

# NORTHLAND NEWTON DEVELOPMENT SD DESIGN CONSISTENCY REVIEW | BUILDING 8



# NORTHLAND



DESIGN CONSISTENCY REVIEW  
FEBRUARY 03, 2021

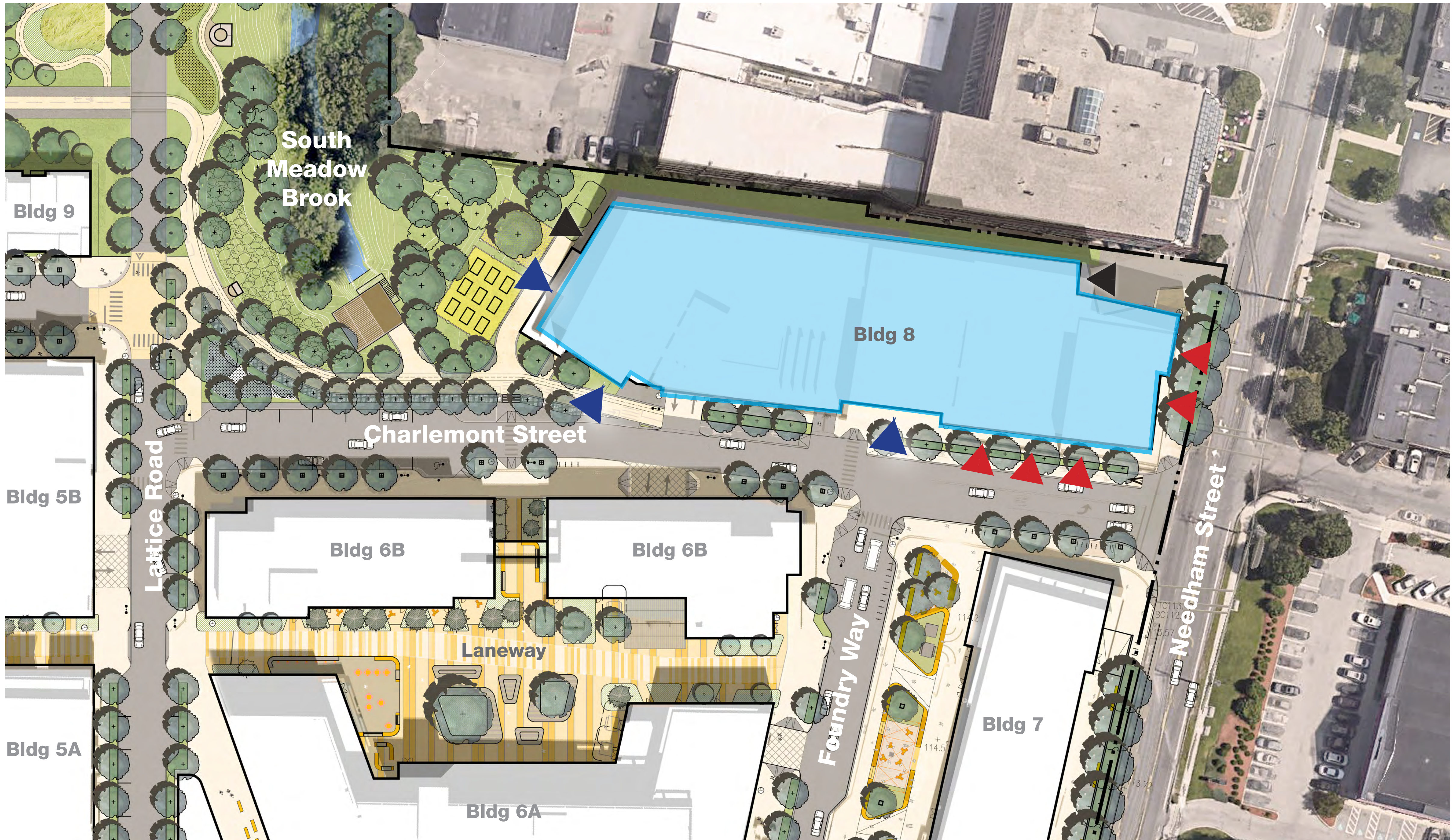
# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## MASTER PLAN LOCATION



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## MASTER PLAN LOCATION



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## SD ILLUSTRATIVE PLAN LEVEL 1



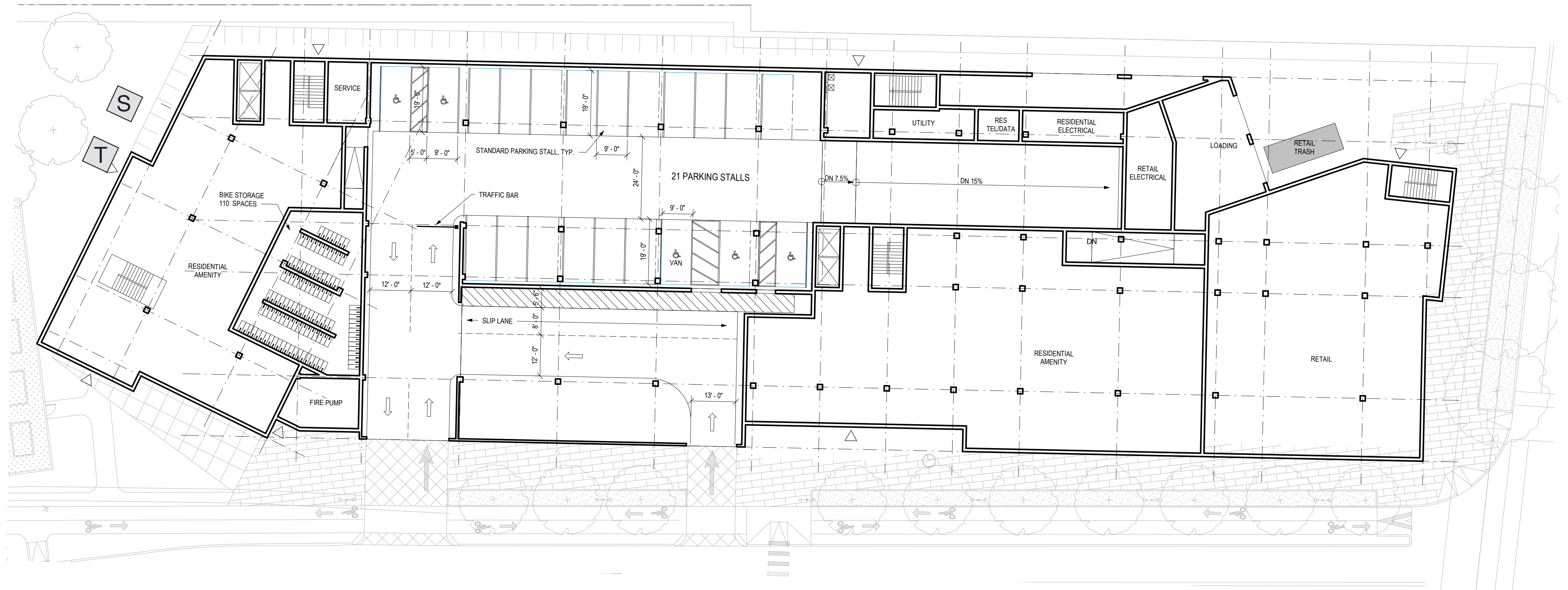
### LEGEND

- RESIDENTIAL
- RESIDENT LOBBY
- RES. AMENITY
- RETAIL
- BACK OF HOUSE



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## COMPARATIVE PLAN LEVEL 1 | SPECIAL PERMIT 4.12.19

