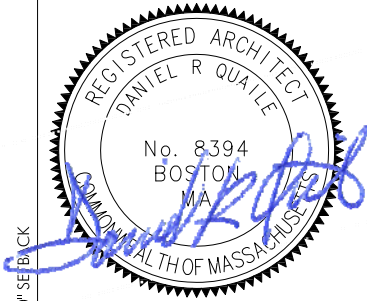
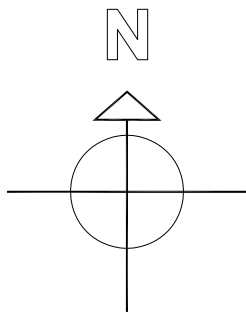
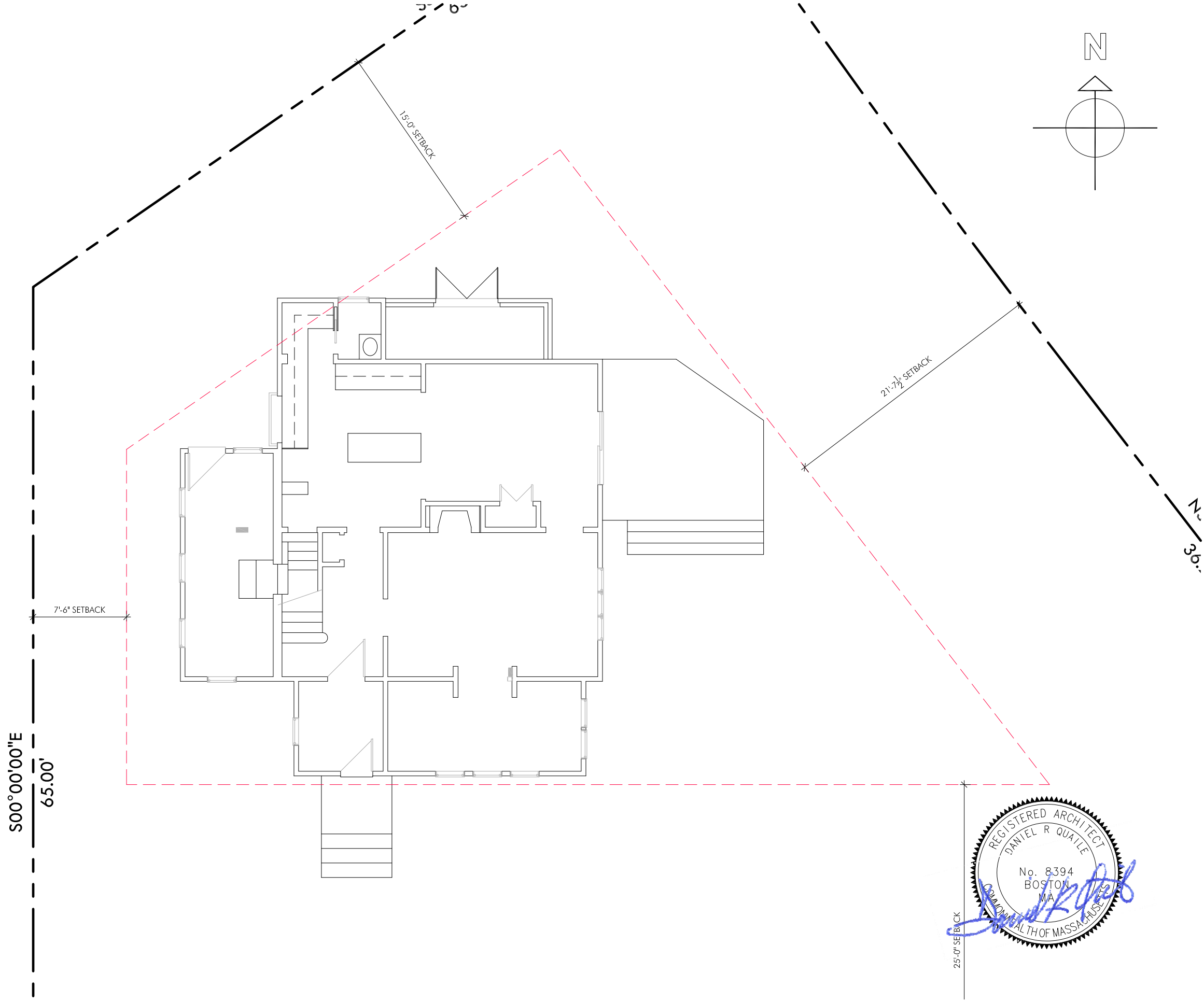


Name: **EXISTING BASEMENT FLOOR PLAN**
728 Walnut Street
Newton MA 02459

LINCOLN Architects LLC One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005

