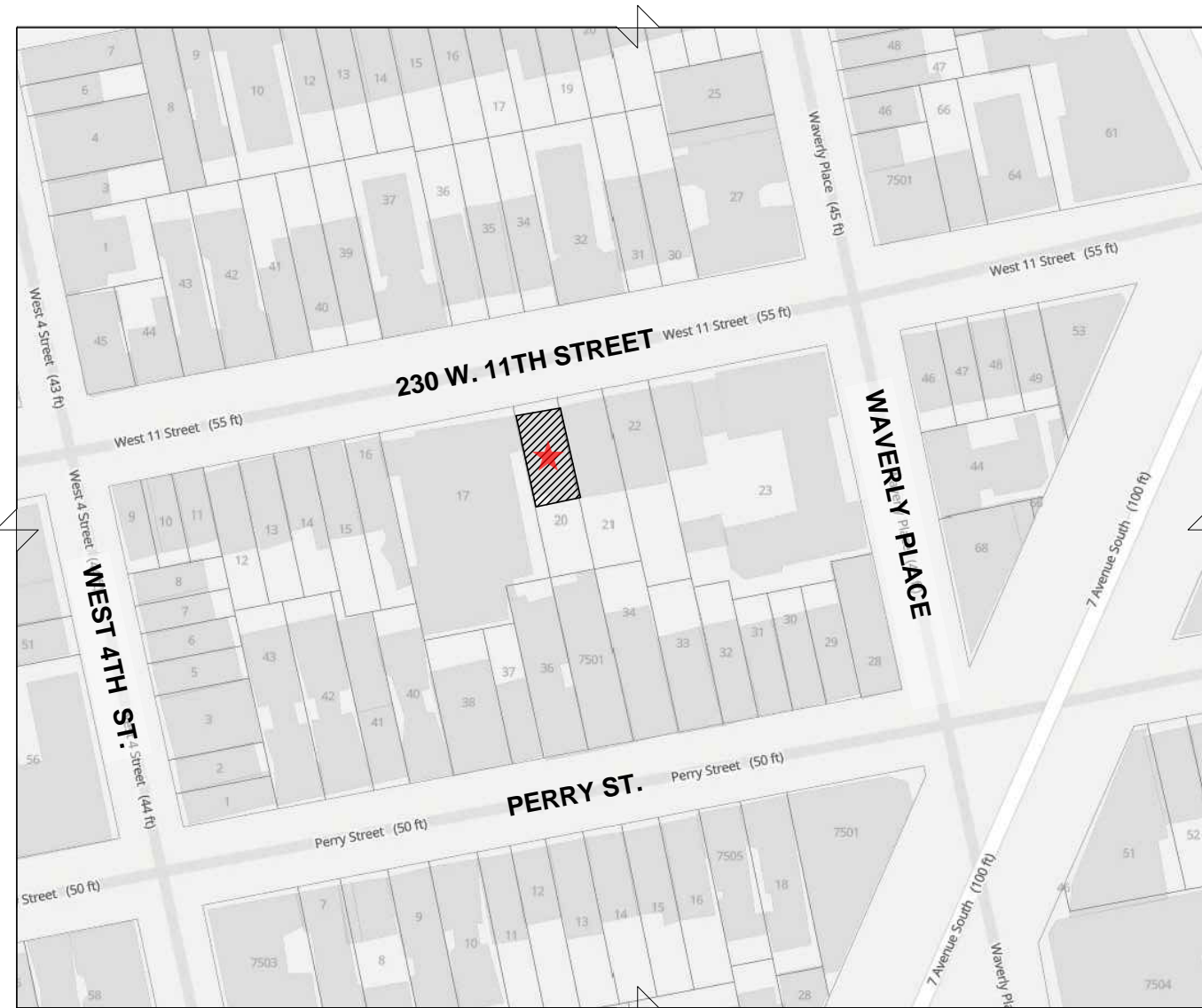


230 WEST 11TH STREET

LANDMARKS PRESERVATION COMMISSION PRESENTATION



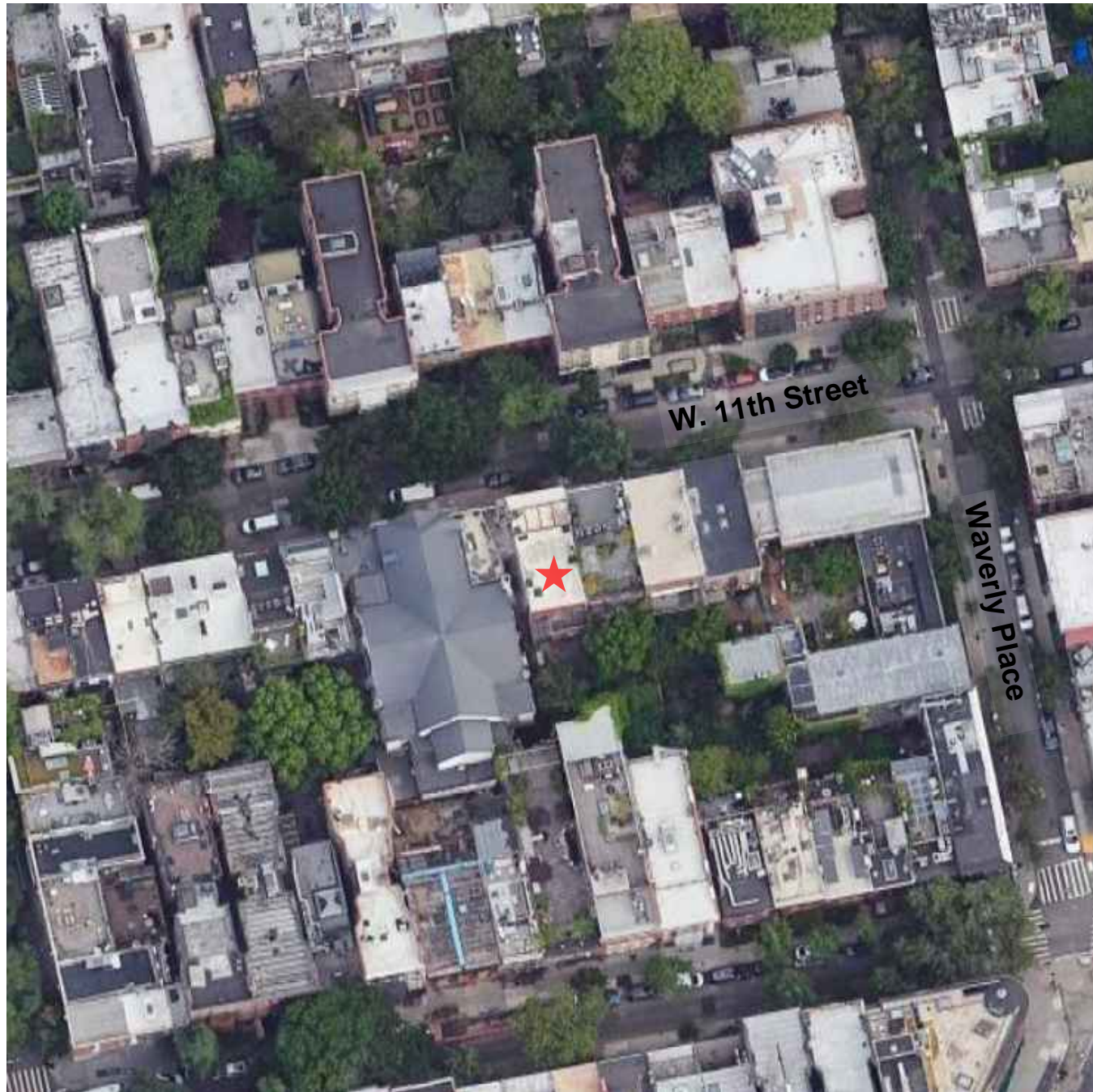
PLOT PLAN (n.t.s.)



zola.planning.nyc.gov



230 WEST 11TH STREET



AERIAL VIEW ROOF ↑ N

AERIAL VIEWS (SOURCE: GOOGLE MAPS)



AERIAL VIEW REAR FACADE



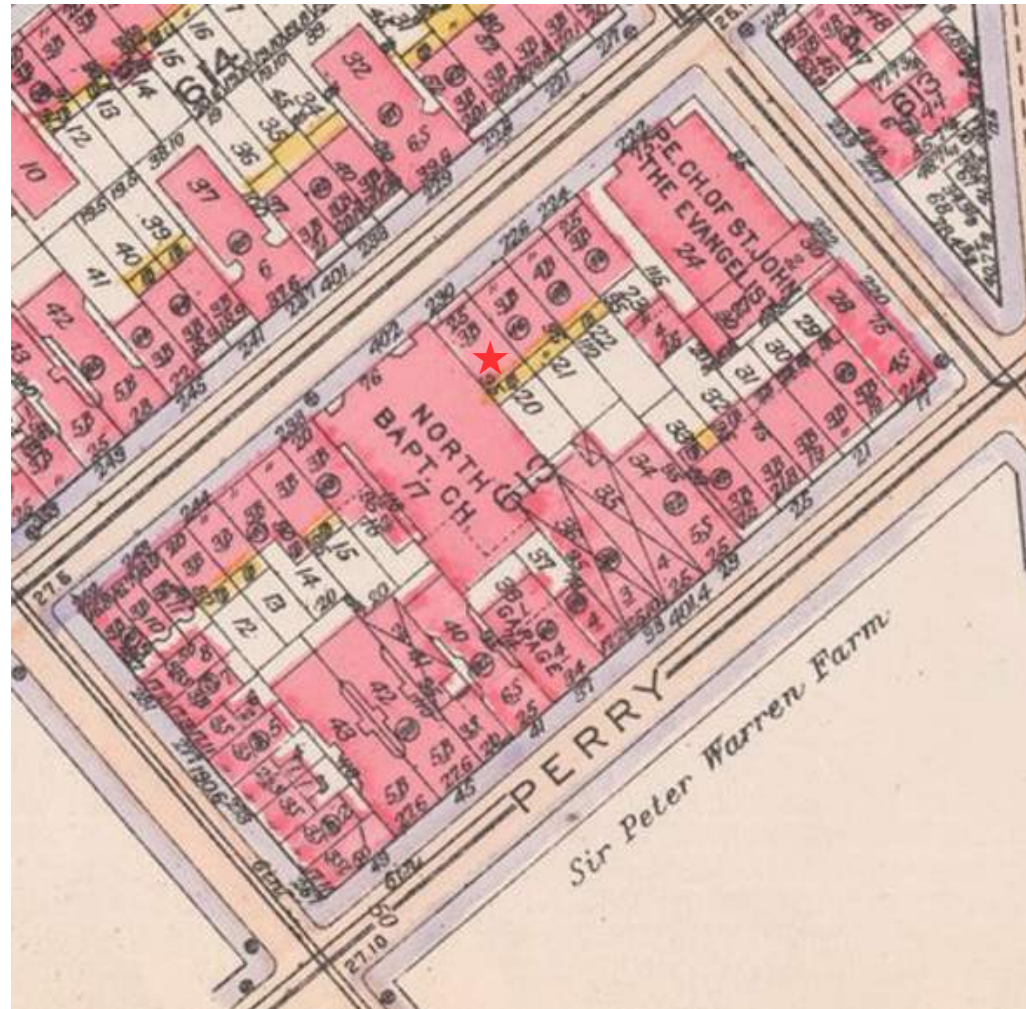
AERIAL VIEW FRONT FACADE

Private Residence
230 West 11th Street, New York, NY



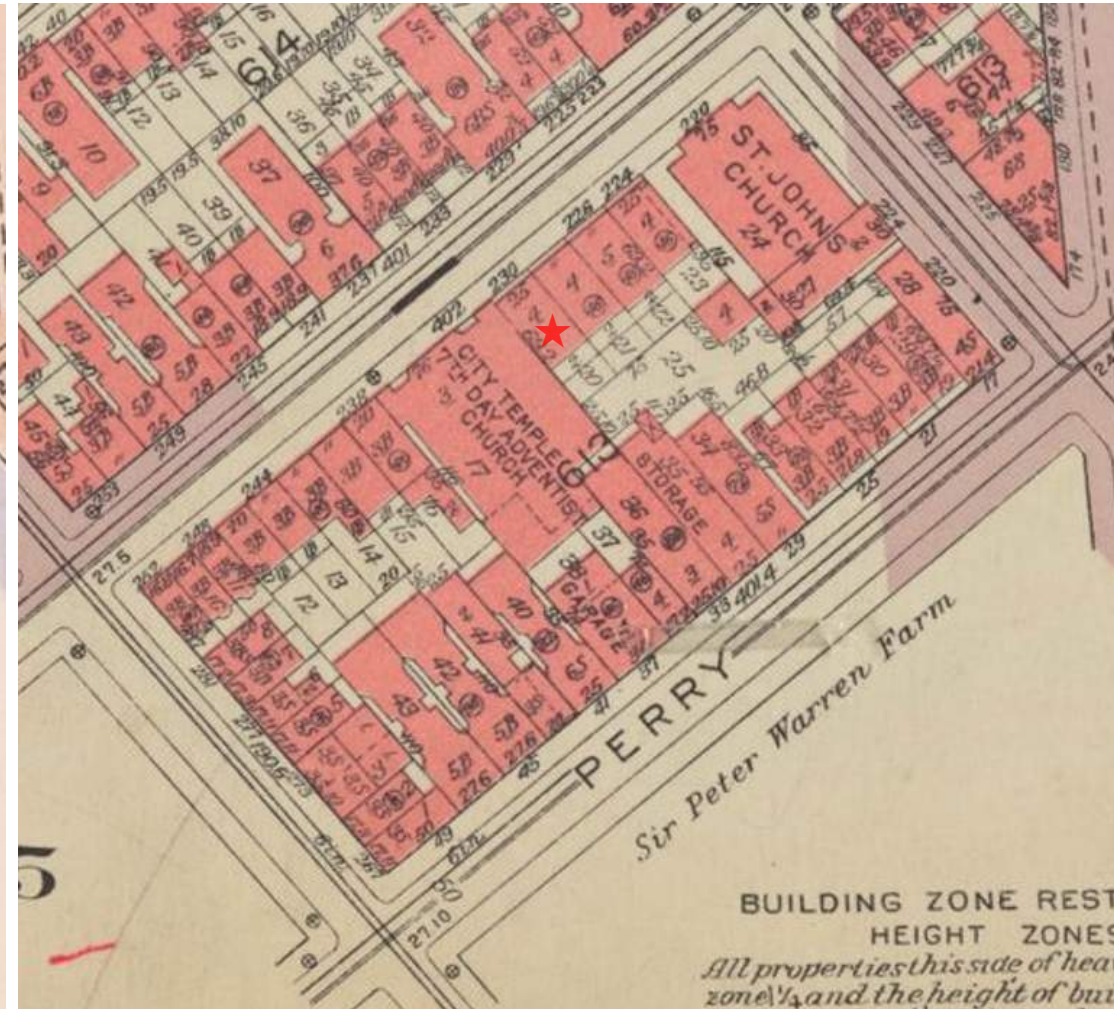
1895 Sanborn Map

↑N



1916 Bromley Map

↑N



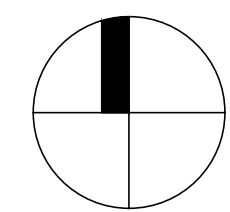
1955 Bromley Map

↑N



LEGEND

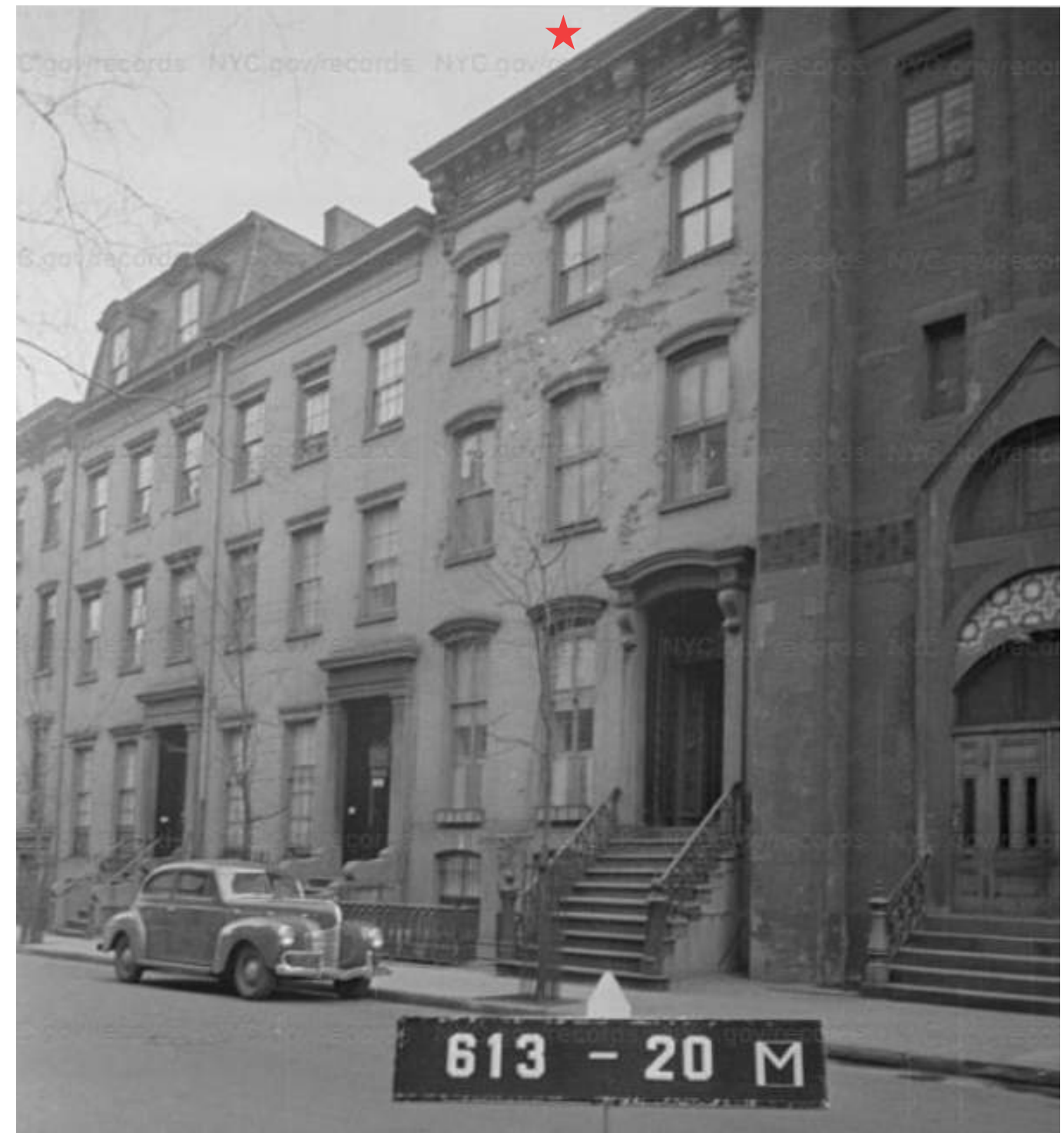
- 1 STORY & BASEMENT BRICK
- HIGH 1 STORY BRICK
- 2 STORY BRICK
- 2 STORY & BASEMENT BRICK
- 3 STORY & BASEMENT BRICK
- 4 STORY BRICK
- 4 STORY & BASEMENT BRICK
- 5 STORY & BASEMENT BRICK



SCALE: 1:500



Existing 230 W. 11th Street Facade



1940's Tax Photo 230 W. 11th Street Facade



EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

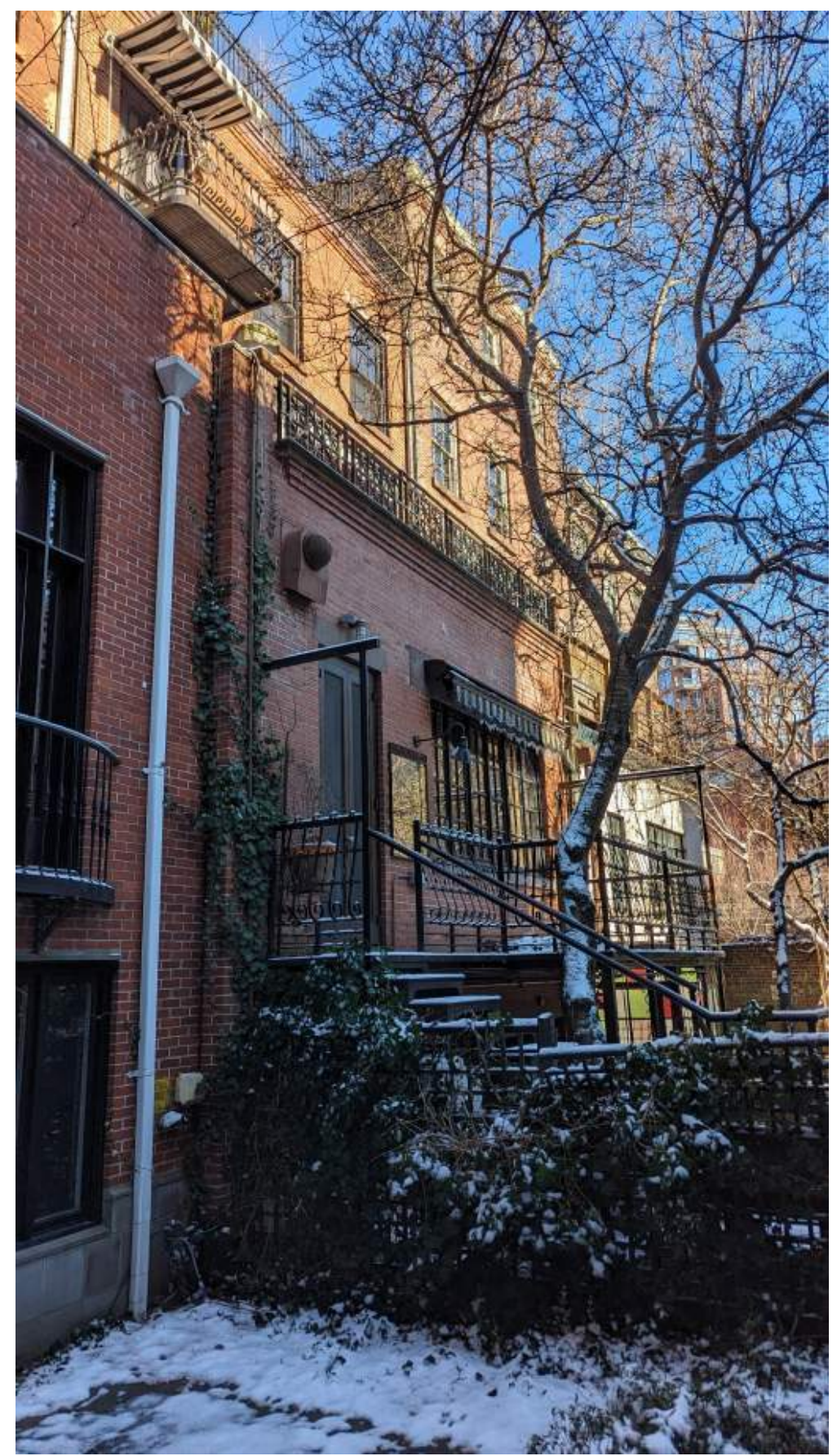
NEW STAIR BULKHEAD
NEW MECHANICAL BULKHEAD
NEW GUARDRAIL
REBUILT CHIMNEY



Existing Rear Neighbor Facades (West)



Existing Rear Facade

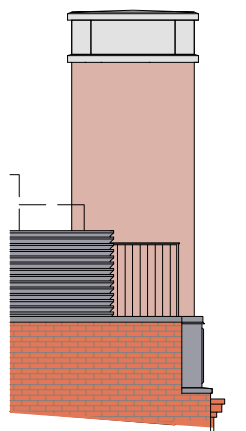


Existing Rear Neighbor Facades (East)



EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
AT REAR PAPAPET
SCALE: 1/8" = 1'-0"



232

230

228

226

CHURCH

EXISTING REAR ELEVATION
WITH ADJACENT BUILDINGS
SCALE: 3/32" = 1'-0"

AREA OF FACADE
OBSCURED FROM
VIEW



232

230

228

226

CHURCH

PROPOSED REAR ELEVATION
WITH ADJACENT BUILDINGS
SCALE: 3/32" = 1'-0"

AREA OF FACADE
OBSCURED FROM
VIEW



Roof View facing South (rear yard)



Roof View facing West (towards the Church)



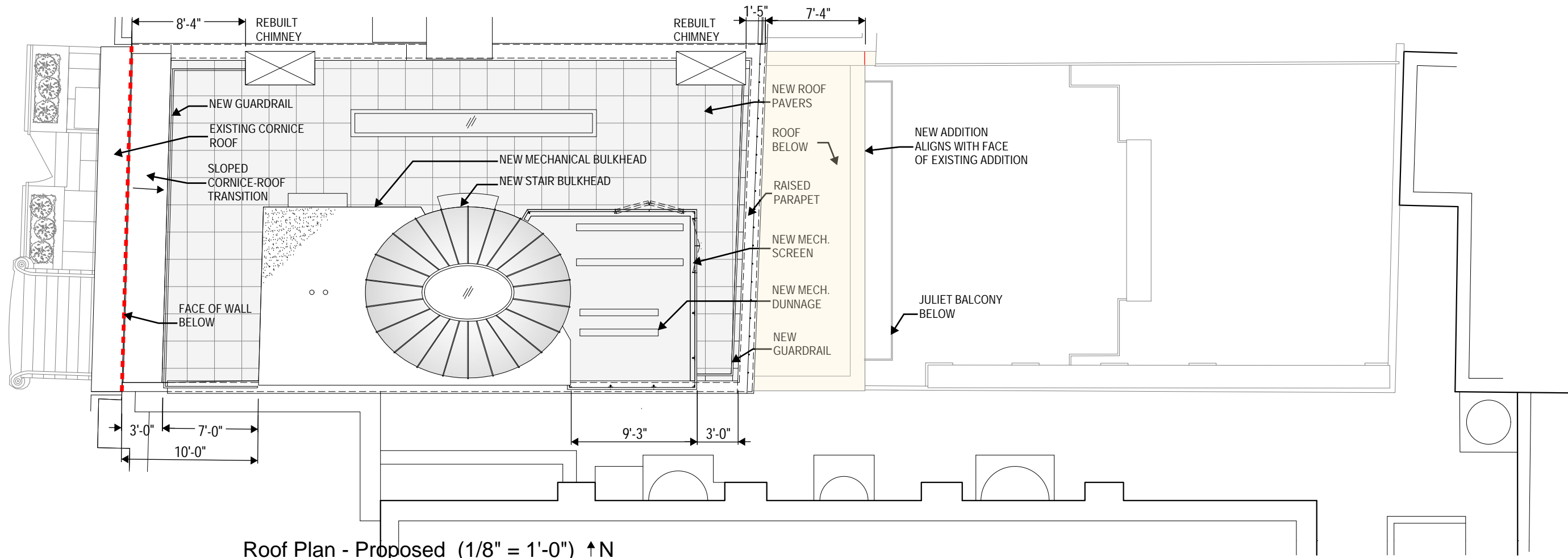
Existing Roof View (North)



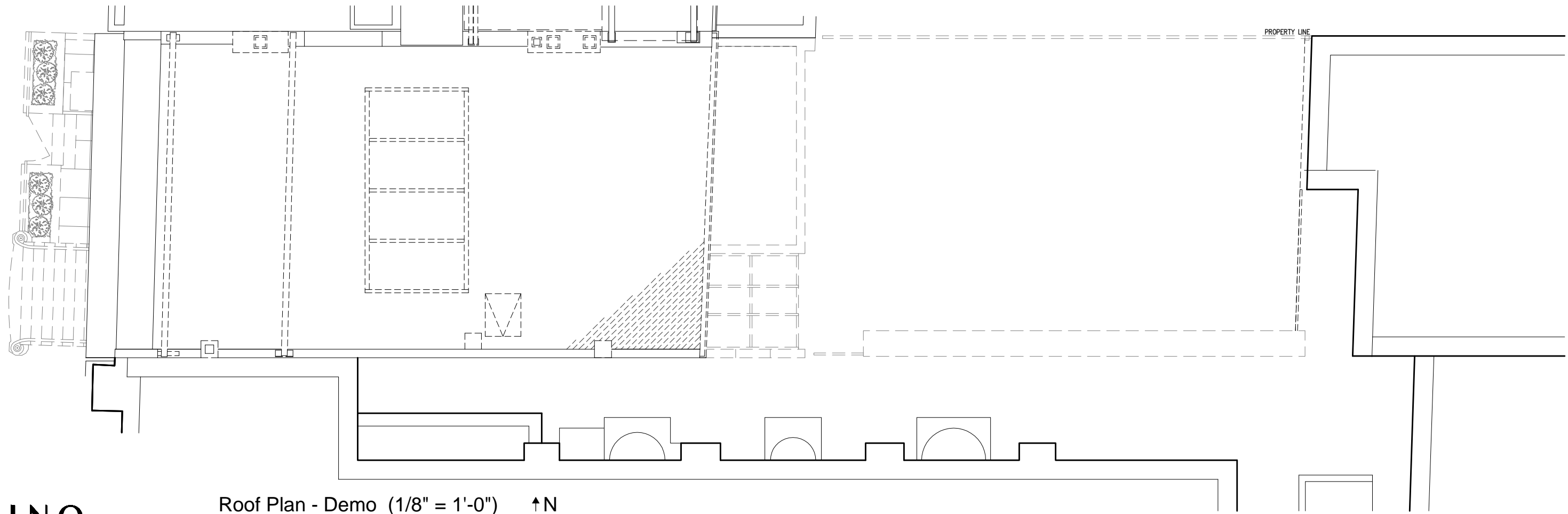
Existing Roof View (Northeast)



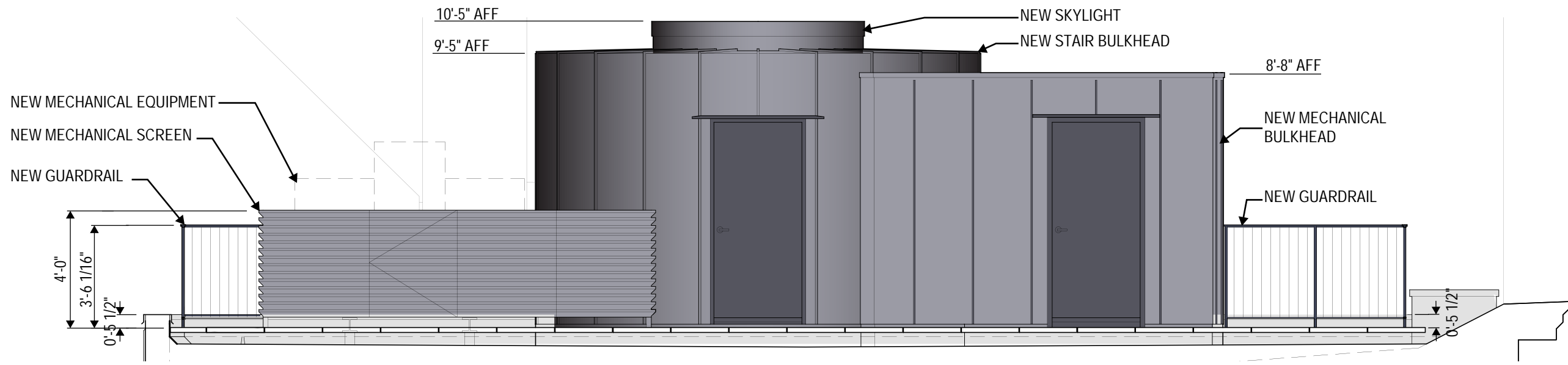
Existing Roof View (Southeast)



