43 Bleecker Street

New York, NY 10012

BUILDING INFORMATION

ADDRESS:	43 BLEECKER STREET
BLOCK:	529
LOT:	62
ZONE:	M1-5 / R7X, SNX
MAP:	12c

HISTORIC INFORMATION

DATE OF CONSTRUCTION:	1896 (NB 166-1896)
ARCHITECT:	RALPH S. TOWNSEND
ORIGINAL OWNER:	HARRY CHAFFEE
STYLE:	CLASSICAL REVIVAL
STRUCTURE / MATERIAL:	STEEL / BRICK WITH LIMESTONE AND TERRA-COTTA ORNAMENT

PROPOSED PROJECT SCOPE

EXTERIOR MODIFICATIONS AS PART OF RESIDENTIAL CONVERSION AND ADAPTIVE RE-USE

- FRONT (SOUTH) FACADE RESTORATION/ PRESERVATION INCLUDING CORNICES AND HISTORICAL ELEMENTS
- STOREFRONT/ GROUND FLOOR (SOUTH) MODIFICATION
- REPLACE ALL EXISTING WINDOWS OF THE BUILDING
- ADDITION OF STAIR/ ELEVATOR BULKHEAD AND MECHANICAL EQUIPMENT
- ADDITION OF BALCONIES ON THE REAR (NORTH) FACADE
- RE ADDING THE CLOSERS OF THE WINDOWS

PROPOSED PROJECT SCOPE

ARCHITECT:

NOEL WONG
ADB ASSOCIATES
5318 16 AVENUE

PRESERVATION CONSULTANT:

HIGGINS QUASEBARTH & PARTNERS LLC
11 HANOVER SQUARE, 16th FLOOR
NEW YORK, NY 10005

DESIGN CONSULTANT:

RIGBY & RIGBY
LONDON, UNITED KINGDOM

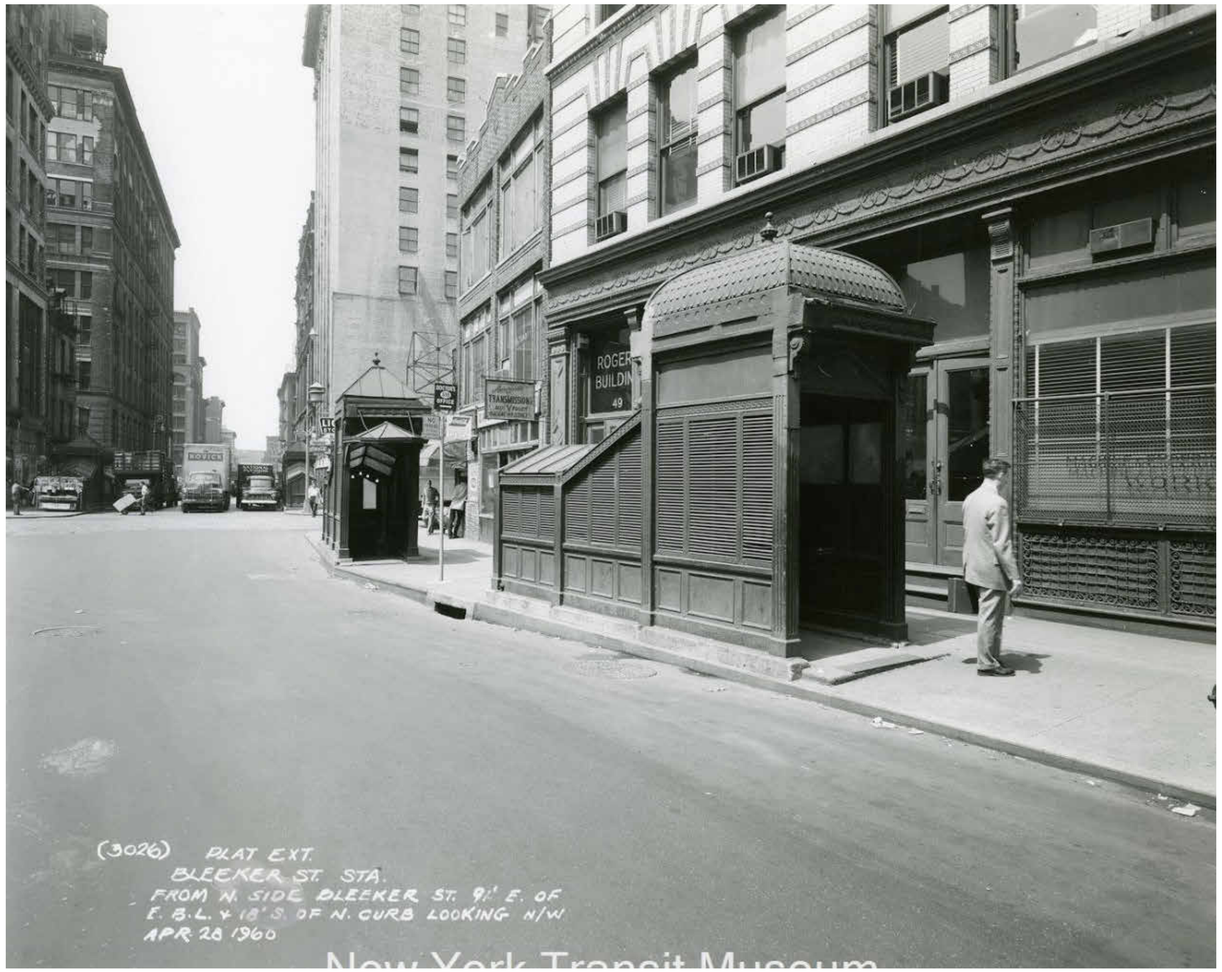
Subway

NoHo East Historic District | LP-2129
NYC Landmarks Preservation Commission
Bond St
Jones Al
Lafayette St
Bowery
E 2 St
Bleecker St
Crosby St
Mulberry St
Mott St
Elizabeth St
E 1 St
E Houston St
Legend
Historic District Boundary
Building Footprints
New York City Tax Lots
NoHo East Historic District | LP-2129
Borough of Manhattan
Calendared: December 3, 2002
Public Hearing: March 4, 2003
Designated: June 24, 2003
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCH Date: 2.20.2019

1940 Tax Photo

1940 Tax Photo

Looking towards Lafayette Street 1960 (New York Transit Museum)



View from across 43 Bleecker Street 1960 (New York Transit Museum)

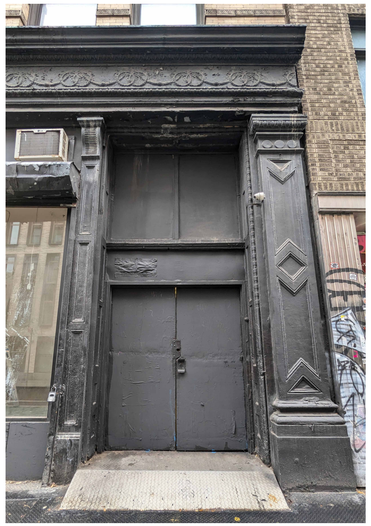
LPC Designation photo 2003

Subway

CHANEL
HIGH JEWELRY
SHAPIRO
718-292-3000

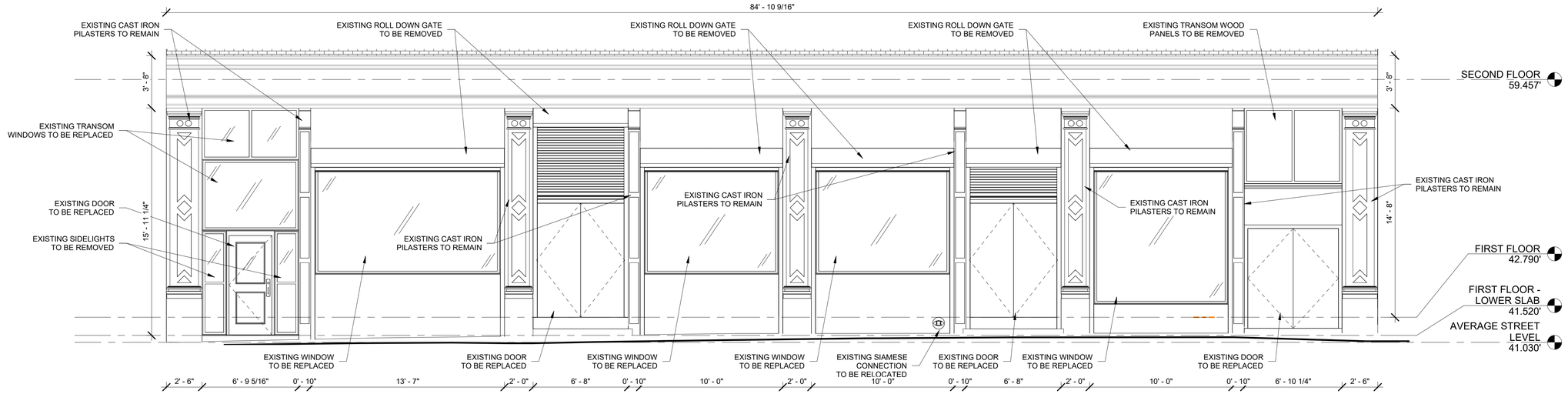
WASTE CONNECTIONS OF NEW YORK INC.
2630 PARK AVE.
BRONX, NY 10451
1-888-437-4271
BIC# 1059
NJDEP33447
30199
30-YD

View of existing storefront along Bleecker Street



2 EXISTING FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

1 PROPOSED FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



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

NOTES:

- RESTORE THE HISTORIC WROUGHT IRON GRILLES. REPAIR AND REPLICATE MISSING ELEMENTS IN KIND AS REQUIRED, AND RECOAT WITH A BLACK FINISH COAT.
- RESTORE THE EXISTING CAST-IRON PILASTERS. REPAIR CRACKS. REPLICATE IN KIND AS REQUIRED, AND REPAINT TO MATCH EXISTING COLOR OR TO MATCH HISTORIC COLOR.
- RESTORE EXISTING CORNICE AND RECONSTRUCT MISSING PORTION TO MATCH HISTORIC CONDITION. CORNICE TO BE PAINTED BLACK (AS INCLUDED IN THE DRAWINGS)

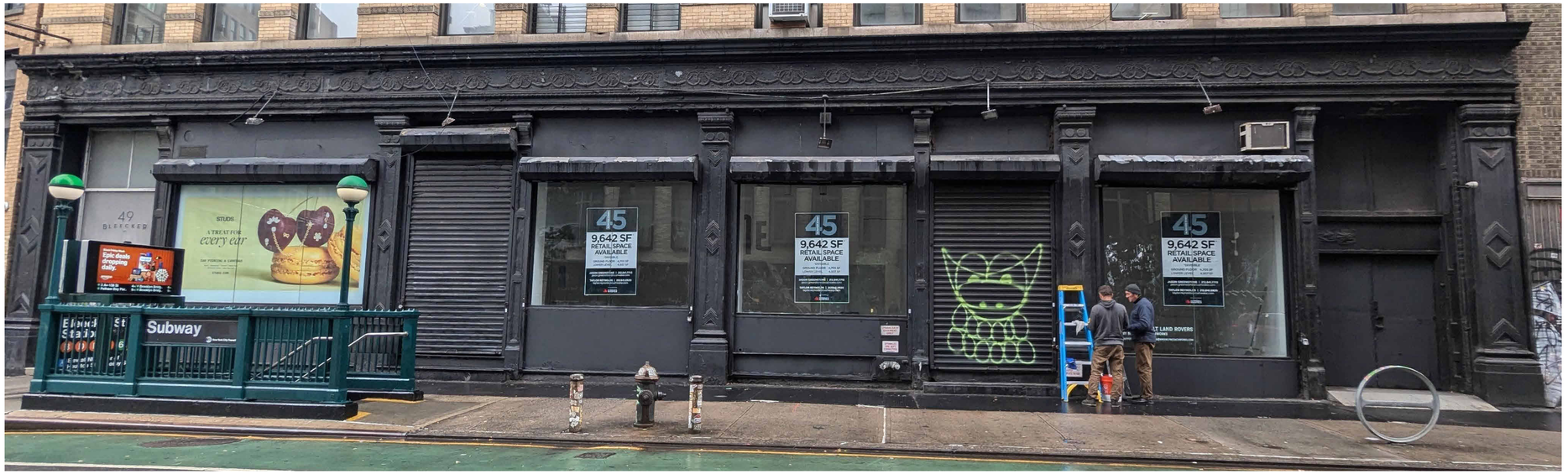
NEW STOREFRONT & CAST IRON PILASTERS TO BE PAINTED BLACK

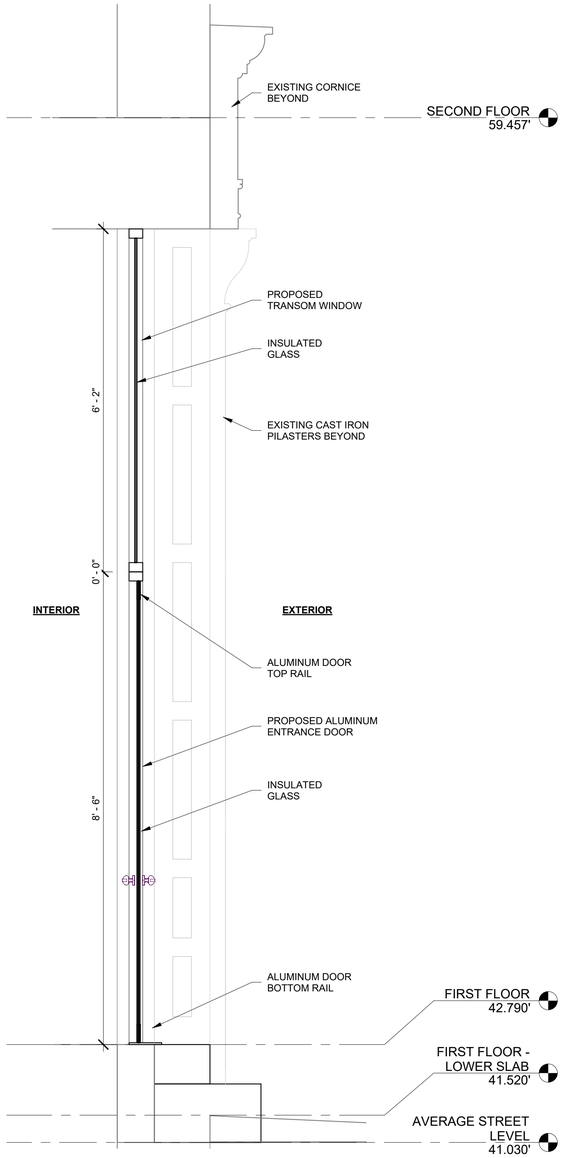
1/12 2/12 3/12

NOTES:

