

DOCKET # LPC-24-07551
LANDMARKS PRESERVATION COMMISSION
271 WEST 11TH STREET
NEW YORK, NY 10014

DECEMBER 12, 2024 - CB2
JANUARY 7, 2025 - PUBLIC HEARING

RAFAEL DE CARDENAS
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAEDECARDENAS.COM

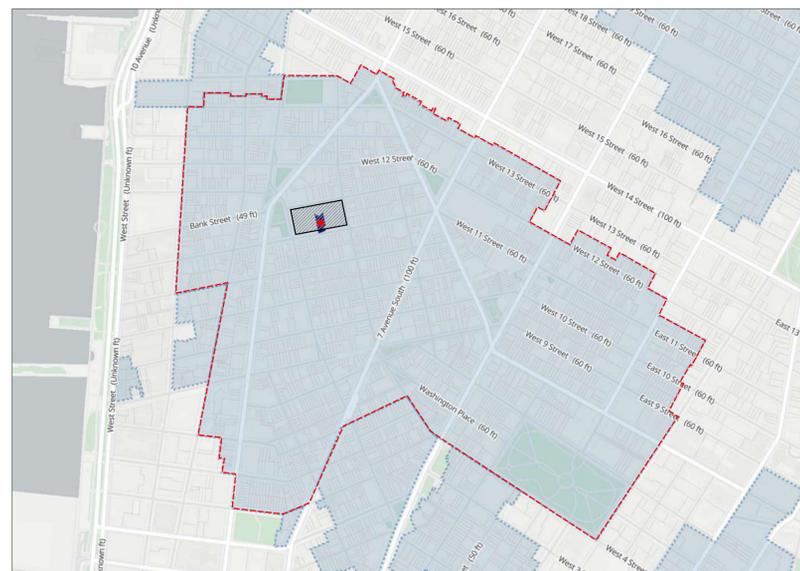
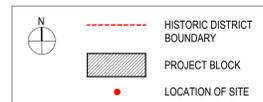
HS2 ARCHITECTURE
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
WWW.HS2ARCHITECTURE.COM

SANBORN MAP N.T.S.

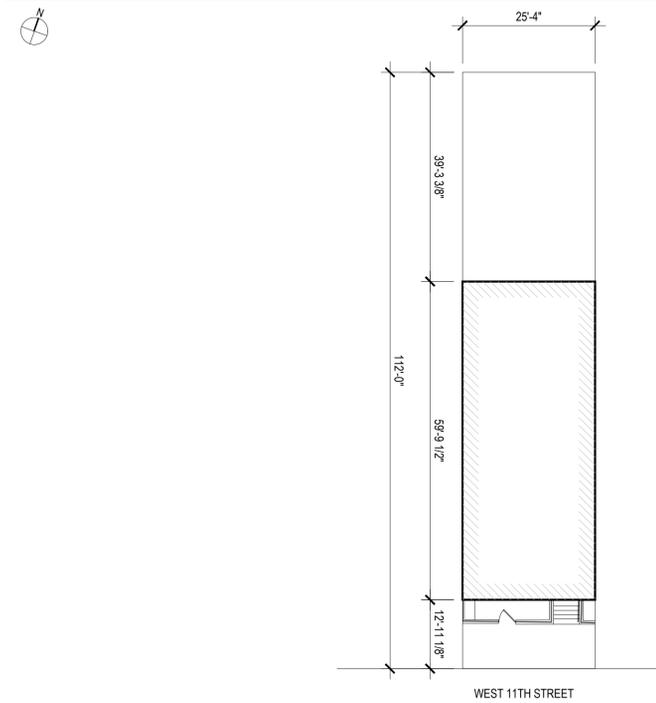


GREENWICH VILLAGE HISTORIC DISTRICT MAP N.T.S.

DESIGNATED APRIL 29, 1969



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



DRAWING LIST

- LPC-001 COVER SHEET
- LPC-002 COVER SHEET, DRAWING LIST, GENERAL NOTES, PLOT PLAN
- LPC-003 TAX PHOTOS
- LPC-004 EXISTING STREETScape
- LPC-005 EXISTING SOUTH FACADE CONTEXT
- LPC-006 SOUTH FACADE CONTEXT WITH PROPOSED WORK
- LPC-007 EXISTING & PROPOSED SOUTH ELEVATION
- LPC-008 EXISTING PHOTOS & PROPOSED FACADE RENDERING
- LPC-009 EXISTING STREETScape CONTEXT AND PLAN
- LPC-010 EXISTING SOUTH FACADE CONTEXT AND PLANS, WITH PROPOSED WORK OVERLAY
- LPC-011 PROPOSED ENTRY STEPS AND DOOR @ GROUND FLOOR
- LPC-012 PROPOSED DEMOLITION WALL SECTION & PROPOSED WALL SECTION
- LPC-013 PROPOSED ENTRY STEPS AND DOOR @ GROUND FLOOR DETAIL, PROPOSED AREAWAY DETAILS
- LPC-014A EXISTING CONDITIONS AT CORNICE & ADJACENT PROPERTIES
- LPC-014B FRONT ENTRY ENTABLATURE DETAIL AND PROPOSED ROOF CORNICE DETAIL
- LPC-015 WINDOW ELEVATIONS & PHOTOGRAPHS
- LPC-015A PHOTOGRAPHS EXISTING WINDOW CONDITIONS
- LPC-015B WINDOW TYPES
- LPC-016 WINDOW DETAILS, TYPICAL DOUBLE HUNG
- LPC-017 PRECEDENT STOOPS & MATERIALS
- LPC-018 PROPOSED FACADE RENDERING

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



12.12.2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL: 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL: 212.219.1567
FAX: 212.219.1677
WWW.HS2ARCHITECTURE.COM

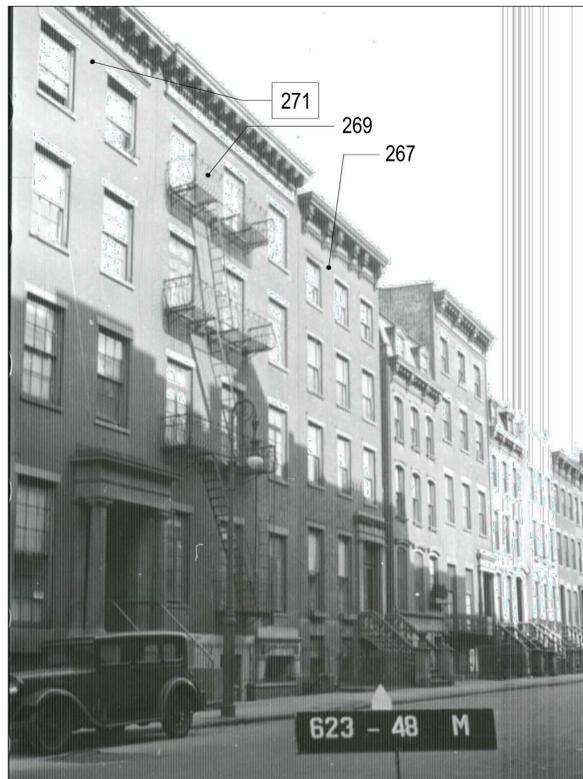
PROJECT NO.: 2312
SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: TAX PHOTOS

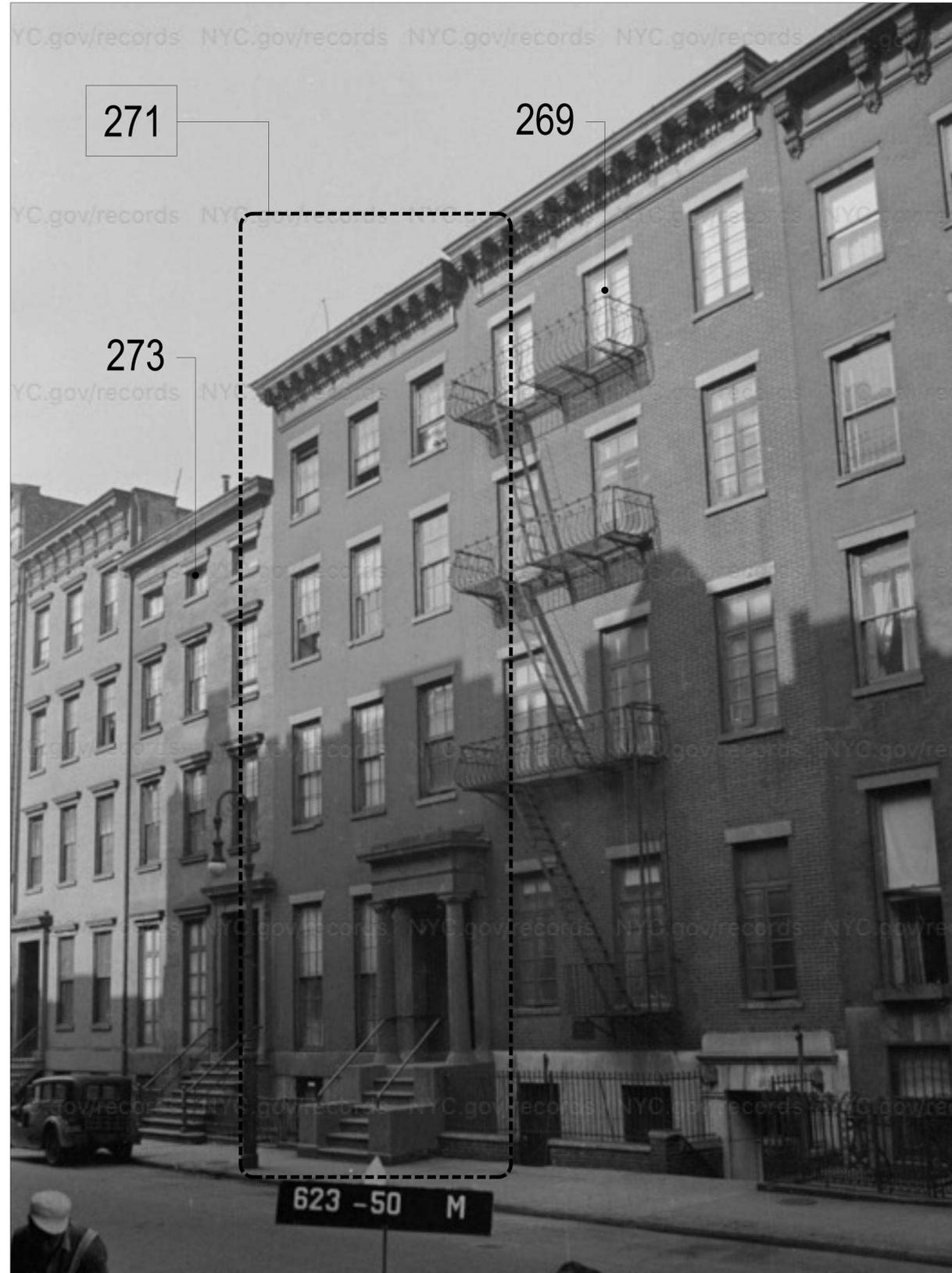
LPC-002



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.

