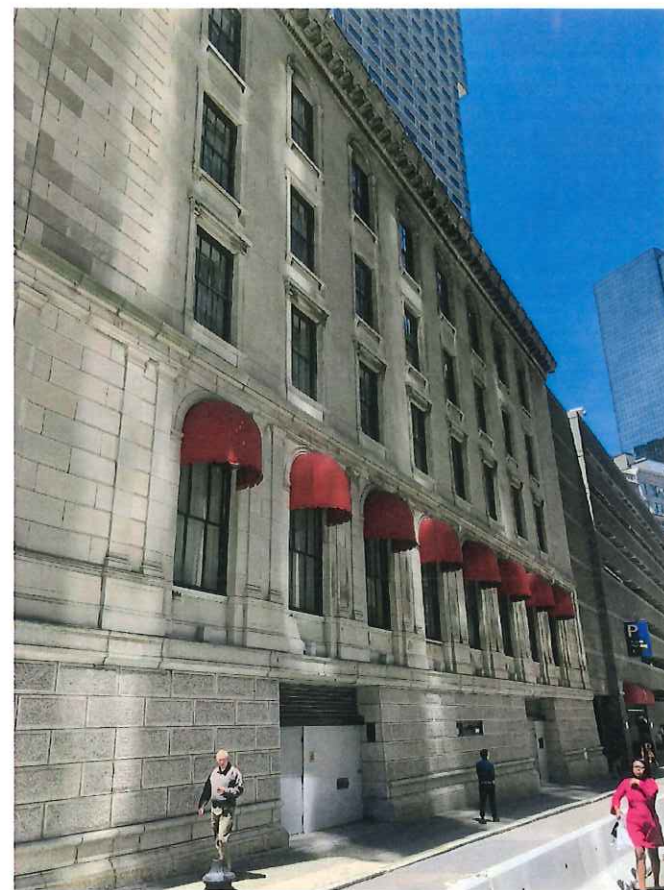


DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.00	TITLE SITE VIEW		



FRANKLIN STREET FACADE



OLIVER STREET FACADE



PEARL STREET FACADE



EXISTING AWNINGS



VIEW FROM FRANKLIN STREET AND PEARL STREET



VIEW FROM FRANKLIN STREET AND CONGRESS STREET

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square   617 426 1680 Boston, MA 02110-1209   617 426 2187
NO. A.01.I	TITLE EXISTING EXTERIOR PHOTOS		

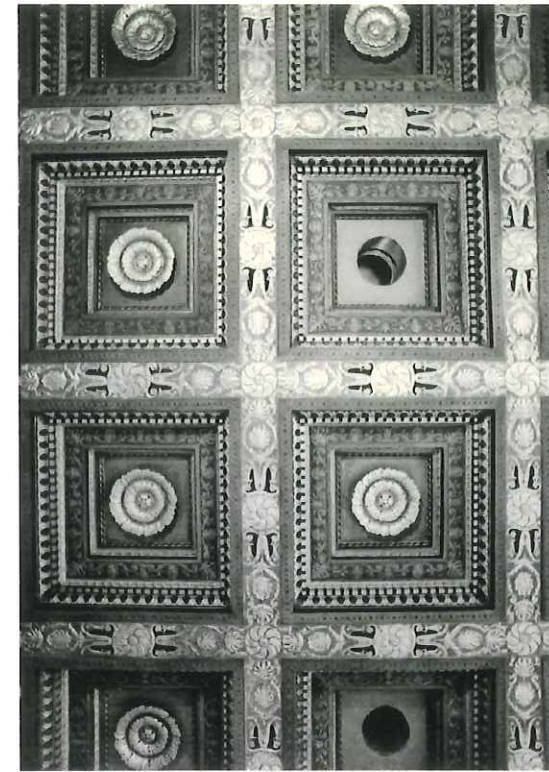
C:\Revit\2017 Local Files\MA\_BOSTON\_LANGHAM\_DOCUMENTATION MODEL\_CENTRAL\_R17\_espatoia.rvt  
11/2/2018 6:24:29 PM



EXISTING PEARL STREET CANOPY



EXISTING RAILING



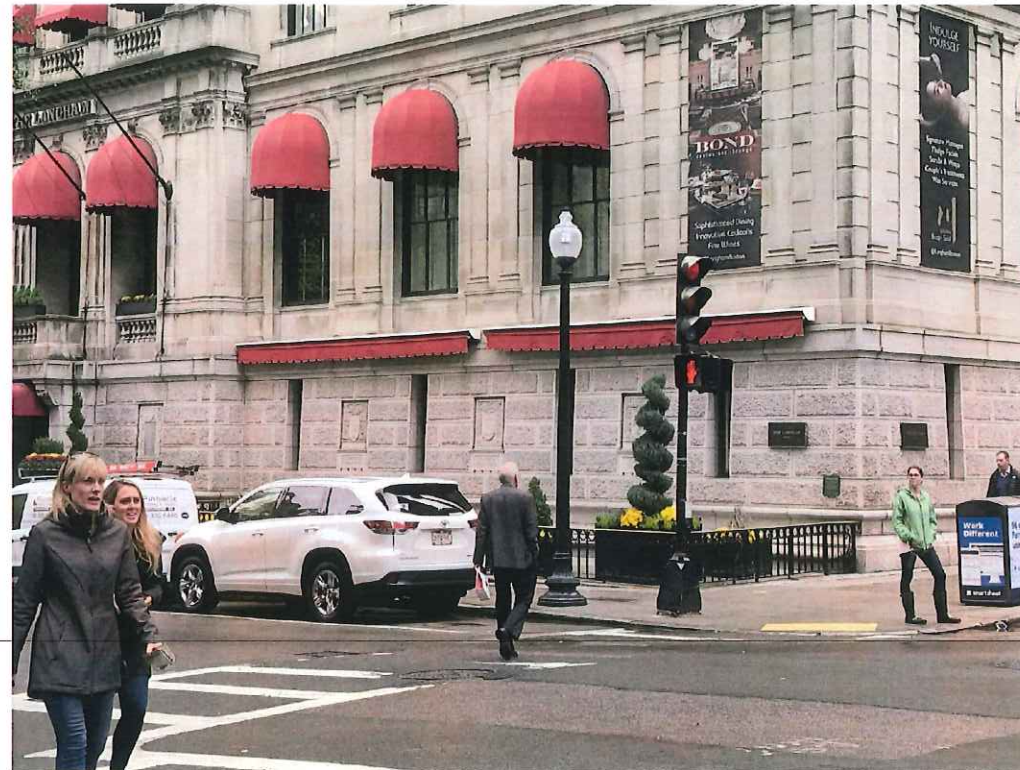
EXISTING CEILING DETAIL



EXISTING SIGNAGE



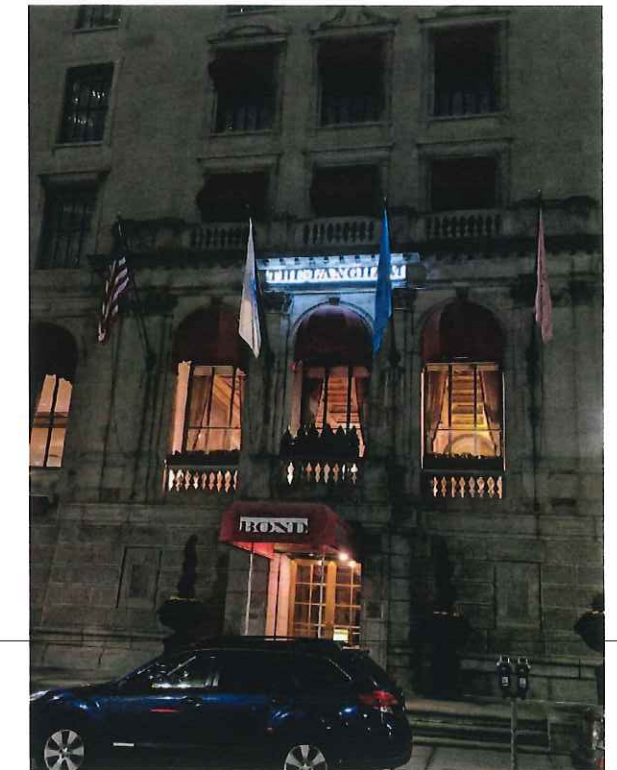
RAMP LOCATION



EXISTING RETRACTABLE AWNING - CLOSED

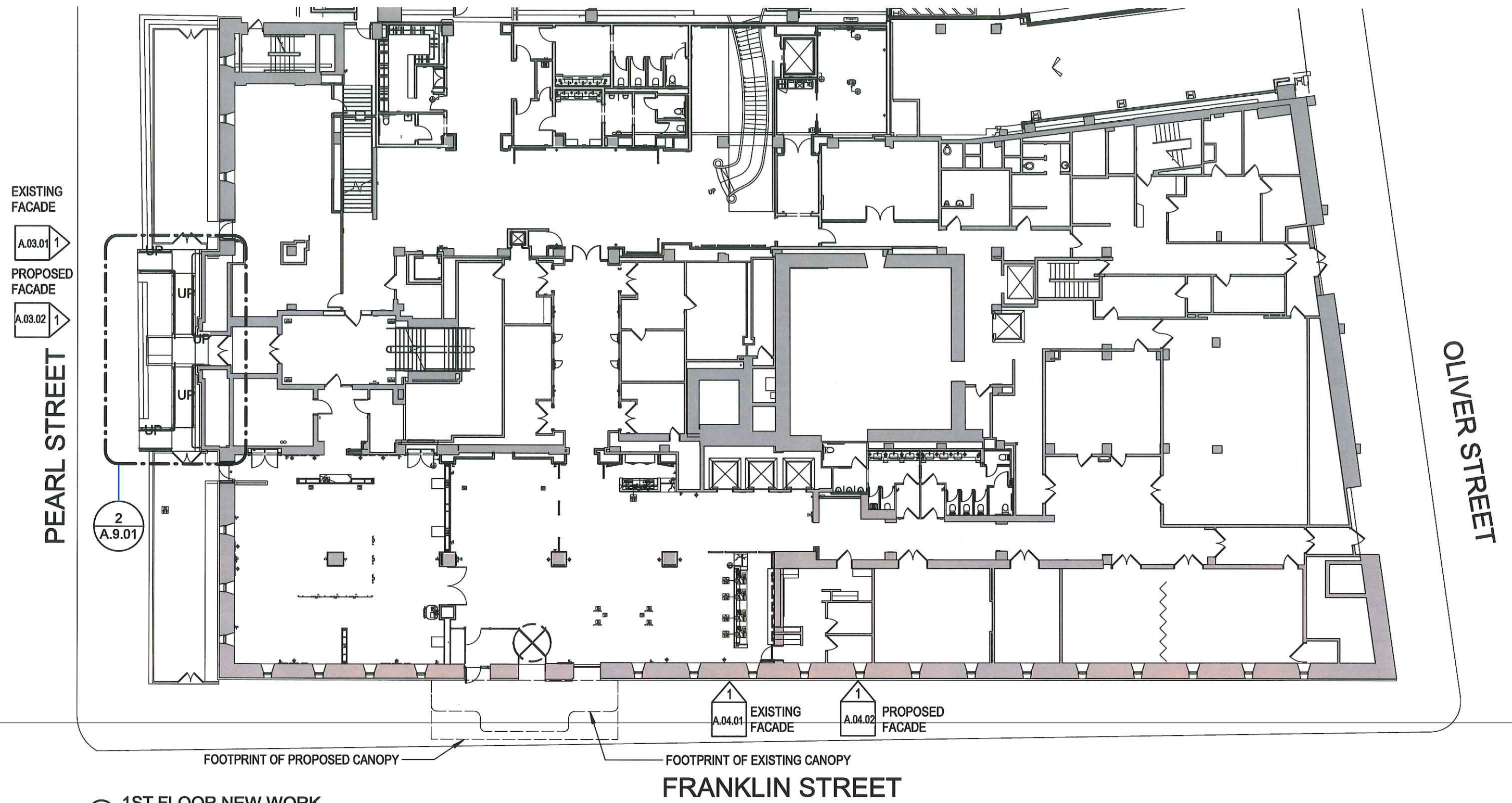


EXISTING RETRACTABLE AWNING - OPEN



NIGHT SIGNAGE

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.01.02	TITLE EXISTING EXTERIOR FACADE PHOTOS		



PEARL STREET

OLIVER STREET

FRANKLIN STREET

1 1ST FLOOR NEW WORK  
3/64" = 1'-0"

EXISTING FACADE  
A.03.01 1  
PROPOSED FACADE  
A.03.02 1

1 A.04.01 EXISTING FACADE  
1 A.04.02 PROPOSED FACADE

FOOTPRINT OF PROPOSED CANOPY  
FOOTPRINT OF EXISTING CANOPY

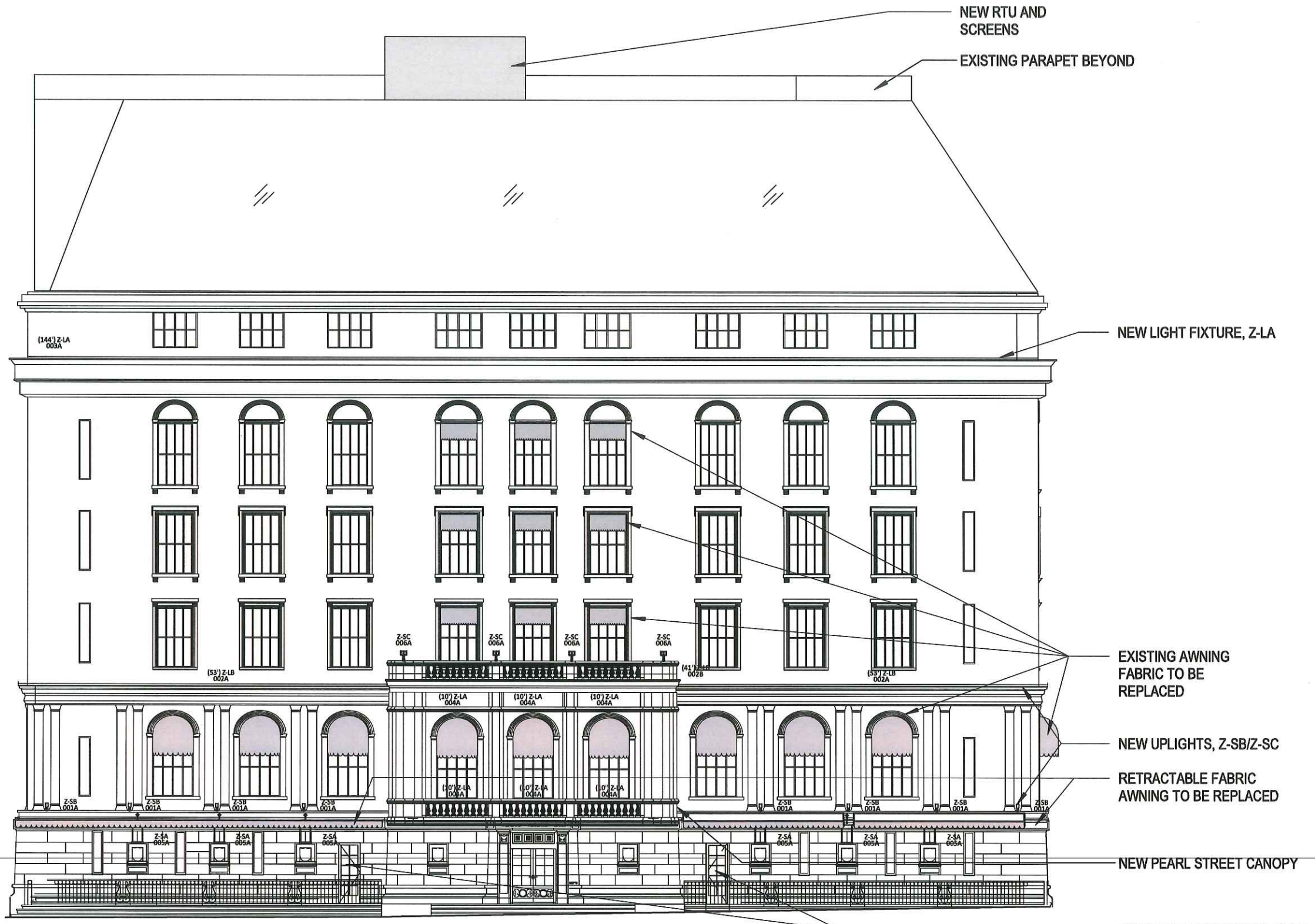
DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square   617 426 1680 Boston, MA 02110-1209   617 426 2187 DYER BROWN ARCHITECTS   DYERBROWN.COM
NO. A.02	TITLE KEY PLANS		



① PEARL STREET EXISTING FACADE ELEVATION  
1/16" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.03.01	TITLE PEARL STREET EXISTING FACADE ELEVATIONS		

