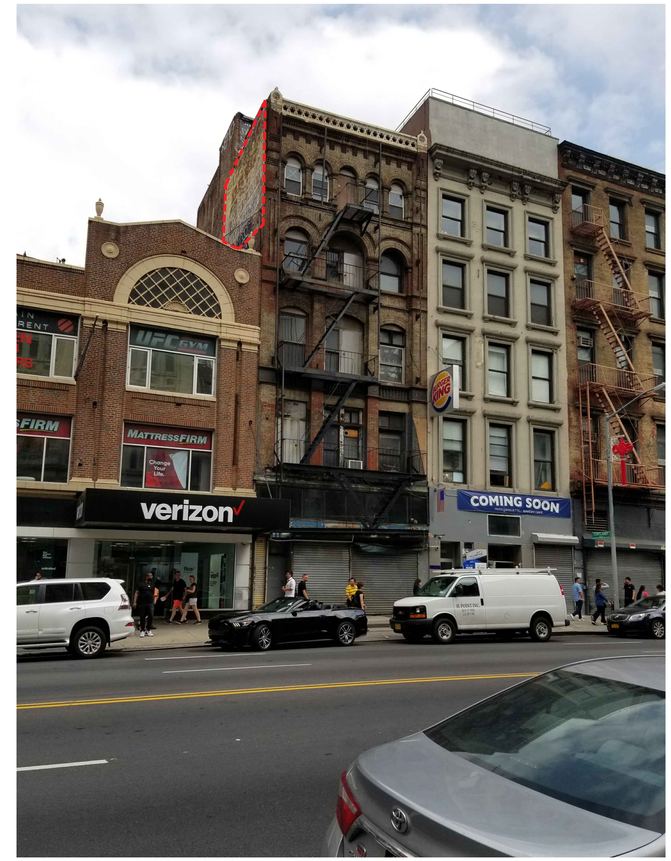
275 CANAL STREET

HISTORICAL RENOVATION

275 CANAL STREET,
NEW YORK, NY 10013

PAINTED SIGN MASTER PLAN SET

21 DECEMBER 2018



■ BUILDING INFORMATION

ADDRESS:	275 CANAL STREET (10013)
BOROUGH:	MANHATTAN
BLOCK:	209
LOT:	35
LOT FRONTAGE:	25'-1"
LOT DEPTH:	96'-10"
LOT AREA:	2,362 SF
ZONING MAP:	12a
ZONING:	M1-5B
HISTORIC DISTRICT:	SOHO - CAST IRON HISTORIC DISTRICT EXTENSION

■ DRAWING LIST

ARCHITECTURAL

A-001.00 COVER SHEET W/ DRAWING LIST
A-002.00 GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

LPC-001 HISTORICAL STUDY AND DESIGNATION

A-010 SURROUNDING HISTORIC DISTRICT PAINTED SIGN STUDY
A-011 EXISTING PAINTED SIGN CONDITIONS
A-012 PROPOSED PAINTED SIGN GUIDELINES AND EXAMPLE
A-013 EXISTING PAINTED SIGN AT LOT LINE ELEVATION
A-014 PROPOSED PAINTED SIGN AT LOT LINE ELEVATION

■ SCOPE OF WORK

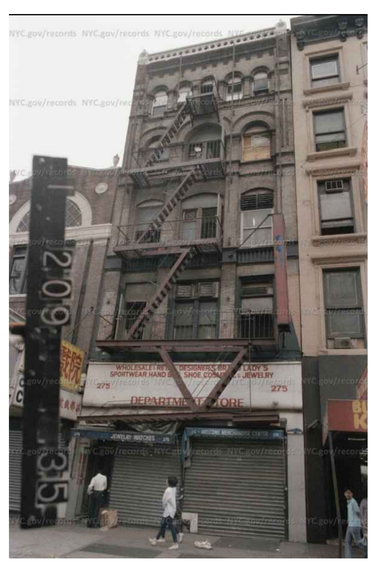
- PROPOSED MASTER PLAN FOR EXISTING PAINTED SIGN ON NORTH WESTERN LOT LINE FACADE.

■ SITE PLAN

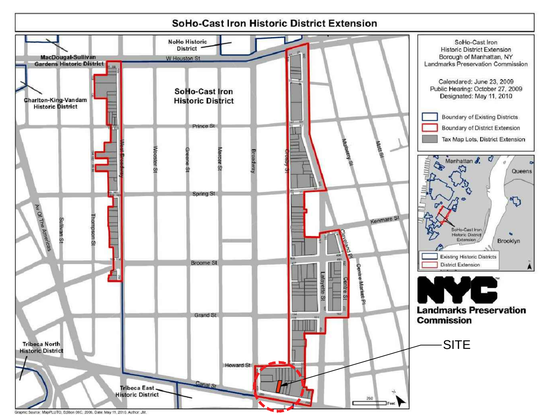
SCALE: 1/64" = 1'-0"

■ HISTORICAL INFORMATION

01 1940s TAX PHOTO
NTS



02 1980s TAX PHOTO
NTS



03 HISTORIC DISTRICT MAP
NTS

NOTE:

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS OR DESIGN REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY PKSB ARCHITECTS, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY SHALL NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE. EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF PKSB ARCHITECTS.

PROJECT

275 CANAL ST

275 CANAL STREET
NEW YORK, NY 10013

ARCHITECT

P K + S B

330 W42 Street
New York, NY 10036
tel 212 594 2010
fax 212 947 4381

OWNER

275 CANAL, SPE LLC
689 Fifth Avenue, 4th Floor
New York, NY 10022
tel (212) 879 0500

OWNER'S REPRESENTATIVE

DAVID J. SPECTOR ASSOCIATES, INC.
501 Fifth Avenue, Suite 1702
New York, NY 10017
tel (212) 869 8200 fax (212) 869 6977

STRUCTURAL ENGINEER

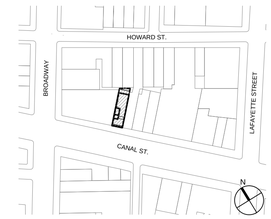
LAWLESS & MANGIONE, LLP
480 N. Broadway
Yonkers, NY 10701
tel (914) 423 8844 fax (914) 423 8981

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER

PLUS GROUP, PLLC
32 Broadway, Suite 1601
New York, NY 10004
tel (212) 233 2700 fax (212) 233 2727

GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
	12-21-2018	- INITIAL FILING SET TO LPC

Drawing Title

COVERSHEET W/ DRAWING LIST

PROJECT NO.	DRAWING NO.
1717	A-001.00
DATE: 03/08/18	
SCALE: AS NOTED	
DRAWN / CHECKED: FC/SP	

SHEETS IN DOB SET
01 of 20

GENERAL NOTES

1. THE "ARCHITECT" REFERRED TO THROUGHOUT THE GENERAL NOTES SHALL MEAN PKSB ARCHITECTS, P.C. THE "OWNER" SHALL MEAN: 275 CANAL STREET, SPE LLC 689 FIFTH AVENUE, 4TH FLOOR, NEW YORK, NY 10022, (212) 879 0500

2. THE GENERAL CONTRACTOR AND/OR BUILDING CONTRACTOR IS TO PROVIDE EVERYTHING NECESSARY FOR THE COMPLETION OF THE WORK SHOWN IN ALL DRAWINGS. WITH THE EXCEPTION OF THOSE ITEMS INDICATED "BY OTHERS". IN ALL CASES, THE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE VARIOUS "BY OTHERS", WHICH WILL MEAN CONTRACTORS UNLESS SPECIFICALLY INSTRUCTED OTHERWISE.

