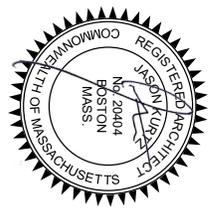


-front elevation-



PROPOSED FRONT ELEVATION

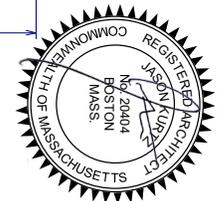
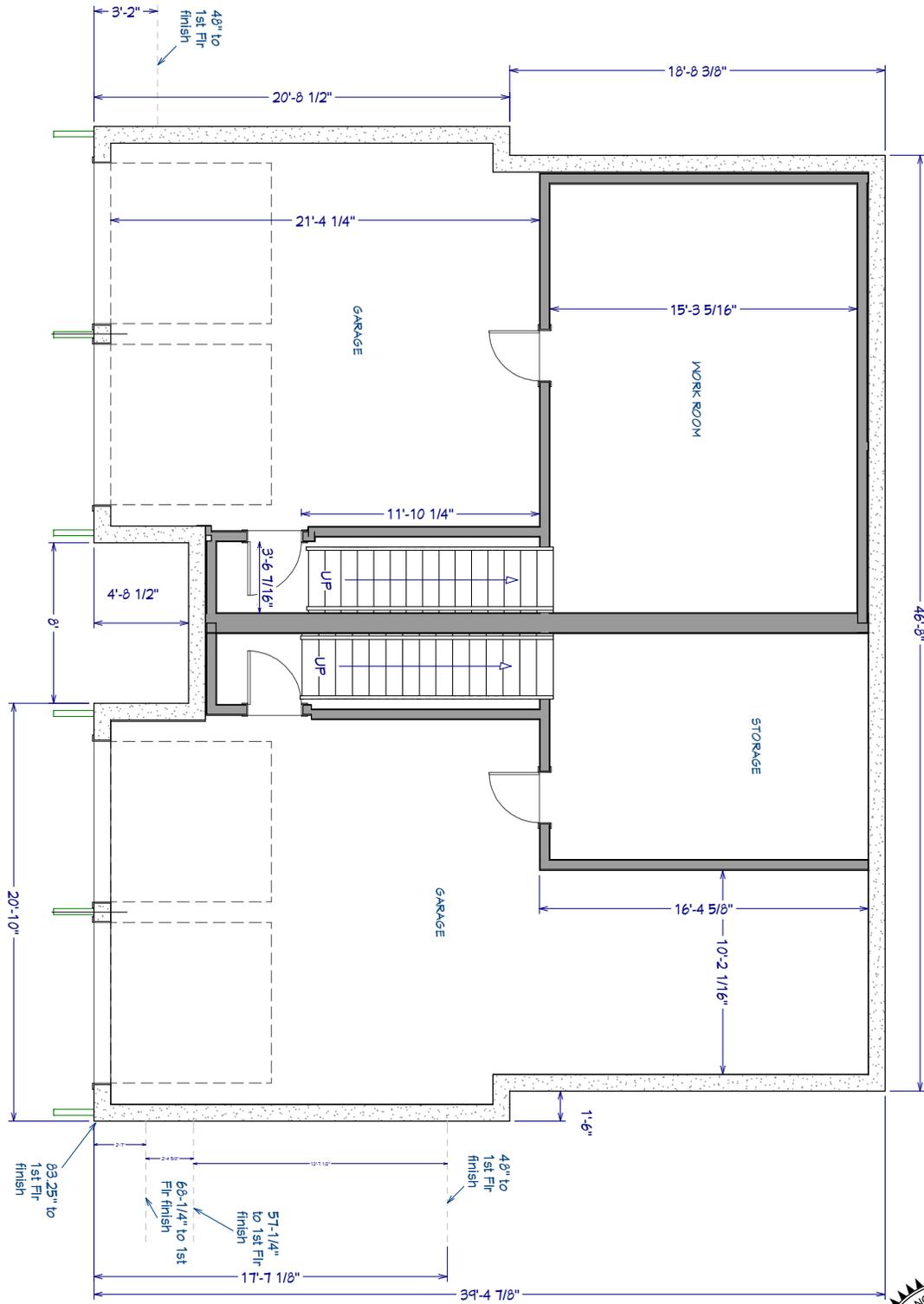
INGERMAN/BAYKAL RESIDENCE  
73/75 RIPLEY STREET NEWTON MA

