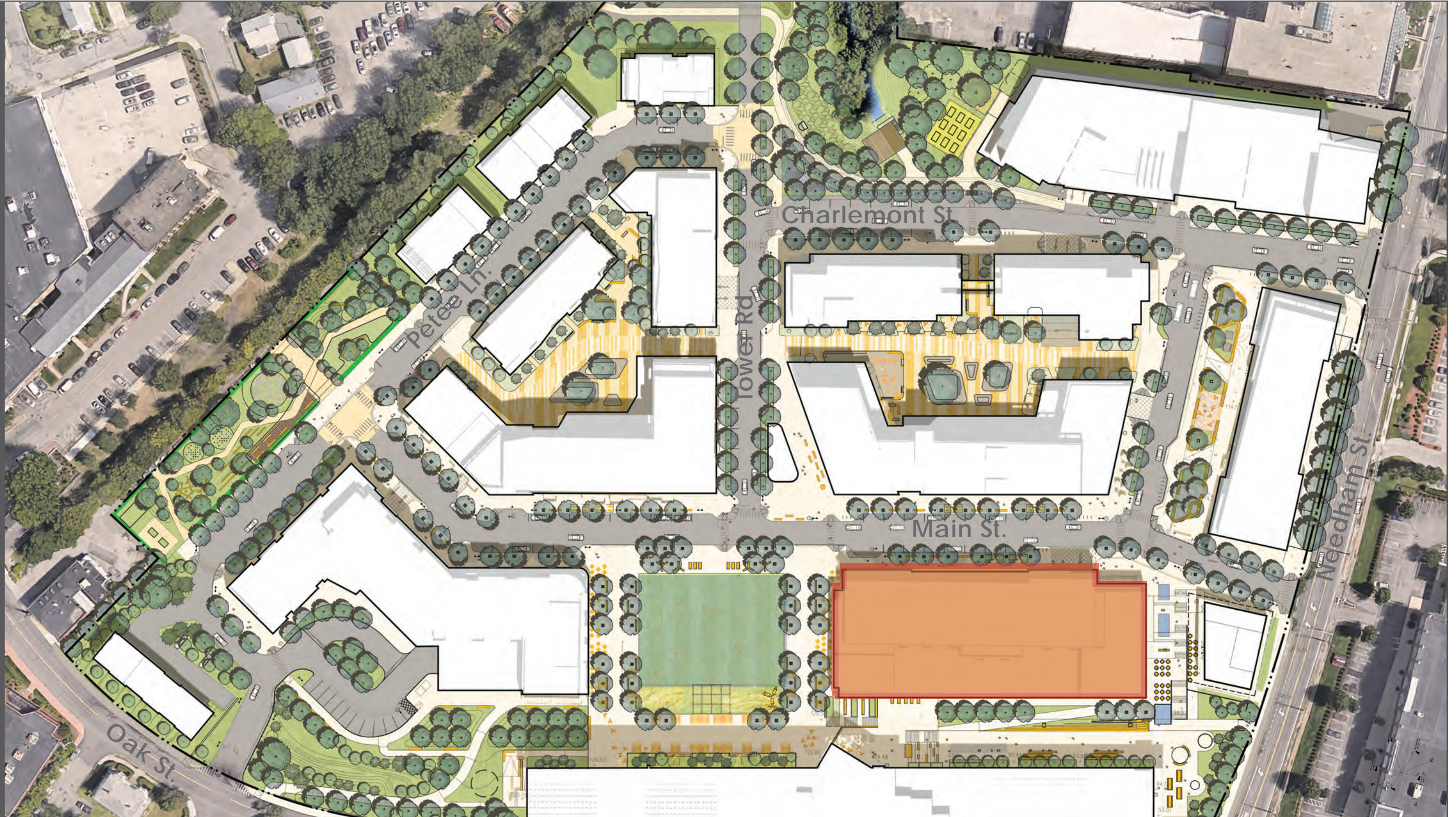


NORTHLAND NEWTON DEVELOPMENT SD DESIGN CONSISTENCY REVIEW **BUILDING 03**

NEWTON, MA | NOVEMBER 12, 2020