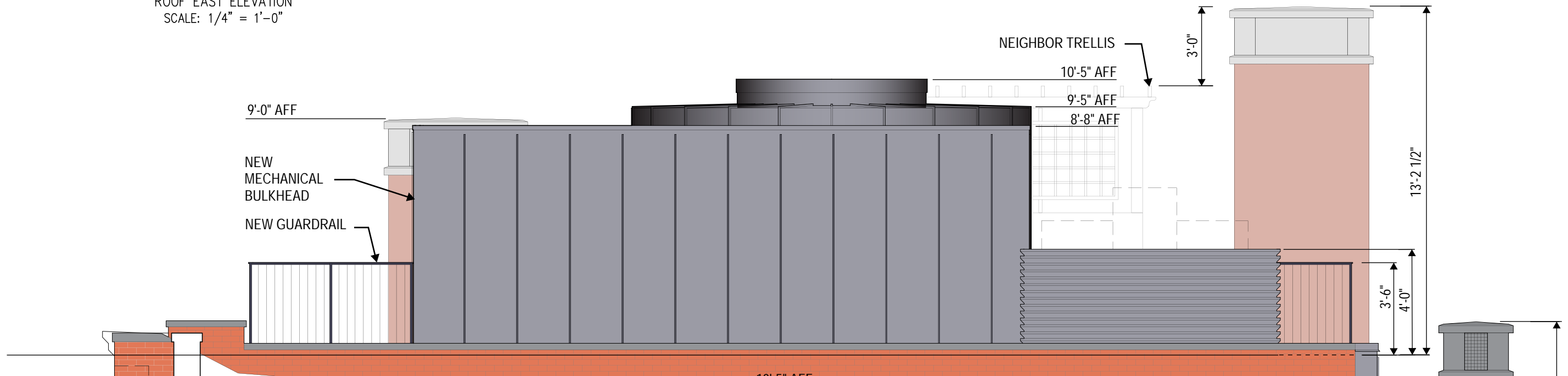
Roof Plan - Proposed (1/8" = 1'-0") ↑ N



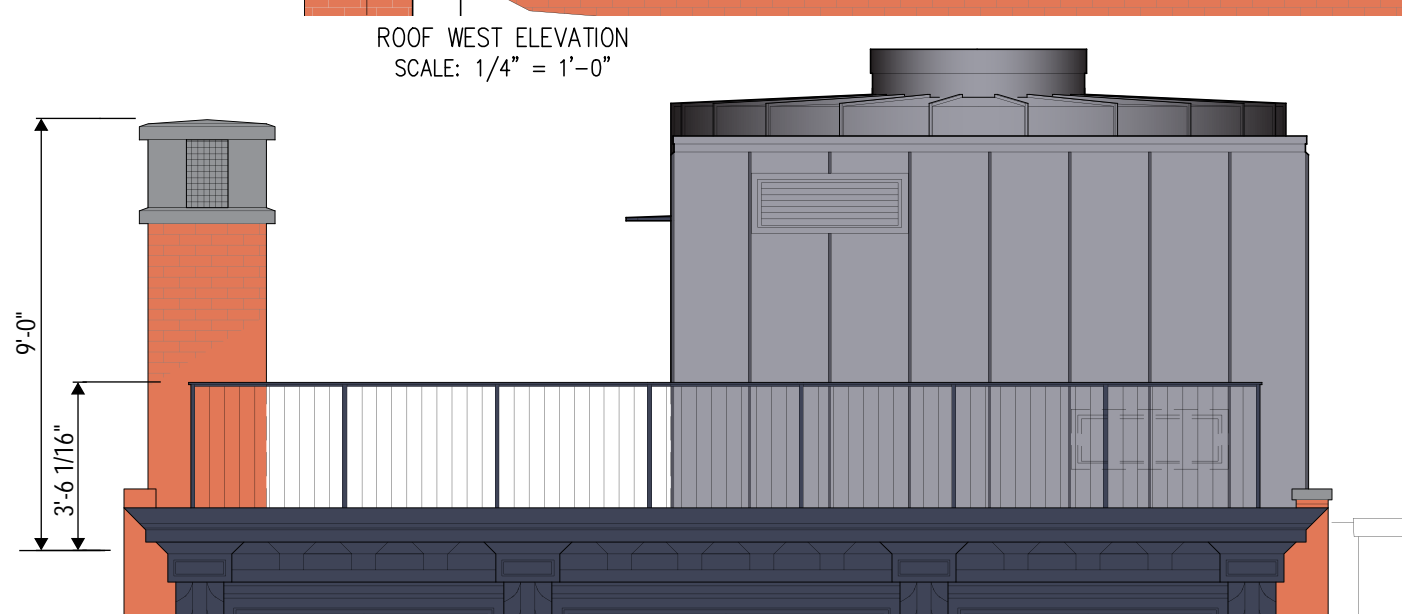
Roof Plan - Demo (1/8" = 1'-0") ↑ N



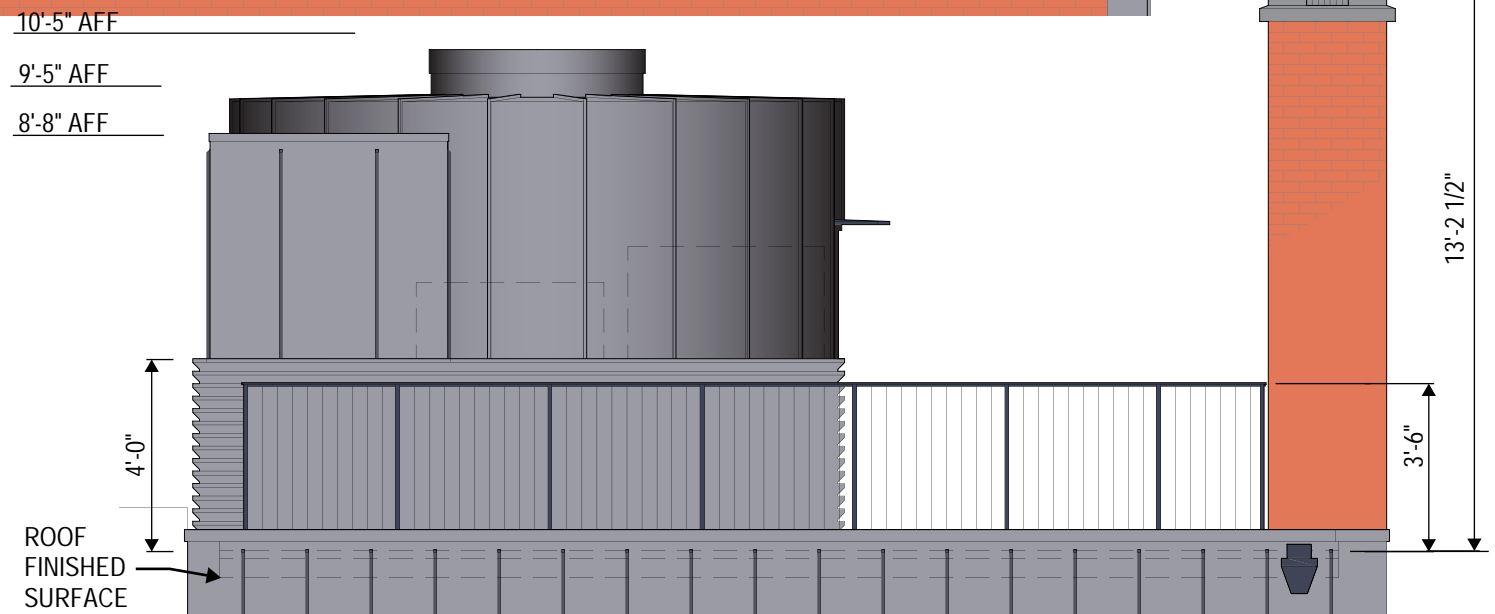
ROOF EAST ELEVATION
SCALE: 1/4" = 1'-0"



ROOF WEST ELEVATION
SCALE: 1/4" = 1'-0"

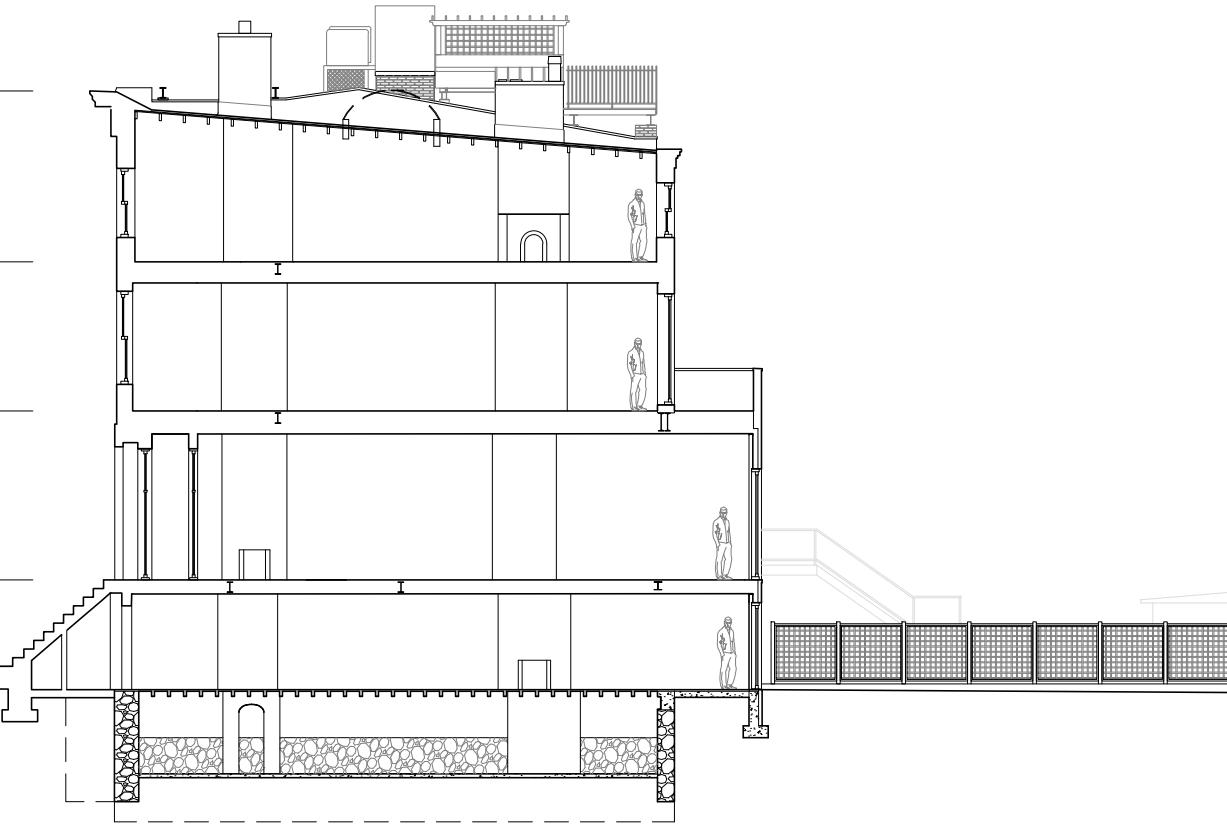


ROOF NORTH ELEVATION
SCALE: 1/4" = 1'-0"



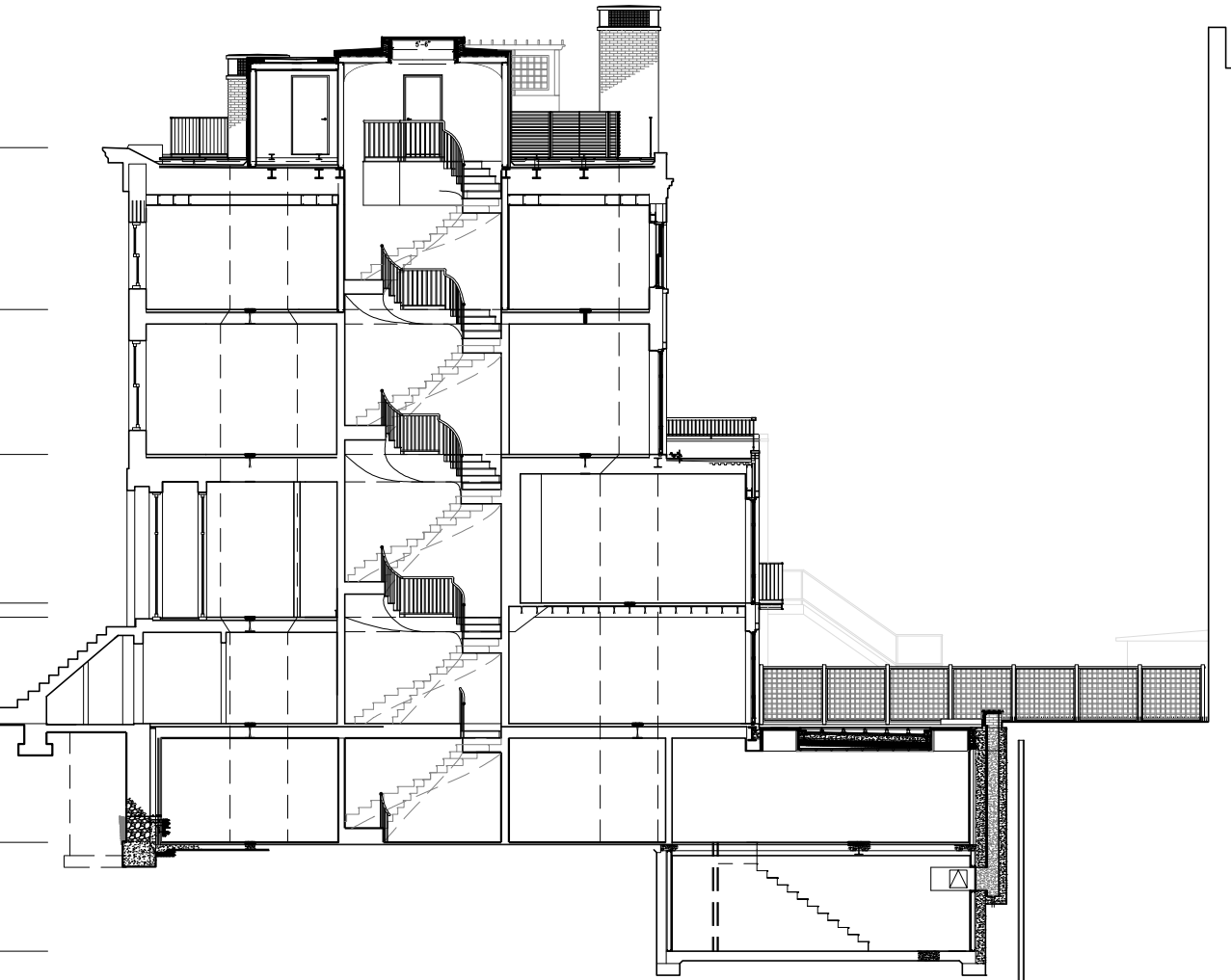
ROOF SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- T.O. (E) PARAPET
+47' - 11 1/2" VF
- T.O. (E) 3RD LEVEL F.F.
+33' - 8 1/2"
- T.O. (E) 2ND LEVEL F.F.
+21' - 3 1/2"
- T.O. (E) 1ST LEVEL F.F.
7' - 2 1/2"
- T.O. (E) CURB
0' - 0"
- T.O. (E) BASEMENT F.F.
-1' - 11 1/2"

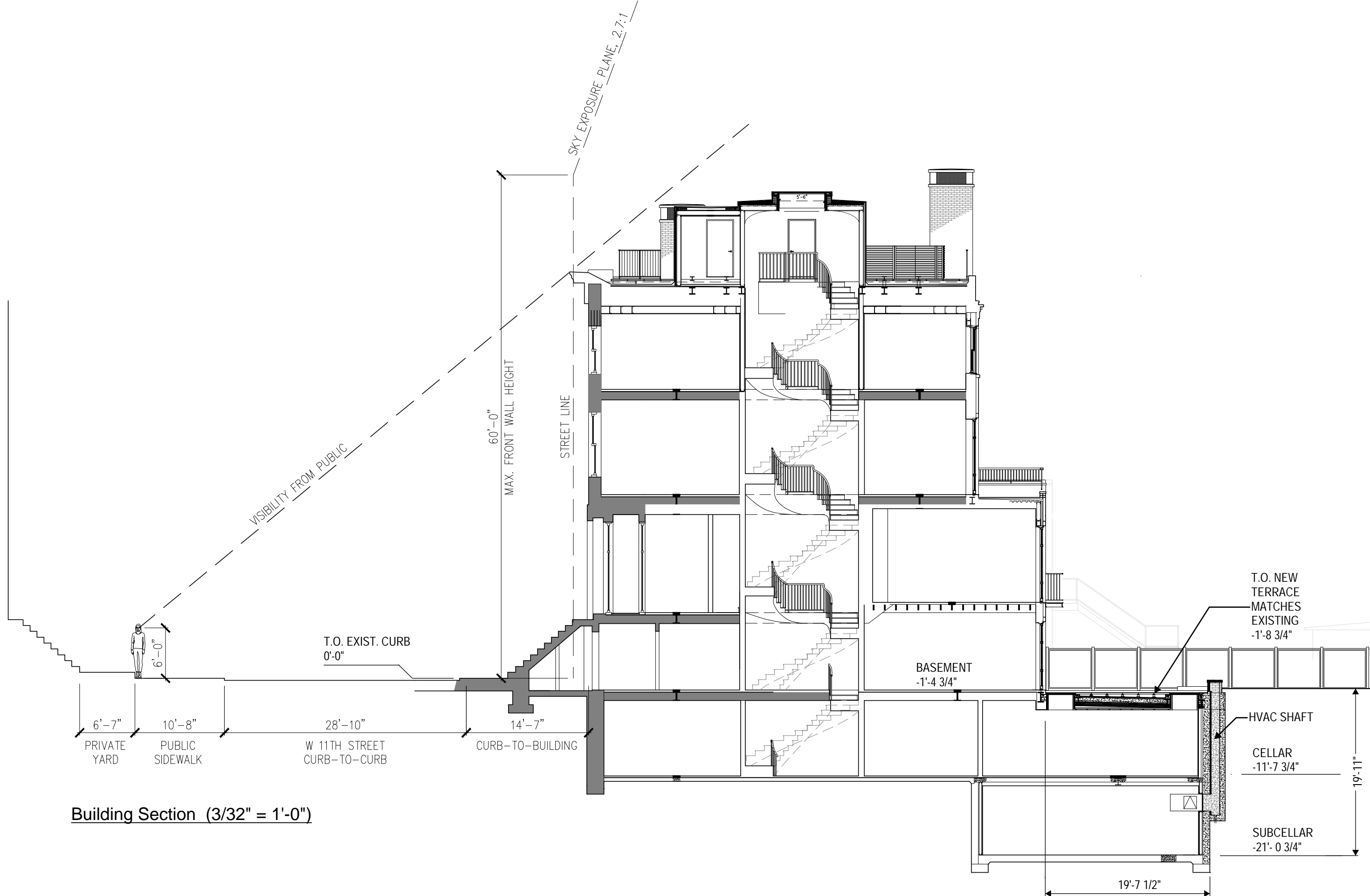


EXISTING BUILDING SECTION

- T.O. (E) PARAPET
+48' - 5 1/4"
- T.O. (N) 3RD LEVEL F.F.
+34' - 5 1/4"
- T.O. (N) 2ND LEVEL F.F.
+21' - 10 3/4"
- T.O. (N) DINING RM F.F.
+9' - 0 1/2"
- T.O. (N) 1ST LEVEL F.F.
+7' - 9 3/4"
- T.O. (E) CURB
0' - 0"
- T.O. (N) BASEMENT F.F.
-1'-4 3/4"
- T.O. NEW CELLAR F.F.
-11'-7 3/4"
- T.O. NEW SUBCELLAR F.F.
-21'-0 3/4"

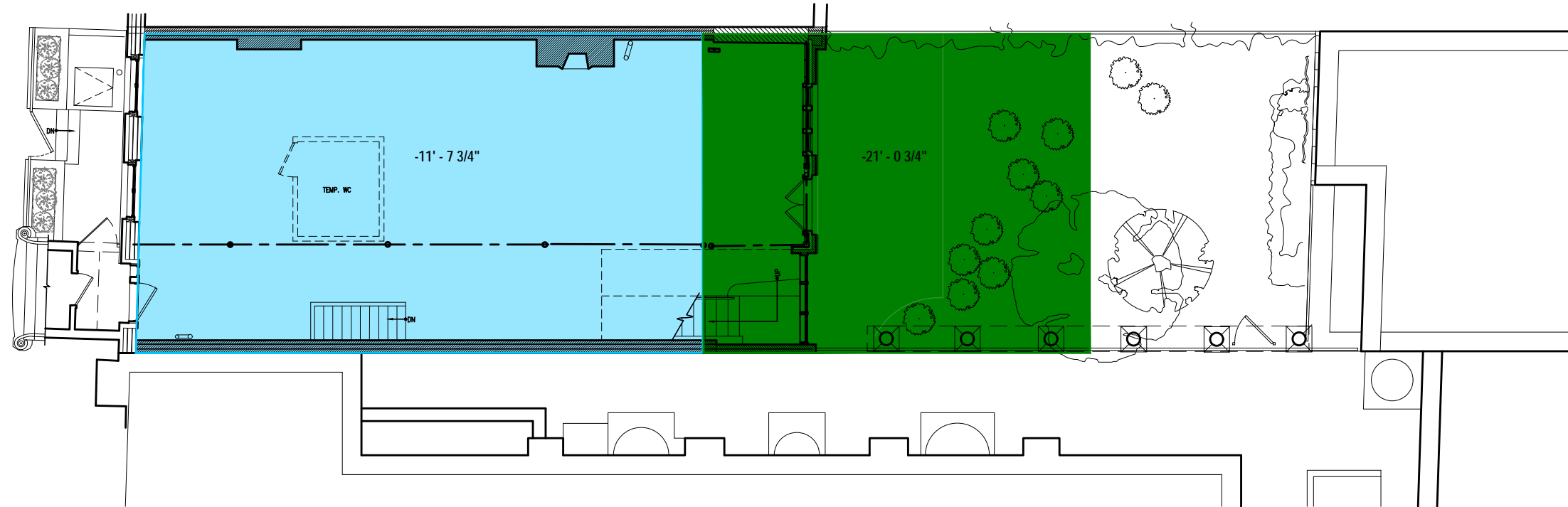


PROPOSED BUILDING SECTION

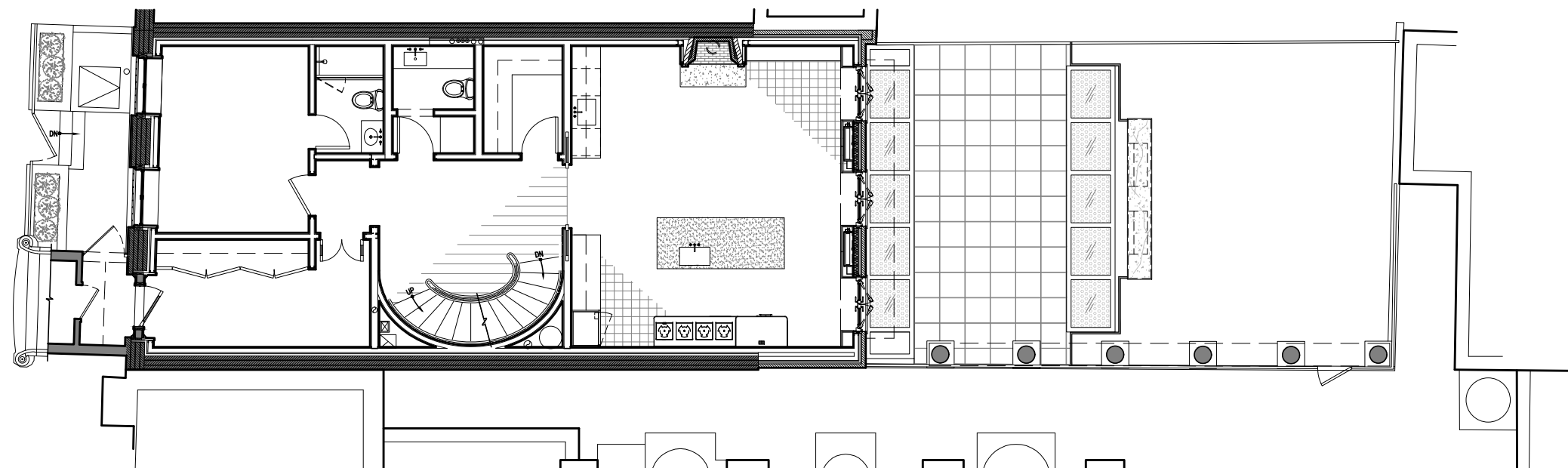


Building Section (3/32" = 1'-0")

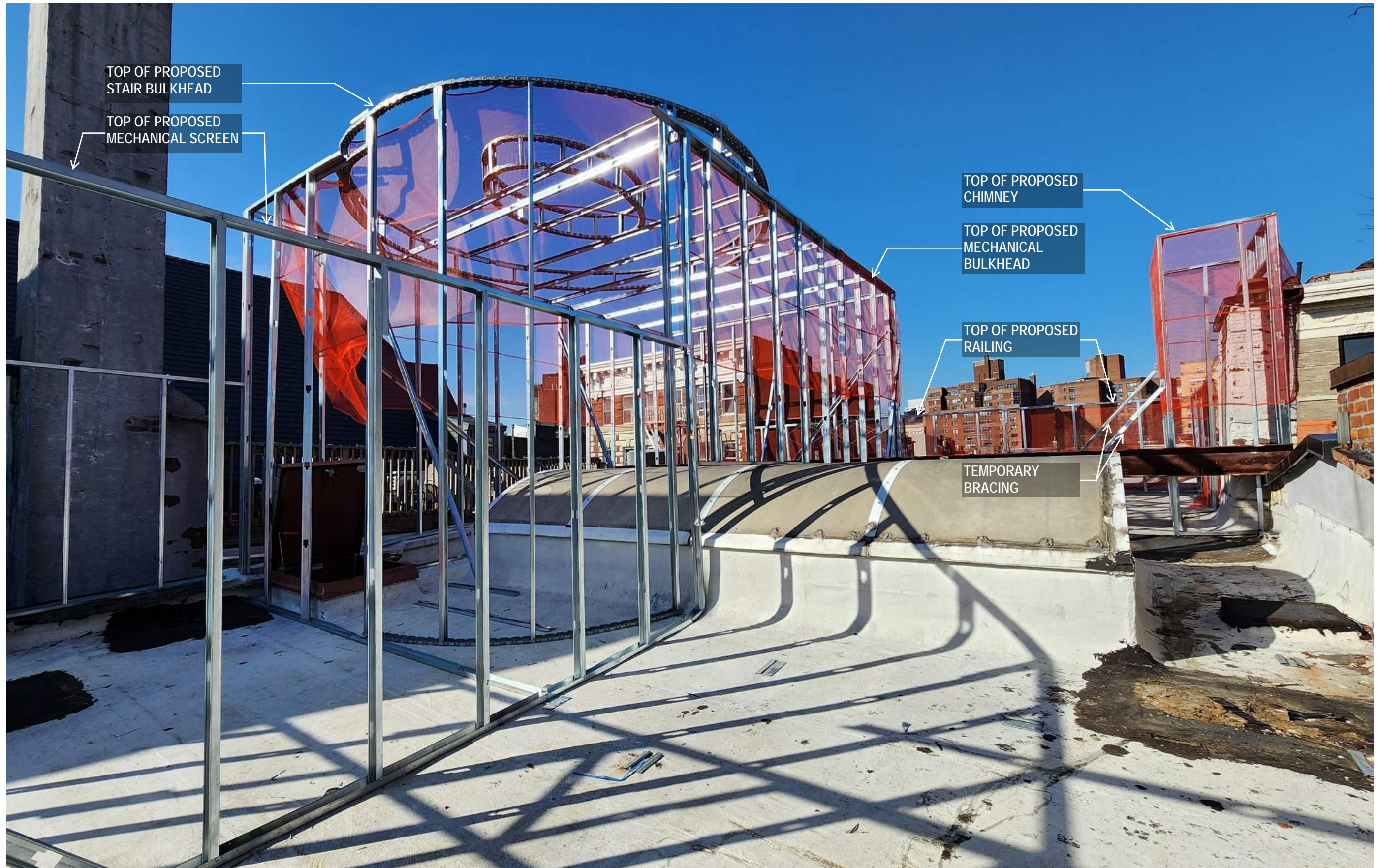
TOP OF CURB
0' - 0"



1 EXISTING BASEMENT PLAN – PROPOSED EXCAVATION
Scale: 3/32" = 1'-0"



2 PROPOSED BASEMENT PLAN
Scale: 3/32" = 1'-0"



MOCKUP - ROOFTOP VIEW LOOKING NORTH



MOCKUP - ROOFTOP VIEW LOOKING SOUTH



MOCKUP - ROOFTOP VIEW LOOKING EAST



TOP OF PROPOSED
CHIMNEY

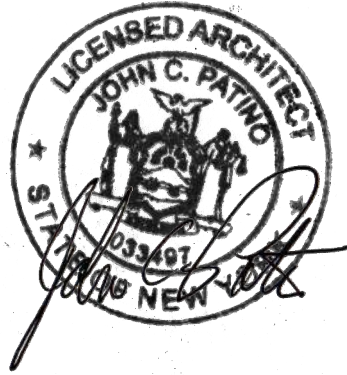
TOP OF PROPOSED
MECHANICAL BULKHEAD

TOP OF PROPOSED
RAILING

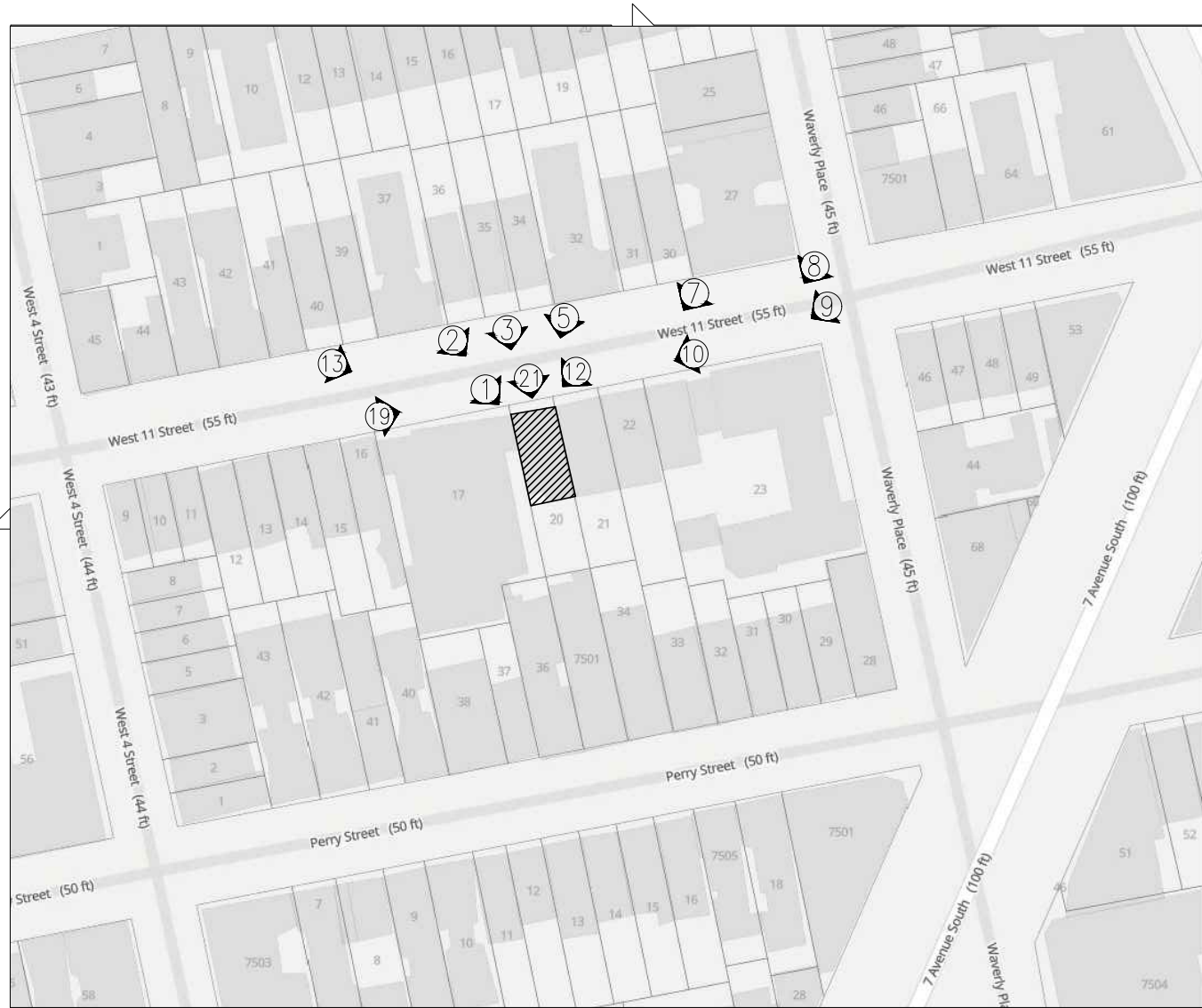
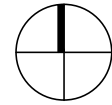
11TH STREET VIEW LOOKING WEST



MOCKUP - 11TH STREET VIEW LOOKING EAST



PLOT PLAN (N.T.S.)



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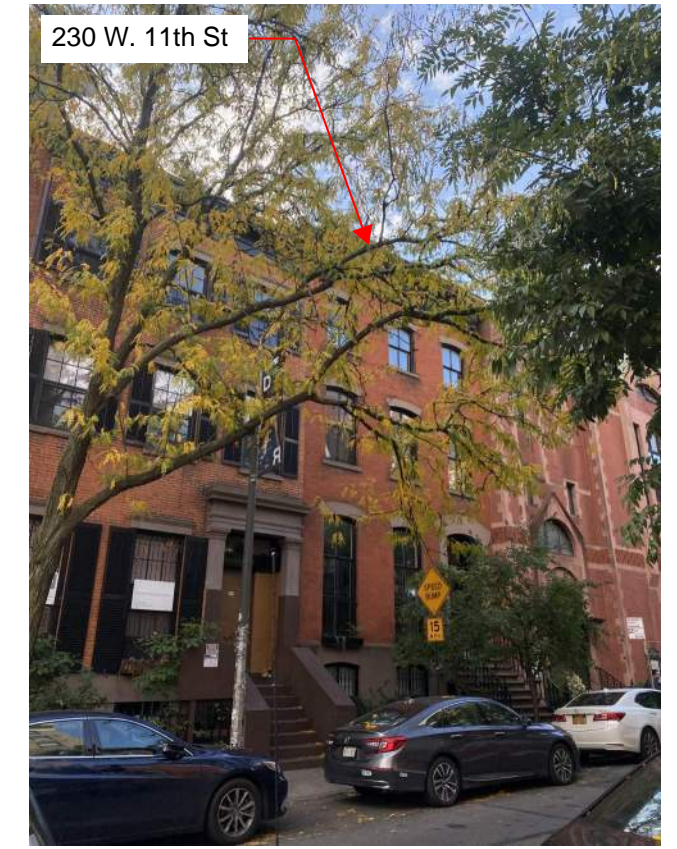
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12



13



19



21





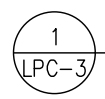
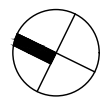
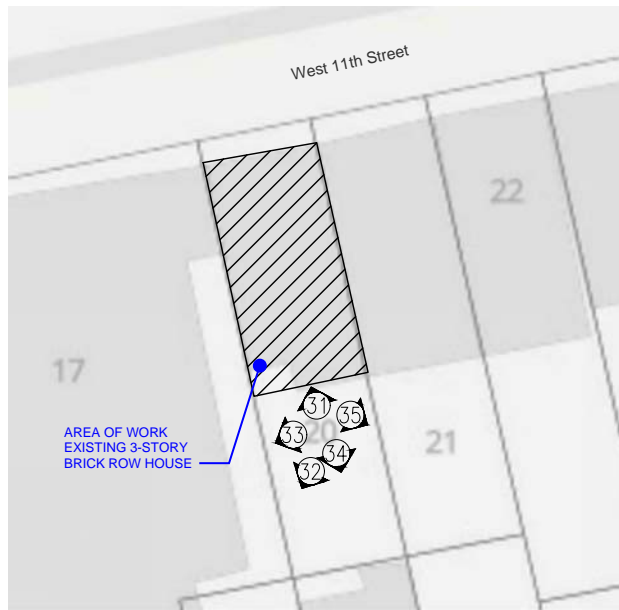
31 View of South Facing Rear Facade



32 View of Rear Yard looking Southwest to neighboring buildings



33 View of Rear Yard looking West to adjacent property



Plot Plan
Scale: Scale: NTS



34 View of Rear Yard looking South to adjacent property



35 View of Rear Yard looking Southeast to adjacent property



Rear Facade Photos

LPC-03.00

P65-23
LPC Photos.dwg

10-24-2023

BRICK

BELDEN TRI-STATE NEW YORK RED FACE BRICK, OR EQUAL; BRICK & MORTAR COLOR TO MATCH EXISTING

USED AT PERIMETER WALLS
MATCHING THINBRICK USED AT CHIMNEYS

BROWNSTONE-SANDSTONE

COLOR TO MATCH EXISTING

USED AT SILLS & LINTELS AT MASONRY OPENINGS,
AND PATCHES TO EXISTING AS NEC.

PAINT

BENJAMIN MOORE HC-190 BLACK, SEMI-GLOSS

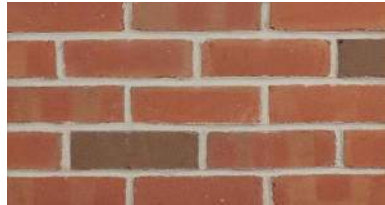
USED AT WINDOW SASHES & FRAMES, METAL RAILINGS

METAL PANELING

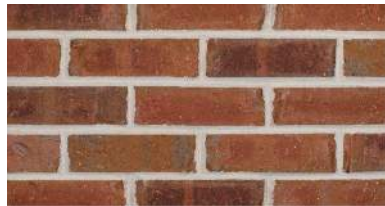
STANDING SEAM LEAD COATED COPPER ROOF AND
VERTICAL SIDING.

