



Town of Brookline

Massachusetts

PLANNING BOARD

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Linda K. Hamlin, Clerk
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Jonathan Simpson

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 19, 2016
Subject: Construct a garage in the rear and side yard, and a rear addition at the second and third story
Location: **27 Beaconsfield Road**

Atlas Sheet:	47	Case #:	2016-0029
Block:	227	Zoning:	T-6
Lot:	16	Lot Area (s.f.):	±5,806

Board of Appeals Hearing: June 2, 2016 at 7:15 p.m.

BACKGROUND

November, 2006 – Special permit relief was granted to install a second driveway providing surface parking for two vehicles at 27 Beaconsfield Road. Zoning relief was required for front and side-yard setback requirements.

September 8, 2014 – The Board of Appeals voted unanimously to grant special permit relief to construct a detached garage and a two-story 128 square foot addition at 27 Beaconsfield Road. The Petitioner never acted on this relief and the special permit lapsed on December 11, 2015. The Petitioner is now seeking to renew this special permit relief. Project plans have not been modified in any way from the prior approved proposal.

SITE AND NEIGHBORHOOD

The subject property is a three-story, two-family dwelling that was built in 1937 and renovated in the early 2000s. The property fronts onto Beaconsfield Road. There is an existing driveway on the west side yard. The front of the site is landscaped with grass, while the rear yard is largely paved. A stone retaining wall exists at the rear of the property, and behind the wall, the land

drastically rises away from the dwelling. The immediate neighborhood is comprised of similar two-family dwellings.

APPLICANT'S PROPOSAL

The applicant, Charles Churchill, is proposing to construct a garage to the side and rear of the dwelling, along with a 128 square foot rear addition. The garage will be a detached garage with a roof deck on the top. The garage will be constructed 2.3' from the side property line and 4.3' from the rear property line. The garage will be for one car and will be constructed with materials to match the style of the dwelling. The applicant is also proposing to construct an addition on the dwelling's second and third stories. The addition will add 63.7 square feet to each floor, for a total of 127.5 square feet of floor area. The area beneath the addition will be a covered open area that could be used for trash bin storage.

FINDINGS

Section 5.09.2.j – Design Review:

Any structure that exceeds the allowed FAR and is requesting a special permit to exceed is subject to the design review standards listed under *Section 5.09.4(a-l)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

Preservation of Trees and Landscape: The construction of the garage will result in the removal of some trees in the rear of the property. The removal of trees will be somewhat minimal, and can be addressed through the applicant's proposed counterbalancing amenity of additional landscaping, required for a special permit to grant setback relief.

Relation of Buildings to Environment: The proposed changes to the structure are in harmony with the surrounding landscape. The proposal is not expected to have a negative relation to the environment.

Relation of Buildings to the Form of the Streetscape and Neighborhood: The proposed garage will be constructed in the rear of the dwelling and will not be very visible from the street. The two-story addition will also be constructed to the rear and will not be visible from the street. The proposal is not expected to negatively impact the streetscape or neighborhood.

Open Space: The subject property has a good amount of open space that will be affected by this proposal. However, a large portion of the proposed garage will be built into the existing retaining wall, which will minimize the amount of affected open space.

Circulation: There would be no change in the existing parking facilities for this proposal. The proposed garage will create one additional parking space on the property.

Section 5.22.3.c – Exceptions to Floor Area Ratio For Residential Units

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.63 – Accessory Structures in the Side Yard

Section 5.70 – Rear Yard Requirements

Section 5.72 – Accessory Structures in the Rear Yard

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.75	.87	.89	Special Permit*
FAR Percentage	100%	116%	118%	
Floor Area (sf)	4,354	5,056	5,184	
Side Yard Setback (Garage)	6'	N/A	2.3'	Special Permit**
Rear Yard Setback (Garage)	6'	N/A	4.3'	Special Permit**
Rear Yard Setback (principle Structure)	30'	31.6'	26.6'	Special Permit**

* Under **Section 5.22.3.c**, the Board of Appeals may grant a special permit for an addition that is less than or equal to 350 square feet, provided that the resulting floor area of the building is not more than 150% of the allowed floor area.

** Under **Section 5.43**, the Board of Appeals may waive setback requirements if a counterbalancing amenity is provided.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to construct a single-car garage and an addition to the second and third stories. The garage will be located to the side and rear of the property and will not be very visible from the street, it is not expected to negatively impact the neighborhood. The proposed addition is also located in the rear and will not impact the streetscape. The applicant has submitted letters from multiple neighbors in support of the proposal. The Board would like to see the applicant install some additional landscaping as a counterbalancing amenity, and ideally attempt to screen the garage from the affected neighbor to the west.

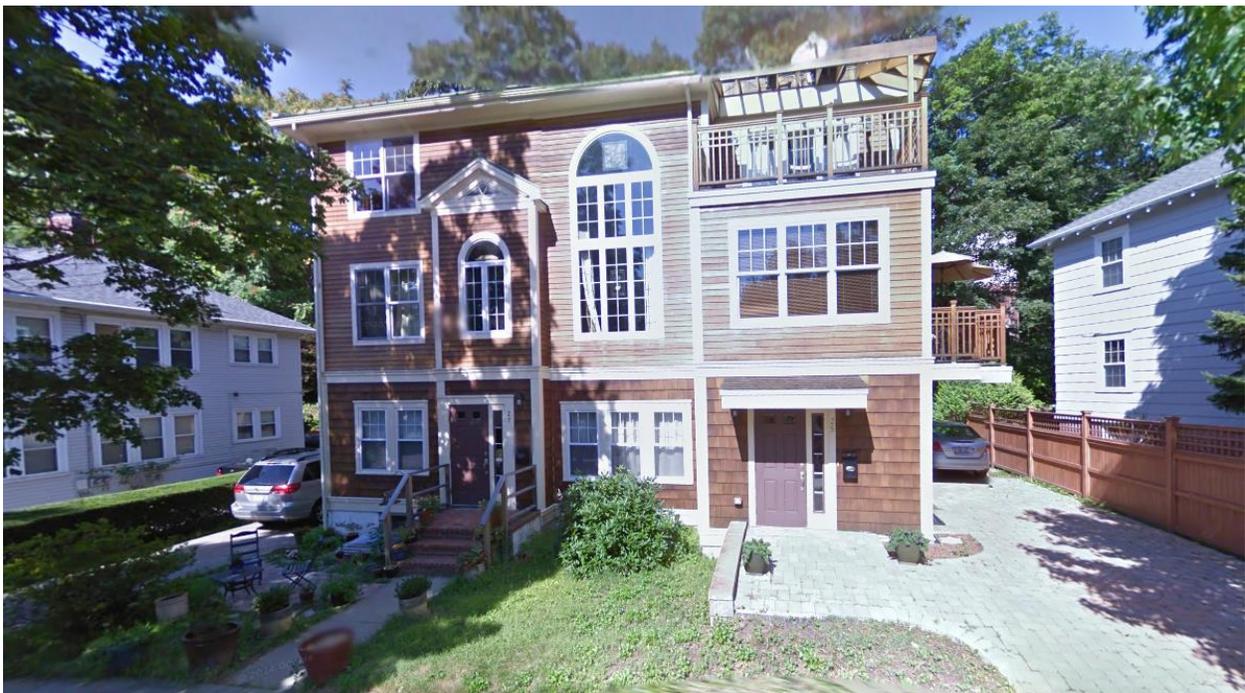
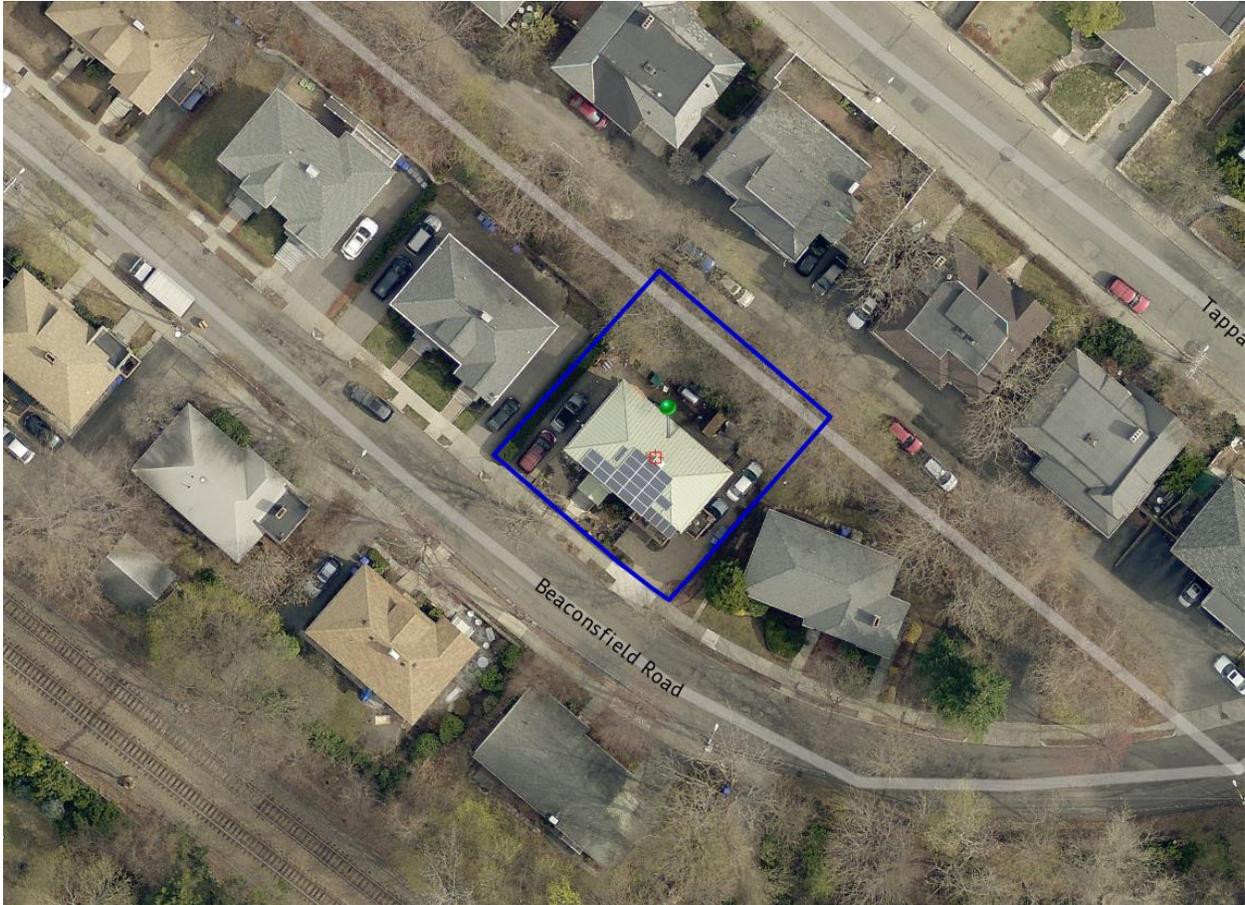
Therefore, the Planning Board recommends approval of the site plan by Joseph Porter, dated 5/1/14, and plans by Peter Sachs Architect, last dated 7/14/14, subject to the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit final floor plans and elevations, indicating all proposed materials for the garage and addition, subject to the review and approval of the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final site plan and a final landscaping plan including all counterbalancing amenities, subject to the review and approval of the Assistant Director for Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land

surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

jr





PROPOSED CHURCHILL GARAGE

27 BEACONSFIELD ROAD

BROOKLINE, MA

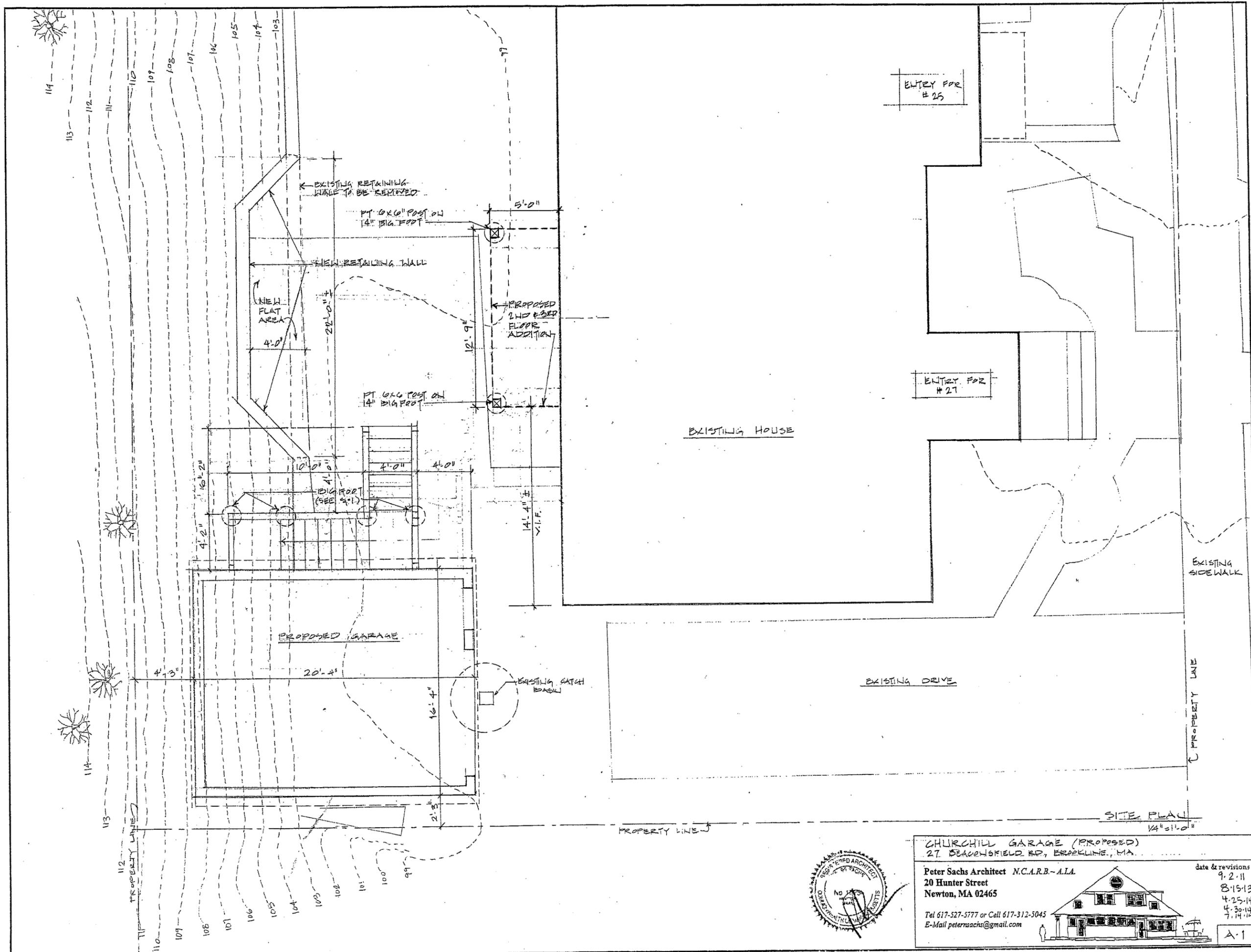
General Notes

1. 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.
2. 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.
3. 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.
4. 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.
5. The contractor shall coordinate all "as built" surveys required by code.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.



