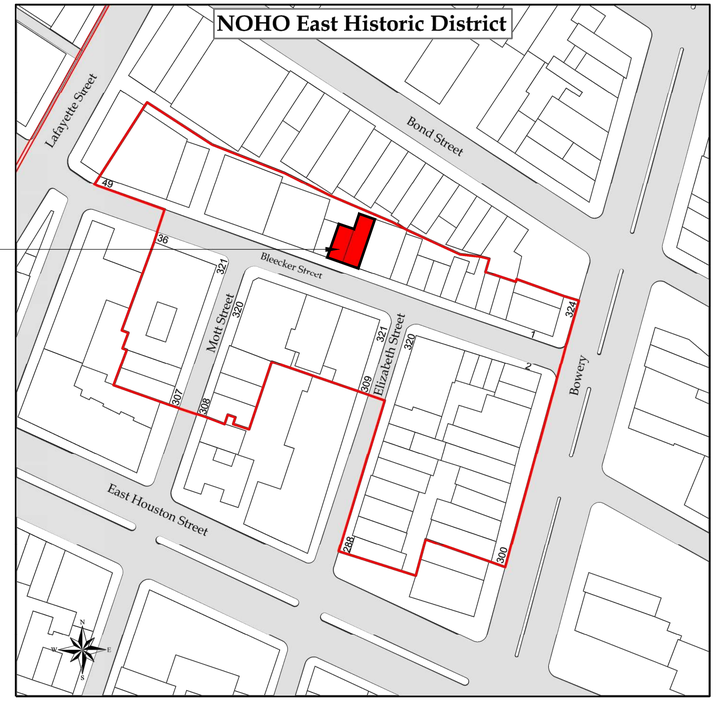
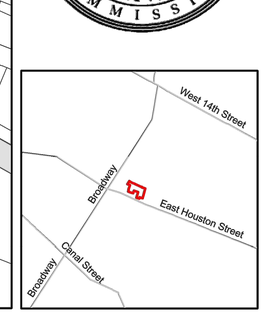
21-23 BLEECKER STREET
BLOCK 529
LOT 52
BIN 1008446



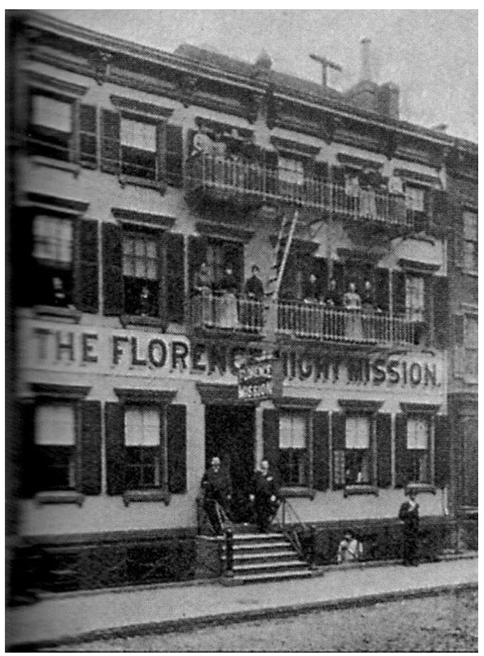
NOHO East Historic District
Manhattan
Designated June 24, 2003
Landmarks Preservation Commission

NOHO East Historic District
NOHO Historic District



HISTORIC DISTRICT MAP

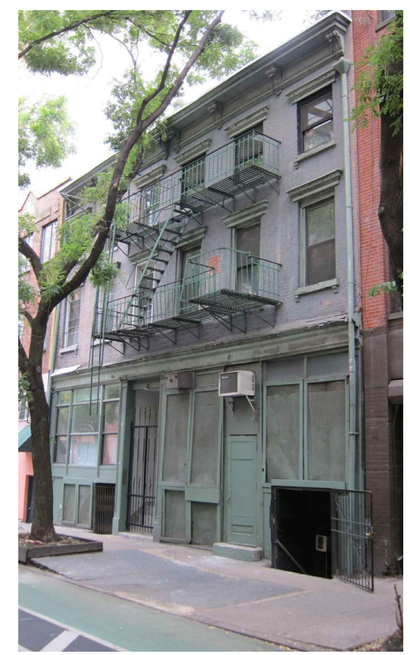
SHEET LIST TABLE	
Sheet Number	Sheet Title
LPC 01	GENERAL NOTES; LOCATION MAP
LPC 02	EXISTING STREET VIEW
LPC 03	EXISTING STREET FACADE
LPC 04	PROPOSED STREET FACADE
LPC 05	PROPOSED STREET ELEVATION
LPC 06	EXISTING AND PROPOSED BASEMENT PLANS
LPC 07	EXISTING AND PROPOSED 1ST FLOOR PLANS
LPC 08	EXISTING AND PROPOSED SECTIONS
LPC 09	EXISTING AND PROPOSED SECTIONS; DETAILS
LPC 10	DETAILS



21-23 BLEECKER STREET
PHOTO DATE C. 1893?

