

SUSSMAN RESIDENCE

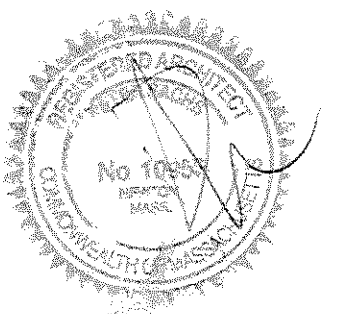
58 FERNCROFT RD.
NEWTON, MA

Lot size 9483 s.f.
SR- 2
Allowable FAR .39 or 3698 s.f.

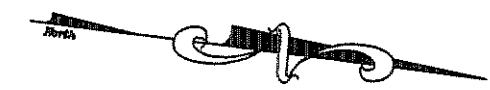
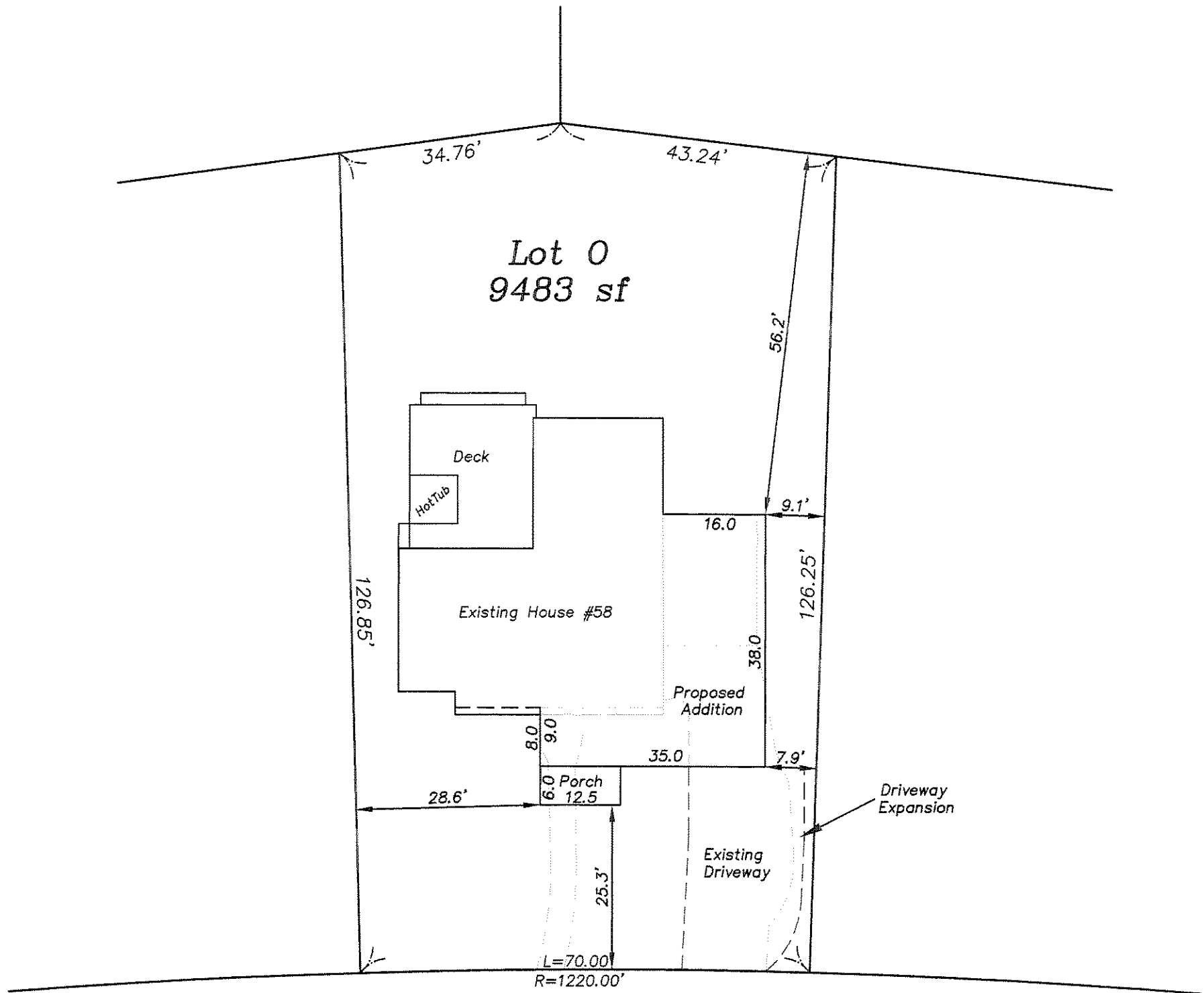
Proposed 1 st floor (existing, new)	1743
Attached garage	424
Proposed 2 nd floor (existing and new)	1820
Attic (existing and new)	81

Total proposed 4068 s.f.

4068/9483 (lot) = .428 proposed FAR or 370 greater than allowable



SUSSMAN RESIDENCE 58 FERNCROFT RD., NEWTON, MA		TITLE SHEET
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		date & revisions 11-1-13 12-27-13
Tel. 617-527-5777 or Cell 617-312-3045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		1



Proposed Coverages
 Structure=24.22%
 Open Space=65.33%

Increase of Impervious Area=242% s.f.



Proposed Addition Plot Plan
 58 Ferncroft Road
 Newton, Massachusetts

Scale: 1"=20' January 8, 2014
 Verne T. Porter Jr., PLS
 Land Surveyors Civil Engineers
 354 Elliot Street Newton, MA 02464

Ferncroft Road



58 Fercroft Road
Newton, Massachusetts
 ~Area Plan~

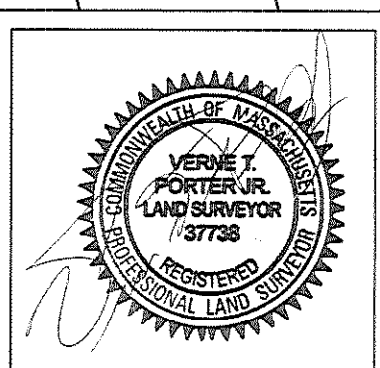
to Accompany the Petition of
 Heather & Allen Sussman
 Section 53- Block 8 - Lot 3

Scale: 1"=40' January 8, 2014
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