TITLE SHEET

CHURCHILL GARAGE (PROPOSED) 27 BEACONSFIELD RD, BROOKLINE, MA		date & revisions	
Peter Sachs Architect N.C.A.R.B.-A.I.A. 20 Hunter Street Newton, MA 02465 Tel 617-327-5777 or Cell 617-312-5045 E-Mail petersachs@gmail.com		9.2.11	
		8.13.13	
		4.25.14	
		4.30.14	
		7.14.14	
		T-1	



ENTRY FOR #25

ENTRY FOR #27

EXISTING HOUSE

EXISTING SIDEWALK

EXISTING DRIVE

PROPERTY LINE

PROPERTY LINE

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

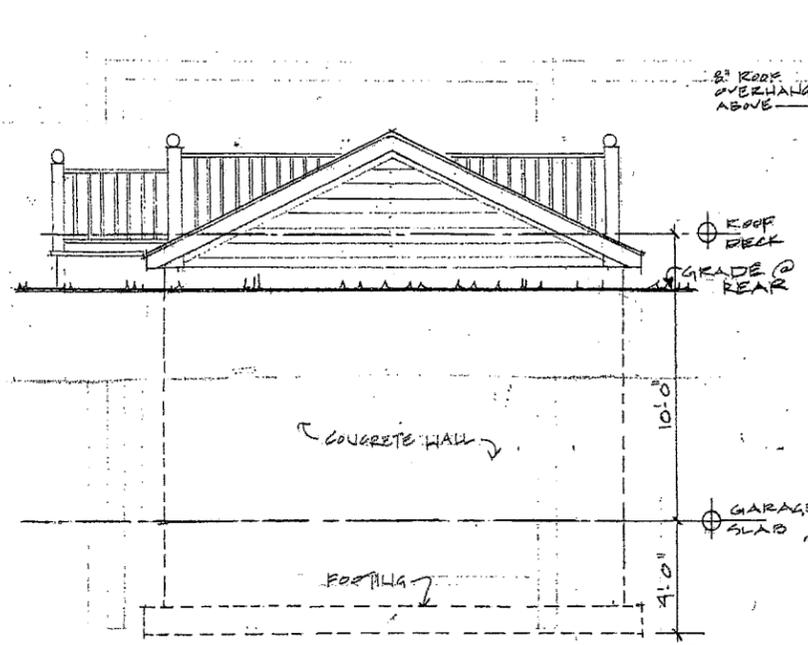
CHURCHILL GARAGE (PROPOSED)
27 BEACROFT RD, BROOKLINE, MA

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20 Hunter Street
Newton, MA 02465

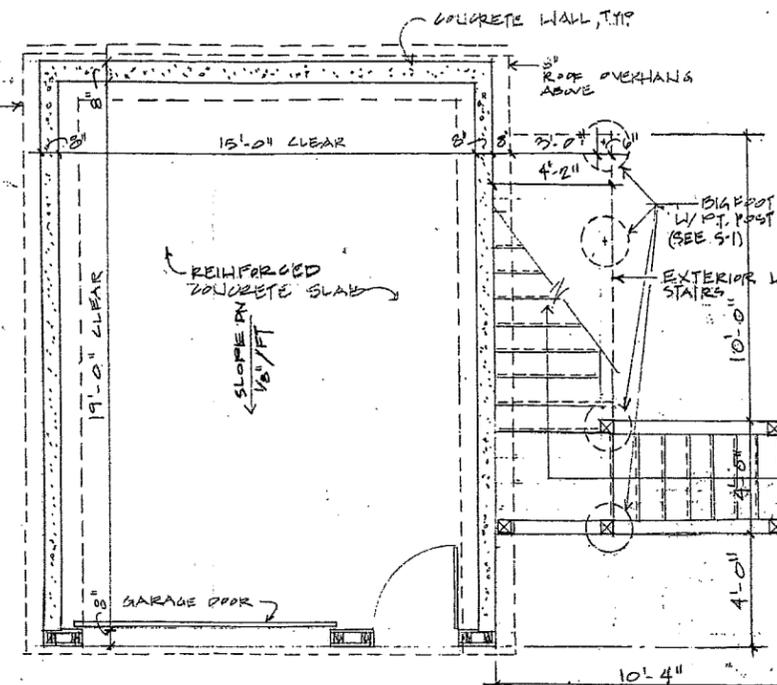
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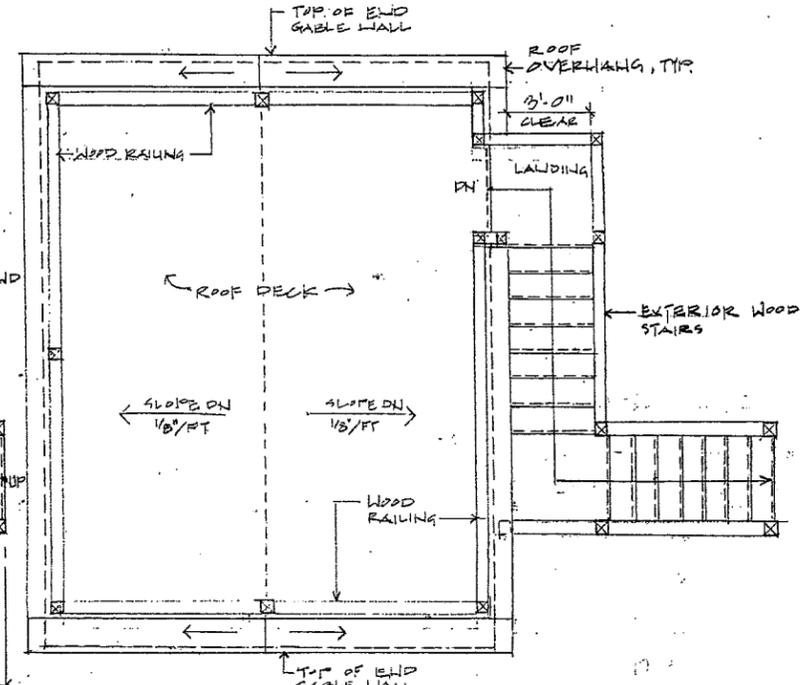
A-1