NND SD CONSISTENCY REVIEW BUILDING 03 MASTERPLAN LOCATION

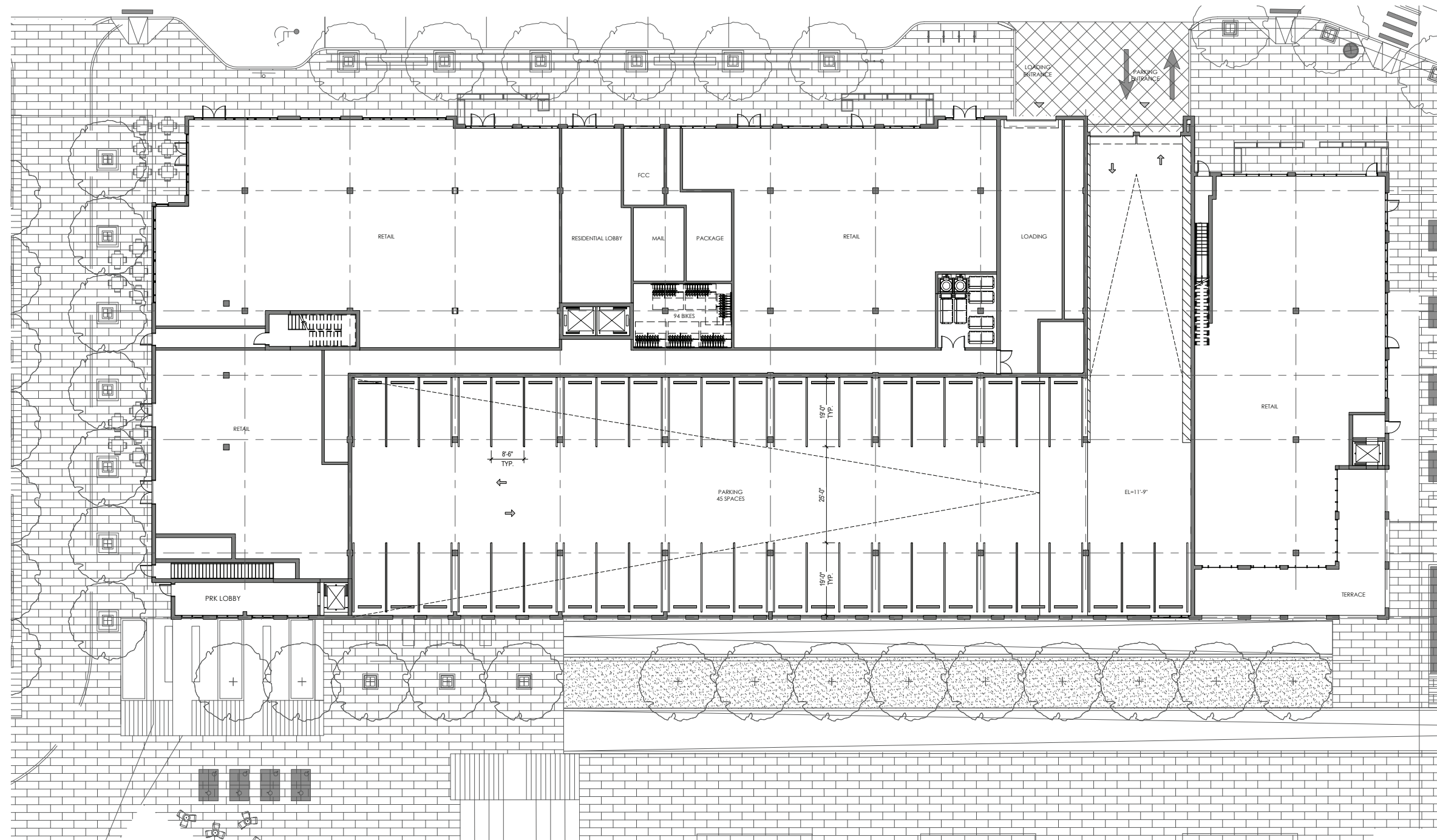
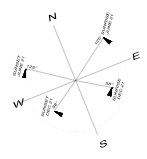