0 40 80 120 160

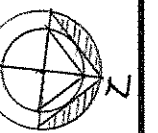
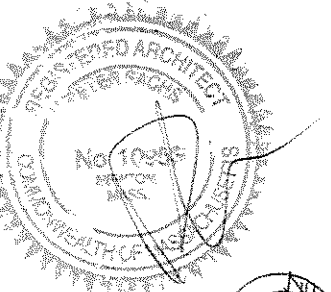
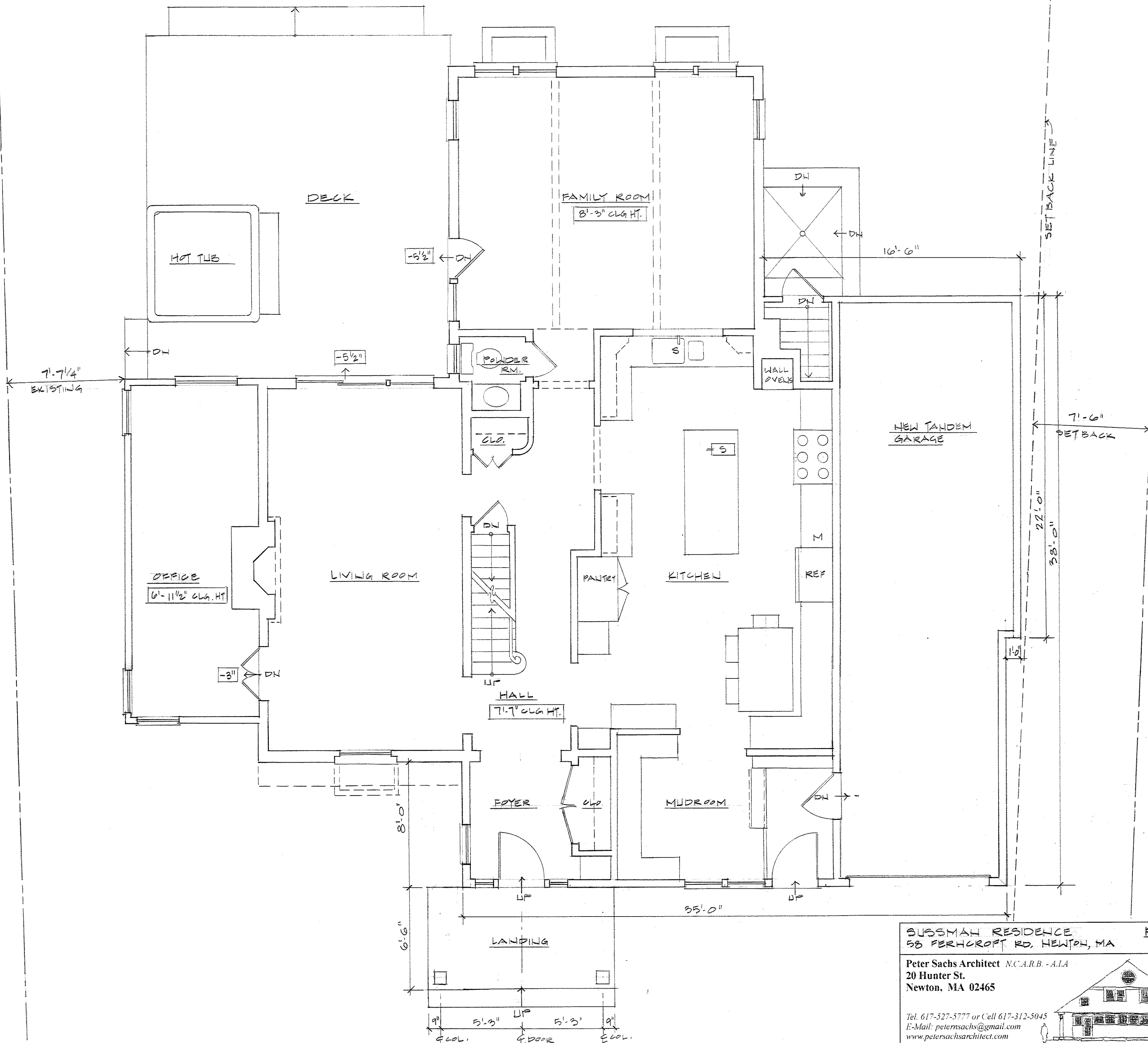
Design By:
 Checked By:
 Drawn By:

Sheet 1 of 1



PROPERTY LINE

PROPERTY LINE



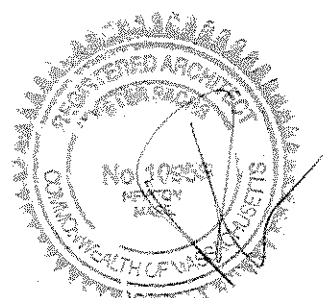
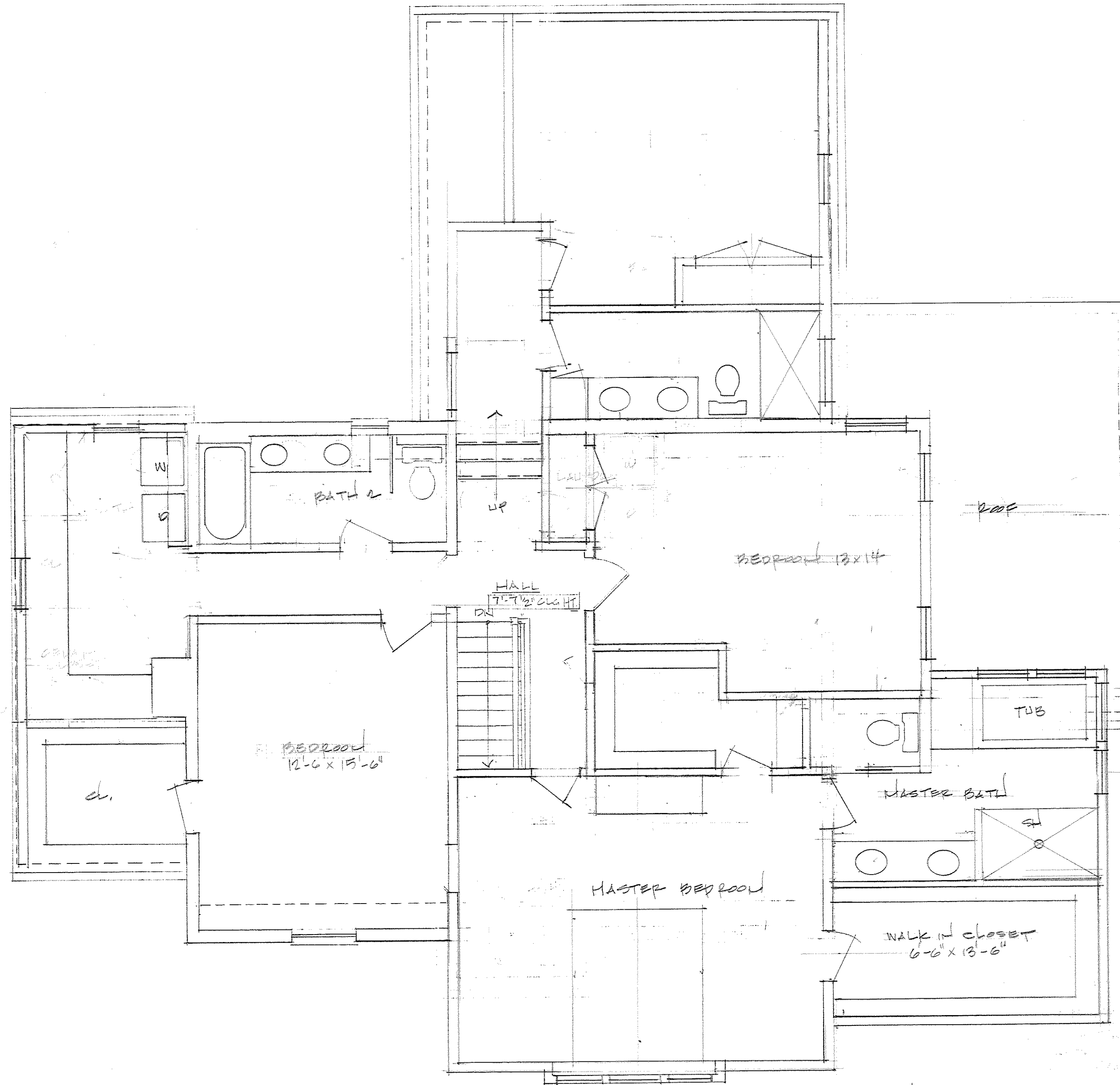
SUBSTMAN RESIDENCE
 58 FERHCROFT RD, NEWTON, MA
FIRST FLOOR PLAN
 1/4" = 1'-0"

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

date & revisions
 12.27.13

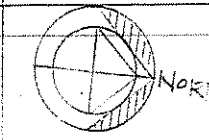
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2



