

DOCKET # LPC-25-01736  
LANDMARKS PRESERVATION COMMISSION  
271 WEST 11TH STREET  
NEW YORK, NY 10014

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NOVEMBER 14, 2024 - CB2 MEETING

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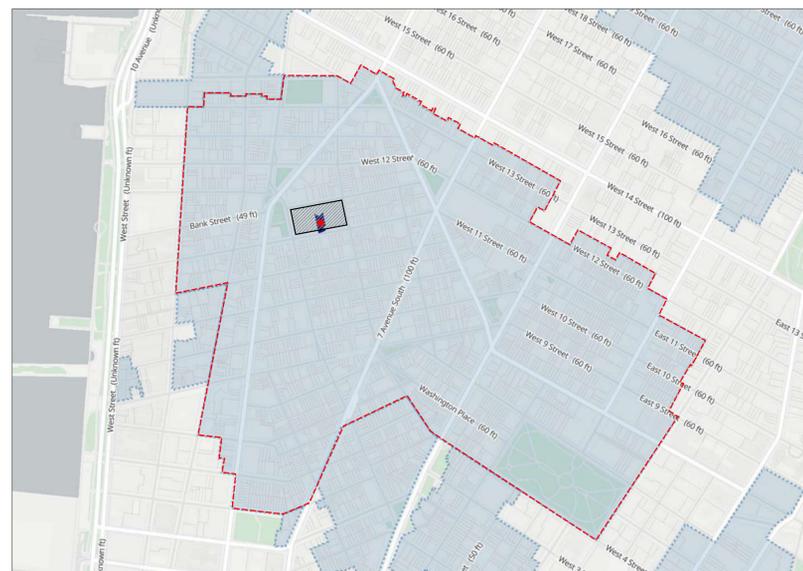
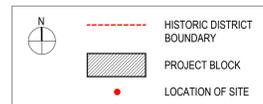
SANBORN MAP N.T.S.



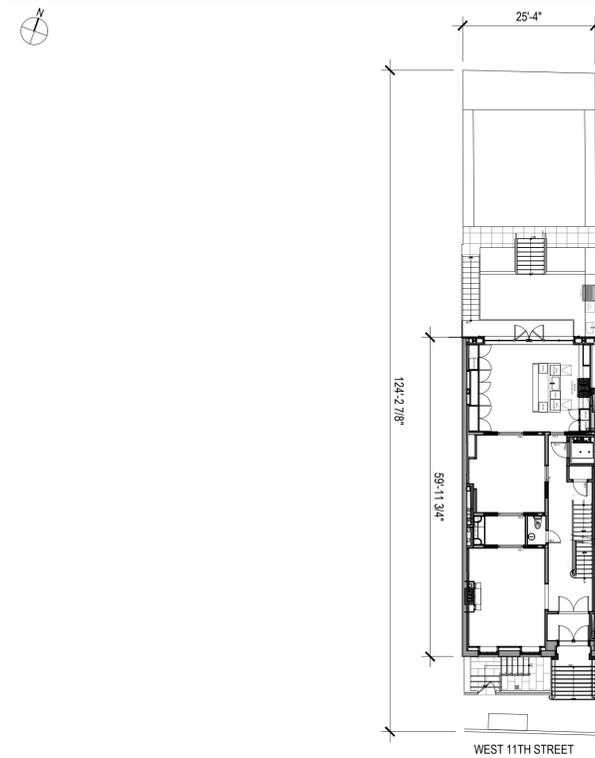
GREENWICH VILLAGE HISTORIC DISTRICT MAP

N.T.S.

DESIGNATED APRIL 29, 1969



PLOT PLAN 1/16" = 1'-0"



DRAWING LIST

LPC-001	COVER SHEET
LPC-002	DRAWING LIST, PLOT PLAN, SANBORN MAP, GREENWICH VILLAGE HISTORIC DISTRICT MAP
LPC-003	TAX PHOTOS
LPC-004	EXISTING STREETScape, BANK ST & WEST 4TH ST
LPC-005	EXISTING STREETScape, WEST 4TH ST
LPC-006	COURTYARD CONTEXT PHOTOS
LPC-007	COURTYARD CONTEXT PHOTOS
LPC-008	COURTYARD CONTEXT PHOTOS
LPC-009	EXISTING PHOTO & PROPOSED NORTHREAR FACADE RENDERING
LPC-010	PROPOSED NORTHREAR FACADE RENDERING & PROPOSED MATERIALS
LPC-011	PROPOSED NORTHREAR FACADE WITH NEIGHBORING CONTEXT
LPC-012	EXISTING & PROPOSED NORTHREAR FACADE
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LPC-014	PROPOSED CONSTRUCTION NORTHREAR ELEVATION & SECTION
LPC-015	PROPOSED NORTHREAR FACADE DETAILS AT THIRD & FOURTH FLOOR
LPC-016	EXISTING NORTHREAR FACADE CORNICE & PROPOSED CORNICE
LPC-017	PROPOSED CORNICE & WINDOW DETAILS AT FOURTH FL, NORTHREAR FACADE
LPC-018	PROPOSED CORNICE & GUARDRAIL DETAILS AT THIRD FL TERRACE, NORTHREAR FACADE
LPC-019	PROPOSED NORTHREAR FACADE DETAILS AT BASEMENT, FIRST & SECOND FLOOR
LPC-020	PROPOSED WOOD & STONE TRIM DETAILS AT BASEMENT, FIRST & SECOND FLOOR, NORTHREAR FACADE
LPC-021	PROPOSED METAL BALCONY DETAILS AT FIRST FLOOR, NORTHREAR FACADE
LPC-022	PROPOSED NORTHREAR FACADE

APPENDIX

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LPC-024	PROPOSED STEEL EXTERIOR DOOR & WINDOW DETAILS
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LPC-033	EXISTING & PROPOSED THIRD FLOOR PLAN
LPC-034	EXISTING & PROPOSED FOURTH FLOOR PLAN
LPC-035	EXISTING & PROPOSED ROOF PLAN
LPC-036	EXISTING & PROPOSED BULKHEAD PLAN
LPC-037	PROPOSED EXTERIOR LIGHT FIXTURES
LPC-038	PROPOSED EXTERIOR LIGHT FIXTURES

PLOT PLAN 1/64" = 1'-0"



11.14.2024 CB2 MEETING

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PROJECT NO.: 2312

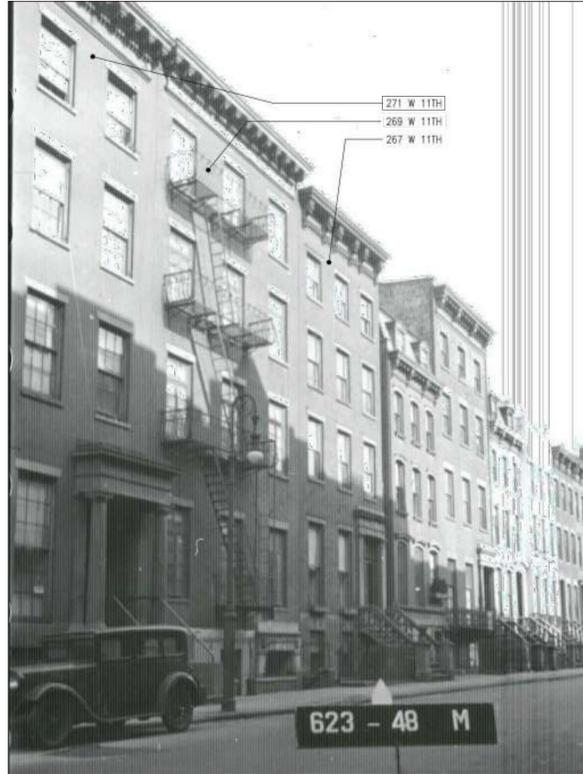
SCALE: AS NOTED

TITLE: DRAWING LIST, PLOT PLAN, SANBORN MAP,  
GREENWICH VILLAGE HISTORIC DISTRICT MAP

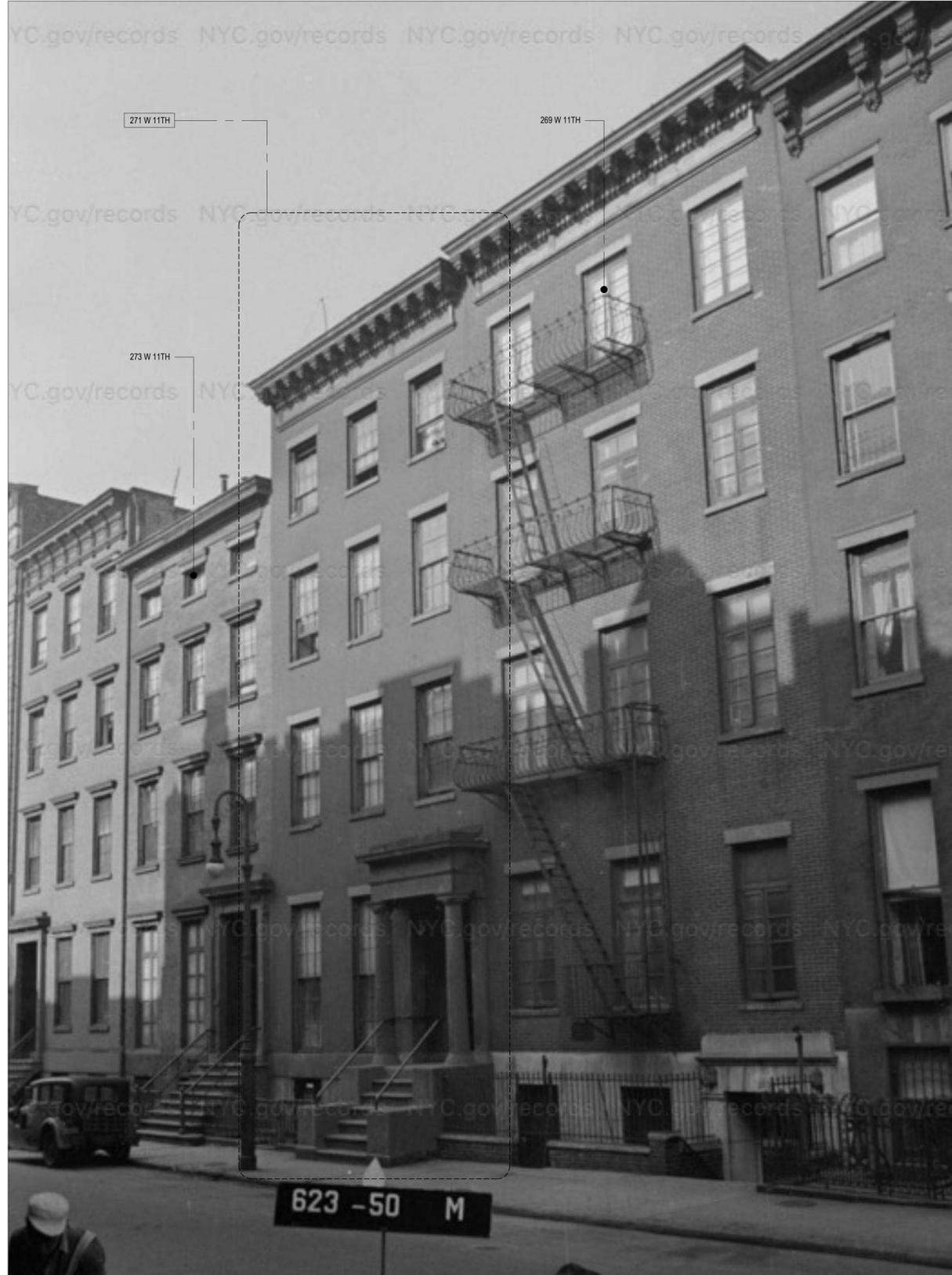
LPC-002



3 LPC's DESIGNATION PHOTO LOOKING EAST  
SCALE : N.Y.S.



2 1940's TAX PHOTO LOOKING EAST  
SCALE : N.Y.S.



1 1940's TAX PHOTO LOOKING WEST  
SCALE : N.Y.S.

