

# NORTHLAND NEWTON DEVELOPMENT SD DESIGN CONSISTENCY REVIEW | BUILDING 14



# NORTHLAND





# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

## MASTER PLAN LOCATION





# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

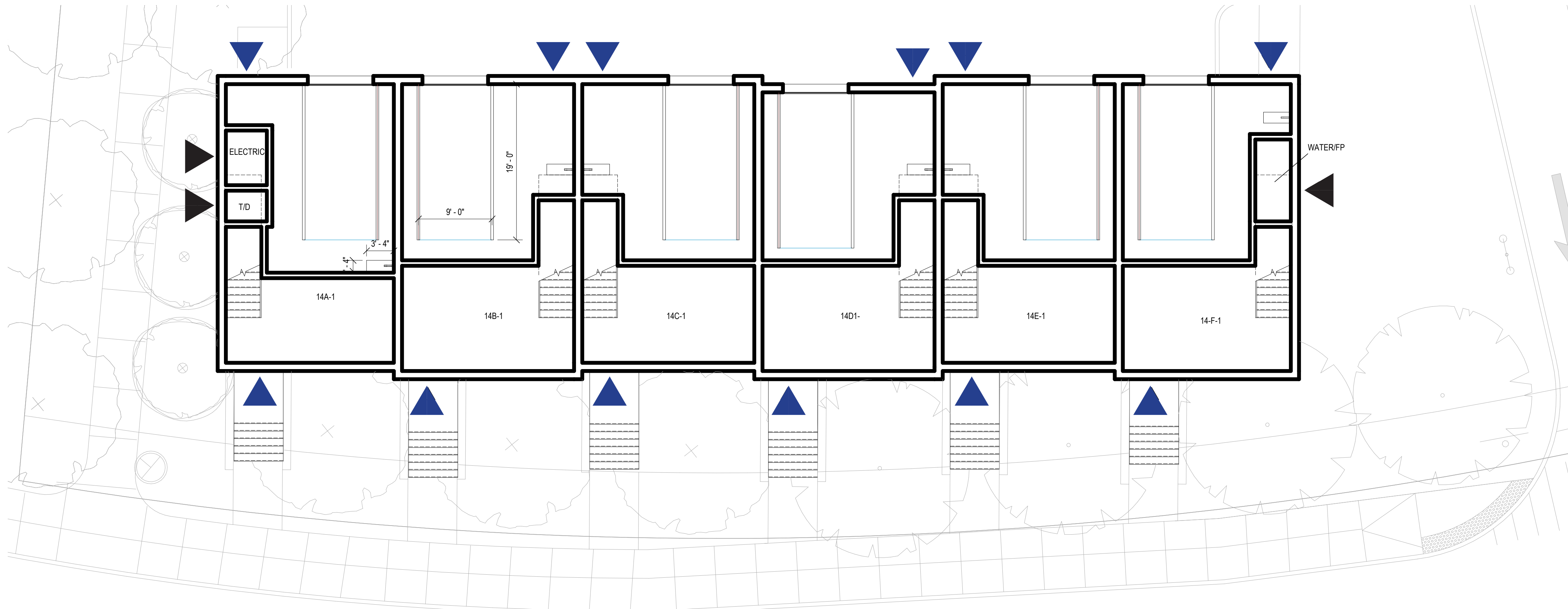
