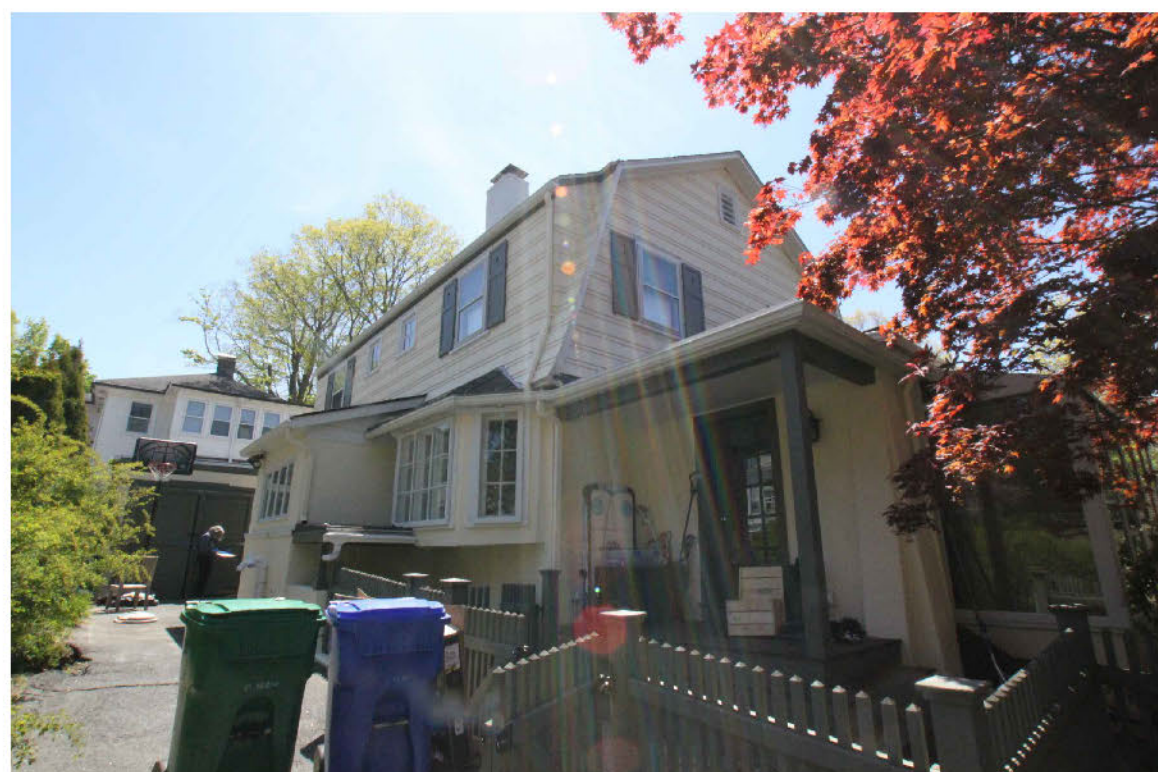
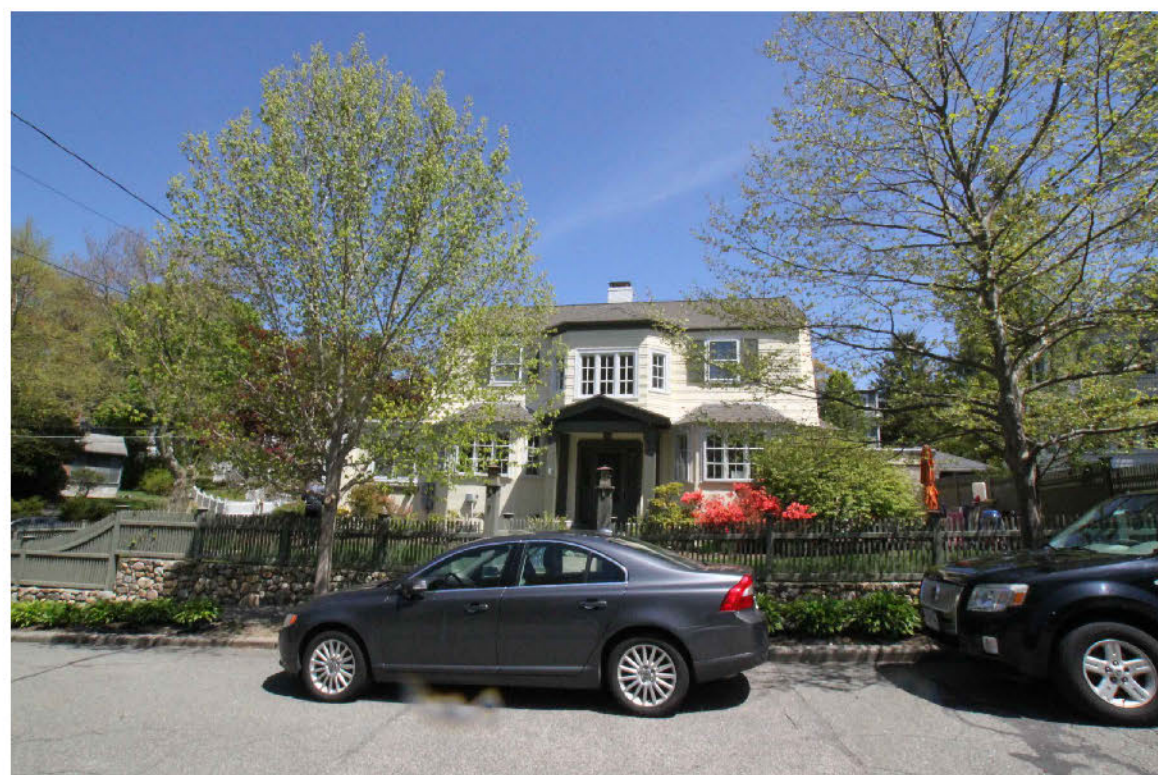


EXISTING CONDITIONS PICTURES



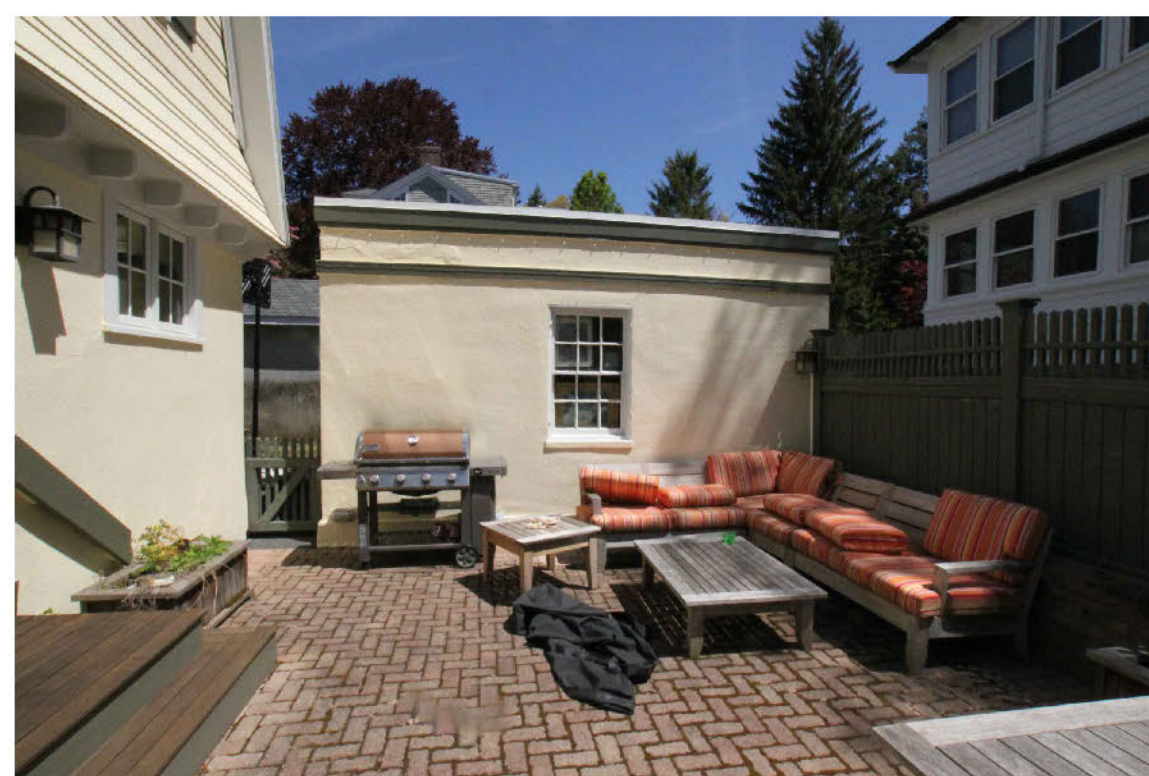
(FROM FRONT OF DRIVEWAY)