12. 12. 2024 ISSUED TO CB2
DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312
SCALE: AS NOTED DRAWN BY: ND/BL

TITLE:
TAX PHOTOS
LPC-003

All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
© HS2 ARCHITECTURE 2024



BLEECKER ST

273

271 W 11TH ST

269
(PRIOR TO RENOVATION)

WEST 4TH ST

1 STREETScape ELEVATION AT 11TH STREET LOOKING NORTH
 SCALE : N.T.S.



2 EXISTING ENTRY AND AREAWAY LOOKING EAST
 WITH ENTRY STEPS REMOVED
 SCALE : N.Y.S.



3 EXISTING ENTRY AND AREAWAY
 SCALE : N.Y.S.



4 EXISTING ENTRY AND AREAWAY LOOKING WEST
 SCALE : N.Y.S.

12. 12. 2024 ISSUED TO CB2
 DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312
 SCALE: AS NOTED DRAWN BY: ND/BL
 TITLE: EXISTING STREETScape

LPC-004



1 EXISTING SOUTH FACADE ELEVATION CONTEXT
 SCALE : 1/4" = 1'-0"

12. 12. 2024 ISSUED TO CB2
 DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED DRAWN BY: ND/BL
 TITLE: EXISTING SOUTH FACADE CONTEXT

LPC-005

All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
 ©HS2 ARCHITECTURE 2024



1 PROPOSED SOUTH FACADE ELEVATION CONTEXT WORK
 SCALE : 1/4" = 1'-0"

12. 12. 2024 ISSUED TO CB2
 DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAEDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED DRAWN BY: ND/BL

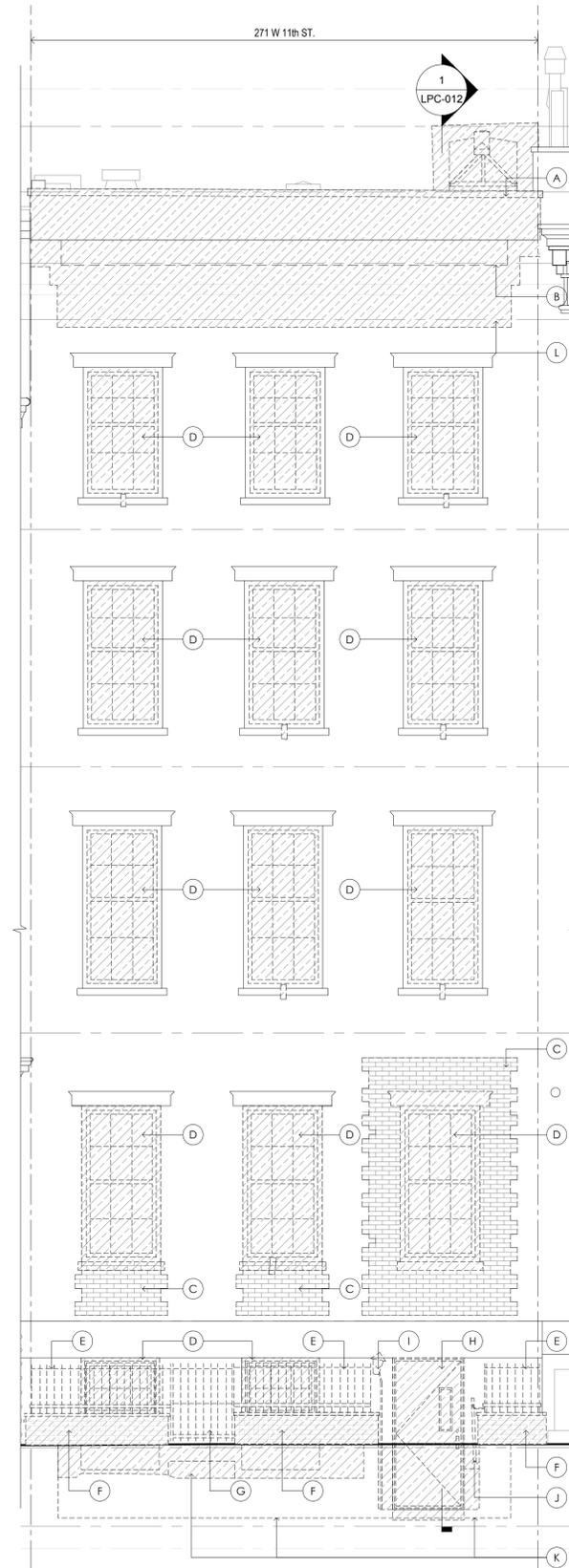
TITLE: **SOUTH FACADE CONTEXT
 WITH PROPOSED WORK**

LPC-006

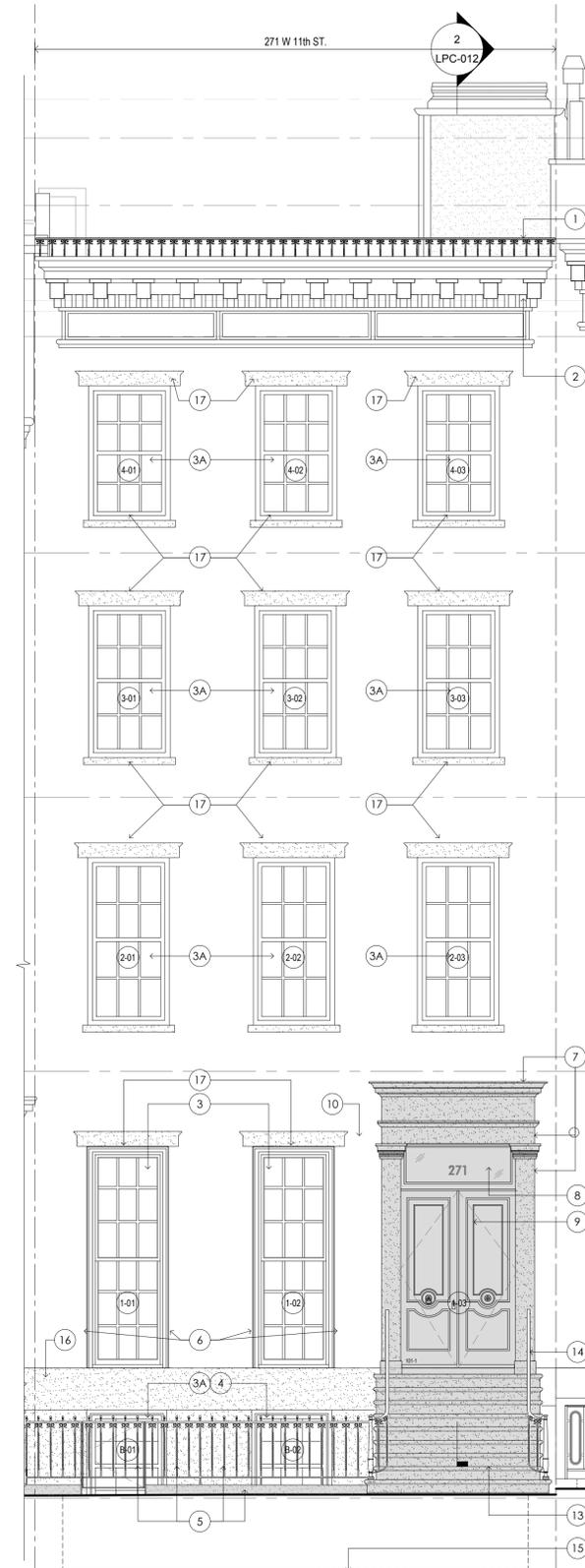
All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
 © HS2 ARCHITECTURE 2024

SELECTIVE REMOVAL AND RESTORATIVE WORK ON EXISTING

- (A) REMOVE PARAPET TO ROOF
- (B) REMOVE ROOF ASSEMBLY & REPLACE
- (C) REMOVE BRICK MASONRY TO ENLARGE MASONRY OPENING
- (D) REMOVE WINDOWS
- (E) REMOVE METAL RAILING
- (F) REMOVE BRICK PARAPET
- (G) REMOVE METAL GATE
- (H) REMOVE ENTRY DOOR, FRAME & INTERCOM
- (I) REMOVE LIGHT FIXTURE & EXPOSED CONDUIT
- (J) REMOVE METAL HANDRAIL
- (K) REMOVE STEPS, CONCRETE FLOOR, FLOOR DRAIN, AND EXCAVATE AS REQUIRED
- (L) REMOVE ALL STUCCO BACK TO SUBSTRATE SUPPORT AND REPLACE WITH SALVAGED BRICK (IF POSSIBLE) OR NEW TO MATCH EXISTING



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



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

PROPOSED WORK

- (1) NEW 42" H. BLACK ALUMINUM GUARD RAIL.
- (2) NEW METAL CORNICE TO MATCH ADJACENT @ 269 11TH ST ONE
- (3) NEW WOOD WINDOWS IN ENLARGED MASONRY OPENINGS MATCHING CONFIGURATION, OPERATION, DETAILS, MATERIAL AND FINISH OF HISTORIC WINDOWS. PROVIDE INSULATED GLAZING, PAINTED BLACK.
- (3A) NEW WOOD WINDOWS IN EXISTING MASONRY OPENINGS MATCHING CONFIGURATION, OPERATION, DETAILS, MATERIAL AND FINISH OF HISTORIC WINDOWS. PROVIDE INSULATED GLAZING, PAINTED BLACK.
- (4) NEW PAINTED BLACK METAL WINDOW GRILLES.
- (5) NEW METAL RAILING, METAL GATE & BROWNSTONE BASE
- (6) REPAIR AND RESTORE DAMAGED MASONRY CAUSED BY MASONRY ENLARGEMENT FOR NEW WINDOWS
- (7) NEW BROWNSTONE STUCCO PEDIMENT, CROSSHEAD & PILASTERS
- (8) NEW GLASS TRANSOM WITH STREET ADDRESS
- (9) NEW WOOD PANELED ENTRANCE DOOR AND FRAMING; PAINTED; COLOR TBD
- (10) SECURITY CAMERA
- (11) NOT USED
- (12) NOT USED
- (13) NEW STUCCO OVER CONCRETE BROWNSTONE STEPS TO MATCH HISTORIC CONDITION AND SPECIFICATIONS. INSTALL HEAT TRACE BELOW STEPS
- (14) NEW PAINTED METAL RAILING
- (15) FILL IN NEW AREAWAY OPENING & PAVE AREAWAY FLOOR WITH NEW BLUESTONE PAVERS AND HEAT TRACE BELOW.
- (16) RESTORE EXISTING OR NEW BROWNSTONE STUCCO BAND COURSE
- (17) RESTORE EXISTING BROWNSTONE SILLS AND LINTELS WITH NEW BROWNSTONE STUCCO

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

12. 12. 2024 ISSUED TO CB2

DESIGNER: RAFAEL DE CARDENAS
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM

ARCHITECT: HS2ARCHITECTURE
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED DRAWN BY: ND/BL

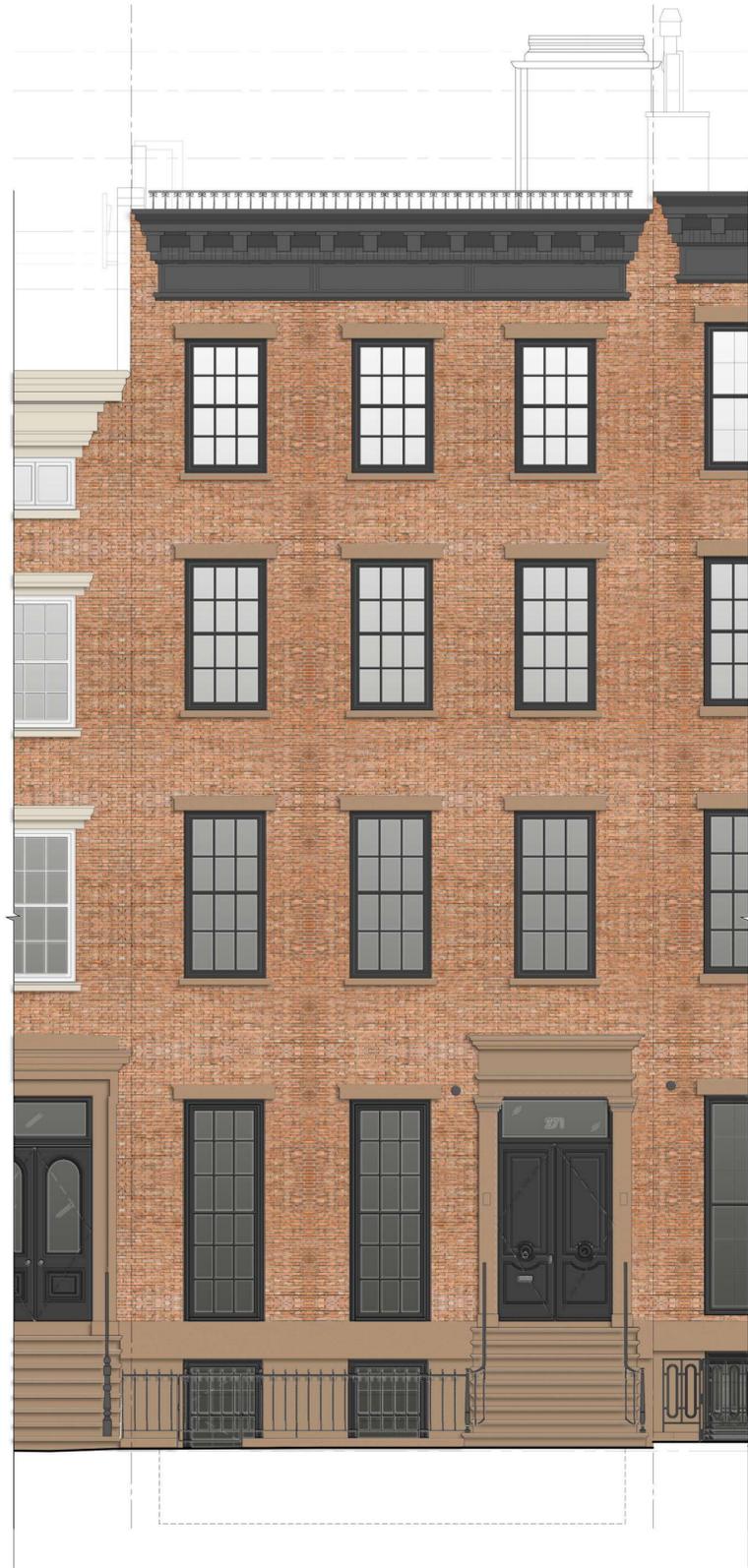
TITLE: EXISTING & PROPOSED
 SOUTH ELEVATION

LPC-007



(ORIGINAL STOOP REMOVED: 194x)
1 EXISTING STREET FACADE

SCALE : NTS



2 PROPOSED FACADE RENDERING

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

12. 12. 2024 ISSUED TO CB2
 DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312
 SCALE: AS NOTED DRAWN BY: ND/BL

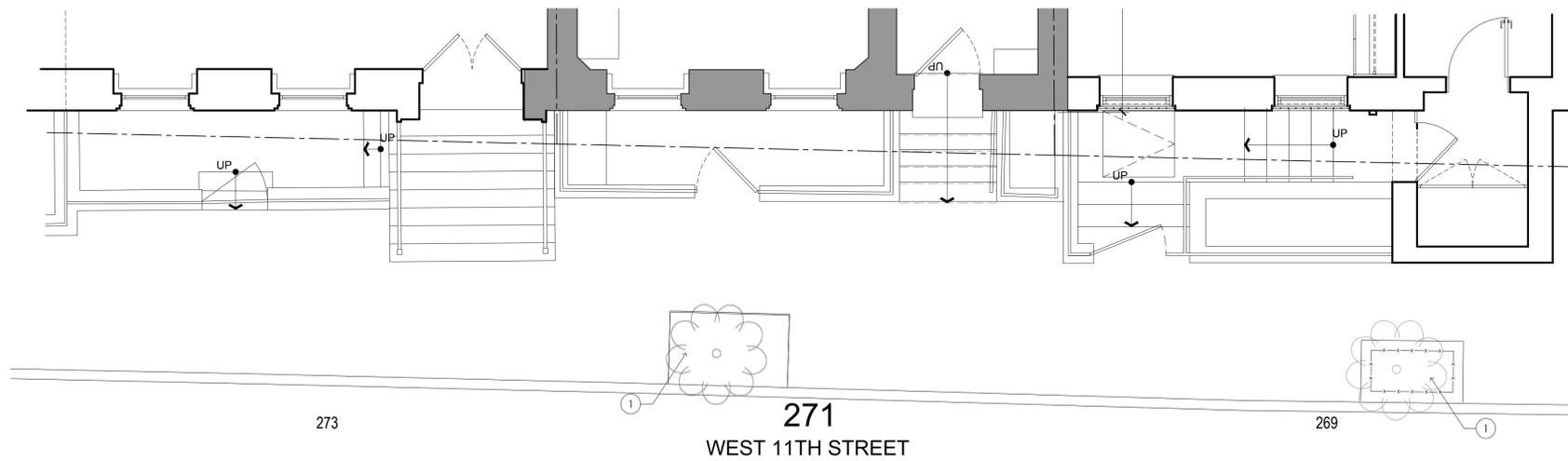
TITLE: **EXISTING PHOTO
 & PROPOSED FACADE RENDERING**

LPC-008

- ① EXISTING TREE PITS



② EXISTING SOUTH FACADE ELEVATION CONTEXT
SCALE: 1/4" = 1'-0"



① EXISTING STREET / AREWAYS PLAN
SCALE: 1/4" = 1'-0"

12. 12. 2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

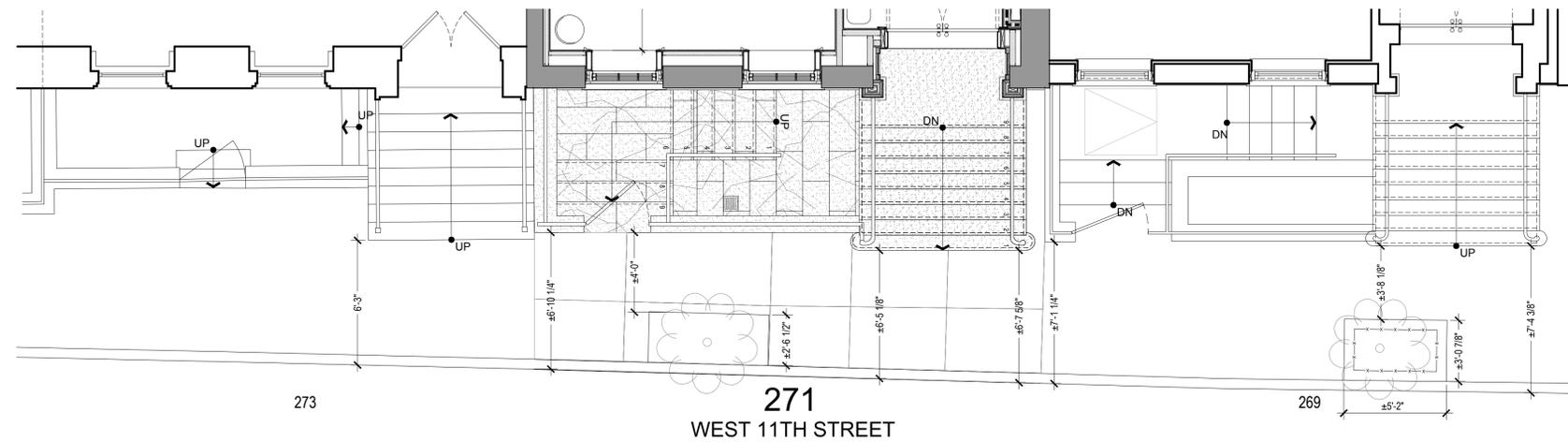
SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: EXISTING STREETScape
CONTEXT AND PLANS

LPC-009



2 PROPOSED SOUTH FACADE ELEVATION CONTEXT
 SCALE : 1/4" = 1'-0"



1 PROPOSED STREET / AREWAYS PLAN
 SCALE : 1/4" = 1'-0"

12. 12. 2024 ISSUED TO CB2
 DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM
 ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM
 PROJECT NO.: 2312
 SCALE: AS NOTED DRAWN BY: ND/BL
 TITLE: **EXISTING SOUTH FACADE
 CONTEXT AND PLANS, WITH PROPOSED WORK OVERLAY**

LPC-010

- 1 NEW 42" H. BLACK ALUMINUM GUARD RAIL.
- 2 NEW METAL CORNICE TO MATCH ADJACENT @ 269 11TH ST ONE
- 3 NEW WOOD WINDOWS IN ENLARGED MASONRY OPENINGS MATCHING CONFIGURATION, OPERATION, DETAILS, MATERIAL AND FINISH OF HISTORIC WINDOWS. PROVIDE INSULATED GLAZING, PAINTED BLACK.
- 3A NEW WOOD WINDOWS IN EXISTING MASONRY OPENINGS MATCHING CONFIGURATION, OPERATION, DETAILS, MATERIAL AND FINISH OF HISTORIC WINDOWS. PROVIDE INSULATED GLAZING, PAINTED BLACK.
- 4 NEW PAINTED METAL WINDOW GRILLES (BLACK).
- 5 NEW PAINTED IRON RAILING (BLACK) AND GATE WITH BROWNSTONE STUCCO BASE
- 6 REPAIR AND RESTORE DAMAGED MASONRY CAUSED BY MASONRY ENLARGEMENT FOR NEW WINDOWS
- 7 NEW BROWNSTONE STUCCO PEDIMENT, CROSSHEAD & PILASTERS
- 8 NEW GLASS TRANSOM WITH STREET ADDRESS
- 9 NEW WOOD paneled ENTRANCE DOORS AND FRAMING; PAINTED; COLOR TBD
- 10 12"x12" INTAKE LOUVER, STAINLESS STEEL FINISH.
- 11 12"Ø STAINLESS STEEL PERFORATED PLATE FOR VENTILATION (GAS METER)
- 12 NOT USED
- 13 NEW BROWNSTONE STUCCO STEPS. INSTALL HEAT TRACE BELOW STEPS
- 14 NEW PAINTED METAL RAILING (BLACK)
- 15 NEW PAINTED METAL GATE (BLACK)
- 16 NEW STAINLESS STEEL FLOOR DRAIN
- 17 NEW BLUESTONE FLOOR AND STEPS; INSTALL HEAT TRACE BELOW STEPS.
- 18 RESTORE EXISTING OR NEW BROWNSTONE BAND COURSE WITH NEW BROWNSTONE STUCCO
- 19 RESTORE EXISTING BROWNSTONE SILLS AND LINTELS WITH NEW BROWNSTONE STUCCO
- 20 NEW 3'-0" paneled DOOR AND FRAME; PAINTED; COLOR TBD
- 21 NEW PAINTED IRON GATE (BLACK)
- 22 NEW PAINTED IRON GATE (BLACK)
- 23 STORAGE
- 24 NOT USED
- 25 BLUESTONE SADDLE



