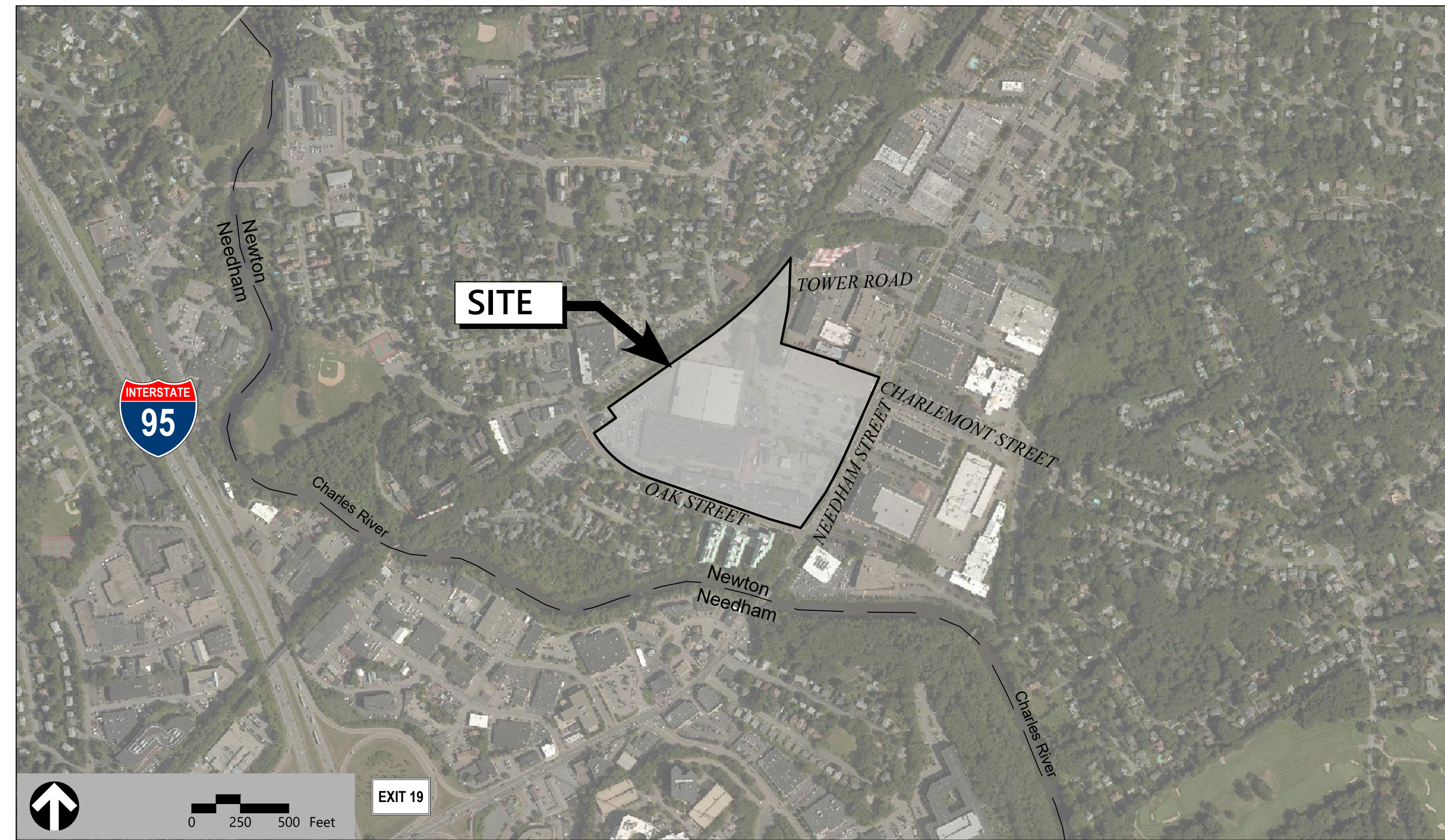


# Site Plans

Issued for	Zone Change/Special Permit
Date Issued	August 6, 2018
Latest Issue	April 12, 2019
Addendum 1	September 3, 2019*

## The Northland Newton Development Needham Street/Oak Street Newton, Massachusetts



vhb.com



101 Walnut Street  
PO Box 9151  
Watertown, MA 02471  
617.924.1770

### Landscape Architect

Stantec  
226 Causeway Street, 6th Floor  
Boston, MA  
02114-2155

### Architect

CUBE 3 Studio  
360 Merrimack Street  
Building 5, Floor 3  
Lawrence, MA 01843

### Architect

Stantec Architecture  
311 Summer Street  
Boston, MA  
02210-01723

### Architect

SGA  
200 High Street, 2nd Floor  
Boston, MA 02110

### Signage/Wayfinding

Selbert Perkins Design  
5 Water Street  
Arlington, MA 02476



### Owner/Applicant

Northland Oak Street, LLC/  
Northland Tower Road Investors, LLC  
2150 Washington Street  
Newton, MA 02462