NND SD CONSISTENCY REVIEW BUILDING 03 ADJACENT CONTEXT



NND SD CONSISTENCY REVIEW BUILDING 03

COMPARATIVE PLAN LEVEL 01 SPECIAL PERMIT PLANS 4.12.19



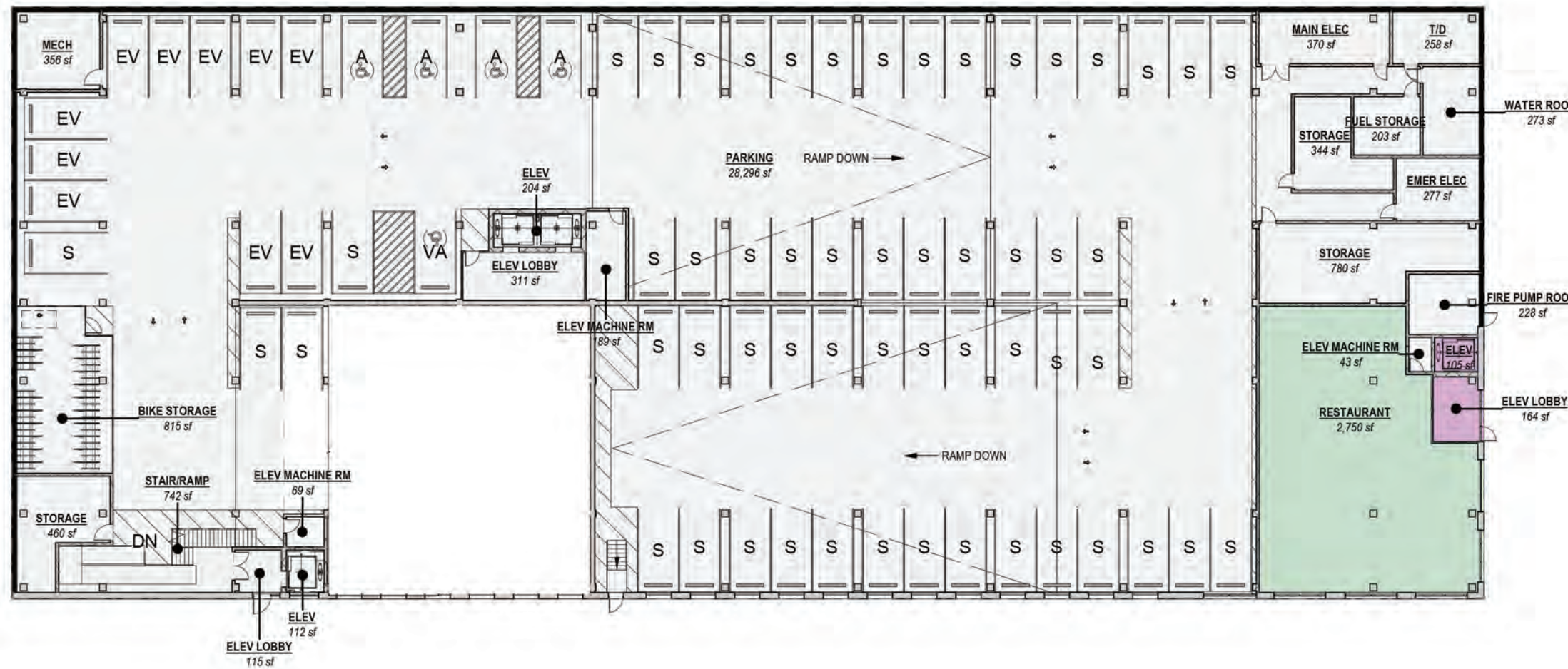
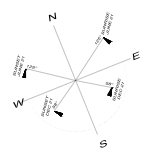
NND SD CONSISTENCY REVIEW BUILDING 03

