

1314 WASHINGTON STREET

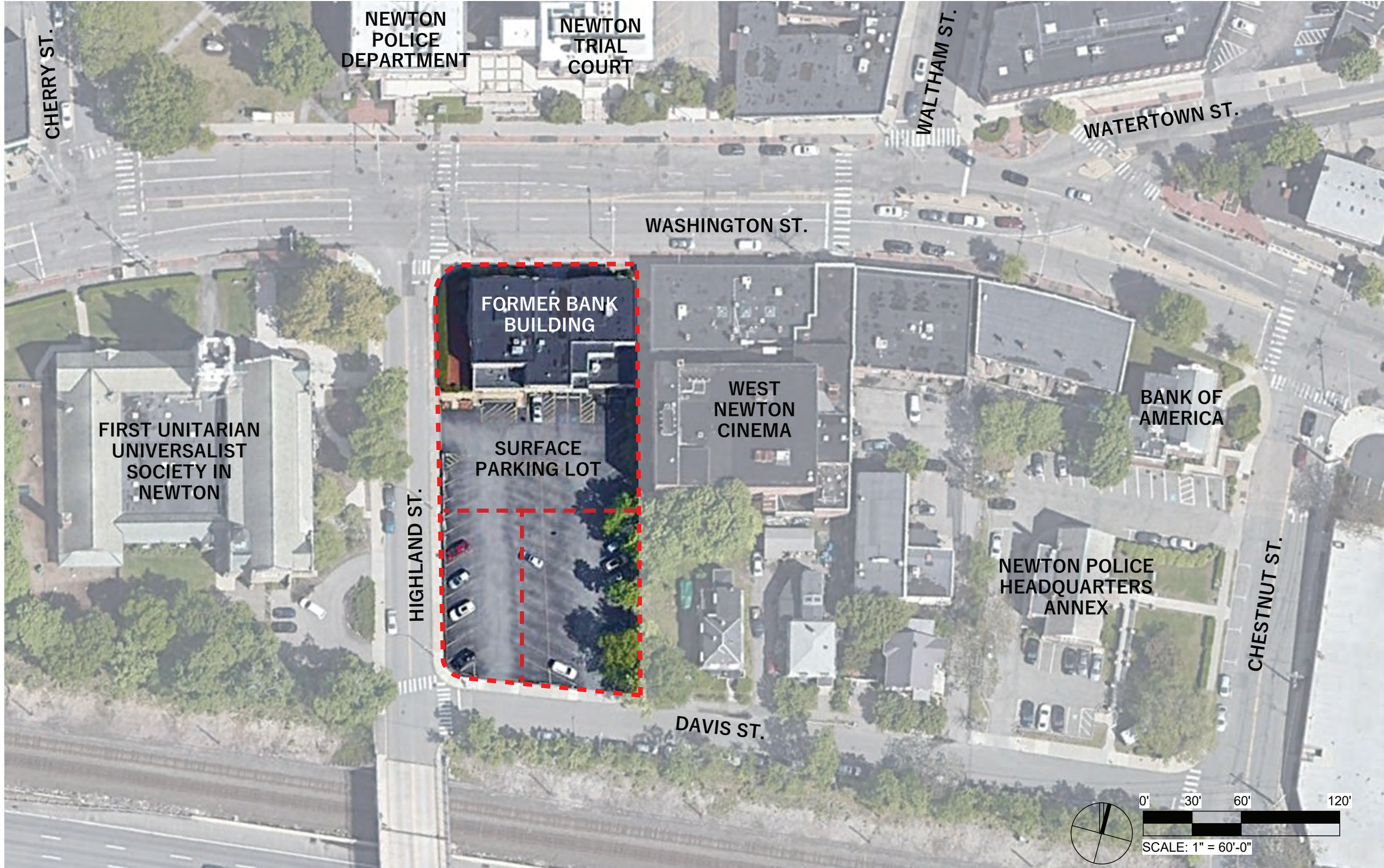
WEST NEWTON, MA





SITE LOCATION MAP

1314 Washington Street



EXISTING SITE AERIAL

1314 Washington Street



FORMER BANK EXTERIOR

1314 Washington Street



FORMER BANK INTERIOR

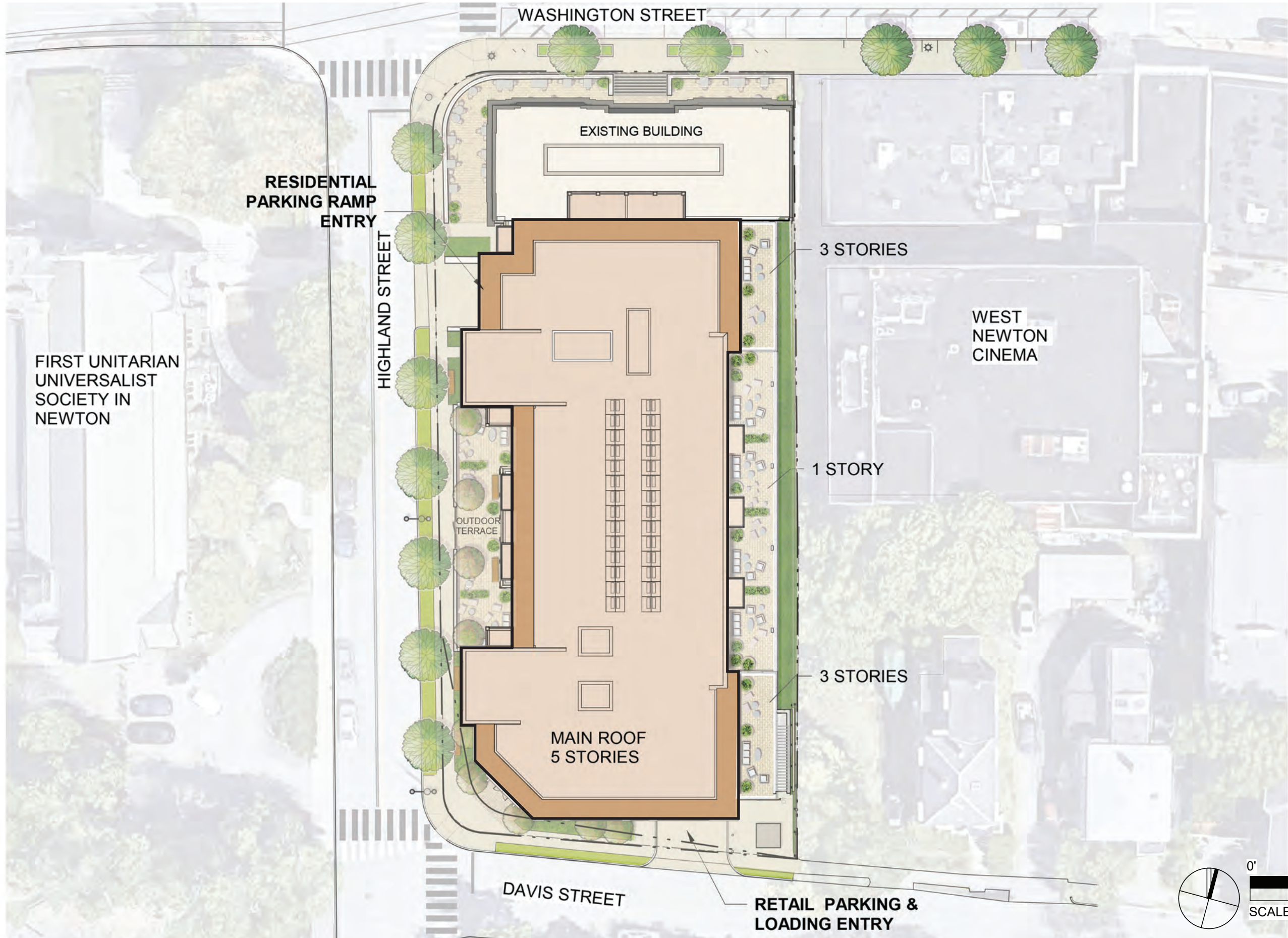


LATER ADDITIONS TO BE REMOVED

1314 Washington Street

Program Summary	GSF	# of Units
Retail	4,119	n/a
Residential	69,482	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
Total	1,070	50	100%	41	9



