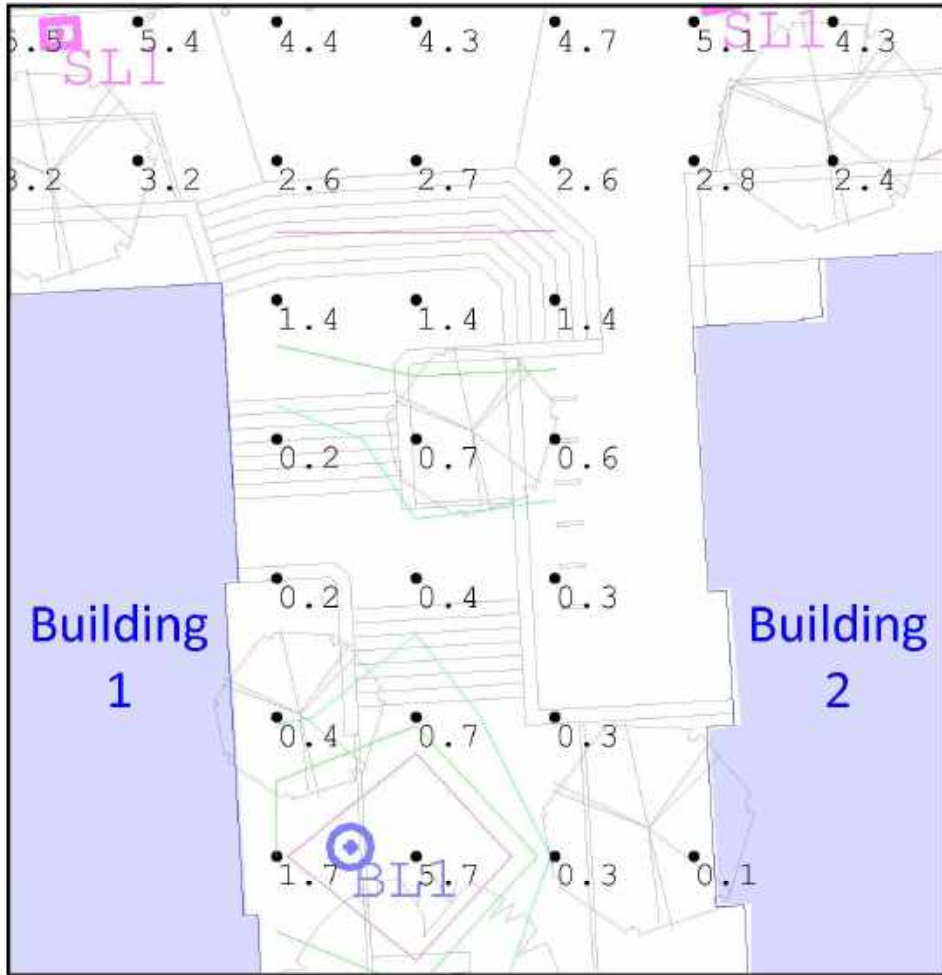


Dunstan East

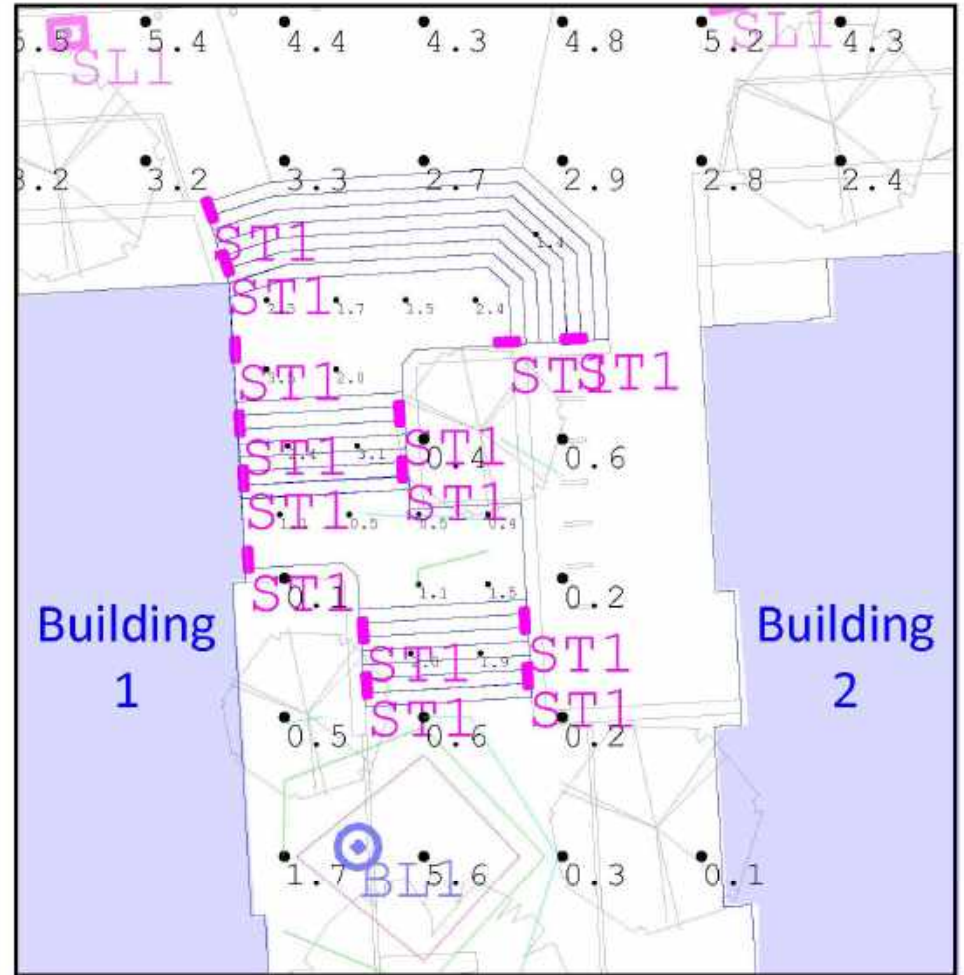
JUNE 23, 2020

ELKUS | MANFREDI
ARCHITECTS

Photometric Plan Comparison



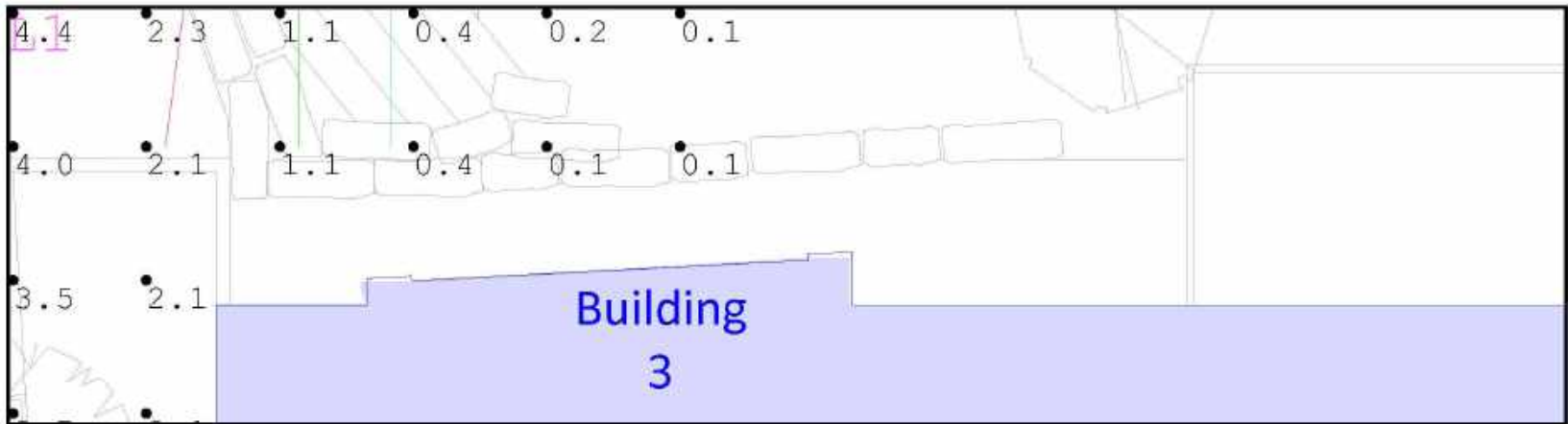
March 3, 2020



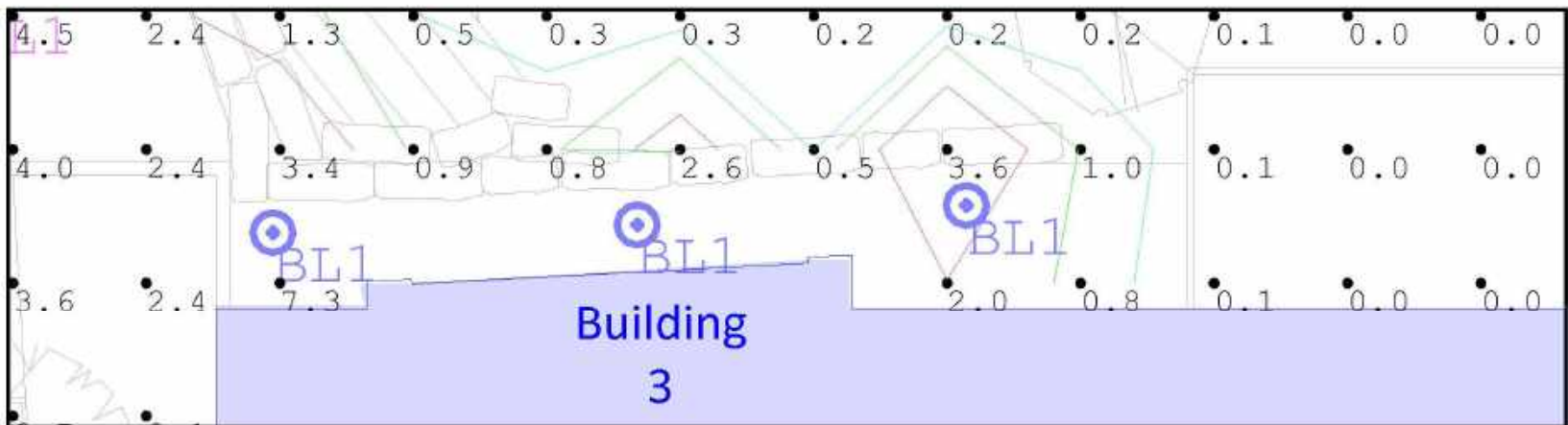
June 23, 2020

MARK DEVELOPMENT

Photometric Plan Comparison



March 3, 2020



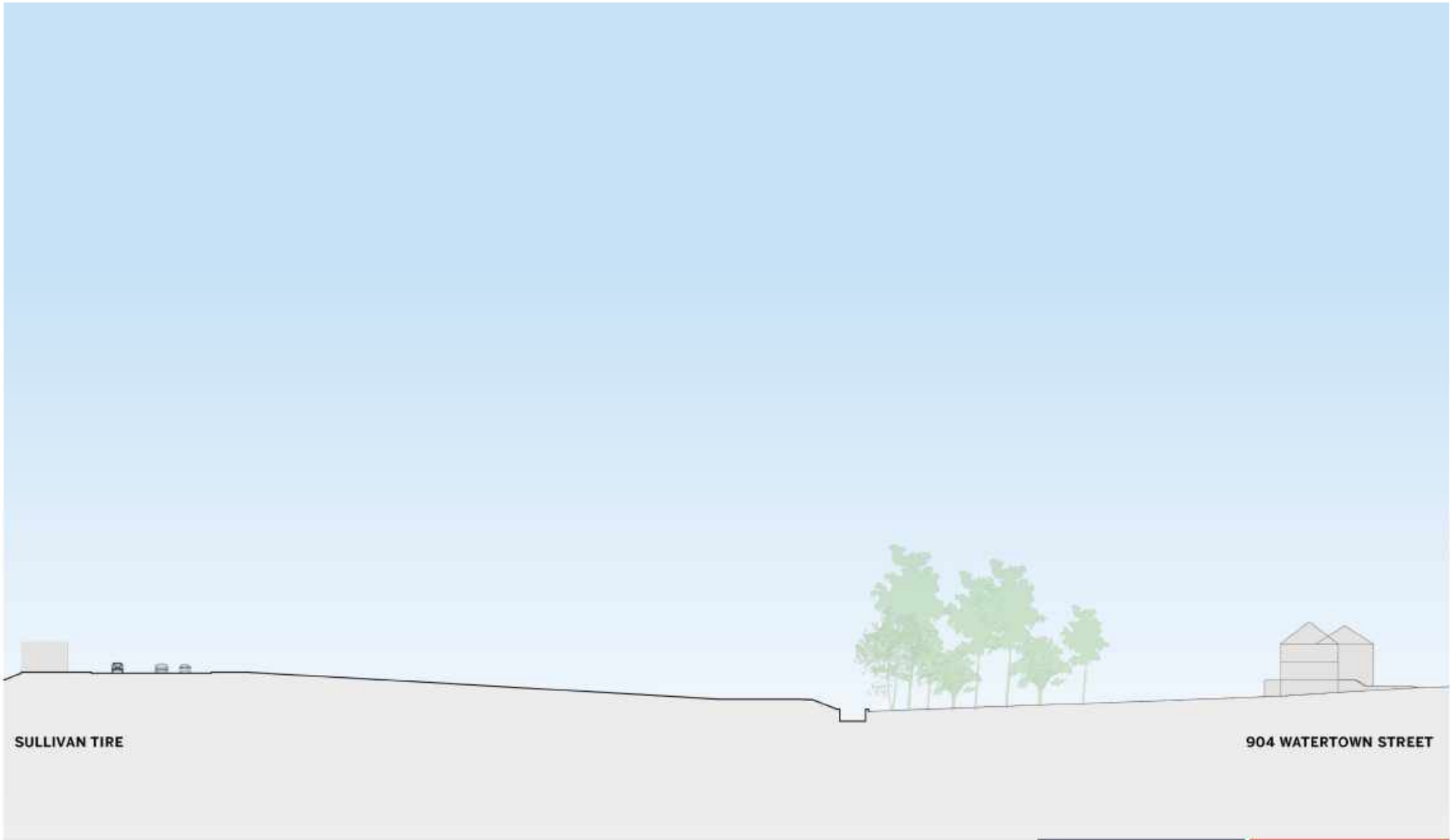
June 23, 2020

Daylight and Sky Analysis Shadow Studies Appearance and Visibility

Daylight and Sky Analysis

Shadow Studies

Appearance and Visibility



SULLIVAN TIRE

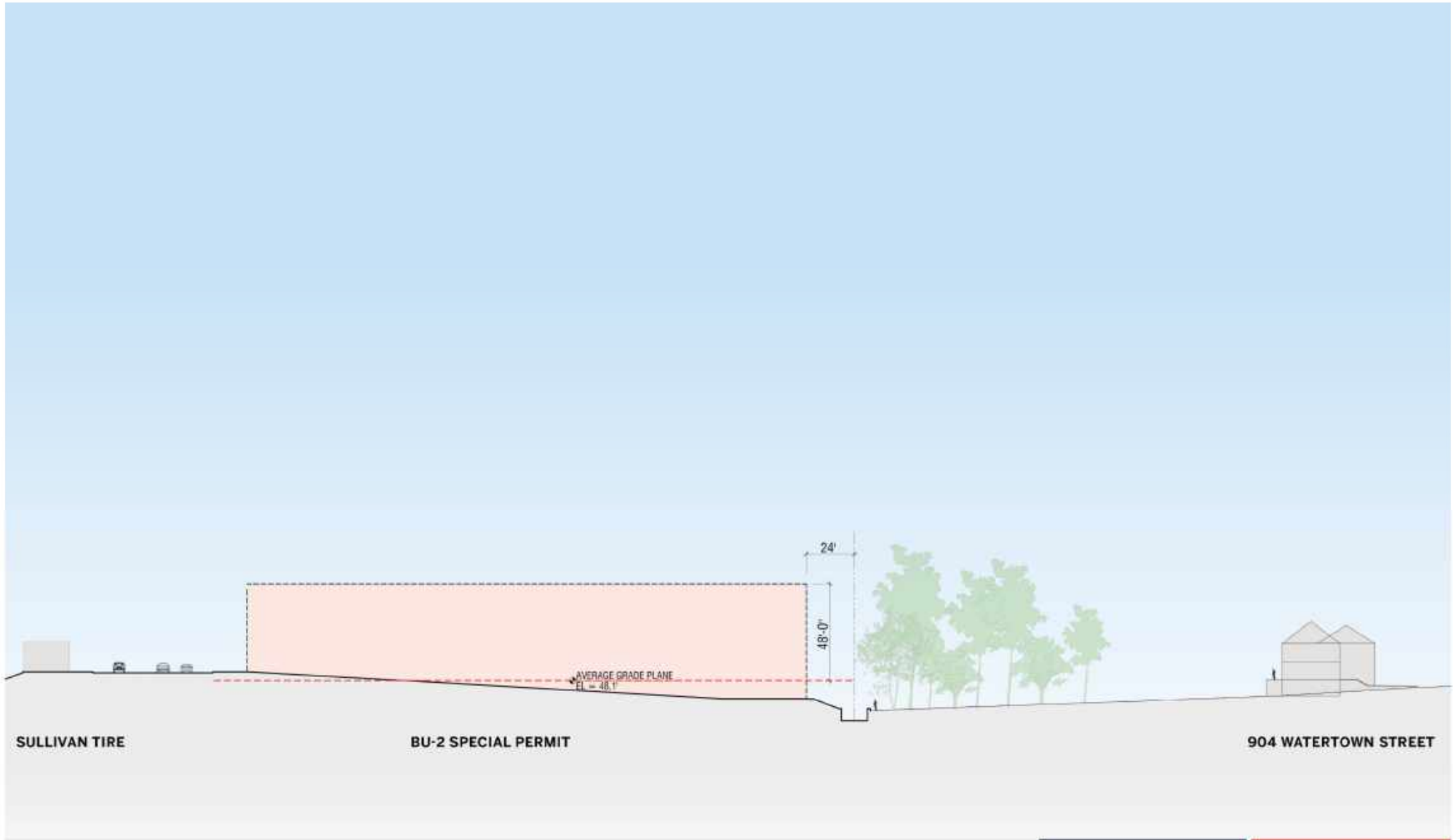
904 WATERTOWN STREET

DUNSTAN EAST