(FROM BACK OF DRIVEWAY)



(FROM DRIVEWAY)



(FROM FRONT ELEVATION)

HISTORICAL COMMISSION REVIEW

KALADNER/KOHL RESIDENCE
42 OAKWOOD RD NEWTON, MA

EXISTING CONDITION PICTURES

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

Date & Revision
10/06/2021

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

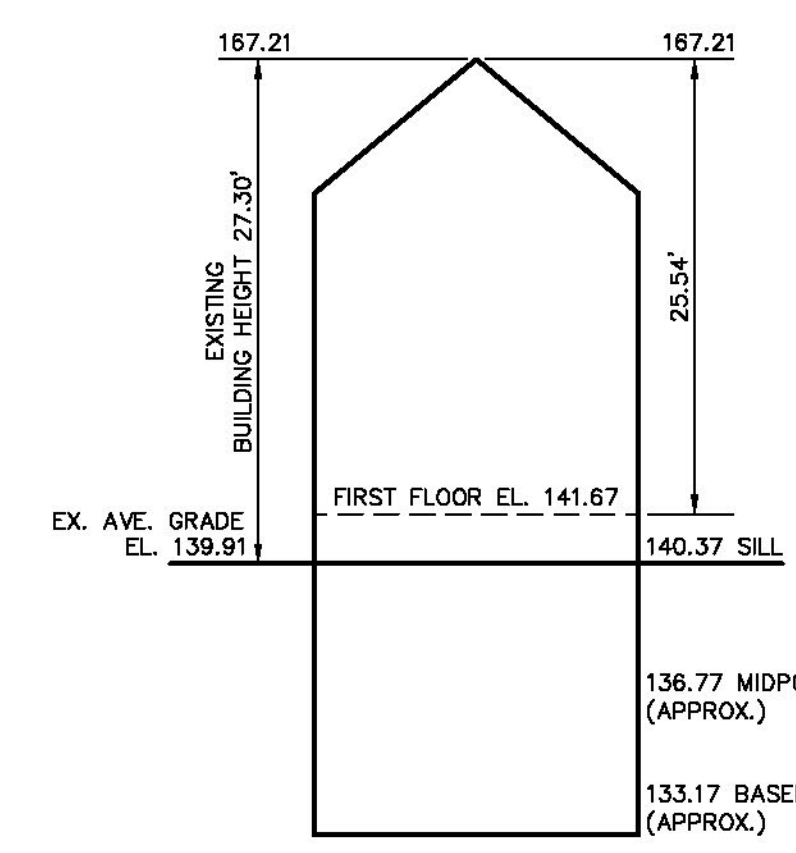
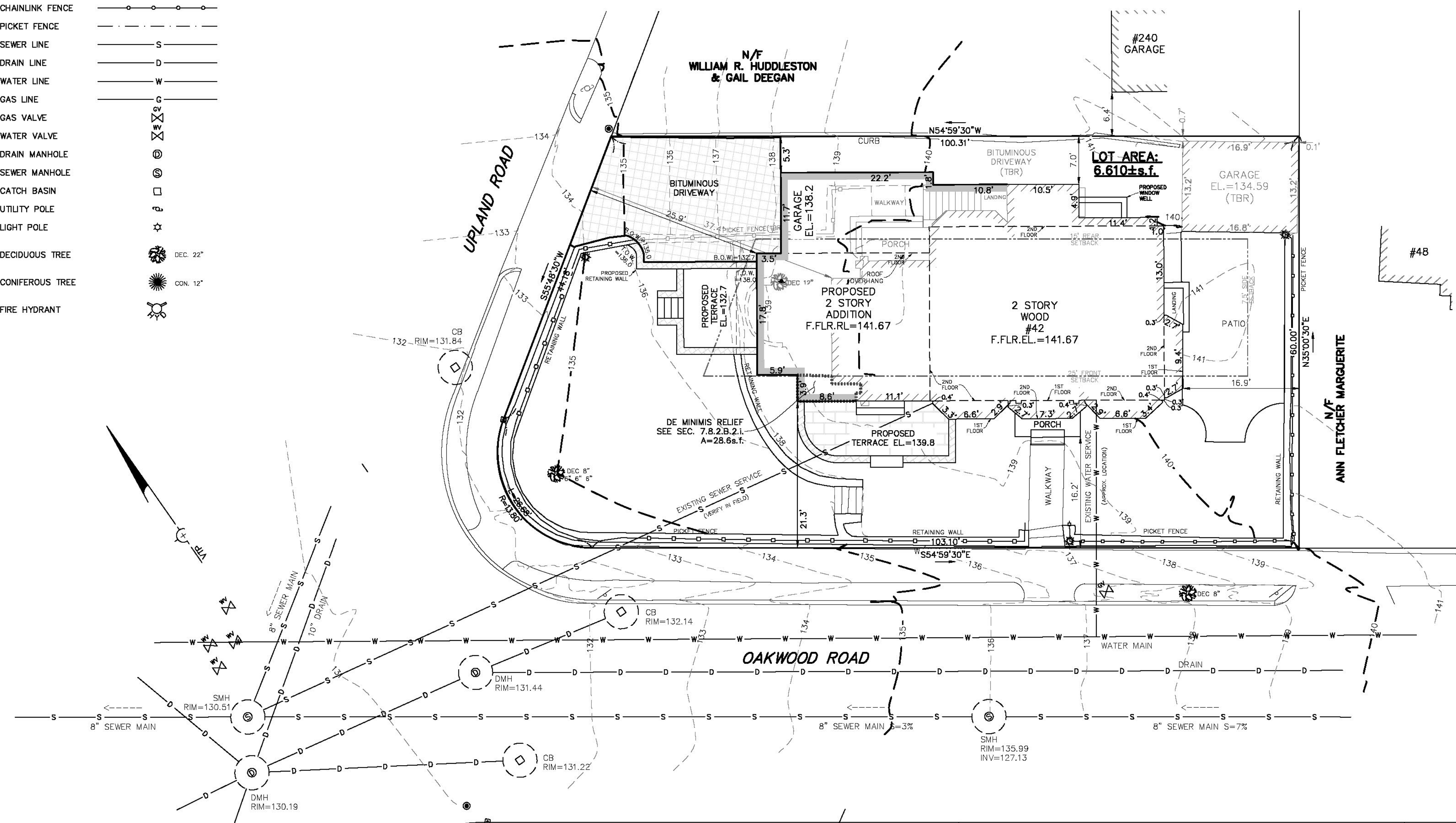
HC-2

12/17/2021
42 Oakwood Rd, MA

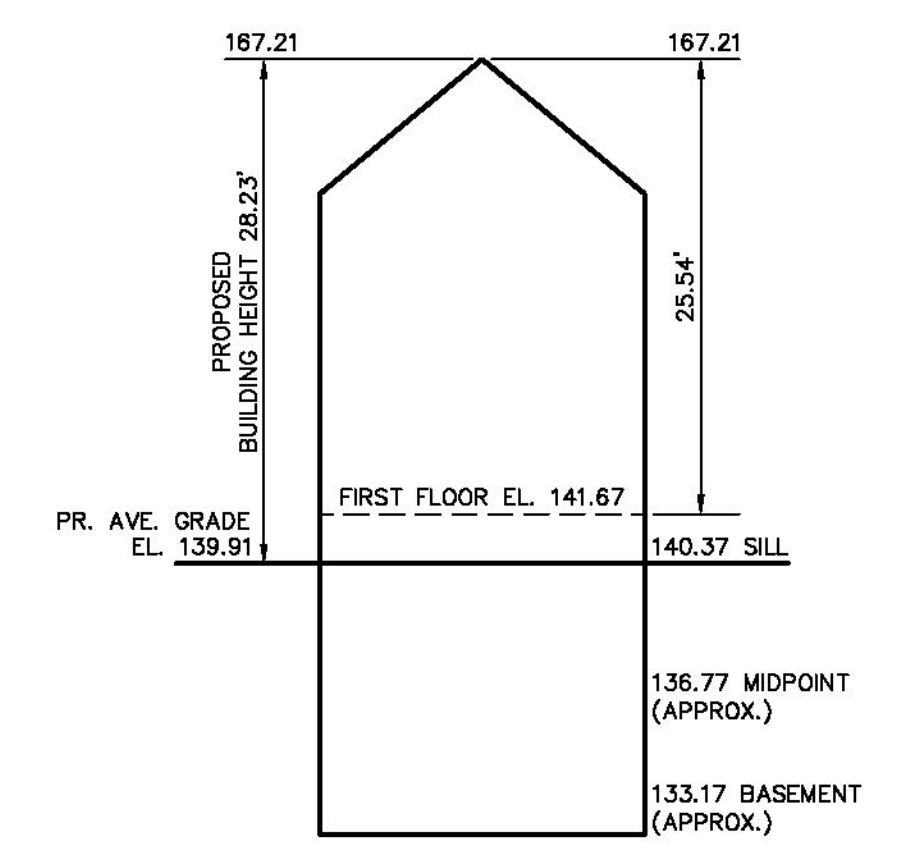
220131_1p2.dwg (2-2020)

