

# 275 CANAL STREET

## HISTORICAL RENOVATION

275 CANAL STREET,  
NEW YORK, NY 10013

## MECHANICAL ROOF TOP UNIT CofA SET

24 JULY 2018

### BUILDING INFORMATION

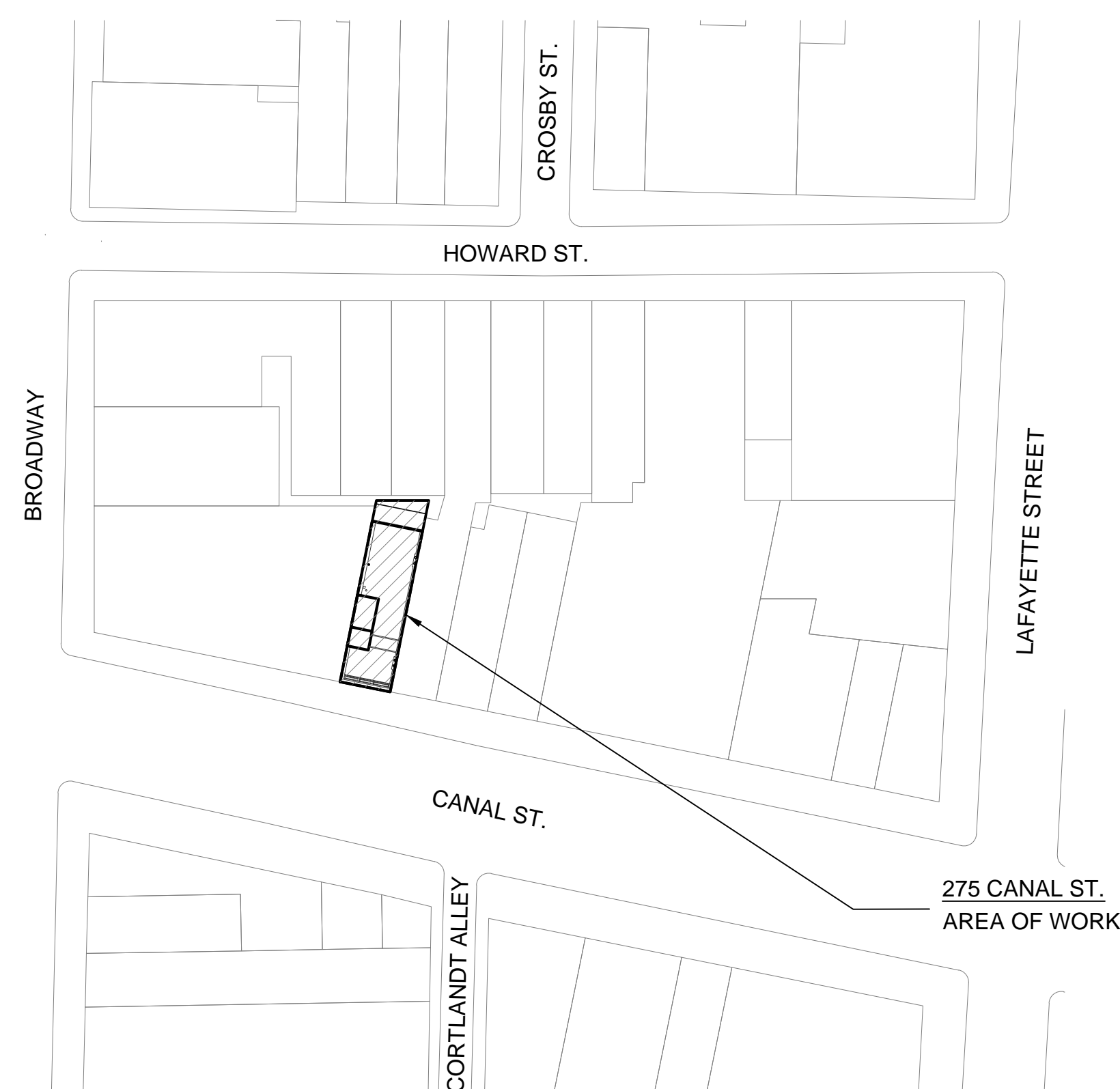
ADDRESS: 275 CANAL STREET (10013)  
BOROUGH: MANHATTAN  
BLOCK: 209  
LOT: 35  
LOT FRONTAGE: 25'-1"  
LOT DEPTH: 96'-10"  
LOT AREA: 2,362 SF  
ZONING MAP: 12a  
ZONING: M1-5B  
HISTORIC DISTRICT: SOHO - CAST IRON HISTORIC DISTRICT EXTENSION

### SCOPE OF WORK

- PROVIDE NEW MECHANICAL ROOF TOP UNITS AT REAR OF ROOF ON BUILDING IN LOCATION PROPOSED
- PROVIDE NEW SAFETY RAILING AT REAR PERIMETER OF BUILDING

### SITE PLAN

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



### DRAWING LIST

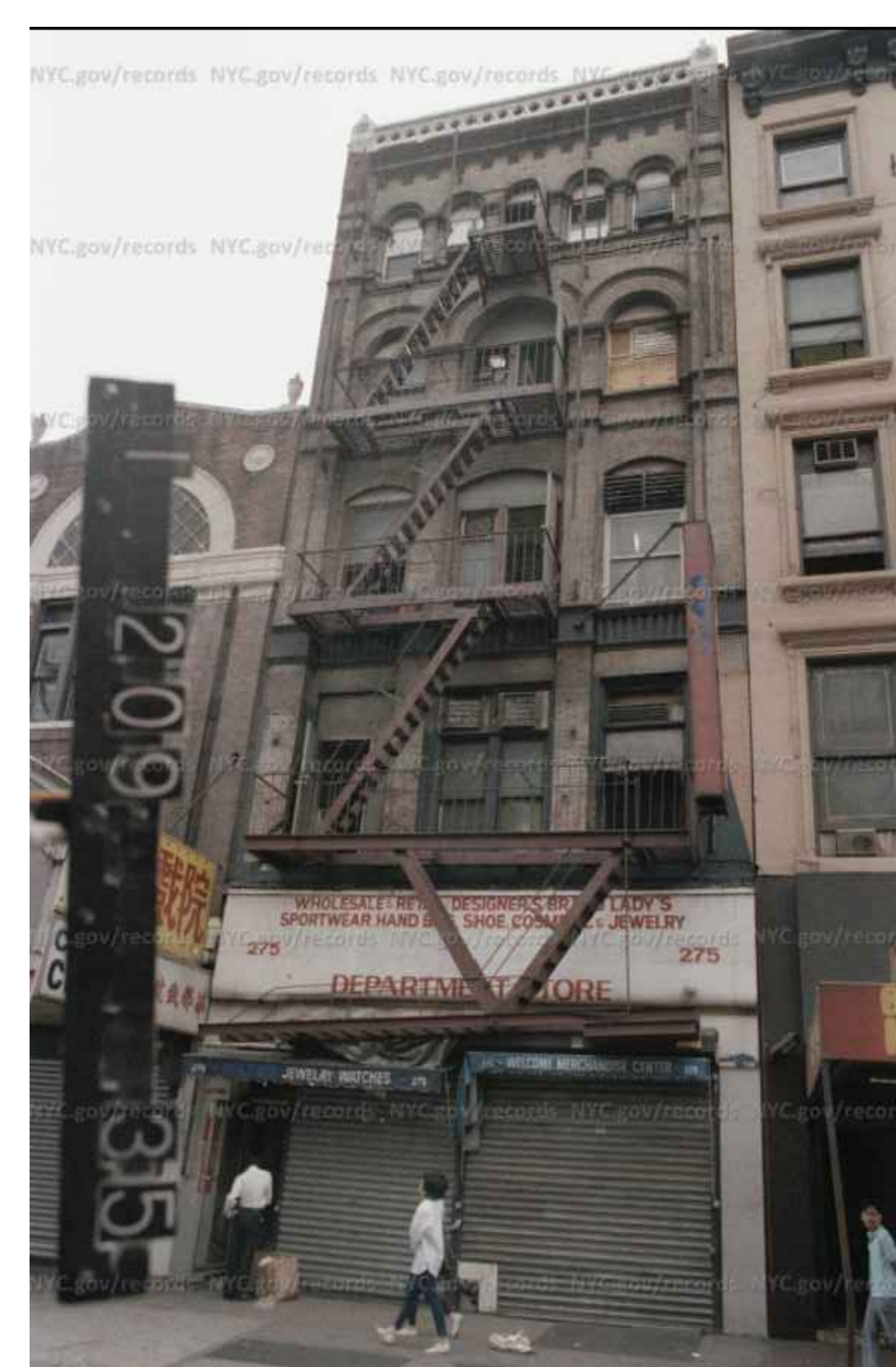
#### ARCHITECTURAL

- A-001.00** COVER SHEET W/ DRAWING LIST
- LPC-000** HISTORIC MAPS AND TAX PHOTOS  
**LPC-001** ROOFTOP UNIT LOCATION PLAN  
**LPC-002** SIGHT LINE STUDY (SECTION THROUGH CANAL STREET)  
**LPC-003** SIGHT LINE STUDY (SECTION THROUGH B'WAY) - THROUGH MECH. UNITS  
**LPC-004** SIGHT LINE STUDY (SECTION THROUGH B'WAY) - THROUGH BULKHEAD  
**LPC-005** UNIT MOCK-UP SIGHT LINE PHOTOS  
**LPC-006** UNIT MOCK-UP SIGHT LINE PHOTOS  
**LPC-007** UNIT MOCK-UP SIGHT LINE PHOTOS  
**LPC-008** UNIT MOCK-UP SIGHT LINE PHOTOS  
**LPC-009** UNIT MOCK-UP SIGHT LINE PHOTOS  
**LPC-010** EXISTING ROOF CONDITIONS  
**LPC-011** ROOF ELEVATOR MACHINE ROOM BULKHEAD THROUGH-WALL AC UNIT DETAILS

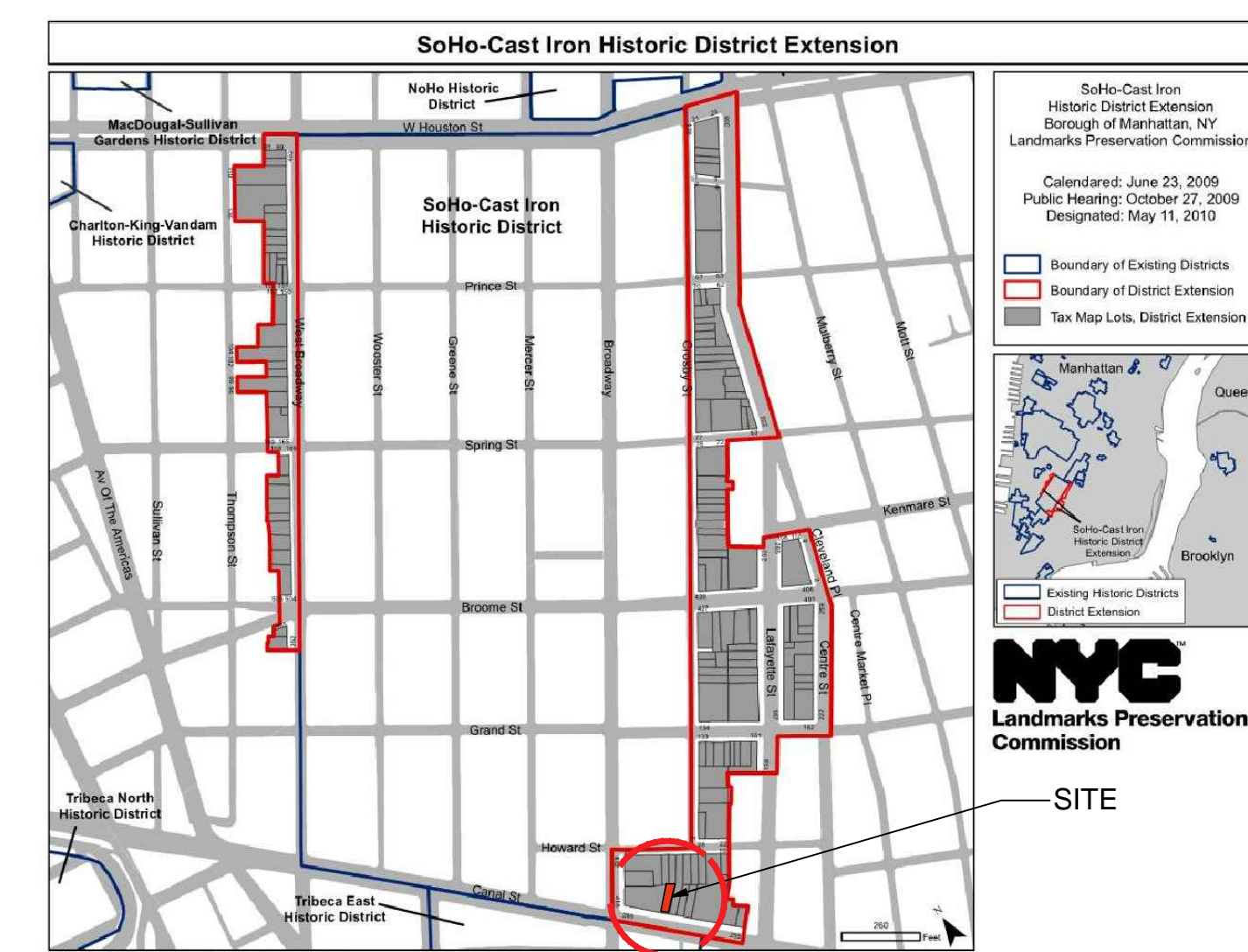
### HISTORICAL INFORMATION



01 1940s TAX PHOTO  
NTS



02 1980s TAX PHOTO  
NTS



03 HISTORIC DISTRICT MAP  
NTS

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PROJECT

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275 CANAL STREET  
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501 Fifth Avenue, Suite 1702  
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EXTERIOR & STRUCTURAL CONSULTANT

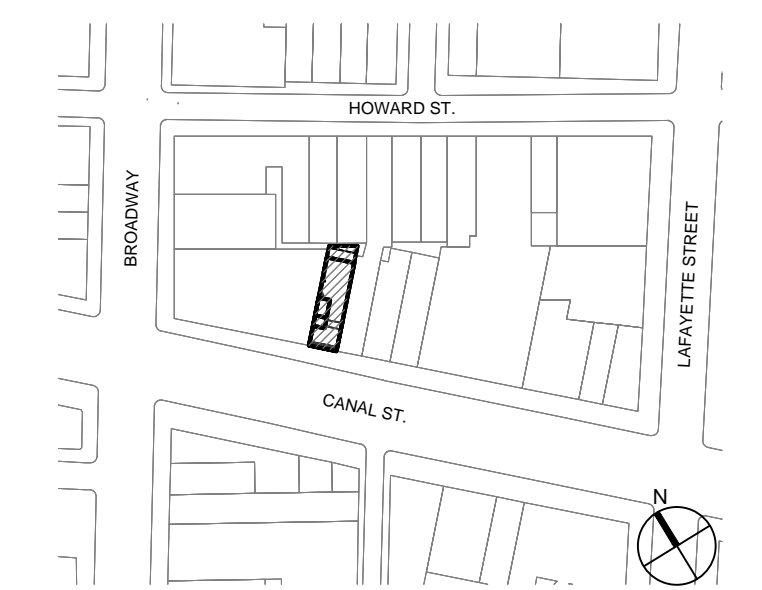
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Yonkers, NY 10701  
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New York, NY 10004  
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GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

DOB STAMP/SCAN

Revision Date Remarks  
Drawing Title

COVERSHEET W/  
DRAWING LIST

PROJECT NO. 1717  
DATE 07/24/18  
SCALE AS NOTED  
DRAWN / CHECKED FC/SP

DRAWING NO. A-001

SHEETS IN LPC SET  
LPC 00



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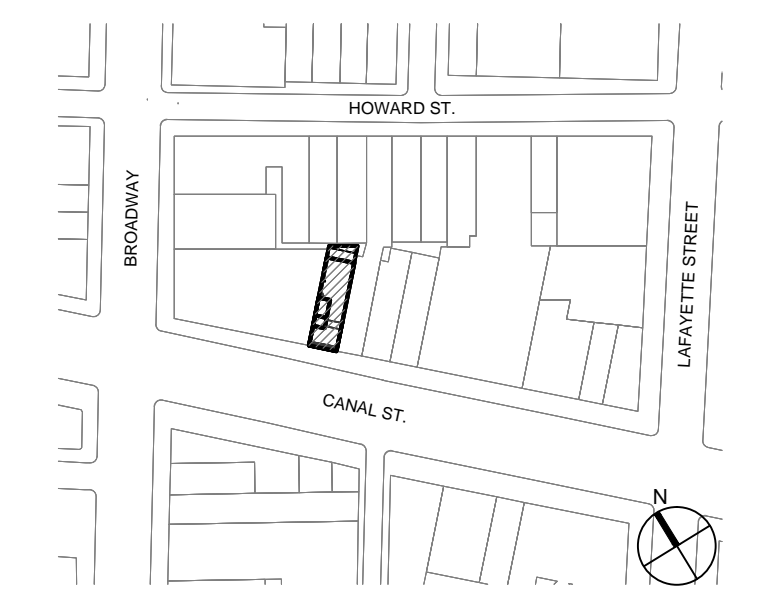
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**PLUS GROUP, PLLC**

