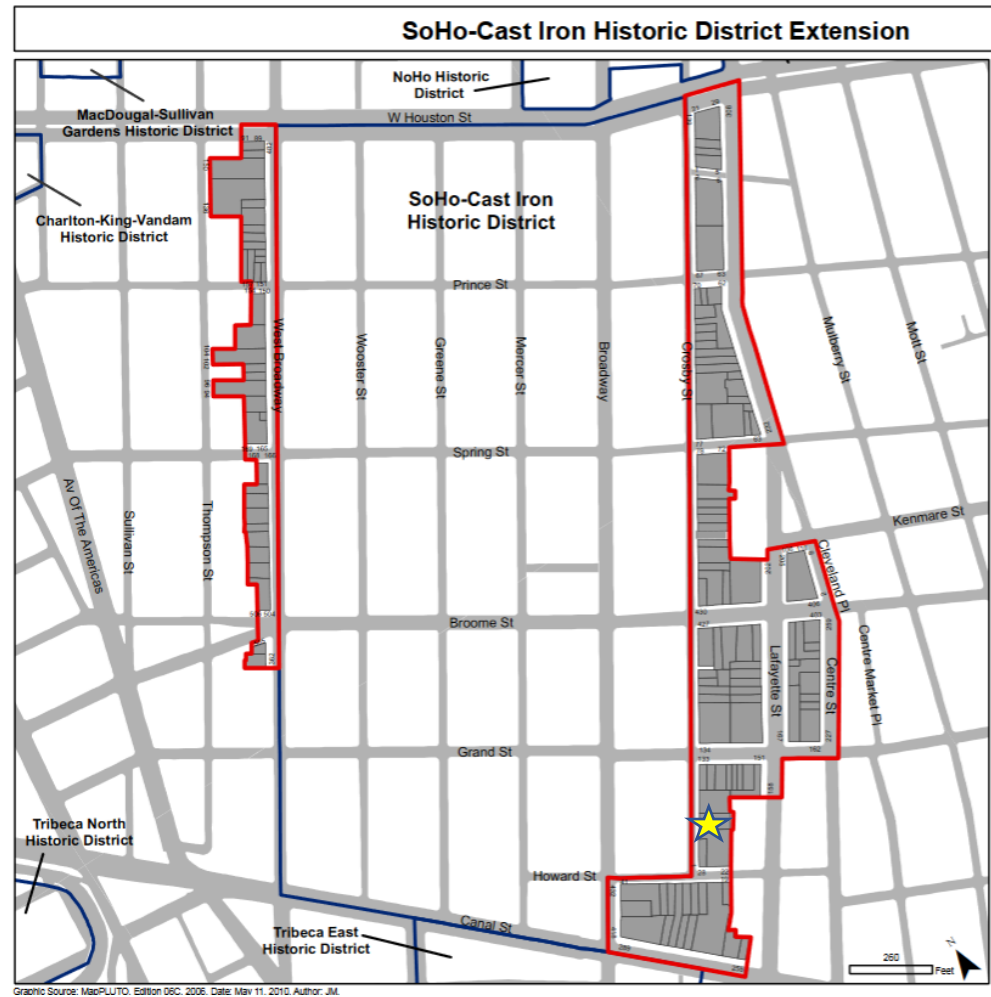


5 CROSBY STREET, MANHATTAN

PROPOSED PAINTED WALL SIGN MASTERPLAN



Existing condition.



Proposed condition.

