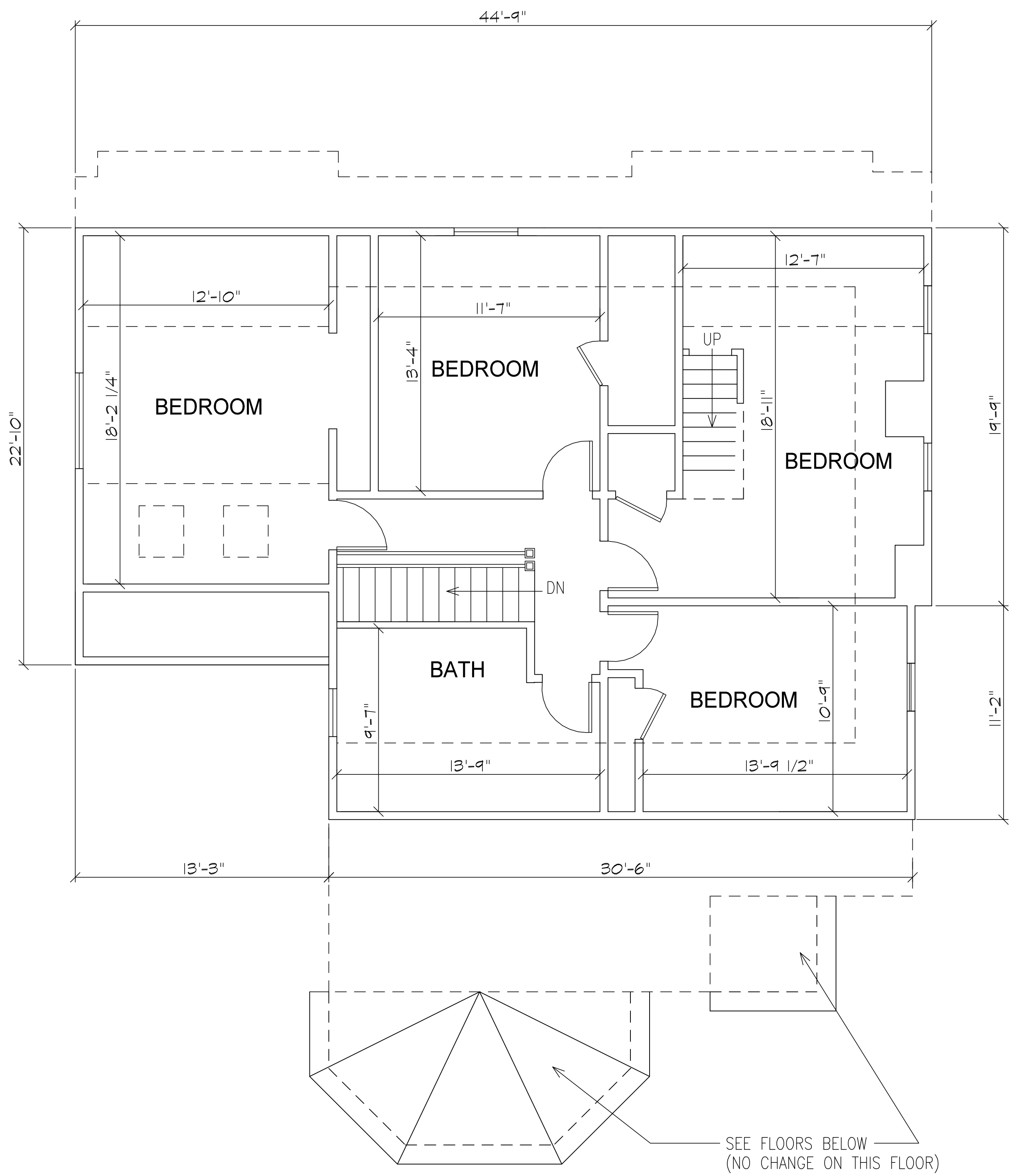


**EXISTING THIRD FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**PROPOSED THIRD FLOOR PLAN**  
NEW KITCHEN ROOF SHOWN BELOW  
1216 SF (NO CHANGE TO FLOOR PLAN)  
SCALE 1/4" = 1'-0"

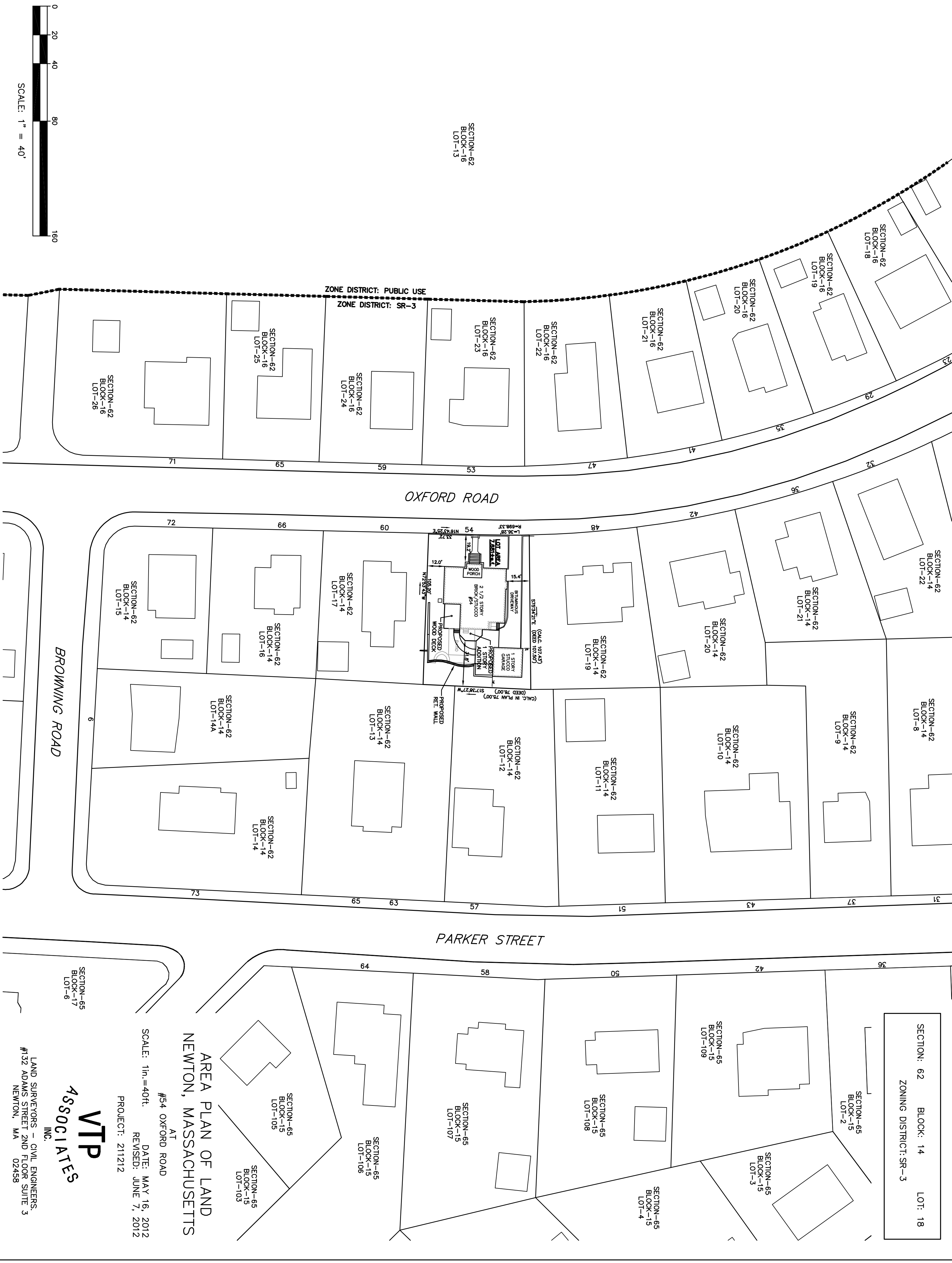
**GENERAL CONTRACTOR**  
J. L. OSLAN  
235 BILLERICA ROAD  
CHELMSFORD, MA

**SITE LOCATION**  
54 OXFORD STREET  
NEWTON, MA

REVISION	DATE	DESCRIPTION
0	6/6/12	FINAL PLAN

JOB NO.

SHEET NO.



