

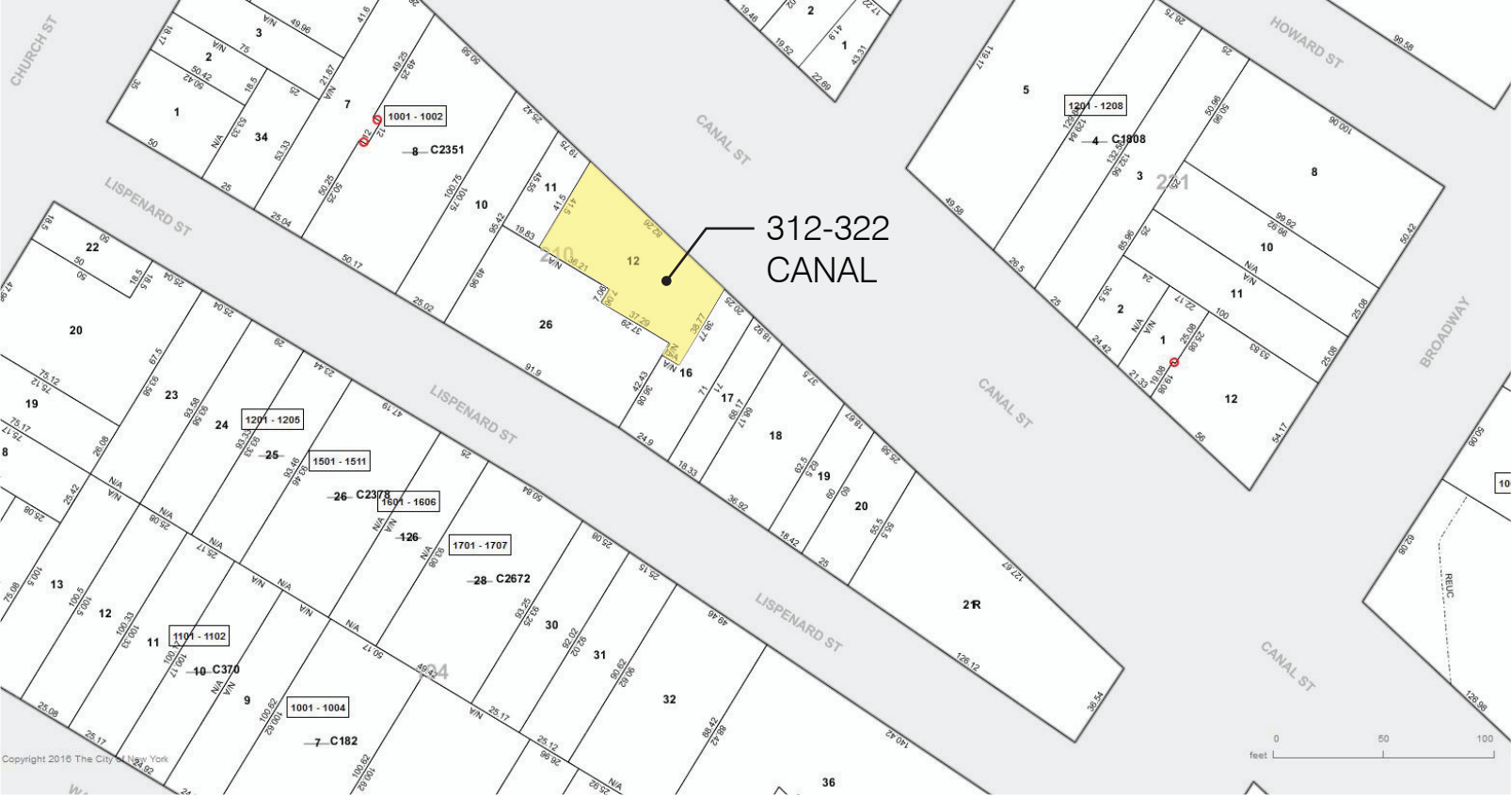
312-322 CANAL STREET

**REVISED LANDMARKS SUBMISSION
NEW BUILDING
Revision 01 January 23, 2018
PAUL CASTRUCCI ARCHITECT**



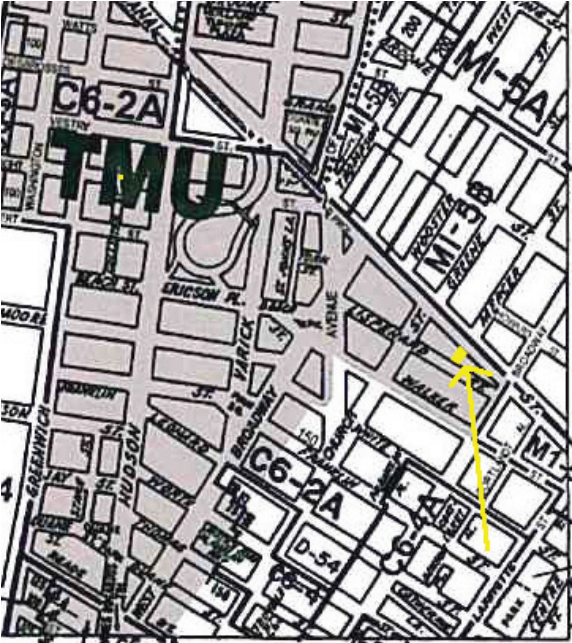
TRIBECA EAST HISTORIC DISTRICT

Source: NYC LPC



NYC DIGITAL MAP

Source: NYC DCP



ZONING MAP 12A
ZONING DISTRICT C6-2A

Source: NYC DCP

LOCATION 2



From East on Canal

From West on Canal

1940's



1980's

312-322
CANAL



From East on Canal



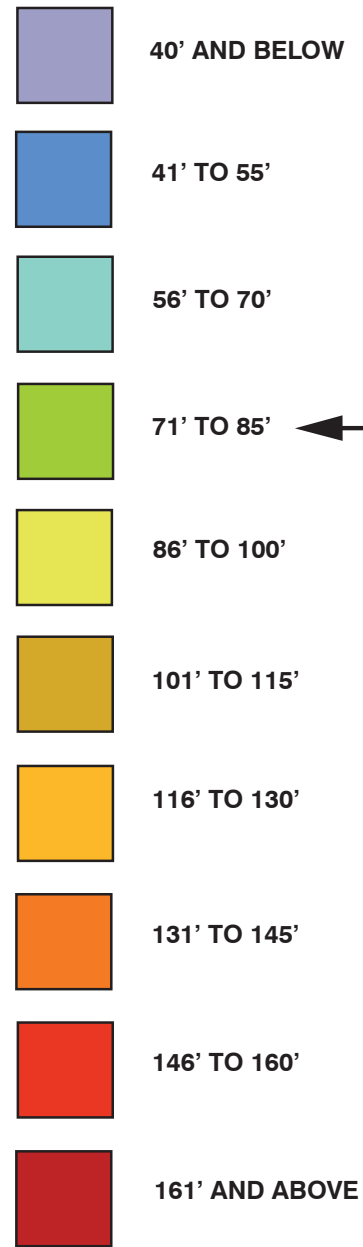
From West on Canal



2016

HISTORIC & EXISTING CONDITION PHOTOS 3

BUILDING HEIGHT KEY



DISTRICT MAP HEIGHTS DIAGRAM 4



268 CANAL STREET

- LARGE CAST IRON FACADE (150' STREET FRONTAGE)
- DEEP MAJOR CORNICES ORGANIZE FACADE
- TWO FLOORS FORMALLY GROUPED TOGETHER
- FACADE ELEMENTS VARY IN ARTICULATION (THICK/THIN, COFFERED/SMOOTH)
- MINOR CORNICES AT SPANDREL PANELS



WOOD'S MERCANTILE (50 WHITE STREET)

- LARGE CAST IRON FACADE (75' STREET FRONTAGE)
- MID-BLOCK
- REPETITIVE FACADE ELEMENTS AND SHADOWS
- USE OF A SINGLE MATERIAL (PAINTED CAST-IRON) EMPHASIZES FORMAL ARTICULATION
- 2ND FLOOR WINDOWS = TALLEST, TOP FLOOR = SHORTEST



67 FRANKLIN STREET (CAST IRON HOUSE)

- LARGE CAST IRON FACADE (150' + 50' STREET FRONTAGE)
- REPETITIVE FACADE ELEMENTS
- FACADE DEPTH AND SHADOWS
- USE OF SINGLE MATERIAL (PAINTED CAST-IRON) EMPHASIZES FORMAL ARTICULATION
- 2ND FLOOR WINDOWS = TALLEST, TOP FLOOR = SHORTEST



385 BROADWAY

- LARGE CAST IRON FACADE (60' STREET FRONTAGE)
- MID-BLOCK
- REPETITIVE FACADE ELEMENTS AND SHADOWS
- USE OF A SINGLE MATERIAL (PAINTED CAST-IRON) EMPHASIZES FORMAL ARTICULATION
- 2ND FL WINDOWS = TALLEST, TOP FLOOR = SHORTEST



55 WHITE STREET

- LARGE CAST IRON FACADE (58' STREET FRONTAGE)
- MID-BLOCK
- TWO FLOORS FORMALLY GROUPED TOGETHER
- FACADE ELEMENTS VARY IN ARTICULATION (THICK/THIN, COFFERED/SMOOTH)
- MINOR CORNICES AT SPANDREL PANELS



87 WALKER STREET

- MIDBLOCK CAST IRON FACADE
- 6 STORIES
- REPETITIVE FACADE ELEMENTS, WITH TALLEST WINDOW ON 2ND FLOOR, SHORTEST WINDOW AT 6TH FLOOR



370 BROADWAY

- DEPTH OF FACADE EXPRESSED AT MASONRY OPENINGS
- 5 STORIES
- DETAIL AND ARTICULATION AROUND WINDOWS RENDERED IN THE SAME OF SIMILAR MATERIALS



340 CANAL STREET

- 312 CANAL STREET NEIGHBOR
- MIX OF MASONRY AND CAST IRON ELEMENTS
- 6 STORIES
- REPETITIVE FACADE ELEMENTS, WITH TALLEST WINDOW ON 2ND FLOOR, SHORTEST WINDOW AT 6TH FLOOR

HISTORICAL PRECEDENTS 6



10 BOND STREET

- TERRA COTTA FACADE
- LARGE STREET FRONTAGES ON 2 FACADES
- FACADE ELEMENTS VARY IN ARTICULATION (THICK/THIN, COFFERED/SMOOTH)
- ALL GLAZING STOREFRONT

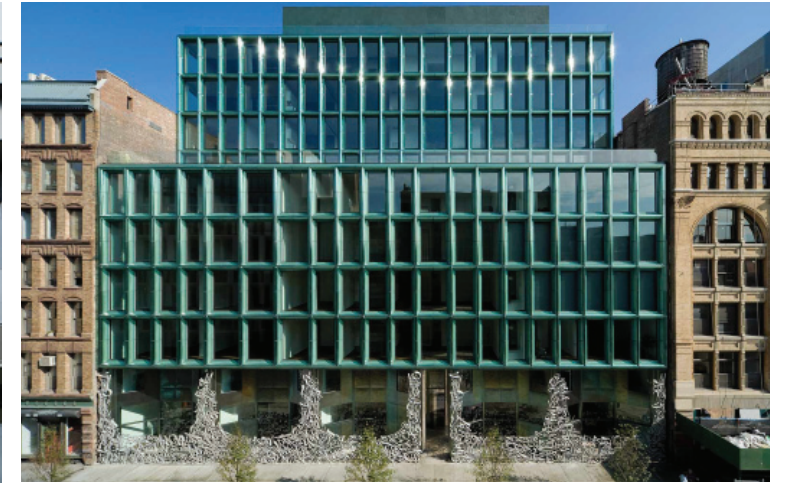
529 BROADWAY

- TERRACOTTA, LARGE GLAZING FACADE
- 6 STORIES, RETAIL BASE
- BASE, MIDDLE, TOP
- REPETITIVE FACADE ELEMENTS, WITH TALLEST WINDOW ON 2ND FLOOR, SHORTEST WINDOW AT 6TH FLOOR



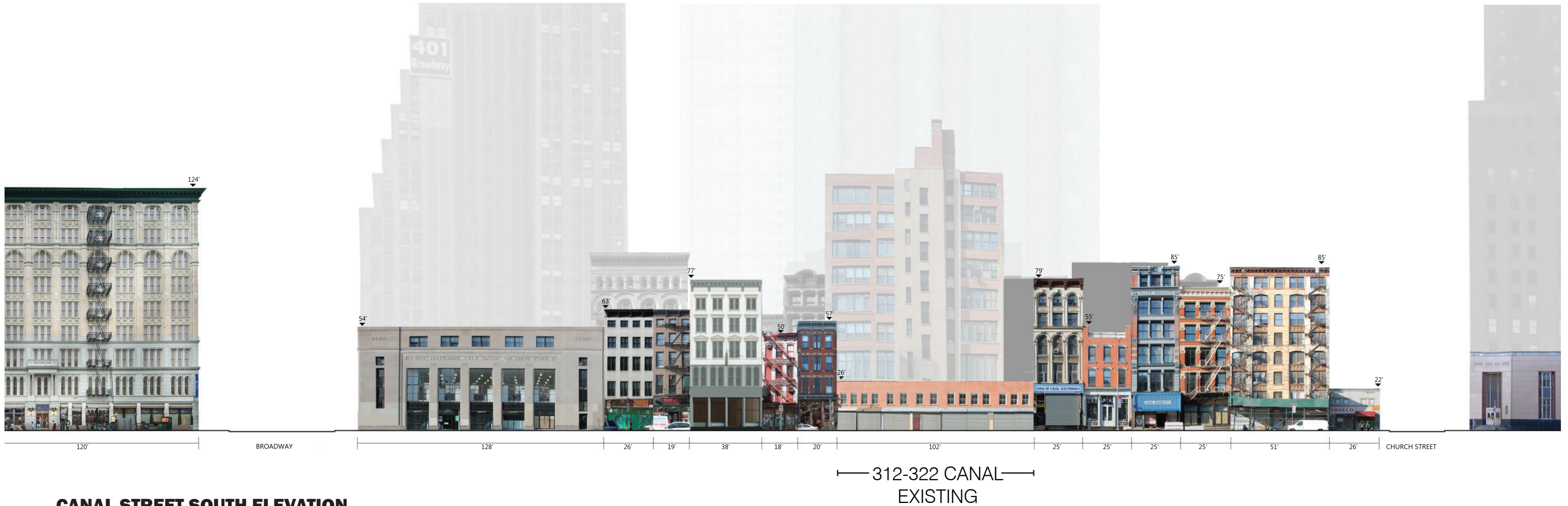
42 CROSBY STREET

- DEPTH OF FACADE EXPRESSED AT COLUMN FRAMED OPENINGS
- WINDOW LOCATION STAYS THE SAME FROM BOTTOM TO TOP
- DETAIL AND ARTICULATION AROUND WINDOWS RENDERED IN THE SAME OF SIMILAR MATERIALS
- SIX STORY STREET WALL



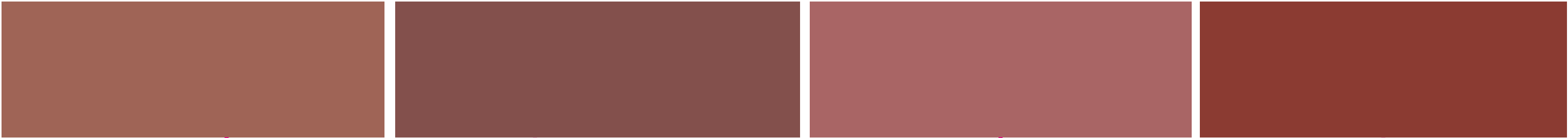
40 BOND STREET

- TRABEATED FACADE
- NEW MATERIALS IN NOHO HISTORIC DISTRICT
- MID-BLOCK
- 10 STORIES
- REPETITIVE FACADE ELEMENTS, WITH TALLEST WINDOW ON 2ND FLOOR, SHORTEST WINDOW AT 6TH FLOOR









