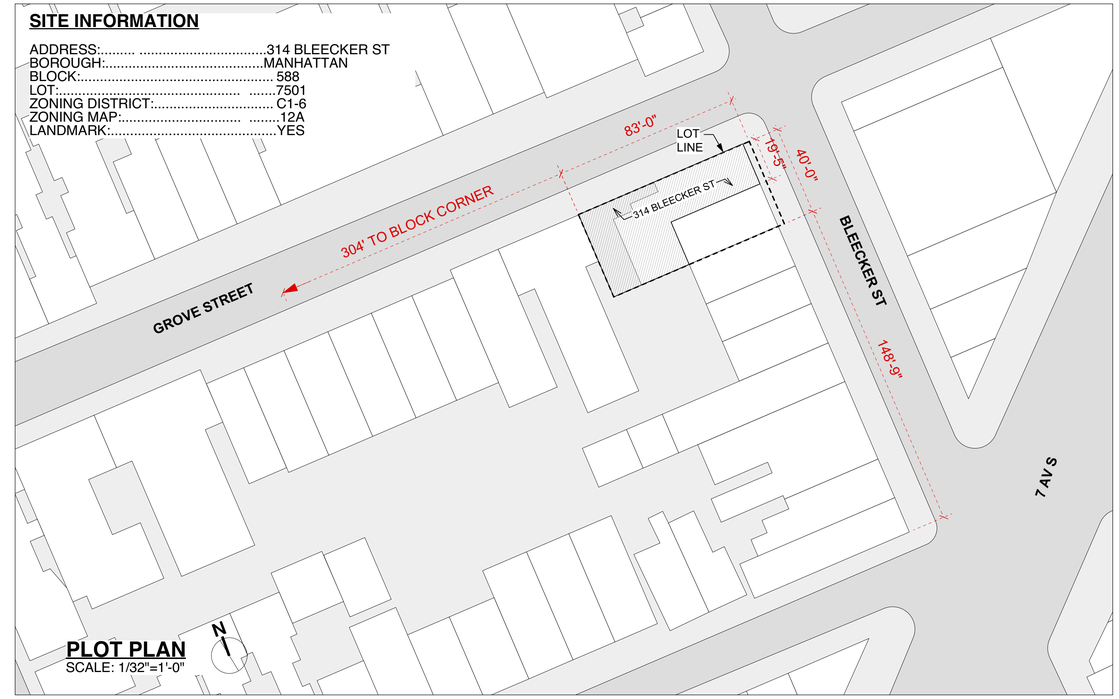
A CURRENT BUILDING PHOTO_CORNER OF BLEECKER STREET AND GROVE STREET

B 1940'S TAX PHOTO




314 BLEECKER STREET FIRST FLOOR COMMERCIAL FLOOR AREA (REAR ENCLOSURE) = 899 S.F

314 BLEECKER STREET COMMERCIAL FLOOR AREA = 802 S.F

312 BLEECKER STREET COMMERCIAL FLOOR AREA = 653 S.F

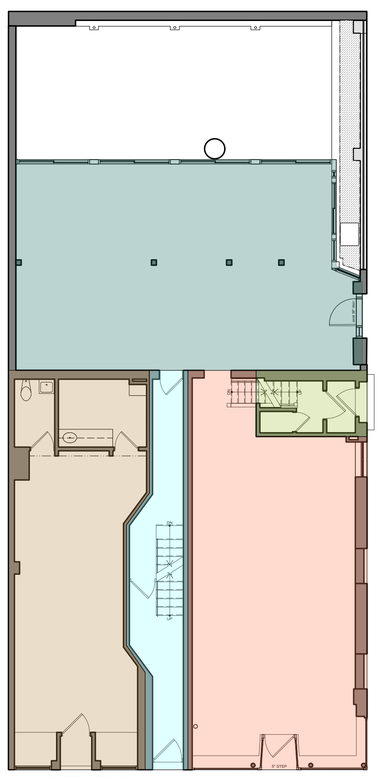
\+ + TOTAL FIRST FLOOR COMMERCIAL FLOOR AREA = 2345 S.F

FIRST FLOOR RESIDENTIAL FLOOR AREA = 242 S.F

FIRST FLOOR RESIDENTIAL FLOOR AREA = 92 S.F

\+ TOTAL FIRST FLOOR RESIDENTIAL FLOOR AREA = 334 S.F

2ND, 3RD & 4TH TOTAL RESIDENTIAL FLOOR AREA =1455S.F + 334 S.F= 1789 SF PER FLOOR




C FLOOR AREA ANALYSIS
SCALE 1/8"=1'-0"

**FLOOR AREA ANALYSIS**

ZONING DISTRICT = C1-6

AS PER ZR23-145: MAX FAR (RESIDENTIAL) = 3.44
AS PER ZR23-122: MAX FAR (COMMERCIAL) = 2.00
AS PER ZR23-145: MAX FAR (TOTAL) = 3.44

LOT DIMENSIONS = 40'-0" x 83'/0"
LOT AREA = 3320 SF

| | FA (RES.) | FAR (RES.) | FA (COMM.) | FAR (COMM.) | FA (TOTAL.) | FAR (TOTAL.) |
|---|---|---|---|---|---|---|
| CELLAR | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| FIRST FLOOR | 334 S.F | 0.10 | 2345 S.F | 0.71 | 2679 S.F | 0.81 |