SD ILLUSTRATIVE PLAN LEVEL 01



NND SD CONSISTENCY REVIEW BUILDING 03

SD ILLUSTRATIVE PLAN LEVEL P1

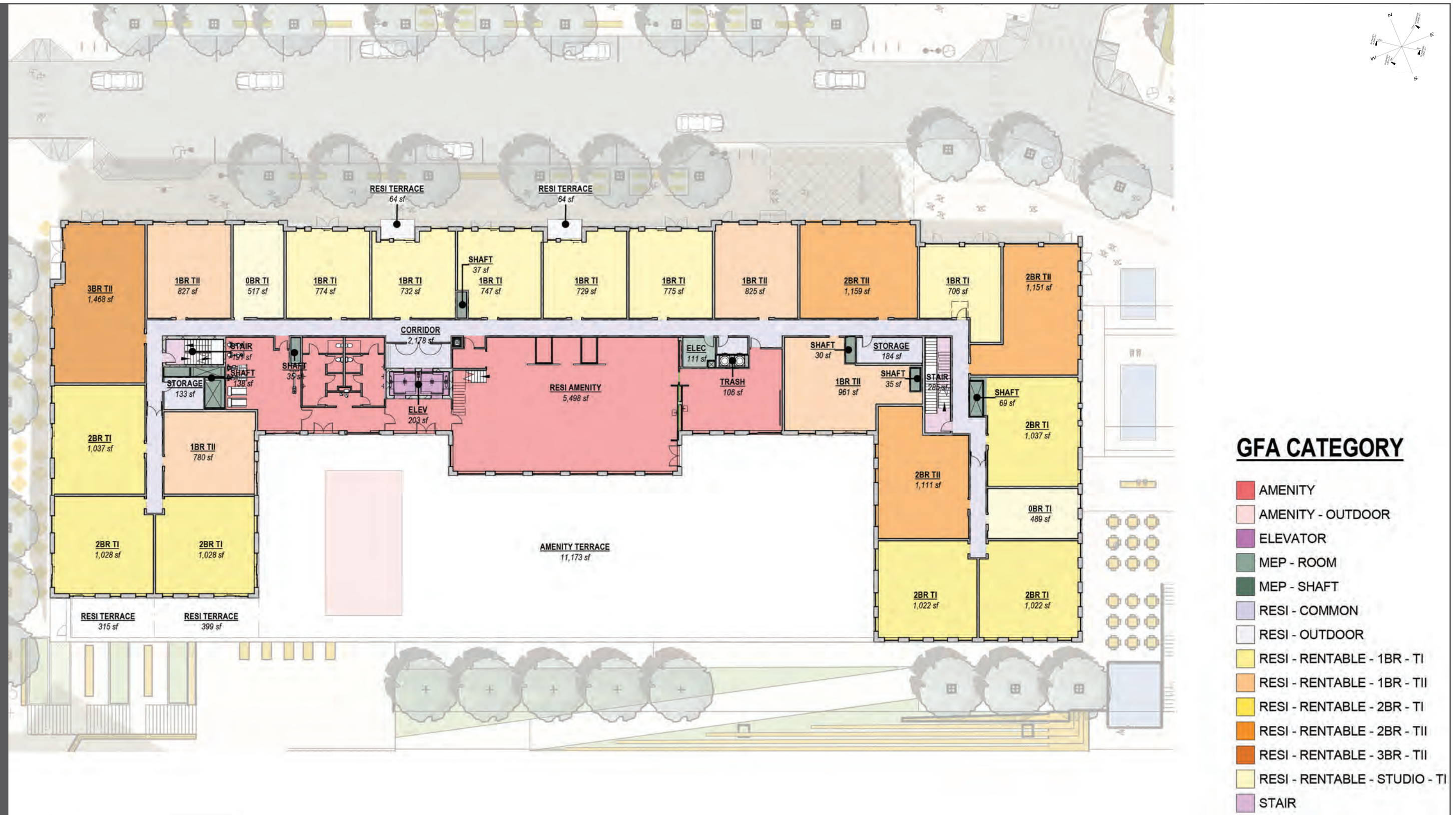


GFA CATEGORY

- ELEVATOR
- PARKING - BASEMENT
- RETAIL

NND SD CONSISTENCY REVIEW BUILDING 03

SD ILLUSTRATIVE PLAN LEVEL 02 (TYP LOWER RESIDENTIAL LEVEL)



NND SD CONSISTENCY REVIEW BUILDING 03

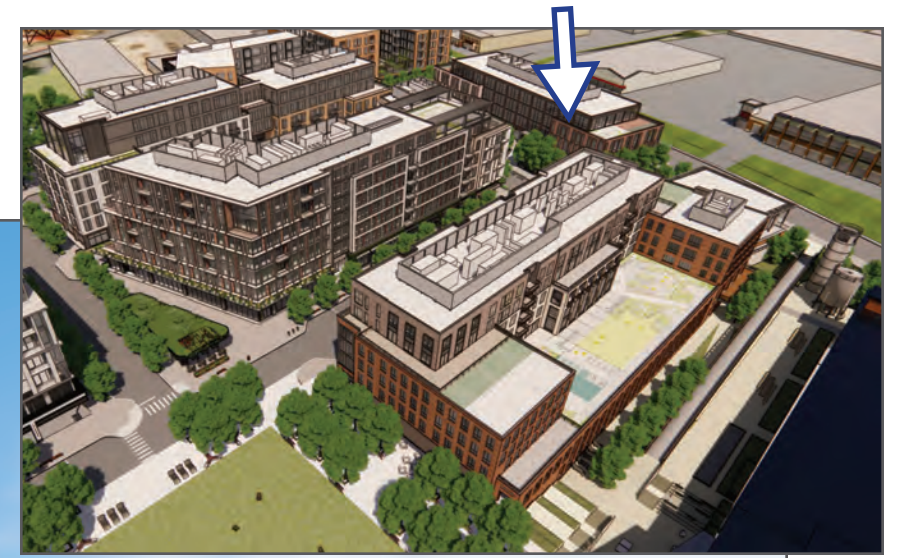
SD ILLUSTRATIVE PLAN LEVEL 05 (TYP UPPER RESIDENTIAL LEVEL)



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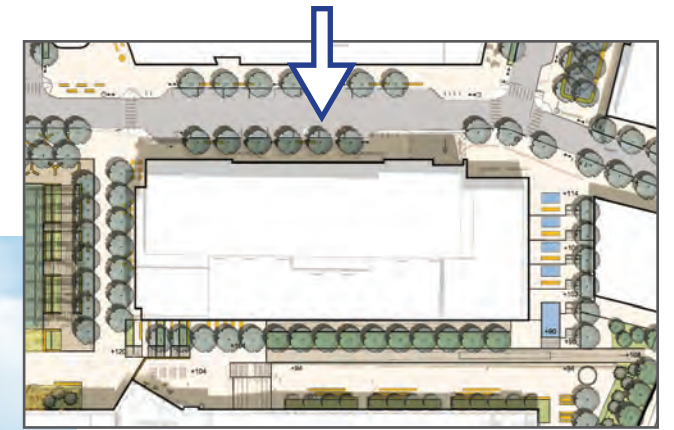
NND SD CONSISTENCY REVIEW BUILDING 03 RENDER VIEW FROM MAIN ST EAST



