

Proposed Hotel

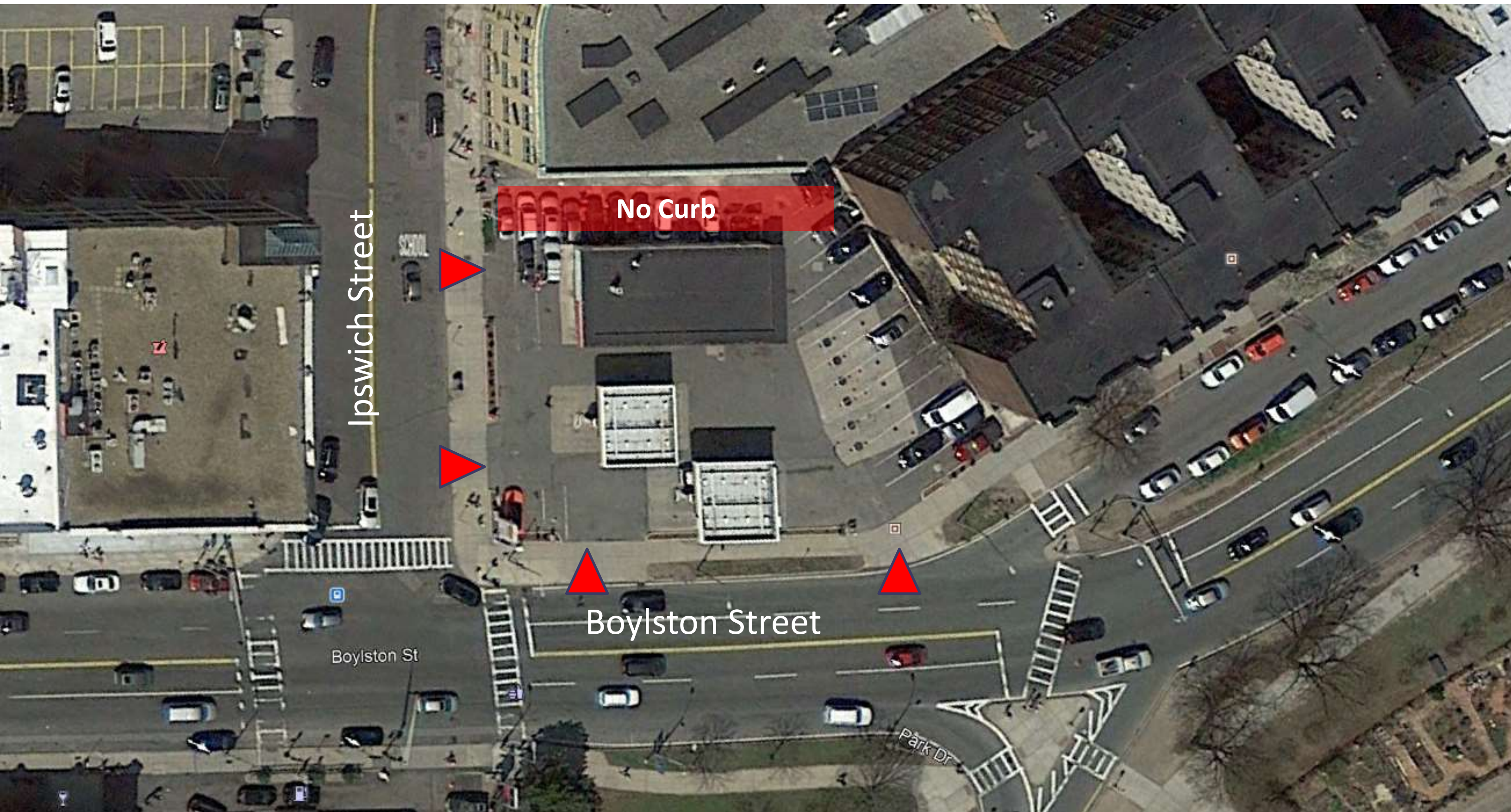


1 2 4 1 B o y l s t o n S t r e e t , B o s t o n , M A

BCDC Subcommittee Meeting #2
2018 April 10

Comments Received: BCDC Sub-Committee Meeting #1

- Alignments.
- Simplify Building “Calm down the design”.
- Add Interest to Top Two Story “Wall”.
- “Oculus” too Important for Guestroom Program.
- Building Penthouse too Heavy.
- Landscape Treatment at Residential Abutter.
- Boylston Streetscape Context Images



Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

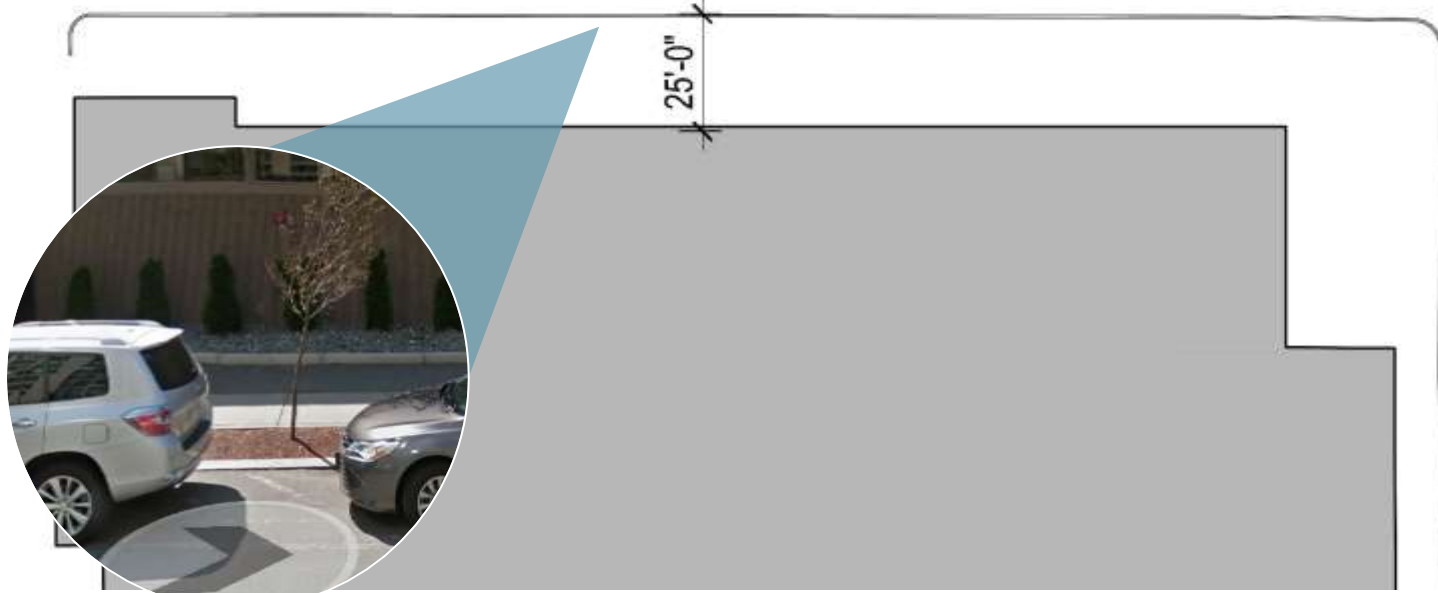
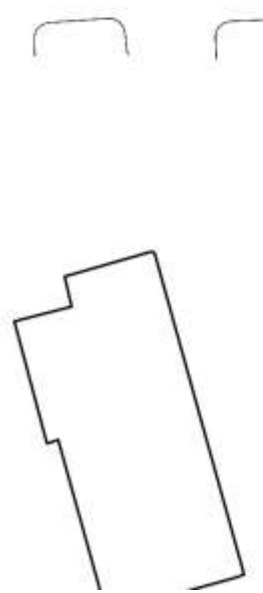
1241 Boylston Street – Boston, MA