Neaton, Massachusetts

Building 1 View Diagram
JUNE 23, 2020

MARK
DEVELOPMENT

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SULLIVAN TIRE

BU-2 SPECIAL PERMIT

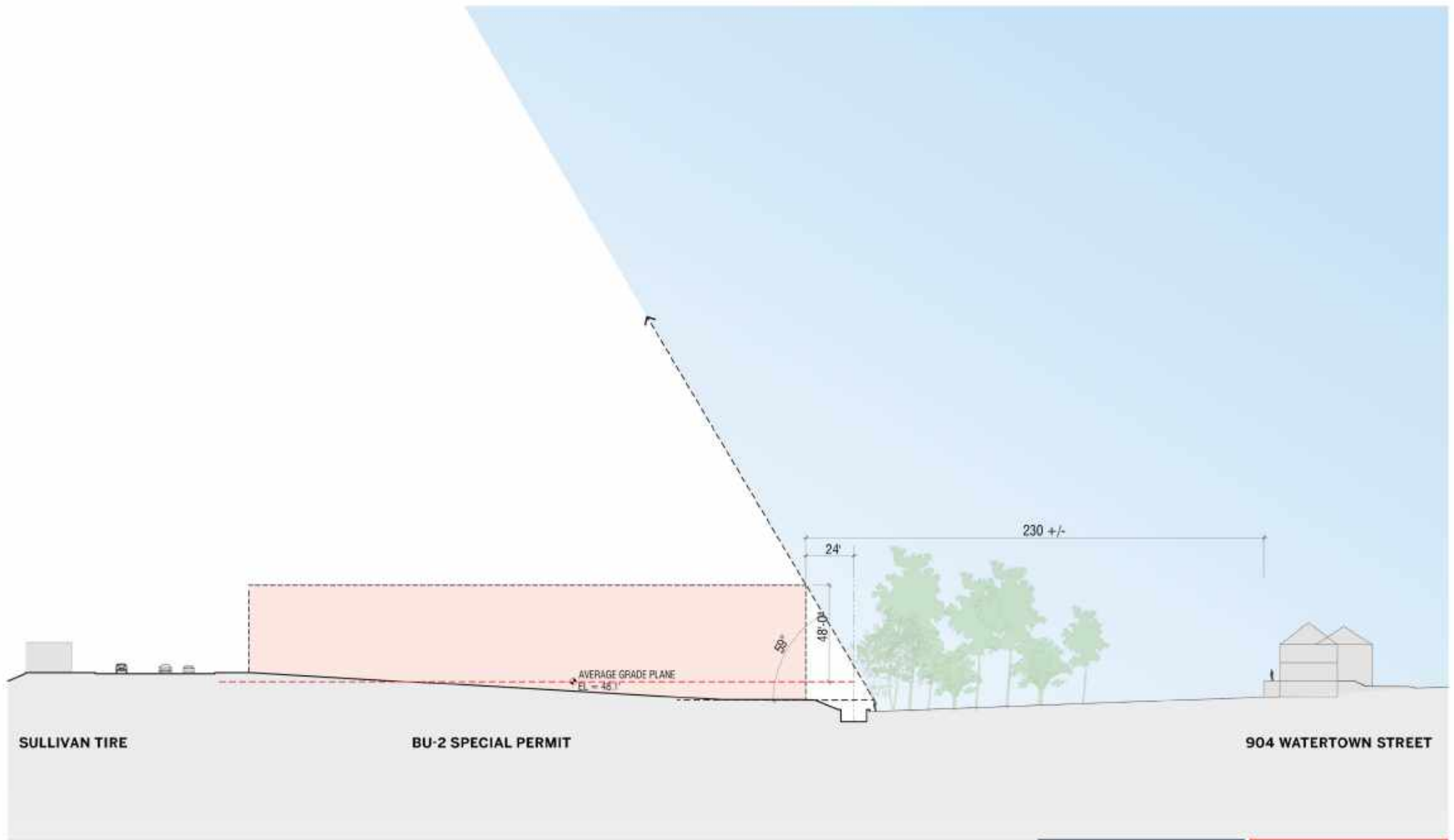
904 WATERTOWN STREET

DUNSTAN EAST
Neaton, Massachusetts

Building 1 View Diagram
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



DUNSTAN EAST
Neaton, Massachusetts

Building 1 View Diagram
JUNE 23, 2020

MARK
DEVELOPMENT

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SULLIVAN TIRE

BUILDING 1 EAST ELEVATION | COURTYARD

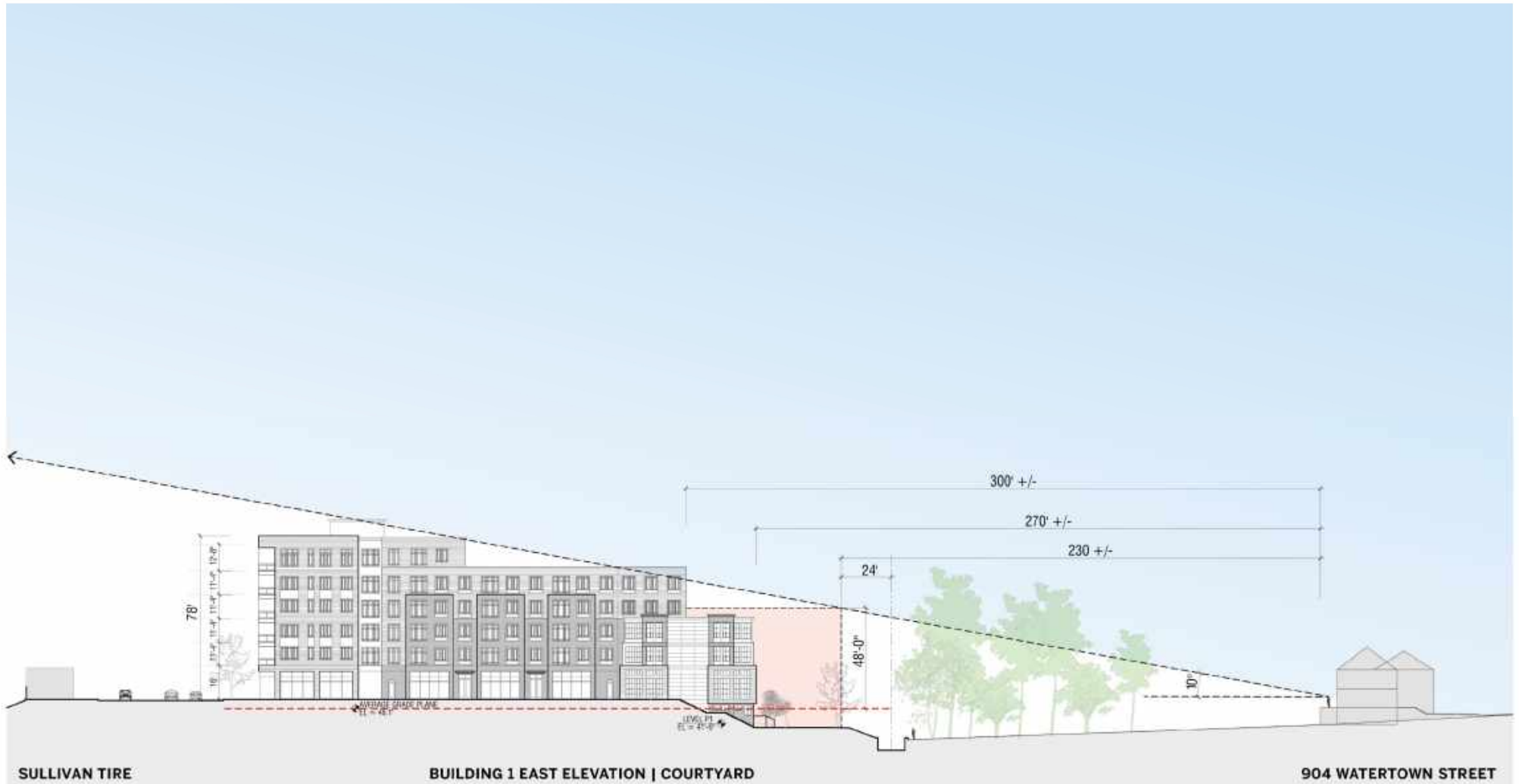
904 WATERTOWN STREET

DUNSTAN EAST
 Needon, Massachusetts