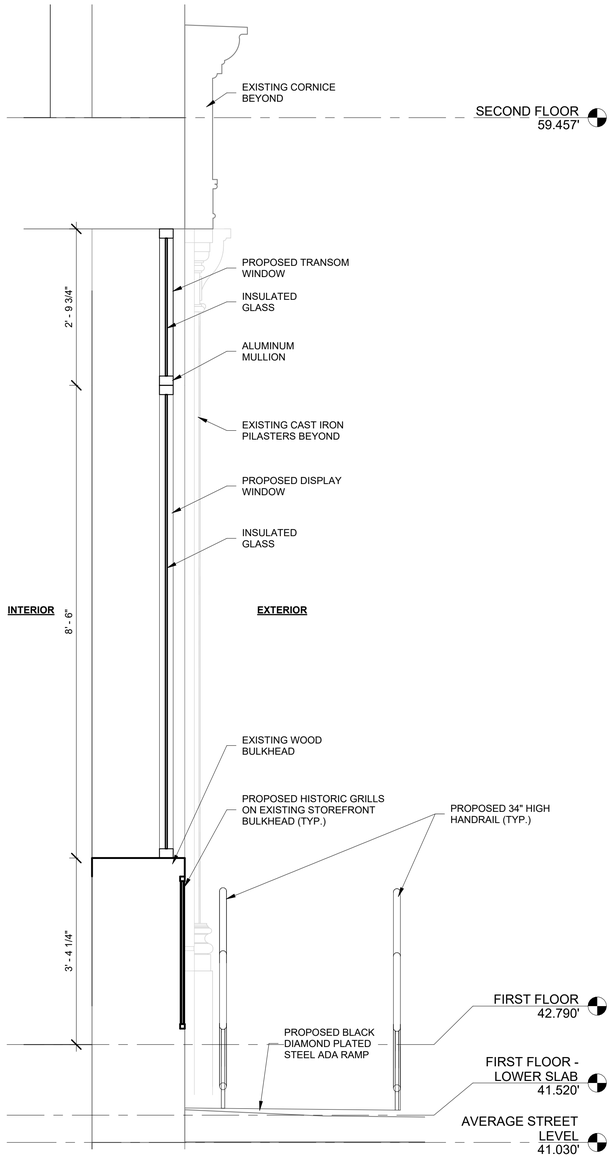
- ALUMINUM STOREFRONT DOORS AND WINDOWS WITH BLACK PAINTED FINISH COLOR - BENJAMIN MOORE - BLACK BEAUTY
- METAL FRETWORK PANELS TO RECEIVE BLACK PAINTED FINISH TO MATCH WINDOW / DOOR JOINERY
- RAMP HANDRAIL TO INCLUDE PAINTED FINISH COLOR - BENJAMIN MOORE - BLACK BEAUTY.

2 PROPOSED STOREFRONT ELEVATION
1/4" = 1'-0"

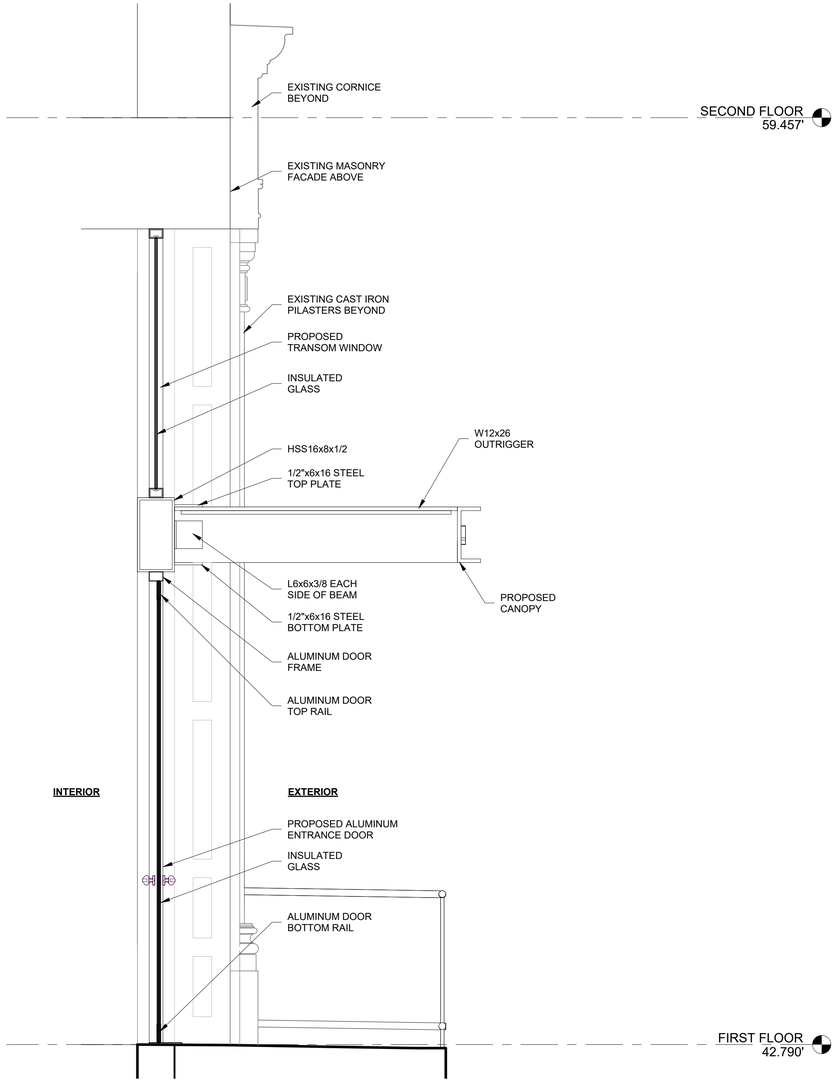

45
9,642 SF
RETAIL SPACE
AVAILABLE
45
9,642 SF
RETAIL SPACE
AVAILABLE
45
9,642 SF
RETAIL SPACE
AVAILABLE
Subway



1 PROPOSED STROFRONT SECTION THROUGH ENTRANCE DOOR
3/4" = 1'-0"



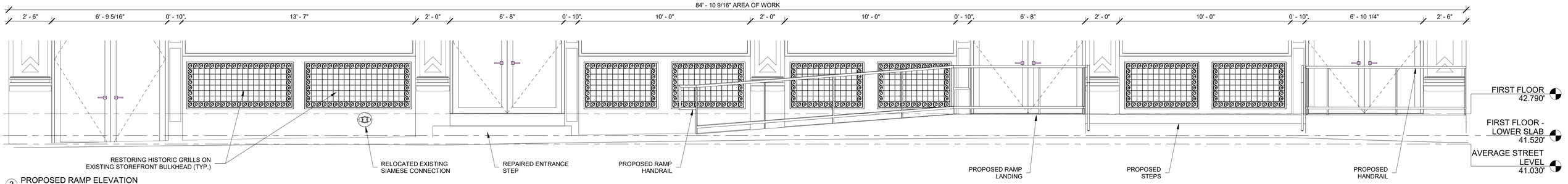
2 PROPOSED STROFRONT SECTION THROUGH WINDOW
3/4" = 1'-0"



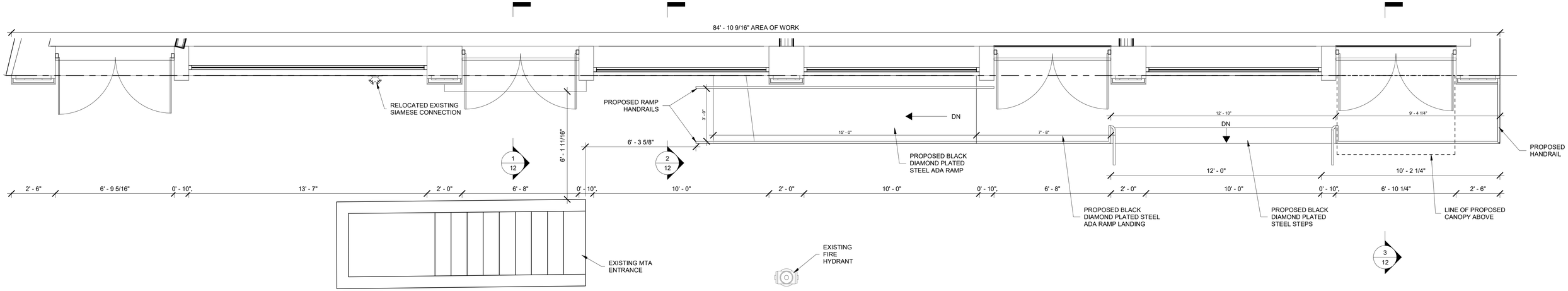
3 PROPOSED STOREFRONT SECTION THROUGH ENTRANCE DOOR WITH CANOPY (TYP.)
3/4" = 1'-0"

NOTES:

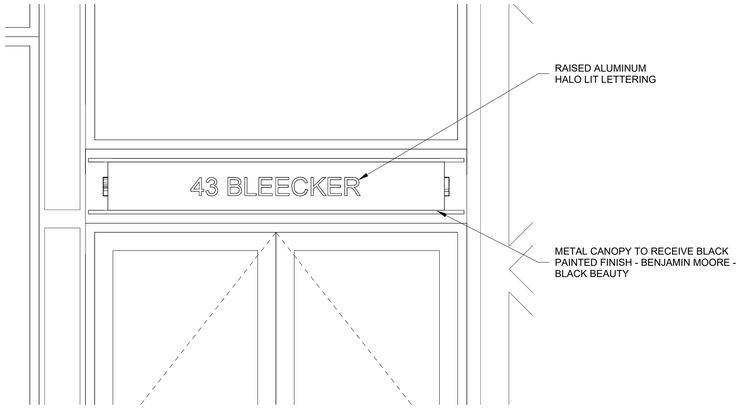
- RESTORE THE HISTORIC WROUGHT IRON GRILLES, REPAIR AND REPLICATE MISSING ELEMENTS IN KIND AS REQUIRED, AND RECOAT WITH A BLACK FINISH COAT.
- RESTORE THE EXISTING CAST-IRON PILASTERS, REPAIR CRACKS, REPLICATE IN KIND AS REQUIRED, AND REPAINT TO MATCH EXISTING COLOR OR TO MATCH HISTORIC COLOR.
- RESTORE EXISTING CORNICE AND RECONSTRUCT MISSING PORTION TO MATCH HISTORIC CONDITION. CORNICE TO BE PAINTED BLACK (AS INCLUDED IN THE DRAWINGS)



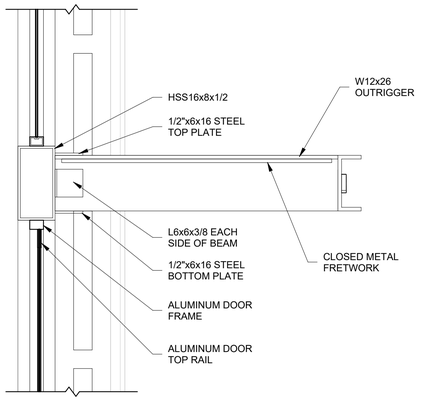
2 PROPOSED RAMP ELEVATION
3/8" = 1'-0"



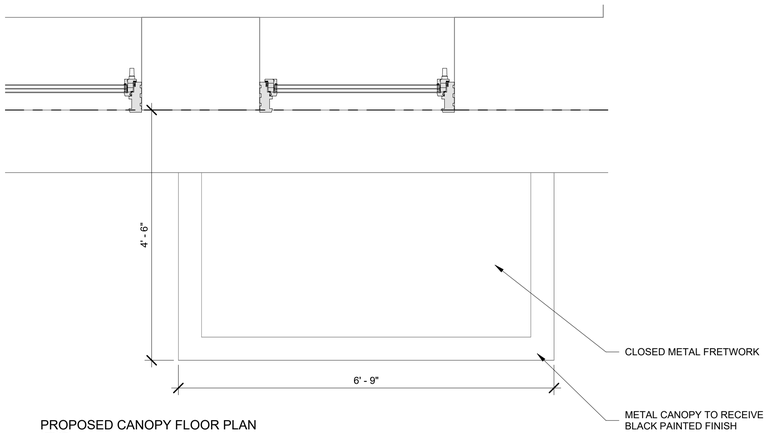
1 PROPOSED STOREFRONT FLOOR PLAN
3/8" = 1'-0"



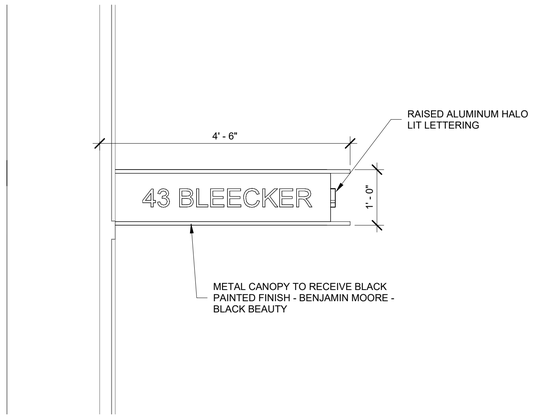
PROPOSED CANOPY FRONT ELEVATION (TYP.)
2 3/4" = 1'-0"



PROPOSED CAPONY SECTION (TYP.)
3 3/4" = 1'-0"



PROPOSED CANOPY FLOOR PLAN (TYP.)
1 3/4" = 1'-0"

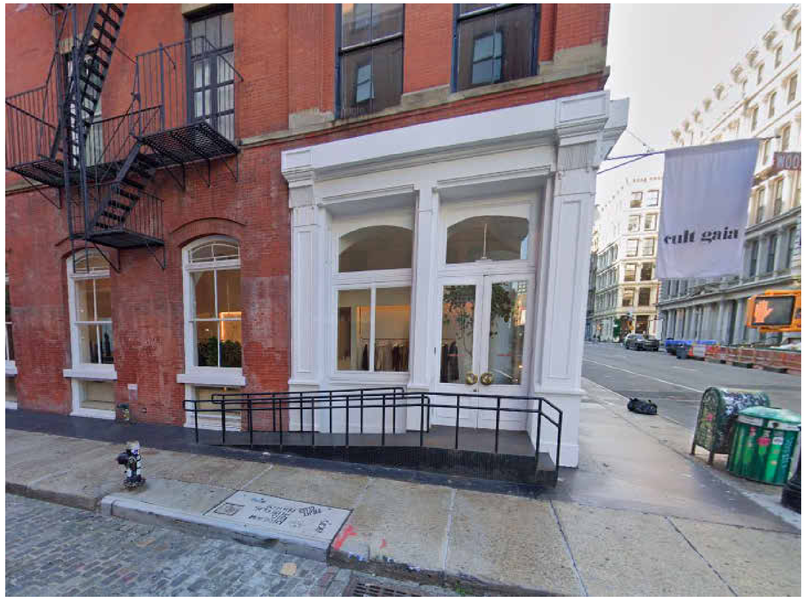


PROPOSED CANOPY SIDE ELEVATION (TYP.)
4 3/4" = 1'-0"

