

Hillside Estates, located in the Wellesley Farms area is a development consisting of two clusters of two townhouse units each. The main footprint for each unit is 30'x38' with an entry addition of 4'-8" x 16' producing a total gross area of 1,215 square feet. The existing site is hilly which provides challenges as well as opportunities. Two, two-car garages have been located under units two and three which will provide parking for all four homes. These garages create a courtyard shared by the units. The basement area under units one and four will provide storage areas for each home.

Each townhouse has the same layout, however their orientations vary on the site. The first floor has a grand entry foyer with staircase and is open to a gallery on the second floor. Along one side of each unit is an open living room / dining room area with a kitchen that can either be closed off or open to this living area. Also on the first floor is a laundry closet, a full bath and a bedroom. The bath and bedroom can be closed off to provide a private guest or master bedroom suite. At the top of the stairs on the second floor is a gallery and sitting space. Also located on the second floor is a large master bedroom suite with luxurious master bath, a third bedroom and a study. Access to the attic will be by a pull-down staircase. An elevator may be included in unit one.

The exterior elevations are derived from the surrounding neighborhood building's architectural precedent, and the Warren School. The entry facades of units two and three will be of brick with soldier courses at the floor lines and clapboard gables. All other facades will be clapboard painted white. Eaves and soffits will be deep to provide shadow lines and all trim will be painted white. Front doors will be six panel and, windows will typically have six over six divided lights. Entries will be framed with sidelights and decorative moulding and units one, three and four will have porticos with columns. Shutters, as shown on the elevations, will be either black or very dark green. This color will also be used on the entry doors.

Landscaping will consist of evergreen and flowering shrubs around the units. There will be a row of deciduous shade trees along the stone wall at Washington Street. An evergreen screen will be planted to buffer views to the adjacent neighbor on the north side of the site. Other plantings will be determined as the project develops. The stone language of the existing perimeter wall will be incorporated into the new walls and elsewhere on the site to retain existing slopes. A natural stone slope interplanted with native plantings will retain and protect the slope at the rear of the site. Existing trees will be preserves along Hillside Road and the northeast corner of the site.

There will be exterior lighting at the entry of each unit, either surface mounted or pendant mounted from the ceilings of the porticos, as well as at secondary entrances. At the garage doors there will be either motion detection lighting or automatic lighting (lighting that goes on and off at certain light levels) and there will be low level lighting along the walkways as well. It is possible that there will be discreet lighting embed in the stone posts on either side of the main driveway to provide lighting at the curb.

Disclaimer: Please note that all of the drawings provided are considered schematic. Their purpose is to show the design intent and character of the project. As the project progresses and develops refinements will necessarily be made in the interest of accommodating site utilities, programmatic needs, costs, coordination of various disciplines and other issues that will arise during the process.