



EQUINOX DUMBO

117 FRONT STREET
BROOKLYN, NY 11201

10/21/2015 (LANDMARKS PRESENTATION SET)



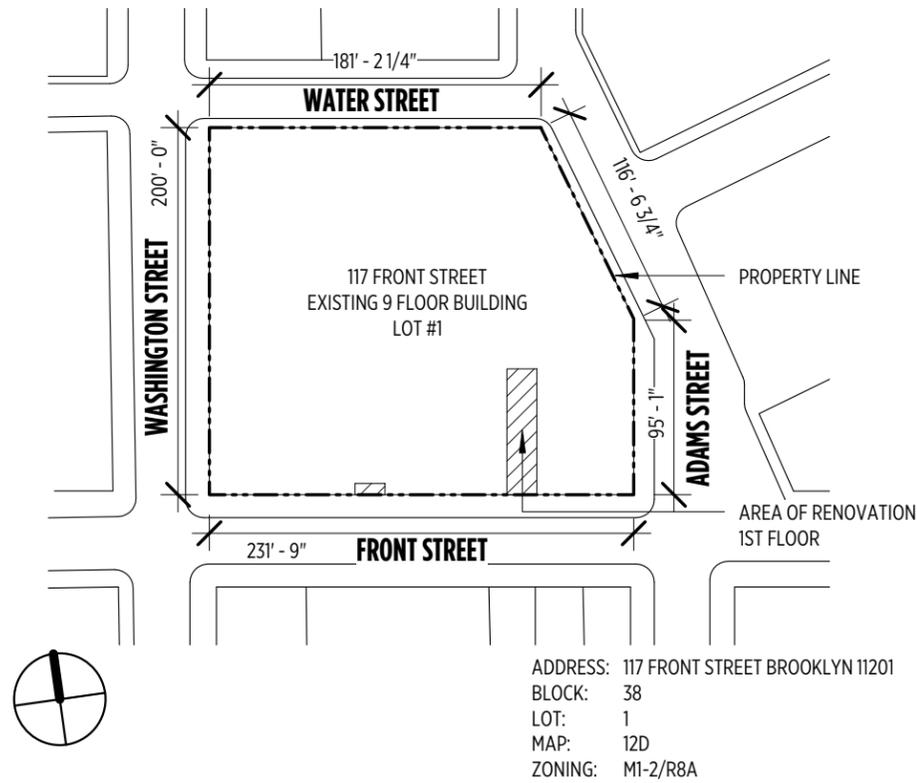
4 LPC - TAX LOT PHOTO - CORNER OF WASHINGTON AND FRONT STREET

NTS



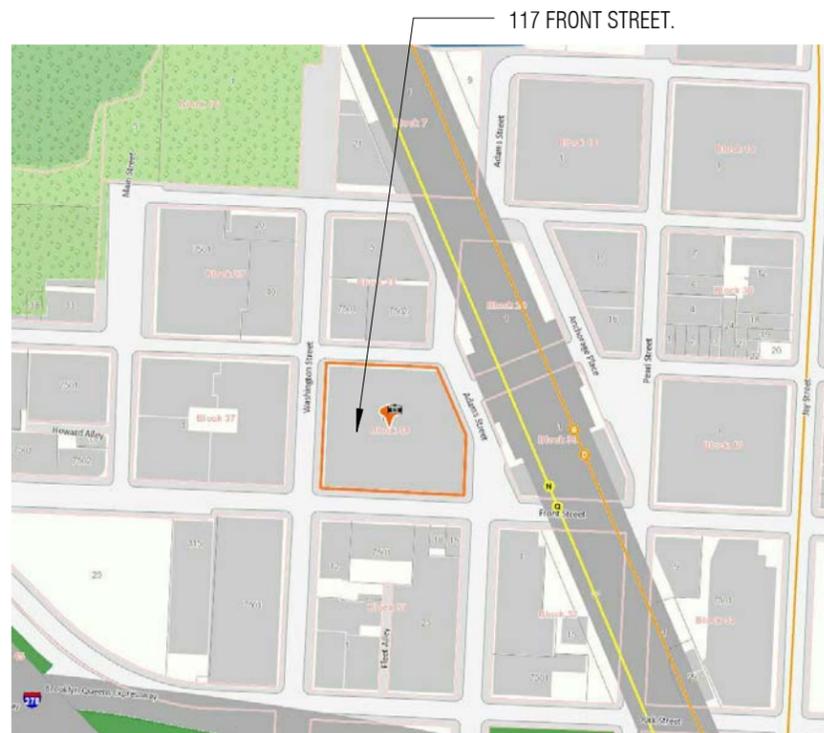
5 LPC - VIEW FROM CORNER OF WASHINGTON AND FRONT STREET

NTS



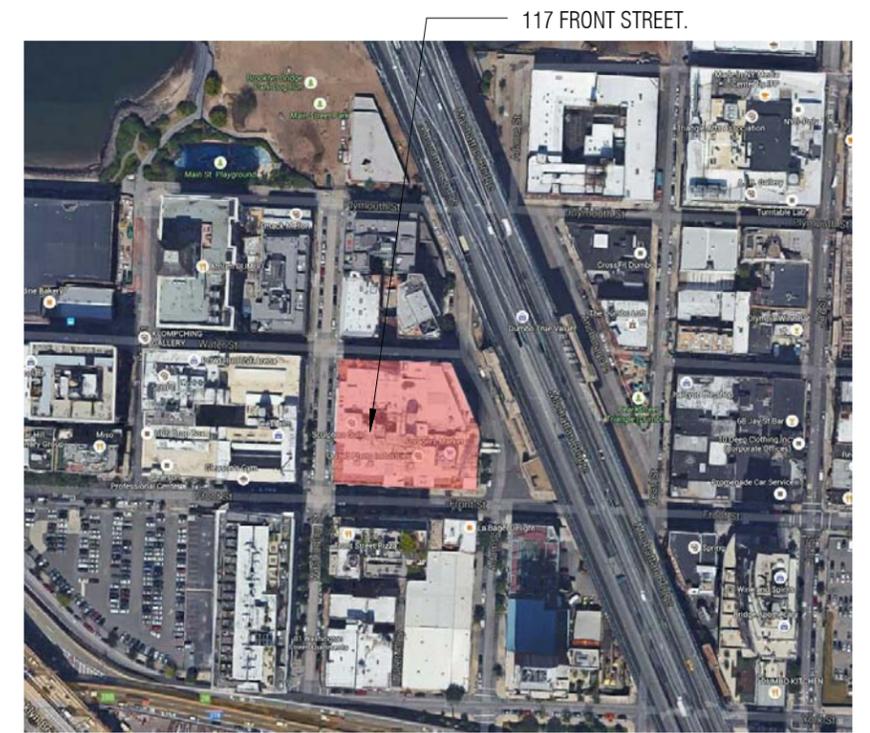
1 LPC - 117 FRONT STREET - BLOCK AND LOT PLAN

1" = 100'-0"



