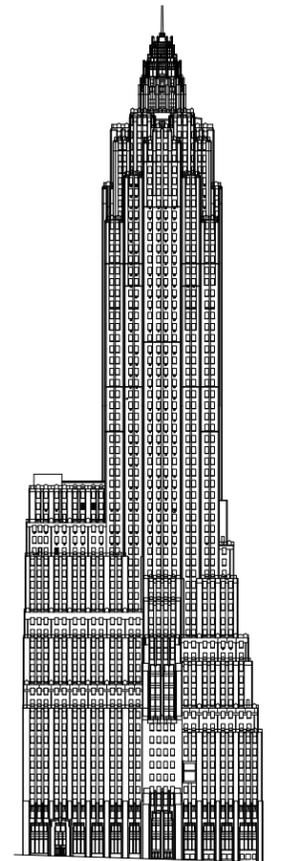




**STEPHEN JACOBS GROUP PC**

Architects and Planners  
381 Park Avenue South, 2nd Floor  
New York, NY 10016  
P. 212-421-3712 © 2012



70 Pine Street  
New York, NY

# 70 Pine Street

NEW YORK, N.Y. 10005

## Landmarks Presentation

OWNER:

**EBNB 70 Pine Owner LLC**  
**C/o Rose Associates, Inc**  
200 Madison Ave, 5th Floor  
NEW YORK, N.Y. 10016  
(212) 210-6666

STRUCTURAL ENGINEER:

**Ysrael A. Seinuk, P.C.**  
228 EAST 45TH STREET, 2nd Floor  
NEW YORK, N.Y. 10017  
(212) 687-9888

FACADE CONSULTANT:

**Gilsanz Murray Steficek LLP**  
129 W. 27th St. 5th Floor  
New York, N.Y. 10001  
(212) 254-0030

ARCHITECT:

**THE STEPHEN B. JACOBS GROUP, P.C.**  
381 PARK AVENUE SOUTH  
NEW YORK, N.Y. 10016  
(212) 421-3712

MEP ENGINEER:

**MG Engineering, PC**  
116 West 32nd Street  
New York, N.Y. 10001  
(212) 643-9055

DATE: 04-19-16

DRAWING TITLE:  
COVER SHEET

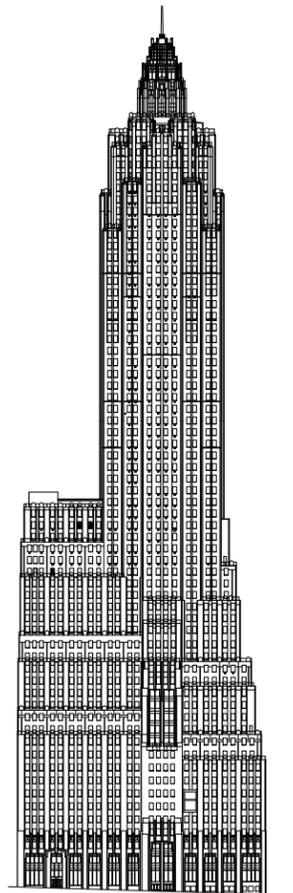
**A-0**



PINE STREET EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS

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70 Pine Street  
New York, NY

DATE: 04-19-16

DRAWING TITLE:  
EXISTING PINE STREET  
CONDITIONS

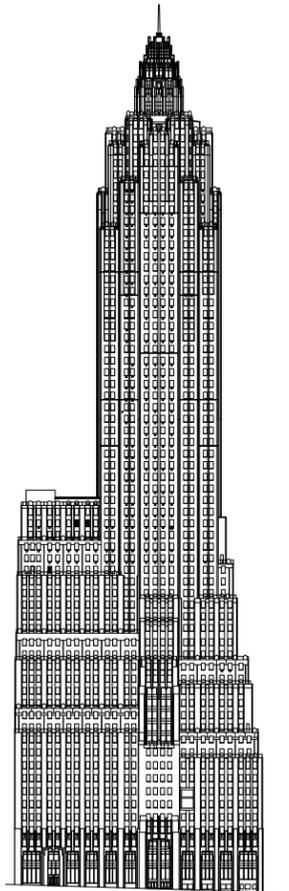
A-1



PEARL STREET EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS

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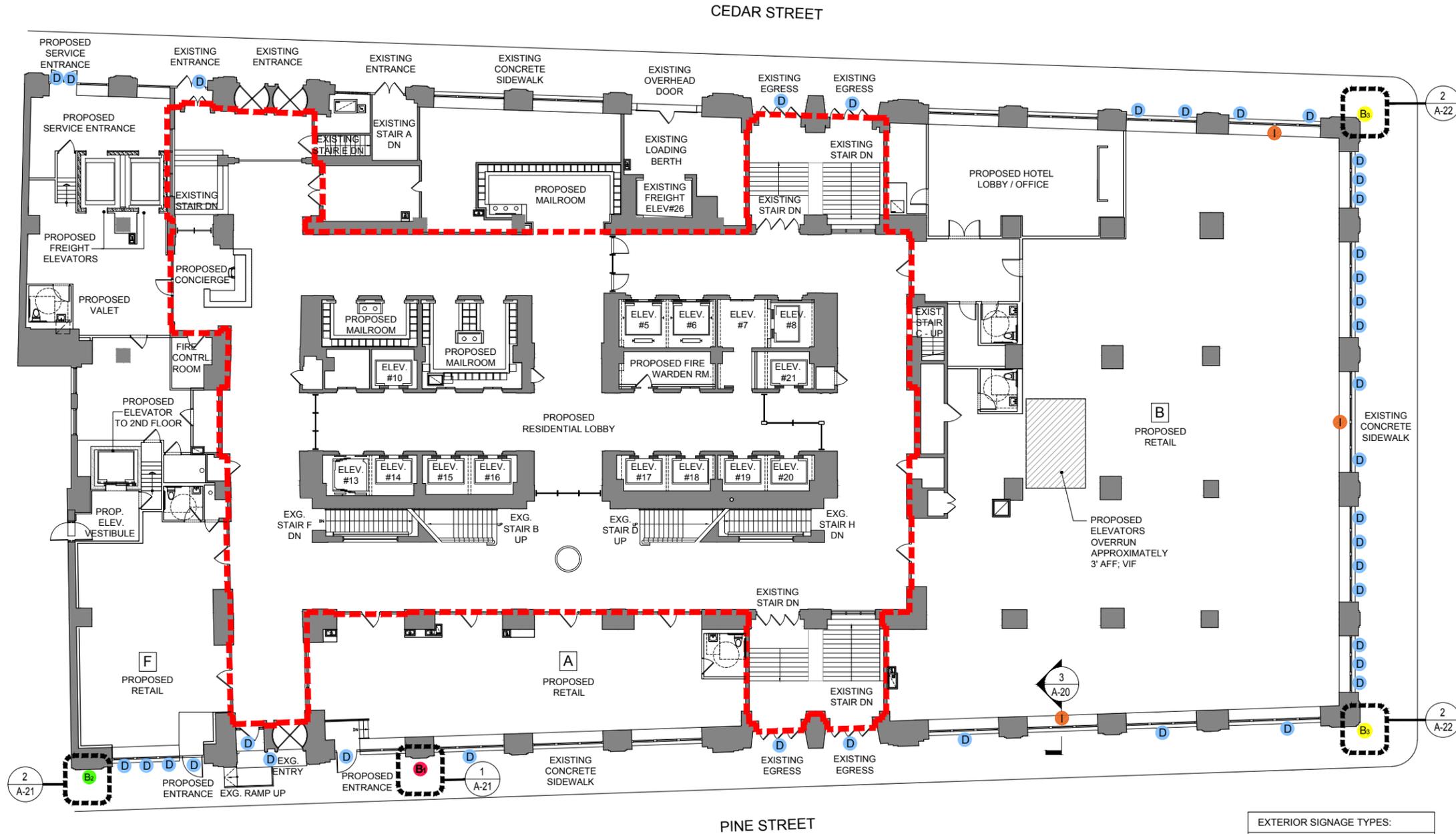


70 Pine Street  
New York, NY

DATE: 04-19-16

DRAWING TITLE:  
EXISTING PEARL STREET  
CONDITIONS

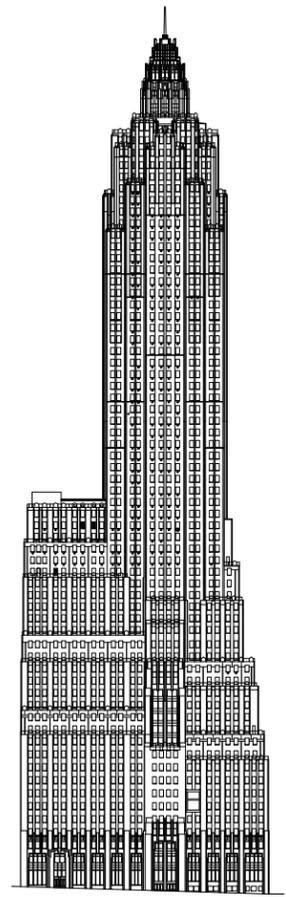
A-2



**LEGEND:**  
- - - LOBBY LANDMARK AREA

**1** PROPOSED  
 1ST FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

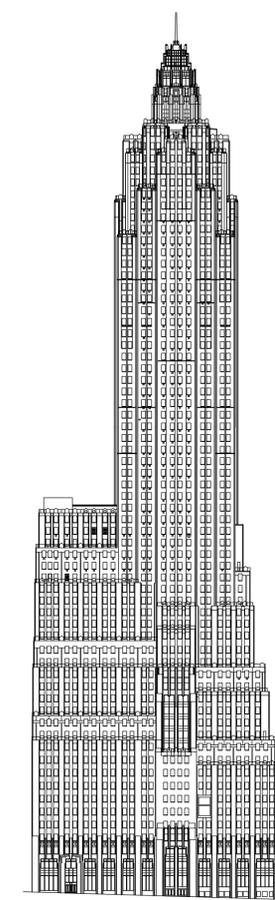
EXTERIOR SIGNAGE TYPES:	
<span style="color: red;">B1</span>	BLADE SIGN. (2 SIDES)
<span style="color: green;">B2</span>	BLADE SIGN. (2 SIDES)
<span style="color: yellow;">B3</span>	BLADE SIGN CORNER. (3 SIDES)
<span style="color: blue;">D</span>	DECAL SIGN. 2" - 5" TALL LETTERS
<span style="color: orange;">I</span>	INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
<span style="color: purple;">P</span>	DIMENSIONAL SIGNS ADHESIVE MOUNTED. (9" TALL LETTERS)



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED  
 1ST FLOOR PLAN



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
**PROPOSED  
 BASEMENT FLOOR PLAN**

**A-4**

**1** PROPOSED  
 BASEMENT FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

EXTERIOR SIGNAGE TYPES:	
<b>B1</b>	BLADE SIGN. (2 SIDES)
<b>B2</b>	BLADE SIGN. (2 SIDES)
<b>B3</b>	BLADE SIGN CORNER. (3 SIDES)
<b>D</b>	DECAL SIGN. 2" - 5" TALL LETTERS
<b>I</b>	INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
<b>P</b>	DIMENSIONAL SIGNS ADHESIVE MOUNTED. (9" TALL LETTERS)