Project Existing Conditions

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

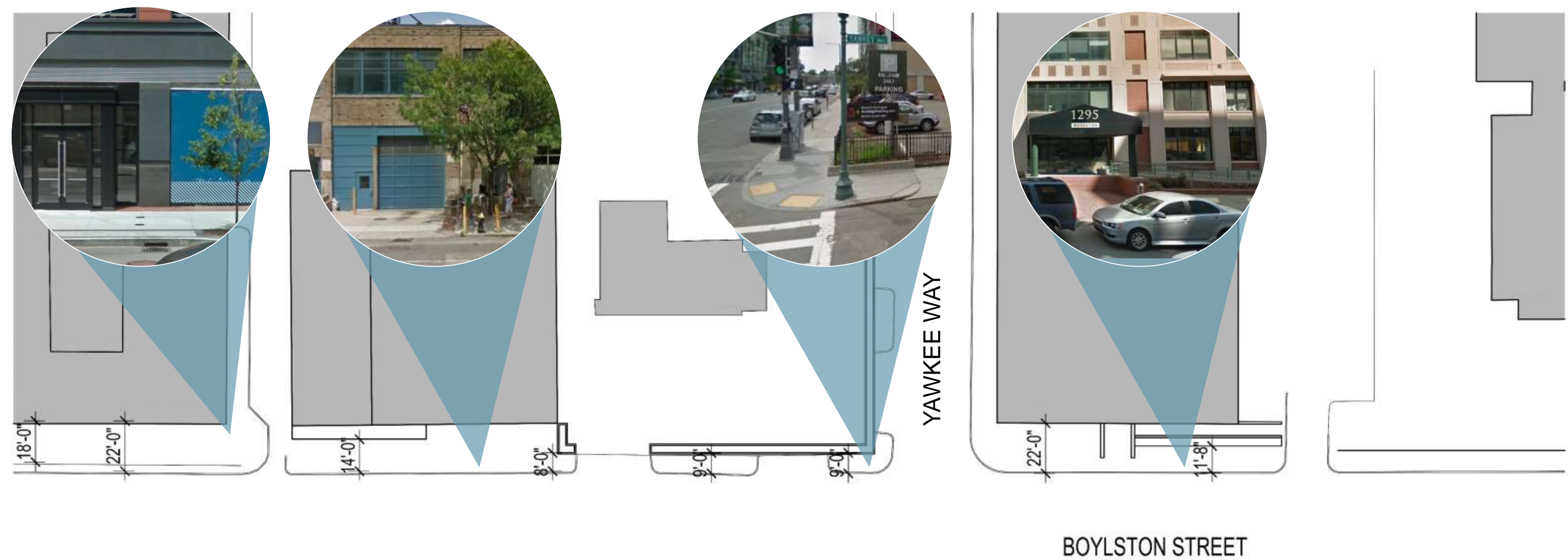
1241 Boylston Street – Boston, MA



Sidewalk Dimensions – Boylston West End

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

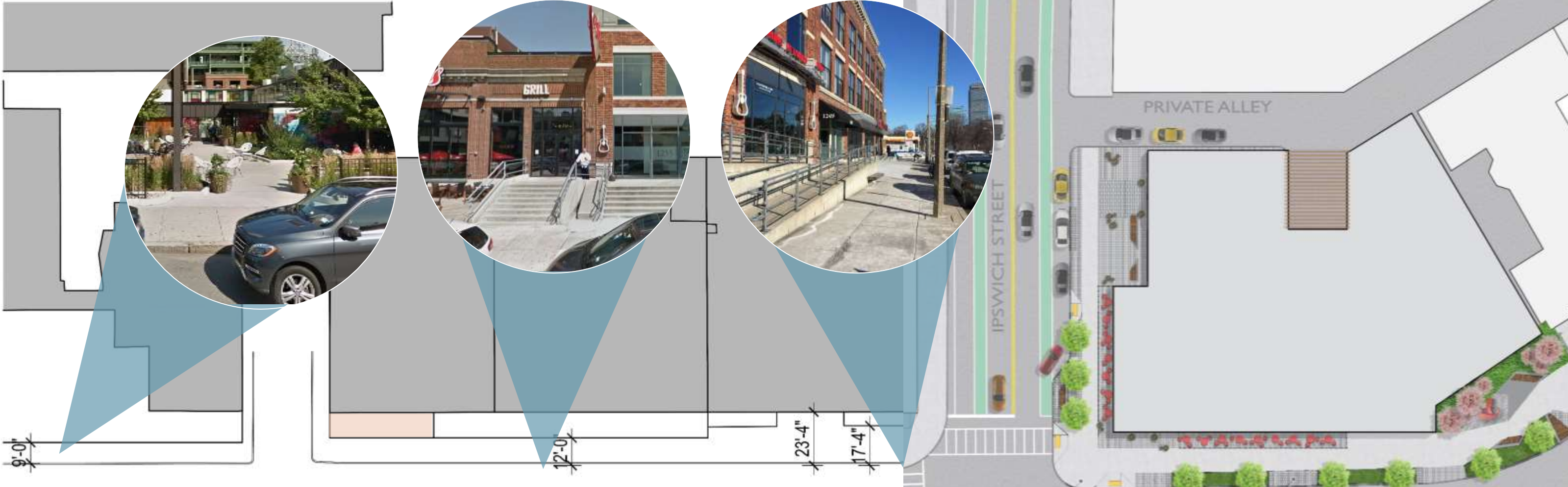
1241 Boylston Street – Boston, MA