ZONING REVIEW SUBMITTAL



SCALE: 3/16" = 1'-0"  
DATE: 3/22/22

EXISTING BASEMENT FLOOR PLAN

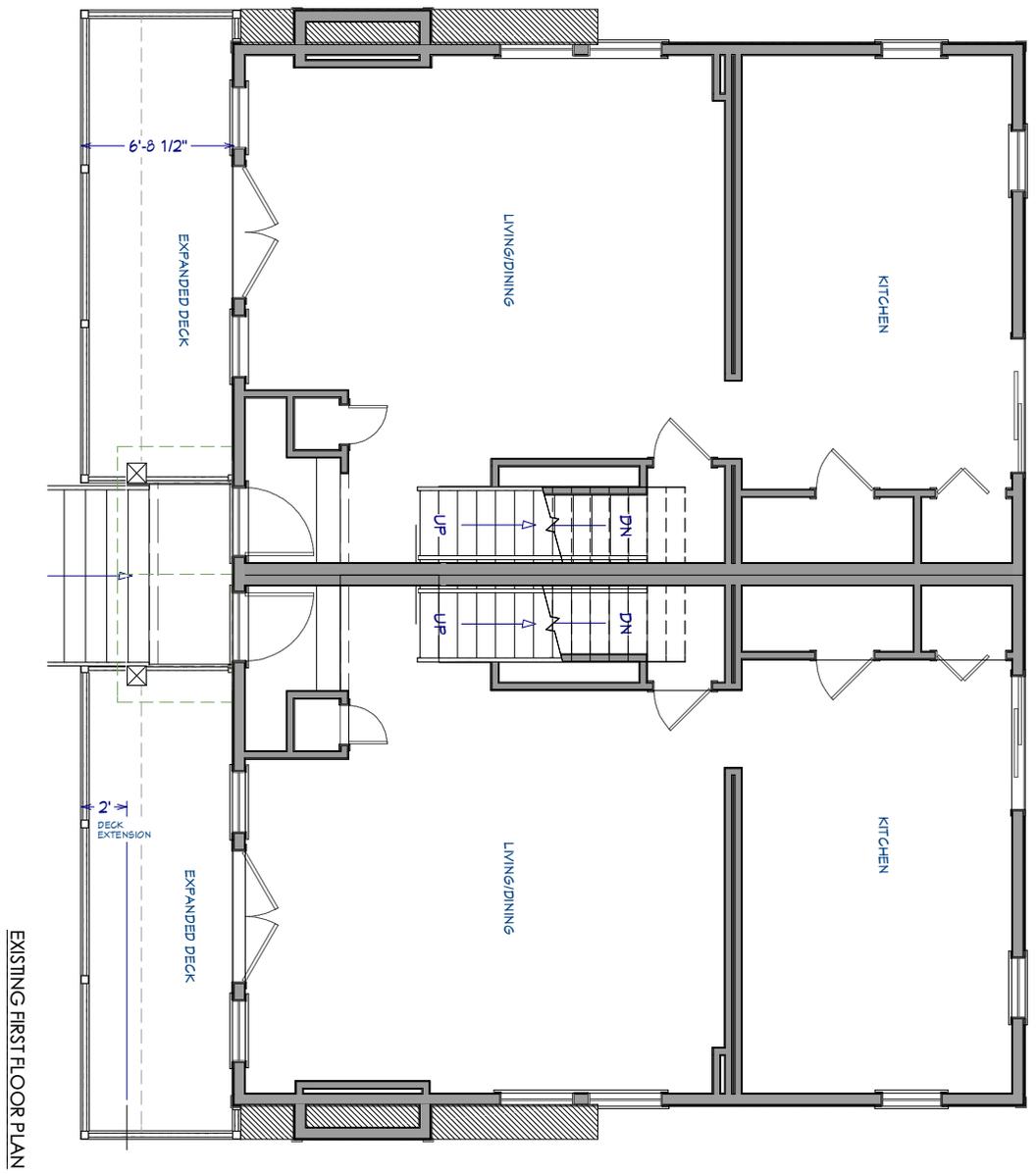


SCALE: 3/16" = 1'-0"  
DATE: 3/22/22

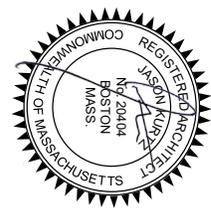
| Existing Basement FLOOR PLAN |  
**INGERMAN/BAYKAL RESIDENCE**  
73/75 RIPLEY STREET NEWTON MA

