



PROPOSED FACADE FOR:

163 BLEECKER STREET

NEW YORK CITY, NEW YORK

PRESENTED TO NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION (LPC)

FOR THE PUBLIC HEARING ON

OCTOBER 18, 2022

ARCHITECT

MOJO • STUMER

ASSOCIATES

OWNER

109 E. 9TH ST. LLC

FILING REPRESENTATIVE

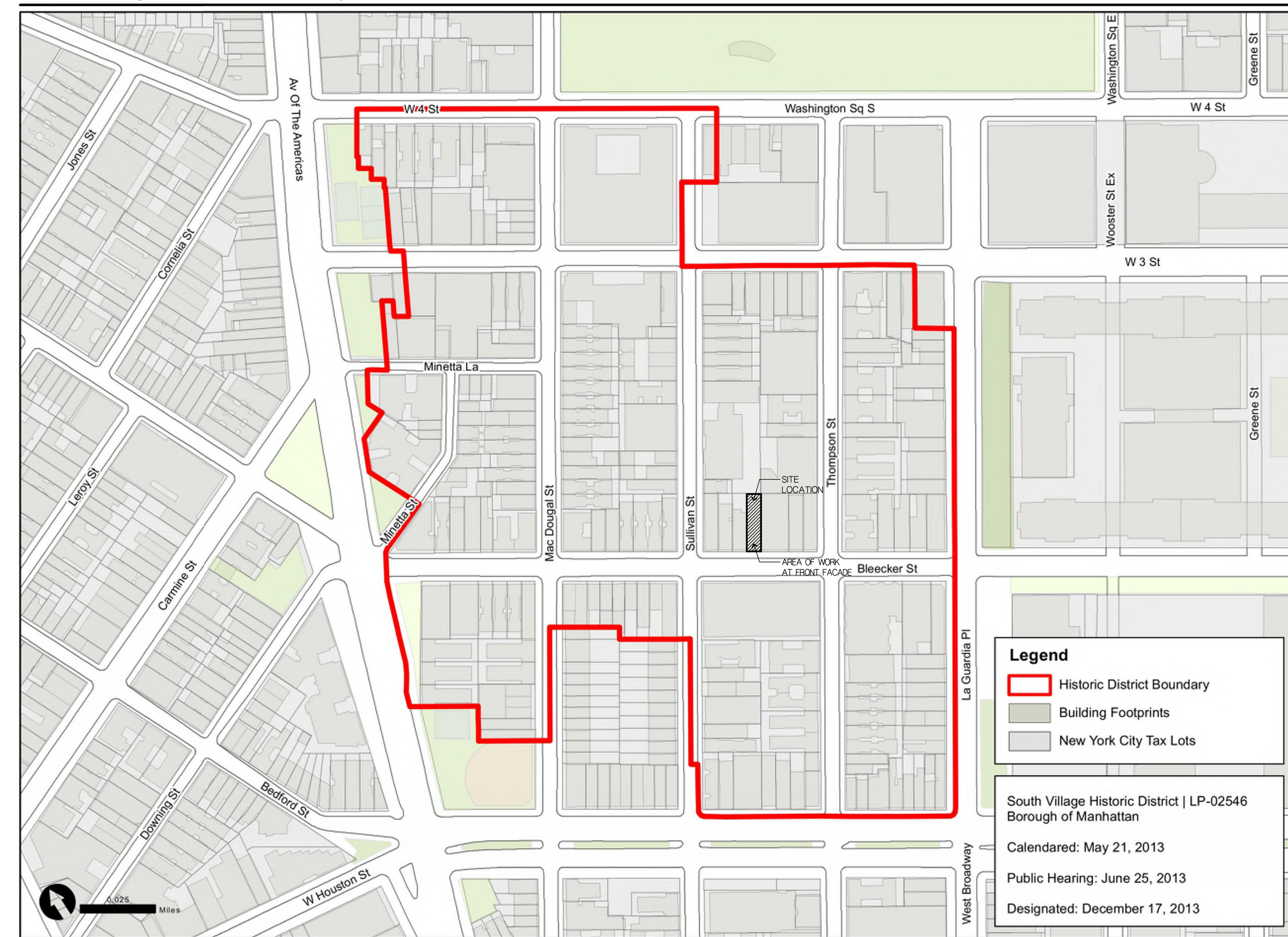
PRAXIS WorkShop Inc.

163 Bleecker St - Digital Tax Map - New York City Dept. of Finance (6/7/2022)



- | | | | |
|---------------|-------------------------------|------------|------------------------------------|
| — | Borough Boundary | C50 | Condo Flag/Condo Number |
| — | Tax Block Boundary | A50 | Air Right Flag/Lot Number |
| 50 | Tax Block Number | S50 | Subterranean Right Flag/Lot Number |
| — | Tax Lot Boundary | R | REUC Flag |
| 50 | Tax Lot Number | ---- | Under Water Tax Lot Boundary |
| -50- | Condo FKA Tax Lot Number | ---- | Other Boundary |
| 50.5 | Tax Lot Dimension | ↑ | Possession Hook |
| +5.5 | Approximate Tax Lot Dimension | Misc | Miscellaneous Text |
| [1500 - 1500] | Condo Units Range Label | ○ | Small Tax Lot Dimension |
| □ | Building Footprint | ■ | Surface Water |

South Village Historic District | LP-02546



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.20.2019

This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

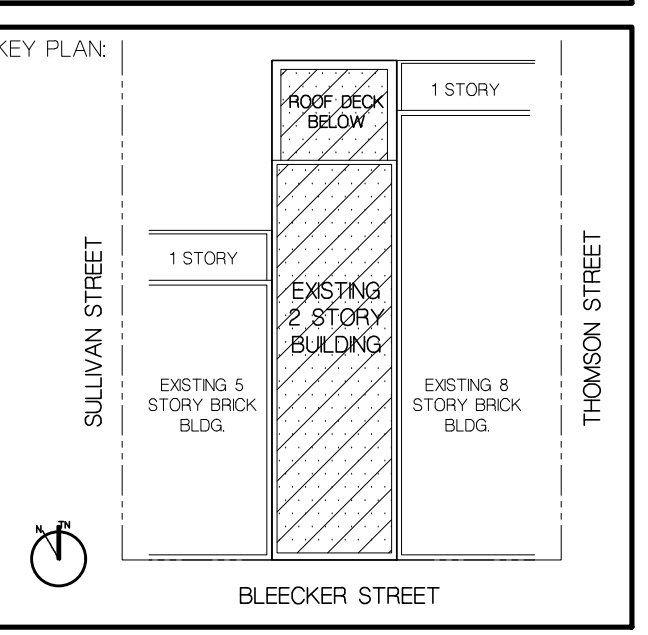
CONSULTANTS:

REVISION:

LANDMARKS PRESERVATION COMMISSION SET

DATE: OCT 18, 2022

DOB NOW JOB

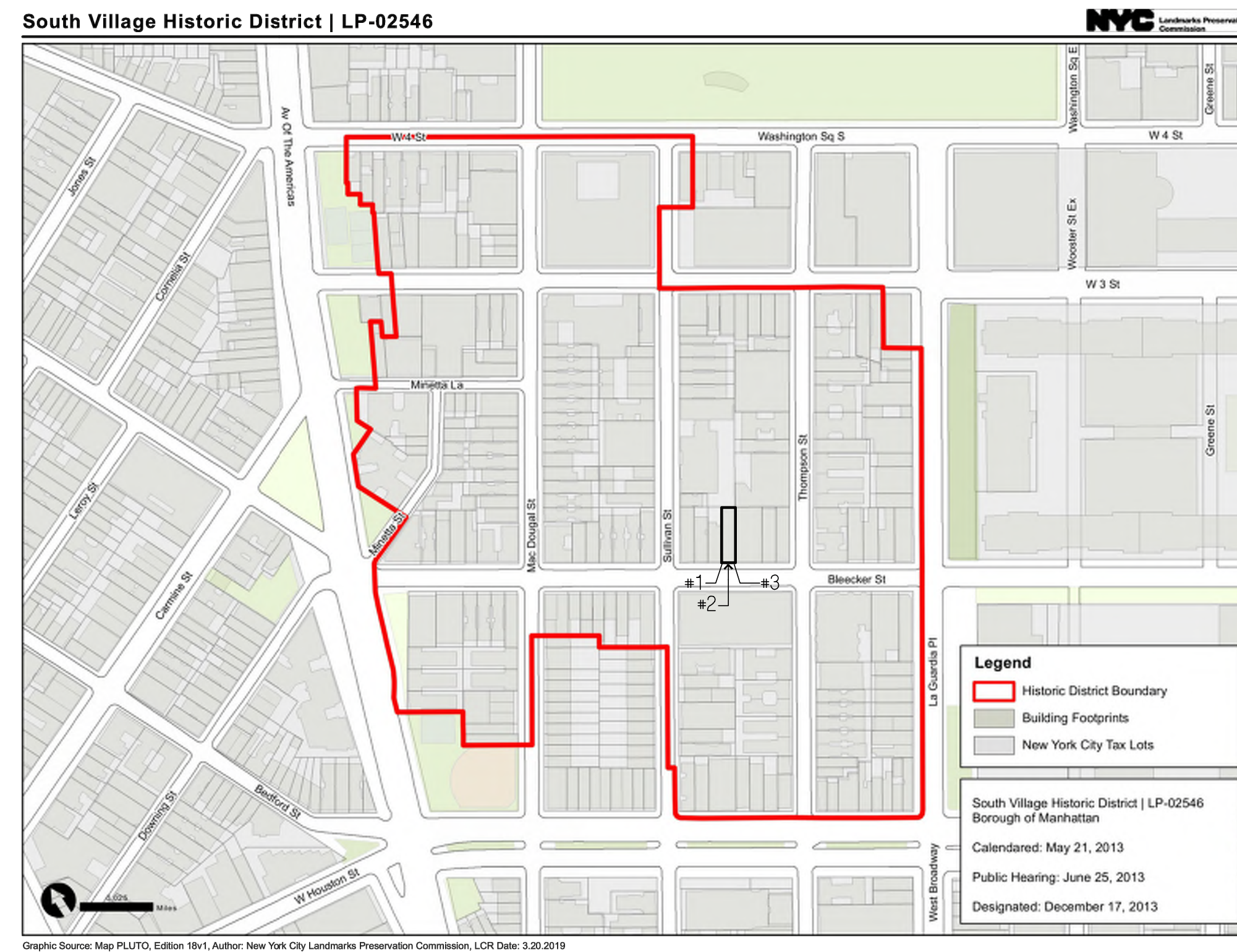


COMMERCIAL BUILDING ALTERATION
163 BLEECKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

HISTORIC DISTRICT MAP

DRAWING NUMBER:
G-002.00



KEY MAP



163 BLEECKER - 2013 PHOTO 1



163 BLEECKER - 1940 TAX LOT PHOTO 2



163 BLEECKER - 2011 PHOTO 3

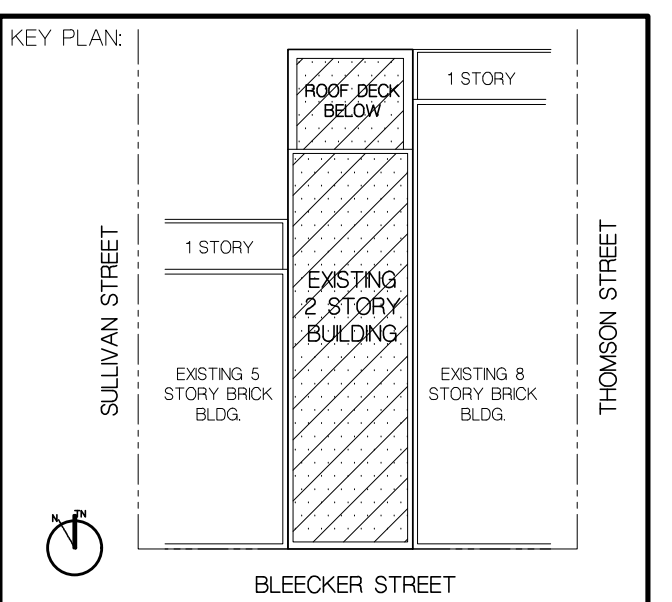
CONSULTANTS:

REVISION:

**LANDMARKS
PRESERVATION
COMMISSION SET**

DATE : OCT 18, 2022

DOB NOW JOB #



PROJECT TITLE:
**COMMERCIAL
BUILDING ALTERATION**
163 BLEECKER STREET
NEW YORK, NY 10021

SCALE:
AS SHOWN
DATE:
OCT 18, 2022
DRAWN BY:
GLC/AM
PROJECT NUMBER:
2022.08



DRAWING TITLE:
**163 BLEECKER STREET
EXISTING BUILDING
PHOTOGRAPHS**

DRAWING NUMBER:

G-003.00



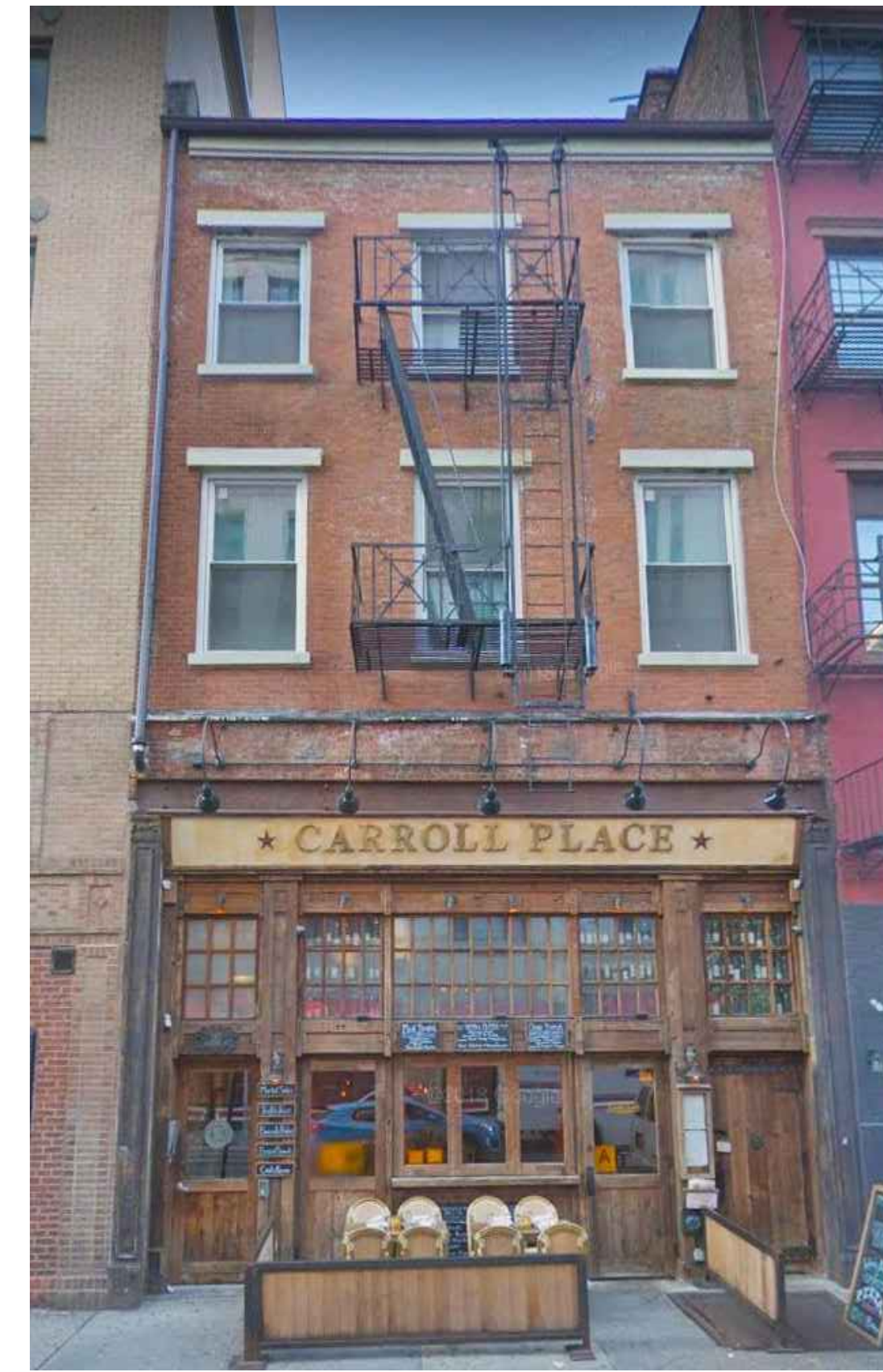
169-167 BLEECKER - PHOTO 1



165 BLEECKER - PHOTO 2



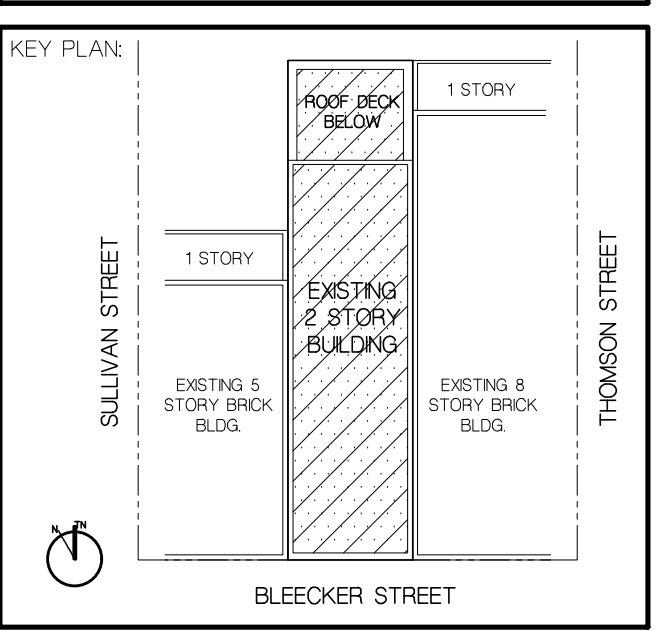
159 BLEECKER - PHOTO 3



157 BLEECKER - PHOTO 4



155 BLEECKER - PHOTO 5



PROJECT TITLE:
COMMERCIAL BUILDING ALTERATION
153 BLEECKER STREET
NEW YORK, NY 10021

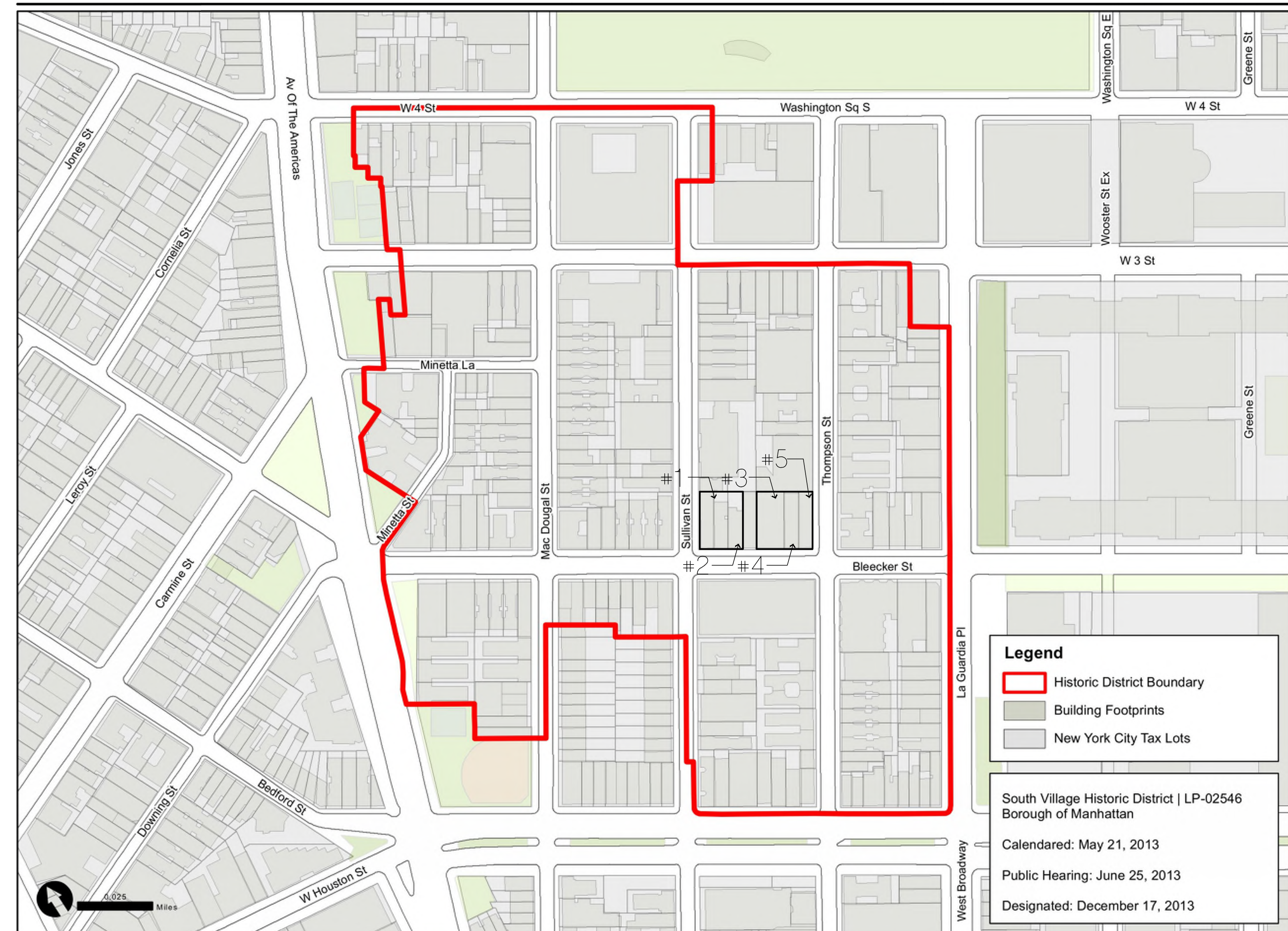
SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

DRAWING TITLE:
**BLEECKER STREET
155 THRU 169
EXISTG BUILDING PHOTOS**

DRAWING NUMBER:

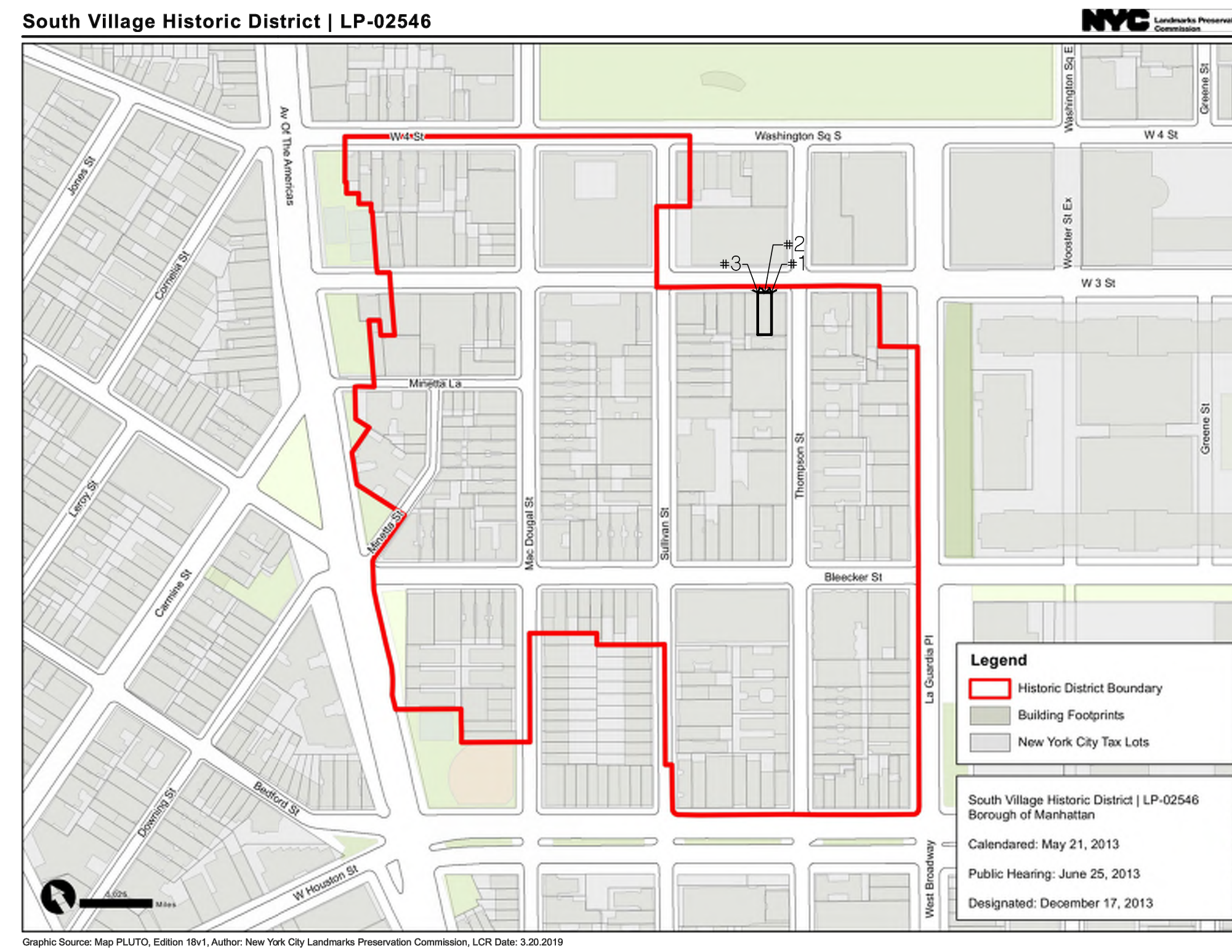
G-004.00

South Village Historic District | LP-02546



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.20.2019

KEY MAP



KEY MAP



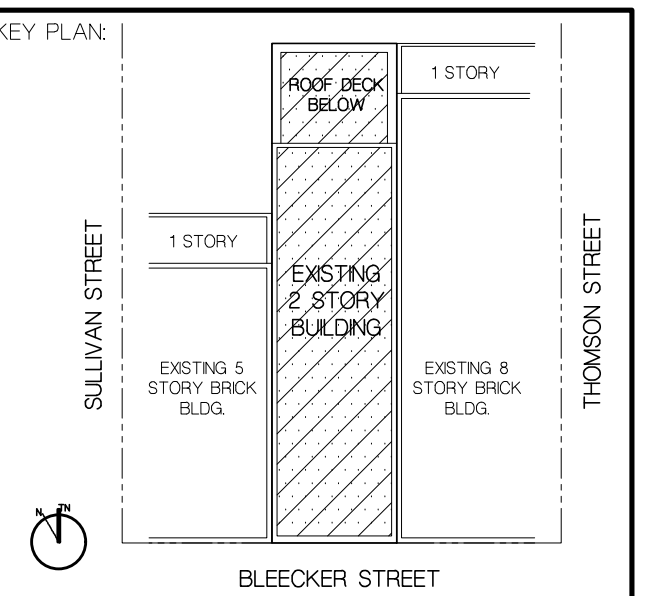
80 WEST 3RD STREET - PHOTO 1



80 WEST 3RD STREET - PHOTO 2



80 WEST 3RD STREET - PHOTO 3



PROJECT TITLE:
**COMMERCIAL
BUILDING ALTERATION**
183 BLEECKER STREET
NEW YORK, NY 10021

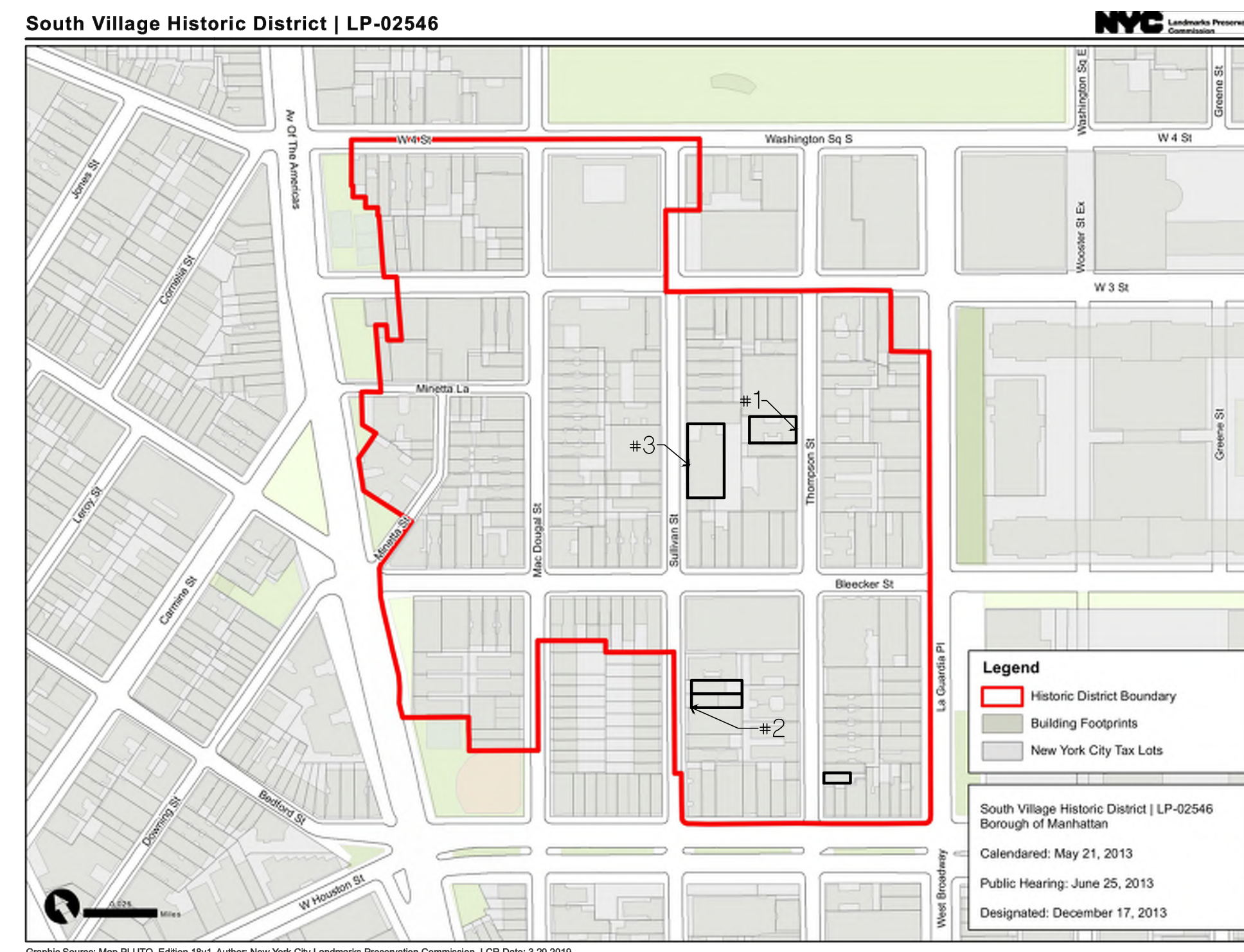
SCALE:
AS SHOWN
DATE:
OCT 18, 2022
DRAWN BY:
GLC/AM
PROJECT NUMBER:
2022.08



DRAWING TITLE:
**PROJECT REFERENCES
80 WEST 3RD STREET
AMITY HALL PHOTOS**

DRAWING NUMBER:

G-005.00



KEY MAP



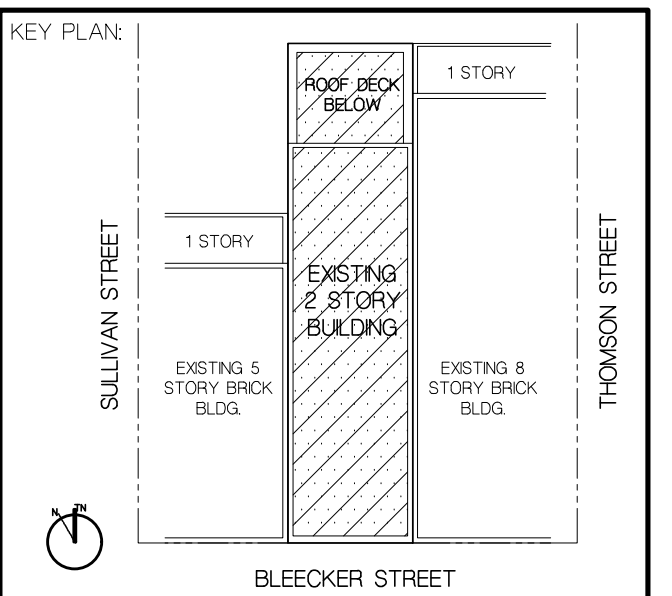
219 THOMPSON STREET - PHOTO 1



179 SULLIVAN STREET - PHOTO 2



209 SULLIVAN STREET - PHOTO 3



PROJECT TITLE:
**COMMERCIAL
BUILDING ALTERATION**
183 BLEEKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

DRAWING TITLE:
**PROJECT REFERENCES
219 THOMPSON STREET
179 & 209 SULLIVAN ST**

DRAWING NUMBER:

G-006.00



This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

CONSULTANTS:

REVISION:

**LANDMARKS
PRESERVATION
COMMISSION SET**

DATE : SEPT 12, 2022

DOB NOW JOB ←

163 BLEECKER STREET PROPOSED FACADE RENDERING
SCALE: NTS - PLEASE NOTE, SMALL TREE TO BE PLACED IN FRONT OF BUILDING INTENTIONALLY LEFT OUT TO VIEW FACADE IN ITS ENTIRETY.

**163 BLEECKER STREET | SOUTH VILLAGE HISTORIC DISTRICT IN NEW YORK CITY
PROPOSED BUILDING RENOVATION | FACADE DESCRIPTION**

The proposed renovation of 163 Bleeker Street comes after a 2020 fire caused significant damage to the structure. Prior to the fire, the building's architecture held little historic value, as major façade renovations in the years 1931, 1980, and 1993 resulted in a façade of various modern and thematic styles, including a faux-Chinese pagoda roof structure directly below the second-floor windows, with no aesthetic connection to the fabric of the South Village Historic District.

The original structure built in 1892 by Charles E. Hadden was modest in its conception and detailing, displaying little to no ornate character on its exterior wall surfaces, an all-glass ground level storefront, and two large windows placed at its second level. In the currently proposed renovation, the building will be repurposed for use as a live music venue, tying into the long and storied history of the Greenwich Village music scene, but it will also receive a new façade designed to carefully reintegrate the building back into the fabric of the South Village Historic District neighborhood.

The Façade design draws on inspiration from the facades at 80 West 3rd Street (currently Amity Hall) and 219 Thompson (currently the Chess Forum) in addition to some of the other contextually rich contemporary examples such as those found at 179 and 209 Sullivan Street.

What we found throughout the area, and particularly at 80 West 3rd Street, is the insertion of a dark panelized window and door system into a brick surround. The double height storefront at Amity Hall includes a signage band between the entry level and upper portion. Another example we found with a similar idea, is at the Chess Forum at 219 Thompson Street. Here again the same strategy of a dark panelized insertion into a brick surround was used.

The facades at 80 West 3rd Street and 219 Thompson were used as relevant references for the design at 163 Bleeker, where the dark panelized multi-story venue is contained similarly between the brick surround. The panelized window and door system adds great depth and historic texture to the new facade while also creating a direct connection between the interior of the venue and the ground level street scene. This aspect of the facade design is inspired by and is reminiscent of the rich musical and artistic periods dating back to the Beatnik and Bohemian rediscovery period.

With respect to the building's occupancy, it is scheduled solely for commercial use including its second story where the venue's operating offices are located. The office space, directly above the venue's double height entrance, is also included as part of the panelized insertion but is separated from the venue on the ground floor and mezzanine with two rows of spandrel panels between the ground floor double height venue and the second floor where the office is located.

Regarding the facade's design and its connection to it's immediate neighbors, we established alignments between the top of the double height entry of the venue where the clear glass is interrupted by the spandrel panels separating the second floor office and the top of the adjacent base and lobby entrance at 159 Bleeker. Additional relationships were made between the height and alignment of the second floor office window and horizontal metal band above with the windows and brick bands also at the 159 Bleeker apartment building to further reinforce tying in to its neighbor.

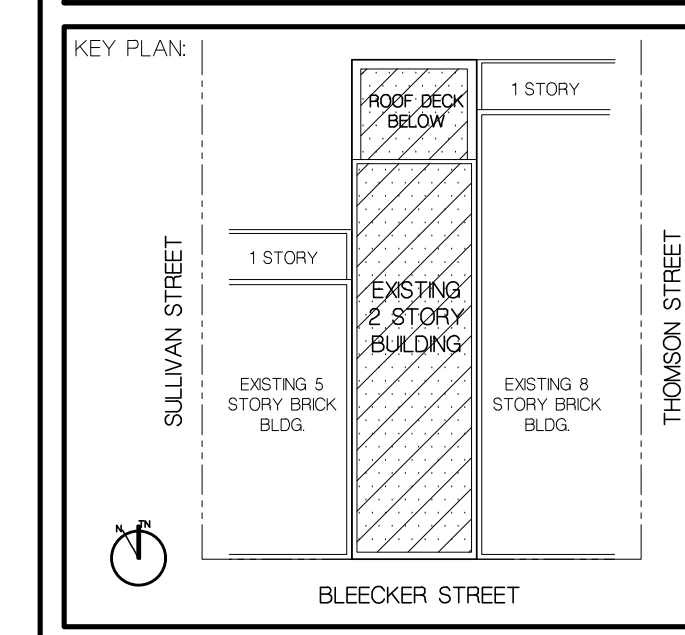
The alignments and proportioning systems used at 163 Bleeker connect it as a natural extension of the immediate adjacent buildings and prevent it from appearing like a forced insertion into the existing facade fabric on its block.

We noticed diverse color ranges in brick throughout the district, with tones usually in red, brown, and gray. Brick selection for the facade at 163 Bleeker gravitated towards warm gray to keep tonal consistency with the window and door frame color and to remain neutral with respect to the varying material and color tones found at 159 and 169 Bleeker. The brick size is modular to maintain dimensional uniformity with the rest of the South Village Historic District.

Regarding the marquee, it follows examples found at 179 Sullivan Street and 80 West 3rd Street in its materiality, proportions, and color. As is done at 179 Sullivan, it will also use a dark painted steel channel. The name of the venue is proposed to be placed at the top of the marquee in light colored lettering. A separate LED illuminated sign is proposed to be placed within the channel flanges to announce scheduled venue events.

With respect to the acoustical design, the venue is planned to include a ground floor vestibule to mitigate sound output from within the main space of the venue to the street. The interior perimeter walls will be lined with wall framing and sheathing but connected with isolation clips to prevent sound vibration from transferring through the walls. Interior materials will also be carefully selected to absorb noise and keep it within the venue.

In the facade design at 163 Bleeker Street, we took the opportunity to integrate the existing structure back into the historical fabric found in the South Village Historic District through use of proportionality and material, while also reintroducing the sense of vibrancy and character that epitomized the periods of beatnik and bohemian rediscovery of the Village.



PROJECT TITLE:
**COMMERCIAL
BUILDING ALTERATION**
163 BLEECKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN
DATE: SEPT 12, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

DRAWING TITLE:
**163 BLEECKER STREET
PROPOSED FACADE
RENDERING**

DRAWING NUMBER:
G-007.00

ZONING ANALYSIS (ALL PROVISIONS PROVIDED AS OF RIGHT):

ADDRESS: 163 BLEECKER STREET, NEW YORK, NY 10012
 BOROUGH: MANHATTAN
 BLOCK: 539
 LOT: 39
 ZONING DISTRICT: C1-5 IN R7-2
 ZONING MAP: 12C

LOT SIZE: 25.0' X 100.00'
 LOT AREA: 2,500.0 SF
 LOT WIDTH: 25'
 WIDTH OF STREET: 60' (NARROW STREET < 75')

TAX LOT 39 CONSISTS OF A SINGLE ZONING LOT.
 RESTRICTIVE DECLARATION WILL BE FILED AT THE MANHATTAN COUNTY CLERK OFFICE UNDER DOCUMENTS:
 CERTIFICATE, EXHIBIT "1": CRFN#2022000000000
 ZONING LOT DESCRIPTION, EXHIBIT "1": CRFN#2022000000000

OCCUPANCY GROUP:

PROPOSED
 1ST FLOOR - (UG 6A) SERVICE ESTABLISHMENT
 2ND FLOOR - (UG 6B) OFFICE

SECTION ZR 33-121 MAXIMUM FLOOR AREA RATIO IN DISTRICTS
 WITH BULK GOVERNED BY RESIDENCE BULK REGULATIONS

FOR ZONING LOTS CONTAINING ONLY COMMERCIAL USE, THE FLOOR AREA RATIO IN R7-2 IS 2.0

C1-5 IN R7-2 FAR 2.00
 LOT AREA 2,500 SF x 2.0 = 5,000 SF MAXIMUM FLOOR AREA FOR COMMERCIAL USE

PROPOSED
 1ST FLOOR: 2,500.00 SF
 2ND FLOOR: 2,000.00 SF
 TOTAL AREA: 4,500.00 SF

4,500.00 < 5,000 SF - OK (PROPOSED COMMERCIAL FAR 180)

SECTION ZR 33-25 MINIMUM REQUIRED SIDE YARDS

NO SIDE YARDS ARE REQUIRED

SECTION ZR 33-26 MINIMUM REQUIRED REAR YARDS

20' REAR YARD IS REQUIRED
 NO REAR YARD PROVIDED AT EXISTING 1ST FLOOR (COMMERCIAL USES)
 20' REAR YARD PROVIDED AT 2ND FLOOR

SECTION ZR 33-431 HEIGHT AND SETBACK REGULATIONS - MAXIMUM HEIGHT OF FRONT WALL
 AND REQUIRED SETBACKS

MAXIMUM STREET WALL HEIGHT OF 60' OR 4 STORIES WHICHEVER IS LESS
 PROPOSED HEIGHT OF 33'-9"; 2 STORIES

SECTION ZR 36-21 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL
 OR COMMUNITY FACILITY USES

FOR GENERAL MEETING HALLS, AUDITORIUMS, EATING OR DRINKING PLACES IN C1-5
 NONE REQUIRED

SECTION ZR 36-70 BICYCLE PARKING REQUIREMENT

(b) THE PROVISION OF THIS SECTION, INCLUSIVE, RELATING TO BICYCLE PARKING SHALL APPLY TO
 ENLARGEMENTS THAT INCREASE THE FLOOR AREA WITHIN A BUILDING BY 50 PERCENT OR MORE.
 PROPOSED ALTERATION DECREASE THE AREA OF AN EXISTING 2 STORY BUILDING, THEREFORE
 BICYCLE PARKING REQUIREMENT DOES NOT APPLY.

SECTION ZR 26-41 STREET TREE PLANTING

ONE STREET SHALL BE PROVIDED FOR EVERY 25' OF STREET FRONTAGE.
 FRONTAGE 25'-0" (1) STREET TREES REQUIRED
 THERE IS AN EXISTING (1) STREET TREE FRONTING THE PROPERTY

CALCULATION OF INCREASE IN FLOOR AREA

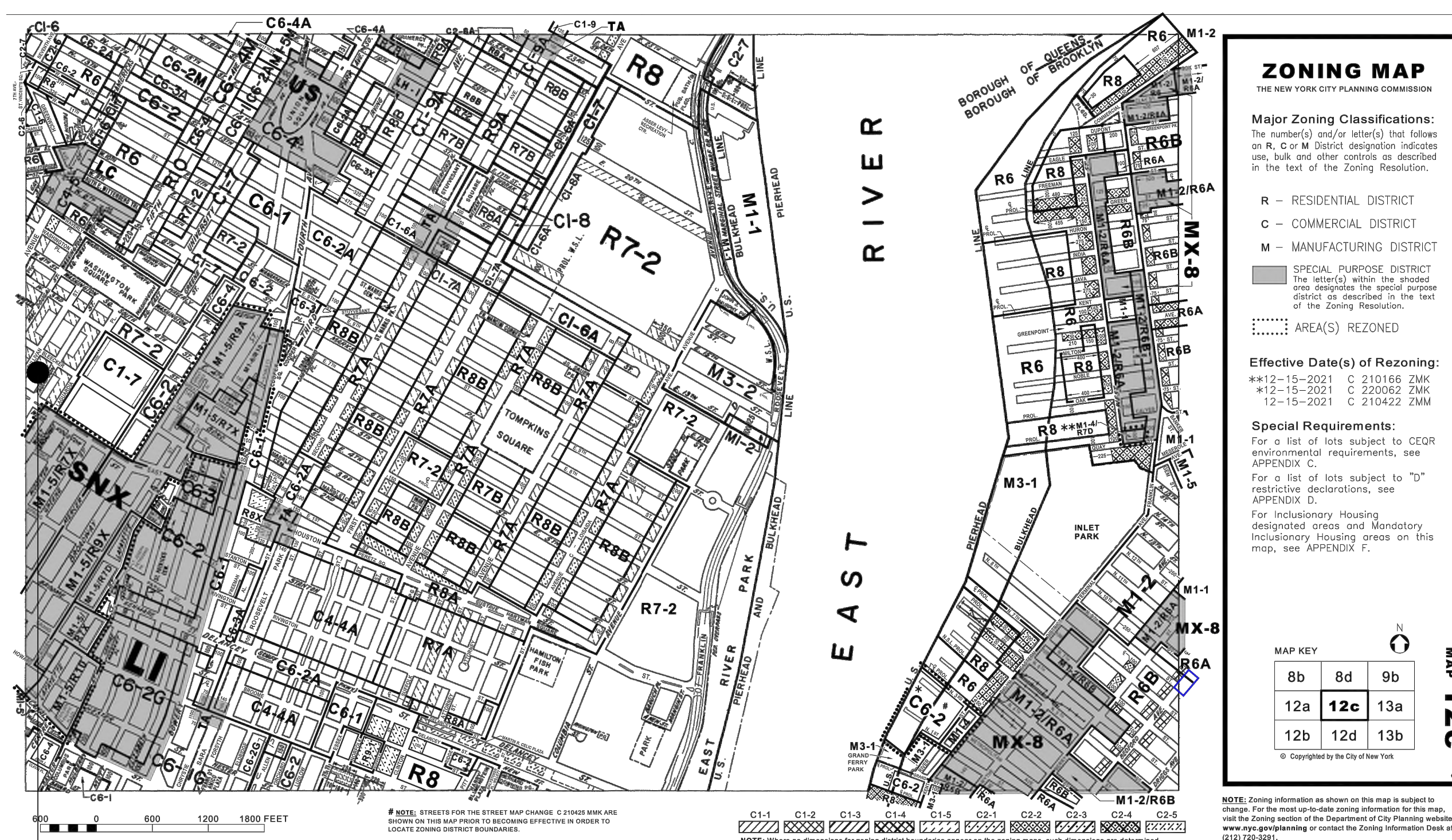
EXISTING SURFACE AREA TO REMAIN
 CELLAR= 2,500 SF
 1ST FL= 2,500 SF
 TOTAL SURFACE AREA TO REMAIN=5,000.00 SF

PROPOSED ADDITIONAL SURFACE AREA
 MEZZANINE FLOOR=825 SF
 2ND FLOOR=2,000 SF
 2ND FLOOR TERRACE = 500 SF
 ROOF = 2,000 SF
 TOTAL PROPOSED SURFACE AREA=5,325 SF

