



EXETER TOWERS AMENITY PROGRAM

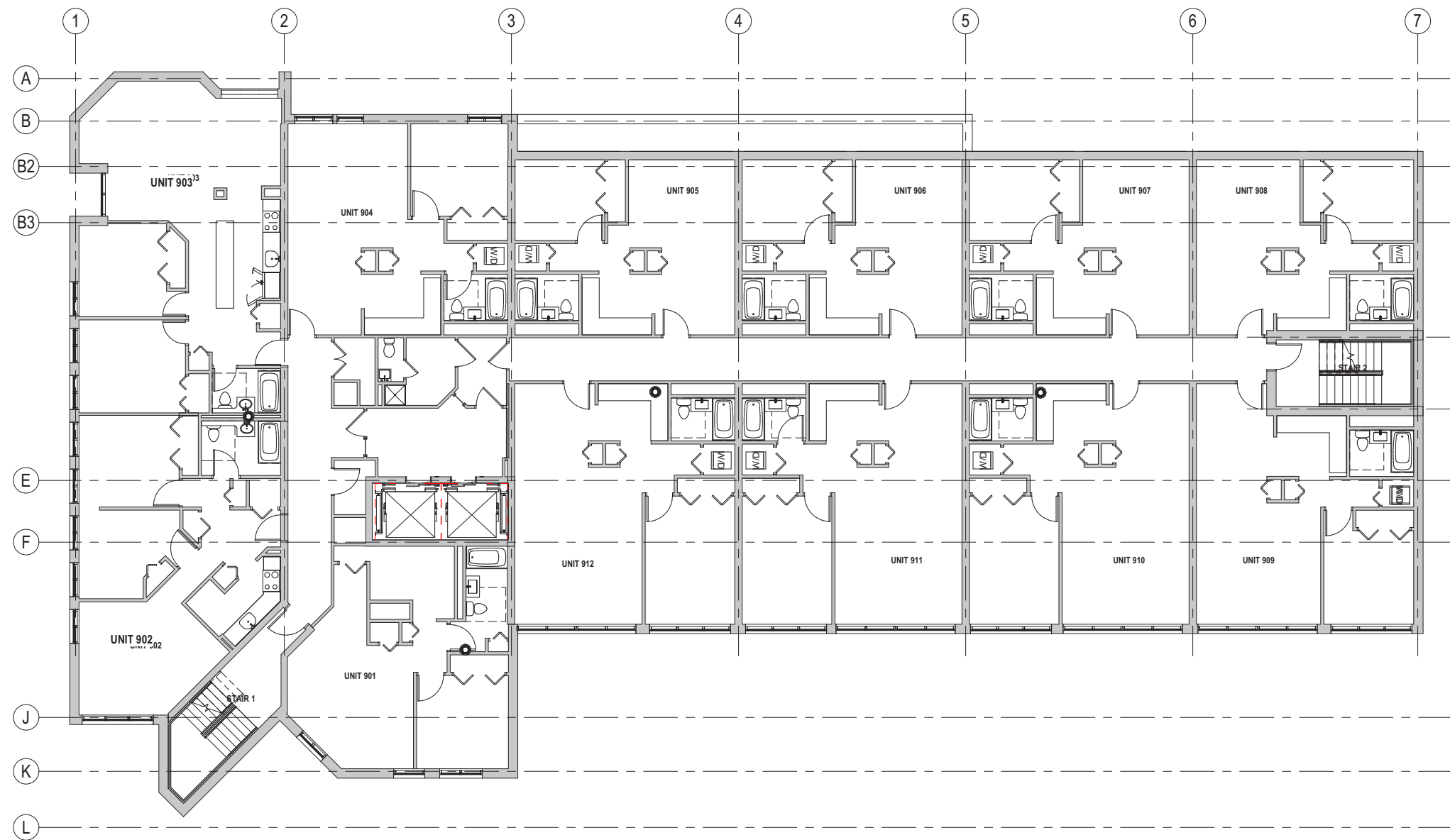
BBAC 09/08/2021



FLOOR PLANS