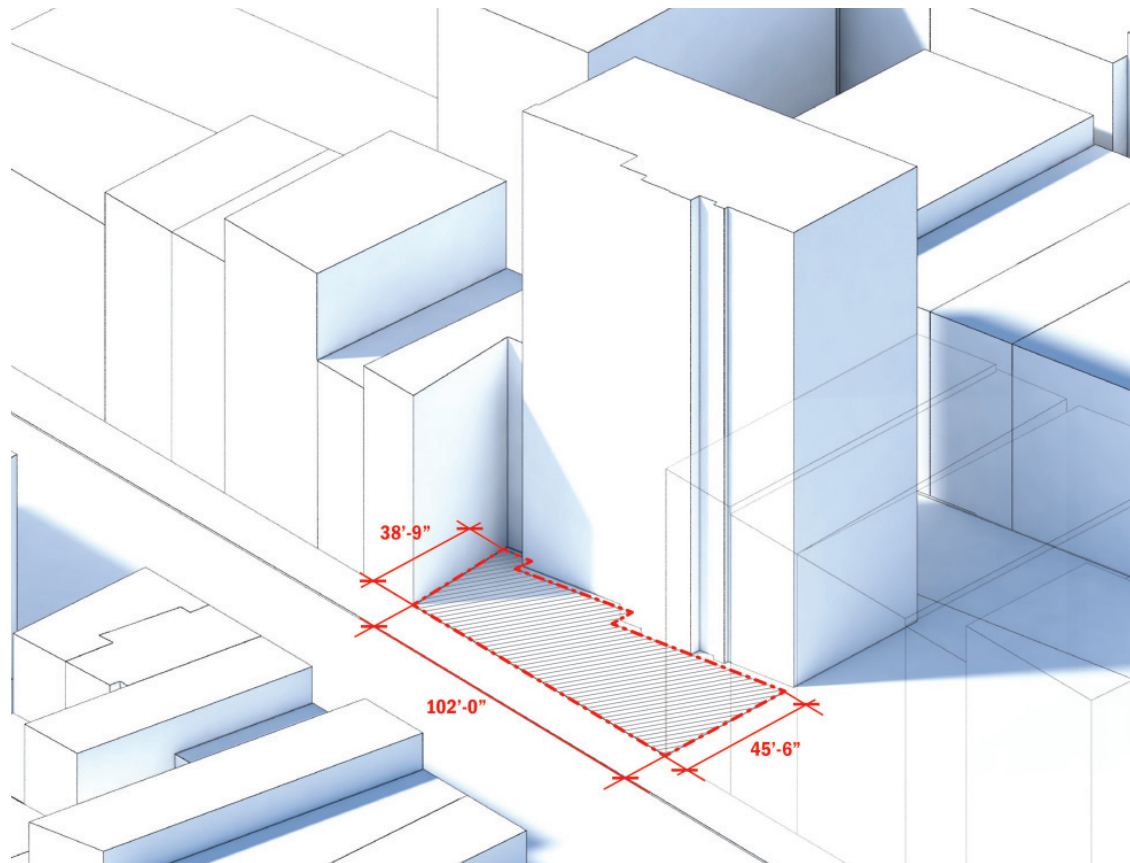
CANAL STREET NORTH ELEVATION



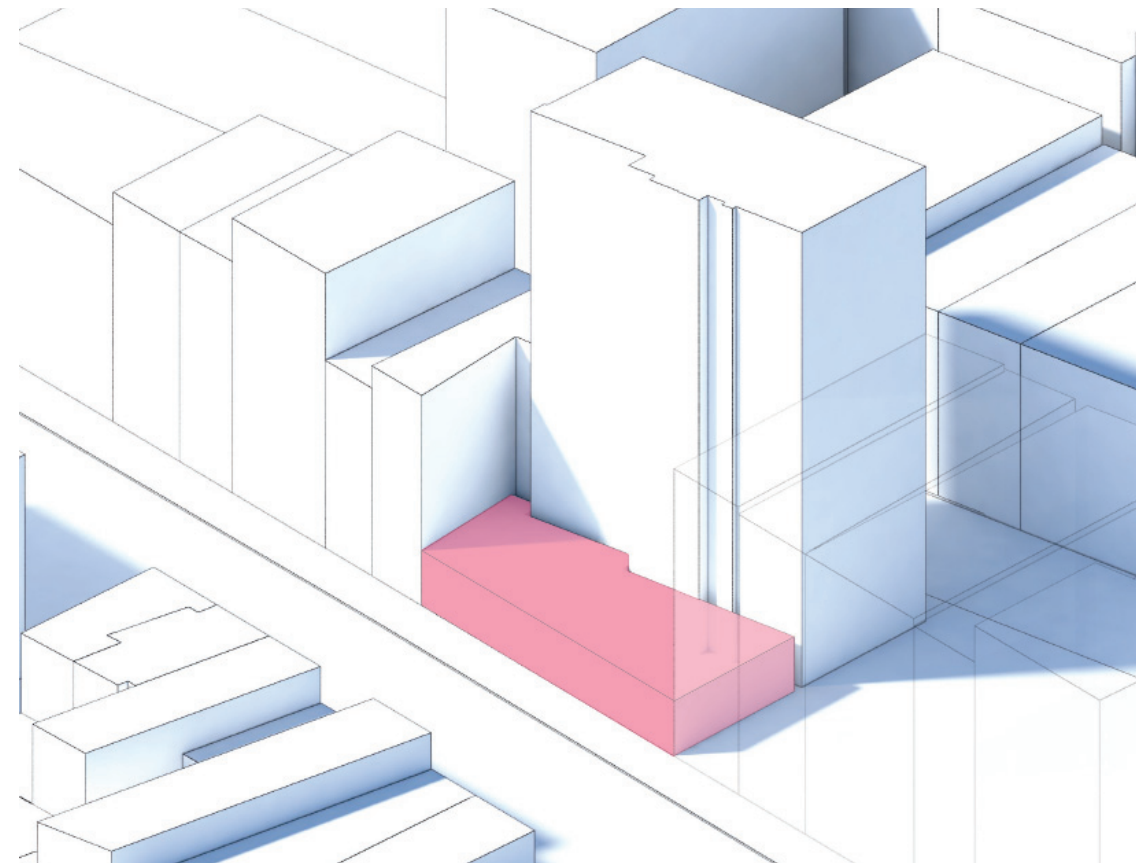
CANAL STREET SOUTH ELEVATION



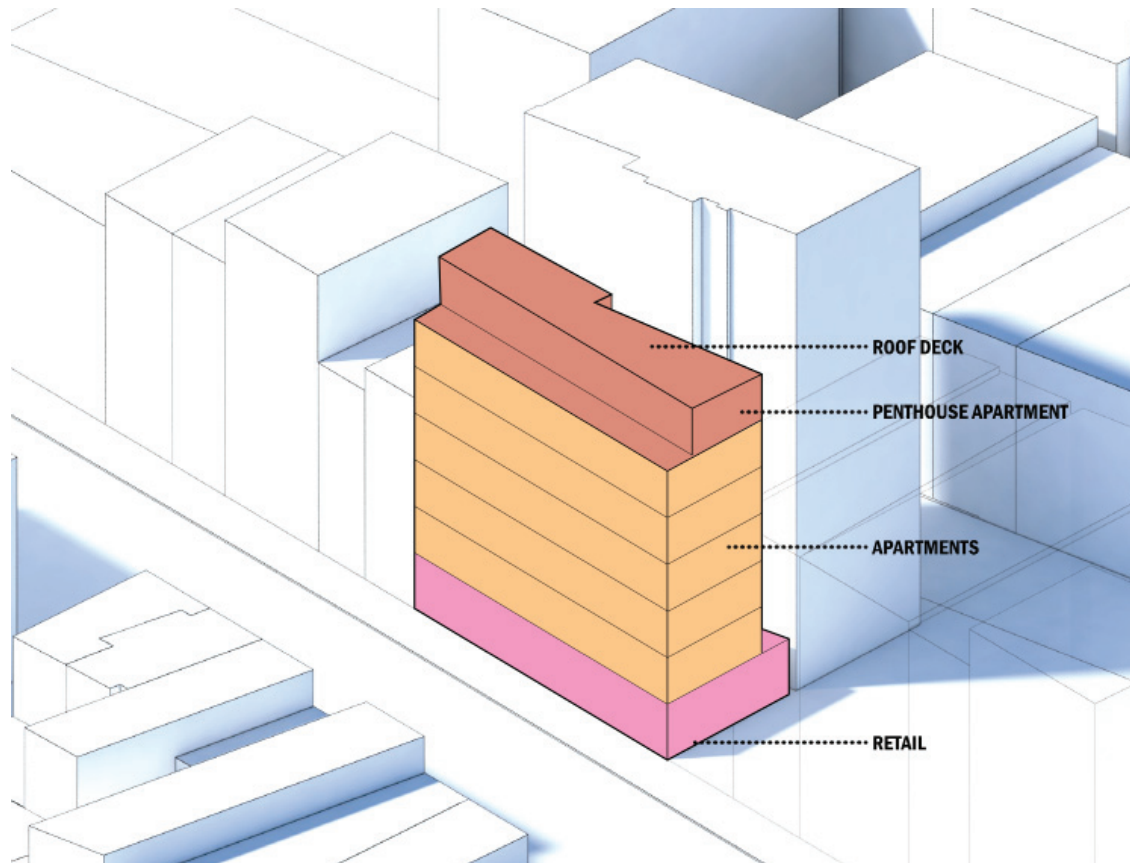
STREET WALL BULK COMPARISONS 12



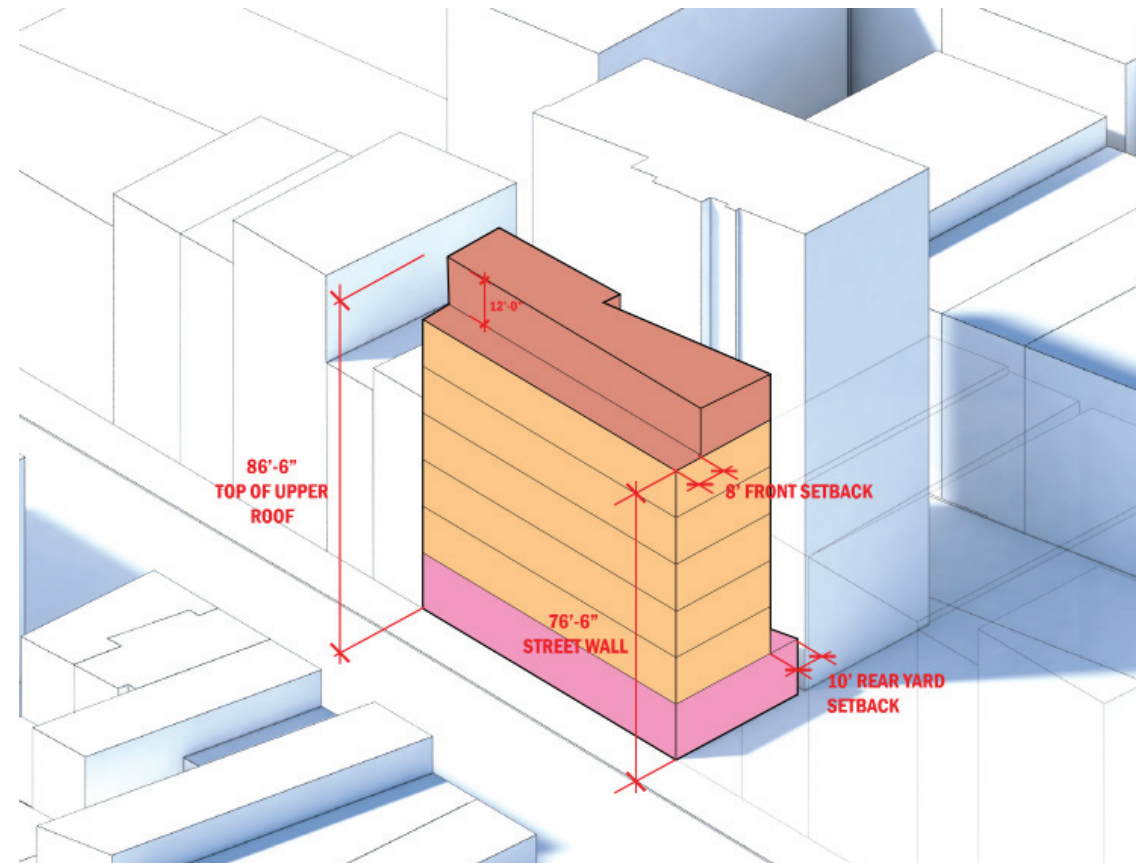
01_ZONING LOT_ FAR 5.0 _ 3,924 SQFT SITE _ 19,620 SQFT (TOT. ALLOWABLE AS-OF-RIGHT)



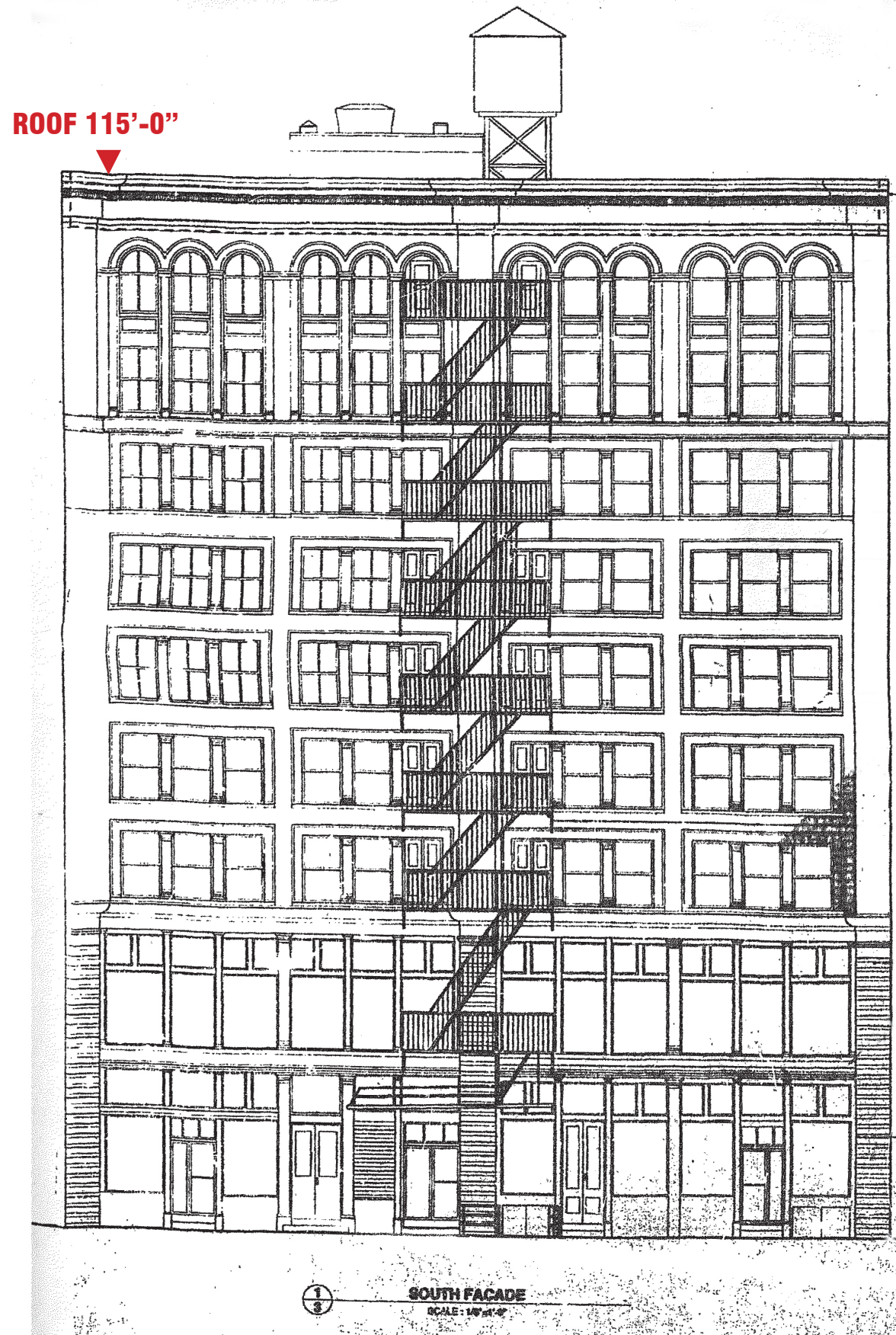
02_BASE_ 100% COVERAGE ALLOWABLE FOR COMMERCIAL USE



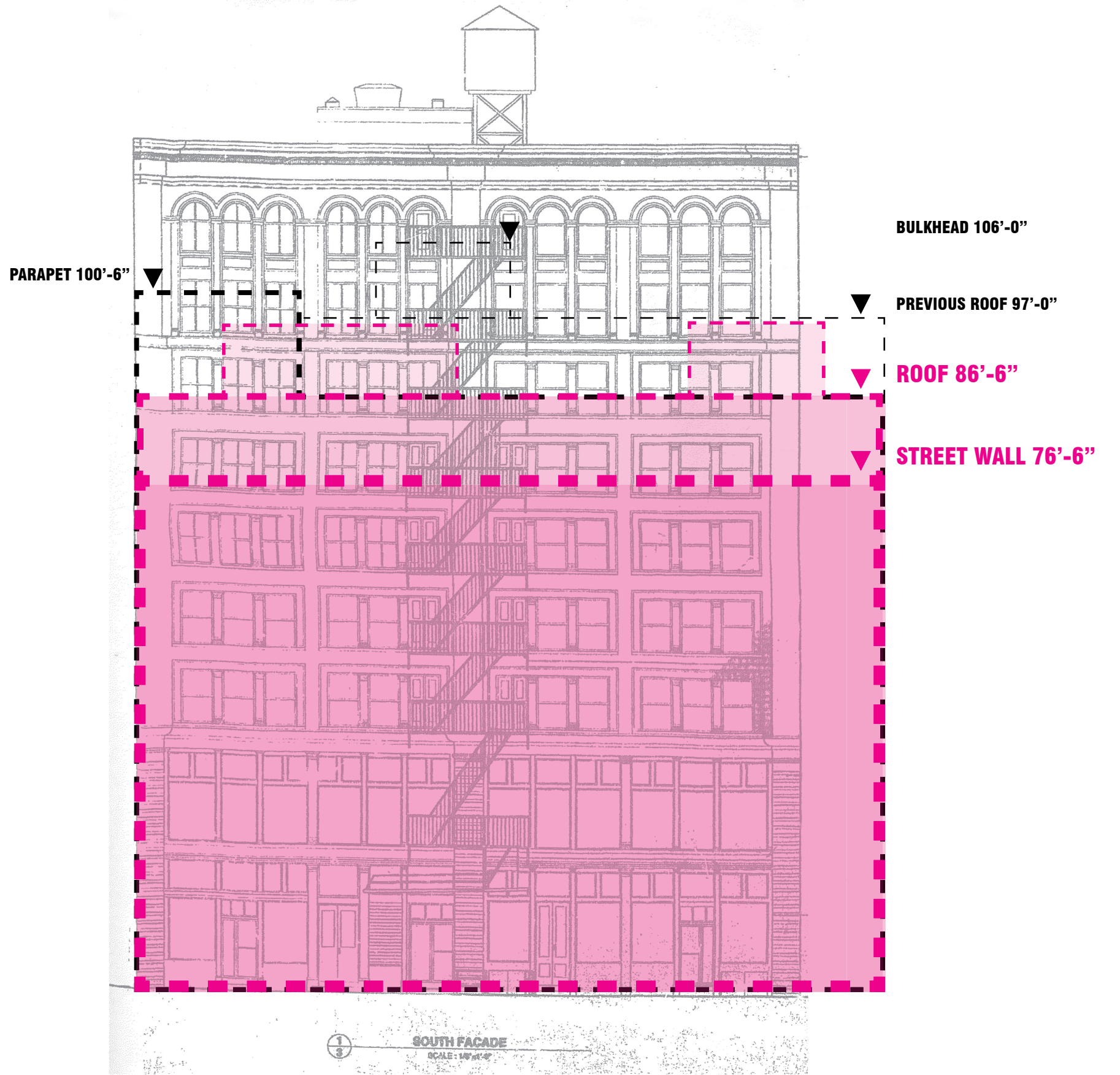
03_MIDDLE_ RESIDENTIAL USE UP TO 76'-6" AT STREET WALL



04_TOP_ MEASUREMENTS & RESIDENTIAL PENTHOUSES W/TERRACES



45 LISPENARD



312-322 CANAL STREET OUTLINE OVERLAID

BULK COMPARISONS - BEHIND SITE 14



MASSING AND CADENCE



TRABEATED FACADE - MODULAR REPETITION AND DIFFERENCE



FACADE DEPTHS



EXISTING CONDITION: CORNER OF CANAL AND MERCER 16

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



PREVIOUS PROPOSAL: CORNER OF CANAL AND MERCER 17

PAUL A. CASTRUCCI ARCHITECT TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



