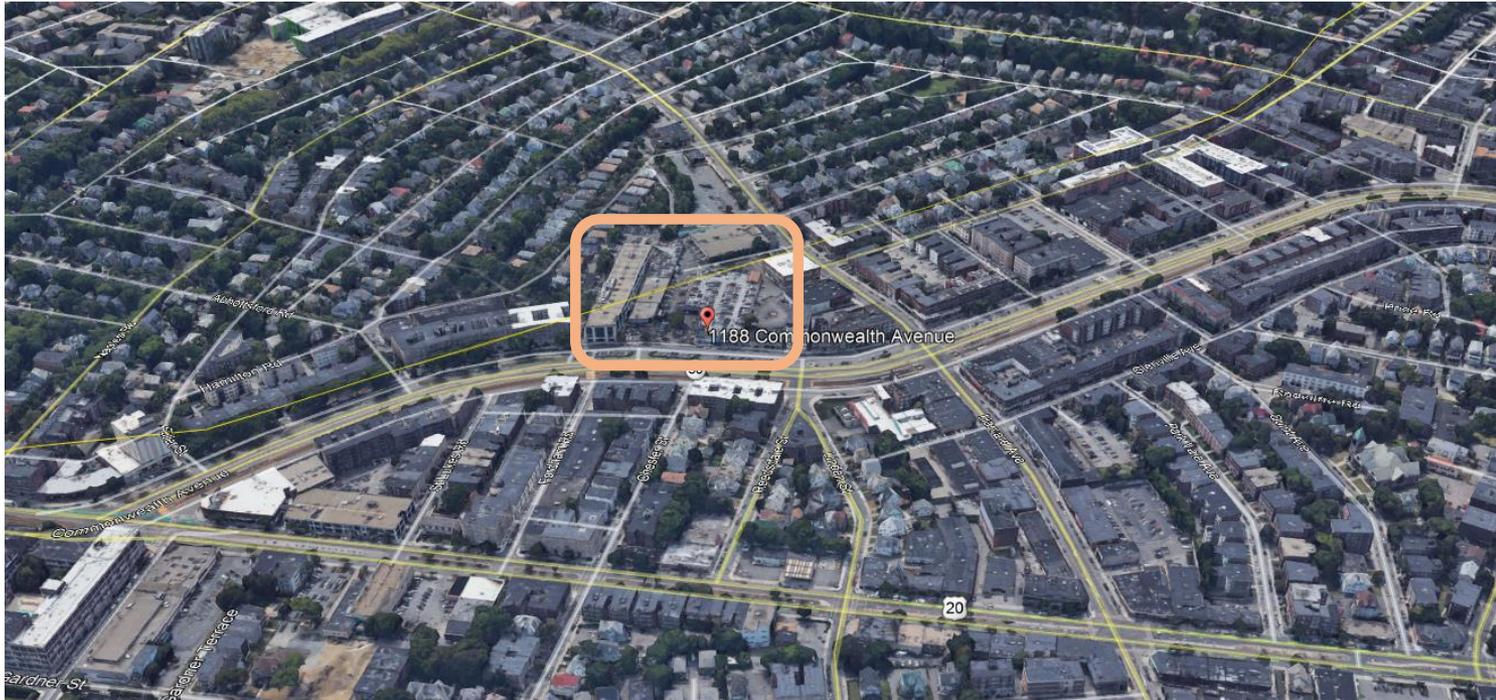


Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston



Project Team

Owner:	The Herb Chambers Companies
Architect:	Mark Regent, Regent Associates, Inc.
Permitting Attorney:	Don Wiest, Dain Torpy
Corporate Council:	Paul Losordo
Civil Engineer:	Gabe Crocker, CHA
Traffic Consultant:	Jeff Dirk, Vanasse & Associates
LEED Consultant:	Jay Murray, C3
Landscape Architect:	Clara Batchelor, CBA

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Where we started, based on Jaguar Land Rover's new ARCH image guidelines...

Initial Comments:

"It's too boxy and horizontal, while everything else in the area is a smaller scale and more vertical".

"Maybe extend the portion above the front entrance to the roof line to create more of a separation between the two sides, add a canopy over the doors to highlight the entrance."

"It's a 'big box without any interesting or distinguishing architectural elements'..."

"...surprised Chambers and Jaguar/Land Rover wanted to build a "flagship downtown dealership with such a boring, industrial looking design".

"The Service Entrance is set back too far with a parking lot between this and Porsche."



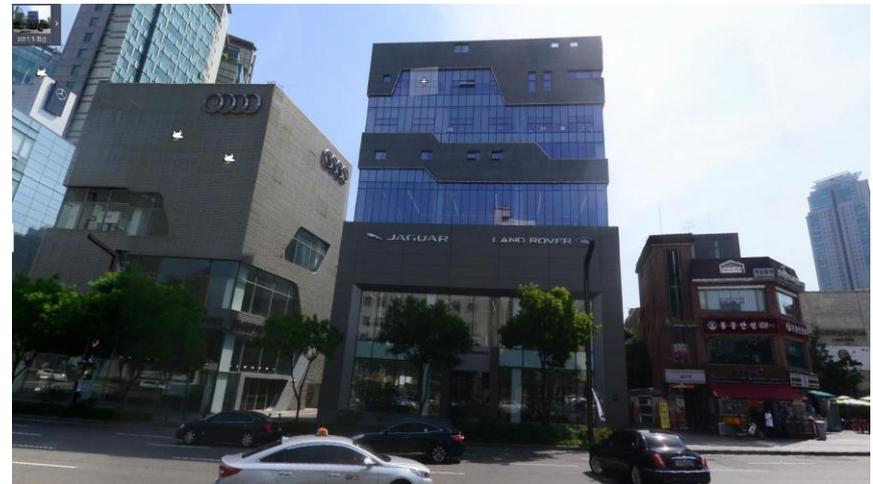
Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Comment: "There are better looking JLR dealerships that are more interesting..."



