

SLIDE 1: PROJECT OVERVIEW

363 BLEECKER STREET

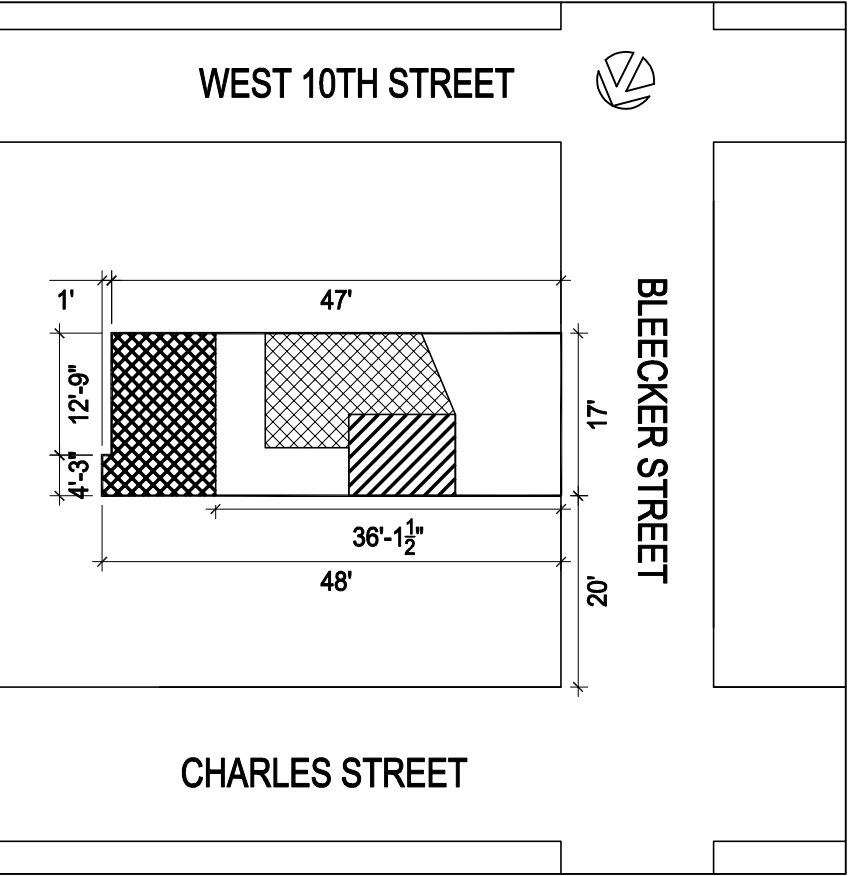
1940'S TAX PHOTO



TODAY



PLOT PLAN

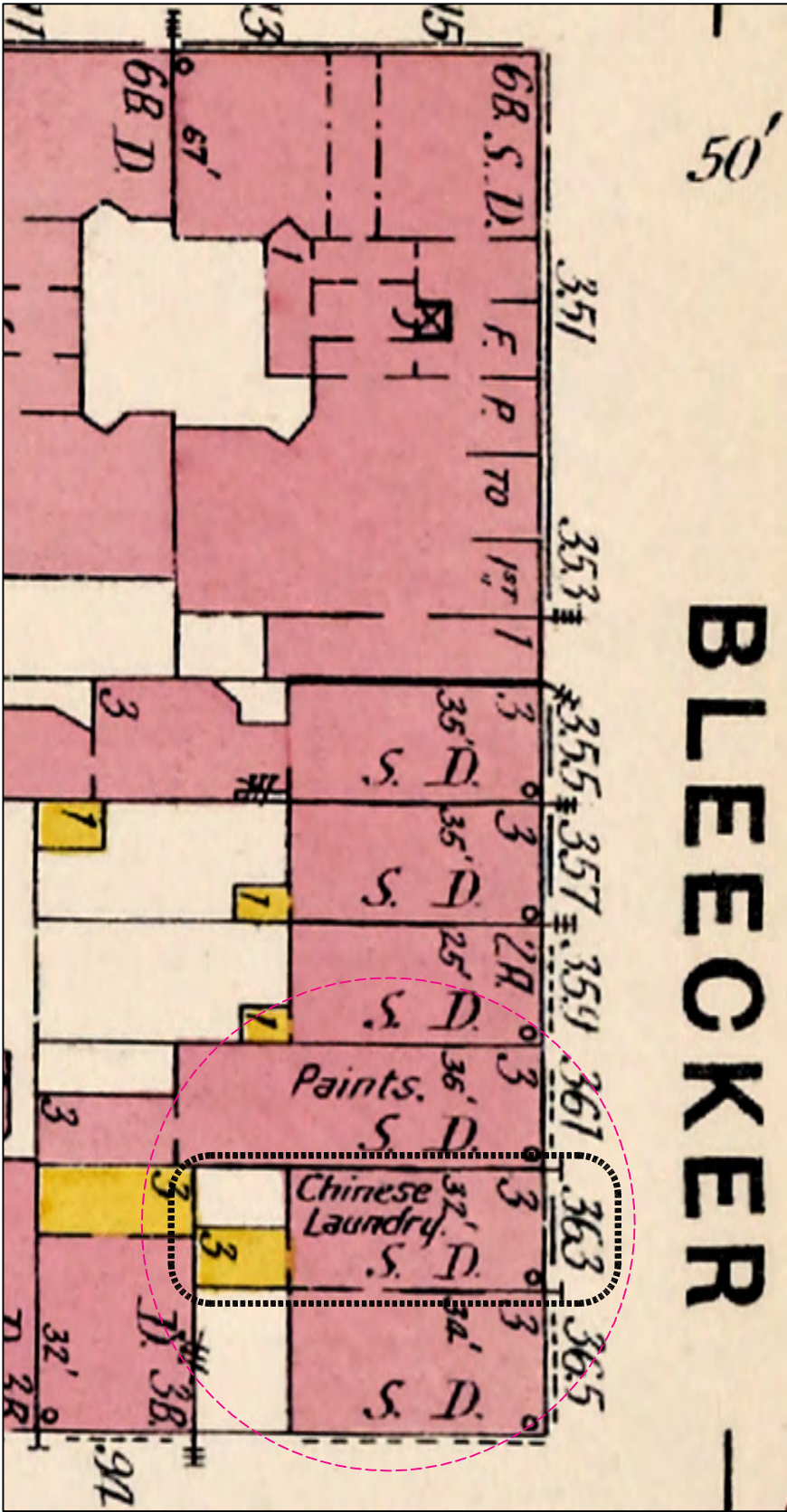


PRESENTING TO THE LANDMARKS COMMISSION FOR:
EXTEND ROOF STAIR BULKHEAD
ADD ROOF SAFETY RAILINGS
REPLACE FRONT FACADE WINDOWS
GROUND FLOOR REAR YARD EXTENSION

WORKING WITH STAFF ON:
REMOVAL OF THE FIRE ESCAPE
REPLACEMENT OF REAR FACADE
WINDOWS
REMOVE REAR YARD CHIMNEY
NEW ROOF HVAC
BROWNSTONE STUCCO FRONT FACADE
REPLACEMENT FRONT DOOR