Building 1 View Diagram
 JUNE 23, 2020

MARK
 DEVELOPMENT

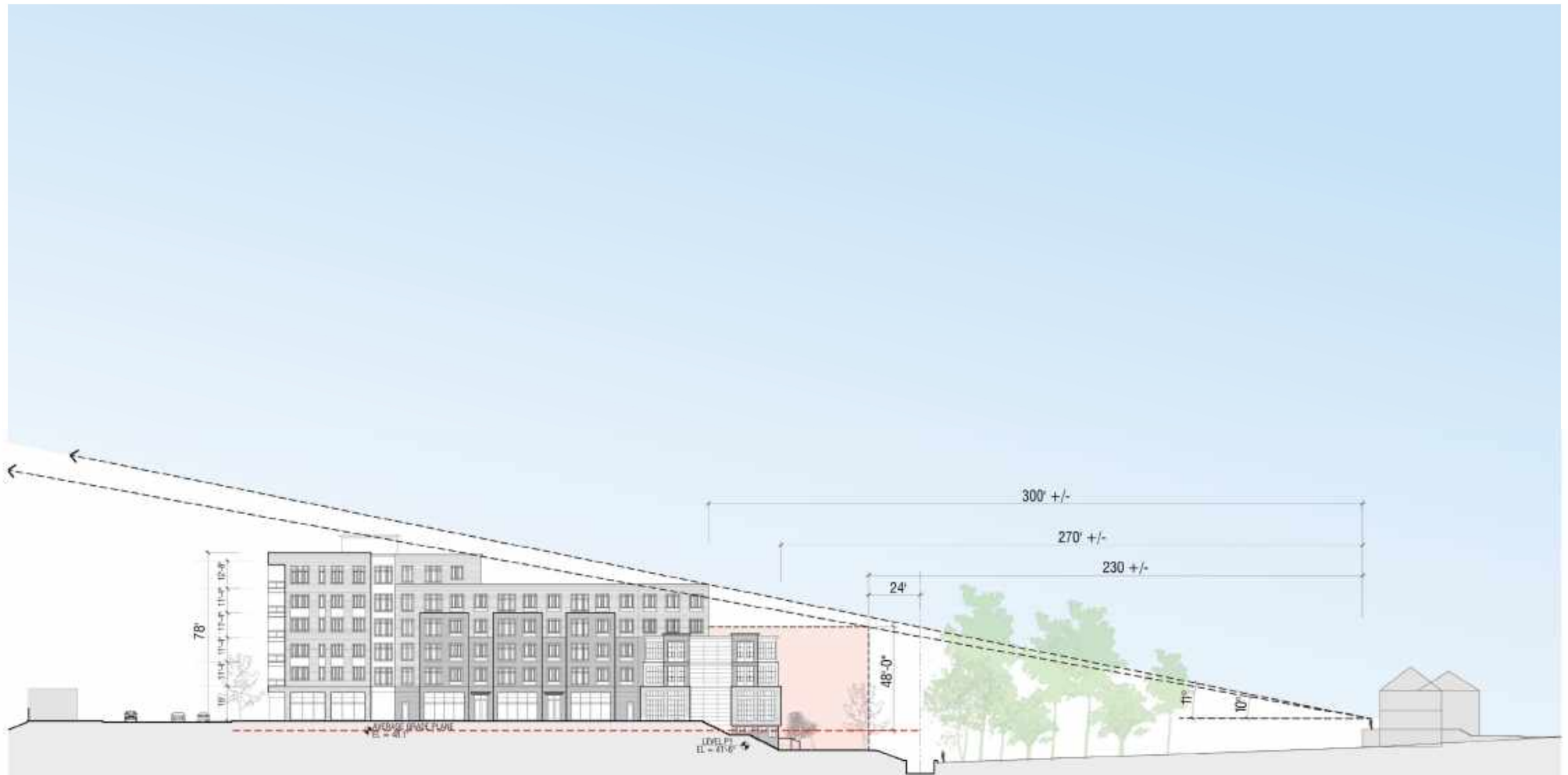
ELKUS | MANFREDI
 ARCHITECTS



DUNSTAN EAST
 Needon, Massachusetts

Building 1 View Diagram
 JUNE 23, 2020





SULLIVAN TIRE

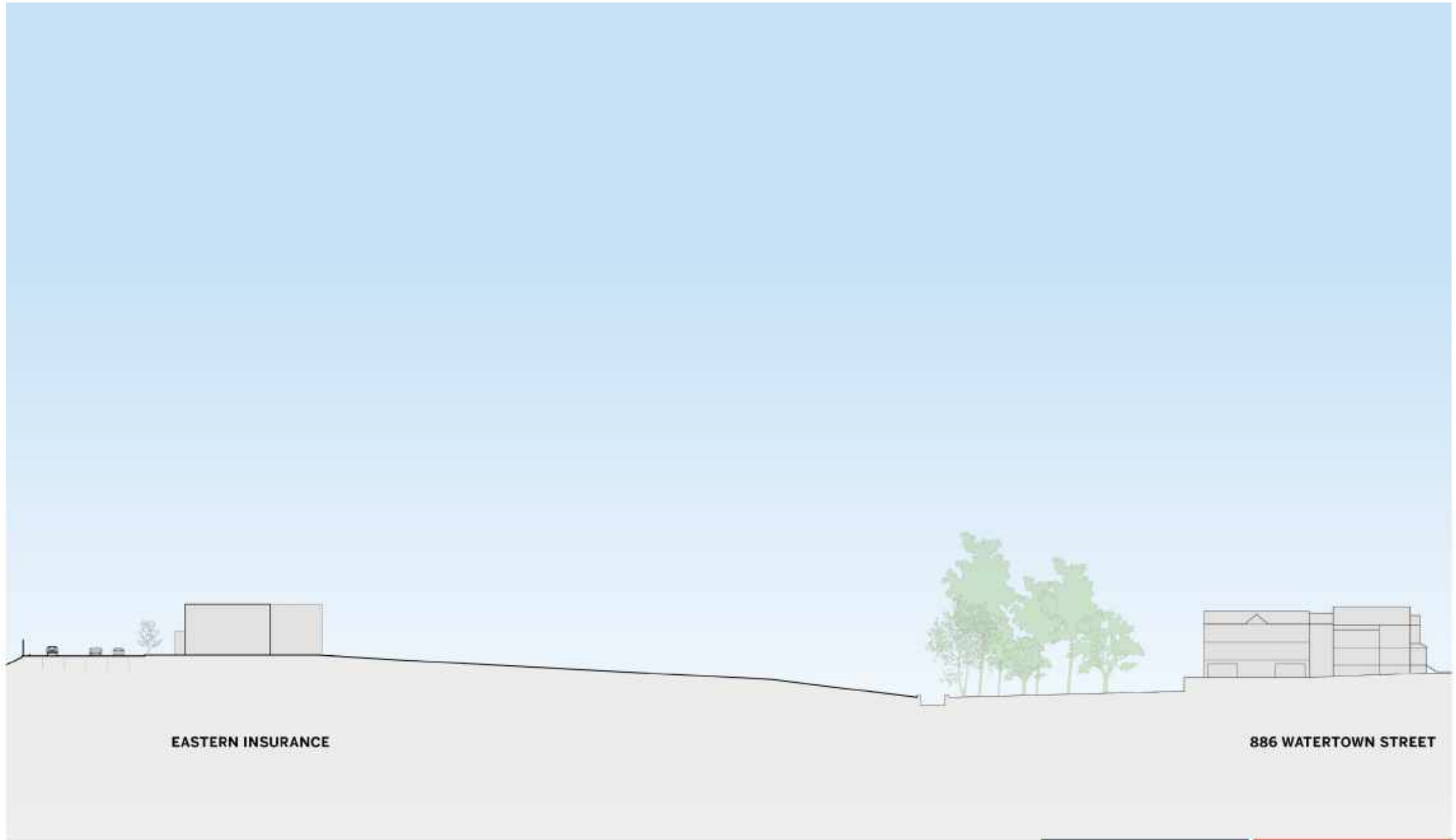
BUILDING 1 EAST ELEVATION | COURTYARD

904 WATERTOWN STREET

DUNSTAN EAST
 Needon, Massachusetts

Building 1 View Diagram
 JUNE 23, 2020





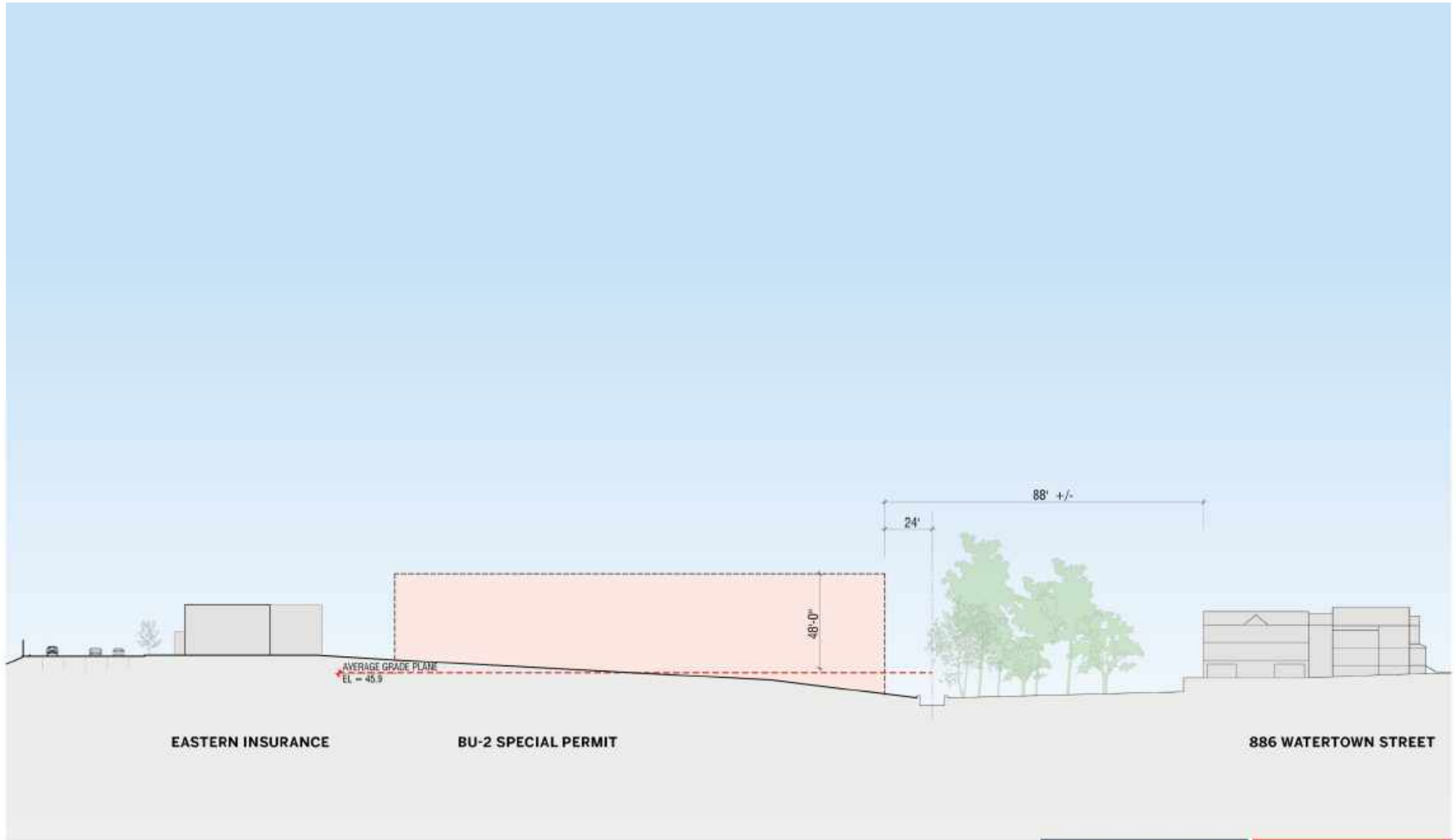
EASTERN INSURANCE

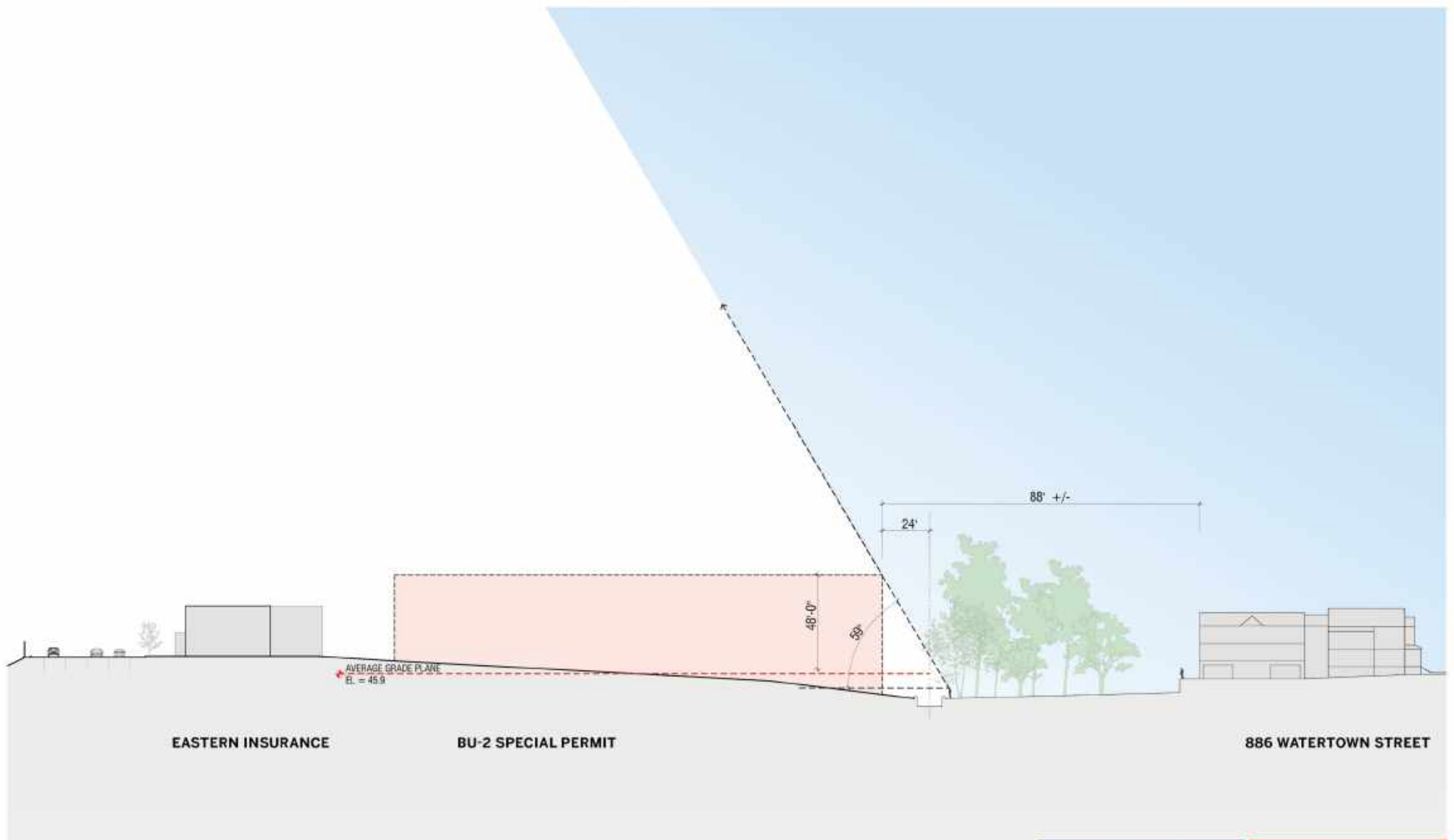
886 WATERTOWN STREET

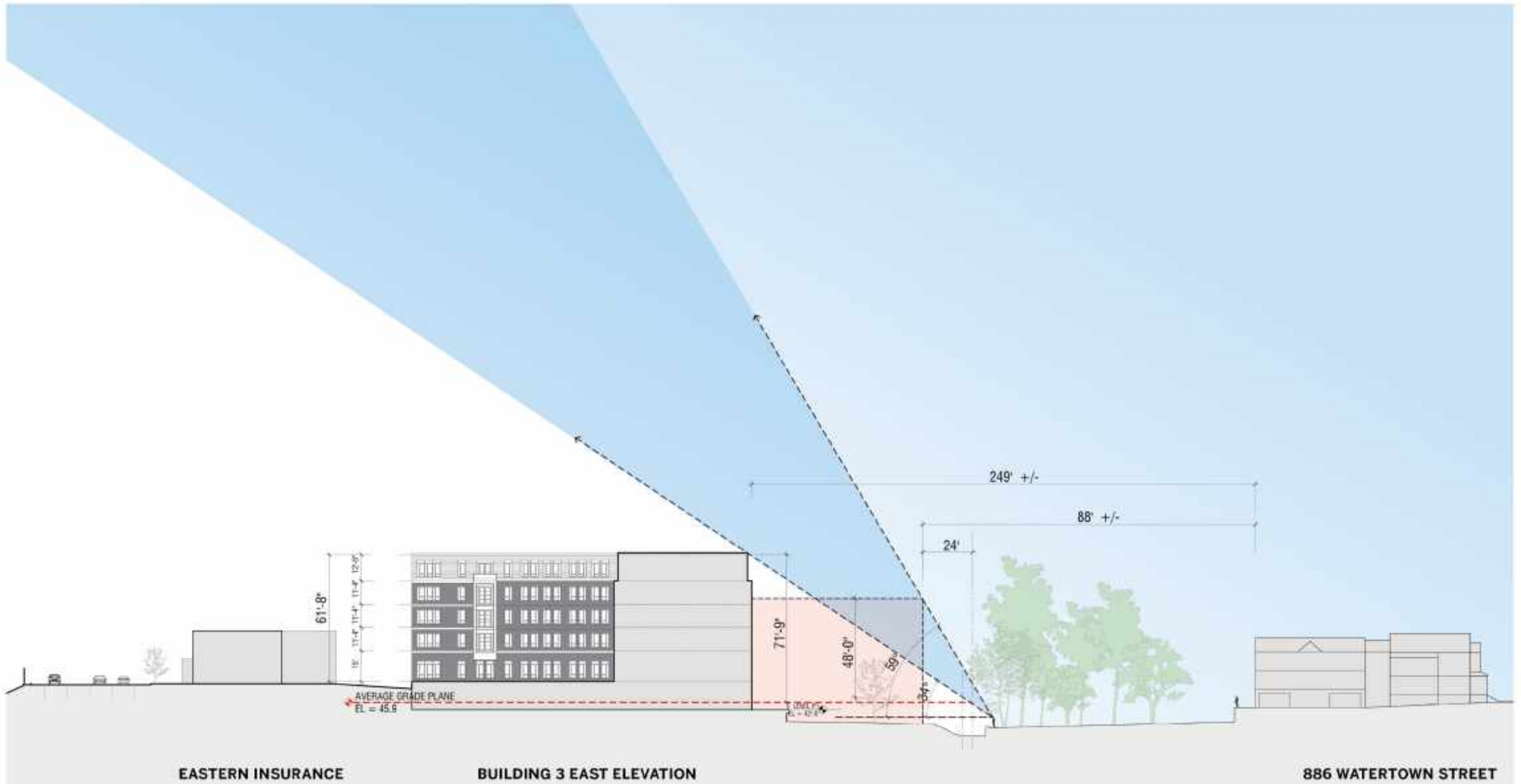
DUNSTAN EAST
Neaton, Massachusetts

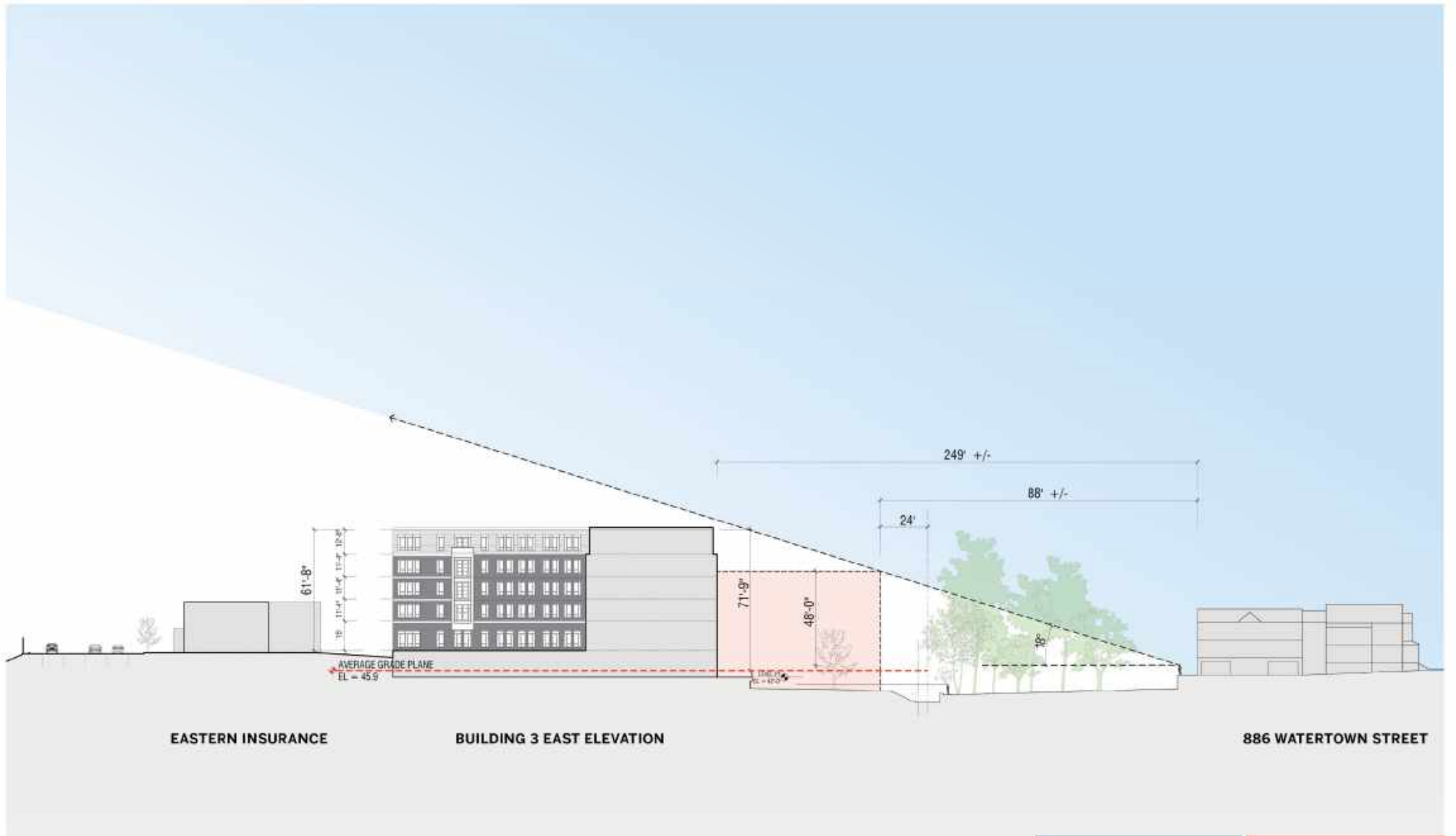
