

# 36 W11TH STREET NEW YORK, NY, 10011

LPC DOCKET #25-08332

05/14/2025

SHEET 1 OF 23



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project title  
**36 WEST 11TH STREET**  
NEW YORK, NY 10011  
BLOCK 574 LOT 26

COVER PAGE

scale	date
lpc no	06/03/21
project no.	2109
sheet no.	
drawing no.	LPC-01





**1 HISTORIC TAX PHOTO - C.1940**

34 WEST 11TH STREET ——— 36 WEST 11TH STREET ——— 38 WEST 11TH STREET



**2 CURRENT PHOTO - 2025**

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HISTORIC PHOTOS

scale	1 1/2" = 1'-0"	date	06/03/21
lpc no.			
project no.		sheet no.	2109
drawing no.			<b>LPC-03</b>

PROJECT SITE:  
36 W 11TH ST



VIEW FROM NORTH EAST WITH LPC APPROVED ROOFTOP AND/OR REAR ENLARGEMENTS ON THE BLOCK:

- A: 18 W 11TH ST
- B: 42 W 11TH ST
- C: 52 W 11TH ST
- D: 60 W 11TH ST
- E: 35 W 10TH ST
- F: 39 W 10TH ST

PROJECT SITE:  
36 W 11TH ST



VIEW FROM SOUTH WEST WITH LPC APPROVED ROOFTOP AND/OR REAR ENLARGEMENTS ON THE BLOCK:

- A: 18 W 11TH ST
- B: 42 W 11TH ST
- C: 52 W 11TH ST
- D: 60 W 11TH ST
- E: 35 W 10TH ST
- F: 39 W 10TH ST

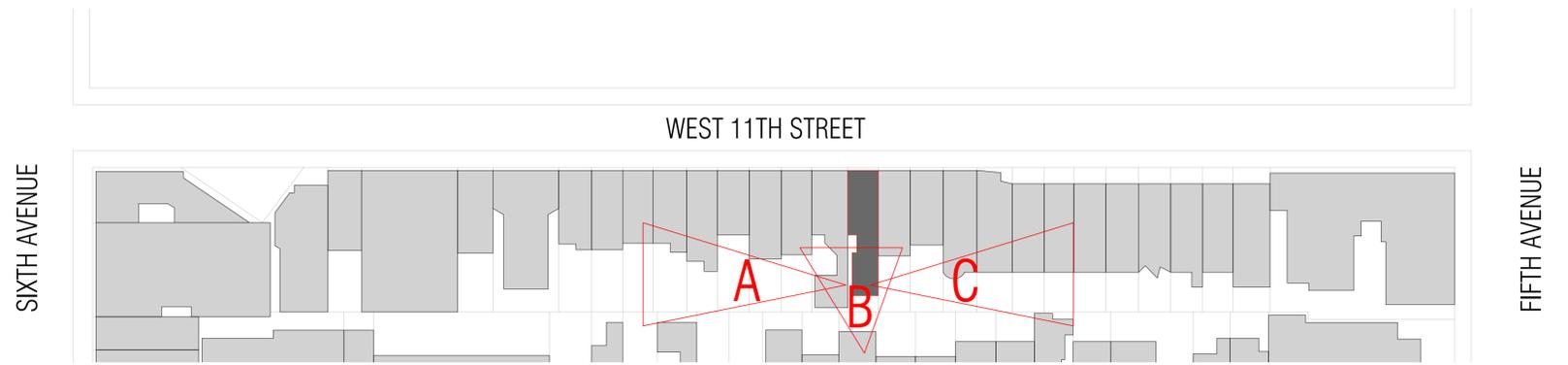
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PROJECT CONTEXT

scale	date
lpc no.	06/03/21
project no.	2109
sheet no.	
drawing no.	<b>LPC-05</b>





