

35/13-01D 35 Quincy Street
(Chevy Chase Village HD)

II-C Michele

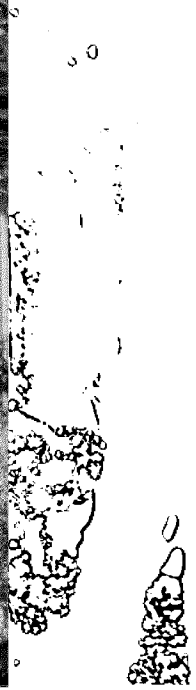




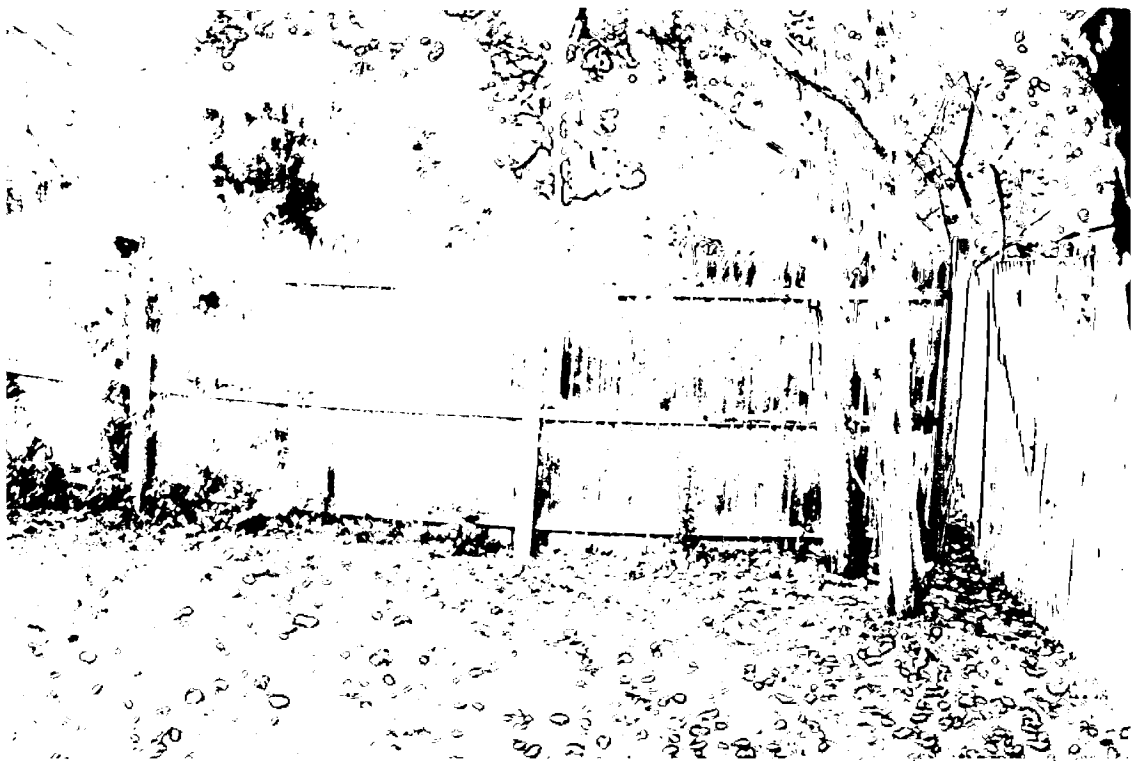
John Austin
Chris Walsh
(301) 972-9090

Y E L L O W S T O N E

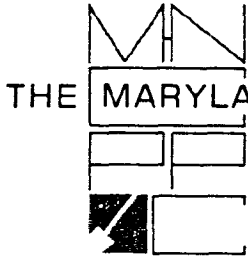












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 4-12-01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 35/13-01D DPS# 243685

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: STEVE SACKS

Address: 35 QUINCY ST. CHEVY CHASE H.D.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JOHN AUSTIN
Daytime Phone No.: 301.972.9090

Tax Account No.: 52-0955379
Name of Property Owner: STEVE SAKS Daytime Phone No.: 301.961.5827
Address: 35 QUINCY ST, CHEVY CHASE MD.
Street Number City Street Zip Code
Contractor: GREEN GARDENS Phone No.: 301.972.9090
Contractor Registration No.: MHC # 3567
Agent for Owner: JOHN AUSTIN / CHRIS WALT Daytime Phone No.: 301.972.9090
CALL 301.674.2075

LOCATION OF BUILDING/PREMISE

House Number: 35 Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE
Lot: 15 Block: 601 Subdivision: CHEVY CHASE SECTION 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct (Paint) Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 30,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Chris Walt Signature of owner or authorized agent 26 MARCH 2001 Date

Approved: X 243685 Signature of _____ Date: 4-12-01
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 243685 Date Filed: _____ Date Issued: _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 4-12-01

TO: Local Advisory Panel/Town Government

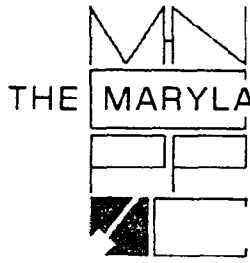
FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner (M)

SUBJECT: Historic Area Work Permit Application - HPC Decision

HPC# 35/13-01D DPS# 243685

The Historic Preservation Commission reviewed this project on 4-11-01
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 4-12-01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

HPC# 35/13-01D DPS# 243685

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	35 Quincy Street, Chevy Chase	Meeting Date:	04/11/01
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	04/04/01
Review:	HAWP	Public Notice:	03/28/01
Case Number:	35/13-01D	Tax Credit:	None
Applicant:	Steven Sacks and Charlotte Hogg	Staff:	Michele Naru
PROPOSAL:	Landscape modifications, Fence installation, deck/patio modification	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in Chevy Chase Village Historic District.
STYLE: Mediterranean Revival
DATE: c1930

PROPOSAL:

The applicant is proposing to:

1. Remove existing, non-historic, wood deck (approx. 18' wide by 15' long) with wrought iron railing and replace it with a curved, stone balcony (approx. 18' wide by 15' long) with wrought iron railing (Circles 9, 10 + 13.)
2. Remove existing flagstone steps. Install new staircase at center of stone balcony (Circles 9, 10 + 14.)
3. Install a pool and fountain into the balcony wall and patio (Circles 15 thru 19 .)
4. Rebuild 30' concrete retaining wall on east side of rear yard. The rebuilt concrete wall will be 30' high and faced with fieldstone.
5. Rebuild existing 20"- 24" high retaining wall with new and existing stones and modify design. The modified design extends the wall farther into the rear yard (Circles 9 + 10 .)
6. Remove a 2' wide x 21' long section of the asphalt driveway to allow the installation of a planting bed.
7. Install a arbor (3'6" wide by 7' tall) at the driveways' end (Circle 12 .)

8. Install a Walpole Fairfield style fence and gate at the driveways' end. Fence will be constructed of cedar posts and cedar rails. Cedar will be treated and sealed to match the stain of the existing fence around the property. The fence will be 3' high with 3-3/4 square posts and 2-5/8" square rails. 1" square coated wire fencing will be installed on the garden side of the fence for dog security (Circle 12 .)
9. Move existing holly tree from SE corner of rear yard to NW corner (Circles 9 & 11 .)
10. Install trees and planting material on the property.

STAFF RECOMMENDATION:

Approval
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 4. Removal of accessory building that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JOHN AUSTIN
Daytime Phone No.: 301 972 9090

Tax Account No.: 52-0955379
Name of Property Owner: STEVE SACKS Daytime Phone No.: 301 961 7827
Address: 35 QUINCY ST, CHEVY CHASE MD.
Street Number City Street Zip Code
Contractor: GREEN LINDENS Phone No.: 301 972 9090
Contractor Registration No.: PHIC # 3567
Agent for Owner: JOHN AUSTIN / CHRIS WAGNER Daytime Phone No.: 301 972 9090
CELL 301 674 2075

LOCATION OF BUILDING/PREMISE

House Number: 35 Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE
Lot: 15 Block: 101 Subdivision: CHEVY CHASE SECTION 2
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct (Part) Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair (with notes) Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 30,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:
2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Chris Wabel Signature of owner or authorized agent
26 FEBRUARY 2001 Date

Approved: 243685 For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

5

35 QUINCY.

DATE

SURROUNDING PROPERTY OWNERS

DAVID + CAROLYN ABBEY

301 657-0706

34 QUINCY

THOMAS K + DALE H BOURKE

301 652-7566

36 QUINCY

JEANNE R. REESIDE

301 652-2837

33 QUINCY

LT. COL. ERIC H. MYRLAND

301 656-2902

37 QUINCY

KIRK J + MARLIT H. NAHRA

301 718 9614

3702 BRADLEY LANE

CHARLES P DATTI FIRESTONE

301 654-5528

3704 BRADLEY LANE

ALEXANDER J + CATHERINE N TRIANTIS

3706 BRADLEY LANE

301 215-7198

House Location Plat
 Lot 15 - Block 61
 CHEVY CHASE - SECTION 2
 Montgomery County, Maryland
 Scale: 1" = 30'

Engineer's Certificate

We hereby certify that we have carefully surveyed the improvements on the property as shown by this plat and that there are no encroachments on either side of property lines.

