

BBAC Advisory Review

28 EXETER STREET | 218421150 | APRIL 10, 2019



KIC KENSINGTON INVESTMENT COMPANY INC. SINCE 1983

28 EXETER
AT NEWBURY

PLANS

ROOF AMENITY ADDITION

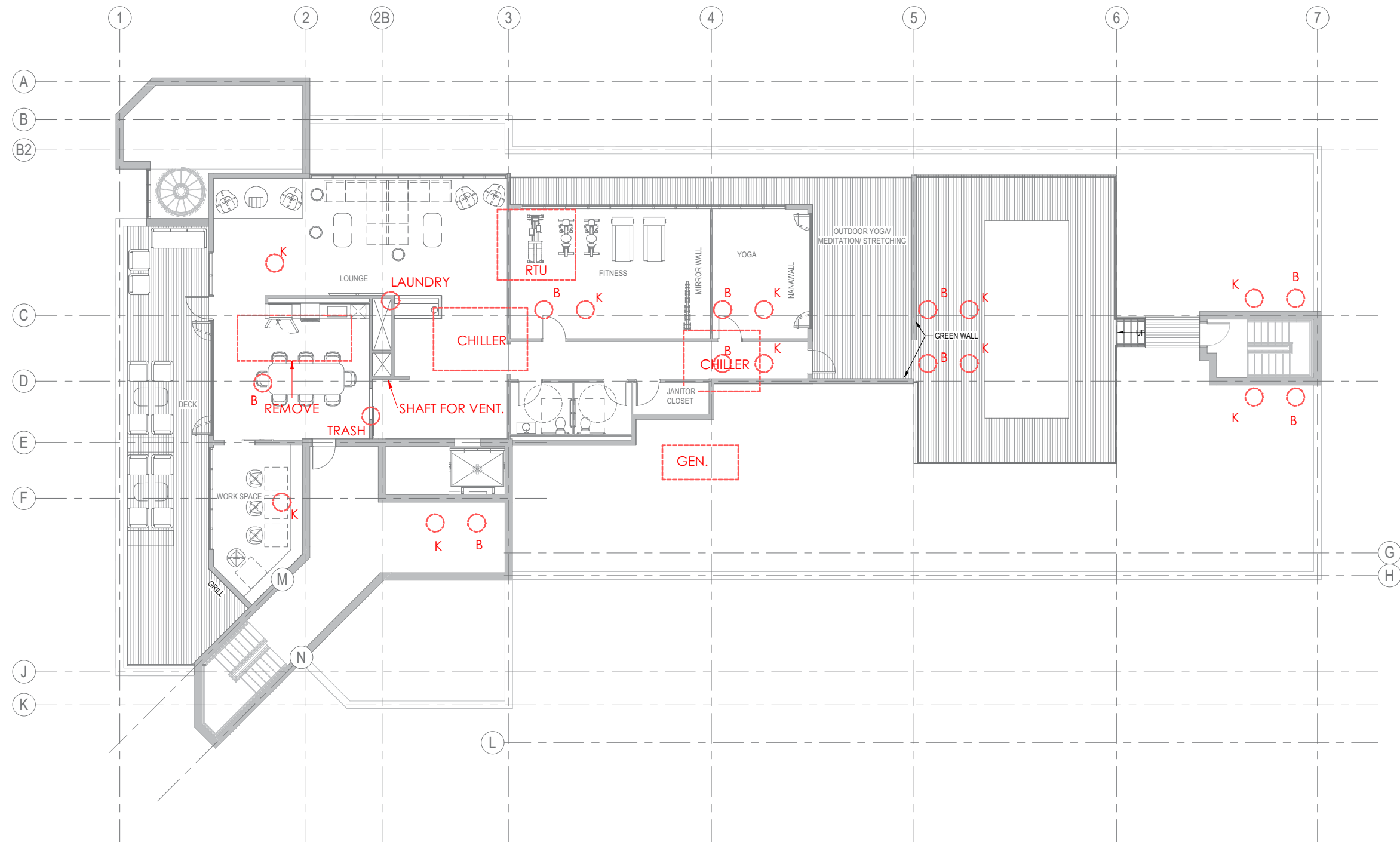
New Interior Space: 2,740 SF

New Exterior Space: 2,130 SF

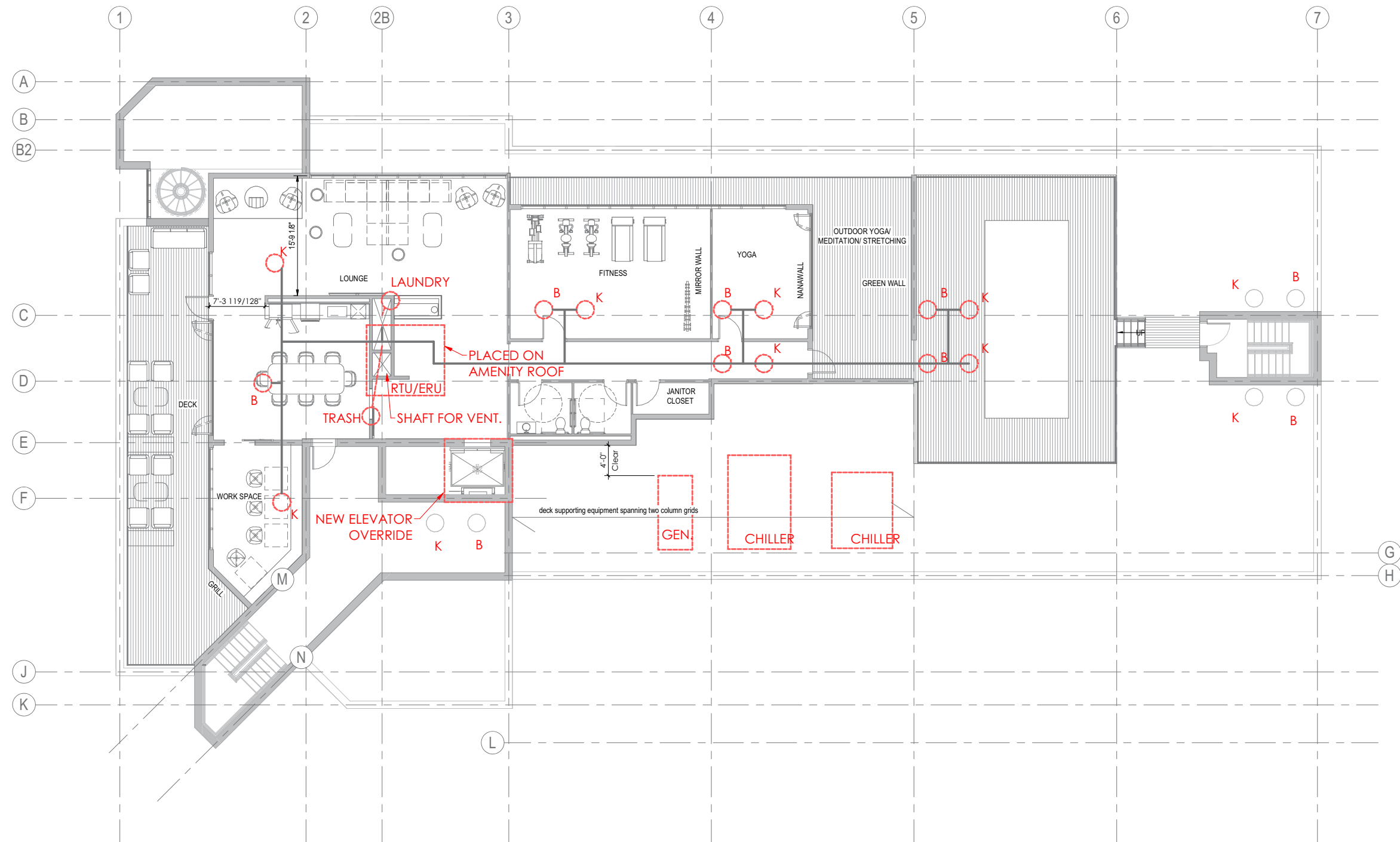
