

# HENNESSEY RESIDENCE

45 BRAE BURN RD.

AUBURNDALE, MA

Lot size 14,739 s.f.

Allowable FAR .33 or 4896 s.f.  
Existing FAR .25 (including garage)  
Existing house including attic & garage= 3645s.f.

Proposed 1 <sup>st</sup> floor (existing and new)	2262
Proposed 2 <sup>nd</sup> floor (existing and new)	1659
Attic (no change)	350
Garage	480
<b>Total</b>	<b>4751</b>

4691/14739 (lot) = .322 proposed FAR

WINDOW AND DOOR SCHEDULE									
WINDOW SCHEDULE									
Note: 1. Historic clad cedar sub sill option to be added throughout. Adjust R.O. hts. up accordingly.									
2. All new construction walls to be 2 x 6 construction, except as noted. Verify wall thickness in existing construction.									
3. All windows to be wood, clad outside and primed inside (except as noted.)									
4. All glazing to use simulated divided lites (SDL's) with spacer bars (except as noted.) See drawings for lite pattern.									
5. See drawings and follow required codes for locations of tempered glass (T.G.) and for Egress Window requirements.									
Symbol	Manufac.	Series	Model #	Type	Frame Size	R.O. Width	R.O. Ht.	Lites	Notes
A	Pella	Architectural	3753	Double Hung	3'-1" x 4'-5"	3'-1 3/4"	4'-5 3/4"	6/6	
B	Pella	Architectural	2957	Double Hung	2'-5" x 4'-9"	2'-5 3/4"	4'-9 3/4"	6/1	
C	Pella	Architectural	2925	Fixed Transom	2'-5" x 2'-1"	2'-5 3/4"	2'-1 3/4"	6	
D	Pella	Architectural	3757	Double Hung	3'-1" x 4'-9"	3'-1 3/4"	4'-9 3/4"	6/1	
E	Pella	Architectural	3725	Fixed Transom	3'-1" x 2'-1"	3'-1 3/4"	2'-1 3/4"	6	
F	Pella	Architectural	1866	Fixed Sidelight	1'-6" x 7'-2"	1'-6 3/4"	7'-2 1/2"	10	
G	Pella	Architectural	1825	Fixed Transom	1'-6" x 2'-1"	1'-6 3/4"	2'-1 3/4"	4	
H	Pella	Architectural	3757	Fixed	3'-1" x 4'-9"	3'-1 3/4"	4'-9 3/4"	1	
I	Pella	Architectural	3353	Double Hung	2'-9" x 4'-5"	2'-9 3/4"	4'-5 3/4"	6/1	
J	Pella	Architectural	2953	Double Hung	2'-5" x 4'-5"	2'-5 3/4"	4'-5 3/4"	6/1	
K	Pella	Architectural	V.I.F.	Fixed	+ 3'-2" x + 2'-1"	V.I.F.	V.I.F.	8	Existing wall construction
L	Pella	Architectural	3359	Double Hung	2'-9" x 4'-11"	2'-9 3/4"	4'-11 3/4"	6/6	
M	Pella	Architectural	V.I.F.	Awning	+2'-5" x +2'-11"	V.I.F.	2'-11 3/4"	9	Extg wall construction. Egress pivot hardware.
N	Pella	Architectural	2947	Double Hung	2'-5" x 3'-11"	2'-5 3/4"	3'-11 1/2"	6/6	Mull 2 units together.
O	Pella	Architectural	2925	Awning	2'-9" x 2'-1"	2'-9 3/4"	2'-1 3/4"	6	
P	Pella	Architectural	2535	Casement	2'-1" x 3'-5"	2'-1 3/4"	3'-5 3/4"	6/1	Existing wall construction
EXTERIOR DOOR SCHEDULE									
Note: 1. All new construction walls to be 2 x 6 construction, except as noted. Verify wall thickness in existing construction.									
2. All doors to be wood, clad outside and primed inside (except as noted.)									
3. All glazing to use simulated divided lites (SDL's) with spacer bars (except as noted.) See drawings for lite pattern.									
4. All glazing in doors to be Tempered Glass (T.G.) per code.									
Symbol	Manufac.	Series	Model #	Type	Frame Size	R.O. Width	R.O. Ht.	Lites	Notes
B01	Pella	Architectural	3672	In-Swing French	3'-0" X 7'-2"	36 3/4"	88 3/4"	3 x 5	Verify hand
101	Pella	Architectural	3672	In-Swing French	3'-0" X 7'-2"	36 3/4"	88 3/4"	3 x 5	Verify hand
102	Pella	Architectural	3672	(2) In-Swing French	3'-0" X 7'-2"	36 3/4"	88 3/4"	3 x 5	Verify hand
103	Pella	Architectural	3672	In-Swing French	3'-0" X 7'-2"	36 3/4"	88 3/4"	3 x 5	Verify hand
104	Pella	Architectural	3672	In-Swing French	3'-0" X 7'-2"	36 3/4"	88 3/4"	3 x 5	Verify hand


### General Notes

- Prior to commencing work, the contractor shall become familiar with the intent of the Architectural plans, inspect the site and be fully responsible for reporting to the Architect any discrepancies between the dimensions, elevations and/or locations indicated on the drawings and those that actually exist on the site.
- If in the course of the construction, a condition exists which disagrees with the intention of the plans or disagrees with what is indicated on the plans or in the specifications, the contractor is to stop work and notify the Architect.
- The Contractor shall apply for, obtain and pay for all required permits, inspections and other applicable state and municipal regulations and requirements. No construction work of any kind shall commence without a Building Permit from the municipality of jurisdiction.
- The contractor shall be responsible for the overall coordination and supervision including dimensions, layout and specifications related to his own sub-contractors. The contractor shall require the sub-contractors to visit the site and become familiar with the plans and specifications for their portion of the work.
- The contractor shall coordinate all "as built" surveys required by code.
- The contractor and all sub-contractors shall be solely responsible for compliance with all federal, state, and municipal safety regulations and requirements, including but not limited to the regulations of OSHA, AGC, and ASA, the Massachusetts Building Code; Fuel, Gas Plumbing and Electrical codes of the State of Massachusetts. This includes contacting Dig-Safe prior to any excavation. All workers employed by the General Contractor or by the Owner or by any subcontractors either directly or indirectly shall be covered by a Workman Compensation Policy and General Liability **without exception**. It shall not be the responsibility of the Architect to enforce compliance or administer or regulate compliance of this policy.
- The Architect shall **not** be responsible for enforcement specific safety regulations or the enforcement of compliance by the General Contractor to any or all of the requirements of the General Notes section of these drawings.
- The existing conditions indicated are from field measurement. All conditions and dimensions are based on visual observation. The Architect makes no representation as to the structural integrity or code compliance of existing conditions that are not readily visible.
- The contractor shall meet all the "U" value requirements of the State Energy Code for walls, floors, ceilings, windows and doors. Window "U" value of .340.
- The contractor shall determine with the assistance of a Mechanical Engineer the required heating and air conditioning equipment and elements necessary for the new and existing spaces.

