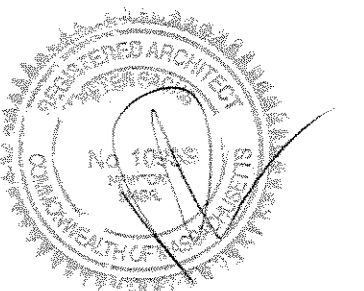


# HILL RESIDENCE

163 SUFFOLK RD.  
CHESTNUT HILL, MA



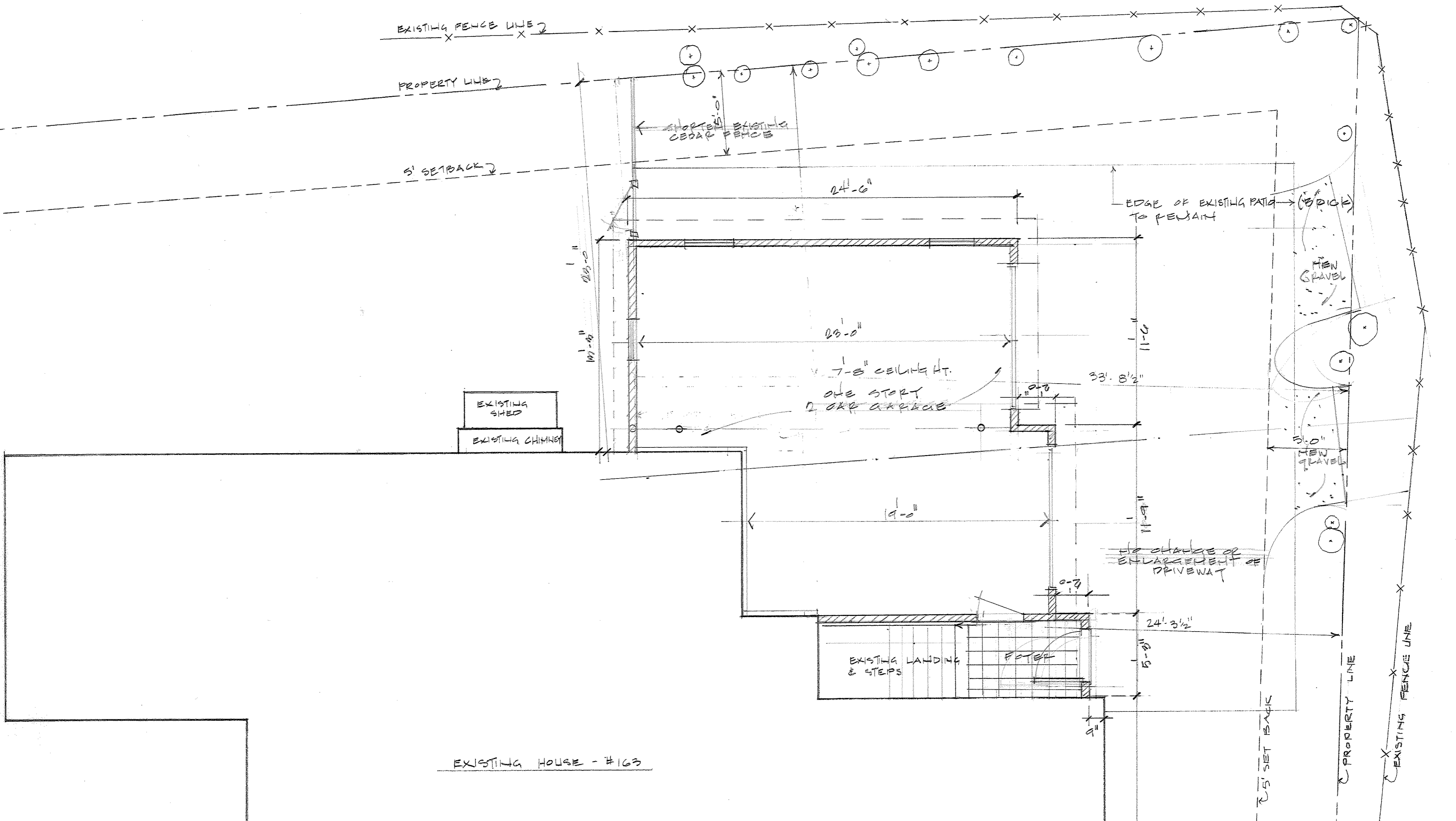
**Peter Sachs Architect** N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