103-105 Greene Street
Approved in 2018

143 Spring Street
Approved in 2017

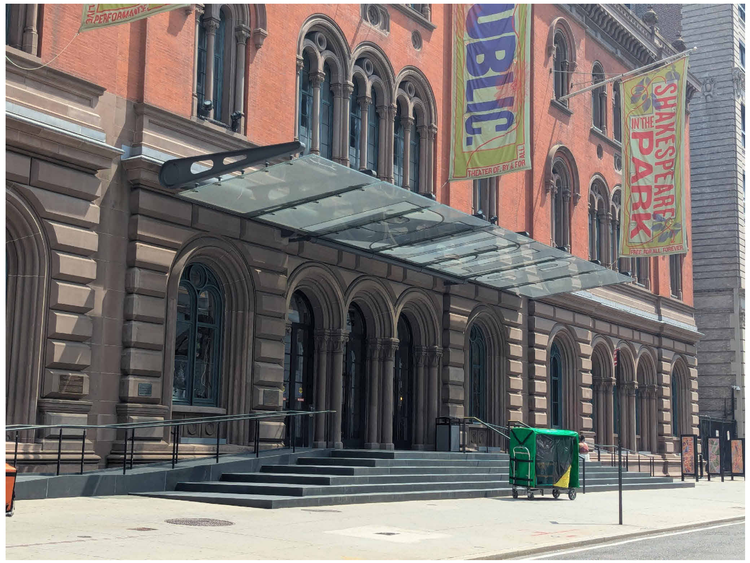
482 Broome Street
Approved in 2013



50 Wooster Street
Approved in ?

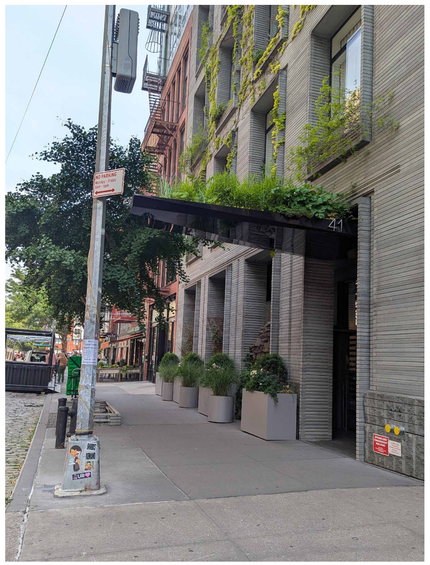
400 Lafayette Street
(approved 2019)

418 Lafayette Street



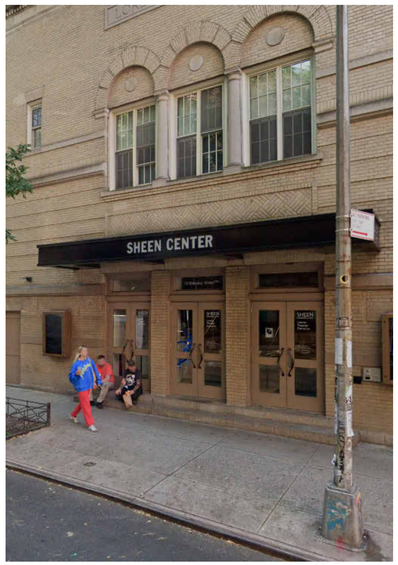
423-437 Lafayette Street
(approved 2012)

25 Bond Street

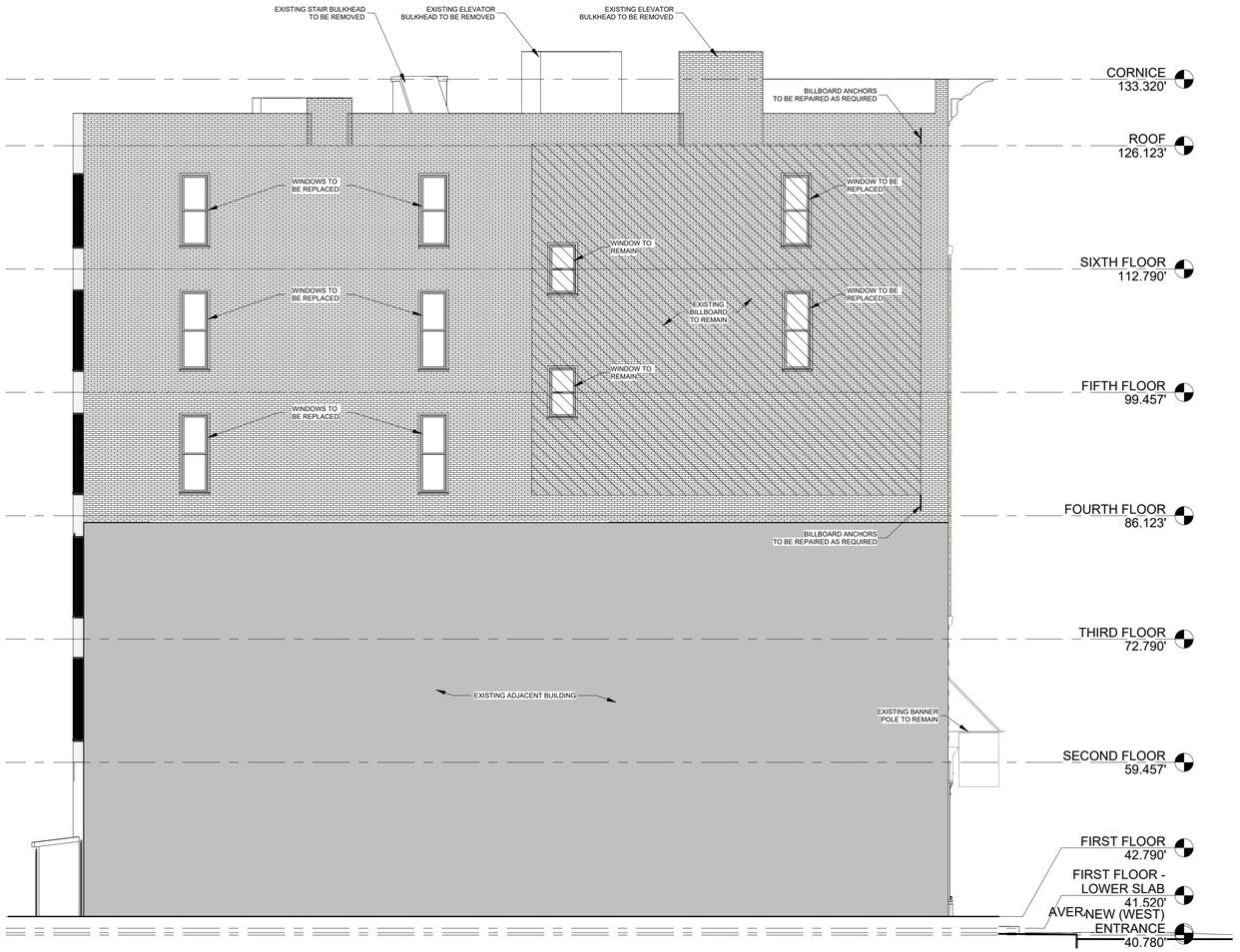


41 Bond Street
(approved 2010)

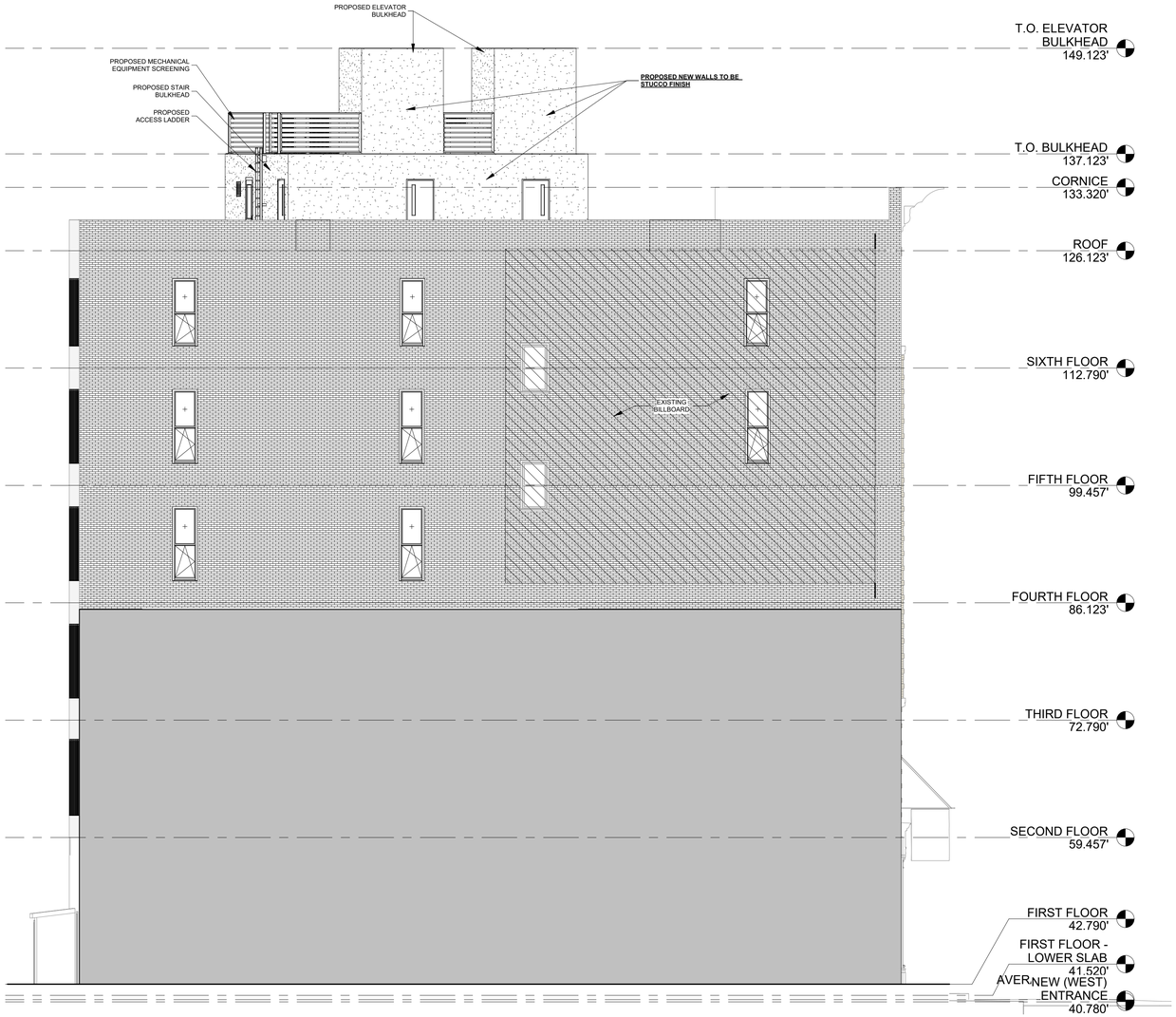
48 Bond Street



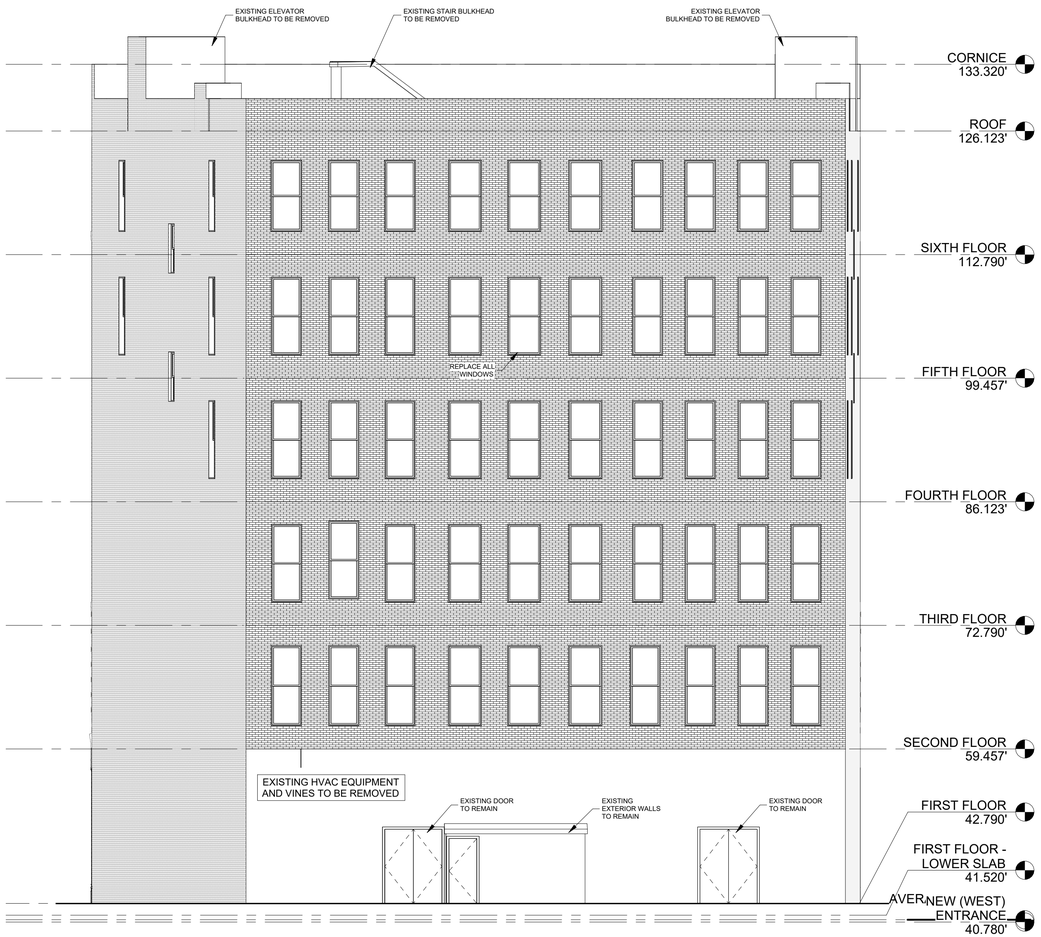
18 Bleecker Street
(approved 2017)