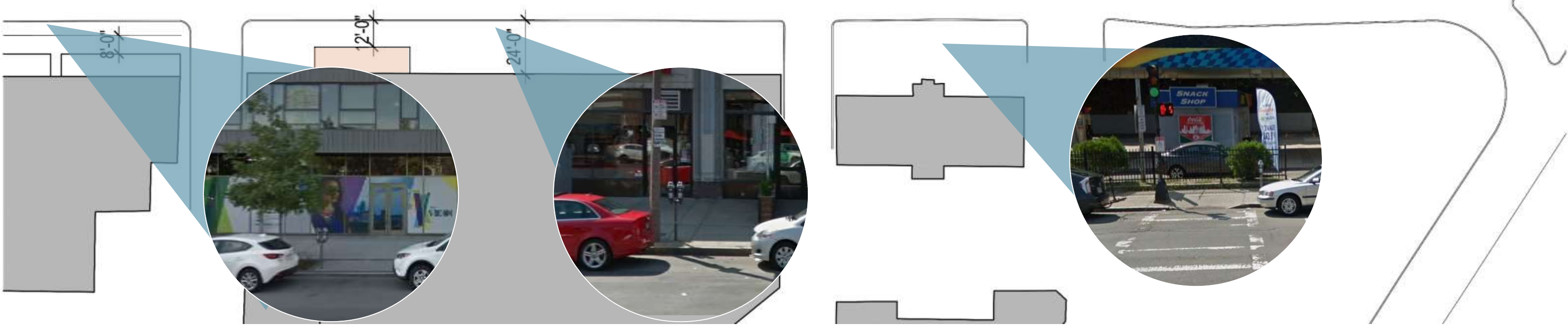
Sidewalk Dimensions – Boylston Center

BCDC Subcommittee #2

2018.04.10



BOYLSTON STREET



Proposed Hotel

1241 Boylston Street – Boston, MA



Sidewalk Dimensions – Boylston East End

BCDC Subcommittee #2

2018.04.10

BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



Proposed Hotel

1241 Boylston Street – Boston, MA



