

# KUMAR-CHOUDHURY RESIDENCE

52 OLDHAM RD

## EXISTING CONDITIONS



Front Elevation



Right Elevation



Back Elevation



Left Elevation



HISTORICAL COMMISSION REVIEW

5/19/2021

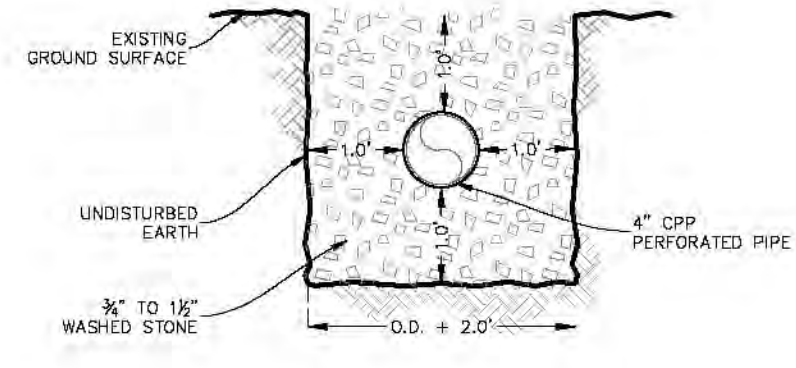
52 Oldham Rd - H-049

KUMAR-CHOUDHURY RESIDENCE		EXISTING CONDITION PICTURES	
52 OLDHAM RD		NEWTON, MA	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		12/15/2021	
Newton, MA 02465			
Tel.: 617-527-5777 or Cell 617-312-5045		HCS	
E-Mail: petersachs@gmail.com			
www.petersachsarchitect.com			



**LEGEND**

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT

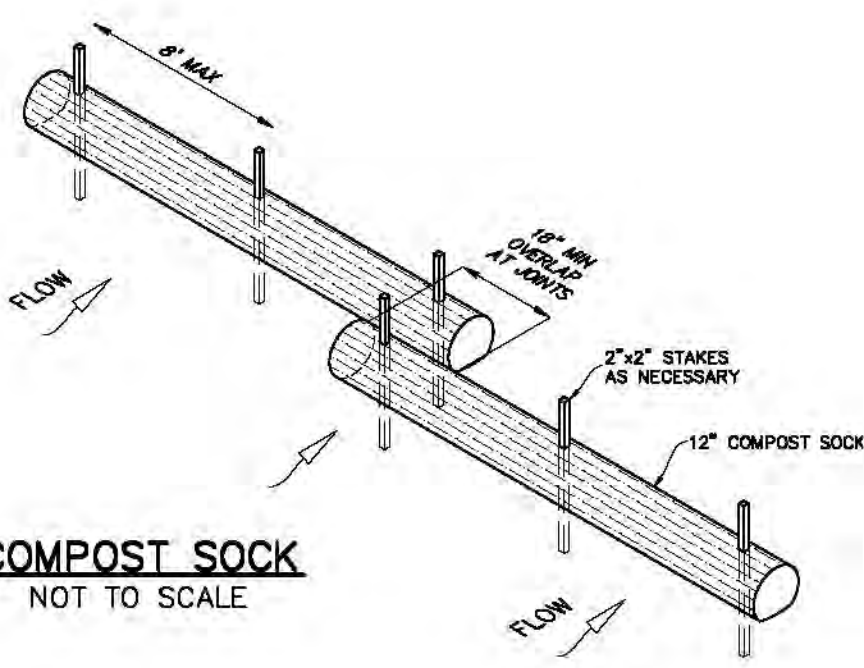


**PERFORATED PIPE INFILTRATION SYSTEM DETAIL**  
NOT TO SCALE

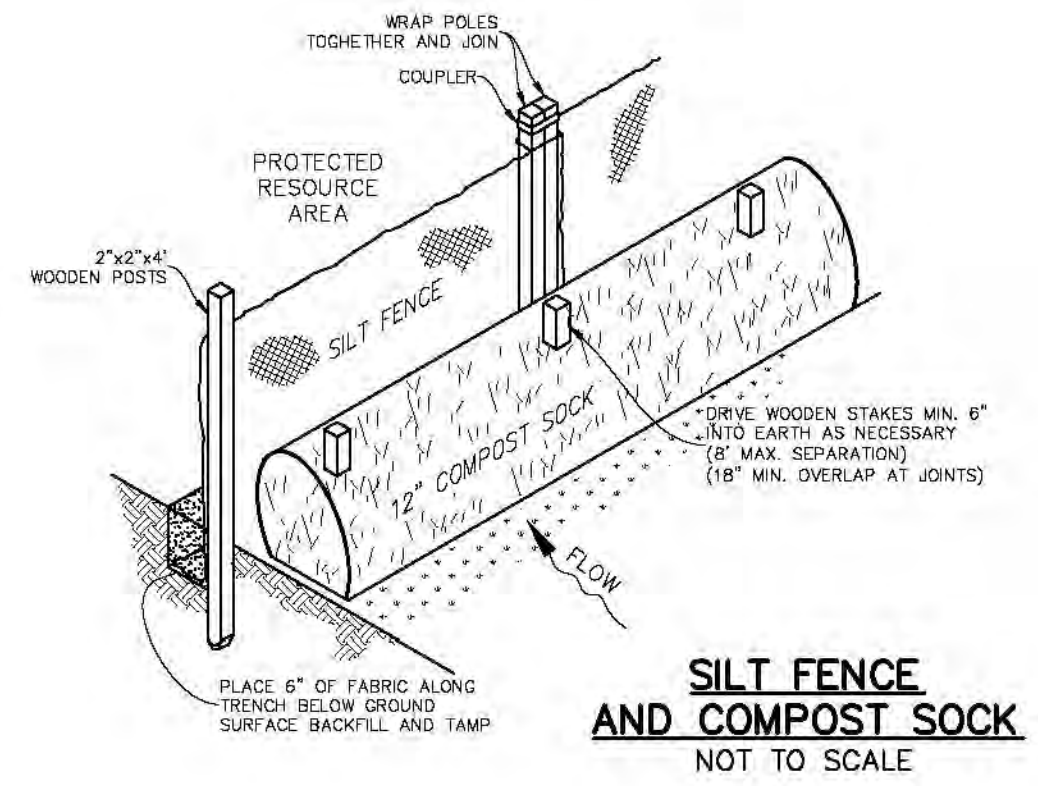
**STREAM BANK STABILIZATION PLANTINGS (279s.f.)**

SHRUBS: 2'-3' HEIGHT, 4' ON CENTER	
6	SILKY DOGWOOD (CORNUS AMOMUM)
6	RED-OSIER DOGWOOD (CORNUS SERICEA)
5	SPECKLED ALDER (ALNUS RUGOSA)
5	AMERICAN ELDER (SAMBUCUS CANADENSIS)
HERBACEOUS: 2" PLUGS, APPROXIMATELY 1.4' ON CENTER	
35	GREAT BLUE LOBELIA (LOBELIA SIPHILITICA)
35	BLUE VERVAIN (VERBENA HASTATA)
35	BLUE FLAG IRIS (IRIS VERSICOLOR)
35	NEW ENGLAND ASTER (SYMPHYOTRICHUM NOVAE-ANGLIAE)

