOSED DEVELOPMENT

LOT AREA	2.99 Ac.
TOTAL # OF UNITS	96
APARTMENT BUILDING GROUND COVERAGE	35,490 SF (0.81 Ac.)
EXISTING HOUSE GROUND COVERAGE	1,259 SF (0.03 Ac.)
% LOT BUILDING COVERAGE	28%
% LOT TO BE PARKING AREAS & BUILDING (1)	45%
% LOT TO BE OPEN AREA (2)	72%
% LOT TO BE OPEN SPACE (3)	55%

(1) INCLUDES PROPOSED BUILDING, PROPOSED DRIVEWAY & PARKING, AND EXISTING HOUSE AND PROPOSED DRIVEWAY AT EXISTING HOUSE
(2) OPEN AREA IS THE AREA NOT OCCUPIED BY STRUCTURES PER TOWN DEFINITION (PAVED AREAS ARE CONSIDERED OPEN AREA)
(3) OPEN SPACE IS THE AREA NOT OCCUPIED BY STRUCTURES OR PAVED PARKING OR VEHICLE ACCESS AREAS.

BOHLER ENGINEERING
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PERMITTING SERVICES
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UPSTATE NEW YORK
NEW YORK METRO
PHILADELPHIA/SOUTHERN NJ
BALTIMORE, MD
SOUTHEASTERN, PA
SOUTHERN MARYLAND
NORTHERN VIRGINIA
DELAWARE
CENTRAL VIRGINIA
RICHMOND, VA
RALEIGH, NC

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REVISIONS

REV	DATE	COMMENT	BY
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PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT No.:	W141161
DRAWN BY:	NEM/AWP
CHECKED BY:	JAK
DATE:	07/06/15
SCALE:	AS NOTED
CAD I.D.:	W141161SS0_REND

PROJECT:

SITE DEVELOPMENT PLANS

FOR

FX WINCHESTER, LLC

ASSESSOR'S MAP 26, LOT 140 (WINCHESTER)
MAP 74, BLOCK 2, LOT 2 (WOBURN)
416 CAMBRIDGE STREET
TOWN OF WINCHESTER &
CITY OF WOBURN
MIDDLESEX COUNTY
MASSACHUSETTS

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M.J. MRVA
REGISTERED
LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

1
OF 1

REV 0 - 07/06/2015

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