2 LPC - 117 FRONT STREET - CONTEXT PLAN

NTS



3 LPC - 117 FRONT STREET - AERIAL PLAN

NTS

EQUINOX DUMBO - LANDMARKS PRESENTATION



5 LPC - FRONT STREET AND ADAMS STREET CORNER

NTS



6 LPC - ADAMS STREET AND WATER STREET CORNER

NTS



7 LPC - WASHINGTON STREET AND WATER STREET CORNER

NTS



8 LPC - WASHINGTON STREET AND FRONT STREET CORNER

NTS



1 LPC - FRONT STREET AND ADAMS STREET CORNER

NTS



2 LPC - UNDER THE BRIDGE VIEW

NTS



3 LPC - WASHINGTON STREET

NTS



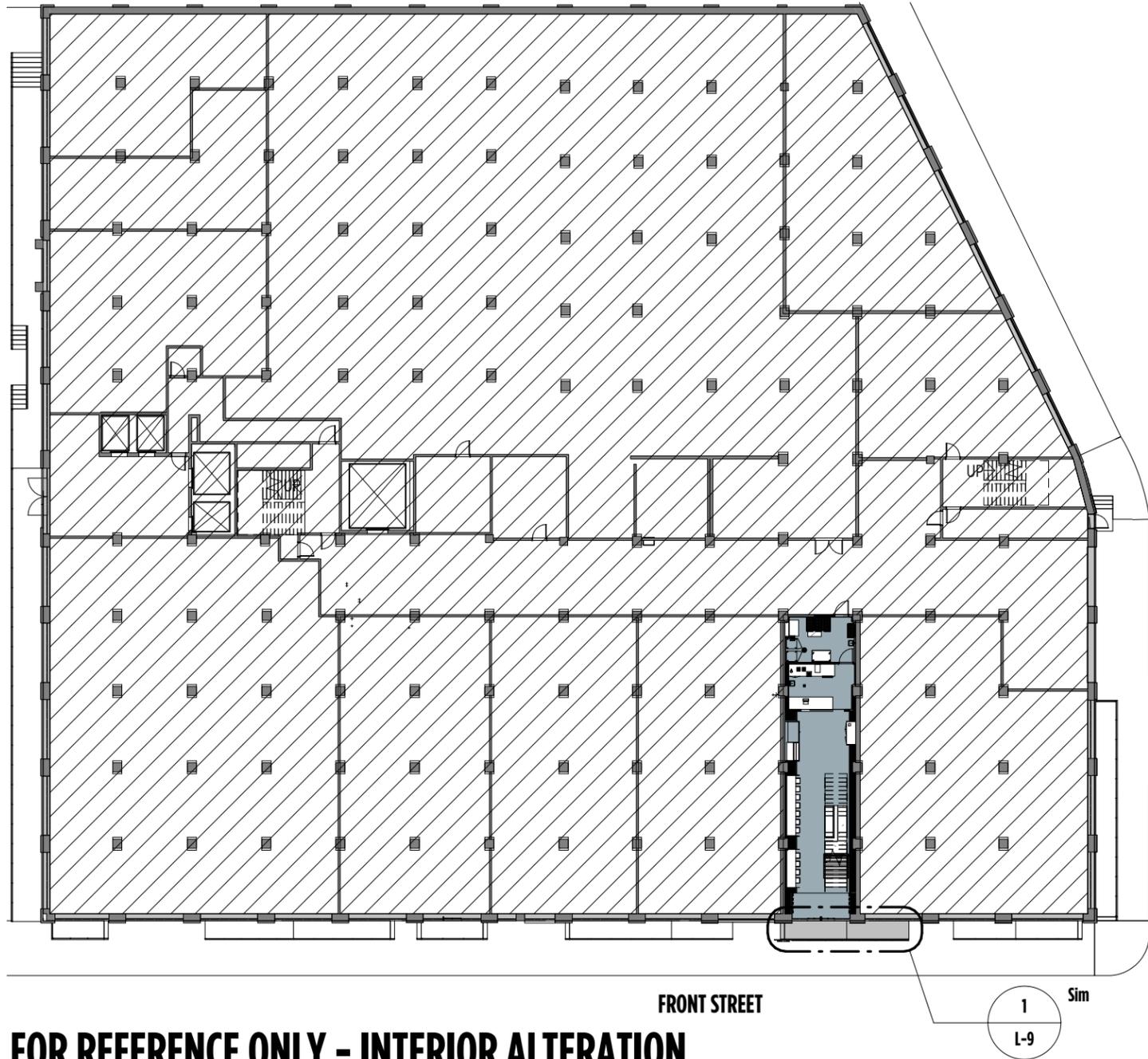
4 LPC - WASHINGTON STREET HISTORICAL ENTRANCE

NTS

EQUINOX DUMBO - LANDMARKS PRESENTATION

WATER STREET

WASHINGTON STREET



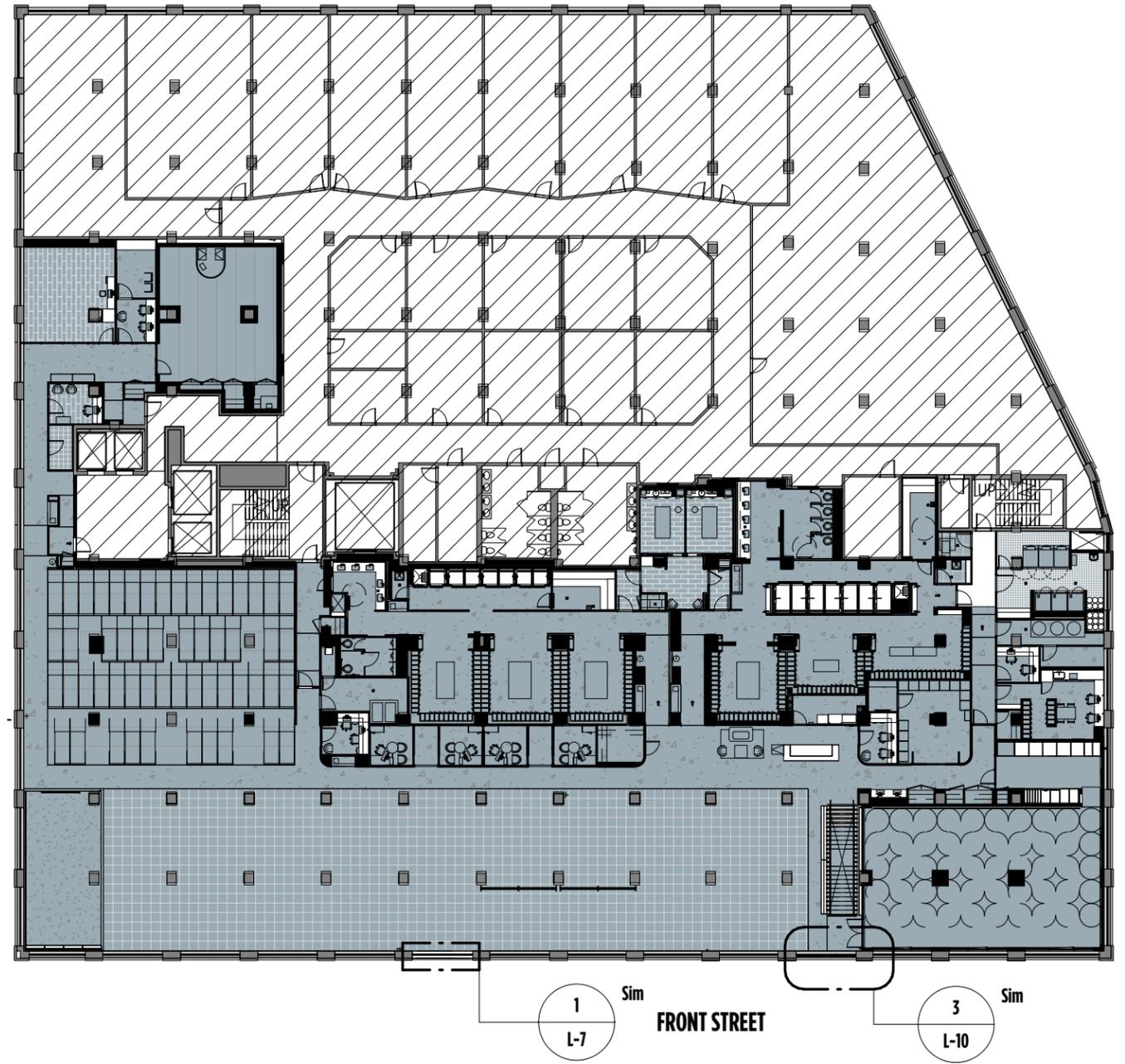
FOR REFERENCE ONLY - INTERIOR ALTERATION

1 LPC - GROUND FLOOR - MINIMAL STREET PRESENCE

1/32" = 1'-0"

WATER STREET

WASHINGTON STREET



FOR REFERENCE ONLY - INTERIOR ALTERATION

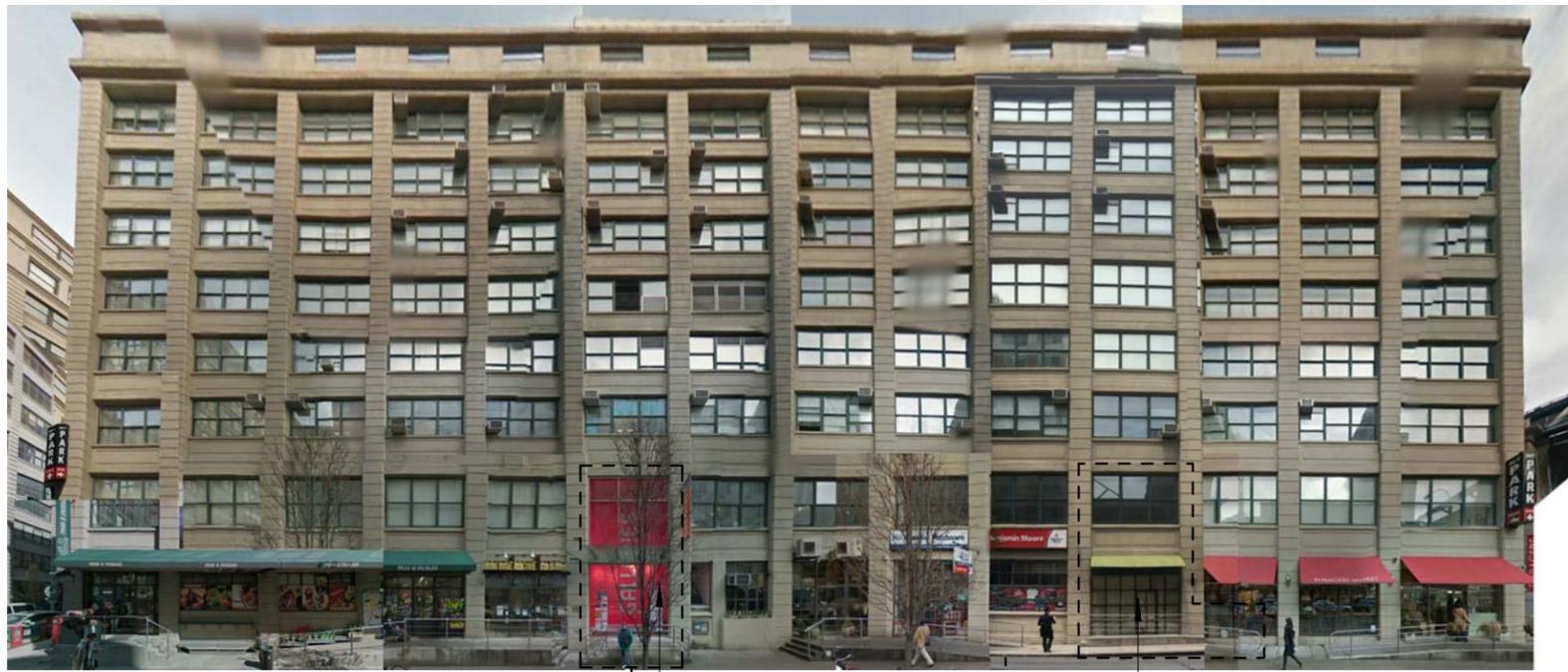
2 LPC - SECOND FLOOR - MAIN AREA OF EQUINOX

1/32" = 1'-0"