FIRST UNITARIAN
UNIVERSALIST
SOCIETY IN
NEWTON

RESIDENTIAL
PARKING RAMP
ENTRY

HIGHLAND STREET

WASHINGTON STREET

EXISTING BUILDING

3 STORIES

WEST
NEWTON
CINEMA

1 STORY

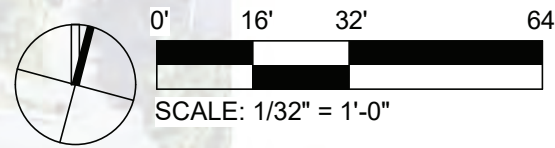
OUTDOOR
TERRACE

MAIN ROOF
5 STORIES

3 STORIES

DAVIS STREET

RETAIL PARKING &
LOADING ENTRY



ROOF PLAN

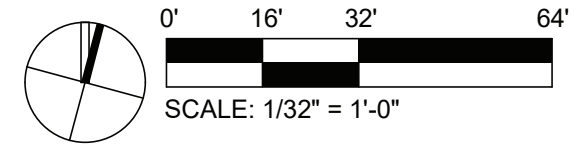
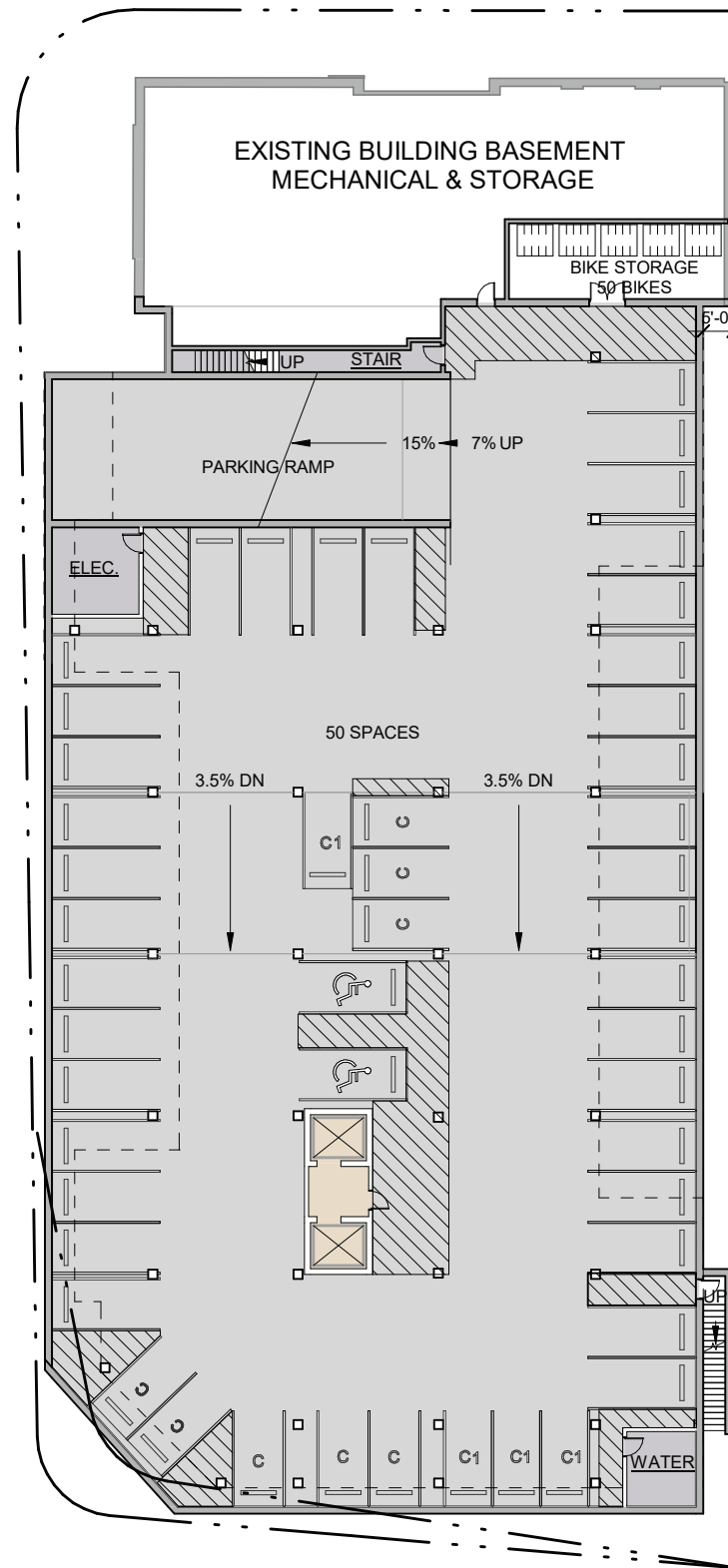
1314 Washington Street



LEVEL 1

1314 Washington Street





PARKING LEVEL

1314 Washington Street





LEVEL 2 - (LEVEL 3 SIMILAR)

1314 Washington Street



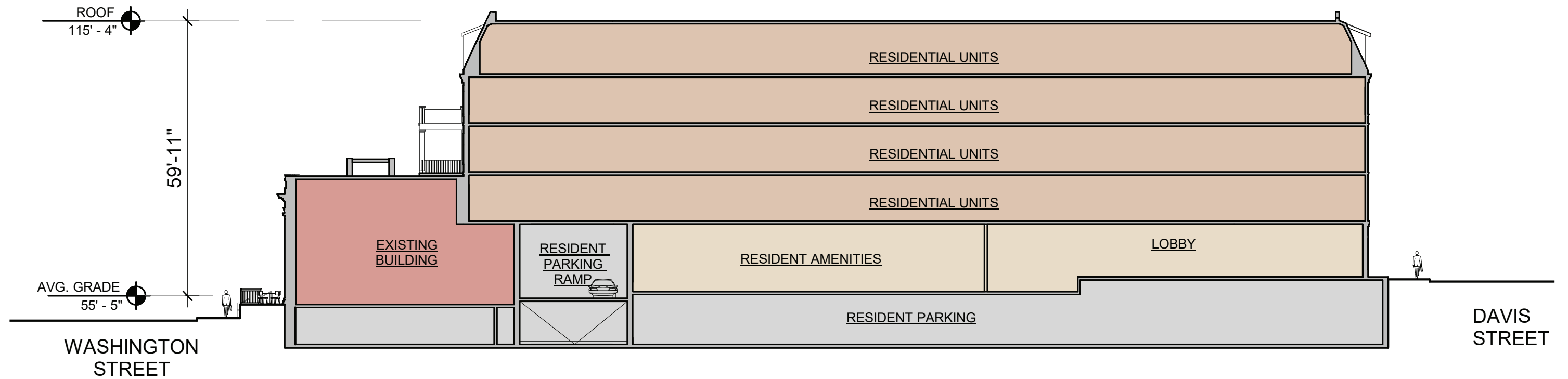


LEVEL 4 - (LEVEL 5 SIMILAR)

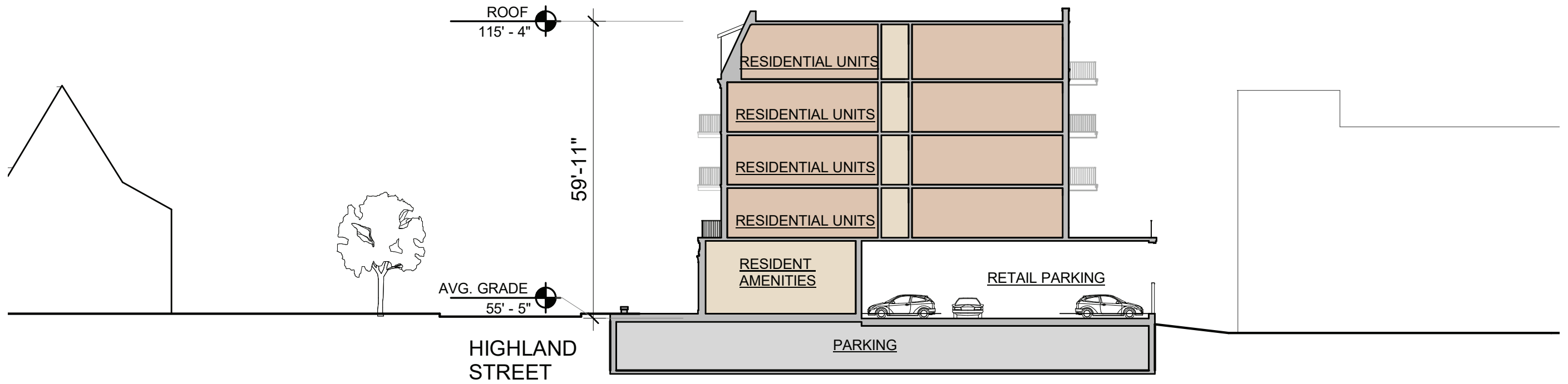
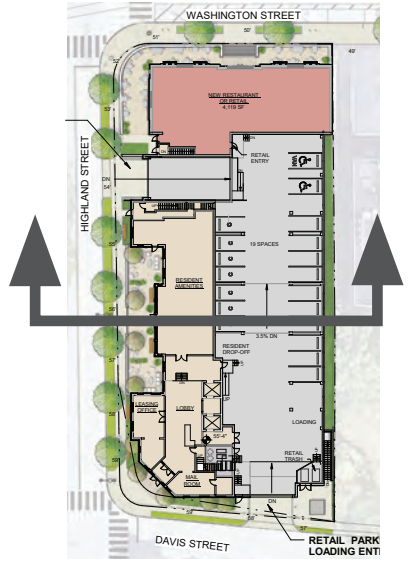
1314 Washington Street



#358-22



SECTION 1



SECTION 2









DMS ARCHITECTS INC. 2022



Inclusionary Zoning

Tier 1	15% of 50 = 7.5 = 8 units at 50-80% AMI
Tier 2	<p>2.5% of 50 = 1.25, rounded up to 1.3</p> <p>Choose either:</p> <ul style="list-style-type: none">2 units at 110% AMI or1 unit at 110% AMI plus a .3 unit cash payment. <p>Cash Payment for .3 units is \$173,472. (Based on TDC per unit of \$578,239.20)</p>



LANDSCAPE SITE PLAN
0 | 8 | 16 | 32 SCALE: 1" = 16'-0"