Total: 4,870 SF



ROOF EXISTING MECHANICAL



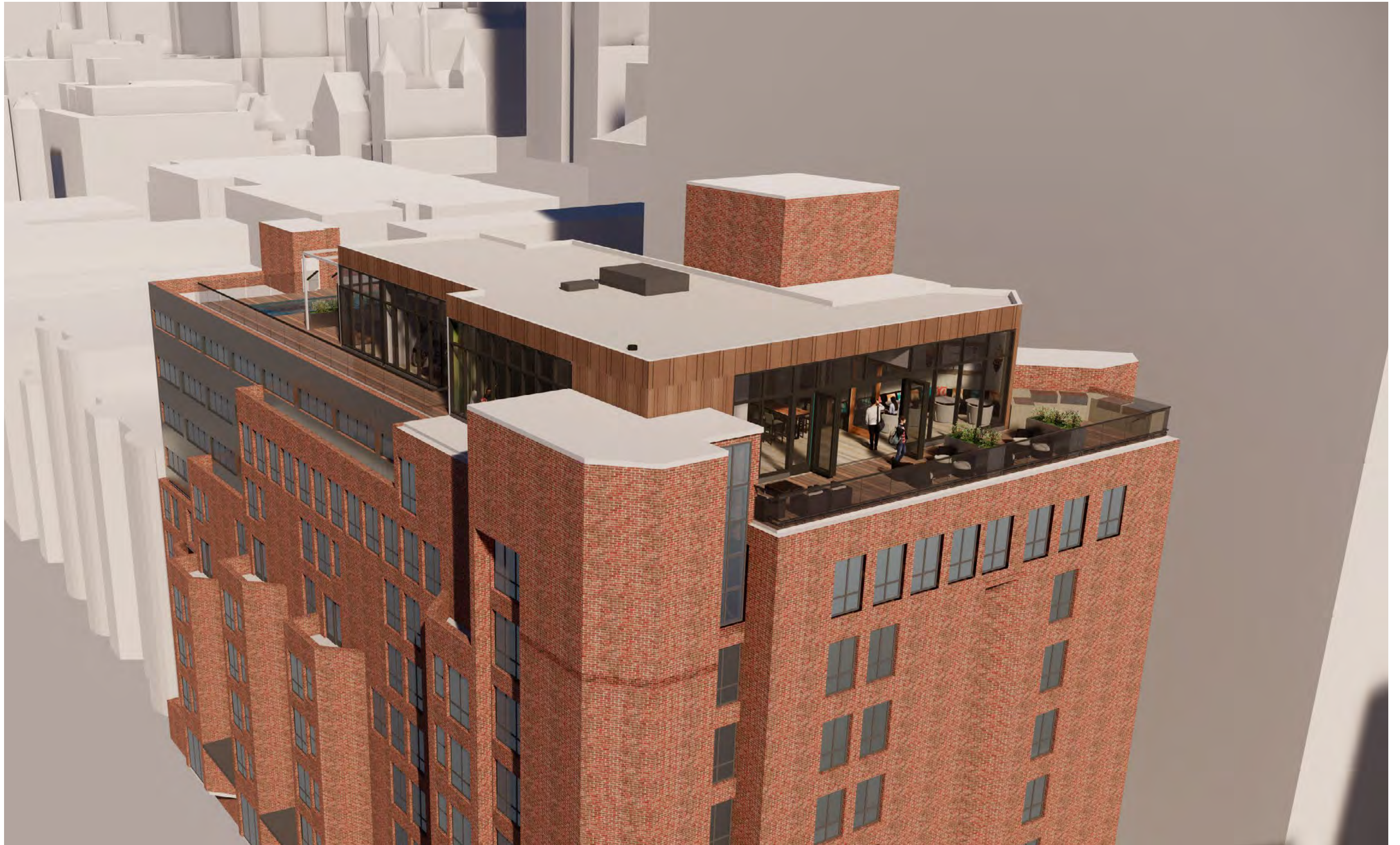
ROOF RELOCATED MECHANICAL



EXTERIOR VIEWS









INTERIOR VIEWS



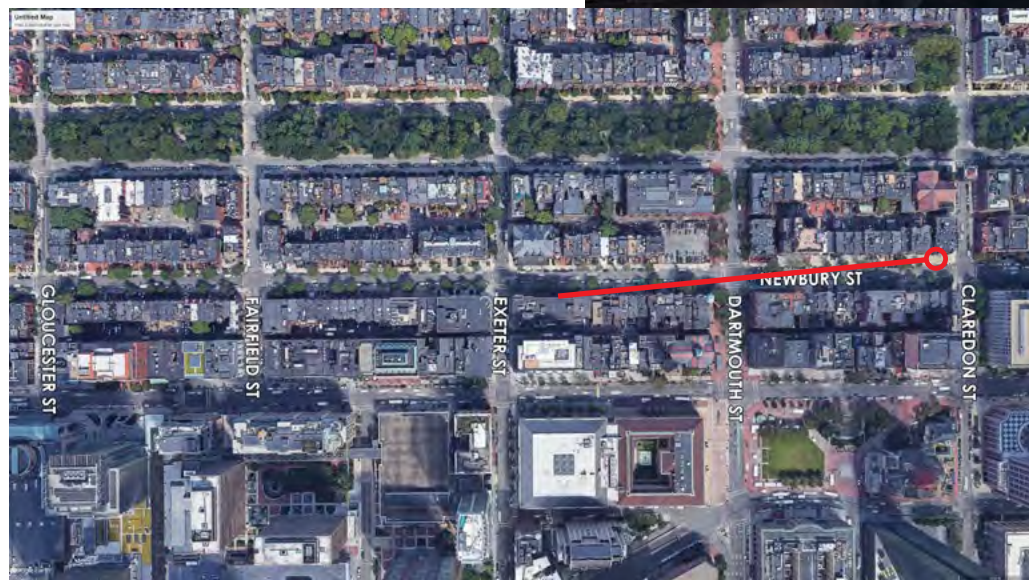




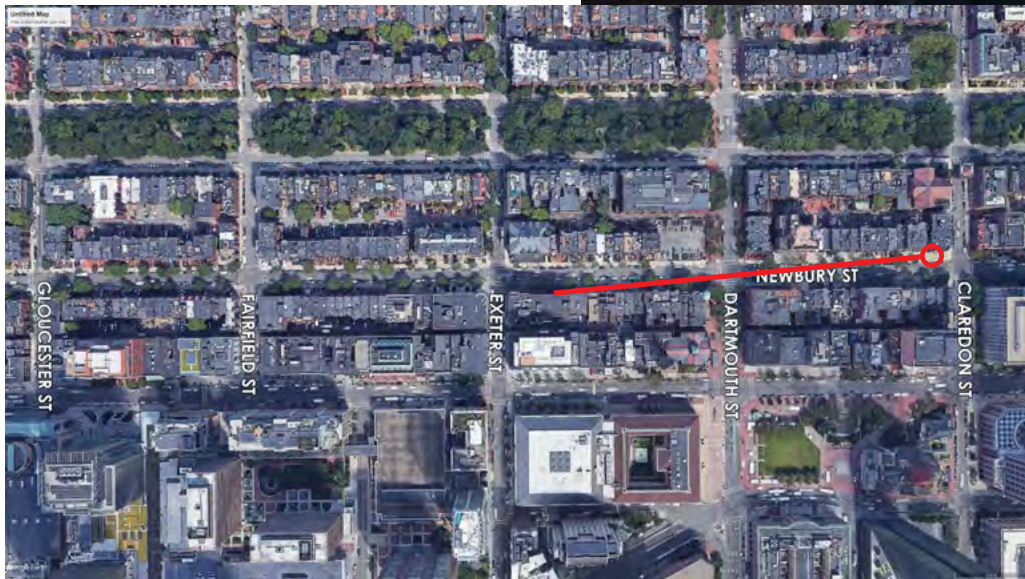


STREET IMPACT

BEFORE



AFTER



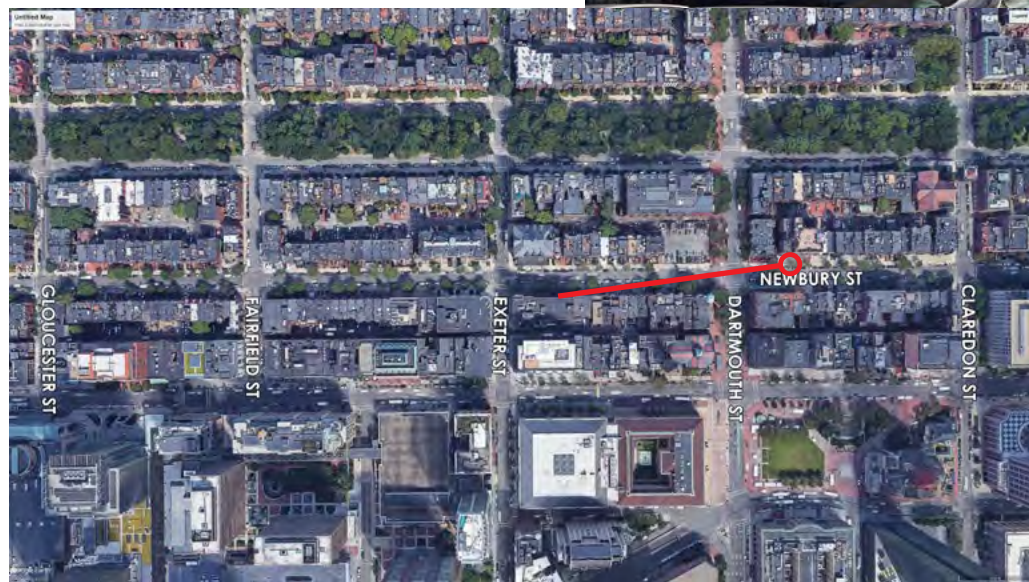
BEFORE



