



SILVERCAST

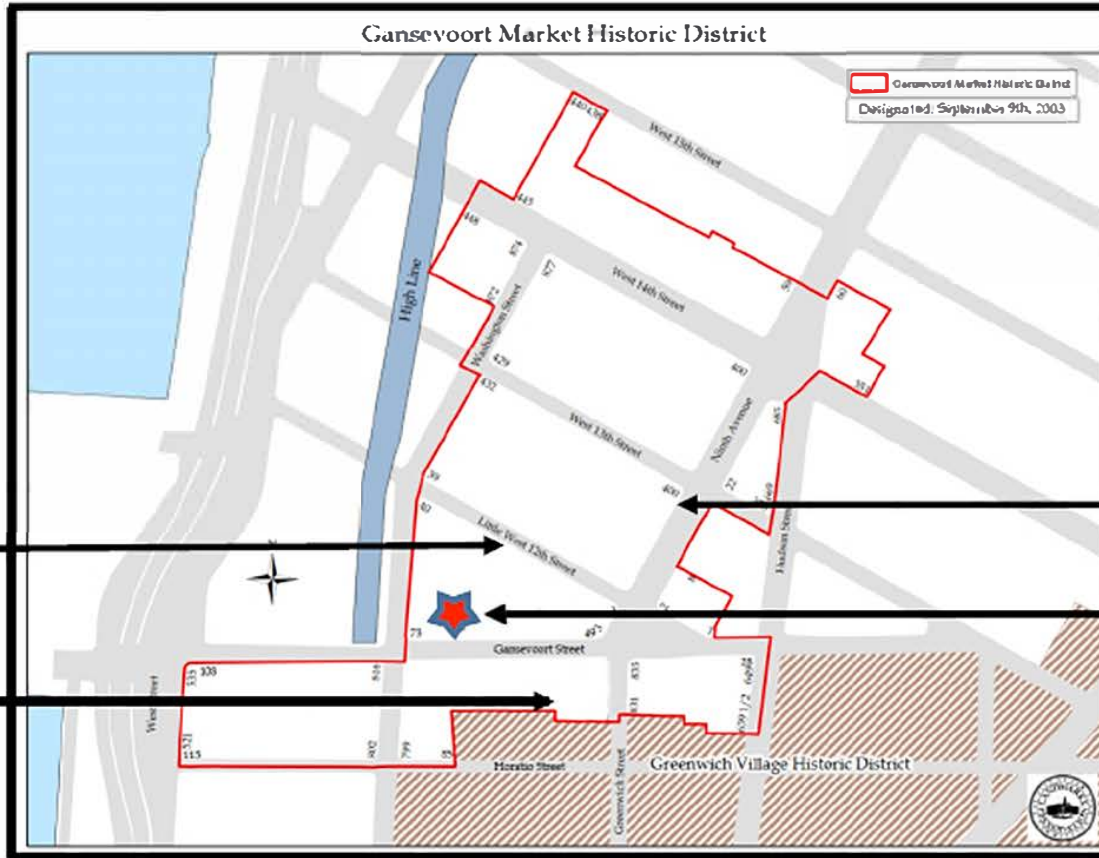
817 WASHINGTON STREET

PAINTED SIGN
MASTER PLAN APPLICATION

817 WASHINGTON STREET: PAINTED WALL SIGNS APPROVED IN GANSEVOORT MARKET HISTORIC DISTRICT



22 Little West 12th Street



21 Ninth Avenue

817 Washington Street

838 Greenwich Street



817 WASHINGTON STREET: PAINTED WALL SIGNS APPROVED IN A NEAR-BY HISTORIC DISTRICT

465 West Broadway



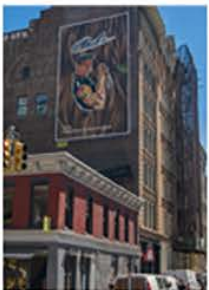
475 West Broadway



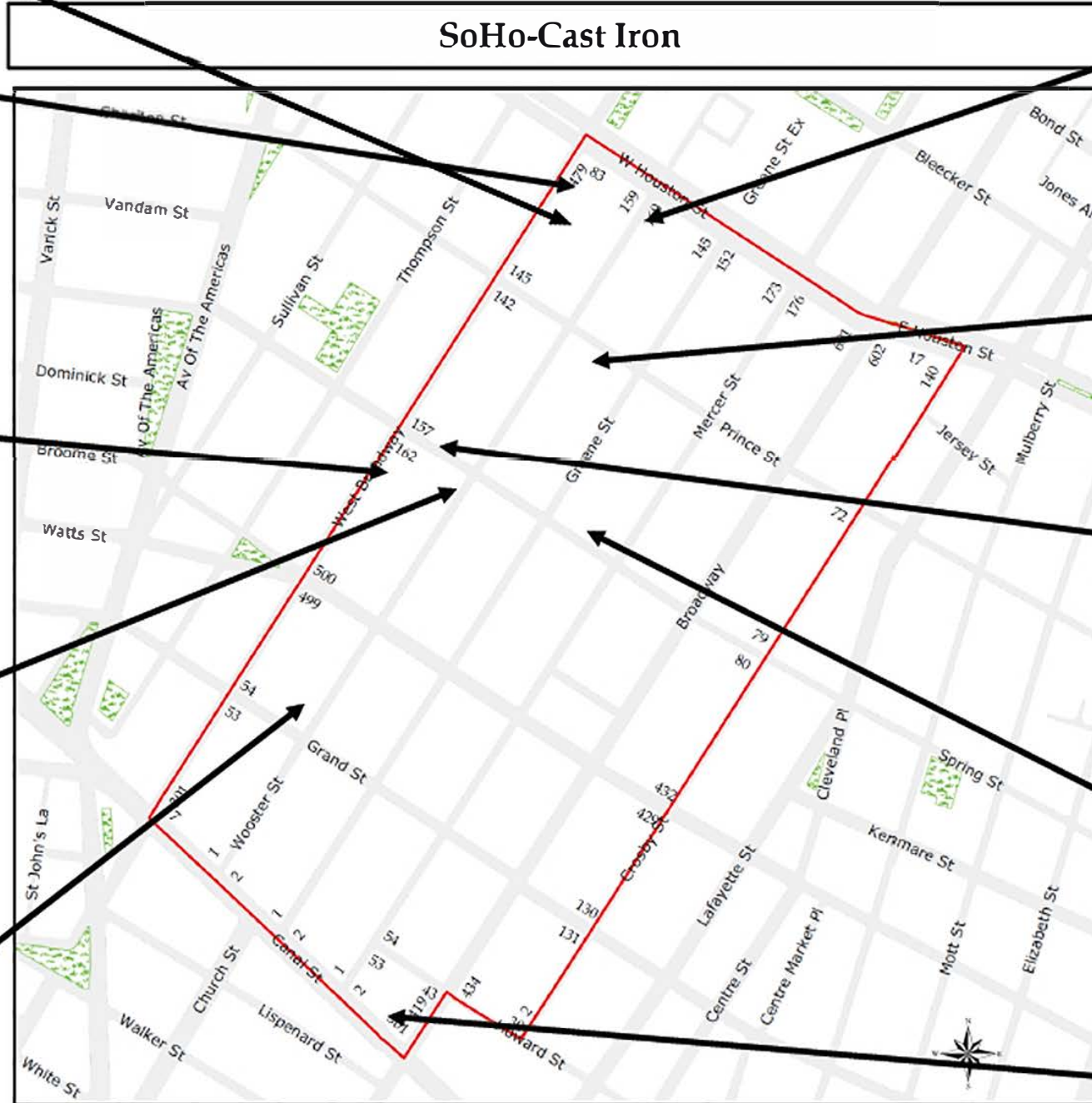
393 West Broadway



83 Wooster Street



60 Grand Street



155 Wooster Street



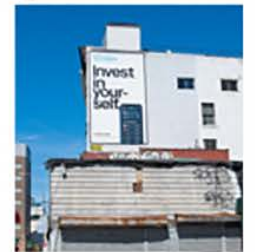
120 Prince Street



145 Spring Street



109 Spring Street



305 Canal Street

817 WASHINGTON STREET: HISTORIC CONTEXT



Designation Photo, 2003. (LPC)



Designation Photo, 2003. (LPC)



1980's Tax Photo (Municipal Archive)



1980's Tax Photo (Municipal Archive)



Gansevoort Street 1933
(NY Public Library)

HAND PAINT MASTERS

ARTFX MURALS has been hand painting wall murals since 1984. Their ability to achieve a depth of presentation and color in their murals is a direct result of over 35+ years of experience.