Building 3 View Diagram
JUNE 23, 2020







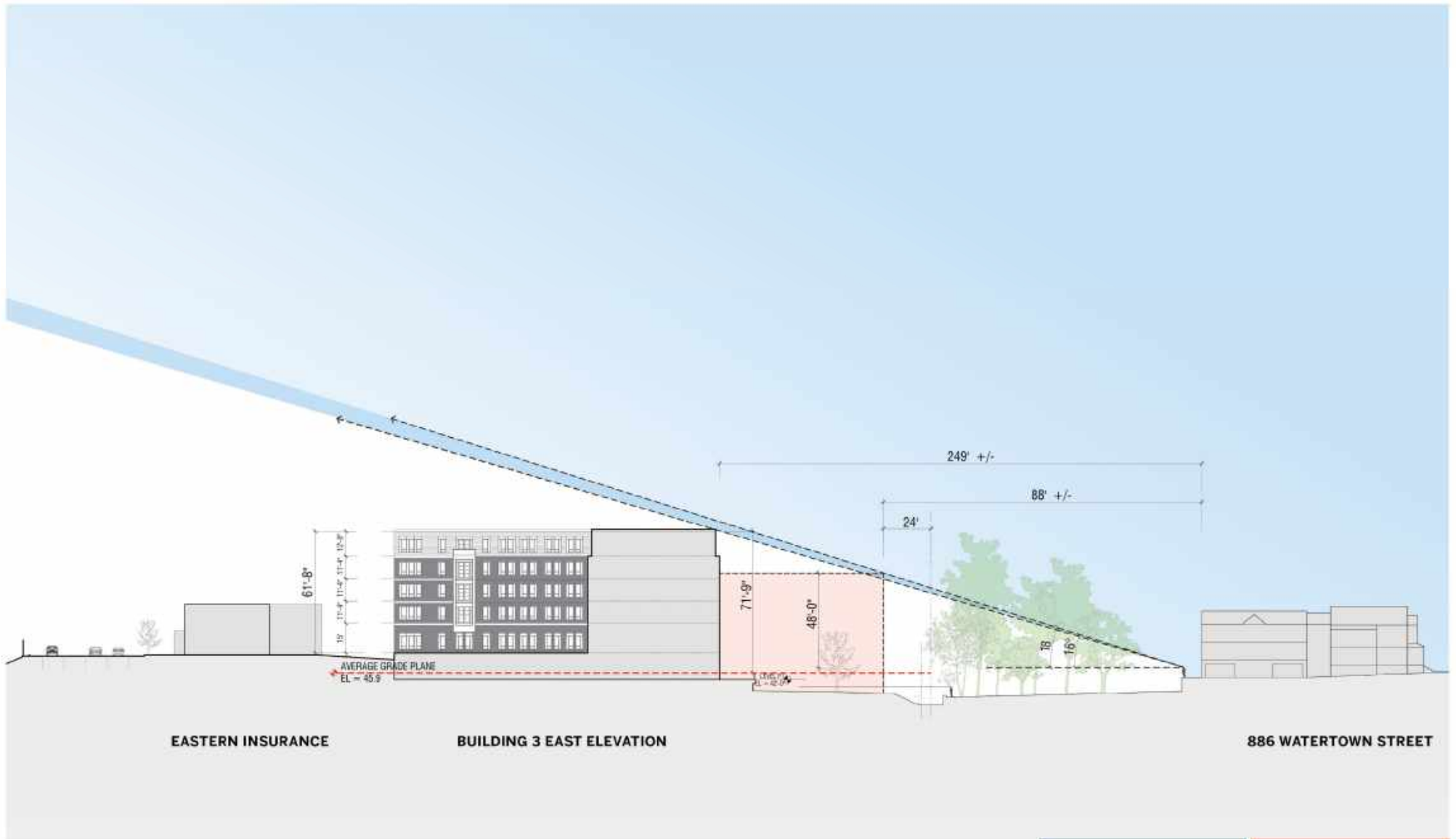




EASTERN INSURANCE

BUILDING 3 EAST ELEVATION

886 WATERTOWN STREET



EASTERN INSURANCE

BUILDING 3 EAST ELEVATION

886 WATERTOWN STREET

Daylight and Sky Analysis Shadow Studies Appearance and Visibility

SEPTEMBER 21



08:30 AM

DUNSTAN EAST
Needon, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:00 AM

DUNSTAN EAST
Needon, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:30 AM

DUNSTAN EAST
Needon, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



10:00 AM

DUNSTAN EAST
Needon, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