CURRENT PROPOSAL: CORNER OF CANAL AND MERCER 18

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



EXISTING CONDITION: CANAL STREET LOOKING EAST 19

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



PREVIOUS PROPOSAL: CANAL STREET LOOKING EAST 20

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



CURRENT PROPOSAL: CANAL STREET LOOKING EAST 21

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



PREVIOUS PROPOSAL: STOREFRONT DETAIL 22

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18

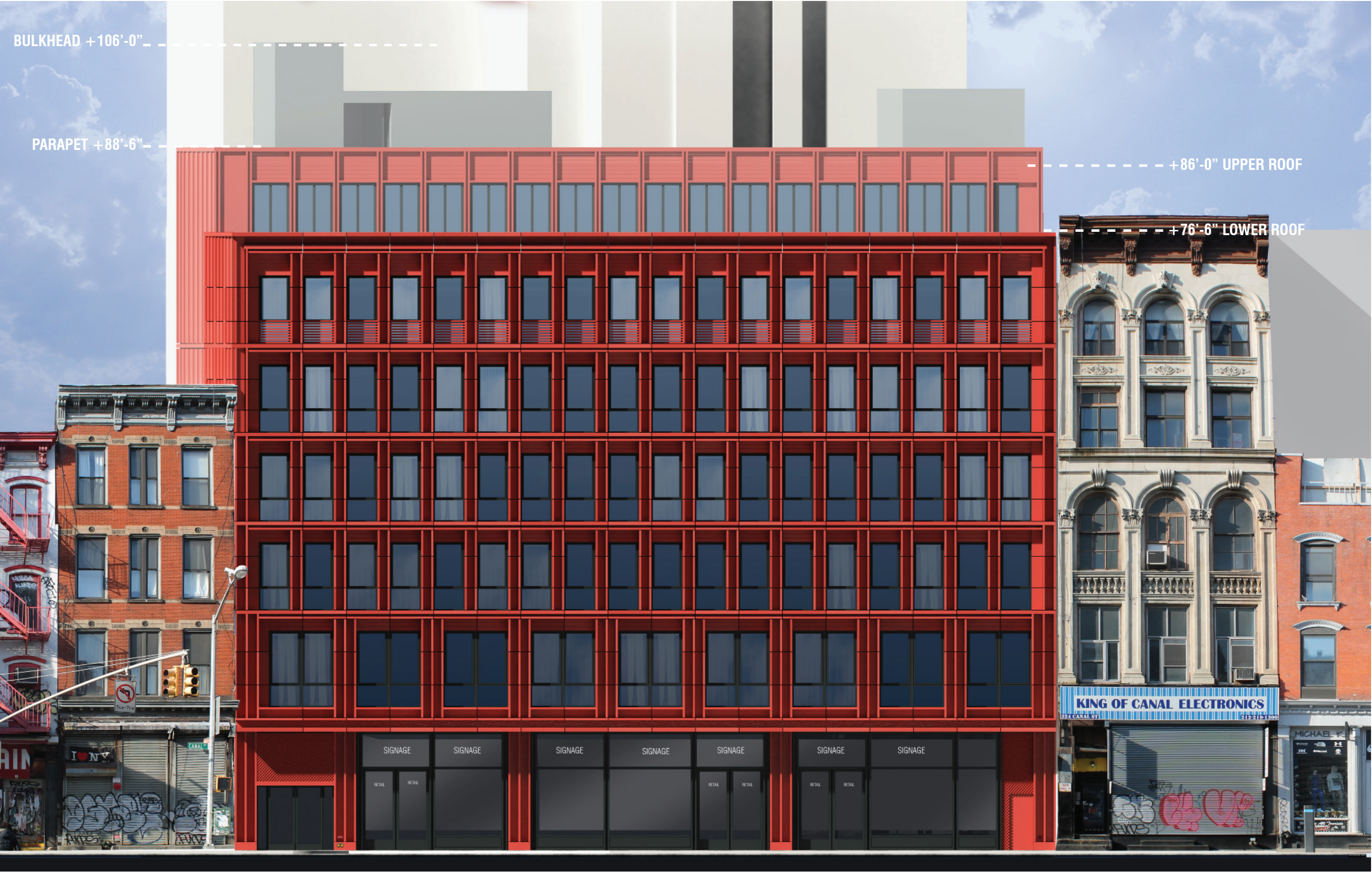


CURRENT PROPOSAL: STOREFRONT DETAIL 23

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18





CURRENT SUBMISSION: PROPOSED ELEVATION 25



CURRENT PROPOSAL: DOWN CANAL LOOKING WEST 26

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



PREVIOUS PROPOSAL: UP BROADWAY LOOKING NORTHWEST 27

PAUL A. CASTRUCCI ARCHITECT

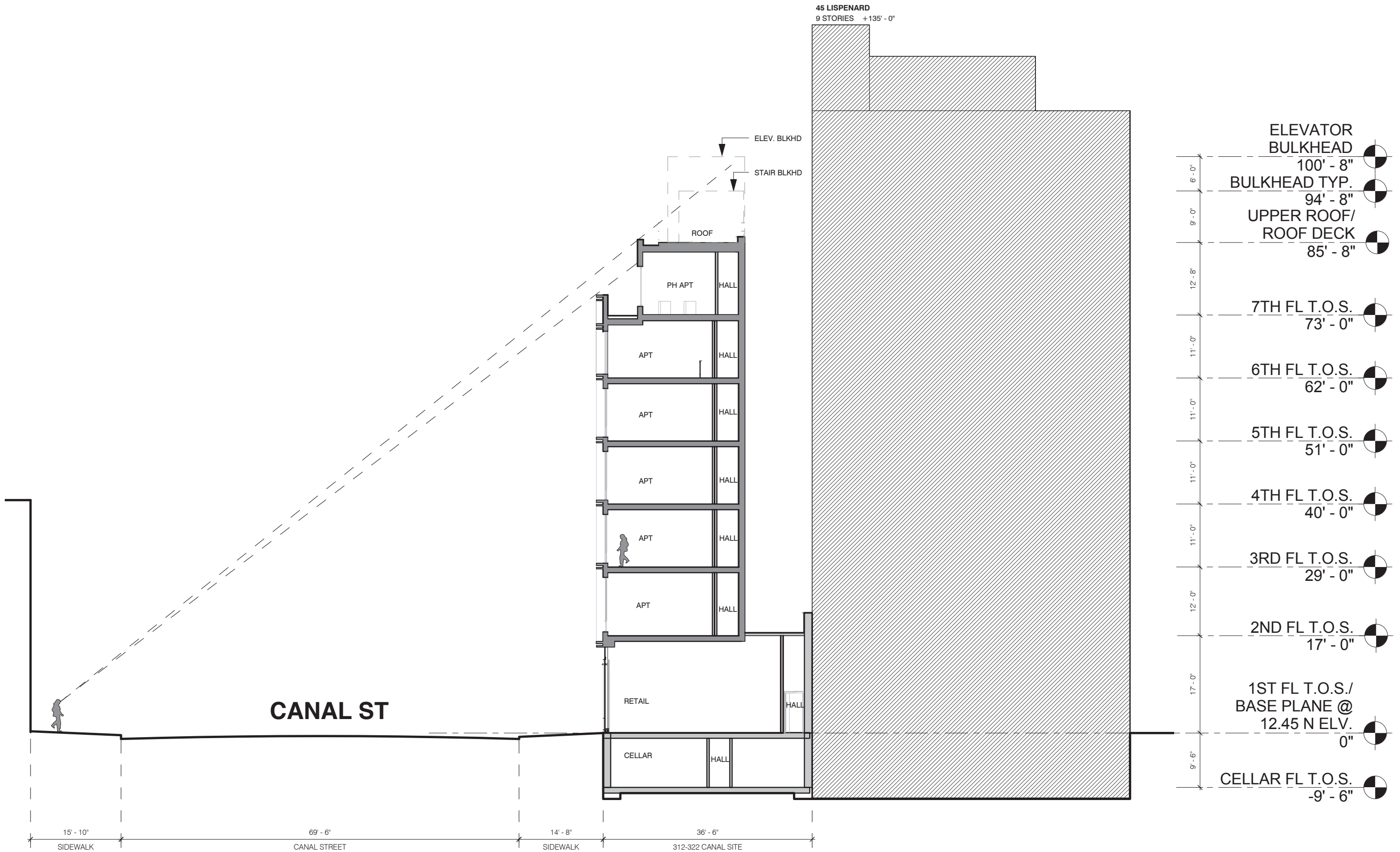
TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



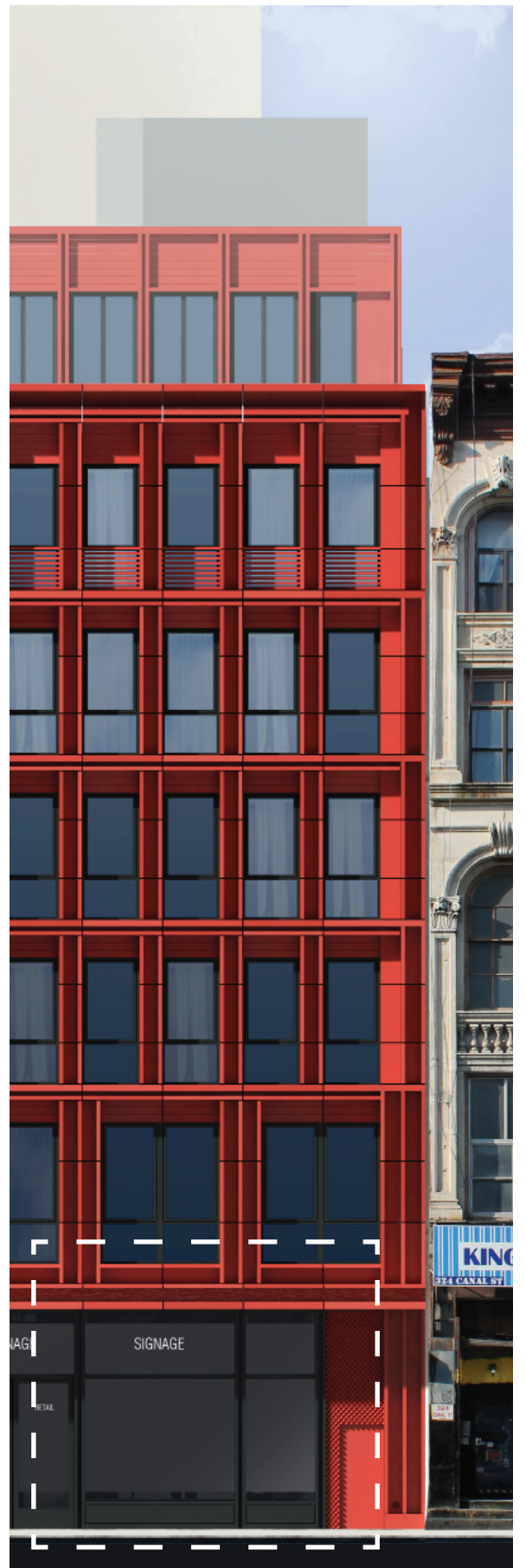
CURRENT PROPOSAL: UP BROADWAY LOOKING NORTHWEST 28

PAUL A. CASTRUCCI ARCHITECT

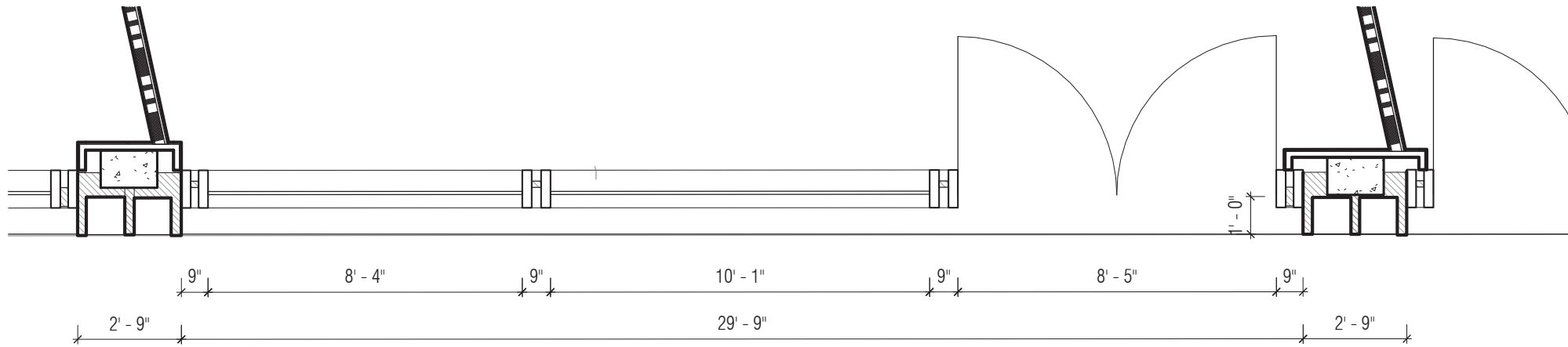
TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET REVISED SUBMISSION 2// 01.23.18



VISIBILITY SECTION DIAGRAM 29



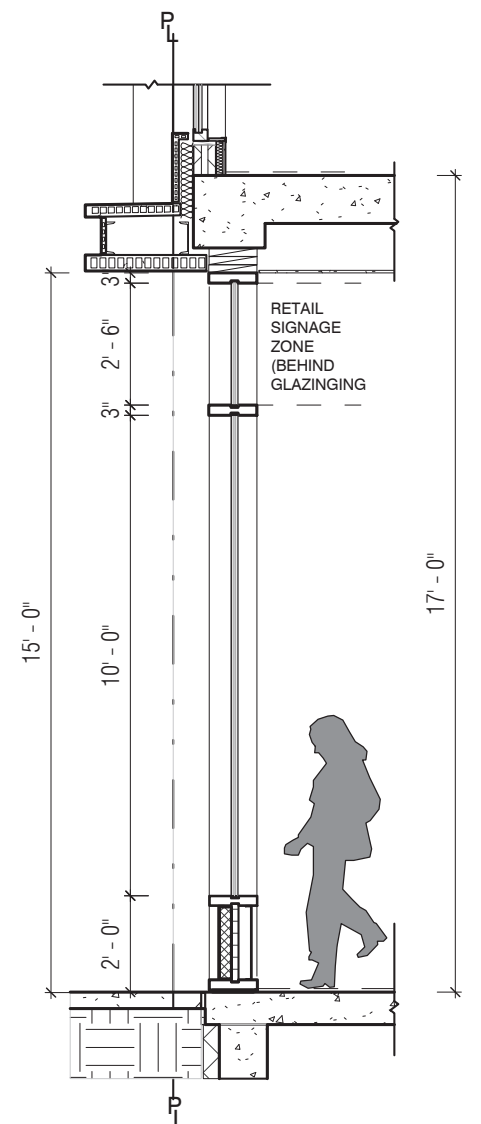
DETAILING @STOREFRONT 30



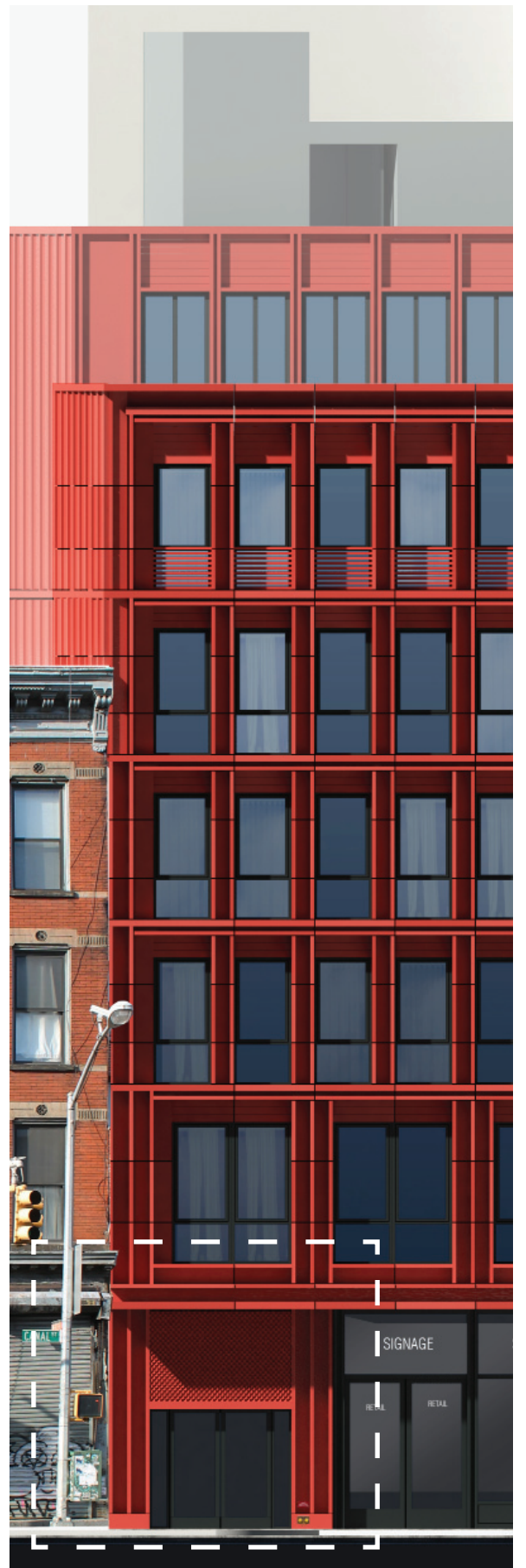
2 DETAIL PLAN - STOREFRONT
1/4" = 1'-0"



1 DETAIL ELEVATION-STOREFRONT
1/4" = 1'-0"



3 SECTION @ STOREFRONT
1/4" = 1'-0"

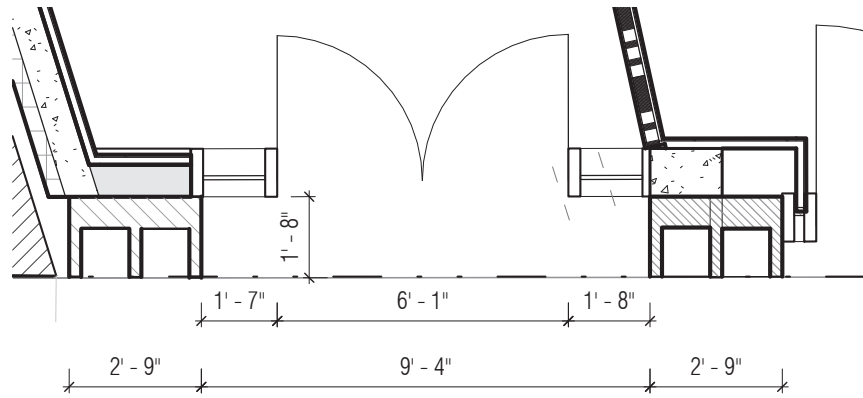


DETAILING @RESIDENTIAL ENTRY 32

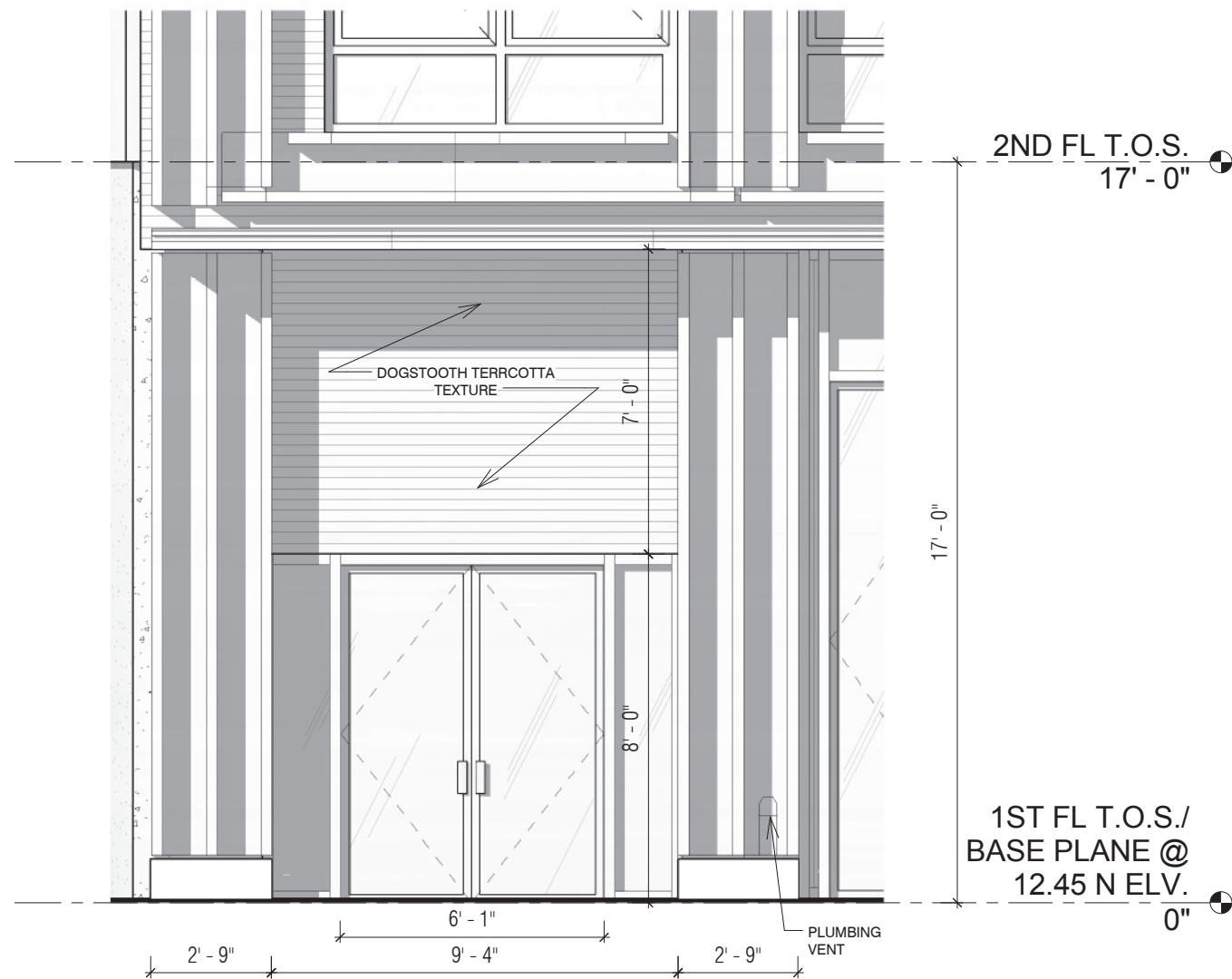
PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET

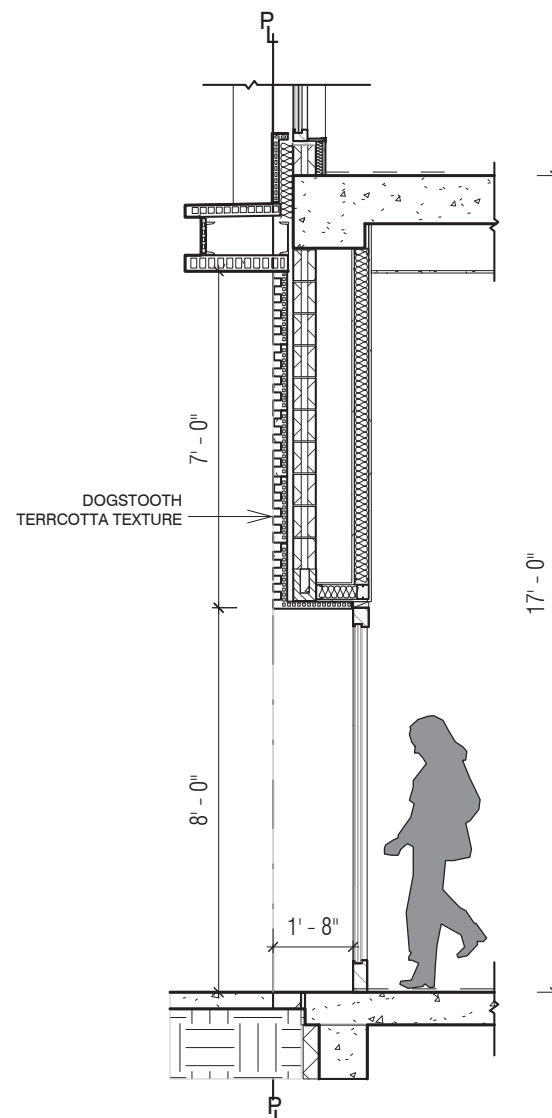
REVISED SUBMISSION 2// 01.23.18



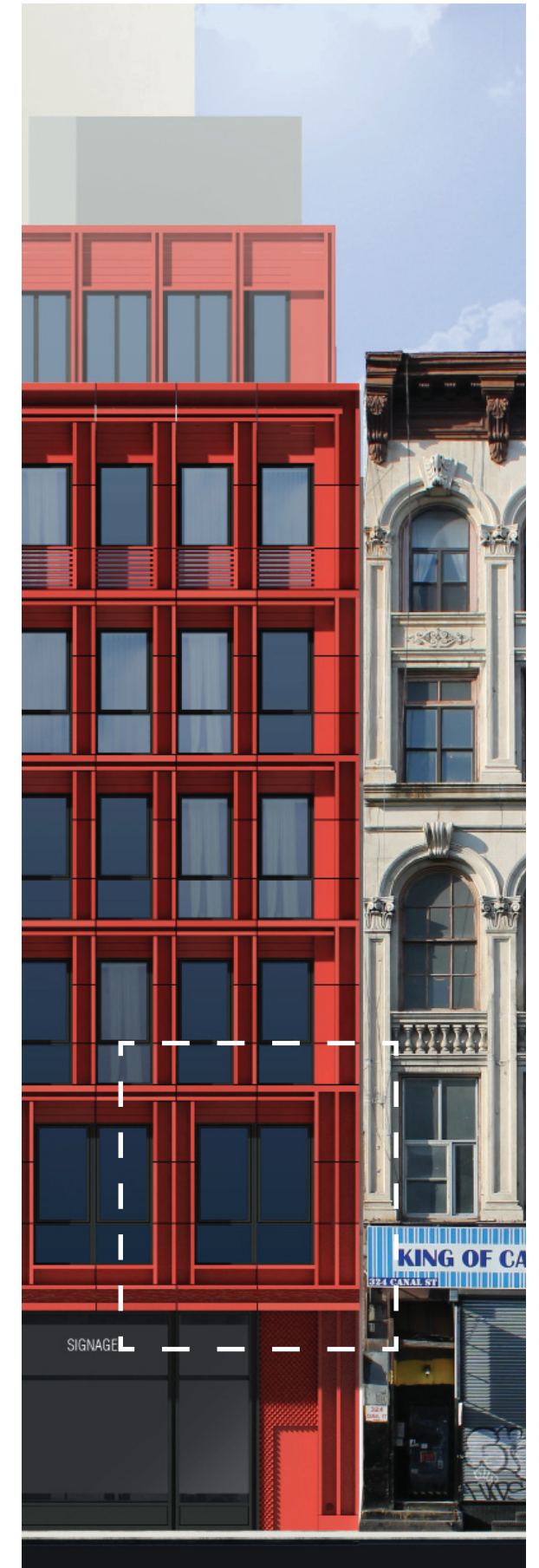
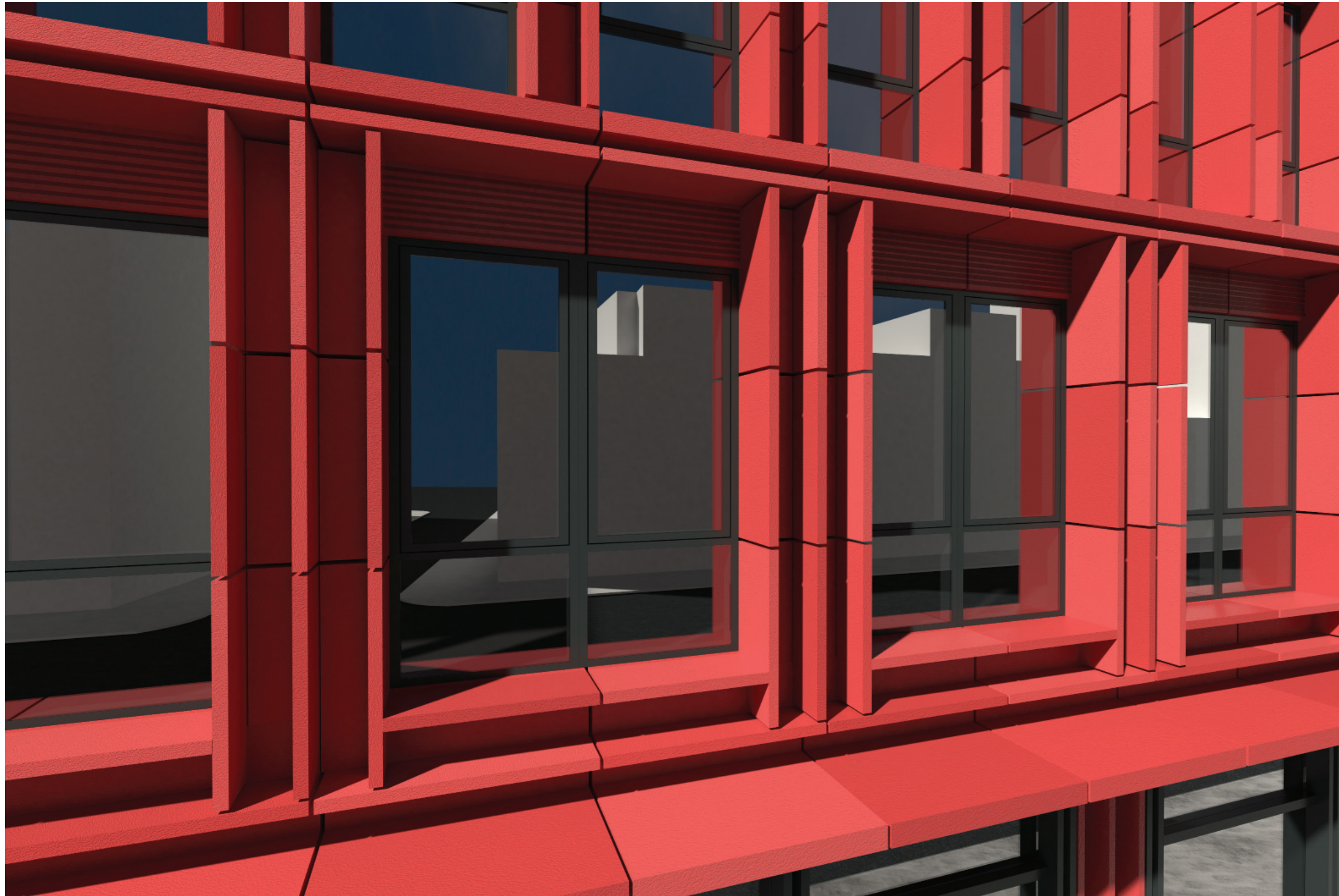
2 DETAIL PLAN - ENTRY
1/4" = 1'-0"



1 DETAIL ELEVATION-RESIDENTIAL ENTRY
1/4" = 1'-0"



3 SECTION @ RESIDENTIAL ENTRY
1/4" = 1'-0"

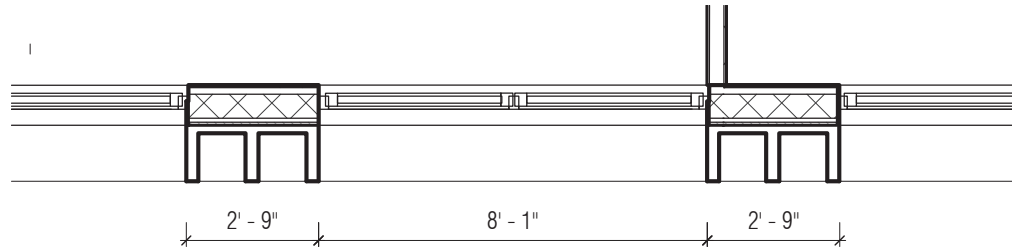


TERRACOTTA DETAILING @2ND FLOOR 34

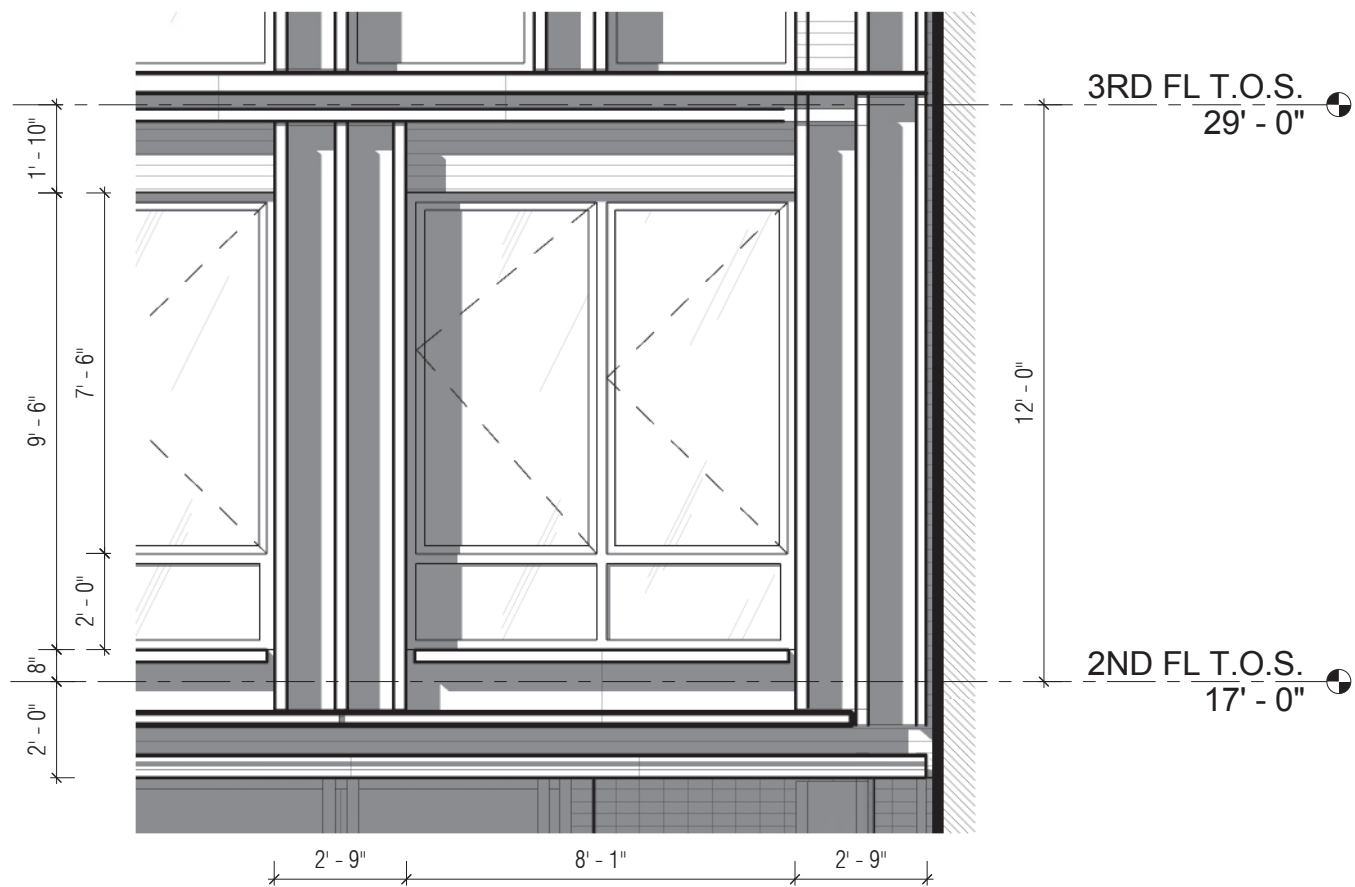
PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET

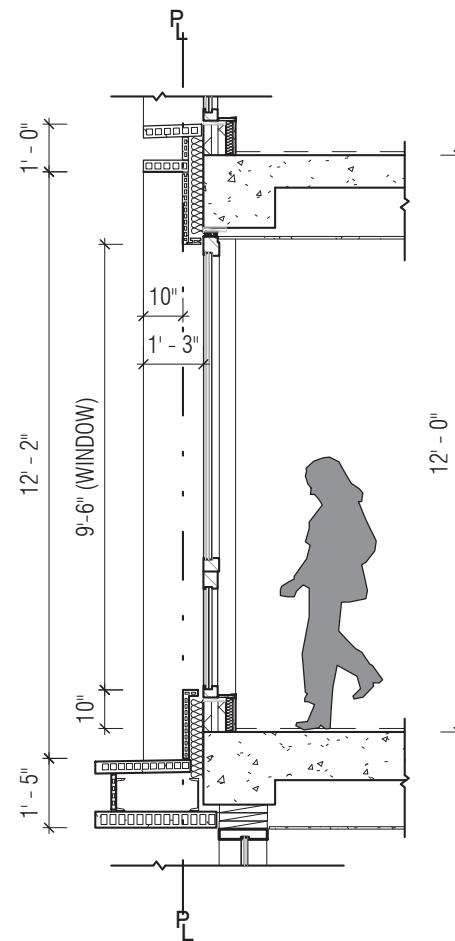
REVISED SUBMISSION 2// 01.23.18



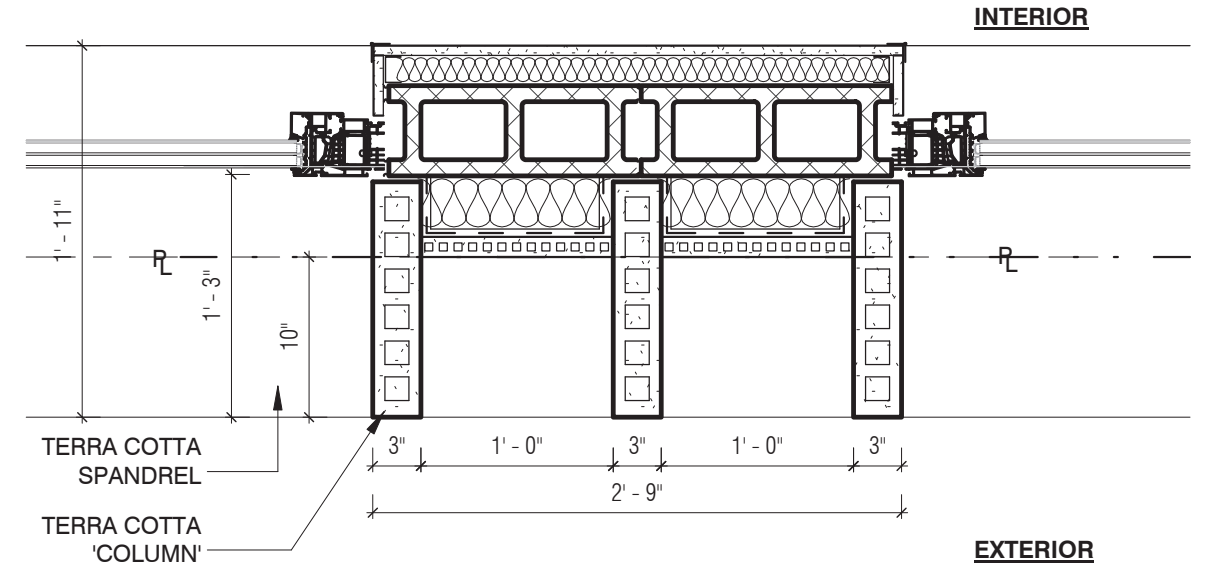
2 DETAIL PLAN - 2ND FL
1/4" = 1'-0"



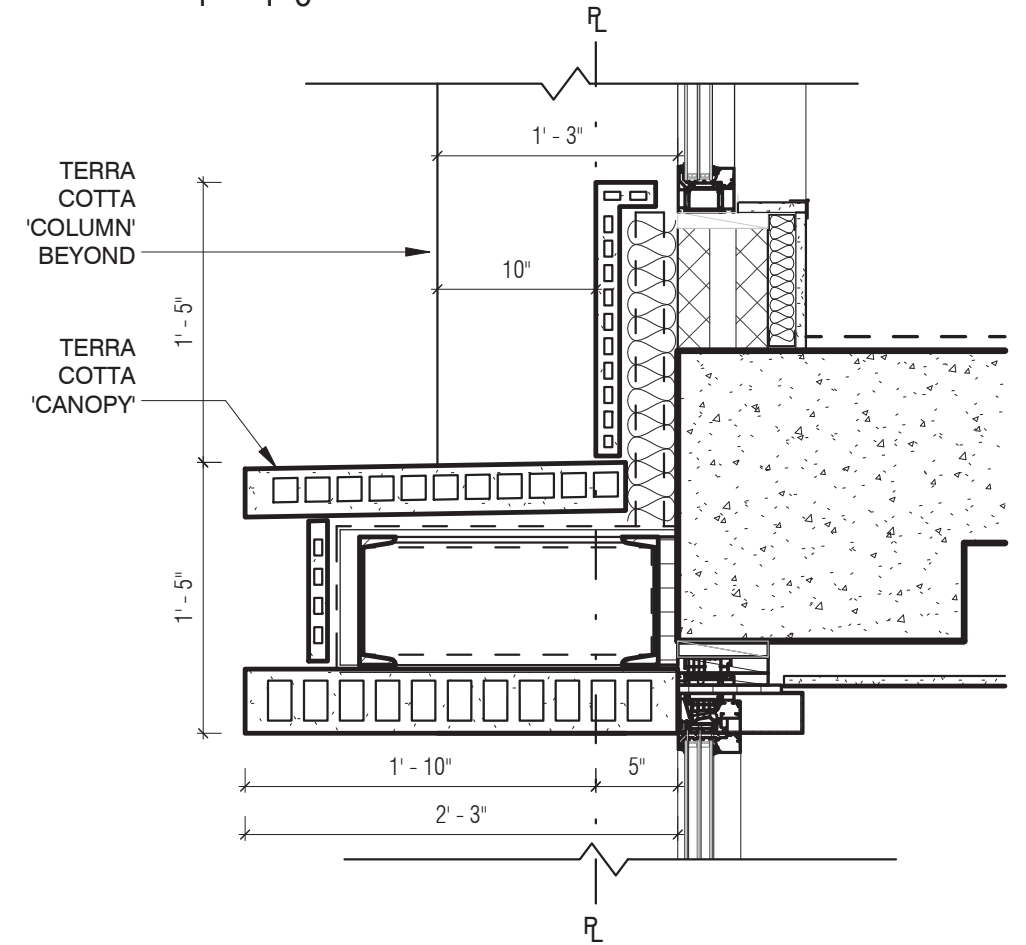
1 DETAIL ELEVATION - 2ND FL
1/4" = 1'-0"