1314 Washington St
West Newton, MA
JULY 20, 2022



Washington Street

Highland Street

Davis Street

LANDSCAPE ROOF PLAN



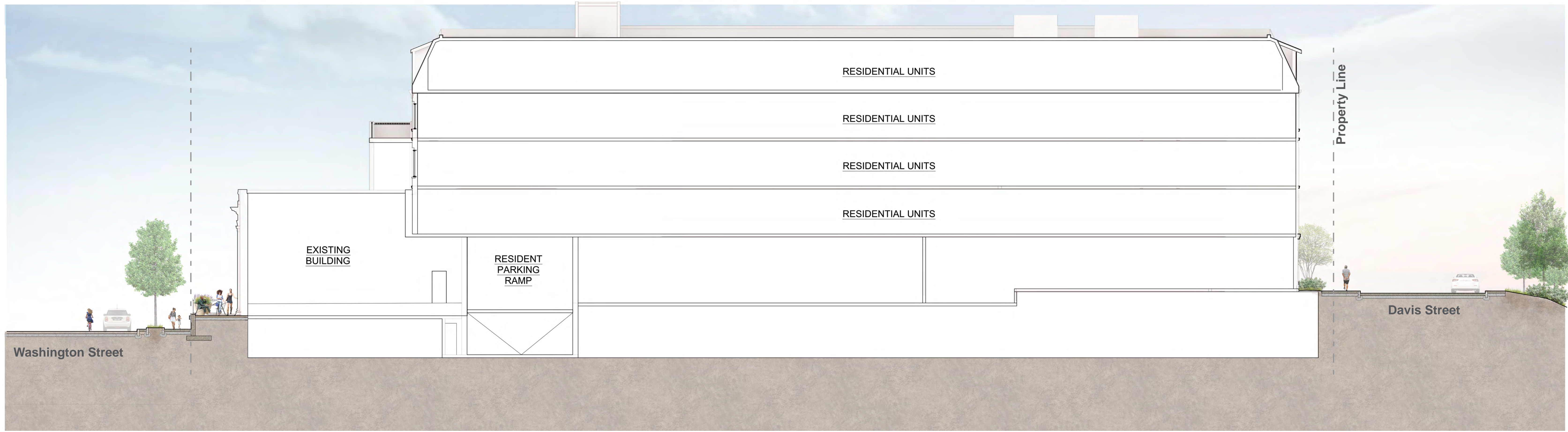
 32 SCALE: 1" = 16'-0"

1314 Washington St
 West Newton, MA

JULY 20, 2022



0 4 8 16 SCALE: 1" = 8'-0"



0 5 10 20 SCALE: 1" = 10'-0"

LANDSCAPE SITE SECTIONS



Highland Street

6.5'

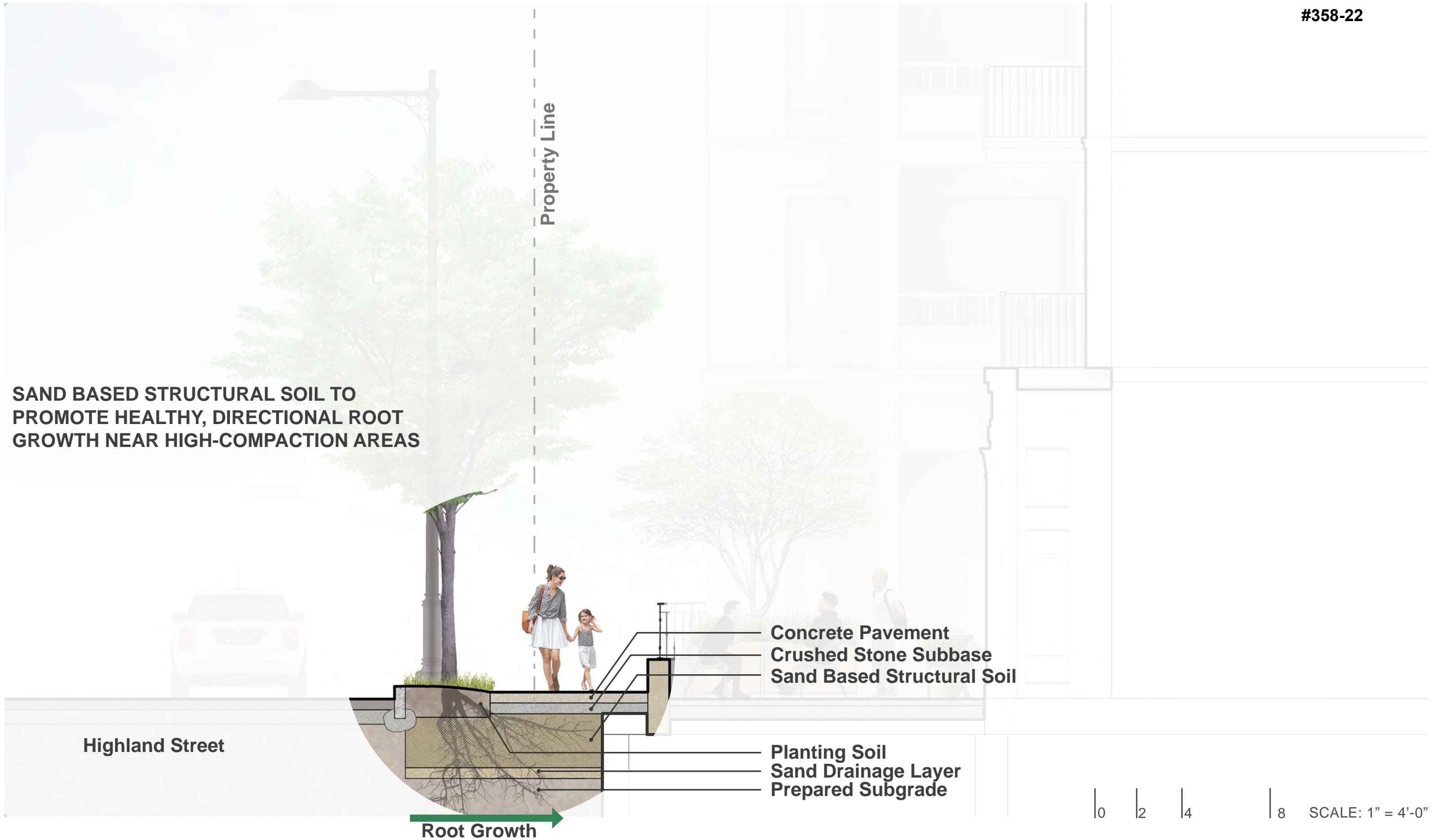
0 2 4 8 SCALE: 1" = 4'-0"



1314 Washington St
West Newton, MA

JULY 20, 2022

SAND BASED STRUCTURAL SOIL TO PROMOTE HEALTHY, DIRECTIONAL ROOT GROWTH NEAR HIGH-COMPACTION AREAS



Highland Street

Concrete Pavement
Crushed Stone Subbase
Sand Based Structural Soil

Planting Soil
Sand Drainage Layer
Prepared Subgrade

Root Growth

0 2 4 8 SCALE: 1" = 4'-0"