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



EXISTING BUILDING HEIGHT
NOT TO SCALE



EXISTING 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	9.30	139.17	138.72	138.95	1292.19 Sq. Ft.
2	6.60	139.17	139.08	139.13	918.23 Sq. Ft.
3	5.30	139.56	139.16	139.36	738.61 Sq. Ft.
4	9.50	138.84	138.93	138.94	1319.89 Sq. Ft.
5	5.30	139.76	139.26	139.51	739.40 Sq. Ft.
6	6.60	139.75	139.32	139.54	920.93 Sq. Ft.
7	9.40	141.11	140.55	140.83	1323.80 Sq. Ft.
8	13.00	140.56	140.54	140.55	1827.15 Sq. Ft.
9	11.40	140.70	140.00	140.35	1599.99 Sq. Ft.
10	10.50	140.95	140.74	140.85	1478.87 Sq. Ft.
11	7.30	140.84	140.17	140.51	1025.69 Sq. Ft.
12	9.00	140.06	139.48	139.77	1257.93 Sq. Ft.
13	15.40	139.91	139.48	139.65	2150.53 Sq. Ft.
Total	118.60				16593.20 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 139.91'

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	19.70	139.80	139.80	139.80	2754.06 Sq. Ft.
2	6.60	139.17	139.08	139.13	918.23 Sq. Ft.
3	5.30	139.56	139.16	139.36	738.61 Sq. Ft.
4	9.50	138.84	138.93	138.94	1319.88 Sq. Ft.
5	5.30	139.76	139.26	139.51	739.40 Sq. Ft.
6	6.60	139.75	139.32	139.54	920.93 Sq. Ft.
7	9.40	141.11	140.55	140.83	1323.80 Sq. Ft.
8	13.00	140.56	140.54	140.55	1827.15 Sq. Ft.
9	11.40	140.70	140.00	140.35	1599.99 Sq. Ft.
10	21.30	140.95	140.03	140.49	2992.44 Sq. Ft.
11	22.20	140.03	138.12	139.08	3087.47 Sq. Ft.
12	11.70	137.40	137.40	137.40	1607.58 Sq. Ft.
	1.20	137.00	137.00	137.00	164.40 Sq. Ft.
	13.30	132.70	132.70	132.70	1791.45 Sq. Ft.
	3.00	136.50	136.50	136.50	409.50 Sq. Ft.
Total	159.70				19993.53 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 125.20'

IMPERVIOUS AREA CALCULATION

	EXISTING	PROPOSED
BUILDING	1,348.5s.f.	1897.9
PORCH	72.9s.f.	26.1s.f.
GARAGE	222.4s.f.	
DRIVEWAY	898.1s.f.	473.7s.f.
PATIO, TERRACE WITH WALLS AND STEPS	407.9s.f.	764.9s.f.
WALKWAY AND STEPS	170.5s.f.	95.4s.f.
WALLS, CURBS, ETC	401.7s.f.	365.3s.f.
TOTAL	3,522.0s.f.	3,623.3s.f.
INCREASE IN IMPERVIOUS AREA		
LOT AREA		101.3s.f.
		6,610.0s.f.
4% OF LOT AREA (OR 400s.f. MAX.)		264.4s.f.
		USE 400s.f. MAX.
101.3s.f. < 264.4s.f. ----> DRAINAGE NOT REQUIRED.		

ZONING CHART
NEWTON, MASSACHUSETTS

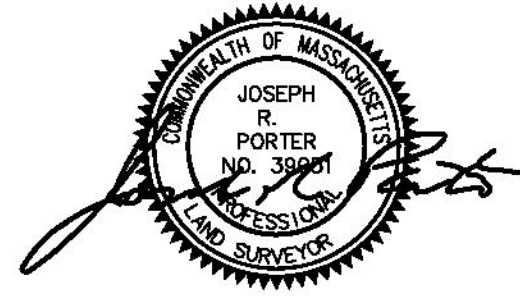
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	6,610s.f.	N/C
LOT FRONTAGE	80.0'	173.96'	N/C
FRONT SETBACK **	25.0'	16.2' *	N/C
SIDE SETBACK	7.5'	16.9'	N/C
REAR SETBACK	15.0'	7.0'	5.3'
BUILDING HEIGHT	36.0'	27.30'	28.23'
AVERAGE GRADE	-	139.91	138.9B
LOT COVERAGE	30.0%	24.9%	29.1%
OPEN SPACE	50.0%	61.6%	63.7%

* DOES NOT MEET REQUIREMENTS
** SEE AVERAGE FRONT SETBACK CALCULATION

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#42 OAKWOOD ROAD
SCALE: 1in.=10ft. DATE: NOVEMBER 22, 2021
REVISED: MARCH 16, 2022

PROJECT: 220131



VTP
ASSOCIATES
INC.

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

MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS

DEED REFERENCE
BOOK 56454 PAGE 522

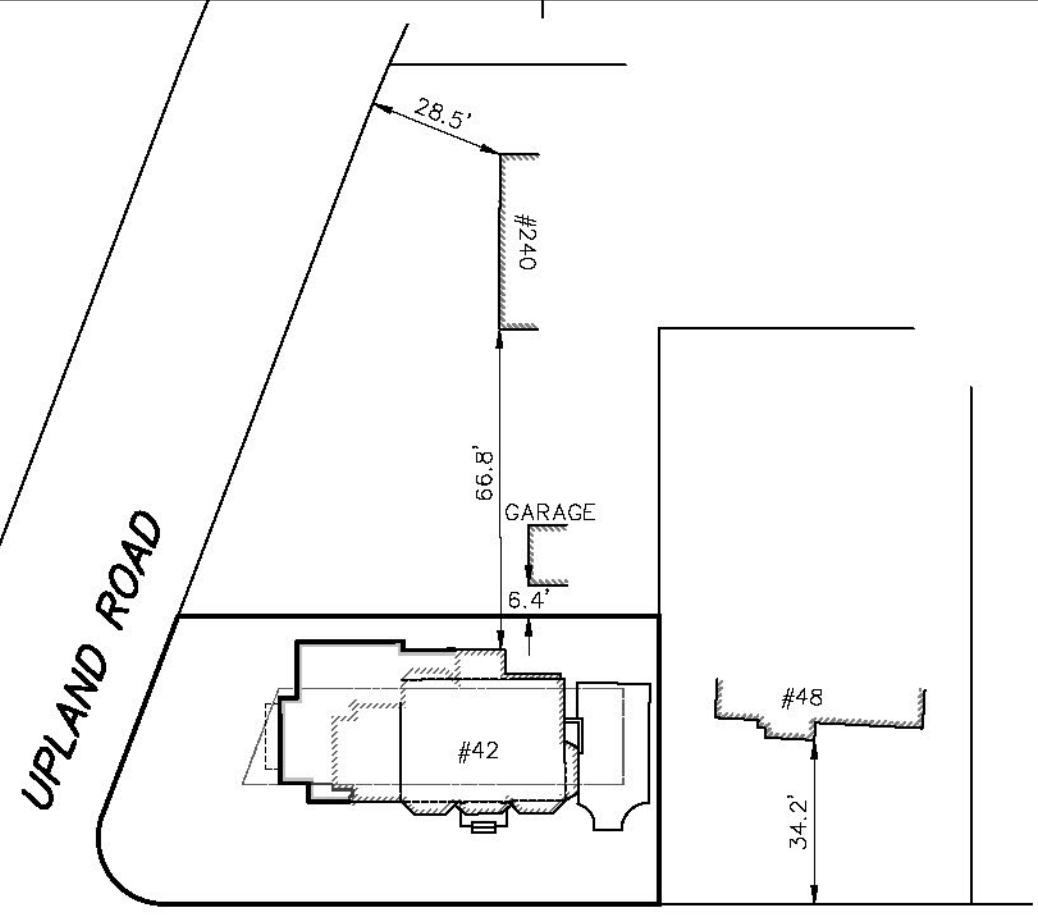
PLAN REFERENCE
PLAN BOOK 176 PAGE Z

OWNER OF RECORD
DANIEL J. KOLODNER AND
LAUREN E. KOHL

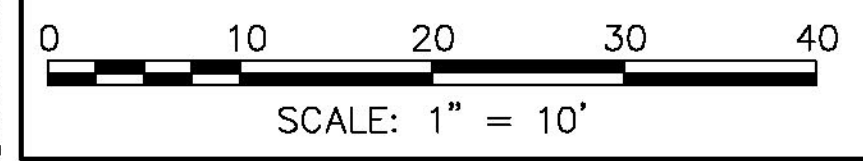
AVERAGE FRONT SETBACK

ROAD	SETBACK
UPLAND ROAD	
#240 UPLAND ROAD	28.5'
#37 OAKWOOD ROAD	28.5'
OAKWOOD ROAD	
#48 OAKWOOD ROAD	34.2'
#249 UPLAND ROAD	28.8'