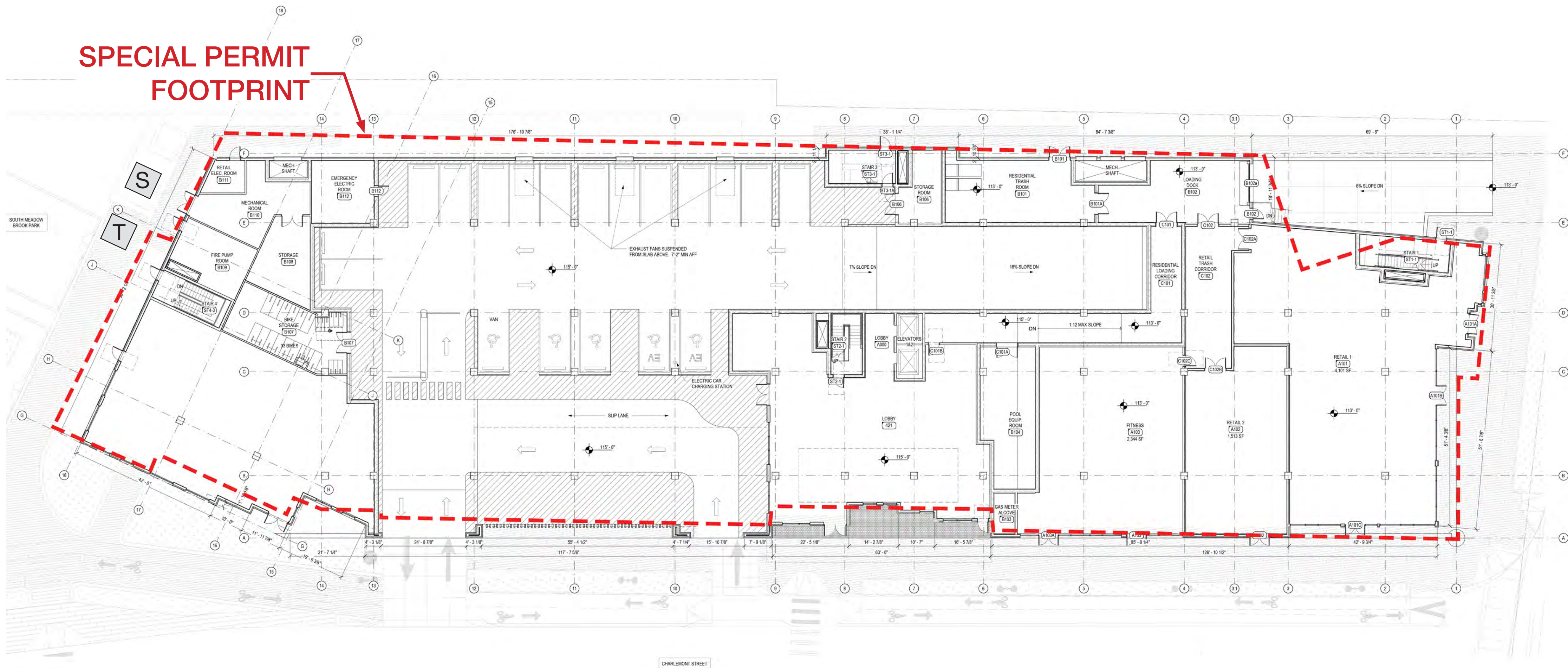


# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## FOOTPRINT COMPARISON | SPECIAL PERMIT 4.12.19

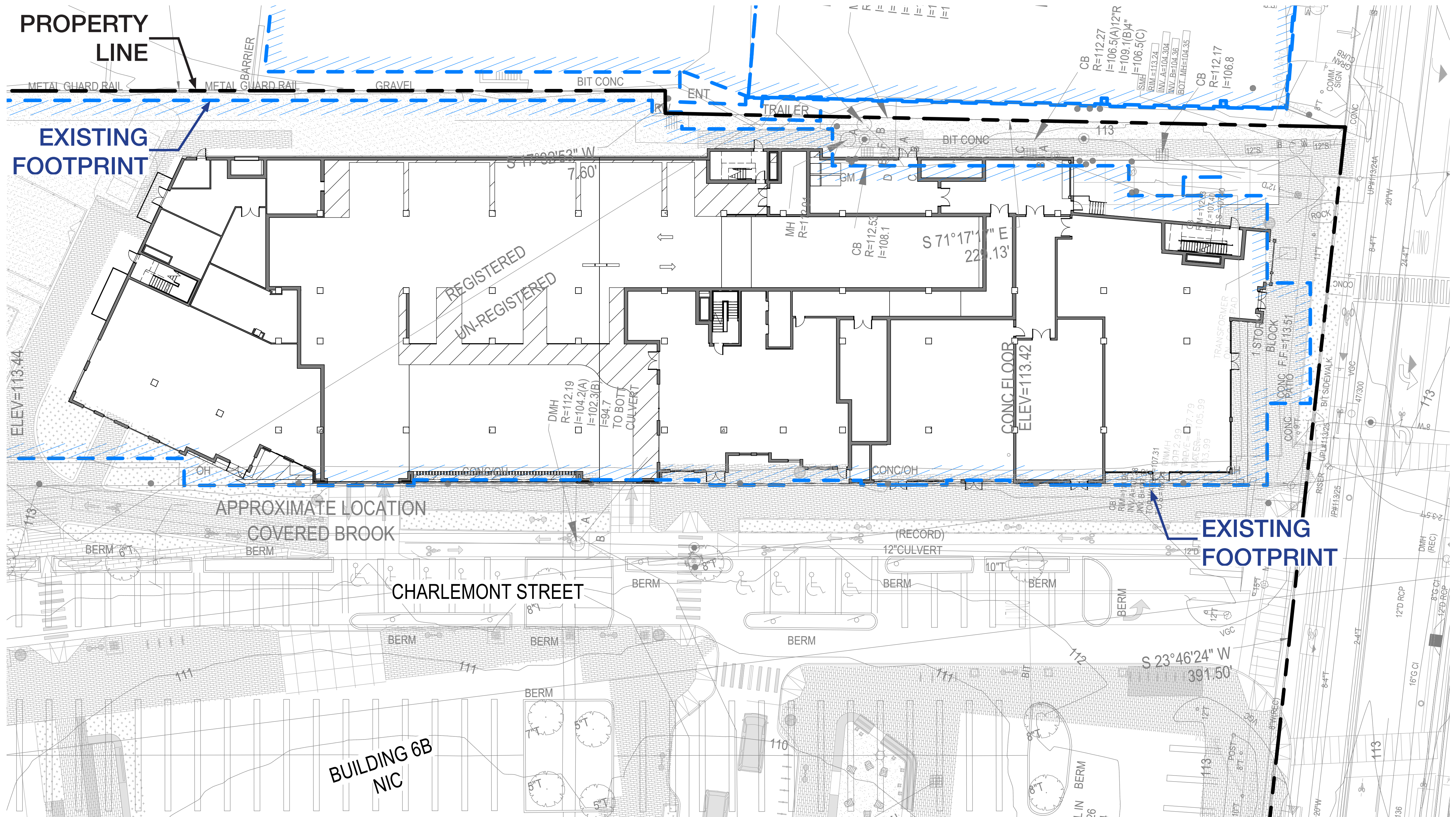


**SPECIAL PERMIT  
FOOTPRINT**



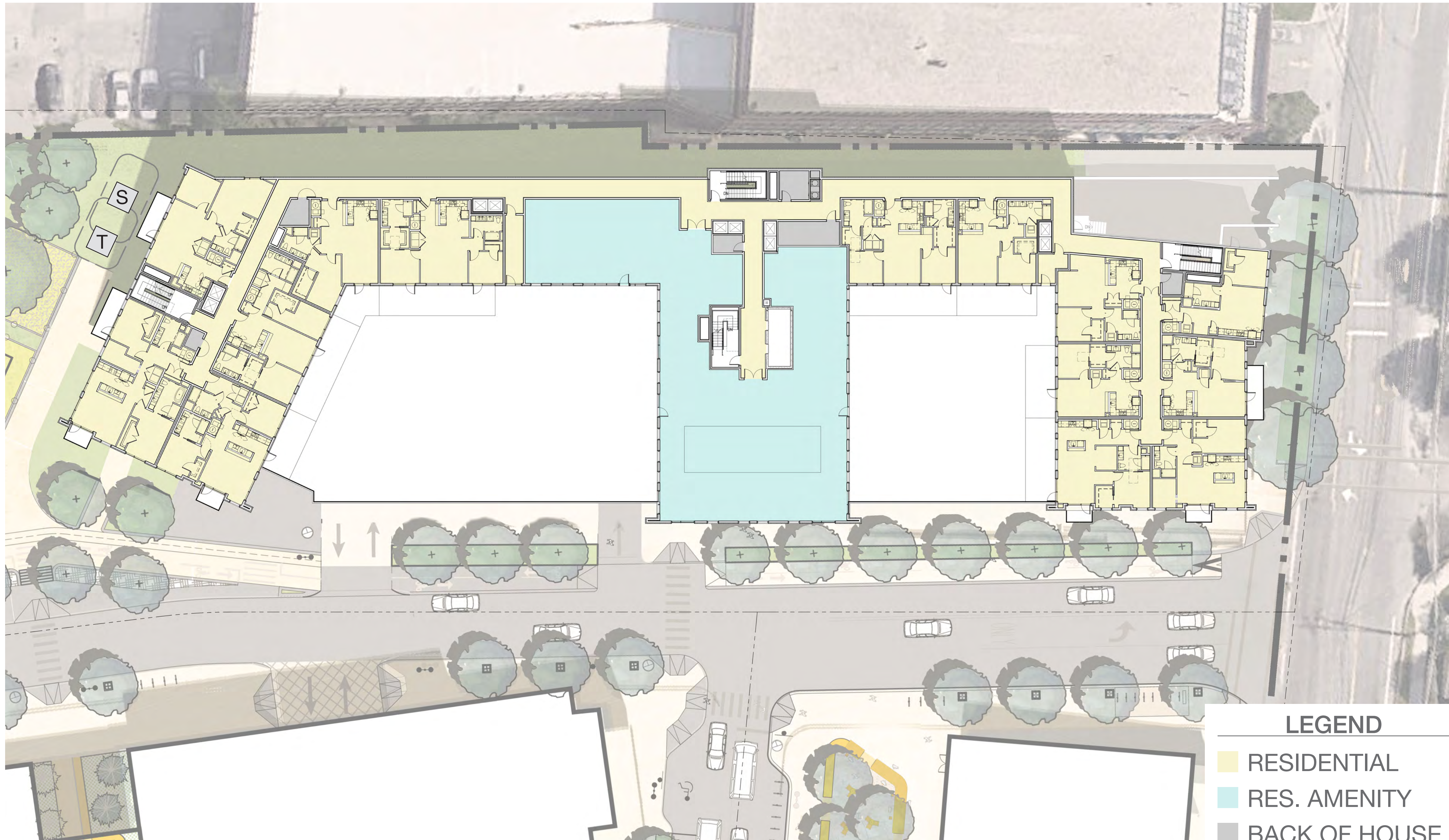
# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## FOOTPRINT COMPARISON | EXISTING CONDITIONS