PETER SACHS ARCHITECTS 2ND FLOOR PLAN
1/4" = 1'-0"

date & revisions
11.1.13
12.27.13



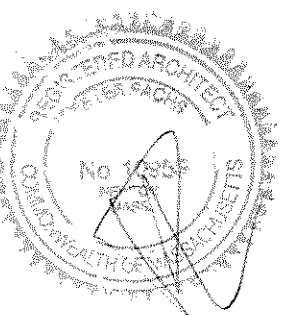
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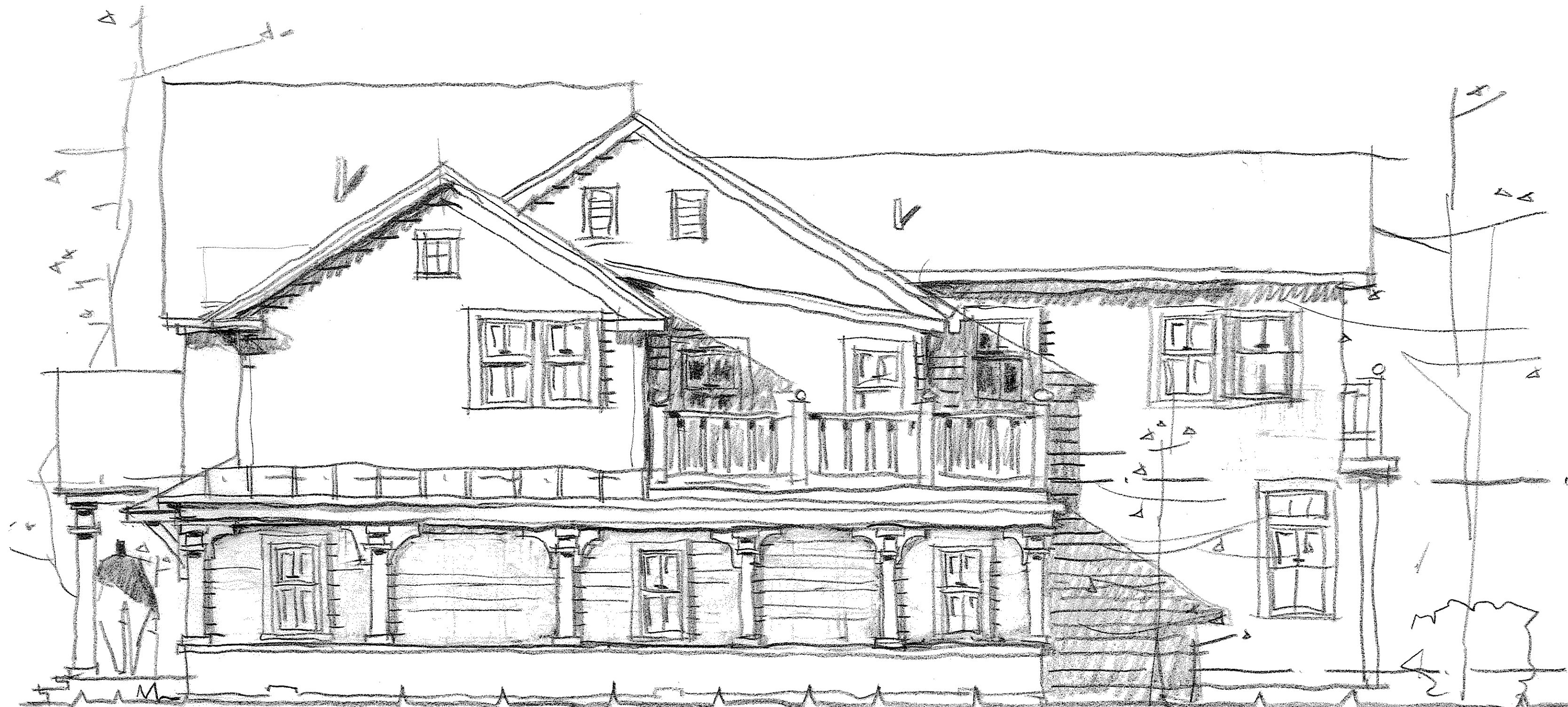


Materials and Construction Notes:

- Roof pitch: 35 degrees upper roof facing Ferncroft
- Copper Foyer entry and across front elevation
- Painted Wood eaves and rakes
- Aluminum gutters
- Architectural Asphalt shingles (Williamsburg Grey)
- 4" lap painted cedar Clapboard siding below belt course
- 4" lap cedar shingle second story
- 9" water table, 4" cedar clapboard
- Pella clad Architectural simulated divided lights with historic sills
- Exterior window casing 4-1/2" to match existing with applied banding
- Natural Wood garage door
- 6" corner boards



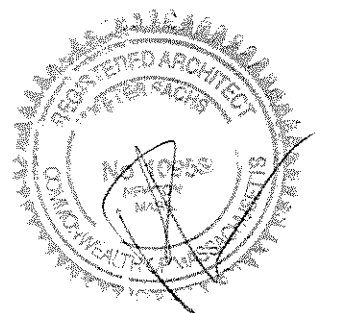
SUSSMAN RES DENCE 58 FERNCROFT RD, NEWTON, MA		FRONT ELEVATION 1/4" = 1'-0"
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NEW TAHOE GARAGE + 2ND ST - RT