Scale: 1/8"=1'-0"
 Date: 7/27/2020
 Revision:
 Drawn By: DRQ

EX1

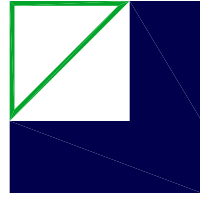


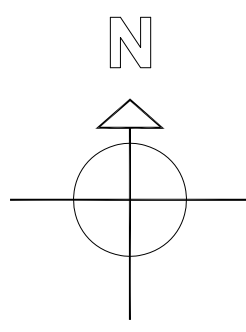
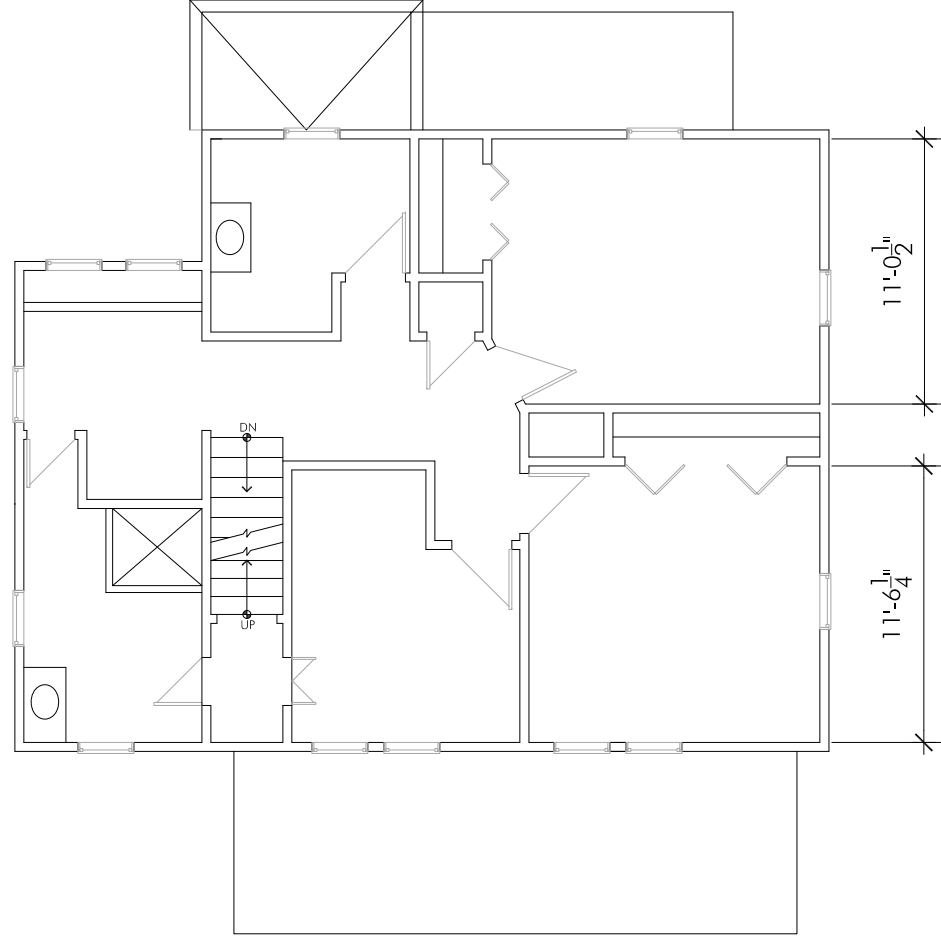
Name: **EXISTING FIRST FLOOR PLAN**
728 Walnut Street
Newton MA 02459

LINCOLN Architects LLC - One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005

Scale: 1/8"=1'-0"
 Date: 7/27/2020
 Revision:
 Drawn By: DRQ

EX2



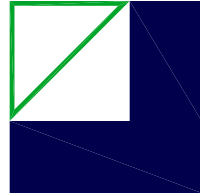


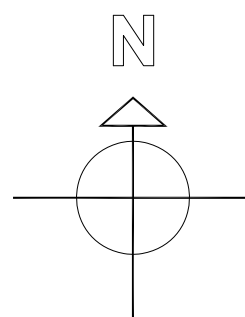
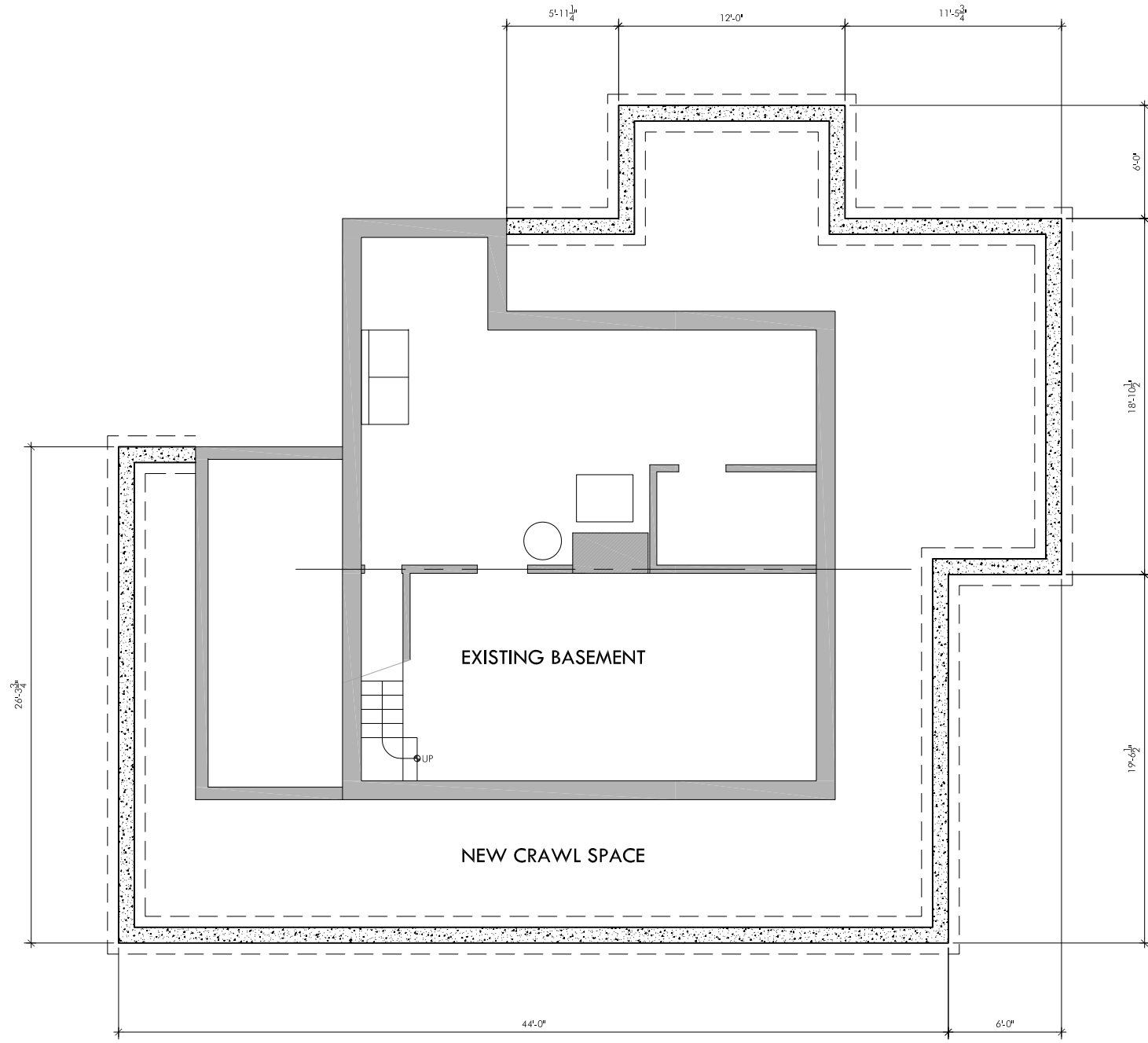
Name: **EXISTING SECOND FLOOR PLAN**
728 Walnut Street
Newton MA 02459

