

EQUINOX



ART COMMISSION PRESENTATION

RITTENHOUSE SQUARE
1907 WALNUT STREET
PHILADELPHIA, PA

OCTOBER 30, 2024

OPPORTUNITY:

Enter the Philadelphia market with dramatic flagship location

- ▶ 2nd floor glass box facing Walnut Street, the City's luxury retail corridor
- ▶ Part of Philadelphia's premium restaurant and hotel submarket
- ▶ Central, flagship location will attract target demographics from high-end neighborhoods across Philadelphia
- ▶ Ideally situated adjacent to Washington Square West, Old City, Society Hill and target corporates in Central City
- ▶ Additional opportunity to expand in the Philadelphia market



RAISING THE BAR

Since launching in 1991 with one facility on the Upper West Side of Manhattan, we have been a leader in lifestyle design. Today, we continue to be regarded as one of the most design conscious multi-national brands, consistently raising the bar for what it means to be a high-end lifestyle brand – taking the fitness lifestyle to a new level in our member’s lives.

We have developed an unmatched portfolio of beautiful clubs; brand-conscious designs that reveal each location’s unique character. Our clubs have been widely covered in the design, fitness and lifestyle media for innovative programming and excellence in design, with a supreme focus on the member experience.

SUBSTANCE WITH STYLE

We encourage, motivate and challenge our members through an integrated lifestyle offering of Equinox-branded products and services: fitness programming; personal training; spa services; apparel and accessories; and juice bars/cafes.

We target the upper market segment and strive to be the brand of choice for active adults with design sensibility. Our brand is inspirational and defining, combining substance with style in our commitment to living well.

UNPARALLELED EXPERIENCE

Equinox supports one of the most intimate times in a person’s life – the time they invest in themselves, and the sharing of that experience with other like-minded members. Our community joins individuals pursuing their personal wellness journey and achieving a unique living experience.

Our focus will always be to deliver an unparalleled member experience through strong operations, distinctive designs, modern sensibilities and tireless attention to detail. Our respect and commitment to our members, partnered with our commitment to design, is the model for a lasting and successful brand.

Equinox currently operates a portfolio of over 100 clubs with an additional 30 clubs in the development pipeline