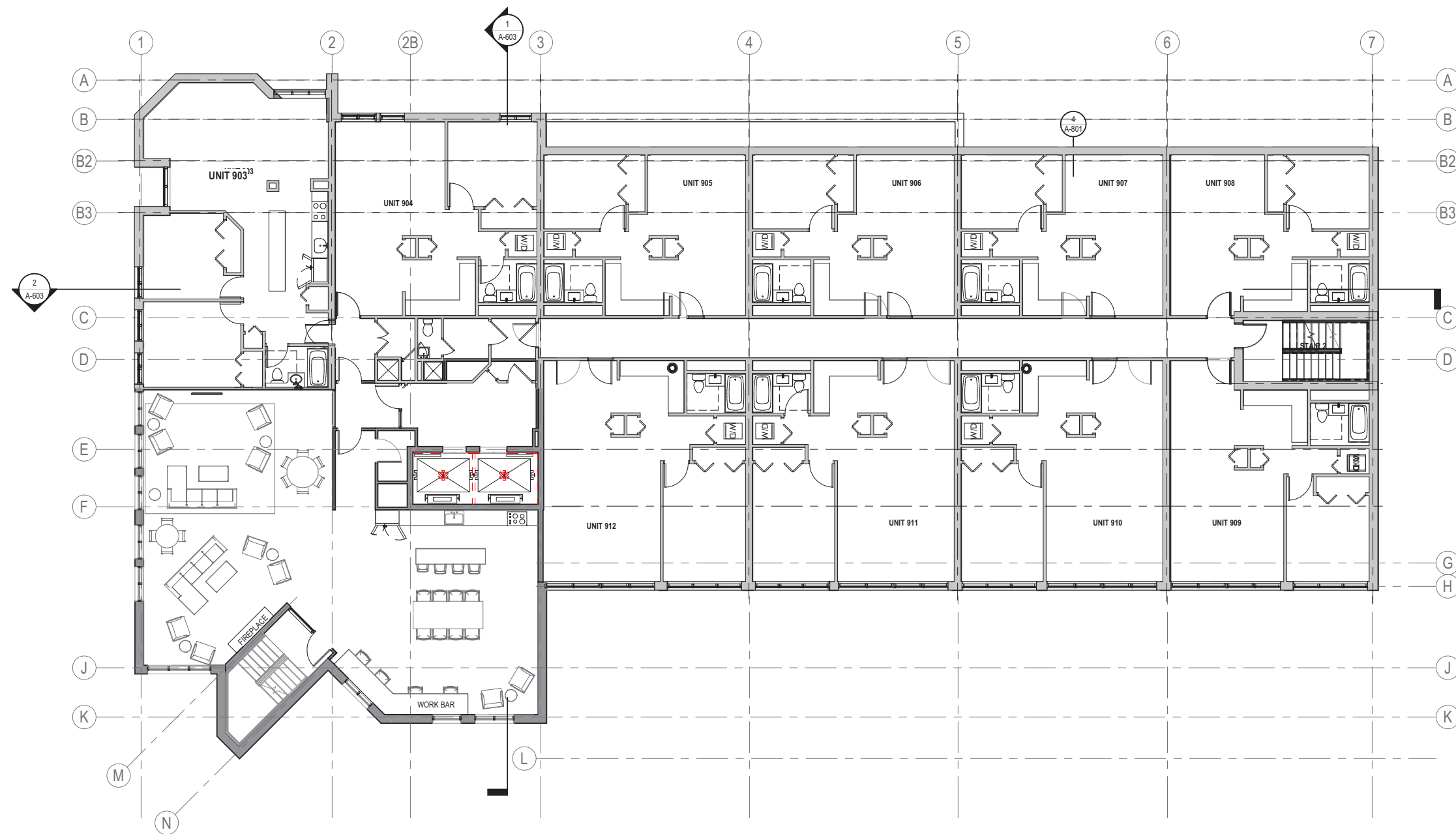
EXISTING LEVEL 9 DEMISING PLAN
LEVEL 9 UNIT RENOVATION
EXISTING ROOF PLAN
ROOF DECK