1 EXISTING SIDE (WEST) ELEVATION
1/8" = 1'-0"

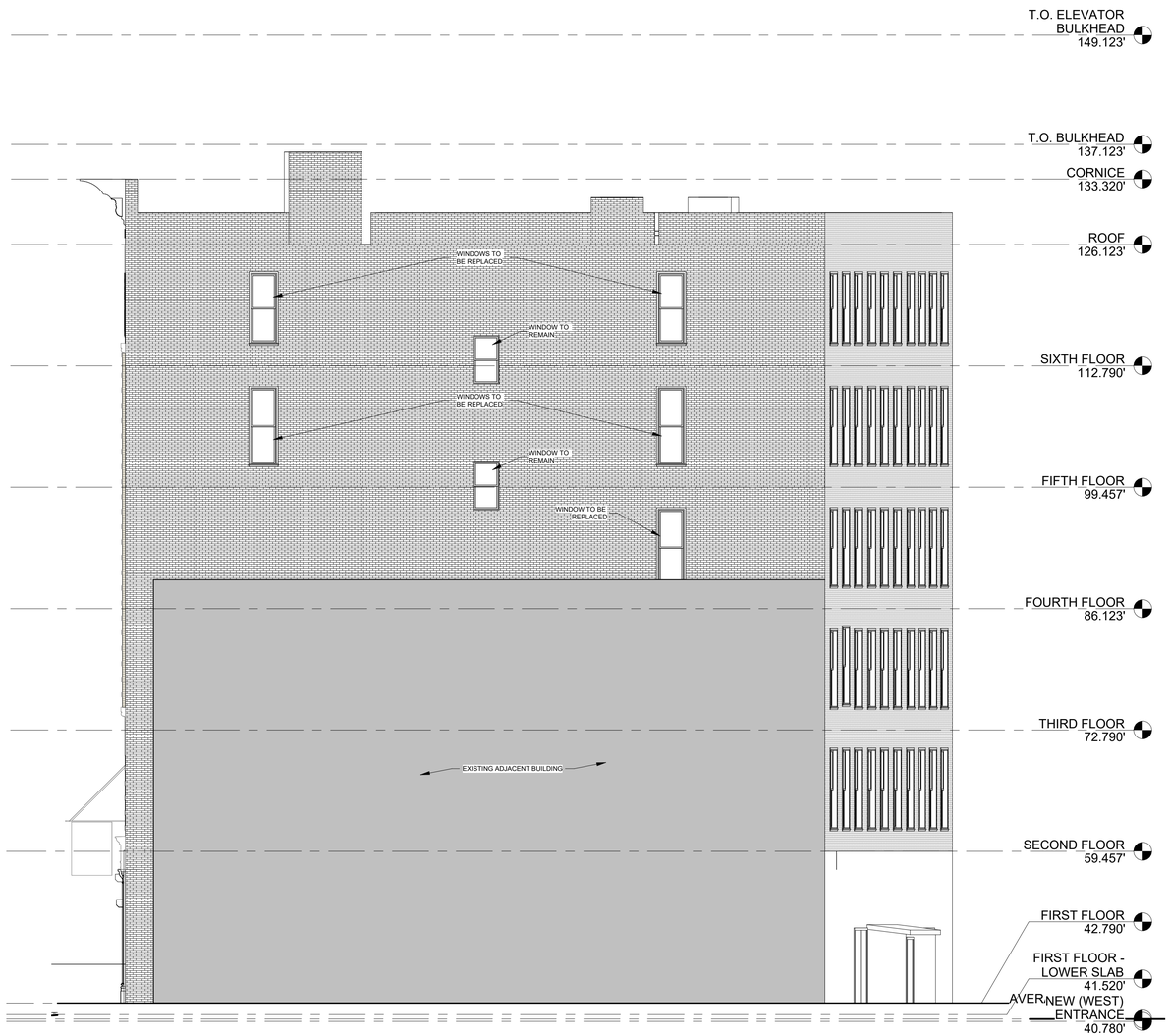


2 PROPOSED SIDE (WEST) ELEVATION
1/8" = 1'-0"

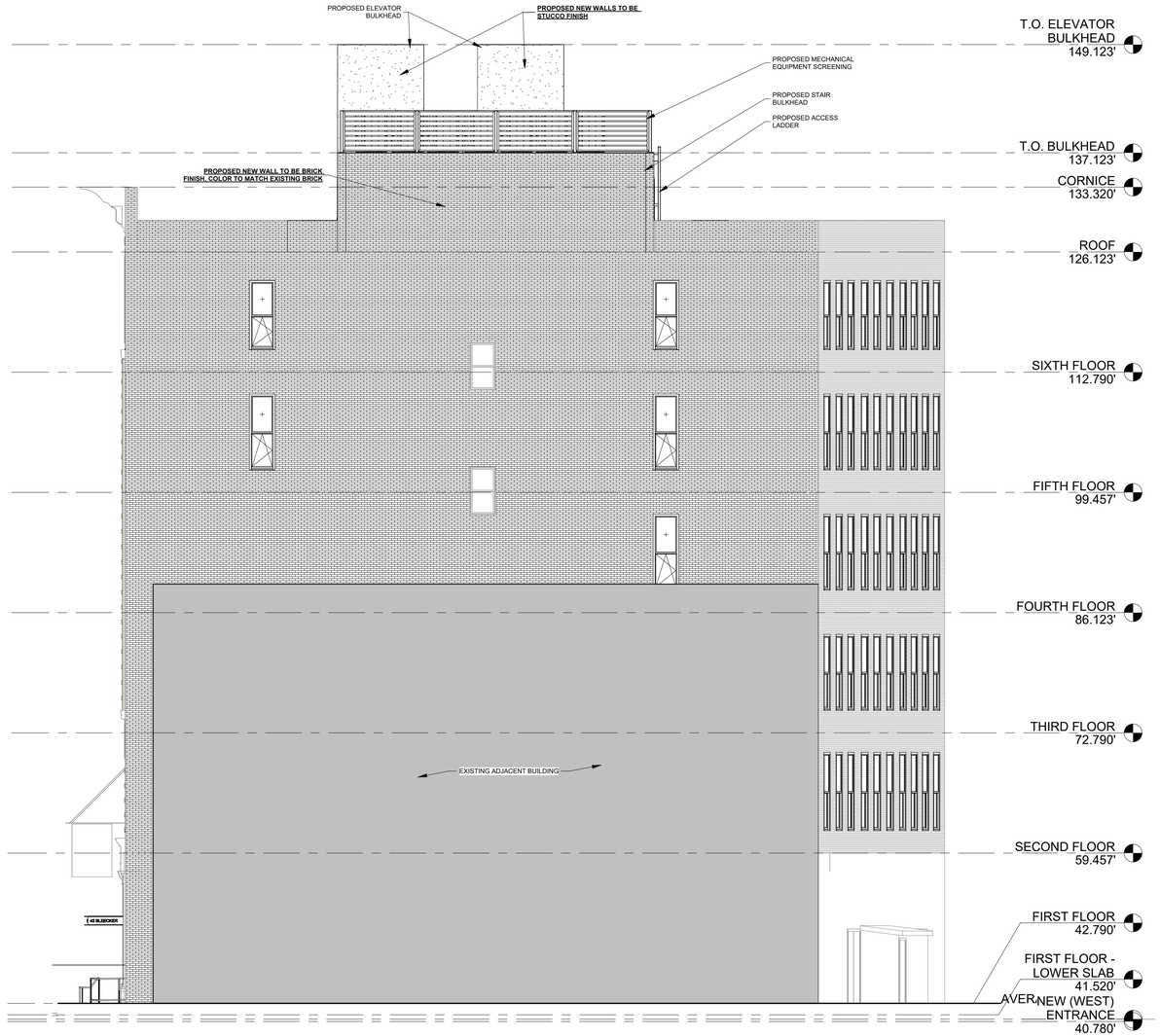


1 EXISTING REAR (NORTH) ELEVATION
1/8" = 1'-0"

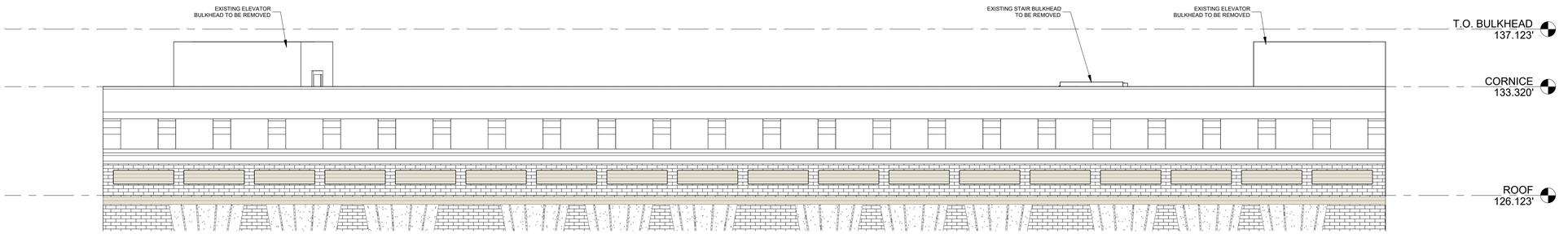
2 PROPOSED REAR (NORTH) ELEVATION
1/8" = 1'-0"



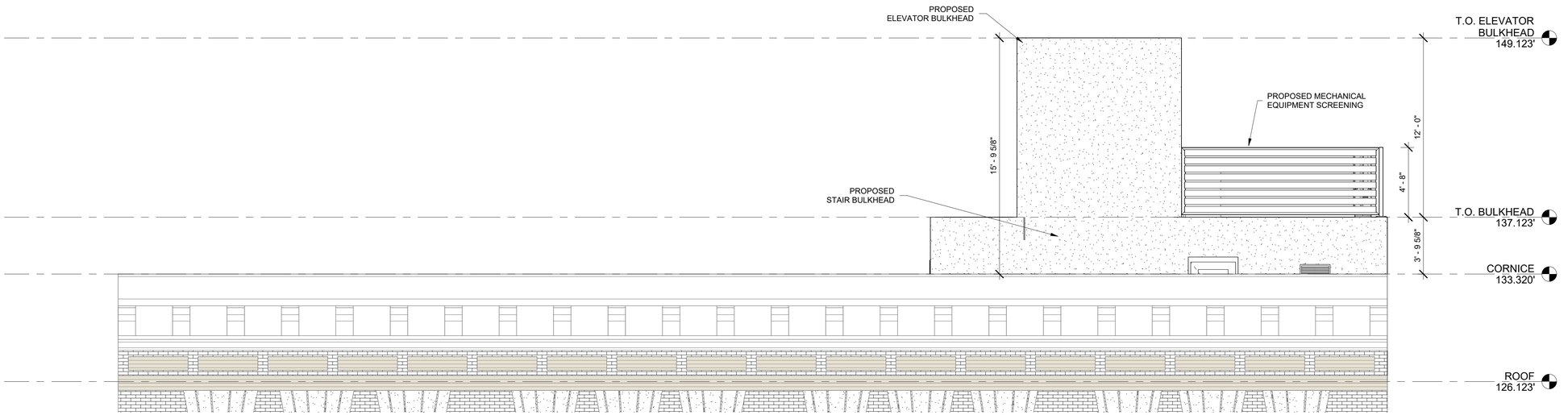
1 EXISTING (EAST) ELEVATION
1/8" = 1'-0"



2 PROPOSED (EAST) ELEVATION
1/8" = 1'-0"



1 EXISTING ROOF ELEVATION
1/4" = 1'-0"



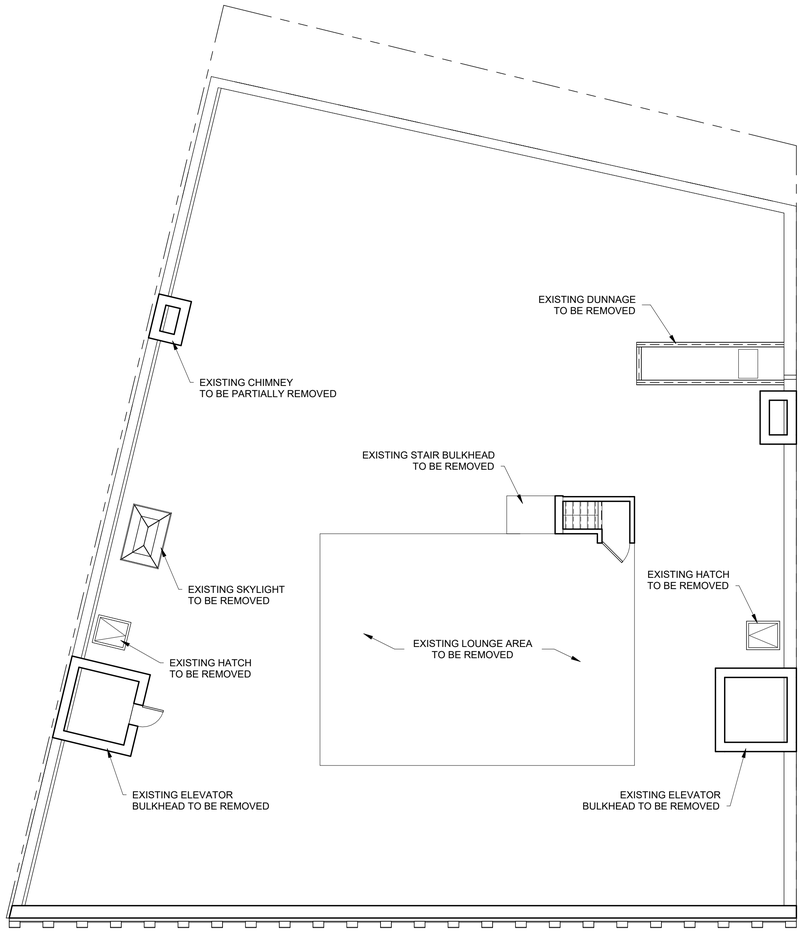
2 PROPOSED ROOF ELEVATION
1/4" = 1'-0"

