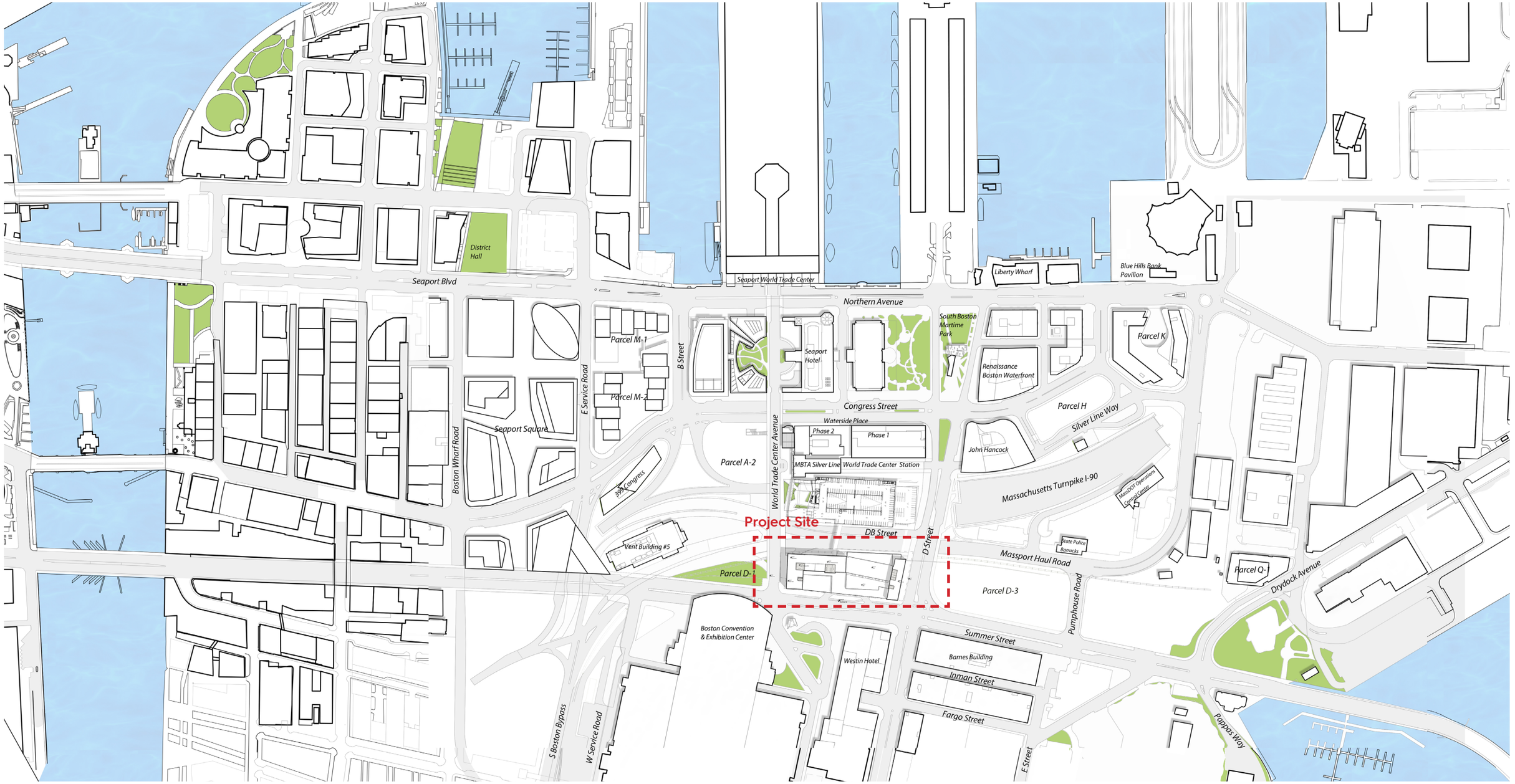


OMNI BOSTON SEAPORT HOTEL

BCDC PRESENTATION

DECEMBER 5, 2017

OMNI HOTELS & RESORTS | New Boston Hospitality | ELKUS MANFREDI ARCHITECTS | Stull and Lee Incorporated | mikyoung kim design



OMNI BOSTON SEAPORT HOTEL
Boston, MA

Locus Plan

DECEMBER 5, 2017

N

0 125 250

1" = 250'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



RETAIL | HOTEL SERVICES | VERTICAL CIRCULATION | HOTEL CIRCULATION | SPA | BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 1 - Ground