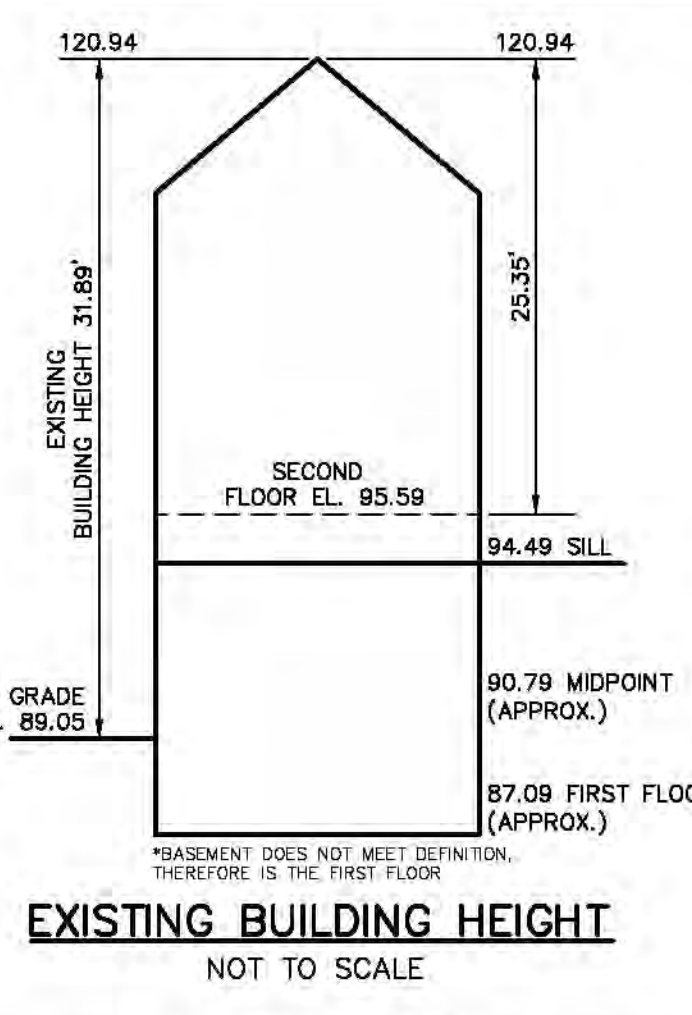
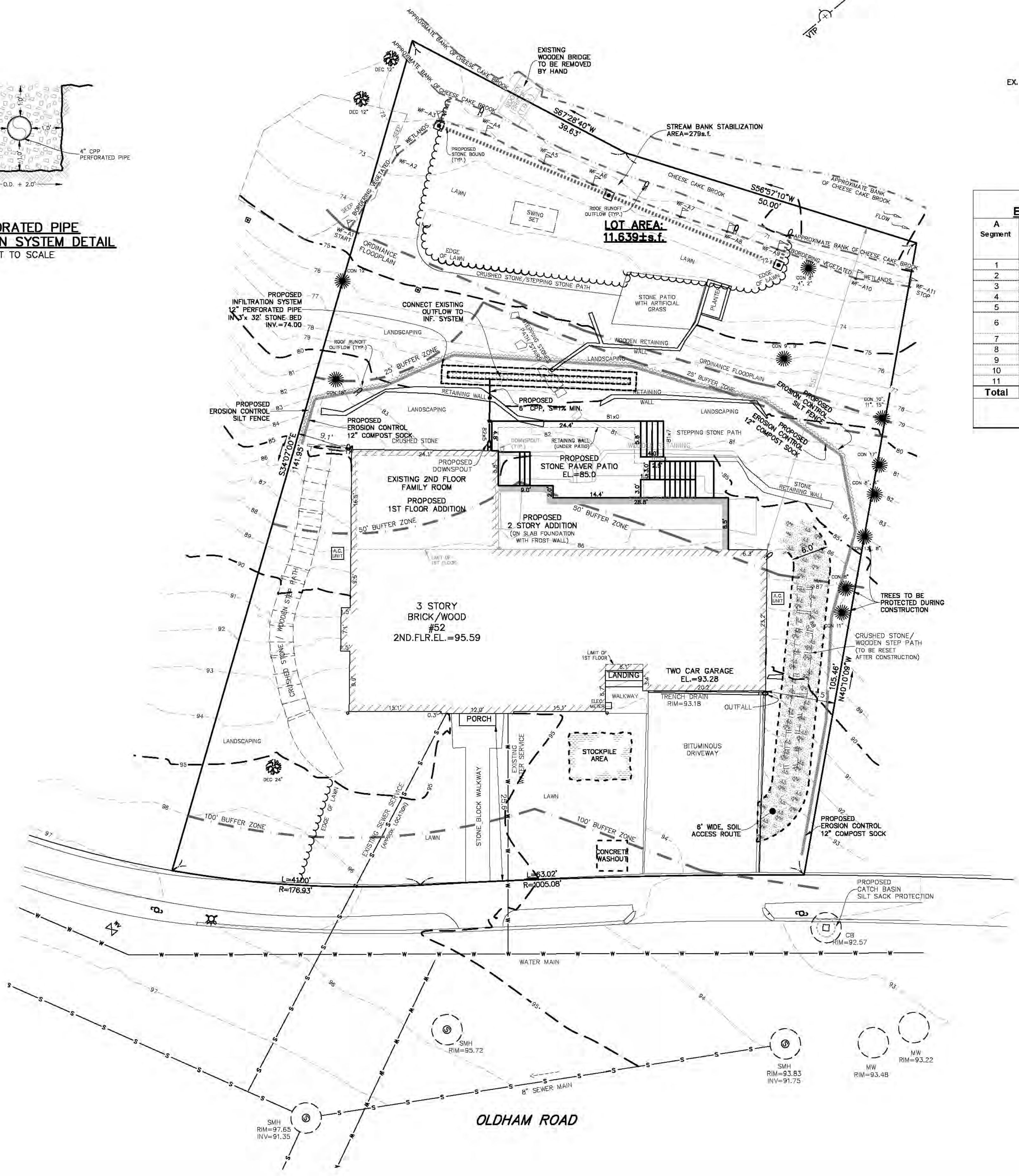
NOTE: PLANTINGS TO BE PLACED UNDER DIRECTION OF WETLAND SCIENTIST



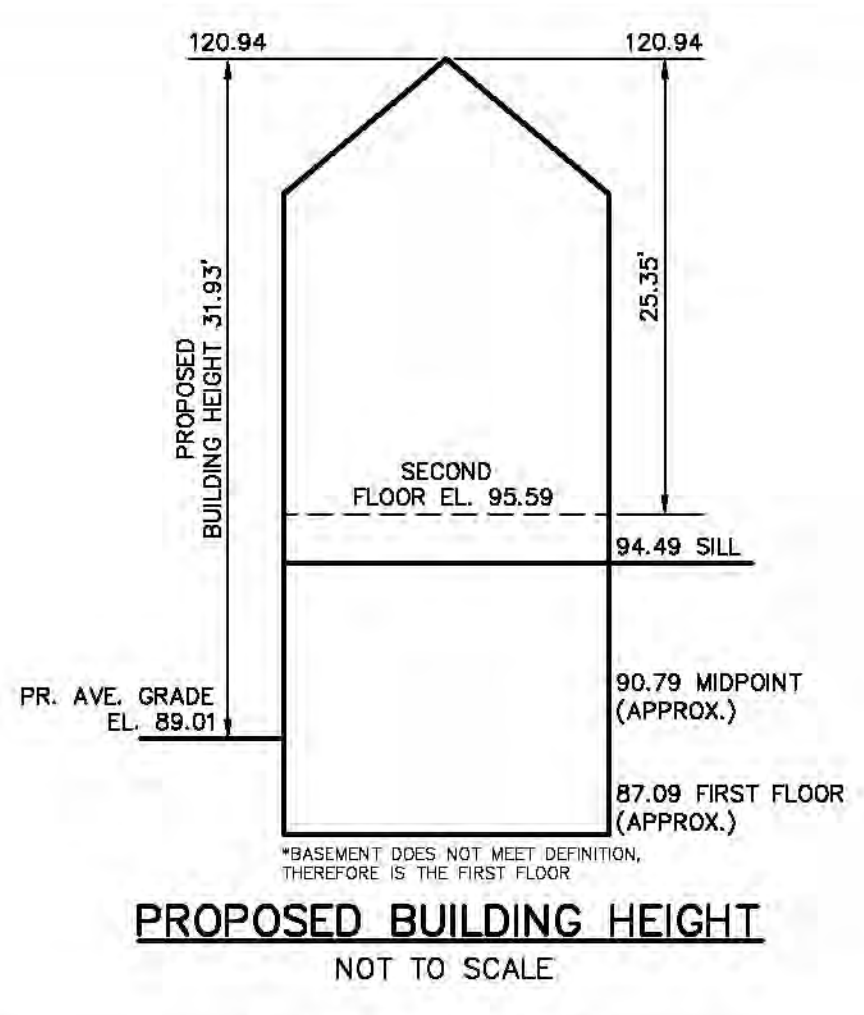
**COMPOST SOCK**  
NOT TO SCALE



**SILT FENCE AND COMPOST SOCK**  
NOT TO SCALE



**EXISTING BUILDING HEIGHT**  
NOT TO SCALE



**PROPOSED BUILDING HEIGHT**  
NOT TO SCALE

**Length Weighted Mean Existing Conditions Average Grade Calculation**

A Segment	B Length of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	15.10	93.97	94.70	94.34	1424.46 Sq. Ft.
2	12.00	94.70	94.90	94.80	1137.60 Sq. Ft.
3	15.10	94.90	94.54	94.72	1430.27 Sq. Ft.
4	6.70	94.20	93.28	93.74	628.06 Sq. Ft.
5	6.10	94.05	94.13	94.09	573.95 Sq. Ft.
6	19.40	93.88	93.10	93.49	1813.71 Sq. Ft.
7	23.20	90.25	85.91	88.08	2043.46 Sq. Ft.
8	44.10	85.10	85.24	85.17	3756.00 Sq. Ft.
9	16.30	86.60	85.00	85.80	1398.54 Sq. Ft.
10	24.21	82.16	83.43	82.80	2004.47 Sq. Ft.
11	43.00	84.69	83.97	84.33	3641.19 Sq. Ft.
<b>Total</b>	<b>225.81</b>				<b>20108.15 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 89.05'**

**Length Weighted Mean Proposed Conditions Average Grade Calculation**

A Segment	B Length of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	15.10	93.97	94.70	94.34	1424.46 Sq. Ft.
2	12.00	94.70	94.90	94.80	1137.60 Sq. Ft.
3	15.10	94.90	94.54	94.72	1430.27 Sq. Ft.
4	6.70	94.20	93.28	93.74	628.06 Sq. Ft.
5	6.10	94.05	94.13	94.09	573.95 Sq. Ft.
6	19.40	93.88	93.10	93.49	1813.71 Sq. Ft.
7	23.20	90.25	85.91	88.08	2043.46 Sq. Ft.
8	6.30	85.91	84.89	85.40	538.02 Sq. Ft.
9	8.50	85.28	85.10	85.19	724.12 Sq. Ft.
10	12.90	84.95	85.00	84.98	1096.18 Sq. Ft.
11	15.90	85.00	85.00	85.00	1351.50 Sq. Ft.
12	9.00	85.00	85.00	85.00	765.00 Sq. Ft.
13	5.80	85.00	85.00	85.00	493.00 Sq. Ft.
14	24.21	82.16	83.43	82.80	2004.47 Sq. Ft.
15	43.00	84.69	83.97	84.33	3641.19 Sq. Ft.
<b>Total</b>	<b>223.81</b>				<b>19921.43 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 89.01'**

**IMPERVIOUS AREA CALCULATION**

	EXISTING	PROPOSED
BUILDING, PORCH	2,138.2s.f.	2,477.3s.f.
DRIVEWAY, CURBS	579.2s.f.	579.2s.f.
WALKWAYS, STEPS, LANDINGS	188.2s.f.	175.8s.f.
PATIOS	486.9s.f.	423.7s.f.
WALLS, PADS, ETC	138.9s.f.	104.3s.f.
<b>TOTAL</b>	<b>3,531.4s.f.</b>	<b>3,760.3s.f.</b>

INCREASE IN IMPERVIOUS AREA: 228.9s.f.  
LOT AREA: 11,639.0s.f.  
4% OF LOT AREA (OR 400s.f. MAX.): 465.56s.f. (USE 400s.f. MAX.)  
228.9s.f. < 400s.f. ---> DRAINAGE NOT REQUIRED.