A - EXISTING REAR GREENSPACE LOOKING NORTH WEST



B - EXISTING REAR GREENSPACE LOOKING NORTH



C - EXISTING REAR GREENSPACE LOOKING NORTH EAST

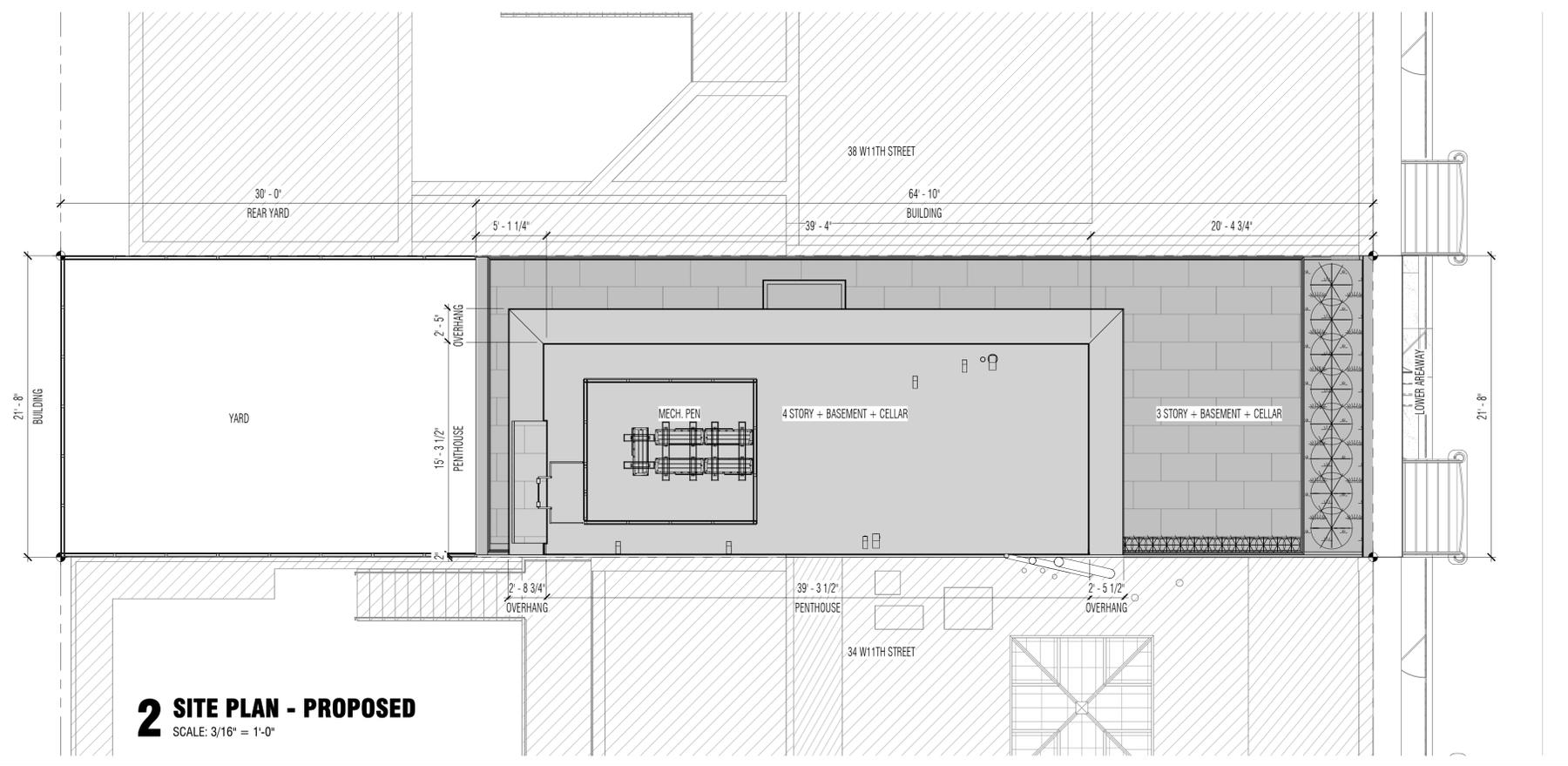