ALL SETBACKS ARE GREATER THAN 25', THEREFORE USE 25' SETBACK



AVERAGE FRONT SETBACK
SCALE: 1in. = 40ft.



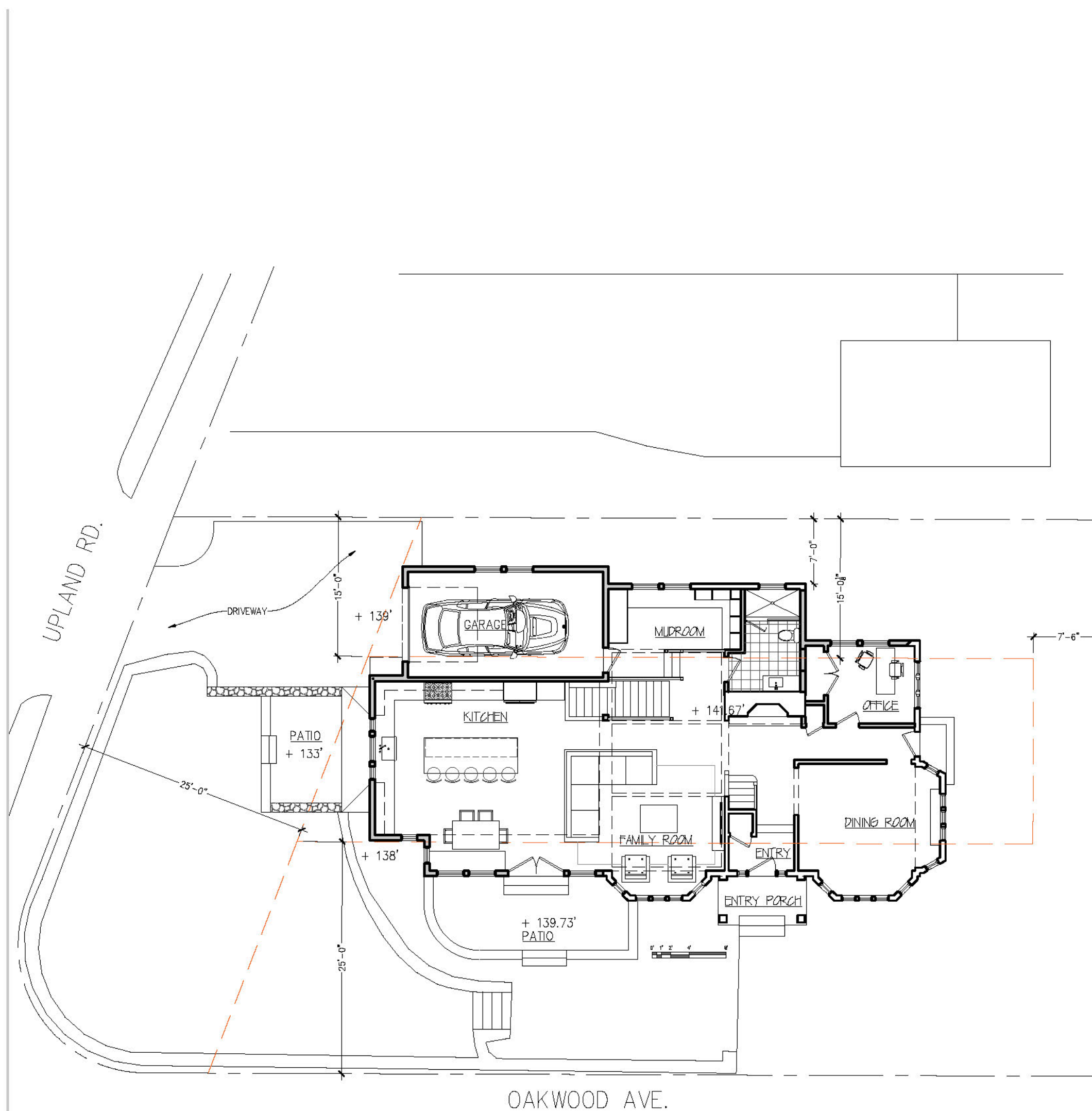
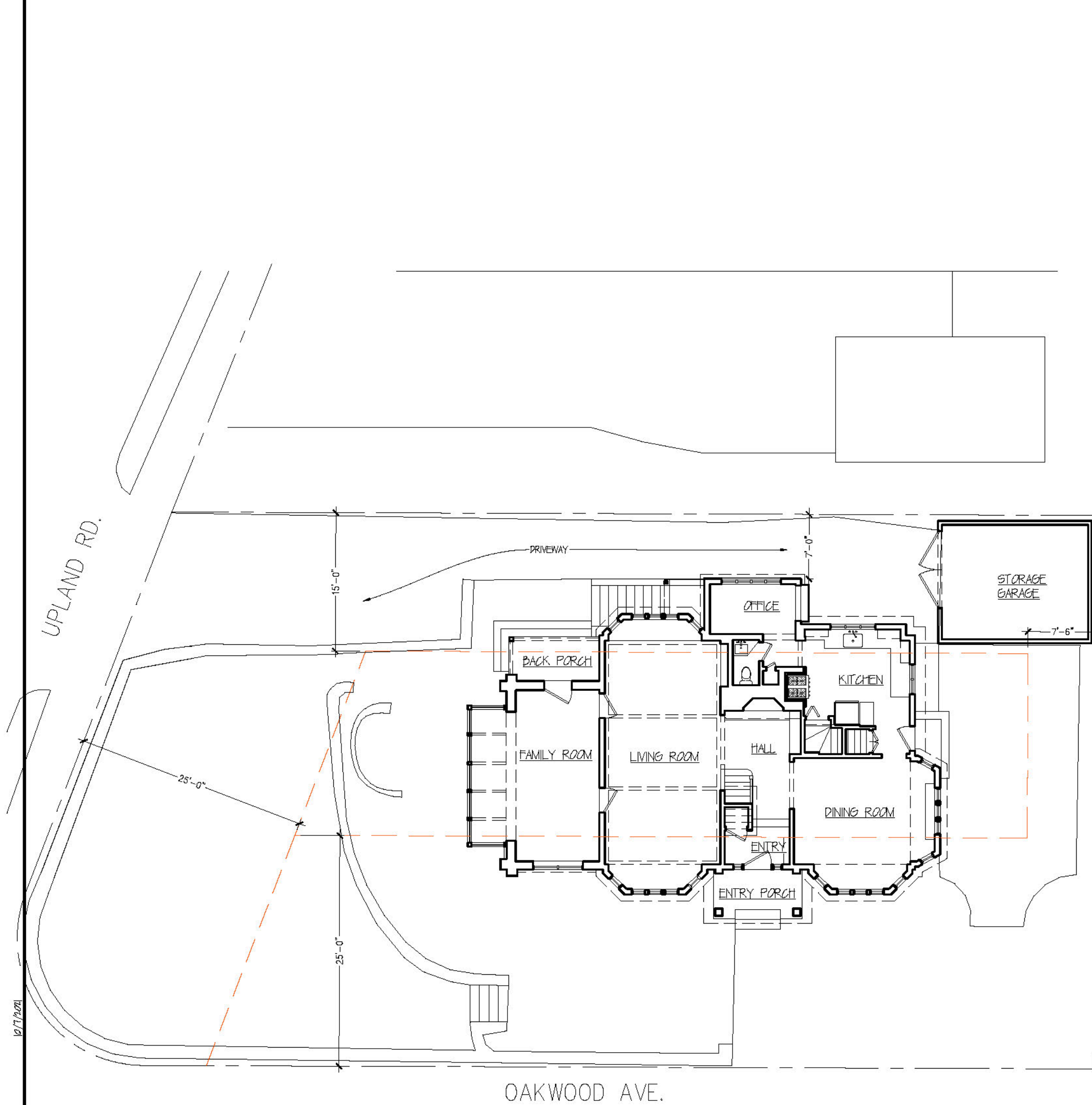
SCALE: 1" = 10'