SLIDE 2: CONTEXT

1886 PERRIS MAP

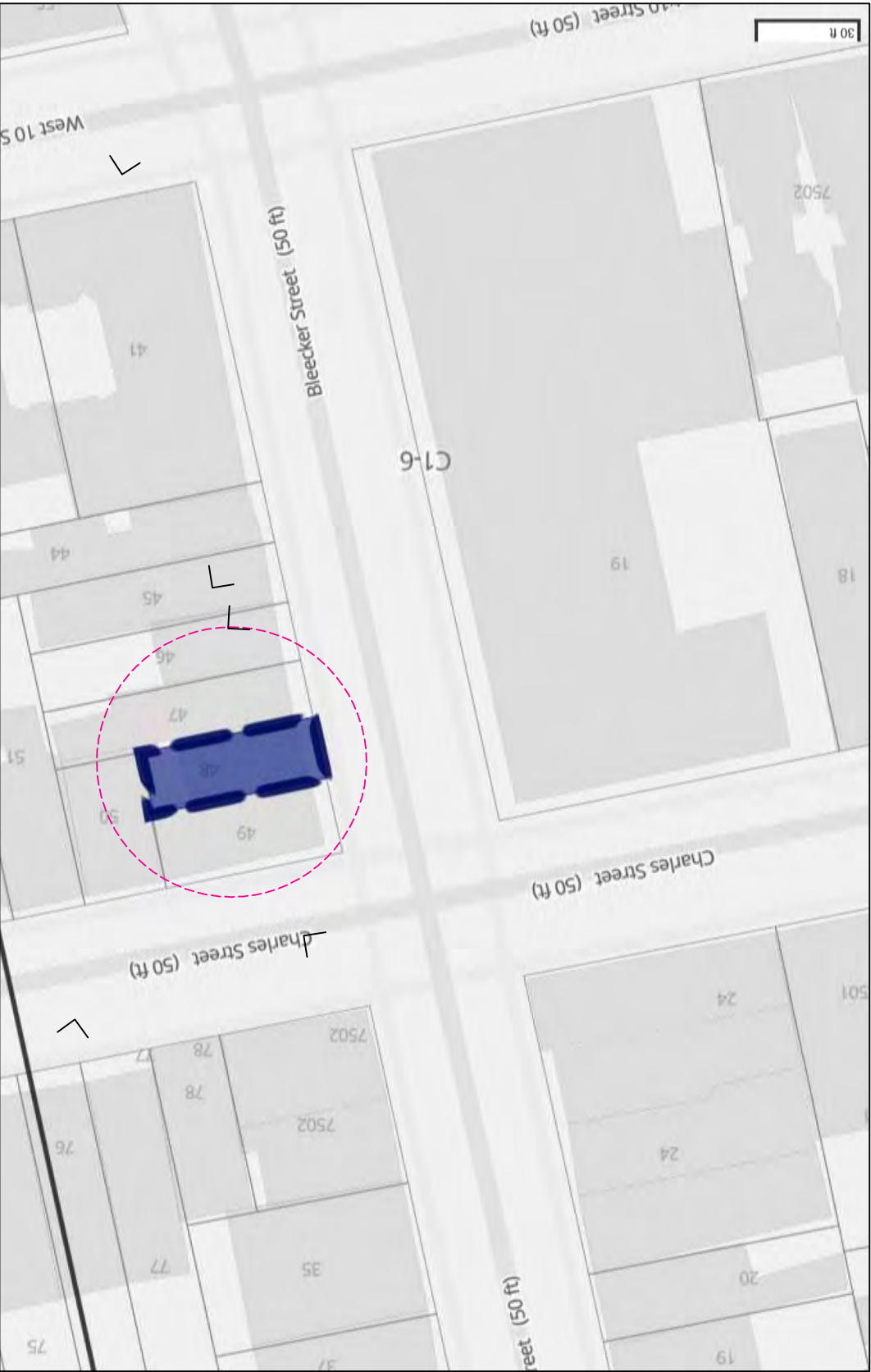


PRESENT DAY PHOTOGRAPH - CORNER OF BLEECKER AND CHARLES STREET

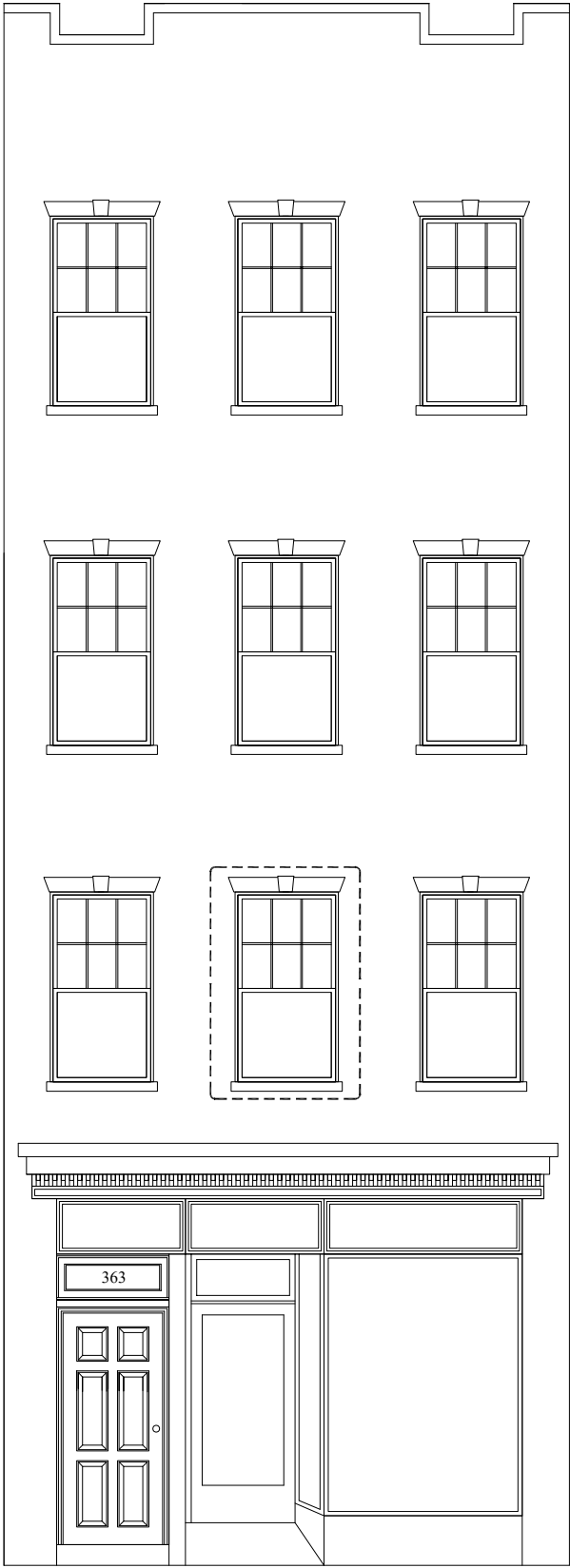


363
BLEECKER
STREET

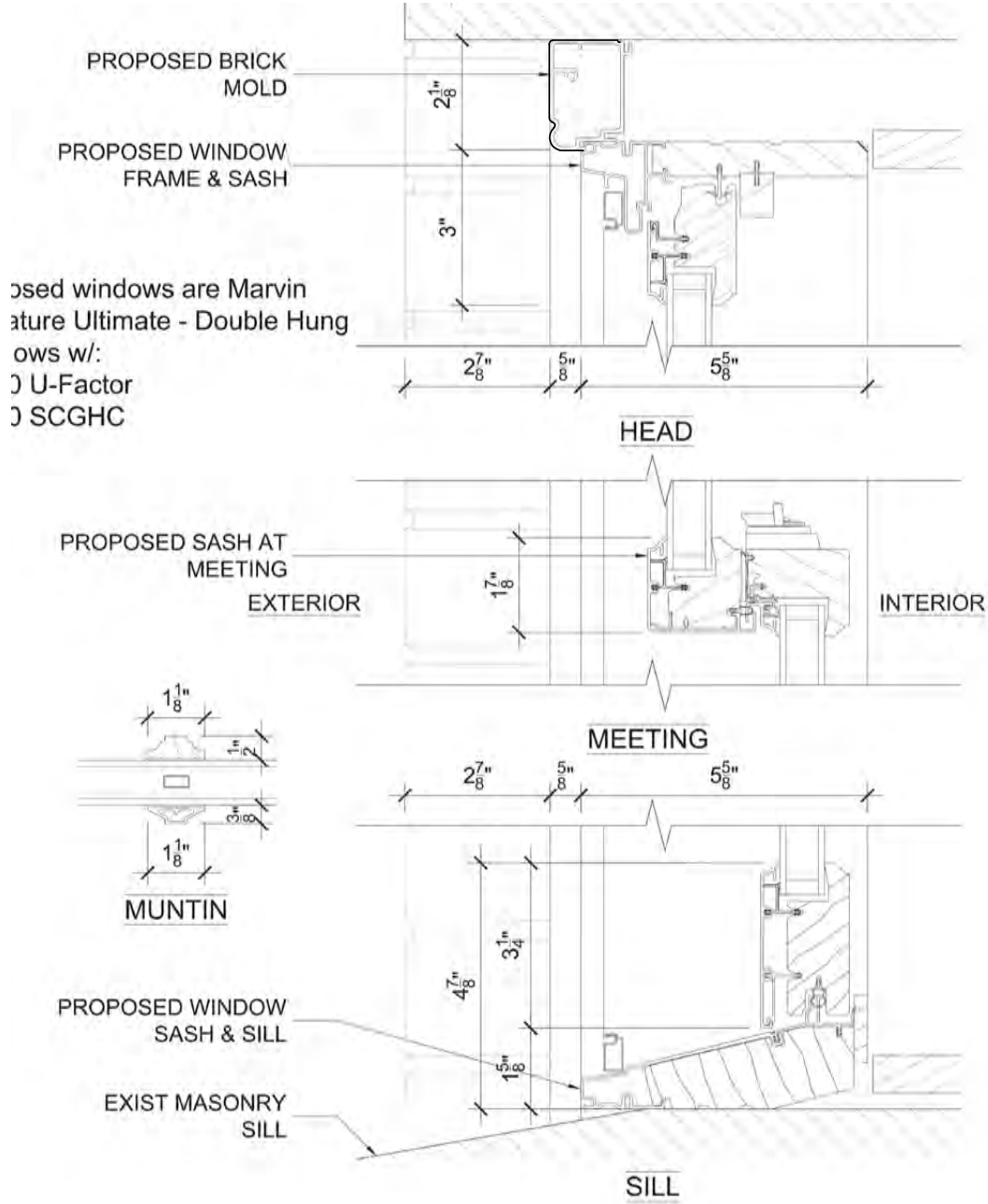
SITE MAP



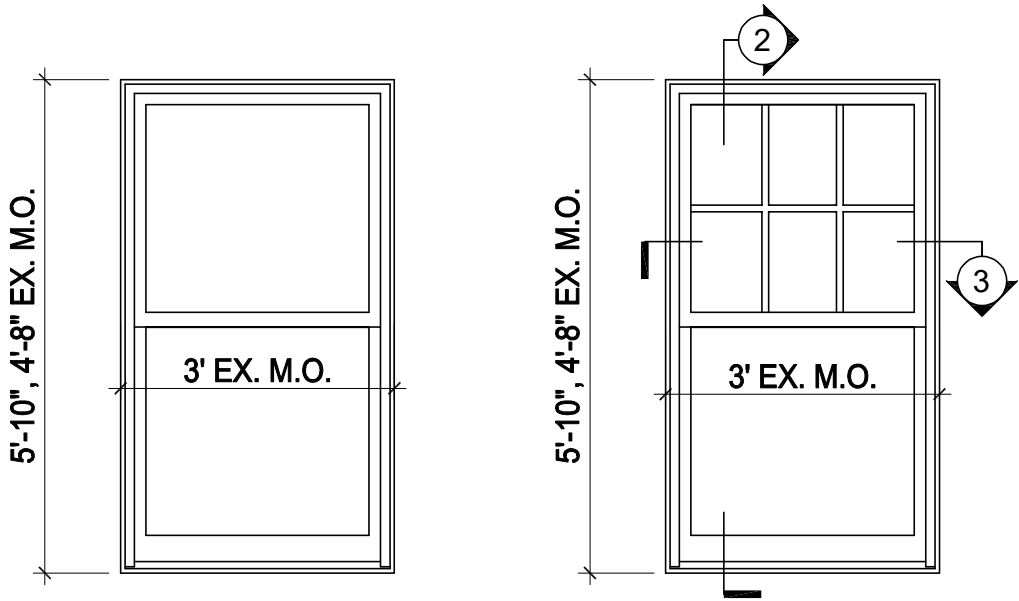
SLIDE 3: WINDOW REPLACEMENT



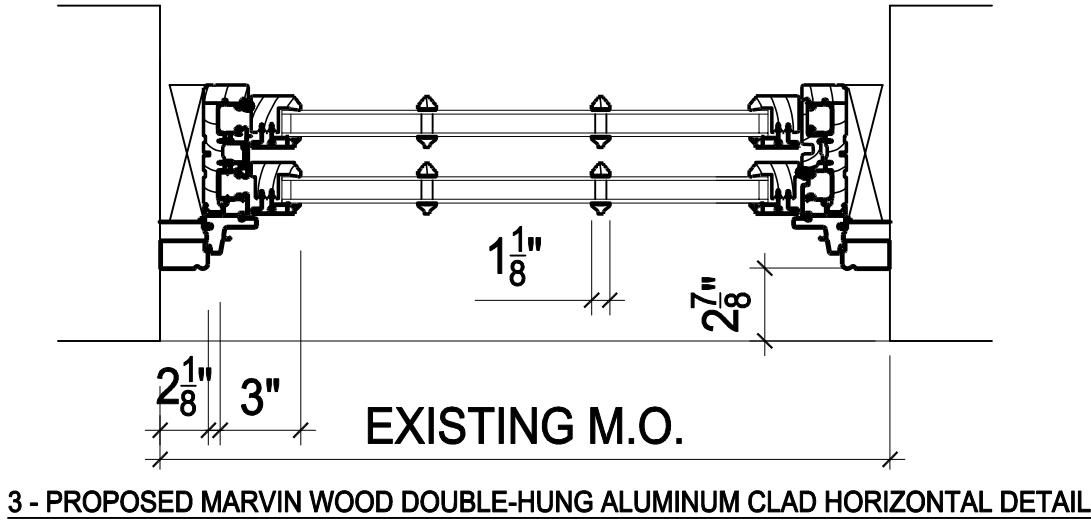