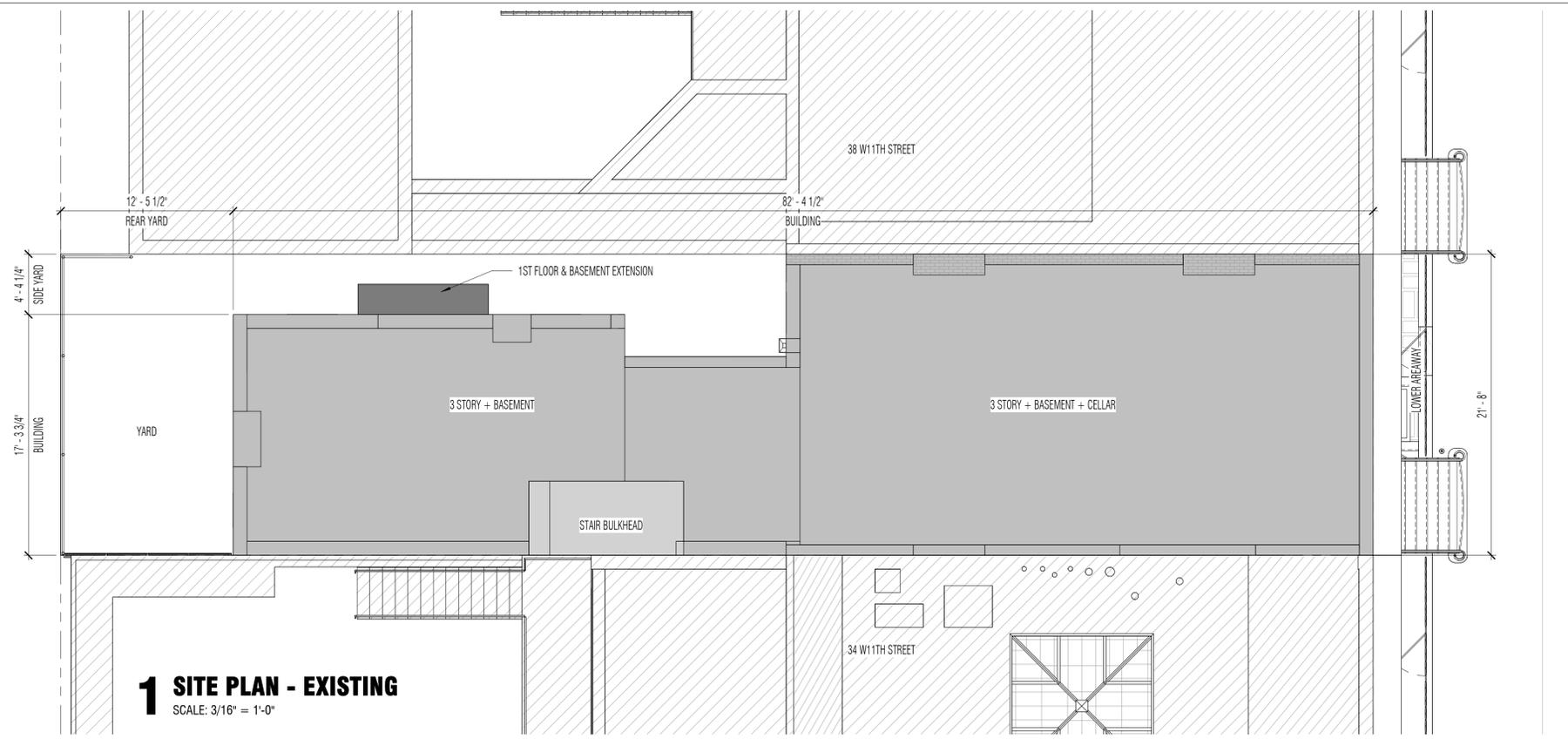
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REAR GREENSPACE PHOTOGRAPHS

scale	1" = 50'-0"	date	06/04/21
lpc no.			
project no.		sheet no.	2109
drawing no.			LPC-07