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PROJECT NO.: 2312

SCALE: AS NOTED

TITLE:  
TAX PHOTOS

**LPC-003**

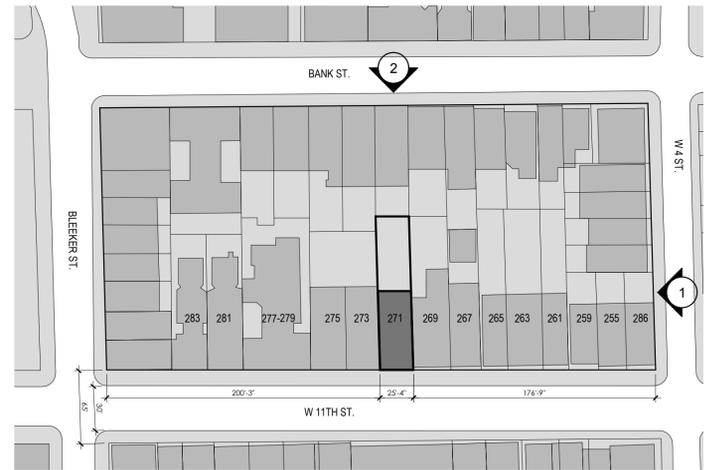
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WEST 4TH ST

2 STREETScape ELEVATION AT BANK STREET LOOKING SOUTH  
SCALE : N.T.S.

BLEEKER ST



A KEY PLAN

SCALE : 1/64" = 1'-0"

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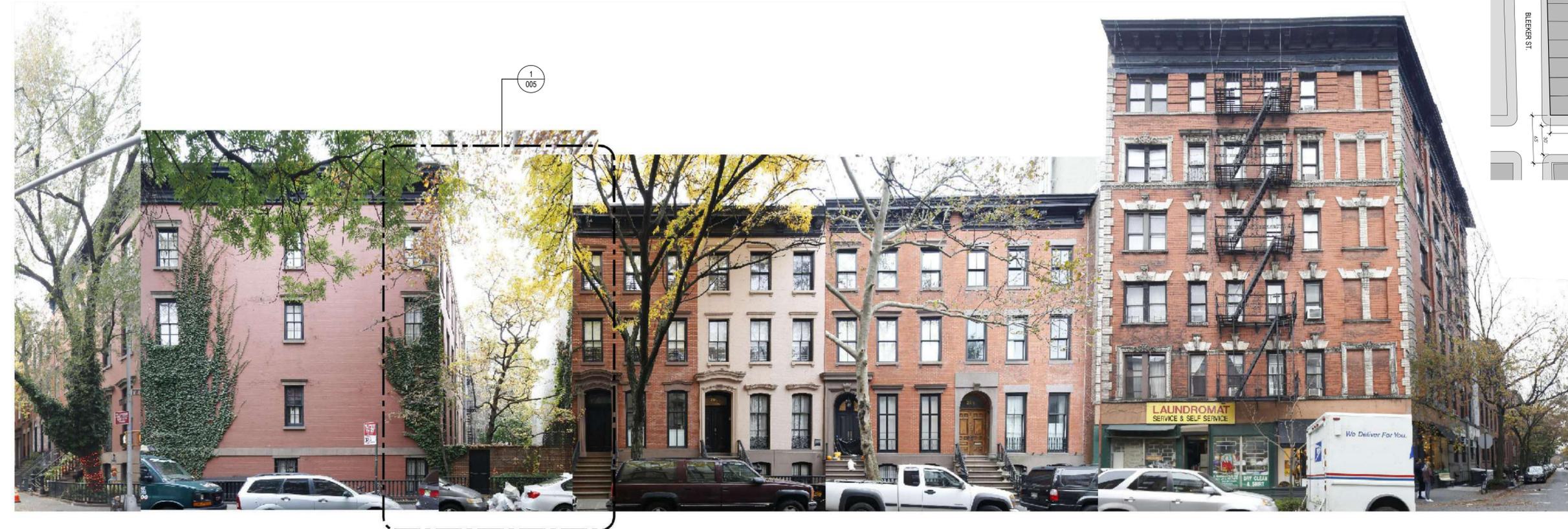
PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: EXISTING STREETScape

# LPC-004

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WEST 11TH ST

1 STREETScape ELEVATION AT WEST 4TH STREET LOOKING WEST  
SCALE : N.T.S.

BANK ST



1 VIEW OF EXISTING SITE FROM WEST 4TH STREET (271 NOT VISIBLE)

SCALE : N.T.S.

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A KEY PLAN  
 SCALE : 1/64" = 1'-0"

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PROJECT NO.: 2312  
 SCALE: AS NOTED  
 TITLE: EXISTING STREETScape

**LPC-005**

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1 263-261 WEST 11TH STREET

SCALE : NTS



2 265 WEST 11TH STREET

SCALE : NTS

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A KEY PLAN

SCALE : 1/64" = 1'-0"

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PROJECT NO.: 2312  
 SCALE: AS NOTED  
 TITLE: COURTYARD CONTEXT PHOTOS

**LPC-006**

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1 267 WEST 11TH STREET

SCALE : NTS



2 269 WEST 11TH STREET

SCALE : NTS

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A KEY PLAN

SCALE : 1/64" = 1'-0"

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PROJECT NO.: 2312  
 SCALE: AS NOTED  
 TITLE: COURTYARD CONTEXT PHOTOS

**LPC-007**

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1 58 MORTON STREET, BLOCK 583, LOT 15

SCALE : NTS

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PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: COURTYARD CONTEXT PHOTOS

**LPC-008**

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2 EXISTING NORTH FACADE PHOTO



1 PROPOSED NORTH FACADE RENDERING

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PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: **EXISTING PHOTO  
 & PROPOSED NORTH FACADE RENDERING**

**LPC-009**

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2 PROPOSED NORTH FACADE RENDERING



1 PROPOSED NORTH FACADE MATERIALS



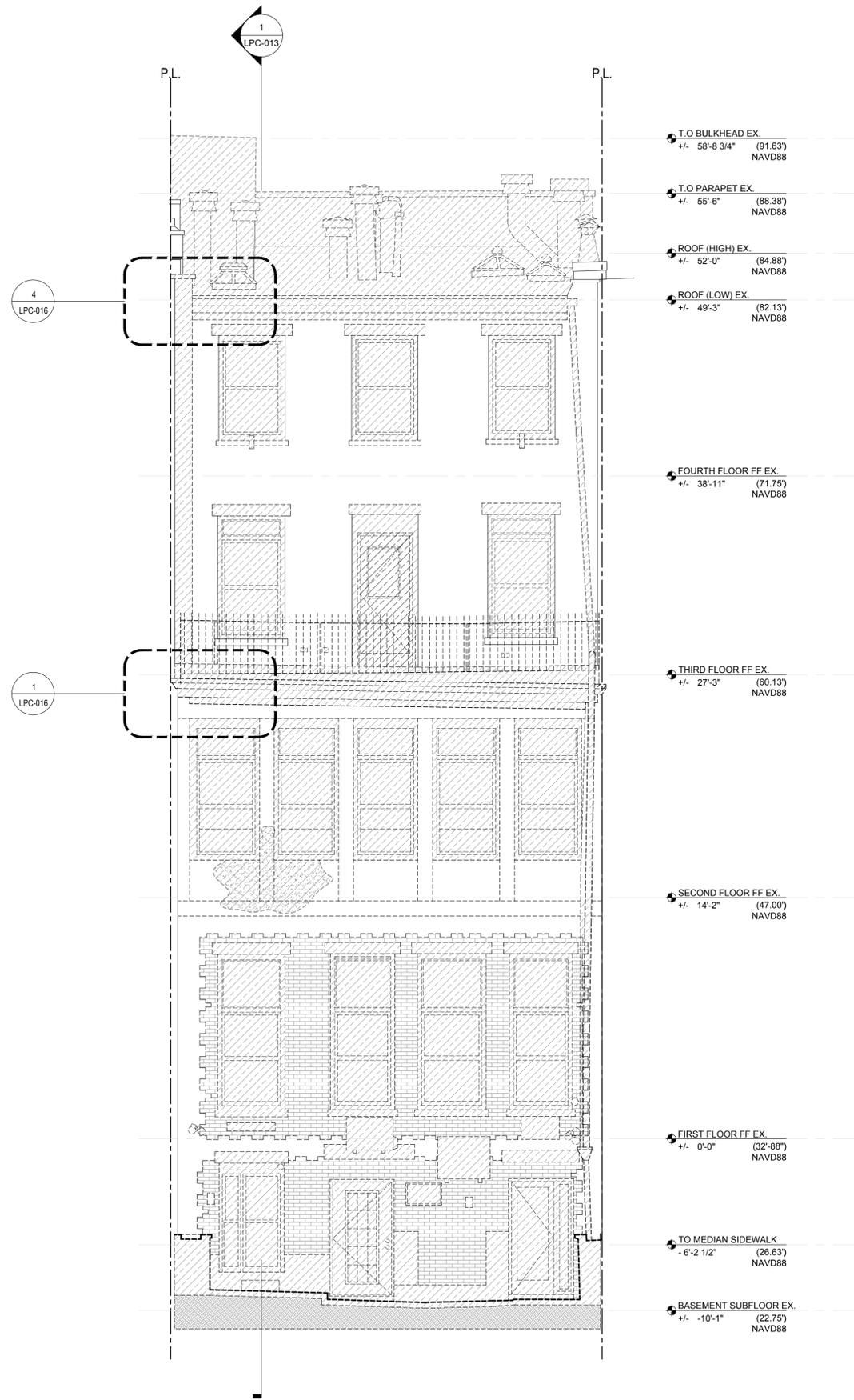
**1** PROPOSED NORTH FACADE WITH NEIGHBORING CONTEXT  
 SCALE: 1/4" = 1'-0"

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SCALE: AS NOTED  
 TITLE: **PROPOSED**  
 NORTH FACADE WITH NEIGHBORING CONTEXT

**LPC-011**

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**2** DEMOLITION NORTH FACADE ELEVATION  
 SCALE: 1/4" = 1'-0"