21-23 BLEECKER STREET
HISTORIC PHOTO C. 1940
Source: NYC Archive

21-23 BLEECKER STREET
HISTORIC PHOTO C. 1980
Source: NYC Archive



21-23 BLEECKER STREET
PHOTO 10/2015
Source: Union Street Studio

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
GENERAL NOTES; LOCATION MAP

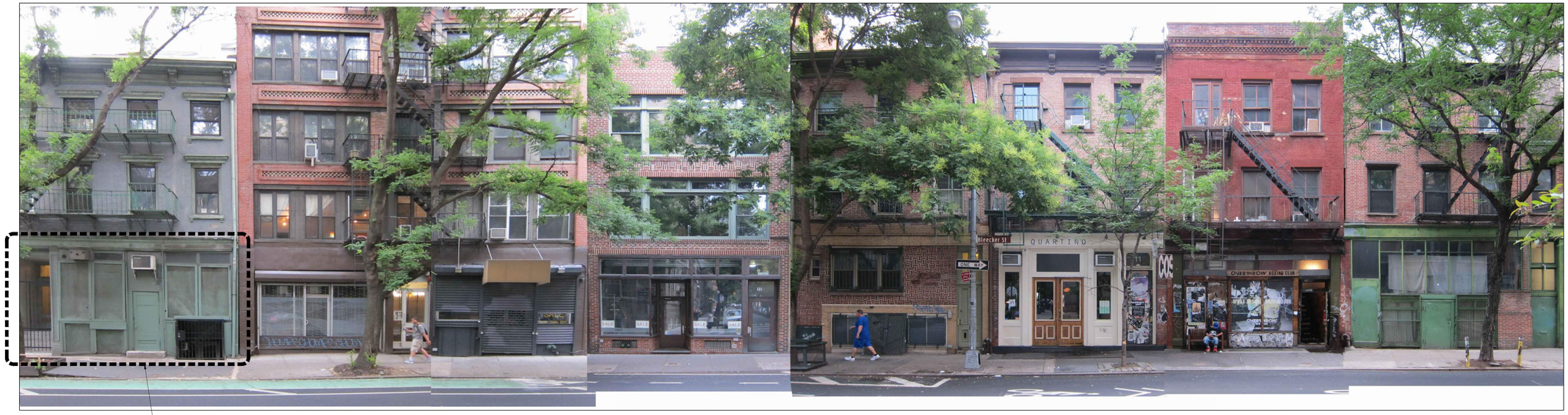
DATE: 11/20/2015
PROJ NO: 14008
SCALE:
DWG NO: LPC 01
SHEET 1 OF 10

NYC DOB NUMBER
--

2/10/2016 9:10:10 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 01 general notes; location map.dwg

33 BLEECKER ST. 27-31 BLEECKER ST. 25 BLEECKER ST. 21 BLEECKER ST.

NORTH SIDE OF BLEECKER STREET - WEST OF SITE



21 BLEECKER ST. 19 BLEECKER ST. 15 BLEECKER ST. 13 BLEECKER ST. 11 BLEECKER ST. 9 BLEECKER ST. 7 BLEECKER ST.

NORTH SIDE OF BLEECKER STREET - EAST OF SITE

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
EXISTING STREET VIEW

DATE: *11/20/2015*
PROJ NO: *14008*
SCALE:
DWG NO: *LPC 02*
SHEET *2* OF *10*

NYC DOB NUMBER
--

2/10/2016 9:22:38 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 02 existing street view.dwg

01 EXISTING BLEECKER STREET FACADE
1/2" = 1'-0"

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
EXISTING STREET FACADE

DATE: 11/20/2015
PROJ NO: 14008
SCALE:
DWG NO: LPC 03
SHEET 3 OF 10

NYC DOB NUMBER
--

2/10/2016 9:10:29 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 03 existing street facade.dwg

01 EXTERIOR ELEVATION
1/2" = 1'-0"

2/10/2016 9:10:34 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 04 proposed street facade.dwg

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
PROPOSED STREET FACADE

DATE: *11/20/2015*
PROJ NO: *14008*
SCALE:
DWG NO: *LPC 04*
SHEET *4* OF *10*

NYC DOB NUMBER
--

STREET PANORAMA

STREET VIEW - LOOKING NORTHWEST

01 *PARTIAL ELEVATION - NORTH SIDE BLEECKER STREET*
1/8" = 1'-0"

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

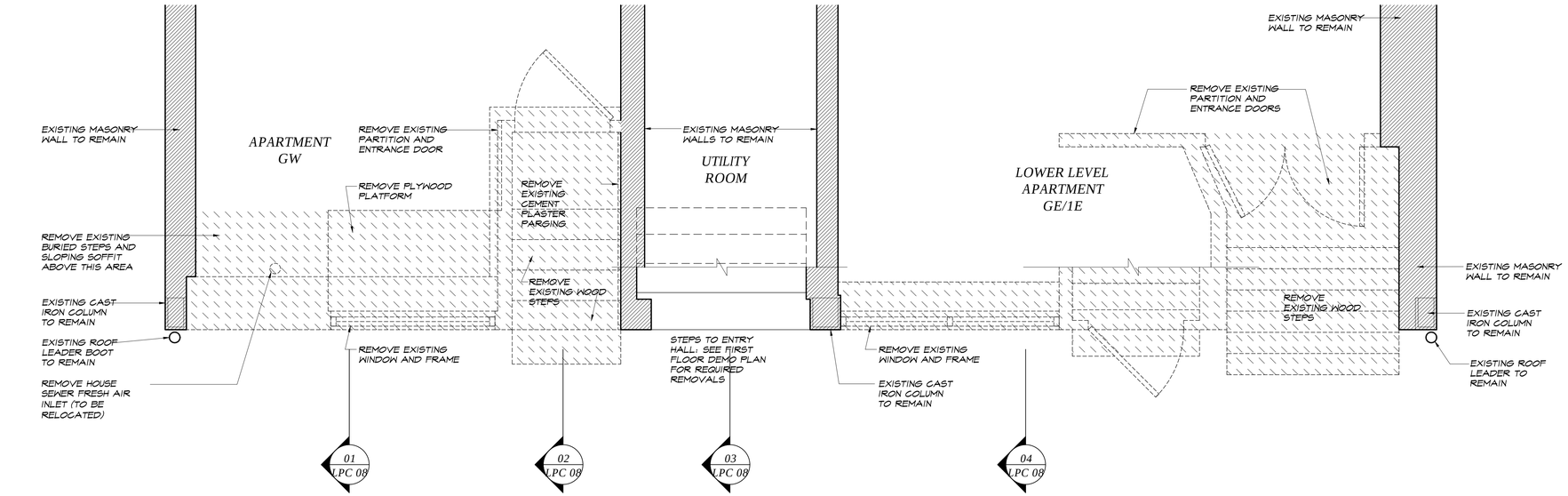
ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE:
PROPOSED STREET ELEVATION, SIDEWALK PLANS

