

BBAC Preview

EXETER TOWERS AMENITY PROGRAM

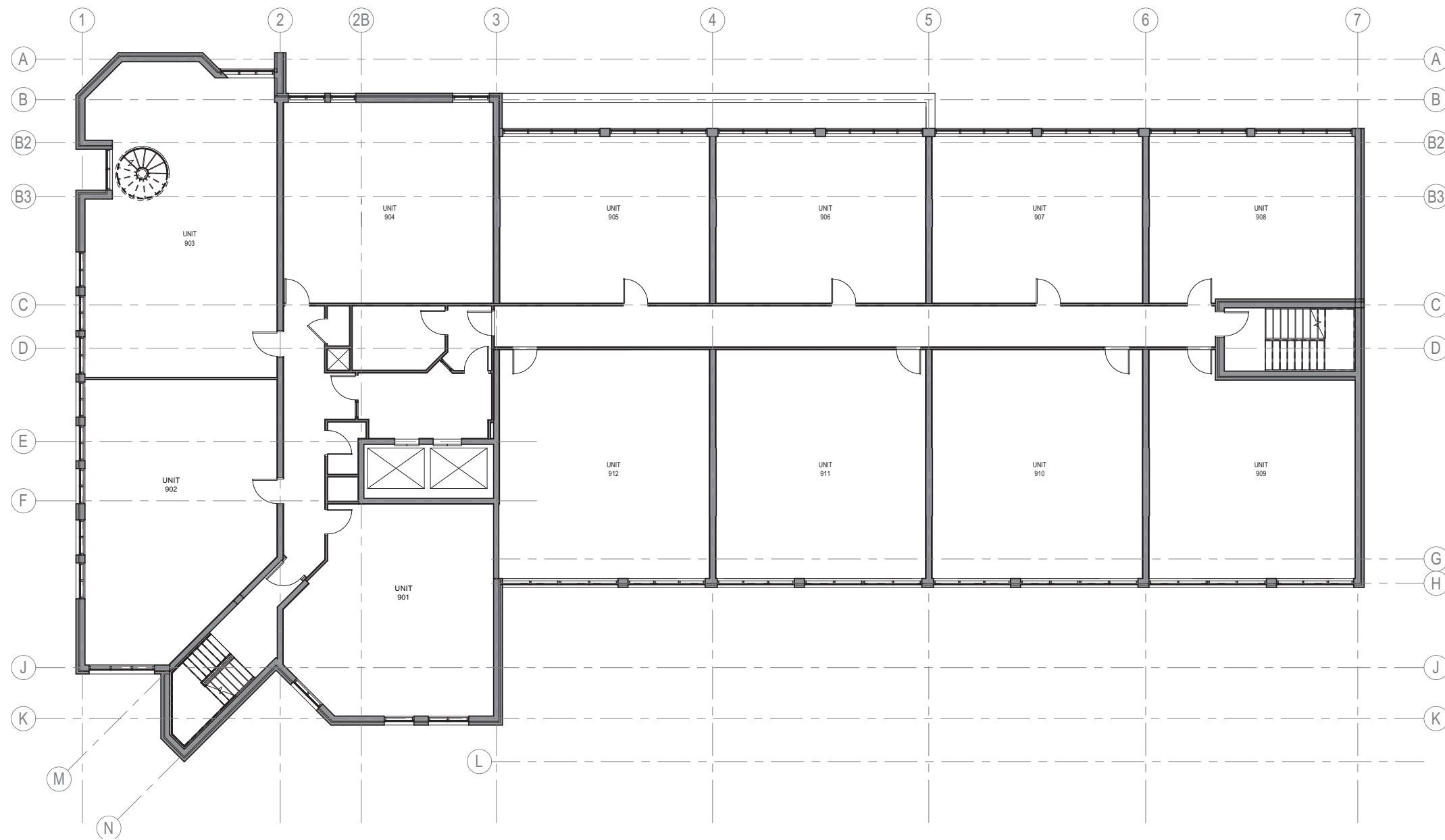
2020.08.11



FLOOR PLANS

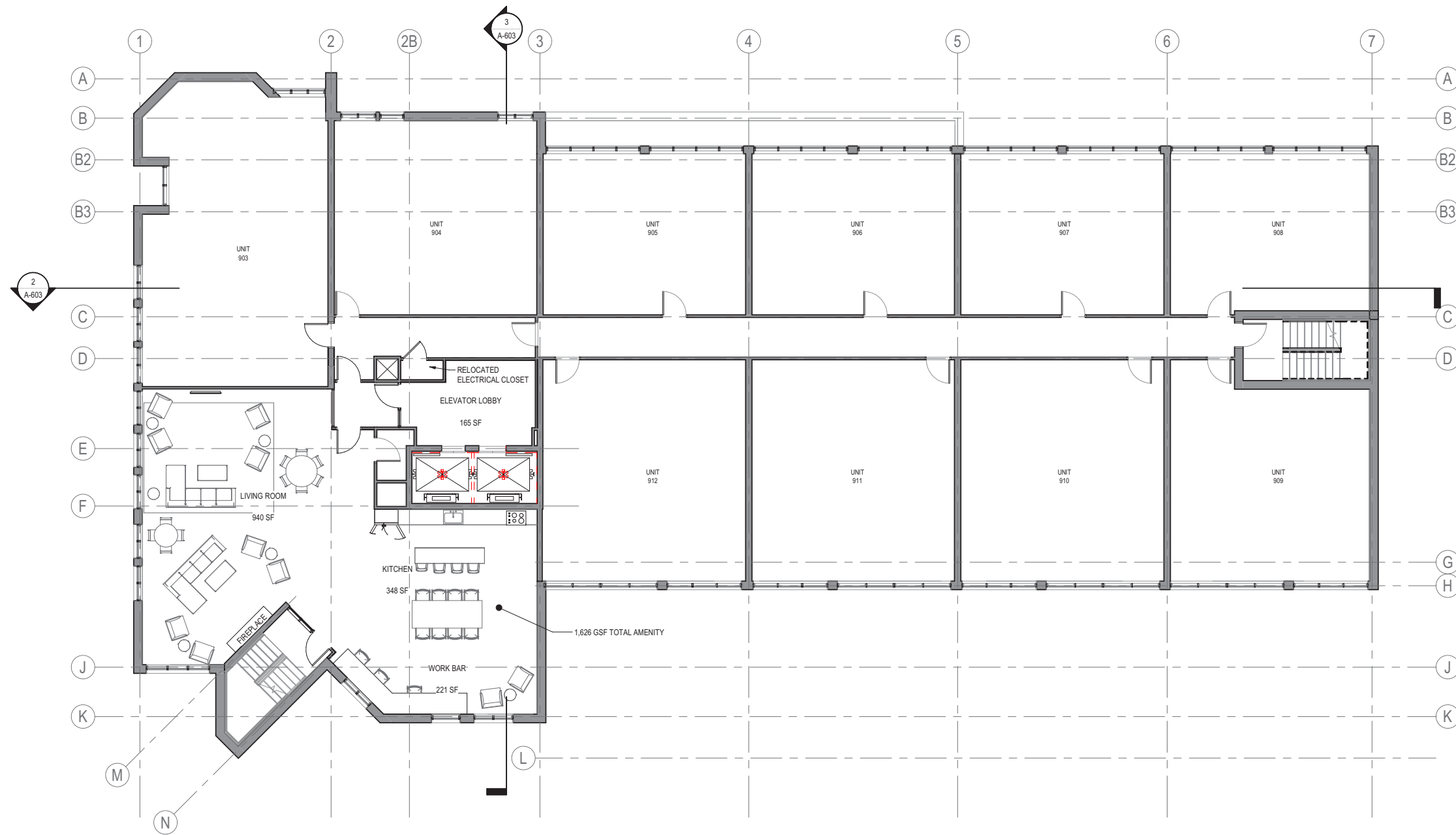
EXISTING LEVEL 9 DEMISING PLAN
LEVEL 9 UNIT RENOVATION
EXISTING ROOF PLAN
ROOF DECK