USED AT BULKHEAD EXTERIOR

GLEN GERY GEORGIAN



GLEN GERY MONTICELLO



EXISTING BRICK



EXISTING LINTEL



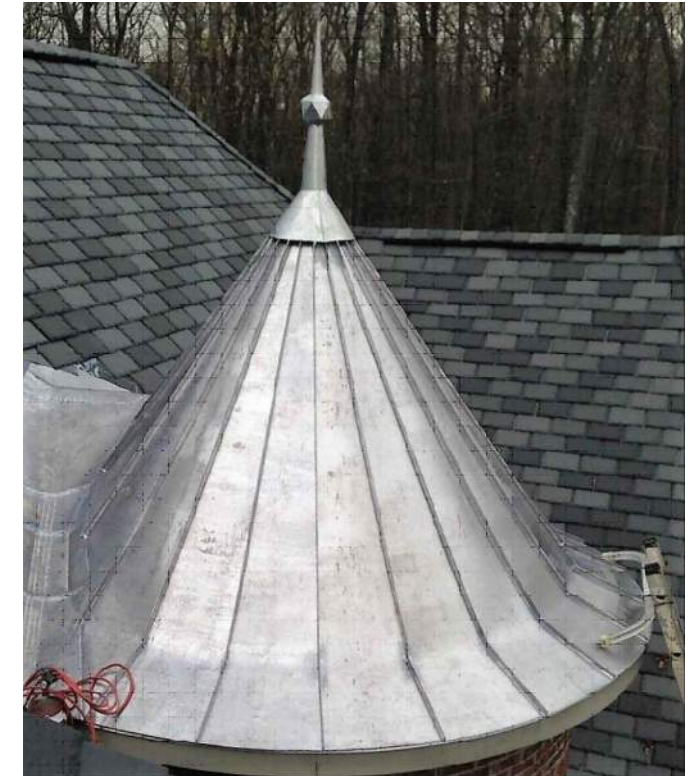
EXISTING SILL



Black
HC-190



EXISTING BLACK



Finish Materials
Exterior

LPC-04.00

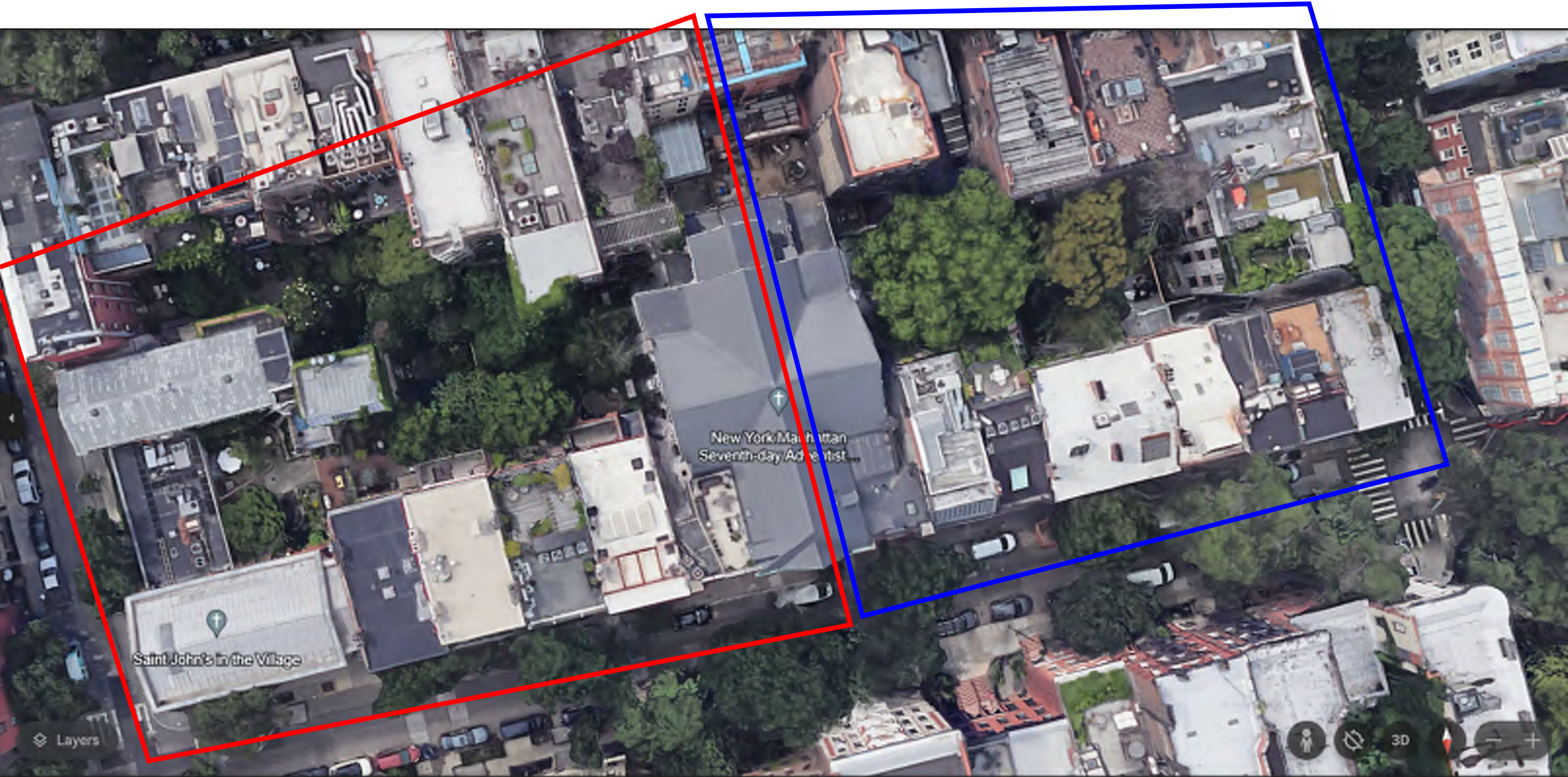
P65-23 11.10.23
aW11 A500 Finishes & Schedules.dwg



AREA OF BLOCK SURVEY.
SEE LPC-05.



REMAINDER OF BLOCK



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Aerial Photo
Existing Rear Yard Additions

LPC-06

P65-23

01.23.2024



PHOTO 1



PHOTO 2

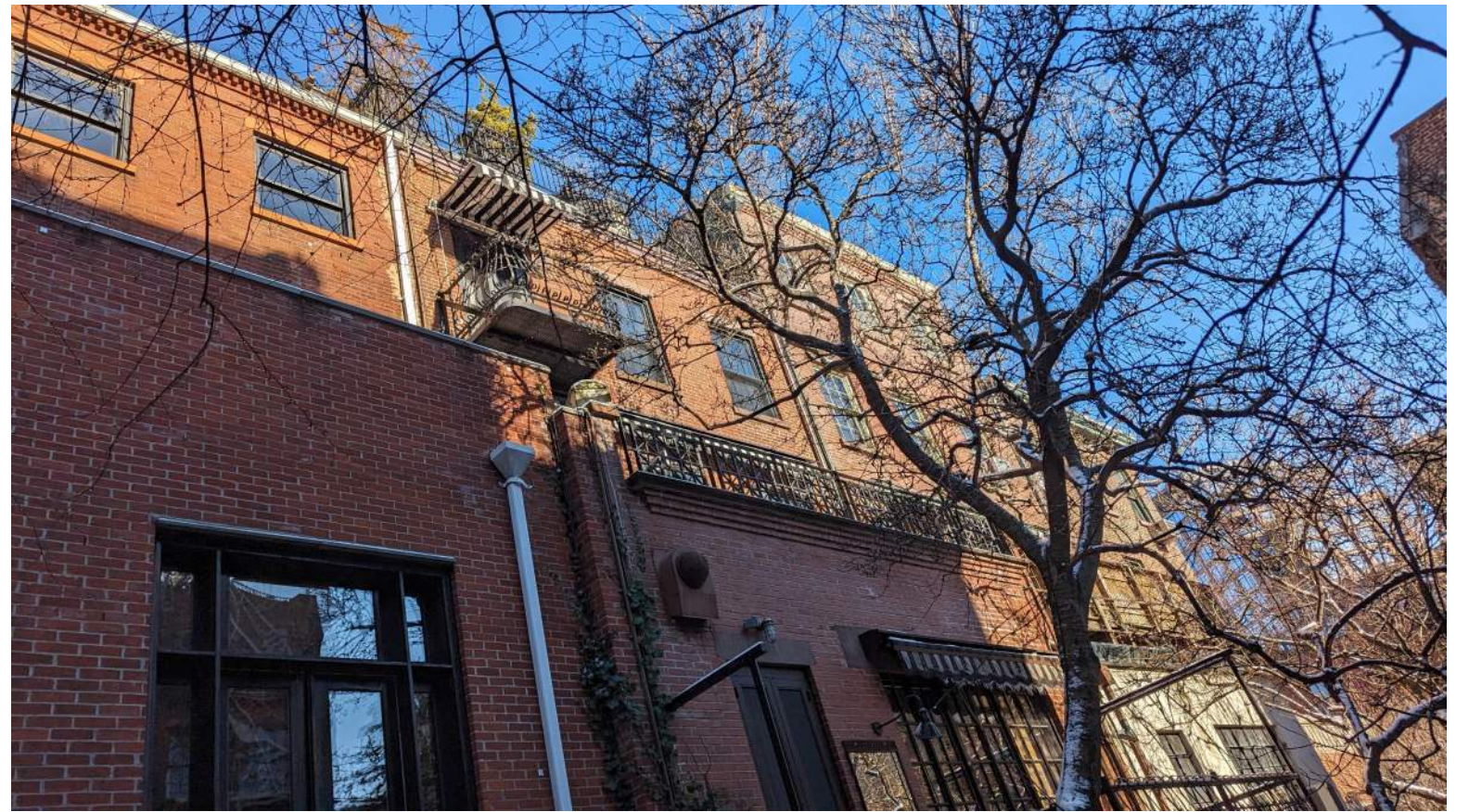


PHOTO 3



PHOTO 4

EXISTING 3RD FLOOR WINDOWS.
NEW REAR FACADE 3RD FLOOR
WINDOWS TO MATCH



NEW 3RD FLOOR
WINDOWS TO
MATCH FRONT
FACADE.

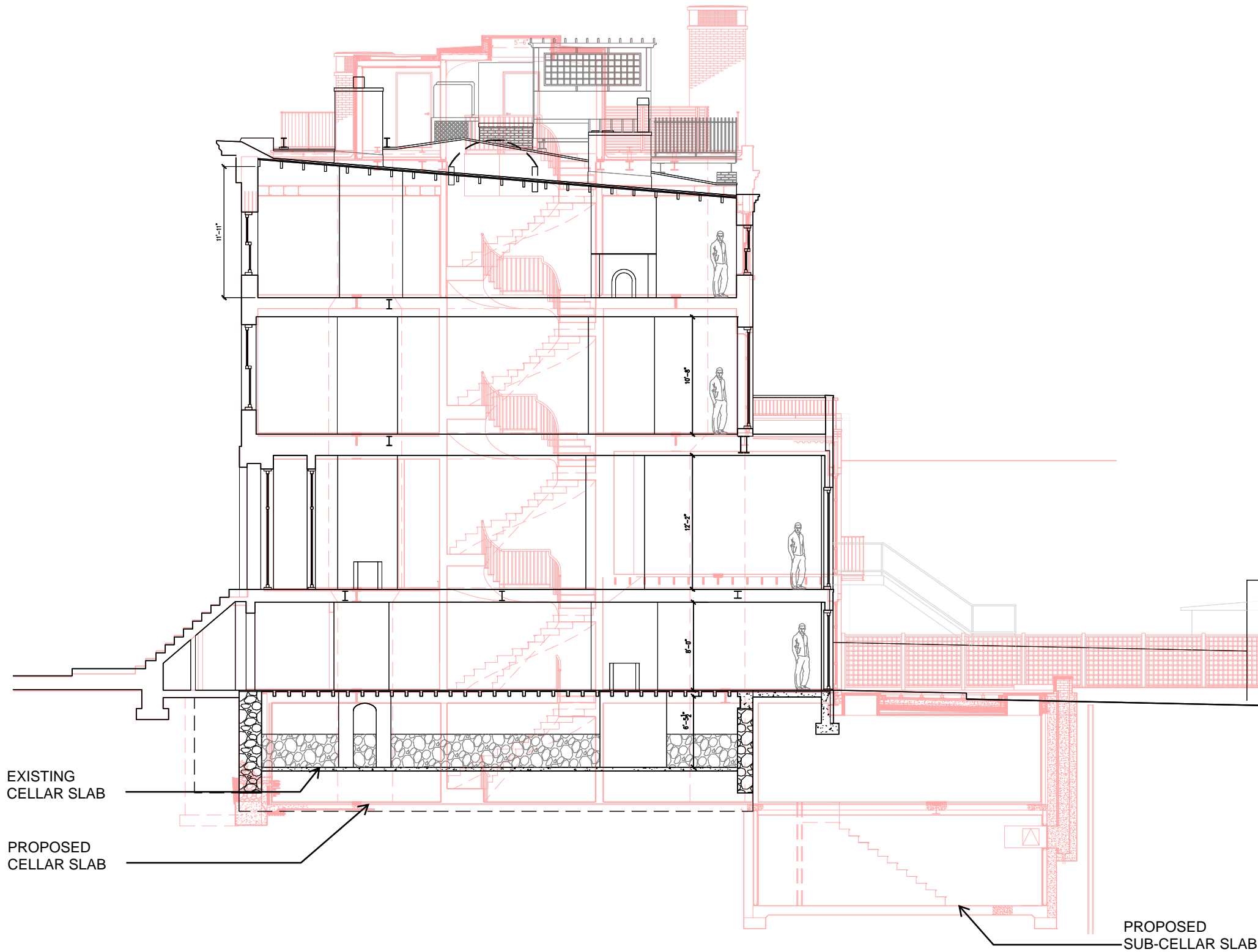


EXISTING LOW
WINDOW HEAD
AND WOOD
LINTEL.

PHOTO 3

PHOTO 1

PHOTO 2



BLACK = EXISTING BUILDING SECTION

RED = PROPOSED BUILDING SECTION

EXISTING
CELLAR SLAB

PROPOSED
CELLAR SLAB

PROPOSED
SUB-CELLAR SLAB

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Private Residence
230 West 11th Street, New York, NY

Building Sections
Existing and Proposed

LPC-09

P65-23

01.23.2024

APPENDIX

230 WEST 11TH STREET

Consultants

INTERIOR DESIGN

Agence Festen
14 Rue Commines
75003 Paris, France
0033 9 86 41 30 26

STRUCTURAL ENGINEER

CRAFT Engineering Studio
39 West 38th Street, Suite 6E
New York, NY 10018
646 912 9867

GEOTECH ENGINEER

GZA GeoEnvironmental of NY
104 West 29th Street, 10th Floor
New York, NY 10001
212 594 8140

MEP ENGINEER

Hanington Engineering Consultants
1 Gold Mine Road
Flanders, NJ 07836
973 691 0602

LANDSCAPE ARCHITECT

Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

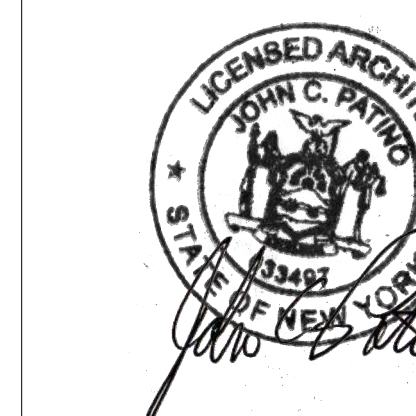
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No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

CELLAR AND BASEMENT DEMOLITION PLANS



PROJECT No: P65-23

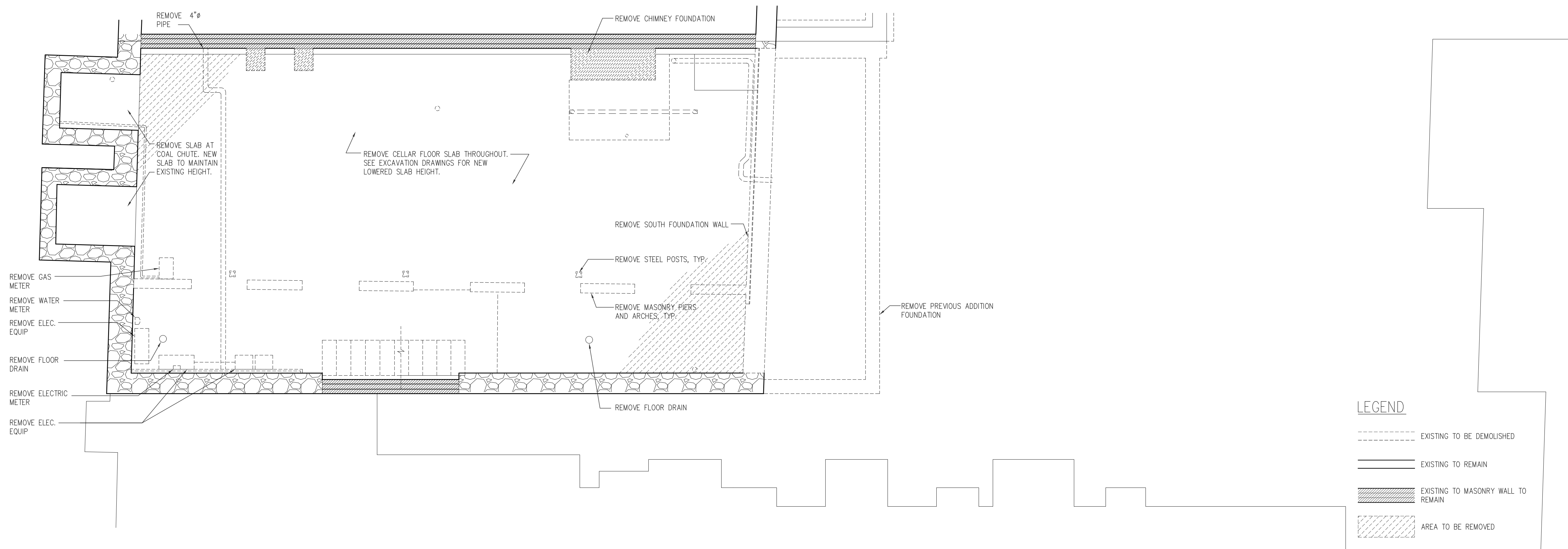
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@ 24 x 36

ISSUED: For LPC 11.20.2023

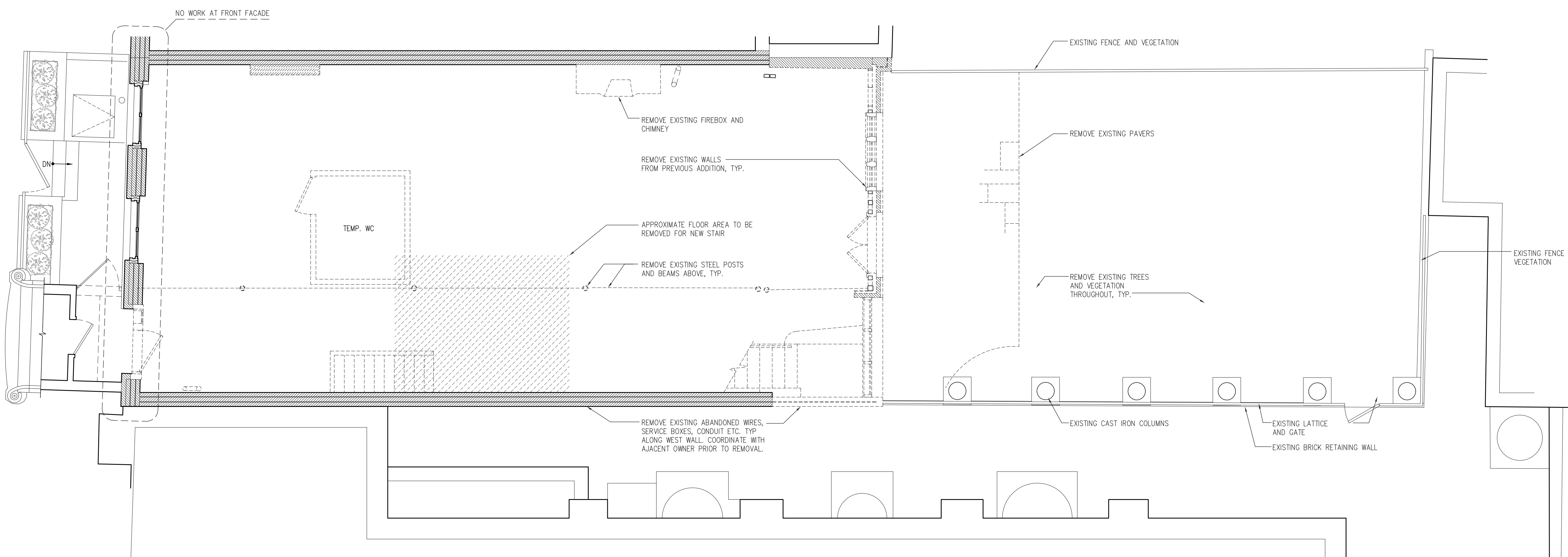
DM-101.00

DEMOLITION PLAN NOTES

- DEMOLITION WORK SHALL COMPLY WITH ALL APPLICABLE NOISE ABATEMENT REGULATIONS.
- ACCESS TO ALL WATER, STEAM AND GAS LINE VALVES MAY NOT BE BLOCKED OR IMPEDED IN ANY MANNER.
- SMOKE ALARMS MUST BE MAINTAINED AS REQUIRED BY LAW.
- ALL EXISTING CONSTRUCTION TO REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE.
- THOROUGH DOCUMENTATION OF EXISTING CONDITIONS AT ADJACENT PROPERTIES MUST BE COMPLETED PRIOR TO WORK.
- CONTRACTOR TO ARRANGE FOR PROPER DISCONTINUATION AND/OR RELOCATION OF ALL PUBLIC UTILITIES WHEN REQUIRED, INCLUDING SEWERS, WATER, GAS, ELECTRIC, CABLE TV AND TELEPHONE LINES. ANY SERVICE INTERRUPTIONS THAT EFFECT OTHER PROPERTIES MUST BE COORDINATED WITH ADJACENT OWNERS.
- THE ARCHITECT SHALL COORDINATE THE EXTENT OF DEMOLITION WITH DEMOLITION CONTRACTOR(S) ON THE JOB SITE PRIOR TO ANY WORK. DEMOLITION OF PARTITIONS OR OTHER ELEMENTS NOT SO INDICATED ON THE DEMOLITION PLAN ARE NOT PERMITTED.
- THE CONTRACTOR MUST CONTROL DUST AND NOISE TO THE MAXIMUM EXTENT DURING THE DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR IS TO PROVIDE SOUND BLANKETS ON ADJACENT UNIT WALLS AND SOUND PADS ON FLOORS DURING THE DEMOLITION AND CONSTRUCTION PERIOD TO LESSEN THE NOISE TRANSMISSION OF SAID OPERATION TO NEIGHBORING UNITS.
- THE CONTRACTOR SHALL COMPLY WITH THE USE OF "LEAD-SAFE PRACTICES" FOR WORK IMPACTING 6 SQ. FT. OR MORE OF LEAD PAINT IN BUILDINGS ERRECTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS. PROPOSED WORK MUST ALSO COMPLY WITH THE FEDERAL EPA RULE ISSUED APRIL 22, 2008.
- A PRE-CONSTRUCTION SURVEY AND PHOTOGRAPHS OF ADJACENT PROPERTIES SHALL BE COMPLETED PRIOR TO DEMOLITION.
- REMOVE ALL MISCELLANEOUS PROTRUSIONS IN WALLS, FLOORS, CEILINGS, WINDOWS, DOORS, ETC., INCLUDING, BUT NOT LIMITED TO, NAILS, HOOKS, WIRES, DOORBELLS, ETC



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



2 BASEMENT DEMOLITION PLAN
Scale: 1/4" = 1'-0"

Consultants

INTERIOR DESIGN

Agence Festen
14 Rue Commines
75003 Paris, France
0033 9 86 41 30 26

STRUCTURAL ENGINEER

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New York, NY 10018
646 912 9867

GEOTECH ENGINEER

GZA GeoEnvironmental of NY
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New York, NY 10001
212 594 8140

MEP ENGINEER

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Flanders, NJ 07836
973 691 0602

LANDSCAPE ARCHITECT

Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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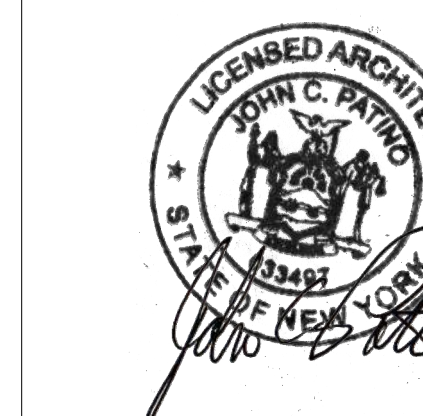
No. DATE REVISION

Project

Private Residence

230 West 11th Street
New York, NY

FIRST AND
SECOND FLOOR
DEMOLITION PLANS



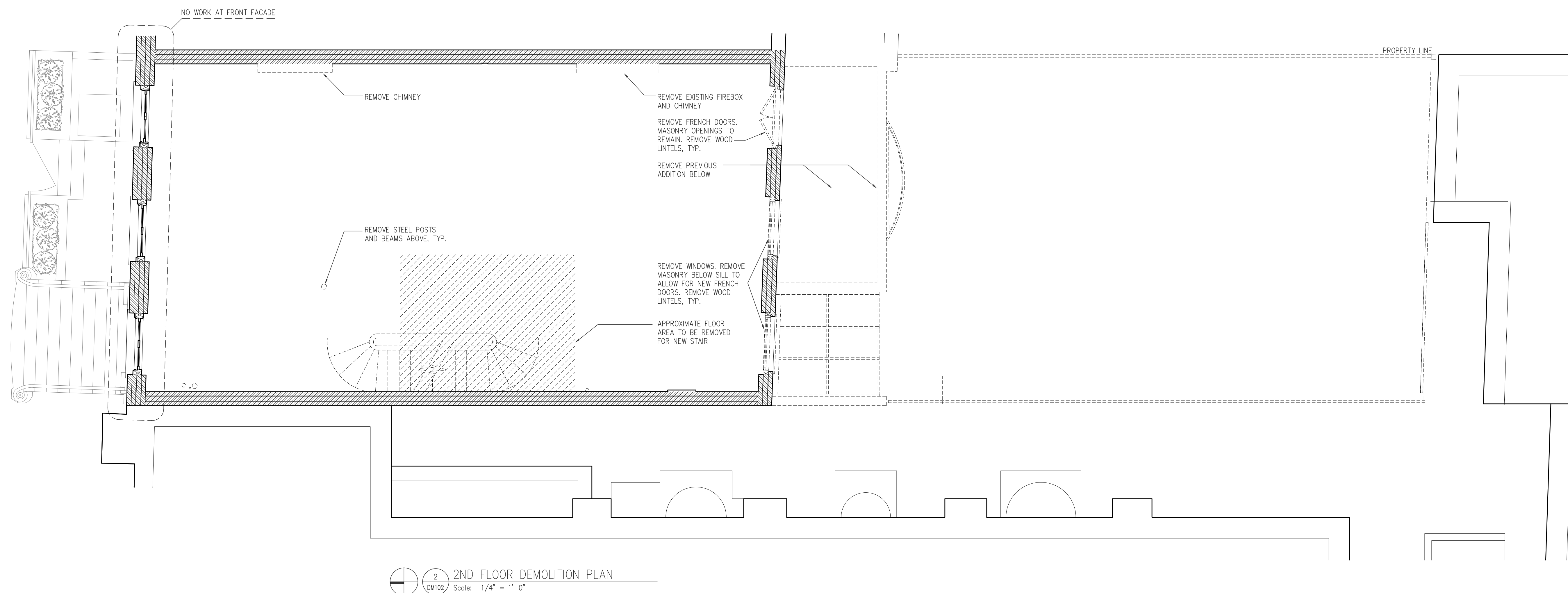
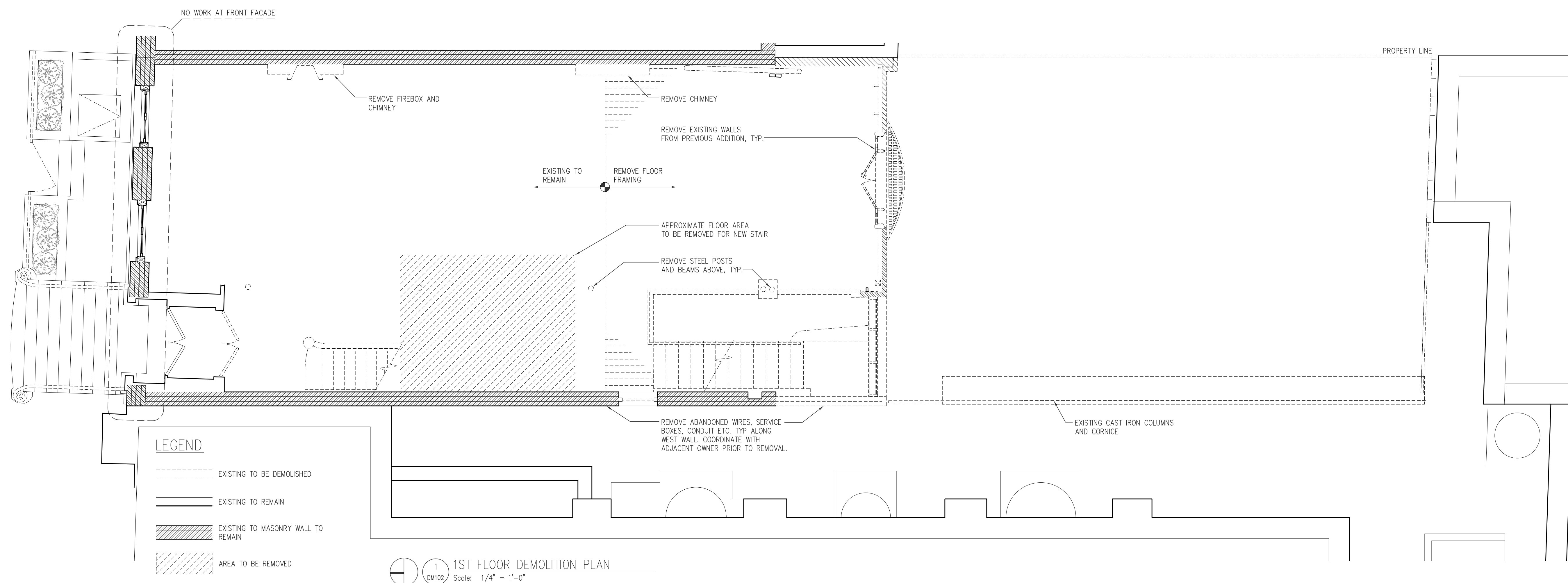
PROJECT No: P65-23

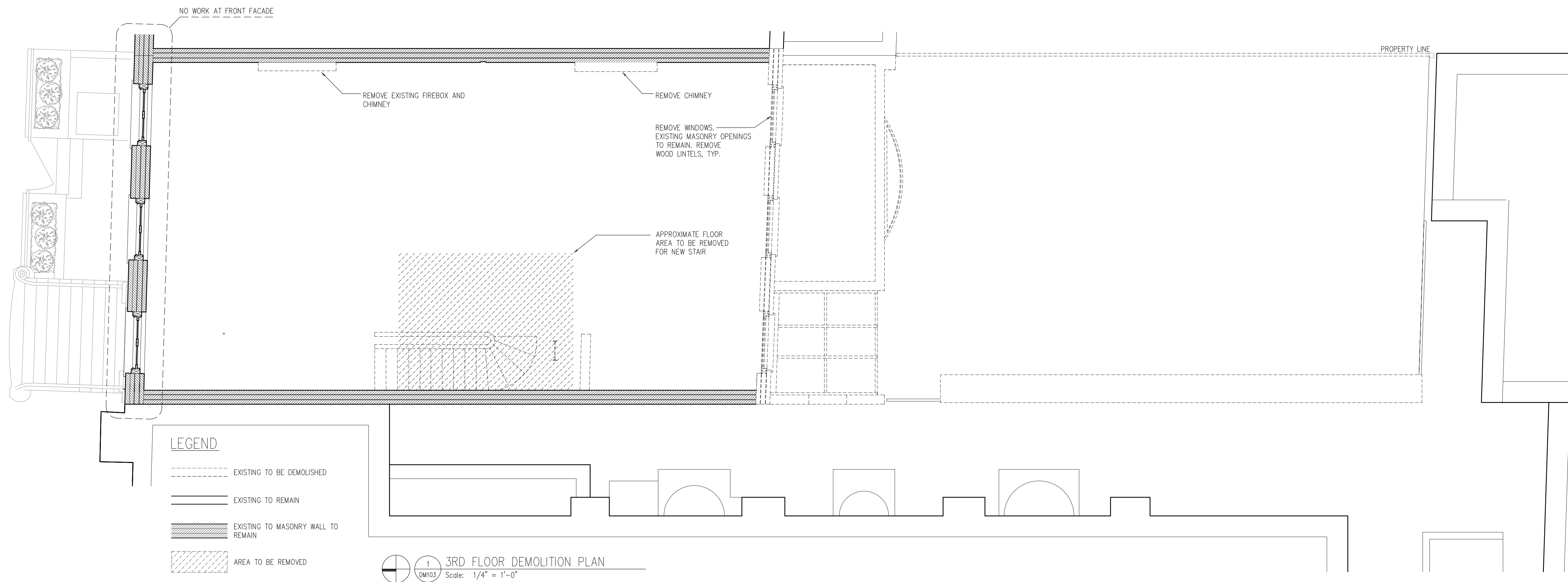
SCALE: 1/4" = 1'-0"
@ 24 x 36

ISSUED: For LPC 11.20.2023

DM-102.00

7 of 30 JOB# M00958394-11

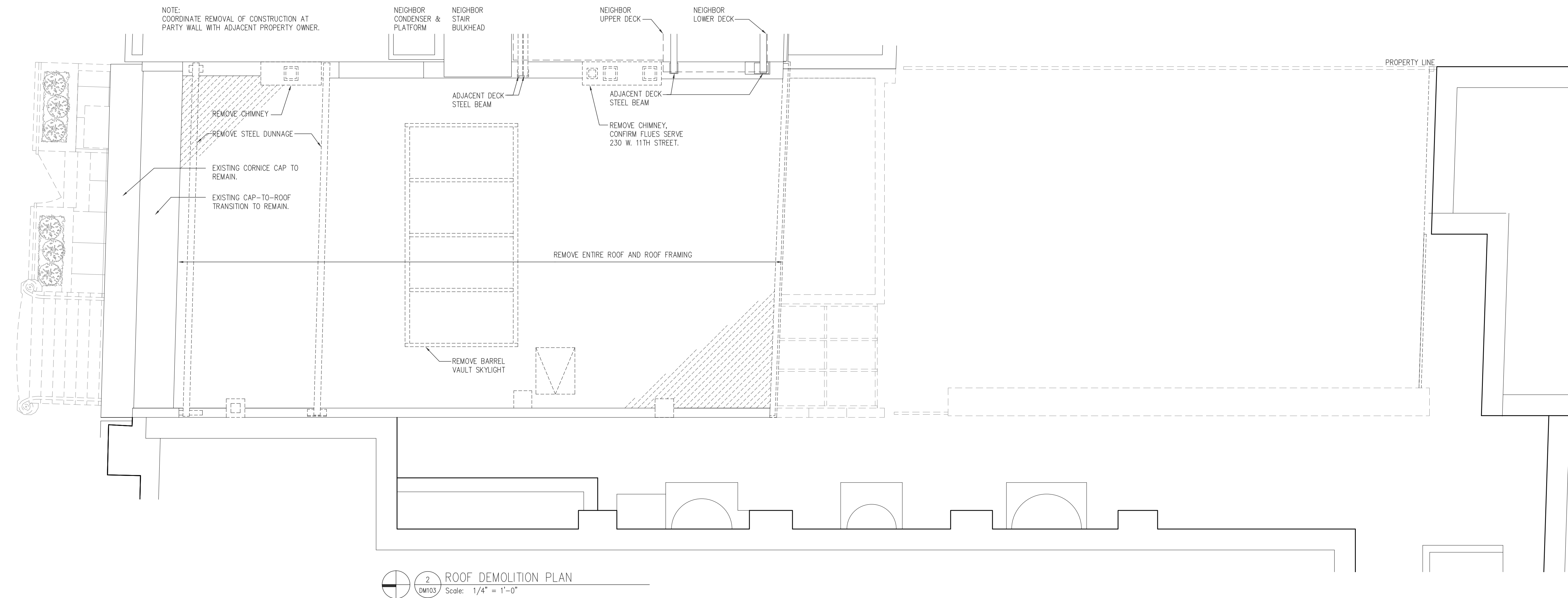




LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- ▨ EXISTING TO MASONRY WALL TO REMAIN
- ▩ AREA TO BE REMOVED

1 3RD FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



NOTE: COORDINATE REMOVAL OF CONSTRUCTION AT PARTY WALL WITH ADJACENT PROPERTY OWNER.