NND SD CONSISTENCY REVIEW BUILDING 03 RENDER VIEW FROM MILL PARK EAST



NND SD CONSISTENCY REVIEW BUILDING 03 COMPARATIVE ELEVATIONS

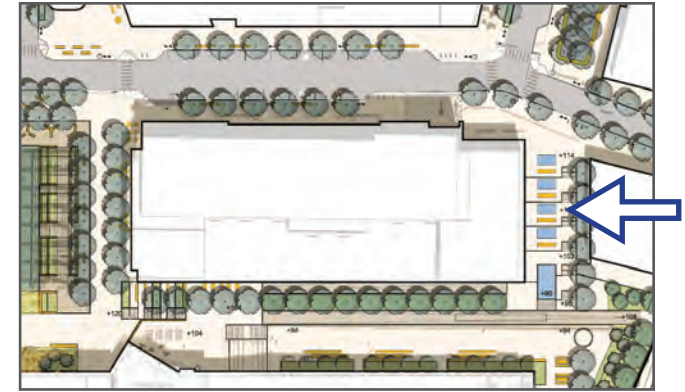


NORTH ELEVATION SPECIAL PERMIT



NORTH ELEVATION SD SUBMISSION

NND SD CONSISTENCY REVIEW BUILDING 03 COMPARATIVE ELEVATIONS

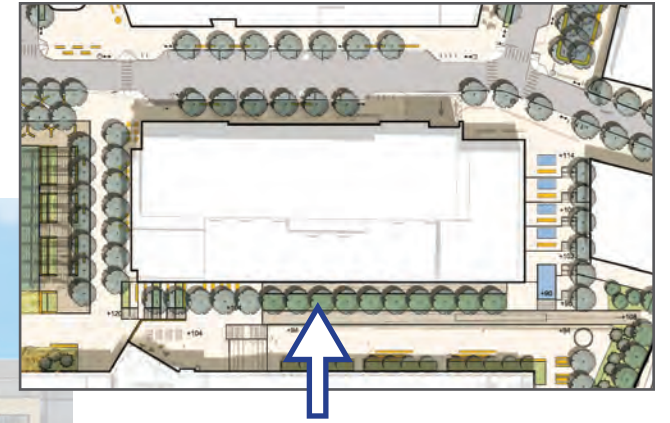


EAST ELEVATION SPECIAL PERMIT



EAST ELEVATION SD SUBMISSION

NND SD CONSISTENCY REVIEW BUILDING 03 COMPARATIVE ELEVATIONS



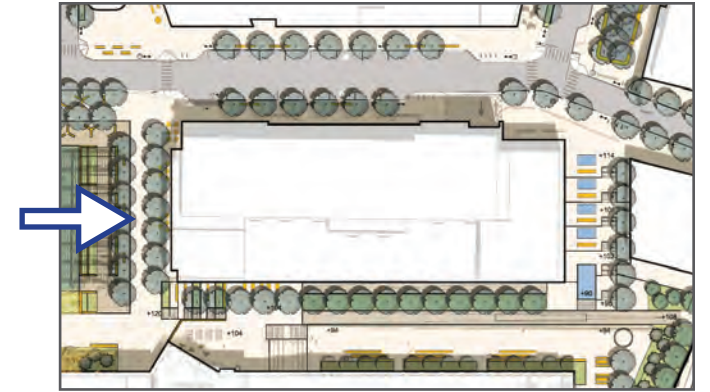
SOUTH ELEVATION SPECIAL PERMIT



RETAIL
RETAIL

SOUTH ELEVATION SD SUBMISSION

NND SD CONSISTENCY REVIEW BUILDING 03 COMPARATIVE ELEVATIONS



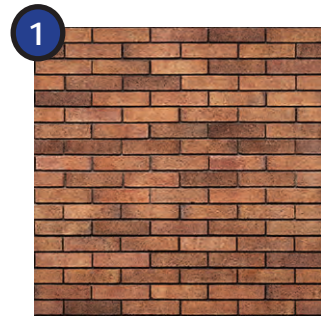
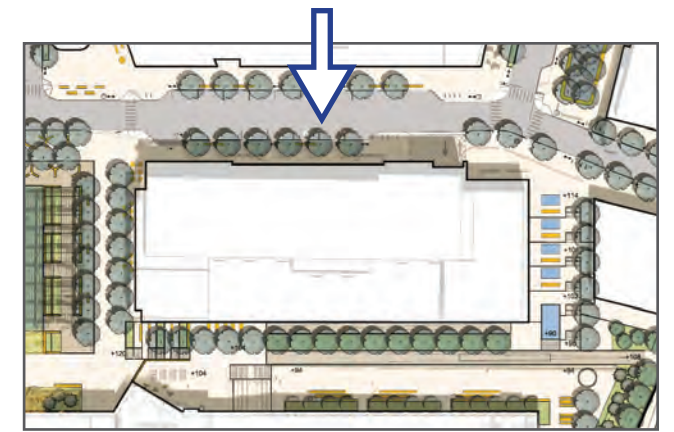
WEST ELEVATION SPECIAL PERMIT