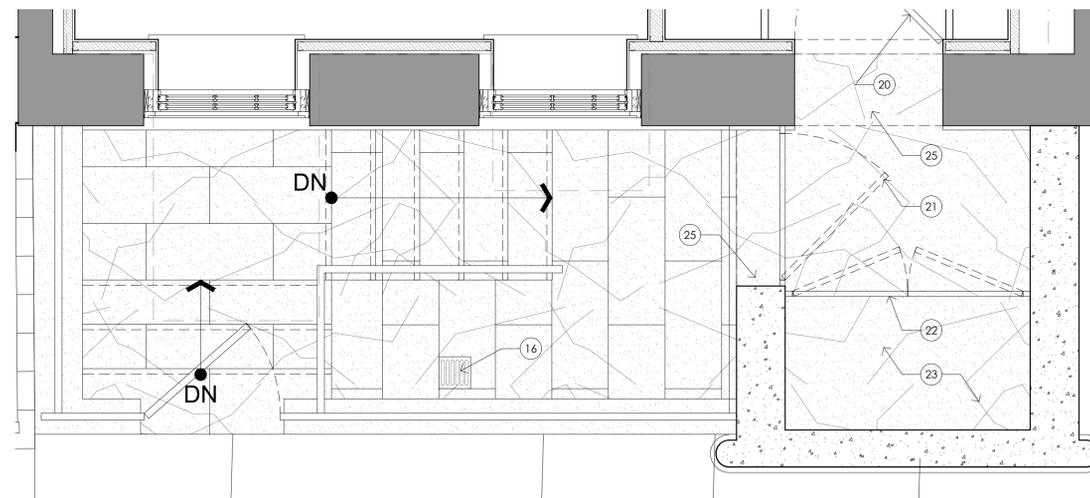
4 PROPOSED AREAWAY ELEVATION

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



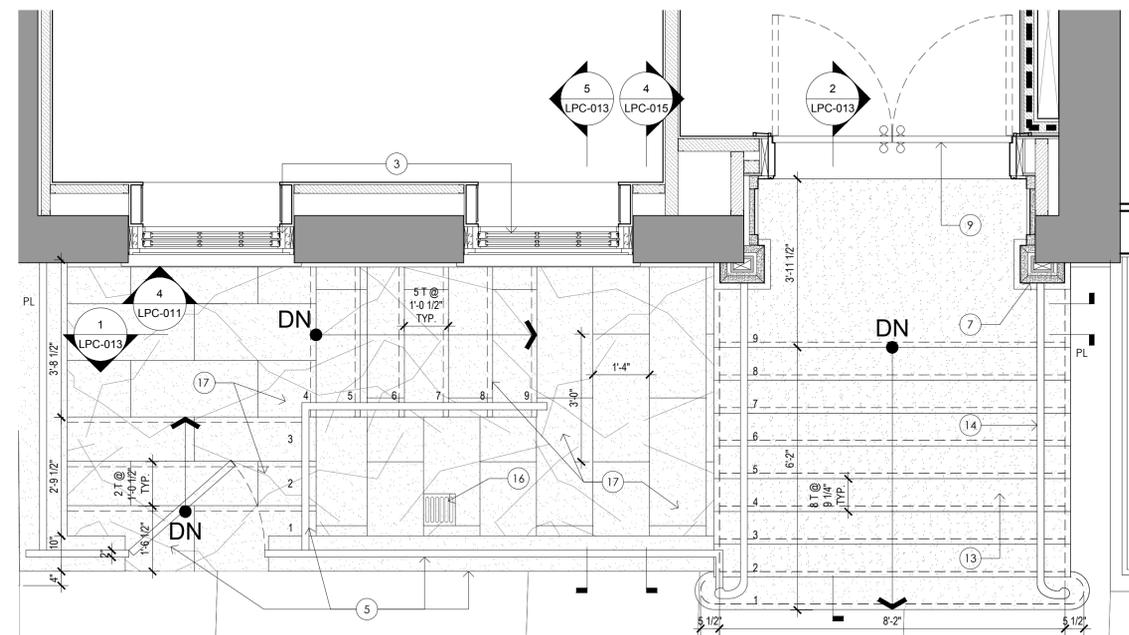
2 PROPOSED ENTRY STEPS AND DOOR @ GROUND FLOOR ELEVATION

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



3 PROPOSED AREAWAY AND STAIRS BASEMENT LEVEL

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



1 PROPOSED ENTRY STEPS AND DOOR @ GROUND FLOOR PLAN

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

12. 12. 2024 ISSUED TO CB2

DESIGNER:

RAFAEL DE CARDENAS

611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT:

HS2ARCHITECTURE

414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED

DRAWN BY: ND/BL

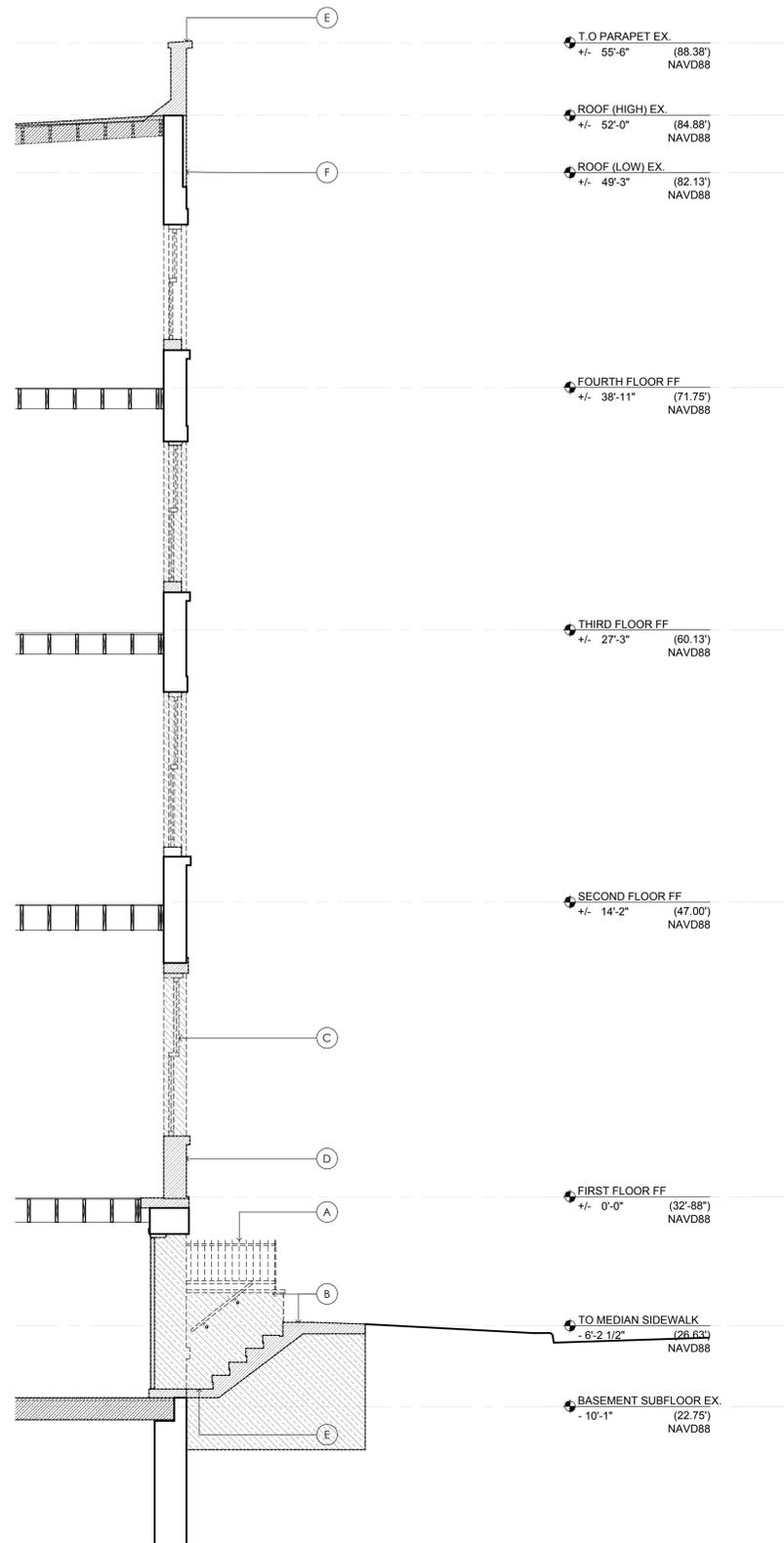
TITLE: PROPOSED

ENTRY STEPS AND DOOR @ GROUND FLOOR

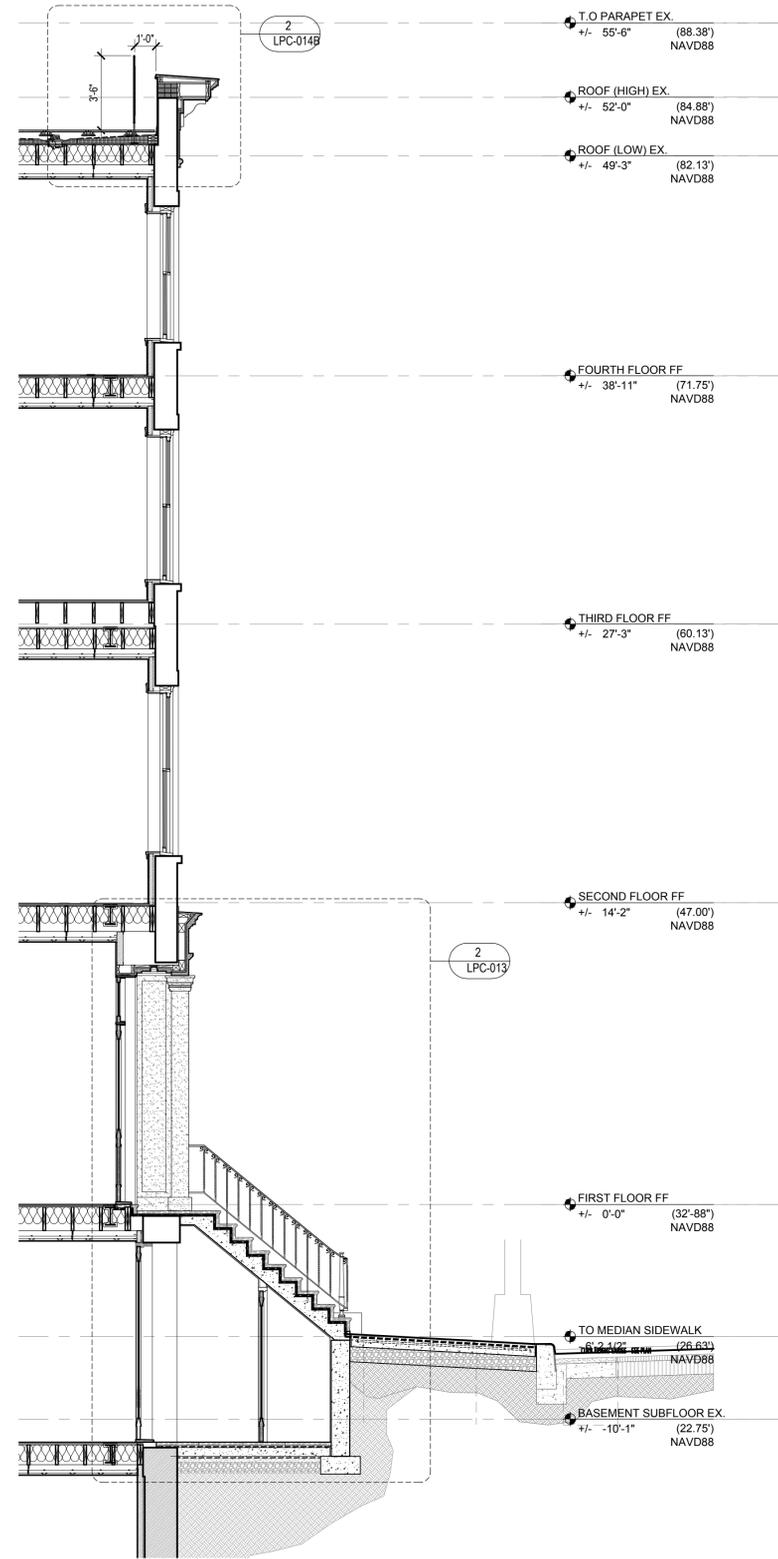
LPC-011

REMOVE THE FOLLOWING ITEMS

- (A) FENCE
- (B) CONCRETE STEPS DOWN TO BASEMENT
- (C) WINDOW
- (D) SILL AND BRICK TO CREATE NEW WINDOW OPENING
- (E) ALL ITEMS, INCLUDING SLAB IN AREAWAY
- (F) STUCCO TO SUBSTRATE/ PREPARE FOR NEW BRICK



(ORIGINAL STOOP REMOVED: 194x)
1 EXISTING CONDITION AND PROPOSED DEMOLITION
SCALE: 1/4"=1'-0"



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

12. 12. 2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: **PROPOSED DEMOLITION WALL SECTION
& PROPOSED WALL SECTION**