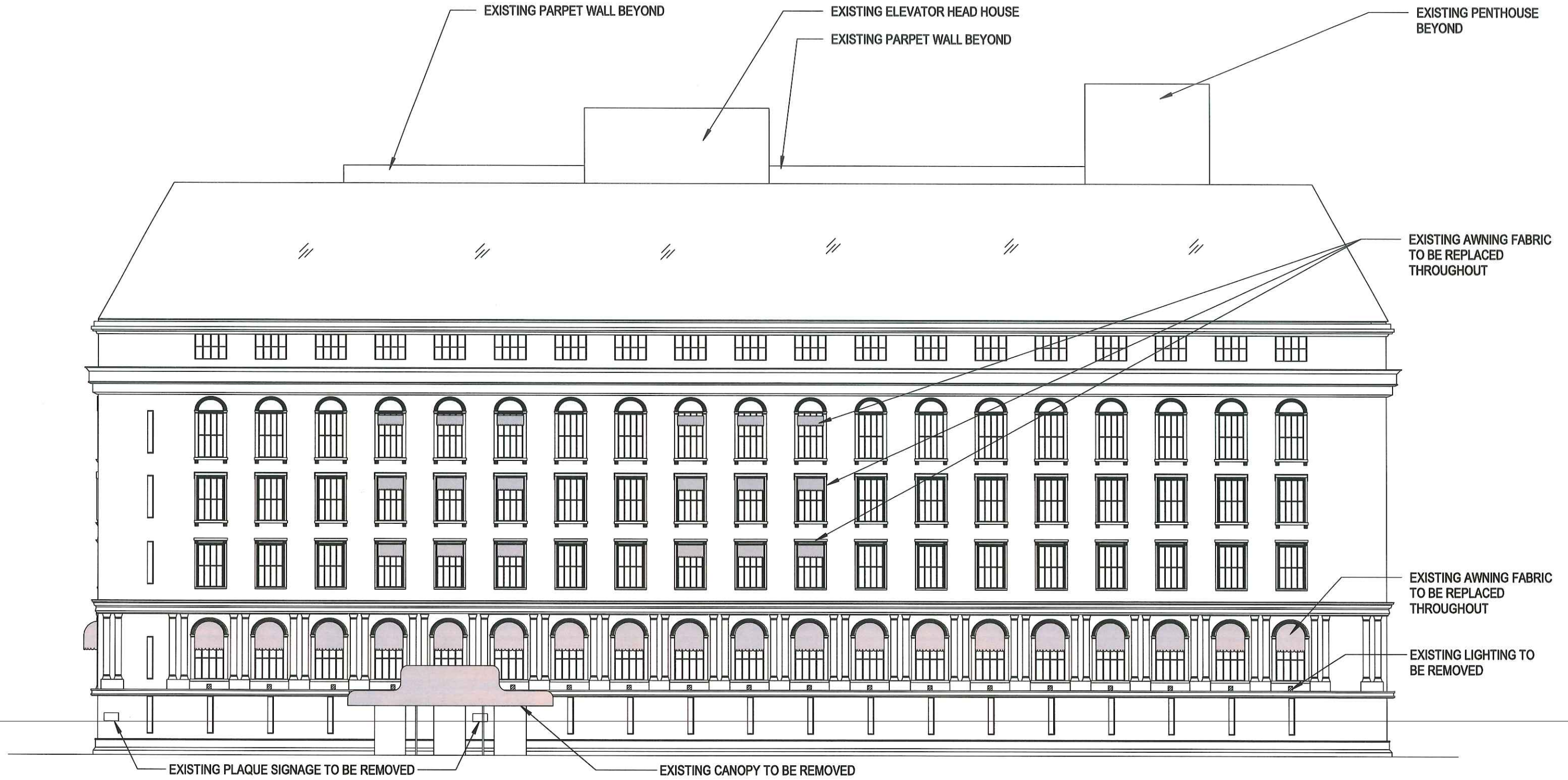
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11/2/2018 6:24:37 PM



① PEARL STREET PROPOSED EXTERIOR ELEVATION  
1/16" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.03.02	TITLE PEARL STREET PROPOSED FACADE ELEVATION		

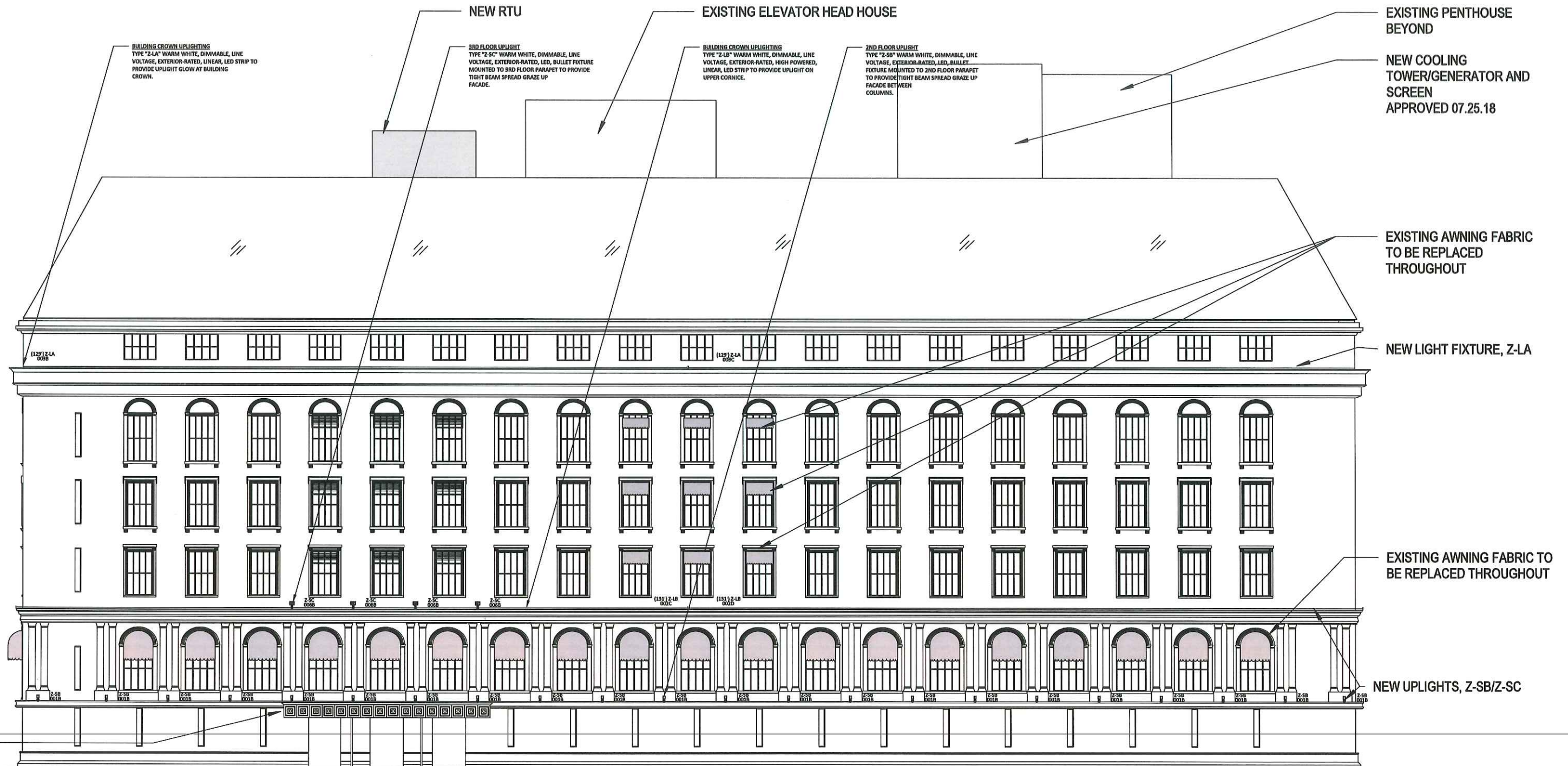
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11/2/2018 6:24:39 PM



1 FRANKLIN STREET EXISTING ELEVATION  
1" = 20'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.04.01	TITLE FRANKLIN STREET EXISTING FACADE ELEVATION		

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 11/2/2018 6:24:40 PM



① **FRANKLIN STREET PROPOSED ELEVATION**  
 1" = 20'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square   617 426 1680 Boston, MA 02110-1209   617 426 2187
NO. A.04.02	TITLE FRANKLIN STREET PROPOSED FACADE ELEVATION		





DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square 1 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.05.01	TITLE EXTERIOR RENDERING - PEARL STREET		

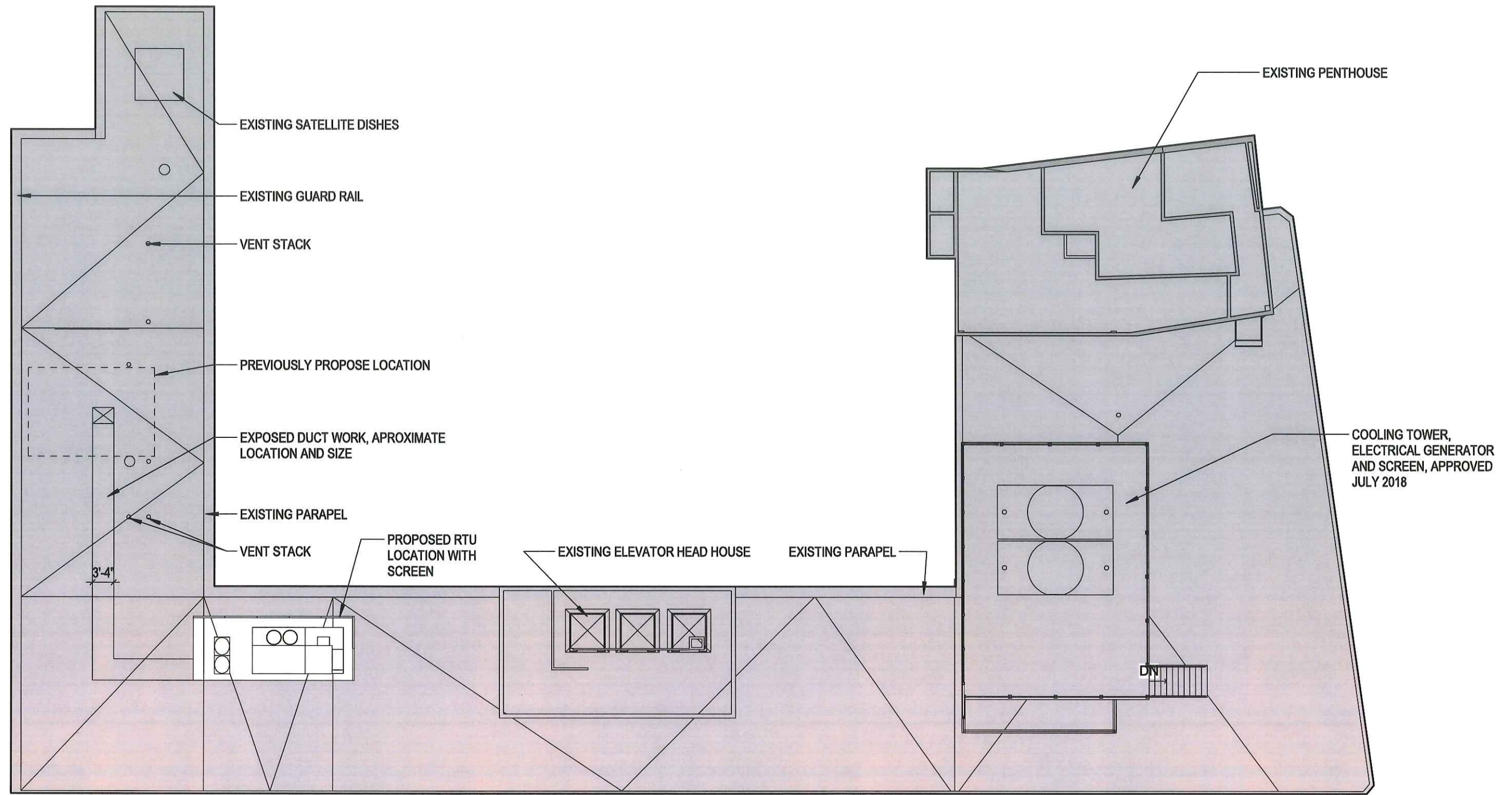


DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.05.02	TITLE EXTERIOR RENDERING - FRANKLIN STREET		



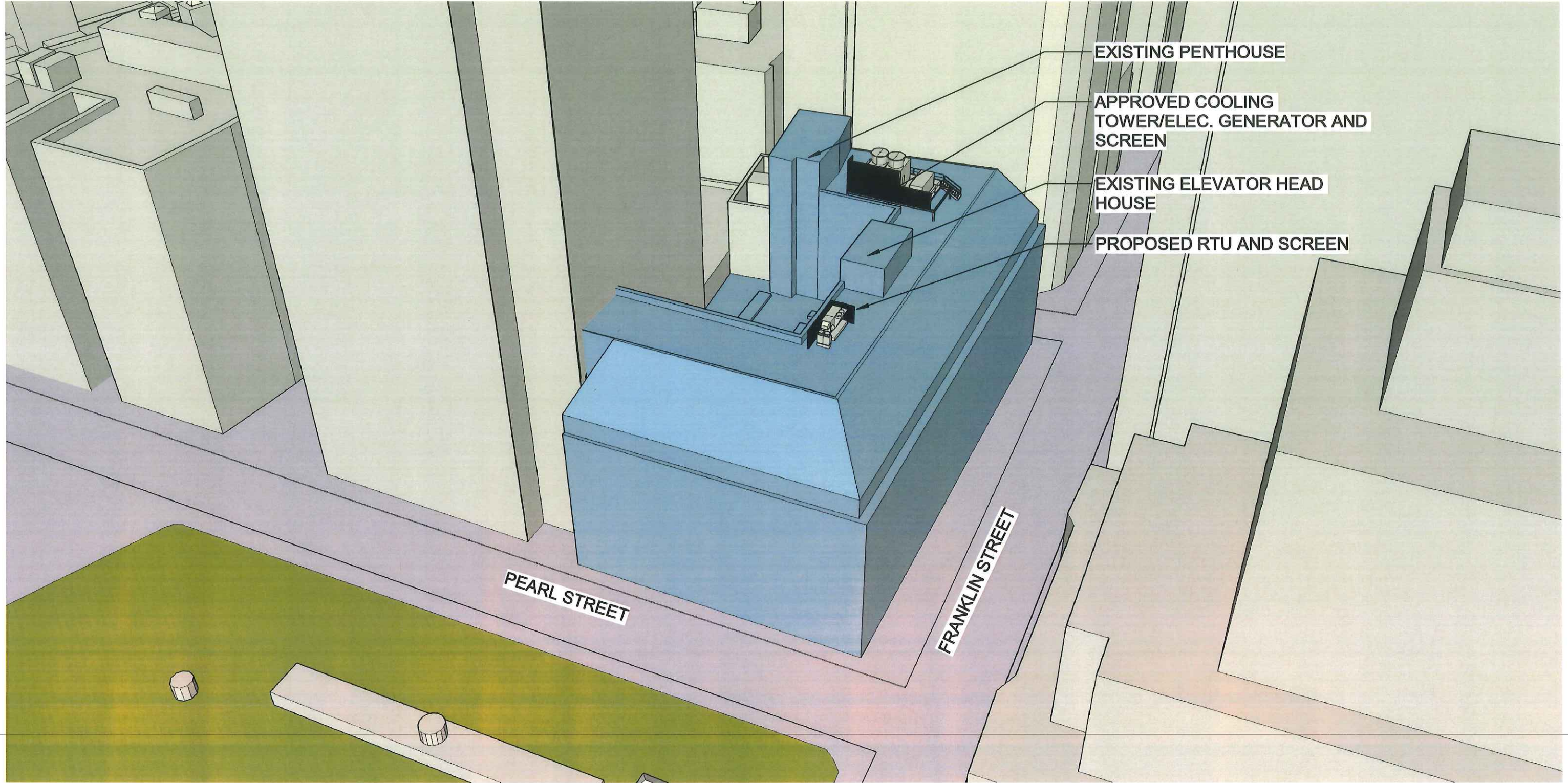
DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square 1 617 426 1680 Boston, MA 02110-1209 1 617 426 2187
NO. A.05.03	TITLE EXTERIOR RENDERING - OLIVER STREET		

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 11/2/2018 6:24:45 PM



① RTU PLAN/ BLC  
 1/16" = 1'-0"

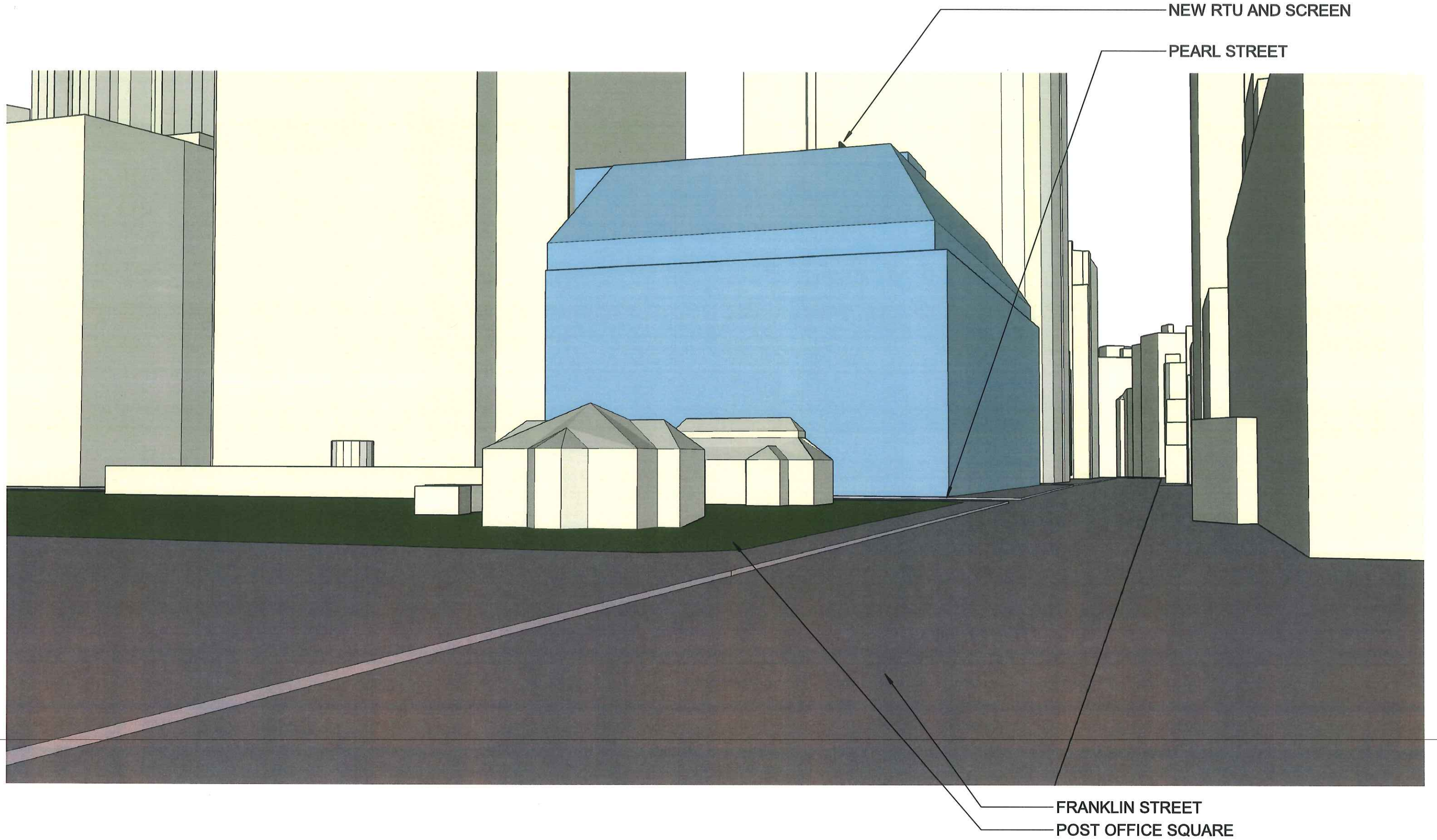
DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.06.01	TITLE PROPOSED ROOF TOP UNIT FOR CLUB LOUNGE		



DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.06.02	TITLE CLUB LOUNGE ROOFTOP UNIT - BIRDS EYE VIEW		

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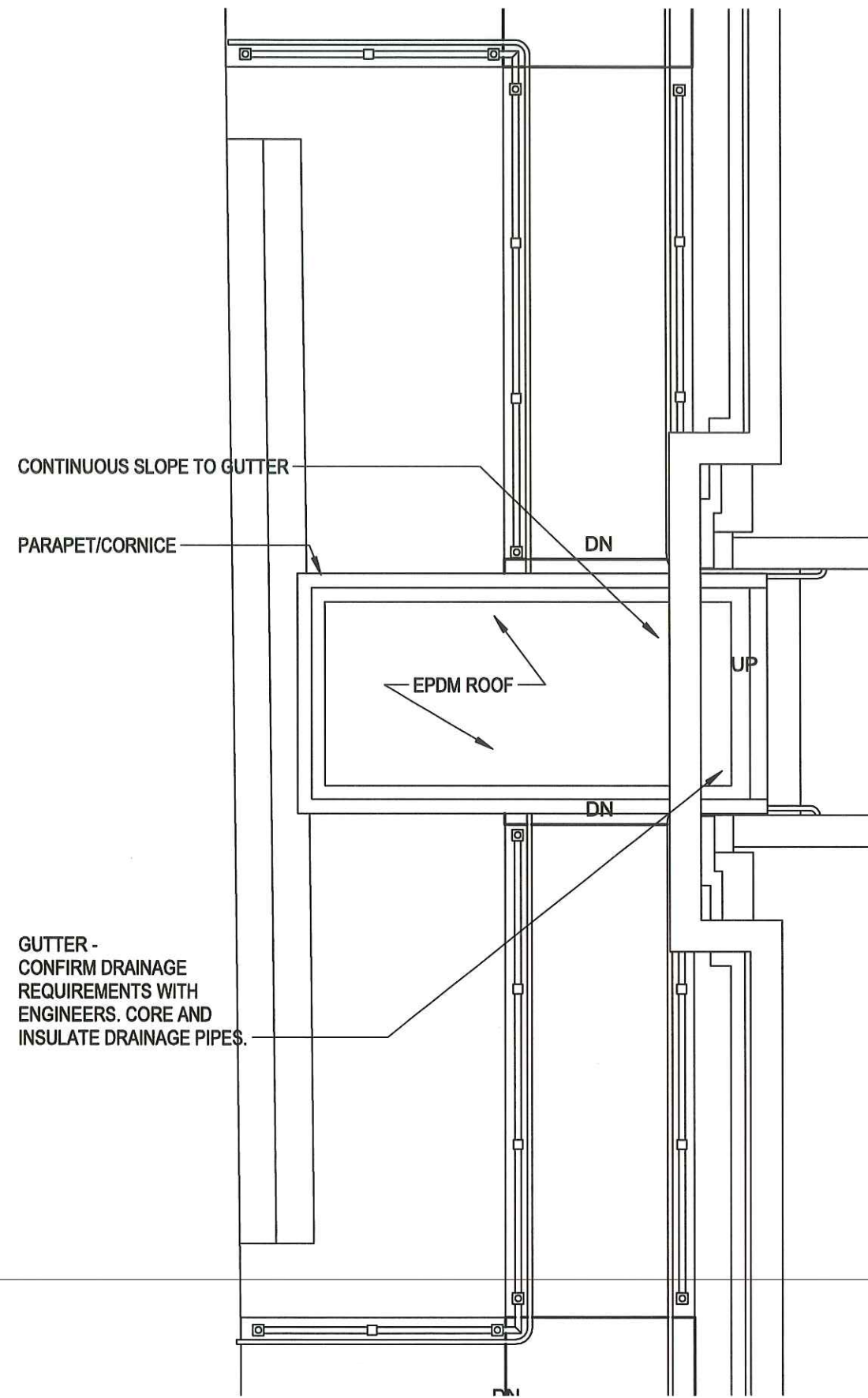
DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.06.03	TITLE CLUB LOUNGE ROOFTOP UNIT - STREET LEVEL FROM CORNER OF CONGRESS ST & FRANKLIN ST		



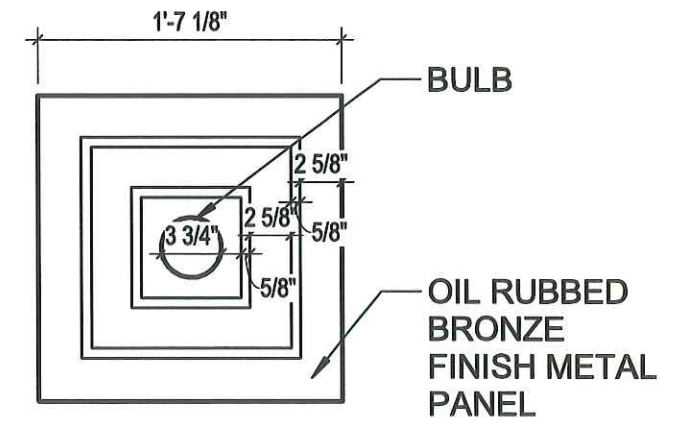
11/2/2018 6:24:48 PM C:\Revit 2017 Local Files\MA\_BOSTON\_LANGHAM\_DOCUMENTATION MODEL\_CENTRAL\_R17\_espatoia.rvt

**NYCB BRUNN**

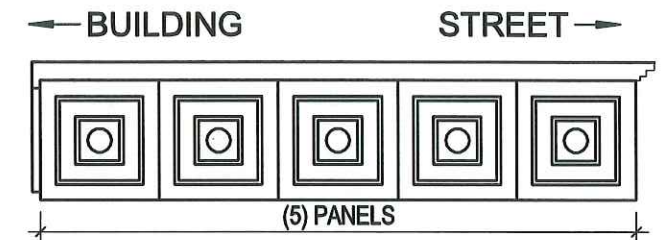
DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square 1 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.07.01	TITLE APPROVED FRANKLIN STREET CANOPY (FOR REFERENCE ONLY)		



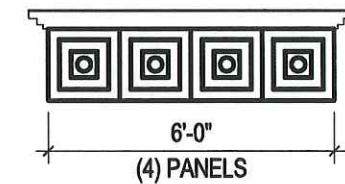
① PEARL STREET CANOPY ROOF PLAN - BLC SUBMISSION  
1/4" = 1'-0"



③ PEARL ST CANOPY ENLARGED CEILING PANEL -  
1" = 1'-0"



② PEARL ST CANOPY PROFILE - BLC  
1/4" = 1'-0"



④ PEARL ST CANOPY FRONT - BLC  
1/4" = 1'-0"

**CANOPY DESIGN SUMMARY:**

INSPIRED BY THE PARAMOUNT HOTEL NYC, CARNEGIE HALL, AND THE LANGHAM'S CURRENT CANOPIES IN CHICAGO AND NEW YORK

MATERIALS: BRONZE TO MATCH THE DARK METALS OF THE WINDOW FRAMES/MUNTINS AND ENTRY DOOR SYSTEM, TRANSLUCENT GLASS

THE LIGHTING IS TO MATCH THE OTHER LANGHAM PROPERTIES WHERE THE LAMPING IS RECESSED YET EXPOSED INTO THE CANOPY SYSTEM. THE PANELS OF THE CANOPY STRUCTURE WOULD BE TO ALLUDE TO THE PANELS OF THE LANGHAM WYETH CEILING

BRANDED SIGNAGE IS INTEDD TO BE PLACED ALONG THE SIDE IN PLACE OF THE PANELS; SIMILAR TO THE FRANKLIN STREET CANOPY

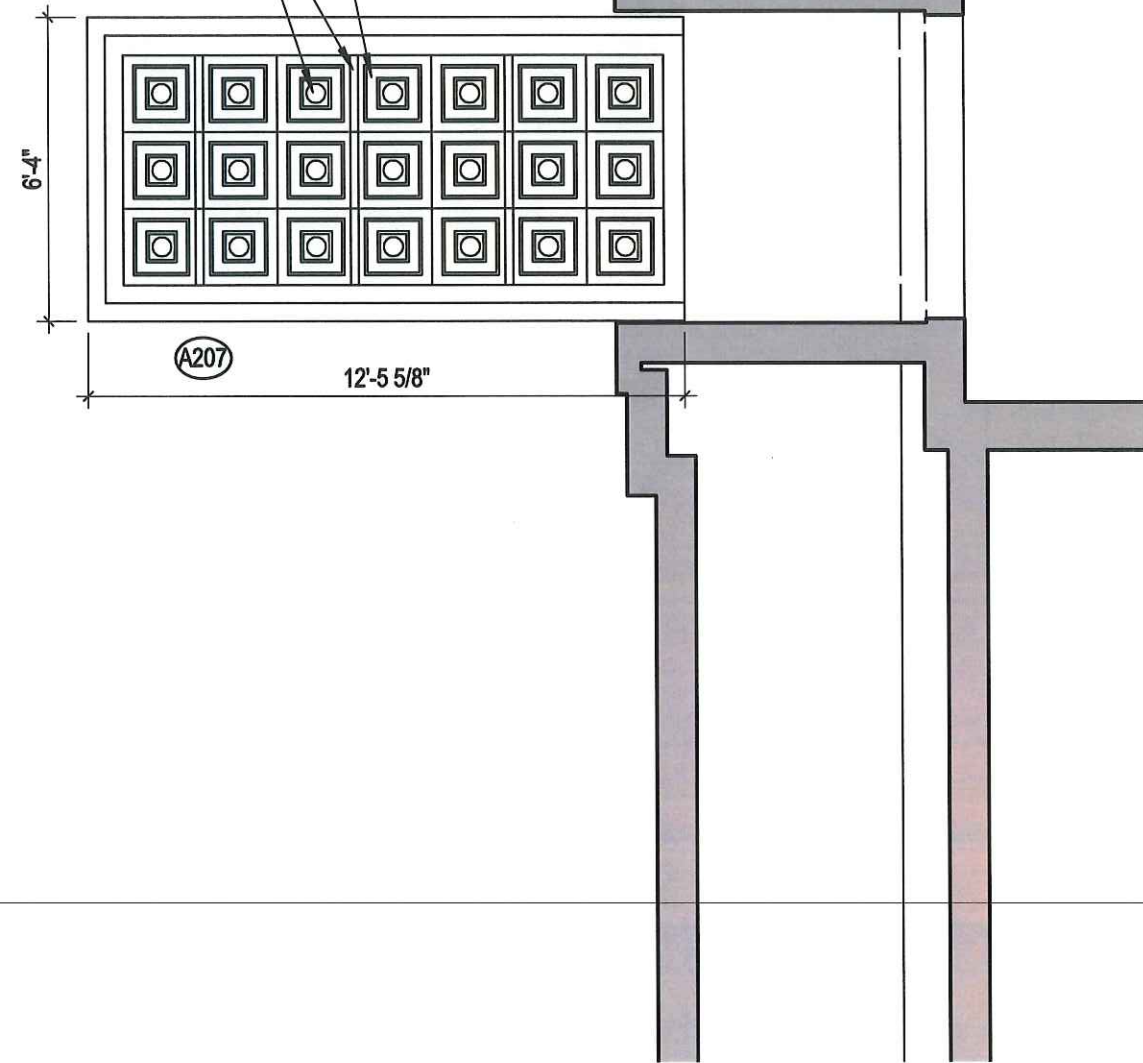
DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.07.02	TITLE PEARL STREET CANOPY DESIGN - PLAN, PROFILE, AND FRONT		