EXISTING LEVEL 9 DEMISING PLAN



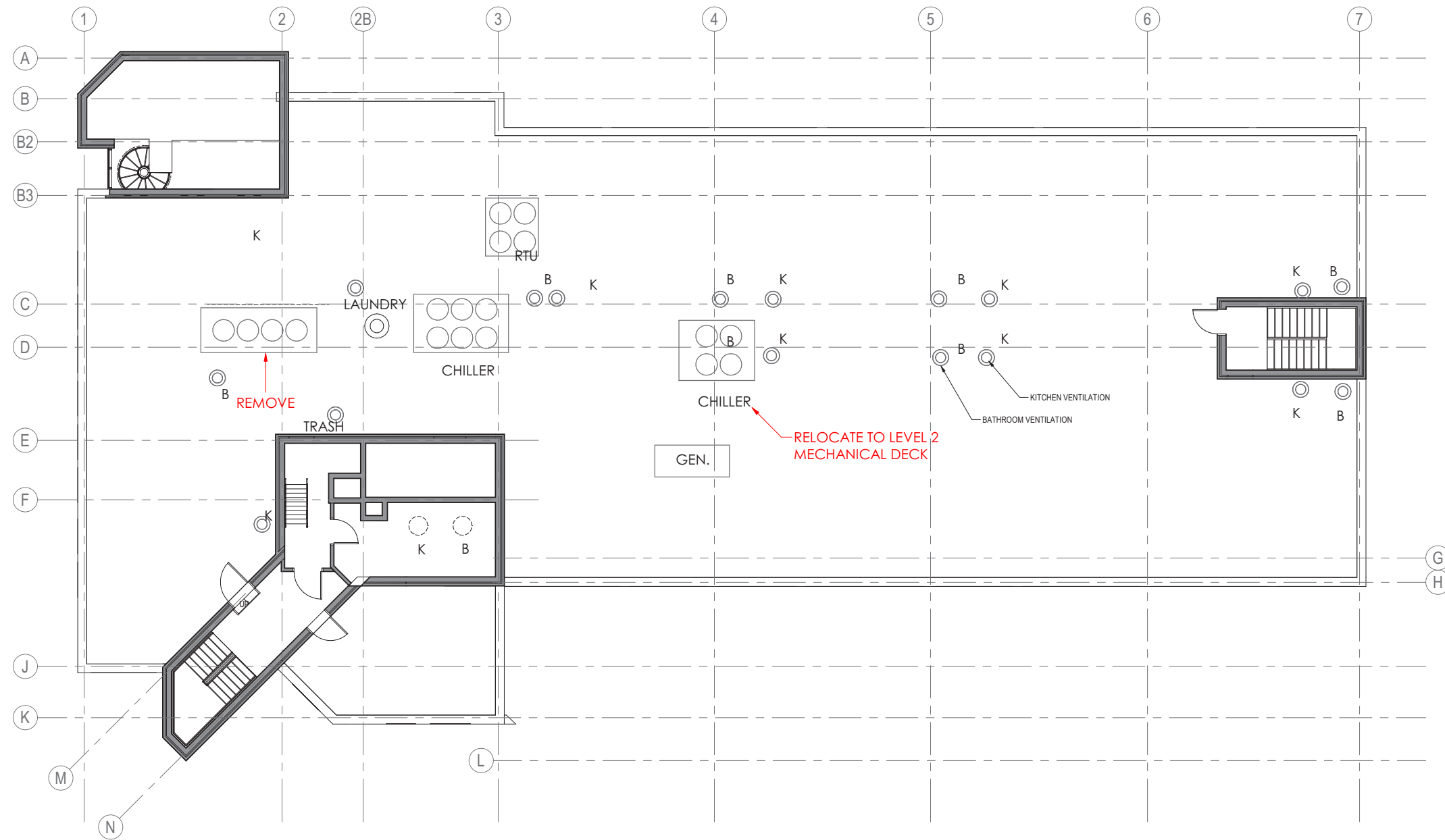
LEVEL 9 - PROPOSED AMENITY

- 1,670 GSF of amenity space
- Existing units 901-902 converted