PLAN LEGEND

- AREA OF RENOVATION
- NOT IN SCOPE

EQUINOX DUMBO - LANDMARKS PRESENTATION

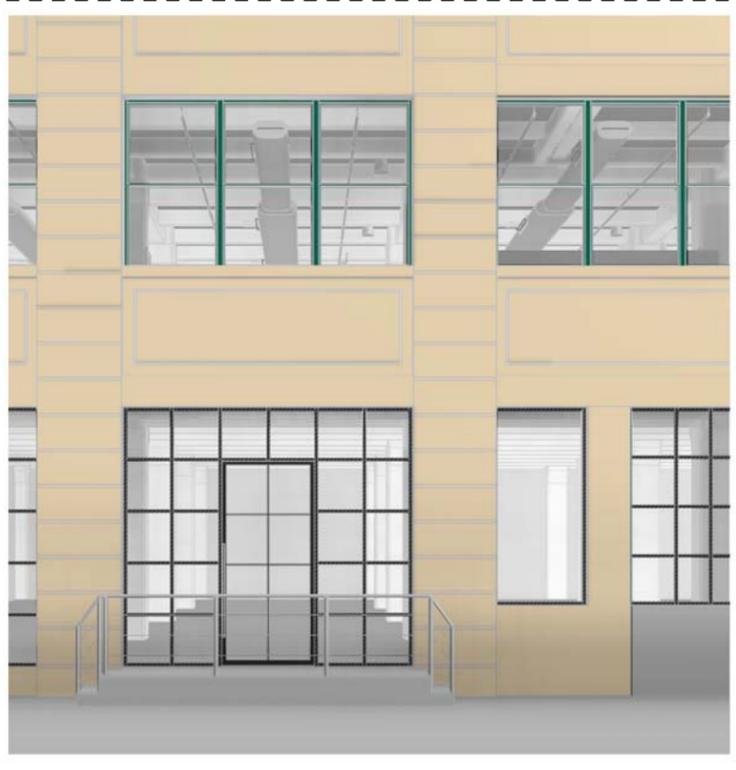


WORK PROPOSED

WORK PROPOSED

5 LPC - EXISTING FACADE PHOTO COLLAGE

NIS



1 LPC - WESTERN STOREFRONT - PROPOSED



2 LPC - EASTERN STOREFRONT - PROPOSED



4 LPC - HISTORICAL WINDOWS

NIS



3 LPC - RAILING REFERENCE

NIS

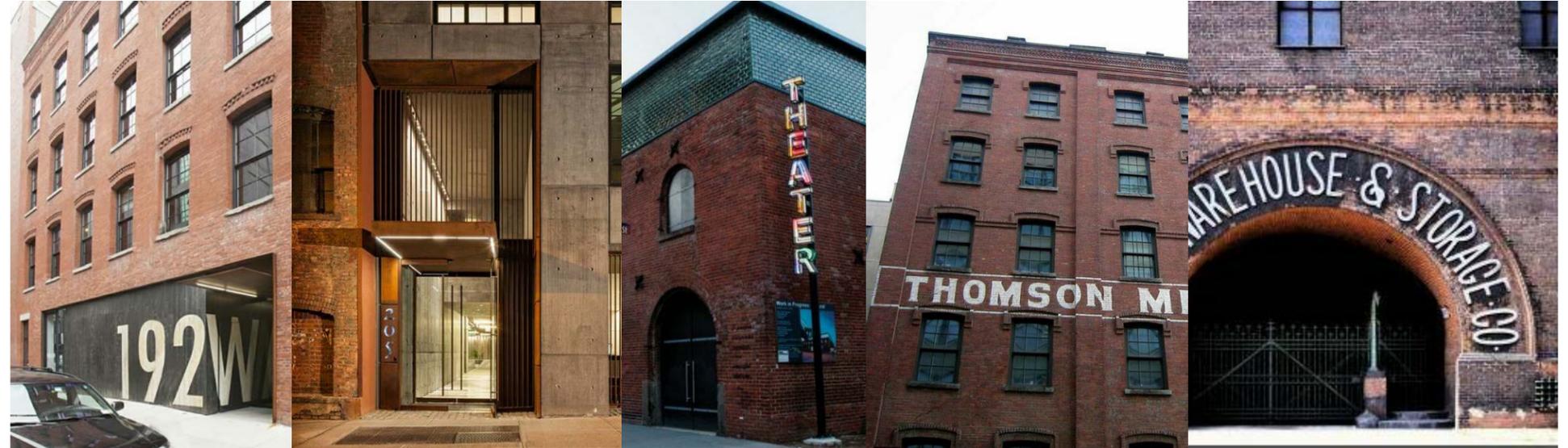
EQUINOX DUMBO - LANDMARKS PRESENTATION



115 FRONT STREET (SOUTH FACADE OF 117 FRONT STREET)- LANDMARK
COMMERCIAL BRACKET PROJECTING SIGNAGE ALONG FRONT STREET

2 LPC - 117 FRONT STREET - LANDMARK DISTRICT - SIGNAGE COMPETITION

NIS



192 WATER STREET - LANDMARK

205 WATER STREET

45 WATER STREET

100-110 BRIDGE STREET - LANDMARK

28 OLD FULTON STREET - LANDMARK

3 LPC - 117 FRONT STREET - INDUSTRIAL DUMBO WITH MODERN SIGNAGE PRECEDENTS

NIS

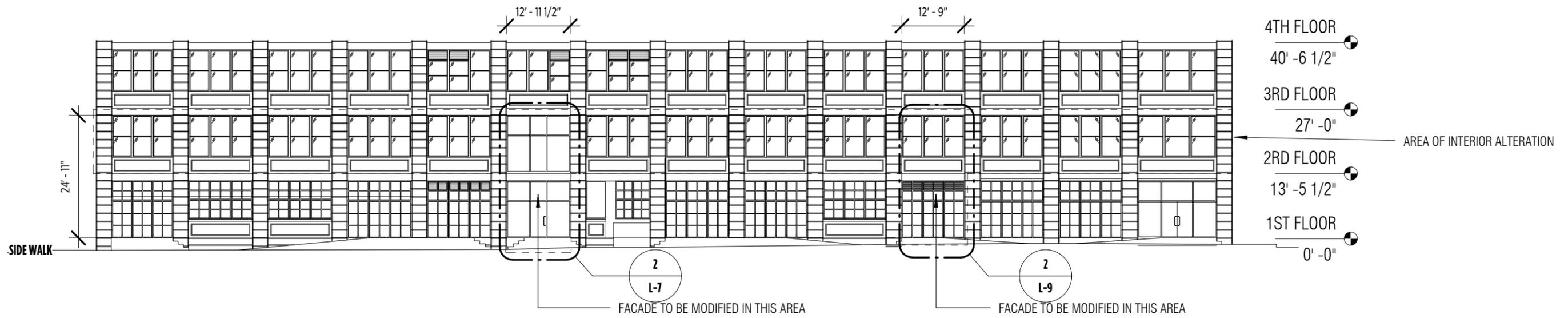


97-101 GREENWICH AVENUE - LANDMARK - 194 JORALEMON STREET BROOKLYN - LANDMARK DISTRICT
SIMILAR VERTICAL PROJECTING SIGN
PREVIOUSLY APPROVED IN LPC DISTRICT

1 LPC - EQUINOX - BRAND SIGNAGE EXAMPLES

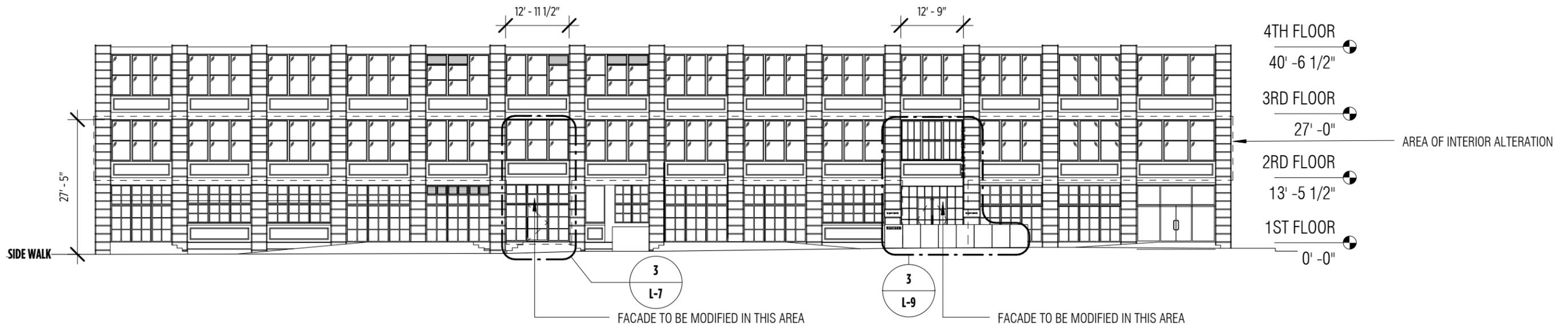
NIS

EQUINOX DUMBO - LANDMARKS PRESENTATION



2 LPC - 117 FRONT STREET - FRONT STREET ELEVATION - EXISTING

3/64" = 1'-0"