1314 WASHINGTON STREET

WEST NEWTON, MA

OWNER
MARK DEVELOPMENT

MARK DEVELOPMENT
275 GROVE STREET, SUITE 2-150
NEWTON, MA 02466
617.614.9149

DESIGN ARCHITECT

DAVID M. SCHWARZ ARCHITECTS

DAVID M. SCHWARZ ARCHITECTS
1707 L STREET NW, SUITE 400
WASHINGTON, DC 20036
202.862.0777

CIVIL ENGINEER

BOHLER
BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.480.9900

LANDSCAPE ARCHITECT

HALVORSON
Tight & Bond Studio

HALVORSON | TICHE & BOND STUDIO
25 KINGSTON STREET
BOSTON, MA 02111-2200
617.536.0380

PROFESSIONAL SEAL



REVISIONS

#	DATE	DESCRIPTION

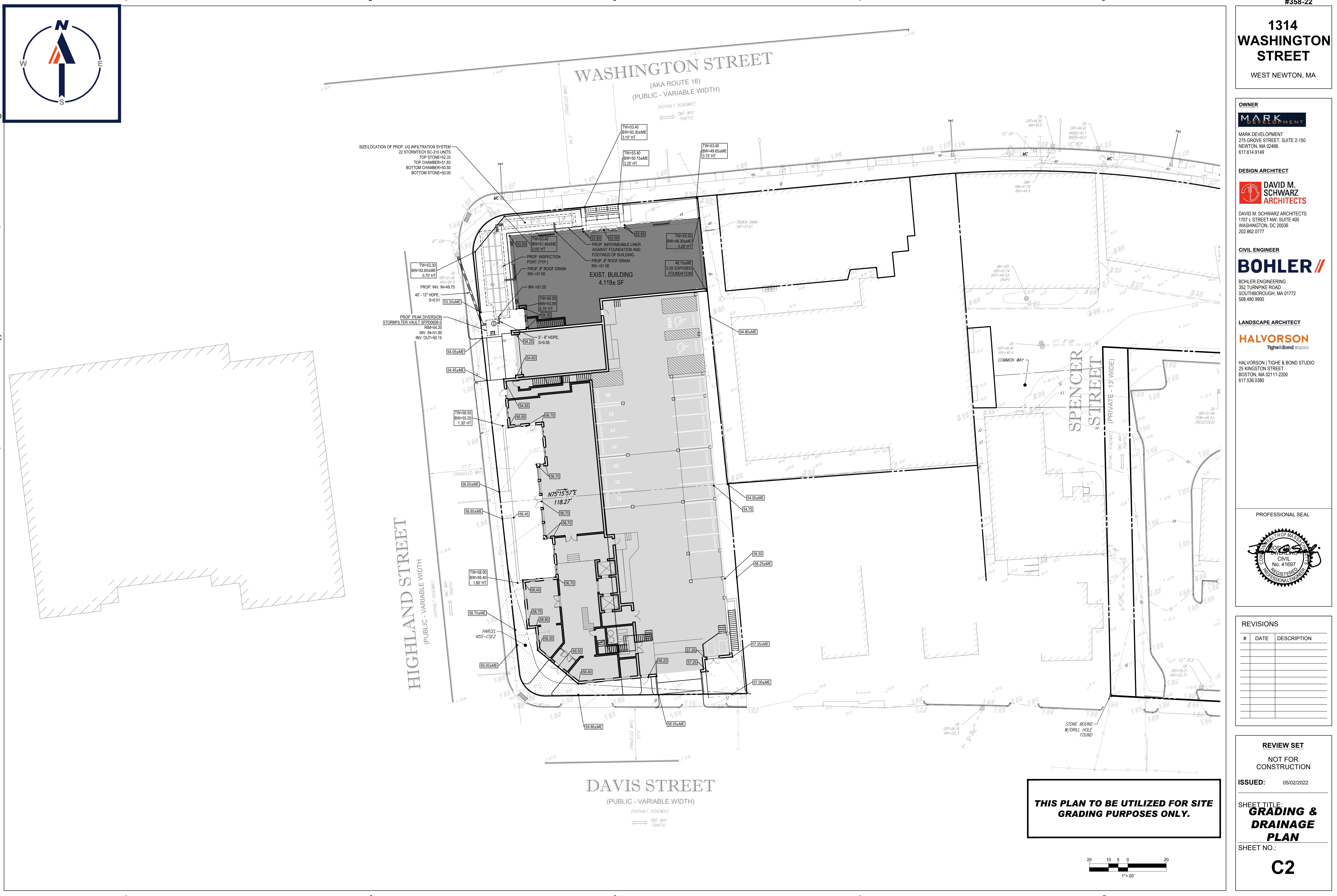
REVIEW SET
NOT FOR CONSTRUCTION

ISSUED: 05/02/2022

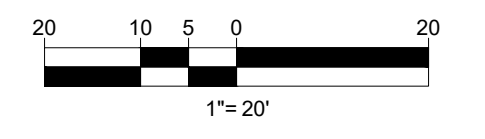
SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NO.:

C2



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY.

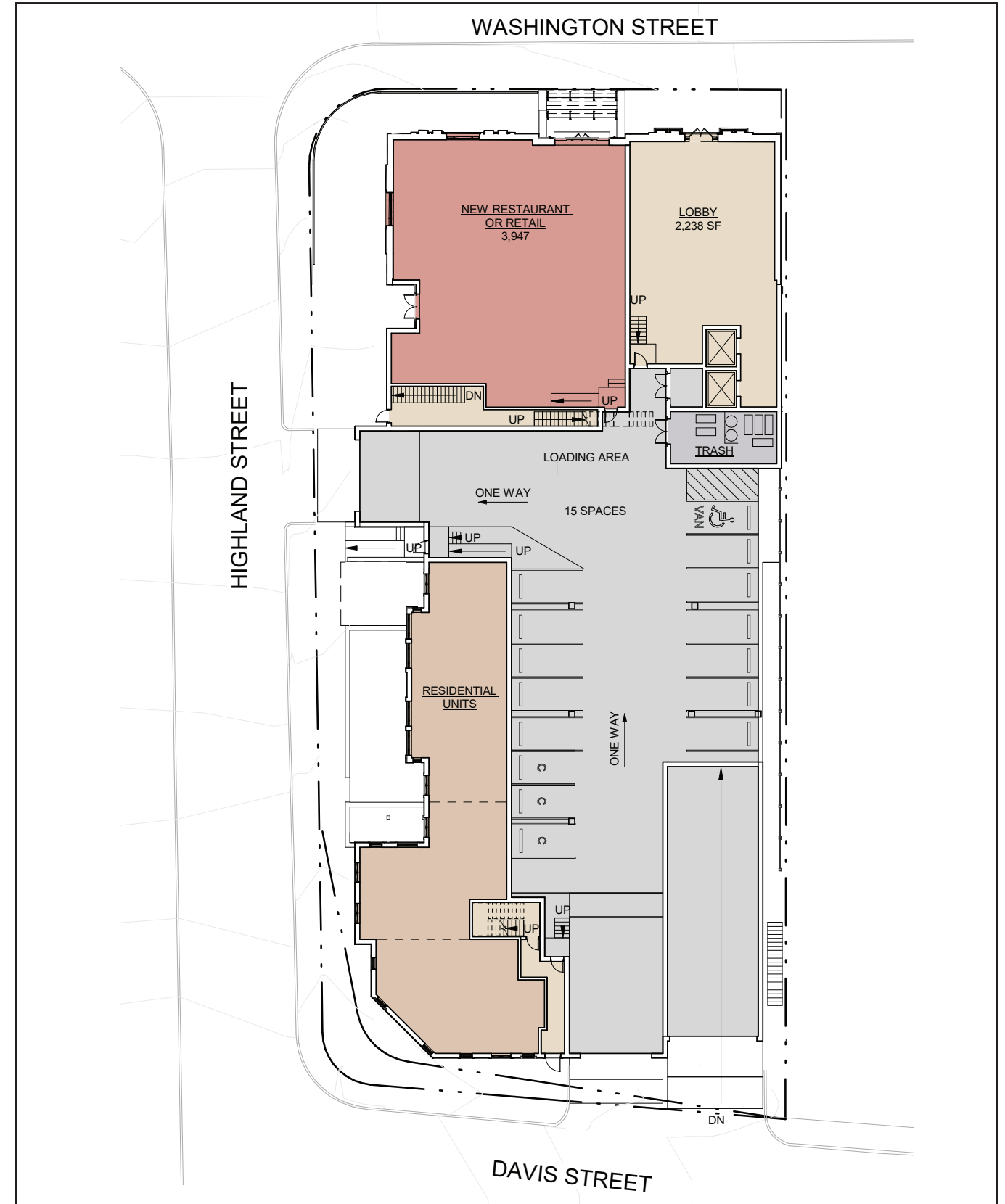


Ordinance Provision	Relief Requested
	Rezoning parcels to MU-4
§4.2.2.B.1	Development greater than 20,000 SF
§4.2.2.A.2, §4.2.2.A.3	Lot area per unit of less than 1,000 SF
§4.2.2.B.3, §4.2.3, §4.2.5.A.2	Mixed-use residential building with five stories and height up to 60 feet (3 stories and 24 feet allowed by right)
§4.2.2.B.3, §4.2.3	Floor area ratio of 2.45 (1.50 allowed by right)
§4.2.3, §4.2.5.A.4	Request to exceed the maximum 10-foot front setback
§4.2.5.A.4.c	Waiver of height setback requirement for portions of the building higher than 40 feet
§4.2.5.A.6.a, §4.2.5.A.6.b	Waiver of transparency and entrance requirements
§4.4.1, §6.4.29.B.1, §6.4.29.C.6	Allow restaurant over 50 seats with extended hours of operation
§4.4.1, §6.2.4	Allow ground floor residential use
§5.1.4, §5.1.13	Waiver of 115 parking stalls
§5.1.3.E, §5.1.13	Allow assigned parking
§5.1.8.B.1, §5.1.8.B.2, §5.1.8.B.4, §5.1.8.B.6, §5.1.8.C.1, §5.1.8.C.2, §5.1.13	Parking facility design waivers: <ul style="list-style-type: none"> • Reduced parking stall width • Reduced parking stall depth • Reduced accessible stall depth • Waiver of end stall maneuvering requirements • Reduced aisle width