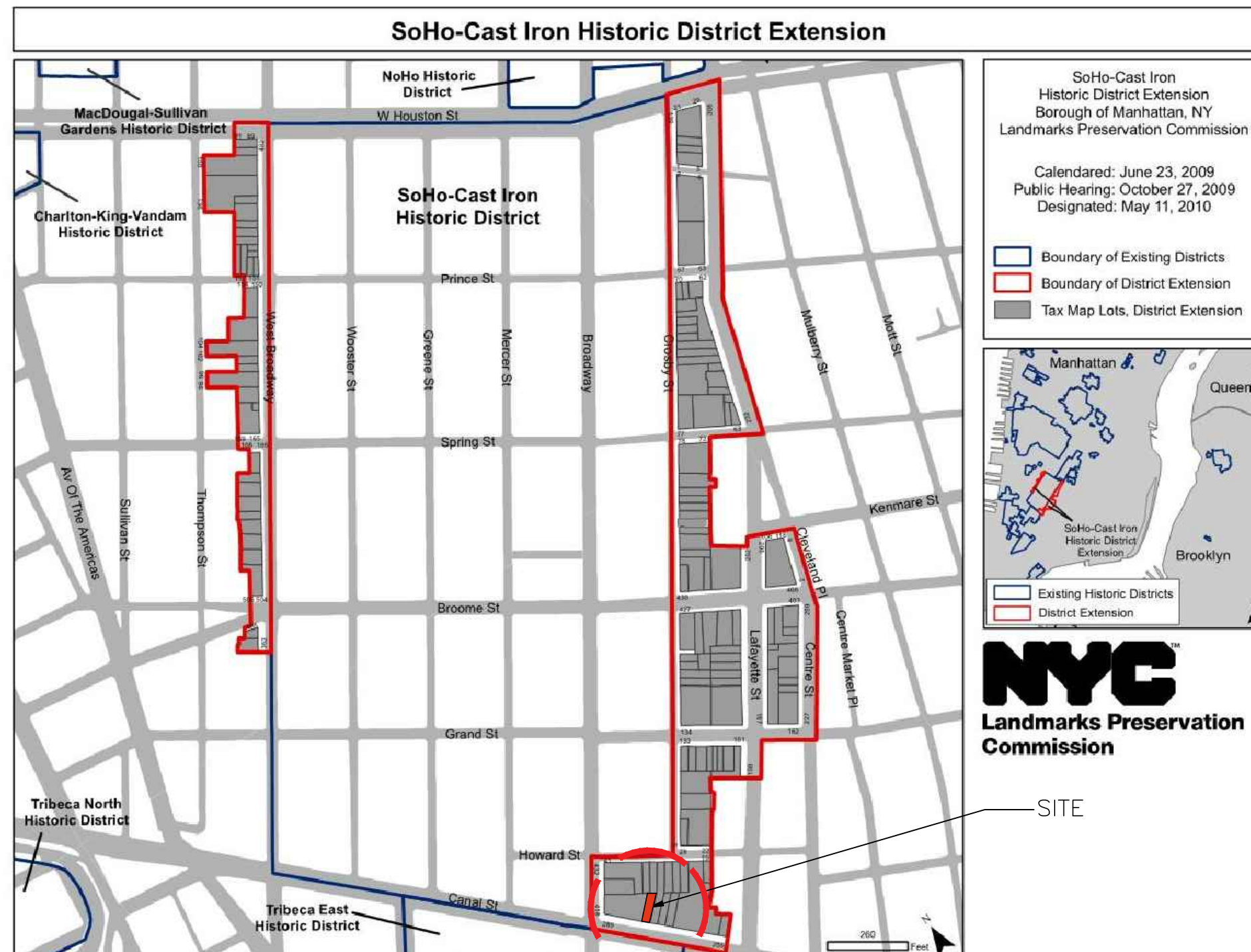
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GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE



**275 CANAL STREET**  
BLOCK: 209  
LOT: 35

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

ORIGINAL OWNER: H.E. PELLER

**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 DISTRICT IN THE MID-NINETEENTH CENTURY AND ITS CONTINUING IMPORTANCE IN THE TWENTIETH CENTURY AS THE LOCATION OF SMALL FACTORIES AND WAREHOUSES.

DOB STAMP/SCAN

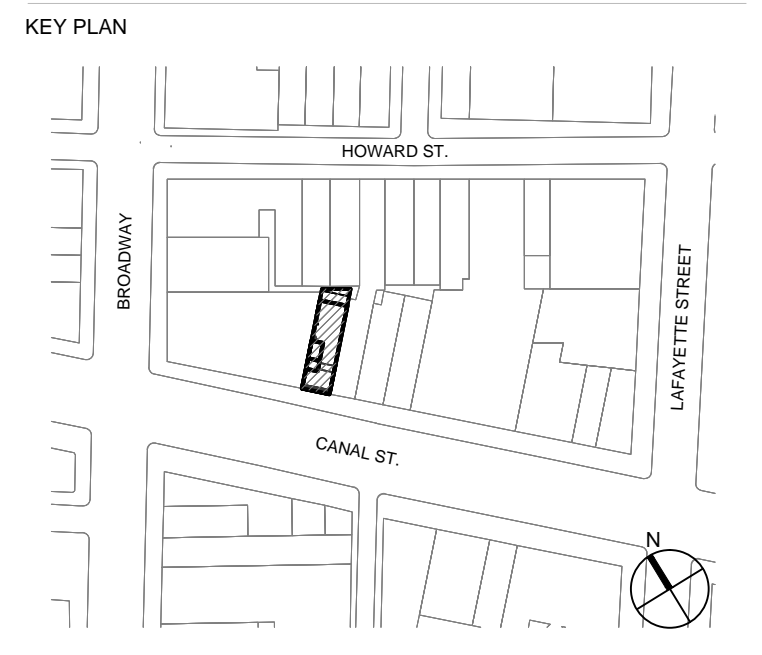
Revision	Date	Remarks

Drawing Title

**HISTORIC MAPS AND TAX PHOTOS**

PROJECT NO.	DRAWING NO.
1717	
DATE	
07/24/18	
SCALE	
AS NOTED	
DRAWN / CHECKED	
FC/SP	

**LPC-000**



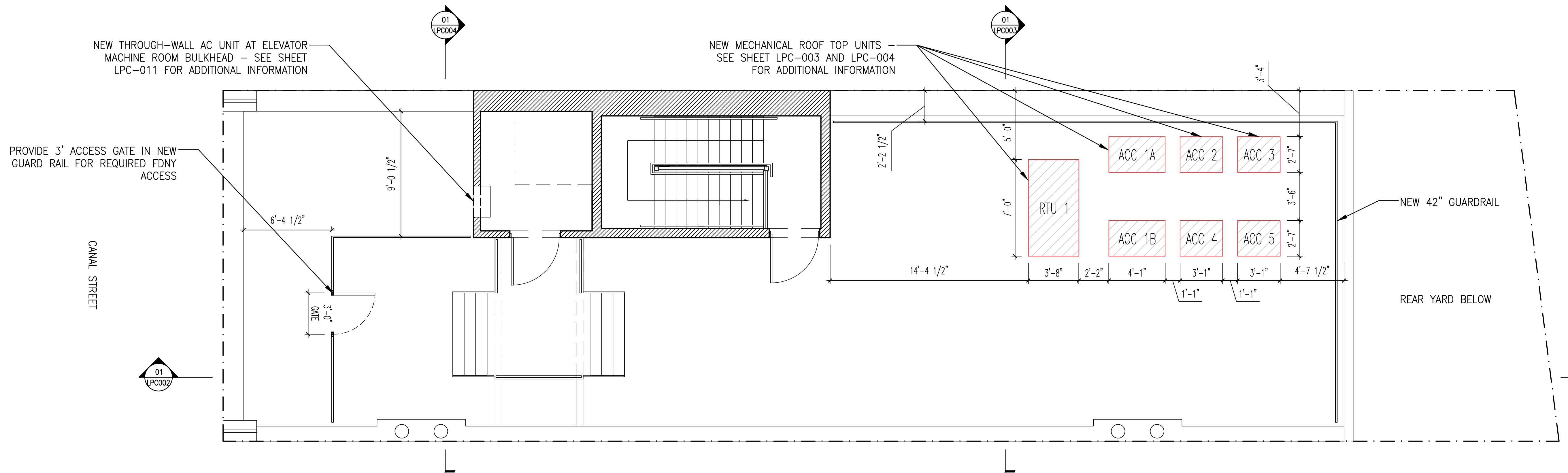
SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks

**ROOFTOP UNIT  
 LOCATION PLAN**

PROJECT NO. 1717	DRAWING NO. <b>LPC-001</b>
DATE 07/24/18	
SCALE AS NOTED	
DRAWN / CHECKED FC/SP	



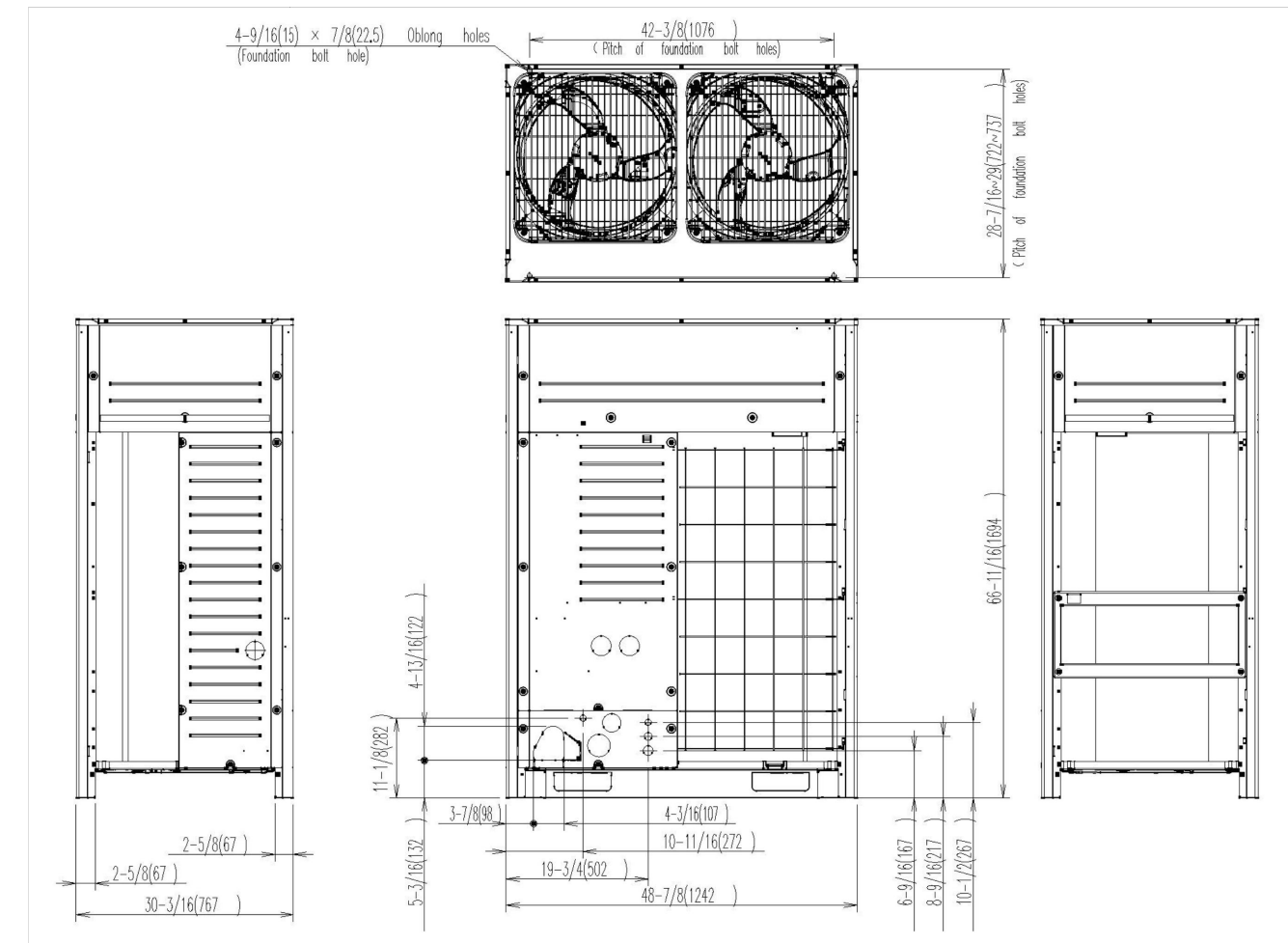
01 ROOF PLAN  
 1/4" = 1'-0"



RQ Model	Air-Cooled SEER	Air-Cooled EER	Nominal cfm	Width	Height	Length
002			850			
003			1,050			
004	Up to 19.2	Up to 14.8	1,400	44	43	82
005			1,750			
006			1,800			

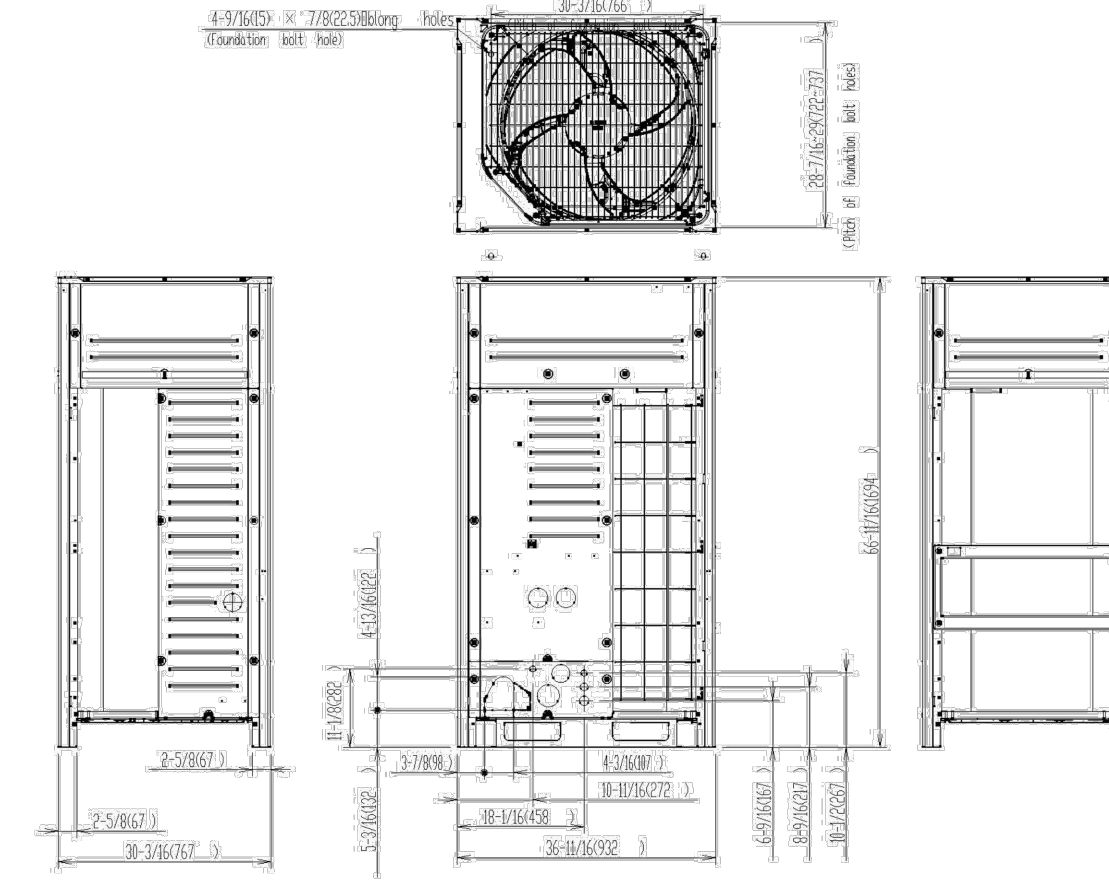
A EQUIPMENT RTU 1 SPECIFICATION  
1/8" = 1'-0"