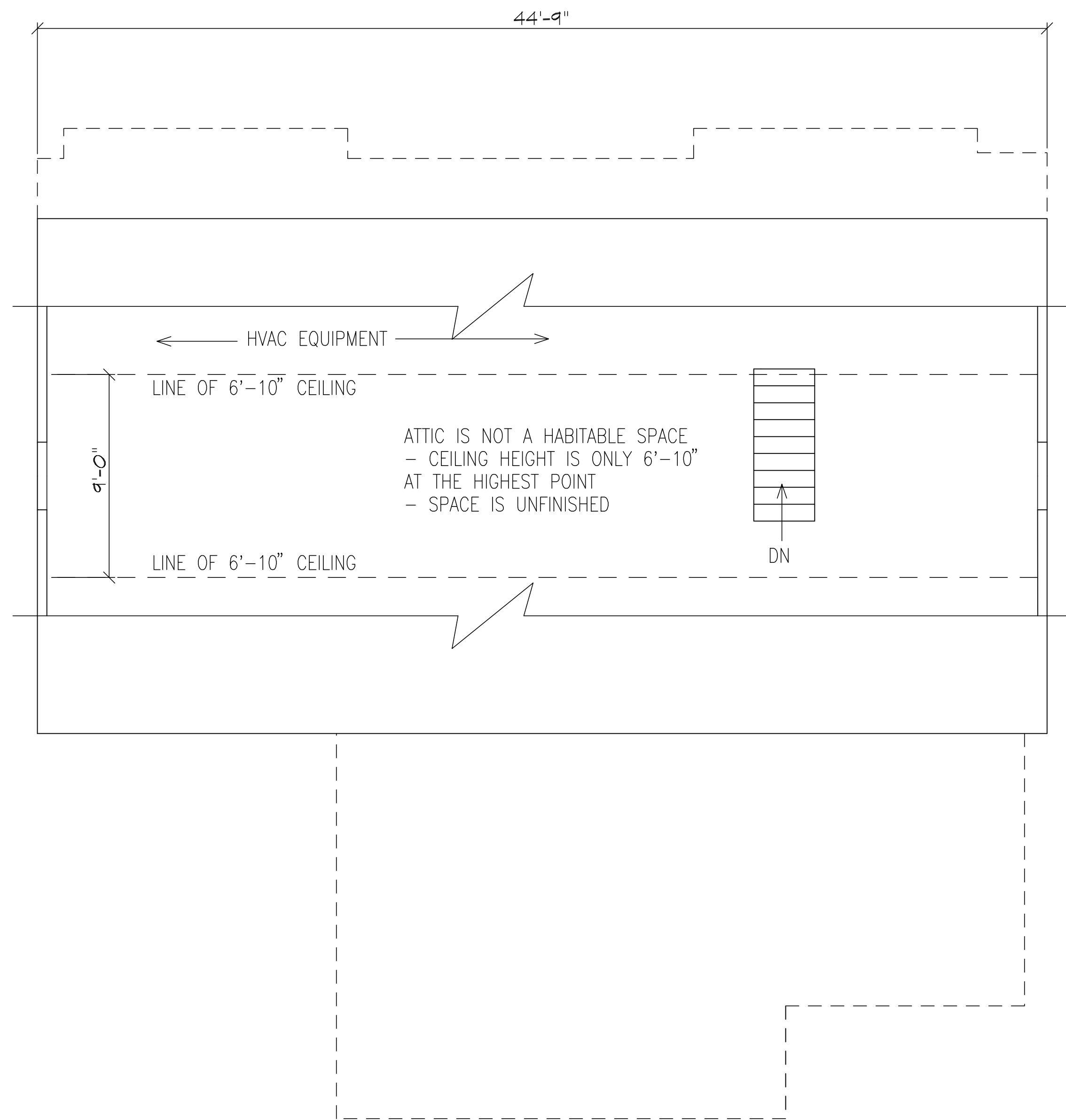
AREA PLAN OF LAND  
NEWTON, MASSACHUSETTS

AT  
#54 OXFORD ROAD

SCALE: 1in.=40ft. DATE: MAY 16, 2012  
REVISED: JUNE 7, 2012  
PROJECT: 211212

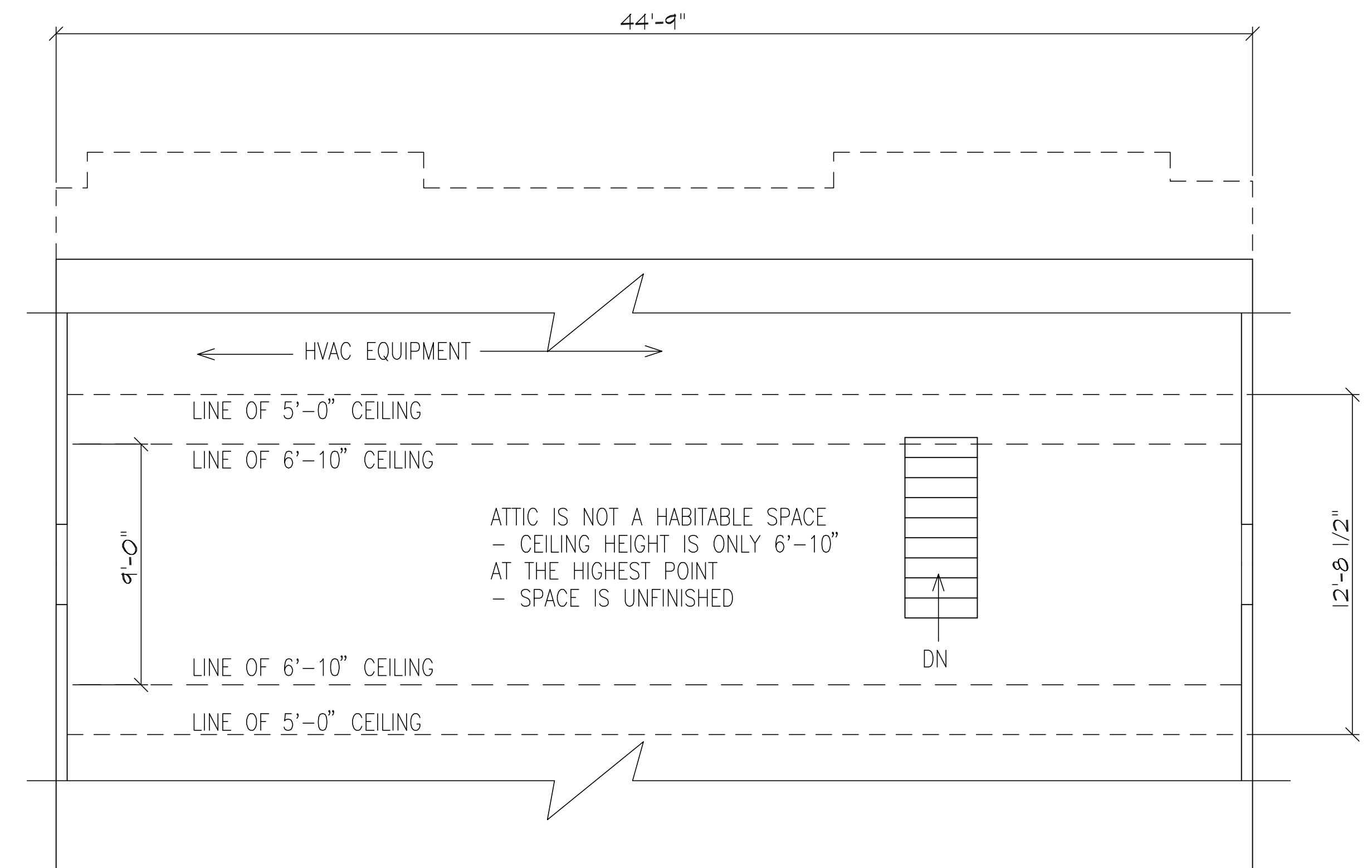
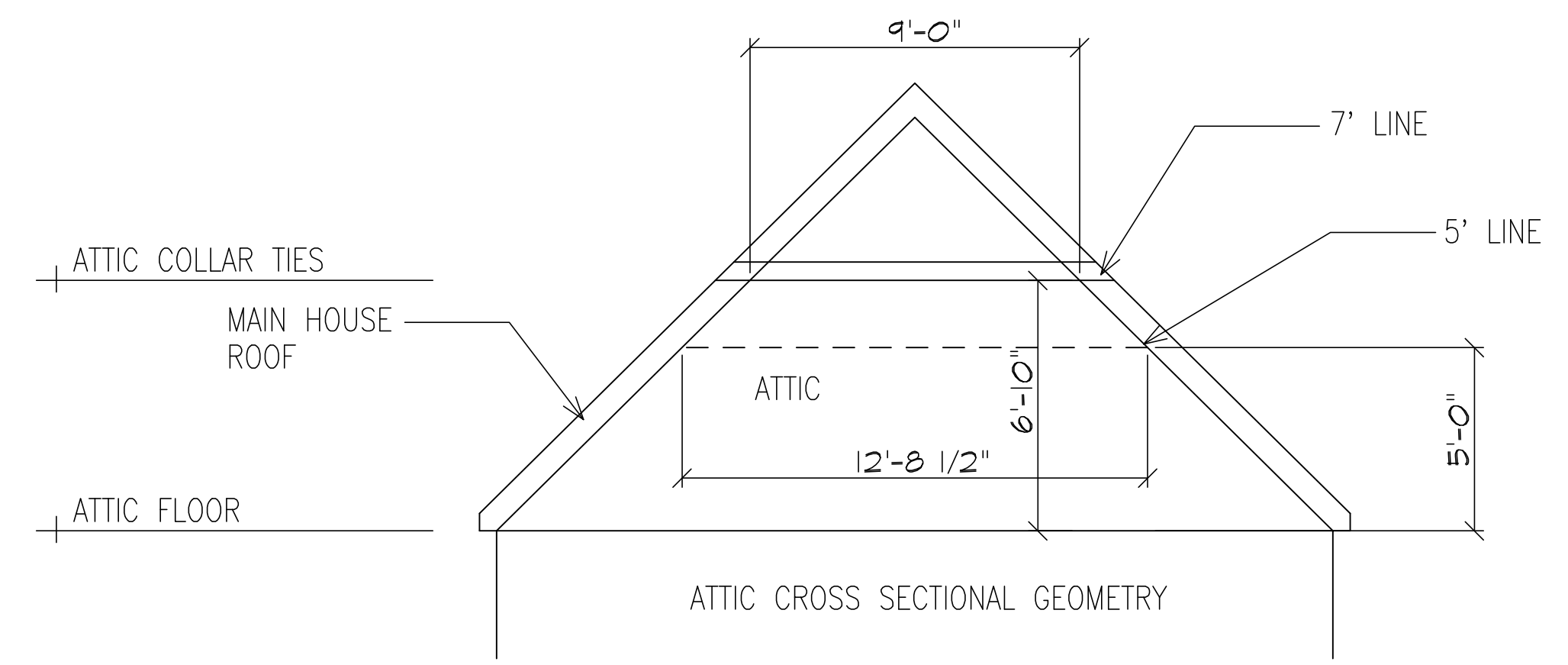
**VTP**  
ASSOCIATES  
INC.

LAND SURVEYORS - CIVIL ENGINEERS.  
#132 ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458



**EXISTING ATTIC FLOOR PLAN**

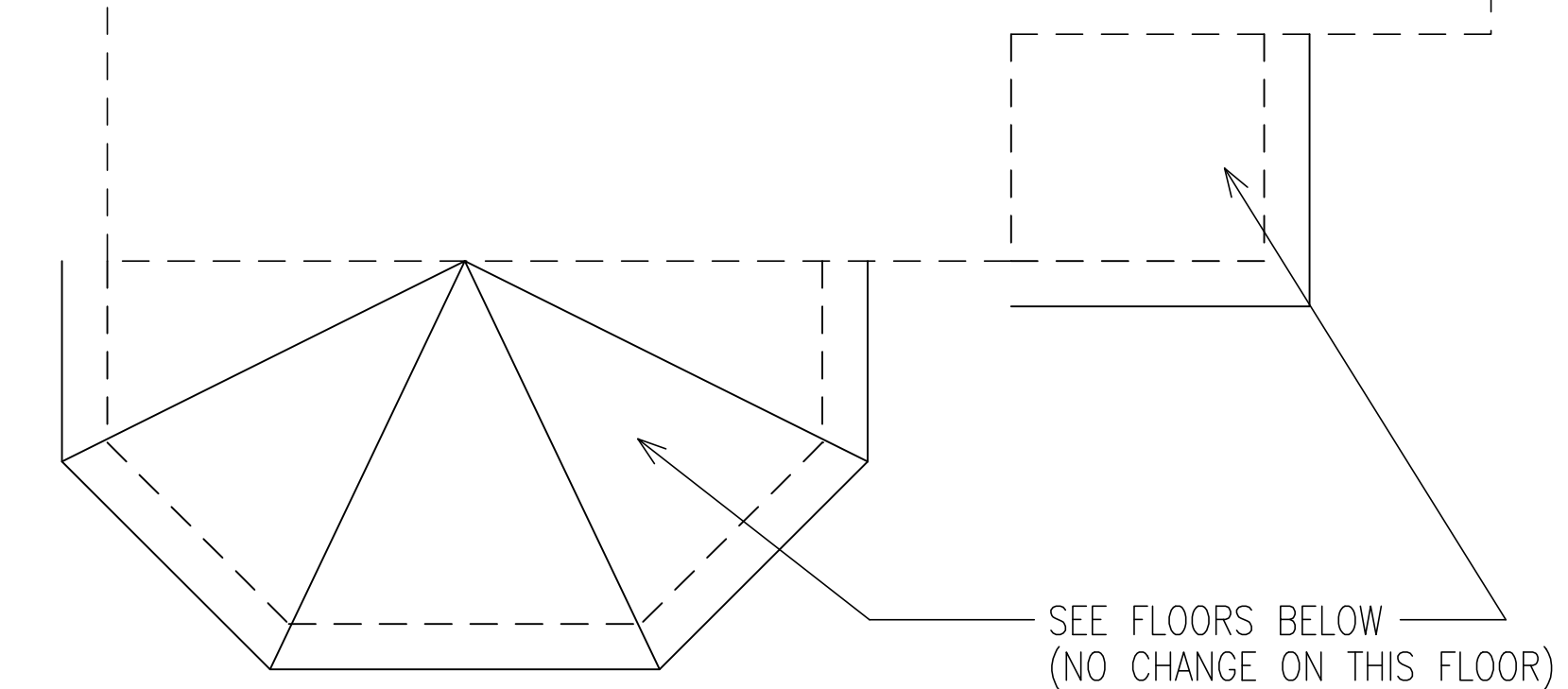
SCALE 1/4" = 1'-0"



**PROPOSED ATTIC FLOOR PLAN**

NEW KITCHEN ROOF SHOWN BELOW  
NO CHANGE TO FLOOR PLAN 400 SF (AREA 7' AND HIGHER)

SCALE 1/4" = 1'-0"



