



PROPOSED FRONT FACADE

HISTORIC AND EXISTING FACADES

- 2 Historic, Existing and Proposed Facade Comparison
- 3 Historic and Existing Facades, Existing Pilaster Detail
- 4 Historic and Existing Window Overlay, Figure/Ground Study
- 5 Existing Building in Adjacent Context

PROPOSED FRONT FACADE

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- 8 Key Tall Building Precedents in District
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- 28 Existing and Proposed Plans
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MASSING

- 33 Height Diagram
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CONTEXT ANALYSIS

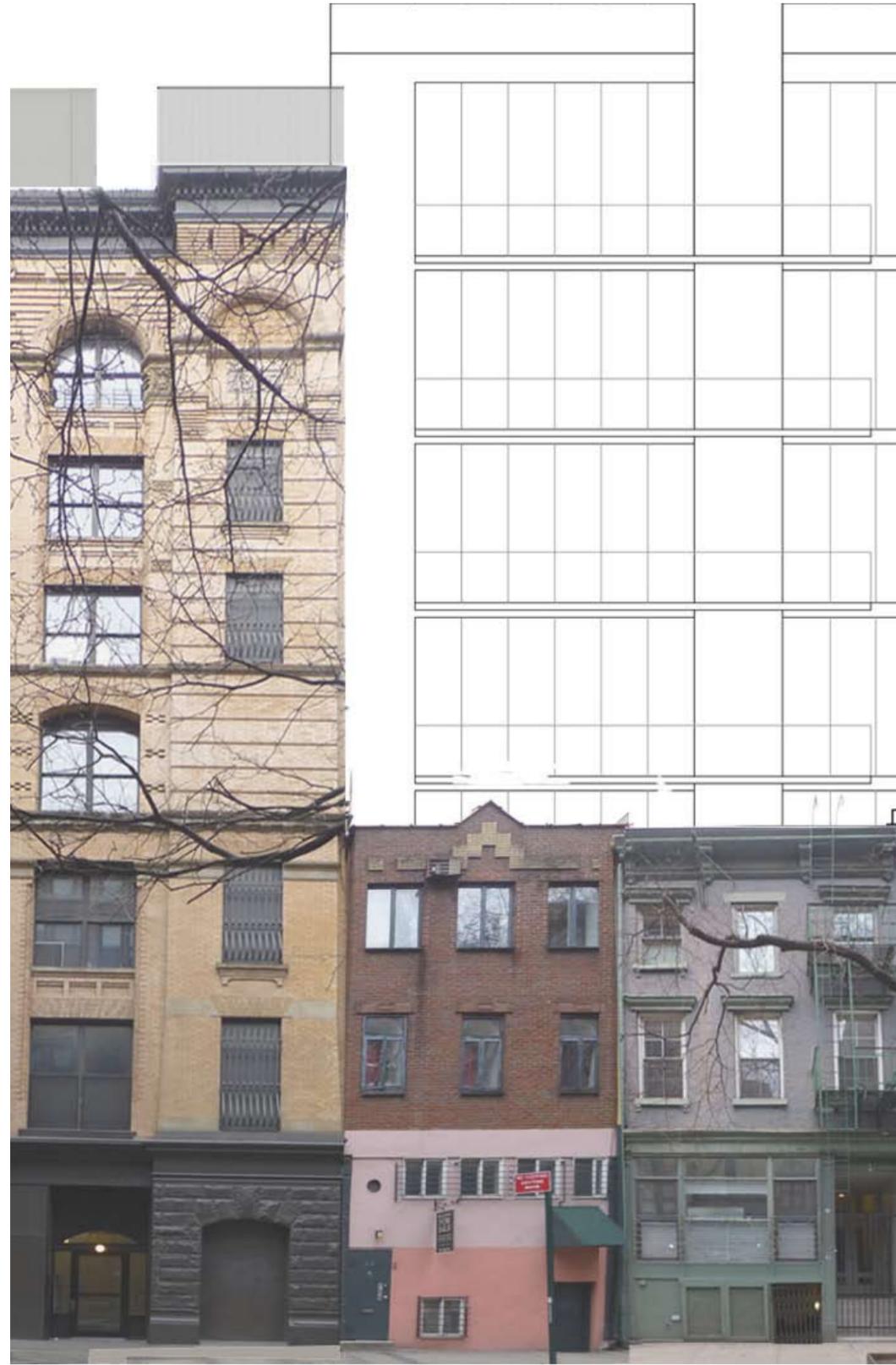
- 37 Height to Width Comparison of Precedent Buildings
- 38 Window Comparison
- 39 Window Types in Historic District

APPENDIX

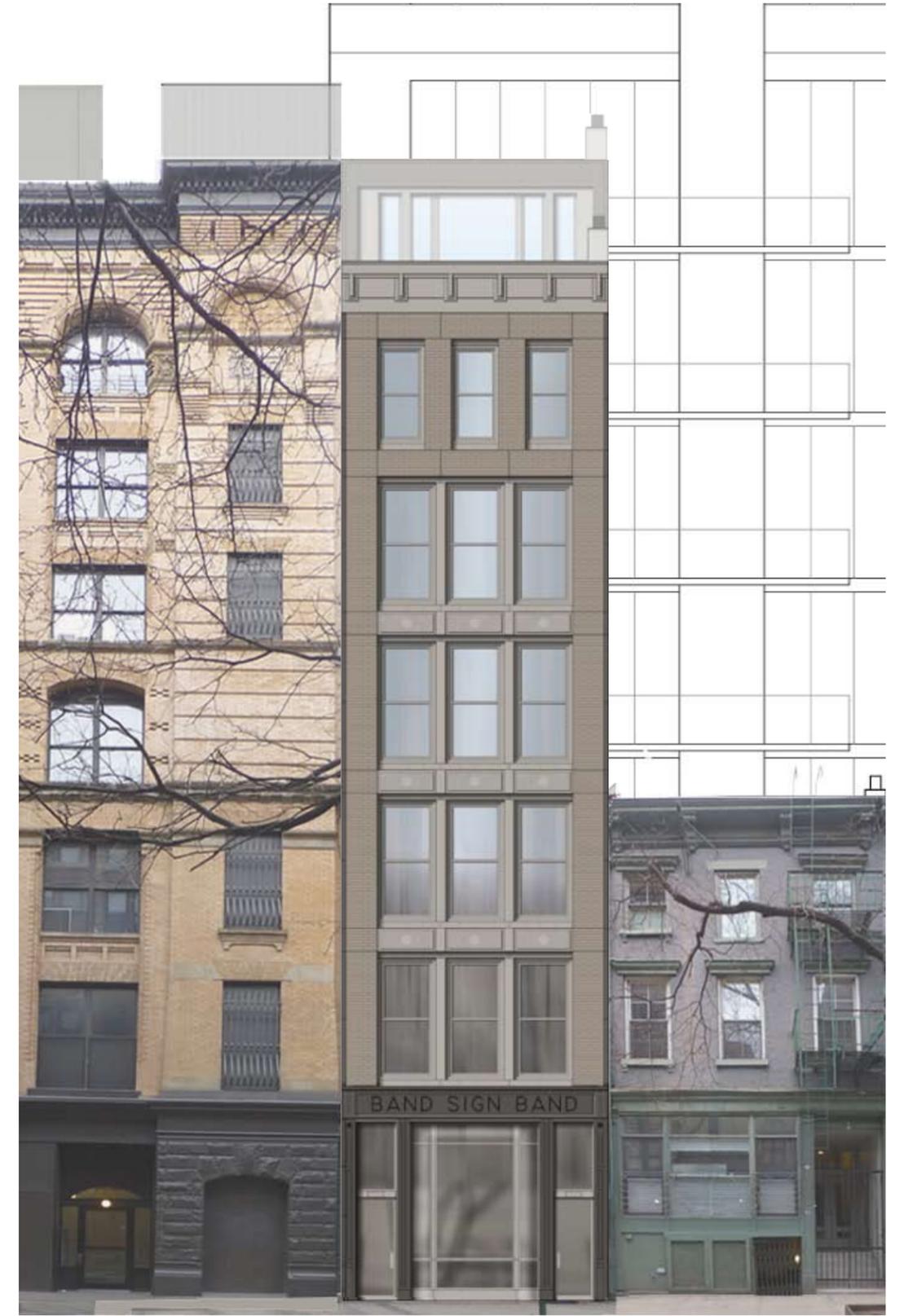
- 40 Tall Building Precedents in Historic District
- 53 Historic Precedent Photos
- 57 Previous LPC Approved Facades
- 58 Previous LPC Approved Facade in Context
- 59 Existing, Previously Approved and Proposed Facade Comparison
- 60 Figure/Ground Study - North Side of Bleecker Street
- 61 Existing and Proposed Site Plans
- 62 Double-Hung Window Details
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- 68 Rear Yard Setbacks for Adjacent Lots
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- 72 41 Bond Street Site Section
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- 74 Existing Structural Condition Photos



1940 TAX ID PHOTO



EXISTING BUILDING
WITH 1980s ALTERATIONS



PROPOSED BUILDING

HISTORIC, EXISTING AND PROPOSED FACADE COMPARISON



A - 1940 TAX ID PHOTO

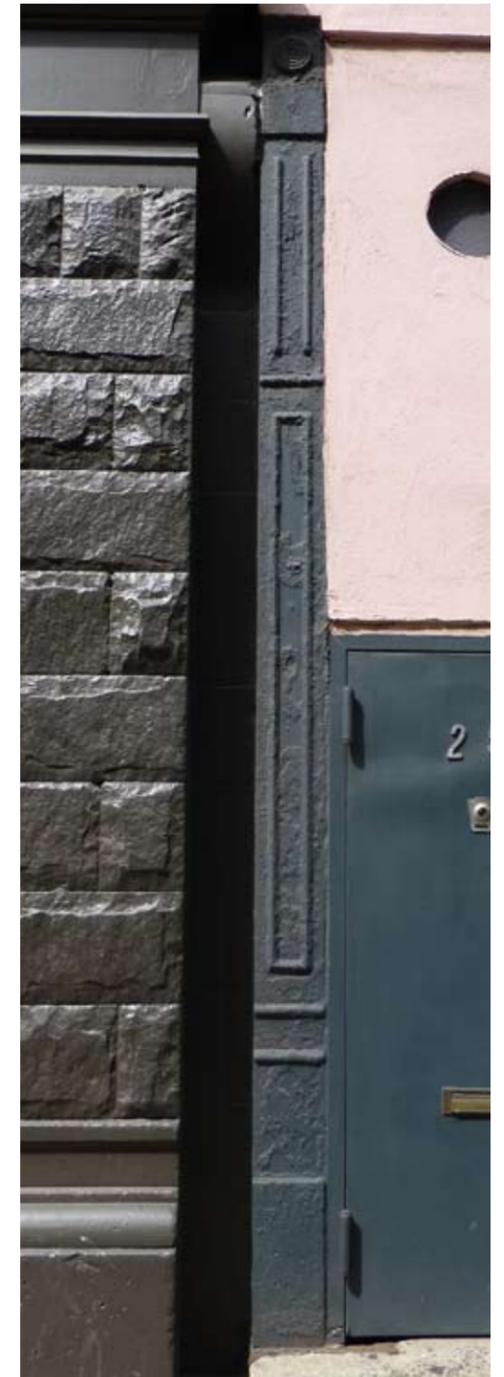


KEY PLAN - BLEECKER STREET



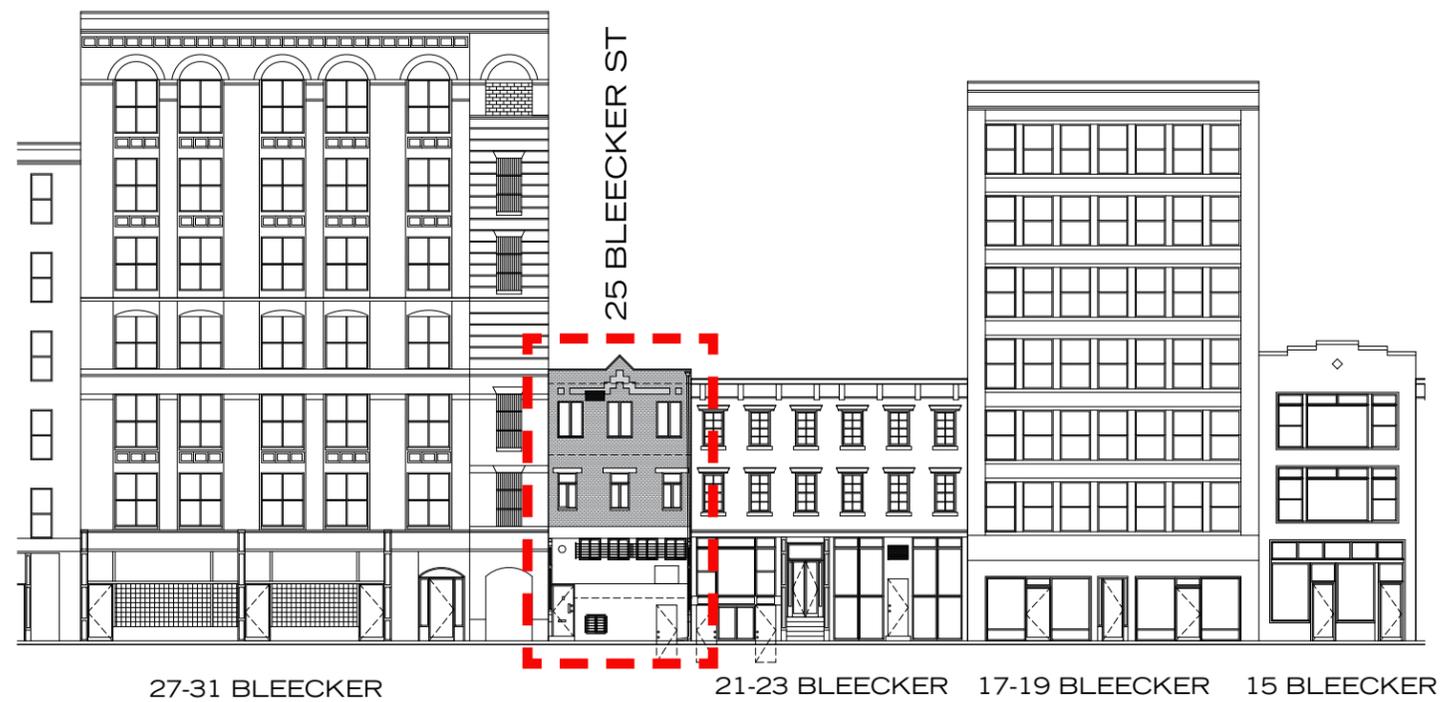
B - EXISTING BUILDING

Built
1830, Altered 1984
Architect
unknown
Type
Dwellings, Commercial
Style
Federal, w/ Italianate and Art Deco alterations

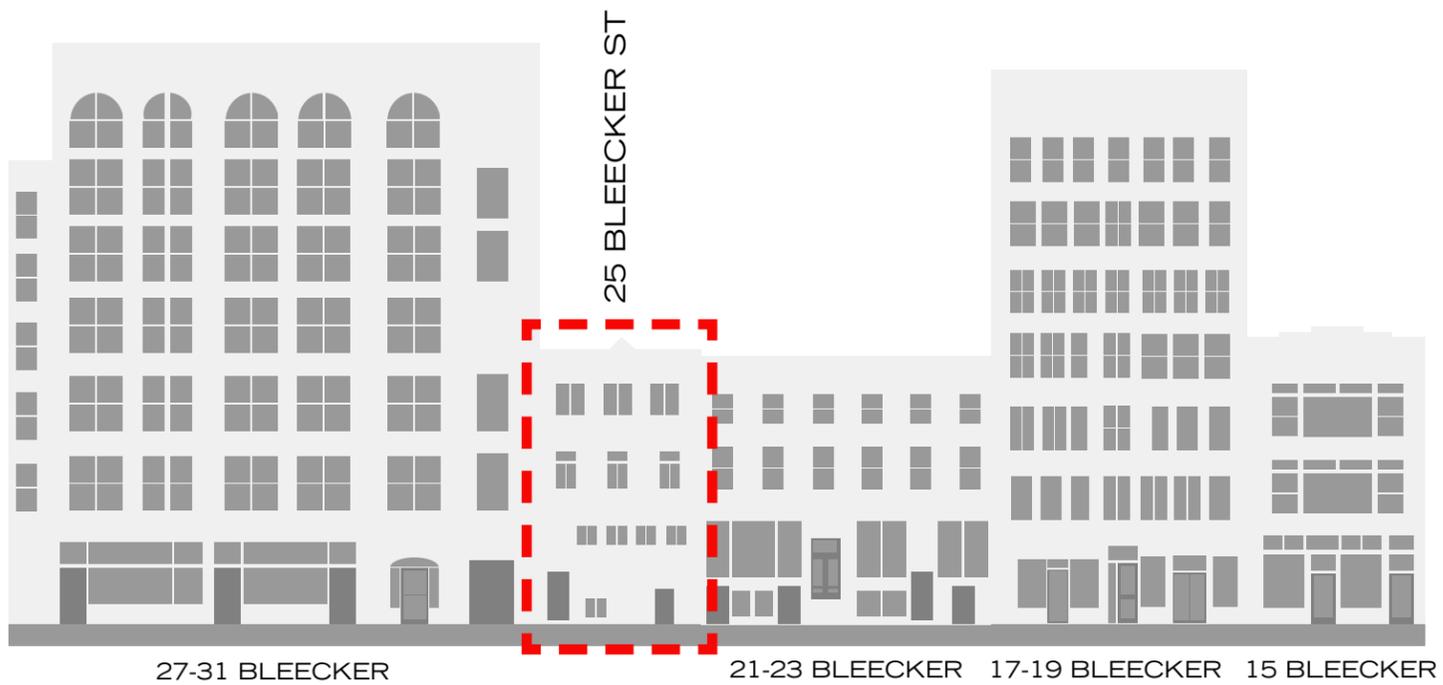


EXISTING ORIGINAL PILASTER
(ONE OF TWO REMAINING)

HISTORIC PHOTO, EXISTING PHOTO, DETAIL PHOTO



EXISTING ELEVATION - NORTH SIDE OF BLEECKER STREET
PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 17 BLEECKER STREET



EXISTING ELEVATION - FIGURE-GROUND STUDY
PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 17 BLEECKER STREET



OVERLAY OF EXISTING FACADE AND 1940 TAX ID PHOTO FACADE

- 1 Decorative brick - not original
- 2 Facade detail aligns with adjacent buildings
- 3 Iron pilasters - only surviving original details
- 4 Multiple entrances
- 5 Stucco facade - not original
- 6 Replacement windows - not original
- 7 Stone lintels - not original
- 8 Thru-wall AC unit - not original
- 9 Awning - not original



27-31 BLEECKER ST

25 BLEECKER ST

21-23 BLEECKER ST

17-19 BLEECKER ST

15 BLEECKER ST

EXISTING STREET ELEVATION - NORTH SIDE OF BLEECKER STREET
PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 15 BLEECKER STREET

EXISTING BUILDING IN ADJACENT CONTEXT



25 BLEECKER ST

PROPOSED COLLAGE
PARTIAL BLOCK BETWEEN 31 AND 15 BLEECKER STREET LOOKING NORTH

PROPOSED BUILDING IN CONTEXT



43-49 BLEECKER ST
 BUILT 1896
 RALPH S TOWNSEND
 CLASSICAL REVIVAL

41 BLEECKER ST
 BUILT 1830, ALTERED 1924
 WHINSTON AND HURWIT (1924 ALT.)
 ART DECO (ALT.)

33-37 BLEECKER ST
 BUILT 1884
 MACLAY AND DAVIS
 RENNAISANCE REVIVAL

27-31 BLEECKER ST
 BUILT 1888
 ALBERT BUCHMAN
 ROMANESQUE REVIVAL

25 BLEECKER ST
 BUILT 1830, ALTERED 1984
 UNKNOWN ARCHITECT
 ART DECO (ALT.)

21-23 BLEECKER ST
 BUILT 1830, LATER ALTS.
 UNKNOWN ARCHITECT
 FEDERAL W/ ITALIANATE ALTS.

17-19 BLEECKER ST
 BUILT 1909
 FREDERICK EBELING
 NEO-CLASSICAL

15 BLEECKER ST
 BUILT 1825
 FREDERICK EBELING
 NEO-CLASSICAL

13 BLEECKER ST
 BUILT 1825, LATER ALTS.
 UNKNOWN ARCHITECT
 FEDERAL W/ ITALIANATE ALTS.

11 BLEECKER ST
 BUILT 1825, 1867 ALTS.
 UNKNOWN ARCHITECT
 FEDERAL W/ ITALIANATE ALTS.

9 BLEECKER ST
 BUILT 1884
 FREDERICK C WITHERS
 RENNAISANCE REVIVAL

7 BLEECKER ST
 BUILT 1817
 UNKNOWN ARCHITECT
 FEDERAL W/ ITALIANATE ALTS.

1-5 BLEECKER ST
 BUILT 1869
 DAVID AND JOHN JARDINE
 ITALIANATE

25 BLEECKER ST

EXISTING STREET ELEVATION - NORTH SIDE



316-318 BOWERY
 BUILT 1868
 NICHOLAS WYTE
 ITALIANATE

4-6 BLEECKER STREET
 BUILT 1830, ALTERED 1863
 NICHOLAS WYTE (ALTS.)
 ITALIANATE

10-16 BLEECKER STREET
 BUILT 1894
 JOHN T. WILLIAMS
 RENNAISANCE REVIVAL

18-24 BLEECKER STREET
 BUILT 1927
 SILVIO A. MINOLI
 COLONIAL REVIVAL

26-30 BLEECKER ST
 BUILT 1901
 LOUIS F. HEINICKE
 CLASSICAL REVIVAL

32-36 BLEECKER STREET
 BUILT 1885
 EDWARD E. RAHT
 ROMANESQUE REVIVAL

BORDER OF NOHO EAST
 HISTORIC DISTRICT

ELIZABETH STREET

MOTT STREET

EXISTING STREET ELEVATION - SOUTH SIDE

Building information from the New York City Landmarks Preservation Commission,
 "NoHo East Historic District Designation Report", June 24, 2003