February 7, 1952

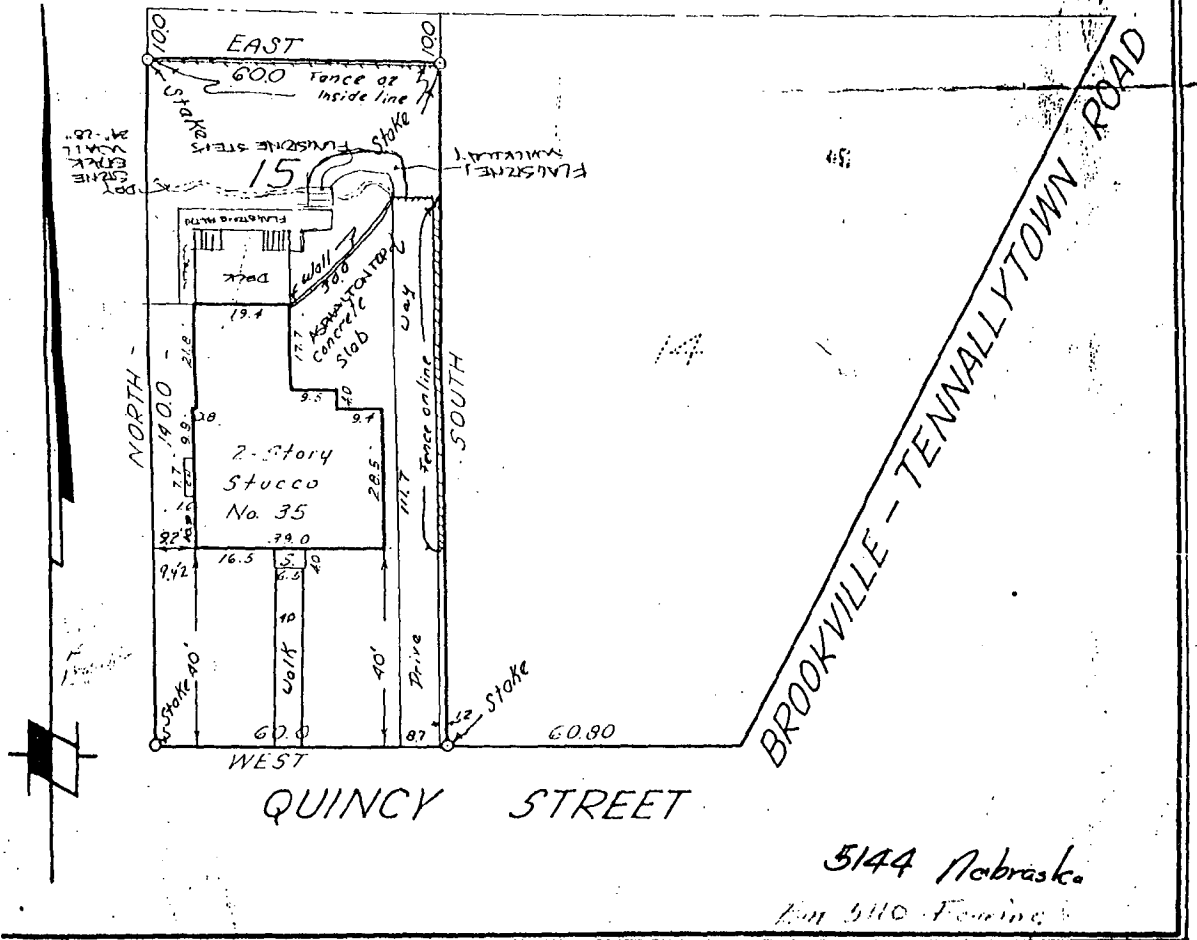
Maddox & Hopkins Inc.
 Engineers & Surveyors

Plat Book 2
 Plat 106

By:

The changes have been made as of
 February 27, 1952
 Maddox & Hopkins Inc.

By: I hereby certify that I have made a transit survey of the lines of the above property and the location of the improvements thereon, and any encroachments are shown thereon.



5144 Nebraska
 Box 5110 Fairfax

52-300-5

EXISTING

⑦

House Location Plat
Lot 15 - Block 61
CHEVY CHASE - SECTION 2
Montgomery County, Maryland
Scale: 1" = 30'

Engineer's Certificate

We hereby certify that we have carefully surveyed the improvements on the property as shown by this plat and that there are no encroachments on either side of property lines.

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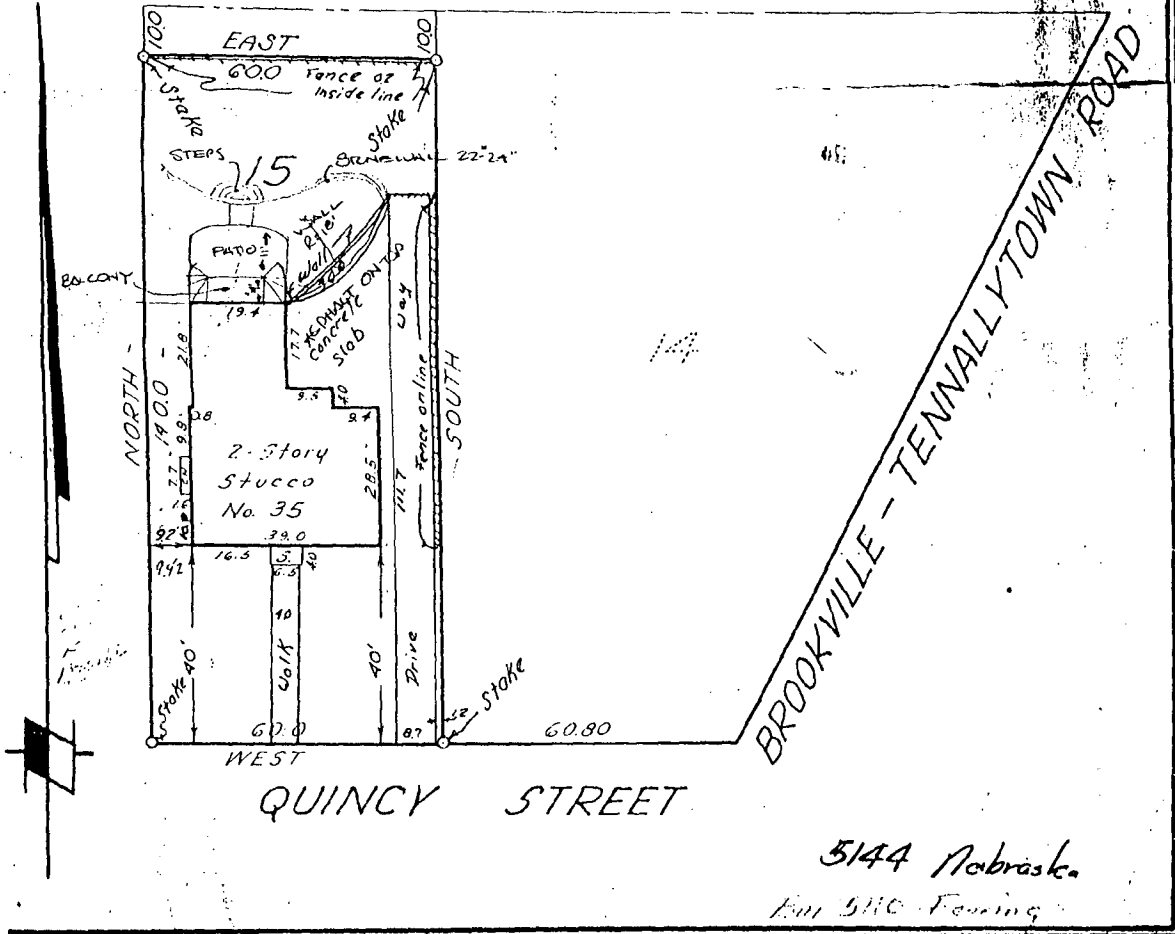
Maddox & Hopkins Inc.
Engineers & Surveyors

Plat Book 2
Plat 106

By:

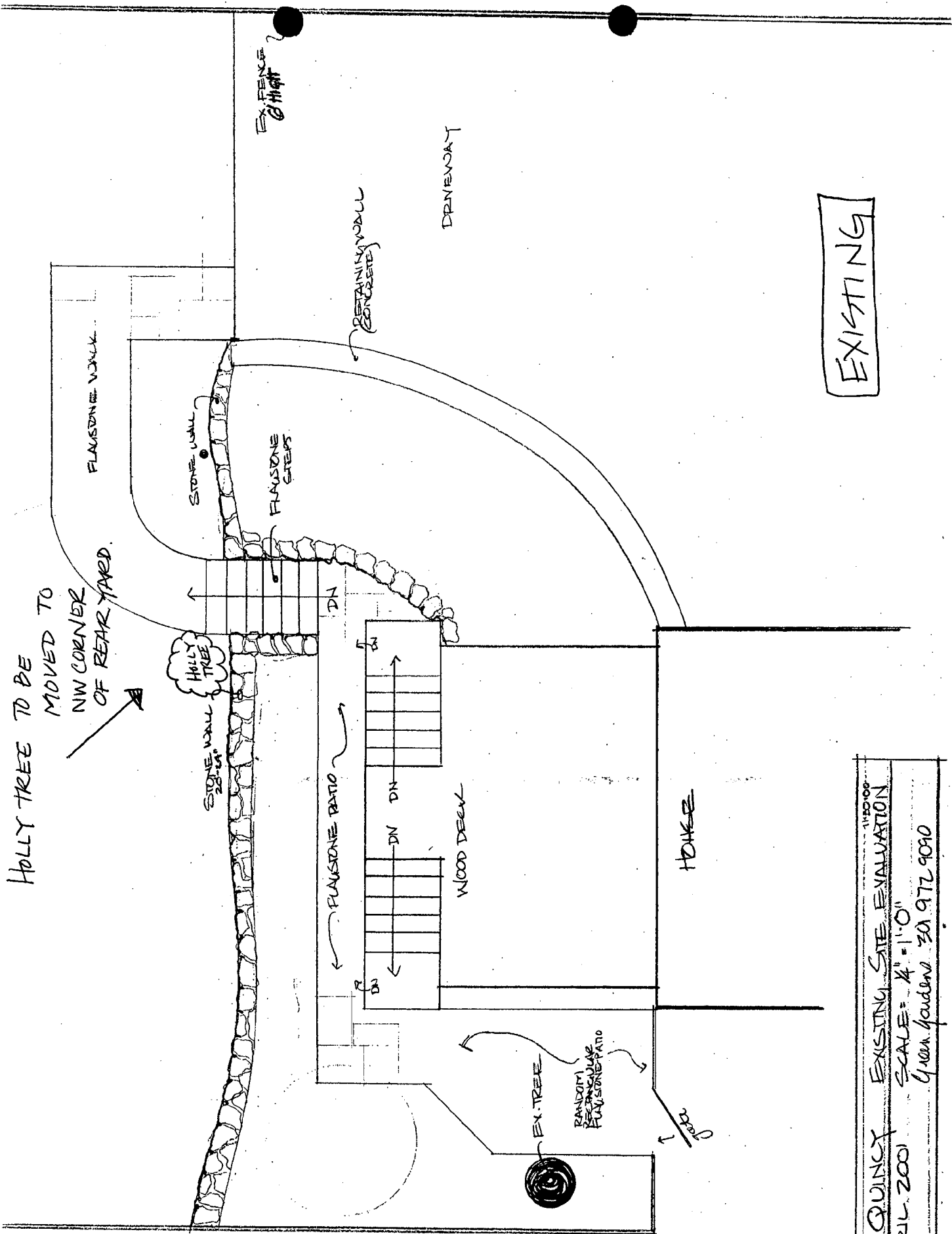
The changes have been made as of
February 27, 1952
Maddox & Hopkins Inc.

By: I hereby certify that I have made a transit survey of the lines of the above property and the location of the improvements thereon, and any encroachments are shown thereon.



PROPOSED REBUILDS

8



EXISTING

HOLLY TREE TO BE MOVED TO NW CORNER OF REAR YARD.

HOLLY TREE

STONE WALL 28\"/>

EXISTING FENCE @ height

RETAINING WALL (CONCRETE)