**GENERAL CONTRACTOR**  
J. L. OSLAN  
235 BILLERICA ROAD  
CHELMSFORD, MA

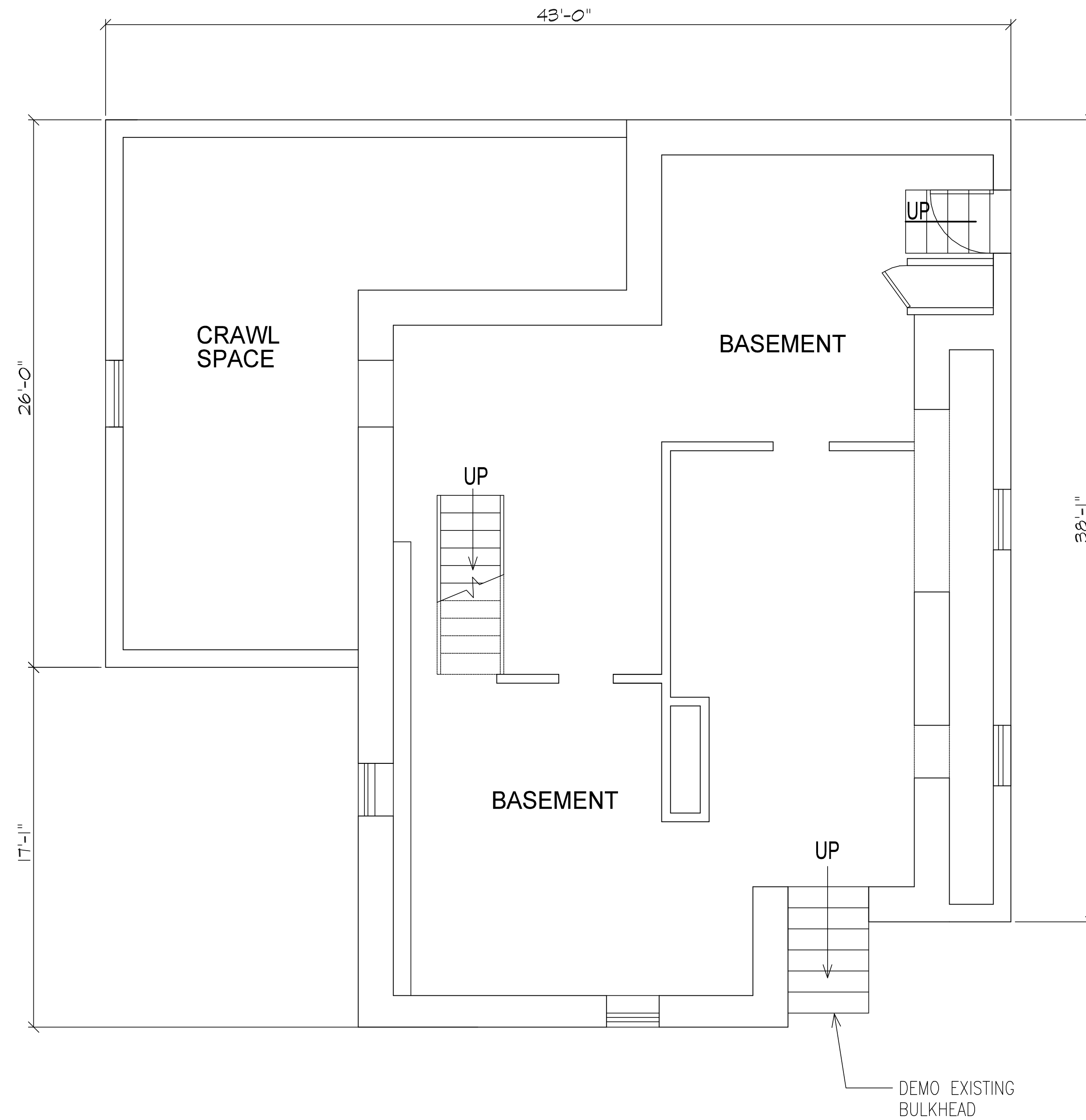
**SITE LOCATION**  
54 OXFORD STREET  
NEWTON, MA

REVISION	DATE	DESCRIPTION
0	6/20/12	FINAL PLAN

JOB NO.

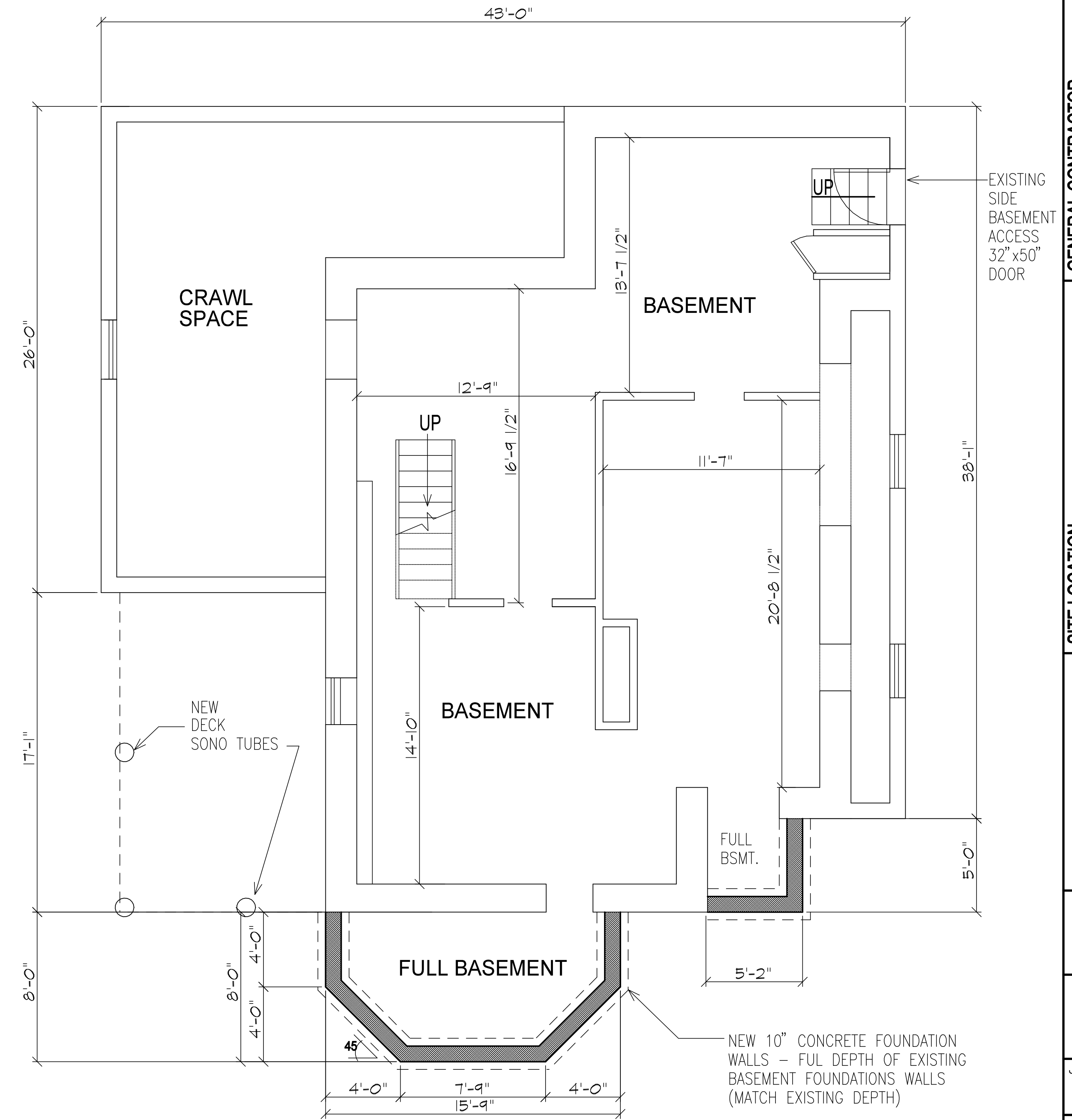
SHEET NO.

**5**



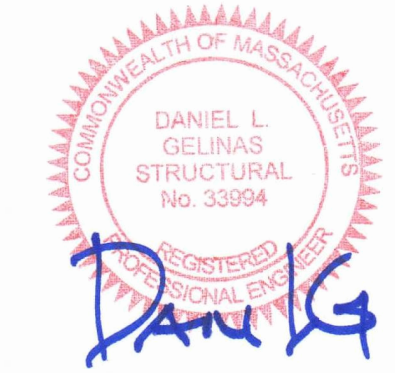
EXISTING BASEMENT PLAN

SCALE 1/4" = 1'-0"



PROPOSED BASEMENT PLAN

SCALE 1/4" = 1'-0"



GSE Job 11180  
Aug 29, 2012

GENERAL CONTRACTOR

J. L. OSLAN  
235 BILLERICA ROAD  
CHELMSFORD, MA

SITE LOCATION

54 OXFORD STREET  
NEWTON, MA

DESCRIPTION

FINAL PLAN

DATE

6/6/12

REVISION

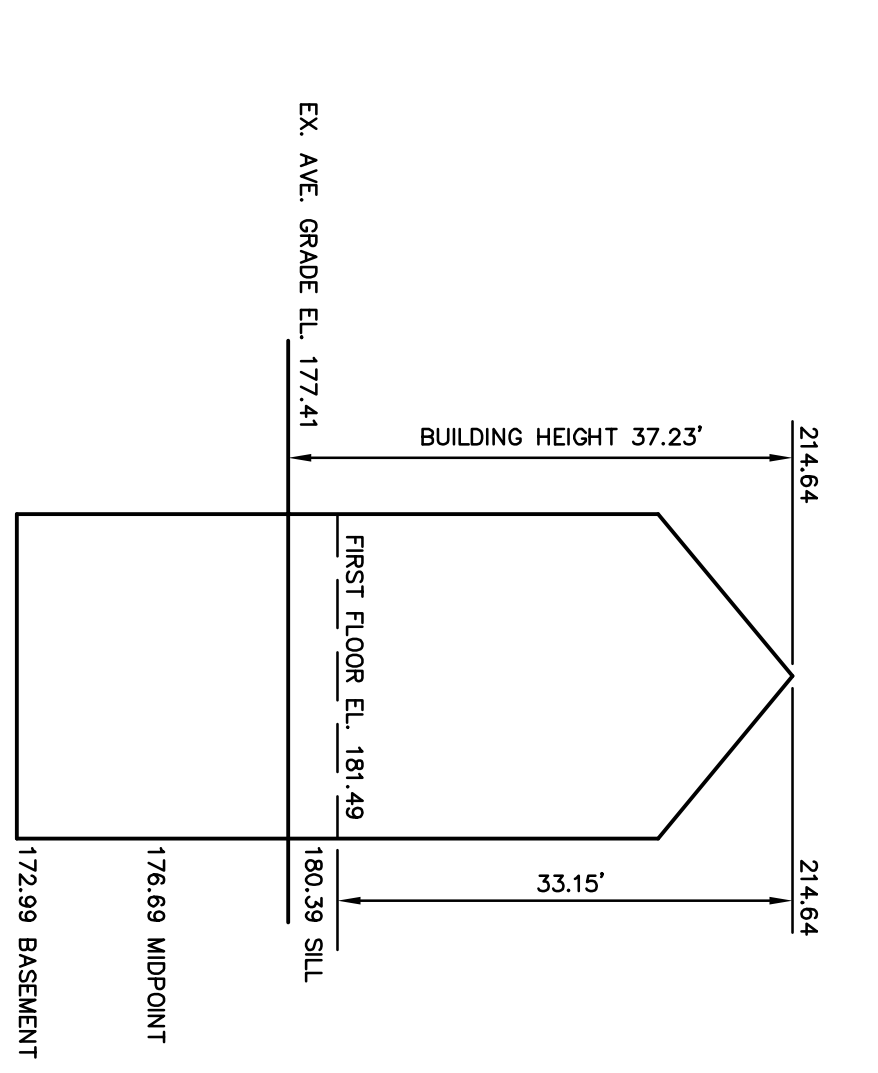
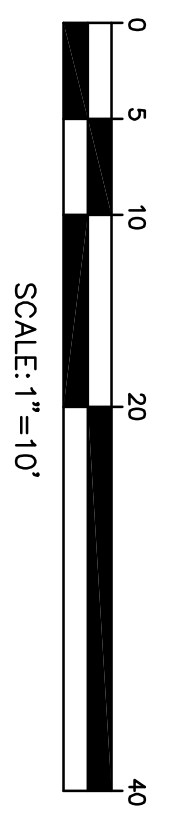
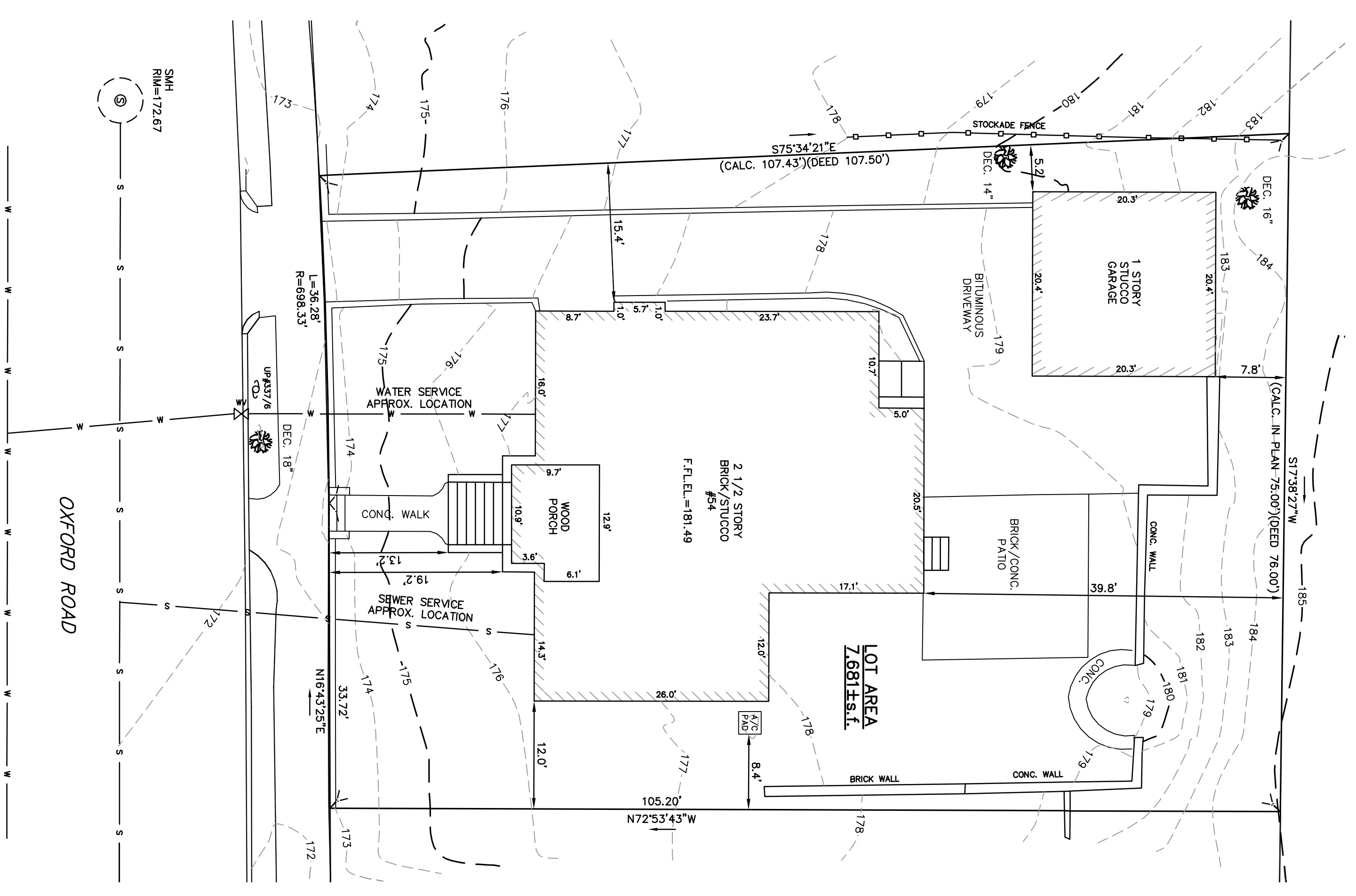
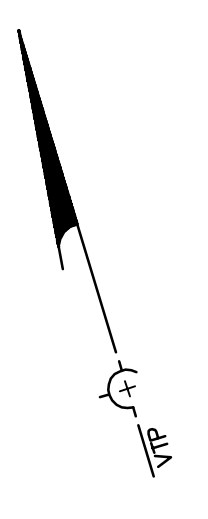
0