10:30 AM

DUNSTAN EAST
Needon, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



11:00 AM

DUNSTAN EAST
Needon, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS

OCTOBER 21



08:30 AM

DUNSTAN EAST
Needon, Massachusetts

OCTOBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



09:00 AM

DUNSTAN EAST
Needon, Massachusetts

OCTOBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:30 AM

DUNSTAN EAST
Needon, Massachusetts

OCTOBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



10:00 AM

DUNSTAN EAST
Needon, Massachusetts

OCTOBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS

NOVEMBER 21



08:30 AM

DUNSTAN EAST
Needon, Massachusetts

NOVEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



09:00 AM

DUNSTAN EAST
Needon, Massachusetts

NOVEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



09:30 AM

DUNSTAN EAST
Newton, Massachusetts

NOVEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



10:00 AM

DUNSTAN EAST
Newton, Massachusetts

NOVEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



10:30 AM

DUNSTAN EAST
Neaton, Massachusetts

NOVEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS

DECEMBER 21



08:30 AM

DUNSTAN EAST
Needon, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:00 AM

DUNSTAN EAST
Needon, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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09:30 AM

DUNSTAN EAST
Needon, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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10:00 AM

DUNSTAN EAST
Newton, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



10:30 AM

DUNSTAN EAST
Needon, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



11:00 AM

DUNSTAN EAST
Newton, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



11:30 AM

DUNSTAN EAST
Needon, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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12:00 PM