LINCOLN Architects LLC One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005

Scale: 1/8"=1'-0"
 Date: 7/27/2020
 Revision:
 Drawn By: DRQ

EX3



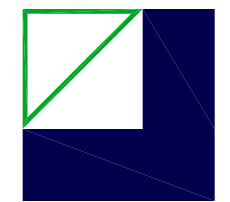


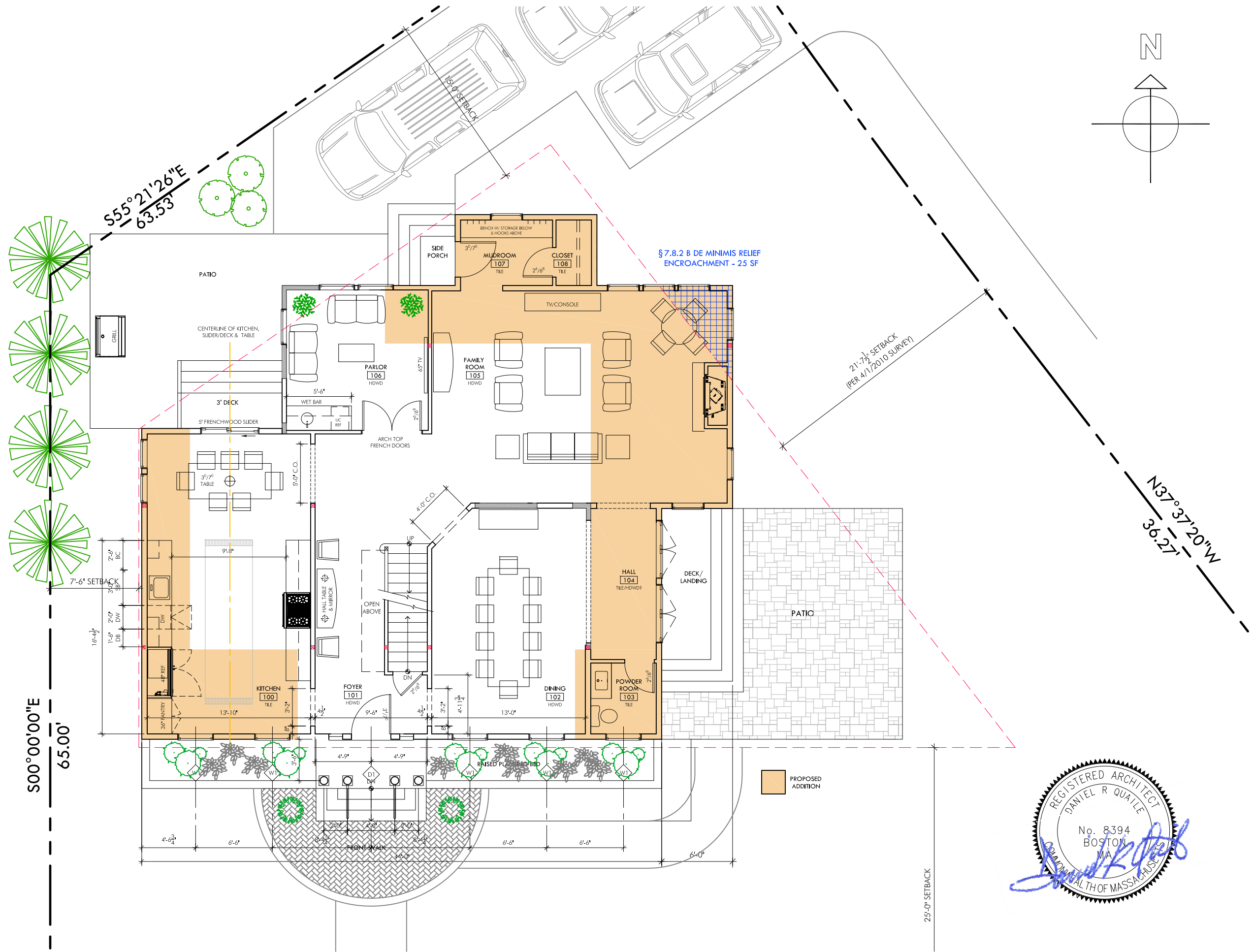
Name: **PROPOSED BASEMENT FLOOR PLAN**
728 Walnut Street
Newton MA 02459