NEW 2 STORY RT + 8 + 4.5

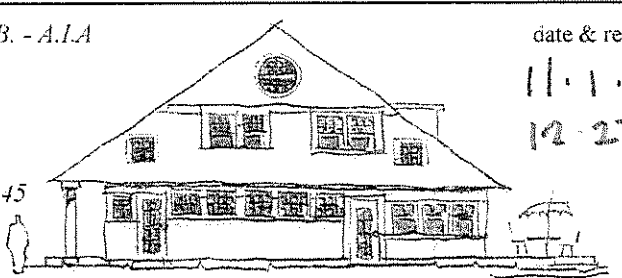


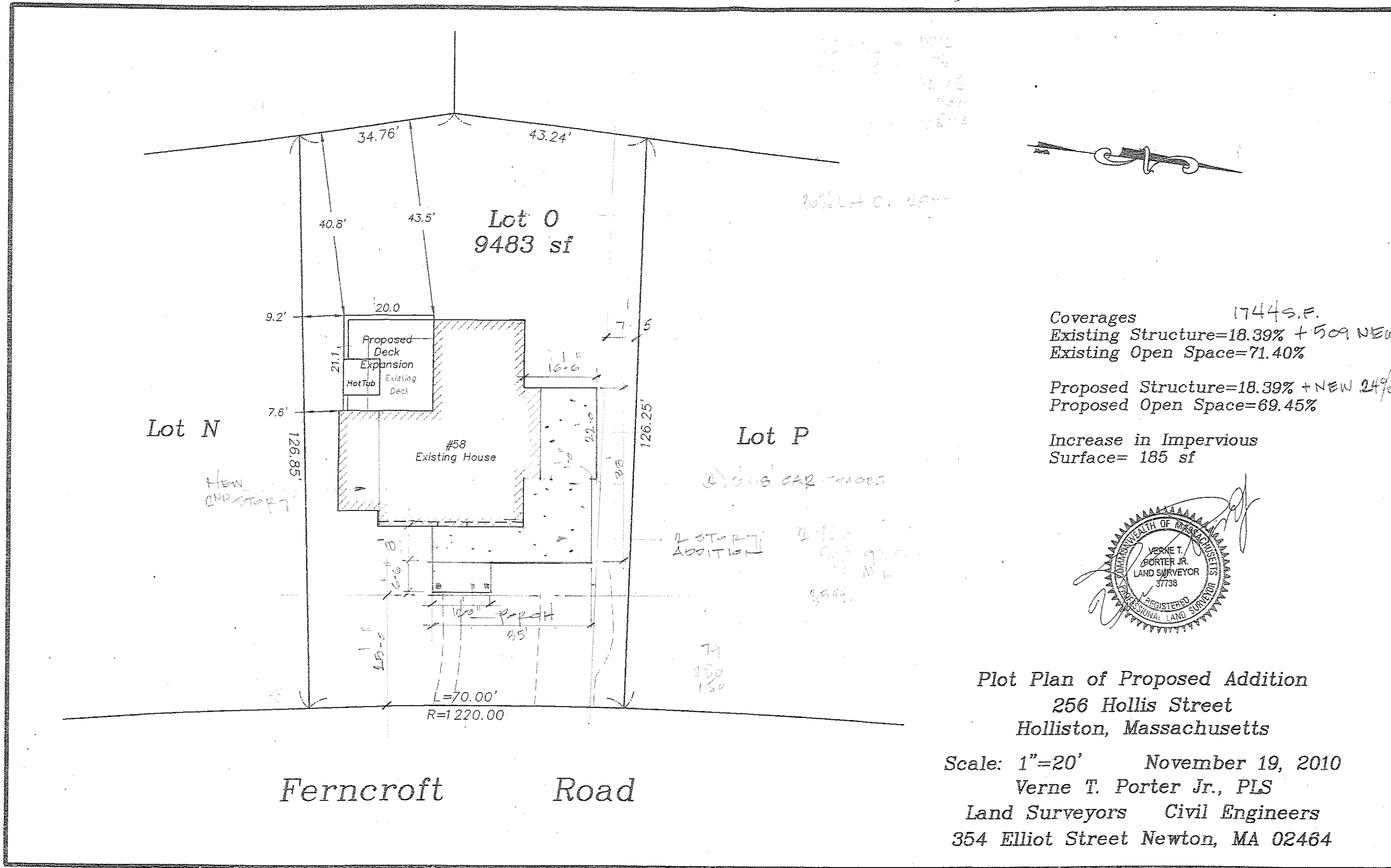
SUSSAN RESIDENCE
58 FERNHOPT RD, NEWTON

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

date & revisions
11.1.13
12.27.13

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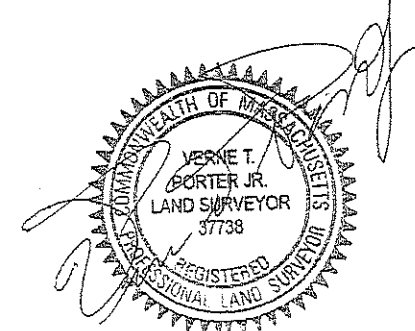




Coverages 1744 S.F.
Existing Structure=18.39% + 509 NEW
Existing Open Space=71.40%

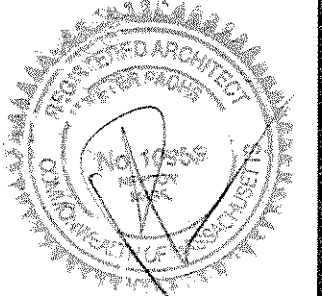
Proposed Structure=18.39% + NEW 24%
Proposed Open Space=69.45%

Increase in Impervious Surface= 185 sf




Plot Plan of Proposed Addition
256 Hollis Street
Holliston, Massachusetts

Scale: 1"=20' November 19, 2010
Verne T. Porter Jr., PLS
Land Surveyors Civil Engineers
354 Elliot Street Newton, MA 02464



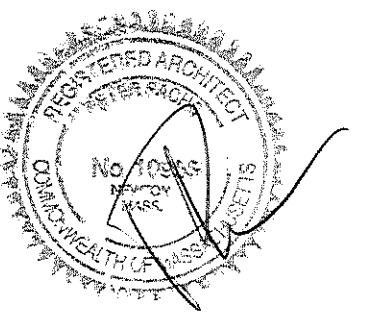
SITE PLAN

<p>Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465</p>	<p>date & revisions 11.1.13 12.27.13</p>
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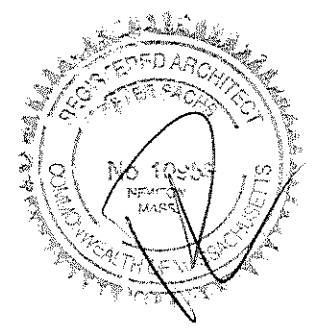
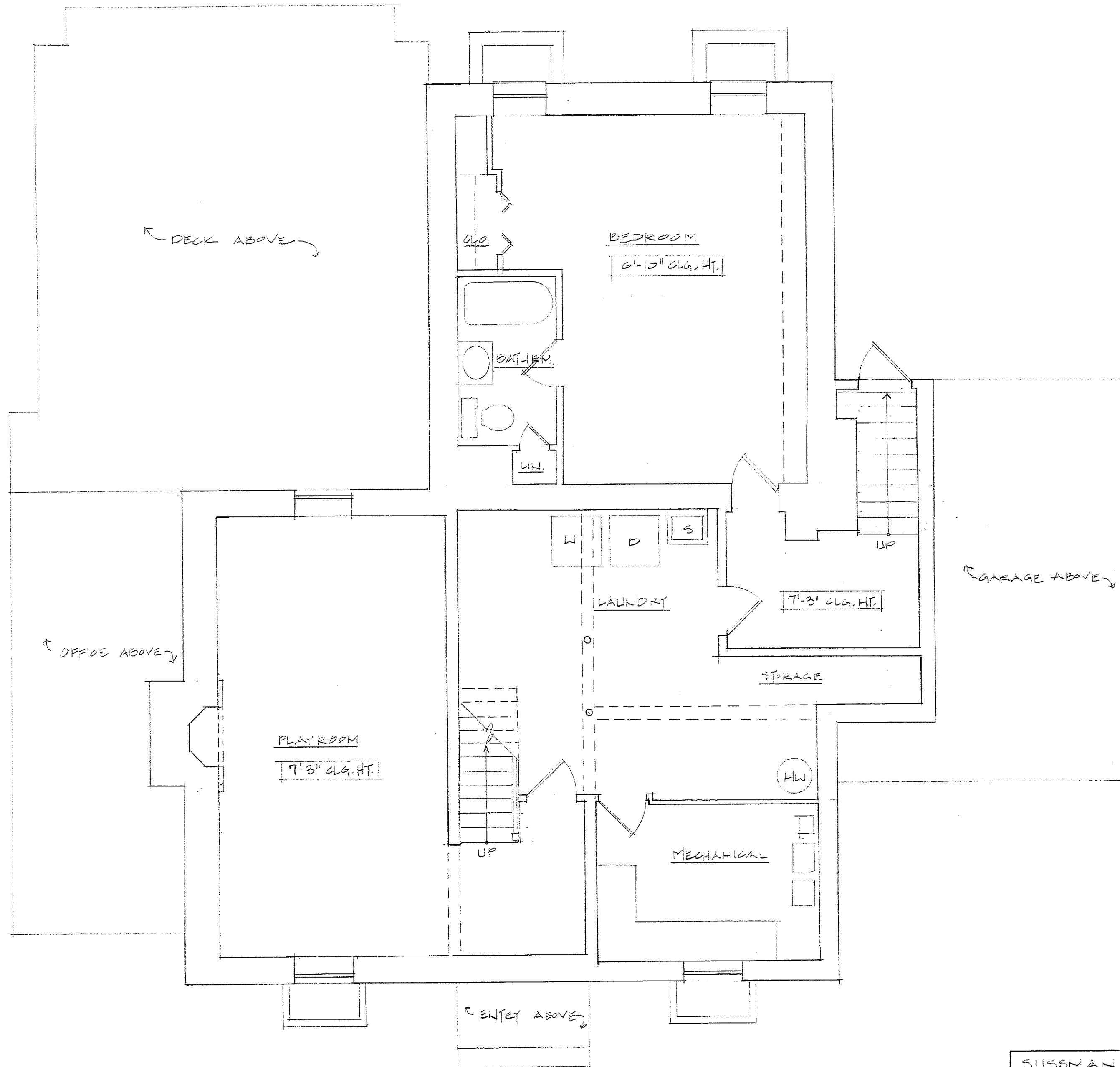
58 FERNCROFT RD.
NEWTON, MA

FAP CALCULATIONS



EXISTING

SUSSMAN RESIDENCE 58 FERNCROFT RD., NEWTON, MA		TITLE SHEET
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		date & revisions 12.27.13
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EXISTING

SUSSMAN RESIDENCE
58 FENCROFT RD., NEWTON, MA.