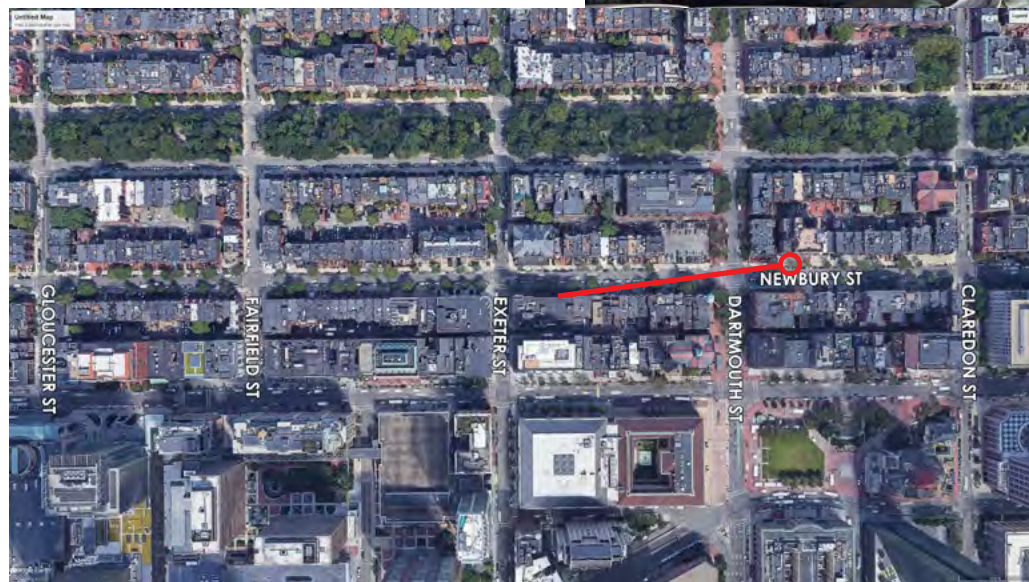
AFTER



BEFORE



AFTER



BEFORE



AFTER



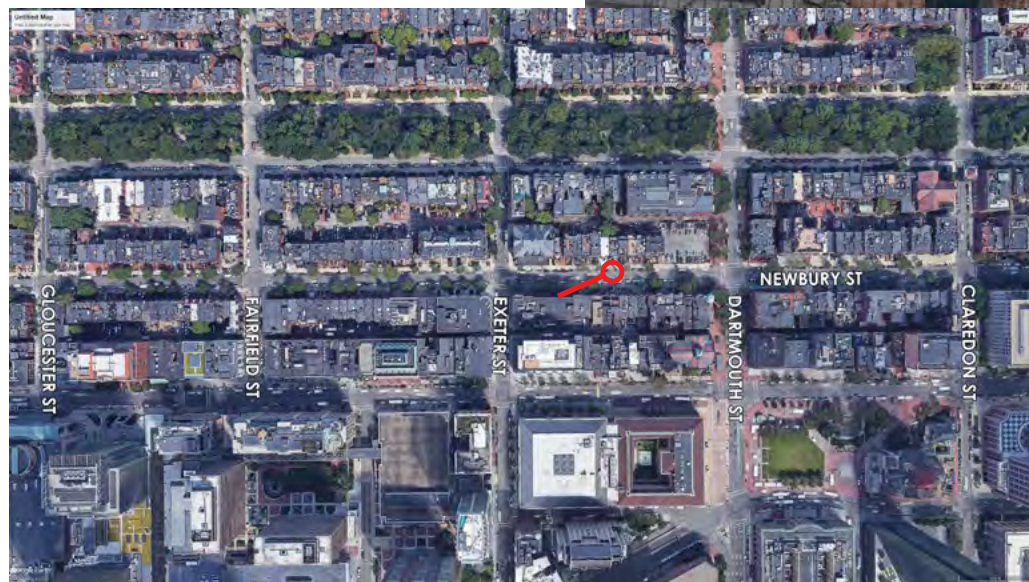
BEFORE



AFTER



BEFORE



AFTER



BEFORE



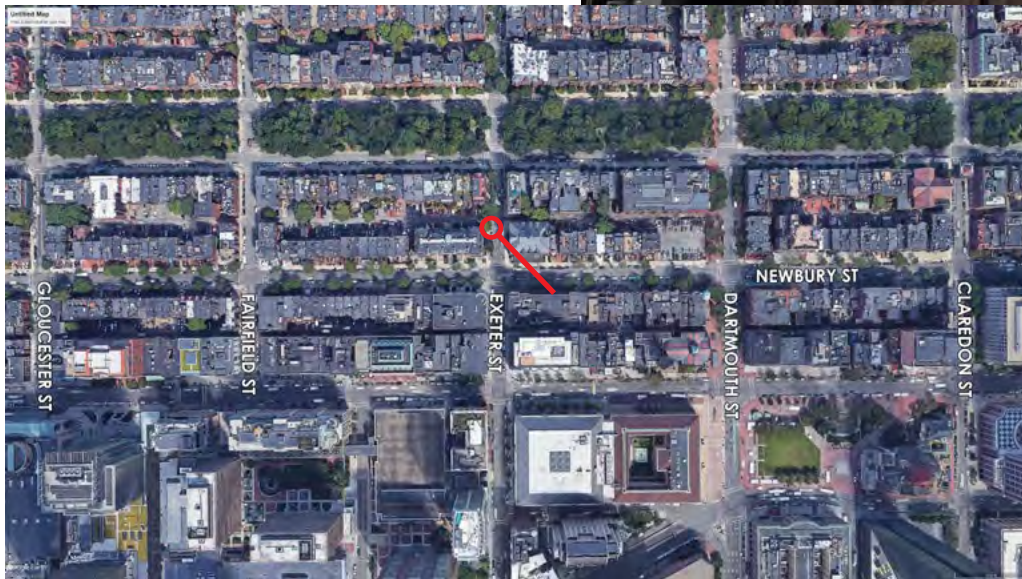
AFTER



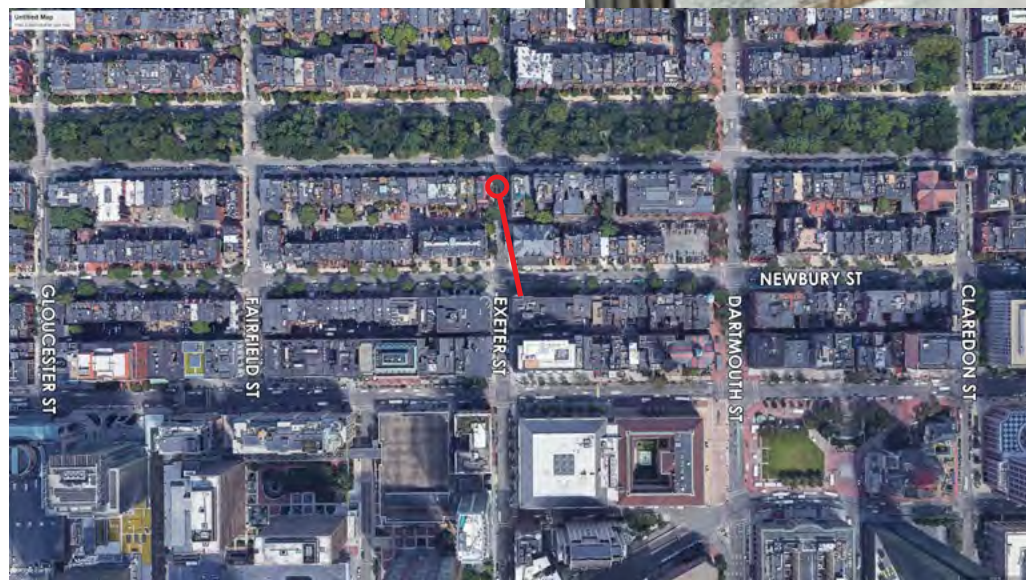
BEFORE



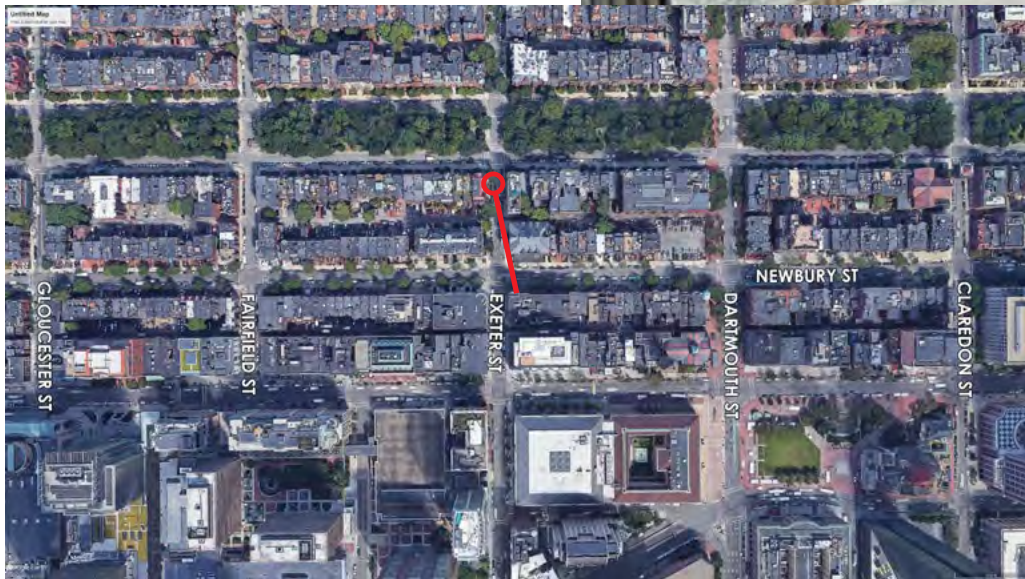
AFTER



