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# THE AUBRY - 149 NEWBURY STREET

BBAC PRESENTATION - 02.12.2020

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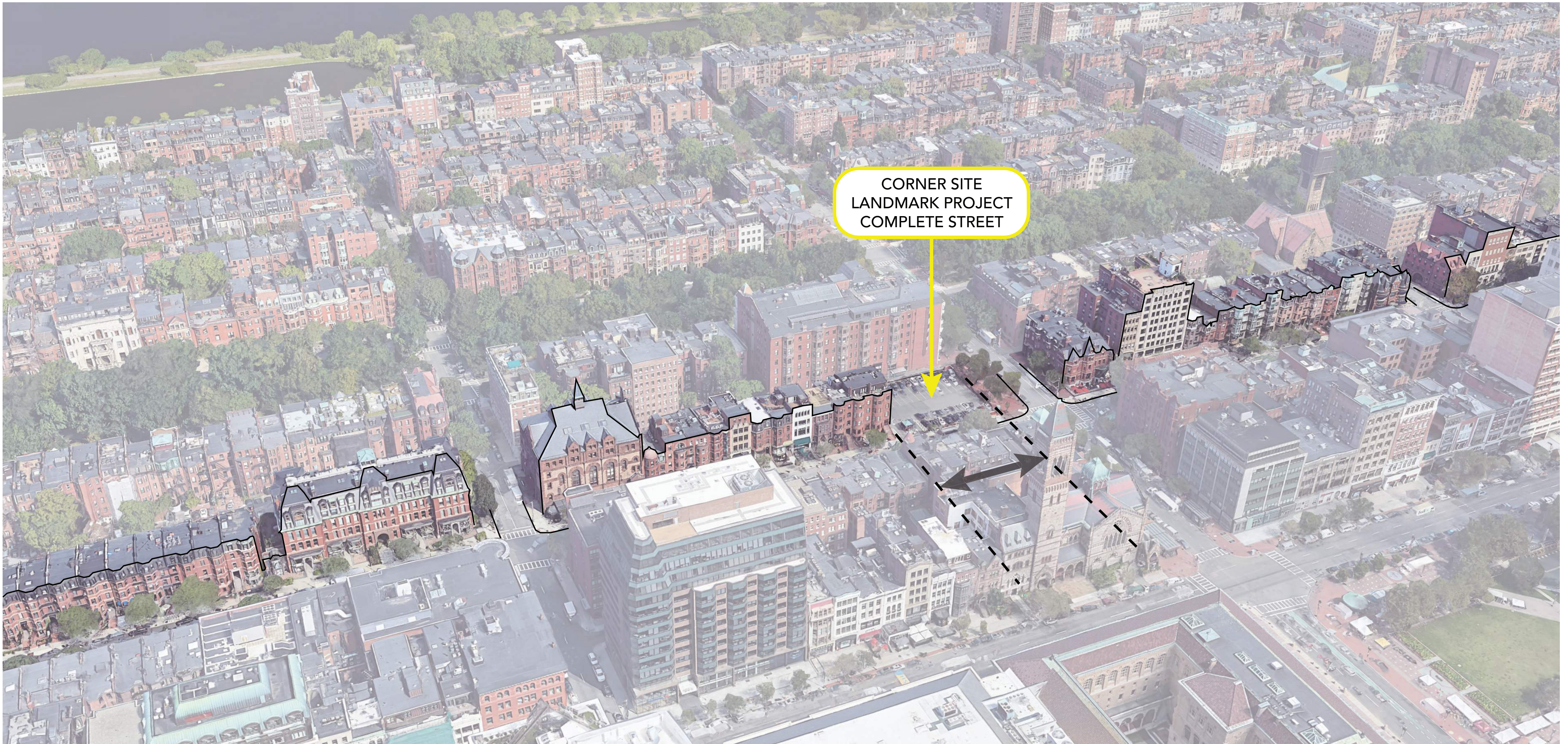
# **I. SITE ANALYSIS**

# PROJECT SITE

SITE PLAN



**SITE OPPORTUNITY**  
COMPLETING NEWBURY STREET



# DARTMOUTH STREET MALL

FRONT DOORS



# NEWBURY STREET SITE CONTEXT

## SURROUNDING BUILDING FACADE PROFILES



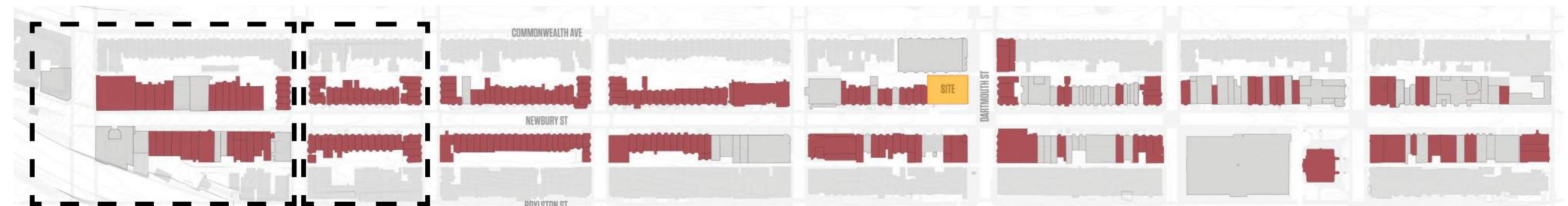
### 317-368, 375 NEWBURY ST

- TRANSITION TO BOLD, LARGE SCALE ARCHITECTURE
- FLAT RECTANGULAR BUILDING PROFILES
- TJ MAXX CORNER ENTRY
- ROOM & BOARD RETAIL CHAMFERED CORNER ENTRY
- MODERN DECADE SPECIFIC DESIGN: BAC/ RECORD/ 321 OFFICE/ UNIQLO



### 283-316 NEWBURY ST

- CONTINUOUS TRADITIONAL RED BRICK & BLACK/GREY FACADE
- ROUND & HEX UNDULATING BAYS
- SMALL/STOREFRONTS
- CIRCULAR BAY TURNS CORNER



317-368 283-316

# NEWBURY STREET SITE CONTEXT

## SURROUNDING BUILDING FACADE PROFILES



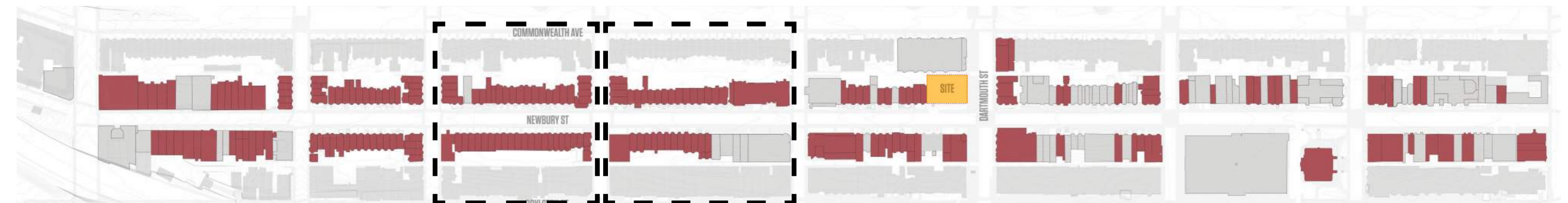
### 239-282 NEWBURY ST

- CONTINUOUS TRADITIONAL RED BRICK & BLACK FACADE
- ROUND UNDULATING BAYS
- SMALLER SCALE AND INTEGRATED STOREFRONTS
- LOWER RESIDENTIAL SCALE



### 193-238 NEWBURY ST

- CORNER ENTRIES
- MODERN, LARGE SCALE SQUARE RETAIL BAYS
- METAL/ZINC WINDOW TRIMS
- GREEN PLANTERS
- UNIQUE ENTRIES
- DIMINISHING USE OF BAYS



239-282      193-238



# NEWBURY STREET SITE CONTEXT

## SURROUNDING BUILDING FACADE PROFILES



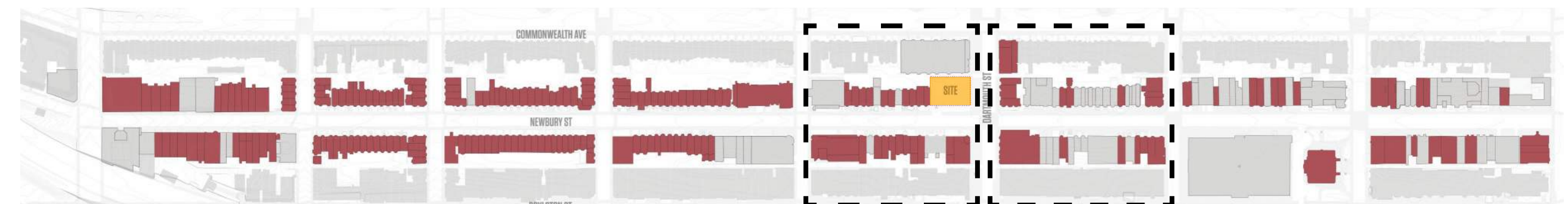
### 149-192 NEWBURY ST

- CONNECTION TO COPLEY STATION- PUBLIC SCULPTURE IN URBAN REALM
- GREEN PLANTING AND SEATING
- JOE'S RESTAURANT CORNER ENTRY
- COLLAGE OF RENOVATED STOREFRONTS