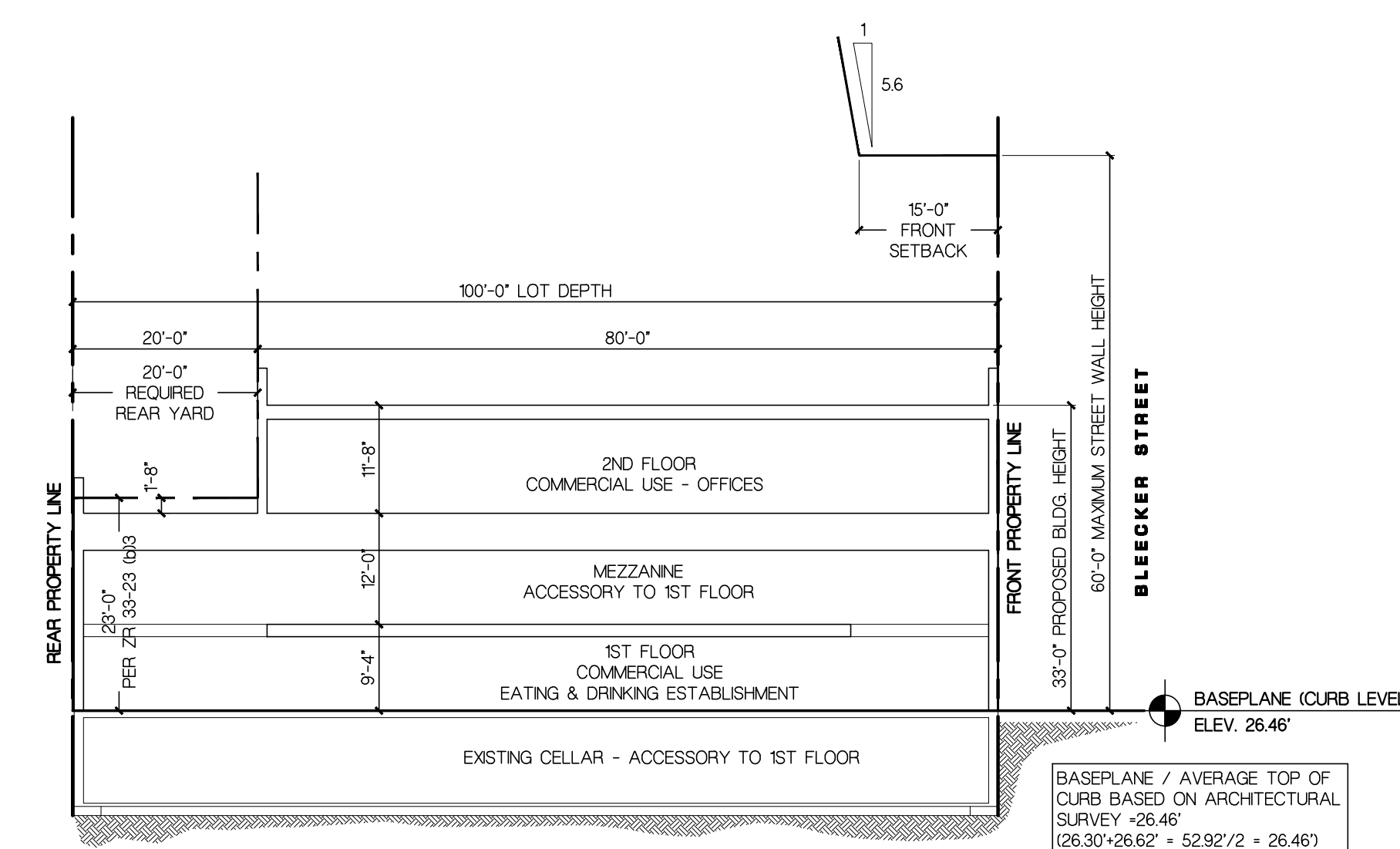
(PROPOSED - EXISTING TO REMAIN/ EXISTING TO REMAIN)X100 =
 PERCENTAGE INCREASE IN FLOOR SURFACE AREA

5,325-5000 = 325 SF
 325 / 5000 = 0.065
 0.065 X 100 = 6.5 %
 6.5 % PERCENTAGE INCREASE IN FLOOR SURFACE AREA

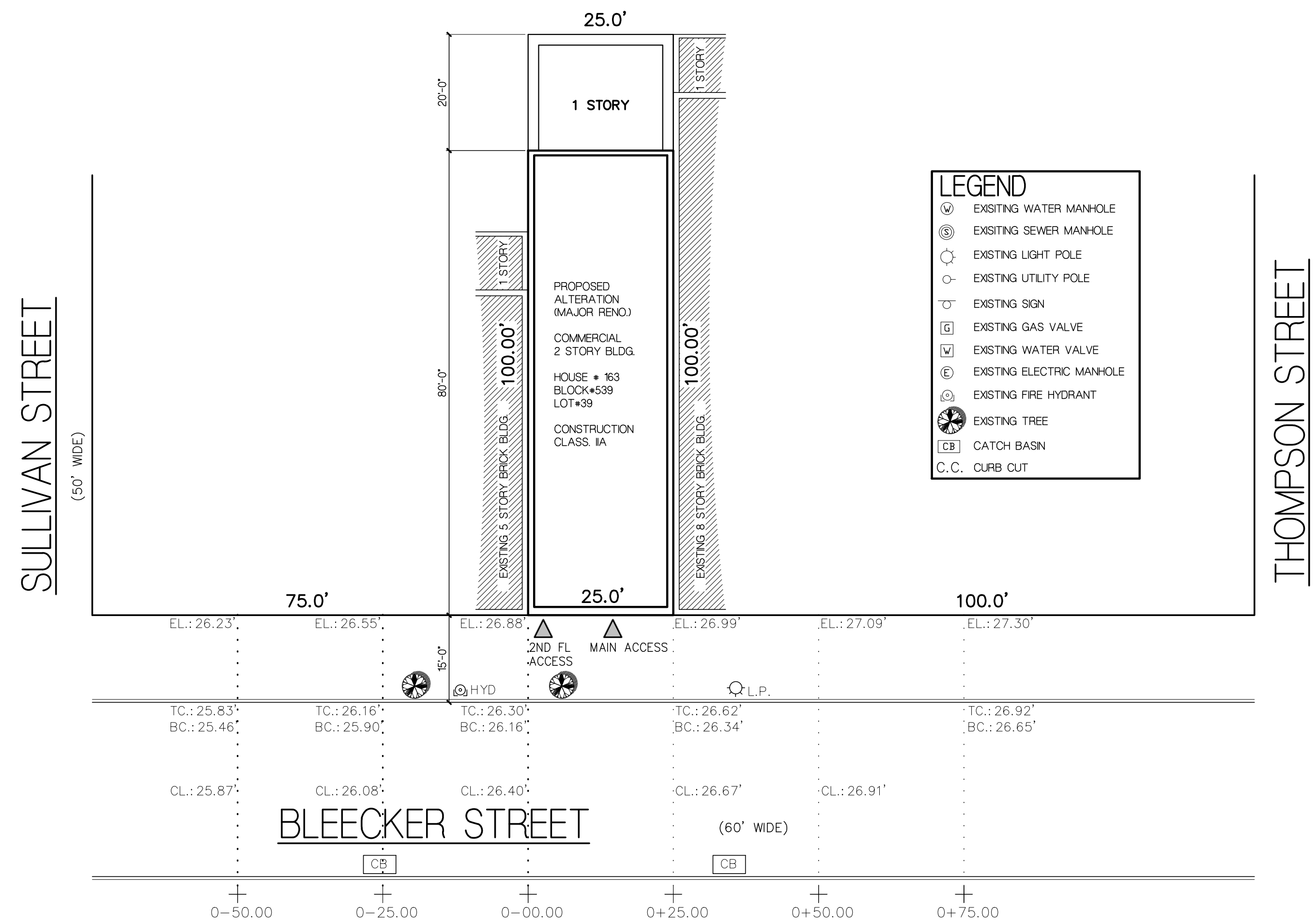
ZONING MAP:



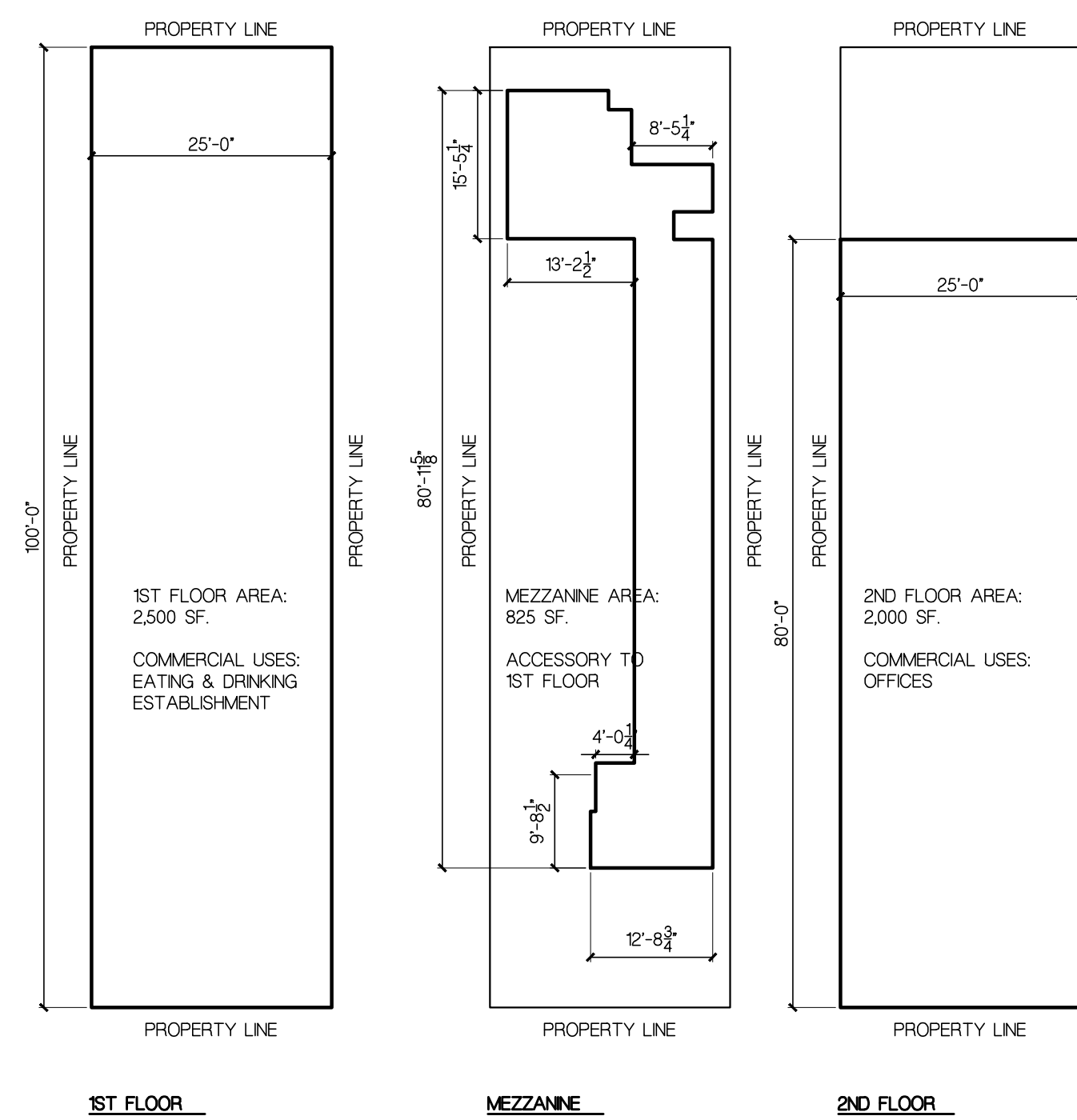
PROJECT LOCATION
 163 BLEECKER STREET
 NEW YORK, NY 10012



3 HEIGHT DIAGRAM
 Z-100 SCALE: 1/16" = 1'-0"



2 SITE PLAN
 Z-100 SCALE: 1/16" = 1'-0"



1 AREA DIAGRAM
 Z-100 SCALE: 1/16" = 1'-0"

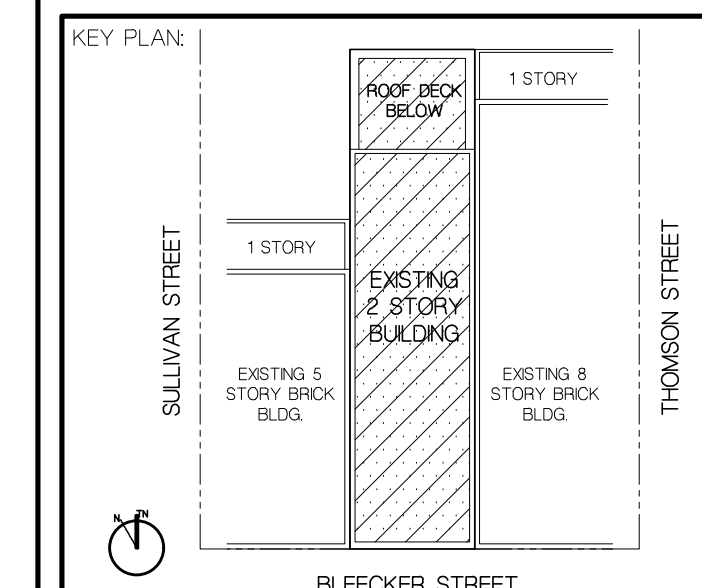
This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

CONSULTANTS:

LANDMARKS PRESERVATION COMMISSION SET

DATE: OCT 18, 2022

DOB NOW JOB #



PROJECT TITLE:
COMMERCIAL BUILDING ALTERATION
 163 BLEECKER STREET
 NEW YORK, NY 10021

SCALE: AS SHOWN
 DATE: OCT 18, 2022
 DRAWN BY: GLC/AM
 PROJECT NUMBER: 2022.08

ZONING SHEET

DRAWING NUMBER:

Z-100.00

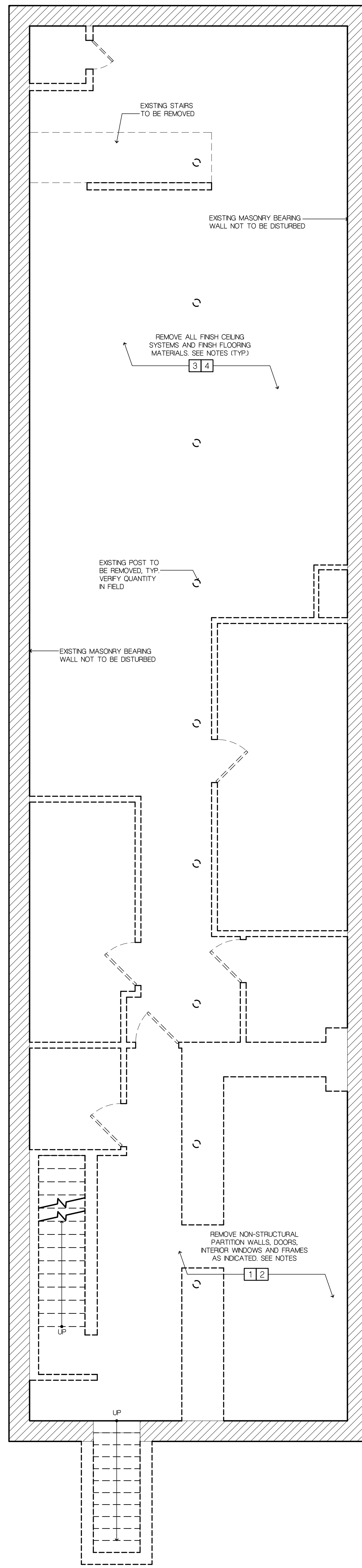
DEMOLITION LEGEND:

- INDICATES EXISTING WALL TO REMAIN
- INDICATES WALL TO BE REMOVED
- INDICATES EXISTING WINDOW TO BE REMOVED
- INDICATES LINE OF EXISTING SOFFIT ABOVE TO REMAIN
- HATCHED AREAS INDICATE AREAS OF EXISTING ROOF/FLOOR FINISH & EXISTING ROOF/FLOOR CONSTRUCTION TO BE REMOVED AS INDICATED.
- INDICATES EXISTING DOOR TO BE REMOVED

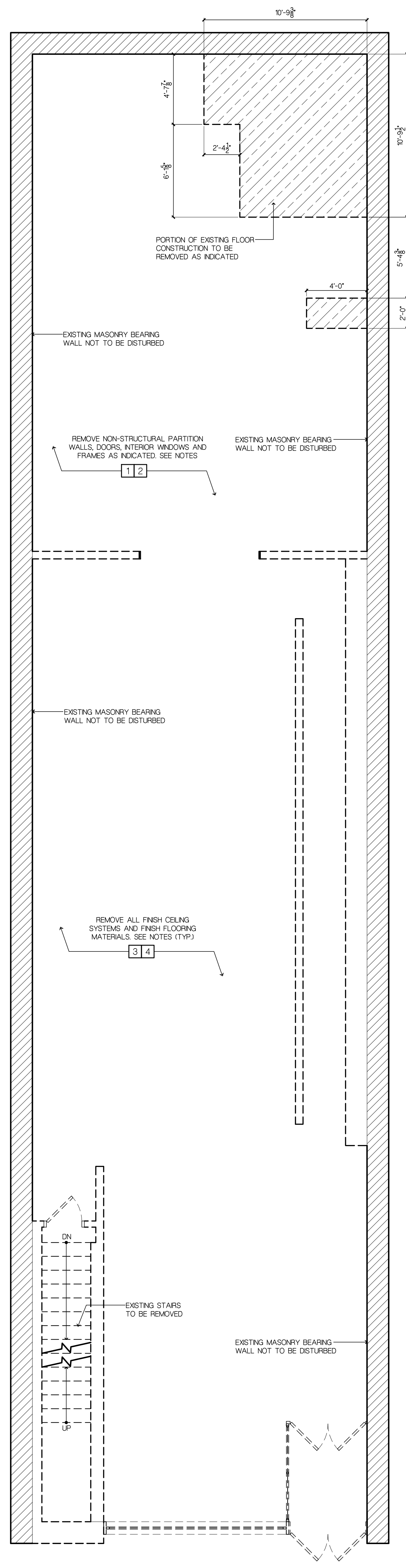
- REFERENCE KEYED NOTES - DEMOLITION:**
- REMOVE NON-STRUCTURAL PARTITION WALLS AS INDICATED AND ALL ASSOCIATED COMPONENTS INCLUDING BUT NOT LIMITED TO: METAL STUDS, WOOD STUDS, GYPSUM BOARD OR PLASTER, AND ALL ATTACHMENTS, FROM SLAB TO SLAB.
 - REMOVE INTERIOR DOOR OR WINDOW ASSEMBLY IN ITS ENTIRETY.
A. COORDINATE WITH BUILDING MANAGEMENT REGARDING DOORS OR OTHER COMPONENTS TO BE SAVED OR STORED.
 - REMOVE NON-STRUCTURAL CEILING SYSTEM AND ALL ASSOCIATED COMPONENTS UP TO STRUCTURAL DECK, INCLUDING BUT NOT LIMITED TO: ACOUSTIC CEILING SYSTEMS (TILES, GRID, SUSPENSION COMPONENTS) SHEETROCK OR PLASTER CEILING, LIGHTING FIXTURES, DIFFUSERS, ETC. UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL DRAWINGS.
A. ANY WIRING OR LIFE SAFETY ELEMENTS SUPPORTED BY CEILING OR CEILING SUPPORTS MUST BE LEFT OR RE-SUPPORTED TO CAUSE NO INTERRUPTION OF SERVICES DURING CONSTRUCTION.
 - REMOVE FINISH FLOORING DOWN TO EXISTING CONCRETE SLAB, INCLUDING BUT NOT LIMITED TO: CARPET/CARPET PAD INCLUDING ADHESIVES AND SUB-BASE, VCT INCLUDING ADHESIVE OR SUB-BASE, CERAMIC TILE, STONE, INCLUDING MUDSET AND ADHESIVES, WOOD FLOOR, SUB-FLOOR, ADHESIVES AND ALL ATTACHMENTS, AND ANY AND ALL OTHER SPECIALTY FLOORS AND SUB-FLOOR. PATCH AND LEVEL EXISTING SLAB AS REQUIRED FOR A FLUSH SURFACE ADEQUATE FOR INSTALLATION OF NEW FINISH FLOORING MATERIALS.
CONTRACTOR TO VERIFY ALL FINISH FLOOR CONDITIONS PRIOR TO BID.
 - REMOVE MILLWORK AND CABINETS IN ITS ENTIRETY, INCLUDING ANY ASSOCIATED FIXTURES OR APPLIANCES.
 - REMOVE PLUMBING FIXTURES AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. CUT, CAP AND FLUSH ALL ABANDONED STUBS, AND PROVIDE REQUIRED PATCHING. SEE PLUMBING DRAWINGS.
 - SEE MECHANICAL DRAWINGS FOR DEMOLITION OF EXISTING HVAC SYSTEMS AND DUCTWORK.

DEMOLITION NOTES:

- CONTRACTOR NOTE: BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THE WORK. SUBMISSIONS OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE IN AN ATTEMPT TO OBSERVE DIFFICULTIES THAT WOULD BE ENCOUNTERED ONLY IF SUCH AN EXAMINATION HAD BEEN MADE.
- THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH 'GOOD GENERAL PRACTICES'. SHOULD ANY STRUCTURAL DAMAGE OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A 'SAFE' CONDITION AND TO NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION. PROVIDE ALL TEMPORARY SHORING REQUIRED TO INSURE THE STABILITY OF THE BUILDING THROUGHOUT CONSTRUCTION.
- REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS INCLUDED IN THIS DRAWING PACKAGE FOR ADDITIONAL SELECTIVE DEMOLITION WITH REGARDS TO THE RESPECTIVE TRADES. DEMOLITION CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH THE ENTIRE CONSTRUCTION DRAWING PACKAGE, AND MAKE PROVISIONS FOR THE NEW WORK TO BE COMPLETED AS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY SHOULD THERE BE ANY PROBLEMS OR DISCREPANCIES FROM WHAT EXISTS IN THE FIELD TO WHAT IS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL MEET WITH OWNER TO COORDINATE ALL WORK SCHEDULING, ETC. AND TO SEE IF ANY EXISTING ITEMS SHALL BE SAVED AND IF NECESSARY REMOVED CAREFULLY AND GIVEN TO OWNER.
- MAINTAIN ALL EXISTING REQUIRED BUILDING SHAFTS AND FIRE RATED WALLS WITH SAME FIRE RATING AS BEFORE.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION WORK SO AS NOT TO CAUSE ANY DAMAGE TO EXISTING WORK TO REMAIN.
- BEFORE ANY REMOVAL WORK IS STARTED, ELECTRICAL CONTRACTOR SHALL VERIFY THAT SERVICE HAS BEEN CUT TO THAT AREA EXCEPT AS NOTED BELOW.
- THE CONTRACTOR IS REQUIRED TO PROVIDE ALL SHORING AND BRACING REQUIRED DURING THE REMOVAL OF EXISTING STRUCTURAL MEMBERS AND INSTALLATION OF NEW STRUCTURAL FRAMING.
- ALL DEMOLISHED MATERIALS AND DEBRIS SHALL BE LEGALLY DISPOSED OF AND REMOVED FROM THE SITE BY THE CONTRACTOR. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM BUILDING AND SITE AT THE END OF EACH DAY. ACCUMULATION OF RUBBISH SHALL NOT BE PERMITTED.
- AT NO TIME SHOULD THE CONTRACTOR ALLOW THE DEMOLITION WORK OR STORAGE OF DEBRIS TO CAUSE INTERFERENCE WITH ANY REQUIRED MEANS OF EGRESS OR CAUSE A HAZARDOUS CONDITION.
- MAINTAIN AT ALL TIMES THE EMERGENCY LIGHTING THROUGHOUT THE BUILDING DURING DEMOLITION WORK, AS WELL AS RECONSTRUCTION WORK. PROVIDE ALL NECESSARY TEMPORARY LIGHTING, PARTITIONS AND DUST COVERS.
- CUT, CAP AND FLUSH ALL ABANDONED STUBS, AND PROVIDE REQUIRED PATCHING. PROVIDE ABANDONED OUTLETS WITH BLANK COVER.
- PROVIDE BOX AND SPLICE WIRES WHERE IT IS REQUIRED TO MAINTAIN CONTINUITY OF CIRCUITS OR REMOVE WIRING AND SPLICE WIRE AT NEAREST ACTIVE BOX FROM OUTLETS WHICH HAVE BEEN TERMINATED.
- INCLUDE IN BID ALL DEMOLITION WORK AS REQUIRED TO COMPLETE ALL NEW WORK AS DELINEATED BY ARCHITECTURAL AND ENGINEERING DRAWINGS WHETHER SHOWN ON DRAWINGS OR NOT.
- PROVIDE ALL REQUIRED PATCHING OF WALLS, CEILING AND FLOORS AS REQUIRED TO ACHIEVE NEW FINISHES SHOWN ON CONSTRUCTION DRAWINGS.



1 CELLAR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

MOJO • STUMER ASSOCIATES, P.C.

