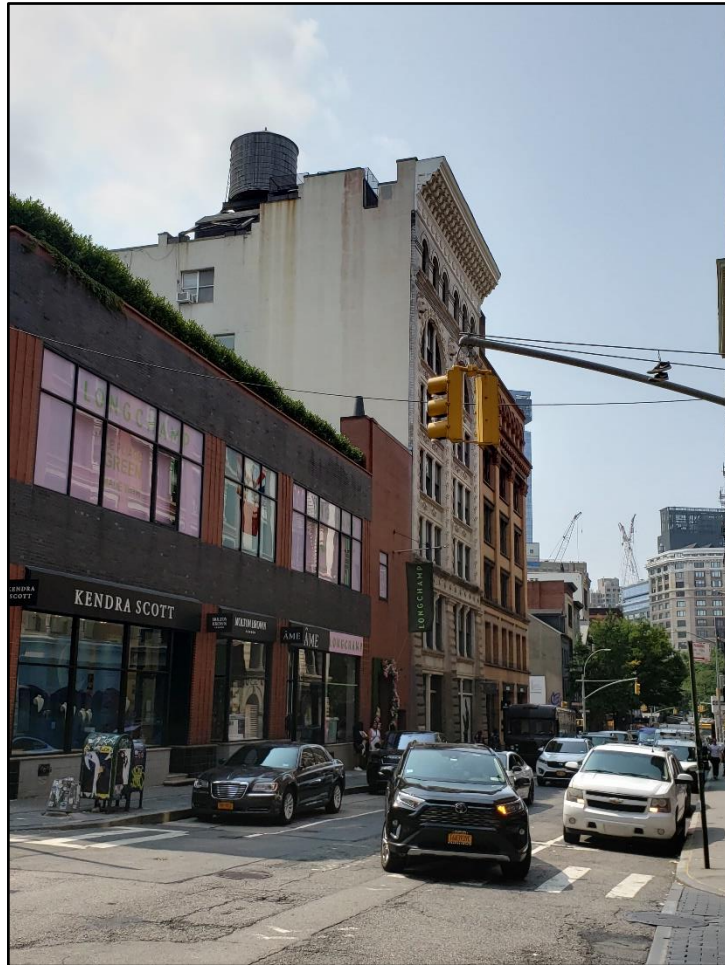


134 SPRING STREET, MANHATTAN

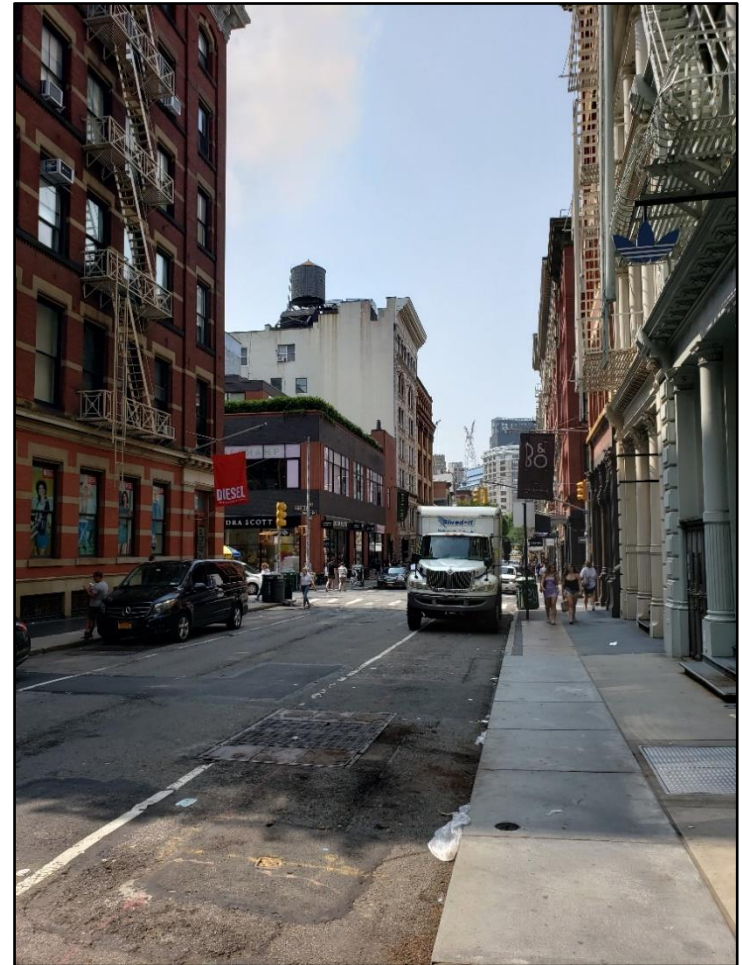
PROPOSED PAINTED WALL SIGN MASTER PLAN



134 SPRING STREET: EXISTING CONDITION



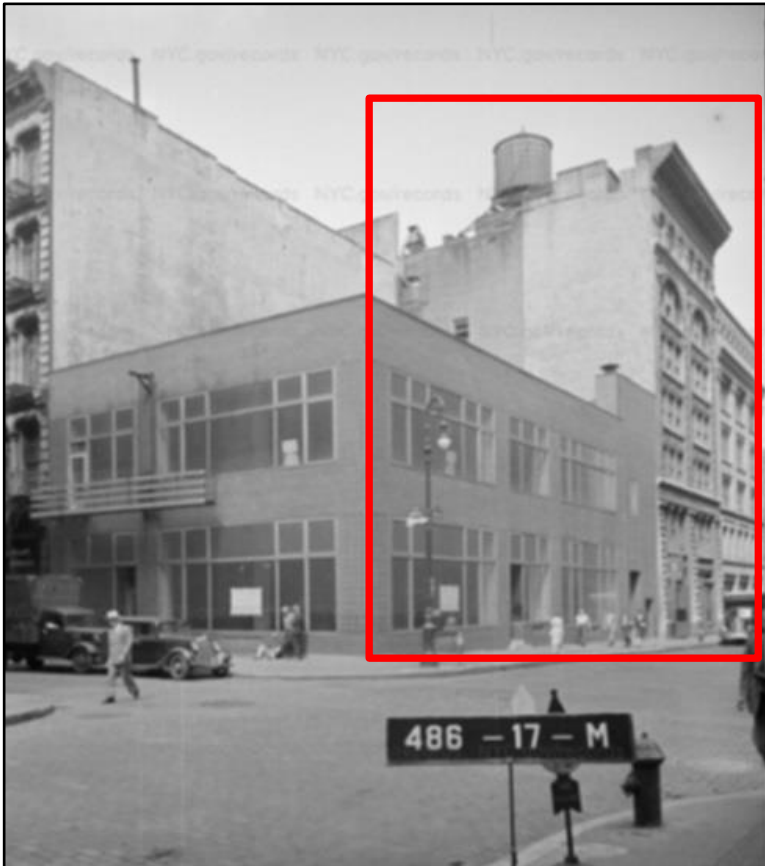
Viewed from the northeast corner of Greene Street.