### Assessor's Map: 51

Lot: 5, 5A, 6

\* NOTE: BASED ON COMMUNITY INPUT, BUILDING 13 HAS BEEN REMOVED AND WILL BE REPLACED BY A SMALL PARK AREA, DESIGN DETAILS TO BE FINALIZED AFTER ISSUANCE OF THE SPECIAL PERMIT. IN COMBINATION WITH THE REMOVAL OF BUILDING 13, THERE WILL BE A "SPLASH PARK", LOCATED IN THE SOUTHWEST CORNER OF THE NEIGHBORHOOD PARK, OF UP TO APPROXIMATELY 7,000 TO 8,000 SQUARE FEET, LICENSED TO THE CITY FOR THEIR OPERATION. DESIGN DETAILS FOR THE SPLASH PARK TO BE FINALIZED AFTER ISSUANCE OF THE SPECIAL PERMIT.

WHILE THE IMPACT OF THIS CHANGE AFFECTS SEVERAL SHEETS IN THE PLAN SET, FOR PURPOSES OF THIS AMENDMENT, ONLY THE FOLLOWING SHEETS HAVE BEEN MODIFIED TO REFLECT THE CHANGES:

- COVER SHEET
- SHEET C-4
- SHEET C-5.4
- SHEET A-13.01 (ELIMINATED)
- SHEET A-13.02 (ELIMINATED)

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C-1	Legend	April 12, 2019
C-2	Area Plan	April 12, 2019
C-3	Zone Change Plan	April 12, 2019
C-4	Overall Site Plan	September 3, 2019*
C-5.1	Zoning Assessment Plan (Building 1)	April 12, 2019
C-5.2	Zoning Assessment Plan (Building 2, 3 & 7)	April 12, 2019
C-5.3	Zoning Assessment Plan (Building 4 & 14)	April 12, 2019
C-5.4	Zoning Assessment Plan (Building 5a, 5b, 12 & X)	September 3, 2019*
C-5.5	Zoning Assessment Plan (Building 6a & 6b)	April 12, 2019
C-5.6	Zoning Assessment Plan (Building 8 & 9)	April 12, 2019
C-6.1-6.3	Layout and Materials Plan	April 12, 2019
C-7.1-7.3	Grading and Drainage Plan	April 12, 2019
C-8.1-8.3	Utility Plan	April 12, 2019
C-9	Erosion and Sediment Control Plan	April 12, 2019
C-10.1-10.2	Site Details	April 12, 2019
Sv-1	Existing Conditions Plan of Land	June 4, 2018
Sv-2	Existing Conditions Plan of Land	June 4, 2018
Sv-3	Existing Conditions Plan of Land	June 4, 2018
L-1.1	Layout and Materials Plan Enlargement 1	April 12, 2019
L-1.2	Layout and Materials Plan Enlargement 2	April 12, 2019
L-1.3	Layout and Materials Plan Enlargement 3	April 12, 2019
L-2.1	Grading Plan Enlargement 1	April 12, 2019
L-2.2	Grading Plan Enlargement 2	April 12, 2019
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L-3.2	Planting Plan Enlargement 2	April 12, 2019
L-3.3	Planting Plan Enlargement 3	April 12, 2019
L-4.1	Landscape Details 1	April 12, 2019
L-4.2	Landscape Details 2	April 12, 2019
L-4.3	Landscape Details 3	April 12, 2019
L-4.4	Landscape Details 4	April 12, 2019

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A-2.02	Building 2 - Conceptual Elevations	April 12, 2019
A-3.01	Building 3 - P1 Parking Level Plan	April 12, 2019
A-3.02	Building 3 - First Floor Plan	April 12, 2019
A-3.03	Building 3 - Second Floor Plan	April 12, 2019
A-3.04	Building 3 - Third Floor Plan	April 12, 2019
A-3.05	Building 3 - Fourth Floor Plan	April 12, 2019
A-3.06	Building 3 - Fifth Floor Plan	April 12, 2019
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A-3.08	Building 3 - Conceptual Elevations	April 12, 2019
A-4.01	Building 4 - Parking Level 2 Plan	April 12, 2019
A-4.02	Building 4 - Parking Level 1 Plan	April 12, 2019
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A-4.06	Building 4 - Fourth Floor Plan	April 12, 2019
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A-5.02	Building 5 - Parking Level 1 Plan	April 12, 2019
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A-5.09	Building 5 - Seventh Floor Plan	April 12, 2019
A-5.10	Building 5 - Conceptual Elevations	April 12, 2019
A-5.11	Building 5 - Conceptual Elevations	April 12, 2019
A-6.01	Building 6A/6B - P2 Parking Level Plan	April 12, 2019
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A-6.03	Building 6A/6B - First Floor Plan	April 12, 2019
A-6.04	Building 6A/6B - Second Floor Plan	April 12, 2019