302 ELIZABETH STREET - EXISTING PHOTO



46 GREAT JONES STREET - EXISTING PHOTO



24 BOND STREET - EXISTING PHOTO



302 ELIZABETH STREET - 1940s TAX PHOTO



21 BOND STREET - EXISTING PHOTO



55 GREAT JONES STREET - 1940s TAX PHOTO

KEY TALL BUILDING PREDECENTS IN HISTORIC DISTRICT



EXISTING BUILDING - VIEW FROM BLEECKER STREET LOOKING NORTHEAST



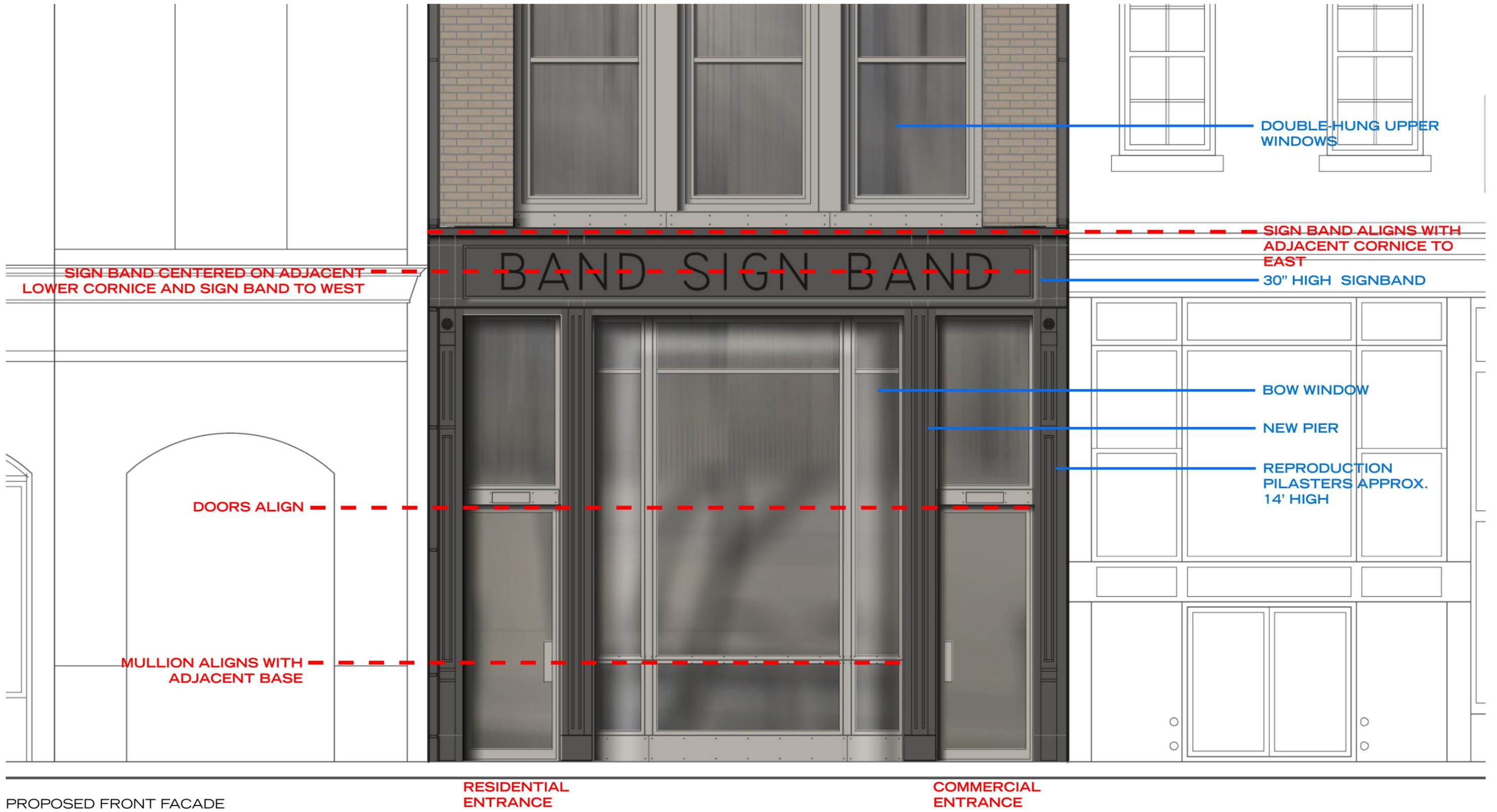
PROPOSED RENDERING - VIEW FROM BLEECKER STREET LOOKING NORTHEAST



EXISTING BUILDING - VIEW FROM BLEECKER STREET LOOKING NORTHWEST



PROPOSED RENDERING - VIEW FROM BLEECKER STREET LOOKING NORTHWEST



EXISTING PILASTER



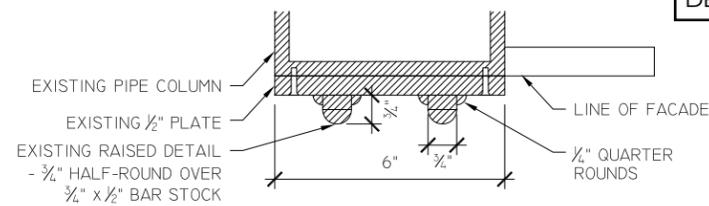
SEE DETAIL PHOTO THIS PAGE

A A

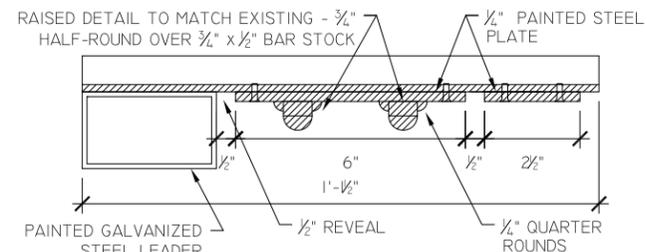
PHOTO EXISTING PILASTER



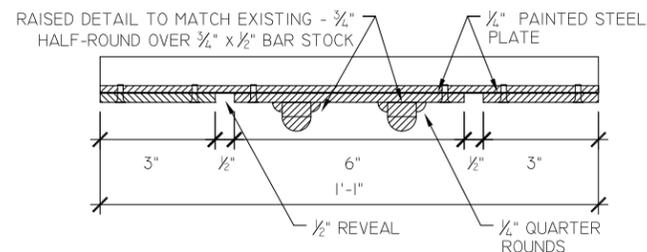
DETAIL PHOTO EXISTING CAST-IRON PILASTER SHOWING DETERIORATION



DETAIL SECTION A - EXISTING PILASTER

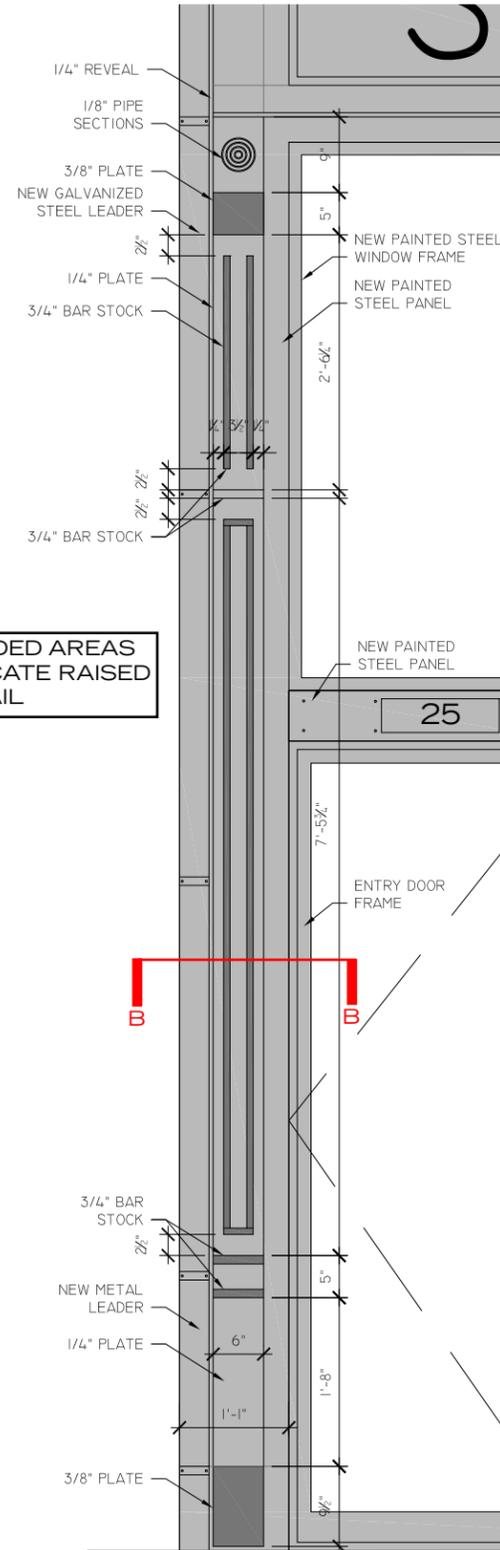


DETAIL SECTION B - NEW PILASTER DETAIL



DETAIL SECTION C - NEW PIER DETAIL

REPRODUCTION PILASTER TO MATCH EXISTING



SHADED AREAS INDICATE RAISED DETAIL

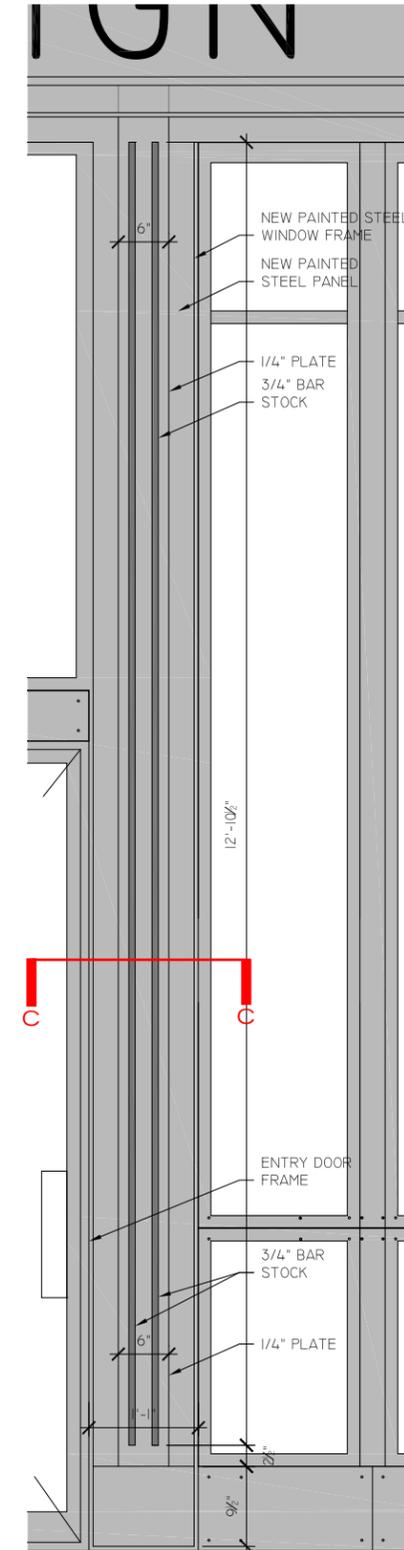
B B

ELEVATION OF REPRODUCTION PILASTER



RENDERING OF NEW PILASTER

NEW PIER - ABSTRACTION OF ORIGINAL CAST IRON PILASTER DESIGN



ELEVATION OF NEW PIER



RENDERING OF NEW PIER

FINISH COLOR 2:
RAL 6015 - BLACK OLIVE

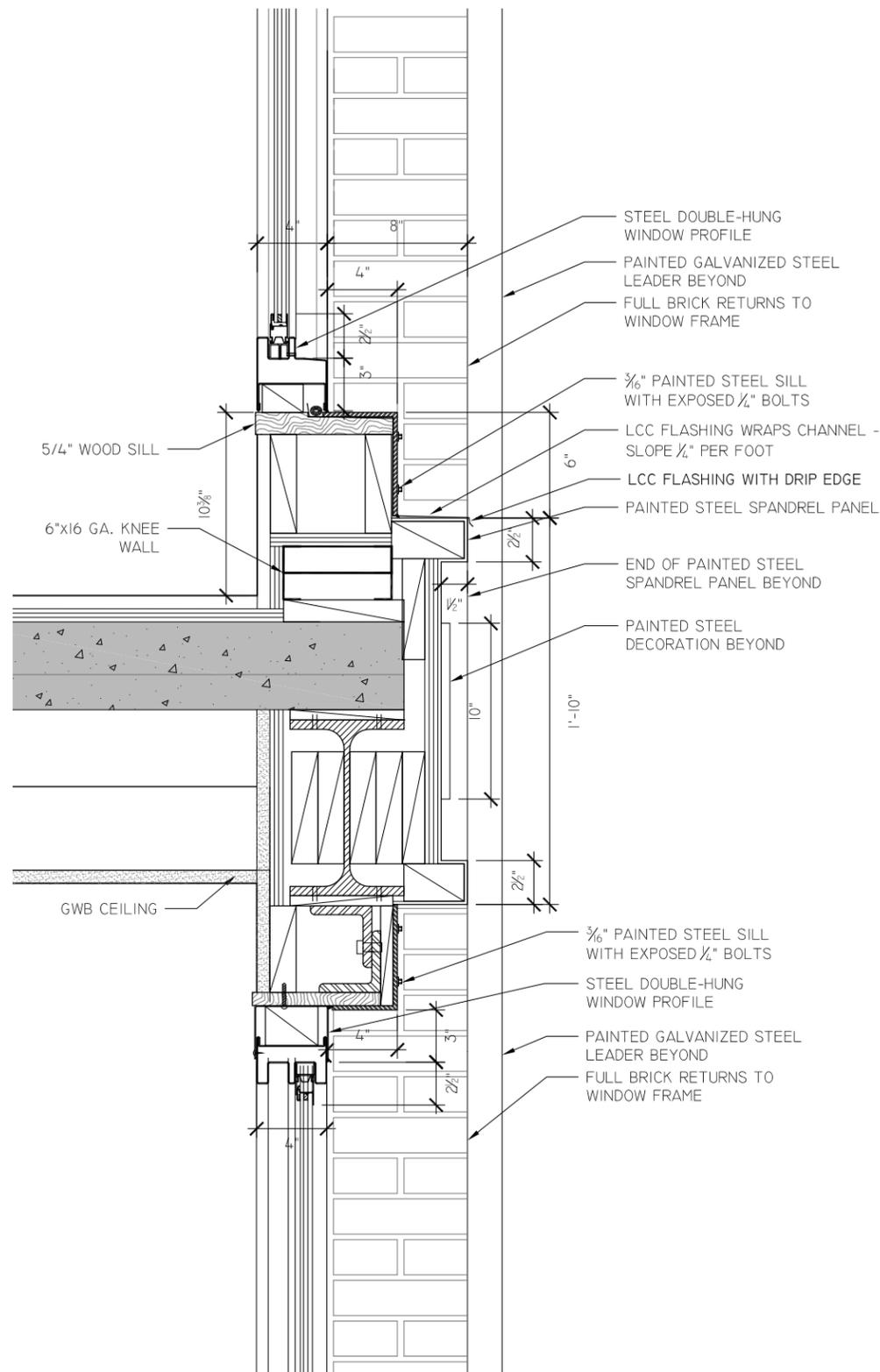
HISTORIC PILASTER DETAILS AND PROPOSED PIER DETAILS



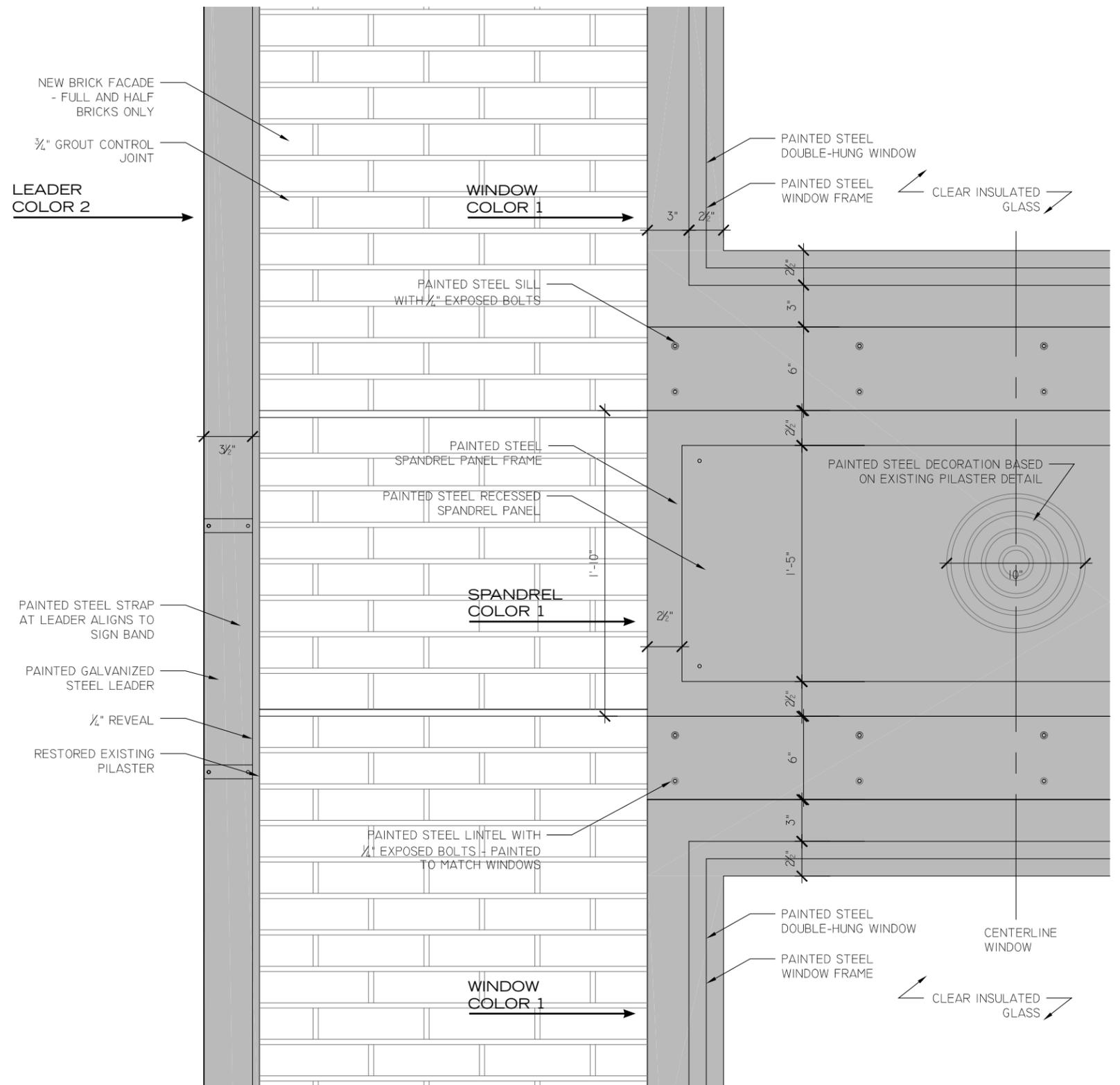
PROPOSED RENDERING - STOREFRONT AND SIGN BAND



PROPOSED RENDERING - SPANDREL PANEL AND WINDOWS

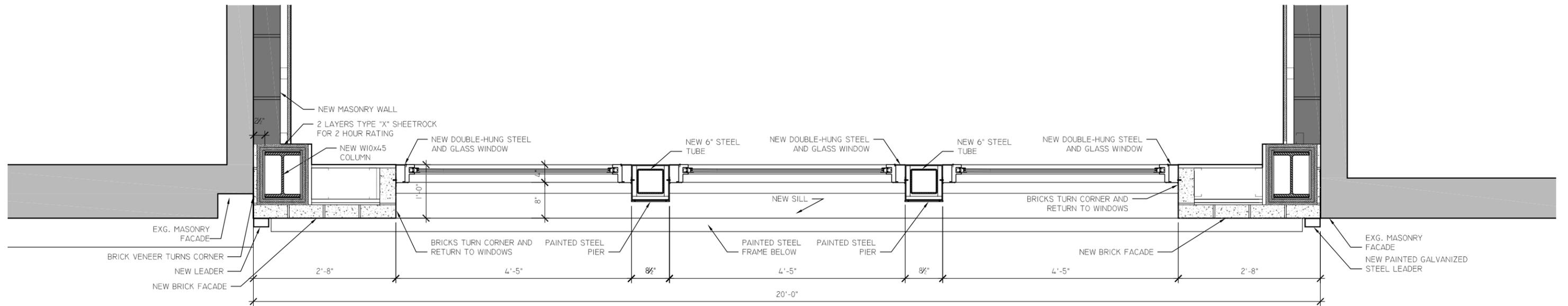


DETAIL SECTION - SPANDREL PANEL AND NEW STEEL WINDOWS

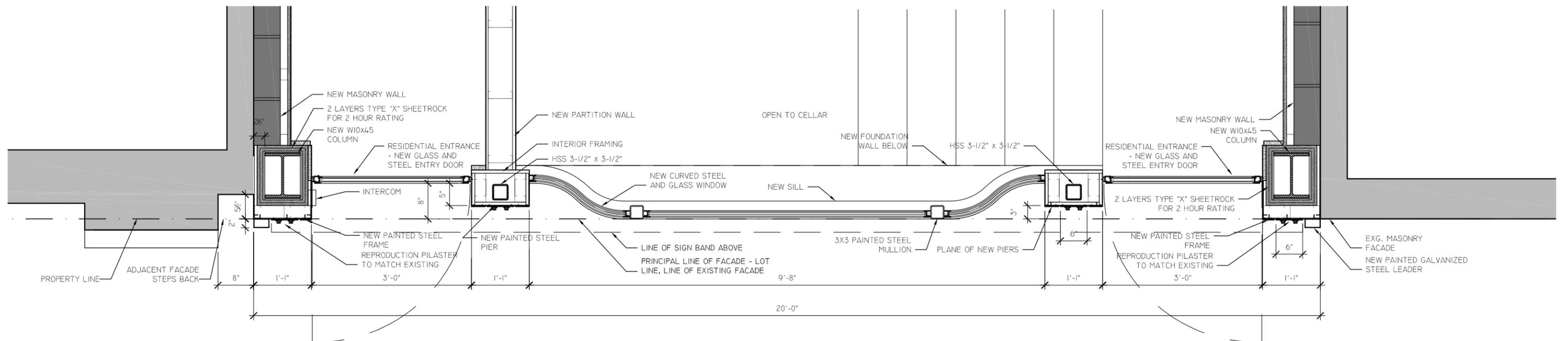


DETAIL ELEVATION - SPANDREL PANEL AND NEW STEEL WINDOWS

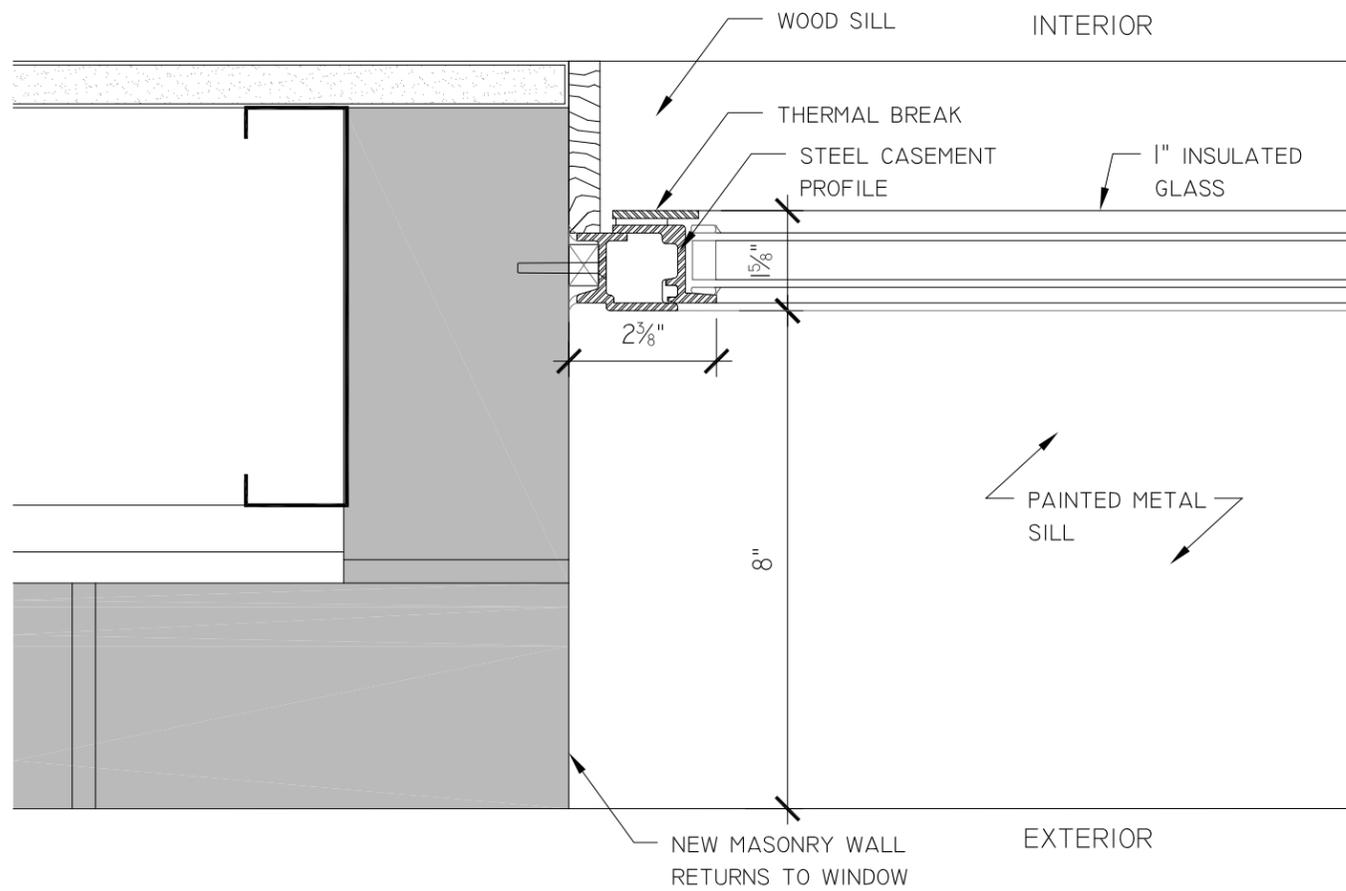
	FINISH COLOR 1: BENJAMIN MOORE HC-45 "SHAKER BEIGE"		FINISH COLOR 2: RAL 6015 - BLACK OLIVE
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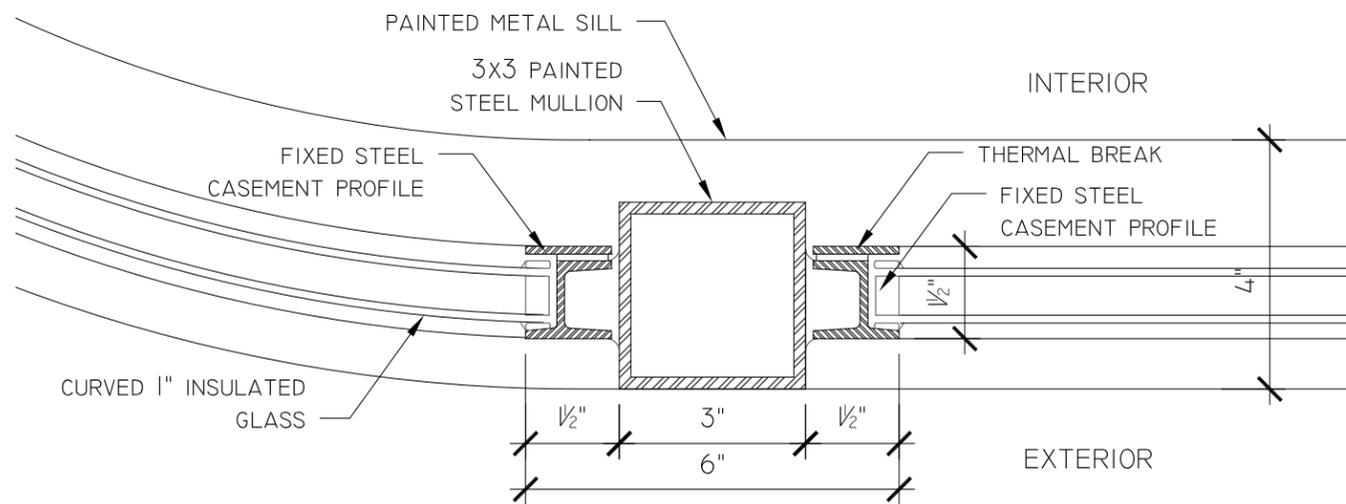
DETAIL PLAN - UPPER FLOORS



DETAIL PLAN - FIRST FLOOR



BLISS-NORAM THERMALLY ENHANCED CASEMENT STEEL WINDOW DETAIL



BLISS-NORAM THERMALLY ENHANCED FIXED STEEL WINDOW DETAIL



TYPICAL DOUBLE-HUNG WINDOW FRAME



TYPICAL DOUBLE-HUNG WINDOW FRAME



TYPICAL FIXED PROFILE



TYPICAL FIXED PROFILE



FINISH COLOR 1:
BENJAMIN MOORE HC-45 "SHAKER BEIGE"



PROPOSED RENDERING - CORNICE

DETAIL PERSPECTIVE RENDERING - PROPOSED CORNICE



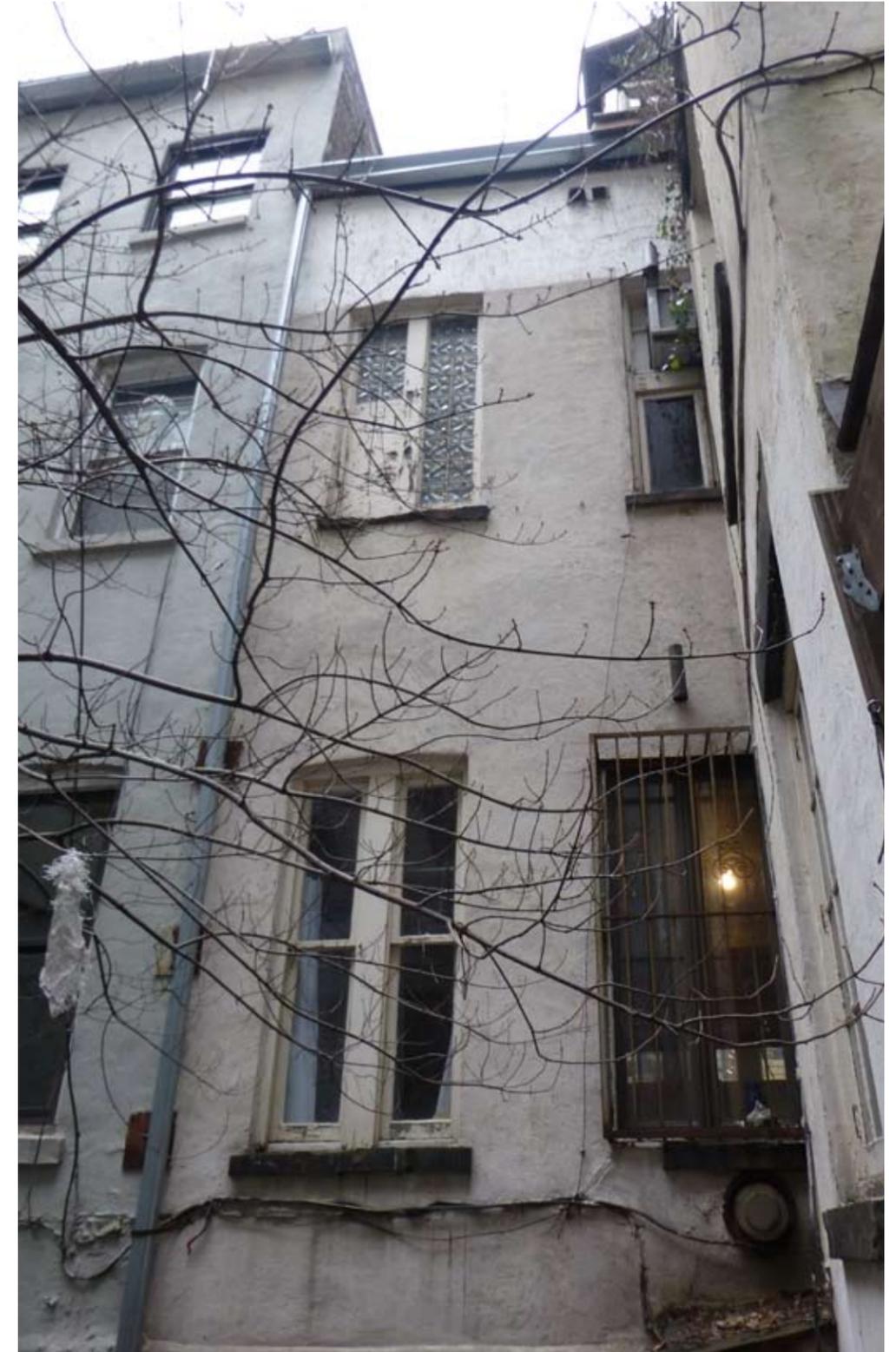
FIRST AND SECOND FLOORS AND EXISTING EXTENSION



EXISTING STEEL PIPE AND CORRUGATED STEEL SHED



EXISTING DOOR TO CELLAR



FIRST AND SECOND FLOORS

- 1 Asphalt shingle roof - not original
- 2 Modified rear roof line - not original
- 3 Rear yard extension - not original
- 4 Stucco facade - not original
- 5 Replacement windows - not original
- 6 Wood railing and screen - not original
- 7 Window AC unit - not original
- 8 Steel security bars - not original
- 9 Corrugated steel shed - not original
- 10 Window openings - only likely original elements
(Windows and mullion pattern not original)

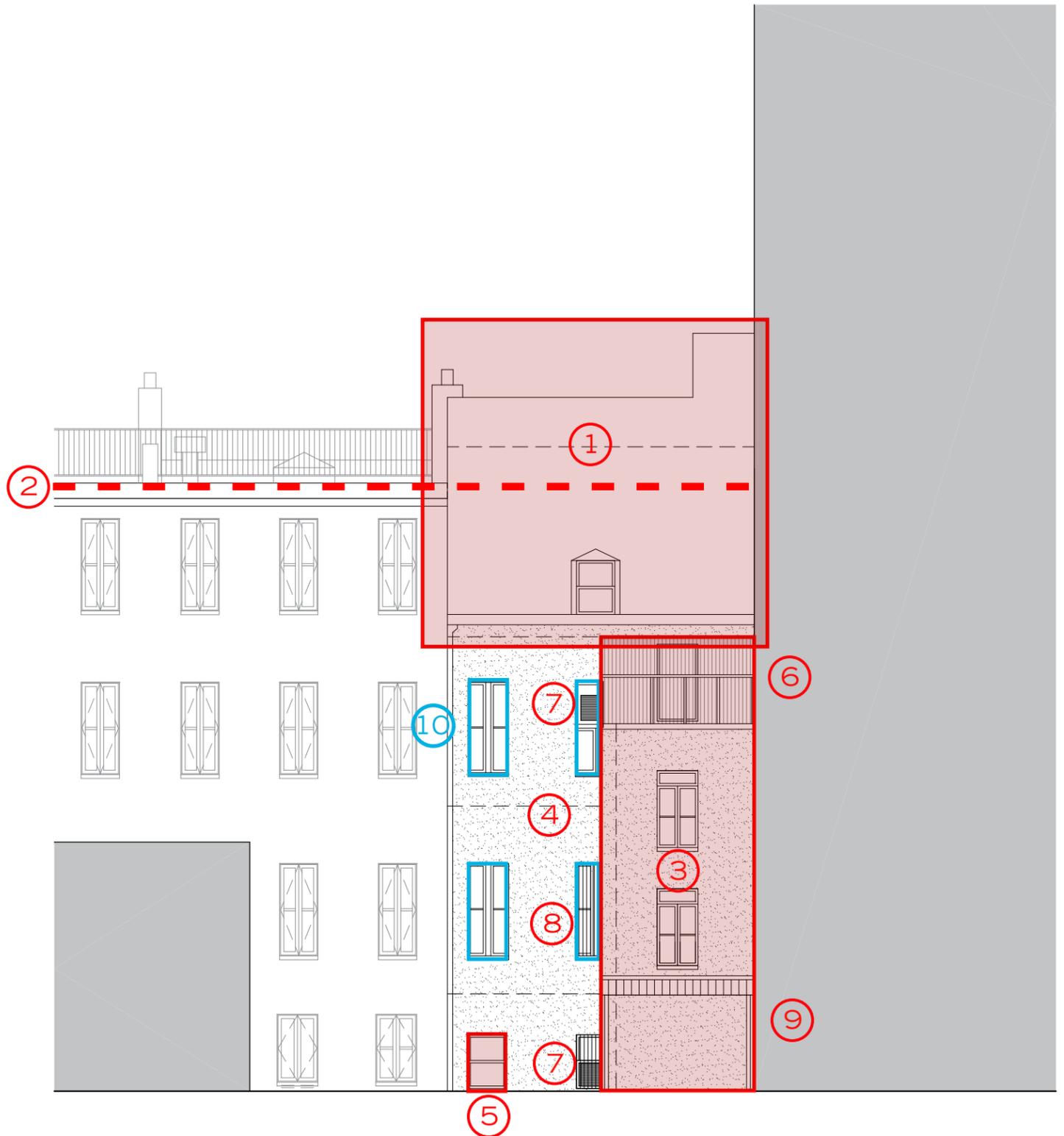
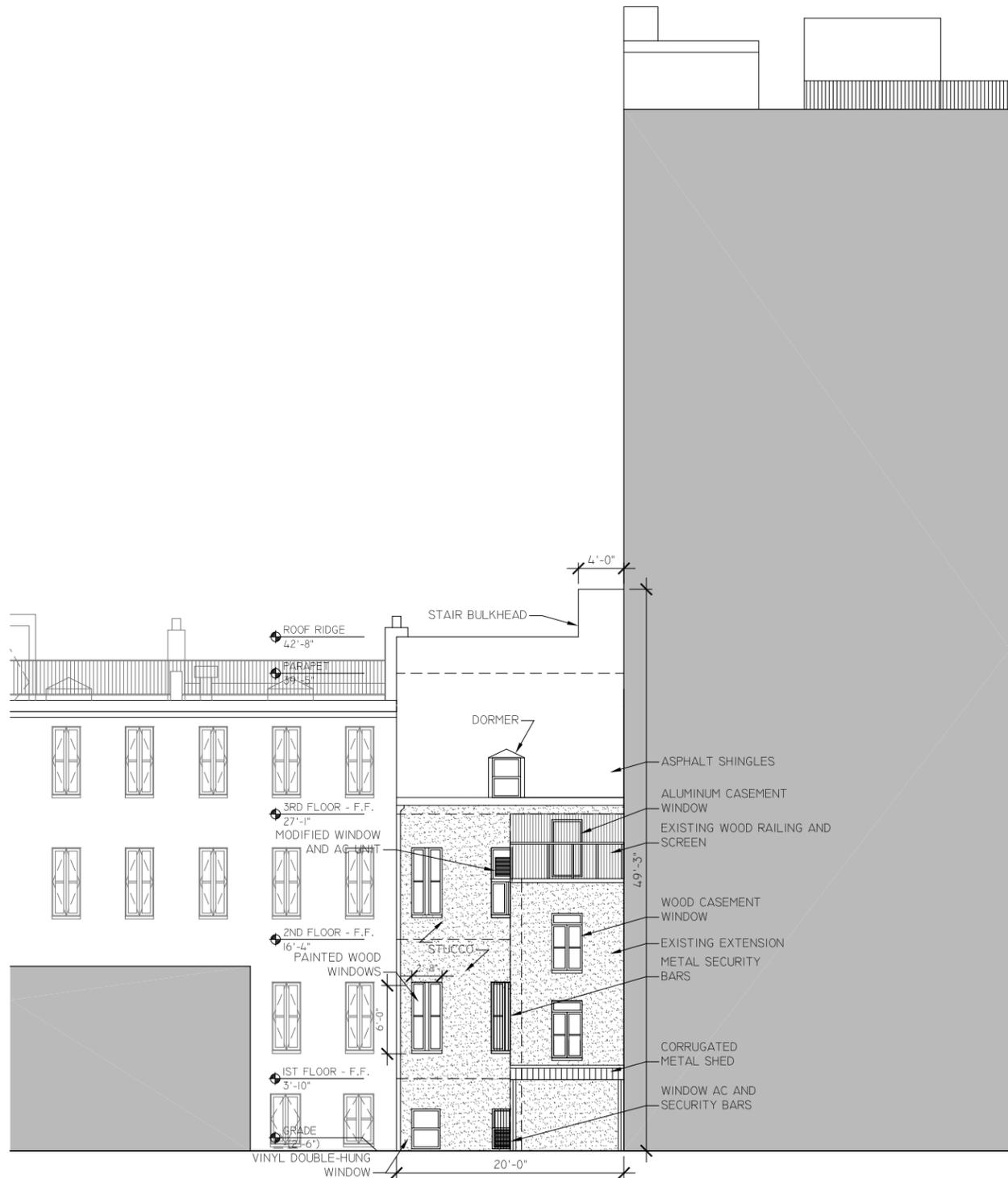


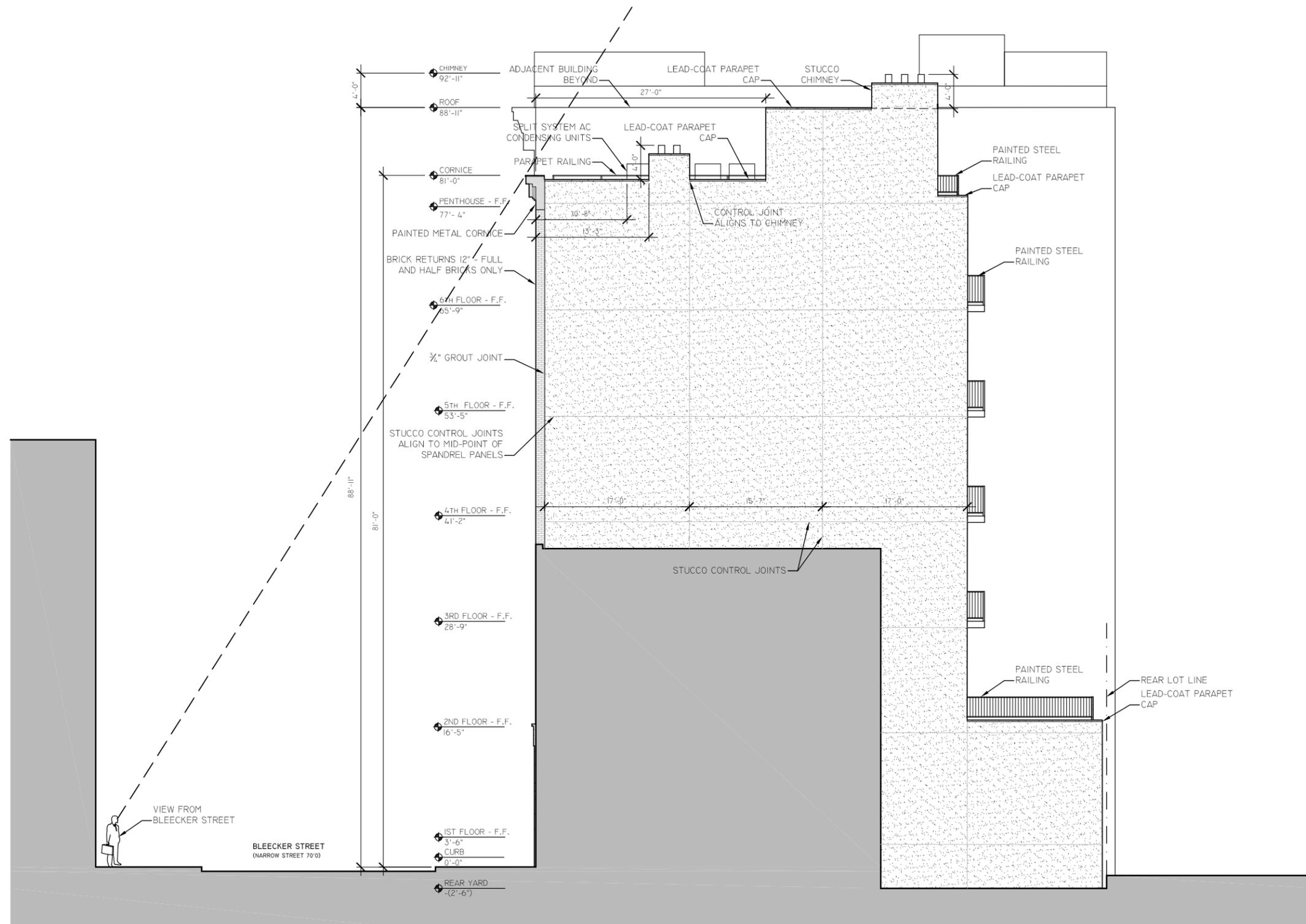
DIAGRAM OVERLAY OF EXISTING FACADE



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIGHT LINE SECTION AND LOT LINE ELEVATION