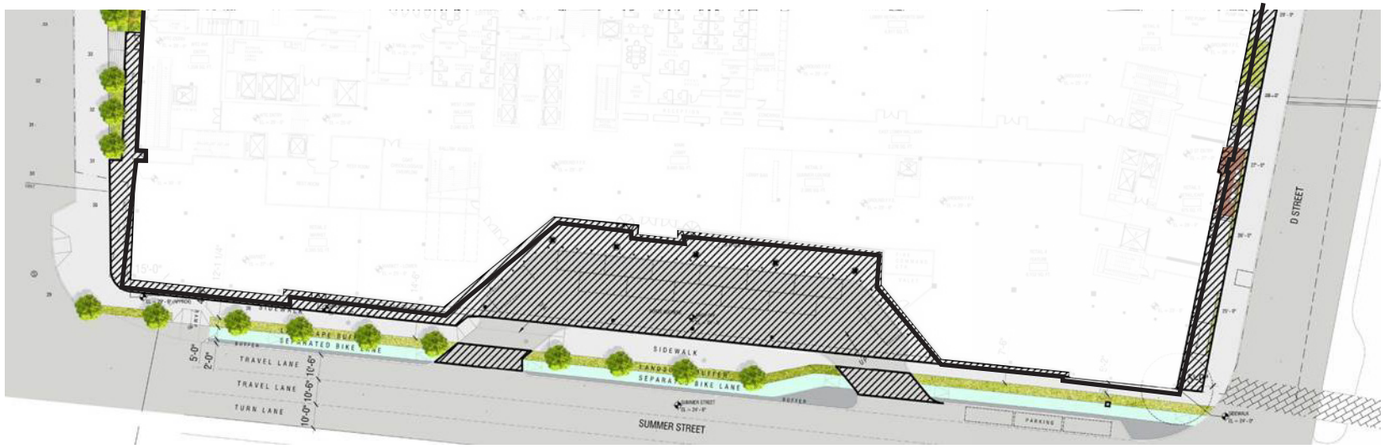
DECEMBER 5, 2017

mkyoung kim design

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

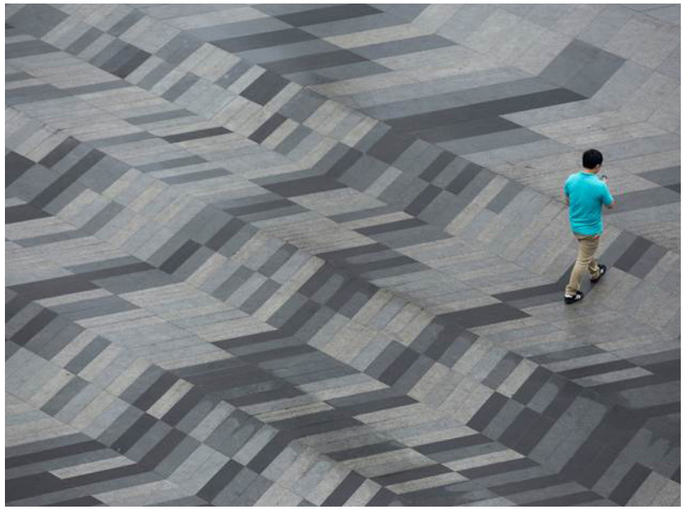
Stull and Lee Incorporated



SPECIALTY PAVING AREAS



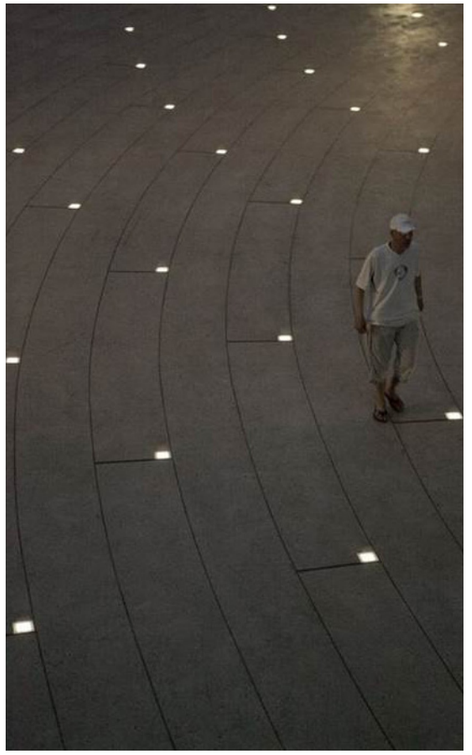
MODULAR PAVING



GEOMETRIC PAVERS

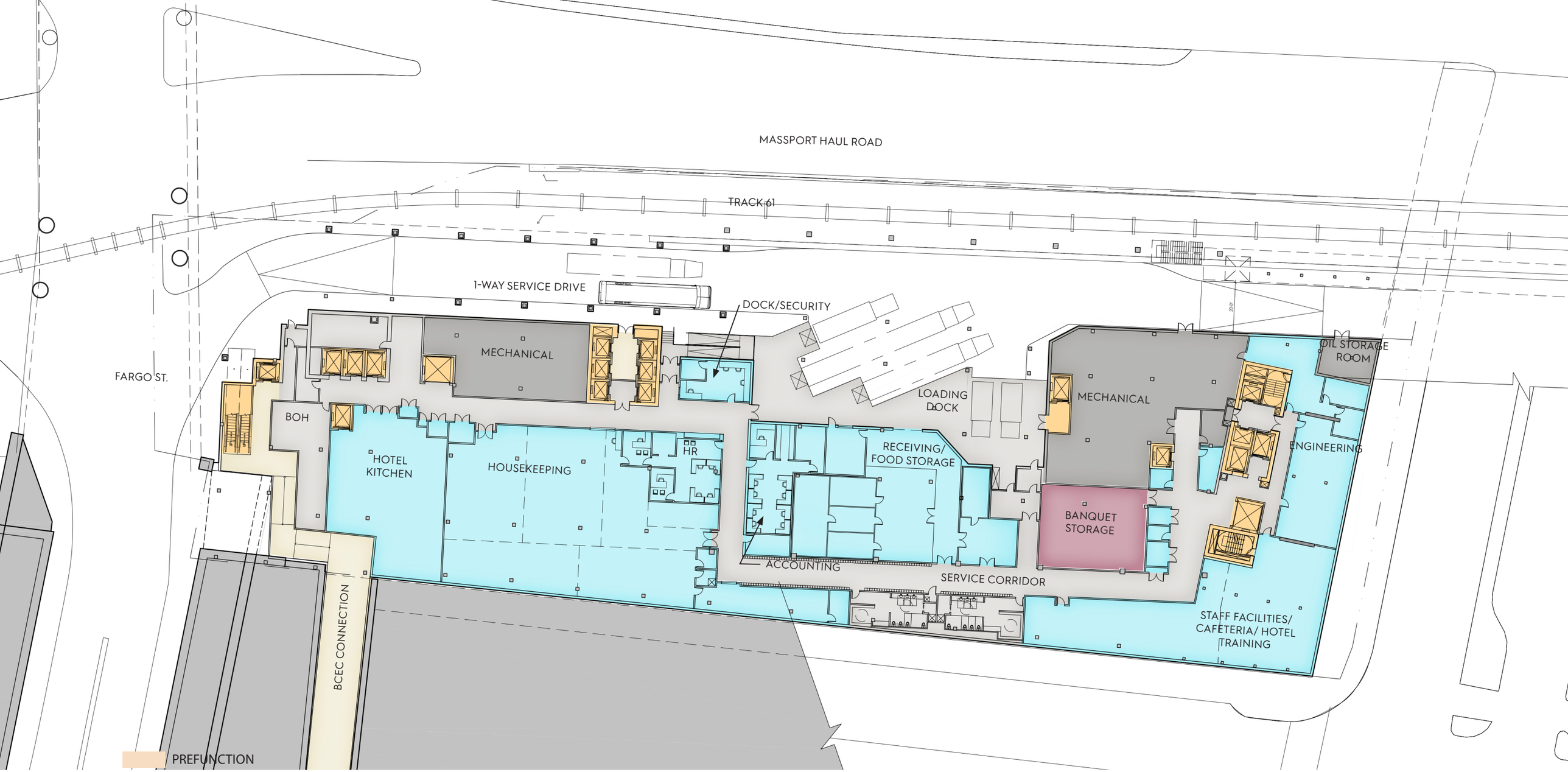


CLEAN DETAILS



INTEGRATED LIGHTING

mikyoung kim design



OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level B1

DECEMBER 5, 2017

N

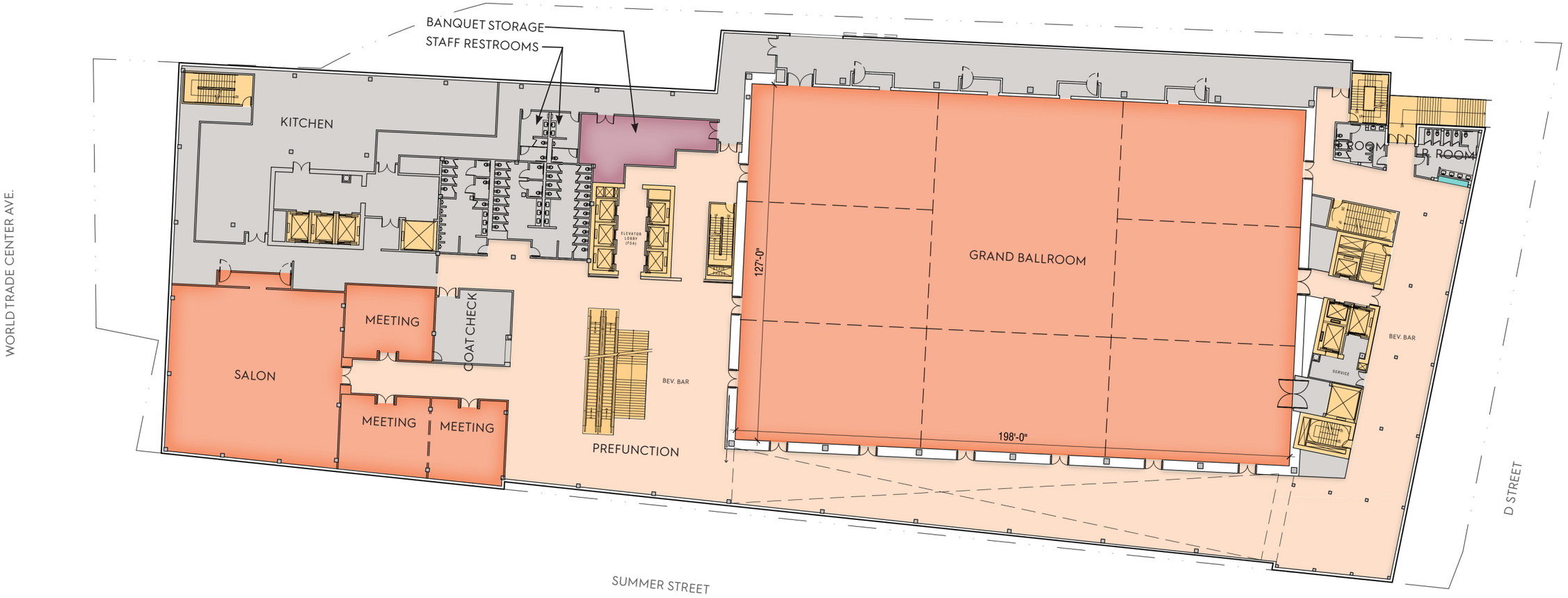
0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



PREFUNCTION

CONVENTIONING | VERTICAL CIRCULATION | HOTEL CIRCULATION | BANQUET STORAGE | GUESTROOM AREAS | BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

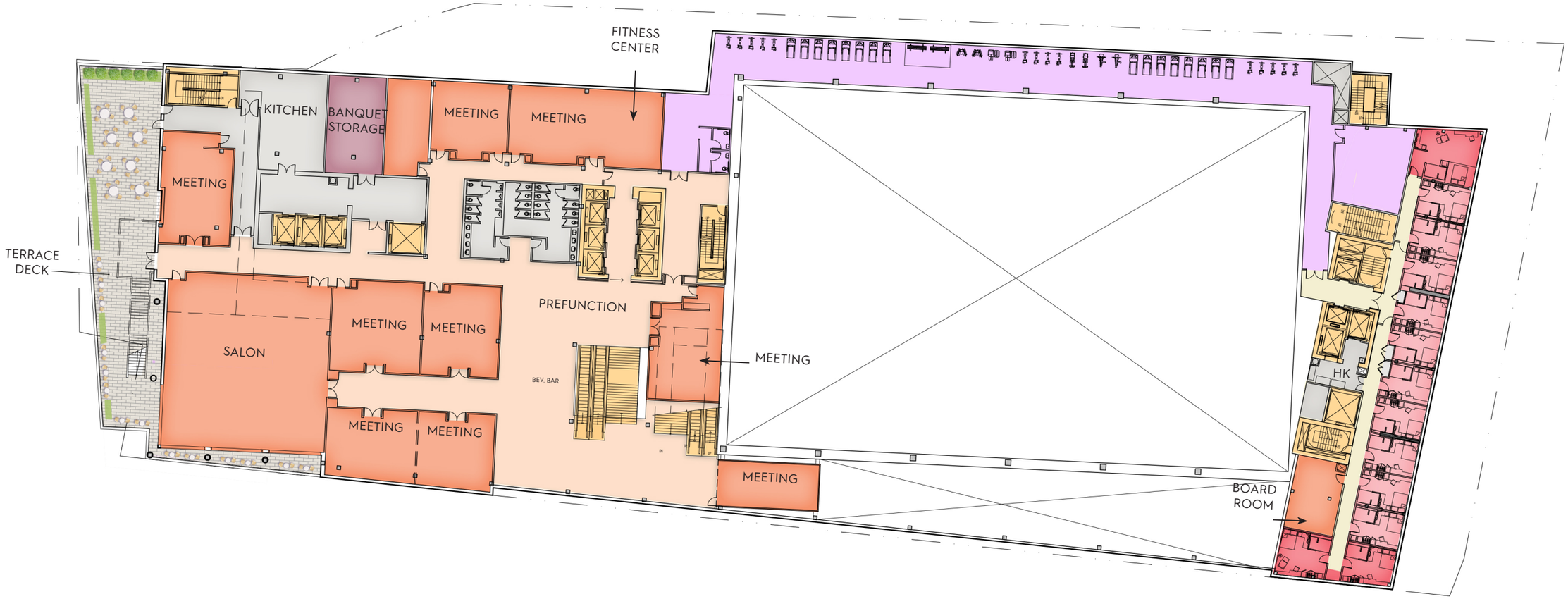
Level 2
DECEMBER 5, 2017

N
0 10 20 40
1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



PREFUNCTION
FITNESS CENTER
CONVENTIONING
VERTICAL CIRCULATION
HOTEL CIRCULATION
BANQUET STORAGE
GUESTROOM AREAS
BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 3
DECEMBER 5, 2017

N
0 10 20 40
1" = 40'

New Boston Hospitality
ELKUS | MANFREDI ARCHITECTS
Stull and Lee Incorporated



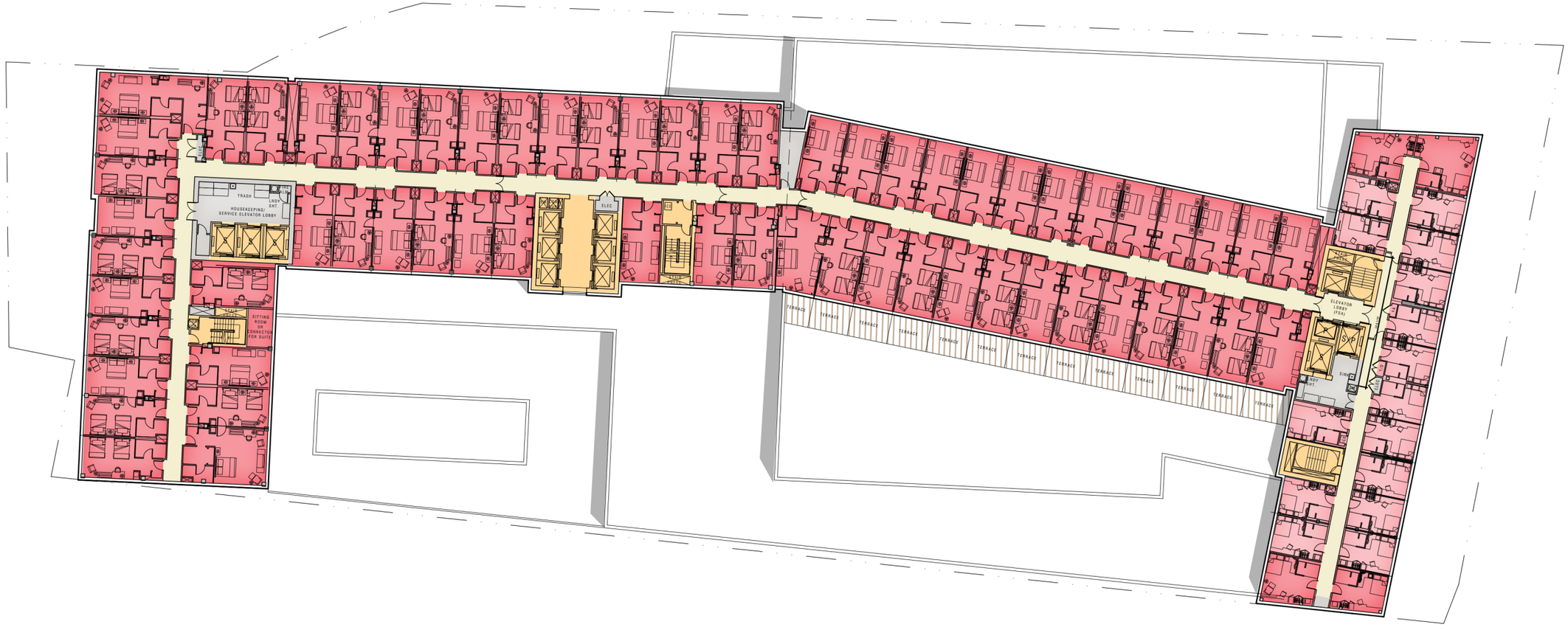
PREFUNCTION | RETAIL | CONVENTIONING | VERTICAL CIRCULATION | HOTEL CIRCULATION | BANQUET STORAGE | GUESTROOM AREAS | BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 4
DECEMBER 5, 2017