DUNSTAN EAST
Needon, Massachusetts

DECEMBER 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS

JANUARY 21



08:30 AM

DUNSTAN EAST
Needon, Massachusetts

JANUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:00 AM

DUNSTAN EAST
Needon, Massachusetts

JANUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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09:30 AM

DUNSTAN EAST
Needon, Massachusetts

JANUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



10:00 AM

DUNSTAN EAST
Needon, Massachusetts

JANUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



10:30 AM

DUNSTAN EAST
Newton, Massachusetts

JANUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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11:00 AM

DUNSTAN EAST
Needon, Massachusetts

JANUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS

FEBRUARY 21



08:30 AM

DUNSTAN EAST
Needon, Massachusetts

FEBRUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:00 AM

DUNSTAN EAST
Needon, Massachusetts

FEBRUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:30 AM

DUNSTAN EAST
Neanton, Massachusetts

FEBRUARY 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS

MARCH 21



08:30 AM

DUNSTAN EAST
Needon, Massachusetts

MARCH 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



09:00 AM

DUNSTAN EAST
Needon, Massachusetts

MARCH 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



09:30 AM

DUNSTAN EAST
Needon, Massachusetts

MARCH 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



10:00 AM

DUNSTAN EAST
Needon, Massachusetts

MARCH 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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10:30 AM

DUNSTAN EAST
Needon, Massachusetts

MARCH 21 - SHADOW STUDY
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



11:00 AM

DUNSTAN EAST
Needon, Massachusetts

MARCH 21 - SHADOW STUDY
JUNE 23, 2020

MARK
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JUNE 21

DUNSTAN EAST
Newton, Massachusetts

SHADOW STUDY
JUNE 23, 2020

MARK
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08:30 AM

DUNSTAN EAST
Needon, Massachusetts

JUNE 21 - SHADOW STUDY
JUNE 23, 2020

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09:00 AM

DUNSTAN EAST
Needon, Massachusetts

JUNE 21 - SHADOW STUDY
JUNE 23, 2020

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09:30 AM

DUNSTAN EAST
Needon, Massachusetts

JUNE 21 - SHADOW STUDY
JUNE 23, 2020

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10:00 AM

DUNSTAN EAST
Needon, Massachusetts

JUNE 21 - SHADOW STUDY
JUNE 23, 2020

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10:30 AM

DUNSTAN EAST
Needon, Massachusetts

JUNE 21 - SHADOW STUDY
JUNE 23, 2020

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11:00 AM

DUNSTAN EAST
Needon, Massachusetts

JUNE 21 - SHADOW STUDY
JUNE 23, 2020

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Daylight and Sky Analysis Shadow Studies Appearance and Visibility



DUNSTAN EAST
Newton, Massachusetts

Site Aerial View
JUNE 23, 2020

MARK
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DUNSTAN EAST
Newton, Massachusetts

June 12th View from 886 Watertown Street
JUNE 23, 2020

MARK
DEVELOPMENT

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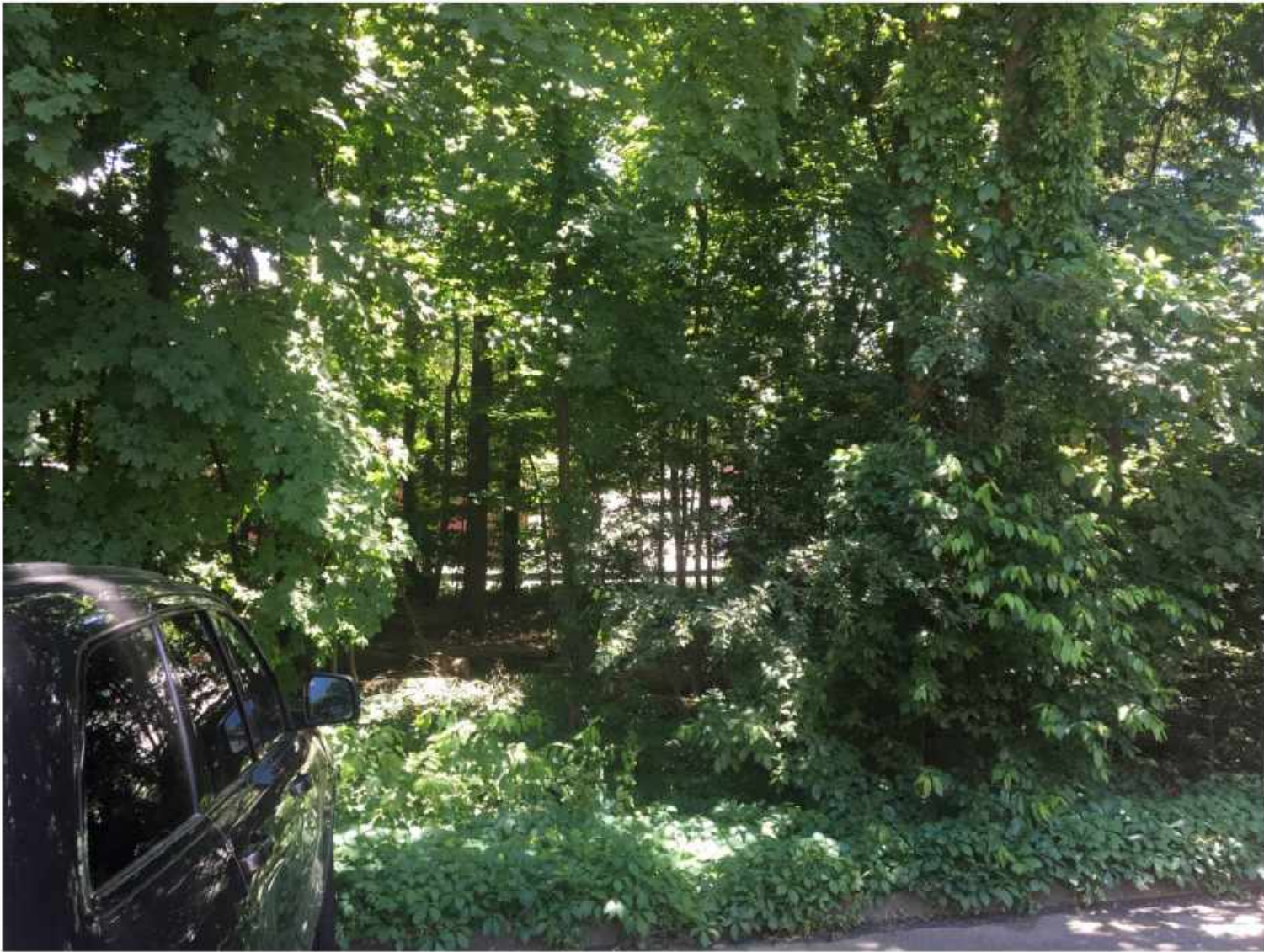


DUNSTAN EAST
Newton, Massachusetts

June 12th View from 886 Watertown Street
JUNE 23, 2020

MARK
DEVELOPMENT

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DUNSTAN EAST
Newton, Massachusetts

June 12th View from 888.898 Watertown Street
JUNE 23, 2020

MARK
DEVELOPMENT

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ARCHITECTS



DUNSTAN EAST
Newton, Massachusetts

June 12th View from 904 Watertown Street
JUNE 23, 2020

MARK
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



DUNSTAN EAST
Newton, Massachusetts

View from 904 Watertown Street
JUNE 23, 2020

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DUNSTAN EAST
Neaton, Massachusetts

April 2013 View from 904 Watertown Street
JUNE 23, 2020

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DUNSTAN EAST
Newton, Massachusetts

Site Existing Conditions
JUNE 23, 2020

MARK
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DUNSTAN EAST
Newton, Massachusetts

June 12th View from 904 Watertown Street
JUNE 23, 2020

MARK
DEVELOPMENT

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DUNSTAN EAST
Newton, Massachusetts

Proposed View from 904 Watertown Street
JUNE 23, 2020

MARK
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DUNSTAN EAST
Newton, Massachusetts

JUNE 23, 2020

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