## MASTER PLAN LOCATION





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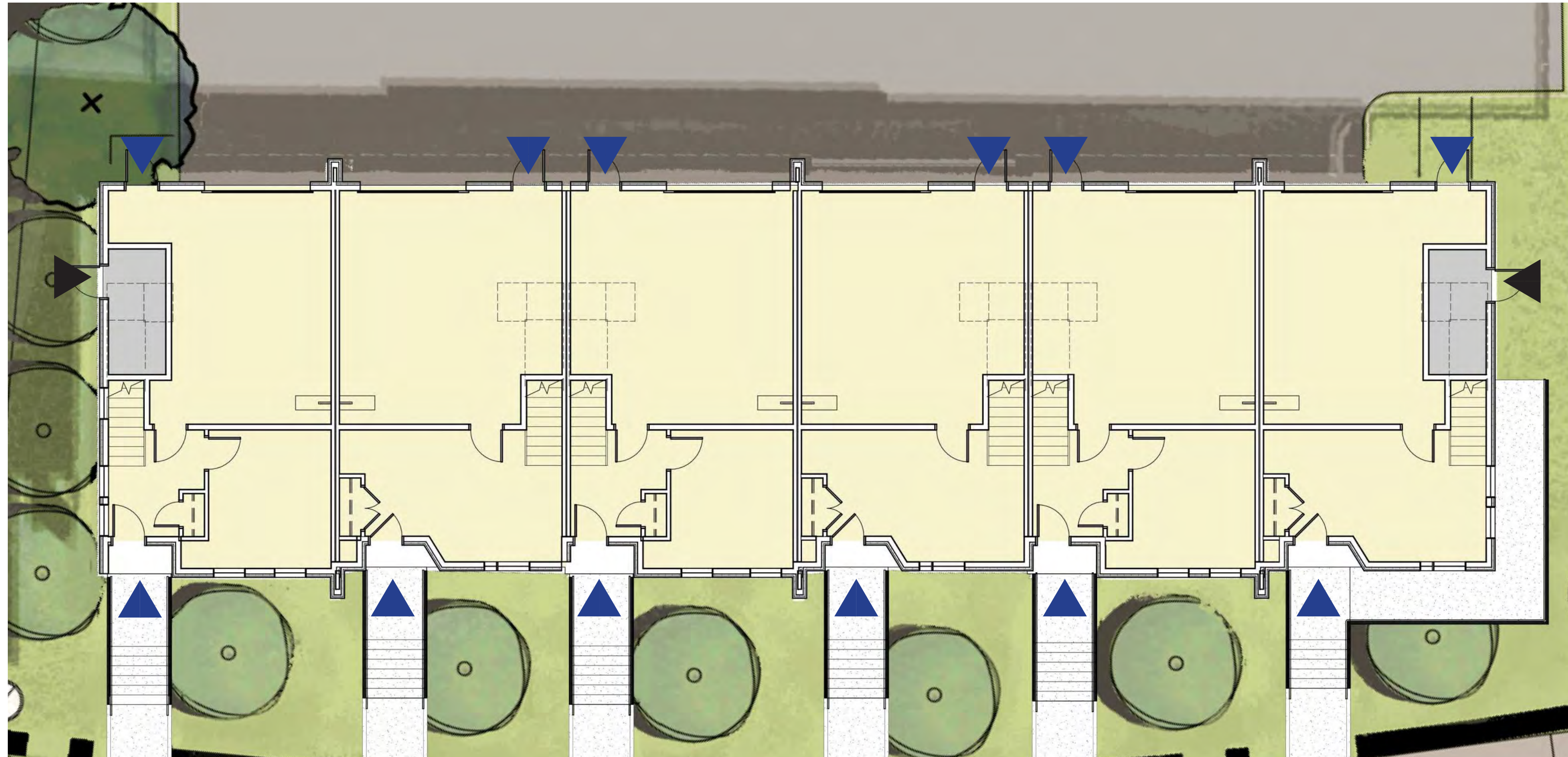
## COMPARATIVE PLAN LEVEL 1 | SPECIAL PERMIT 4.12.19





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## SD ILLUSTRATIVE PLAN LEVEL 1