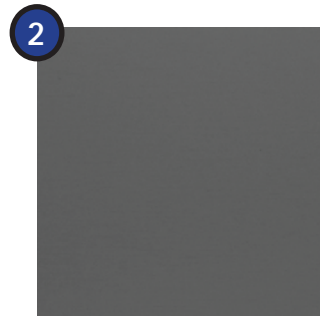
WEST ELEVATION SD SUBMISSION
RETAIL

NND SD CONSISTENCY REVIEW BUILDING 03

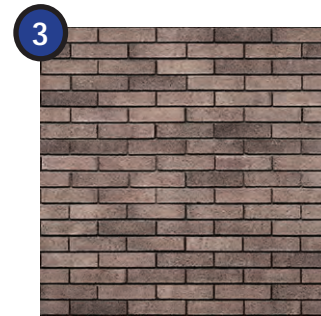
ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



BRICK MASONRY
Red Tone



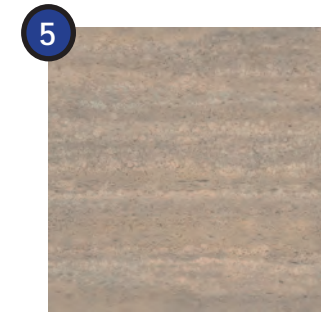
METAL PANEL
Medium Grey



BRICK MASONRY
Light Brown Tone



STONE RAINSCREEN
Limestone Look



STONE RAINSCREEN
Limestone Accent



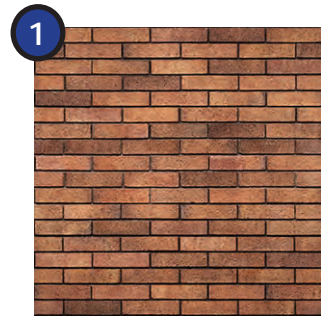
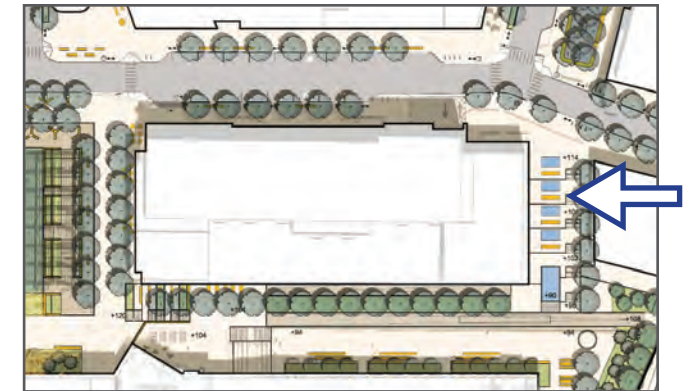
UNIT MASONRY
Brown Tone



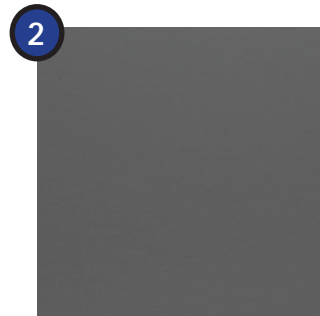
NORTH ELEVATION FACADE MATERIALS

NND SD CONSISTENCY REVIEW BUILDING 03

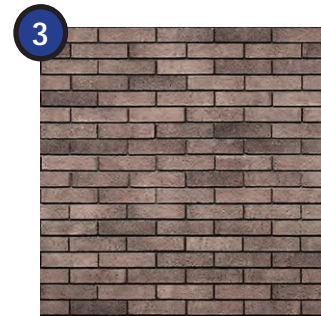
ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