DRIVEWAY

FLAUSONE PATIO

WOOD DECK

HOUSE

EX. TREE

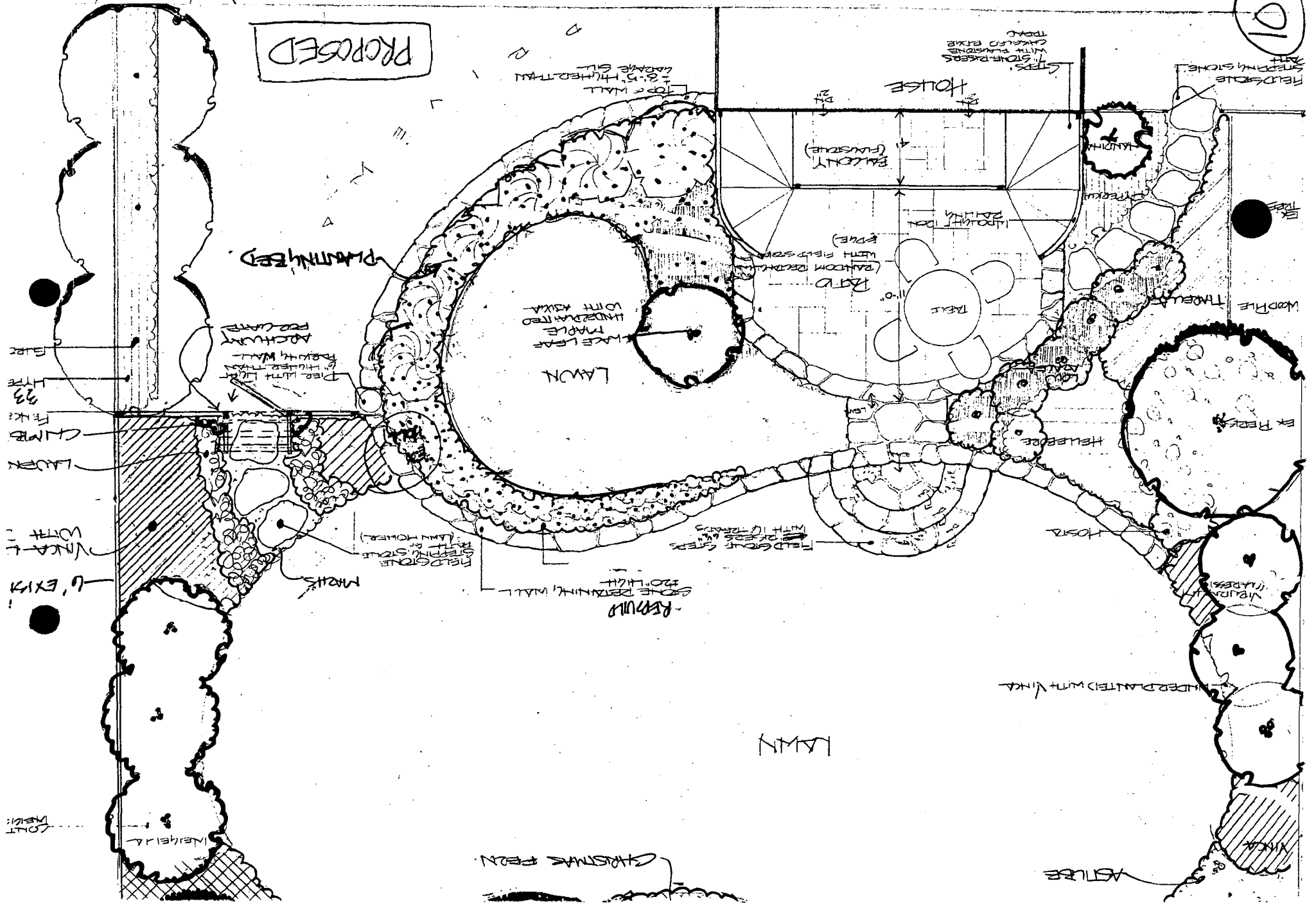
RANDOMLY PLANNED FLAUSONE PATIO

gate

9

35 QUINCY EXISTING SITE EVALUATION
 APRIL 2001 SCALE: 1/4" = 1'-0"
 GLEN GARDNER 30 972 9090

PROPOSED



PLANTING BED

HOUSE

LAWN

LAWN

CHRISTMAS FEON

33

CLIMB

LAWN

VINKA

6' EXIT

ADDITIONAL

ADDITIONAL

ARCHWAY

TOP WITH LIGHT

WITH WOOD WALL

WITH WOOD WALL

WITH WOOD WALL

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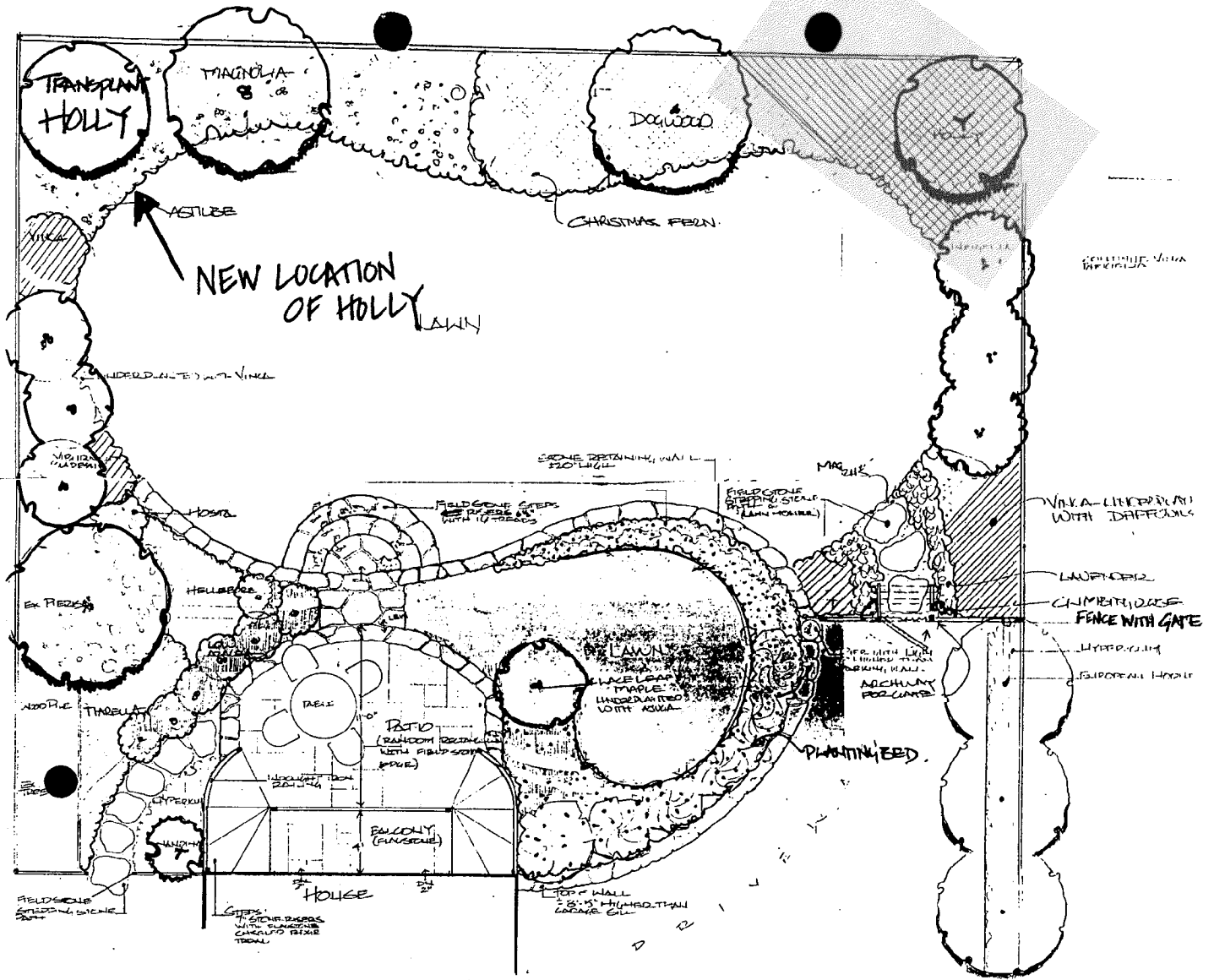
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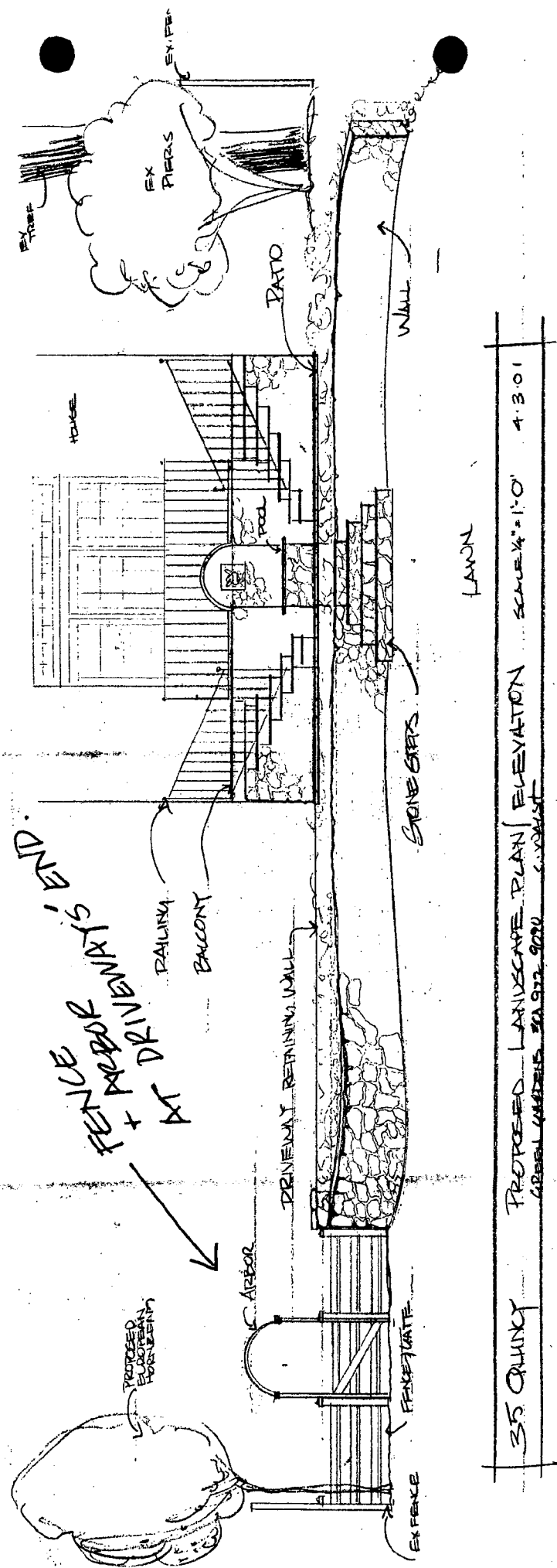
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ASTUBE

ASTUBE



LANDSCAPE PLAN (BACK)
 HOVI-SACKS RESIDENCE.
 35 CLINTON ST.
 CHEVY CHASE, MD 20815
 GREEN GARDENS
 201 472 3090
 DESIGNER: C. MULLER
 ASSISTANT DESIGNER: C. KIALAK
 SCALE: 1/4" = 1'-0" 2/1/01
 REV 223-01



FENCE + ARBOR AT DRIVEWAY'S END

35 CRUXY PROPOSED LANDSCAPE PLAN / ELEVATION SCALE: 1/4" = 1'-0" 4.3.01
 GREEN HILLS, SA 5172, 9200

35 QUINCY STREET.

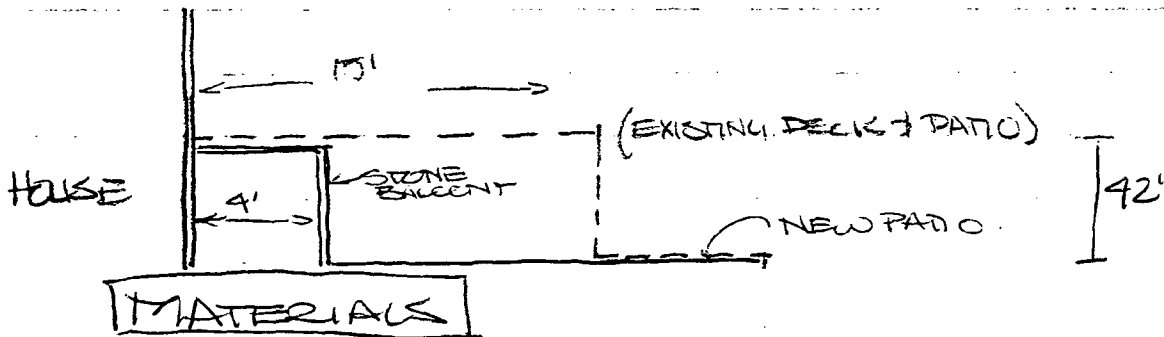
DATE _____

LANDSCAPE ALTERATIONS.