THANK YOU



“BEST FITNESS CLUB IN AMERICA”
FITNESS Magazine

EQUINOX

Equinox Health Club

1907 Walnut St. (Rittenhouse Square)
Philadelphia, PA

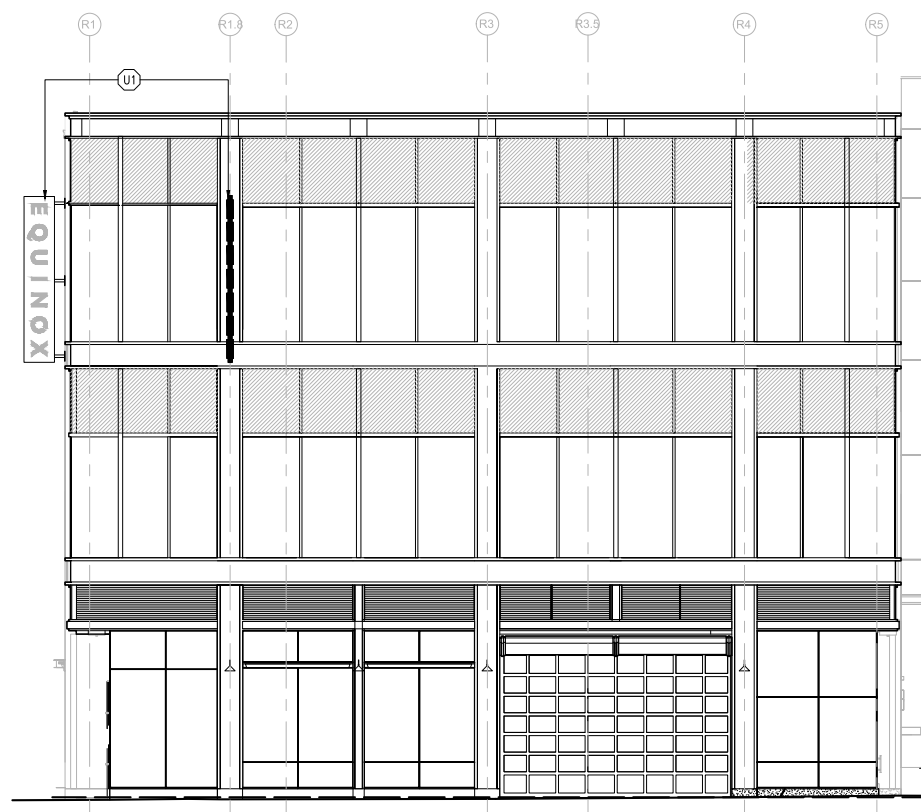
Project: 24-0129

Site Plans



1 NORTH EXTERIOR ELEVATION AT SANSOM STREET
Scale: NTS

184' Frontage - sign is 32' from grade to bottom of the sign



2 WEST EXTERIOR ELEVATION AT 20TH STREET
Scale: NTS

75' frontage - sign is 32' from grade to bottom of the sign

Date / Designer 07.16.24 - JHH

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Revisions

- R1 08.26.24 - JHH
- R2 00.00.00 -
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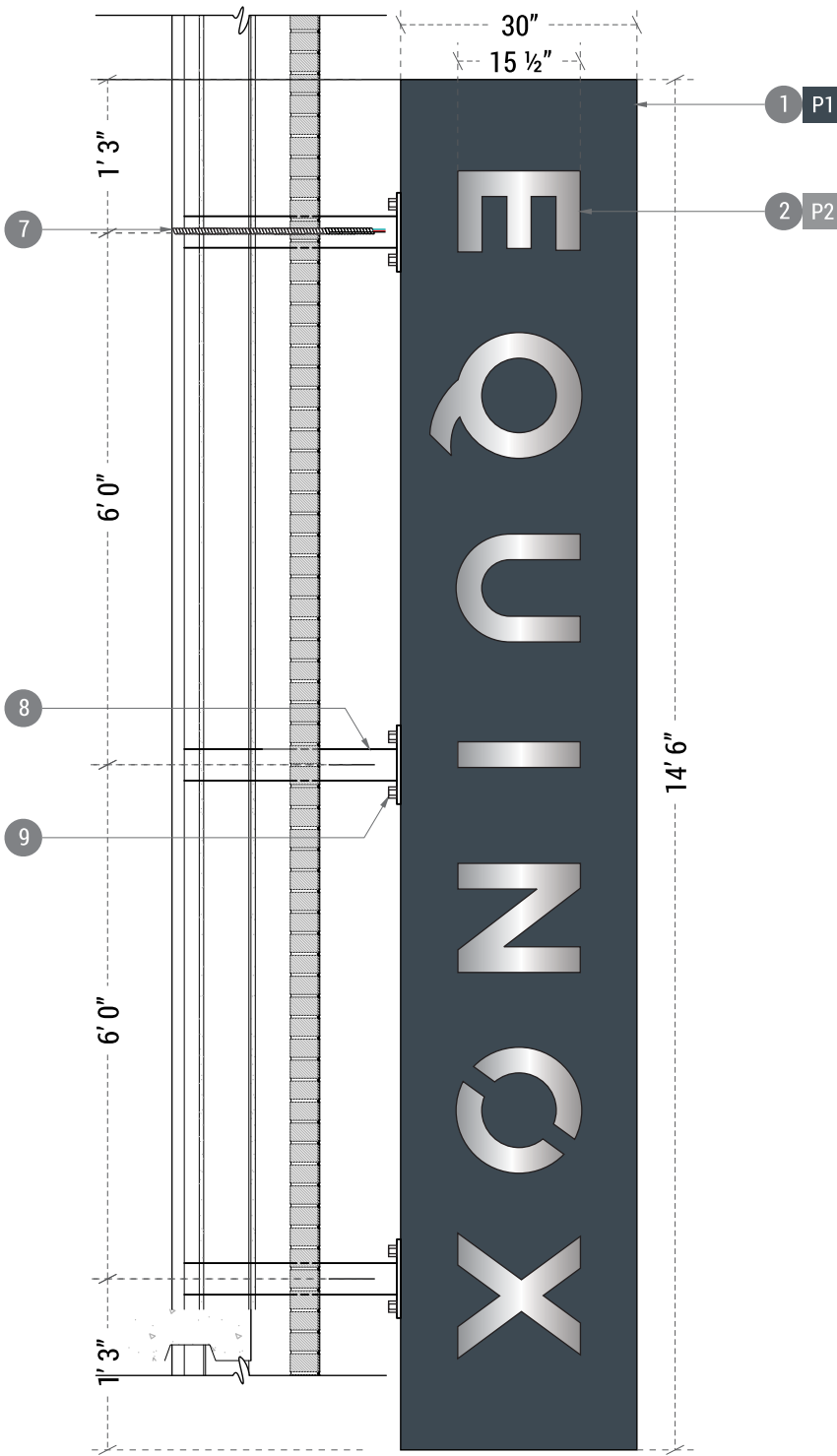
Interior / Exterior
Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: Jeff Carson



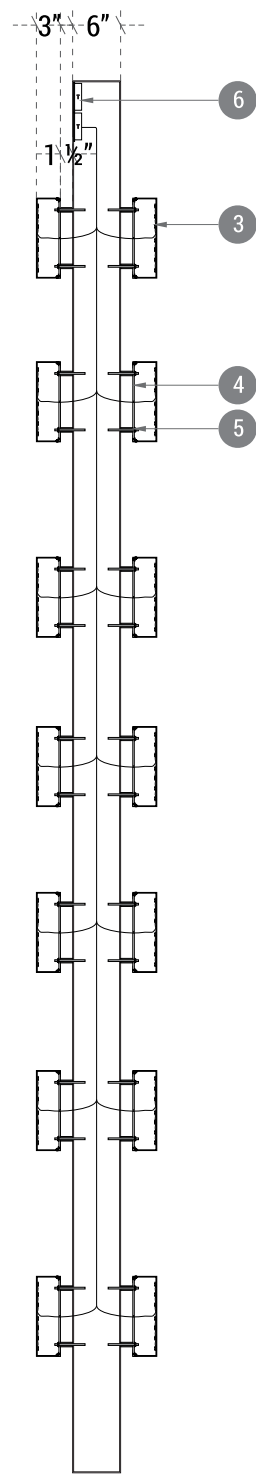
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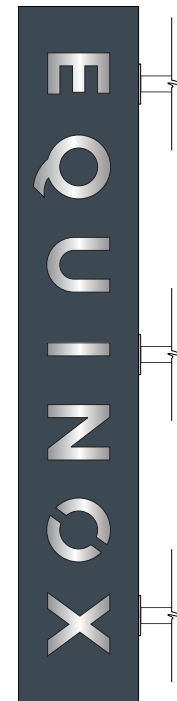
Qty: 02

A D/F Projecting Sign w/ Halo-Lit Ltrs.
SCALE: 1/2"=1'-0"

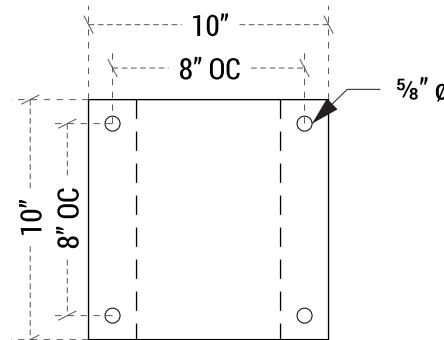
36 SQ. FT.