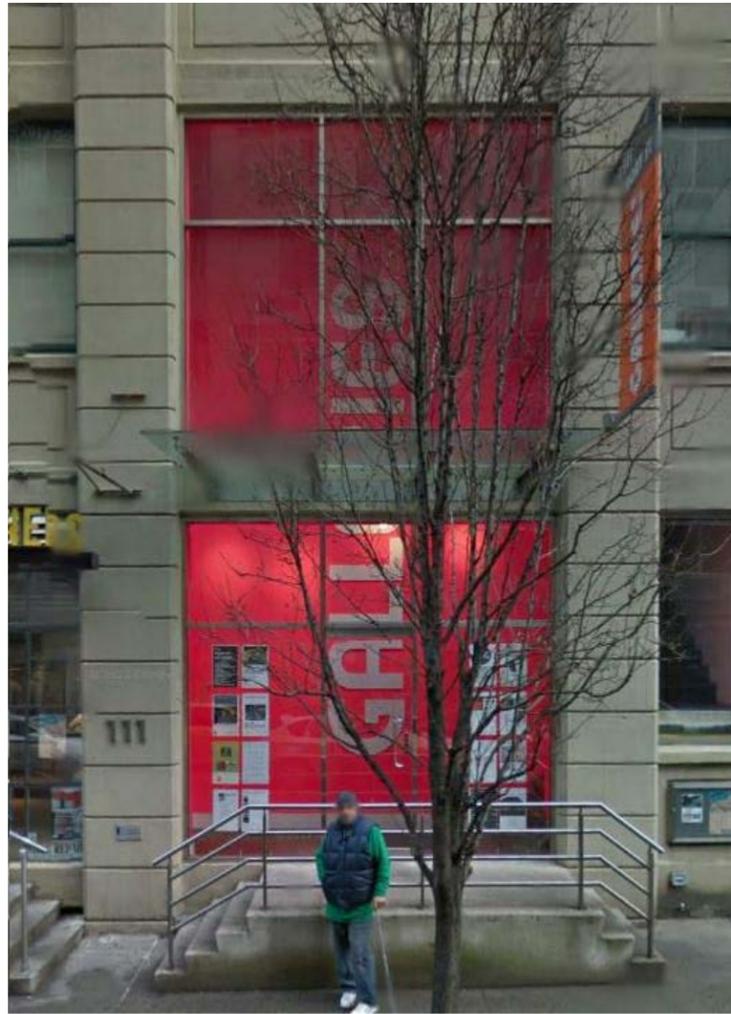
1 LPC - 117 FRONT STREET - FRONT STREET ELEVATION - PROPOSED

3/64" = 1'-0"

ELEVATION LEGEND

 LOUVRES

 CONCRETE FACADE



1 LPC - WESTERN STOREFRONT PHOTO - EXISTING

NIS



2 LPC - WESTERN STOREFRONT PERSPECTIVE - PROPOSED

MATERIAL SCHEDULE



MT116 PERFORATED
BLACKENED STEEL



CN217 EXISTING
CONCRETE - BENJAMIN
MOORE 'BERKSHIRE
BEIGE' AC-2



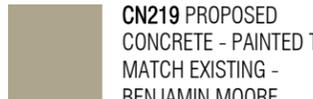
MT108
STAINLESS STEEL



CN212 PROPOSED
DARK GREY CONCRETE



MT105
BLACKENED STEEL



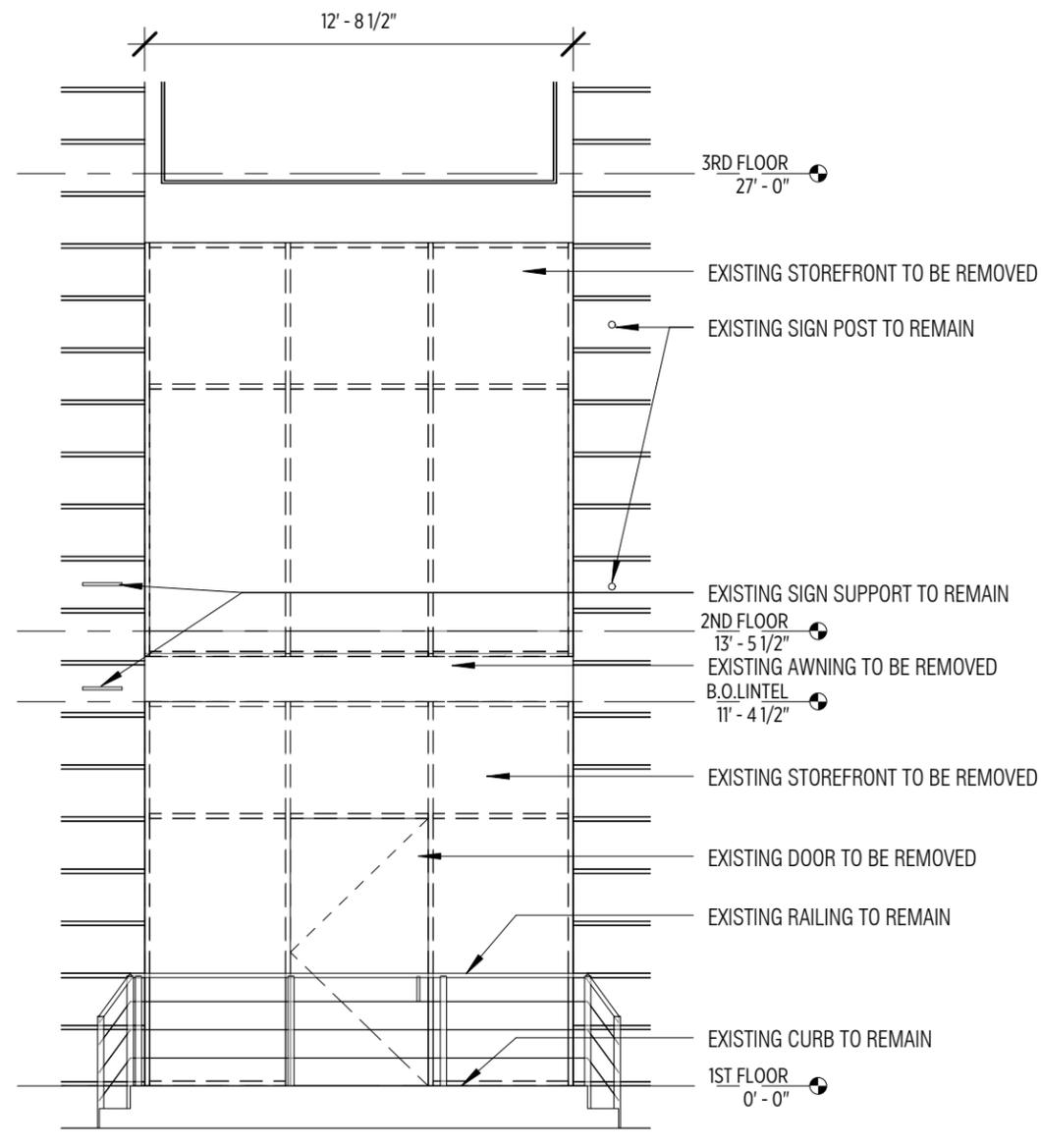
CN219 PROPOSED
CONCRETE - PAINTED TO
MATCH EXISTING -
BENJAMIN MOORE
'BERKSHIRE BEIGE' AC-2



