

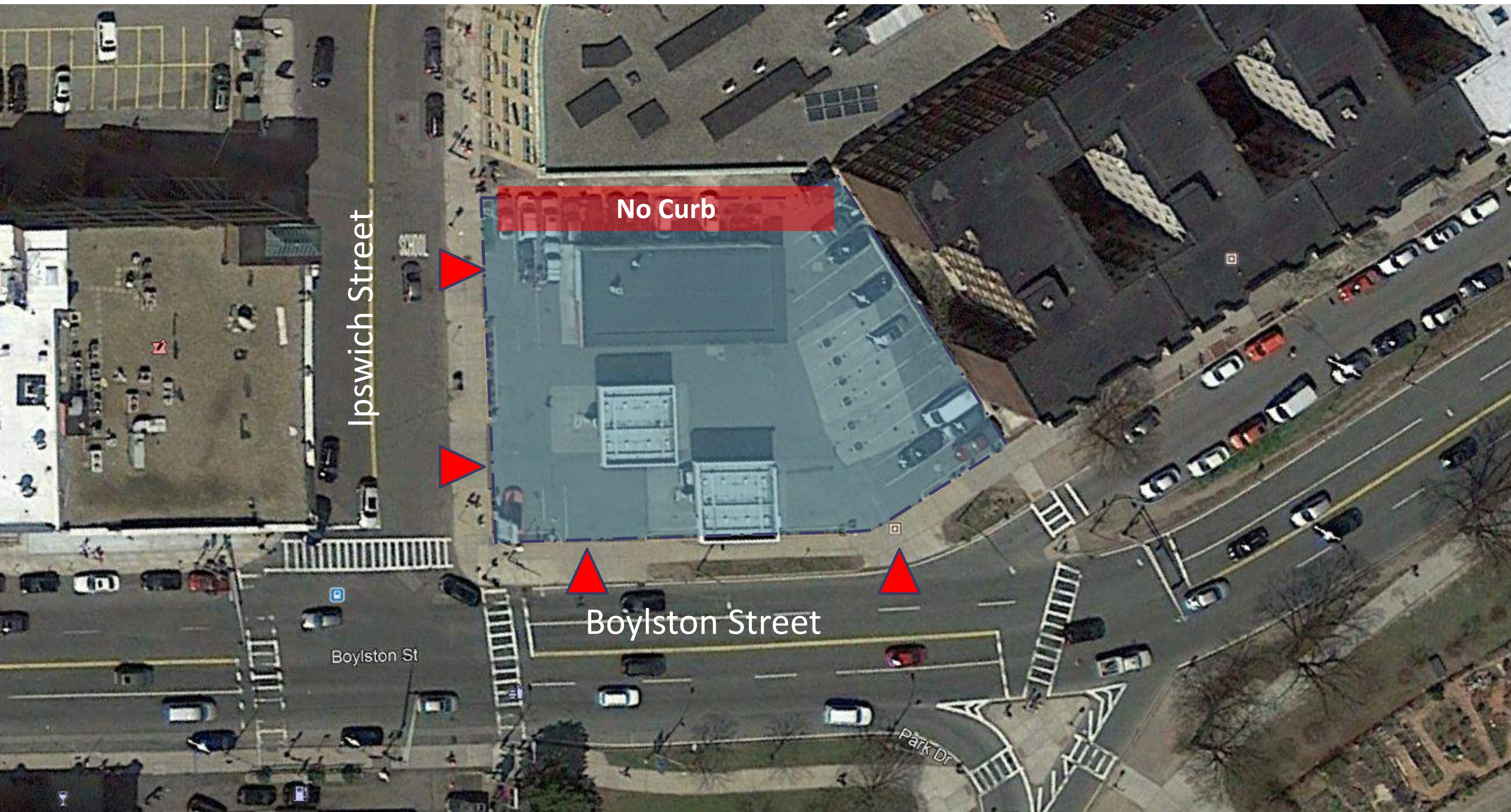
Proposed Hotel



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

IAG Presentation #3
2018 May 31





Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

IAG Presentation #3

2018.05.31