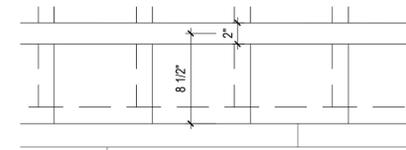
LPC-012

LEGEND

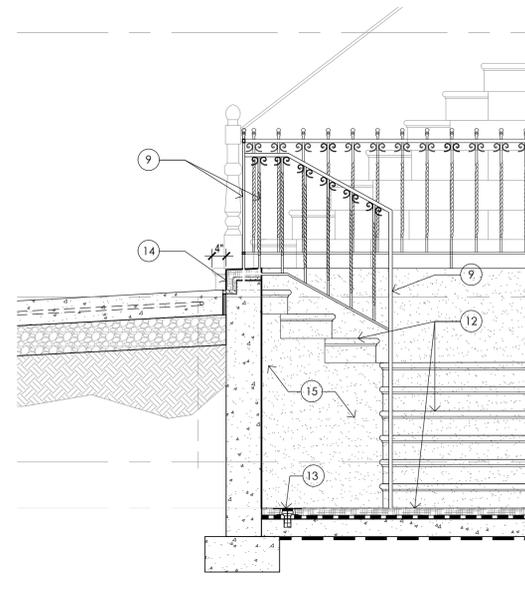
7" THICK SIDEWALK WITH SNOW MELT SYSTEM & CURB RAMP AT CORNER PER DOT STANDARDS INCLUDING PEDESTRIAN RAMP AS PER DOT H-1011-R88(2) (TYP) - AND / OR - 7" CONCRETE SIDEWALK (NYCDOT H-1045, TYPE III, DRIVEWAY AREA) - AND / OR - 4" CONCRETE SIDEWALK (NYCDOT H-1045, TYPE I) SEE PLAN FOR TYPE AND LOCATION

NOTES

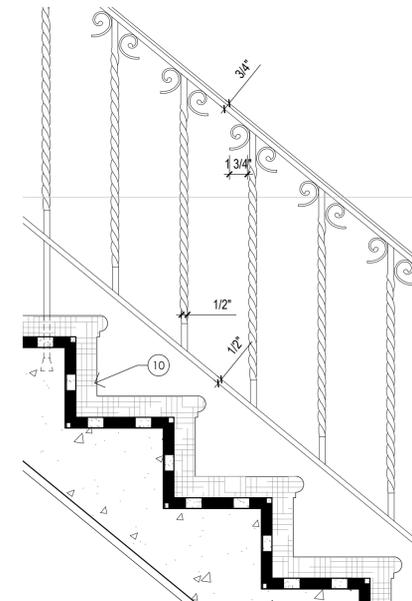
- 1 EXPANSION JOINT PER DOT STANDARDS
- 2 NEW SNOW MELTING CABLE EMBEDDED IN SIDEWALK
- 3 NEW PIGMENT CONCRETE SIDEWALK TO BE CONSTRUCTED PER DOT STANDARDS
- 4 NEW RECESSED LIGHT IN ALCOVE
- 5 NOT USED
- 6 NEW BROWNSTONE STUCCO PEDIMENT, CROSSHEAD & PILASTERS
- 7 NEW GLASS TRANSOM WITH STREET ADDRESS
- 8 NEW WOOD paneled ENTRANCE DOOR AND FRAMING; PAINTED; COLOR TBD
- 9 NEW PAINTED IRON RAILING AND GATE
- 10 NEW BROWNSTONE STUCCO OVER CONCRETE STEPS. INSTALL HEAT TRACE BELOW STEPS
- 11 STORAGE SPACE BEHIND NEW PAINTED IRON GATES
- 12 NEW BLUESTONE TREADS, RISERS AND AREAWAY FLOOR. INSTALL HEAT TRACE BELOW
- 13 NEW STAINLESS STEEL FLOOR DRAIN
- 14 NEW BROWNSTONE STUCCO PARAPET
- 15 NEW BROWNSTONE STUCCO SIDE WALL
- 16 NEW BROWNSTONE STUCCO UNDERSIDE OF STEPS



4A PROPOSED BALUSTRADE PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



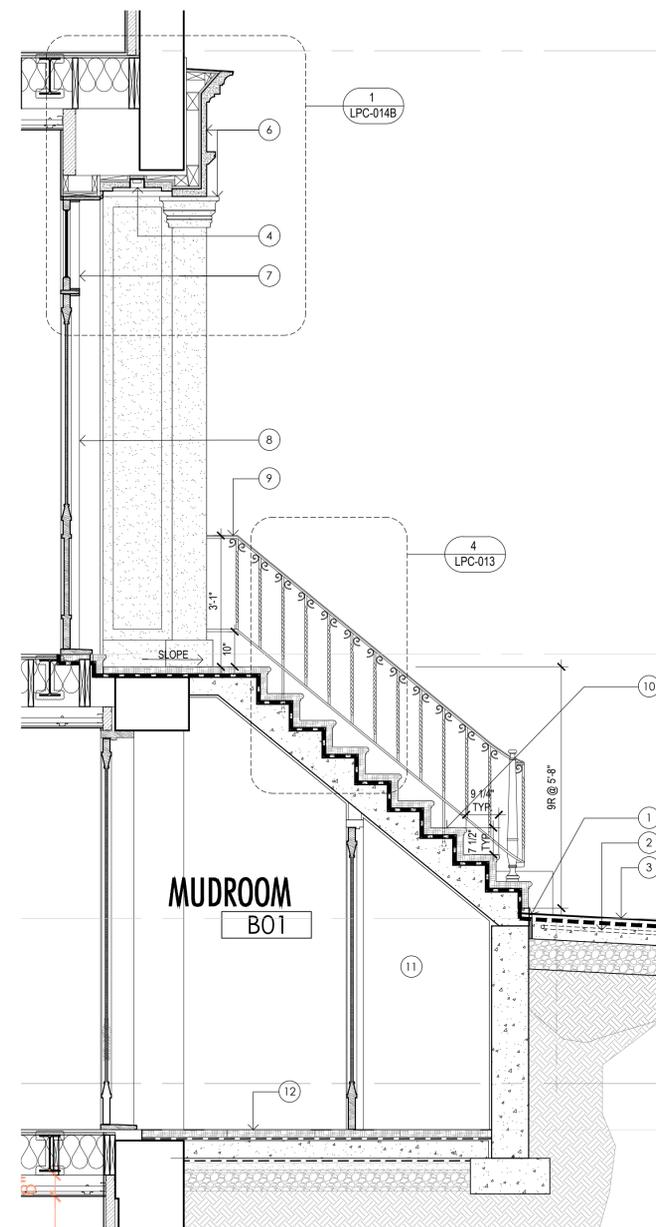
5 PROPOSED AREAWAY SECTION
SCALE: 1/2" = 1'-0"



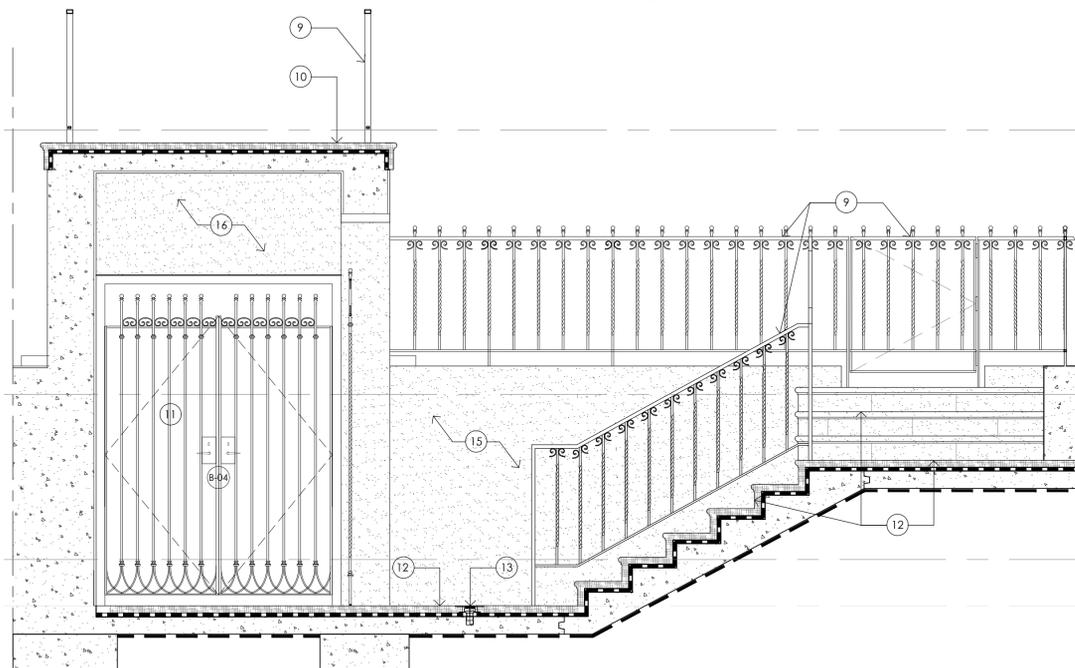
4 PROPOSED BALUSTRADE DETAIL
SCALE: 1 1/2" = 1'-0"



3 PROPOSED AREAWAY ELEVATION / SECTION
SCALE: 1/2" = 1'-0"



2 PROPOSED AREAWAY AND FRONT STEPS SECTION
SCALE: 1/2" = 1'-0"



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

12. 12. 2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312
SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: **PROPOSED ENTRY STEPS AND DOOR @ GROUND FLOOR DETAIL**
PROPOSED AREAWAY DETAILS

LPC-013

All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
© HS2 ARCHITECTURE 2024



5 271, 269, 267 EXISTING CORNICE CONDITION

SCALE : N.T.S.



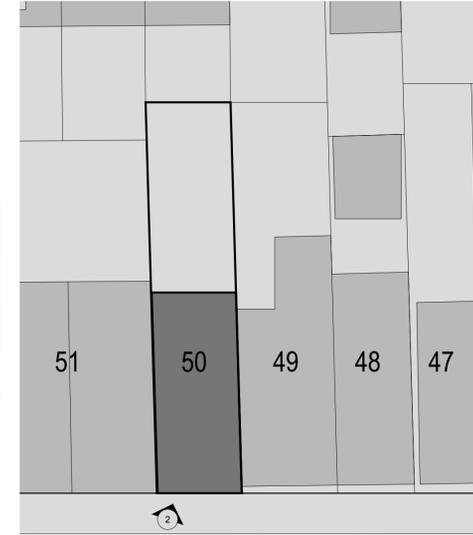
4 269 EXISTING CORNICE CONDITION

SCALE : N.T.S.



3 267 EXISTING CORNICE CONDITION

SCALE : N.T.S.



W 11TH ST.



2 271 EXISTING CORNICE CONDITION

SCALE : N.T.S.



1 271 EXISTING CORNICE CONDITION

SCALE : N.T.S.

12. 12. 2024 ISSUED TO CB2
 DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM

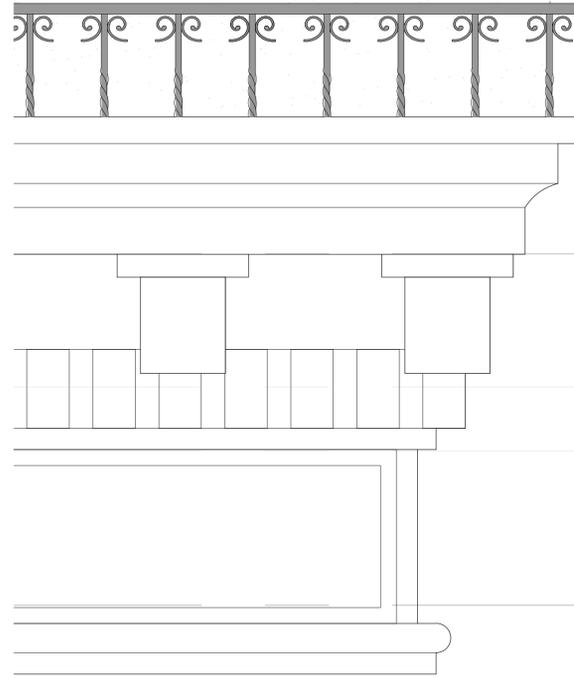
ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312
 SCALE: AS NOTED DRAWN BY: ND/BL
 TITLE: EXISTING CONDITIONS AT CORNICE & ADJACENT PROPERTIES