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## SD ILLUSTRATIVE PLAN LEVEL 3 (TYPICAL RESIDENTIAL LEVEL)



### LEGEND

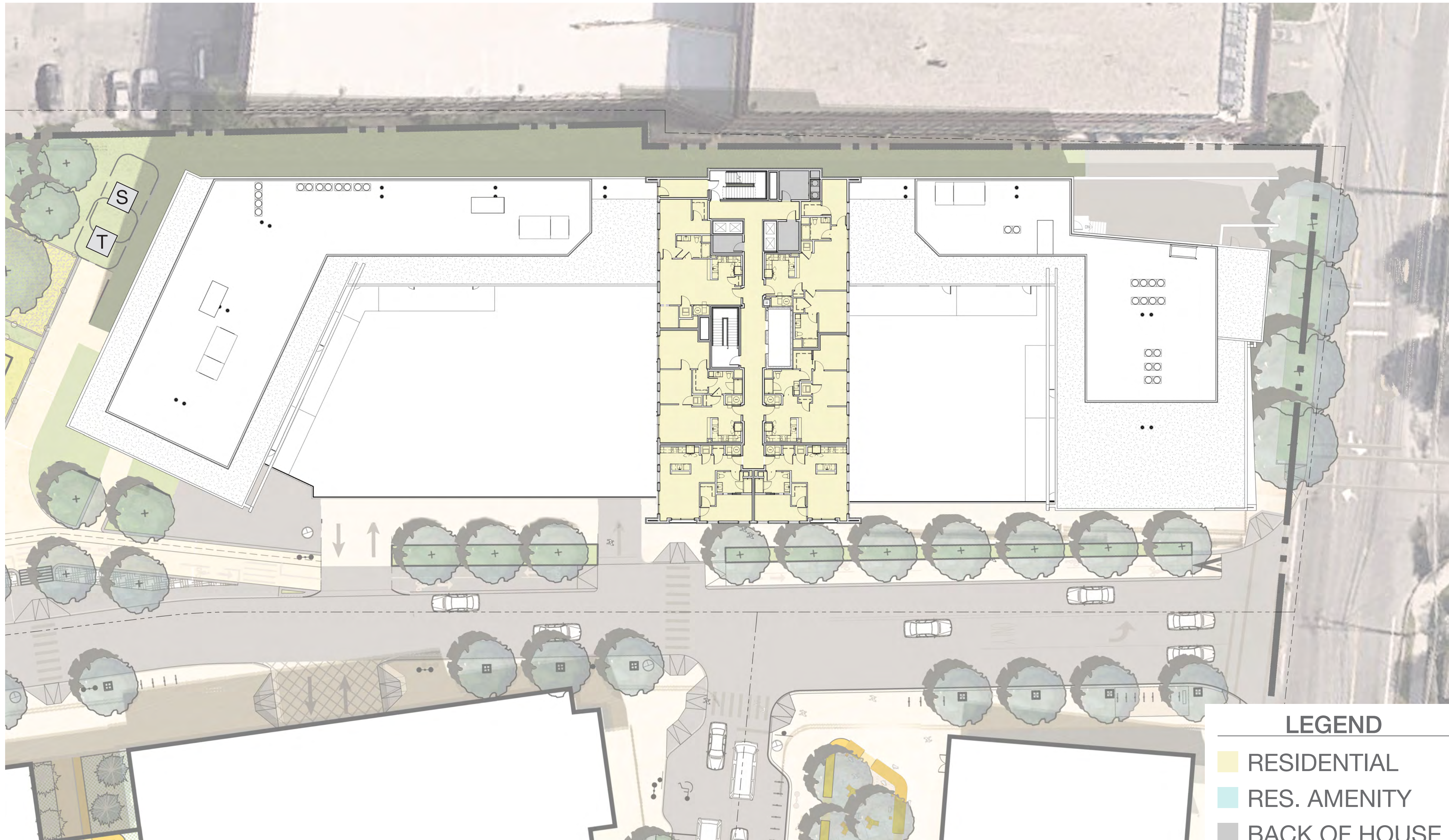
- RESIDENTIAL
- RES. AMENITY
- BACK OF HOUSE





# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## SD ILLUSTRATIVE PLAN LEVEL 6 (TOP FLOOR)