3. THE CONTRACTOR WILL BE FURNISHED, FREE OF CHARGE, ONE SET OF BLACK AND WHITE PRINTS AND ONE DISK CONTAINING DIGITAL .PDF FILES OF THE DRAWINGS AND SPECIFICATIONS FOR THE EXECUTION OF THE WORK. IF REQUESTED IN WRITING, ADDITIONAL COPIES WILL BE PROVIDED AT REPRODUCTION AND HANDLING COST.

4. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT HE MAY DISCOVER. THE CONTRACTOR SHALL BE LIABLE TO THE OWNER AND THE ARCHITECT FOR ANY DAMAGE RESULTING FROM ANY SUCH ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL DO NO WORK WITHOUT DRAWINGS, SPECIFICATIONS, OR MODIFICATIONS. THE DRAWINGS AND SPECIFICATIONS RELATIVE TO EXISTING CONSTRUCTION SHOW CONDITIONS AS THEY ARE BELIEVED TO EXIST. BUT IT IS NOT INTENDED OR TO BE INFERRED THAT THE CONDITIONS SHOWN ON THE DRAWINGS CONSTITUTE A REPRESENTATION BY OWNER OF SUCH CONDITIONS.

5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

LAYING OUT THE WORK: THE CONTRACTOR SHALL VERIFY THE LAYOUT OF THE WORK, AND ALL RELATED WORK, AND SHALL PROVIDE FOR HIMSELF AND FOR ALL SUB-CONTRACTORS AND SEPARATE CONTRACTORS THE NECESSARY LINES, LEVELS, MEASUREMENTS, AND LOCATIONS, AND SHALL ASSUME COMPLETE RESPONSIBILITY FOR THEIR CORRECTNESS. EXTRA CHARGES OR COMPENSATION WILL NOT BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL MEASUREMENTS AND THE DIMENSIONS SHOWN ON THE DRAWINGS. BUT ANY SUCH DIFFERENCES THAT MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH WORK.

SUPERINTENDENCE: THE CONTRACTOR SHALL PROVIDE A FULLY QUALIFIED AND ADEQUATE FIELD STAFF, INCLUDING AN APPROVED PROJECT SUPERINTENDENT AND ADMINISTRATOR AND OTHER PERSONNEL REQUIRED IN ORDER TO ASSURE COMPLETE AND COMPREHENSIVE SUPERVISION, ADMINISTRATION AND COORDINATION OF ALL WORK. SUCH SUPERINTENDENCE OF WORK BY THE PROJECT SUPERINTENDENT OR A DESIGNATED MEMBER OF HIS STAFF IN HIS ABSENCE SHALL BE CONTINUOUS AT ALL TIMES WHEN WORK OF ANY KIND IS IN PROGRESS.

6. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

7. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG HIS EMPLOYEES, AND SHALL NOT EMPLOY ANY UNFIT PERSON OR ANYONE NOT SKILLED IN HIS ASSIGNED TASK.

8. CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIAL AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE COMPLETED IN GOOD, CAREFUL AND WORKMAN LIKE MANNER, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND WILL BE OF FIRST-CLASS QUALITY, FREE FROM FAULTS AND DEFECTS. ALL WORK NOT CONFORMING TO THESE STANDARDS WILL BE CONSIDERED DEFECTIVE. CONTRACTOR AGREES THAT HE WILL REPLACE OR REPAIR ANY DEFECTIVE WORK, OR WORK THAT IS OTHER THAN SPECIFIED, OR DOES NOT PERFORM THE FUNCTION FOR WHICH IT WAS DESIGNED, AND WILL REIMBURSE THE OWNER FOR ANY EXPENSE IN CONNECTION WITH ANY DAMAGE DONE TO ANY PROPERTY BY REASON OF ANY OF SAID CAUSES, OR BY REASON OF THE REMOVAL AND REPLACEMENT OF WORK DONE BY CONTRACTOR, SUBCONTRACTORS, OR SUB-CONTRACTORS.

9. UNUSED

10. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENCES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE APPLICABLE AT THE TIME THE BIDS ARE RECEIVED.

11. THE CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR CONTROLLED INSPECTION OF MATERIALS AND CONSTRUCTION METHODS IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING DEPARTMENT AND OTHER AUTHORITIES HAVING JURISDICTION. THIS SHALL INCLUDE, BUT NOT LIMITED TO, CONTROLLED INSPECTION OF CONTRACTORS PERMITS; FILING AND APPROVAL OF MISCELLANEOUS APPLICATIONS; FIRE DEPARTMENT APPROVALS; CONSTRUCTION SIGH-OFF AND RELATED FIELD INSPECTIONS; SECURING OF AMENDED CERTIFICATE OF OCCUPANCY, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ALL OF HIS EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

13. THE CONTRACTOR, IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, SHALL PREPARE AND SUBMIT FOR THE ARCHITECT'S APPROVAL AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK. THE PROGRESS SCHEDULE SHALL BE RELATED TO THE ENTIRE PROJECT TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS. THIS SCHEDULE SHALL INDICATE THE DATES FOR THE START AND COMPLETION OF THE VARIOUS STAGES OF CONSTRUCTION, AND SHALL BE REVISED AS REQUIRED BY THE CONDITIONS OF THE WORK, SUBJECT TO THE ARCHITECT'S APPROVAL.

14. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION, SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE WORK.

15. THE CONTRACTOR SHALL REVIEW, STAMP WITH HIS APPROVAL AND SUBMIT, WITH REASONABLE PROMPTNESS AND IN ORDERLY SEQUENCE SO AS TO AVOID DELAY IN THE WORK OR IN THE WORK OF ANY OTHER CONTRACTOR, ALL SHOP DRAWINGS AND SAMPLES REQUIRED BY THE CONTRACT DOCUMENTS OR SUBSEQUENTLY BY THE ARCHITECT AS COVERED BY MODIFICATIONS. SHOP DRAWINGS AND SAMPLES SHALL BE PROPERLY IDENTIFIED AS SPECIFIED, OR AS THE ARCHITECT MAY REQUIRE. AT THE TIME OF SUBMISSION THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION IN THE SHOP DRAWING OF SAMPLES FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

16. BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOGUE NUMBERS AND SIMILAR DATA-OR WILL DO SO-AND THAT HE HAS CHECKED AND COORDINATED EACH SHOP DRAWING AND SAMPLE WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

17. THE ARCHITECT WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES WITH REASONABLE PROMPTNESS SO AS TO CAUSE NO DELAY, BUT ONLY FOR CONFORMITY WITH THE DESIGN CONCEPT OF THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE ARCHITECTS'S APPROVAL OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

18. THE CONTRACTOR SHALL MAKE ANY CORRECTIONS REQUIRED BY THE ARCHITECT AND SHALL RESUBMIT THE REQUIRED NUMBER OF CORRECTED COPIES OF SHOP DRAWINGS OR NEW SAMPLES UNTIL APPROVED.

19. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SERVICES, INCLUDING ELECTRIC POWER, LIGHT, WATER AND HEAT REQUIRED TO EXECUTE THE WORK PROPERLY, INCLUDING TEMPORARY PIPING CONNECTIONS, ETC. AND THE REMOVAL OF SAME AS AND WHEN REQUIRED. WATER AND ELECTRIC CURRENT (AS AVAILABLE) WILL BE WITHOUT COST TO THE CONTRACTOR AT LOCATIONS DESIGNATED BY THE OWNER. ANY OTHER CHARGES INCURRED IN CONNECTION WITH TEMPORARY SERVICES SHALL BE BORNE BY THE CONTRACTOR. OFFICE AND TELEPHONE THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY OFFICE SPACE AT THE PREMISES, WHERE HE SHALL KEEP ON FILE AT ALL TIMES A COPY OF THE LATEST DRAWINGS, SPECIFICATIONS AND SHOP DRAWINGS AND SAMPLES OF MATERIALS. THE OFFICE LOCATION SHALL BE APPROVED BY THE OWNER AND PROVIDED WITH LIGHT, HEAT AND TELEPHONE. THE CONTRACTOR SHALL ARRANGE AND PAY FOR THE COSTS OF TELEPHONE INSTALLATION, WHICH SHALL BE FOR THE USE OF ALL EMPLOYED UPON THE WORK. TELEPHONE SHALL BE LOCATED IN THE TEMPORARY FIELD OFFICE, AND SHALL BE REMOVED UPON COMPLETION OF THE WORK. IN ADDITION, TELEPHONE SERVICES SHALL BE PROVIDED IN THE FIELD QUARTERS FOR USE OF OWNER'S AND ARCHITECT'S REPRESENTATIVES, AND CONTRACTOR SHALL ASSUME COST FOR SAME.

20. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY, AND SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK OR ANY PART OF IT.

21. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT, AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK BROOM-CLEAN OR ITS EQUIVALENT, EXCEPT AS OTHERWISE SPECIFIED.

22. THE CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES - INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (1) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM; AND (2) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

23. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR IN THE INSTRUCTIONS TO BIDDERS, THE CONTRACTOR, AS SOON AS PRACTICABLE AFTER THE AWARD OF THE CONTRACT SHALL FURNISH TO THE ARCHITECT IN WRITING FOR ACCEPTANCE BY THE OWNER AND THE ARCHITECT A LIST OF THE NAMES OF THE SUBCONTRACTORS PROPOSED FOR THE PRINCIPAL PORTIONS OF THE WORK. THE ARCHITECT SHALL PROMPTLY NOTIFY THE CONTRACTOR IN WRITING IF EITHER THE OWNER OR THE ARCHITECT, AFTER DUE INVESTIGATION HAS REASONABLE OBJECTION TO ANY SUBCONTRACTOR IN SUCH LIST, AND DOES NOT ACCEPT HIM. FAILURE OF THE OWNER OR ARCHITECT TO MAKE OBJECTION PROMPTLY TO ANY SUBCONTRACTOR ON THE LIST SHALL CONSTITUTE ACCEPTANCE OF SUCH SUBCONTRACTOR.

24. THE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTION FOR ANY SUBCONTRACTOR OR PERSON OR ORGANIZATION WHO HAS BEEN ACCEPTED BY THE OWNER AND THE ARCHITECT, UNLESS THE SUBSTITUTION IS ACCEPTABLE TO THE OWNER AND THE ARCHITECT.

25. THE CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK, AND SHALL CONNECT AND COORDINATE HIS WORK WITH THEIRS PROPERLY.

GENERAL NOTES CONTINUED

26. IF ANY PART OF THE CONTRACTOR'S WORK DEPENDS FOR PROPER EXECUTION OR RESULTS UPON THE WORK OF ANY OTHER SEPARATE CONTRACTOR, THE CONTRACTOR SHALL INSPECT AND PROMPTLY REPORT TO THE ARCHITECT ANY APPARENT DISCREPANCIES OR DEFECTS IN SUCH WORK THAT RENDER IT UNSUITABLE FOR SUCH PROPER EXECUTION AND RESULTS. FAILURE OF THE CONTRACTOR TO INSPECT AND REPORT SHALL CONSTITUTE AN ACCEPTANCE OF THE OTHER CONTRACTOR'S WORK AS FIT AND PROPER TO RECEIVE HIS WORK, EXCEPT AS TO DEFECTS WHICH MAY DEVELOP IN THE OTHER SEPARATE CONTRACTOR'S WORK AFTER THE EXECUTION OF THE CONTRACTOR'S WORK.

27. THE CONTRACTOR SHALL BE GOVERNED BY THE LAW OF THE PLACE WHERE THE PROJECT IS LOCATED. BUILDING OFFICIALS AND CODE ADMINISTRATORS AND ALL OTHER AGENCIES HAVING JURISDICTION OVER CODES AND REQUIREMENTS SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT.

28. THE OWNER SHALL HAVE THE RIGHT TO REQUIRE THE CONTRACTOR TO FURNISH BONDS COVERING THE FAITHFUL PERFORMANCE OF THE CONTRACT AND THE PAYMENT OF ALL OBLIGATIONS ARISING THEREUNDER, AND AS REQUIRED IN THE INSTRUCTIONS TO BIDDERS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. OWNER WILL ADVICE THE CONTRACTOR IN WRITING IF SUCH BONDS ARE REQUIRED, AND THE OWNER WILL PAY THE COST.
29. THE CONTRACT DOCUMENTS, LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION REQUIRE ANY WORK TO BE INSPECTED, TESTED OR APPROVED, THE CONTRACTOR SHALL GIVE THE ARCHITECT CERTIFICATION OF INSPECTION, TESTING OR APPROVAL. THE CONTRACTOR SHALL BEAR ALL COSTS OF SUCH INSPECTIONS, TESTS AND APPROVALS UNLESS OTHERWISE PROVIDED.

30. REQUIRED CERTIFICATES OF INSPECTION, TESTING, OR APPROVAL SHALL BE SECURED BY THE CONTRACTOR, AND PROMPTLY DELIVERED BY HIM TO THE ARCHITECT.

31. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

1. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY,
2. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR SUB- SUBCONTRACTORS; AND
3. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

32. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OR PUBLIC AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.

33. THE CONTRACTOR SHALL SECURE, PAY FOR, AND MAINTAIN UNTIL ALL WORK IS COMPLETED, SUCH INSURANCE AS WILL PROTECT HIM, THE OWNERS AND ARCHITECT FROM CLAIMS UNDER WORKMEN'S COMPENSATION ACT, WORKMEN'S OCCUPATIONAL DISEASES ACT, AND FROM ANY OTHER CLAIMS FOR DAMAGES TO PROPERTY OR BODILY INJURY, INCLUDING DEATH, WHICH MAY ARISE FROM OPERATIONS UNDER THIS CONTRACT, WHETHER SUCH OPERATIONS BE BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER OF THEM. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL FURNISH TO THE OWNER CERTIFICATES OF INSURANCE IN DUPLICATE, AND ONE COPY TO THE ARCHITECT EXECUTED BY INSURANCE COMPANIES, APPROVED BY THE OWNER, TO EVIDENCE COVERAGE BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP SAID INSURANCE IN FULL FORCE UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. SUCH INSURANCE SHALL BE MODIFIED OR CANCELABLE ONLY ON WRITTEN NOTICE FROM SUCH INSURANCE COMPANIES, MAILED TO THE OWNER THIRTY (30) DAYS IN ADVANCE OF MODIFICATION OF CANCELLATION. HOLD HARMLESS OF OWNER AND ARCHITECT, THE CONTRACTOR AGREES TO PROTECT, DEFEND, INDEMNIFY AND SAVE HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES, AGAINST ANY AND ALL LIABILITY ARISING FROM ANY ACT, OMISSION OR NEGLIGENCE, WHETHER REAL OR ALLEGED, OF CONTRACTOR AND ALL SUBCONTRACTORS, OR OF THE OFFICERS, AGENTS, SERVANTS OR EMPLOYEES OR EITHER, OR ARISING FROM ANY INJURY OR DAMAGE, WHETHER REAL OR ALLEGED, CAUSED TO ANY PERSON OR TO THE PROPERTY OF ANY PERSON OCCURRING IN, ON, OR ABOUT THE PROJECT SITE DURING THE PERFORMANCE OF THE CONTRACT, AND THE CONTRACTOR SHALL INDEMNIFY OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES, FOR ANY AND ALL COSTS, EXPENSES, AND/OR LOSSES RESULTANT THEREFROM, EXCEPTING ONLY THE ACT, OMISSIONS AND NEGLIGENCE OF OWNER, AND ARCHITECT. NO PROVISIONS REQUIRING THE FURNISHING OF INSURANCE SHALL BE CONSTRUED TO AFFECT, IMPAIR OR EXCUSE CONTRACTOR'S OBLIGATION TO INDEMNIFY AND SAVE OWNER AND ARCHITECT HARMLESS.