DECK AND PORCH.

REMOVE EXISTING WOOD DECK WITH WROUGHT IRON RAILING. REBUILD WITH STONE BALCONY WITH WROUGHT IRON RAILING 4' WIDE x LENGTH OF EXISTING DECK. EXPAND PATIO SIZE TO MATCH SIZE OF EXISTING DECK. RELAY EXISTING FLAGSTONE AND FILL PATIO WITH FIELDSTONE.

(PLEASE SEE PLAN: "EXISTING" + PHOTOGRAPH)



PATIO: EXISTING + NEW FLAGSTONE TILES
EDGED IN FIELDSTONE (STONEHURST)

PORCH/BALCONY: CONSTRUCTED OF CONCRETE FOOTER,
CEMENT WAS FACED IN FIELDSTONE

RAILING: WROUGHT IRON TO MATCH EXISTING.

35 QUINCY ST.
LANDSCAPE ALTERATIONS - BACK

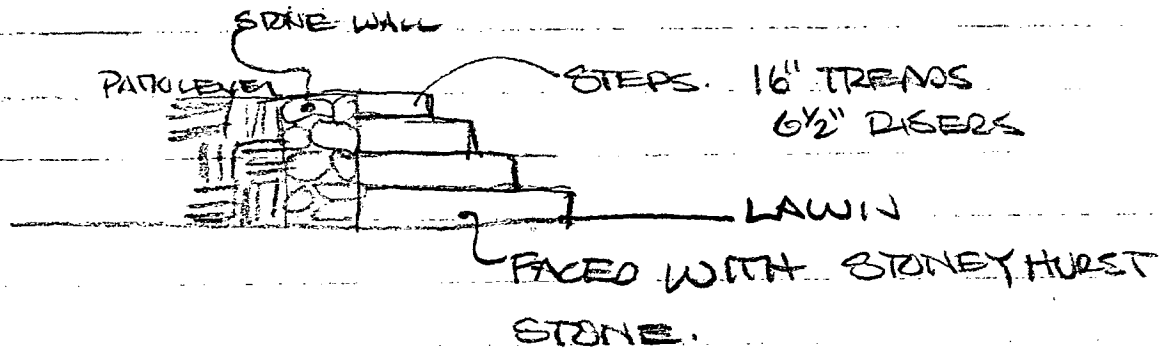
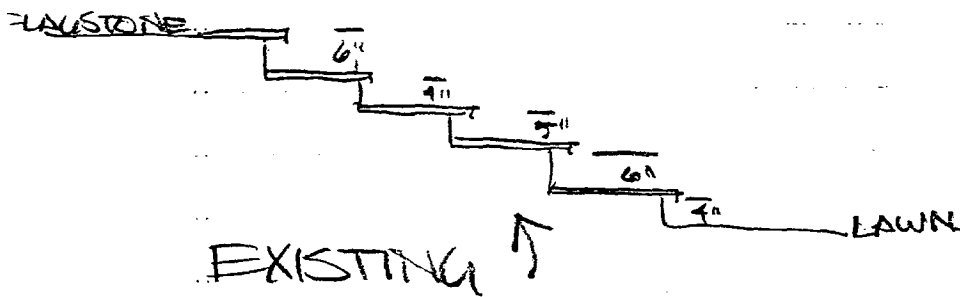
DATE

STEPS.

REMOVE EXISTING FLAUSTONE STEPS
AND REBUILD WITH STONEYHURST STONE
FIELDSTONE STEPS: 16" TREADS + 6 1/2" RISERS

CHANGE THE AXIS OF THE STEPS TO SIT
ON THE CENTERLINE OF THE DECK.

(Please see photograph, plat & LANDSCAPE PLAN)