| ZONING REVIEW SUBMITTAL |





EXISTING FIRST FLOOR PLAN



| Existing 1st FLOOR PLAN |

**INGERMAN/BAYKAL RESIDENCE**  
73/75 RIPLEY STREET NEWTON MA

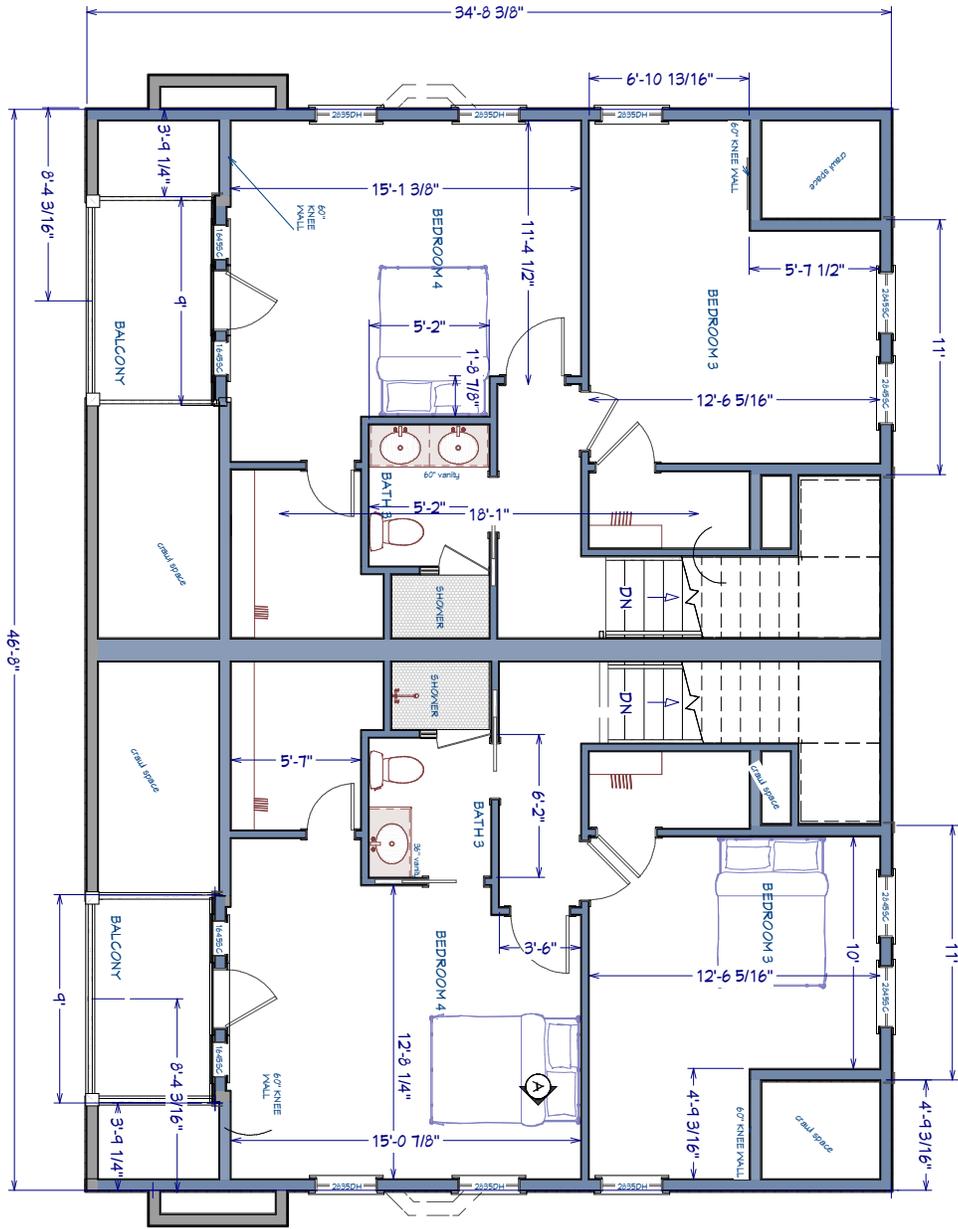
| ZONING REVIEW SUBMITTAL |



SCALE: 3/16" = 1'0"  
DATE: 3/22/22

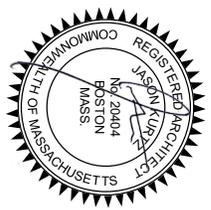


PROPOSED THIRD FLOOR PLAN



**LEGEND**

-  EXISTING WALL
-  NEW WALL



SCALE: 3/16" = 1'0"  
DATE: 3/22/22

3rd FLOOR PLAN |  
**INGERMAN/BAYKAL RESIDENCE**  
73/75 RIPLEY STREET NEWTON MA

