

# 1314 WASHINGTON STREET

WEST NEWTON, MA

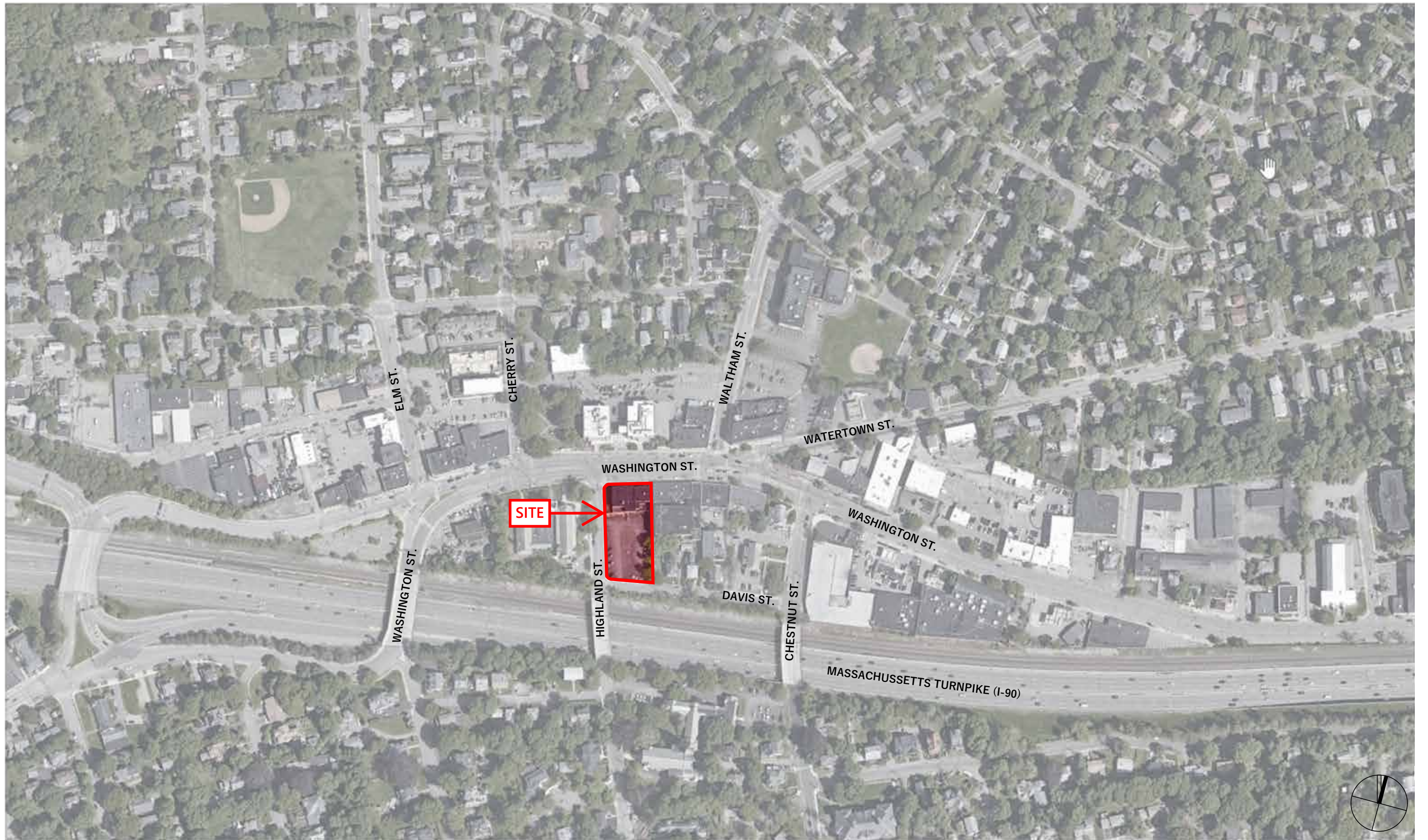


DAVID M. SCHWARZ ARCHITECTS

NEWTON URBAN DESIGN COMMISSION PRESENTATION

MAY 11, 2022

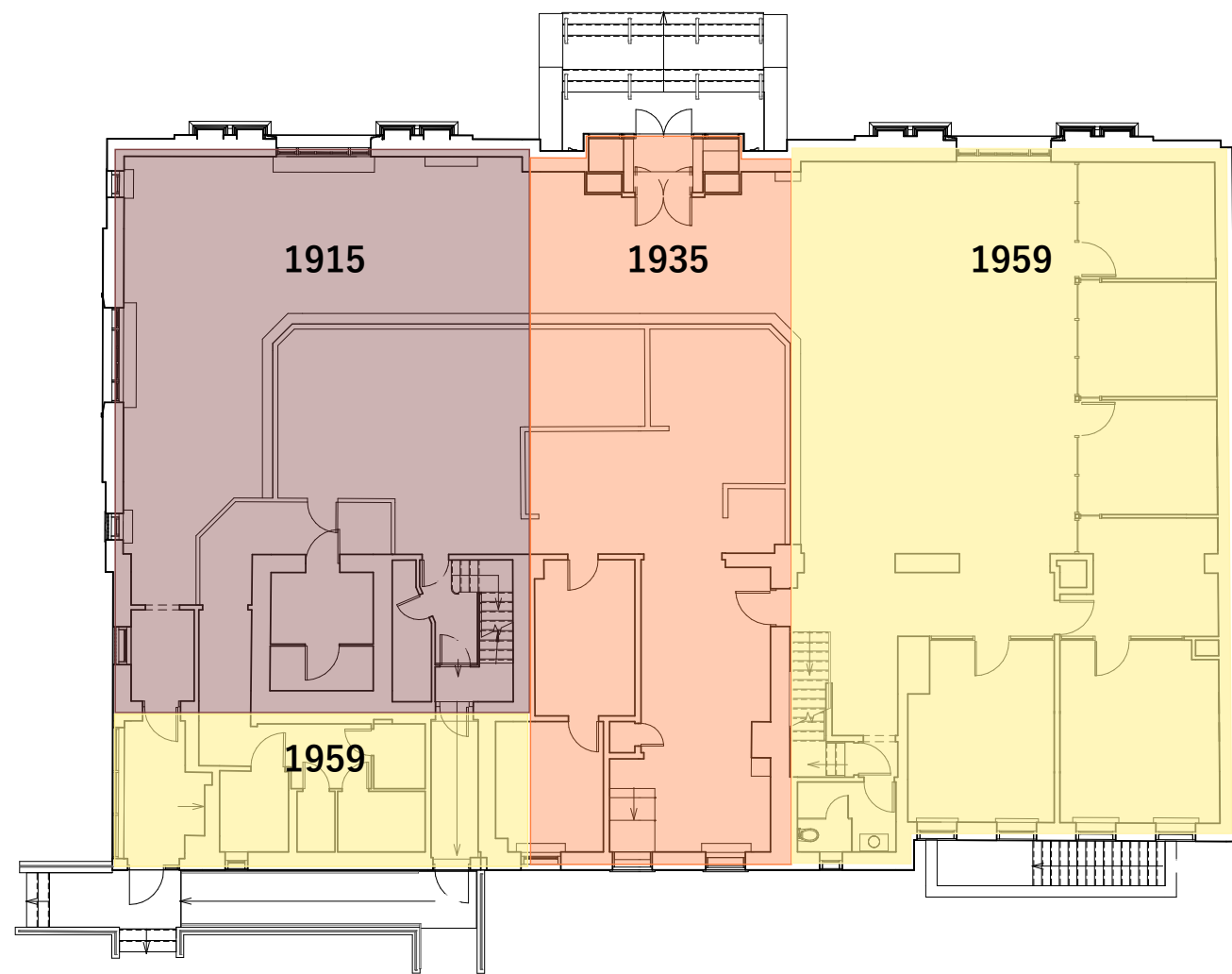
MARK  
DEVELOPMENT



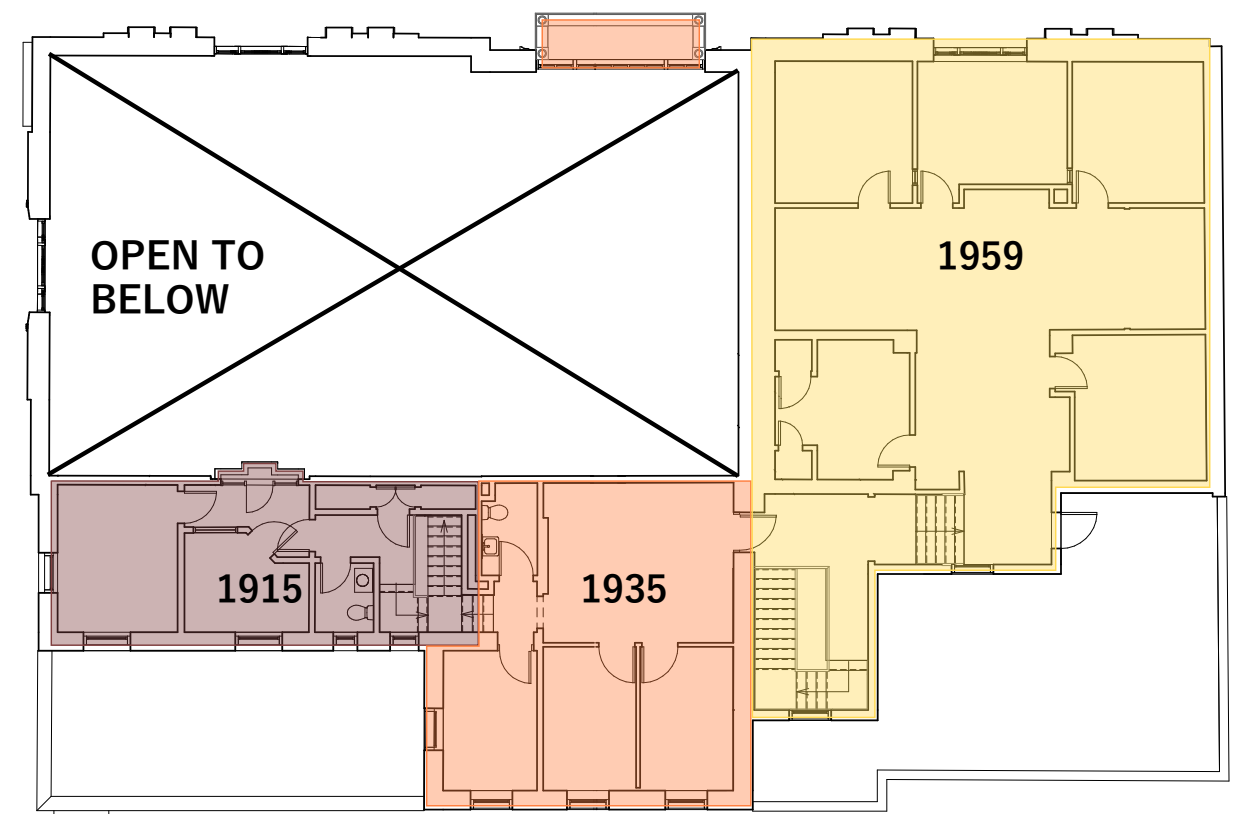
**SITE LOCATION MAP**

1314 Washington Street