35 Quincy

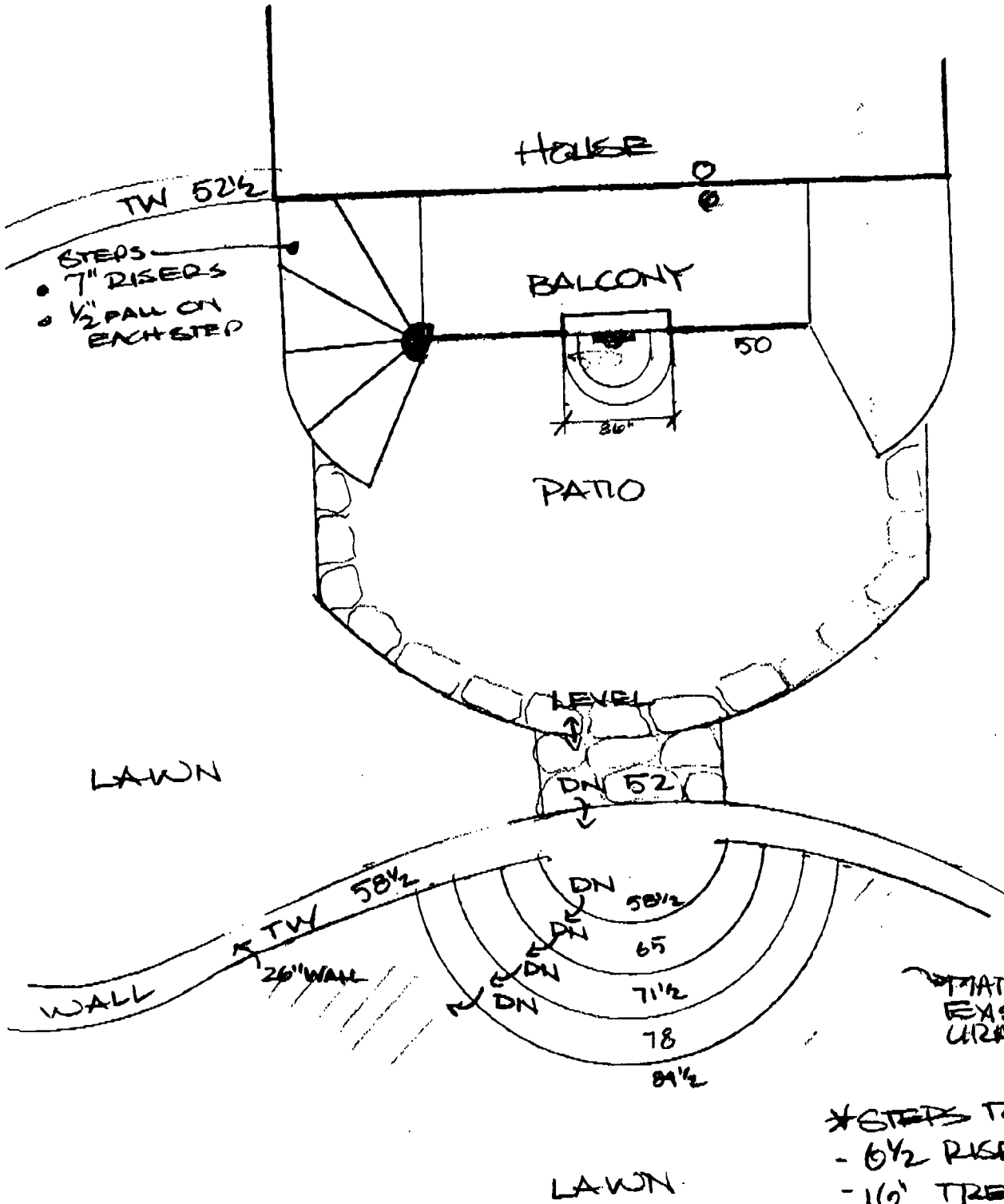
Pool and Fountain

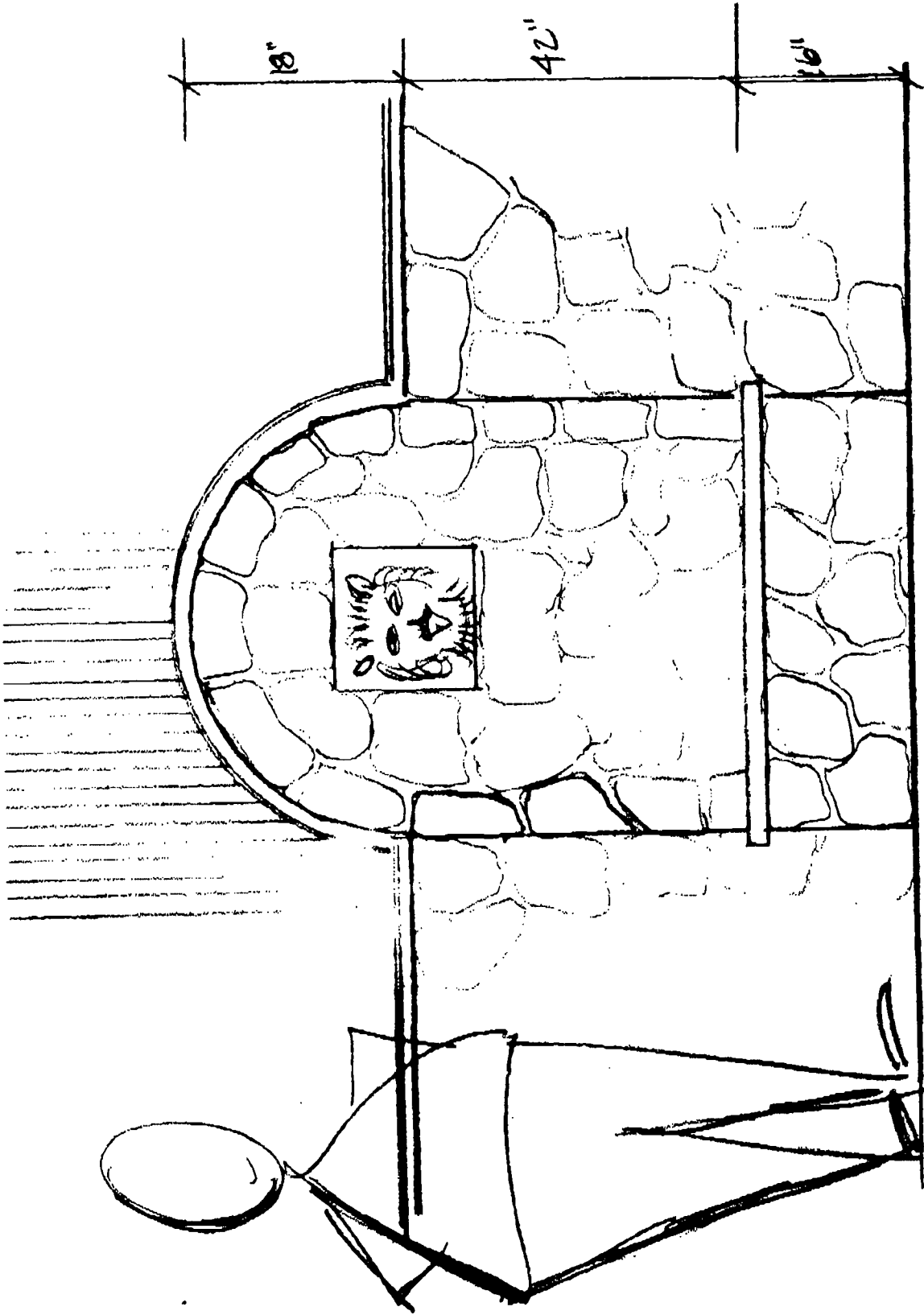
1. Install a pool and fountain into the balcony wall and patio.
2. Please see Frontal elevation- Pool Concept #2, Section-Pool Concept #2a, Plan view-Pool Concept #2, and Elevations and Pool concept.
3. Please see above.
4. The pool will be constructed from the same materials as the balcony wall. To accommodate the placement of a wall mounted fountain, the height of the balcony wall will be extended vertically 18" for the center section measuring 3' long. The fountain will be placed 42" above patio level. The pool will be 16" above the patio level, and will extend 24" into the patio and 3' the length of the balcony wall. The pool surround will be constructed of the same materials as the balcony wall and will be capped with flagstone (as used on the patio).