LINCOLN Architects LLC - One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005

Scale: 1/8"=1'-0"
 Date: 7/27/2020
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A1





000°00'00"E
65.00'

55°21'26"E
63.53'

21'-7 1/2" SETBACK
(PER 4/1/2010 SURVEY)

N37°37'20"W
36.27'

§ 7.8.2 B DE MINIMIS RELIEF
ENCROACHMENT - 25 SF

PROPOSED
ADDITION

25'-0" SETBACK

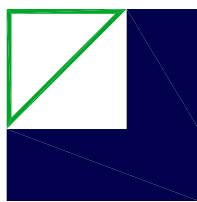


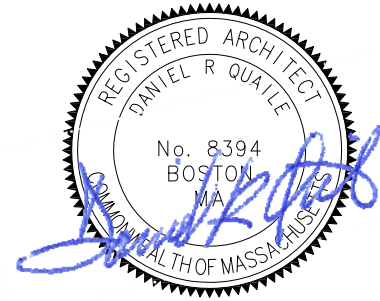
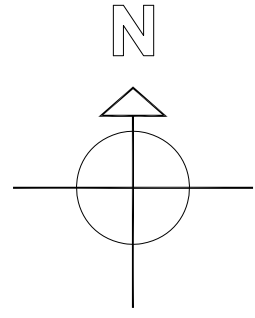
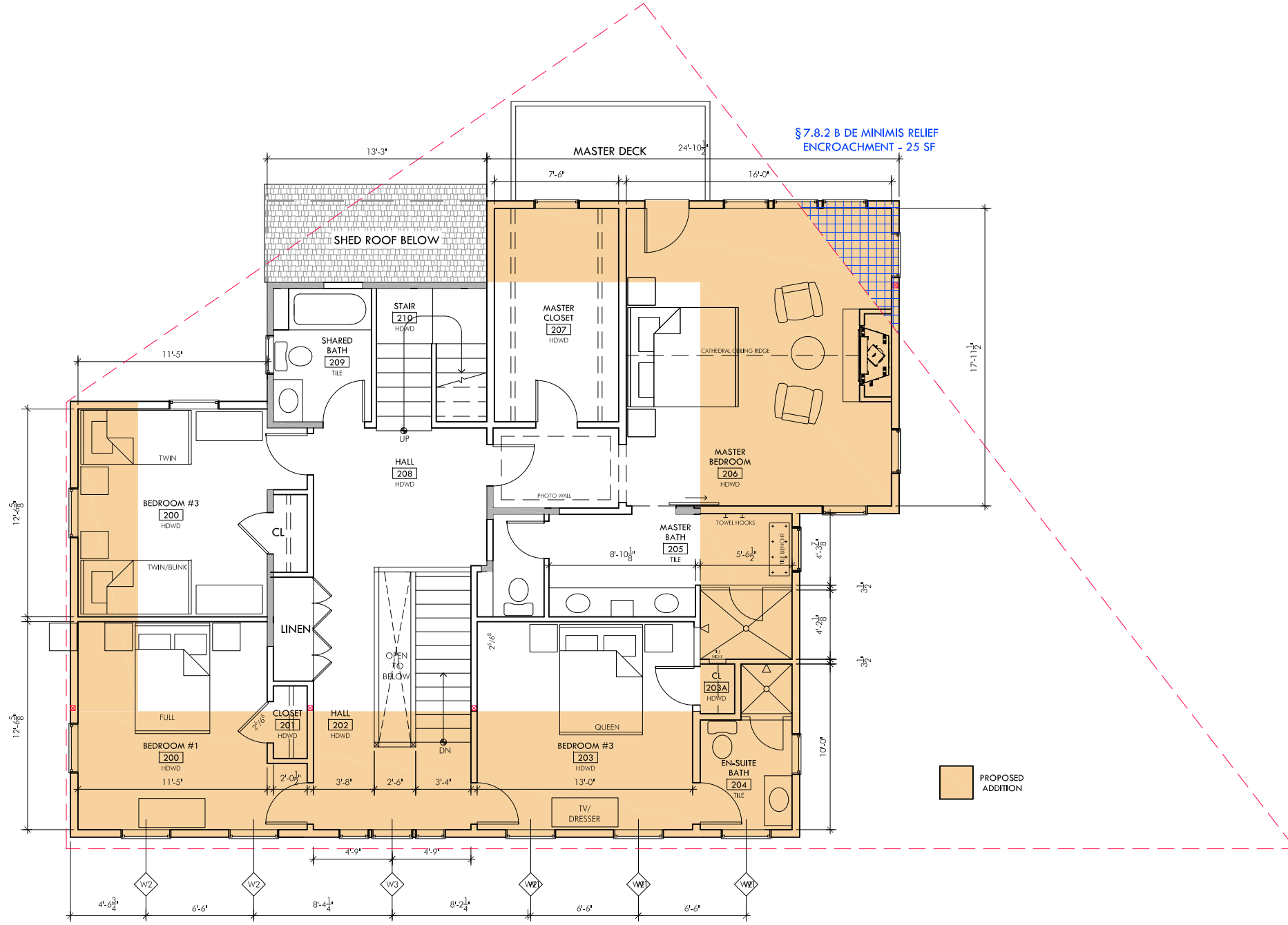
Name: **FIRST FLOOR PLAN**
728 Walnut Street
Newton MA 02459