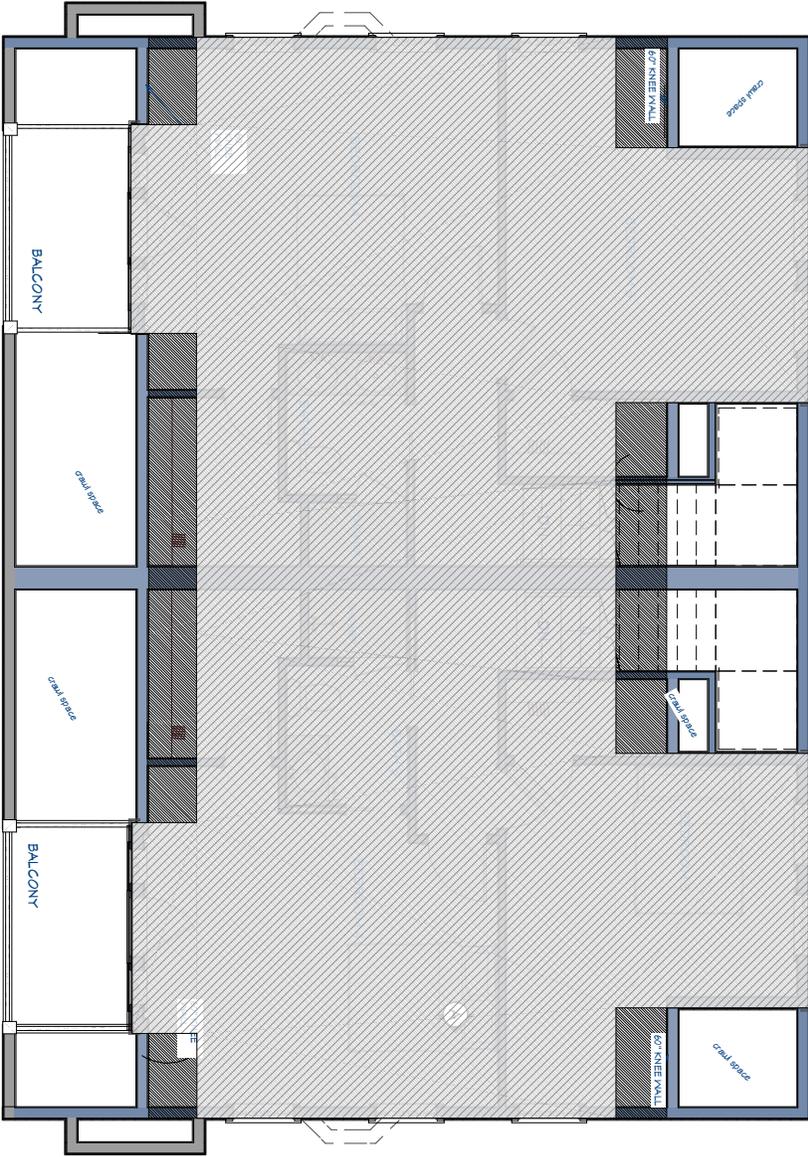
| ZONING REVIEW SUBMITTAL |



design  
collective

PO Box 520 Mendon, MA 01756  
www.sodesigncollective.com | ph 508.768.5659

Black left angle SHADED AREA (FLOOR AREA ABOVE 5 $\frac{1}{2}$ ) = 1191 sf  
 Gray angled HATCH AREA (AREA ABOVE T $\frac{1}{2}$ ) = 1077 sf



PROPOSED THIRD FLOOR PLAN



| 3rd FLOOR PLAN- FAR OVERLAY |

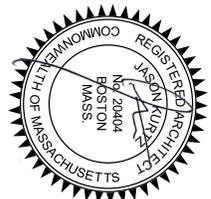
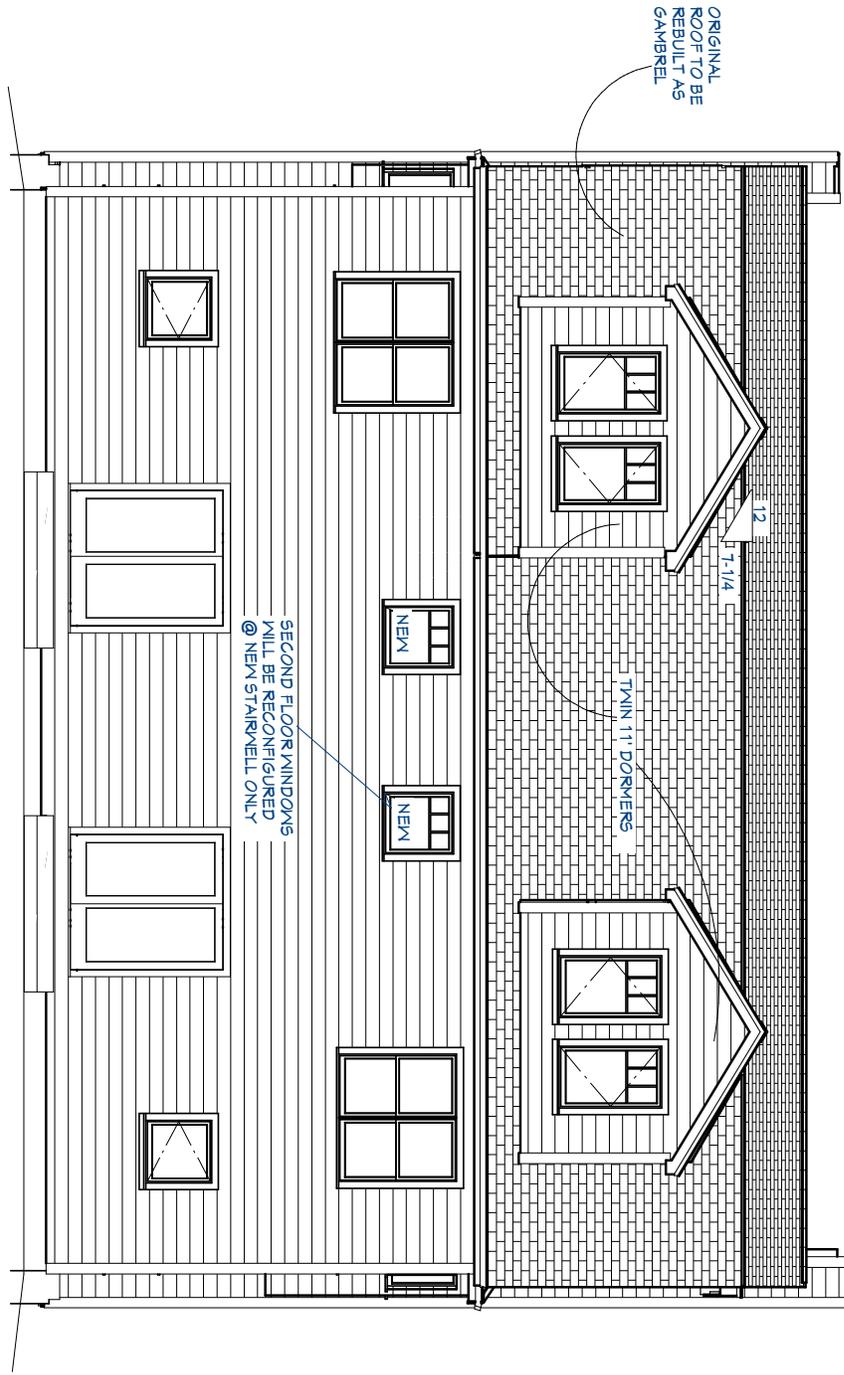
INGERMAN/BAYKAL RESIDENCE  
 73/75 RIPLEY STREET NEWTON MA