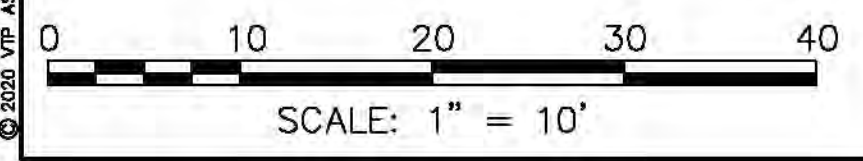
**ZONING CHART**  
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	11,639s.f.	N/C
LOT FRONTAGE	80.0'	104.02'	N/C
FRONT SETBACK	25.0'	25.6'	N/C
SIDE SETBACK	7.5'	9.1'	N/C
REAR SETBACK	15.0'	55.4'	53.2'
BUILDING HEIGHT	36.0'	31.89'	31.93'
AVERAGE GRADE	-	89.05	89.01
LOT COVERAGE	30.0%	18.4%	21.3%
OPEN SPACE	50.0%	76.8%	73.9%

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#52 OLDHAM ROAD  
SCALE: 1in.=10ft. DATE: FEBRUARY 10, 2022

PROJECT: 221145  
**VTP ASSOCIATES INC.**

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

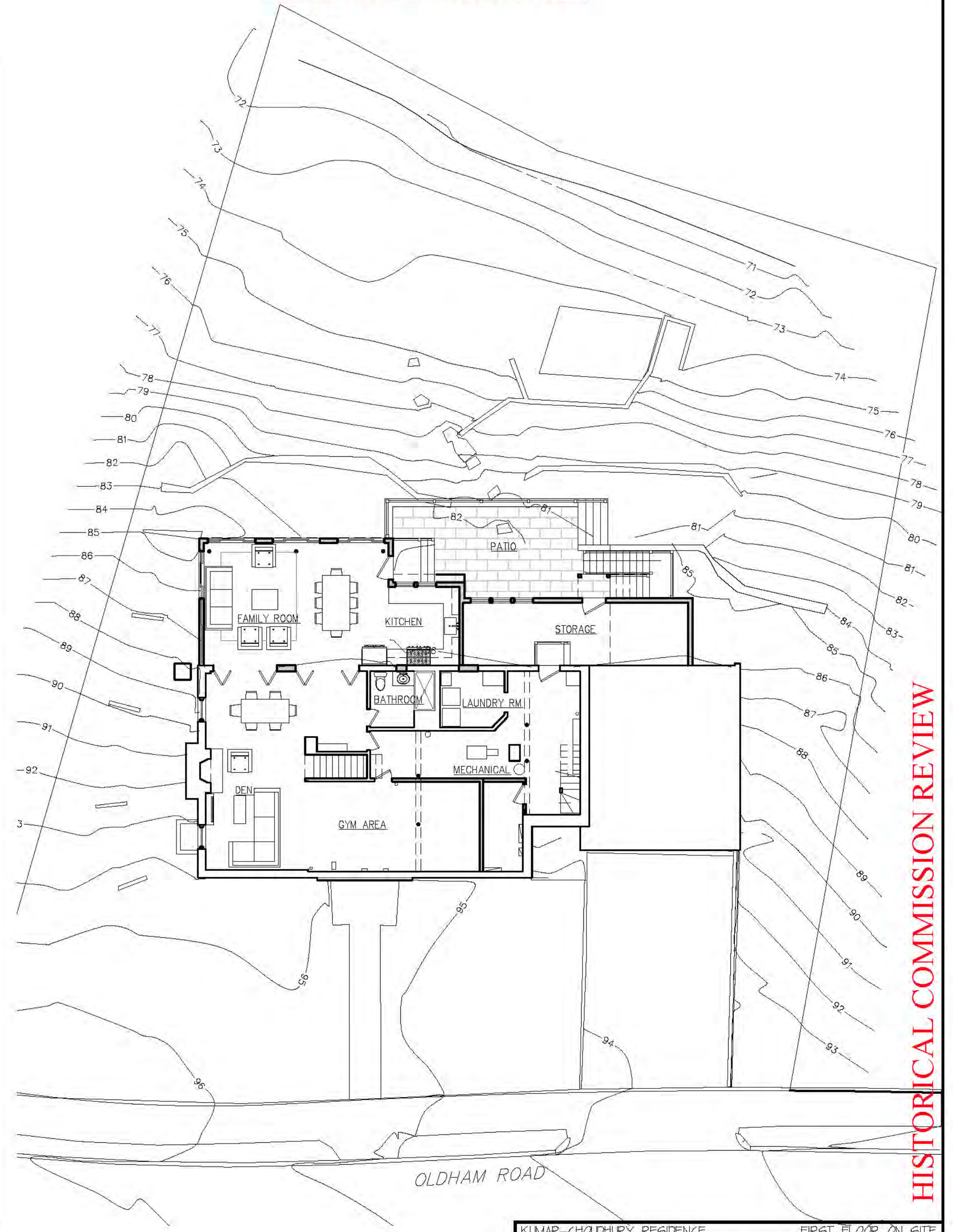
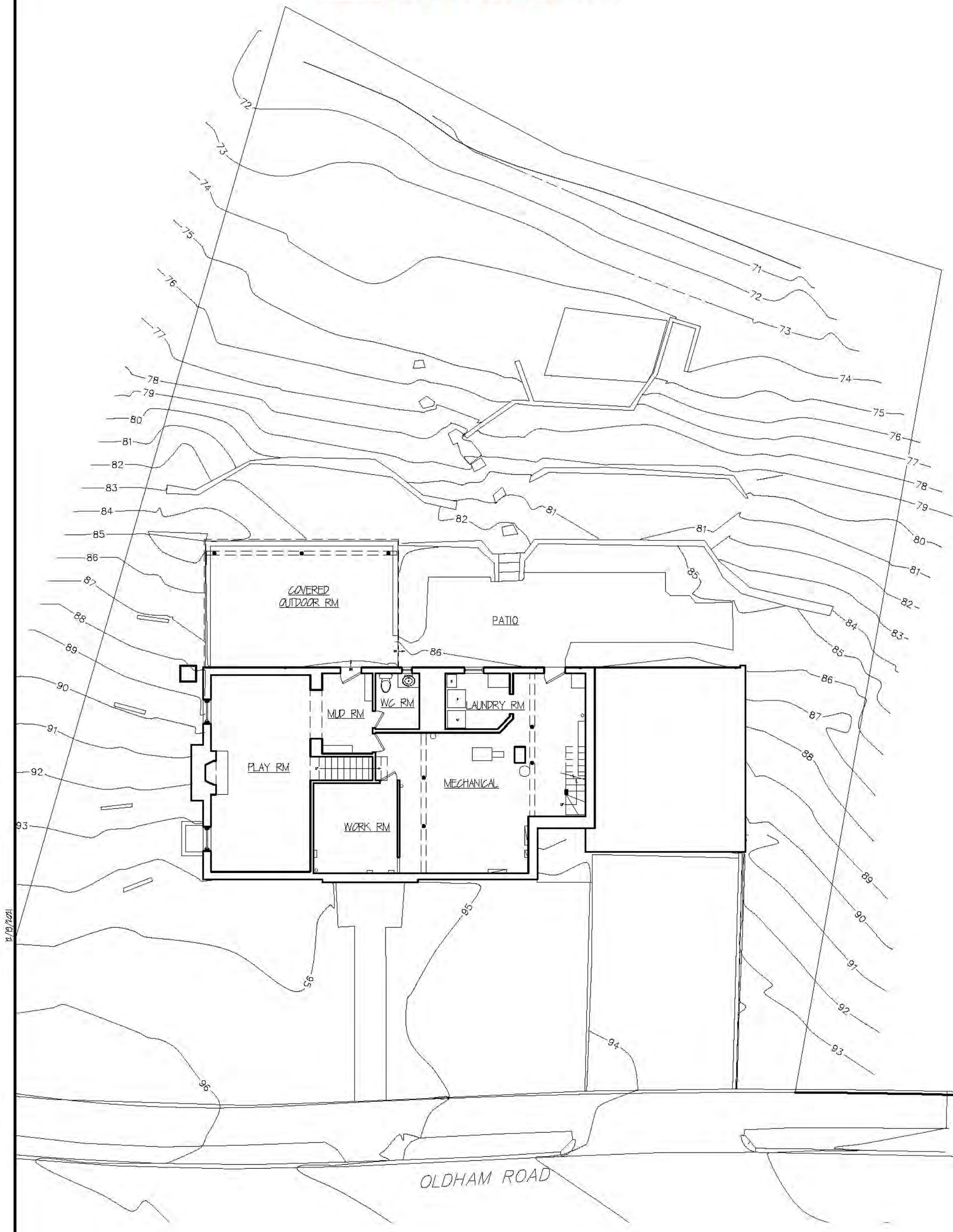