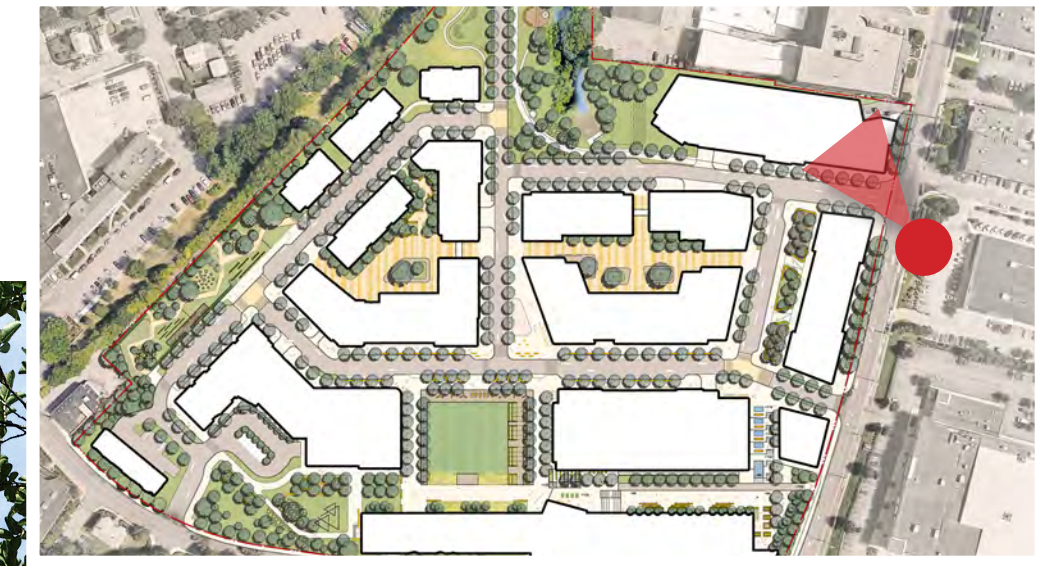
### LEGEND

- RESIDENTIAL
- RES. AMENITY
- BACK OF HOUSE

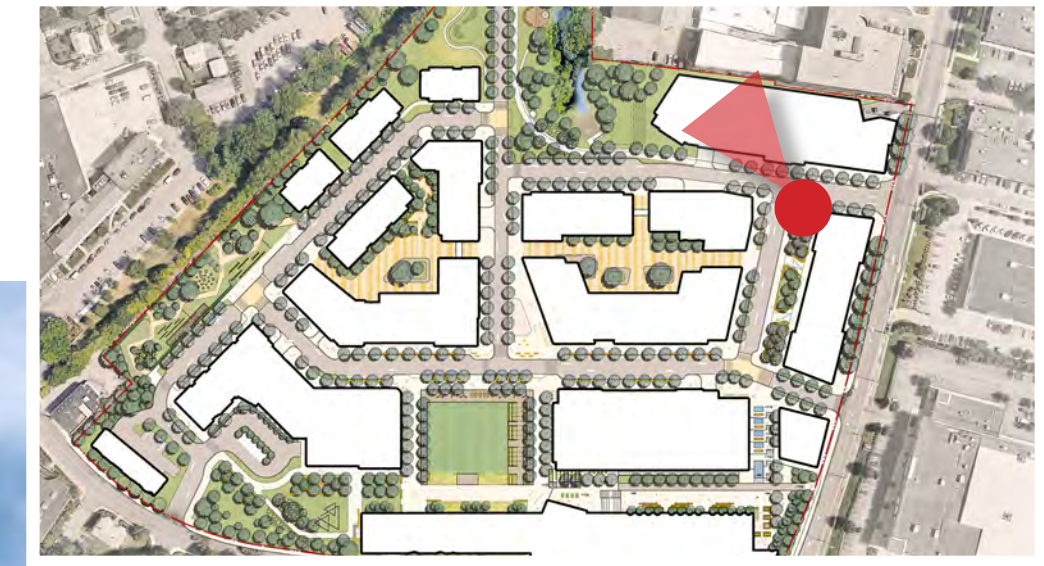


# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

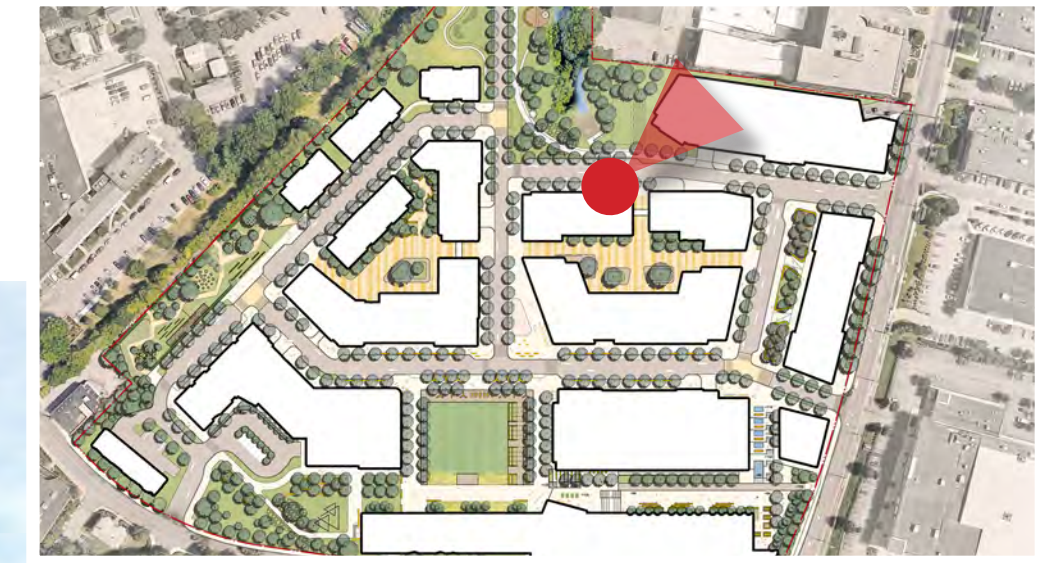
## SCHEMATIC DESIGN FROM NEEDHAM STREET LOOKING WEST



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8 SCHEMATIC DESIGN FROM CHARLEMONT STREET LOOKING WEST

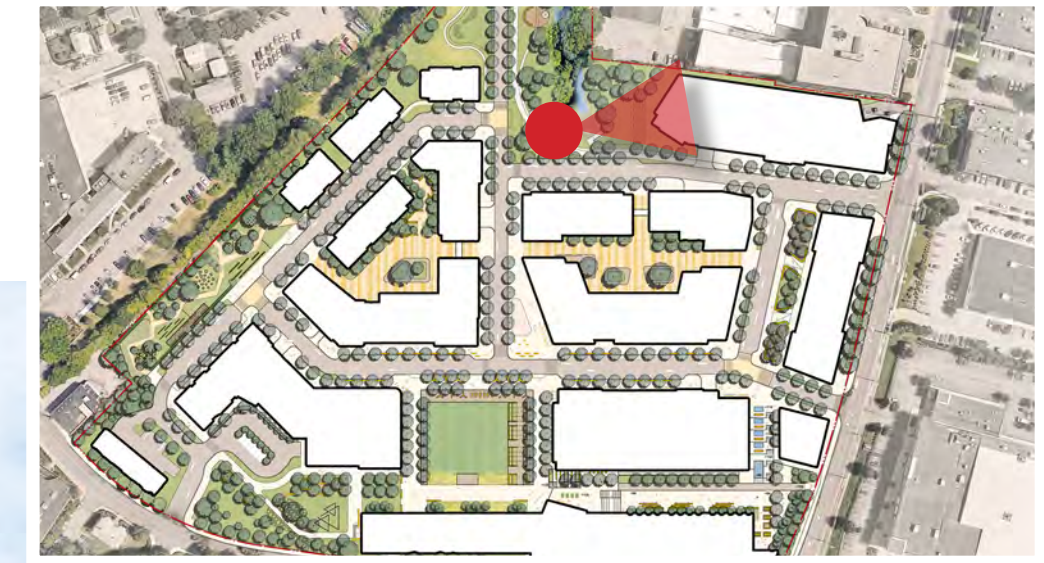


# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8 SCHEMATIC DESIGN FROM CHARLEMONT STREET LOOKING EAST



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## SCHEMATIC DESIGN FROM SOUTH MEADOW BROOK LOOKING EAST



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## COMPARATIVE PERSPECTIVE VIEWS



SPECIAL PERMIT FROM NEEDHAM ST



SPECIAL PERMIT FROM CHARLEMONT ST



SCHEMATIC DESIGN FROM NEEDHAM ST



SCHEMATIC DESIGN FROM CHARLEMONT ST



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## COMPARATIVE PERSPECTIVE VIEWS