Dimensional Drawing - Condensing Unit



RXYQ120TTJU

DIMENSIONAL DRAWING



B EQUIPMENT ACC 1 SPECIFICATION  
1/8" = 1'-0"

C EQUIPMENT ACC 2 THROUGH 5 SPECIFICATION  
NTS

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275 CANAL ST

275 CANAL STREET  
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EXTERIOR & STRUCTURAL CONSULTANT

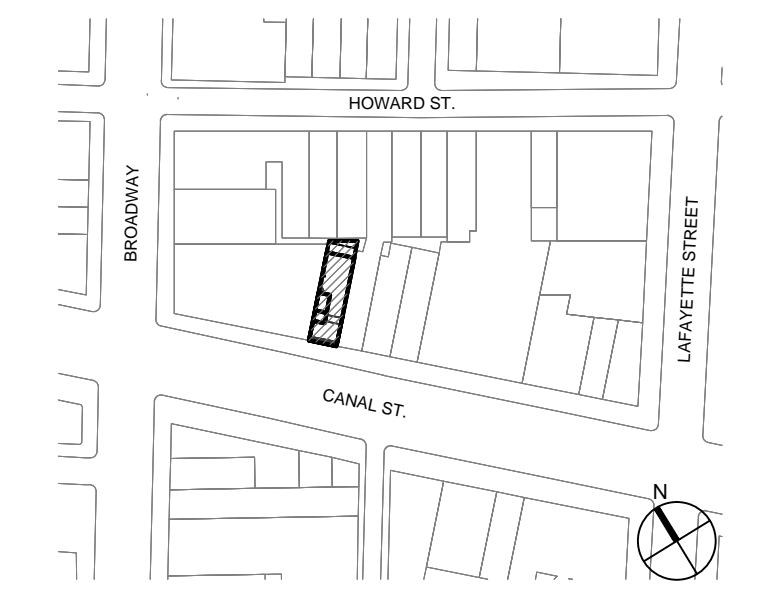
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GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

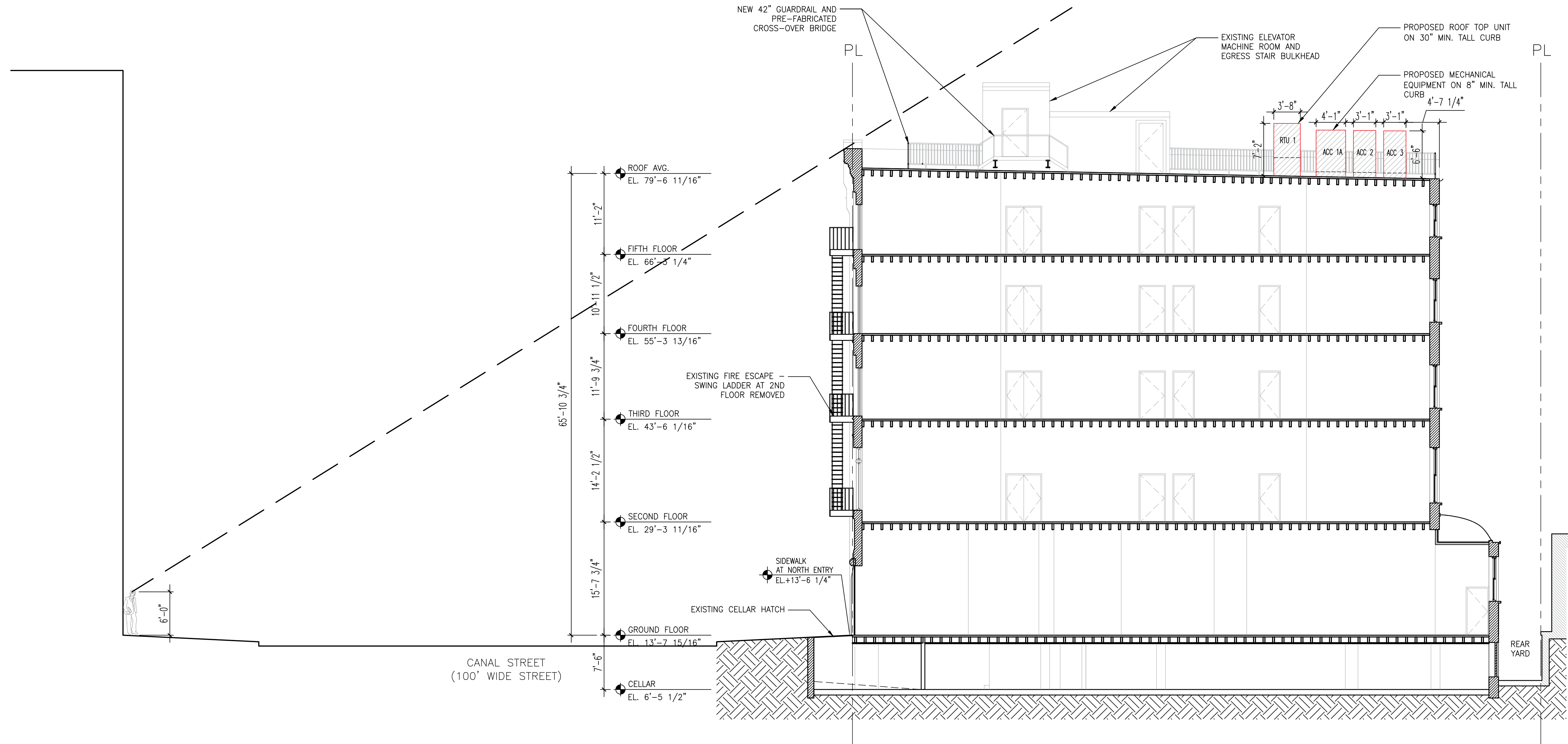
DOB STAMP/SCAN

Revision	Date	Remarks

SITE LINE STUDY  
(SECTION THROUGH  
CANAL STREET)

PROJECT NO.	DRAWING NO.
1717	LPC-002
DATE	
07/24/18	
SCALE	
AS NOTED	
DRAWN / CHECKED	
FC/SP	

SHEETS IN LPC SET  
LPC 03



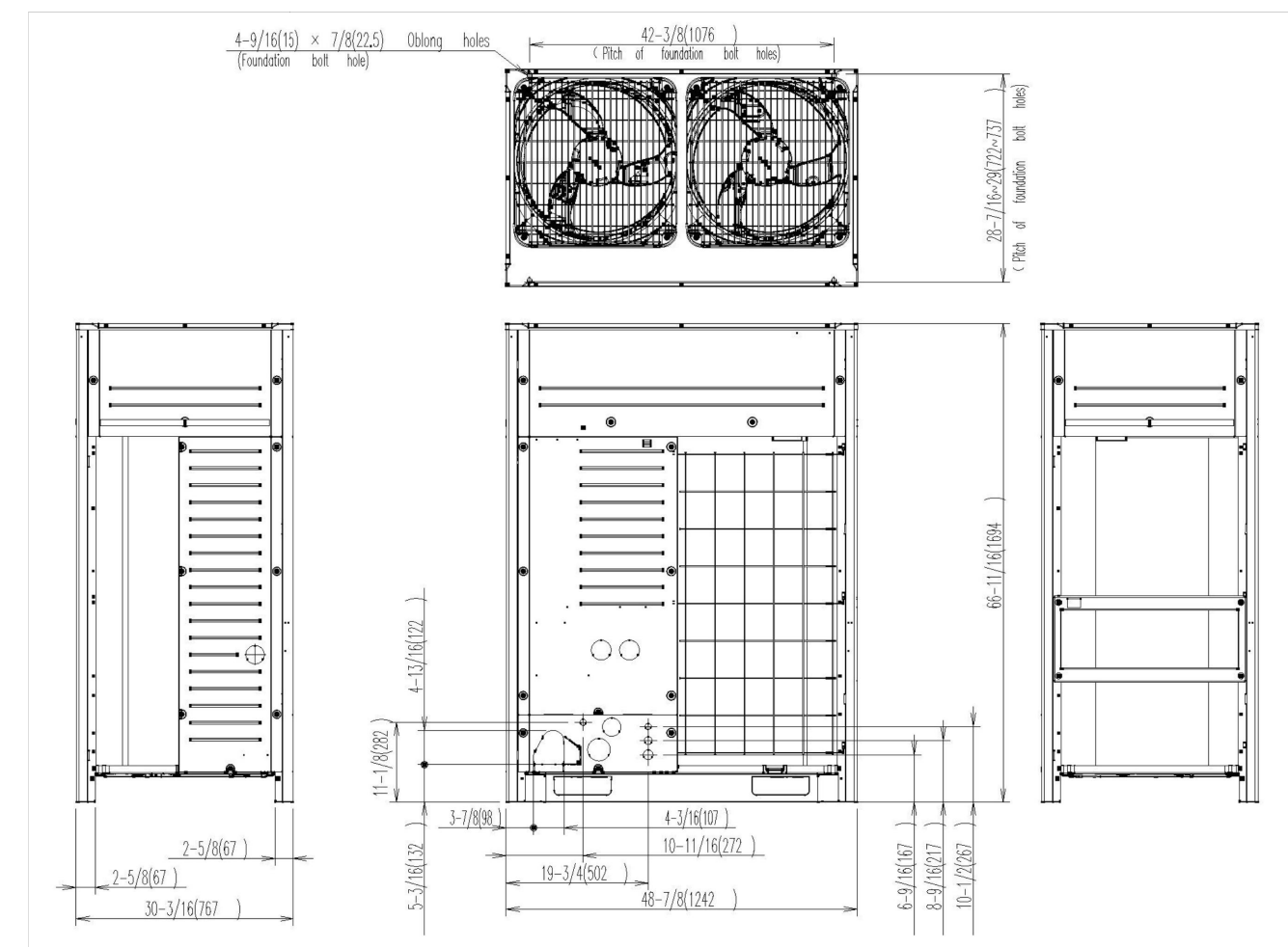
01 SITE LINE STUDY  
1/8" = 1'-0"



RQ Model	Air-Cooled SEER	Air-Cooled EER	Nominal cfm	Width	Height	Length
002			850			
003			1,050			
004	Up to 19.2	Up to 14.8	1,400	44	43	82
005			1,750			
006			1,800			

**A** EQUIPMENT RTU 1 SPECIFICATION  
1/8" = 1'-0"

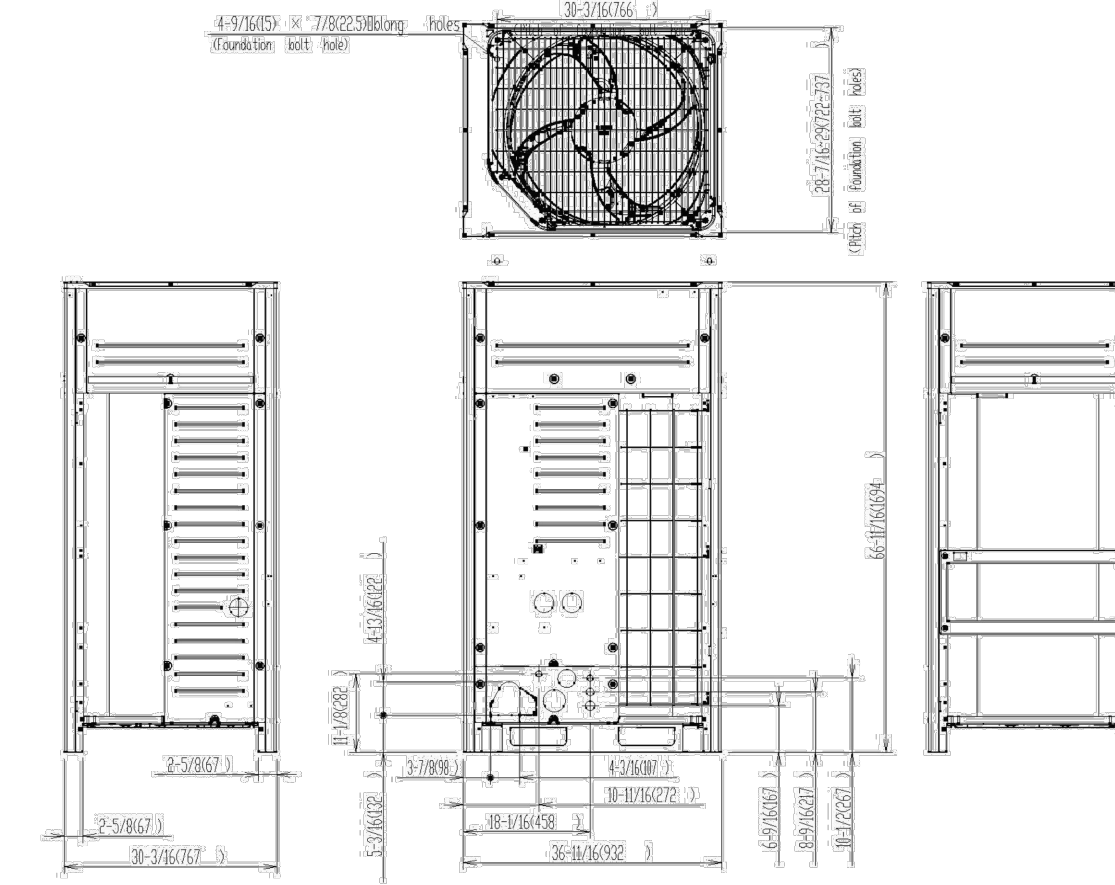
Dimensional Drawing - Condensing Unit



**B** EQUIPMENT ACC 1 SPECIFICATION  
1/8" = 1'-0"

RXYQ120TTJU

DIMENSIONAL DRAWING



**C** EQUIPMENT ACC 2 THROUGH 5 SPECIFICATION  
NTS

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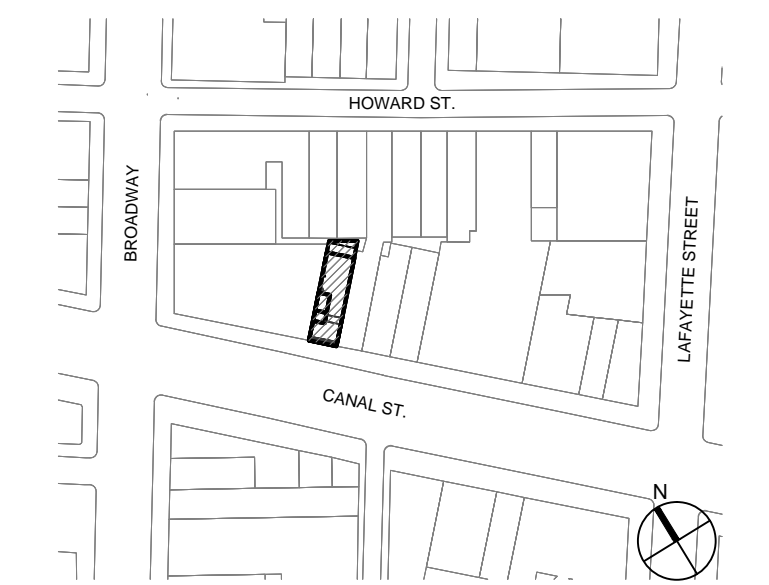
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GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

DOB STAMP/SCAN

Revision Date Remarks

Drawing Title

**SITE LINE STUDY  
(SECTION THROUGH B'WAY)  
- THROUGH MECH. UNITS**

PROJECT NO.