Viewed from the east, midblock between Greene Street and Mercer Street.



134 SPRING STREET: HISTORIC PHOTOS



1930's Tax Photo. (NYC Municipal Archive)



Designation photo, 1973. (LPC)

134 SPRING STREET: HISTORIC CONTEXT



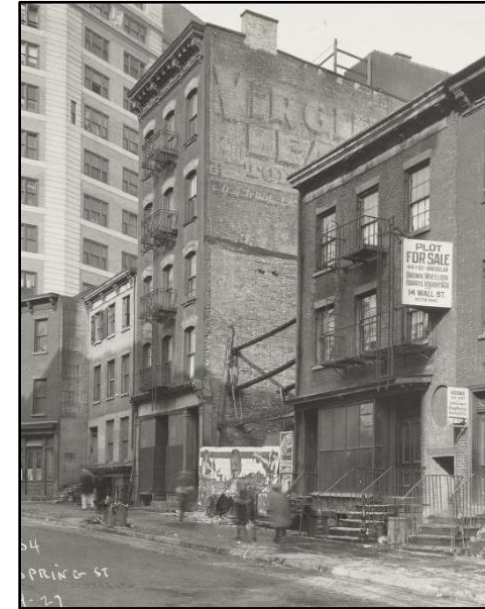
46 Spring Street, 1932. (MCNY)



