

Minotti Storefront

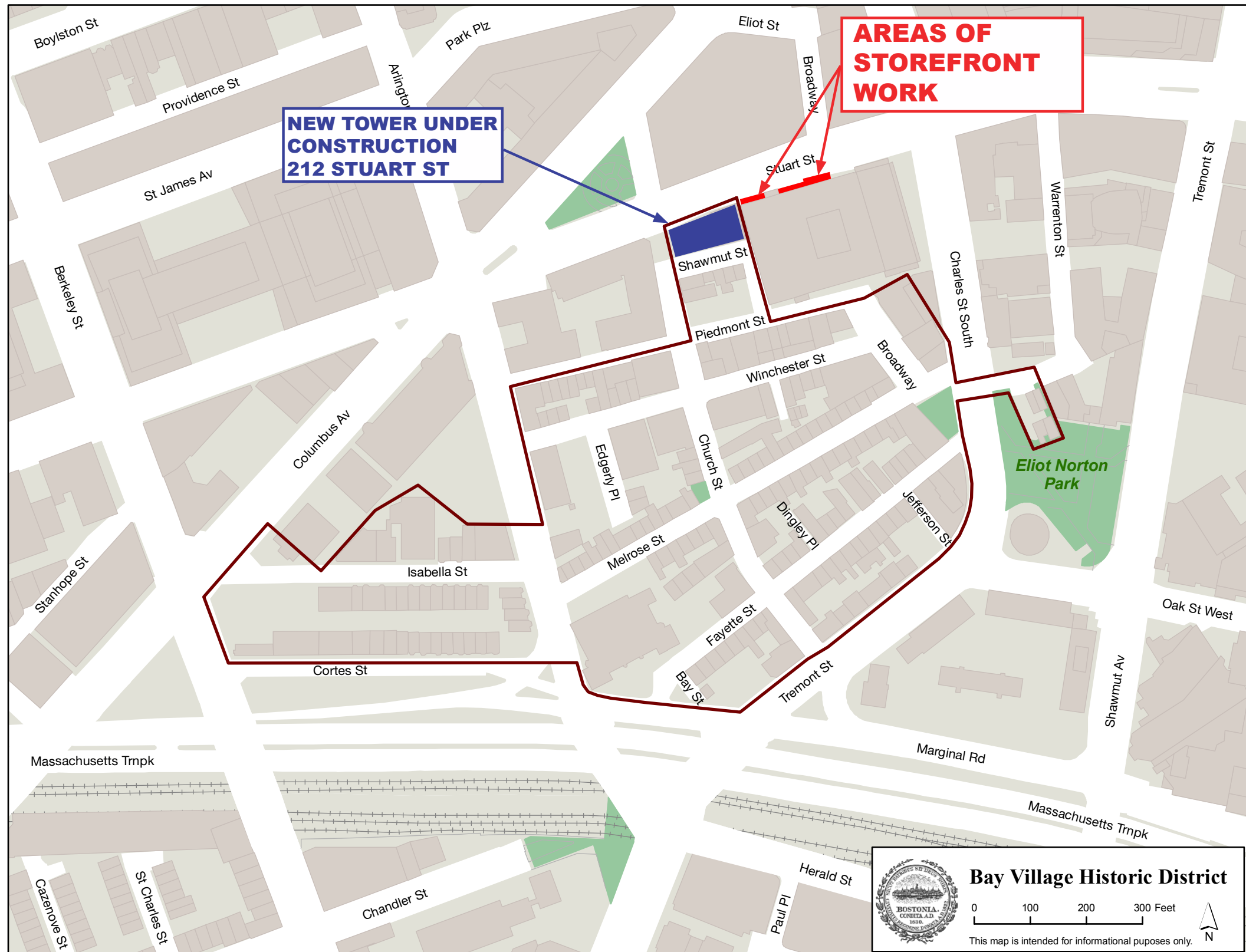
200 Stuart Street

Landmarks Presentation
August 11, 2020

MERGEARCHITECTS_{inc}

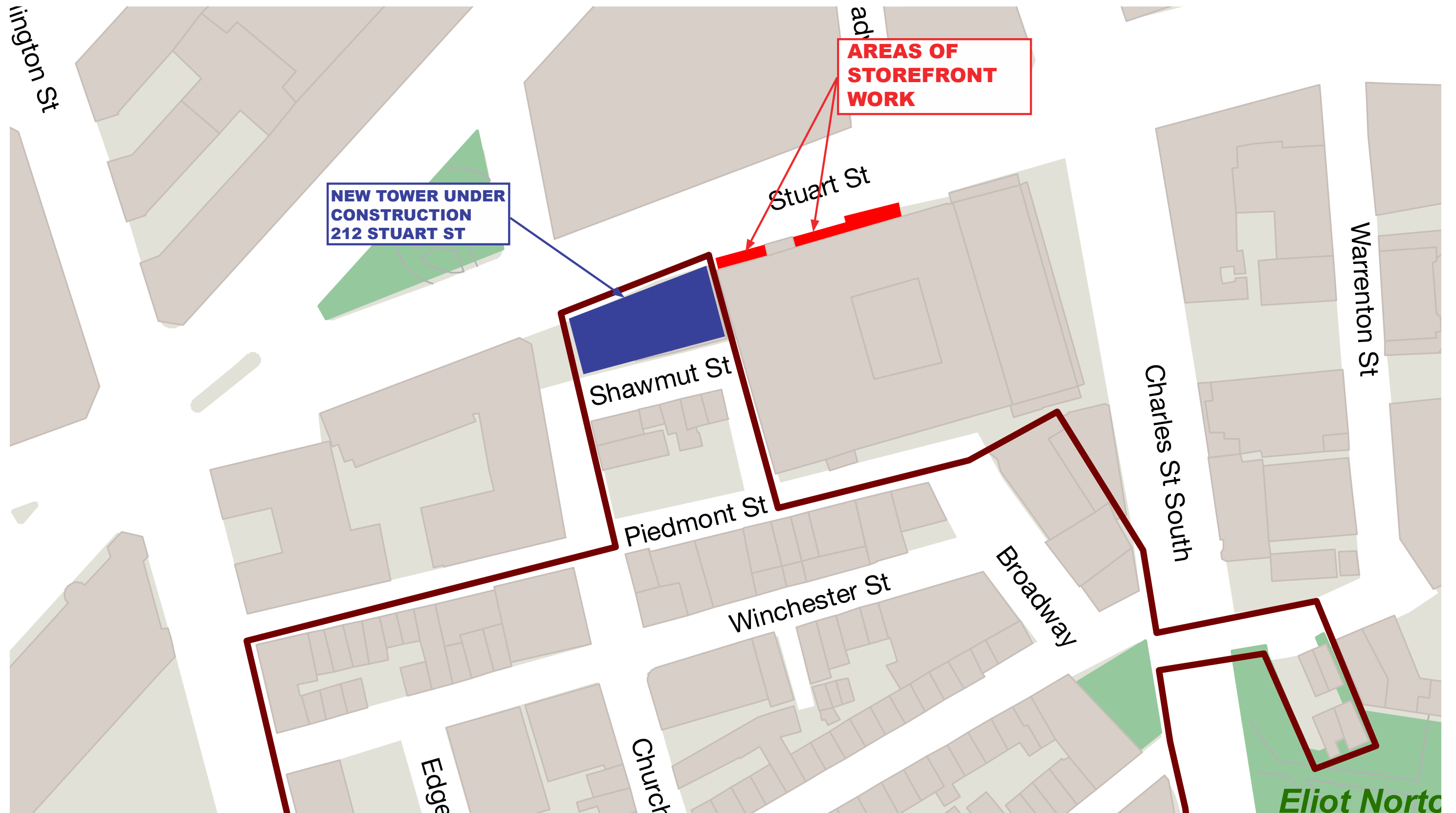
Project Location - 200 Stuart St

Area of Work



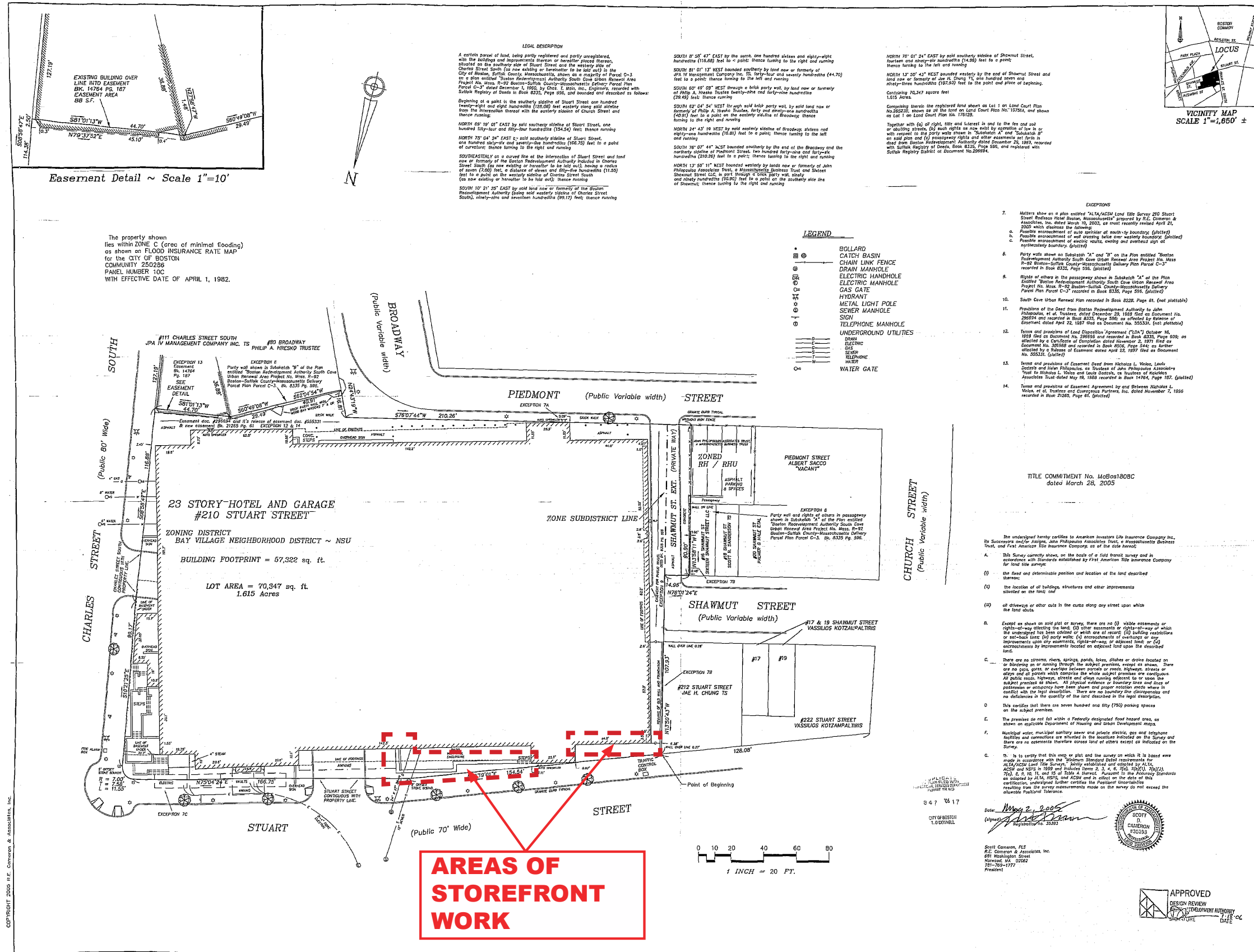
Project Location - 200 Stuart St

Area of Work - Zoomed In



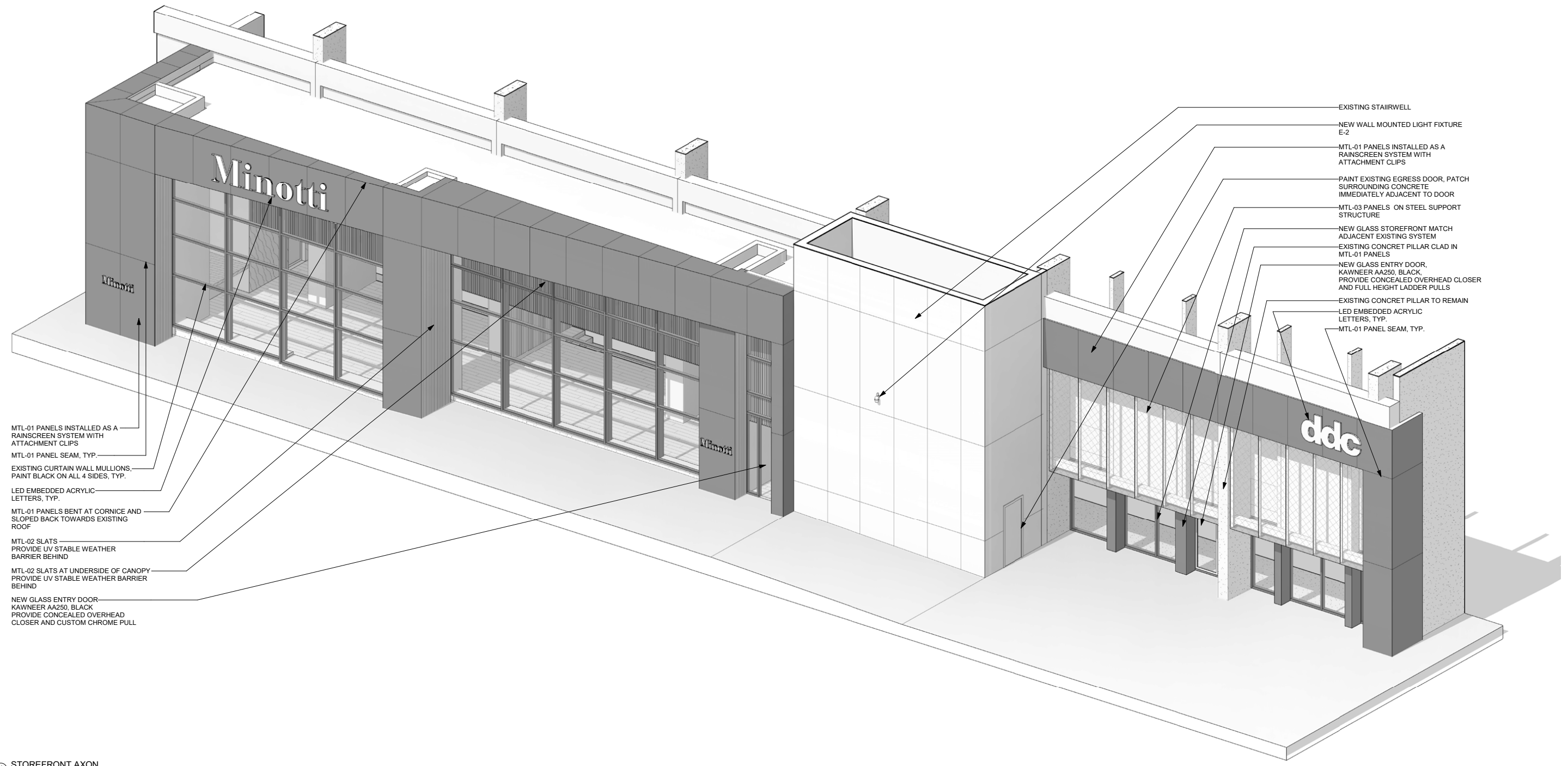
Project Location - 200 Stuart St

Area of Work - 2006 Addition Site Plan



Proposed Design

Axon View



- MTL-01 PANELS INSTALLED AS A RAINSCREEN SYSTEM WITH ATTACHMENT CLIPS
- MTL-01 PANEL SEAM, TYP.
- EXISTING CURTAIN WALL MULLIONS, PAINT BLACK ON ALL 4 SIDES, TYP.
- LED EMBEDDED ACRYLIC LETTERS, TYP.
- MTL-01 PANELS BENT AT CORNICE AND SLOPED BACK TOWARDS EXISTING ROOF
- MTL-02 SLATS — PROVIDE UV STABLE WEATHER BARRIER BEHIND