DATE: *11/20/2015*
PROJ NO: *14008*
SCALE:
DWG NO: *LPC 05*
SHEET *5* OF *10*

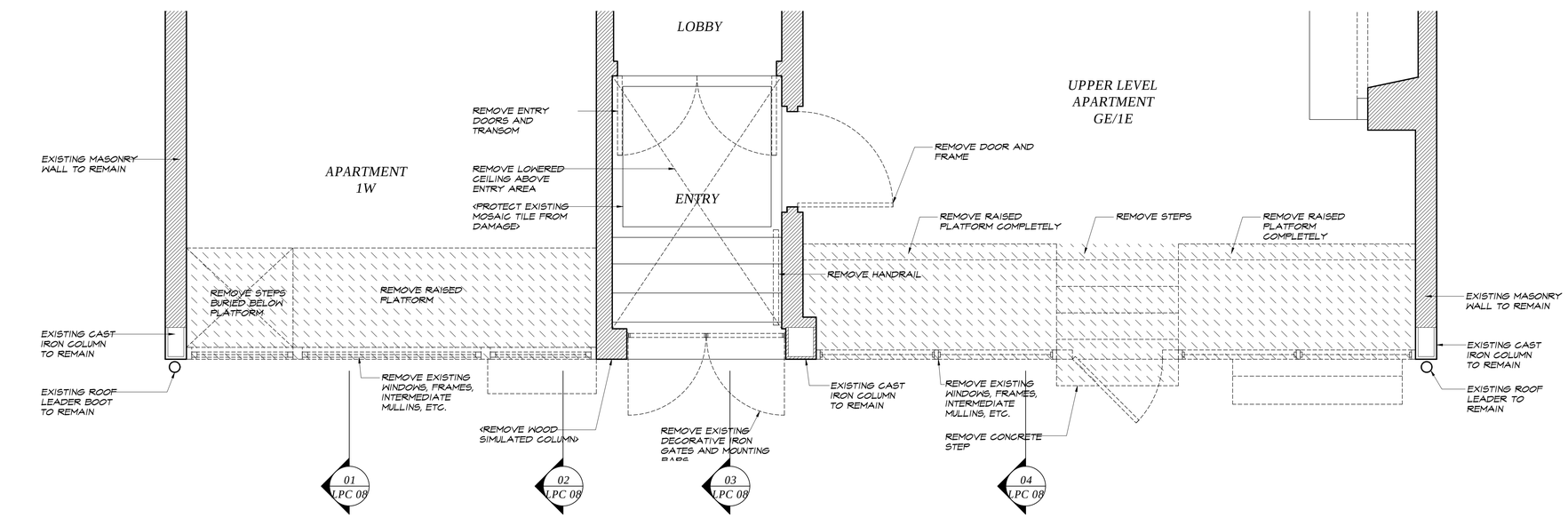
NYC DOB NUMBER
--

2/10/2016 9:10:39 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 05 proposed street elevation.dwg



N

01 BASEMENT DEMOLITION
1/2" = 1'-0"



N

02 FIRST FLOOR DEMOLITION
1/2" = 1'-0"

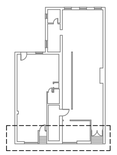
2/10/2016 9:10:45 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 06 existing basement and 1st floor.dwg