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No.	Drawing Title	Latest Issue
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A-6.10	Building 6A/6B - Conceptual Elevations	April 12, 2019
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A-9.02	Building 9 - Conceptual Elevations	April 12, 2019
A-10.01	Building 10 - Floor Plans	April 12, 2019
A-10.02	Building 10 - Floor Plans	April 12, 2019
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A-11.01	Building 11 - Floor Plans	April 12, 2019
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A-12.01	Building 12 - First and Second Floor Plans	April 12, 2019
A-12.02	Building 12 - Third and Fourth Floor Plans	April 12, 2019
A-12.03	Building 12 - Conceptual Elevations	April 12, 2019
<del>A-13.01</del>	<del>Building 13 - Floor Plan</del>	<del>April 12, 2019*</del>
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G1	Circulation and Decision Points	April 10, 2019
G2	Wayfinding Signage	April 10, 2019

### Building Program Summary

Unit Count	Office GFA (SF)	Retail/Commercial GFA (SF)	Residential GFA (SF)	Community GFA (SF)	Garage GFA (SF)	Total GFA (SF)
BUILDING 1	---	---	---	---	---	193,200
BUILDING 2	---	6,740	---	---	---	6,740
BUILDING 3	94	20,209	118,122	---	16,418	154,749
BUILDING 4	106	20,444	144,746	---	2,501	167,691
BUILDING 5	160	16,369	209,844	---	6,070	232,283
BUILDING 6A	126	24,986	151,774	---	253	177,013
BUILDING 6B	119	4,834	135,852	---	2,687	143,373
BUILDING 7	50	15,652	65,584	---	---	81,236
BUILDING 8	80	5,880	131,708	---	14,787	152,375
BUILDING 9-11	36	---	46,122	---	---	46,122
BUILDING 12	25	---	33,558	---	---	33,558
BUILDING 13	---	---	---	4,000	---	4,000
BUILDING 14	6	---	11,460	---	2,790	13,250
<b>TOTAL</b>	<b>800</b>	<b>193,200</b>	<b>115,114*</b>	<b>4,000</b>	<b>45,116</b>	<b>1,388,340</b>

\*INCLUDES 40,000 SF OF RESTAURANT SPACE. LOCATIONS TO BE DETERMINED.

