

Dunstan East

COMPREHENSIVE PERMIT
MODIFICATIONS TO BUILDING 3

JUNE 10, 2021

ELKUS | MANFREDI
ARCHITECTS



- CURB MANAGEMENT**
- IMPROVED PUBLIC REALM**
- EXTENDS AND BALANCES STREETScape**
- PEDESTRIAN SAFETY IMPROVEMENTS**
- OPTIMIZES INFRASTRUCTURE**
- IMPROVED STORMWATER TREATMENT**
- CHEESECAKE BROOK FLOOD PLAIN IMPROVEMENTS UNCHANGED**

Sustainability

- Sustainable Site Design and ecosystem improvements
- Designed to LEED Gold Level
- Electrification of the residential portions of the project to reduce fossil fuel dependence
- 10% EV Charging Stations and 10% EV ready
- Embodied Carbon Analysis guiding material selections
- Passive House Feasibility Study and Energy Modeling to inform design and construction approach
- Solar Panel Study analyzing potential utilization of photovoltaic energy



DUNSTAN EAST
NEWTON, MASSACHUSETTS

PREVIOUSLY APPROVED FIGURE GROUND PLAN
JUNE 10, 2021

MARK
DEVELOPMENT

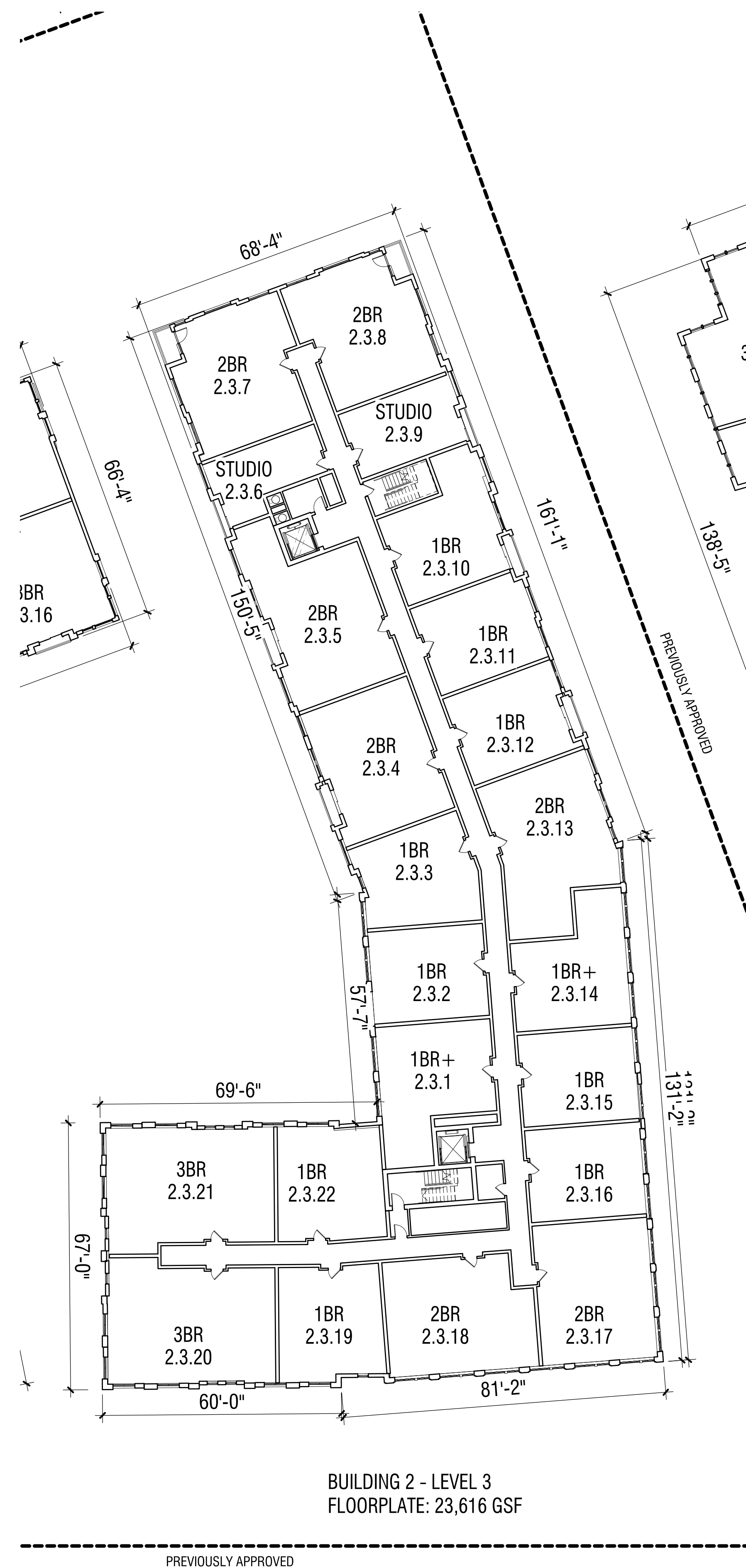
ELKUS | MANFREDI
ARCHITECTS

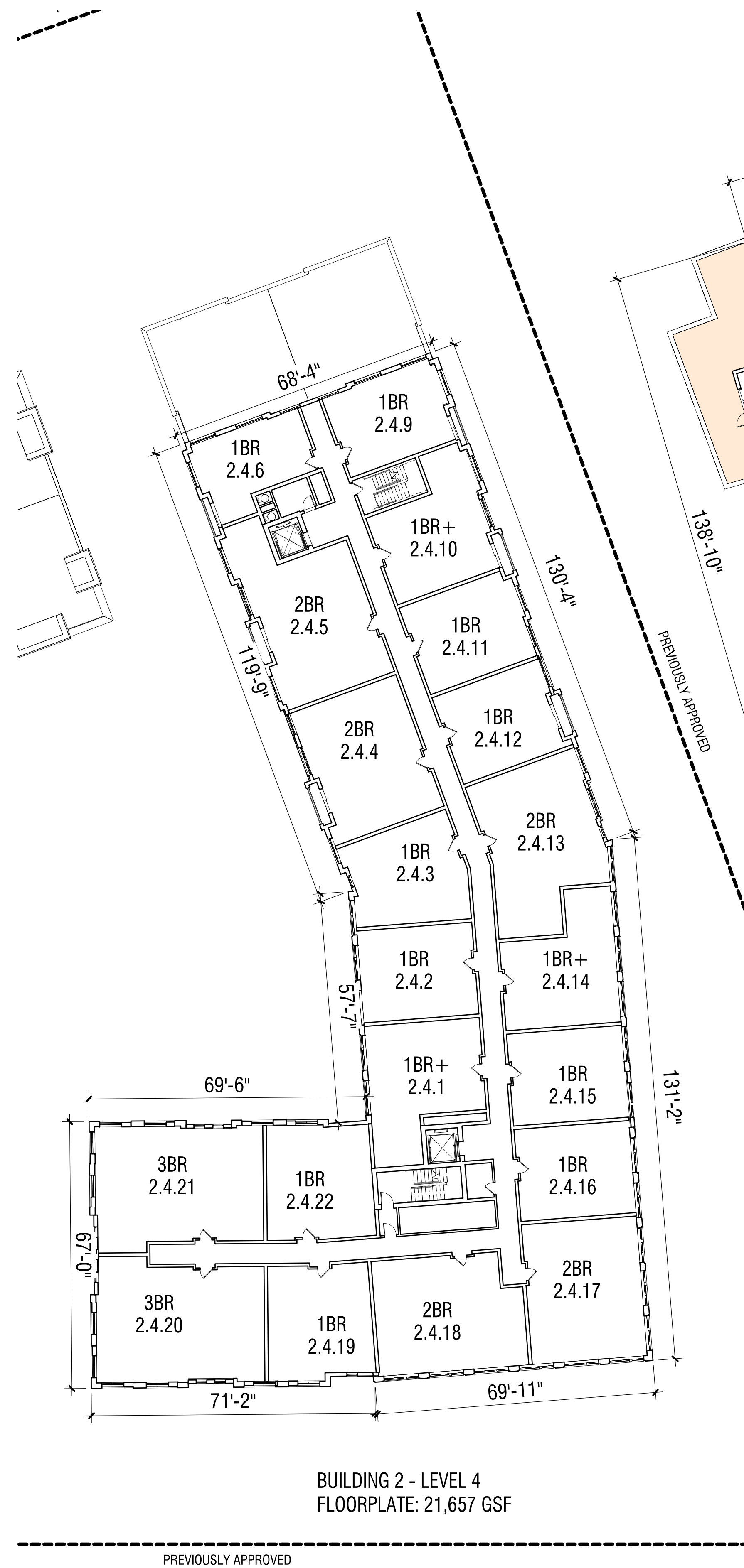






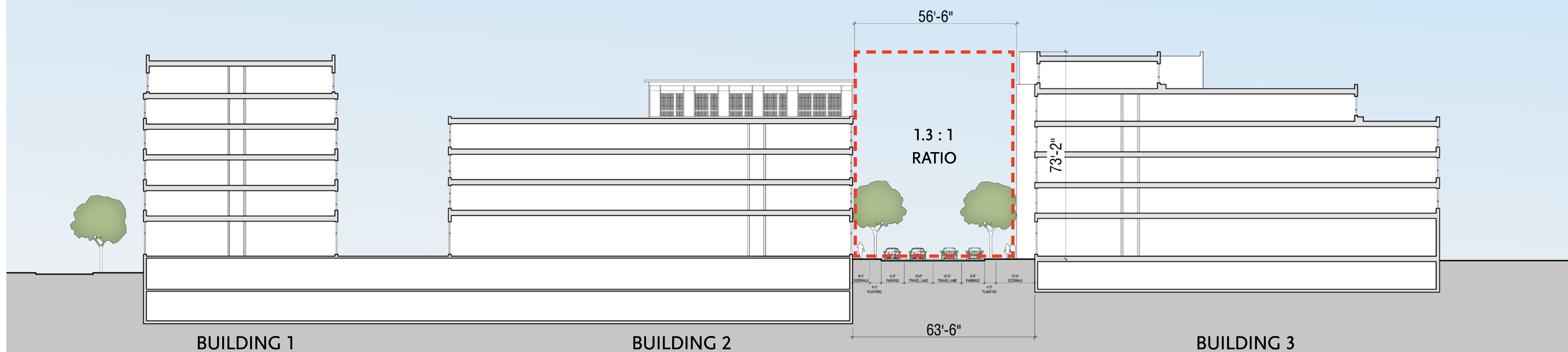
BUILDING 3 - LEVEL P1
FLOORPLATE: 36,059 GSF

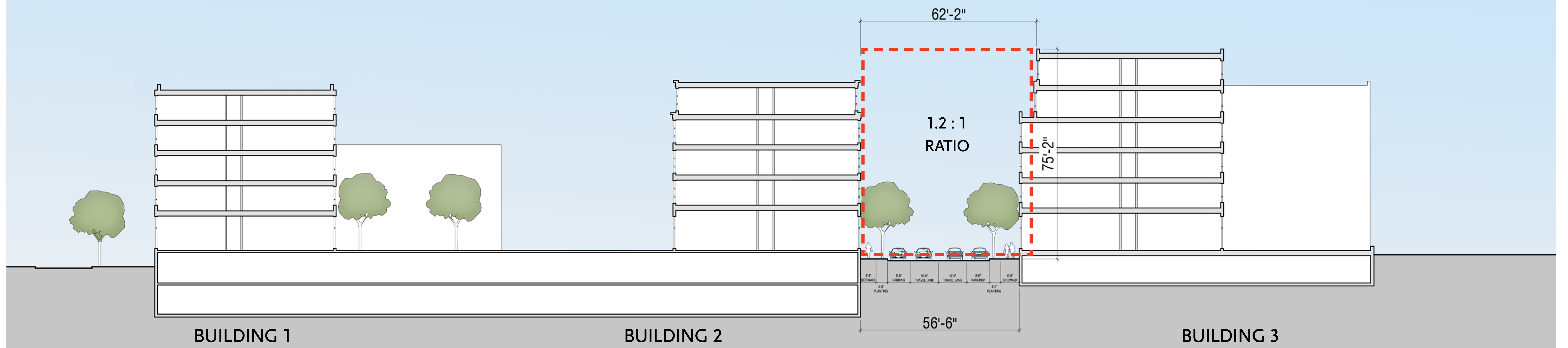
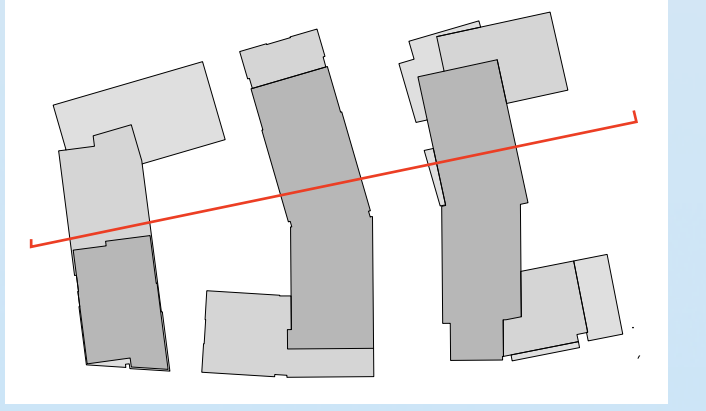