View of existing roof looking South

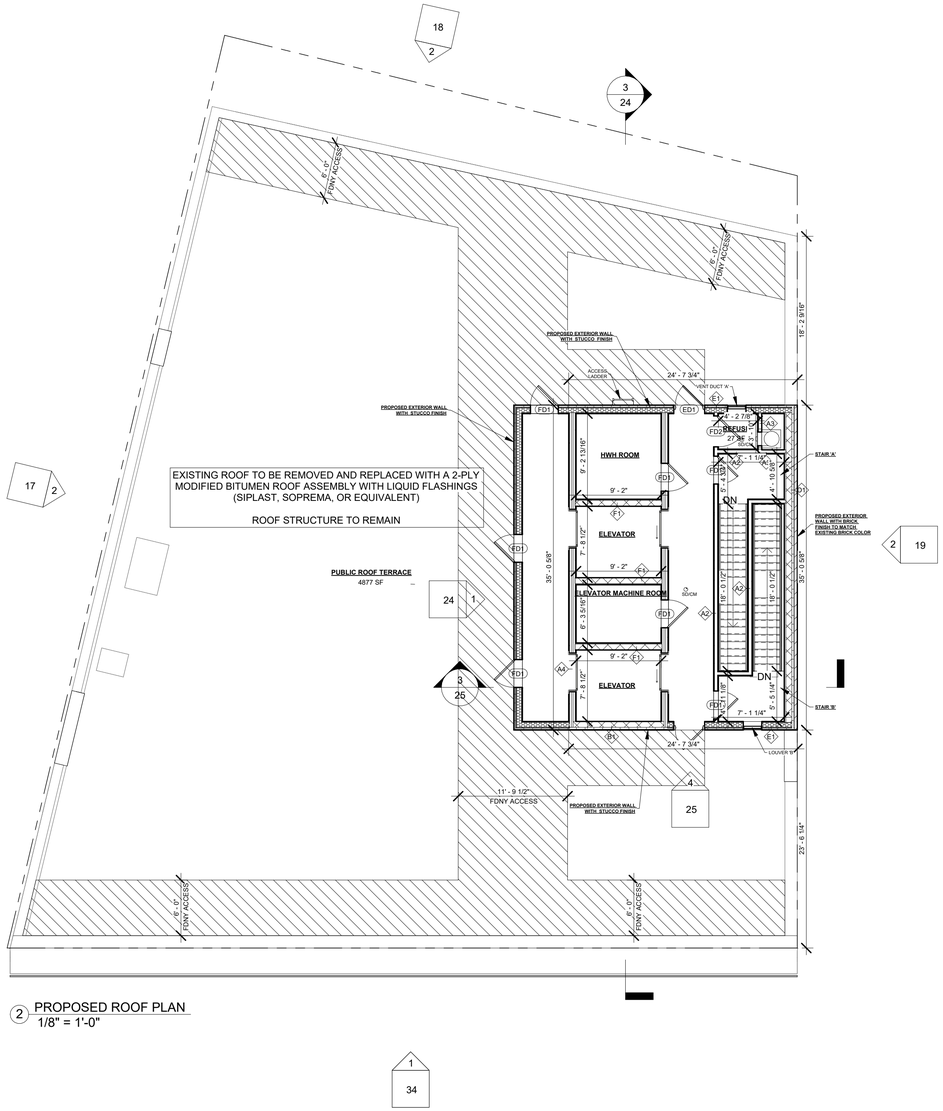
View of existing roof looking West

View of existing roof looking Southwest

View of existing roof looking East

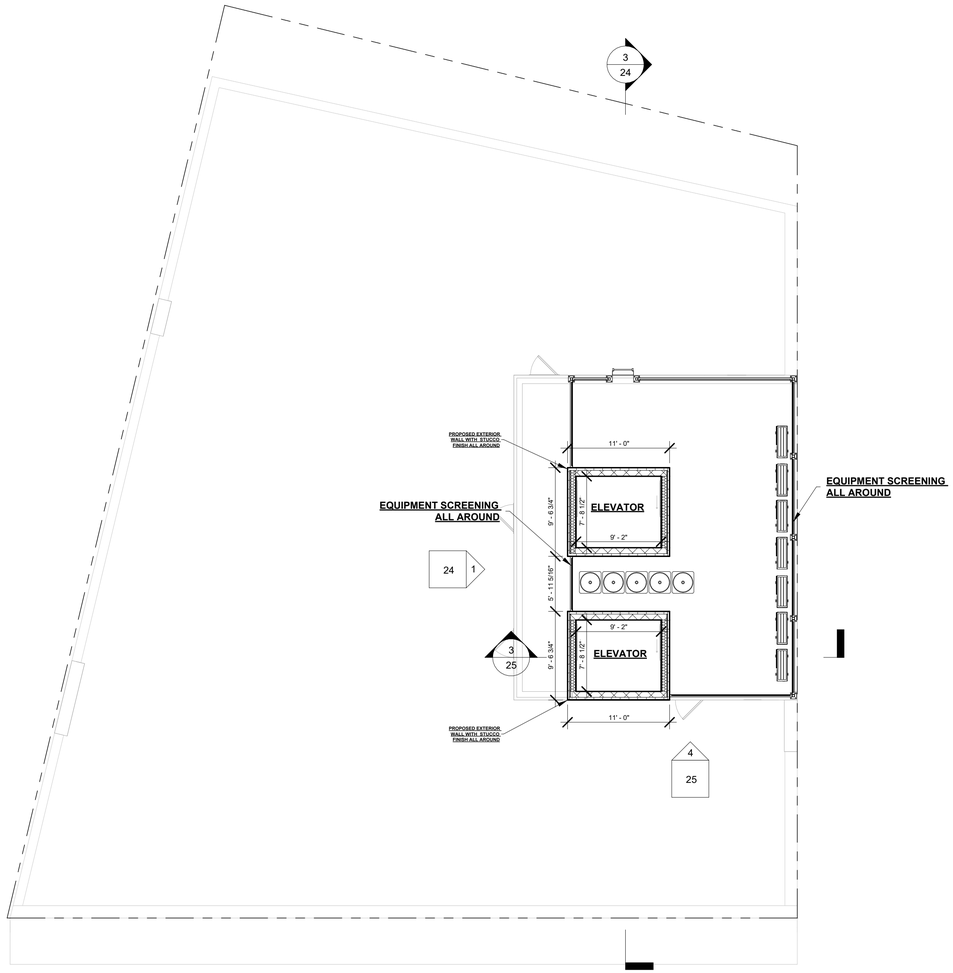


1 EXISTING ROOF FLOOR PLAN
1/8" = 1'-0"

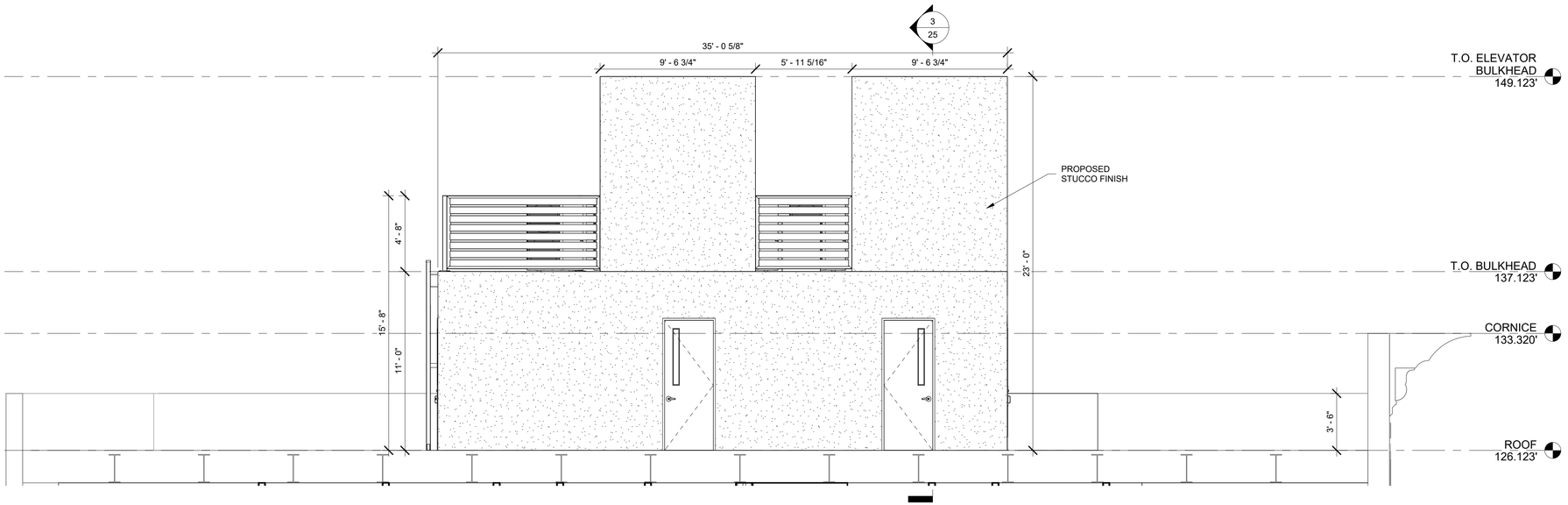


2 PROPOSED ROOF PLAN
1/8" = 1'-0"

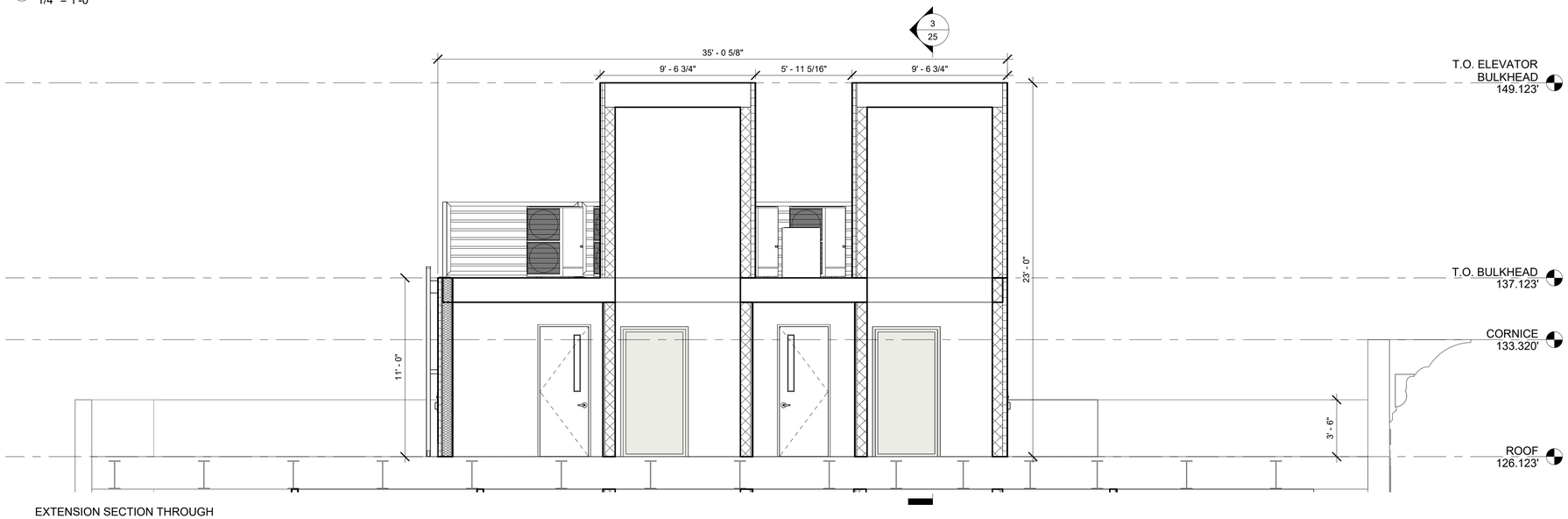
1 EXISTING T.O. BULKHEAD PLAN
1/8" = 1'-0"



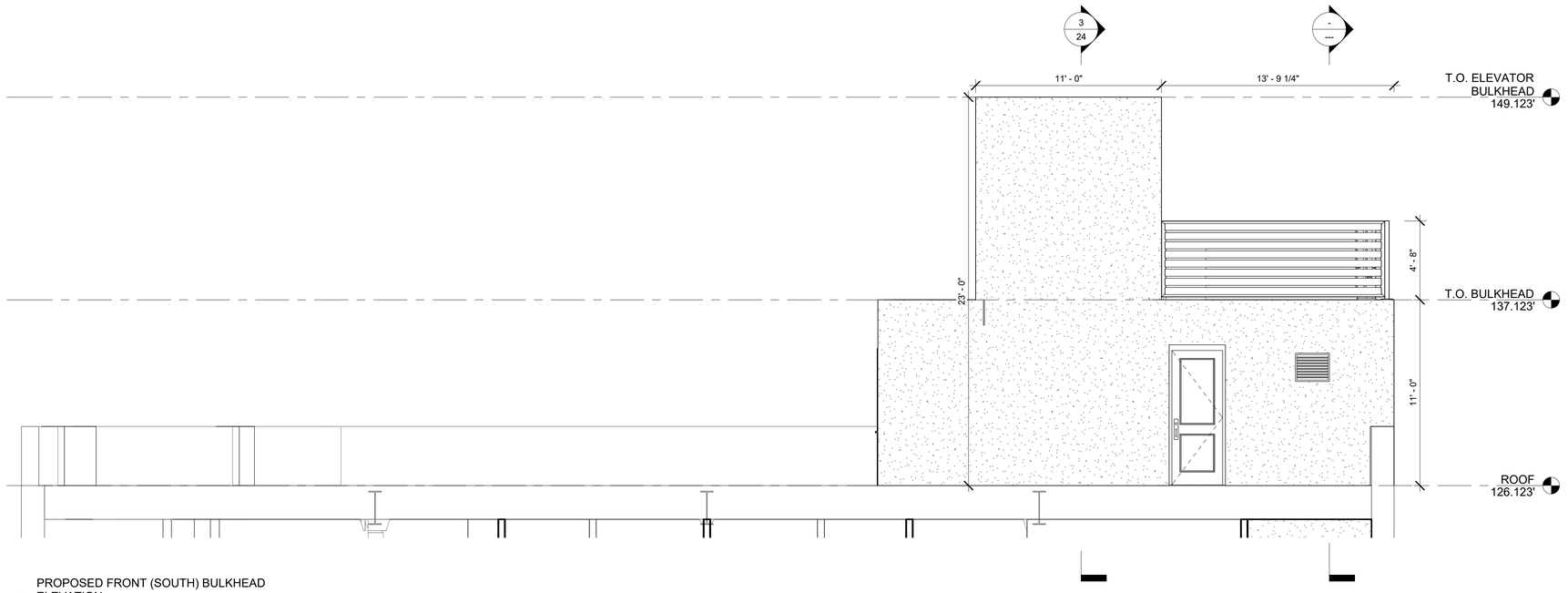
2 PROPOSED T.O. BULKHEAD PLAN
1/8" = 1'-0"



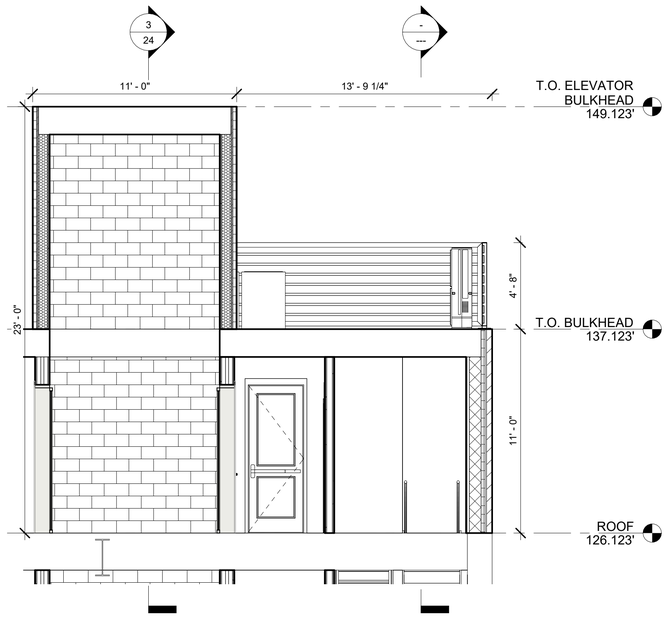
1 PROPOSED SIDE (WEST) BULKHEAD ELEVATION
1/4" = 1'-0"