A.1 Section View
SCALE: 1/2"=1'-0"



A.2 D/F Sign - Side B
SCALE: 1/4"=1'-0"



B Mounting Plate Detail
SCALE: 1 1/2"=1'-0"

1. D/F ALUMINUM FRAMED & SKINNED PROJECTING BLADE SIGN PAINTED GRAY(P1)
2. 3" DEEP HALO-LIT ALUMINUM CHANNEL LETTERS PAINTED METALLIC SILVER(P2)
3. 3,000 K LED LIGHTING
4. 3/16" WHITE LEXAN BACKS
5. LETTERS MOUNTED TO BLADE SIGN VIA 1/4-20 STUDS & 1-1/2" STAND-OFFS
6. SECONDARY LEADS CARRIED TO INTERNALLY-MOUNTED POWER SUPPLIES
7. 120 OR 277 V PRIMARY ELECTRIC AT BOX LOCATION (PRIMARY BY OTHERS)
8. 4" X 4" X 3/8" GALVANIZED STEEL SQUARE TUBE OUTRIGGERS (BY OTHERS)
9. BLADE SIGN TO BE THRU-BOLTED TO MOUNTING PLATES WITH HARDWARE AS REQUIRED

Equinox Health Club

1907 Walnut St. (Rittenhouse Square)
Philadelphia, PA

Project: 24-0129

D/F Projecting Blade Sign Qty: 02

Fabrication Information:
Produce (2) projecting blade signs as shown.

Installation Information:

Electrical Information:

600W Max 120/277V 5A Max Draw

Paint

P1 To Match PMS 432
P2 MP Metallic Satin Silver (951)