SPECIAL PERMIT FROM CHARLEMONT ST



SPECIAL PERMIT FROM SOUTH MEADOW BROOK



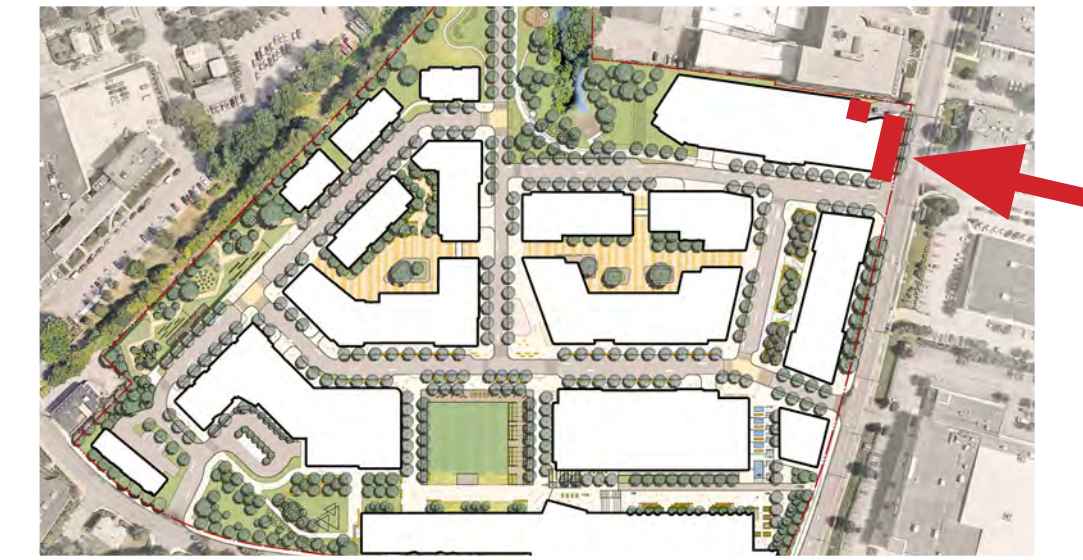
SCHEMATIC DESIGN FROM CHARLEMONT ST



SCHEMATIC DESIGN FROM SOUTH MEADOW BROOK



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8 COMPARATIVE ELEVATIONS



## NEEDHAM STREET | SPECIAL PERMIT



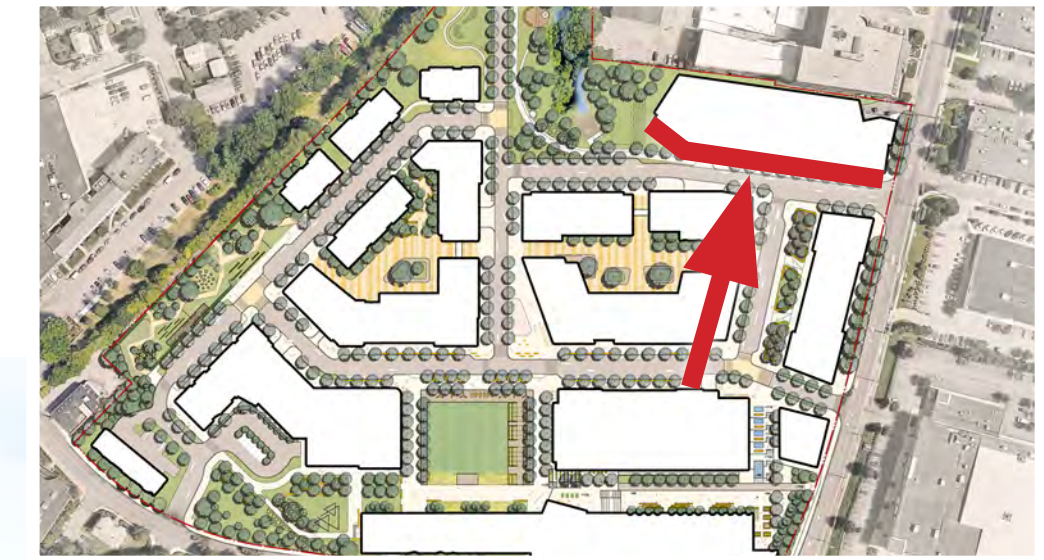
## NEEDHAM STREET | SD SUBMISSION





# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## COMPARATIVE ELEVATIONS

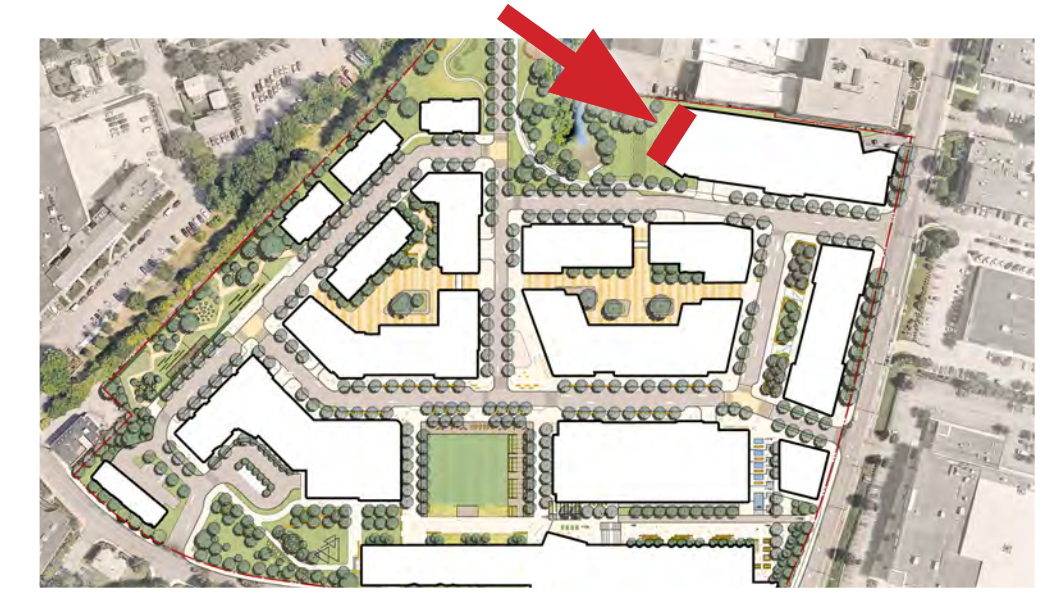


CHARLEMONT STREET | SPECIAL PERMIT



CHARLEMONT STREET | SD SUBMISSION

# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8 COMPARATIVE ELEVATIONS



**WEST ELEVATION | SPECIAL PERMIT**

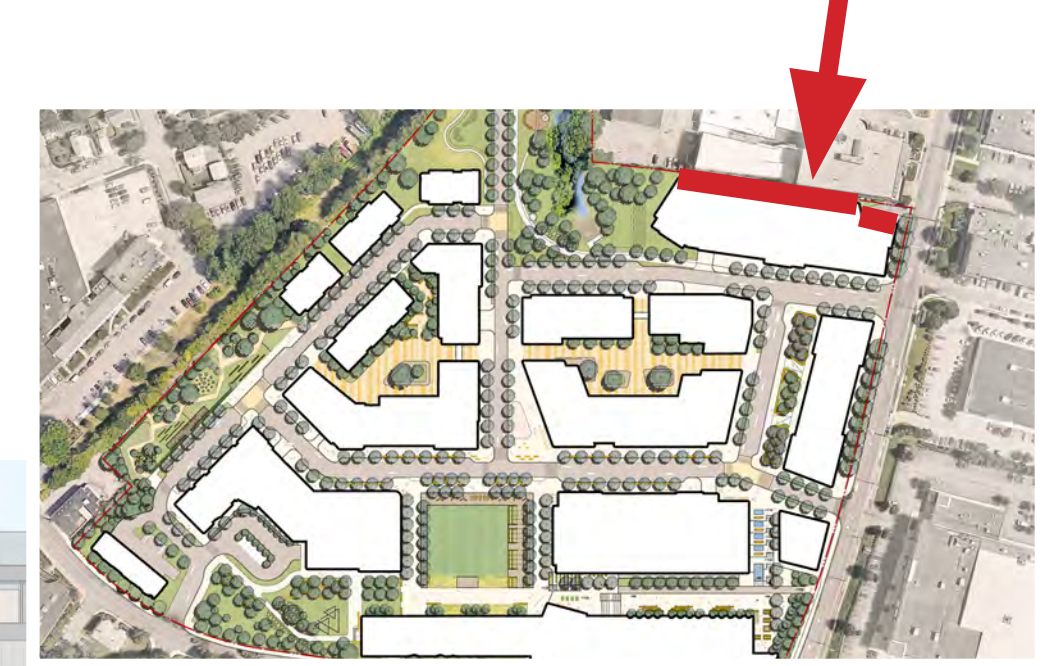


**WEST ELEVATION | SD SUBMISSION**



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## COMPARATIVE ELEVATIONS



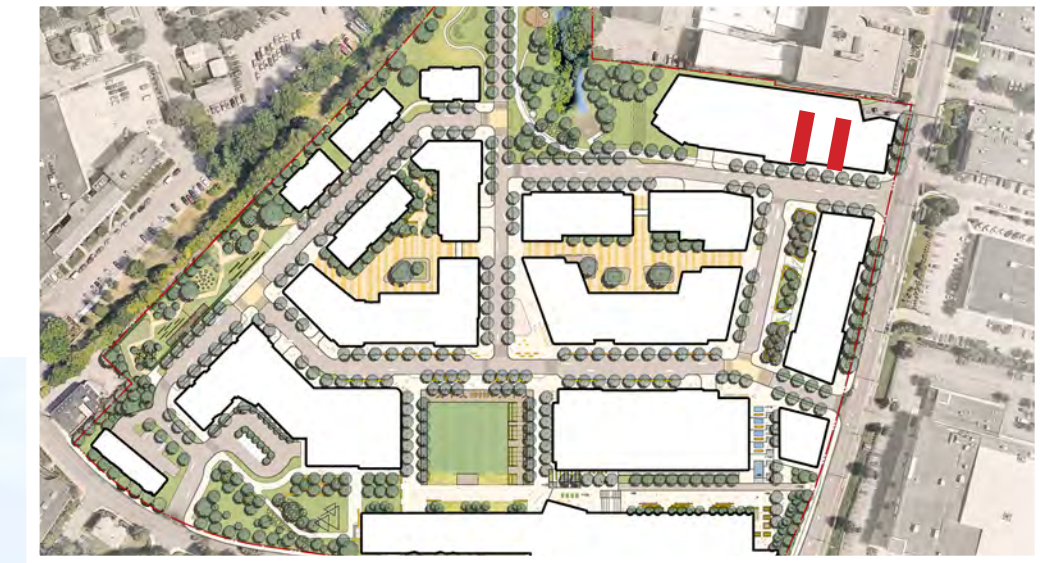
NORTH ELEVATION | SPECIAL PERMIT



NORTH ELEVATION | SD SUBMISSION

# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## COMPARATIVE ELEVATIONS