BRICK MASONRY
Red Tone



METAL PANEL
Medium Grey



BRICK MASONRY
Light Brown Tone



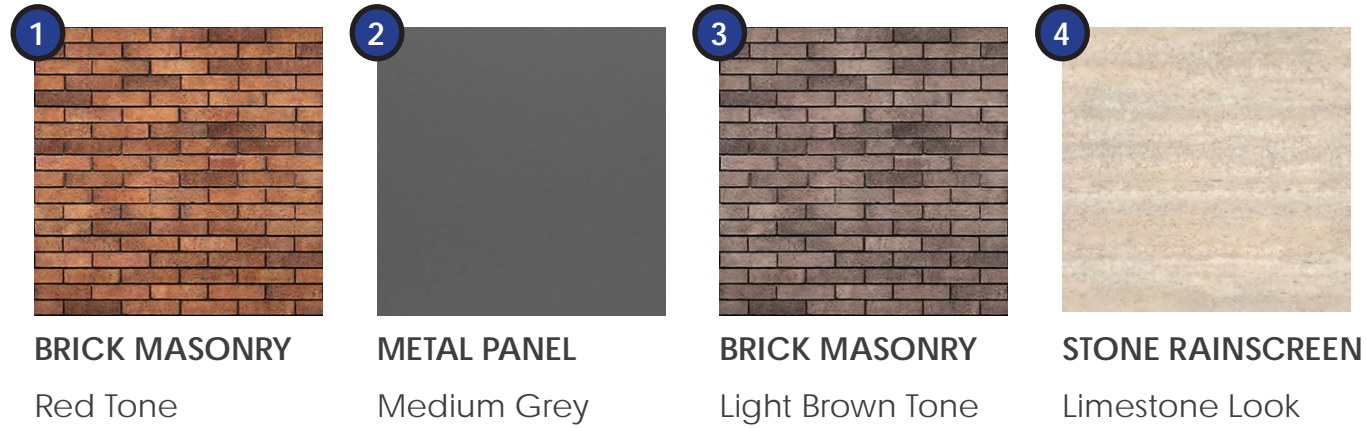
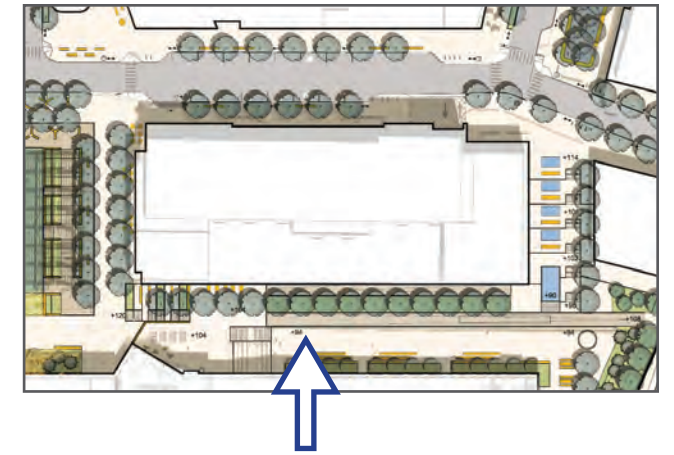
STONE RAINSCREEN
Limestone Look



EAST ELEVATION FACADE MATERIALS

NND SD CONSISTENCY REVIEW BUILDING 03

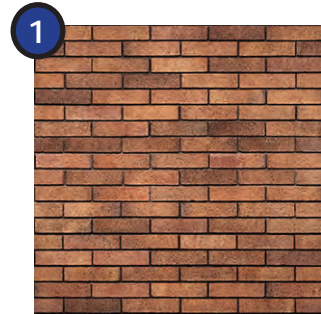
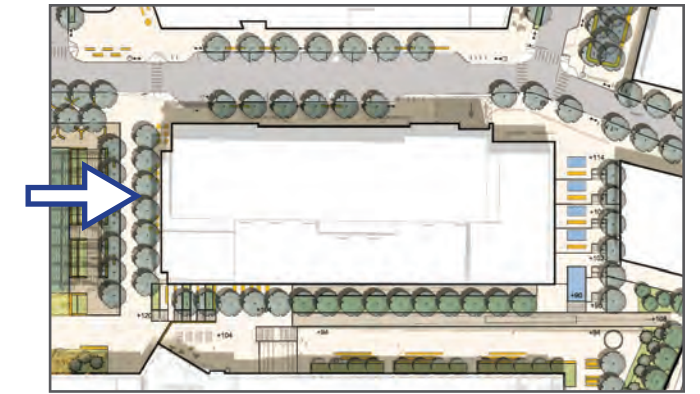
ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



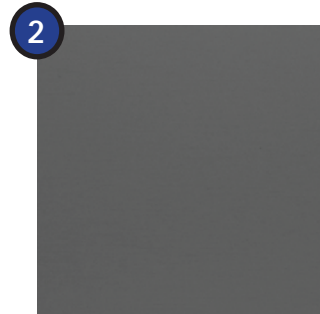
SOUTH ELEVATION FACADE MATERIALS

NND SD CONSISTENCY REVIEW BUILDING 03

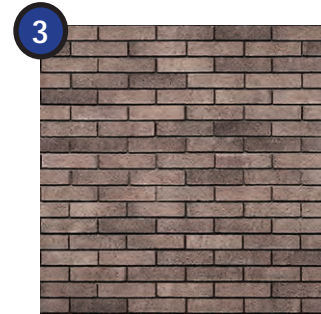
ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