BEFORE



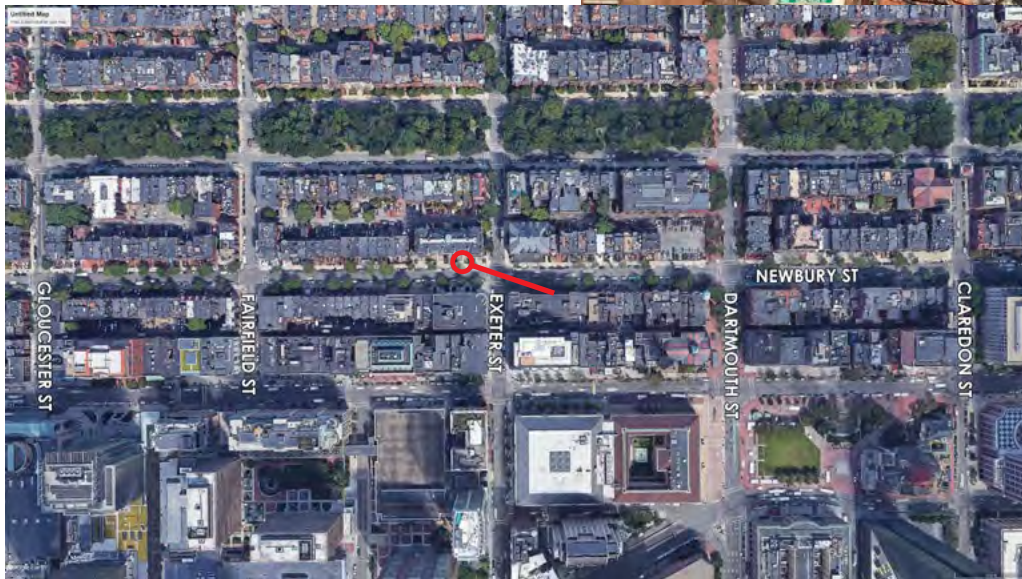
AFTER



BEFORE



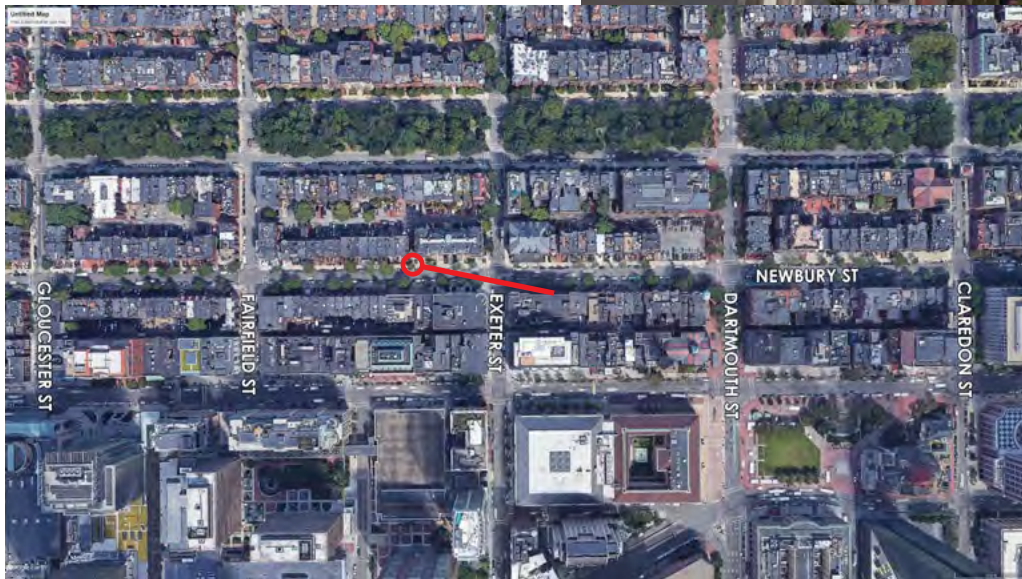
AFTER



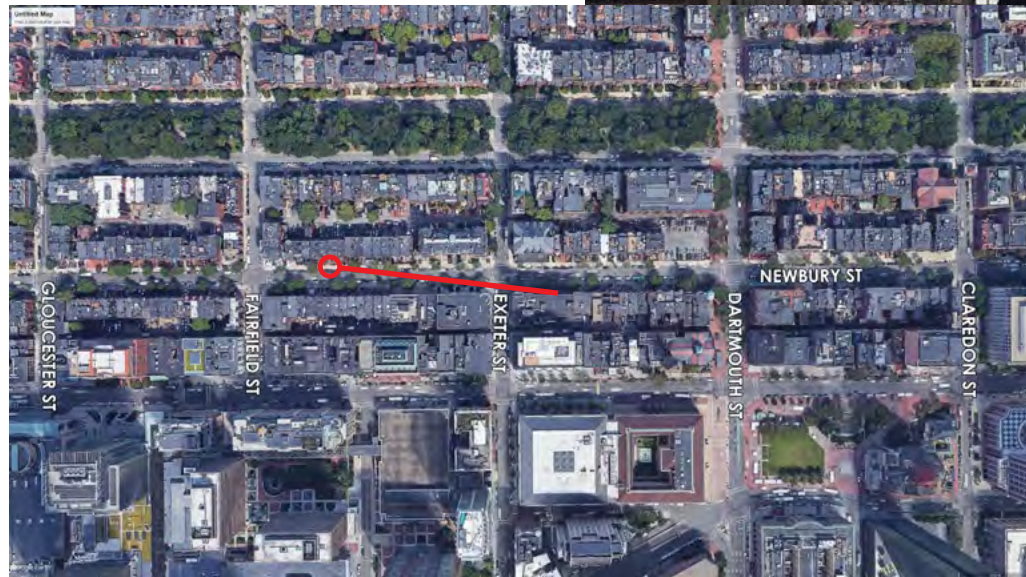
BEFORE



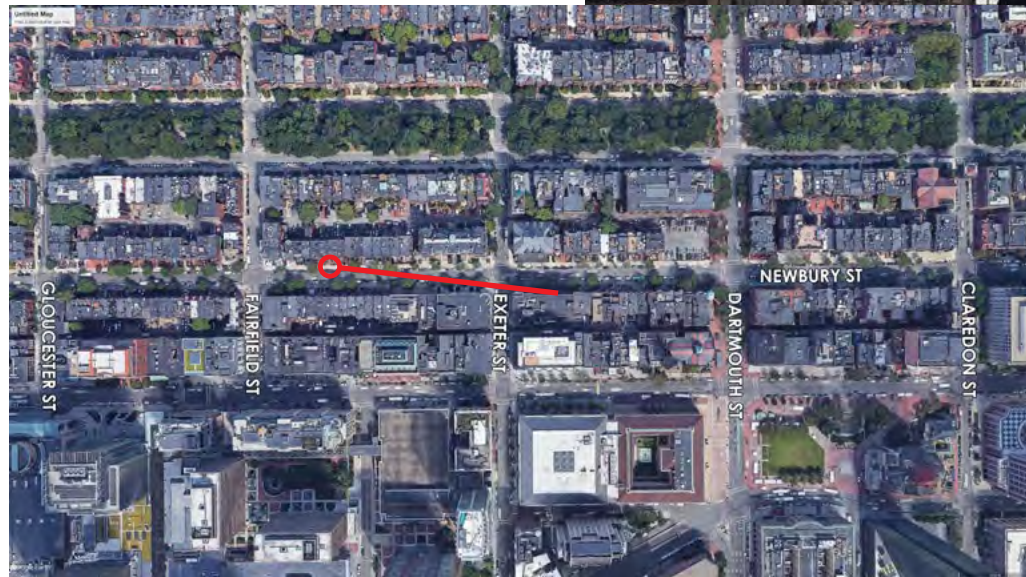
AFTER



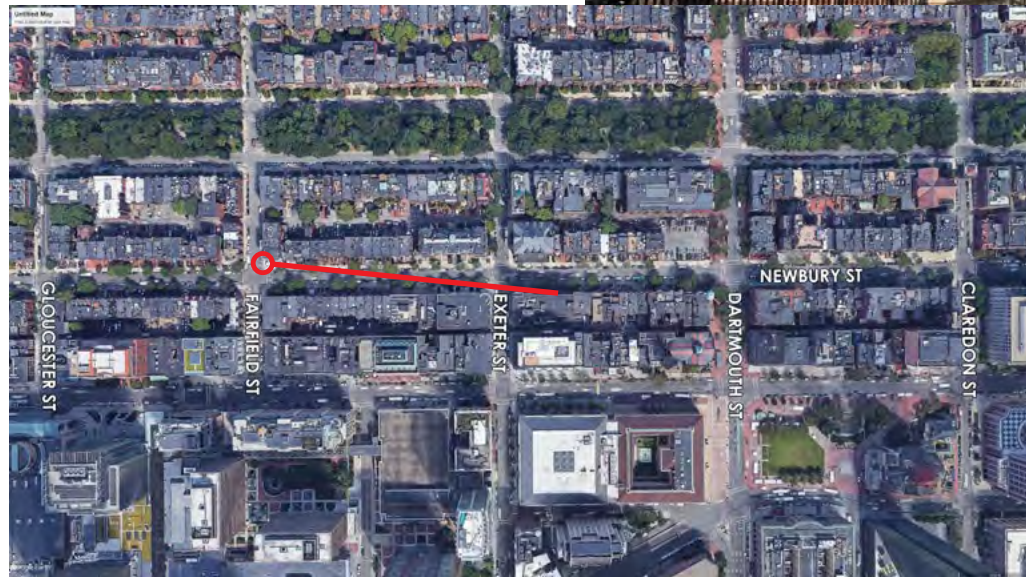
BEFORE



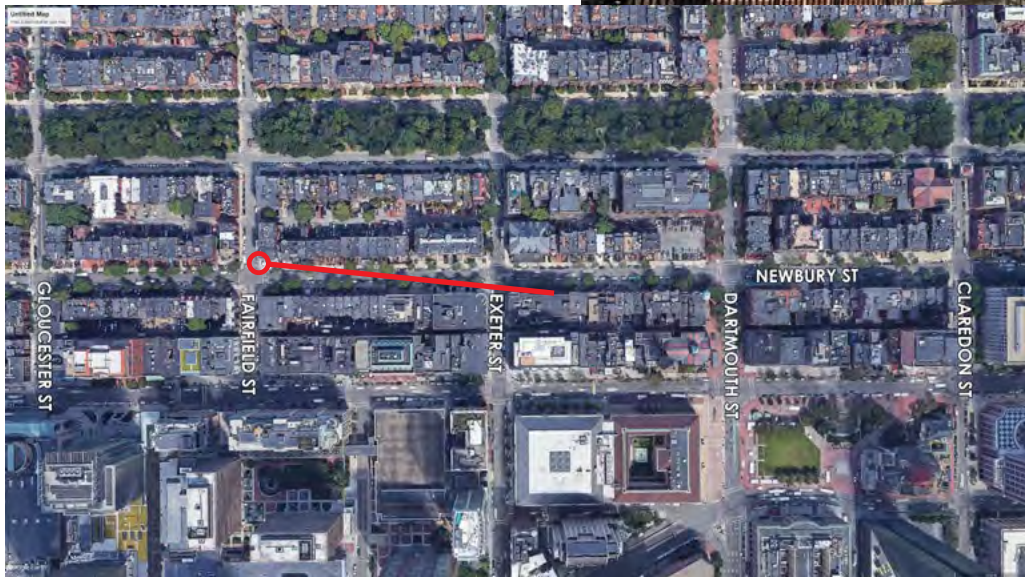
AFTER