Little West 12th Street



109 Spring Street

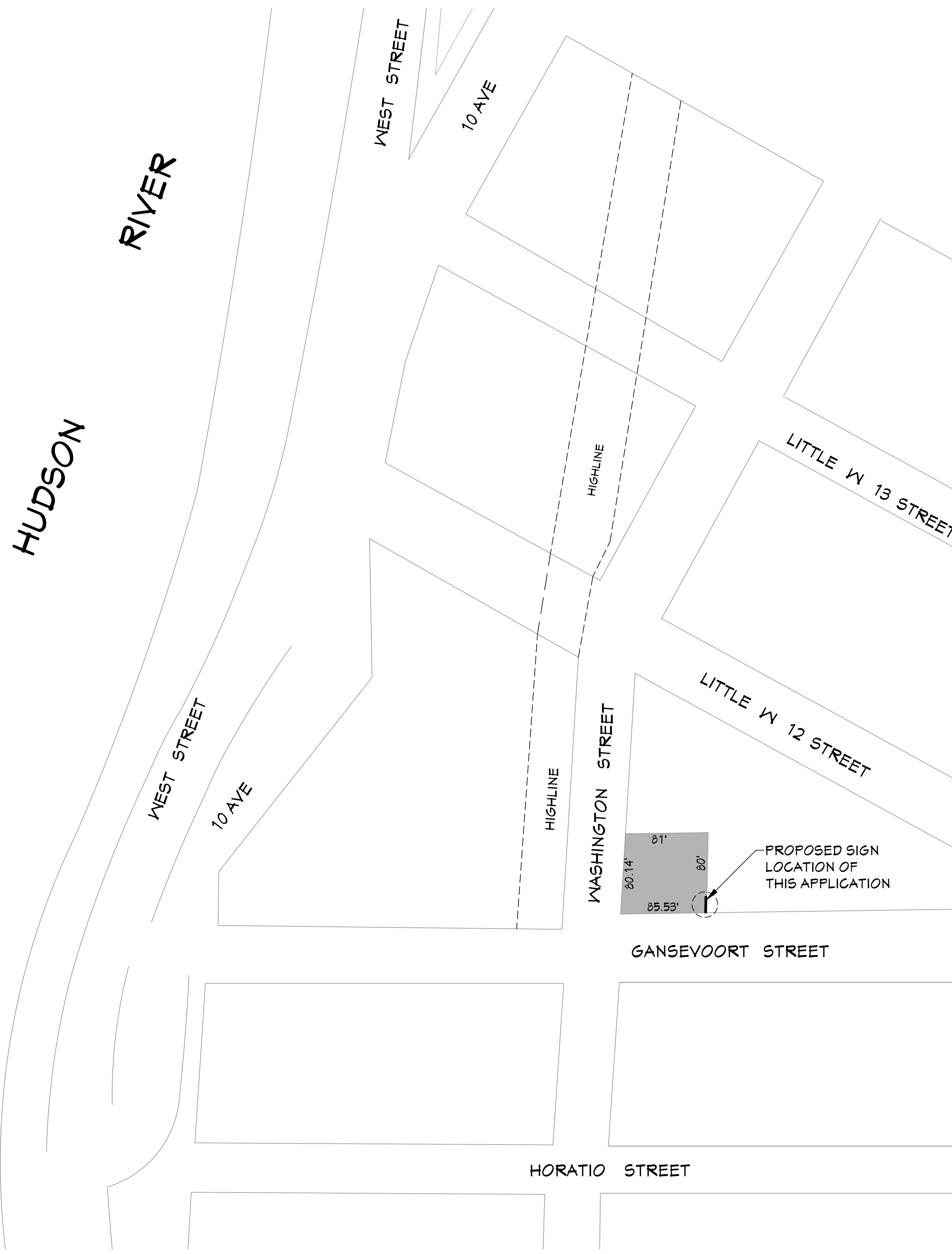


475 West Broadway

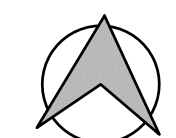
***Sample hand painted murals ARTFX MURALS recently completed in Gansevoort Market and Soho-Cast Iron Historic Districts**

NEW NON-ILLUMINATED PAINTED ADVERTISING SIGN AT

817 WASHINGTON STREET, NEW YORK, NY 10014
 BLOCK #: 644 LOT #: 30 ZONING DISTRICT : M1-5



PLOT PLAN
 N.T.S.



GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF WORK BY RESPECTIVE CONTRACTORS.
2. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
3. NO WORK SHALL COMMENCE UNTIL PLANS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT AND ALL DEPARTMENT HAVING JURISDICTION AND PERMIT TO BUILD HAS BEEN ISSUED.
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND PAY ALL REQUIRED FEES IN CONNECTION WITH THEIR WORK TO OWNER.
5. THE ARCHITECT OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS UNLESS STATED OTHERWISE BY WRITTEN AGREEMENT WITH OWNER.
6. CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT OF DESIGN SHALL BE NOTIFIED OF ERRORS AND/OR OMISSIONS PRIOR TO THE START OF WORK.
7. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS. ANY VARIATION IN DIMENSIONS FROM THE APPROVED ARCHITECTURAL PLANS AND/OR STRUCTURAL AND MECHANICAL PLANS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION IMMEDIATELY. ALL DISCREPANCIES SHALL BE CORRECTED BEFORE CONTRACTOR PROCEEDS WITH HIS PORTION OF THE WORK. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS RESPECTIVE PORTION OF THE WORK AND WILL BE REQUIRED TO MAKE ALL REQUIRED CORRECTIONS TO COMPLY WITH ALL DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, MUNICIPAL SIGN-OFFS OR CERTIFICATE OF OCCUPANCY, AS REQUIRED.

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE EXEMPT FROM THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE BECAUSE IT DOES NOT CONSTITUTE A SUBSTANTIAL ALTERATION, PER CHAPTER 1, SECTION 101.4.4".

NYC ENERGY CONSERVATION CODE

"TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2020 NYCEC. THIS IS AN EXCEPTION AS THE SCOPE OF WORK DOES NOT AFFECT THE ENERGY USAGE.

ITEM DESCRIPTION	CODE - PRESCRIBED VALUE AND CITATION	PROPOSED R- VALUE
PROPOSED NON-ILLUMINATED PAINTED ADVERTISING SIGN AT: 817 WASHINGTON STREET, NEW YORK NY 10014	N/A	N/A

LIST OF DRAWINGS

SG-001 PLOT PLAN, ZONING MAP, LIST OF DRAWINGS, ZONING ANALYSIS, LIST OF SPECIAL INSPECTIONS & PROGRESSIVE INSPECTION, NYC ENERGY CONSERVATION CODE, GENERAL NOTES.

SG-002 SIGN FACE ELEVATIONS, PROPOSED MASTER PLAN CRITERIA, PHOTO.

INSPECTIONS

PROGRESS INSPECTION
 FINAL (28-116.2.4.2 BC 110.5)
 ENERGY: N/A

ZONING ANALYSIS

FOR NON-ILLUMINATED ADVERTISING SIGN

LOT FRONTAGES GANSEVOORT STREET: 85.53 FT.
 WASHINGTON STREET: 80.14 FT.

ZONING DISTRICT: M1-5

ZR 42-53 SURFACE AREA AND ILLUMINATION PROVISIONS

ZR 42-531 TOTAL SURFACE AREA OF SIGNS

ZR 42-532 NON ILLUMINATED SIGNS

MAX SURFACE AREA OF ALL SIGNS ON THE ZONING LOT
 = 6 x ZONING LOT FRONTAGES
 = 6 x 185.67 = 994.02 SF. > 15.34' X 12' = 184.08 SF ∴ OK (PROPOSED)

ZR 43-43 HEIGHT OF SIGN
 M1-5 MAX STREET HEIGHT= 8'
 SKY EXPOSURE = 2.7(V) : 1(H)



ZONING MAP 8B

REVISION	
No.	DATE

TAREK M. ZEID, P.E. P.L.L.C.
 38-39 BELL BOULEVARD, SUITE # 350
 BAYSIDE, NY 11361
 TEL. (718) 631-3257
 FAX. (718) 631-7805



APPROVAL STAMPS:

PROJECT:
 PROPOSED NON-ILLUMINATED PAINTED
 ADVERTISING SIGN
 AT 817 WASHINGTON STREET,
 NEW YORK, NY 10014

TITLE DRAWING:
 PLOT PLAN, LIST OF DRAWINGS, ZONING MAP,
 LIST OF SPECIAL INSPECTIONS, ZONING ANALYSIS,
 NYC ENERGY CONSERVATION CODE,
 SCOPE OF WORK.