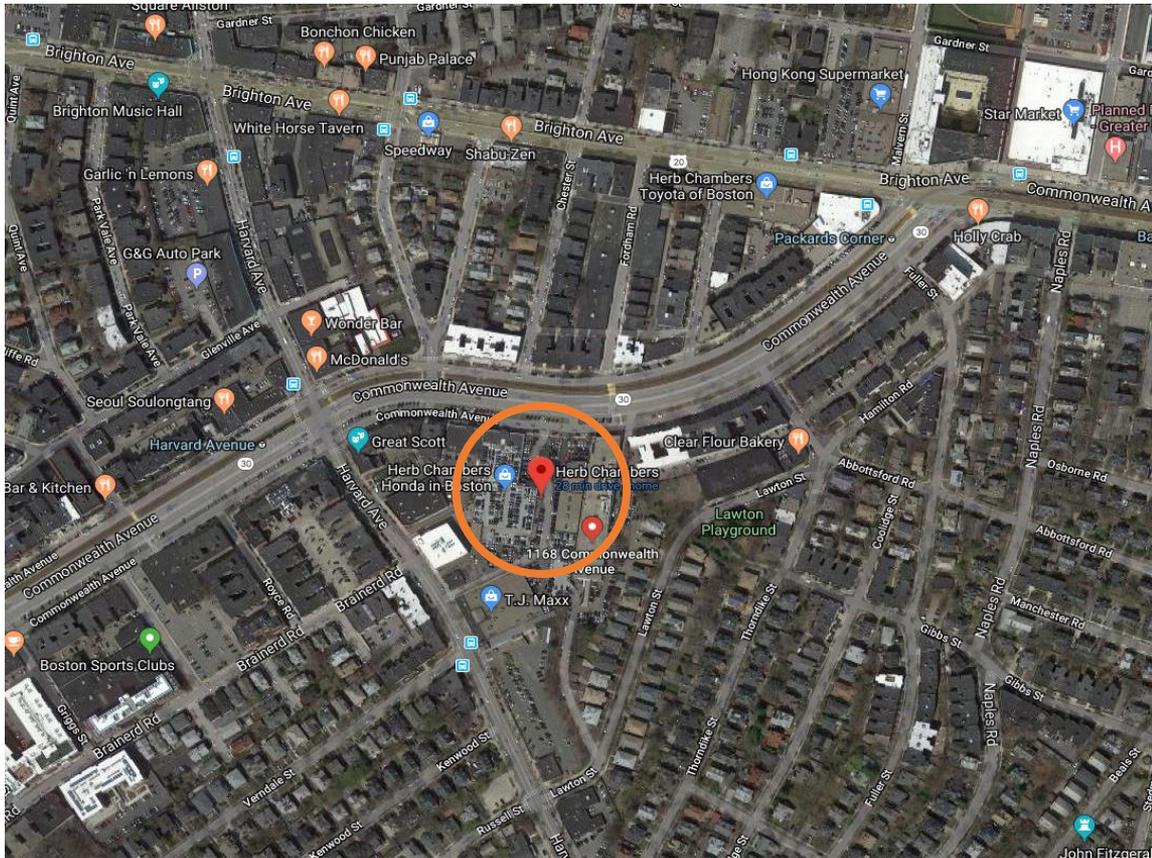
Very few **multi-story**, JLR-compliant dealerships have been built in **urban** locations. None we have found are located in a mostly residential urban neighborhood.



Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Recent History, Context and Typology



BMW/MINI was designated by the BRA in 1999 as a 'Transition building', between the residential properties to the east, and the commercial area to the west. It was designed to fit into the existing context of the neighborhood. This happened long before most manufacturers had image requirements.

Porsche is an older building that has undergone many changes over the past 25 years...BMW to Saab to Saab/Porsche and is currently Porsche exclusively. Porsche would very much like to see the building enlarged and brought closer to the street, and that *may* happen in the future.

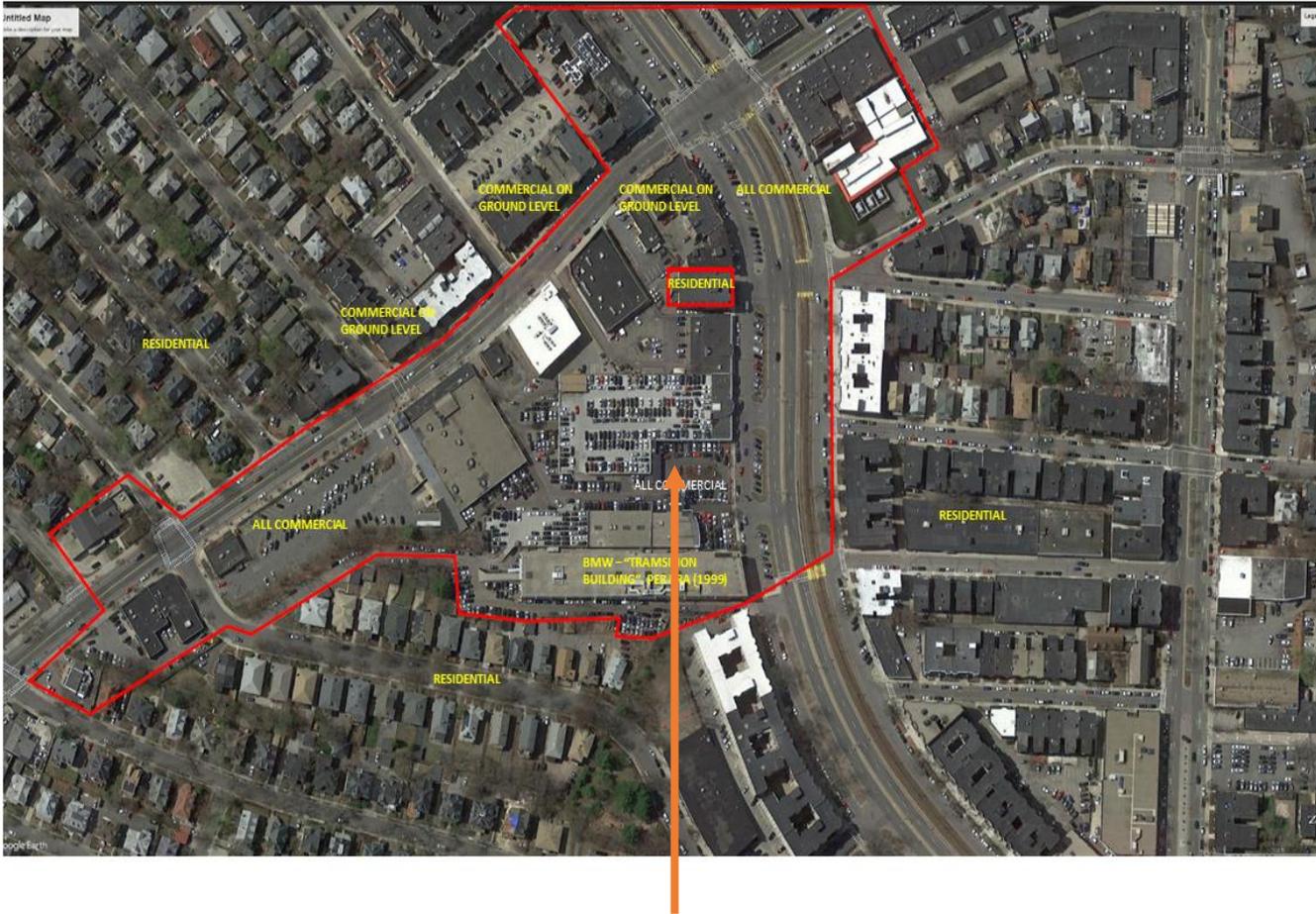
JLR Boston



Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Comment: "Look at the evolution of the site. Look at the street. Do a typological analysis of the street including the BMW/Mini buildings. You have three brands, three buildings, three scales and lots of parking."

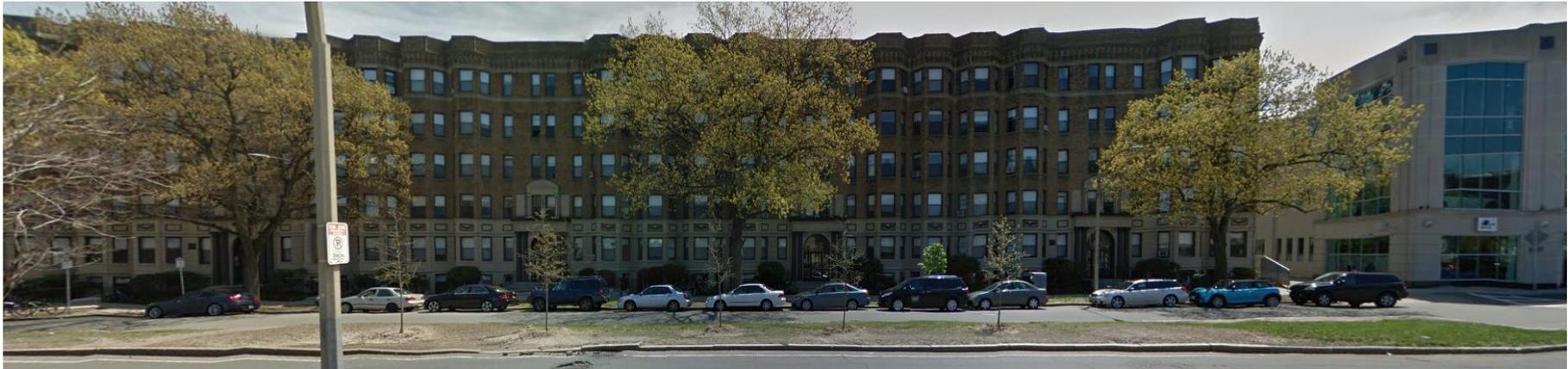


This section of Commonwealth Avenue has had automotive dealerships for nearly 100 years. Cars are big, and with the current situation, they cannot be 'hidden' inside the buildings. We are trying to rectify this by including a vehicle storage facility inside.