- MTL-02 SLATS AT UNDERSIDE OF CANOPY PROVIDE UV STABLE WEATHER BARRIER BEHIND
- NEW GLASS ENTRY DOOR— KAWNEER AA250, BLACK PROVIDE CONCEALED OVERHEAD CLOSER AND CUSTOM CHROME PULL

- EXISTING STAIRWELL
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④ STOREFRONT AXON

Existing Conditions

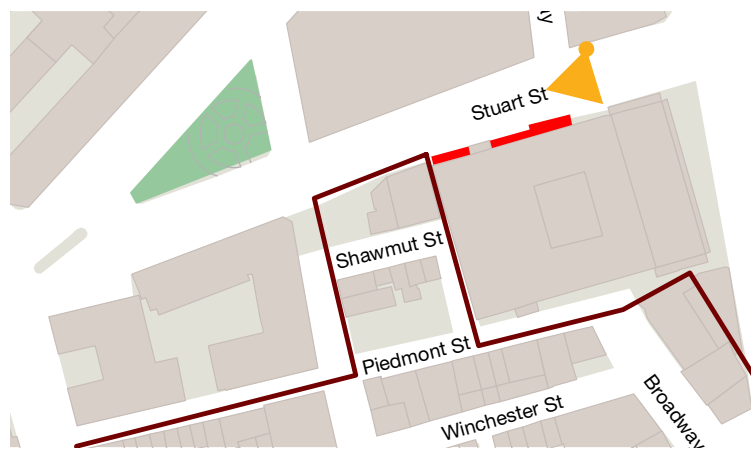
Photos of Existing Retail Storefront



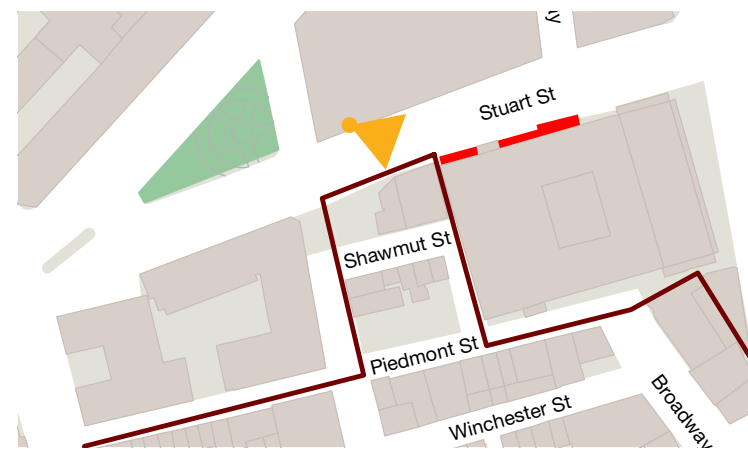
View from Stuart Street of Existing Retail Storefront (Minotti Side)



View from Stuart Street of Existing Retail Storefront (Future Tenant Side)



200 Stuart Street — Landmarks Presentation



Existing Conditions

Photos of Existing Retail Storefront



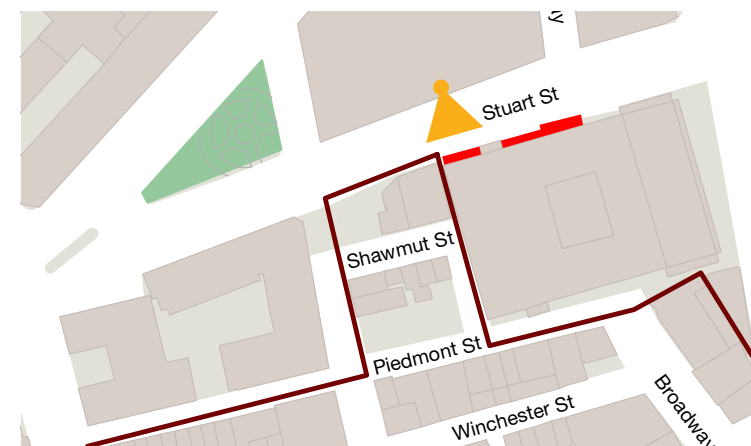
Elevation View from Stuart Street of Existing Retail Storefront (Minotti Side)