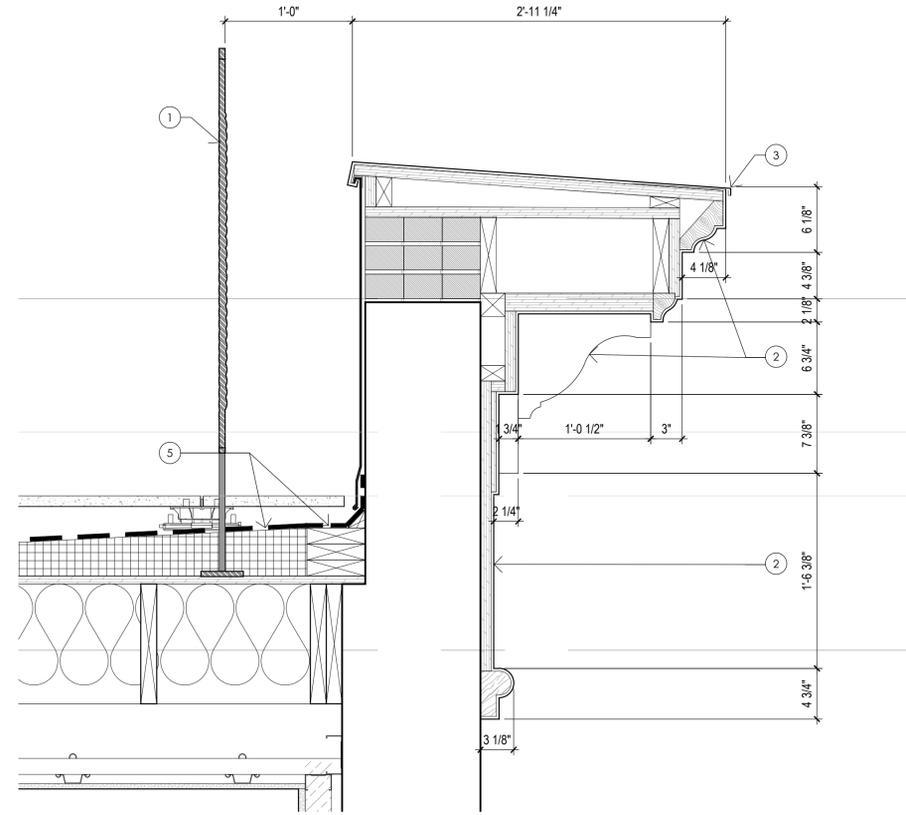
LPC-014A



6 271 EXISTING CORNICE CONDITION
SCALE: N.T.S.



4 PROPOSED ROOF CORNICE DETAIL ELEVATION
SCALE: 1 1/2" = 1'-0"



2 PROPOSED ROOF CORNICE DETAIL
SCALE: 1 1/2" = 1'-0"

271 WEST 11TH STREET
NEW YORK, NY 10014
DOCKET # LPC-24-07551
LANDMARKS PRESERVATION COMMISSION

NOTES

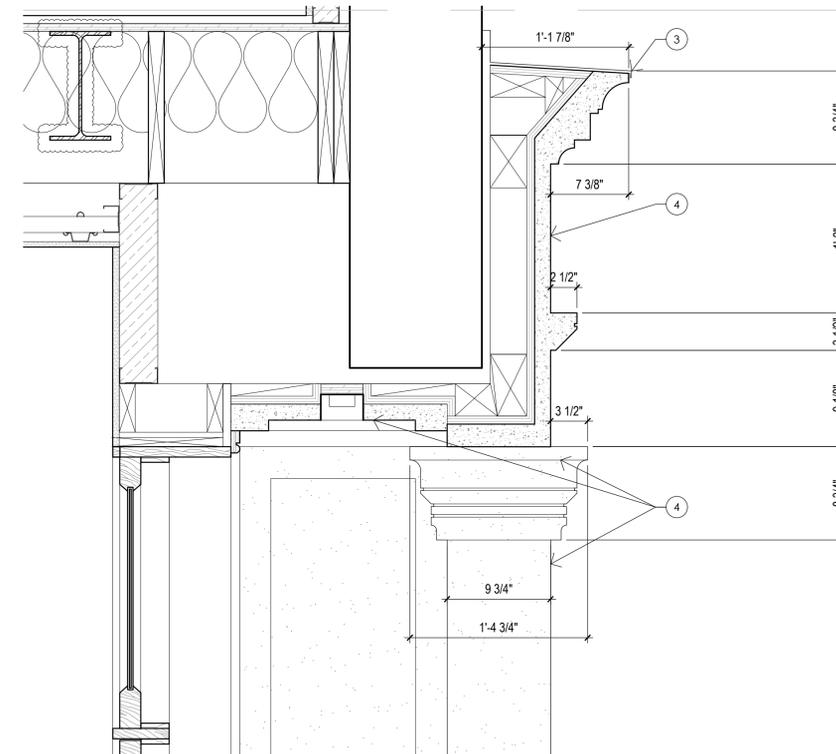
- 1 NEW 42" H. BLACK ALUMINUM GUARD RAIL.
- 2 NEW METAL CORNICE TO MATCH ADJACENT @ 269 11TH ST
- 3 NEW METAL CAP FLASHING
- 4 NEW BROWNSTONE STUCCO PEDIMENT, CROSSHEAD & PILASTERS
- 5 NEW ROOF INSULATION AND ROOFING



5 STOOP PRECEDENT - 269 WEST 11TH
SCALE: N.T.S.



3 PROPOSED FRONT ENTRY ENTABLATURE DETAIL ELEVATION
SCALE: 1 1/2" = 1'-0"



1 PROPOSED FRONT ENTRY ENTABLATURE DETAIL
SCALE: 1 1/2" = 1'-0"

12. 12. 2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: **FRONT ENTRY ENTABLATURE DETAIL**
PROPOSED ROOF CORNICE DETAIL

LPC-014B

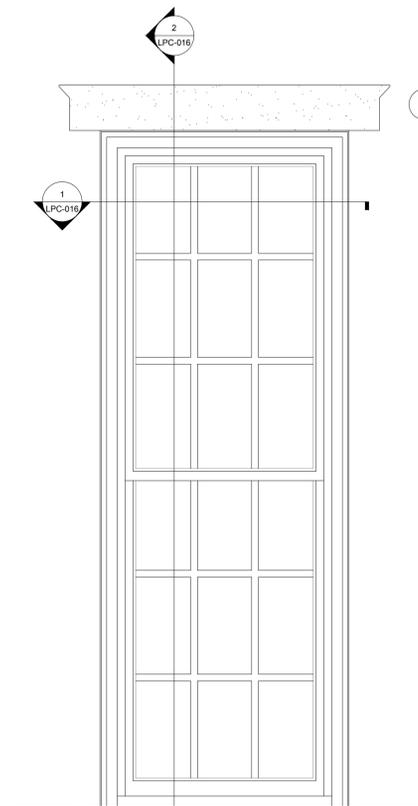
All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
© HS2 ARCHITECTURE 2024



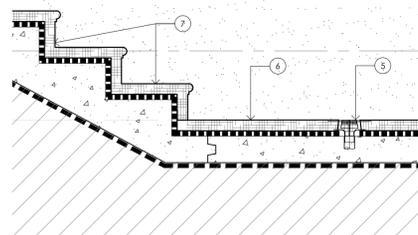
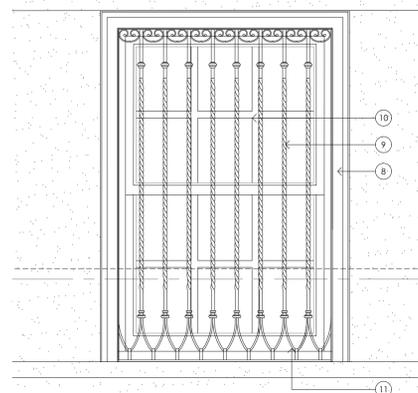
1A PHOTOGRAPH OF EXISTING WINDOWS
SCALE : NTS



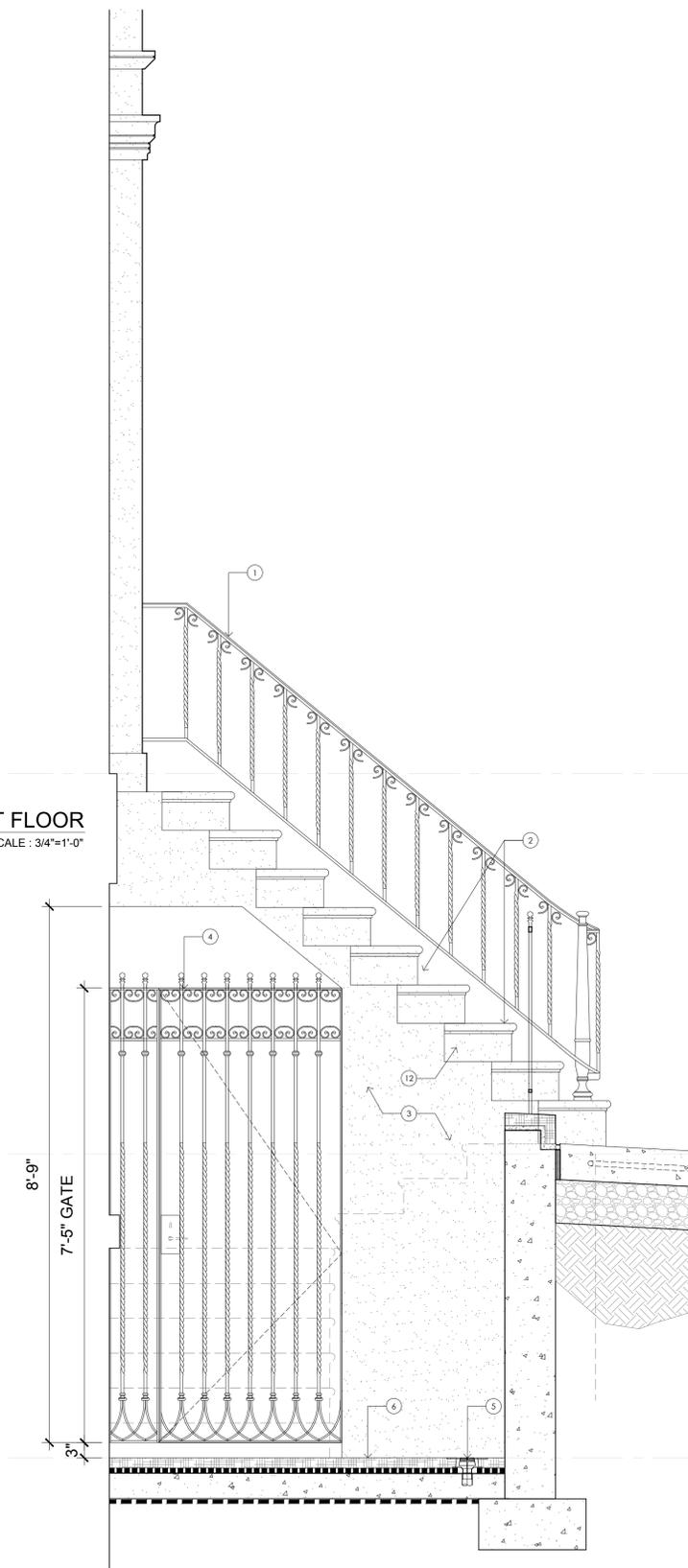
1B PHOTOGRAPH OF EX'G BASEMENT WINDOW
SCALE : NTS



3 PROPOSED WINDOW ELEVATION AT 1ST FLOOR
SCALE : 3/4"=1'-0"



2 PROPOSED WINDOW ELEVATION AT BASEMENT
SCALE : 3/4"=1'-0"



4 PROPOSED GATE UNDER ENTRY STOOP
SCALE : 3/4"=1'-0"

LEGEND
 7" THICK SIDEWALK WITH SNOW MELT SYSTEM & CURB RAMPS AT CORNER PER DOT STANDARDS INCLUDING PEDESTRIAN RAMP AS PER DOT H-1011-R88(2) (TYP) - AND / OR - 7" CONCRETE SIDEWALK (NYCDOT H-1045, TYPE III, DRIVEWAY AREA) - AND / OR - 4" CONCRETE SIDEWALK (NYCDOT H-1045, TYPE I) SEE PLAN FOR TYPE AND LOCATION

- NOTES
- 1 PAINTED STEEL RAILING (BLACK)
 - 2 NEW BROWNSTONE STUCCO STEPS . INSTALL HEAT TRACE BELOW STEPS
 - 3 NEW BROWNSTONE STUCCO SIDE WALL
 - 4 NEW PAINTED METAL GATE
 - 5 NEW STAINLESS STEEL FLOOR DRAIN
 - 6 NEW BLUESTONE AREAWAY FLOOR. INSTALL HEAT TRACE BELOW
 - 7 NEW BLUESTONE TREADS AND RISERS. INSTALL HEAT TRACE BELOW STEPS
 - 8 NEW PAINTED WOOD BRICK MOLD
 - 9 NEW PAINTED METAL GATE
 - 10 NEW WINDOW AND WINDOW FRAME TO BE PAINTED BLACK
 - 11 BROWNSTONE STUCCO SILL
 - 12 BROWNSTONE STUCCO SIDE PANEL

12. 12. 2024 ISSUED TO CB2
 DESIGNER: RAFAEL DE CARDENAS
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM
 ARCHITECT: HS2ARCHITECTURE
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM
 PROJECT NO.: 2312
 SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: WINDOW ELEVATIONS & PHOTOGRAPHS
 LPC-015

All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
 © HS2 ARCHITECTURE 2024



5 EXISTING WINDOWS AT FOURTH FLOOR LEVEL

SCALE : N.T.S.