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

PATINO

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+ (646) 559-2583
1133 Broadway, Suite 1406
New York, New York 10010

Consultants

INTERIOR DESIGN

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New York, NY 10018
646 912 9867

GEOTECH ENGINEER

GZA GeoEnvironmental of NY
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New York, NY 10001
212 594 8140

MEP ENGINEER

Hanington Engineering Consultants
1 Gold Mine Road
Flanders, NJ 07836
973 691 0602

LANDSCAPE ARCHITECT

Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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No. DATE REVISION

Project

Private Residence

230 West 11th Street
New York, NY

**THIRD FLOOR
AND ROOF
DEMOLITION PLANS**



PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36

ISSUED: For LPC 11.20.2023

DM-103.00

Consultants

INTERIOR DESIGN

Agence Festen
14 Rue Commines
75003 Paris, France
0033 9 86 41 30 26

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39 West 38th Street, Suite 6E
New York, NY 10018
646 912 9867

GEOTECH ENGINEER

GZA GeoEnvironmental of NY
104 West 29th Street, 10th Floor
New York, NY 10001
212 594 8140

MEP ENGINEER

Hanington Engineering Consultants
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Flanders, NJ 07836
973 691 0602

LANDSCAPE ARCHITECT

Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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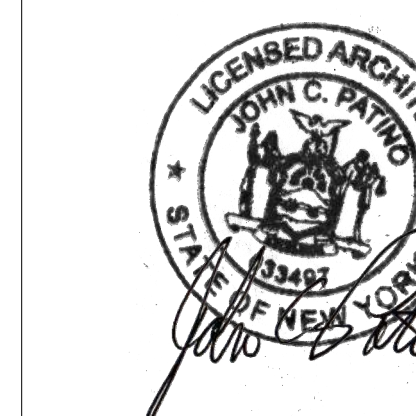
No. DATE REVISION

Project

Private Residence

230 West 11th Street
New York, NY

SUBCELLAR AND CELLAR PLANS



PROJECT No: P65-23

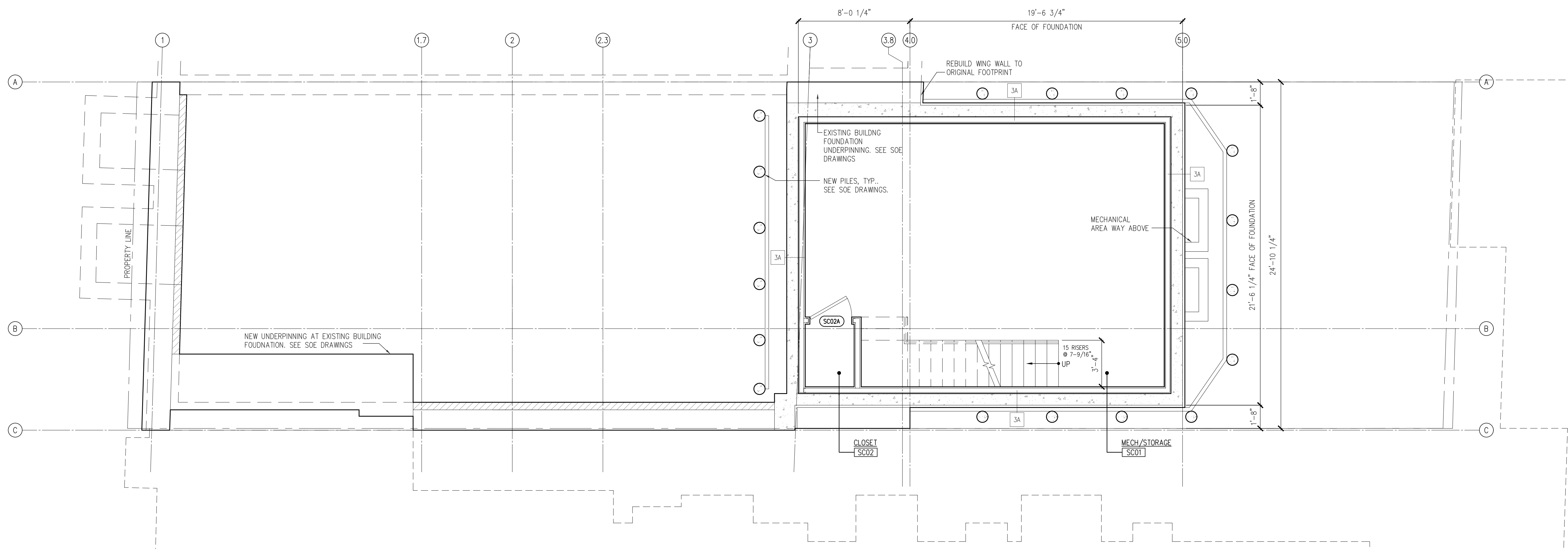
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@ 24 x 36

ISSUED: For LPC 11.20.2023

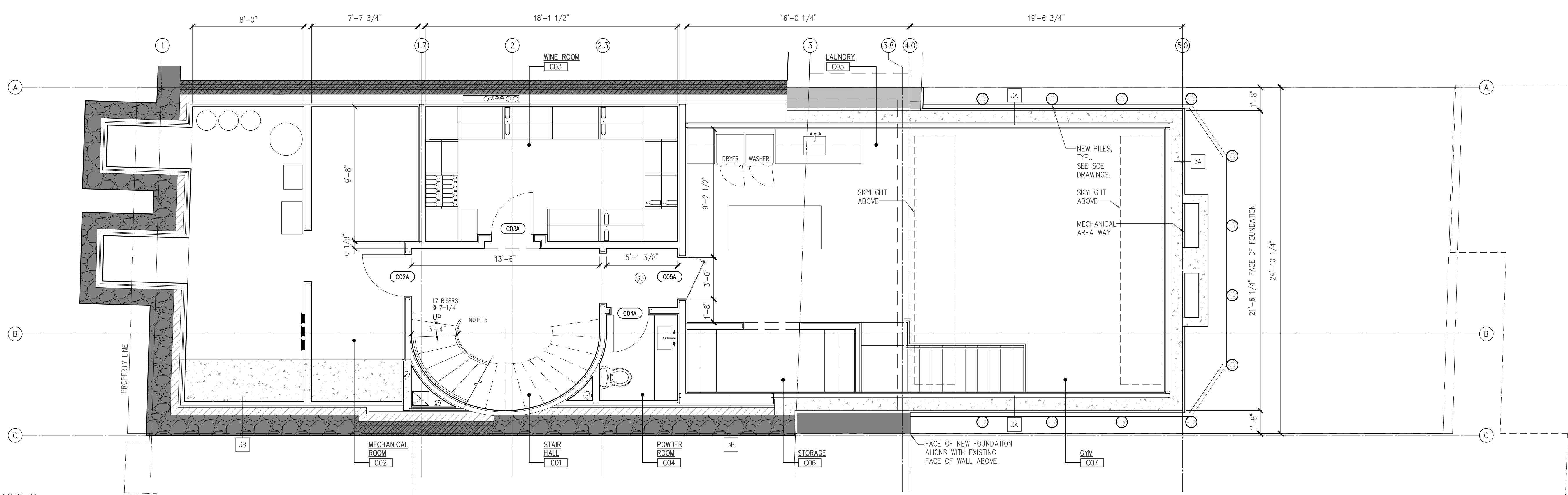
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9 of 30

JOB# M00958394-11



1 SUBCELLAR PLAN
FO-001 Scale: 1/4" = 1'-0"



2 CELLAR PLAN
FO-001 Scale: 1/4" = 1'-0"

CONSTRUCTION PLAN NOTES

- PER NYC ADMINISTRATIVE CODE 24-149.2 NEW FIREPLACE TO OPERATE SOLELY ON NATURAL GAS OR "RENEWABLE FUEL" AS DEFINED IN 24-104.
- ALL DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.
- NO WORK ON FRONT FACADE.
- PROVIDE ACCESS PANEL OR EXPOSE FULL PORT VALVES, CHECK VALVES, GAS VALVES, DRAIN VALVES AND/OR WATER HAMMER ARRESTERS, TYP.
- WALKLINE IS 12" FROM NARROWEST POINT ON TREADS ALONG PATH OF TRAVEL. MINIMUM TREAD DEPTH OF 10" PER NYC 1011.5.2

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- CONSTRUCTION ABOVE/SOFFITS/BEAMS
- MASONRY WALL

(SD) SMOKE /CARBON MONOXIDE DETECTOR, PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING AND EQUIPPED WITH A BATTERY BACKUP. DETECTORS TO BE INTERCONNECTED SO THAT ACTIVATION OF ONE WILL ACTIVATE ALL.

Consultants

INTERIOR DESIGN

Agence Festen
14 Rue Commines
75003 Paris, France
0033 9 86 41 30 26

STRUCTURAL ENGINEER

CRAFT Engineering Studio
39 West 38th Street, Suite 6E
New York, NY 10018
646 912 9867

GEOTECH ENGINEER

GZA GeoEnvironmental of NY
104 West 29th Street, 10th Floor
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212 594 8140

MEP ENGINEER

Hanington Engineering Consultants
1 Gold Mine Road
Flanders, NJ 07836
973 691 0602

LANDSCAPE ARCHITECT

Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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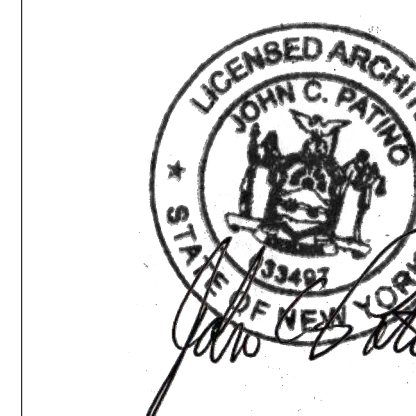
No. DATE REVISION

Project

Private Residence

230 West 11th Street
New York, NY

BASEMENT AND
FIRST FLOOR PLANS



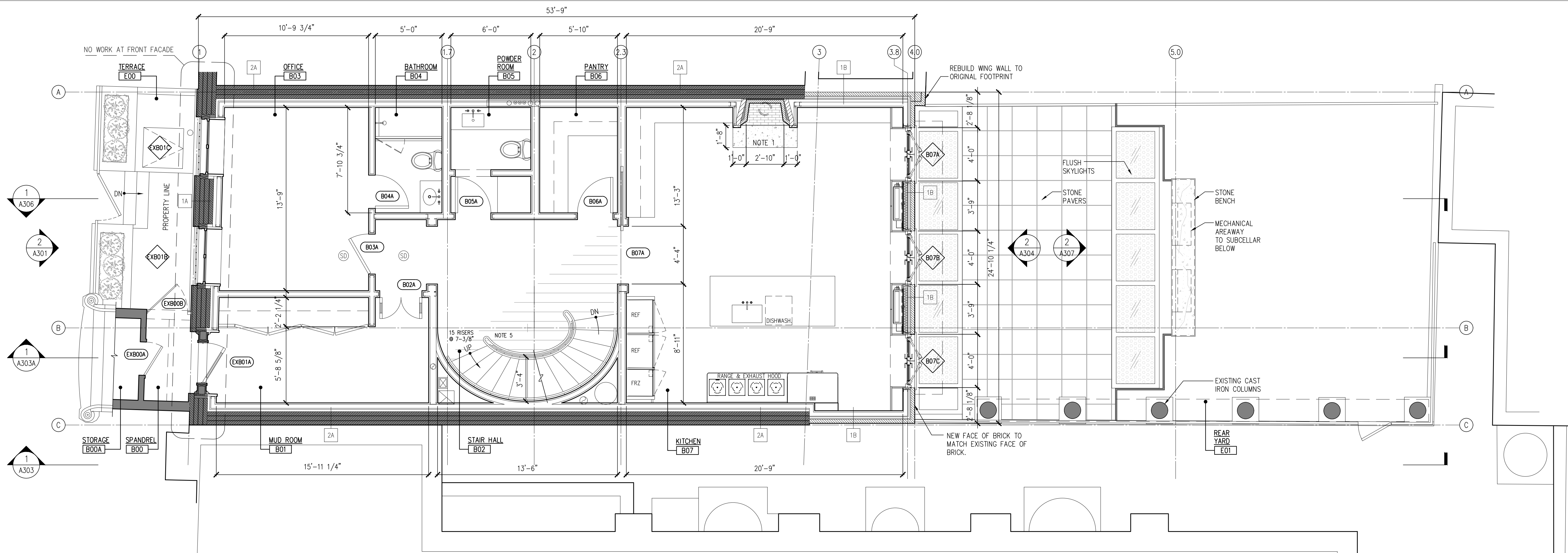
PROJECT No: P65-23

SCALE: 1/4" = 1'-0"
@ 24 x 36

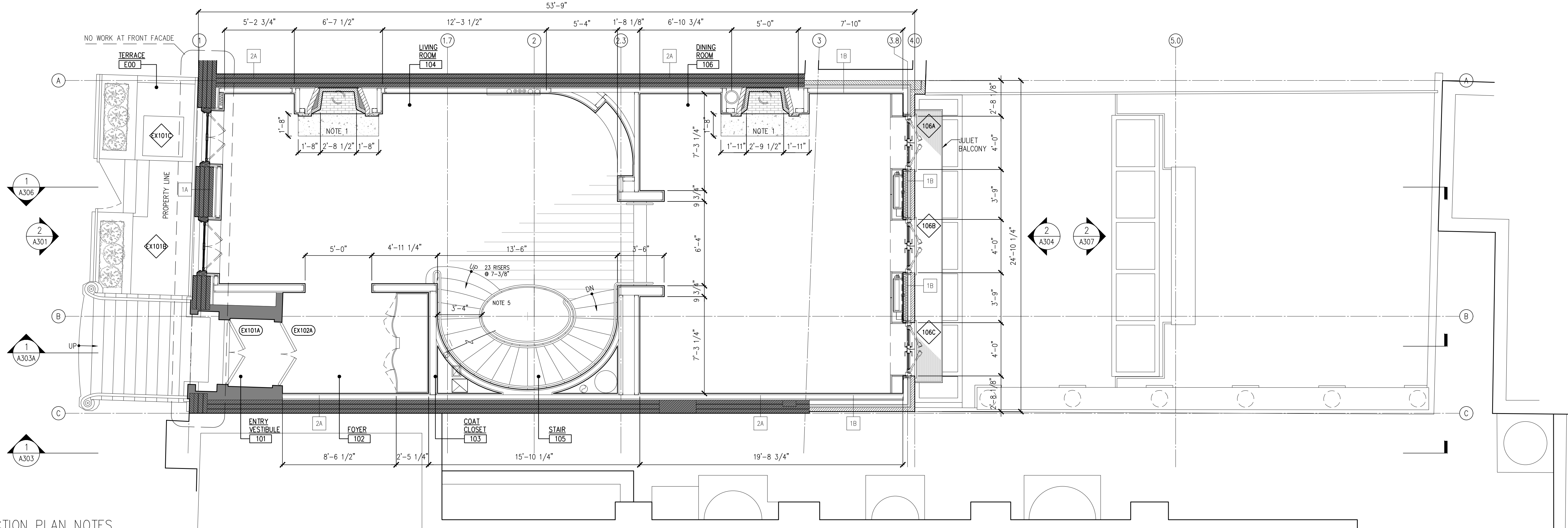
ISSUED: For LPC 11.20.2023

A-101.00

10 of 30 JOB# M00958394-11



1 BASEMENT PLAN
Scale: 1/4" = 1'-0"



2 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

CONSTRUCTION PLAN NOTES

- PER NYC ADMINISTRATIVE CODE 24-149.2 NEW FIREPLACE TO OPERATE SOLELY ON NATURAL GAS OR "RENEWABLE FUEL" AS DEFINED IN 24-104.
- ALL DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.
- NO WORK ON FRONT FACADE.
- PROVIDE ACCESS PANEL OR EXPOSE FULL PORT VALVES, CHECK VALVES, GAS VALVES, DRAIN VALVES AND/OR WATER HAMMER ARRESTERS, TYP.
- WALKLINE IS 12" FROM NARROWEST POINT ON TREADS ALONG PATH OF TRAVEL. MINIMUM TREAD DEPTH OF 10" PER NYBC 1011.5.2

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- CONSTRUCTION ABOVE/SOFFITS/BEAMS
- MASONRY WALL

SMOKE /CARBON MONOXIDE DETECTOR, PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING AND EQUIPPED WITH A BATTERY BACKUP. DETECTORS TO BE INTERCONNECTED SO THAT ACTIVATION OF ONE WILL ACTIVATE ALL.

Consultants

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LANDSCAPE ARCHITECT

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718 858 8439

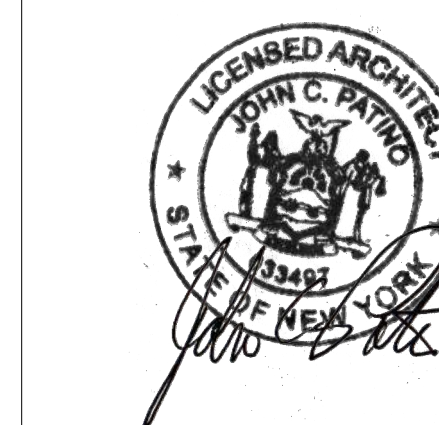
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No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

SECOND AND THIRD FLOOR PLANS



PROJECT No: P65-23

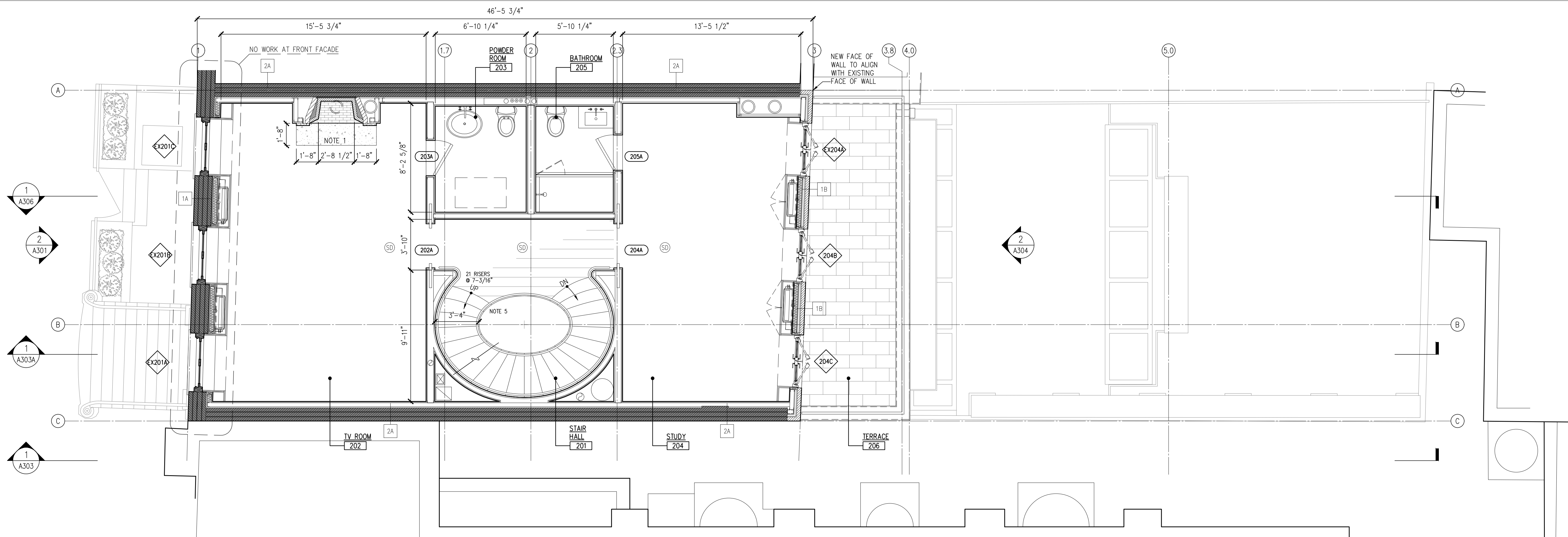
SCALE: 1/4" = 1'-0"
@ 24 x 36

ISSUED: For LPC 11.20.2023

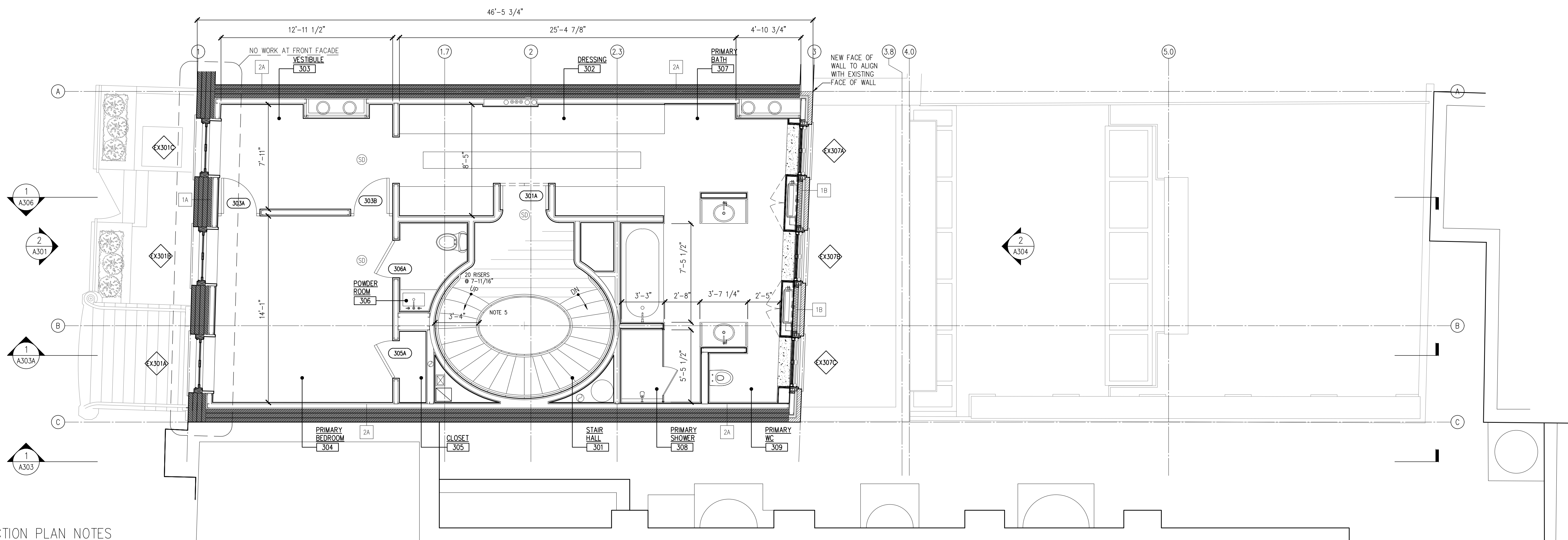
A-102.00

11 of 30

JOB# M00958394-11



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



2 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

CONSTRUCTION PLAN NOTES

- PER NYC ADMINISTRATIVE CODE 24-149.2 NEW FIREPLACE TO OPERATE SOLELY ON NATURAL GAS OR "RENEWABLE FUEL" AS DEFINED IN 24-104.
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LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- CONSTRUCTION ABOVE/SOFFITS/BEAMS
- MASONRY WALL

(SD) SMOKE /CARBON MONOXIDE DETECTOR, PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING AND EQUIPPED WITH A BATTERY BACKUP. DETECTORS TO BE INTERCONNECTED SO THAT ACTIVATION OF ONE WILL ACTIVATE ALL.

Consultants

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LANDSCAPE ARCHITECT

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718 858 8439

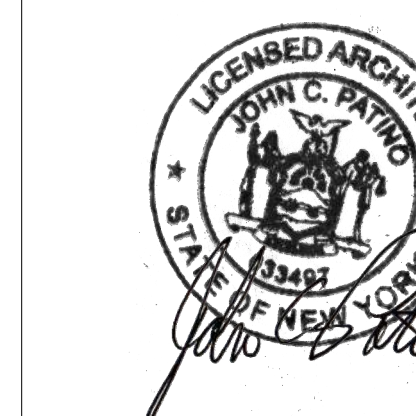
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No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

BULKHEAD PLAN AND ROOF PLAN



PROJECT No: P65-23

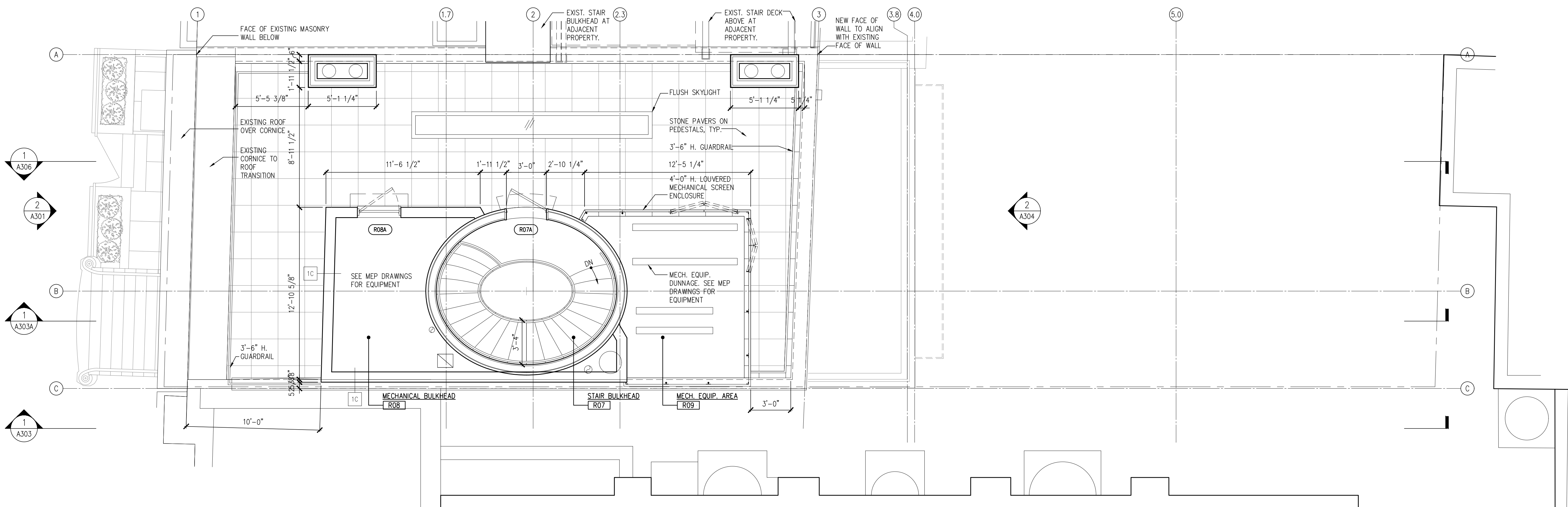
SCALE: 1/4" = 1'-0"
@ 24 x 36

ISSUED: For LPC 11.20.2023

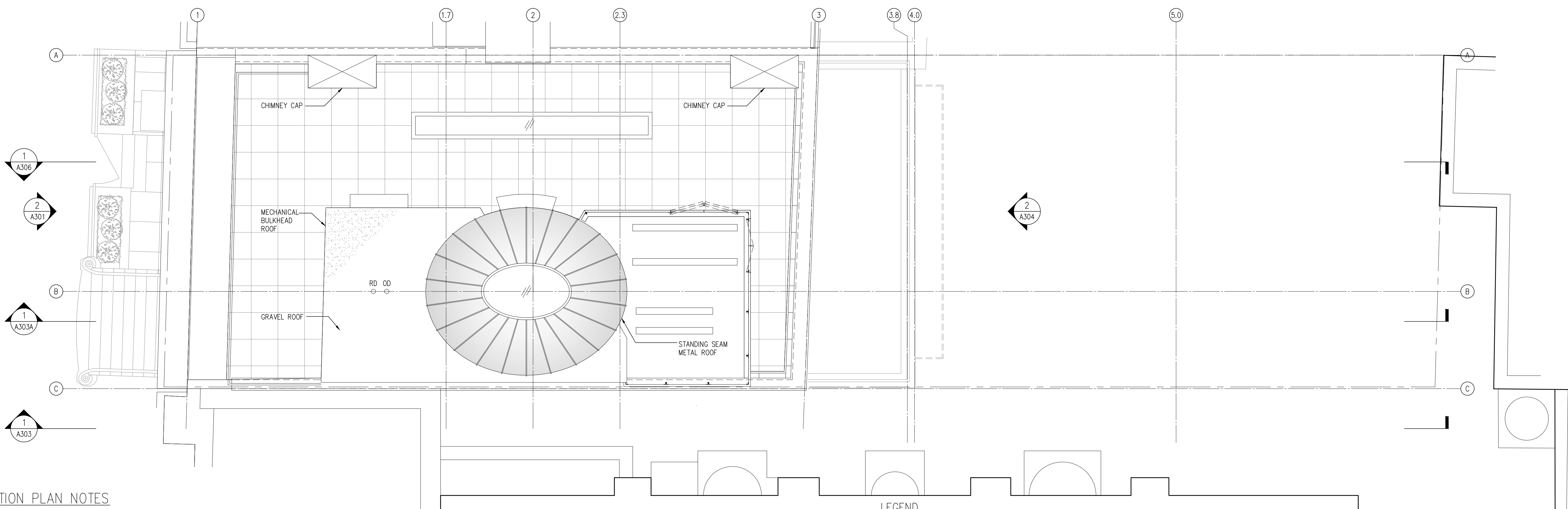
A-103.00

12 of 30

JOB# M00958394-11



1 BULKHEAD PLAN
A103 Scale: 1/4" = 1'-0"



2 ROOF PLAN
A103 Scale: 1/4" = 1'-0"

CONSTRUCTION PLAN NOTES

- PER NYC ADMINISTRATIVE CODE 24-149.2 NEW FIREPLACE TO OPERATE SOLELY ON NATURAL GAS OR "RENEWABLE FUEL" AS DEFINED IN 24-104.
- ALL DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.
- NO WORK ON FRONT FACADE.
- PROVIDE ACCESS PANEL OR EXPOSE FULL PORT VALVES, CHECK VALVES, GAS VALVES, DRAIN VALVES AND/OR WATER HAMMER ARRESTERS, TYP.

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- - - CONSTRUCTION ABOVE/SOFFITS/BEAMS

- ⊙ SMOKE DETECTOR; SMOKE DETECTOR; PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING AND EQUIPED WITH A BATTERY BACKUP. SMOKE DETECTORS TO BE INTERCONNECTED SO THAT ACTIVATION OF ONE WILL ACTIVATE ALL.

Consultants

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LANDSCAPE ARCHITECT
Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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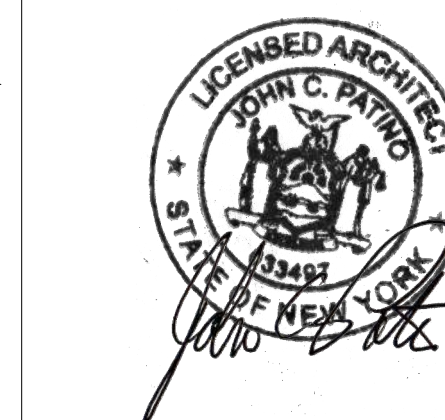
No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS



PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36
ISSUED: For LPC 11.20.2023

A-301.00



NOTE:
NO WORK ON THE FRONT FACADE.
THE EXISTING FRONT FACADE IS TO REMAIN, INCLUDING WINDOWS AND DOORS.

1 EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"



NOTE:
NO WORK ON THE FRONT FACADE.
THE EXISTING FRONT FACADE IS TO REMAIN, INCLUDING WINDOWS AND DOORS.