Elevation View from Stuart Street of Existing Retail Storefront (Future Tenant Side)



200 Stuart Street — Landmarks Presentation



Existing Conditions

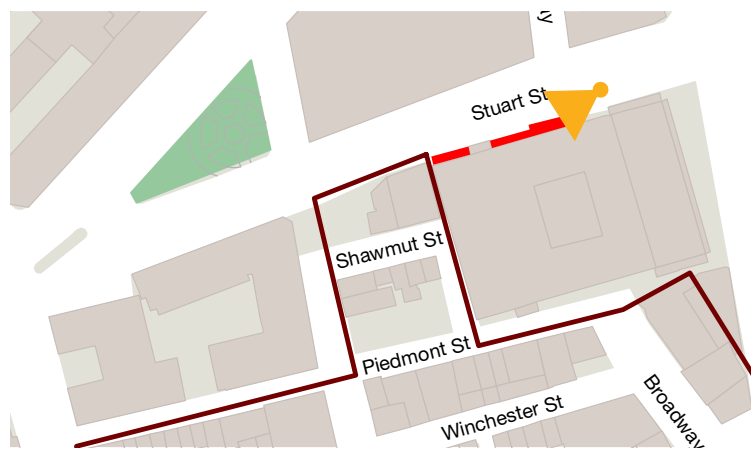
Photos of Existing Retail Storefront



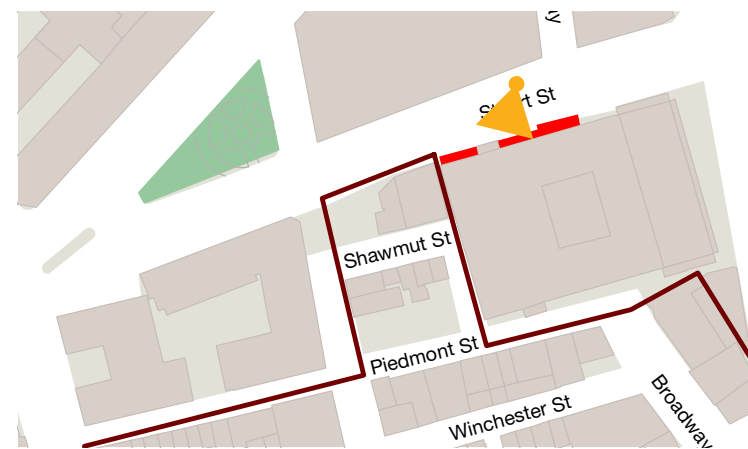
Detail View of Existing Storefront (Minoti Side)



Detail View of Existing Storefront Entry Door (Minoti Side)



200 Stuart Street — Landmarks Presentation



Existing Conditions

Photos of Existing Retail Storefront

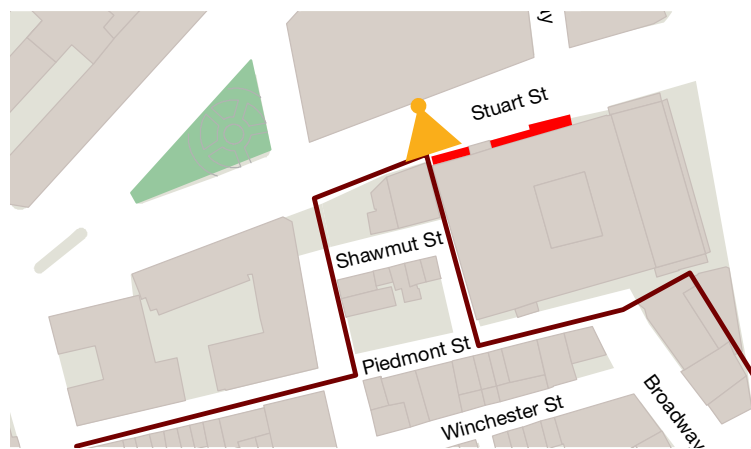


Detail View of Existing Storefront (Future Tenant Side)

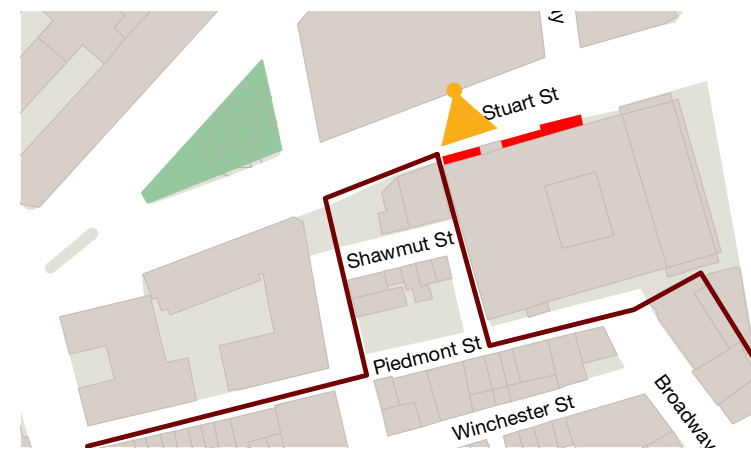


Area of Precast to be removed and replaced with matching storefront glass

Detail View of Existing Storefront (Future Tenant Side)



200 Stuart Street — Landmarks Presentation



Existing Conditions

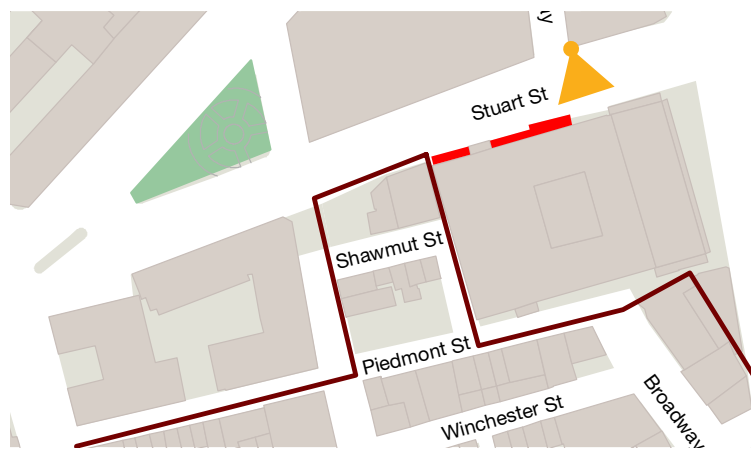
Photos of Adjacent Storefront



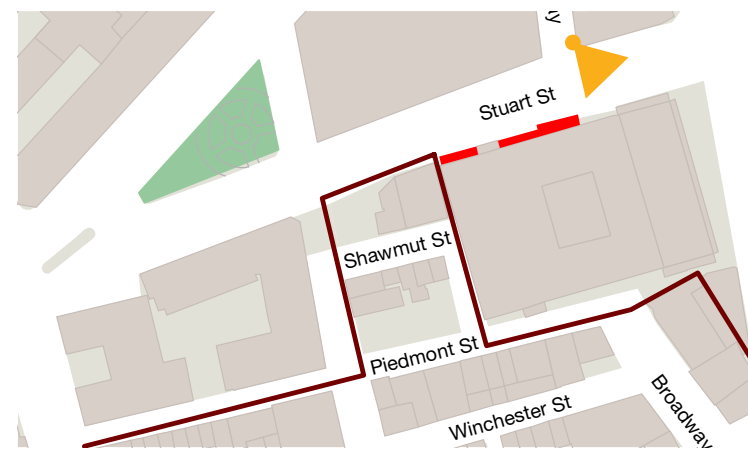
Detail View of Adjacent Hotel Entry



Detail View of Adjacent Retail Space (Restaurant)



200 Stuart Street — Landmarks Presentation



Existing Conditions

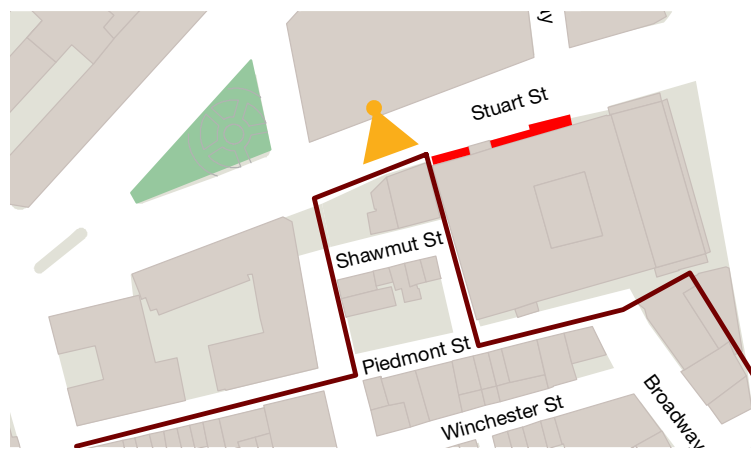
Photos of Adjacent Project Site



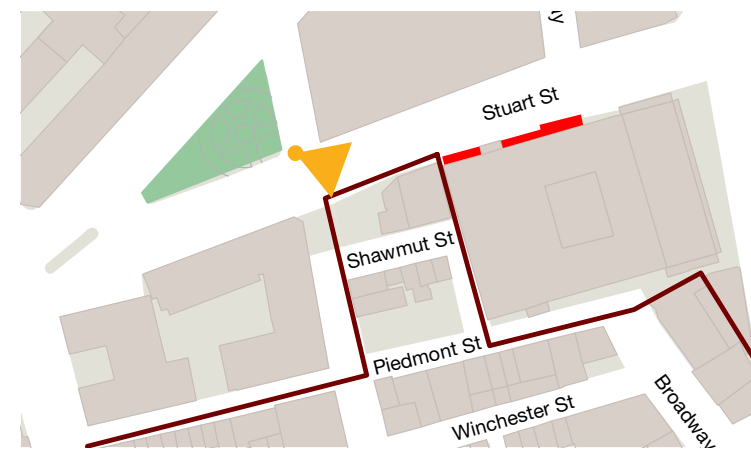
View of Existing Construction Site for New Residential Tower (212 Stuart Street)