### Parking Summary (Provided)

Description	Provided
GARAGE	1,431
SURFACE	119
<b>TOTAL SPACES</b>	<b>1,550</b>

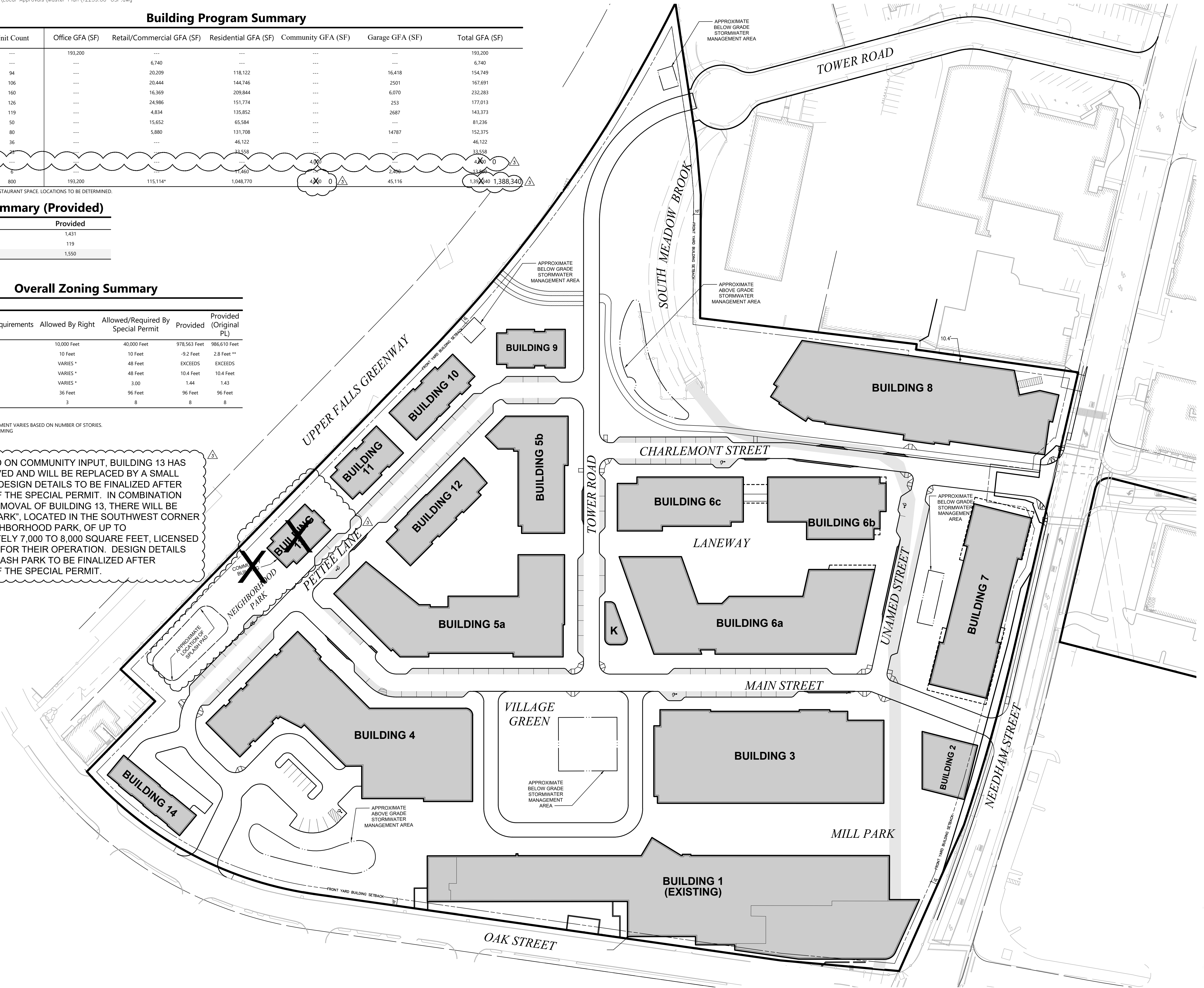
### Overall Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided	Provided (Original PL)
LOT AREA (MIN)	10,000 Feet	40,000 Feet	978,563 Feet	986,610 Feet
FRONT YARD SETBACK (MIN)	10 Feet	10 Feet	-9.2 Feet	2.8 Feet **
REAR YARD SETBACK (MIN)	VARIES *	48 Feet	EXCEEDS	EXCEEDS
SIDE YARD SETBACK (MIN)	VARIES *	48 Feet	10.4 Feet	10.4 Feet
FLOOR AREA RATIO (MAX)	VARIES *	3.00	1.44	1.43
BUILDING HEIGHT (MAX)	36 Feet	96 Feet	96 Feet	96 Feet
STORIES (MAX)	3	8	8	8

NOTES:  
 \* DIMENSIONAL REQUIREMENT VARIES BASED ON NUMBER OF STORIES.  
 \*\* EXISTING NON-CONFORMING

NOTE: BASED ON COMMUNITY INPUT, BUILDING 13 HAS BEEN REMOVED AND WILL BE REPLACED BY A SMALL PARK AREA, DESIGN DETAILS TO BE FINALIZED AFTER ISSUANCE OF THE SPECIAL PERMIT. IN COMBINATION WITH THE REMOVAL OF BUILDING 13, THERE WILL BE A "SPLASH PARK", LOCATED IN THE SOUTHWEST CORNER OF THE NEIGHBORHOOD PARK, OF UP TO APPROXIMATELY 7,000 TO 8,000 SQUARE FEET, LICENSED TO THE CITY FOR THEIR OPERATION. DESIGN DETAILS FOR THE SPLASH PARK TO BE FINALIZED AFTER ISSUANCE OF THE SPECIAL PERMIT.



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### The Northland Newton Development

Needham Street/Oak Street  
 Newton, Massachusetts

No.	Revision	Date	Aspd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	
3	ADDENDUM 1	9/3/2019	

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
 Issued for: \_\_\_\_\_ Date: August 6, 2018  
**Zone Change/Special Permit**