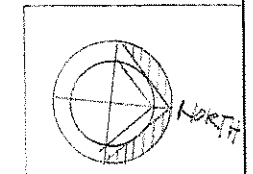
Peter Sachs Architect N.C.A.R.B. - A.I.A.
20 Hunter St.
Newton, MA 02465

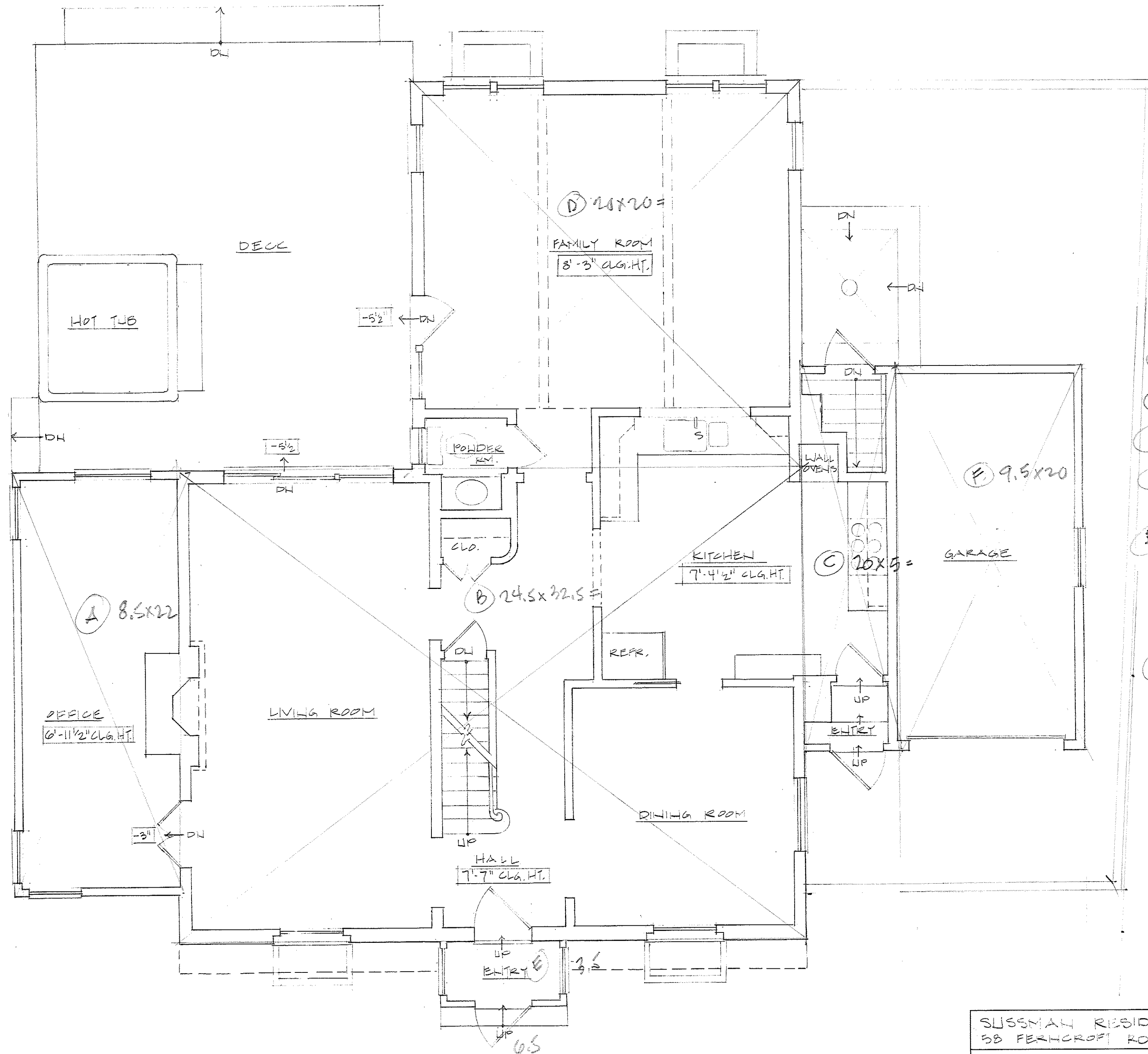
BASEMENT PLAN
1/4" = 1'-0"

date & revisions
12.27.13

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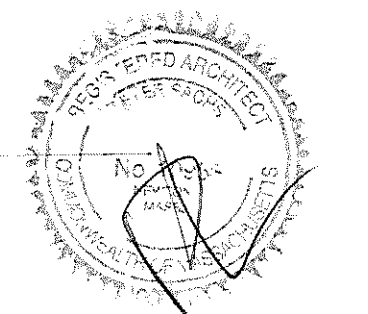
EX-2





1st floor

(A)	8.5 x 22 =	187
(B)	24.5 x 32.5 =	796
(C)	5 x 20 =	100
(D)	20 x 20 =	400
		1506
(E)	Entry 3.5 x 6.5 =	23
		1529 S.F.
(F)	Garage 9.5 x 20	190



EXISTING

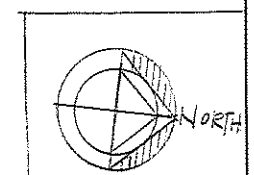
SUSSMAN RESIDENCE 1st FLOOR PLAN
 58 FERNCROFT RD., NEWTON, MA 1/4" = 1'-0"

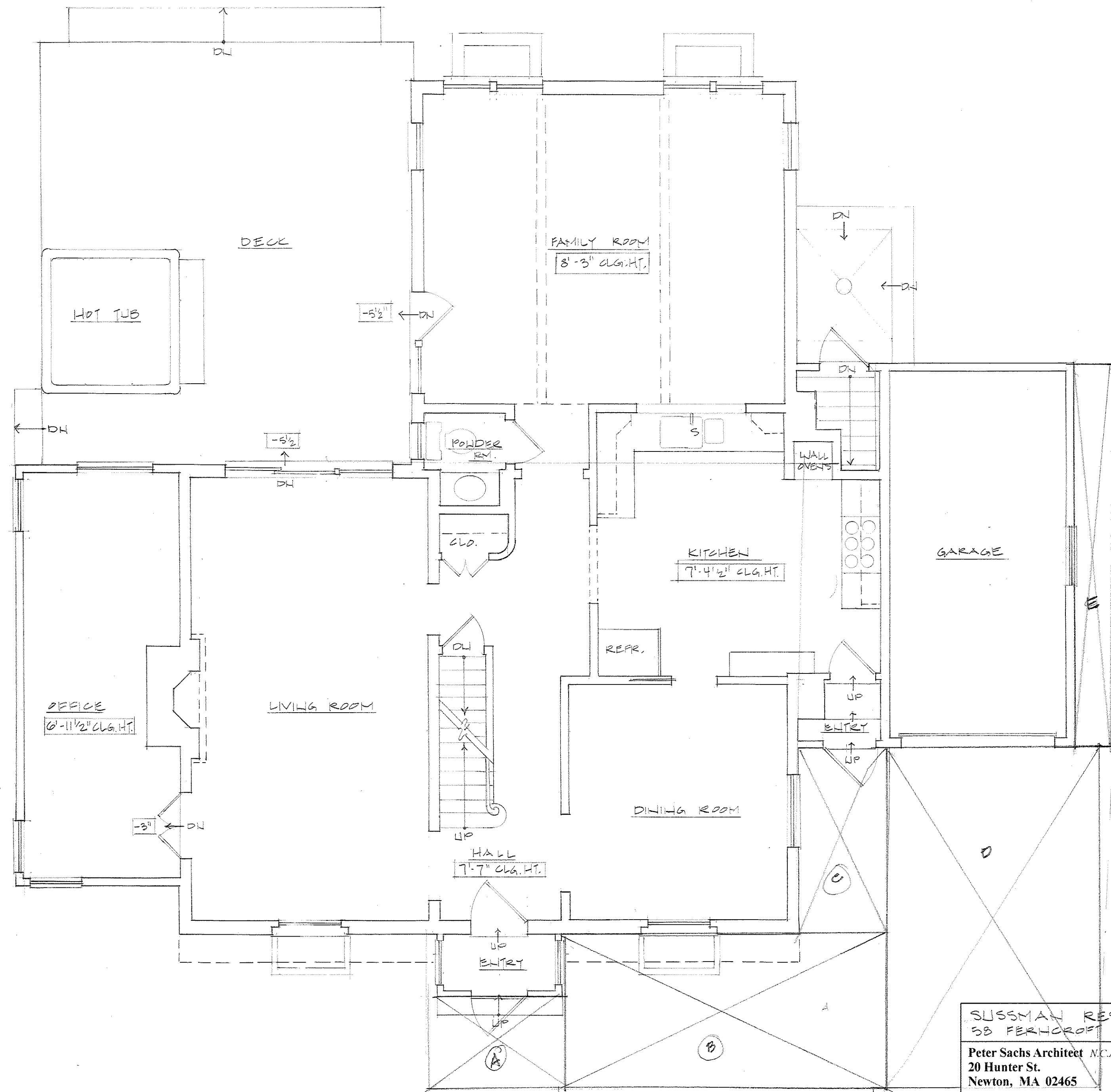
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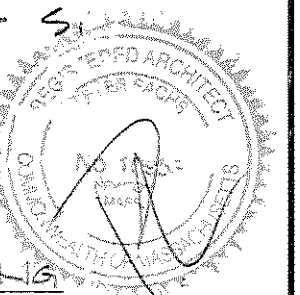
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EX-3