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Comment: "Look along the street to the east and across the street where you see long stretches of very regular articulation."



1130 – 1150 Commonwealth Avenue



1168 – 1200 Commonwealth Avenue

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Comment: "Look along the street to the east and across the street where you see long stretches of very regular articulation."



Directly west of the site - 1200 Commonwealth Avenue to Harvard Avenue



Directly across Commonwealth Avenue

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Comment: "Look along the street to the east and across the street where you see long stretches of very regular articulation."



South side of Commonwealth Avenue

Herb Chambers Jaguar Land Rover of Boston

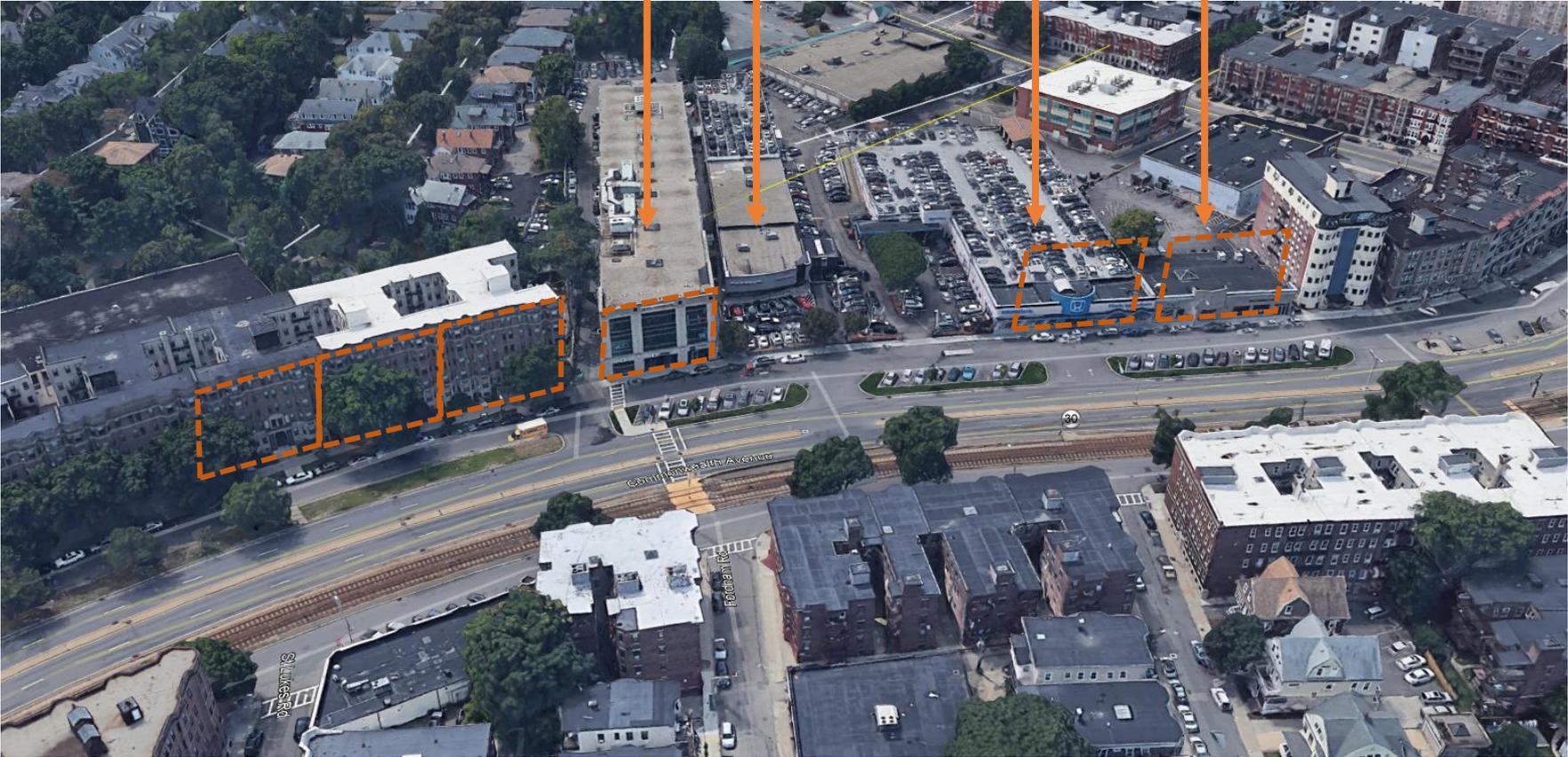
1188 Commonwealth Avenue, Boston

BMW MINI

PORSCHE

HONDA

INFINITI



Comparison of scale and proportions of other buildings along Commonwealth Avenue

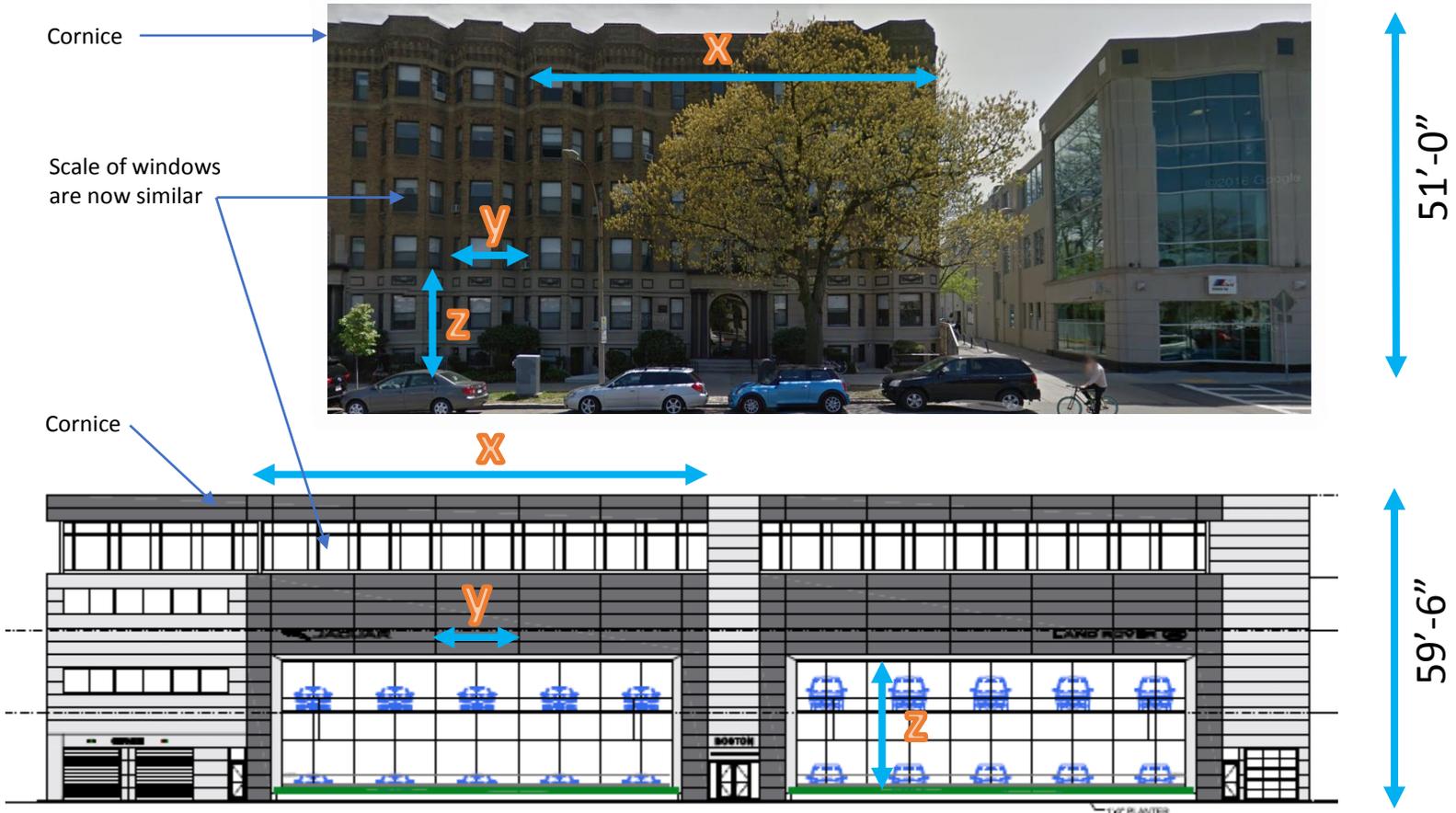
Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Comment: Look along the street to the east and across the street where you see long stretches of very regular articulation.