JOB NO.

SHEET NO.

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	21
BUILDING	—
PICKET FENCE	—
CHAINLINK FENCE	—
PROPERTY LINE	N62°32'35"W
W/ BEARING DISTANCE	342.81'
CONIFEROUS TREE	—
DECIDUOUS TREE	—
SIGN POST	—
LIGHT POLE	—
GAS VALVE	—
WATER VALVE	—
UTILITY POLE	—
SEWER MANHOLE	—
FIRE HYDRANT	—
CATCH BASIN	—
FIRE CALL BOX	—
MAL. BOX	—
MONITORING WELL	—
ELECTRIC MANHOLE	—
TOP OF STONE EL.	—
BOTTOM OF STONE EL.	—
TOP OF WALL EL.	—
BOTTOM OF WALL EL.	—



Address: #54 Oxford Road

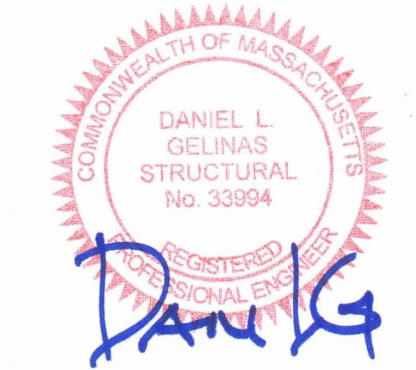
Existing Average Grade Calculation					
A	B	C	D	E	F
Segment	Length of Segment in Feet	Height of Segment	Low Point of Segment	Average Segment Height	F-B/E
1	16.02	176.49	175.86	176.18	2822.32 Sq. Ft.
2	12.85	175.93	175.67	175.80	2260.32 Sq. Ft.
3	14.28	176.22	175.74	176.94	2509.47 Sq. Ft.
4	25.98	177.77	176.10	177.82	4593.23 Sq. Ft.
5	11.97	178.42	177.85	178.14	2132.28 Sq. Ft.
6	17.13	178.86	178.42	178.64	3060.10 Sq. Ft.
7	17.85	178.86	178.50	178.68	3193.29 Sq. Ft.
8	10.68	178.85	178.35	177.84	1874.74 Sq. Ft.
9	23.67	178.35	176.82	177.58	4204.74 Sq. Ft.
10	8.68	176.61	175.82	176.22	1529.55 Sq. Ft.
<b>Total</b>	<b>161.70</b>				<b>28686.99 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade: **177.41'**

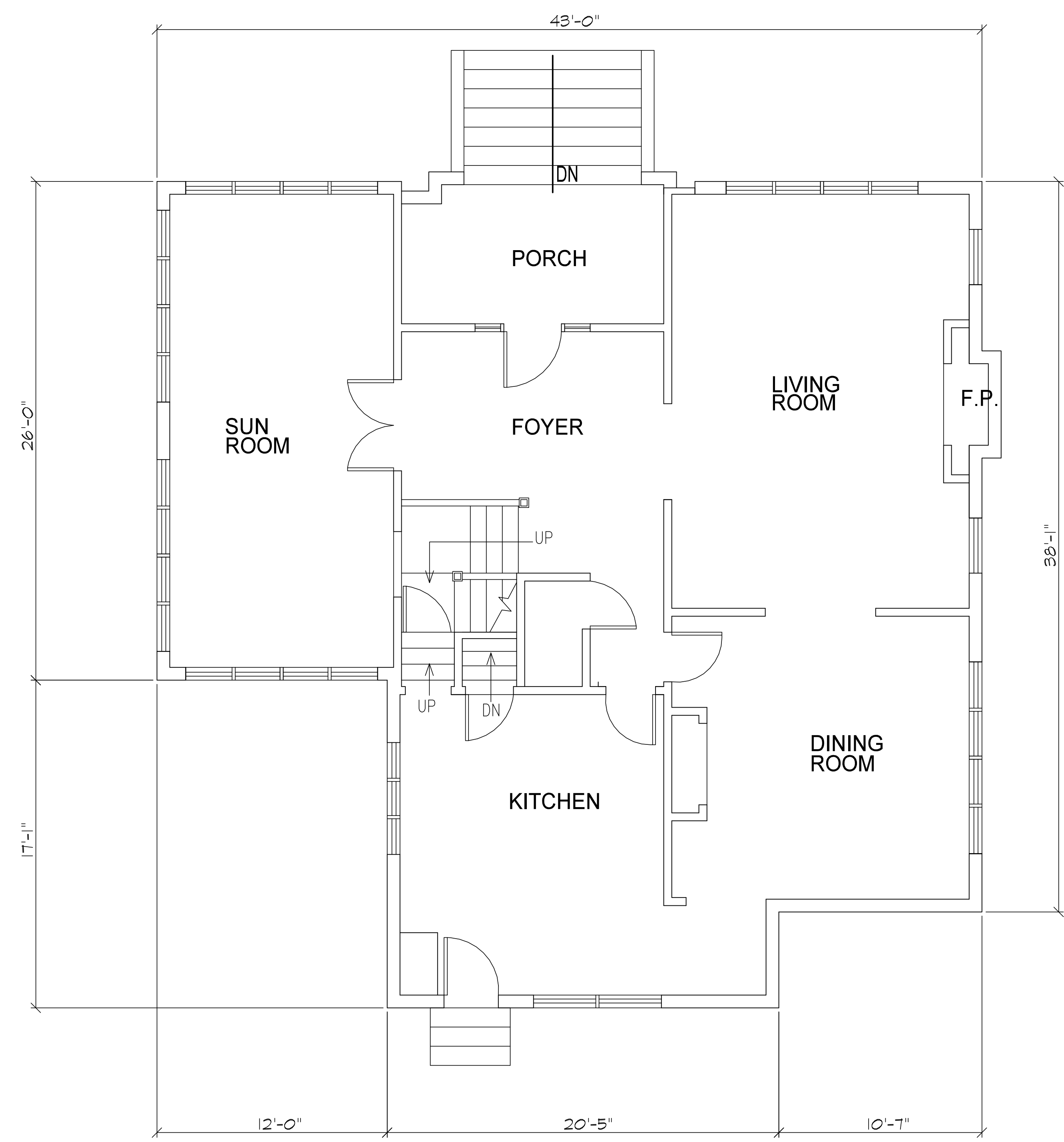
ZONING CHART		
NEWTON, MASSACHUSETTS	SUBMISSION:	EXISTING
ZONE: SR-3 (OLD)	REQUIRED	EXISTING
REGULATION	7,000sq.ft.	7,681sq.ft.
LOT AREA	70.0'	70.0'
LOT FRONTAGE	25.0'	19.2'
FRONT SETBACK	7.5'	12.0'
SIDE SETBACK	15.0'	33.8'
REAR SETBACK	36.0'	37.23'
BUILDING HEIGHT	30.0%	177.41'
AVERAGE GRADE	30.0%	26.9%
LOT COVERAGE	50.0%	56.8%
OPEN SPACE		