PINE ST. EXISTING CONDITIONS WHERE RETAIL "F" IS LOCATED NOW



PINE ST. EXISTING CONDITIONS WHERE RETAIL "A" IS LOCATED NOW



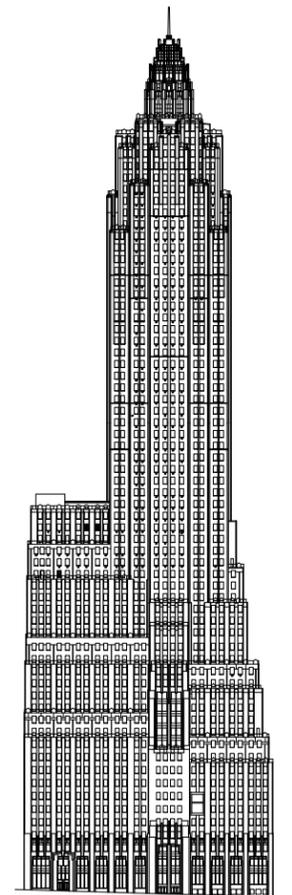
PINE ST. EXISTING CONDITIONS WHERE RETAIL "F" IS LOCATED NOW



PINE ST. EXISTING ENTRANCE CONDITIONS



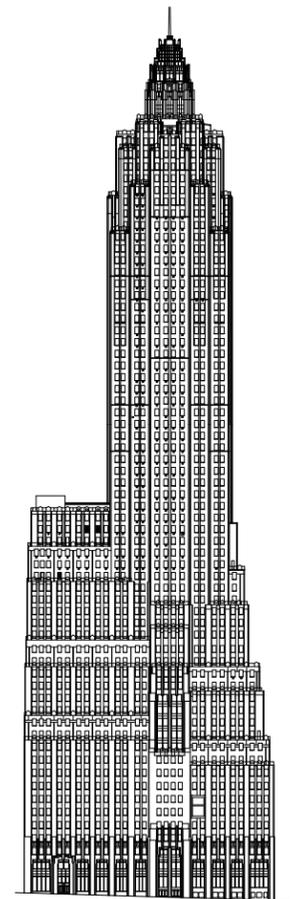
EXISTING CONDITIONS AT CORNER OF PINE AND PEARL STREET



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PINE STREET EXISTING  
 CONDITIONS EXTERIOR  
 PHOTOS



70 Pine Street  
New York, NY

DATE: 04-19-16

DRAWING TITLE:  
PEARL STREET EXISTING  
CONDITIONS EXTERIOR  
PHOTOS



EXISTING CONDITIONS AT CORNER OF PEARL AND CEDAR STREET



PEARL ST. EXISTING CONDITIONS WHERE RETAIL "E" IS LOCATED NOW



PEARL ST. EXISTING CONDITIONS WHERE RETAIL "C" IS LOCATED NOW



PEARL ST. EXISTING CONDITIONS WHERE THE RESTAURANT ENTRANCE WAS LOCATED



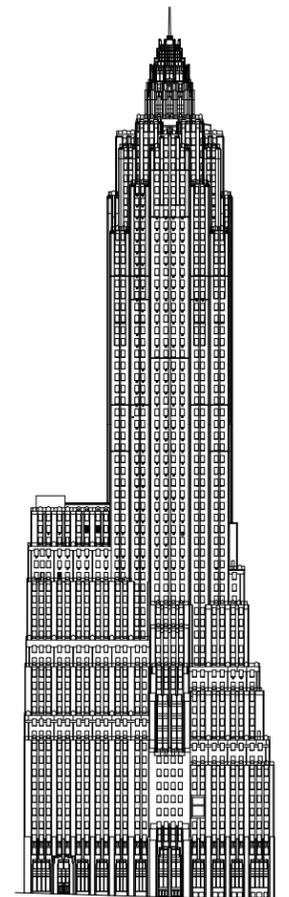
CEDAR ST. EXISTING CONDITIONS WHERE RETAIL "E" IS LOCATED NOW



CEDAR ST. EXISTING CONDITIONS AT EXISTING ENTRANCES



CEDAR ST. EXISTING CONDITIONS WHERE PROPOSED SERVICE ENTRANCE IS LOCATED NOW



70 Pine Street  
New York, NY

DATE: 04-19-16

DRAWING TITLE:  
CEDAR STREET  
EXISTING CONDITIONS  
EXTERIOR PHOTOS



**1** APPROVED  
 PARTIAL ELEVATION - PINE ST.  
 SCALE: 3/32" = 1'-0"



**2** PROPOSED  
 PARTIAL ELEVATION - PINE ST.  
 SCALE: 3/32" = 1'-0"

**SIGNAGE LEGEND:**

**ILLUMINATED SIGNS:**

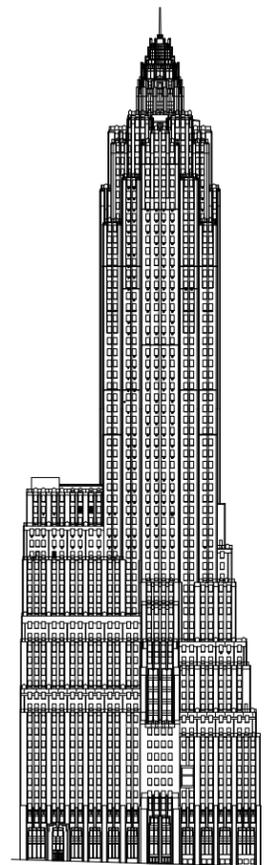
- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

**NON - ILLUMINATED SIGNS:**

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

**EXTERIOR SIGNAGE TYPES:**

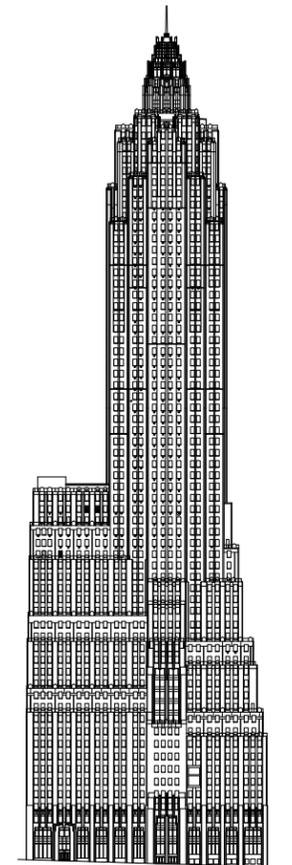
<b>B1</b>	BLADE SIGN. (2 SIDES)
<b>B2</b>	BLADE SIGN. (2 SIDES)
<b>B3</b>	BLADE SIGN CORNER. (3 SIDES)
<b>D</b>	DECAL SIGN. 2" - 5" TALL LETTERS
<b>I</b>	INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
<b>P</b>	DIMENSIONAL SIGNS ADHESIVE MOUNTED. (9" TALL LETTERS)



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED SCHEMATIC  
 SIGNAGE IN PINE  
 STREET



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED SCHEMATIC  
 SIGNAGE IN PEARL  
 STREET

A-9



1 APPROVED  
 PARTIAL ELEVATION - PEARL ST.  
 SCALE: 3/32" = 1'-0"



2 PROPOSED  
 PARTIAL ELEVATION - PEARL ST.  
 SCALE: 3/32" = 1'-0"

**SIGNAGE LEGEND:**

**ILLUMINATED SIGNS:**

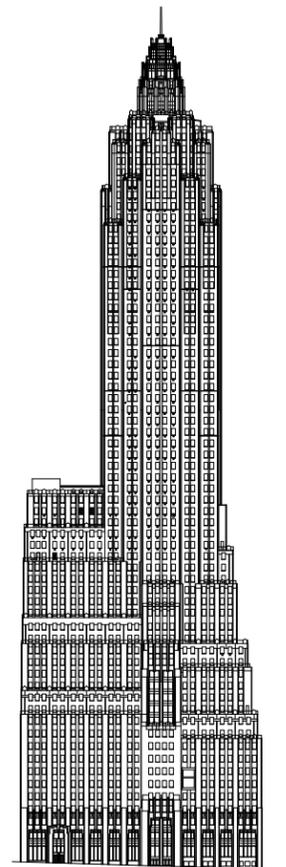
- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

**NON - ILLUMINATED SIGNS:**

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

**EXTERIOR SIGNAGE TYPES:**

- B1** BLADE SIGN. (2 SIDES)
- B2** BLADE SIGN. (2 SIDES)
- B3** BLADE SIGN CORNER. (3 SIDES)
- D** DECAL SIGN. 2" - 5" TALL LETTERS
- I** INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
- P** DIMENSIONAL SIGNS ADHESIVE MOUNTED. (9" TALL LETTERS)



70 Pine Street  
New York, NY

DATE: 04-19-16

DRAWING TITLE:  
PROPOSED SCHEMATIC  
SIGNAGE IN CEDAR  
STREET

A-10



1 APPROVED  
PARTIAL ELEVATION - CEDAR ST.  
SCALE: 3/32" = 1'-0"



2 PROPOSED  
PARTIAL ELEVATION - CEDAR ST.  
SCALE: 3/32" = 1'-0"

**SIGNAGE LEGEND:**

**ILLUMINATED SIGNS:**

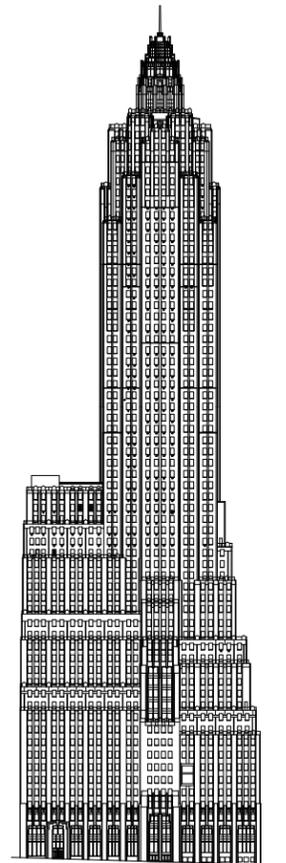
- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

**NON - ILLUMINATED SIGNS:**

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

**EXTERIOR SIGNAGE TYPES:**

- B1** BLADE SIGN. (2 SIDES)
- B2** BLADE SIGN. (2 SIDES)
- B3** BLADE SIGN CORNER. (3 SIDES)
- D** DECAL SIGN. 2" - 5" TALL LETTERS
- I** INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
- P** DIMENSIONAL SIGNS ADHESIVE MOUNTED. (9" TALL LETTERS)