### 106-148 NEWBURY ST

- SMALL SCALE RETAIL
- JUXTAPOSITION OF BRICK, LIMESTONE, AND STONE PALETTES
- SQUARE STOREFRONT BAYS PROTRUSIONS
- RED BRICK + BLACK ACCENTS



149-192 106-148

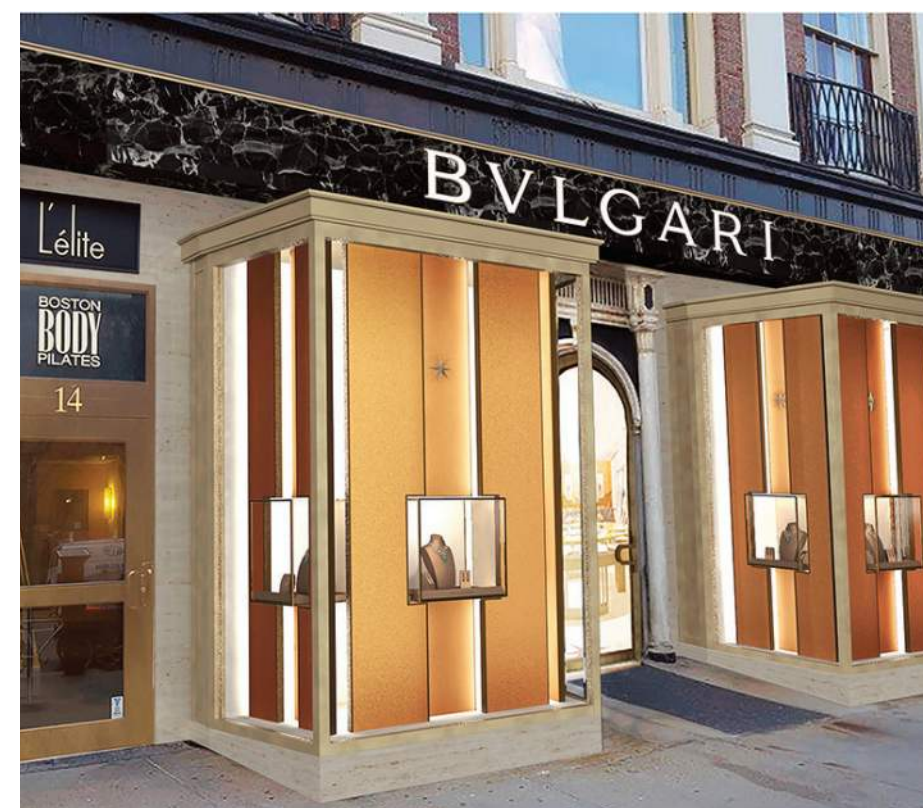
# NEWBURY STREET SITE CONTEXT

SURROUNDING BUILDING FACADE PROFILES



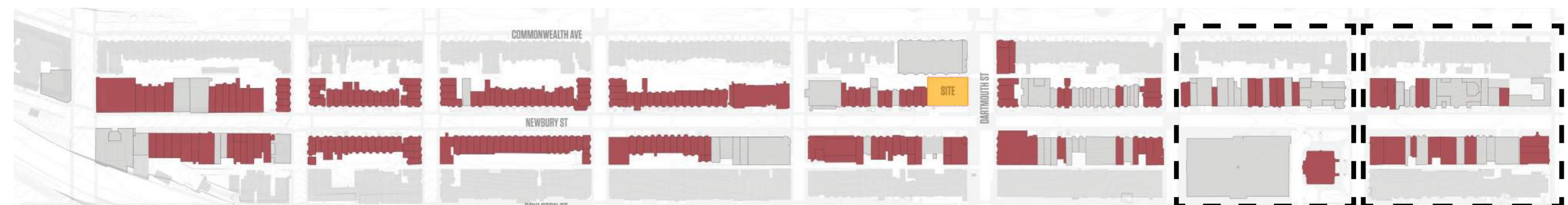
## 53-105 NEWBURY ST

- MIXTURE OF GRAND PUBLIC LANDMARKS/CHURCHES AND SMALLER SCALE RETAIL
- FLAT RECTANGULAR BUILDING PROFILE, FEWER BAYS
- GOLD METAL TRIM STOREFRONTS
- GREEN PLANTERS



## 01-52 NEWBURY ST

- MODERN, TALL & LARGE RECTANGULAR BAYS
- GREY METAL, MONOTONE & NEUTRAL PALETTES
- LARGER LUXURIOUS STOREFRONTS
- INTRODUCTION OF CANOPIES
- NO PUBLIC USE OF SET BACKS