OIL RUBBED BRONZE  
FINISH METAL PANELS

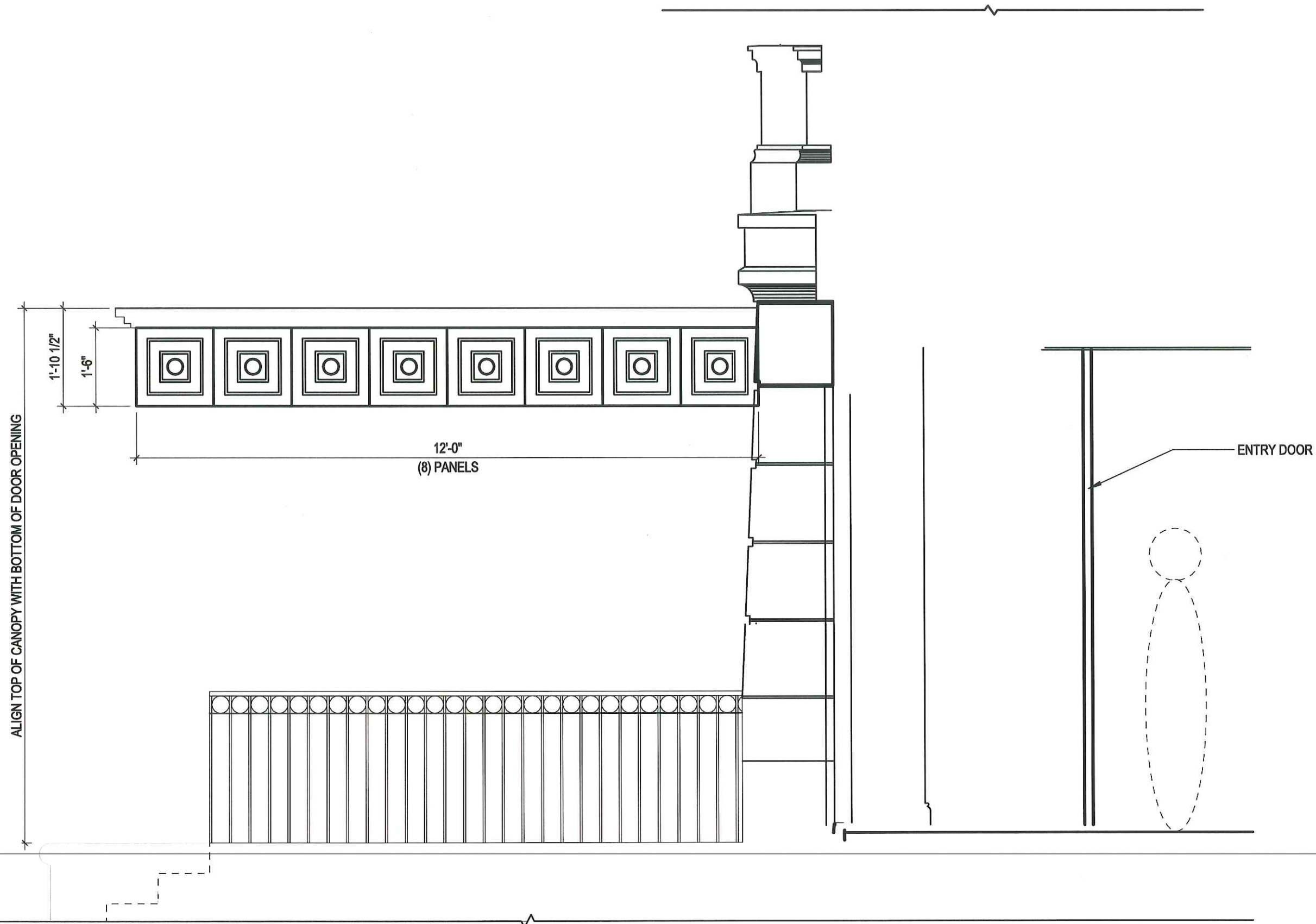
HEATER

BULB



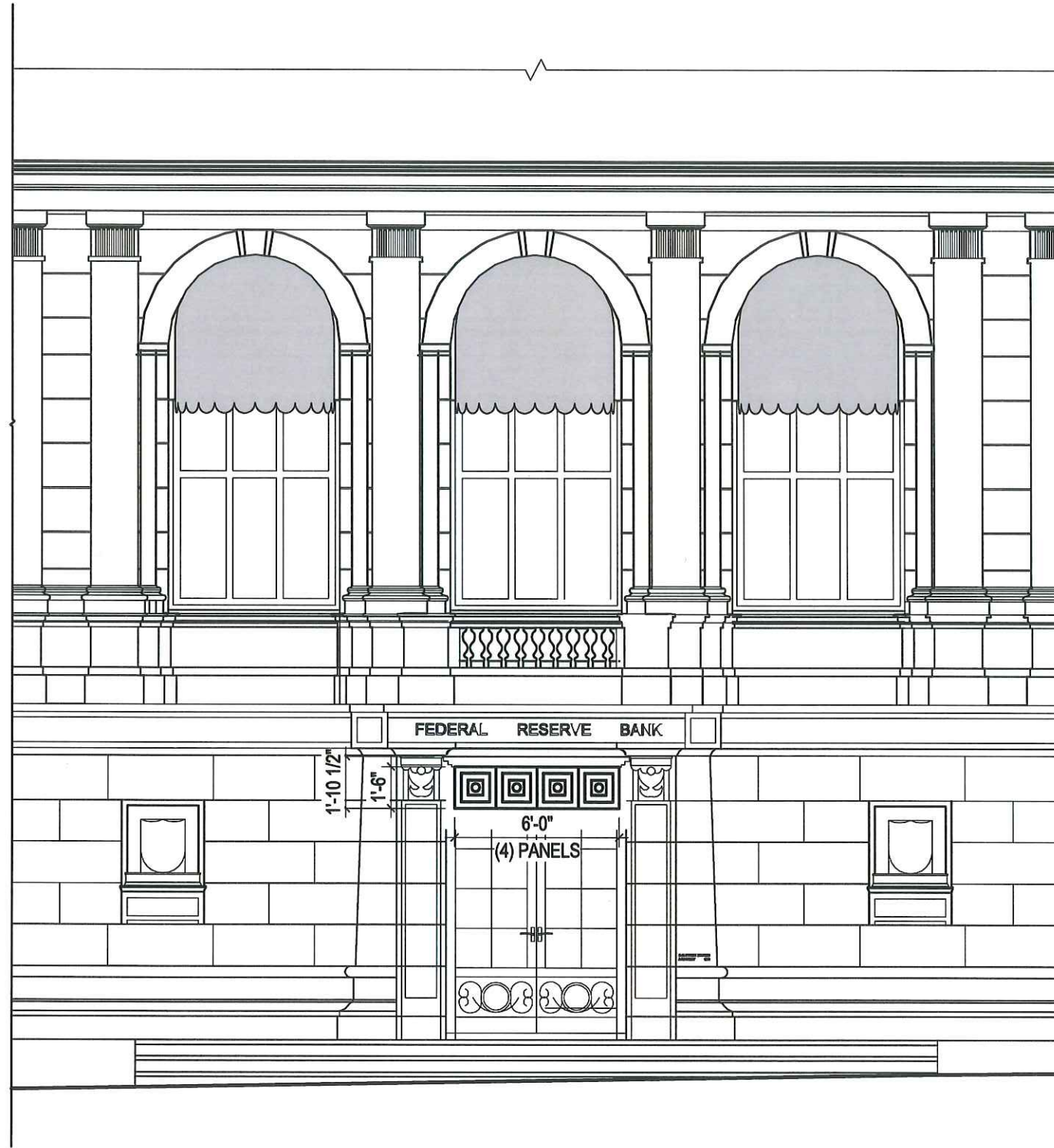
① PEARL STREET CANOPY RCP - BLC  
1/4" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.07.03	TITLE PEARL STREET CANOPY DESIGN - RCP		



1 SECTION AT PEARL STREET CANOPY - BLC  
1/2" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square 617 426 1680 Boston, MA 02110-1209 617 426 2187
NO. A.07.04	TITLE PEARL STREET CANOPY - SIDE ELEVATION		

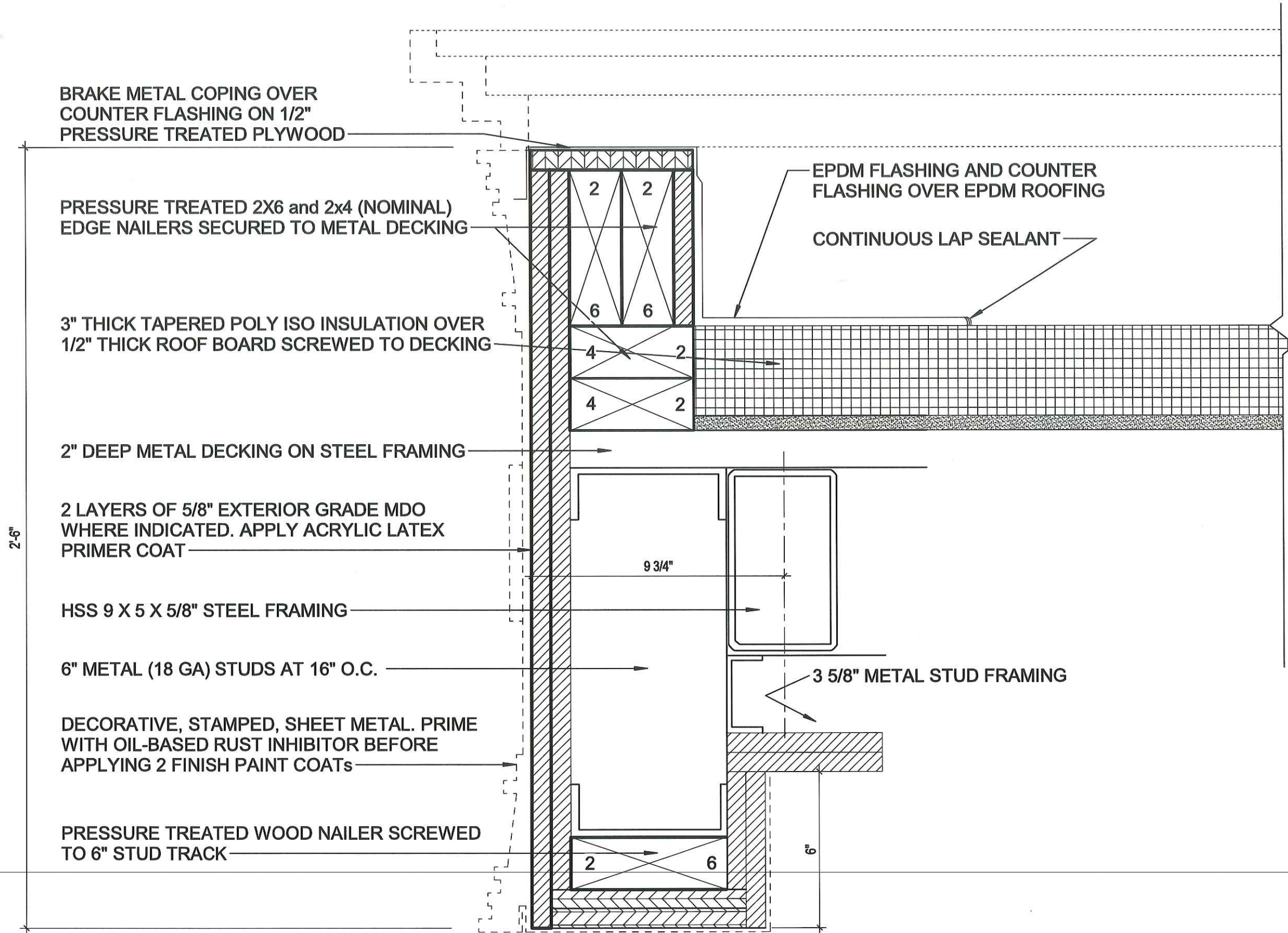


① PEARL STREET CANOPY FRONT - BLC  
3/16" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.07.05	TITLE PEARL STREET CANOPY - FRONT ELEVATION		

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BRAKE METAL COPING OVER  
COUNTER FLASHING ON 1/2"  
PRESSURE TREATED PLYWOOD

PRESSURE TREATED 2X6 and 2x4 (NOMINAL)  
EDGE NAILERS SECURED TO METAL DECKING

3" THICK TAPERED POLY ISO INSULATION OVER  
1/2" THICK ROOF BOARD SCREWED TO DECKING

2" DEEP METAL DECKING ON STEEL FRAMING

2 LAYERS OF 5/8" EXTERIOR GRADE MDO  
WHERE INDICATED. APPLY ACRYLIC LATEX  
PRIMER COAT

HSS 9 X 5 X 5/8" STEEL FRAMING

6" METAL (18 GA) STUDS AT 16" O.C.

DECORATIVE, STAMPED, SHEET METAL. PRIME  
WITH OIL-BASED RUST INHIBITOR BEFORE  
APPLYING 2 FINISH PAINT COATS

PRESSURE TREATED WOOD NAILER SCREWED  
TO 6" STUD TRACK

EPDM FLASHING AND COUNTER  
FLASHING OVER EPDM ROOFING

CONTINUOUS LAP SEALANT

9 3/4"

3 5/8" METAL STUD FRAMING

6"

① SECTION AT DECORATIVE FRIEZE  
3" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.07.06	TITLE PEARL STREET CANOPY - DETAILS		

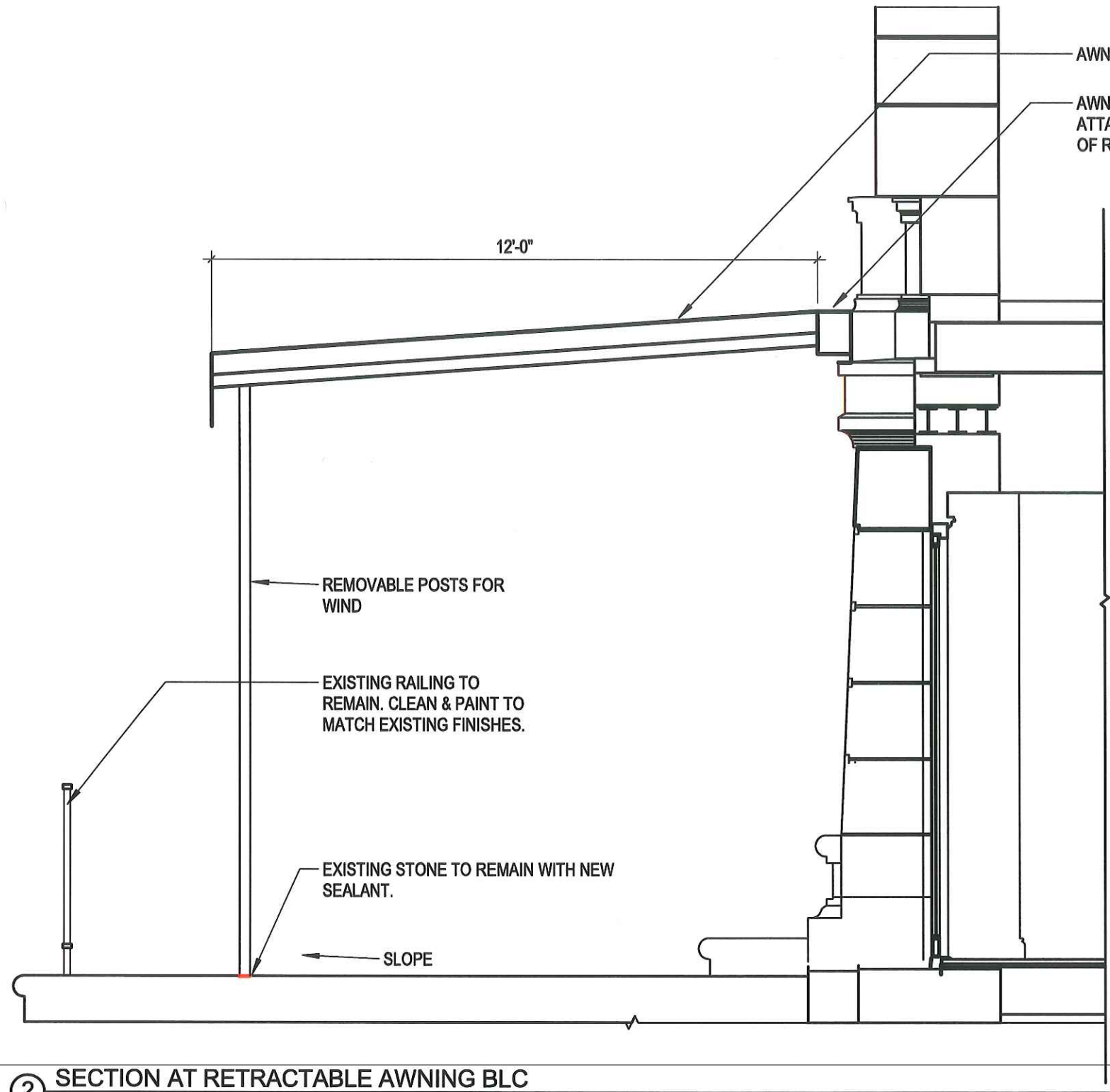


DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square 1 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.07.07	TITLE PEARL STREET ENTRANCE RENDERING STREET VIEW		

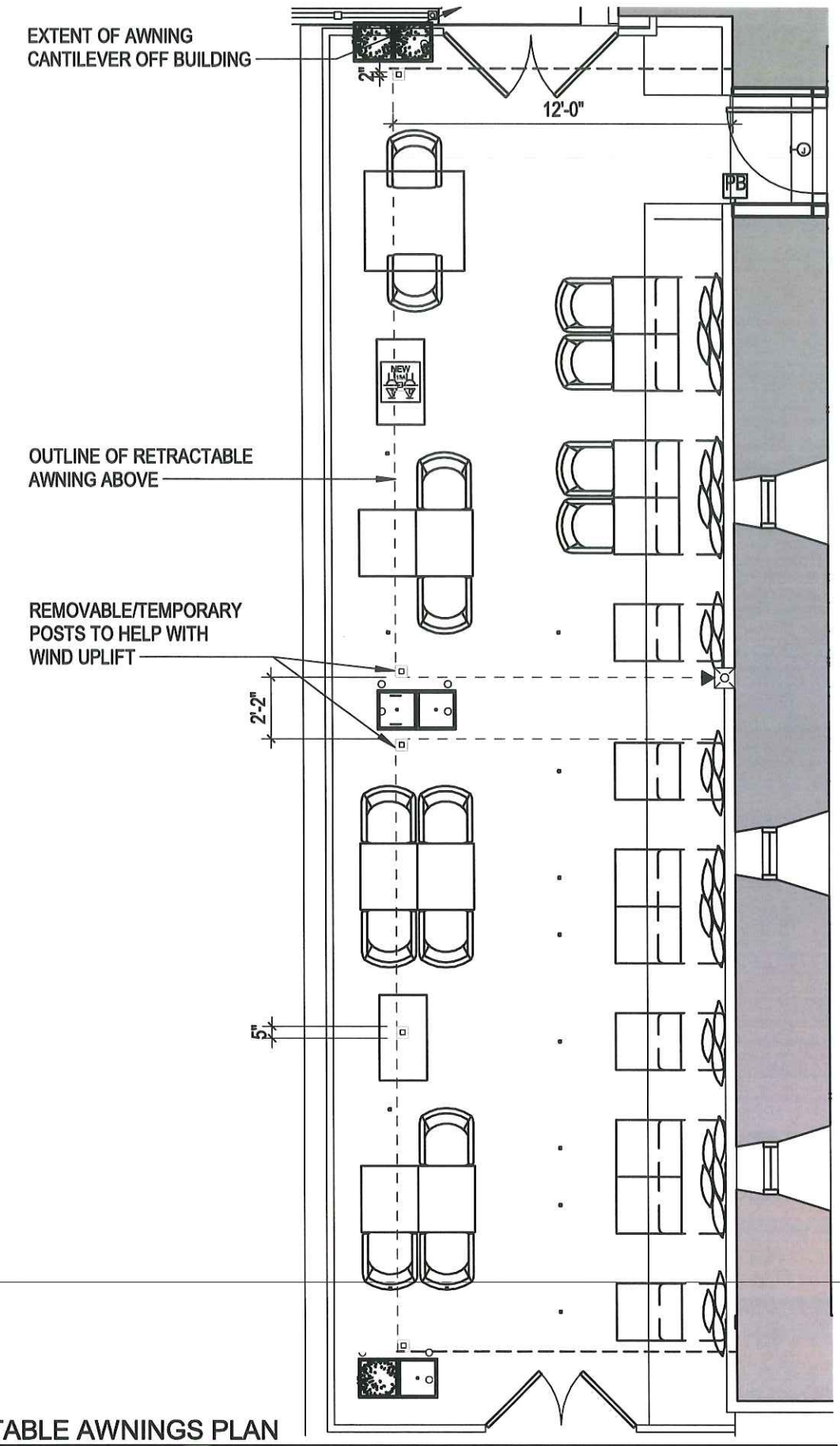


DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.07.08	TITLE PEARL STREET ENTRANCE RENDERING TOP VIEW		

11/2/2018 6:24:54 PM C:\Revit\2017 Local Files\MA\_BOSTON\_LANGHAM\_DOCUMENTATION MODEL\_CENTRAL\_R17\_espatoia.rvt



