

REMOVAL - Area Re-Graded and Lowered +/- 8" on Average, +/- 250 sq ft. See Layout Plan for Elevations

Remove Plants, including Yew Tree and its roots. Designer to Mark

N/F JOHNSON CARL A

REMOVE Concrete Landing and Steps +/- 120 sq ft. Support existing columns and deck TYP

Sections in green have plants that will need to be transplanted to a temporary nursery during construction. Designer to mark plants

REMOVE existing concrete steps

Re-locate Existing Hardwired Fixture - Per Lighting Plan

Keep Section of Existing Concrete Wall - Assess If It Can Be Veneered

REMOVE concrete Steps, Walkway, Wall, and Metal Railings. Boulders used for retention. See Layout Plan +/- 270 sq ft

Keep Existing Run of Segmental Wall

N/F MEHROTRA ATEEV & ANNA S

Area Re-Graded / Filled +/- 6" on Average. See Layout Plan +/- 120 sq ft.

REMOVE existing patio

Remove failing tree. Flush cut

N/F WOODS BASIL K

REMOVE existing vegetation under proposed deck. Stabilize slope with entrenched siltation fence fronted by 12" diameter compost sock as shown

EXISTING GARAGE

100 YEAR FLOODPLAIN (BORDERING LAND SUBJECT TO FLOODING)

N/F WOODS BASIL K

REMOVE Concrete Walkway +/- 140 sq ft

REMOVE wooden staircase

REMOVE stump

REMOVE and Re-Grade Area For Extended Driveway and Curb Cut. See Layout Plan +/- 375 sq ft

REMOVE section of Existing Stone Wall +/- 10 Linear ft

REMOVE driveway. Driveway Re-Graded and New Curb Cuts Put In per Layout Plan +/- 450 sq ft

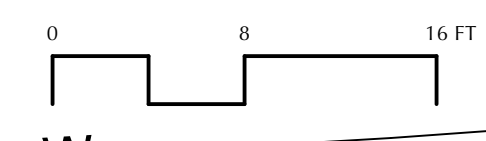
12" Diameter compost sock along driveway for sediment control during construction

REMOVE +/- 34" C Tree and Stump

REMOVE Section of Segmental Concrete Wall +/- 20 Linear ft

EXISTING S.M.H. RIM=43.41 INV=33.24 IN INV=26.86 OUT

ISLINGTON ROAD (PUBLIC WAY-40' WIDE)

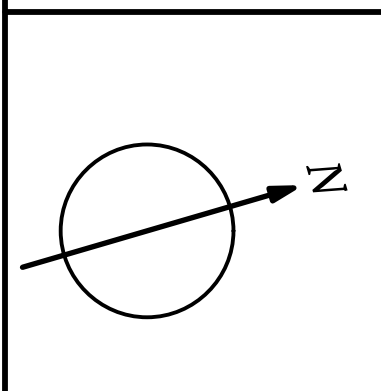


Approval	Note	Date	#

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Designer: Sarah Rabdau  
Christie Dustman,  
APLD  
Certified  
Landscape  
Designer  
Drawn by: SR  
Scale: 1/8"=1'-0"  
Date: 7.28.22