EXISTING ROOF PLAN

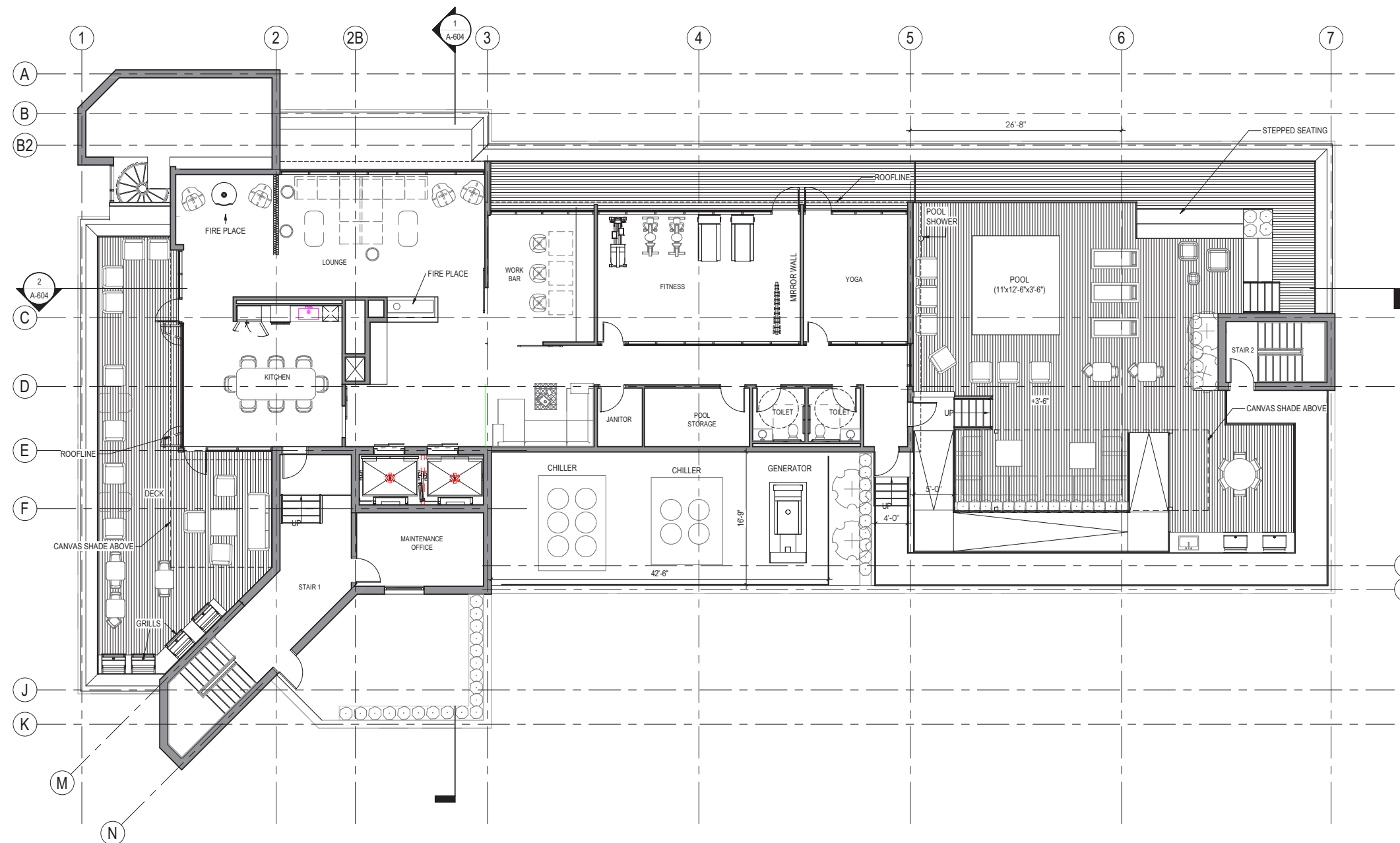
HEIGHT - 81'-6" ELEVATION - 98'-7" BCB



PREVIOUS PROPOSAL (JUNE '19)