**1** PROPOSED NORTH FACADE ELEVATION  
 SCALE: 1/4" = 1'-0"

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PROJECT NO.: 2312

SCALE: AS NOTED  
 TITLE: **EXISTING & PROPOSED  
 NORTH FACADE**

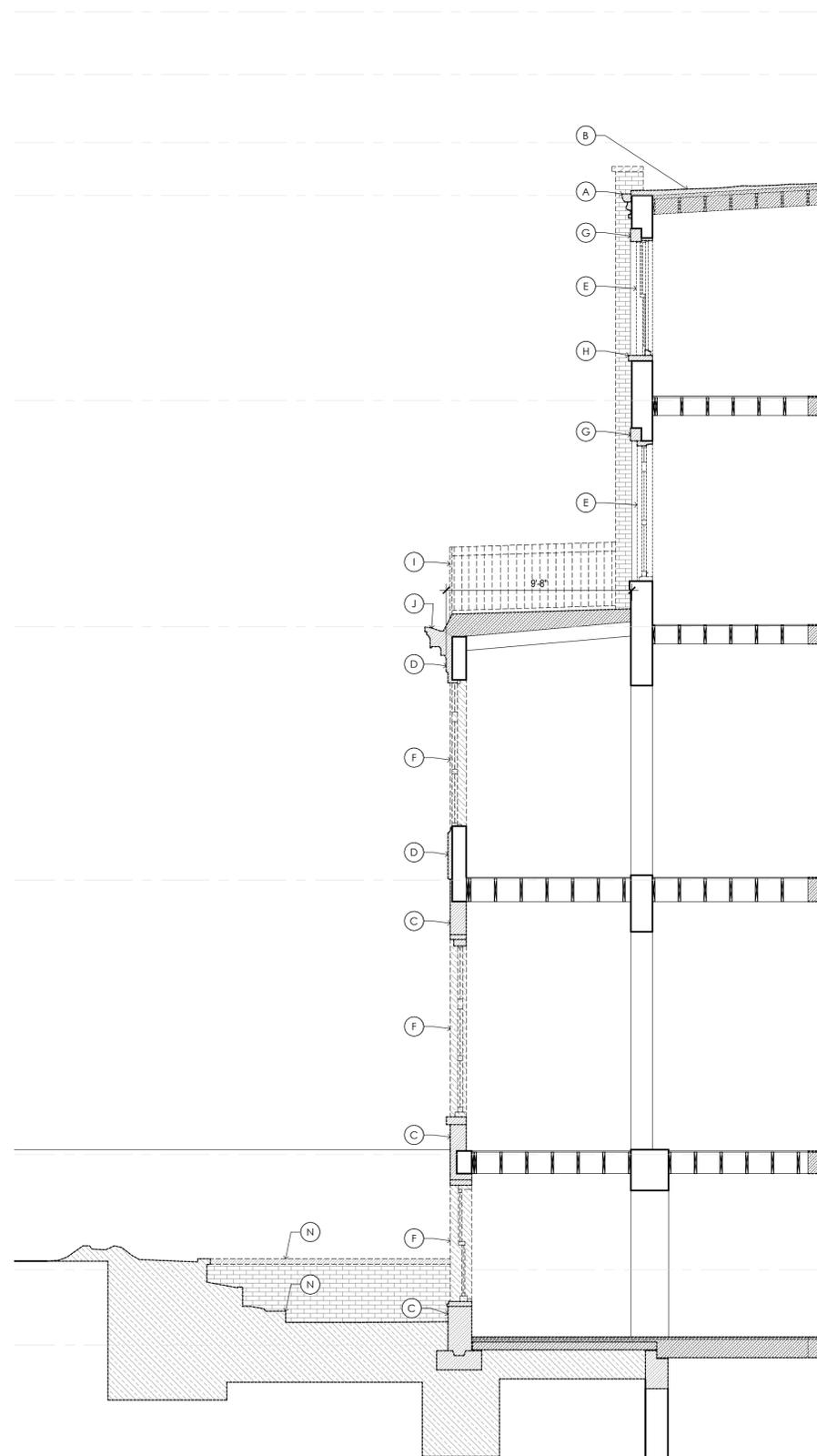
**LPC-012**

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SELECTIVE REMOVAL AND RESTORATIVE WORK ON EXISTING

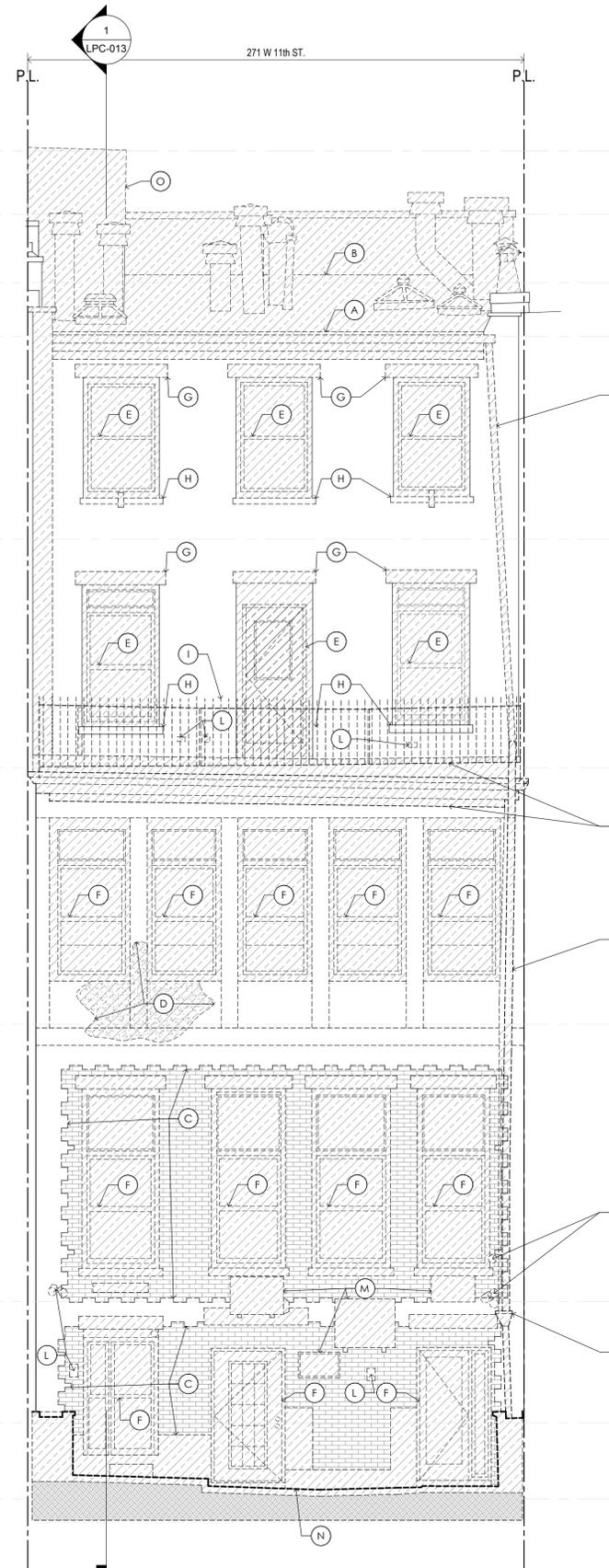
- (A) REMOVE PARAPET & CORNICE TO ROOF
- (B) REMOVE ROOF ASSEMBLY & REPLACE
- (C) REMOVE BRICK MASONRY AT BASEMENT AND 1ST FLOOR LEVEL & PREPARE FOR NEW EXTERIOR STONE PANEL FINISH SYSTEM
- (D) REMOVE ALL 2ND FLOOR LEVEL STUCCO FINISH BACK TO SUBSTRATE SUPPORT & PREPARE FOR NEW EXTERIOR WOOD PANEL FINISH SYSTEM
- (E) REMOVE WINDOWS/DOOR; EXISTING MASONRY OPENING TO REMAIN
- (F) REMOVE WINDOWS/DOOR; PREPARE FOR NEW WINDOW OPENING
- (G) REMOVE WINDOW LINTEL
- (H) REMOVE WINDOW SILL
- (I) REMOVE METAL RAILING
- (J) REMOVE THIRD FLOOR BALCONY CORNICE
- (K) REMOVE GUTTER & LEADER SYSTEM
- (L) REMOVE LIGHT FIXTURE, OUTLET & EXPOSED CONDUIT
- (M) REMOVE AC UNIT & SUPPORTS
- (N) REMOVE PLANTERS, PAVERS, STEPS, AND EXCAVATE AS REQUIRED
- (O) EXISTING BULKHEAD TO BE REMOVED

LEGEND



1 PROPOSED DEMOLITION REAR SECTION

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



2 PROPOSED DEMOLITION NORTH ELEVATION

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

T.O BULKHEAD EX.  
+/- 58'-8 3/4" (91.63')  
NAVD88

T.O PARAPET EX.  
+/- 55'-6" (88.38')  
NAVD88

ROOF (HIGH) EX.  
+/- 52'-0" (84.88')  
NAVD88

ROOF (LOW) EX.  
+/- 49'-3" (82.13')  
NAVD88

FOURTH FLOOR FF EX.  
+/- 38'-11" (71.75')  
NAVD88

THIRD FLOOR FF EX.  
+/- 27'-3" (60.13')  
NAVD88

SECOND FLOOR FF EX.  
+/- 14'-2" (47.00')  
NAVD88

FIRST FLOOR FF EX.  
+/- 0'-0" (32'-88")  
NAVD88

TO MEDIAN SIDEWALK  
-6'-2 1/2" (26.63')  
NAVD88

BASEMENT SUBFLOOR EX.  
+/- -10'-1" (22.75')  
NAVD88

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PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: **PROPOSED DEMOLITION  
NORTH ELEVATION**

**LPC-013**

**PROPOSED WORK**

- 1 NEW 42" HIGH BLACK STEEL GUARD RAIL
- 2 NEW METAL CORNICE, BLACK FINISH
- 3 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 4 EXISTING BRICK MASONRY TO REMAIN, REMOVE PAINT, CLEAN, REPAIR AND RESTORE AS NEEDED
- 5 REPAIR AND RESTORE DAMAGED MASONRY CAUSED BY BRICK WALL REMOVAL
- 5A INSTALL NEW BRICK MASONRY TO MATCH EXISTING, WHERE BROWNSTONE LINTEL WAS REMOVED
- 6 NEW 1" THK. EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK FINISH
- 7 NEW 3" THK. EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK FINISH
- 8 NEW DOUBLE HUNG WOOD WINDOWS INSTALLED IN EXISTING MASONRY OPENINGS TO MATCH FRONT FACADE WINDOWS, PAINTED BLACK FINISH.
- 9 NEW WOOD EXTERIOR DOOR INSTALLED IN EXISTING MASONRY OPENING, PAINTED BLACK FINISH.
- 10 NOT USED
- 11 NEW EXTERIOR WOOD PANEL TRIM, PAINTED BLACK, HIGH GLOSS FINISH
- 12 NEW STEEL WINDOWS, INSTALLED IN NEW WINDOW OPENING, PAINTED BLACK FINISH.
- 13 NOT USED
- 14 NEW EXTERIOR WOOD WINDOW FRAME CASING, PAINTED BLACK, HIGH GLOSS FINISH
- 15 NEW STONE WINDOWSILL
- 16 NEW METAL BALCONY AND METAL STAIRS TO REAR YARD GRADE, BLACK FINISH
- 17 LIGHT FIXTURE: SEE LPC-020A FOR LIGHT FIXTURE SPECS

**RESTORATION SCOPE**

- ELECTRIC GRINDERS WILL NOT BE USED FOR ANY METHODS OF RESTORATIVE SCOPE OF WORK
- CLEAN BRICK FACADE, INCLUDING BIOLOGICAL GROWTH AND WATER STAINING, USING THE MOST EFFECTIVE, LEAST DELETERIOUS METHOD BASED ON FIELD TESTING.
- USE PROSOCO, SURE KLEAN, LIGHT DUTY RESTORATION CLEANER TO BE USED FOR CLEANING, AND/OR PAINT REMOVAL.
- WATER PRESSURE TO BE BELOW 500 PSI FOR MASONRY AND 300 PSI FOR CAST IRON
- REPAIR CRACKS IN BRICK FACADE USING COMPOSITE REPAIR MORTAR TO MATCH ADJACENT BRICK IN COLOR, TEXTURE AND TOOLING.
- PREPARE, PRIME AND PAINT NEW WOOD CORNICE TO MATCH THE HISTORIC FINISH.
- WORK SHALL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF WORK

**LEGEND**

	EXISTING BRICK		METAL FINISH, COLOR BLACK
	NEW BRICK TO MATCH EXISTING		WOOD PANELING, BLACK PAINT, GLOSS FINISH

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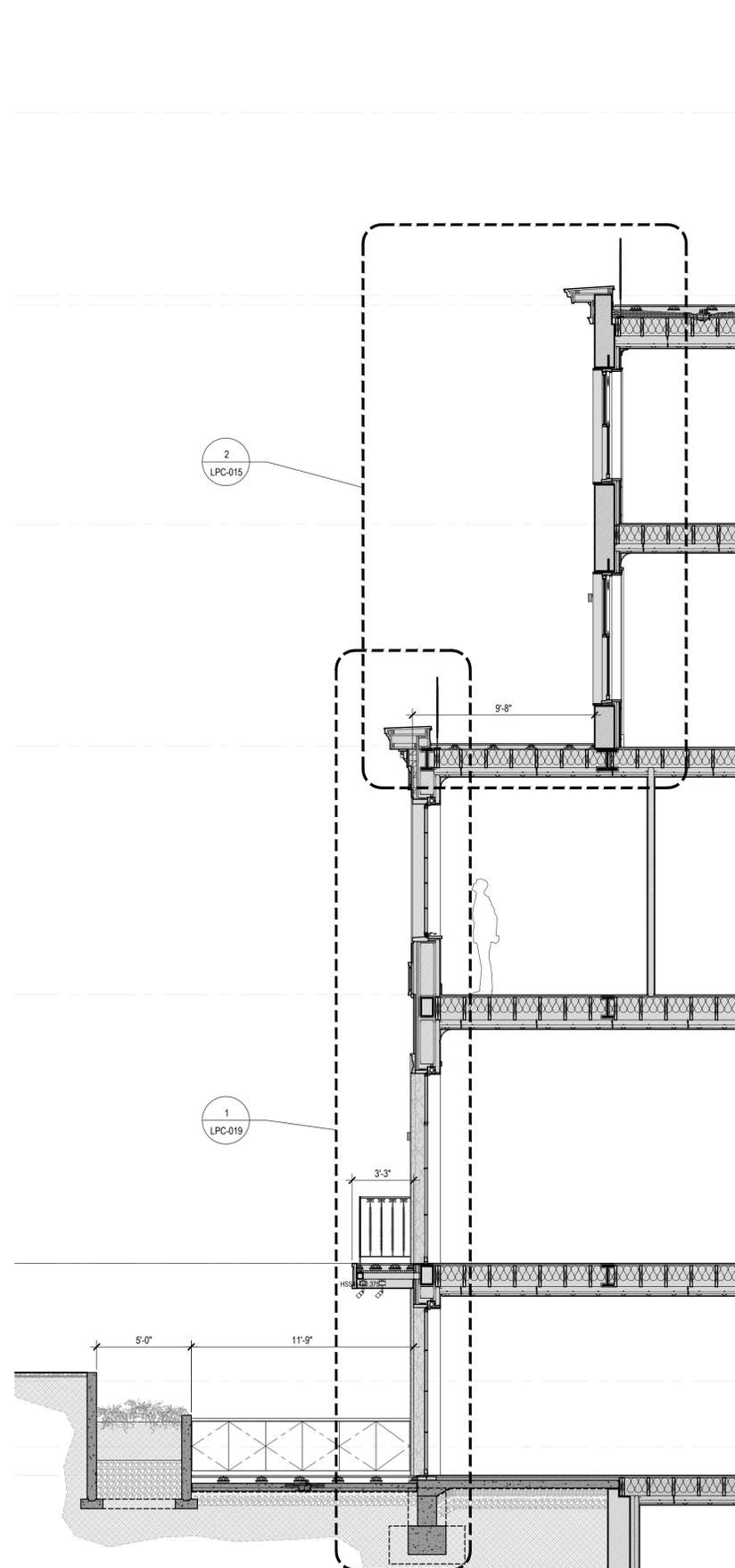
PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: **PROPOSED  
NORTH ELEVATION**