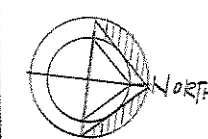




NEW ADDITION
 A 5x7 = 35 } 1ST Floor
 B 8x17 = 136 } HOUSE
 C 4.5x9.5 = 43 }
 214 S.F.
 Added Garage
 D 11x17.7 = 194
 E 2x20 = 40
 234 S.F.

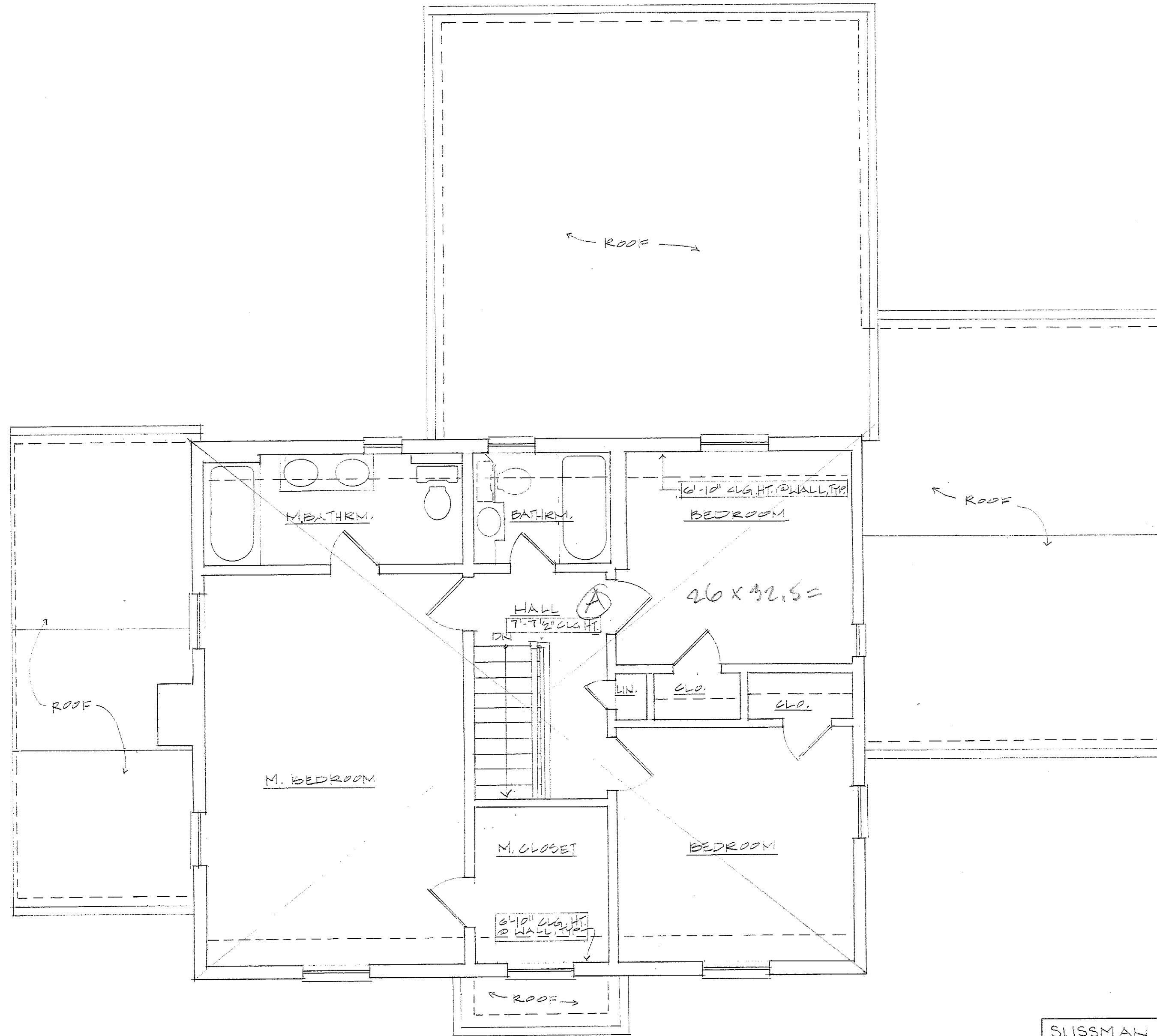


SUSSMAN RESIDENCE 1ST FLOOR PLAN
 58 FERHOF RD., NEWTON, MA 1/4" = 1'-0"
 Peter Sachs Architect N.C.A.R.B. - A.I.A. date & revisions
 20 Hunter St. 12.27.17
 Newton, MA 02465