PROPOSED FRONT FACADE



2 - PROPOSED MARVIN WOOD DOUBLE-HUNG ALUMINUM CLAD VERTICAL DETAIL

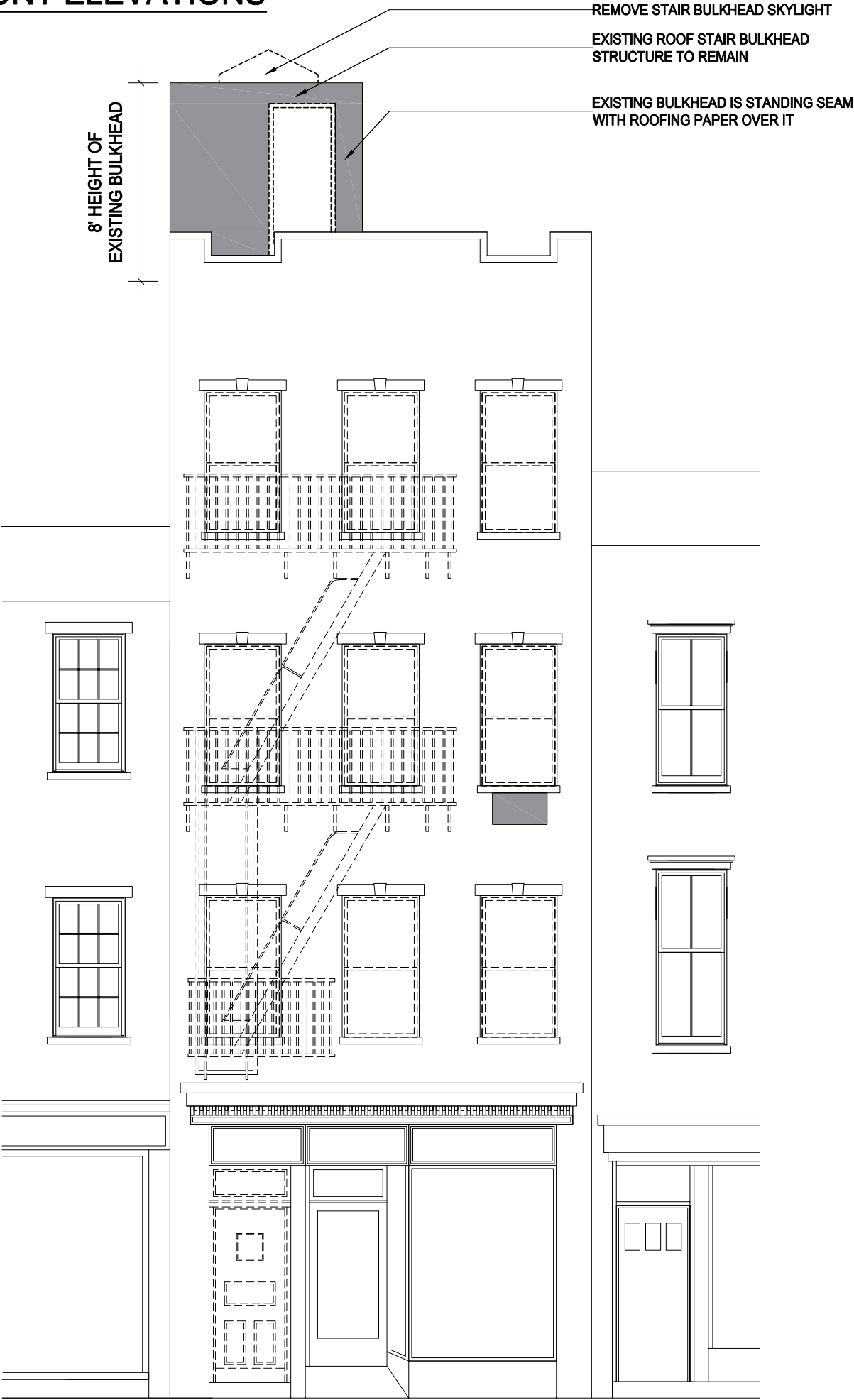


EXISTING AND PROPOSED FRONT FACADE WINDOWS



3 - PROPOSED MARVIN WOOD DOUBLE-HUNG ALUMINUM CLAD HORIZONTAL DETAIL

SLIDE 4: FRONT ELEVATIONS



1 - EXISTING BLEECKER STREET ELEVATION

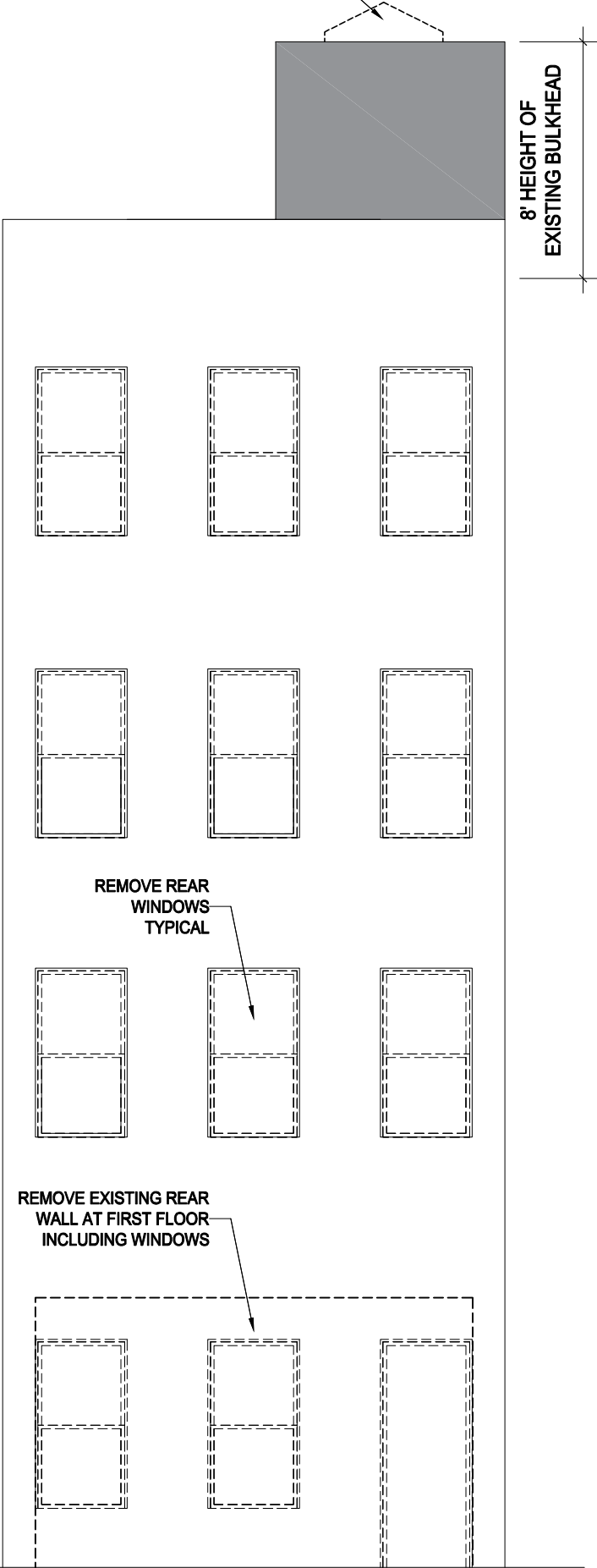