# BUILDING ELEVATIONS

## EXISTING CONDITIONS

## PROPOSED CONDITIONS



HISTORICAL COMMISSION REVIEW

KUMAR-CHAUDHURY RESIDENCE		FIRST FLOOR ON SITE
52 OLDHAM RD NEWTON, MA		3/32" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision
20 Hunter St.		12/15/2021
Newton, MA 02465		
Tel: 617-527-5777 or Cell 617-312-5045		
E-Mail: petersachs@gmail.com		
www.petersachsarchitect.com		

12/15/2021  
52 Oldham Rd - H2.dwg



# BUILDING ELEVATIONS

## EXISTING CONDITIONS

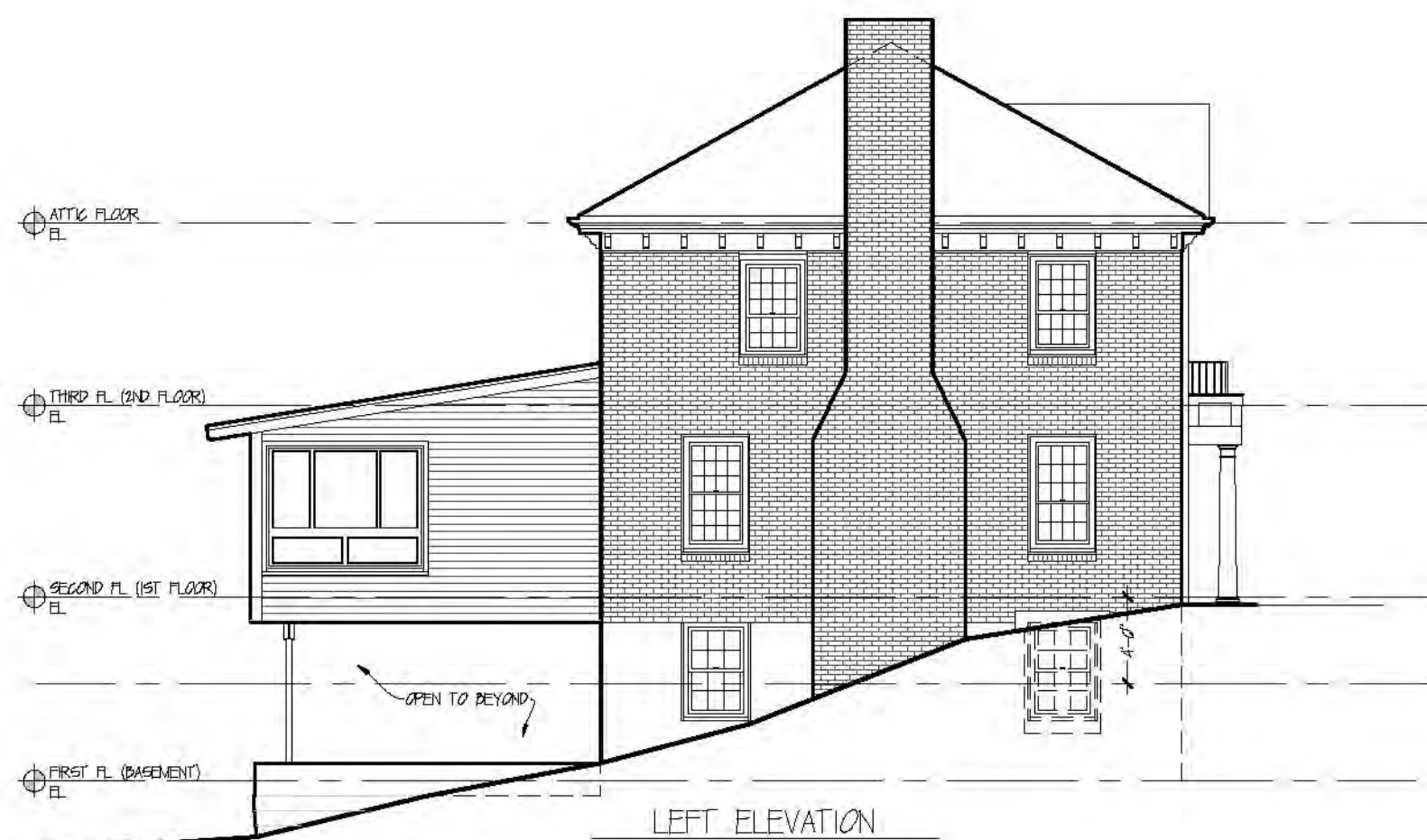
## PROPOSED CONDITIONS



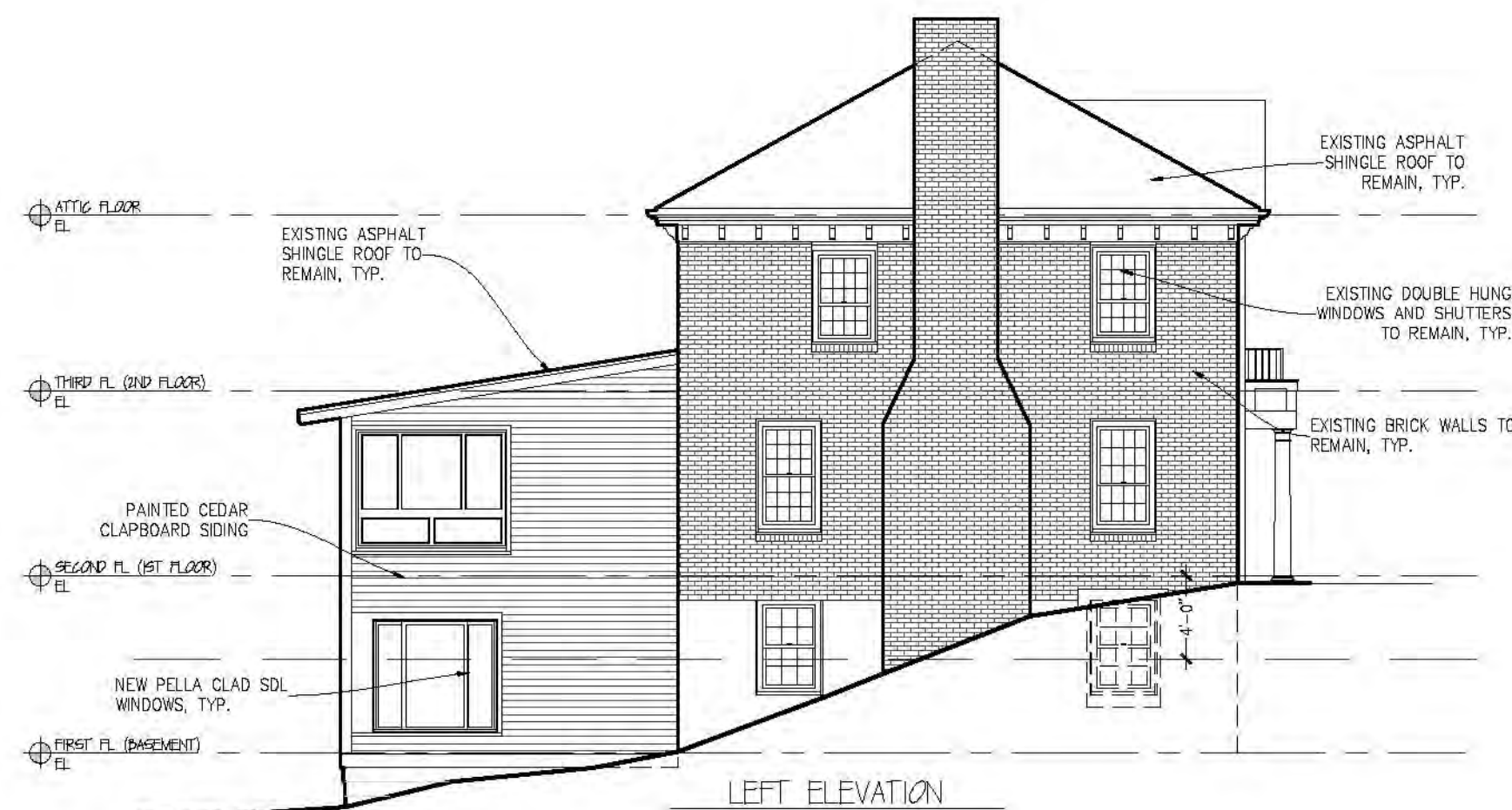
FRONT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



LEFT ELEVATION

HISTORICAL COMMISSION REVIEW

KUMAR-CHAUDHURY RESIDENCE FRONT AND LEFT ELEVATIONS  
 52 ALDHAM RD NEWTON, MA  
 1/8" = 1'-0"  
 Peter Sachs Architect N.C.A.R.B. - A.L.A.  
 20 Hunter St.  
 Newton, MA 02465  
 Date & Revision  
 12/15/2021  
 Tel.: 617-527-5777 or Cell 617-312-5045  
 E-Mail: petersachs@gmail.com  
 www.petersachsarchitect.com