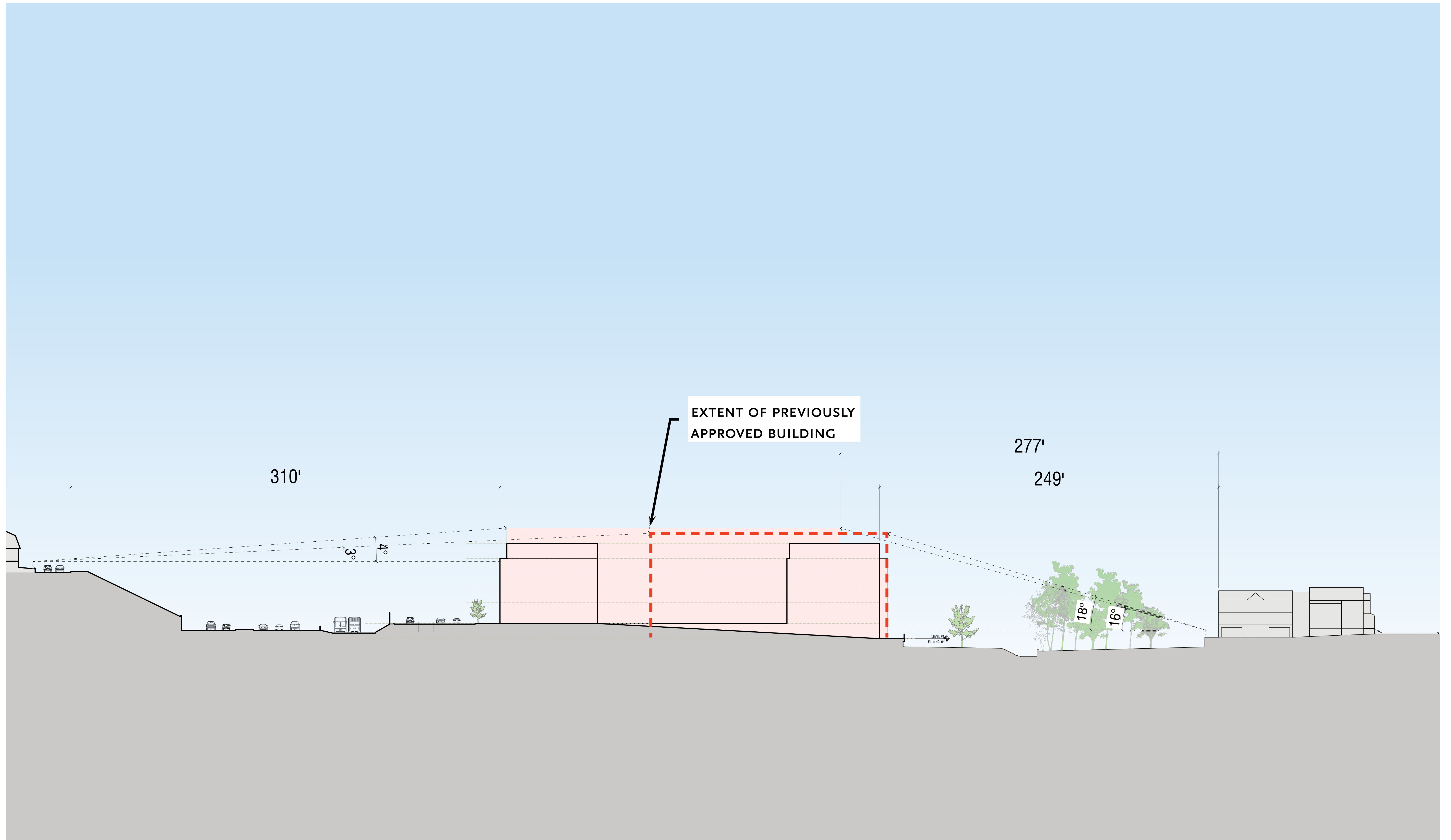




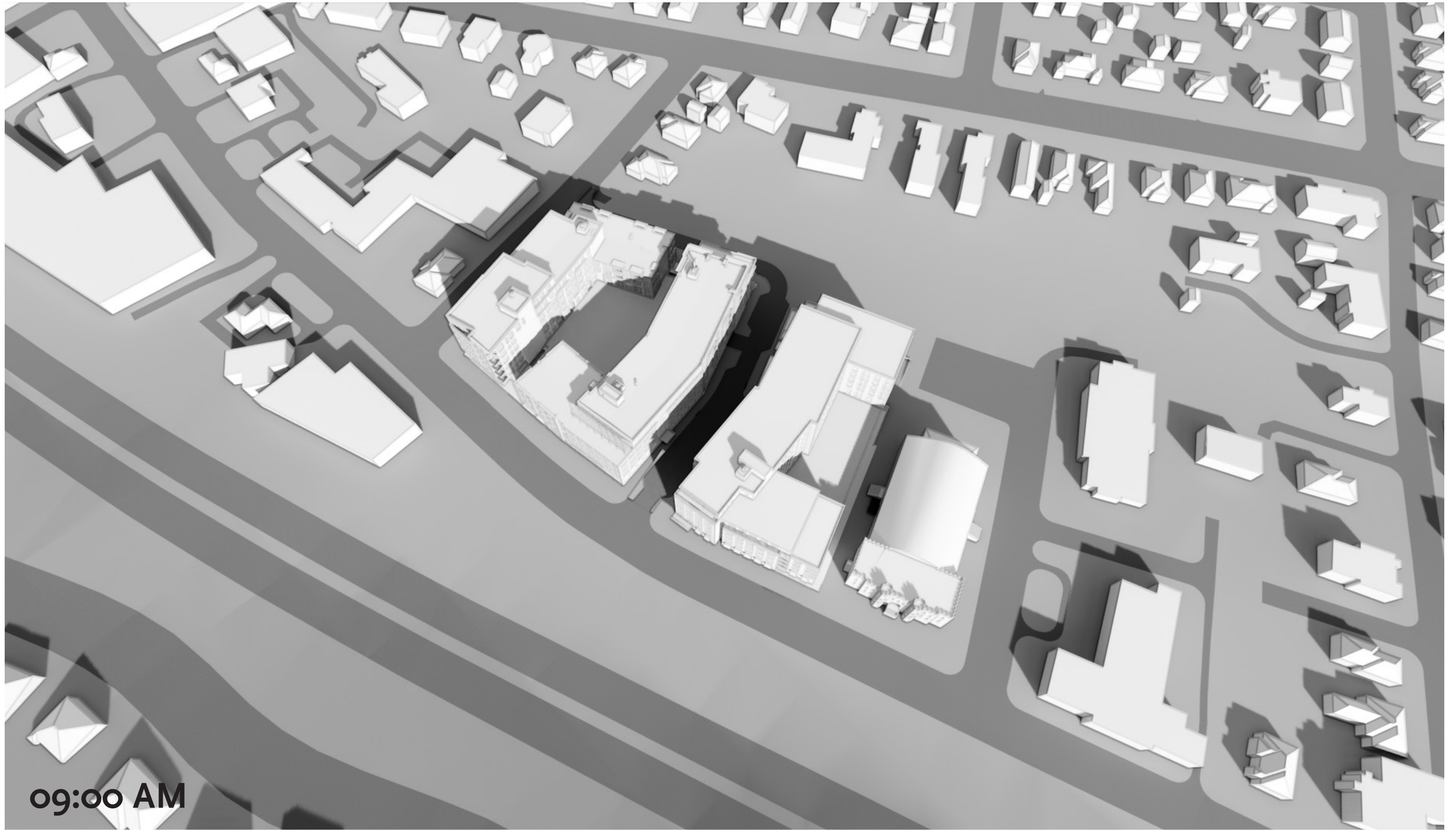








SEPTEMBER 21



09:00 AM

DUNSTAN EAST
Newton, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
MAY 26, 2021





12:00 PM

DUNSTAN EAST
Newton, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
MAY 26, 2021