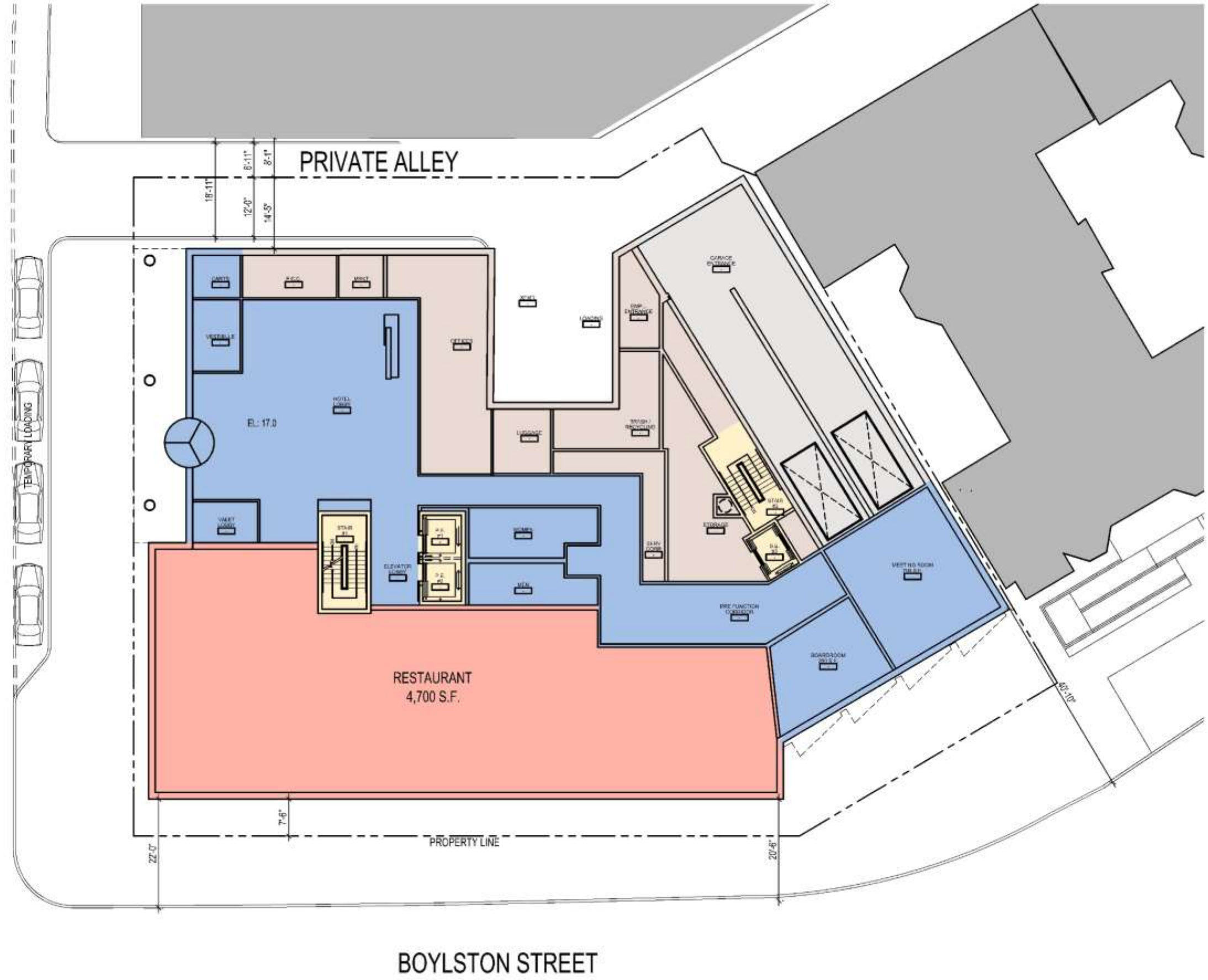
Ground Floor Plan - Previous

BCDC Subcommittee #2

2018.04.10

BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



Proposed Hotel

1241 Boylston Street – Boston, MA



Typical Floor Plan

BCDC Subcommittee #2

2018.04.10

BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



Proposed Hotel