3 SECTION @ 2ND FL
1/4" = 1'-0"

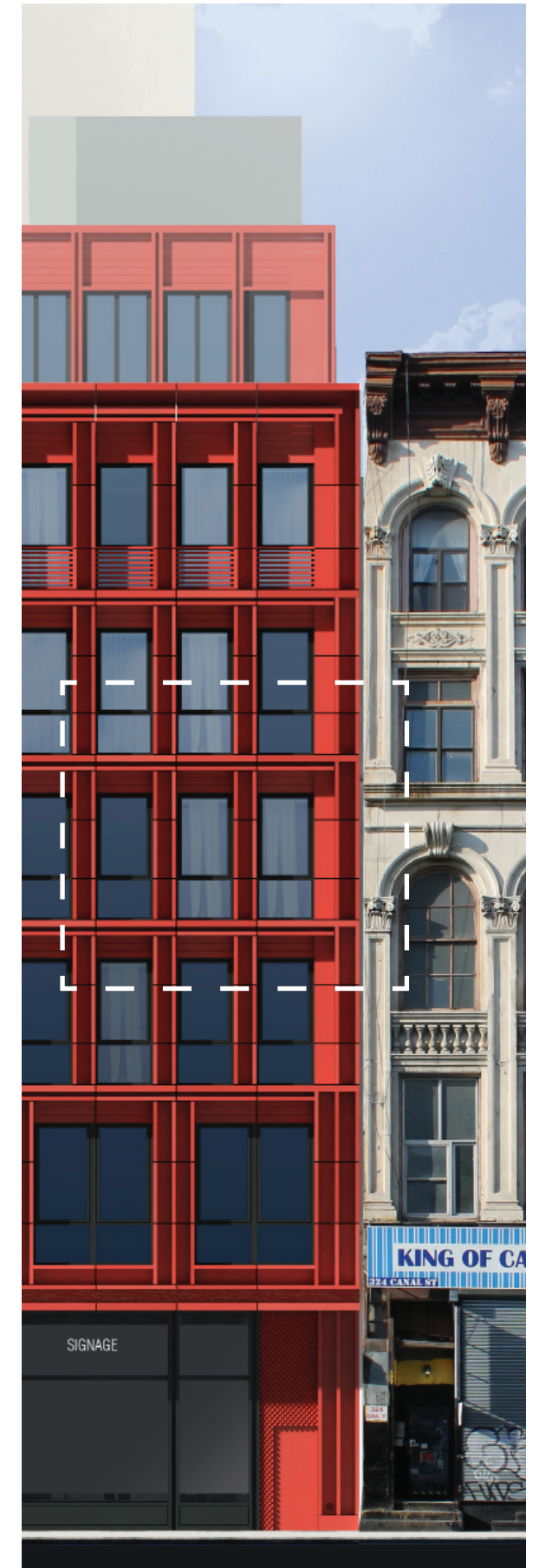
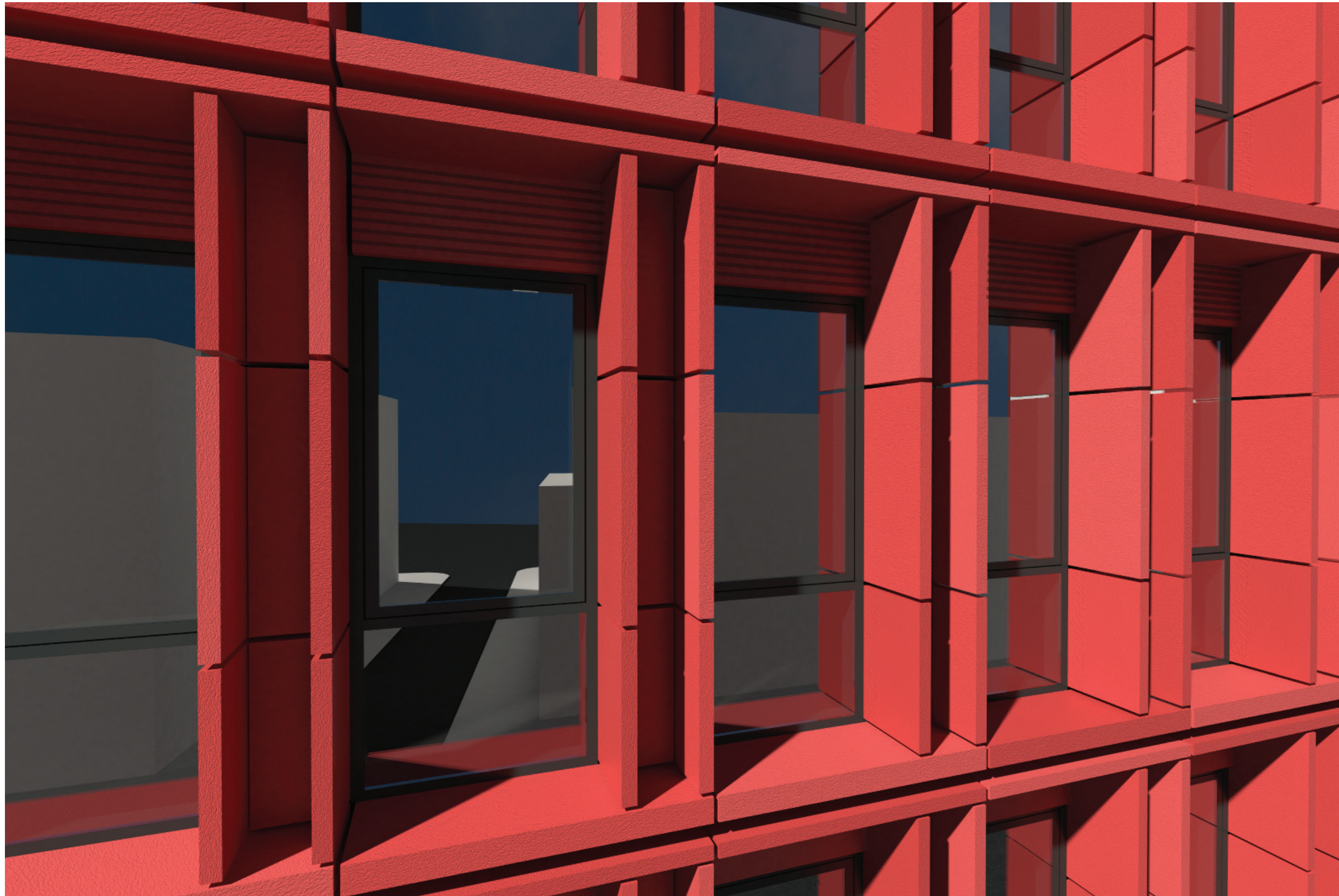


5 TERRACOTTA COLUMN - 2ND FL
1" = 1'-0"



4 TERRACOTTA CANOPY DETAIL - 2ND FL.
1" = 1'-0"

TERRACOTTA DETAILING @2ND FLOOR 35

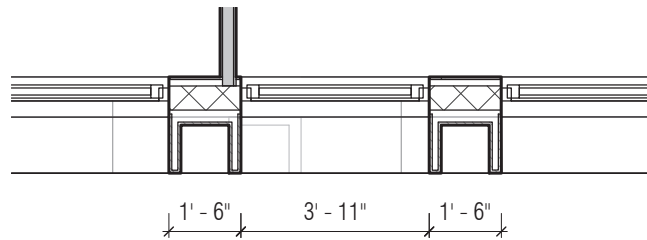


TERRACOTTA DETAILING @3-5TH FLOORS 36

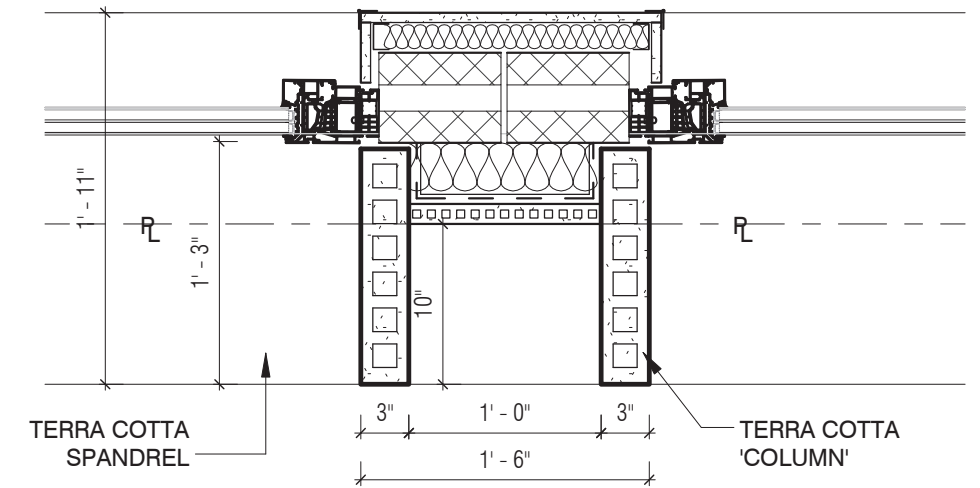
PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET

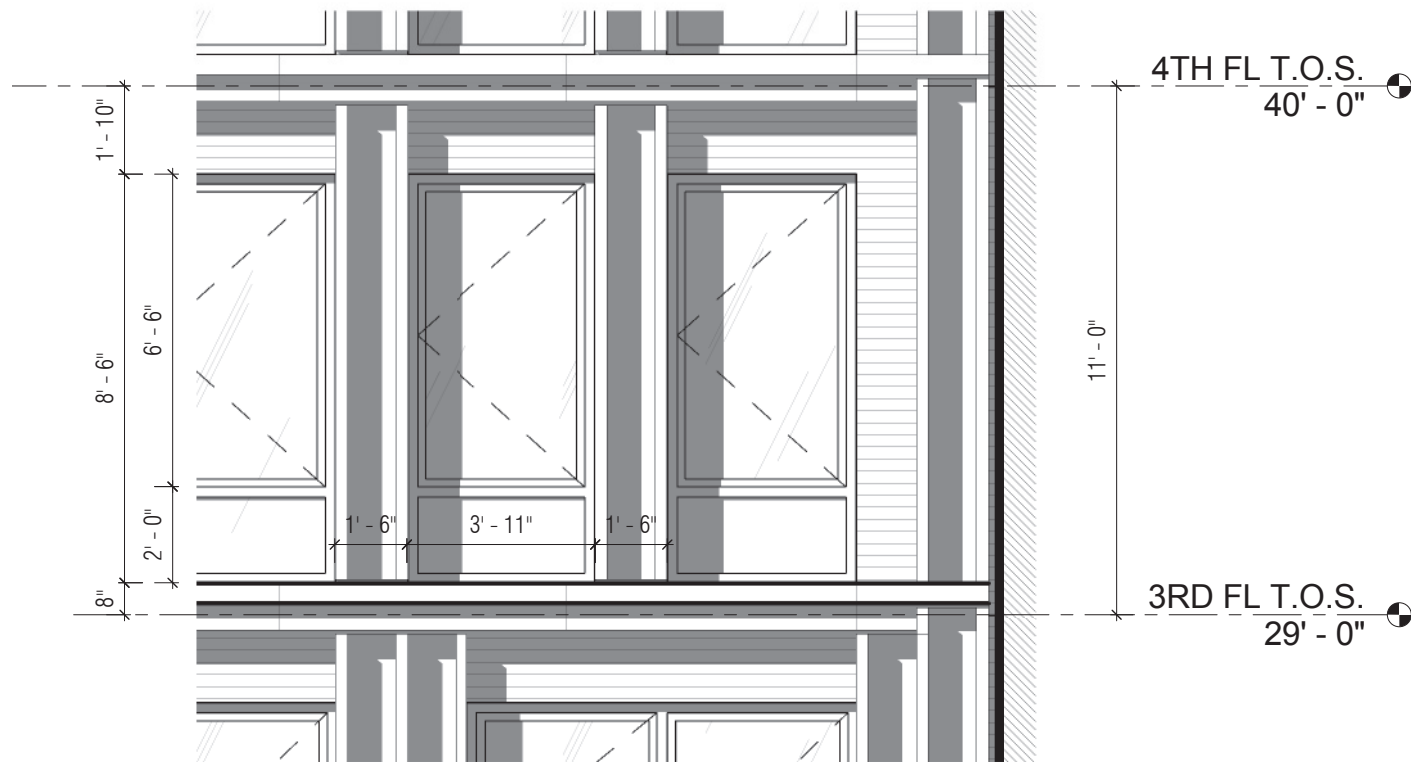
REVISED SUBMISSION 2// 01.23.18



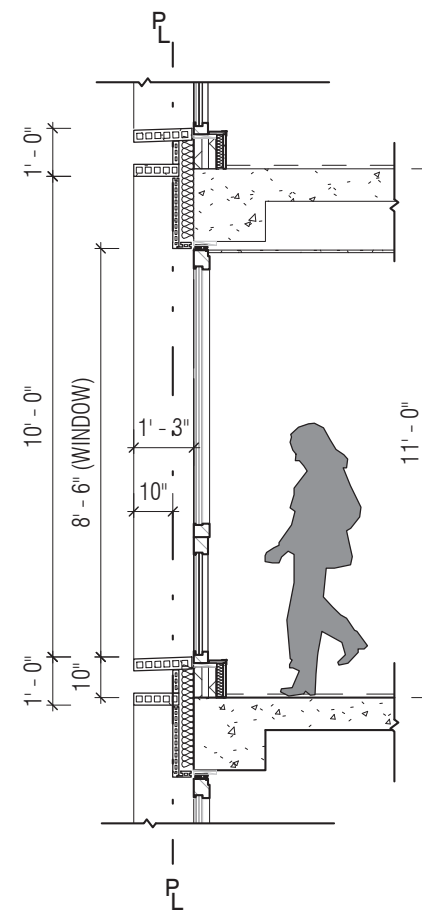
2 DETAIL PLAN - TYPICAL FL
1/4" = 1'-0"



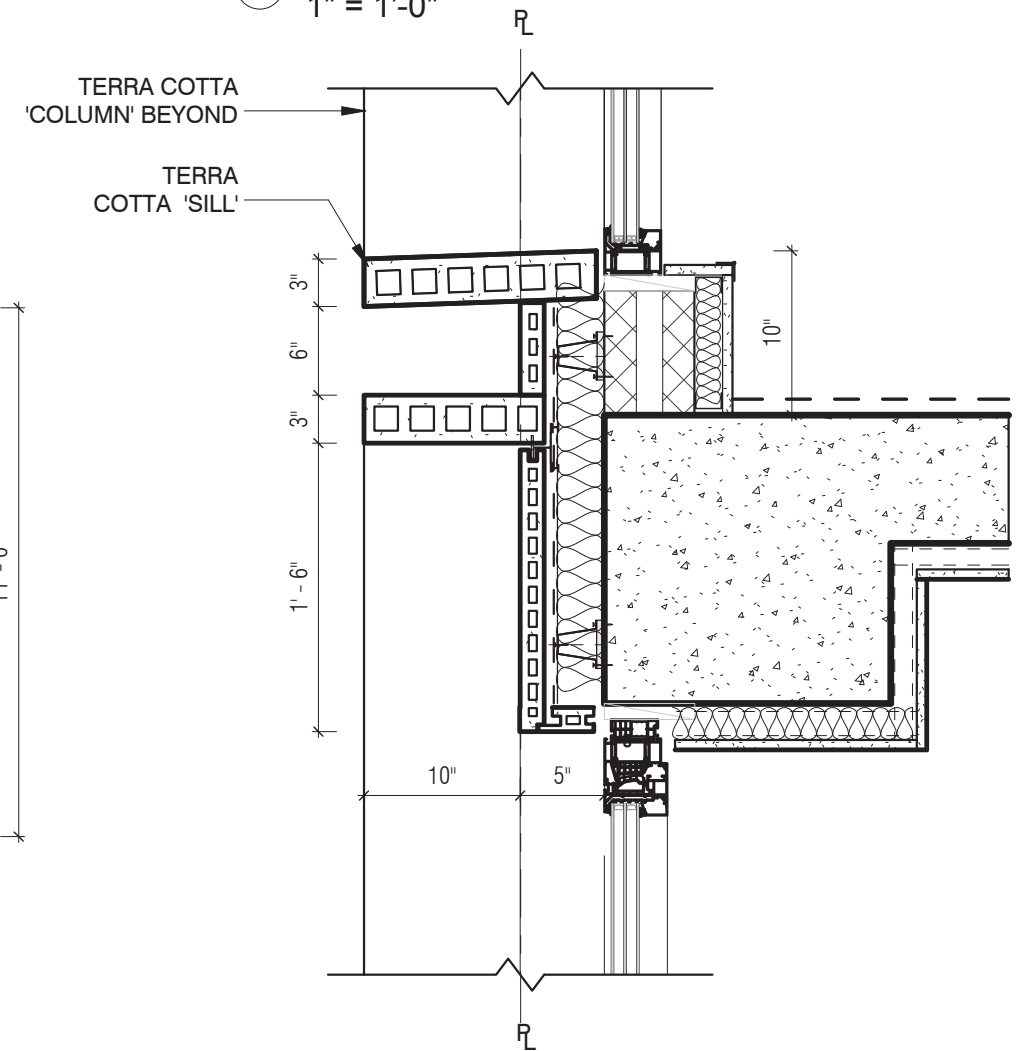
5 TERRACOTTA COLUMN - TYP FL
1" = 1'-0"