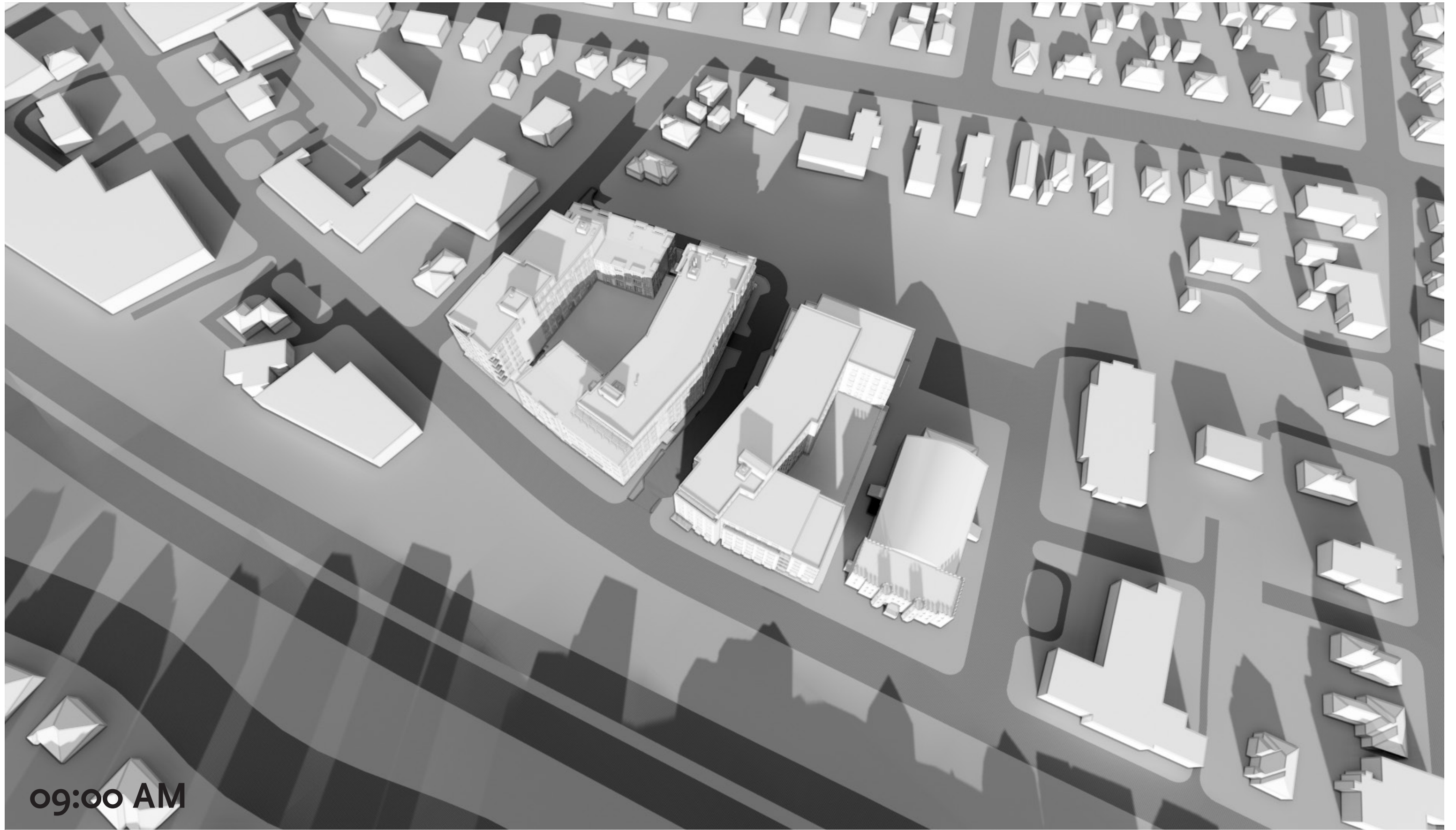
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DUNSTAN EAST
Newton, Massachusetts