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1st Floor Plan

EXISTING CONDITIONS

PROPOSED CONDITIONS



12/1/2021

42. Released Ref. 12/1/2021

HISTORICAL COMMISSION REVIEW

KALODNER/KOHL RESIDENCE PROPOSED BASEMENT FLOOR PLAN
 42 OAKWOOD 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

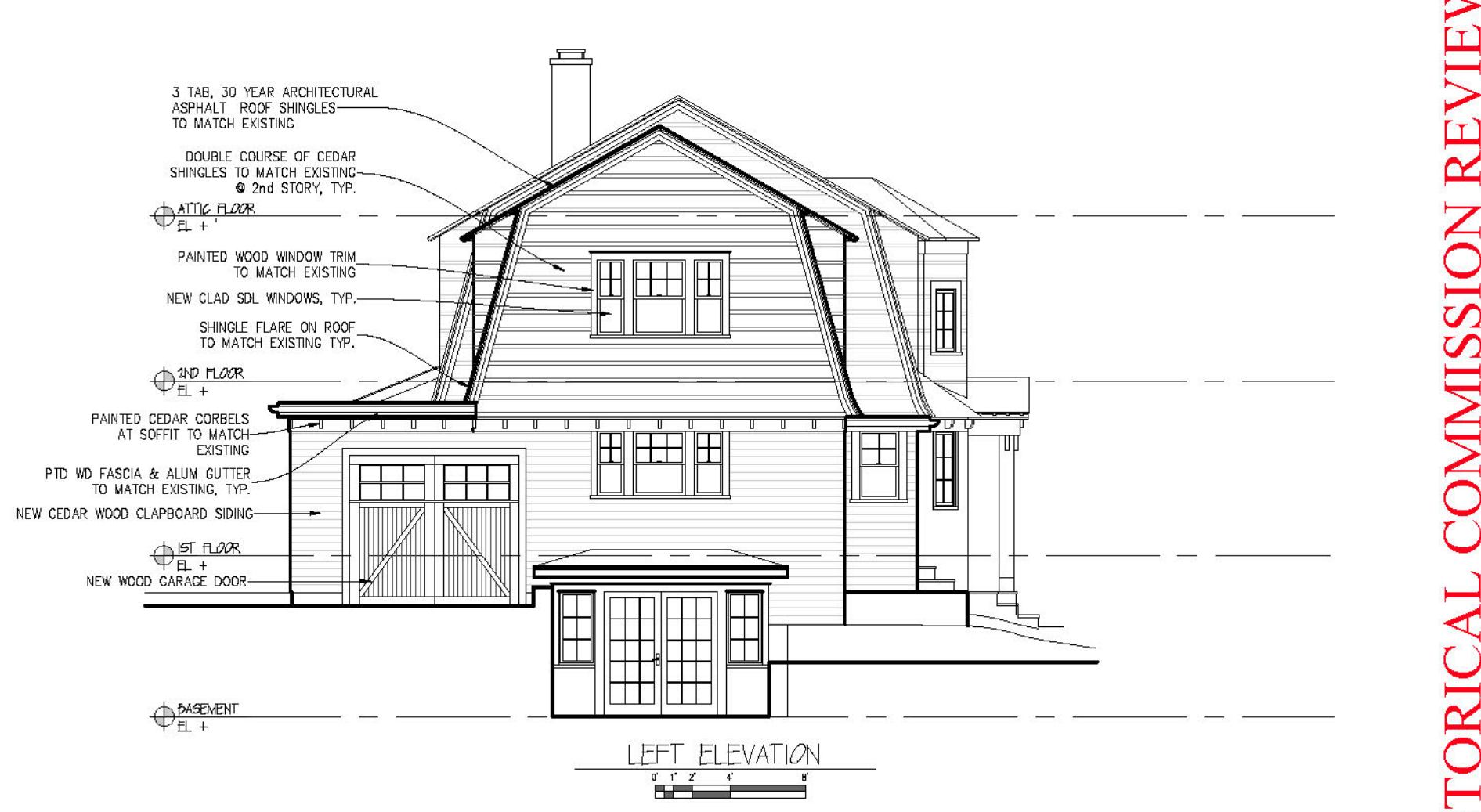
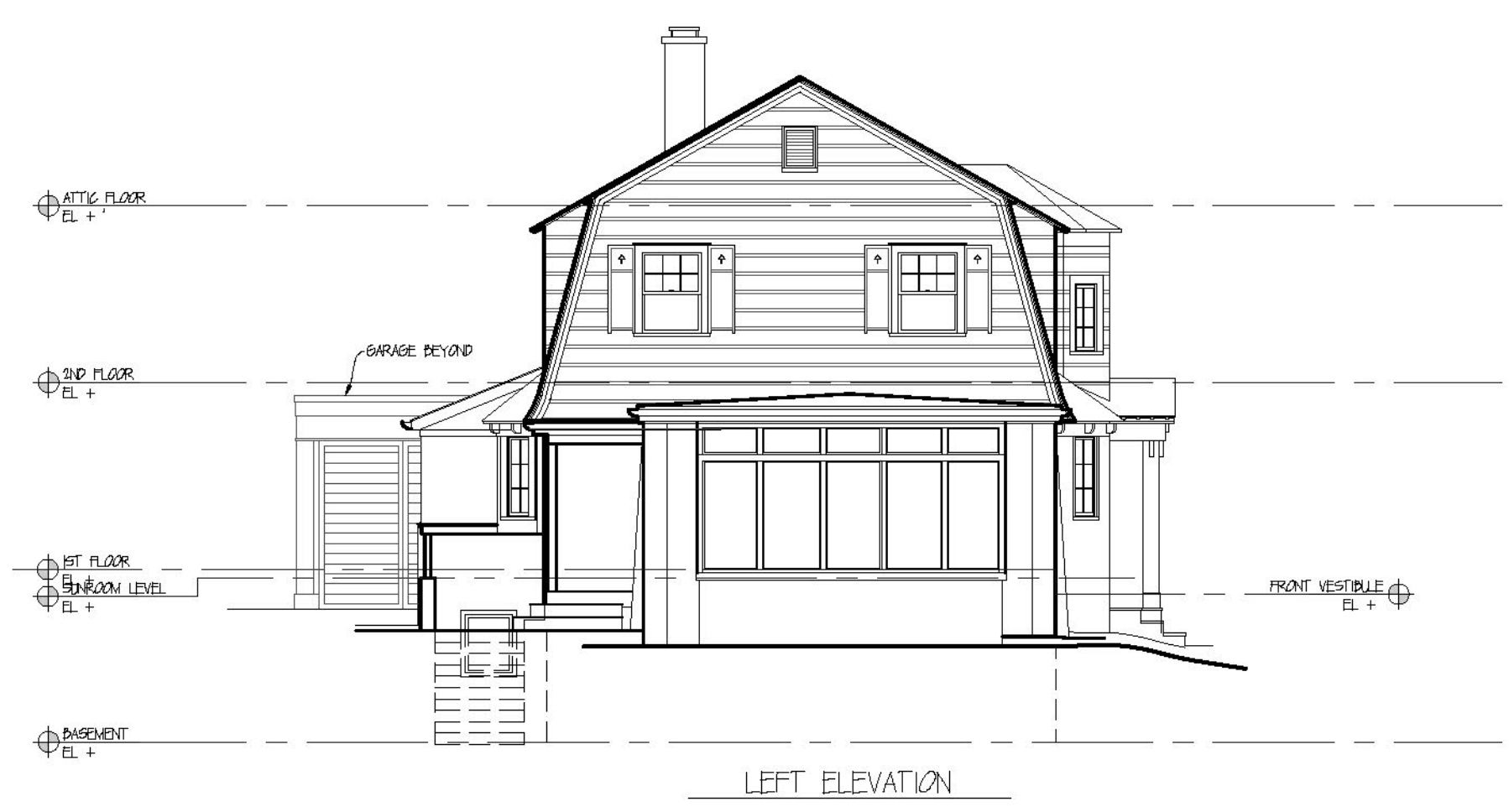
Date & Revision
 10/06/2021