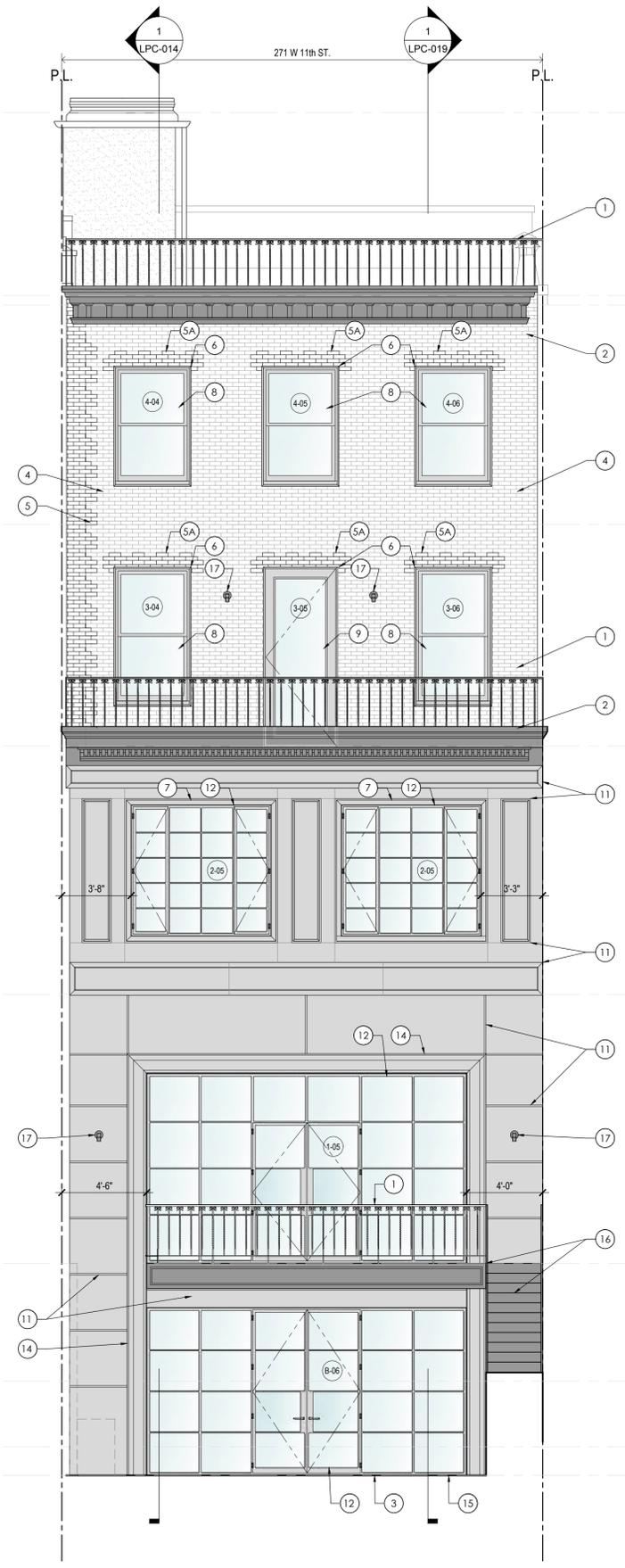
**LPC-014**

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**1 PROPOSED REAR SECTION**

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



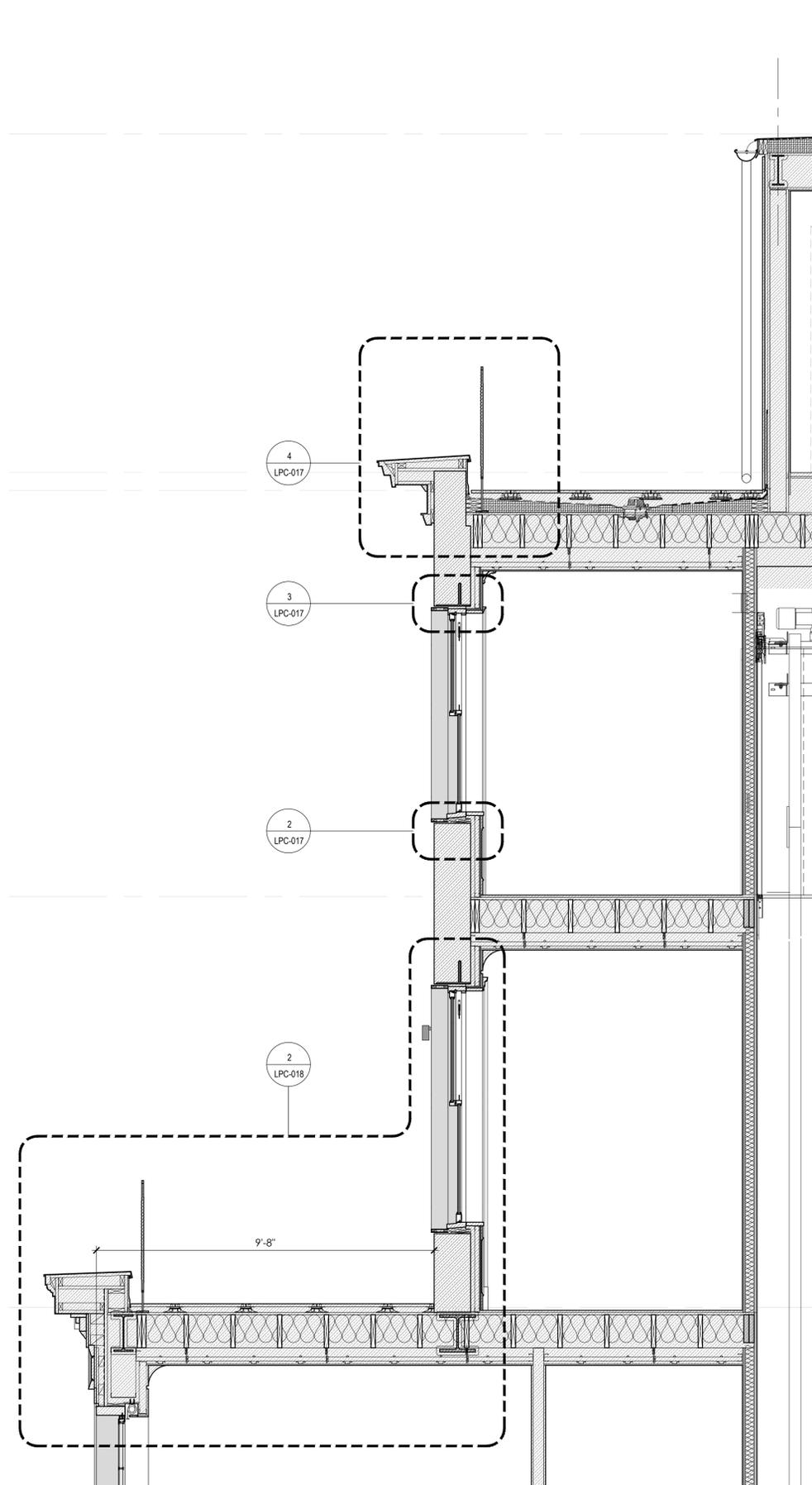
**2 PROPOSED NORTH ELEVATION**

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

- TO BULKHEAD  
+/- 60'-7" (93.38') NAVD88
- TO BULKHEAD FF  
+/- 50'-11 1/2" (83.75') NAVD88
- TO ROOF FF  
+/- 50'-5 1/2" (83.25') NAVD88
- FOURTH FLOOR FF  
+/- 38'-11" (71.75') NAVD88
- THIRD FLOOR FF  
+/- 27'-3" (60.13') NAVD88
- SECOND FLOOR FF  
+/- 14'-2" (47.00') NAVD88
- FIRST FLOOR FF  
0" (32.88') NAVD88
- TO MEDIAN SIDEWALK  
-6'-2 1/2" (26.63') NAVD88
- BASEMENT FF PROP.  
+11'-2" (21.63') NAVD88

PROPOSED WORK

- 1 NEW 42" HIGH STEEL GUARD RAIL (BLACK)
- 2 NEW METAL CORNICE (BLACK)
- 2a NEW WOOD/METAL CORNICE DENTILS, PAINTED BLACK, HIGH GLOSS FINISH
- 3 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 4 EXISTING BRICK MASONRY TO REMAIN, REMOVE PAINT, CLEAN, REPAIR AND RESTORE AS NEEDED
- 5 REPAIR AND RESTORE DAMAGED MASONRY CAUSED BY BRICK WALL REMOVAL
- 5A INSTALL NEW BRICK MASONRY TO MATCH EXISTING, WHERE BROWNSTONE LINTEL WAS REMOVED
- 6 NEW 1" THK. EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK
- 7 NEW 3" THK. EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK
- 8 NEW DOUBLE HUNG WOOD WINDOWS INSTALLED IN EXISTING MASONRY OPENINGS TO MATCH FRONT FACADE WINDOWS, PAINTED BLACK FINISH.
- 9 NEW WOOD EXTERIOR DOOR INSTALLED IN EXISTING MASONRY OPENING, PAINTED BLACK FINISH.
- 10 LIGHT FIXTURE; SEE LPC-020A FOR LIGHT FIXTURE SPECS (BLACK)



2 PROPOSED REAR WALL SECTION

SCALE: 1/2"=1'-0"



1 PROPOSED NORTH/REAR ELEVATION

SCALE: 1/2"=1'-0"

11.14.2024 CB2 MEETING

DESIGNER: **RAFAEL DE CARDENAS**  
611 BROADWAY SUITE 627  
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ARCHITECT: **HS2ARCHITECTURE**  
414 BROADWAY  
NEW YORK, NY 10013  
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FAX: 212.219.1677  
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: **PROPOSED NORTH/REAR FACADE DETAILS  
AT THIRD & FOURTH FLOOR**

**LPC-015**

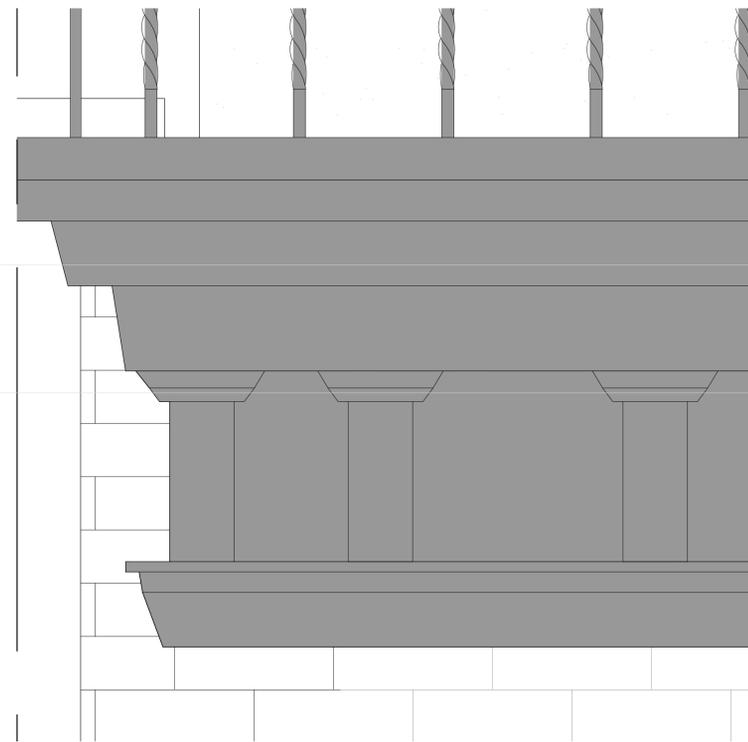
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RESTORATION SCOPE

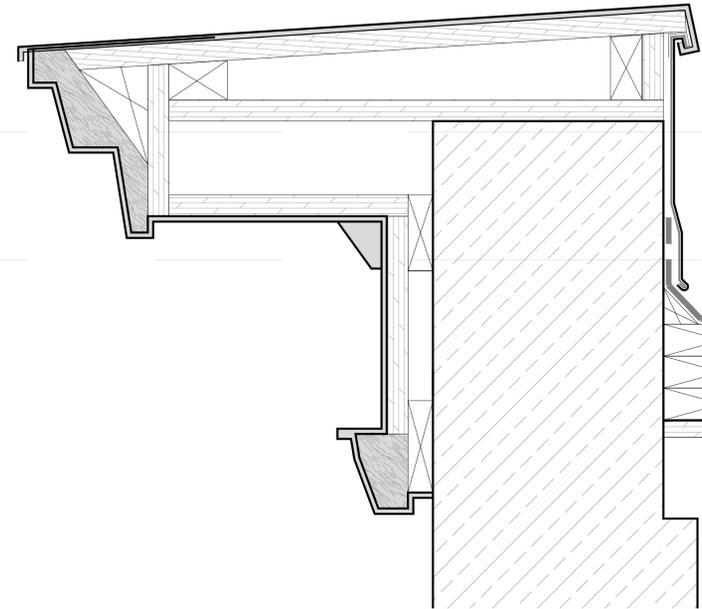
- 1 NEW 42" HIGH STEEL GUARD RAIL (BLACK)
- 2 NEW METAL CORNICE (BLACK)
- 3 NEW METAL CAP FLASHING (BLACK)
- 4 NEW ROOF INSULATION AND ROOFING
- 5 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 6 EXISTING BRICK MASONRY TO REMAIN
- 7 NEW EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK FINISH
- 8 NEW WOOD WINDOW AND WINDOW FRAME WITH INSULATED GLASS, PAINTED BLACK FINISH
- 9 RESTORE EXISTING BROWNSTONE WINDOWSILL
- 10 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 10a NEW WOOD/METAL CORNICE DENTILS (BLACK) HIGH GLOSS FINISH
- 11 NEW STEEL WINDOWS (BLACK)
- 12 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 13 NEW EXTERIOR WOOD FRAME (BLACK) HIGH GLOSS FINISH
- 14 NEW STONE WINDOWSILL
- 15 NEW METAL BALCONY (BLACK)
- 16 NEW STEEL MOMENT FRAME
- 17 NEW STEEL LINTEL
- 18 HSS4X4 STEEL BEAM
- 19 HSS4X4 STEEL FRAMING AT 4'-0" O.C. TYP. TO SUPPORT REAR BALCONY & STAIR LANDING
- 20 1-1/2" X 3/16" GALVANIZED METAL BAR GRATING TYP.
- 21 BLACK METAL FINISHING GRATING INSTALLED AT THE BOTTOM OF THE BALCONY
- 22 LIGHT FIXTURE, TYPE-MAE, SATIN BLACK FINISH; INSTALLED BELOW BALCONY FINISHED GRATING; CONNECTED TO EXTERIOR JUNCTION BOX
- 23 EXTERIOR JUNCTION BOX
- 24 LIGHT FIXTURE, TYPE-MAD, SATIN BLACK FINISH; SURFACE MOUNTED AT EXTERIOR WALL; CONNECTED TO EXTERIOR JUNCTION BOX