SEPTEMBER 21 - SHADOW STUDY
MAY 26, 2021



DECEMBER 21

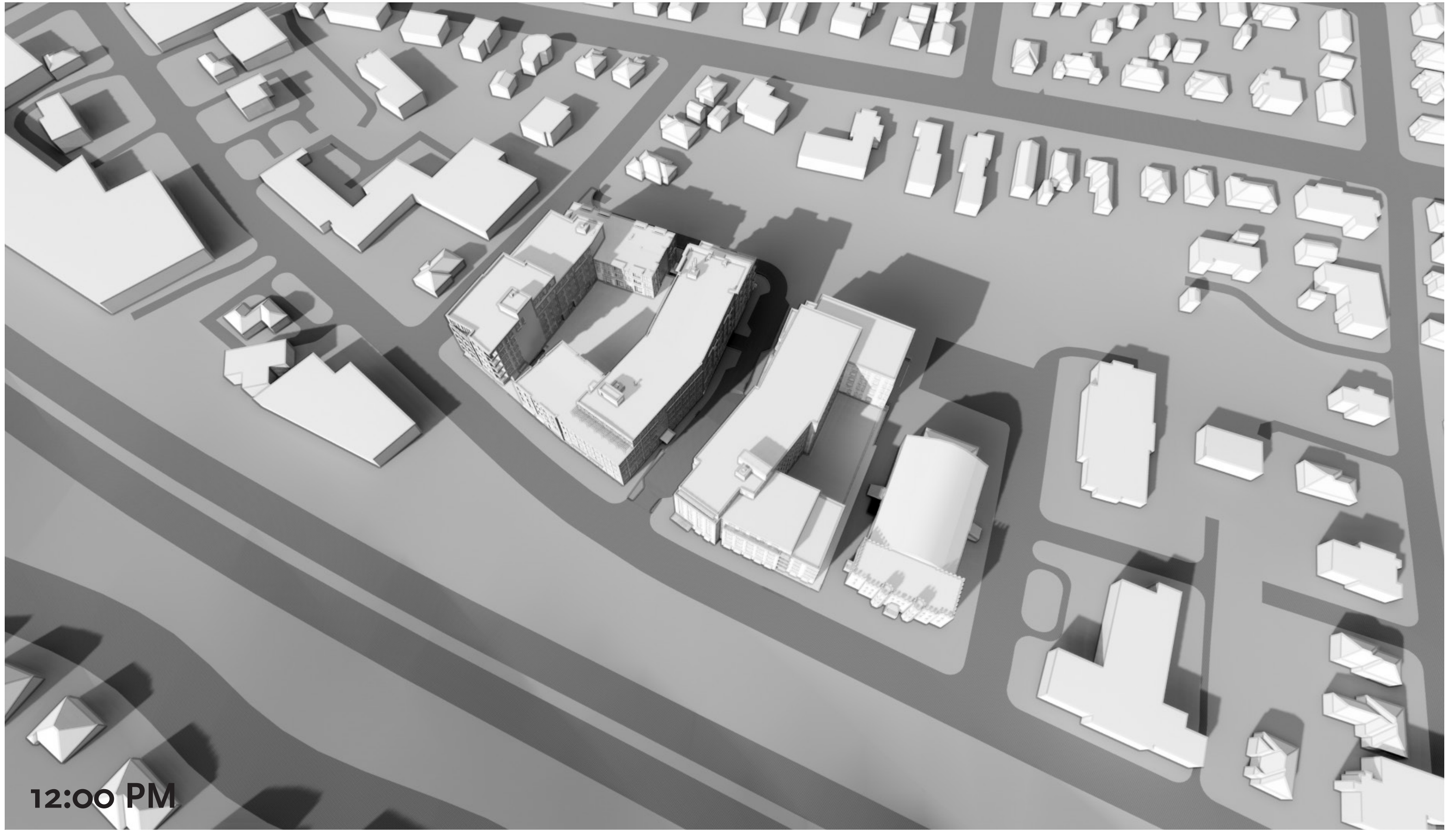


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DUNSTAN EAST
Newton, Massachusetts