**GROUND FLOOR**



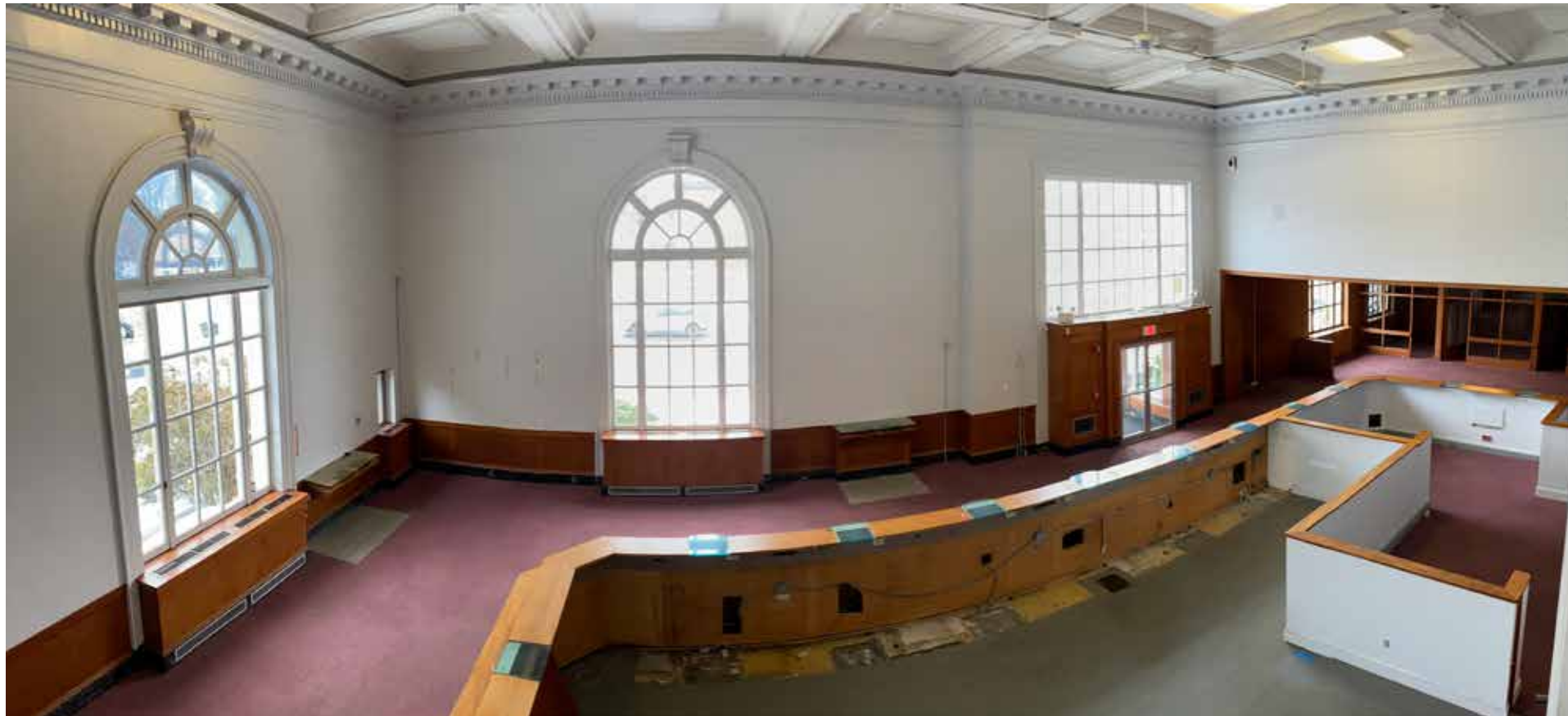
**SECOND FLOOR**





**FORMER BANK EXTERIOR**

1314 Washington Street





PORTION OF BANK TO  
BE RETAINED

LATER ADDITIONS TO  
BE REMOVED



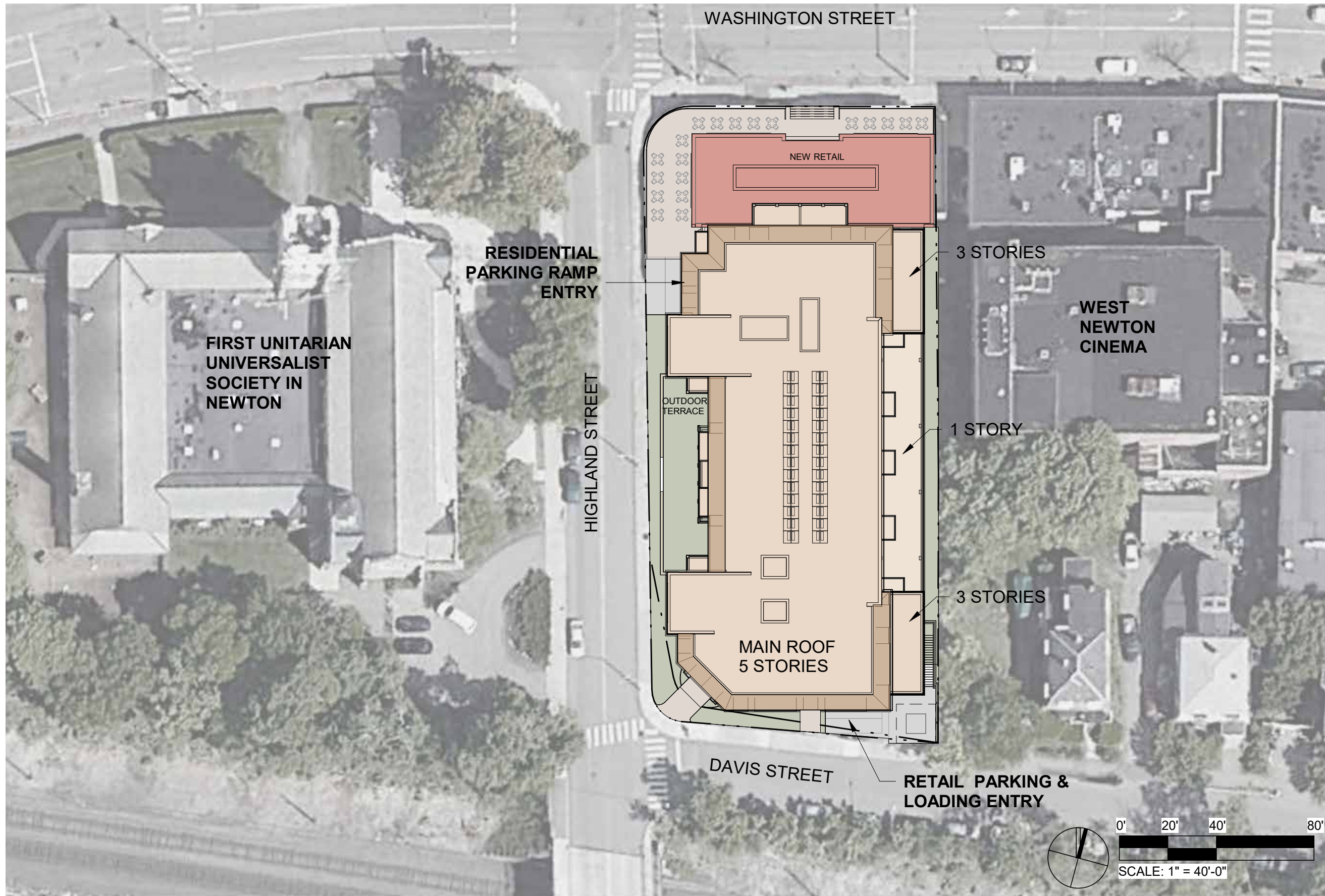
**LATER ADDITIONS TO BE REMOVED**

## 1314 Washington Street

Program Summary	GSF	# of Units
Retail	4,119	n/a
Residential	69,478	50 units