EXISTING LEVEL 9 DEMISING PLAN



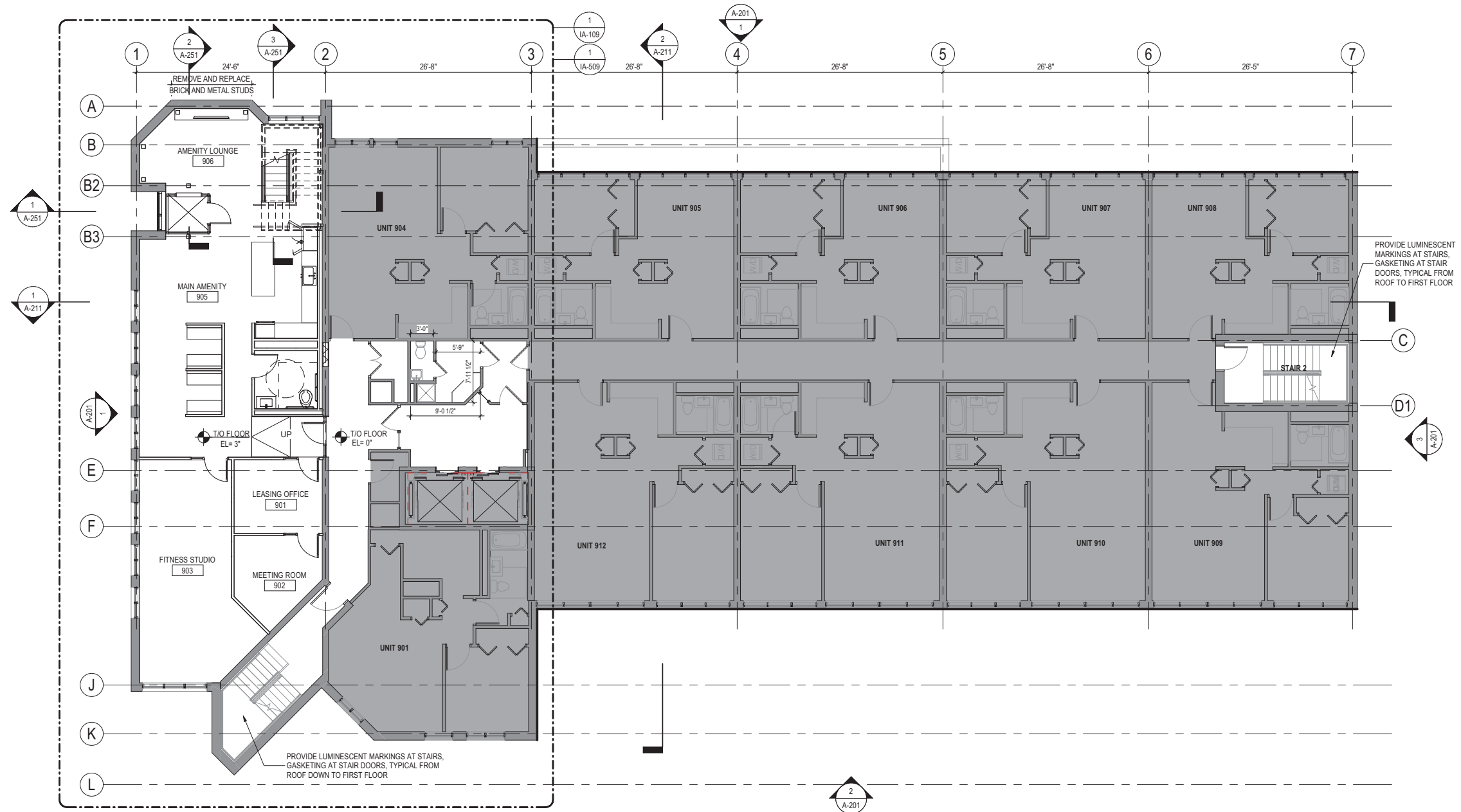
LEVEL 9 - APPROVED AMENITY 9/9/20

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



LEVEL 9 - PROPOSED AMENITY

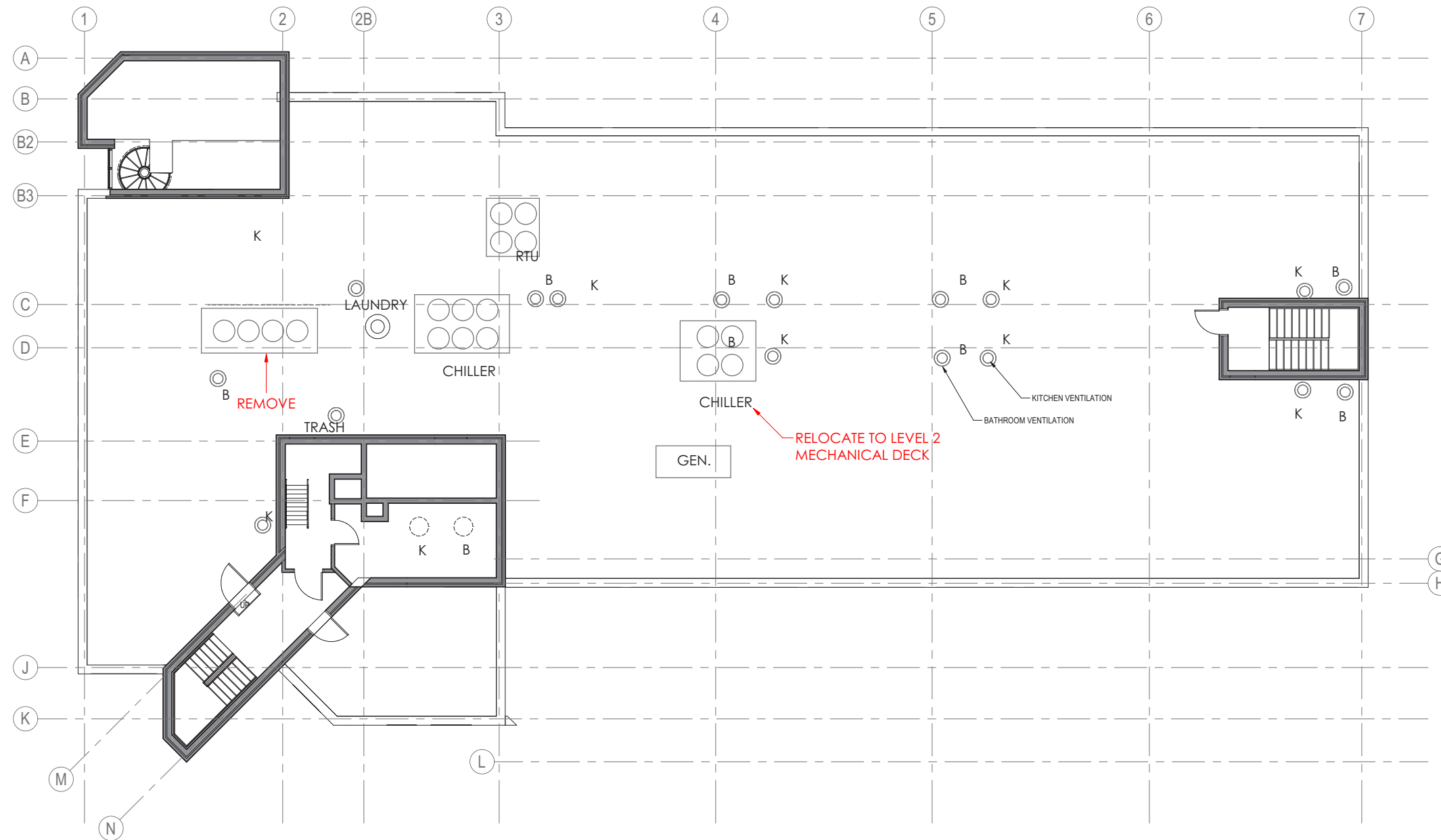
- 1,760 GSF of amenity space
- Existing units 902-903 converted



EXISTING ROOF PLAN

HEIGHT - 81'-6"