N
0 10 20 40
1" = 40'

New Boston Hospitality | ELKUS | MANFREDI ARCHITECTS | Stull and Lee Incorporated



GUESTROOM AREAS | VERTICAL CIRCULATION | HOTEL CIRCULATION | BACK OF HOUSE

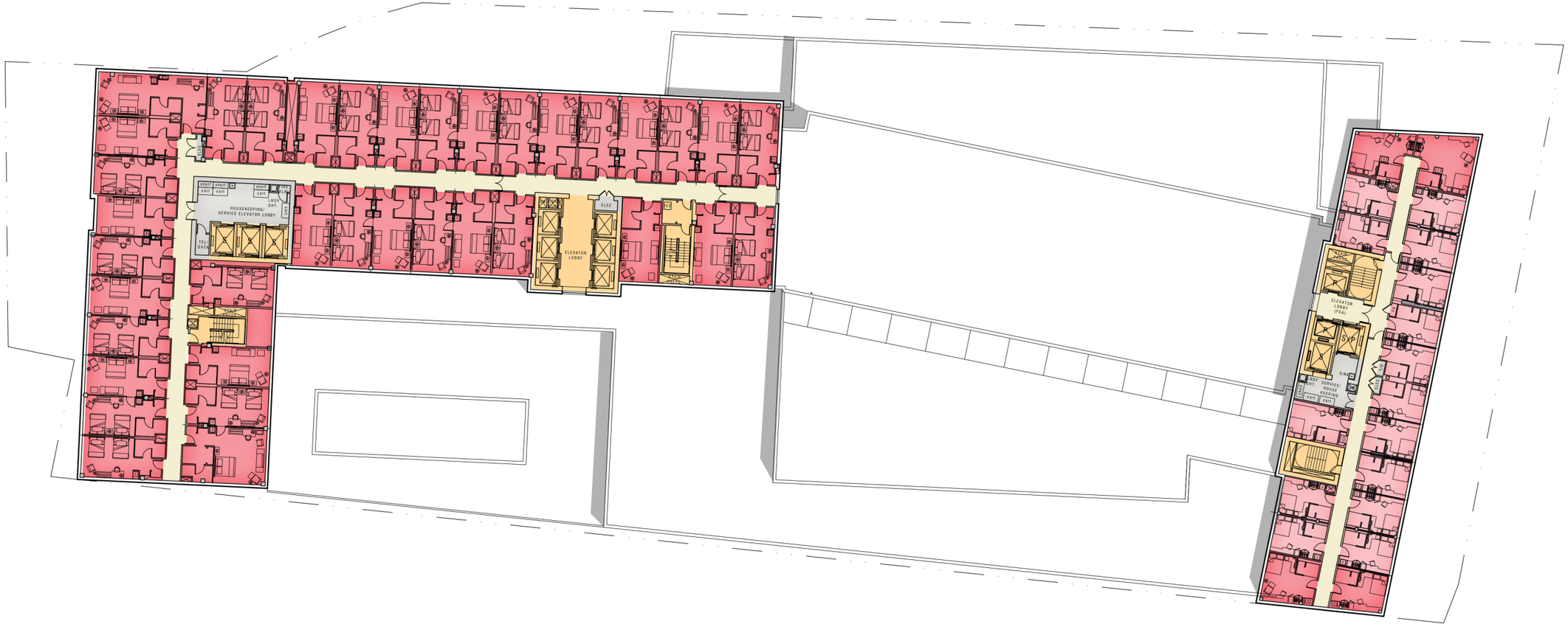
OMNI BOSTON SEAPORT HOTEL
Boston, MA

Typical Cabana Level

DECEMBER 5, 2017

N 0 10 20 40
1" = 40'

New Boston Hospitality | ELKUS | MANFREDI ARCHITECTS | Stull and Lee Incorporated



GUESTROOM AREAS | VERTICAL CIRCULATION | HOTEL CIRCULATION | BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Typical Hotel Level
DECEMBER 5, 2017

N
0 10 20 40
1" = 40'

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Modern No.20
SEAPORT COFFEE
© ELKUS MANFREDI ARCHITECTS




OMNI HOTELS
WESTIN
© ELKUS MANFREDI ARCHITECTS



OMNI BOSTON SEAPORT HOTEL
Boston, MA

South Elevation

DECEMBER 5, 2017

N

0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

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OMNI BOSTON SEAPORT HOTEL
Boston, MA

East Elevation

DECEMBER 5, 2017

N

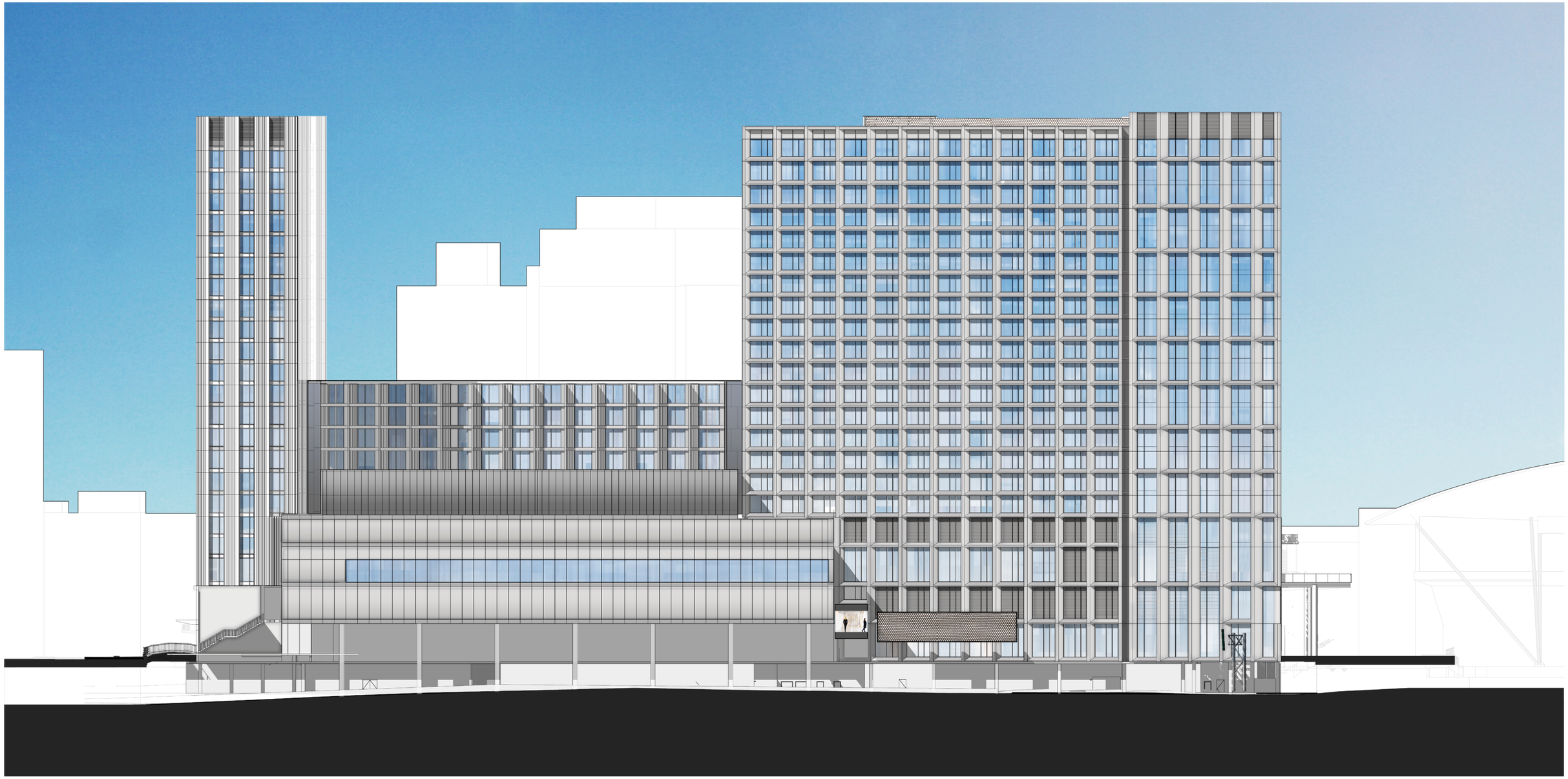
0 10 20 40

1" = 40'

New Boston Hospitality

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OMNI BOSTON SEAPORT HOTEL
Boston, MA

North Elevation

DECEMBER 5, 2017

N

0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

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OMNI BOSTON SEAPORT HOTEL
Boston, MA