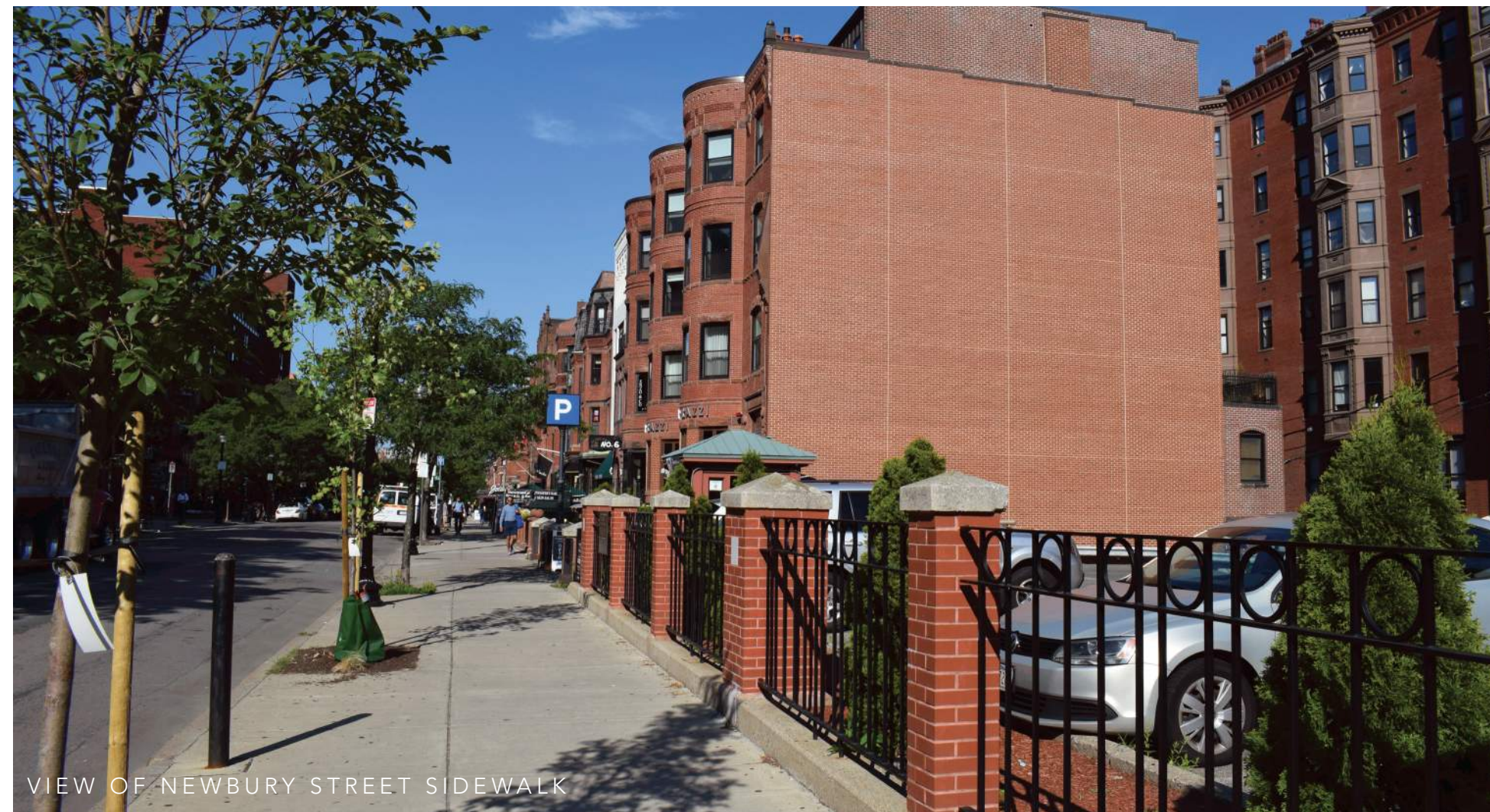
**SITE CONTEXT**  
PROJECT SITE IMAGES



VIEW OF PROJECT SITE FROM NEWBURY STREET



VIEW OF PROJECT SITE FROM DARTMOUTH STREET



VIEW OF NEWBURY STREET SIDEWALK

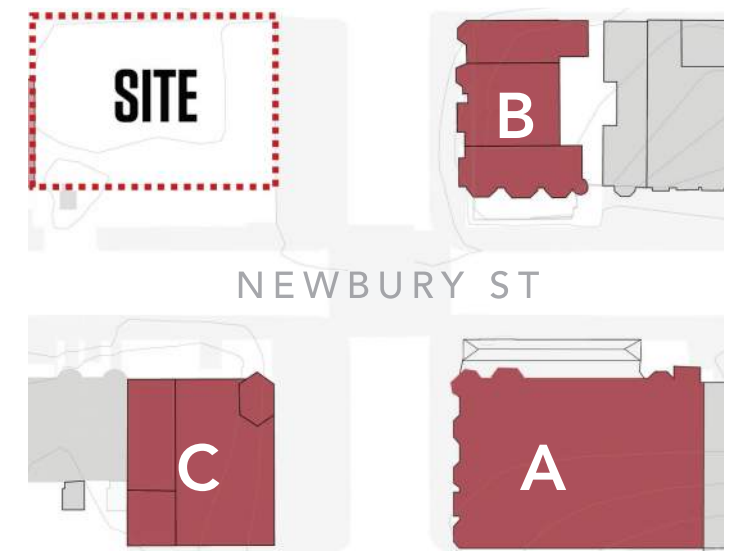


VIEW OF DARTMOUTH STREET SIDEWALK

**NEWBURY STREET SITE CONTEXT**  
SURROUNDING BUILDING FACADE PROFILES