Date / Designer 07.16.24 - JHH

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20th St. Elevation

Equinox Health Club

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Project: 24-0129

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Equinox Health Club

1907 Walnut St. (Rittenhouse Square)
Philadelphia, PA

Project: 24-0129



Sansom St. Elevation

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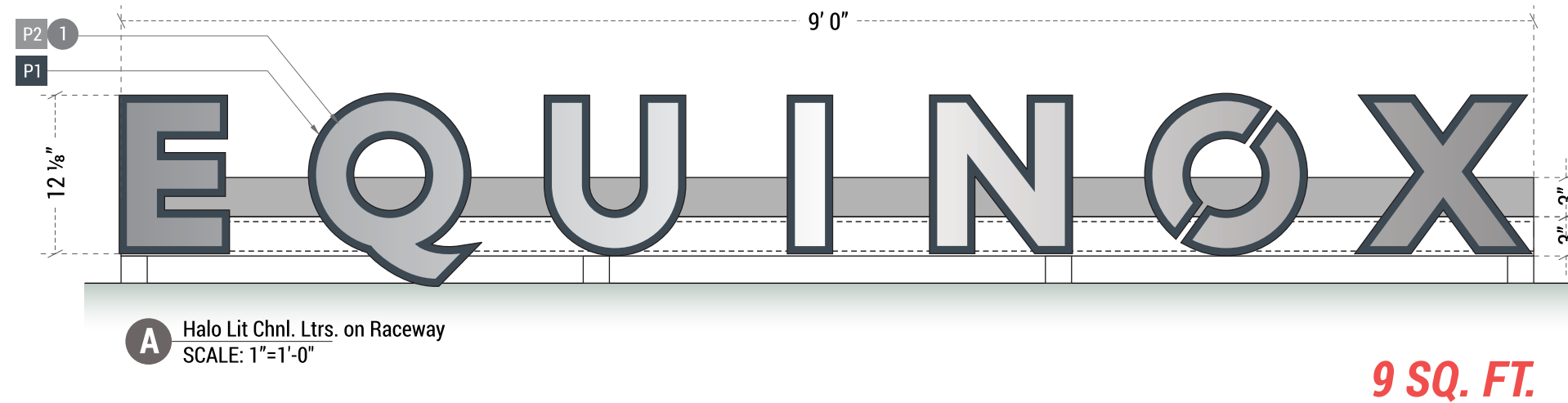
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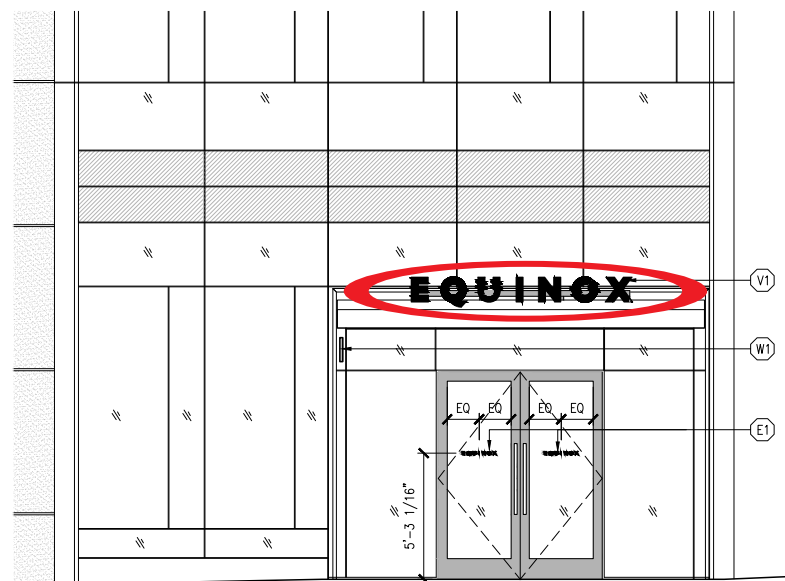
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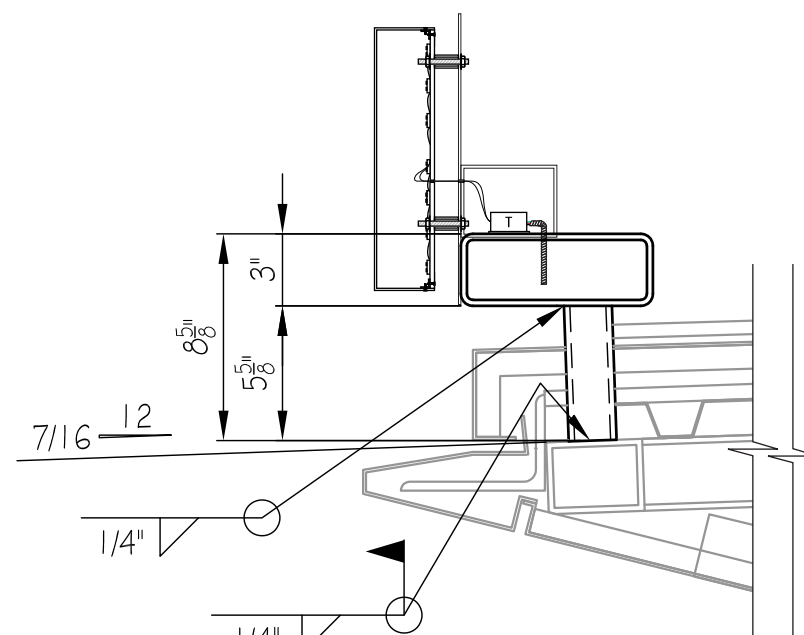
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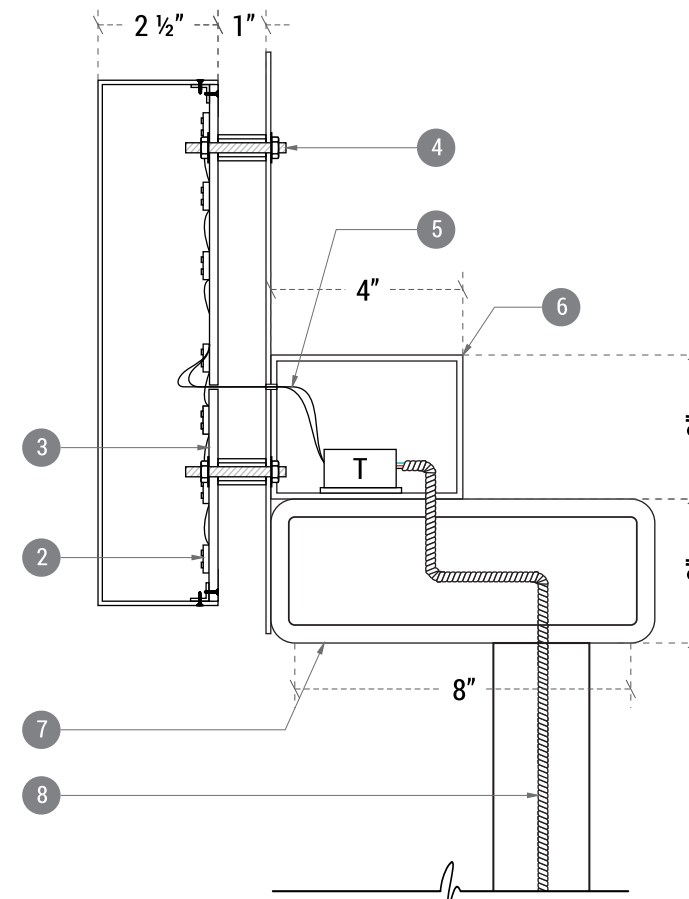
1. 2-1/2" DEEP HALO LIT ALUMINUM CHANNEL LETTERS PAINTED METALLIC SILVER(P2) WITH ALUMINUM BACKERS PAINTED GRAY(P1)
2. WHITE LED LIGHTING
3. 3/16" WHITE LEXAN BACK
4. MOUNTED TO RACEWAY VIA 1/4-20 STUDS & 1" STANDOFFS AND SET WITH SILICONE ADHESIVE
5. SECONDARY LEADS CARRIED THROUGH INTERNALLY MOUNTED POWER SUPPLY IN RACEWAY
6. 3" X 4" ALUMINUM TUBE RACEWAY (PAINT COLOR TO BE DETERMINED)
7. RACEWAY MOUNTED TO 3" X 8" GALVANIZED STEEL SUPPORT TUBE WITH HARDWARE AS REQUIRED
8. 120 OR 277 V PRIMARY ELECTRIC AT BOX LOCATION (PRIMARY BY OTHERS)



B Exterior Partial Elevation at Walnut Street
SCALE: 1/8"=1'-0"



A.2 Profile w/ Canopy
SCALE: 1-1/2"=1'-0"



A.1 Section View
SCALE: 3"=1'-0"

Equinox Health Club

1907 Walnut St. (Rittenhouse Square)
Philadelphia, PA

Project: 24-0129

Halo-Lit Raceway Chnl. Ltrs. Qty: 01

Fabrication Information:
Produce halo lit signage as shown.