2 - PROPOSED BLEECKER STREET ELEVATION

SLIDE 5: REAR ELEVATIONS

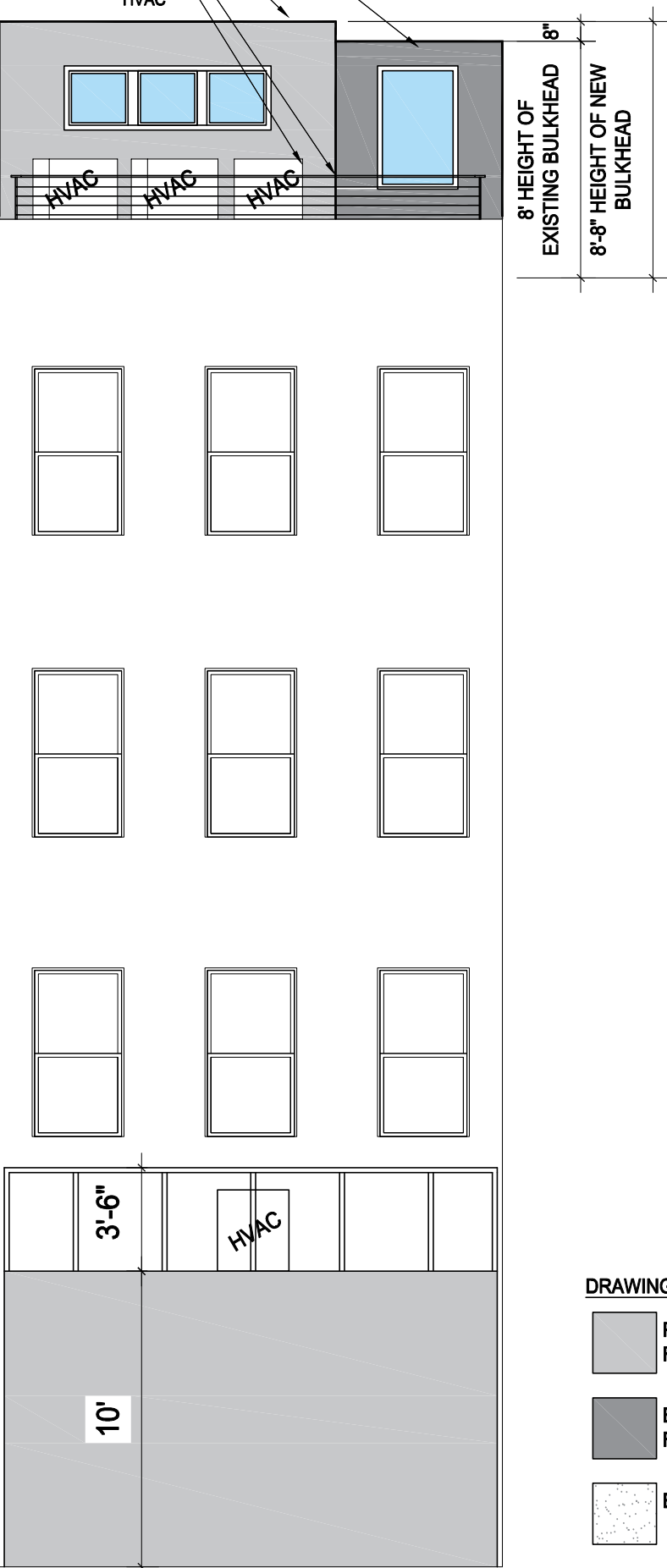
LEGEND

REMOVE STAIR BULKHEAD SKYLIGHT



1 - EXISTING REAR ELEVATION

EXISTING ROOF STAIR BULKHEAD TO REMAIN AND BE RECLAD IN MATCHING ZINC SIDING
NEW STANDING SEAM SIDING OVER STAIR BULKHEAD - MATERIAL IS ZINC
NEW ROOF SAFETY RAILING
HVAC