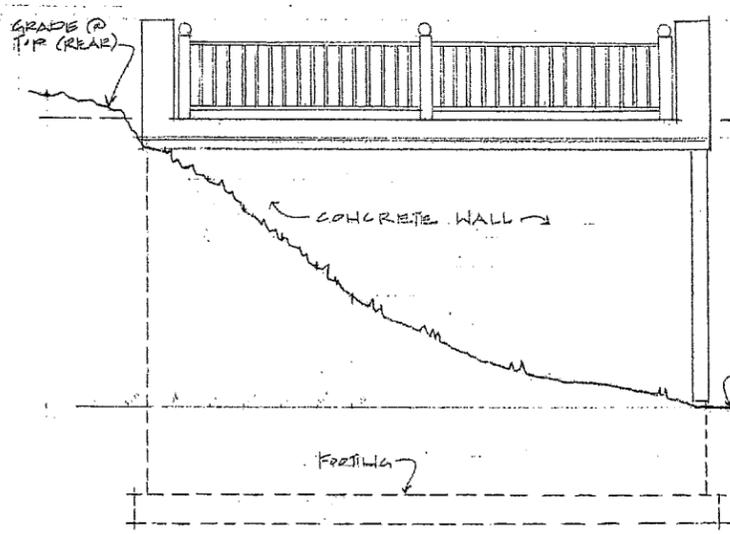
REAR ELEVATION



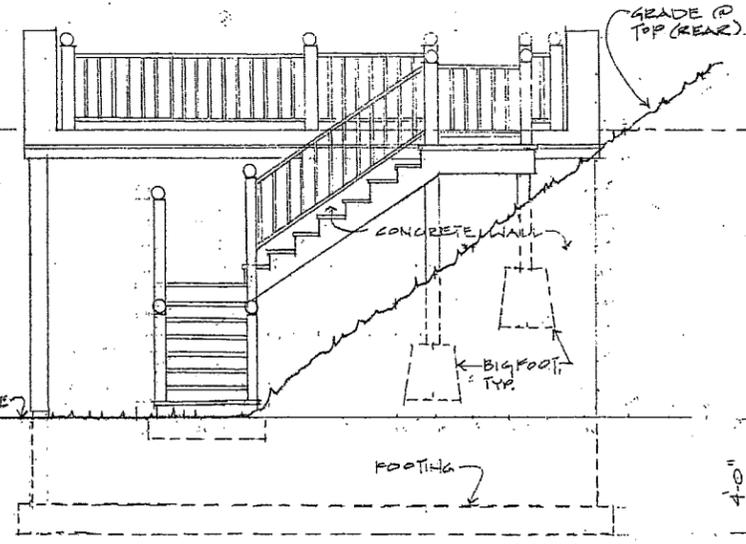
GARAGE PLAN



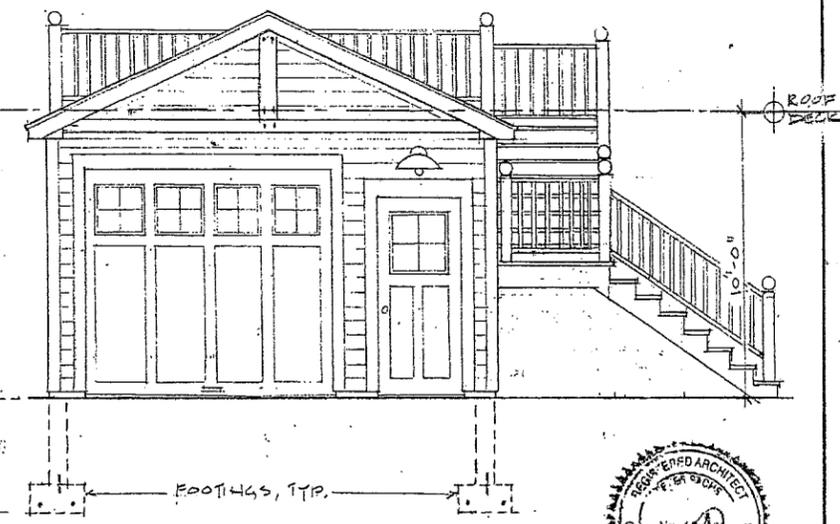
GARAGE ROOF PLAN



SIDE ELEVATION



SIDE ELEVATION WITH STAIRS



FRONT ELEVATION



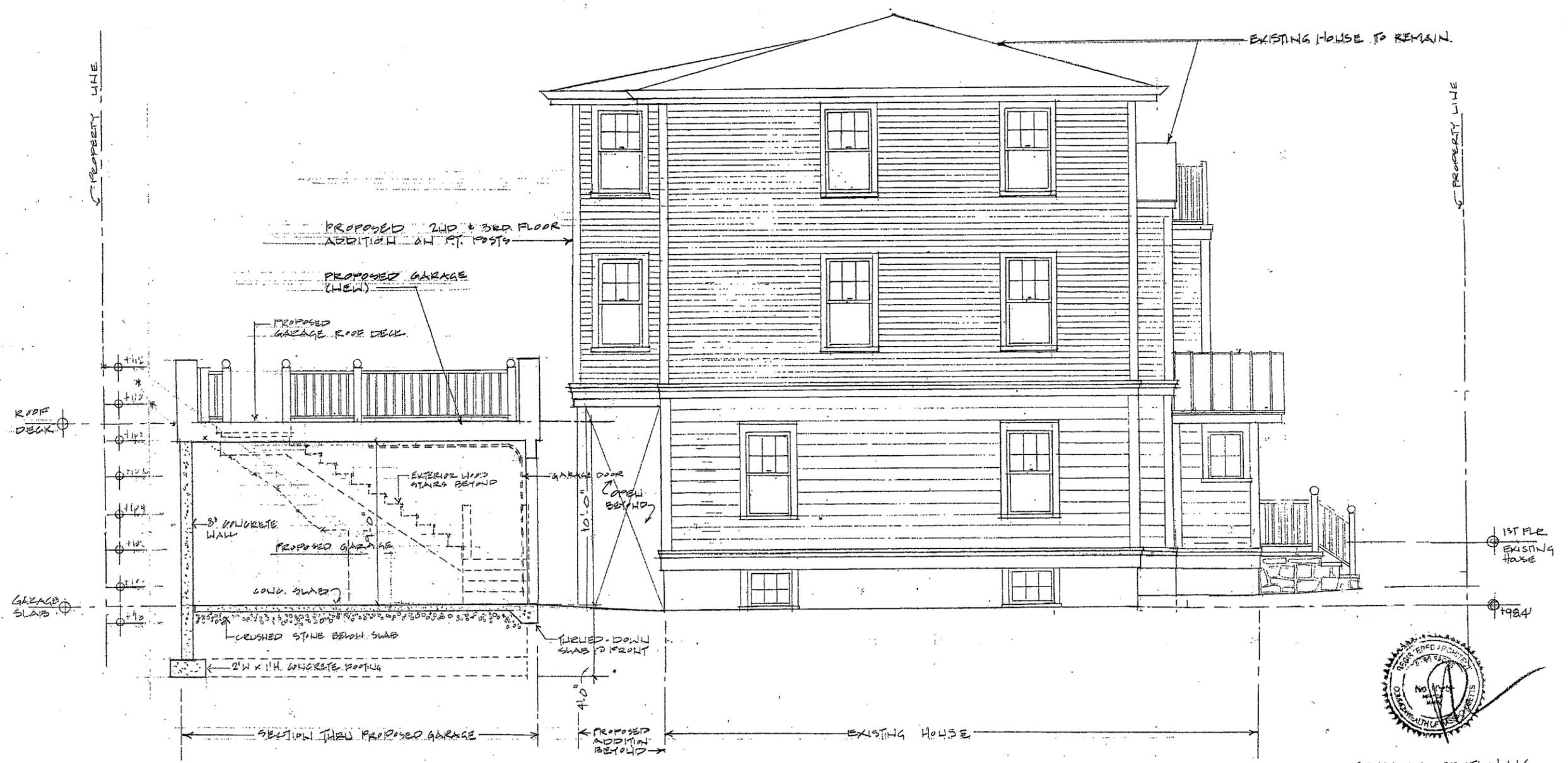
PLANS & ELEVATIONS
1/4" = 1'-0"

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7.14.14

A.2



GARAGE SECTION WITH
SIDE ELEVATION OF EXISTING HOUSE
1/4" = 1'-0"

GARAGE SECTION W/
SIDE OF EXISTING HOUSE
1/4" = 1'-0"

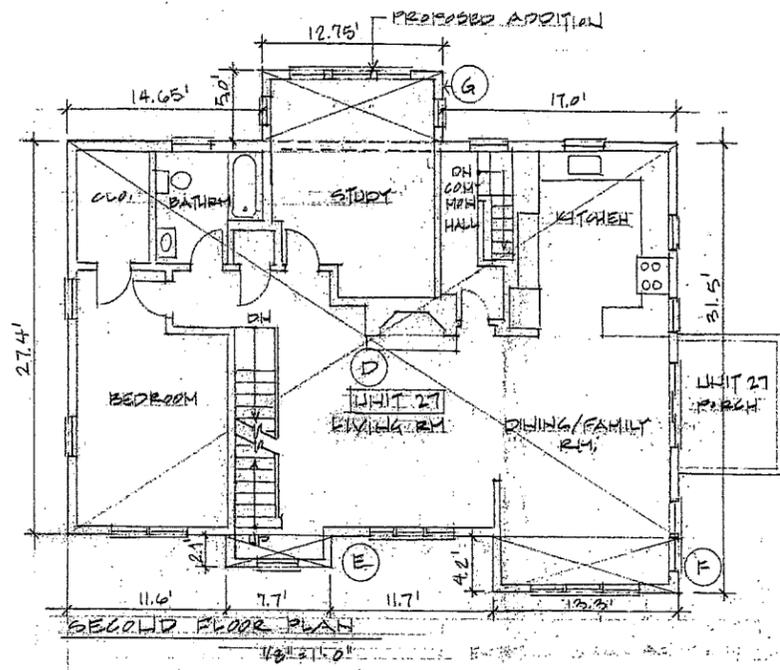


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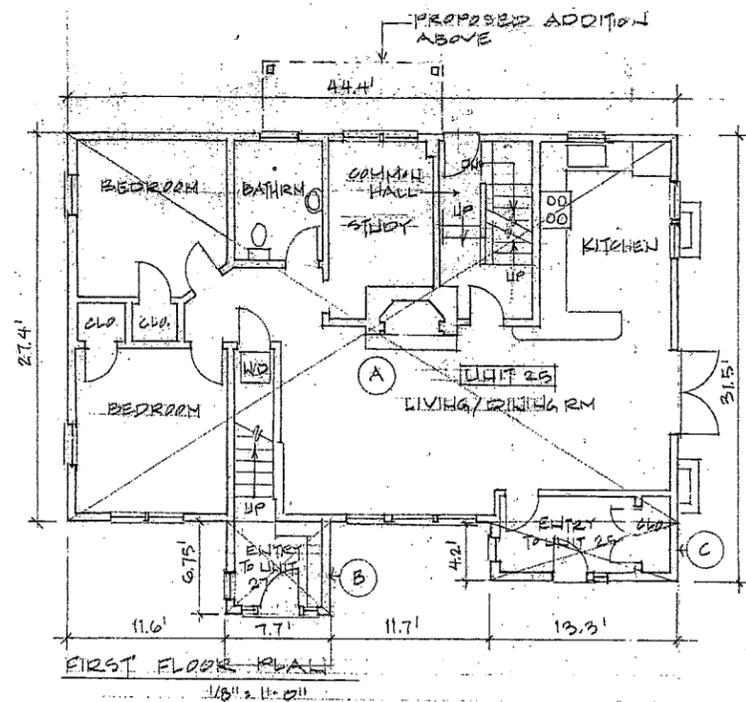
A-3