EXISTING DORMER AND ASPHALT SHINGLE ROOF



EXISTING STAIR BULKHEAD AND BUILT-UP ROOF



EXISTING STUCCO REAR FACADE AND GUTTER



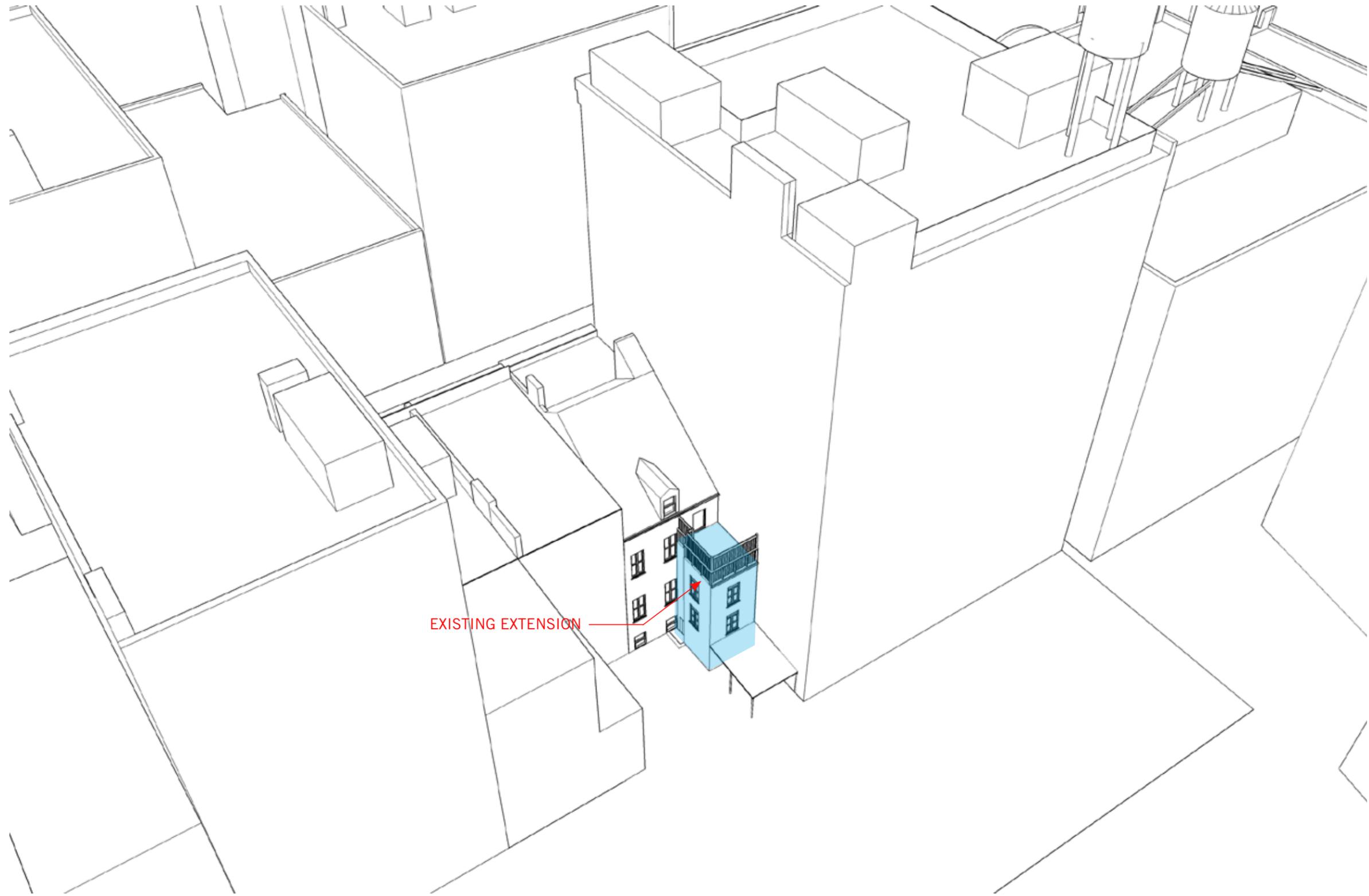
EXISTING DORMER, ASPHALT SHINGLE ROOF AND CHIMNEY



EXISTING CORRUGATED STEEL SHED

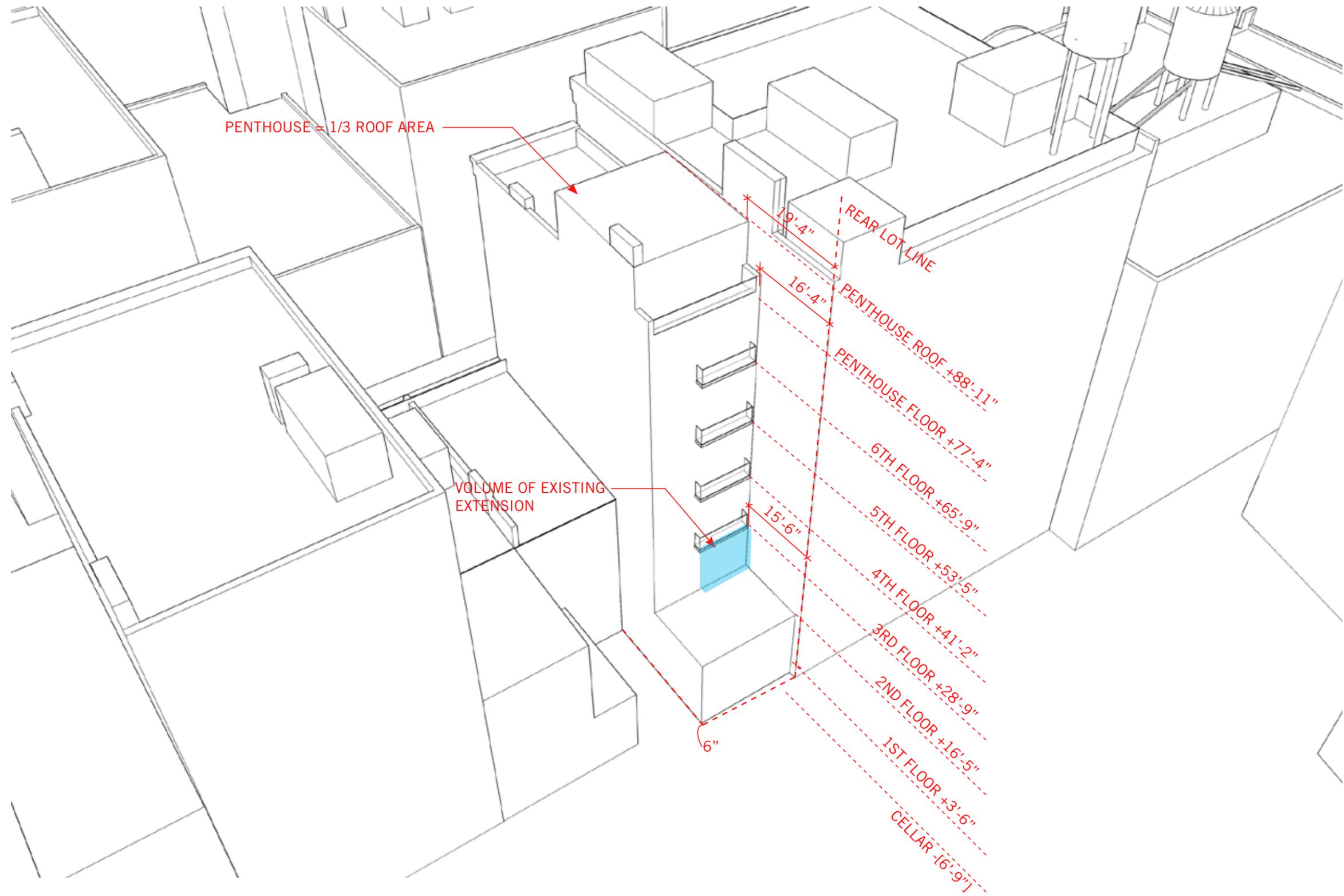


EXISTING CORRUGATED STEEL SHED

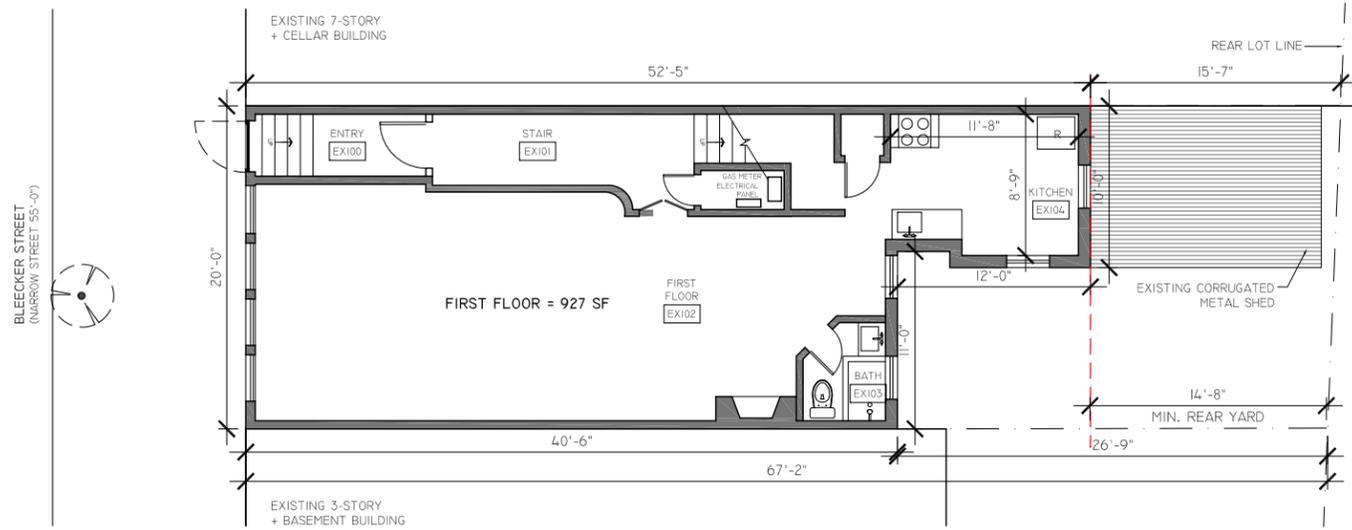


EXISTING MASSING LOOKING SOUTHWEST

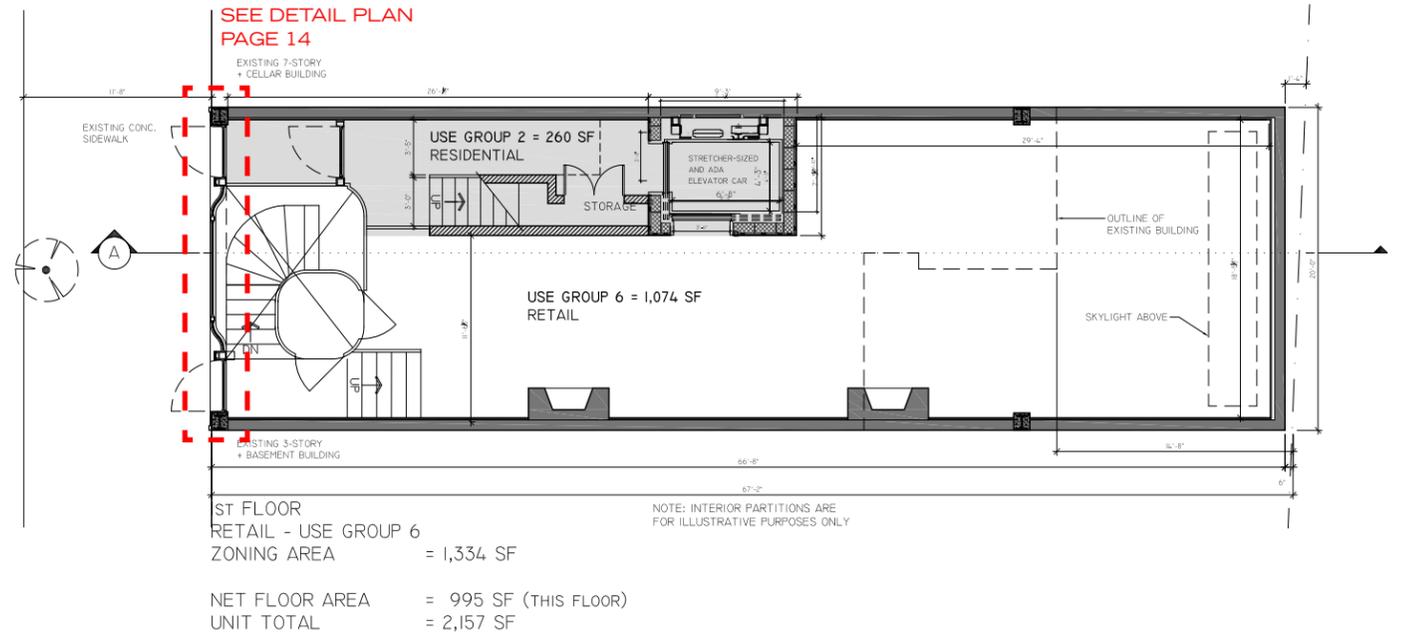
EXISTING MASSING - REAR FACADE



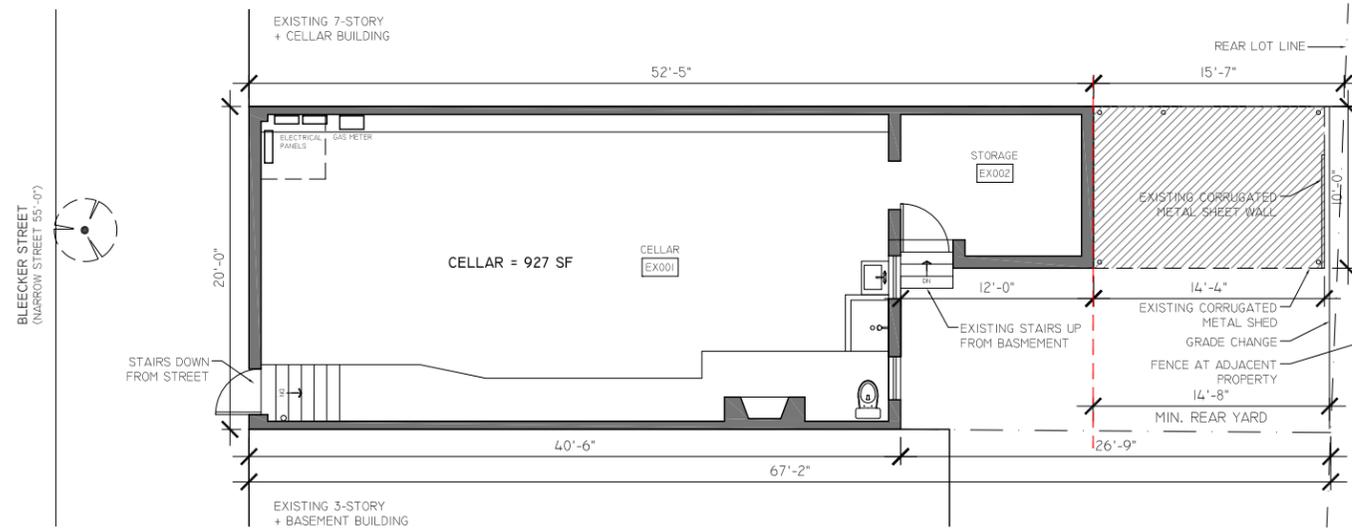
PROPOSED MASSING LOOKING SOUTHWEST



EXISTING FIRST FLOOR PLAN

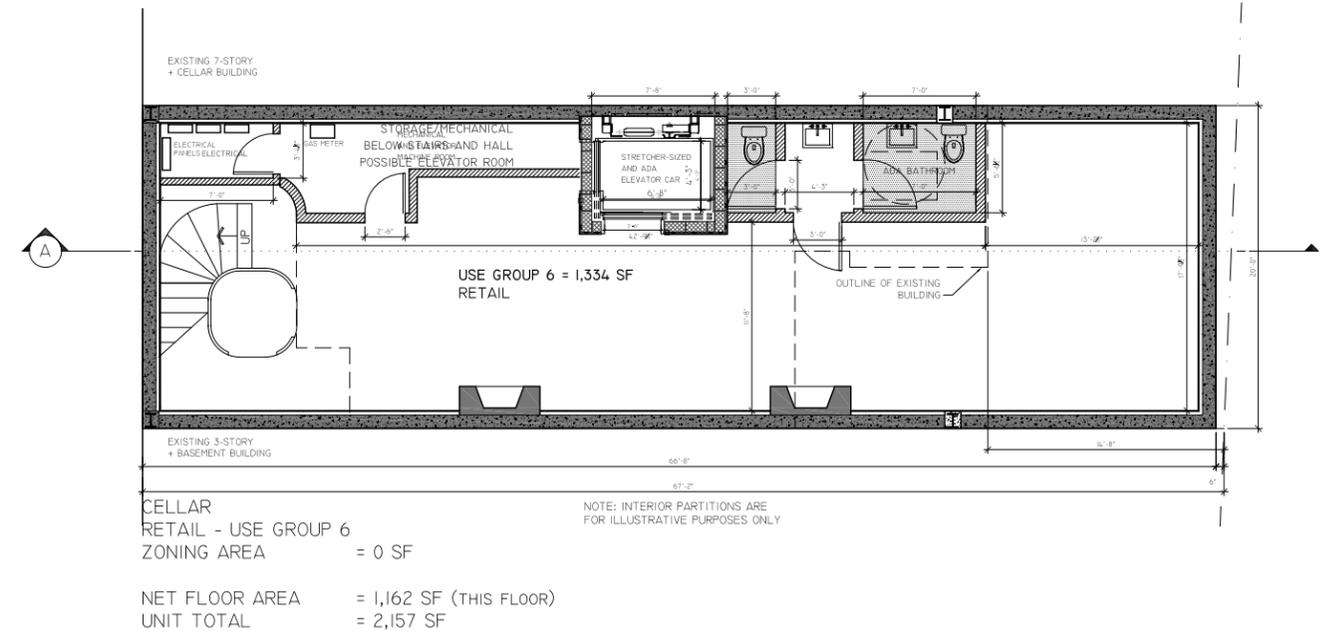


FIRST FLOOR PLAN - RESTAURANT/RETAIL



PROPOSED PLANS

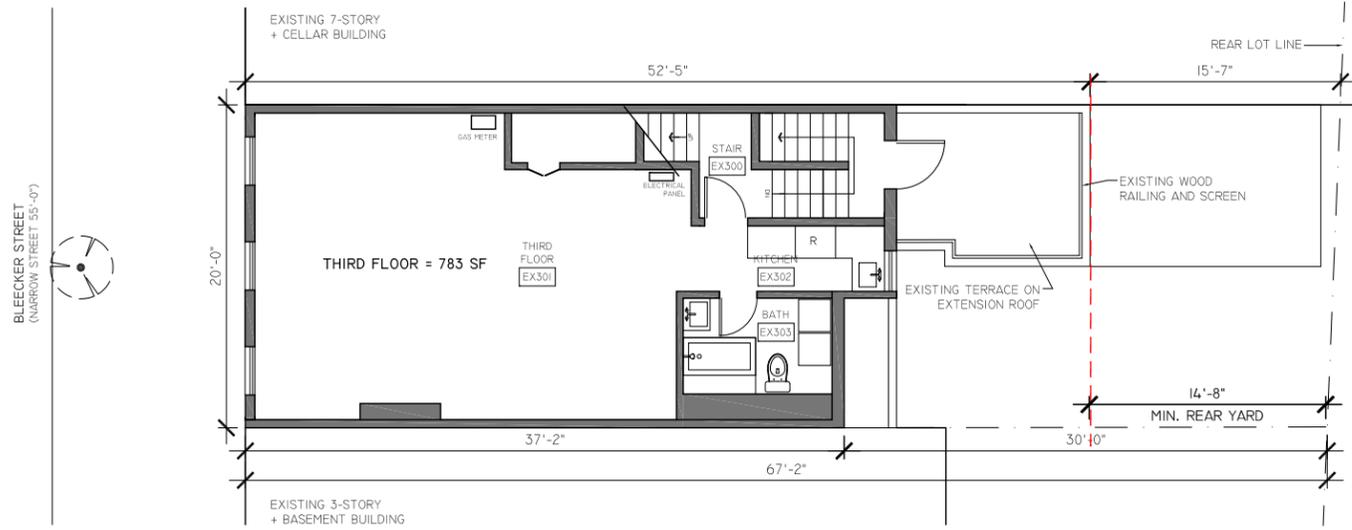
EXISTING CELLAR PLAN



CELLAR FLOOR PLAN - RESTAURANT/RETAIL

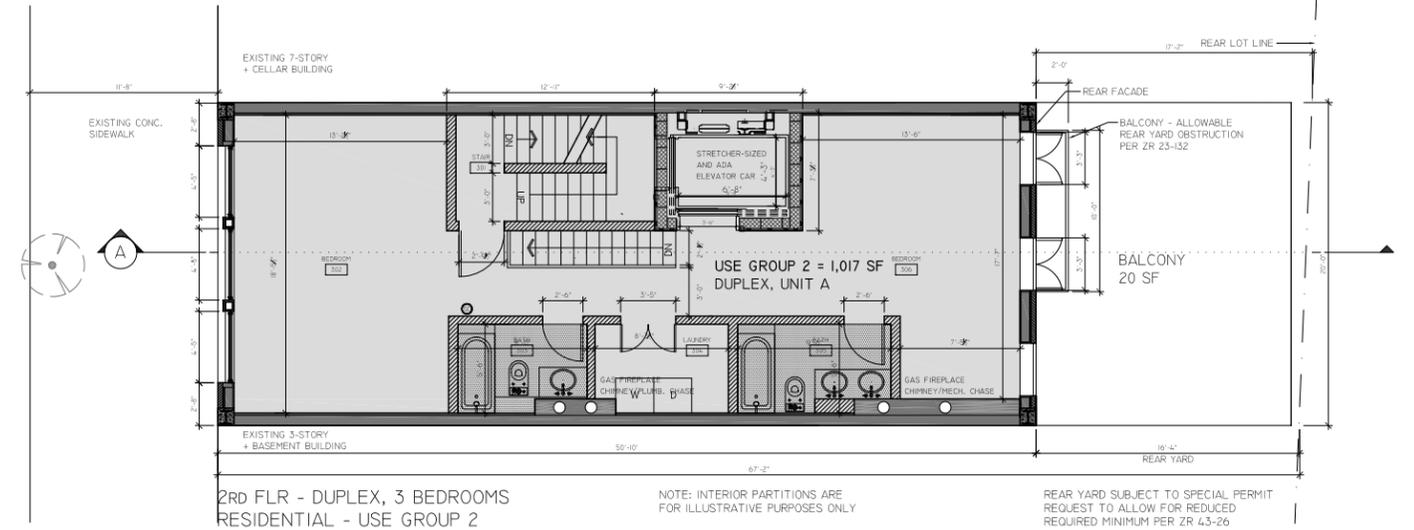
PROPOSED PLANS

EXISTING PLANS

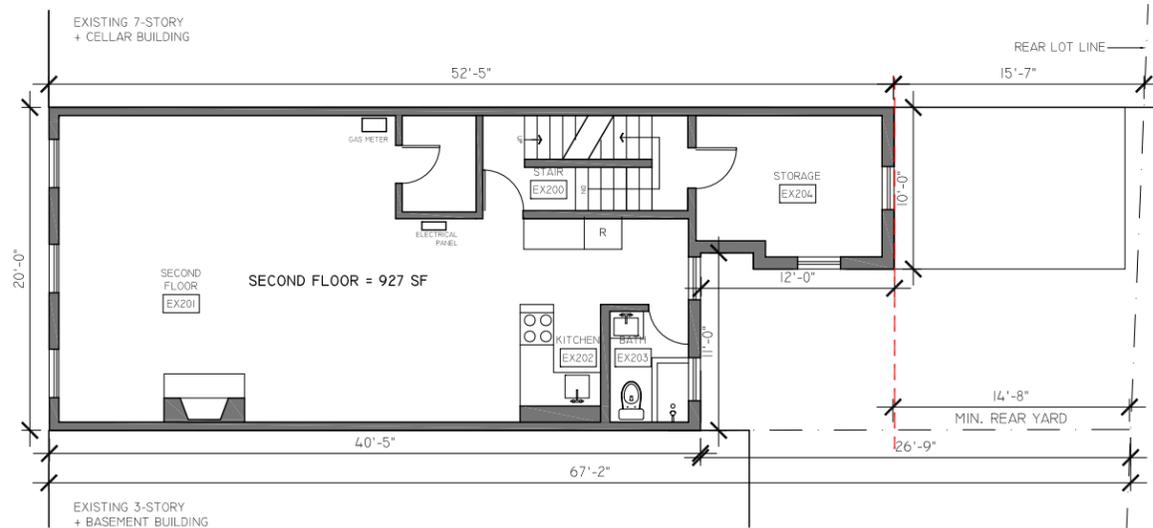


PROPOSED PLANS

EXISTING THIRD FLOOR PLAN

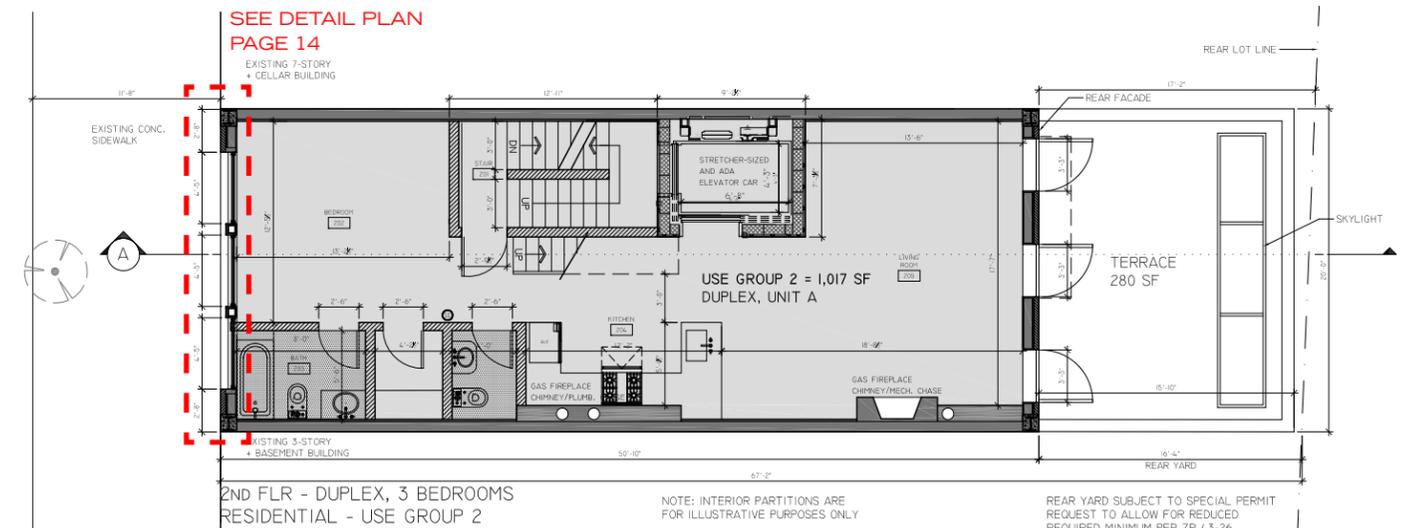


THIRD FLOOR PLAN - RESIDENTIAL



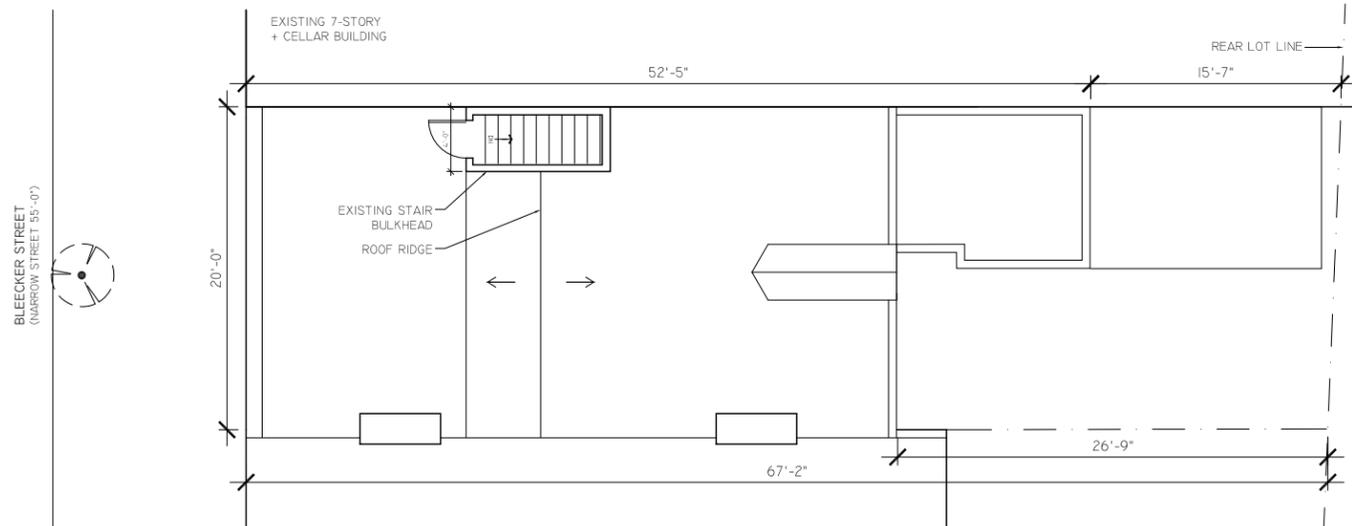
EXISTING SECONDFLOOR PLAN

EXISTING PLANS



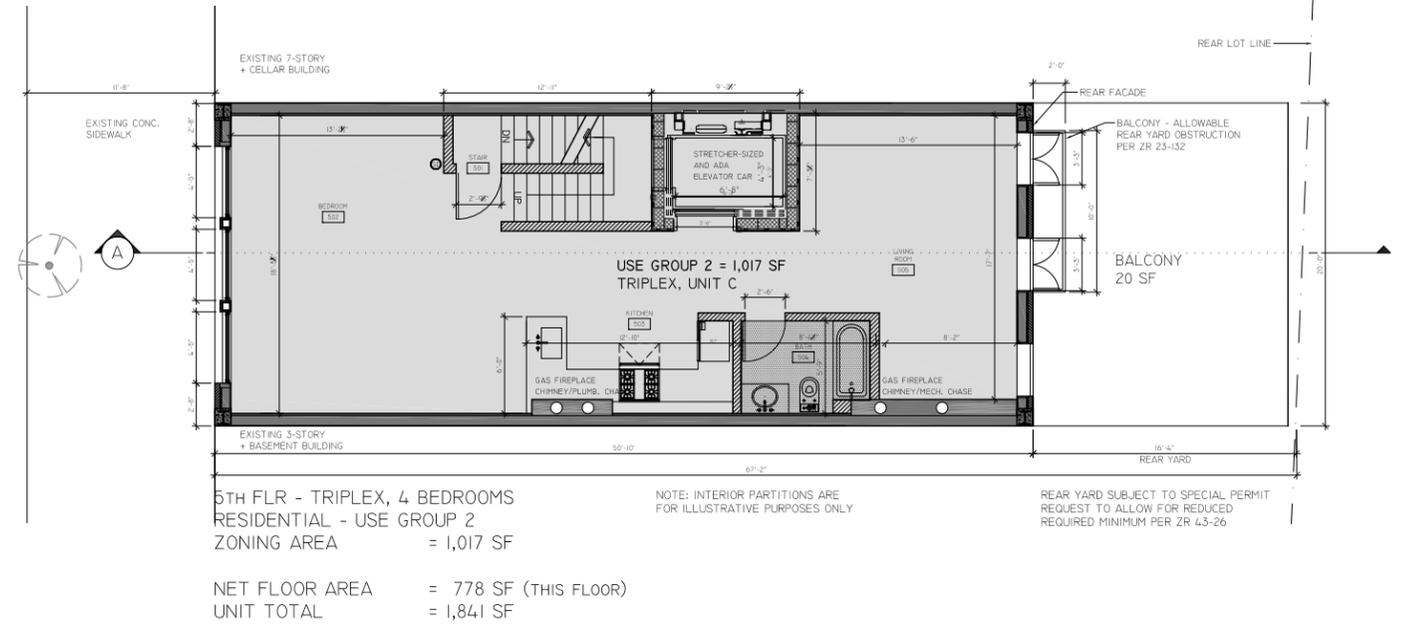