| ZONING REVIEW SUBMITTAL |



SCALE: 3/16" = 1'0"  
 DATE: 3/22/22

-rear elevation-



| PROPOSED REAR ELEVATION |

INGERMAN/BAYKAL RESIDENCE  
73/75 RIPLEY STREET NEWTON MA

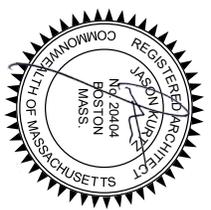
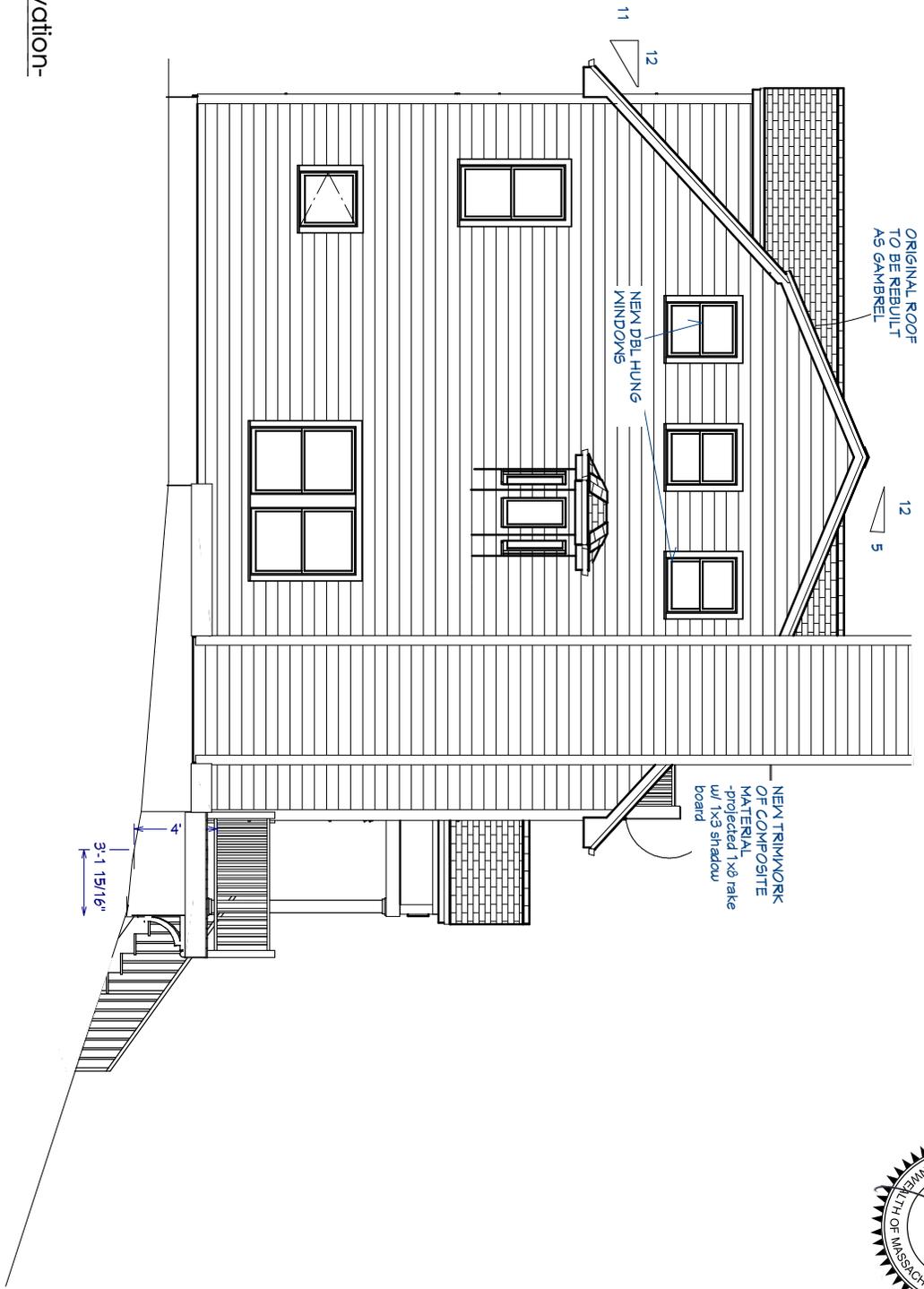
| ZONING REVIEW SUBMITTAL |



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SCALE: 3/16" = 1'0"  
DATE: 3/22/22