SEAL & SIGNATURE
 DATE: 11/9/2022
 PROJECT No: 22-28 T
 DRAWING BY: JL
 CHK BY: TMZ
 DWG. No.: 5G-001.00
 11/9/2022 12:28T
 CAD FILES SIGN

DOB JOB NUMBER:

THIS DRAWING IS THE PROPERTY OF TAREK M. ZEID, P.E. P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THIS DRAWING IS NOT VALID FOR CONSTRUCTION, BIDDING, OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ENGINEER WHOSE SIGNATURE APPEARS HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF TAREK M. ZEID, P.E. P.L.L.C. ANY UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 1201(2) OF THE NEW YORK STATE EDUCATION LAW.

PROPOSED CONDITION



CURRENT PROPOSAL



CURRENT PROPOSAL

PROPOSED MASTER PLAN CRITERIA

- SIGN SPACE SHALL BE DISTINGUISHED FROM SURROUNDING FACADE BY EITHER A BLACK OR WHITE 3" COLOR BORDER TO CONTRAST WITH THE COLOR OF THE SIGN, AND THAT THERE WILL BE NO RESTRICTION TO THE SIGN COPY WITHIN THE APPROVED SIGN SPACE.
- SQUARE FEET OF THE TOTAL VISIBLE WALL = 600 SF (PROPOSED CONDITIONS)
- SQUARE FEET OF THE PROPOSED SIGN = 184.08 SF (PROPOSED CONDITIONS)
- % OF SIGN COVERAGE $\frac{184.08}{600} = 0.3068 = 30.68\%$
- % OF VISIBLE WALL SPACE = $100 - 30.68 = 69.32\%$
- DISTANCE FROM FRONT FACADE = 2 FT
- DISTANCE FROM PARAPET = 1 FT
- DESIGNATED VENDOR EMBLEM PLAQUE: SIZE AND POSITION IS CONSISTENT WITH OTHER APPROVED SIGN SPACES.
- THE TERM OF THE MASTER PLAN PERMIT, TO ALLOW CONTENT CHANGES AT THE STAFF LEVEL, SHALL BE FOR 10 YEARS.
- THIS CRITERIA IS CONSISTENT WITH PRIOR APPROVED MASTER PLANS.