Parking - Level 1		19 stalls
Parking - Basement		50 stalls

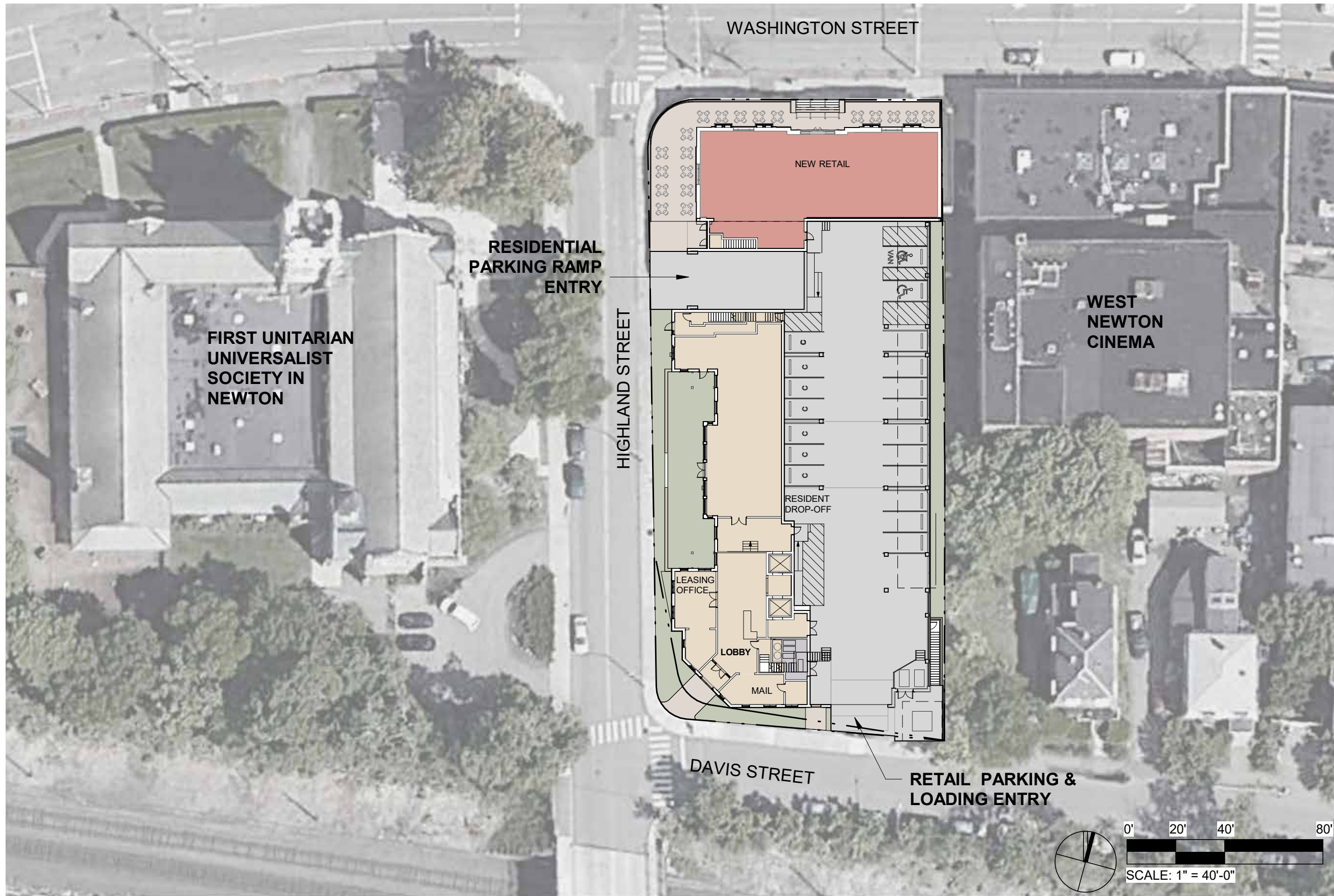
Residential Units	Avg. Size (NSF)	# of Units	% of Total	# of Market Rate	# of Affordable
1 Bedroom	838	21	42%	17	4
2 Bedroom	1,187	23	46%	19	4
3 Bedroom	1,432	6	12%	5	1
<b>Total</b>	<b>1,070</b>	<b>50</b>	<b>100%</b>	<b>41</b>	<b>9</b>