WEST 11TH STREET

WEST 11TH STREET

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**SITE PLAN**

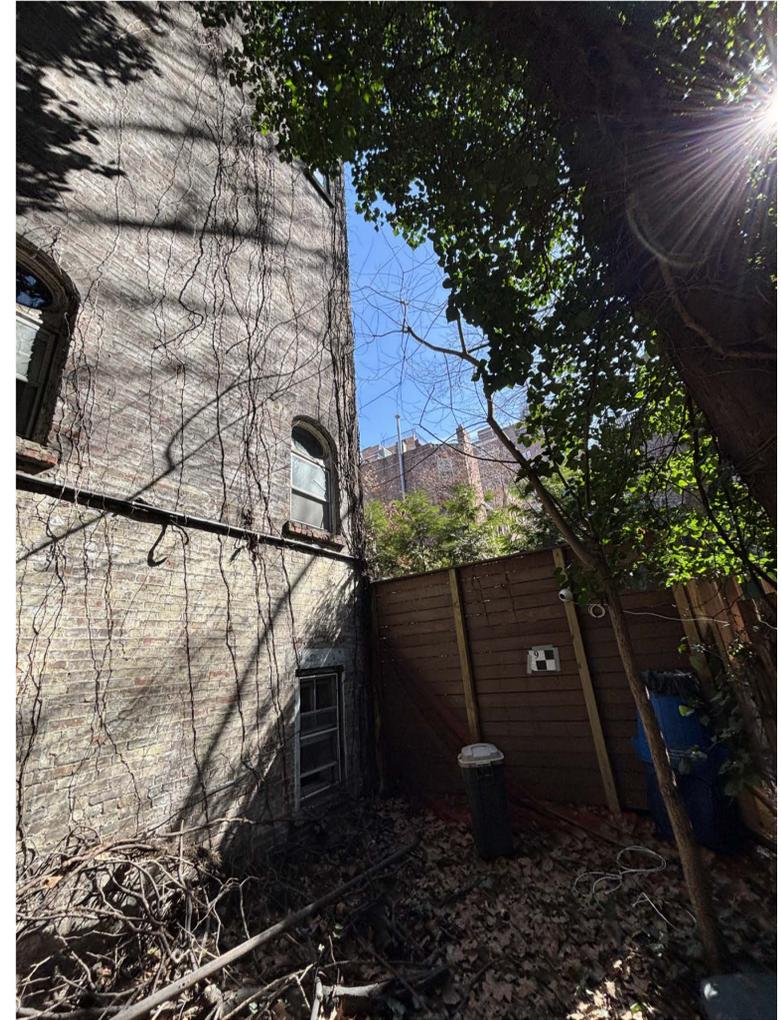
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lpc no.			
project no.			2109
sheet no.			
drawing no.	<b>LPC-08</b>		