| SECOND FLOOR | 1789 S.F | 0.54 | 0 | 0.00 | 1789 S.F | 0.54 |
| THIRD FLOOR | 1789 S.F | 0.54 | 0 | 0.00 | 1789 S.F | 0.54 |
| FOURTH FLOOR | 1789 S.F | 0.54 | 0 | 0.00 | 1789 S.F | 0.54 |
| TOTALS | 5701 S.F | 1.72 | 2345 S.F | 0.71 | 8046 S.F | 2.43 |

TOTA FAR (RESIDENTIAL) = **1.72** < MAX FAR (RESIDENTIAL)3.44 **OK**
TOTAL FAR (COMMERCIAL) = **0.71** < MAX FAR (COMMERCIAL) = 2.00 **OK**
TOTAL FAR = **2.43** < MAX FAR (TOTAL) = 3.44 **OK**

**GREENWICH VILLAGE HISTORIC DISTRICT**
N.T.S.

PROJECT
**NEW RESTAURANT**
**314 BLEECKER STREET**
**NEW YORK 10021**

ARCHITECT
**Richard H. Lewis Architect**
444 Central Park West
New York NY 10025
tel: 212 865-5661
fax: 212 865-5707

SCALE: **AS NOTED** DRAWING BY **NE** CKD BY **RL/JG**

DRAWING TITLE

PROJECT OVERVIEW

**L-001.00**

DATE **10/14/2021**

1 BLOCK PLAN
SCALE 1/32"=1'-0"

2 308-310 BLEECKER STREET BACKYARD PHOTOS

3 AERIAL PHOTO 1

4 AERIAL PHOTO 2

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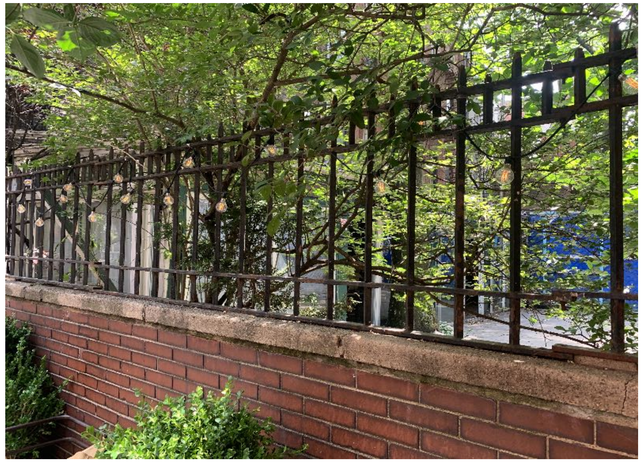
CONTEXTUAL PRECEDENT BLOCK PLAN