Proposed Hotel

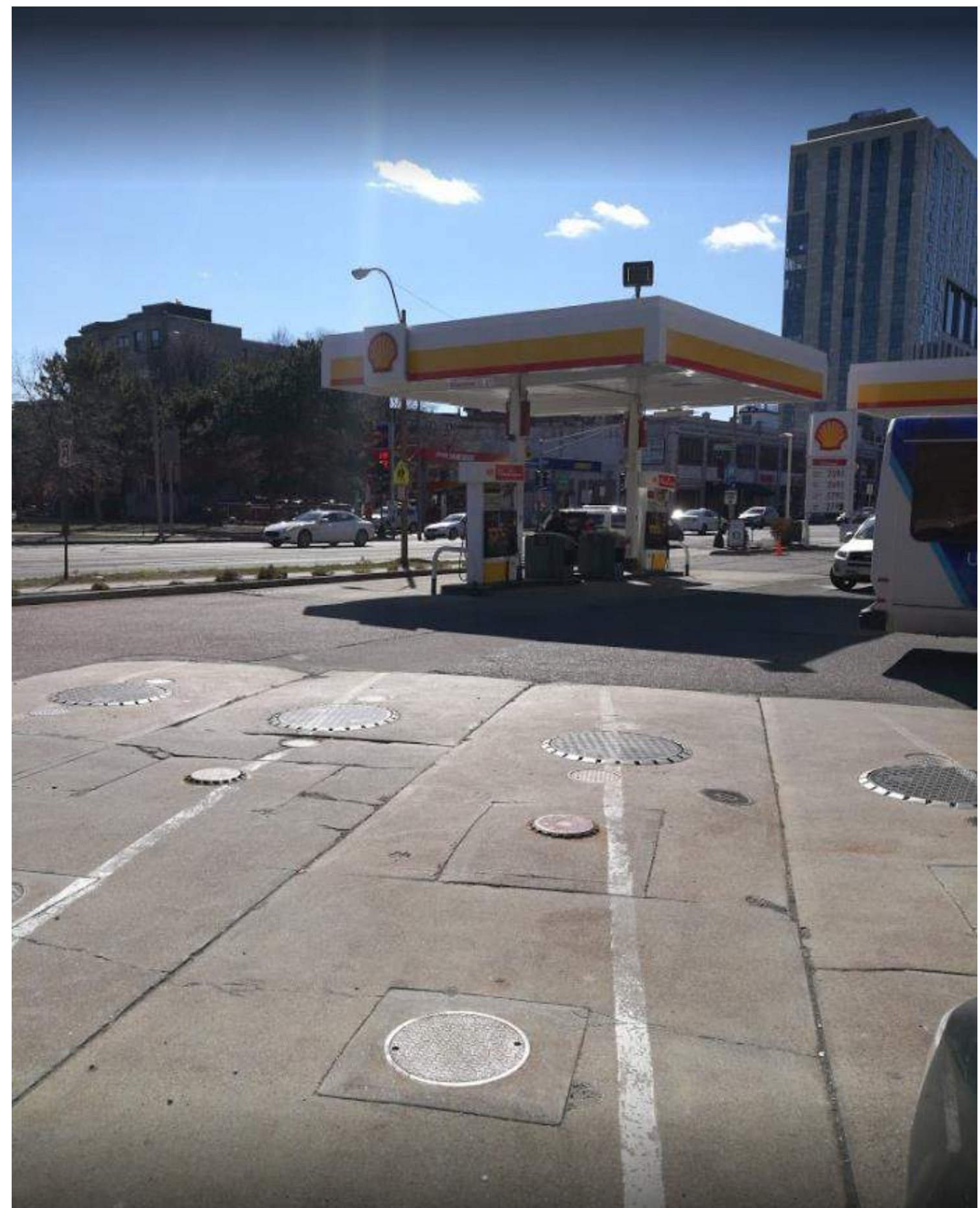
1241 Boylston Street – Boston, MA



Project Existing Conditions

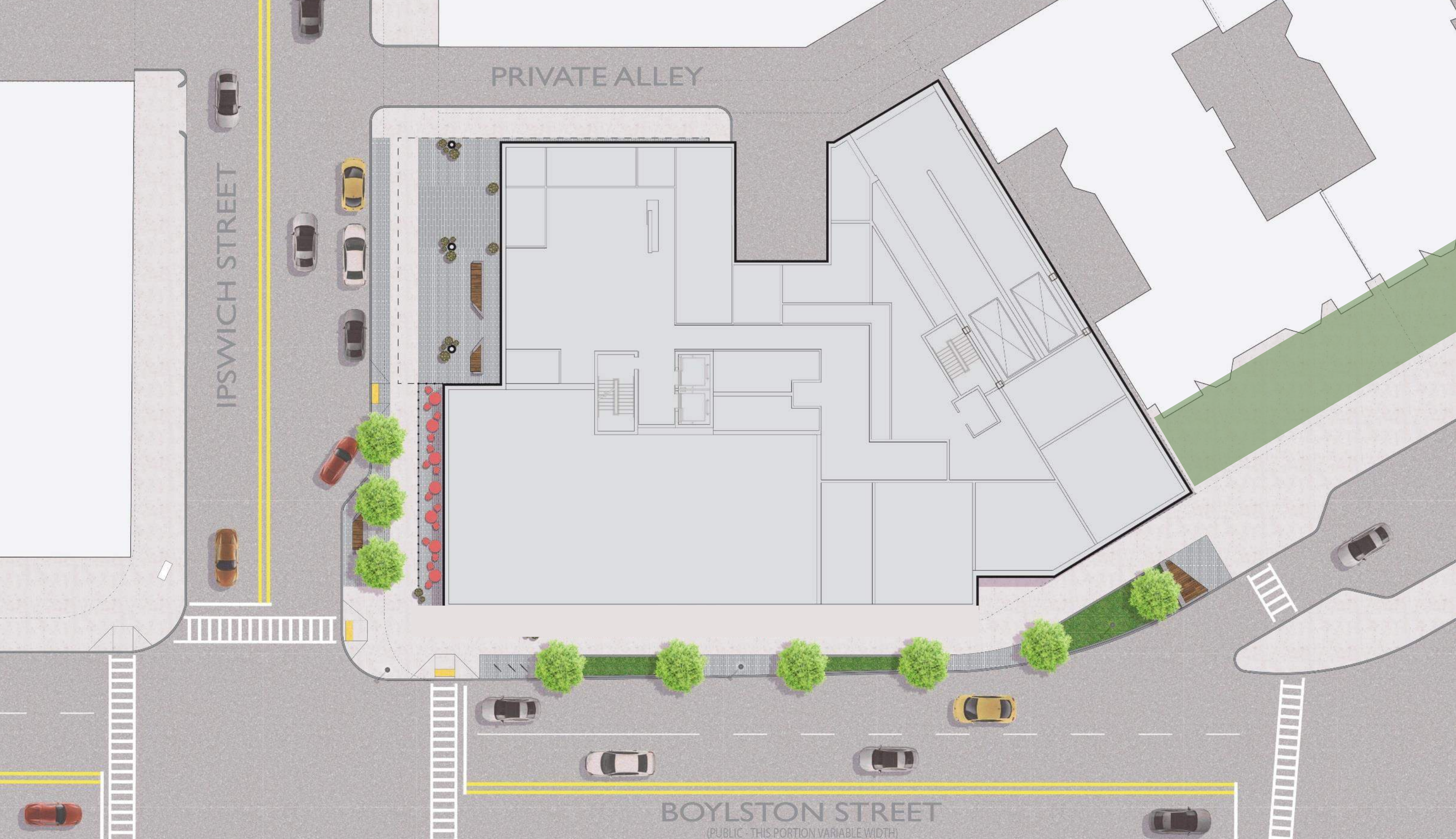
IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Proposed Hotel