3 EXISTING WINDOWS AT SECOND FLOOR LEVEL

SCALE : N.T.S.



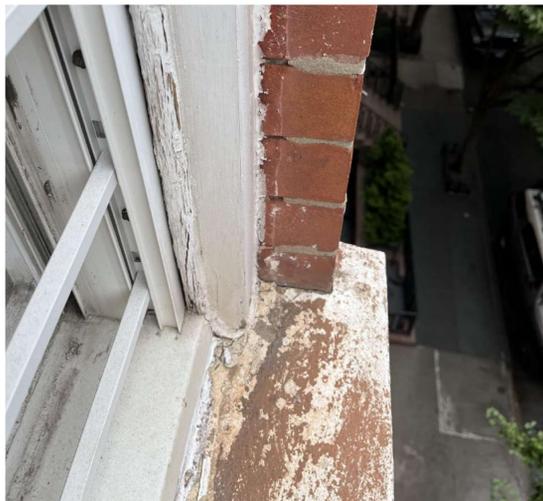
4B EXISTING WINDOWS AT THIRD FLOOR LEVEL

SCALE : N.T.S.



2 EXISTING WINDOWS AT FIRST FLOOR LEVEL

SCALE : N.T.S.



4A PHOTOGRAPH OF EX'G 3RD FL BRICKMOLD

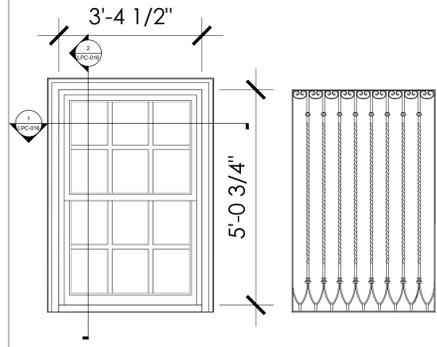
SCALE : N.T.S.



1 EXISTING WINDOWS AT BASEMENT LEVEL

SCALE : N.T.S.

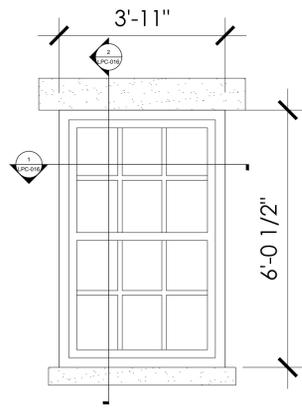
FRONT ELEVATION - WOOD WINDOW SF. EXTERIOR DOOR TYPES



PROPOSED
 - INSTALL NEW DOUBLE-HUNG WINDOW
 - TRUE DIVIDED LITES
 - NEW METAL GRILLE

B-01 B-02

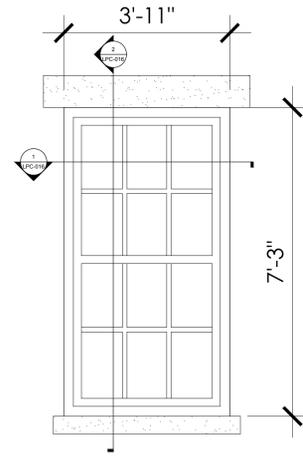
TYPE-A1



PROPOSED
 - INSTALL NEW DOUBLE-HUNG WINDOW
 - TRUE DIVIDED LITES

4-01 4-02 4-03

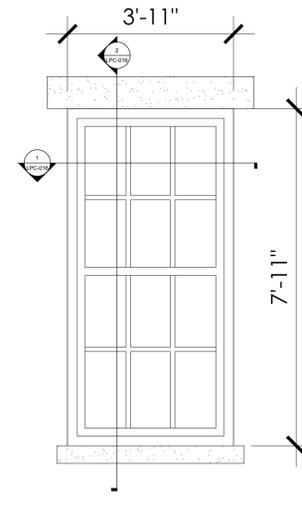
TYPE-A2



PROPOSED
 - INSTALL NEW DOUBLE-HUNG WINDOW
 - TRUE DIVIDED LITES

3-01 3-02 3-03

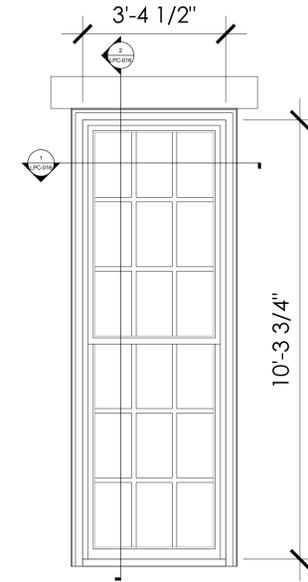
TYPE-A3



PROPOSED
 - INSTALL NEW DOUBLE-HUNG WINDOW
 - TRUE DIVIDED LITES

2-01 2-02 2-03

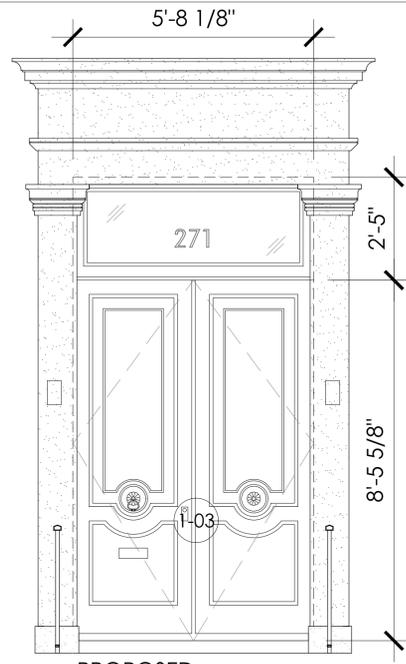
TYPE-A4



PROPOSED
 - INSTALL NEW DOUBLE-HUNG WINDOW
 - TRUE DIVIDED LITES

1-01 1-02

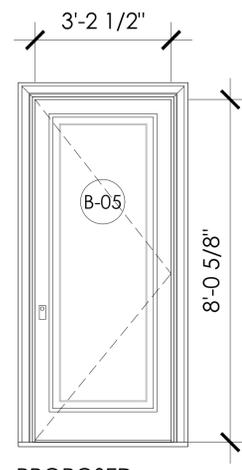
TYPE-B



PROPOSED
 - INSTALL NEW EXTERIOR DOUBLE SWING DOOR

1-03

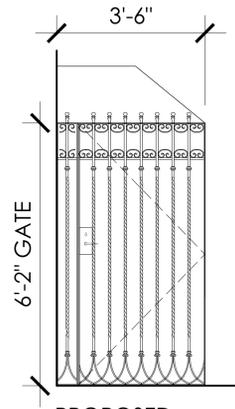
TYPE-C



PROPOSED
 - INSTALL NEW EXTERIOR DOOR

B-05

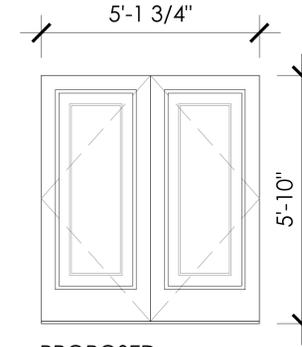
TYPE-D



PROPOSED
 - INSTALL NEW PAINTED METAL GATE

B-03

TYPE-E



PROPOSED
 - INSTALL NEW EXTERIOR DOUBLE SWING DOOR

B-04

TYPE-F

271 WEST 11TH STREET
 NEW YORK, NY 10014

DOCKET # LPC-24-07551

LANDMARKS PRESERVATION COMMISSION

12. 12. 2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: WINDOW TYPES

LPC-015B

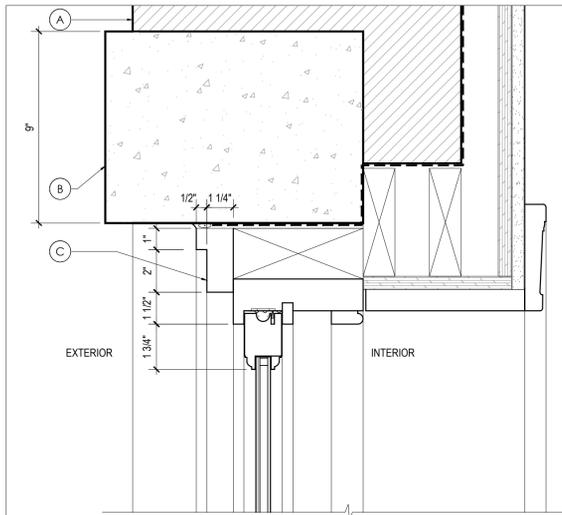
All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
 © HS2 ARCHITECTURE 2024

SELECTIVE REMOVAL AND RESTORATIVE WORK ON EXISTING

- (A) EXISTING MASONRY
- (B) EXISTING STONE LINTEL
- (C) REMOVE EXISTING BRICK MOLD, WINDOW FRAME AND DOUBLE HUNG WINDOW
- (D) REMOVE EXISTING STONE SILL
- (E) REMOVE BRICK MASONRY TO ENLARGE MASONRY OPENING DOWN TO EX'G BROWNSTONE BAND

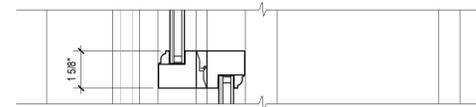
RESTORATION SCOPE

- (1) EXISTING MASONRY TO REMAIN
- (2) RESTORE EXISTING BROWNSTONE SILLS AND LINTELS
- (3) NEW PAINTED WOOD BRICK MOLD
- (4) NEW INSULATED GLASS
- (5) NEW CHAIN AND PULLEY FOR DOUBLE HUNG WINDOW SYSTEM
- (6) NEW WINDOW AND WINDOW FRAME TO BE PAINTED BLACK
- (7) NEW WOOD SILL TO BE PAINTED BLACK
- (8) NEW WATERPROOFING MEMBRANE SEALED TO WOOD FRAME
- (9) 3/8" BACKER ROD AND SEALANT AROUND ENTIRE FRAME
- (10) NEW COPPER FLASHING
- (11) RESTORE EXISTING OR NEW BROWNSTONE BAND COURSE



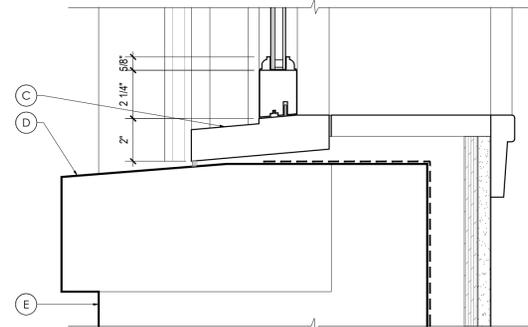
X4 EXISTING HEAD DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"