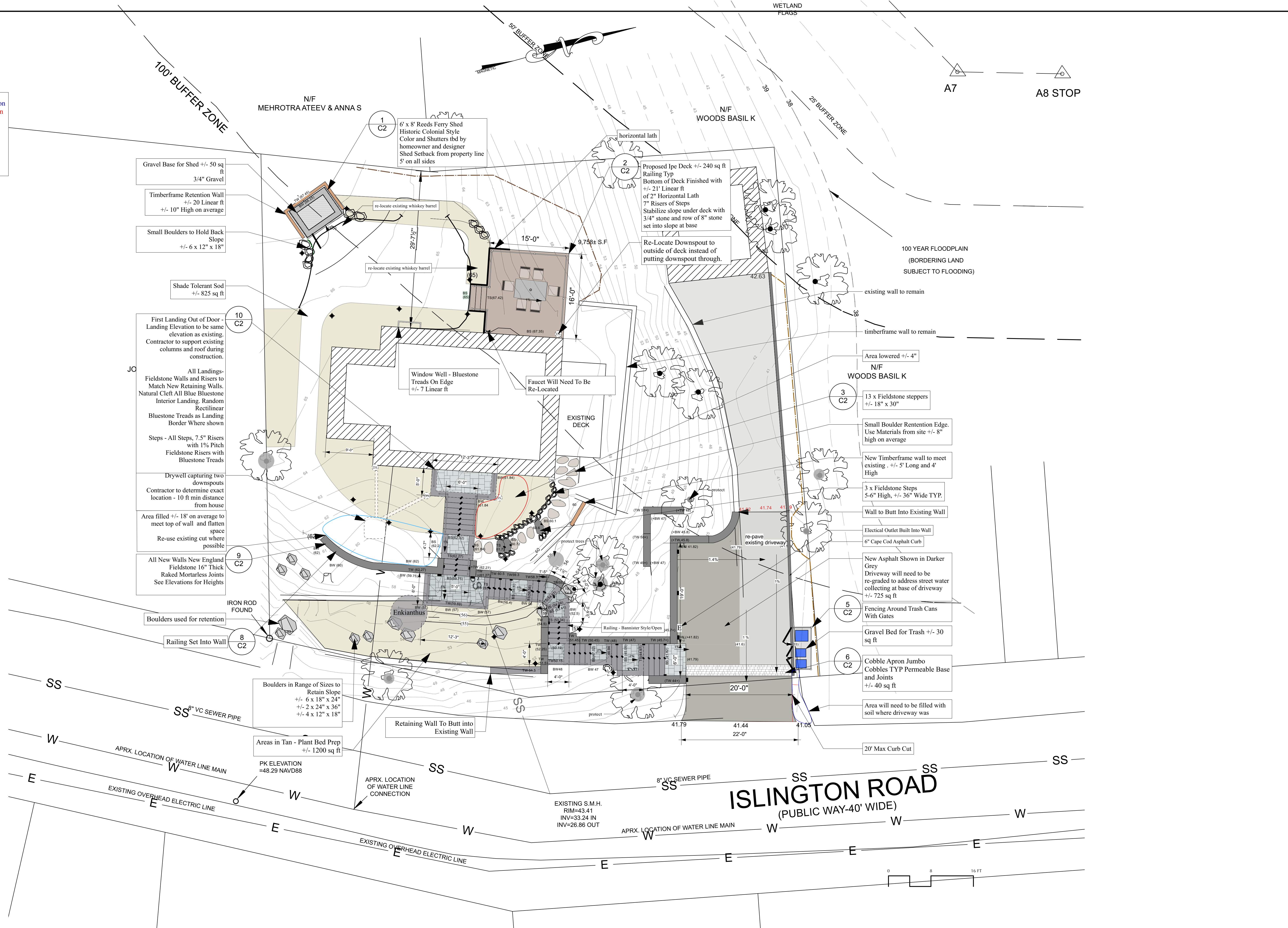
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Existing Conditions & Removals  
VanHassel Residence  
162 Islington Road  
Newton, Ma

Sheet Number  
**E-1**

**KEY**  
 ( ) Proposed Spot Elevation  
 Existing Spot Elevation  
 TW Top of Wall  
 BW Bottom of Wall



Gravel Base for Shed +/- 50 sq ft  
3/4" Gravel

Timberframe Retention Wall  
+/- 20 Linear ft  
+/- 10" High on average

Small Boulders to Hold Back Slope  
+/- 6 x 12" x 18"

Shade Tolerant Sod  
+/- 825 sq ft

First Landing Out of Door - Landing Elevation to be same elevation as existing. Contractor to support existing columns and roof during construction.