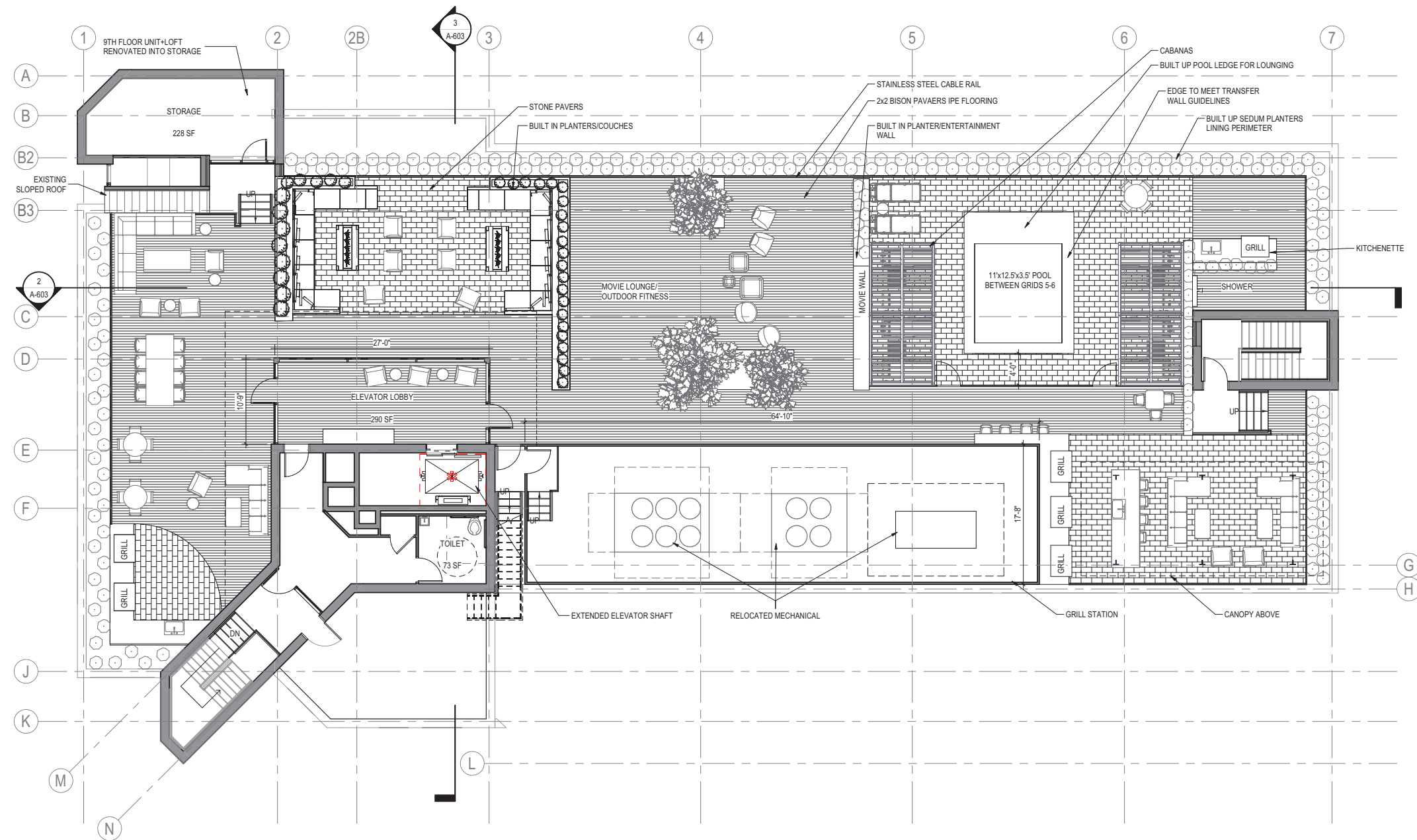
ELEVATION - 98'-7" BCB



APPROVED ROOF DECK 9/9/20

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

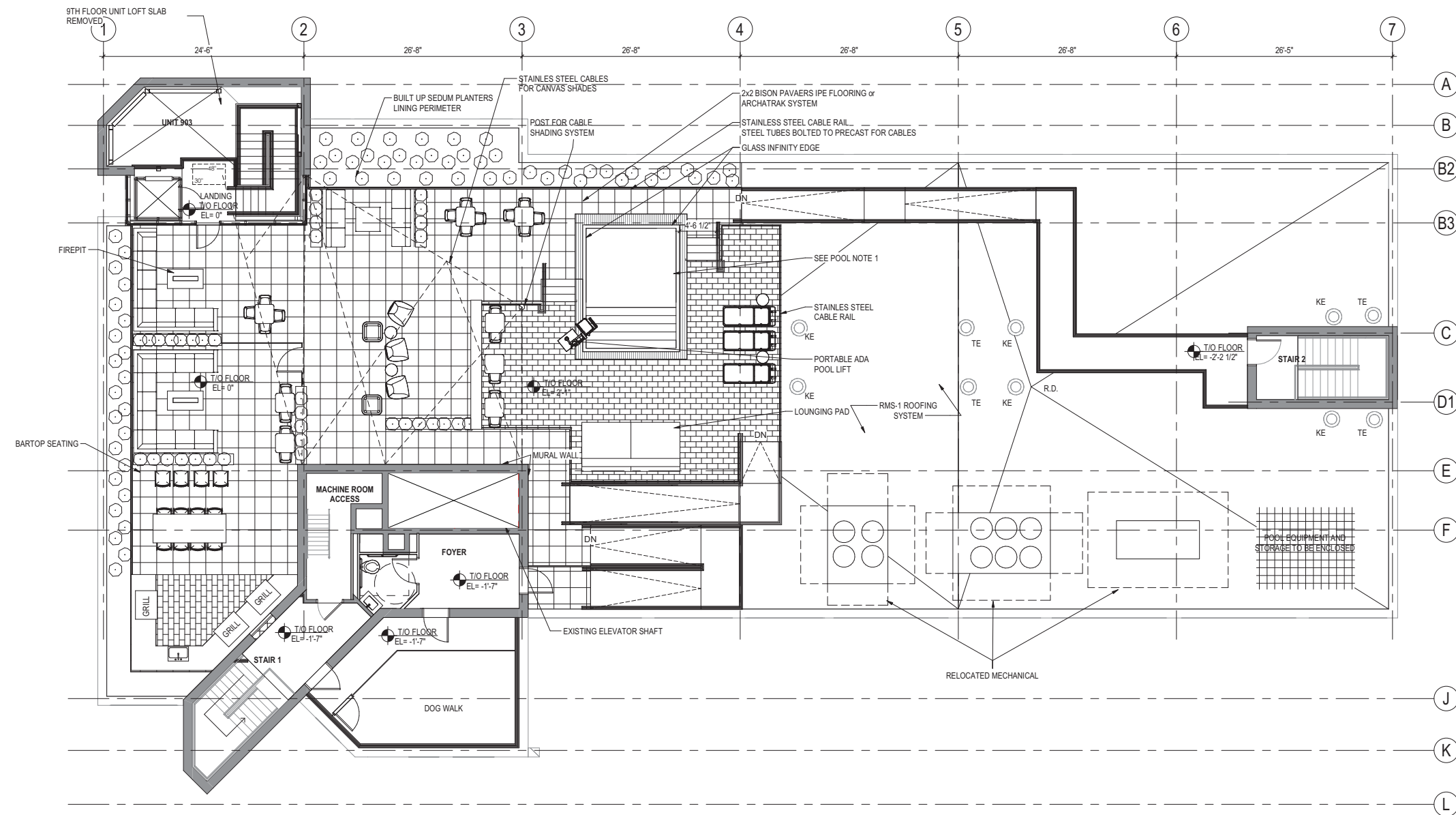
- 6,000 SF of exterior roof deck space
- 297 SF of elevator vestibule
- 96'-5" Top of amenity structure