1241 Boylston Street – Boston, MA



Landscape Plan - Original

IAG Presentation #3

2018.05.31

BUILDING LEGEND

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

IPSWICH STREET



BOYLSTON STREET

Proposed Hotel

1241 Boylston Street – Boston, MA



Ground Floor Plan - Original

IAG Presentation #3

2018.05.31

BUILDING LEGEND

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



Proposed Hotel

1241 Boylston Street – Boston, MA



Typical Floor Plan (2-6) - Original

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



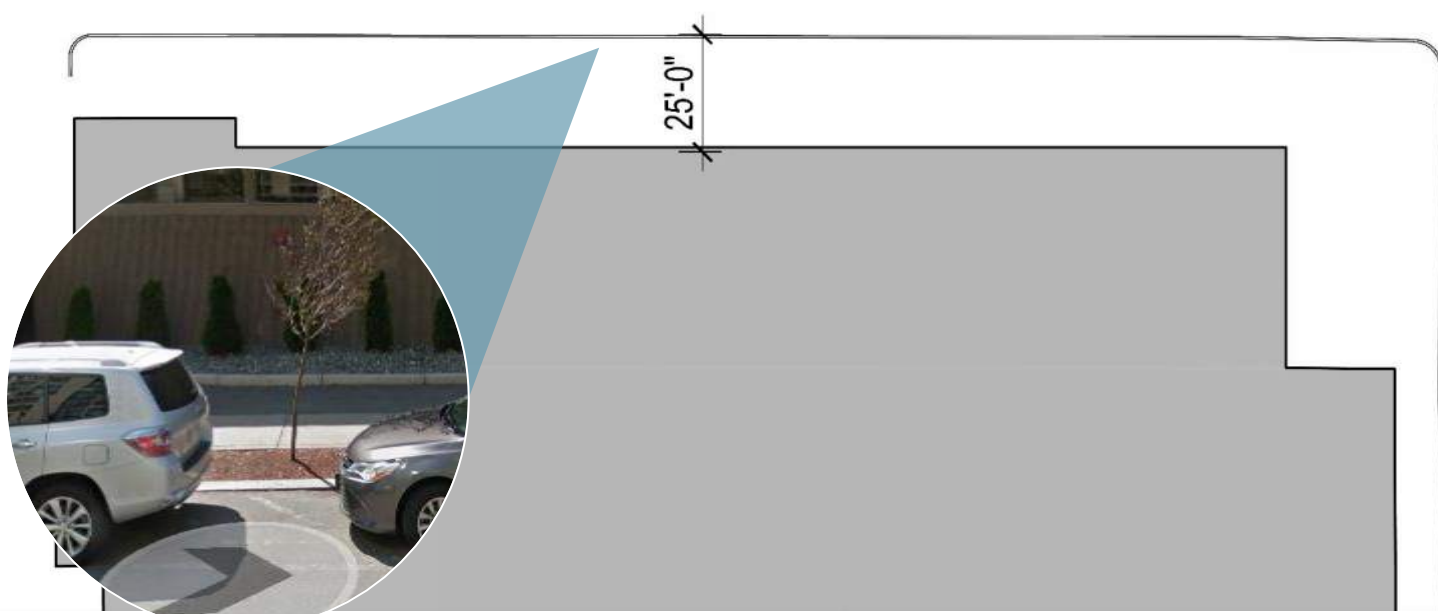
Site Rendering - Original

IAG Presentation #3

2018.05.31

Comments Received: Throughout Review Process

- Alignments (Boylston Street and Residential Edge)
- 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