SECOND FLOOR PLAN - RESIDENTIAL

PROPOSED PLANS

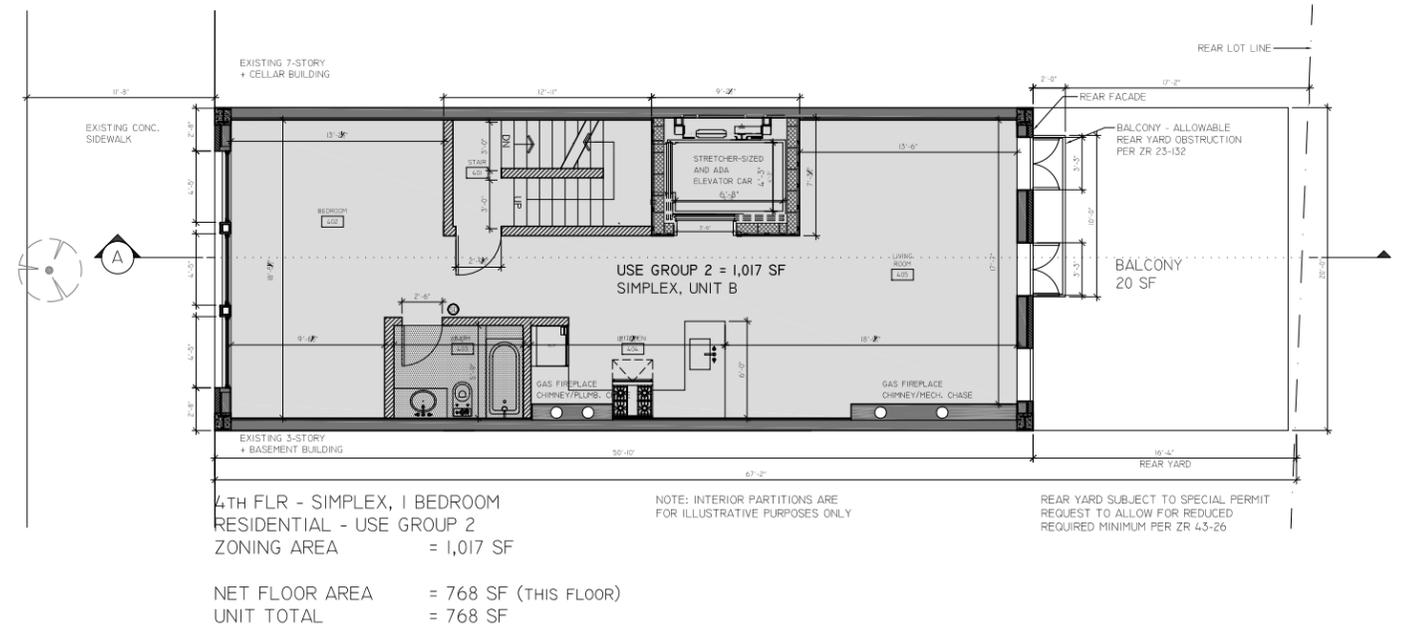


EXISTING ROOF PLAN

EXISTING PLANS

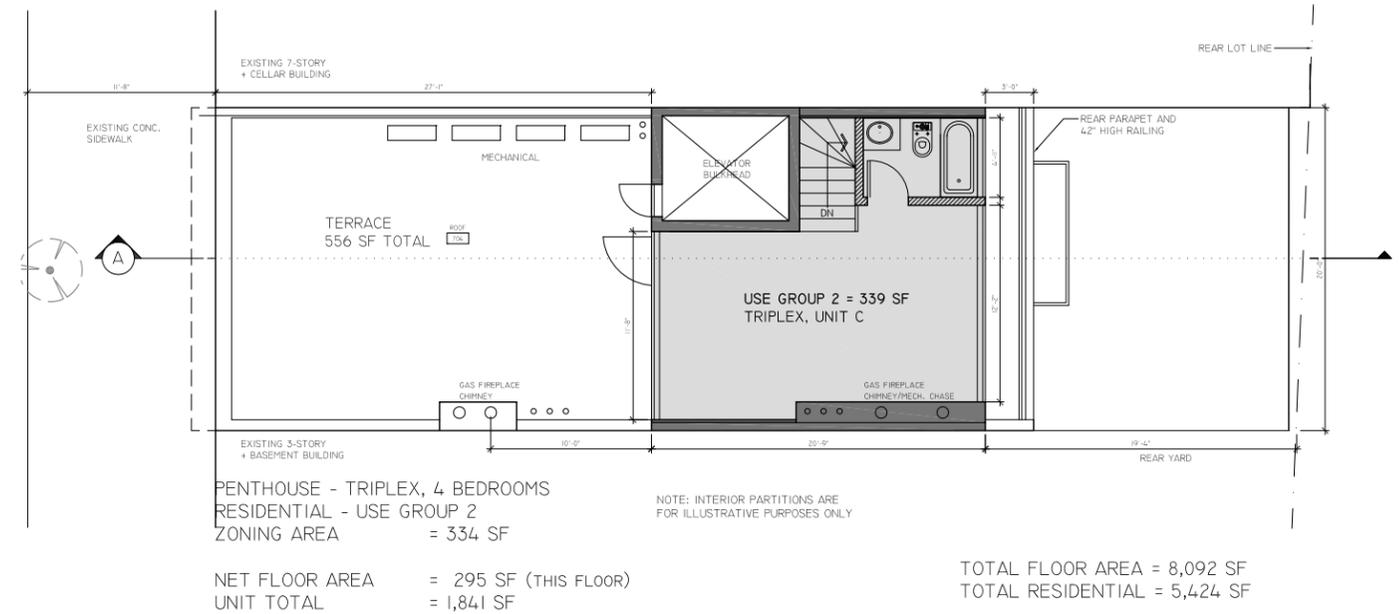


FIFTH FLOOR PLAN - RESIDENTIAL

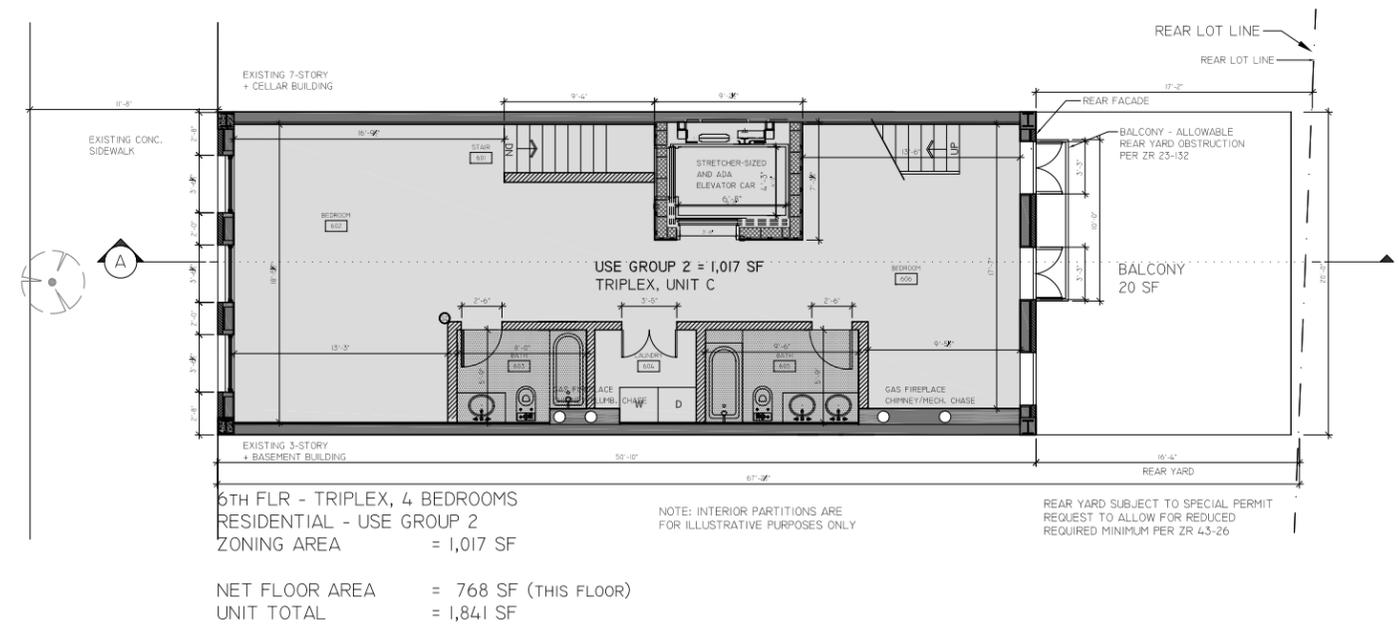


FOURTH FLOOR PLAN - RESIDENTIAL

PROPOSED PLANS

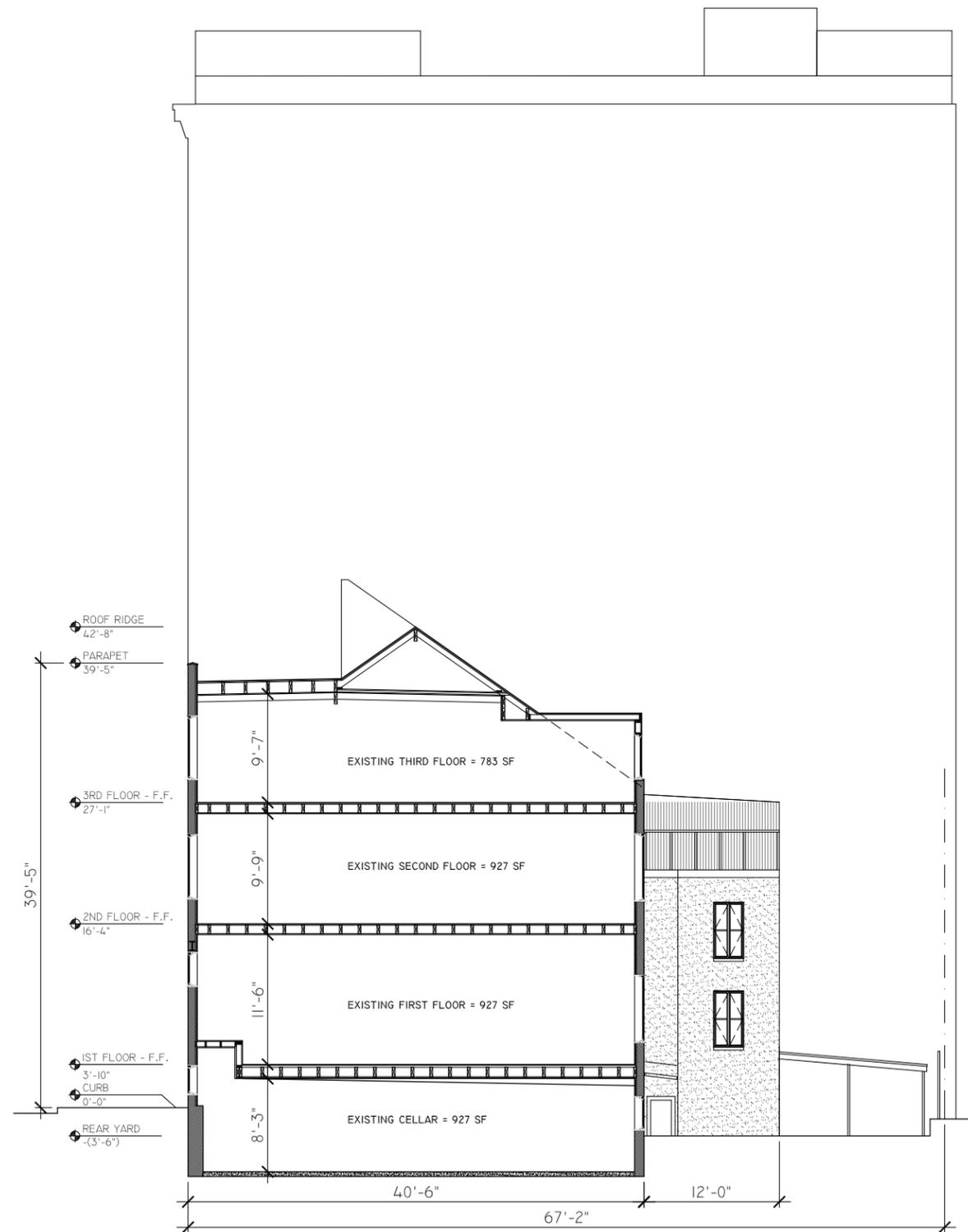


PENTHOUSE PLAN - RESIDENTIAL



SIXTH FLOOR PLAN - RESIDENTIAL

PROPOSED PLANS



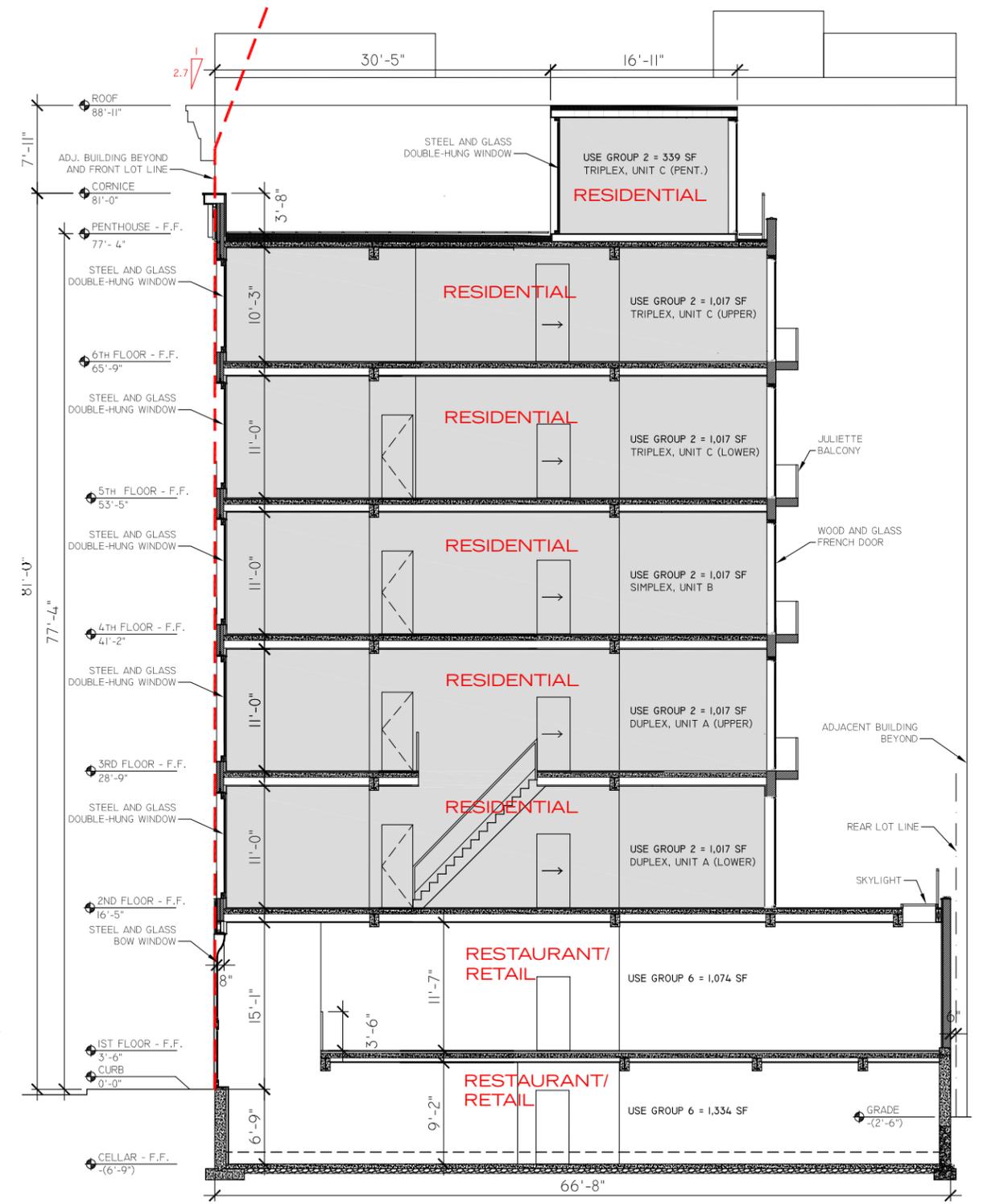
EXISTING BUILDING SECTION

RESIDENTIAL

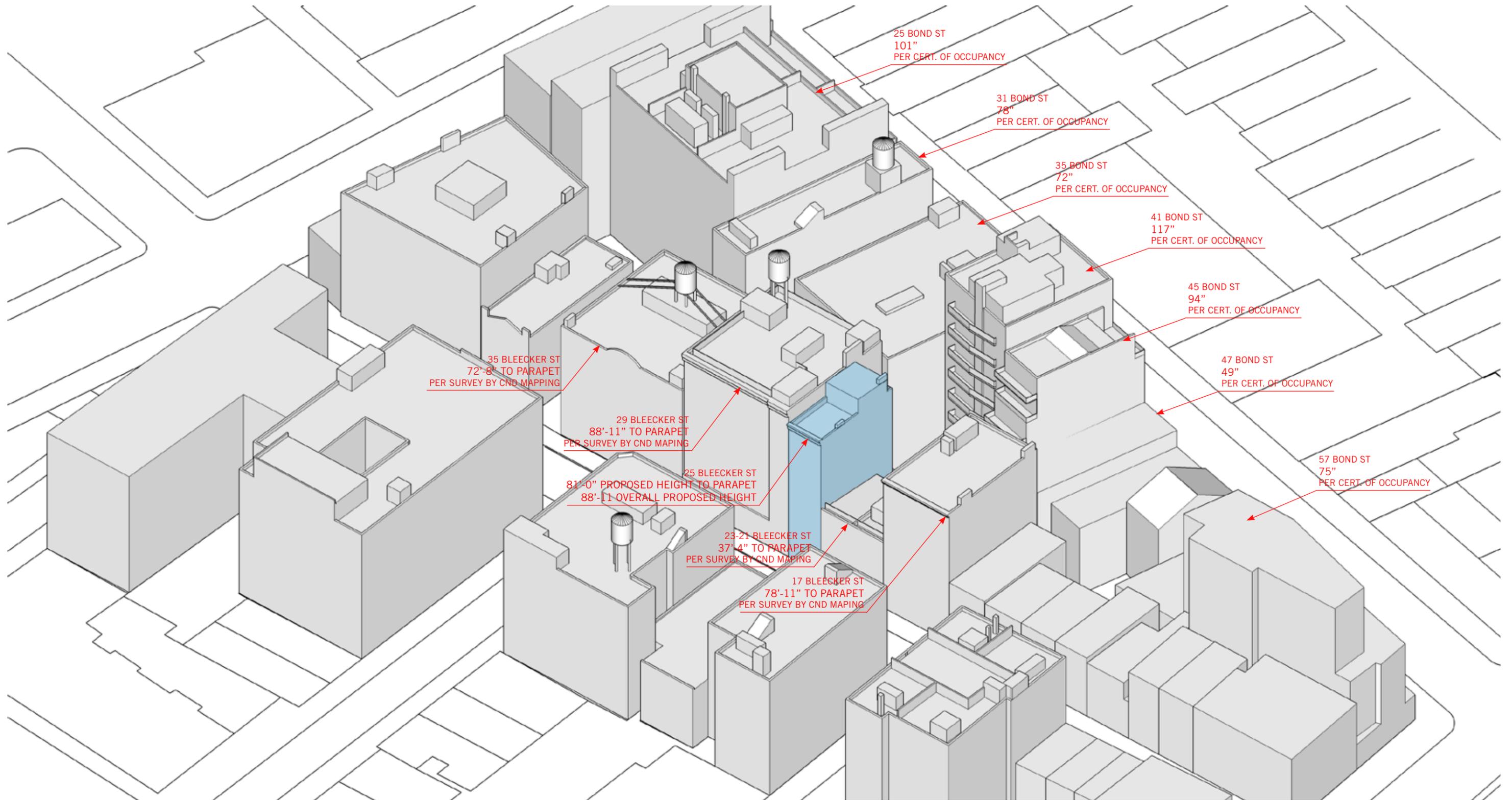
RESIDENTIAL

RESTAURANT/
RETAIL

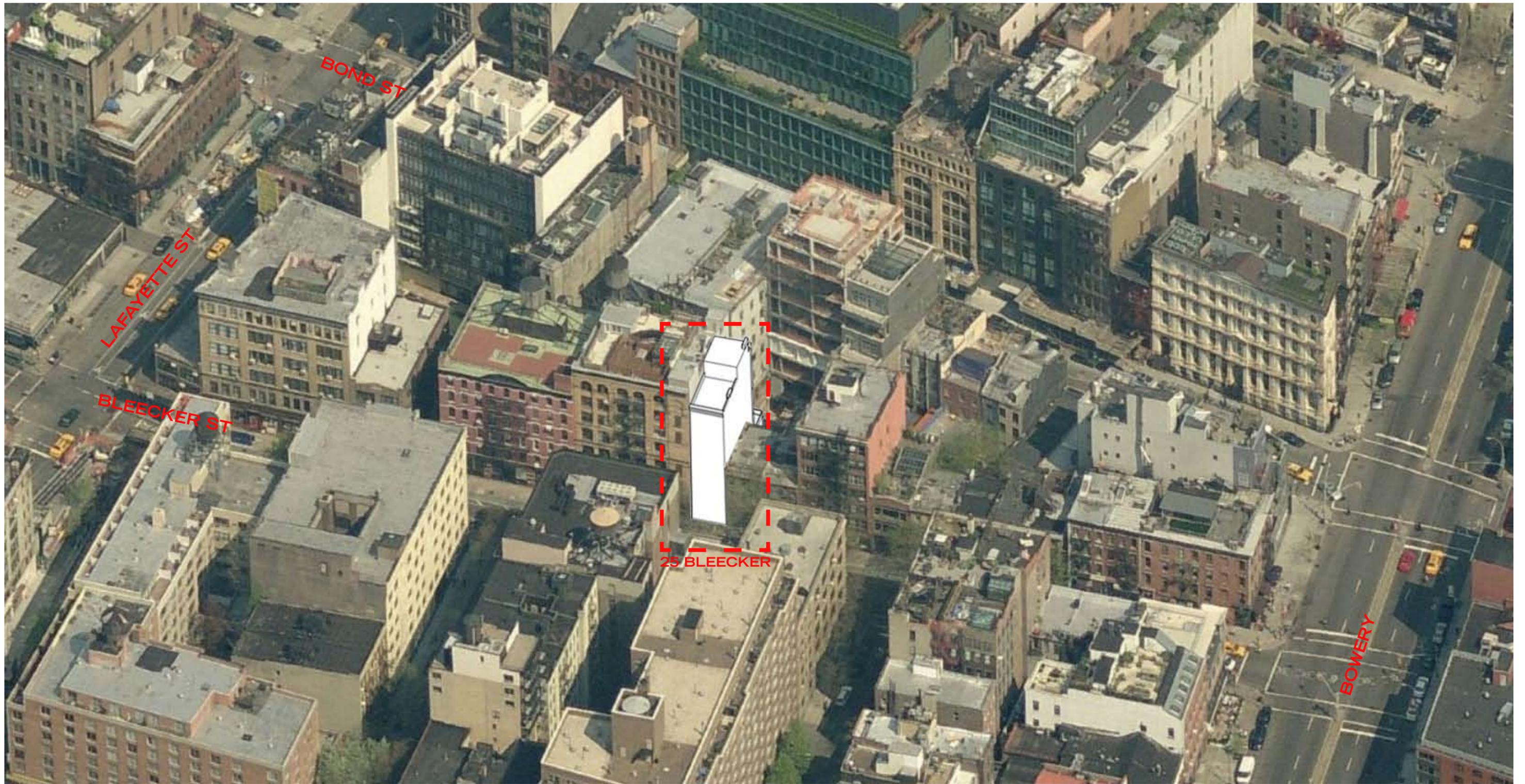
RESTAURANT/
RETAIL



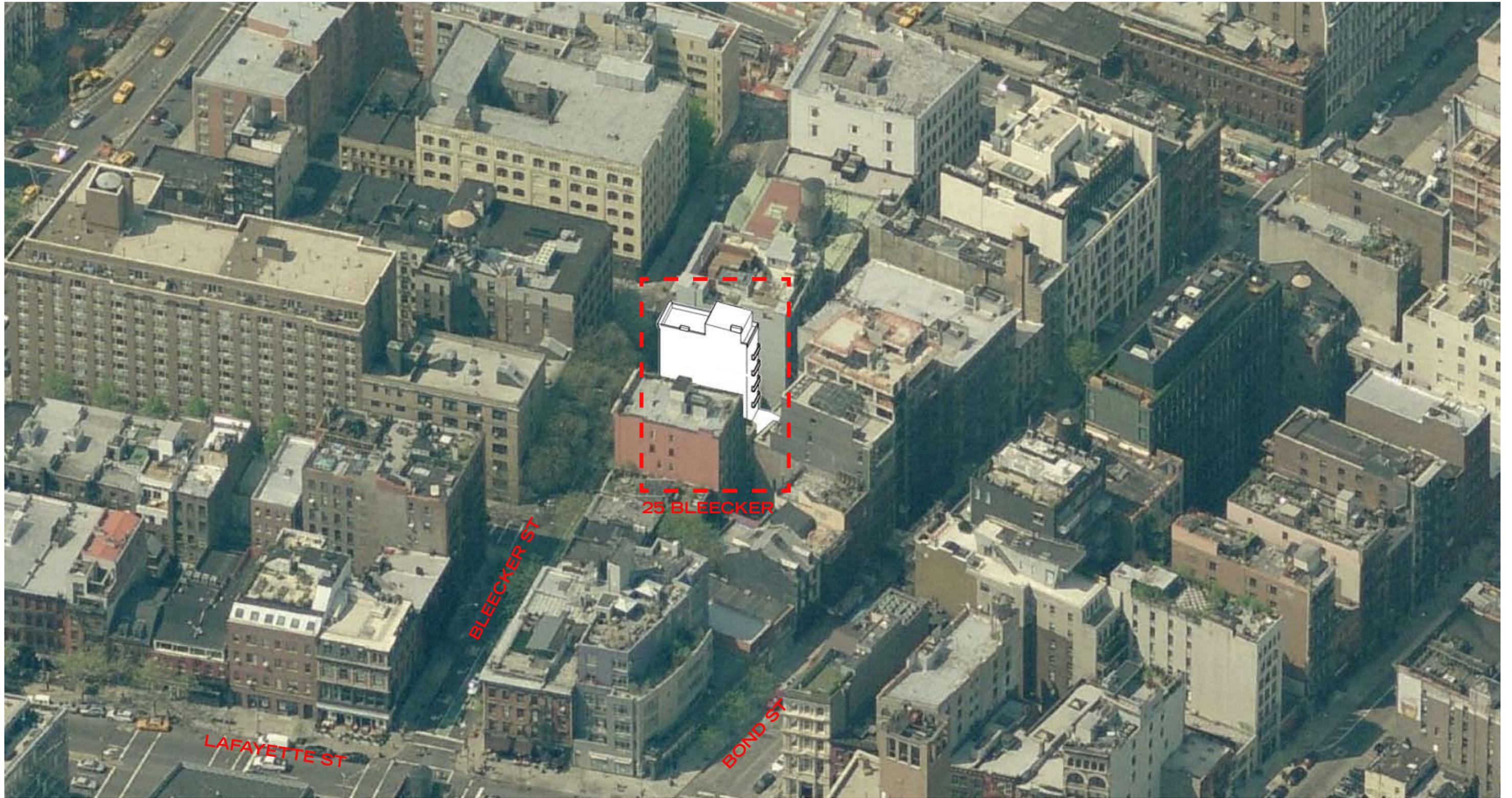
PROPOSED BUILDING SECTION



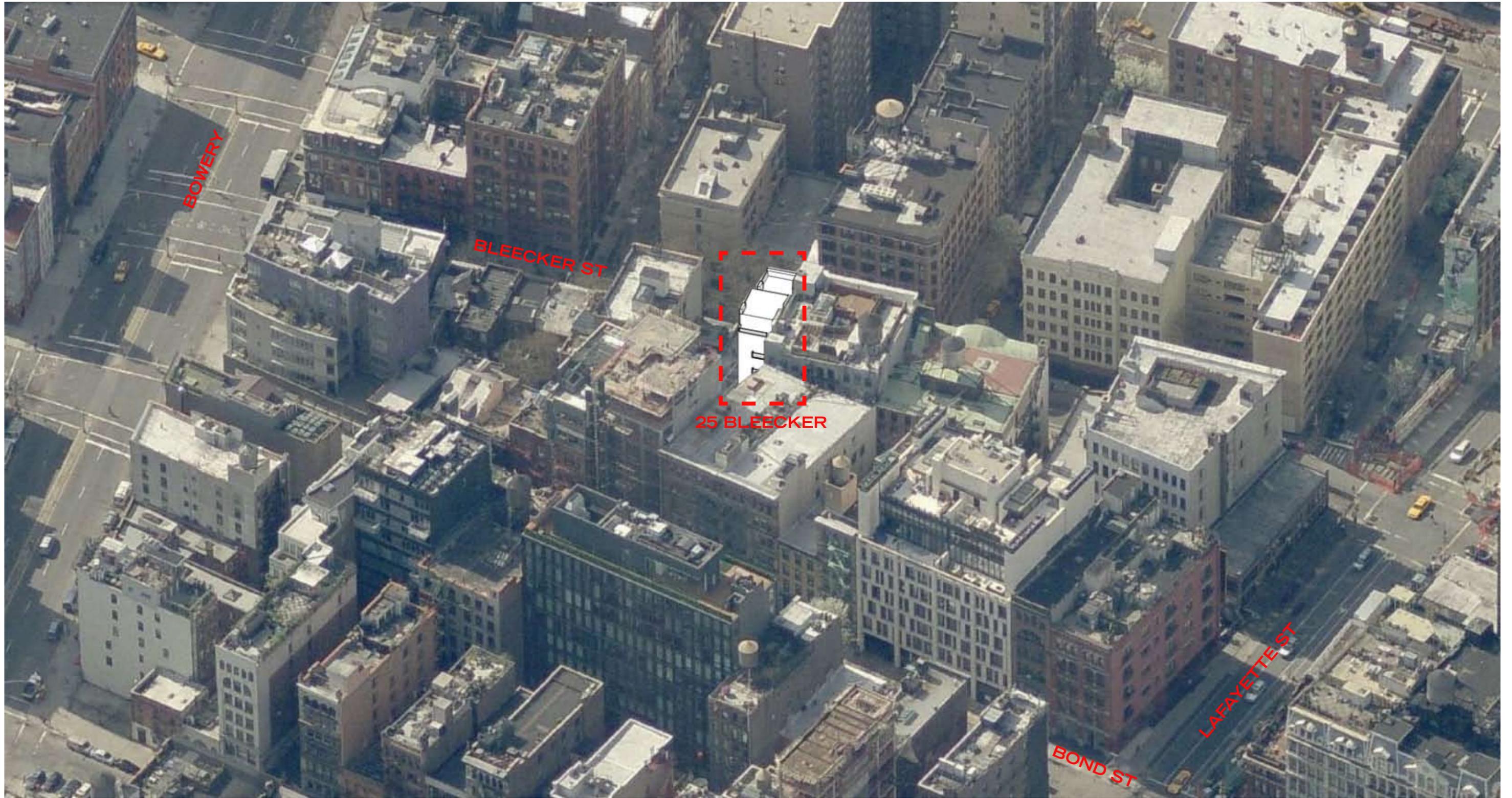
PROPOSED MASSING LOOKING NORTHWEST



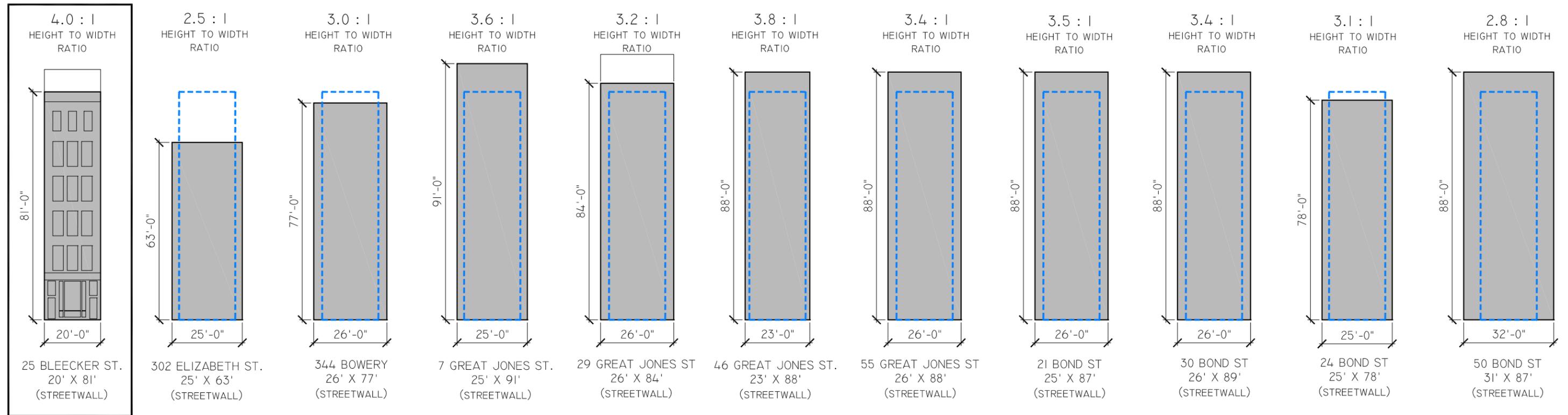
PROPOSED MASSING LOOKING NORTH



PROPOSED MASSING LOOKING WEST



PROPOSED MASSING LOOKING SOUTH

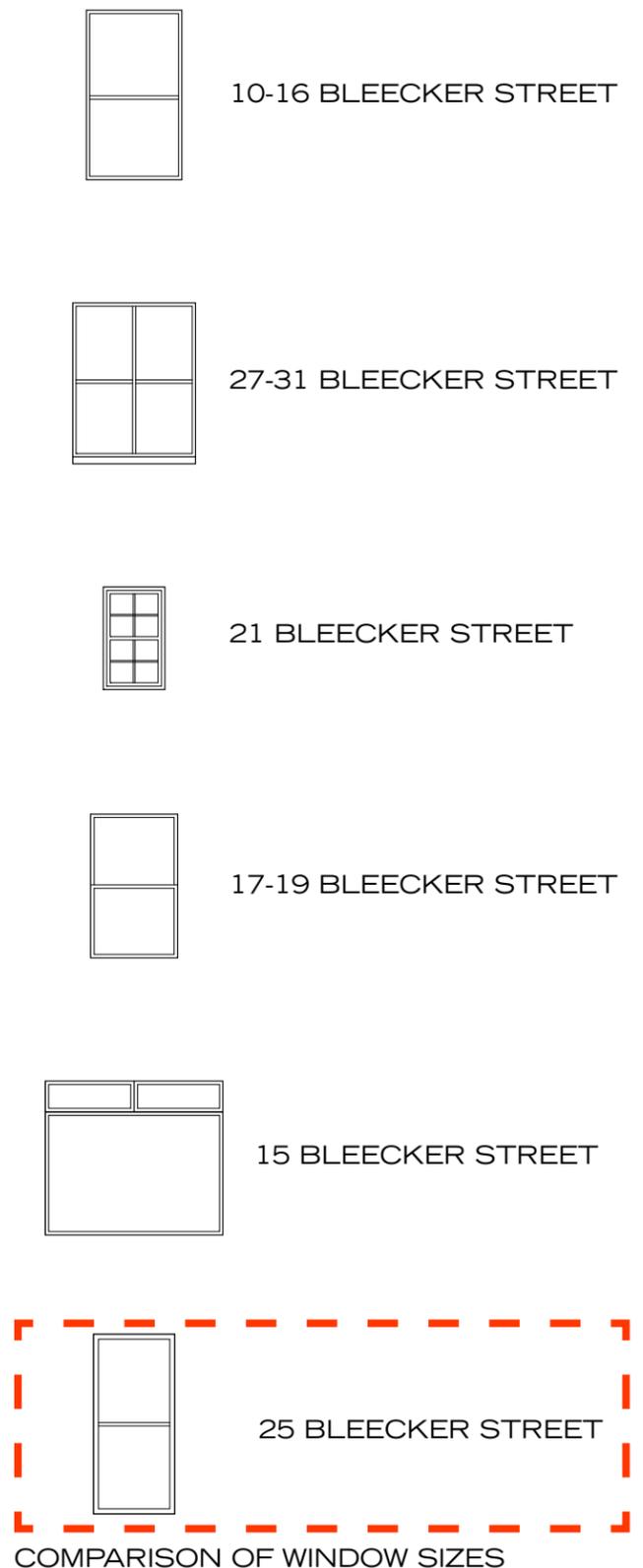


OVERLAY OF
25 BLEECKER ST

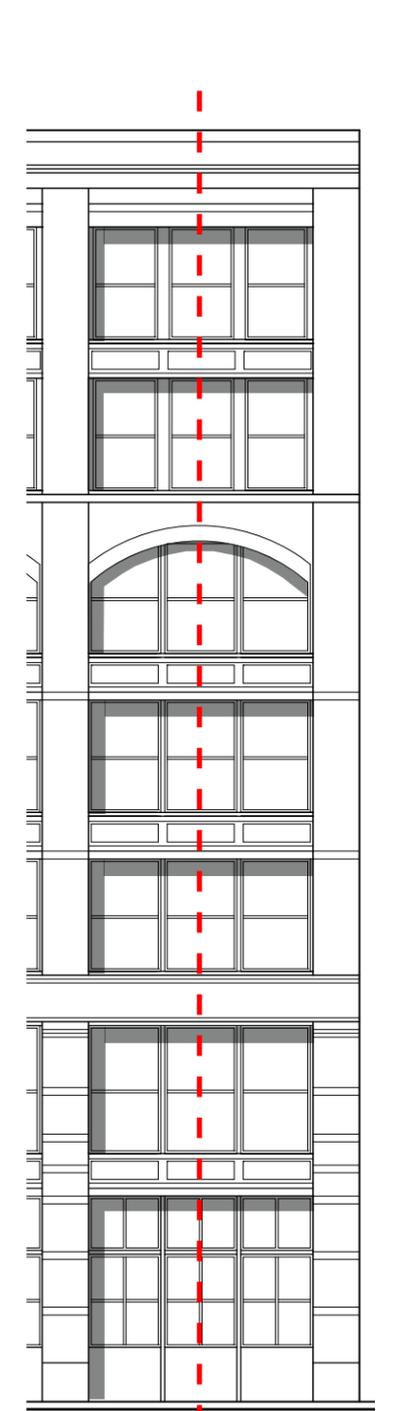
ALL HEIGHT AND WIDTH MEASUREMENTS FROM CERTIFICATES OF
OCCUPANCY LISTED ON THE NYC BUILDING INFORMATION SYSTEM