1717

DATE

07/24/18

SCALE

AS NOTED

DRAWN / CHECKED

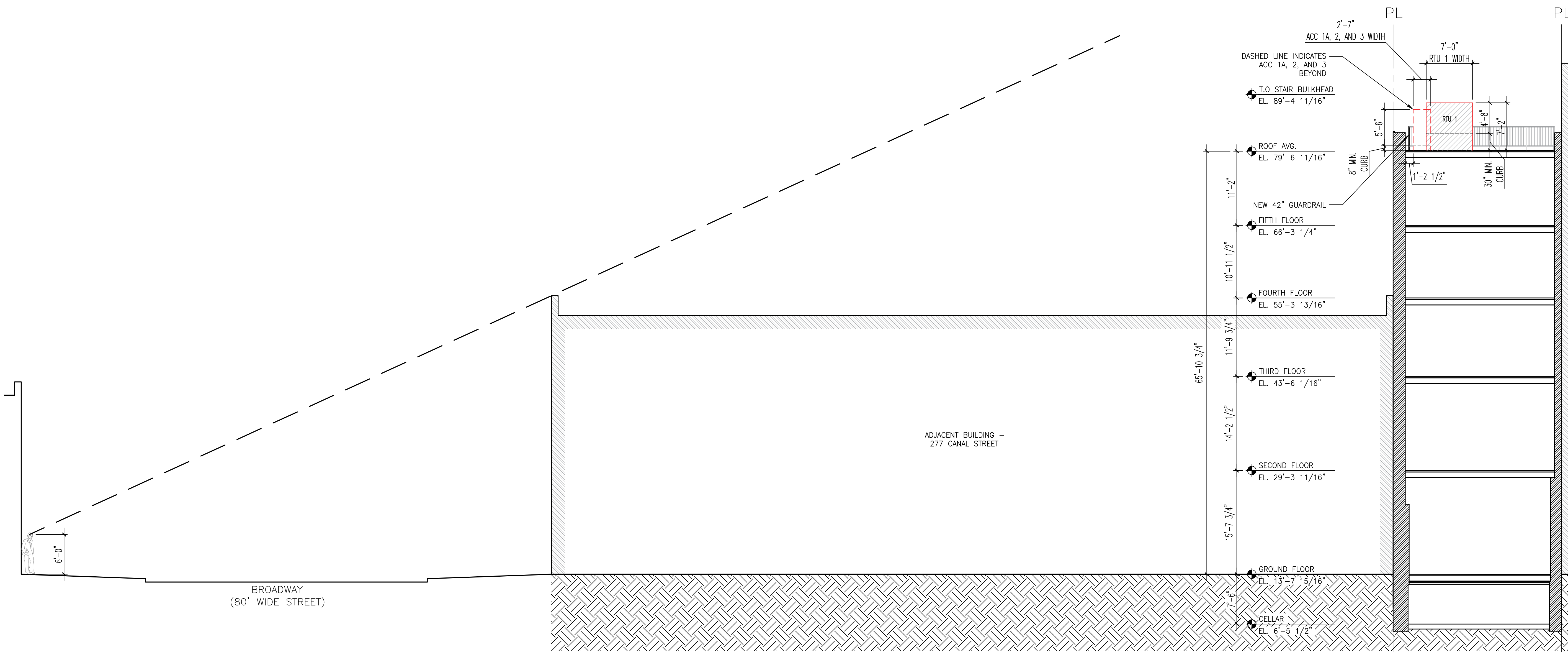
FC/SP

DRAWING NO.

**LPC-003**

SHEETS IN LPC SET  
LPC 04

**01** SITE LINE STUDY - SECTION A-A  
1/8" = 1'-0"



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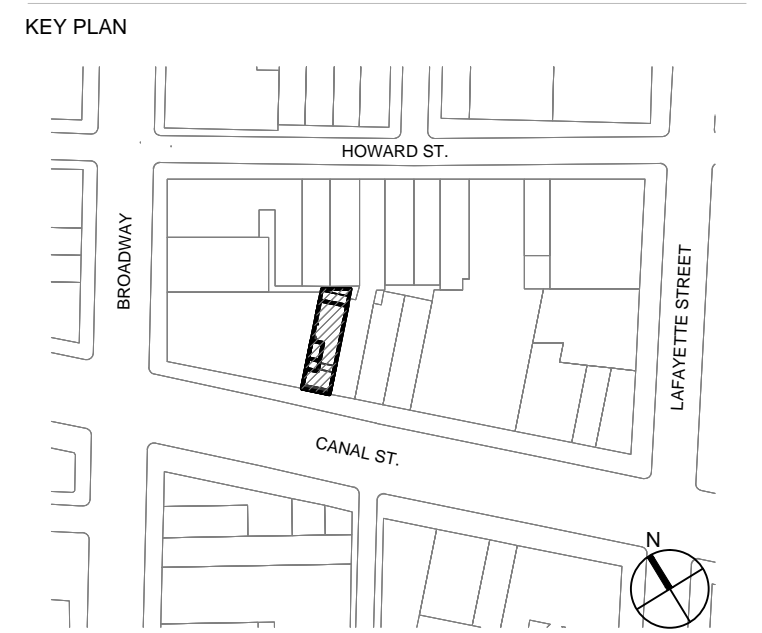
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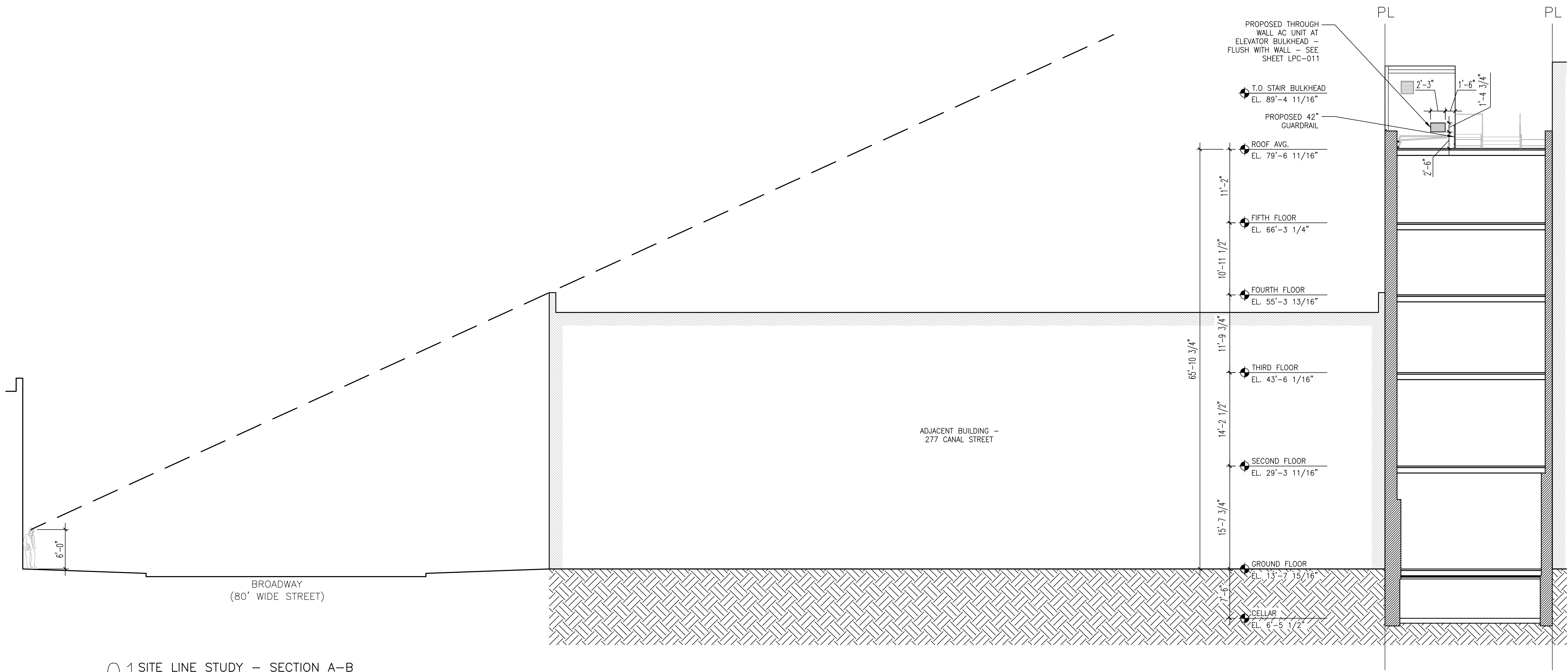
DOB STAMP/SCAN

Revision	Date	Remarks

**SITE LINE STUDY  
 (SECTION THROUGH B'WAY)  
 - THROUGH BULKHEAD**

PROJECT NO. 1717	DRAWING NO. <b>LPC-004</b>
DATE 07/24/18	
SCALE AS NOTED	
DRAWN / CHECKED FC/SP	

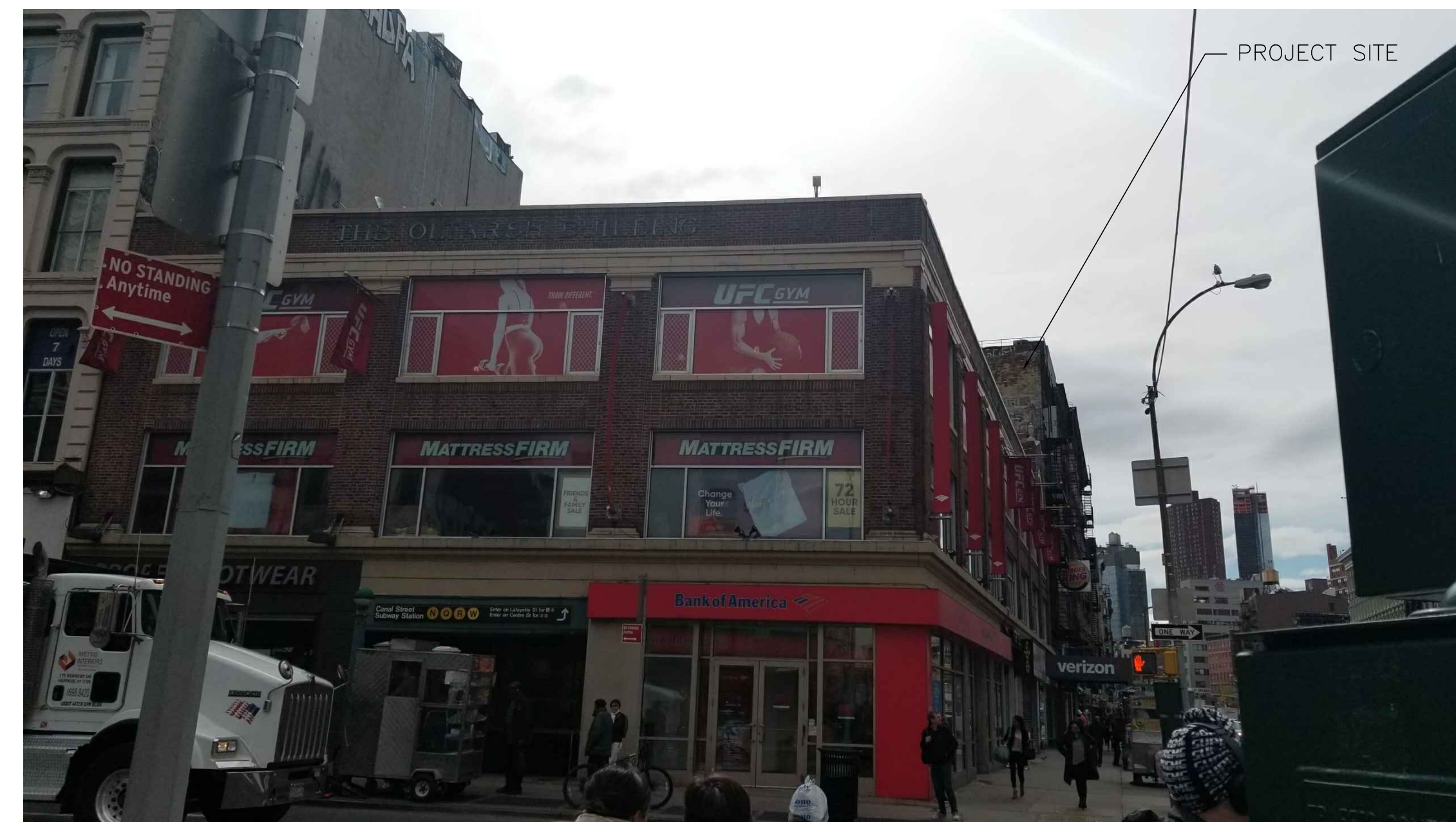
SHEETS IN LPC SET  
LPC 05



01 SITE LINE STUDY - SECTION A-B  
 1/8" = 1'-0"



F VIEW FROM MIDDLE OF CANAL BTWN BROADWAY AND CORTLANDT ALLEY  
(UNITS NOT VISIBLE)

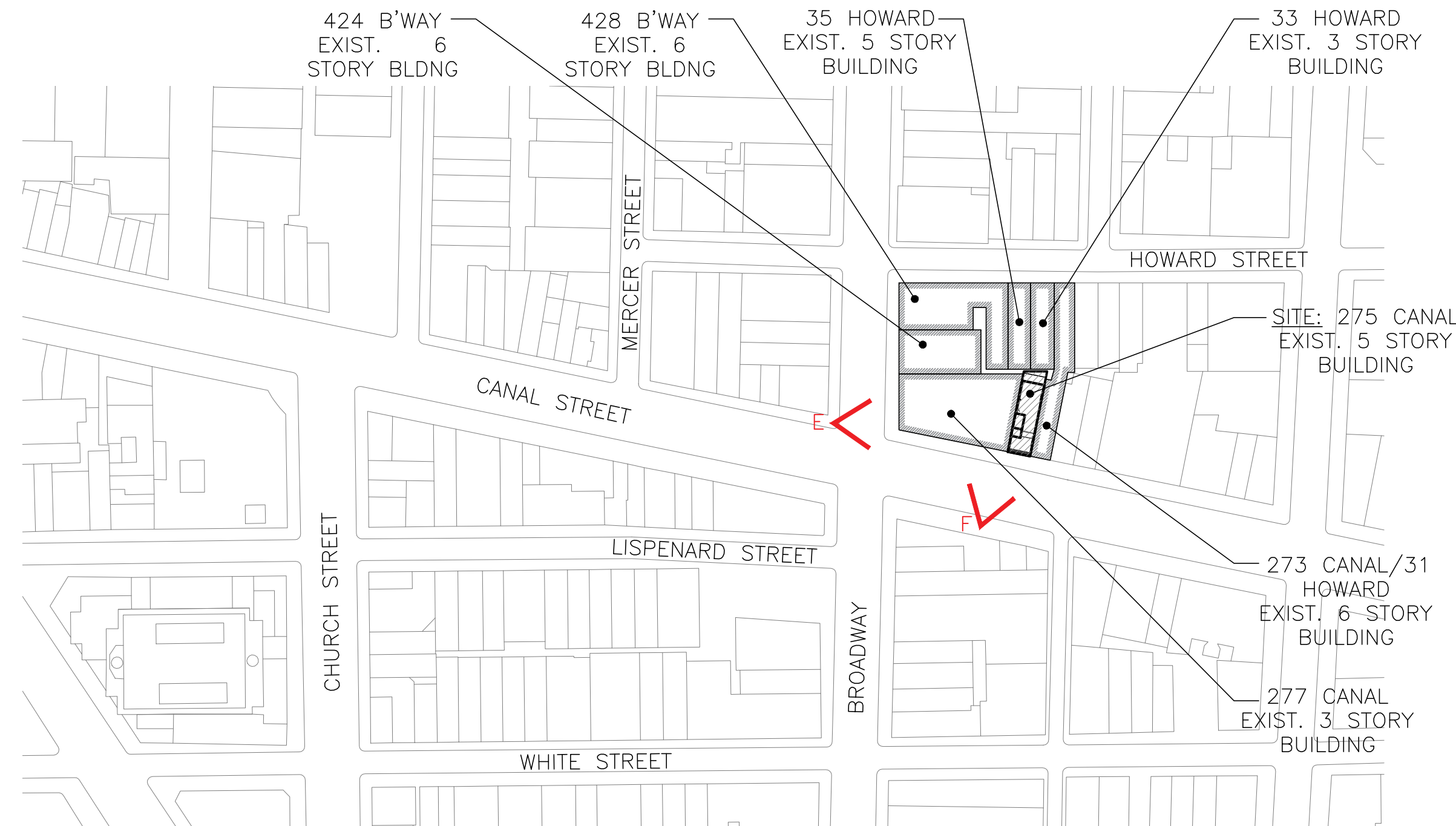


E VIEW FROM NORTHWEST CORNER OF CANAL AND BROADWAY  
(NO VISIBILITY)

- PHOTO LOCATION A
- PHOTO LOCATION B
- PHOTO LOCATION C
- PHOTO LOCATION D
- PHOTO LOCATION E (NOT VISIBLE)