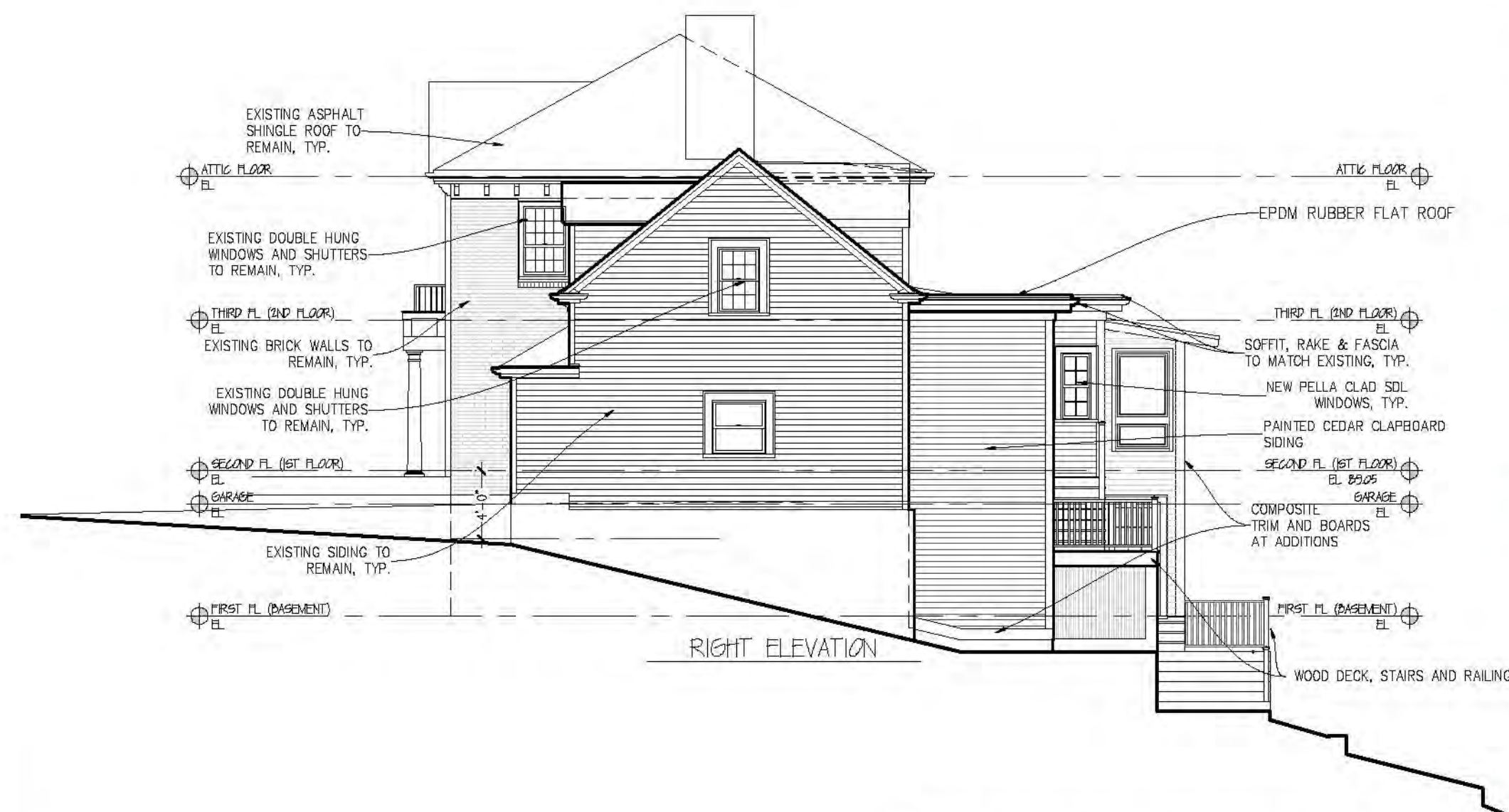
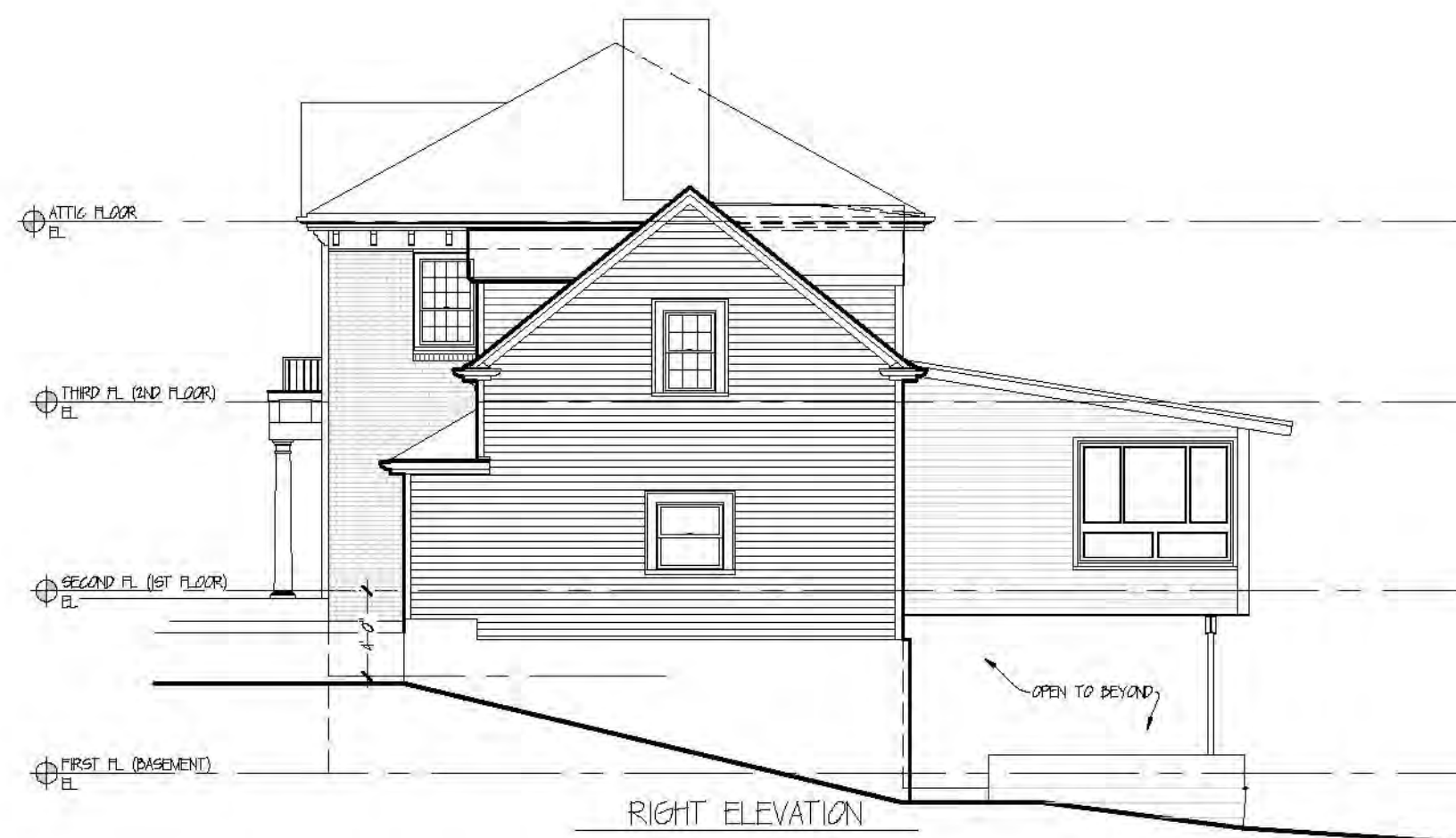
52 Aldham Rd - H-0212



# BUILDING ELEVATIONS

## EXISTING CONDITIONS

## PROPOSED CONDITIONS



HISTORICAL COMMISSION REVIEW

KUMAR-CHAUDHURY RESIDENCE  
52 ALDHAM RD NEWTON, MA  
Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465  
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)