2 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

T.O. NEW CELLAR FIN FLR
-11' - 7 3/4"

T.O. NEW SUBCELLAR FIN FLR
-21' - 0 3/4"

Consultants

INTERIOR DESIGN

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LANDSCAPE ARCHITECT

Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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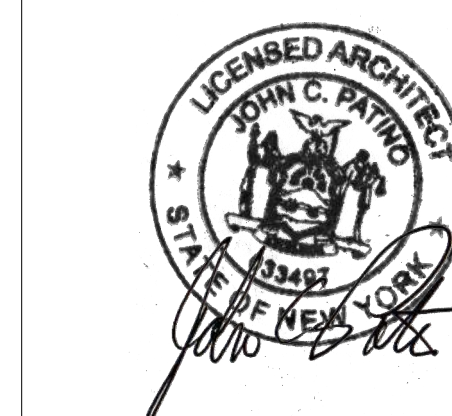
No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS



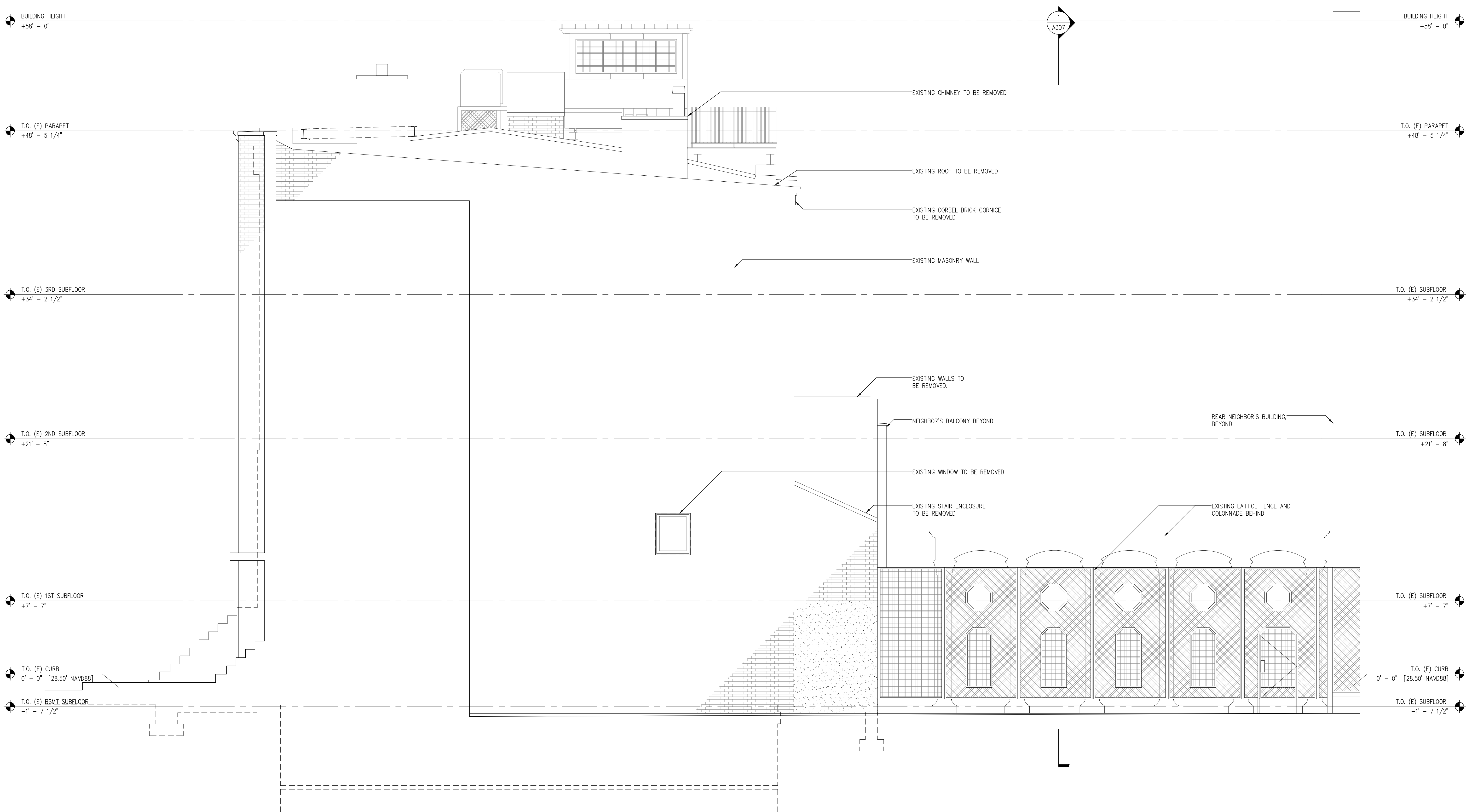
PROJECT No: P65-23

SCALE: 1/4" = 1'-0"

@ 24 x 36

ISSUED: For LPC 11.20.2023

A-302.00



1 EXISTING ELEVATION LOOKING EAST
Scale: 1/4" = 1'-0"

Consultants

INTERIOR DESIGN
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LANDSCAPE ARCHITECT
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190 Sackett Street
Brooklyn, NY 11231
718 858 8439

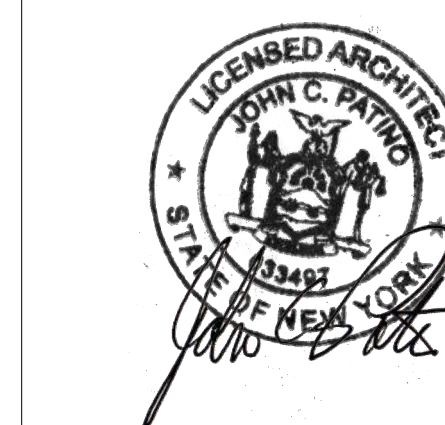
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No.	DATE	REVISION
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Project

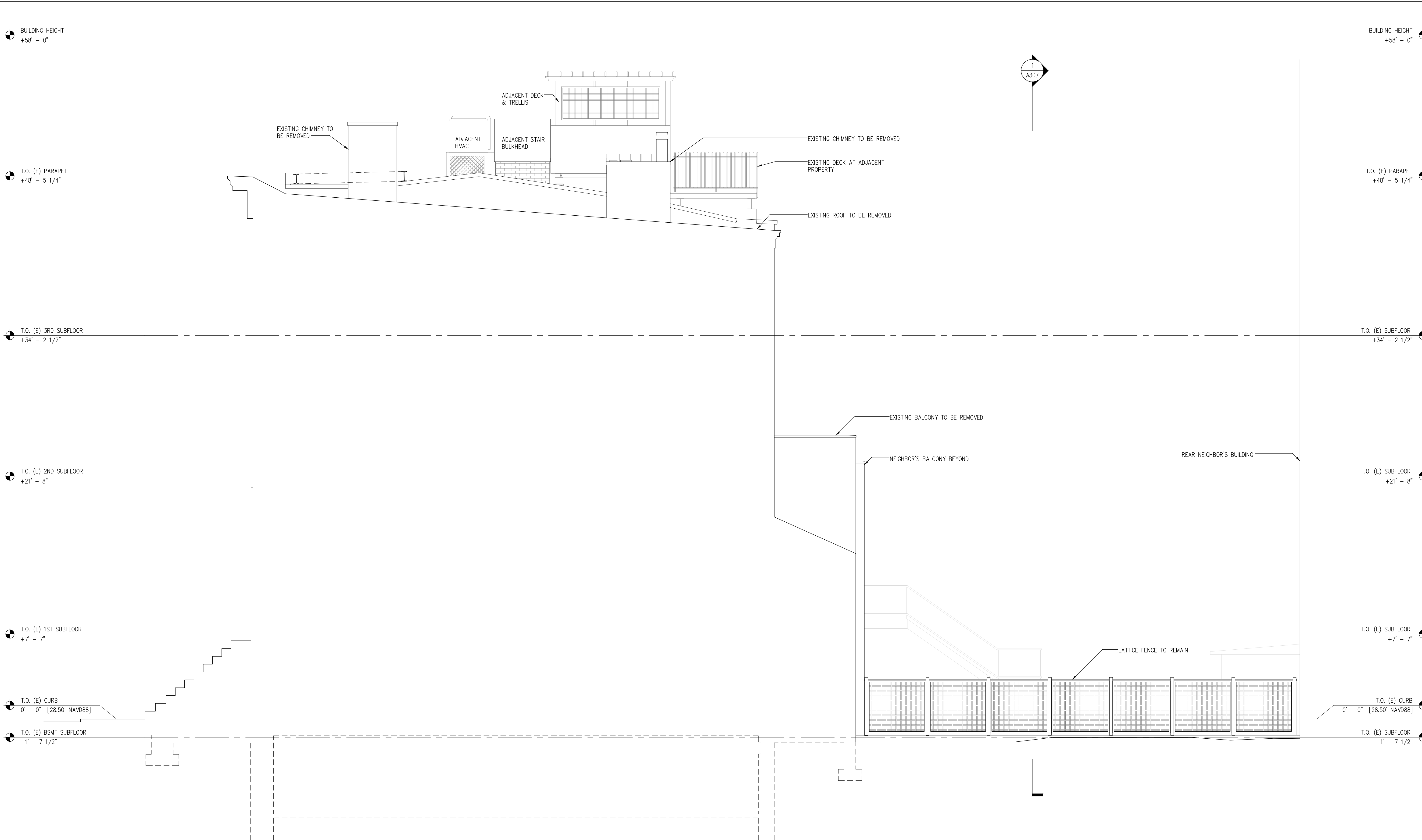
Private Residence
230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS



PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36
ISSUED: For LPC 11.20.2023

A-302a.00



1 EXISTING ELEVATION LOOKING EAST
Scale: 1/4" = 1'-0"

Consultants

INTERIOR DESIGN
Agence Festen
14 Rue Commines
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STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT
Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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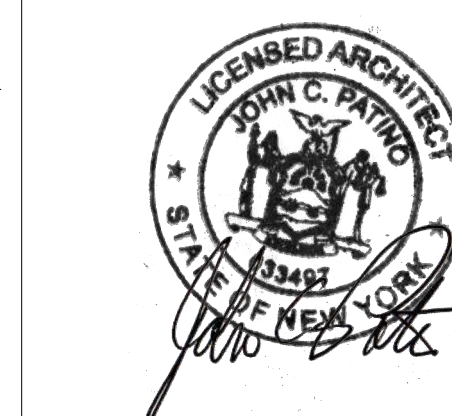
No.	DATE	REVISION
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Project

Private Residence

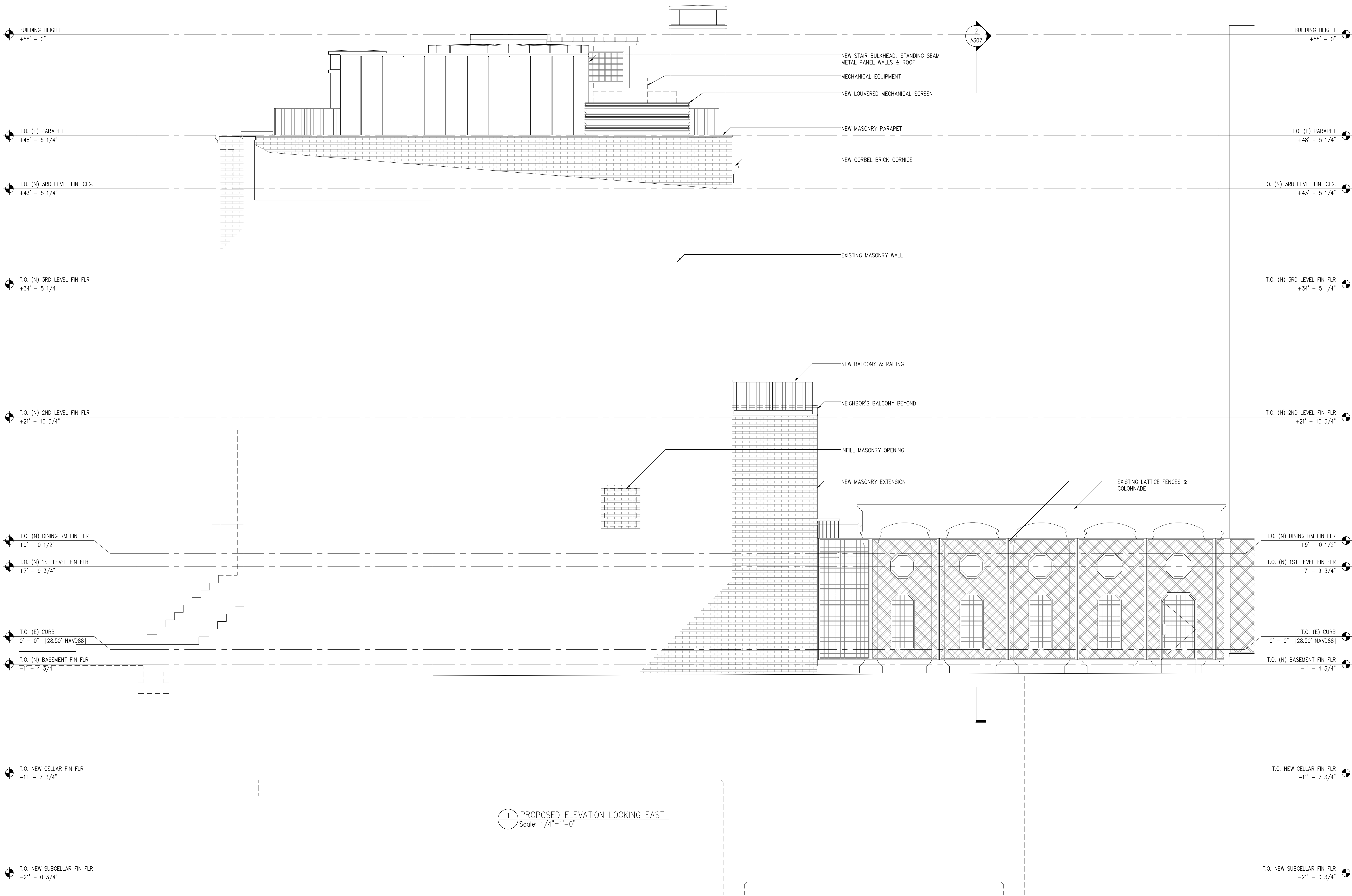
230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS

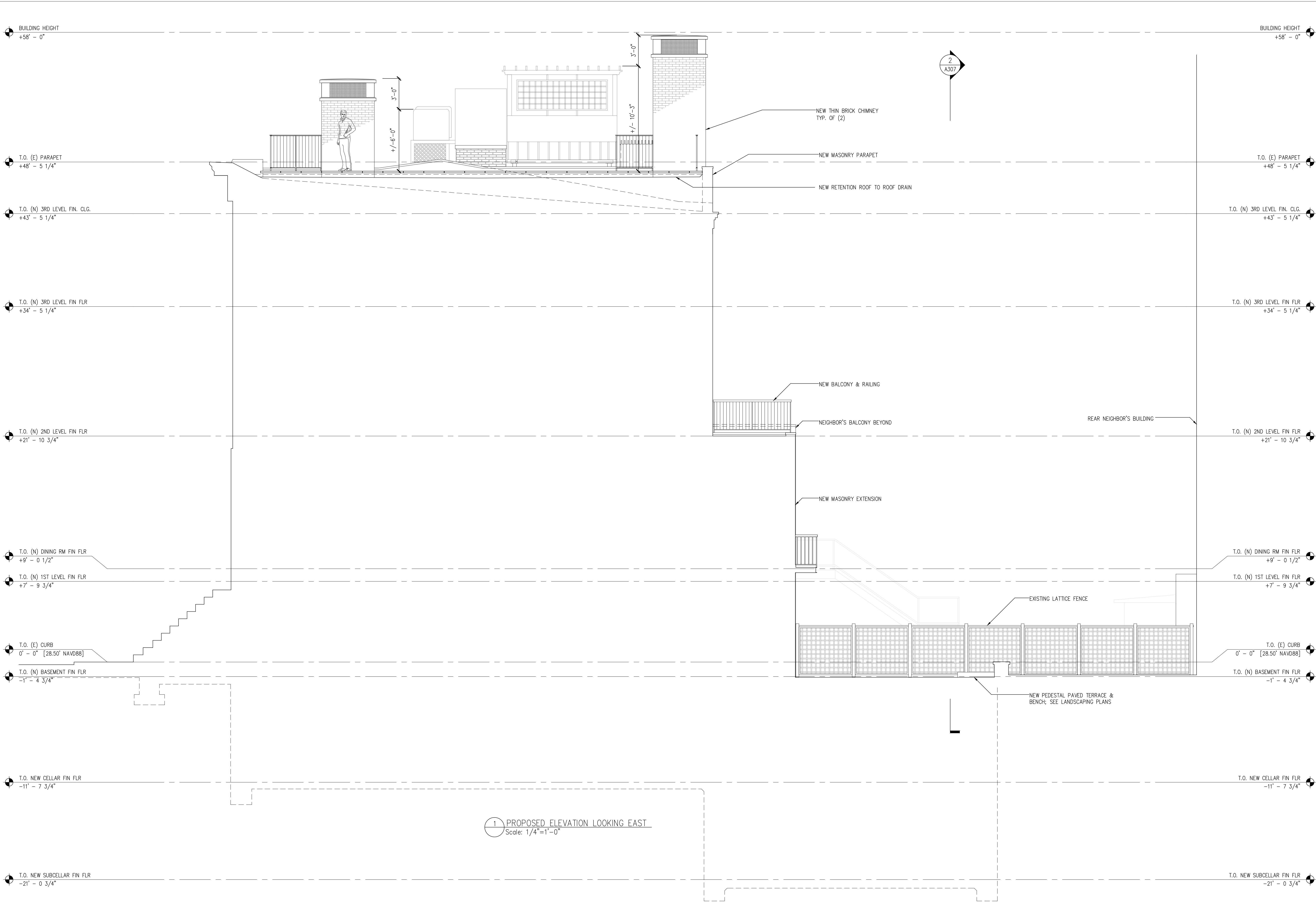


PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36
ISSUED: For LPC 11.20.2023

A-303.00



1 PROPOSED ELEVATION LOOKING EAST
Scale: 1/4" = 1'-0"



1 PROPOSED ELEVATION LOOKING EAST
Scale: 1/4" = 1'-0"

Consultants

INTERIOR DESIGN
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LANDSCAPE ARCHITECT
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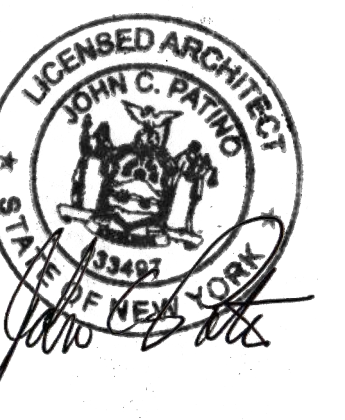
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Project

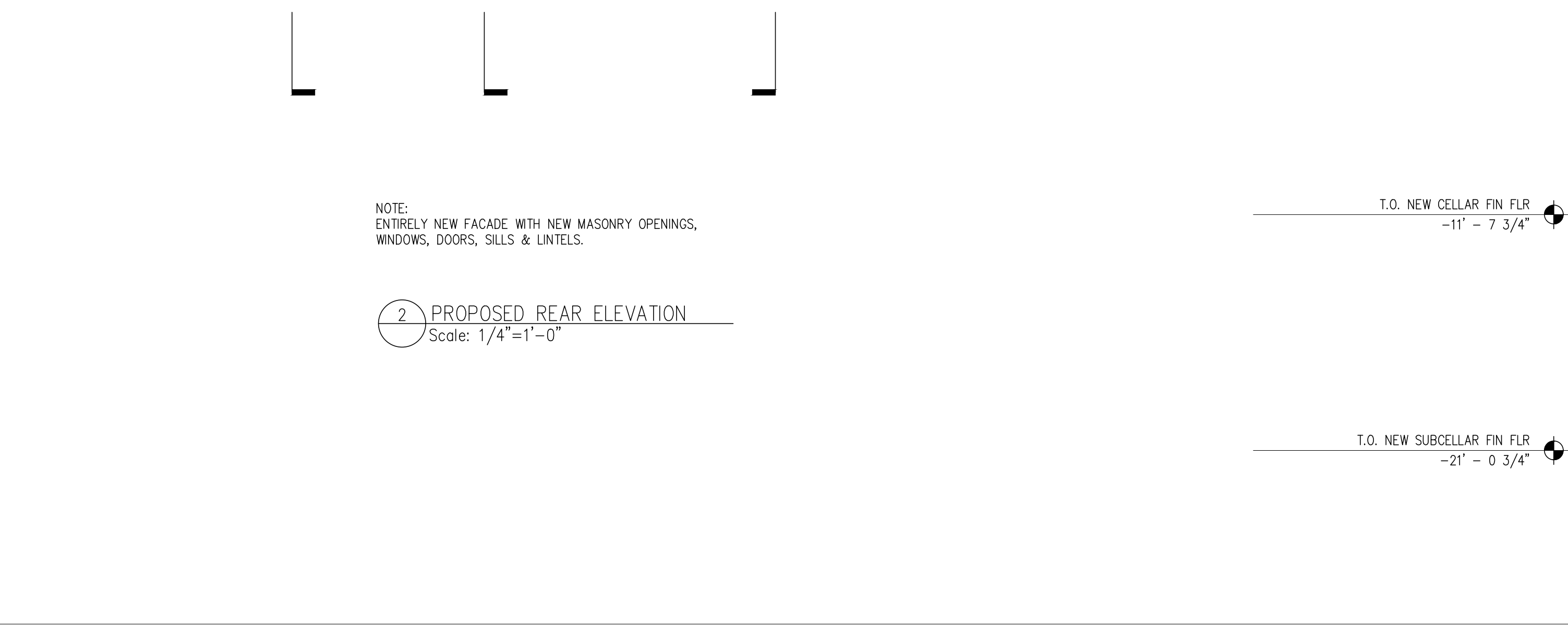
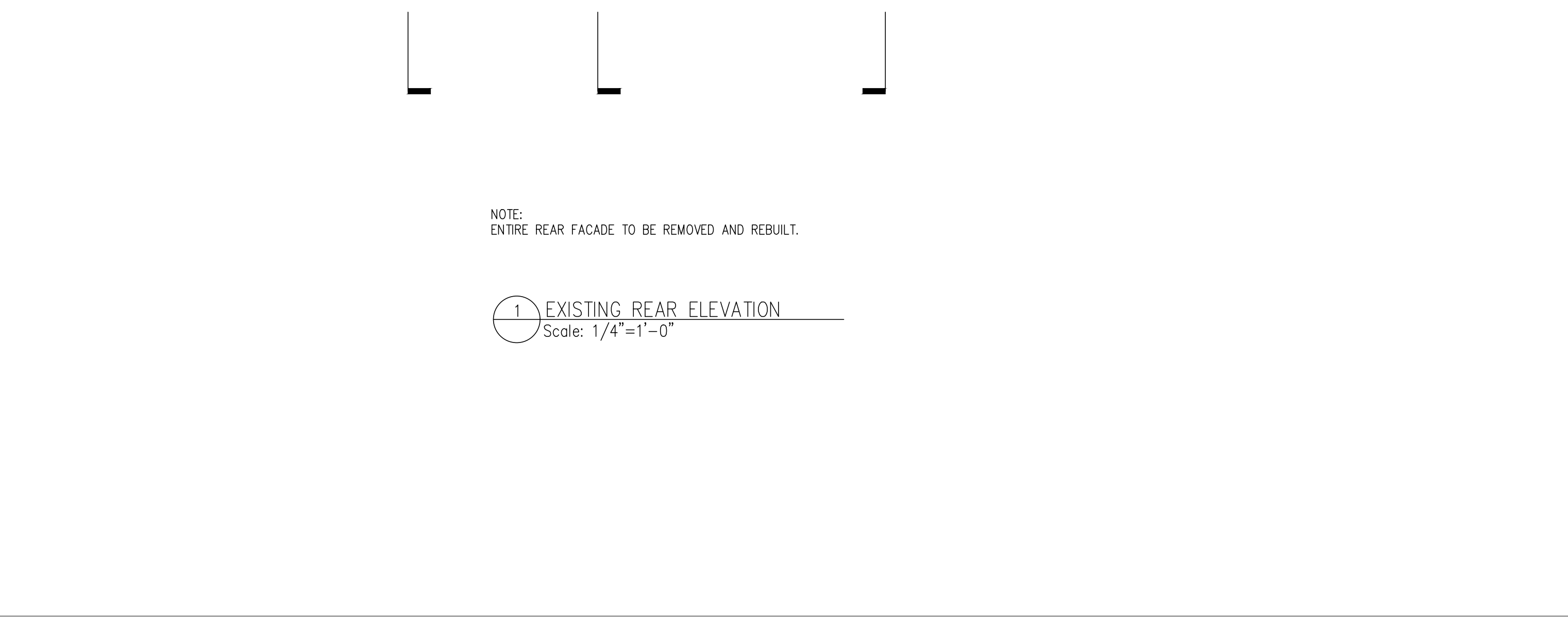
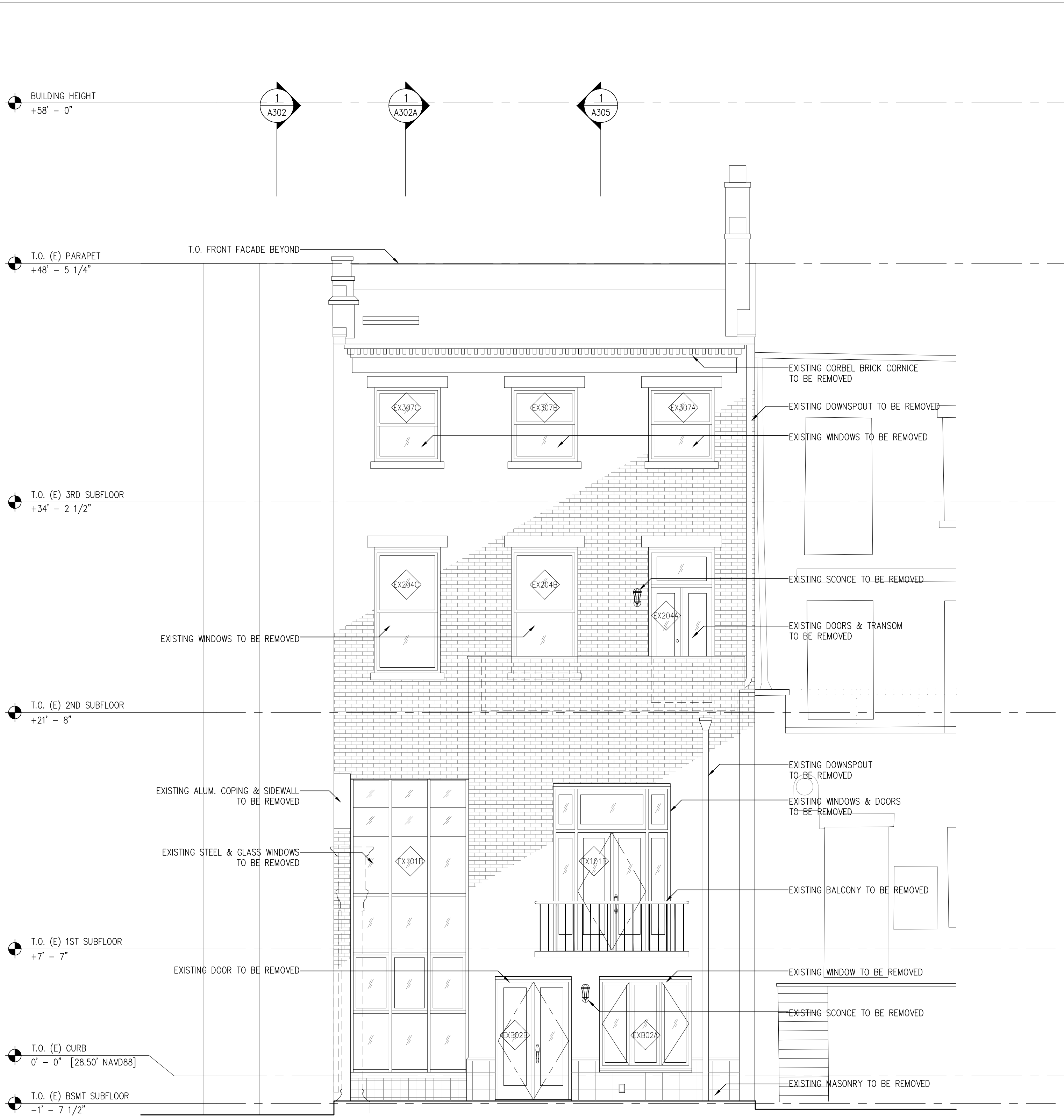
Private Residence
230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS



PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36
ISSUED: For LPC 11.20.2023

A-303a.00

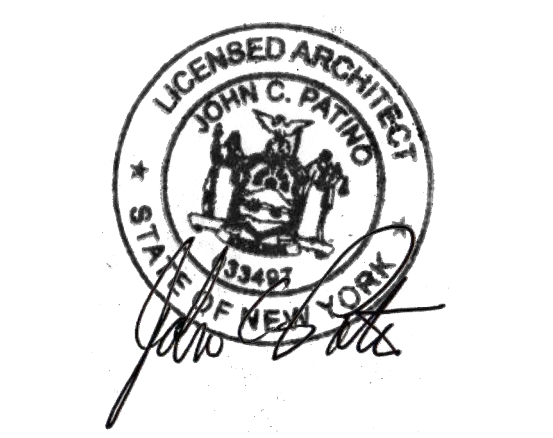


- Consultants
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 - MEP ENGINEER**
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 973 691 0602
 - LANDSCAPE ARCHITECT**
Kim Hoyt Architect, LLC
 190 Sackett Street
 Brooklyn, NY 11231
 718 858 8439

No.	DATE	REVISION
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Project
Private Residence
 230 West 11th Street
 New York, NY

EXTERIOR ELEVATIONS



Consultants

INTERIOR DESIGN

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LANDSCAPE ARCHITECT

Kim Hoyt Architect, LLC
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Brooklyn, NY 11231
718 858 8439

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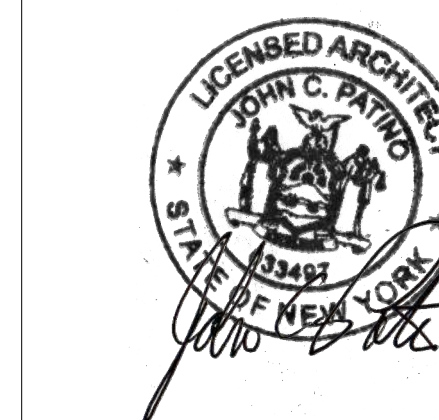
No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS

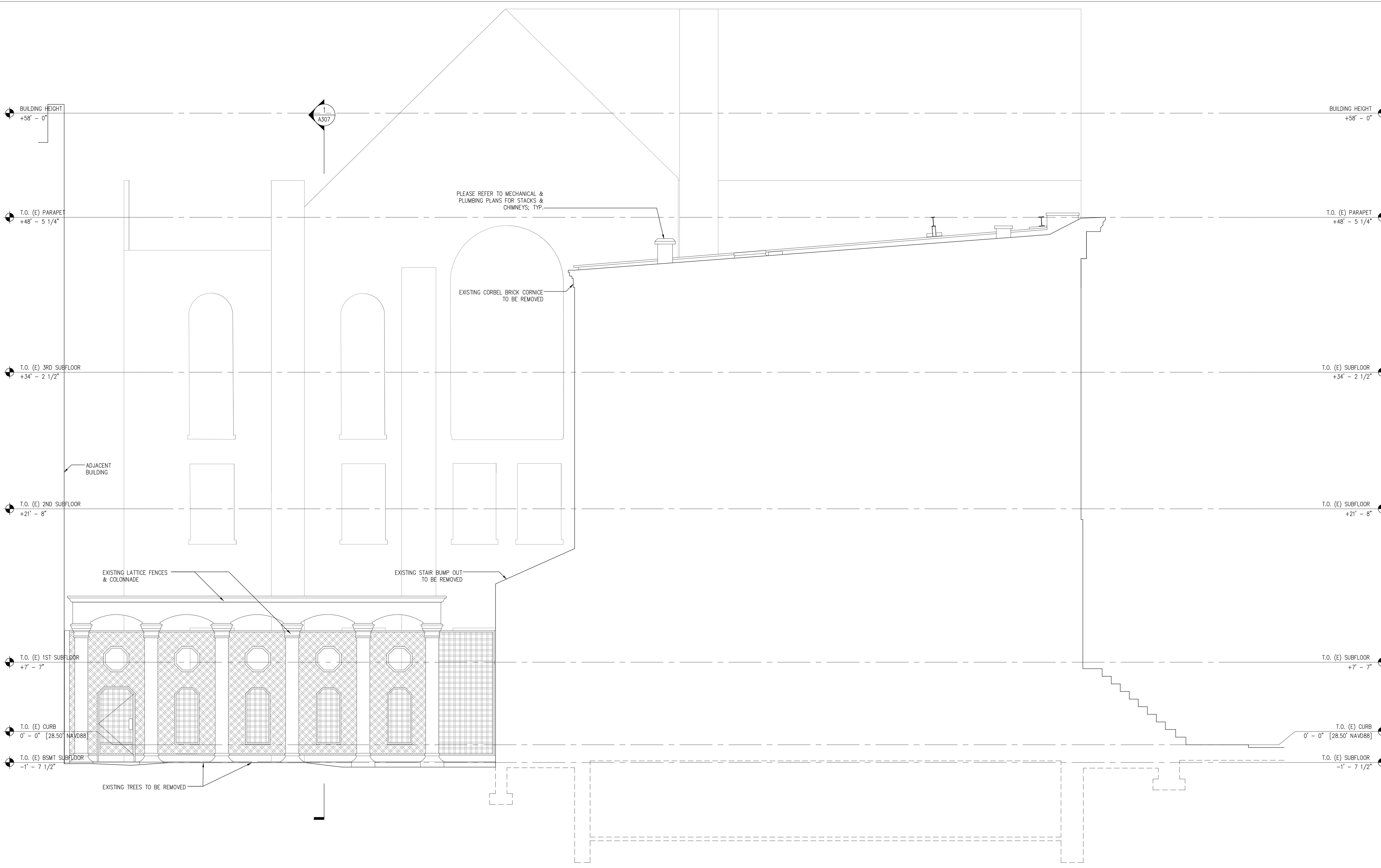


PROJECT No: P65-23

SCALE: 1/4" = 1'-0"
@ 24 x 36

ISSUED: For LPC 11.20.2023

A-305.00



1 EXISTING ELEVATION LOOKING WEST
Scale: 1/4"=1'-0"

Consultants

INTERIOR DESIGN
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190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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No.	DATE	REVISION

Project

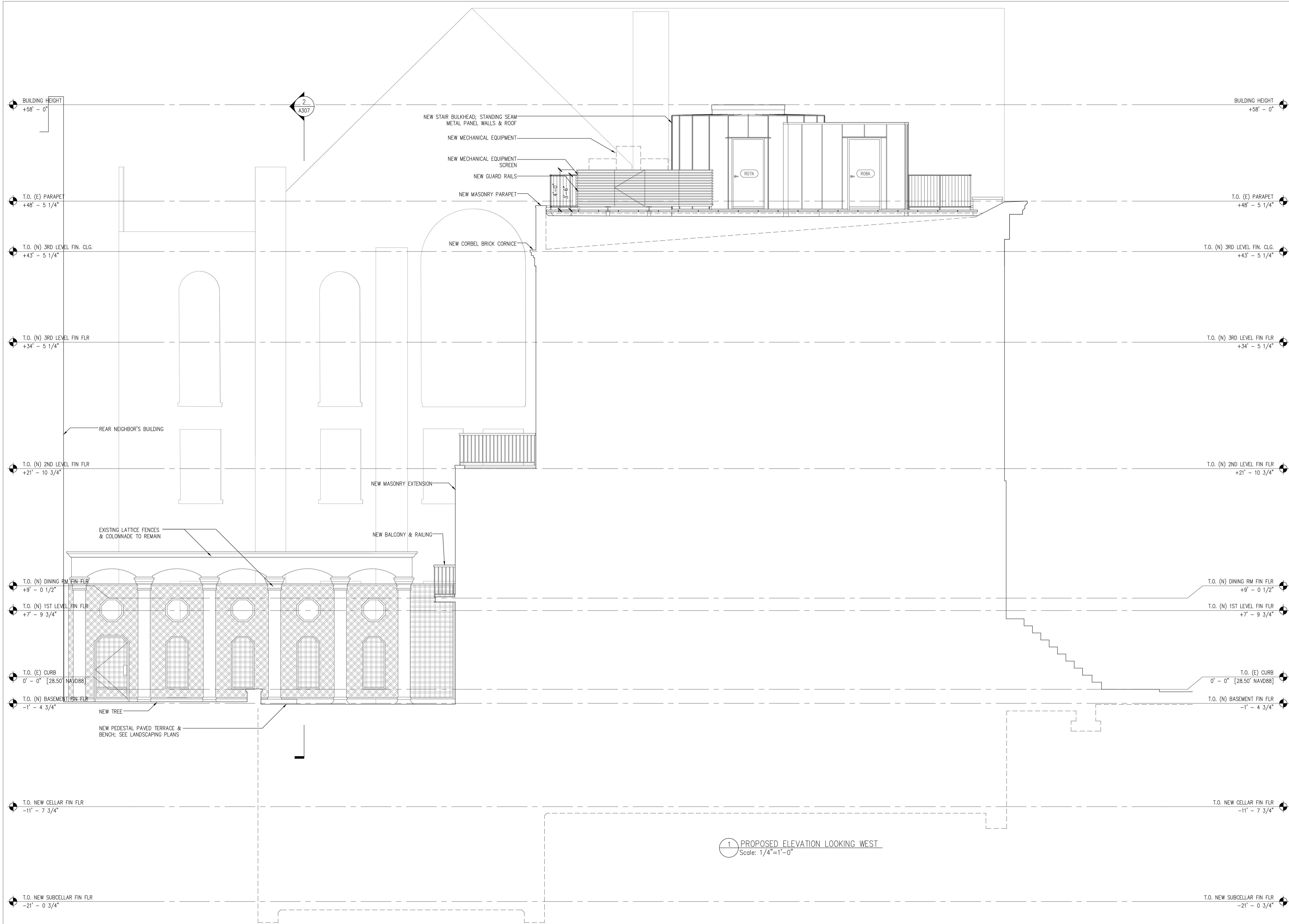
Private Residence
230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS



PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36
ISSUED: For LPC 11.20.2023

A-306.00



1 PROPOSED ELEVATION LOOKING WEST
Scale: 1/4"=1'-0"

BUILDING HEIGHT
+58' - 0"

T.O. (E) PARAPET
+48' - 5 1/4"