EXISTING 12'-5" REAR YARD LOOKING WEST



EXISTING REAR YARD LOOKING NORTH



EXISTING 12'-5" REAR YARD LOOKING EAST

REAR YARD PHOTOGRAPHS

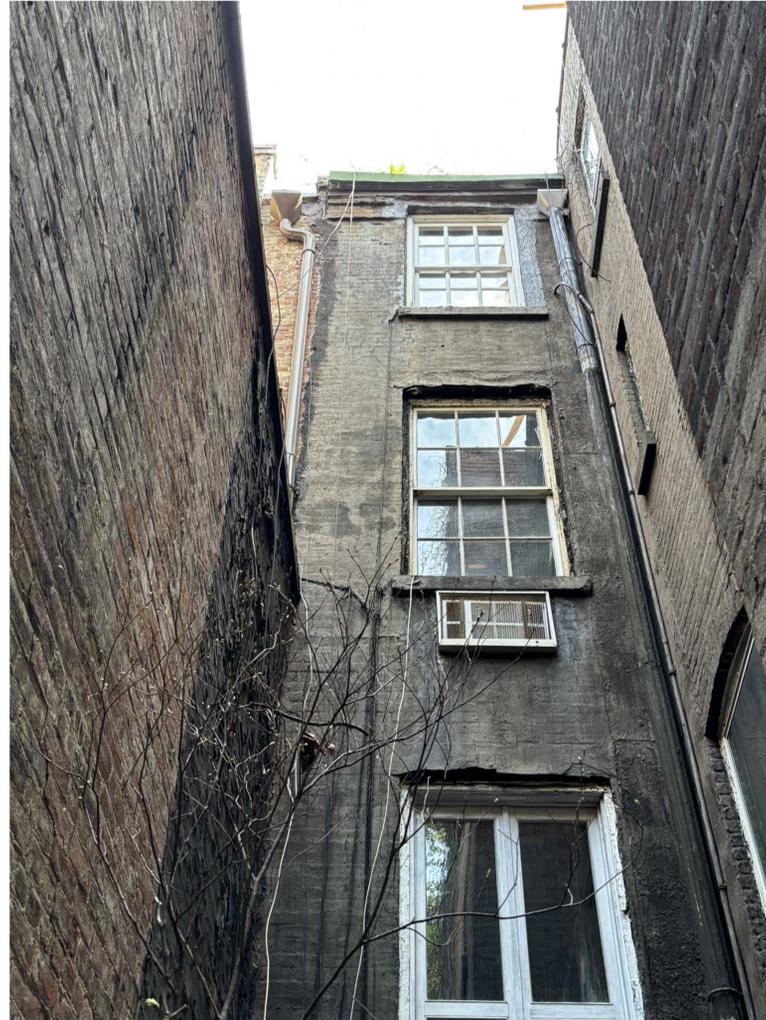

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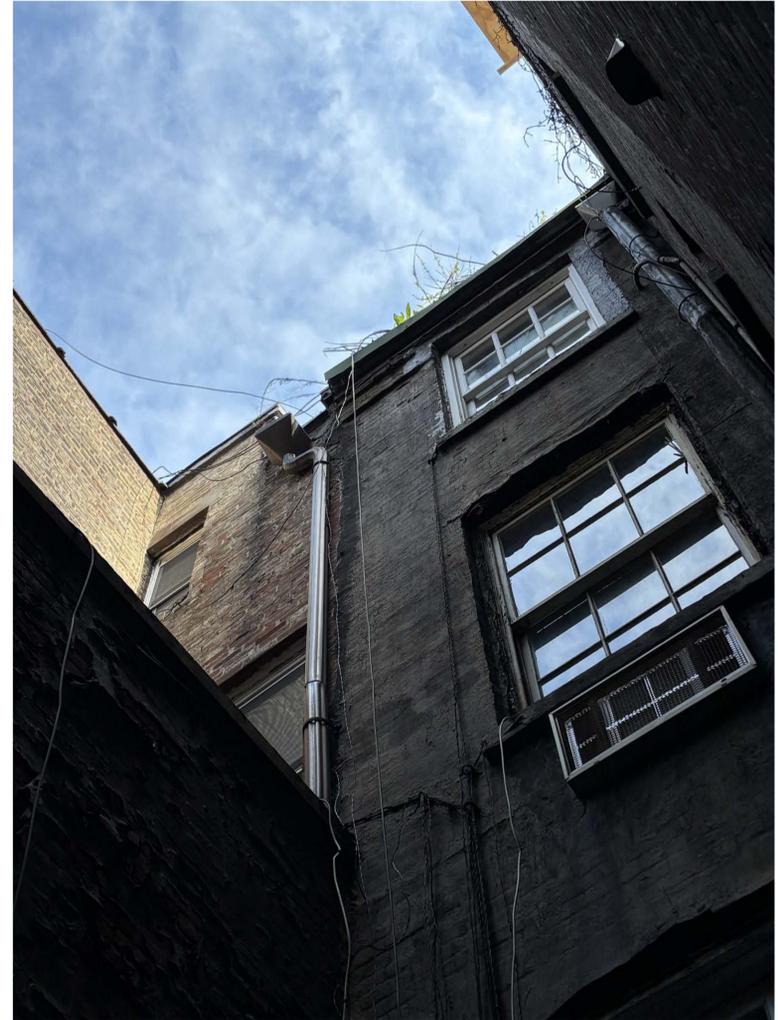
scale	date
lpc no.	06/04/21
project no.	2109
sheet no.	
drawing no.	<b>LPC-09</b>