GL001 PROPOSED
GLAZING TO MATCH
EXISTING

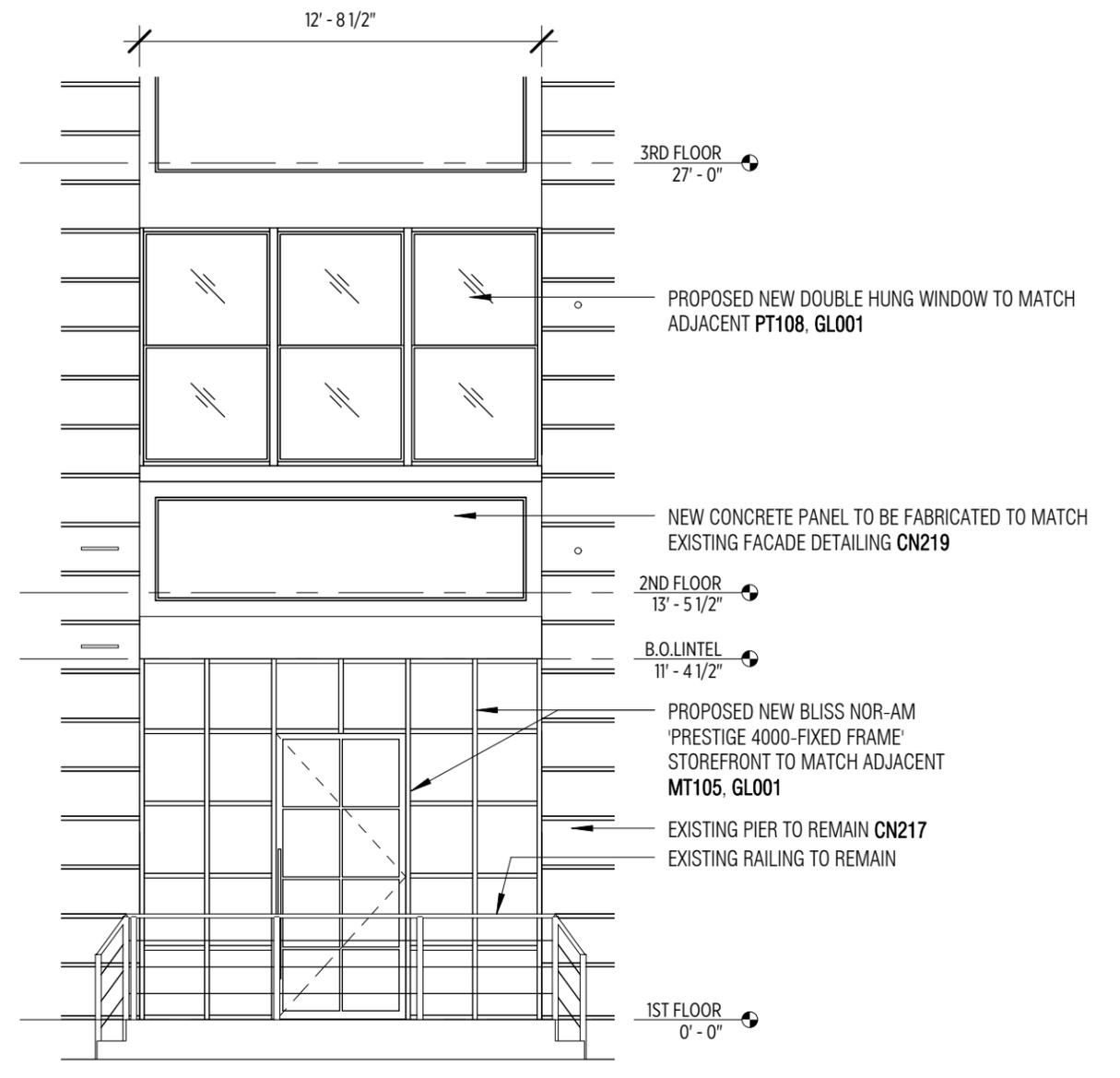


PT108 EXISTING WINDOW
PAINT TO MATCH EXISTING -
GREEN - COLOR TBD



2 LPC - 117 FRONT STREET - WESTERN STOREFRONT ELEVATION - EXISTING AND DEMOLITION

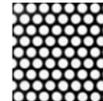
3/16" = 1'-0"

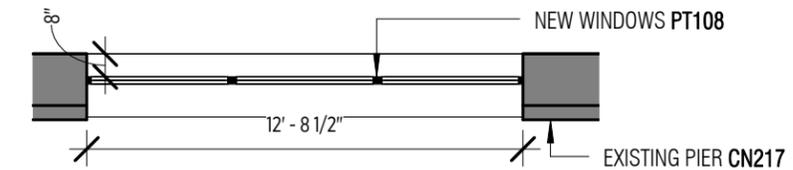


3 LPC - 117 FRONT STREET - WESTERN STOREFRONT ELEVATION - PROPOSED

3/16" = 1'-0"

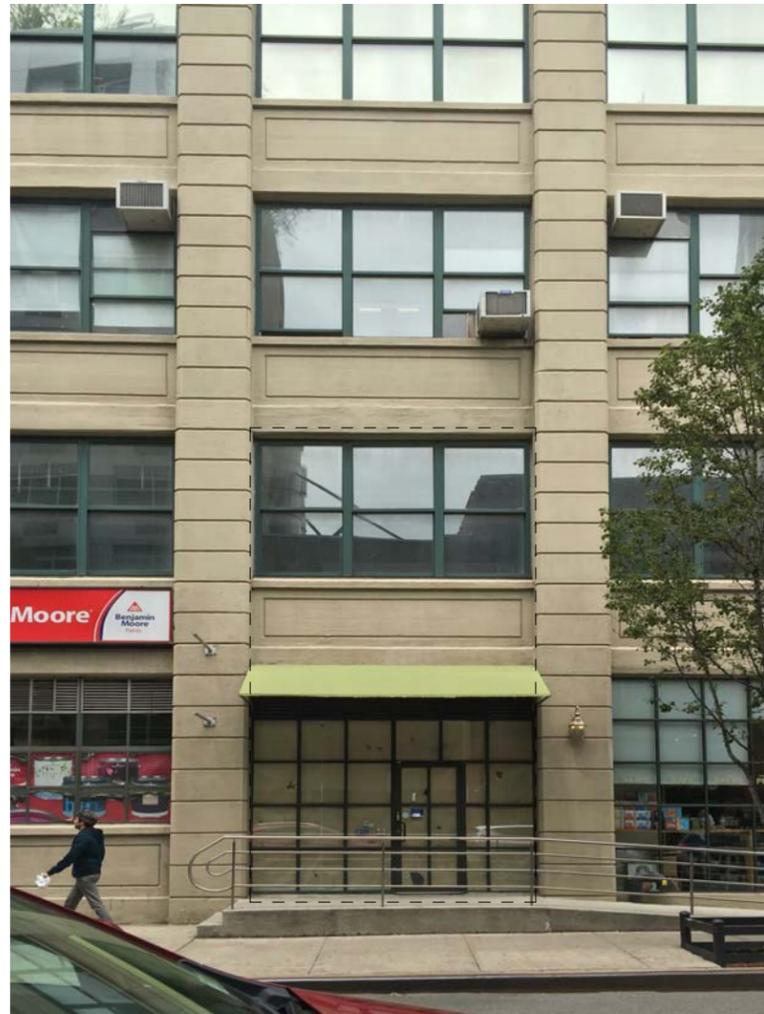
MATERIAL SCHEDULE

 MT116 PERFORATED BLACKENED STEEL	 CN217 EXISTING CONCRETE - BENJAMIN MOORE 'BERKSHIRE BEIGE' AC-2	 MT108 STAINLESS STEEL	 CN212 PROPOSED DARK GREY CONCRETE
 MT105 BLACKENED STEEL	 CN219 PROPOSED CONCRETE - PAINTED TO MATCH EXISTING - BENJAMIN MOORE 'BERKSHIRE BEIGE' AC-2	 GL001 PROPOSED GLAZING TO MATCH EXISTING	 PT108 EXISTING WINDOW PAINT TO MATCH EXISTING - GREEN - COLOR TBD



1 WESTERN STOREFRONT PLAN DETAIL

3/16" = 1'-0"