70 Pine Street  
New York, NY

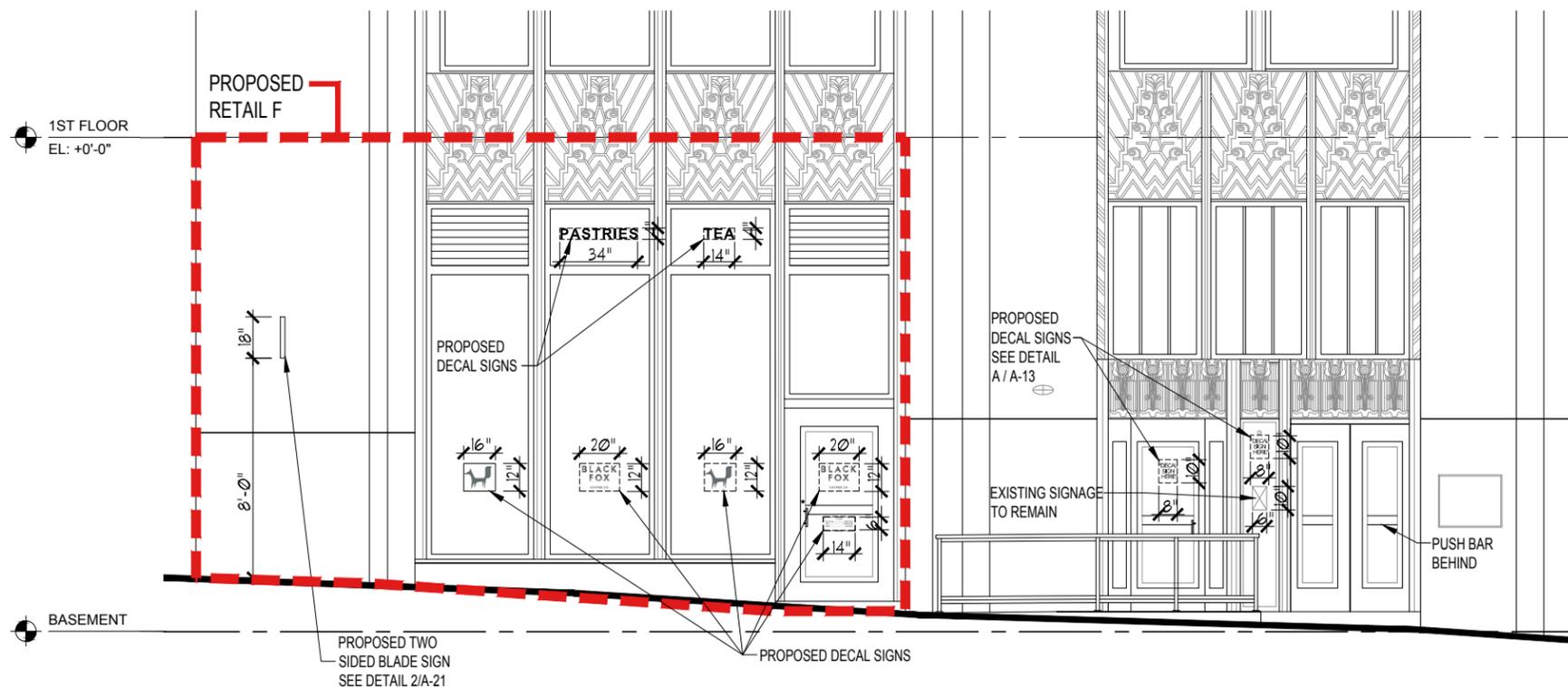
DATE: 04-19-16

DRAWING TITLE:  
PROPOSED SCHEMATIC  
SIGNAGE IN PINE  
STREET

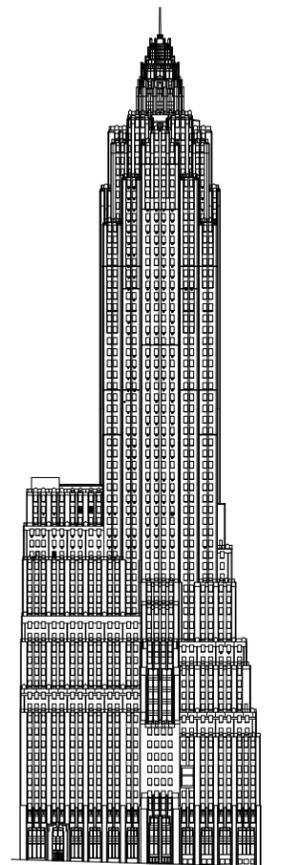
A-11



1 APPROVED  
PARTIAL ELEVATION - PINE ST.  
SCALE: 3/8" = 1'-0"



2 PROPOSED  
PARTIAL ELEVATION - PINE ST.  
SCALE: 3/8" = 1'-0"



70 Pine Street  
New York, NY

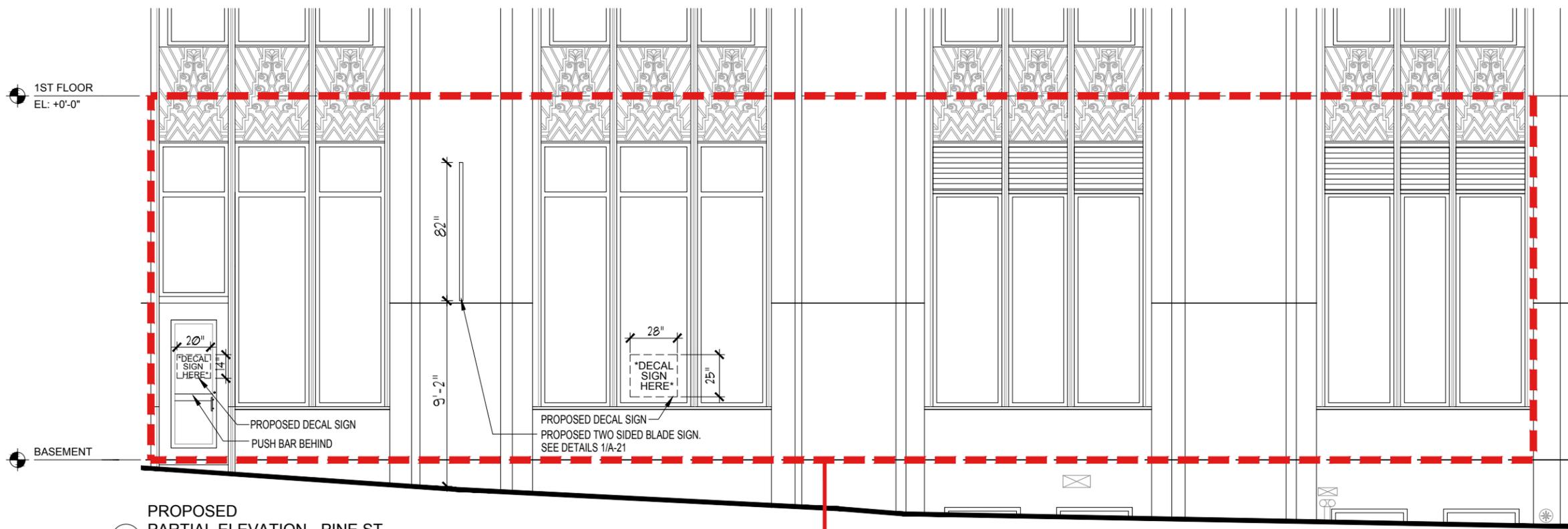
DATE: 04-19-16

DRAWING TITLE:  
PROPOSED SCHEMATIC  
SIGNAGE IN PINE  
STREET

A-12

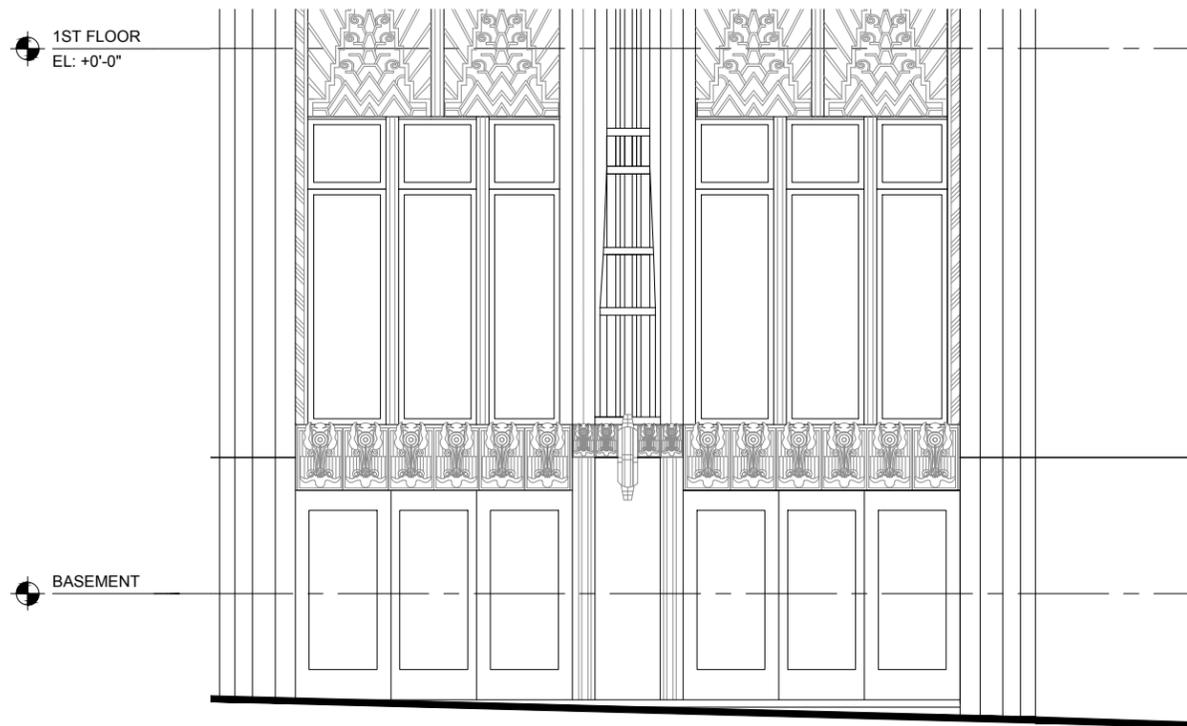


1 APPROVED  
PARTIAL ELEVATION - PINE ST.  
SCALE: 3/8" = 1'-0"

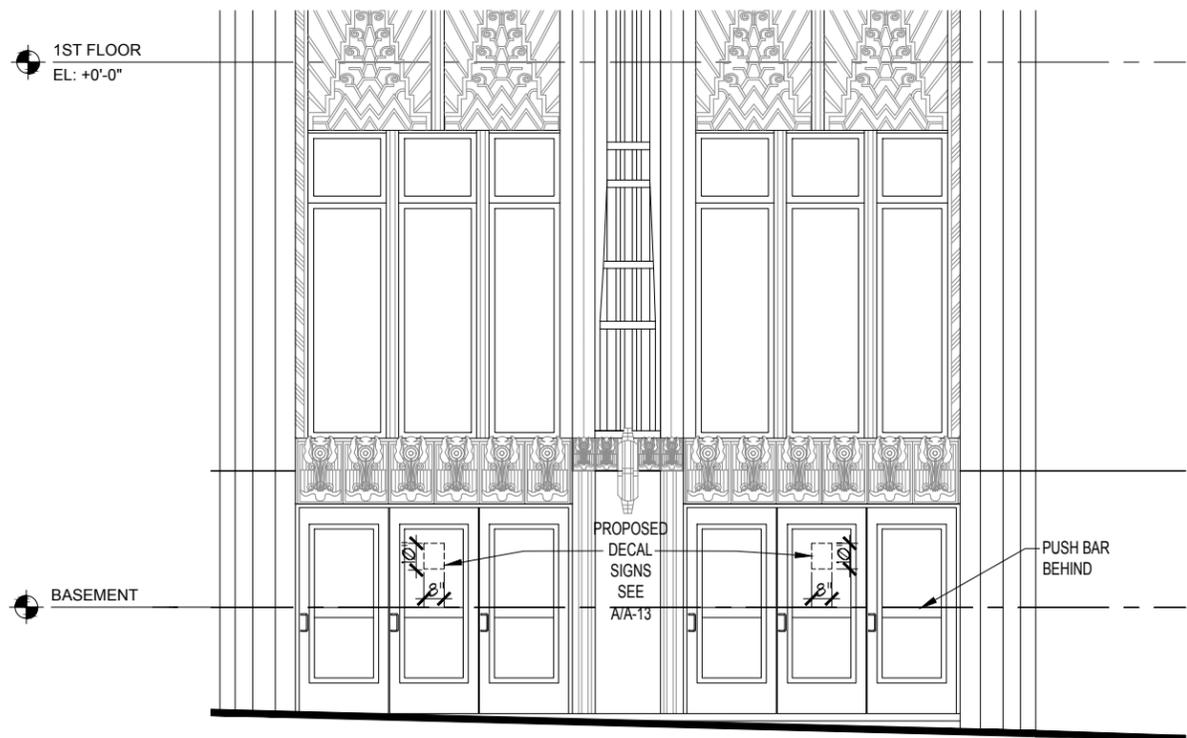


2 PROPOSED  
PARTIAL ELEVATION - PINE ST.  
SCALE: 3/8" = 1'-0"

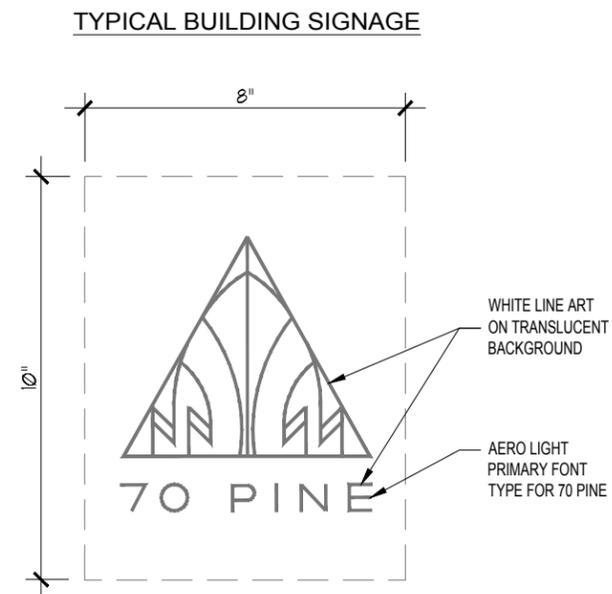
PROPOSED RETAIL A



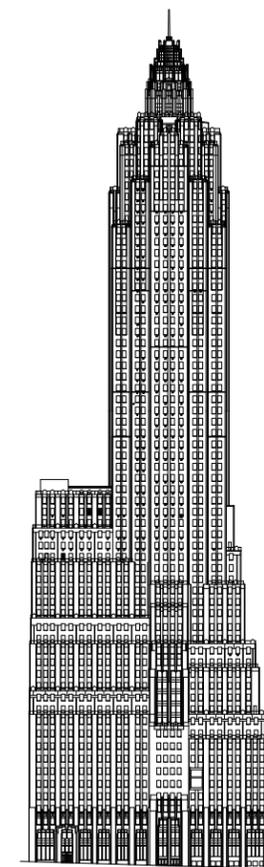
**1** APPROVED  
 PARTIAL ELEVATION - PINE ST.  