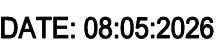


2 - PROPOSED REAR ELEVATION

DRAWING LEGEND

- PROPOSED BULKHEAD AND REAR YARD EXTENSIONS
- EXISTING BULKHEAD FOUR-STORY BUILDING
- EXISTING ROOF PARAPET

BLOCK PLAN - TODAY



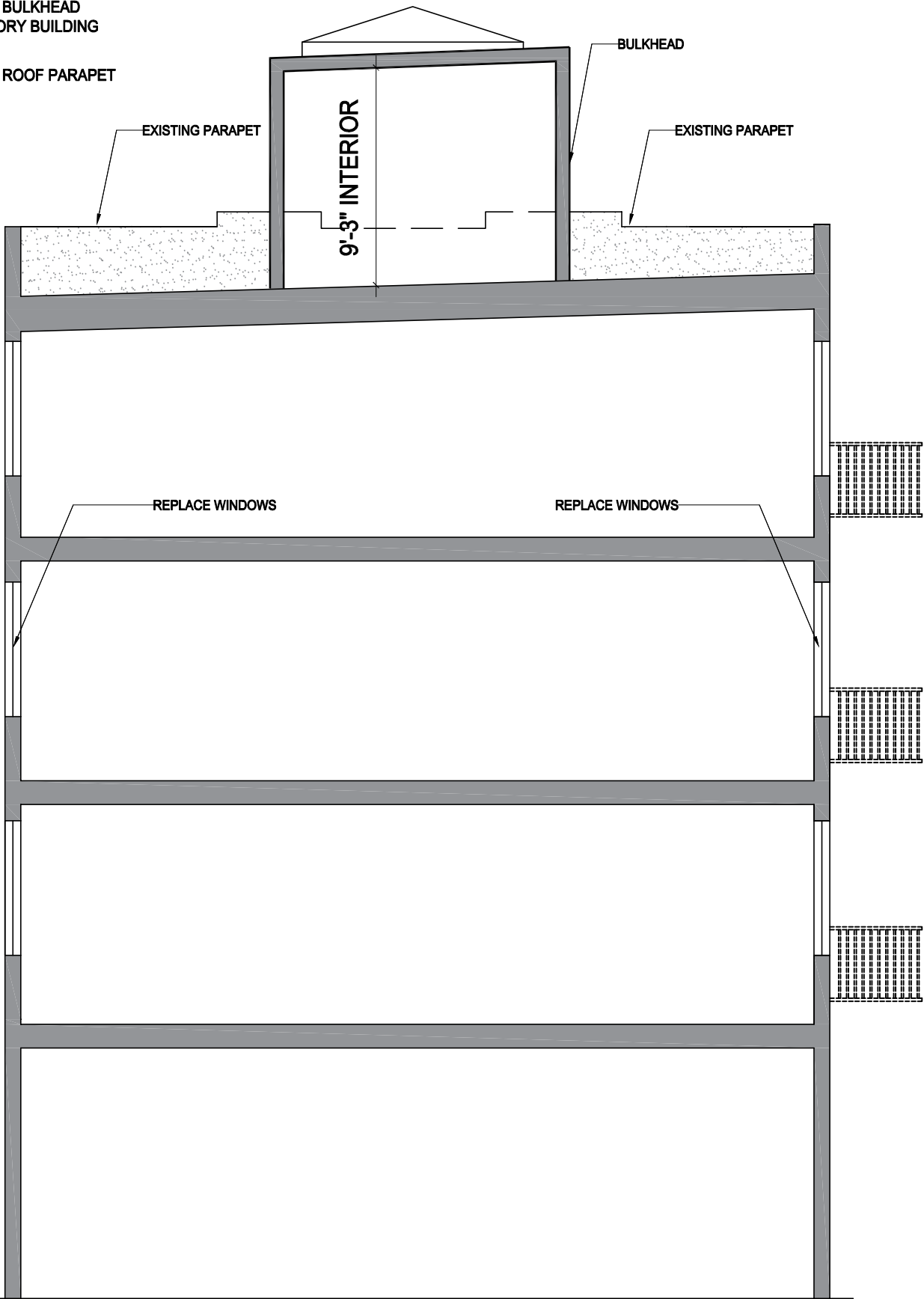
SLIDE 7: REAR YARD EXISTING CONDITIONS



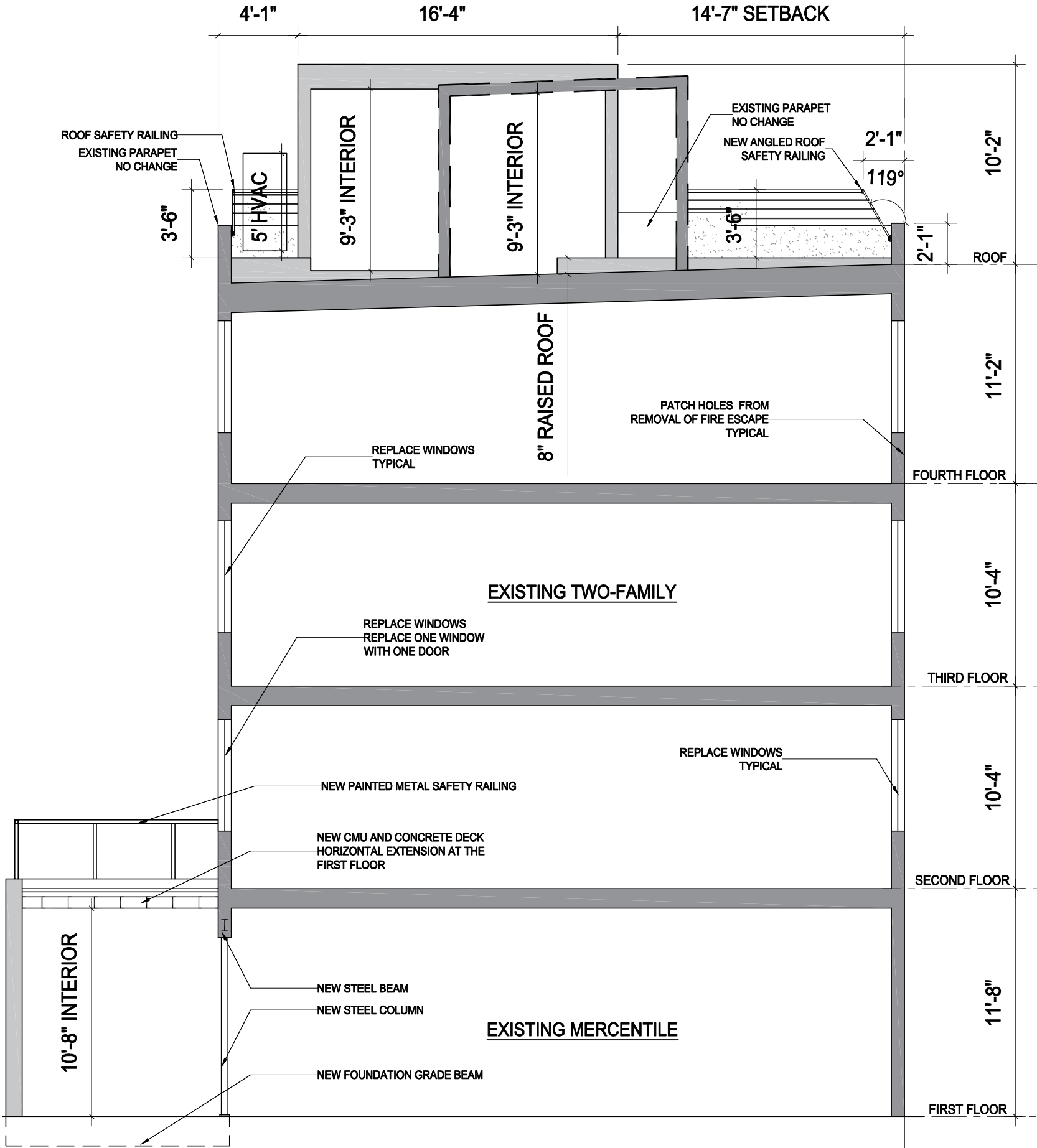
SLIDE 8: BUILDING SECTIONS

DRAWING LEGEND

- PROPOSED BULKHEAD AND REAR YARD EXTENSIONS