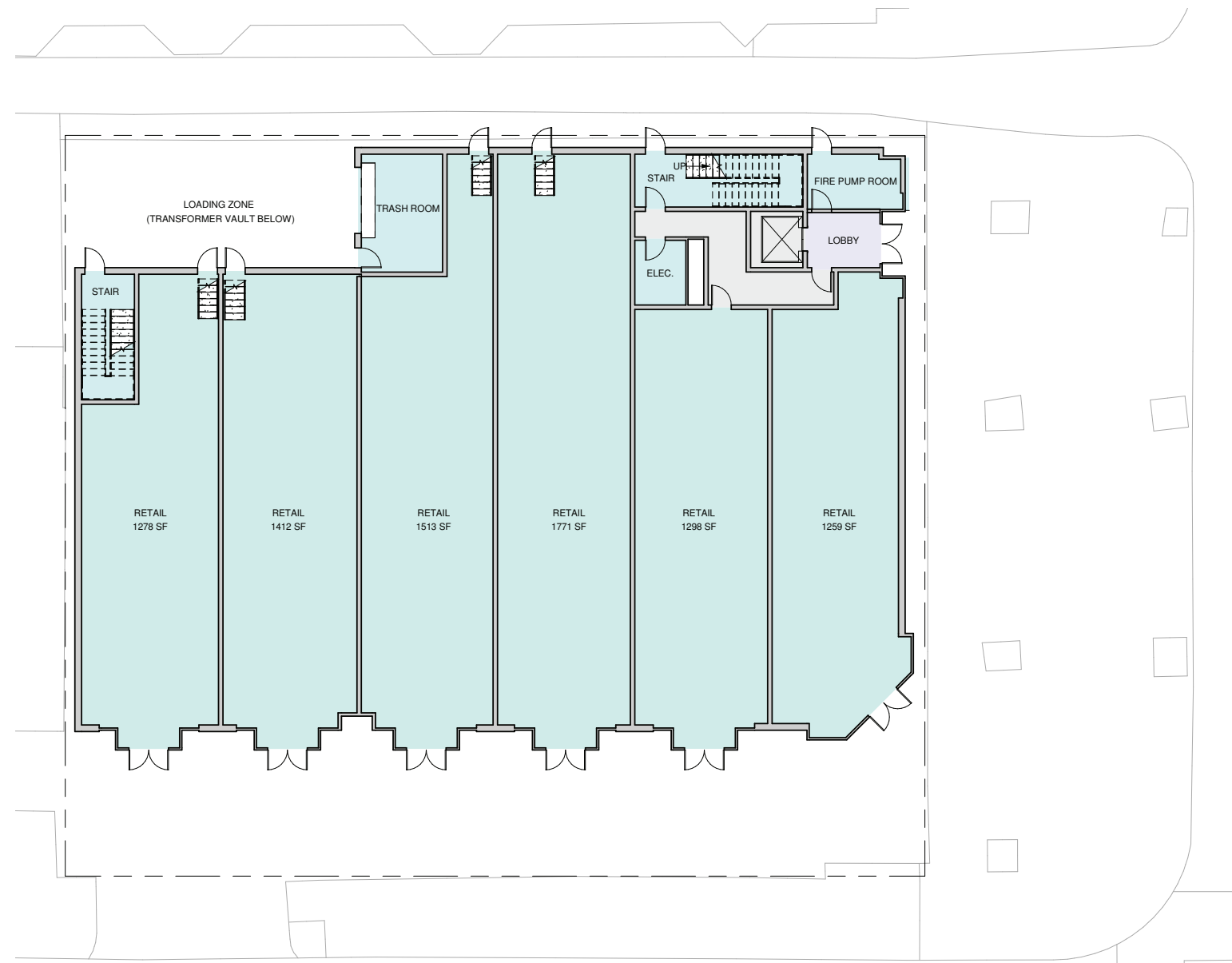
**PROJECT SITE ADJACENT BUILDING CHAMFERED CORNERS**



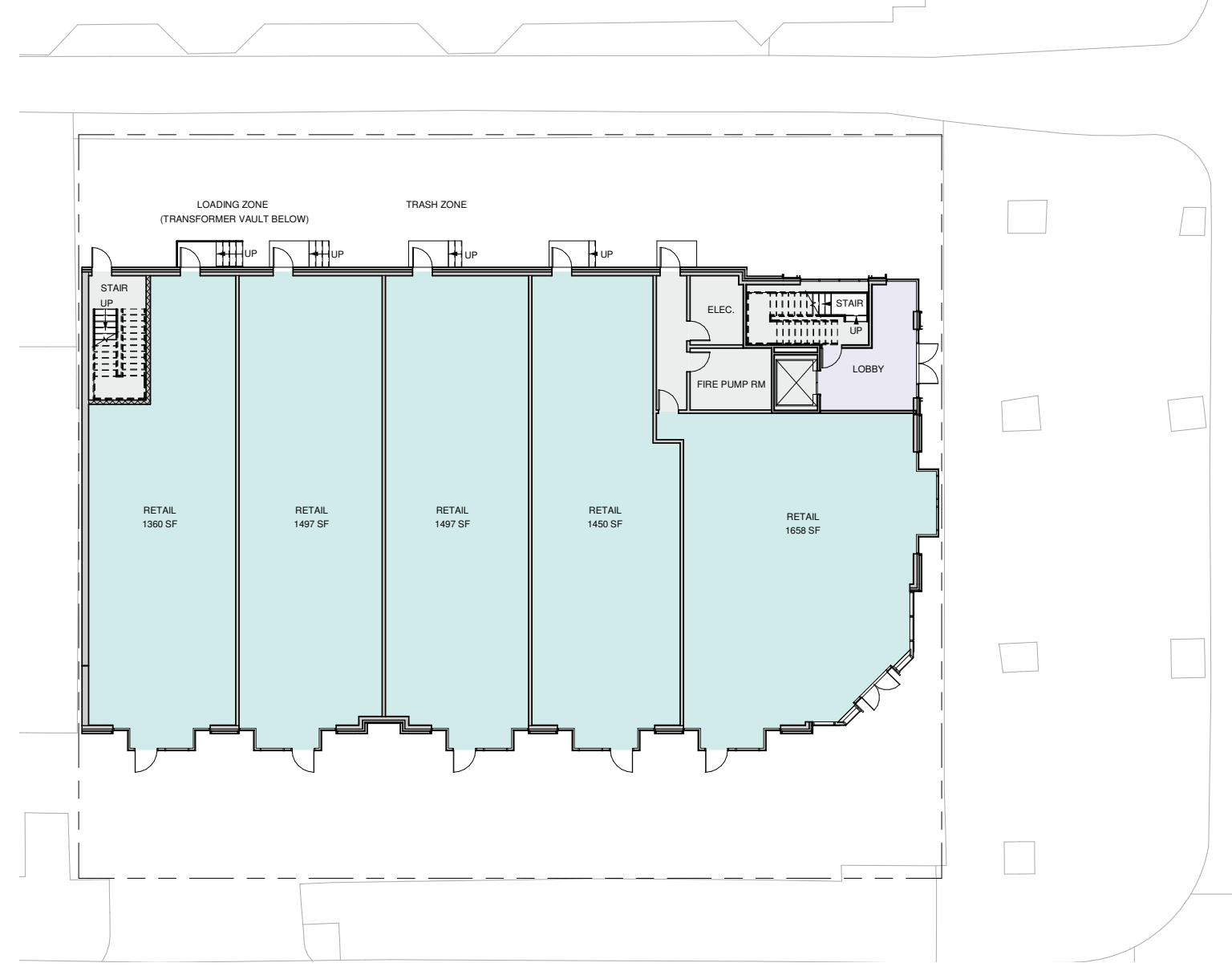
## **II. BUILDING FLOOR PLAN UPDATES**

# GROUND FLOOR PLAN UPDATES

GROUND LEVEL RETAIL PLAN



11/13/2019 PRESENTATION



01/08/2020 PRESENTATION



CURRENT GROUND FLOOR PLAN

# CURRENT FLOOR PLAN

GROUND LEVEL RETAIL PLAN