ELEVATION - 100'-5" -- 103'-11" BCB

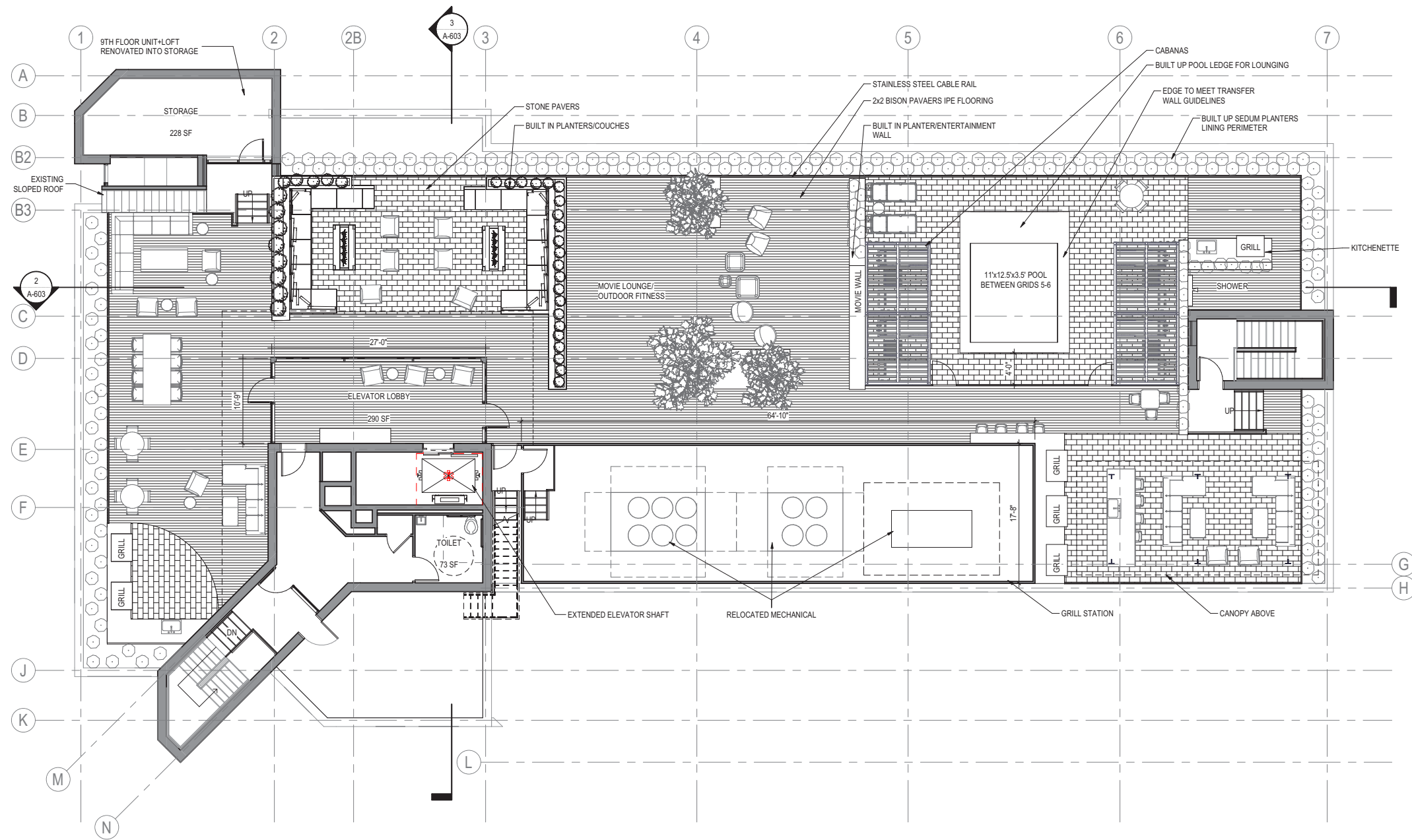
- 3,850 SF of roof deck space
- 3,018 SF Interior space



ROOF DECK PROPOSAL

HEIGHT - 84'-5" ELEVATION - 100'-5" BCB

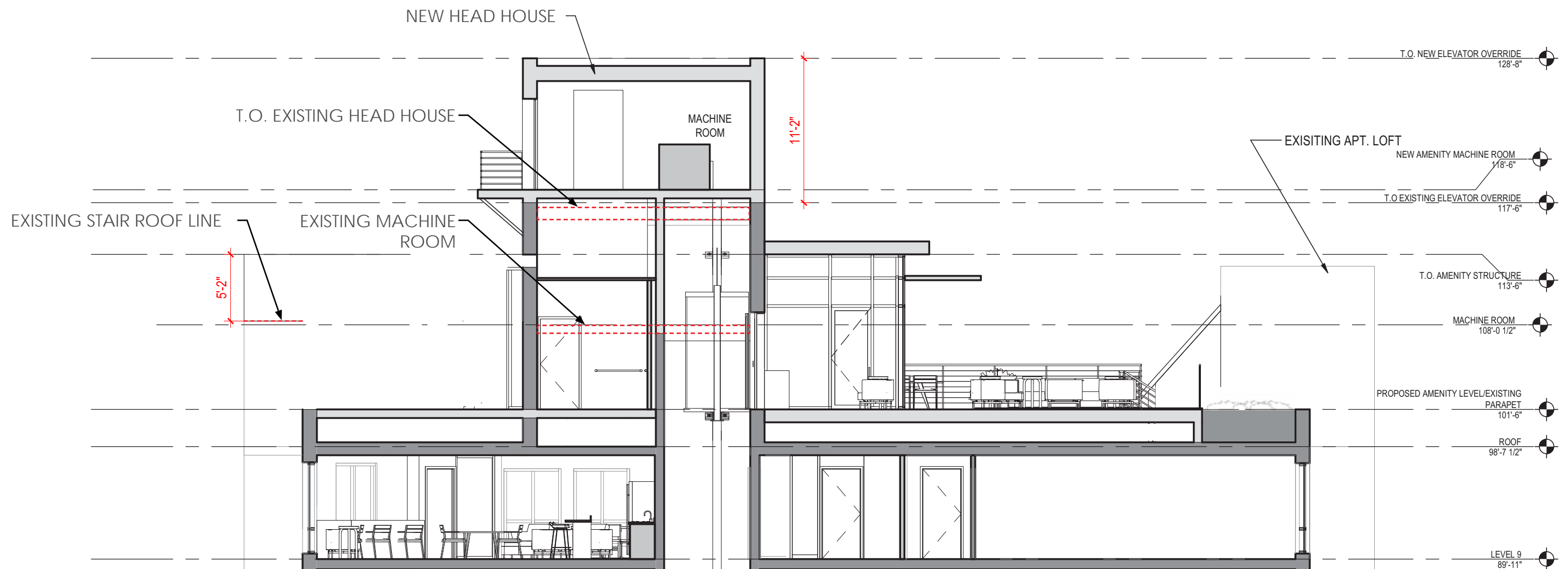
- 6,000 SF of exterior roof deck space
- 297 SF of elevator vestibule
- 96'-5" Top of amenity structure
- Corner unit loft space converted from living to storage
- Single level pool/amenity deck