- EXISTING BULKHEAD FOUR-STORY BUILDING
- EXISTING ROOF PARAPET

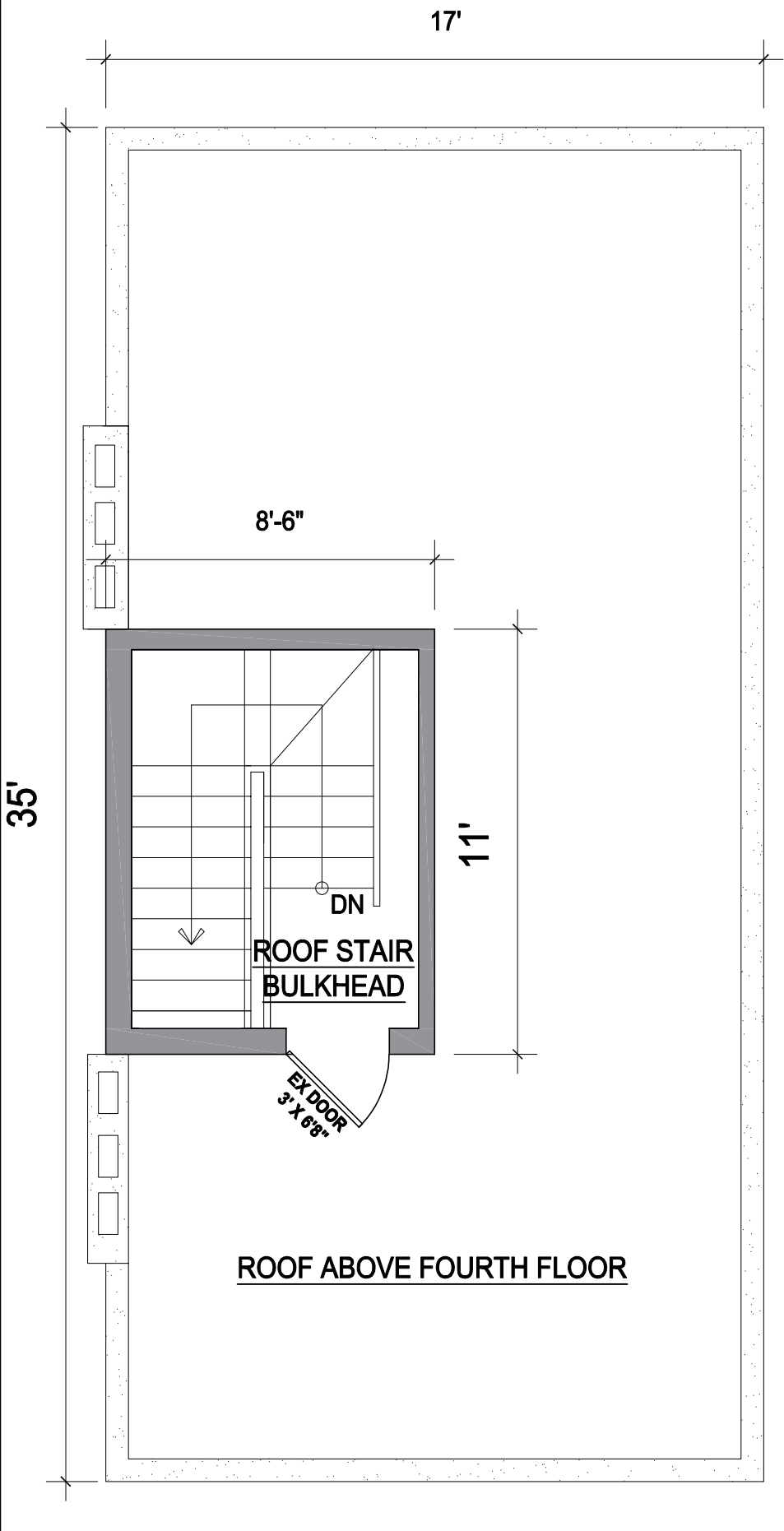


1 - EXISTING BUILDING SECTION

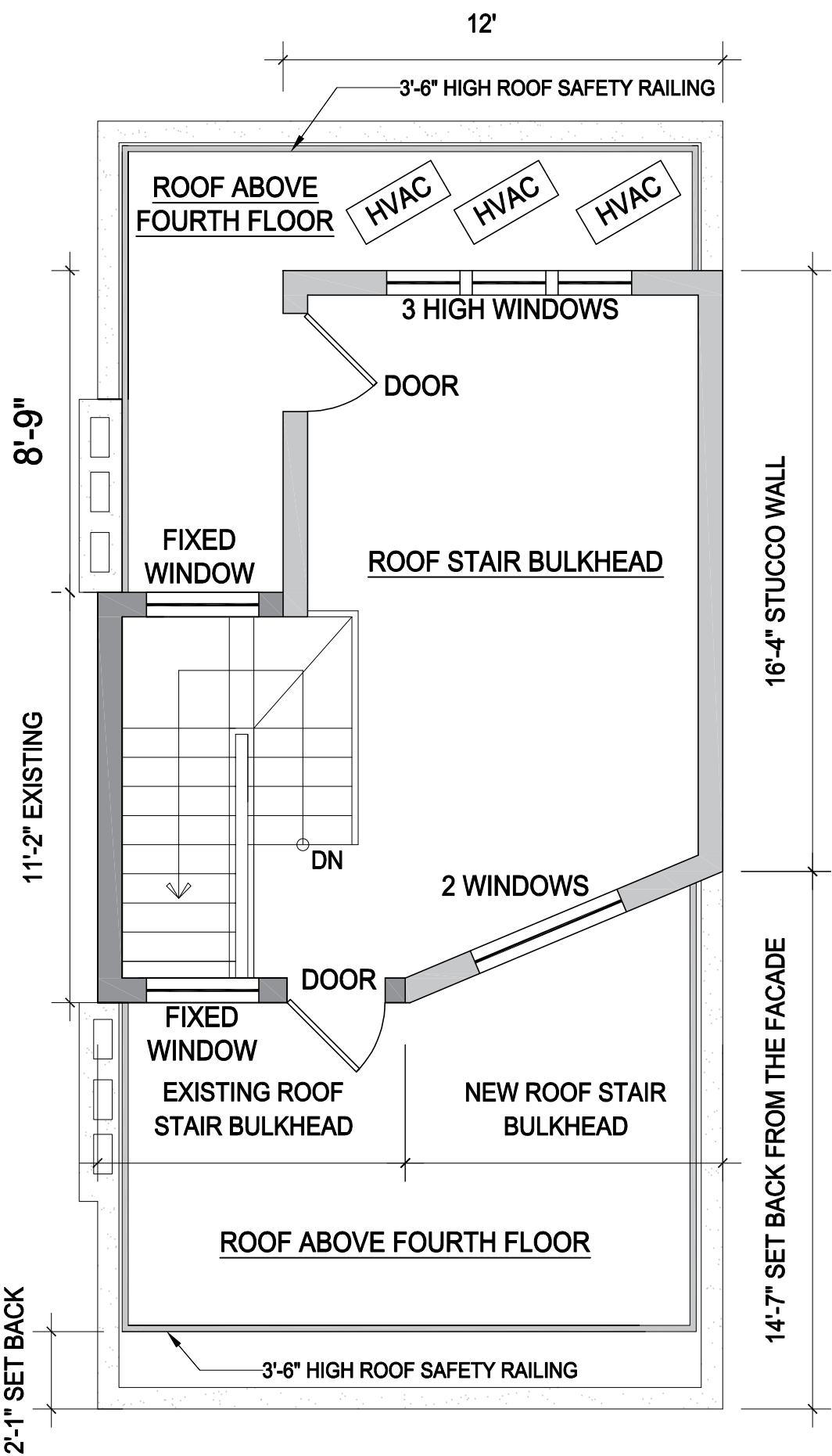


2 - PROPOSED BUILDING SECTION

SLIDE 9: ROOF PLANS



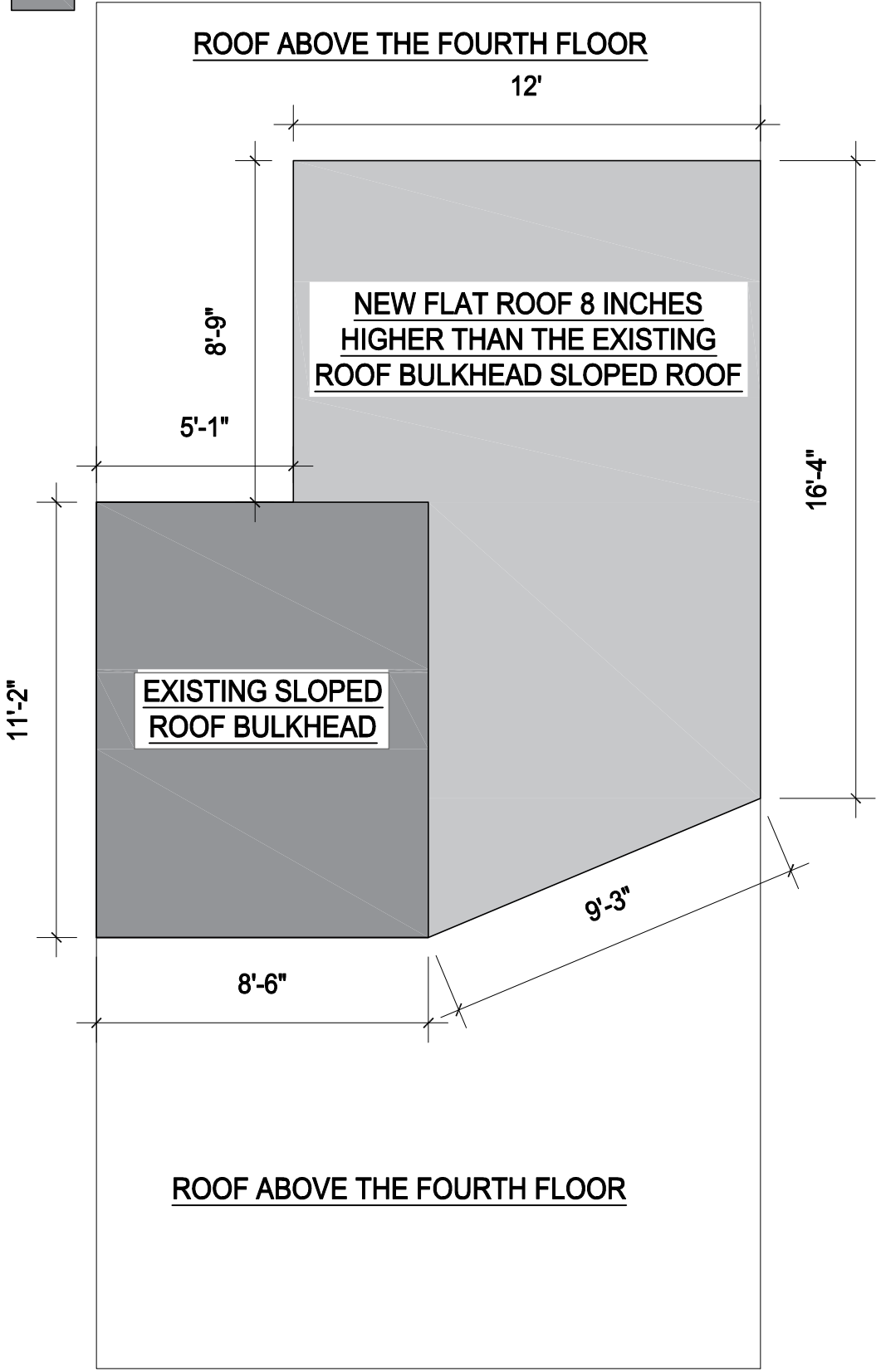
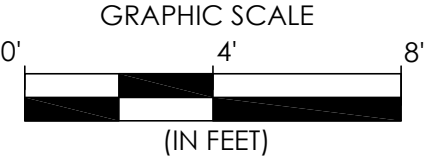
1 - EXISTING ROOF STAIR BULKHEAD PLAN



2 - PROPOSED ROOF STAIR BULKHEAD PLAN