Installation Information:

Electrical Information:

600W Max 120/277V 5A Max Draw

Paint

P1 To Match PMS 432
P2 MP Metallic Satin Silver (951)

Date / Designer 07.16.24 - JHH

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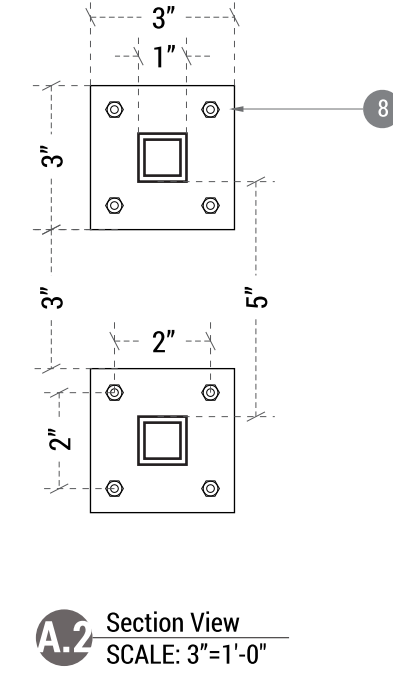
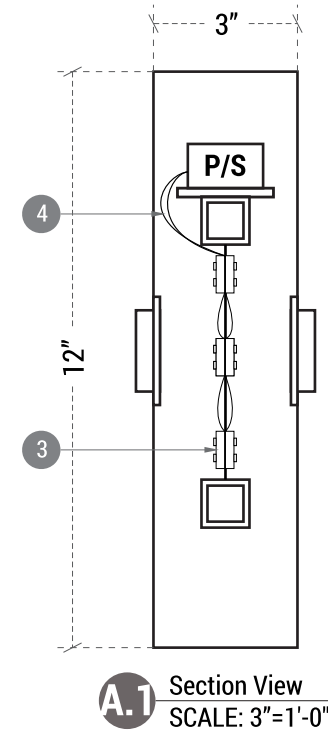
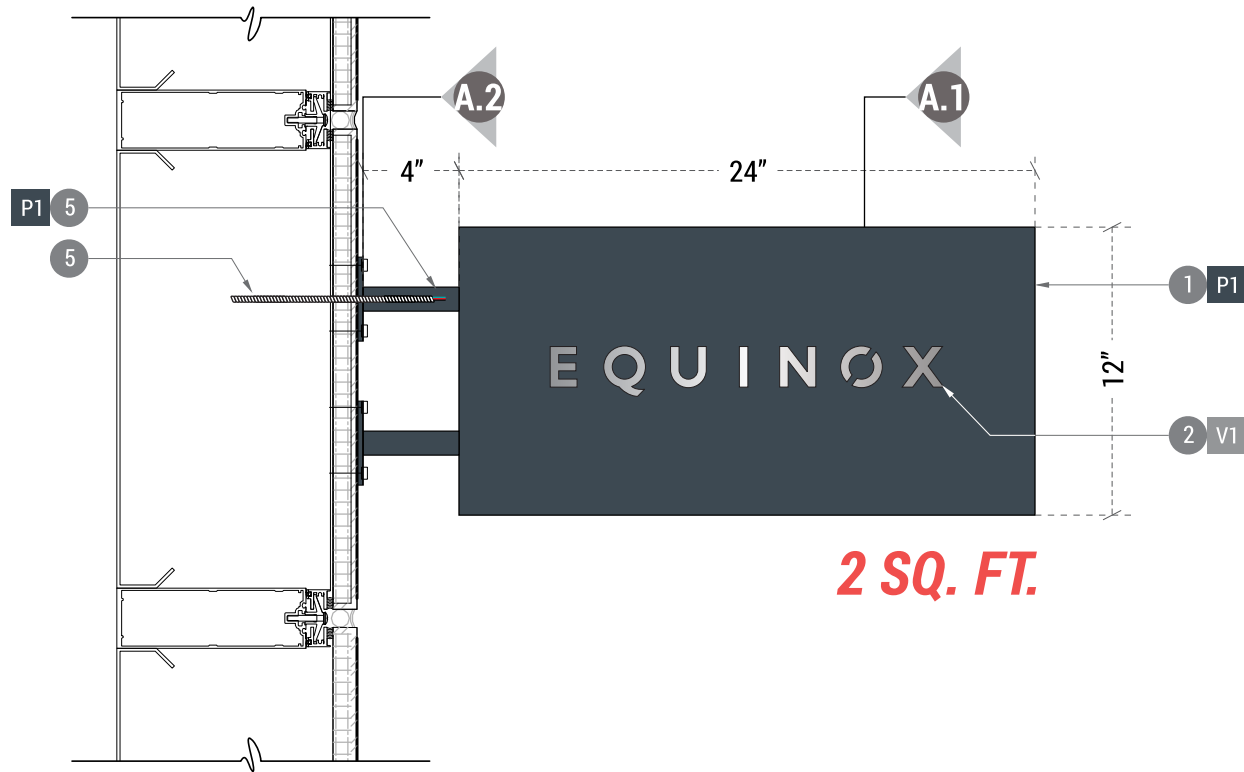
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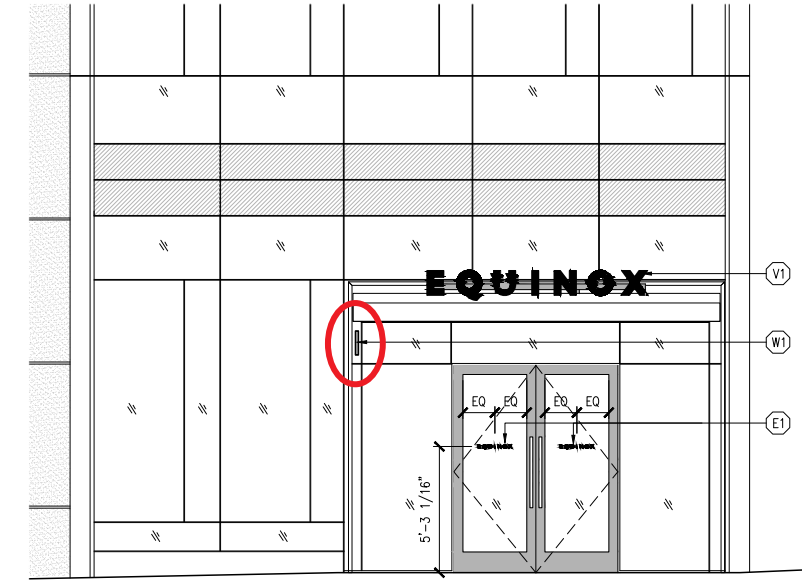