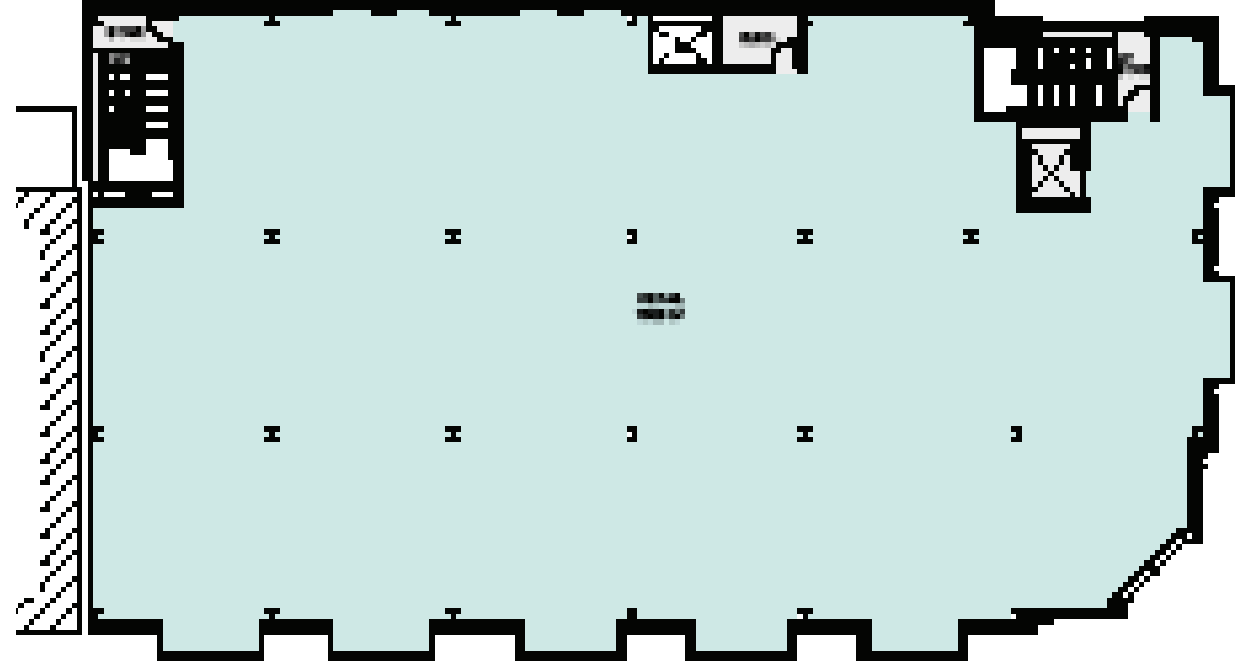
CURRENT BUILDING SITE PLAN



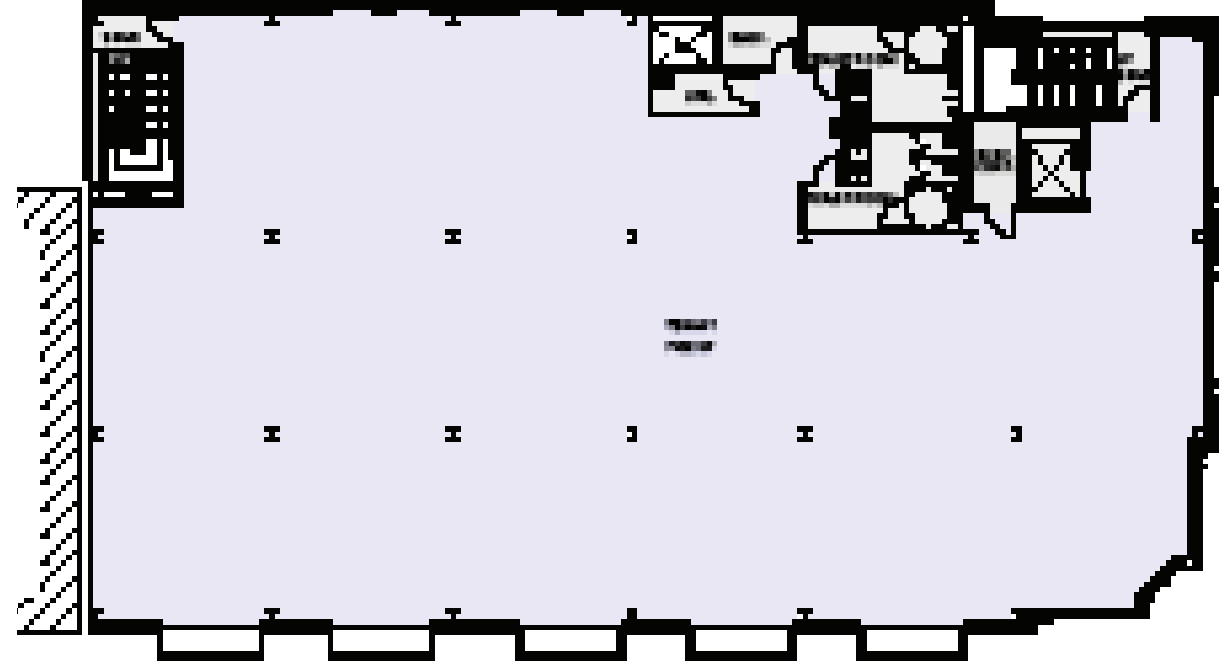


# CURRENT BUILDING FLOOR PLANS

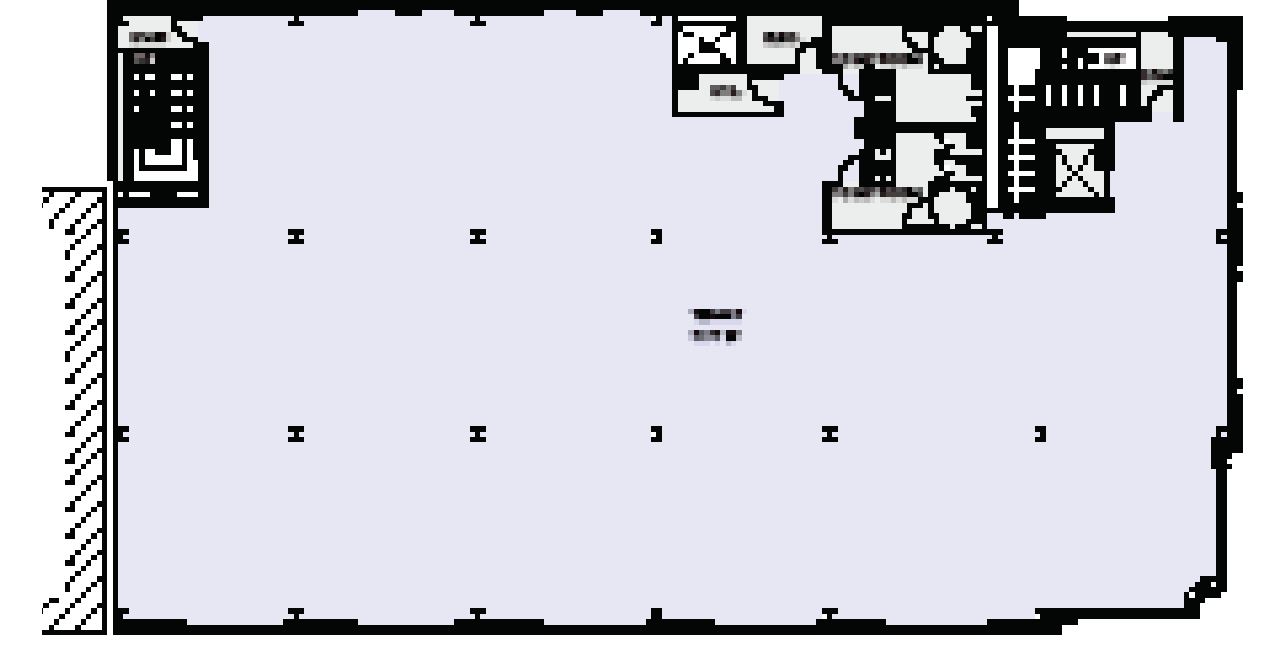
LEVELS 2-ROOF



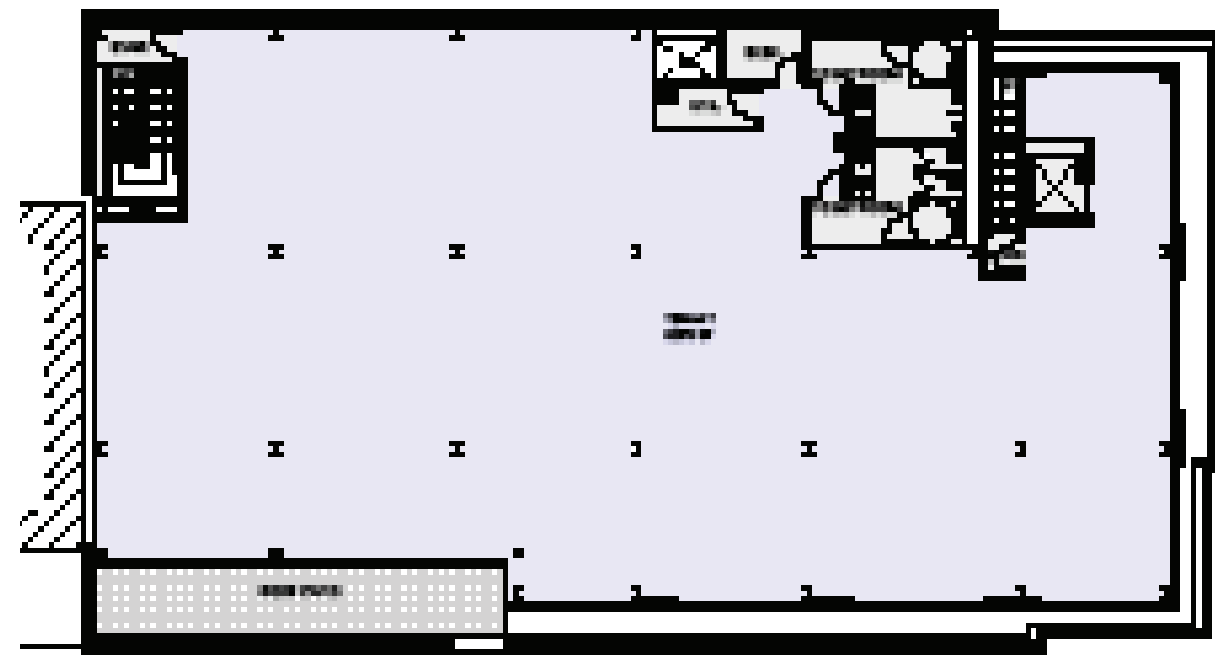
SECOND FLOOR PLAN



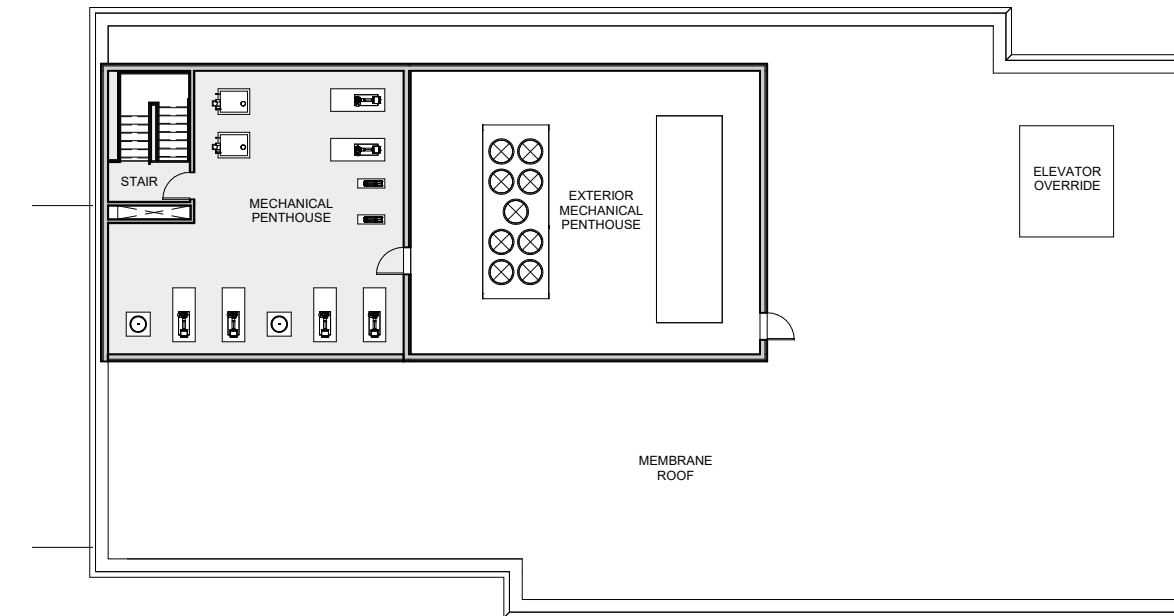
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