HC-3

BUILDING ELEVATIONS

EXISTING CONDITIONS

PROPOSED CONDITIONS



HISTORICAL COMMISSION REVIEW

KALADNER/KOHL RESIDENCE
42 OAKWOOD RD NEWTON, MA

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

FRONT AND LEFT ELEVATIONS

Date & Revision
10/06/2021

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

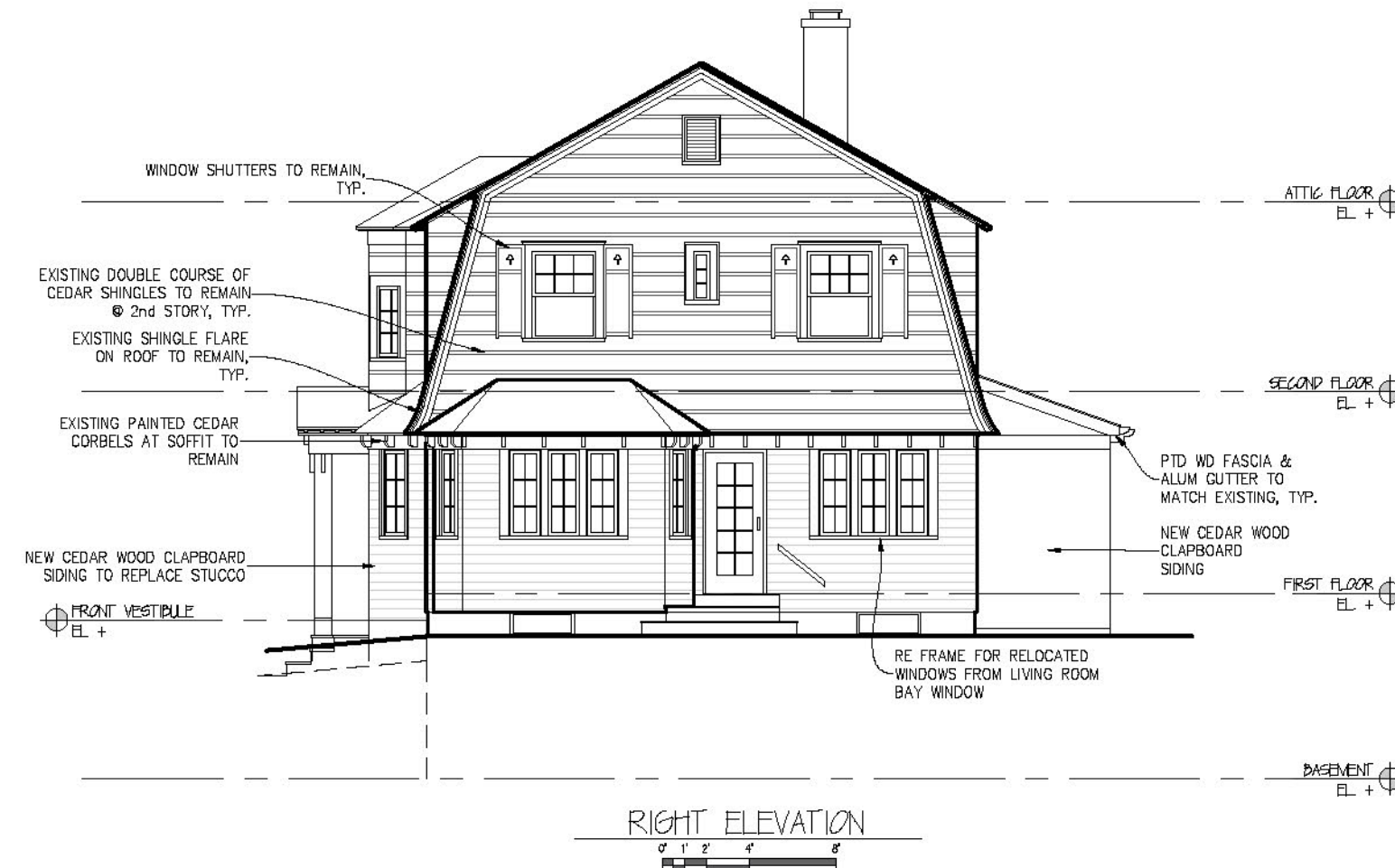
HC-4

10/17/2021
42 Oakwood Rd - Newton, MA

BUILDING ELEVATIONS

EXISTING CONDITIONS

PROPOSED CONDITIONS



HISTORICAL COMMISSION REVIEW

KALADNER/KOHL RESIDENCE
42 OAKWOOD RD NEWTON, MA

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

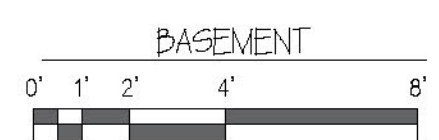
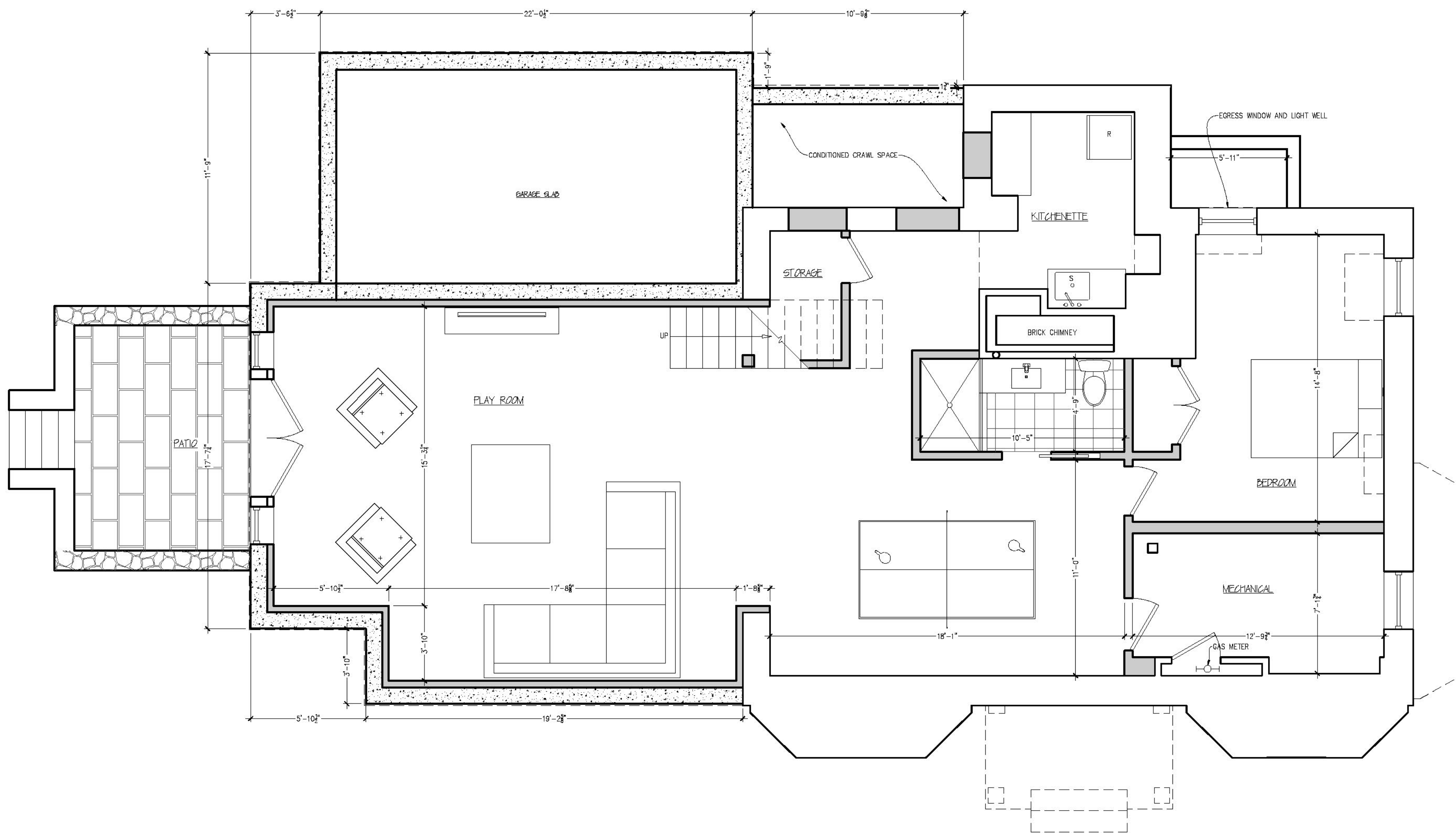
BACK AND RIGHT ELEVATIONS