Scale

While the scale may be slightly different between the residential buildings to the east, proportionately they are very similar. This is supplemented by the spacing of the vehicles and lighting compared to the smaller scale elements of the residences. Further, changing the upper level to be mostly glass creates a virtual cornice, reflecting those along the residential blocks.



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1188 Commonwealth Avenue, Boston

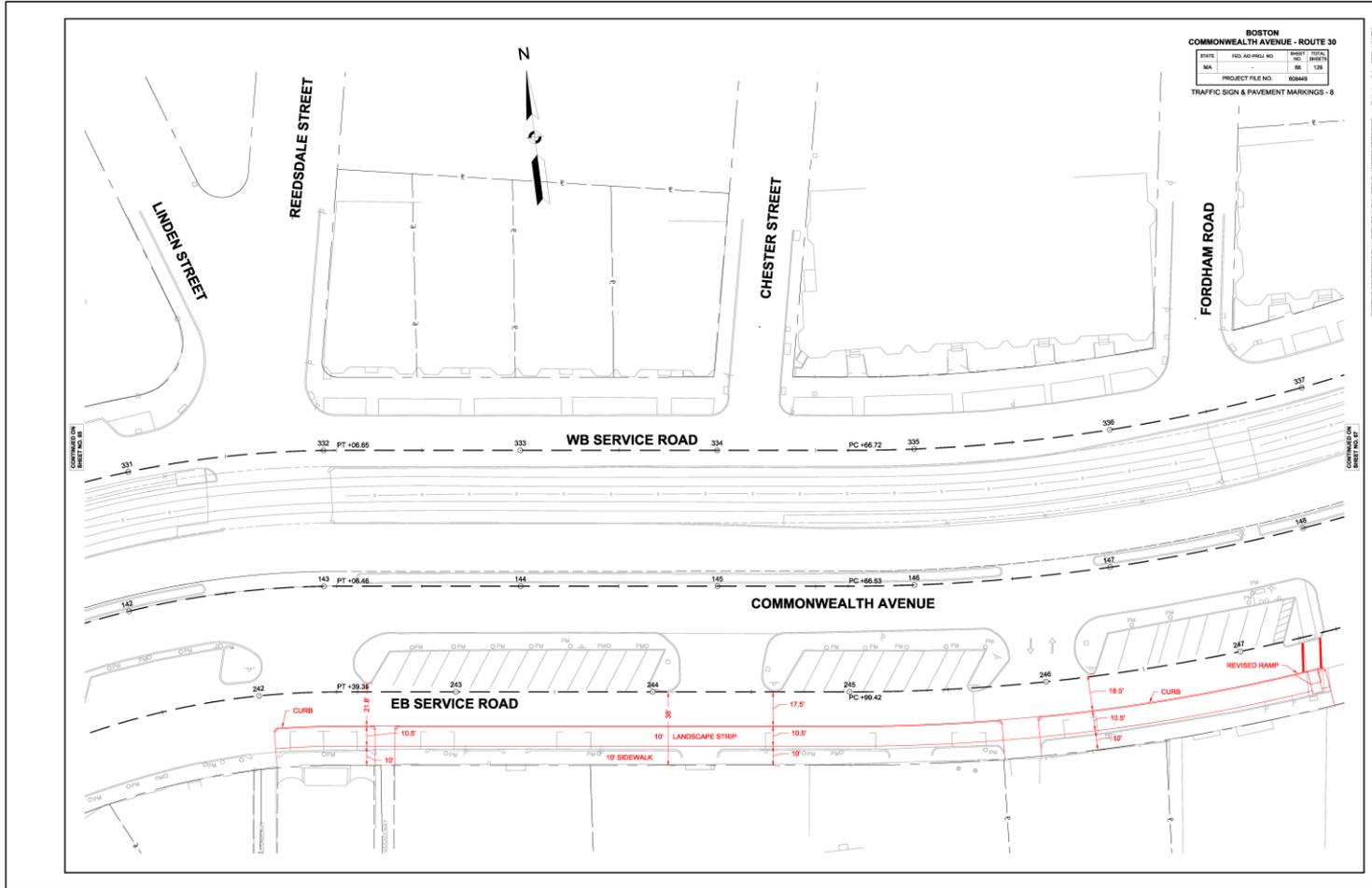
Commonwealth Avenue Improvement Project



Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

Commonwealth Avenue Improvement Project