View of Existing Construction Site for New Residential Tower (212 Stuart Street)



200 Stuart Street — Landmarks Presentation



Existing Conditions

Rendering of Adjacent Building Under Construction

PROJECT SITE



Existing Conditions

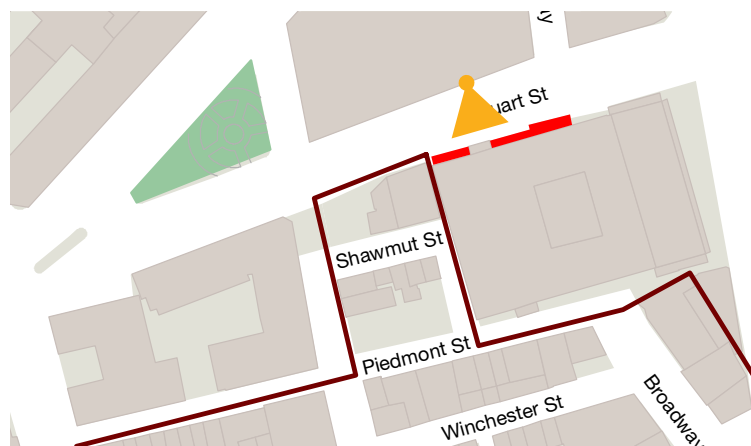
Photos of Existing Graffiti



View of Existing Graffiti on Garage Egress (To be preserved and lit)



Detail View of Existing Graffiti on Garage Egress (To be preserved and lit)