ROOF SECTION

EXISTING VS PROPOSED

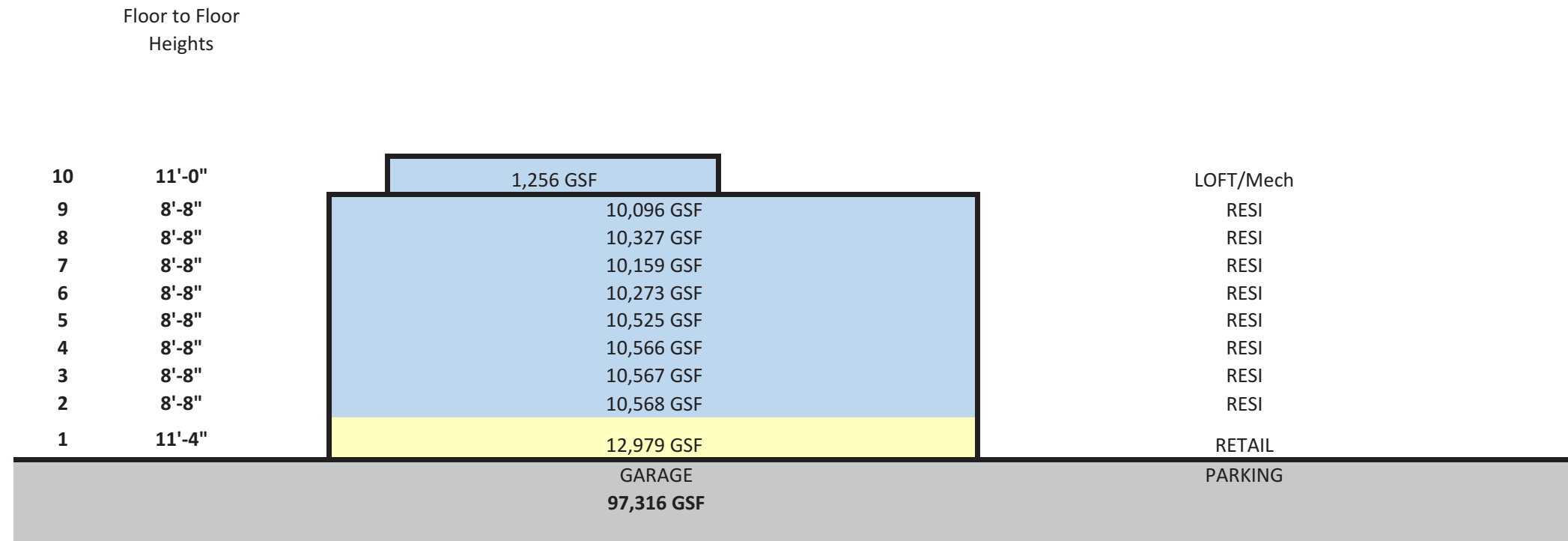
- Construct new machine room above operating machine room
- Take elevators off line one by one to move equipment to new machine room
- One access point on exterior for simplicity
- Allows for clear head height for circulation to bathroom, stair and fitness
- New height: 128'-8" BCB -- 11'-2" above existing.



EXISTING VS PROPOSED FAR

FAR CALCULATIONS

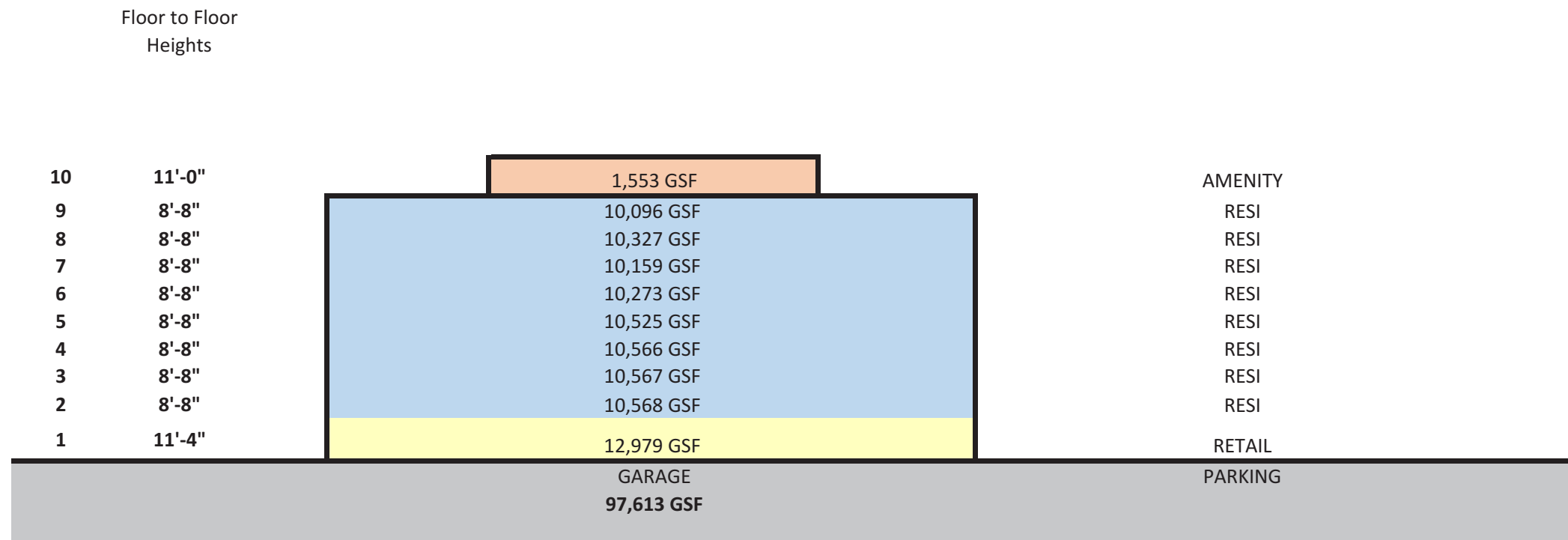
EXISTING FAR



CALCULATIONS

97,316 SF	Total FAR SF
16,677 SF	Net Lot Area FAR
5.84	

PROPOSED FAR



CALCULATIONS

97,613 SF	Total FAR SF
16,677 SF	Net Lot Area FAR
5.85	

ROOF DECK VIEW

PREVIOUSLY PROPOSED (JUNE '19)