Scale: 1/8"=1'-0"
Date: 7/27/2020
Revision:
Drawn By: DRQ

A2

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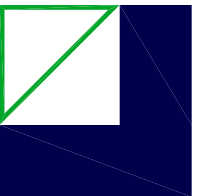


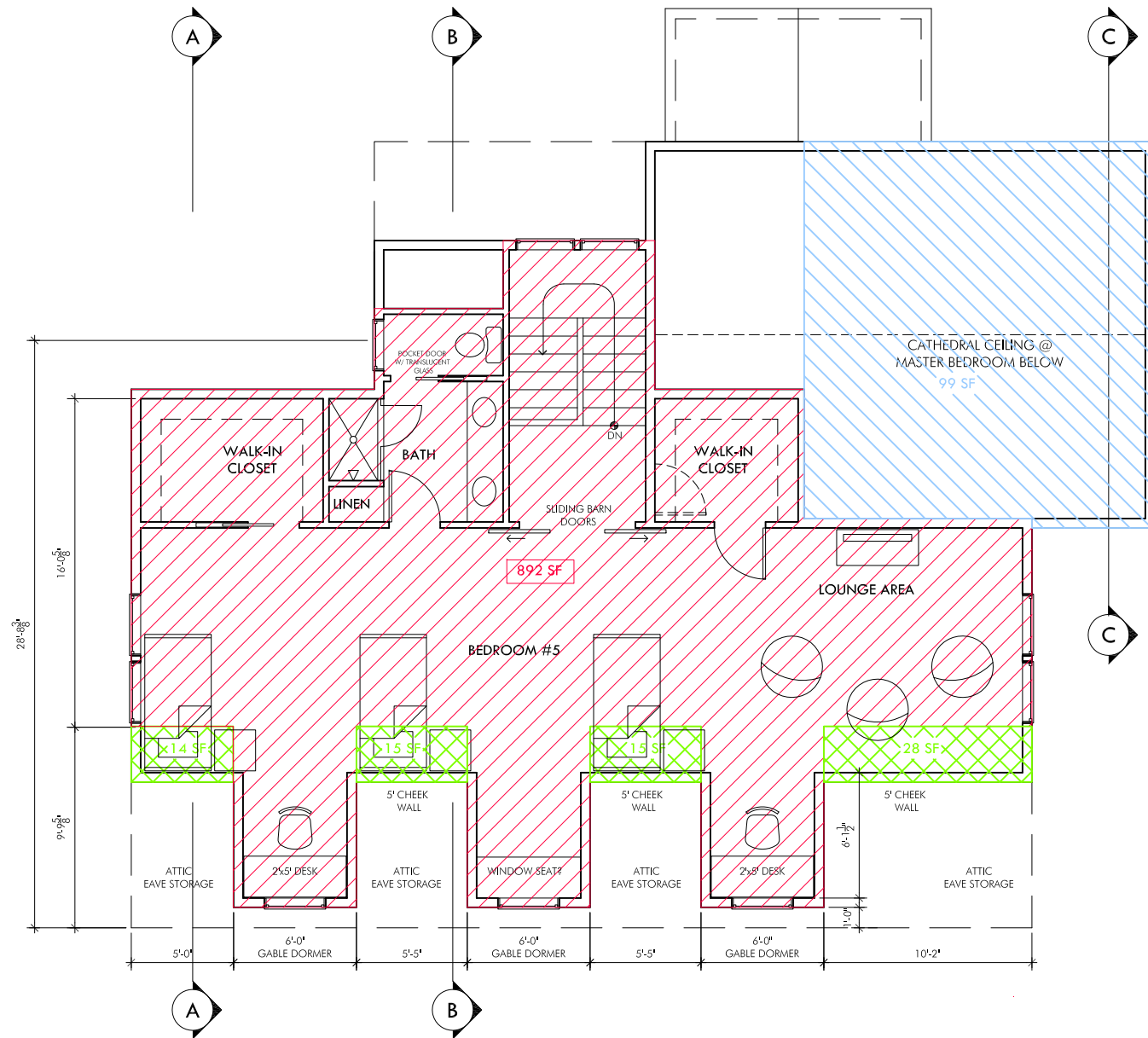
Name: **PROPOSED SECOND FLOOR PLAN**
728 Walnut Street
Newton MA 02459

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Scale: 1/8"=1'-0"
 Date: 7/27/2020
 Revision:
 Drawn By: DRQ

A3

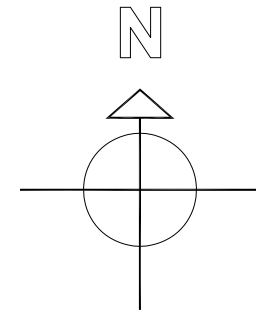




ATRIA CALCULATION
 ATRIA AREA - 318 SF
 AVERAGE ATRIA HEIGHT - 3.1'
 $318 \text{ SF} \times 3.1' = 985.8 \text{ SF} / 10 = 98.58 \text{ SF} \sim 99 \text{ SF}$