West Elevation

DECEMBER 5, 2017

N

0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

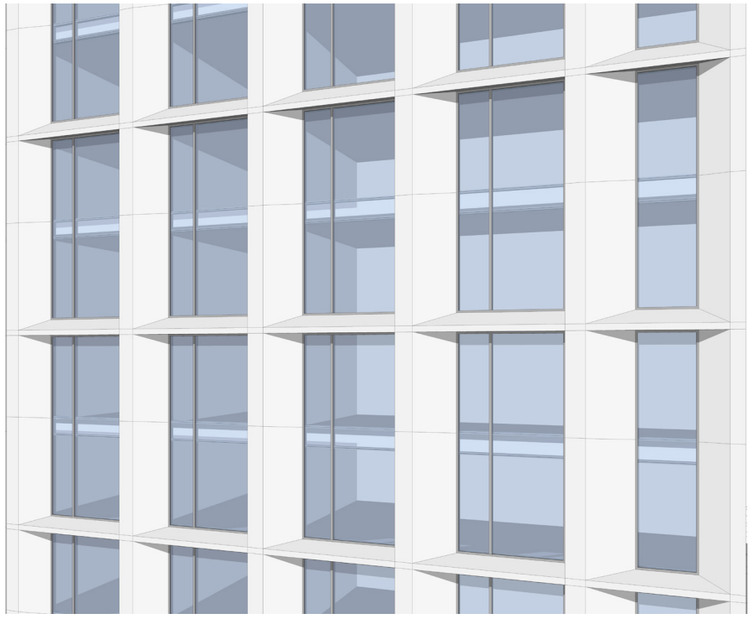
Stull and Lee Incorporated







SINGLE STORY EXPRESSION



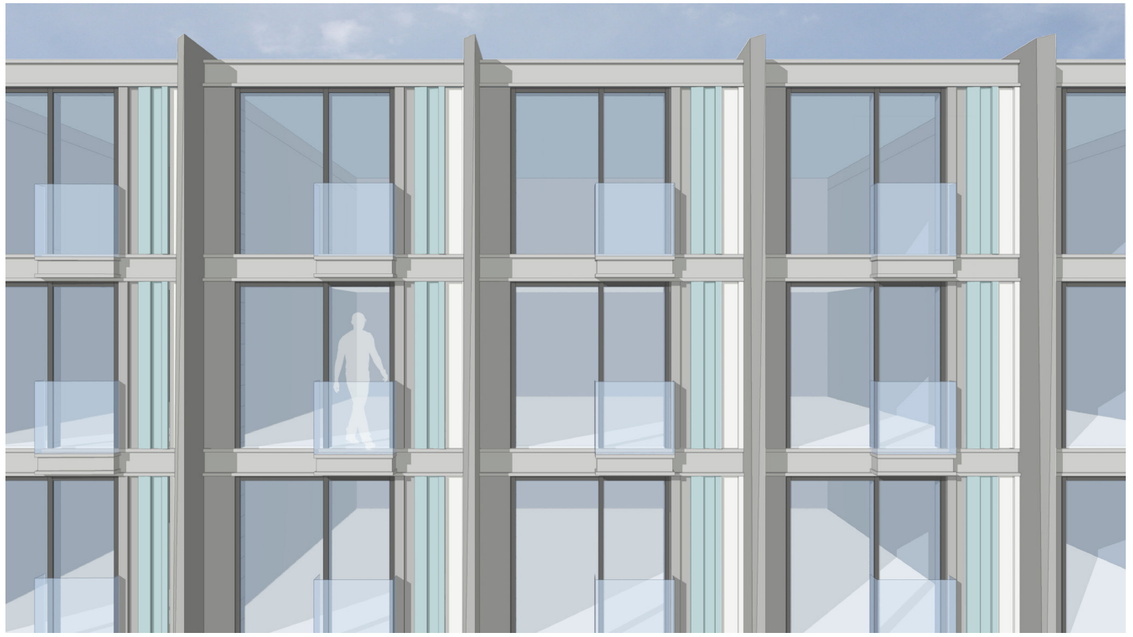
DOUBLE STORY EXPRESSION

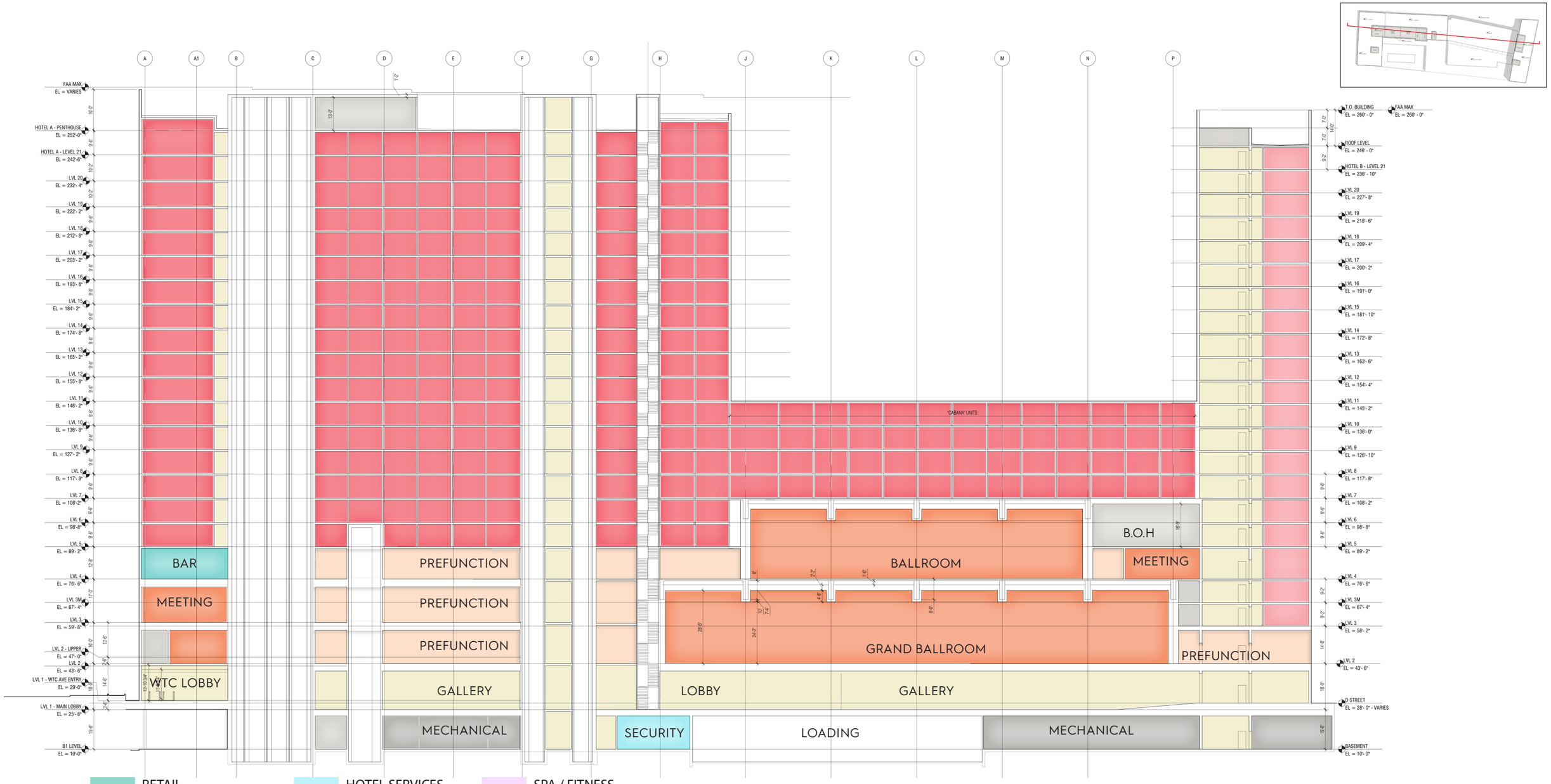


INNOVATION TOWER



CABANA LEVELS





OMNI BOSTON SEAPORT HOTEL
Boston, MA

Section E-W

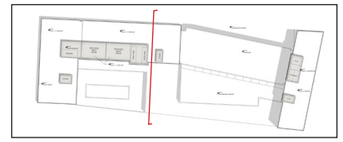
DECEMBER 5, 2017

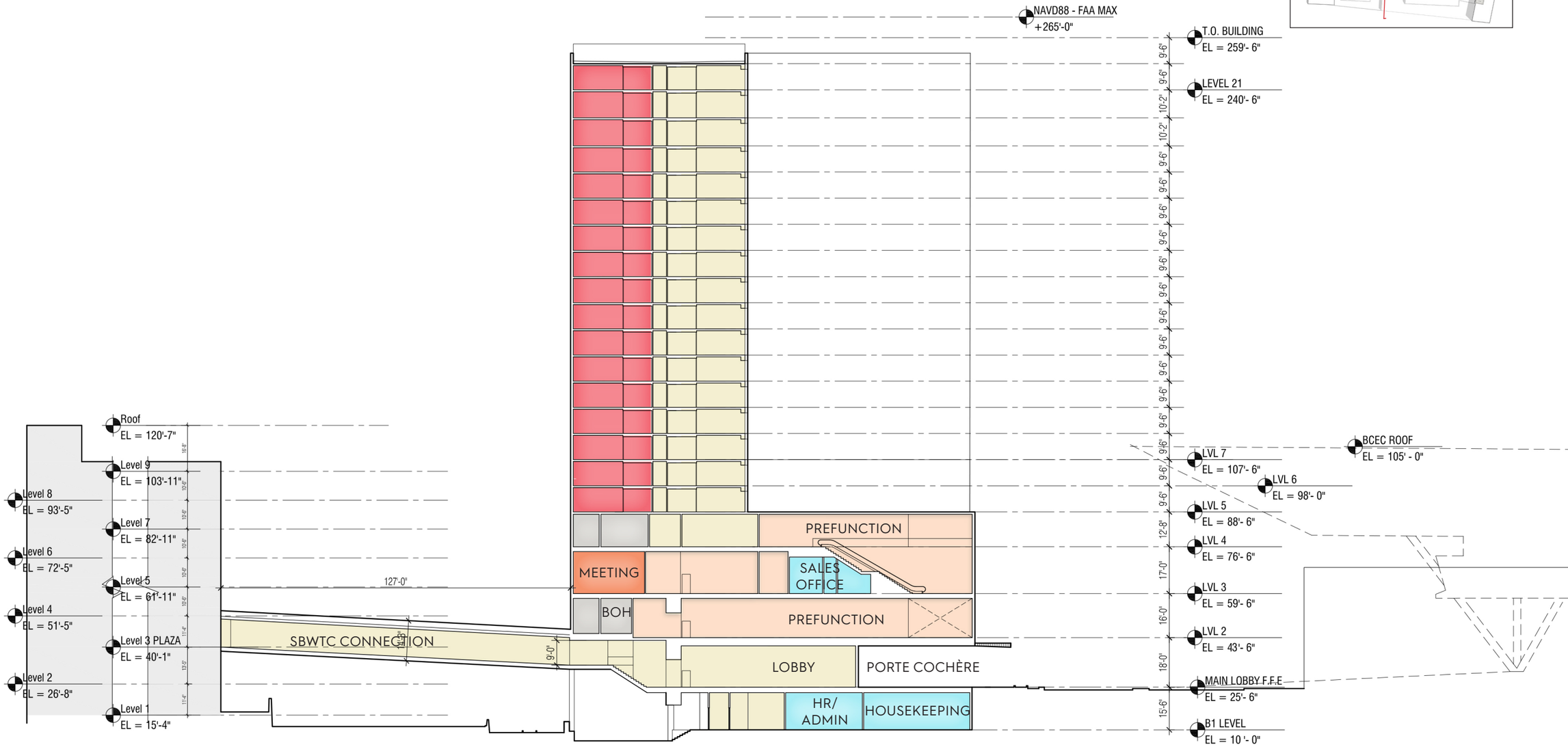
0 10 20 40
1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated





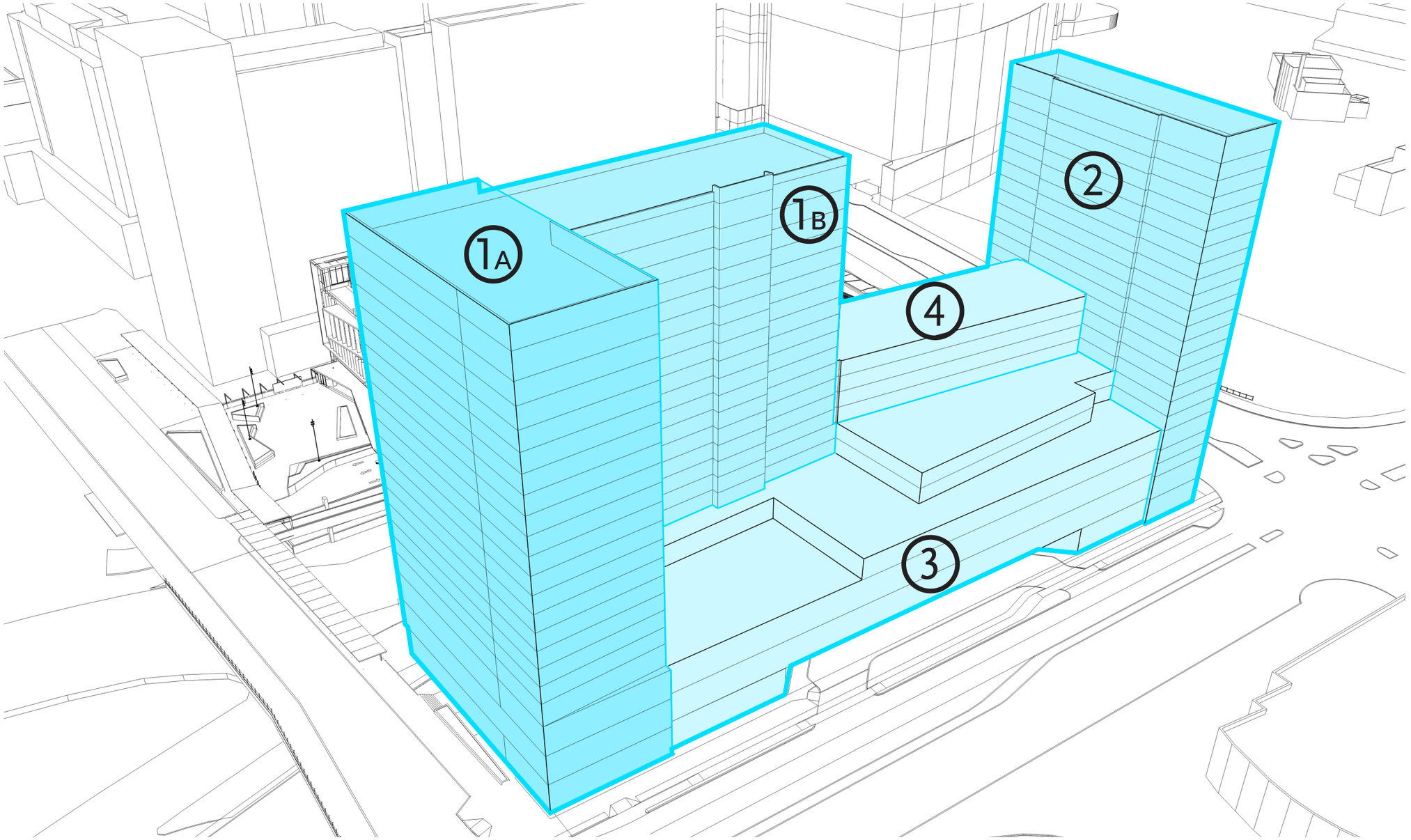
RETAIL
HOTEL SERVICES
CONVENTIONING
PREFUNCTION
GUESTROOM AREAS
VERTICAL CIRCULATION
HOTEL CIRCULATION
BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

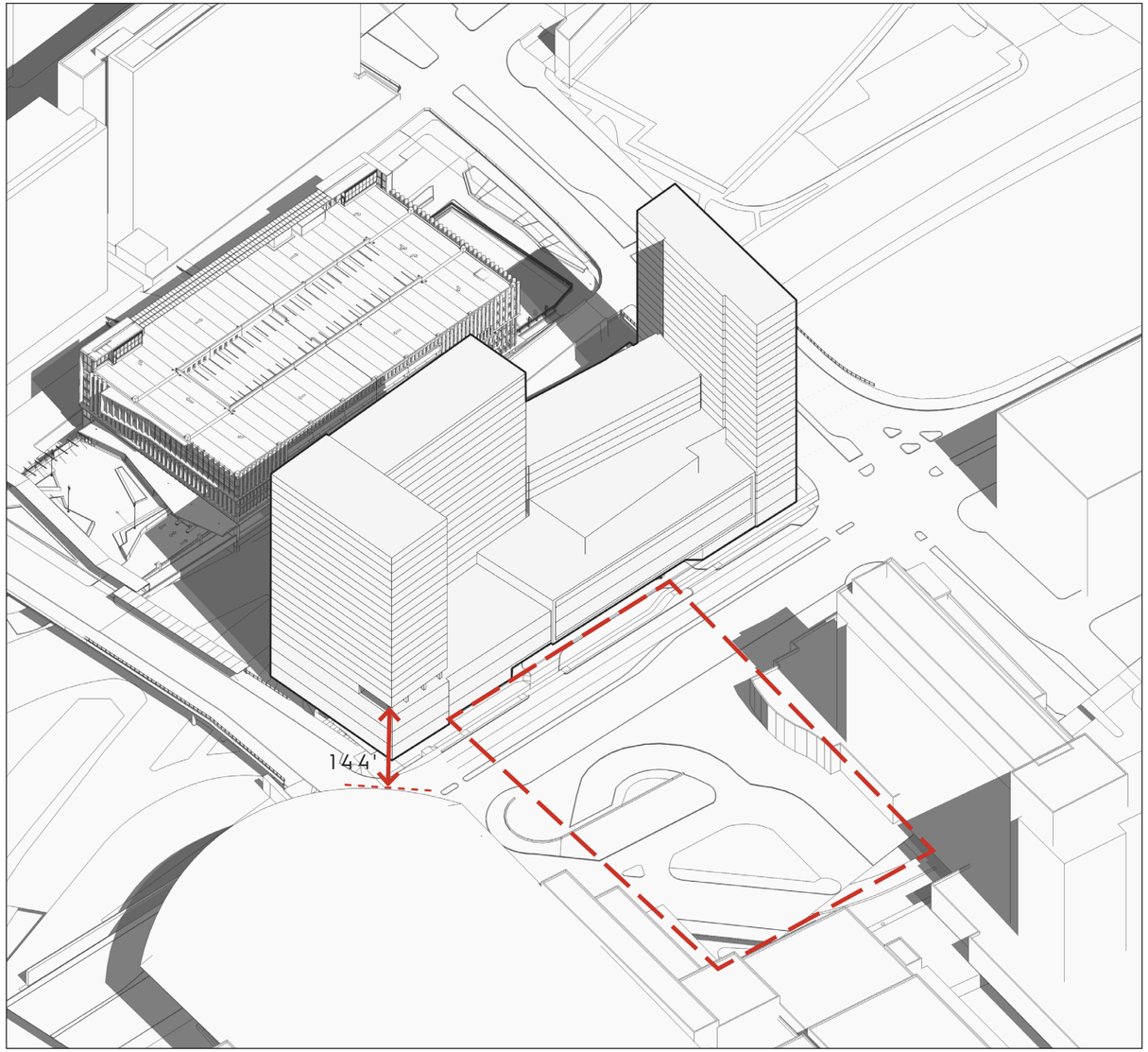
Section N-S
DECEMBER 5, 2017

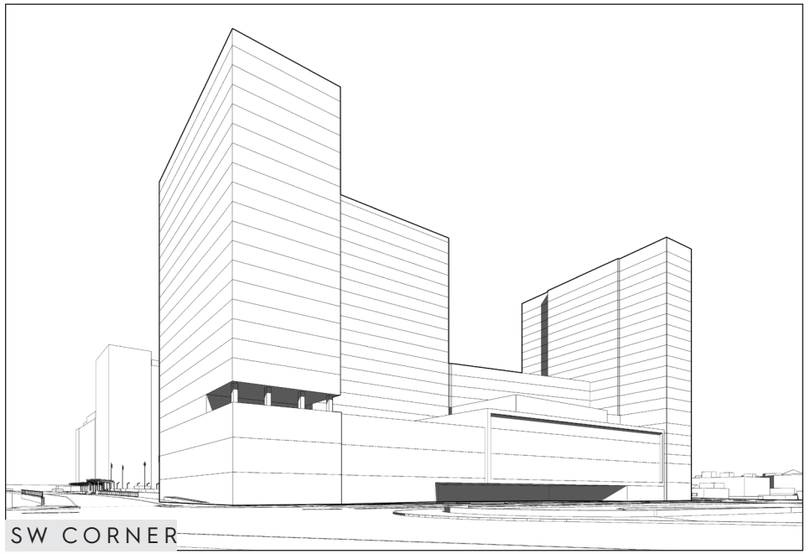
0 10 20 40
1" = 40'