STREET WALL HEIGHTS ARE LISTED ROOF HEIGHT PLUS 36" PARAPET

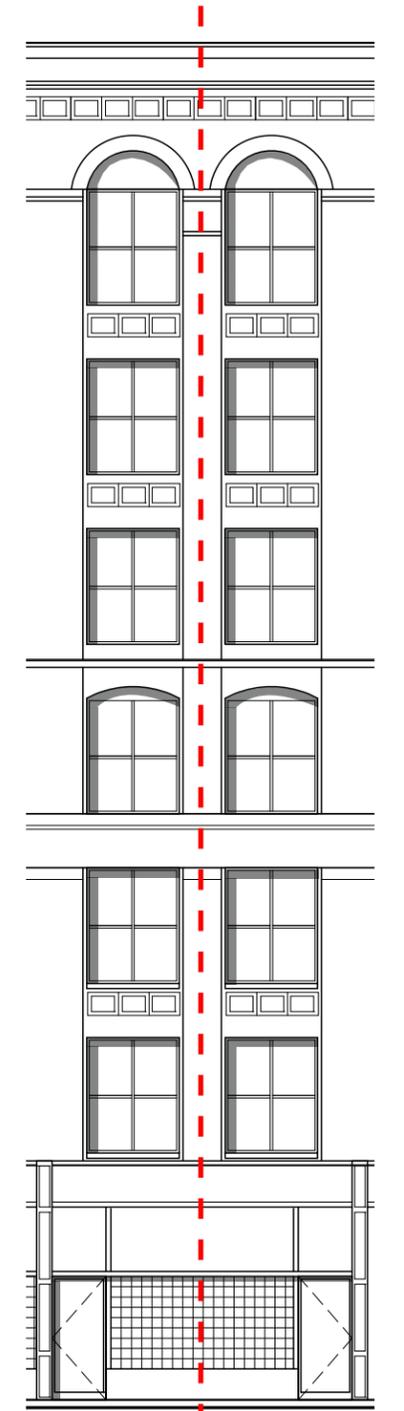
HEIGHT TO WITH COMPARISON OF TALL BUILDING PRECEDENTS WITHIN HISTORIC DISTRICTS



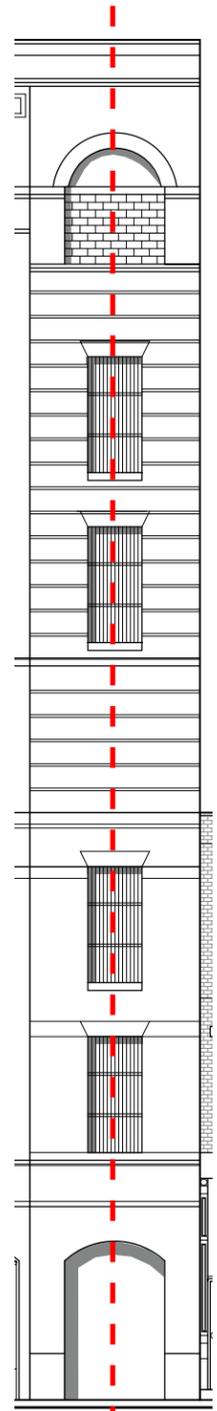
COMPARISON OF WINDOW SIZES



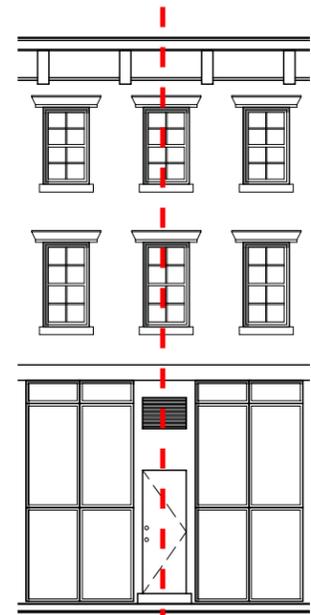
10-16 BLEECKER STREET



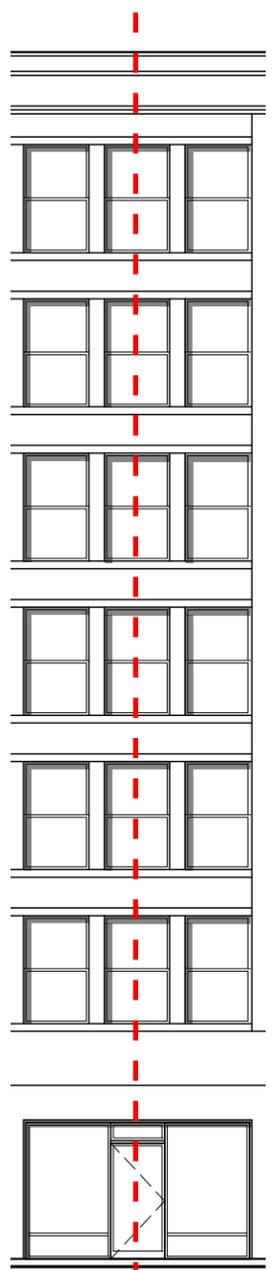
27-31 BLEECKER STREET



27-31 BLEECKER STREET

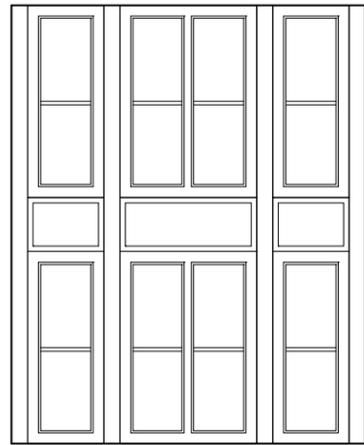


21 BLEECKER STREET

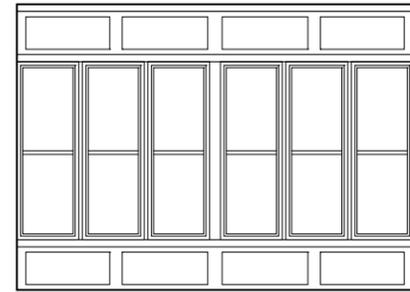


17-19 BLEECKER STREET

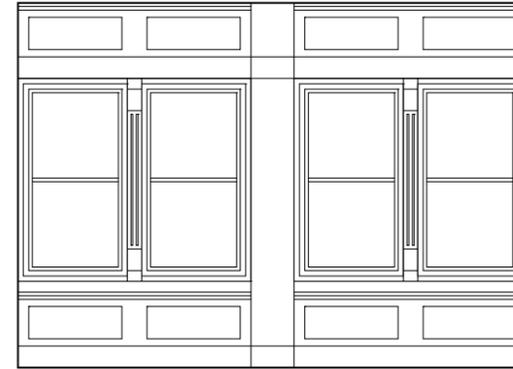
EXAMPLES OF UNIFIED BASES AND RELATIVE DEPTH OF WINDOW OPENINGS



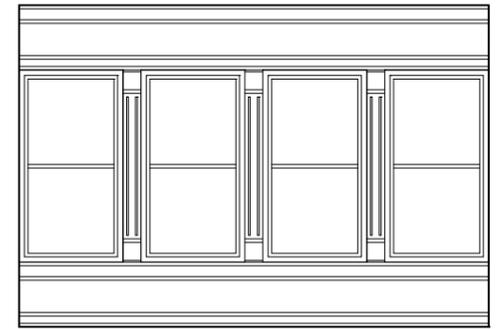
54 BLEECKER



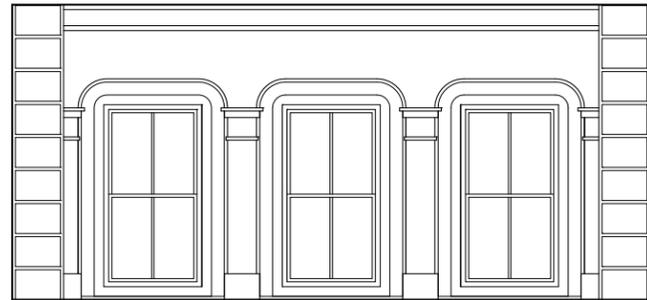
302 ELIZABETH



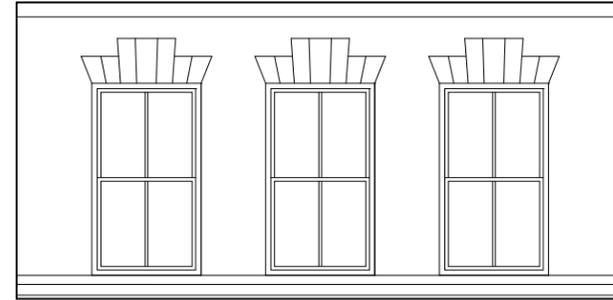
344 BOWERY



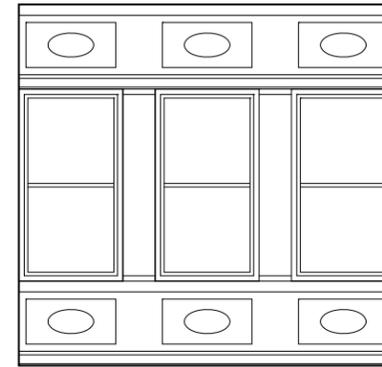
7 GREAT JONES



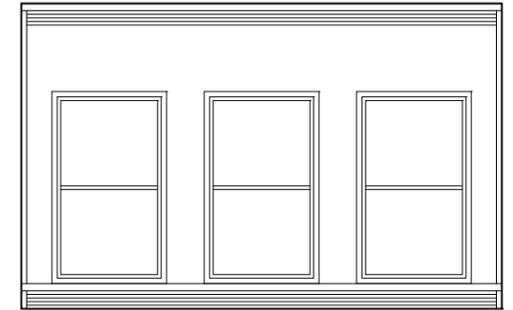
25 GREAT JONES



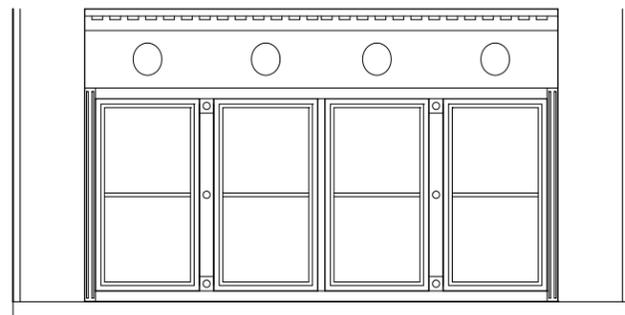
29 GREAT JONES



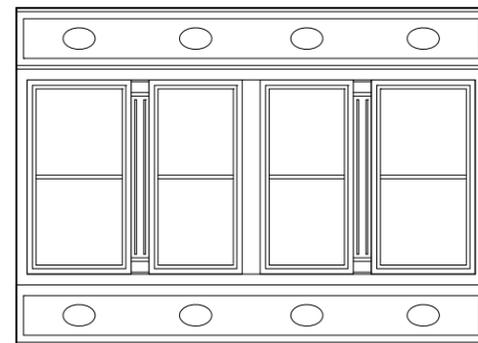
46 GREAT JONES



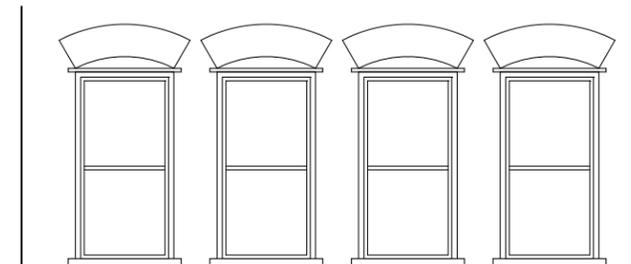
55 GREAT JONES



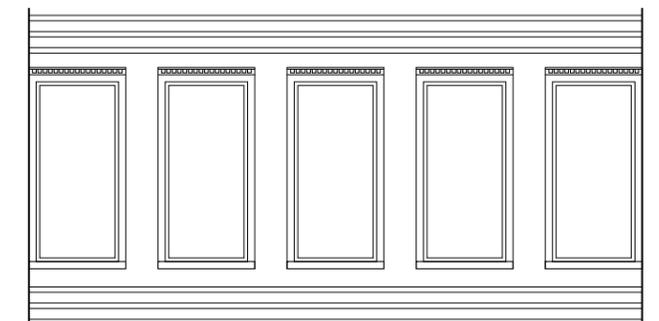
21 BOND



22 BOND



30 BOND



50 BOND

WINDOW TYPES IN TALL BUILDING PRECEDENTS WITHIN HISTORIC DISTRICT



KEY PLAN - NOHO HISTORIC DISTRICT EXTENSION AND NOHO EAST HISTORIC DISTRICT

TALL BUILDING PRECEDENTS WITHIN NOHO EAST HISTORIC DISTRICT AND NOHO EXTENSION HISTORIC DISTRICT



54 BLEECKER STREET - EXISTING BUILDING



54 BLEECKER STREET - DIAGRAM

DETAIL BREAKS
UP SCALE

HYBRID PUNCHED
OPENINGS

A / AA / A
DOUBLE-HUNG
WINDOW BAND

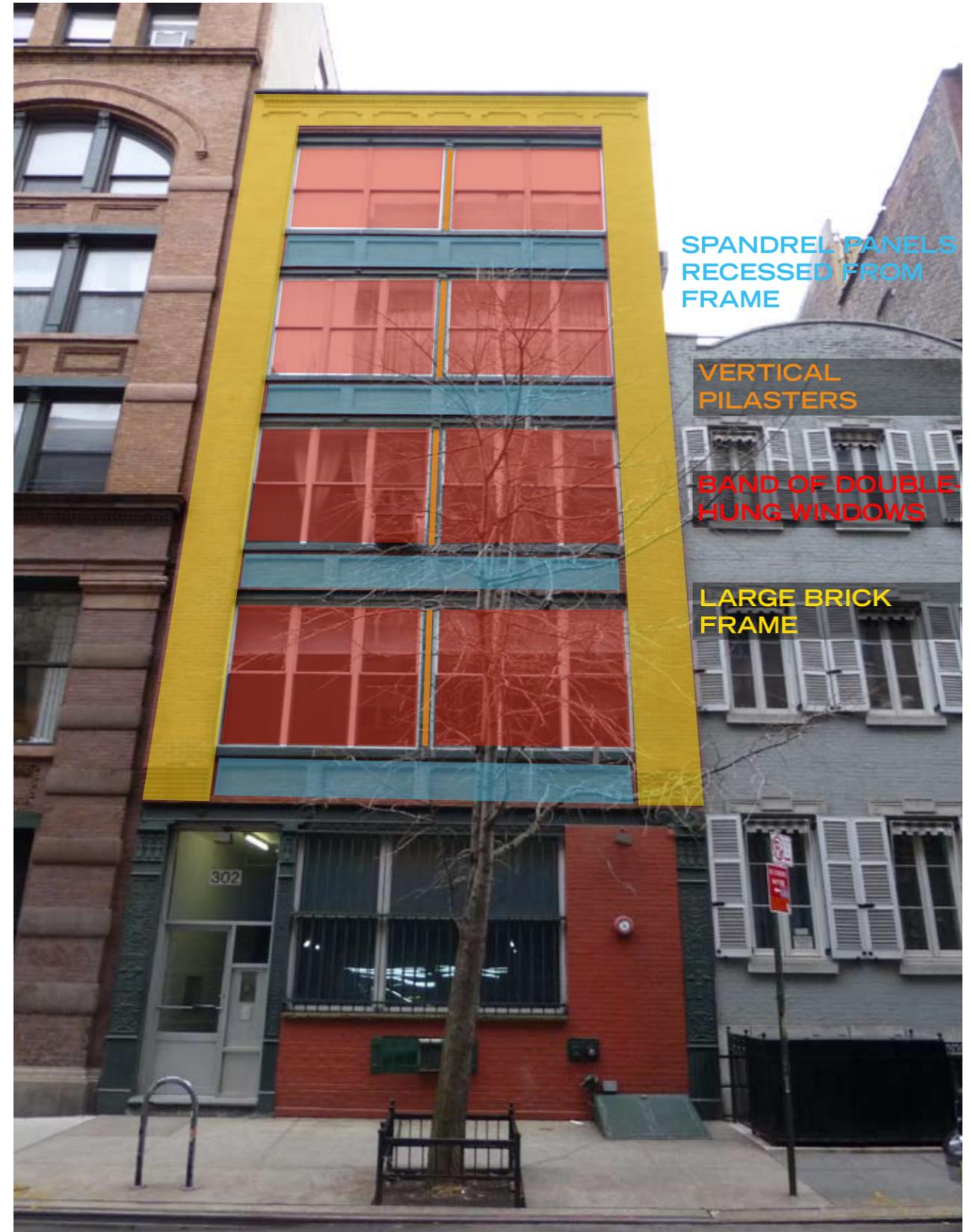
METAL SPANDREL

VERTICAL
PILASTERS

LARGER FIGURE
STEEL + GLASS



302 ELIZABETH STREET - EXISTING BUILDING



302 ELIZABETH STREET - DIAGRAM



7 GREAT JONES STREET - EXISTING BUILDING

SMALLER, DIFFERENT
WINDOWS AT TOP FLOOR

BRICK FRAME

DETAILED AND
RECESSED INFILL
PANELS

4-BAY DOUBLE HUNG
WINDOWS

BASE

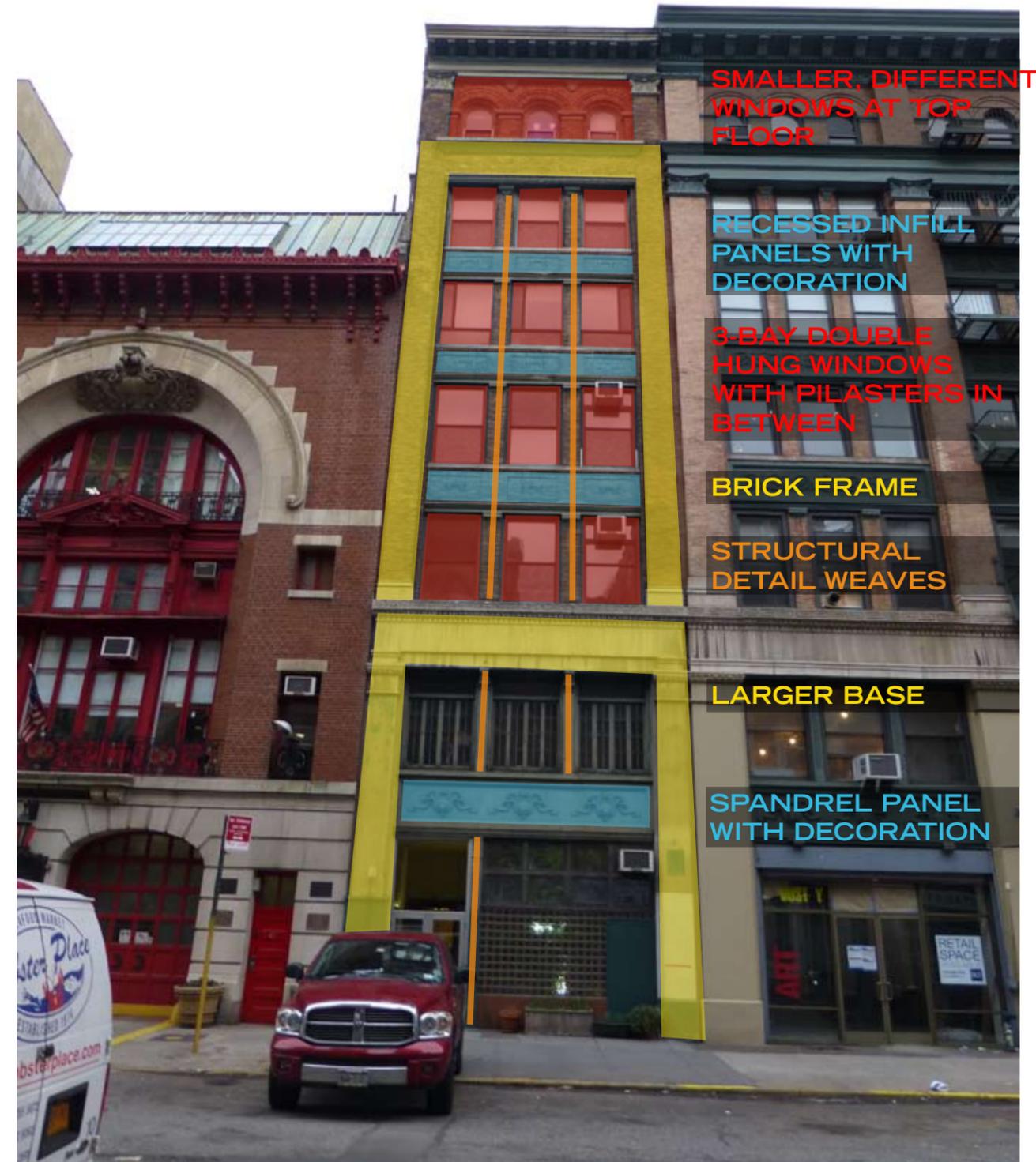
STRUCTURAL DETAIL
WEAVES



7 GREAT JONES STREET - DIAGRAM



46 GREAT JONES STREET - EXISTING BUILDING



46 GREAT JONES STREET - DIAGRAM



344 BOWERY STREET - EXISTING BUILDING



344 BOWERY STREET - DIAGRAM



55 GREAT JONES STREET - EXISTING BUILDING



55 GREAT JONES STREET - DIAGRAM



29 GREAT JONES STREET - EXISTING BUILDING



29 GREAT JONES STREET - DIAGRAM

TALL BUILDING PRECEDENTS IN NOHO HISTORIC DISTRICT EXTENSION



25 GREAT JONES / 22 BOND STREET - EXISTING BUILDING

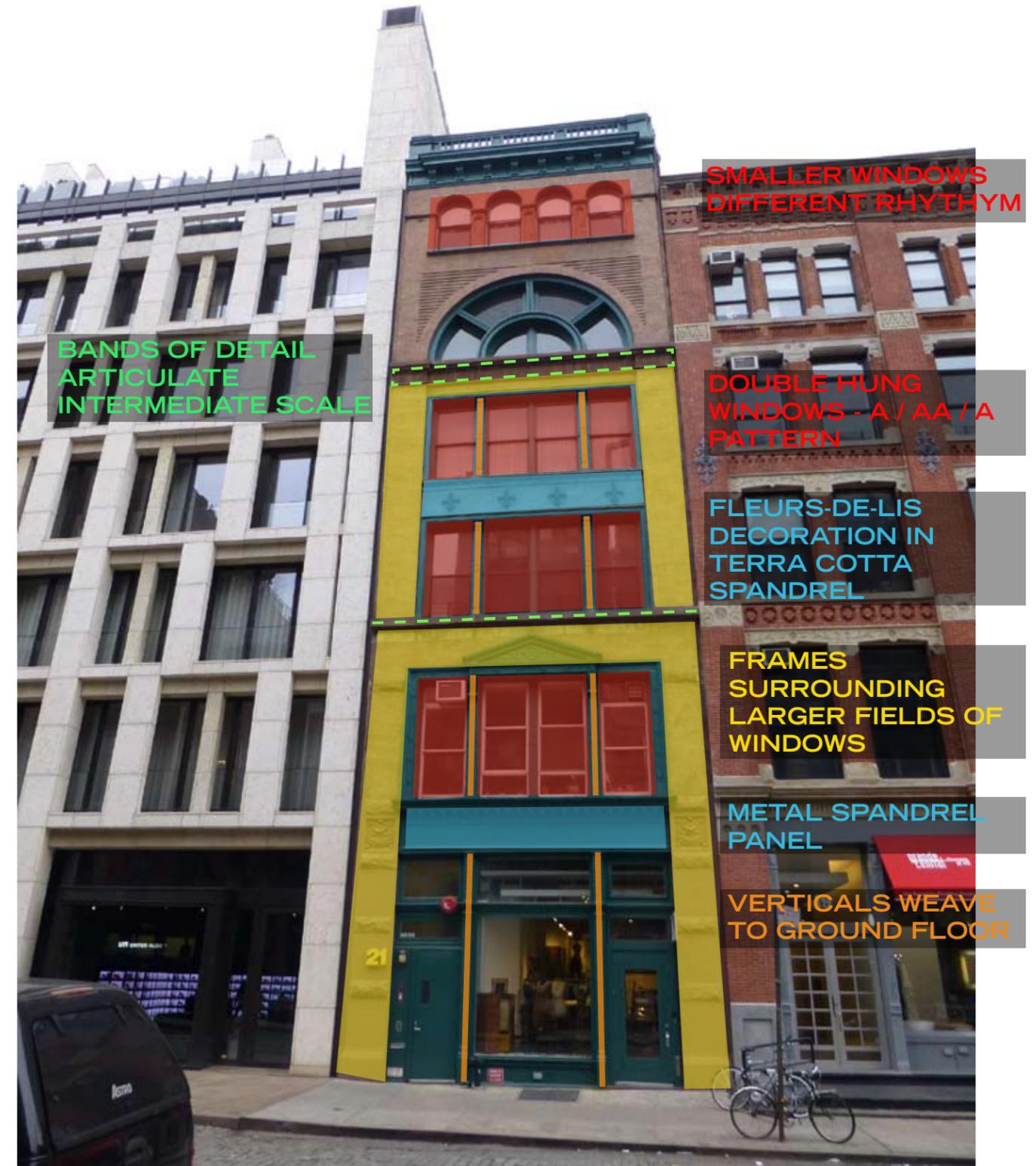
NEW TALL BUILDING



25 GREAT JONES / 22 BOND STREET - DIAGRAM



21 BOND STREET - EXISTING BUILDING



21 BOND STREET - DIAGRAM

SMALLER WINDOWS
DIFFERENT RHYTHM

BANDS OF DETAIL
ARTICULATE
INTERMEDIATE SCALE

DOUBLE HUNG
WINDOWS - A / AA / A
PATTERN

FLEURS-DE-LIS
DECORATION IN
TERRA COTTA
SPANDREL

FRAMES
SURROUNDING
LARGER FIELDS OF
WINDOWS

METAL SPANDREL
PANEL

VERTICALS WEAVE
TO GROUND FLOOR



50 BOND STREET - EXISTING BUILDING



50 BOND STREET - DIAGRAM



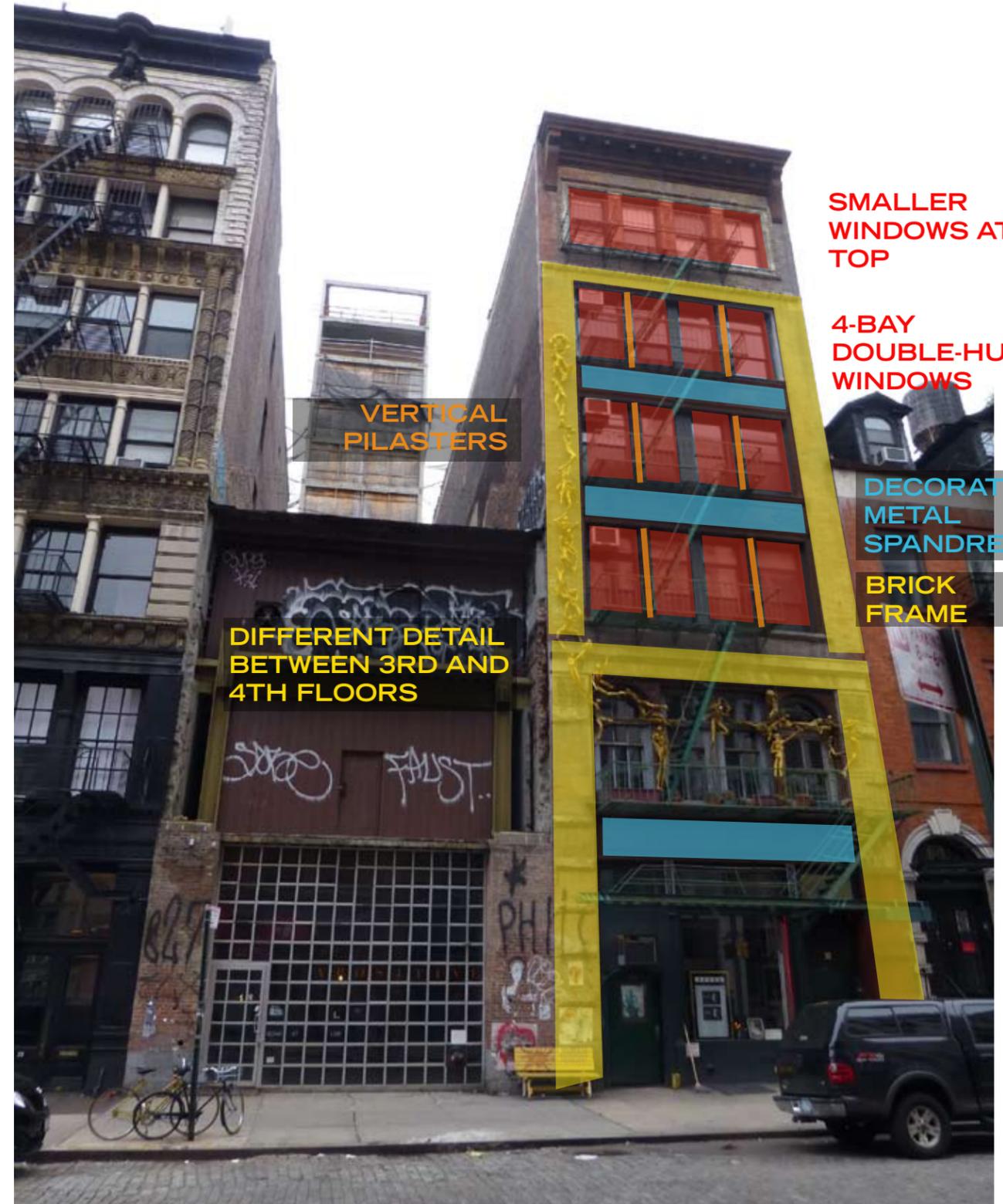
30 BOND STREET - EXISTING BUILDING



30 BOND STREET - DIAGRAM



24 BOND STREET - EXISTING BUILDING



24 BOND STREET - DIAGRAM

SMALLER
WINDOWS AT
TOP

4-BAY
DOUBLE-HUNG
WINDOWS

VERTICAL
PILASTERS

DECORATIVE
METAL
SPANDREL

BRICK
FRAME

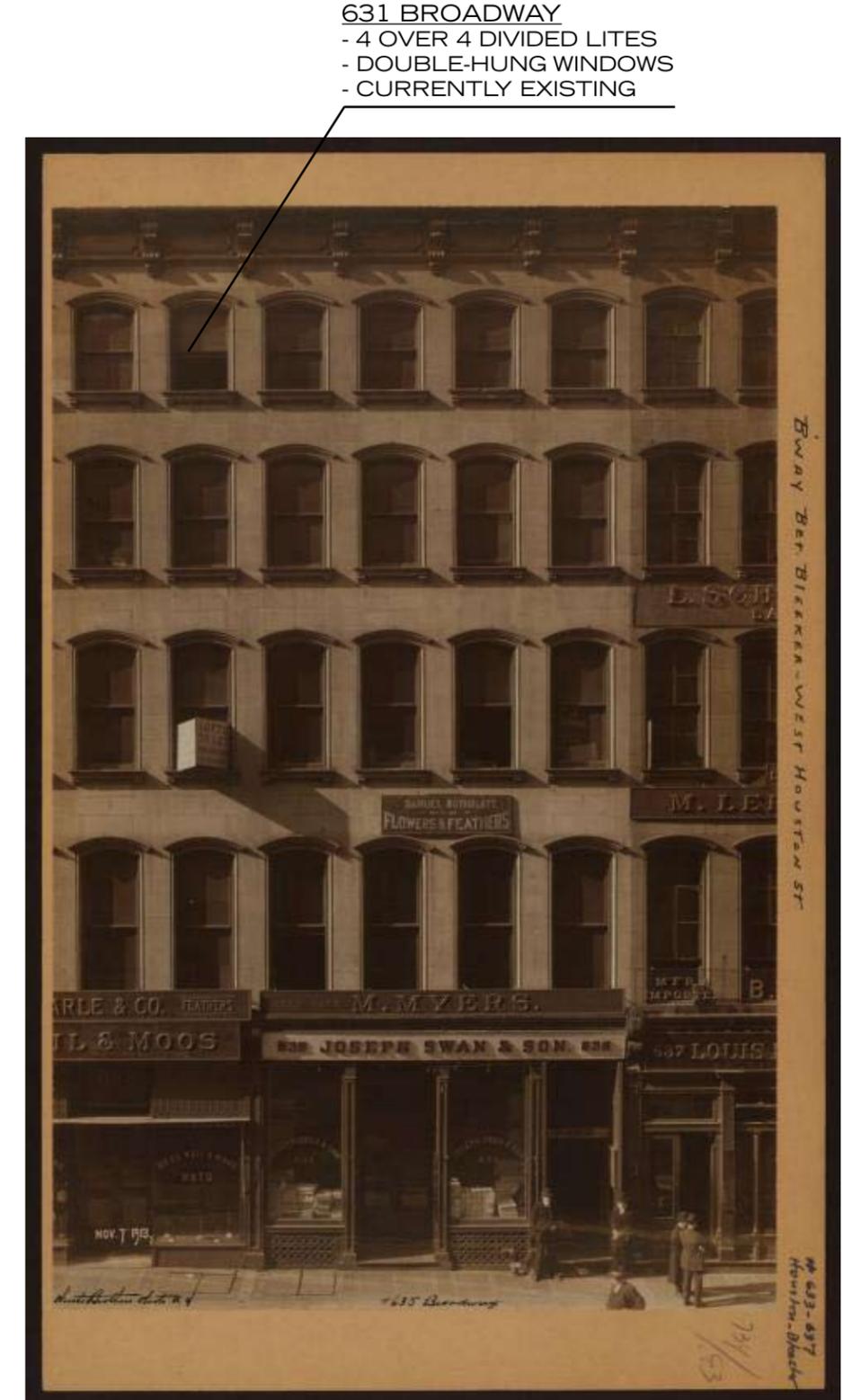
DIFFERENT DETAIL
BETWEEN 3RD AND
4TH FLOORS



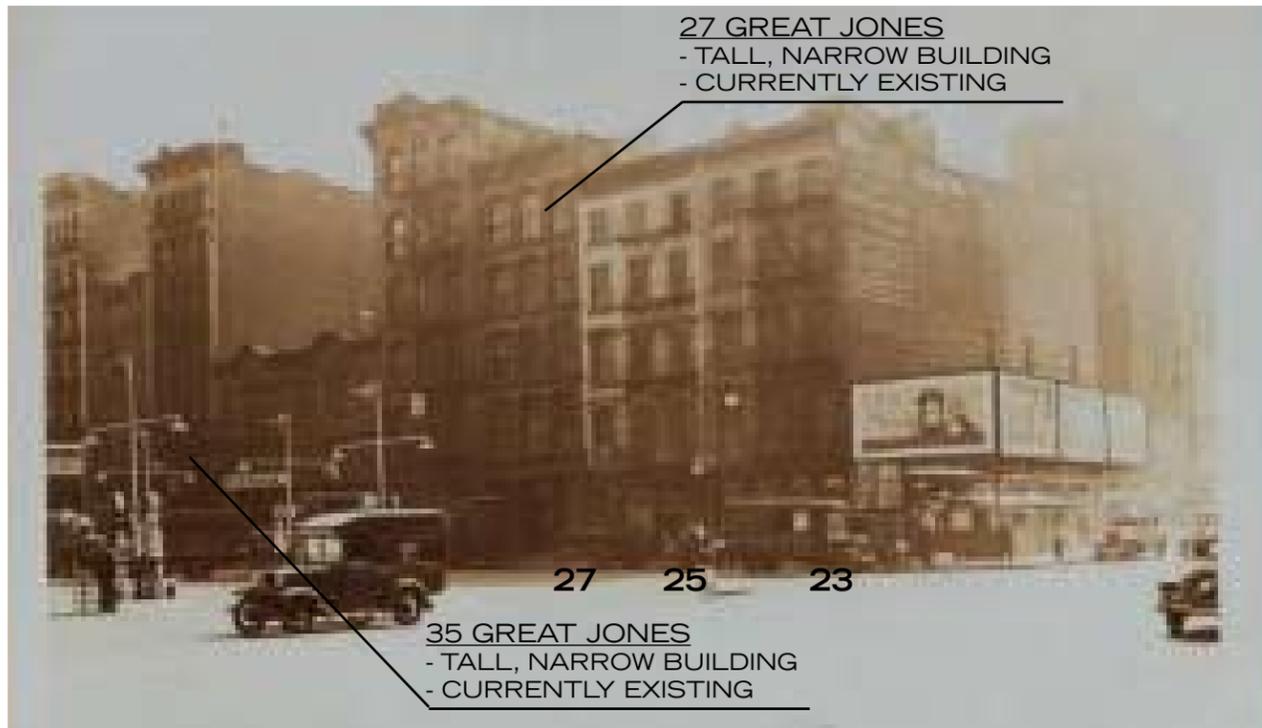
BROADWAY - WEST SIDE BETWEEN HOUSTON AND BLEECKER STREETS
 NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS - 1899