- Corner unit loft space converted from living to storage
- Single level pool/amenity deck



PROPOSED ROOF DECK

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

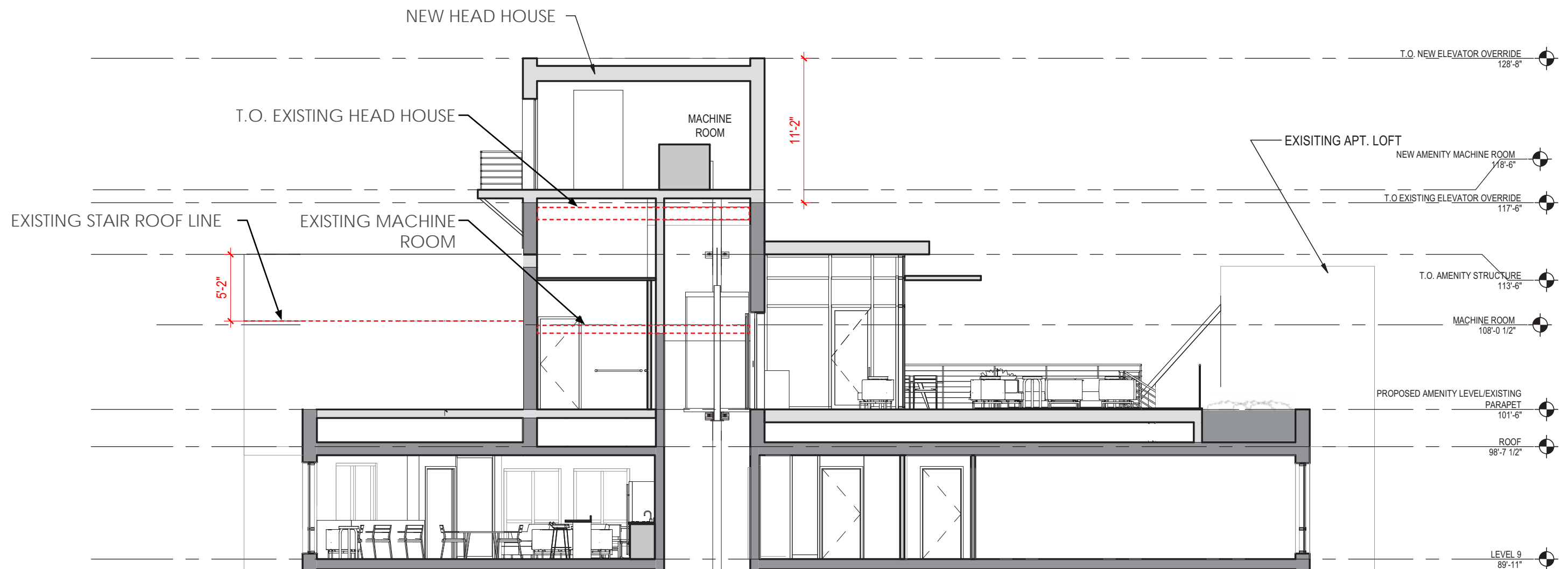
- 3,600SF of exterior roof deck space
- Corner unit loft space converted to vertical circulation
- Two level pool/amenity deck