143 Spring Street, 1932. (MCNY)



202 Spring Street, 1932. (MCNY)



211 Spring Street, 1927. (MCNY)

134 SPRING STREET: DISTRICT CONTEXT



145 Spring Street.



90 Prince Street.



116 Prince Street.



126 Prince Street.

134 SPRING STREET: DISTRICT CONTEXT



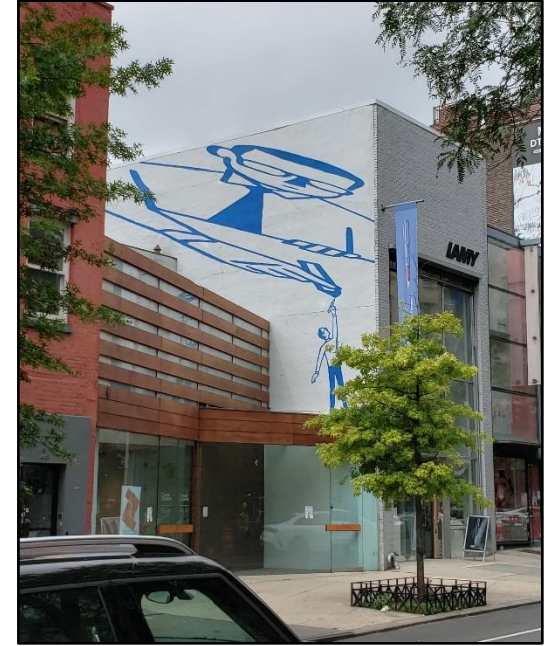
130 Greene Street.



83 Wooster Street.



164 Mercer Street.

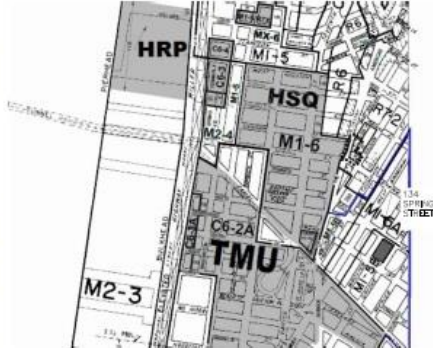


452 West Broadway.

PAINTED SIGNAGE INSTALLATION

134 SPRING STREET, NEW YORK, NY 10012

SUBMISSION:
OWNER'S REVIEW
 08/18/2021



PROJECT LOCATION
 NETL

ZONING PLAN
 NETL

PROJECT LOCATION: 134 SPRING STREET, NEW YORK, NY 10012
 LIT NO. 486
 LIT NO. 11
 LIT FRONTAGE 40'
 CALLIOP REALTY ASSOCIATES LLC
 134 SPRING STREET, SUITE 305
 NEW YORK, NY 10012

TITLE SHEET LOCATION: LIT NO. 11
 LIT FRONTAGE 40'
 LIT NO. 486
 LIT NO. 11
 LIT FRONTAGE 40'

ZONING: M1-6
 ZONING MAP: M1-6
 ZONING CODE: 2021

NO PROPOSED SIGNAGE WILL BE INSTALLED THAT:
 - HAS A HEIGHT EXCEEDING THE HEIGHT OF THE BUILDING
 - IS MORE THAN 12 FEET ABOVE THE FINISHED GRADE
 - IS MORE THAN 12 FEET ABOVE THE FINISHED GRADE
 - IS MORE THAN 12 FEET ABOVE THE FINISHED GRADE

SIGN COMPLIANCE REQUIREMENTS

BASIC SIGN REGULATIONS
 FOR COMMERCIAL AND
 MANUFACTURING DISTRICTS

DESCRIPTION	PROPOSED SIGNAGE	COMPLIANCE
HEIGHT OF SIGNAGE TO TOP OF SIGN	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓
HEIGHT OF SIGN TO TOP OF WALL	10.00 FT	✓

M1
 HEIGHT OF SIGN TO TOP OF WALL 30.00 FT
 HEIGHT OF SIGN TO TOP OF WALL 30.00 FT
 PROPOSED HEIGHT 25.00 FT
 HEIGHT OF WALL SIGN COVERED BY SIGN = 14.00 FT
 25.00 - 14.00 = 11.00 FT
 HEIGHT OF WALL SIGN COVERED BY SIGN = 14.00 FT
 25.00 - 14.00 = 11.00 FT

ARCHITECT
AYONSTUDIO
 ARCHITECTURE • PRESERVATION, P.C.
 41 WEST 20TH STREET, 2ND FLOOR, NEW YORK, NY 10011
 TEL: (212) 254-0624 WWW.AYONSTUDIO.COM