TOPOGRAPHIC SITE PLAN  
 NEWTON, MASSACHUSETTS  
 SHOWING EXISTING CONDITIONS AT  
 #54 OXFORD ROAD

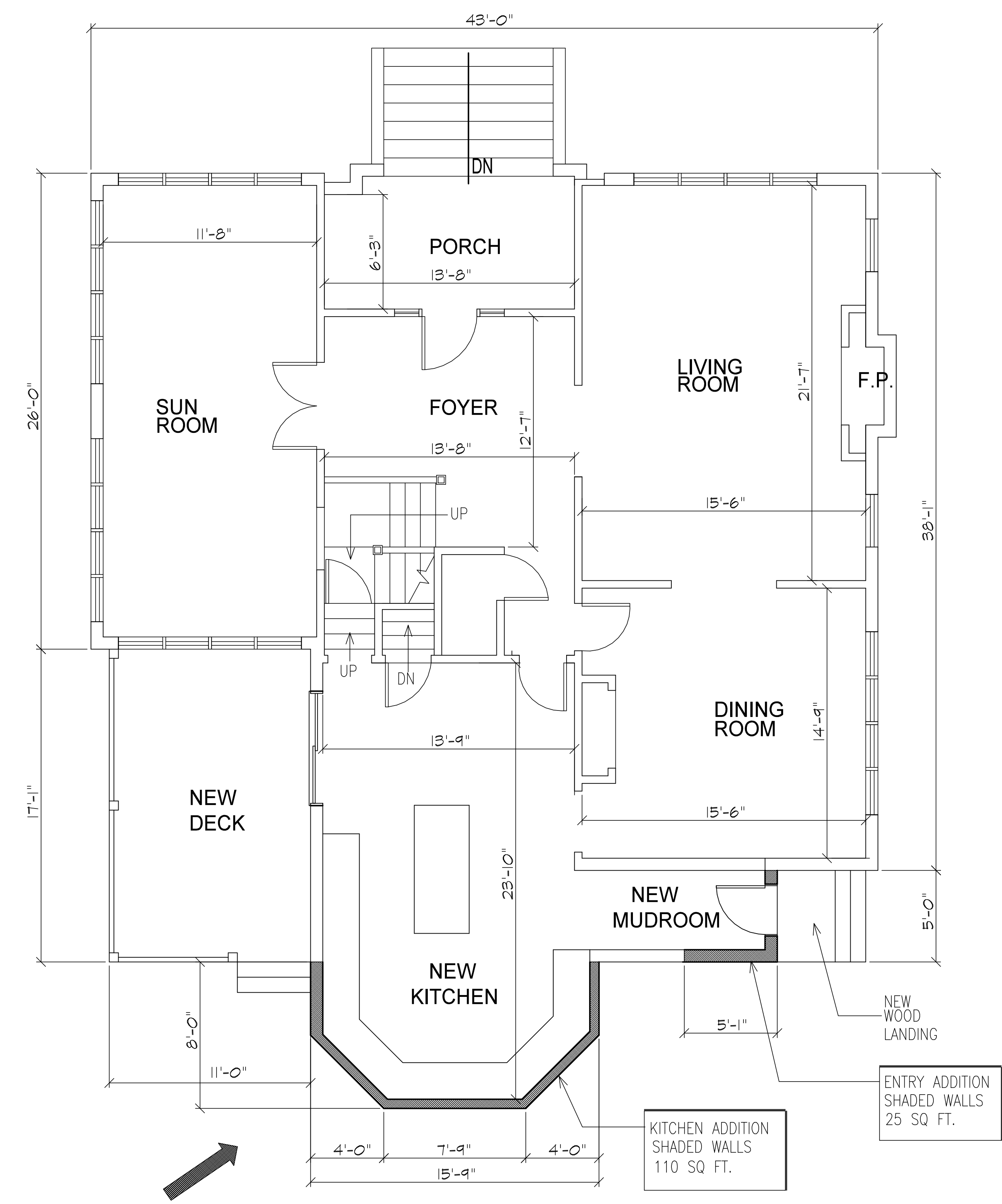
SCALE: 1in.=10ft. DATE: NOVEMBER 30, 2011  
 PROJECT: 211212  
**VTP ASSOCIATES** INC.  
 LAND SURVEYORS - CIVIL ENGINEERS: 132  
 ADAMS SIMON 2ND FLOOR SUITE 3  
 NEWTON, MA 02459  
 (617) 332-8271



GSE Job 11180  
Aug 29, 2012



EXISTING FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
1631 SF  
SCALE 1/4" = 1'-0"

GENERAL CONTRACTOR  
J. L. OSLAN  
235 BILLERICA ROAD  
CHELMSFORD, MA

SITE LOCATION  
54 OXFORD STREET  
NEWTON, MA

REVISION	DATE	DESCRIPTION
0	6/6/12	FINAL PLAN

JOB NO. \_\_\_\_\_

SHEET NO.



**PROPOSED FRONT ELEVATION**

SCALE 1/4" = 1'-0"



**EXISTING FRONT ELEVATION**

SCALE 1/4" = 1'-0"

ATTIC  
 THIRD FLOOR  
 STUCCO FACADE  
 SECOND FLOOR  
 BRICK FACADE  
 ADDITION TO HAVE STUCCO FACADE TO MATCH EXISTING  
 FIRST FLOOR  
 BASEMENT BELOW GRADE



**PROPOSED LEFT SIDE ELEVATION**

SCALE 1/4" = 1'-0"



**EXISTING LEFT SIDE ELEVATION**

SCALE 1/4" = 1'-0"

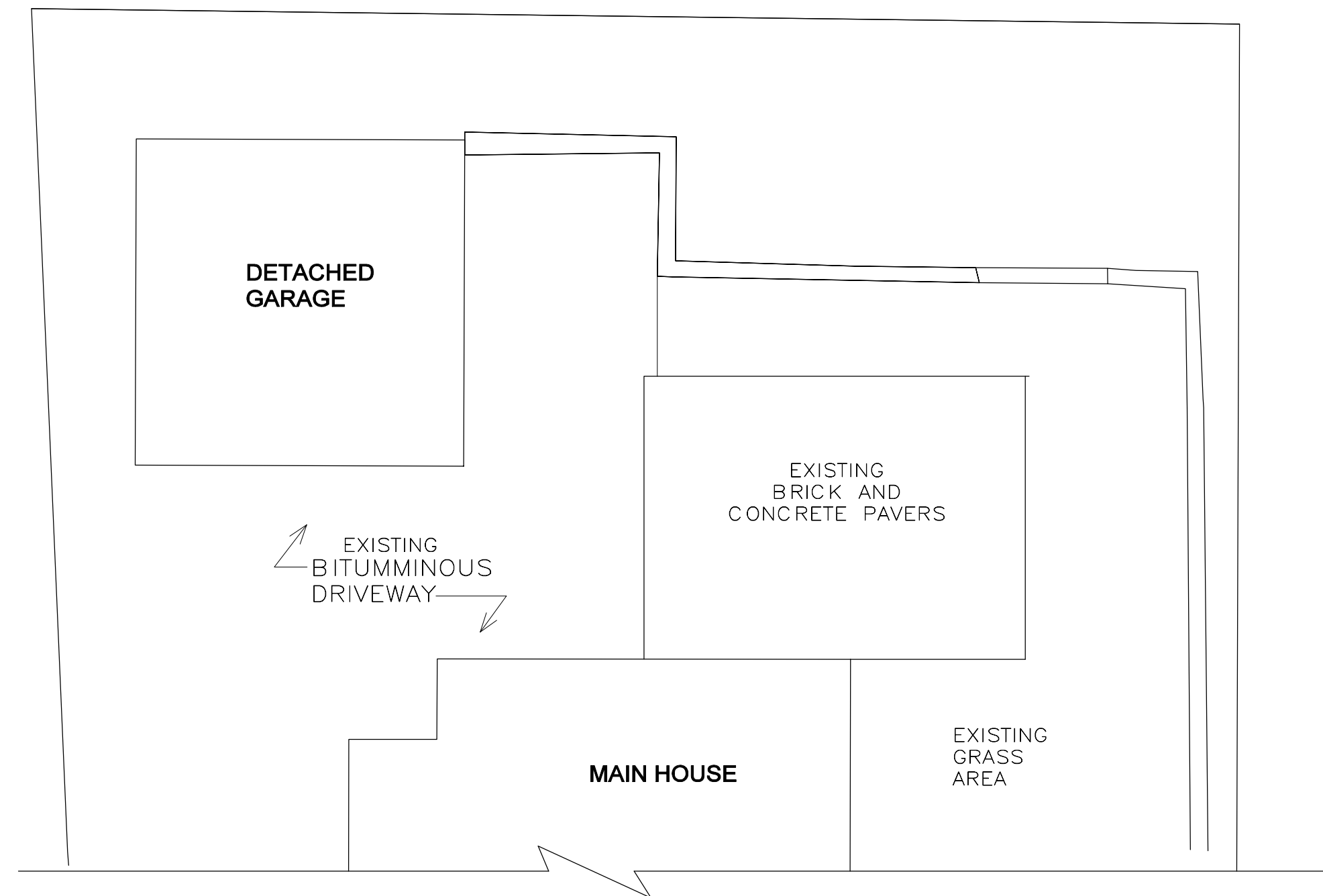
  
 GSE Job III80  
 Aug 29, 2012

GENERAL CONTRACTOR  
**J. L. OSLAN**  
 235 BILLERICA ROAD  
 CHELMSFORD, MA

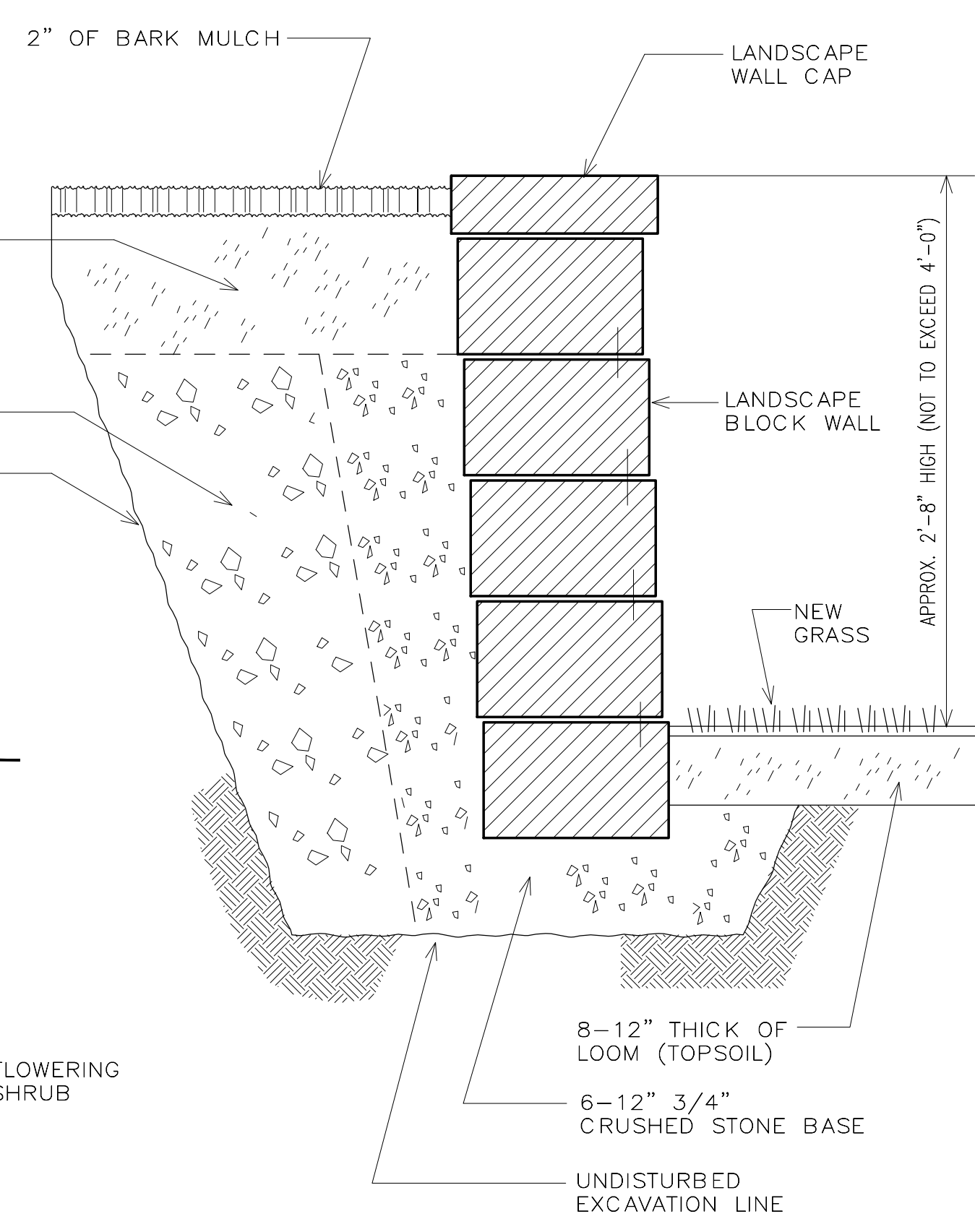
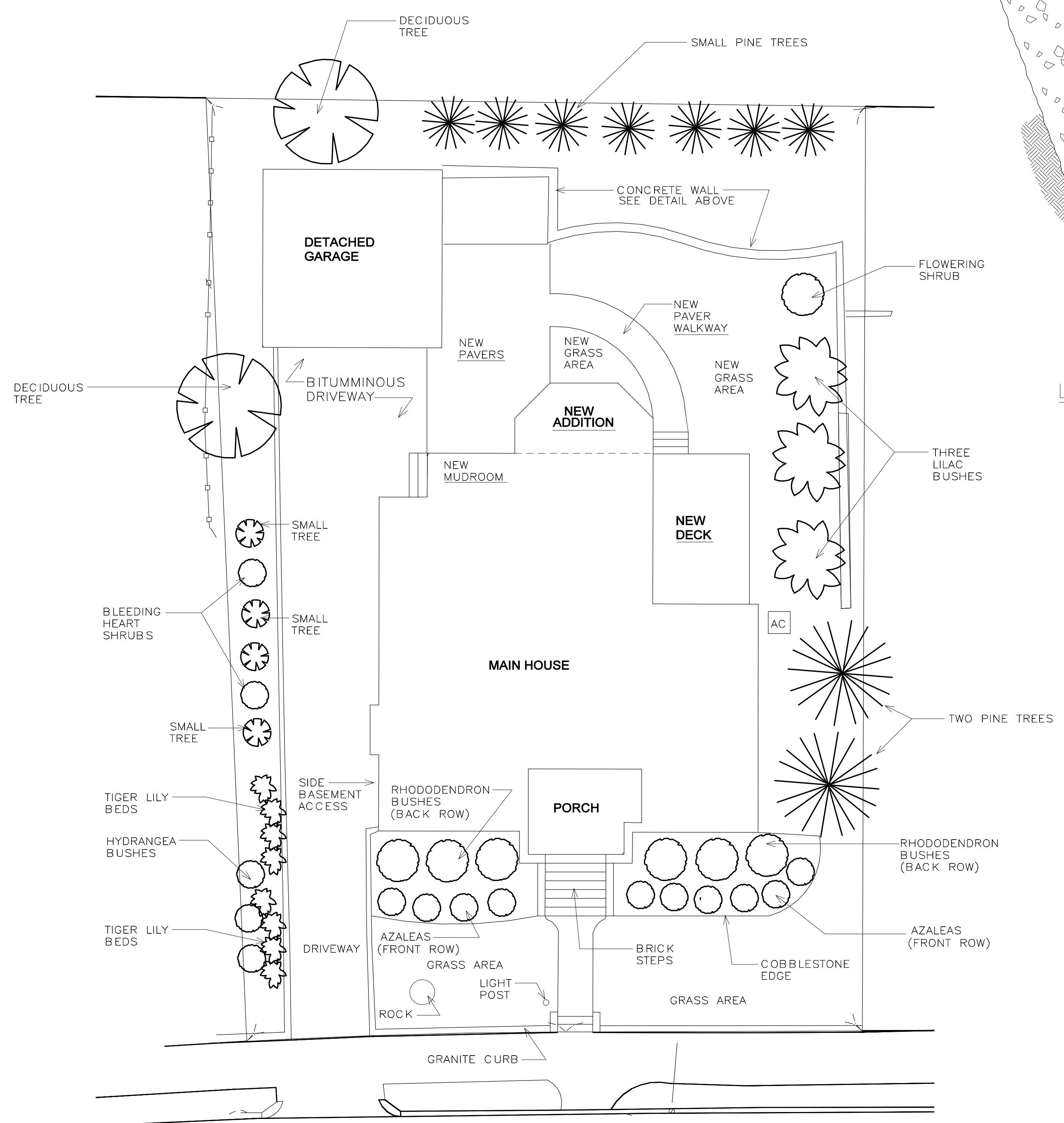
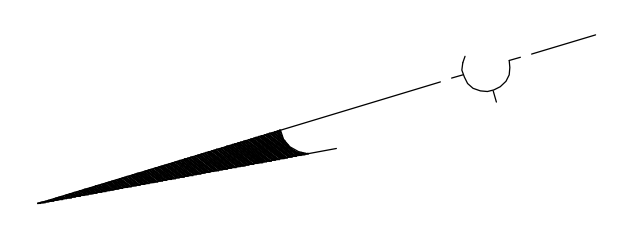
SITE LOCATION  
**54 OXFORD STREET**  
**NEWTON, MA**