**Not Approved for Construction**

Drawing Title: **Overall Site Plan**

Drawing Number: \_\_\_\_\_

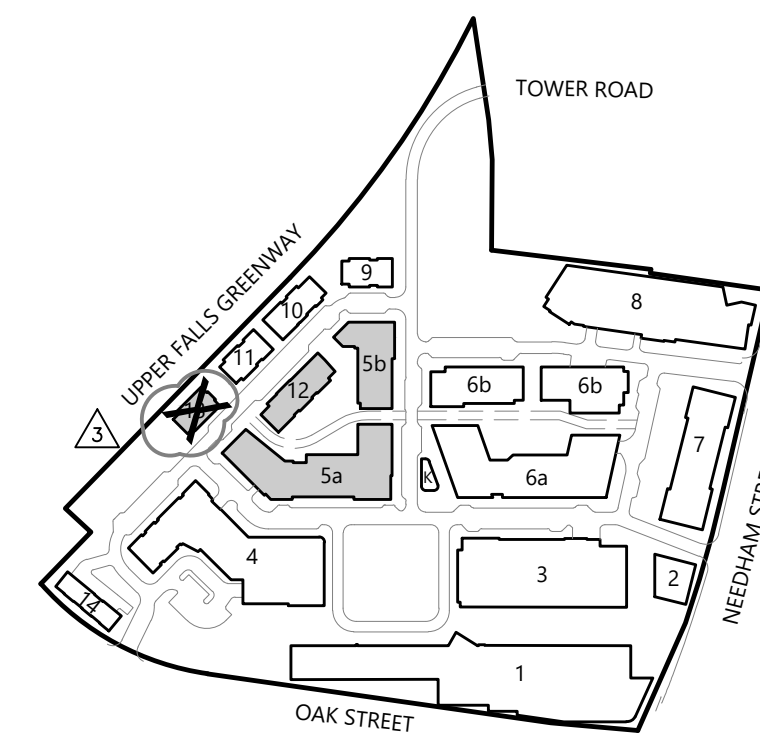
**C-4**

Sheet 4 of 22

Project Number: 12239.00

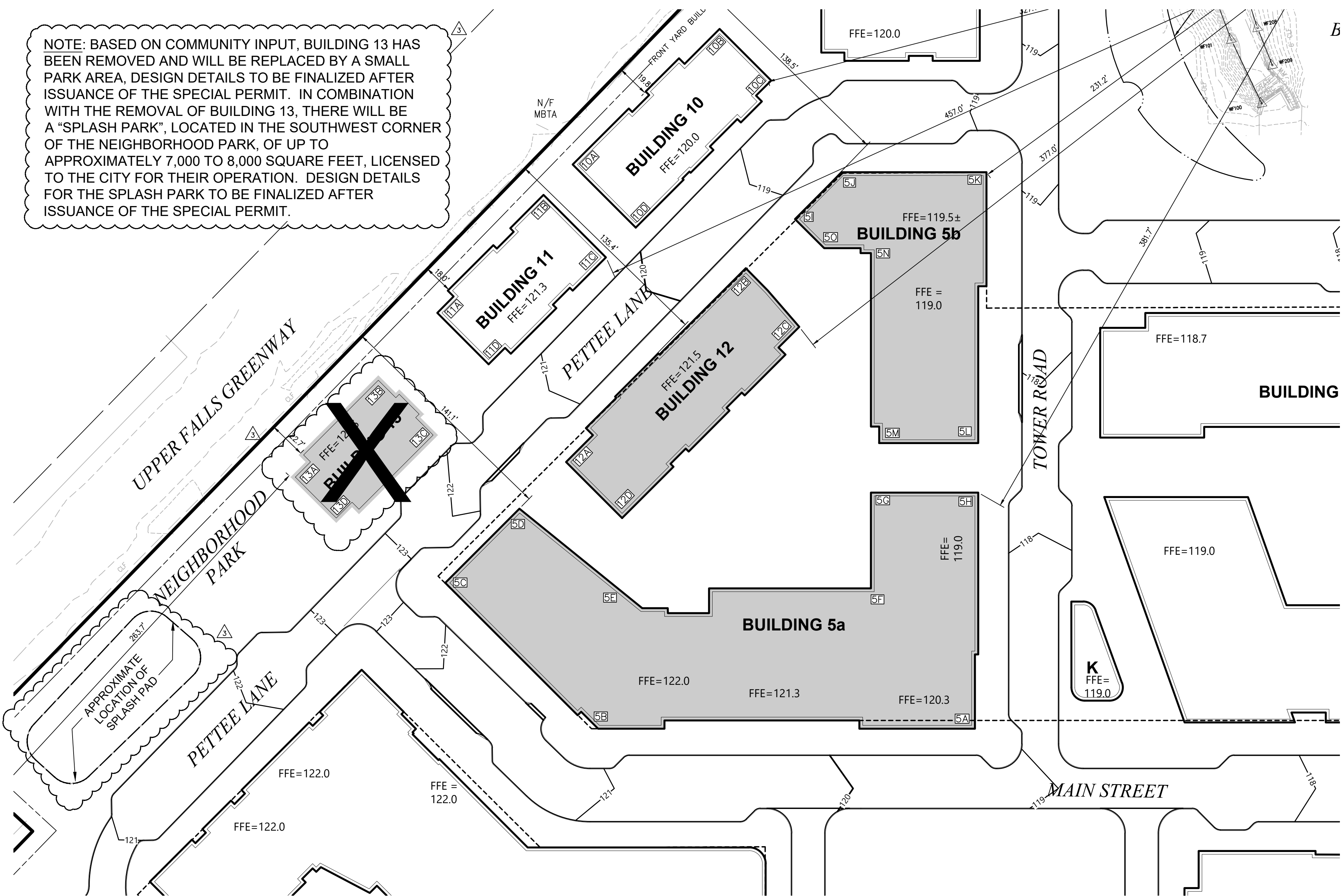


101 Walnut Street  
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**Key**  
Not To Scale

**NOTE:** BASED ON COMMUNITY INPUT, BUILDING 13 HAS BEEN REMOVED AND WILL BE REPLACED BY A SMALL PARK AREA, DESIGN DETAILS TO BE FINALIZED AFTER ISSUANCE OF THE SPECIAL PERMIT. IN COMBINATION WITH THE REMOVAL OF BUILDING 13, THERE WILL BE A "SPASH PARK", LOCATED IN THE SOUTHWEST CORNER OF THE NEIGHBORHOOD