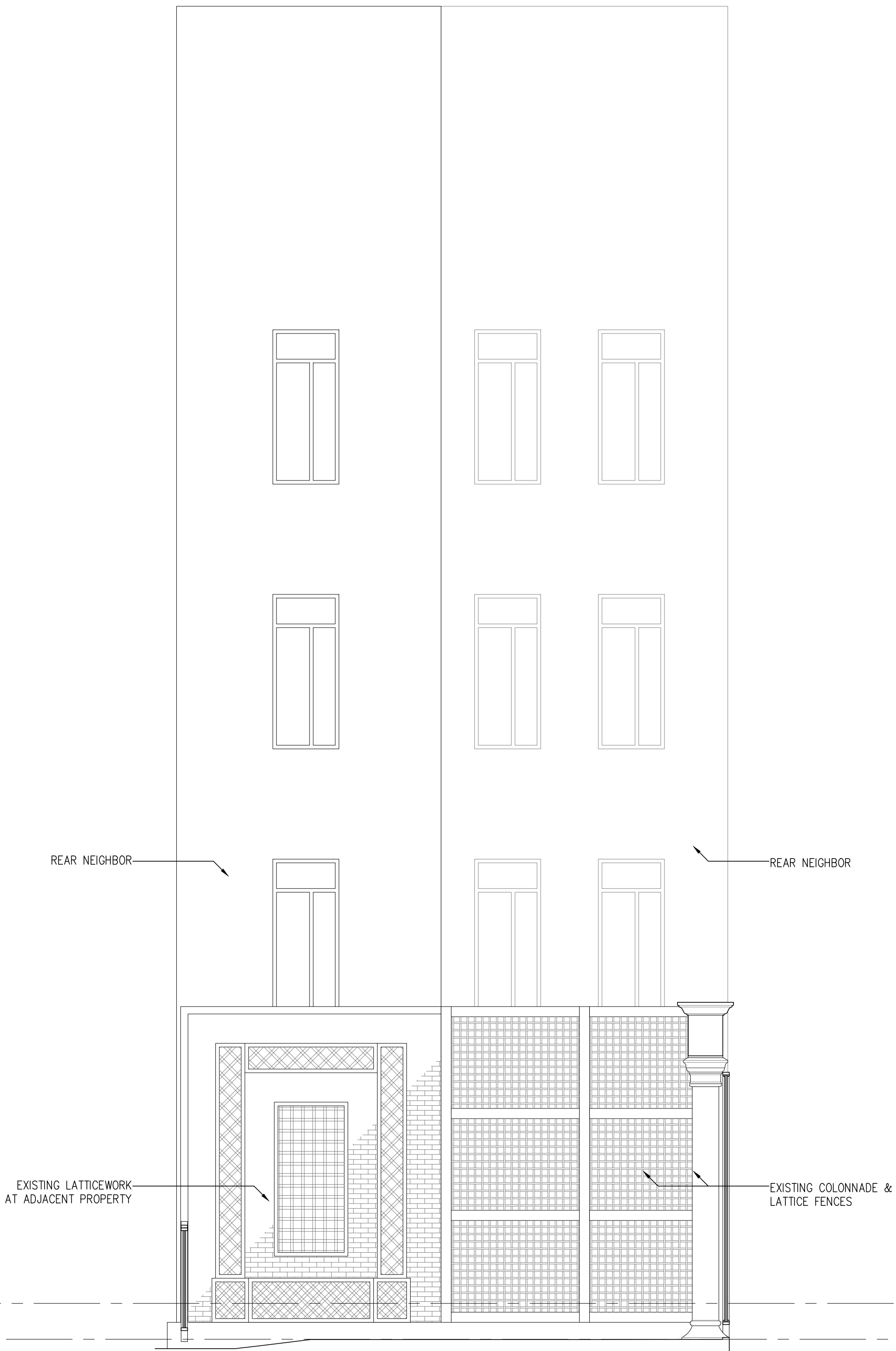
T.O. (E) 3RD SUBFLOOR
+34' - 2 1/2"

T.O. (E) 2ND SUBFLOOR
+21' - 8"

T.O. (E) 1ST SUBFLOOR
+7' - 7"

T.O. (E) CURB
0' - 0" [28.50' NAVD88]

T.O. (E) BSMT SUBFLOOR
-1' - 7 1/2"



1 EXISTING ELEVATION LOOKING SOUTH
Scale: 1/4"=1'-0"

BUILDING HEIGHT
+58' - 0"

T.O. (E) PARAPET
+48' - 5 1/4"

T.O. (N) 3RD LEVEL FIN. CLG.
+43' - 5 1/4"

T.O. (N) 3RD LEVEL FIN FLR
+34' - 5 1/4"

T.O. (N) 2ND LEVEL FIN FLR
+21' - 10 3/4"

T.O. (N) DINING RM FIN FLR
+9' - 0 1/2"

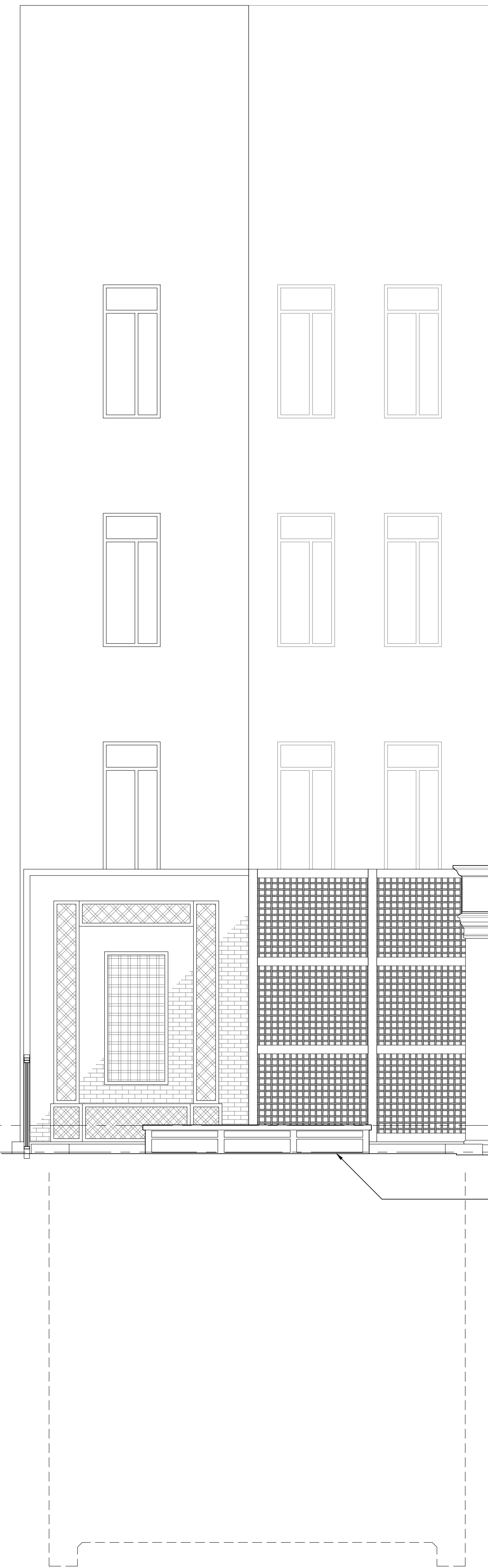
T.O. (N) 1ST LEVEL FIN FLR
+7' - 9 3/4"

T.O. (E) CURB
0' - 0" [28.50' NAVD88]

T.O. (N) BASEMENT FIN FLR
-1' - 4 3/4"

T.O. NEW CELLAR FIN FLR
-11' - 7 3/4"

T.O. NEW SUBCELLAR FIN FLR
-21' - 0 3/4"



2 PROPOSED ELEVATION LOOKING SOUTH
Scale: 1/4"=1'-0"

PATINO

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MEP ENGINEER
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Flanders, NJ 07836
973 691 0602

LANDSCAPE ARCHITECT
Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

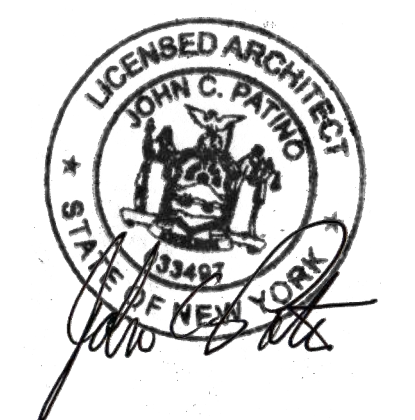
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No.	DATE	REVISION
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Project

Private Residence
230 West 11th Street
New York, NY

EXTERIOR ELEVATIONS



PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36

ISSUED: For LPC 11.20.2023

A-307.00

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INTERIOR DESIGN
Agence Festen
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Brooklyn, NY 11231
718 858 8439

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No.	DATE	REVISION
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Project

Private Residence

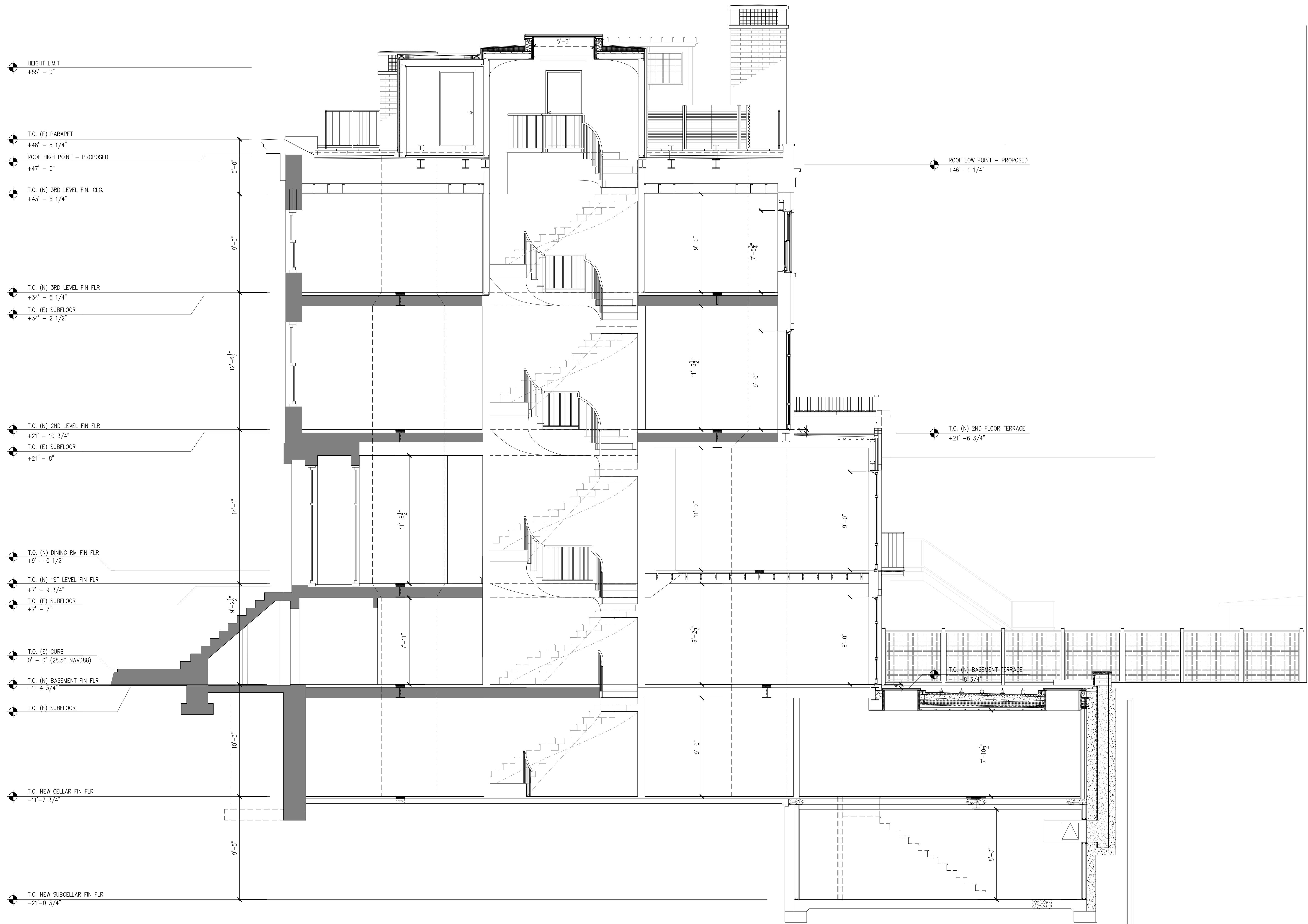
230 West 11th Street
New York, NY

BUILDING SECTION



PROJECT No: P65-23
SCALE: 1/4" = 1'-0"
@ 24 x 36
ISSUED: For LPC 11.20.2023

A-401.00



1 BUILDING SECTION
A401 Scale: 1/4"=1'-0"

LEGEND
EXISTING WALL TO REMAIN

Consultants






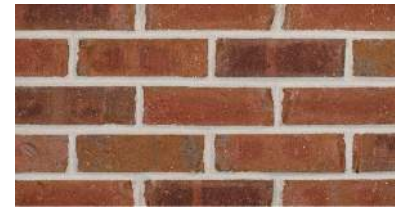



INTERIOR DESIGN
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<p>BRICK</p> <p>BELDEN TRI-STATE NEW YORK RED FACE BRICK, OR EQUAL; BRICK & MORTAR COLOR TO MATCH EXISTING</p> <p>USED AT PERIMETER WALLS MATCHING THINBRICK USED AT CHIMNEYS</p>	<p>BROWNSTONE-SANDSTONE</p> <p>COLOR TO MATCH EXISTING</p> <p>USED AT SILLS & LINTELS AT MASONRY OPENINGS, AND PATCHES TO EXISTING AS NEC.</p>	<p>PAINT</p> <p>BENJAMIN MOORE HC-190 BLACK, SEMI-GLOSS</p> <p>USED AT WINDOW SASHES & FRAMES, METAL RAILINGS</p>	<p>METAL PANELING</p> <p>STANDING SEAM LEAD COATED COPPER ROOF AND VERTICAL SIDING.</p> <p>USED AT BULKHEAD EXTERIOR</p>
<p>GLEN GERY GEORGIAN</p> 	 <p>EXISTING LINTEL</p>	  <p>EXISTING BLACK</p>	
<p>GLEN GERY MONTICELLO</p> 	 <p>EXISTING SILL</p>		
<p>EXISTING BRICK</p> 			

DOOR SCHEDULE											
DOOR NO.	FROM	OPENING TO	DOOR TYPE	HDWR TYPE	WIDTH	HEIGHT	THICKNESS	HEAD DTL.	SILL DTL.	JAMB DTL.	DESCRIPTION
SC02A	SC02 CLOSET	SC01 MECH/STORAGE	1	A	36	84	1.75				
C02A	C01 STAIR HALL	C02 MECHANICAL	1	A	36	84	1.75				
C03A	C01 STAIR HALL	C03 WINE ROOM	1	A	36	84	1.75				
C04A	C01 STAIR HALL	C04 POWDER ROOM	1	B	32	84	1.75				
C05A	C01 STAIR HALL	C05 LAUNDRY	1	A	36	84	1.75				
EXB00A	B00A STORAGE	B00 SPANDREL									EXISTING TO REMAIN
EXB00B	B00 SPANDREL	E00 TERRACE									EXISTING TO REMAIN
EXB01A	B00 SPANDREL	B01 MUDROOM									EXISTING TO REMAIN
B02A	B02 STAIR HALL	B01 MUDROOM	4	F	50	84	1.75				LIGHTED DOORS
B03A	B02 STAIR HALL	B03 OFFICE	1	B	36	84	1.75				
B04A	B03 OFFICE	B04 BATHROOM	1	B	30	84	1.75				
B05A	B02 STAIR HALL	B05 POWDER ROOM	1	B	32	84	1.75				
B06A	B02 STAIR HALL	B06 PANTRY	1	A	32	84	1.75				
B07A	B02 STAIR HALL	B07 KITCHEN	3	E	52	84	1.75				
EX101A	<STOOP>	101 ENTRY VEST.									EXISTING TO REMAIN
EX102A	101 ENTRY VEST.	102 FOYER									EXISTING TO REMAIN
202A	201 STAIR HALL	202 TV ROOM	1	A	32	84	1.75				
203A	202 TV ROOM	203 POWDER ROOM	4	F	47.625	84	1.75				
204A	201 STAIR HALL	204 STUDY	1	A	32	84	1.75				
205A	204 STUDY	204 BATHROOM	4	B	47.625	84	1.75				
301A	302 DRESSING ROOM	301 STAIR HALL	2	D	43.75	84	1.75				HARMON DOORS
303A	304 PRIMARY BEDRM	303 VESTIBULE	1	A	32	84	1.75				MILLWORK FRAME
303B	304 PRIMARY BEDRM	303 VESTIBULE	1	A	32	84	1.75				MILLWORK FRAME
305A	305 CLOSET	304 PRIMARY BEDRM	1	A	34	84	1.75				
306A	306 POWDER ROOM	304 PRIMARY BEDRM	1	B	34	84	1.75				
R07A	R07 STAIR HALL	<ROOF>	1	C	36	84	1.75				CURVED DOOR
R08A	XX	<ROOF>	1	C	36	84	1.75				

NOTES:
- DIMENSIONS ARE IN INCHES
- WIDTH IS MEASURED DOOR JAMB TO DOOR JAMB
- HEIGHT IS MEASURED FINISH FLOOR TO DOOR JAMB

DOOR TYPES:
1. SWING DOOR SINGLE-LEAF
2. SWING DOOR DOUBLE-LEAF
3. POCKET DOOR SINGLE-LEAF
4. POCKET DOOR DOUBLE-LEAF

HARDWARE TYPES:
A. SWING PASSAGE
B. SWING PRIVACY
C. SWING STOREROOM
D. SWING PRIVACY DOUBLE
E. POCKET PASSAGE
F. POCKET PASSAGE DOUBLE

WINDOW SCHEDULE							
WIN. NO.	TYPE	M.O. WIDTH	M.O. HEIGHT	HEAD DTL.	SILL DTL.	JAMB DTL.	DESCRIPTION
EXB01B							EXISTING TO REMAIN
EXB01C							EXISTING TO REMAIN
B07A	1	48	99 1/2"	6/A-904	6/A-904	8/A-904	
B07B							
B07C							
EX101B							EXISTING TO REMAIN
EX101C							EXISTING TO REMAIN
106A	2	48	109 3/4"	3/A-904	3/A-904	7/A-904	
106B							
106C							
EX201A							EXISTING TO REMAIN
EX201B							EXISTING TO REMAIN
EX201C							EXISTING TO REMAIN
204A	2	48	103	3/A-904	3/A-904	7/A-904	ESCAPE WINDOW
204B							
204C							
EX301A							EXISTING TO REMAIN
EX301B							EXISTING TO REMAIN
EX301C							EXISTING TO REMAIN
307A	3	48	69	3/A-905	3/A-905	4/A-905	
307B							
307C							

WINDOW TYPES:
1. FRENCH DOORS
2. FRENCH DOORS WITH TRANSOM
3. ARCHED DOUBLE HUNG

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No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

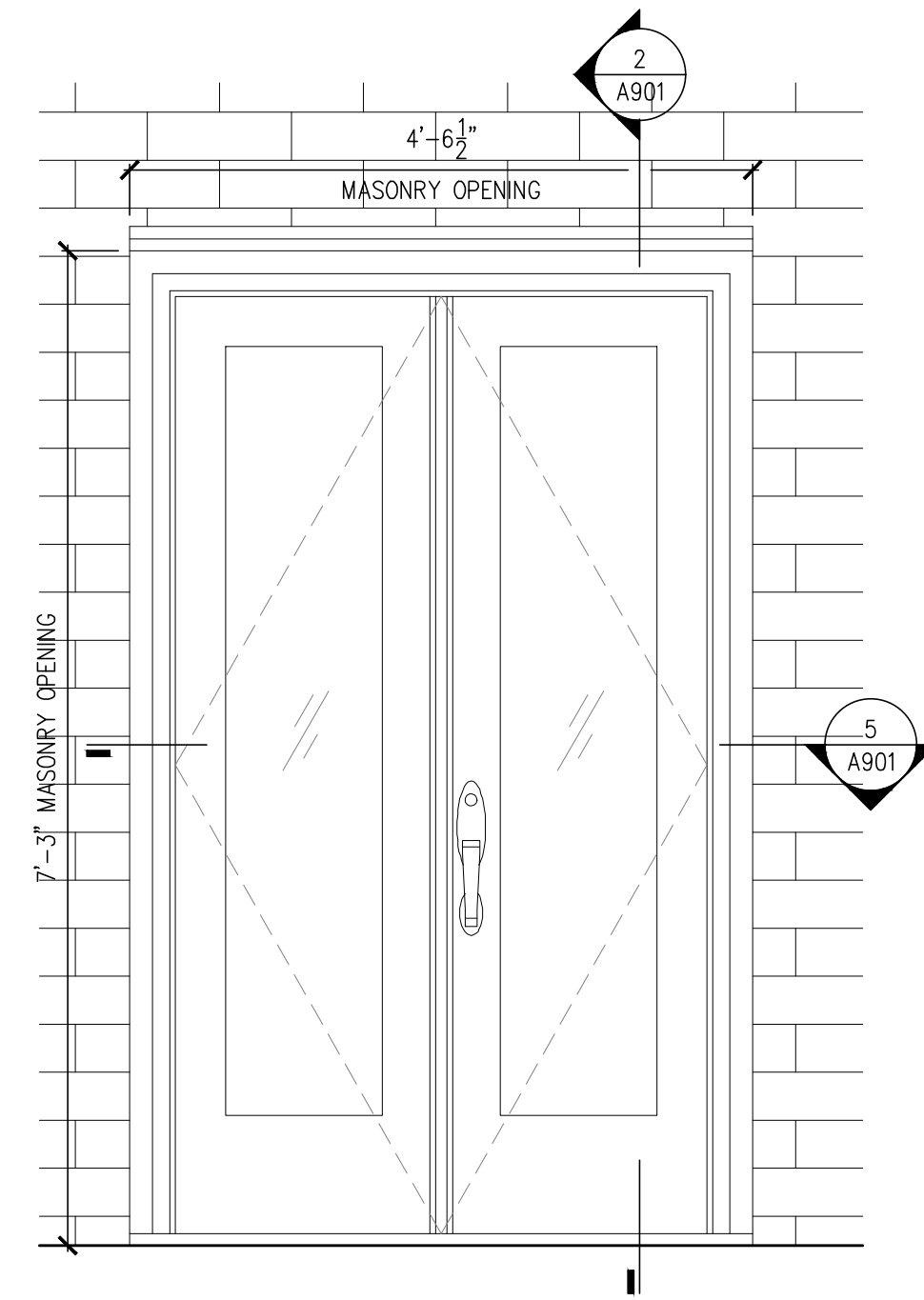
FINISHES AND SCHEDULES



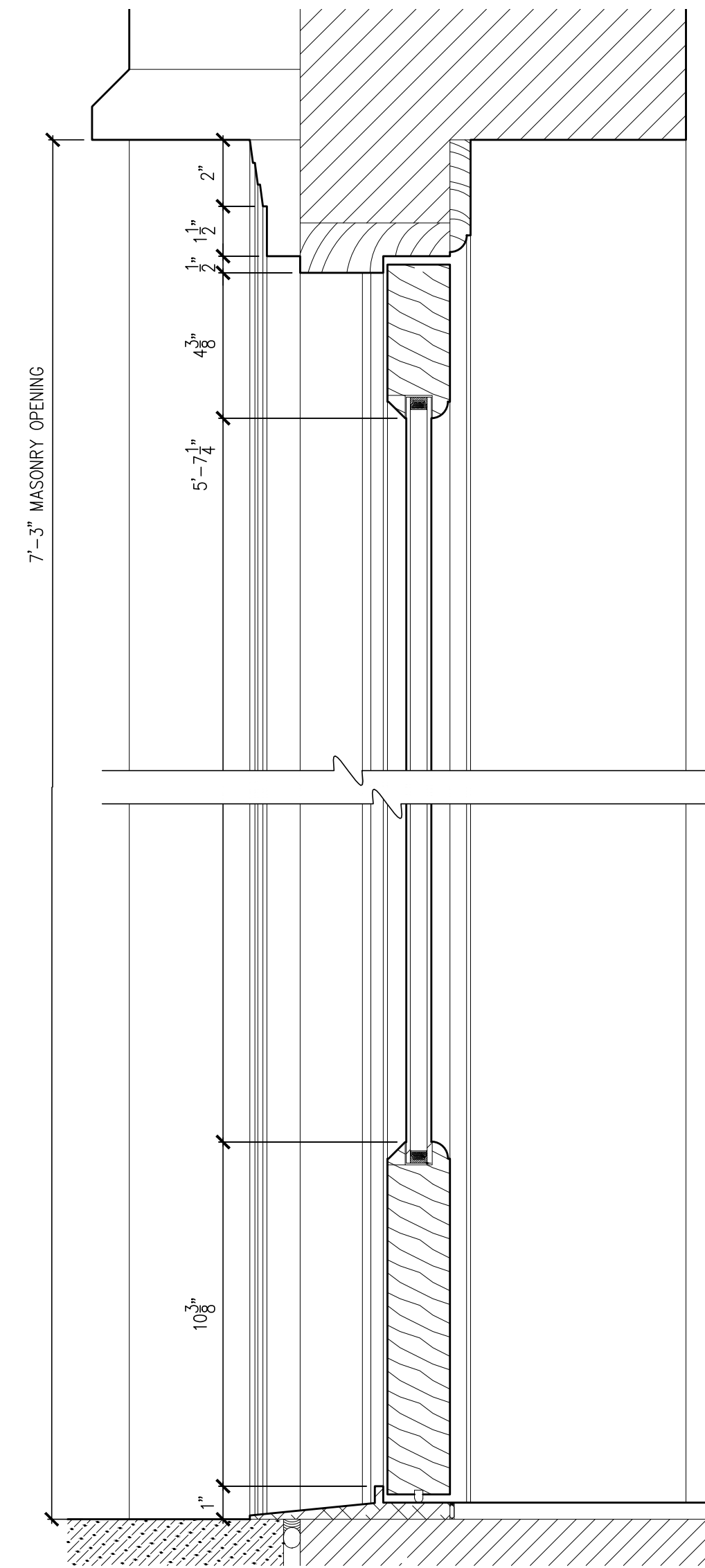
PROJECT No: P65-23
SCALE: As noted @ 24 x 36
ISSUED: For LPC 11.20.2023

A-500.00

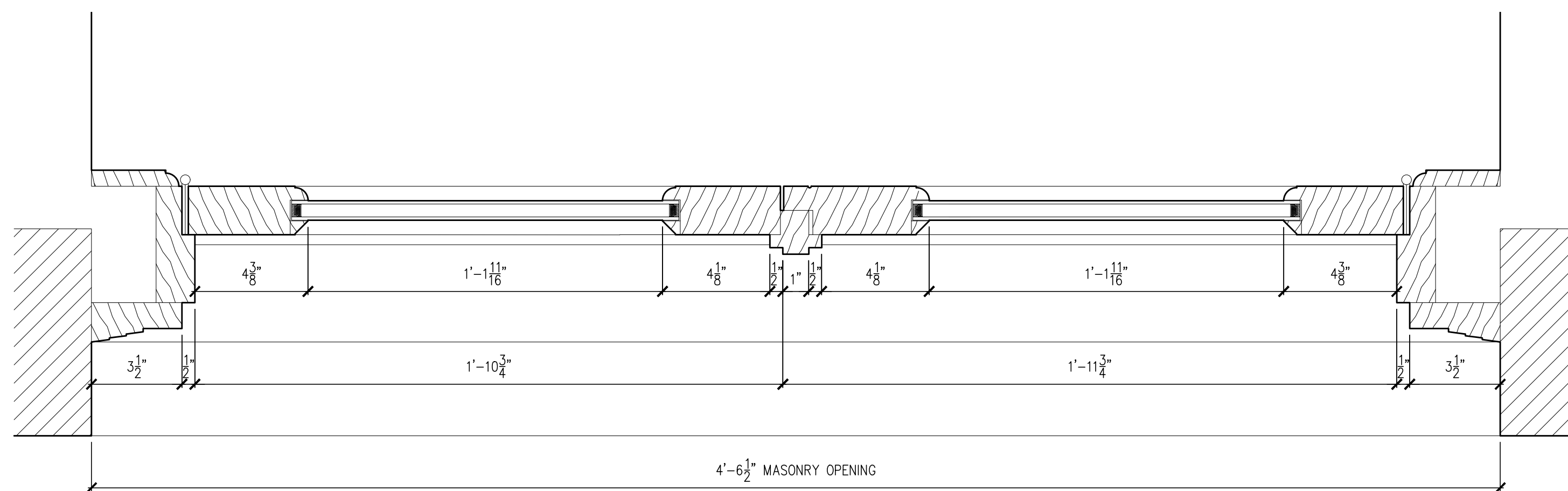
EXISTING FRENCH DOORS: EXB02B



1 EXTERIOR ELEVATION
A-901 Scale: 3/4"=1'-0"

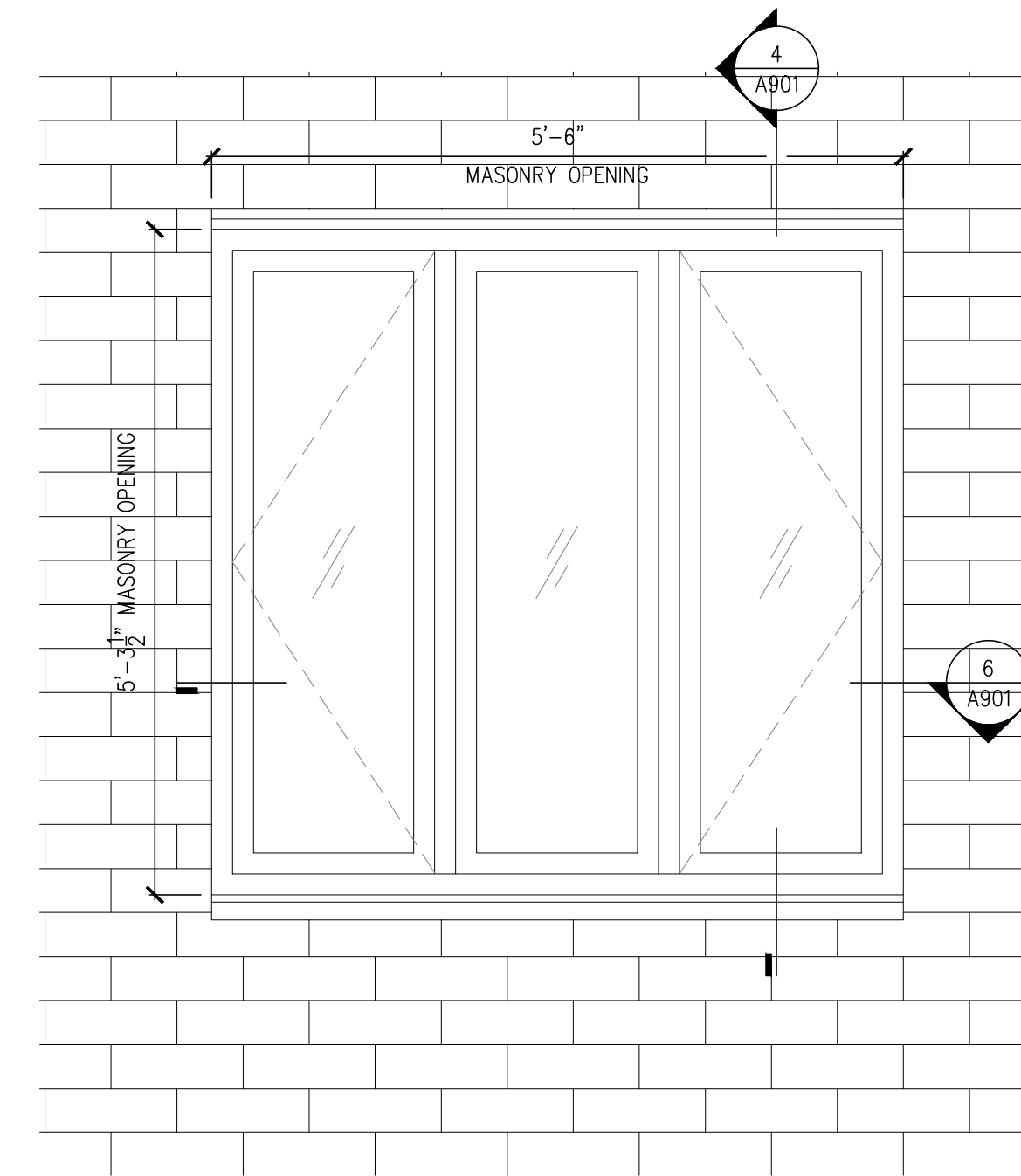


2 VERTICAL SECTION DETAIL - EXIST. FRENCH DOORS
A-901 Scale: 3"=1'-0"

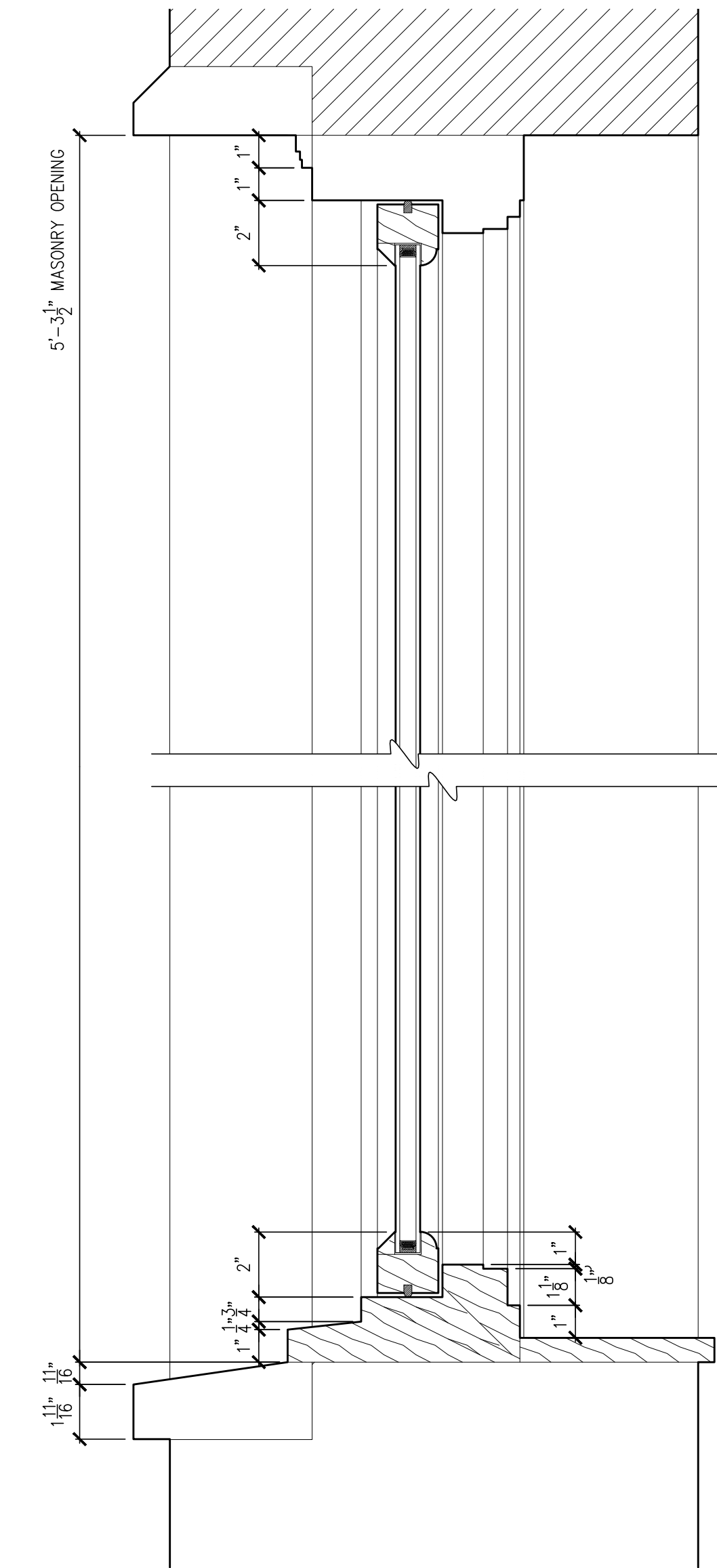


5 PLAN DETAIL - EXISTING FRENCH DOORS
A-901 Scale: 3"=1'-0"

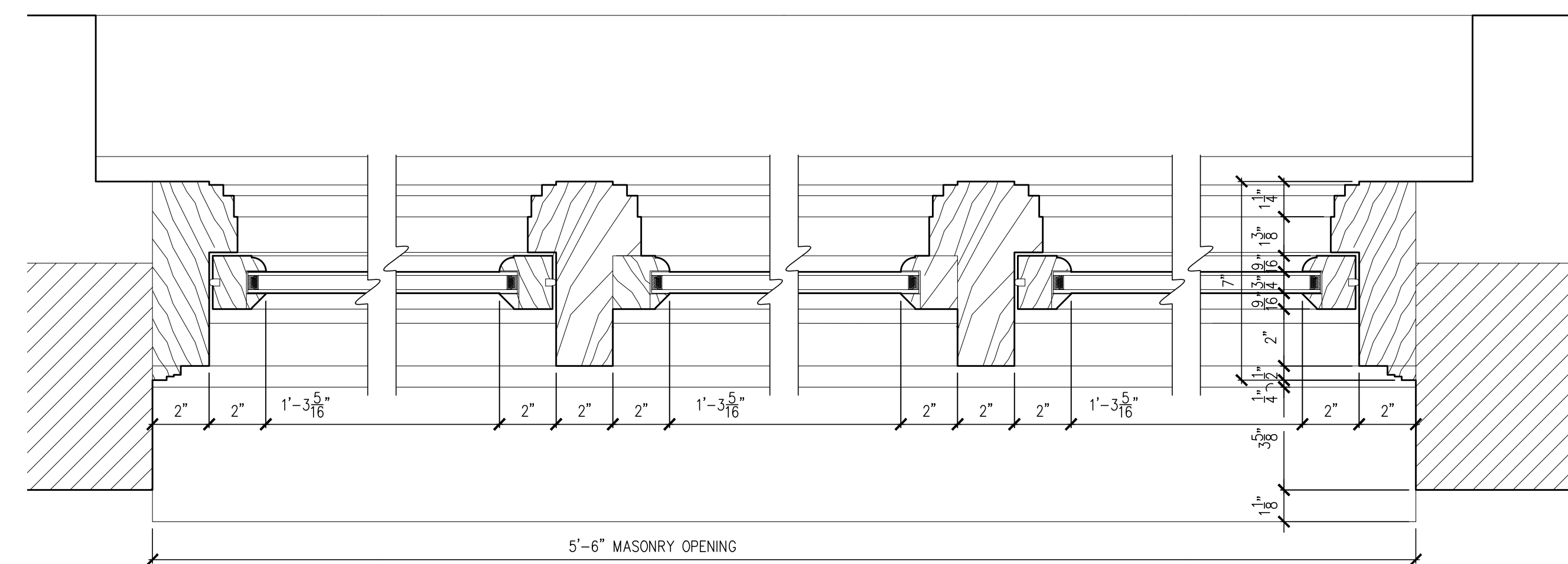
EXISTING WINDOW: EXB02A



3 EXTERIOR ELEVATION
A-901 Scale: 3/4"=1'-0"



4 VERTICAL SECTION DETAIL - EXIST. FRENCH DOORS
A-901 Scale: 3"=1'-0"



6 PLAN DETAIL - PROPOSED FRENCH DOORS
A-901 Scale: 3"=1'-0"

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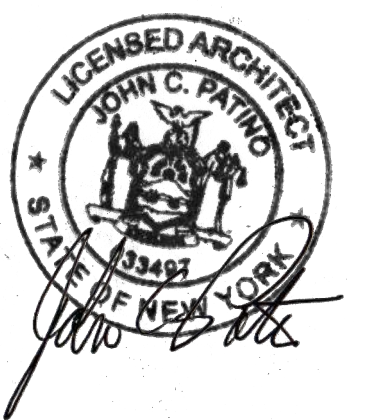
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No.	DATE	REVISION