A.1 Section View
SCALE: 3"=1'-0"

A.2 Section View
SCALE: 3"=1'-0"

A D/F Projecting Blade Sign w/ Routed / Push-Thru Ltrs.
SCALE: 1-1/2"=1'-0"

1. D/F ALUMINUM FRAMED & SKINNED PROJECTING BLADE SIGN PAINTED GRAY(P1)
2. 1/2" THK. WHITE (2447) ACRYLIC ROUTED / PUSH-THRU COPY FACED WITH TRANS SILVER VINYL(V1)
3. WHITE LED LIGHTING
4. SECONDARY LEADS CARRIED TO INTERNALLY-MOUNTED POWER SUPPLIES
5. 120 OR 277 V PRIMARY ELECTRIC AT BOX LOCATION (PRIMARY BY OTHERS)
6. 1" SQUARE ALUMINUM SUPPORT TUBES PAINTED GRAY(P1)
7. 1/4" THK. MOUNTING PLATES
8. BLADE SIGN TO BE LAG BOLTED THROUGH 3" X 3" X 1/4" MOUNTING PLATES WITH HARDWARE AS REQUIRED



B Exterior Partial Elevation at Walnut Street
SCALE: 1/8"=1'-0"

Equinox Health Club

1907 Walnut St. (Rittenhouse Square)
Philadelphia, PA

Project: 24-0129

D/F Projecting Blade Sign Qty: 01

Fabrication Information:
Produce (1) projecting blade sign as shown.

Installation Information:

Electrical Information:

600W Max 120/277V 5A Max Draw

Paint

P1 To Match PMS 432

Vinyl

V1 Metallic Silver (900-869-T)

Date / Designer 07.16.24 - JHH

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Walnut St. Elevation

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LEGEND

BUILDING	GRADING	UTILITY	MISC.
SOLID TONE: LIMIT OF UPPER FLOORS	FINISHED FLOOR ELEVATION	TRENCH DRAIN W/TRAP	AREA OF STREET STRIKING
CROSS HATCH: LIMIT OF 1ST FLOOR	SITE FEATURES	FRESH AIR INLET	UNITY OF USE AREA
Existing Building	BICYCLE PARKING (2 BICYCLE PARKING PER RACK)	WATER VALVE (CURB STOP)	CONCRETE PAVING
	STREET TREE	CLEANOUT	ASPHALT PAVING
	CURB	AREA DRAIN	LANDSCAPING
	DEPRESSED/FLUSH CURB	SEWER/JELLYFISH MANHOLE	
	BOLLARD	PROPOSED OUTLET CONTROL STRUCTURE	
	PEDESTRIAN LIGHT POLE	FIRE HYDRANT	
	COBRAHEAD LIGHT POLE		

20TH STREET
 11721'00"E
 LEGAL 30' WIDE
 50' WIDE
 12'-26'-11"

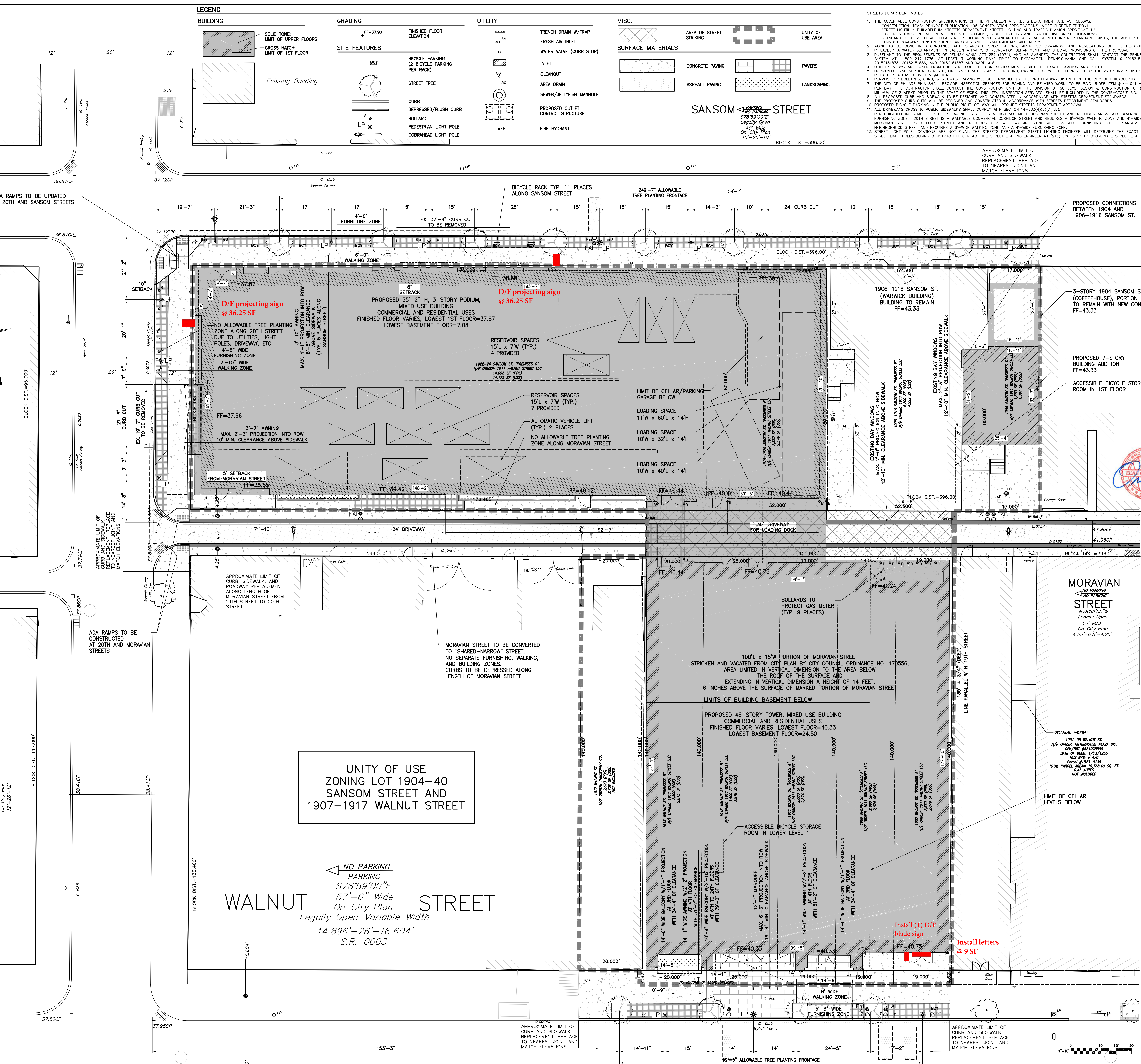
1906-1916 SANSOM ST. (COFFEEHOUSE) PORTION OF BUILDING TO REMAIN WITH NEW CONSTRUCTION
 FF=43.33