**PROPOSED SITE PLAN**

1314 Washington Street



**PROPOSED SITE PLAN - GROUND FLOOR LEVEL**

1314 Washington Street



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**LANDSCAPE SITE PLAN**

0 8 16 32 SCALE: 1" = 16'-0"

**1314 Washington St**  
West Newton, MA

April 27, 2022

**HALVORSON**  
Tighe&Bond STUDIO



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**ILLUSTRATIVE LANDSCAPE PLAN**

1314 Washington Street

**MARK**  
DEVELOPMENT



1314 Washington St  
West Newton, MA

April 27, 2022

**HALVORSON**  
Tighe&Bond STUDIO



DAVID M. SCHWARZ ARCHITECTS

**ILLUSTRATIVE LANDSCAPE PLAN**

1314 Washington Street

**MARK**  
DEVELOPMENT









**VIEW FROM DAVIS STREET**

1314 Washington Street



DAVID M. SCHWARZ ARCHITECTS

**MARK**  
DEVELOPMENT





DMS ARCHITECTS INC. 2022

**VIEW FROM DAVIS STREET**

1314 Washington Street



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DEVELOPMENT

ROOF

STANDING SEAM METAL



SYNTHETIC SLATE SHINGLE



FIBERGLASS SHINGLE



FIBER CEMENT PANELS



STUCCO



FIBER CEMENT SIDING



FACADE - LVLS 2-4

STUCCO



BRICK



PRECAST / CAST STONE / ARRISCRIFT



FACADE - LEVEL 1

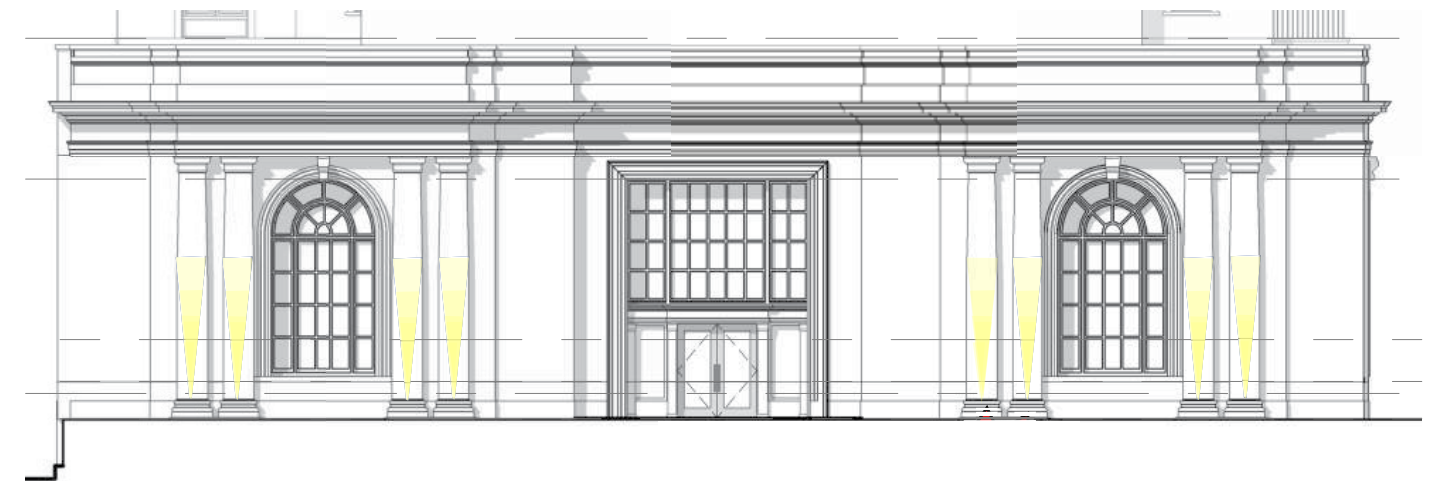
MATERIALS

1314 Washington Street



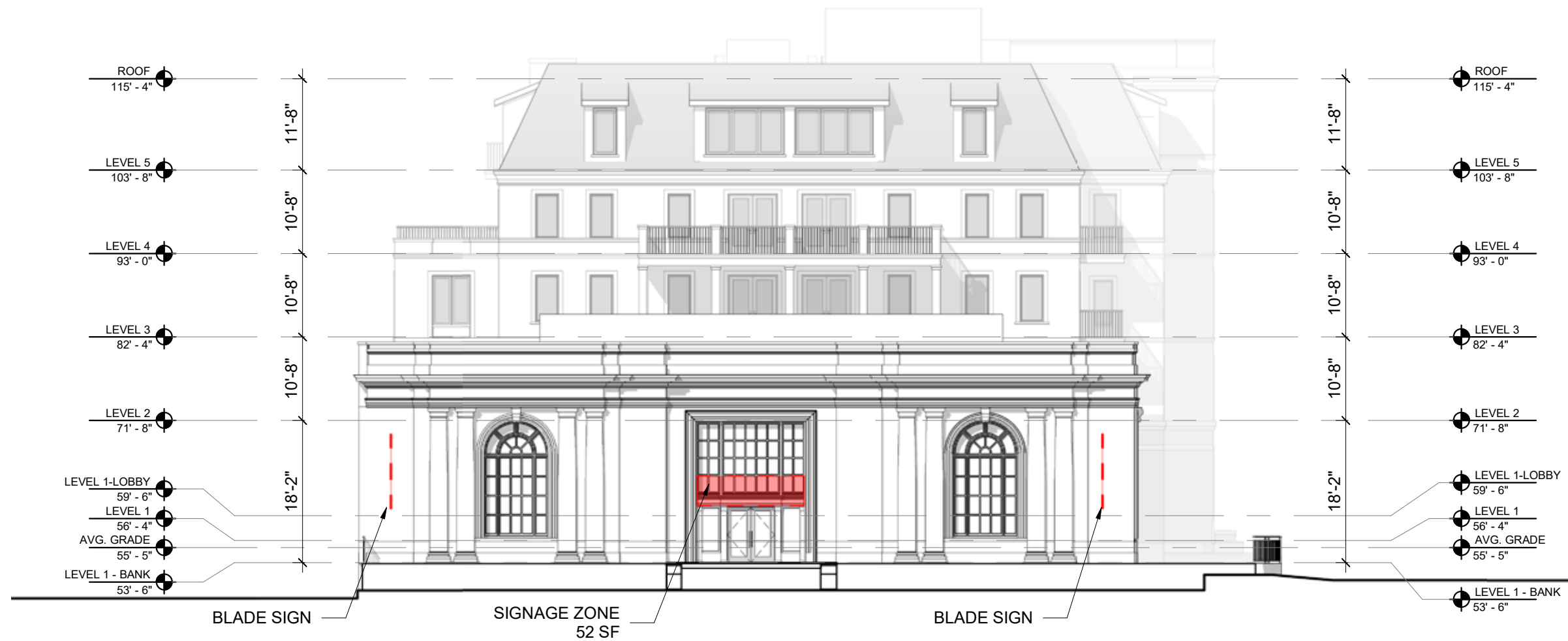
DAVID M. SCHWARZ ARCHITECTS

MARK DEVELOPMENT



WASHINGTON STREET ELEVATION





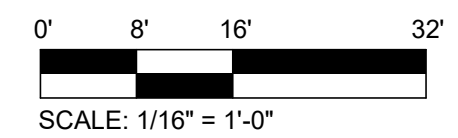
**WASHINGTON STREET ELEVATION - PROPOSED**

1314 Washington Street



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**MARK**  
DEVELOPMENT

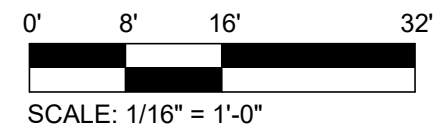




**ENTRANCE**



**DAVIS STREET**



**DAVIS STREET ELEVATION - PROPOSED**

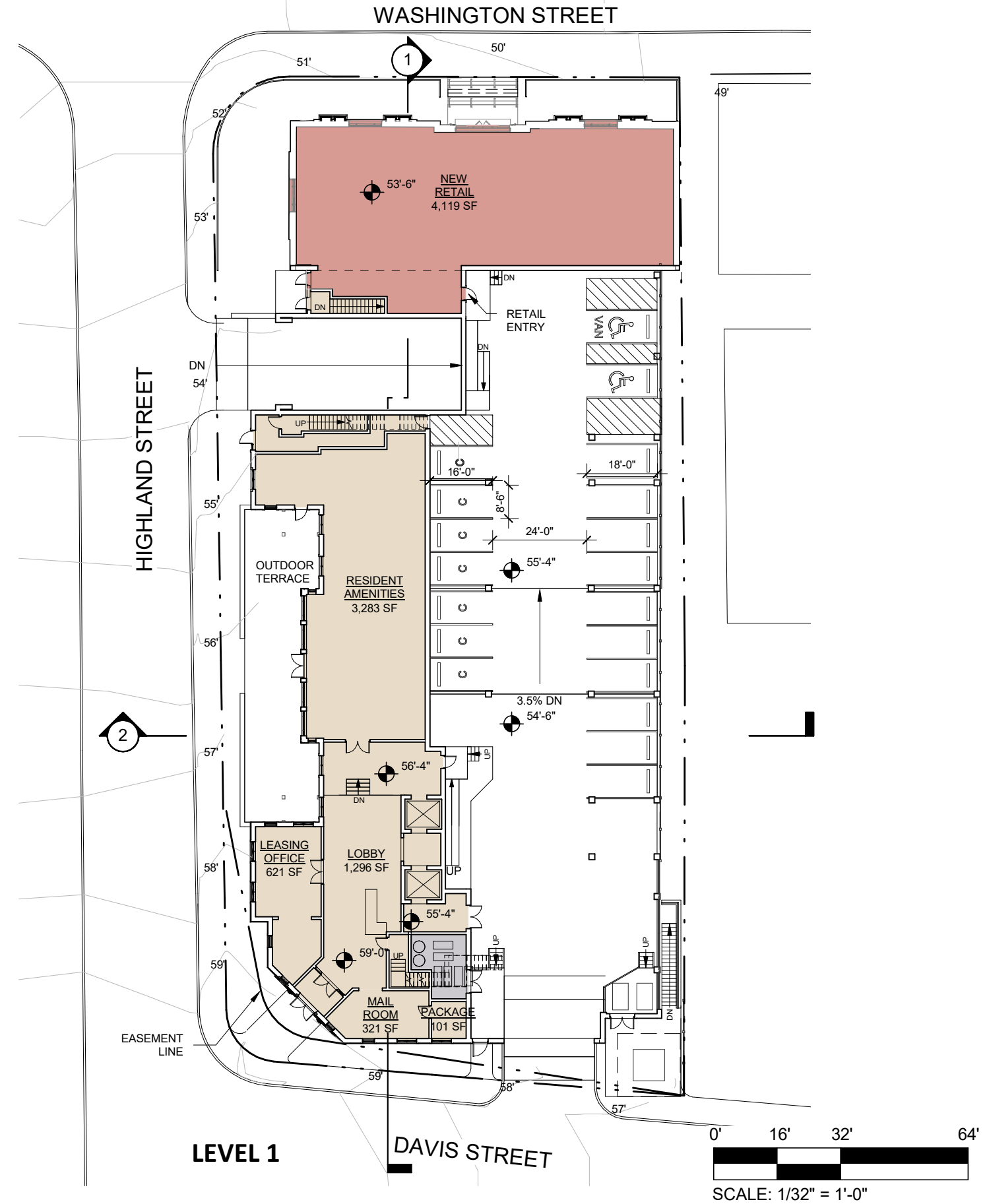
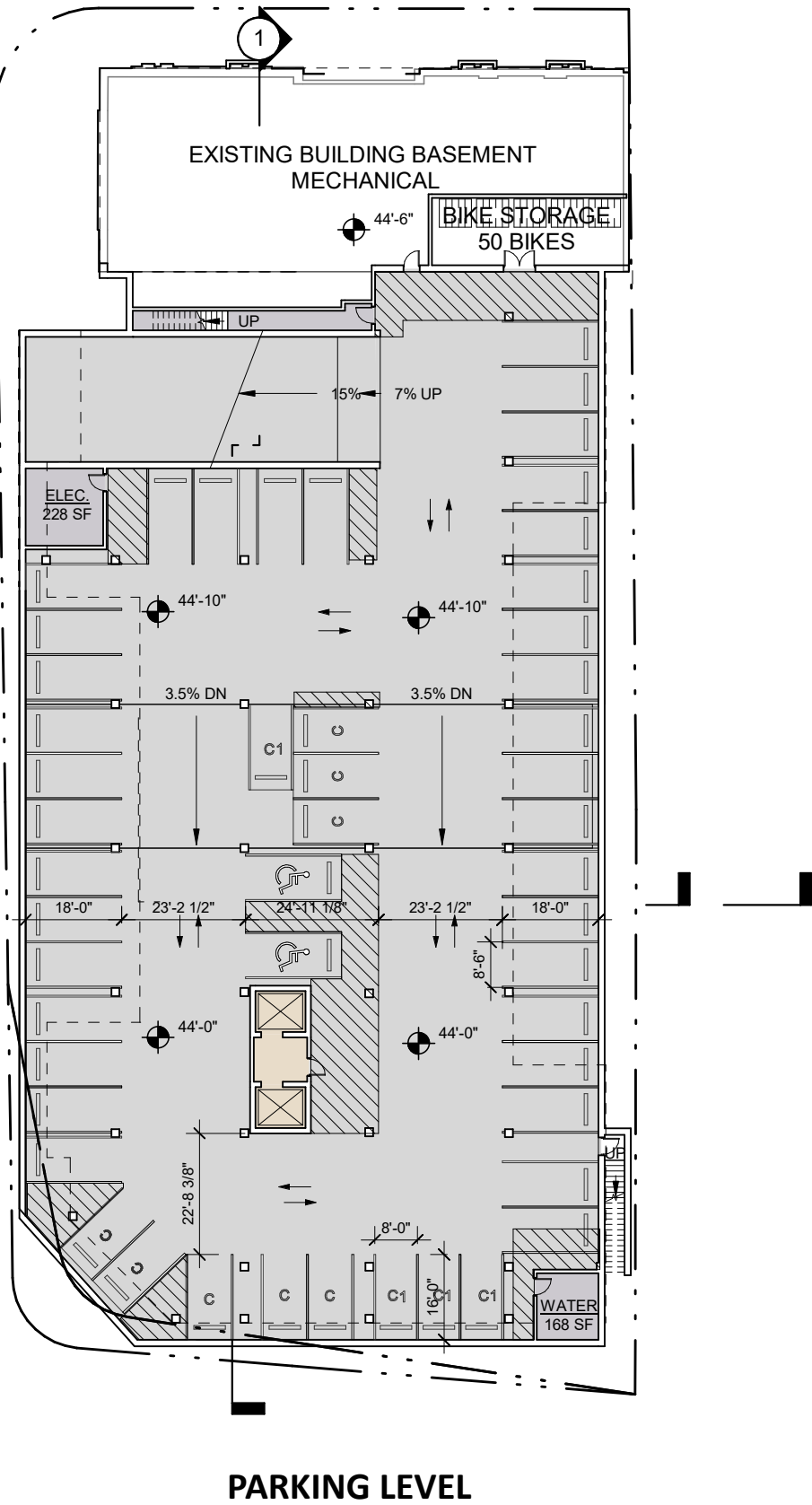
1314 Washington Street