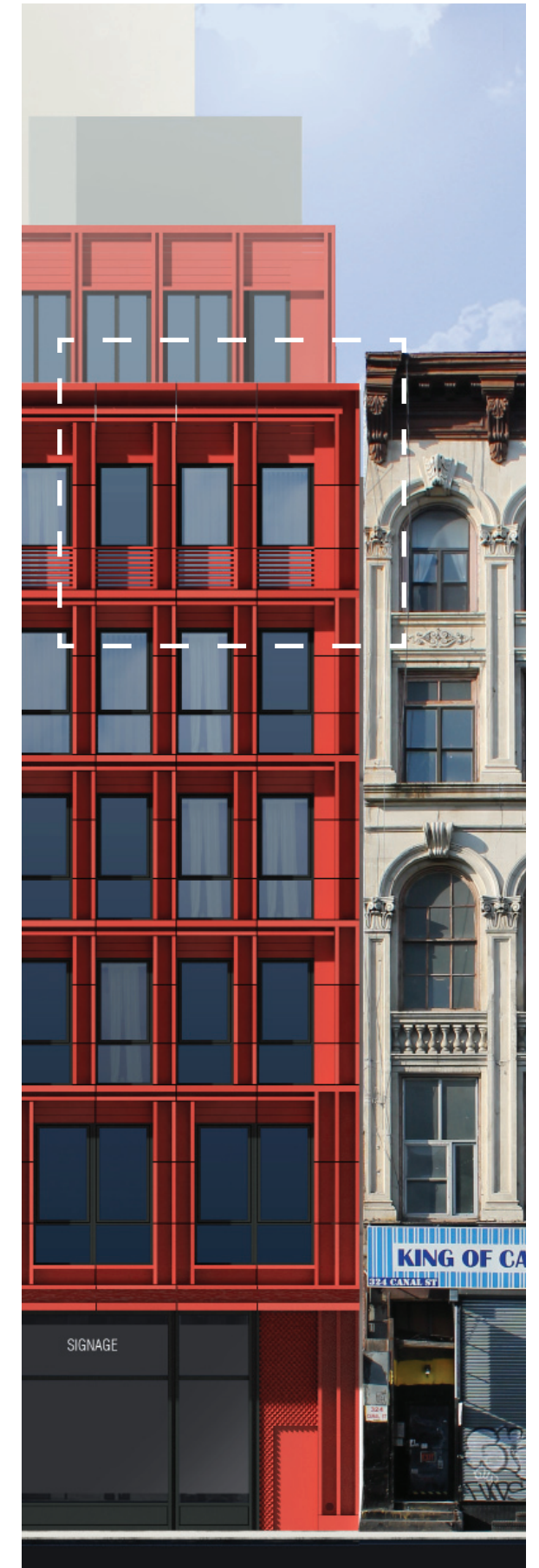
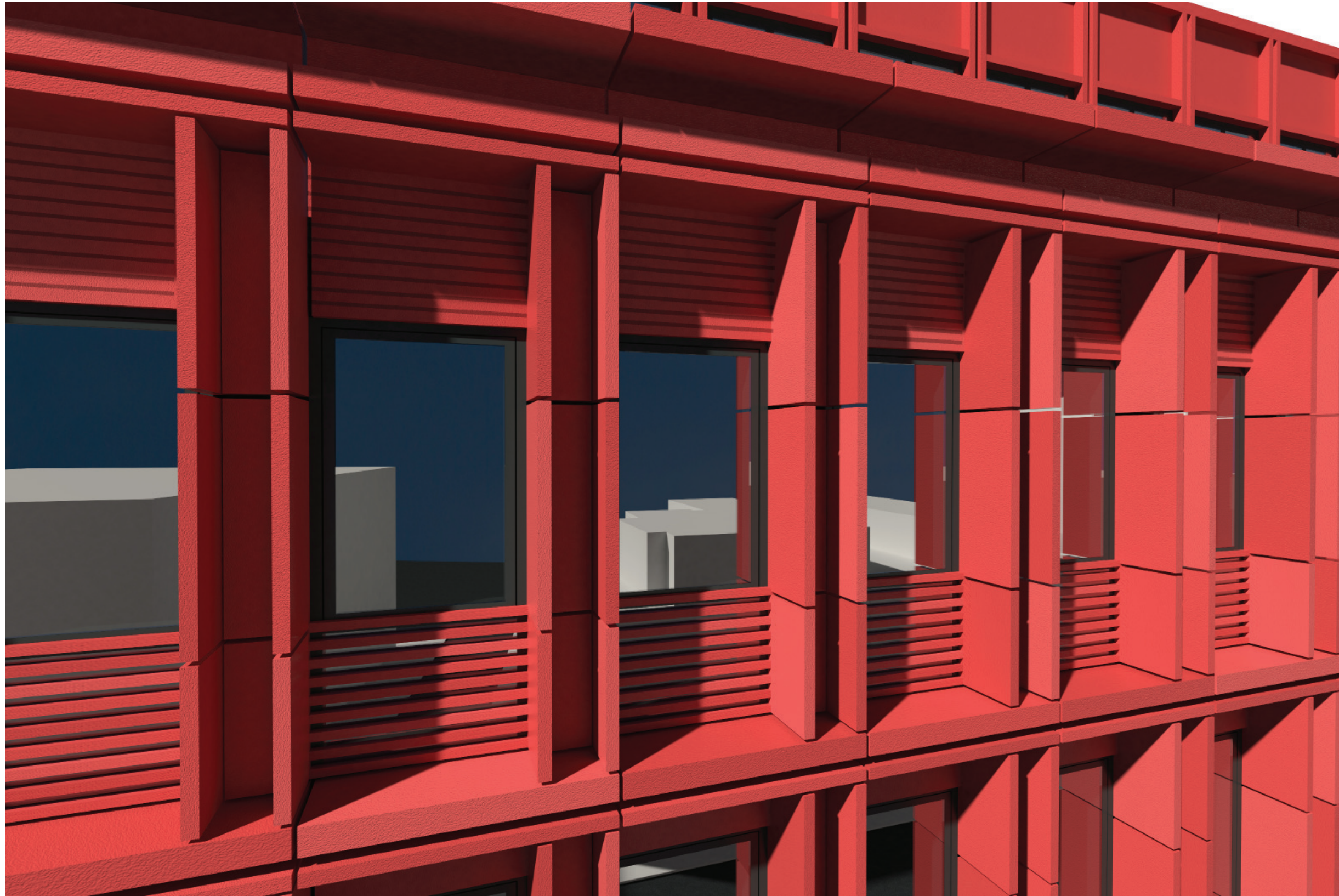
1 DETAIL ELEVATION - TYP FL
1/4" = 1'-0"



3 SECTION @ TYP FL
1/4" = 1'-0"



4 TERRACOTTA SILL DETAIL - TYP
1" = 1'-0"

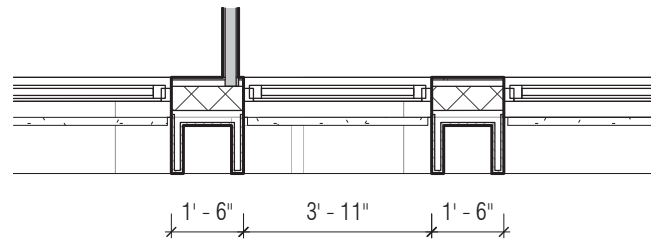


TERRACOTTA DETAILING @6TH FLOOR 38

PAUL A. CASTRUCCI ARCHITECT

TRIBECA EAST HISTORIC DISTRICT 312-322 CANAL STREET

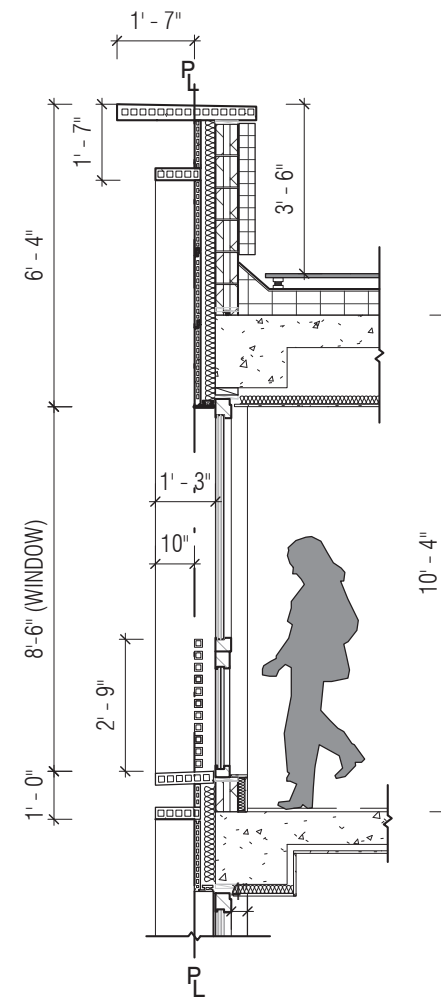
REVISED SUBMISSION 2// 01.23.18



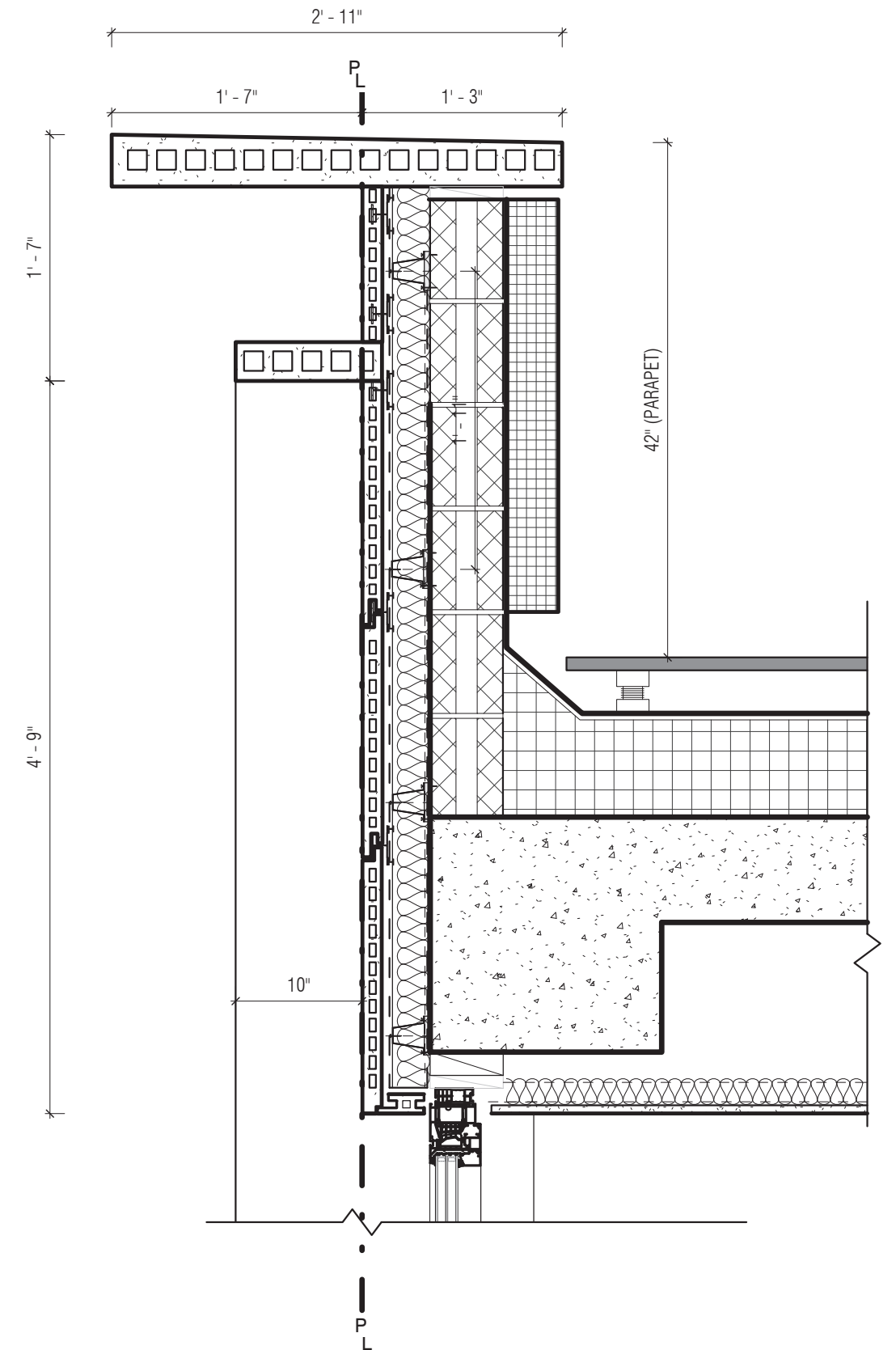
2 DETAIL PLAN - 6TH FL
1/4" = 1'-0"