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

KEY PLAN

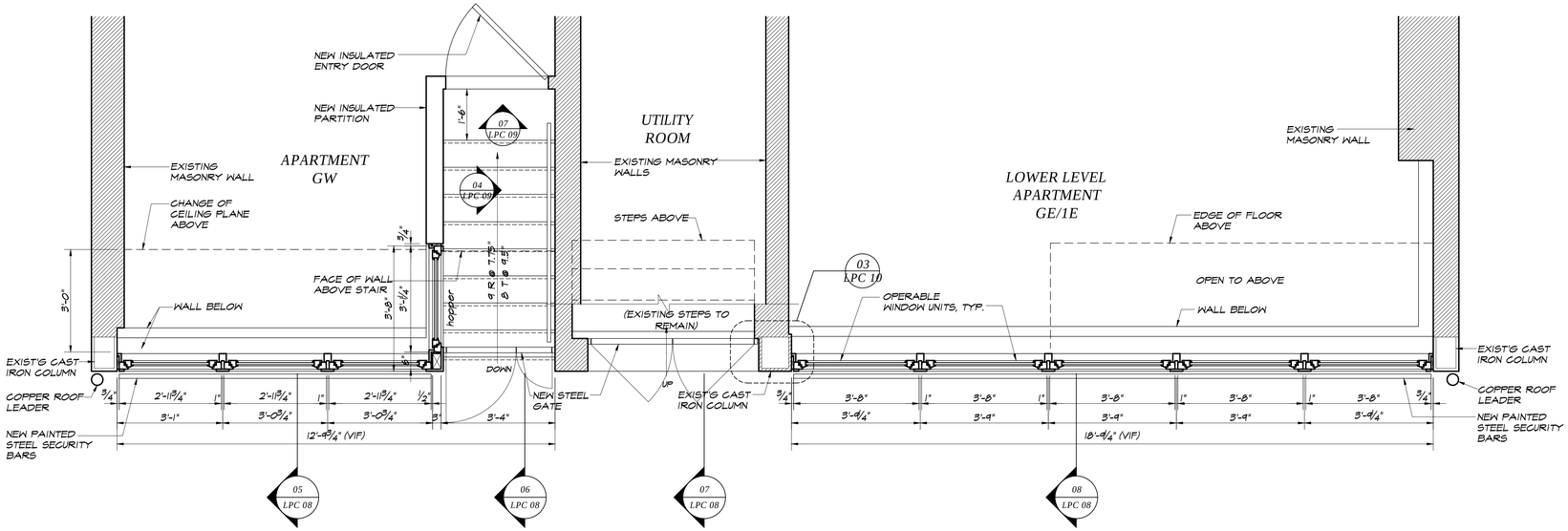


ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
EXISTING BASEMENT AND 1ST FLOOR

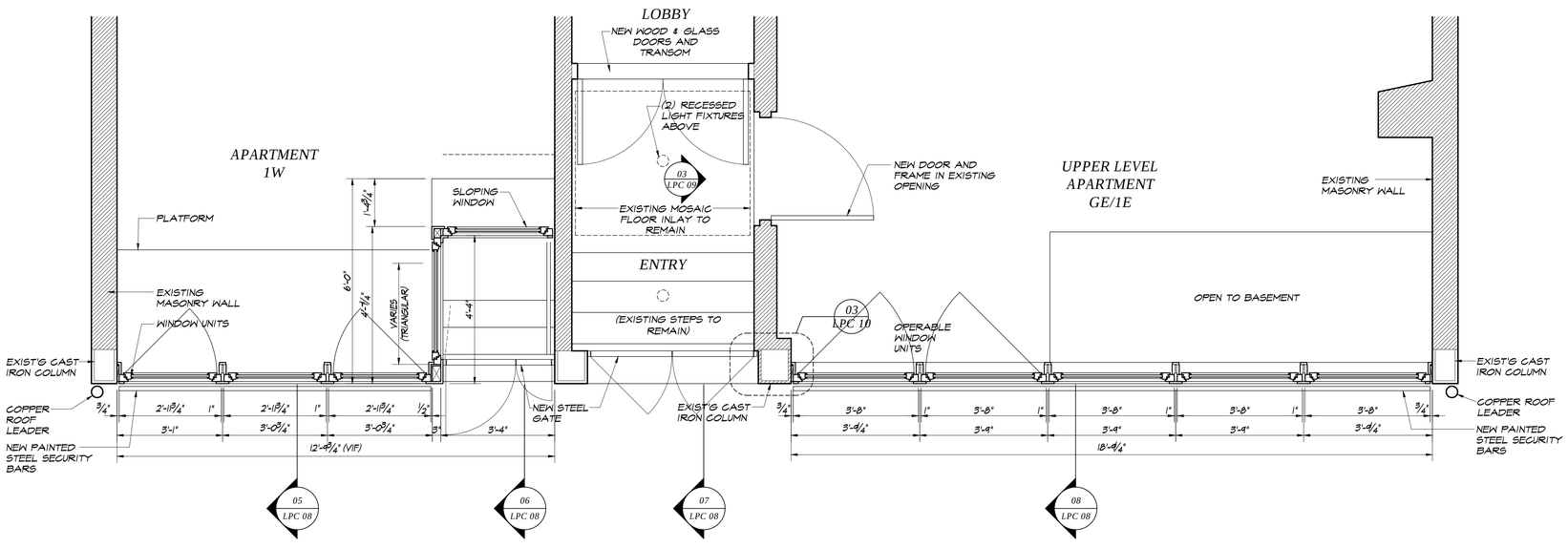
DATE: 11/20/2015
PROJ NO: 14008
SCALE:
DWG NO: LPC 06
SHEET 6 OF 10

NYC DOB NUMBER
--



N

01 BASEMENT PLAN
1/2" = 1'-0"



N

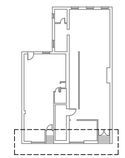
02 FIRST FLOOR PLAN
1/2" = 1'-0"

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

KEY PLAN



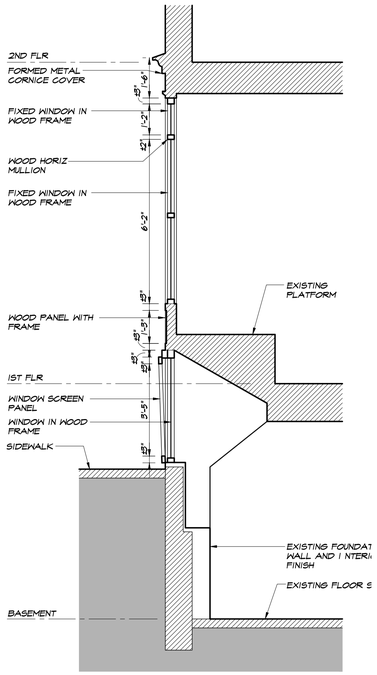
ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
PROPOSED BASEMENT AND 1ST FLOOR