VIEW FROM 275 CANAL ROOF AT APPROX. LOCATION OF UNITS



01 SIGHT LINE KEY PLAN  
1/64" = 1'-0"

PROJECT  
**275 CANAL ST**

275 CANAL STREET  
NEW YORK, NY 10013

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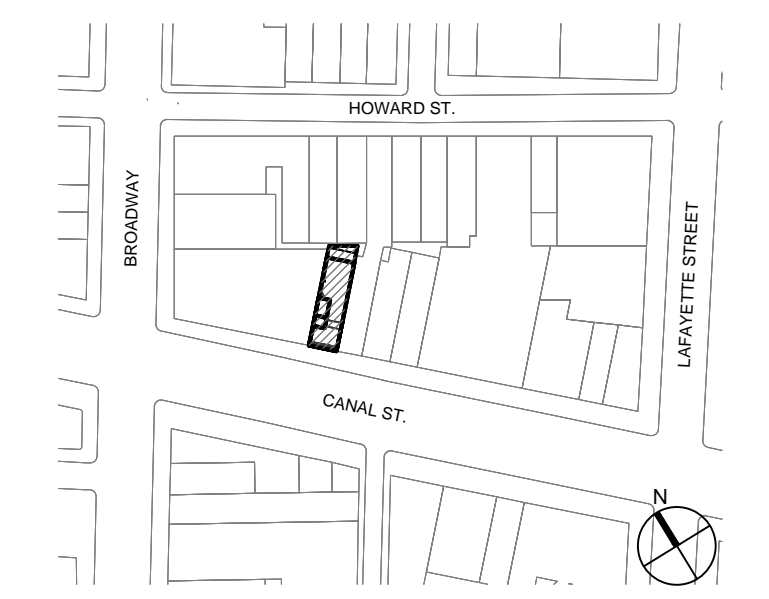
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GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks

**UNIT MOCK-UP  
SIGHT LINE PHOTOS**

PROJECT NO.  
1717  
DATE  
07/24/18  
SCALE  
AS NOTED  
DRAWN / CHECKED  
FC/SP

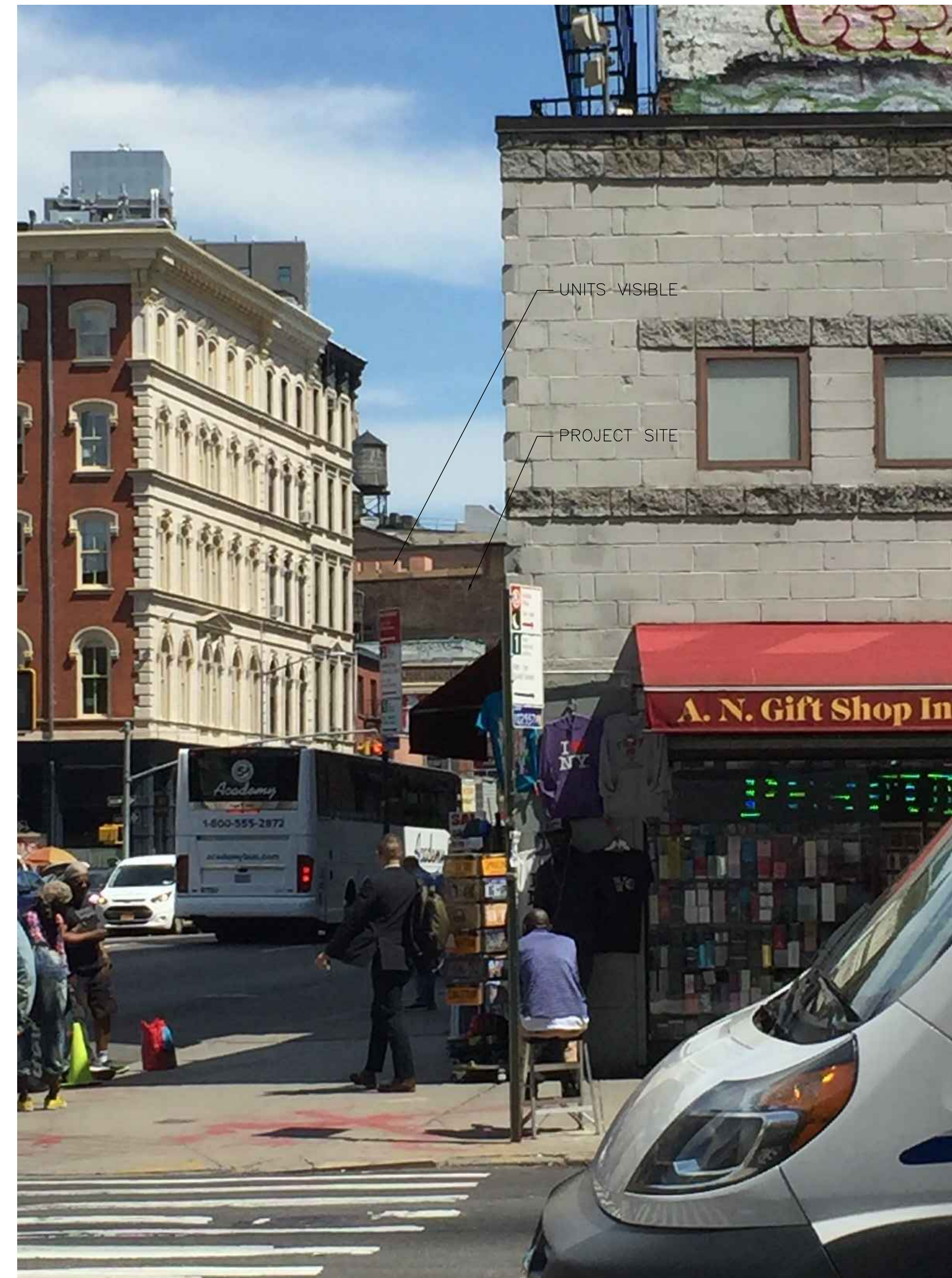
DRAWING NO.

**LPC-005**

SHEETS IN LPC SET  
LPC 06



A1 VIEW FROM SOUTHWEST CORNER OF CHURCH STREET AND BROADWAY  
(UNITS SLIGHTLY VISIBLE)



A2 VIEW FROM SOUTHWEST CORNER OF CHURCH STREET AND BROADWAY  
(UNITS SLIGHTLY VISIBLE)

PROJECT  
**275 CANAL ST**

275 CANAL STREET  
NEW YORK, NY 10013

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**+ S B**

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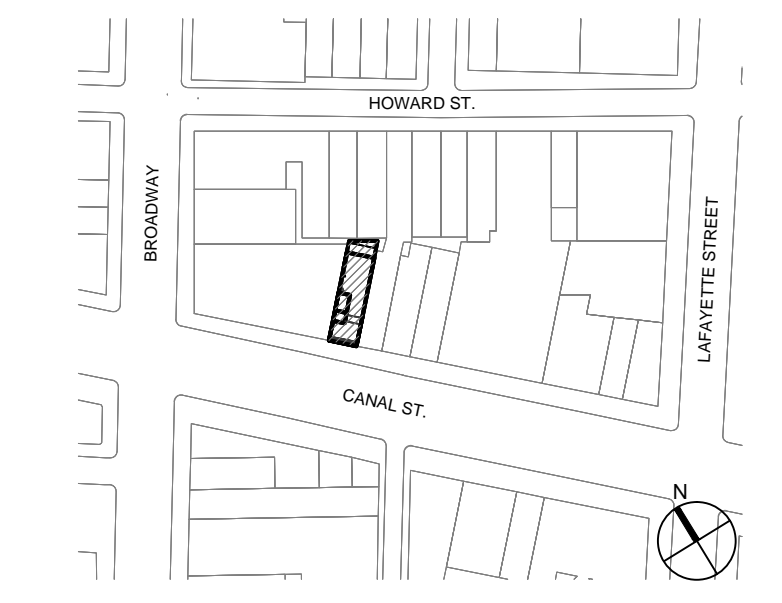
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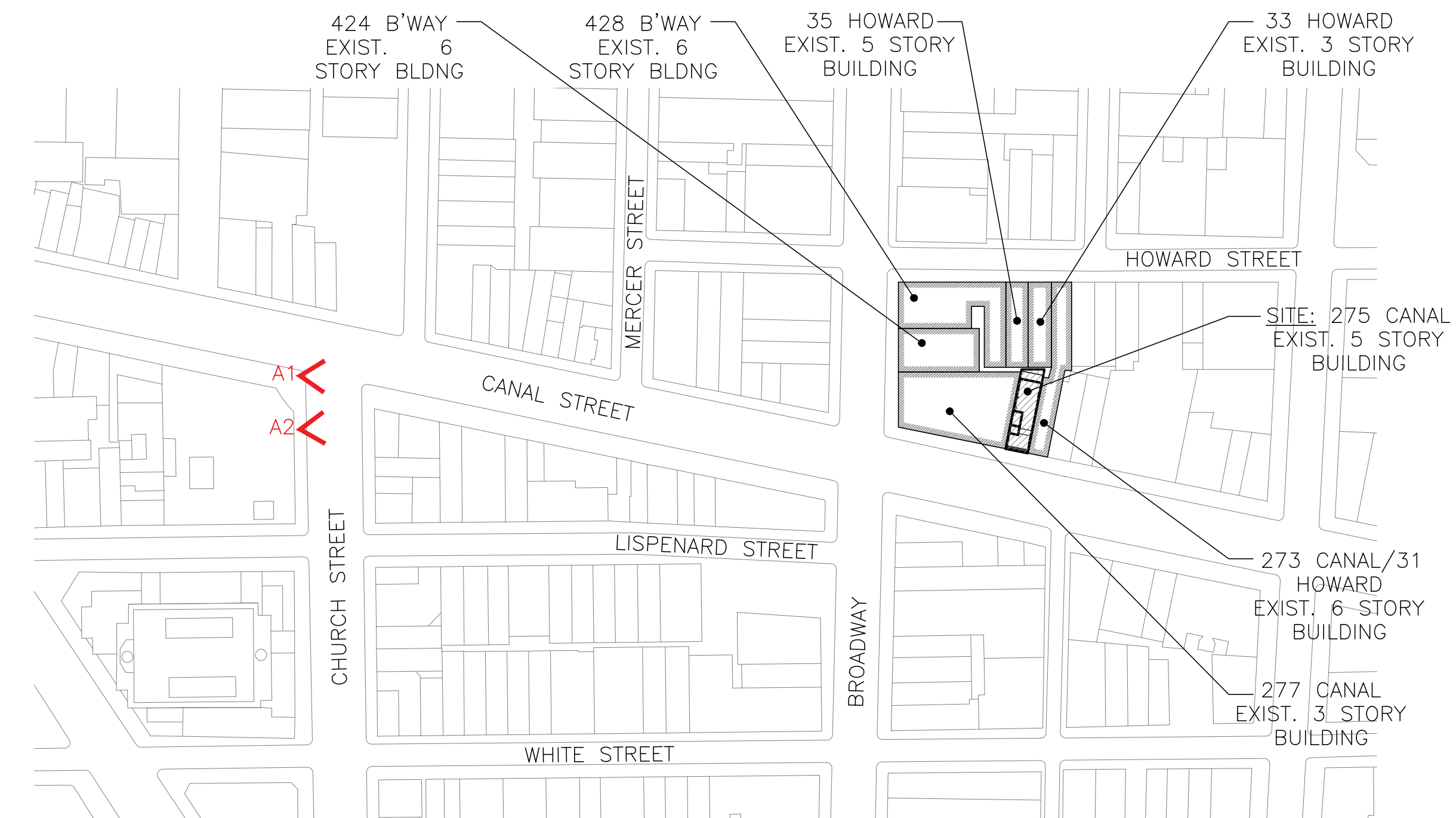
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KEY PLAN