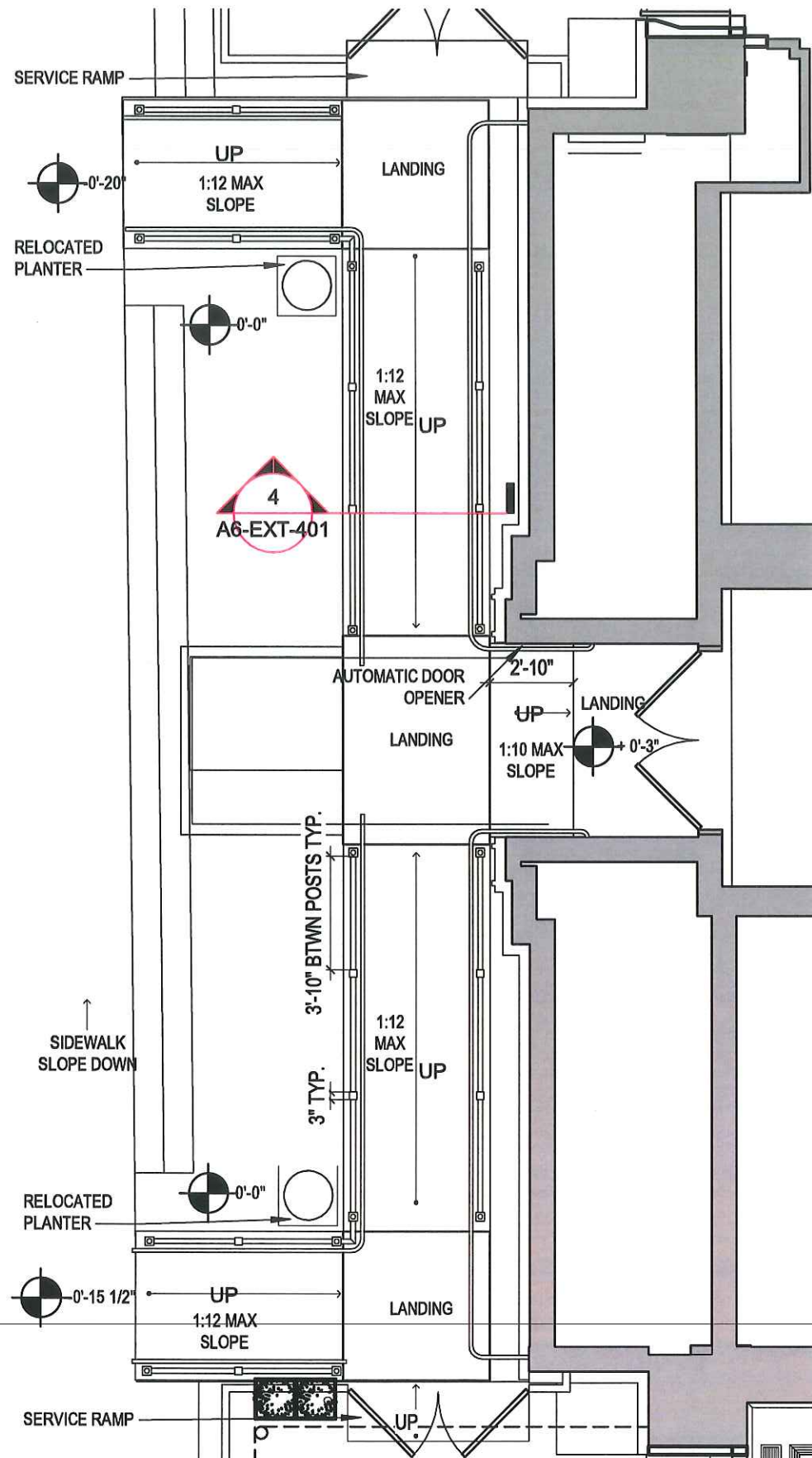
**2 SECTION AT RETRACTABLE AWNING BLC**  
3/8" = 1'-0"



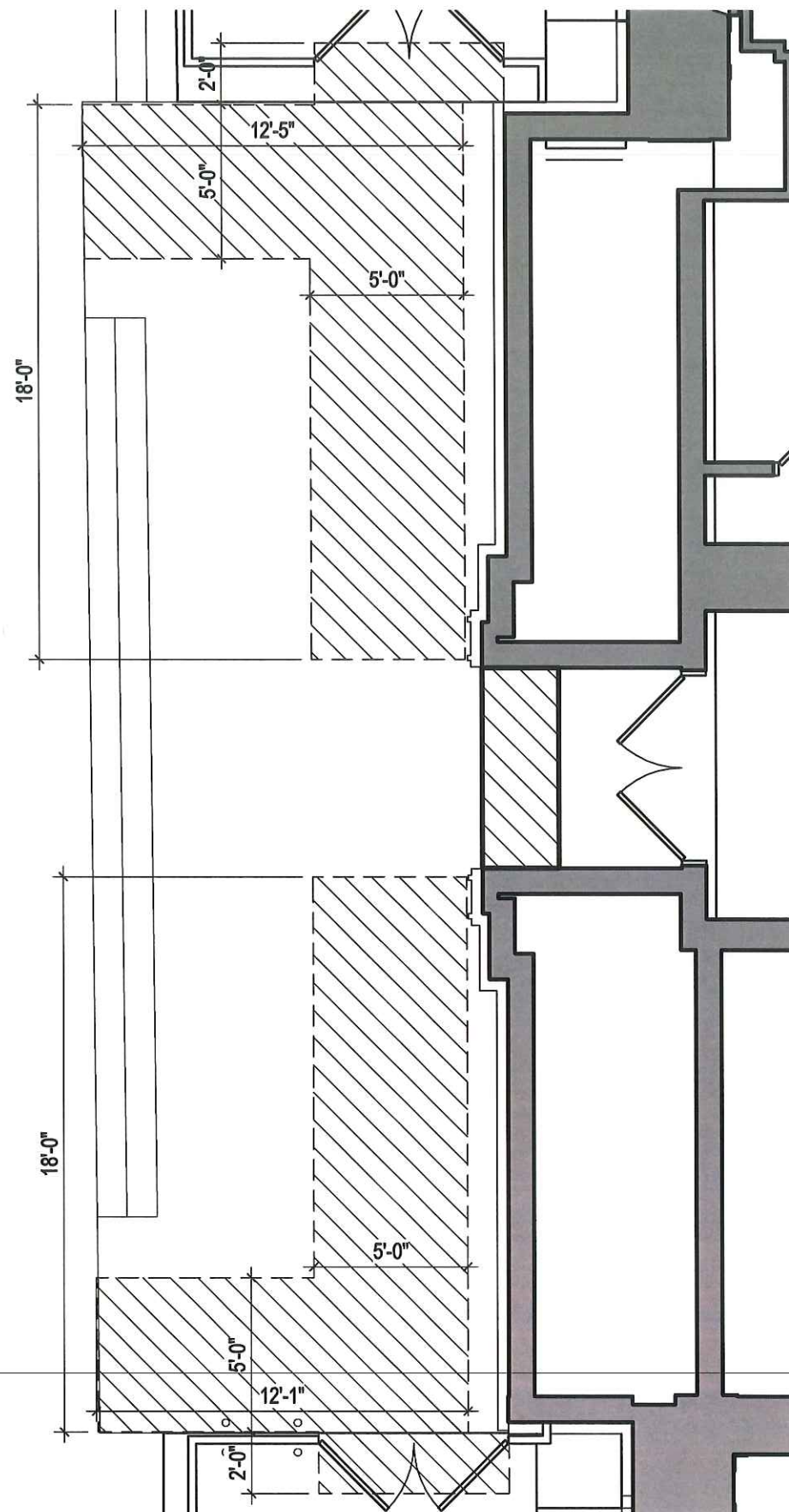
**1 PEARL ST. TERRACE RETRACTABLE AWNINGS PLAN**  
3/16" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.08	TITLE RETRACTABLE AWNING RESERVE TERRACE - PEARL ST		

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 11/2/2018 6:24:56 PM



② ENLARGED PEARL STREET ENTRANCE RAMP - BLC  
 3/16" = 1'-0"

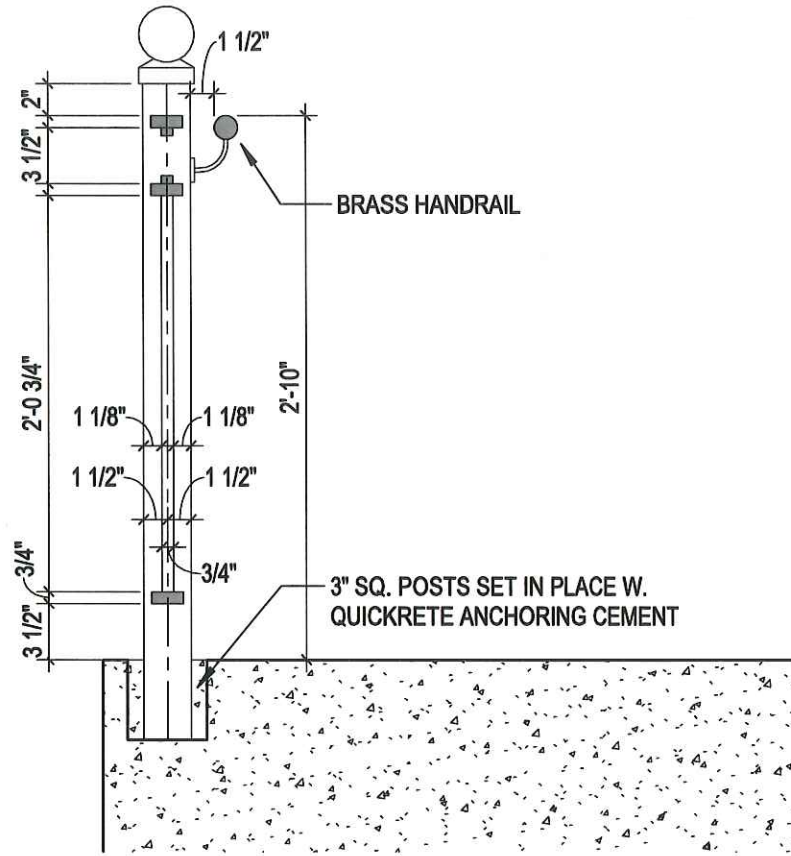


① BOND RAMP - DEMOLITION PLAN - BLC  
 3/16" = 1'-0"

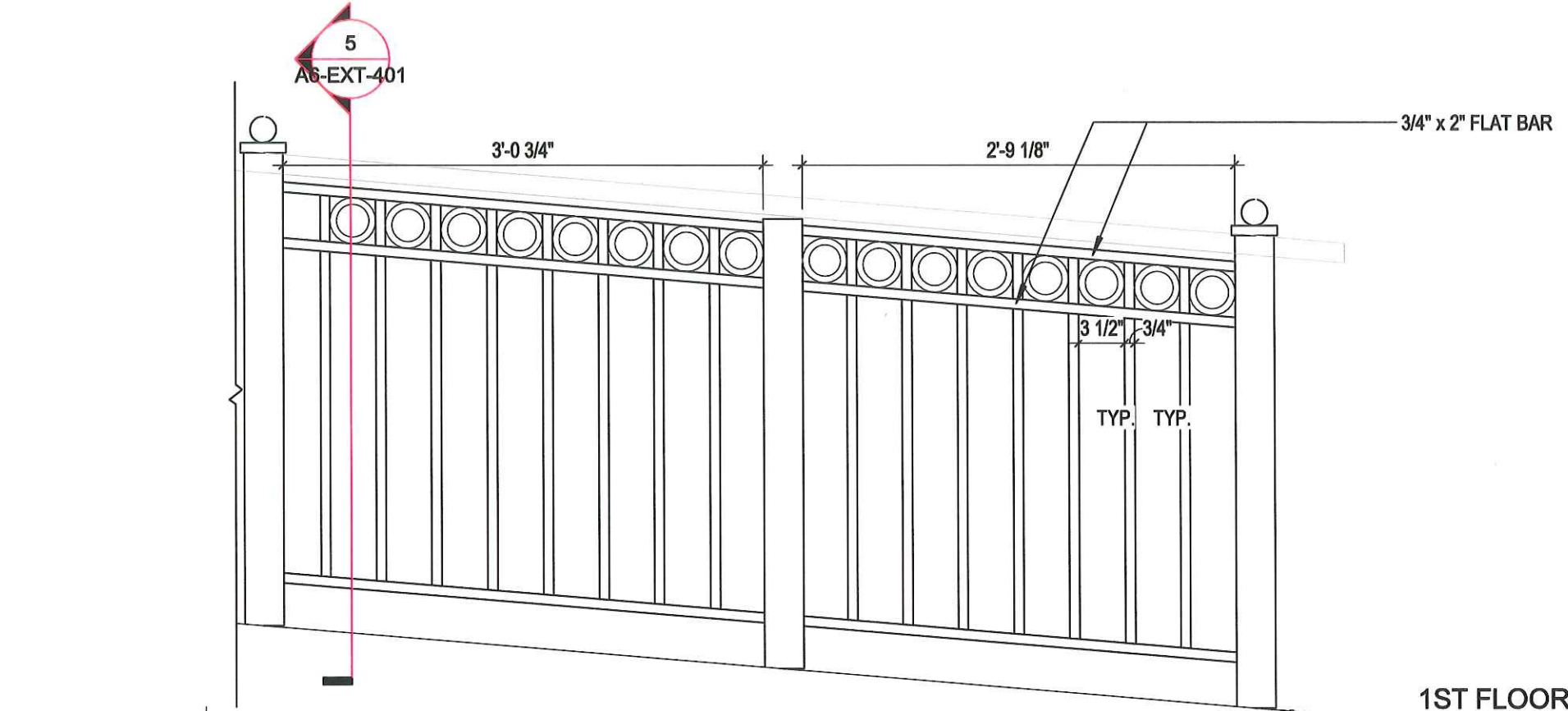
DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.9.01	TITLE PEARL STREET ENTRY RAMP - PLANS AND SECTIONS		



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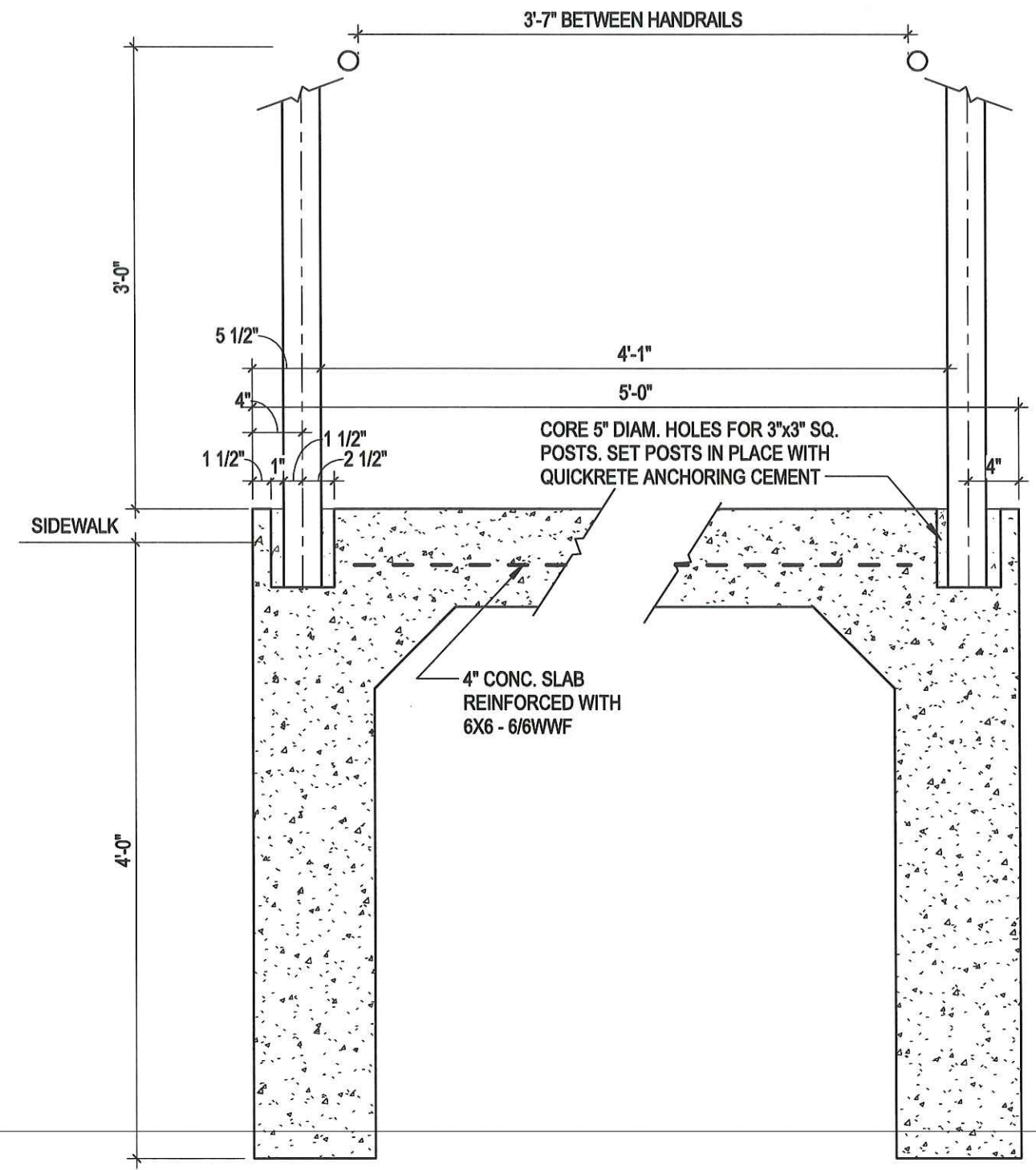
② RAILING SECTION DETAIL  
 1" = 1'-0"



① PEARL ST. RAILING ELEVATION - BLC  
 1" = 1'-0"