BROADWAY - EAST SIDE BETWEEN HOUSTON AND BLEECKER STREETS
 NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS - 1899



631-635 BROADWAY
 NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS - 1934



27 GREAT JONES
 - TALL, NARROW BUILDING
 - CURRENTLY EXISTING

35 GREAT JONES
 - TALL, NARROW BUILDING
 - CURRENTLY EXISTING

GREAT JONES STREET AT LAFAYETTE STREET
 NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS - 1934



49 BLEECKER STREET
 - 3-BAY DOUBLE HUNG WINDOWS
 - CURRENTLY EXISTING

LOOKING UP LAFAYETTE STREET AT BLEECKER STREET
 NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS - 1934



55 GREAT JONES
 - 3-BAY DOUBLE HUNG WINDOWS
 - DECORATIVE SPANDRELS
 - TALL, NARROW BUILDING

47 GREAT JONES
 - 4-BAY DOUBLE HUNG WINDOWS
 - VERTICAL MULLIONS
 - PILASTERS BETWEEN WINDOWS

55 AND 47 GREAT JONES STREET
 CIRCA 1936

39 BOND STREET
 - 3-BAY DOUBLE HUNG WINDOWS
 - SMALLER WINDOWS AT TOP FLOOR
 - CURRENTLY EXISTING



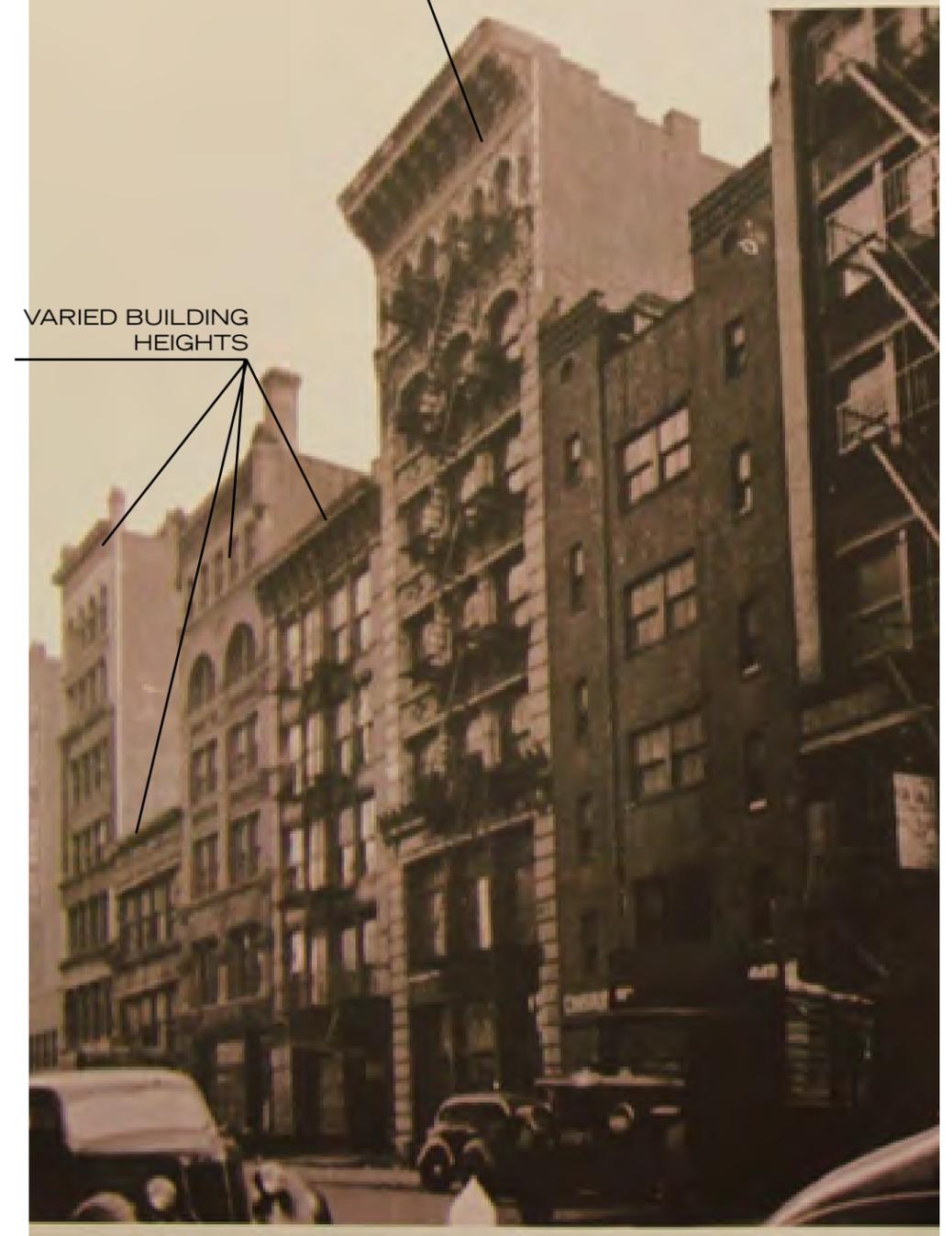
39 BOND STREET
 CIRCA 1932

46 GREAT JONES
 - SPANDRELS WITH DECORATIVE PANELS
 - DOUBLE-HUNG WINDOWS
 - CURRENTLY EXISTING



48 GREAT JONES STREET
 1940s TAX PHOTO

55 GREAT JONES
 - 3-BAY DOUBLE HUNG WINDOWS
 - TALL, NARROW BUILDING
 - CURRENTLY EXISTING



55 GREAT JONES STREET
 1940s TAX PHOTO

19 BLEECKER STREET
 - 4-BAY DOUBLE-HUNG WINDOWS
 - VERTICAL MULLION
 - DECORATIVE SPANDREL
 - CURRENTLY EXISTING



15 BLEECKER STREET
 1940S TAX PHOTO

20 BOND STREET
 - 4-BAY DOUBLE-HUNG WINDOWS
 - DIVIDED LITES
 - PILASTERS BETWEEN WINDOWS
 - DECORATIVE SPANDRELS
 - CURRENTLY EXISTING



20 BOND STREET
 1940S TAX PHOTO

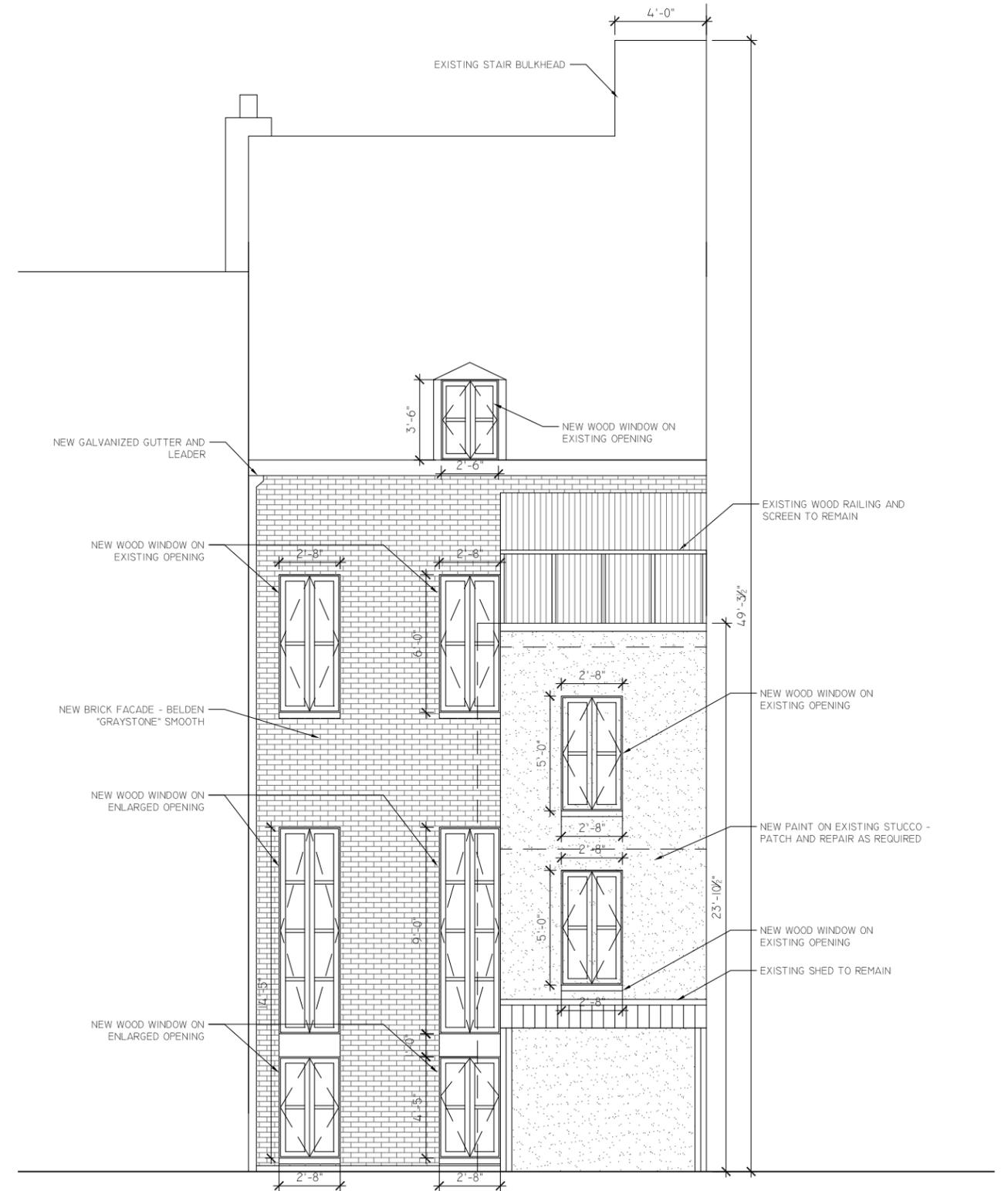
7 BOND STREET
 - DOUBLE-HUNG WINDOWS
 - PILASTERS BETWEEN WINDOWS
 - CURRENTLY EXISTING



7 AND 11 BOND STREET
 NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS - 1934



LPC PREVIOUSLY APPROVED FRONT FACADE - MARCH 2014



LPC PREVIOUSLY APPROVED REAR FACADE - MARCH 2014



27-31 BLEECKER ST

25 BLEECKER ST

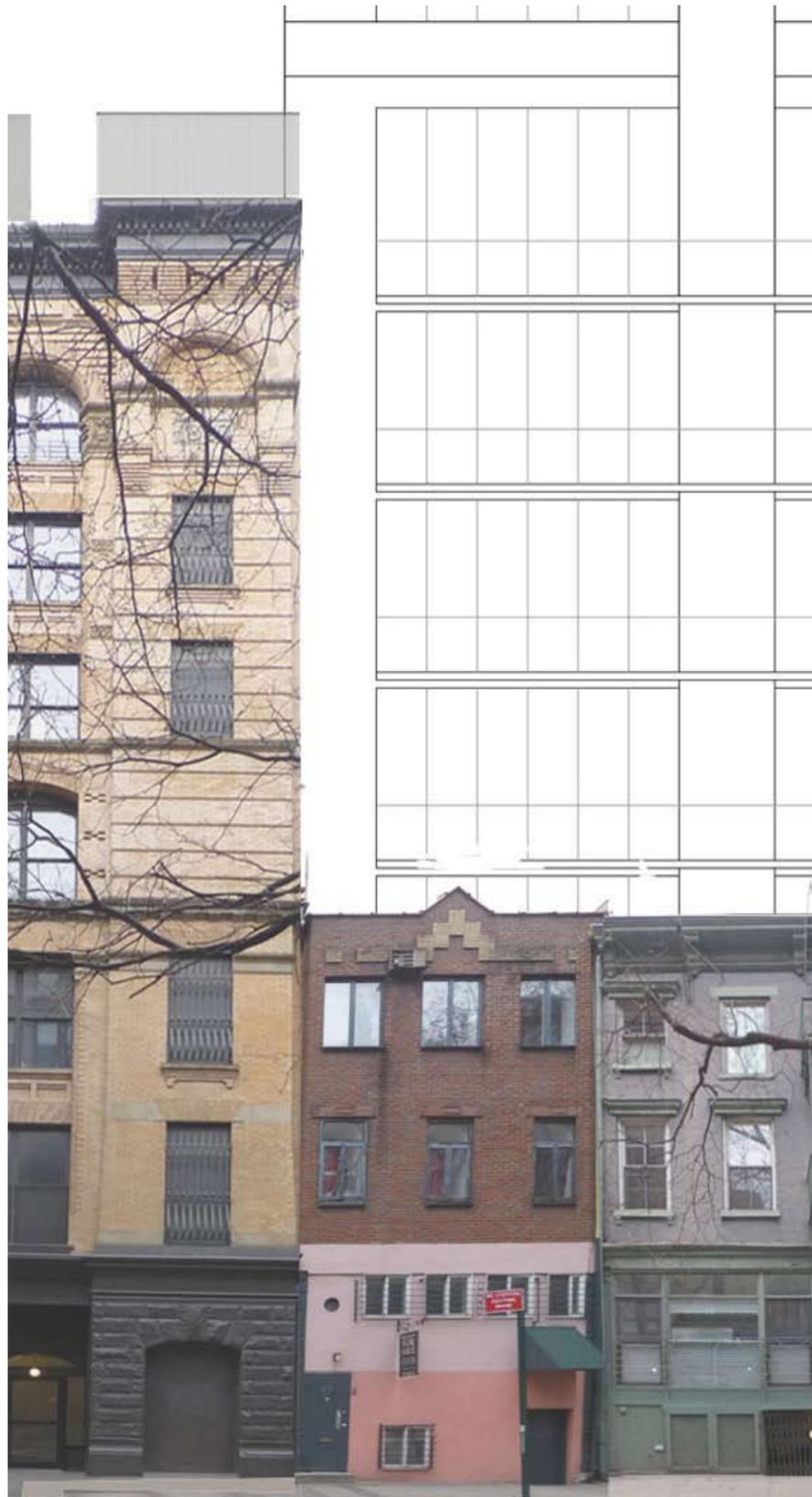
21-23 BLEECKER ST

17-19 BLEECKER ST

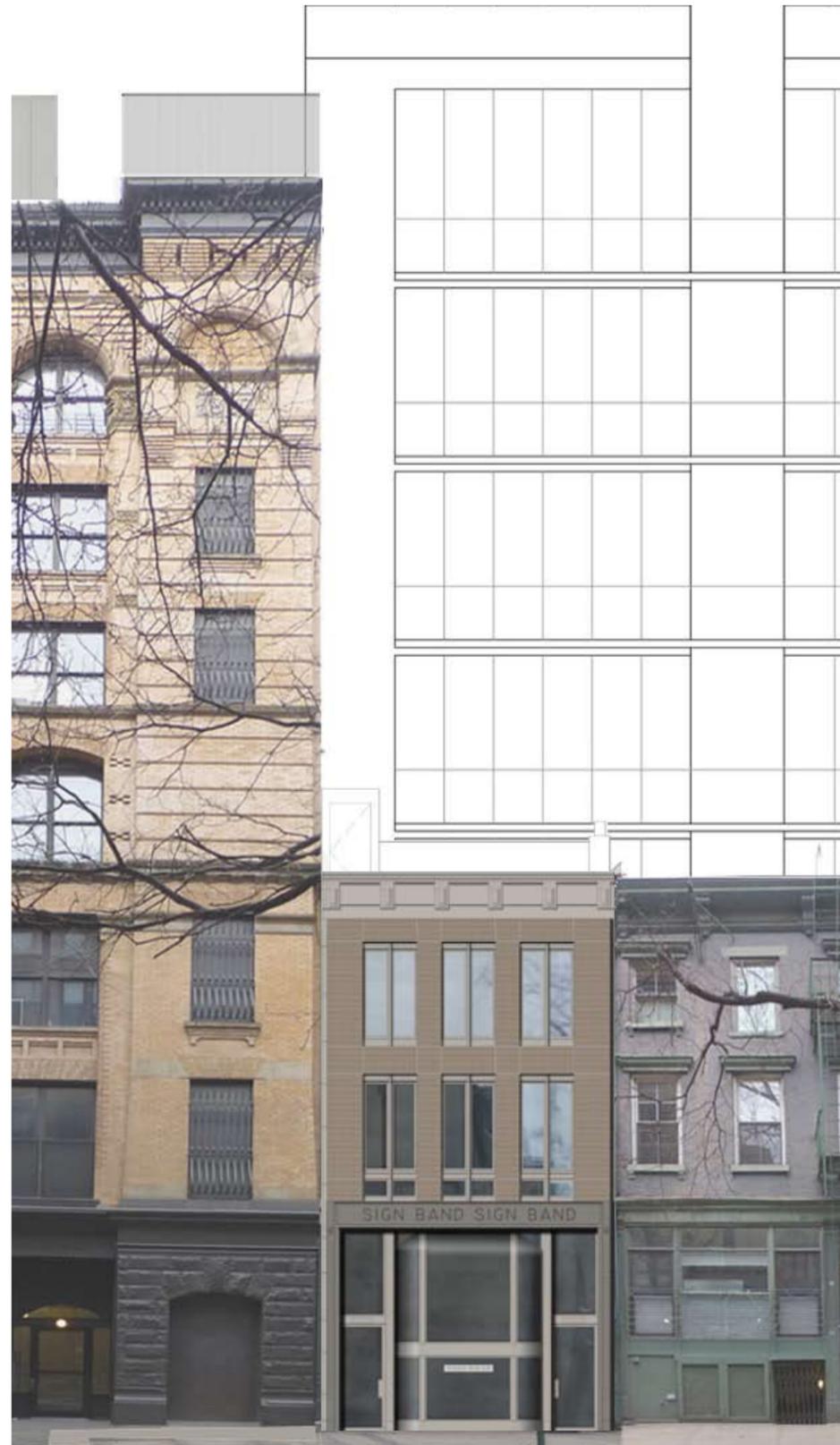
15 BLEECKER ST

PROPOSED PHOTO COLLAGE - PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 15 BLEECKER STREET LOOKING NORTH

PREVIOUS LPC APPROVED FACADE IN ADJACENT CONTEXT



EXISTING BUILDING
WITH 1980s ALTERATIONS



PREVIOUSLY APPROVED PROPOSAL
MARCH 2014



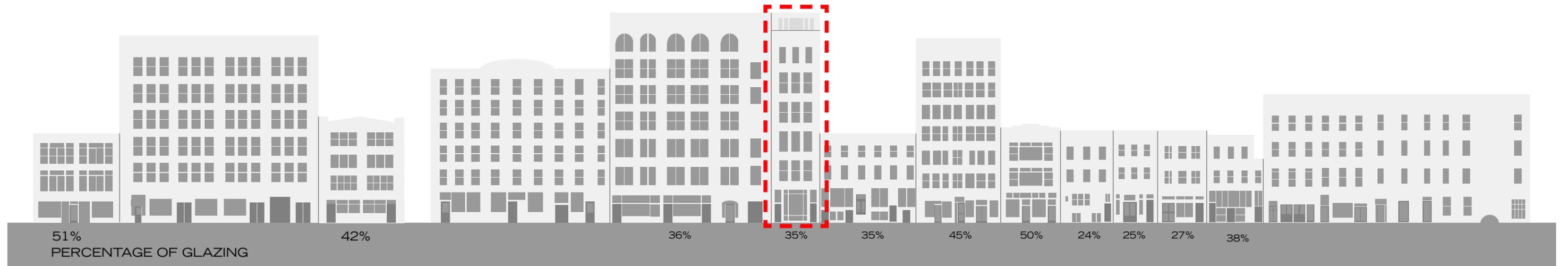
PROPOSED BUILDING

EXISTING, PREVIOUSLY APPROVED AND PROPOSED FACADE COMPARISON



PROPOSED COLLAGE - NORTH SIDE OF BLEECKER STREET
FULL BLOCK BETWEEN LAFAYETTE STREET AND BOWERY

25 BLEECKER ST

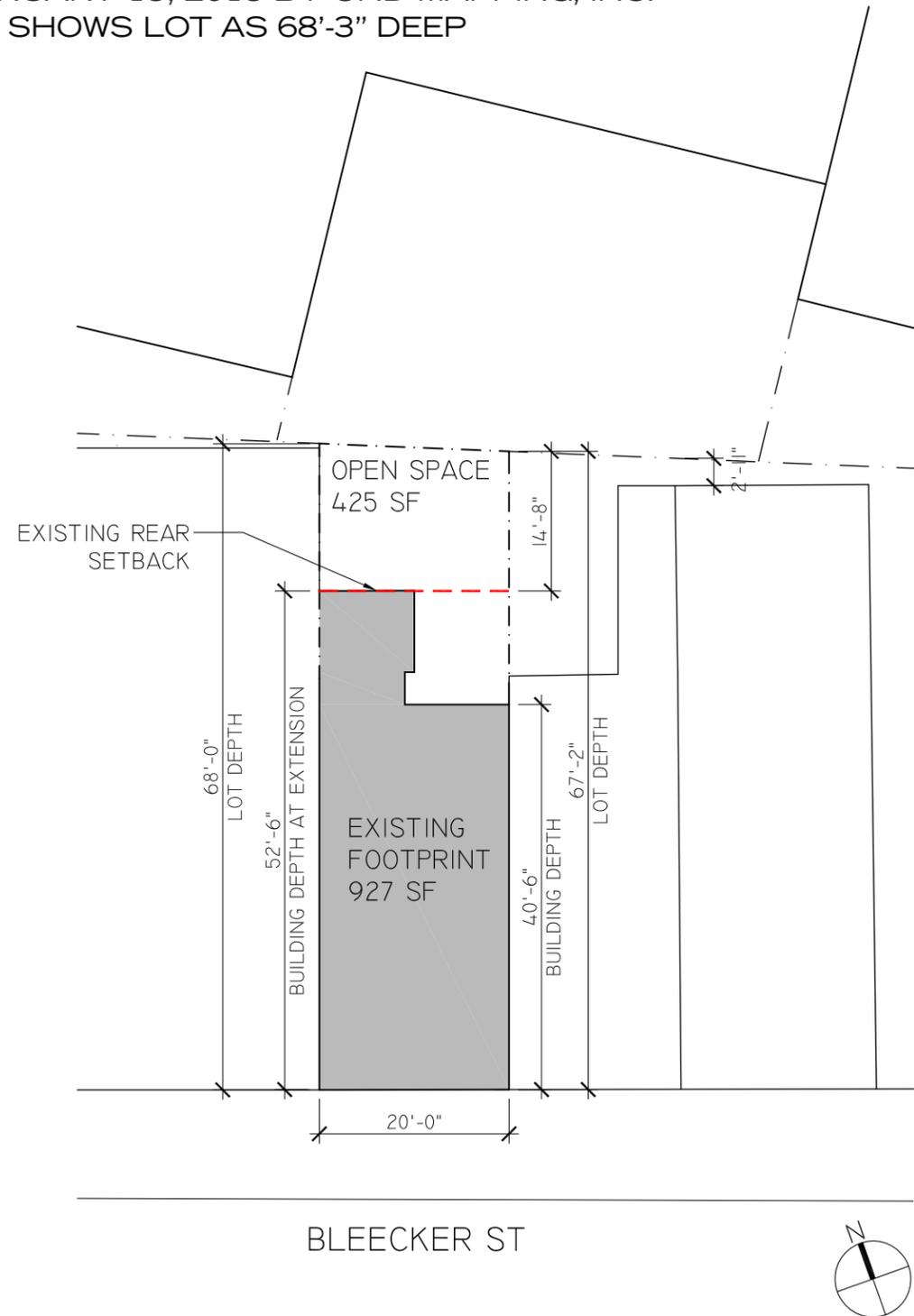


WINDOWS AND DOORWAYS - NORTH SIDE OF BLEECKER STREET
FULL BLOCK BETWEEN LAFAYETTE STREET AND BOWERY

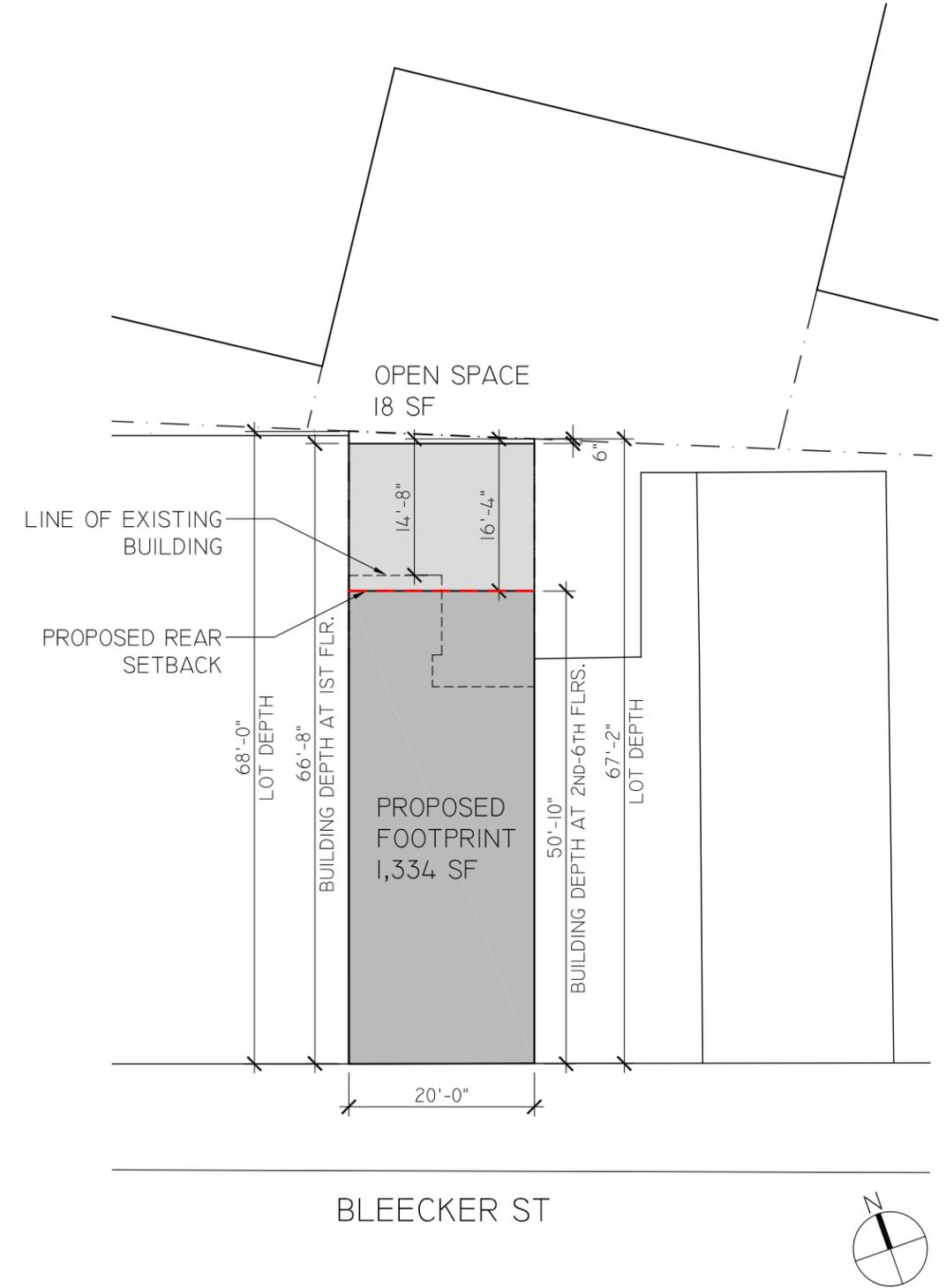
25 BLEECKER ST

STREET WALL FACADE = 1,619 SF
GLAZING = 565 SF
PERCENTAGE OF GLAZING = 35%

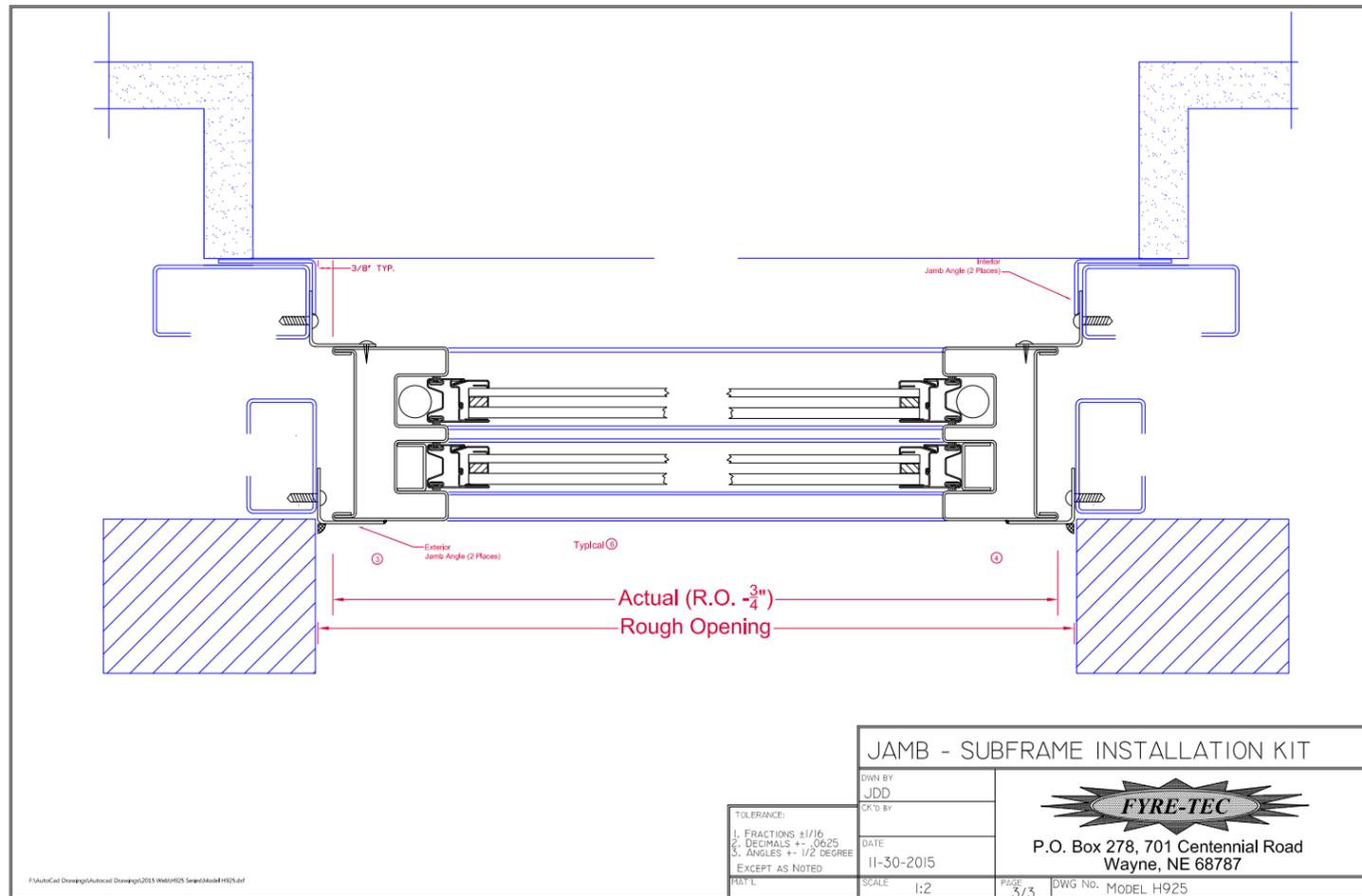
LOT AND EXISTING BUILDING DIMENSIONS PER SURVEY
 DATED FEBRUARY 13, 2013 BY CND MAPPING, INC.
 TAX ID MAP SHOWS LOT AS 68'-3" DEEP