New Boston Hospitality
ELKUS | MANFREDI ARCHITECTS
Stull and Lee Incorporated


1A
1B
2
3
4

MASSING - 9/05 BCDC





SW CORNER

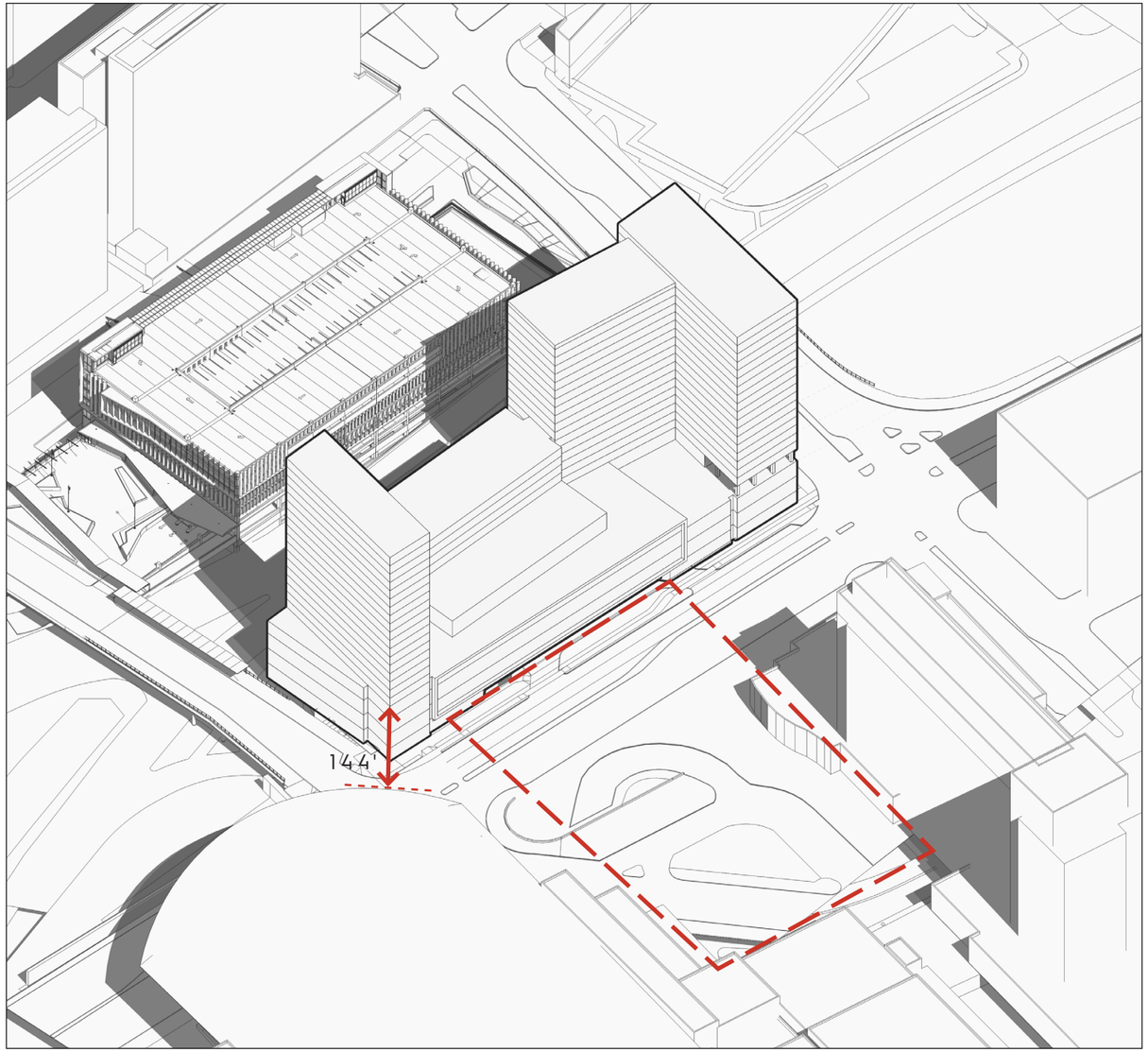


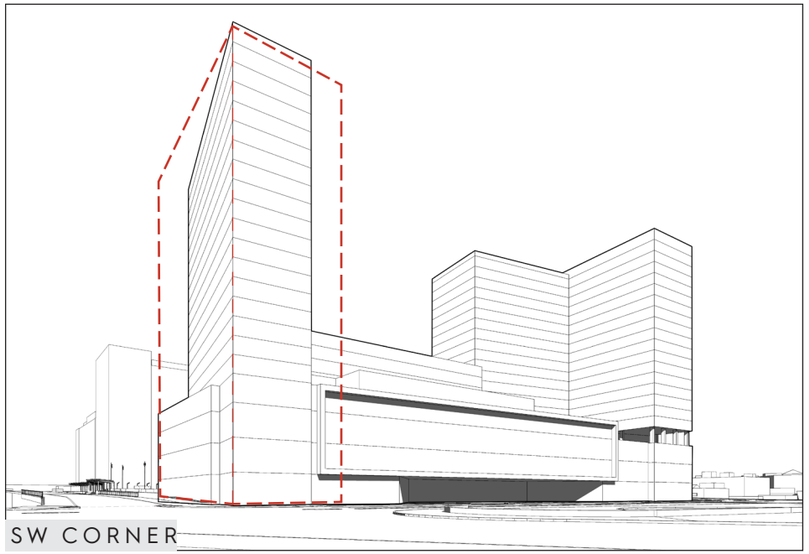
SUMMER ST - BCEC

DISTANCE TO BCEC ROOF

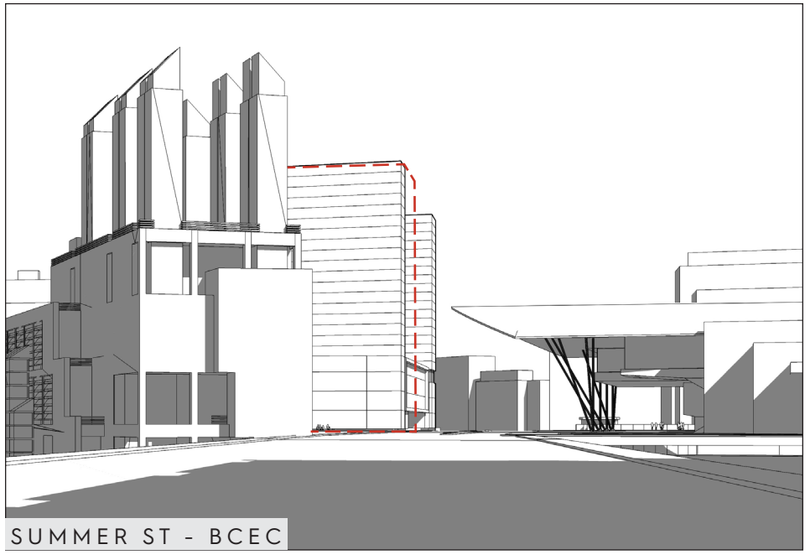
144'