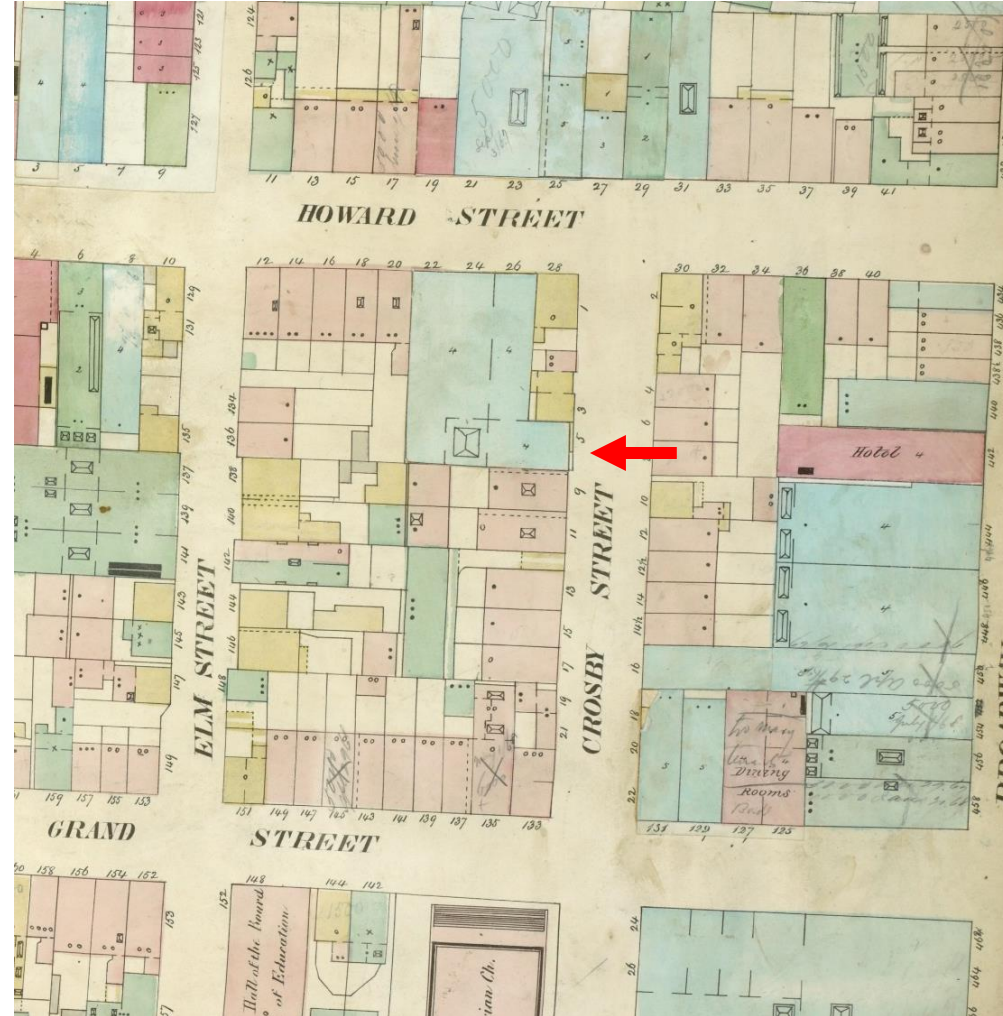
5 CROSBY STREET: EXISTING CONDITION



5 CROSBY STREET: HISTORIC CONTEXT



1940's tax photo for 9 Crosby Street, showing lot line wall for 5 Crosby Street. (Municipal Archive)



1857 Perris Map. (New York Public Library)

5 CROSBY STREET: HISTORIC NEIGHBORHOOD CONTEXT



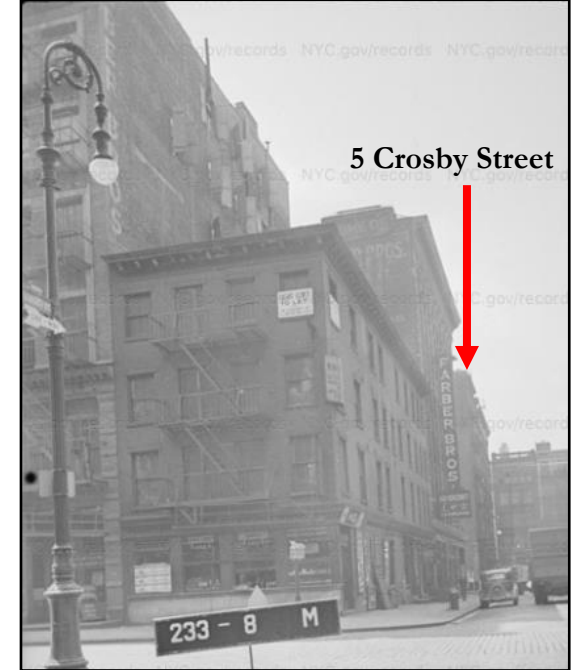
101 Mercer Street, 1932. (MCNY)



46 Spring Street, 1932. (MCNY)



135 Grand Street, 1911. (NYPL)



133 Grand Street, circa 1940.
(NYC Municipal Archive)

5 CROSBY STREET: PROPOSED MASTER PLAN CRITERIA



- 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 12.5% of the visible lot line wall
- Square feet of the exposed lot line wall: 5,048 sq. ft.
- Square feet of proposed sign: 630 sq. ft.
- Distance from front façade: 1’-10”

PAINTED SIGNAGE INSTALLATION

5 CROSBY STREET, NEW YORK, NY 10013

SUBMISSION:
LPC FILING
06.18.2019



P1 PROJECT LOCATION
1-00 N.T.S.