SUBMITTED



REVISED



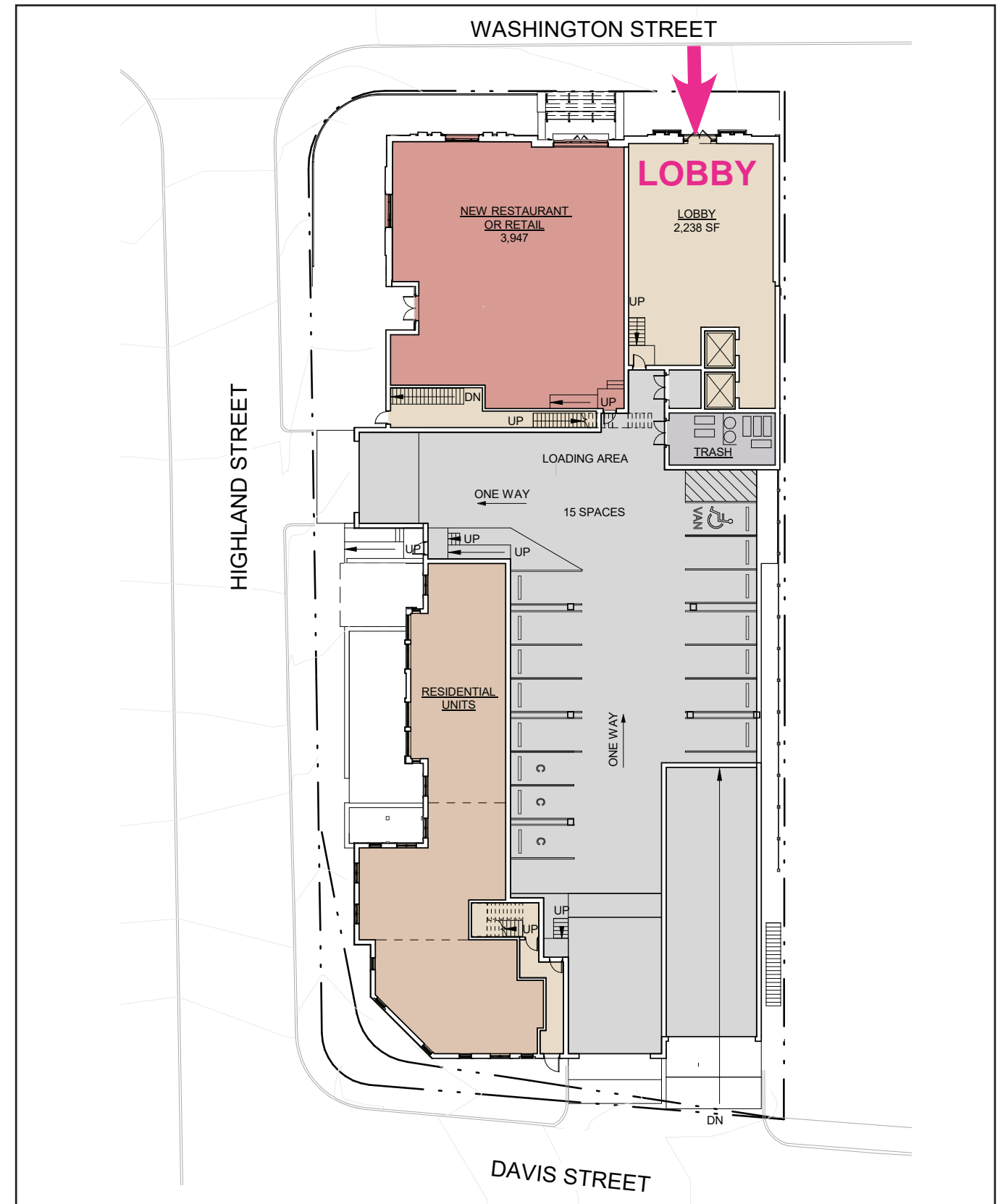
LOBBY LOCATION

#358-22

SUBMITTED



REVISED

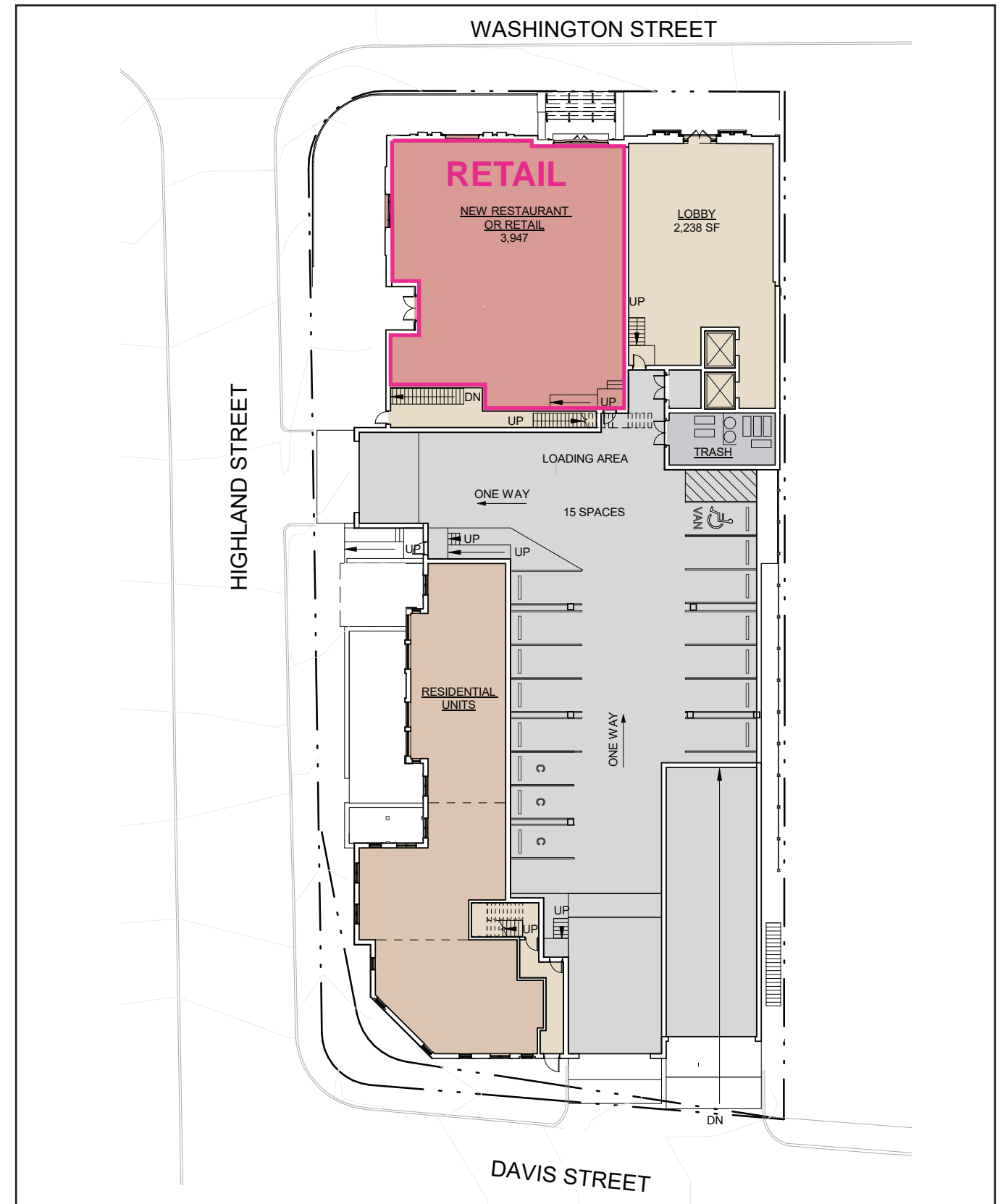


RETAIL REDUCES

SUBMITTED