HENNESSEY RESIDENCE  
45 BRAE BURN RD., NEWTON

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter Street  
Newton, MA 02465  
Tel 617-527-5777 or Call 617-312-5045  
E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)

date & revisions  
3-19-12  
5-23-12  
6-19-12  
8-14-12



A-1

Lot size 14,739 s.f.

Existing Floor Area pre-construction 2/16/12

1<sup>st</sup> Floor 1,690 s.f.

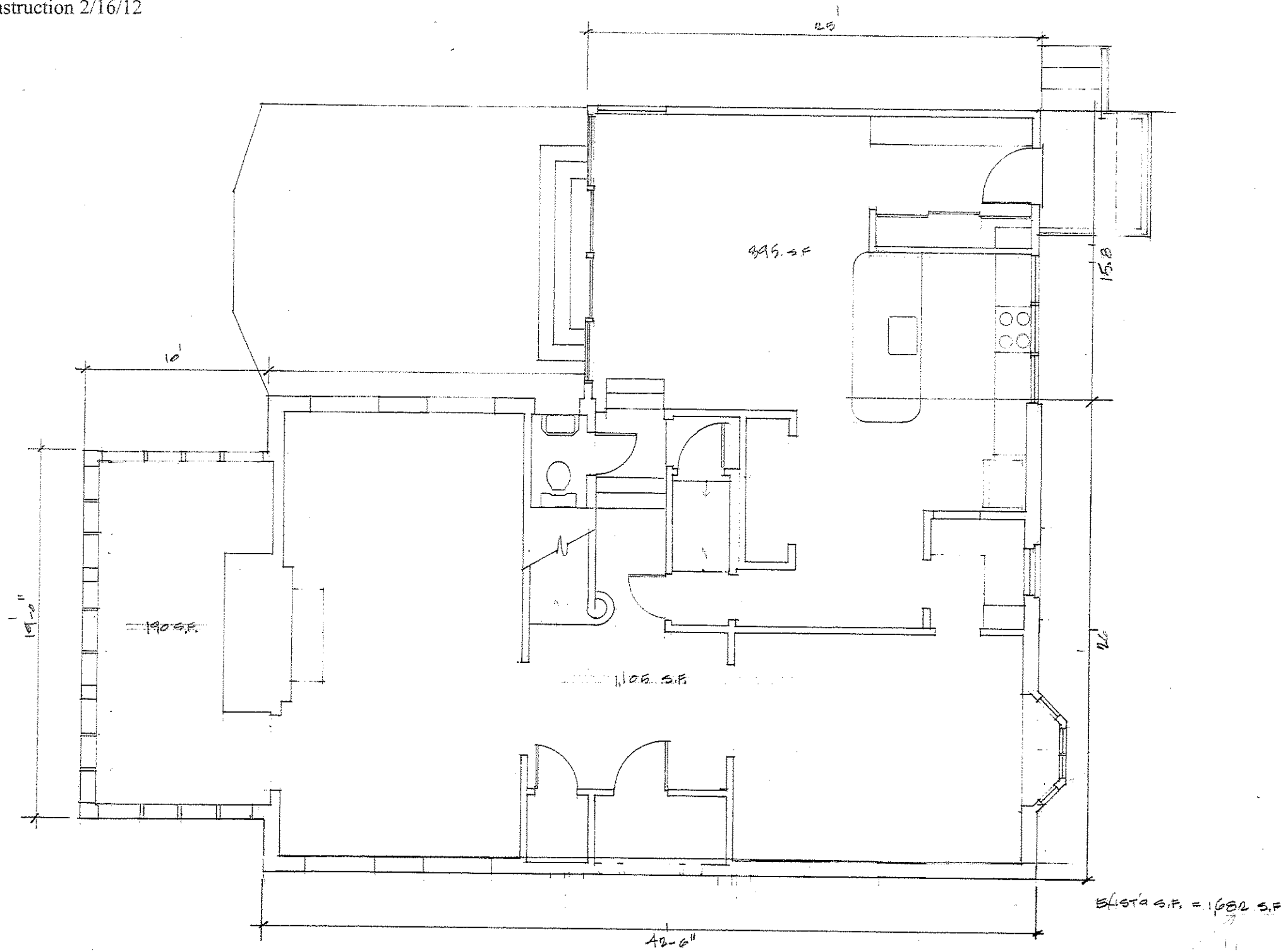
2<sup>nd</sup> Floor 1,105 s.f.

Attic 350 s.f.

House 3,145 s.f.

Garage 480

Total 3,625 s.f.




