

Huntington Residential Development

Rental Apartments

QMG Huntington, LLC Developer

thehuntingtonproject.com



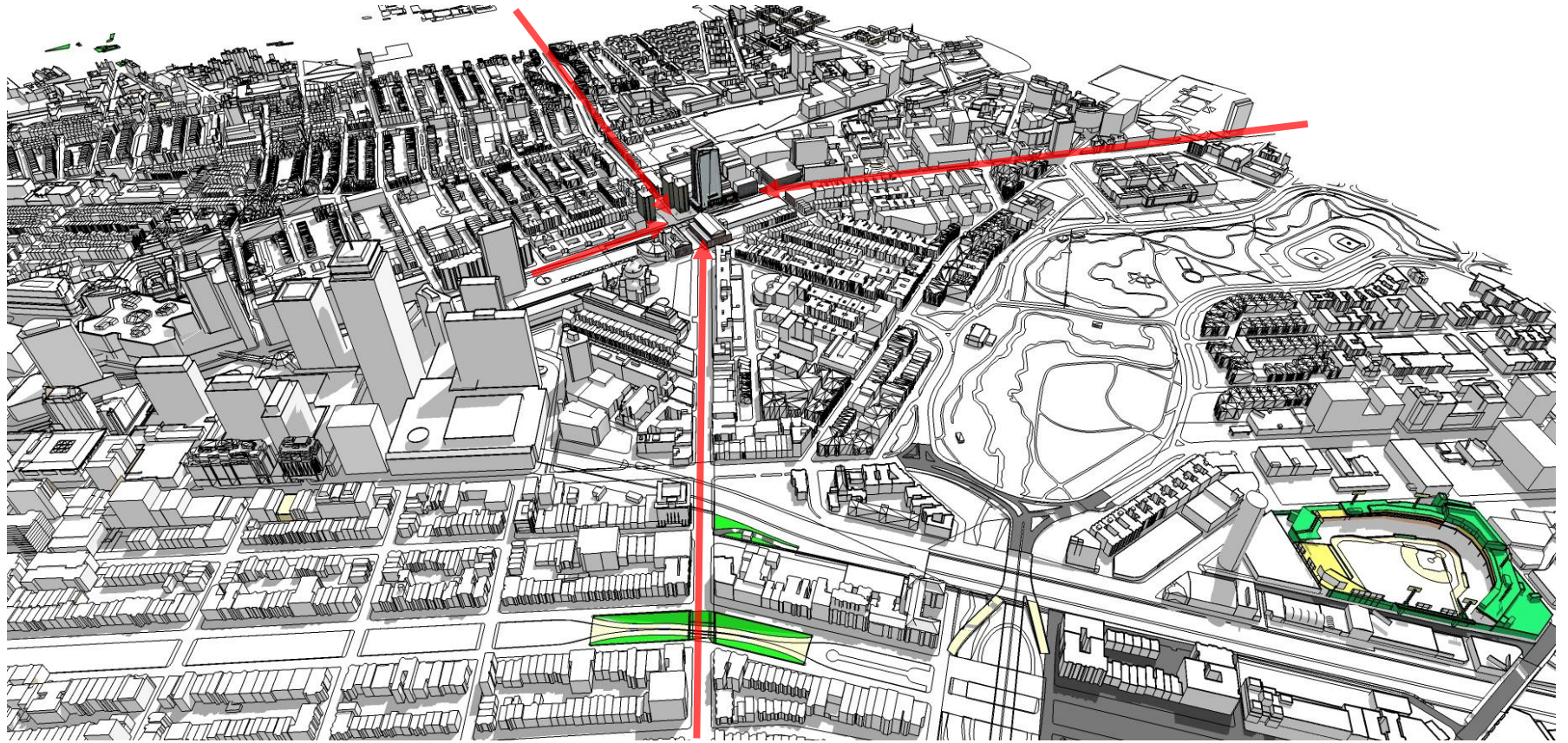
Comments from First BCDC Meeting:

- Review ground floor condition with more clarity and dimension. Including street width, sidewalk width, trees, sidewalk patterning, site furniture.
- Show what theater proposes for level 1 and 2
- Look at porosity of balcony fin looking back toward Prudential

Project Element	Approximate Dimension
Total Lot Area	34,194 SF
TOWER:	Zoning Height 362 Ft/ 32 Floors
New Residential	Up to 426 Units
New Retail/ Restaurant	7,500 SF
New Theatre Space	14,000 SF
New Parking	114 Spaces
Total New GSF	405,500 SF
Gifted Theatre Space	35,654 SF
Total Theatre + New	441,154 SF
Resulting Floor Area Ratio	12.9



Context



Massing Views



AERIAL VIEW



Looking toward Prudential

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Aerial from Mass Ave

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Street Level View

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New Restaurant Entrance

Residential Entrance

New Accessible Theater Entrance

Reduced terrace





PUBLIC REALM – THEATER CONNECTION

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PUBLIC REALM – THEATER CONNECTION