APPROVED ELEVATOR EXTENSION

APPROVED VS PROPOSED

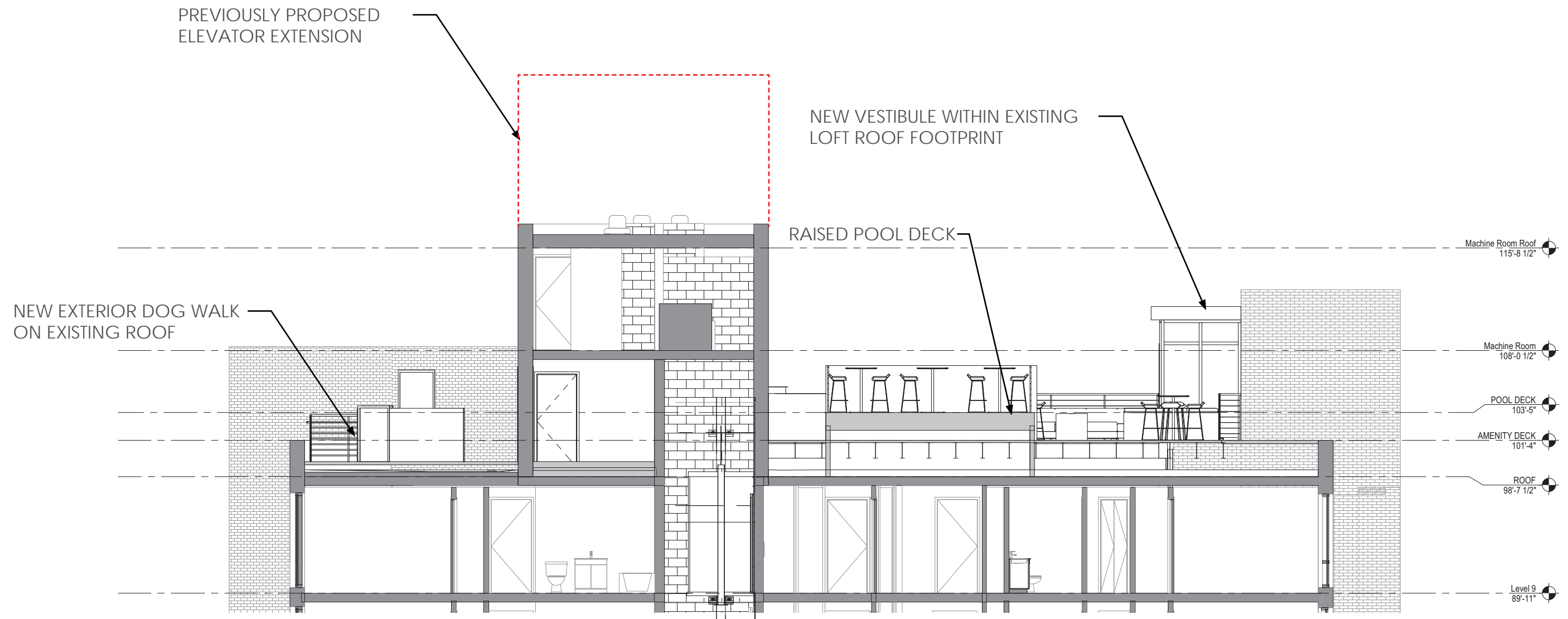
- Construct new machine room above operating machine room
- Take elevators off line one by one to move equipment to new machine room
- One access point on exterior for simplicity
- Allows for clear head height for circulation to bathroom, stair and fitness
- New height: 128'-8" BCB -- 11'-2" above existing.



PROPOSED SECTION

APPROVED VS PROPOSED

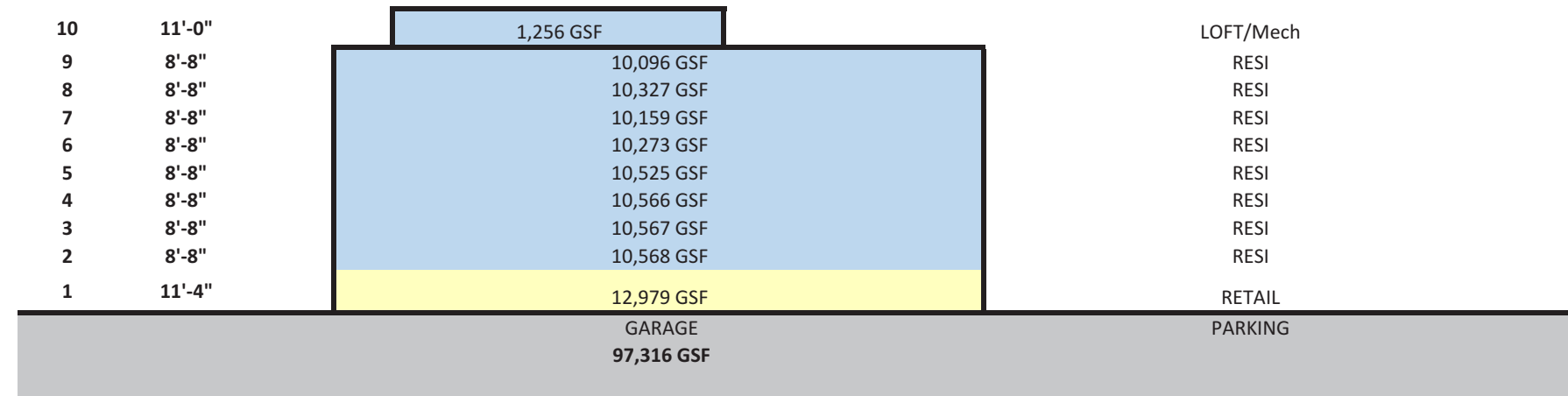
- Elevator extension removed
- New lift and stair proposed within existing unit loft space
- New vestibule constructed within existing loft roof footprint