**L-002.00**

DATE **10/14/2021**

1 GROVE STREET PHOTO LOOKING SOUTH

2 EXISTING REAR PATIO WALL AT GROVE STREET



3 EXISTING REAR PATIO WALL AT GROVE STREET

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DRAWING TITLE

EXISTING CONDITIONS
PHOTOS_GROVE STREET

**L-003.00**

DATE **10/14/2021**

1 REAR FACADE PHOTO LOOKING NORTH-EAST

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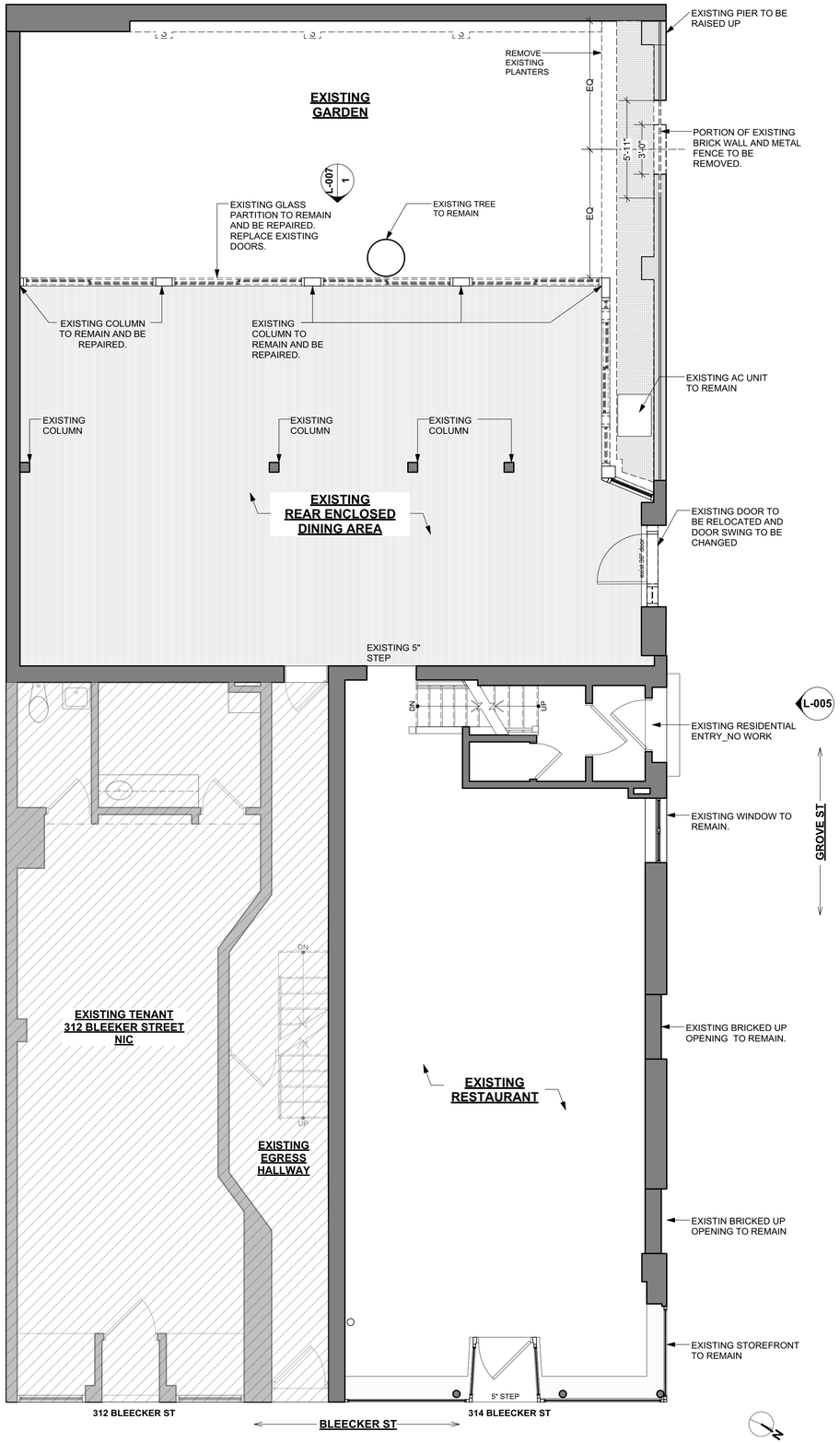
DRAWING TITLE