DECEMBER 21 - SHADOW STUDY
MAY 26, 2021



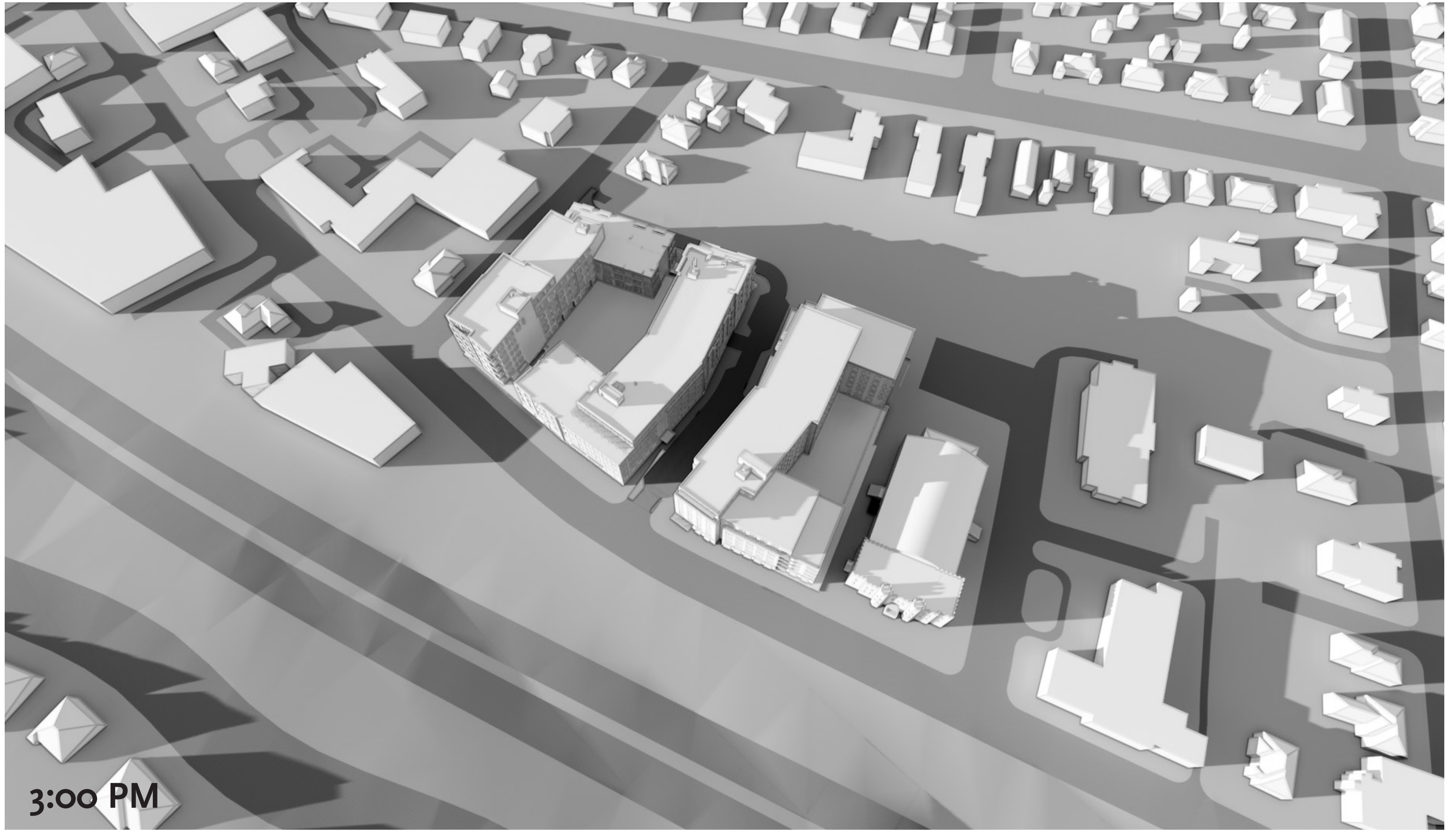


12:00 PM

DUNSTAN EAST
Newton, Massachusetts

DECEMBER 21 - SHADOW STUDY
MAY 26, 2021





3:00 PM

DUNSTAN EAST
Newton, Massachusetts

DECEMBER 21 - SHADOW STUDY
MAY 26, 2021





DUNSTAN EAST
Newton, Massachusetts

WASHINGTON STREET ELEVATION
JUNE 10, 2021





ELKUS MANFREDI ARCHITECTS

DUNSTAN EAST
Newton, Massachusetts

PROPOSED BUILDING 3 - WASHINGTON STREET
JUNE 10, 2021





DUNSTAN EAST
Newton, Massachusetts

WASHINGTON STREET ELEVATION - BUILDING 3
JUNE 10, 2021





DUNSTAN EAST
Newton, Massachusetts

PROPOSED BUILDING 3 - WASHINGTON STREET
JUNE 10, 2021





DUNSTAN EAST
Newton, Massachusetts

KEMPTON STREET ELEVATION - BUILDING 3
JUNE 10, 2021





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Newton, Massachusetts

BROOK DRIVE ELEVATION - BUILDING 3
JUNE 10, 2021





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APPROVED BUILDING 3 - BROOK DRIVE
JUNE 10, 2021





DUNSTAN EAST
Newton, Massachusetts

PROPOSED BUILDING 3 - BROOK DRIVE
JUNE 10, 2021





APPROVED BUILDING 3



PROPOSED BUILDING 3



APPROVED BUILDING 3



PROPOSED BUILDING 3