REVISION		
No.	DATE	DESCRIPTION

TAREK M. ZEID, P.E. P.L.L.C.
 38-39 BELL BOULEVARD, SUITE # 350
 BAYSIDE, NY 11361
 TEL. (718) 631-3257
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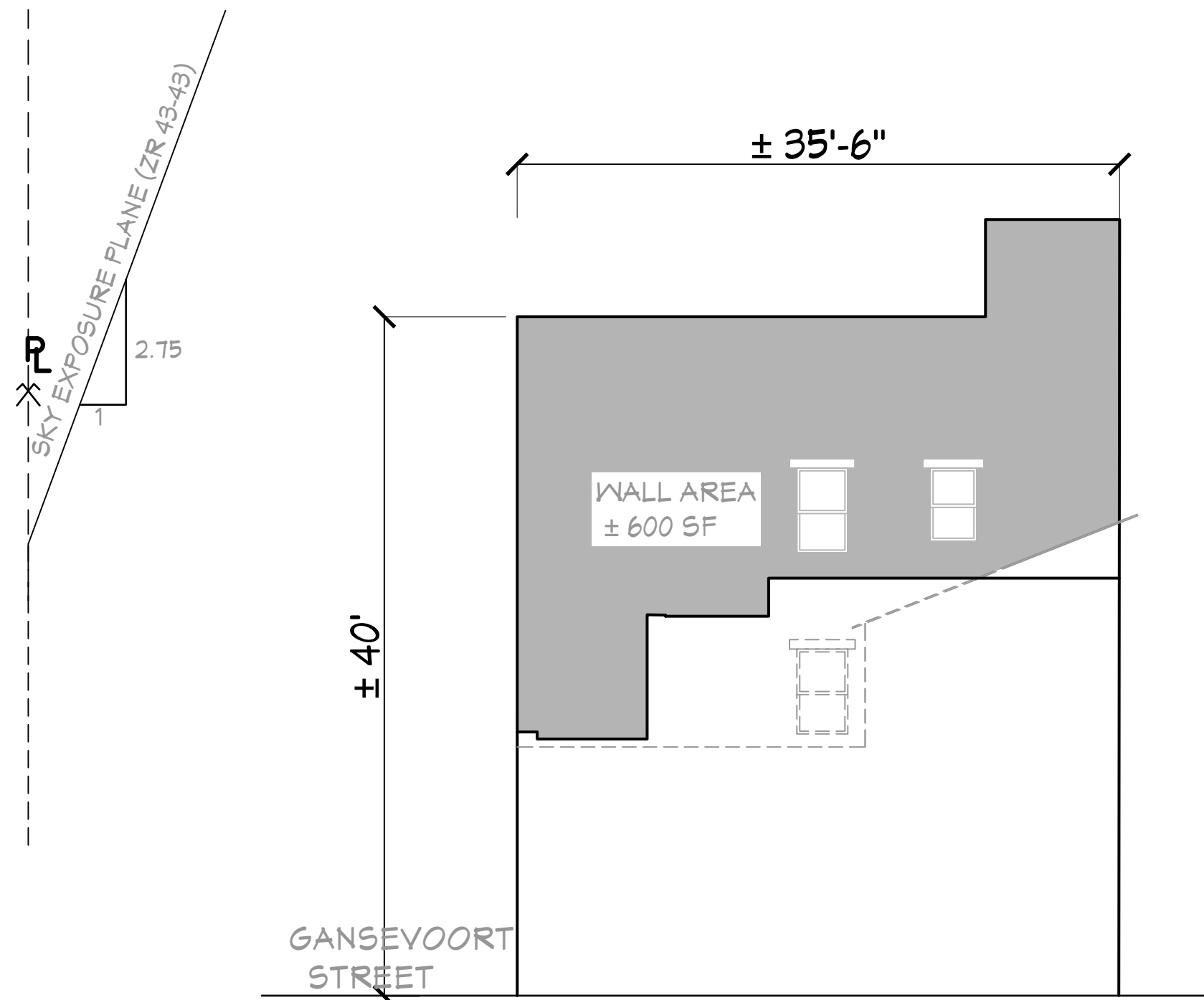


APPROVAL STAMPS:

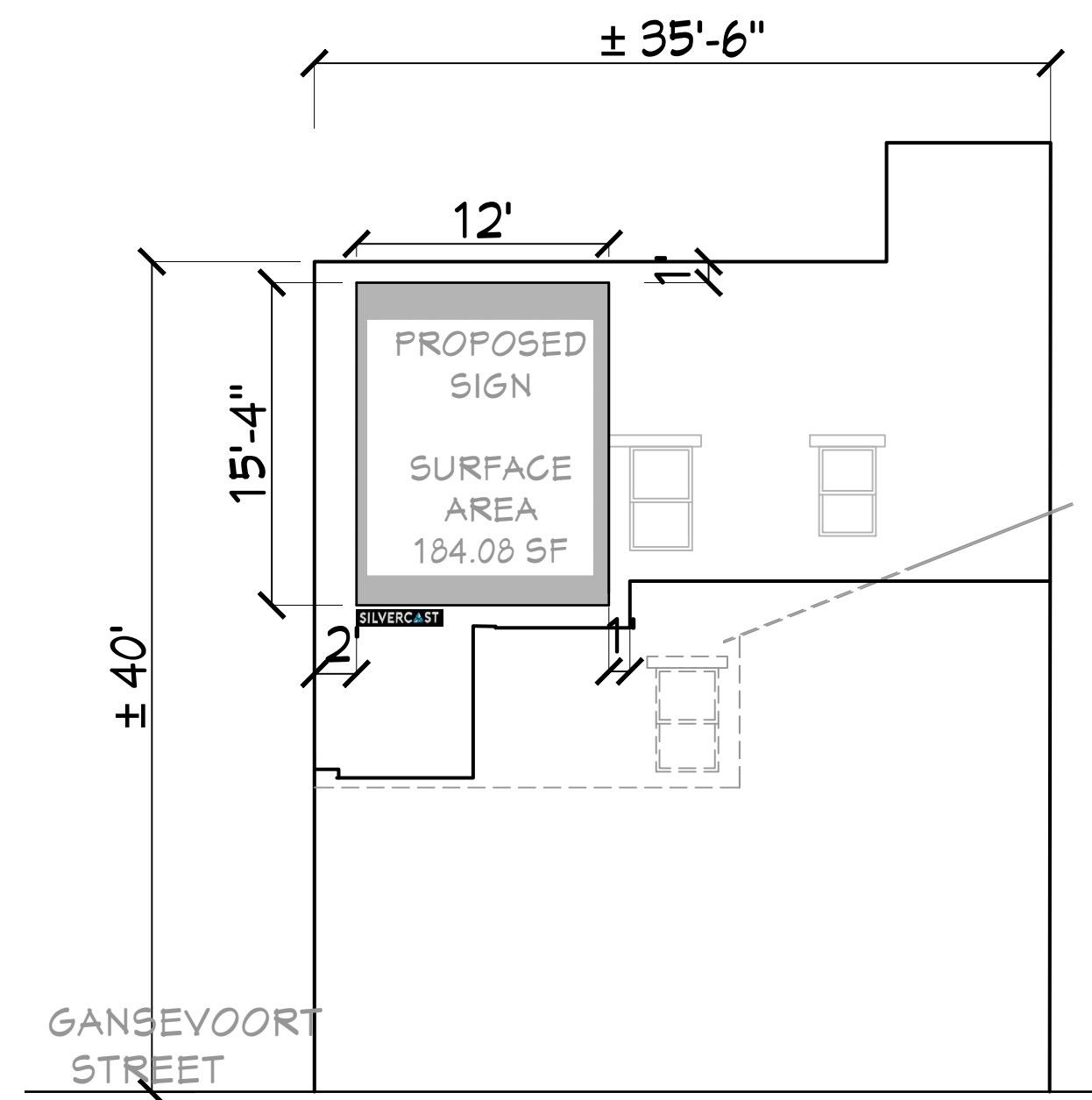
PROJECT:
 PROPOSED NON-ILLUMINATED PAINTED
 ADVERTISING SIGN AT
 81T WASHINGTON STREET,
 NEW YORK, NY 10014