PARK, OF UP TO APPROXIMATELY 7,000 TO 8,000 SQUARE FEET, LICENSED TO THE CITY FOR THEIR OPERATION. DESIGN DETAILS FOR THE SPLASH PARK TO BE FINALIZED AFTER ISSUANCE OF THE SPECIAL PERMIT.

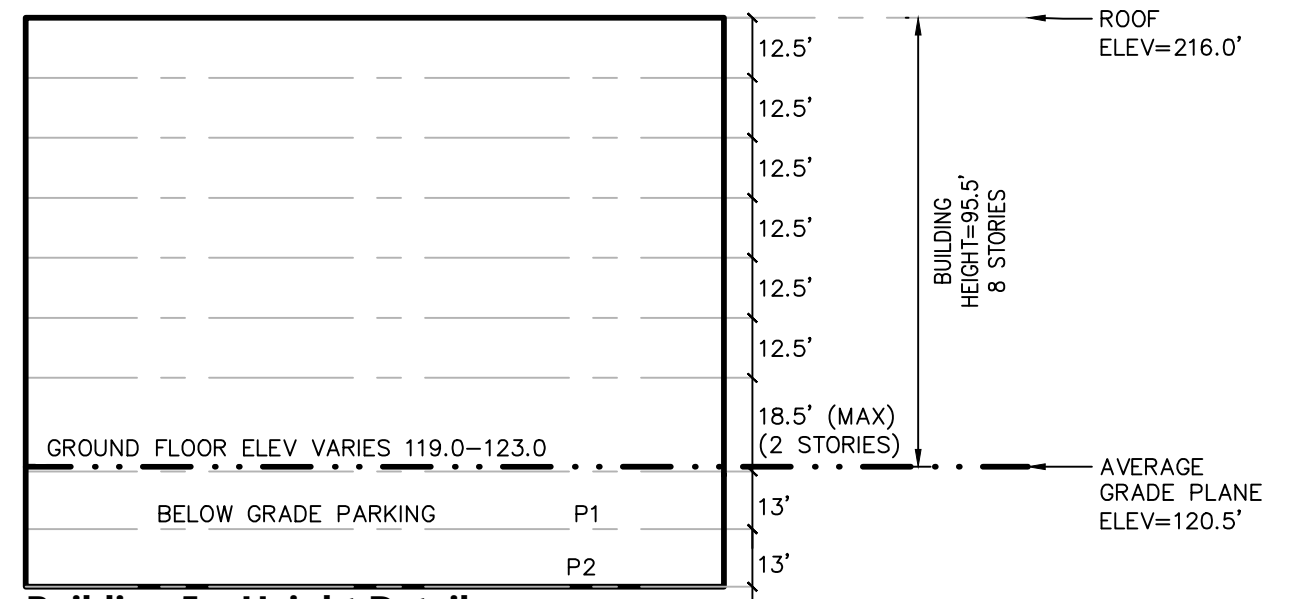


**Building 5a Zoning Summary**

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	141.1 Feet
REAR YARD SETBACK	18 Feet	47.75 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	47.75 Feet*	381.7 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	95.5 Feet
STORIES	3	8	8

\*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT  
\*\*ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