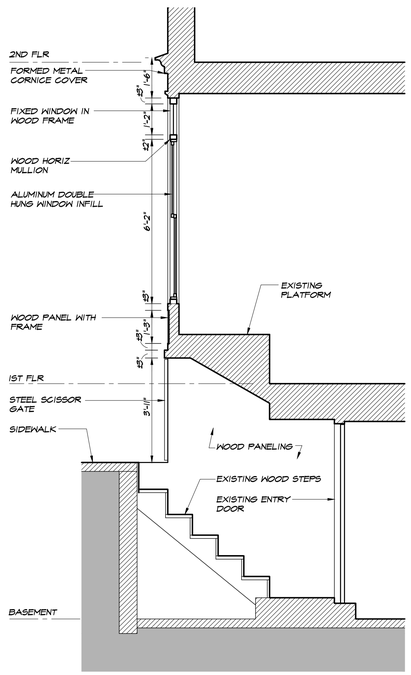
DATE: 11/20/2015
PROJ NO: 14008
SCALE:
DWG NO: LPC 07
SHEET 7 OF 10

NYC DOB NUMBER
--

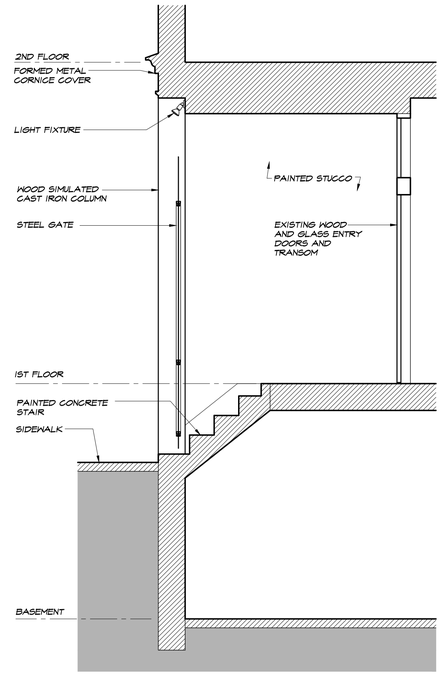
2/10/2016 9:10:50 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 07 proposed basement and 1st floor.dwg



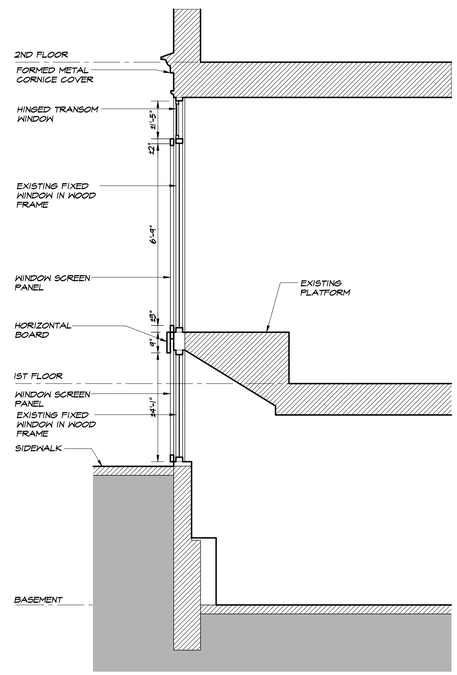
01 SECTION-WEST STOREFRONT-EXISTING
3/8" = 1'-0"



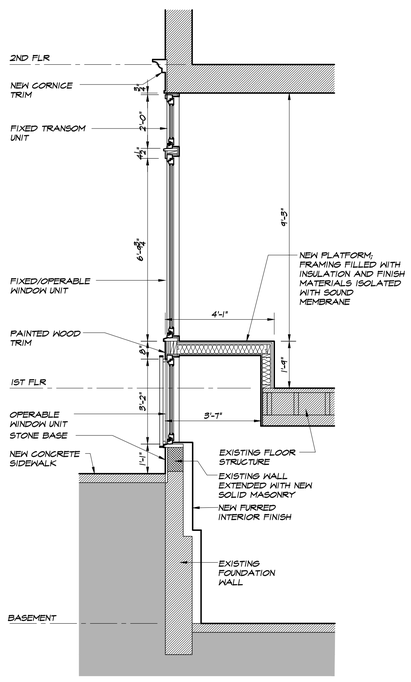
02 SECTION-WEST ENTRANCE TO BASEMENT-EXISTING
3/8" = 1'-0"



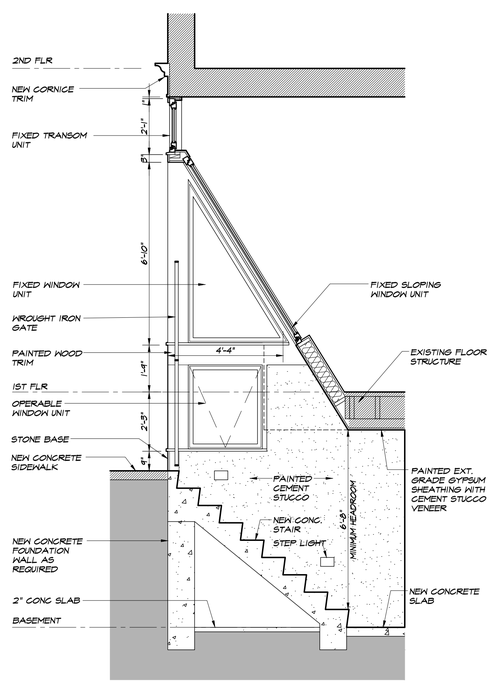
03 SECTION-BUILDING ENTRANCE-EXISTING
3/8" = 1'-0"