2ND FLOOR
 D $44.4' \times 27.4' = 1216.56 \text{ SF}$
 E $7.7' \times 2.1' = 16.17 \text{ SF}$
 F $13.3' \times 4.2' = 55.86 \text{ SF}$
 G $12.75' \times 5.0' = 63.75 \text{ SF}$
 (PROPOSED ADDITION)

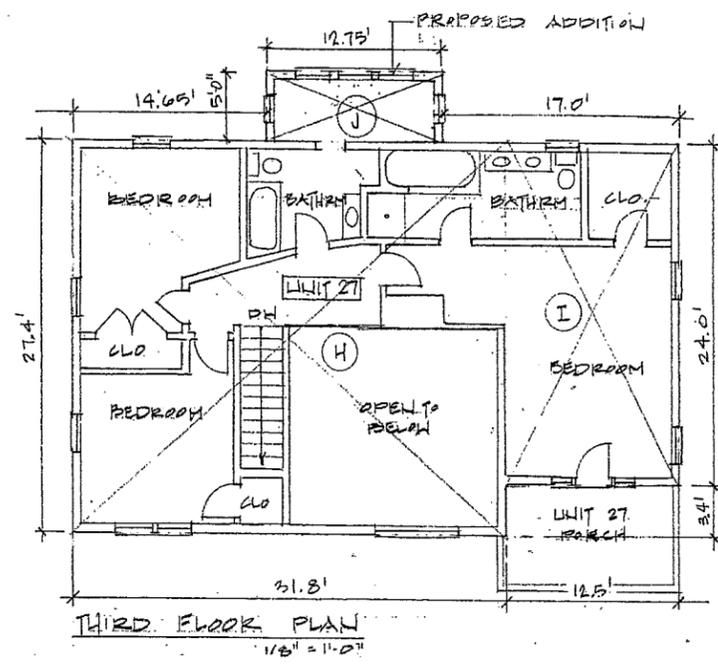
EXISTING GROSS SF = 1216.56 SF (D)
 16.17 SF (E)
 $+ 55.86 \text{ SF}$ (F)
 1288.59 SF

PROPOSED GROSS SF = 1288.59 SF EXISTING
 $+ 63.75 \text{ SF}$ (G)
 1352.34 SF



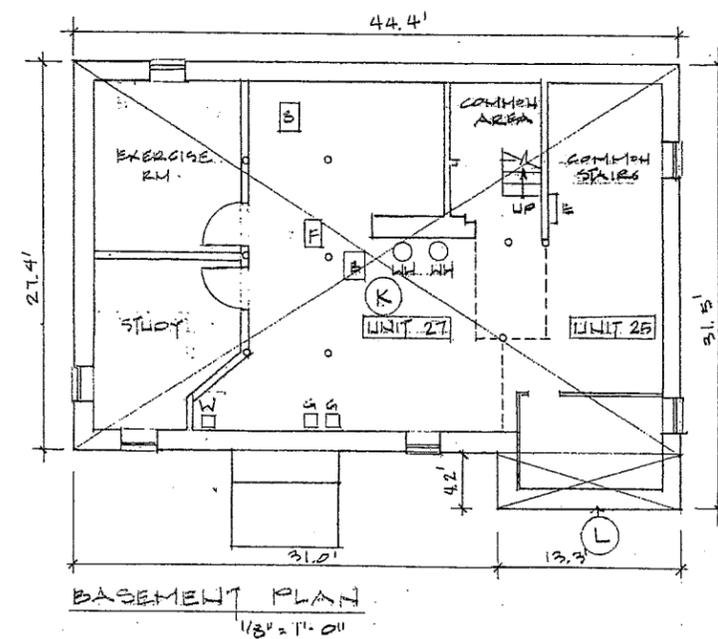
1ST FLOOR
 A $44.4' \times 27.4' = 1216.56 \text{ SF}$
 B $7.7' \times 6.75' = 51.97 \text{ SF}$
 C $13.3' \times 4.2' = 55.86 \text{ SF}$

EXISTING GROSS SF = 1216.56 SF (A)
 51.97 SF (B)
 55.86 SF (C)
 1324.23 SF



3RD FLOOR
 H $31.8' \times 27.4' = 871.32 \text{ SF}$
 I $12.5' \times 24.0' = 300.0 \text{ SF}$
 J $12.75' \times 5.0' = 63.75 \text{ SF}$
 (PROPOSED ADDITION)

EXISTING GROSS SF = 871.32 SF (H)
 $+ 300.0 \text{ SF}$ (I)
 1171.32 SF
 PROPOSED GROSS SF = 1171.32 SF
 $+ 63.75 \text{ SF}$ (J)
 1235.07 SF



BASEMENT
 K $44.4' \times 27.4' = 1216.56 \text{ SF}$
 L $13.3' \times 4.2' = 55.86 \text{ SF}$

EXISTING GROSS SF = 1216.56 SF (K)
 55.86 SF (L)
 1272.42 SF

ANALYSIS OF FAR CHANGE:	
LOT SIZE = 5800 SF	
ALLOWABLE FAR = .75 OR 4350 SF	
NOTE: PROPOSED ACCESSORY PARKING STRUCTURE = 330 SF (EXCEPT FROM CALC).	
EXISTING TOTAL GROSS SF:	PROPOSED TOTAL GROSS SF:
B - 1272.42	EXISTING - 5056.61
1st - 1324.23	ADDITION TO 2ND - 63.75
2nd - 1288.59	ADDITION TO 3RD - 63.75
3rd - 1171.32	
EXISTING FAR = .87	PROPOSED FAR = .89