**Building 5a Height Detail**  
Not To Scale

**Weighted Average Grade Plane Calculation for Building 5a**

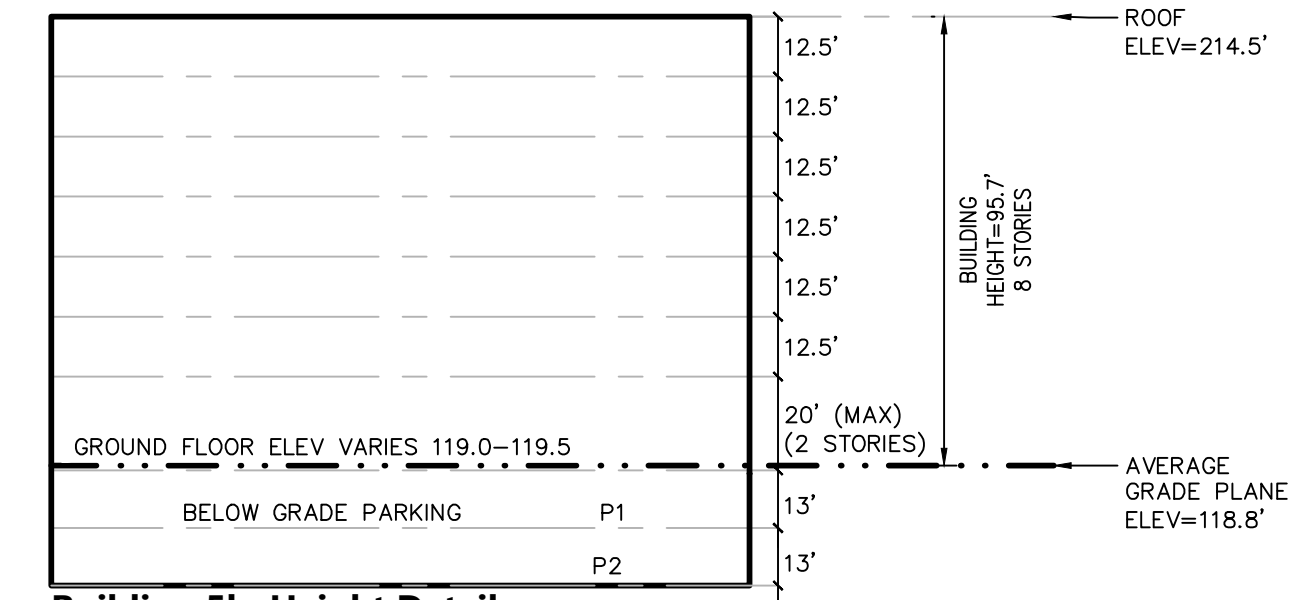
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
5A	5B	120.0	121.7	237.0	120.9	28,641
5B	5C	121.7	123.3	127.0	122.5	15,558
5C	5D	123.3	122.5	65.0	122.9	7,989
5D	5E	122.5	120.7	77.0	121.6	9,363
5E	5F	120.7	119.0	156.0	119.9	18,697
5F	5G	119.0	118.7	57.0	118.9	6,774
5G	5H	118.7	118.0	66.0	118.4	7,811
5H	5A	118.0	120.0	137.0	119.0	16,303
<b>Total Avg Elevation x Length</b>						<b>111,136</b>
<b>Total Length</b>						<b>922.0</b>
<b>Average Mean Grade Elevation</b>						<b>120.5</b>

**Building 5b Zoning Summary**

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	138.5 Feet
REAR YARD SETBACK	18 Feet	47.85 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	47.85 Feet*	231.2 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	95.7 Feet
STORIES	3	8	8

\*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT  
\*\*ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



**Building 5b Height Detail**  
Not To Scale

**Weighted Average Grade Plane Calculation for Building 5b**

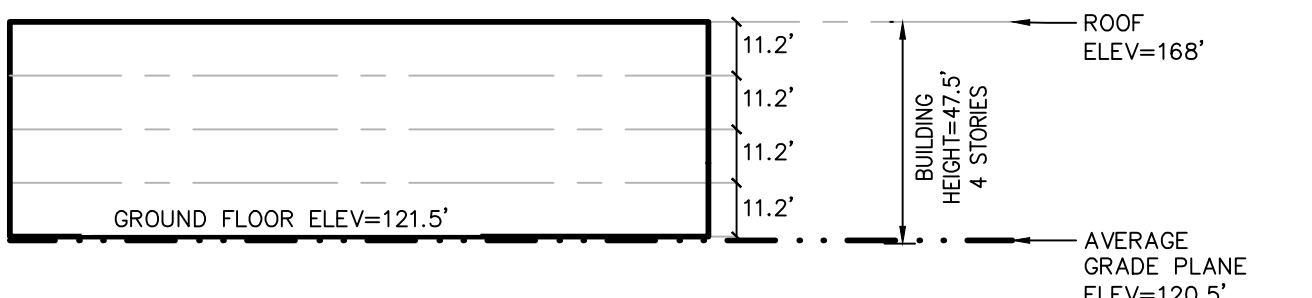
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
5I	5J	119.5	119	36	119.3	4,293
5J	5K	119	119.5	92	119.3	10,971
5K	5L	119.5	118	165	118.8	19,594
5L	5M	118	118.5	60	118.3	7,095
5M	5N	118.5	118.5	115	118.5	13,628
5N	5O	118.5	119	23	118.8	2,731
5O	5I	119	119.5	35	119.3	4,174
<b>Total Avg Elevation x Length</b>						<b>62485.25</b>
<b>Total Length</b>						<b>526</b>
<b>Average Mean Grade Elevation</b>						<b>118.8</b>