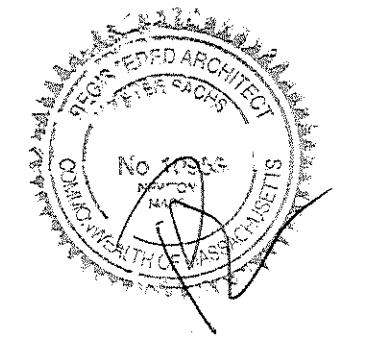


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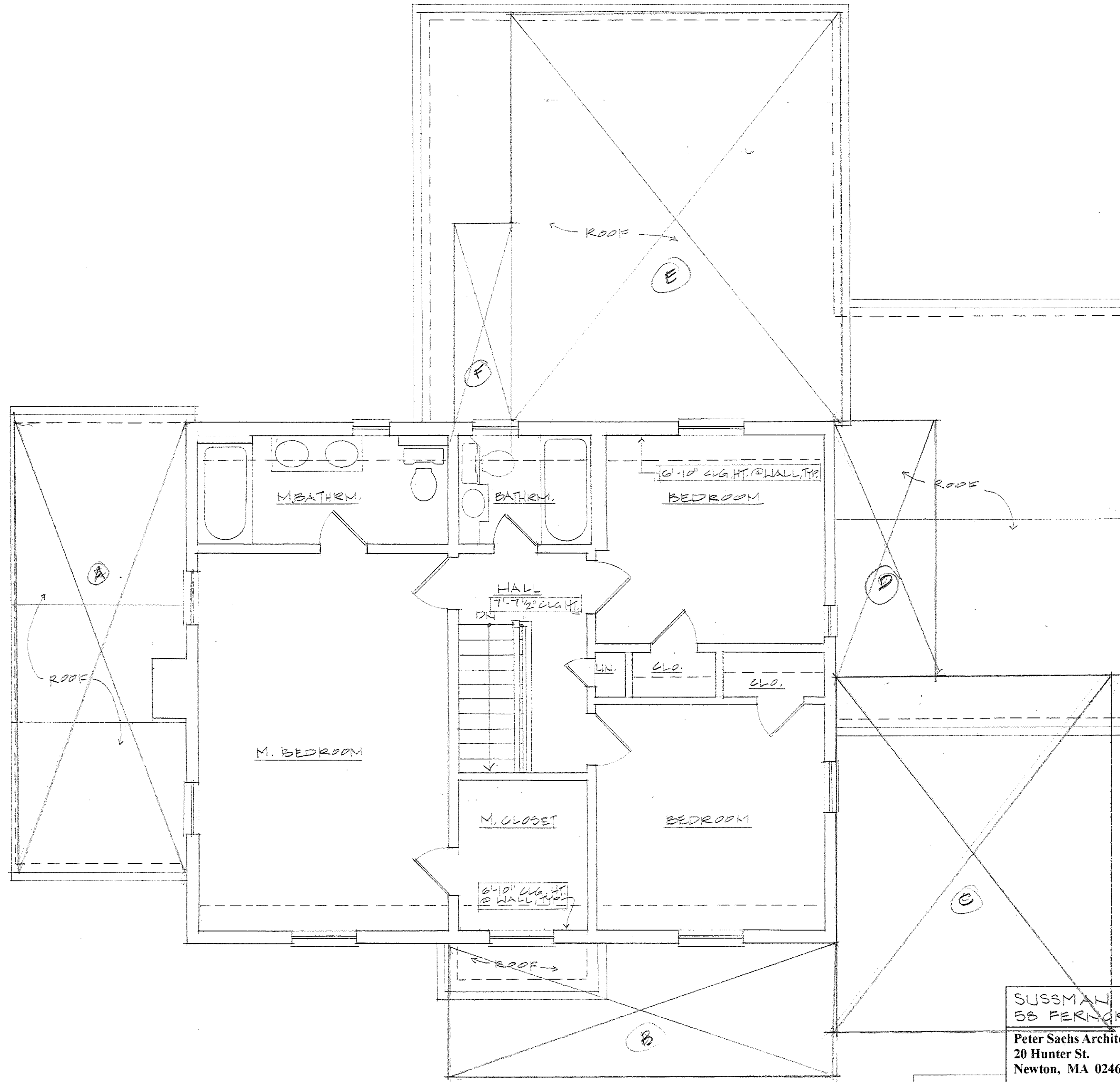


A 26 x 32.5 = 845



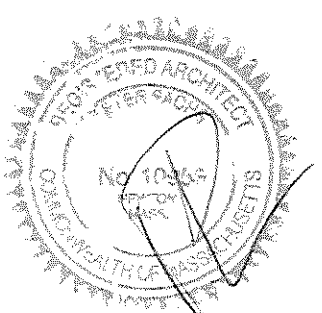
EXISTING

SUSSMAN RESIDENCE 58 FERNCROFT RD, NEWTON, MA		2ND FLOOR PLAN 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		date & revisions 12.27.13
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		EX-15



NEW 2ND FLOOR Additions

A	8.5 x 22 =	187
B	6.5 x 19.5 =	127
C	13.5 x 18 =	243
D	5 x 12.5 =	62
E	16.5 x 20 =	330
F	9.5 x 2.7 =	$\frac{26}{975}$ S.F.

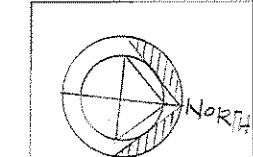


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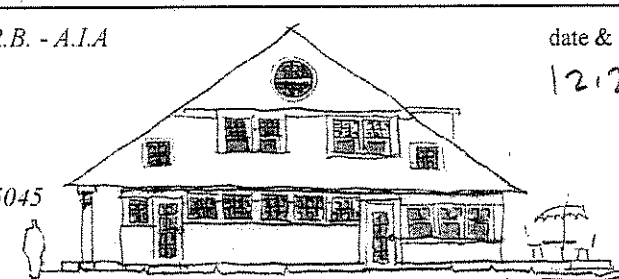
SUSSMAN RESIDENCE 2ND FLOOR PLAN
 38 FERNCROFT RD., NEWTON, MA 1/4" = 1'-0"

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 20 Hunter St.
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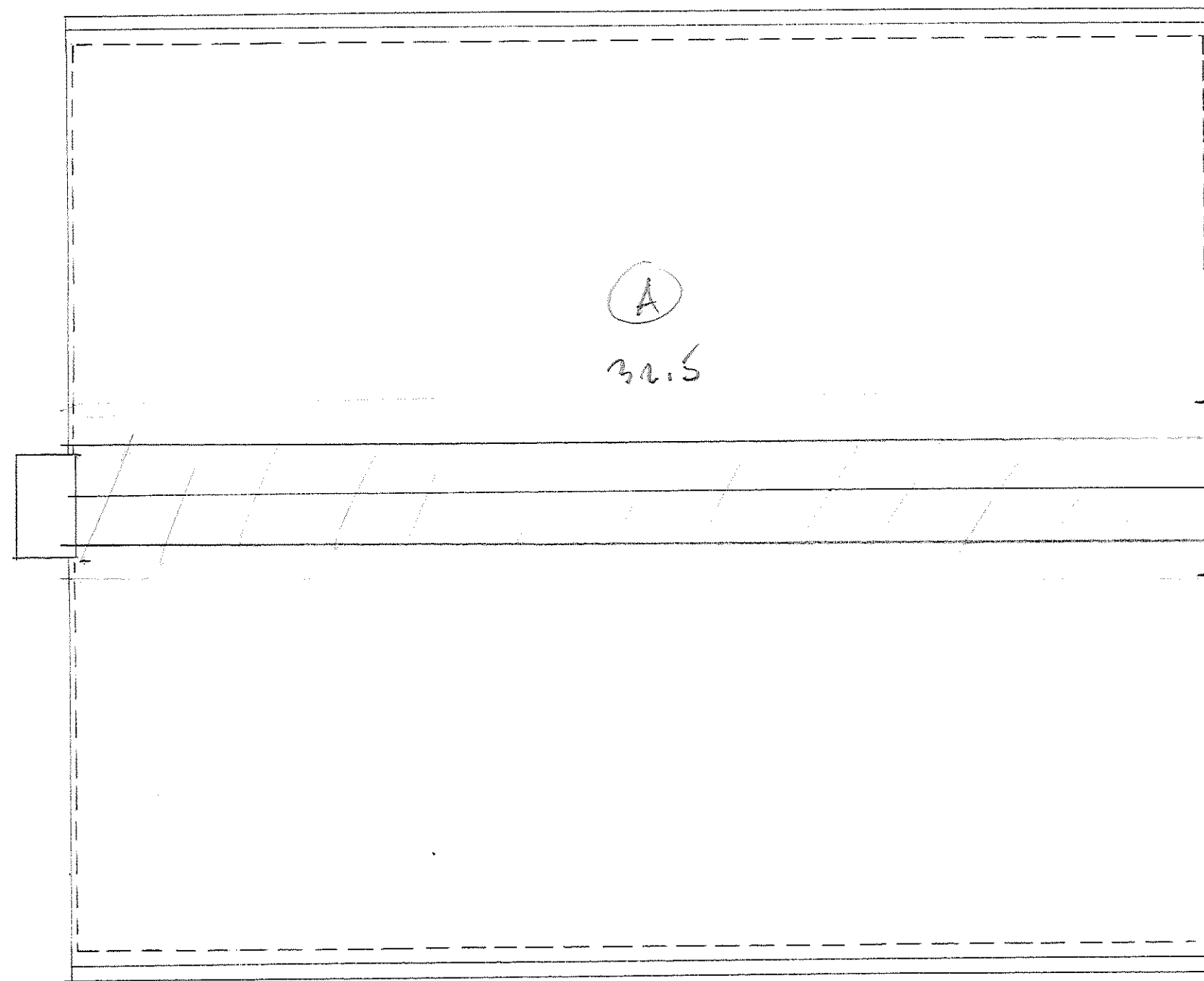
date & revisions
 12.27.13