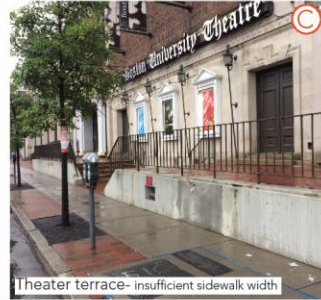
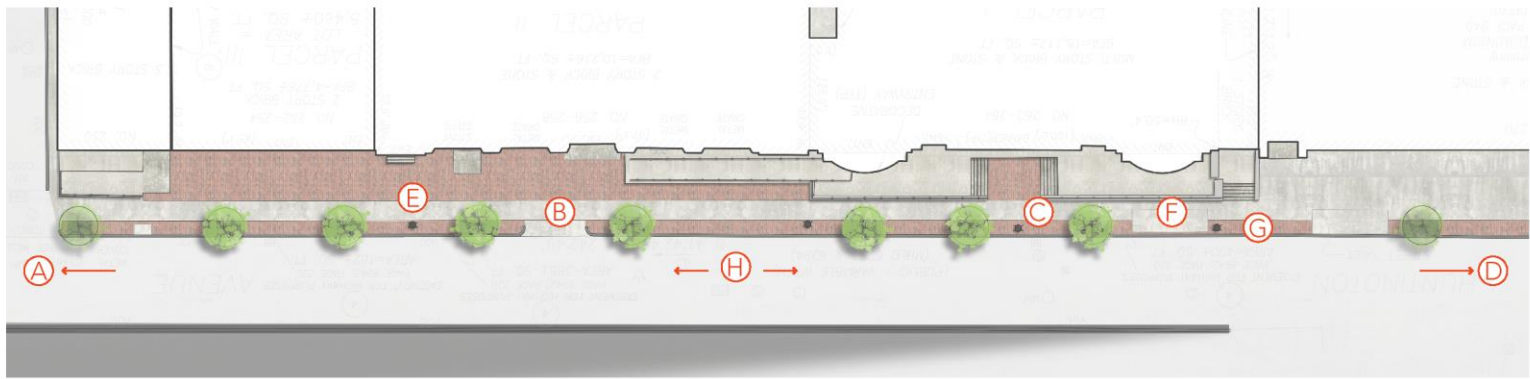