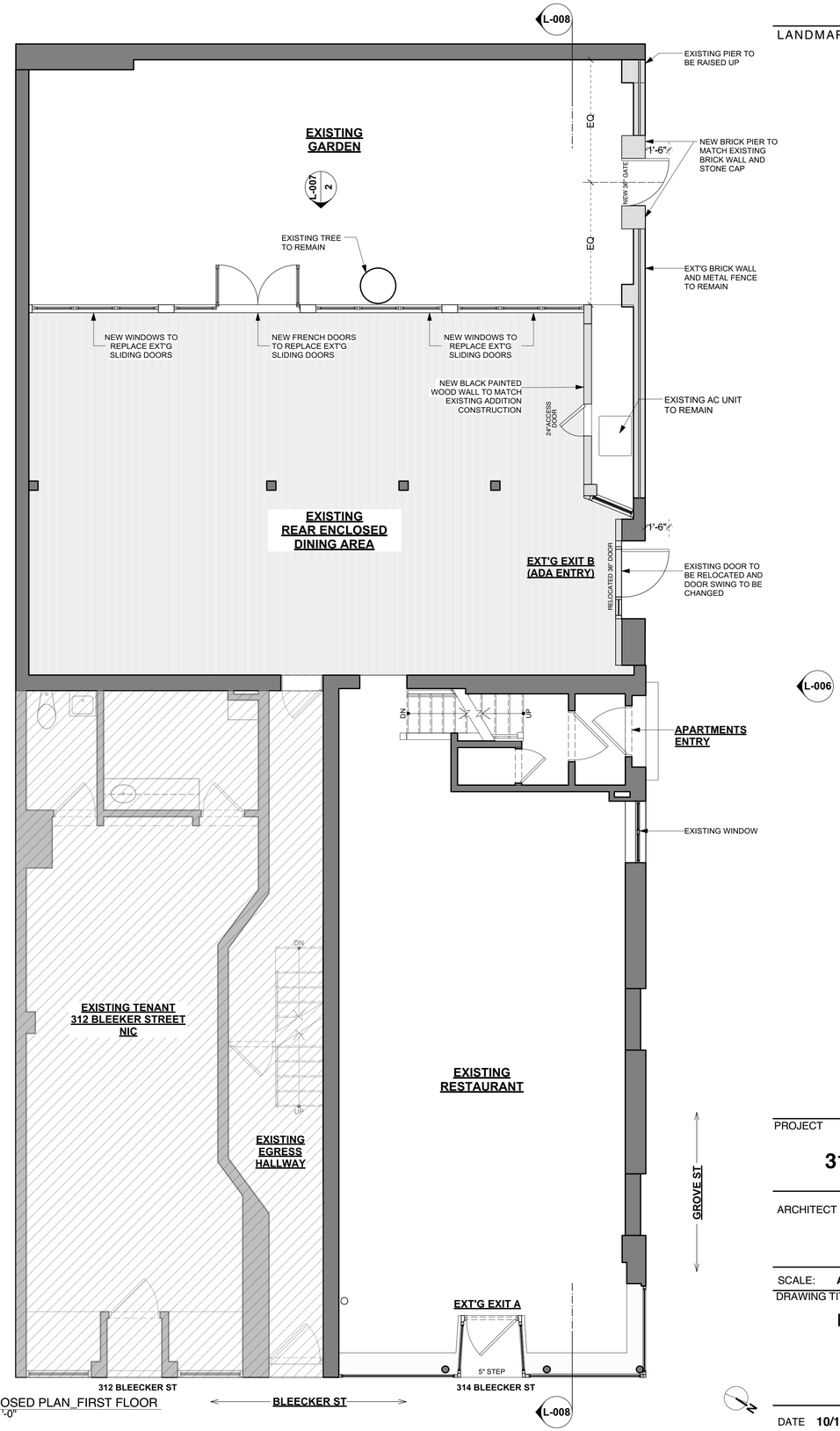
EXISTING CONDITIONS
PHOTO_REAR FACADE

**L-004.00**

DATE **10/14/2021**




1 EXISTING PLAN_FIRST FLOOR
1/4" = 1'-0"




2 PROPOSED PLAN_FIRST FLOOR
1/4" = 1'-0"

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DRAWING TITLE

EXISTING AND PROPOSED FIRST FLOOR PLAN

**L-005.00**

DATE **10/14/2021**