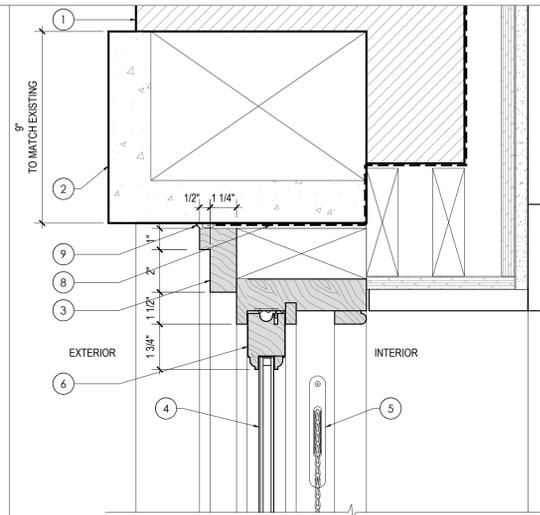
X3 EXISTING MEETING RAILS DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"



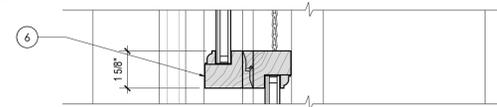
X2 EXISTING SILL DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"



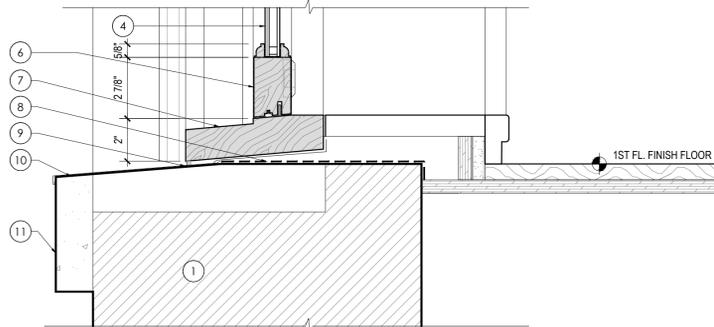
4 PROPOSED HEAD DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"



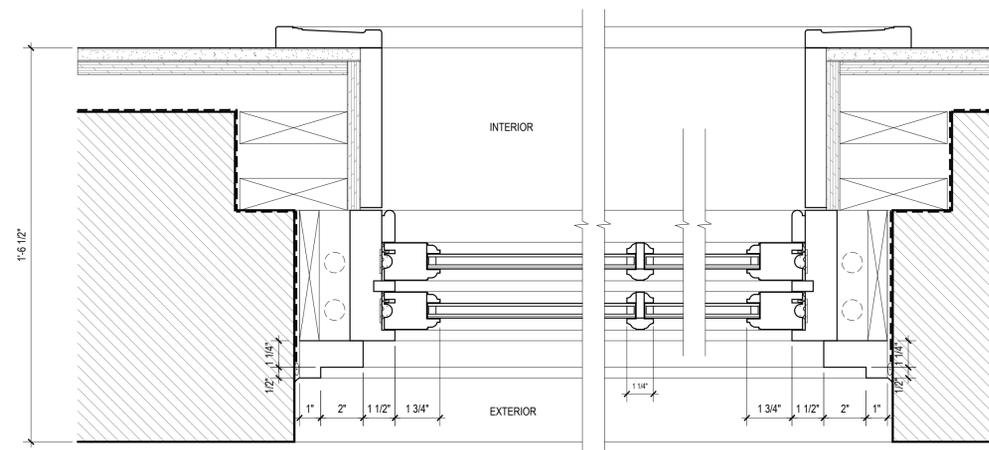
3 PROPOSED MEETING RAILS DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"



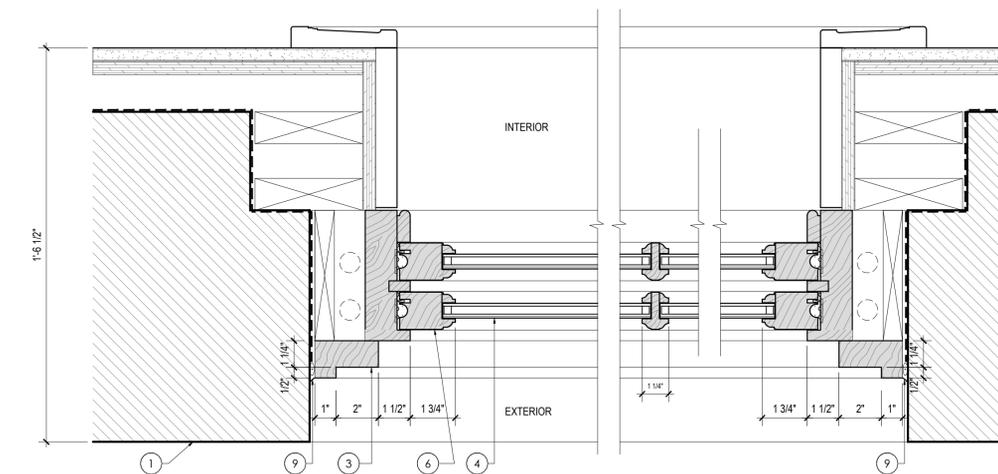
2 PROPOSED SILL DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"



X1 EXISTING JAMB DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"



1 PROPOSED JAMB DETAIL AT 1st FLOOR DOUBLE HUNG WINDOW

SCALE : 3"=1'-0"

12. 12. 2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED

DRAWN BY: ND/BL

TITLE: **WINDOW DETAILS**
TYPICAL DOUBLE-HUNG

LPC-016



7 BUILDINGS 261-259
 NEIGHBORING BUILDINGS W/ BLACK FRAMED WINDOWS
 SCALE : NTS



6 STOOP PRECEDENT - 278 WEST 11TH
 SCALE : NTS



5B STOOP PRECEDENT - 269 WEST 11TH
 SCALE : NTS



5A STOOP PRECEDENT - 269 WEST 11TH
 SCALE : NTS



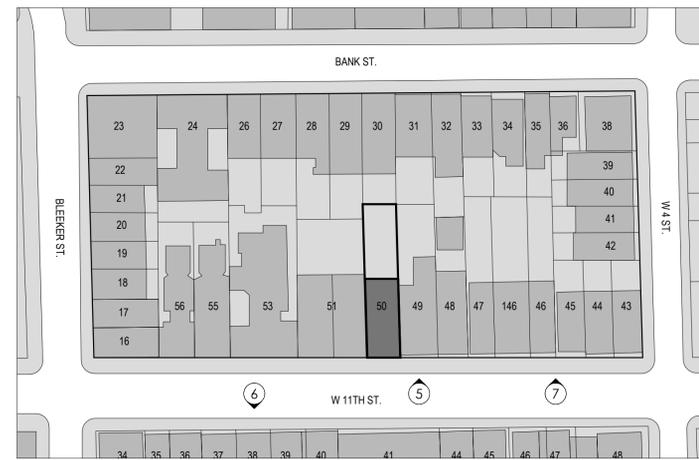
4 WINDOW FRAME PAINT FINISH
 BENJAMIN MOORE "BLACK"/PM-9
 SCALE : NTS



3 BROWNSTONE FINISH
 TO MATCH EXISTING
 SCALE : NTS



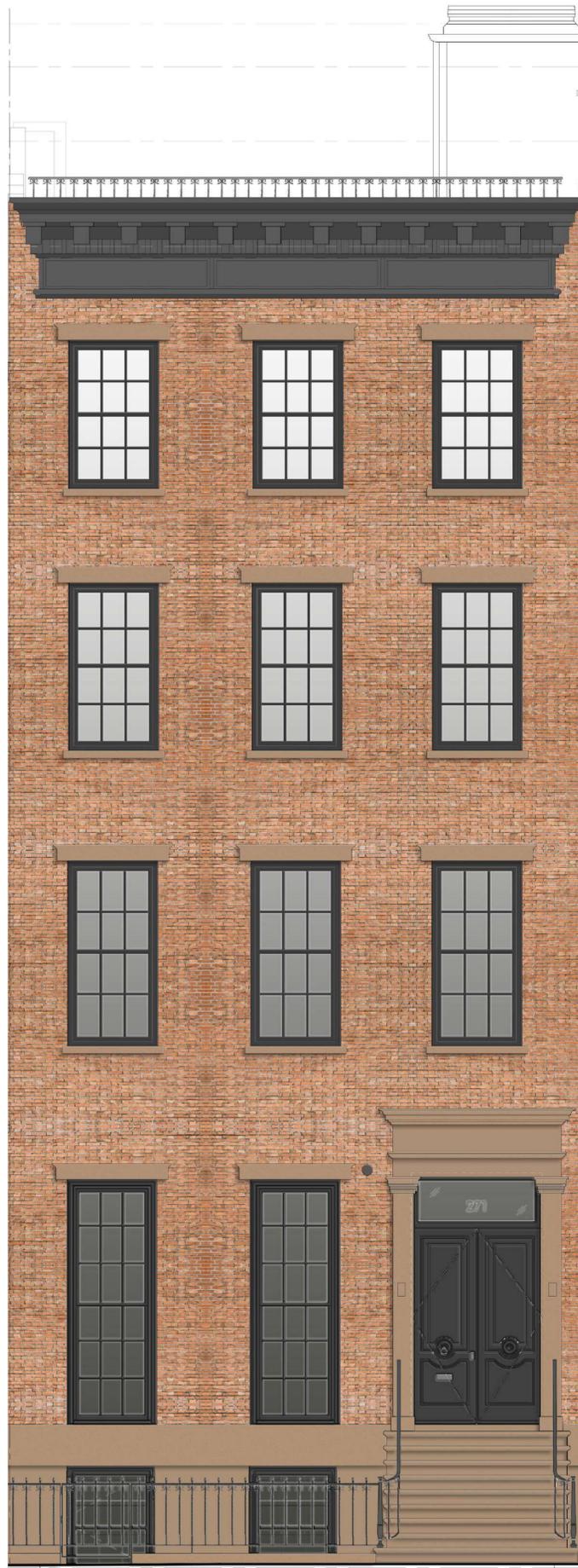
2 BRICK & MORTAR FINISH
 TO MATCH EXISTING
 SCALE : NTS



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

12. 12. 2024 ISSUED TO CB2
 DESIGNER: **RAFAEL DE CARDENAS**
 611 BROADWAY SUITE 627
 NEW YORK, NY 10012
 TEL. 212.965.8755
 WWW.RAFAELDECARDENAS.COM
 ARCHITECT: **HS2ARCHITECTURE**
 414 BROADWAY
 NEW YORK, NY 10013
 TEL. 212.219.1567
 FAX. 212.219.1677
 WWW.HS2ARCHITECTURE.COM
 PROJECT NO.: 2312
 SCALE: AS NOTED DRAWN BY: ND/BL

TITLE: **PRECEDENT STOOPS & MATERIALS**
LPC-017
 All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design in whole or in part is strictly forbidden without written permission.
 © HS2 ARCHITECTURE 2024



1 PROPOSED FACADE RENDERING

271 WEST 11TH STREET
NEW YORK, NY 10014
DOCKET # LPC-24-07551
LANDMARKS PRESERVATION COMMISSION

12. 12. 2024 ISSUED TO CB2

DESIGNER: **RAFAEL DE CARDENAS**
611 BROADWAY SUITE 627
NEW YORK, NY 10012
TEL. 212.965.8755
WWW.RAFAELDECARDENAS.COM

ARCHITECT: **HS2ARCHITECTURE**
414 BROADWAY
NEW YORK, NY 10013
TEL. 212.219.1567
FAX. 212.219.1677
WWW.HS2ARCHITECTURE.COM

PROJECT NO.: 2312

SCALE: AS NOTED DRAWN BY: ND/BL

TITLE:
PROPOSED FACADE RENDERING

LPC-018

All drawings and design are the copyright property of HS2 ARCHITECTURE. Reproduction of the drawings, specifications, related documents, and design, in whole or in part is strictly forbidden without written permission.
© HS2 ARCHITECTURE 2024