EXISTING SITE PLAN



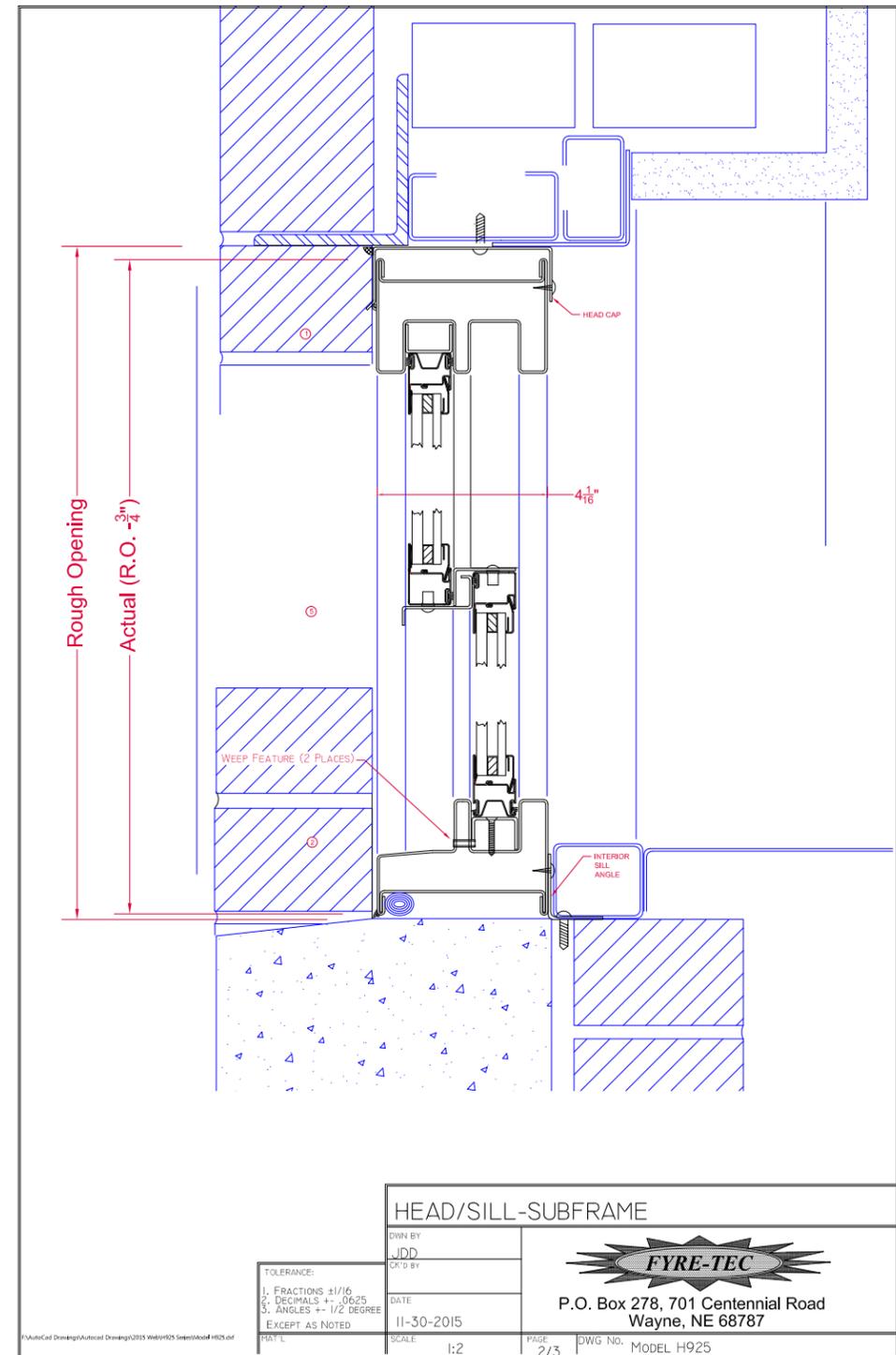
PROPOSED SITE PLAN



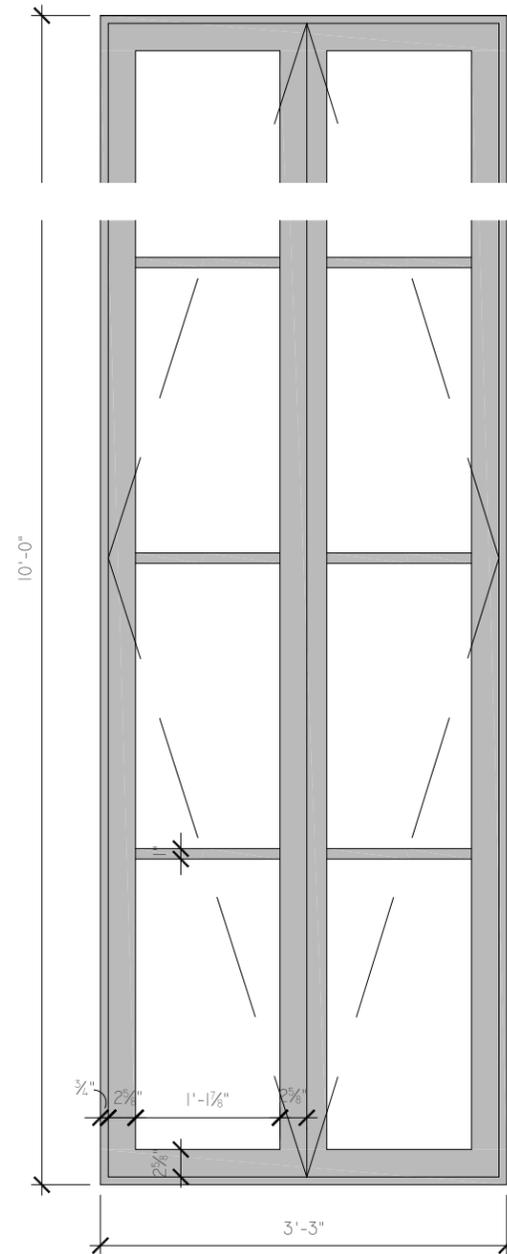
STEEL DOUBLE-HUNG WINDOW - JAMB DETAIL

STEEL DOUBLE-HUNG WINDOW PROFILES

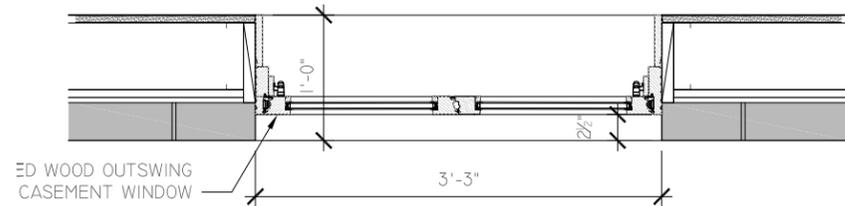
FINISH COLOR:
BENJAMIN MOORE HC-45 "SHAKER BEIGE"



STEEL DOUBLE-HUNG WINDOW - HEAD/SILL DETAIL



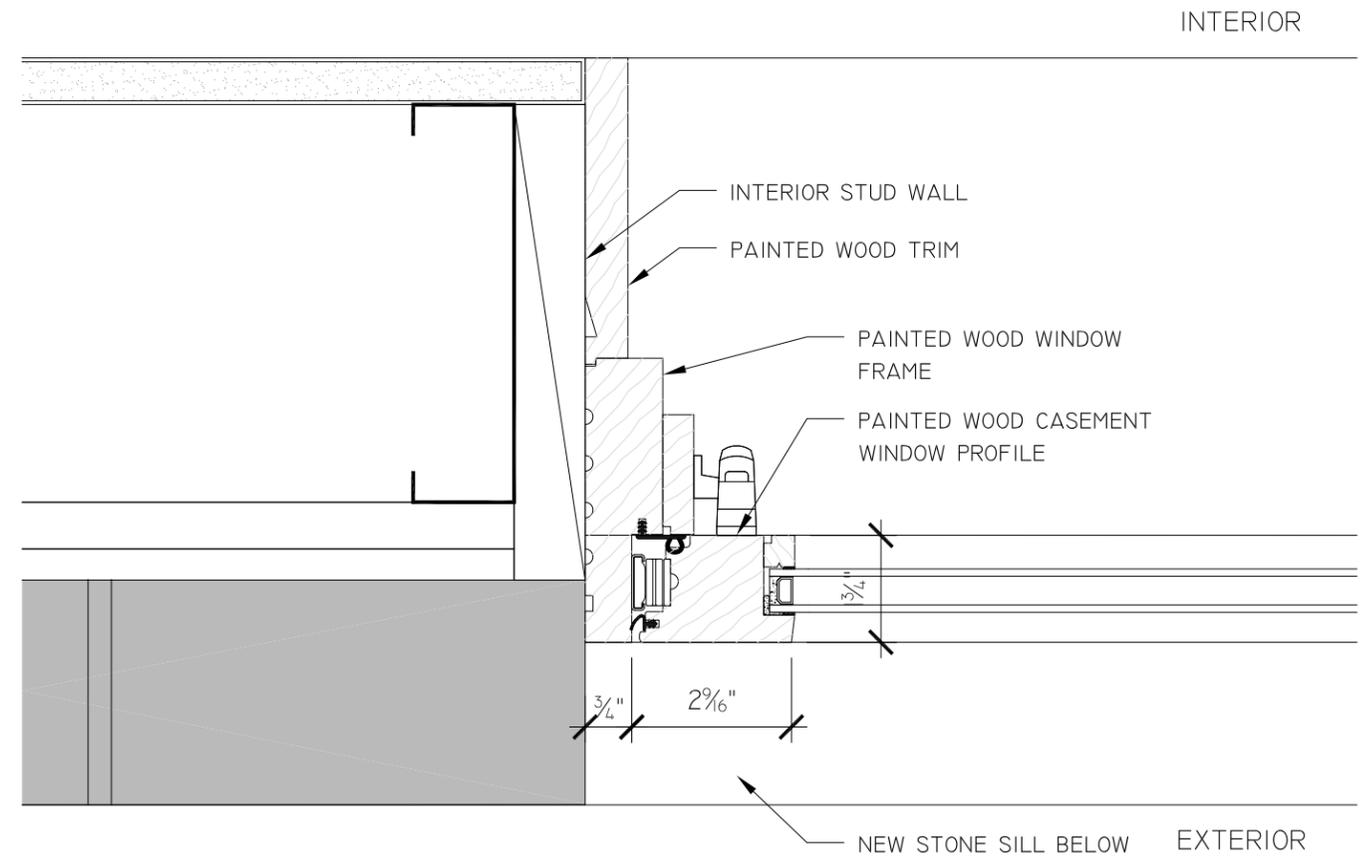
TYPICAL WOOD WINDOW DETAIL ELEVATION



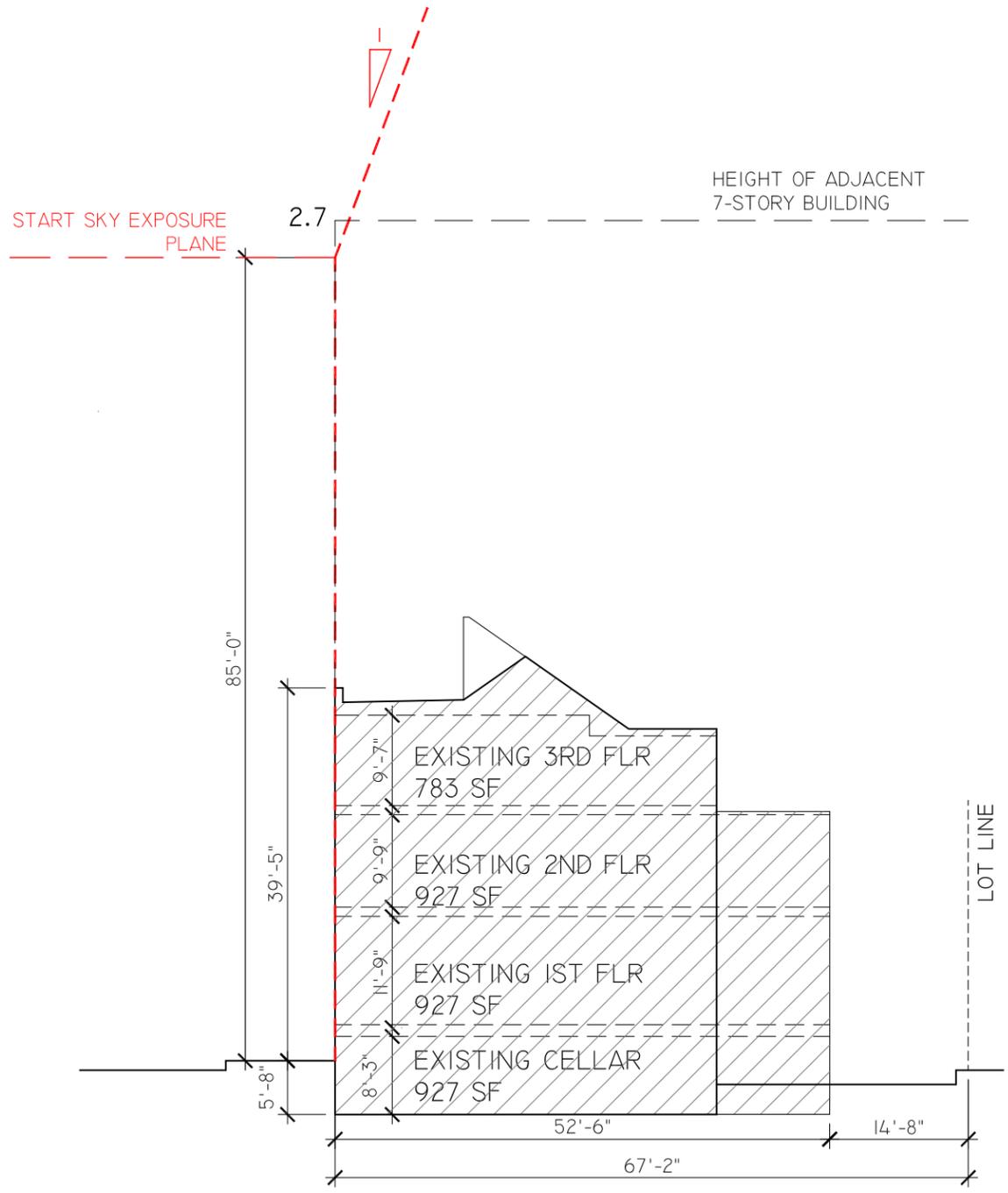
TYPICAL WOOD WINDOW DETAIL PLAN

DYNAMIC WOOD CASEMENT WINDOW PROFILES

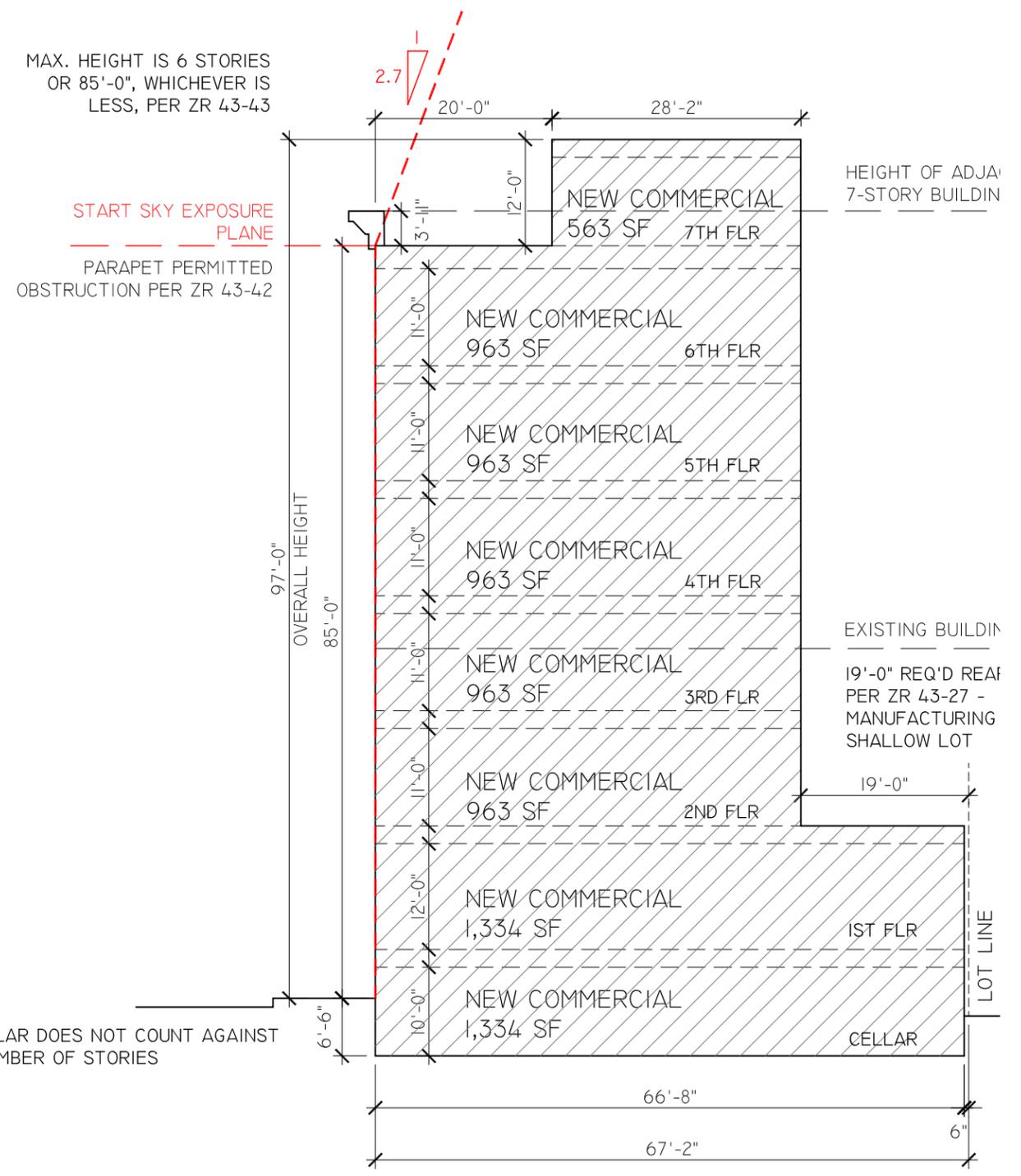
FINISH COLOR:
BENJAMIN MOORE HC-45 "SHAKER BEIGE"



DYNAMIC WOOD CASEMENT WINDOW DETAIL



EXISTING ZONING SECTION



AS-OF-RIGHT ZONING SECTION
MAXIMUM ENVELOPE - COMMERCIAL USE

ADDRESS	25 BLEECKER STREET (NARROW STREET)
BLOCK	529
LOT	54
ZONING DISTRICT	MI-5B
MAP #	I2C
COMMUNITY BOARD	2
LOT AREA	1,352 SF
USE GROUP	2 RESIDENTIAL, 6 RETAIL
OCCUPANCY GROUP	F4, J2
CONSTRUCTION CLASS	FIREPROOF, IB

6 FLOORS TOTAL (+ CELLAR, PENTHOUSE)
 3 RESIDENTIAL UNITS
 1 RETAIL/RESTAURANT UNIT

1 ELEVATOR REQUIRED
 1 EGRESS STAIR REQUIRED

MAX FAR - 5
 EXISTING LOT SIZE - 1,352 SF
 REQ'D REAR YARD DEPTH - 28' (RESIDENTIAL, SHALLOW LOT)
 MAX BUILDABLE AREA - 6,760 SF
 MAX HEIGHT - SKY EXPOSURE PLANE
 MAX BASE HEIGHT - 6 FLOORS OR 85'

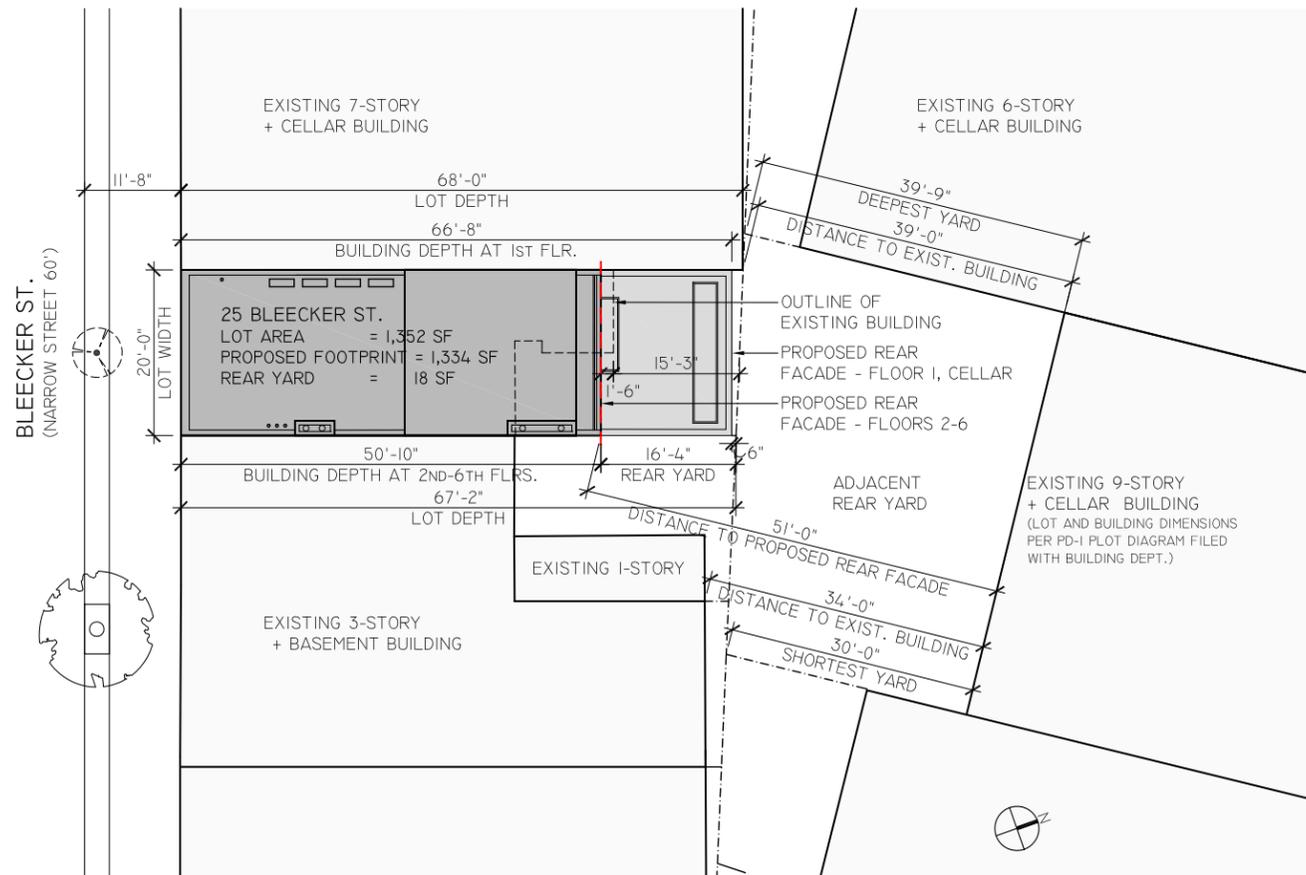
EXISTING AREA - 2,639 SF (EXCLUDES CELLAR)
 EXISTING FAR - 1.95

PROPOSED AREA - 6,758 SF (EXCLUDES CELLAR)
 PROPOSED FAR - 5.0
 REMAINDER - 2 SF
 COMMERCIAL FAR - 0.79 (1,074 SF)
 RESIDENTIAL FAR - 4.20 (5,684 SF)

TOTAL AREA + CELLAR - 8,092 SF

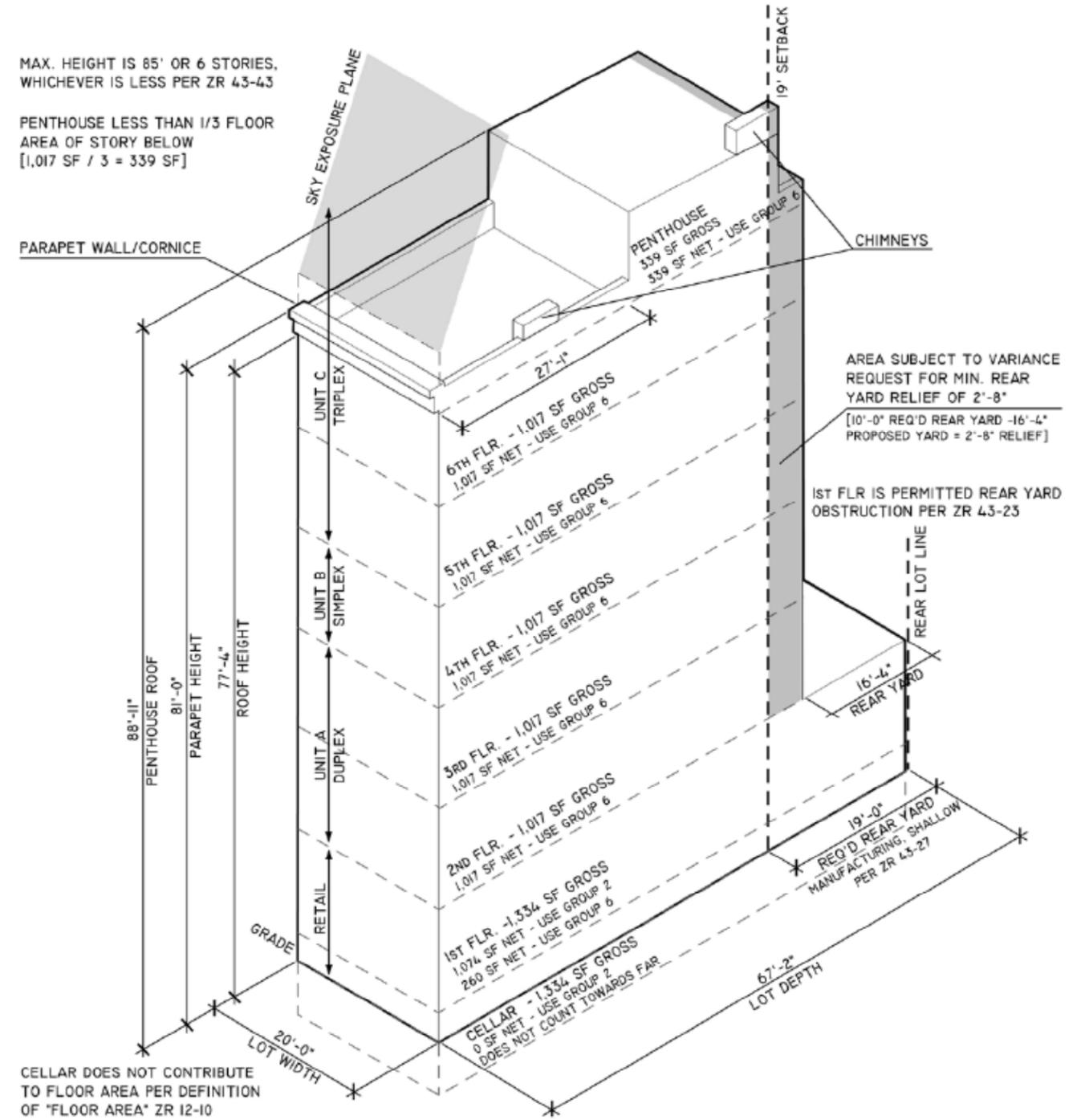
- MANUFACTURING DISTRICT REAR YARD SETBACK = 20'-0"
- SPECIAL PROVISIONS FOR SHALLOW LOTS PER ZR 43-27 ALLOWS FOR A 1'-0" REDUCTION IN THE REQUIRED REAR YARD FOR EVERY 2'-0" BY WHICH THE MAXIMUM LOT DEPTH IS LESS THAN 70'-0"
 - REQUIRED REAR YARD FOR A SHALLOW LOT OF 68'-0" = 19'-0"

25 BLEECKER LOT DIMENSIONS PER SURVEY DATED FEBRUARY 13, 2013 BY CND MAPPING, INC. (NOTE: TAX ID MAP SHOWS LOT AS 68'-3" DEEP)



ZONING SITE DIAGRAM

SCALE: NOT TO SCALE



ZONING AXONOMETRIC DIAGRAM

SCALE: NOT TO SCALE



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

Effective Date(s) of Rezoning:

10-11-2012 C 120226 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

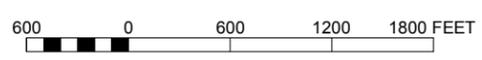
CITY MAP CHANGE(S):
▲ 6-01-2013 C 120156 MMM

MAP KEY

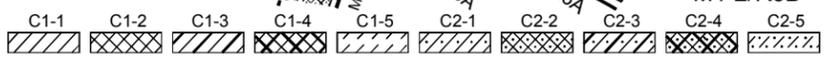
8b	8d	9b
12a	12c	13a
12b	12d	13b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



NOTE: STREETS FOR THE STREET MAP CHANGE C 120077 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

25 BLEECKER ST AND M1-5B ZONING DISTRICT

TIMELINE	MAPS	PHOTOS			
1807	1830-1840	1850-1880	1890-1930	1940-1950	1960-2000

BLEECKER STREET OPENED
AN EXISTING FARM LANE THROUGH THE BLEECKER FARM WAS OFFICIALLY OPENED. CONSTRUCTION OF INDIVIDUAL HOUSES SOON FOLLOWS.

ROW HOUSES BUILT
BLEECKER STREET COMPLETELY BUILT UP WITH FEDERAL-STYLE AND GREEK REVIVAL ROW HOUSES, INCLUDING THE BUILDING AT **25 BLEECKER STREET**.

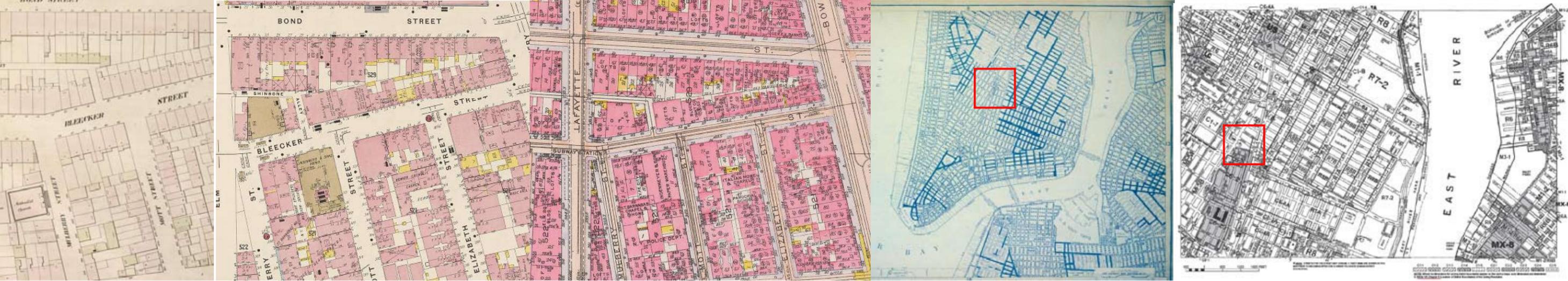
ALTERATIONS AND NEW USE
BLEECKER STREET TRANSITIONS FROM EXCLUSIVELY RESIDENTIAL USE TO MIXED-USE. STOREFRONTS OPENED, BUILDINGS JOINED AND AND SUBDIVDED INTO APARTMENTS. **25 BLEECKER STREET** OCCUPIED BY A BOARDING HOUSE.

NEW COMMERCIAL BUILDINGS
LARGE COMMERCIAL AND FACTORY BUILDINGS CONSTRUCTED ON BLEECKER STREET, DISPLACING THE ORIGINAL ROW HOUSES. EXISTING ROW HOUSES CONVERTED TO COMMERCIAL USE. NEW TENEMENT LAW APARTMENT BUILDINGS CONSTRUCTED.

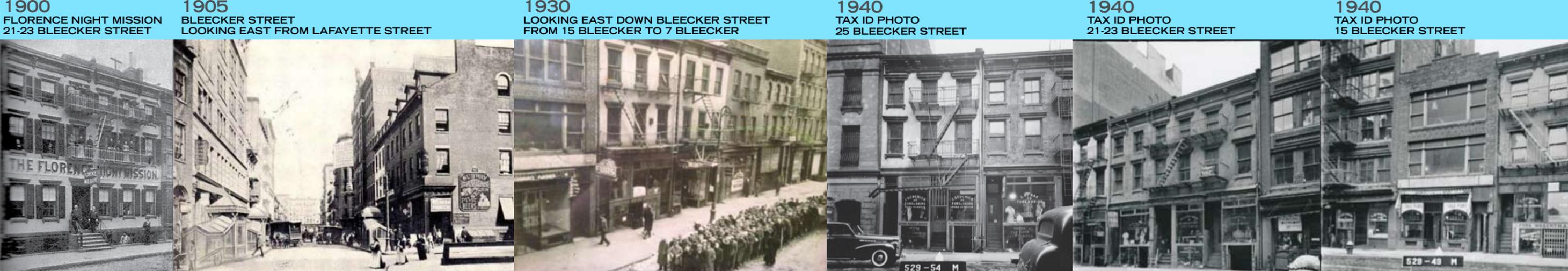
CONTINUED MIXED-USE
FUR INDUSTRY IS THE PREDOMINANT COMMERCIAL USE. EXISTING LOFT BUILDINGS CONVERTED TO RESIDENTIAL USE.

LOFT CONVERSIONS
COMMERCIAL LOFT BUILDINGS CONVERTED TO RESIDENTIAL USE. ROW HOUSES REVERT TO RESIDENTIAL USE AS SUBDIVIDED APARTMENTS.