date & revisions  
11.19.13

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

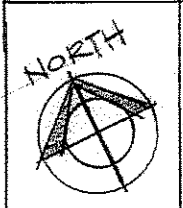
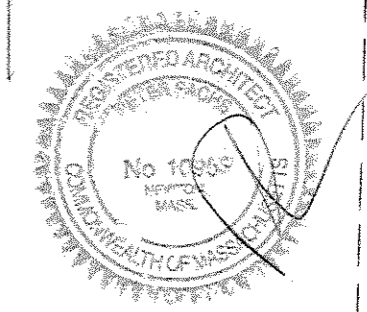


A-1



EXISTING HOUSE - #163

Lot size 17,976 s.f.	
SR-1	
Allowable FAR .29	
Existing FAR 6787/ 17976 = .37	
Attached Proposed 2 car Garage	540
Proposed Foyer	115
Existing House: 1 <sup>st</sup> + 2 <sup>nd</sup> + Attic	6,787
<b>Total proposed</b>	<b>7,442 s.f. or FAR .41</b>



HILL RESIDENCE PROPOSED SITE PLAN  
163 SUFFOLK ROAD, CHESTNUT HILL, MA 02465

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

date & revisions  
11.8.13  
11.19.13

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www.petersachsarchitect.com

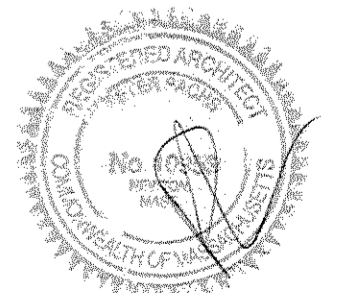


A.2



Materials and Construction Notes:

- Roof pitch: 20 degrees on foyer; lower garage roof 3 degrees/flat
- Copper Foyer entry cover with wood brackets
- Painted Wood eaves and rakes
- Painted gutters to match the material on the house
- Architectural Asphalt shingles (Williamsburg Grey)
- 4" lap painted Wood Cedar shingles siding
- Pella Wood Architectural simulated divided lights with historic sills
- Exterior window casing 4-1/2" to match existing with applied banding
- Stone base around garage to match color of existing stone
- Natural Finish Wood garage doors
- 6" corner boards



<b>HILL RESIDENCE</b> DRIVELWAY SIDE ELEV. 103 SUPPOLK RD, CHESTNUT HILL, MA.	
<b>Peter Sachs Architect</b> N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	date & revisions 11.19.13
Tel. 617-527-5777 or Cell 617-312-5045 E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a> <a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>	
A.13	

Architectural  
shingles

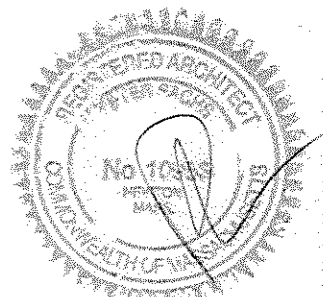
EPOL  
Roofing

shorter  
window



10'-5"  
24'-6"