OWNER
 CALLIOPE REALTY ASSOCIATES
 LLC
 134 SPRING STREET, SUITE 305
 NEW YORK, NY 10012
 TEL: (212) 234-9902

CONSULTANTS
 JACQUELINE PEU-DUVALLO
 HISTORIC PRESERVATION
 CONSULTING, LLC
 40 EAST 97TH STREET, SUITE 50
 NEW YORK, NY 10128
 TEL: 877-822-3068
 WWW.HISTORICPRESERVATION.COM

KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	08/18/2021	FOR PERMITS
2	08/18/2021	FOR PERMITS
3	08/18/2021	FOR PERMITS
4	08/18/2021	FOR PERMITS
5	08/18/2021	FOR PERMITS
6	08/18/2021	FOR PERMITS
7	08/18/2021	FOR PERMITS
8	08/18/2021	FOR PERMITS
9	08/18/2021	FOR PERMITS
10	08/18/2021	FOR PERMITS

PAINTED SIGNAGE INSTALLATION

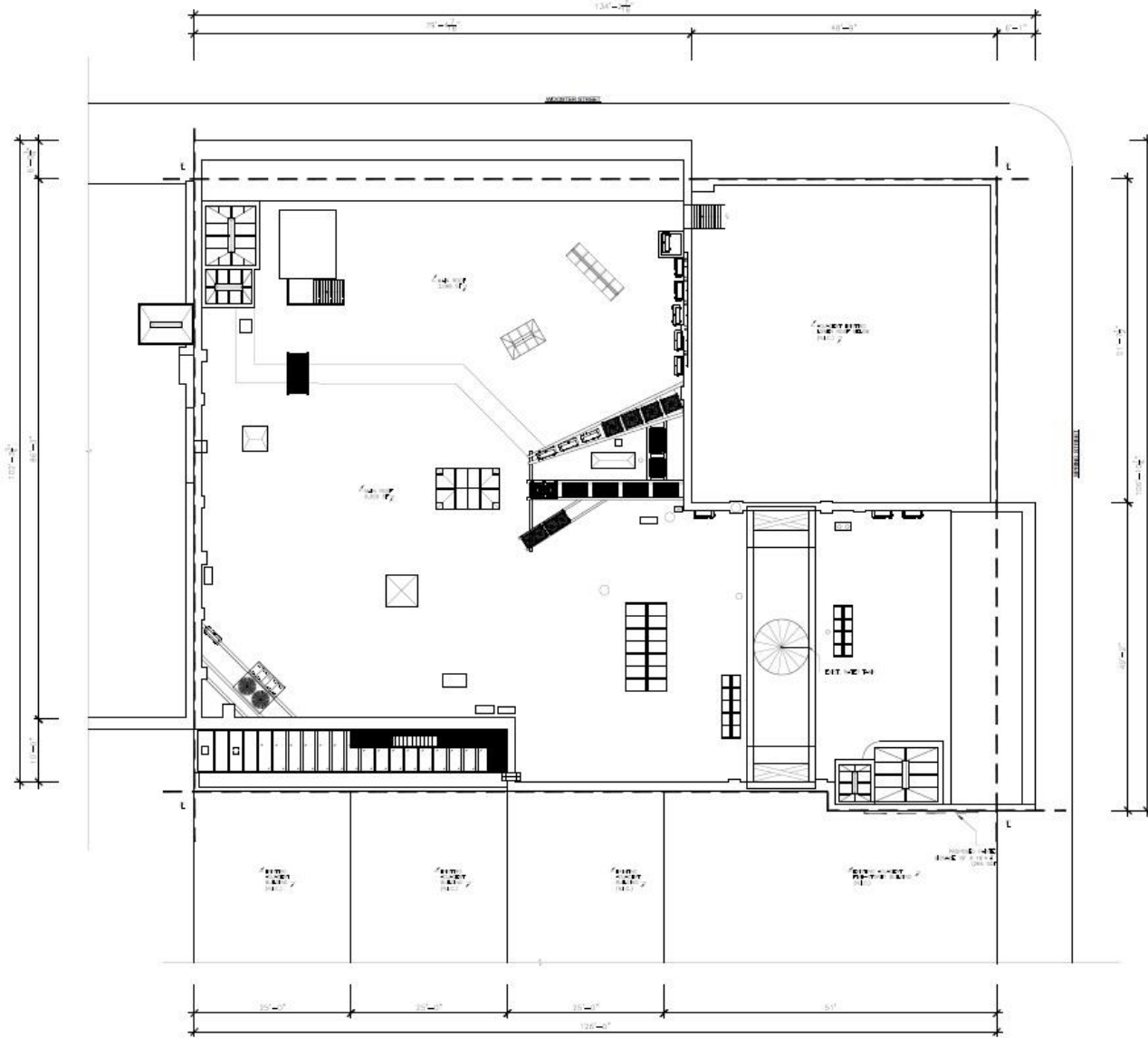
134 SPRING STREET, SUITE 305
 NEW YORK, NY 10012