1 EXISTING EXTERIOR ELEVATION_GROVE STREET
1/4" = 1'-0"

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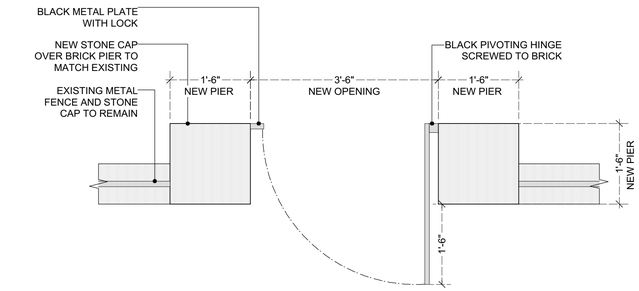
DRAWING TITLE

EXISTING EXTERIOR ELEVATION_GROVE STREET

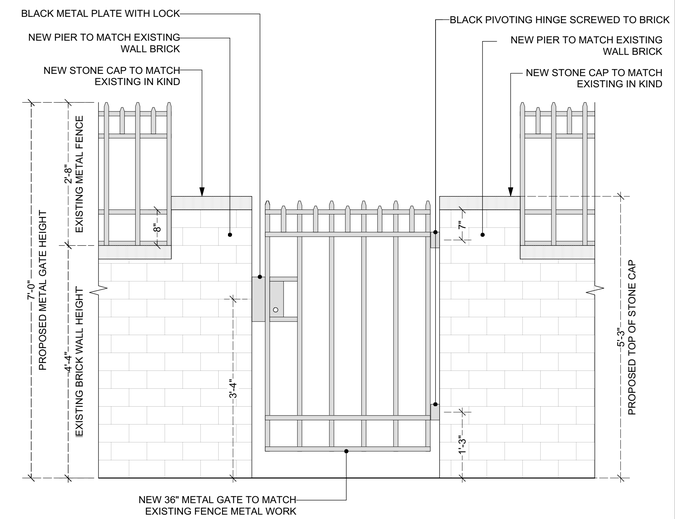
**L-006.00**

DATE **10/14/2021**

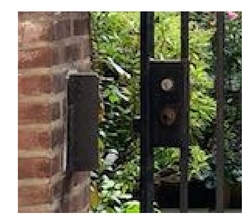
1 PROPOSED EXTERIOR ELEVATION_GROVE STREET
1/4" = 1'-0"