WWW.MOJOSTUMER.COM

14 Plaza Road (t) 516.625.3344
Greenvale, NY 11548 (f) 516.625.3418

This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

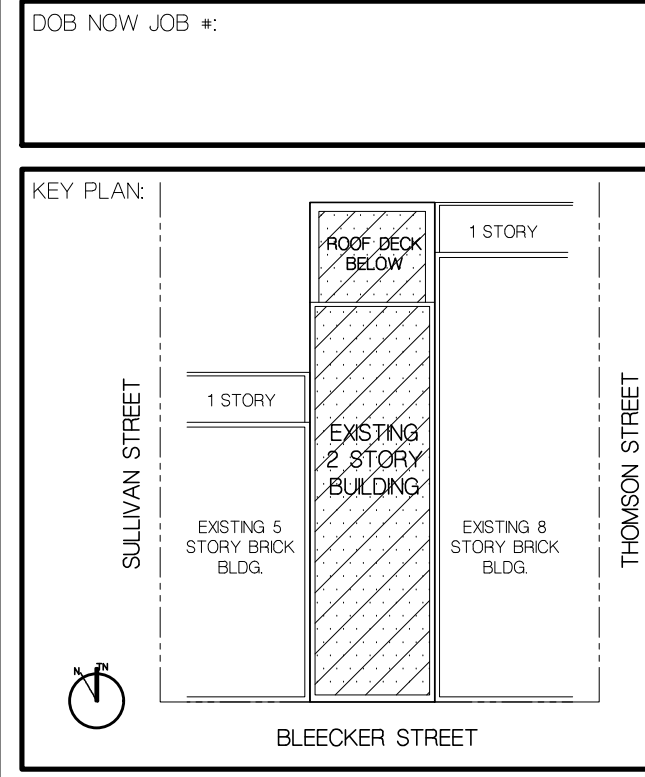
CONSULTANTS:

REVISION:

LANDMARKS PRESERVATION COMMISSION SET

DATE: OCT 18, 2022

DOB NOW JOB



PROJECT TITLE:

COMMERCIAL BUILDING ALTERATION

163 BLEEKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN

DATE: OCT 18, 2022

DRAWN BY: GLC/AM

PROJECT NUMBER: 2022.08

REGISTERED ARCHITECT

STATE OF NEW YORK

74890

DRAWING TITLE:

CELLAR & FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER:

DM-100.00

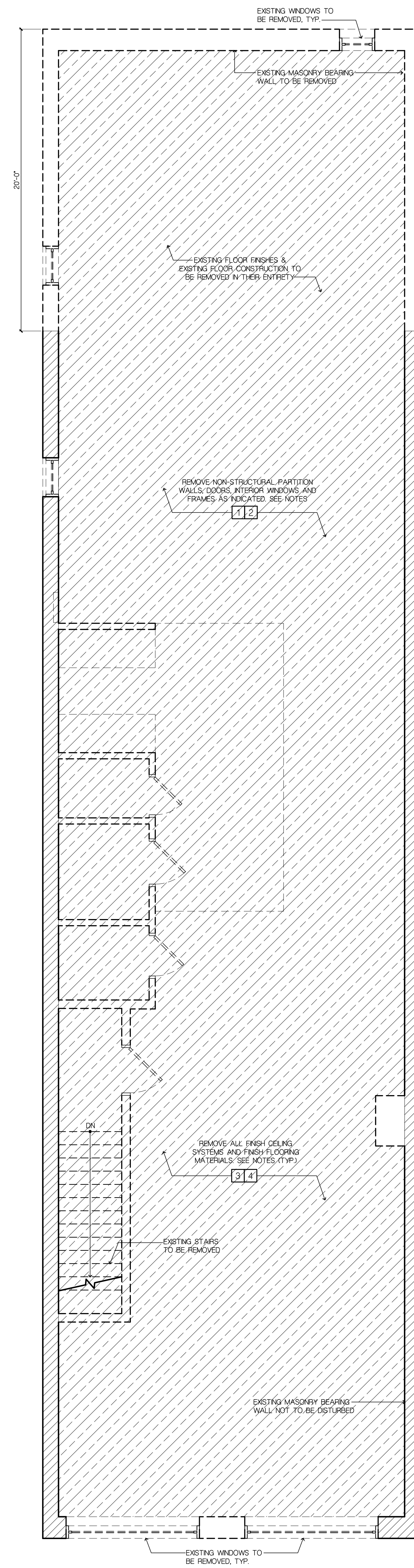
DEMOLITION LEGEND:

- INDICATES EXISTING WALL TO REMAIN
- INDICATES WALL TO BE REMOVED
- INDICATES EXISTING WINDOW TO BE REMOVED
- INDICATES LINE OF EXISTING SOFFIT ABOVE TO REMAIN
- HATCHED AREAS INDICATE AREAS OF EXISTING ROOF/FLOOR FINISH & EXISTING ROOF/FLOOR CONSTRUCTION TO BE REMOVED AS INDICATED.
- INDICATES EXISTING DOOR TO BE REMOVED

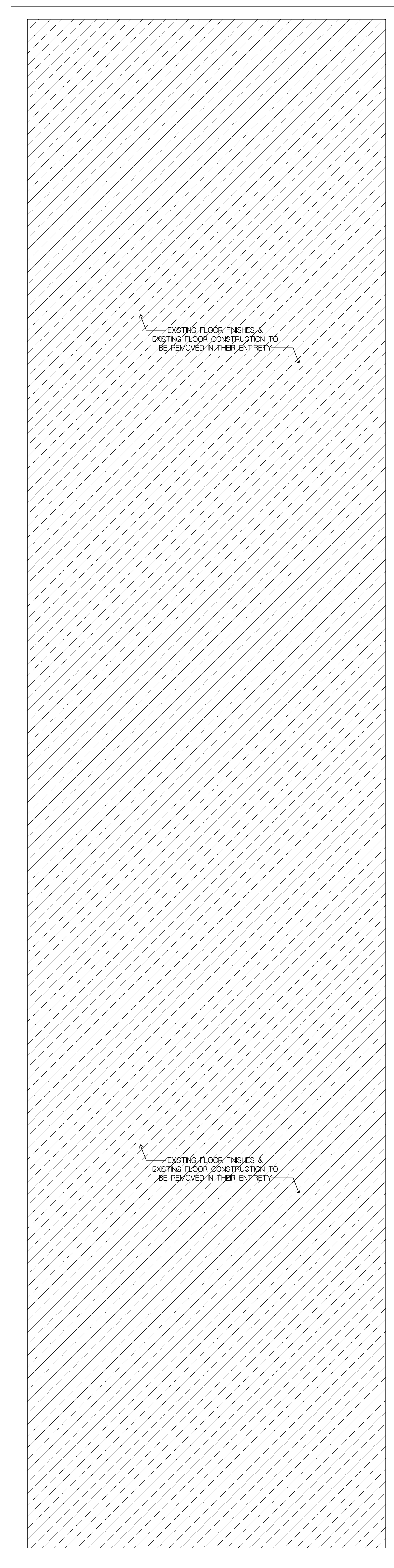
- REFERENCE KEYED NOTES - DEMOLITION:**
- REMOVE NON-STRUCTURAL PARTITION WALLS AS INDICATED AND ALL ASSOCIATED COMPONENTS INCLUDING BUT NOT LIMITED TO: METAL STUDS, WOOD STUDS, GYPSUM BOARD OR PLASTER, AND ALL ATTACHMENTS, FROM SLAB TO SLAB.
 - REMOVE INTERIOR DOOR OR WINDOW ASSEMBLY IN ITS ENTIRETY.
A. COORDINATE WITH BUILDING MANAGEMENT REGARDING DOORS OR OTHER COMPONENTS TO BE SAVED OR STORED.
 - REMOVE NON-STRUCTURAL CEILING SYSTEM AND ALL ASSOCIATED COMPONENTS UP TO STRUCTURAL DECK, INCLUDING BUT NOT LIMITED TO: ACOUSTIC CEILING SYSTEMS (TILES, GRID, SUSPENSION COMPONENTS) SHEETROCK OR PLASTER CEILINGS, LIGHTING FIXTURES, DIFFUSERS, ETC. UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL DRAWINGS.
A. ANY WIRING OR LIFE SAFETY ELEMENTS SUPPORTED BY CEILING OR CEILING SUPPORTS MUST BE LEFT OR RE-SUPPORTED TO CAUSE NO INTERRUPTION OF SERVICES DURING CONSTRUCTION.
 - REMOVE FINISH FLOORING DOWN TO EXISTING CONCRETE SLAB, INCLUDING BUT NOT LIMITED TO: CARPET/CARPET PAD INCLUDING ADHESIVES AND SUB-BASE, VCT INCLUDING ADHESIVE OR SUB-BASE, CERAMIC TILE, STONE, INCLUDING MUDSET AND ADHESIVES, WOOD FLOOR, SUB-FLOOR, ADHESIVES AND ALL ATTACHMENTS, AND ANY AND ALL OTHER SPECIALTY FLOORS AND SUB-FLOOR. PATCH AND LEVEL EXISTING SLAB AS REQUIRED FOR A FLUSH SURFACE ADEQUATE FOR INSTALLATION OF NEW FINISH FLOORING MATERIALS. CONTRACTOR TO VERIFY ALL FINISH FLOOR CONDITIONS PRIOR TO BID.
 - REMOVE MILLWORK AND CABINETS IN ITS ENTIRETY, INCLUDING ANY ASSOCIATED FIXTURES OR APPLIANCES.
 - REMOVE PLUMBING FIXTURES AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. CUT, CAP AND FLUSH ALL ABANDONED STUBS, AND PROVIDE REQUIRED PATCHING. SEE PLUMBING DRAWINGS.
 - SEE MECHANICAL DRAWINGS FOR DEMOLITION OF EXISTING HVAC SYSTEMS AND DUCTWORK.

DEMOLITION NOTES:

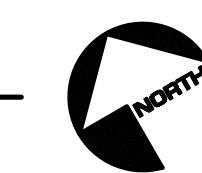
- CONTRACTOR NOTE: BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THIS WORK TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THE WORK. SUBMISSIONS OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE IN AN ATTEMPT TO OBSERVE DIFFICULTIES THAT WOULD BE ENCOUNTERED ONLY IF SUCH AN EXAMINATION HAD BEEN MADE.
- THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH 'GOOD GENERAL PRACTICES'. SHOULD ANY STRUCTURAL DAMAGE OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A 'SAFE' CONDITION AND TO NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION. PROVIDE ALL TEMPORARY SHORING REQUIRED TO INSURE THE STABILITY OF THE BUILDING THROUGHOUT CONSTRUCTION.
- REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS INCLUDED IN THIS DRAWING PACKAGE FOR ADDITIONAL SELECTIVE DEMOLITION WITH REGARDS TO THE RESPECTIVE TRADES. DEMOLITION CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH THE ENTIRE CONSTRUCTION DRAWING PACKAGE, AND MAKE PROVISIONS FOR THE NEW WORK TO BE COMPLETED AS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY SHOULD THERE BE ANY PROBLEMS OR DISCREPANCIES FROM WHAT EXISTS IN THE FIELD TO WHAT IS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL MEET WITH OWNER TO COORDINATE ALL WORK SCHEDULING, ETC. AND TO SEE IF ANY EXISTING ITEMS SHALL BE SAVED AND IF NECESSARY REMOVED CAREFULLY AND GIVEN TO OWNER.
- MAINTAIN ALL EXISTING REQUIRED BUILDING SHAFTS AND FIRE RATED WALLS WITH SAME FIRE RATING AS BEFORE.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION WORK SO AS NOT TO CAUSE ANY DAMAGE TO EXISTING WORK TO REMAIN.
- BEFORE ANY REMOVAL WORK IS STARTED, ELECTRICAL CONTRACTOR SHALL VERIFY THAT SERVICE HAS BEEN CUT TO THAT AREA EXCEPT AS NOTED BELOW.
- THE CONTRACTOR IS REQUIRED TO PROVIDE ALL SHORING AND BRACING REQUIRED DURING THE REMOVAL OF EXISTING STRUCTURAL MEMBERS AND INSTALLATION OF NEW STRUCTURAL FRAMING.
- ALL DEMOLISHED MATERIALS AND DEBRIS SHALL BE LEGALLY DISPOSED OF AND REMOVED FROM THE SITE BY THE CONTRACTOR. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM BUILDING AND SITE AT THE END OF EACH DAY. ACCUMULATION OF RUBBISH SHALL NOT BE PERMITTED.
- AT NO TIME SHOULD THE CONTRACTOR ALLOW THE DEMOLITION WORK OR STORAGE OF DEBRIS TO CAUSE INTERFERENCE WITH ANY REQUIRED MEANS OF EGRESS OR CAUSE A HAZARDOUS CONDITION.
- MAINTAIN AT ALL TIMES THE EMERGENCY LIGHTING THROUGHOUT THE BUILDING DURING DEMOLITION WORK, AS WELL AS RECONSTRUCTION WORK. PROVIDE ALL NECESSARY TEMPORARY LIGHTING, PARTITIONS AND DUST COVERS.
- CUT, CAP AND FLUSH ALL ABANDONED STUBS, AND PROVIDE REQUIRED PATCHING. PROVIDE ABANDONED OUTLETS WITH BLANK COVER.
- PROVIDE BOX AND SPLICE WIRES WHERE IT IS REQUIRED TO MAINTAIN CONTINUITY OF CIRCUITS OR REMOVE WIRING AND SPLICE WIRE AT NEAREST ACTIVE BOX FROM OUTLETS WHICH HAVE BEEN TERMINATED.
- INCLUDE IN BID ALL DEMOLITION WORK AS REQUIRED TO COMPLETE ALL NEW WORK AS DELINEATED BY ARCHITECTURAL AND ENGINEERING DRAWINGS WHETHER SHOWN ON DRAWINGS OR NOT.
- PROVIDE ALL REQUIRED PATCHING OF WALLS, CEILINGS AND FLOORS AS REQUIRED TO ACHIEVE NEW FINISHES SHOWN ON CONSTRUCTION DRAWINGS.



1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

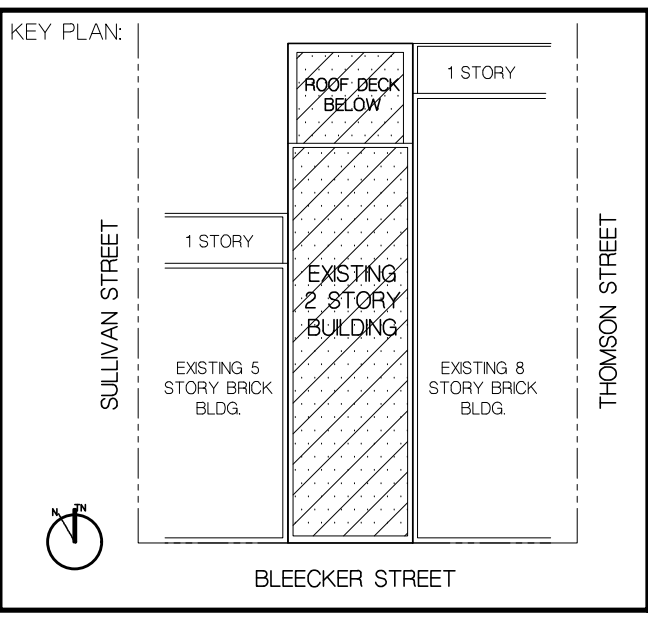
CONSULTANTS:

REVISION:

LANDMARKS PRESERVATION COMMISSION SET

DATE: OCT 18, 2022

DOB NOW JOB



PROJECT TITLE:
COMMERCIAL BUILDING ALTERATION
163 BLEEKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

DRAWING TITLE:
SECOND FLOOR & ROOF DEMOLITION PLAN

DRAWING NUMBER:
DM-101.00

CONSTRUCTION LEGEND:

| | |
|--|--|
| | - INDICATES EXISTING WALLS TO REMAIN |
| | - INDICATES NEW FRAMED WALL |
| | - INDICATES LINE OF SOFFIT ABOVE |
| | - INDICATES REQUIRED ANSI 117.1 CLEARANCES |
| | - INDICATES LINE OF WALL BELOW |
| | - INDICATES DOOR TAG SEE DOOR SCHEDULE & DETAILS ON DWG./ |
| | - INDICATES WINDOW TAG SEE WINDOW SCHEDULE & DETAILS ON DWG./ |
| | - INDICATES PARTITION TAG SEE PARTITION TYPES & DETAILS ON DWG./ |
| | - INDICATES FLOOR FINISH. SEE FINISH SCHEDULE |
| | - INDICATES PLUMBING FIXTURE SEE PLUMBING FIXTURE SCHEDULE ON DWG./ |
| | - INDICATES FIRE PROOF SELF CLOSING DOOR |

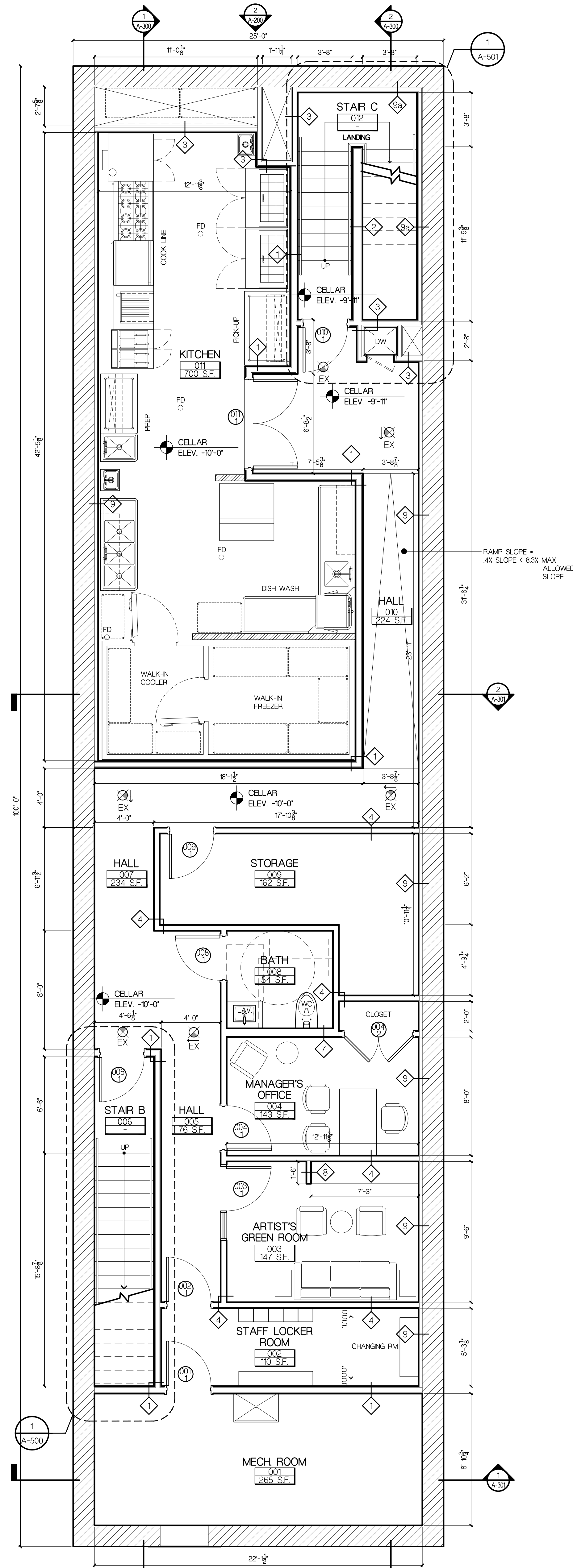
| | |
|--|-----------------------|
| | - ROOM NAME |
| | - ROOM NAME |
| | - ROOM NUMBER |
| | - ROOM SQUARE FOOTAGE |

FIRE PREVENTION LEGEND:

| | |
|--|--|
| | - INDICATES COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| | - INDICATES CEILING MOUNTED EXT SIGN |

CONSTRUCTION NOTES:

- ALL DIMENSIONS TAKEN TO ROUGH FRAMING OR FACE OF MASONRY UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS FROM EXISTING WALLS ARE TAKEN TO EXISTING FINISH.
- COORDINATE FINISH DIMENSIONS WITH ENLARGED CONCRETE PLANS AND REFLECTED CEILING PLAN DEIGNS.
- ALL BATHROOMS TO HAVE 5/8" MOLD RESISTANT GYPSUM WALL BOARD ON NEW WALLS & CEILINGS. ALL INTO-EN WALLS WITHIN 2 FEET OF SINK AND STOVE UP TO 4 FEET HIGH MUST USE 5/8" MOLD RESISTANT GYPSUM WALL BOARD.
- ALL WALLS AND CEILINGS OF SPACES CONTAINING CONDENSERS, WATER TANKS, WATER PUMPS AND/OR PRESSURE REDUCTION VALVES MUST HAVE 5/8" MOLD RESISTANT GYPSUM WALL BOARD.
- ALL PLYWOOD USED TO BE FIRE-RESISTANT.
- WHERE CHASES, SHIFTS, DEMING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING CONSTRUCTION, PROVIDE PRESTOPPING AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. A UL RATED PRESTOPPING SYSTEM IS TO BE PROVIDED AS MANUFACTURED BY STH, HLTI OR EQUAL. UL RATING ON SUBSTITUTIONS IS REQUIRED. PRESTOPPING MUST BE COMPLETED ONCE DEMOLITION HAS BEEN COMPLETED.
- SMALL OPENINGS AND PIPE PENETRATIONS IN THE WALLS, FLOOR AND CEILING SLABS CAN BE PRESTOPPED WITH HTLU PRODUCTS OR EQUAL.
- THE PROJECT MUST BE FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. A PERMIT MUST BE OBTAINED AND COPY MUST BE PROVIDED TO THE OWNER PRIOR TO WORK AT THE COMPLETION OF WORK. A LETTER FROM THE NEW YORK CITY BUILDINGS DEPARTMENT INDICATING THAT THE WORK HAS BEEN SATISFACTORILY COMPLETED MUST BE PROVIDED TO THE OWNER.
- A CERTIFICATE FROM A LICENSED ASBESTOS INVESTIGATOR INDICATING WHETHER THE PROJECT DOES OR DOES NOT INVOLVE THE REMOVAL OF ASBESTOS MUST BE PROVIDED TO THE OWNER PRIOR TO WORK.
- ALL PLUMBING MUST BE PERFORMED BY A LICENSED PLUMBER AND FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. THE WORK MUST BE APPROVED BY THE NEW YORK CITY BUILDINGS DEPARTMENT AT THE COMPLETION OF WORK.
- ALL ELECTRICAL WORK SHALL BE COMPLETED BY AN ELECTRICIAN LICENSED BY THE CITY OF NEW YORK. THE ELECTRICAL WORK MUST BE FILED BY THE CONTRACTOR WITH THE BUREAU OF ELECTRICAL CONTROL AND A CERTIFICATE OF ELECTRICAL INSPECTION MUST BE PROVIDED TO THE OWNER AT THE COMPLETION OF WORK.
- THE CONTRACTOR SHALL COMPLY WITH THE USE OF LEAD-SAFE PRACTICES FOR WORK IMPACTING 6 SQ. FT. OR MORE OF LEAD PAINT IN BUILDINGS ERECTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS. PROPOSED WORK MUST COMPLY WITH THE FEDERAL EPA RULE ISSUED APRIL 22, 2002.