All Landings - Fieldstone Walls and Risers to Match New Retaining Walls. Natural Cleft All Blue Bluestone Interior Landing. Random Rectilinear Bluestone Treads as Landing Border Where shown

Steps - All Steps, 7.5" Risers with 1% Pitch Fieldstone Risers with Bluestone Treads

Drywell capturing two downspouts  
Contractor to determine exact location - 10 ft min distance from house

Area filled +/- 18" on average to meet top of wall and flatten space  
Re-use existing cut where possible

All New Walls New England Fieldstone 16" Thick Raked Mortarless Joints See Elevations for Heights

Boulders used for retention

Railing Set Into Wall

Boulders in Range of Sizes to Retain Slope  
+/- 6 x 18" x 24"  
+/- 2 x 24" x 36"  
+/- 4 x 12" x 18"

Areas in Tan - Plant Bed Prep +/- 1200 sq ft  
PK ELEVATION = 48.29 NAVD88

1 C2  
6' x 8' Reeds Ferry Shed Historic Colonial Style Color and Shutters tbd by homeowner and designer Shed Setback from property line 5' on all sides

2 C2  
Proposed 1pc Deck +/- 240 sq ft Railing Typ Bottom of Deck Finished with +/- 21" Linear ft of 2" Horizontal Lath 7" Risers of Steps Stabilize slope under deck with 3/4" stone and row of 8" stone set into slope at base

Re-Locate Downspout to outside of deck instead of putting downspout through.

Window Well - Bluestone Treads On Edge +/- 7 Linear ft

Faucet Will Need To Be Re-Located

EXISTING DECK

3 C2  
Area lowered +/- 4" N/F WOODS BASIL K

13 x Fieldstone Steppers +/- 18" x 30"

Small Boulder Retention Edge. Use Materials from site +/- 8" high on average

New Timberframe wall to meet existing +/- 5' Long and 4' High

3 x Fieldstone Steps 5-6" High, +/- 36" Wide TYP.

Wall to Butt Into Existing Wall

Electrical Outlet Built Into Wall

6" Cape Cod Asphalt Curb

New Asphalt Shown in Darker Grey Driveway will need to be re-graded to address street water collecting at base of driveway +/- 725 sq ft

5 C2  
Fencing Around Trash Cans With Gates

6 C2  
Gravel Bed for Trash +/- 30 sq ft

Cobble Apron Jumbo Cobbles TYP Permeable Base and Joints +/- 40 sq ft

Area will need to be filled with soil where driveway was

ISLINGTON ROAD  
(PUBLIC WAY-40' WIDE)

1 Layout Plan  
Scale: 1/8" = 1'-0"

Approval	Note	Date	#
Sr	driveway revision	12/1/21	A
Sr	added driveway spots	4/20/22	B
Sr	remove wall add curb along driveway	7/21/22	C

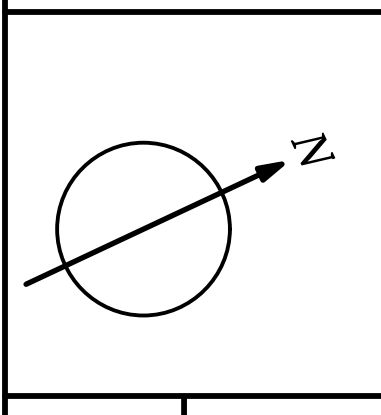
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Christie Dustman,  
APLD  
Certified  
Landscape  
Designer

Drawn by: SR

Scale: 1/8"=10"