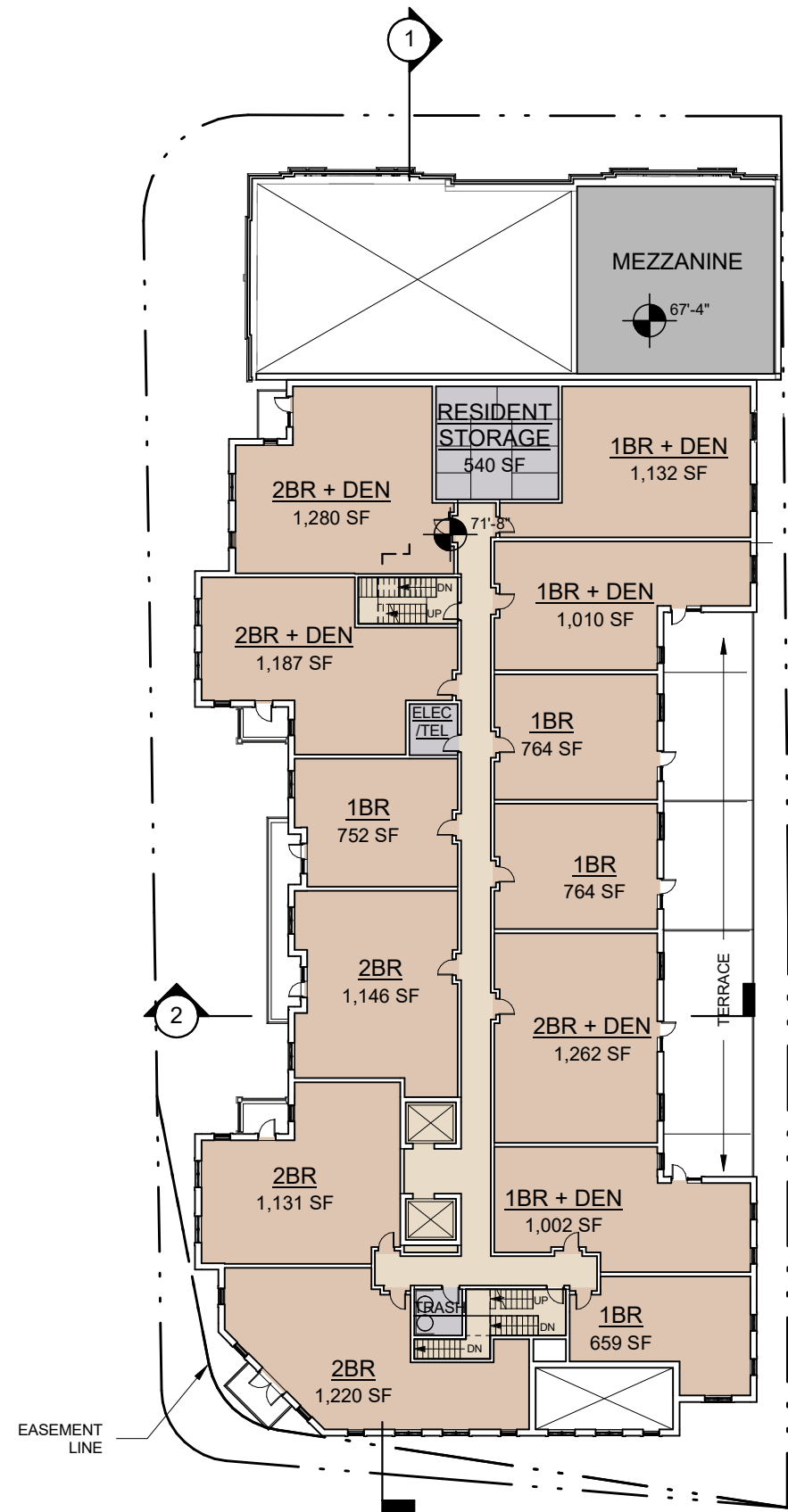


DAVID M. SCHWARZ ARCHITECTS

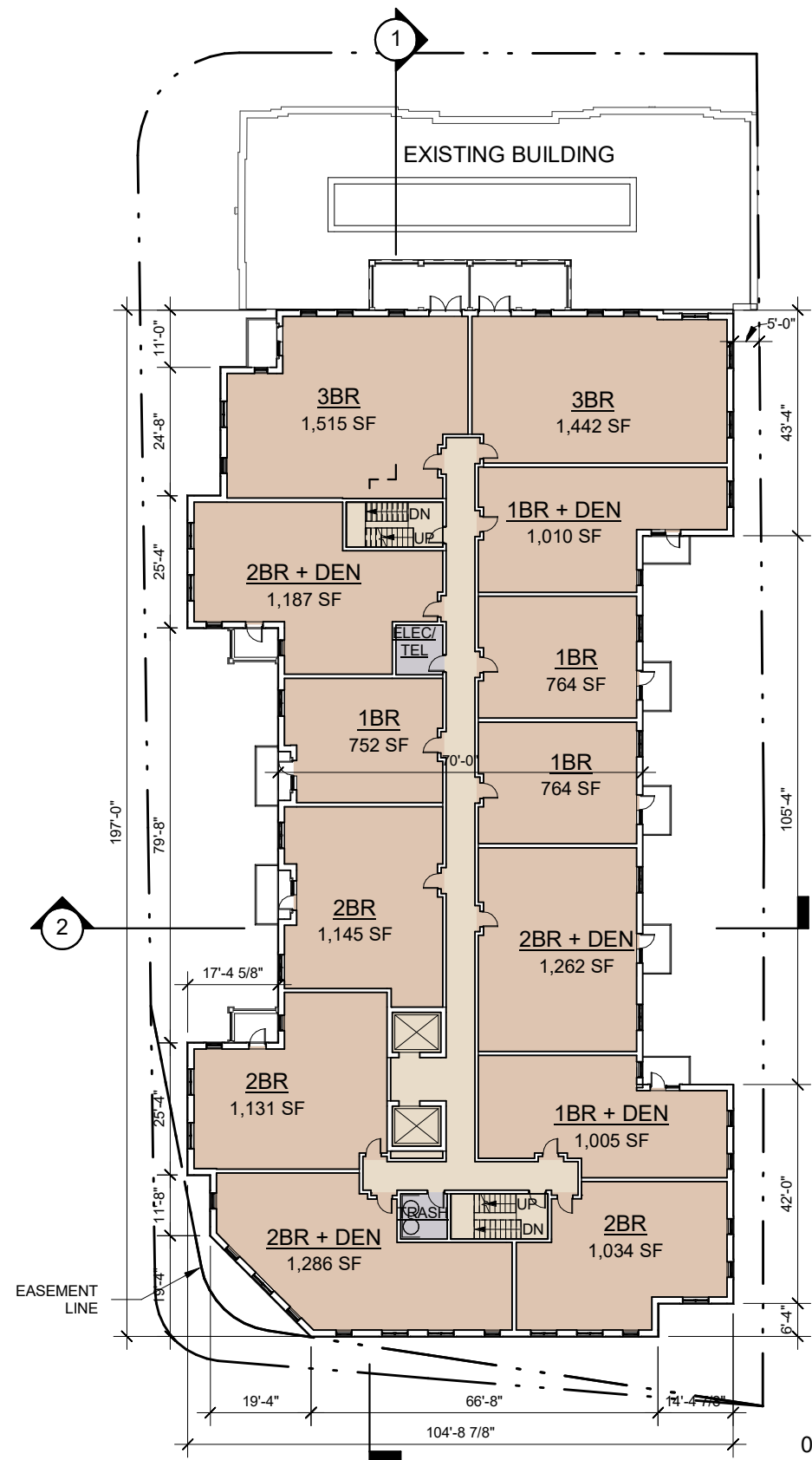
**MARK**  
DEVELOPMENT

PARKING SCHEDULE		
PARKING TYPE	STALL SIZE	COUNT
<b>LEVEL P1</b>		
STANDARD	18'-0" x 8'-6"	38
COMPACT	16'-0" x 8'-6"	8
COMPACT-C1	16'-0" x 8'-0"	4
<b>TOTAL</b>		<b>50</b>
<b>LEVEL 1</b>		
STANDARD	18'-0" x 8'-6"	12
COMPACT	16'-0" x 8'-6"	7
COMPACT-C1	16'-0" x 8'-0"	0
<b>TOTAL</b>		<b>19</b>
<b>GRAND TOTAL</b>		<b>69</b>