 SCALE: 3/8" = 1'-0"



**2** PROPOSED  
 PARTIAL ELEVATION - PINE ST.  
 SCALE: 3/8" = 1'-0"



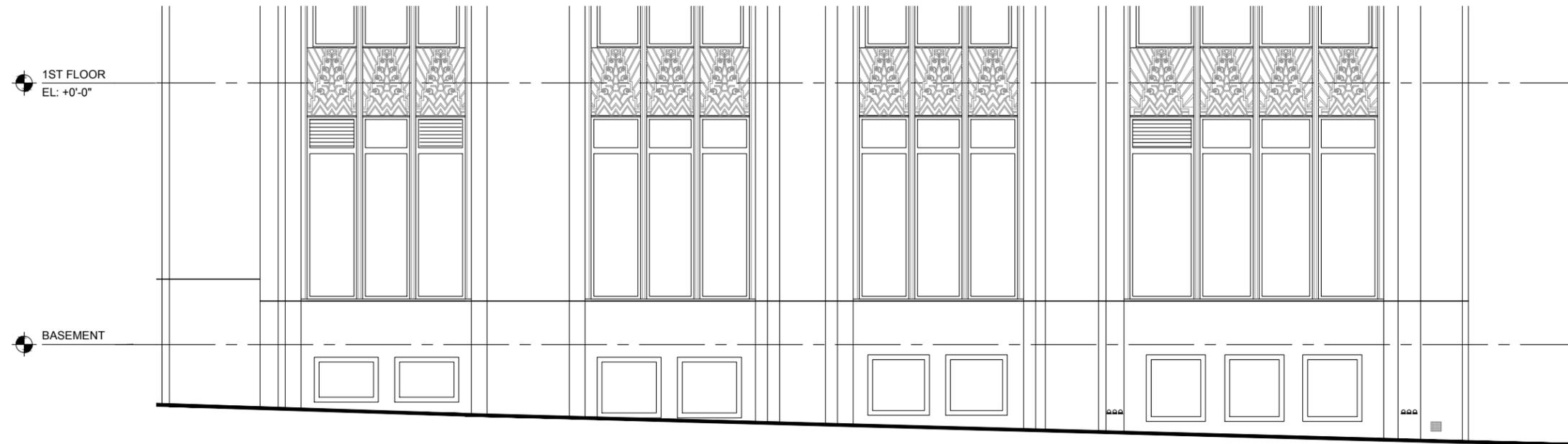
**A** PROPOSED SELF ADHESIVE  
 DECAL SIGN AT ENTRANCES  
 SCALE: NTS



70 Pine Street  
 New York, NY

DATE: 04-19-16

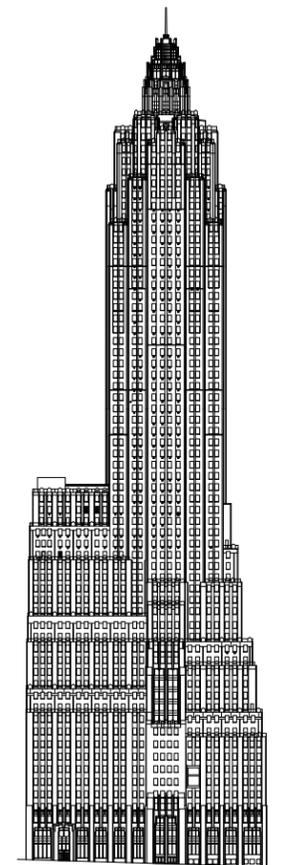
DRAWING TITLE:  
 PROPOSED SCHEMATIC  
 SIGNAGE IN PINE  
 STREET



1 APPROVED  
 PARTIAL ELEVATION - PINE ST.  
 SCALE: 1/4" = 1'-0"



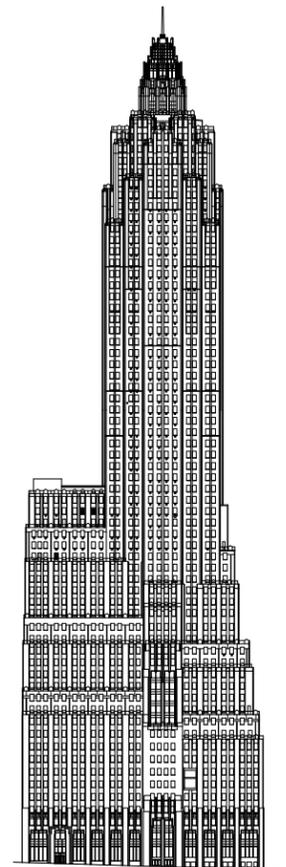
2 PROPOSED  
 PARTIAL ELEVATION - PINE ST.  
 SCALE: 1/4" = 1'-0"



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED SCHEMATIC  
 SIGNAGE IN PINE  
 STREET

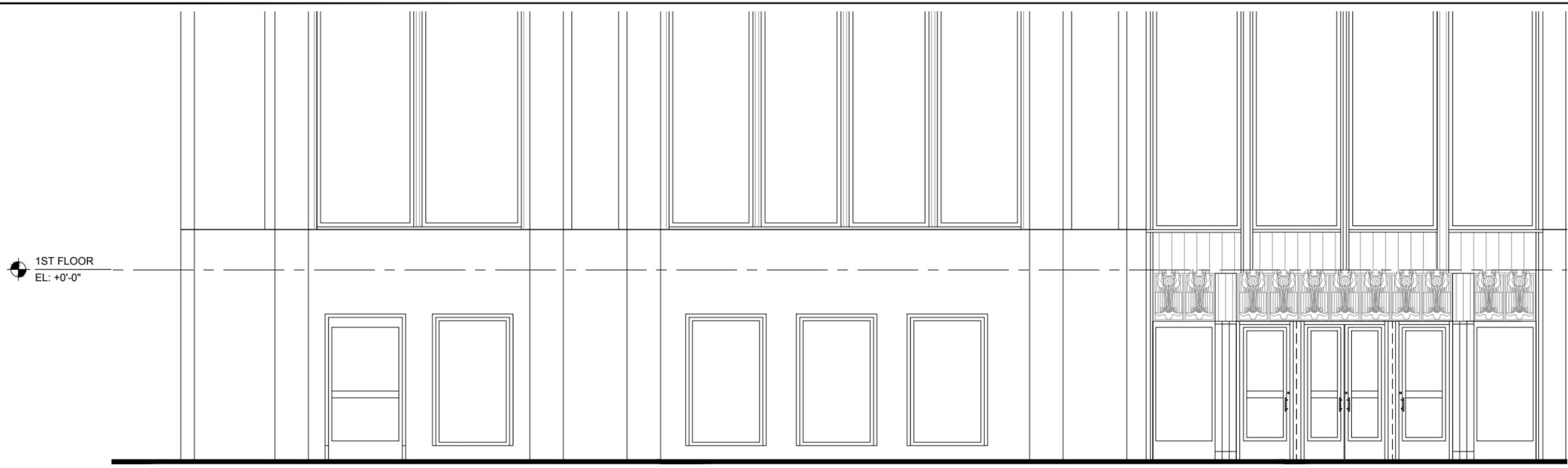


70 Pine Street  
 New York, NY

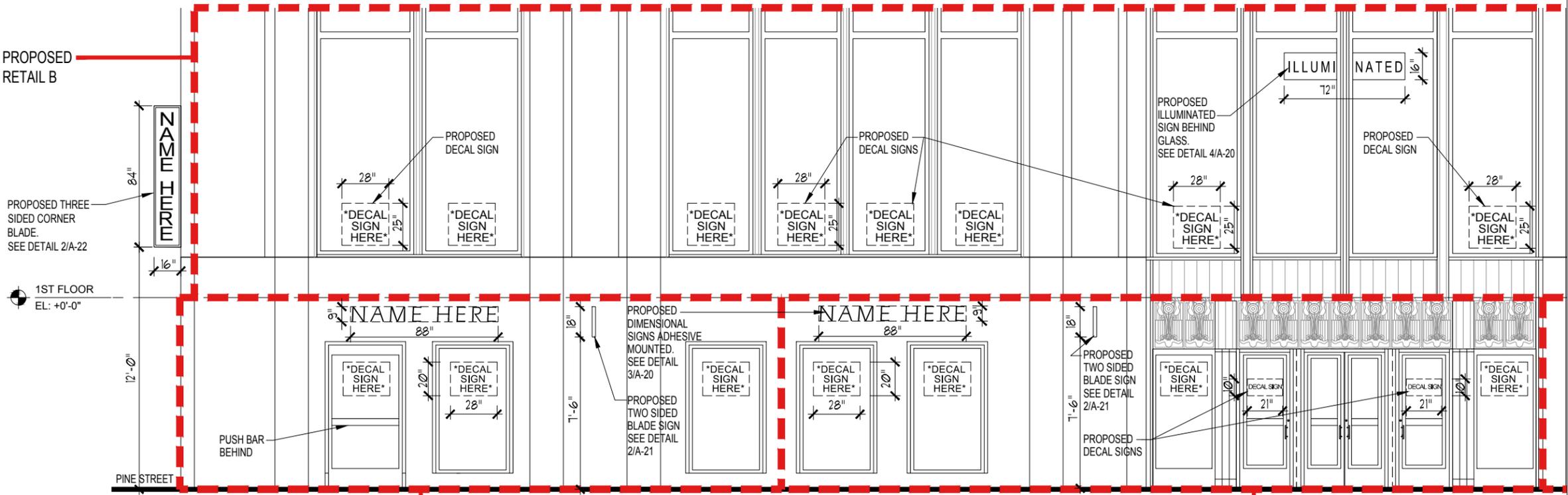
DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED SCHEMATIC  
 SIGNAGE IN PEARL  
 STREET