2 LPC - 117 FRONT STREET - EASTERN STOREFRONT PHOTO- EXISTING
NTS



3 LPC - 117 FRONT STREET - EASTERN STOREFRONT PERSPECTIVE - PROPOSED
NTS

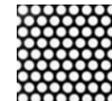


5 LPC - HISTORICAL WINDOWS
NTS



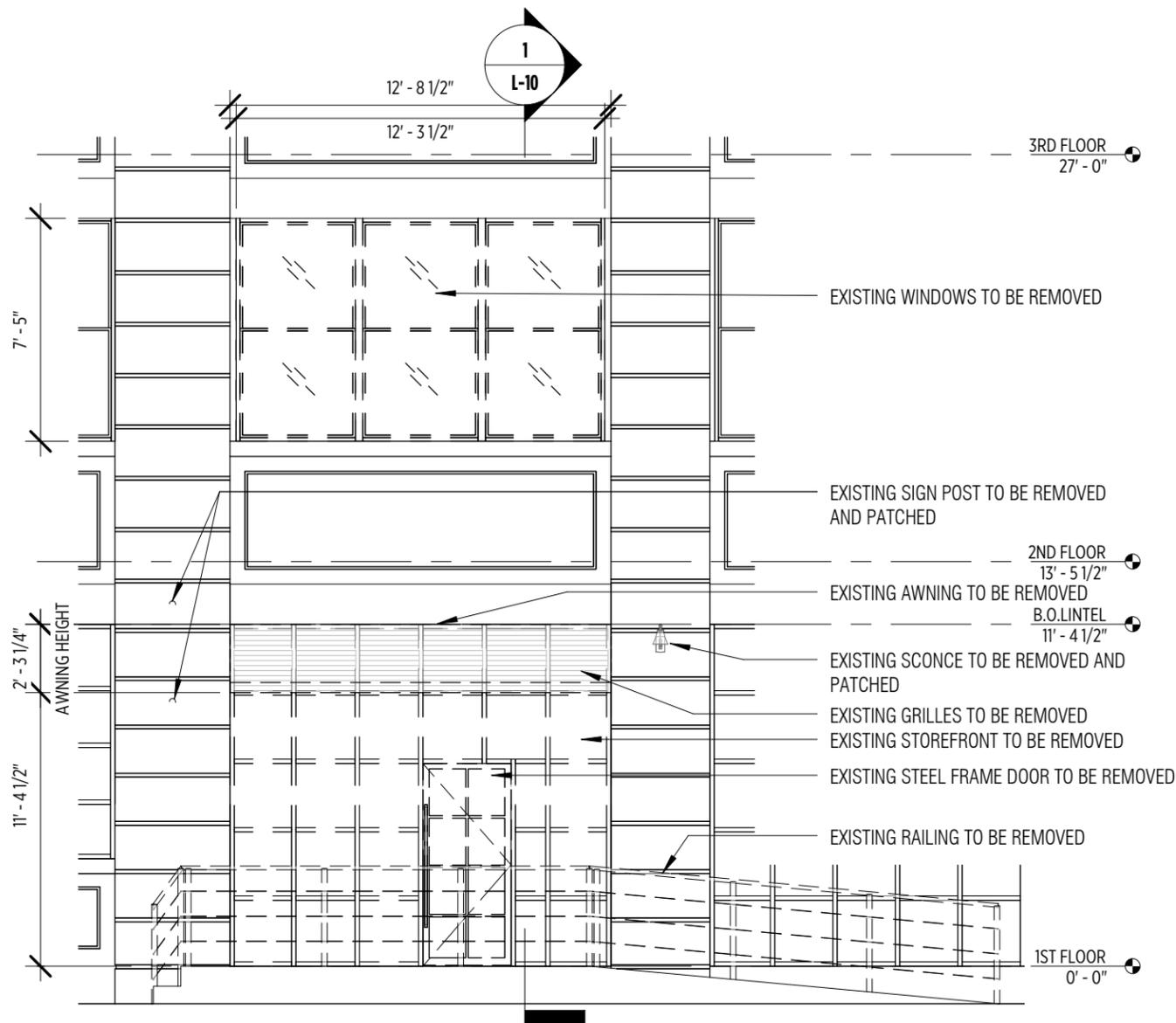
4 LPC - RAILING REFERENCE
NTS

MATERIAL SCHEDULE

 MT116 PERFORATED BLACKENED STEEL	 CN217 EXISTING CONCRETE - BENJAMIN MOORE 'BERKSHIRE BEIGE' AC-2	 MT108 STAINLESS STEEL	 CN212 PROPOSED DARK GREY CONCRETE
 MT105 BLACKENED STEEL	 CN219 PROPOSED CONCRETE - PAINTED TO MATCH EXISTING - BENJAMIN MOORE 'BERKSHIRE BEIGE' AC-2	 GL001 PROPOSED GLAZING TO MATCH EXISTING	 PT108 EXISTING WINDOW PAINT TO MATCH EXISTING - GREEN - COLOR TBD

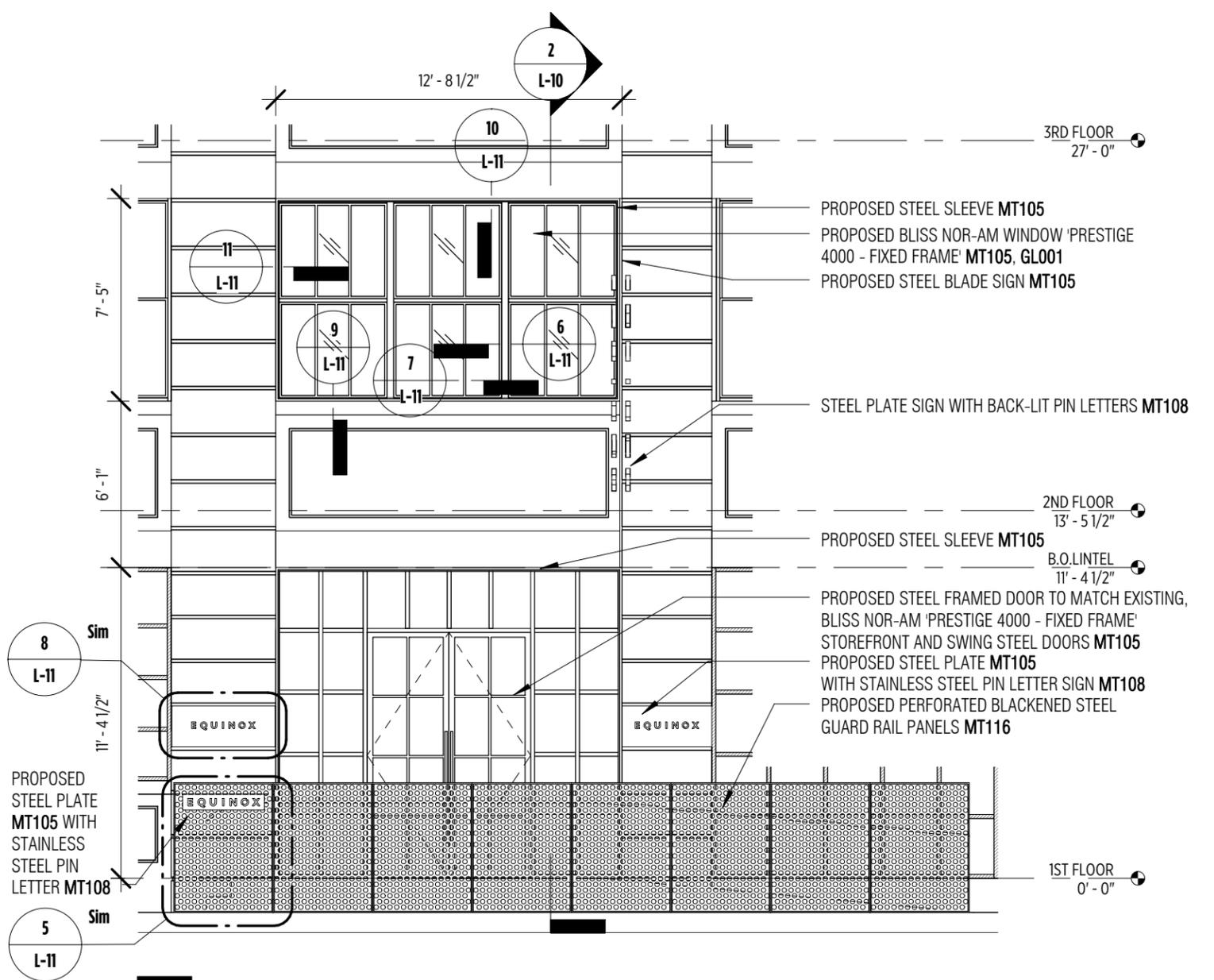


1 LPC - 117 FRONT STREET - FRONT STREET DETAIL PHOTOS - EXISTING FABRIC
NTS



2 LPC - 117 FRONT STREET - EASTERN STOREFRONT ELEVATION - EXISTING AND DEMOLITION

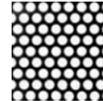
3/16" = 1'-0"

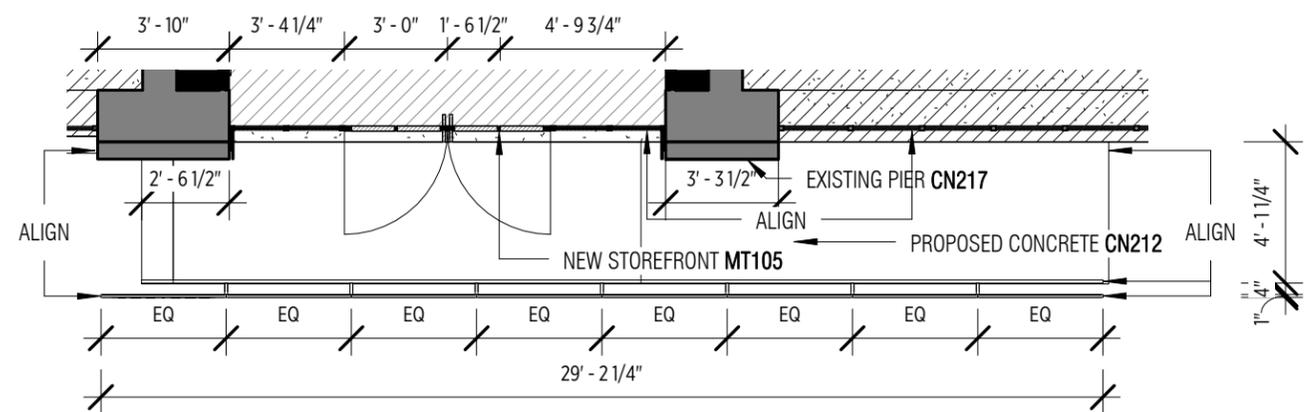


3 LPC - 117 FRONT STREET - EASTERN STOREFRONT ELEVATION - PROPOSED

3/16" = 1'-0"