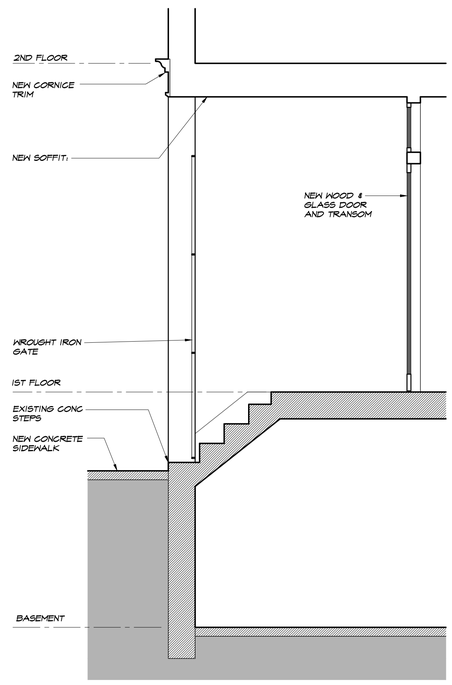
04 SECTION-EAST STOREFRONT-EXISTING
3/8" = 1'-0"



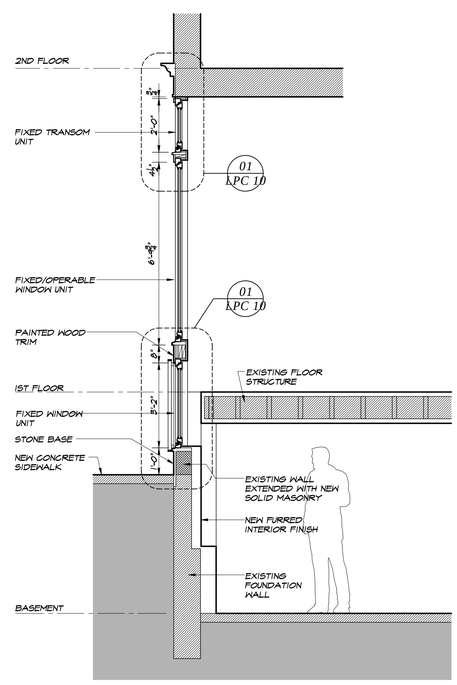
05 SECTION-WEST STOREFRONT-PROPOSED
3/8" = 1'-0"



06 SECTION-WEST ENTRANCE TO BASEMENT-PROPOSED
3/8" = 1'-0"



07 SECTION-BUILDING ENTRANCE-PROPOSED
3/8" = 1'-0"



08 SECTION-EAST STOREFRONT-PROPOSED
3/8" = 1'-0"

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

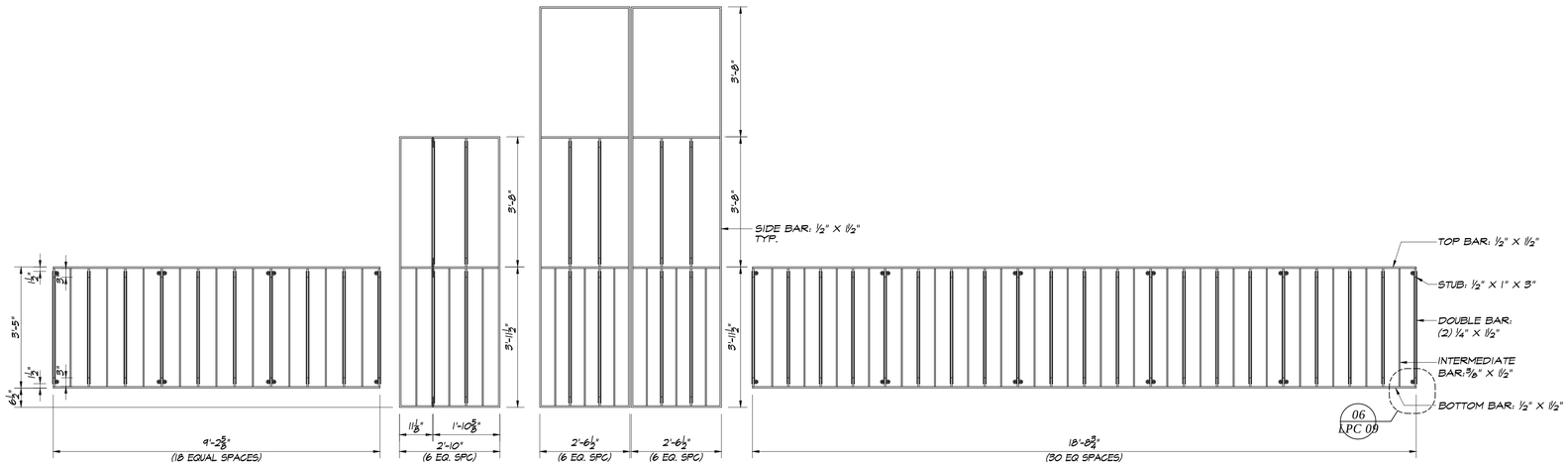
ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
EXISTING AND PROPOSED SECTIONS

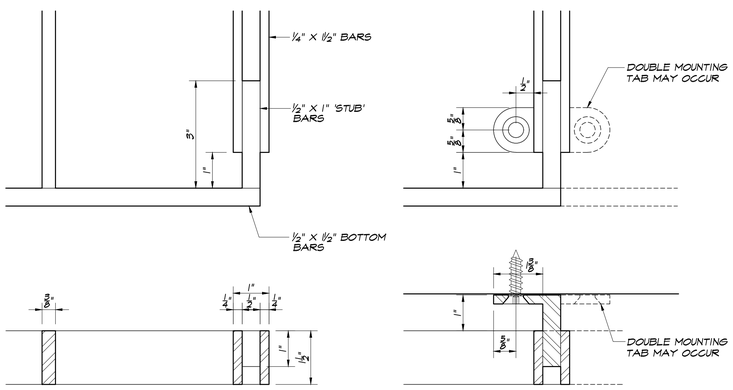
DATE: 11/20/2015
PROJ NO: 14008
SCALE:
DWG NO: LPC 08
SHEET 8 OF 10

NYC DOB NUMBER
--

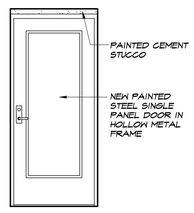
2/10/2016 9:10:56 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 08 existing and proposed sections.dwg