- ATTIC AREA WITH 7' CEILING
892 SF
- ATTIC AREA WITH 5' to 7' CEILING
72 SF
- ATRIA AREA
99 SF

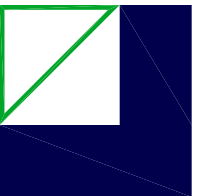
| | |
|--------------------------------|----------------|
| ATTIC FLOOR FOOTPRINT | 1,596 SF |
| AREA OF ATTIC WITH 7' CEILING | 892 SF |
| AREA OF ATTIC W/ 5'-7' CEILING | 72 SF |
| MASTER BEDROOM ATRIA AREA | 99 SF |
| ATTIC LIVABLE SPACE | 1063 SF |
| | 66.6% |



Name: **PROPOSED ATTIC PLAN**
728 Walnut Street
Newton MA 02459

Scale: **1/8"=1'-0"**
 Date: **7/27/2020**
 Revision:
 Drawn By: **DRQ**

A4



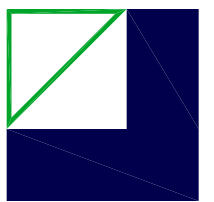


Name: **PROPOSED SOUTH ELEVATION**
 728 Walnut Street
 Newton MA 02459

Scale: 3/16"=1'-0"
 Date: 7/27/2020
 Revision:
 Drawn By: DRQ

A5

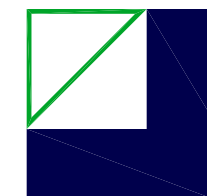
LINCOLN Architects LLC - One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005

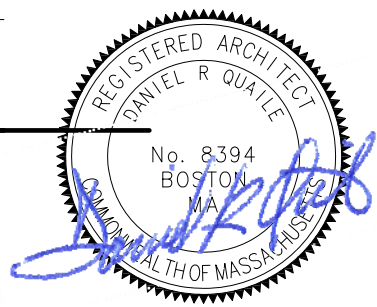


Scale: 3/16"=1'-0"
Date: 7/27/2020
Revision:
Drawn By: DRQ

Name: **PROPOSED EAST ELEVATION**
728 Walnut Street
Newton MA 02459

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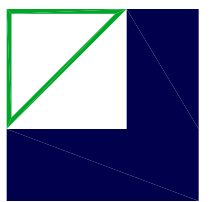


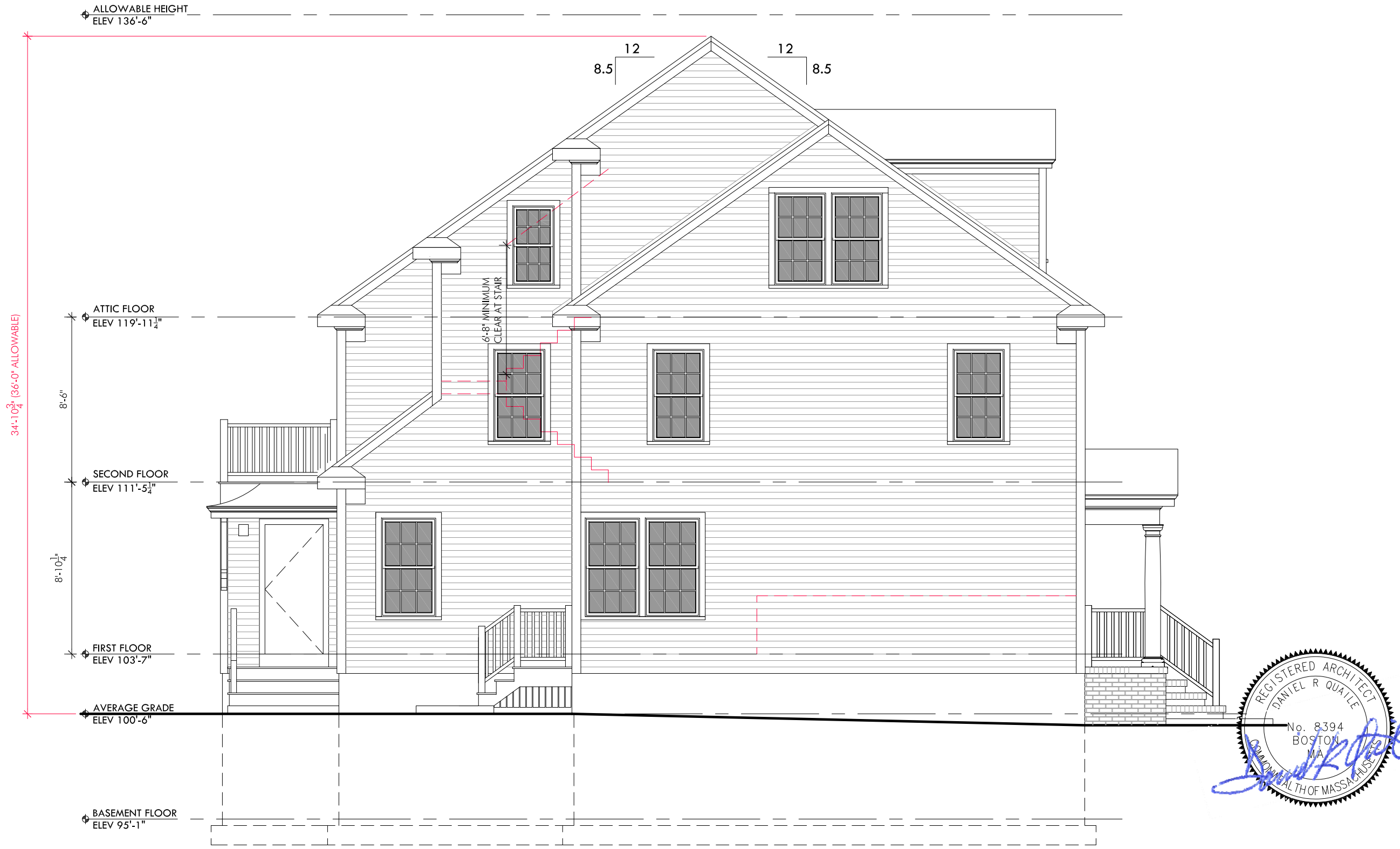
Name: **PROPOSED SOUTH ELEVATION**
728 Walnut Street
Newton MA 02459