BACK AND RIGHT ELEVATIONS  
1/8" = 1'-0"  
Date & Revision  
12/15/2021

HC-A



# KUMAR-CHOUDHURY RESIDENCE

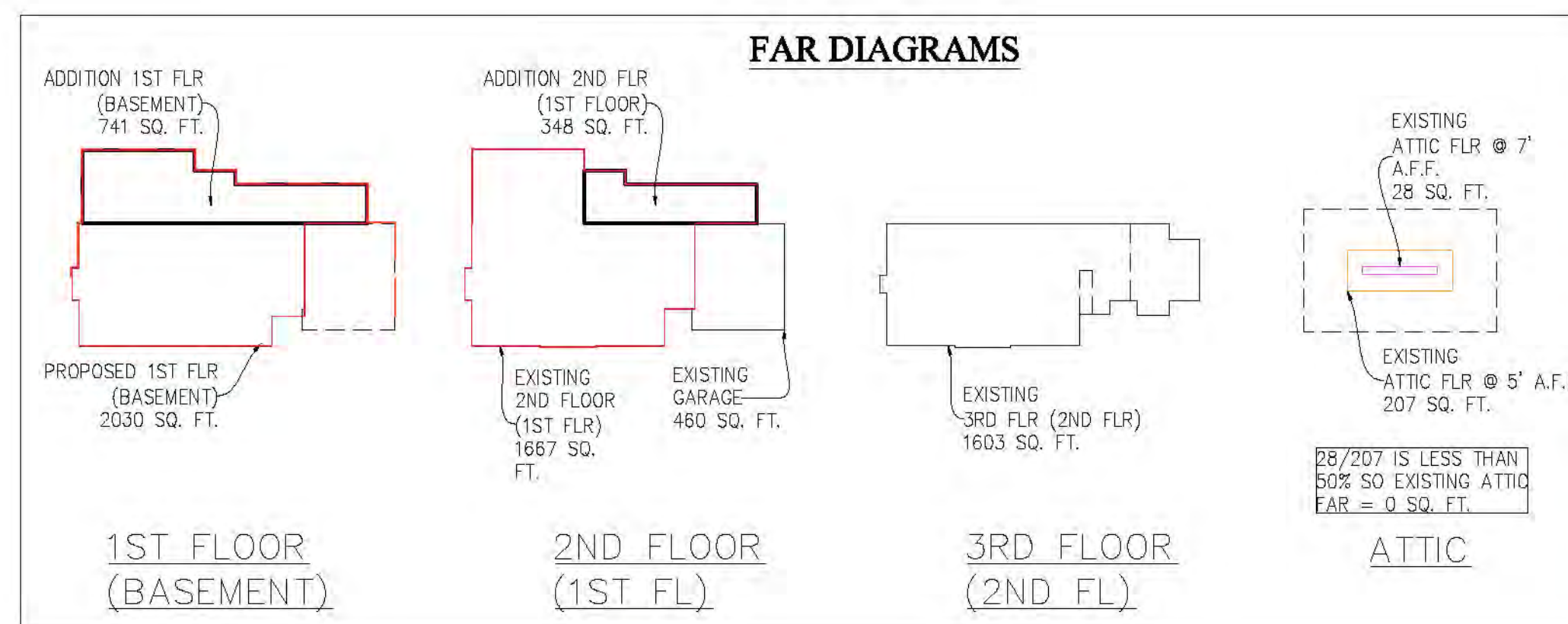
52 OLDHAM RD  
NEWTON MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A-1	TITLE SHEET
A-2	PROPOSED 1ST FLOOR (BASEMENT) PLAN
A-3	PROPOSED 2ND FLOOR (1ST FLOOR) PLAN
A-4	PROPOSED 3RD FLOOR (2ND FLOOR) PLAN
A-5	PROPOSED ATTIC PLAN
A-6	PROPOSED FRONT ELEVATION
A-7	PROPOSED LEFT ELEVATION
A-8	PROPOSED REAR ELEVATION
A-9	PROPOSED RIGHT ELEVATION

F.A.R. CALCULATION (FLOOR AREA RATIO)	
LOT:	11,639 S.F.
ZONE:	SR 2
ALLOWABLE FAR:	0.36
MAXIMUM ALLOWABLE SF:	4,190 S.F.
ADDITIONAL ALLOWABLE SF:	0 S.F.
EXISTING FAR:	0.43
EXISTING SF:	5,018 S.F.
PROPOSED FAR:	6,107 S.F.
TOTAL PROPOSED SF:	.52

F.A.R. AREAS			
	EXISTING	ADDITIONAL PROPOSED	TOTAL PROPOSED
1ST FLR (BASEMENT)	1288 S.F.	741 S.F.	2029 S.F.
ATTACHED / DETACHED GARAGE	460 S.F.	0 S.F.	460 S.F.
2ND FLR (1ST FLR)	1667 S.F.	348 S.F.	2015 S.F.
3RD FLR (2ND FLR)	1603 S.F.	0 S.F.	1603 S.F.
ATTIC FLOOR	0 S.F.	0 S.F.	0 S.F.
TOTALS (FAR ONLY)	5018 S.F.	1089 S.F.	6107 S.F.

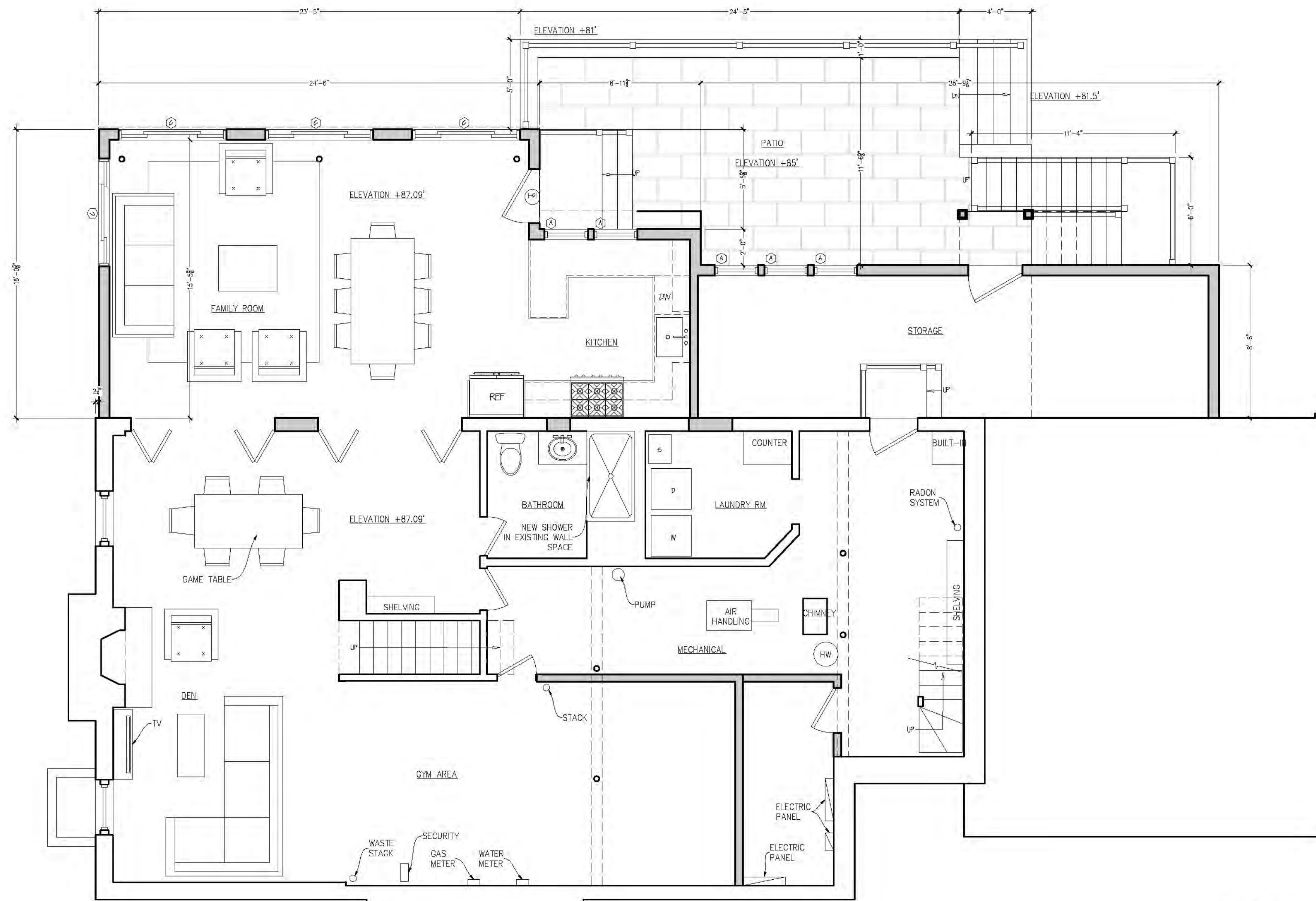


**SPECIAL PERMIT**



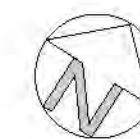
KUMAR-CHOUDHURY RESIDENCE 52 OLDHAM RD NEWTON MA		TITLE SHEET SCALE: N.T.S.
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 09/03/12
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		





FIRST FLOOR PLAN (BASEMENT)

LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	



SPECIAL PERMIT

KUMAR-CHAUDHURY RESIDENCE PROPOSED 1ST FLR (BASEMENT) PLAN  
 52 ALDHAM RD NEWTON MA SCALE 1/4" = 1'-0"

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

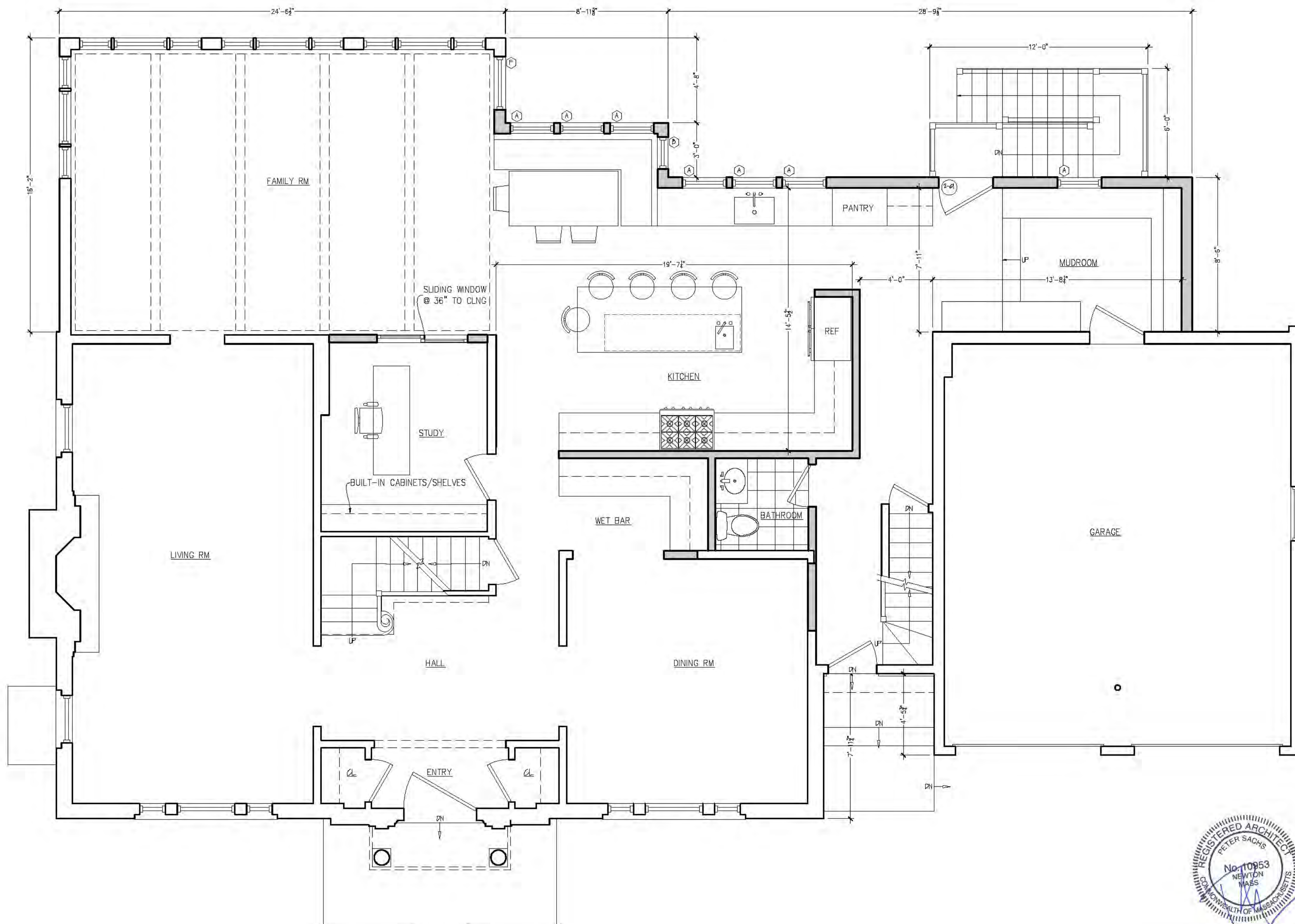
Tel: 617-527-5777 or Cell 617-312-5045  
 E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)