EAST FACING



WEST FACING



### COURTYARD 1 | SPECIAL PERMIT

EAST FACING



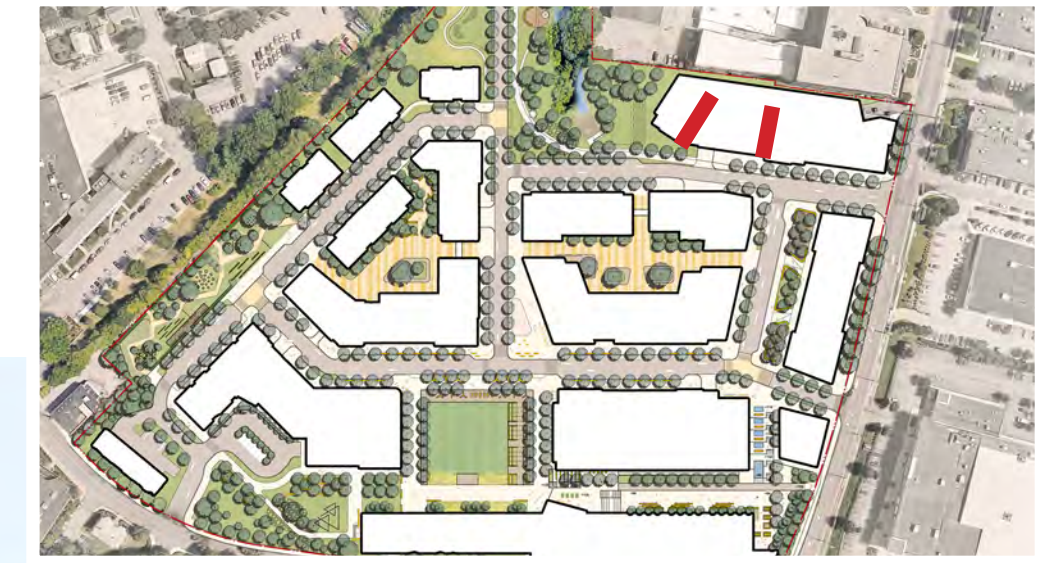
WEST FACING



### COURTYARD 1 | SD SUBMISSION

# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## COMPARATIVE ELEVATIONS



WEST FACING



EAST FACING



### COURTYARD 2 | SPECIAL PERMIT

WEST FACING



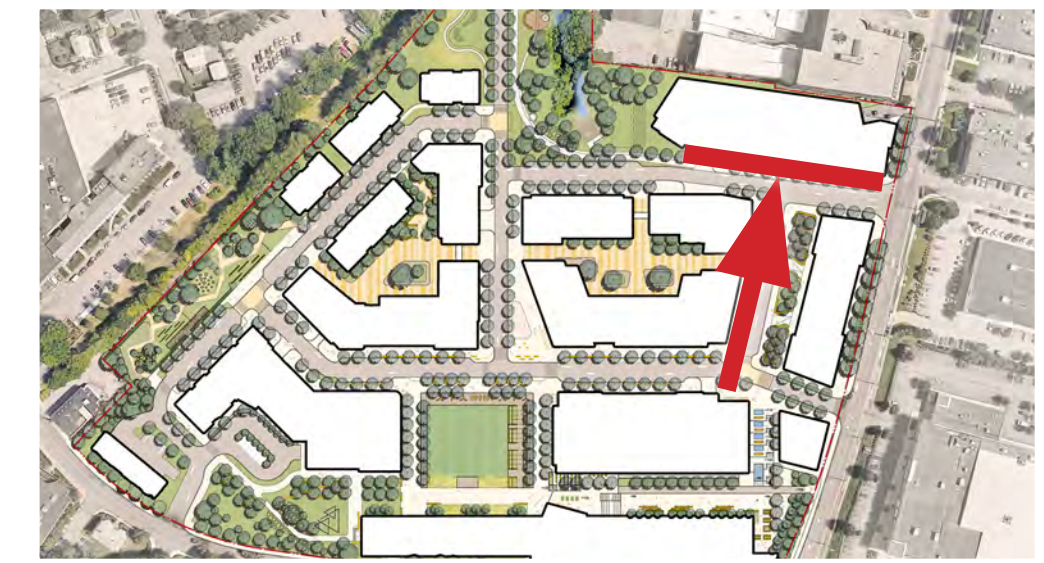
EAST FACING



### COURTYARD 2 | SD SUBMISSION

# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



- 1**



RAIN SCREEN PANEL  
WOOD GRAIN LOOK
- 2**



SINTERED STONE  
DARK GREY TONE
- 3**



SINTERED STONE  
GREY TONE
- 4**



UNIT MASONRY  
GREY TONE
- 5**



SMOOTH METAL PANEL  
DARK GREY LOOK
- 6**



SMOOTH METAL PANEL  
BRONZE LOOK



PORTE-COCHERE

LOBBY

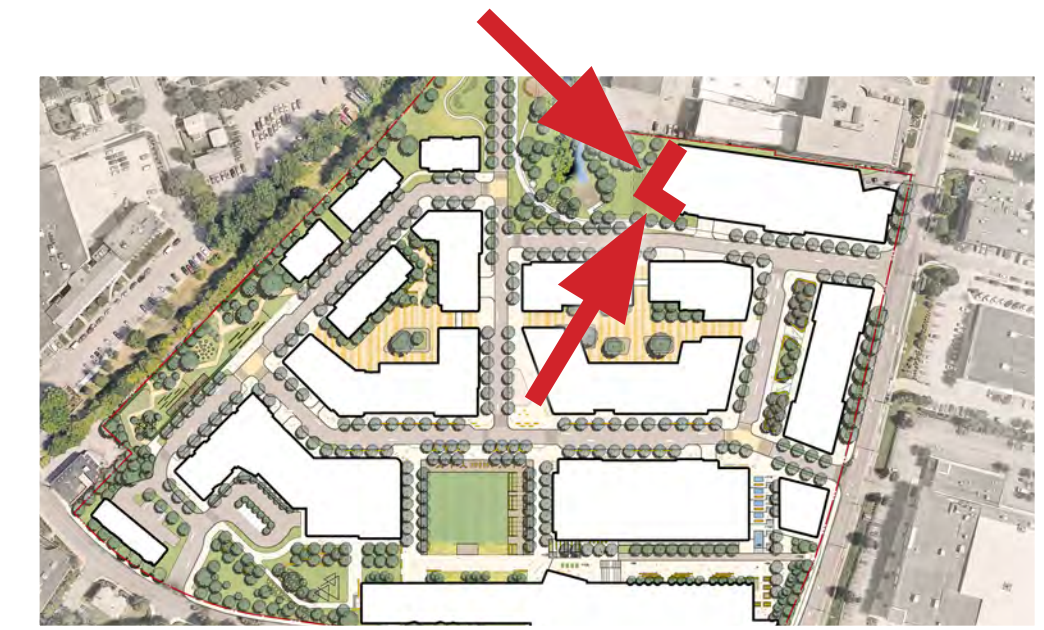
UTILITY

RETAIL

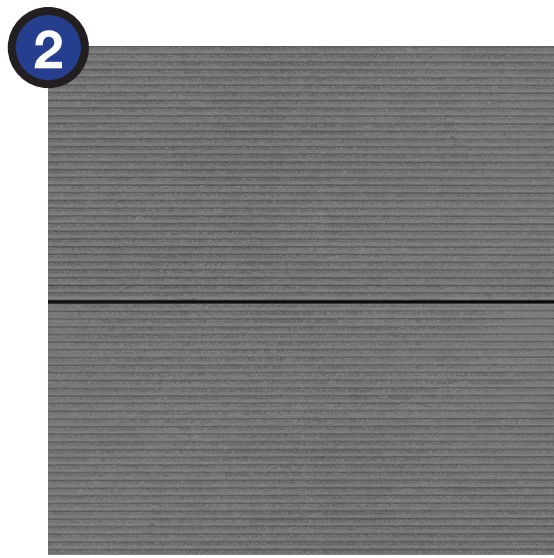
## CHARLEMONT STREET ELEVATION | SD SUBMISSION

# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

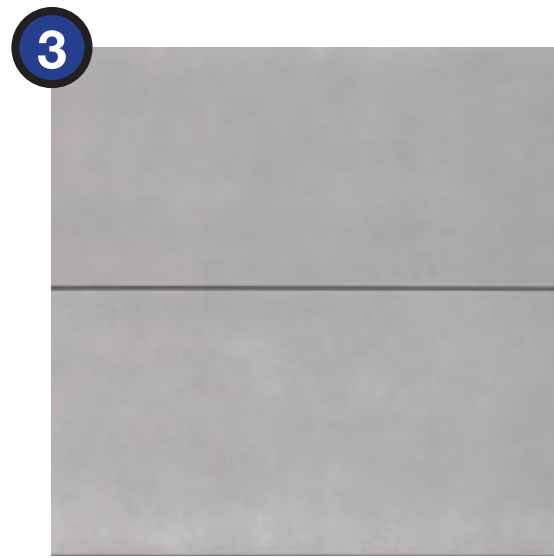
## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