ALTERNATIVE MASSING OPTION - A





SW CORNER

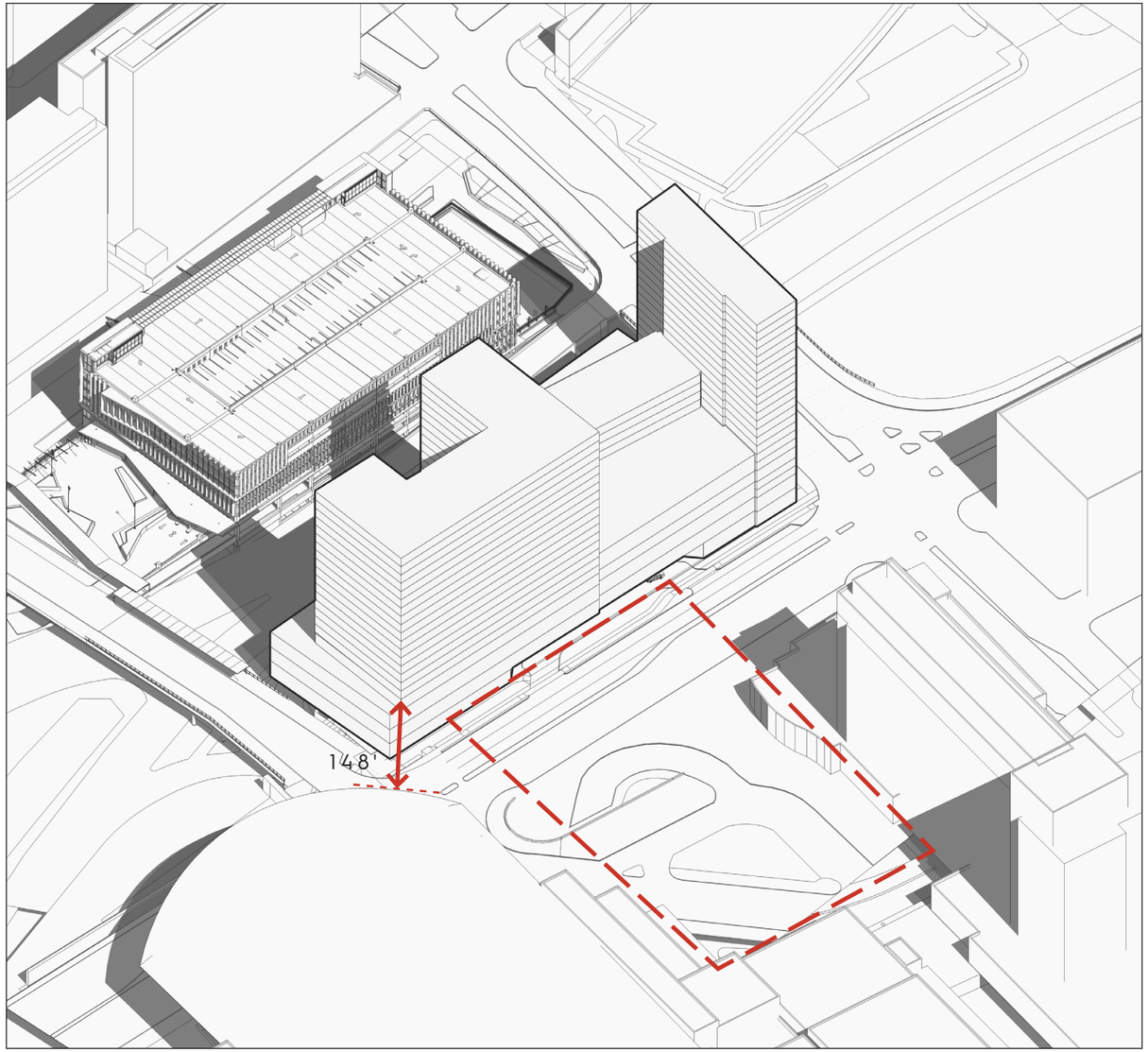


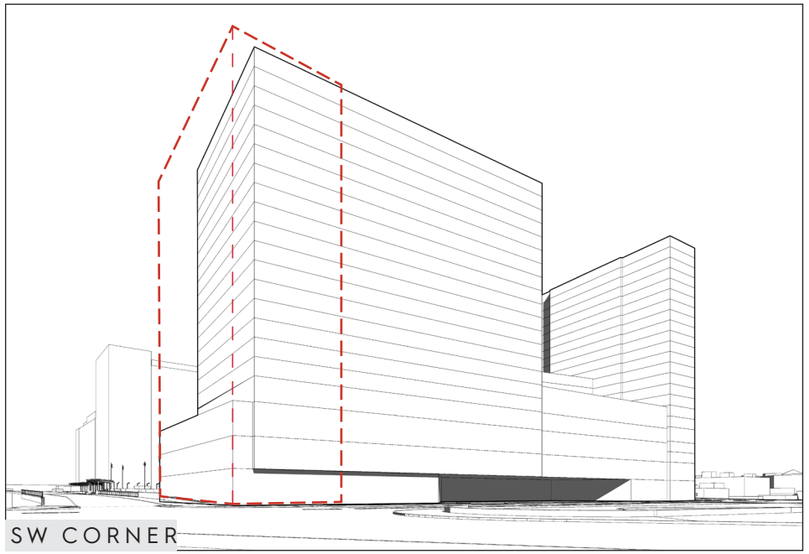
SUMMER ST - BCEC

DISTANCE TO BCEC ROOF

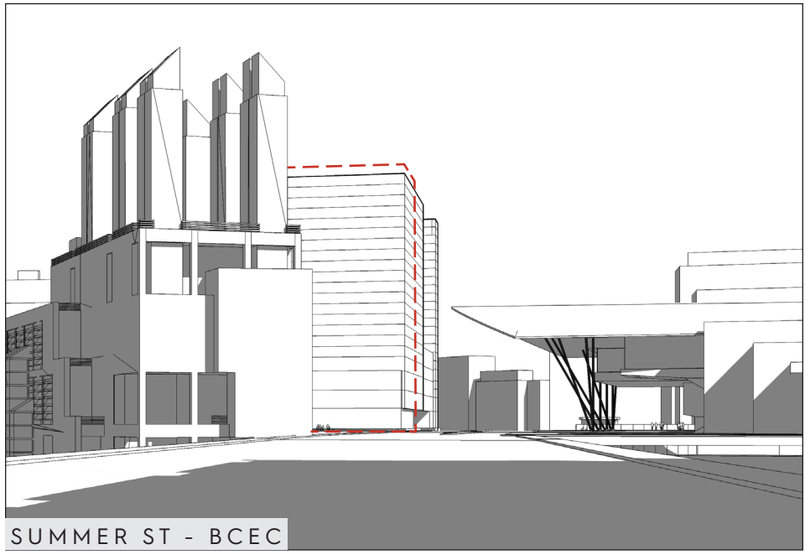
144'

ALTERNATIVE MASSING OPTION - B





SW CORNER

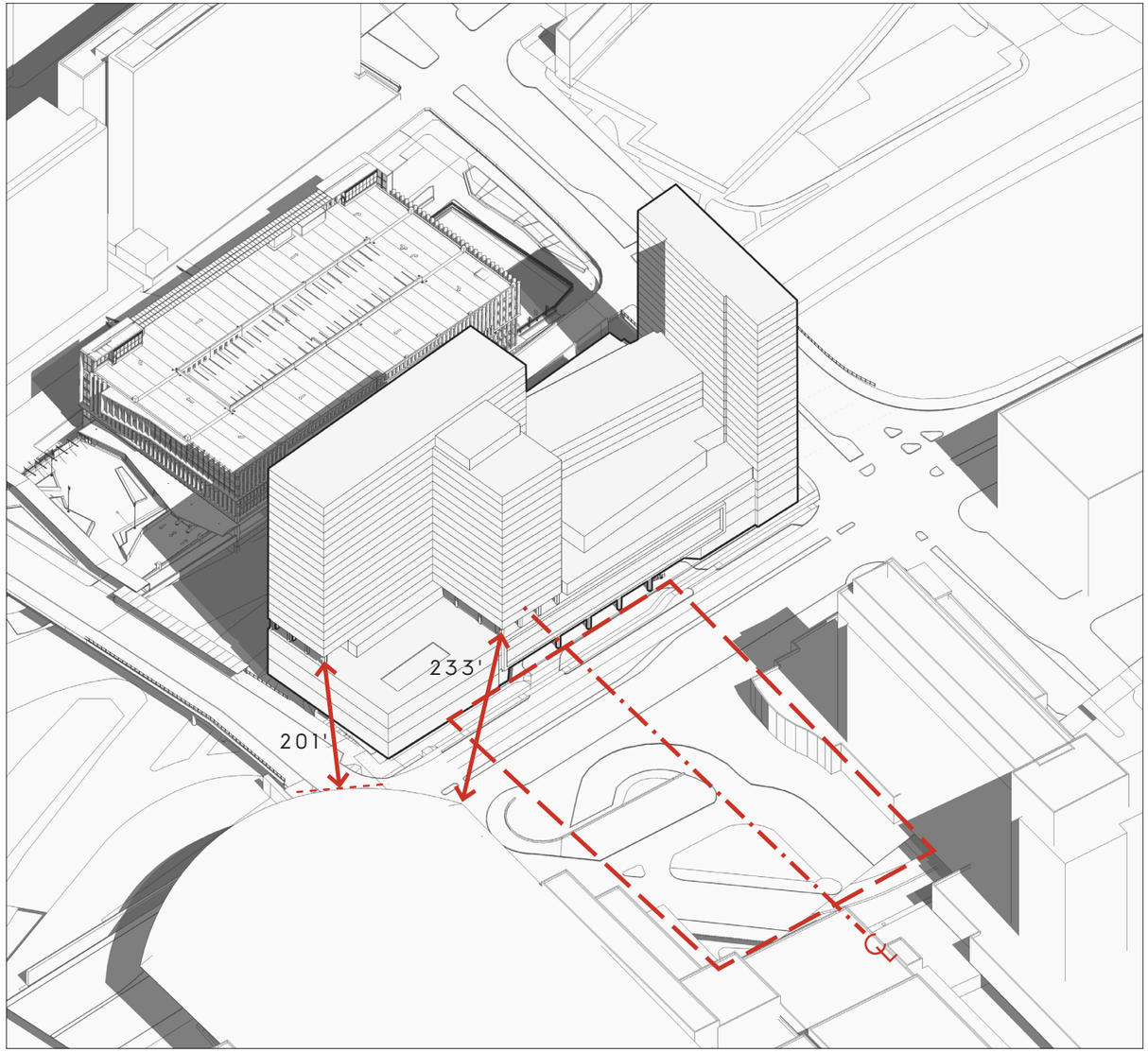


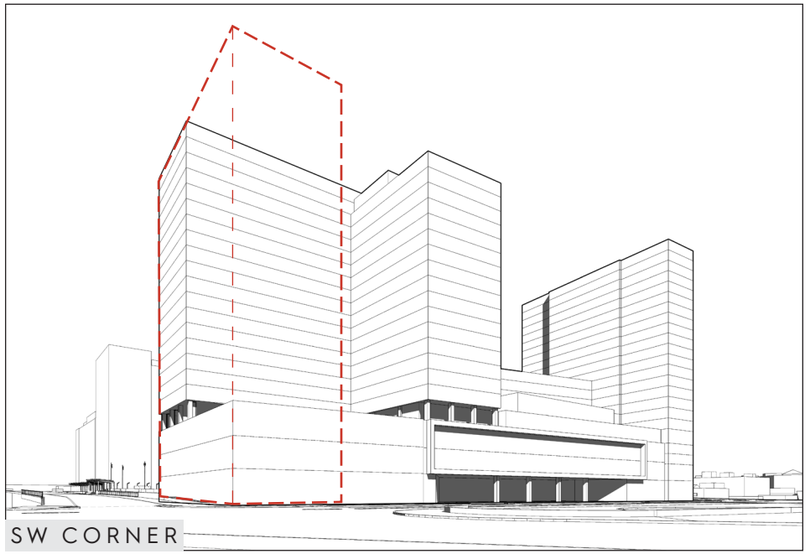
SUMMER ST - BCEC

DISTANCE TO BCEC ROOF

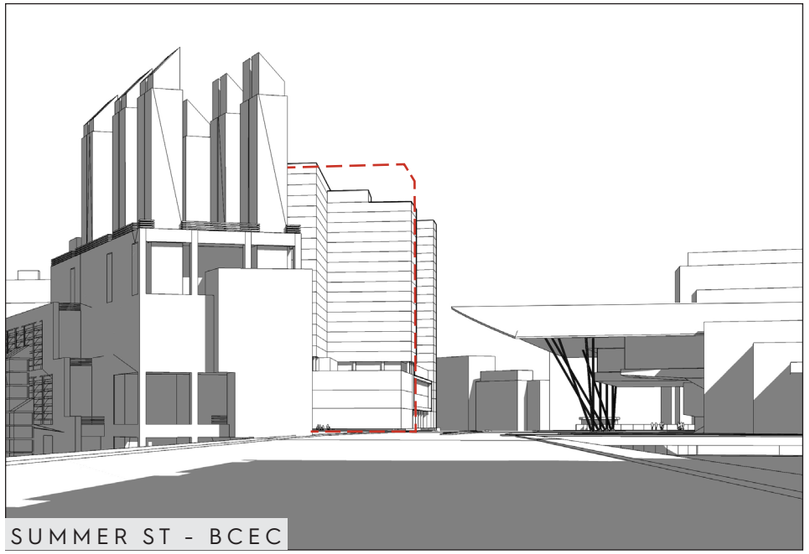
148'