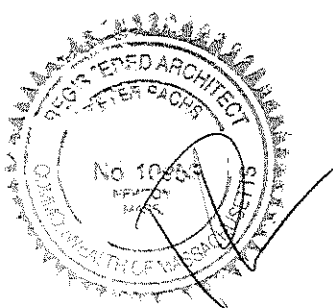
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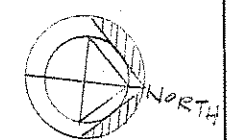

EX-6



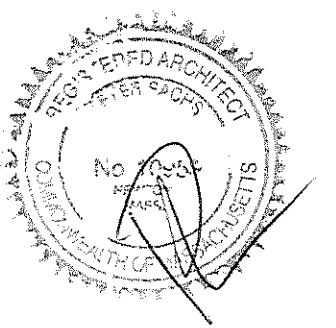
2.5' x 32.5' = 81.25




EXISTING

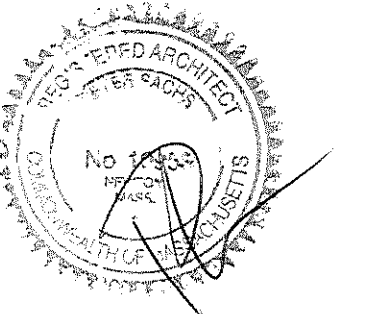
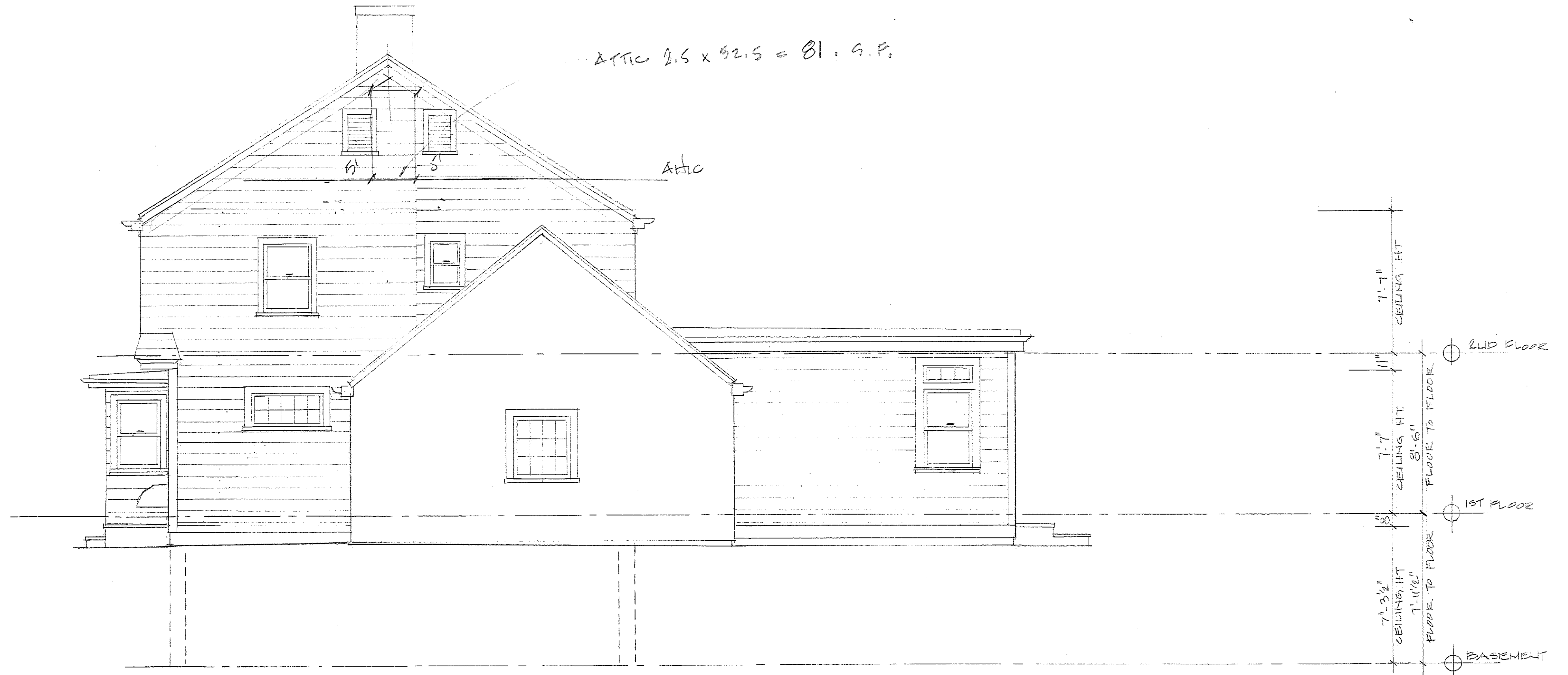
SUSSMAN RESIDENCE 88 FERNCROFT RD., NEWTON, MA		ROOF PLAN 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		date & revisions 12.27.13
		EX-7

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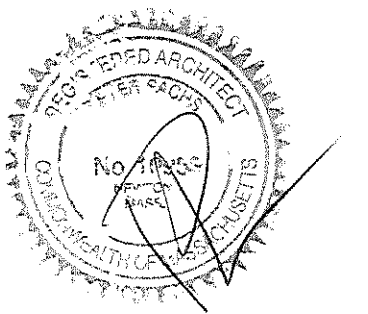
SUSSMAN RESIDENCE 58 PERNGROFT RD, NEWTON, MA		FRONT ELEVATION 1/4" = 1'-0"
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		EX-B



EXISTING

SUSSMAN RESIDENCE 58 FERNCROFT RD, NEWTON, MA		DRIVE SIDE ELEVATION 1/4" = 1'-0"
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EX-7



EXISTING

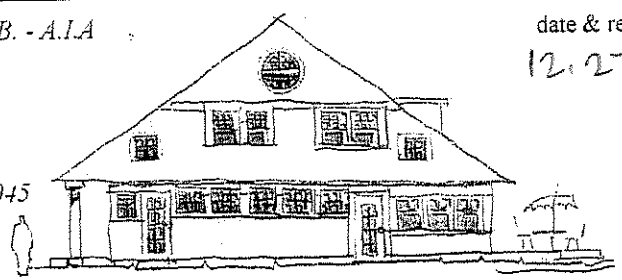
SUSSMAN RESIDENCE
58 FERHCROFT RD, NEWTON, MA

REAR ELEVATION
1/4" = 1'-0"

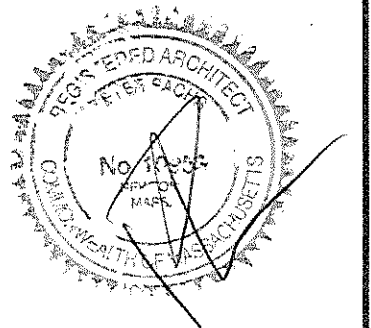
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EX-10



EXISTING

SUSSMAN RESIDENCE 58 FERHCROFT RD., NEWTON, MA		SIDE ELEVATION 1/4" = 1'-0"
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