**A-15**



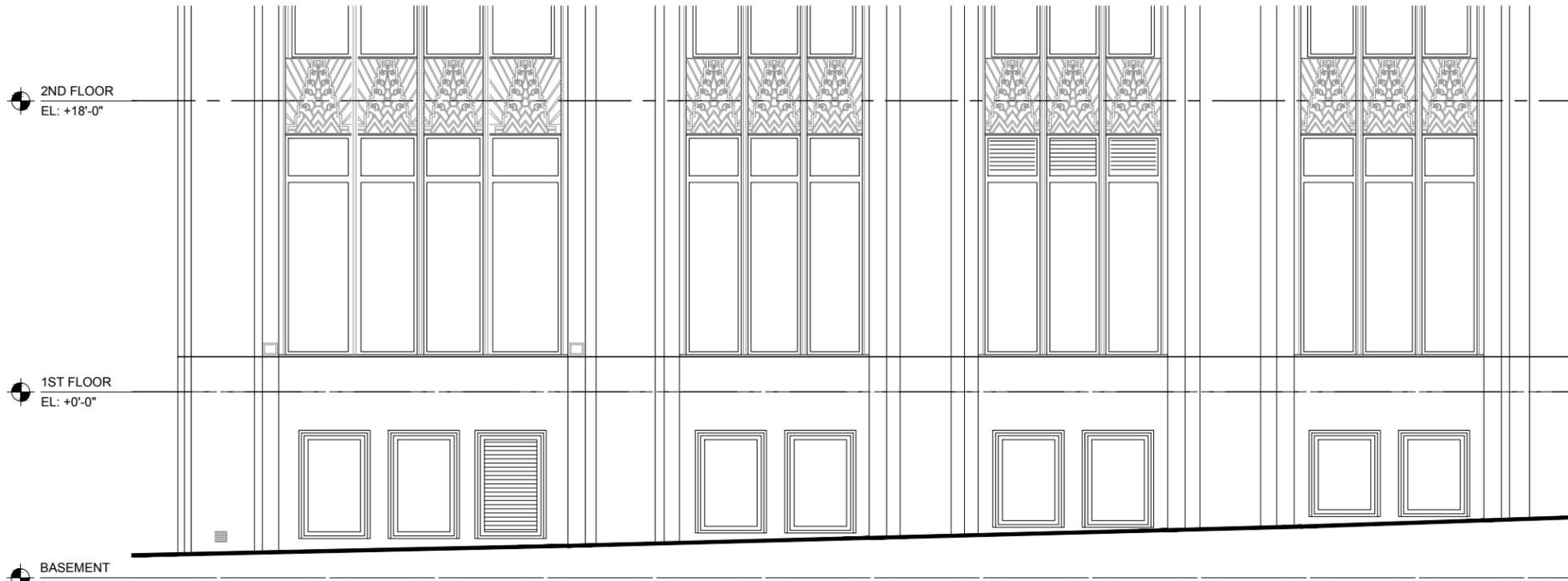
**1** APPROVED  
 PARTIAL ELEVATION - PEARL ST.  
 SCALE: 3/8" = 1'-0"



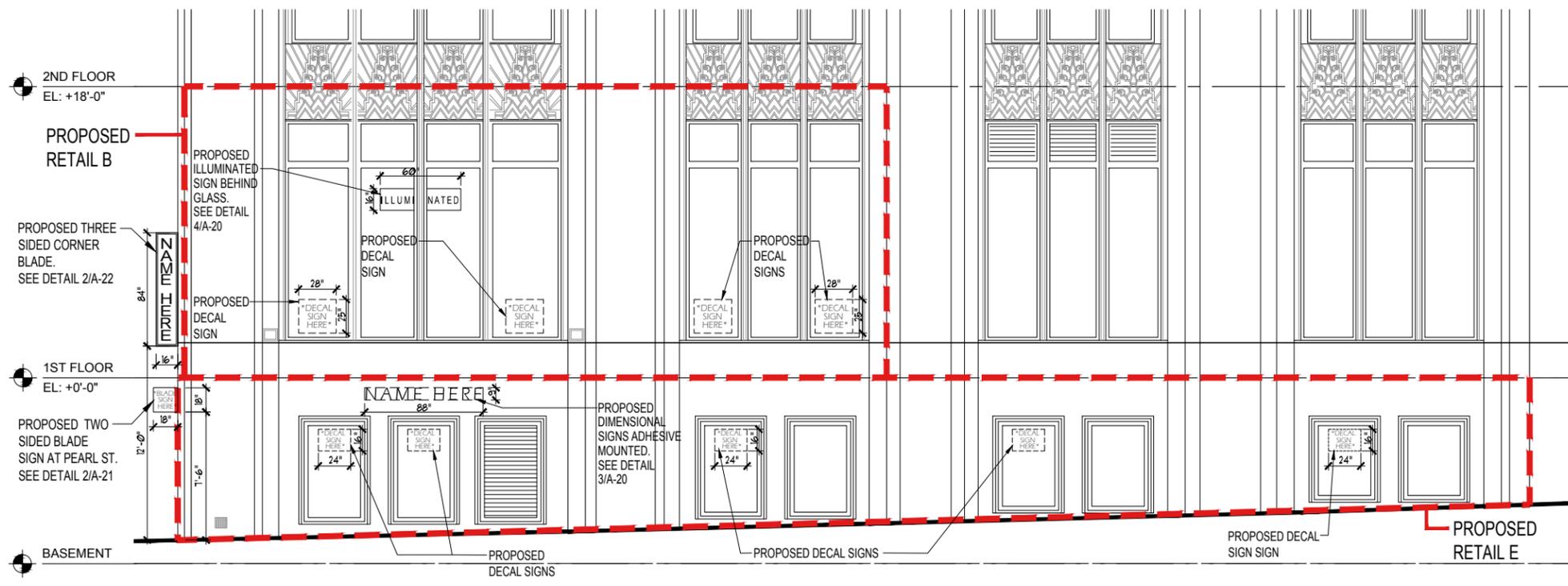
**2** PROPOSED  
 PARTIAL ELEVATION - PEARL ST.  
 SCALE: 3/8" = 1'-0"



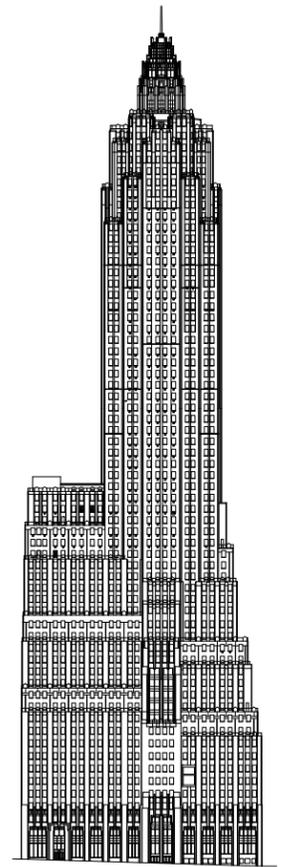




1 **APPROVED PARTIAL ELEVATION - CEDAR ST.**  
 SCALE: 1/4" = 1'-0"



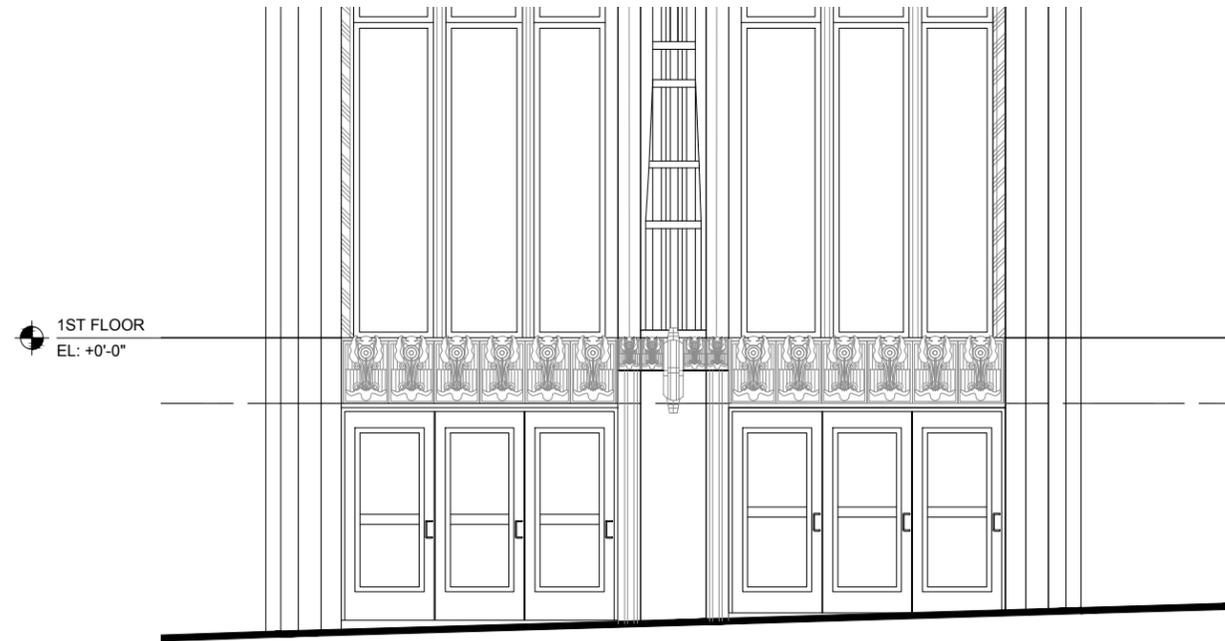
2 **PROPOSED PARTIAL ELEVATION - CEDAR ST.**  
 SCALE: 1/4" = 1'-0"