1241 Boylston Street – Boston, MA



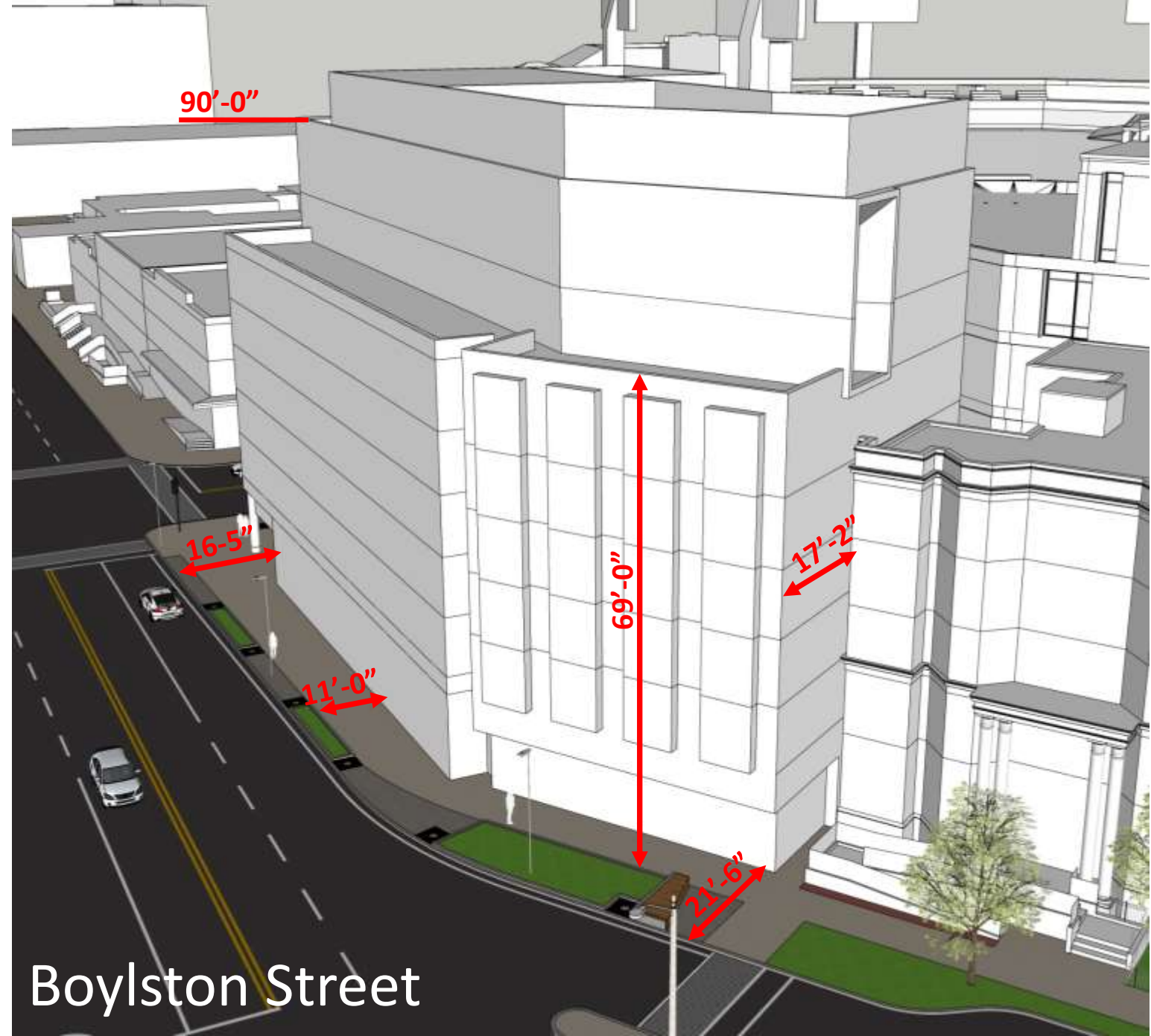
Upper Floor Plan

BCDC Subcommittee #2

2018.04.10



Ipswich Street



Boylston Street

Original Proposal

Proposed Hotel

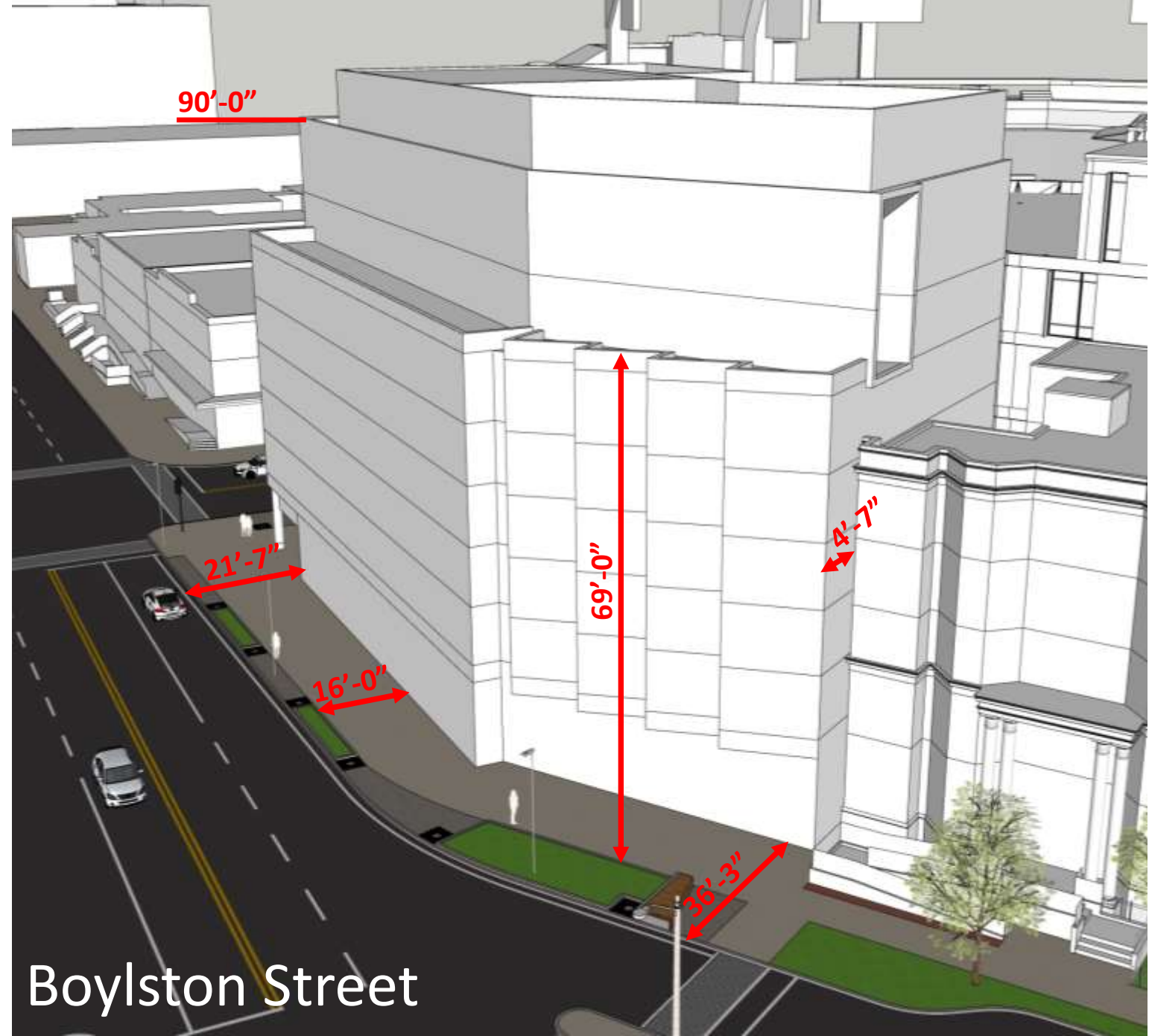
1241 Boylston Street – Boston, MA



Original Massing Diagrams

BCDC Subcommittee #2

2018.04.10