EXISTING REAR 4'-4" SIDE YARD



VIEW FROM SIDE YARD AT REAR ROOFLINE & UPPER WINDOW



DETAIL OF ROOFLINE TRANSITION FROM 36 TO 38 W 11TH

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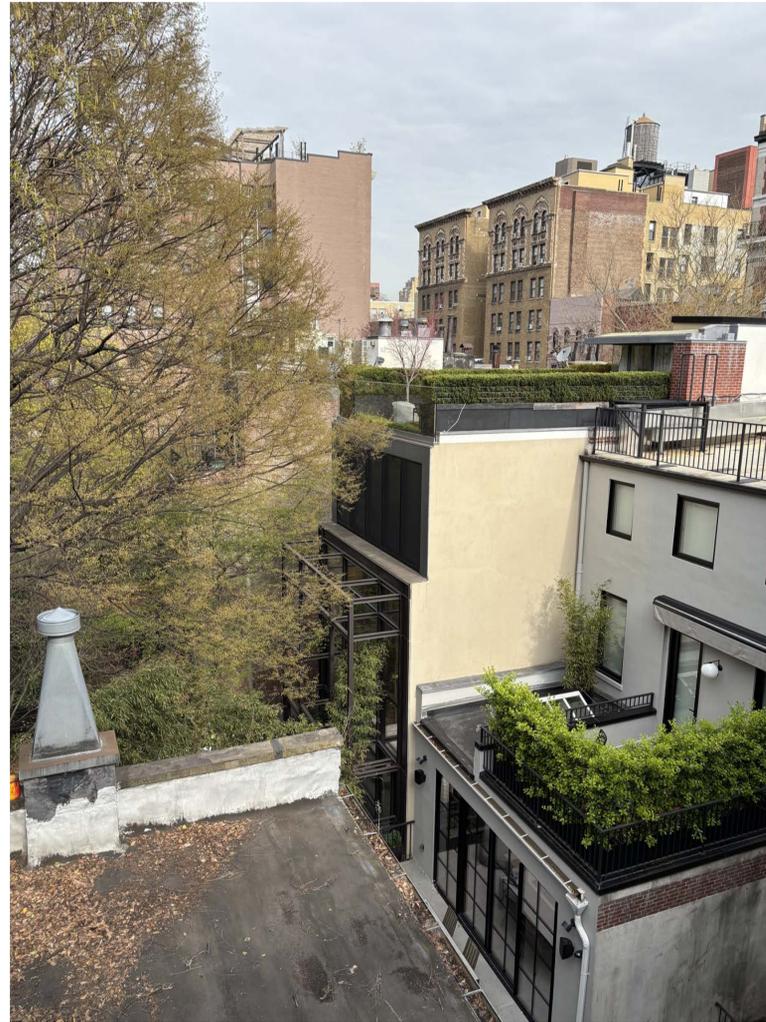