PROPOSED REAR ELEVATION

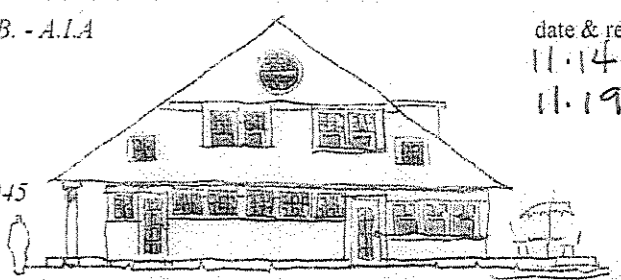


HILL RESIDENCE REAR ELEVATION  
163 SUFFOLK RD, CHESTNUT HILL, MA 1/4" = 1'-0"

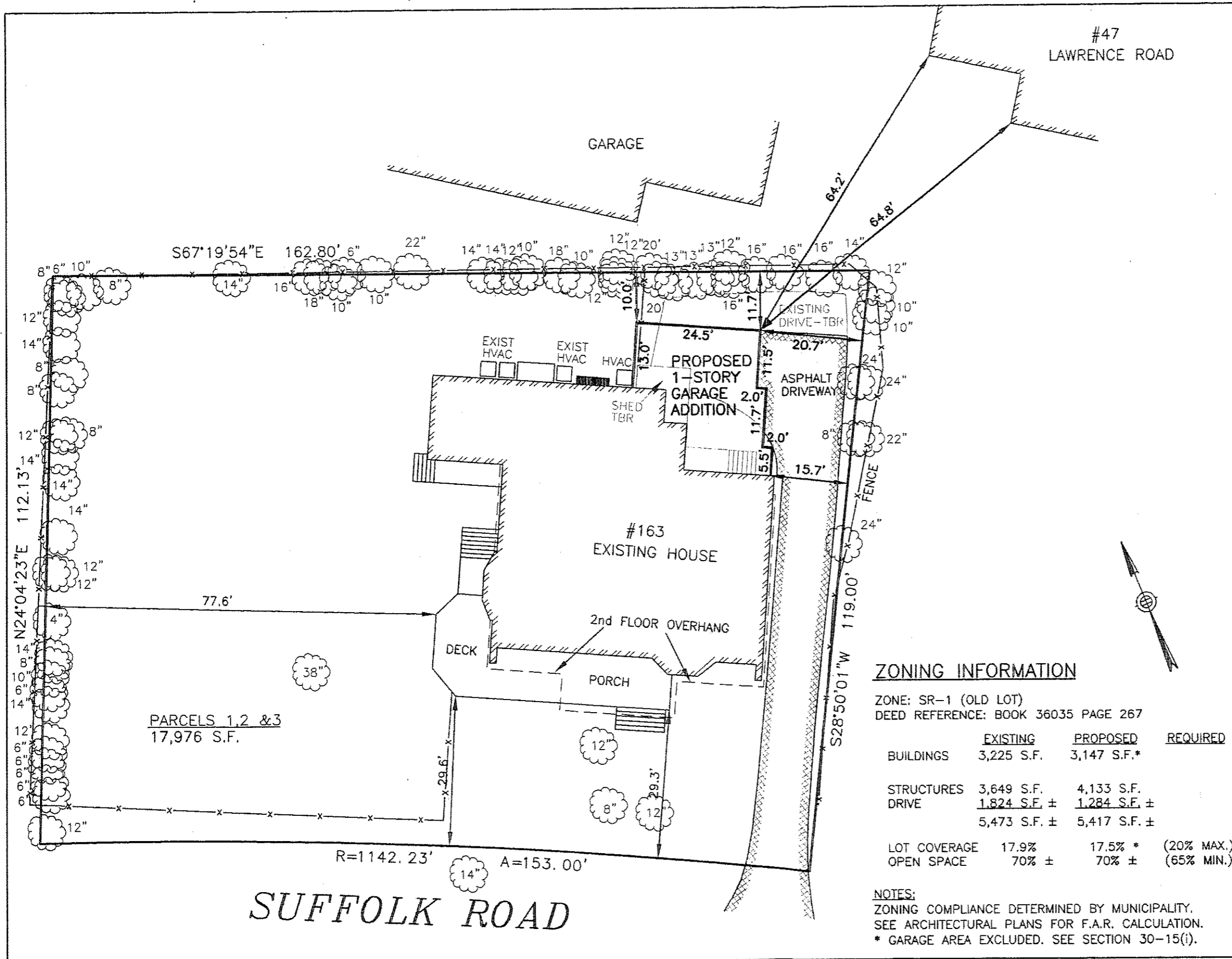
Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