REVISION	DATE	DESCRIPTION
0	6/6/12	FINAL PLAN

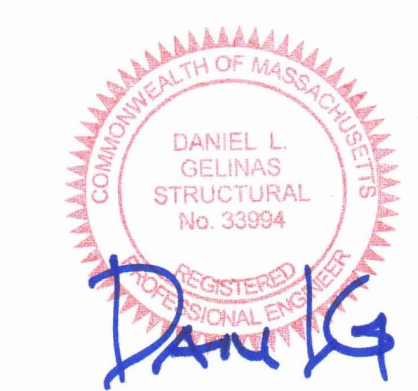
JOB NO.  
 SHEET NO.  
**7**



EXISTING PARTIAL PLAN  
SHOWS EXISTING BRICK AND CONCRETE PATIO TO BE REMOVED



LANDSCAPE RETAINING WALL  
SCALE 1" = 1'-0"



GSE Job 11180  
Aug 29, 2012

LANDSCAPE PLAN

- 1) LANDSCAPE AND HARDSCAPE SHOWN IS EXISTING UNLESS NOTED OTHERWISE  
2) NEW STRUCTURES AND ELEMENTS NOTED AS NEW I.E. REAR ADDITION AND DECK

SCALE 1/8" = 1'-0"

GENERAL CONTRACTOR

J. L. OSLAN  
235 BILLERICA ROAD  
CHELMSFORD, MA

SITE LOCATION

54 OXFORD STREET  
NEWTON, MA

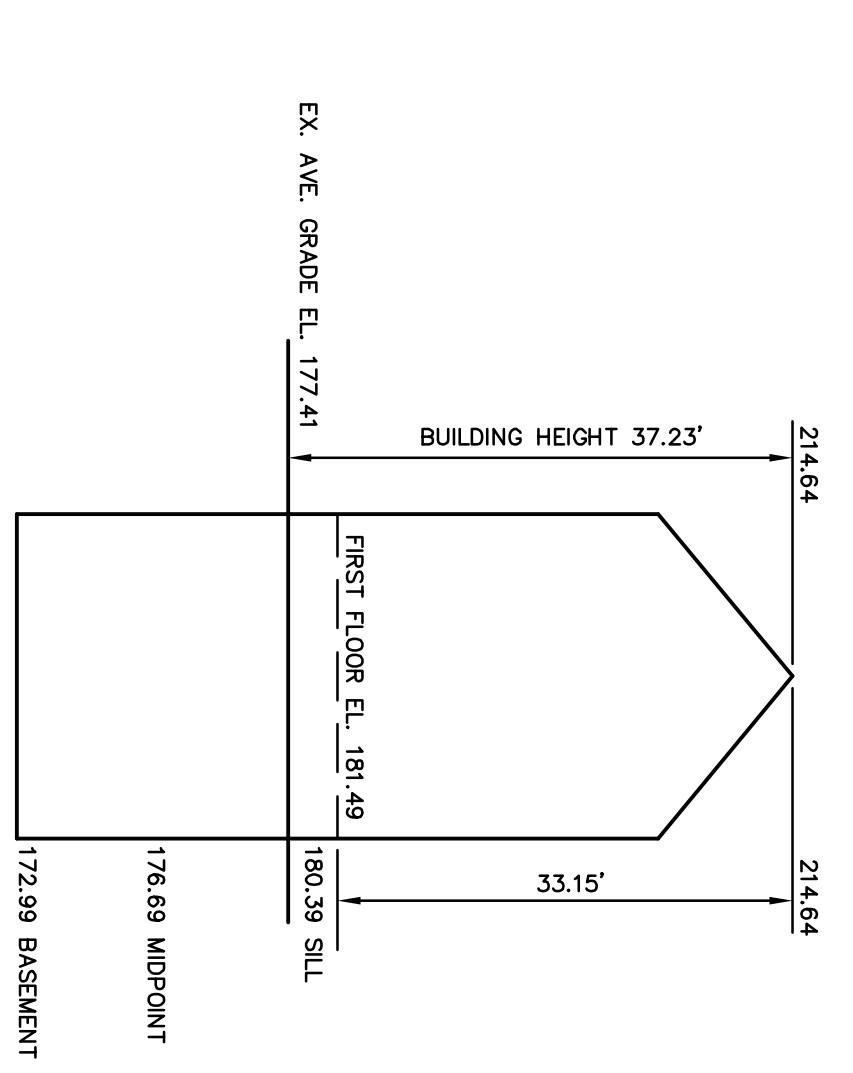
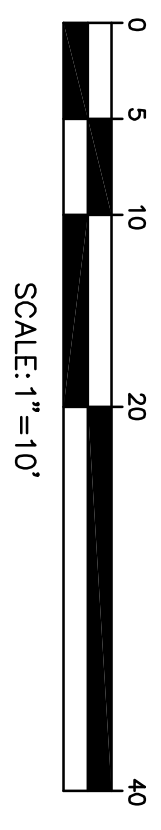
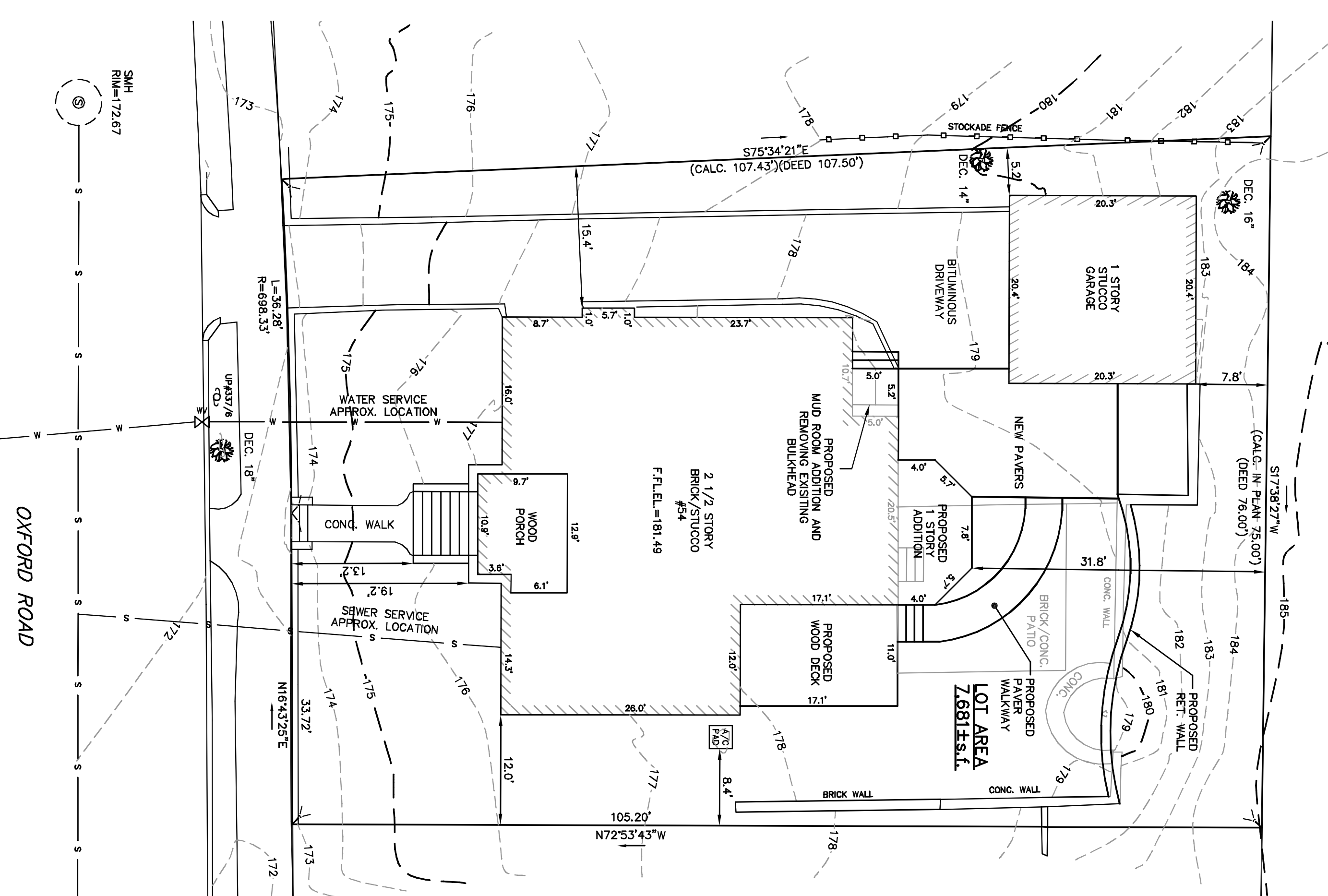
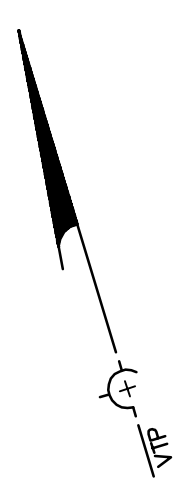
REVISION	DATE	DESCRIPTION
0	6/6/12	FINAL PLAN

SHEET NO.