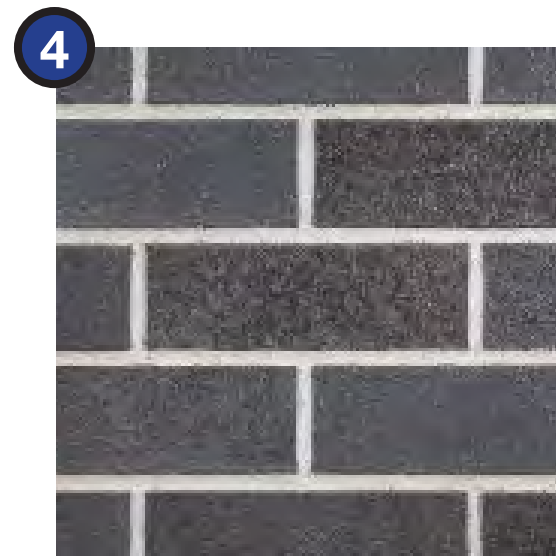
1  
RAIN SCREEN PANEL  
WOOD GRAIN LOOK



2  
SINTERED STONE  
DARK GREY TONE



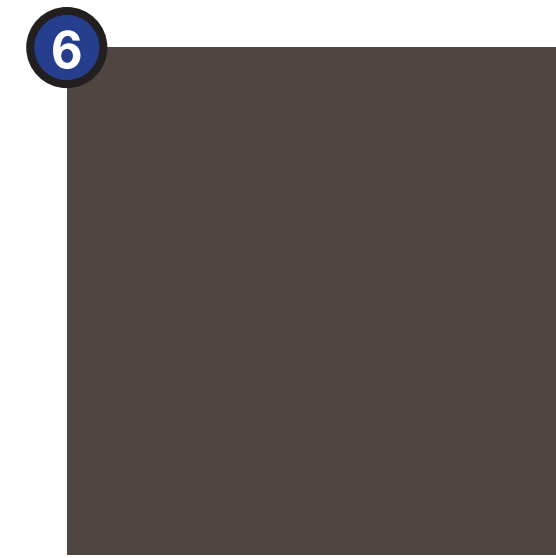
3  
SINTERED STONE  
GREY TONE



4  
UNIT MASONRY  
GREY TONE



5  
SMOOTH METAL PANEL  
DARK GREY LOOK



6  
SMOOTH METAL PANEL  
BRONZE LOOK



UTILITY | RESIDENTIAL AMENITY |



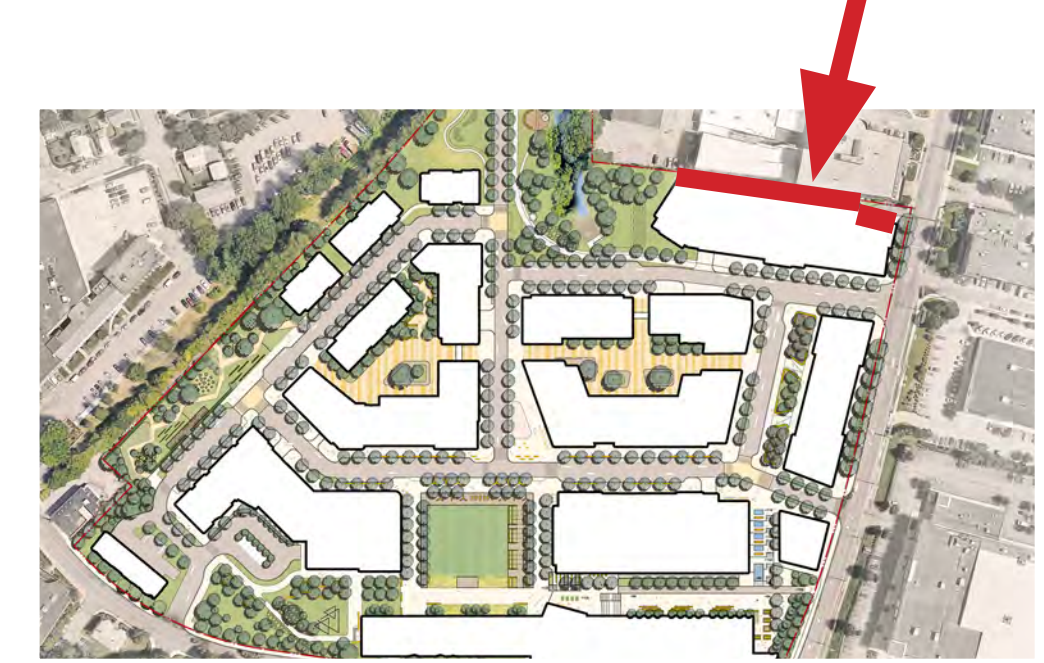
RESIDENTIAL AMENITY |

### WESTERN LEG ELEVATIONS | SD SUBMISSION

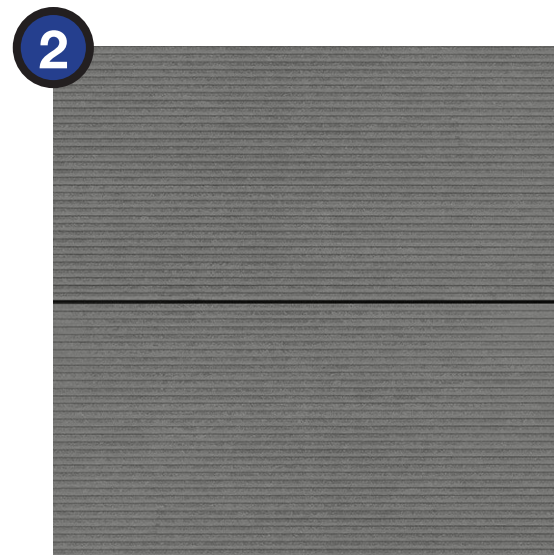


# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

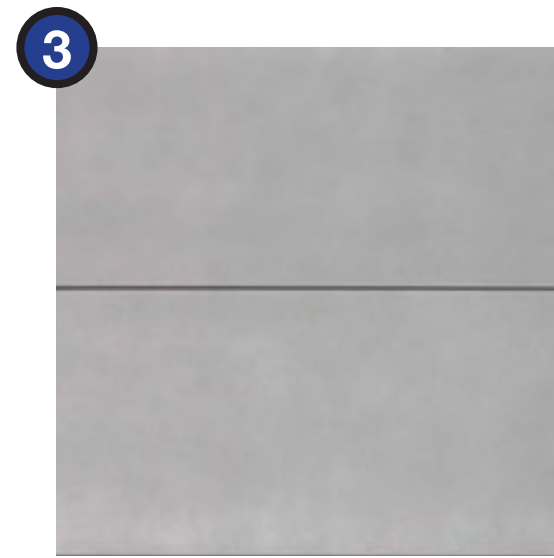
## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



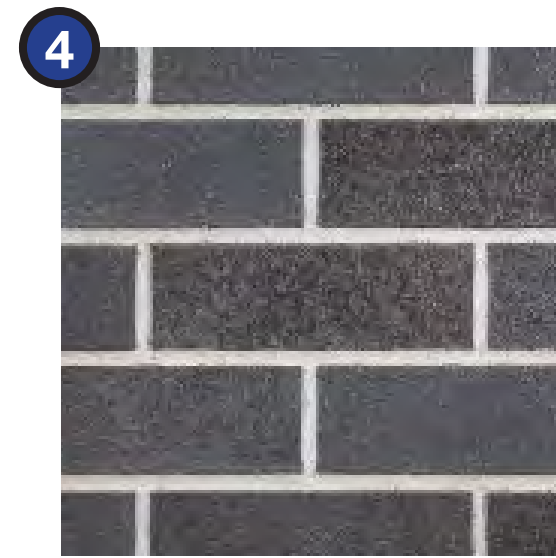
1  
RAIN SCREEN PANEL  
WOOD GRAIN LOOK



2  
SINTERED STONE  
DARK GREY TONE



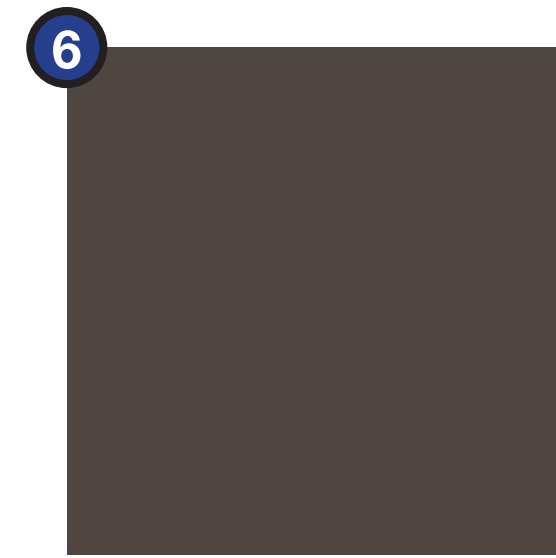
3  
SINTERED STONE  
GREY TONE



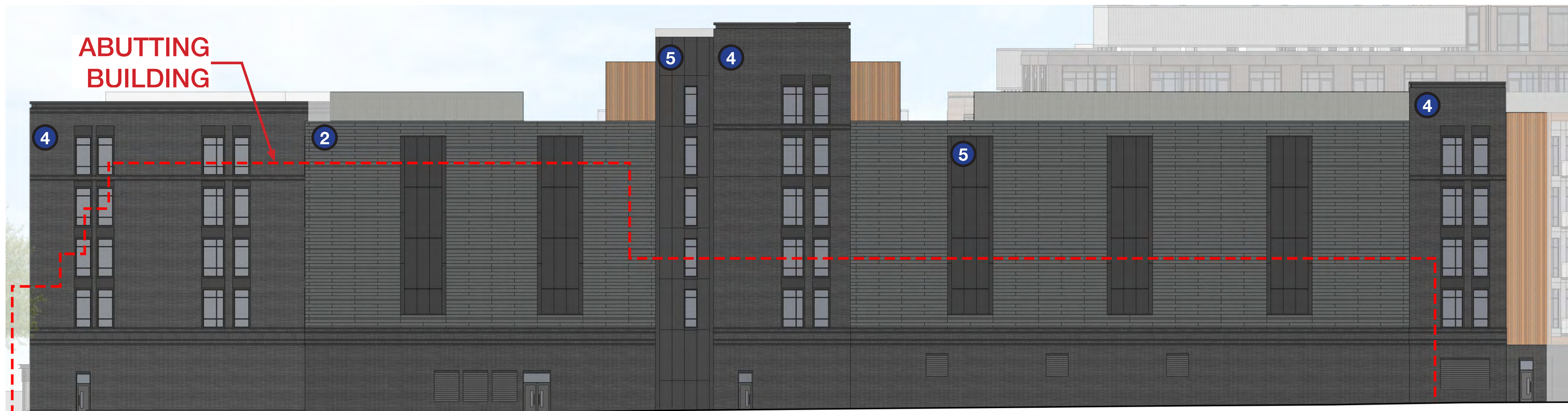
4  
UNIT MASONRY  
GREY TONE



5  
SMOOTH METAL PANEL  
DARK GREY LOOK



6  
SMOOTH METAL PANEL  
BRONZE LOOK



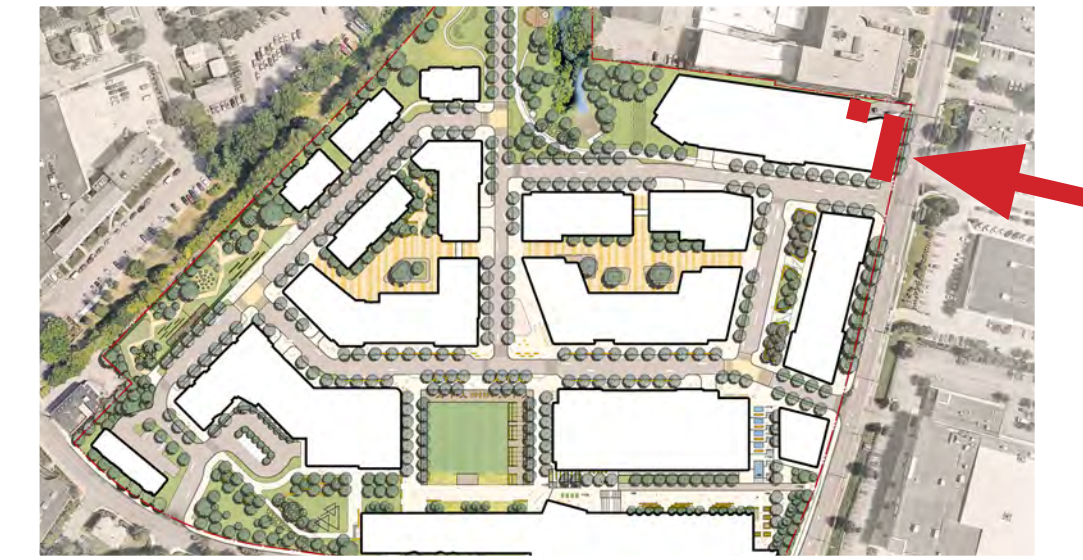
RETAIL | STAIR | RETAIL | LOADING | UTILITY | STAIR | PARKING | UTILITY

### NORTH ELEVATION | SD SUBMISSION



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 8

## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



- 1**



RAIN SCREEN PANEL  
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DARK GREY TONE
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SINTERED STONE  
GREY TONE
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UNIT MASONRY  
GREY TONE
- 5**