Date: 7.28.22



Layout Plan  
VanHassel Residence  
162 Islington Road  
Newton, Ma

Sheet Number  
L-1

Proposed Plants						
Qty	ID	Latin Name	Common Name	Scheduled Size	Comment	
<b>Trees</b>						
1	ApdV	<i>Acer palmatum dissectum</i> 'Viridis'	Viridis Japanese Maple	#10	Bright green leaves turn fabulous shades of yellow and orange in fall. Best shade tolerance. Green stems stand out in winter.	
1	AsAM	<i>Acer shirasawanum</i> 'Autumn Moon'	Autumn Moon Maple	#15	New growth unfolds in burnt orange, brightening to chartreuse for the season. Exceptional fall foliage displays varying shades of orange. Best color in direct sun. A perfect small tree for city gardens and limited spaces.	
1	CSP	<i>Cornus x 'Stellar Pink'</i>	Stellar Pink Dogwood	6-7' Single	Vigorous, erect tree with soft pink floral bracts that are rounded and overlapping.	
<b>Conifers</b>						
10	TxmE	<i>Taxus x media 'Everlow'</i>	Everlow Spreading Yew	18-24"	A short-needed, very dark green plant with a low-growing, spreading groundcover.	
<b>Evergreens</b>						
3	IgD	<i>Ilex glabra</i> 'Densa'	Densa Inkberry Holly	#5	Upright branches are covered with leathery, dark green leaves. Retains foliage to the ground. Black, berry-like fruit is produced fall through spring.	
16	LIS	<i>Leucothoe fontanesiana</i> 'Scarletta'	Scarletta	#3	Scarlet new leaves burst from a neat mound of shiny deep green foliage in spring. The entire shrub becomes reddish-bronze in fall. Evergreen.	
3	Rmax	<i>Rhododendron maximum</i>	Rosebay Rhododendron	4-5' B&B	Evergreen shrub with white to purplish-pink, to white, scabbed flowers in April.	
7	ROM	<i>Rhododendron 'Olga Mezitt'</i>	Olga Mezitt Rhododendron	#5	Clear pink flowers in small trusses cover the plant in early May. Bright green leaves turn bronze in winter.	
<b>Shrubs</b>						
8	CaH	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	#3	A profusion of fragrant white flower spikes attract butterflies. Compact habit makes it good for small gardens. Effective in mass, mixed into perennial borders or along foundations. Grows well in wet areas. Deciduous.	
2	CaRS	<i>Clethra alnifolia</i> 'Ruby Spice'	Ruby Spice Summersweet	#5	Small rich rose pink fragrant flowers in 4 inch spikes stand above the glossy green leaves and attract butterflies. Compact habit makes it good for small gardens in shrub borders and mixed in perennial borders. Deciduous.	
2	Ec	<i>Enkianthus campanulatus</i>	Red Veined Enkianthus	3-4' B&B	An upright, deciduous shrub with layer leaves that become brilliant yellow, orange and red in fall. Pendulous clusters of red-veined creamy yellow to orange flowers are dainty and delicate.	