3-STORY 1904 SANSOM ST. (COFFEEHOUSE) PORTION OF BUILDING TO REMAIN WITH NEW CONSTRUCTION
 FF=43.33

PROPOSED 6-STORY BUILDING ADDITION
 FF=43.33

PROPOSED 48-STORY TOWER, MIXED USE BUILDING
 FINISHED FLOOR VARIES, LOWEST FLOOR=40.33, LOWEST BASEMENT FLOOR=24.50

WALNUT STREET
 11725'00"W
 LEGAL 50' WIDE
 12'-26'-11"



STREETS DEPARTMENT NOTES:

1. THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE AS FOLLOWS: CONSTRUCTION ITEMS; PENNDOT PUBLICATION 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION); STREET LIGHTING; PHILADELPHIA STREETS DEPARTMENT STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS; STANDARD DETAILS PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS; WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT EDITION OF THE PENNDOT ROADWAY CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY.
2. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
3. FURNISHMENT TO BE PROVIDED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA ONE CALL SYSTEM # 4-1-1 (215) 686-5536. A STANDARD DETAILS PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS SHALL BE OBTAINED FROM THE PHILADELPHIA ONE CALL CENTER AT (215) 686-5536.
4. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORDS. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
5. HORIZONTAL AND VERTICAL CONTROL POINTS FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE 2ND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
6. PERMITS FOR BOLLARDS, CURB & SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
7. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM # 4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5536, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
8. ALL PROPOSED CURB AND SIDEWALKS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CONTRACTOR'S BID.
9. THE PROPOSED CURB CUTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CONTRACTOR'S BID.
10. ALL DRIVEWAYS CROSSING PUBLIC SIDEWALKS SHALL COMPLY WITH SECTION 14.85(3)(4)(v)(1)(c).
11. PER PHILADELPHIA COMPLETE STREETS, WALNUT STREET IS A HIGH VOLUME PEDESTRIAN STREET AND REQUIRES AN 8'-0" WIDE WALKING ZONE AND 4'-0" WIDE FURNISHING ZONE. 20TH STREET IS A WALKABLE COMMERCIAL CORRIDOR STREET AND REQUIRES A 6'-0" WIDE WALKING ZONE AND 4'-0" WIDE FURNISHING ZONE. MORAVIAN STREET IS A LOCAL STREET AND REQUIRES A 5'-0" WIDE WALKING ZONE AND 3'-0" WIDE FURNISHING ZONE. SANSOM STREET IS A CITY NEIGHBORHOOD STREET AND REQUIRES A 4'-0" WIDE WALKING ZONE AND A 4'-0" WIDE FURNISHING ZONE.
12. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5536 TO COORDINATE STREET LIGHT POLE LOCATIONS.
13. APPROXIMATE LIMIT OF CURB AND SIDEWALK REPLACEMENT. REPLACE TO NEAREST JOINT AND MATCH ELEVATIONS.

GENERAL NOTES:

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
2. PLAN MADE AS PER INSTRUCTION OF APPLICANT, SOUTHERN LAND COMPANY.
3. THIS PLAN WAS PREPARED FROM A FIELD SURVEY PERFORMED ON 08-30-2016 ON AUGUST 30, 2016. THE SURVEY WAS PERFORMED BY STANTEC CONSULTING SERVICES INC. ON 08-30-2016. ALL LOT LINE INFORMATION WAS PREPARED FROM DEED RECORDS.
4. ALL DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD DIMENSIONS WHICH ARE IN UNITS OF FEET AND INCHES. DIMENSIONS ARE TO CENTER OF CURB OR CENTER OF STREET UNLESS OTHERWISE INDICATED. DIMENSIONS TO CENTER OF CURB OR CENTER OF STREET SHALL BE USED FOR THE PURPOSES ONLY.
5. DIMENSIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM. BENCH MARK IS SHOWN ON PLAN (PK MARK LOCATED ON SOUTH SIDE OF SANSOM ST.) CONSTRUCTION SHALL BE TO TRANSFER BENCHMARK TO A KNOWN ELEVATION OUTSIDE THE LIMIT OF WORK.
6. ATTENTION IS CALLED TO THE PHILADELPHIA ZONING CODE AS AMENDED. SUBJECT PREMISES IS IN ZONE CMX-4 (CENTER CITY COMMERCIAL MIXED-USE).
7. SUBJECT PREMISES IS NOT IN A FLOOD HAZARD AREA. PER FEMA FLOOD INSURANCE RATE MAP 40077-0226G DATED JANUARY 12, 2007.
8. CURB ELEVATIONS AND GRADES ARE FROM PHILADELPHIA CITY PLAN NO. 308.
9. INFORMATION USED TO PREPARE THIS PLAN ARE AS FOLLOWS:
 - SKETCH PLAN OF BOUNDARY STATEMENT BY PHILADELPHIA DEPARTMENT OF STREETS, 2ND SURVEY DISTRICT DATED JANUARY 22, 2016.
 - STANTEC CONSULTING SERVICES INC. PLAN NO. 15140-0001, DEEDS FURNISHED BY CLIENT.
10. ANY AND ALL OVERHEAD WIRES ARE SHOWN ON PLAN.
11. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENTS (OPA).
12. UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAY.
13. THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PHILADELPHIA DEPARTMENT OF STREETS, 2ND SURVEY DISTRICT SURVEY AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS, ETC.
14. THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES HAS BEEN VERIFIED INDEPENDENTLY BY THE CONTRACTOR OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
15. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THESE DAMAGES MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT NO. 287.
16. CURB GRADES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
17. REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
18. STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH THE USE OF A DETENTION BASIN. FEMA APPLICATION #1712447-0001-0001.
19. ALL WATER METERS AND BACKFLOW PREVENTION DEVICES TO BE LOCATED WITHIN THE PROPOSED BUILDING.
20. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
21. ANY ELECTRONIC REPRODUCTION OF THIS PLAN AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
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ZONING NOTES:

1. PROPOSED BUILDING HEIGHTS BASED ON 0'-0" DATUM.
2. 0'-0" IS 40.33 ON CITY DATUM.
3. AVERAGE GROUND FLOOR = 39.56' (CITY DATUM).
4. 3-BUILDING AT 1907-15 WALNUT STREET CANTILEVERS 2'-0" OVER BUILDING AT 1917 WALNUT STREET PURSUANT TO PRIVATE AGREEMENT BETWEEN THE PROPERTY OWNERS.

Stantec
 Stantec Consulting Services Inc.
 150 Spring Garden, Suite 1100
 Philadelphia PA 19130
 Tel: 215.645.7000
 www.stantec.com

SCB
 Solomon Cordwell Buenz
 Chicago
 T 312.896.1100
 San Francisco
 T 415.216.2450
 www.scb.com

← 1000 W 1700 →
WALNUT ST

NO STOPPING
NO STOPPING ANY TIME
NO STOPPING ANY TIME
NO STOPPING ANY TIME

NO PARKING
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NO PARKING ANY TIME
NO PARKING ANY TIME

2 HR PARKING
MON-FRI 10:00AM-2:00PM
2:00PM-10:00PM
SAT-SUN 8:00AM-10:00PM

RESERVED PARKING
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DO NOT FEED THE BEES
PEOPLE WHO GET STUNG
BY BEES CAN BE DEAD



EQUINOX RITTENHOUSE

EQUINOX

EQUINOX RITTENHOUSE COMING SOON

EQUINOX RITTENHOUSE COMING SOON

RETAIL FOR LEASE

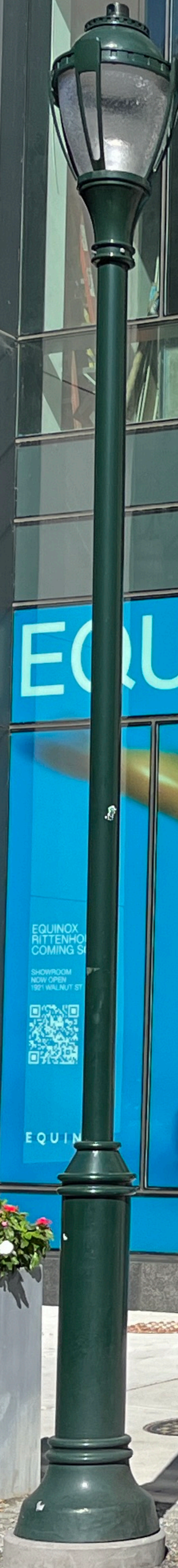
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THE GOAT

Two pedestrians walking on the sidewalk: a woman in a grey jacket and a man in a dark jacket and blue jeans.



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Black awning over a doorway on the left building.

Goldie logo on a storefront window.

Federal Donuts logo featuring a rooster on a red storefront.

Federal Donuts sign above a doorway.

FEDERAL DONUTS neon sign in a window.



Ryde logo on a sign in the background.

Car's logo on a storefront window.

WINE & ALCOHOL sign in a window.

Small sign in a window.

Small sign in a window.

Small sign in a window.

Small sign in a window.

Small sign in a window.

Small sign in a window.

Small sign in a window.

Small sign in a window.

Small sign in a window.

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Small sign in a window.

Small sign in a window.

Small sign in a window.

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IN THE WORLD

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RUN

LIFT

FUEL

SHOP

1911

FUEL BAR
BY BARRY'S

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or even if you're not working out.
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& TAILORING

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ANY TIME
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ROYAL
THEATER

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