EXISTING VS PROPOSED FAR

FAR CALCULATIONS

EXISTING FAR



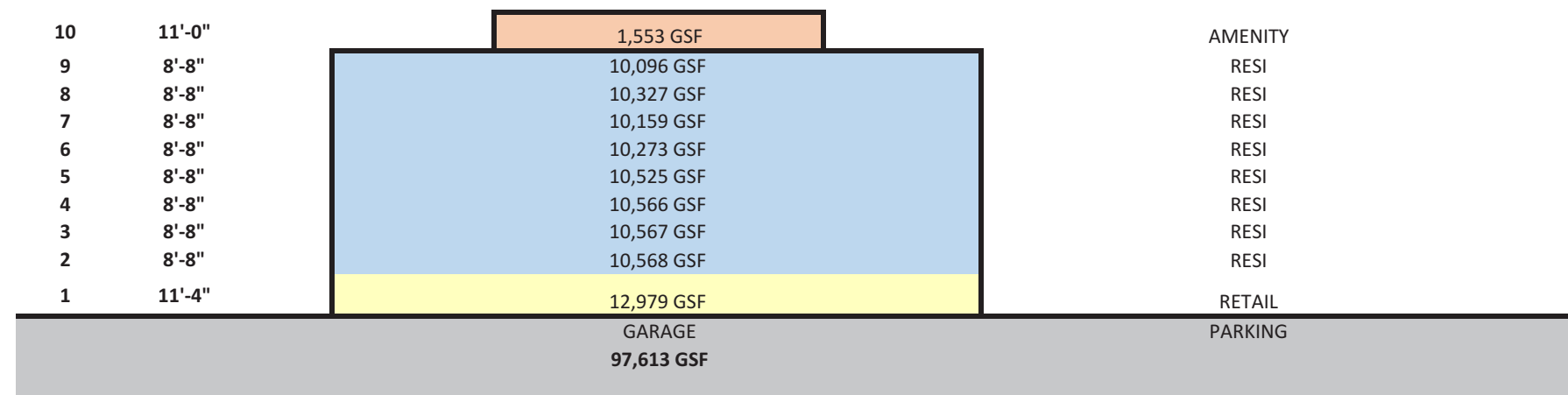
97,316 SF

Total FAR SF

16,677 SF
5.84

Net Lot Area
FAR

APPROVED FAR



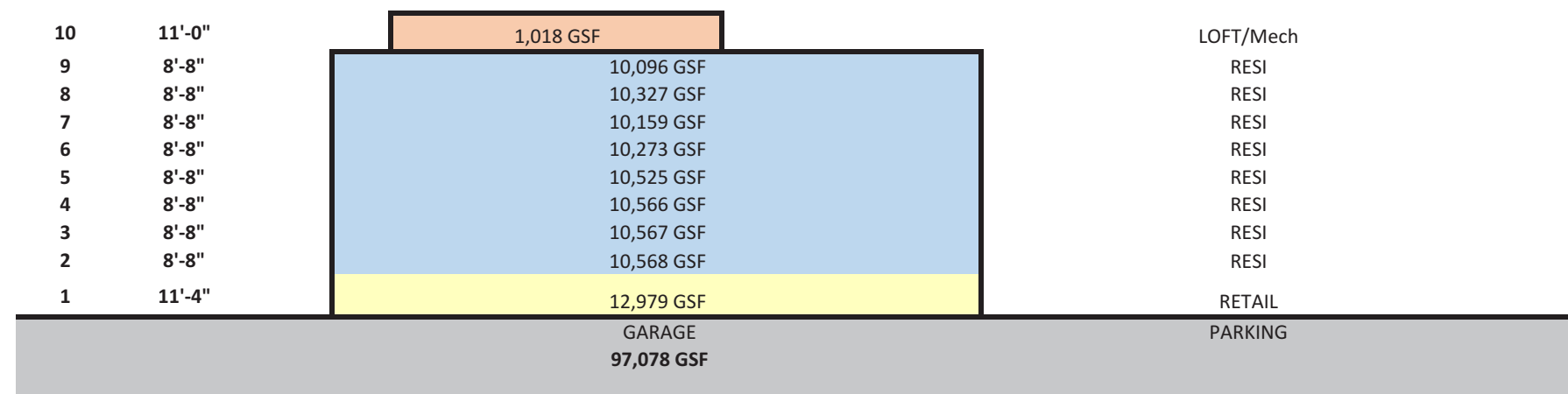
97,613 SF

Total FAR SF

16,677 SF
5.85

Net Lot Area
FAR

PROPOSED FAR



97,078 SF