SEAL & SIGNATURE



01 SIGHT LINE KEY PLAN  
1/64" = 1'-0"

DOB STAMP/SCAN

Revision	Date	Remarks

**UNIT MOCK-UP  
SIGHT LINE PHOTOS**

PROJECT NO. 1717	DRAWING NO. <b>LPC-006</b>
DATE 07/24/18	SCALE AS NOTED
DRAWN / CHECKED FC/SP	

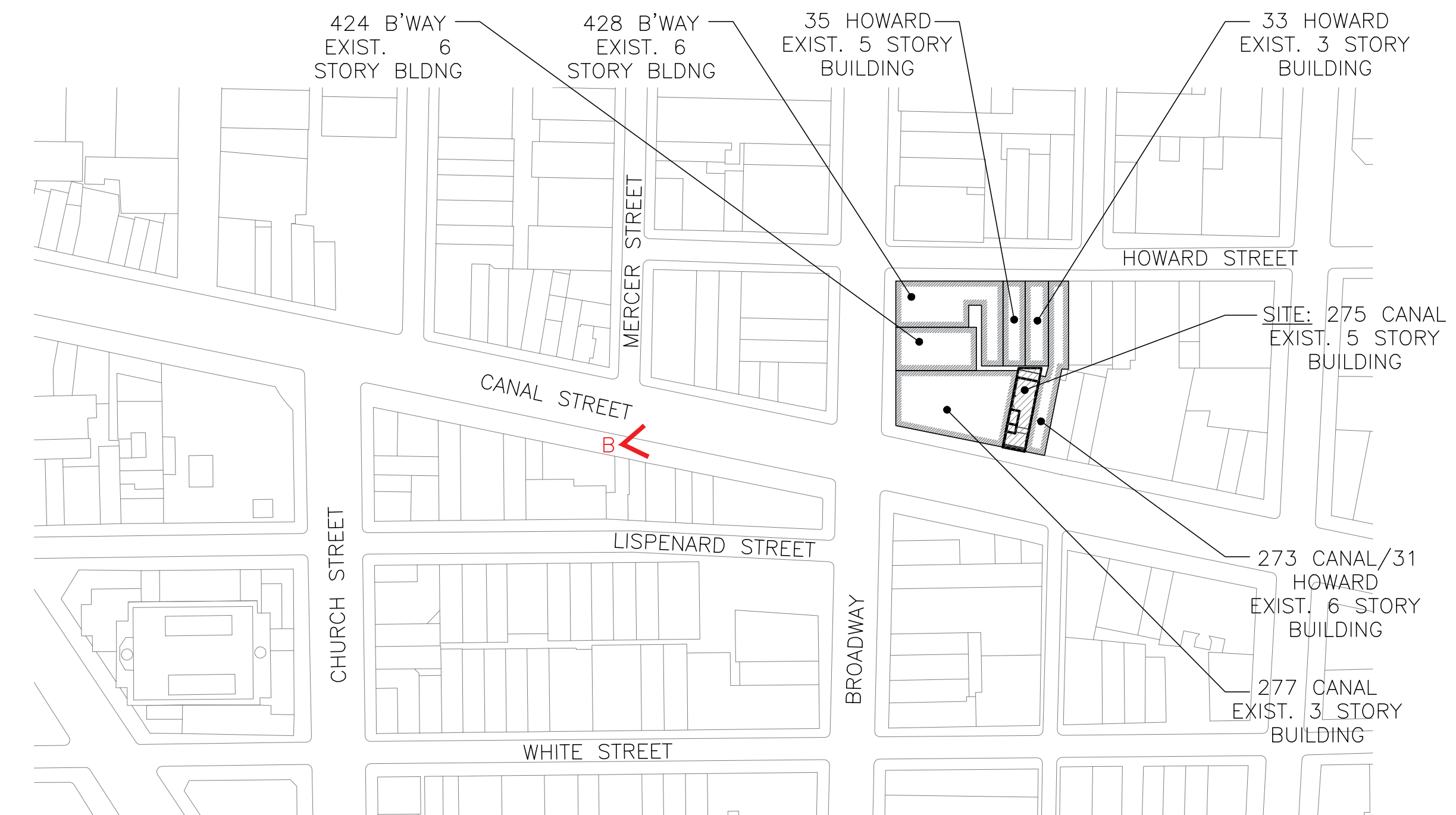




**B** VIEW ACROSS FROM CORNER OF MERCER ST AND CANAL ST  
(UNITS VISIBLE)



**B** ZOOMED IN VIEW ACROSS FROM CORNER OF MERCER ST AND CANAL ST  
(UNITS VISIBLE)



**01** SIGHT LINE KEY PLAN  
1/64" = 1'-0"

PROJECT  
**275 CANAL ST**

275 CANAL STREET  
NEW YORK, NY 10013

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**+ S B**

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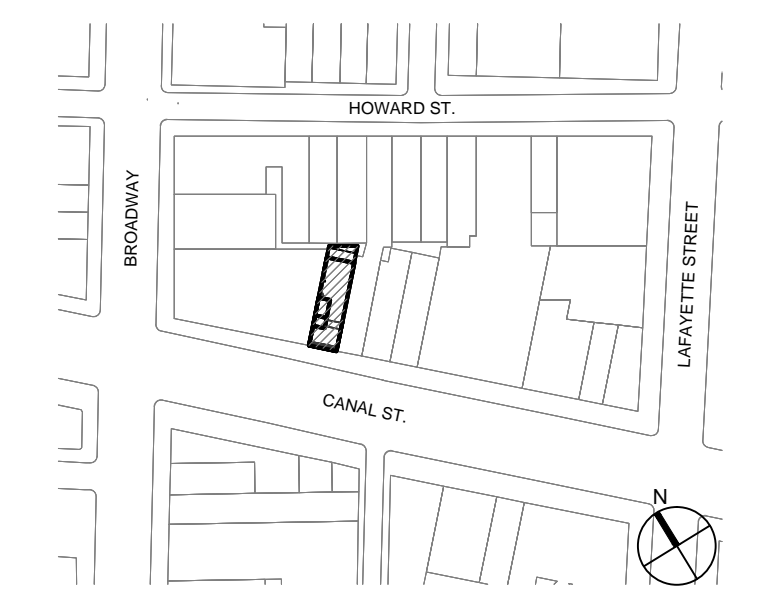
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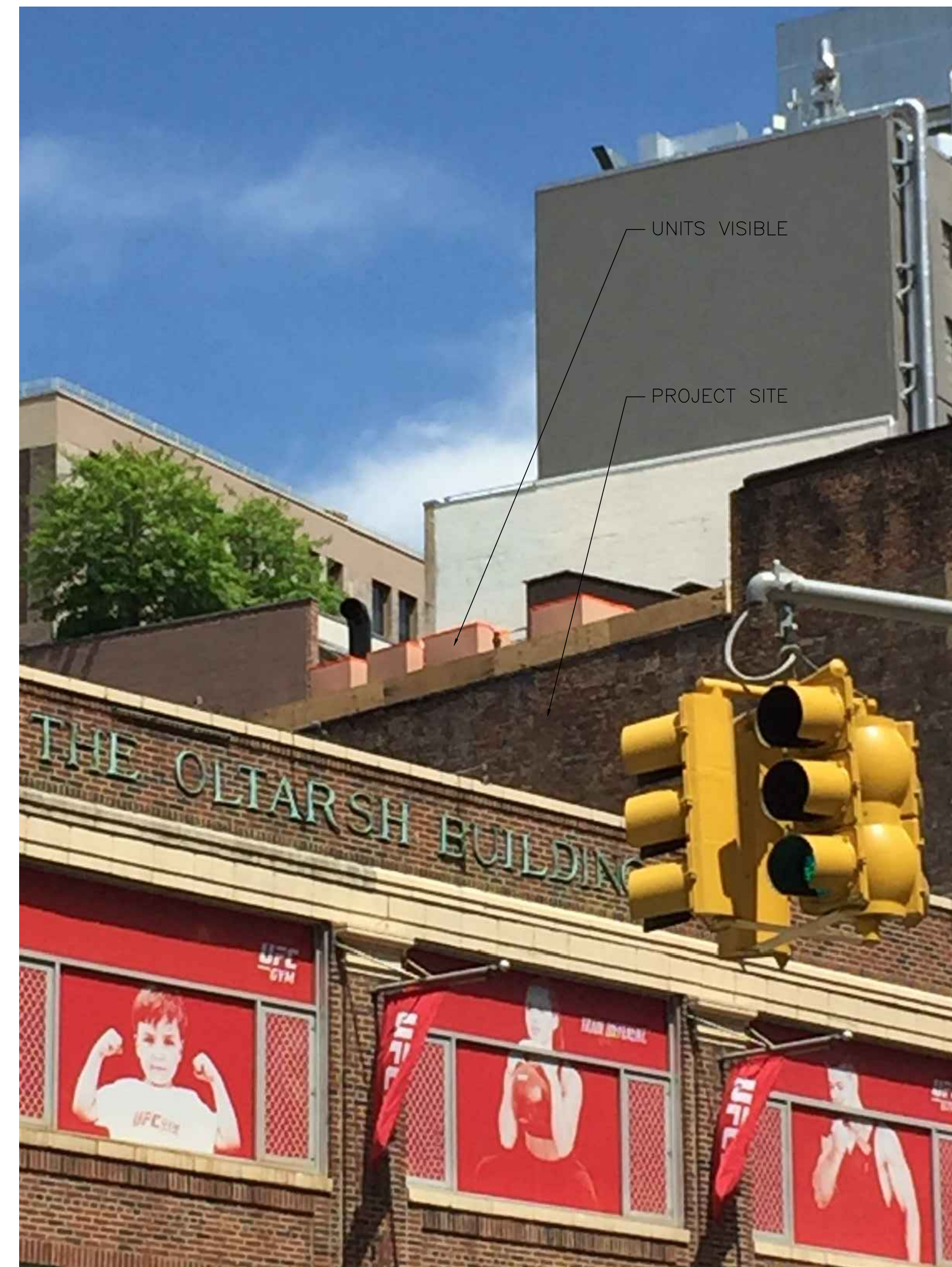
Revision	Date	Remarks

**UNIT MOCK-UP  
SIGHT LINE PHOTOS**

PROJECT NO. 1717	DRAWING NO. <b>LPC-007</b>
DATE 07/24/18	SCALE AS NOTED
DRAWN / CHECKED FC/SP	SHEETS IN LPC SET LPC 08



C1 VIEW FROM SW CORNER OF BROADWAY AND CANAL ST  
(UNITS VISIBLE)



C1 ZOOMED IN VIEW FROM SW CORNER OF BROADWAY AND CANAL ST  
(UNITS VISIBLE)



C2 VIEW FROM NW CORNER OF BROADWAY AND LISPERNARD ST  
(UNITS VISIBLE)

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275 CANAL STREET  
NEW YORK, NY 10013

ARCHITECT

**P K  
+  
S B**

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

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tel (212) 879 0500

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

EXTERIOR & STRUCTURAL CONSULTANT

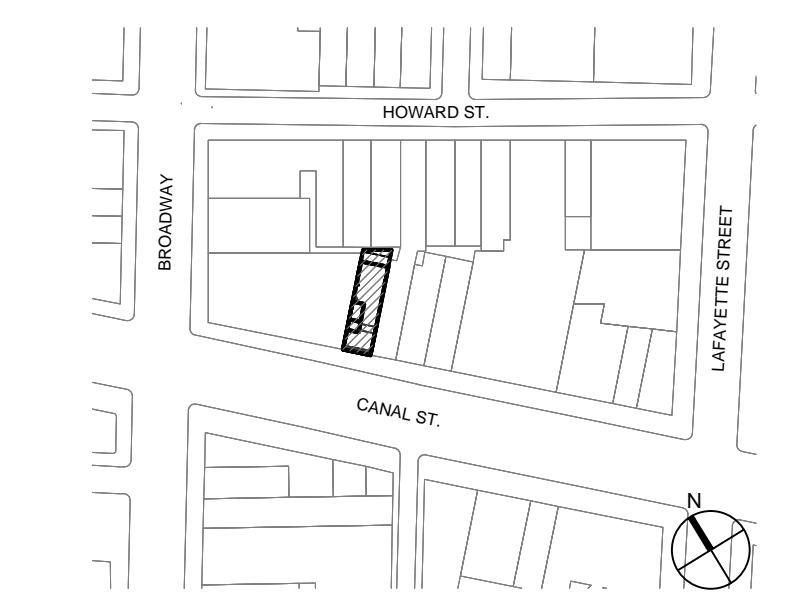
**LAWLESS & MANGIONE, LLP**  
480 N. Broadway  
Yonkers, NY 10701  
tel (914) 423 8844 fax (914) 423 8981

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER

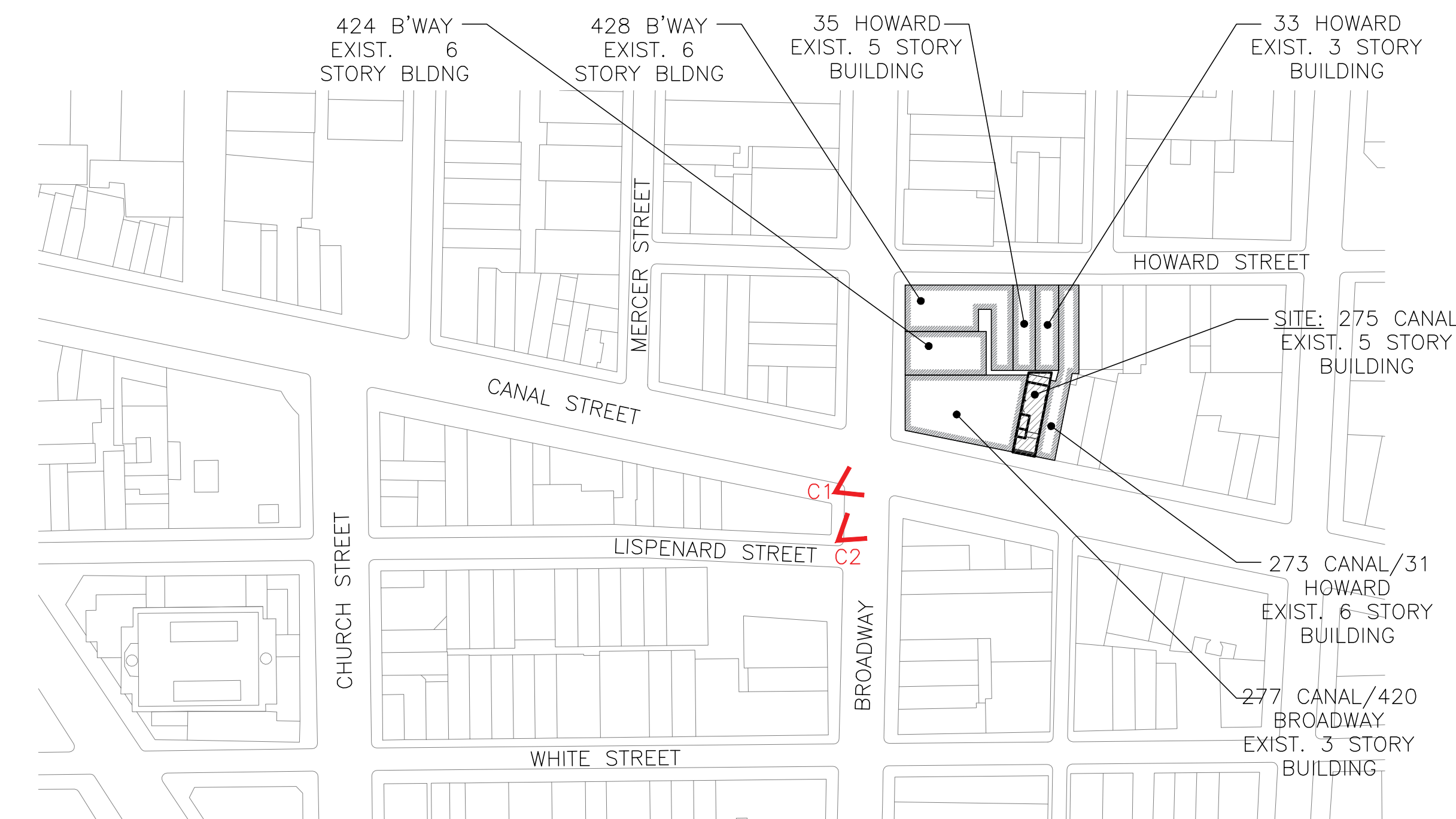
**PLUS GROUP, PLLC**  
32 Broadway, Suite 1601  
New York, NY 10004  
tel (212) 233 2700 fax (212) 233 2727

GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE



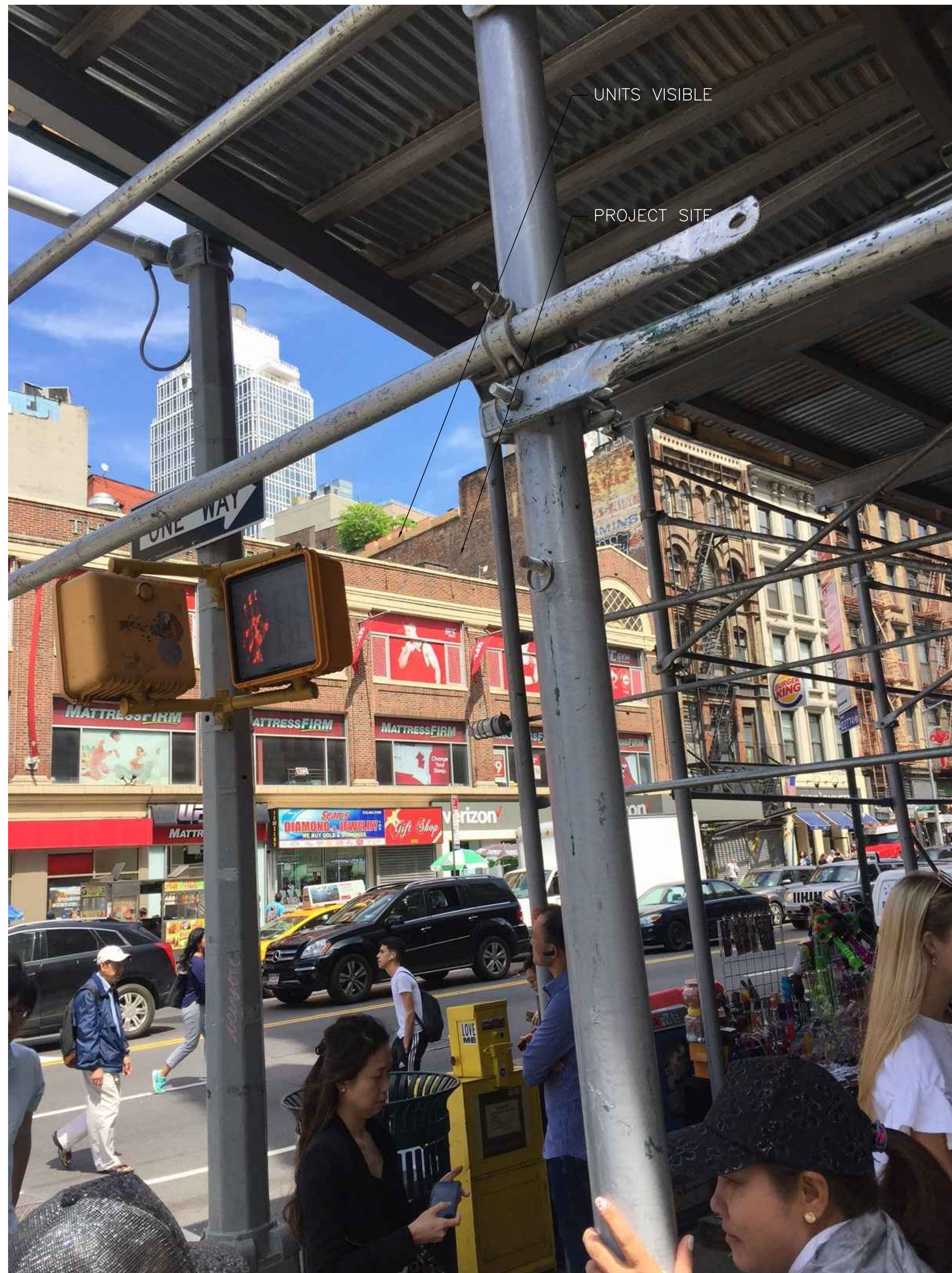
01 SIGHT LINE KEY PLAN  
1/64" = 1'-0"