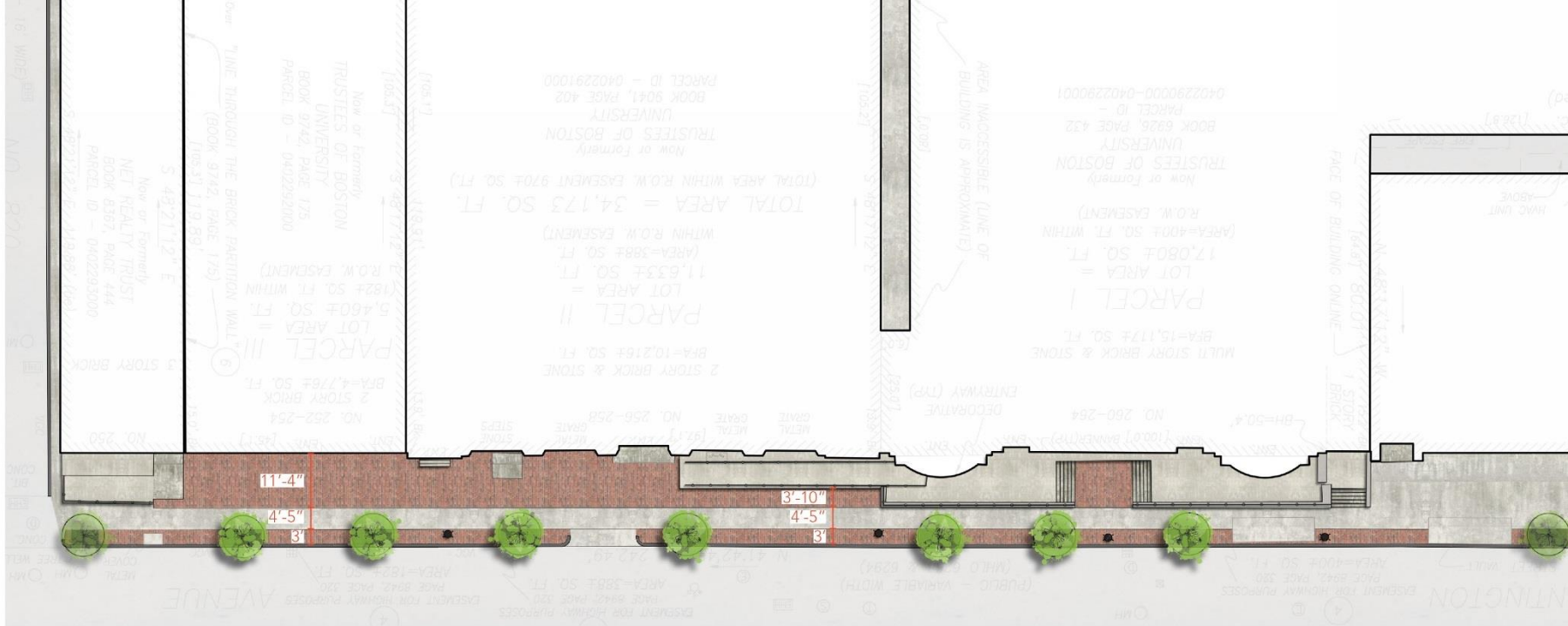
PUBLIC REALM – THEATER CONNECTION



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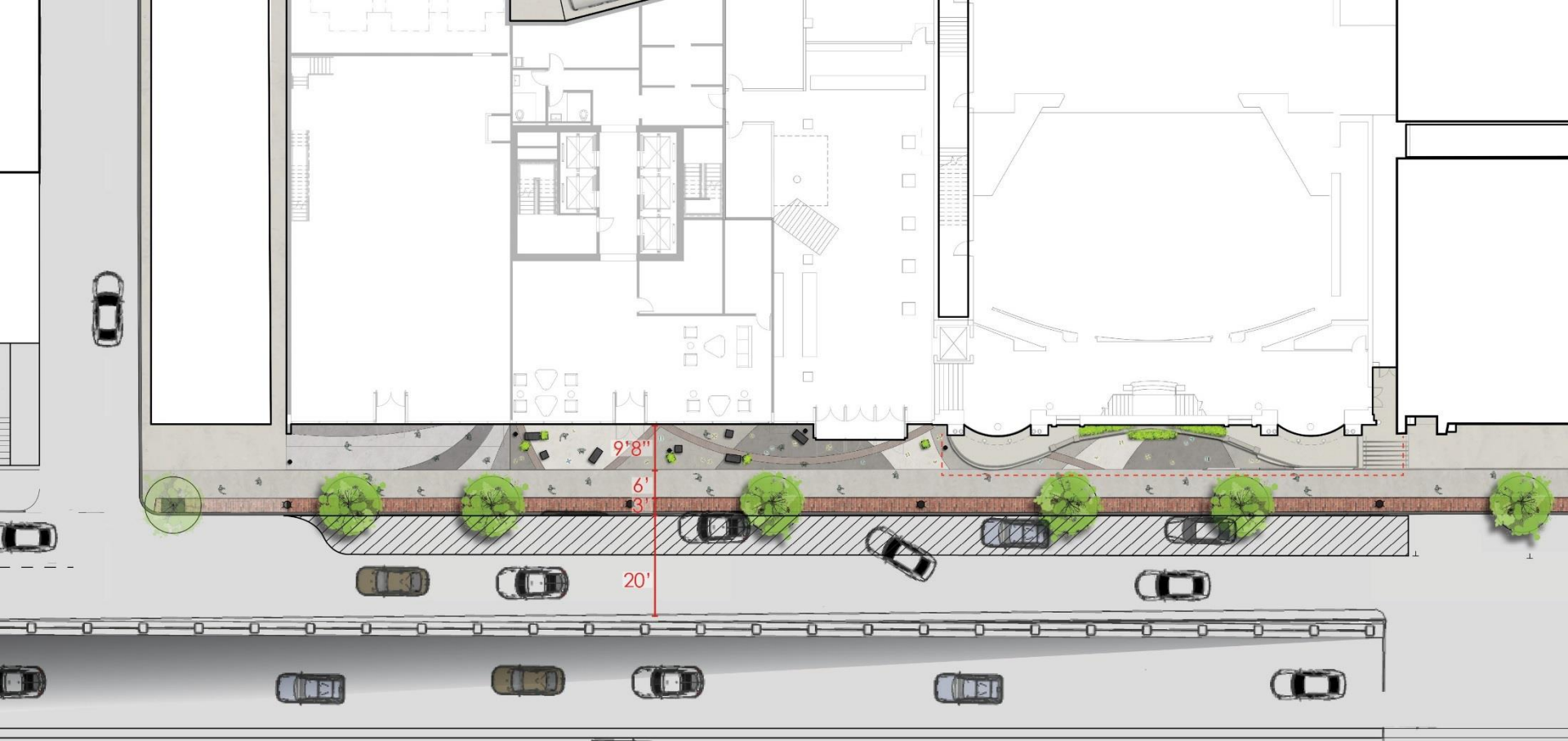