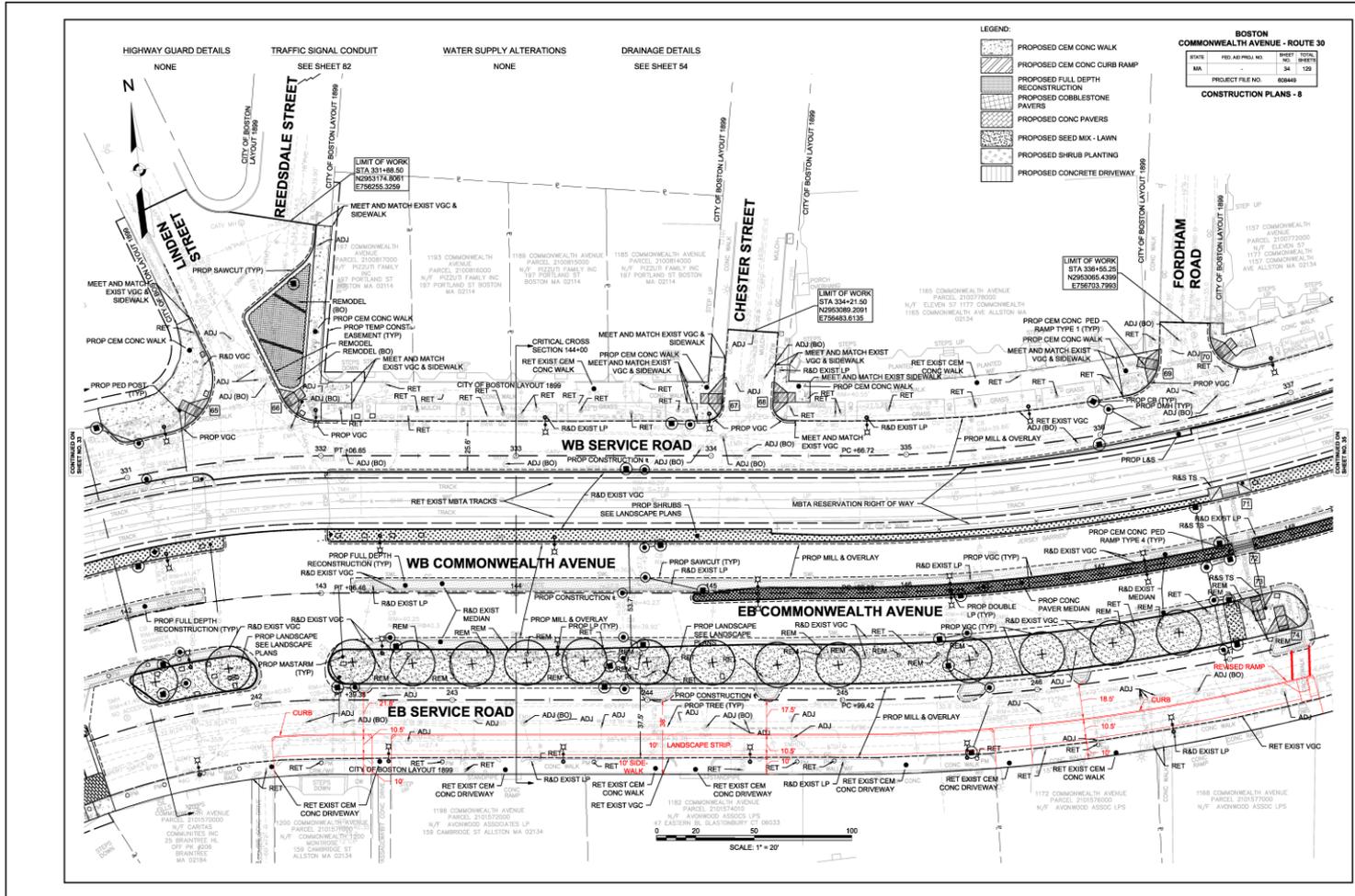


We understand that the DPW has plans in the works to widen sidewalks, eliminate the current parallel parking, add a 10' wide green strip, and ultimately eliminate the diagonal parking in the Carriageway with a landscaped buffer in the future.

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

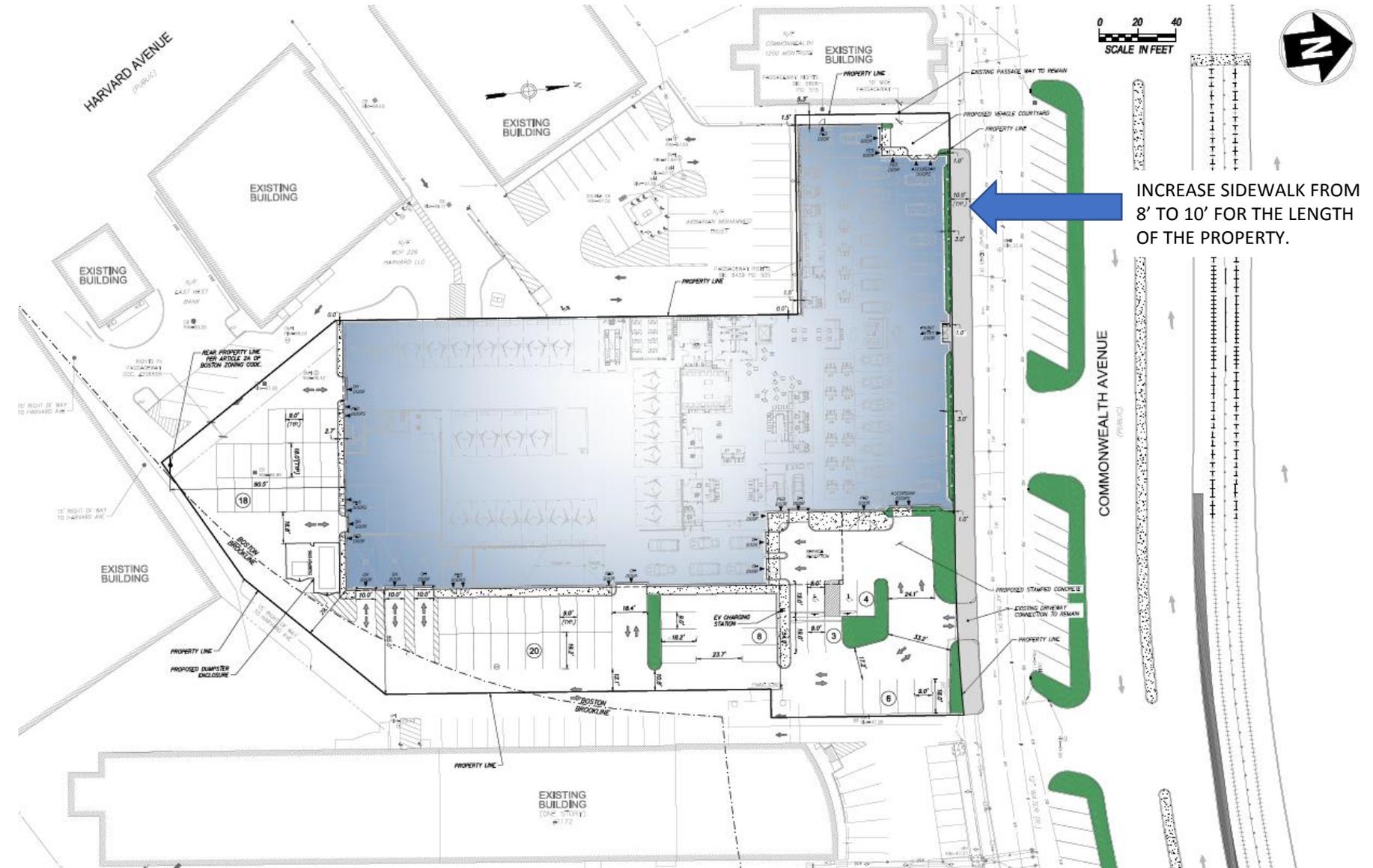
Commonwealth Avenue Improvement Project



We have agreed to build the wider sidewalk as part of the JLR building construction, configured to easily add the green strip adjacent. The Herb Chambers Companies will cooperate with this work when it does happen.