MECHANICAL ROOF PLAN



### **III. DESIGN MODIFICATIONS & IMPROVEMENTS**





CURRENT RENDERING  
DAYLIGHT VIEW



**Additional Bronze Panels**

**Removed Glass Railing/Extension**

**Removed Glass Slot**

**Stronger Horizontal Cornice**

**Stronger Horizontal Expressions**

**Alley Improvements**

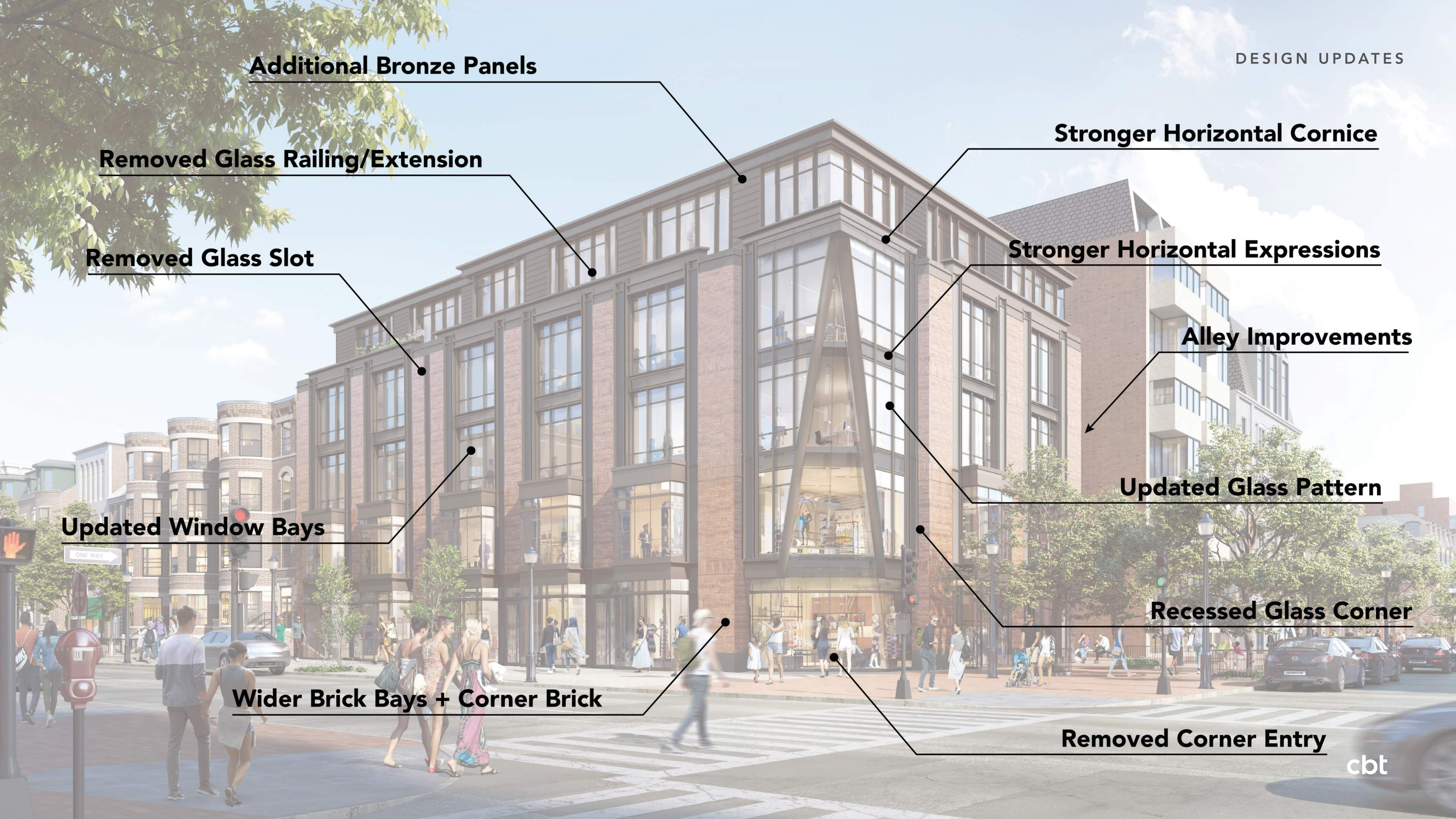
**Updated Window Bays**

**Updated Glass Pattern**

**Recessed Glass Corner**

**Wider Brick Bays + Corner Brick**

**Removed Corner Entry**



# CURRENT DESIGN

VIEW FROM DARTMOUTH ST CORRIDOR



# CURRENT DESIGN

VIEW ON NEWBURY ST





# CURRENT DESIGN

VIEW ON NEWBURY ST



# CURRENT DESIGN

VIEW ON NEWBURY ST



**CURRENT DESIGN**

VIEW OF PUBLIC ALLEY



**CURRENT DESIGN**

VIEW OF OFFICE ENTRY ON DARTMOUTH ST