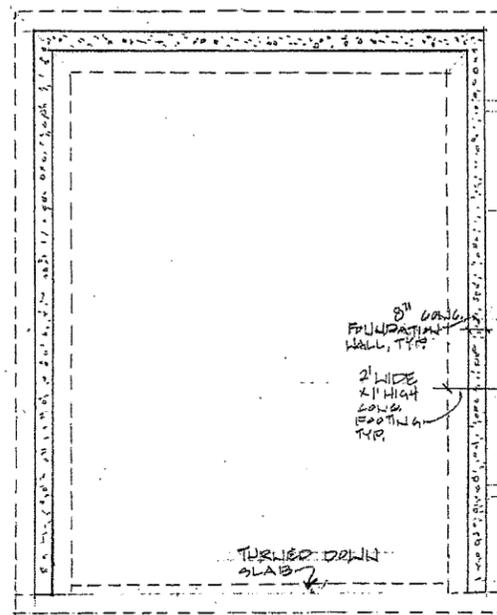
CHURCHILL RESIDENCE FAR CALC.
 27 BEACONSFIELD RD, BROOKLINE, MA

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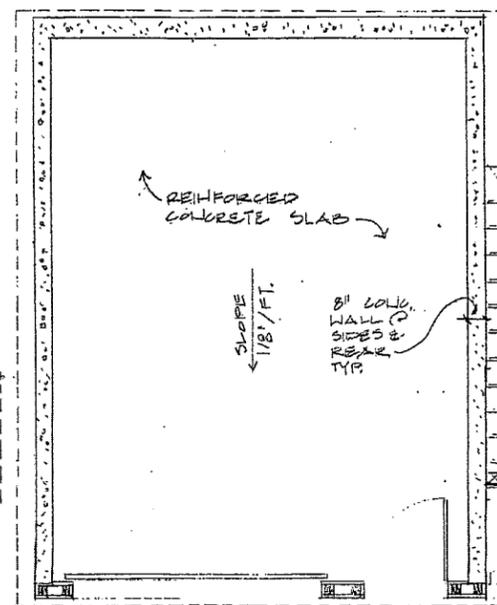
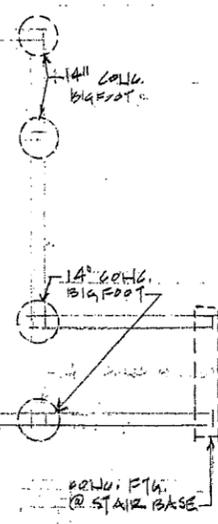
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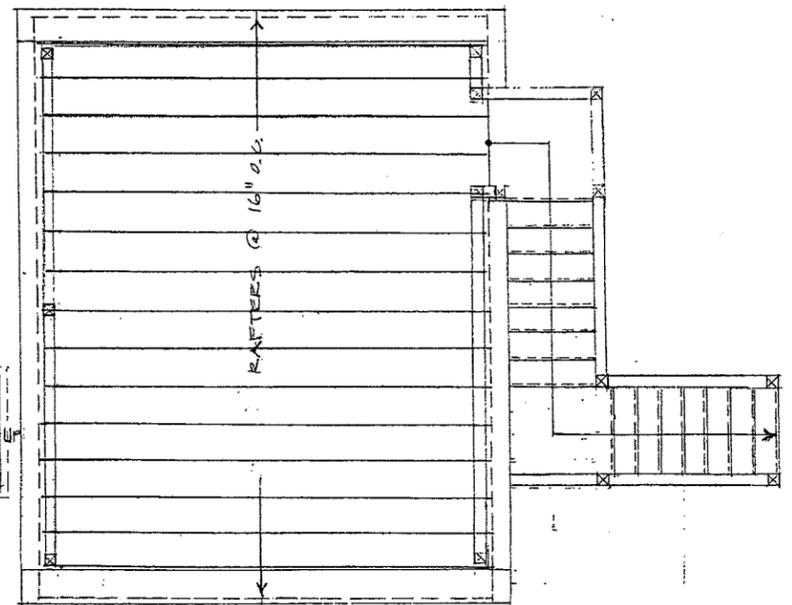
A-4



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



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



GARAGE ROOF PLAN
1/4"=1'-0"

General Structural Notes
A. General notes

1. The Contractor must notify the Architect and the Engineer immediately if there are any changes or substitutions to the structural documents.
2. If shoring is required, the Contractor must submit shoring plans and specifications prior to commencing any construction. In addition, the Contractor must employ the services of a Registered Structural Engineer, other than the Structural Engineer of record, for all shoring related diagrams and calculations.
3. All materials, means and methods of construction must conform to the Building Code of the State of Massachusetts.
4. No construction shall begin unless the Architect's Structural Engineer stamps the plans. There shall be no other substitutions. Under no circumstances shall these plans be utilized for the purposes of obtaining a construction permit without the knowledge and permission of the Architect and/or Engineer.
5. Under no circumstances shall any concrete be poured for footings or foundation walls without first arranging an inspection by the Architect or the Engineer of the layout and concrete elevations, formwork and reinforcing bars. In addition, the concrete subcontractor shall work only under the direct site supervision of the General Contractor. This is the same requirement for structural steel work, welding or wood framing. The Architect reserves the right without penalty to stop work if these conditions are not observed.
6. The Contractor shall provide all subcontractors with plans and specifications prior to and during construction. Under no circumstances shall the Contractor give the approved building dept. drawings to a subcontractor.
7. The Contractor shall notify the local building inspectors, in a timely fashion of any required inspections. All required permits and inspection certificates shall be obtained, paid for and made available to the owner at the completion of the work.
8. All steel, concrete or structural wood framing requires an inspection by the Engineer of record. When structural work of any kind is complete, the contractor shall notify the Engineer, in a timely fashion, that the work is ready for final inspection and meet the Engineer at the site. In addition, the Contractor, upon completion of the foundation work, shall immediately notify the Surveyor in order to complete the "as built survey".
9. Prior to pouring the footings or the foundation walls, the Contractor shall locate all survey data. With the assistance of the Surveyor of record, the contractor shall locate the footing depths, footing corner locations, the foundation wall heights, finish grades and elevations of finish slabs. These elevations shall be established with the use of a transit.
10. The Contractor shall be solely responsible for providing the subcontractors with Division 1 General Conditions of the specification and the appropriate division of the specification pertaining to the sub trade.

11. The Architect and the Engineer cannot determine prior to excavation the exact nature of the sub-surface conditions. For the purpose of these drawings, it is assumed that the soil conditions are "normal" and do not require blasting or rock splitting.

B. General Concrete Notes

1. Compressive strength of concrete at 28 days: footings-3000 psi, walls and slabs- 4000 psi.
2. Connections between new and existing concrete walls and footings: Provide # 5 dowels @ 12" vertically, anchored to a depth of 6" with epoxy cement at all points of connection between new and existing concrete footings and foundation walls.
3. Footings: Provide 2 continuous # 5 bars 2" from the bottom of the footing in all footings unless otherwise noted. Unless otherwise noted all footing are 2'-0" wide and 12" deep with vertical # 4 bars tying the footing to the foundation wall.
4. Frost walls (foundations and foundation walls to a depth of 4'-0" below grade): Provide continuous # 4 bars top and bottom of the foundation wall.
5. Piers and Column pads: Unless otherwise noted piers and pads are to be reinforced. See structural drawings.
6. Footings shall bear on soil with a safe bearing capacity no less than 2 tons per sq. ft. Field verify.

C. General Structural Steel Notes

1. All steel shall be ASTM A 36: beams, plates, clips, columns and angles.
2. Pipe columns shall be Schedule 40, A 501 or A53 type E or S, grade B.
3. Steel bolts shall be ASTM A325.
4. Anchor bolts 8" long x 1/2" dia. (1" hook min.) shall be ASTM A307. Install all anchor bolts for sill plates @ 32" O.C.
5. Rebar shall be ASTM A 615 Grade 60.
6. All metal framing connectors shall be capable of equaling or exceeding all loading requirements of the State building code.
7. If necessary and for the purposes of certification, the Contractor shall be responsible for producing receipts demonstrating that steel meets the ASTM standards noted above.
8. All welding must be performed by a licensed or certified shop or field welder. Under no circumstance shall there be any deviation from this standard.
9. All bearing plates shall be 1/2" steel anchored with 1/2" x 8" long bolts and mounted with non-shrink grout unless otherwise noted.

D. Lumber

1. Consult the structural drawings for reaction (R) values when selecting joist hangers, beam hangers, post caps and bases. Adhere to all manufacturers' instructions when using selected products.

2. LVL lumber: F =2800psi, F = 285 psi, E= 2 x 10 psi. Nailing or bolting multiply LVL beams together shall be in accordance with the manufacturer's instructions.
3. Dimensional Lumber: wood posts shall be SPF # 1. / #2 and composed of solid wood (built up posts are not acceptable). Joists built up posts and beams, wall framing, window and door headers and window jamb posts shall be SPF #1. / #2. and have design values of F = 875 psi, F = 70 psi, F = 1,100 psi, E= 1.4 x 10
4. TJI's (see structural drawings and specifications)
5. PSL posts and beams: F =2800 psi, F =295 psi, E= 2x10 psi
7. All nailing shall conform to the Massachusetts State Building Code.