2 ENLARGED PARTIAL PLAN_NEW GATE
3/4" = 1'-0"




3 ENLARGED PORTION OF EXTERIOR ELEVATION_NEW GATE
3/4" = 1'-0"



4 GATE METAL PLATE WITH LOCK
REFERENCE PHOTO

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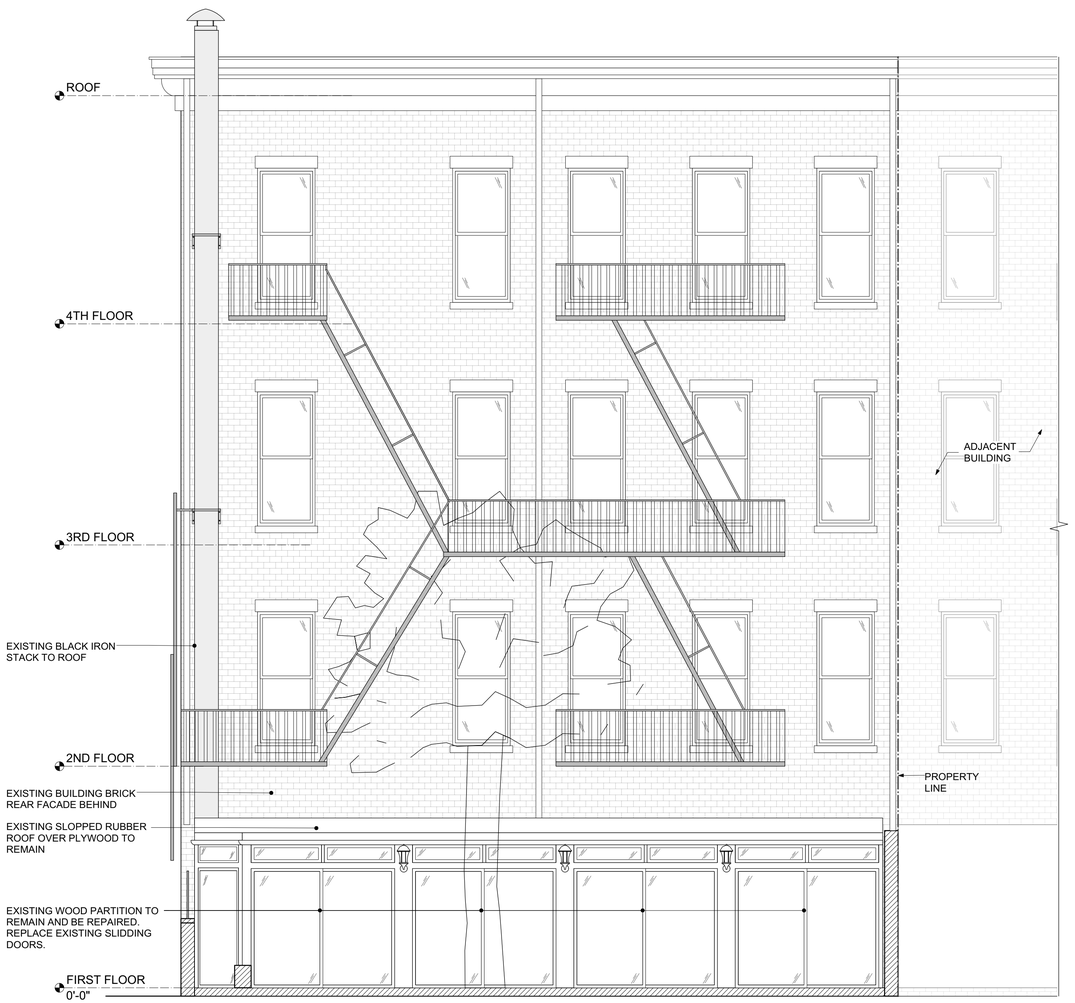
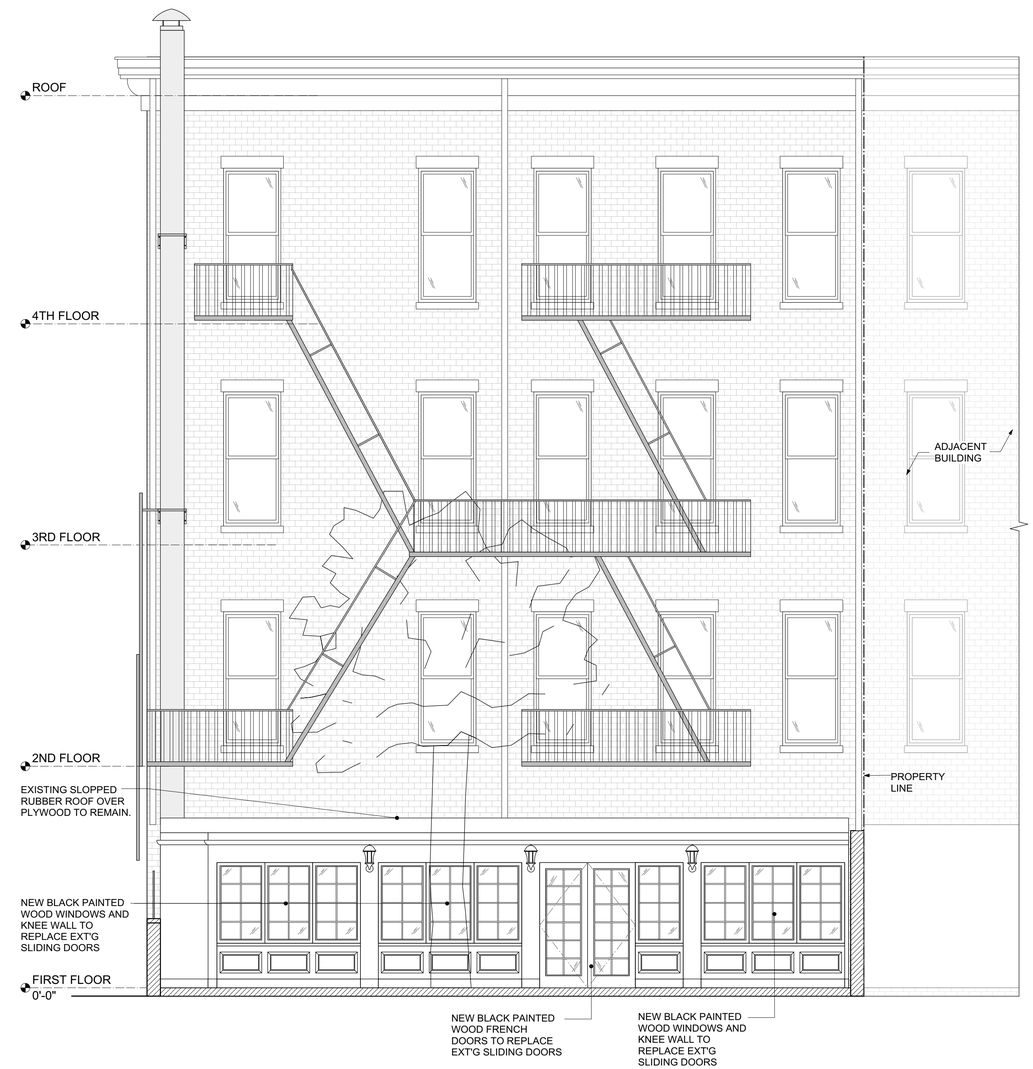
PROPOSED EXTERIOR ELEVATION_GROVE STREET