45 BRAEBURN ST  
NEWTON, MA

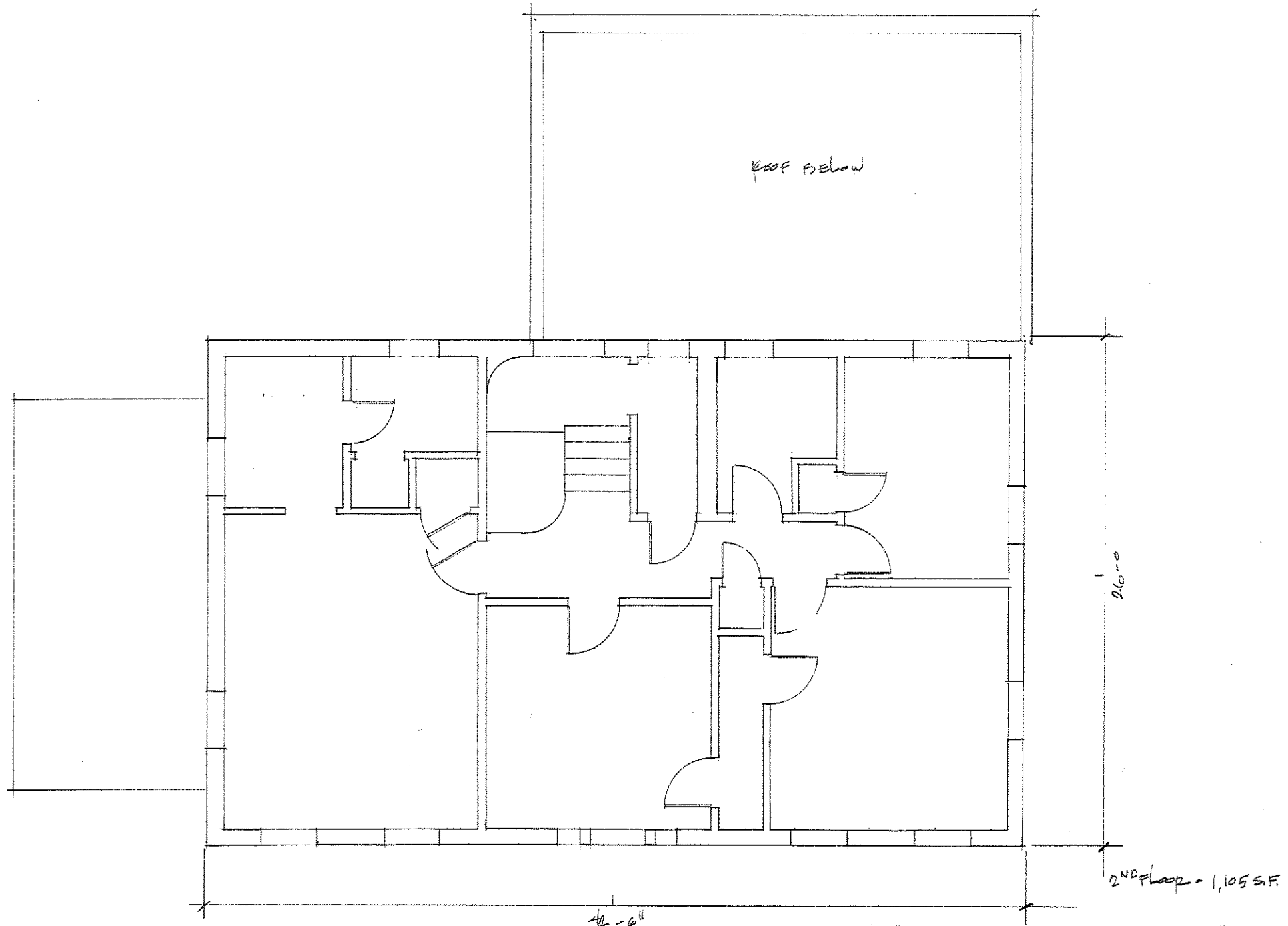
Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter Street  
Newton, MA 02465  
Tel 617-527-5777 or Call 617-312-5045  
E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)

FIRST FLOOR PLAN

date & revisions  
2-16-12



A-2



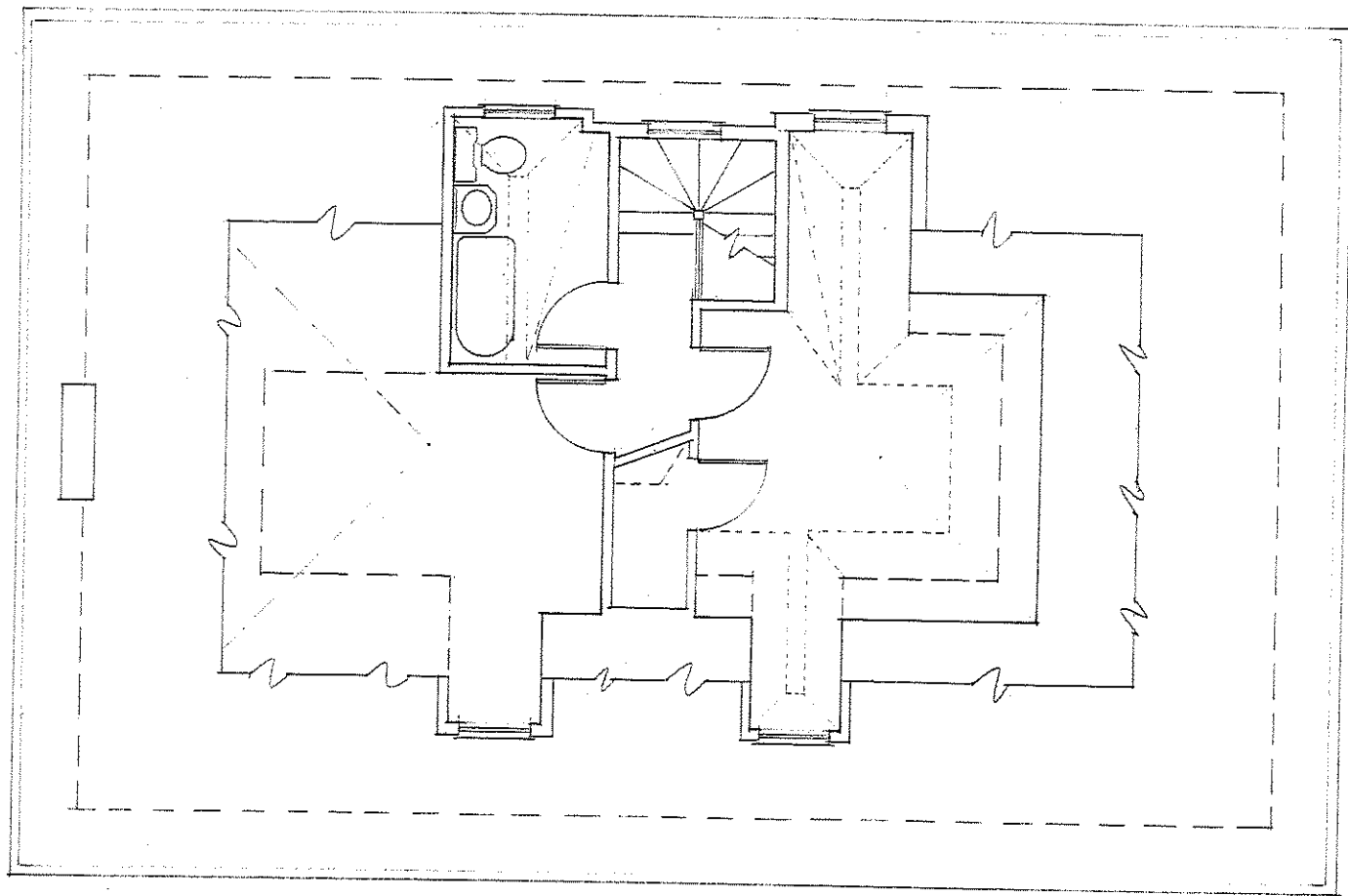
415 BRIDGE BURN ROAD  
 NEWTON MA

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter Street  
 Newton, MA 02465  
 Tel 617-527-5777 or Cell 617-312-5045  
 E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)