HISTORIC MAPS



HISTORIC PHOTOGRAPHS



BLEECKER STREET AND NOHO EAST HISTORIC DISTRICT TIMELINE

Timeline information from the New York City Landmarks Preservation Commission, "Noho East Historic District Designation Report", June 24, 2003

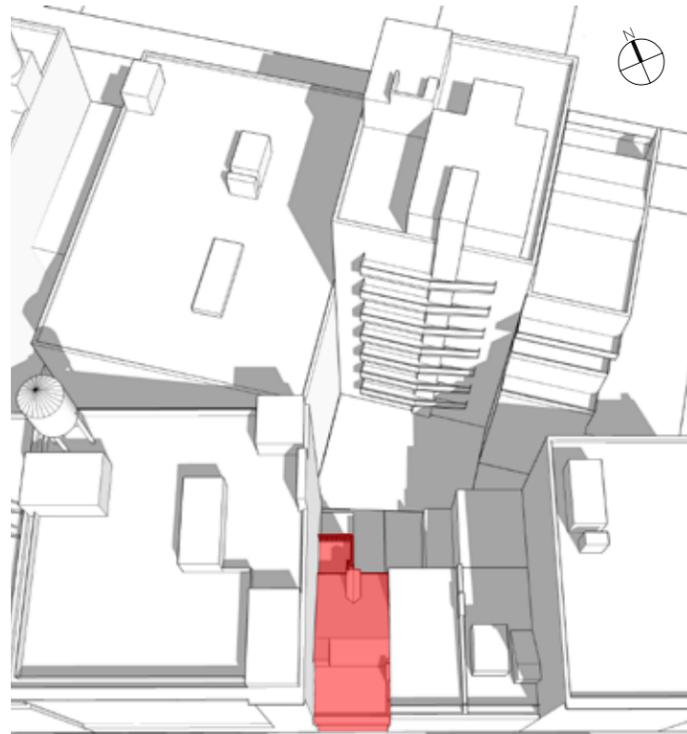


 AREA OF EXISTING BUILDINGS WITHIN 20' REAR YARD SETBACK FOR MANUFACTURING DISTRICTS

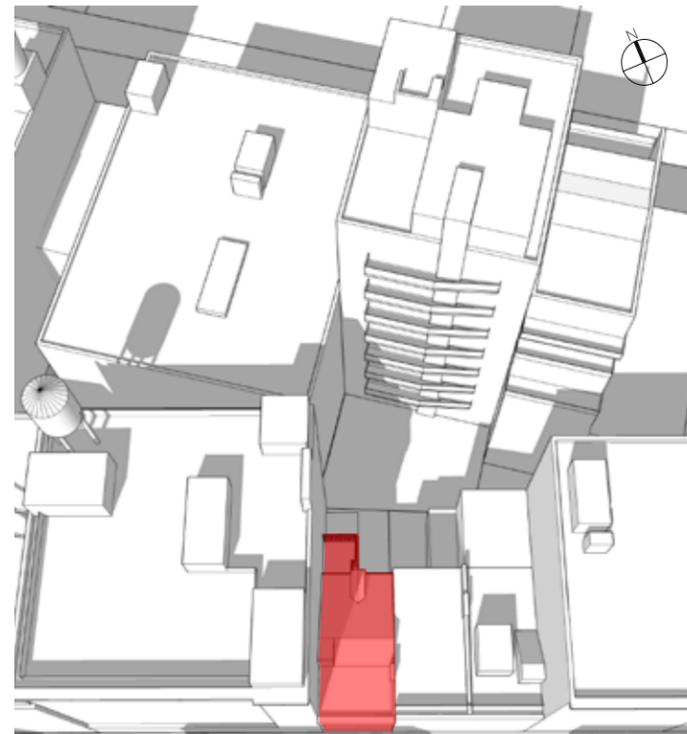
 SHALLOW LOTS, LESS THAN 70' DEEP - REAR YARD SETBACK REDUCED 1' FOR EVERY 2' OF LOT DEPTH LESS THAN 70'



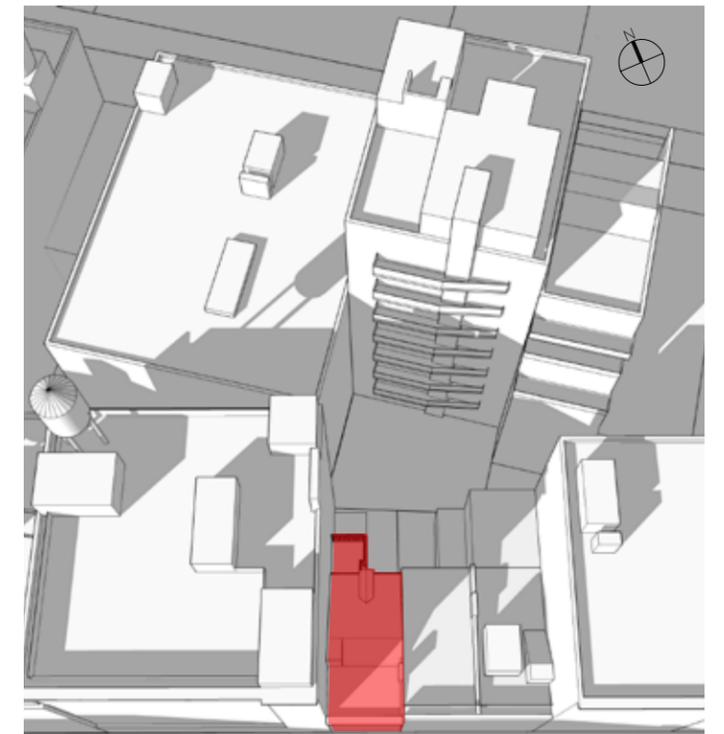
EXISTING BUILDING



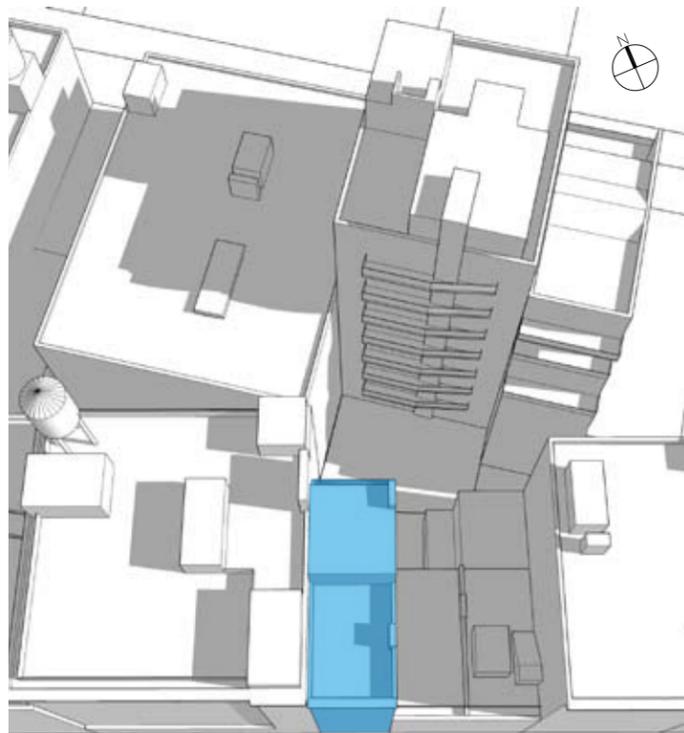
EXISTING BUILDING



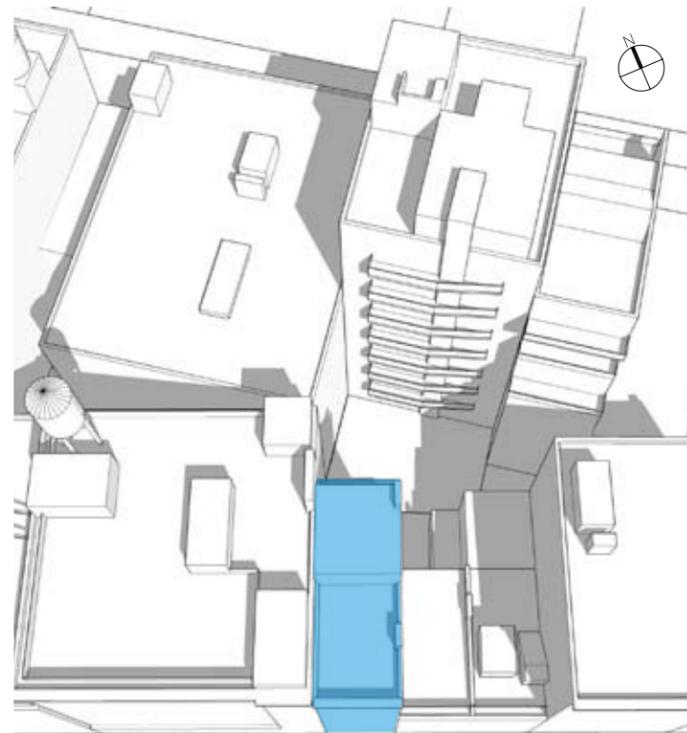
EXISTING BUILDING



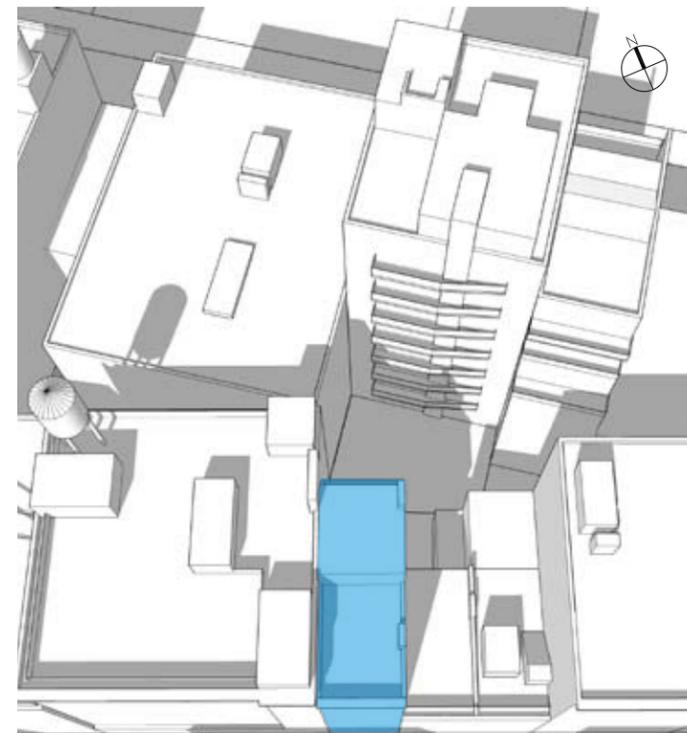
EXISTING BUILDING



PROPOSED BUILDING
MARCH 20/SEPTEMBER 20 - 9AM



PROPOSED BUILDING
MARCH 20/SEPTEMBER 20 - 12PM



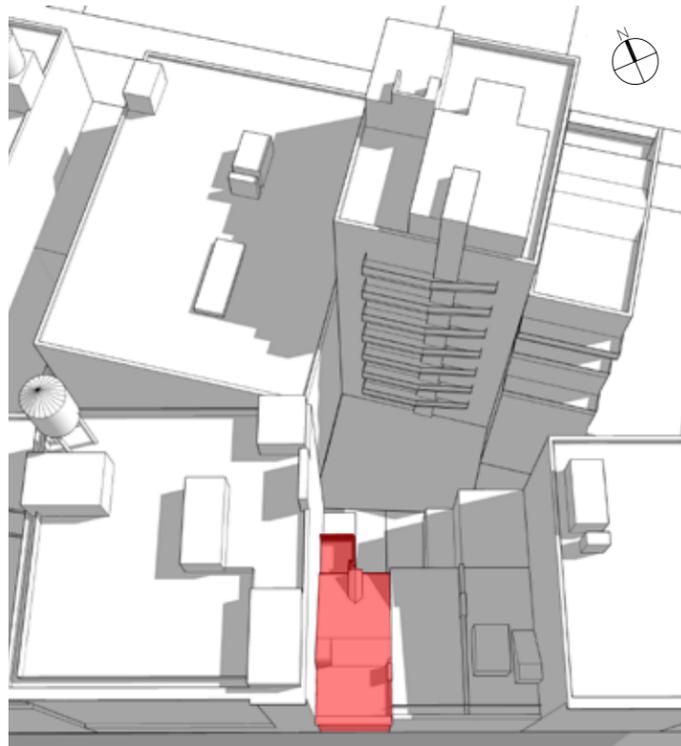
PROPOSED BUILDING
MARCH 20/SEPTEMBER 20 - 2PM



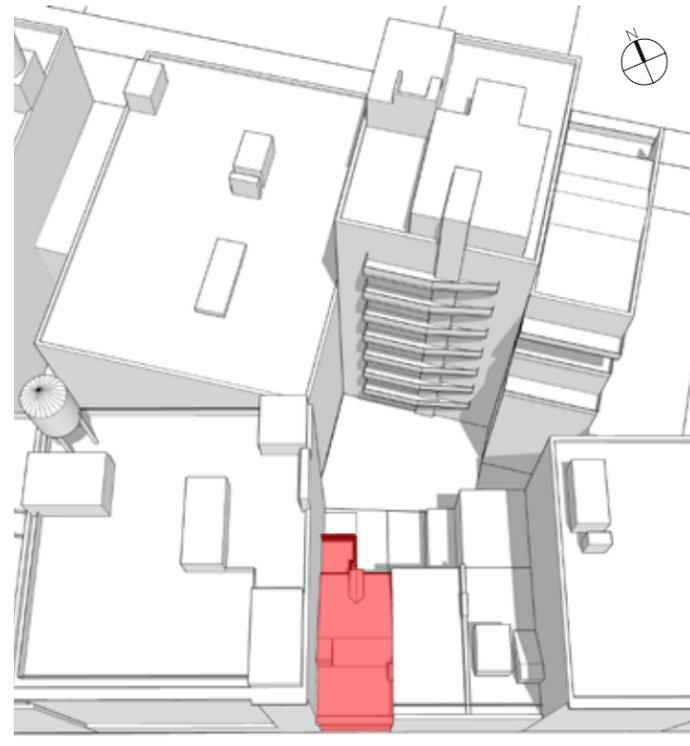
PROPOSED BUILDING
MARCH 20/SEPTEMBER 20 - 4PM

SHADOW STUDIES CREATED IN GOOGLE SKETCH-UP - GEOLOCATION AND SHADOW TOOLS
LATITUDE: 40.7256 N
LONGITUDE: 73.9935 W
TIME ZONE: UTC -05.00 (EASTERN, US)

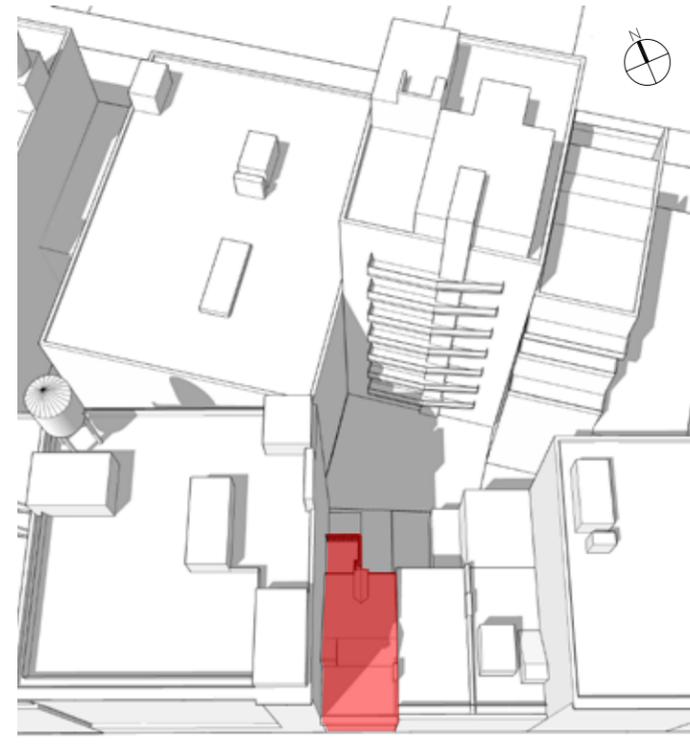
SHADOW STUDIES - PERSPECTIVE VIEW - MARCH/SEPTEMBER



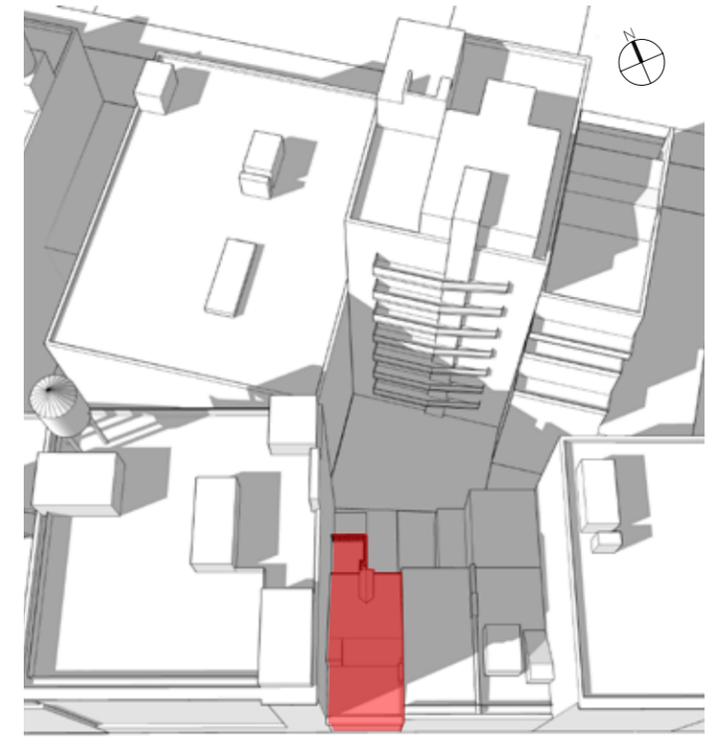
EXISTING BUILDING



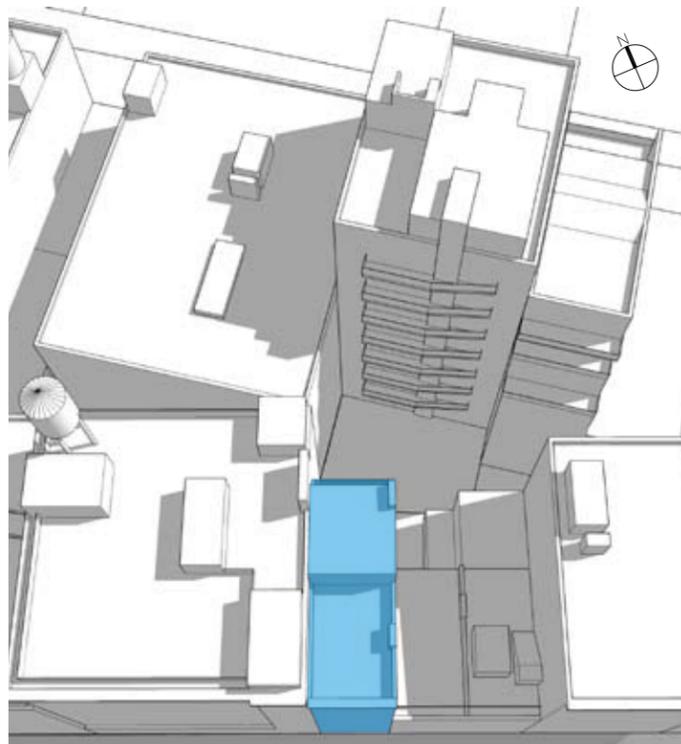
EXISTING BUILDING



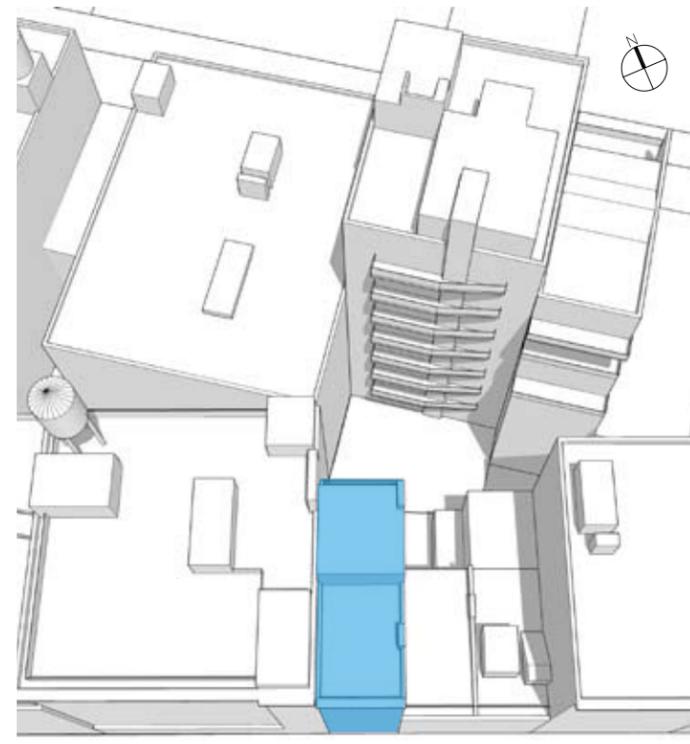
EXISTING BUILDING



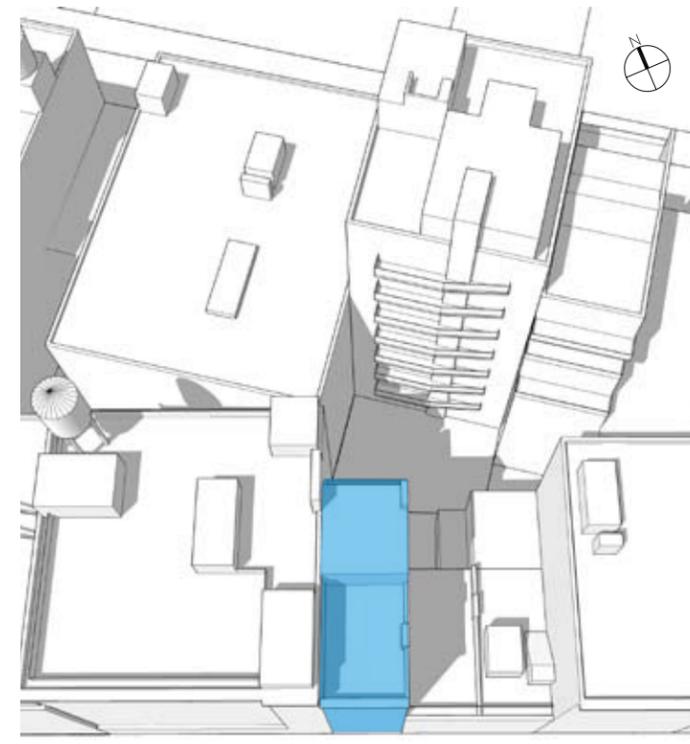
EXISTING BUILDING



PROPOSED BUILDING
JUNE 20 - 9AM



PROPOSED BUILDING
JUNE 20 - 12PM



PROPOSED BUILDING
JUNE 20 - 2PM



PROPOSED BUILDING
JUNE 20 - 4PM

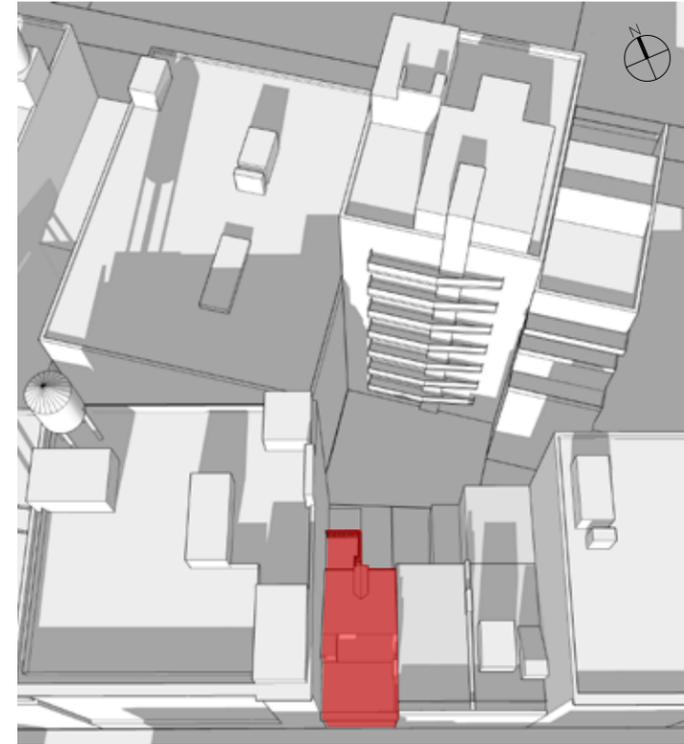
SHADOW STUDIES CREATED IN GOOGLE SKETCH-UP - GEOLOCATION AND SHADOW TOOLS
LATITUDE: 40.7256 N
LONGITUDE: 73.9935 W
TIME ZONE: UTC -05.00 (EASTERN, US)



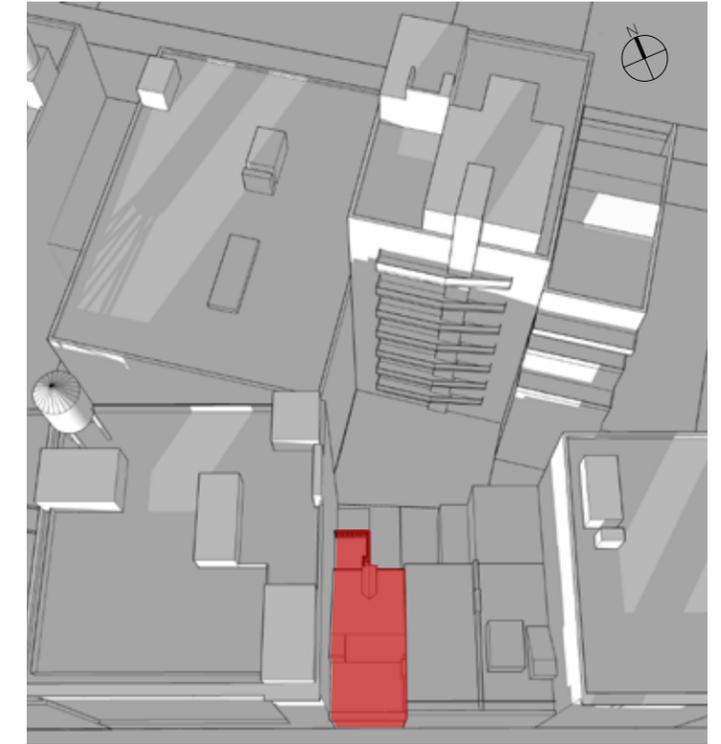
EXISTING BUILDING



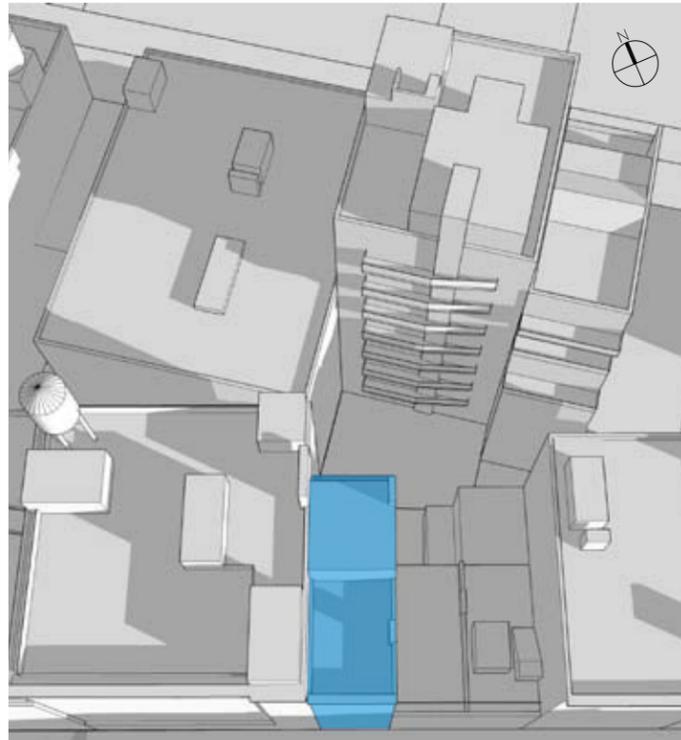
EXISTING BUILDING



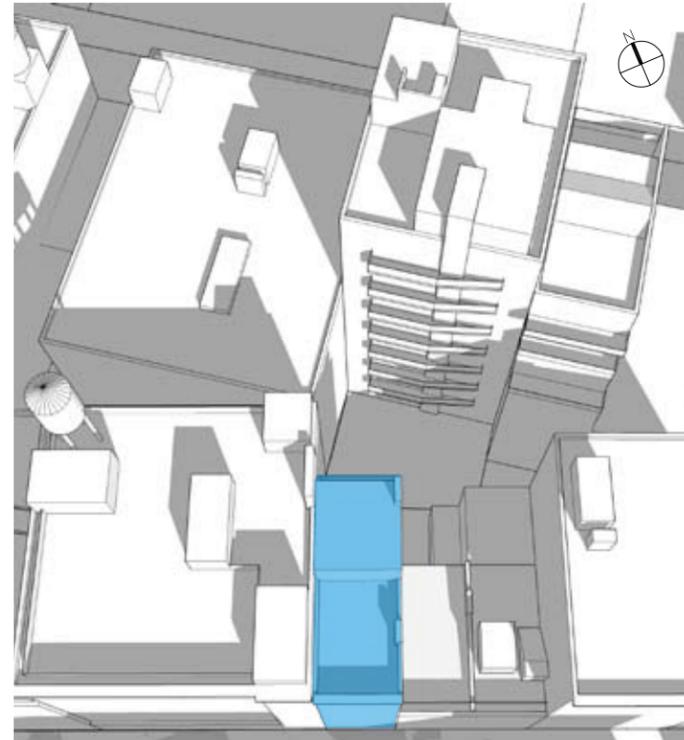
EXISTING BUILDING



EXISTING BUILDING



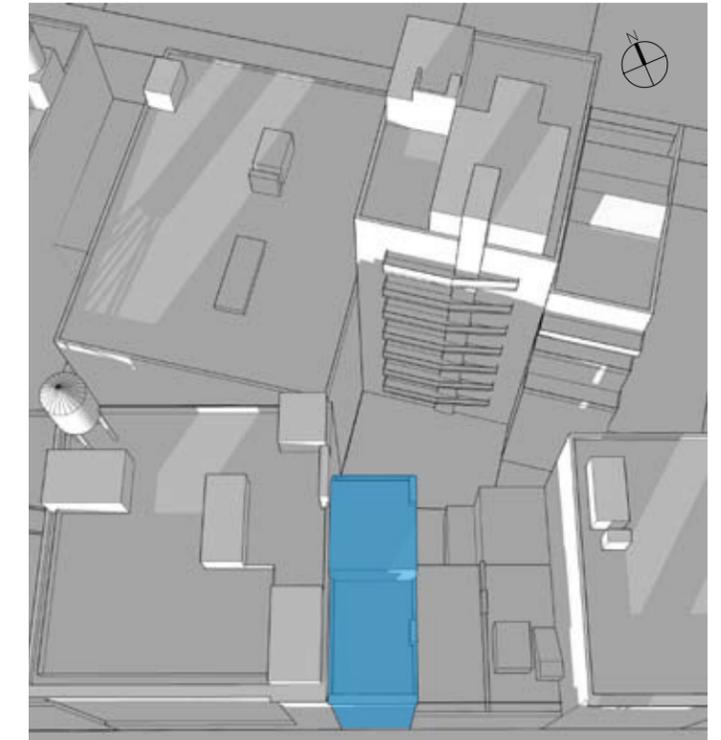
PROPOSED BUILDING
DECEMBER 20 - 9AM



PROPOSED BUILDING
DECEMBER 20 - 12PM

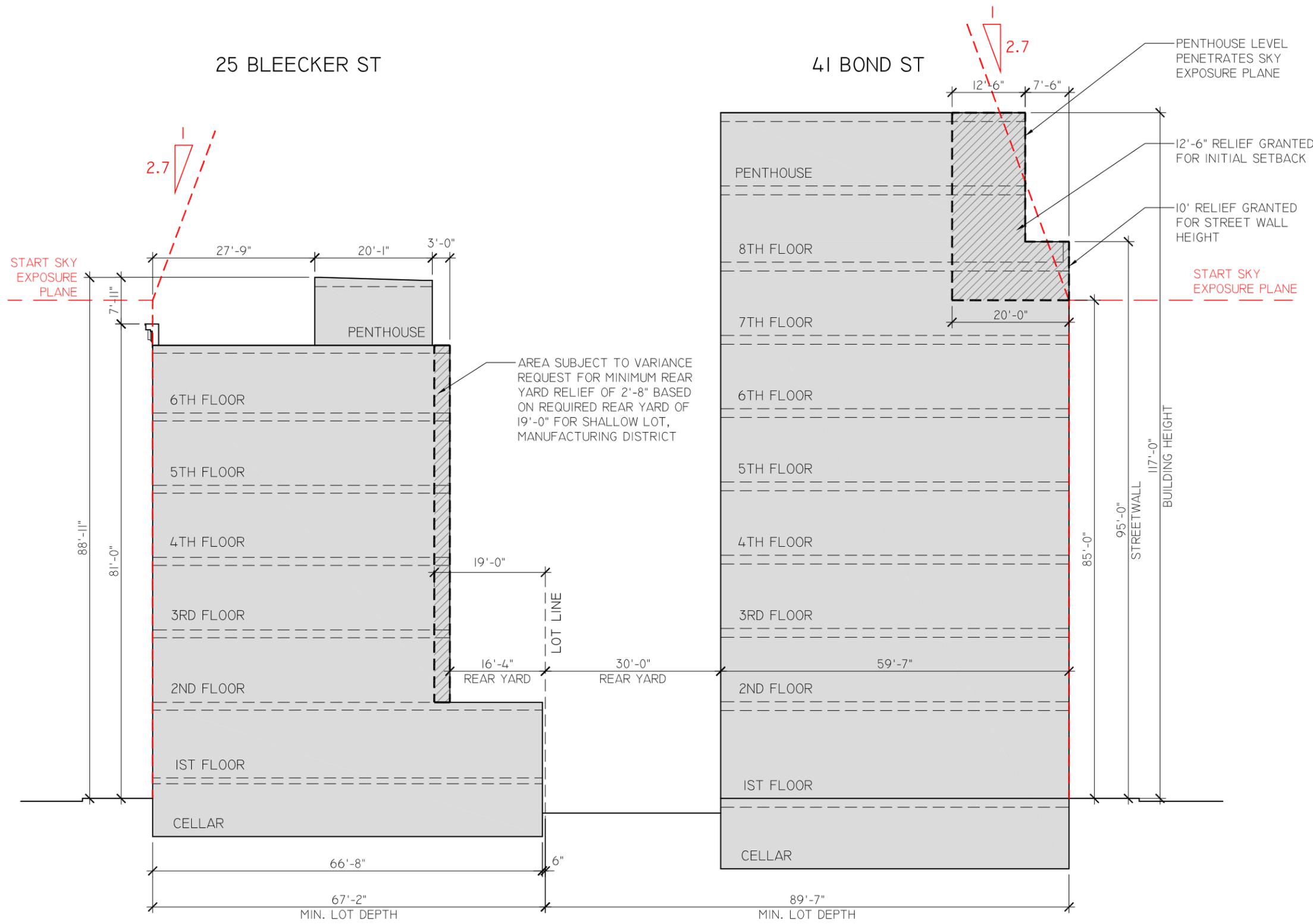


PROPOSED BUILDING
DECEMBER 20 - 2PM



PROPOSED BUILDING
DECEMBER 20 - 4PM

SHADOW STUDIES CREATED IN GOOGLE SKETCH-UP - GEOLOCATION AND SHADOW TOOLS
LATITUDE: 40.7256 N
LONGITUDE: 73.9935 W
TIME ZONE: UTC -05.00 (EASTERN, US)



**41 BOND ST
FROM BSA RESOLUTION**

VARIANCES RECEIVED JANUARY 13, 2008 - BSA APPLICATION 190-08-BZ

USE GROUP 2 - RESIDENTIAL USE IN AN MI-5B DISTRICT (CONTRARY TO ZR 42-10 USES PERMITTED AS OF RIGHT). THERE ARE NO BULK REGULATIONS FOR USE GROUP 2 BUILDINGS IN MI-5B DISTRICTS

VARIANCE GRANTED FOR 8-STORY AND PENTHOUSE RESIDENTIAL BUILDING WITH 8 DWELLING UNITS UNDER THE FOLLOWING PARAMETERS:
A MAXIMUM FLOOR AREA OF 23,621 SF (5.0 FAR), A STREET WALL HEIGHT OF 95'-0", A TOTAL BUILDING HEIGHT OF 117'-0", AND A REAR YARD OF 30'-0".

COMMUNITY BOARD 2 RECOMMENDED APPROVAL

PROPOSED BUILDING (FROM BSA APPLICATION)

9 FLOORS TOTAL (+ CELLAR)
8 RESIDENTIAL UNITS

EXISTING LOT SIZE - 4,725 SF
PROPOSED AREA - 23,621 SF
PROPOSED FAR - 5.0
STREET WALL HEIGHT - 95'0"
TOTAL BUILDING HEIGHT - 117'-0"
REAR YARD - 30'-0"

MI-5B AS OF RIGHT BULK REGULATIONS PER ZR 42-10

- MAX FAR - 5.0 (ZR 43-10)
- MAX STREET WALL HEIGHT 85'-0" (OR 6 STORIES, WHICHEVER IS LESS) (ZR -42-43)
- MAX BUILDING HEIGHT - SKY EXPOSURE PLANE (ZR -42-43)
- INITIAL SETBACK - 20'-0" (ZR -42-43)
- REQUIRED REAR YARD - 20'-0" (ZR 43-20)

41 BOND STREET - SECTION DIAGRAM



PROPOSED BRICK SAMPLE AND ADJACENT BUILDING



PROPOSED BRICK SAMPLE - HEBRON "SEA GRAY #12"



REAR FOUNDATION WALL - FOUNDATION STOPS AT FLOOR SLAB



CELLAR CEILING - IMPROPERLY REPAIRED FLOOR JOISTS



FIRST FLOOR - FIREPLACE MASONRY AT SECOND FLOOR UNSUPPORTED



FRONT FOUNDATION WALL - FOUNDATION STOPS AT FLOOR SLAB



FIRST FLOOR - FLOOR JOISTS ABOVE STOP SHORT OF PARTY WALL



FIRST FLOOR - FIRE DAMAGE, FLOOR JOISTS STOP SHORT OF STAIR HEADER



FIRST FLOOR - FIRE DAMAGE TO WALL STUDS AND STAIR HEADER



FIRST FLOOR - CRACKED AND FIRE DAMAGED BEAM AT DOOR LINTEL



SECOND FLOOR - WOOD FILL IN MASONRY PARTY WALL



FIRST FLOOR - DAMAGED AND IMPROPER FILL AT MASONRY PARTY WALL



FIRST FLOOR - IMPROPER PENETRATIONS IN REAR WALL, BRICK AND MORTAR DETERIORATING



THIRD FLOOR - INADEQUATE ROOF JOISTS