34. ALL CUTTING AND PATCHING FOR ALL TRADES TO BE PERFORMED BY THE CONTRACTOR.

35. ALL WORK PERFORMED BY CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH BUILDING RULES REGARDING SUCH WORK, AS PROVIDED BY THE OWNER.

ABBREVIATIONS

ABOVE FINISHED FLOOR	A.F.F.
ACCESS PANEL	A.P.
ADJACENT	ADJ.
AIR CONDITIONER	A.C.
ALUMINUM	ALUM.
ARCHITECTURAL	ARCH.
BLOCK	BLK.
BOARD	BD.
BOTTOM OF	B.O.
BOTTOM OF CATCH BASIN	B.C.B.
BOTTOM OF CURB	B.C.
BOTTOM OF WALL	B.W.
BUILDING	BLDG.
CABINET	CAB.
CEILING	CLG.
CEILING HEIGHT	C.H.
CENTERLINE	C.L.
CENTERPOINT	C.P.
CERAMIC TILE	C.T.
CLOSET	CL.
COLUMN	COL.
CONCRETE	CONC.
CONCRETE MASONRY UNIT	CMU.
CONTINUOUS	CONT.
CONTROL JOINT	C.J.
DIAMETER	DIA.
DOWN	DN
ELEVATION	ELEV.
EQUAL	EQ.
EXISTING	EXIST.
EXPANSION JOINT	E.J.
EXTERIOR FINISH	EXT. FIN.
FINISH FLOOR	FIN. FL.
FLOOR	FL.
FLOOR DRAIN	F.D.
FLUORESCENT FOOT/FEET	FLUOR. FT.
GALVANIZED	GALV.
GYPSUM WALL BOARD	G.W.B.
HARDWARE	HDWR.
HEIGHT	HT.
HOLLOW METAL	H.M.
HORIZONTAL	HORIZ.
INSULATION	INSUL.
INTERIOR	INT.
LAMINATED	LAM.
LEFT HAND	L.H.
LEFT HAND REVERSE BEVEL	LHRB.
MASONRY OPENING	M.O.
MAXIMUM	MAX.
MECHANICAL	MECH.
METAL	MTL.
MINIMUM	MIN.
MOUNTED	MTD.
NECESSARY	NEC.
NOMINAL	NOM.
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
ON CENTER	O.C.
OPPOSITE	OPP.
PAINTED	PTD.
PERFORATED	PERF.
PLASTIC LAMINATE	P.LAM.
PLYWOOD	PLYWD.
QUANTITY	QTY.
RADIUS	RAD.
REQUIRED	REQ'D.
REINFORCING	REINF.
RIGHT HAND	R.H.
RIGHT HAND REVERSE BEVEL	RHRB
ROOF DRAIN	R.D.
ROUGH OPENING	R.O.
SCHEDULE	SCHED.
SECTION	SECT.
SIMILAR	SIM.
SQUARE FOOT	S.F.
STAINLESS STEEL	S.S., ST.STL.
STEEL	STL.
STRUCTURAL/STRUCTURE	STRUCT.
SUSPENDED	SUSP.
TELEPHONE	TEL.
TOP OF	T.O.
TOP OF CATCH BASIN	T.C.B.
TOP OF CURB	T.C.
TOP OF WALL	T.W.
TYPICAL	TYP.
VERIFY IN FIELD	V.I.F.
VERTICAL	VERT.
VINYL COMPOSITE TILE	V.C.T.
UTILITY	UTIL.
WATER CLOSET	W.C.
WITH	W/
WITHOUT	W/O
WOOD	WD.

SYMBOLS & MATERIAL LEGEND

NEW CONSTRUCTION
EXISTING TO BE DEMOLISHED
NOT IN CONTRACT/EXISTING TO REMAIN
BRICK
CARPET
CMU
CONCRETE-FINISH
CONCRETE ROUGH
PRECAST CONCRETE
EARTH
FIBERGLASS BOARD
GRAVEL
GROUT
GWB
INSULATION, BATT
INSULATION, ROUGH
MDF
STEEL
ALUMINUM
BRASS/BRONZE
MEMBRANE VAPOR BARRIER & ADHESIVE
MEMBRANE MOISTURE BARRIER & ADHESIVE
PLYWOOD
VINYL COMPOSITION TILE
CERAMIC TILE
ACOUSTICAL TILE
SPRAY ON FIREPROOFING
STONE
TERRAZZO
ROUGH WOOD BLOCKING
SHIM/WOOD BLOCKING
WOOD FINISH
LAMINATED GLASS
GLASS
SEALANT W/ BACKER ROD
A123 — EQUIPMENT TAG
FIN — MATERIAL IDENTIFICATION
A / D / C / DTL / A000 — INTERIOR ELEV. IDENTIFICATION
001 — WINDOW ID.
A — DOOR ID.
1 / SRC-00 — REVISION ID. SYMBOL
/ AREA / NAME — ROOM IDENTIFIER
N — NORTH ARROW
X / A-000 / SIM — DETAIL SECTION ID.
RATING / TYPE — WALL TYPE I.D.
XX — COLUMN GRID ID. TAGS
X / Y / A000 — BUILDING ELEVATION ID. TAGS
SD/CO — SMOKE AND CARBON MONOXIDE DETECTOR

PROJECT

275 CANAL ST

275 CANAL STREET
NEW YORK, NY 10013

ARCHITECT

P K + S B

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fax 212 947 4381

OWNER

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PLUS GROUP, PLLC
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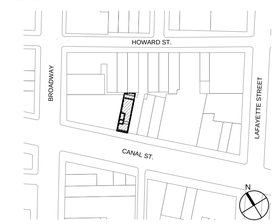
tel (212) 233 2700 fax (212) 233 2727

GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
	12-21-2018	- INITIAL FILING SET TO LPC