CONSTRUCTION CLASSIFICATION: I-A

BUILDING INFORMATION:
ADDRESS: 5 CROSBY ST.
NEW YORK, NY 10013
BLOCK NO: 233
LOT NO: 30
LOT FRONTAGE: 105.17'

OWNER: 5 CROSBY STREET INC.
22 HOWARD STREET
NEW YORK, NY 10013

ZONING INFORMATION:
ZONING MAP: 12 C
ZONING: M1-5B
COMMUNITY BOARD: 102

USE AND OCCUPANCY:
NO CHANGE OF EGRESS.
NO CHANGE OF USE. NO CHANGE OF OCCUPANCY.
NO PROPOSED CHANGES IN ZONING FLOOR AREA.
NO PROPOSED CHANGES TO THE BUILDING HEIGHT.
NO PROPOSED CHANGES TO THE BUILDING BULK.
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE.

INDEX OF DRAWINGS (DRAWING LIST)

GENERAL:
1. T-000.00 TITLE SHEET, LOCATION, SITE PLANS, BUILDING DATA AND DRAWING LIST
ARCHITECTURAL:
1. A-100.00 ROOF PLAN
2. A-200.00 EXISTING NORTH LOT-LINE ELEVATION

SIGN COMPLIANCE REQUIREMENTS

BASIC SIGN REGULATIONS FOR COMMERCIAL AND MANUFACTURING DISTRICTS

M1

PERMITTED TYPES:	ADVERTISING AND ACCESSORY	✓
PERMITTED SIZE:	(6) TIMES FRONTAGE (105.17')	✓
	6 X 105.17' = 631 TOTAL SQF	✓
PERMITTED MAX. HEIGHT:	75 FEET NON-ILLUMINATED	✓
	THE SIGN DOES NOT ENCOMPASS ANY WINDOWS	✓
	THE SIGN DOES NOT EXTEND TO THE TOP OF THE WALL	✓
	THE SIGN IS NOT A PHOTO-REALISTIC IMAGE	✓
	THE SIGN HAS A BORDER AROUND THE PERIMETER	✓
	THE SIGN HAS A 2-FOOT SET BACK	✓
	THE AREA OF THE SIGN IS LESS THAN 20% OF THE VISIBLE LOT-LINE FACADE	✓

AREA OF EXPOSED LOT-LINE WALL: 5,048 SQF
20% OF 5,048 SQF = 1,263 SQF
ALLOWABLE SIGN SIZE: 6 X 105.17' = 631 SQF
PROPOSED PAINTED SIGNAGE: 630 SQF
630 < 1,263 ...O.K.
630 < 631 ...O.K.
150'-8" < 75' ...O.K.

SEE ARCHITECT

SEE ARCHITECT

ARCHITECT
AYONSTUDIO
ARCHITECTURE • PRESERVATION, P.C.
4 UNION SQ. WEST, SUITE 516, NEW YORK, NY 10003
TEL: 212.256.5274 WWW.AYONSTUDIO.COM

OWNER
5 CROSBY STREET INC.
22 HOWARD STREET
NEW YORK, NY 10013

CLIENT
VECTOR MEDIA
985 LEXINGTON AVENUE
NEW YORK, NY 10022
WWW.VECTORMEDIA.COM

CONSULTANTS
JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC
40 EAST 80TH STREET, SUITE 4D
NEW YORK, NY 10018
TEL: 917.612.2969
WEB: WWW.HPPRESERVATION.COM

KEY PLAN



1	LPC FILING	06.18.2019
NO.	SUBMISSIONS/ REVISIONS	DATE

PROJECT:
PAINTED SIGNAGE INSTALLATION

TITLE SHEET, LOCATION, SITE PLANS, BUILDING DATA AND DRAWING LIST

DATE PLOTTED:	06.18.2019
DATE:	1903
SCALE:	AS NOTED
DRAWN BY:	CR
CHECKED BY:	JA
PROJECT:	T-000.00
DRAWING NO.:	1 OF 3

5 CROSBY STREET: PROPOSED PAINTED WALL SIGN SAMPLE



5 Crosby Srteet's north lot line wall.



5 Crosby Srteet's north lot line wall, viewed from Grand Street..

5 CROSBY STREET: PROPOSED PAINTED WALL SIGN SAMPLE



5 Crosby Street's north lot line wall.



5 Crosby Street's north lot line wall, viewed from Grand Street.