Date & Revision
10/06/2021

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www.petersachsarchitect.com

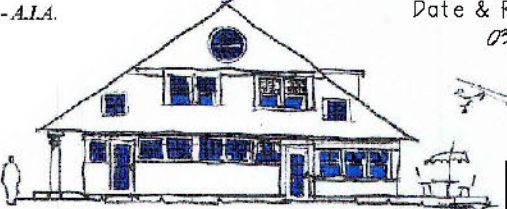
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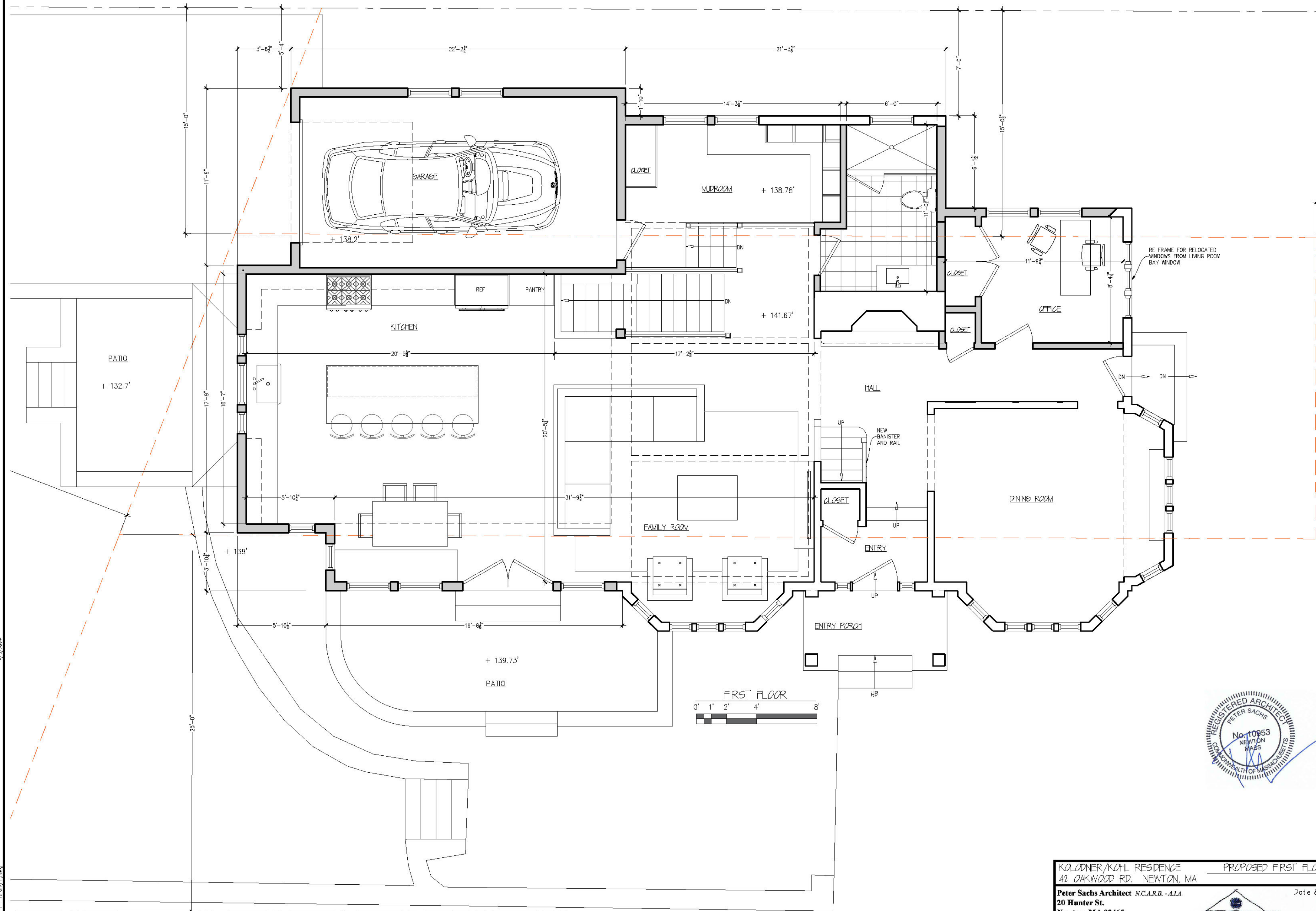
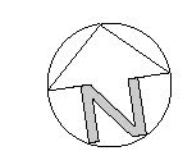
12/17/2021
42 Oakwood Rd - 12.dwg



SPECIAL PERMIT

42 Oakwood Rd. - ArchP/1.dwg 9/23/2021

KOLODNER/KOHL RESIDENCE PROPOSED BASEMENT FLOOR PLAN	
42 OAKWOOD RD. NEWTON, MA	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 09/09/2021
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	

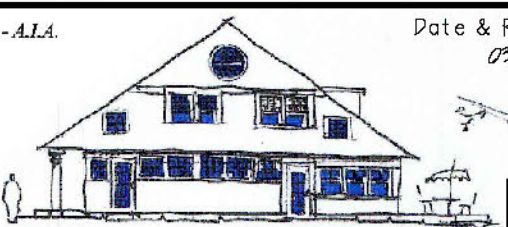


RE FRAME FOR RELOCATED WINDOWS FROM LIVING ROOM BAY WINDOW



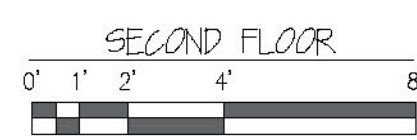
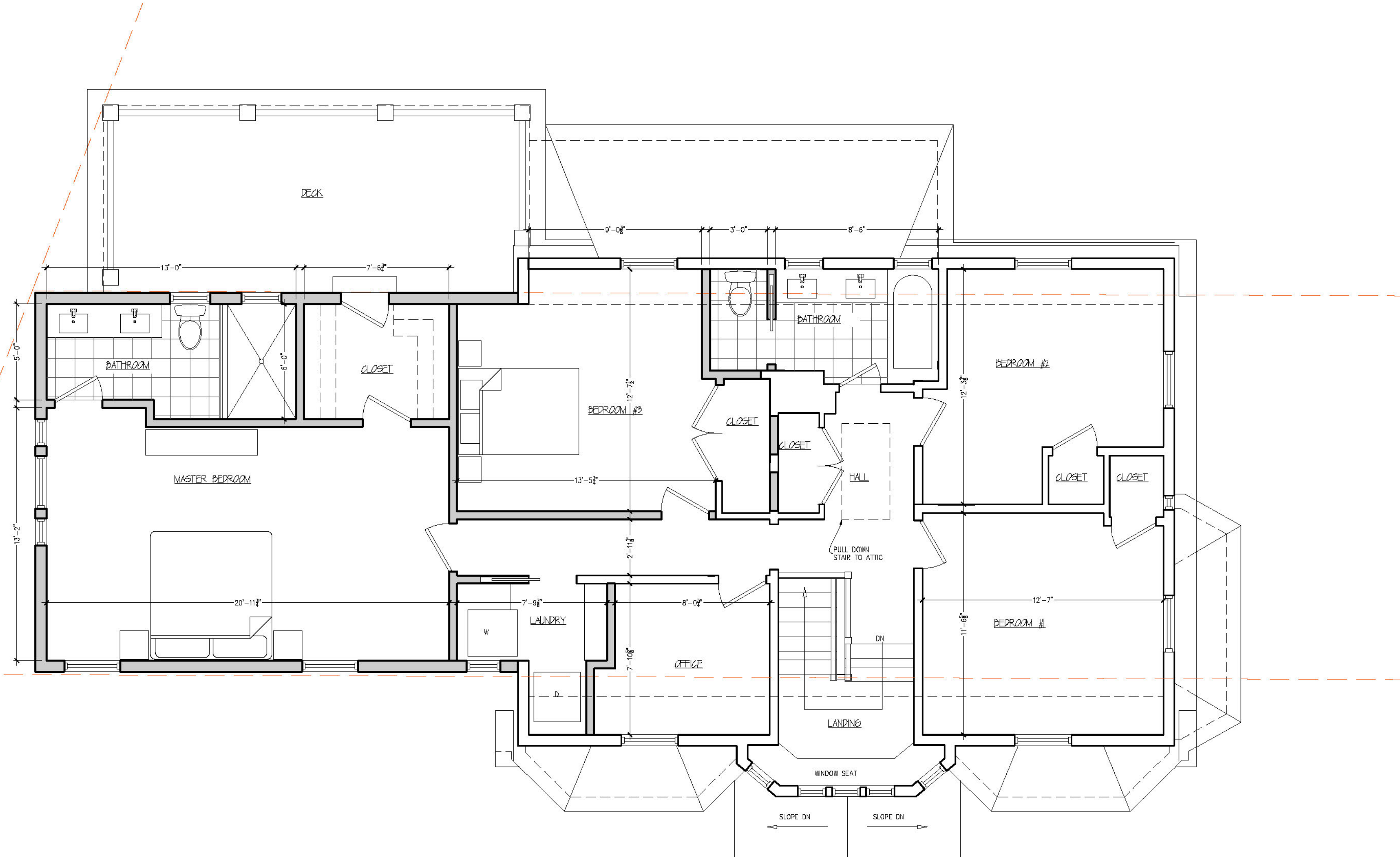
SPECIAL PERMIT