4 EXISTING CORNICE AT NORTH REAR FACADE ROOF



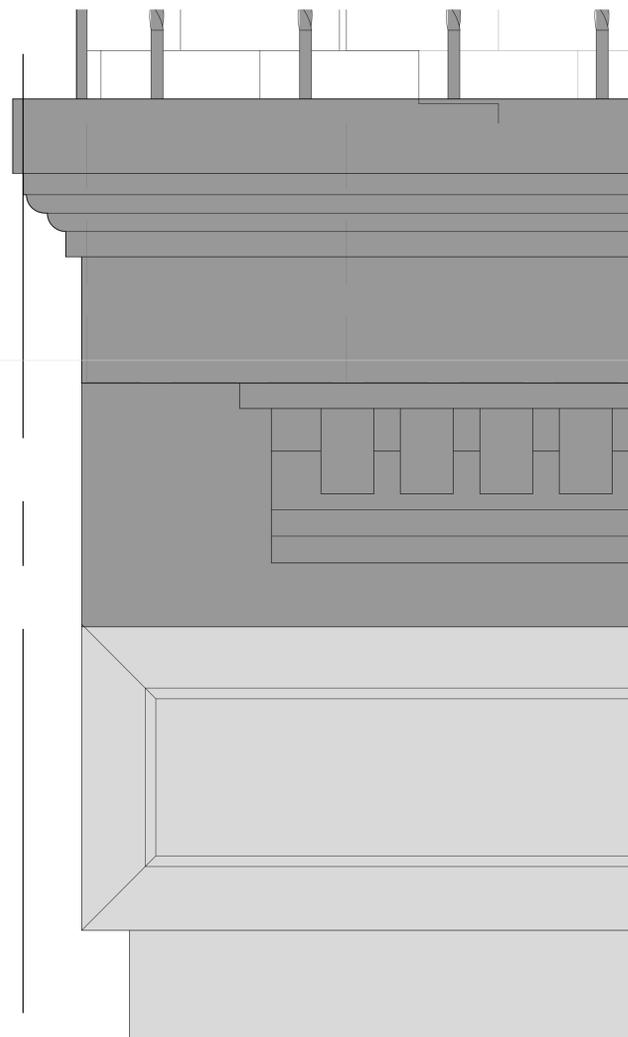
5 PROPOSED CORNICE ELEVATION AT ROOF



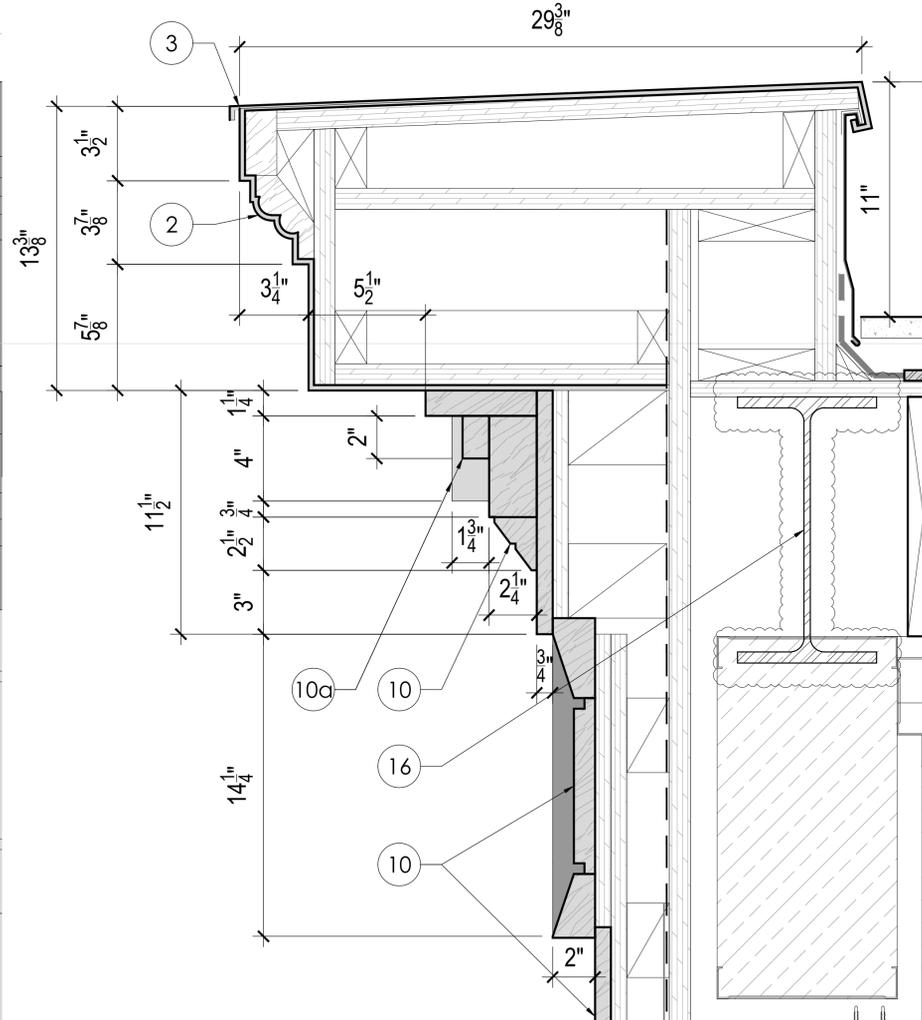
6 PROPOSED CORNICE DETAIL AT ROOF  
SCALE: 3"=1'-0"



1 EXISTING CORNICE AT NORTH REAR FACADE 3RD FLOOR TERRACE



2 PROPOSED CORNICE ELEVATION AT 3RD FLOOR TERRACE  
SCALE: 3"=1'-0"



3 PROPOSED CORNICE DETAIL AT 3RD FLOOR TERRACE  
SCALE: 3"=1'-0"

11.14.2024 CB2 MEETING

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FAX: 212.219.1677  
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED

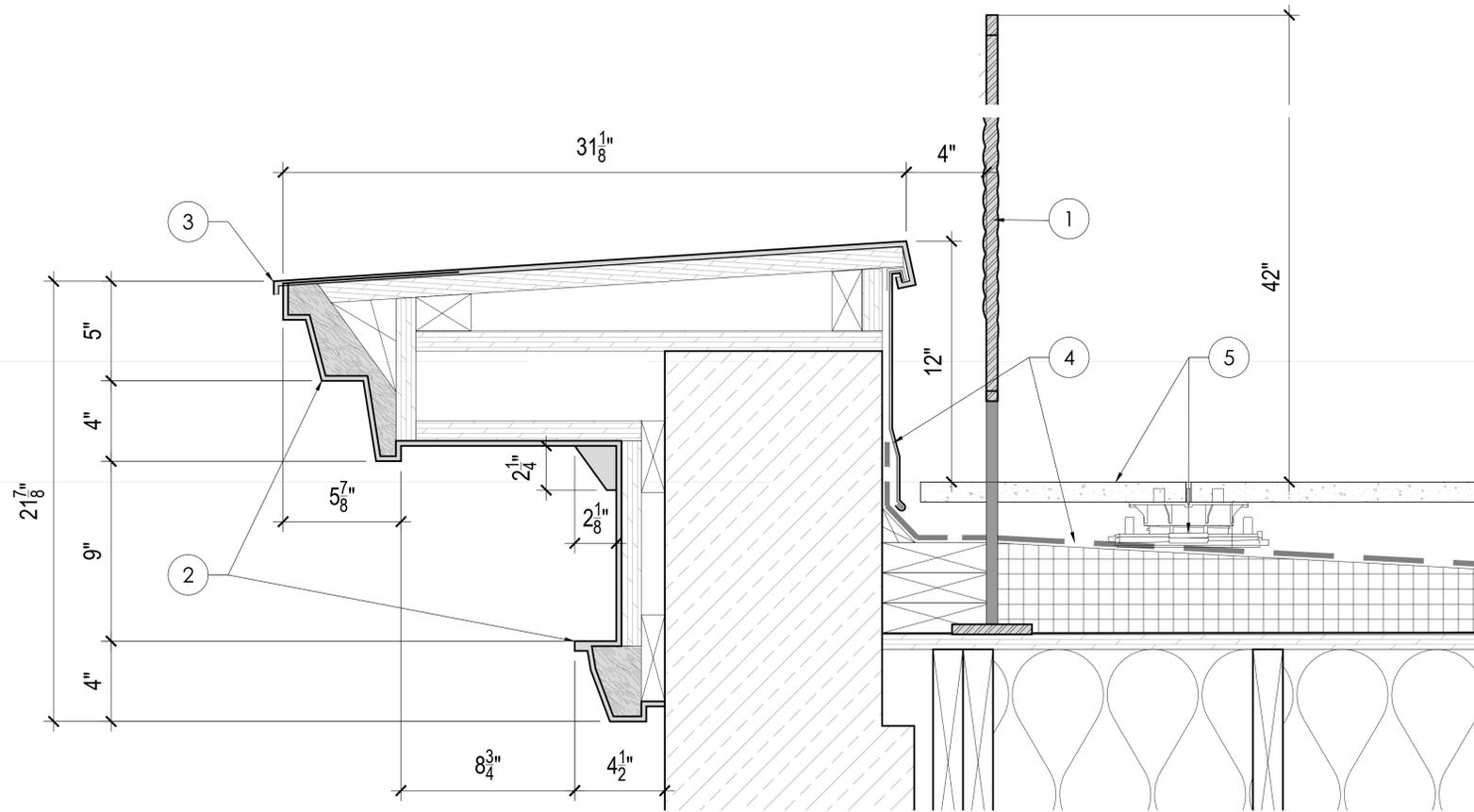
TITLE: **EXISTING & PROPOSED CORNICE  
AT ROOF & 3RD FL TERRACE**

**LPC-016**

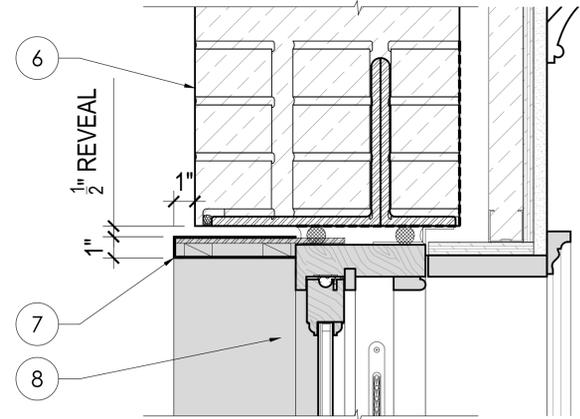
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**RESTORATION SCOPE**

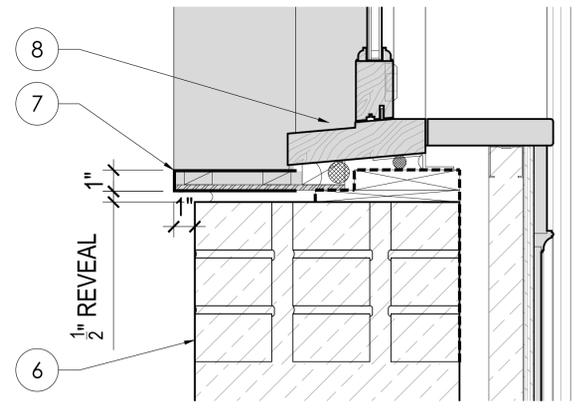
- 1 NEW 42" HIGH STEEL GUARD RAIL (BLACK)
- 2 NEW METAL CORNICE (BLACK)
- 3 NEW METAL CAP FLASHING (BLACK)
- 4 NEW ROOF INSULATION AND ROOFING
- 5 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 6 EXISTING BRICK MASONRY TO REMAIN
- 7 NEW EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK FINISH
- 8 NEW WOOD WINDOW AND WINDOW FRAME WITH INSULATED GLASS, PAINTED BLACK FINISH
- 9 RESTORE EXISTING BROWNSTONE WINDOWSILL
- 10 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 10a NEW WOOD/METAL CORNICE DENTILS (BLACK) HIGH GLOSS FINISH
- 11 NEW STEEL WINDOWS (BLACK)
- 12 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 13 NEW EXTERIOR WOOD FRAME (BLACK) HIGH GLOSS FINISH
- 14 NEW STONE WINDOWSILL
- 15 NEW METAL BALCONY (BLACK)
- 16 NEW STEEL MOMENT FRAME
- 17 NEW STEEL LINTEL
- 18 HSS4X4 STEEL BEAM
- 19 HSS4X4 STEEL FRAMING AT 4'-0" O.C. TYP. TO SUPPORT REAR BALCONY & STAIR LANDING
- 20 1-1/2" X 3/16" GALVANIZED METAL BAR GRATING TYP.
- 21 BLACK METAL FINISHING GRATING INSTALLED AT THE BOTTOM OF THE BALCONY
- 22 LIGHT FIXTURE, TYPE-MAE, SATIN BLACK FINISH; INSTALLED BELOW BALCONY FINISHED GRATING; CONNECTED TO EXTERIOR JUNCTION BOX
- 23 EXTERIOR JUNCTION BOX
- 24 LIGHT FIXTURE, TYPE-MAD, SATIN BLACK FINISH; SURFACE MOUNTED AT EXTERIOR WALL; CONNECTED TO EXTERIOR JUNCTION BOX