Herb Chambers Jaguar Land Rover of Boston

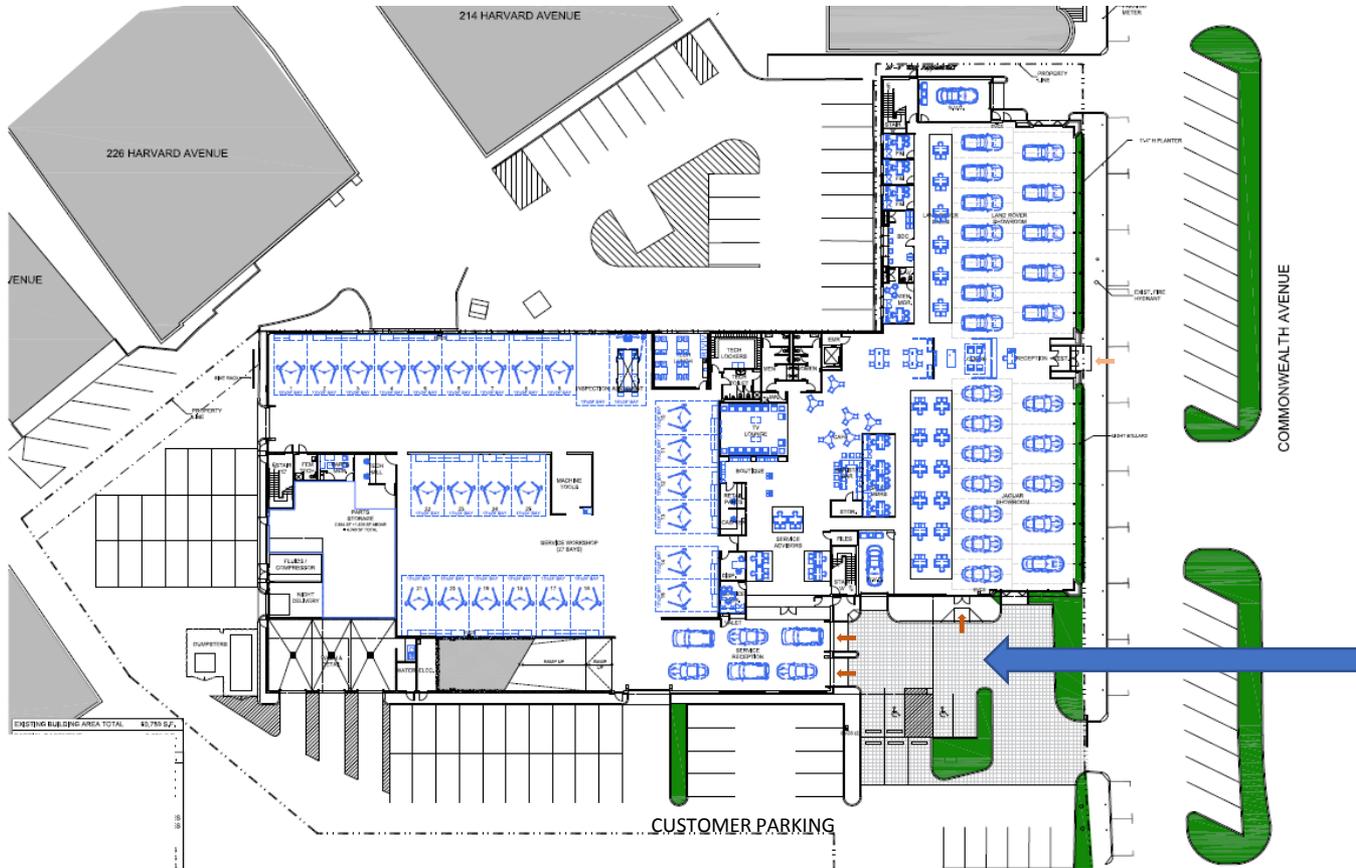
1188 Commonwealth Avenue, Boston



Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

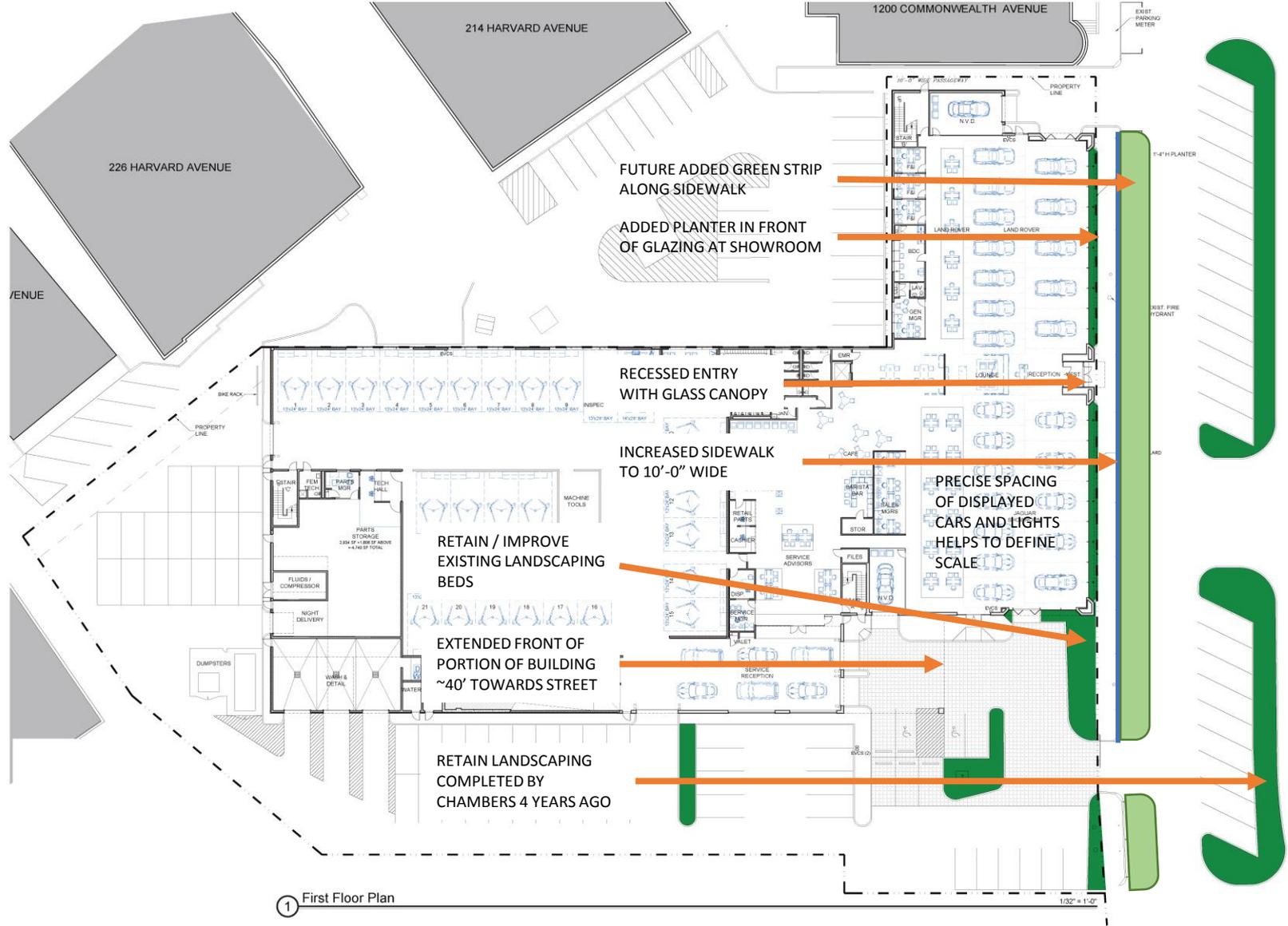
Comment: "One big issue, you have nearly recreated the existing footprint. You have the opportunity to build more street frontage. Push the parking to the rear and claim the whole front. Articulate (the garage entry) if important. Even though this is not residential, can it be scaled here."



The parking to the east of the building is for Sales customers. This layout also allows for easy drive-in access for Service customers. These are the primary entrances to the dealership for Sales and Service.