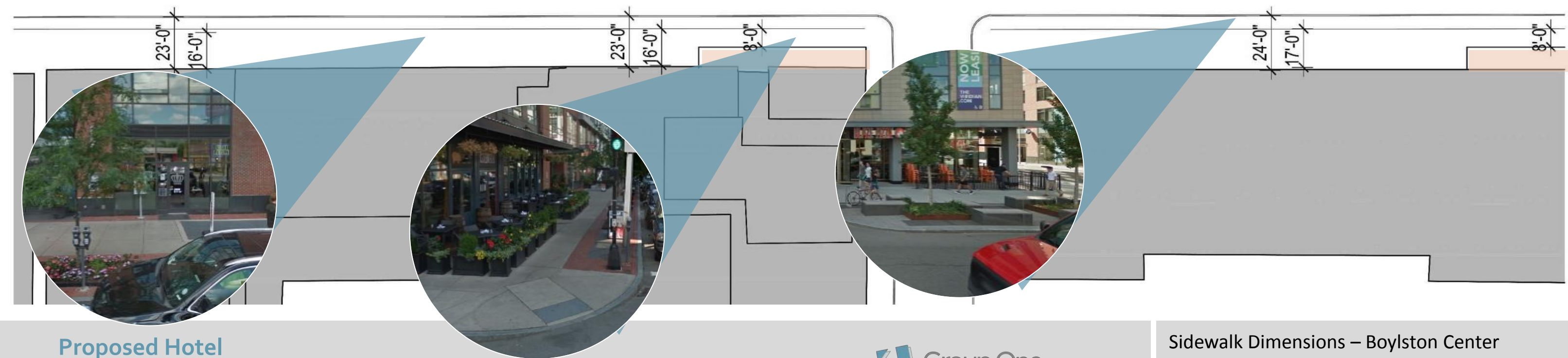
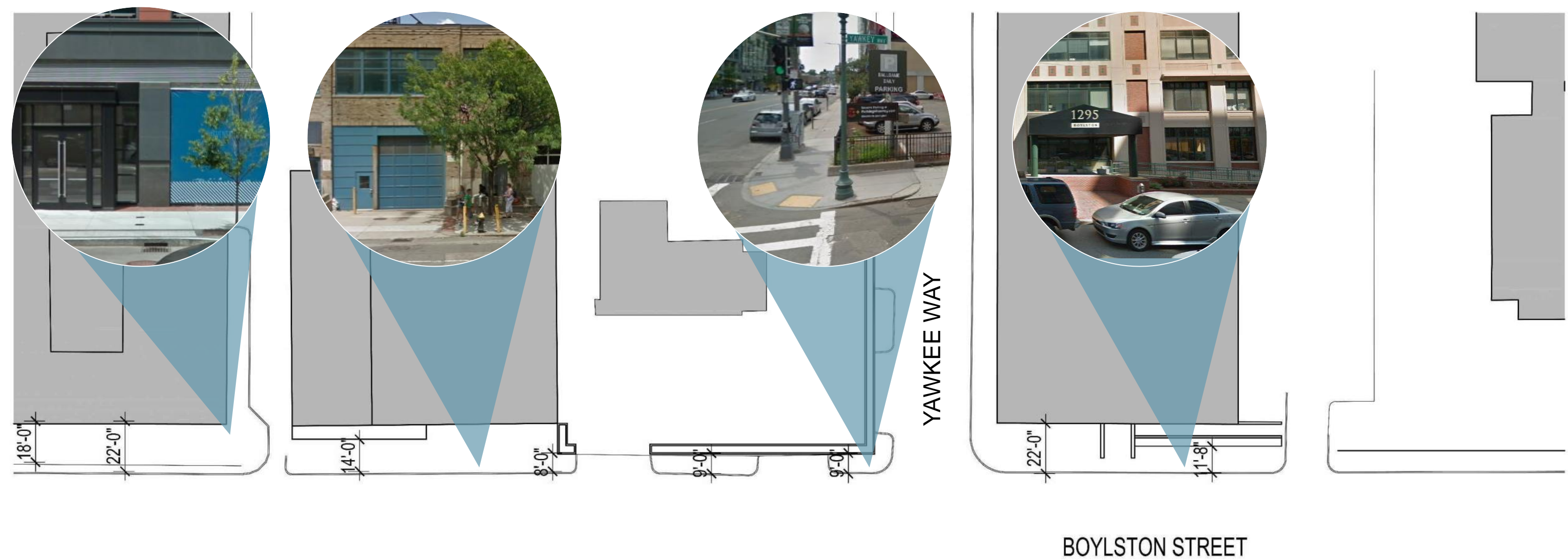
1241 Boylston Street – Boston, MA