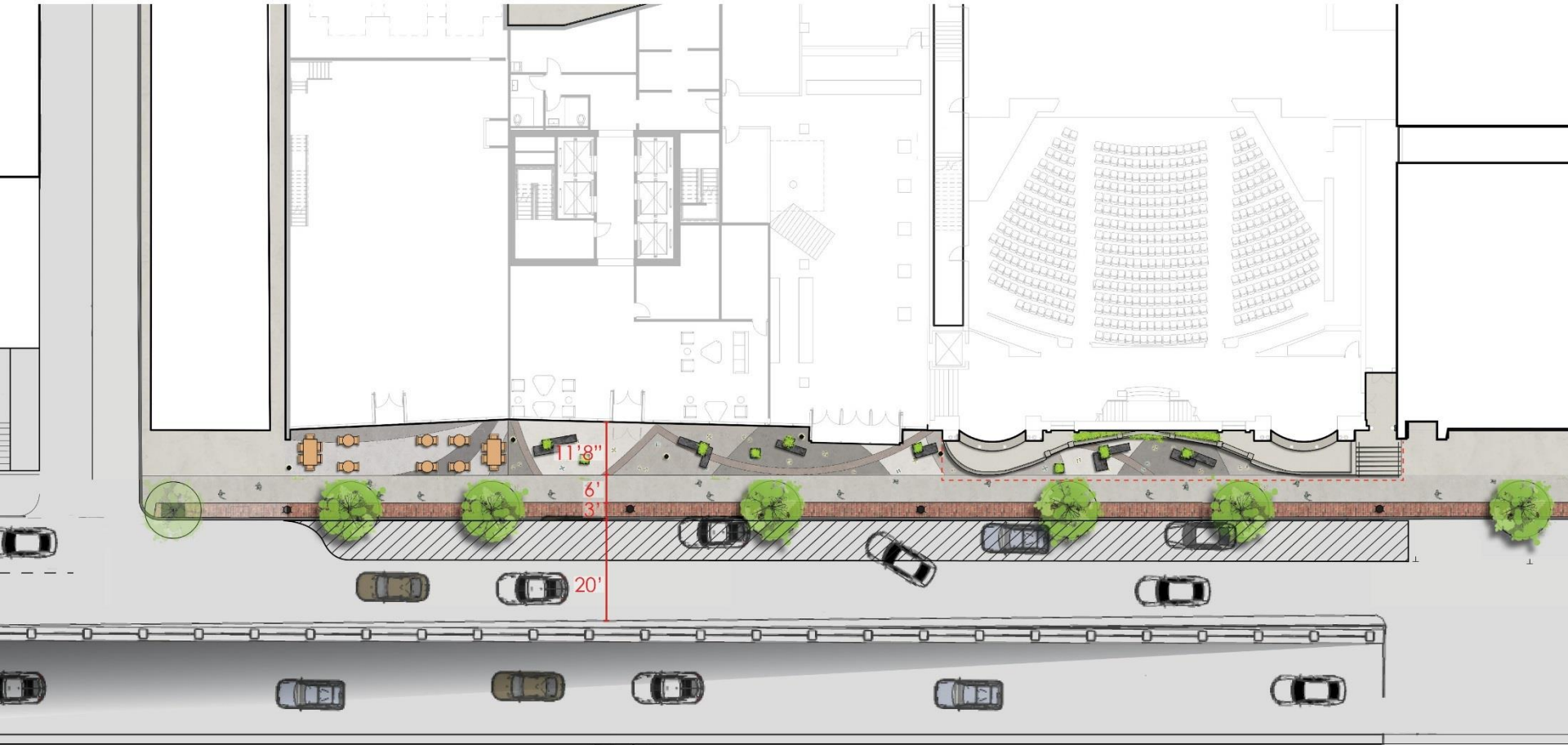
Existing Conditions

QMG Huntington, LLC



Stantec





New Street Condition

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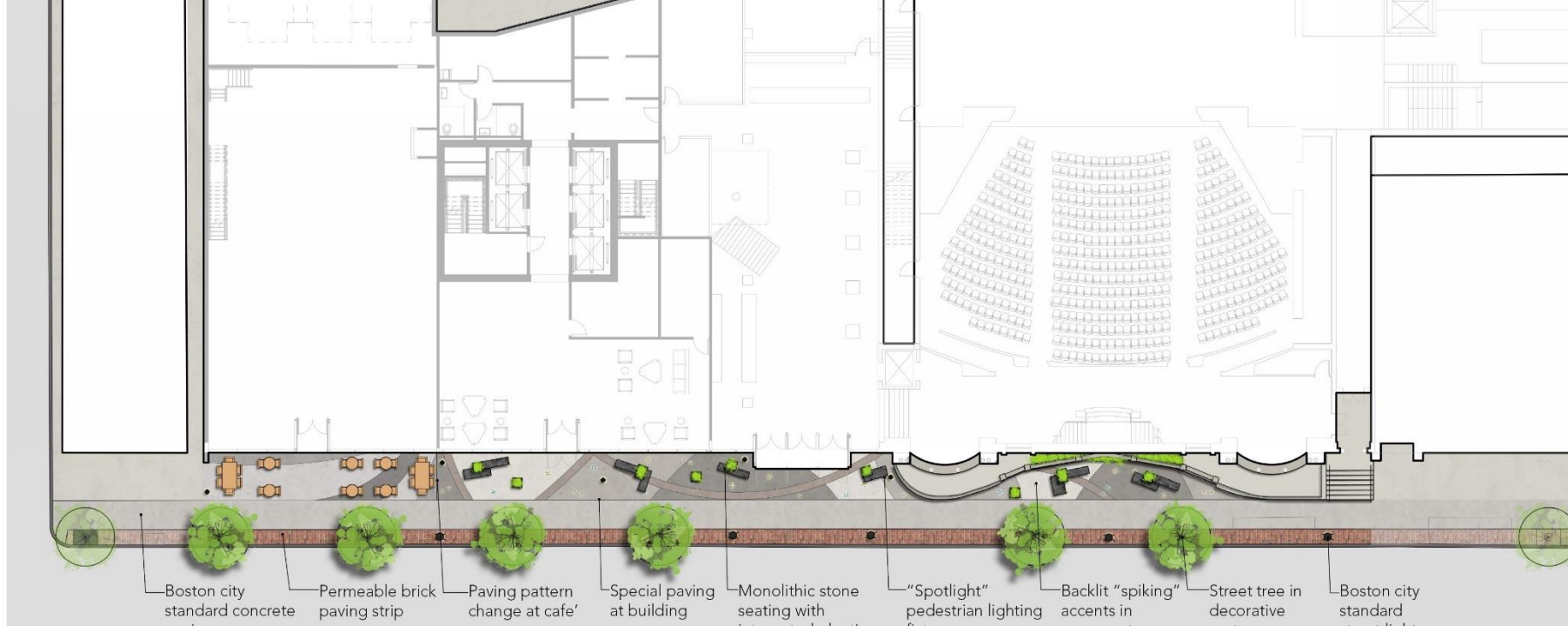
PUBLIC REALM – THEATER CONNECTION

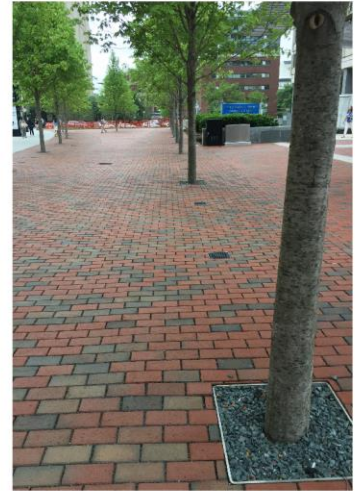
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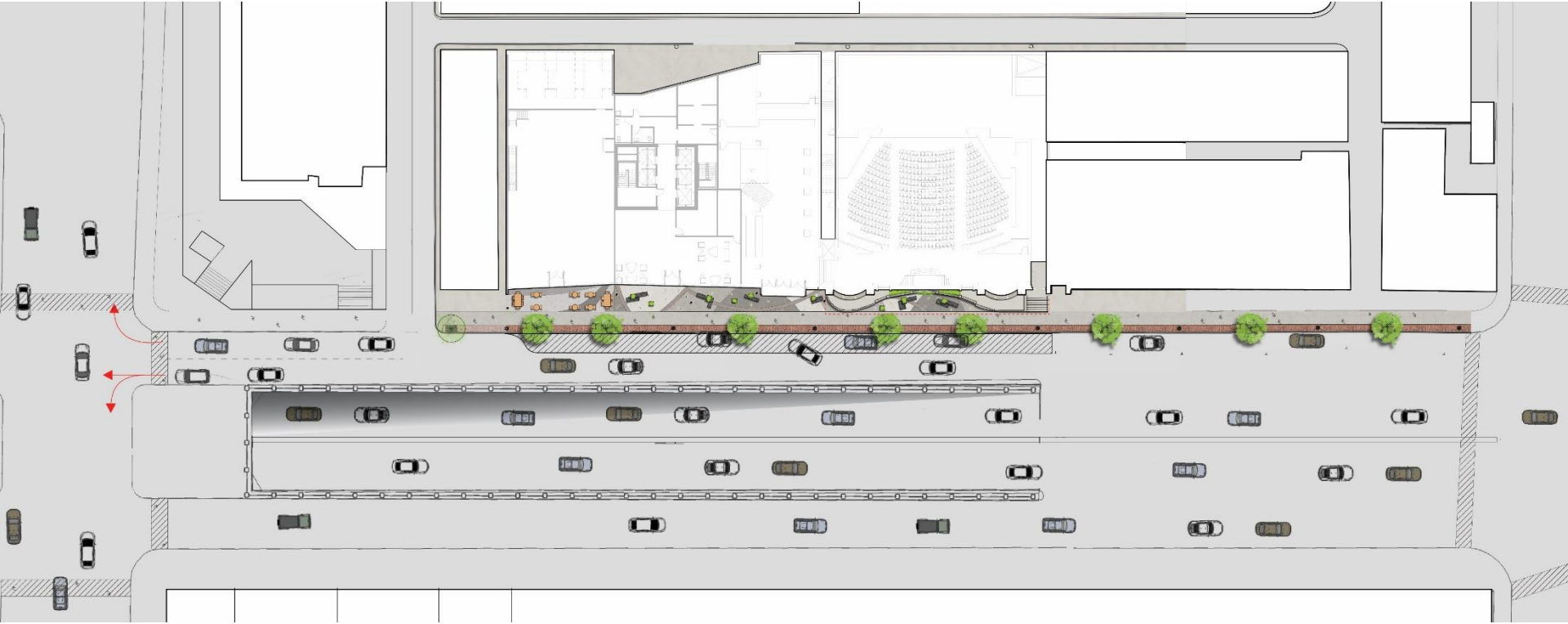
PUBLIC REALM – THEATER CONNECTION