2	HapM	<i>Hydrangea anomala petiolaris</i>	Miranda Climbing Hydrangea	#2 stk	This vigorous growing deciduous vine clings by aerial rootlets to brick and stucco. Can also be used as a groundcover. The variegated, dark green leaves have yellow margins fading to creamy white. Lacecap flowers.	
6	HqSQ	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snowflake Oakleaf Hydrangea	#7	Similar to the species but with larger and more numerous flowers.	
3	HvHM	<i>Hamamelis vernalis</i> 'Harvest Moon'	Whit Hazel	5-6' B&B	Extremely fragrant yellow flowers in fall.	
1	IvJD	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	#3	Male pollinator for the dwarf winterberries.	
3	IvRS	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry	#3	A profusion of bright red berries brightens the winter landscape and provide food for birds. A male pollinator is required for berry set. Extremely hardy. Deciduous.	
<b>Perennials</b>						
115	Dp	<i>Dennstaedtia punctilobula</i>	Hay-scented Fern	2QT	This large fern can be grown in sun or shade as long as it is provided with a moist soil. The plant spreads rapidly and can be used for naturalizing. The common name refers to the fragrance given off by the fronds when they are crushed.	
8	HoB	<i>Helleborus orientalis</i> 'Brandywine Series'	Brandywine™ Lenten Rose	#1	Brightens shady areas with a wonderful mix of flower forms including double blooms and anemones. The strain also mixes a lively range of colors including dark reds, spotted pinks, and apricots. Thrives in moist soil. Flowers make outstanding, long-lasting cut flowers.	
13	HvHP	<i>Helleborus x hybridus</i> 'Ivory Prince'	Ivory Prince Lenten Rose	#1	Virtually problem free, perennial plants with deep pink buds that open to bright white flowers. Flowers are unusual as they face up and outward from the plant. A surprise every spring for woodland, native or shade garden.	
21	Ov	<i>Omphalodes verna</i>	Blue-eyed Mary	2QT	Lovely groundcover for dry shade. Handsome, dark green leaves and white-throated blue flowers May-June.	
41	PoV	<i>Polygonatum odoratum</i> 'Variegatum'	Variegated Solomon's Seal	1GA	Gracefully arching stems with green leaves that have dark burgundy. This is a vigorous, fortiforous Epimedium.	
<b>Groundcover</b>						
30	Cap	<i>Carex appalachica</i>	Appalachia sedge	2QT	White flowers with pink centers.	
26	ED	<i>Epimedium gr. 'Domino'</i>	Domino Barrenwort	#1	leaves are mottled green with dark burgundy. This is a vigorous, fortiforous Epimedium.	