TITLE SHEET

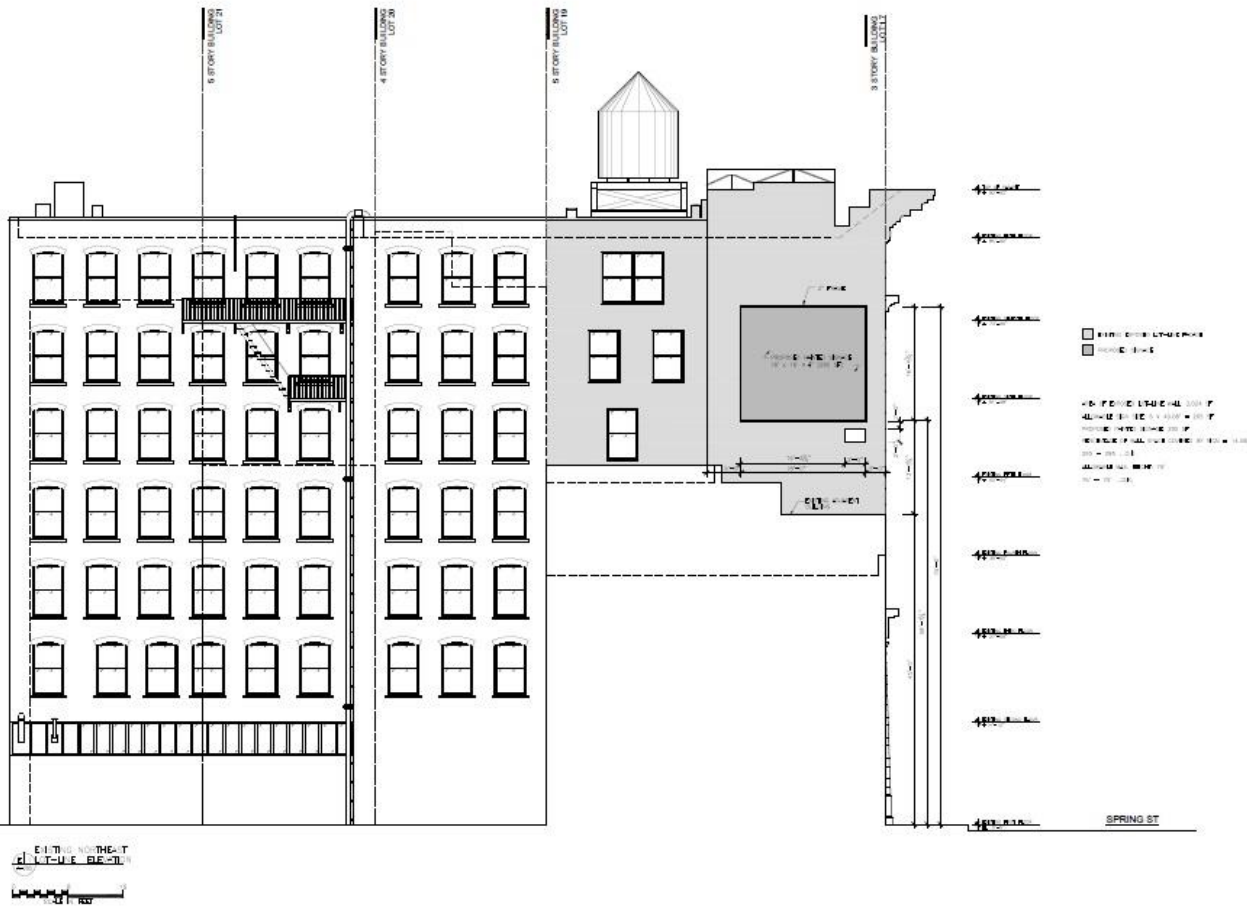
DATE	DESCRIPTION
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS
08/18/2021	FOR PERMITS