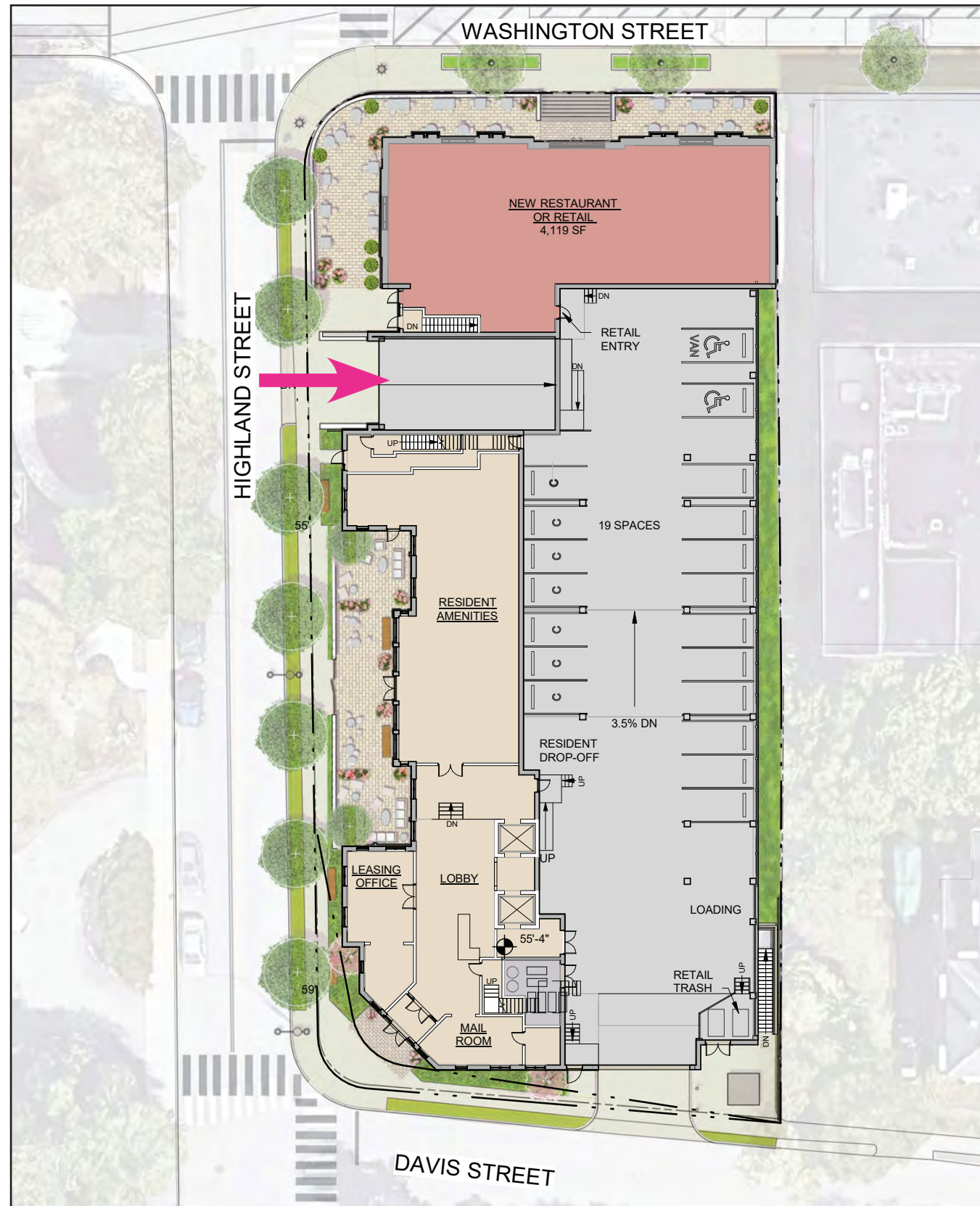
REVISED



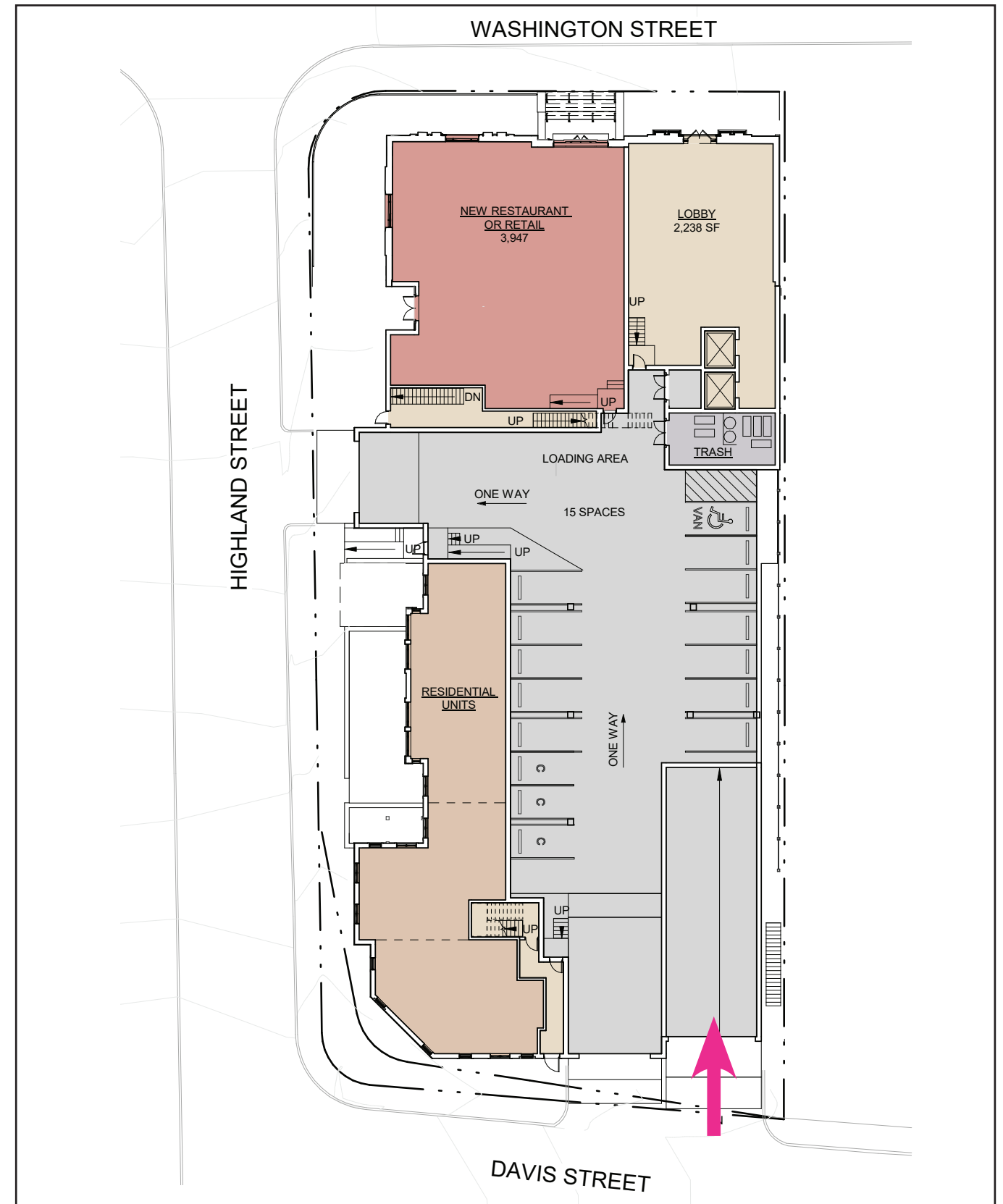
PARKING RAMP LOCATION

#358-22

SUBMITTED



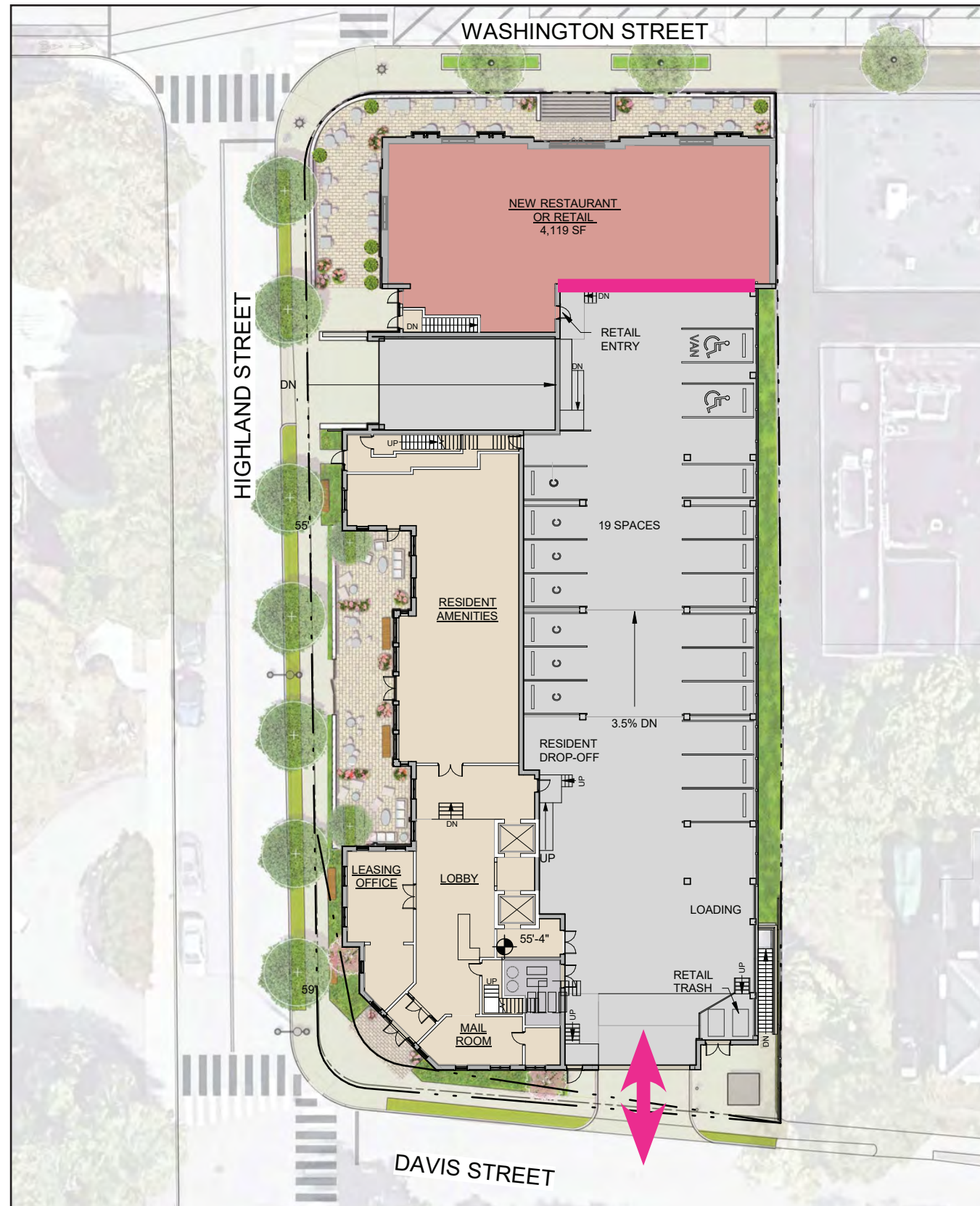
REVISED



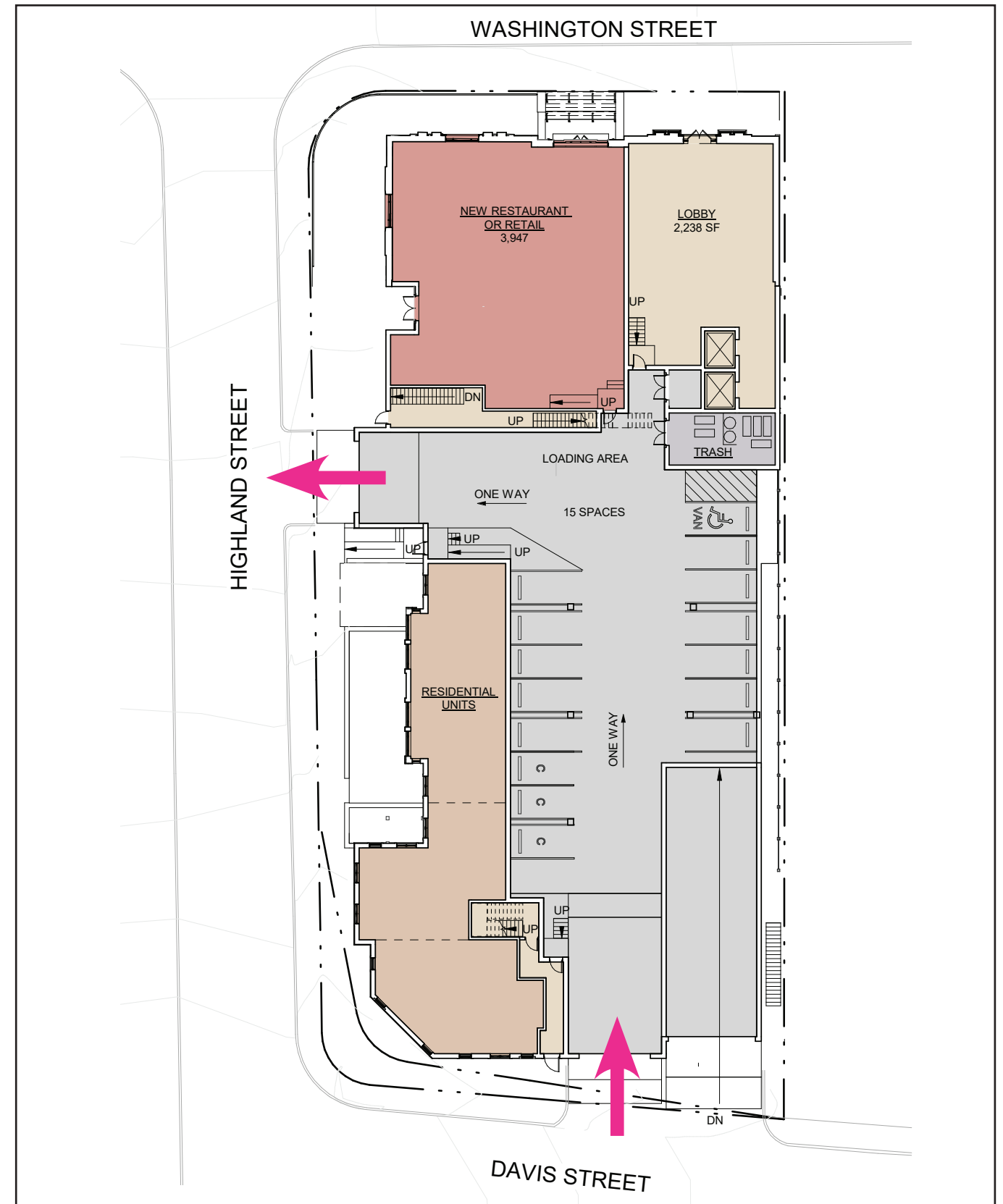