TITLE DRAWING:
 SIGN FACE ELEVATIONS,
 PROPOSED MASTER PLAN CRITERIA,
 PHOTO.

	DATE: 11/8/2022
	PROJECT No: 22-26 T
	DRAWING BY: JL
	CHK BY: TMZ
	DWG. No.: SG-002.00
DOB JOB NUMBER:	



WALL AREA @ PROPOSED CONDITION
 SCALE: $\frac{1}{8}'' = 1'-0''$



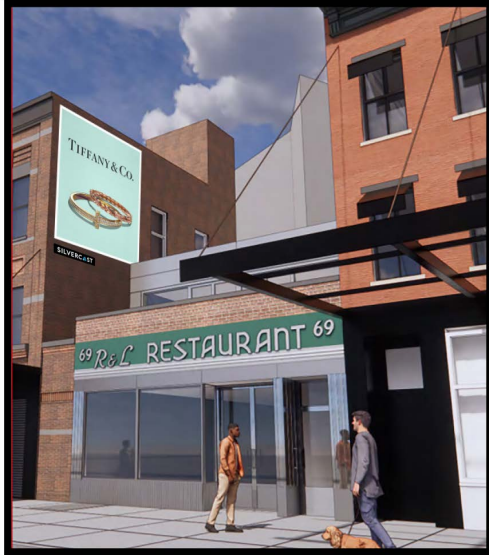
SIGN FACE ELEVATION @ PROPOSED CONDITION
 SCALE: $\frac{1}{8}'' = 1'-0''$

PROPOSED SIGN OCCUPIES A PERCENTAGE OF 30.68% OF THE VISIBLE WALL SURFACE AREA

$$\frac{184.08}{600} = 0.3068$$

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817 WASHINGTON STREET: PROPOSED MASTER PLAN CRITERIA



Criteria:

- The term of the Master Plan shall be for 10 years
- Square feet of total visible wall area - proposed condition: 600
- Square feet of proposed sign area - proposed condition: 184.08
- Distance from Front Façade: 2'
- Distance from Parapet: 1'
- Designated Vendor Emblem Plaque: size and position is consistent with other approved sign spaces.

The sign space shall be distinguished from surrounding facade by either a black or white 3" color border to contrast with the color of the sign

There will be no restrictions to the sign copy within the approved sign space

Comprehensive Master Plan to assist in staff-level content change approvals

This Criteria is consistent with prior approved Master Plans