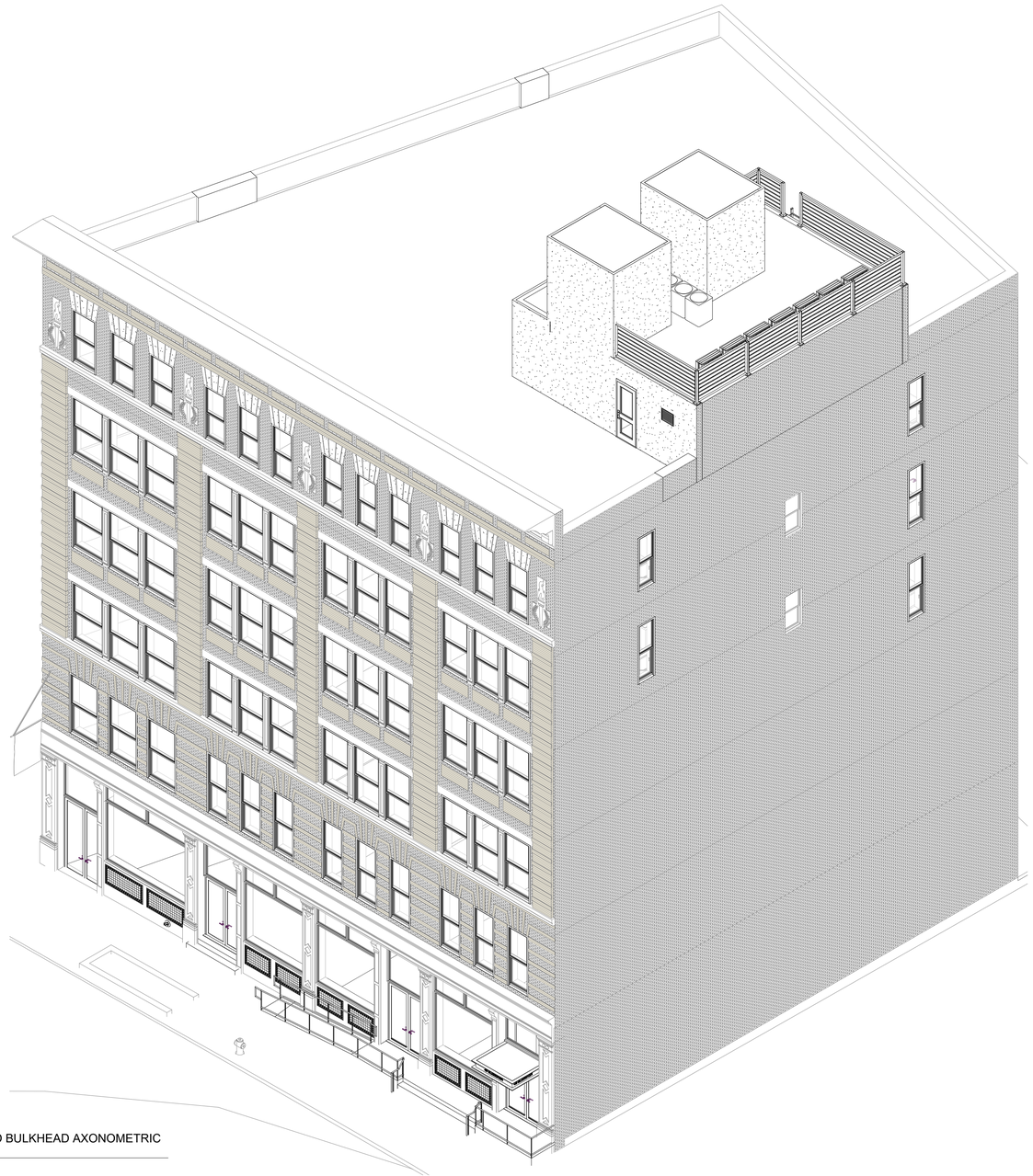
3 EXTENSION SECTION THROUGH ELEVATOR
1/4" = 1'-0"