T-000-00
 1 OF 3

© 2021 AYON STUDIO ARCHITECTURE - PRESERVATION



DATE	08/14/2021
TIME	11:55 AM
PROJECT	2188
DRAWING	A-100.00
SCALE	AS SHOWN
PROJECT	PAINTED SIGNAGE INSTALLATION
ADDRESS	134 SPRING STREET, SITE 305
CITY	NEW YORK, NY 10012
STATE	NY
COUNTRY	USA
PROJECT NO.	2188
DRAWING NO.	A-100.00
SHEET NO.	2 OF 2



ARCHITECT
AYONSTUDIO
 ARCHITECTURE + PRESERVATION, P.C.
 41 LINDEN ST. 8031, SUITE 201, NEW YORK, NY 10012
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OWNER
ARCUS
 134 SPRING STREET, SITE 305
 NEW YORK, NY 10012
 TEL: 212-314-8602

CONSULTANTS
JACQUELINE PEU-DUVALLO
 HISTORIC PRESERVATION
 CONSULTING, LLC
 40 EAST 80TH STREET, SUITE 50
 NEW YORK, NY 10019
 TEL: 877-873-2662
 WWW.HISTPRESERVATION.COM

KEY PLAN

DATE: 06/10/2021
 SCALE: 1/8" = 1'-0"

PAINTED SIGNAGE INSTALLATION

134 SPRING STREET, SITE 305
 NEW YORK, NY 10012

EXISTING NORTHEAST LOT-LINE ELEVATION

DATE:	06/10/2021
DRAWN BY:	AYON
CHECKED BY:	
PROJECT NO.:	2303
SCALE:	1/8" = 1'-0"
TITLE:	EXISTING NORTHEAST LOT-LINE ELEVATION

A-200.00

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134 SPRING STREET: PROPOSED MASTER PLAN CRITERIA & TAG



Proposed Painted Wall Sign Area

Proposed Guidelines:

2” standard black or white border (contrasting sign content) within approved sign square footage and location on façade;

No regulation of content within the designated sign space, as recommended by staff at public hearing;

Term of the master plan permit shall be 10 years;

Total sign area shall be limited to 14.5% of the visible façade;

Square feet of total wall: 2,024 SF

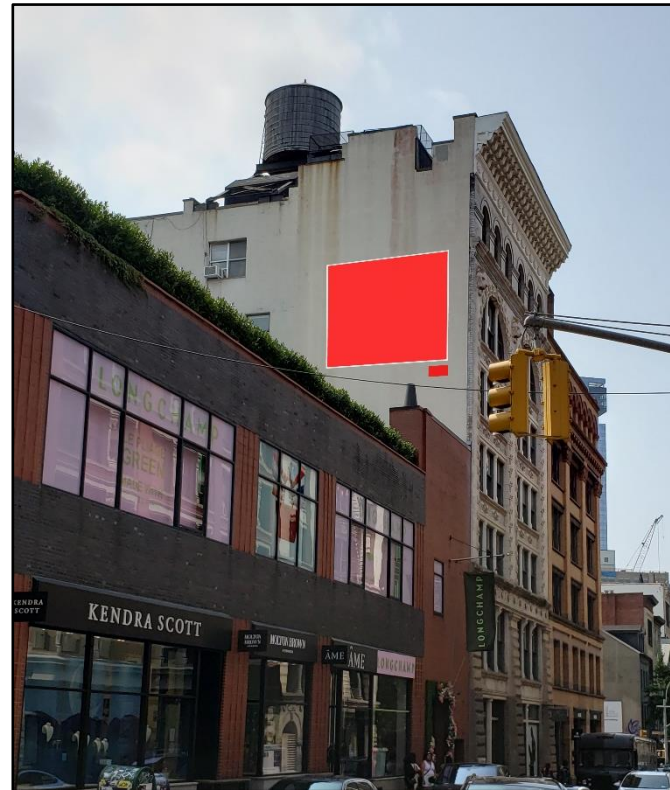
Square feet of proposed sign: 295 SF

Distance from Front Façade: 3’

Proposed Tag:

Dimensions: 3’ x 2’

134 SPRING STREET: PROPOSED PAINTED WALL SIGN AREA



Viewed from across the street, and to the east.

Viewed from the northeast corner of Greene Street.

Viewed from the east, mid-block.

134 SPRING STREET: PROPOSED PAINTED WALL SIGN AREA



Viewed from two blocks east at the southeast side of Mercer Street.



Viewed from the east, mid-block between Mercer and Broadway.