DOB STAMP/SCAN

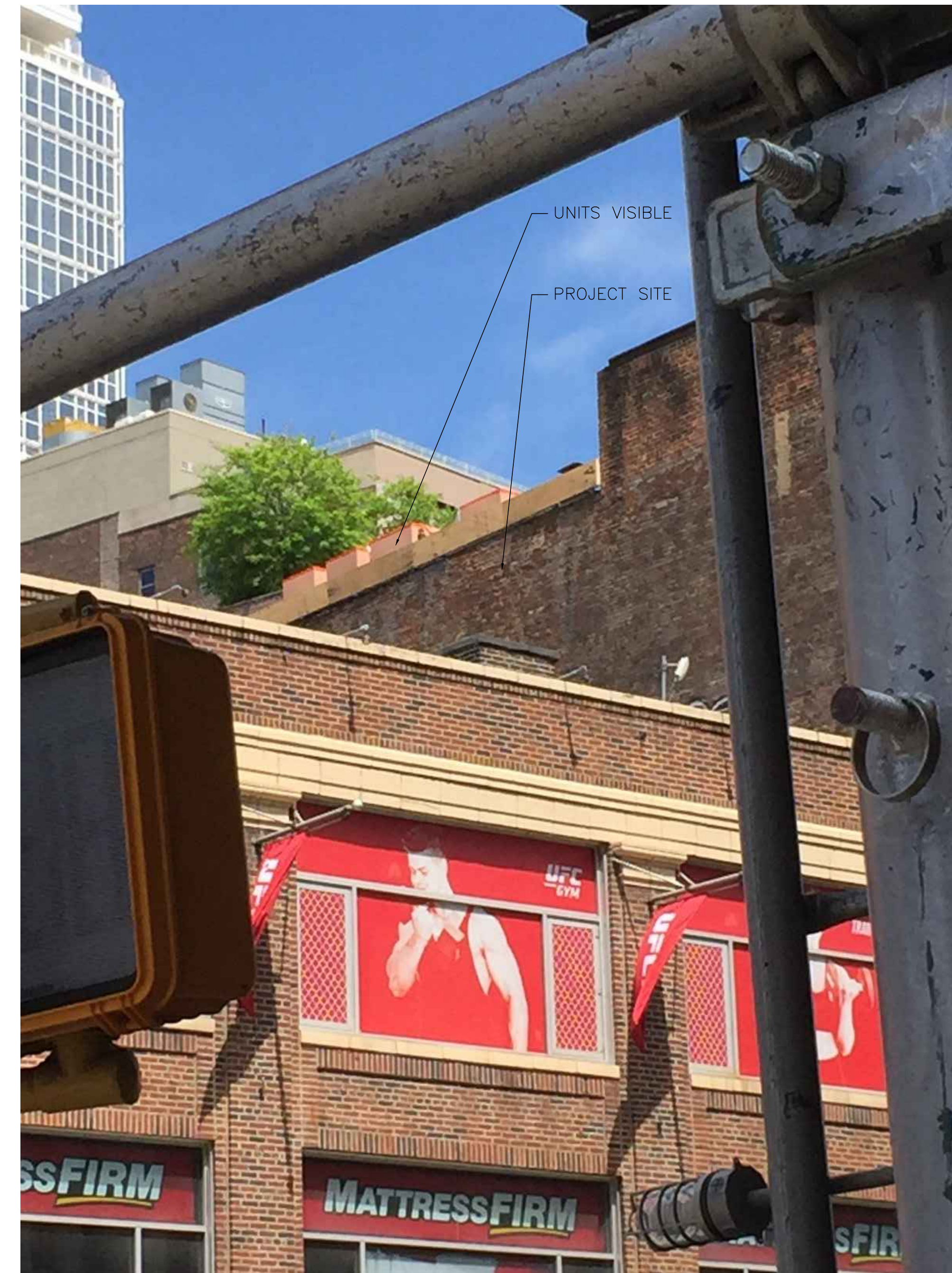
Revision	Date	Remarks

**UNIT MOCK-UP  
SIGHT LINE PHOTOS**

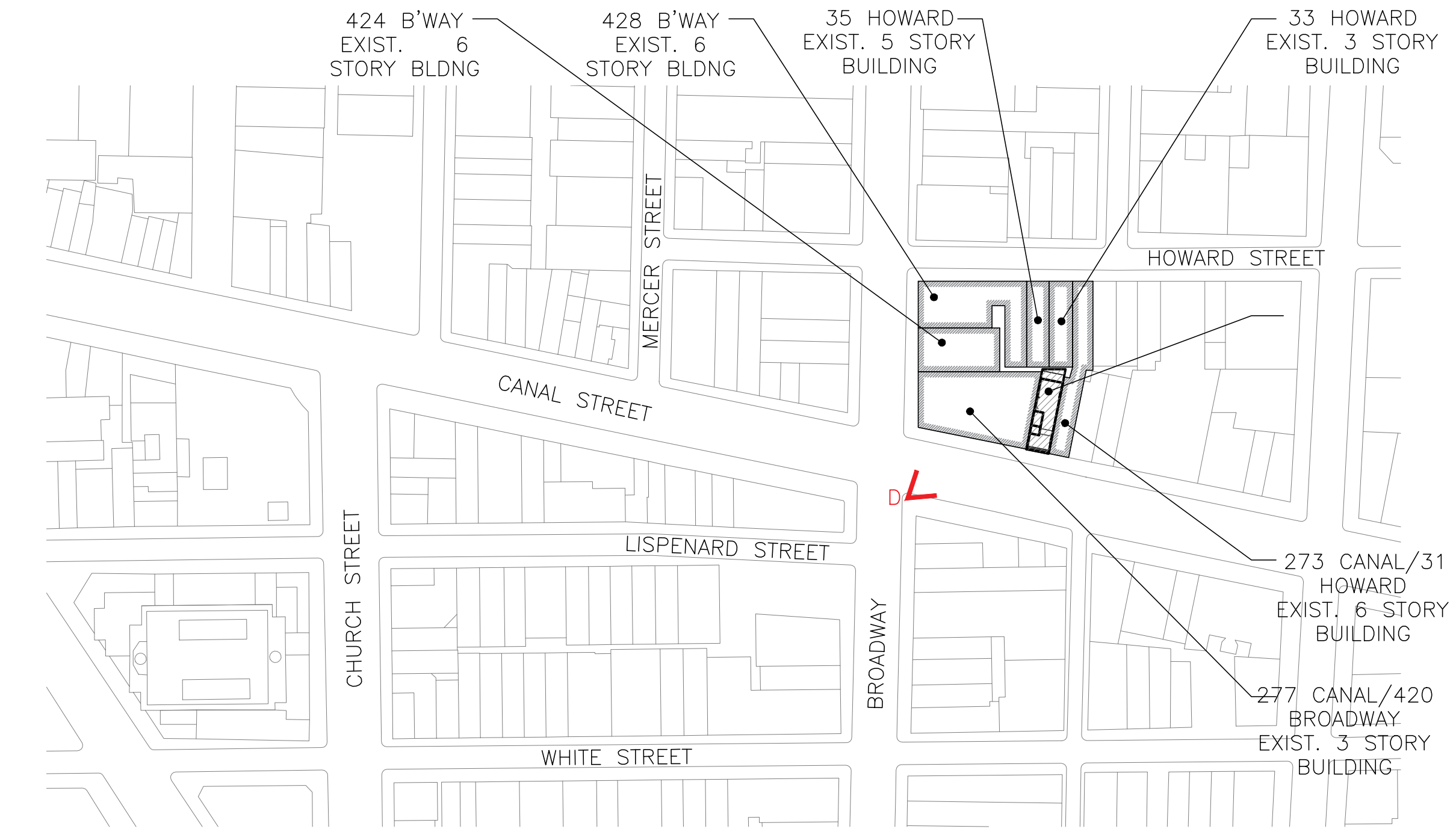
PROJECT NO. 1717	DRAWING NO. <b>LPC-008</b>
DATE 07/24/18	SCALE AS NOTED
DRAWN / CHECKED FC/SP	SHEETS IN LPC SET LPC 08



D VIEW ACROSS FROM SE CORNER OF BROADWAY AND CANAL ST  
(UNITS VISIBLE)



D ZOOMED IN VIEW ACROSS FROM SE CORNER OF BROADWAY AND CANAL ST  
(UNITS VISIBLE)



01 SIGHT LINE KEY PLAN  
1/64" = 1'-0"

PROJECT  
**275 CANAL ST**  
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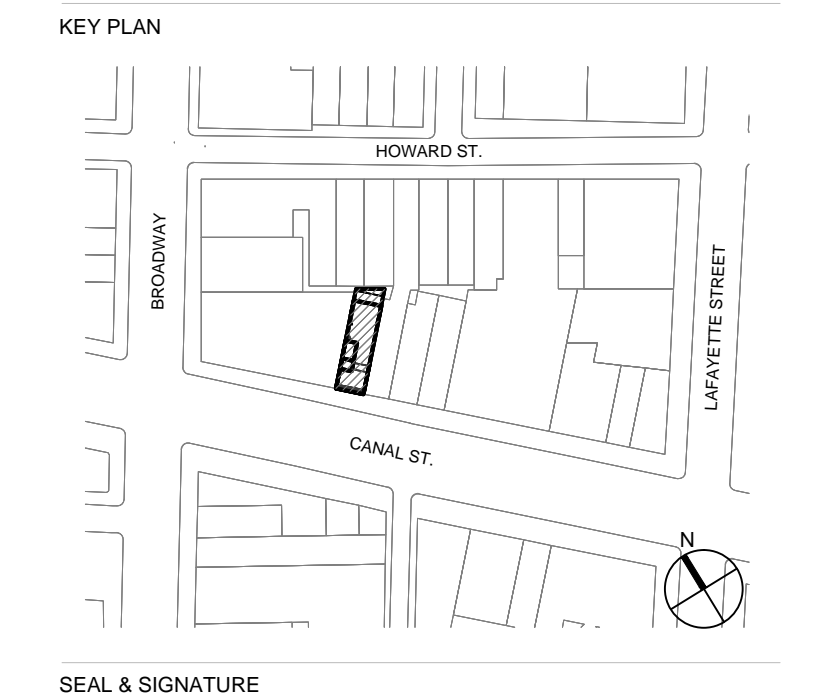
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GENERAL CONTRACTOR



KEY PLAN

SEAL & SIGNATURE

DOB STAMP/SCAN

Revision	Date	Remarks

**UNIT MOCK-UP  
SIGHT LINE PHOTOS**

PROJECT NO. 1717	DRAWING NO. <b>LPC-009</b>
DATE 07/24/18	SCALE AS NOTED
DRAWN / CHECKED FC/SP	SHEETS IN LPC SET LPC 08

PROJECT

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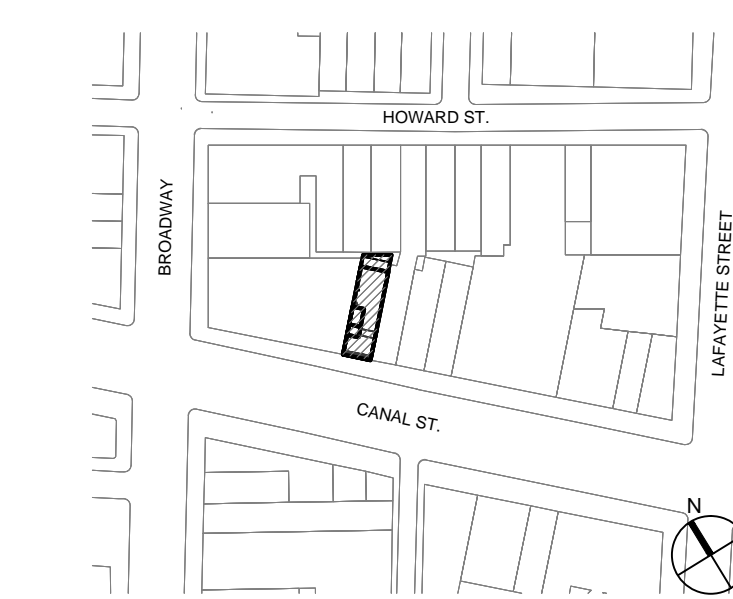
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KEY PLAN



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Revision Date Remarks

Drawing Title

**EXISTING ROOF CONDITIONS**

PROJECT NO.

1717

DATE

07/24/18

SCALE

AS NOTED

DRAWN / CHECKED

FC/SP

DRAWING NO.

**LPC-010**

SHEETS IN LPC SET  
LPC 11



01 EXISTING ROOF — FACING NORTH  
NTS



02 EXISTING ROOF — FACING SOUTH  
NTS



03 EXISTING ROOF — SOUTH EAST PARAPET  
NTS



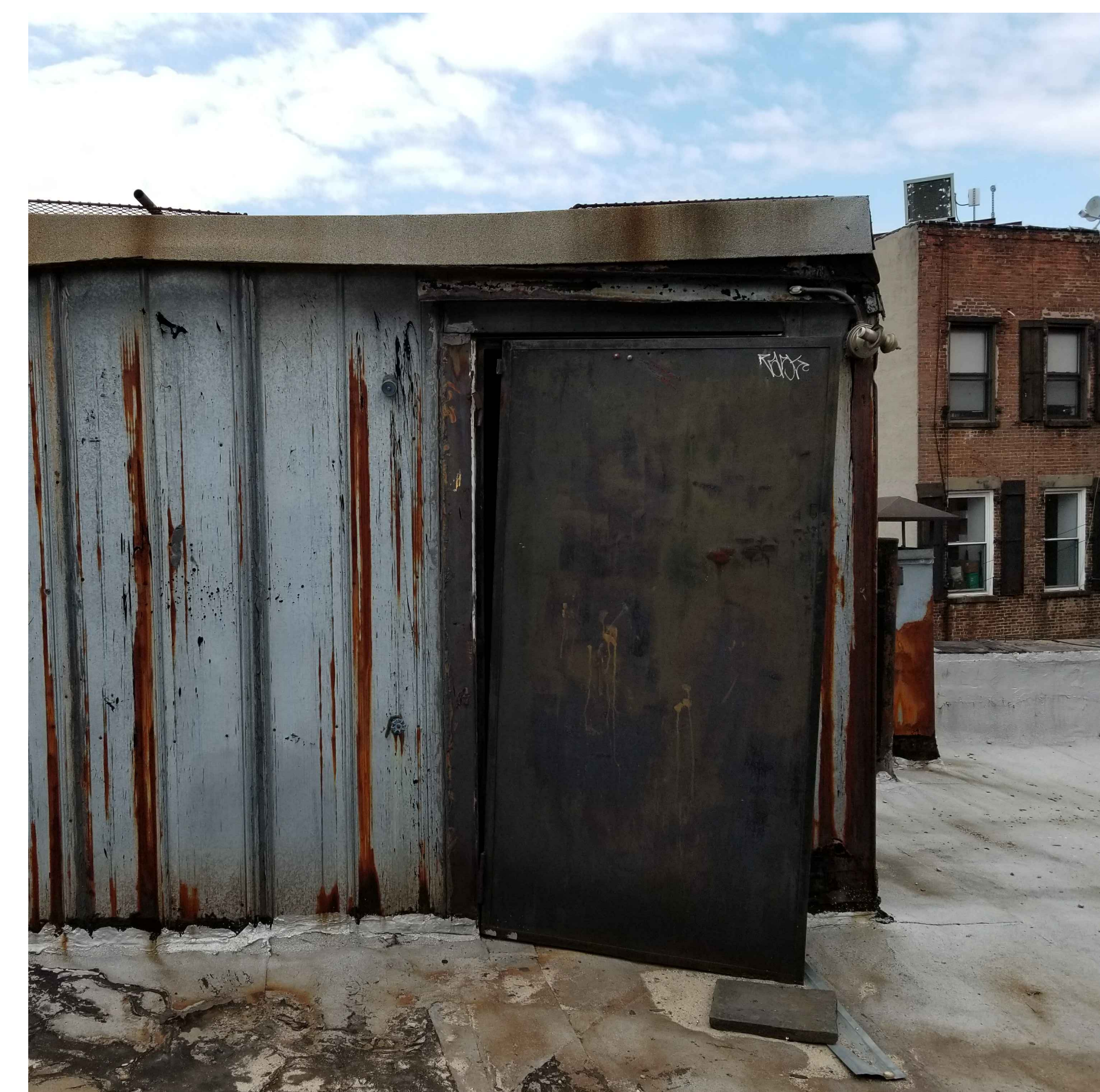
04 EXISTING ROOF — SOUTH WEST PARAPET  
NTS