-LEFT {#75} side elevation-



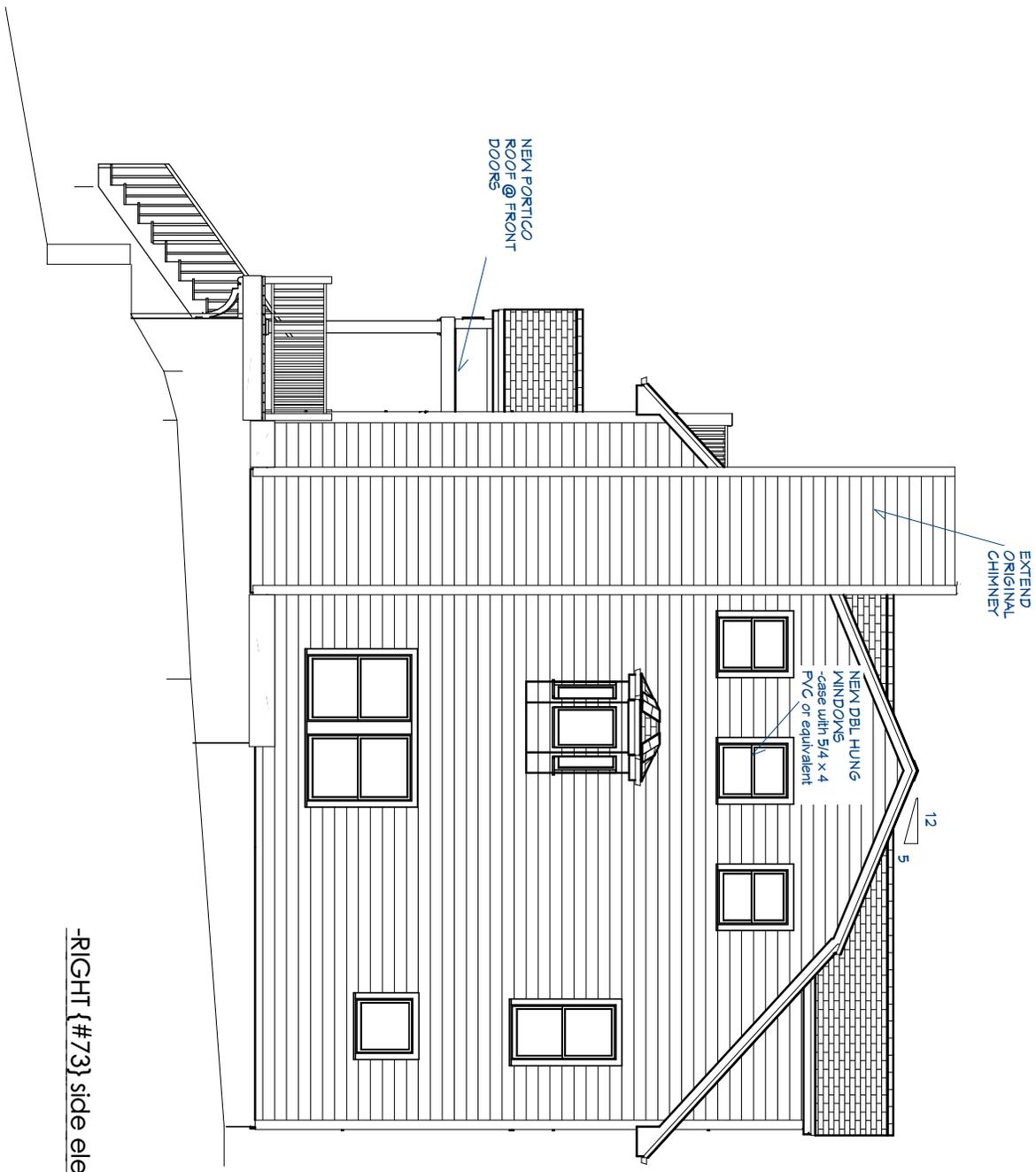
| PROPOSED LEFT #75 SIDE ELEVATION |

INGERMAN/BAYKAL RESIDENCE  
73/75 RIPLEY STREET NEWTON MA

| ZONING REVIEW SUBMITTAL |



SCALE: 3/16" = 1'-0"  
DATE: 3/22/22



NEW PORTICO  
ROOF @ FRONT  
DOORS

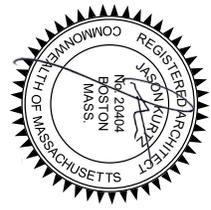
EXTEND  
ORIGINAL  
CHIMNEY

NEW DBL HUNG  
WINDOWS  
-case with 5/4 x 4  
PVC or equivalent

12

5

-RIGHT {#73} side elevation-



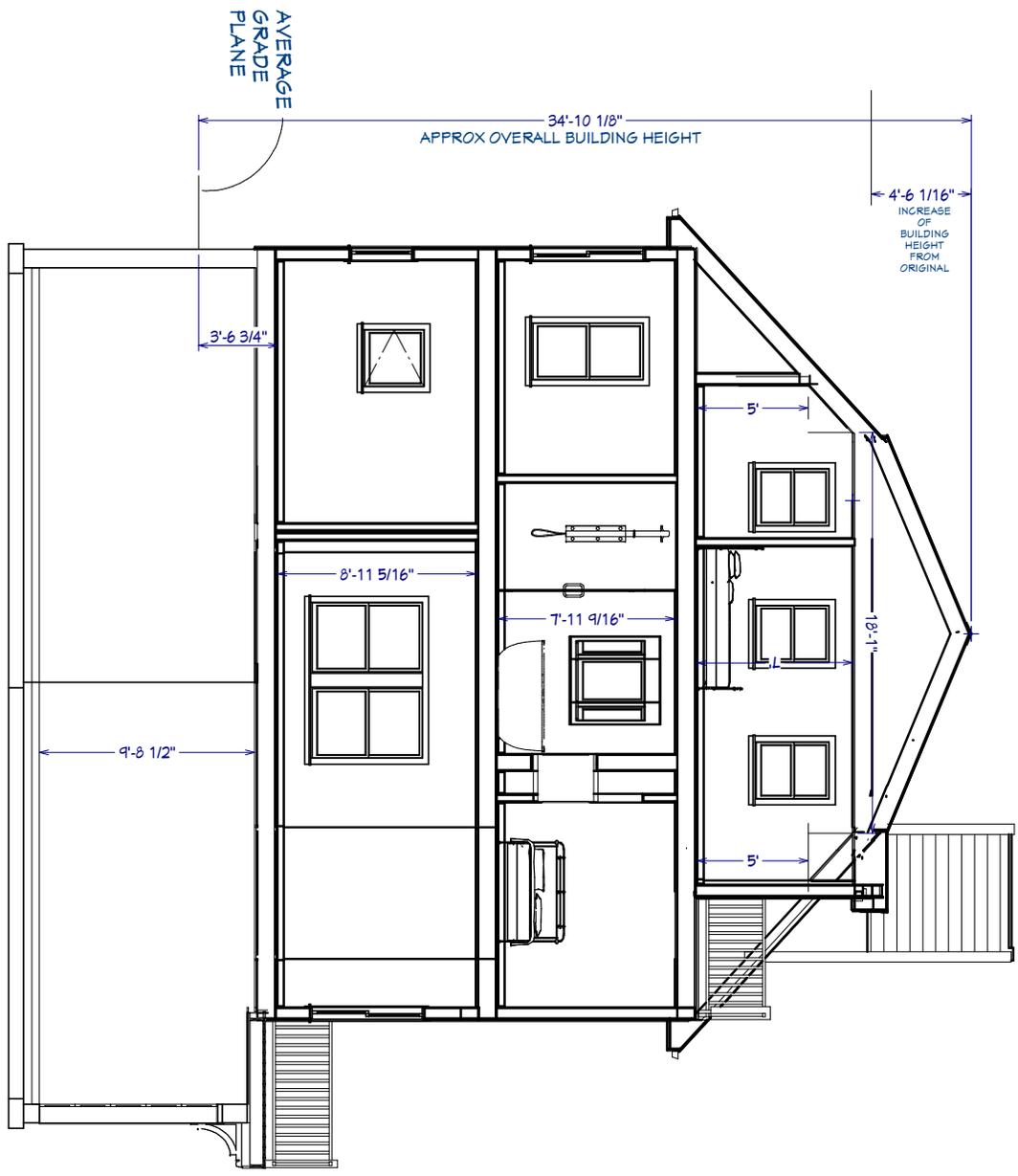
PROPOSED RIGHT #73 SIDE ELEVATION |

INGERMAN/BAYKAL RESIDENCE  
73/75 RIPLEY STREET NEWTON MA

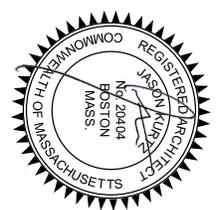
| ZONING REVIEW SUBMITTAL |



SCALE: 3/16" = 1'0"  
DATE: 3/22/22



-SECTION A-





-#73/75-



-#73/75-



-#73-area exposed above 4'



-#73-area exposed above 4'



-#75- area of exposure above 4'

EXTERIOR IMAGES |

INGERMAN/BAYKAL RESIDENCE  
73/75 RIPLEY STREET NEWTON MA