BRICK MASONRY
Red Tone



METAL PANEL
Medium Grey



BRICK MASONRY
Light Brown Tone

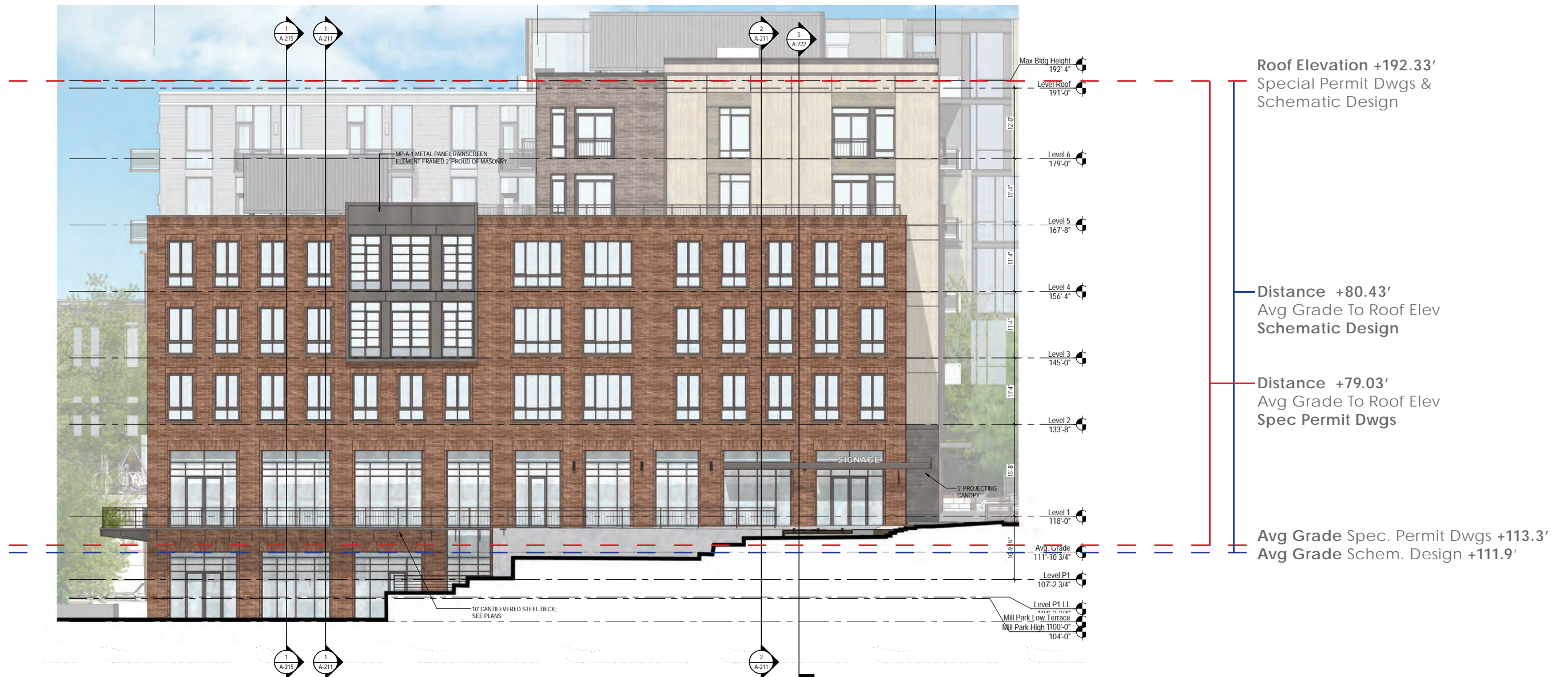
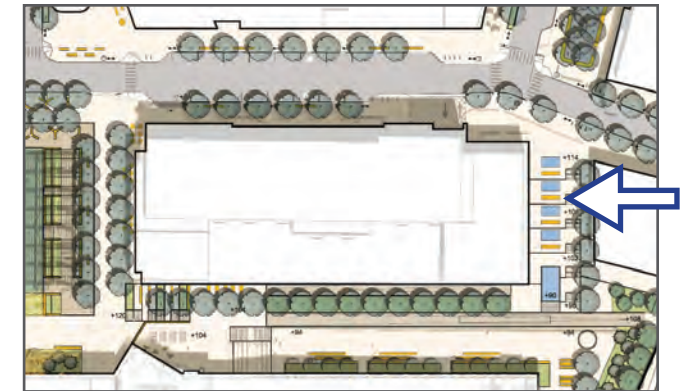


STONE RAINSCREEN
Limestone Look



WEST ELEVATION FACADE MATERIALS

NND SD CONSISTENCY REVIEW BUILDING 03 ELEVATION DIAGRAM



WEST ELEVATION SD SUBMISSION

QUESTIONS AND DISCUSSION

BUILDING 03

NEWTON, MA | NOVEMBER 12, 2020