EXISTING SECOND FLOOR PLAN  
 SCALE 1/4" = 1'-0"

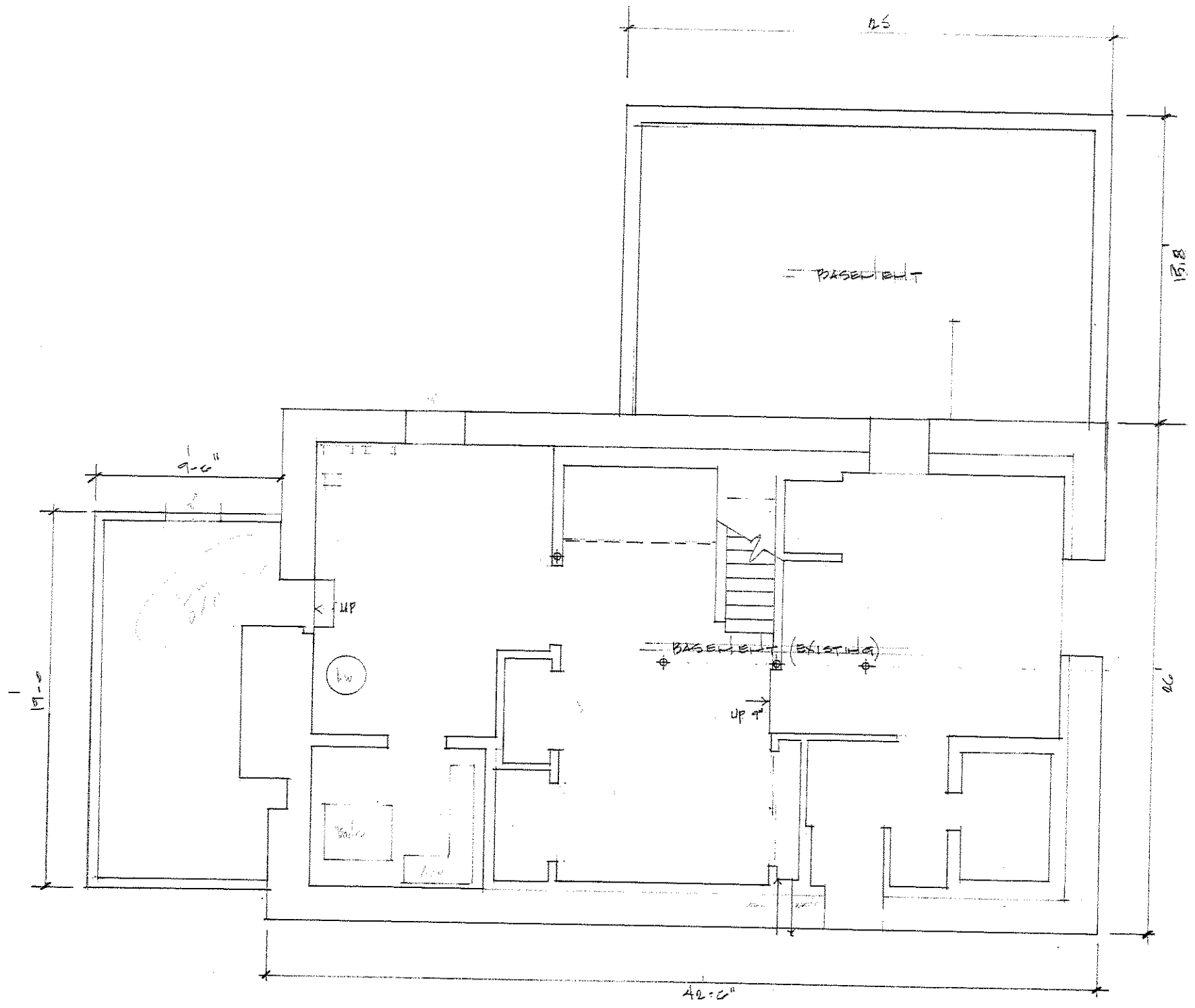
date & revisions  
 2.16.12

A 3



ATTIC 350 S.F.


45 BRAE BURN ROAD NEWTON, MA	ATTIC, THIRD FLOOR PLAN
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter Street Newton, MA 02465	date & revisions 2-16-12
Tel 617-527-5777 or Cell 617-312-5045 E-Mail <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>	
	A-4



45 BRAEBURN ST.  
 NEWTON MA

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter Street  
 Newton, MA 02465  
 Tel 617-527-5777 or Cell 617-312-5045  
 E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)

BASEMENT PLAN  
 date & revisions  
 2-16-12



AS



45 BRAD BURN ROAD  
 NEWTON MA  
 Peter Sachs Architect N.C.A.R.B.-A.I.A.  
 20 Hunter Street  
 Newton, MA 02465  
 Tel 617-527-3777 or Cell 617-312-5045  
 E-Mail petersachs@gmail.com



EXISTING 2/16/12  
 FRONT ELEVATION  
 SCALE 1/4" = 1'-0"  
 date & revisions  
 2.16.12

A.C.