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston



REGENT
ASSOCIATES, INC.
ARCHITECTS
24 SUPERIOR DRIVE, SUITE 202
NATICK, MA 01760

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Herb Chambers
**Jaguar Land
Rover**

1186-1192
Commonwealth Ave
Boston MA

PROJECT 2017-08
DRAWN DMB
SCALE 1" = 16'-0"
DATE 04.16.18

PROGRESS
ONLY
NOT FOR CONSTRUCTION

First Floor Plan

A1.1

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston



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Project North

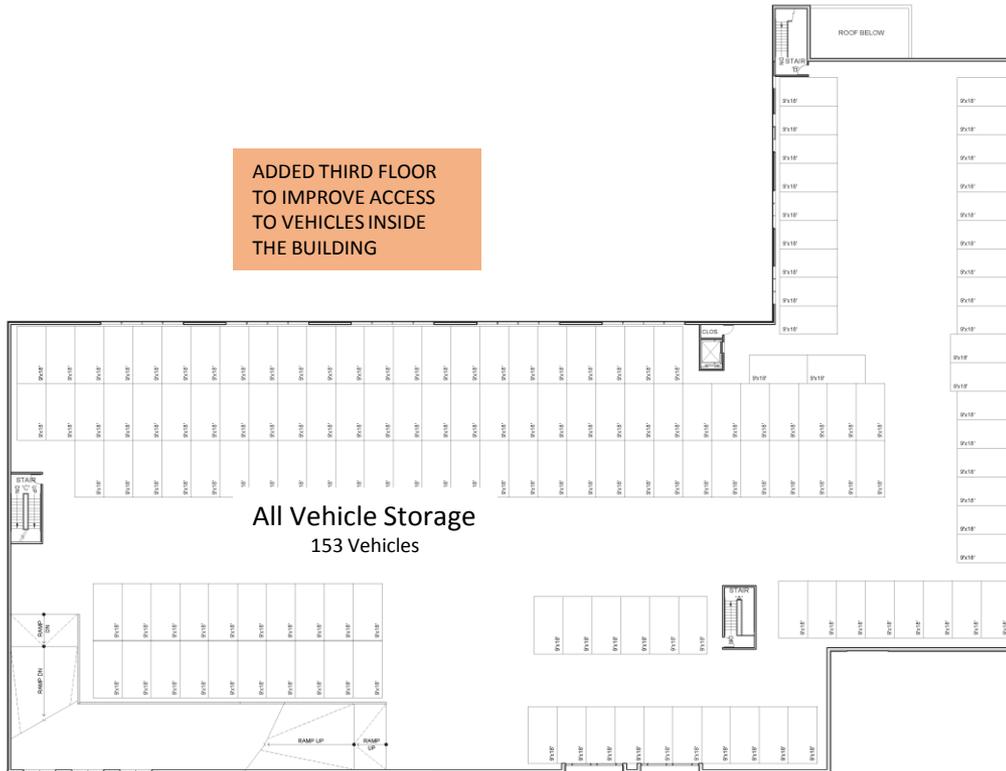
**Herb Chambers
 Jaguar Land
 Rover**

1186-1192
 Commonwealth Ave
 Boston MA

PROJECT 2017-08
 DRAWN DMB
 SCALE 1" = 16'-0"
 DATE 04.16.18

PROGRESS ONLY
 NOT FOR CONSTRUCTION

Third Floor Plan



3 Third Floor Plan

1/32" = 1'-0"

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston



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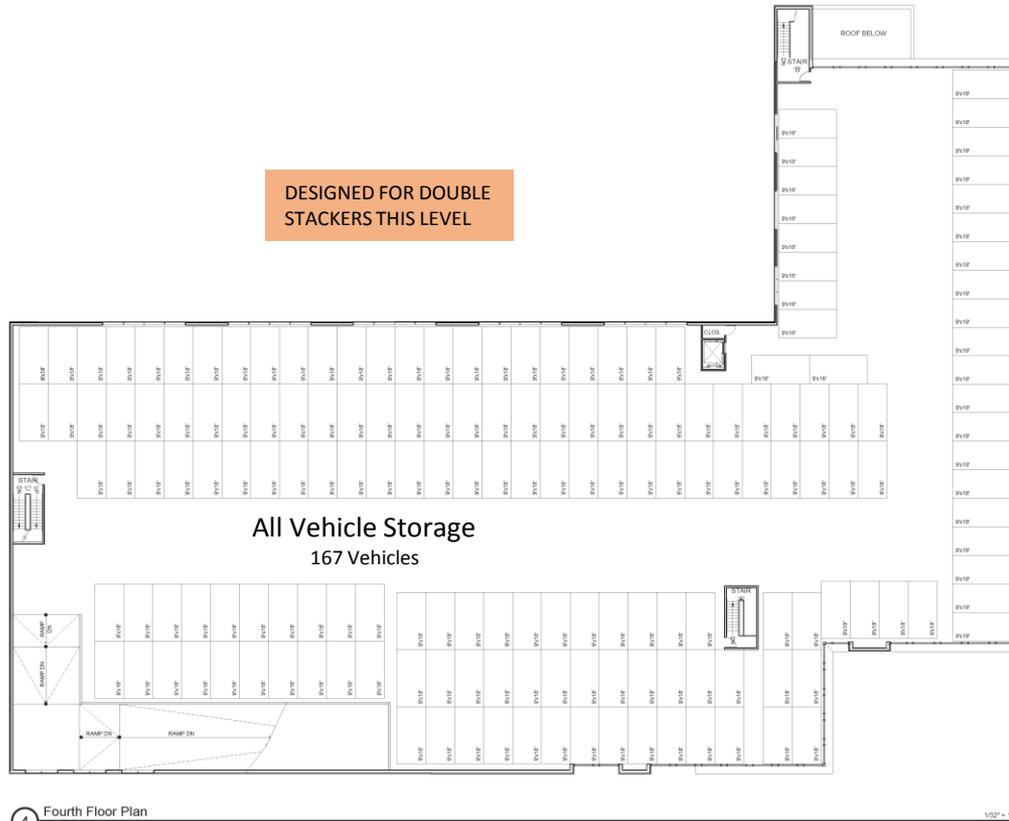
Herb Chambers Jaguar Land Rover

1186-1192
 Commonwealth Ave
 Boston MA

PROJECT 2017-08
 DRAWN DMB
 SCALE 1" = 16'-0"
 DATE 04.16.18

PROGRESS ONLY
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Fourth Floor Plan

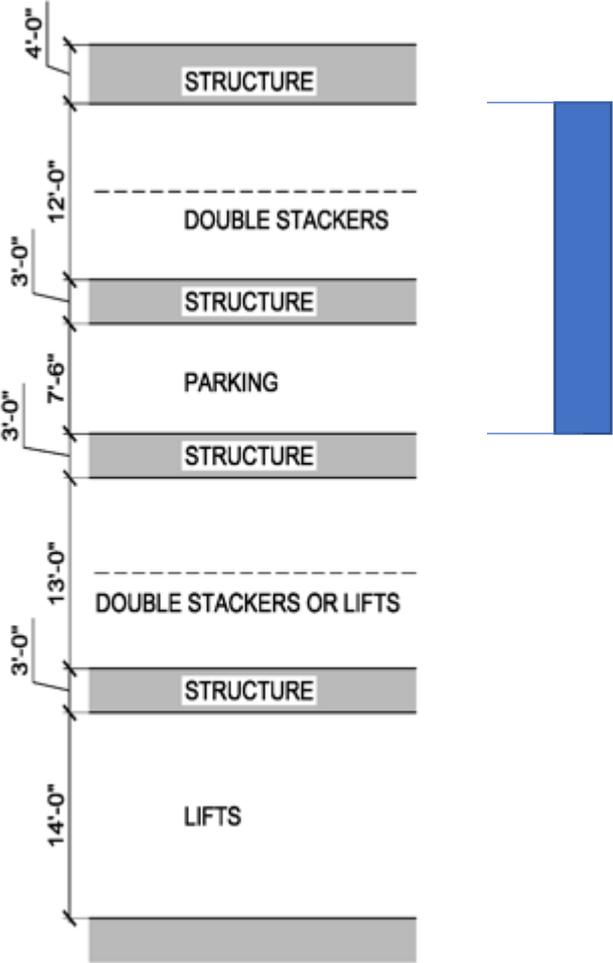


4 Fourth Floor Plan

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1188 Commonwealth Avenue, Boston