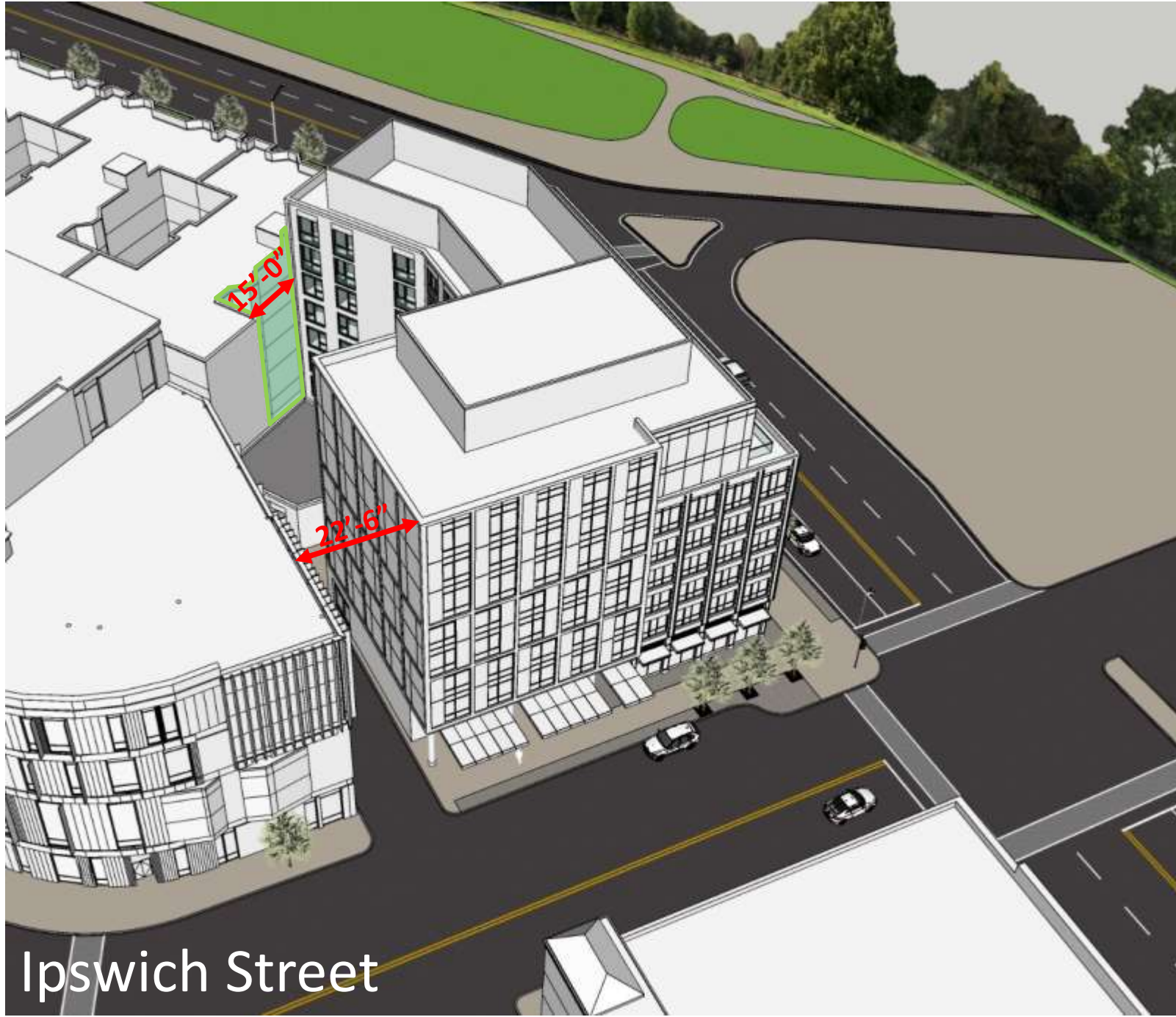
Proposed Option 1

Proposed Hotel
 1241 Boylston Street – Boston, MA



Proposed Massing Diagrams
 BCDC Subcommittee #2

2018.04.10



Current Proposal

Proposed Hotel
 1241 Boylston Street – Boston, MA



Proposed Massing Diagrams
 BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Previous Rendered Landscape Plan