3<sup>RD</sup> FLOOR  
 2<sup>ND</sup> FLOOR  
 1<sup>ST</sup> FLOOR  
 BASEMENT

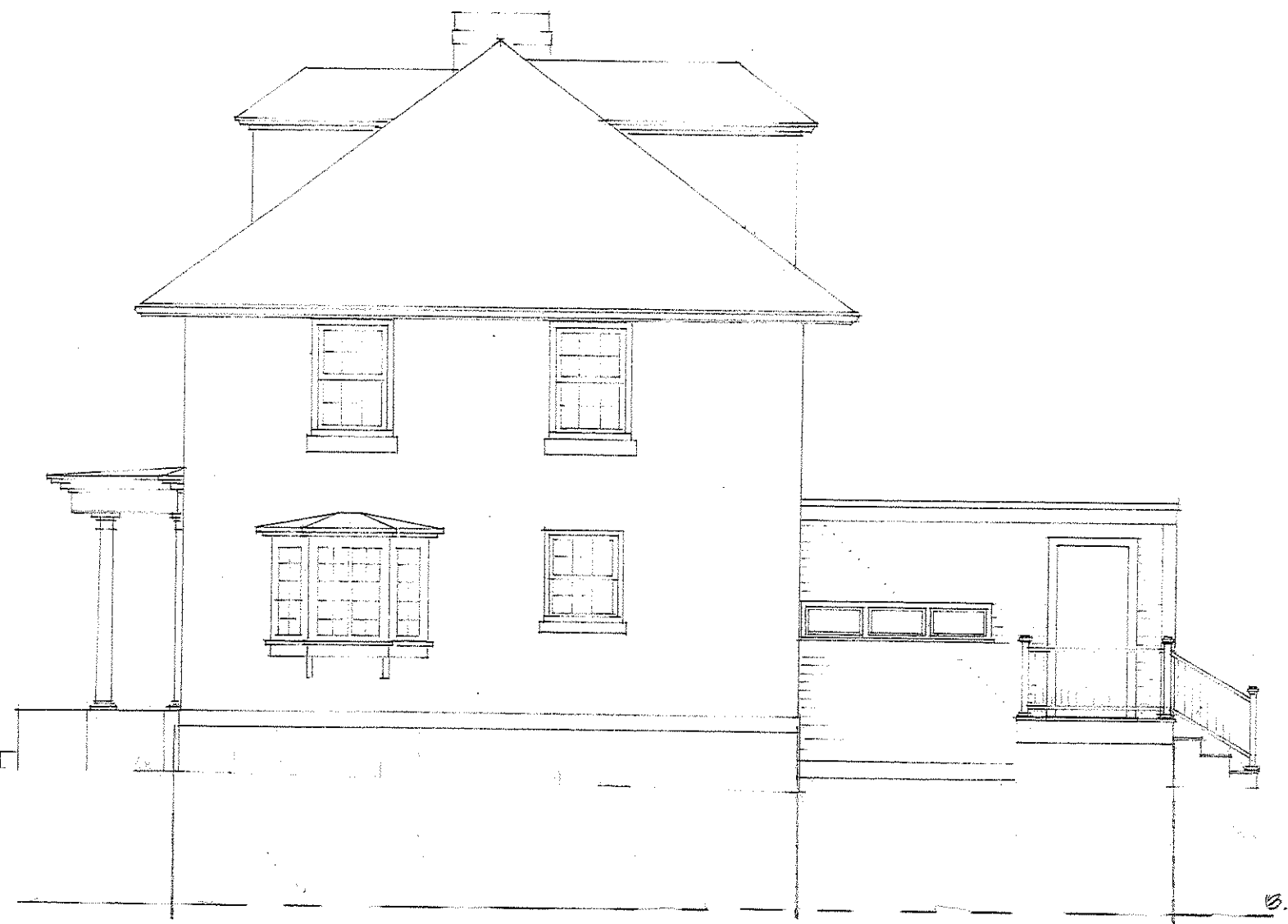
45 BEEBURN ROAD  
 NEWTON, MA

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter Street  
 Newton, MA 02465  
 Tel 617-527-3777 or Cell 617-312-5045  
 E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)

EXISTING 2/16/12  
 REAR ELEVATION  
 SCALE 3/4" = 1'-0"

date & revisions  
 2.16.12

7




45 BRAE BURN ROAD  
NEWTON, MA

Peter Sachs Architect N.C.A.R.B.-A.I.A.  
20 Hunter Street  
Newton, MA 02465

Tel 617-527-5777 or Cell 617-312-5045  
E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)

DRIVEWAY ELEVATION


date & revisions  
2-16-12

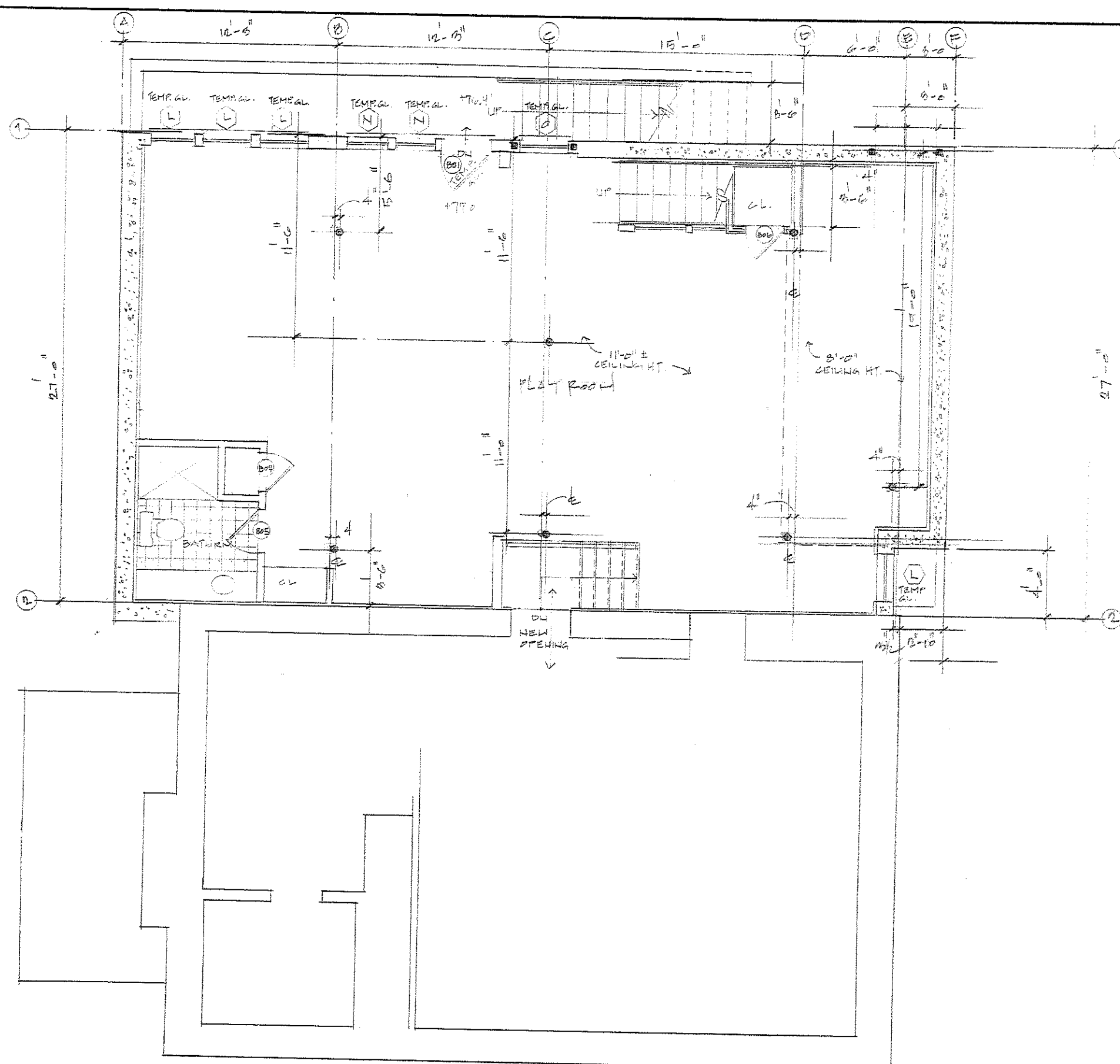


5





45 BRAE BURN ROAD NEWTON MA	SIDE YARD ELEVATION SCALE 1/4" = 1'-0"	date & revisions 2.16.12
<b>Peter Sachs Architect</b> N.C.A.R.B. - A.I.A. 20 Hunter Street Newton, MA 02465		9
Tel 617-527-5777 or Call 617-312-5045 E-Mail <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>		