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Huntington Theater
Boston, MA





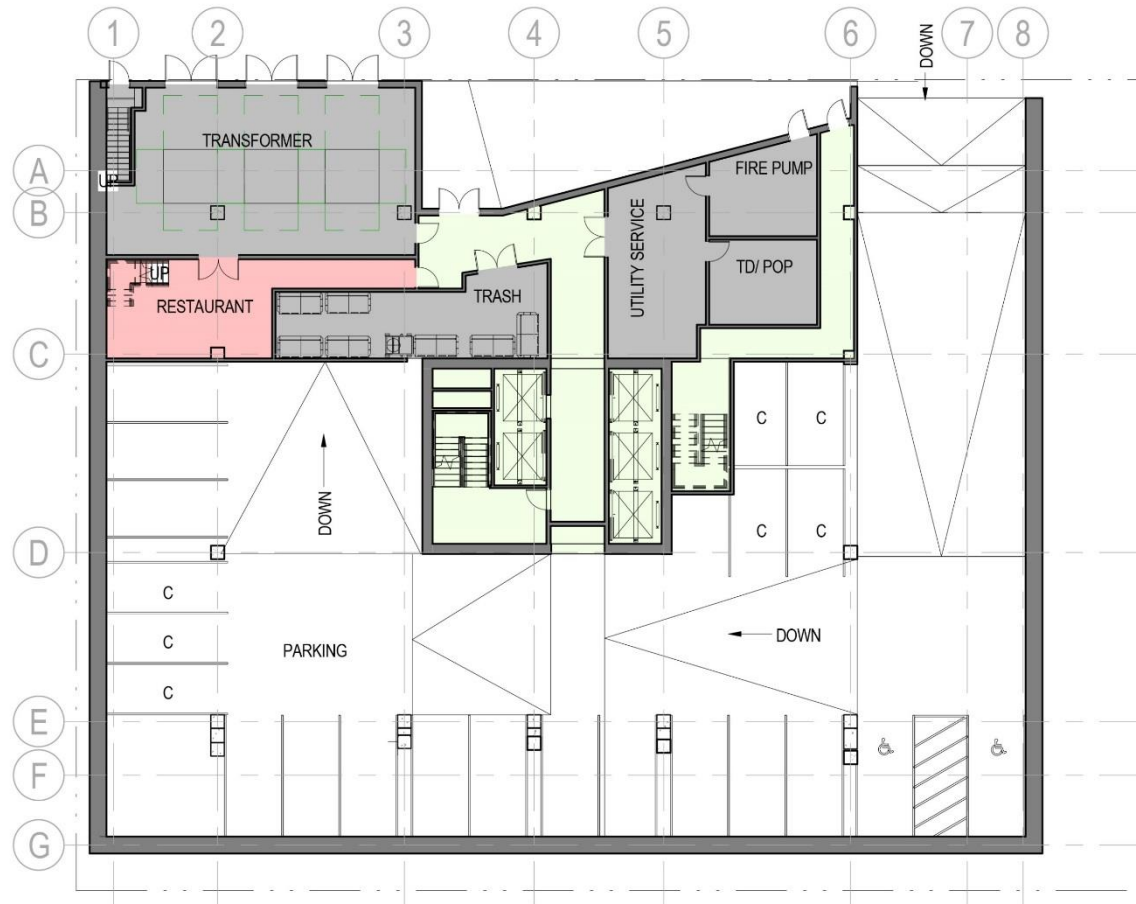
PUBLIC REALM – THEATER CONNECTION

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PUBLIC REALM – THEATER CONNECTION