Total FAR SF

16,677 SF
5.82

Net Lot Area
FAR

ROOF DECK VIEW

APPROVED ROOF DECK 9/9/20



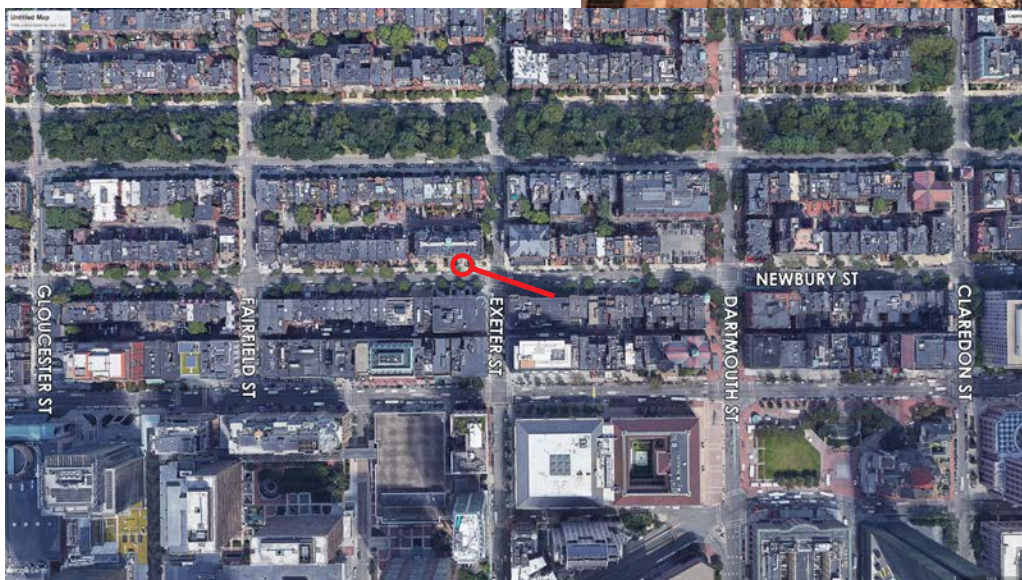
PROPOSED ROOF DECK

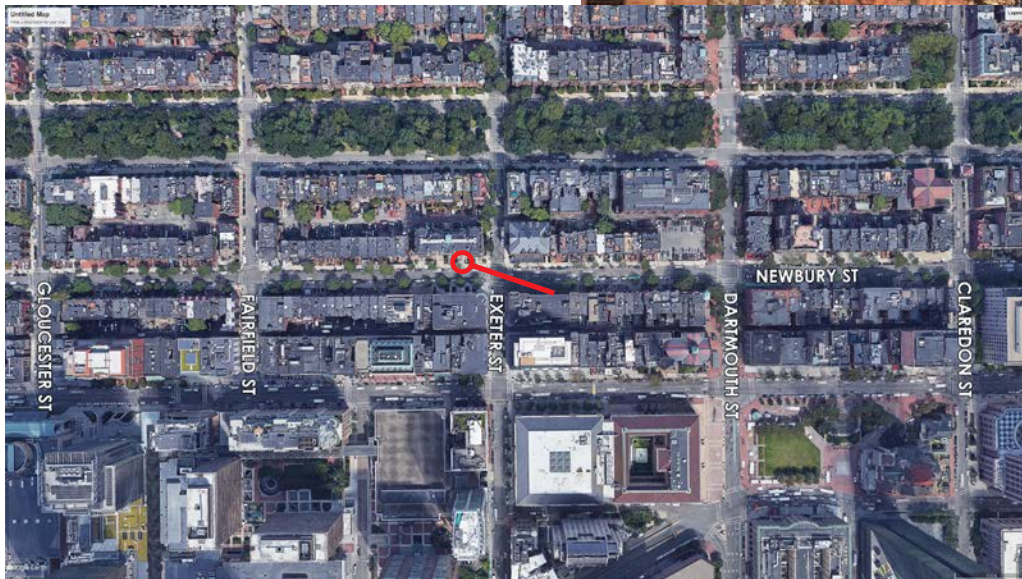


STREET IMPACT

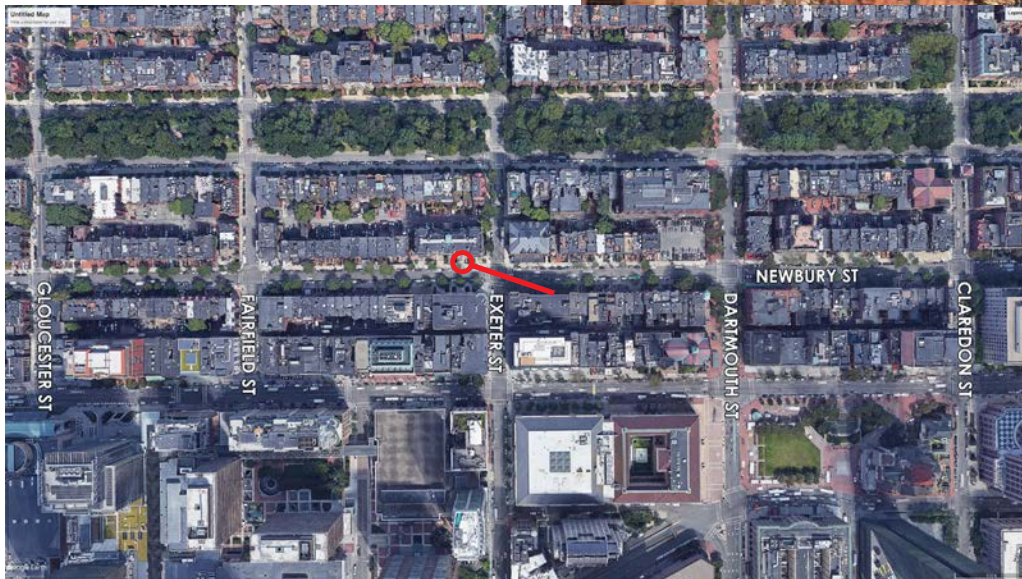
PROPOSED VS. EXISTING

EXISTING





PROPOSED



THANK YOU