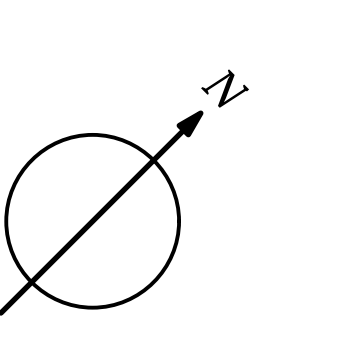
Approval

Note

Date

#

Designer: Christie Dustman, APLD Certified Landscape Designer Sarah Rabdau  
Drawn by: SR  
Scale: 1/8"=10'  
Date: 7.28.22



Planting Plan  
VanHassel Residence  
162 Islington Road  
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Sheet Number  
**P-1**



1  
C2

**SHED**  
6' x 8' Reeds Ferry Shed - Historic Colonial Style colors tbd



2  
C2

**DECK**  
Ipe Deck with Railing TYP  
2" Lattice Screening underneath deck per plan



3  
C2

**FIELDSTONE STEPPERS**  
13 x Fieldstone steppers ranging in sizes  
No size smaller than 18" x 30"



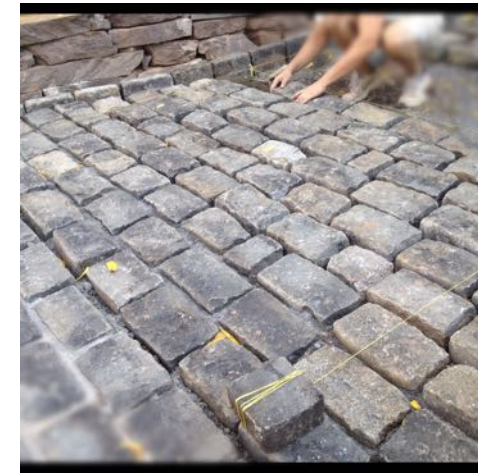
4  
C2

**FIELDSTONE STEPS**  
3 x Fieldstone Steps  
5-6" Risers, +/- 36" Wide TYP



5  
C2

**GATE AROUND TRASH**  
Universal Style White Cedar Fencing 4' High on Three Sides  
3 Gates on Front Per Layout Plan



6  
C2

**COBBLE APRON**  
Jumbo Cobble Apron TYP. Permeable Joints



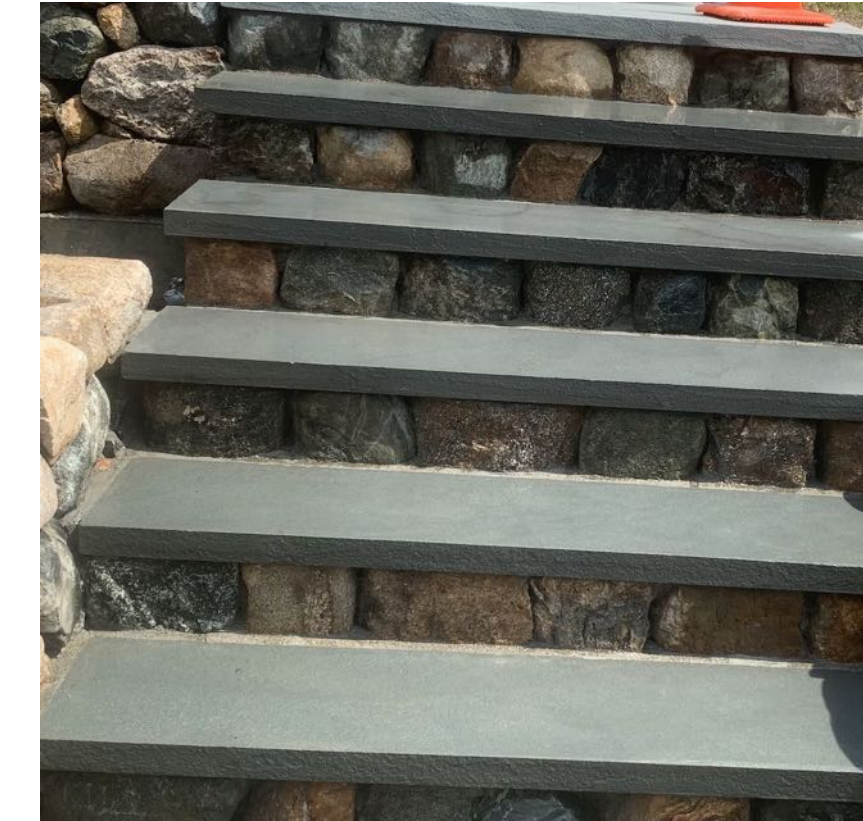
8  
C2

**RAILINGS**  
Aluminum or Iron Railing in Style Above  
And an Open Bannister Style



9  
C2

**NEW ENGLAND FIELDSTONE RETAINING WALLS**  
All Proposed Retaining Walls Made of New England Fieldstone  
Walls 16". Height varies. See Elevations.  
Raked Mortarless Joints. No Cap.



10  
C2

**BLUESTONE LANDINGS and STEPS**  
All Landings All Blue Natural Cleft Bluestone in Random Rectilinear pattern  
Thermal Bluestone Treads for Borders and Treads of Stairs  
All Steps 7.5" with 1% Pitch, except for step down to first landing from front door. Meet existing elevation of landing.