## **IV. BUILDING ELEVATION UPDATES**

11/13/2019 ELEVATION

NEWBURY STREET ELEVATION



DARTMOUTH ST

01/08/2020 ELEVATION

NEWBURY STREET ELEVATION



DARTMOUTH ST

# CURRENT SITE ELEVATION

NEWBURY STREET ELEVATION



DARTMOUTH ST



11/13/2019 ELEVATION

DARTMOUTH STREET ELEVATION



NEWBURY ST

PUBLIC ALLEY 434

COMMONWEALTH AVE

01/08/2020 ELEVATION

DARTMOUTH STREET ELEVATION



NEWBURY ST

PUBLIC ALLEY 434

COMMONWEALTH AVE

# CURRENT SITE ELEVATION

DARTMOUTH STREET ELEVATION



NEWBURY ST

PUBLIC ALLEY 434

COMMONWEALTH AVE

11/13/2019 ELEVATION

PUBLIC ALLEY 434 ELEVATION



DARTMOUTH ST

01/08/2020 SITE ELEVATION

PUBLIC ALLEY 434 ELEVATION



DARTMOUTH ST

# CURRENT SITE ELEVATIONS

PUBLIC ALLEY 434 ELEVATION



DARTMOUTH ST



# V. APPENDIX

BUILDING FLOOR PLANS