1 CELLAR PLAN
 A-100 SCALE: 1/4" = 1'-0"

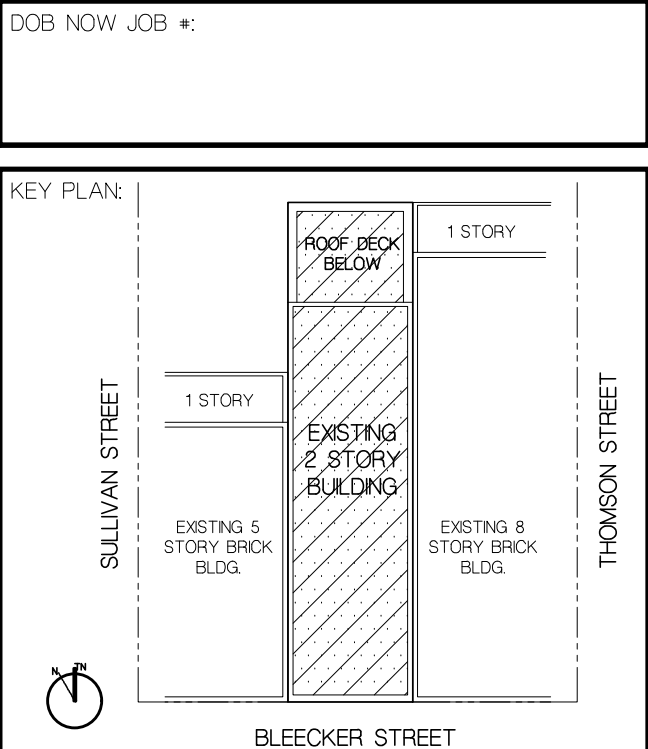
MOJO • STUMER ASSOCIATES, P.C.
 WWW.MOJOSTUMER.COM
 14 Plaza Road (t) 516.625.3344
 Greenvale, NY 11548 (f) 516.625.3418

This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

CONSULTANTS:

REVISION:

LANDMARKS PRESERVATION COMMISSION SET
 DATE : OCT 18, 2022



PROJECT TITLE:
COMMERCIAL BUILDING ALTERATION
 163 BLEECKER STREET
 NEW YORK, NY 10021

SCALE: AS SHOWN
 DATE: OCT 18, 2022
 DRAWN BY: GJC/AM
 PROJECT NUMBER: 2022.08

DRAWING TITLE:
CELLAR PLAN

DRAWING NUMBER:
A-100.00

CONSTRUCTION LEGEND:

- INDICATES EXISTING WALLS TO REMAIN
- INDICATES NEW FRAMED WALL
- INDICATES LINE OF SOFFIT ABOVE
- INDICATES REQUIRED ANSI 117.1 CLEARANCES
- INDICATES LINE OF WALL BELOW
- INDICATES DOOR TAG. SEE DOOR SCHEDULE & DETAILS ON DWG./
- INDICATES WINDOW TAG. SEE WINDOW SCHEDULE & DETAILS ON DWG./
- INDICATES PARTITION TAG. SEE PARTITION TYPES & DETAILS ON DWG./
- INDICATES FLOOR FINISH. SEE FINISH SCHEDULE
- INDICATES PLUMBING FIXTURE. SEE PLUMBING FIXTURE SCHEDULE ON DWG./
- INDICATES FIRE PROOF SELF-CLOSING DOOR

ROOM TAG

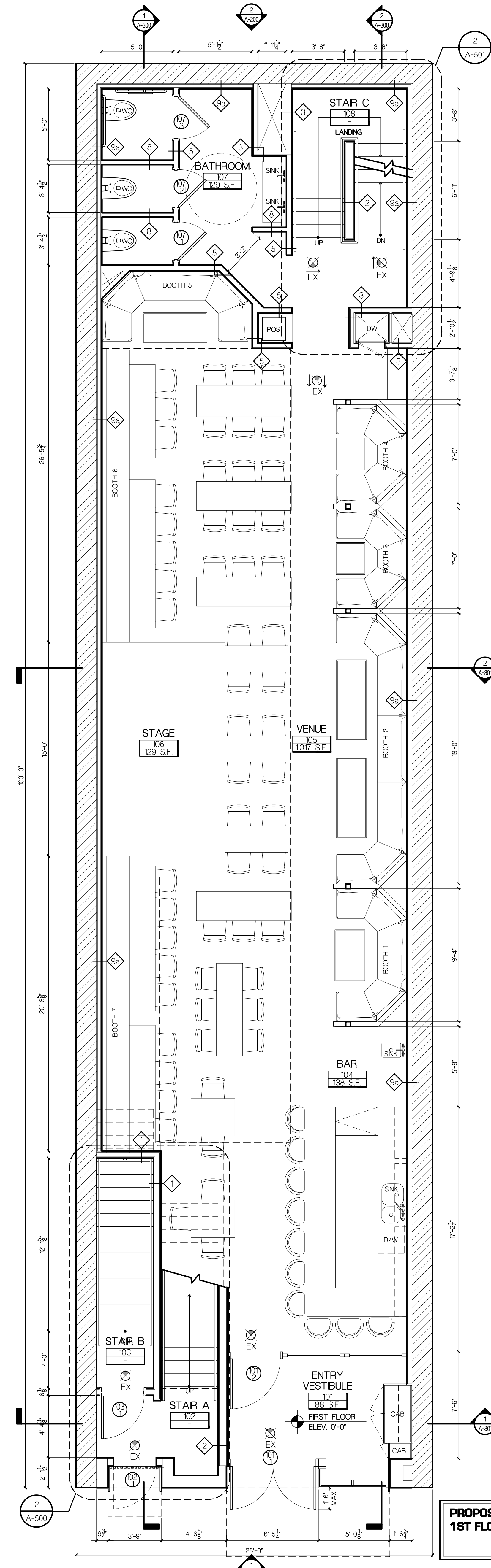
- ROOM NAME
- ROOM NAME
- ROOM NUMBER
- ROOM SQUARE FOOTAGE

FIRE PREVENTION LEGEND:

- INDICATES COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
- INDICATES CEILING MOUNTED EXT. SGN

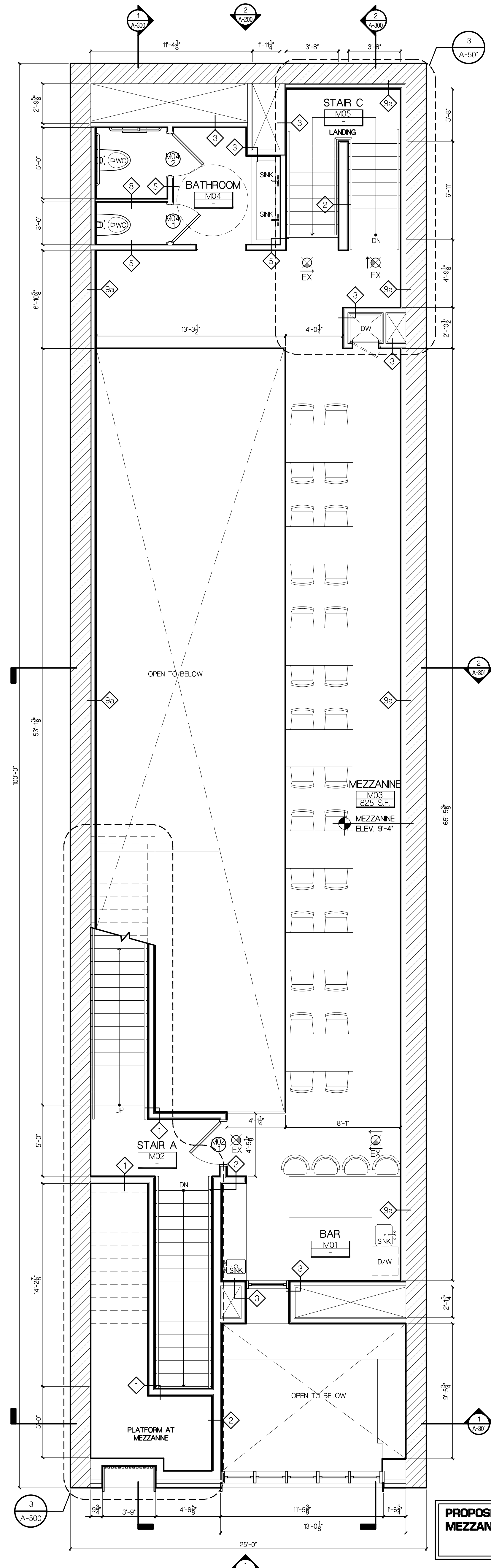
CONSTRUCTION NOTES:

- ALL DIMENSIONS TAKEN TO ROUGH FRAMING OR FACE OF MASONRY UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS FROM EXISTING WALLS ARE TAKEN TO EXISTING FINISH.
- COORDINATE FINISH DIMENSIONS WITH ENLARGED CONCRETE PLANS AND REFLECTED CEILING PLAN DESIGNS.
- ALL BATHROOMS TO HAVE 5/8" MOLD-RESISTANT GYPSUM WALL BOARD ON NEW WALLS & CEILINGS. ALL INT-DEN WALLS WITHIN 2 FEET OF SINK AND STOVE UP TO 4 FEET HIGH MUST USE 5/8" MOLD-RESISTANT GYPSUM WALL BOARD.
- ALL WALLS AND CEILINGS OF SPACES CONTAINING CONDENSERS, WATER TANKS, WATER PUMPS AND/OR PRESSURE REDUCTION VALVES MUST HAVE 5/8" MOLD-RESISTANT GYPSUM WALL BOARD.
- ALL PLYWOOD USED TO BE FIRE-RESISTANT.
- WHERE CHASES, SHIFTS, DEMISING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING CONSTRUCTION, PROVIDE PREFSTOPPING AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. ALL UL RATED PREFSTOPPING SYSTEM IS TO BE PROVIDED AS MANUFACTURED BY SUPPLIER OR EQUAL. UL RATING ON SUBSTITUTIONS IS REQUIRED. PREFSTOPPING MUST BE COMPLETED ONCE DEMOLITION HAS BEEN COMPLETED.
- SMALL OPENINGS AND PIPE PENETRATIONS IN THE WALLS, FLOOR AND CEILING SLABS CAN BE PREFSTOPPED WITH HTU PRODUCTS OR EQUAL.
- THE PROJECT MUST BE FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. A PERMIT MUST BE OBTAINED AND COPY MUST BE PROVIDED TO THE OWNER PRIOR TO WORK AT THE COMPLETION OF WORK. A LETTER FROM THE NEW YORK CITY BUILDINGS DEPARTMENT INDICATING THAT THE WORK HAS BEEN SATISFACTORILY COMPLETED MUST BE PROVIDED TO THE OWNER.
- A CERTIFICATE FROM A LICENSED ASBESTOS INVESTIGATOR INDICATING WHETHER THE PROJECT DOES OR DOES NOT INVOLVE THE REMOVAL OF ASBESTOS MUST BE PROVIDED TO THE OWNER PRIOR TO WORK.
- ALL PLUMBING MUST BE PERFORMED BY A LICENSED PLUMBER AND FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. THE WORK MUST BE APPROVED BY THE NEW YORK CITY BUILDINGS DEPARTMENT AT THE COMPLETION OF WORK.
- ALL ELECTRICAL WORK SHALL BE COMPLETED BY AN ELECTRICIAN LICENSED BY THE CITY OF NEW YORK. THE ELECTRICAL WORK MUST BE FILED BY THE CONTRACTOR WITH THE BUREAU OF ELECTRICAL CONTROL AND A CERTIFICATE OF ELECTRICAL INSPECTION MUST BE PROVIDED TO THE OWNER AT THE COMPLETION OF WORK.
- THE CONTRACTOR SHALL COMPLY WITH THE USE OF LEAD-SAFE PRACTICES FOR WORK IMPACTING 6 SQ. FT. OR MORE OF LEAD PAINT IN BUILDINGS ERECTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS. PROPOSED WORK MUST COMPLY WITH THE FEDERAL EPA RULE ISSUED APRIL 22, 2008.



PROPOSED OCCUPANCY ON 1ST FLOOR NOT TO EXCEED 144 OCC.

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED OCCUPANCY ON MEZZANINE NOT TO EXCEED 54 OCC.

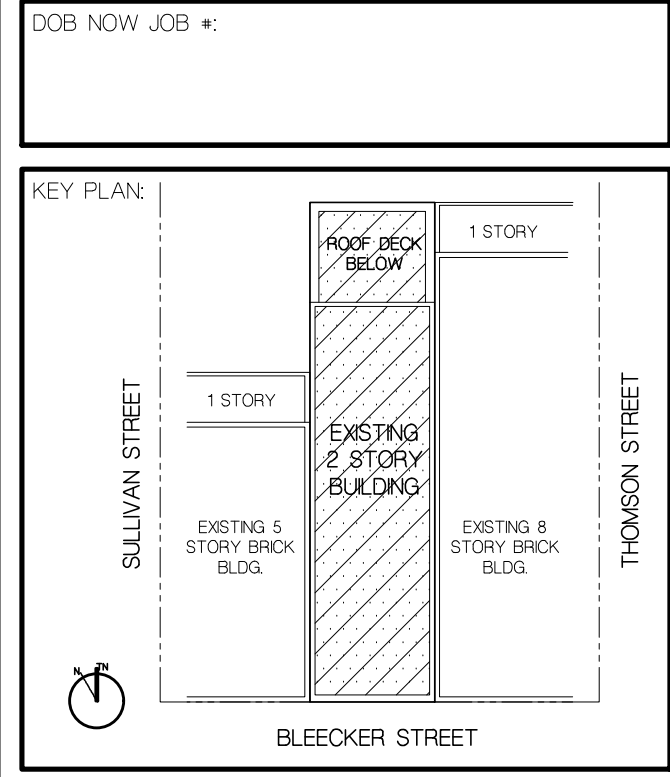
2 MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"

This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

CONSULTANTS:

REVISION:

LANDMARKS PRESERVATION COMMISSION SET
DATE: OCT 18, 2022



COMMERCIAL BUILDING ALTERATION
163 BLEEKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

FIRST & MEZZANINE FLOOR PLANS

DRAWING NUMBER:
A-101.00

CONSTRUCTION LEGEND:

| | |
|--|--|
| | - INDICATES EXISTING WALLS TO REMAIN |
| | - INDICATES NEW FRAMED WALL |
| | - INDICATES LINE OF SOFFIT ABOVE |
| | - INDICATES REQUIRED ANSI 117.1 CLEARANCES |
| | - INDICATES LINE OF WALL BELOW |
| | - INDICATES DOOR TAG SEE DOOR SCHEDULE & DETAILS ON DWG./ |
| | - INDICATES WINDOW TAG SEE WINDOW SCHEDULE & DETAILS ON DWG./ |
| | - INDICATES PARTITION TAG SEE PARTITION TYPES & DETAILS ON DWG./ |
| | - INDICATES FLOOR FINISH. SEE FINISH SCHEDULE |
| | - INDICATES PLUMBING FIXTURE SEE PLUMBING FIXTURE SCHEDULE ON DWG./ |
| | - INDICATES FIRE PROOF SELF-CLOSING DOOR |

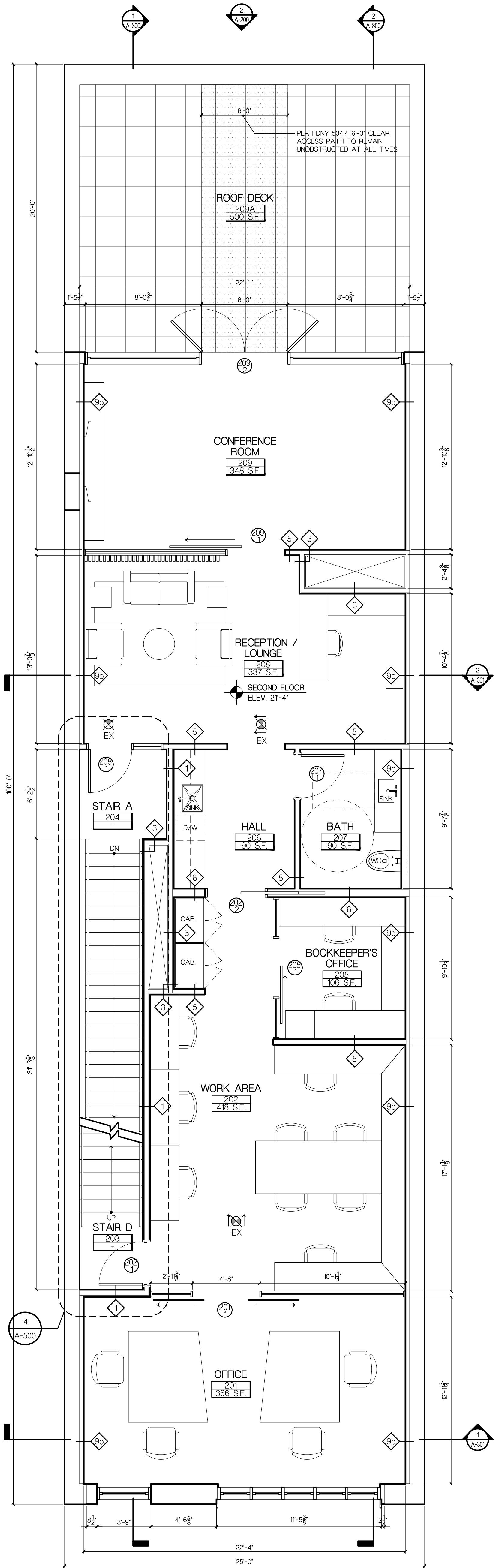
| | |
|--|-----------------------|
| | - ROOM NAME |
| | - ROOM NAME |
| | - ROOM NUMBER |
| | - ROOM SQUARE FOOTAGE |

FIRE PREVENTION LEGEND:

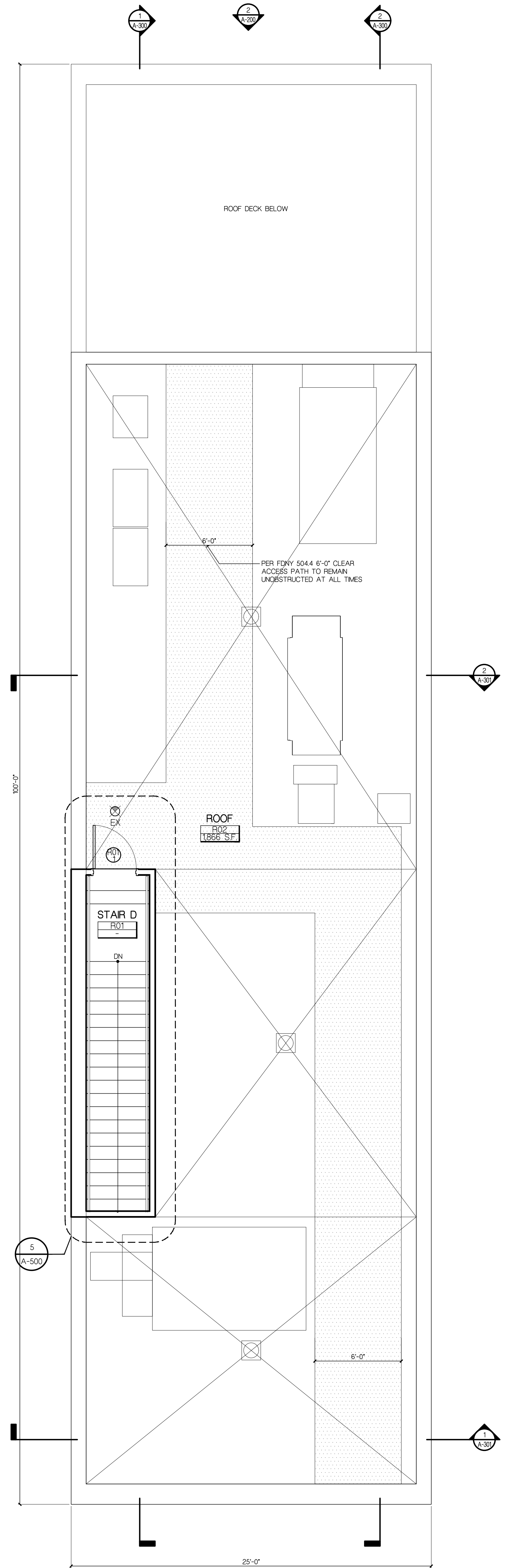
| | |
|--|--|
| | - INDICATES COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| | - INDICATES CEILING MOUNTED EXT. SIGN |

CONSTRUCTION NOTES:

- ALL DIMENSIONS TAKEN TO ROUGH FRAMING OR FACE OF MASONRY UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS FROM EXISTING WALLS ARE TAKEN TO EXISTING FINISH.
- COORDINATE FINISH DIMENSIONS WITH QUALIFIED CONCRETE PLANS AND REFLECTED CEILING PLAN DESIGNS.
- ALL BATHROOMS TO HAVE 5/8" MOLD-RESISTANT GYPSUM WALL BOARD ON NEW WALLS & CEILINGS. ALL INT-DEN WALLS WITHIN 2 FEET OF SINK AND STOVE UP TO 4 FEET HIGH MUST USE 5/8" MOLD-RESISTANT GYPSUM WALL BOARD.
- ALL WALLS AND CEILINGS OF SPACES CONTAINING CONDENSERS, WATER TANKS, WATER PUMPS AND/OR PRESSURE REDUCTION VALVES MUST HAVE 5/8" MOLD-RESISTANT GYPSUM WALL BOARD.
- ALL PLYWOOD USED TO BE FIRE-RESISTANT.
- WHERE CHASIS, SHIFTS, DAMAGING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING CONSTRUCTION, PROVIDE PRESTOPPING AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. ALL RATED PRESTOPPING SYSTEMS IS TO BE PROVIDED AS MANUFACTURED BY THE MANUFACTURER OR EQUAL. ALL RATING ON SUBSTITUTIONS IS REQUIRED. PRESTOPPING MUST BE COMPLETED ONCE DEMOLITION HAS BEEN COMPLETED.
- SMALL OPENINGS AND PIPE PENETRATIONS IN THE WALLS, FLOOR AND CEILING SLABS CAN BE PRESTOPPED WITH HTLU PRODUCTS OR EQUAL.
- THE PROJECT MUST BE FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. A PERMIT MUST BE OBTAINED AND COPY MUST BE PROVIDED TO THE OWNER PRIOR TO WORK AT THE COMPLETION OF WORK. A LETTER FROM THE NEW YORK CITY BUILDINGS DEPARTMENT INDICATING THAT THE WORK HAS BEEN SATISFACTORILY COMPLETED MUST BE PROVIDED TO THE OWNER.
- A CERTIFICATE FROM A LICENSED ASBESTOS INVESTIGATOR INDICATING WHETHER THE PROJECT DOES OR DOES NOT INVOLVE THE REMOVAL OF ASBESTOS MUST BE PROVIDED TO THE OWNER PRIOR TO WORK.
- ALL PLUMBING MUST BE PERFORMED BY A LICENSED PLUMBER AND FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. THE WORK MUST BE APPROVED BY THE NEW YORK CITY BUILDINGS DEPARTMENT AT THE COMPLETION OF WORK.
- ALL ELECTRICAL WORK SHALL BE COMPLETED BY AN ELECTRICIAN LICENSED BY THE CITY OF NEW YORK. THE ELECTRICAL WORK MUST BE FILED BY THE CONTRACTOR WITH THE BUREAU OF ELECTRICAL CONTROL AND A CERTIFICATE OF ELECTRICAL INSPECTION MUST BE PROVIDED TO THE OWNER AT THE COMPLETION OF WORK.
- THE CONTRACTOR SHALL COMPLY WITH THE USE OF LEAD-SAFE PRACTICES FOR WORK IMPACTING 6 SQ. FT. OR MORE OF LEAD PAINT IN BUILDINGS ERECTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS. PROPOSED WORK MUST COMPLY WITH THE FEDERAL EPA RULE ISSUED APRIL 22, 2002.



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

MOJO•STUMER ASSOCIATES, P.C.
WWW.MOJOSTUMER.COM
14 Plaza Road (t) 516.625.3344
Greenvale, NY 11548 (f) 516.625.3418

This drawing is the property of Mojo Stumer Associates, P.C. & is not to be altered, reused or reproduced without written permission.