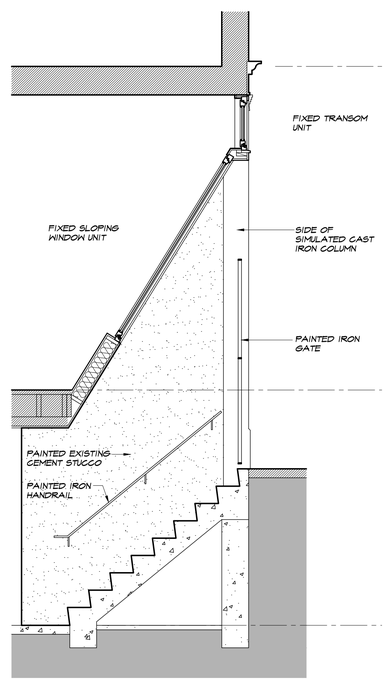
05 ELEVATION VIEW IRON BARS AND GATES
1/2" = 1'-0"



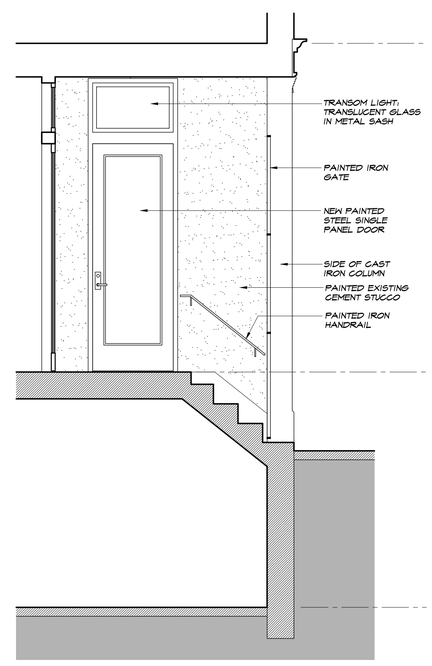
06 SECURITY BAR DETAILS
6" = 1'-0"



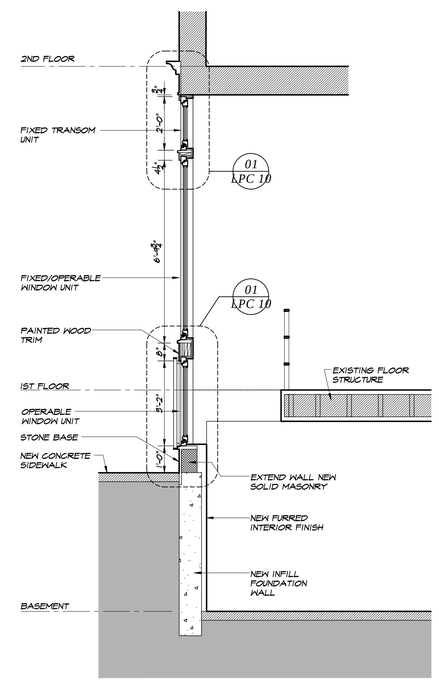
07 ELEVATION OF GW ENTRANCE
3/8" = 1'-0"



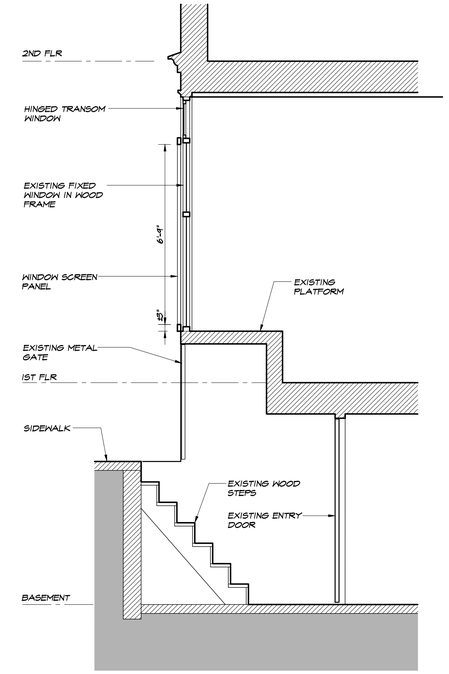
04 ELEVATION-EAST SIDE APT GE ENTRANCE
3/8" = 1'-0"



03 ELEVATION-EAST SIDE BUILDING ENTRANCE
3/8" = 1'-0"



02 SECTION-EAST STOREFRONT AT FLOOR OPENING
3/8" = 1'-0"



01 SECTION-EAST ENTRANCE TO BASEMENT
3/8" = 1'-0"

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

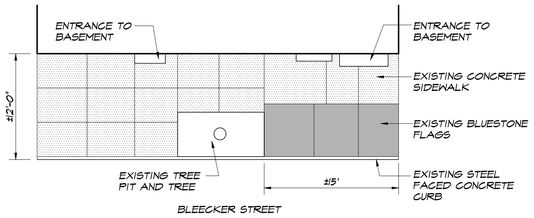
ISSUE	NO.	DESC.
1/18/16	1	GENERAL REVISIONS

DRAWING TITLE
EXISTING AND PROPOSED SECTIONS; DETAILS

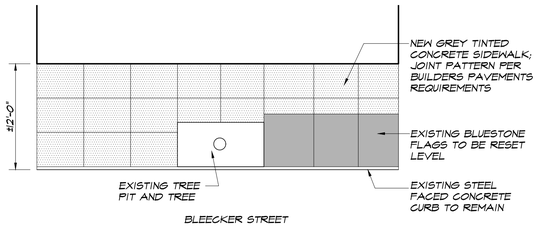
DATE: *11/20/2015*
PROJ NO: *14008*
SCALE:
DWG NO: *LPC 09*
SHEET *9* OF *10*