STRUCTURAL PLANS
S-NOTES
1/4"=1'-0"

CHURCHILL GARAGE (PROPOSED)
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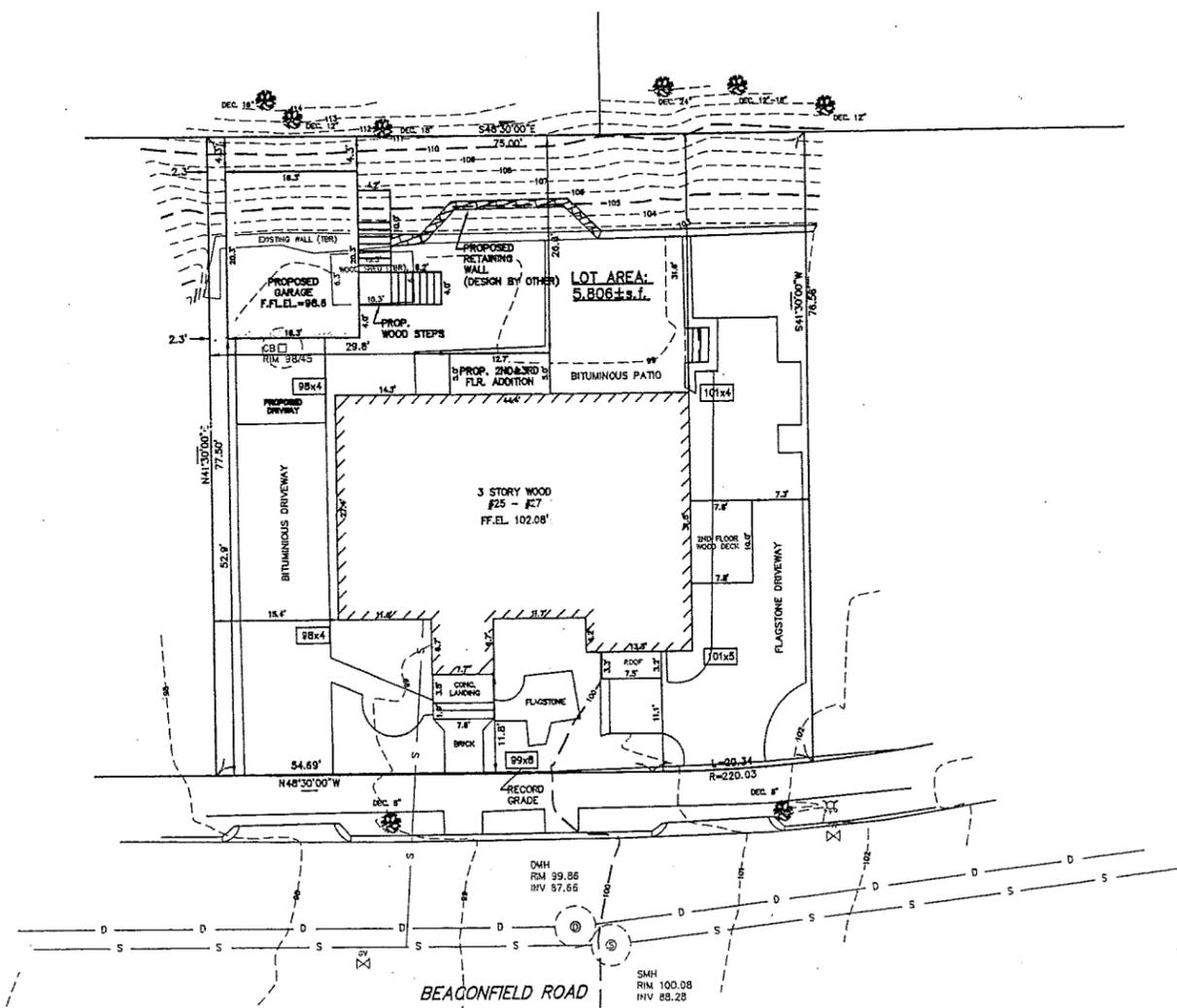
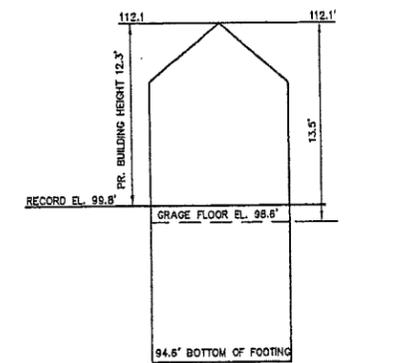
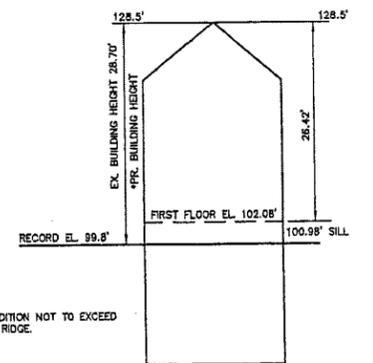
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5-1

LEGEND

- STORM SEWER ——— D ———
- COMBINATION SEWER ——— CS ———
- SANITARY SEWER ——— S ———
- WATER MAIN ——— W ———
- OVERHEAD ELECTRIC ——— OE ———
- UNDER GROUND ELECTRIC ——— UE ———
- GAS MAIN ——— G ———
- CONTOUR ——— ZI ———
- BUILDING ——— [Symbol] ———
- PICKET FENCE ——— [Symbol] ———
- CHAINLINK FENCE ——— [Symbol] ———
- PROPERTY LINE W/ BEARING DISTANCE ——— [Symbol] ———
- CONIFEROUS TREE ——— [Symbol] ———
- DECIDUOUS TREE ——— [Symbol] ———
- SIGN POST ——— [Symbol] ———
- LIGHT POLE ——— [Symbol] ———
- GAS VALVE ——— [Symbol] ———
- WATER VALVE ——— [Symbol] ———
- UTILITY POLE ——— [Symbol] ———
- DRAINAGE MANHOLE ——— [Symbol] ———
- SEWER MANHOLE ——— [Symbol] ———
- FIRE HYDRANT ——— [Symbol] ———
- CATCH BASIN ——— [Symbol] ———
- FIRE CALL BOX ——— [Symbol] ———
- MAIL BOX ——— [Symbol] ———
- MONITORING WELL ——— [Symbol] ———
- ELECTRIC MANHOLE ——— [Symbol] ———
- TOP OF STONE EL. ——— [Symbol] ———
- BOTTOM OF STONE EL. ——— [Symbol] ———
- TOP OF WALL EL. ——— [Symbol] ———
- BOTTOM OF WALL EL. ——— [Symbol] ———



ZONING CHART: MAIN BUILDING			
BROOKLINE, MASSACHUSETTS			
ZONE: T-6	SUBMISSION: PROPOSED		
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 s.f.	5,806± s.f.	N/A
LOT WIDTH	55.0'	75.0'	N/A
FRONT SETBACK	15.0'	11.1'*	N/A
SIDE SETBACK	10.0'	7.3'	N/A
REAR SETBACK	30.0'	31.8'	26.8'
BUILD HEIGHT	35.0'	28.70'	N/A
AVERAGE GRADE	N/A	99.92'	N/A

* ZONING SEC. 5.51-PROJECTIONS INTO FRONT YARD

MAX F.A.R.	.75(LOT AREA)	EXISTING	PROPOSED
F.A.R.	.75(5806)	.87	.89
Sq. feet	4354 s.f.	5058.51 s.f.	5184.11 s.f.

ZONING CHART: ACCESSORY BUILDING			
BROOKLINE, MASSACHUSETTS			
ZONE: T-6	SUBMISSION: PROPOSED		
REGULATION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	-	N/A	52.9'
SIDE SETBACK	6.0'*	N/A	2.3'
REAR SETBACK	6.0'*	N/A	4.3'
BUILD HEIGHT	15.0'	N/A	12.3'
AVERAGE GRADE	N/A	N/A	N/A

* VARIANCE REQUIRED

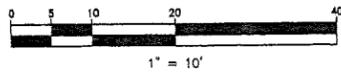
TOPOGRAPHIC SITE PLAN
BROOKLINE, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#25-#27 BEACONFIELD ROAD

SCALE: 1in.=10ft. DATE: MAY 1, 2014
PROJECT: 11122



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS
#132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271





FRONT ELEVATION SHOWING PROPOSED ENTRY BAY ADDITION

1/4" = 1'-0"

FRONT ELEVATION SHOWING
PROPOSED ENTRY BAY
ADDITION 1/4" = 1'-0"