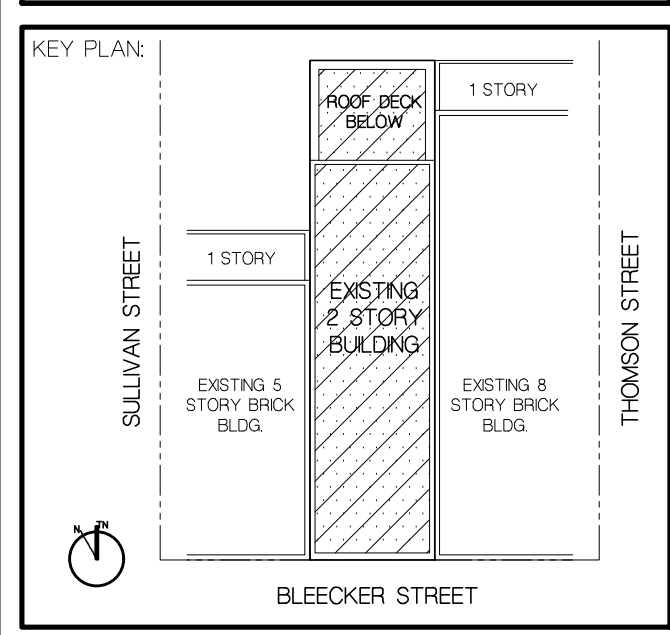
CONSULTANTS:

REVISION:

LANDMARKS PRESERVATION COMMISSION SET

DATE: OCT 18, 2022

DOB NOW JOB

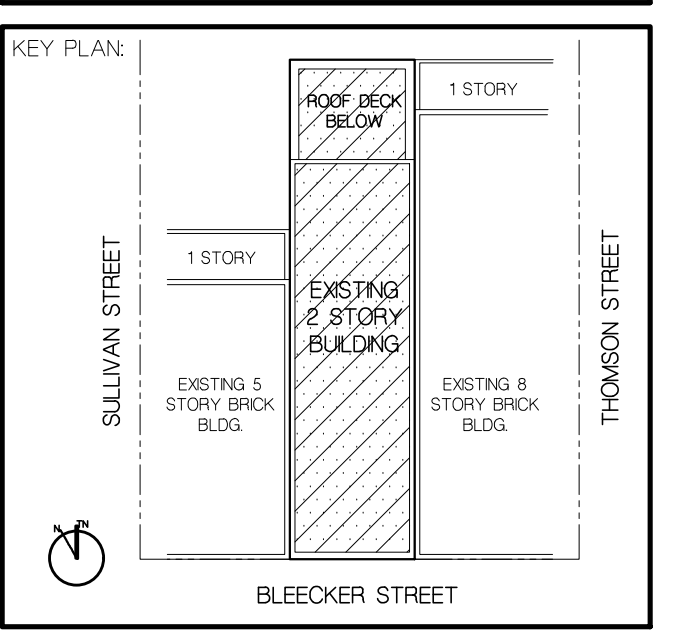


COMMERCIAL BUILDING ALTERATION
163 BLEEKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

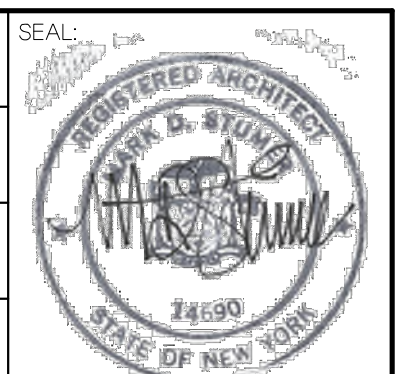
SECOND & ROOF FLOOR PLANS

DRAWING NUMBER:
A-102.00



PROJECT TITLE:
**COMMERCIAL
BUILDING ALTERATION**
163 BLEECKER STREET
NEW YORK, NY 10021

SCALE:
AS SHOWN
DATE:
OCT 18, 2022
DRAWN BY:
GLC/AM
PROJECT NUMBER:
2022.08



DRAWING TITLE:
**163 BLEECKER STREET
EXISTING & PROPOSED
ELEVATIONS**

DRAWING NUMBER:

A-200.00



1 **163 BLEECKER STREET EXISTING ELEVATION**
A-200 SCALE: 1/8" = 1'-0"



2 **163 BLEECKER STREET PROPOSED ELEVATION**
A-200 SCALE: 1/8" = 1'-0"

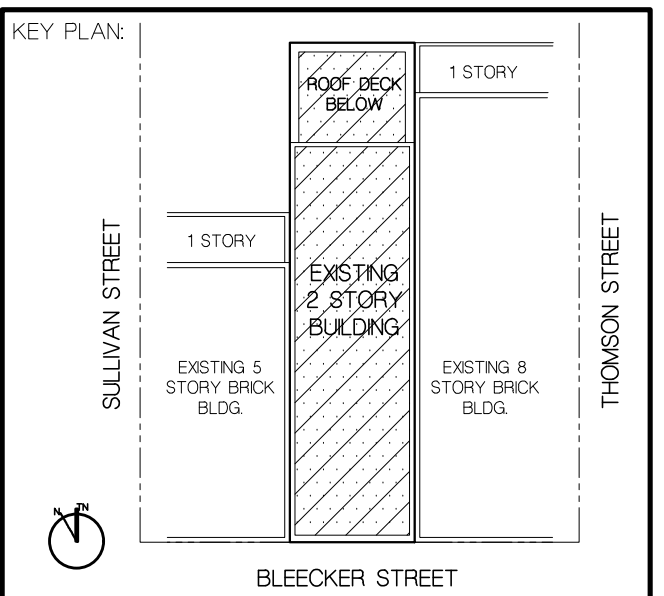
CONSULTANTS:

REVISION:

LANDMARKS PRESERVATION COMMISSION SET

DATE : OCT 18, 2022

DOB NOW JOB #



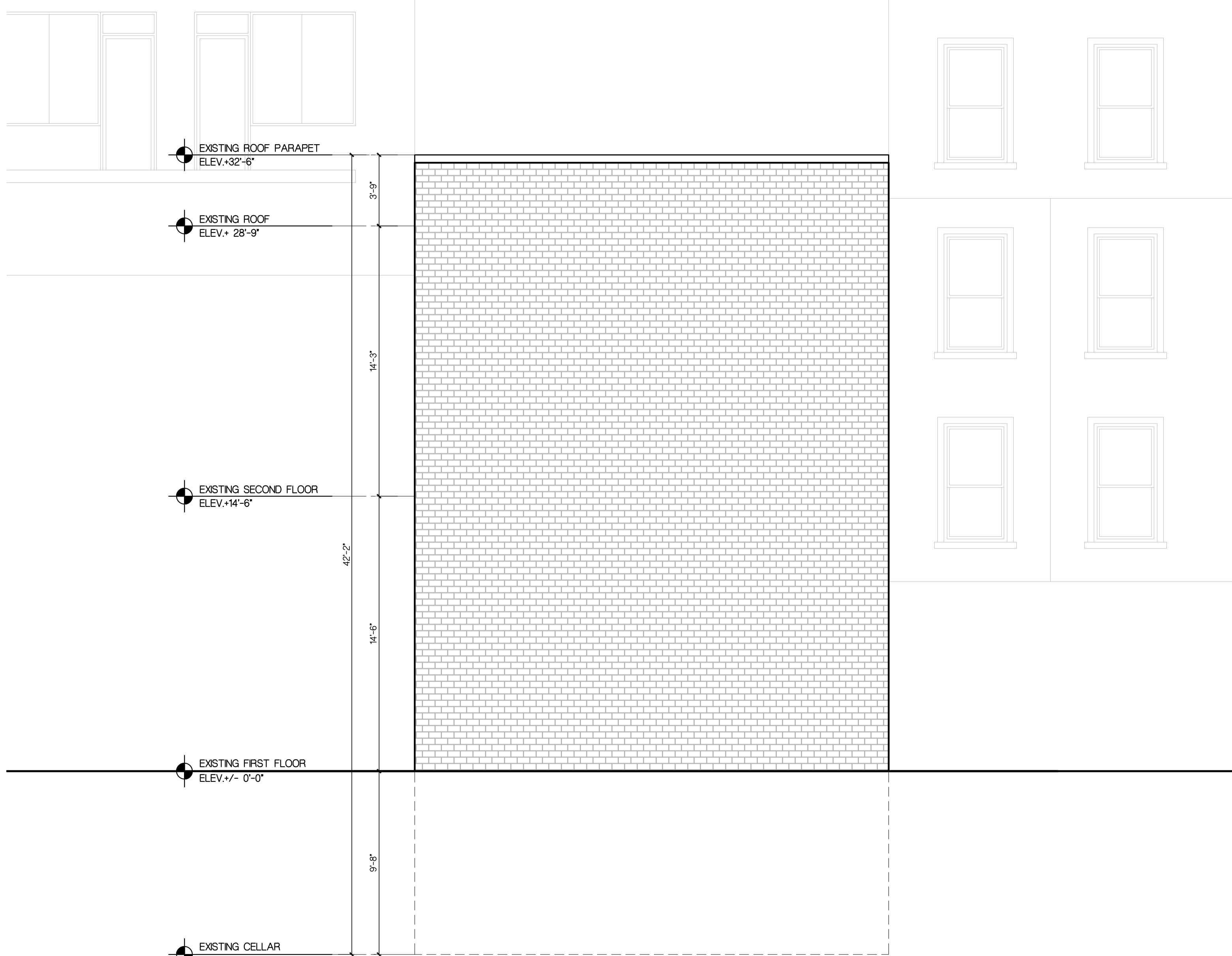
PROJECT TITLE
COMMERCIAL BUILDING ALTERATION
183 BLEEKER STREET
NEW YORK, NY 10021

SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

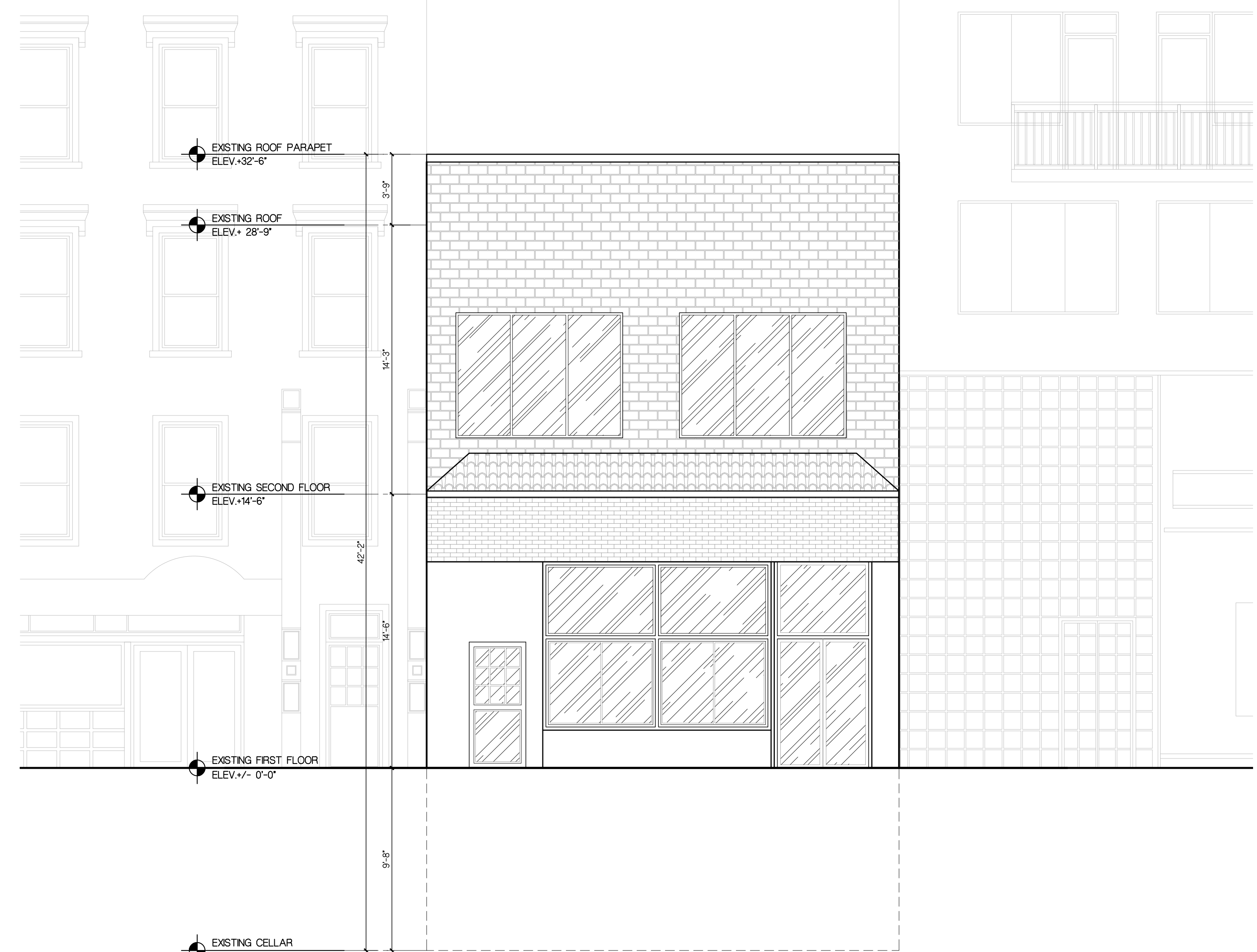
DRAWING TITLE
EXISTING & PROPOSED BUILDING ELEVATIONS

DRAWING NUMBER:

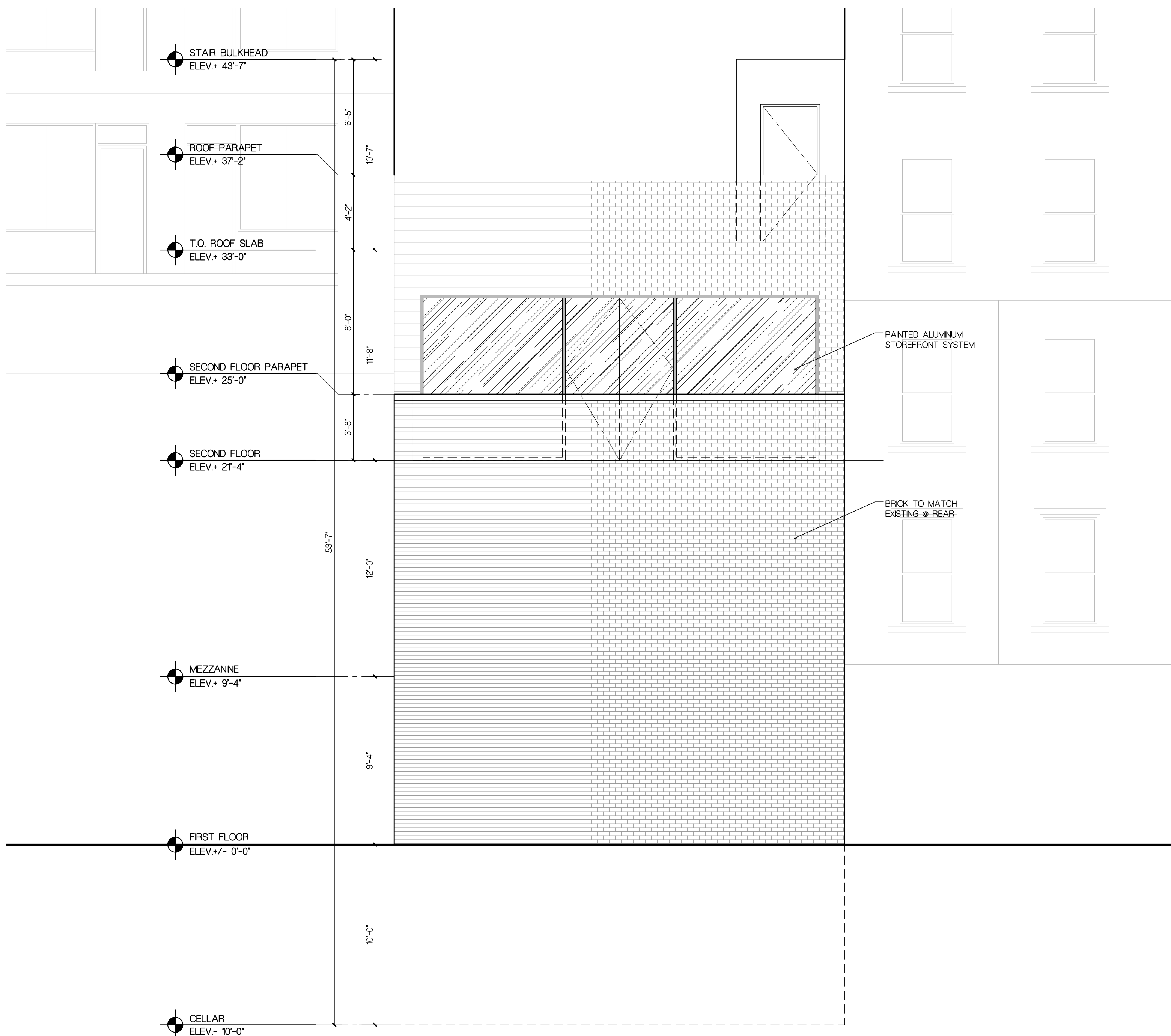
A-201.00



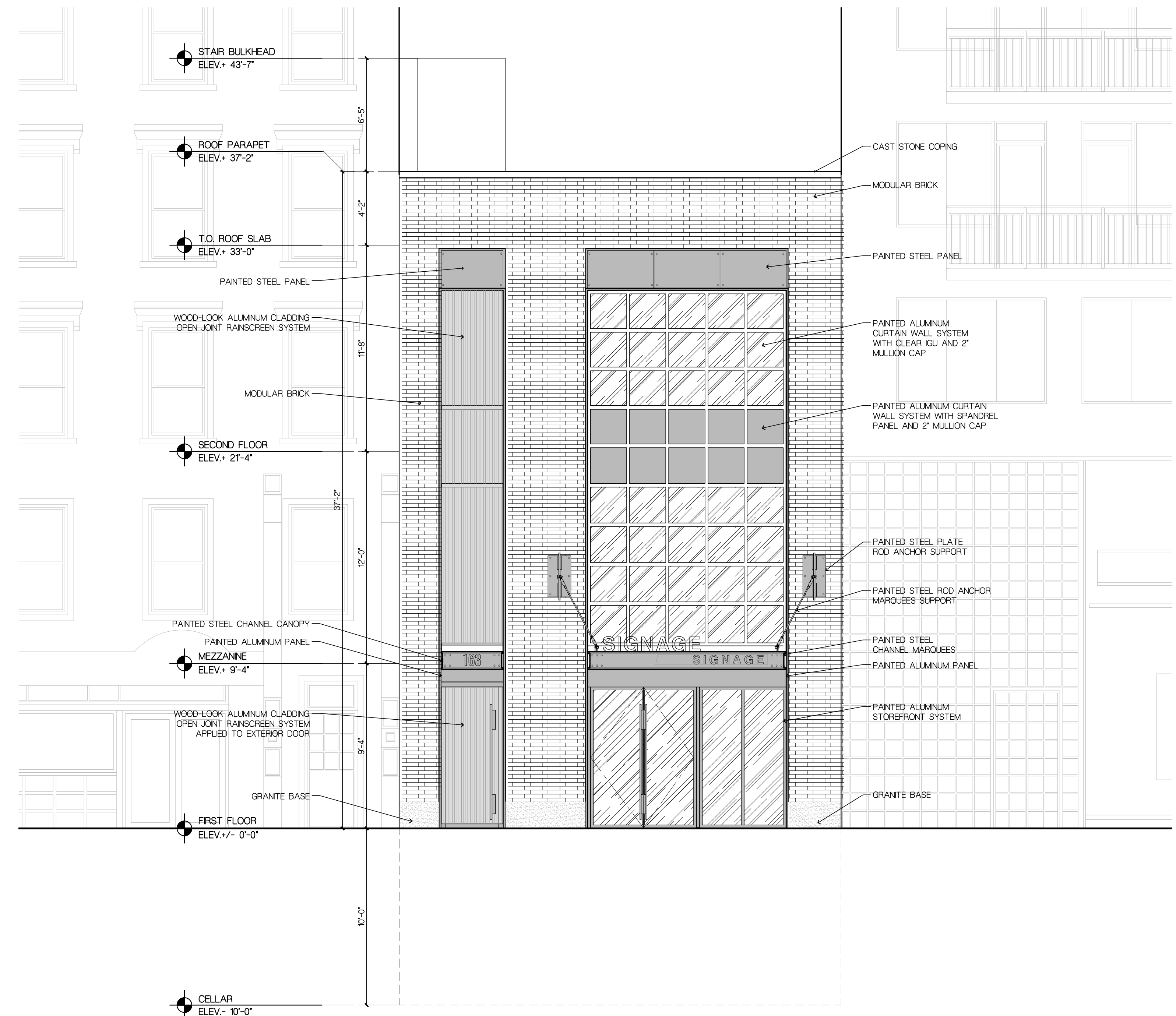
1
A-201
EXISTING (REAR / NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



2
A-201
EXISTING (FRONT / SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



3
A-201
PROPOSED (REAR / NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



4
A-201
PROPOSED (FRONT / SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS:

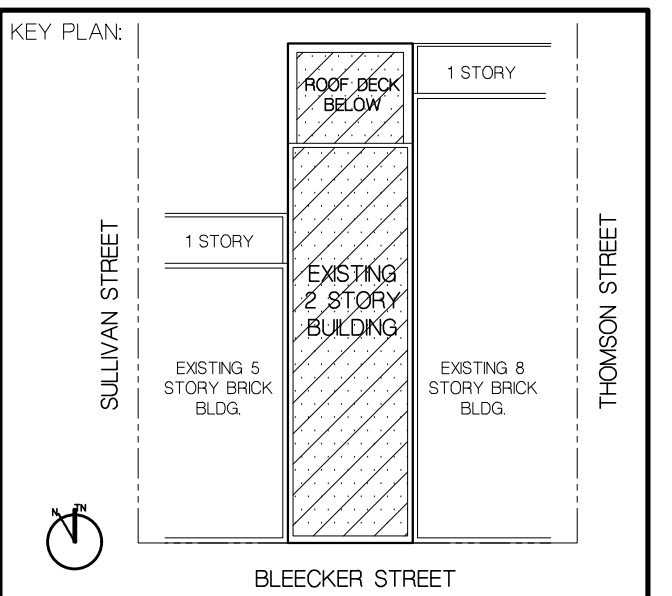
REVISION:

REVISION:

**LANDMARKS
PRESERVATION
COMMISSION SET**

DATE : OCT 18, 2022

DOB NOW JOB #



PROJECT TITLE:
**COMMERCIAL
BUILDING ALTERATION**
183 BLEECKER STREET
NEW YORK, NY 10021

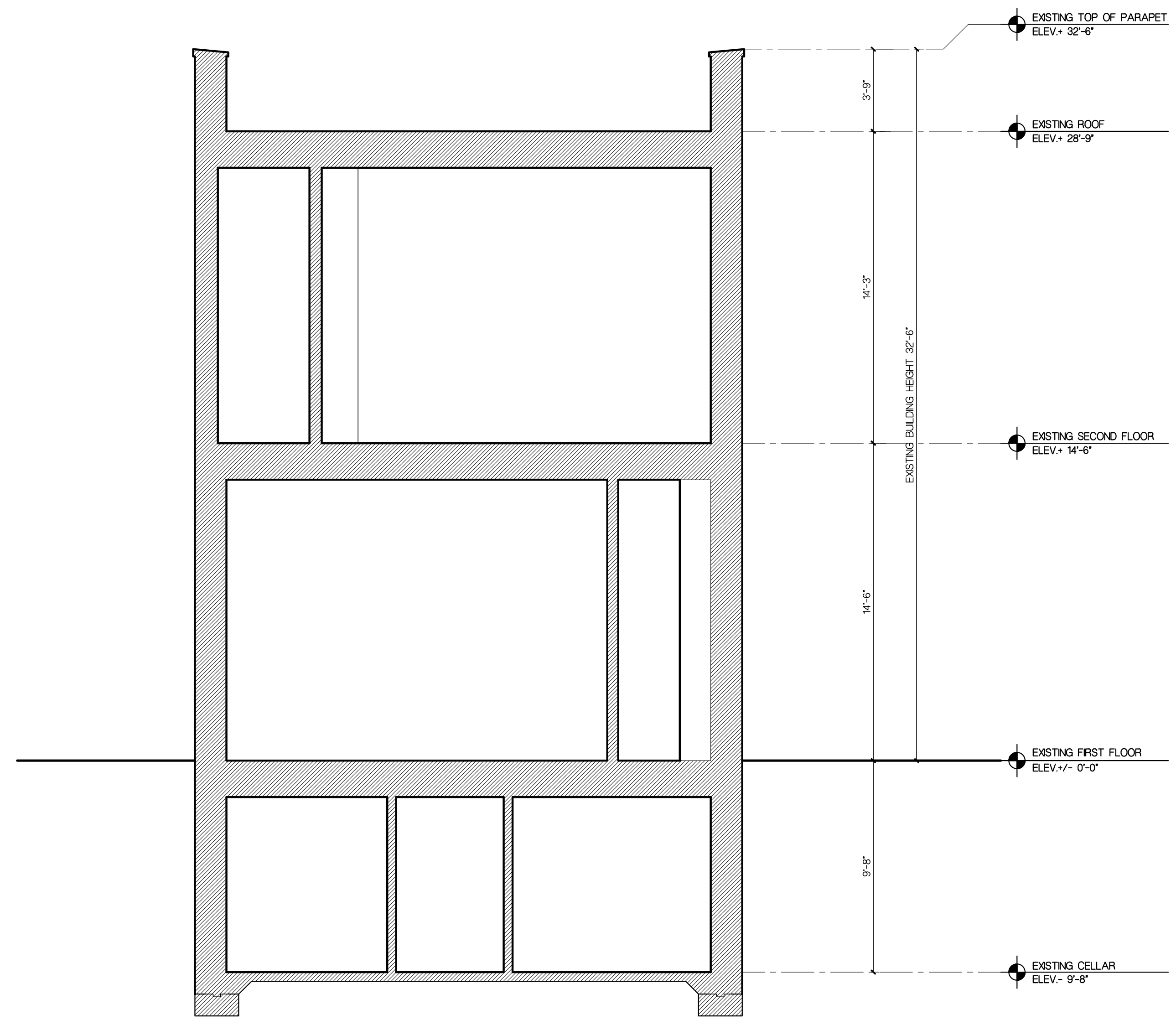
SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08