Project

Private Residence

230 West 11th Street
New York, NY

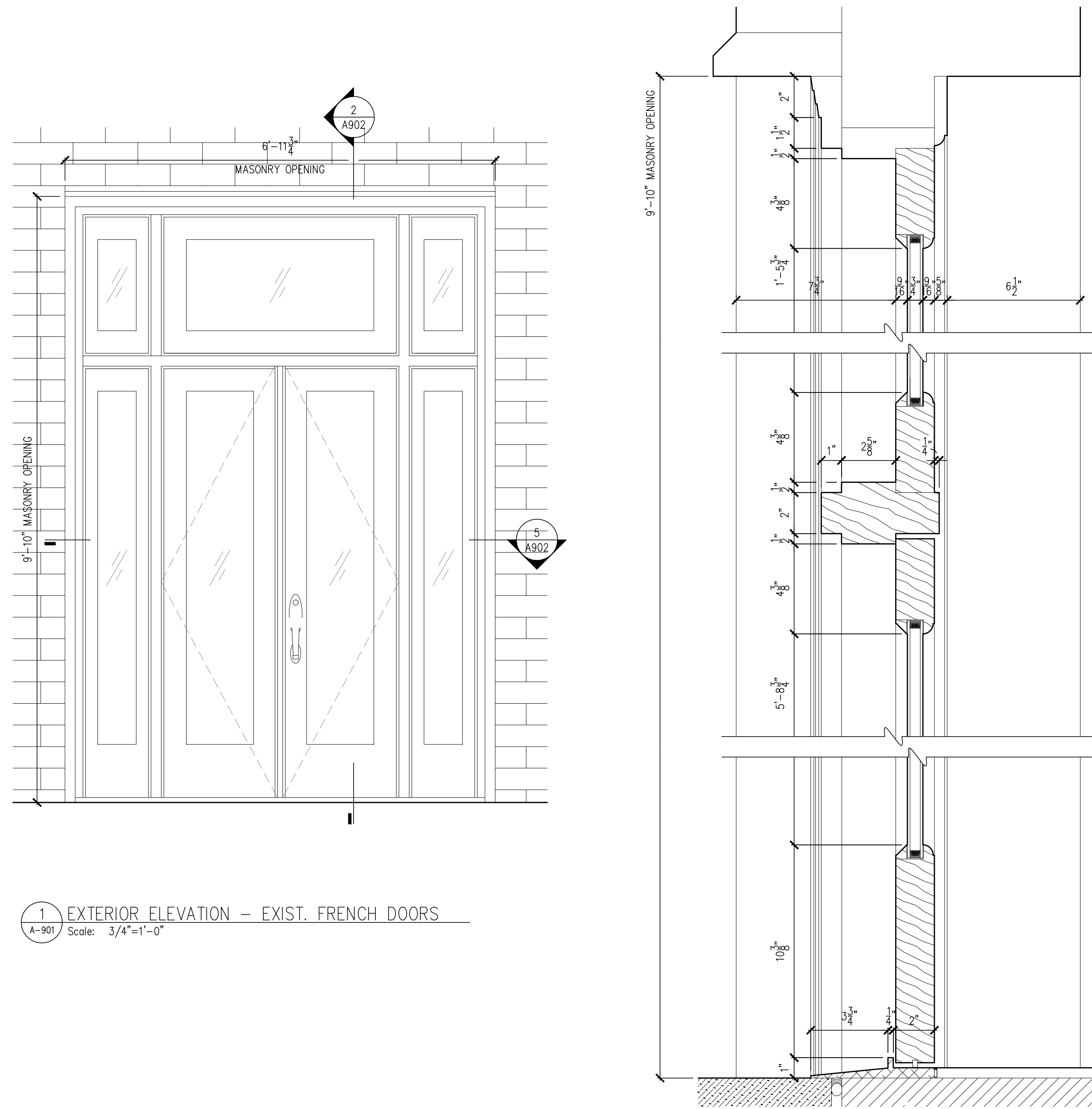
DOOR & WINDOW DETAILS EXISTING



PROJECT No: P65-23
SCALE: As noted @ 24 x 36
ISSUED: For LPC 11.20.2023

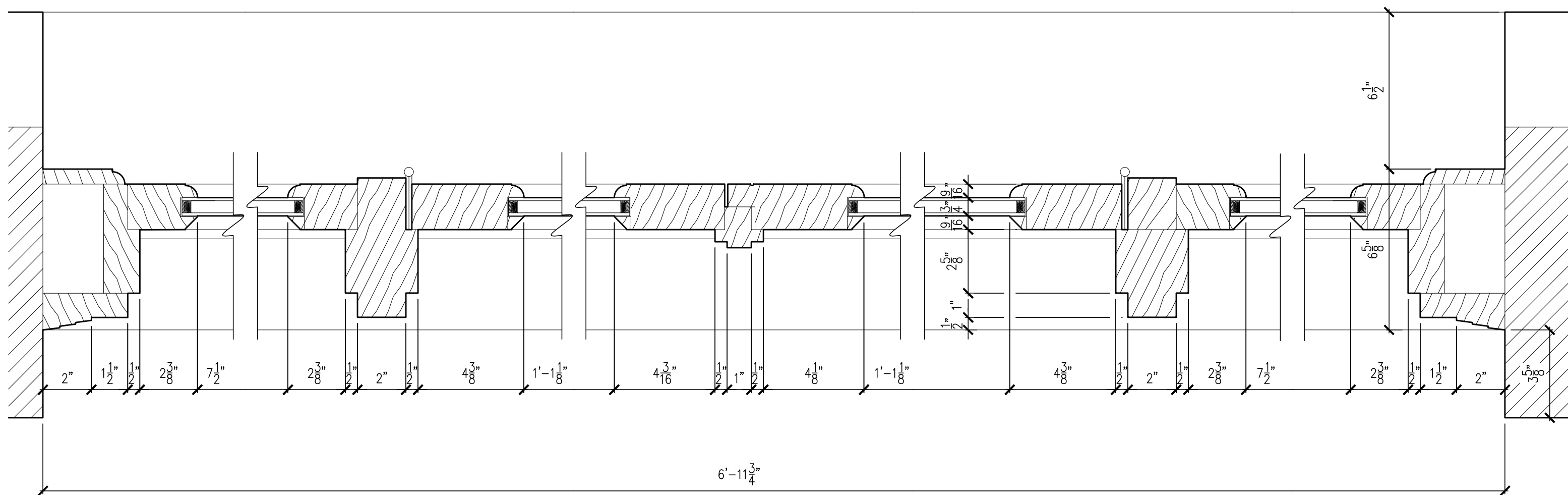
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EXISTING FRENCH DOORS: EX101B



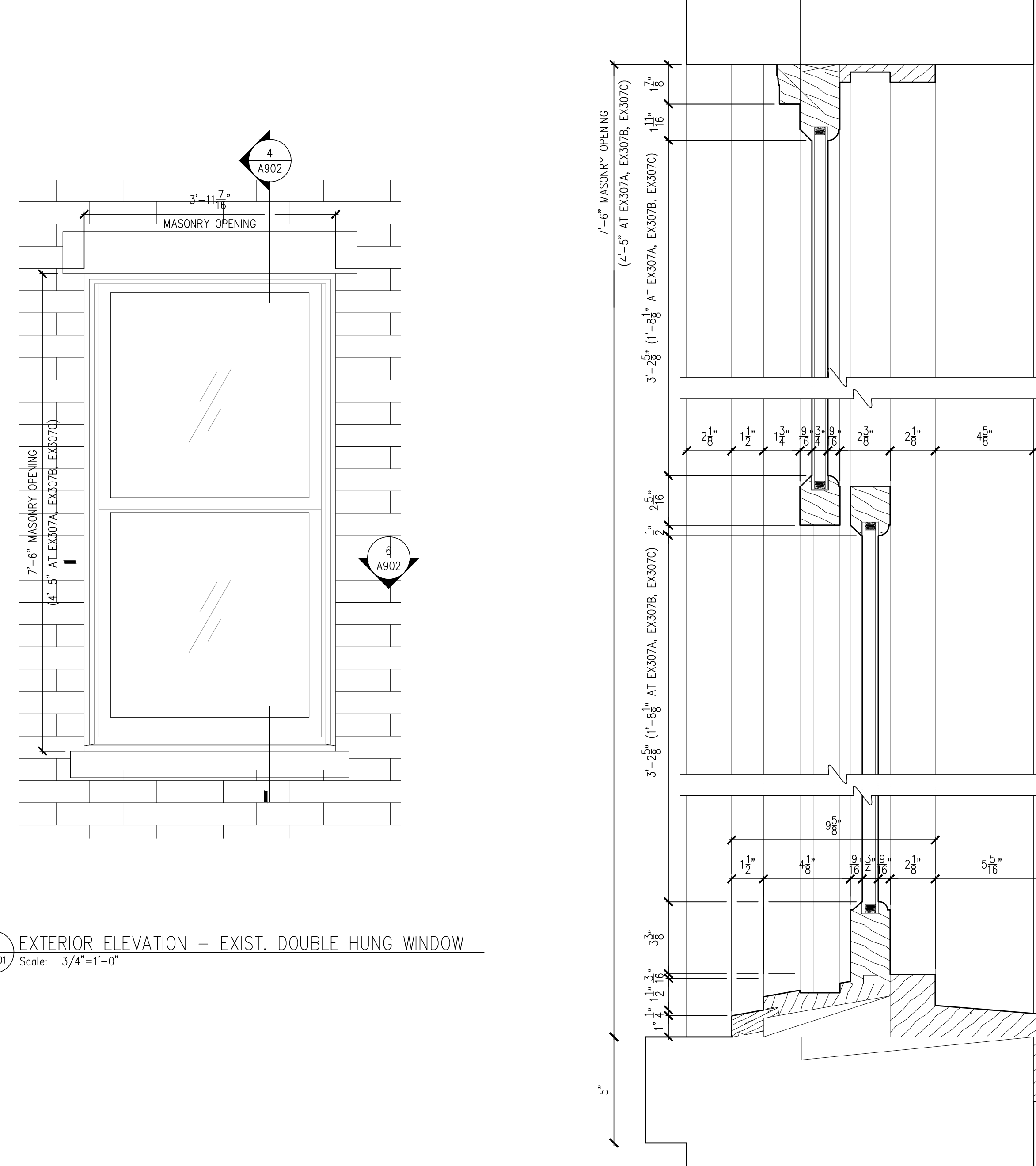
1 EXTERIOR ELEVATION – EXIST. FRENCH DOORS
A-901 Scale: 3/4"=1'-0"

2 VERTICAL SECTION DETAIL – EXIST. FRENCH DOORS
A-901 Scale: 3"=1'-0"



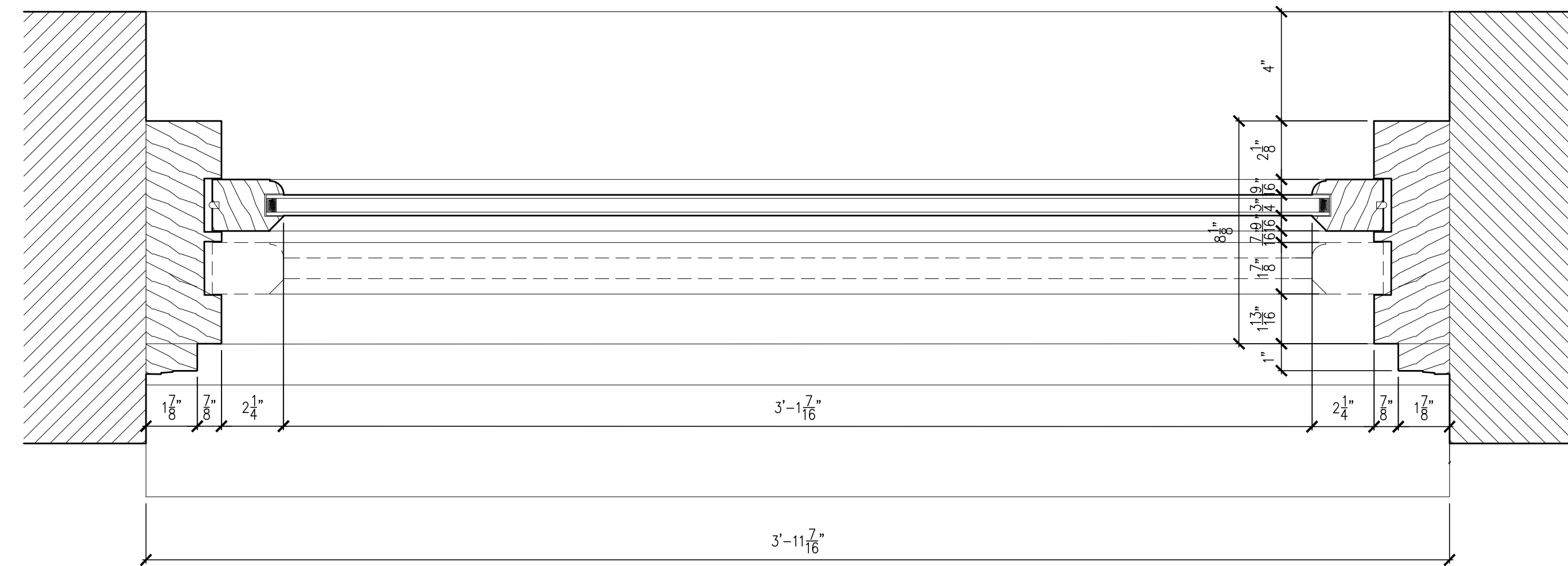
5 PLAN DETAIL – EXISTING FRENCH DOORS
A-901 Scale: 3"=1'-0"

EXISTING WINDOWS: EX204A, EX204B, EX204C, EX307A, EX307B, EX307C



3 EXTERIOR ELEVATION – EXIST. DOUBLE HUNG WINDOW
A-901 Scale: 3/4"=1'-0"

4 VERTICAL SECTION DETAIL – EXIST. DOUBLE HUNG WINDOWS
A-901 Scale: 3"=1'-0"



6 PLAN DETAIL – EXIST. DOUBLE HUNG WINDOWS
A-901 Scale: 3"=1'-0"

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No. DATE REVISION

Project

Private Residence

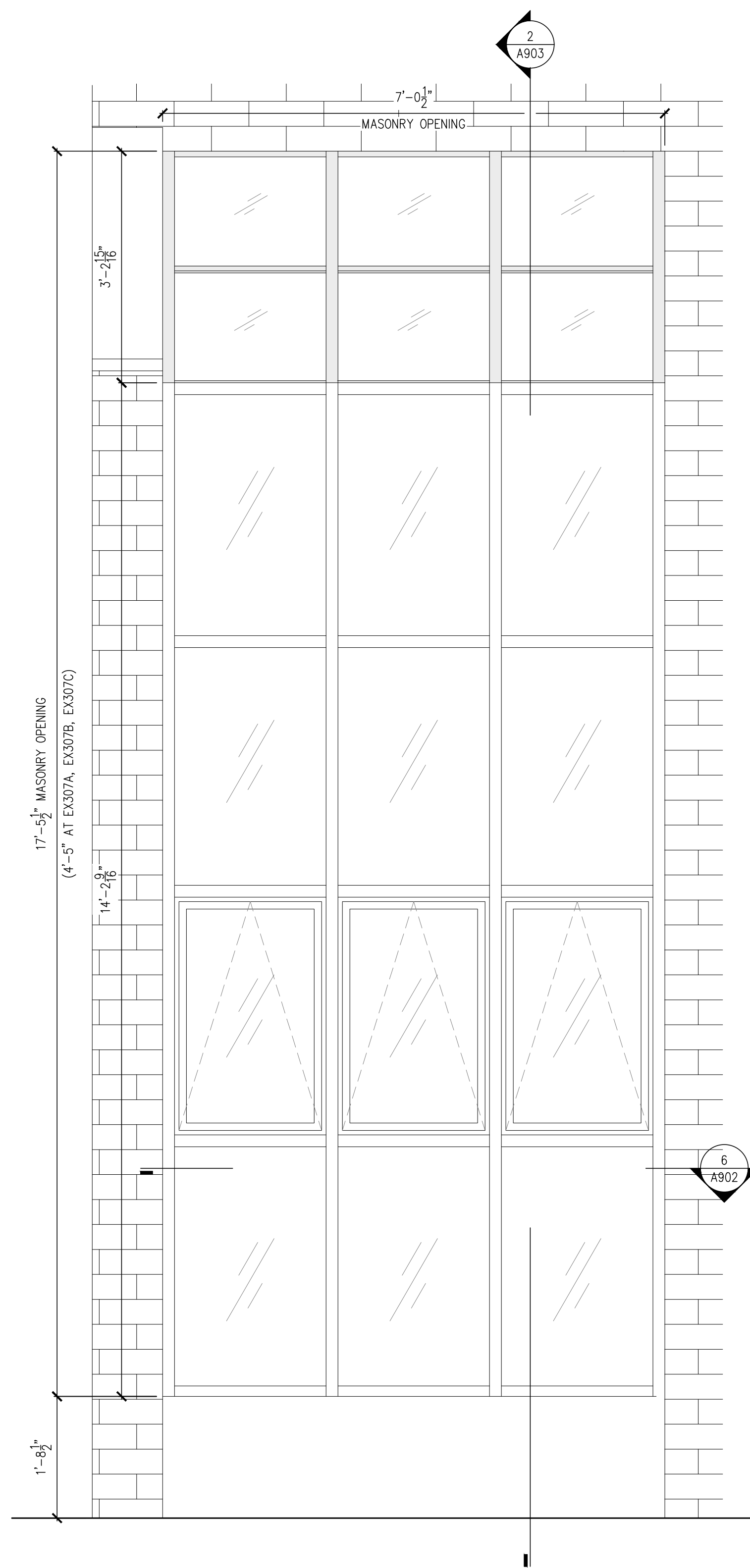
230 West 11th Street
New York, NY

DOOR & WINDOW DETAILS EXISTING

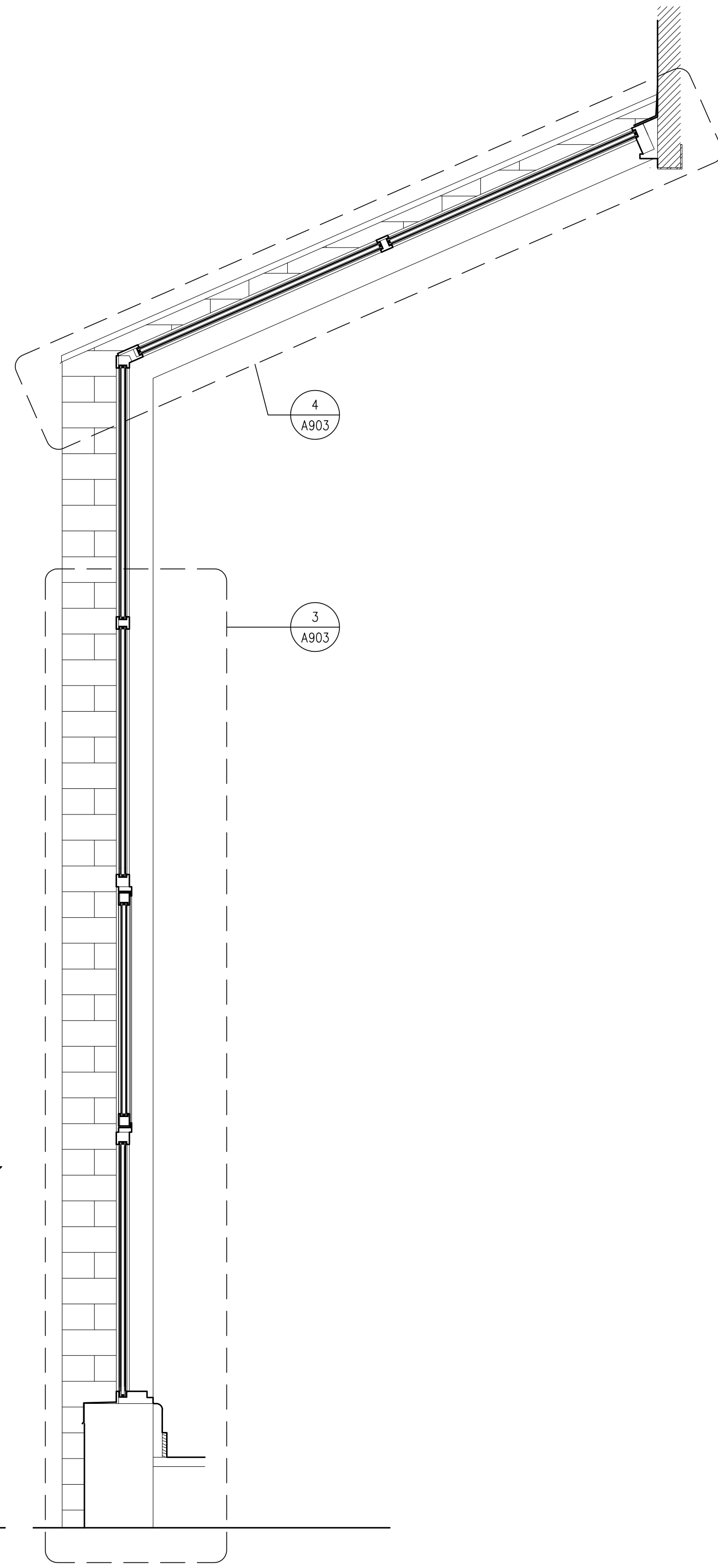


PROJECT No: P65-23
SCALE: As noted @ 24 x 36
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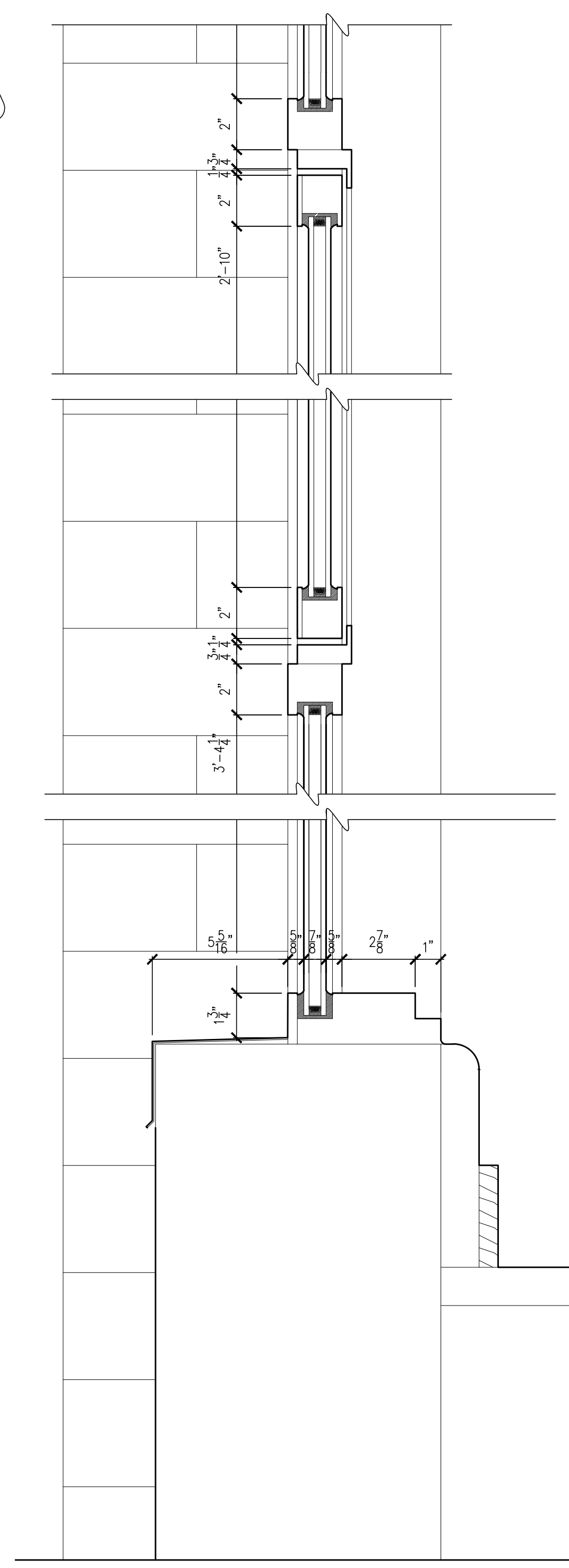
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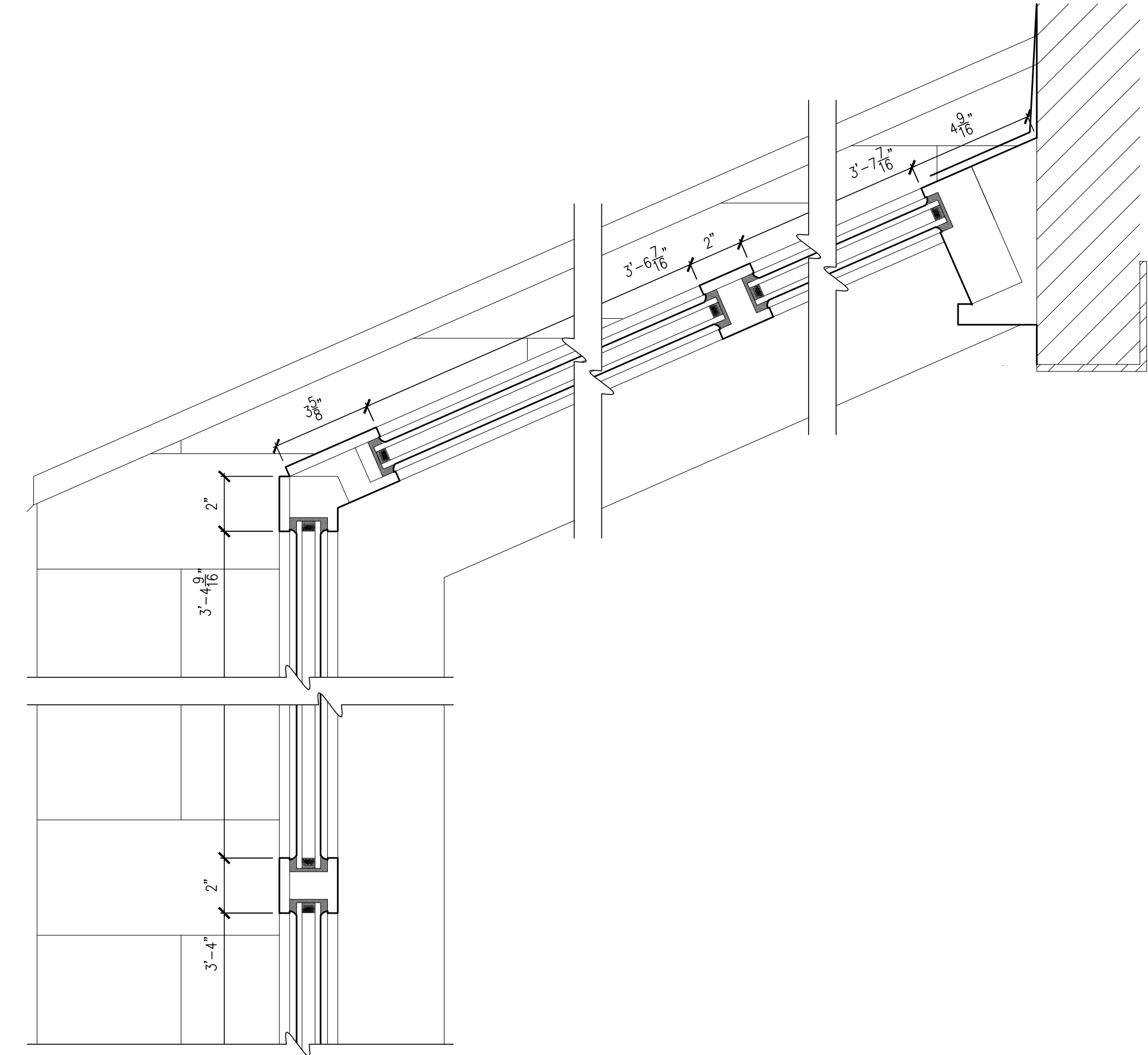
1 EXTERIOR ELEVATION - EXIST. WINDOW EX101B
A-903 Scale: 3/4"=1'-0"



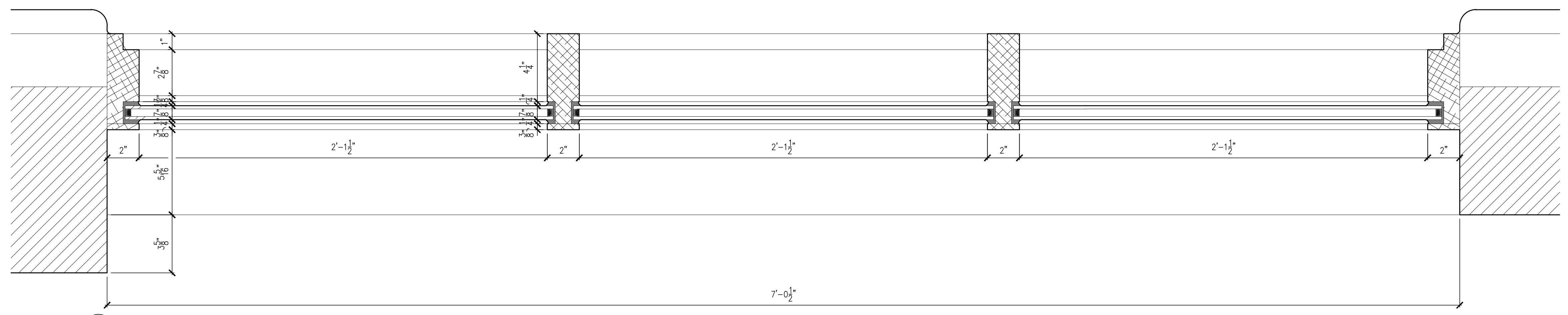
2 VERTICAL SECTION - EXIST. WINDOW EX101B
A-903 Scale: 3/4"=1'-0"



3 VERTICAL SECTION DETAIL - EXIST. FIXED & AWNING WINDOWS
A-903 Scale: 3"=1'-0"



4 VERTICAL SECTION DETAIL - EXIST. FIXED WINDOWS
A-903 Scale: 3"=1'-0"



5 PLAN DETAIL - EXIST. WINDOW EX101B
A-903 Scale: 3"=1'-0"

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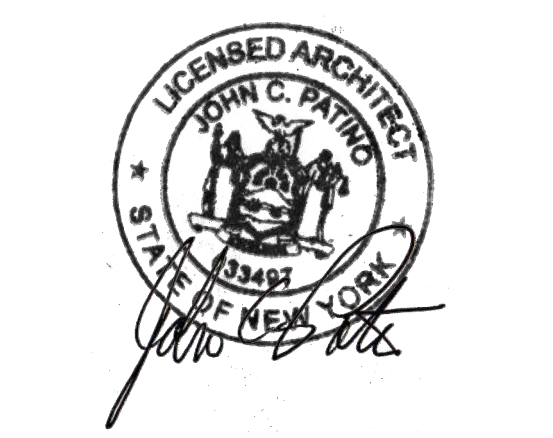
LANDSCAPE ARCHITECT
Kim Hoyt Architect, LLC
190 Sackett Street
Brooklyn, NY 11231
718 858 8439