200 Stuart Street — Landmarks Presentation



Proposed Design

Rendering of Minotti Storefront

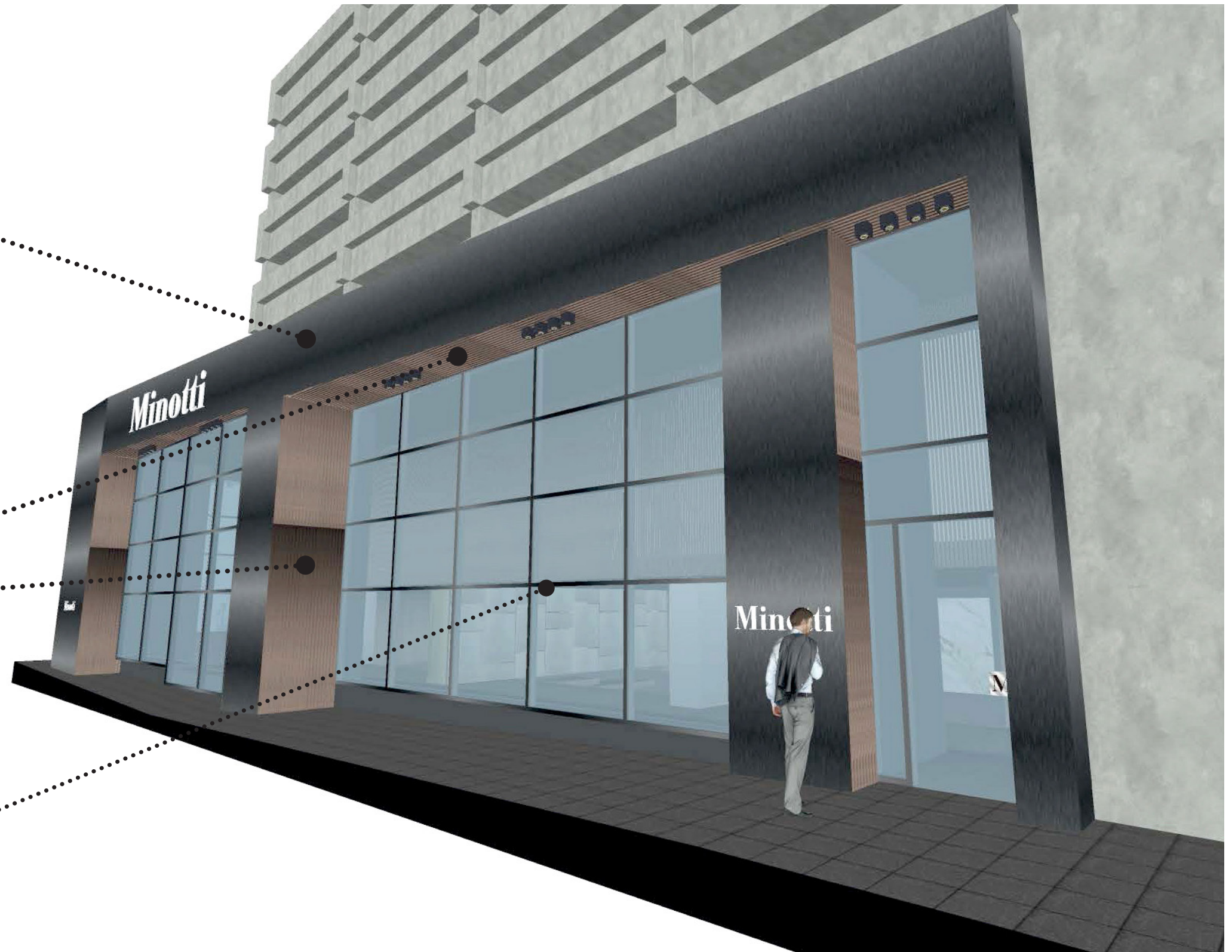


ALUCOBOND BLACK METAL PANELS



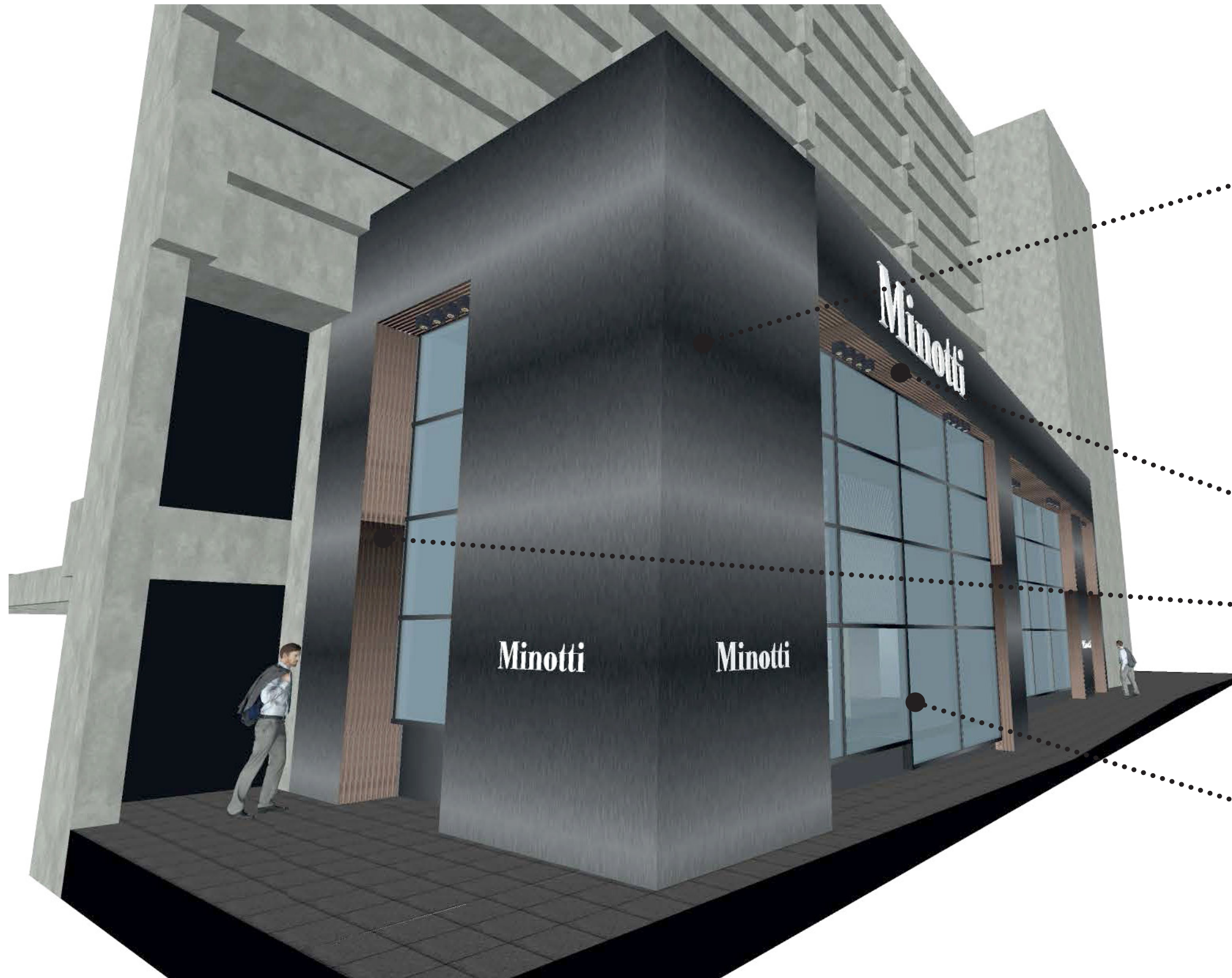
WOOD LOOK ALUMINUM SLATS

EXISTING CURTAIN WALL MULLIONS
PAINTED BLACK TO MATCH



Proposed Design

Rendering of Minotti Storefront



ALUCOBOND BLACK METAL PANELS

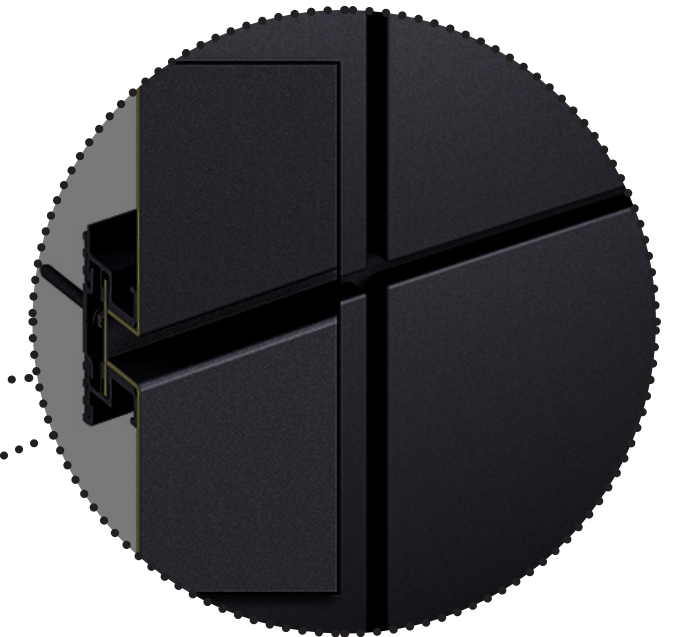
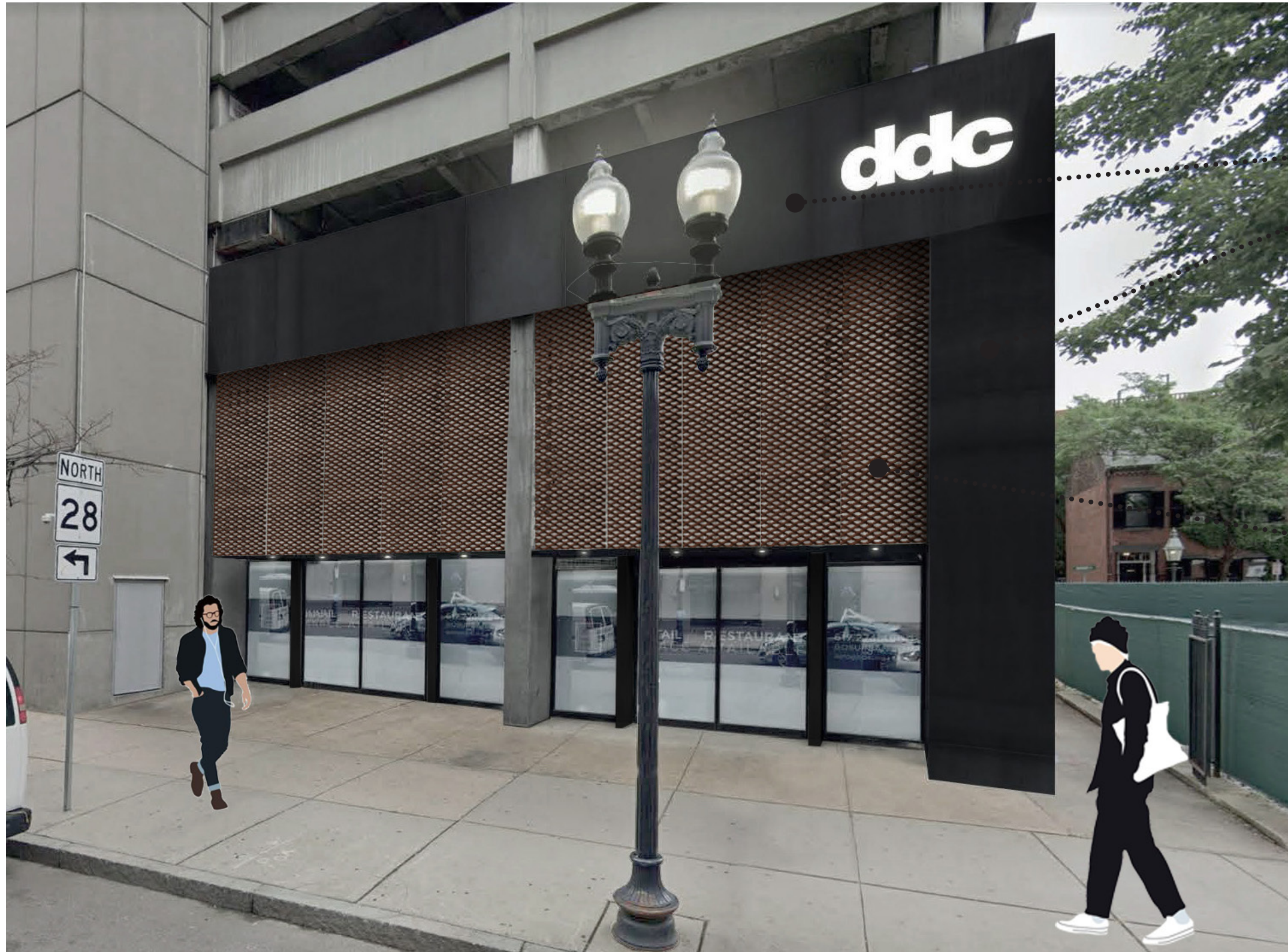


WOOD LOOK ALUMINUM SLATS

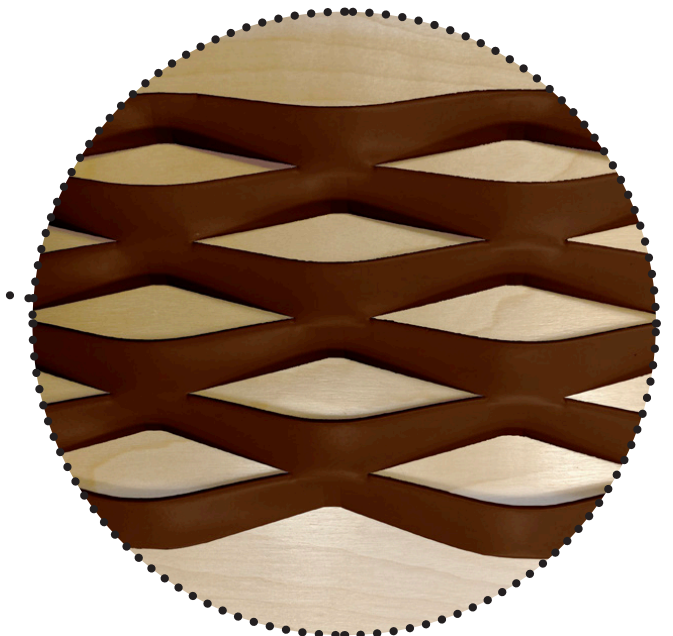
EXISTING CURTAIN WALL MULLIONS
PAINTED BLACK TO MATCH

Proposed Design

Rendering of Future Tenant Storefront



ALUCOBOND BLACK METAL PANELS

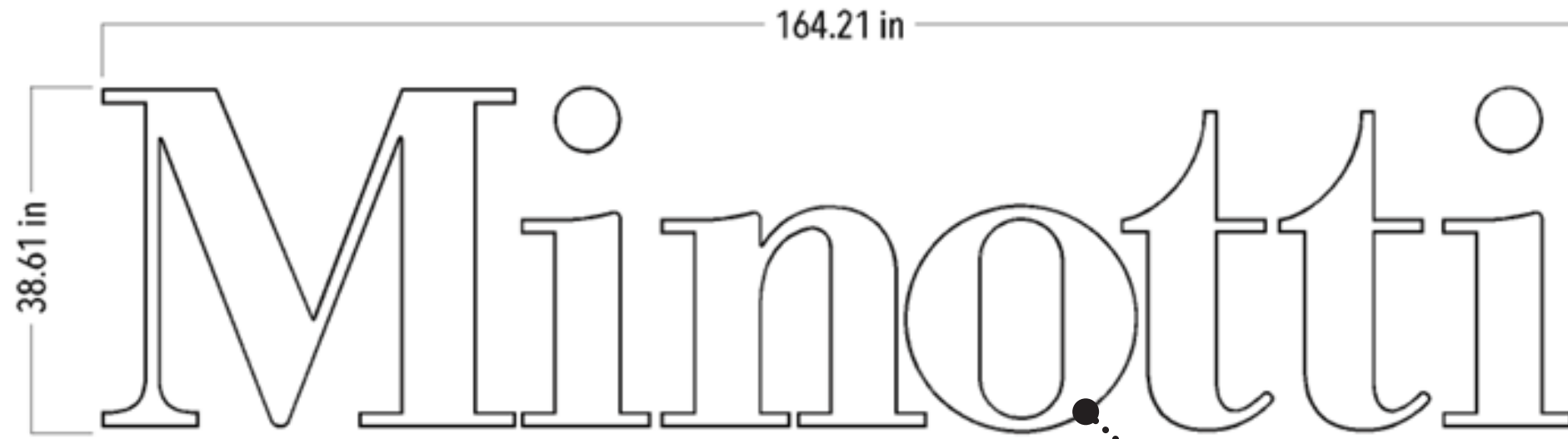


BRONZE COLORED EXPANDED METAL MESH (TO COORDINATE WITH ALUMINUM SLATS)