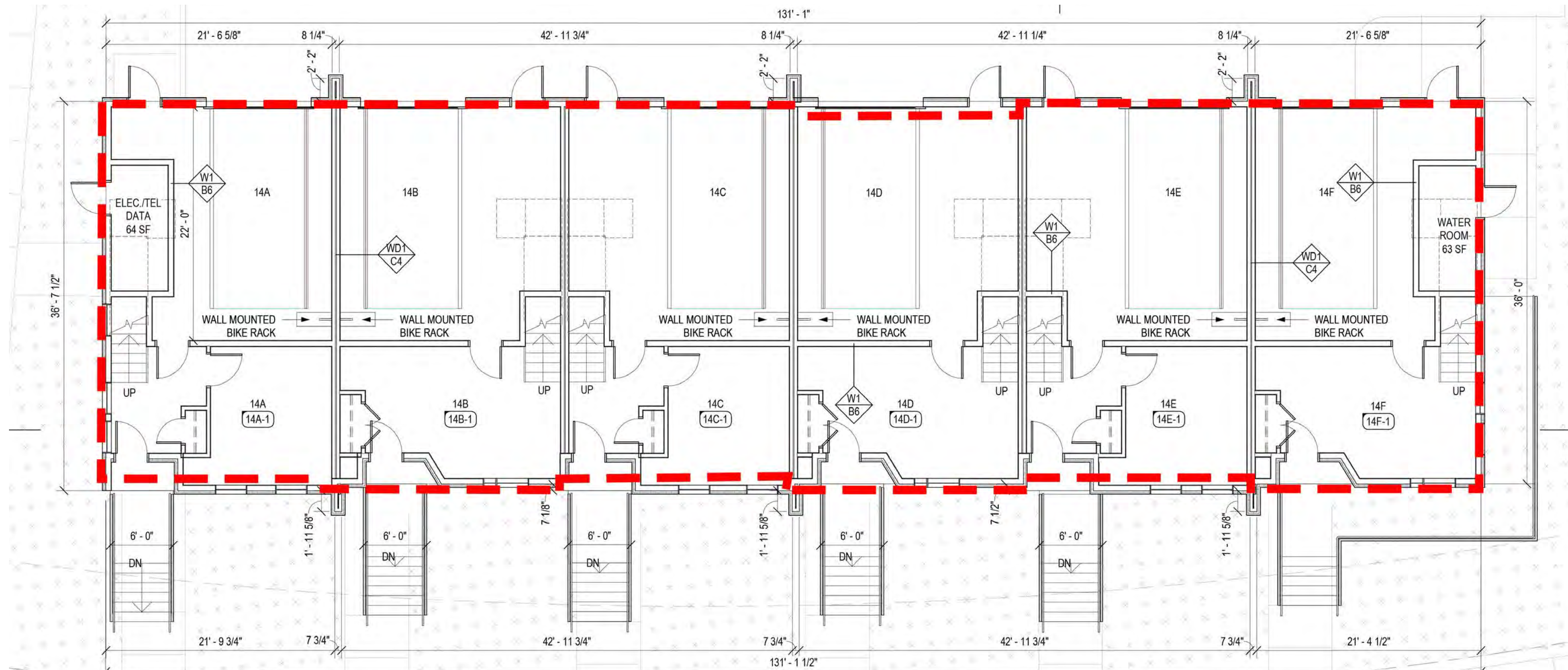
### LEGEND

- RESIDENTIAL
- BACK OF HOUSE



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