DRAWING LEGEND

- PROPOSED STAIR BULKHEAD
- EXISTING STAIR BULKHEAD

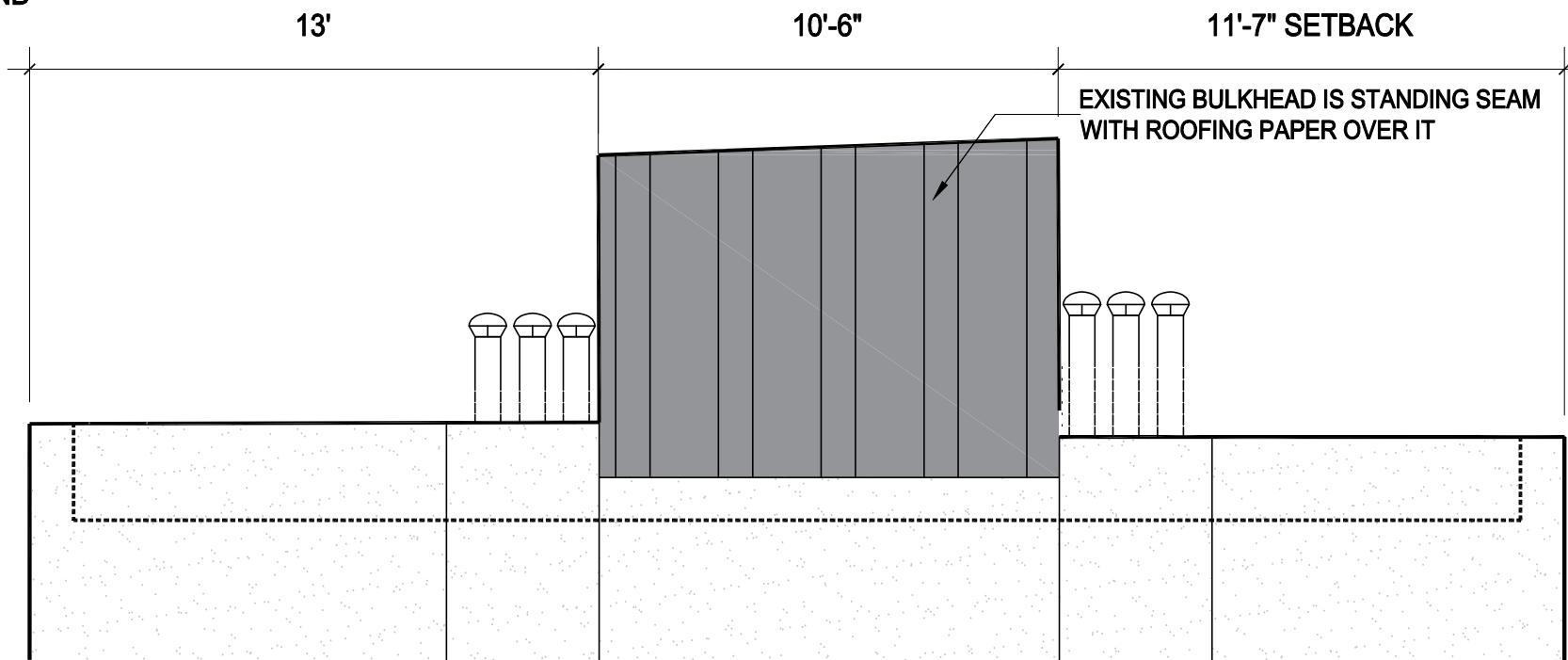
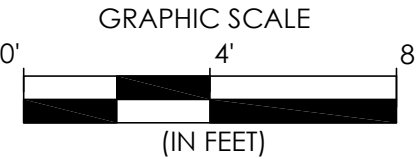


3 - PROPOSED ROOF STAIR BULKHEAD ROOF PLAN

SLIDE 10: BULKHEAD ELEVATIONS

DRAWING LEGEND

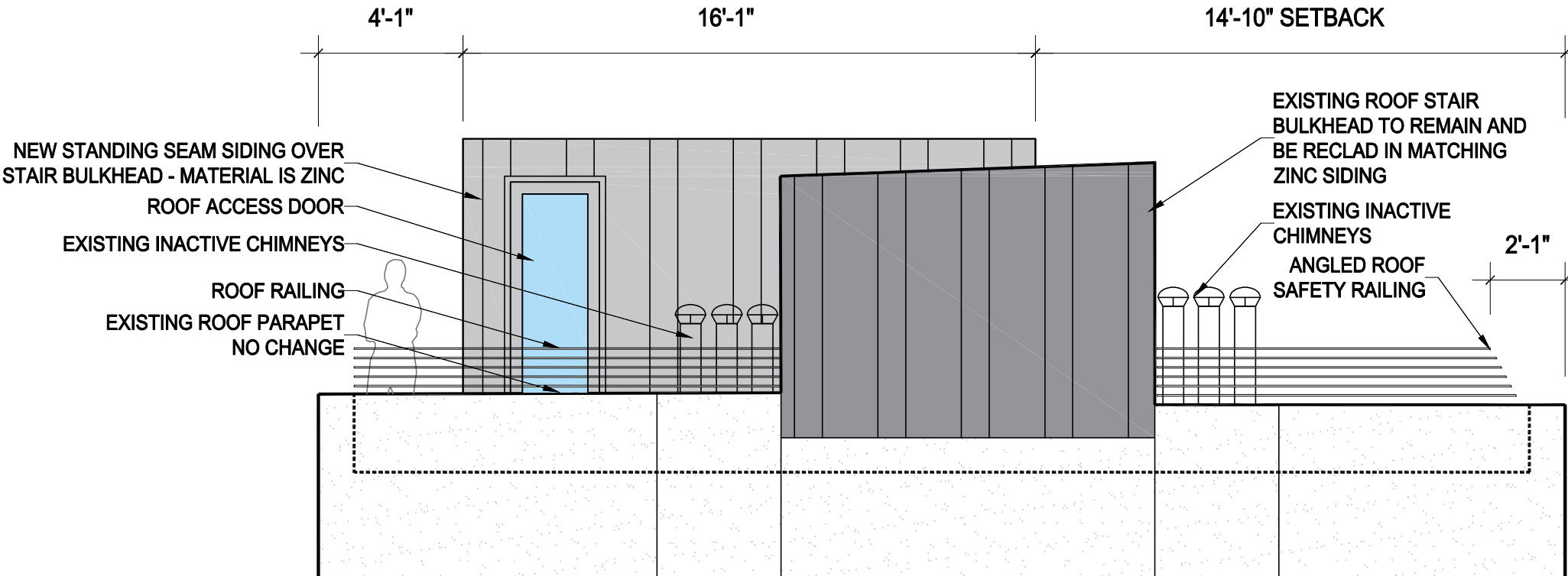
- PROPOSED BULKHEAD AND REAR YARD EXTENSIONS
- EXISTING BULKHEAD FOUR-STORY BUILDING
- EXISTING ROOF PARAPET WALL