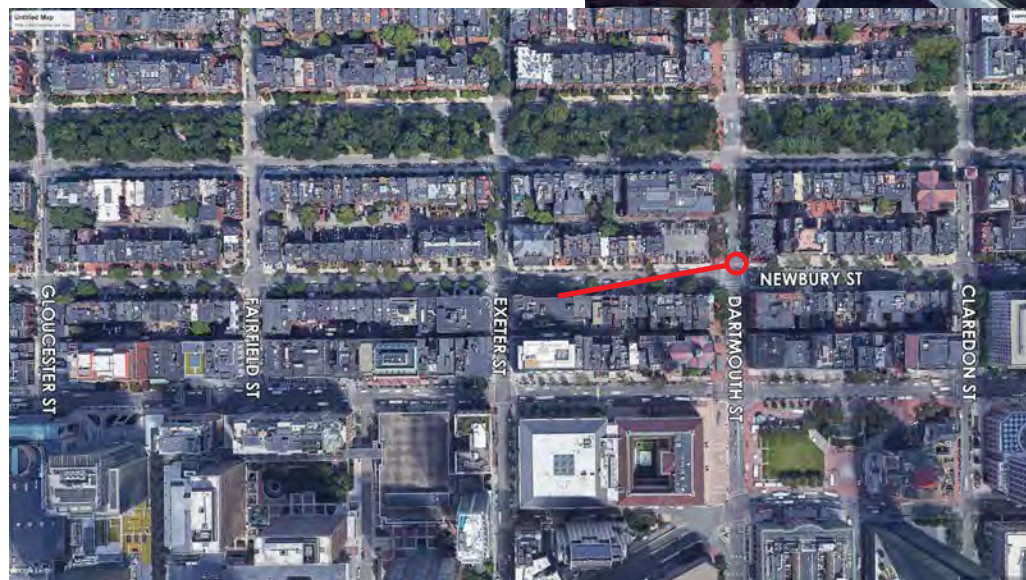
PROPOSED ROOF DECK



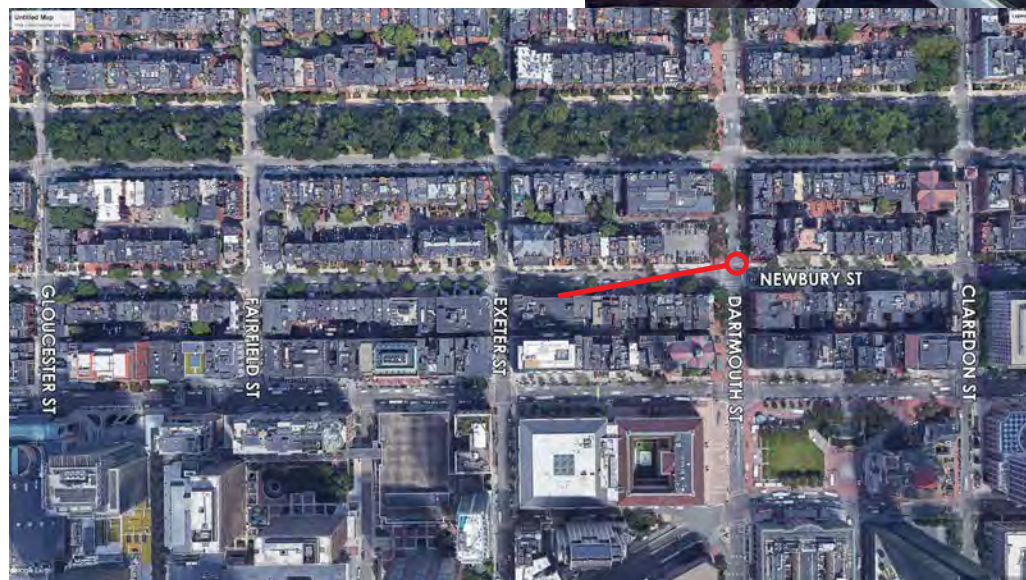
STREET IMPACT

PROPOSED VS. EXISTING

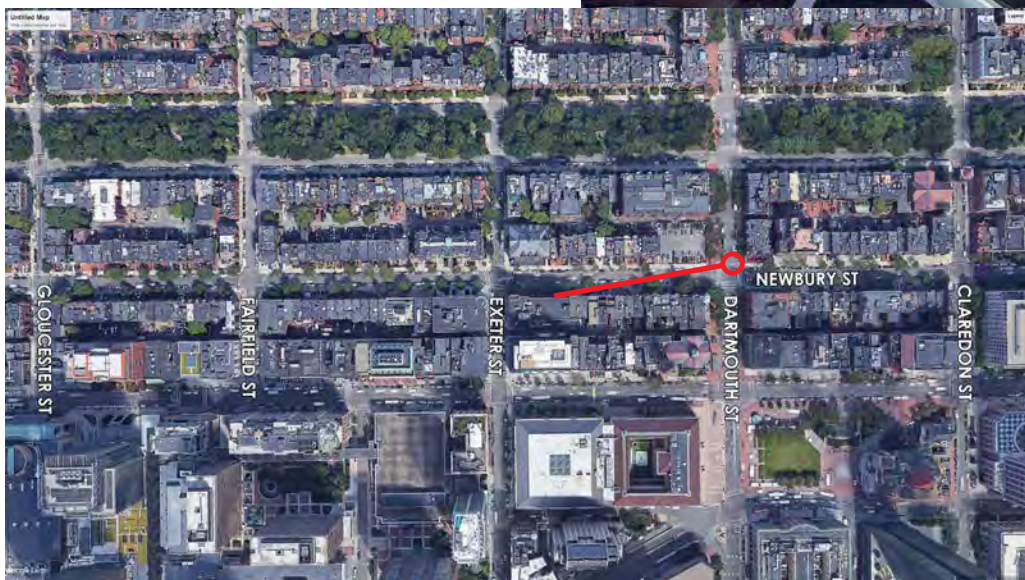
EXISTING



PREVIOUSLY PROPOSED (JUNE '19)