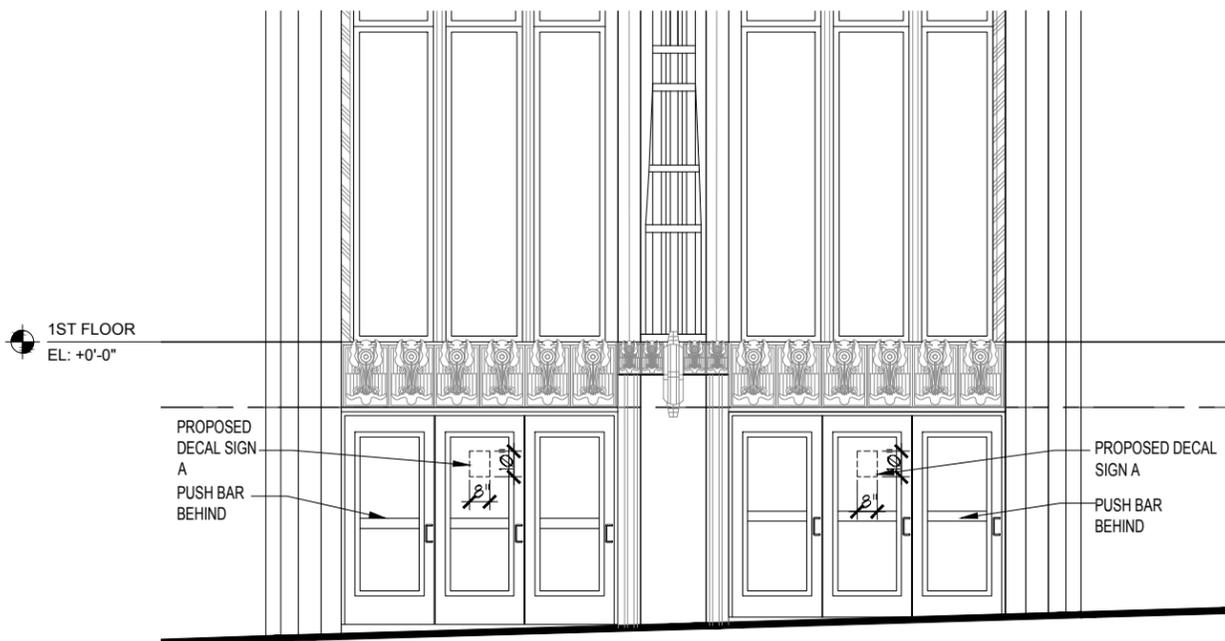
70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
**PROPOSED SCHEMATIC SIGNAGE IN CEDAR STREET**

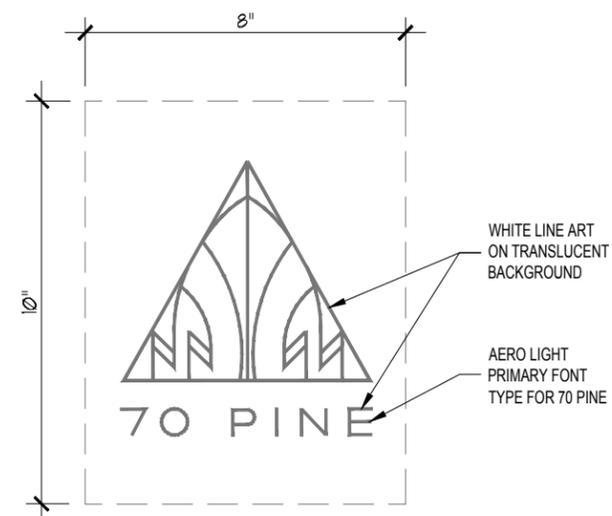


**1** APPROVED  
 PARTIAL ELEVATION - CEDAR ST.  
 SCALE: 3/8" = 1'-0"

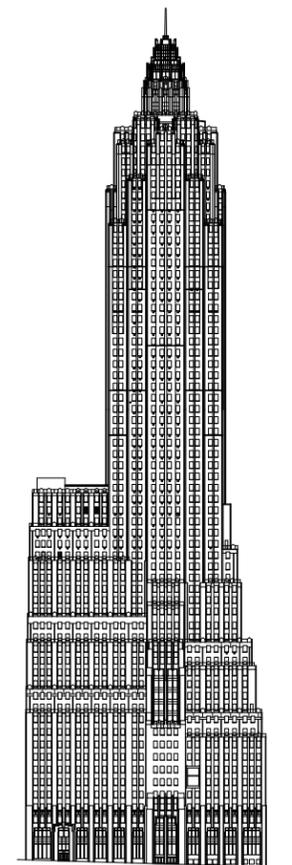


**2** PROPOSED  
 PARTIAL ELEVATION - CEDAR ST.  
 SCALE: 3/8" = 1'-0"

**TYPICAL BUILDING SIGNAGE**



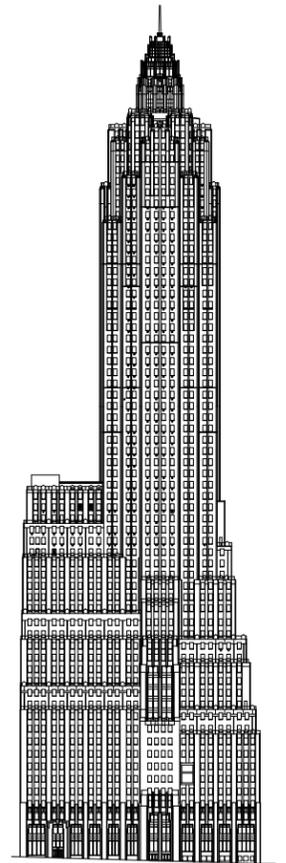
**A** PROPOSED SELF ADHESIVE  
 DECAL SIGN AT ENTRANCES  
 SCALE: NTS



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED SCHEMATIC  
 SIGNAGE IN CEDAR  
 STREET



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED SCHEMATIC  
 SIGNAGE IN CEDAR  
 STREET

**A-19**

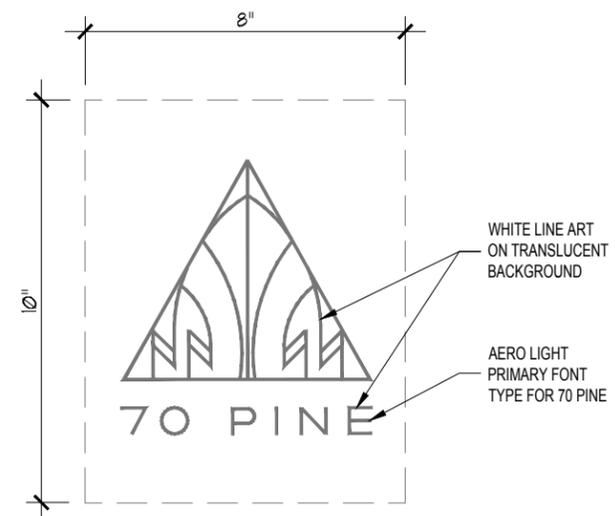


1 **APPROVED  
 PARTIAL ELEVATION - CEDAR ST.**  
 SCALE: 3/8" = 1'-0"

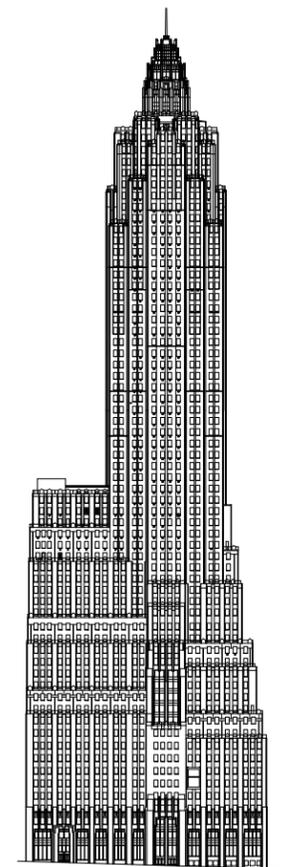


2 **PROPOSED  
 PARTIAL ELEVATION - CEDAR ST.**  
 SCALE: 3/8" = 1'-0"

**TYPICAL BUILDING SIGNAGE**



A **PROPOSED SELF ADHESIVE  
 DECAL SIGN AT ENTRANCES**  
 SCALE: NTS



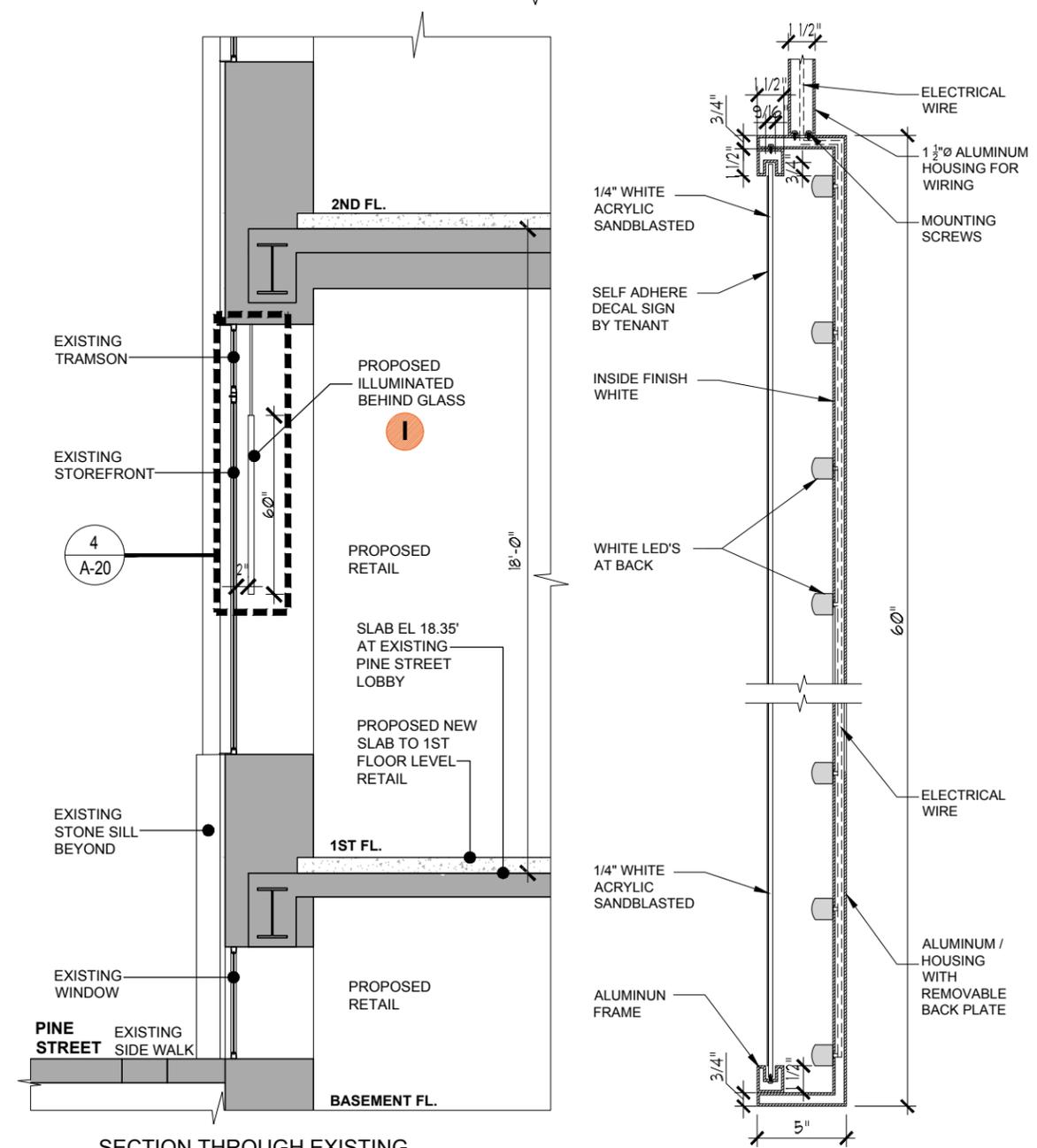
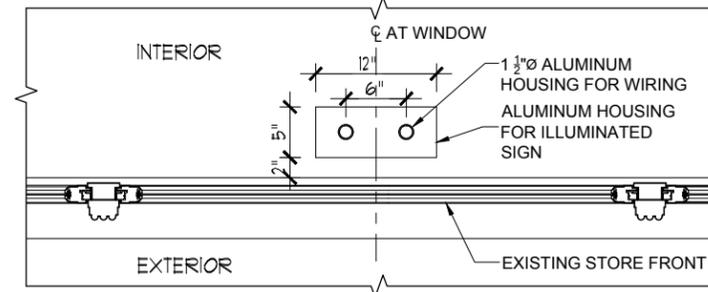
70 Pine Street  
 New York, NY