**4 PROPOSED REAR CORNICE & GUARDRAIL DETAIL**  
SCALE : 3"=1'-0"



**3 PROPOSED LINTEL DETIL DETAIL**  
SCALE : 3"=1'-0"



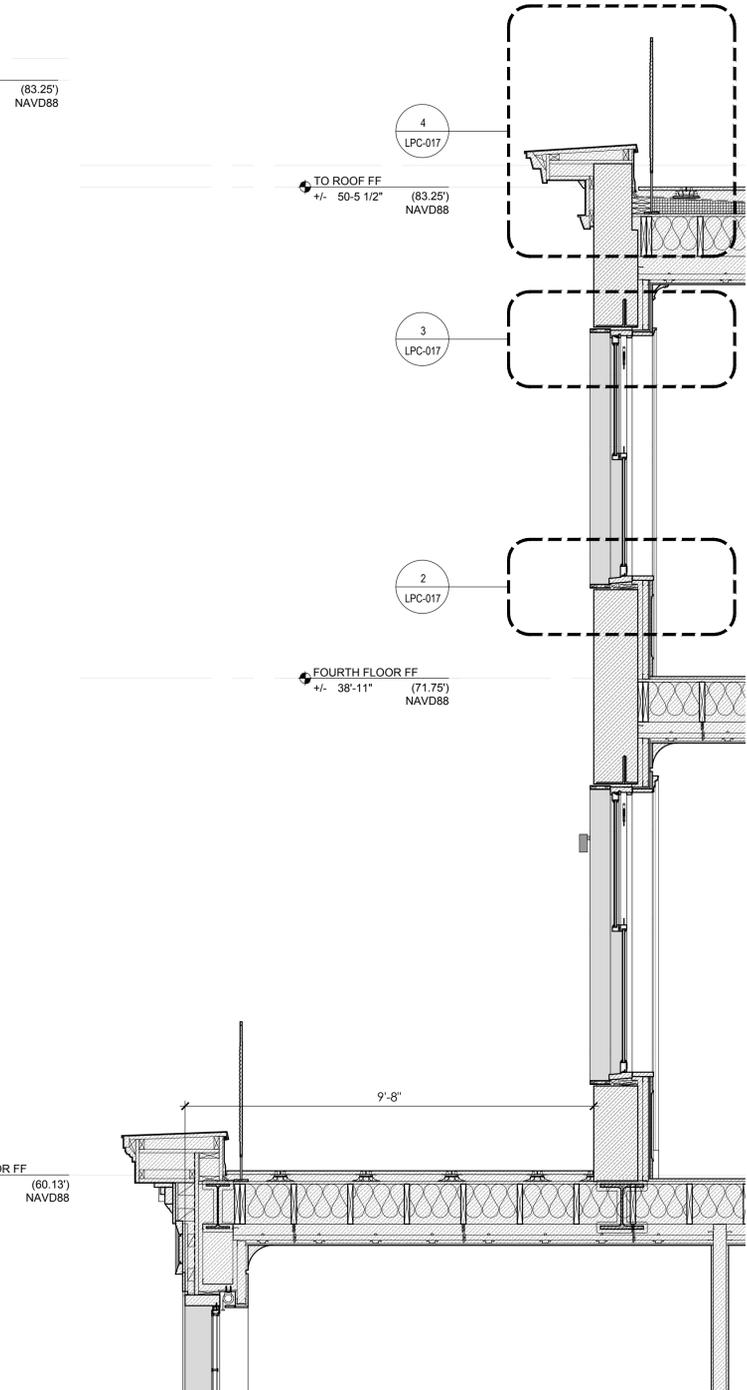
**2 PROPOSED 4TH FLOOR WINDOW SILL DETAIL**  
SCALE : 3"=1'-0"

TO ROOF FF  
+/- 50'-5 1/2" (83.25')  
NAVD88

TO ROOF FF  
+/- 50'-5 1/2" (83.25')  
NAVD88

FOURTH FLOOR FF  
+/- 38'-11" (71.75')  
NAVD88

THIRD FLOOR FF  
+/- 27'-3" (60.13')  
NAVD88



**1 PROPOSED REAR WALL SECTION AT THIRD & FOURTH FLOOR**  
SCALE : 1/2"=1'-0"

11.14.2024 C82 MEETING

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PROJECT NO.: 2312  
SCALE: AS NOTED

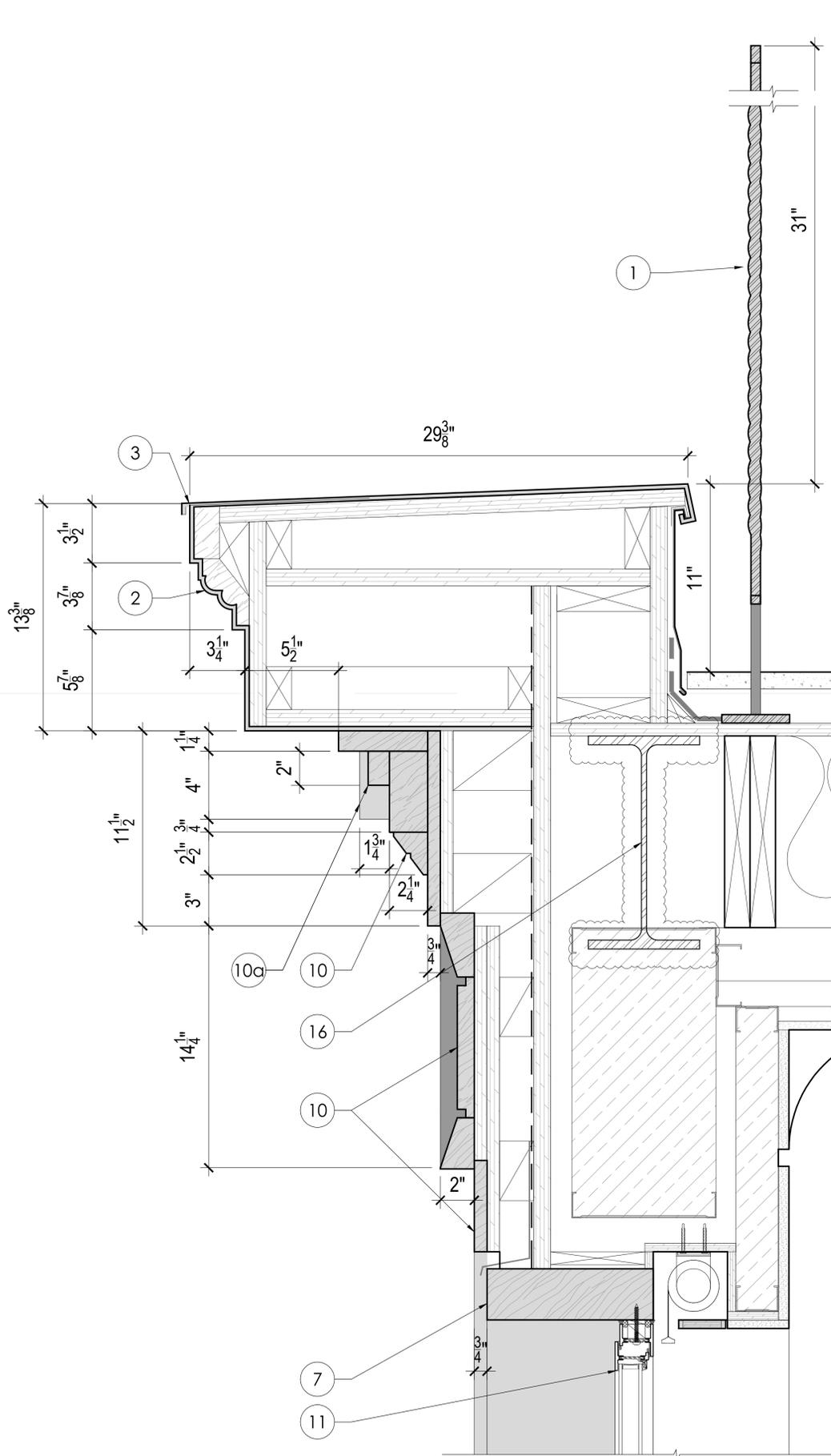
TITLE: **PROPOSED CORNICE & WINDOW DETAILS  
AT FOURTH FL, NORTH/REAR FACADE**

**LPC-017**

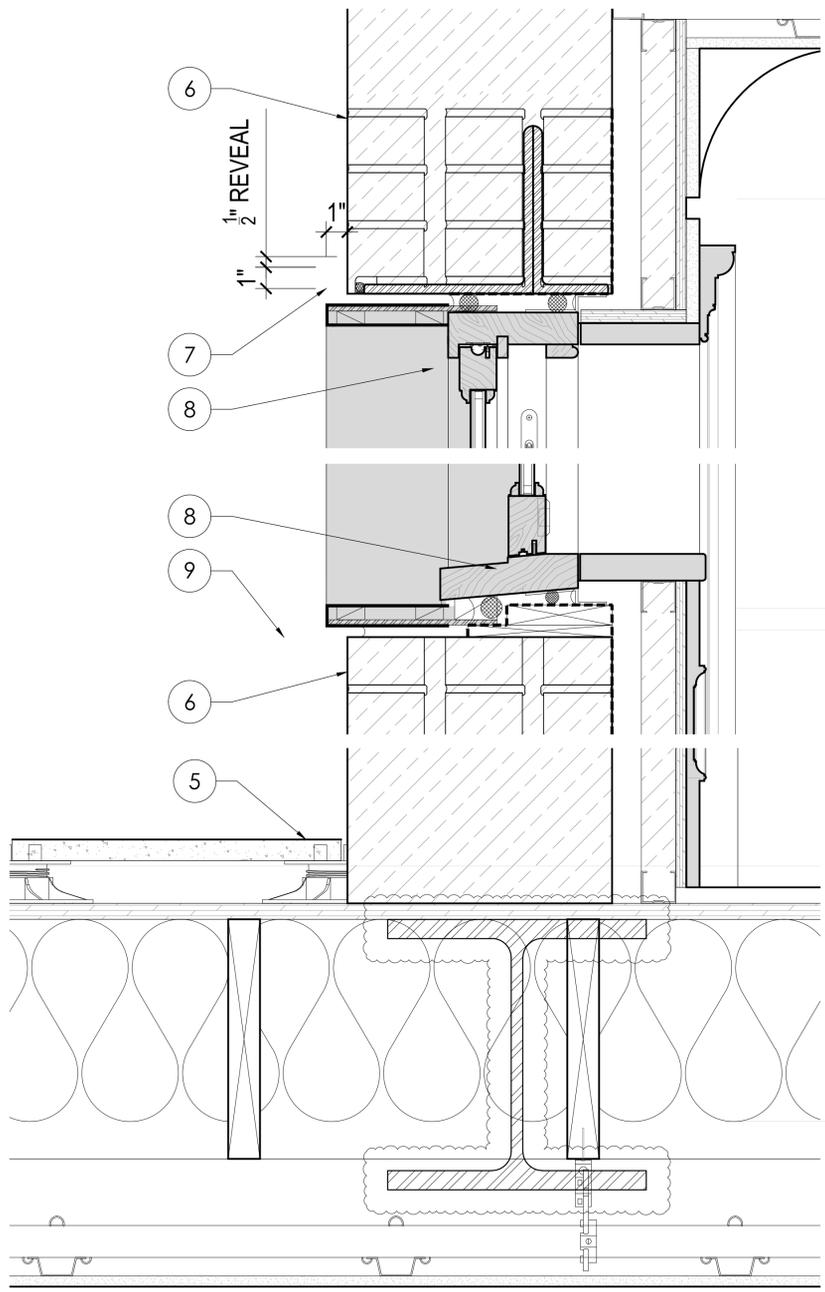
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RESTORATION SCOPE