MATERIAL SCHEDULE

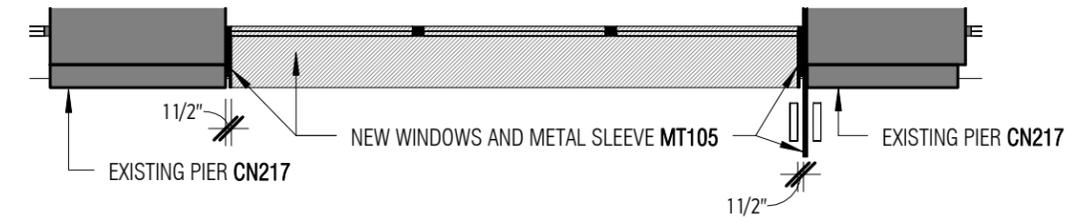
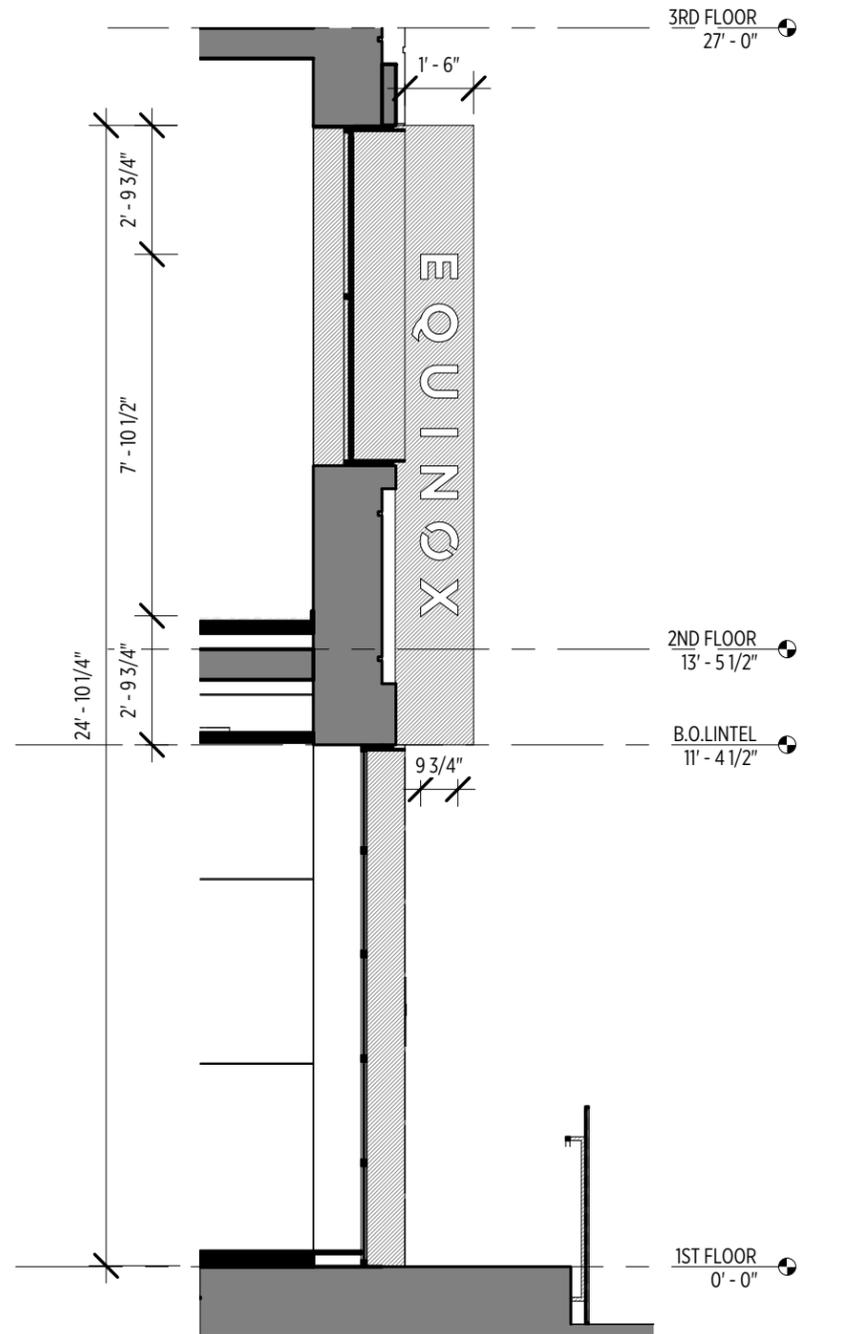
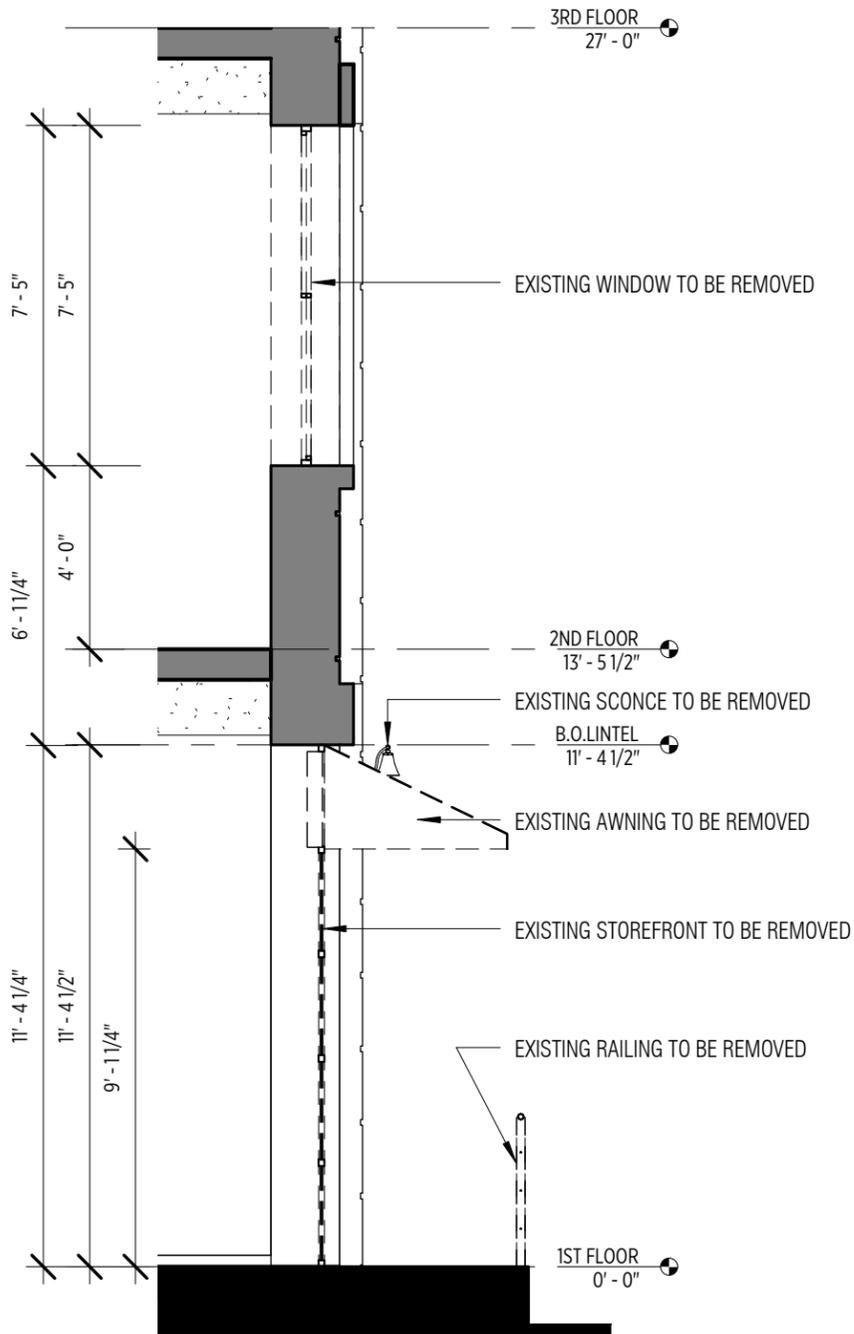
	MT116 PERFORATED BLACKENED STEEL		CN217 EXISTING CONCRETE - BENJAMIN MOORE 'BERKSHIRE BEIGE' AC-2		MT108 STAINLESS STEEL		CN212 PROPOSED DARK GREY CONCRETE
	MT105 BLACKENED STEEL		CN219 PROPOSED CONCRETE - PAINTED TO MATCH EXISTING - BENJAMIN MOORE 'BERKSHIRE BEIGE' AC-2		GL001 PROPOSED GLAZING TO MATCH EXISTING		PT108 EXISTING WINDOW PAINT TO MATCH EXISTING - GREEN - COLOR TBD



1 LPC - 117 FRONT STREET - EASTERN STOREFRONT GROUND FLOOR PLAN DETAIL - PROPOSED

3/16" = 1'-0"