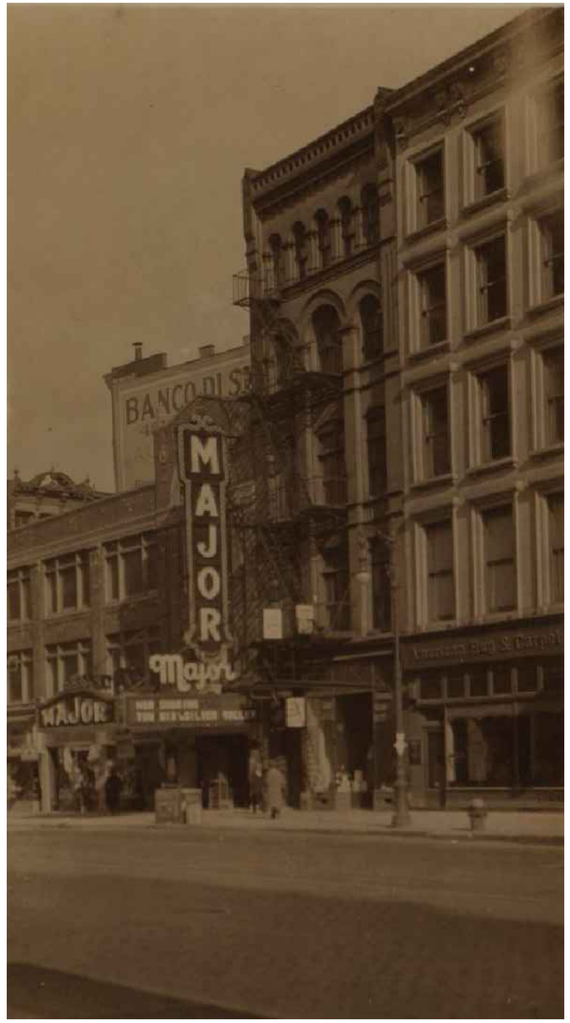
Drawing Title

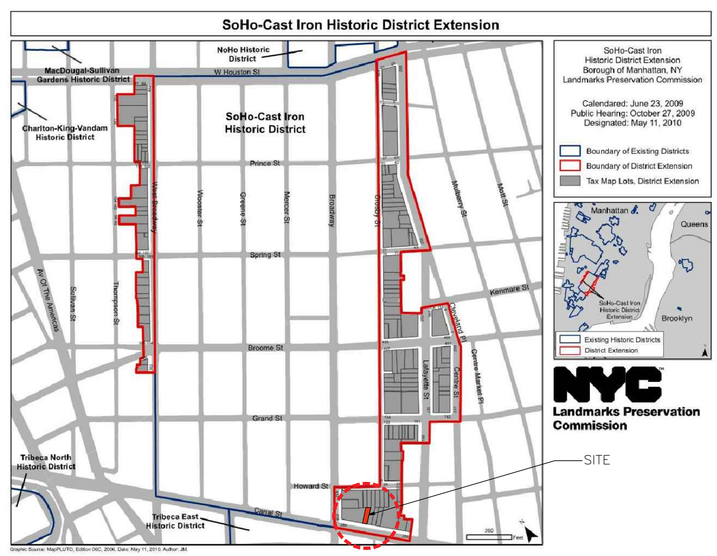
GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

PROJECT NO. 1717
DATE 03/08/18
SCALE AS NOTED
DRAWN / CHECKED FC/SP

DRAWING NO. A-002.00

SHEETS IN DOB SET
02 of 20





275 CANAL STREET
BLOCK: 209
LOT: 35

DATE OF CONSTRUCTION: 1878
ARCHITECT: CHARLES HAIGHT
ORIGINAL OWNER: H.E. PELLER
ORIGINAL FUNCTION: COMMERCIAL/INDUSTRIAL
CURRENT FUNCTION: COMMERCIAL/INDUSTRIAL
STYLE: QUEEN ANNE
STORIES: 5
STRUCTURE/MATERIAL: BRICK

HISTORICAL DESIGNATION STATEMENT: FIVE STORY, QUEEN ANNE–STYLE LOFT BUILDING DESIGNED BY ARCHITECT CHARLES HAIGHT AND WAS BUILT IN 1878 FOR H.E. PELLER AT A TIME WHEN LARGE FACTORIES AND STORE BUILDINGS WERE BEING BUILT ALONG THE STREETS PARALLEL TO BROADWAY, TRANSFORMING THE AREA FROM THE CITY'S ENTERTAINMENT DISTRICT TO A CENTER FOR THE MERCANTILE AND DRY GOOD TRADE. THE BUILDING'S VARIETY OF ARCHES AND FACADE MATERIALS ARE CHARACTERISTICS OF THE QUEEN ANNE STYLE AS APPLIED TO COMMERCIAL BUILDINGS. THE CURRENT GROUND–FLOOR FACADE HAS BEEN UNSYMPATHETICALLY ALTERED, BUT THE UPPER STORIES AND CORNICE ARE REMARKABLY INTACT. THE BUILDING WAS OCCUPIED BY A VARIETY OF COMMERCIAL INTERESTS OVER THE YEARS, INCLUDING A RIBBON IMPORTER (1879); OFFICE FURNITURE STORE (1908); WHOLESALE FURNITURE (1935); OVERSTOCK MERCHANT (1945); DRUG JOBBING, PRINTER, CLEANING SUPPLIES, AND DRUG STORAGE (1946–1947); AND DRUG STORE (1961). NO. 275 CANAL STREET, WHICH REMAINS IN COMMERCIAL USE, IS EVOCATIVE OF THE ESTABLISHMENT OF THE SOHO AREA AS NEW YORK CITY'S PRIME DRY GOODS BUSINESS DISTRCIT IN THE MID–NINETEENTH CENTURY AND ITS CONTINUING IMPORTANCE IN THE TWENTIETH CENTURY AS THE LOCATION OF SMALL FACTORIES AND WAREHOUSES.

PROJECT

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275 CANAL STREET
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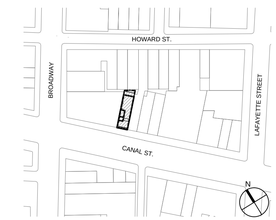
GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
	02-14-2019	- LPC CofA SET