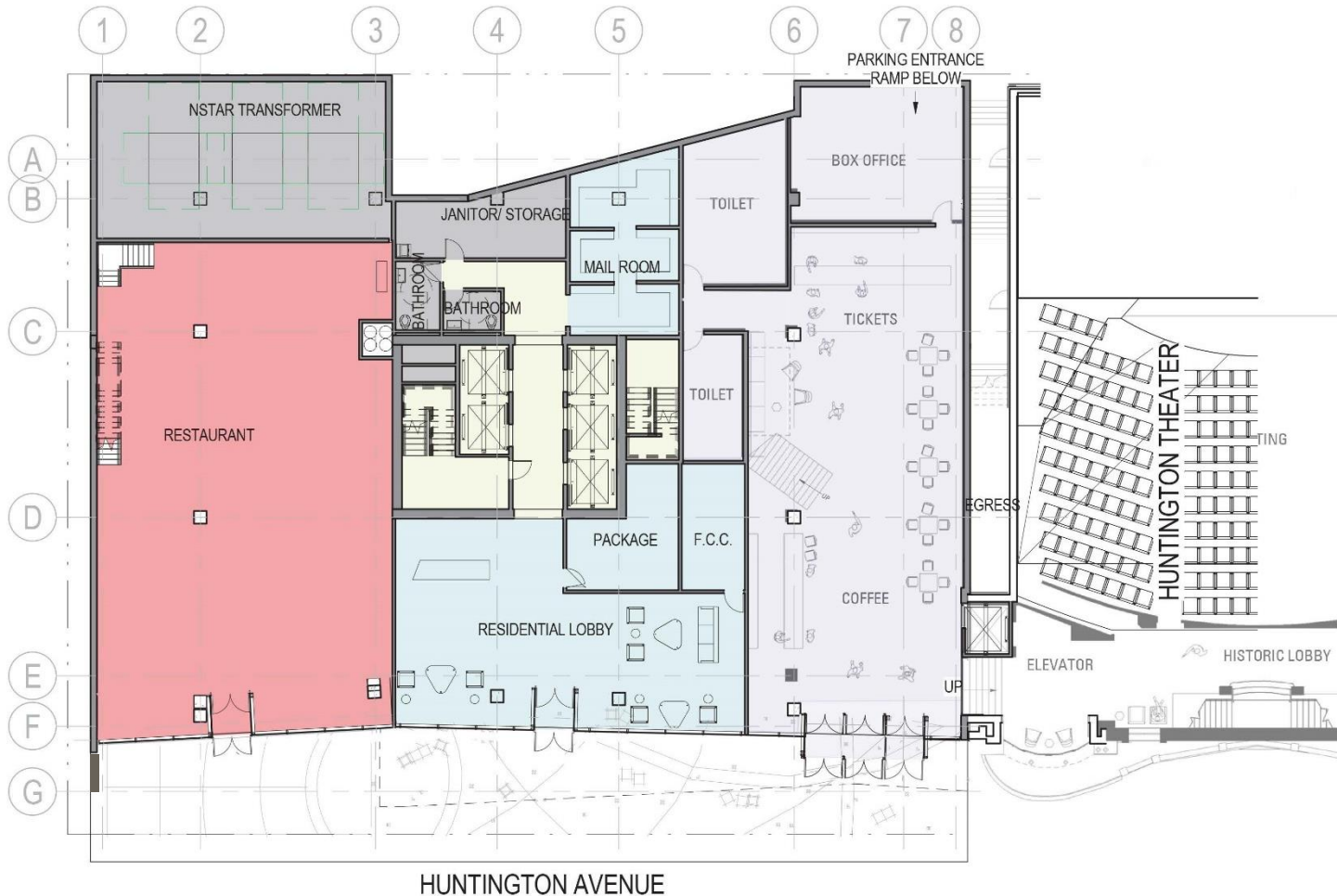
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LEGEND