**L-007.00**

DATE **10/14/2021**




1 EXISTING BUILDING REAR ELEVATION
1/4" = 1'-0"




2 PROPOSED BUILDING REAR ELEVATION
1/4" = 1'-0"

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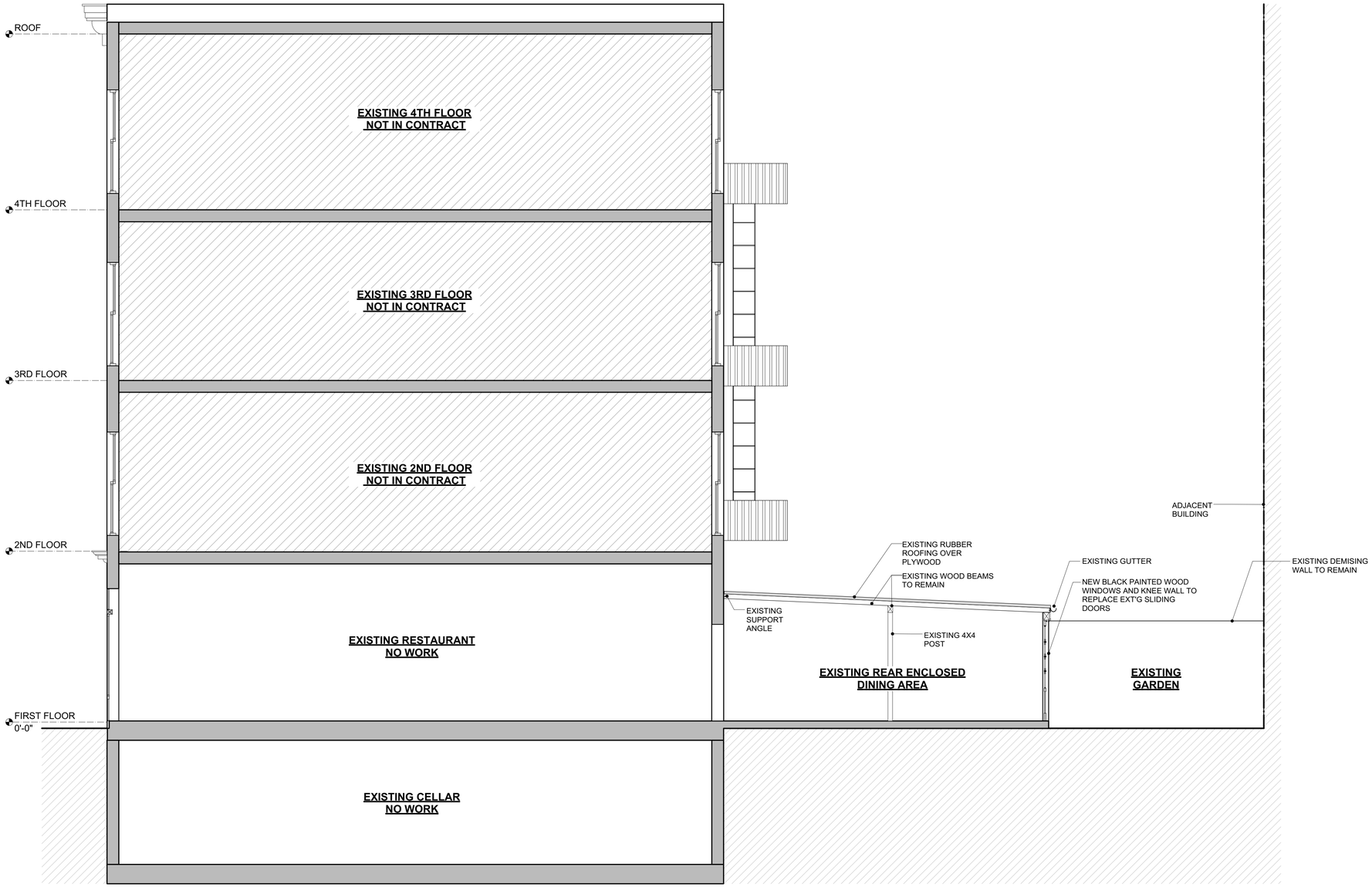
DRAWING TITLE

EXISTING AND PROPOSED
REAR ELEVATION

**L-008.00**

DATE **10/14/2021**




1 EXISTING BUILDING SECTION
1/4" = 1'-0"

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DRAWING TITLE

BUILDING SECTION

**L-009.00**

DATE **10/14/2021**

1 10-12 GROVE STREET_GROVE COURT

2 1940 TAX PHOTO SHOWING GROVE COURT GATE

3 485 HUDSON STREET_ST LUKE IN THE FIELDS GARDEN

4 264 WEST 11TH ST

5 PATCHIN PLACE

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CONTEXTUAL PRECEDENT PHOTOS

**L-010.00**

DATE **10/14/2021**