8



LEGEND	
STORM SEWER	D
COMBINATION SEWER	CS
SANITARY SEWER	S
WATER MAIN	W
OVERHEAD ELECTRIC	OE
UNDER GROUND ELECTRIC	UE
GAS MAIN	G
CONTOUR	21
BUILDING	—
PICKET FENCE	—
CHAINLINK FENCE	—
PROPERTY LINE W/ BEARING DISTANCE	N63°35'5"W 345.81'
CONIFEROUS TREE	—
DECIDUOUS TREE	—
SIGN POST	—
LIGHT POLE	—
GAS VALVE	—
WATER VALVE	—
UTILITY POLE	—
DRAINAGE MANHOLE	—
SEWER MANHOLE	—
FIRE HYDRANT	—
CATCH BASIN	—
FIRE CALL BOX	—
MAIL BOX	—
MONITORING WELL	—
ELECTRIC MANHOLE	—
TOP OF STONE EL.	—
BOTTOM OF STONE EL.	—
TOP OF WALL EL.	—
BOTTOM OF WALL EL.	—



Address: #54 Oxford Road

Existing Average Grade Calculation					
A	B	C	D	E	F
Segment	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	Eq.(C+D)/2 Average	F-B+E
1	16.02	176.49	175.86	176.18	2822.32 Sq. Ft.
2	12.85	175.93	175.67	175.80	2260.32 Sq. Ft.
3	14.28	176.22	175.14	175.68	2499.47 Sq. Ft.
4	25.98	177.77	176.10	176.94	4593.23 Sq. Ft.
5	11.97	178.42	177.85	178.14	2132.28 Sq. Ft.
6	17.13	178.86	178.42	178.64	3060.10 Sq. Ft.
7	10.68	178.86	178.56	178.71	1893.29 Sq. Ft.
8	17.85	178.86	178.56	178.71	4204.74 Sq. Ft.
9	23.67	178.35	176.83	177.64	1529.55 Sq. Ft.
10	8.68	176.61	175.82	176.22	2868.99 Sq. Ft.
<b>Total</b>	<b>161.70</b>				

Total Column F / Total Column B = Average Grade: **177.41'**

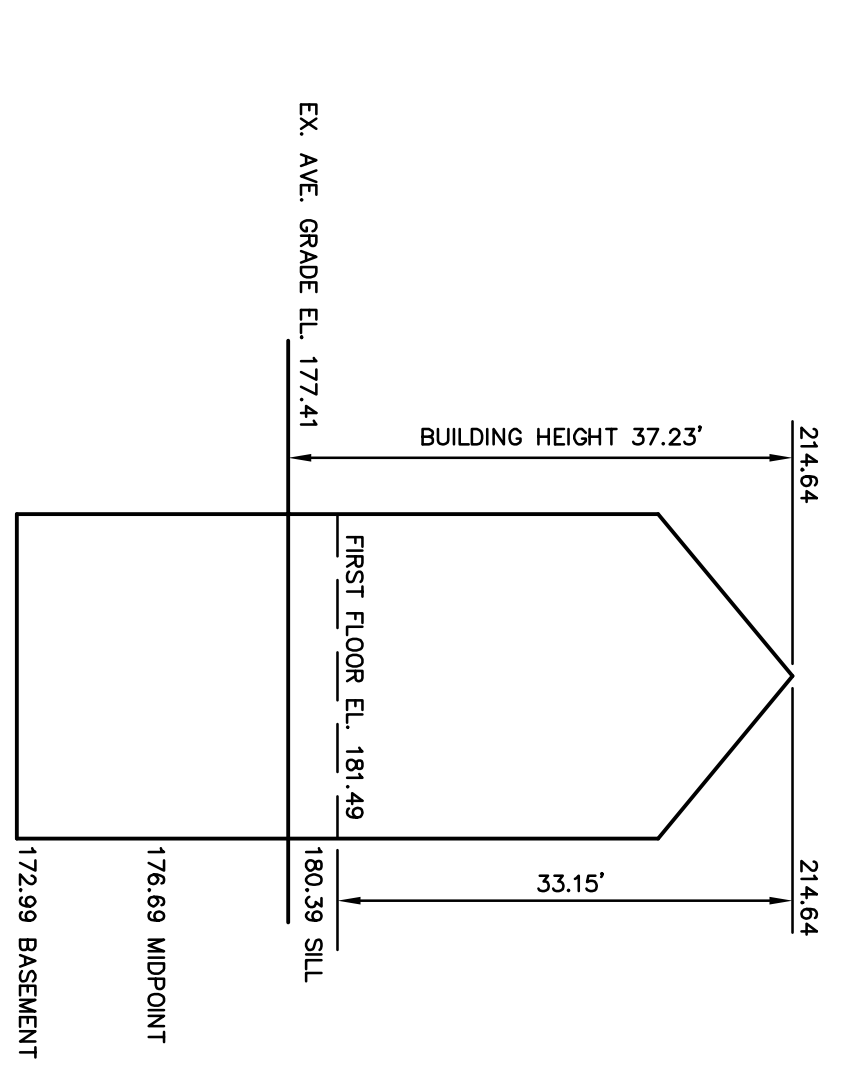
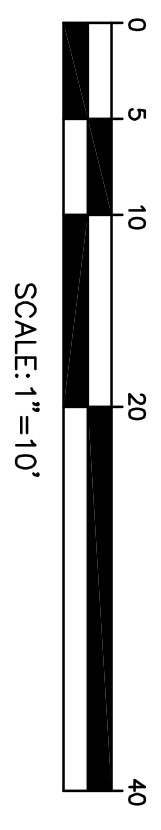
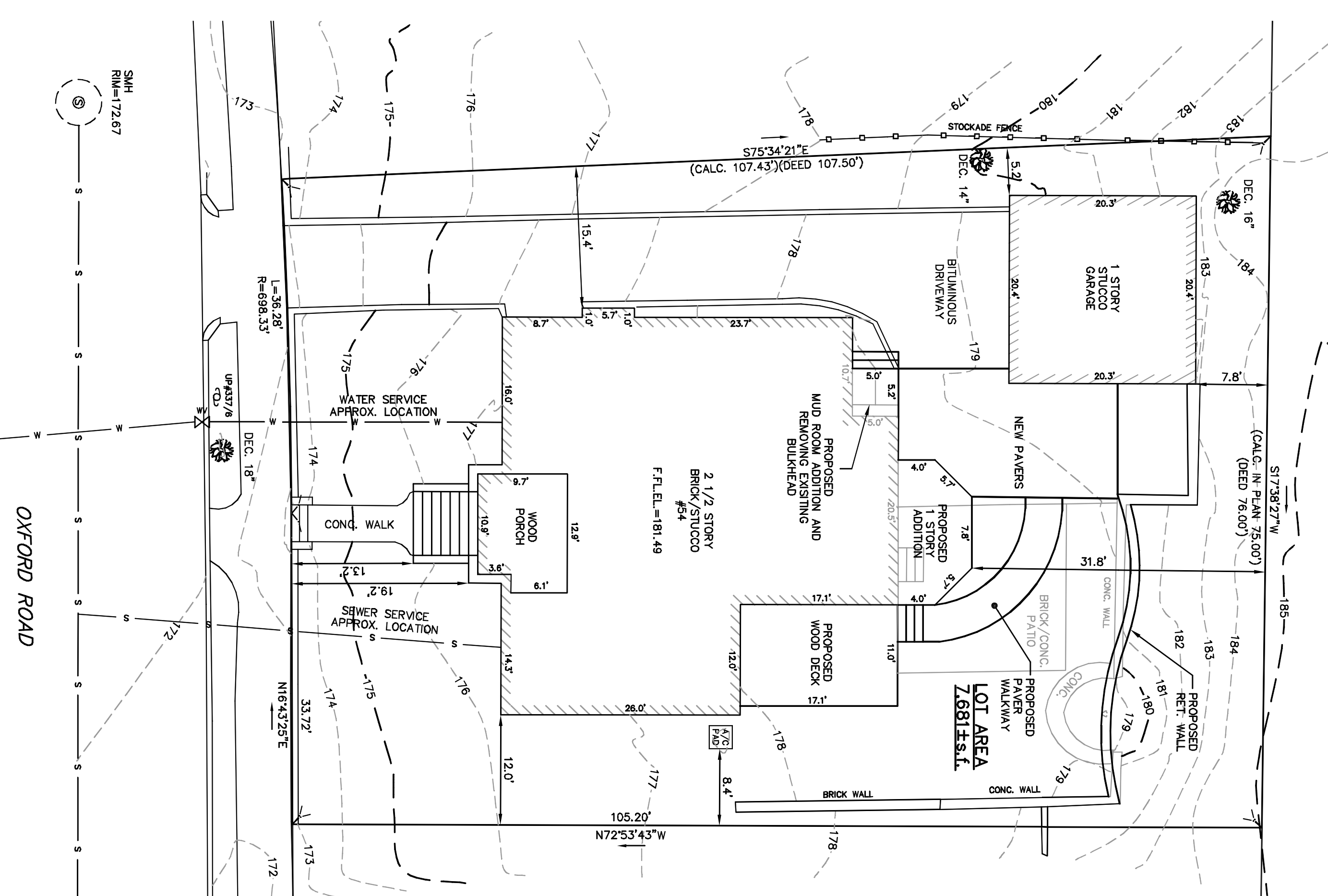
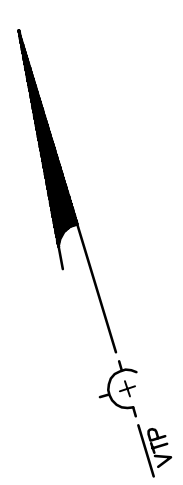
ZONING CHART			
NEWTON, MASSACHUSETTS			
SUBMISSION: PROPOSED			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000sq. ft.	7,681sq. ft.	7,681sq. ft.
LOT FRONTAGE	70.0'	70.0'	N/C
FRONT SETBACK	28.0'	19.2'	N/C
SIDE SETBACK	7.5'	12.0'	N/C
REAR SETBACK	15.0'	39.8'	31.8'
BUILDING HEIGHT	36.0'	37.23'	N/C
AVERAGE GRADE	30.0%	26.9%	28.6%
LOT COVERAGE	50.0%	56.8%	52.6%

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#54 OXFORD ROAD

SCALE: 1/4"=10'  
DATE: APRIL 5, 2012  
REVISED: JUNE 7, 2012, JULY 3, 2012  
PROJECT: 211212

VTP ASSOCIATES INC.  
LAND SURVEYORS - CIVIL ENGINEERS, 132  
ADAMS STREET, NEWTON, MA 02459  
(617) 332-8271

LEGEND	
STORM SEWER	D
COMBINATION SEWER	CS
SANITARY SEWER	S
WATER MAIN	W
OVERHEAD ELECTRIC	OE
UNDER GROUND ELECTRIC	UE
GAS MAIN	G
CONTOUR	21
BUILDING	—
PICKET FENCE	—
CHAINLINK FENCE	—
PROPERTY LINE W/ BEARING DISTANCE	N63°23'55"W 345.81'
DECIDUOUS TREE	—
CONIFEROUS TREE	—
SIGN POST	—
LIGHT POLE	—
GAS VALVE	—
WATER VALVE	—
UTILITY POLE	—
DRAINAGE MANHOLE	—
SEWER MANHOLE	—
FIRE HYDRANT	—
CATCH BASIN	—
FIRE CALL BOX	—
MAIL BOX	—
MONITORING WELL	—
ELECTRIC MANHOLE	—
TOP OF STONE EL.	—
BOTTOM OF STONE EL.	—
TOP OF WALL EL.	—
BOTTOM OF WALL EL.	—