NYC DOB NUMBER

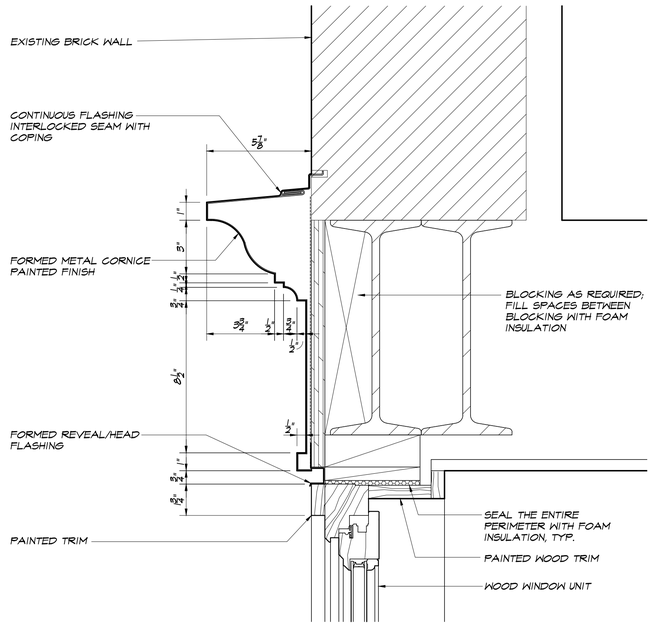
2/10/2016 9:11:00 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 09 existing and proposed sections; details.dwg



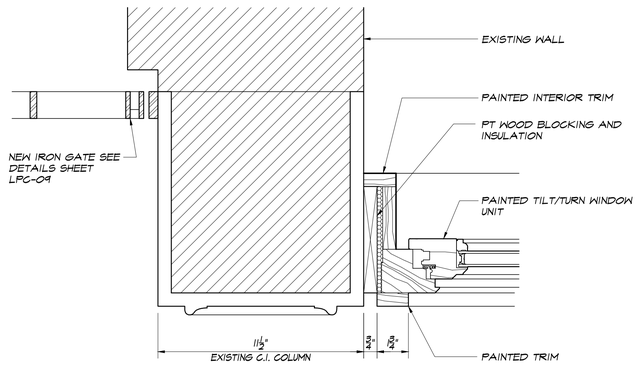
04 EXISTING SIDEWALK
1/8" = 1'-0"



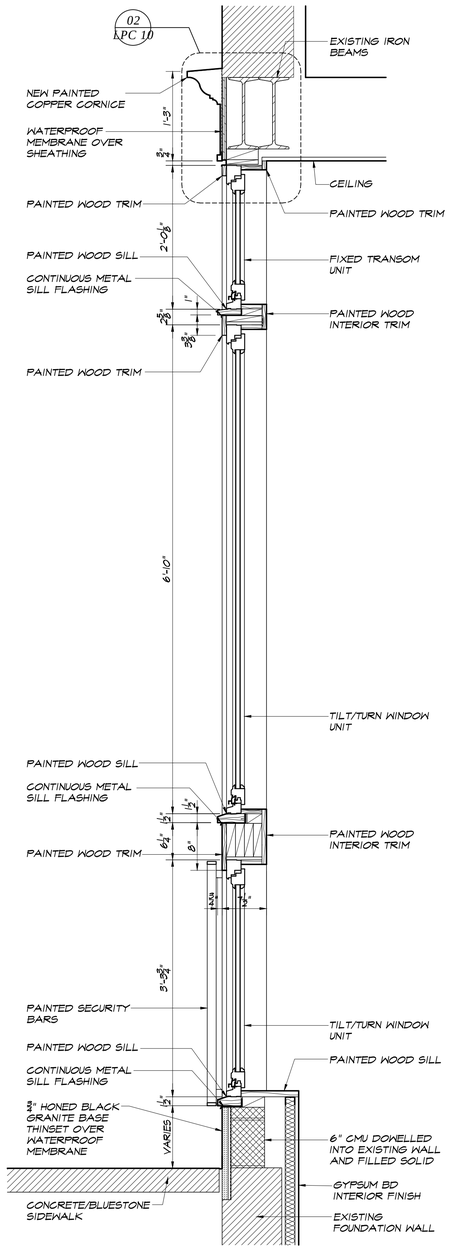
05 PROPOSED SIDEWALK
1/8" = 1'-0"



02 SECTION DETAIL - CORNICE
3" = 1'-0"



03 PLAN DETAIL AT GATE AND WINDOW
3" = 1'-0"



01 DETAIL SECTION - FACADE
1" = 1'-0"

STREET LEVEL FACADE REPLACEMENT
21-23 BLEECKER STREET
NEW YORK, NY 10012

OWNER
21 BLEECKER STREET OWNERS CORP.
21 BLEECKER STREET
NEW YORK, NY 10012

ARCHITECT
UNION STREET STUDIO LLC
78 UNION STREET
BROOKLYN, NY 11231
718 596 3040 TEL

ISSUE	NO.	DESC.

DRAWING TITLE
DETAILS

DATE: 11/20/2015
PROJ NO: 14008
SCALE:
DWG NO: LPC 10
SHEET 10 OF 10

NYC DOB NUMBER
--

2/10/2016 9:19:14 AM g:\jobs\2014\14008 21 bleecker storefront\lpc\drawing set\lpc 10 details.dwg