1 DETAIL ELEVATION - 6TH FL
1/4" = 1'-0"

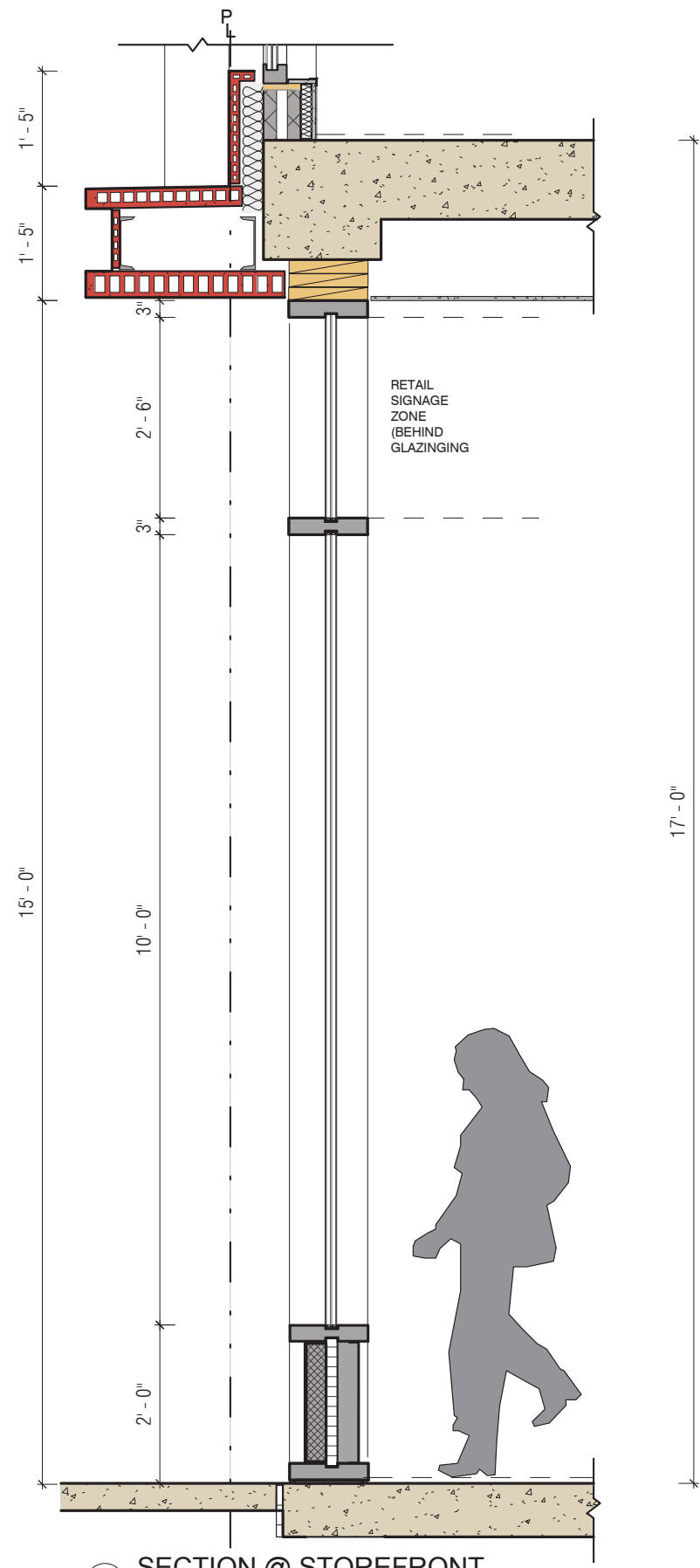


3 SECTION @ 6TH FL
1/4" = 1'-0"

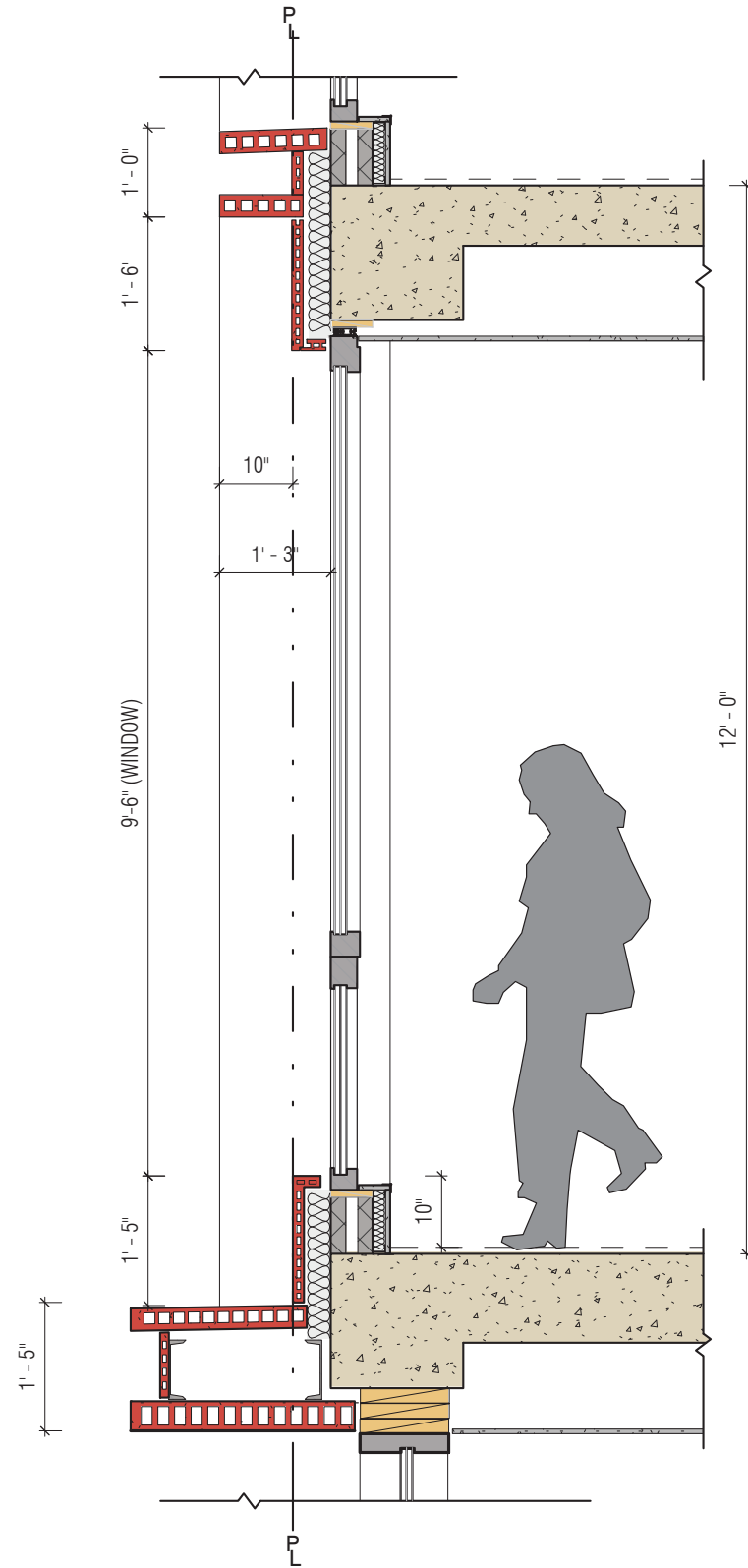


4 TERRACOTTA CORNICE DETAIL
1" = 1'-0"

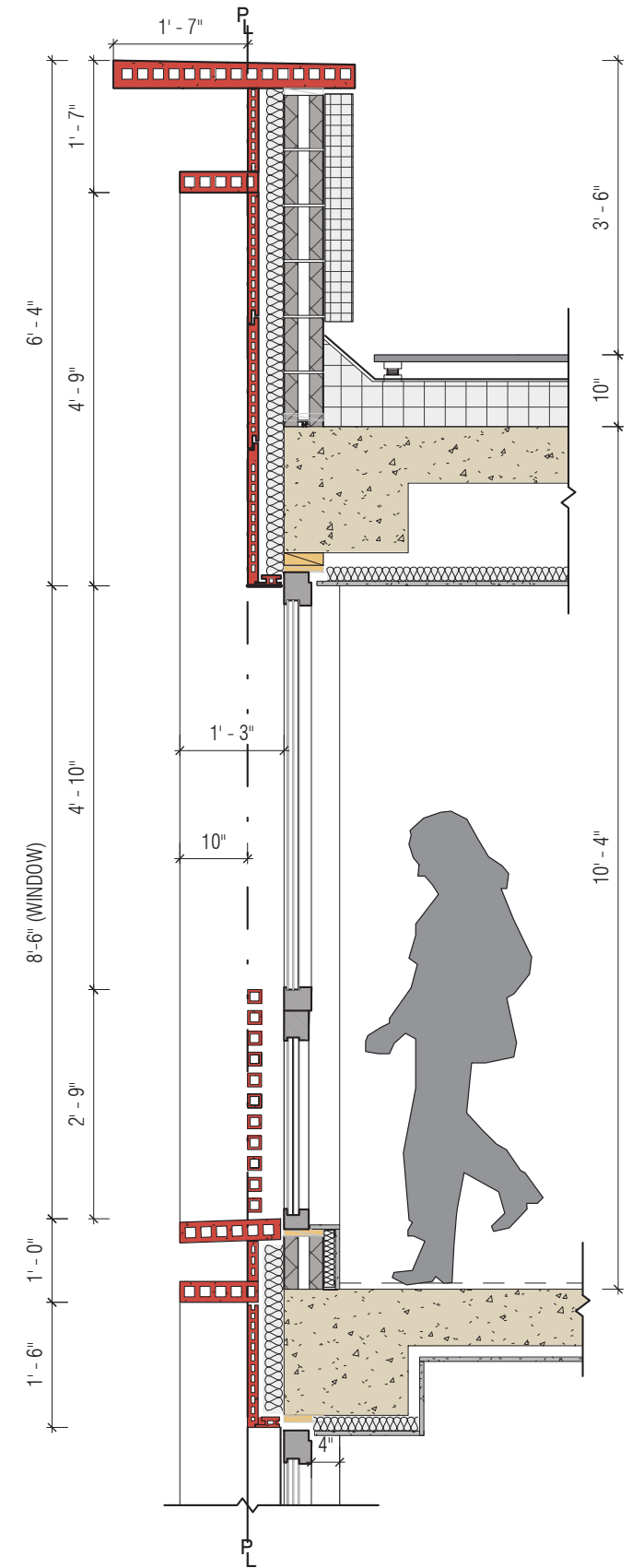
TERRACOTTA DETAILS @6TH FLOOR 39



1 SECTION @ STOREFRONT
1/2" = 1'-0"

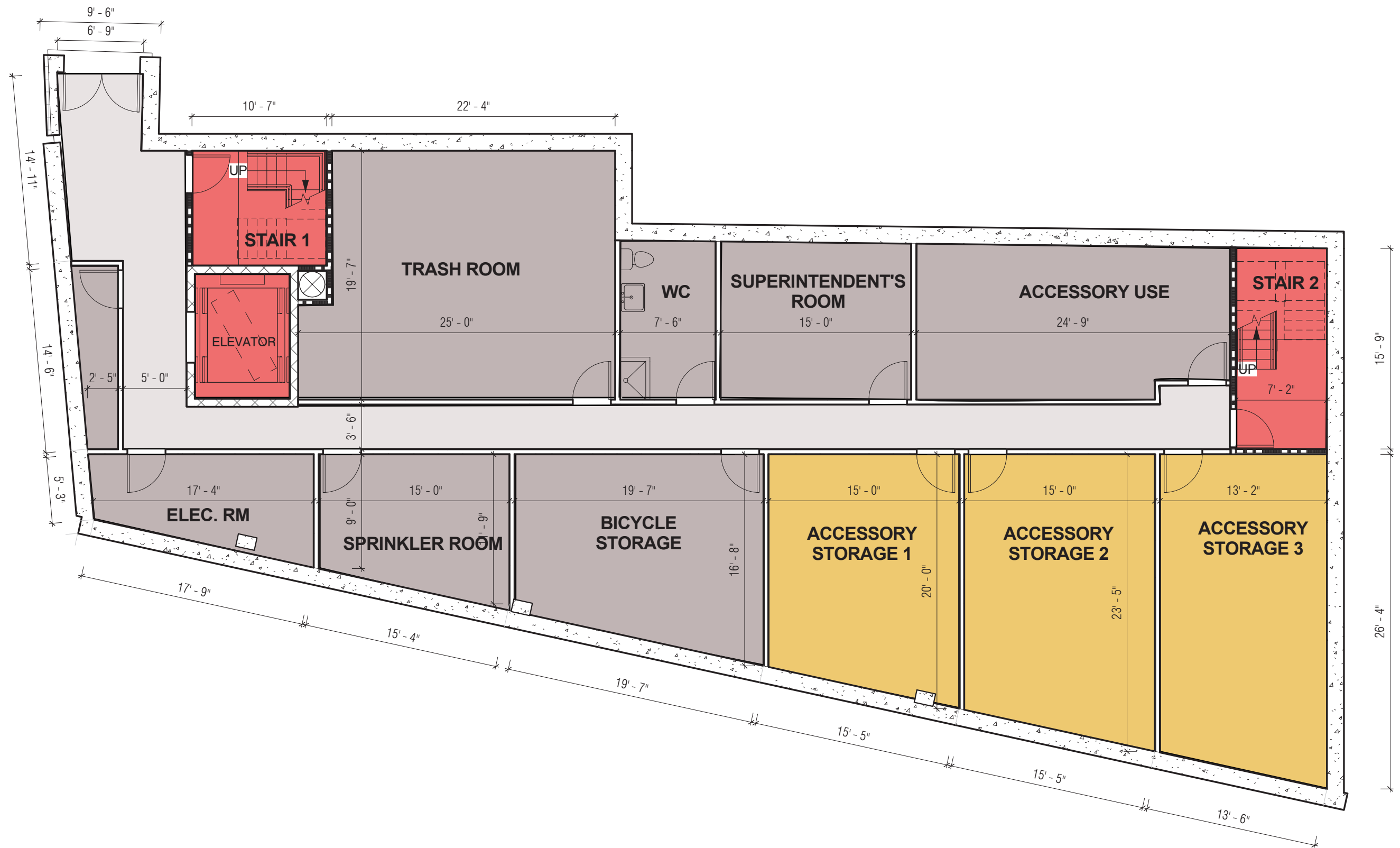


2 SECTION @ 2ND FL
1/2" = 1'-0"

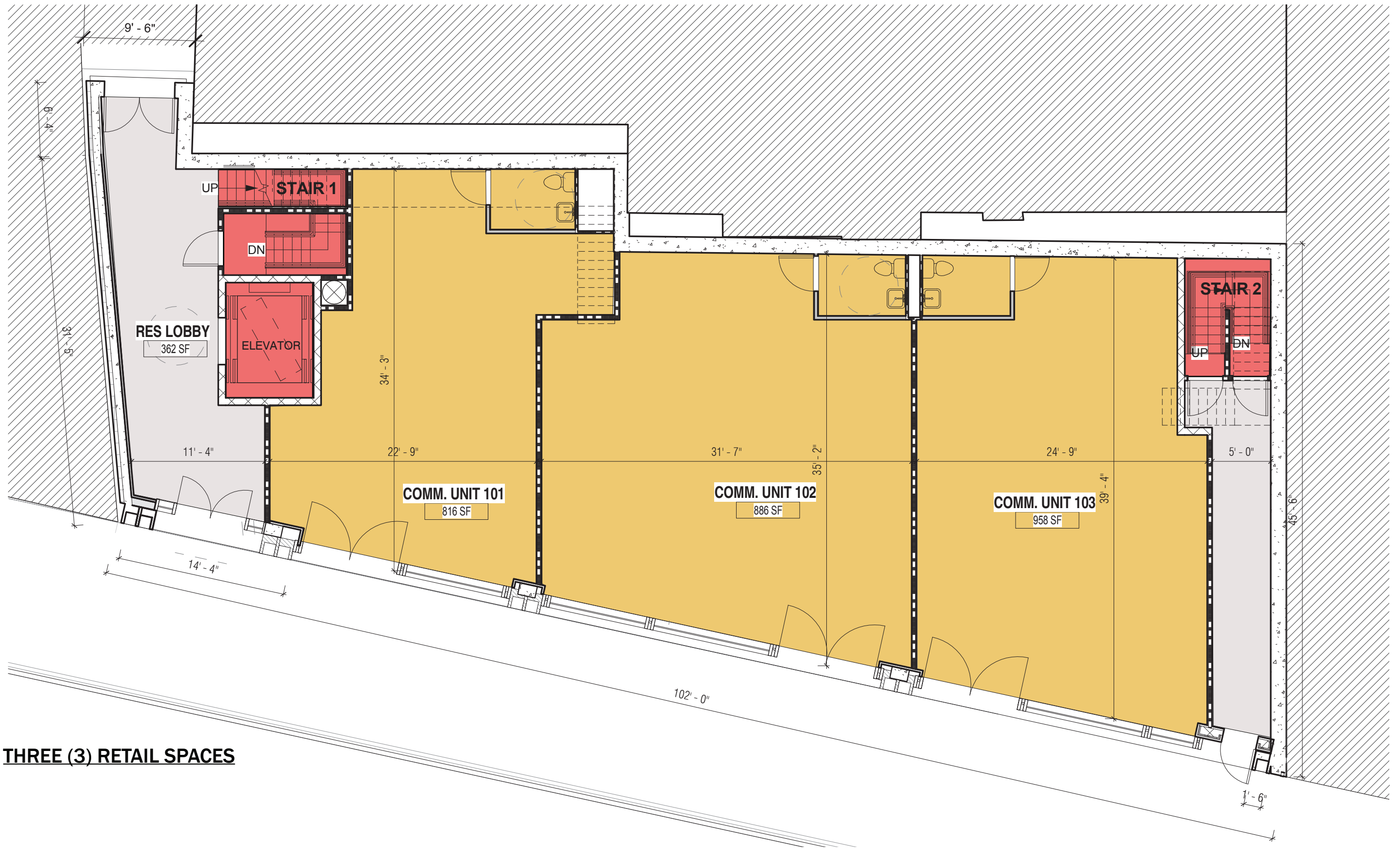


3 SECTION @ 6TH FL
1/2" = 1'-0"

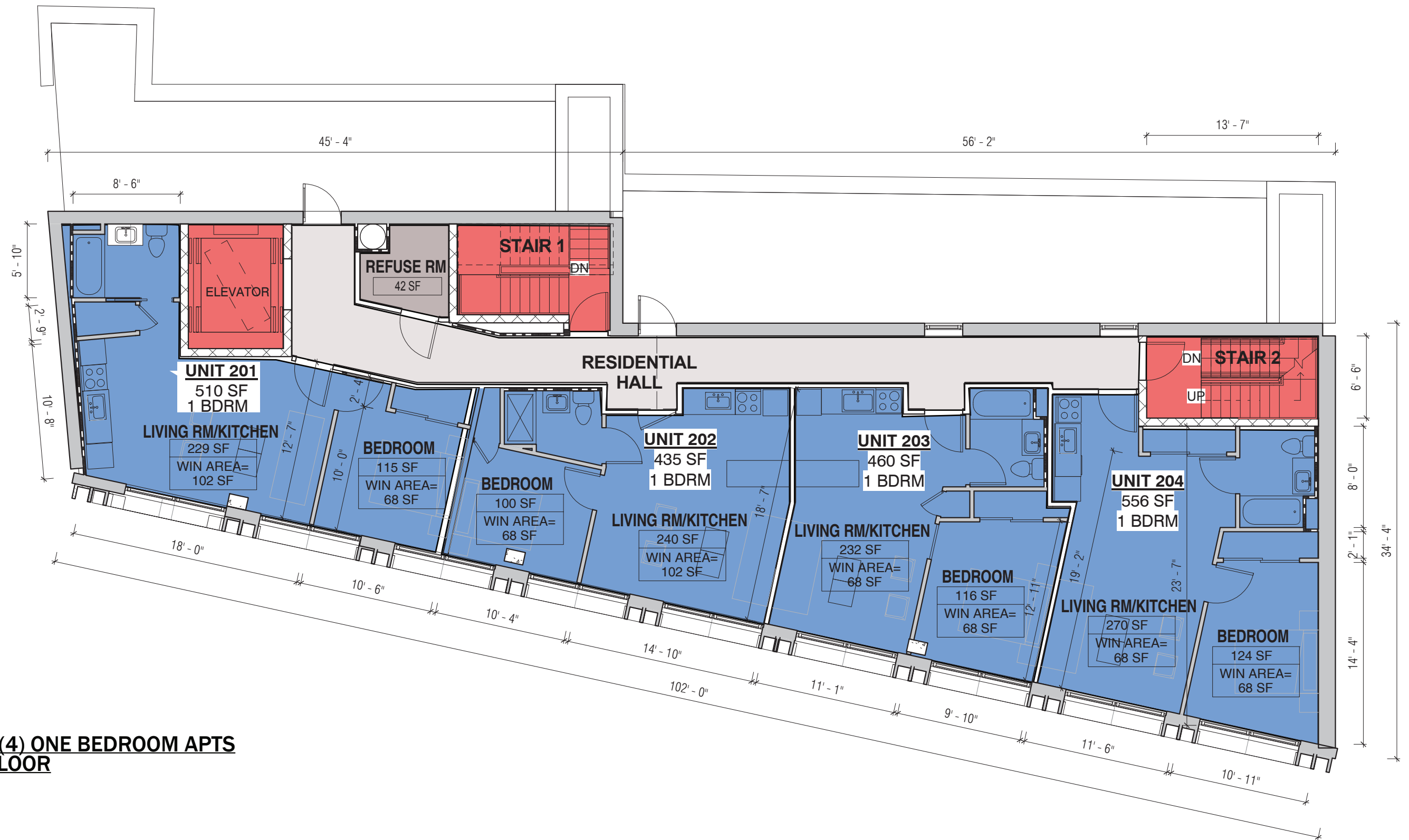
TERRACOTTA FACADE DETAILS 40



PROPOSED CELLAR PLAN 41



THREE (3) RETAIL SPACES

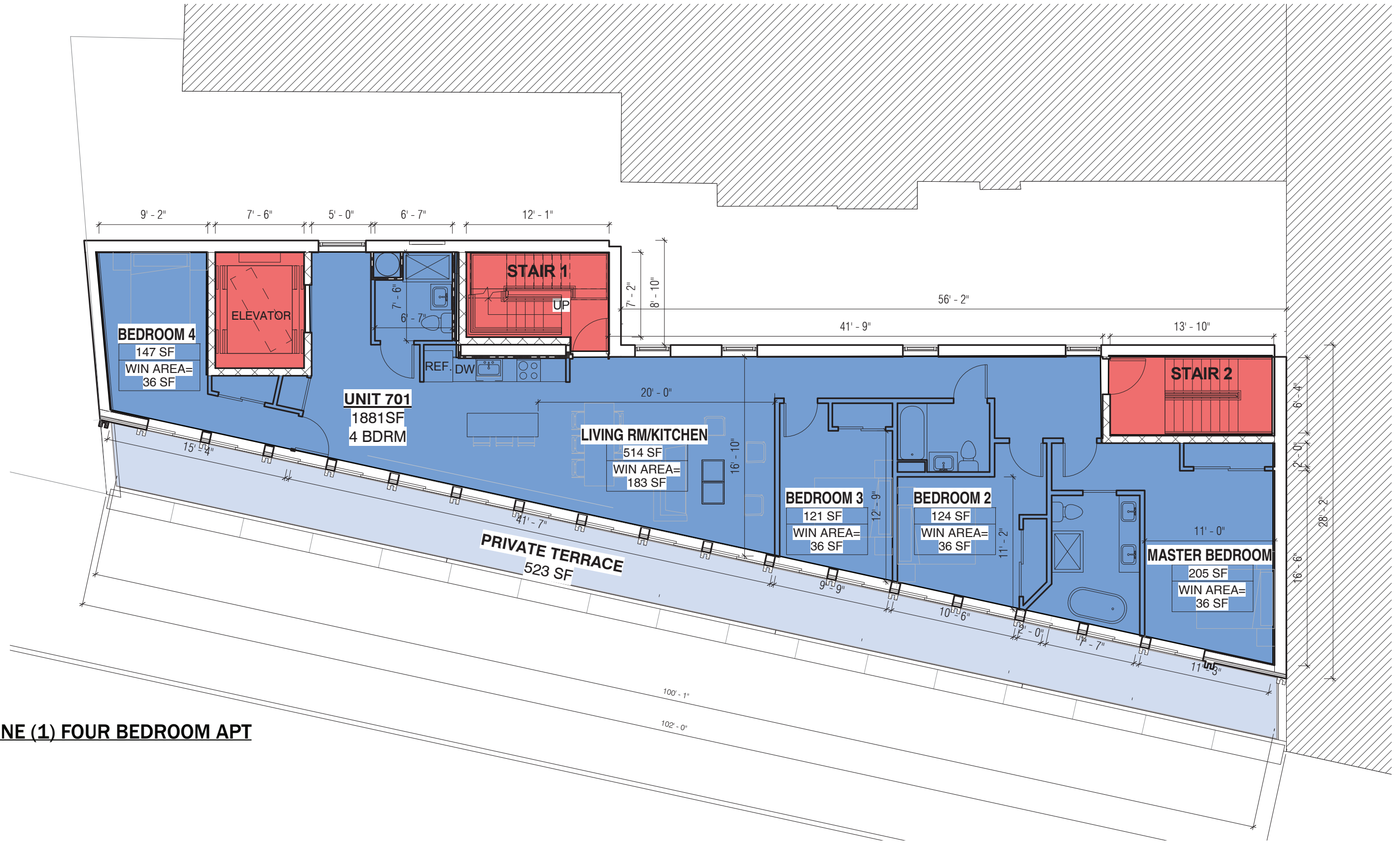


**FOUR (4) ONE BEDROOM APTS
PER FLOOR**

PROPOSED TYPICAL (2ND) FLOOR PLAN 43

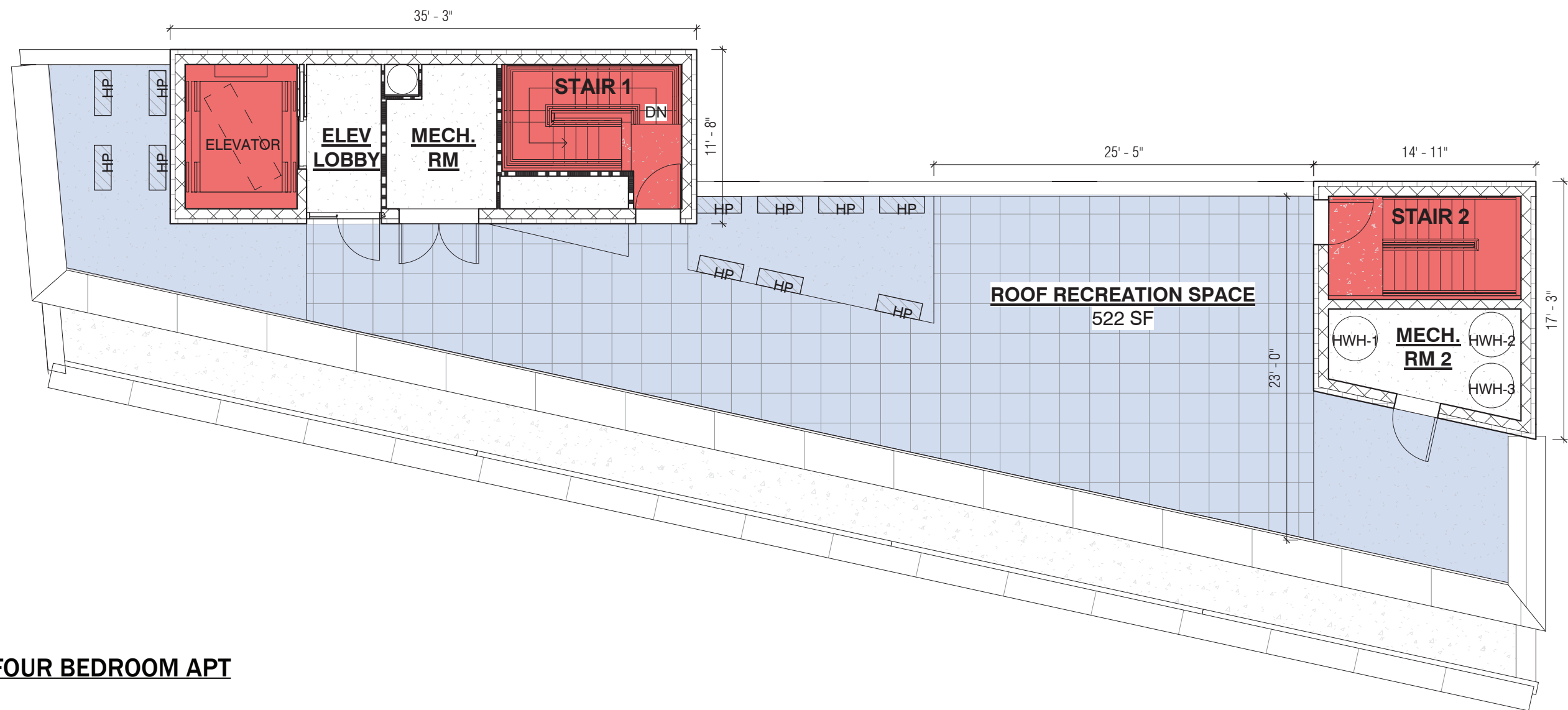


PROPOSED TYPICAL (3RD-6TH) FLOOR PLAN 44

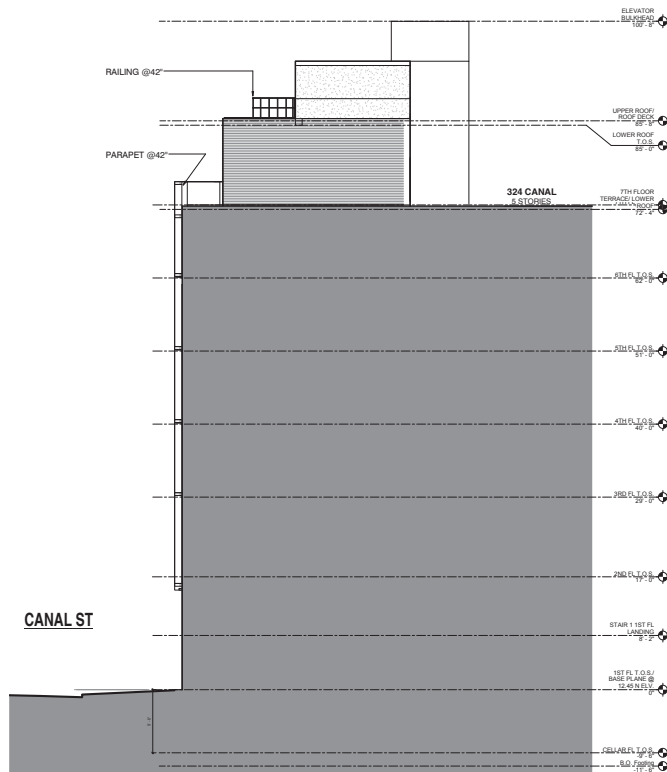


ONE (1) FOUR BEDROOM APT

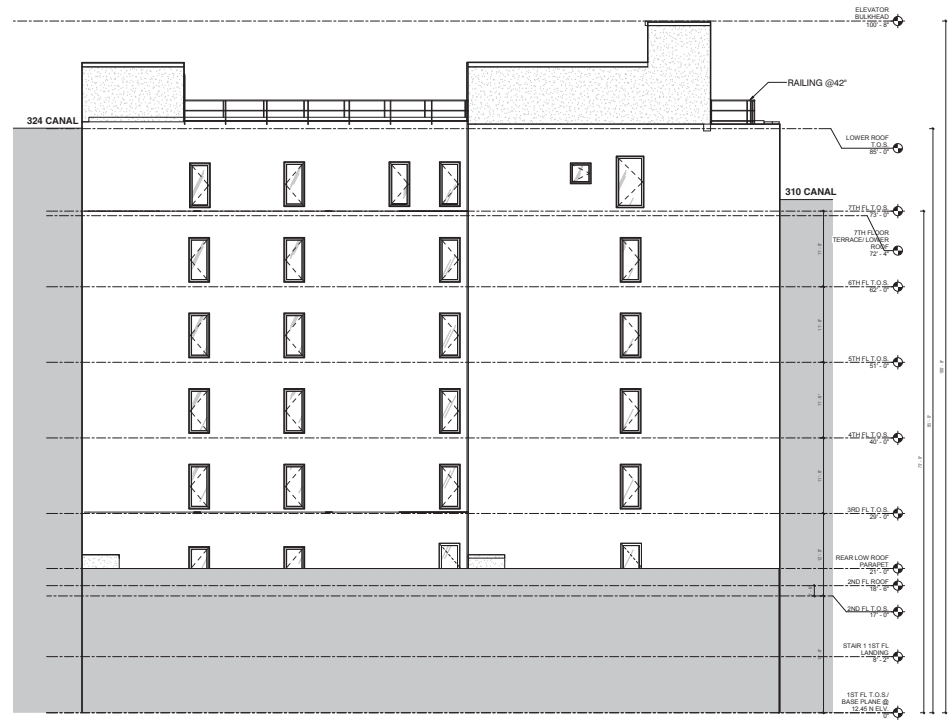
PROPOSED 7TH FLOOR PLAN 45



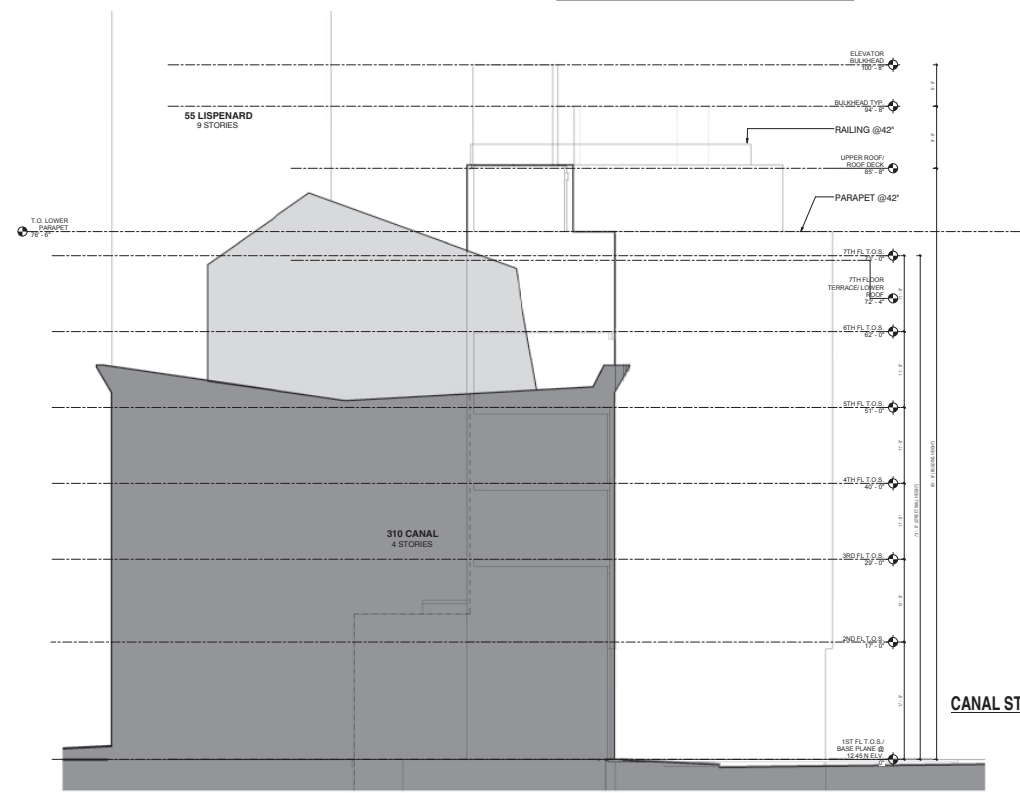
ONE (1) FOUR BEDROOM APT



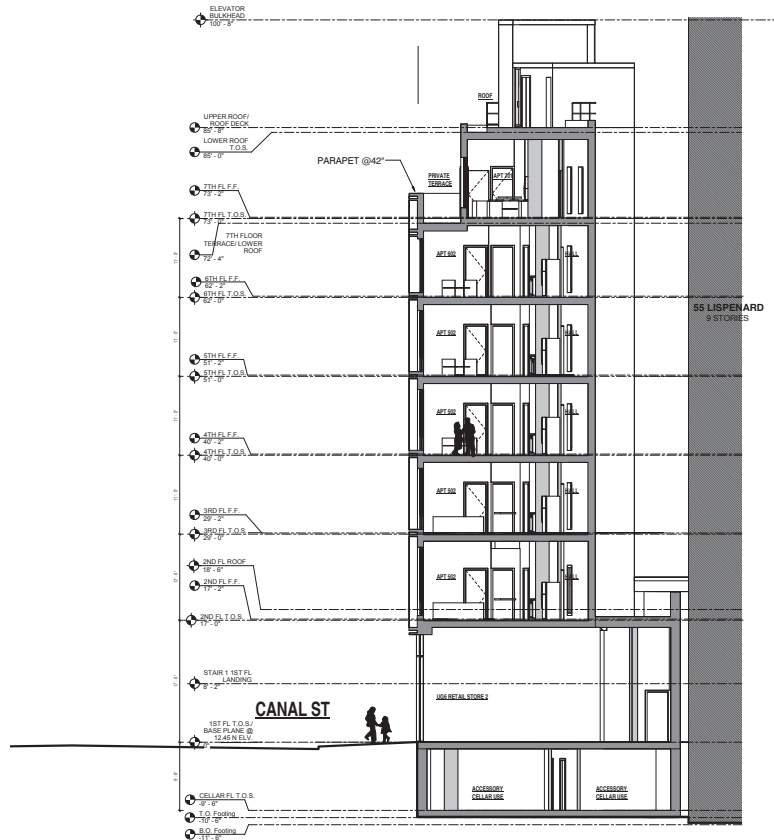
WEST (SIDE) ELEVATION



SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION

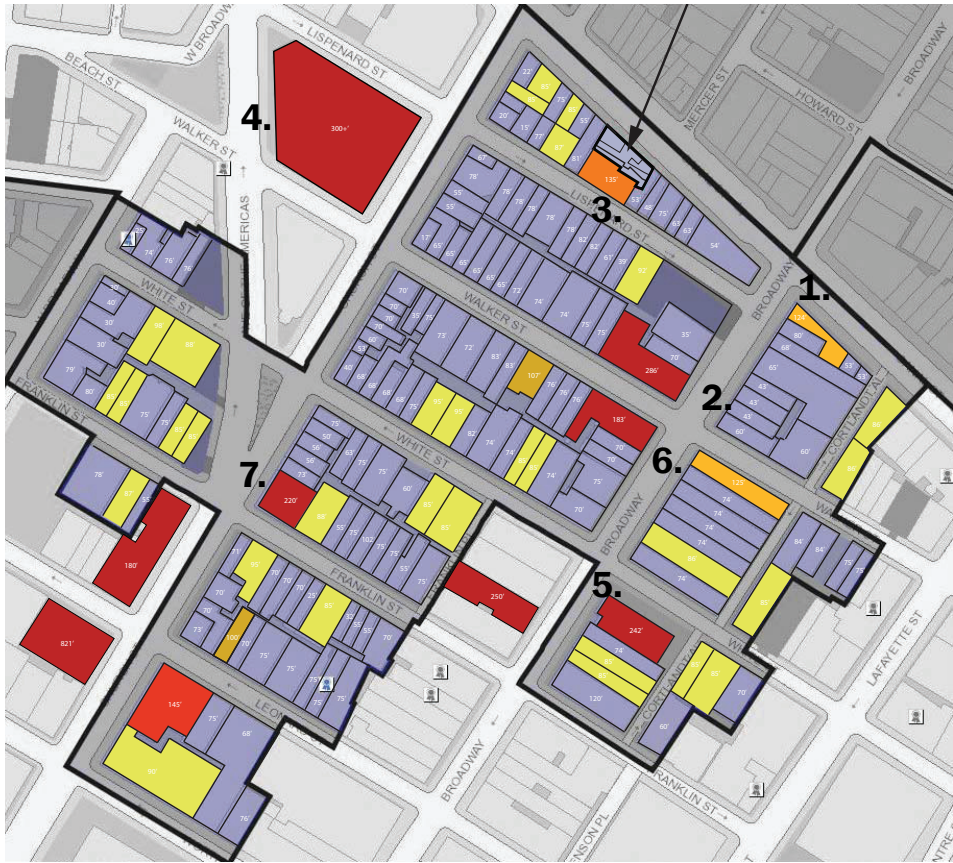


CROSS SECTION

PROPOSED SECTIONS & ELEVATIONS 47

APPENDIX

- + OTHER LPC APPROVED DEMOLITIONS**
- + SIDE-BY-SIDE COMPARISONS**
- + 45 LISPENARD HEIGHT/BULK COMPARISON**
- + LISPENARD ST. ENTRANCE**
- + OTHER LPC APPROVED STOREFRONTS**
- + EXISTING STREET ELEVATIONS**



1. 276 CANAL ST +/- 134' - 0"

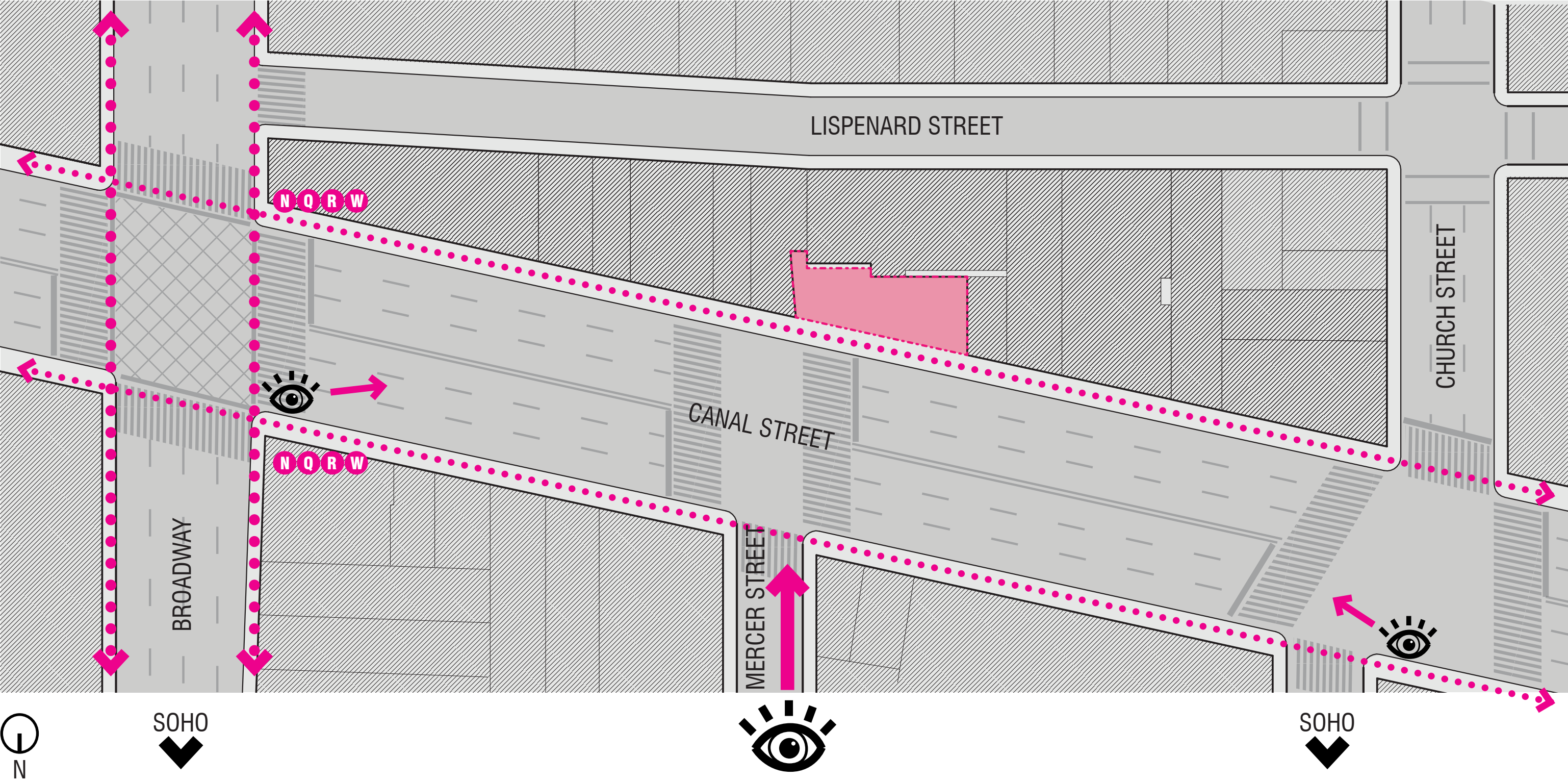


2. 401 BROADWAY +/-286' - 0"



3. 45 LISPENARD +/- 115' - 0"

TALL BUILDINGS WITHIN THE DISTRICT 49





15 LEONARD STREET (9 STORIES)



403 GREENWICH STREET (8+ STORIES)



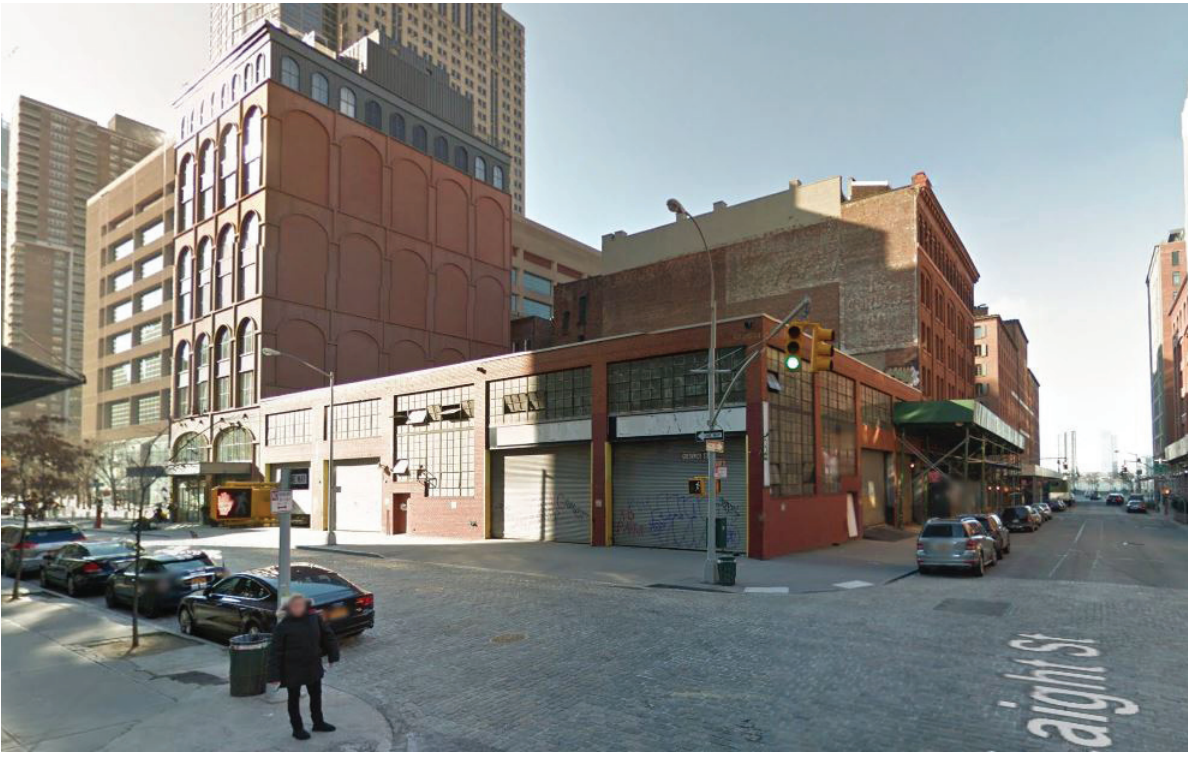
71 LAIGHT STREET (7 STORIES)



11-15 LEONARD STREET (1 STORY)



403 GREENWICH STREET (2 STORIES)



71 LAIGHT STREET (1 STORY)

310

312

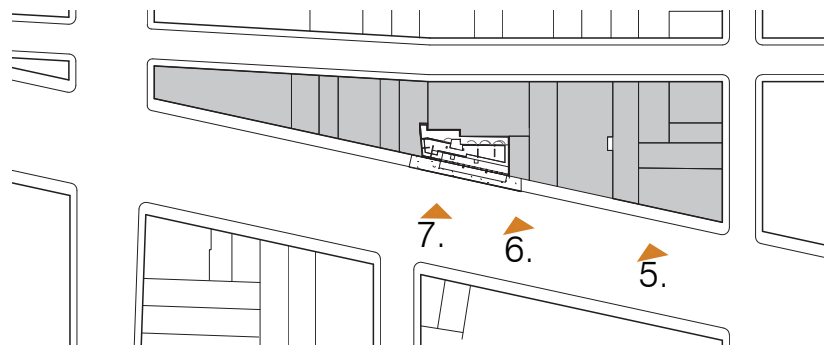
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312-322 CANAL STREET CHRONOLOGY

1992

TRIBECA EAST HISTORIC DISTRICT DESIGNATED, BUILDINGS DEFINED AS "NON-CONTRIBUTING"

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