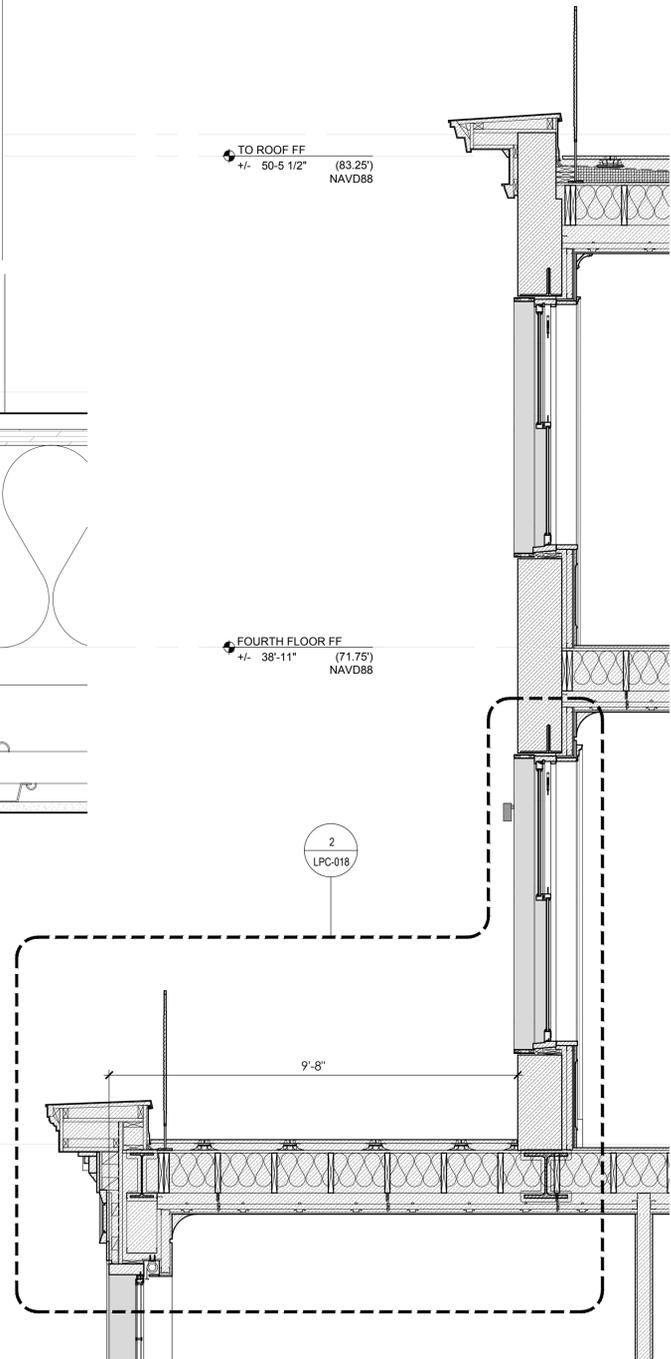
- 1 NEW 42" HIGH STEEL GUARD RAIL (BLACK)
- 2 NEW METAL CORNICE (BLACK)
- 3 NEW METAL CAP FLASHING (BLACK)
- 4 NEW ROOF INSULATION AND ROOFING
- 5 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 6 EXISTING BRICK MASONRY TO REMAIN
- 7 NEW EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK FINISH
- 8 NEW WOOD WINDOW AND WINDOW FRAME WITH INSULATED GLASS, PAINTED BLACK FINISH
- 9 RESTORE EXISTING BROWNSTONE WINDOWSILL
- 10 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 10a NEW WOOD/METAL CORNICE DENTILS (BLACK) HIGH GLOSS FINISH
- 11 NEW STEEL WINDOWS (BLACK)
- 12 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 13 NEW EXTERIOR WOOD FRAME (BLACK) HIGH GLOSS FINISH
- 14 NEW STONE WINDOWSILL
- 15 NEW METAL BALCONY (BLACK)
- 16 NEW STEEL MOMENT FRAME
- 17 NEW STEEL LINTEL
- 18 HSS4X4 STEEL BEAM
- 19 HSS4X4 STEEL FRAMING AT 4'-0" O.C. TYP. TO SUPPORT REAR BALCONY & STAIR LANDING
- 20 1-1/2" X 3/16" GALVANIZED METAL BAR GRATING TYP.
- 21 BLACK METAL FINISHING GRATING INSTALLED AT THE BOTTOM OF THE BALCONY
- 22 LIGHT FIXTURE, TYPE-MAE, SATIN BLACK FINISH; INSTALLED BELOW BALCONY FINISHED GRATING; CONNECTED TO EXTERIOR JUNCTION BOX
- 23 EXTERIOR JUNCTION BOX
- 24 LIGHT FIXTURE, TYPE-MAD, SATIN BLACK FINISH; SURFACE MOUNTED AT EXTERIOR WALL; CONNECTED TO EXTERIOR JUNCTION BOX



2 PROPOSED THIRD FLOOR TERRACE CORNICE & GUARDRAIL  
SCALE: 3/4"=1'-0"



1 PROPOSED REAR WALL SECTION AT THIRD & FOURTH FL  
SCALE: 1/2"=1'-0"



11.14.2024 CB2 MEETING  
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PROJECT NO.: 2312  
SCALE: AS NOTED

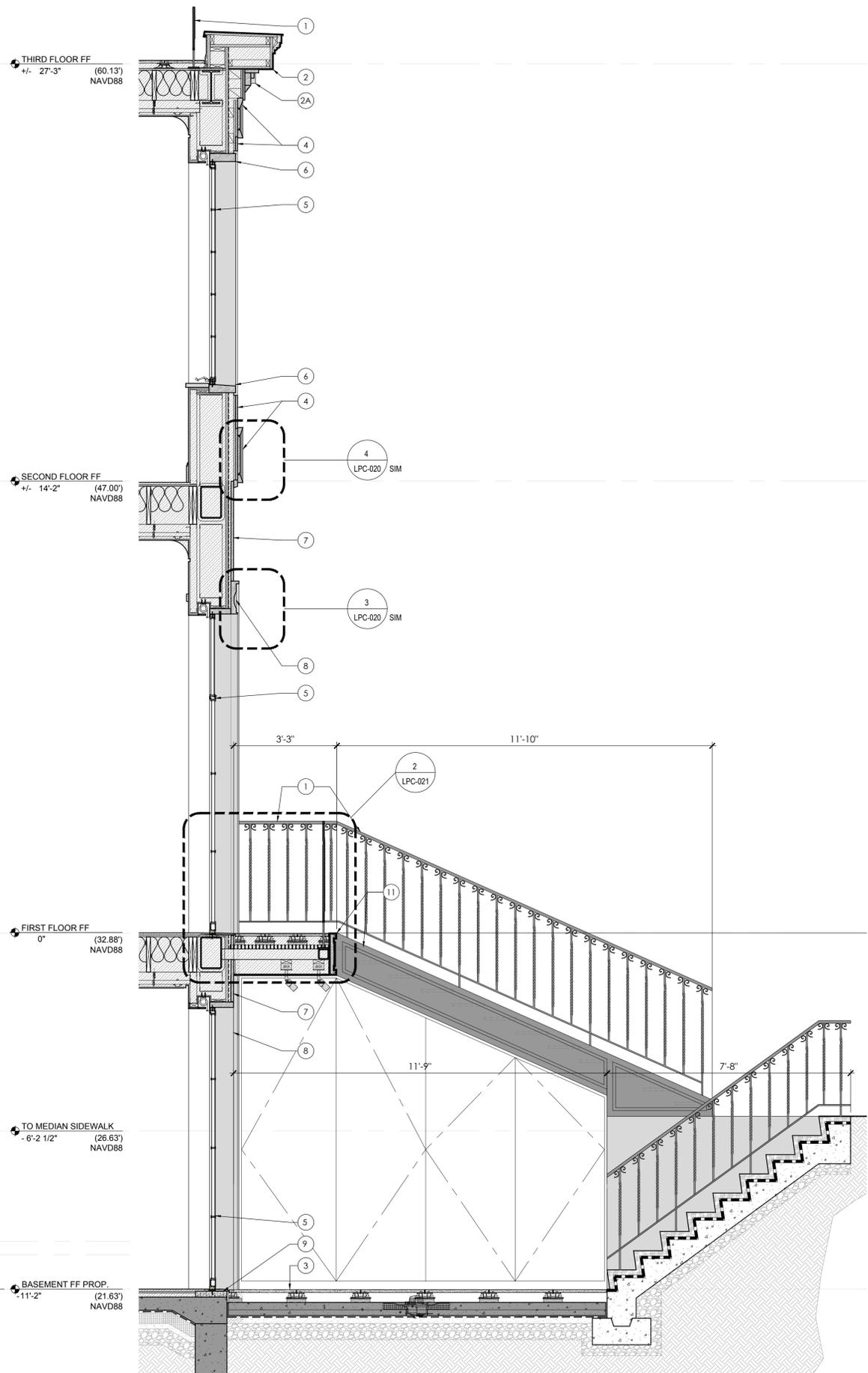
TITLE: **PROPOSED CORNICE & GUARDRAIL DETAILS  
AT THIRD FL TERRACE, NORTH/REAR FACADE**

**LPC-018**

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PROPOSED WORK

- 1 NEW 42" HIGH STEEL GUARD RAIL (BLACK) & 36" HIGH HAND RAIL (BLACK)
- 2 NEW METAL CORNICE (BLACK)
- 2a NEW WOOD/METAL CORNICE DENTILS, PAINTED BLACK, HIGH GLOSS FINISH
- 3 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 4 NEW EXTERIOR WOOD PANEL TRIM, PAINTED BLACK, HIGH GLOSS FINISH
- 5 NEW STEEL WINDOWS (BLACK), INSTALLED IN NEW WINDOW OPENING. (INSULATED GLAZING)
- 6 NEW 3" THK. EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK
- 7 NOT USED
- 8 NEW EXTERIOR WOOD WINDOW FRAME CASING, PAINTED BLACK, HIGH GLOSS FINISH
- 9 NEW STONE WINDOWSILL
- 10 LIGHT FIXTURE: SEE LPC-020A FOR LIGHT FIXTURE SPECS (BLACK)
- 11 NEW METAL BALCONY WITH BLACK FINISH METAL FASCIA AND STONE PAVERS ON RAISED PEDESTALS
- 12 NEW METAL STAIR TO GARDEN WITH STONE TREADS



2 PROPOSED NORTH/REAR ELEVATION

SCALE : 1/2"=1'-0"

1 PROPOSED REAR WALL SECTION

SCALE : 1/2"=1'-0"

11.14.2024 C82 MEETING

DESIGNER: **RAFAEL DE CARDENAS**  
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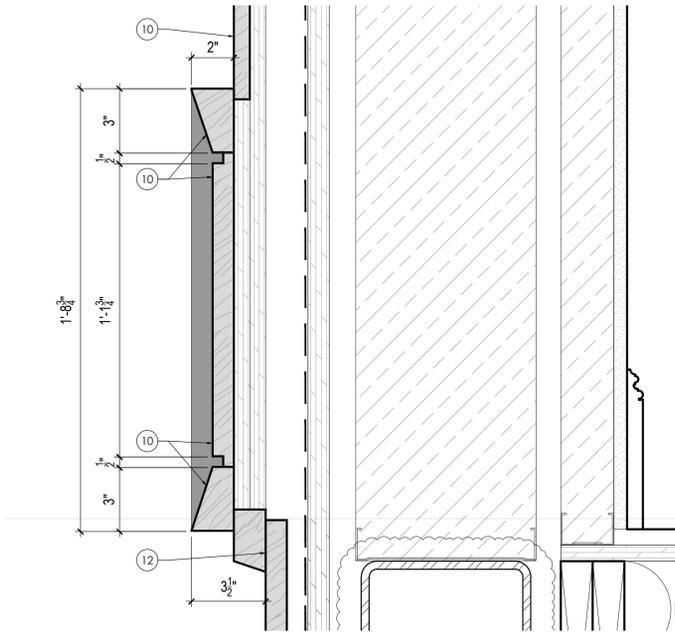
PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: PROPOSED NORTH/REAR FACADE DETAILS  
AT BASEMENT, FIRST & SECOND FLOOR

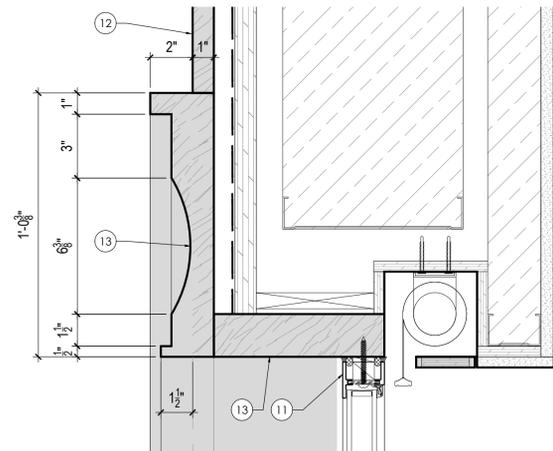
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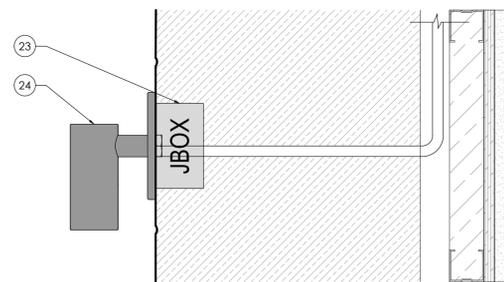
4 2ND FLOOR WOOD TRIM PROFILE DETAIL

SCALE : 3"=1'-0"



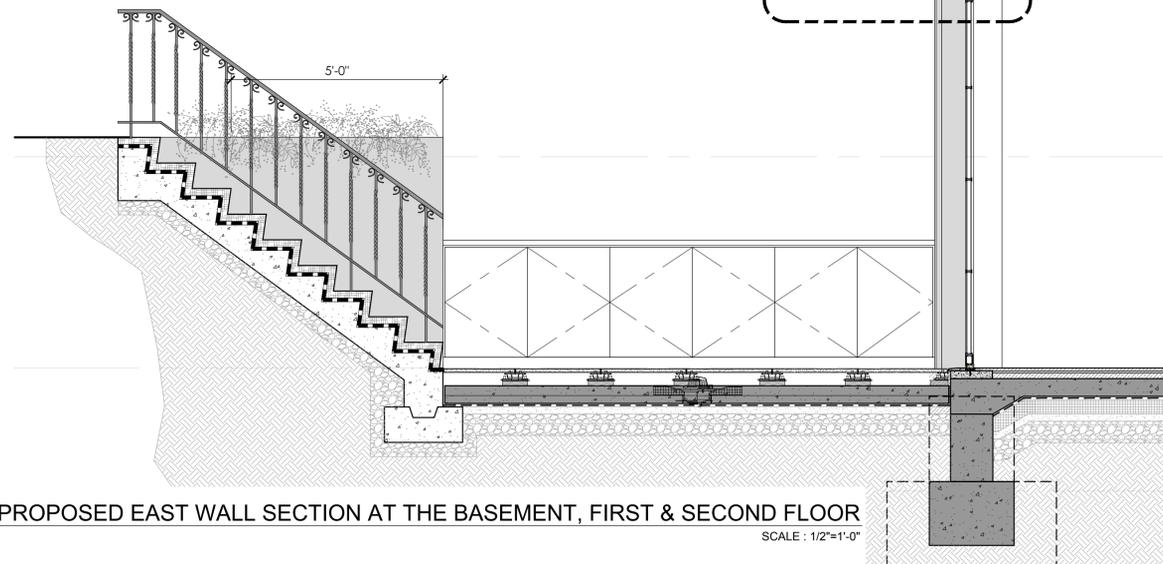
3 1ST FLOOR STONE WINDOW TRIM PROFILE DETAIL

SCALE : 3"=1'-0"