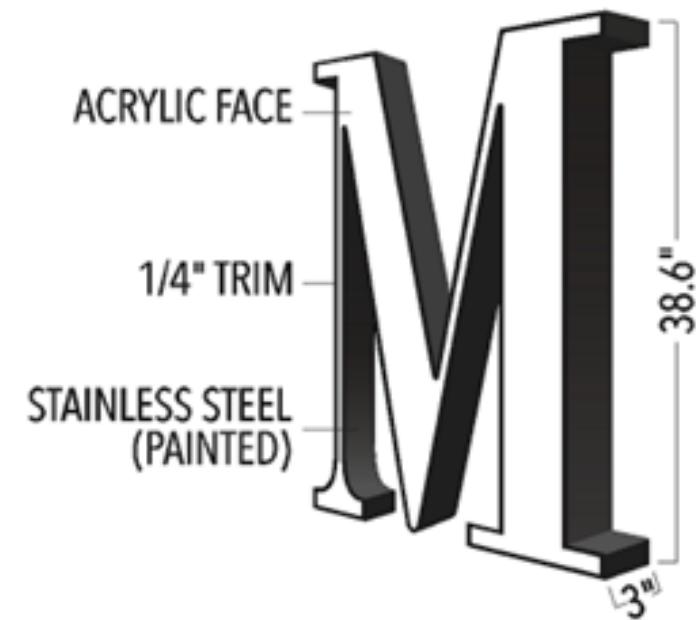
Proposed Design

Signage Types

LARGE LED SIGN

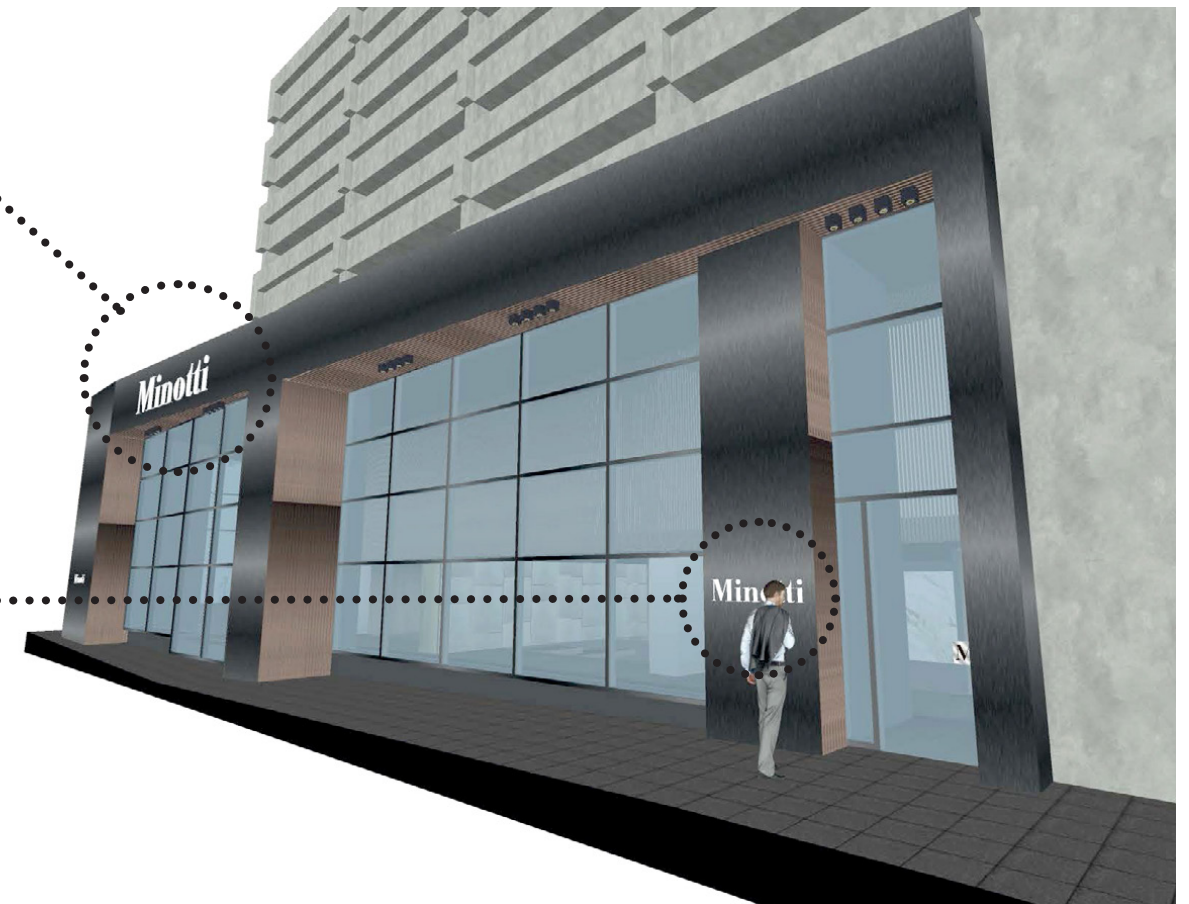


MODIFIED LOGO



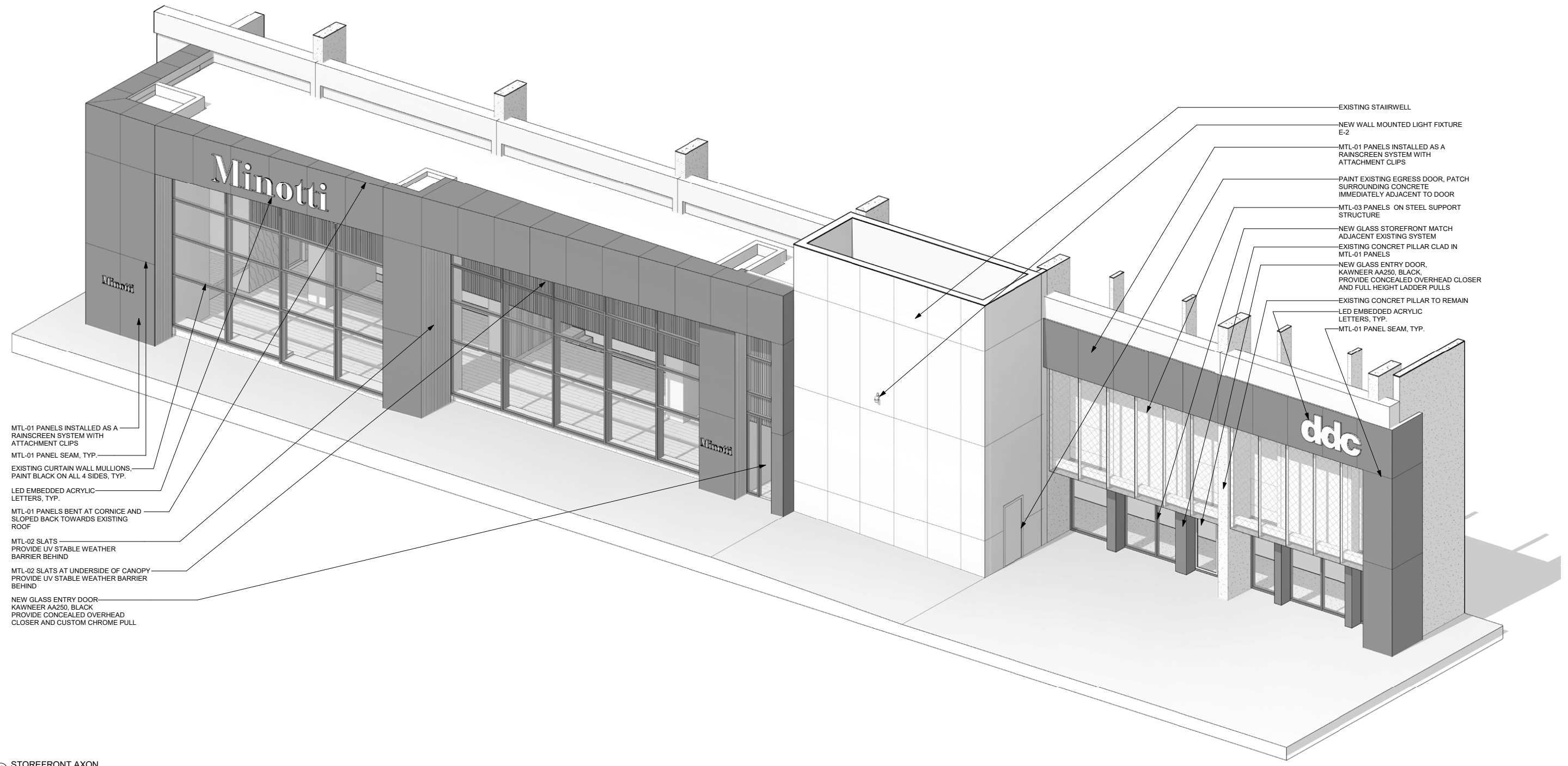
SMALL LED SIGN

QUANTITY: 3
DESCRIPTION: PUSH-THRU CABINET
LETTERS: WHITE ACRYLIC
FINISH: SATIN BLACK (TBD)
MOUNTING: FLUSH MOUNT



Proposed Design

Axon View



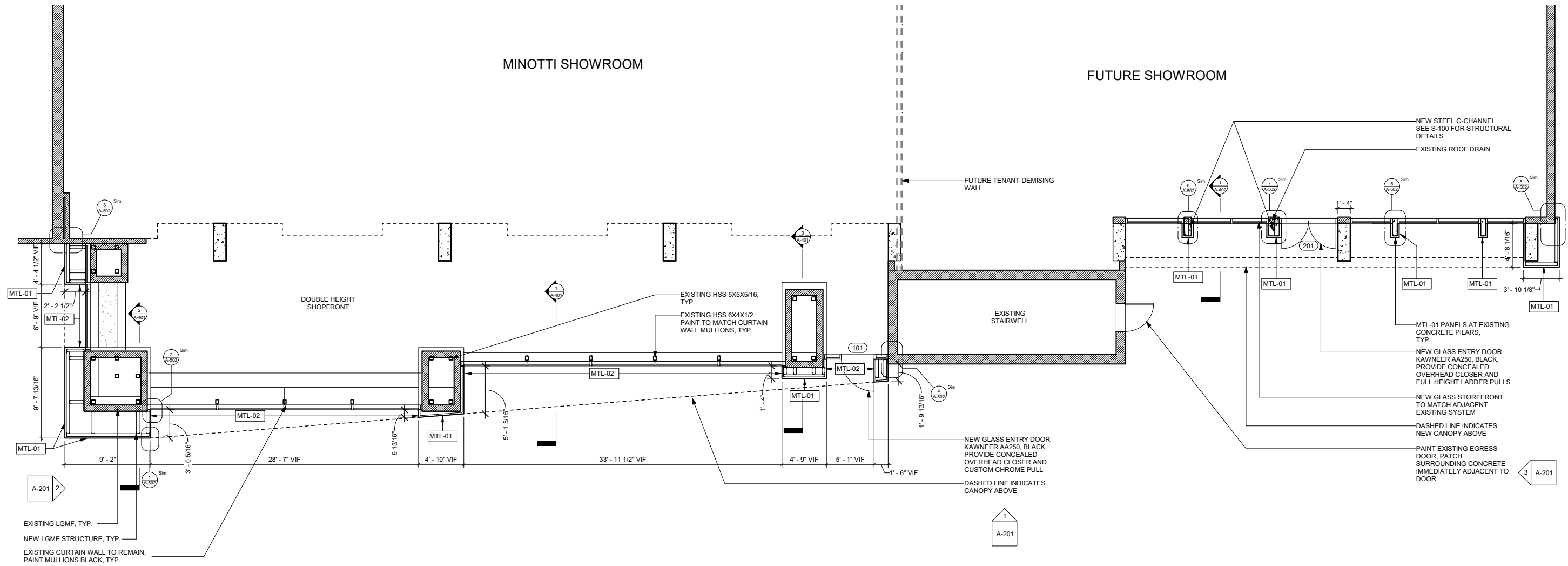