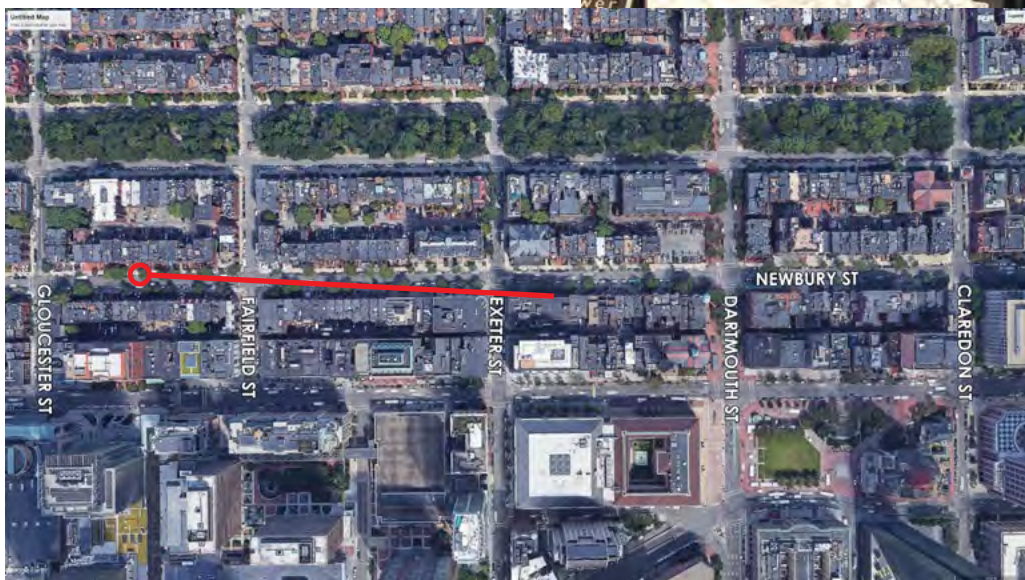
BEFORE



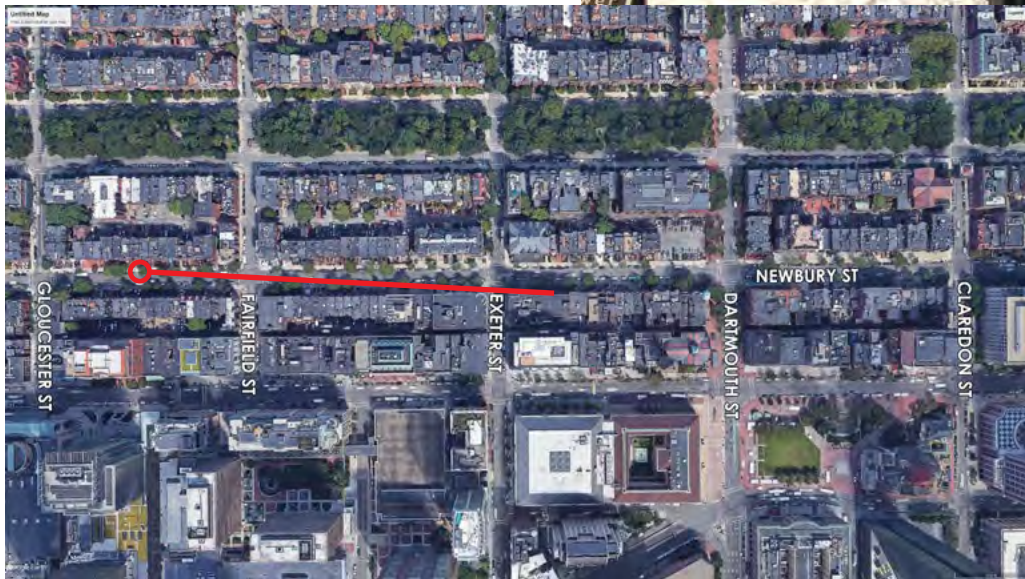
AFTER



BEFORE



AFTER



BEFORE



AFTER



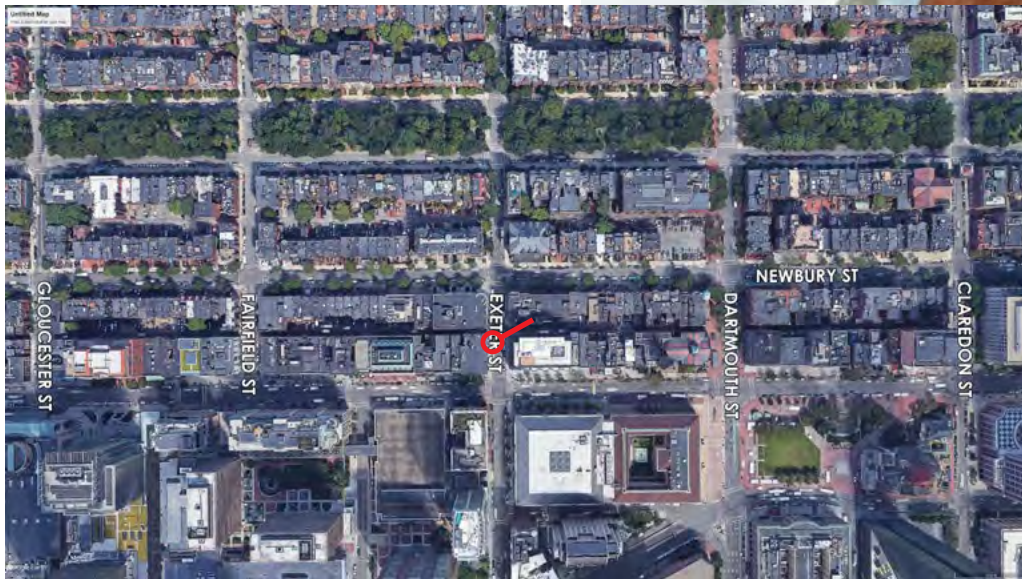
BEFORE



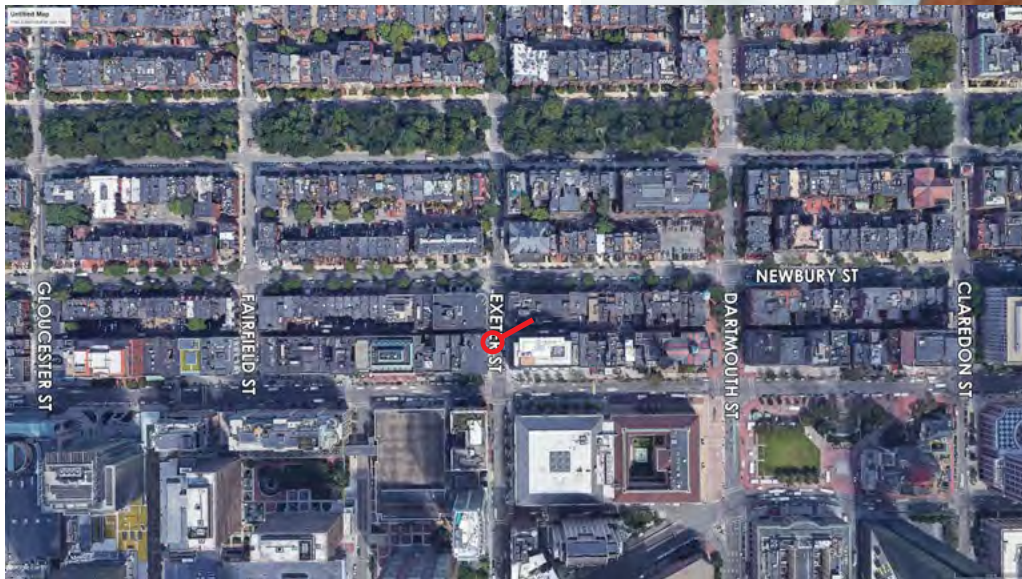
AFTER



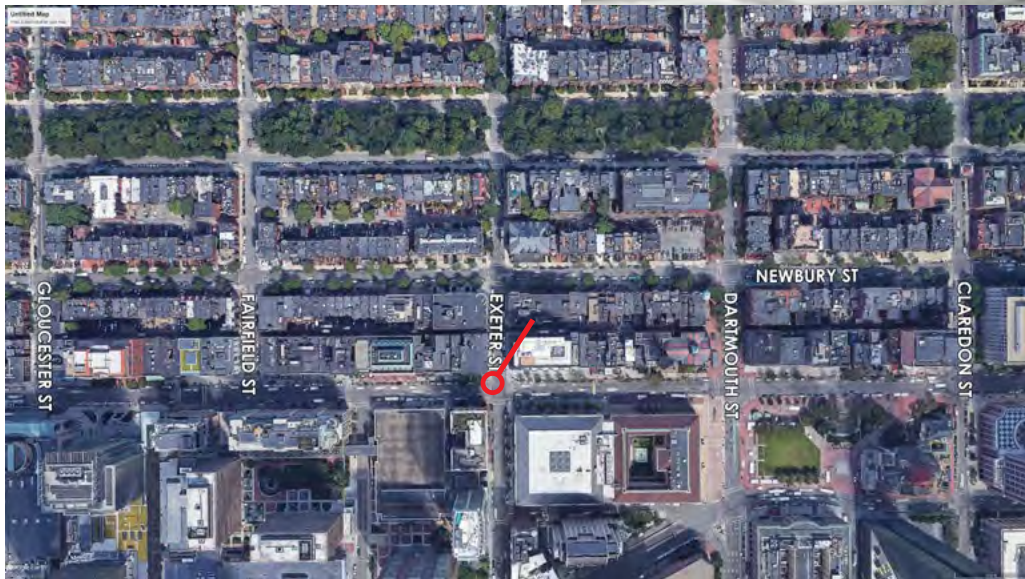
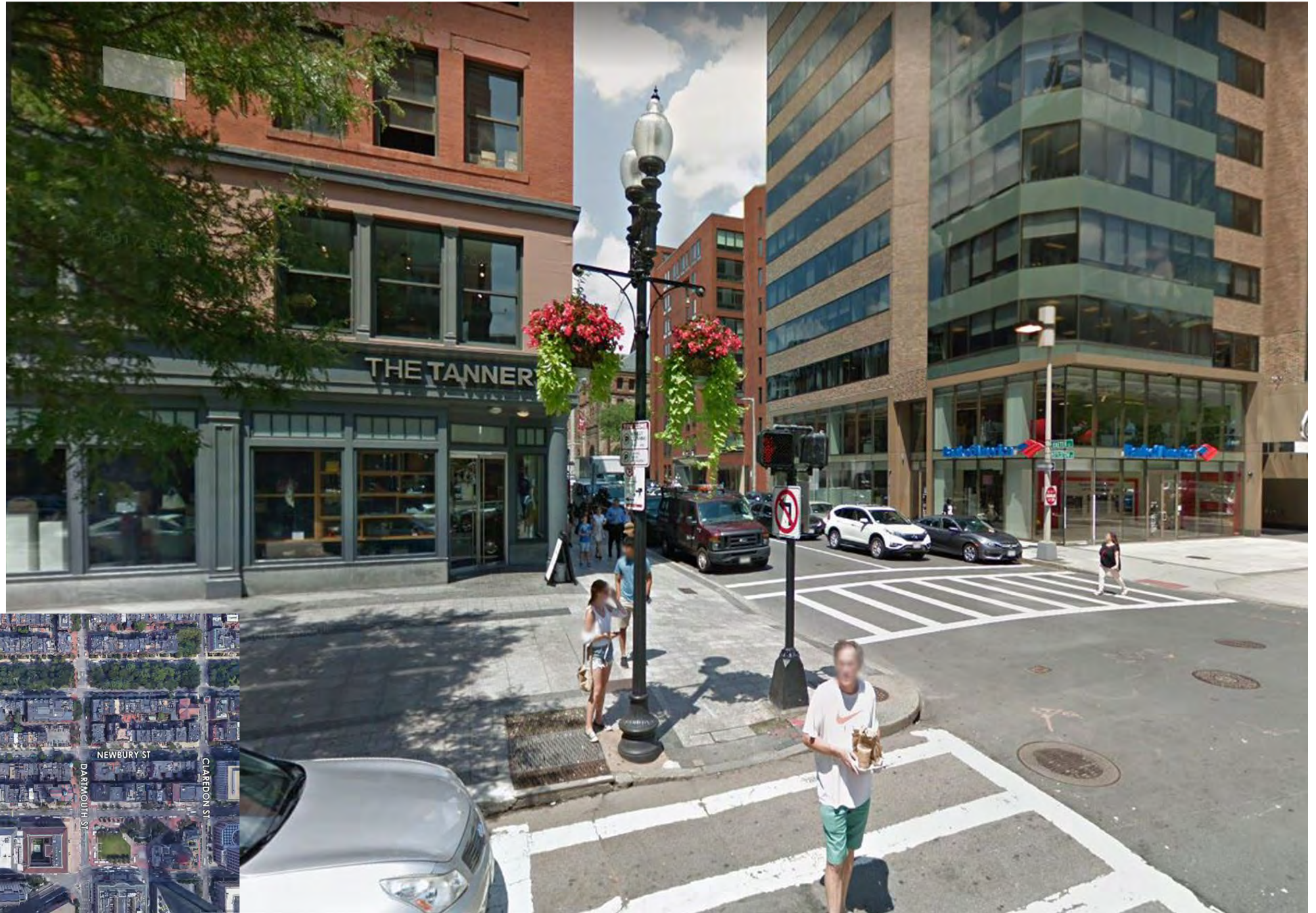
BEFORE