Sidewalk Dimensions – Boylston West End

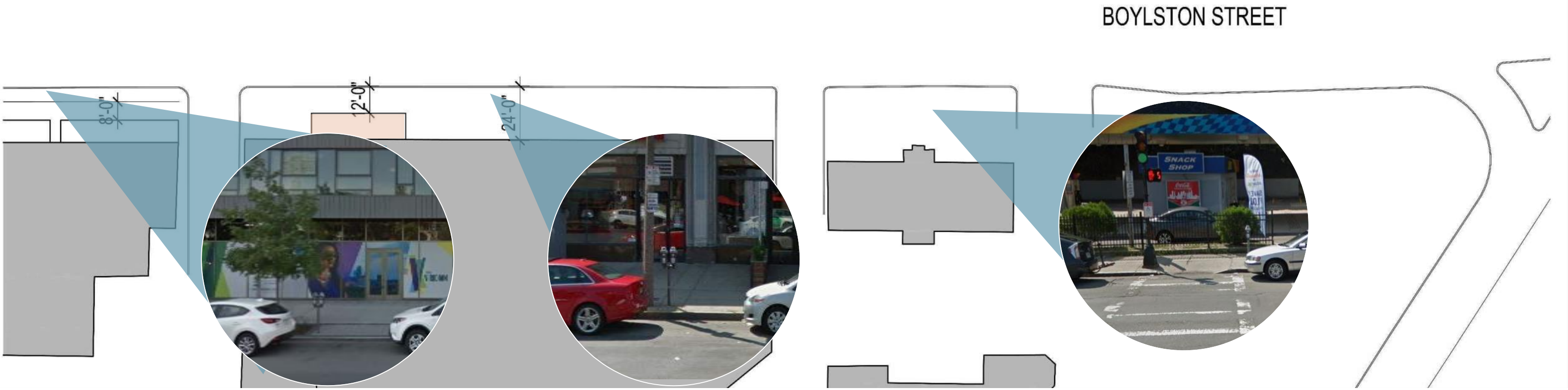
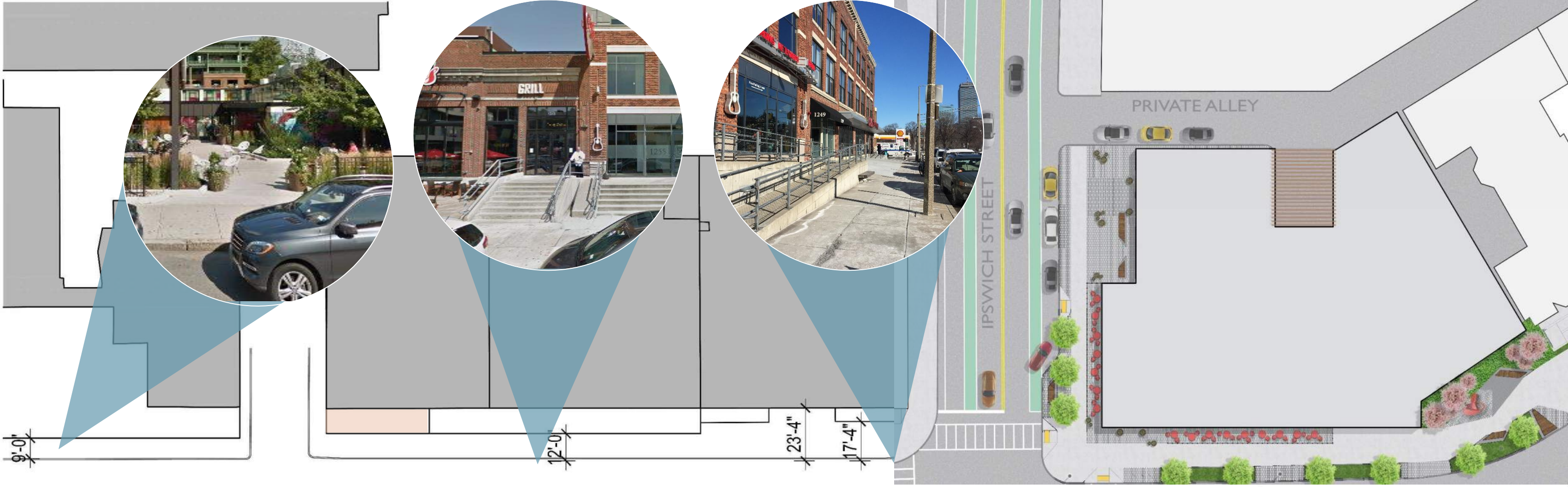
IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Proposed Hotel