KOLODNER/KOHL RESIDENCE PROPOSED FIRST FLOOR PLAN
 42 OAKWOOD RD. NEWTON, MA
 Peter Sachs Architect N.C.A.R.B. - A.I.A.
 20 Hunter St.
 Newton, MA 02465
 Date & Revision
 09/09/2021
 Tel.: 617-527-5777 or Cell 617-312-5045
 E-Mail: petersachs@gmail.com
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A-3

9/9/2021
42 Oakwood Rd. - ArchP/psd

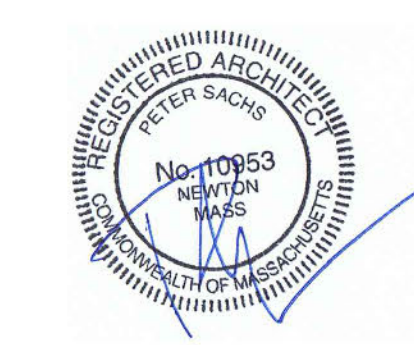
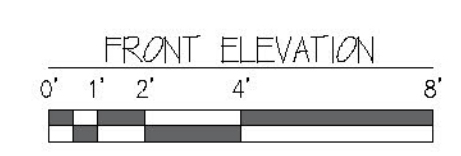


SPECIAL PERMIT

9/23/2021

42 Oakwood Rd. - ArchP/1.dwg

KOLODNER/KOHL RESIDENCE		PROPOSED SECOND FLOOR PLAN
42 OAKWOOD RD. NEWTON, MA		
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision
20 Hunter St.		09/09/2021
Newton, MA 02465		
Tel.: 617-527-5777 or Cell 617-312-5045		
E-Mail: petersachs@gmail.com		
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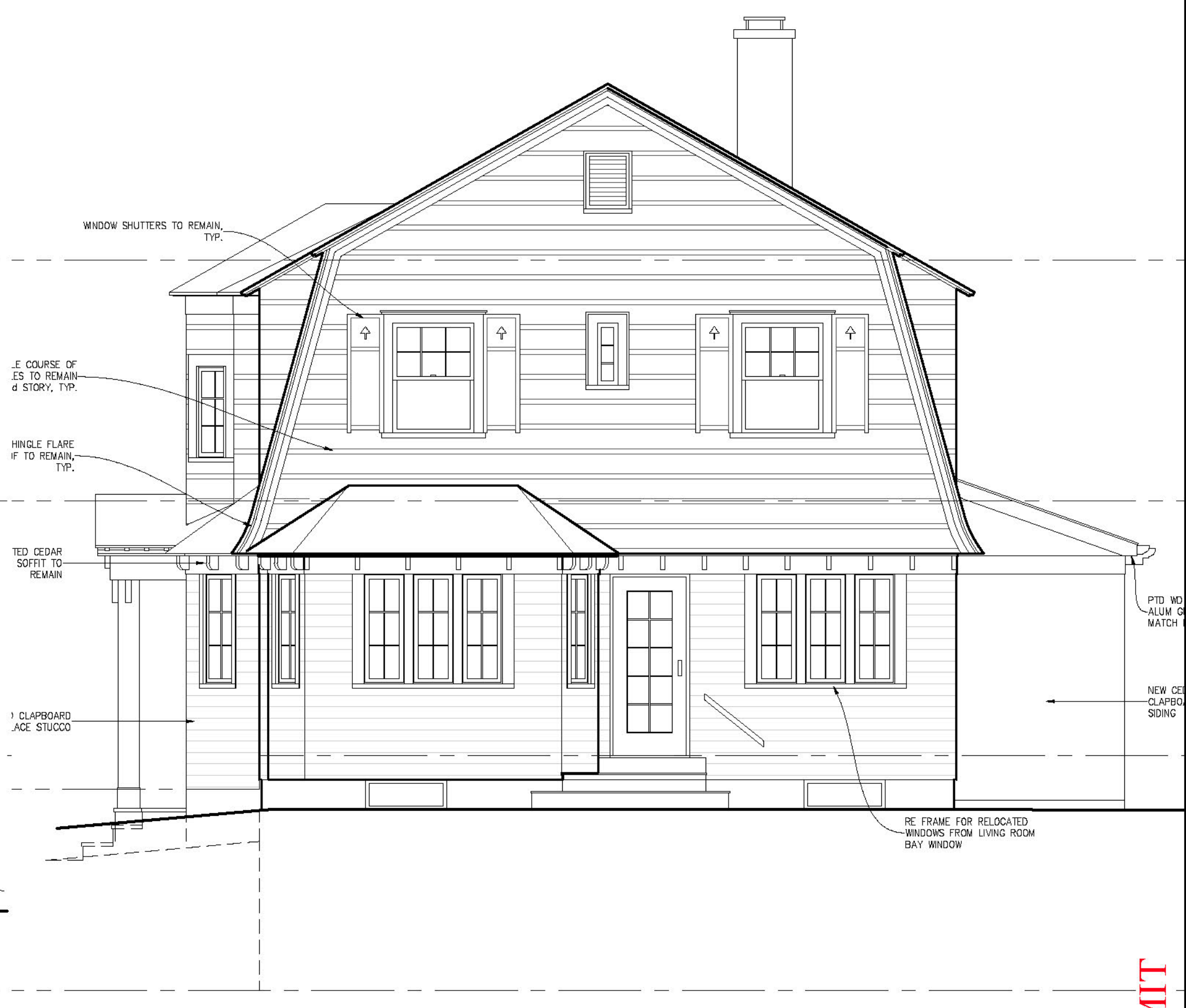
SPECIAL PERMIT

KOLODNER/KOHL RESIDENCE		PROPOSED FRONT ELEVATION
42 OAKWOOD RD. NEWTON, MA		
Peter Sachs Architect N.C.A.R.B. - A.I.A.	20 Hunter St.	Date & Revision
Newton, MA 02465		09/09/2022
Tel: 617-527-5777 or Cell 617-312-5045		
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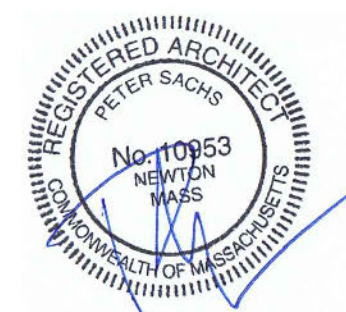
42 Oakwood Rd. - ArchPPT.dwg 9/9/2022



LEFT ELEVATION
 0' 1' 2' 4' 8'



RIGHT ELEVATION
 0' 1' 2' 4' 8'



SPECIAL PERMIT

KOLODNER/KOHL RESIDENCE PROPOSED RIGHT AND LEFT ELEVATIONS
 42 OAKWOOD RD. NEWTON, MA

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

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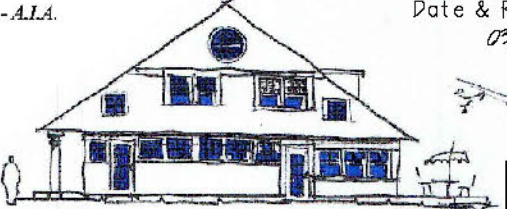
Date & Revision
 09/09/2022

A-7

42 Oakwood Rd. - ArchP1.dwg



SPECIAL PERMIT

KOLADNER/KOHL RESIDENCE		PROPOSED BACK ELEVATION
42 OAKWOOD RD. NEWTON, MA		
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 09/09/2022
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		A-B

9/9/2022
42 Oakwood Rd. - ArchP/1.dwg