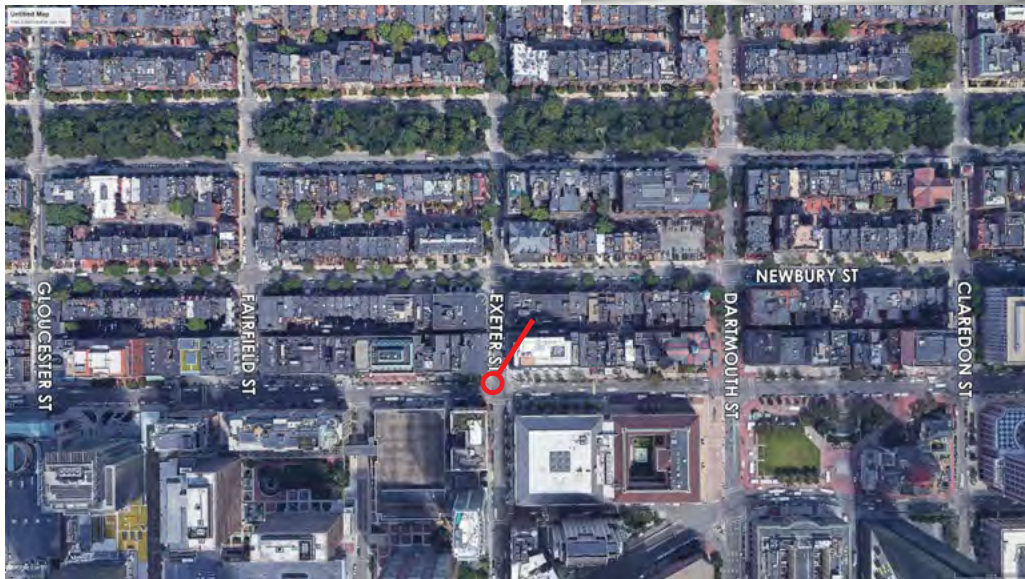
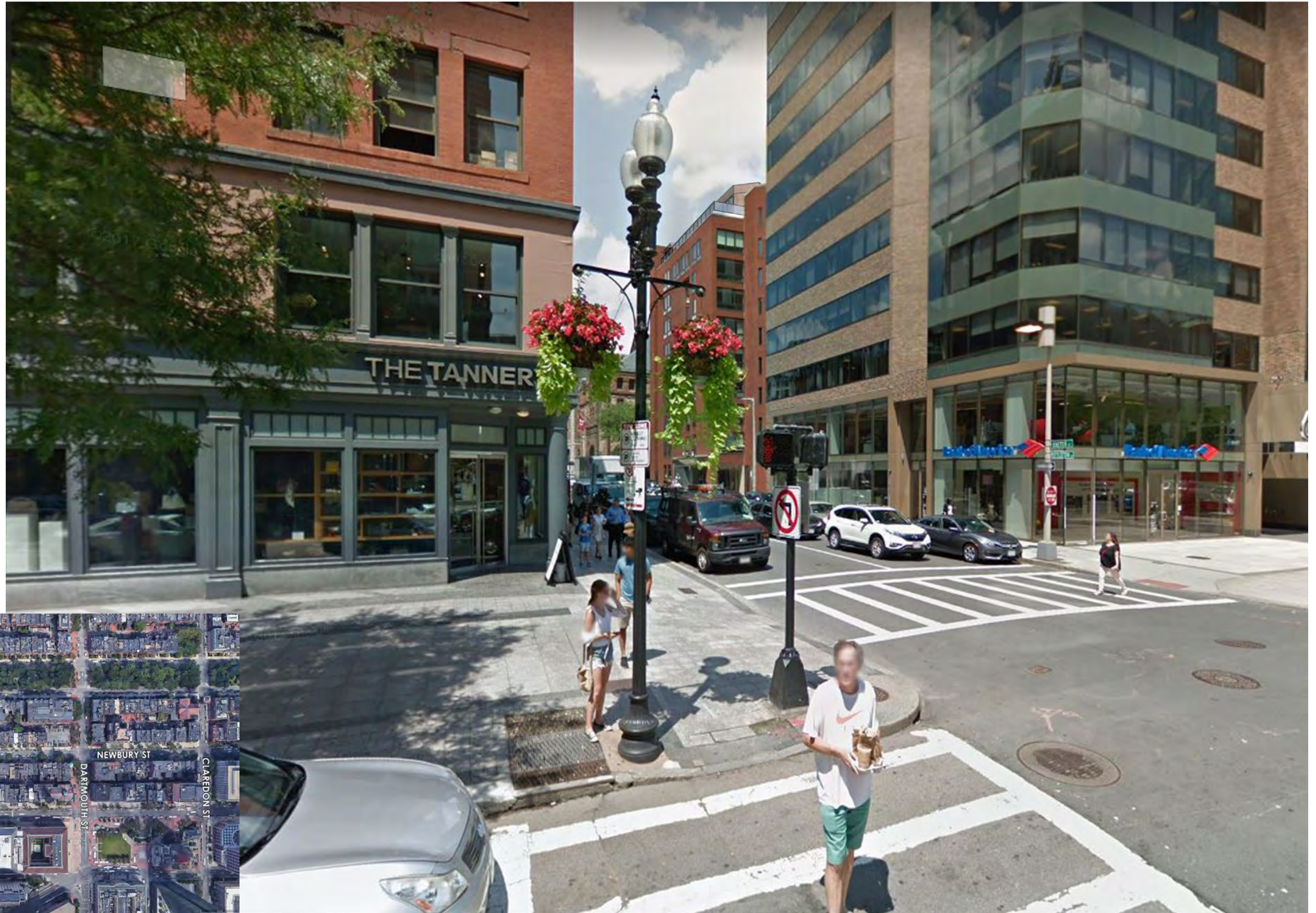
AFTER