LINCOLN Architects LLC - One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005

Scale: 3/16"=1'-0"
 Date: 7/27/2020
 Revision:
 Drawn By: DRQ

A7



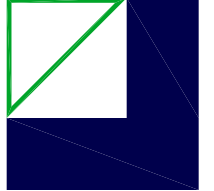
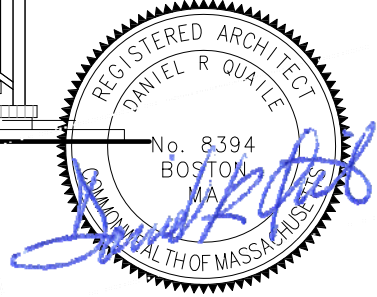


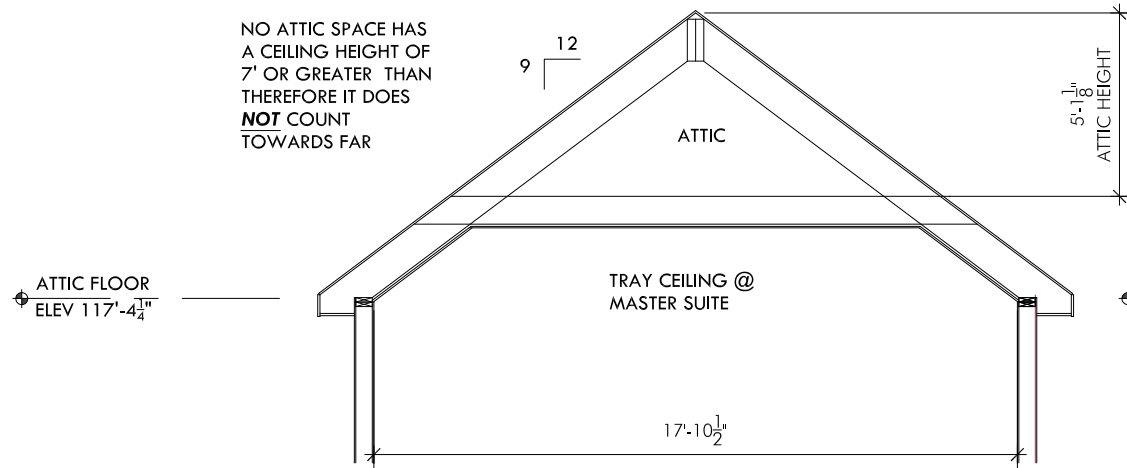
Name: **PROPOSED WEST ELEVATION**
 728 Walnut Street
 Newton MA 02459

LINCOLN Architects LLC - One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005

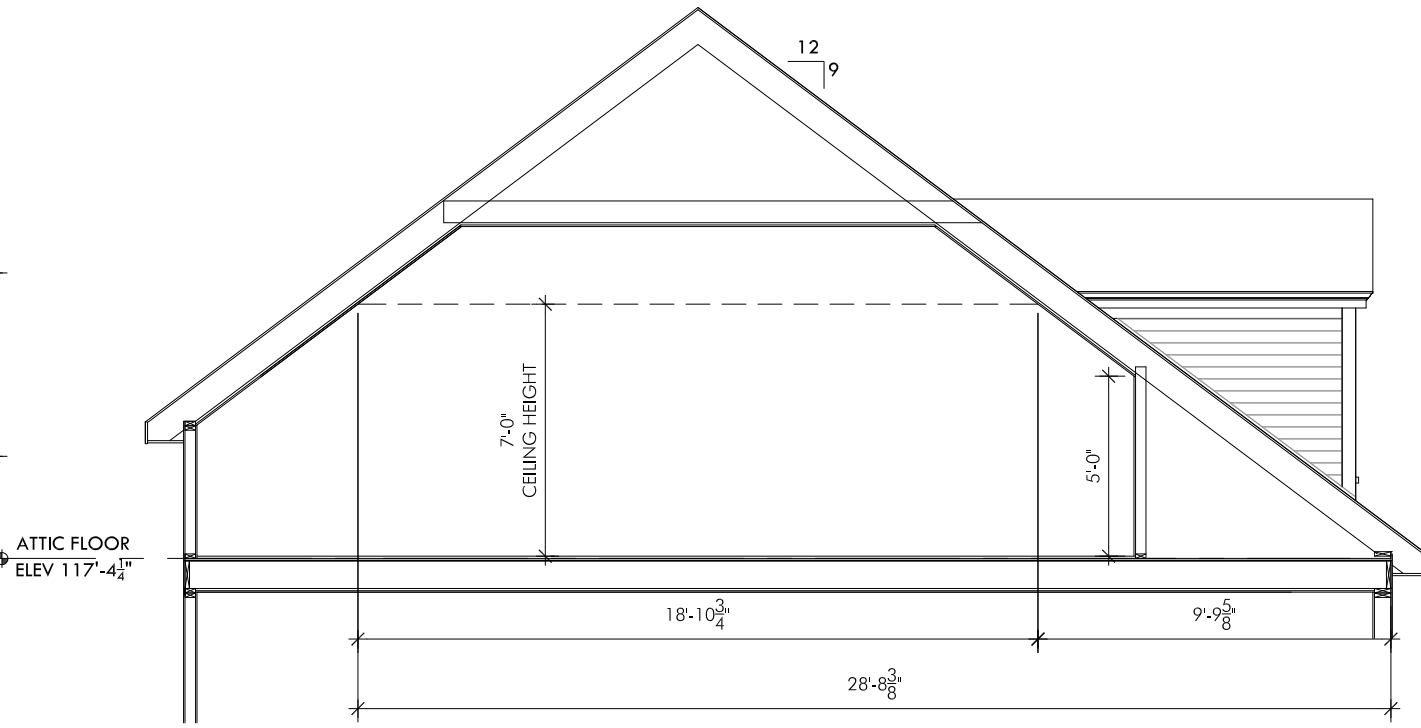
Scale: 3/16"=1'-0"
 Date: 7/27/2020
 Revision:
 Drawn By: DRQ