| ZONING REVIEW SUBMITTAL |

SCALE:

DATE: 3/22/22



-#73/75- REAR



-#73-SIDE/REAR-



-#75-SIDE/REAR-

EXTERIOR IMAGES |

INGERMAN/BAYKAL RESIDENCE  
73/75 RIPLEY STREET NEWTON MA

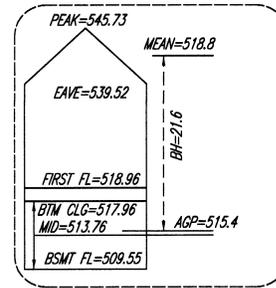
| ZONING REVIEW SUBMITTAL |

SCALE:

DATE: 3/22/22

	LENGTH	ELEV 1	ELEV 2	AVG. ELEV.	AVG X LEN.
SEGMENT 1	5.1'	515.4	515.7	515.6	2629.6
SEGMENT 2	1.4'	515.7	509.4	512.6	717.6
SEGMENT 3	47.8'	509.4	509.1	509.2	24237.9
SEGMENT 4	1.2'	509.1	513.0	511.1	613.3
SEGMENT 5	5.7'	513.0	513.0	513.0	2924.1
SEGMENT 6	29.1'	513.0	517.0	515.0	14986.5
SEGMENT 7	19.1'	517.0	518.8	517.9	9891.9
SEGMENT 8	56.4'	518.8	518.8	518.8	29260.3
SEGMENT 9	22.3'	518.8	517.4	518.1	11553.6
SEGMENT 10	25.8'	517.4	515.4	516.4	13323.1

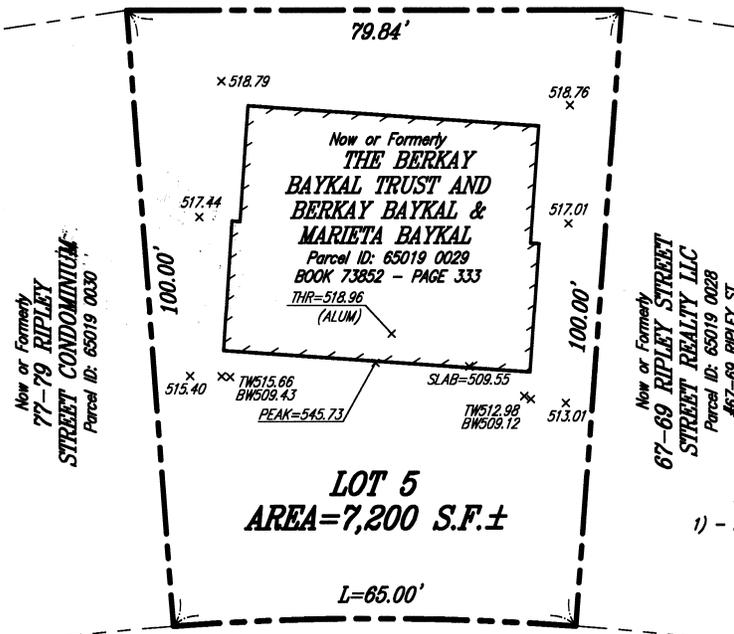
SUM OF SEGMENTS = 110137.9  
 PERIMETER (TOTAL LENGTH OF ALL SEGMENTS) = 213.7  
 EXISTING AVERAGE GRADE PLANE = 515.4  
 (ASSUMED DATUM)