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No.	DATE	REVISION

Project

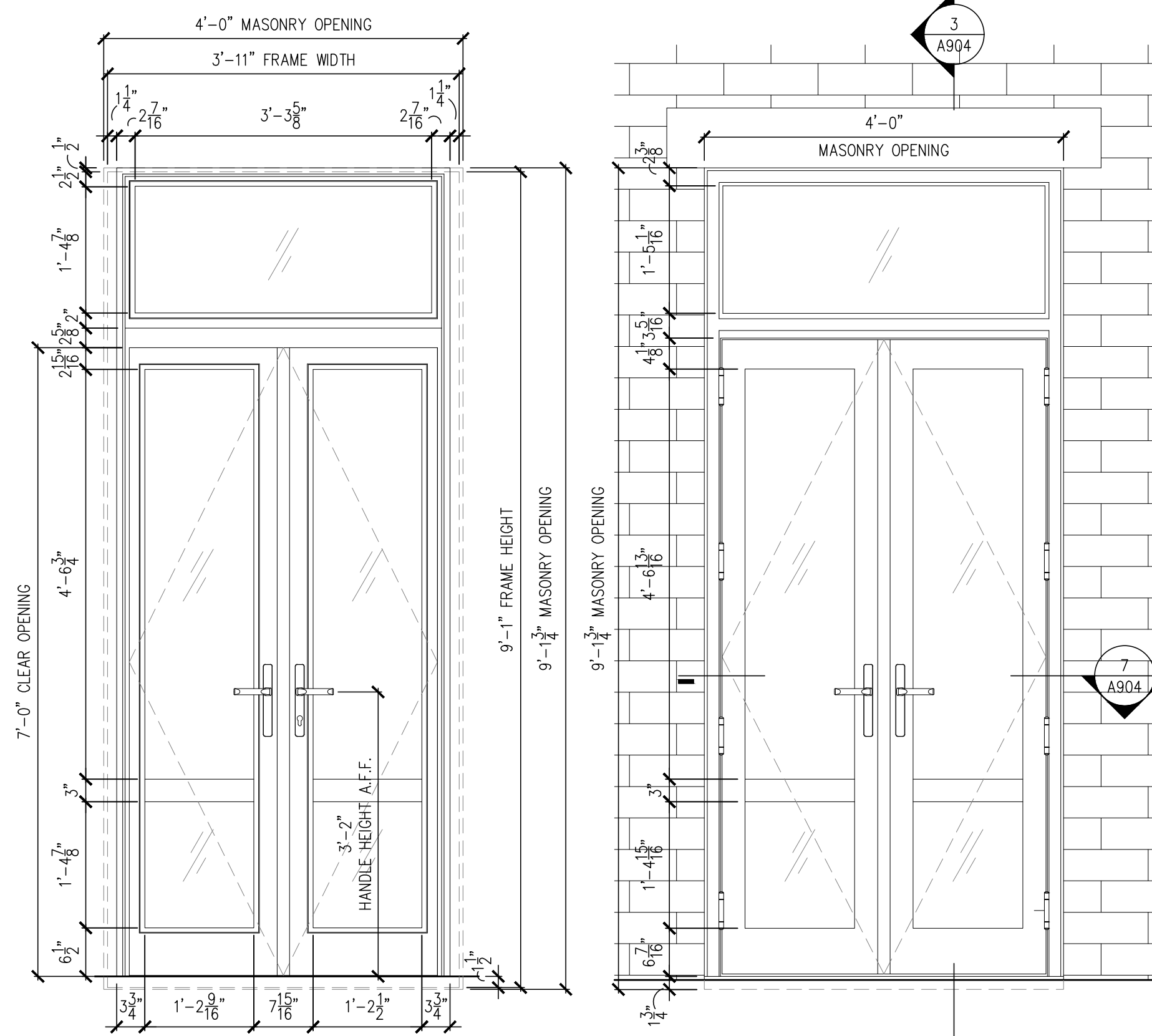
Private Residence
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WINDOW DETAILS EXISTING



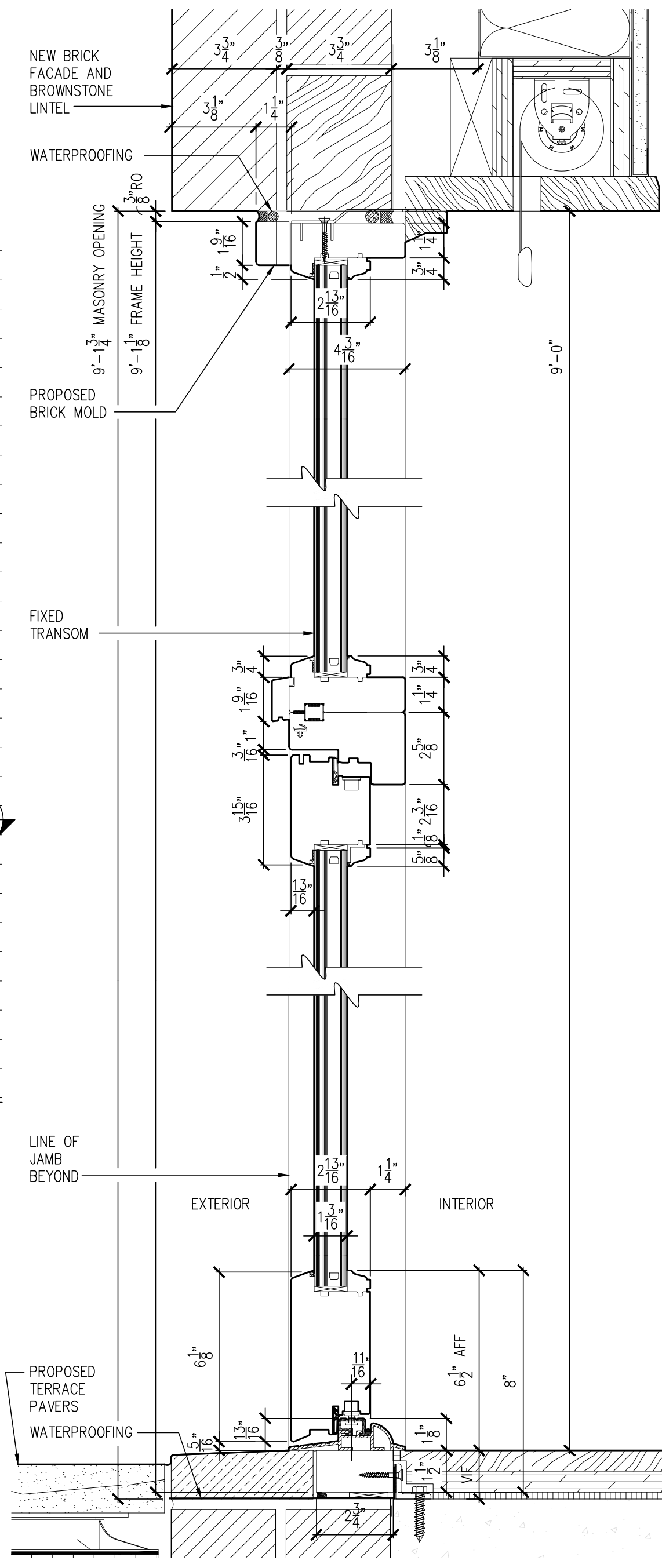
PROJECT No: P65-23
SCALE: As noted @ 24 x 36
ISSUED: For LPC 11.20.2023

A-903.00
28 of 30 JOB# M00958394-11

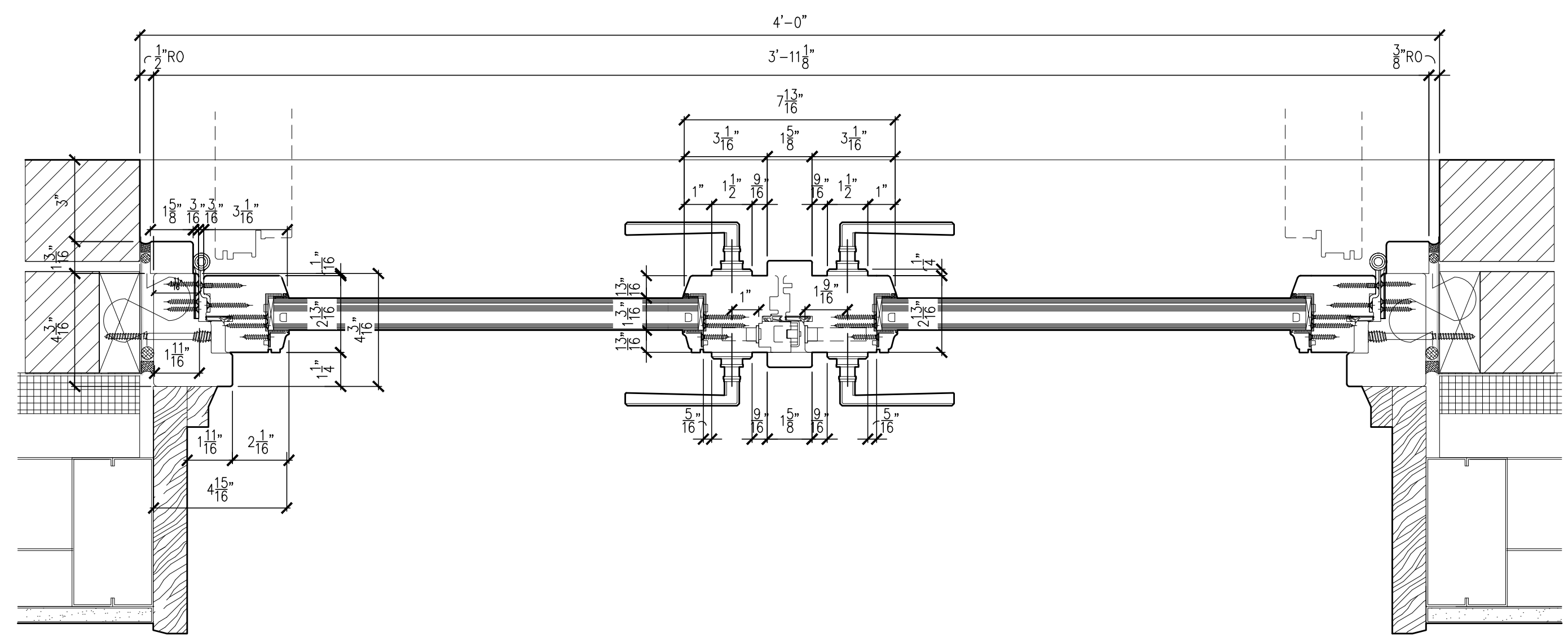


1 INTERIOR ELEVATION
A-901 Scale: 3/4"=1'-0"

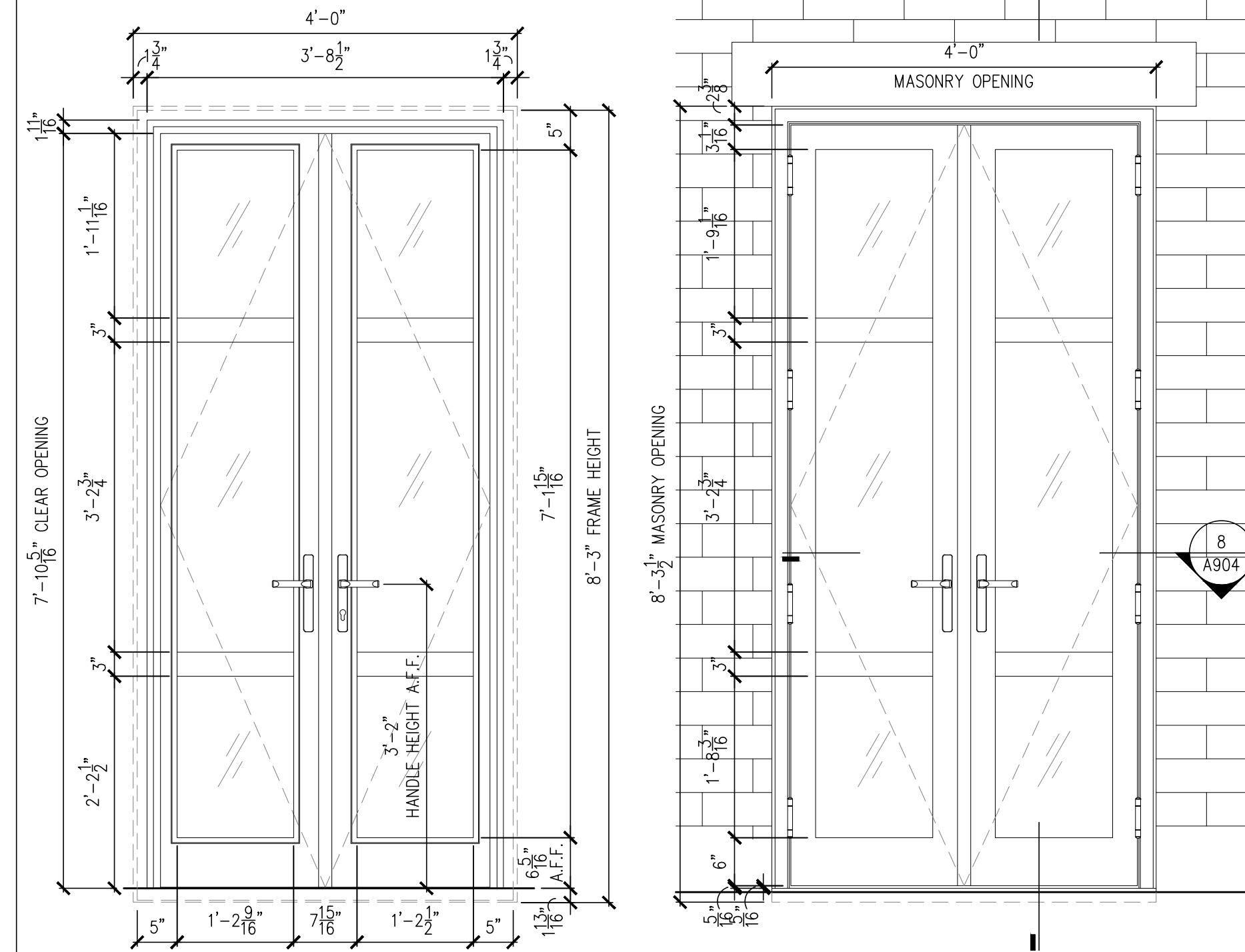
2 EXTERIOR ELEVATION
A-901 Scale: 3/4"=1'-0"



3 VERTICAL SECTION DETAIL - EXIST. FRENCH DOORS
A-901 Scale: 3"=1'-0"

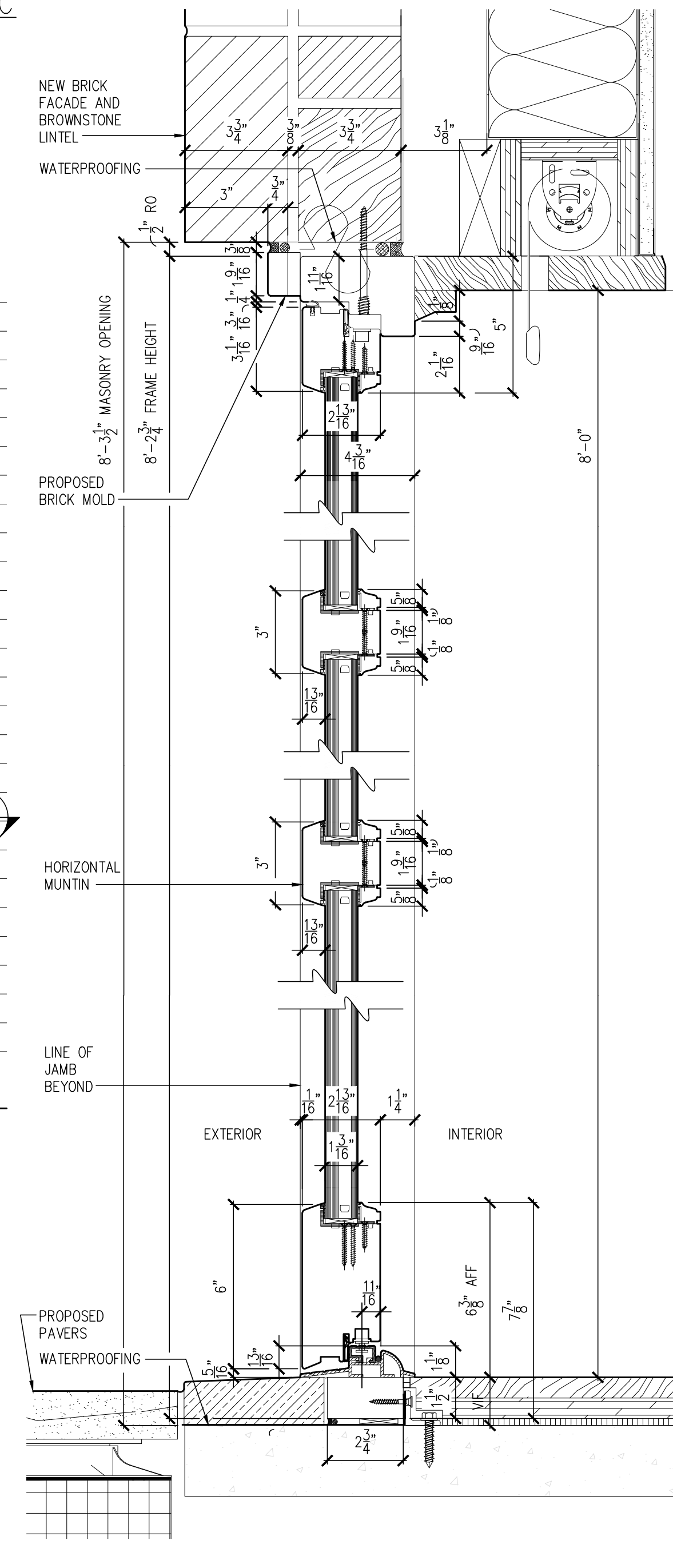


7 PLAN DETAIL - PROPOSED FRENCH DOORS
A-901 Scale: 3"=1'-0"

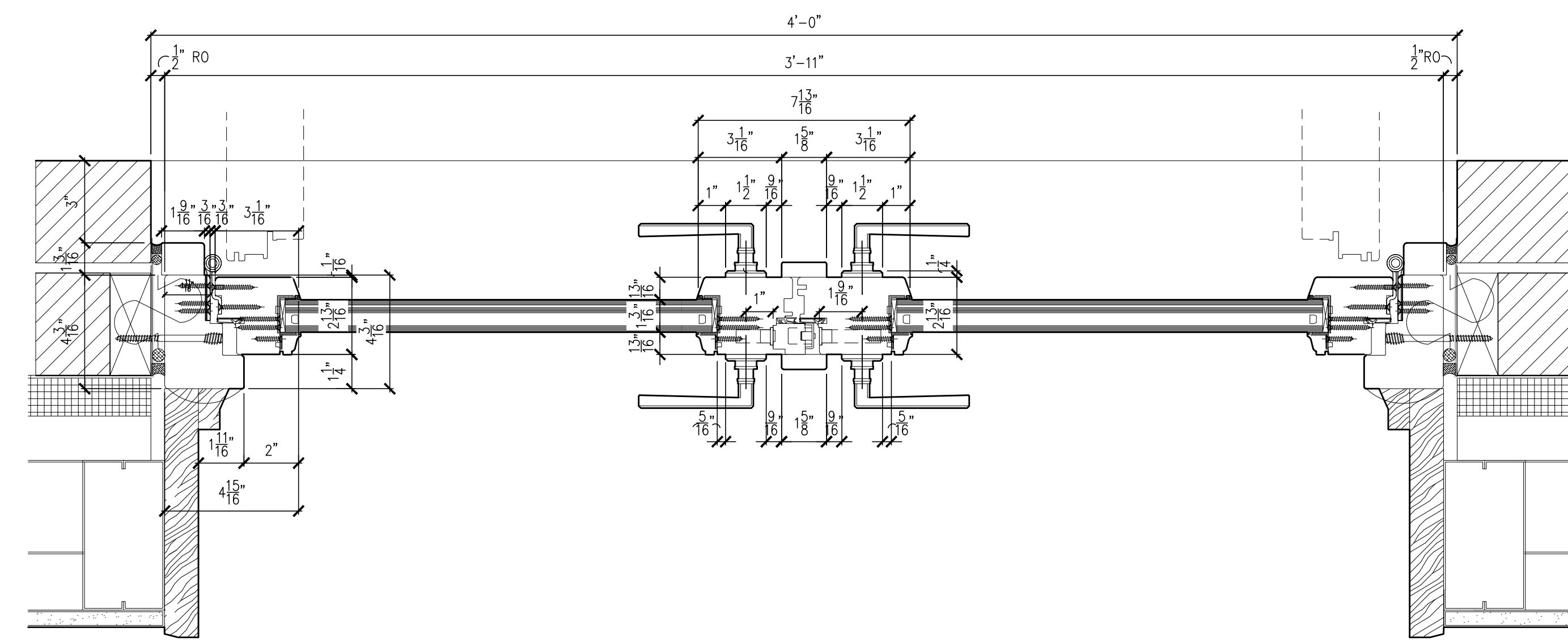


4 INTERIOR ELEVATION
A-901 Scale: 3/4"=1'-0"

5 EXTERIOR ELEVATION
A-901 Scale: 3/4"=1'-0"



6 VERTICAL SECTION DETAIL - EXIST. FRENCH DOORS
A-901 Scale: 3"=1'-0"



8 PLAN DETAIL - PROPOSED FRENCH DOORS
A-901 Scale: 3"=1'-0"

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Private Residence
230 West 11th Street
New York, NY

**WINDOW & DOOR
DETAILS
PROPOSED**



PROJECT No: P65-23
SCALE: As noted
@ 24 x 36

ISSUED: For LPC 11.20.2023

A-904.00

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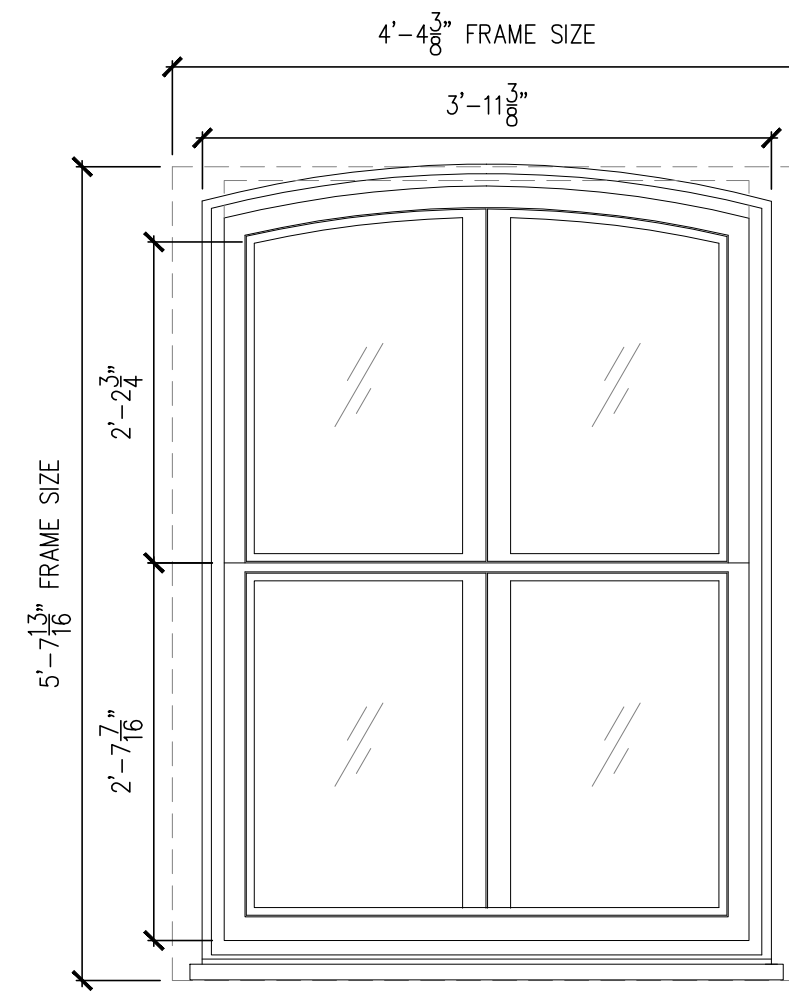
230 West 11th Street
New York, NY

**WINDOW & DOOR
DETAILS
PROPOSED**

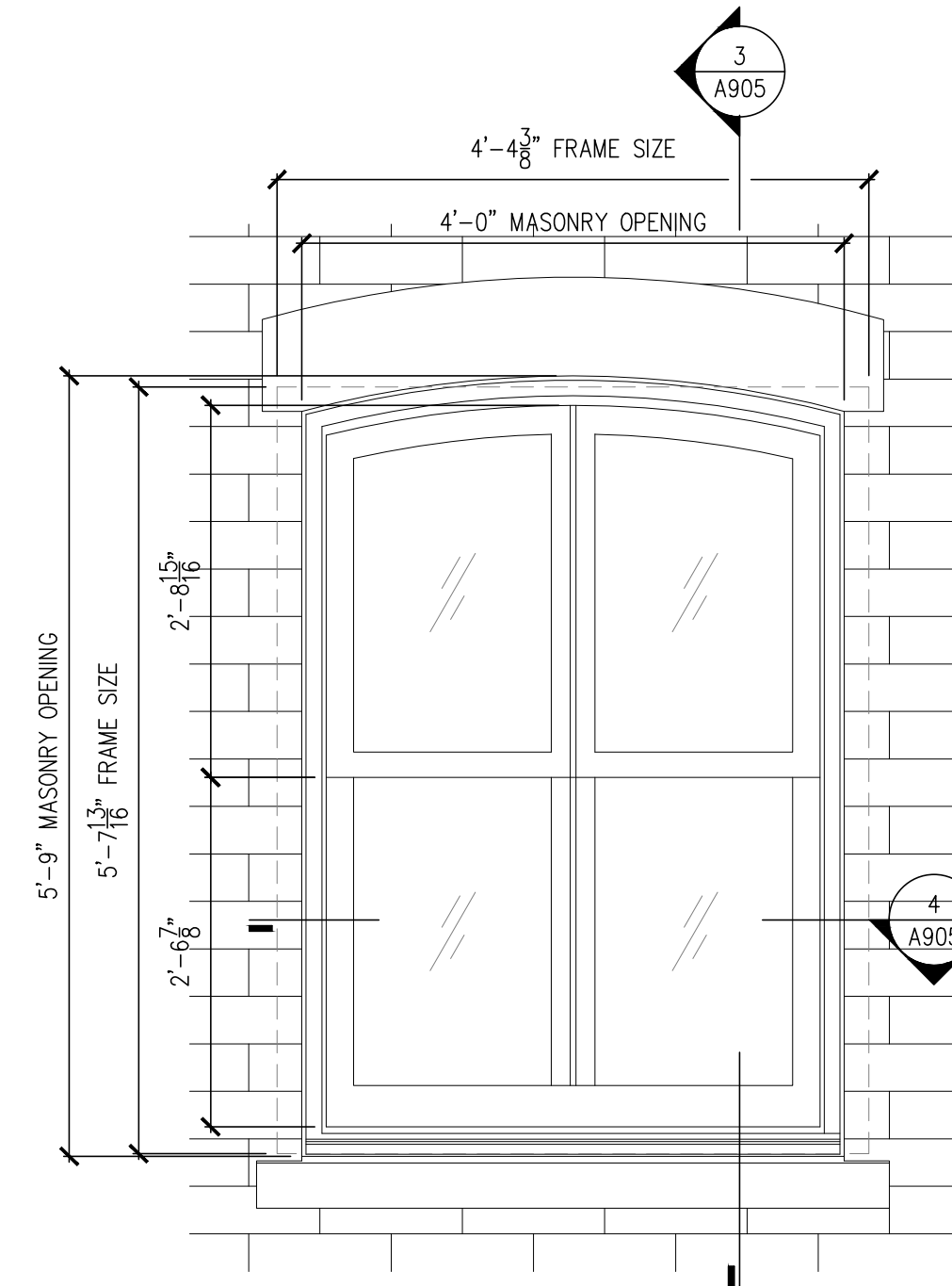


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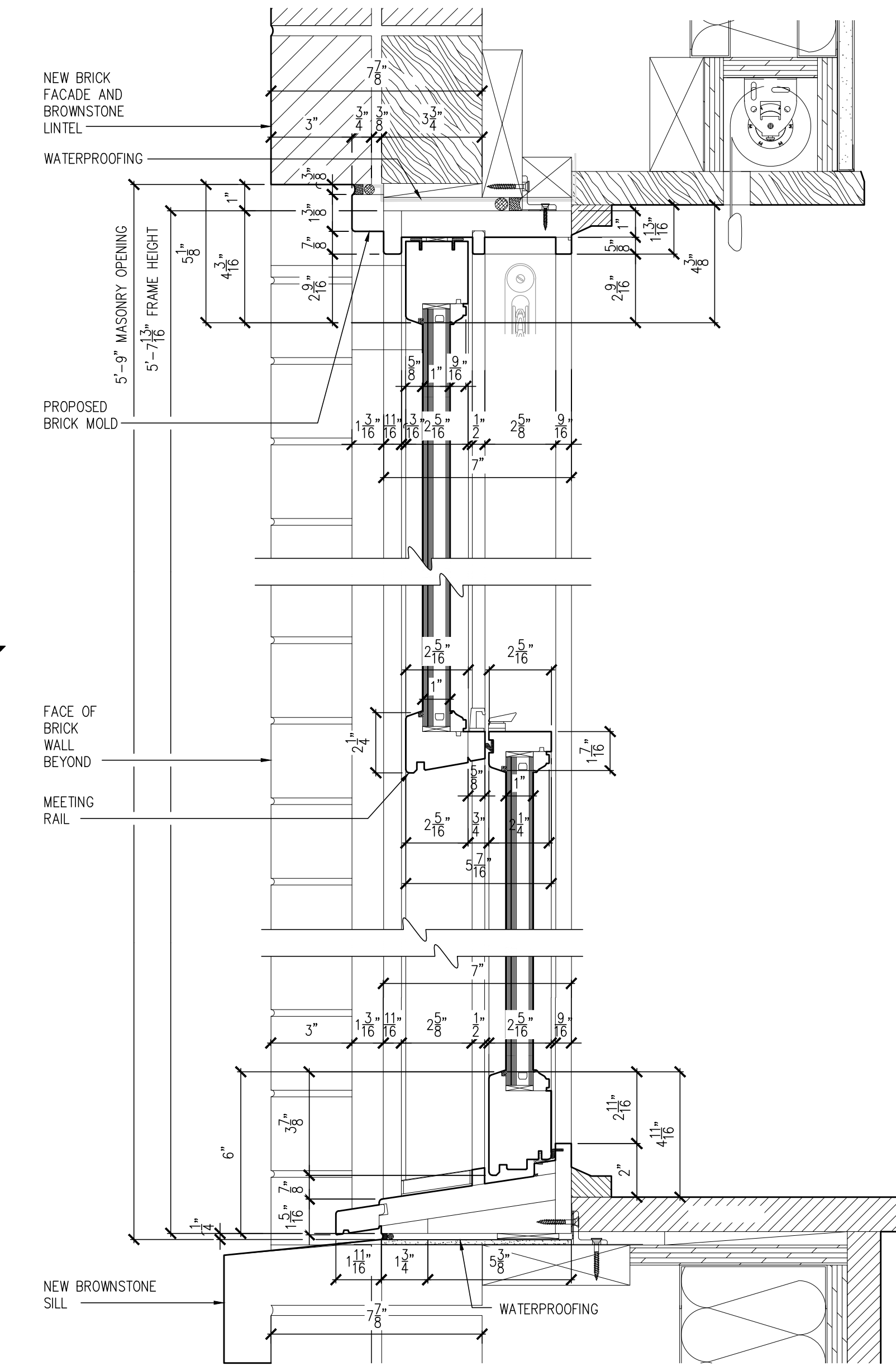
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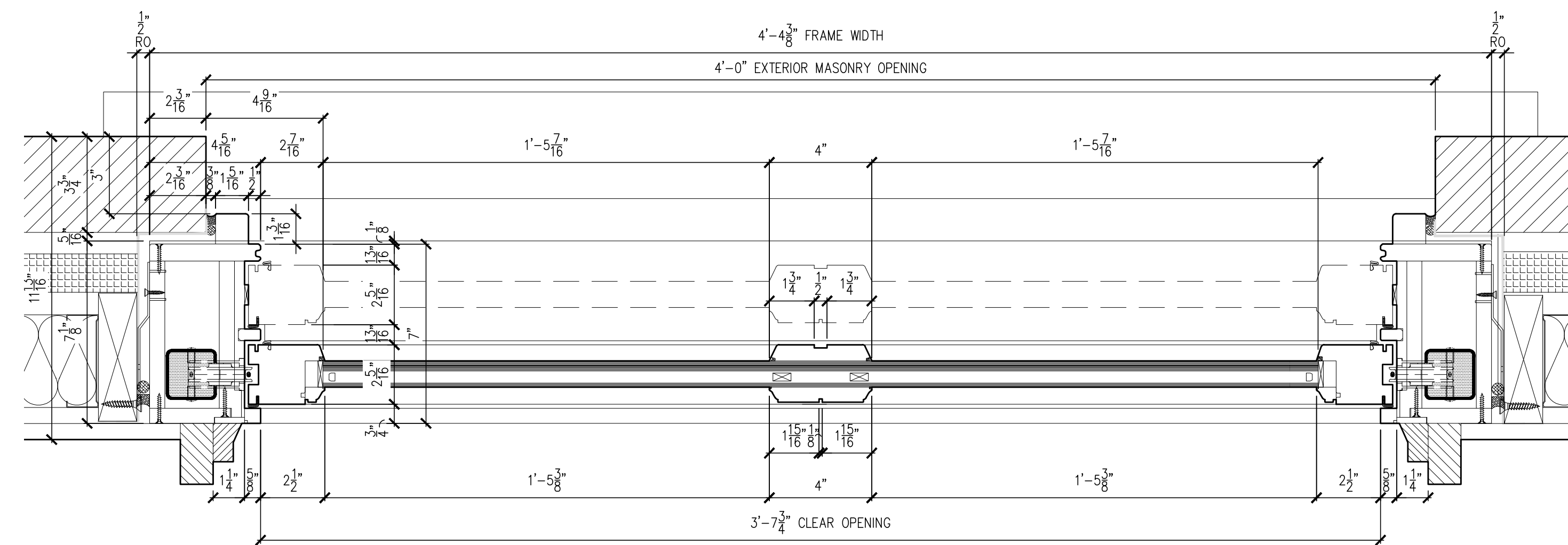
1 INTERIOR ELEVATION
A-905 Scale: 3/4"=1'-0"



2 EXTERIOR ELEVATION
A-905 Scale: 3/4"=1'-0"



3 VERTICAL SECTION DETAIL - PROPOSED DOUBLE HUNG WINDOW
A-905 Scale: 3"=1'-0"



4 PLAN DETAIL - PROPOSED DOUBLE HUNG WINDOW
A-905 Scale: 3"=1'-0"