07 ELEV. MACHINE ROOM BULKHEAD — SOUTH WALL  
NTS

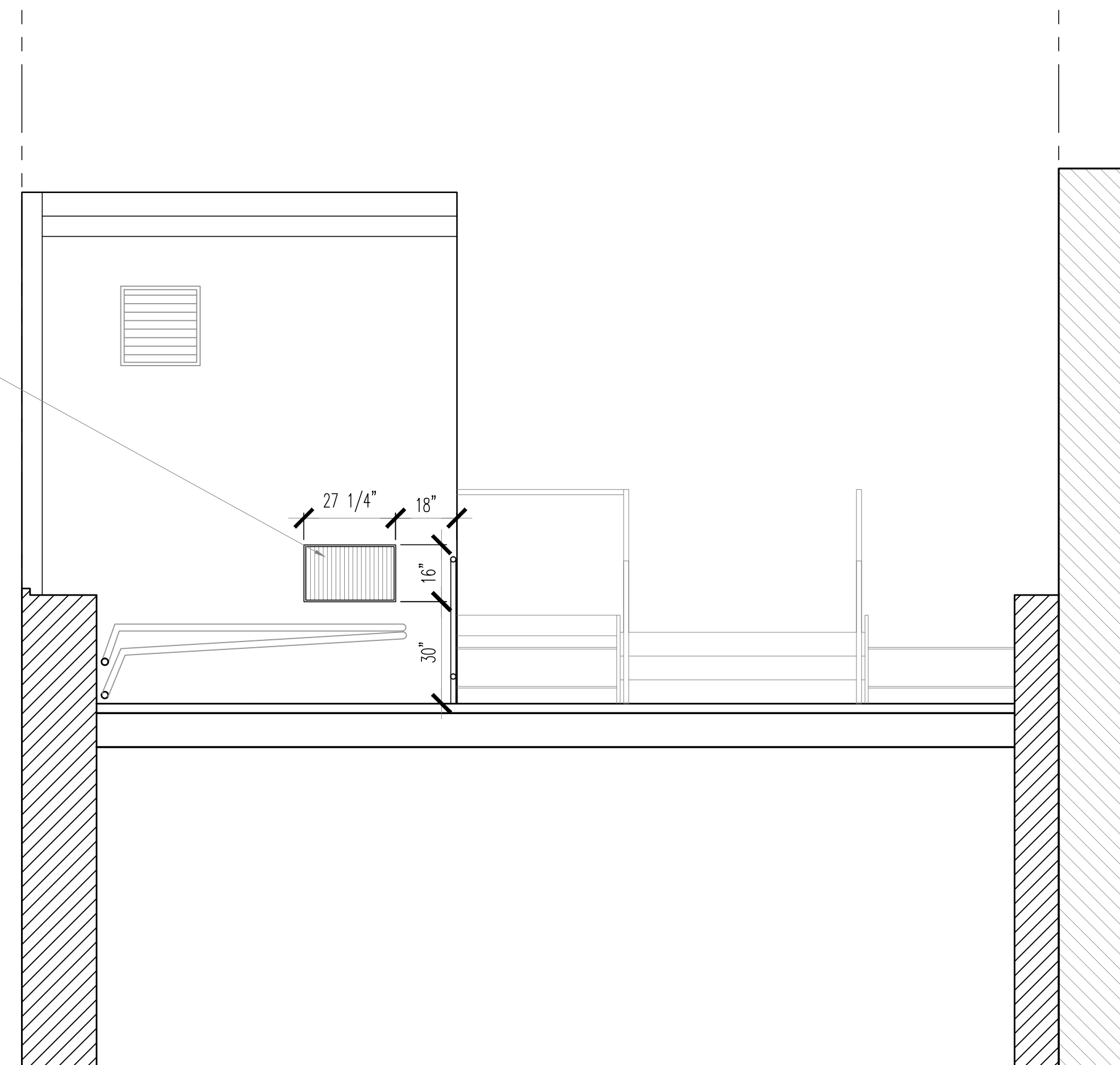


06 ELEV. MACHINE ROOM BULKHEAD — EAST WALL  
NTS



05 EGRESS STAIR BULKHEAD — EAST WALL  
NTS

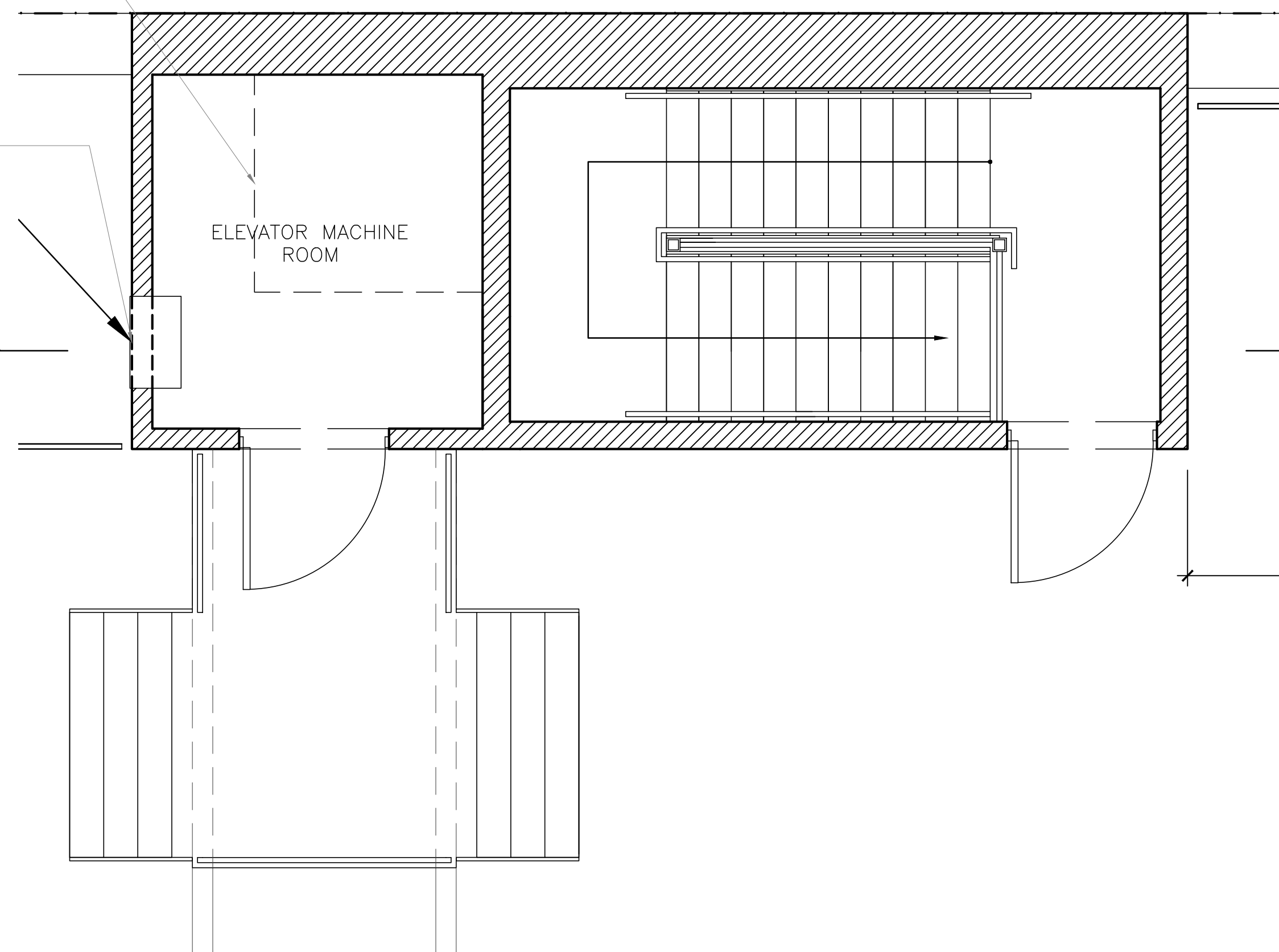
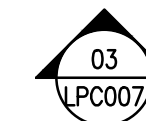
THROUGH WALL AC UNIT - INSTALL FLUSH TO EXTERIOR WALL AND PAINT LOUVERS TO MATCH WALL COLOR - FRIEDRICH THRU-THE-WALL AC MODEL WE15D33A - SEE SPEC



01 ELEVATOR BULKHEAD SOUTH ELEVATION  
3/8" = 1'-0"

EXISTING ELEVATOR MACHINERY ABOVE ELEVATOR SHAFT TO REMAIN - VERIFY LOCATION IN FIELD

THROUGH WALL AC UNIT - INSTALL FLUSH TO EXTERIOR WALL - FRIEDRICH THRU-THE-WALL AC MODEL WE15D33A - SEE SPEC



02 ELEVATOR MACHINE ROOM ENLARGED PLAN  
3/8" = 1'-0"

NEW MECHANICAL ROOM TO BE INSTALLED  
SEE SHEET LPC-003 AND LPC-004 FOR ADDITIONAL INFORMATION

PROJECT

275 CANAL ST

275 CANAL STREET  
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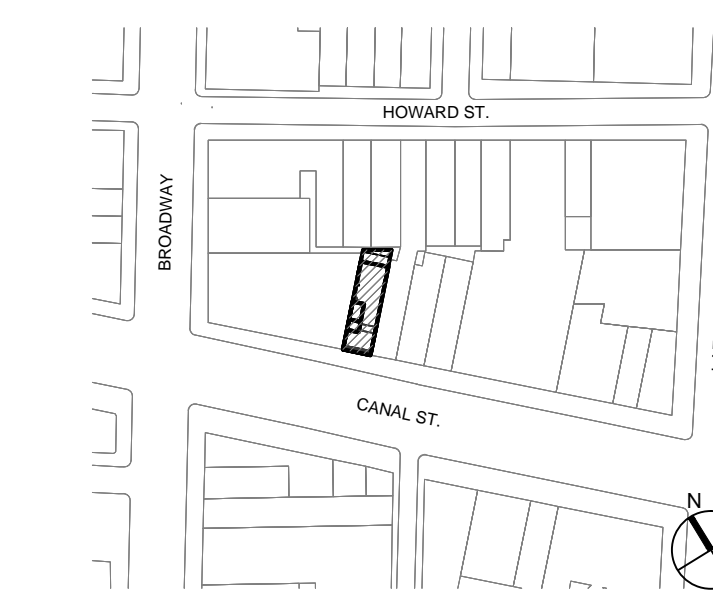
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GENERAL CONTRACTOR

KEY PLAN



SEAL & SIGNATURE

DOB STAMP/SCAN

Revision Date Remarks

Drawing Title

ROOF ELEVATOR MACHINE ROOM BULKHEAD THROUGH WALL AC UNIT DETAILS

PROJECT NO.

1717

DATE

07/24/18

SCALE

AS NOTED

DRAWN / CHECKED

FC/SP

DRAWING NO.

1717

DATE

07/24/18

SCALE

AS NOTED

DRAWN / CHECKED

FC/SP

LPC-011

SHEETS IN LPC SET  
LPC 12

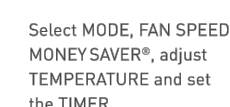
WallMaster®

Thru-the-wall Air Conditioners

A perfect fit in Friedrich and Fedders A & B 27" sleeves

Comfort & Convenience

- New design makes controls more accessible
- Remote control
- 24-hour timer
- Smart Fan auto-adjusts fan speed to maintain desired temperature
- Check filter reminder
- 3-speed fan
- Auto restart
- Electronic defrost control
- Individually adjustable louvers direct the air flow where you need it
- Washable, antimicrobial filter



Energy Management

- Money Saver™ setting cycles the fan with the compressor
- ENERGY STAR® qualified models
- R-410A refrigerant

Durability & Quality

- Rotary compressor provides quiet, dependable performance
- Premium aluminum exterior grille
- Dense blower insulation blocks outdoor noise
- Rifled copper tubing
- Impact resistant front cover
- High tech fins with sine wave lanced louvers increase energy efficiency by increasing surface area for heat exchange

Installation Features

- Mounts flush with the exterior wall for a neat appearance
- Ideal for thicker wall installations, where side fins don't fit
- Firm grip handles on the chassis for easy installation and removal from wall sleeve
- A direct replacement for 27" sleeves including Fedders A and B™. Sleeve measures 27" W x 16 3/4" H

Optional Accessories

- AG architectural grille for use with WSE sleeve
- Baffle adapter kit for use with deep sleeve installations [Fedders B sleeves]
- Drain kit for condensate disposal
- Internal drain kit for new construction applications where condensate drain system is built-in
- WSE sleeve ships with inside and outside steel weather panels and standard exterior grille

Safety & Security

- EntryGuard™ anti-intrusion protection secures chassis to sleeve to deter "kick-in" intrusion
- Power cord current leakage protected
- UL listed for safe operation
- Insect barrier



SPECIFICATIONS

★ ENERGY STAR® models

Model	Cooling Btu	Heating Btu	Volts	Cooling Amps	Cooling Watts	Heating Amps	Heating Watts	EER	CEER	Estimated Annual Energy Cost	Moisture Removal (pints per Hr)	Net Wt. Lbs.	Ship Wt. Lbs.
<b>Cooling Only</b>													
WS20D10A	8000	—	115	6.3	748	—	—	10.7	10.4	\$47	—	1.8	250
WS10D10A	9700	—	115	8.0	990	—	—	9.8	9.7	\$69	—	2.4	240
WS10D30A	10000/9900	—	230/208	4.4/4.6	935/925	—	—	10.7/10.7	10.4/10.6	\$84	—	2.7	260
WS12D10A	12000	—	115	10.8	1224	—	—	9.8	9.7	\$110	—	3.5	295
WS12D30A	12000/11700	—	230/208	5.5/5.8	1224/1194	—	—	9.8/9.8	9.7/9.7	\$110	—	3.5	290
WS15D30A	14500/14300	—	230/208	6.7/7.2	1543/1521	—	—	9.4/9.4	9.3/9.3	\$140	—	4.8	290
<b>Cooling with Heat Pump</b>													
WY12D33A	11300/11000	8900/8700	230/208	5.5/5.6	1215/1183	1119/1082	5.0/5.3	9.4/9.4	9.3/9.3	\$102	2.3/2.3	3.4	275
<b>Cooling with Electric Heat</b>													
WE10D33	10000/9800	11000/9100	230/208	4.5/4.9	1020/1000	3550/2950	16.0/14.7	9.8/9.8	9.7/9.7	\$92	—	1.5	260
WE12D33	12000/11700	11000/9100	230/208	5.5/5.8	1224/1194	3550/2950	16.0/14.7	9.8/9.8	9.7/9.7	\$110	—	3.5	290
WE15D33A	14500/14300	11000/9100	230/208	6.7/7.2	1543/1521	3550/2950	16.0/14.7	9.4/9.4	9.3/9.3	\$140	—	4.8	290

Heat Pump heating information (shown in red) indicates heat pump heating performance. Electric Heat heating information (shown in red) indicates electric heat strip performance. For Heat Pump electric heating performance refer to corresponding Electric Heat model.

HEATING PERFORMANCE: Change-over from heat pump operation to resistance operation on models indicated is automatic at a preset outside ambient temperature of approximately 35°F.

DEFROST CONTROL: Initiated at 30°F (outdoor coil temperature) and terminated at 43°F (outdoor coil temperature). During defrost, the compressor stops and the electric heat starts, then operates with the fan to maintain indoor comfort. Below 43°F, the unit remains in electric heat mode.

DEFROST DRAIN: Drain automatically opens at approximately 50°F to prevent condensate from freezing inside drain pan.

Note: all models will produce condensate. If condensate disposal is desired, an optional drain kit is available.

PLUG FACE/CIRCUIT RATING

WallMaster® Model Number	Circuit Rating (Amps @ Fused)	Plug Face (NEMA#)	Power Cord Length (ft.)	Wall Outlet Appearance	Model	Carton Dimensions (Height x Width x Depth)
WS20D10A, WS10D10A and WS12D10A	125V - 15A	5-15P	6'		WSE Sleeve	18" x 27 1/4" x 18"
WS10D30A, WS12D30A and WS15D30A	250V - 15A	6-15P	6'		Chassis	19 3/8" x 30 5/8" x 27 1/2"
WE10D33, WE12D33 and WE15D33A, WY12D33A	250V - 20A	6-20P	6'			

Power cords are located on front left of WallMaster models. Due to continuing research in new energy-saving technology, specifications are subject to change without notice. As an ENERGY STAR® partner, Friedrich Air Conditioning Co. has determined that the selected ENERGY STAR® models meet the ENERGY STAR® guidelines for energy efficiency. The consumer, through the AHAM Room Air Conditioner Certification Program, can be certain that the AHAM Certification Seal accurately states the unit's cooling and heating capacity rating, the amperes and the energy efficiency ratio. EER is the unit's Energy Efficiency Ratio; CEER is the unit's Combined Energy Efficiency Ratio. Your energy costs will depend on your utility rates and use. The estimated energy cost is based on an electricity cost of \$ .12 per kWh. For more information, visit www.fic.gov/energy.



FRIEDRICH

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THRU-THE-WALL UNIT SPECIFICATIONS

03 ELEVATOR MACHINE ROOM ENLARGED SECTION  
3/8" = 1'-0"

\*Installation in Fedders B sleeve requires a baffle adapter kit-BAK.