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④ STOREFRONT AXON

Proposed Design

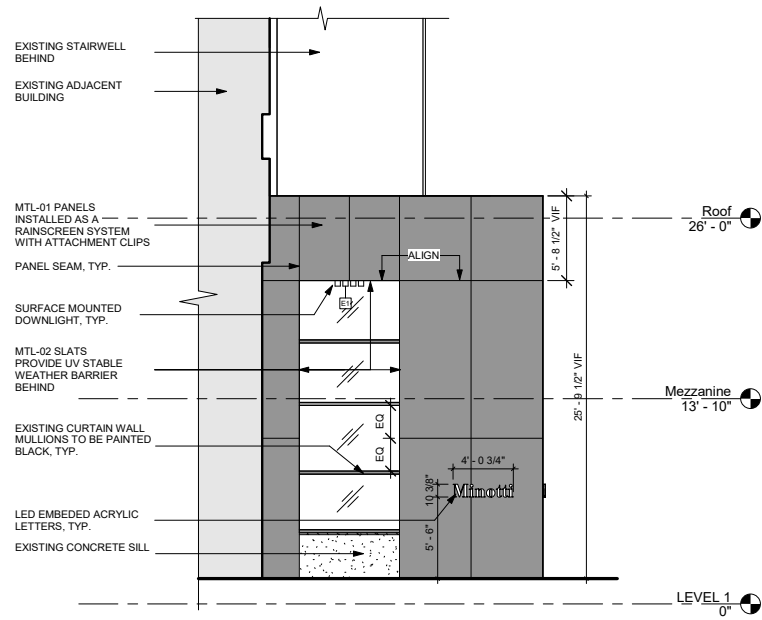
Storefront Floor Plan



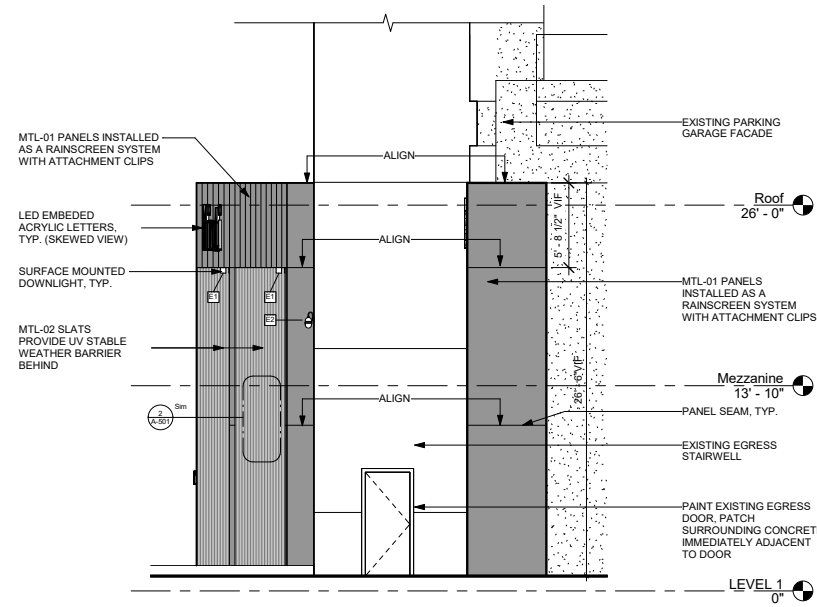
1 FLOOR PLAN - STOREFRONT
3/16" = 1'-0"

Proposed Design

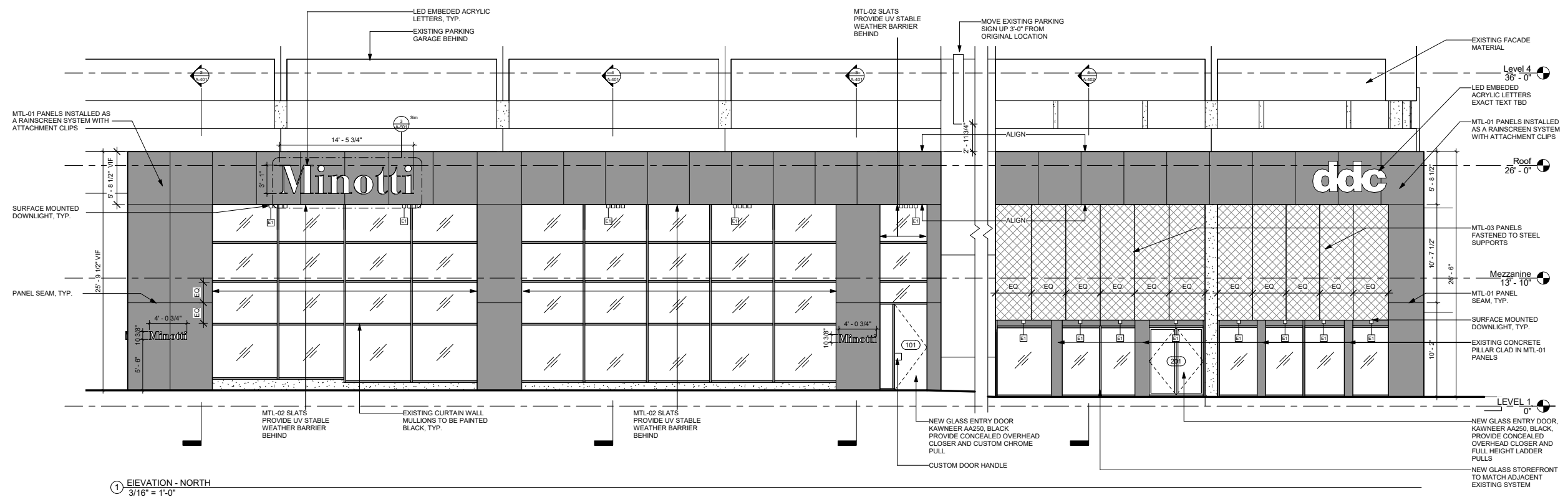
Storefront Exterior Elevations



② ELEVATION - EAST
3/16" = 1'-0"



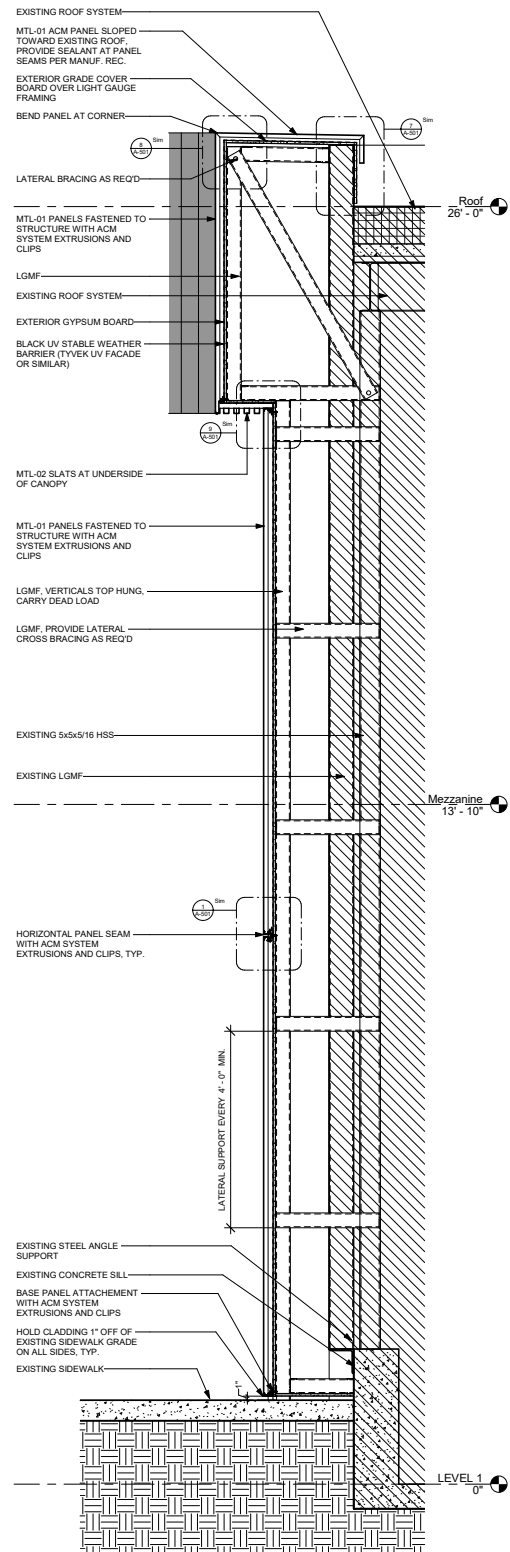
③ ELEVATION - WEST
3/16" = 1'-0"