1241 Boylston Street – Boston, MA







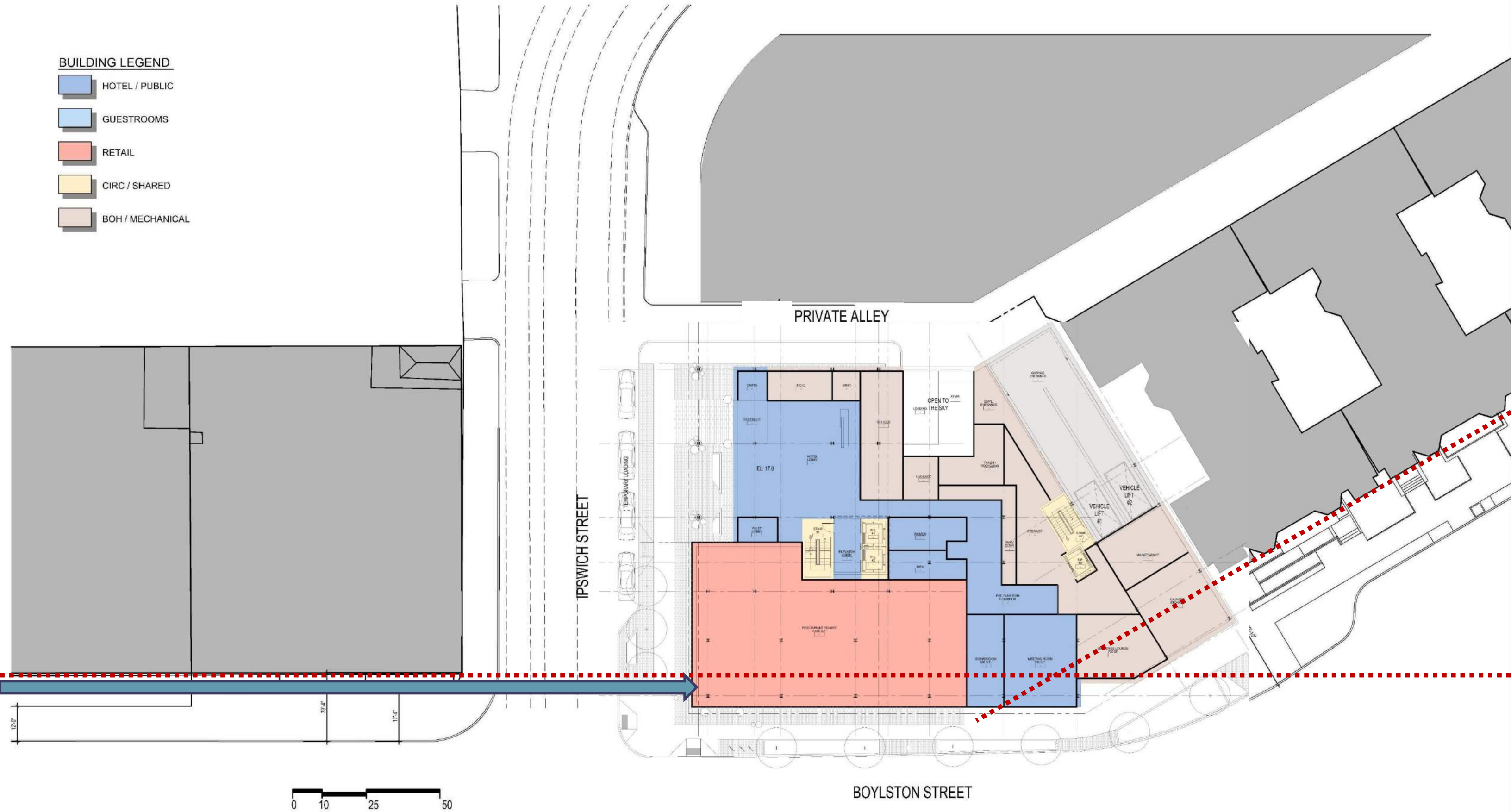
Sidewalk Dimensions – Boylston East End

IAG Presentation #3

2018.05.31

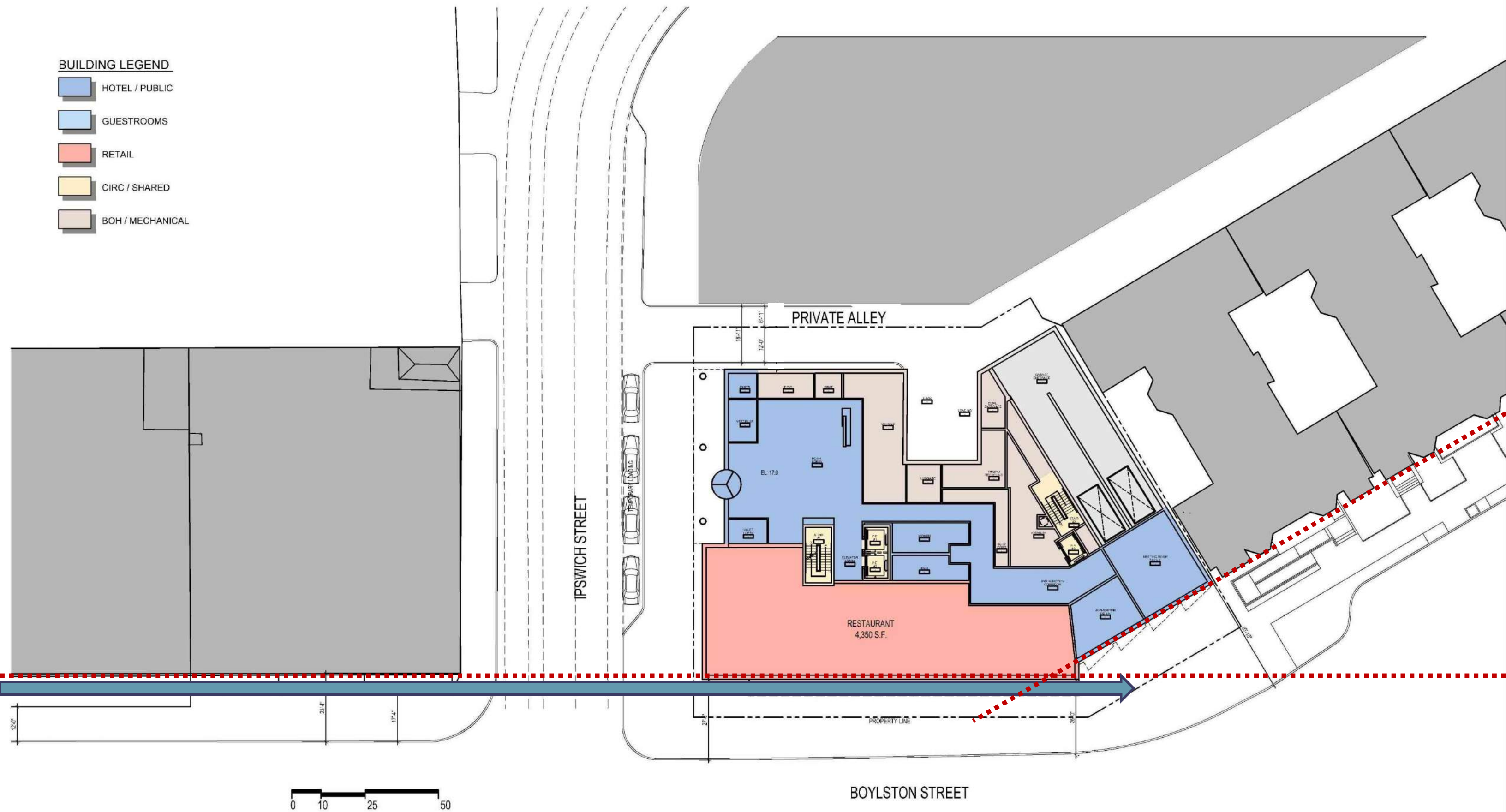