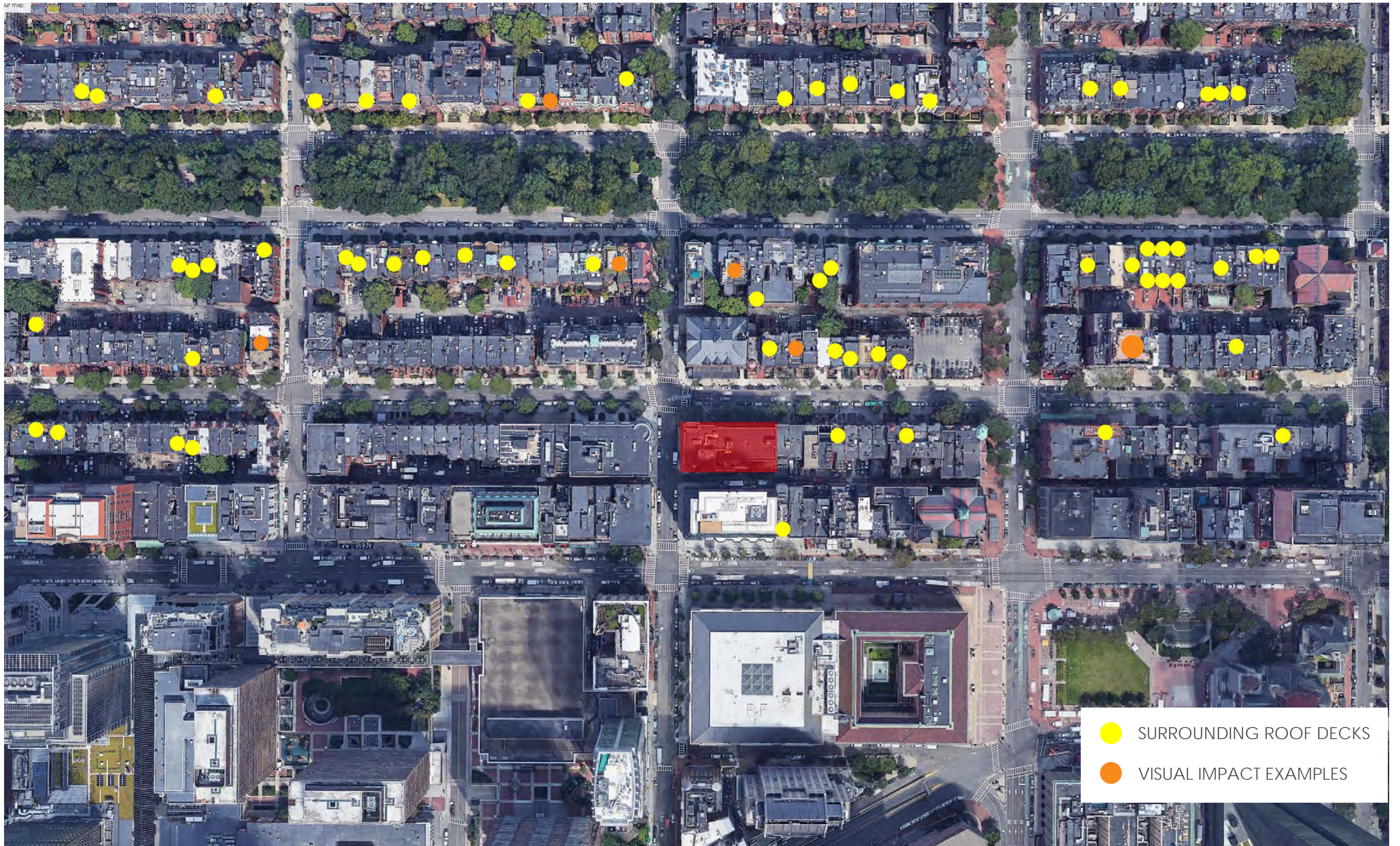
BEFORE



AFTER

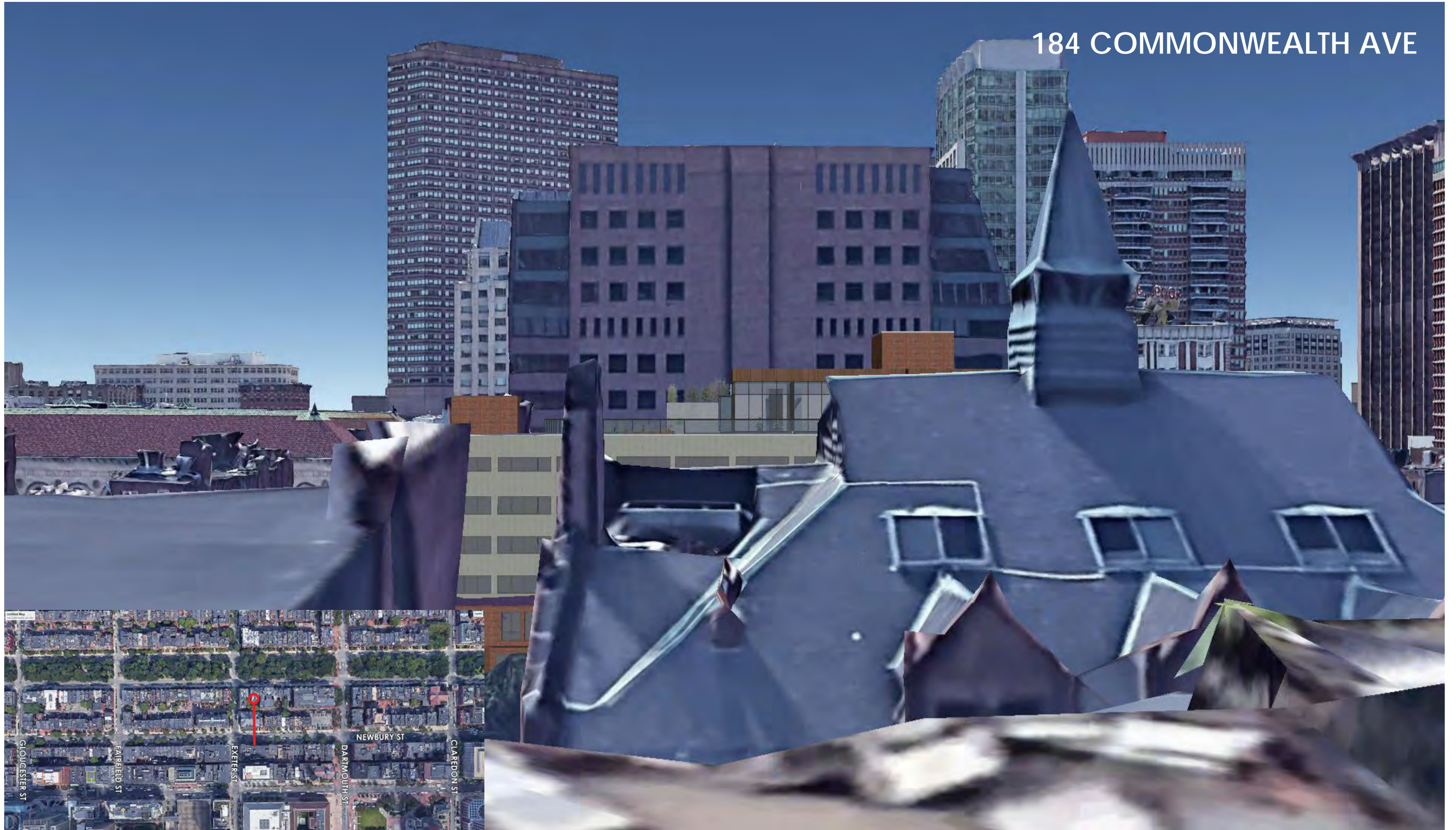


Visual Impact on Neighboring Buildings

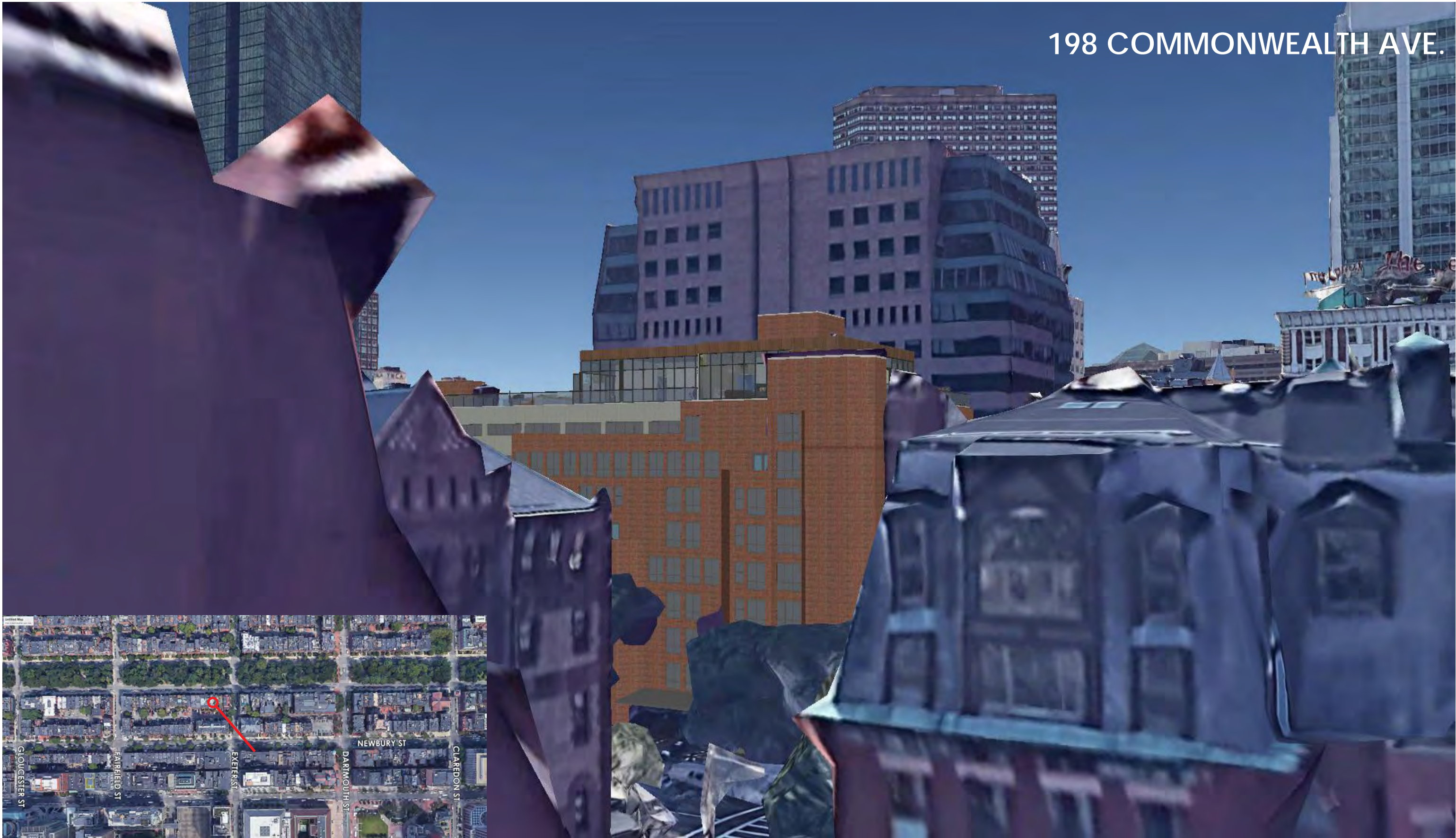


- SURROUNDING ROOF DECKS
- VISUAL IMPACT EXAMPLES

184 COMMONWEALTH AVE



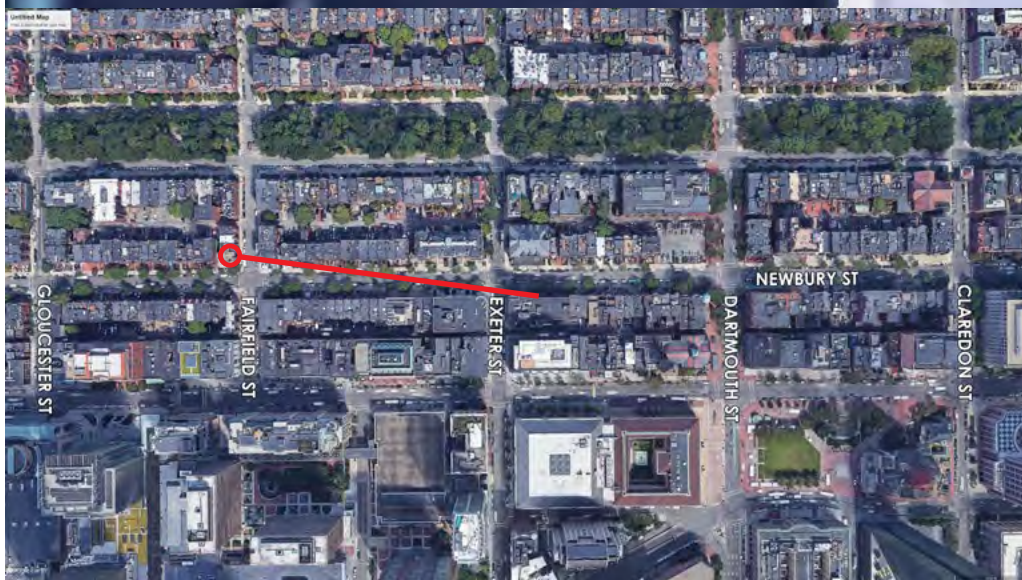
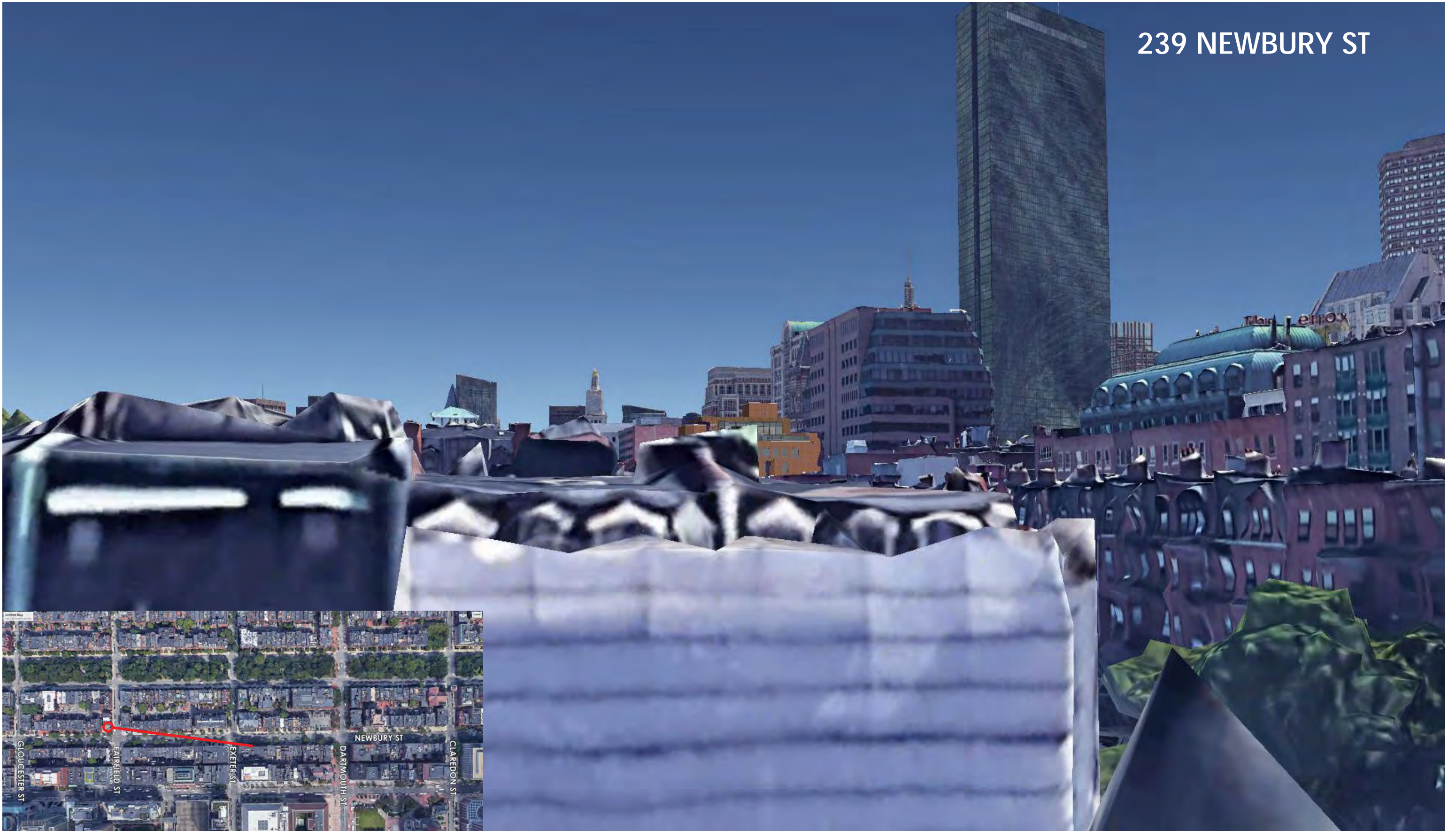
198 COMMONWEALTH AVE.



175 NEWBURY ST



239 NEWBURY ST