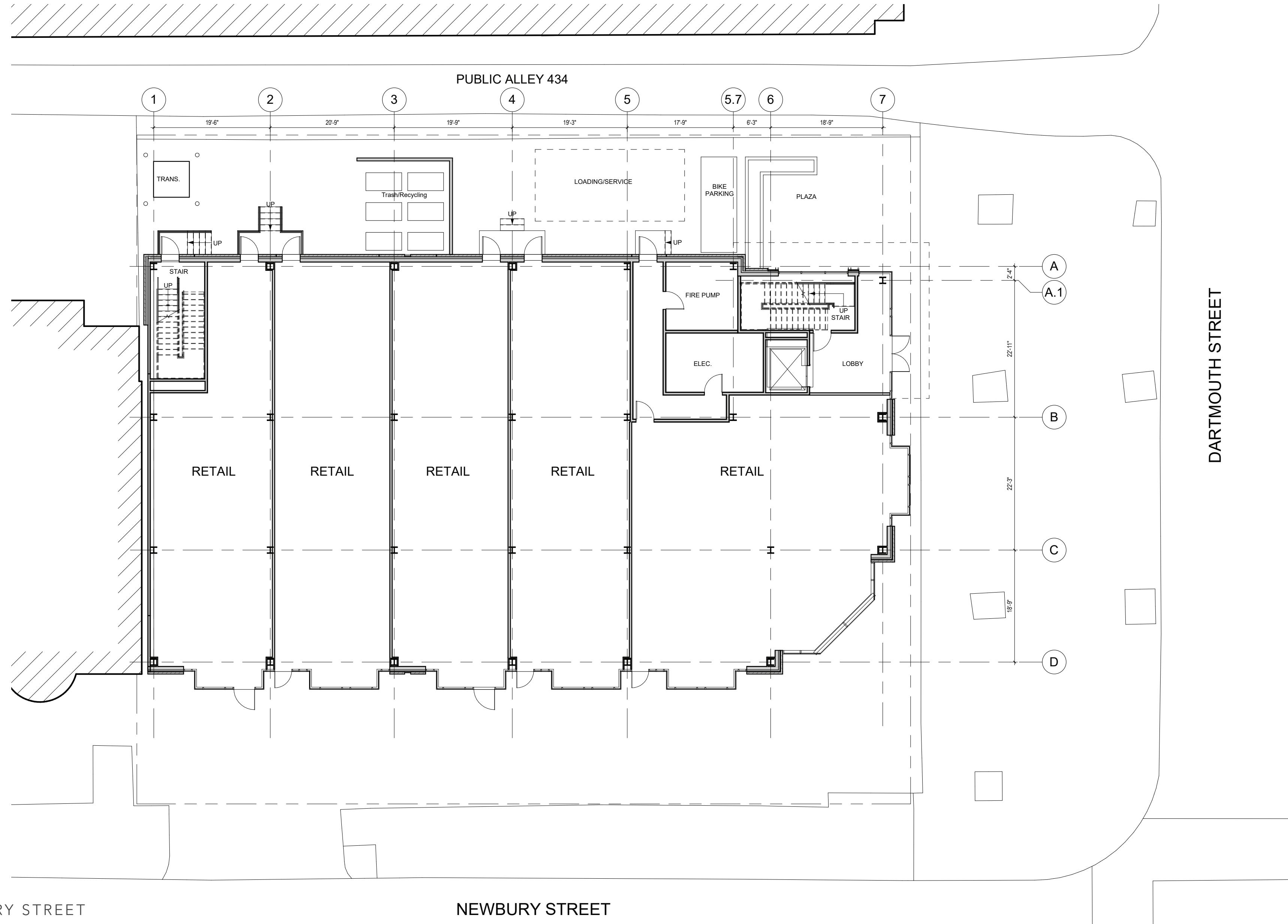
BUILDING ELEVATIONS

BUILDING SECTION



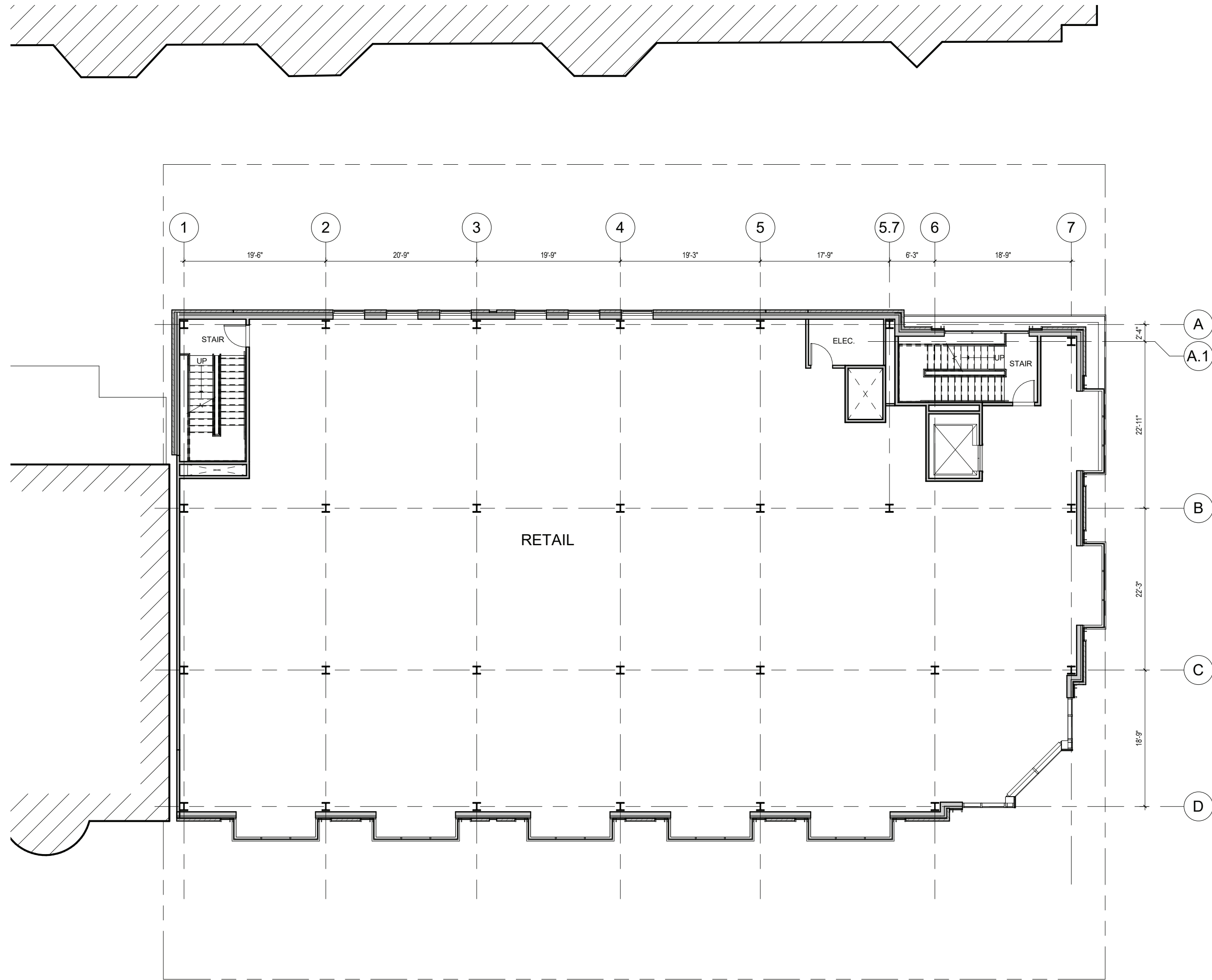
# BUILDING FLOOR PLANS

GROUND FLOOR PLAN



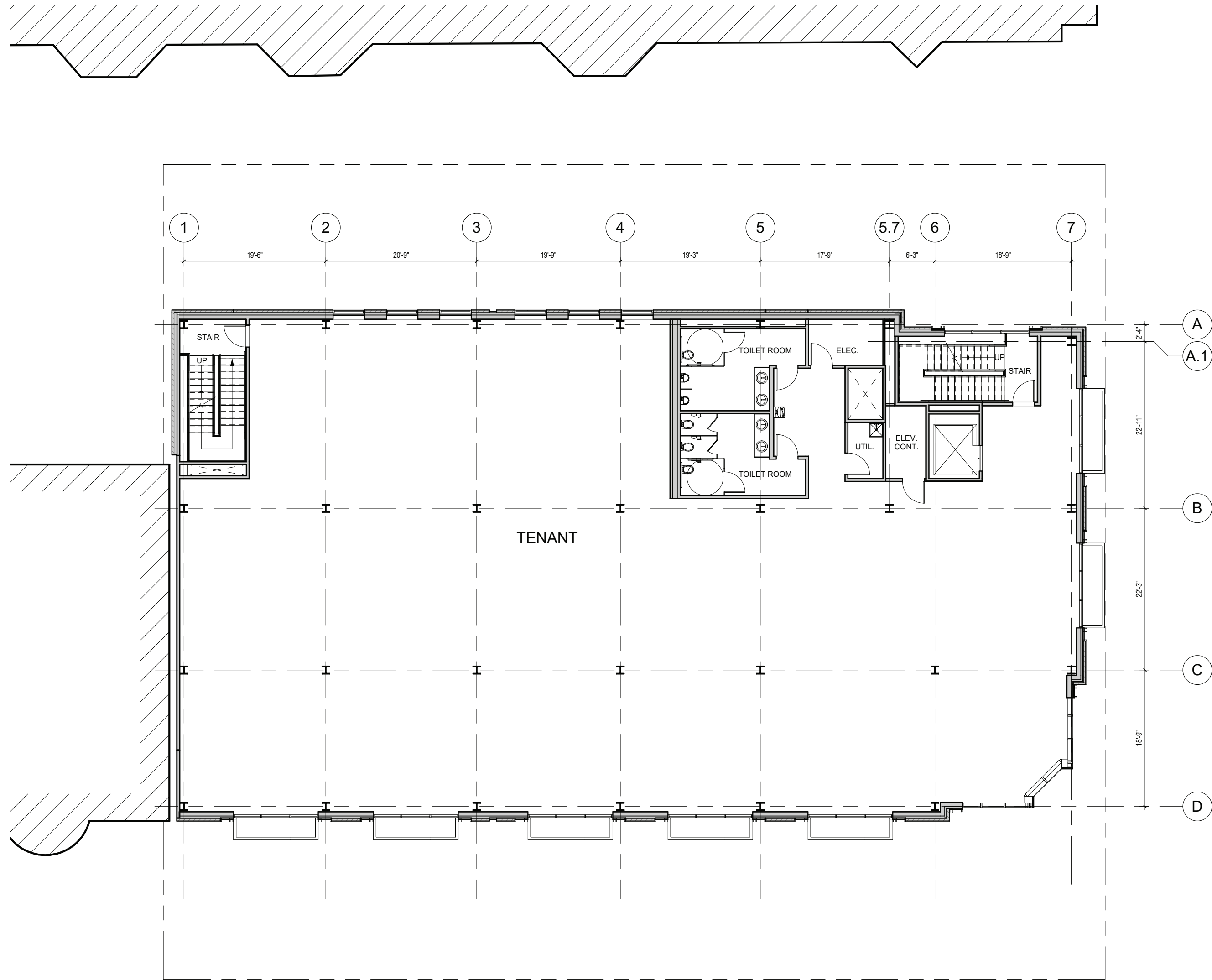
# BUILDING FLOOR PLANS

## SECOND FLOOR PLAN



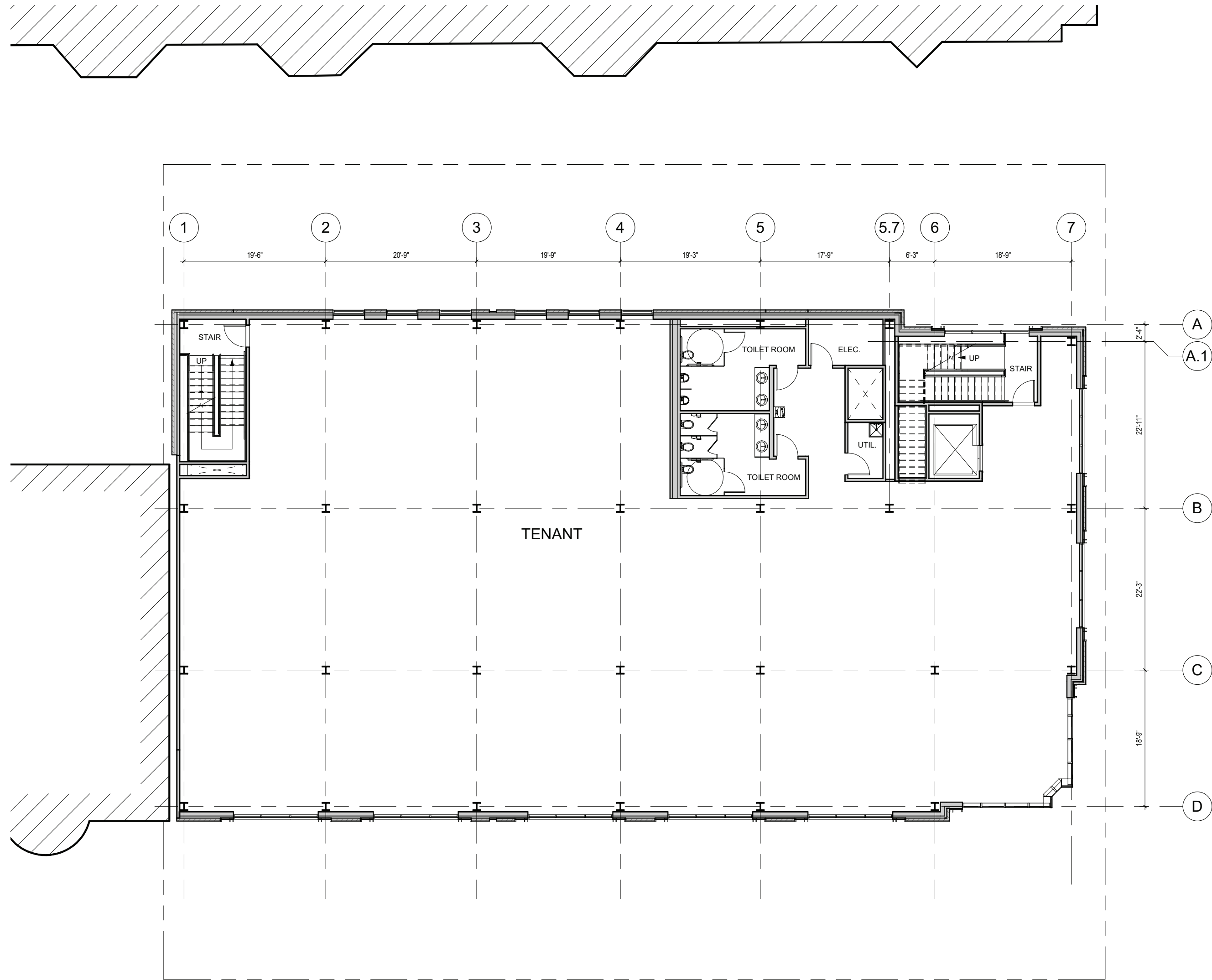
# BUILDING FLOOR PLANS

## THIRD FLOOR PLAN



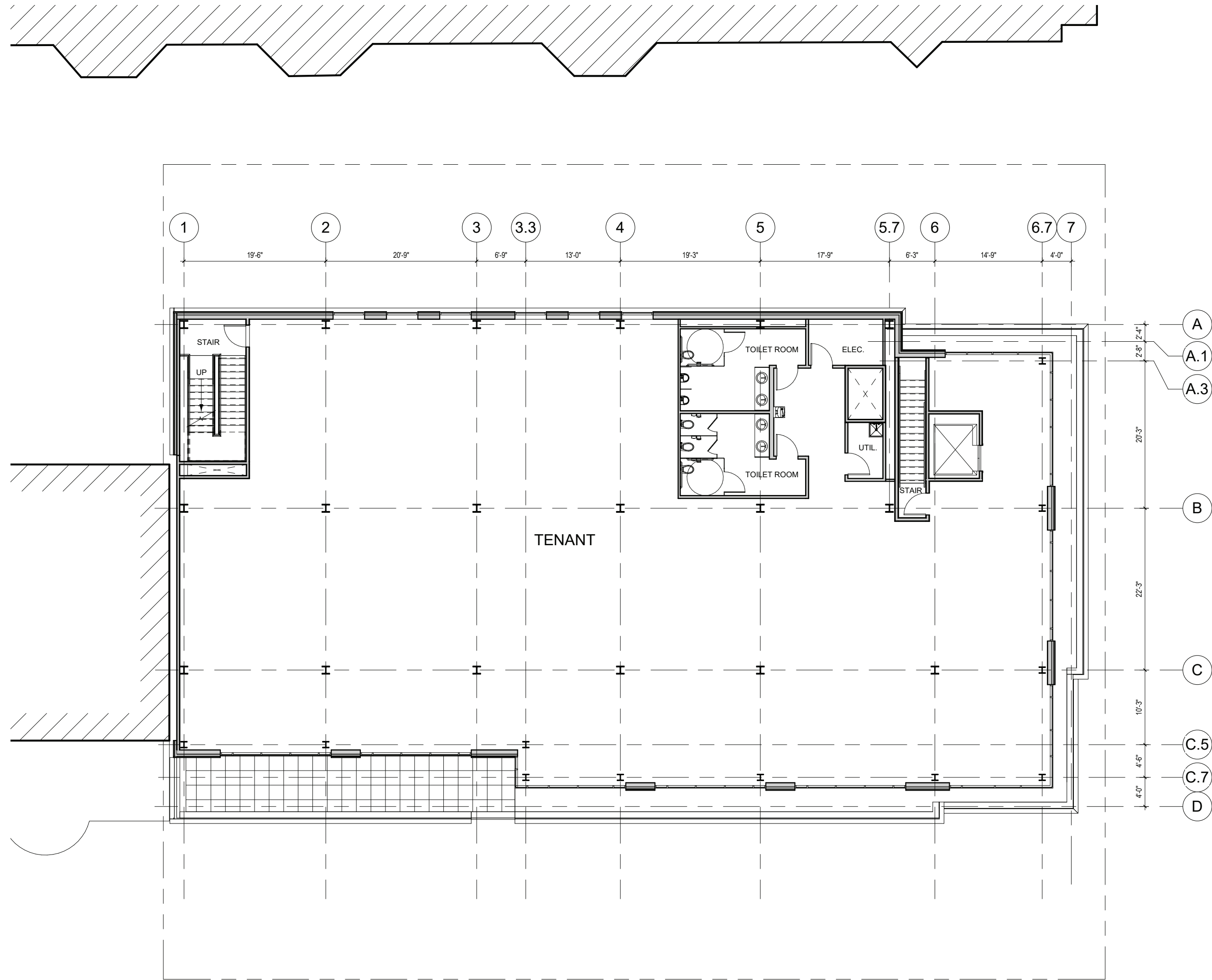
# BUILDING FLOOR PLANS

## FOURTH FLOOR PLAN



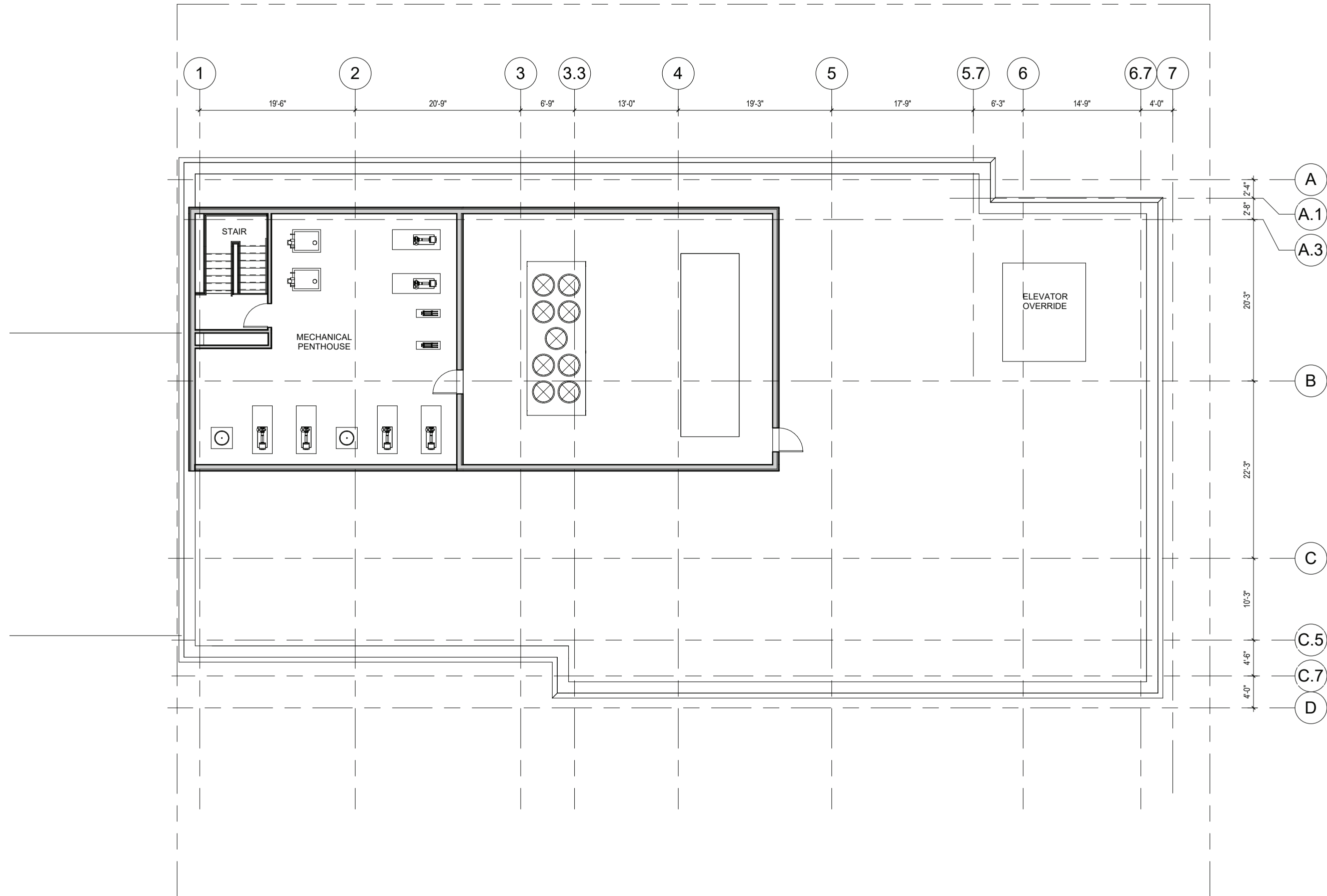
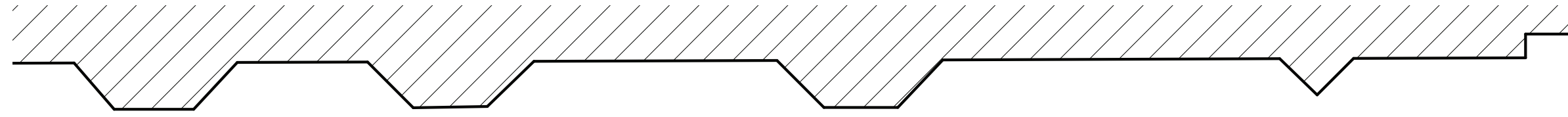
# BUILDING FLOOR PLANS

## FIFTH FLOOR PLAN



# BUILDING FLOOR PLANS

ROOF PLAN



# BUILDING ELEVATIONS

NEWBURY STREET ELEVATION



# BUILDING ELEVATIONS

DARTMOUTH STREET ELEVATION





# BUILDING ELEVATIONS

PUBLIC ALLEY ELEVATION



# BUILDING SECTION