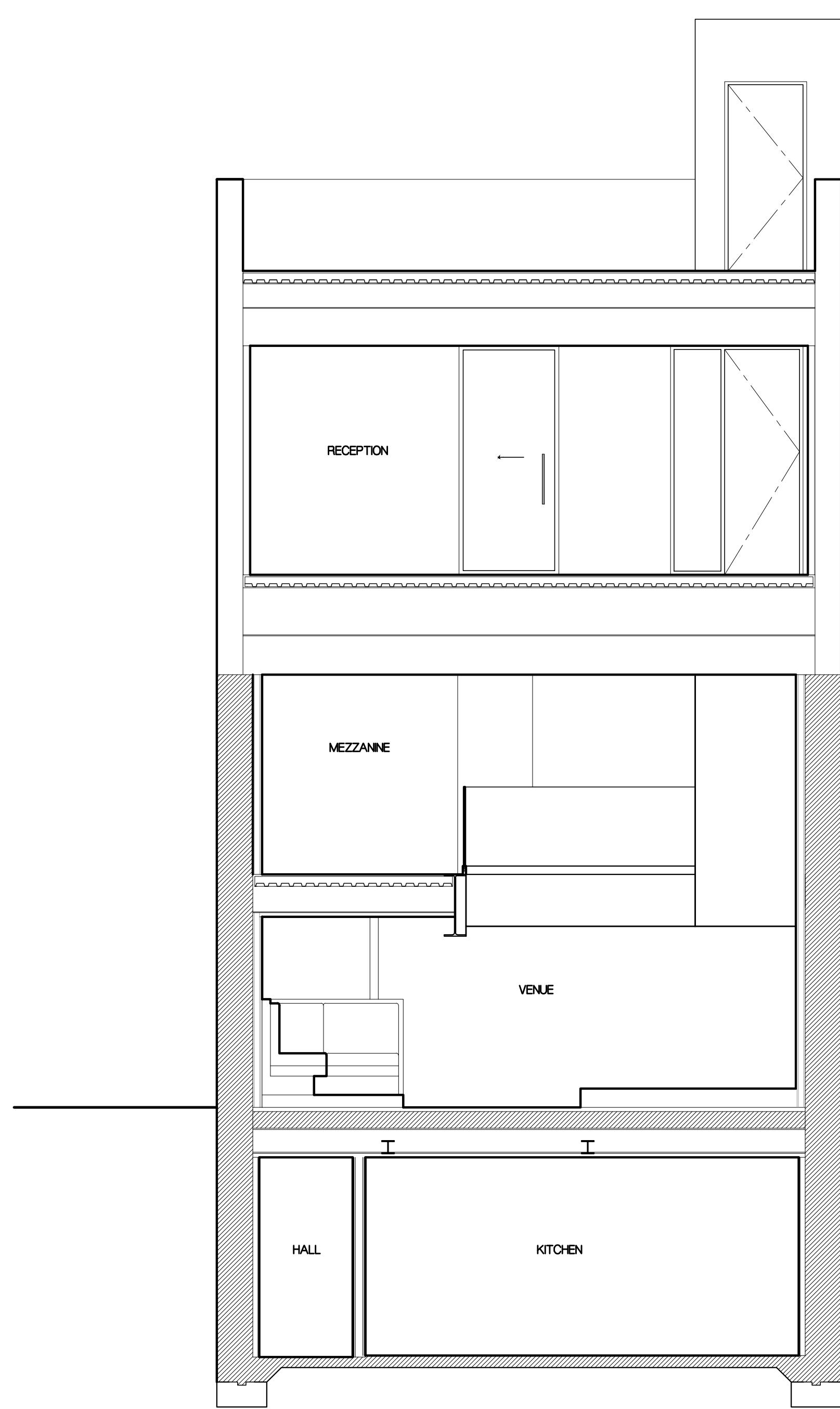
DRAWING TITLE:
**EXISTING & PROPOSED
BUILDING SECTIONS**

DRAWING NUMBER:

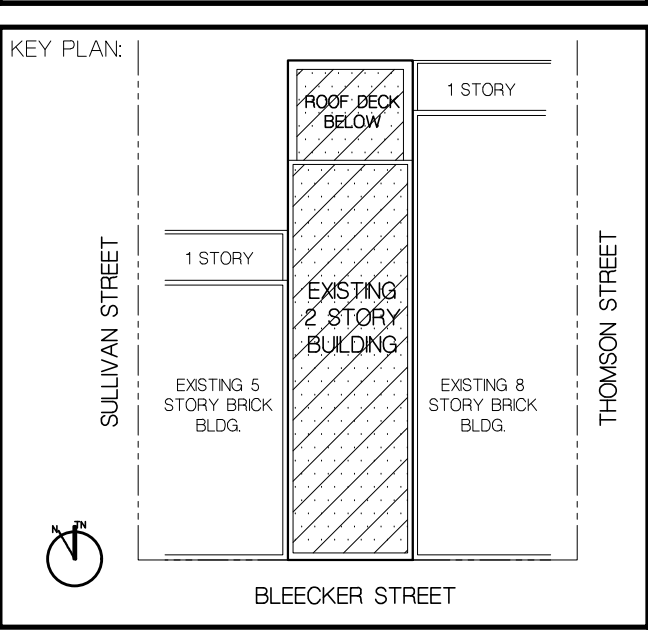
A-301.00



1
A-301
EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"



2
A-301
PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

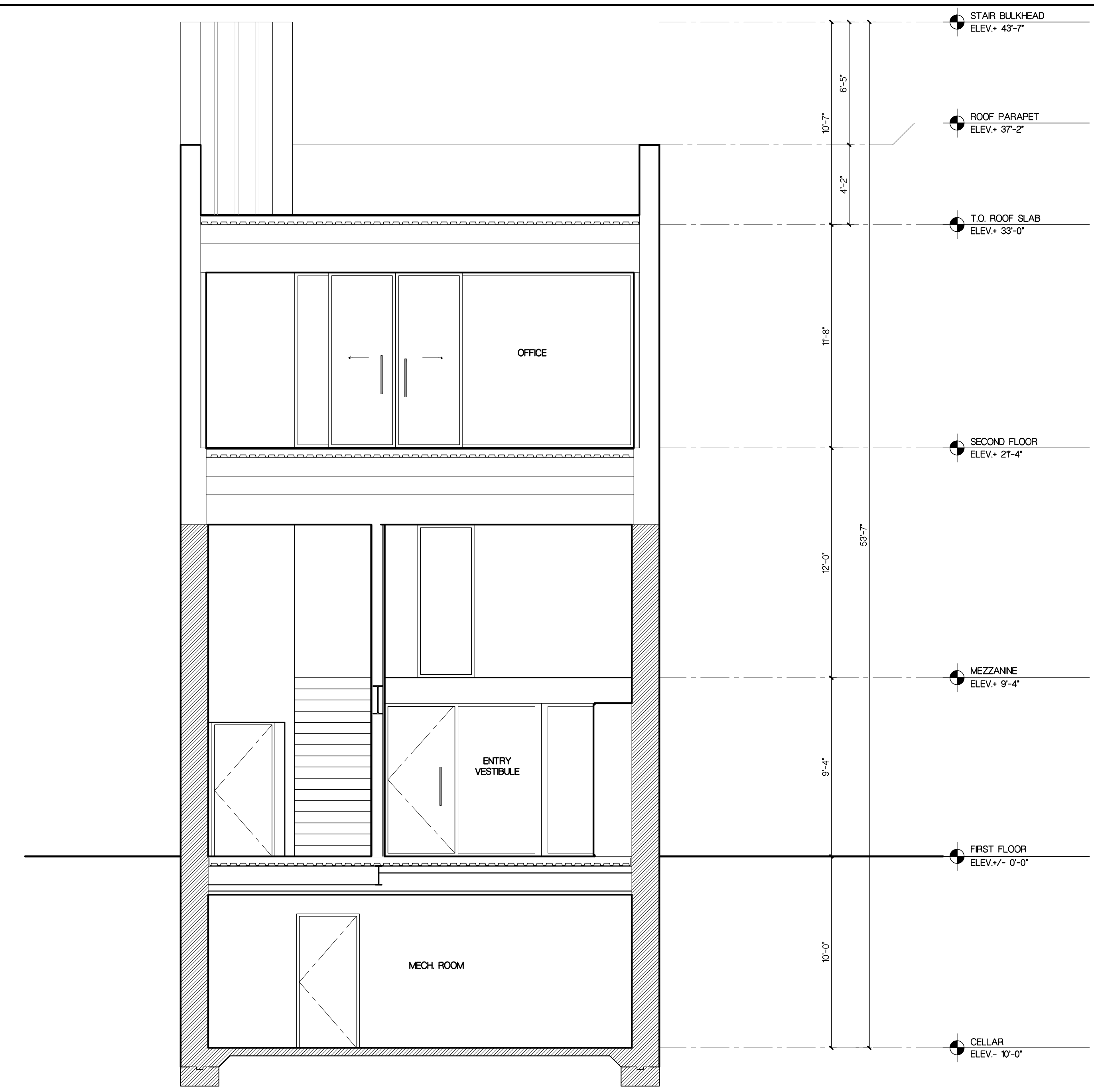


PROJECT TITLE:
COMMERCIAL BUILDING ALTERATION
163 BLEECKER STREET
NEW YORK, NY 10021

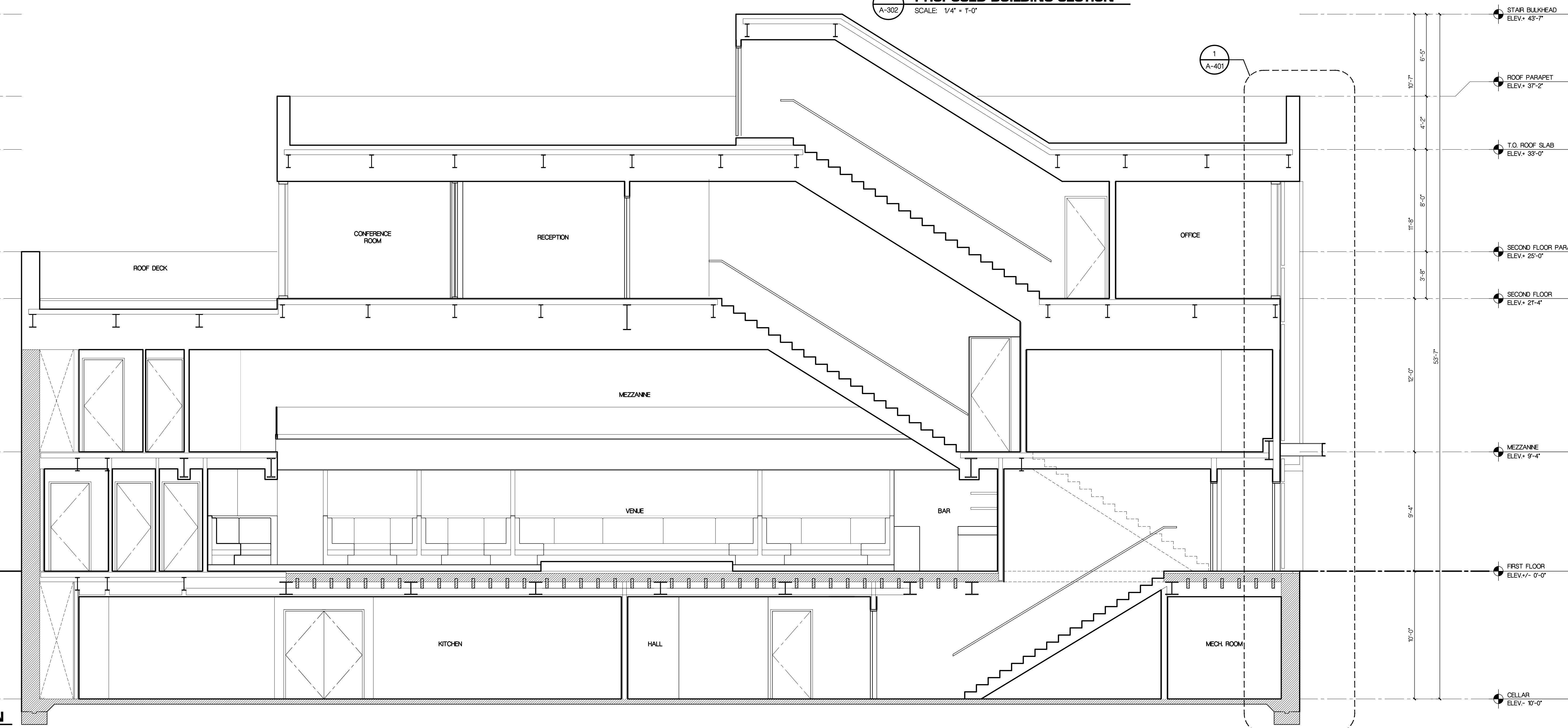
SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

DRAWING TITLE:
PROPOSED ADDITIONAL BUILDING SECTIONS

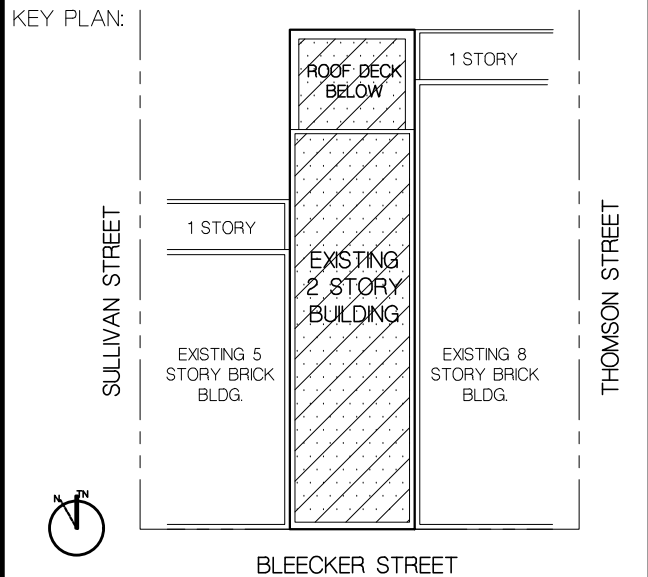
DRAWING NUMBER:
A-302.00



1 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

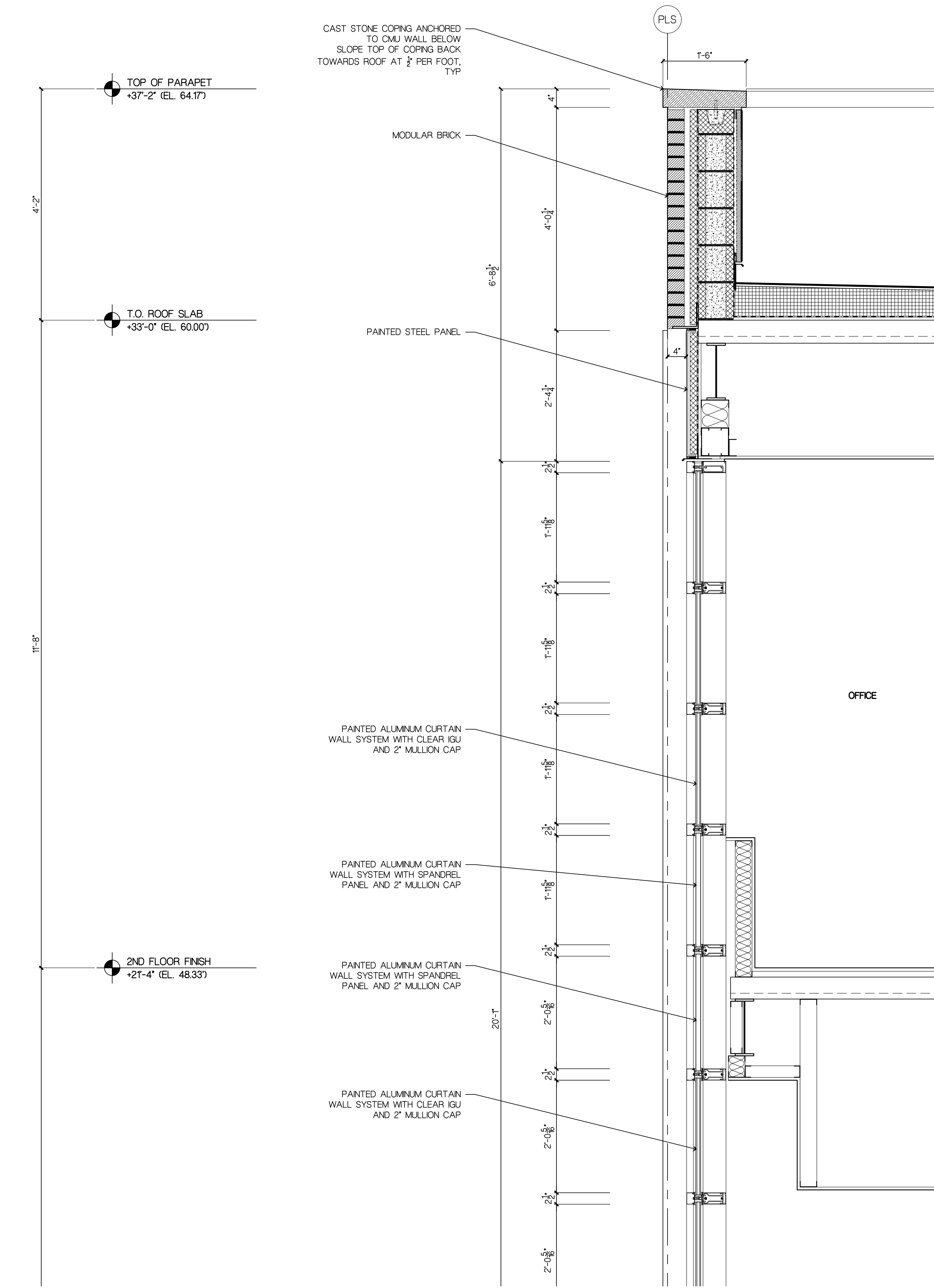


PROJECT TITLE:
COMMERCIAL BUILDING ALTERATION
183 BLEECKER STREET
NEW YORK, NY 10021

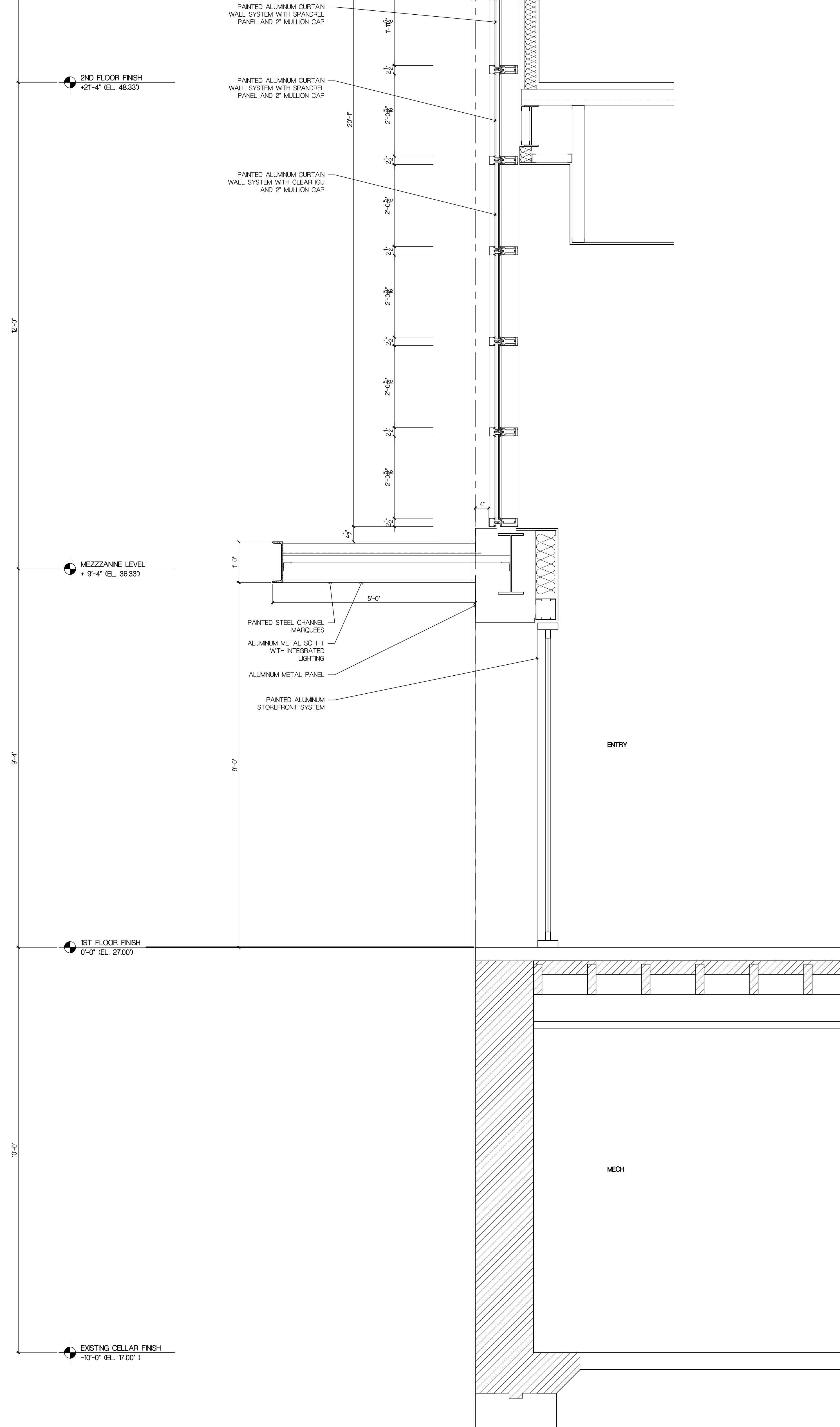
SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08

DRAWING TITLE:
WALL SECTION @ SOUTH ENTRY

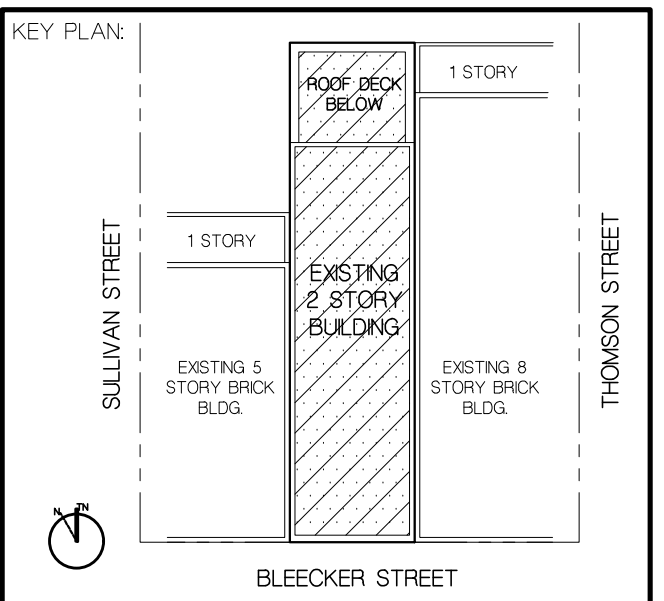
DRAWING NUMBER:
A-400.00



1A WALL SECTION @ SOUTH ENTRY
SCALE: 3/4" = 1'-0"