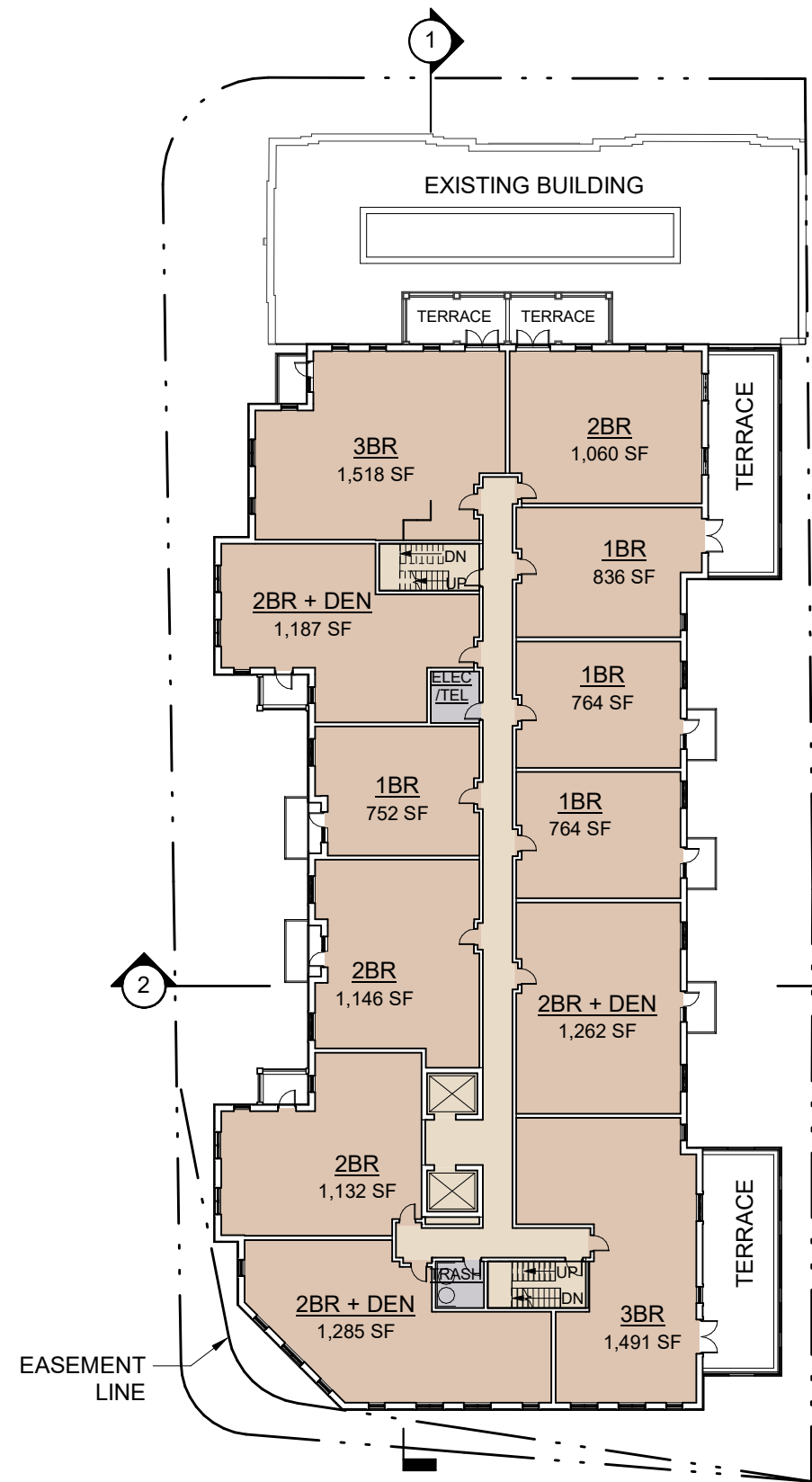


LEVEL 2

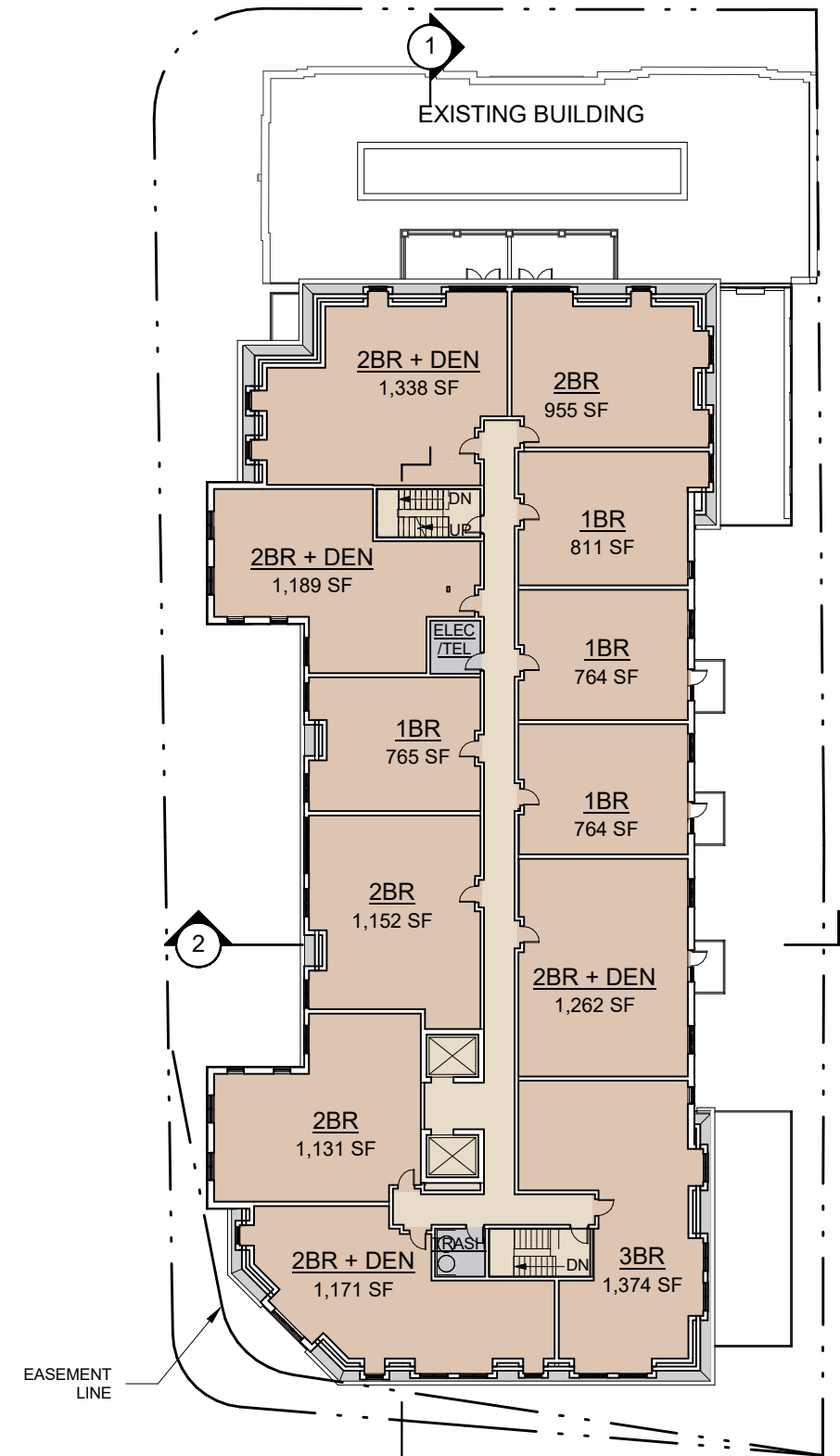


LEVEL 3

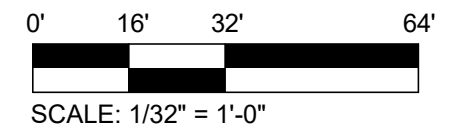