2 TYPE-MAD EXTERIOR LIGHT FIXTURE DETAIL AT MASONRY WALL

SCALE : 3"=1'-0"



1 PROPOSED EAST WALL SECTION AT THE BASEMENT, FIRST & SECOND FLOOR

SCALE : 1/2"=1'-0"

271 WEST 11TH STREET  
NEW YORK, NY 10014

DOCKET # LPC-25-01736

LANDMARKS PRESERVATION COMMISSION

RESTORATION SCOPE

- 1 NEW 42" HIGH STEEL GUARD RAIL (BLACK)
- 2 NEW METAL CORNICE (BLACK)
- 3 NEW METAL CAP FLASHING (BLACK)
- 4 NEW ROOF INSULATION AND ROOFING
- 5 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 6 EXISTING BRICK MASONRY TO REMAIN
- 7 NEW EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK FINISH
- 8 NEW WOOD WINDOW AND WINDOW FRAME WITH INSULATED GLASS, PAINTED BLACK FINISH
- 9 RESTORE EXISTING BROWNSTONE WINDOWSILL
- 10 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 10G NEW WOOD/METAL CORNICE DENTILS (BLACK) HIGH GLOSS FINISH
- 11 NEW STEEL WINDOWS (BLACK)
- 12 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 13 NEW EXTERIOR WOOD FRAME (BLACK) HIGH GLOSS FINISH
- 14 NEW STONE WINDOWSILL
- 15 NEW METAL BALCONY (BLACK)
- 16 NEW STEEL MOMENT FRAME
- 17 NEW STEEL LINTEL
- 18 HSS4X4 STEEL BEAM
- 19 HSS4X4 STEEL FRAMING AT 4'-0" O.C. TYP. TO SUPPORT REAR BALCONY & STAIR LANDING
- 20 1-1/2" X 3/16" GALVANIZED METAL BAR GRATING TYP.
- 21 BLACK METAL FINISHING GRATING INSTALLED AT THE BOTTOM OF THE BALCONY
- 22 LIGHT FIXTURE, TYPE-MAE, SATIN BLACK FINISH; INSTALLED BELOW BALCONY FINISHED GRATING; CONNECTED TO EXTERIOR JUNCTION BOX
- 23 EXTERIOR JUNCTION BOX
- 24 LIGHT FIXTURE, TYPE-MAD, SATIN BLACK FINISH; SURFACE MOUNTED AT EXTERIOR WALL; CONNECTED TO EXTERIOR JUNCTION BOX

11.14.2024 CB2 MEETING

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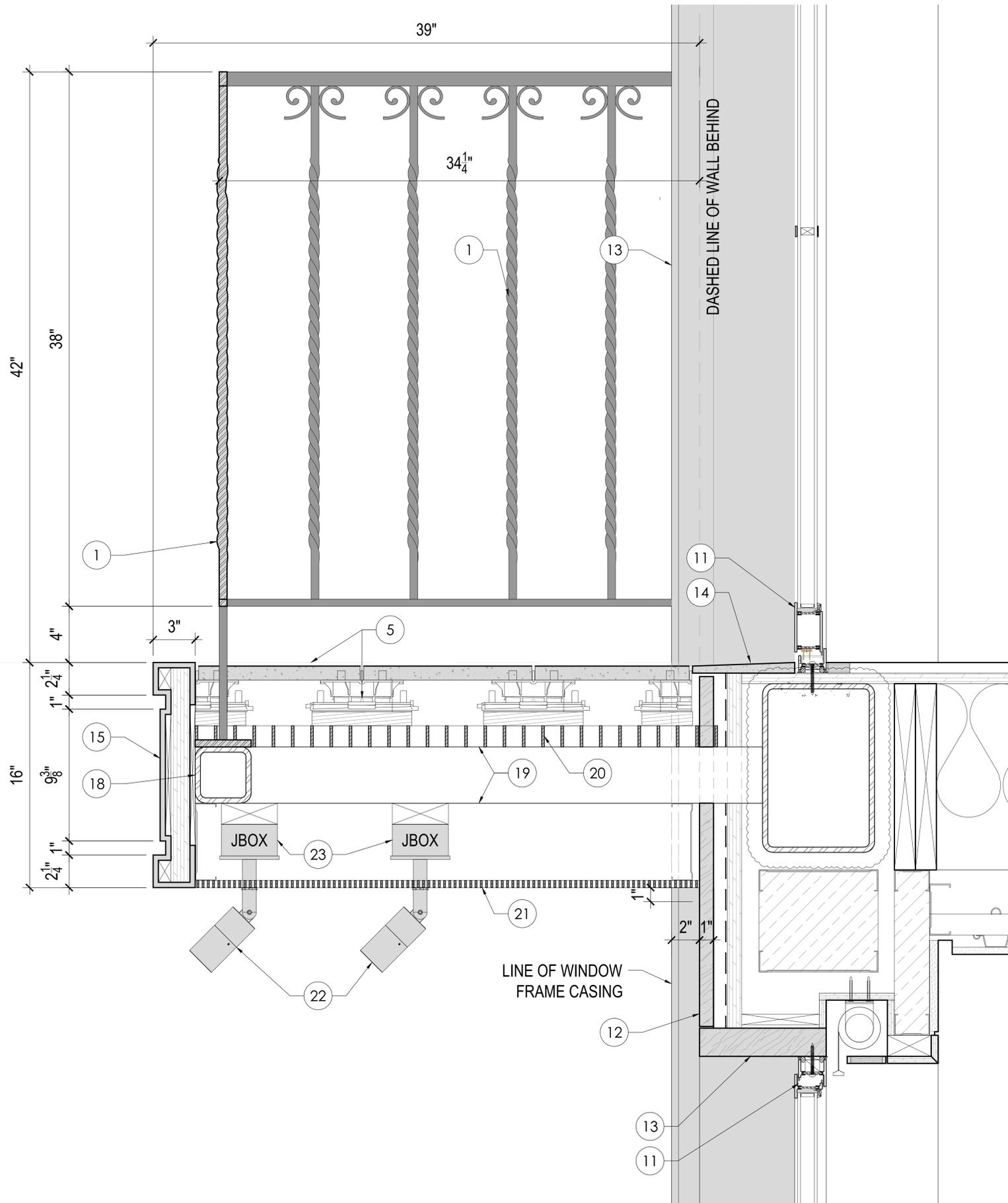
PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: **PROPOSED WOOD TRIM DETAILS AT  
BASEMENT, FIRST & SECOND FLOOR, NORTH/REAR FACADE**

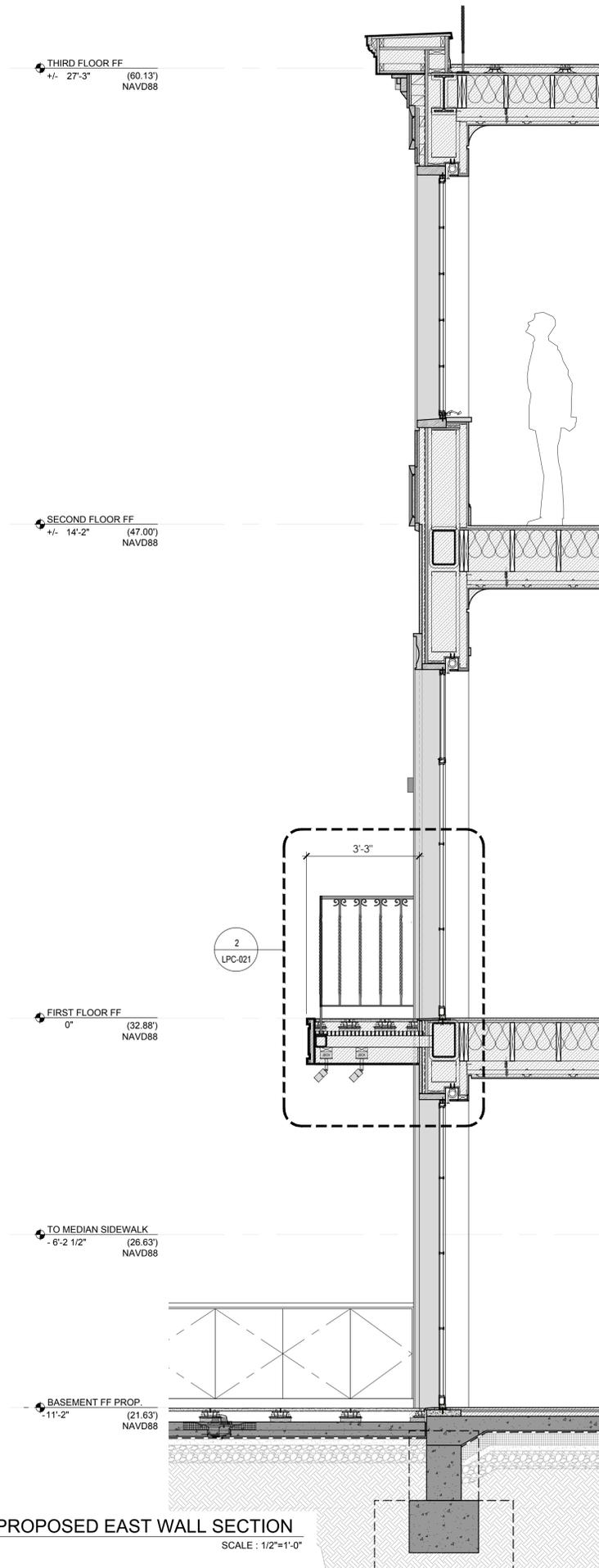
**LPC-020**

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2 1ST FLOOR BALCONY DETAIL

SCALE : 3/8"=1'-0"



1 PROPOSED EAST WALL SECTION

SCALE : 1/2"=1'-0"

271 WEST 11TH STREET  
NEW YORK, NY 10014

DOCKET # LPC-25-01736

LANDMARKS PRESERVATION COMMISSION

RESTORATION SCOPE

- 1 NEW 42" HIGH STEEL GUARD RAIL (BLACK)
- 2 NEW METAL CORNICE (BLACK)
- 3 NEW METAL CAP FLASHING (BLACK)
- 4 NEW ROOF INSULATION AND ROOFING
- 5 NEW EXTERIOR STONE PAVER INSTALLED ON AN ADJUSTABLE PEDESTAL SYSTEM
- 6 EXISTING BRICK MASONRY TO REMAIN
- 7 NEW EXTERIOR WOOD WINDOW FRAME, PAINTED BLACK FINISH
- 8 NEW WOOD WINDOW AND WINDOW FRAME WITH INSULATED GLASS, PAINTED BLACK FINISH
- 9 RESTORE EXISTING BROWNSTONE WINDOWSILL
- 10 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 10a NEW WOOD/METAL CORNICE DENTELS (BLACK) HIGH GLOSS FINISH
- 11 NEW STEEL WINDOWS (BLACK)
- 12 NEW EXTERIOR WOOD PANEL TRIM (BLACK) HIGH GLOSS FINISH
- 13 NEW EXTERIOR WOOD FRAME (BLACK) HIGH GLOSS FINISH
- 14 NEW STONE WINDOWSILL
- 15 NEW METAL BALCONY (BLACK)
- 16 NEW STEEL MOMENT FRAME
- 17 NEW STEEL LINTEL
- 18 HSS4X4 STEEL BEAM
- 19 HSS4X4 STEEL FRAMING AT 4'-0" O.C. TYP. TO SUPPORT REAR BALCONY & STAIR LANDING
- 20 1-1/2" X 3/16" GALVANIZED METAL BAR GRATING TYP.
- 21 BLACK METAL FINISHING GRATING INSTALLED AT THE BOTTOM OF THE BALCONY
- 22 LIGHT FIXTURE, TYPE-MAE, SATIN BLACK FINISH; INSTALLED BELOW BALCONY FINISHED GRATING; CONNECTED TO EXTERIOR JUNCTION BOX
- 23 EXTERIOR JUNCTION BOX
- 24 LIGHT FIXTURE, TYPE-MAD, SATIN BLACK FINISH; SURFACE MOUNTED AT EXTERIOR WALL; CONNECTED TO EXTERIOR JUNCTION BOX

11.14.2024 CB2 MEETING

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PROJECT NO.: 2312

SCALE: AS NOTED

TITLE: **PROPOSED METAL BALCONY DETAILS  
AT FIRST FLOOR, NORTH/REAR FACADE**

**LPC-021**

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**271 WEST 11TH STREET**  
NEW YORK, NY 10014

---

**DOCKET # LPC-25-01736**

---

LANDMARKS PRESERVATION COMMISSION

---

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11.14.2024 CB2 MEETING

DESIGNER: **RAFAEL DE CARDENAS**  
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---

PROJECT NO.: 2312

---

SCALE: AS NOTED

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TITLE: **PROPOSED NORTH FACADE RENDERING**

# LPC-022

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