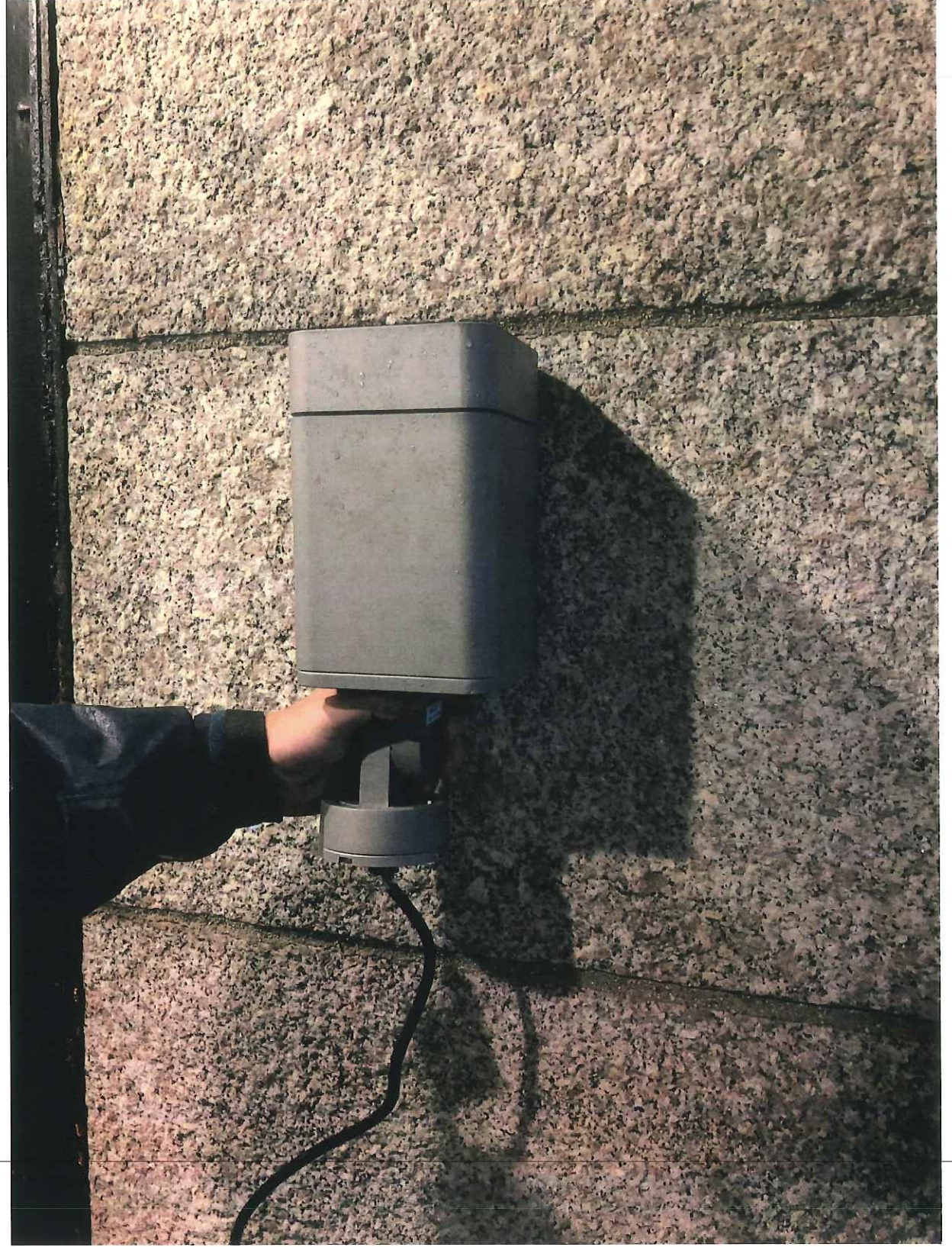
1ST FLOOR A  
 22'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square T 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.9.02	TITLE PEARL STREET ENTRY RAMP - DETAILS		

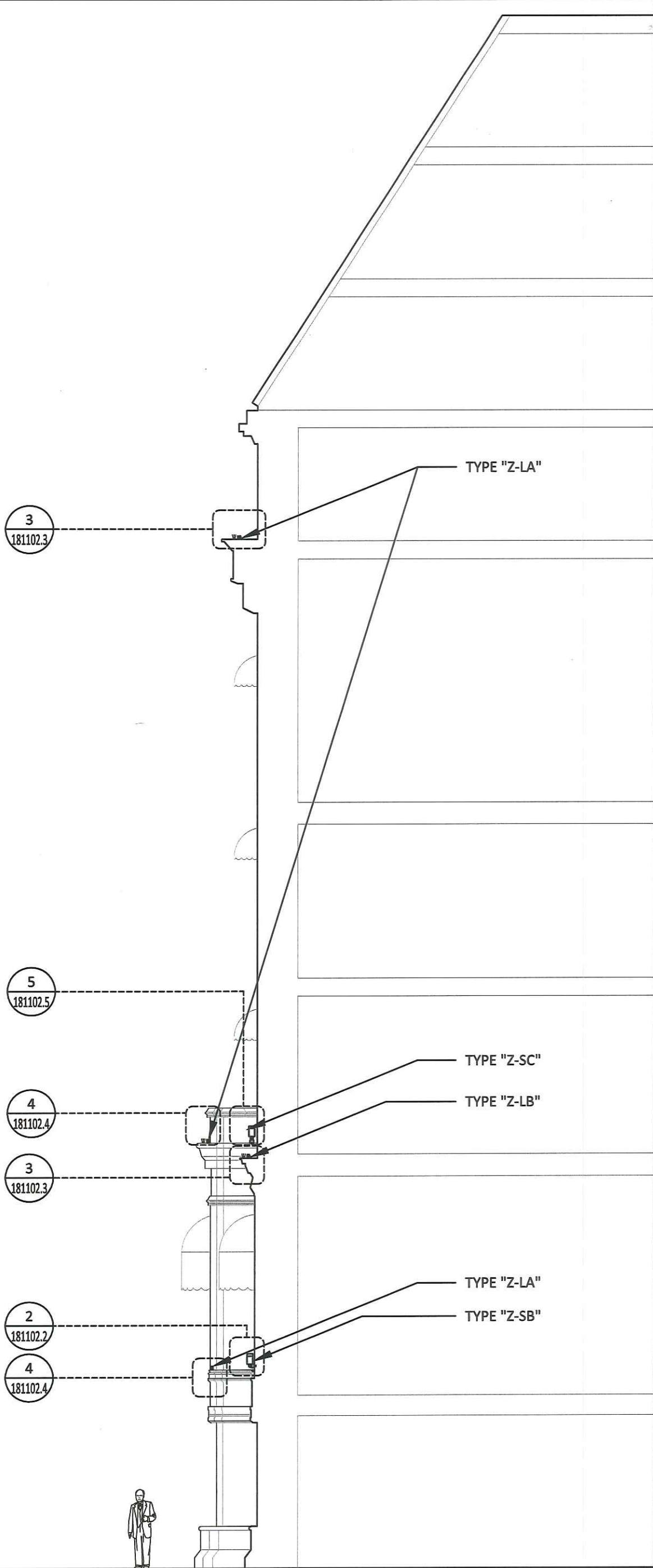


① RAMP AND RAIL CONSTRUCTION SECTION  
1" = 1'-0"

DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square 1 617 426 1680 Boston, MA 02110-1209 F 617 426 2187
NO. A.9.03	TITLE PEARL STREET ENTRY RAMP - DETAILS		

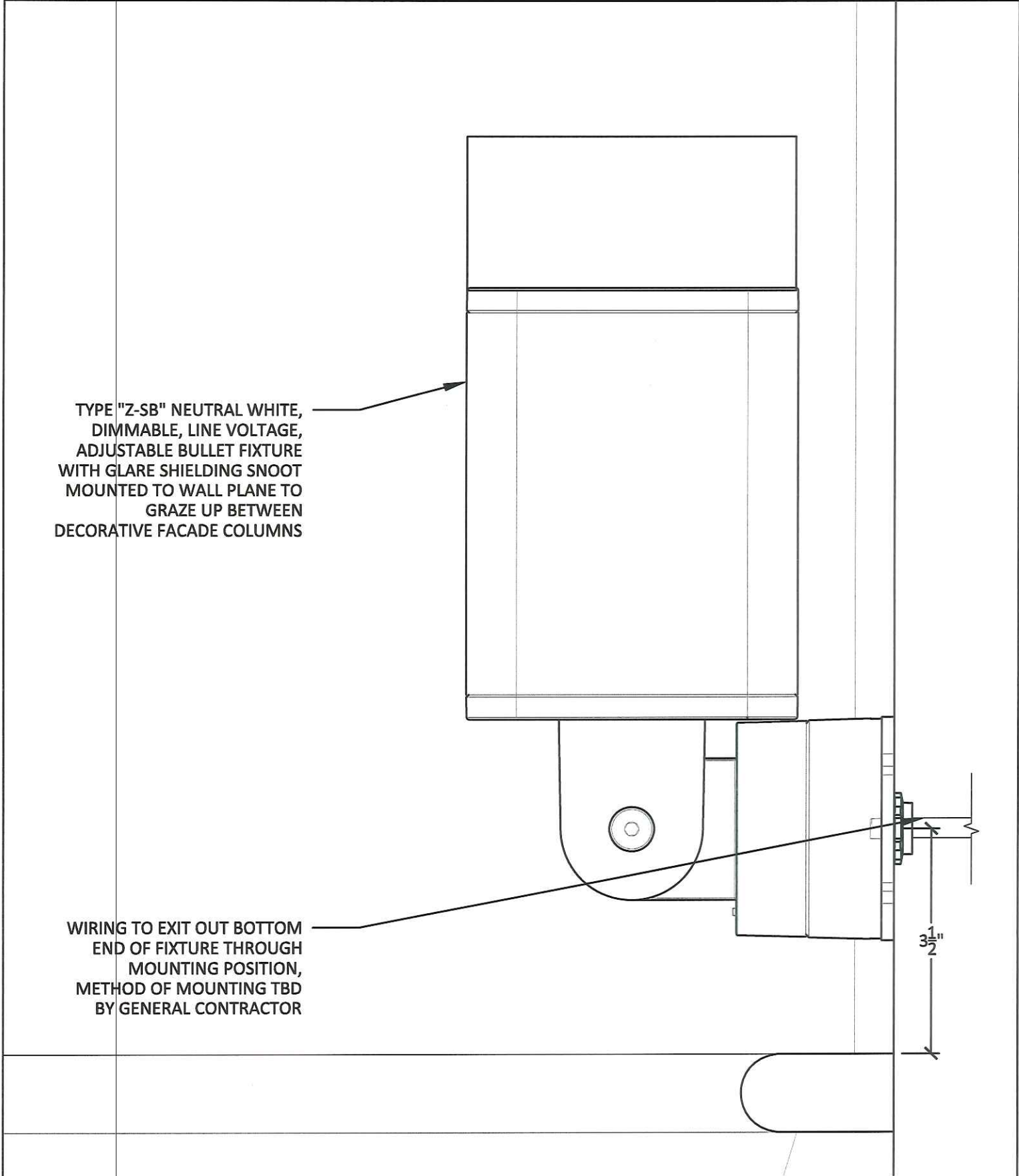


DATE 11/02/18	CLIENT THE LANGHAM BOSTON	PROJECT THE LANGHAM RENOVATION	One Winthrop Square 617 426 1680 Boston, MA 02110-1209 617 426 2187
NO. A.10.01	TITLE EXTERIOR LIGHTING IMAGES		



Title: EXTERIOR FACADE - FACADE LIGHTING SECTION  
 Project: LANGHAM HOTEL - BOSTON

LSK: 181102.1  
 Scale: 1/8" = 1'-0"  
 Date: 11-02-2018



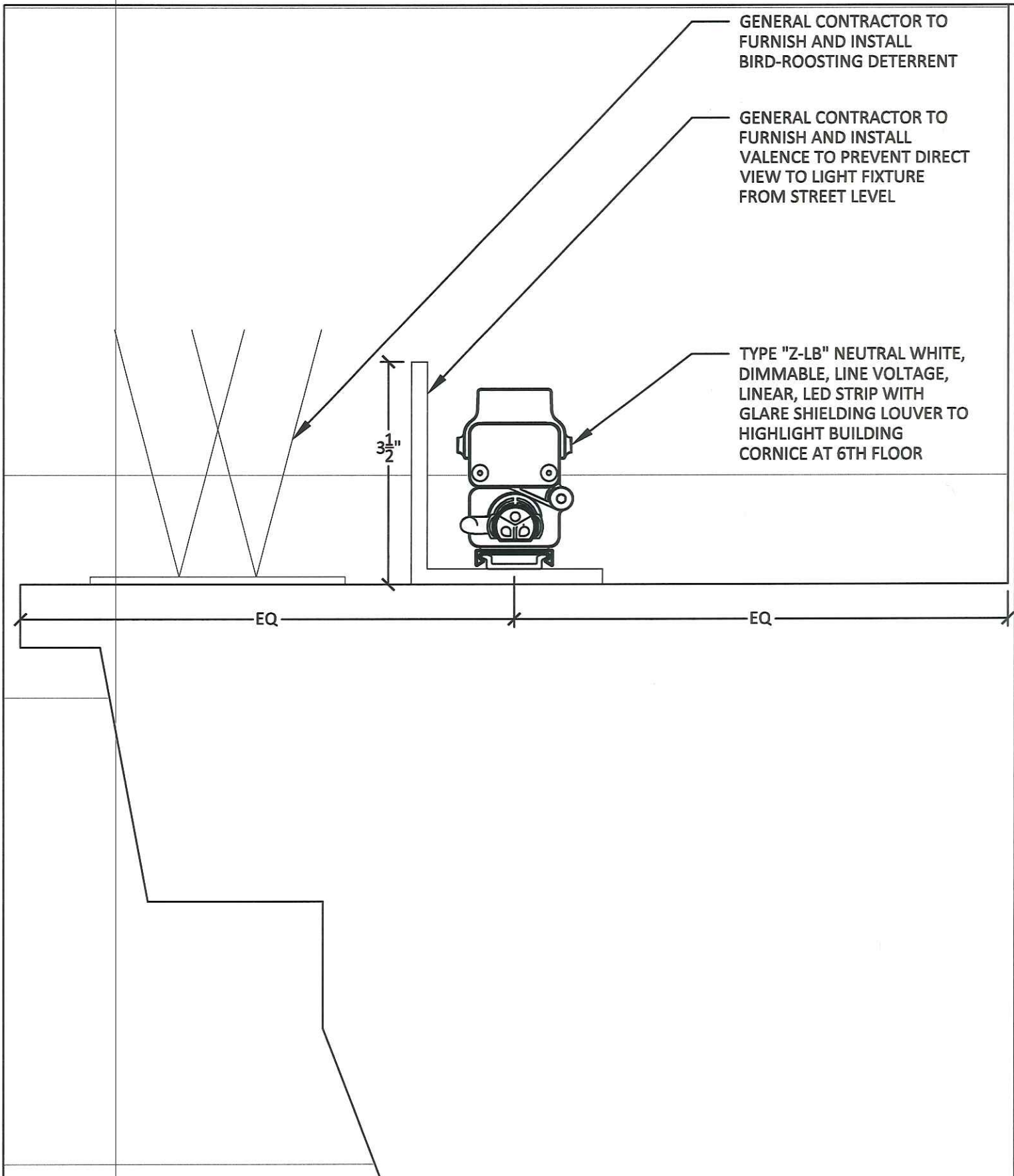
TYPE "Z-SB" NEUTRAL WHITE,  
DIMMABLE, LINE VOLTAGE,  
ADJUSTABLE BULLET FIXTURE  
WITH GLARE SHIELDING SNOOT  
MOUNTED TO WALL PLANE TO  
GRAZE UP BETWEEN  
DECORATIVE FACADE COLUMNS

WIRING TO EXIT OUT BOTTOM  
END OF FIXTURE THROUGH  
MOUNTING POSITION,  
METHOD OF MOUNTING TBD  
BY GENERAL CONTRACTOR

3 1/2"

© DESIGN COPYRIGHT BY REVEAL DESIGN GROUP

	<p>Title: 2ND FLOOR BULLET UPLIGHT DETAIL Project: LANGHAM HOTEL - BOSTON</p>	<p>LSK: 181102.2 Scale: 6" = 1'-0" Date: 11-02-2018</p>
<p>150 West 28th Street / Suite #401 / New York, NY. 10001 / 212.633.4353 Phone</p>		



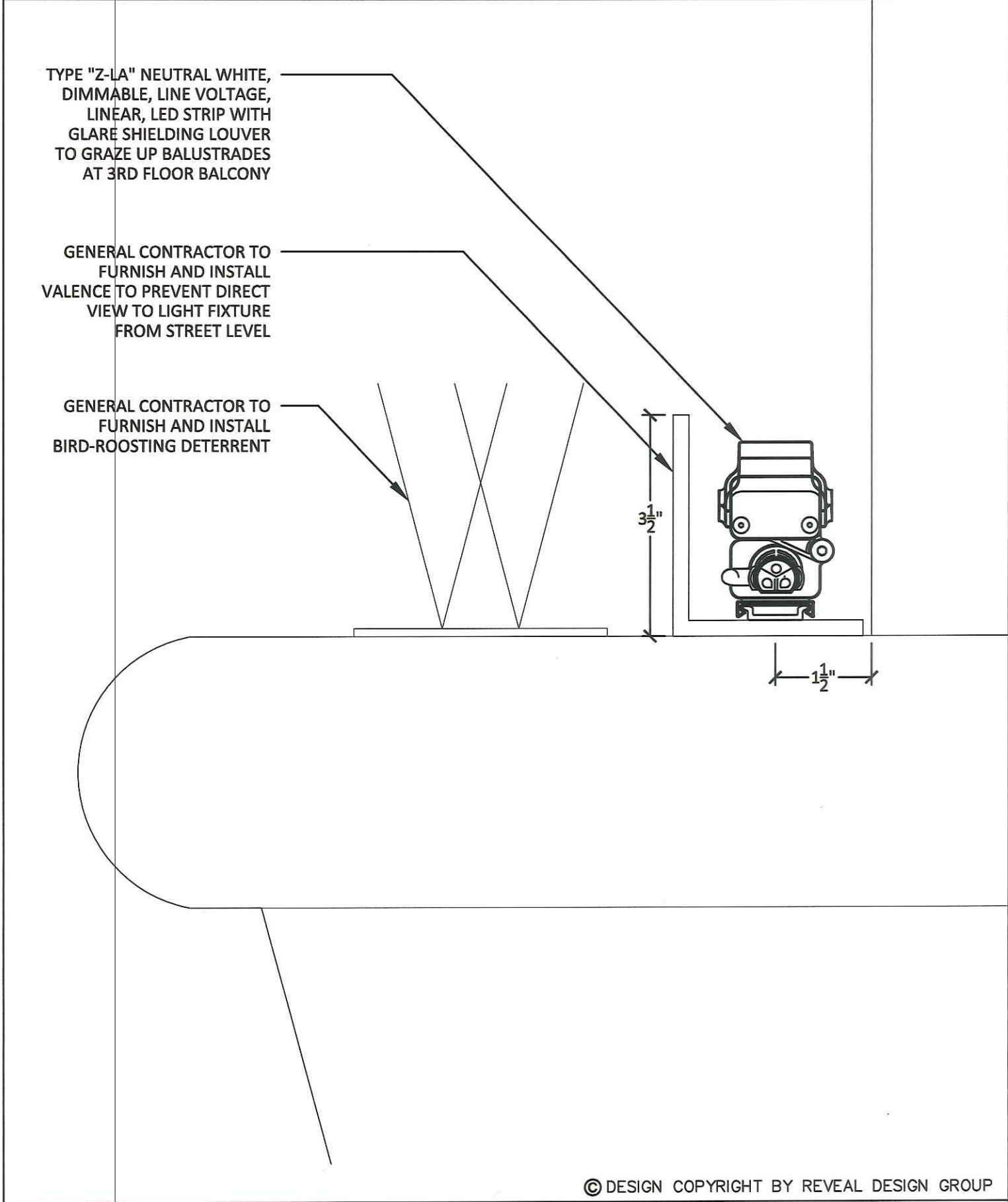
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Title: 3RD FLOOR CORNICE HIGHLIGHTING DETAIL  
 Project: LANGHAM HOTEL - BOSTON