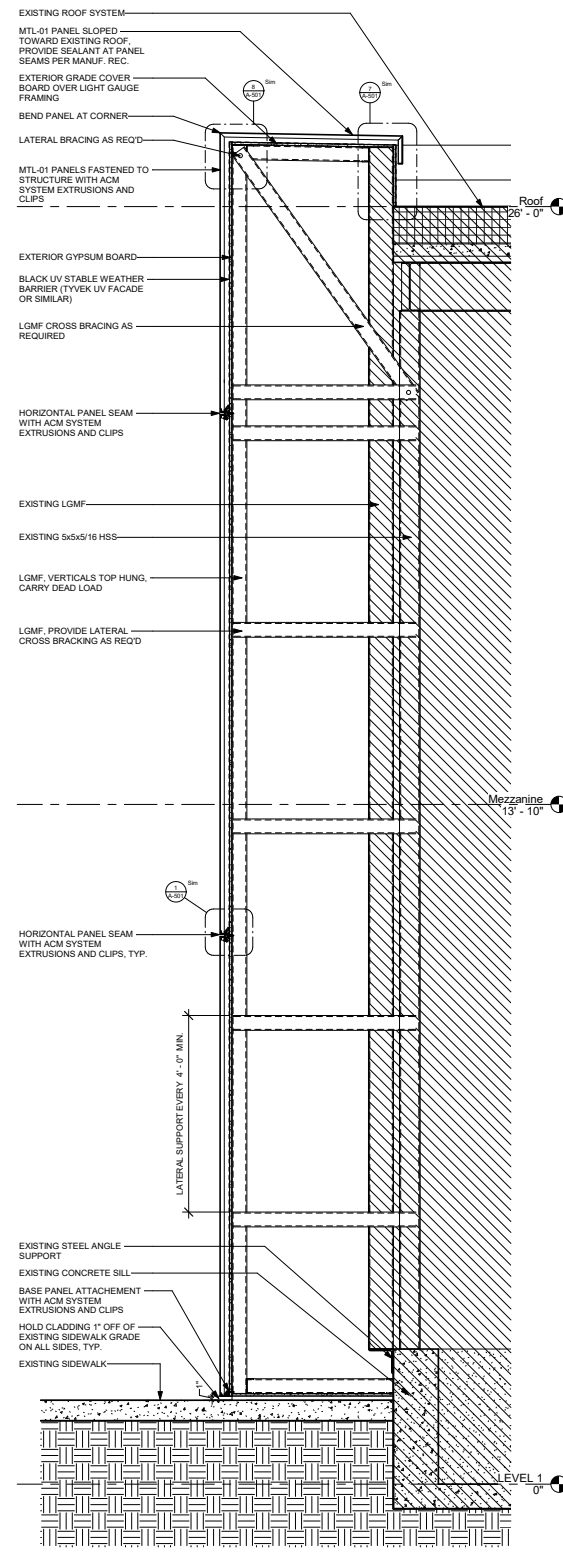
① ELEVATION - NORTH
3/16" = 1'-0"

Proposed Design

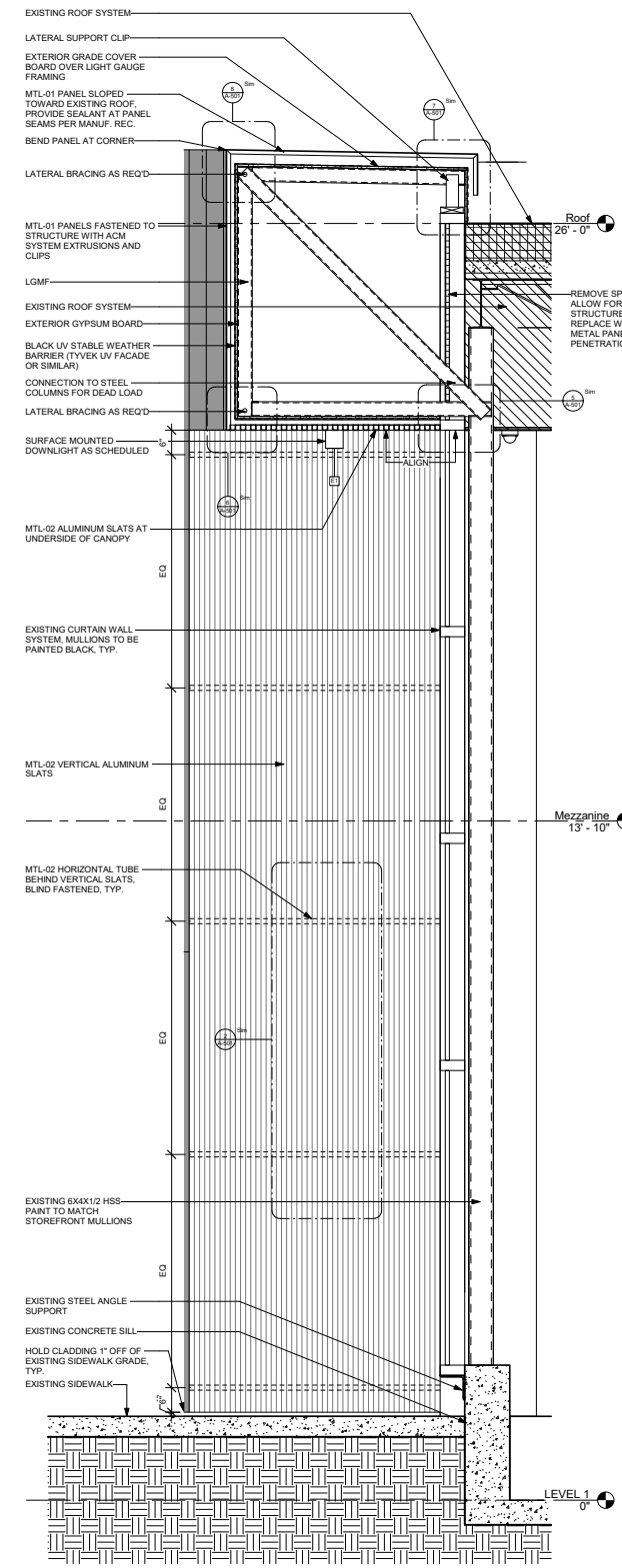
Wall Sections



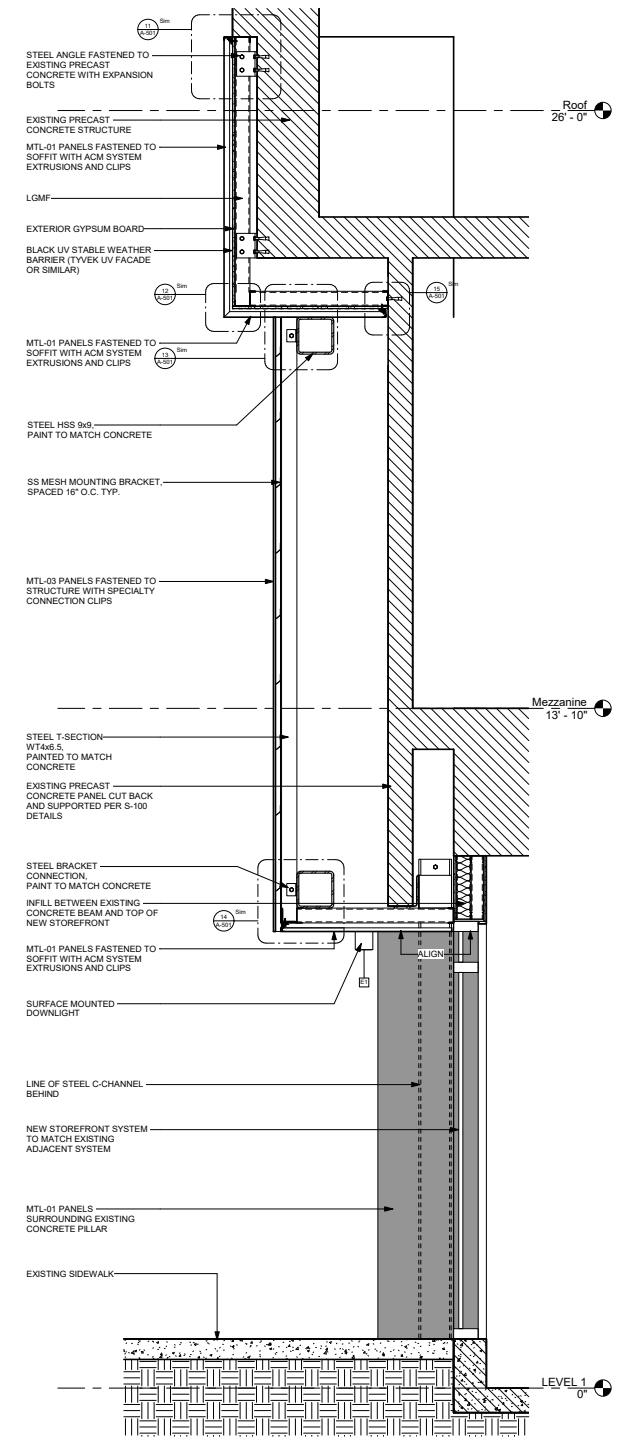
3 WALL SECTION @ ENTRY PILLAR
 3/4" = 1'-0"



2 WALL SECTION @ TYP. PILLAR
 3/4" = 1'-0"



WALL SECTION @ CURTAIN WALL AND CANOPY
 3/4" = 1'-0"



1 WALL SECTION @ DDC FAÇADE
 3/4" = 1'-0"