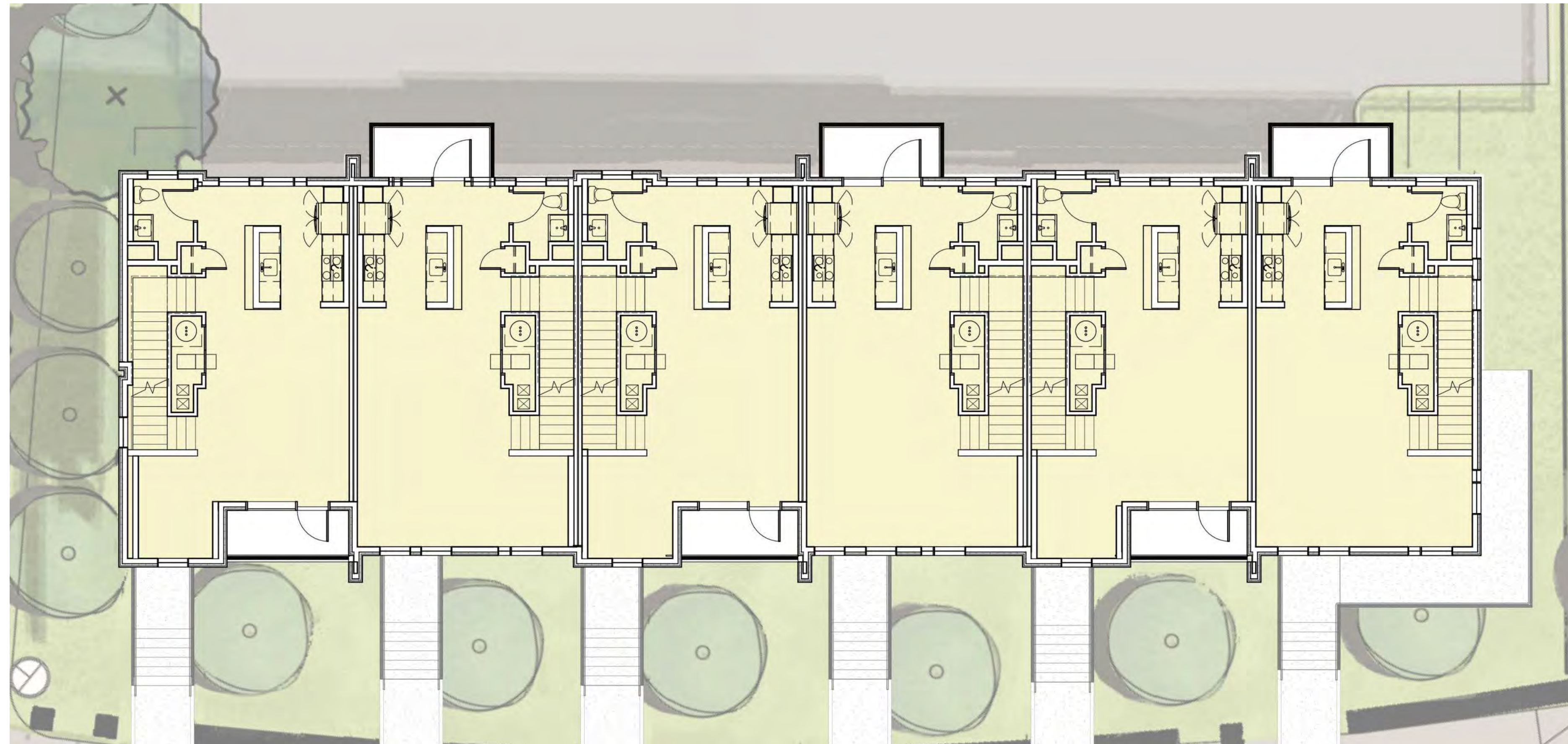
## FOOTPRINT COMPARISON





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## SD ILLUSTRATIVE PLAN LEVEL 2