**Building 12 Zoning Summary**

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	135.4 Feet
REAR YARD SETBACK	18 Feet	23.75 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	23.75 Feet*	377.0 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	47.5 Feet
STORIES	3	8	4

\*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT  
\*\*ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



**Building 12 Height Detail**  
Not To Scale

**Weighted Average Grade Plane Calculation for Building 12**

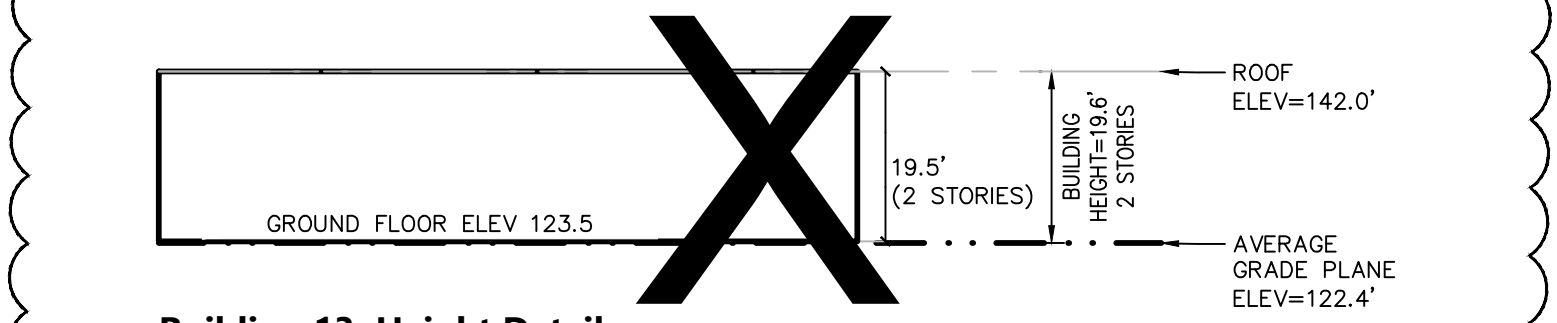
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
12A	12B	122.0	120.0	164.0	121.0	19,844
12B	12C	120.0	119.0	54.0	119.5	6,453
12C	12D	119.0	121.0	164.0	120.0	19,680
12D	12A	121.0	122.0	54.0	121.5	6,561
<b>Total Avg Elevation x Length</b>						<b>52,538</b>
<b>Total Length</b>						<b>436.0</b>
<b>Average Mean Grade Elevation</b>						<b>120.5</b>

**Building 13 Zoning Summary**

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	22.7 Feet
REAR YARD SETBACK	18 Feet	9.80 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	9.80 Feet*	263.7 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	19.6 Feet
STORIES	3	8	2

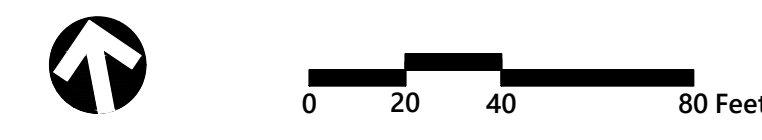
\*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT  
\*\*ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



**Building 13 Height Detail**  
Not To Scale

**Weighted Average Grade Plane Calculation for Building 13**

Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
13A	13B	122.5	122.5	80.0	122.5	9,800
13B	13C	122.5	122.5	50.0	122.5	6,125
13C	13D	122.5	123.3	80.0	122.9	9,832
13D	13A	123.3	119.8	50.0	121.5	6,078
<b>Total Avg Elevation x Length</b>						<b>31,835</b>
<b>Total Length</b>						<b>260.0</b>
<b>Average Mean Grade Elevation</b>						<b>122.4</b>



**The Northland Newton Development**

Needham Street/Oak Street  
Newton, Massachusetts

No.	Revision	Date	Aspd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	
3	ADDENDUM 1	9/3/2019	

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

**Zone Change/Special Permit** August 6, 2018

**Not Approved for Construction**

**Zoning Assessment Plan (Building 5a, 5b, 12 & 13)**

Drawing Title  
Drawing Number

**C-5.4**

Sheet 8 of 22

Project Number 12239.00