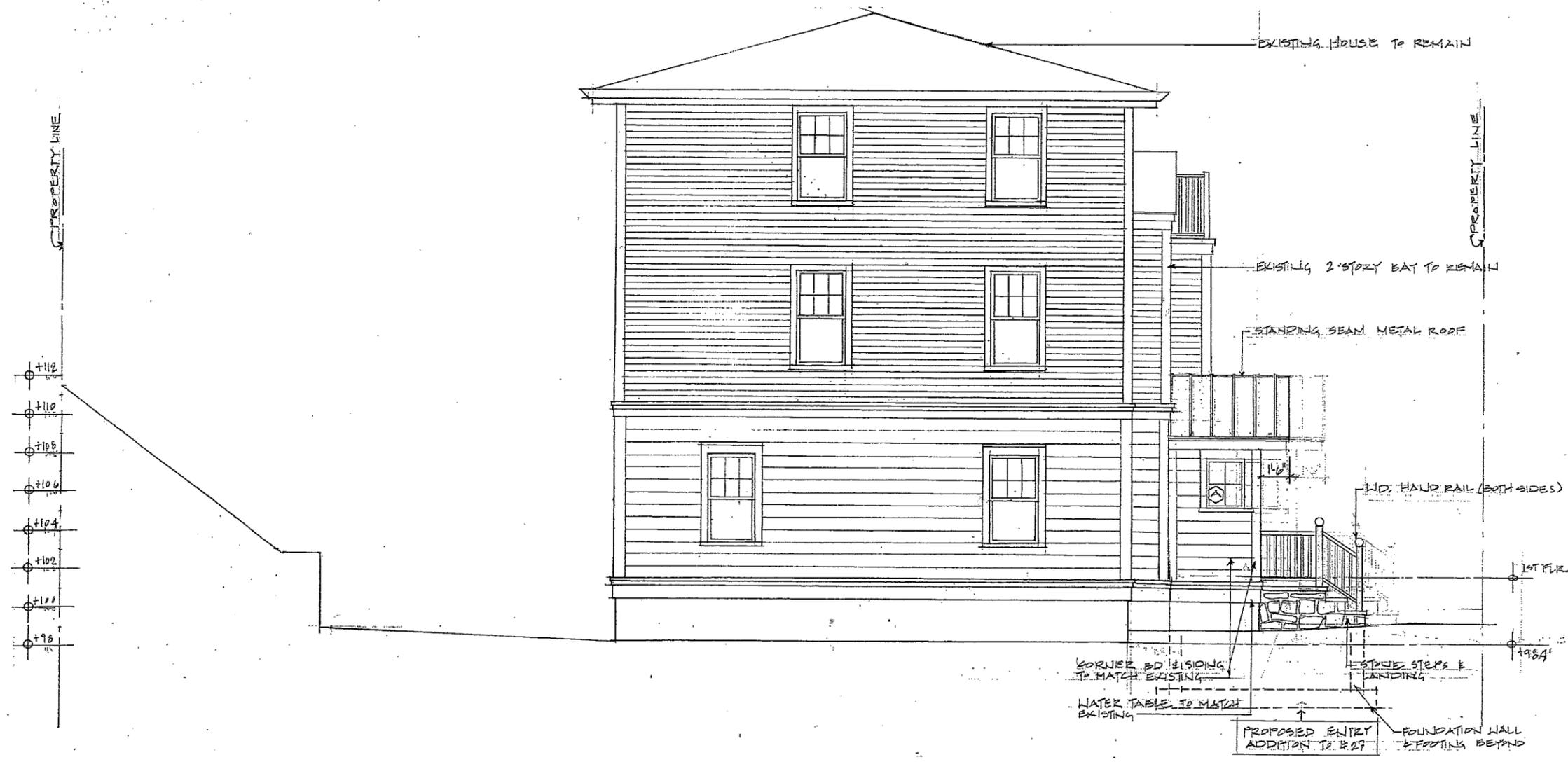
CHURCHILL RESIDENCE
27 BEACONSFIELD RD. BROOKLINE, MA.

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date & revisions
8/3/11
8.9.11
11.9.11

A-2



SIDE ELEVATION SHOWING PROPOSED ENTRY BAY ADDITION
1/4" = 1'-0"

SIDE ELEVATION SHOWING
PROPOSED ENTRY BAY
ADDITION
1/4" = 1'-0"

CHURCHILL RESIDENCE
27 BEACONSFIELD RD, BROOKLINE, MA.

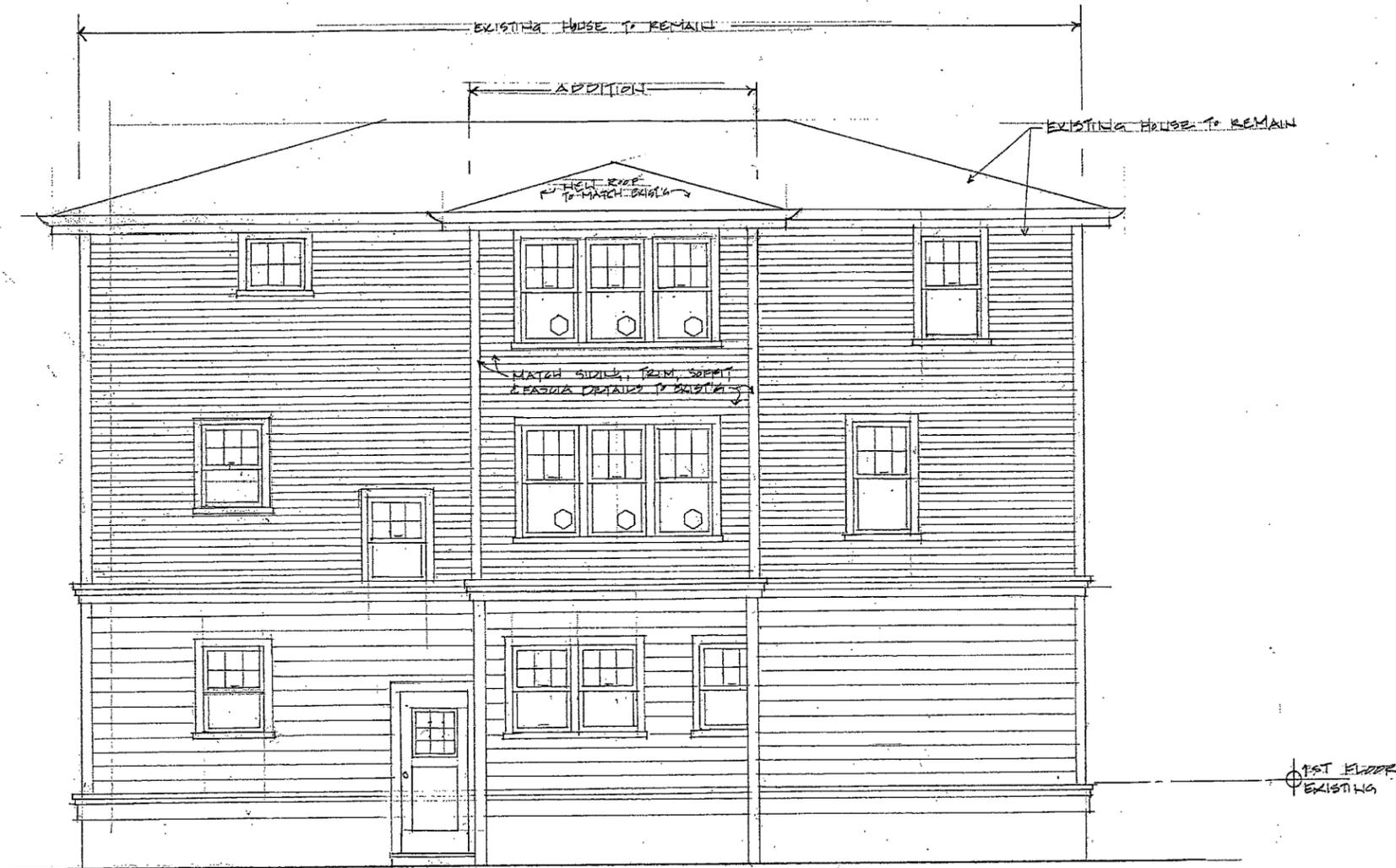
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date & revisions
8/3/11
8-9-11
11-9-11

A.S.

SET 1A



BACK ELEVATION OF HOUSE WITH ADDITION
1/4" = 1'-0"

BACK VIEW OF HOUSE WITH ADDITION
1/4" = 1'-0"

CHURCHILL ADDITION
27 BEAVERSFIELD RD, BROOKLINE, MA

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date & revisions