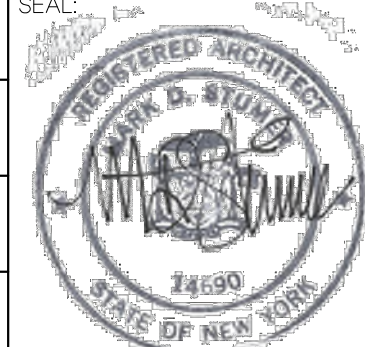


1 WALL SECTION @ SOUTH ENTRY
SCALE: 3/4" = 1'-0"



PROJECT TITLE:
COMMERCIAL BUILDING ALTERATION
183 BLEEKER STREET
NEW YORK, NY 10021

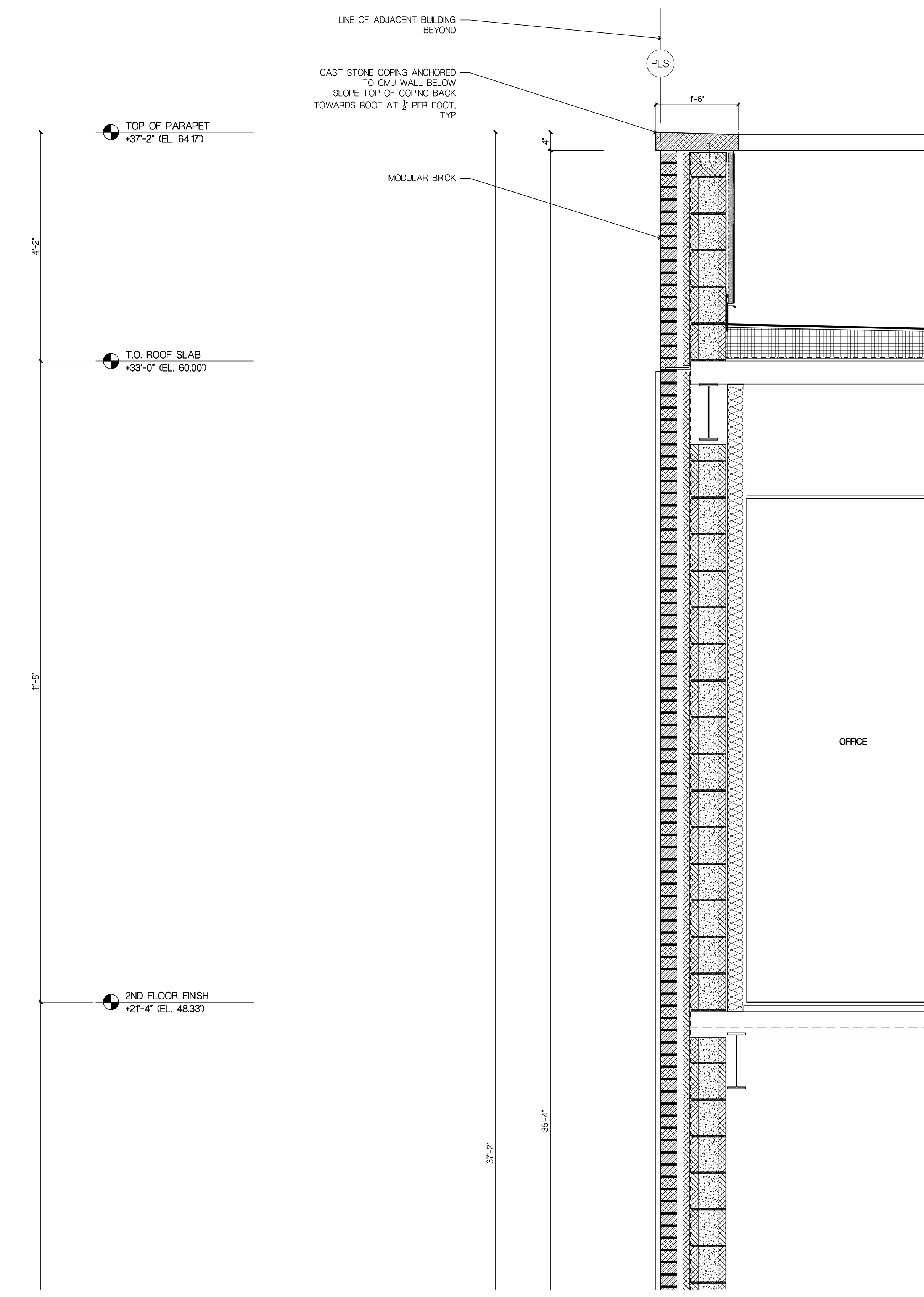
SCALE: AS SHOWN
DATE: OCT 18, 2022
DRAWN BY: GLC/AM
PROJECT NUMBER: 2022.08



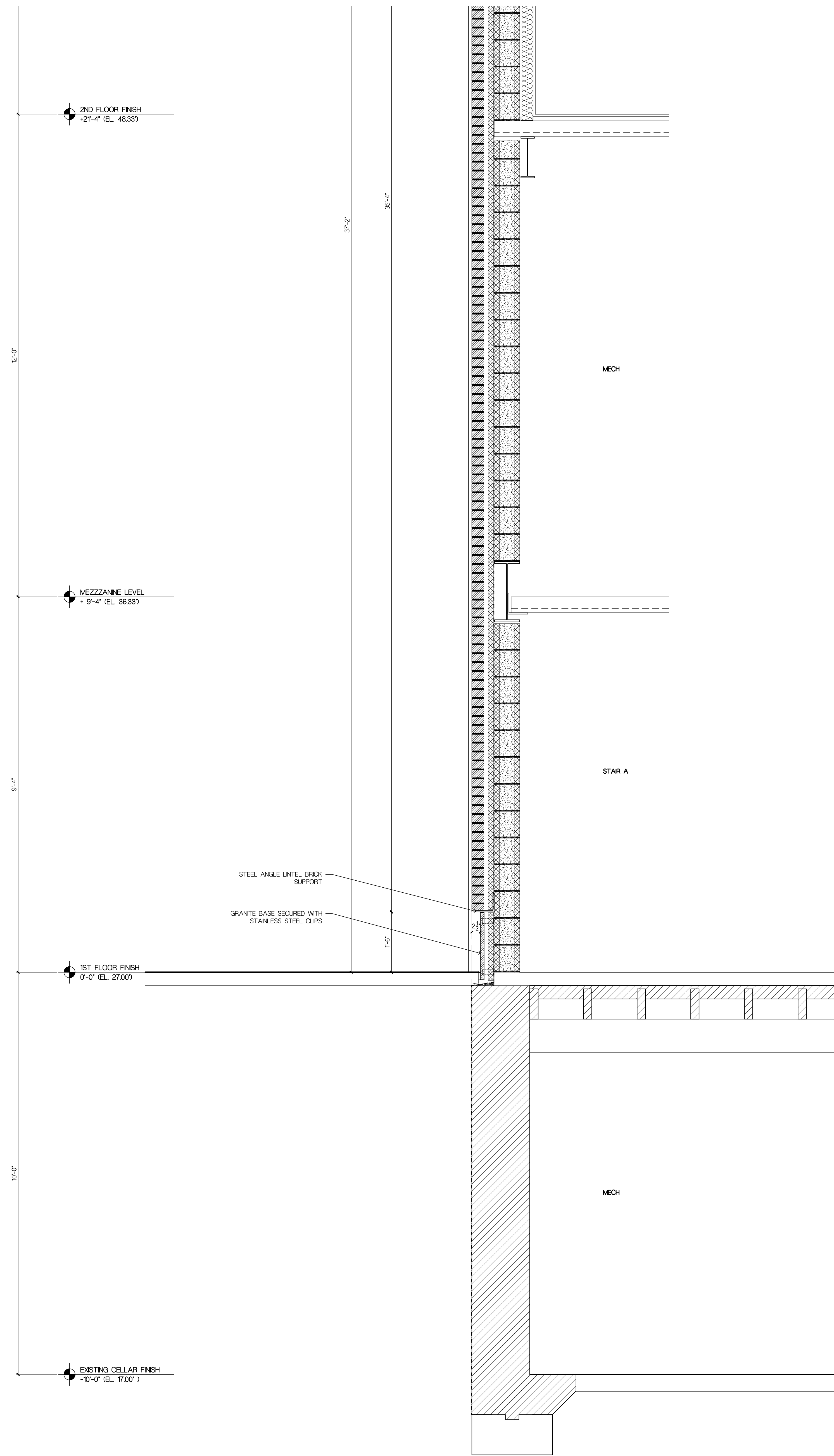
DRAWING TITLE:
WALL SECTION @ SOUTH MASONRY PIER

DRAWING NUMBER:

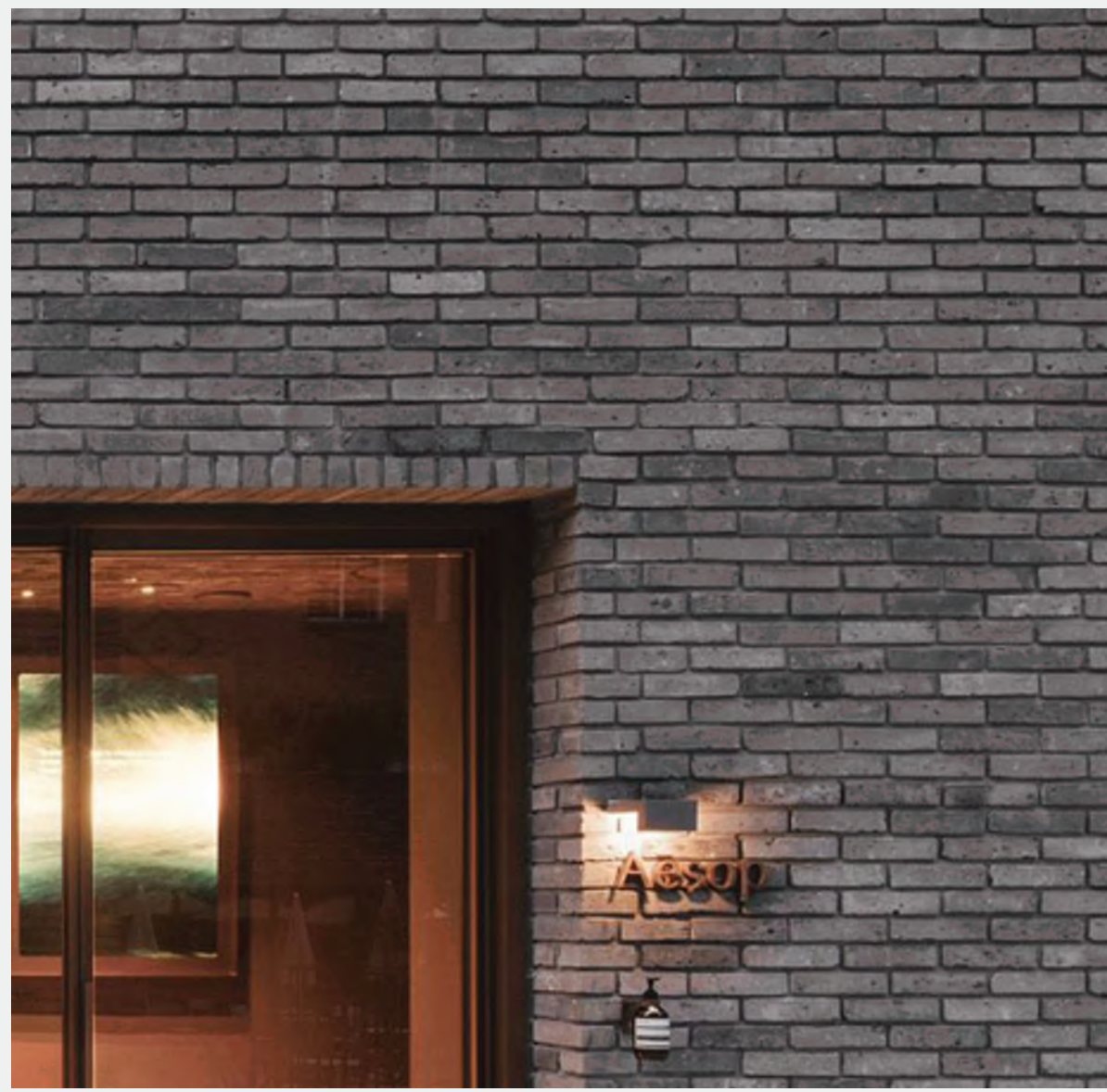
A-401.00



1A
A-401
WALL SECTION @ SOUTH MASONRY PIER
SCALE: 3/4" = 1'-0"

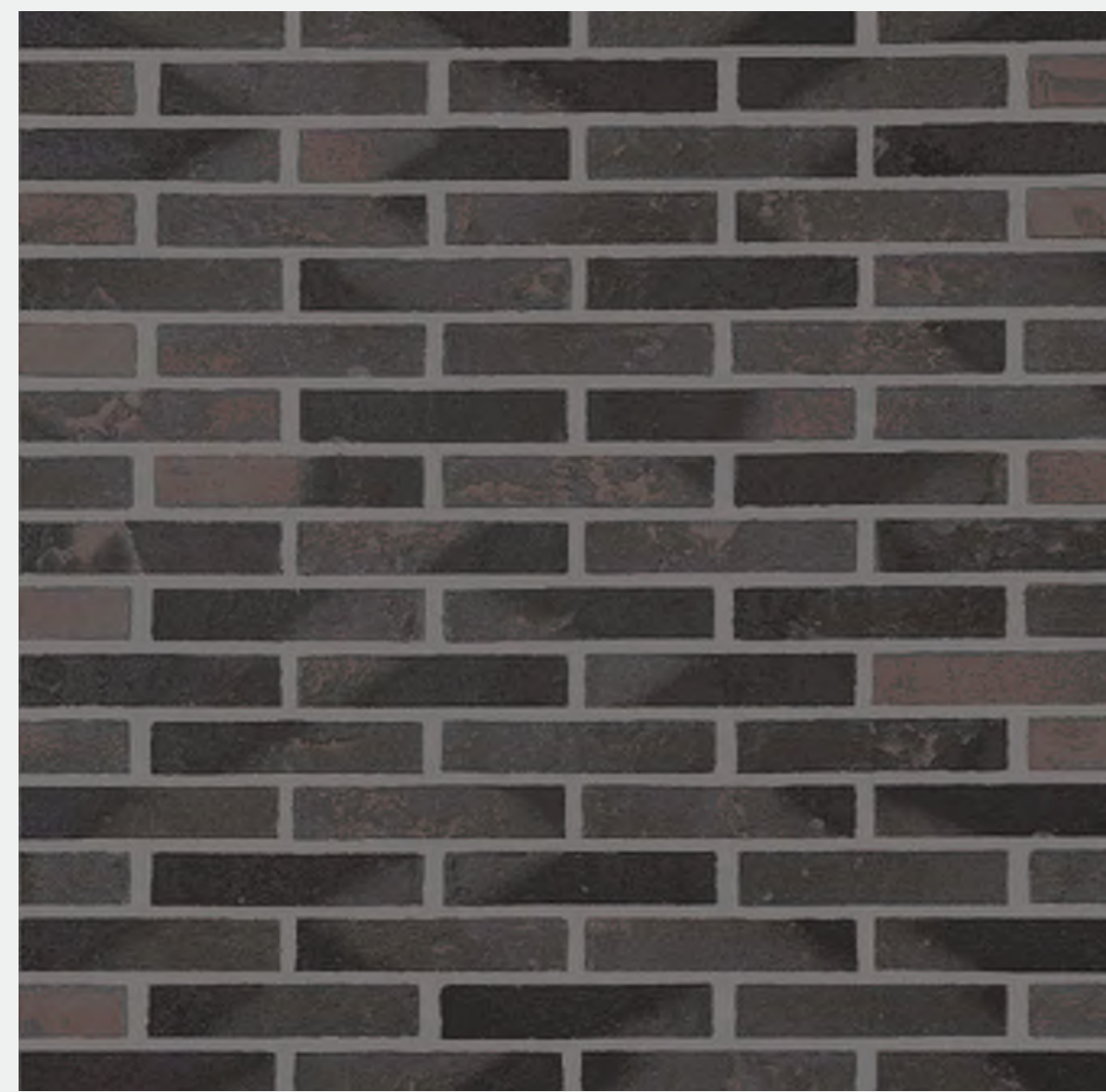


1
A-401
WALL SECTION @ SOUTH MASONRY PIER
SCALE: 3/4" = 1'-0"



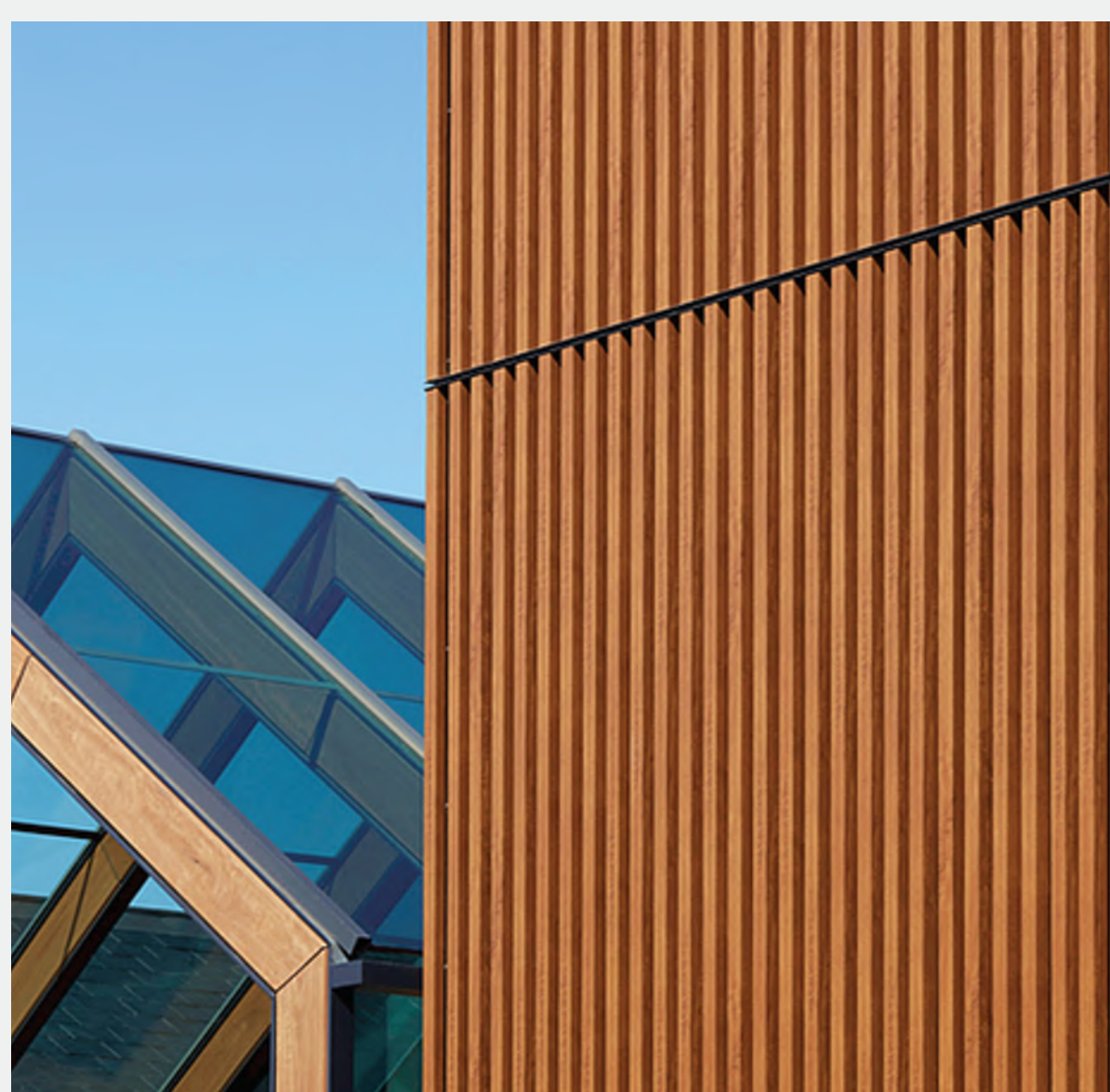
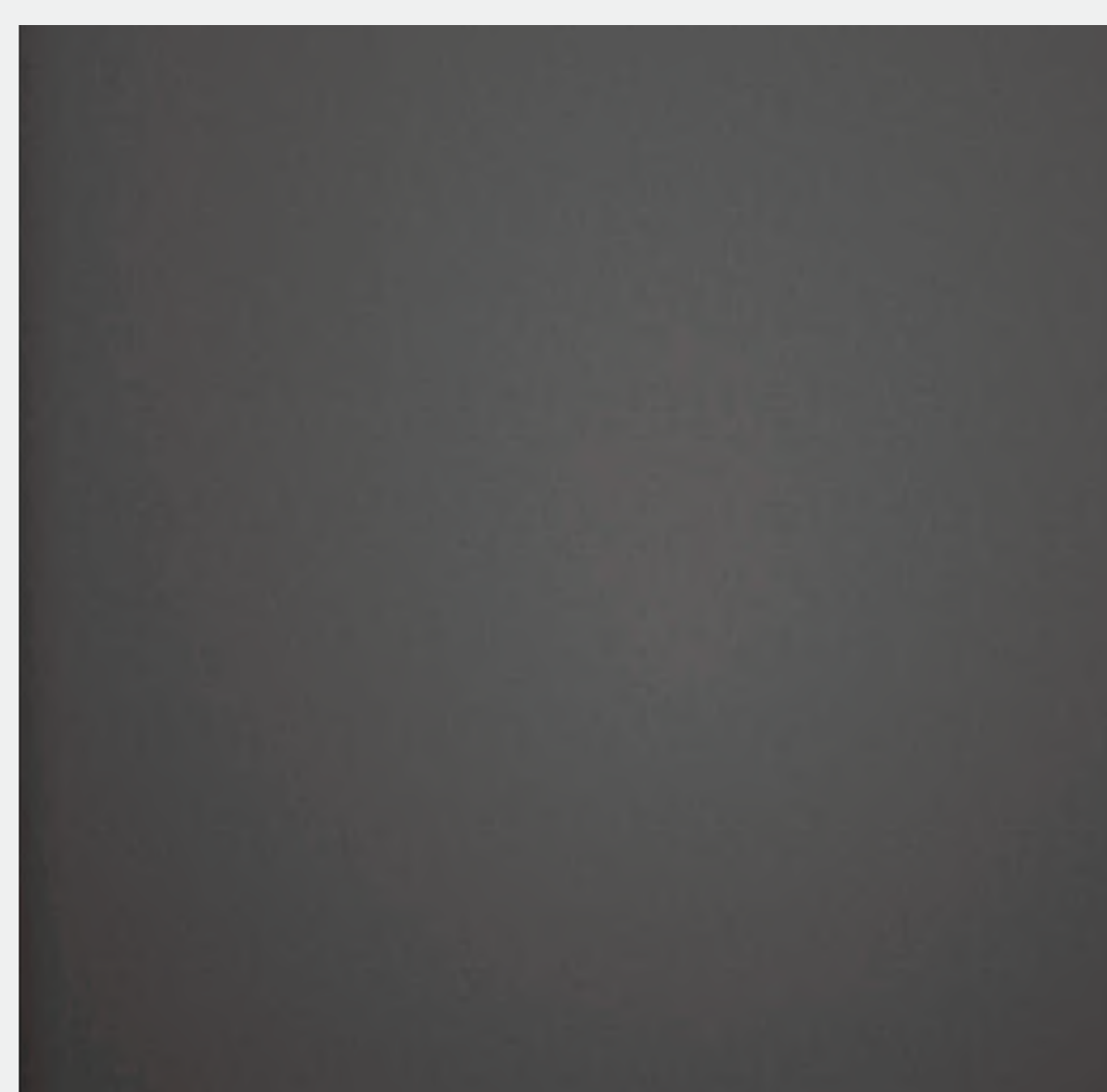
BRICK

URANO TEXTURED (MODULAR SIZE BRICK)
BY BELDEN TRI-STATE OR EQUAL



METAL

DON GREY (LOT #073119 DARK GREY COLOR)
BY ALPOLIC OR EQUAL



WOOD - LOOK ALUMINUM

LIGHT CHERRY (LCF-0102)
BY LUXYCLAD OR EQUAL