141 NEWBURY ST



207 PUBLIC ALLEY 426

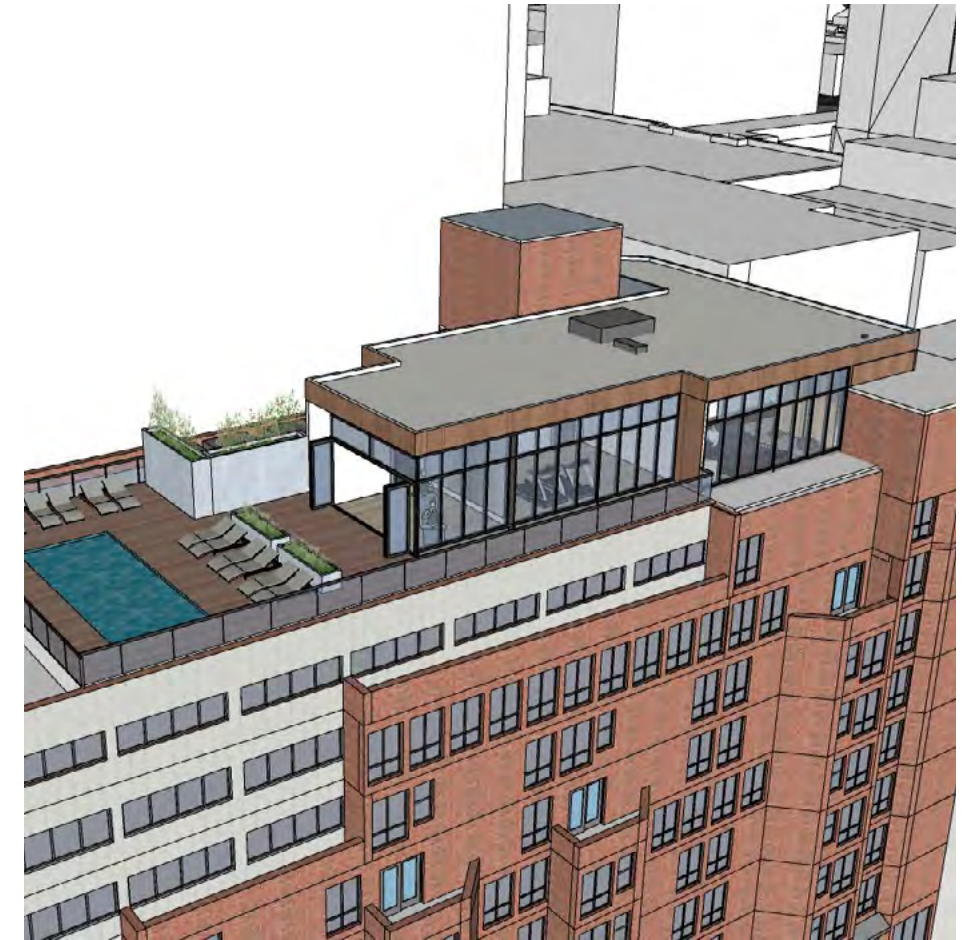




FACADE OPTIONS

FACADE OPTIONS

OPTION 1 - WARM METAL



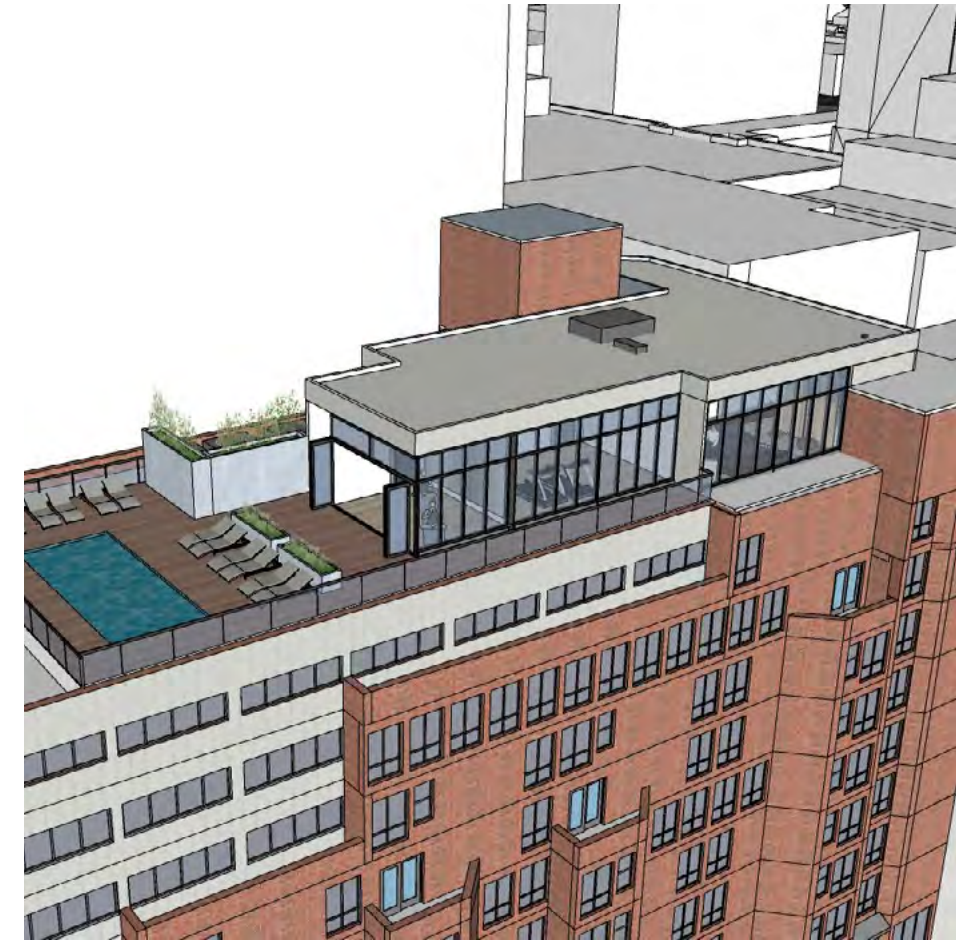
FACADE OPTIONS

OPTION 1 - WARM METAL



FACADE OPTIONS

OPTION 2 - MATCH EXISTING METAL



FACADE OPTIONS

OPTION 2 - MATCH EXISTING METAL



FACADE OPTIONS

OPTION 3 - GLASS BOX



FACADE OPTIONS

OPTION 3 - GLASS BOX



Thank You