date & revisions  
11.14.13  
11.19.13

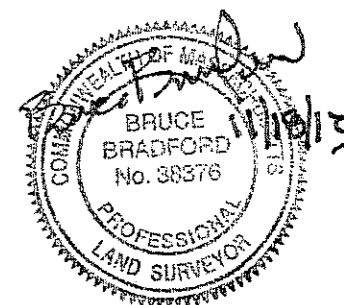
Tel: 617-527-5777 or Cell 617-312-5045  
E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)



A.4



ESTABLISHED 1916  
**EMB**  
**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com



**PLAN OF LAND IN  
 NEWTON, MA**  
 163 SUFFOLK ROAD  
 PROPOSED ADDITION

**ZONING INFORMATION**

ZONE: SR-1 (OLD LOT)  
 DEED REFERENCE: BOOK 36035 PAGE 267

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	3,225 S.F.	3,147 S.F.*	
STRUCTURES	3,649 S.F.	4,133 S.F.	
DRIVE	1,824 S.F. ±	1,284 S.F. ±	
	5,473 S.F. ±	5,417 S.F. ±	
LOT COVERAGE	17.9%	17.5% *	(20% MAX.)
OPEN SPACE	70% ±	70% ±	(65% MIN.)

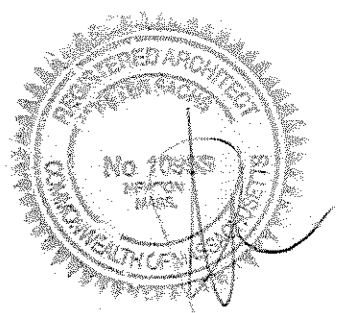
NOTES:  
 ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
 SEE ARCHITECTURAL PLANS FOR F.A.R. CALCULATION.  
 \* GARAGE AREA EXCLUDED. SEE SECTION 30-15(i).

SCALE: 1 IN. = 20 FT.  
 DATE: NOVEMBER 18, 2013  
 DRAWN: JF  
 CHECK: BB

REVISIONS:


PROJECT NO. 24287

A-5  
 11.19.13



EXISTING

HILL RESIDENCE DRIVEWAY SIDE ELEV.  
 163 SUFFOLK RD, CHESTNUT HILL, MA. SCALE: 1/4"=1'-0"

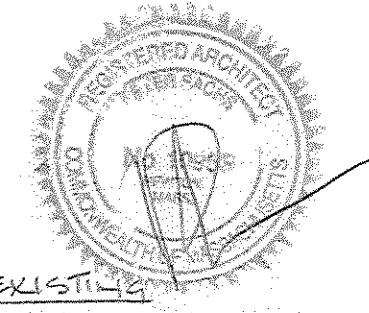
Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter St.  
 Newton, MA 02465

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A 6



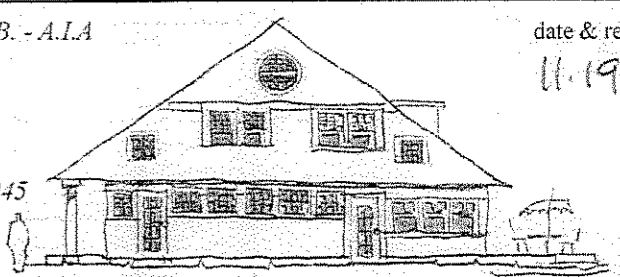
EXISTING

HILL RESIDENCE REAR ELEVATION  
 163 SUFFOLK RD., CHESTNUT HILL, MA 1/4" = 1'-0"

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A-7