HENNESSEY RESIDENCE  
 45 BRAE BURN RD, NEWTON  
 BASEMENT FLOOR PLAN  
 V4/21-12

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter St.  
 Newton, MA 02465

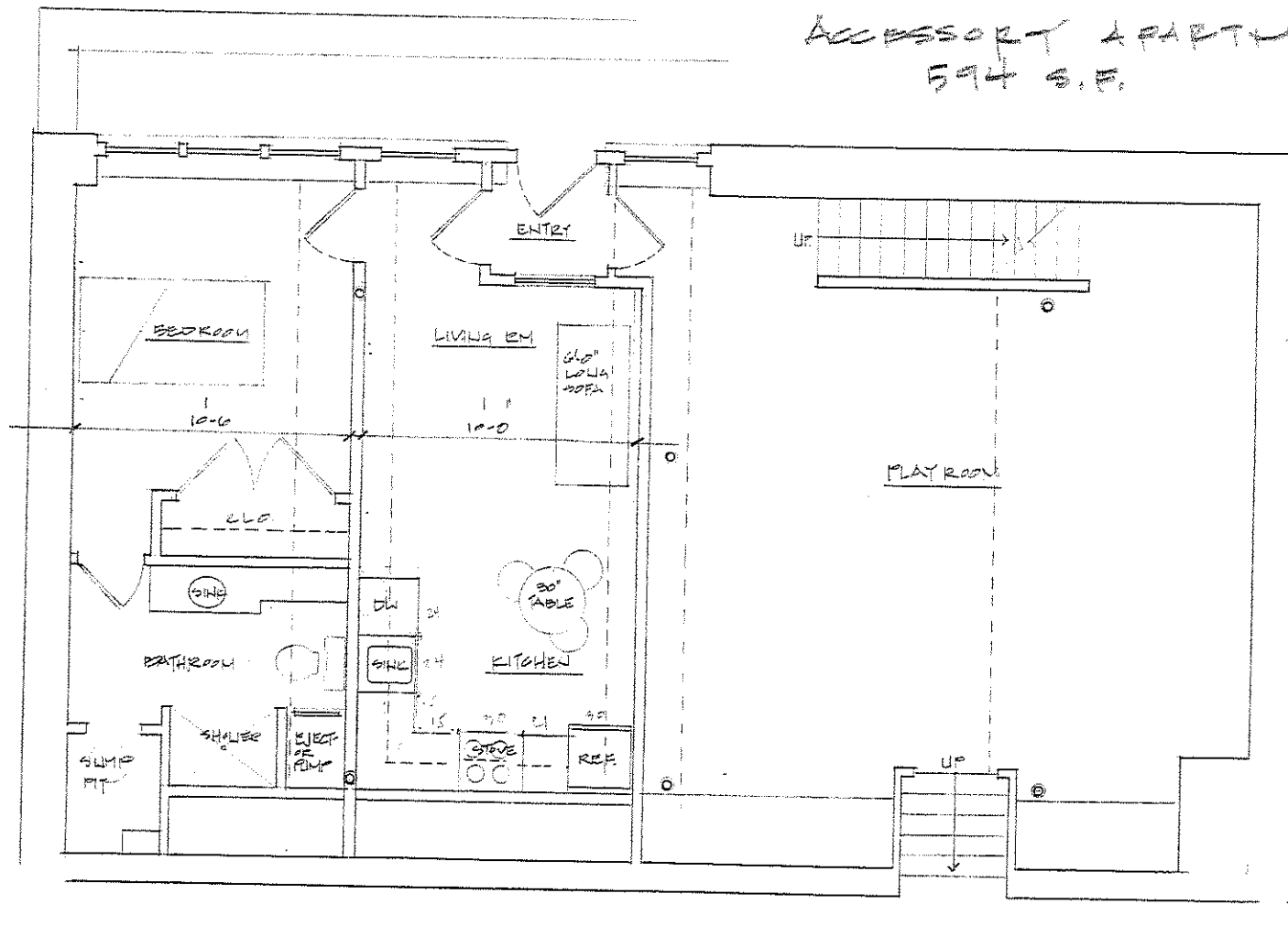
date & revisions  
 2-16-12  
 3-19-12  
 6-19-12  
 8-12-12

Tel. 617-527-5777 or Cell 617-312-5045  
 E-Mail: petersachs@gmail.com  
 www.petersachsarchitect.com



10

ACCESSORY APARTMENT  
594 S.F.



BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

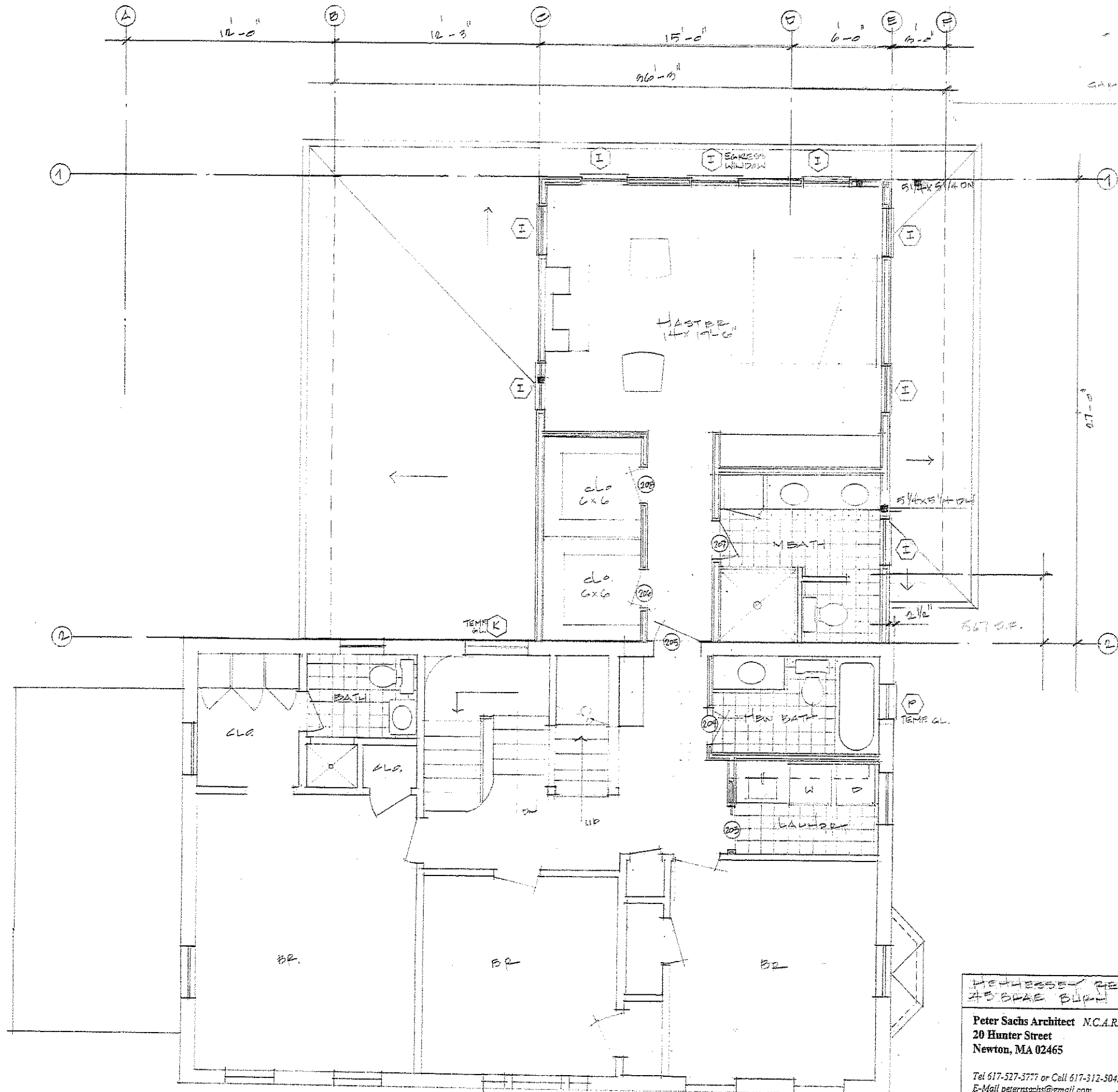
HENNESSEY RESIDENCE  
45 BRAE BURN ROAD, NEWTON, MA  
BASEMENT  
SCALE: AS SHOWN

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

date & revisions  
11-13-12

Tel. 617-527-5777 or Call 617-312-5045  
E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)






**HETHERSLEY RESIDENCE** 2ND FLOOR PLAN  
 45 BRADY BLVD. RD. NEWTON, MA 02465 1/4" = 1'-0"

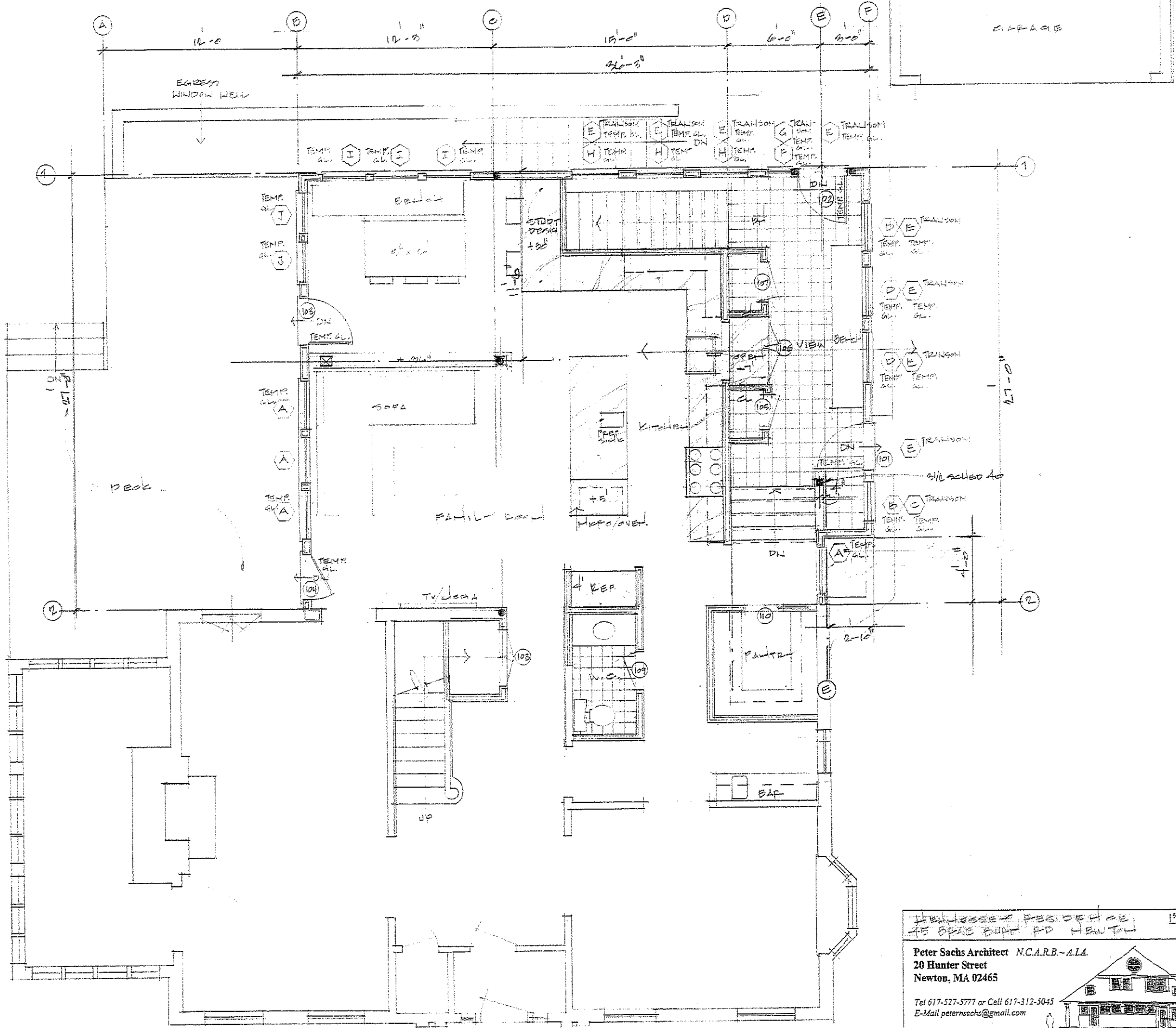
Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter Street  
 Newton, MA 02465