4 PROPOSED FRONT (SOUTH) BULKHEAD ELEVATION
1/4" = 1'-0"

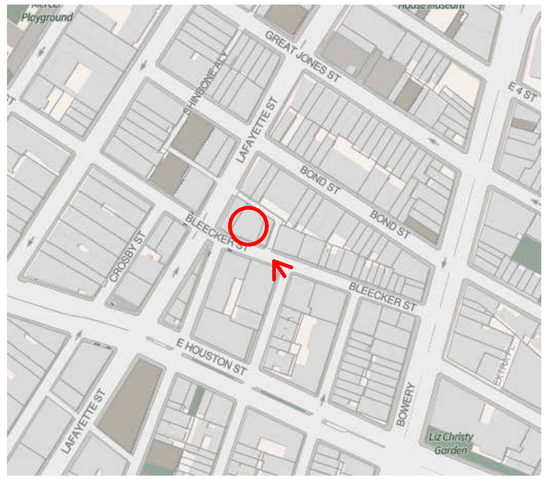


3 SECTION THROUGHT ELEVATOR AND STAIRS
1/4" = 1'-0"

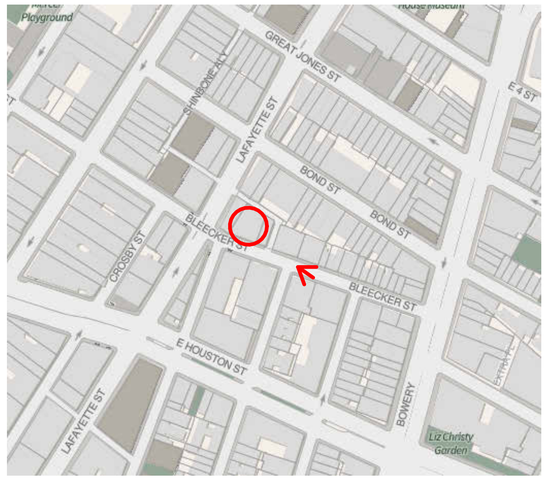


1 PROPOSED BULKHEAD AXONOMETRIC VIEW

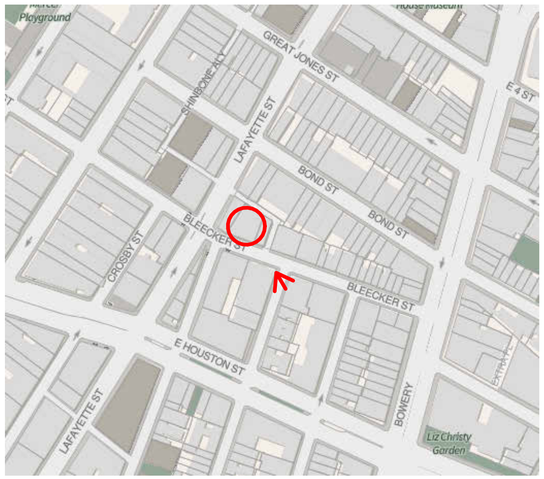
Visibility from Bleecker Street



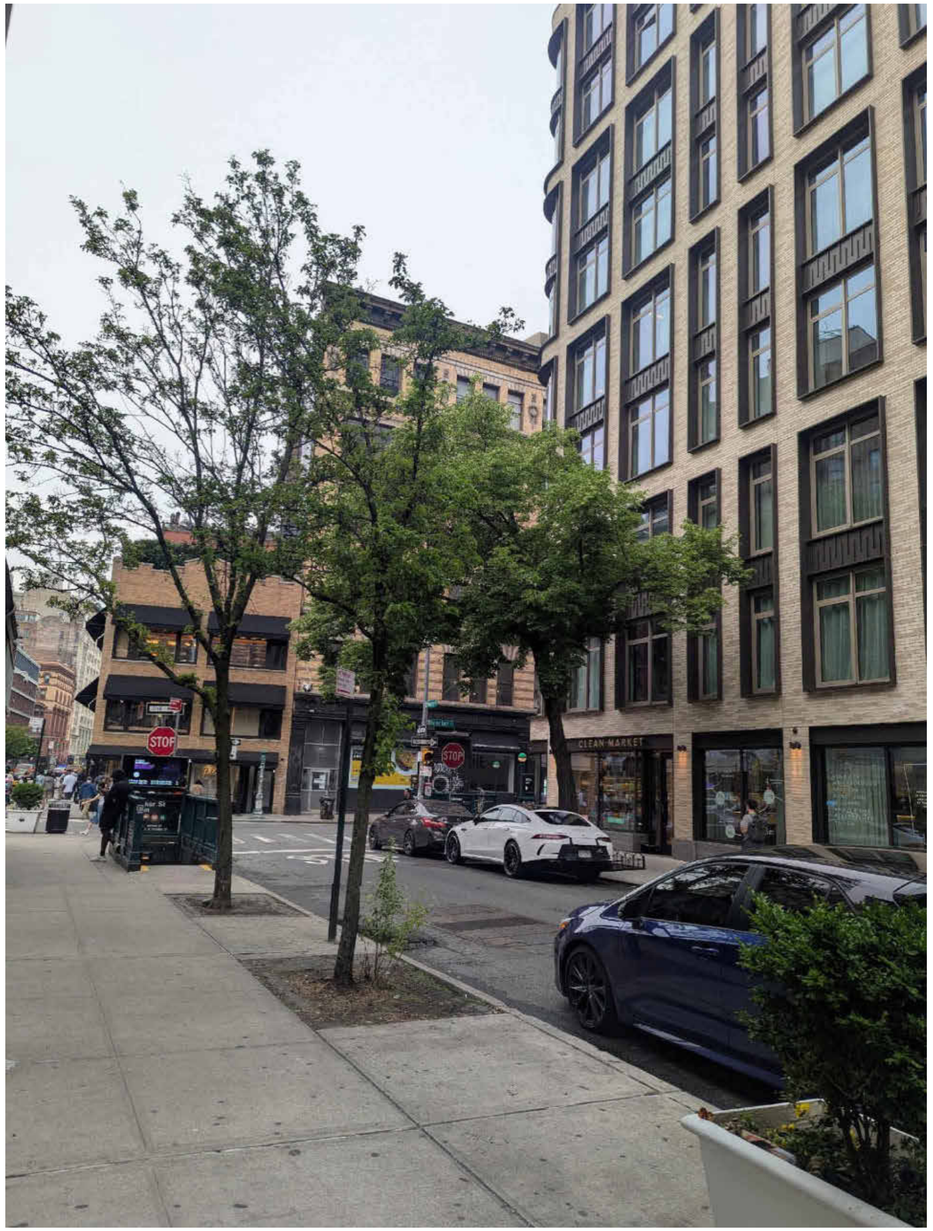
Visibility from Bleecker Street

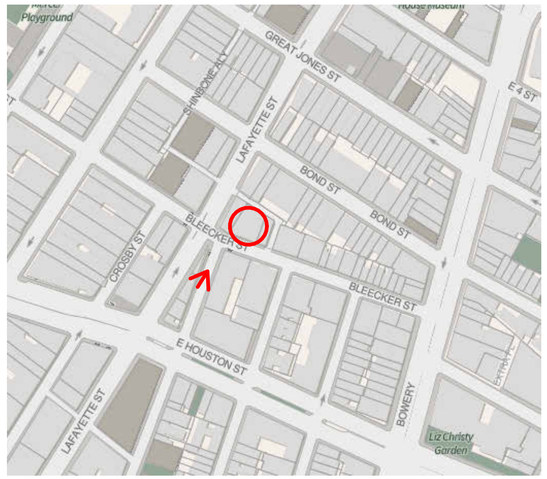


Visibility from Mott Street

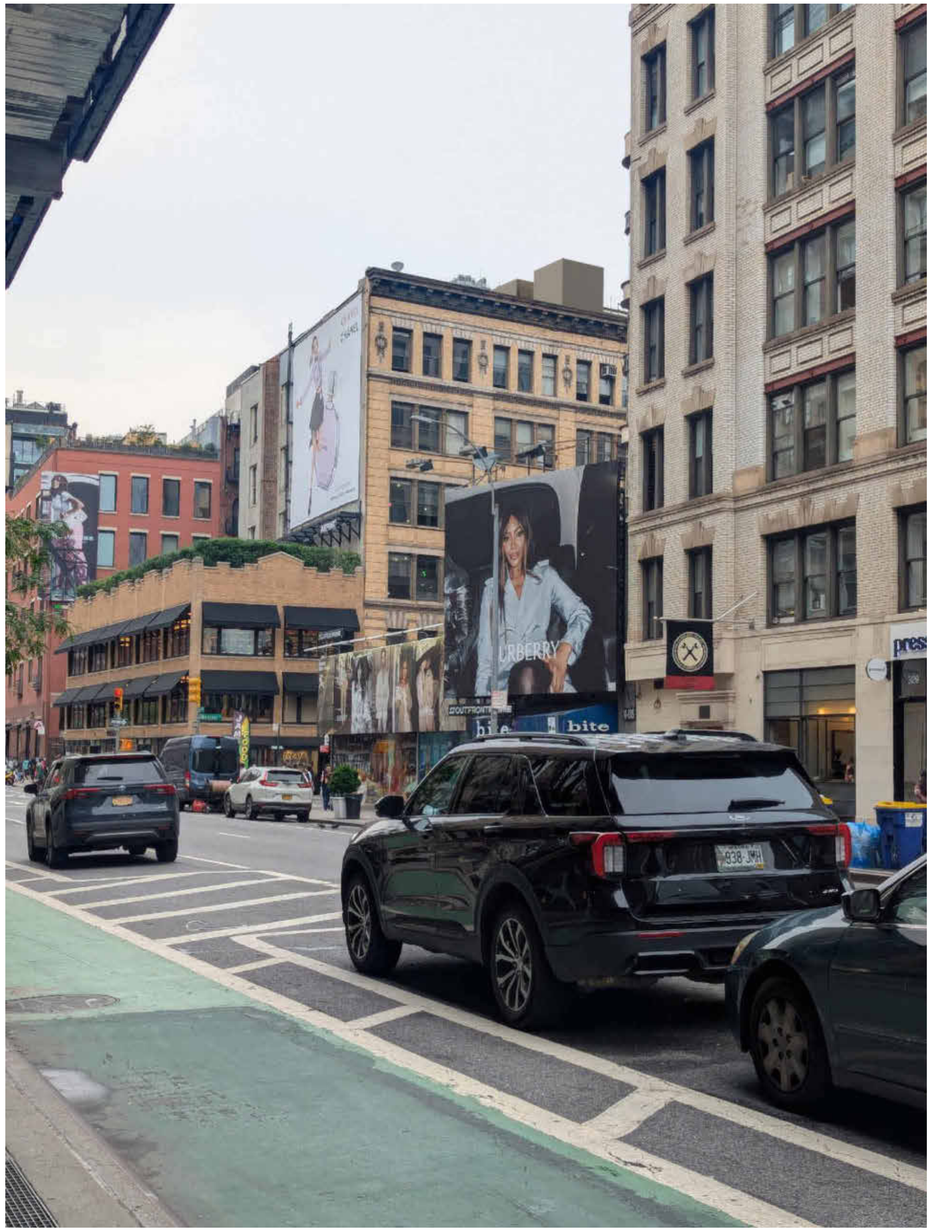


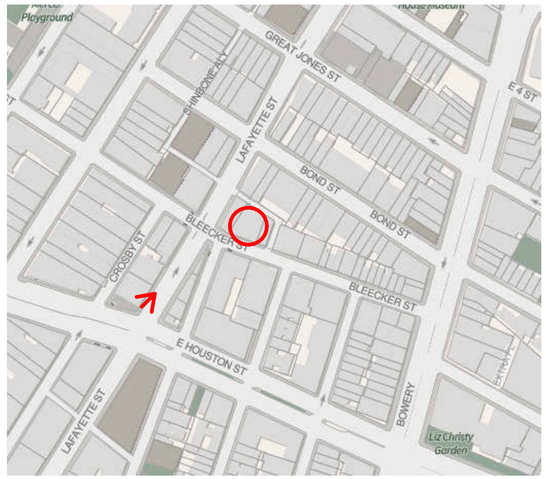
Visibility from Mulberry Street



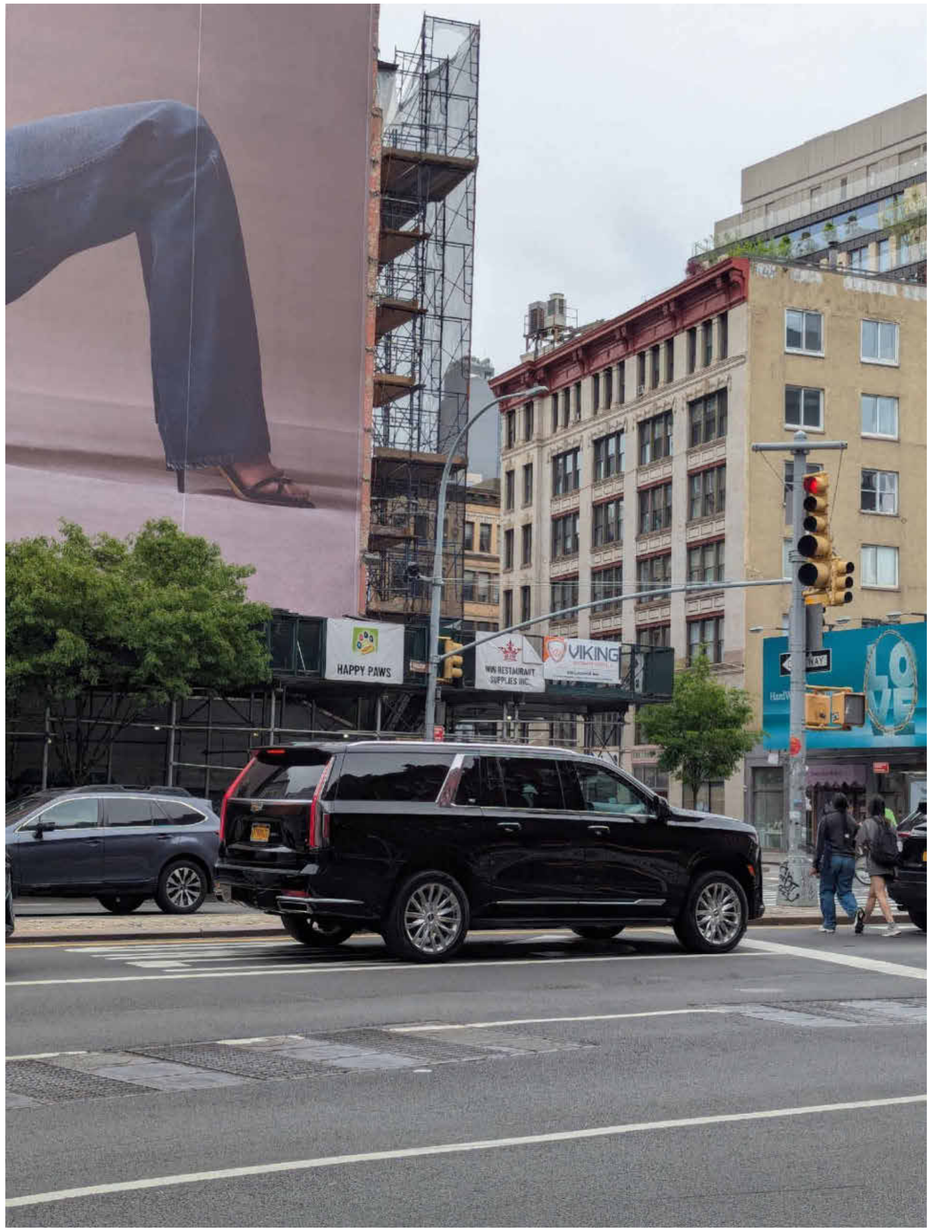


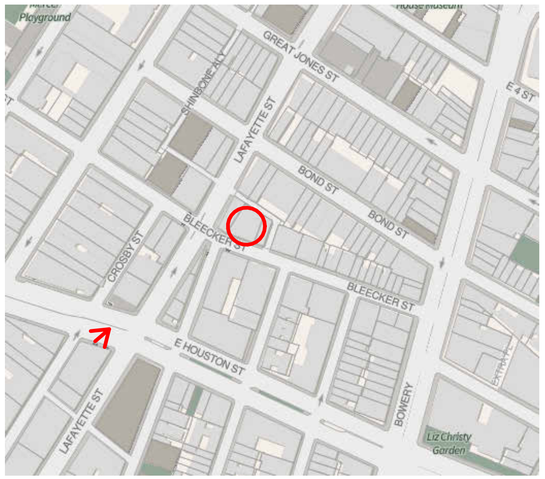
Visibility from Mulberry Street



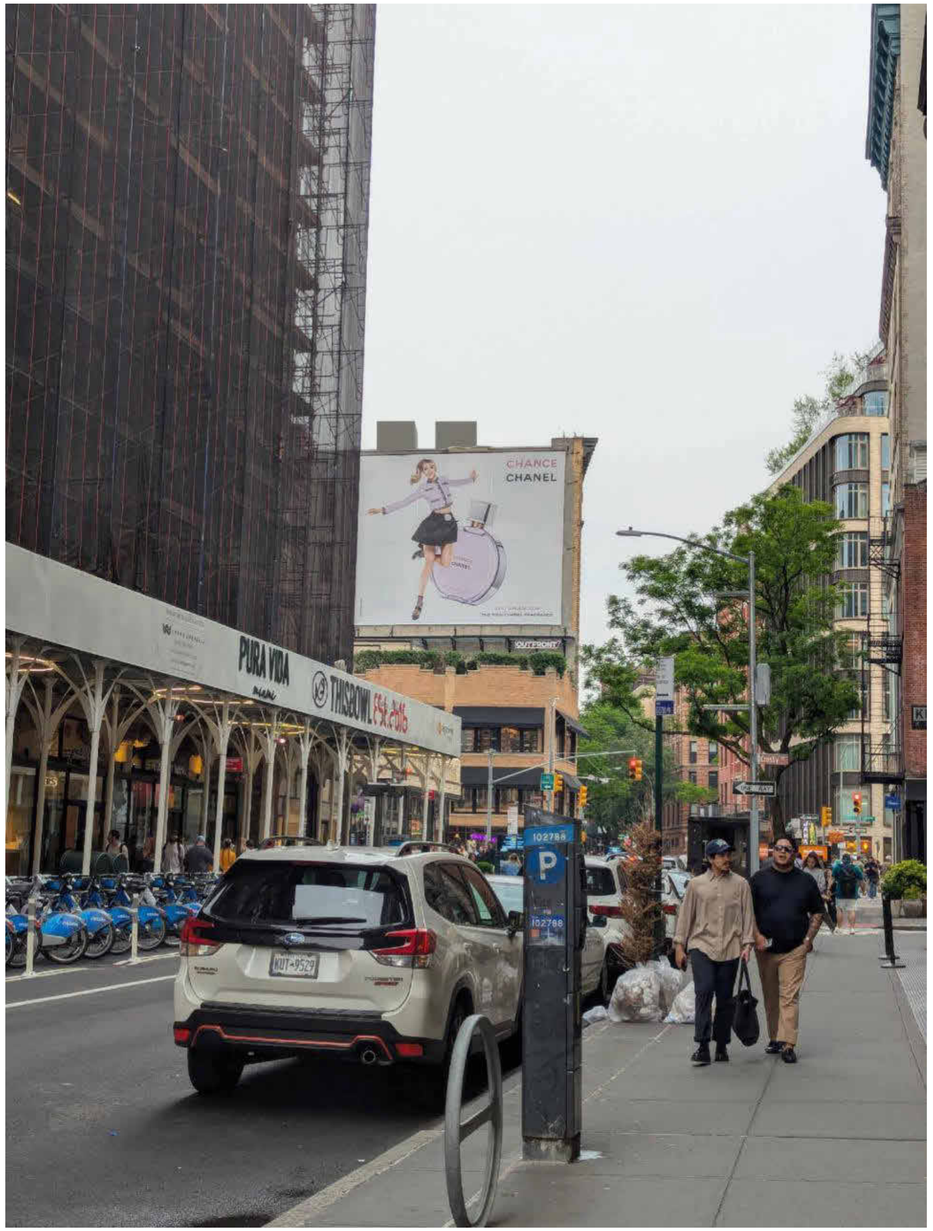


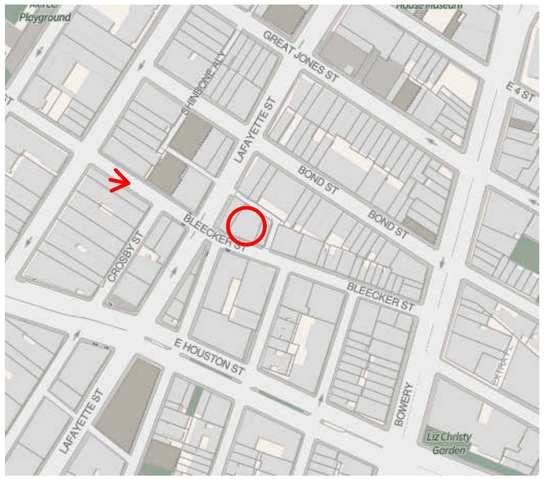
Visibility from E Houston Street





Visibility from Broadway

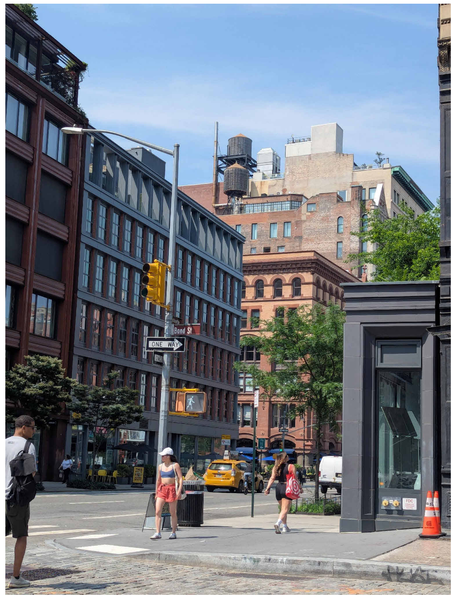




1 PROPOSED FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

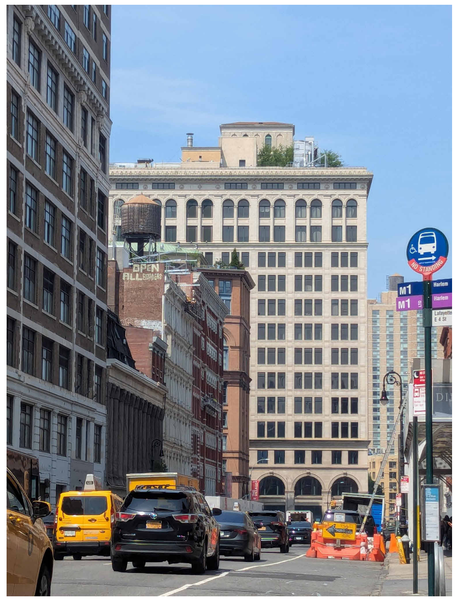
1.

2.

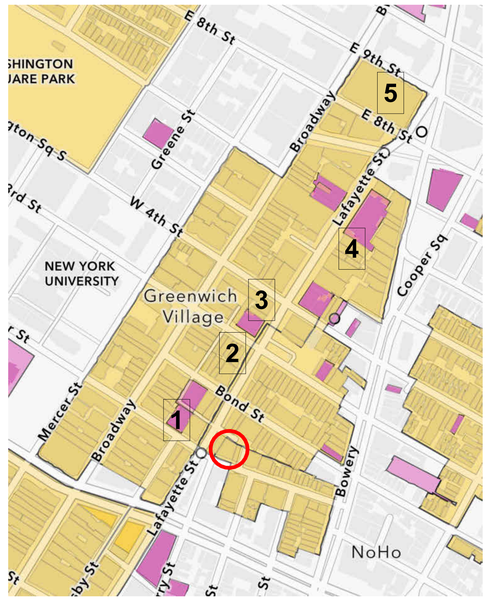


3.

4.



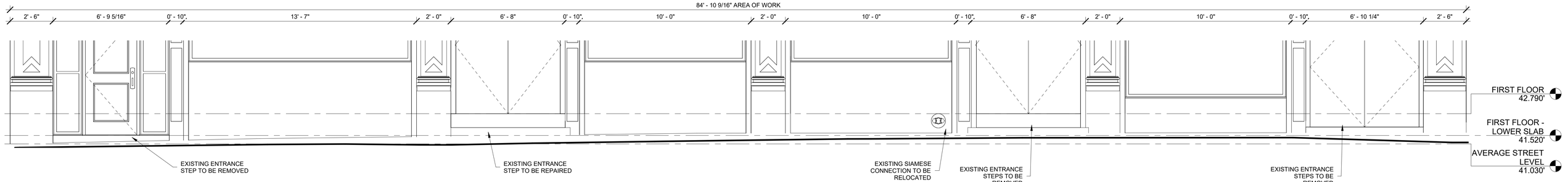
5.


E 8th St
E 9th St
5
Broadway
E 8th St
Greene St
Lafayette St
W 4th St
4
Cooper Sq
NEW YORK UNIVERSITY
Greenwich Village
3
2
Mercer St
Broadway
1
Bond St
Bowery
Lafayette St
NoHo

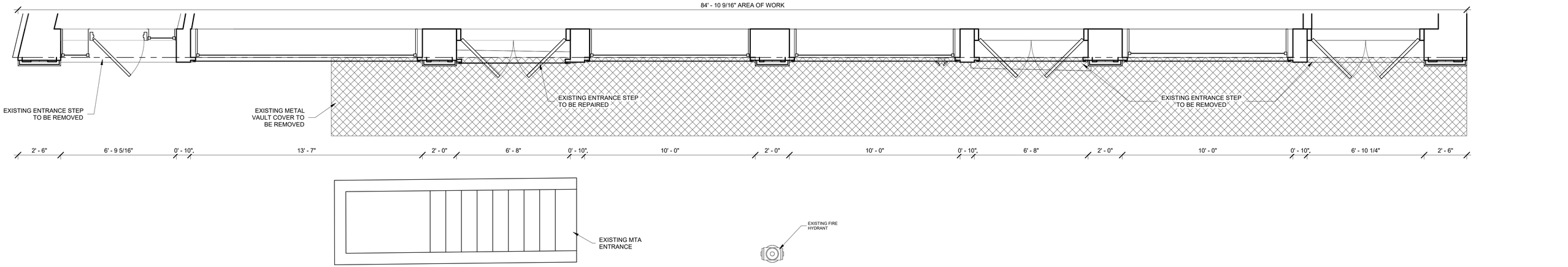
APPENDIX

BENJAMIN MOORE
2128-10 BLACK BEAUTY

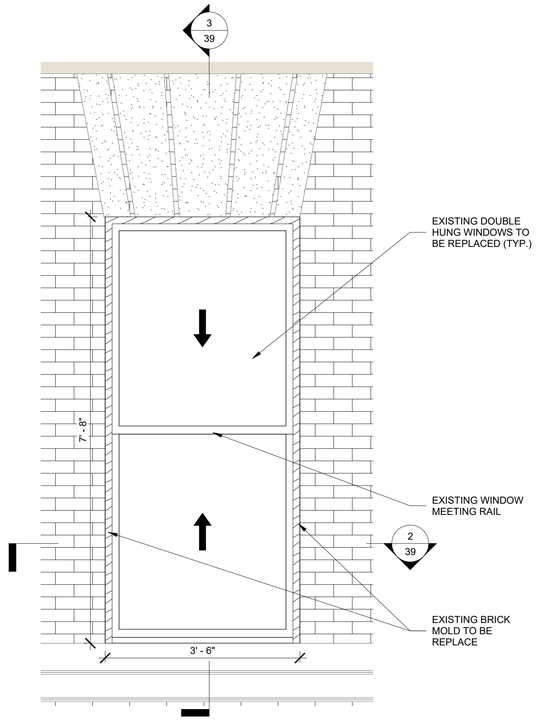
BLACK DIAMOND PLATED STEEL



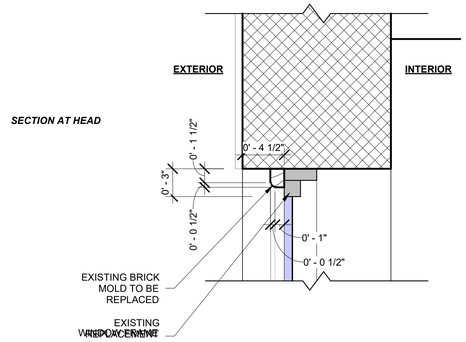
2 EXISTING STOREFRONT ELEVATION
3/8" = 1'-0"