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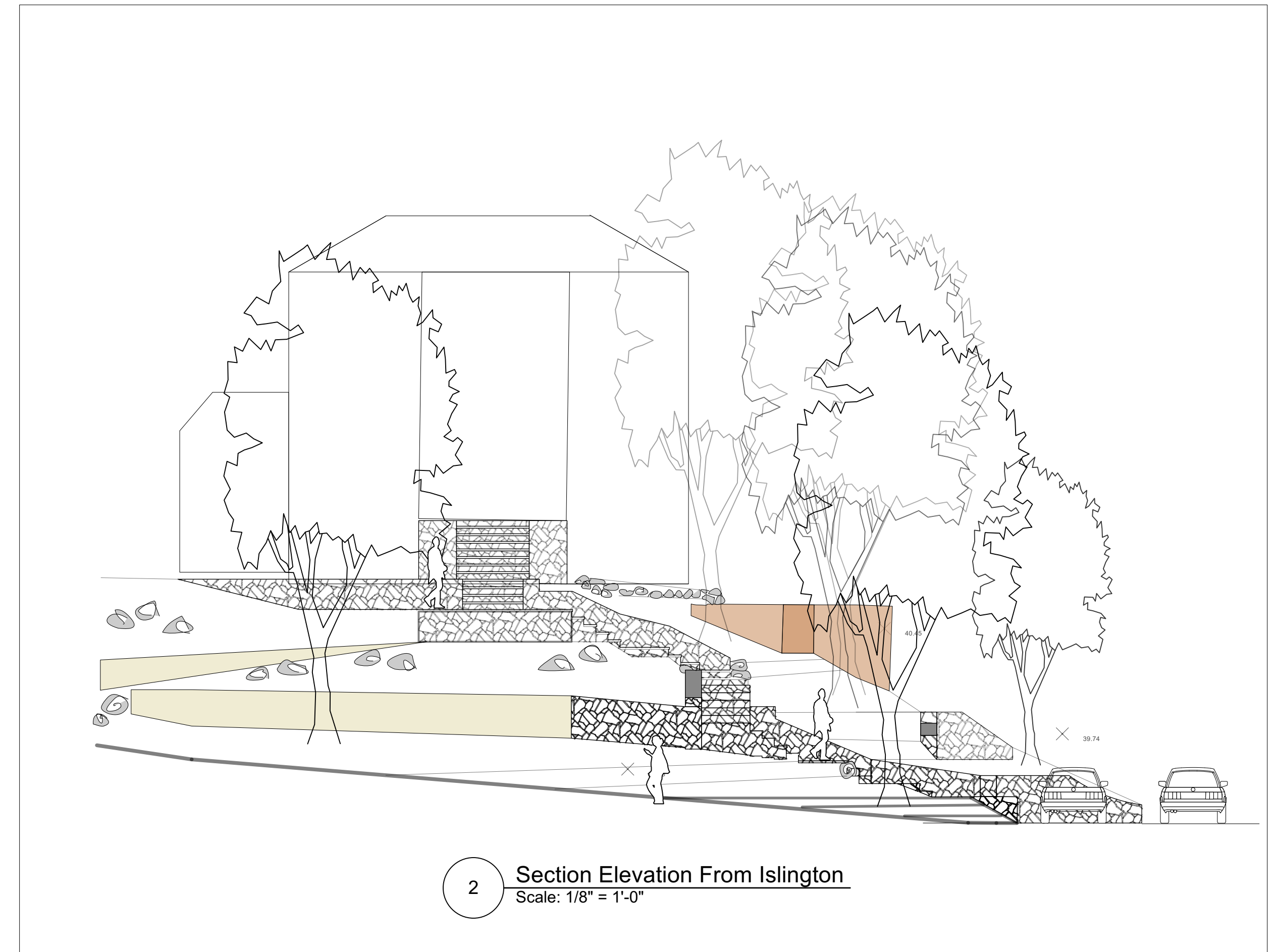
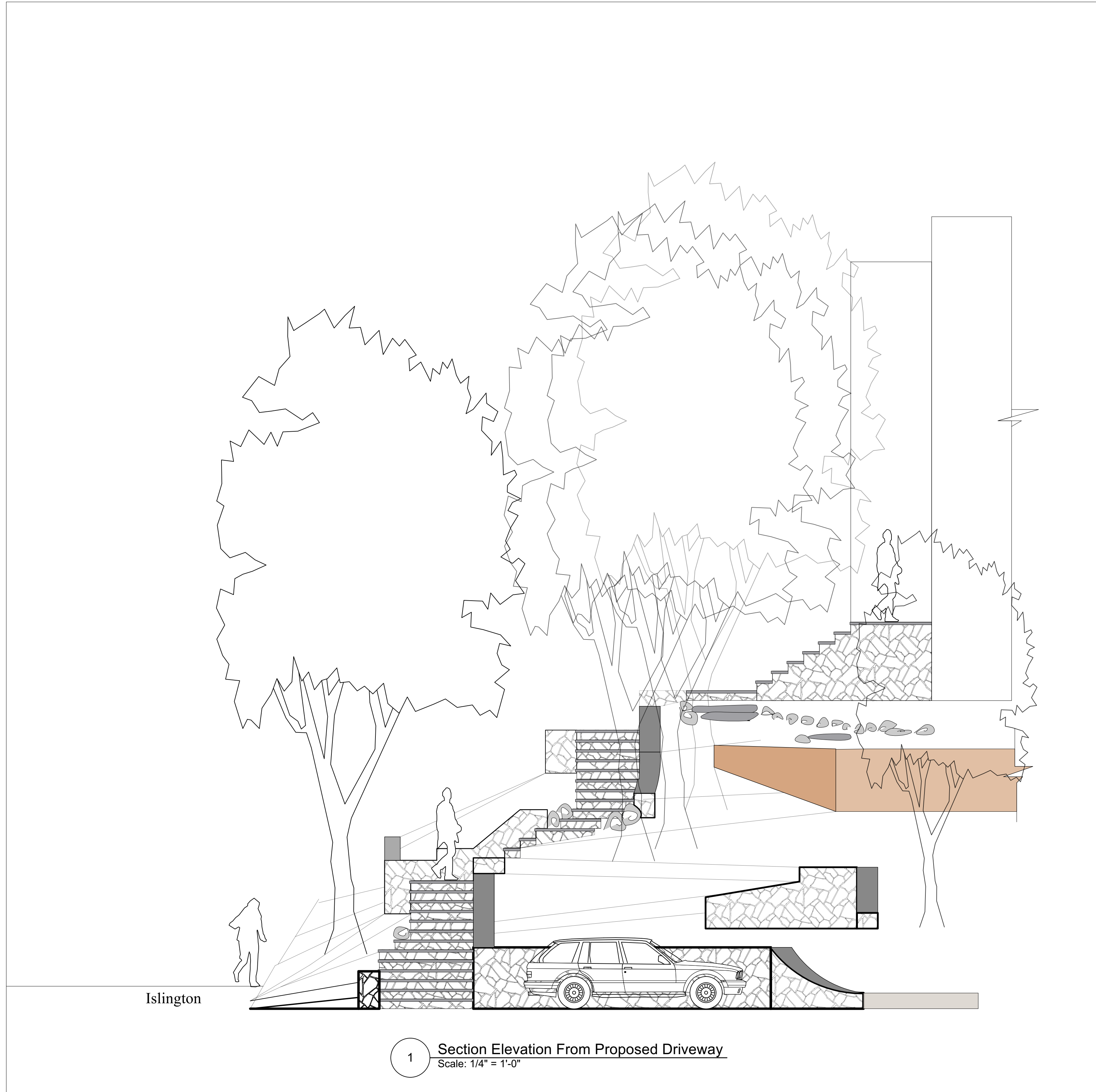
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**Materials**  
VanHassel Residence  
162 Islington Road  
Newton, Ma

Sheet Number

**C-2**



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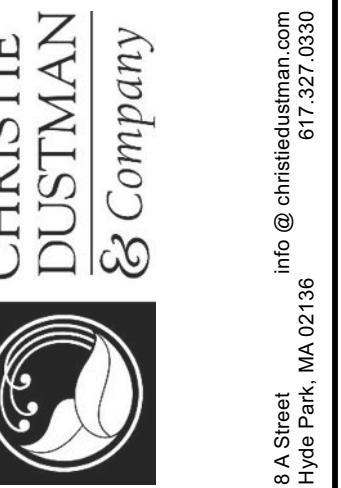
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APLD Certified  
Landscape  
Designer  
Sarah Rabdau

Drawn by: SR

Scale:

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Section  
Elevation  
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Sheet Number

L-5

of