- THEATRE SPACE
- RESTAURANT
- SERVICE
- CIRCULATION





LEGEND

	THEATRE SPACE
	RESTAURANT
	SERVICE
	CIRCULATION

First Floor Plan



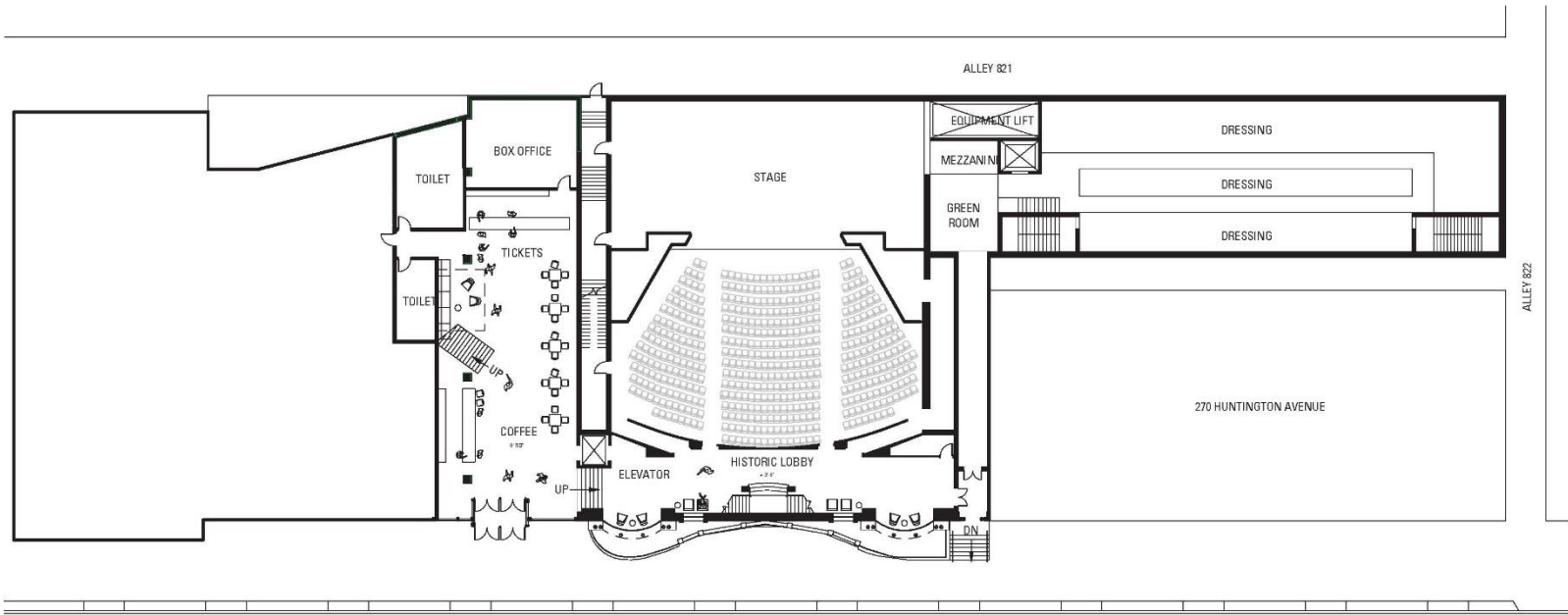
LEGEND

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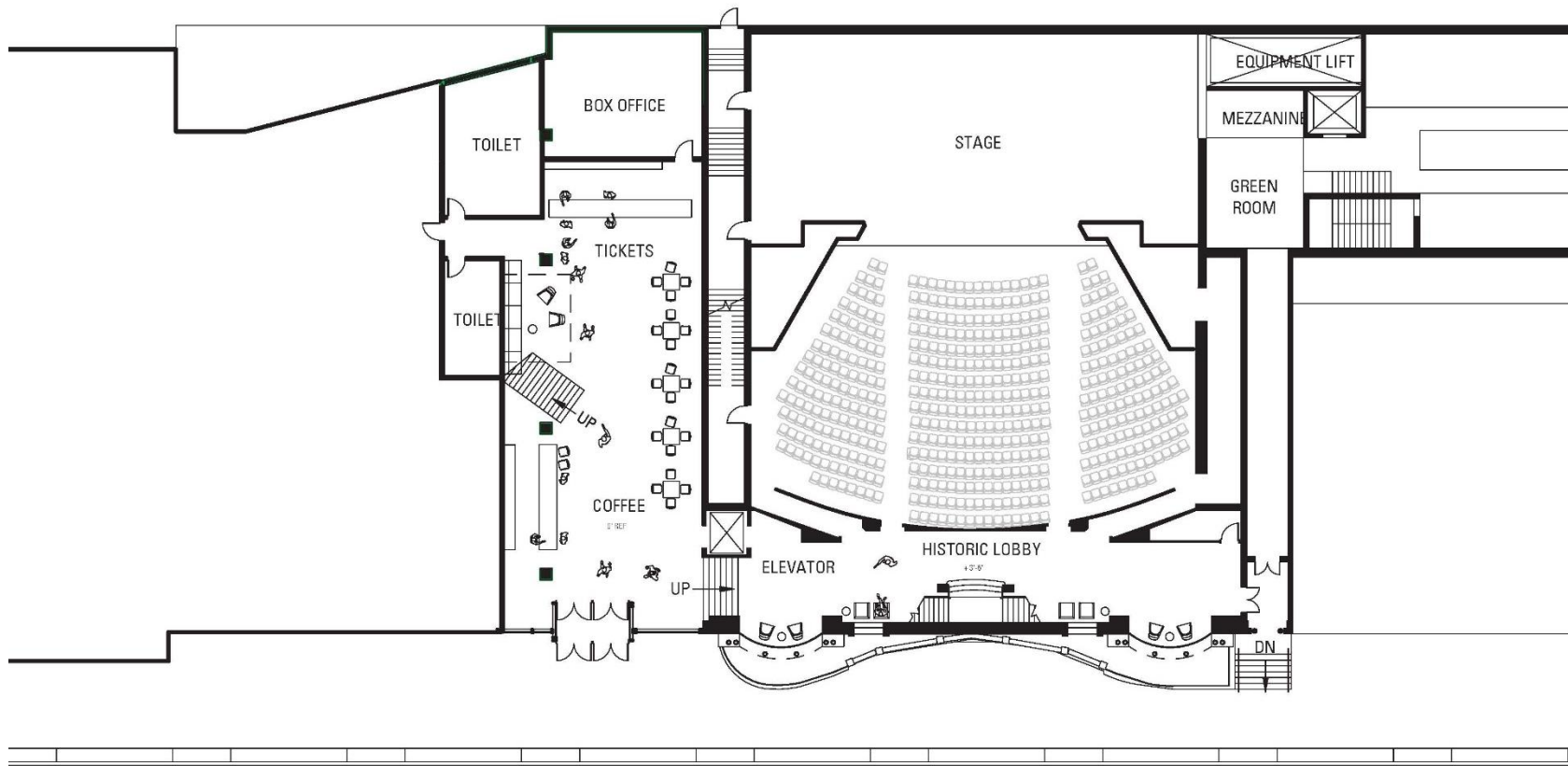
HUNTINGTON AVE.