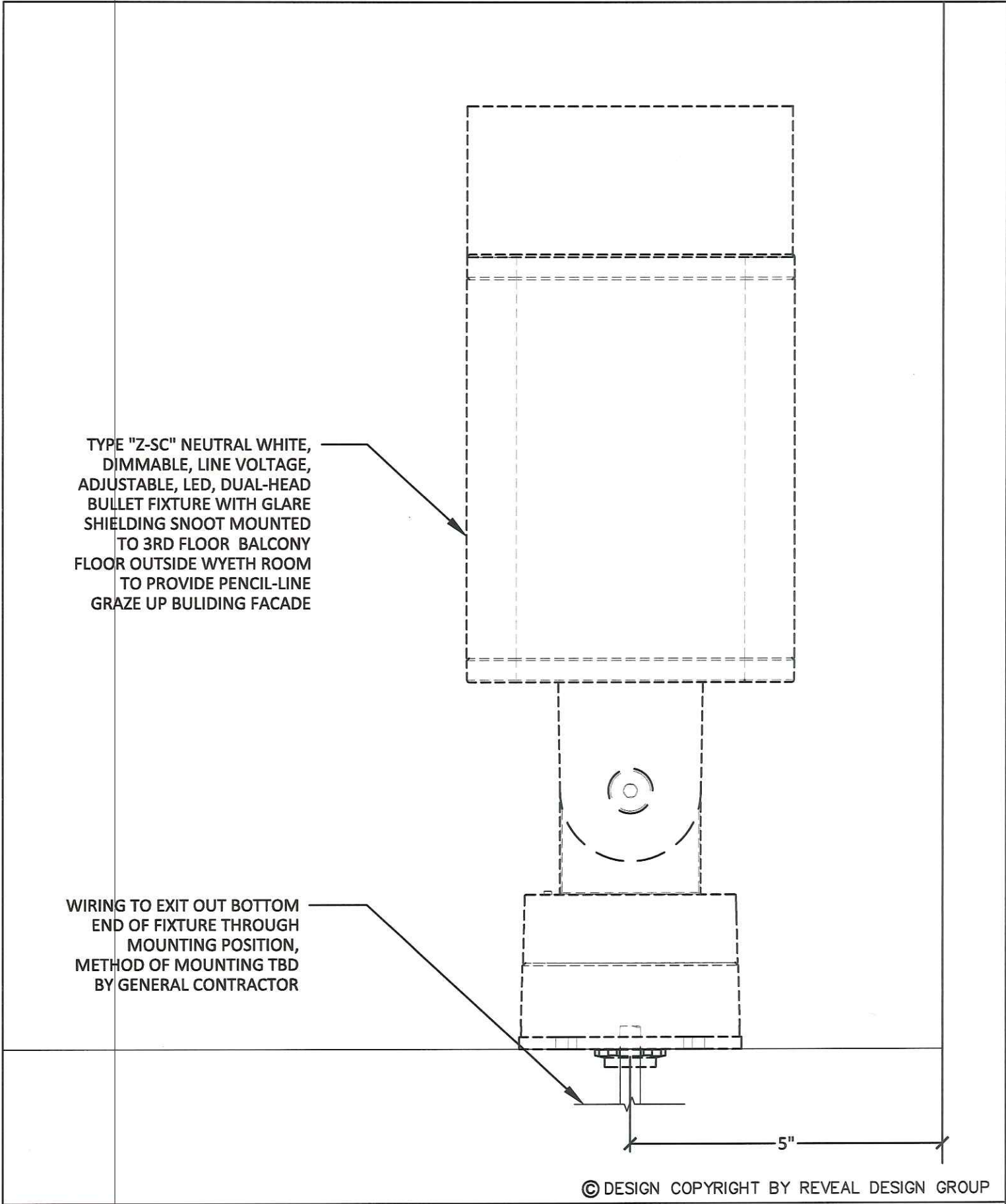
LSK: 181102.3  
 Scale: 6" = 1'-0"  
 Date: 11-02-2018

150 West 28th Street / Suite #401 / New York, NY. 10001 / 212.633.4353 Phone



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	<p>Title: 3RD FLOOR BALLUSTRADES UPLIGHT DETAIL</p> <p>Project: LANGHAM HOTEL - BOSTON</p>	<p>LSK: 181102.4</p> <p>Scale: 6" = 1'-0"</p> <p>Date: 11-02-2018</p>
<p>150 West 28th Street / Suite #401 / New York, NY. 10001 / 212.633.4353 Phone</p>		



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	<p>Title: 3RD FLOOR PENCIL LINE LIGHT DETAIL Project: LANGHAM HOTEL - BOSTON</p>	<p>LSK: 181102.5 Scale: 6" = 1'-0" Date: 11-02-2018</p>
<p>150 West 28th Street / Suite #401 / New York, NY. 10001 / 212.633.4353 Phone</p>		



The Langham Boston  
Exterior Signage Study

DYER BROWN ARCHITECTS  
V.02—NOVEMBER 01, 2018

## VIEW DIAGRAM & SIGNAGE NOTES

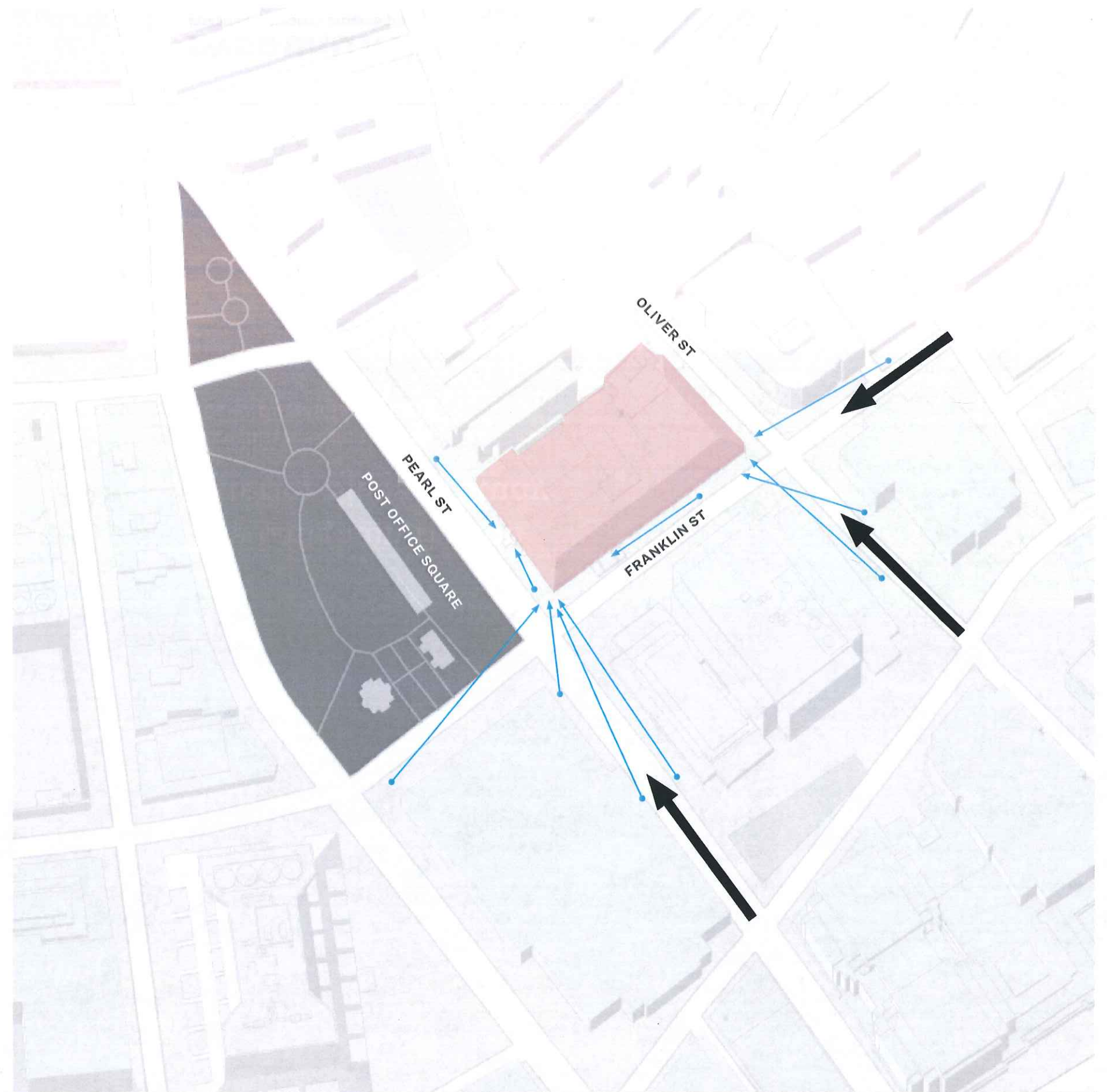
This diagram map outlines the primary vehicular and pedestrian views that signage should address to create strong brand awareness without excess cost.

### Vehicular Views

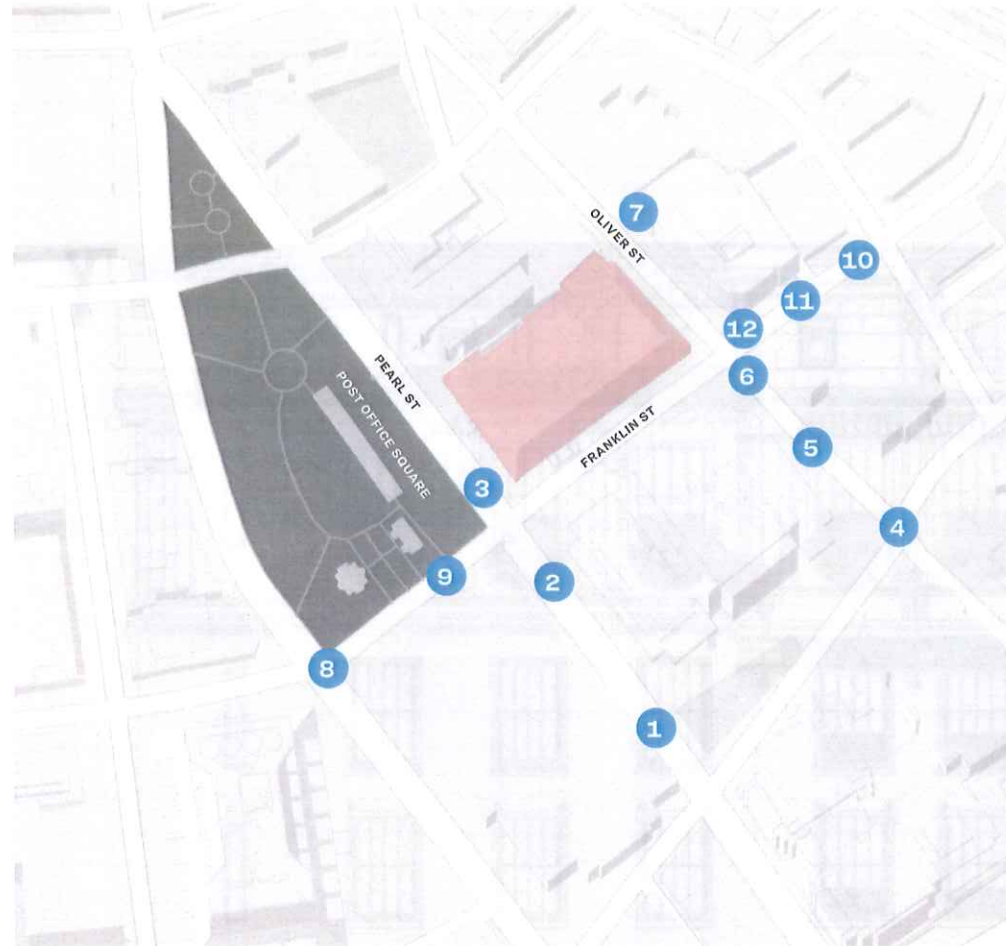
- Pearl and Oliver Streets are both one-ways going northwest.
- Franklin Street is a one-way going southwest.
- The trees in Post Office Square block the view across the park for all but 4 winter months.

### Pedestrian Views

- You can see the full first window bays of the east and south corners of The Langham from about a half block away on both Pearl and Oliver Streets (when walking with vehicular traffic) and from a full block away at the south corner of Post Office Square Park.
- These more distant views invite signage at the top of the building below the upper glass roof. However, there is no place on the building that allows a horizontal linear sign without blocking windows, leaving the circular 'L' to brand the distant views.
- When near to the building on all 3 sides, no signage above the first two floors will be effectively visible due to extreme oblique upward angles.
- The repetition of the window awnings can be used to create a 'red carpet' effect by creating a walking rhythm of the logo / name along the sidewalk on all 3 sides.
- When open, the retractable awnings provide additional close-viewing repetition of the brand mark.
- The southwest portico is a good place to amplify the existing horizontal name mark ("THE LANGHAM") by raising it above the flag line and cornice, enlarging it, and backlighting it.
- The east corner 2nd floor banner bays can address the distant views from Franklin Street. Assigning the northeast corner bay (Oliver St side) to a permanent namemark banner (with an advertising banner on the adjacent Franklin St side) helps recognition well before the awning.



**VIEW SEQUENCES**



**PEARL STREET SEQUENCE**



**OLIVER STREET SEQUENCE**



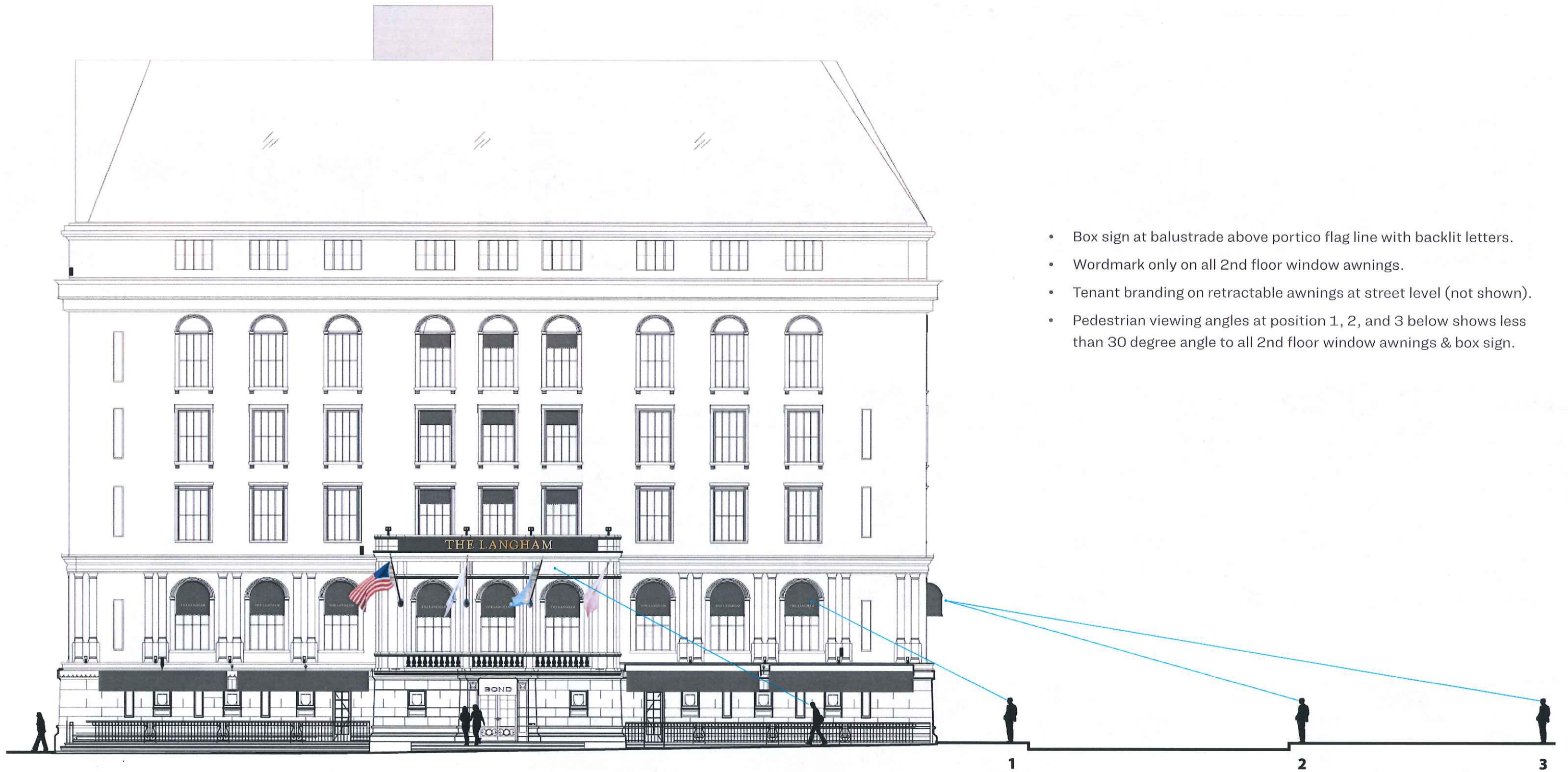
**FRANKLIN STREET SEQUENCE (from park)**



**FRANKLIN STREET SEQUENCE**



## PEARL STREET SIGNAGE ELEVATION



TITLE  
**LANGHAM BOSTON EXTERIOR SIGNAGE STUDY—V.02**

CLIENT  
**THE LANGHAM BOSTON**

DATE  
11/01/2018

**DYERBROWN**  
DYER BROWN ARCHITECTS | DYERBROWN.COM  
One Winthrop Square T 617 426 1680  
Boston, MA 02110-1209 F 617 426 2187

PEARL STREET SIGNAGE ELEVATION



Replacement box sign with backlit letters operates at scale of entire facade. Allows better visibility through flags and after dark.