EQUINOX DUMBO - LANDMARKS PRESENTATION

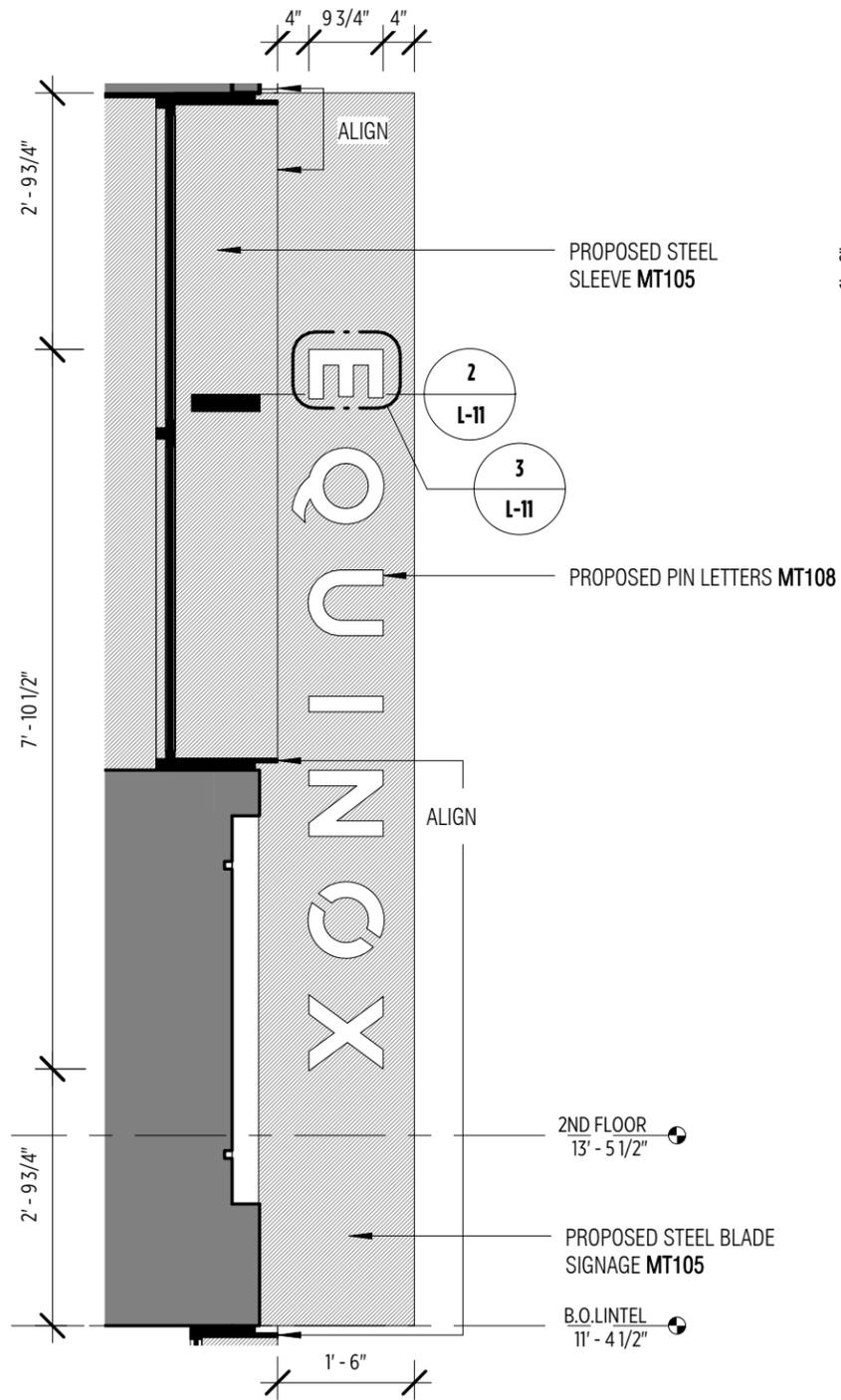


1 LPC - 117 FRONT STREET - EASTERN STOREFRONT SECTION - DEMOLITION
1/4" = 1'-0"

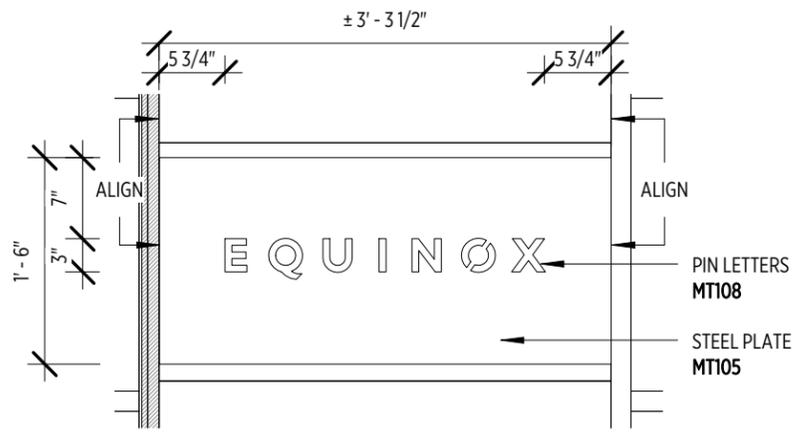
2 LPC - 117 FRONT STREET - EASTERN STOREFRONT SECTION - PROPOSED
1/4" = 1'-0"

3 LPC - 117 FRONT STREET - EASTERN STOREFRONT SECOND FLOOR PLAN DETAIL - PROPOSED
1/4" = 1'-0"

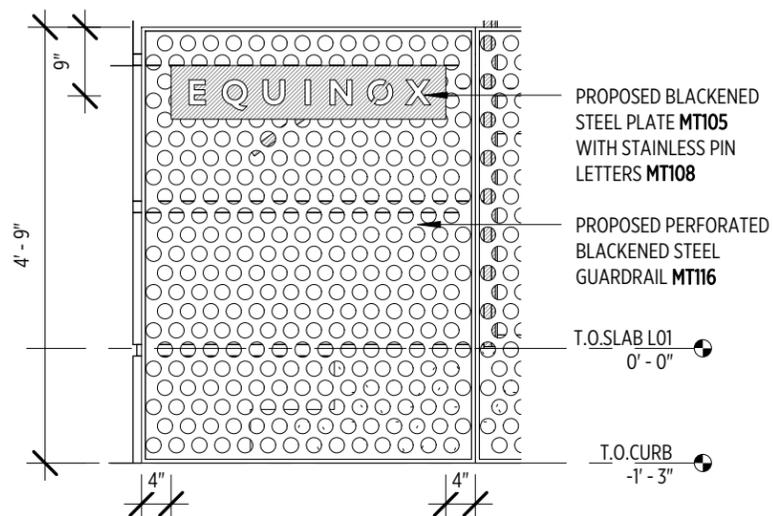
EQUINOX DUMBO - LANDMARKS PRESENTATION



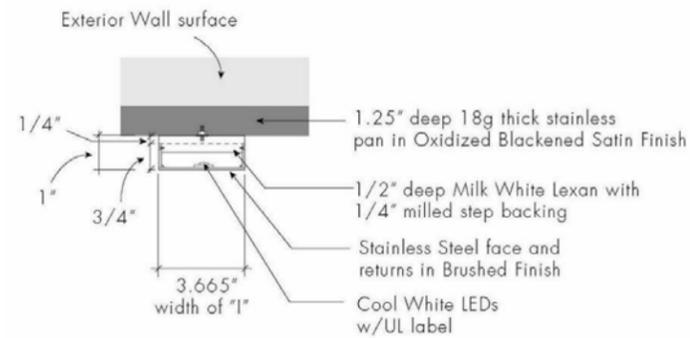
1 LPC - 117 FRONT STREET - BANNER SIGN SECTION ELEVATION - DETAIL
1/2" = 1'-0"



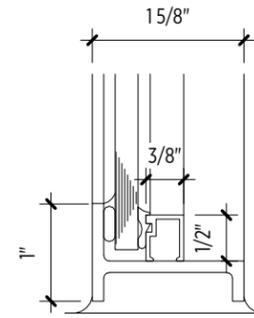
8 LPC - 117 FRONT STREET - SIGN PLATE - PIER
3/4" = 1'-0"



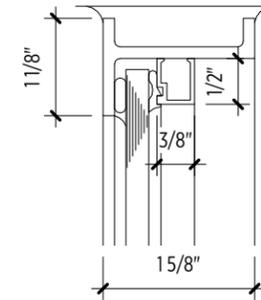
5 LPC - 117 FRONT STREET - RAILING SIGN
1/2" = 1'-0"



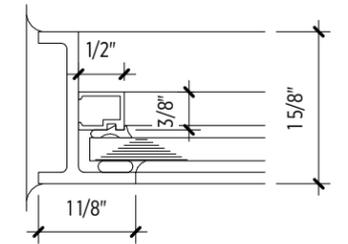
2 LPC - 117 FRONT STREET - LETTER PLAN DETAIL
N.T.S.



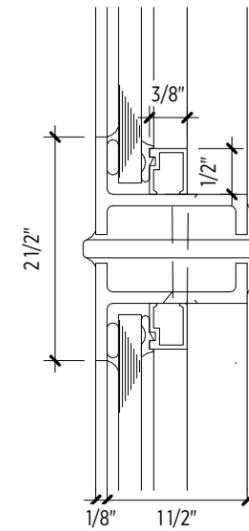
9 LPC - SILL DETAIL - PROPOSED
6" = 1'-0"



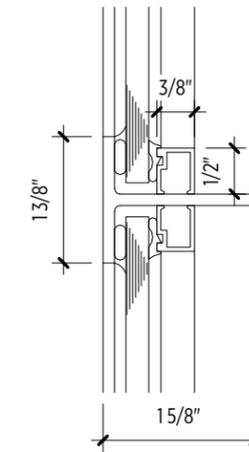
10 LPC - HEAD DETAIL - PROPOSED
6" = 1'-0"



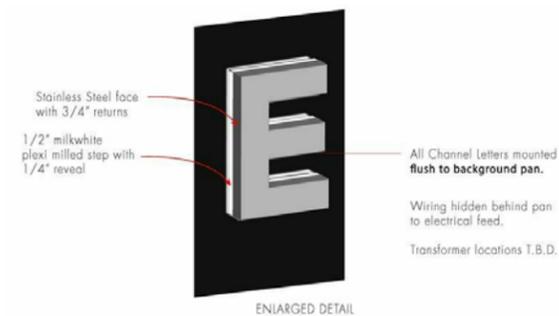
11 LPC - JAMB DETAIL - PROPOSED
6" = 1'-0"



6 LPC - MULLION DETAIL - PROPOSED
6" = 1'-0"



7 LPC - MUTIN DETAIL - PROPOSED
6" = 1'-0"



3 LPC - 117 FRONT STREET - LETTER SIGNAGE DETAIL
N.T.S.



ILLUMINATED COMMERCIAL VERTICAL BANNER FOR REFERENCE
4 LPC - 117 FRONT STREET - SIGNAGE PRECEDENT
N.T.S.