ALTERNATIVE MASSING OPTION - C





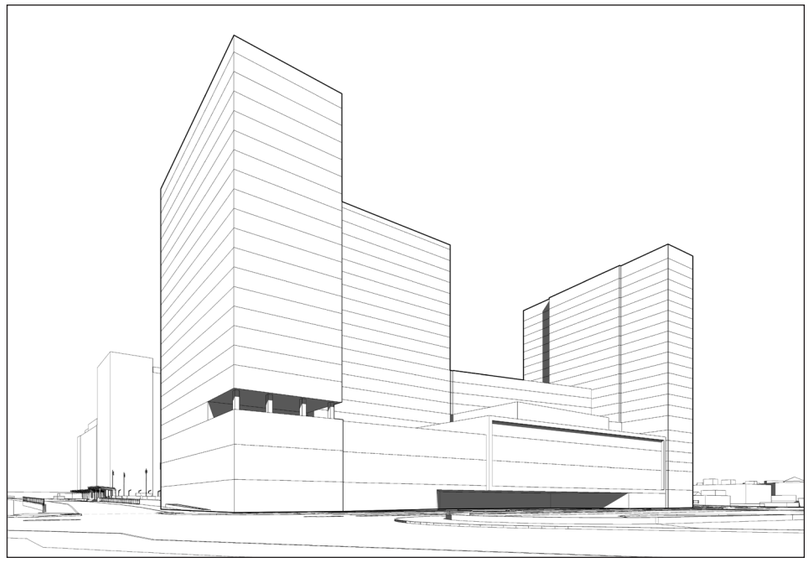
SW CORNER



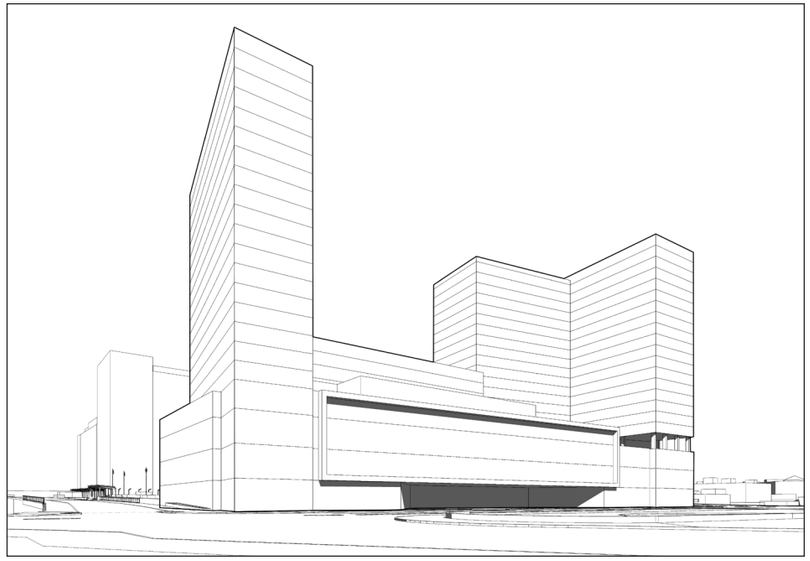
SUMMER ST - BCEC

DISTANCE TO BCEC ROOF

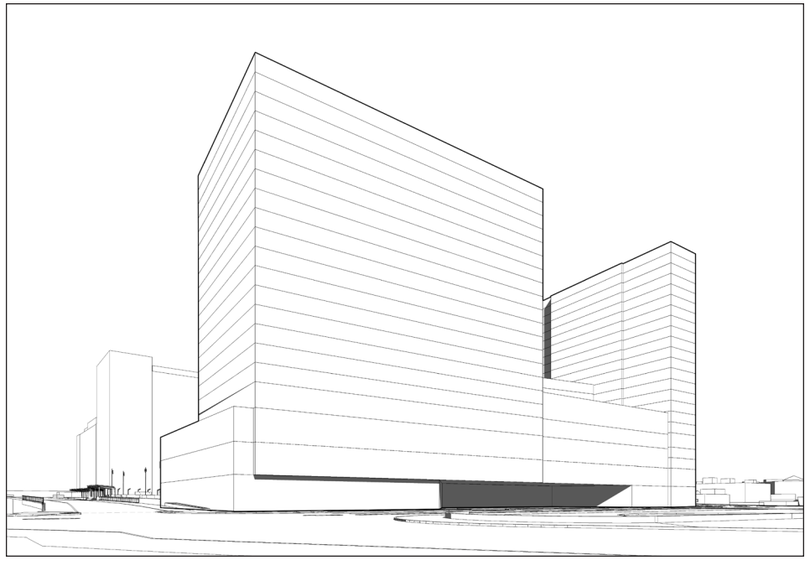
201' OR 233'



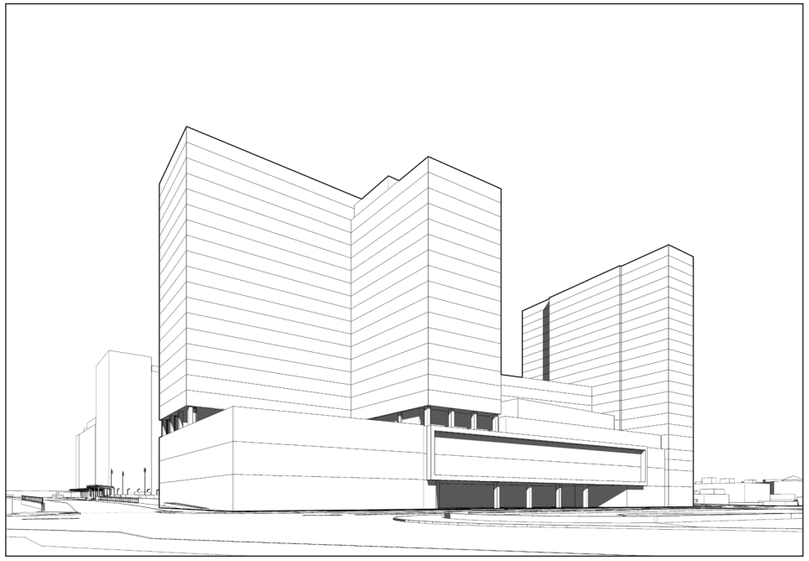
9/05 SCHEME



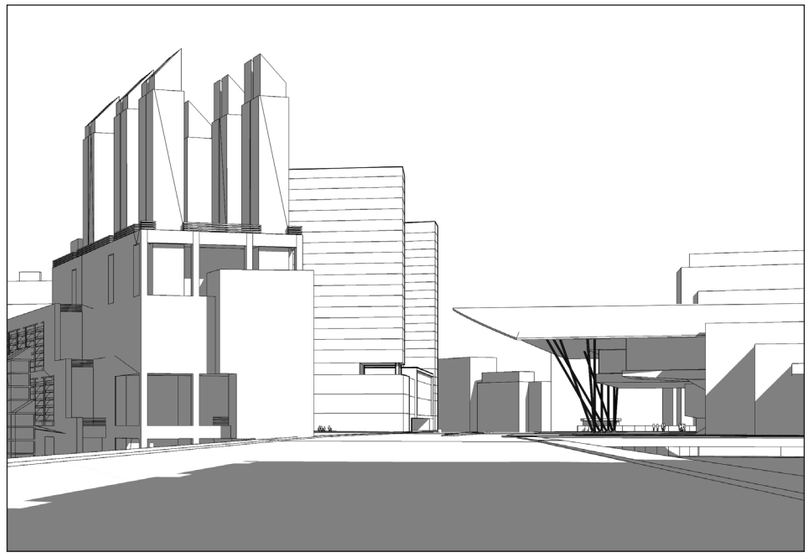
OPTION A



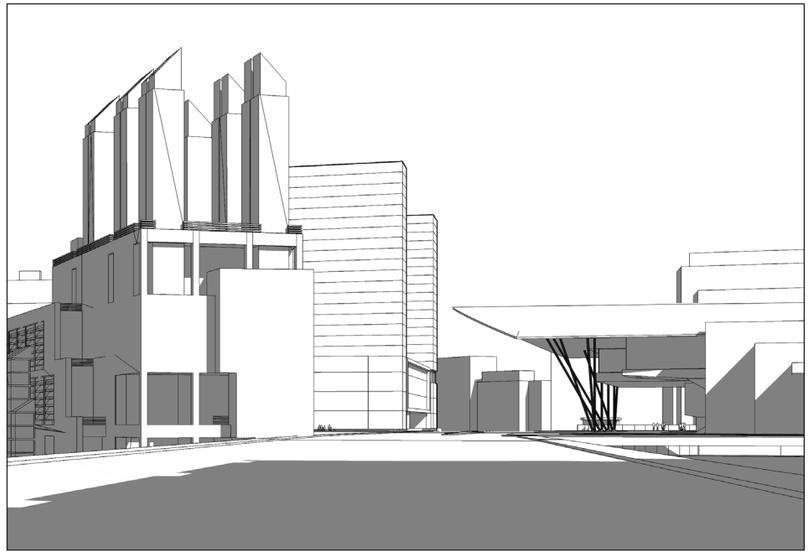
OPTION B



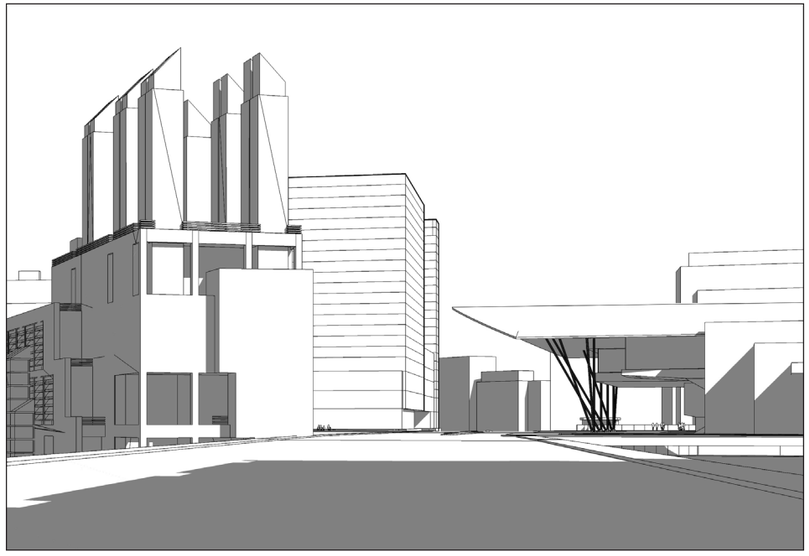
OPTION C



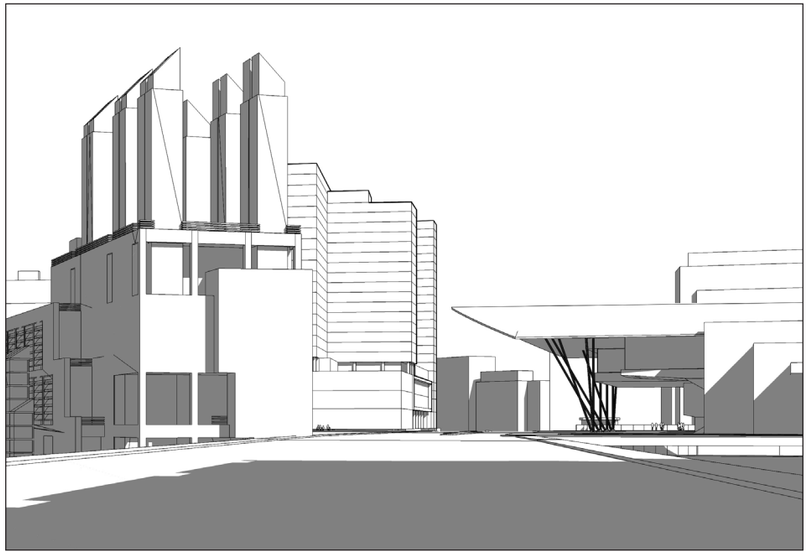
9/05 SCHEME



OPTION A



OPTION B



OPTION C