SACKS-HOLL
1/4" SCALE

ELEVATIONS
& POOL CONCEPT

3.23.01





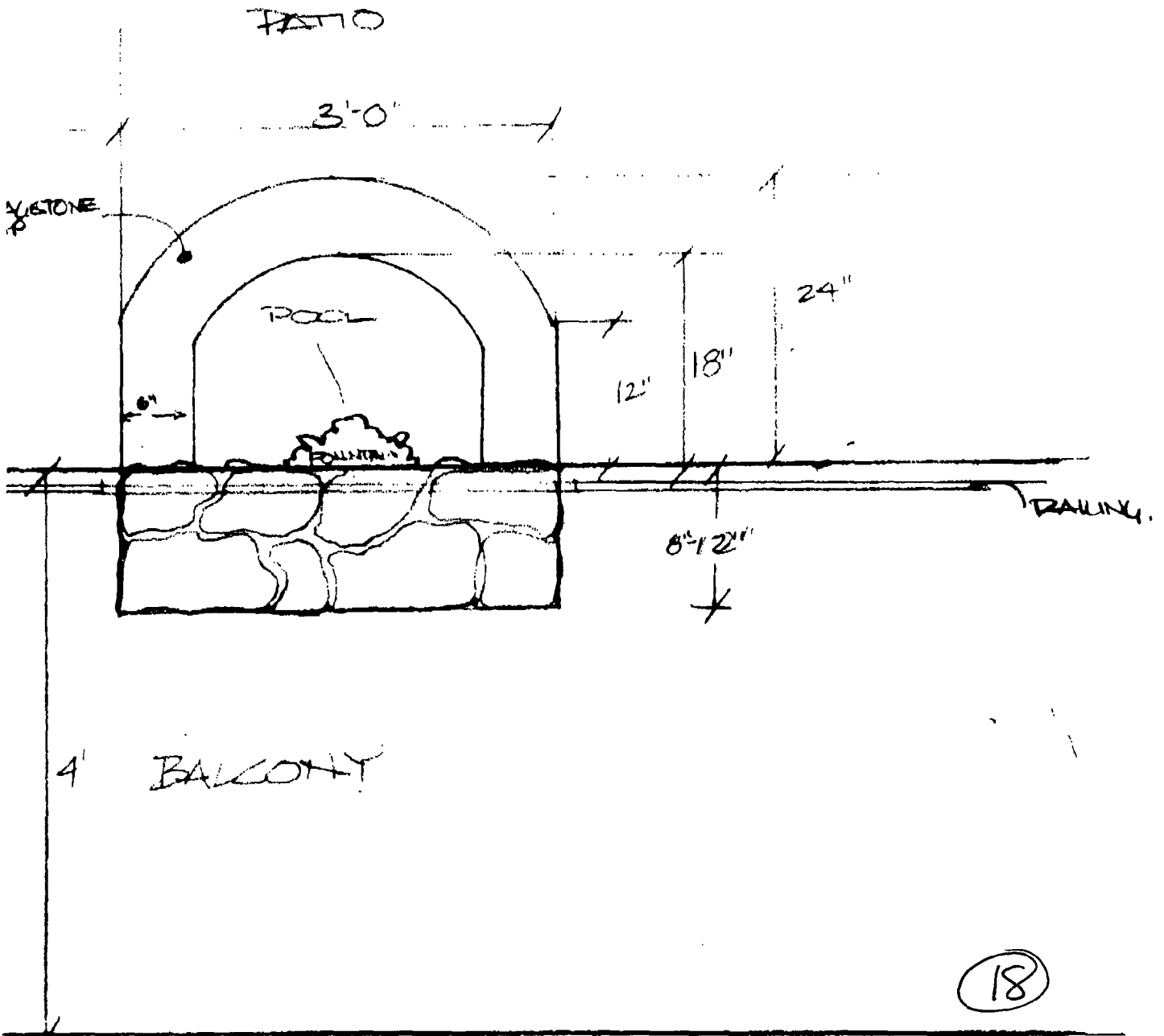
SAXS. HALL POOL CONCEPT - #2
 3.21.01
 CLAUDETTE
 FRONTAL ELEVATION

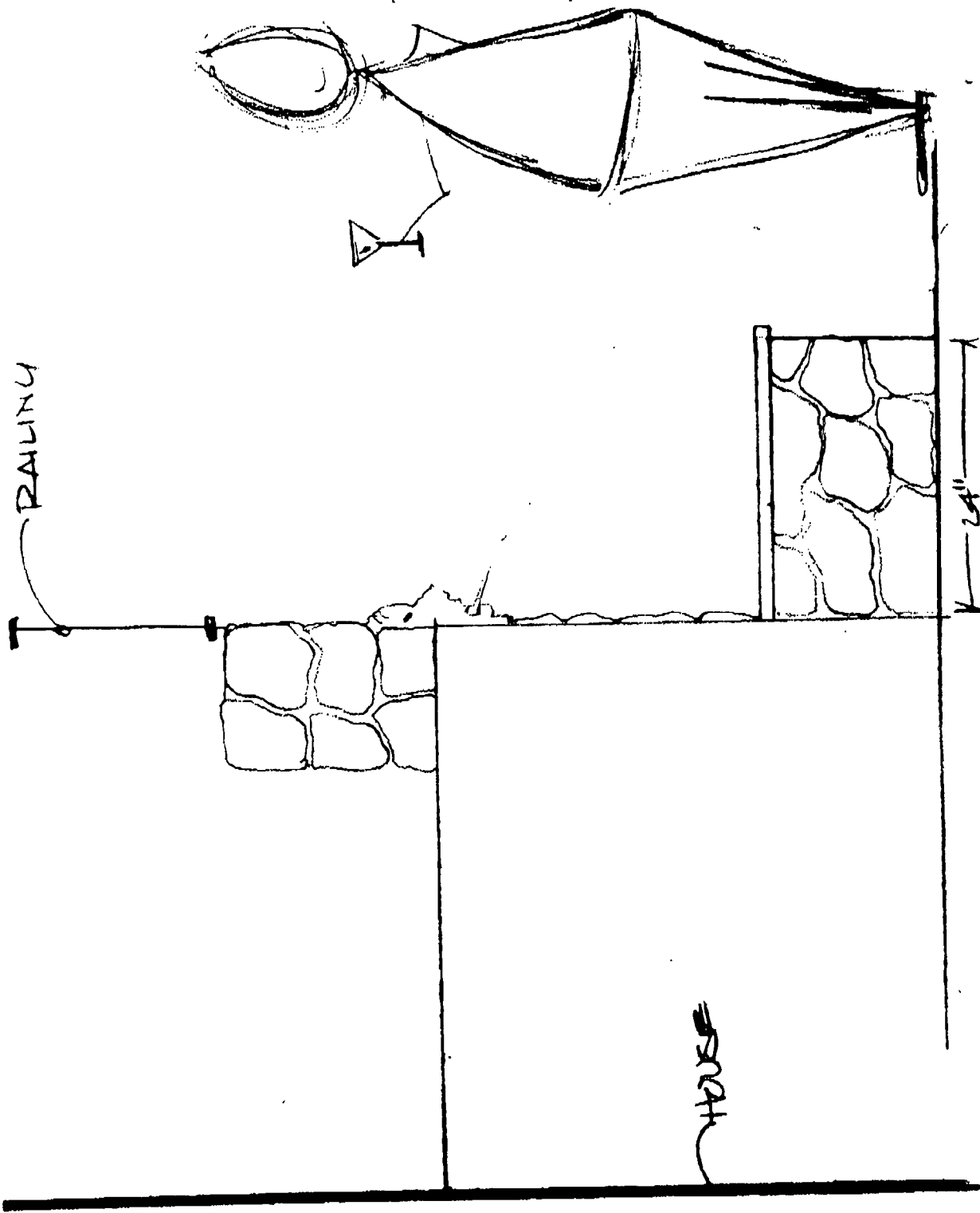
(17)

SALKS-HOUH POOL CONCEPT #2

SCALE 1"=1'-0" C. WALSH

PLAN VIEW





SECTION - POOL-CONCRETE # 2

SACKS-HOU 3.21.01

C. WAHSH

(9)

35 QUINCY STREET.

LANDSCAPE ALTERATIONS TO BACK

DATE

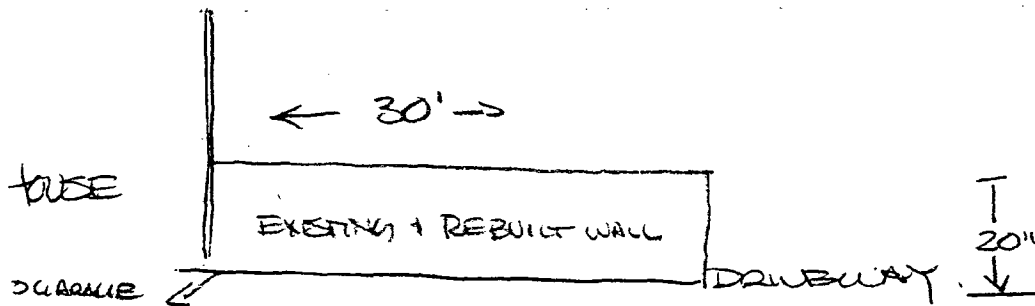
WALLS. (MASONRY REPAIR)

REBUILD 30' CONCRETE RETAINING WALL ADJACENT TO DRIVEWAY.

REBUILT WALL WILL HAVE CONCRETE FOOTER (+ SUPPORT) & WILL BE FACED WITH FIELDSTONE (STONEHURST).

THE HEIGHT OF THE WALL WILL REMAIN THE SAME, ALONG WITH THE WIDTH AND LENGTH.

(SEE LANDSCAPE PLAN)



(PLEASE SEE PHOTOGRAPH) and note its disrepair

35 QUINCY ST.
LANDSCAPE ALTERATIONS TO BACK.

DATE

WALLS.

~~REPAIR~~

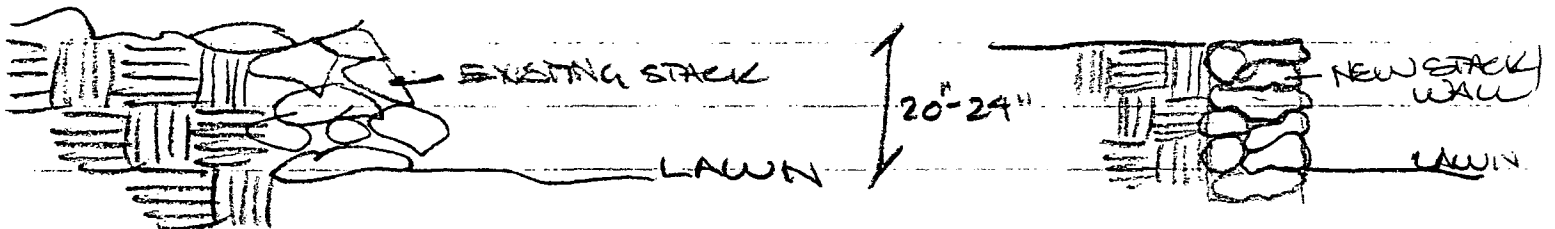
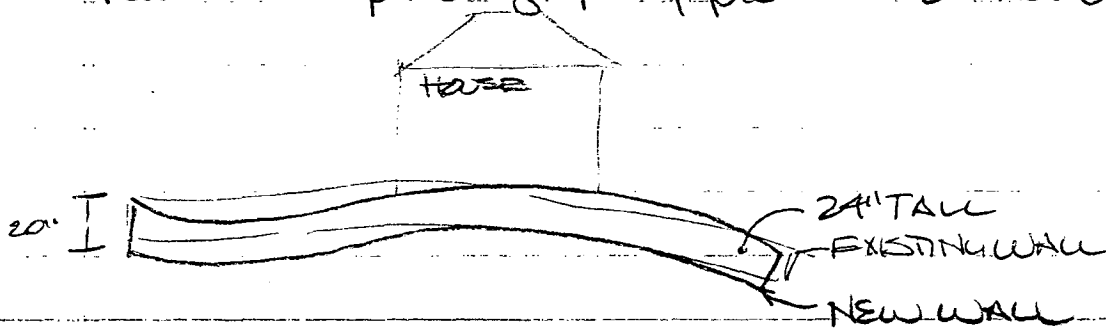
REBUILD EXISTING STONE RETAINING WALL
THAT HAS FALLEN APART.

BY USING APPROXIMATELY THE SAME LENGTH
OF WALL, ~~REPAIR~~ WE WILL RE STACK A
FIELD STONE SPAT RETAINING WALL THAT
WILL SPAN THE LENGTH OF THE LAWN.

MATERIALS

STONEHURST FIELD STONE
AND EXISTING FIELD STONES.

PLEASE SEE PHOTOGRAPH, PLAN & LANDSCAPE PLAN.



35 Quincy

DRIVEWAY

1. Remove section of the asphalt driveway 21' long (parallel to the existing fence and property line) and 2' wide to allow the installation of a planting bed.
2. Please see Landscape plan.
3. Please see Landscape plan.
4. Remove 2" of asphalt and 5" of concrete. Replace with screened topsoil and install plants as noted on plan.
5. Please see photograph

35 Quincy

ARBOR

1. Install a Walpole Spindle top arbor at driveways' end as per landscape plan.
2. Please see Landscape plan.
3. Please see picture of arbor.
4. The arbor will be constructed of cedar. The cedar will be treated and sealed to match the stain of the existing fence around the property and new Fairfield fence. The arbor will be 3'-6" wide, and 7' tall.