EXISTING BUILDING HEIGHT  
NOT TO SCALE

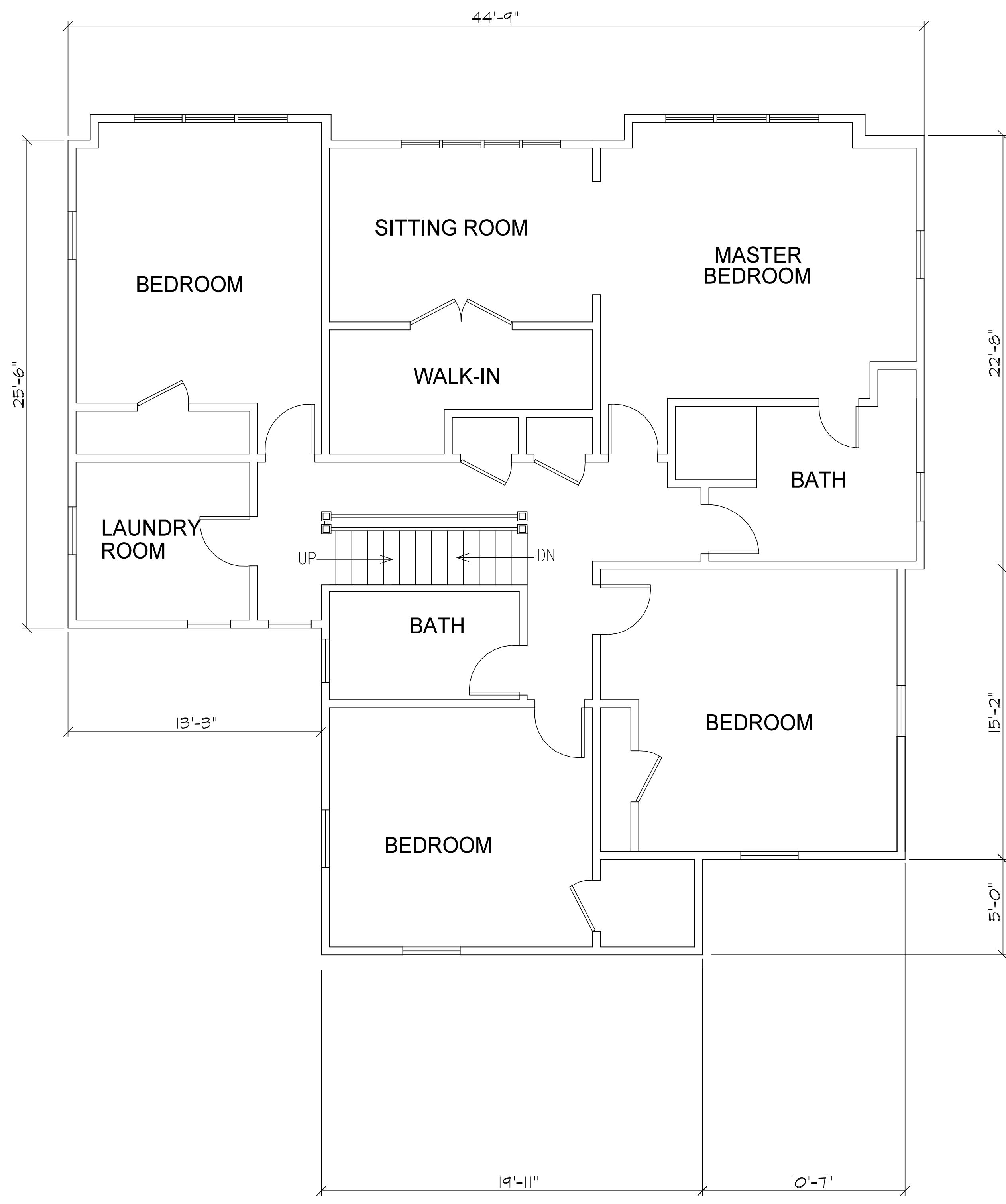
Address: #54 Oxford Road						
Length Weighted Mean Existing Average Grade Calculation						
A	B	C	D	E	F	
Segment	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	Eq(C+D)/2 Average	F-B/E	
1	16.02	176.49	175.86	176.18	2822.32 Sq. Ft.	
2	12.85	175.93	175.67	175.80	2260.32 Sq. Ft.	
3	14.28	176.22	175.14	175.68	2499.47 Sq. Ft.	
4	25.98	177.77	176.10	176.94	4593.23 Sq. Ft.	
5	11.97	178.42	177.85	178.14	2132.28 Sq. Ft.	
6	17.13	178.86	178.42	178.64	3060.10 Sq. Ft.	
7	10.68	178.86	178.56	178.71	1893.29 Sq. Ft.	
8	17.85	178.86	178.56	178.71	3204.74 Sq. Ft.	
9	23.67	178.35	176.83	177.64	4204.74 Sq. Ft.	
10	8.68	176.61	175.82	176.22	1529.55 Sq. Ft.	
<b>Total</b>	<b>161.70</b>				<b>28688.99 Sq. Ft.</b>	
Total Column F / Total Column B = Average Grade						
<b>Average Grade: 177.41'</b>						

ZONING CHART			
NEWTON, MASSACHUSETTS			
SUBMISSION: PROPOSED			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000sq. ft.	7,681sq. ft.	7,681sq. ft.
LOT FRONTAGE	70.0'	70.0'	N/C
FRONT SETBACK	28.0'	19.2'	N/C
SIDE SETBACK	7.5'	12.0'	N/C
REAR SETBACK	15.0'	39.8'	31.8'
BUILDING HEIGHT	36.0'	37.23'	N/C
AVERAGE GRADE	30.0%	26.9%	28.6%
LOT COVERAGE	50.0%	56.9%	52.6%

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#54 OXFORD ROAD

SCALE: 1/4"=10'  
DATE: APRIL 5, 2012  
REVISED: JUNE 7, 2012, JULY 3, 2012  
PROJECT: 211212

VTP ASSOCIATES, INC.  
LAND SURVEYORS - CIVIL ENGINEERS, 132  
ADAMS STREET, NEWTON, MASSACHUSETTS  
NEWTON, MA 02459  
(617) 332-8271

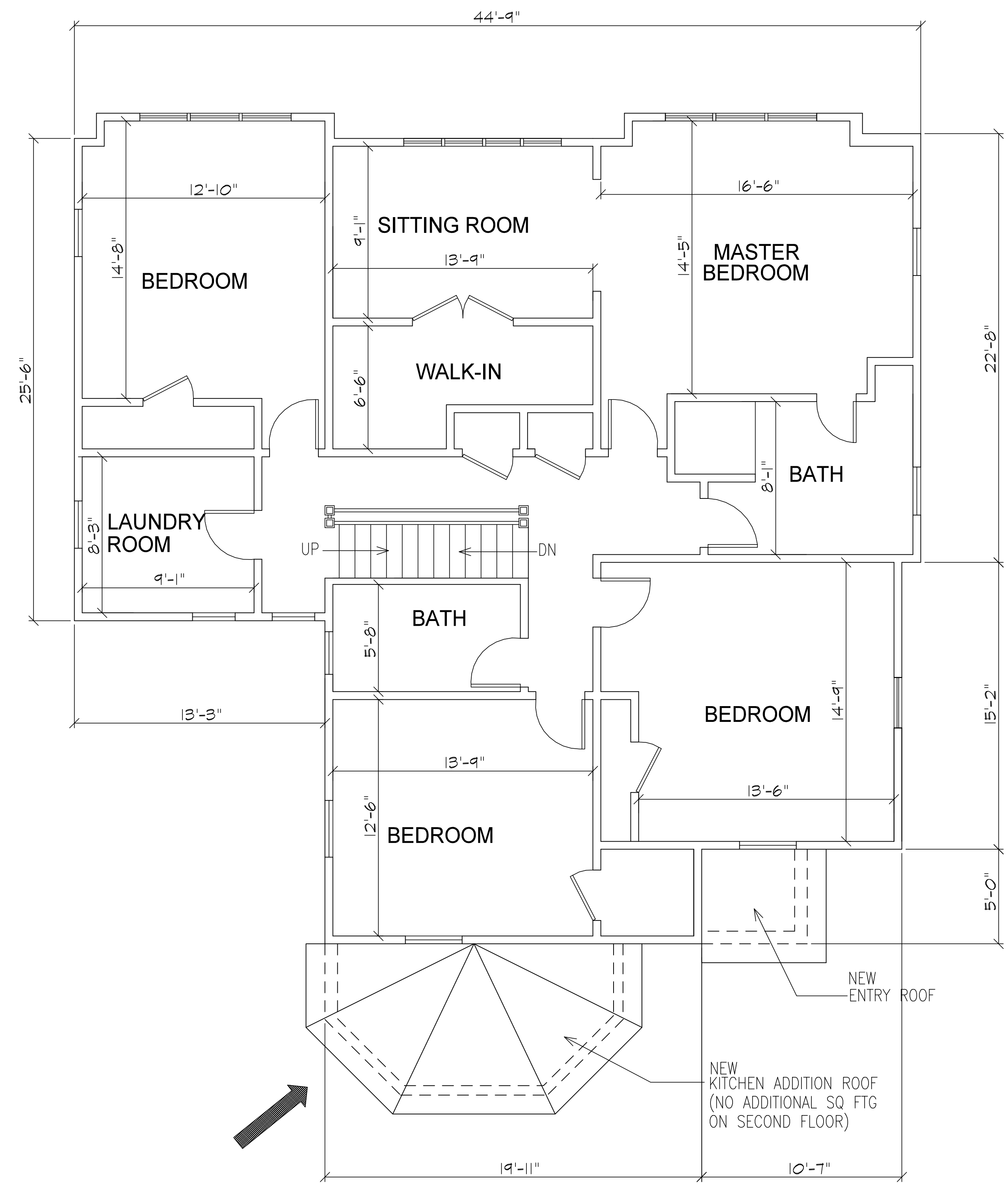


EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

FRONT OF HOUSE

  
 GSE Job 11180  
 Aug 29, 2012



PROPOSED SECOND FLOOR PLAN

NEW KITCHEN ROOF SHOWN BELOW  
 1640 SF (NO CHANGE TO FLOOR PLAN)

SCALE 1/4" = 1'-0"

GENERAL CONTRACTOR  
**J. L. OSLAN**  
 235 BILLERICA ROAD  
 CHELMSFORD, MA

SITE LOCATION  
**54 OXFORD STREET**  
 NEWTON, MA

REVISION	DATE	DESCRIPTION
0	6/6/12	FINAL PLAN

JOB NO.  
 SHEET NO.  
**3**



KITCHEN ADDITION

NEW ADDITION TO HAVE STUCCO FACADE TO MATCH EXISTING

### PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"



### EXISTING REAR ELEVATION

SCALE 1/4" = 1'-0"

ATTIC  
THIRD FLOOR  
STUCCO FACADE  
SECOND FLOOR  
BRICK FACADE  
FIRST FLOOR  
BASEMENT BELOW GRADE



NEW DECK SEE PLAN

KITCHEN ADDITION

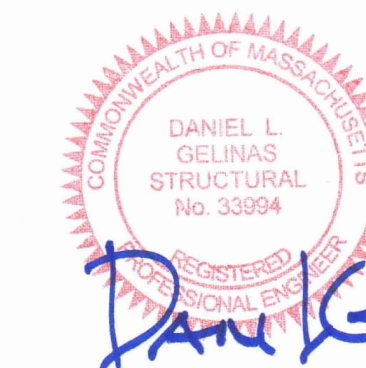
### PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



### EXISTING RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



GSE Job 11180  
Aug 29, 2012

GENERAL CONTRACTOR

J. L. OSLAN  
235 BILLERICA ROAD  
CHELMSFORD, MA

SITE LOCATION

54 OXFORD STREET  
NEWTON, MA

REVISION	DATE	DESCRIPTION
0	6/6/12	FINAL PLAN

JOB NO.  
SHEET NO.  
**6**