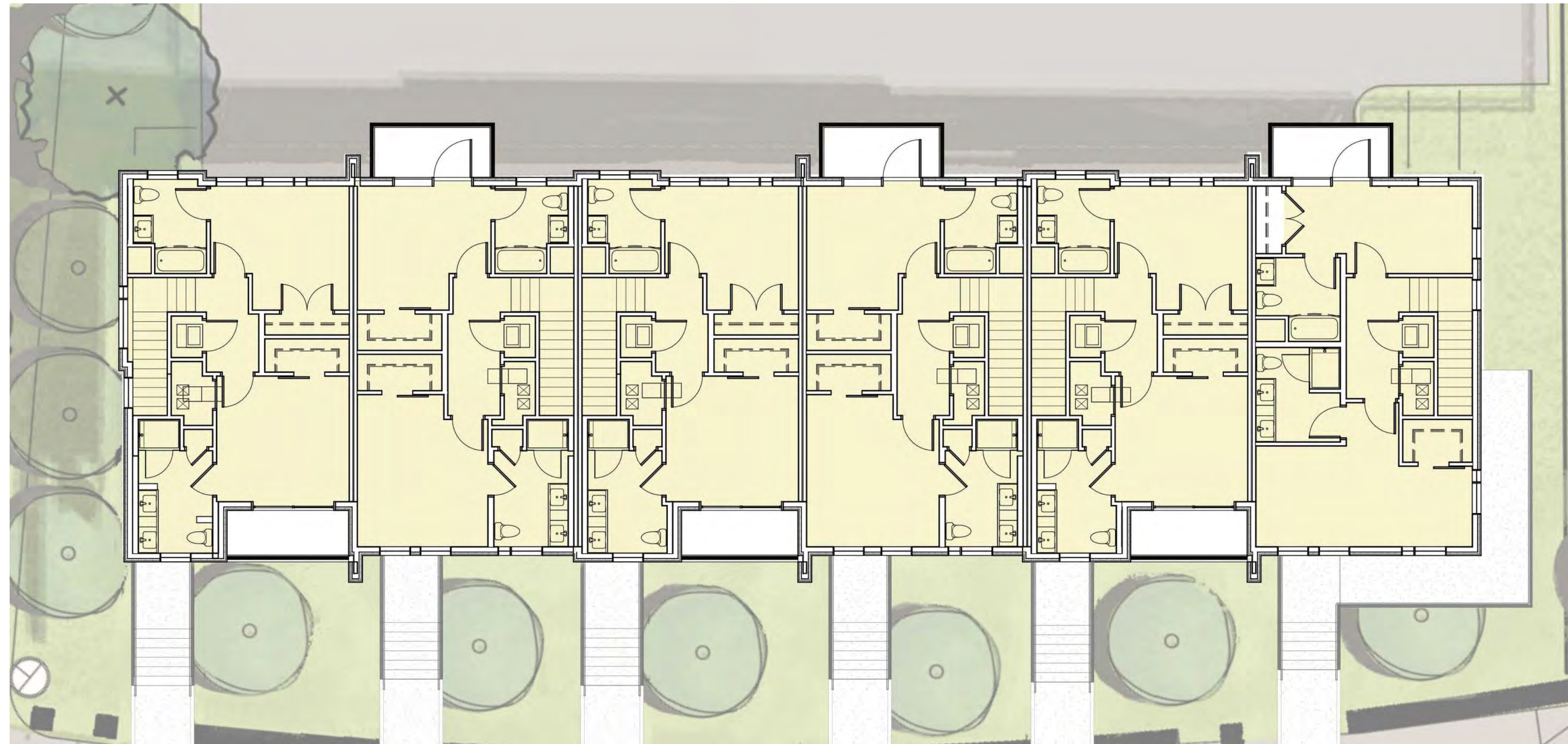
### LEGEND

- RESIDENTIAL
- BACK OF HOUSE



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

## SD ILLUSTRATIVE PLAN LEVEL 3



### LEGEND

- RESIDENTIAL
- BACK OF HOUSE



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14 SCHEMATIC DESIGN FROM OAK STREET LOOKING EAST



DESIGN CONSISTENCY REVIEW  
JANUARY 20, 2021



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14 SCHEMATIC DESIGN FROM OAK STREET LOOKING NORTH-WEST





# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

## COMPARATIVE PERSPECTIVE VIEWS



SPECIAL PERMIT LOOKING EAST



SPECIAL PERMIT LOOKING WEST



SCHEMATIC DESIGN LOOKING EAST



SCHEMATIC DESIGN LOOKING WEST





# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14 COMPARATIVE ELEVATIONS



OAK STREET | SPECIAL PERMIT



OAK STREET | SD SUBMISSION



EAST ELEVATION | SPECIAL PERMIT



EAST ELEVATION | SD SUBMISSION





# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14 COMPARATIVE ELEVATIONS