A8

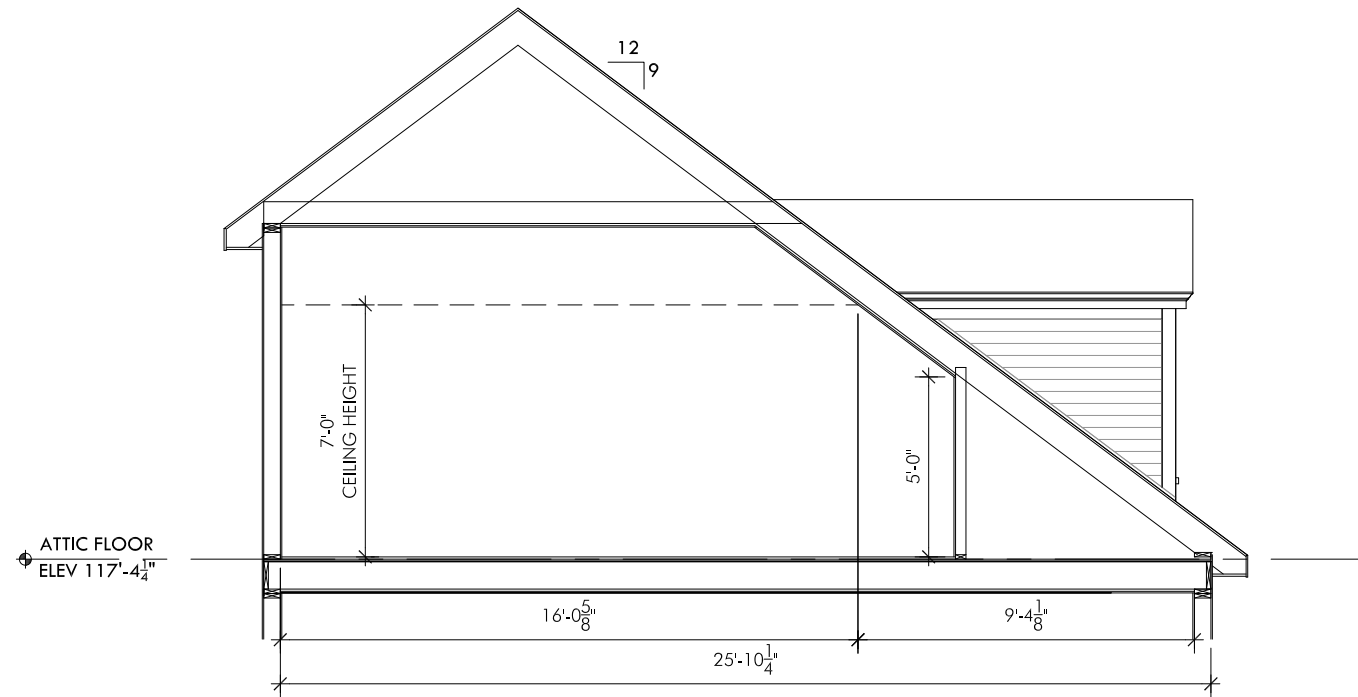




| | |
|----|--------------------------|
| 1 | ATTIC SECTION A-A |
| A9 | SCALE: 3/16"-1'-0" |



| | |
|----|--------------------------|
| 2 | ATTIC SECTION B-B |
| A9 | SCALE: 3/16"-1'-0" |



| | |
|----|--------------------------|
| 3 | ATTIC SECTION C-C |
| A9 | SCALE: 3/16"-1'-0" |



| |
|---|
| A9 |
| Scale: 3/16"=1'-0" Date: 7/27/2020 Revision: Drawn By: DRQ |
| ATTIC SECTIONS 728 Walnut Street Newton MA 02459 <small>LINCOLN Architects LLC - One Mount Vernon Street, Suite 203 T 781.721.7721 F 781.721.0005</small> |