Schematic Section



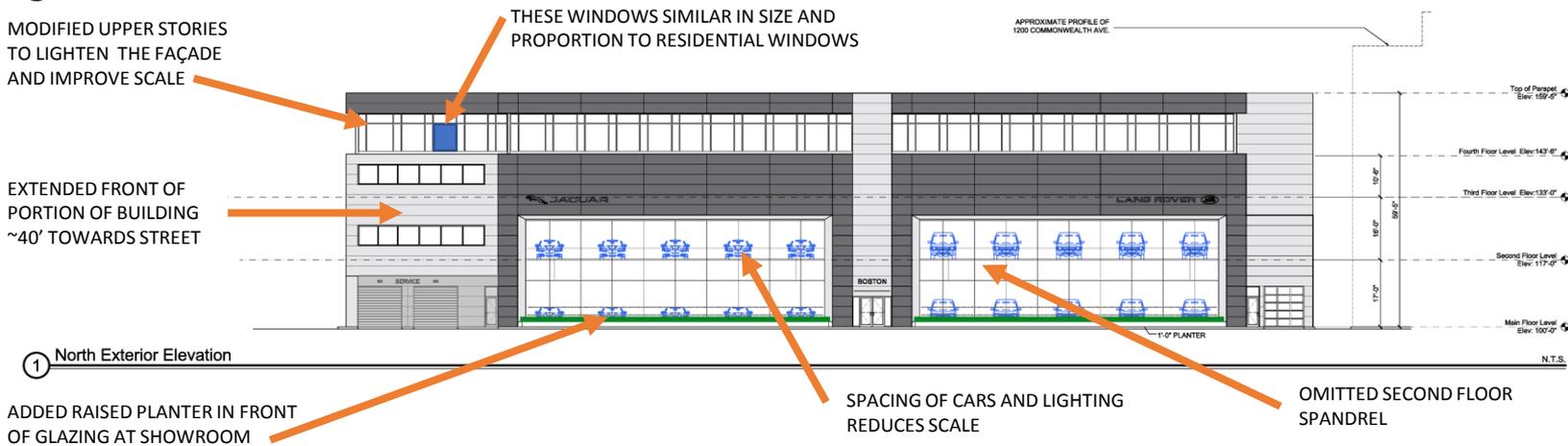
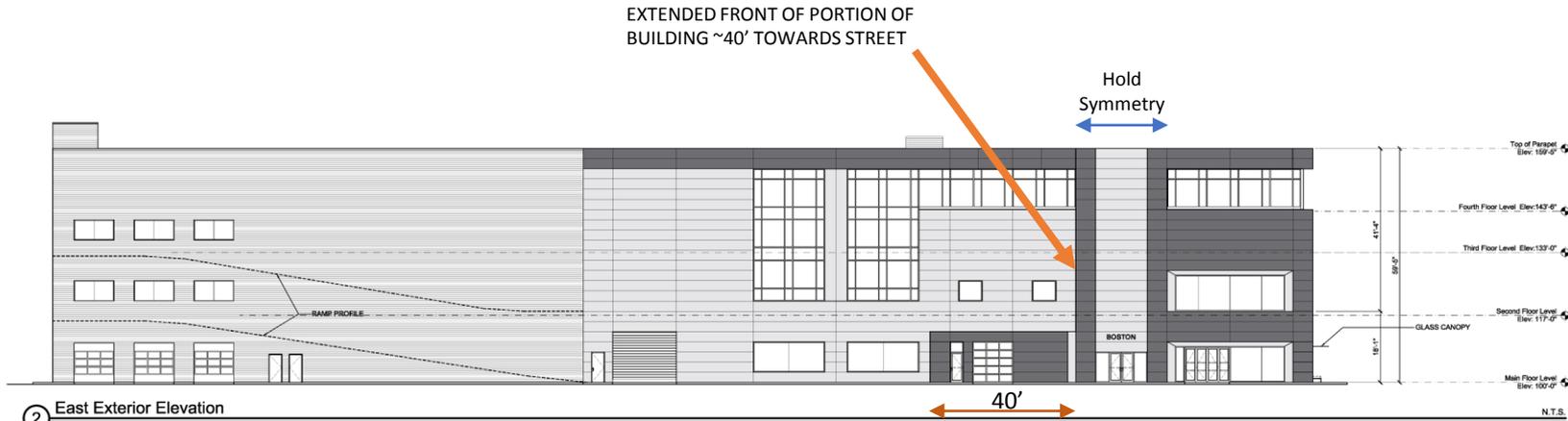
Original design had third and fourth floors combined with height for “triple stackers. Current design allows for “double stackers” on top floor.

Triple stackers were deemed too slow to access topmost vehicles.

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

MATERIAL KEY LEGEND	
	ACM-1: ALUMINUM COMPOSITE PANEL "JLR SUNSHINE GREY"
	ACM-2: ALUMINUM COMPOSITE PANEL "JLR CHAMPAGNE SILVER"
	M-1: ALUMINUM HORIZONTAL/TRAPEZOIDAL PANEL "JLR SILVER"



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Herb Chambers
Jaguar Land Rover

1186-1192
 Commonwealth Ave
 Boston MA

PROJECT: 2017-08
 DRAWN: KMOM/JH
 SCALE: AS NOTED
 DATE: 04.16.18

PROGRESS ONLY
 NOT FOR CONSTRUCTION

Exterior Elevations

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston



Sidewalk view looking west with 10' wide sidewalk

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston



Sidewalk view looking west with 10' wide sidewalk and 10' wide grass strip

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1188 Commonwealth Avenue, Boston



Aerial view looking west

Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston



Aerial view looking east

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1188 Commonwealth Avenue, Boston



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1188 Commonwealth Avenue, Boston



Herb Chambers Jaguar Land Rover of Boston

1188 Commonwealth Avenue, Boston

BUILDING FACTS:

EXISTING BUILDING

PARTIAL BASEMENT	8,285 S.F.
<u>GROUND FLOOR</u>	<u>52,504 S.F.</u>
EXISTING BUILDING AREA TOTAL	60,789 S.F.

PROPOSED BUILDING

GROUND FLOOR	47,248 S.F.
SECOND FLOOR	47,582 S.F.
THIRD FLOOR	49,190 S.F.
<u>FOURTH FLOOR</u>	<u>48,301 S.F.</u>
NEW BUILDING AREA TOTAL	192,321 S.F.

PARKING / STORAGE

EXTERIOR SITE	58 SPACES
GROUND FLOOR DISPLAY	30 SPACES
SECOND FLOOR DISPLAY	23 SPACES
SECOND FLOOR STORAGE	106 SPACES
THIRD FLOOR STORAGE	153 SPACES
<u>FOURTH FLOOR STORAGE</u>	<u>167 SPACES</u>
TOTAL PARKING	537 SPACES