BUILDING LEGEND

-  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



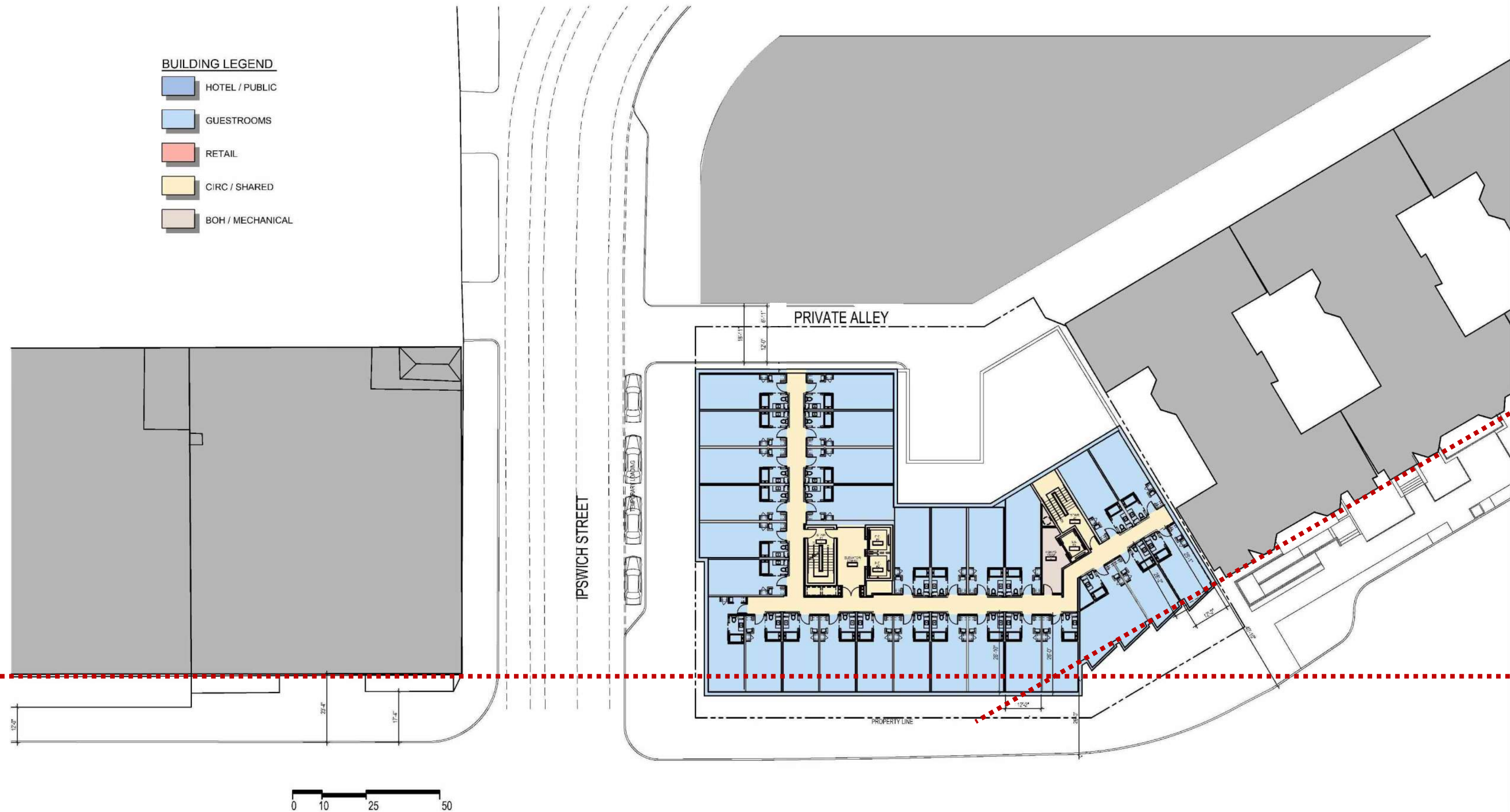
Street / Pedestrian Alignment - Proposed