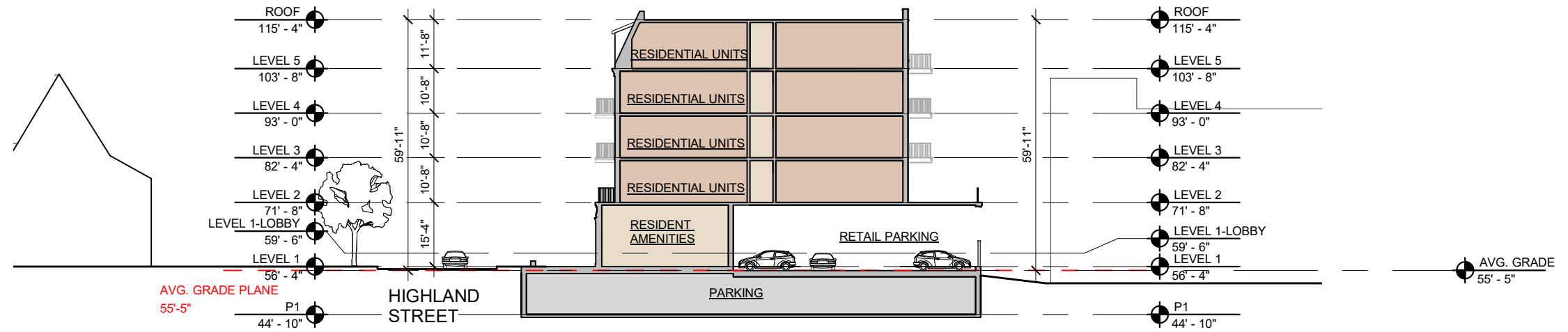


LEVEL 4

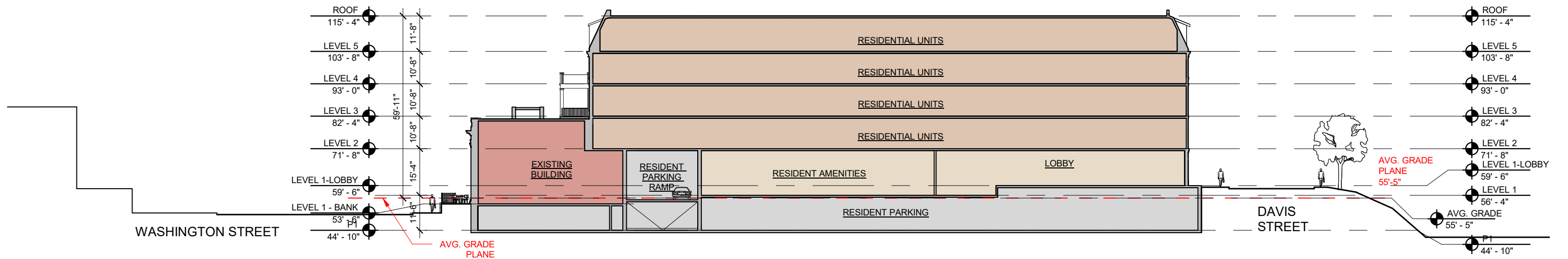


LEVEL 5





SECTION 2



SECTION 1