LEVEL 1 PARKING CIRCULATION

#358-22

SUBMITTED



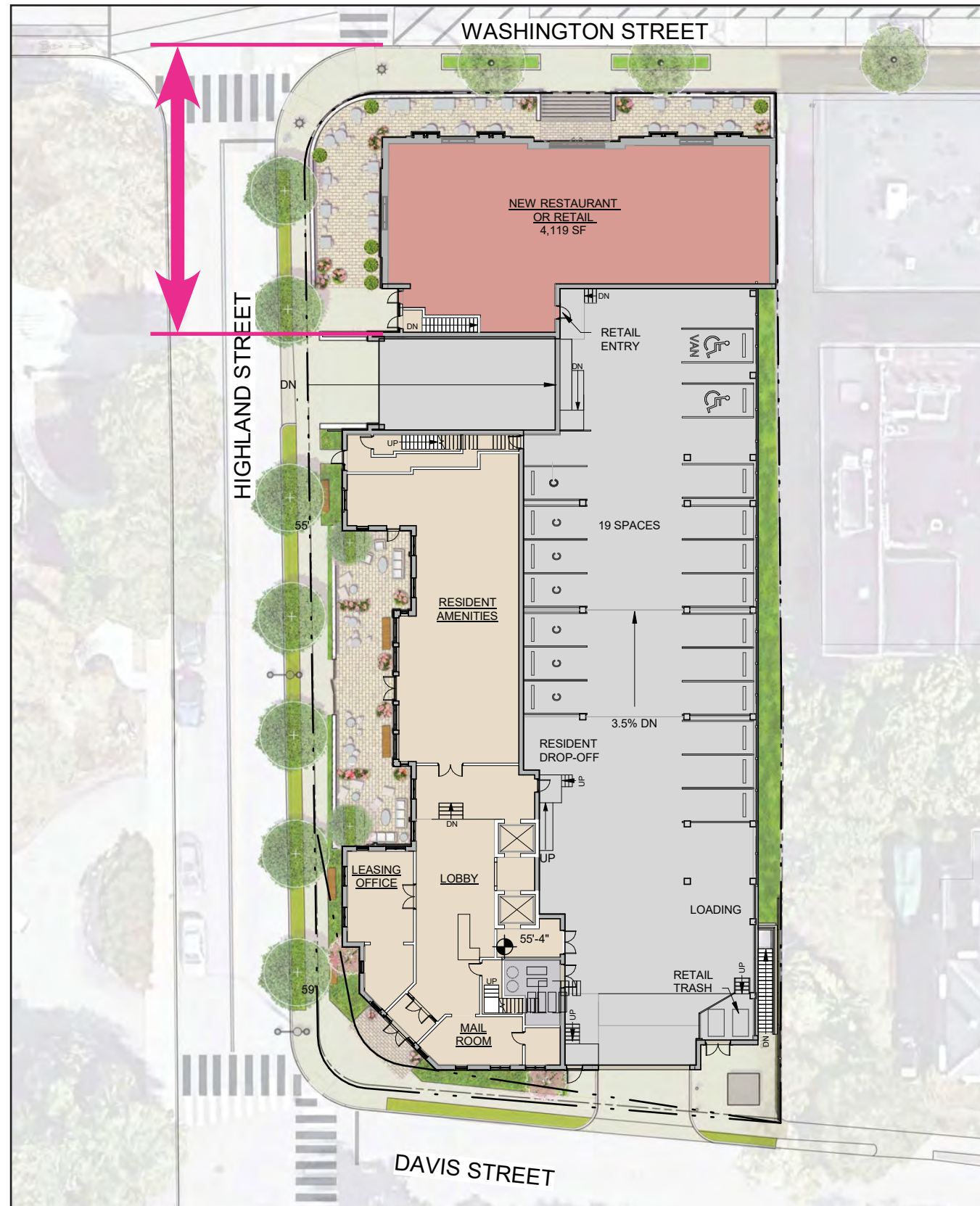
REVISED



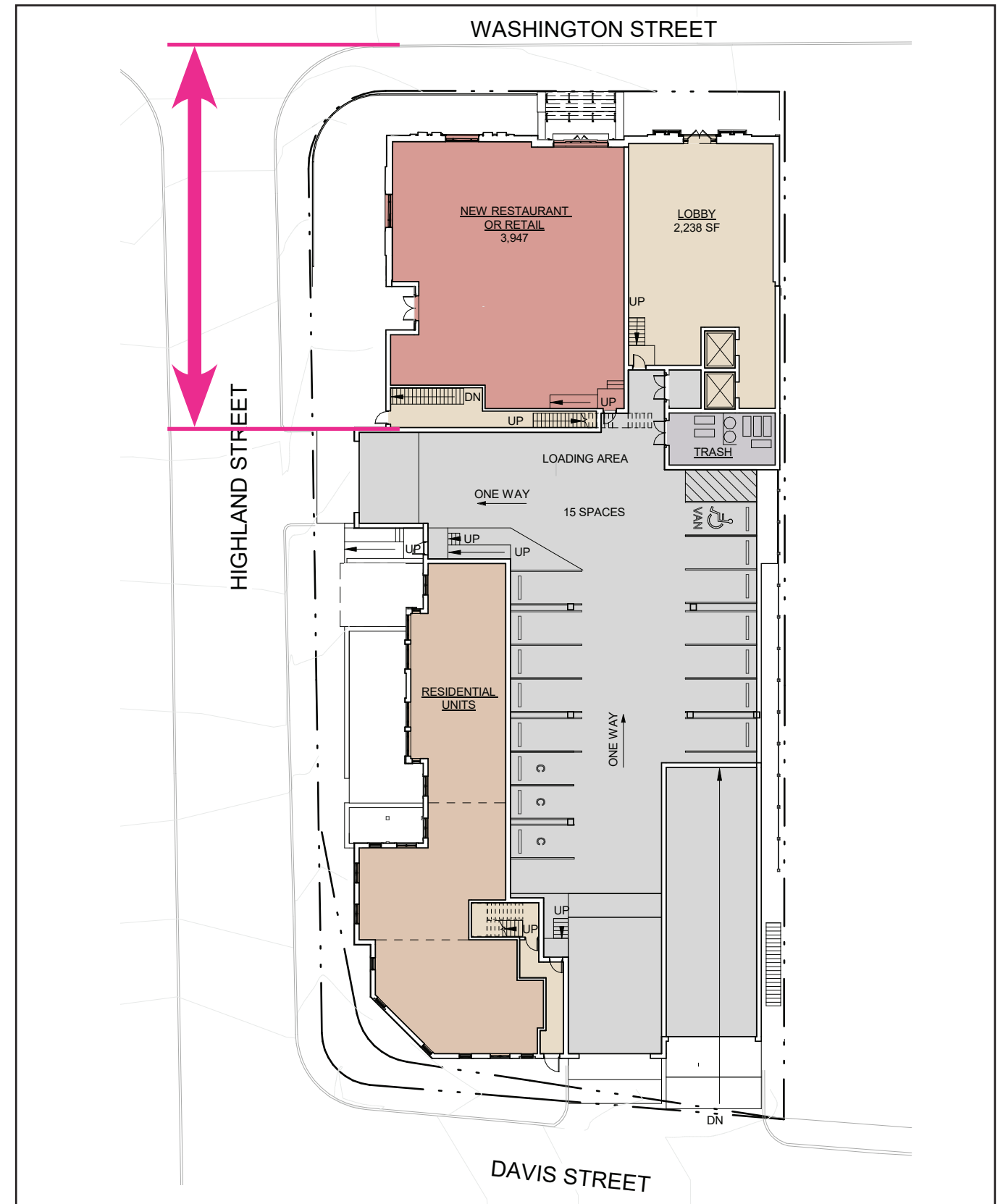
CURB CUT FURTHER FROM INTERSECTION

#358-22