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



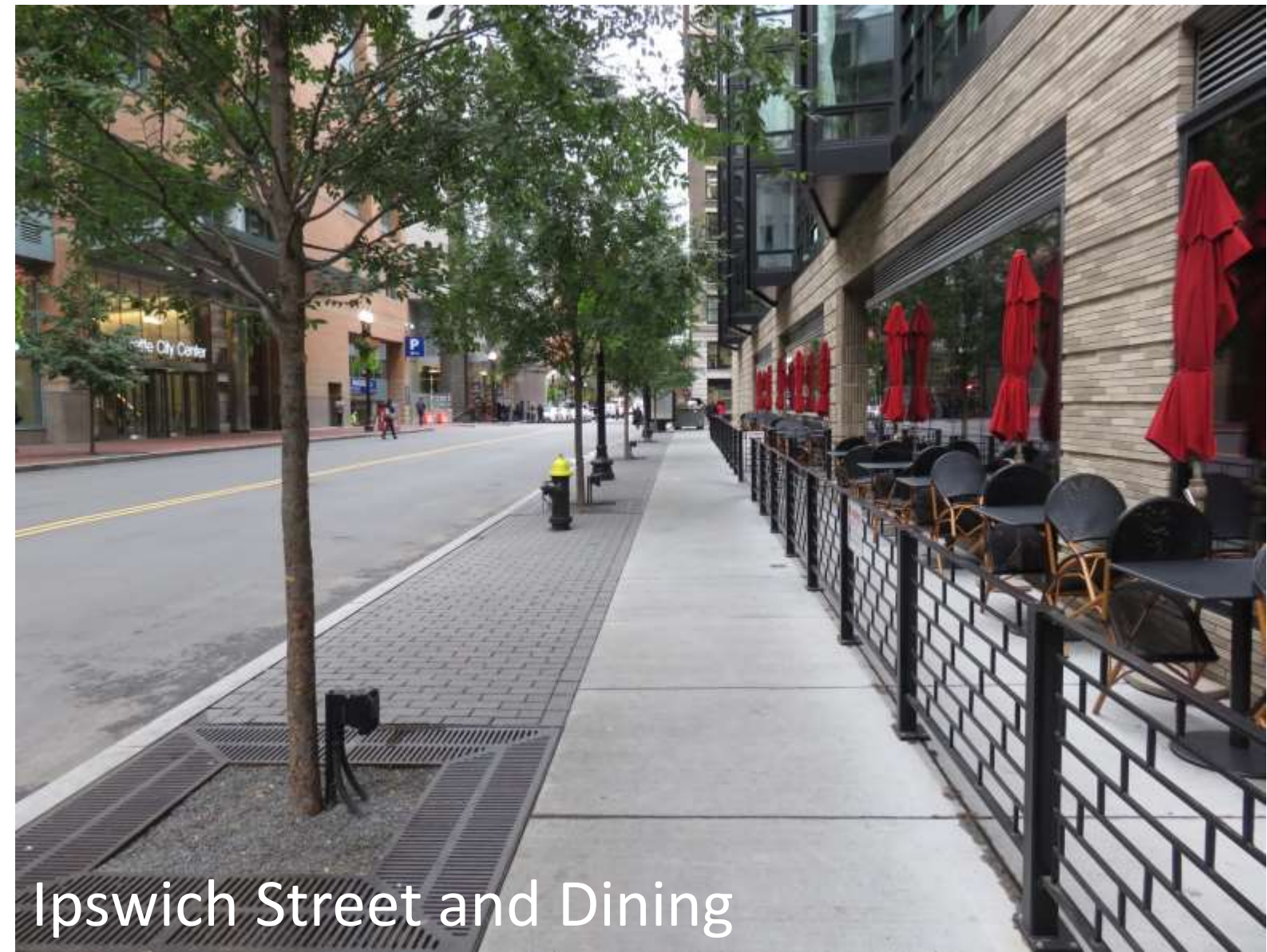
Rendered Landscape Plan

BCDC Subcommittee #2

2018.04.10



Boylston Street



Ipswich Street and Dining



Entry Paving



Benches



Plantings

Proposed Hotel

1241 Boylston Street – Boston, MA



Landscape Precedent Images

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Corner Perspective

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Aerial View

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Aerial View

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Street View

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Vignette 1

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Vignette 2

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Vignette 3

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Vignette 4

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Vignette 5

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Vignette 6

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Courtyard Aerial

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Courtyard Aerial

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Streetscape Context View

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Streetscape Context View

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Alternate Terra Cotta Color - Buff

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Alternate Terra Cotta Color - Brown

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Alternate Terra Cotta Color - Gold

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Street Elevation

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Ipswich Street Elevation

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Alley Elevation

BCDC Subcommittee #2

2018.04.10



Proposed Hotel

1241 Boylston Street – Boston, MA



Courtyard Elevation

BCDC Subcommittee #2

2018.04.10