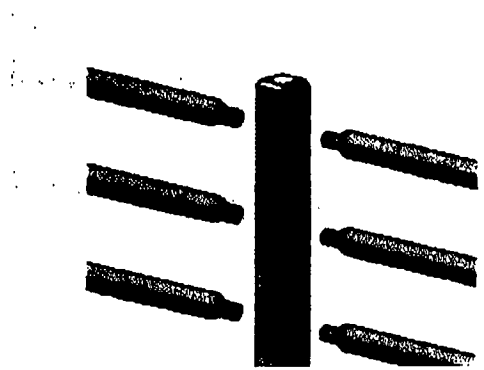
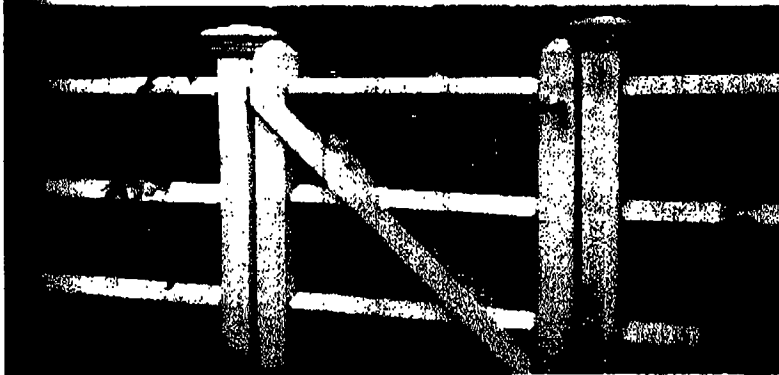
35 Quincy

FENCE

1. Install a Walpole Fairfield style fence and gate at the driveways' end.
2. Please see Landscape plan.
3. Please see Landscape plan.
4. Fence will be constructed of cedar posts and cedar rails. The cedar will be treated and sealed to match the stain of the existing fence around the property. This 3 rail fence will be 3' high. Smooth 3 3/4" square bevel top posts. 2 5/8" square rail with 2 1/8" diameter tenon. Mortise and Tenon installation. 1" square coated wire fencing will be installed on the garden side of the fence for dog security.
5. Please see photograph.

FAIRFIELD

Classically proportioned, it covers your terrain majestically.



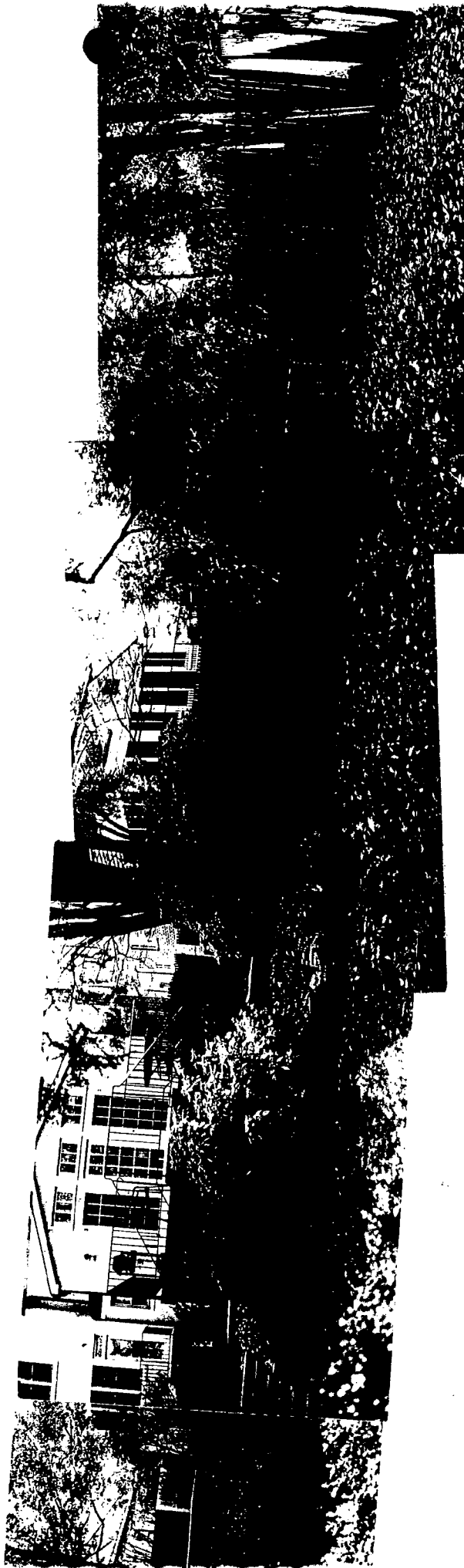
25

FAIRFIELD FENCE + GATE

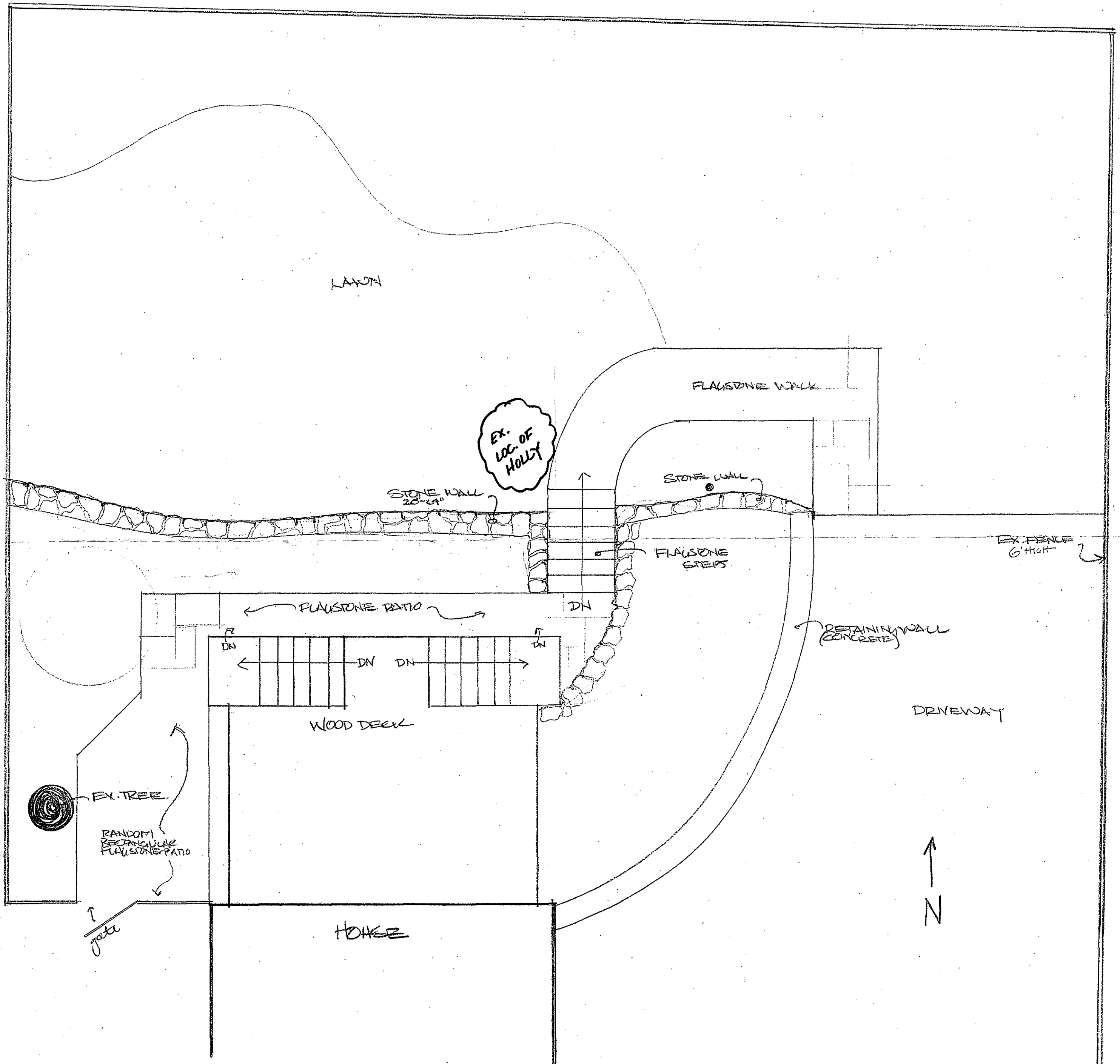
FOR BT QUINCY

210





27



35 QUINCY EXISTING SITE EVALUATION 1120100
 3 APRIL 2001 SCALE = 1/4" = 1'-0"
 Green Gardens 301 972 9090