1 - EXISTING BUILDING ROOF STAIR BULKHEAD SIDE ELEVATION



VIEW OF STAIR BULKHEAD MOCKUP REAR

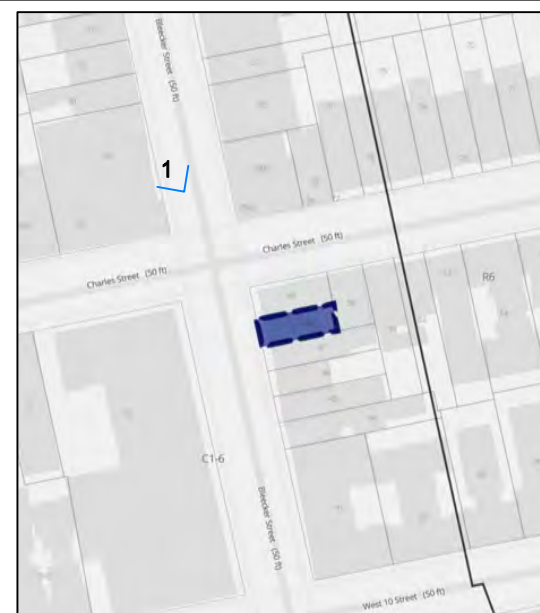


2 - PROPOSED BUILDING ROOF STAIR BULKHEAD SIDE ELEVATION



VIEW OF STAIR BULKHEAD MOCKUP FRONT

SLIDE 11: VISIBILITY FROM THE CORNER OF
CHARLES STREET & BLEECKER STREET



SITE VIEW PLAN

DATE PHOTOGRAPHED: 07:30:2026

363
BLEECKER
STREET



MOCK UP PHOTOGRAPH FROM CHARLES STREET & BLEECKER STREET



RENDERED PHOTOGRAPH FROM CHARLES STREET & BLEECKER STREET

DATE: 08:05:2026

SLIDE 12: VISIBLITY FROM CHARLES STREET

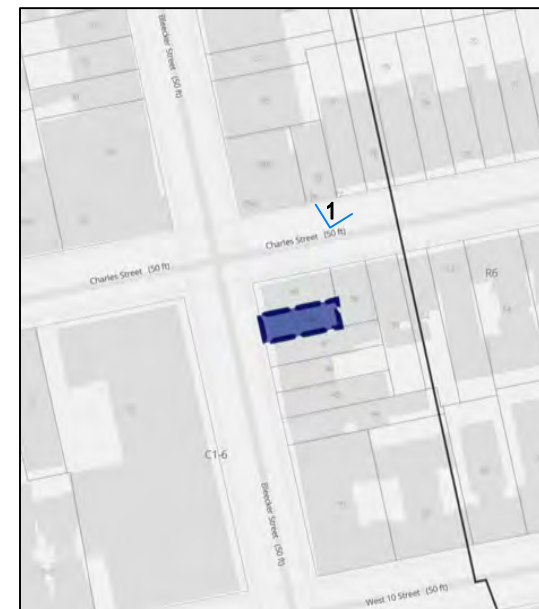


MOCK UP PHOTOGRAPH FROM CHARLES STREET

BLOW UP RENDERING



RENDERED PHOTOGRAPH FROM CHARLES STREET



SITE VIEW PLAN

DATE PHOTOGRAPHED: 07:30:2026

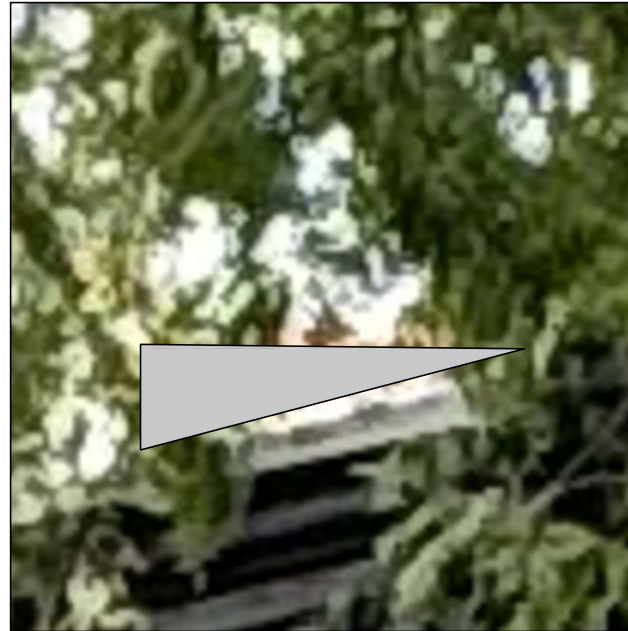
DATE: 08:05:2026

SLIDE 13: VISIBILITY FROM BLEECKER STREET- SOUTH

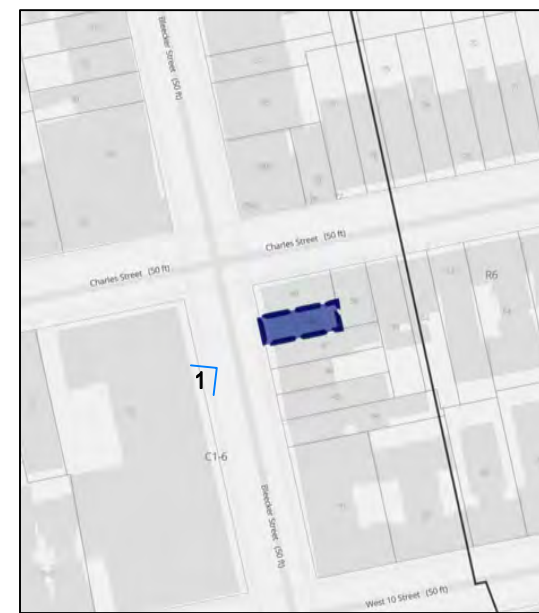
BLOW UP RENDERING



MOCK UP PHOTOGRAPH FROM BLEECKER STREET



RENDERED PHOTOGRAPH FROM BLEECKER STREET



SITE VIEW PLAN

DATE PHOTOGRAPHED: 07:30:2026

DATE: 08:05:2026

SLIDE 14: VISIBILITY FROM BLEECKER STREET- SOUTH



MOCK UP PHOTOGRAPH FROM BLEECKER STREET



RENDERED PHOTOGRAPH FROM BLEECKER STREET



SITE VIEW PLAN

DATE PHOTOGRAPHED: 07:30:2026

DATE: 08:05:2026

SLIDE 15: VISIBILITY FROM FURTHER AWAY



MOCK UP PHOTOGRAPH FROM CHARLES STREET

BLOW UP RENDERING



RENDERED PHOTOGRAPH FROM CHARLES STREET



SITE VIEW PLAN

DATE PHOTOGRAPHED: 07:30:2026

****NOTE EXISTING BULKHEAD IS VISIBLE****

PROPOSED VIEW FROM ACROSS BLEECKER STREET