IAG Presentation #3

2018.05.31

BUILDING LEGEND

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



Proposed Hotel

1241 Boylston Street – Boston, MA



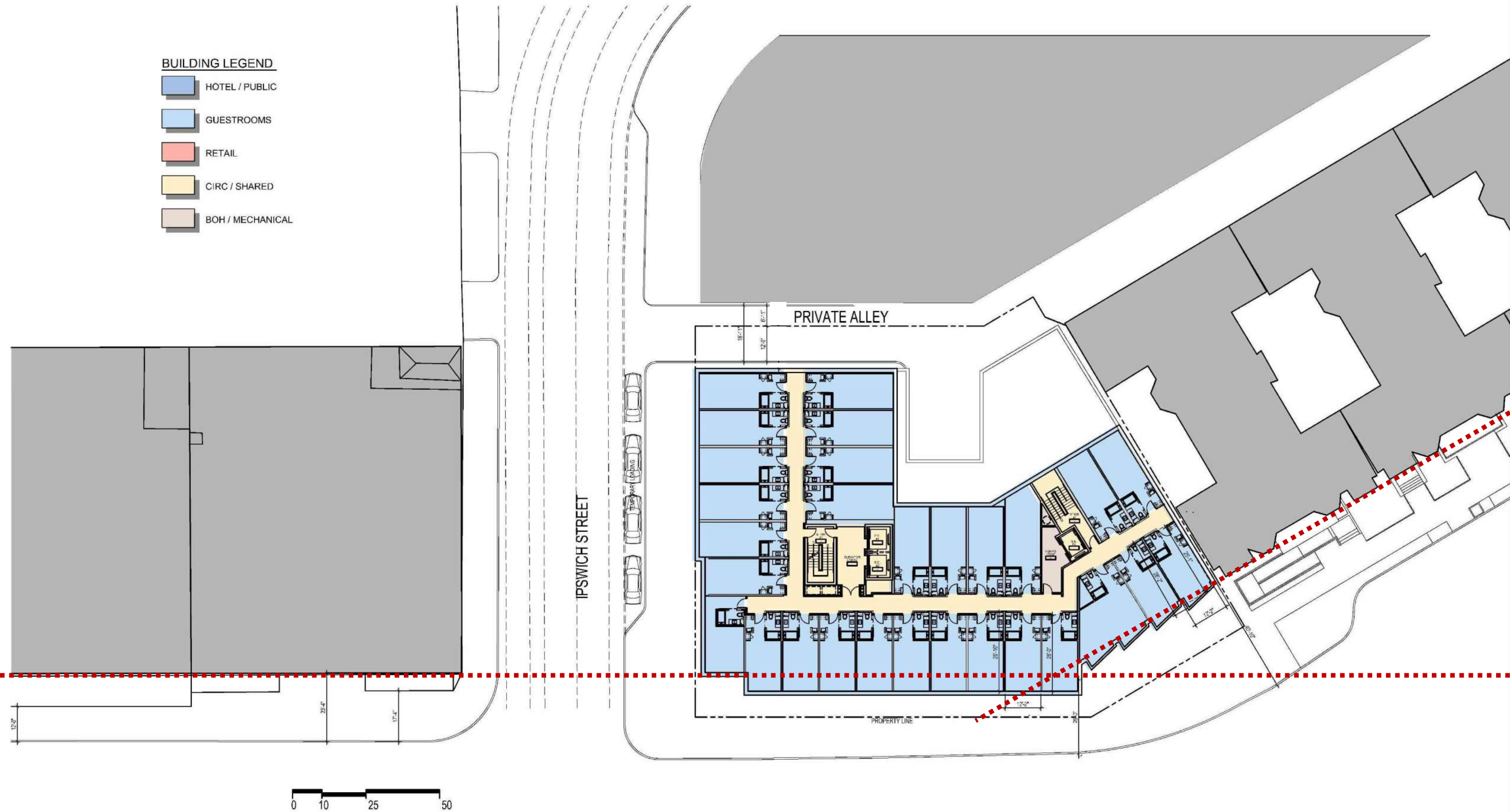
Typical Floor Plan - Previous

IAG Presentation #3

2018.05.31

BUILDING LEGEND

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



Proposed Hotel

1241 Boylston Street – Boston, MA



Typical Floor Plan - Proposed

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Street Edge Perspective

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Streetscape Context View

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Street Western View

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Landscape Plan

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Design Adjustments

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Corner - Proposed

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Corner Aerial Perspective

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Aerial Perspective

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Western View from Victory Gardens

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Western View from Victory Gardens

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Van Ness Corner

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Retail Entry

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Building Elevations

IAG Presentation #3

2018.05.31



Proposed Hotel

1241 Boylston Street – Boston, MA



Site Rendering

IAG Presentation #3

2018.05.31