**NORTH ELEVATION | SPECIAL PERMIT**



**WEST ELEVATION | SPECIAL PERMIT**



**NORTH ELEVATION | SD SUBMISSION**



**WEST ELEVATION | SD SUBMISSION**



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



- 1**



WOOD RAIN SCREEN  
MUTED TONES
- 2**



SMOOTH METAL PANEL  
LIGHT GREY
- 3**



SMOOTH METAL PANEL  
DARK GREY
- 4**



STONE RAINSCREEN  
LIGHT GREY
- 5**



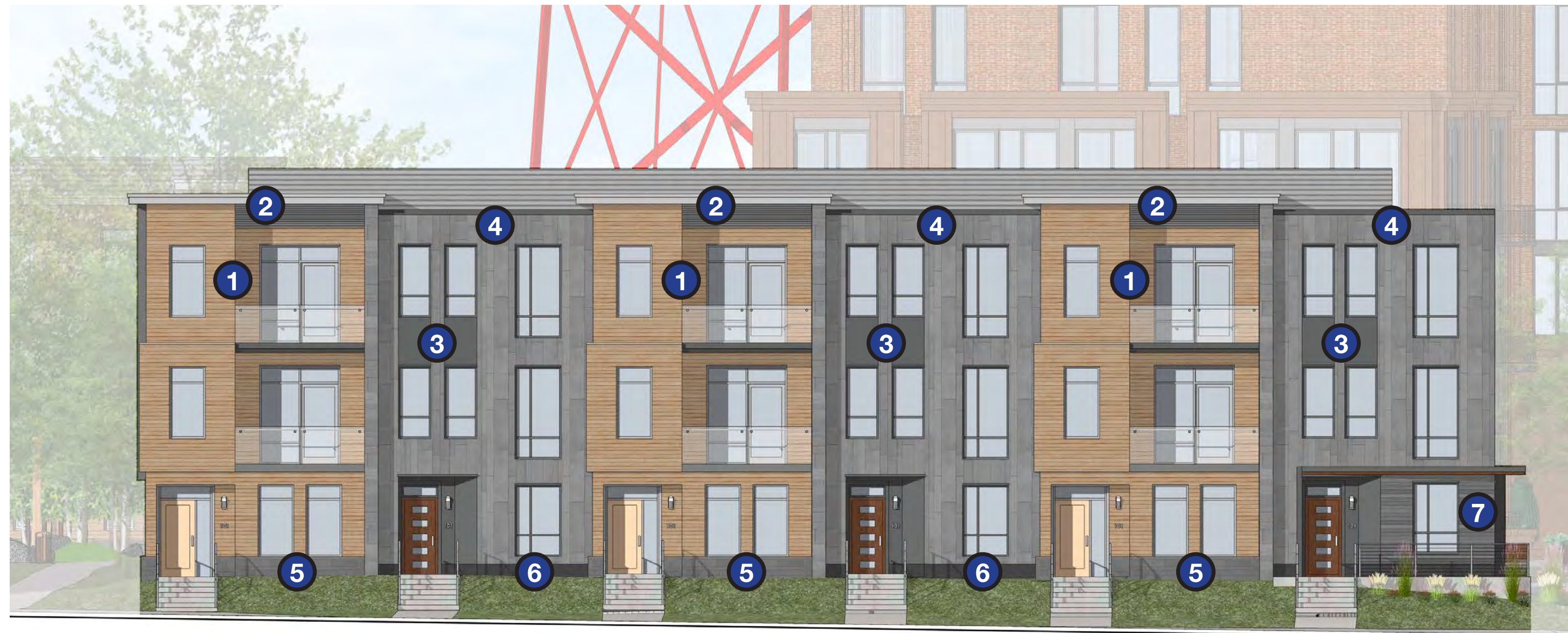
STONE BASE  
MEDIUM GREY
- 6**



STONE BASE  
DARK GREY
- 7**



GLASSFIBER REIN-  
FORCED CONCRETE

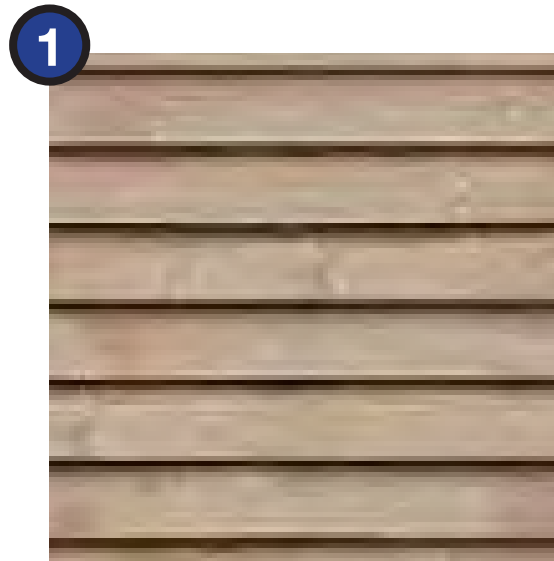


### OAK STREET ELEVATION | SD SUBMISSION

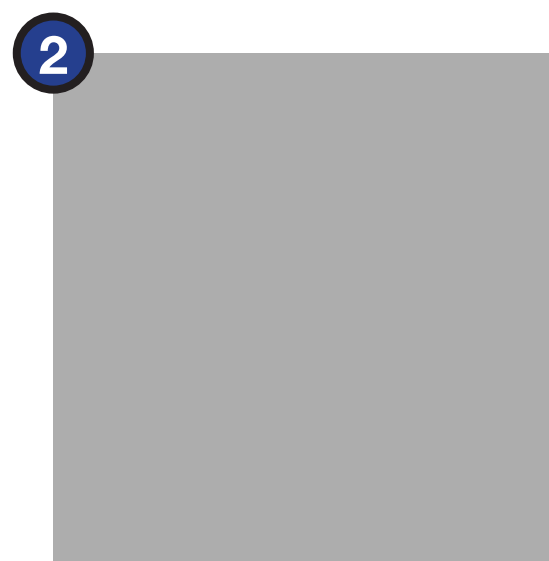


# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



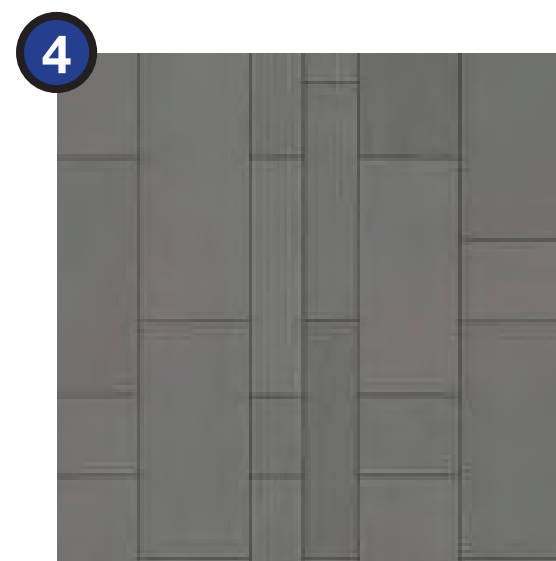
1  
WOOD RAIN SCREEN  
MUTED TONES



2  
SMOOTH METAL PANEL  
LIGHT GREY



3  
SMOOTH METAL PANEL  
DARK GREY



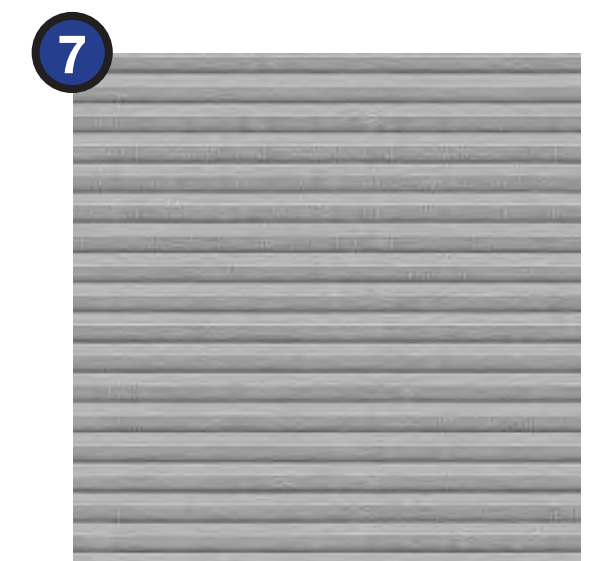
4  
STONE RAINSCREEN  
LIGHT GREY



5  