PROPOSED



EXISTING



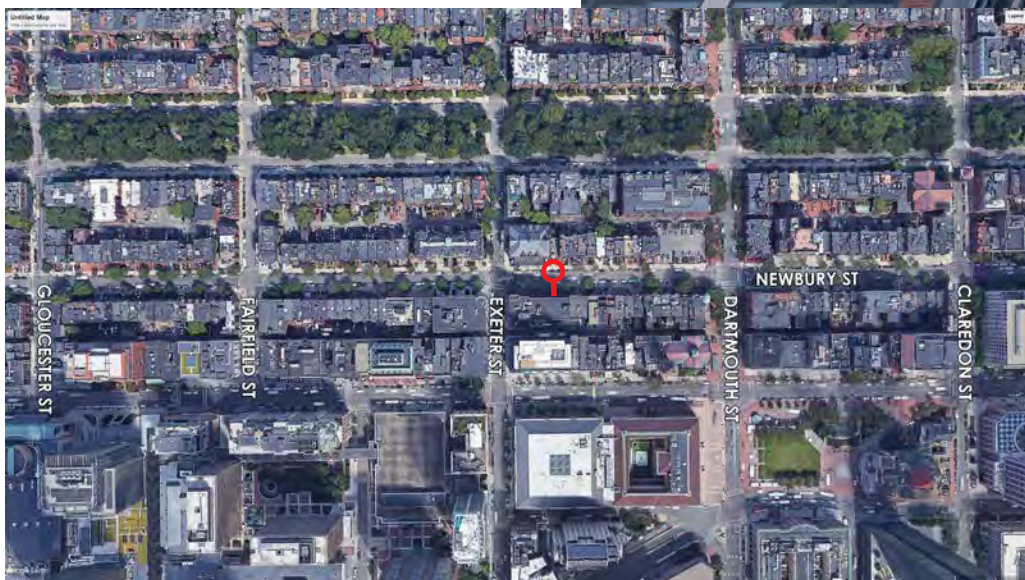
PREVIOUSLY PROPOSED (JUNE '19)



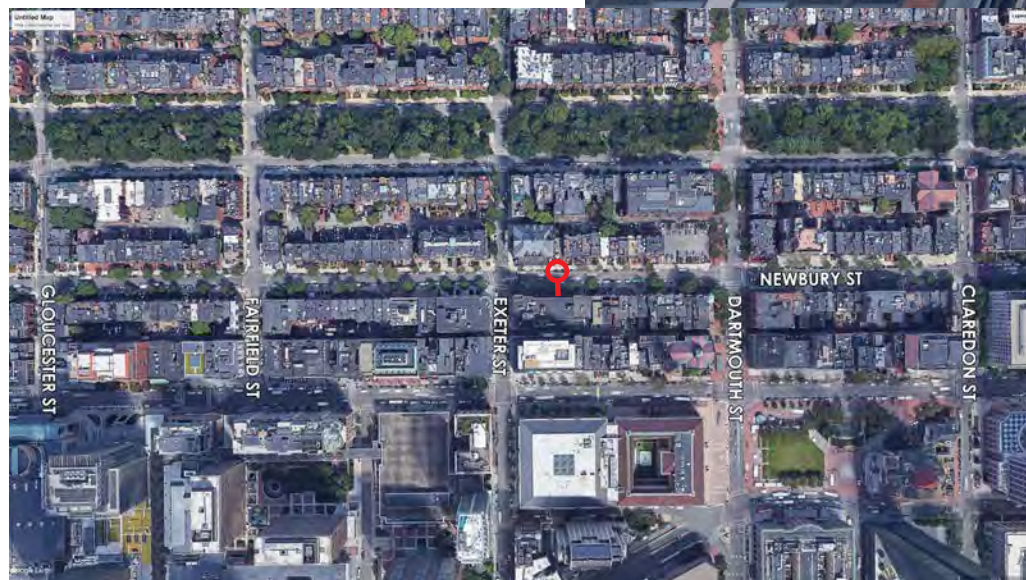
PROPOSED



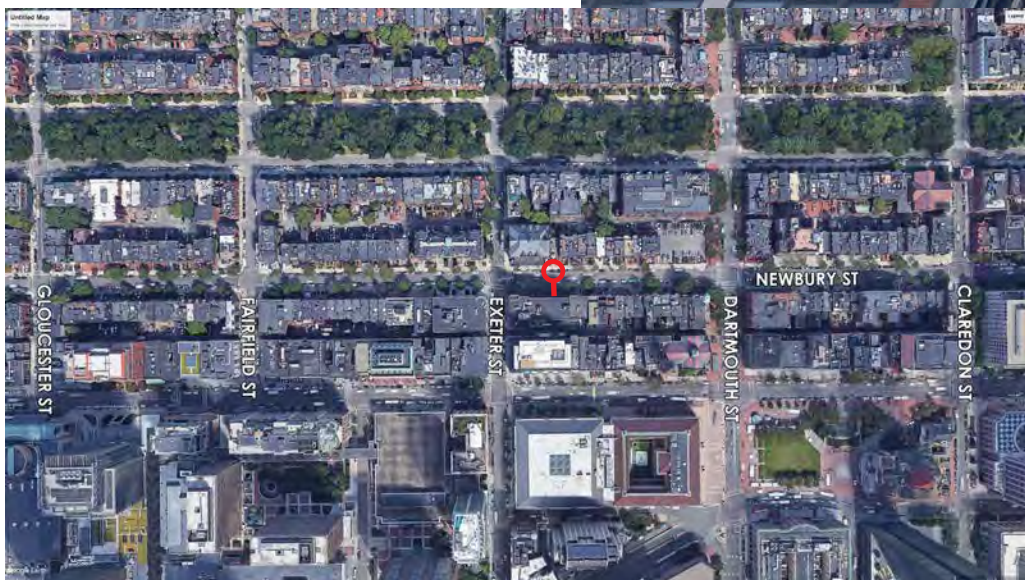
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PREVIOUSLY PROPOSED (JUNE '19)