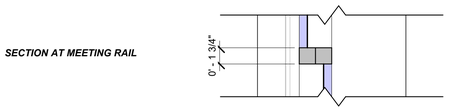


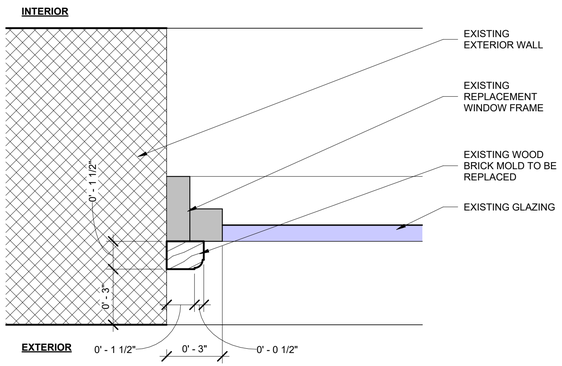
1 EXISTING STOREFRONT FLOOR PLAN
3/8" = 1'-0"



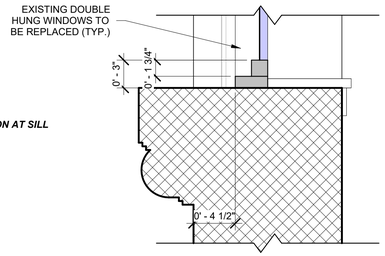
1 EXISTING FRONT (SOUTH) WINDOW ELEVATION (TYP.)
3/4" = 1'-0"



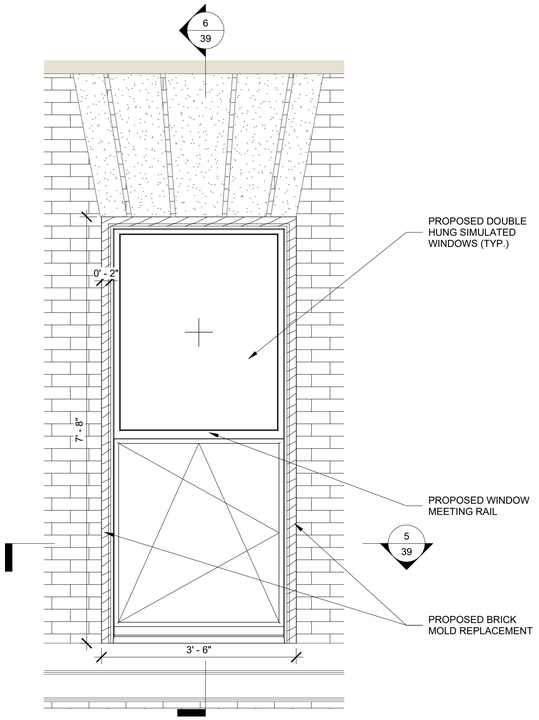




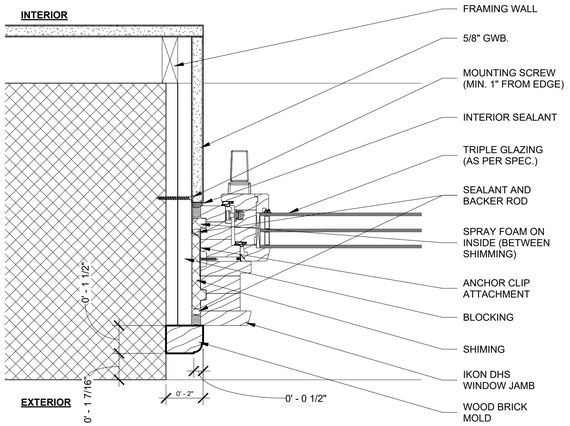
2 EXISTING WINDOW PLAN SECTION AT JAMB (TYP.)
3" = 1'-0"



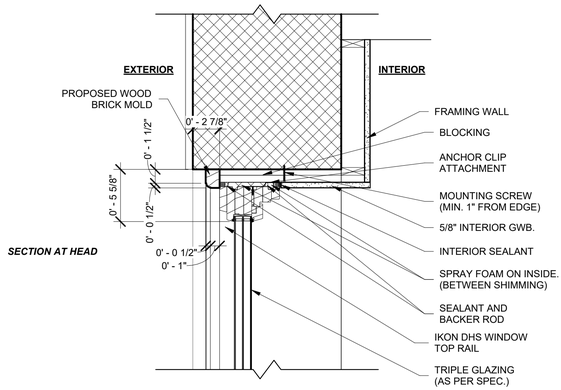
3 EXISTING WINDOW SECTION (TYP.)
1 1/2" = 1'-0"

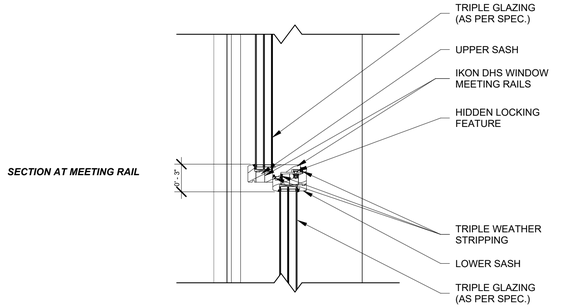


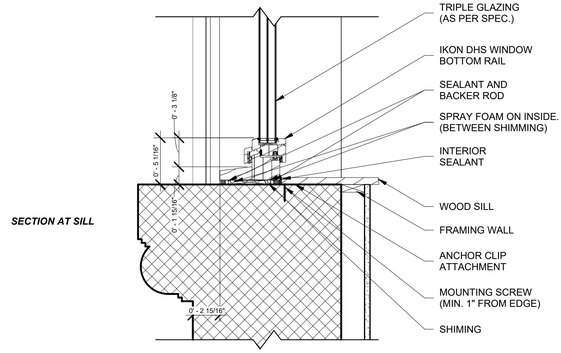
4 PROPOSED FRONT (SOUTH) WINDOW ELEVATION (TYP.)
3/4" = 1'-0"



5 PROPOSED WINDOW PLAN SECTION AT JAMB (TYP.)
3" = 1'-0"







6 PROPOSED WINDOW SECTION (TYP.)
1 1/2" = 1'-0"

BUILDING INFORMATION

ADDRESS:	43 BLEECKER STREET, NEW YORK, NY 10012
BLOCK:	529
LOT:	62
ZONE:	M1-5/R7X, SNX
MAP:	12c
USE GROUP:	EXISTING: 9, PROPOSED: 9 AND 2
OCCUPANCY CLASS:	EXISTING: COM (1938 CODE), PROPOSED: B, M, AND R2
CONSTRUCTION CLASS:	CLASS 1 (1938 CODE), NO CHANGE

ZONING ANALYSIS

LOT AREA	**6,767 S.F.**
Z.R. 123-632	MAX. ALLOWABLE LOT COVERAGE: NOT APPLICABLE EXISTING LOT COVERAGE: 94% 6,340 S.F.
Z.R. 143-21(a) *Z.R. 123-623* *Z.R. 123-622* *Z.R. 23-22* *Z.R. 43-12*	MAX ALLOWABLE COMMERCIAL FLOOR AREA: **5.0** x 6,767 S.F. = **33,835 S.F.** MAX ALLLOWABLE RESIDENTIAL FLOOR AREA: **6.0** x 6,767 S.F. = **40,602 S.F.** MAX ALLOWABLE COMBINED (COMMERCIAL & RESIDENTIAL) FLOOR AREA: **6.0** x 6,767 S.F. = **40,602 S.F.**

EXISTING FLOOR LEVELS	TOTAL GROSS FLOOR AREA	COMMERCIAL TOTAL GROSS FLOOR AREA	RESIDENTIAL TOTAL GROSS FLOOR AREA	EXISTING RESIDENTIAL (IMD) FLOOR AREA	NEW RESIDENTIAL ZONING FLOOR AREA	RESIDENTIAL DEDUCTIONS (SEE Z-101)	RESIDENTIAL TOTAL ZONING FLOOR AREA
CELLAR	6,941 S.F.	-	-	-	-	-	-
FIRST FLOOR	6,340 S.F.	5,060 S.F.	1,280 S.F.	359.27 S.F.	539.76 S.F.	380.97 S.F.	899.03 S.F.
SECOND FLOOR	6,275 S.F.	-	6,275 S.F.	2,678.09 S.F.	3,215.85 S.F.	381.06 S.F.	5,893.94 S.F.
THIRD FLOOR	6,275 S.F.	-	6,275 S.F.	977.00 S.F.	4,938.06 S.F.	359.94 S.F.	5,915.06 S.F.
FOURTH FLOOR	6,275 S.F.	-	6,275 S.F.	1,041.92 S.F.	4,873.14 S.F.	359.94 S.F.	5,915.06 S.F.
FIFTH FLOOR	6,275 S.F.	-	6,275 S.F.	1,065.19 S.F.	4,853.35 S.F.	356.46 S.F.	5,918.54 S.F.
SIXTH FLOOR	6,275 S.F.	-	6,275 S.F.	6,275 S.F.	-	374.25 S.F.	5,900.75 S.F.
ROOF FLOOR	1,070 S.F.	-	1,070 S.F.	-	-	-	-
TOTAL FLOOR AREA	**45,726 S.F.**	**5,060 S.F.**	**33,725 S.F.**	**12,396.47 S.F.**	**18,420.16 S.F.**	**2,212.62 S.F.**	**30,442.38 S.F.**

TOTAL COMMERCIAL FLOOR AREA: TOTAL RESIDENTIAL FLOOR AREA:	**5,060 S.F.** ≤ 33,835 S.F. **0.75 ≤ 5.0** ***EXISTING, NO CHANGE*** **30,442.38 S.F.** ≤ 40,602 S.F. **4.50 ≤ 6.0** ***EXISTING, NO CHANGE***
TOTAL COMBINED FLOOR AREA:	**35,502.38 S.F** > 40,602 S.F. **5.25 > 6.0** ***EXISTING, NO CHANGE***

ZR SECTION	ITEM	REQUIRED	PROPOSED
BULK REGULATIONS			
Z.R. 143-23(b)	MINIMUM BASE HEIGHT:	60'-0"	85'-1 1/8" EXISTING, NO CHANGE
	MAXIMUM BASE HEIGHT:	105'-0"	
	MAXIMUM BULDING HEIGHT:	145'-0"	85'-1 1/8" EXISTING, NO CHANGE
Z.R. 23-433	SETBACK	15'-0" (NARROW STREET)	N/A
Z.R. 143-23(a) *Z.R. 35-631*	STREET WALL	70% OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN 8' OF THE STREET LINE	ALIGNED WITH EXISTING ADJACENT BUILDING STREET WALL. EXISTING, NO CHANGE
Z.R. 123-631	FRONT YARD	NOT REQUIRED	N/A
Z.R. 123-631	SIDE YARD	NOT REQUIRED	N/A
Z.R. 144-22	REAR YARD	MINIMUM 20'-0"	6.4' EXISTING, NO CHANGE
Z.R. 23-611 *Z.R. 43-03*	STREET TREE	1 PER 25' OF FRONTAGE	3 TREES PROPOSED OFF SITE
Z.R. 15-112(b) *MDL 277(7)(b)(i)*	LIGHT AND AIR PROVISIONS	**C.** FOR INTERIOR LOTS, WHERE THE MINIMUM HORIZONTAL DISTANCE BETWEEN SUCH WINDOWS OPENING ONTO A REAR YARD AND ANY WALL OPPOSITE SUCH WINDOWS ON THE SAME OR ANOTHER ZONING LOT IS AT LEAST TWENTY FEET AND NOT LESS THAN A DISTANCE EQUAL TO ONE-THIRD OF THE TOTAL HEIGHT OF SUCH WALL ABOVE THE SILL HEIGHT OF SUCH WINDOWS; BUT NEED NOT EXCEED FORTY FEET; OR **E.** IN NO EVENT SHALL THE DISTANCE BETWEEN SUCH WINDOWS AND THE REAR LOT LINE BE LESS THAN FIVE FEET; AND **F.** YARDS AND COURTS MAY BE EXISTING OR MAY BE NEW IN BUILDINGS SEVEN STORIES OR LESS IN HEIGHT.	**C.** LOT 20: BUILDING HEIGHT = 84 FEET LOT 7508: BUILDING HEIGHT = 101 FEET 1/3 OF TOTAL WALL HEIGHT: LOT 20: 84 / 3 = 28' MINIMUM DISTANCE REQUIRED DISTANCE TO WALL ON LOT 20 = 29.9' > 28' LOT 7508: 101 / 3 = 33.67' MINIMUM DISTANCE REQUIRED DISTANCE TO WALL ON LOT 7508 = 49.9' > 33.67' **E.** DISTANCE FROM WINDOWS TO REAR LOT LINE - 6.4' > 5' **F.** REAR YARD IS EXISTING, NO CHANGE
Z.R. 27-131(a)(3)(v)	MANDATORY INCLUSIONARY HOUSING - AFFORDABLE HOUSING FUND OPTION	CONVERSIONS THAT INCREASE DWELLING UNITS BY <25, AND RESIDENTIAL FA BY <25,000 SF MAY SATISFY MIH REQUIREMENTS WITH PAYMENT TO AFFORDABLE HOUSING FUND	TOTAL 11 DWELLING UNITS, 5 OF WHICH ARE NEW RESIDENTIAL UNITS, CORRESPONDING TO 18,420.16 SF CONVERTED. OKAY TO COMPLY WITH AFFORDABLE HOUSING REQUIREMENTS VIA CONTRIBUTION TO AFFORDABLE HOUSING FUND
Z.R. 27-131(a)(3)(i)	MANDATORY INCLUSIONARY HOUSING - OPTION 1	AFFORDABLE FLOOR AREA TO BE PROVIDED AT A RATE OF 25% OF THE TOTAL RESI. FLOOR AREA (VIA PAYMENT TO AFFORDABLE HOUSING FUND, AS PER ABOVE)	RESIDENTIAL FLOOR AREA: 30,442.38 S.F. 25% 18,420.16 S.F. = **4,605.04 S.F.**