STONE BASE  
MEDIUM GREY



6  
STONE BASE  
DARK GREY



7  
GLASSFIBER REIN-  
FORCED CONCRETE



### EAST ELEVATION | SD SUBMISSION



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



- 1** WOOD RAIN SCREEN  
MUTED TONES
- 2** SMOOTH METAL PANEL  
LIGHT GREY
- 3** SMOOTH METAL PANEL  
DARK GREY
- 4** STONE RAINSCREEN  
LIGHT GREY
- 5** STONE BASE  
MEDIUM GREY
- 6** STONE BASE  
DARK GREY
- 7** GLASSFIBER REIN-  
FORCED CONCRETE



NORTH ELEVATION | SD SUBMISSION



# NND SD DESIGN CONSISTENCY REVIEW | BUILDING 14

## ELEVATION DIAGRAMS: PRIMARY FACADE MATERIALS



- 1**   
WOOD RAIN SCREEN  
MUTED TONES
- 2**   
SMOOTH METAL PANEL  
LIGHT GREY
- 3**   
SMOOTH METAL PANEL  
DARK GREY
- 4**   
STONE RAINSCREEN  
LIGHT GREY
- 5**   
STONE BASE  
MEDIUM GREY
- 6**   
STONE BASE  
DARK GREY
- 7**   
GLASSFIBER REIN-  
FORCED CONCRETE



### WEST ELEVATION | SD SUBMISSION



# QUESTIONS AND DISCUSSION

## SD DESIGN CONSISTENCY REVIEW | BUILDING 14



# NORTHLAND