Drawing Title

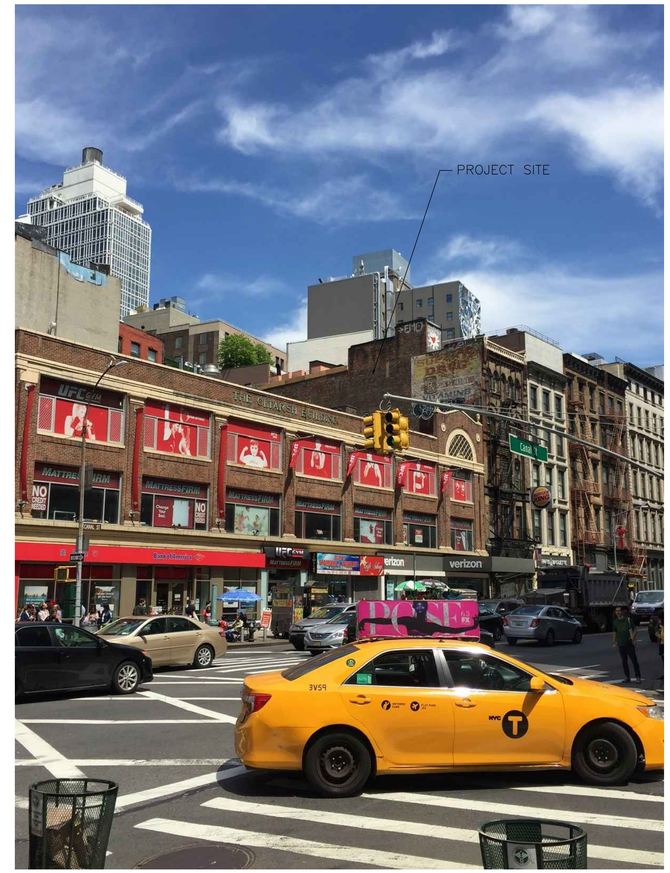
HISTORICAL STUDY, TAX PHOTOS, AND DESIGNATION

PROJECT NO. 1717
DATE 02/14/19
SCALE AS NOTED
DRAWN / CHECKED FC/SP
DRAWING NO. LPC-001

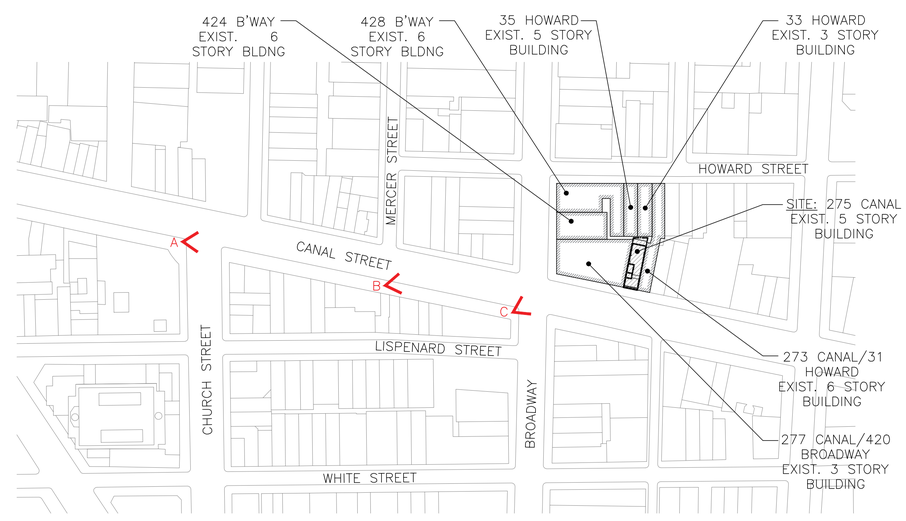
SHEETS IN DOB SET
04 of 20

A VIEW FROM SOUTHWEST CORNER OF CHURCH STREET AND BROADWAY
– TAKEN APPROX. 800' AWAY FROM BUILDING (UNITS SLIGHTLY VISIBLE)

B VIEW ACROSS FROM CORNER OF MERCER ST AND CANAL ST
– TAKEN APPROX. 427' AWAY FROM BUILDING



C VIEW FROM NW CORNER OF BROADWAY AND LISPENARD ST
– TAKEN APPROX. 260' AWAY FROM BUILDING



01 SIGHT LINE KEY PLAN
1/64" = 1'–0"

PROJECT

275 CANAL ST

275 CANAL STREET
NEW YORK, NY 10013

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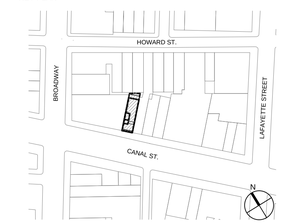


SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
	02-14-2019	- LPC CofA SET

Drawing Title

EXISTING SIGN
VISIBLITY PHOTOS

PROJECT NO.
1717

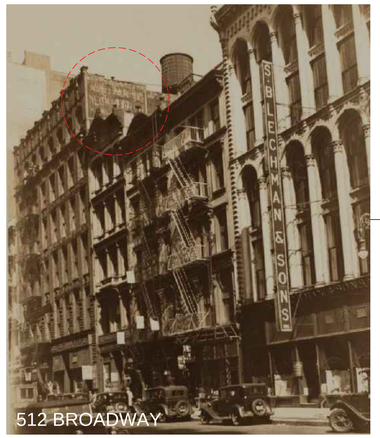
DATE
02/14/19

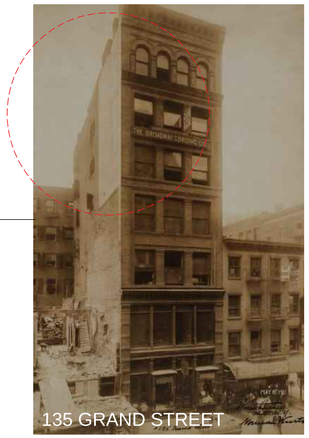
SCALE
AS NOTED

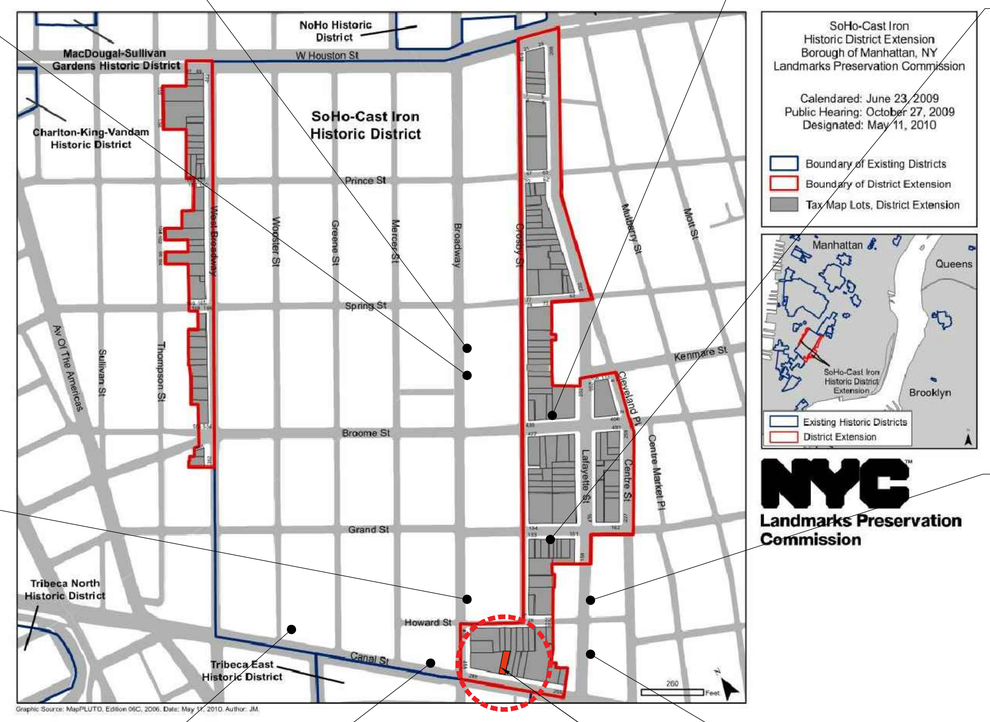
DRAWN / CHECKED
FC/SP

DRAWING NO.
LPC-002

SHEETS IN DOB SET
04 of 20

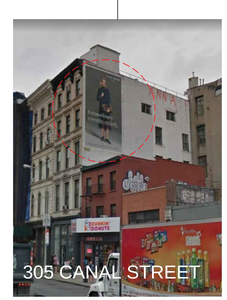






NYC Landmarks Preservation Commission

CURRENTLY APPROVED SIGN



CURRENTLY APPROVED SIGN

SITE

CURRENTLY APPROVED SIGN

PROJECT

275 CANAL ST

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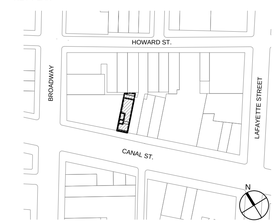


SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
	12-21-2018	- INITIAL FILING SET TO LPC