DATE: 04-19-16

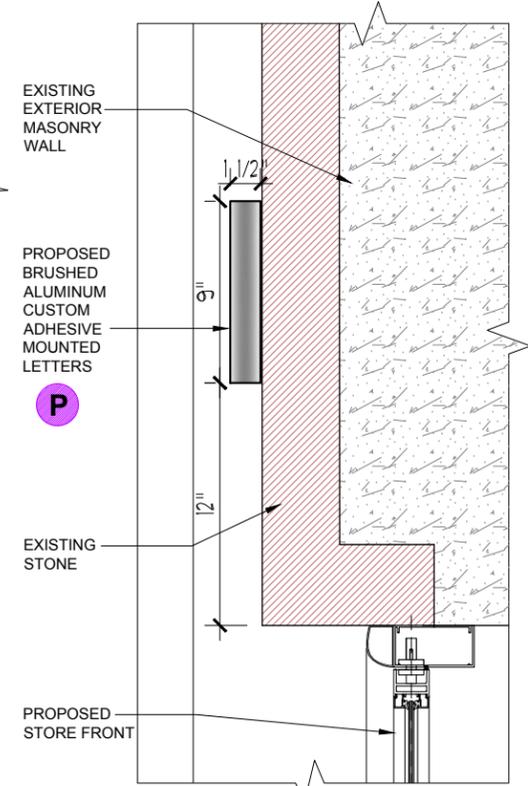
DRAWING TITLE:  
 SECTIONS AND  
 DETAILS

**A-20**

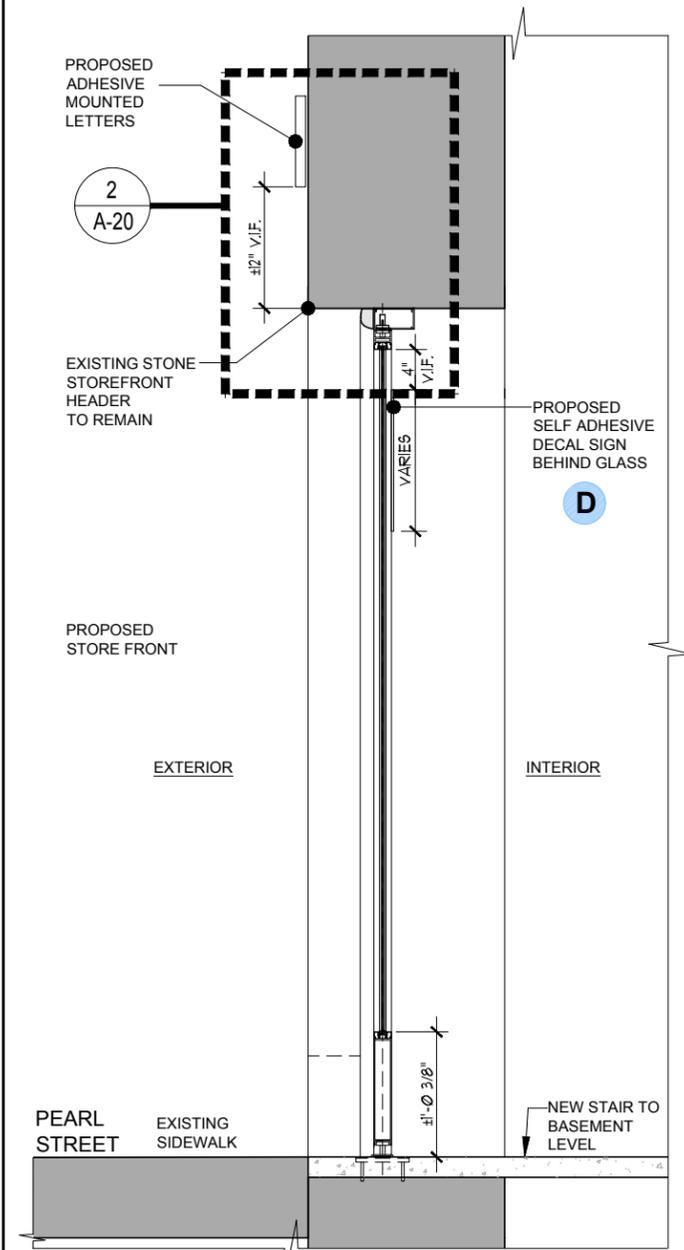
PLAN VIEW SCALE: 1 1/2" = 1'-0"



4 PROPOSED INTERIOR ILLUMINATED SIGN  
 SCALE: 3" = 1'-0"



2 PROPOSED DIMENSIONAL SIGN ADHESIVE MOUNTED  
 SCALE: 1 1/2" = 1'-0"



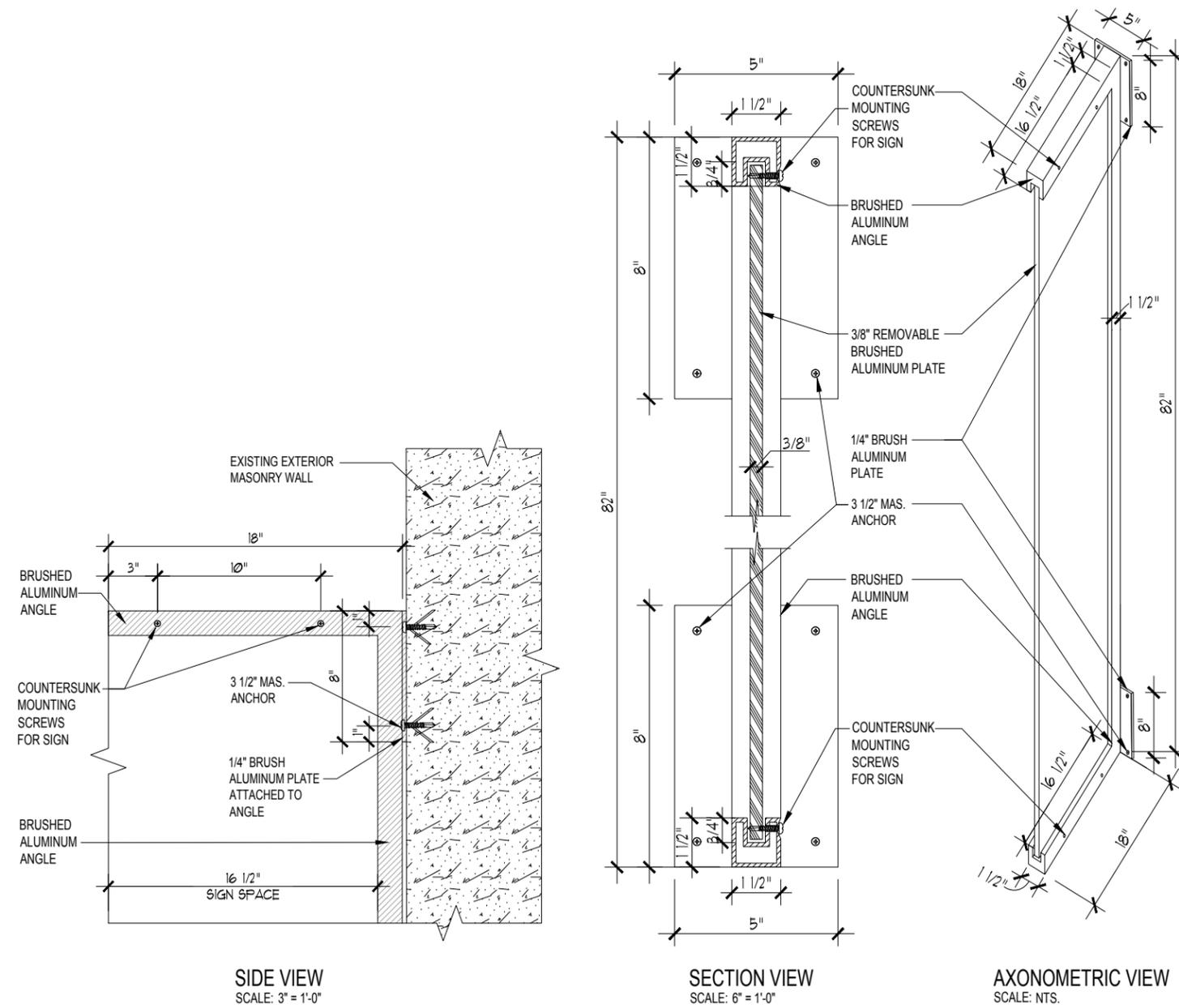
1 SECTION THROUGH PROPOSED STOREFRONT AT PEARL ST.  
 SCALE: 1 1/2" = 1'-0"