Date & Revision  
 09/03/12

**A-2**

82 Oldham Rd - Arch/Pl/Eng





SECOND FLOOR PLAN (FIRST FLOOR)

LEGEND

NEW WINDOW	(Symbol)
NEW DOOR	(Symbol)
TEMPERED GLASS	(Symbol)
EXISTING WALL TO REMAIN	(Symbol)
PROPOSED WALL	(Symbol)



SPECIAL PERMIT

KUMAR-CHAUDHURY RESIDENCE PROPOSED 2ND FLR (1ST FLR) PLAN  
52 ALDHAM RD NEWTON MA

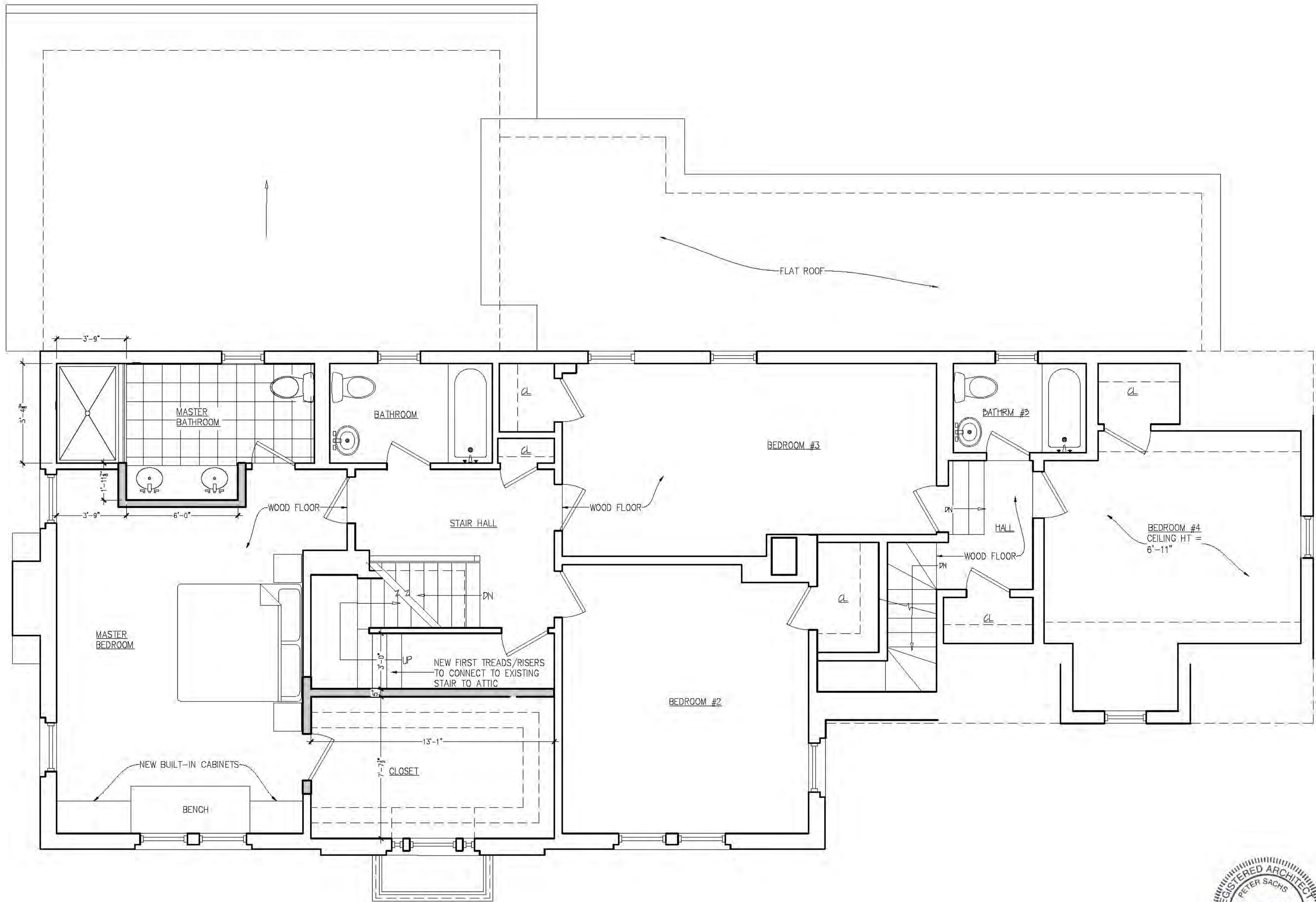
Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

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

Date & Revision  
09/03/12

A-3

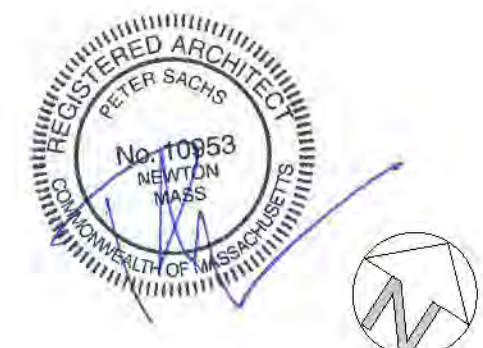




THIRD FLOOR PLAN (SECOND FLOOR)