Drawing Title

SURROUNDING HISTORIC DISTRICT PAINTED SIGN STUDY

PROJECT NO. 1717
DATE 03/08/18
SCALE AS NOTED
DRAWN / CHECKED FC/SP

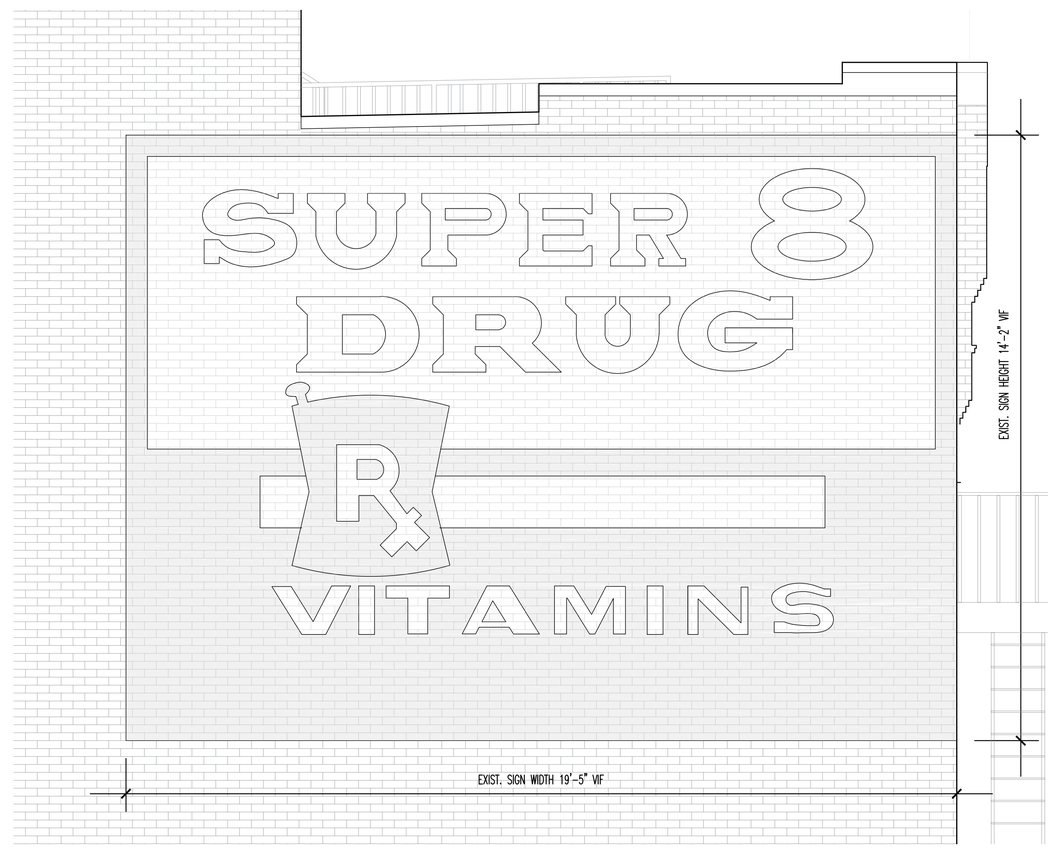
DRAWING NO. A-010

SHEETS IN DOB SET
07 of 20

01 EXISTING PAINTED SIGN FROM CANAL STREET

03 EXISTING PAINTED SIGN FROM ROOF OF 277 CANAL

02 EXISTING PAINTED SIGN FROM ROOF OF 277 CANAL



04 EXISTING PAINTED SIGN
1/2" = 1'-0"

PROJECT

275 CANAL ST

275 CANAL STREET
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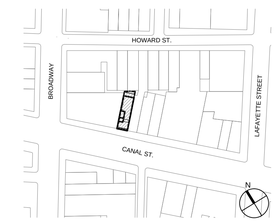


SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
	12-21-2018	- INITIAL FILING SET TO LPC

Drawing Title

EXISTING PAINTED SIGN CONDITIONS

PROJECT NO.
1717

DATE
03/08/18

SCALE
AS NOTED

DRAWN / CHECKED
FC/SP

DRAWING NO.
A-011

SHEETS IN DOB SET
08 of 20

01 PROPOSED PAINTED SIGN FROM CANAL STREET

LOT LINE INFORMATION:

AREA OF LOT LINE FACADE = APPROX. 2,660 SF

AREA OF EXISTING SIGN = APPROX. 275 SF
(10.3% FACADE COVERAGE)

AREA OF PROPOSED SIGN = 226 SF
(8.5% OF FACADE COVERAGE)

SECTION 1.1 - PROPOSED MASTER PLAN RULES FOR PAINTED SIGN CONTENT ALTERATION
SECONDARY FACADE OF 275 CANAL STREET, FACING NORTH WEST

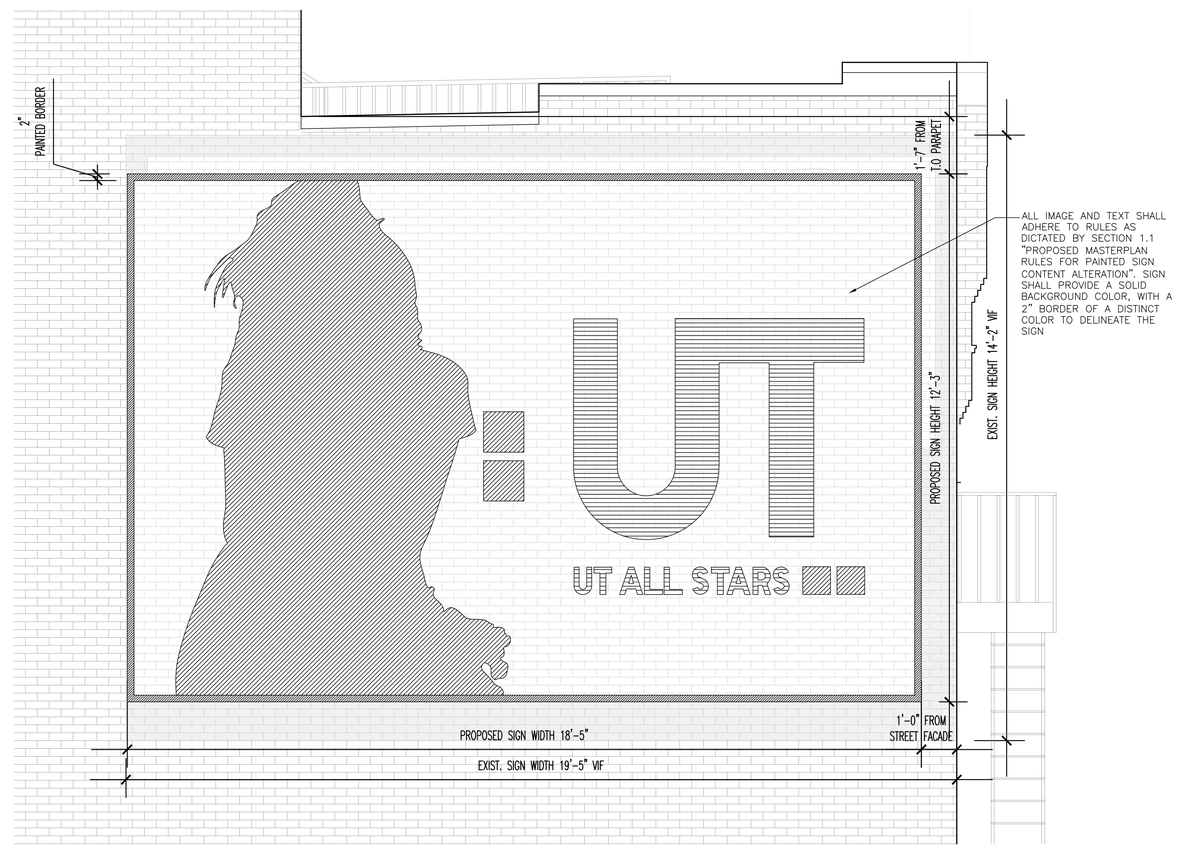
BACKGROUND OF SIGN SHALL BE LIMITED TO A SINGLE COLOR – IN ALL CASES, EACH PAINTED WALL SIGN SHALL BE REQUIRED TO HAVE A PAINTED BORDER WITH A COLOR DIFFERENT FROM THE ONE USED FOR THE BACKGROUND THAT WILL DELINEATE THE SIGN AND DISTINGUISH IT FROM THE SURROUNDING FACADE, WITH NO OPTION FOR A BORDERLESS SIGN

DISTINCT DEFINITIONS BETWEEN PHOTOREALISTIC AND GRAPHIC/ILLUSTRATIVE SIGNS WITH CRITERIA FOR BOTH:

PHOTOREALISM – REPRODUCTION OF AN IMAGE UTILIZING SHADING TO ACHIEVE A PHOTOGRAPHIC QUALITY PAINTING.
- BLACK AND WHITE PHOTOREALISTIC IMAGES, WITH ONE ACCENT COLOR (WITH VARIOUS SHADES OF THE COLOR ALLOWED) NOT TO EXCEED 60% OF SIGN SPACE (INCLUDING TEXT)
- COLOR PHOTOREALISTIC IMAGES NOT TO EXCEED 40% OF THE SIGN SPACE (INCLUDING TEXT)

GRAPHIC – ANY NUMBER OF PAINTED COLORS THAT ARE CLEARLY SEPARATED WITH NO BLENDING OR SHADING BETWEEN THEM
- GRAPHIC IMAGES WITH LESS THAN 5 COLORS (WITH VARIOUS SHADES PER COLOR ALLOWED) NOT TO EXCEED 60% OF SIGN SPACE (INCLUDING TEXT)
- GRAPHIC IMAGES WITH 5 OR MORE COLORS (WITH VARIOUS SHADES PER COLOR ALLOWED) NOT TO EXCEED 40% OF SIGN SPACE (INCLUDING TEXT)

03 PROPOSED PAINTED SIGN FROM ROOF OF 277 CANAL



04 PROPOSED PAINTED SIGN DIMENSIONS AND EXAMPLE
1/2" = 1'-0"

PROJECT

275 CANAL ST

275 CANAL STREET
NEW YORK, NY 10013

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GENERAL CONTRACTOR

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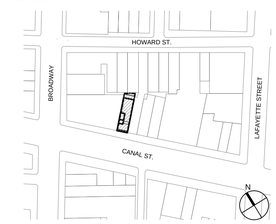

SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
02	11-08-2018	- LPC MISC. AMENDMENT
	03-08-2018	- INITIAL FILING SET TO DOB

Drawing Title

PROPOSED PAINTED SIGN GUIDELINES AND EXAMPLE

PROJECT NO.
1717

DATE
03/08/18

SCALE
AS NOTED

DRAWN / CHECKED
FC/SP

DRAWING NO.
A-012

SHEETS IN DOB SET
09 of 20

01 EXISTING LOT LINE (NORTH WEST) ELEVATION
1/4" = 1'-0"

PROJECT

275 CANAL ST

275 CANAL STREET
NEW YORK, NY 10013

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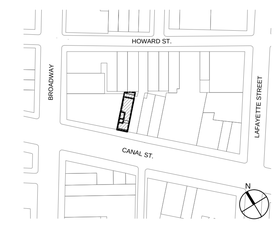


SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks
	12-21-2018	- INITIAL FILING SET TO LPC

Drawing Title

EXISTING PAINTED SIGN AT LOT LINE ELEVATION

PROJECT NO.
1717

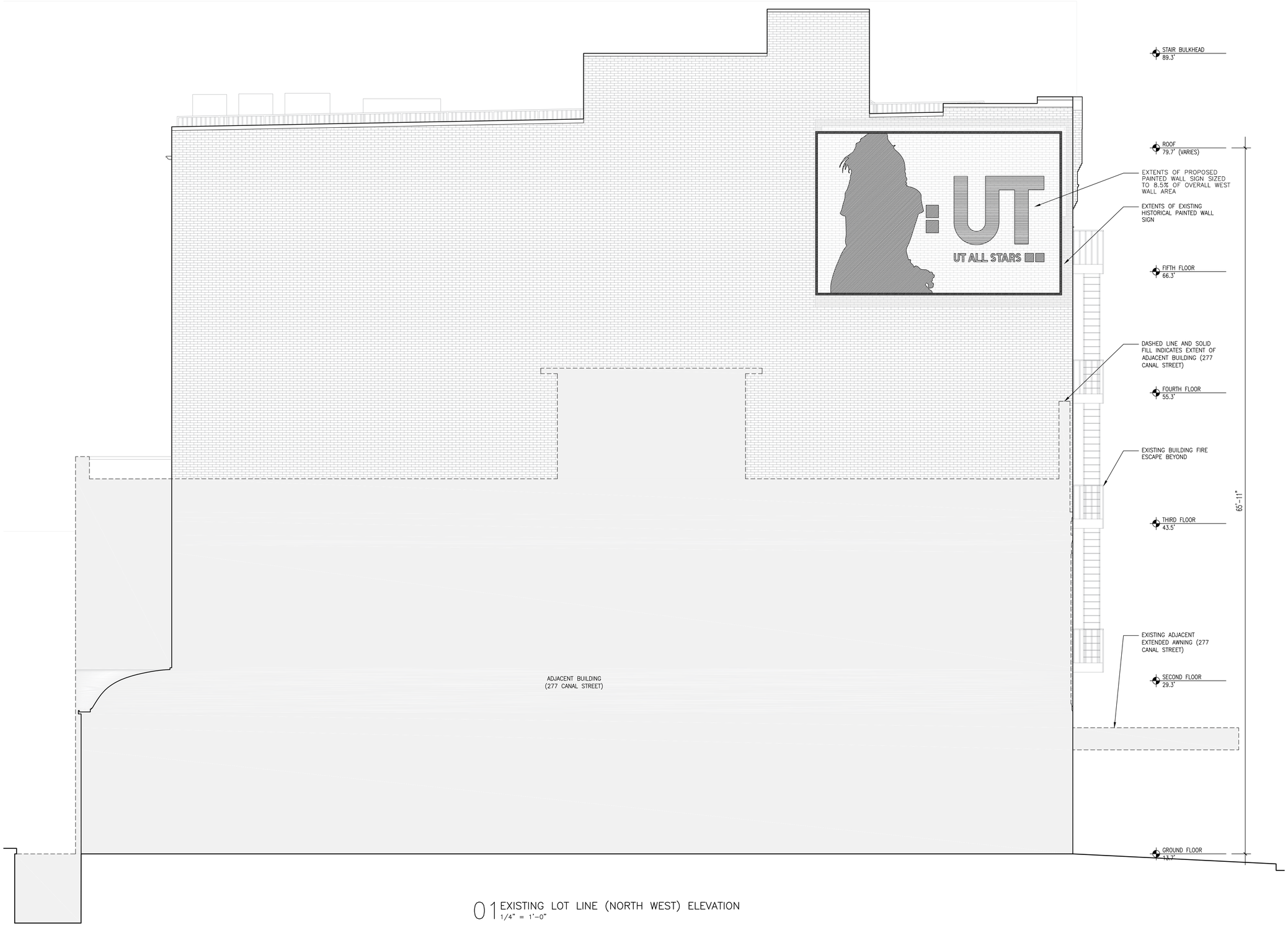
DATE
03/08/18

SCALE
AS NOTED

DRAWN / CHECKED
FC/SP

DRAWING NO.
A-013

SHEETS IN DOB SET
10 of 20



01 EXISTING LOT LINE (NORTH WEST) ELEVATION
1/4" = 1'-0"

PROJECT

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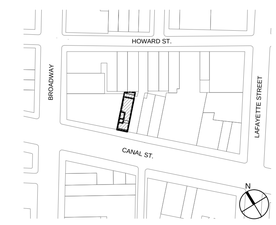

SEAL & SIGNATURE

DOB STAMP/SCAN

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Drawing Title

PROPOSED PAINTED SIGN AT LOT LINE ELEVATION

PROJECT NO.
1717

DATE
03/08/18

SCALE
AS NOTED

DRAWN / CHECKED
FC/SP

DRAWING NO.
A-014

SHEETS IN DOB SET
11 of 20