1

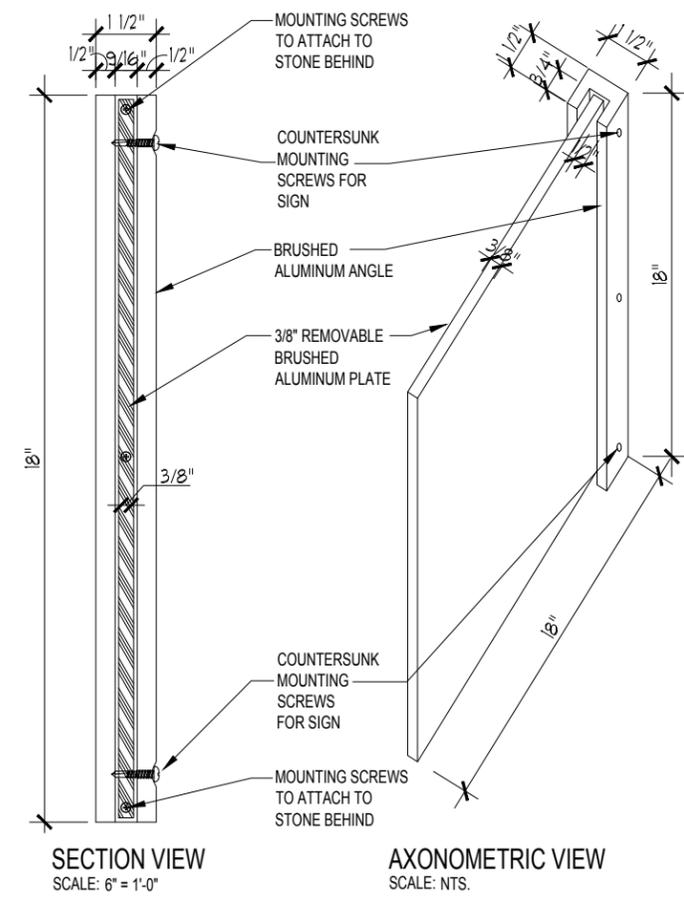
2

3

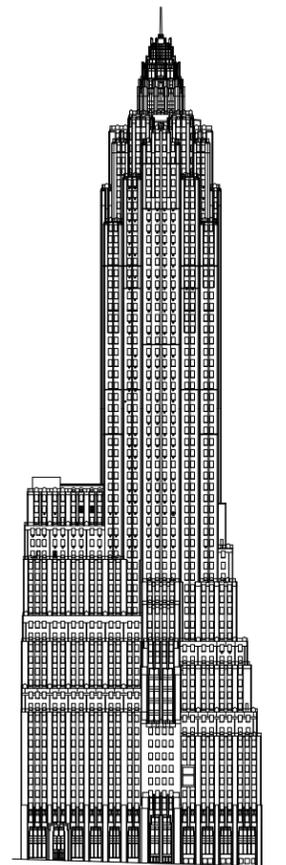
4



**1** PROPOSED BLADE SIGN  
 SCALE: 3" = 1'-0" **B1**



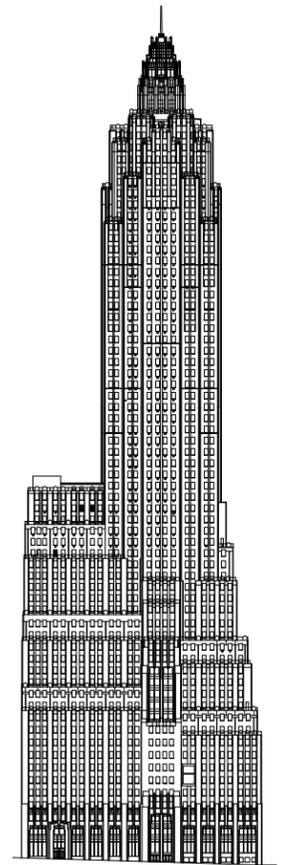
**2** PROPOSED BLADE SIGN  
 SCALE: VARIES **B2**



70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED DETAILS  
 FOR BLADE SIGNS

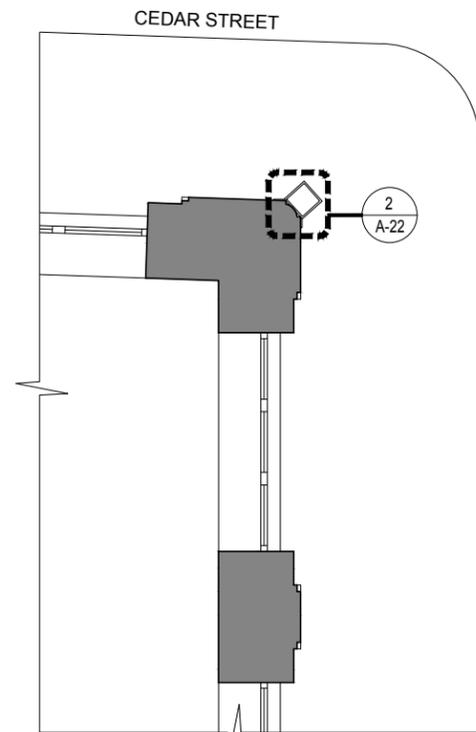


70 Pine Street  
 New York, NY

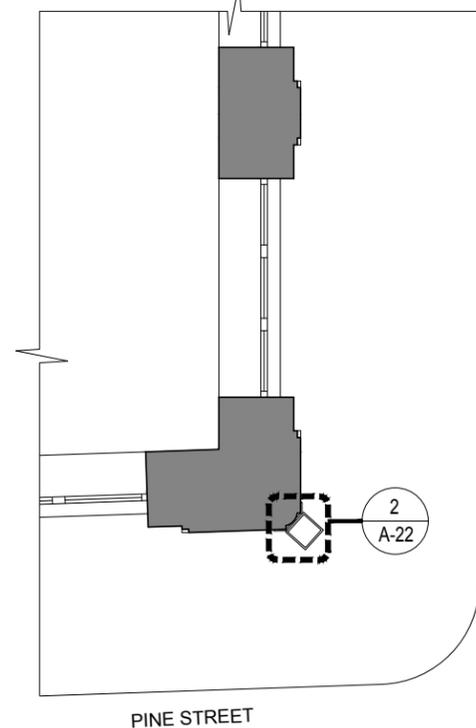
DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED DETAILS  
 FOR CORNER BLADE  
 SIGN

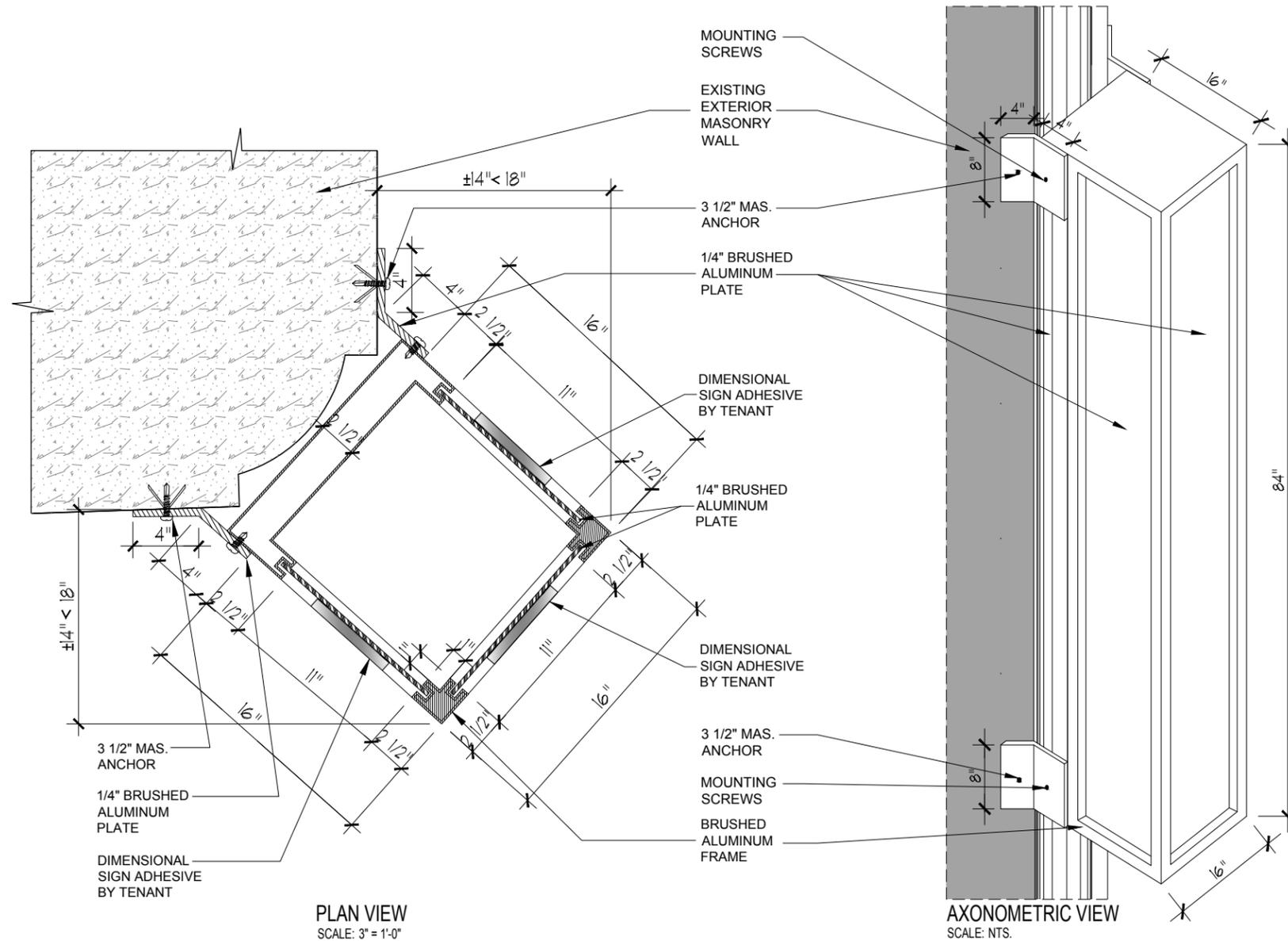
**A-22**



**1A** PROPOSED CORNER BLADE  
 AT PEARL ST - CEDAR ST.  
 SCALE: 1/4" = 1'-0"



**1B** PROPOSED CORNER BLADE  
 AT PINE ST - PEARL ST  
 SCALE: 1/4" = 1'-0"



**2** PROPOSED CORNER BLADE AT PEARL AND CEDAR STREET  
 SCALE: VARIES

**B3**

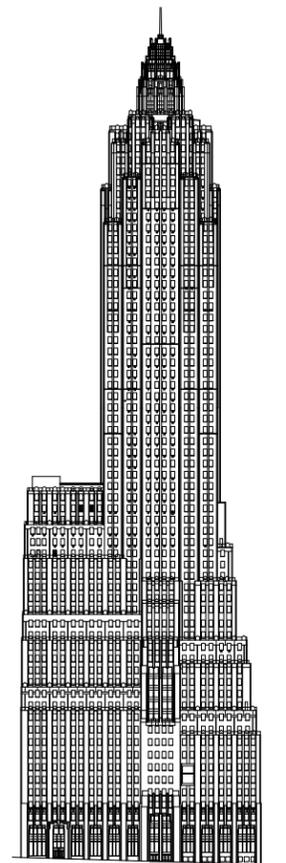


CORNER OF PEARL STREET AND CEDAR STREET

**\*ALL SIGNS SHOWN FOR LOCATION AND PROPOSED SIZE ONLY\***

**STEPHEN B. JACOBS GROUP P.C.**

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 New York, NY 10016  
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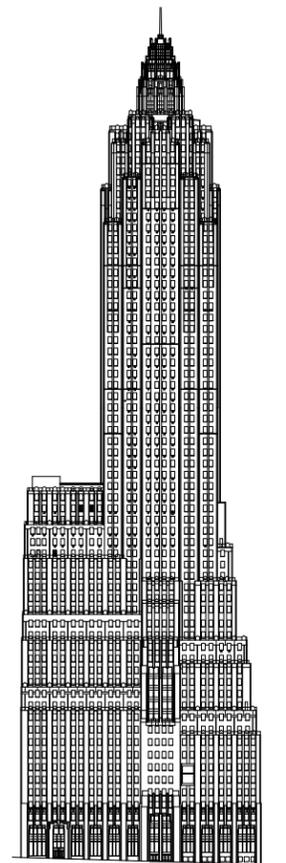


70 Pine Street  
 New York, NY

DATE: 04-19-16

DRAWING TITLE:  
 PROPOSED SIGNS LOCATION  
 AT PEARL AND CEDAR ST.

**A-23**



70 Pine Street  
New York, NY

DATE: 04-19-16

DRAWING TITLE:  
PROPOSED BLADE SIGNS  
LOCATION AND DECALS IN  
PINE ST.

**A-24**



PINE STREET PROPOSED DECALS FOR RETAIL "F" AND PROPOSED BLADE SIGN AT RETAIL "A"

**\*BLADE SIGN SHOWN FOR LOCATION AND PROPOSED SIZE ONLY\***