Tel 617-527-5777 or Cell 617-312-5045  
 E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)

date & revisions  
 2-16-12  
 5-19-12  
 6-19-12  
 8-14-12



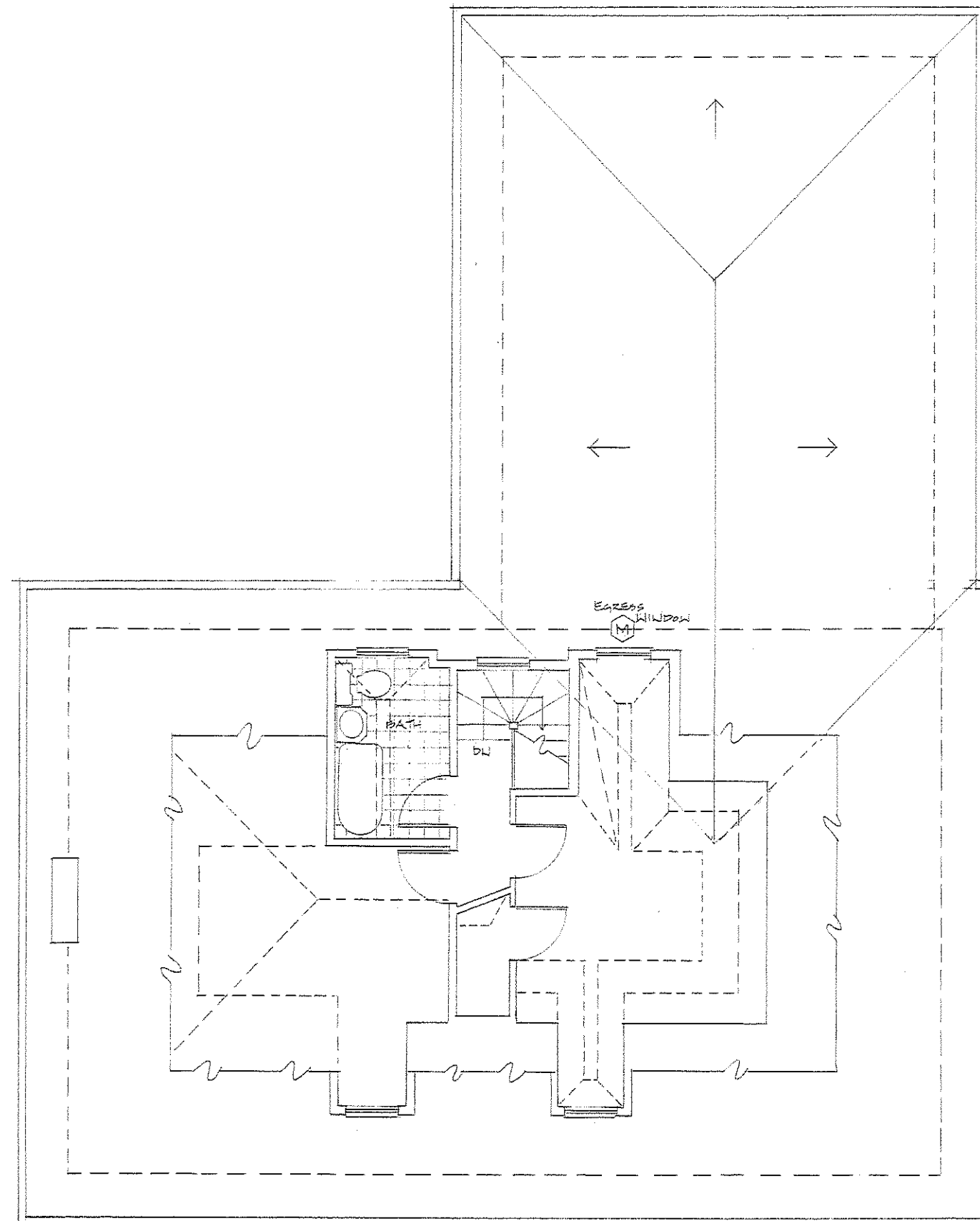
112



**HENNESSY RESIDENCE**  
 15 BRAS BURN RD NEWTON  
**1ST FLOOR PLAN**  
 1/4" = 1'-0"

Peter Sachs Architect N.C.A.R.B.-A.I.A.  
 20 Hunter Street  
 Newton, MA 02465  
 Tel 617-527-3777 or Cell 617-312-5045  
 E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)

date & revisions  
 2.16.12  
 3.19.12  
 6.19.12  
 8.14.12




**HENNESSEY RESIDENCE**      **ATTIC/ROOF PLAN**  
 45 BRAE BURN RD, NEWTON      **1/4" = 1'-0"**

**Peter Sachs Architect** N.C.A.R.B. - A.I.A.  
 20 Hunter St.  
 Newton, MA 02465

date & revisions  
 6.19.12  
 8.14.12

Tel. 617-527-3777 or Cell 617-312-3045  
 E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)



14



ATTIC

2ND

1ST

EXISTING  
BASEMENT

EXISTING HOUSE

NEW  
BASEMENT

WINDOW WELL

ADDITION


EXTERIOR  
STAIR OR  
STAIR WELL

**HENNESSEY RESIDENCE**  
 125 BRASEBURN RD, NEWTON  
 1/4" = 1'-0"

**Peter Sachs Architect N.C.A.R.B. - A.I.A.**  
 20 Hunter Street  
 Newton, MA 02465  
 Tel 617-527-5777 or Call 617-312-5045  
 E-Mail [petersachs@gmail.com](mailto:petersachs@gmail.com)


date & revisions  
 2-16-12  
 6-19-12  
 8-14-12



<b>KENNESSEY RESIDENCE</b> 45 BRAE BURN RD., NEWTON		<b>REAR ELEVATION</b> 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter Street Newton, MA 02465 Tel 617-527-5777 or Call 617-312-5045 E-Mail petersachs@gmail.com	date & revisions 6.19.12 8.14.12	





HENNESSEY RESIDENCE		SIDE/YARD ELEVATION
45 BRAE BURN RD, NEWTON		SCALE 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter Street Newton, MA 02465 Tel 617-527-5777 or Call 617-312-5045 E-Mail <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>		date & revisions 2.16.12 6.19.12 8.14.12
		17