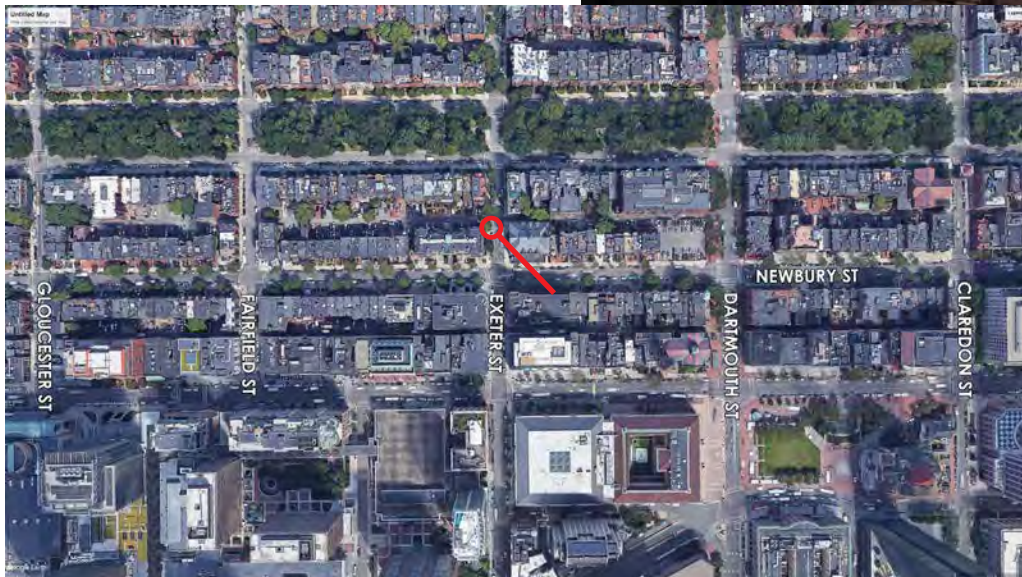
PROPOSED



EXISTING



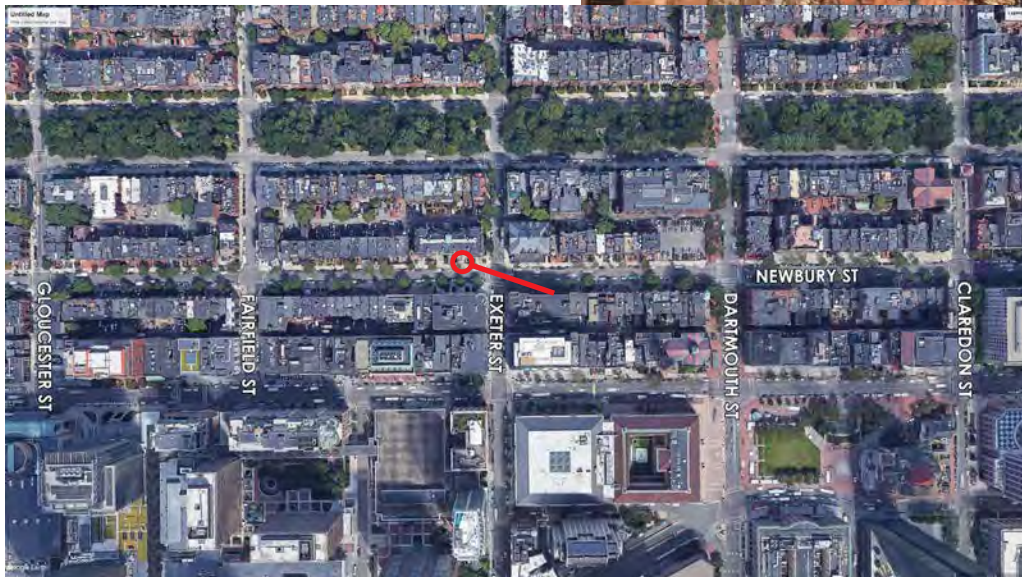
PREVIOUSLY PROPOSED (JUNE '19)



PROPOSED



EXISTING



PREVIOUSLY PROPOSED (JUNE '19)

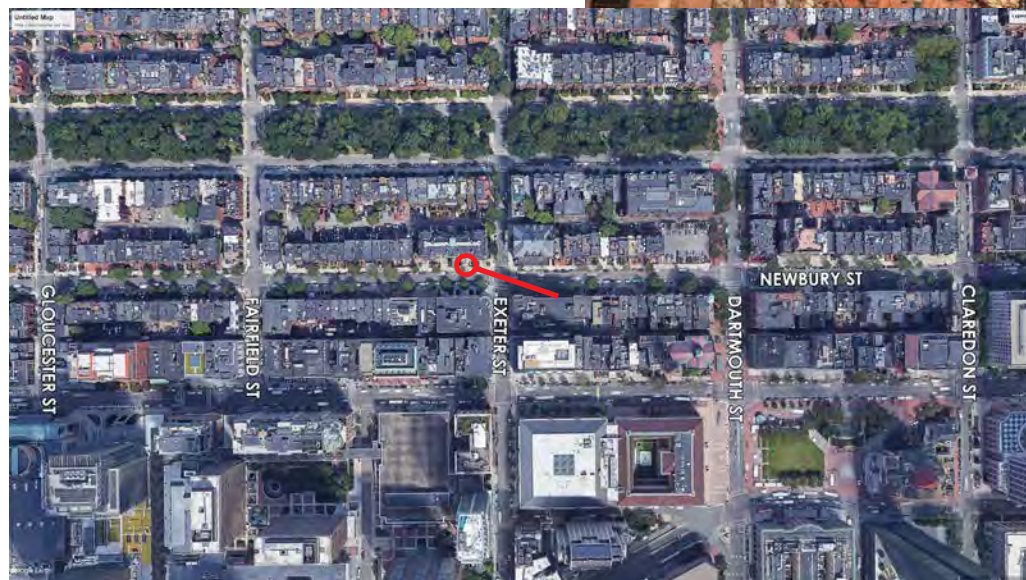


PROPOSED



PROPOSED

Brick Head House



PROPOSED

Dark Metal Head House