BUILDING HEIGHT CALCULATION - NTS



Now or Formerly  
**ANDOVER NEWTON  
 THEOLOGICAL SCHOOL**  
 Parcel ID: 65019 0045

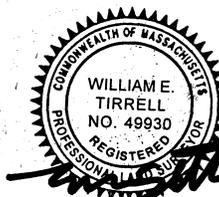


**RIPLEY** (PUBLIC - 40' WIDE) **STREET**

**NOTES**

- 1) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0554E, EFFECTIVE DATE JUNE 4, 2010.
- 2) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3) - THE EXISTING BUILDING WAS LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE.
- 4) - ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.



WILLIAM E. TIRRELL, PLS (MA# 49930) DATE 2/18/22



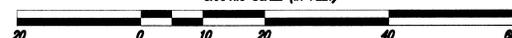
**AVERAGE GRADE PLANE PLAN  
 73-75 RIPLEY STREET  
 NEWTON, MASSACHUSETTS**

**FRAMINGHAM SURVEY CONSULTANTS INC.**

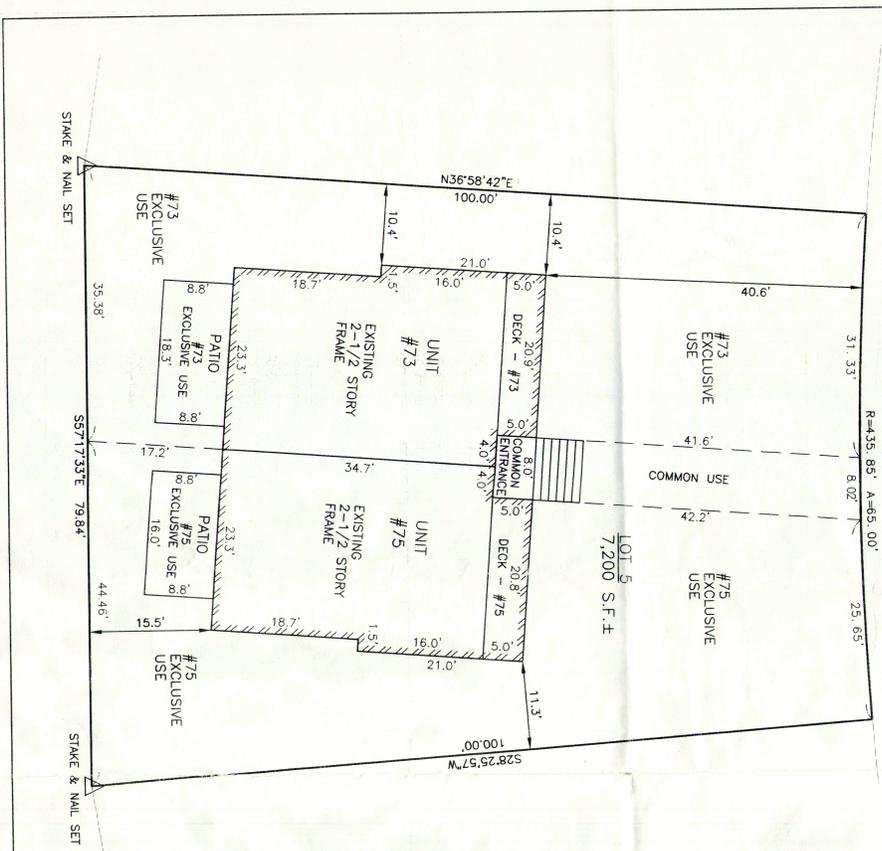
P.O. BOX 1190 FRAMINGHAM, MA 01701  
 PH: 508-628-1444 FAX: 508-879-9292  
 WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=20'	DRAWN BY: RDW	DWG: 8296_21 AGP
DATE: FEBRUARY 16, 2022	CHECKED BY: WET	JOB NO: 8296_21

GRAPHIC SCALE (IN FEET)



# RIPLEY STREET (PUBLIC 40' WIDE)

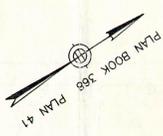


I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

12/7/01  
DATE  
PROFESSIONAL LAND SURVEYOR



DEED REFERENCE:  
BOOK 11527 PAGE 534  
PLAN BOOK 368 PLAN 41

**SITE PLAN OF  
73-75 RIPLEY STREET  
CONDOMINIUM**  
73-75 RIPLEY STREET  
NEWTON, MA  
SCALE 1 IN. = 10 FT  
DECEMBER 17, 2001  
PREPARED BY:  
EVERETT M. BROOKS COMPANY  
100 WASHINGTON STREET  
WEST NEWTON, MA 02465  
(617) 527-8750  
PROJECT NO. 200110