SUBMITTED



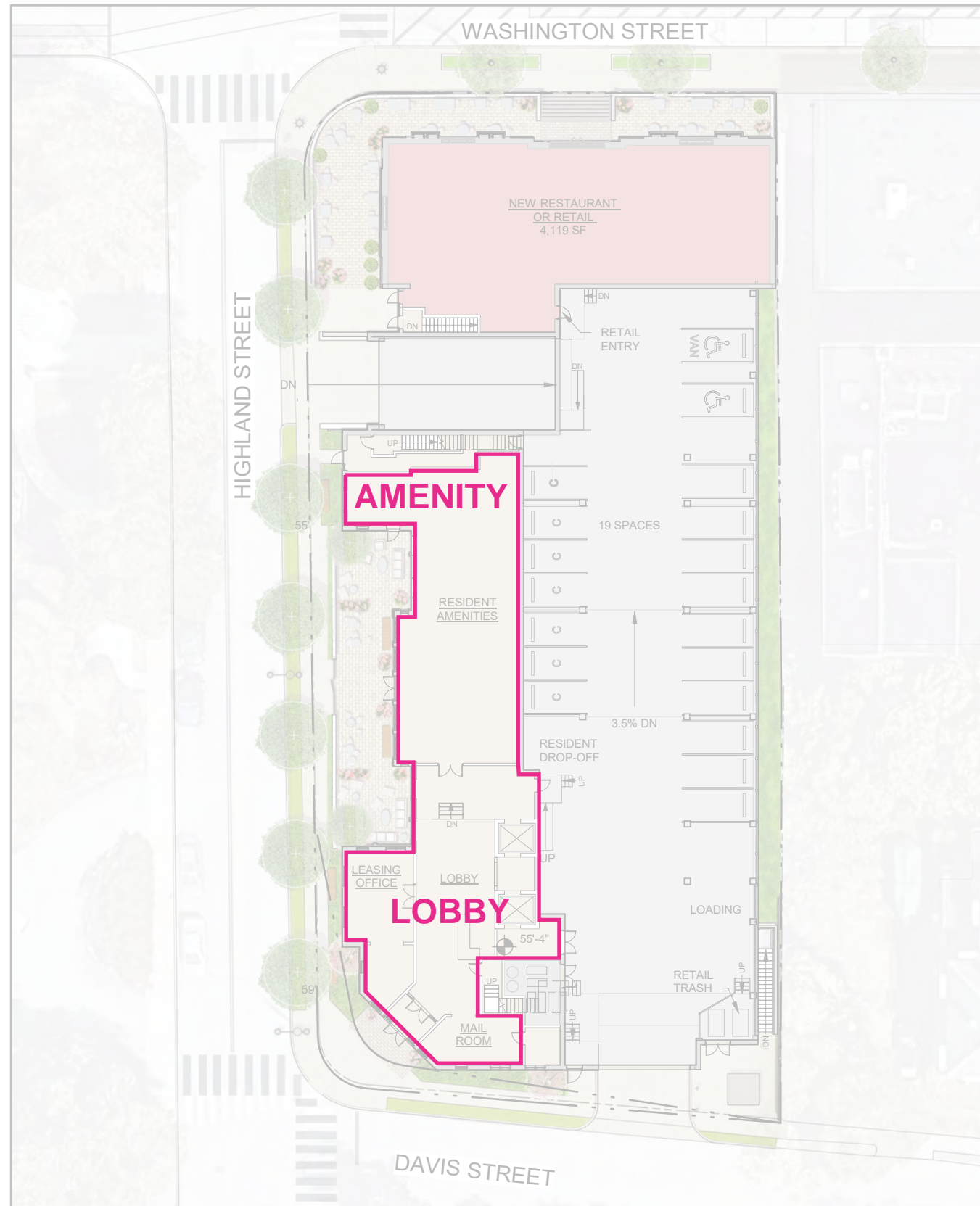
REVISED



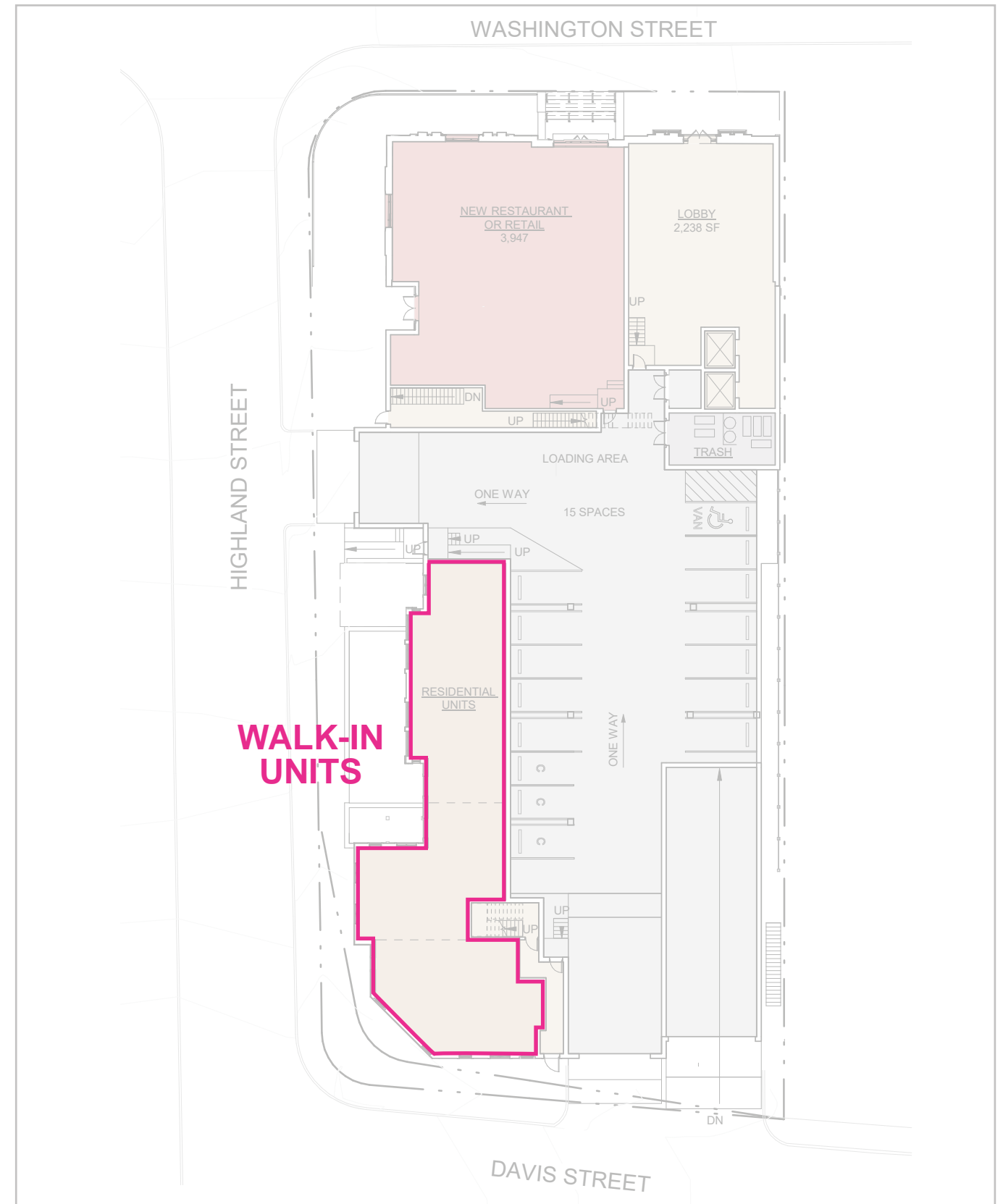
RESIDENTIAL GROUND FLOOR USE

#358-22

SUBMITTED



REVISED



Amenity space moves to upper floors.