SMOOTH METAL PANEL  
DARK GREY LOOK
- 6**



SMOOTH METAL PANEL  
BRONZE LOOK



### NEEDHAM STREET ELEVATION | SD SUBMISSION

# QUESTIONS AND DISCUSSION SD DESIGN CONSISTENCY REVIEW | BUILDING 8

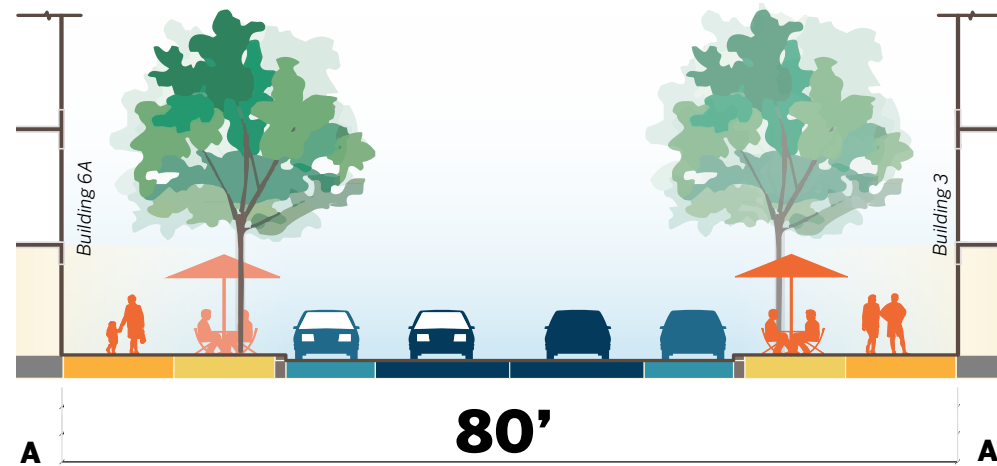


# NORTHLAND

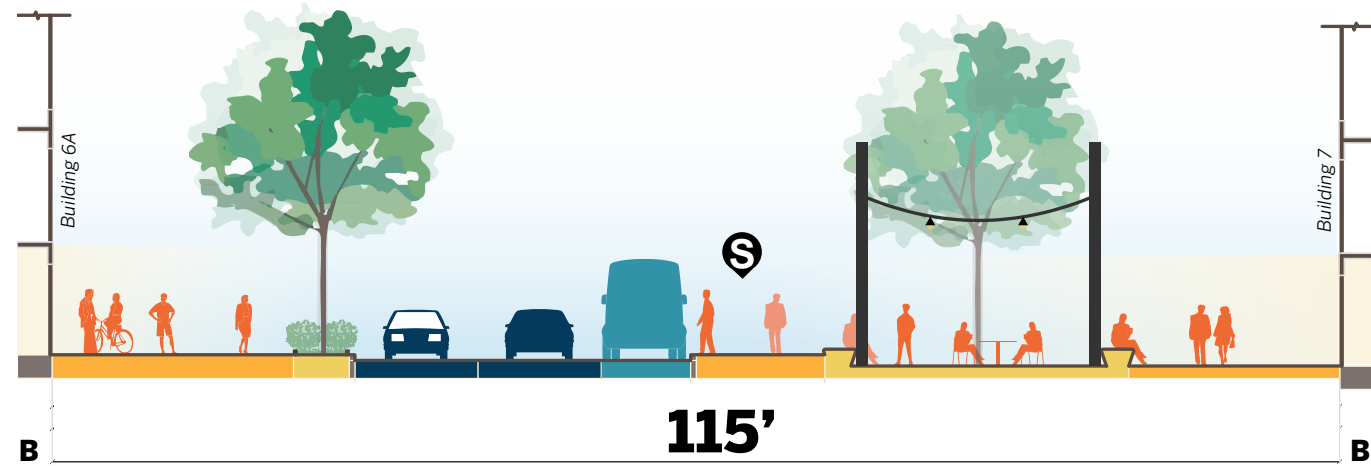


# Street Sections

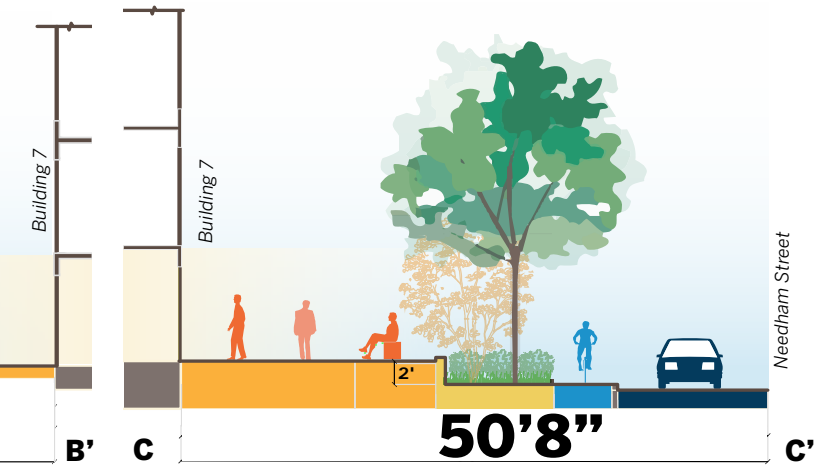
Main Street



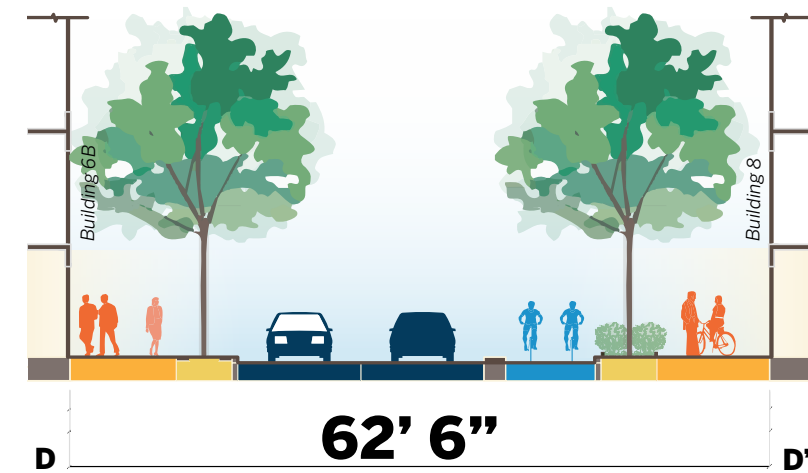
Foundry Way



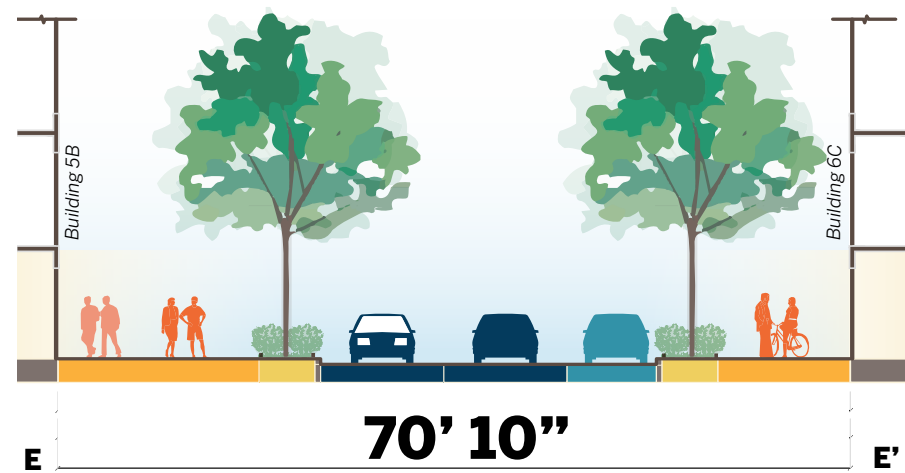
Needham Street



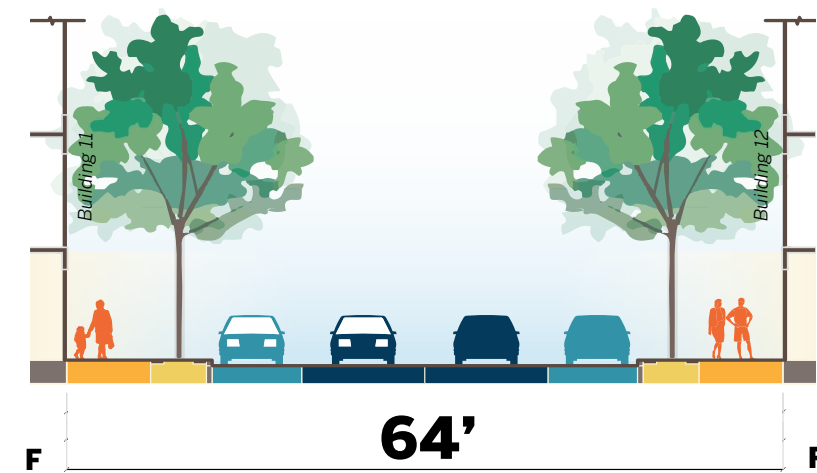
Charlemont Street



Lattice Road



Carden Lane



# Charlemont Street Overview