Second Floor Plan



Ground Floor Plan

Huntington Theatre Company
 Bruner/Cott
 July 25, 2017



Enlarged Ground Floor Plan

Huntington Theatre Company
Bruner/Cott

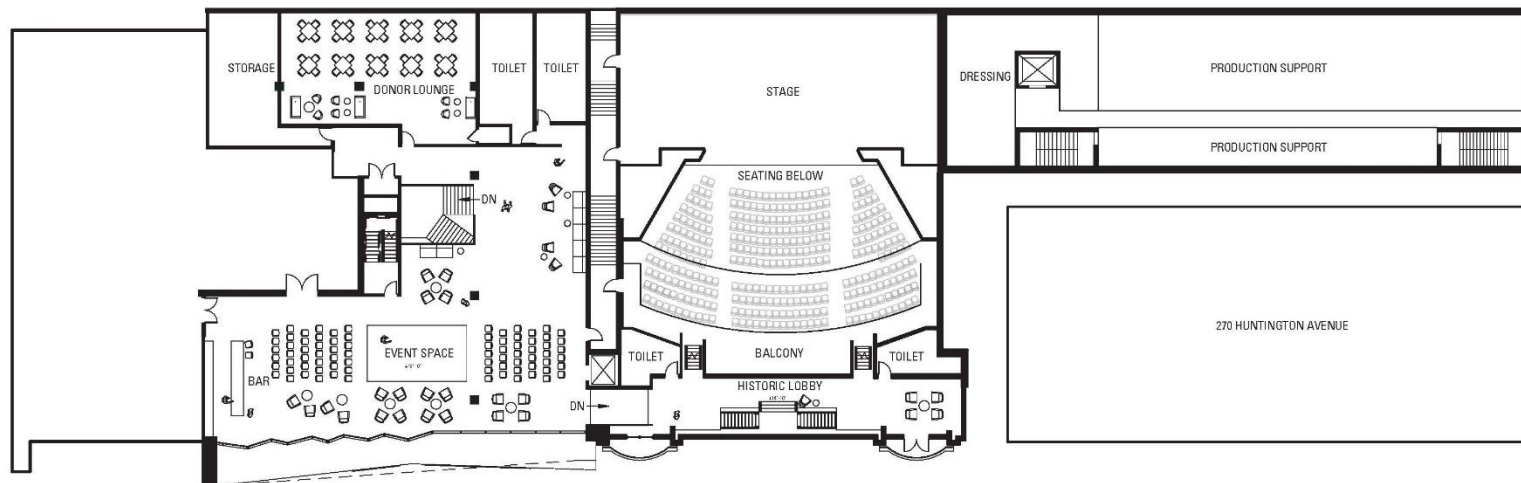
July 26, 2017



Huntington Theatre Company
Bruner/Cott
July 25, 2017

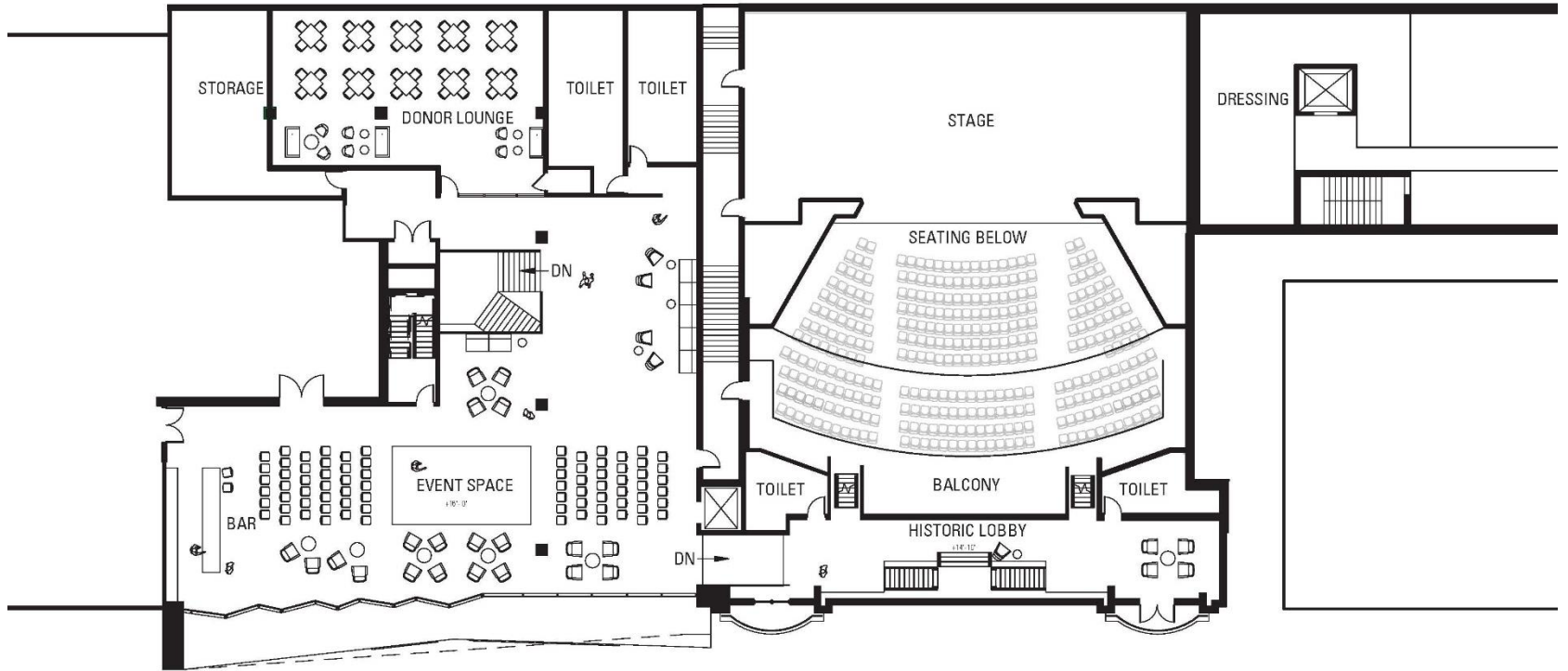
Second Floor Plan

QMG Huntington, LLC  Stantec



Second Floor Plan

Huntington Theatre Company
 Bruner/Cott
 July 25, 2017



Enlarged Second Floor Plan

Huntington Theatre Company
 Bruner/Cott
 July 25, 2017



Huntington Theatre Company
Bruner/Cott
July 25, 2017



Huntington Theatre Company
Bruner/Cott
July 25, 2017



LEGEND

- STUDIO
- 1 BED
- 2 BED
- SERVICE
- CIRCULATION

Total:

- Studios: 33%
- 1 Bed: 40%
- 2 Bed: 27%



HUNTINGTON AVE.



LEGEND

- AMENITY
- SERVICE
- CIRCULATION



Roof Plan

Thank You!

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