Existing location of small "THE LANGHAM" wordmark sign.

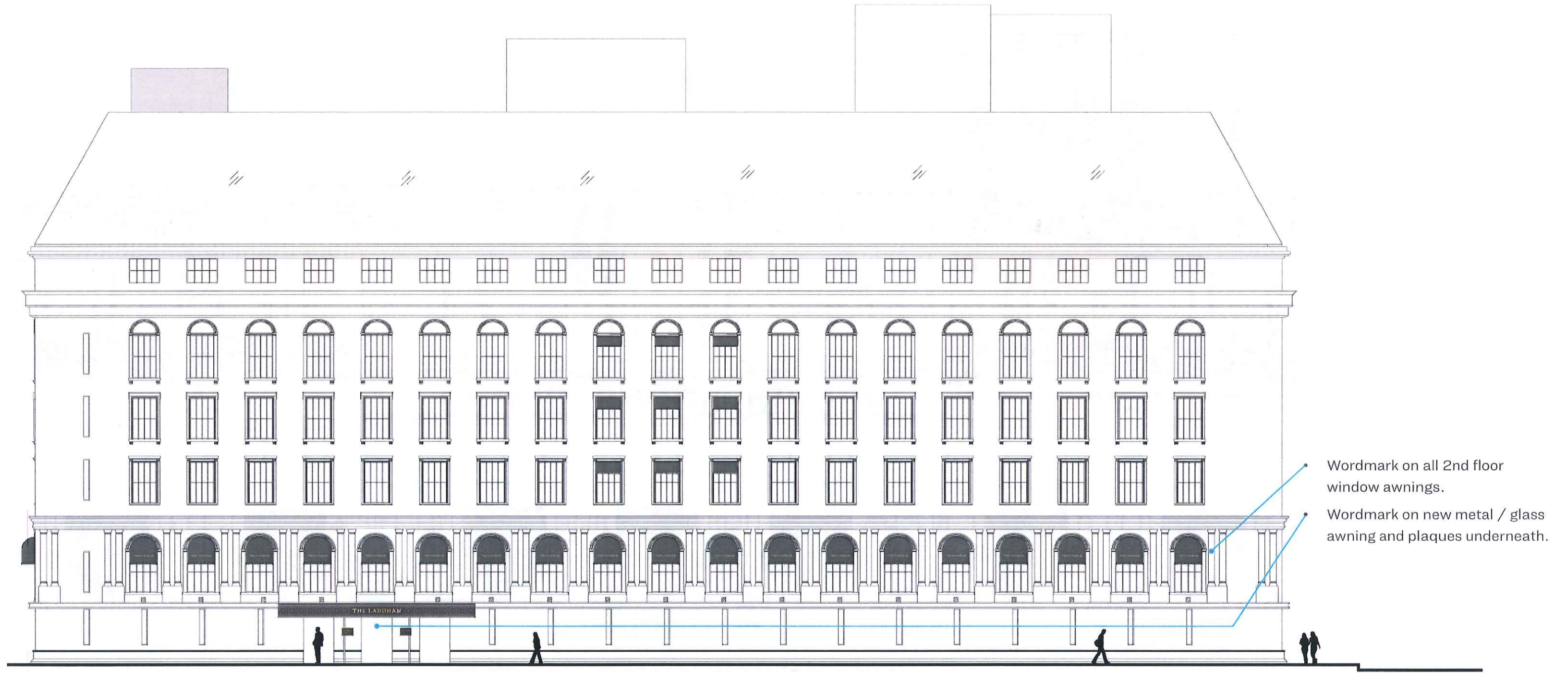
2nd floor window awnings with wordmark create 'red carpet' rhythmic repetition down sidewalk.

1st floor retractable awnings with tenant logos (not shown) aligned to windows and doors



- Existing wordmark sign is small, behind flag line, not backlit, and under cornice line in shade.

# FRANKLIN STREET SIGNAGE ELEVATION



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## FRANKLIN STREET SIGNAGE ELEVATION



- Wordmark on all 2nd floor window awnings.
- Wordmark on new metal / glass awning and plaques underneath.
- Awning wordmark should be backlit for additional pedestrian visibility after dark.



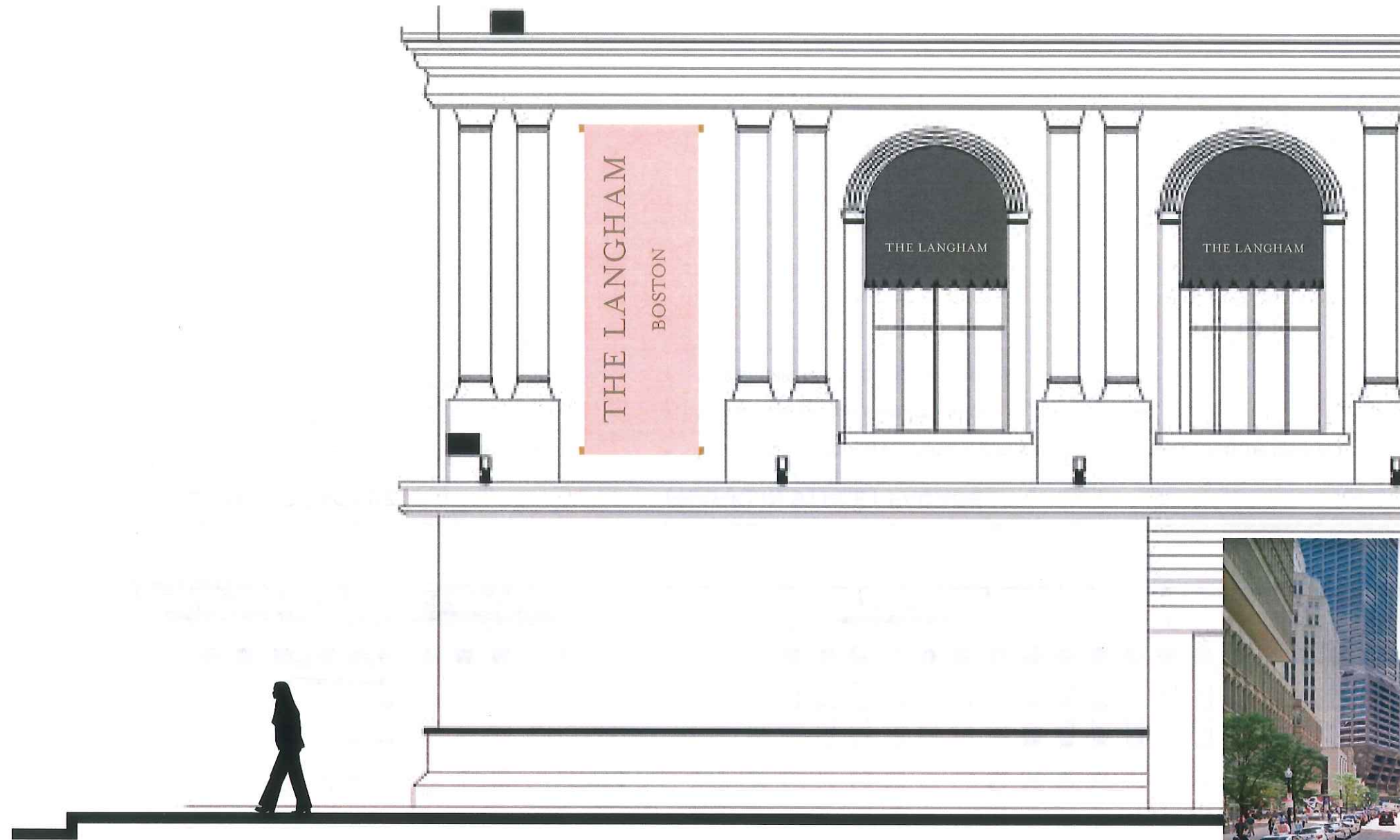
# OLIVER STREET SIGNAGE ELEVATION



- Wordmark on all 2nd floor window awnings.
- 2nd floor banner bay (nearest Franklin Street) can be permanently assigned to an identity banner with large wordmark for better visibility ahead of block along Franklin Street.



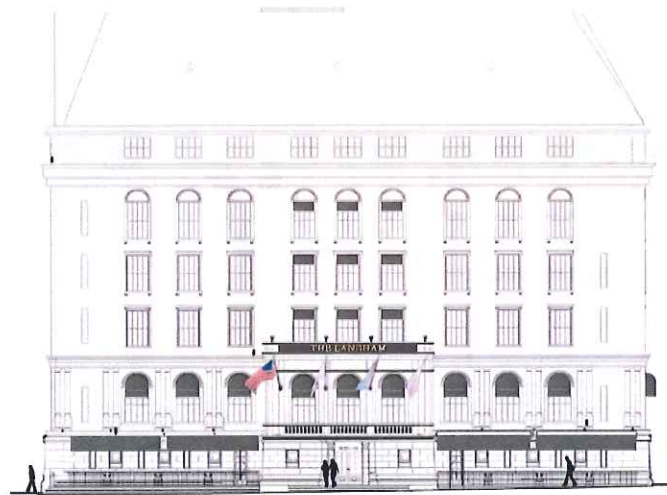
## OLIVER STREET SIGNAGE ELEVATION



- Wordmark on all 2nd floor window awnings.
- 2nd floor identity banner can be paired with adjacent Franklin Street facade banner for current events / services.

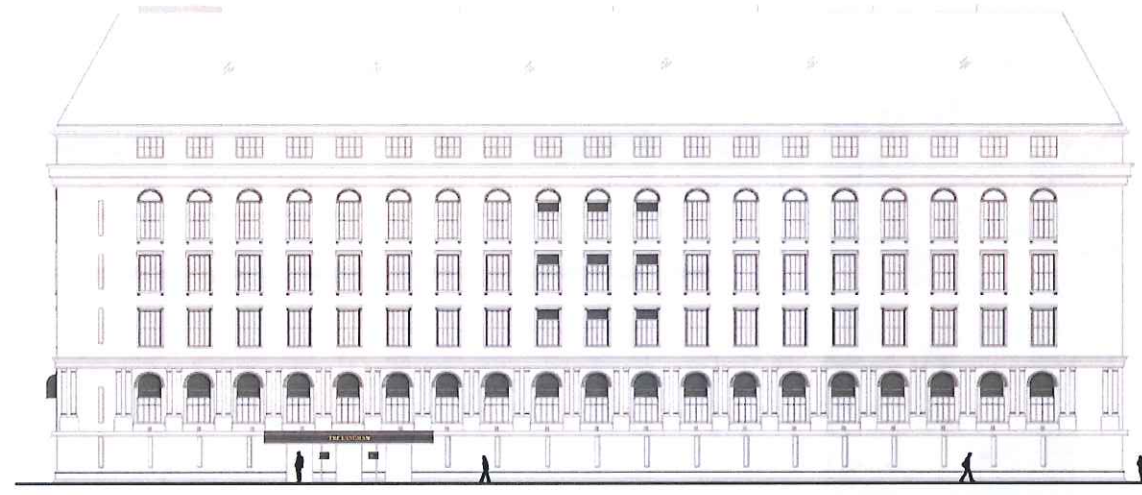


## SIGNAGE RECOMMENDATIONS SUMMARY



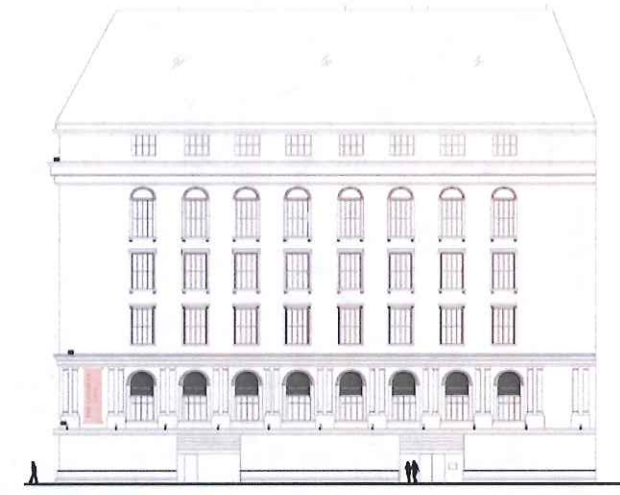
### PEARL STREET FACADE

- Box sign with backlit wordmark lettering at balustrade above portico cornice
- Wordmark on all 2nd floor awnings
- Tenant Logos (not shown) on street-level retractable awnings



### FRANKLIN STREET FACADE

- Wordmark lettering at metal / glass entrance canopy (may be backlit)
- Wordmark plaques under canopy
- Wordmark on all 2nd floor awnings



### OLIVER STREET FACADE

- Wordmark on all 2nd floor awnings
- Identity banner near Franklin Street

FRANKLIN & PEARL STREET PERSPECTIVE



TITLE  
**LANGHAM BOSTON EXTERIOR SIGANCE STUDY—V.02**

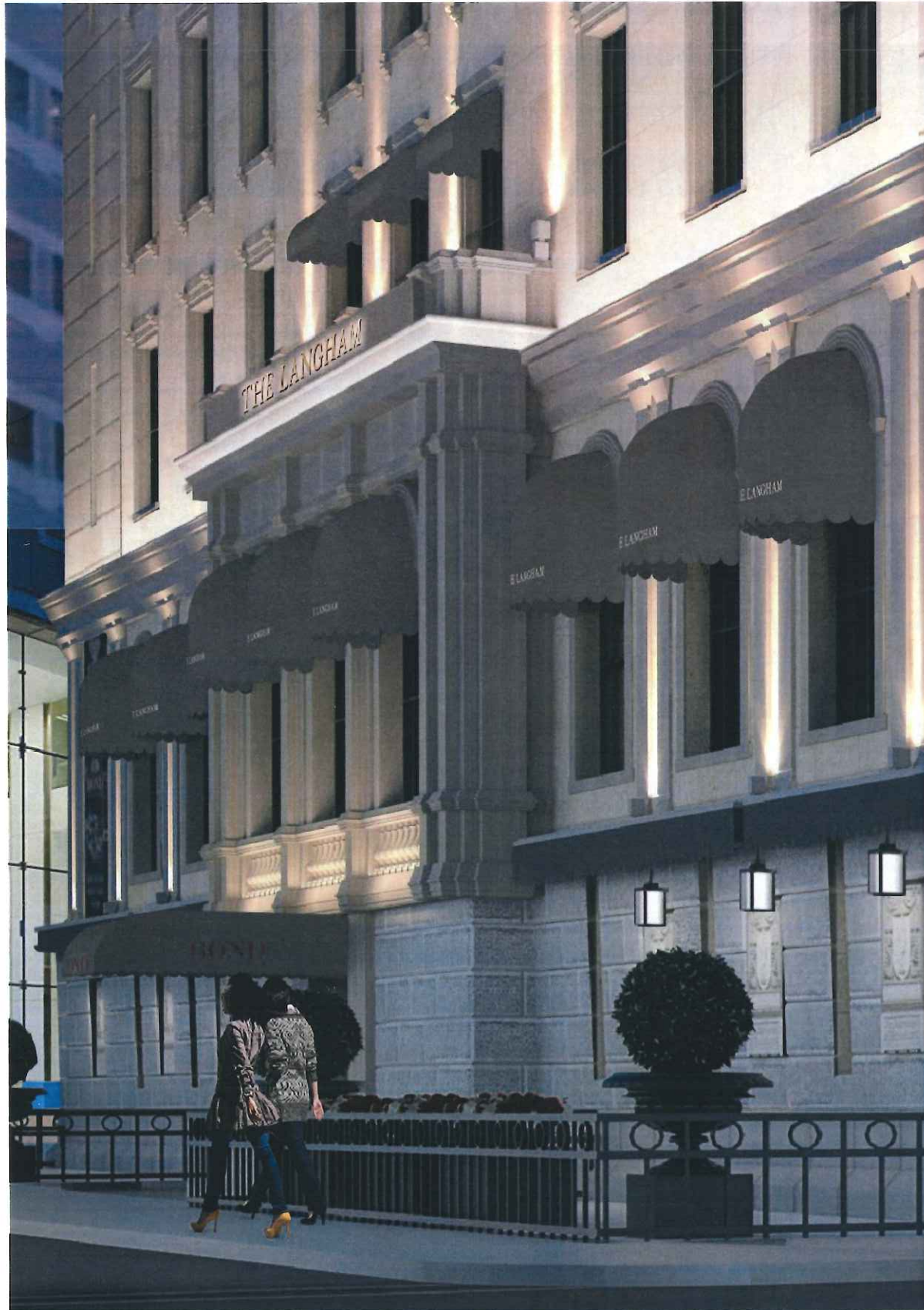
CLIENT  
**THE LANGHAM BOSTON**

DATE  
**11/01/2018**

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PEARL STREET PERSPECTIVE



FRANKLIN STREET PERSPECTIVE



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**LANGHAM BOSTON EXTERIOR SIGANGE STUDY—V.02**

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