LEGEND

NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	



SPECIAL PERMIT

KUMAR-CHAUDHURY RESIDENCE PROPOSED 3RD FLR (2ND FLR) PLAN  
52 OLDFHAM RD NEWTON MA

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

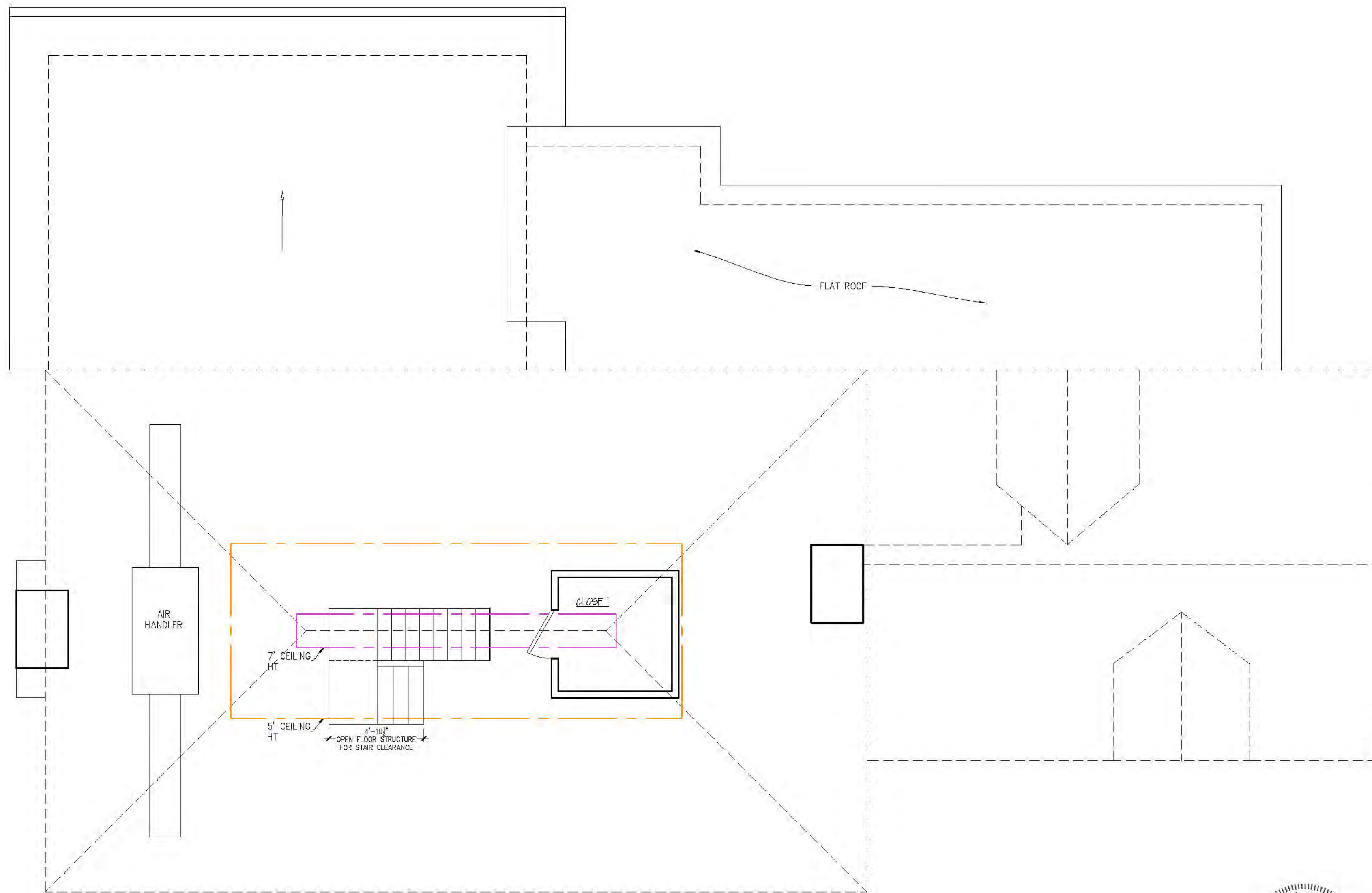
Date & Revision  
09/03/12

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**

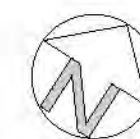
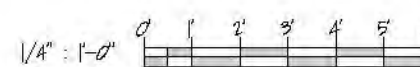
52 Oldham Rd - ArchP/2012





ATTIC FLOOR PLAN

LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	



SPECIAL PERMIT

KUMAR-CHAUDHURY RESIDENCE		PROPOSED ATTIC FLOOR PLAN
52 OLDFHAM RD NEWTON MA		
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision
20 Hunter St.		09/03/12
Newton, MA 02465		
Tel: 617-527-5777 or Cell 617-312-5045		
E-Mail: petersachs@gmail.com		
www.petersachsarchitect.com		



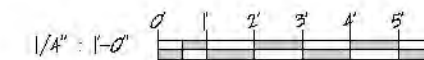


FRONT ELEVATION

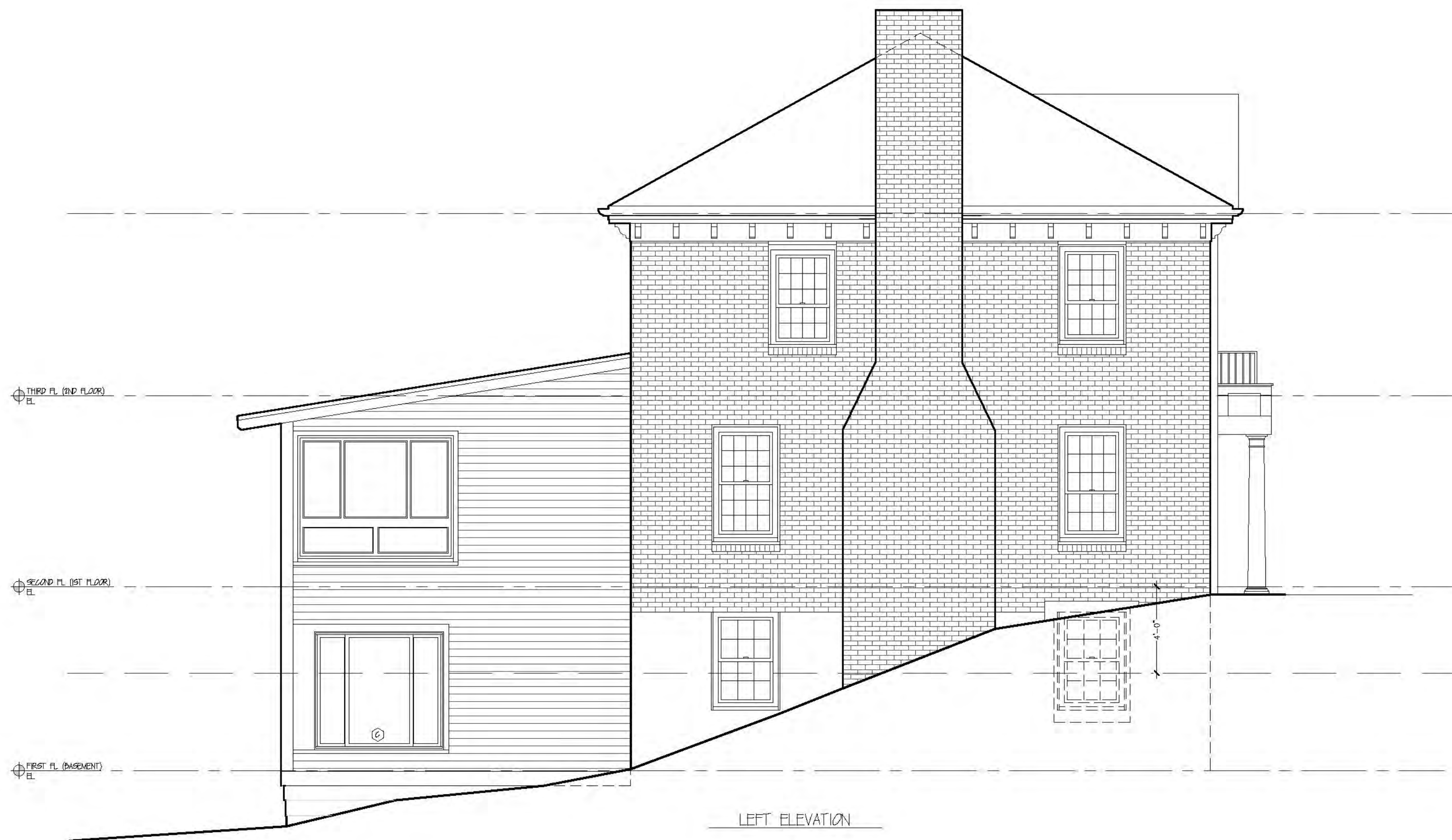
SPECIAL PERMIT



KUMAR-CHAUDHURY RESIDENCE		PROPOSED FRONT ELEVATION
52 OLDFHAM RD NEWTON MA		
Peter Sachs Architect N.C.A.R.B. - A.I.A.	20 Hunter St.	Newton, MA 02465
Tel: 617-527-5777 or Cell 617-312-5045		Date & Revision
E-Mail: peter.sachs@gmail.com		09/03/12
www.petersachsarchitect.com		



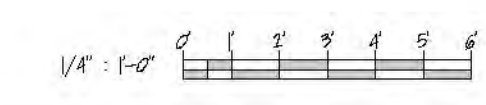




SPECIAL PERMIT



KUMAR-CHAUDHURY RESIDENCE		PROPOSED LEFT ELEVATION
52 OLDFHAM RD NEWTON MA		
<b>Peter Sachs Architect</b> N.C.A.R.B. - A.I.A.	Date & Revision	
20 Hunter St.	09/03/12	
Newton, MA 02465		
Tel: 617-527-5777 or Cell 617-312-5045		
E-Mail: petersachs@gmail.com		
www.petersachsarchitect.com		

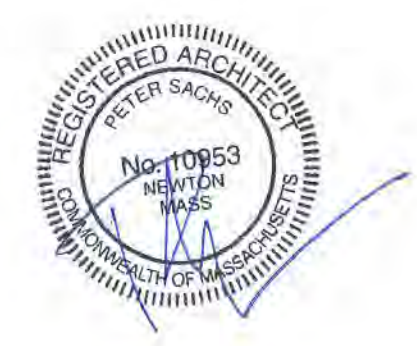


52 Oldham Rd - ArchP/2012



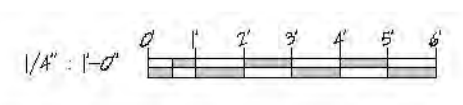


BACK ELEVATION



SPECIAL PERMIT

52 Oldham Rd - Archd/P/2012



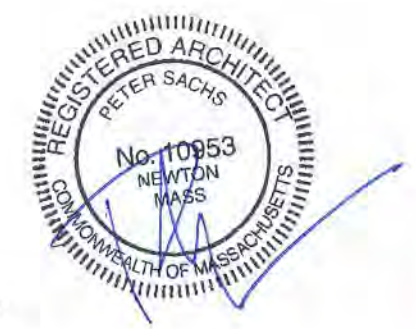
KUMAR-CHAUDHURY RESIDENCE		PROPOSED BACK ELEVATION
52 OLDHAM RD NEWTON MA		
<b>Peter Sachs Architect</b> N.C.A.R.B. - A.I.A.	20 Hunter St.	Newton, MA 02465
Tel: 617-527-5777 or Cell 617-312-5045		Date & Revision
E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>		09/03/12
www.petersachsarchitect.com		

A-B





RIGHT ELEVATION



SPECIAL PERMIT

KUMAR-CHAUDHURY RESIDENCE PROPOSED LEFT ELEVATION  
 52 OLDFHAM RD NEWTON MA  
 Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter St.  
 Newton, MA 02465  
 Date & Revision  
 09/03/12  
 Tel: 617-527-5777 or Cell 617-312-5045  
 E-Mail: petersachs@gmail.com  
 www.petersachsarchitect.com

