

# Remodel Proposal & Materials List

5 ZONES in Industrial modern with mixed-metals

## **Entryway - Lobby:**

- Lighting
- Flooring
- Wall panels
- Decorative Accents

## **Basement - Lobby:**

- Lighting
- Mirrors
- Decorative Accents
- Plaque in vestibule

## **Hallways:**

- Lighting
- Carpets
- Paint
- Art

## **Elevators:**

- Lighting

## **Garage:**

- Paint (just accent green wall - to orange)
- Wall decal

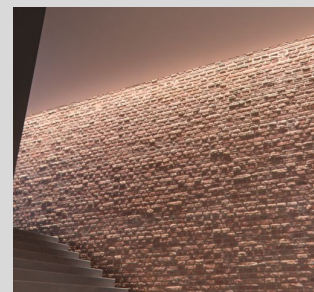
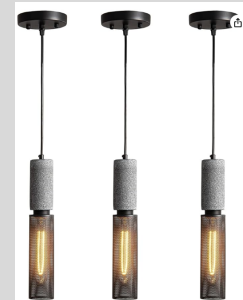
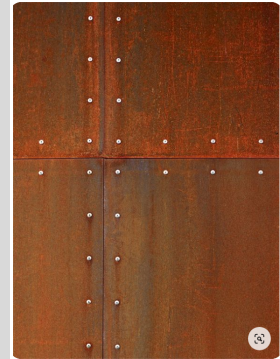
*Below are the details per zone.*

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# ENTRYWAY - LOBBY

## Materials

- **Flooring** - 2 options so ordered samples
  - a. Light gray (match concrete wall)
  - b. Dark gray (match mailbox wall)
  
- **Wall panels**
  - a. RIGHT Mailbox wall in [Dark gray panels](#)
  - b. LEFT Ceiling soffit in [Light wood](#)
  - c. Bench: [Light wood](#)
  - d. Elevator ceiling soffit: [Light wood](#)
  - e. Back (green) wall: metal paneling in [corten steel](#) panels that rust to orange
  - f. 3 entryway pendants inside columns stainless or other metals
  
- **Lighting**
  - a. 3 [entryway pendants](#) inside columns
  - b. Ceiling fixtures over mailbox (see if too close to sprinkler head, if not possible improve the recessed lighting )  
[8-light fixture](#)
  - c. LED strip lights in [wall grazing](#) effect:
    - i. Along LEFT concrete wall
    - ii. Behind/around bench fixture
    - iii. Back (green) wall
    - iv. Elevator concrete wall
  - d. Elevators:
    - i. Two spots over each door
    - ii. One spot pointing to mirror wall / sculpture
  
- **Decorative accents**
  - a. Steel sculpture by elevator mirror
  - b. Wall decor - industrial metals/gears



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# BASEMENT - LOBBY

Showcase the height of the rooms and massive exposed concrete walls by “grazing” with large spotlights–brightening the rooms.

- **Lighting**

- a. 2 [spiraled Edison chandeliers](#) (one by elevator, one in lobby).
- b. Two [Duncan spotlights](#) to brighten each room, slightly tilted towards concrete walls to “graze”

- **Decorative accents**

- a. Remove chairs and place a huge **mirror**– 12 feet x12 feet? (if Amazon locker is not installed there)
- b. Wood accent table to soften room

- **Safety:** curved mirror at corner of vestibule to see into room from lobby

- **Vestibule:** the graffiti art will be replaced with a plaque about East Village and our building–an homage to the industrial origins of East Village.



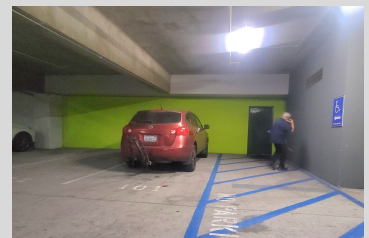
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# GARAGE

- **Paint:** Neon green accent wall will be painted in Orange

- **Decorative accents:**

- a. Large “Welcome Home” decal on wall
- b. New floor mat w “Fahrenheit” (glued down, not taped)



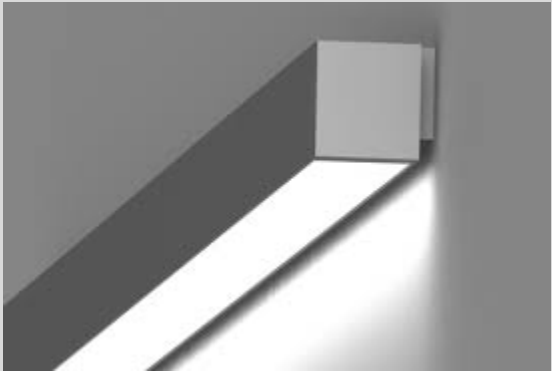
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# ELEVATORS

Wall “grazing” with indirect lighting widens the room and eye travels to the showpieces in the small room= large exposed concrete wall / art.

In addition: the current “UFO” shaped lights are not industrial style, and are a pain during furniture moves.

- **Paint:** Black paint trim around mirror (a reveal is always black to show depth)
- **Lighting:**
  - a. LED strip light in [wall grazing](#) effect along RIGHT concrete wall
  - b. Two spots over each door (access doors should always be lit)



Vendor List

- [Microlinea](#)
- [PureEdge](#) @ [SD Lighting](#)
- [WareLight](#)
- [Legrand](#)



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# HALLWAYS

- **Lighting**

- a. LED strip light in wall grazing effect along LEFT concrete wall
- b. Industrial edison bulbs over each unit door
- c. Swap ceiling scones' bulbs to LED (currently halogen) saving \$5,800/yr
- d. Remove ineffective recessed floor lights

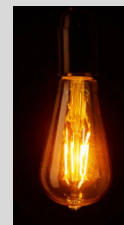
- **Carpets: TBD until all reconstruction finished.**

- a. Stain resistant & solid linear pattern (vs patches in different shades)
  - Lighter gray to match concrete wall  
or
  - Dark gray to match right wall



- **Paint:**

- a. Ceiling to a light gray that matches the concrete wall. Brightening the hallway and lifting perceived ceiling height.
- b. Blue & Green accent walls are out!! - paint matching the surrounding walls



- **Wall panels?** Corten steel panels can be placed around the two trash wall columns (currently blue). If not, paint these walls in light gray.

- **Art:** Separate proposal after remodel.

\*All lighting will be @ 2700k

# Door signs + Doorbells ?

Vanessa suggested changing them to a metal laser-cut in either corten or stainless...will be pricey - open to your suggestions?



Why? Some are blue, some red, I'm ok with a temperature/Fahrenheit theme; but the narrow hallways have green!



We can change bulbs to any color, ok with just that.