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REAR YARD & ROOFLINE DETAIL PHOTOGRAPHS

scale	date
lpc no	06/04/21
project no.	2109
sheet no.	
drawing no.	<b>LPC-10</b>



A - EXISTING REAR ROOFLINE LOOKING NORTH EAST



B - EXISTING REAR ROOFLINE LOOKING NORTH



C - EXISTING REAR ROOFLINE LOOKING NORTH WEST

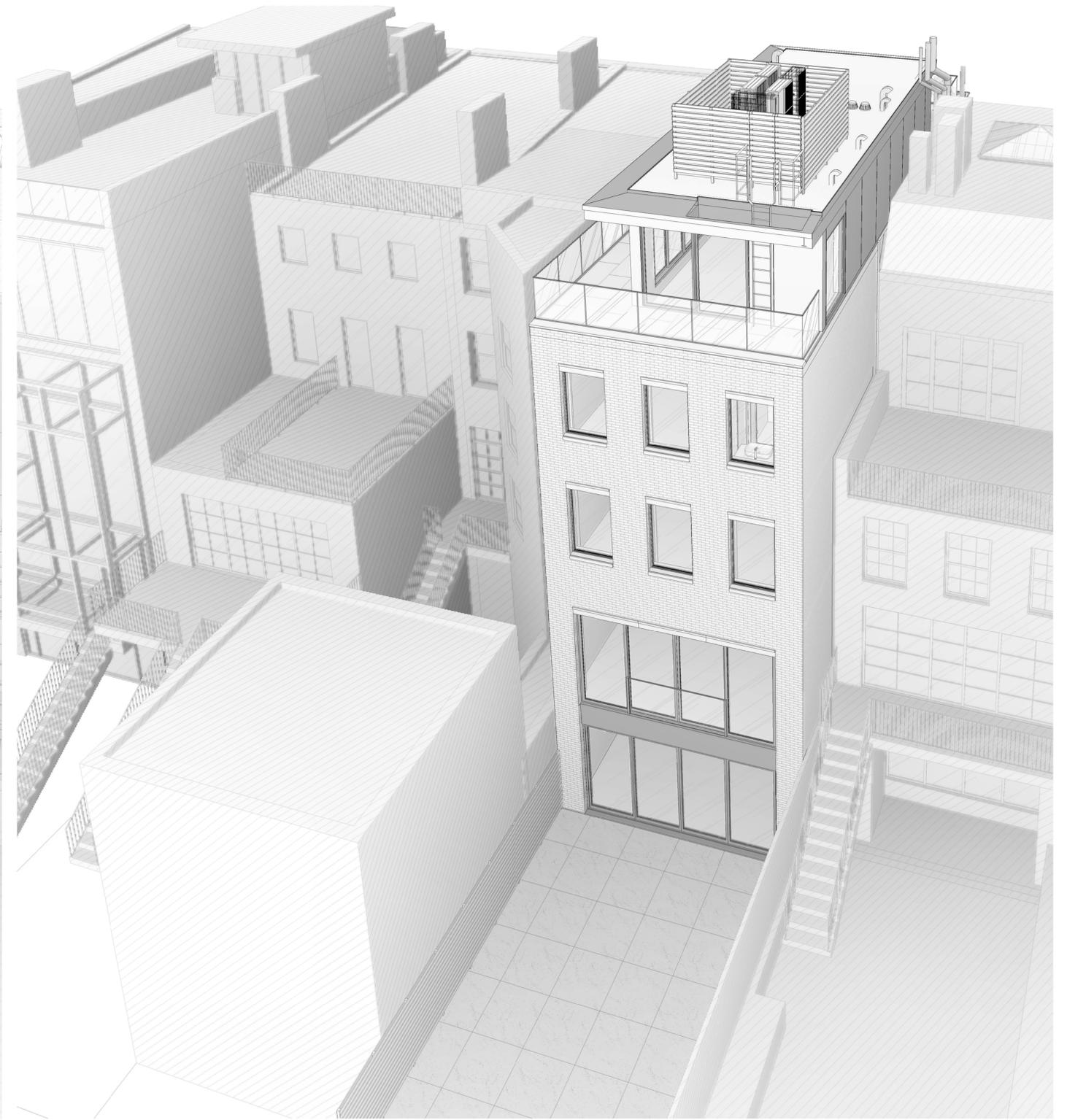
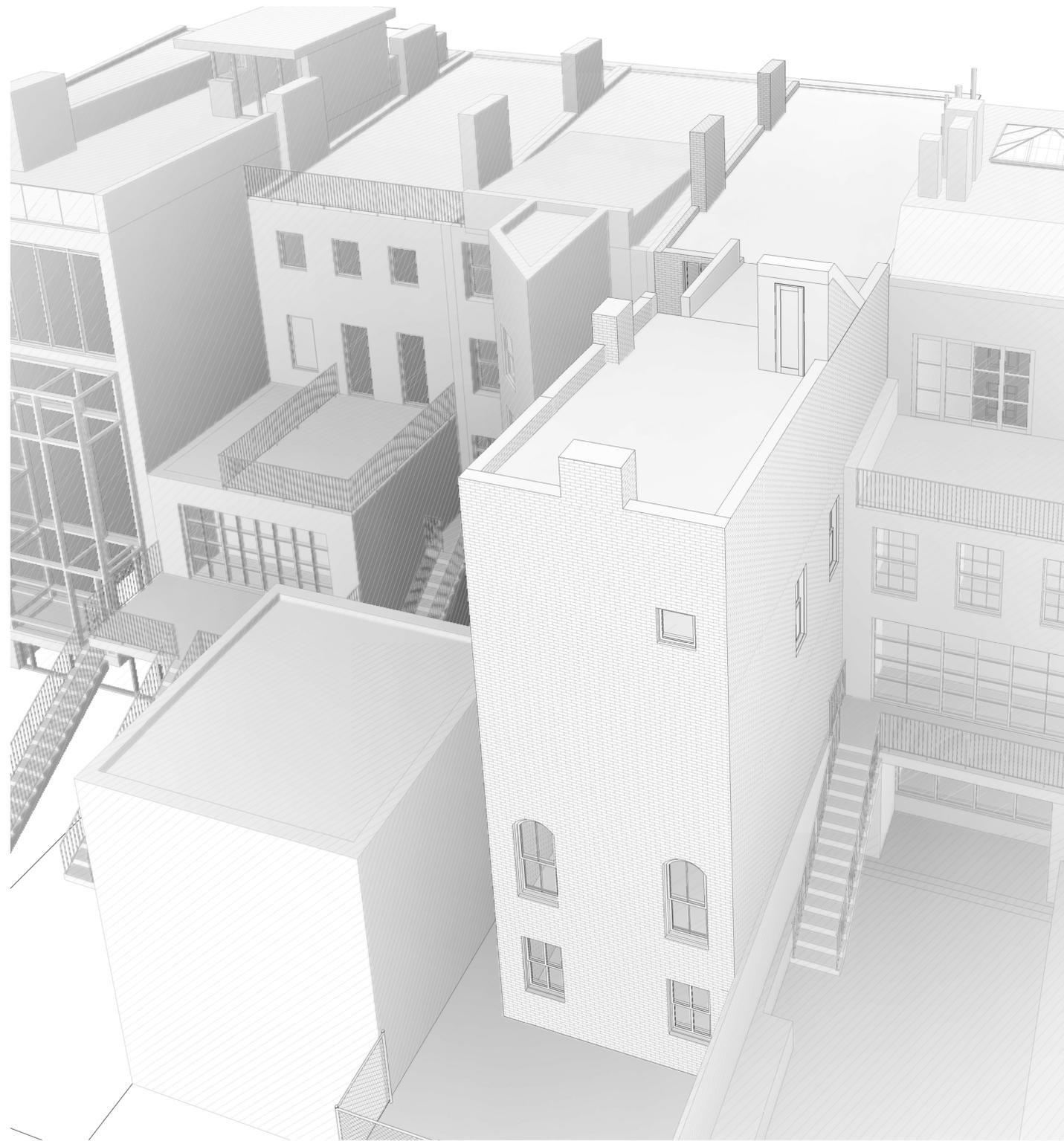
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REAR ROOFLINE PHOTOGRAPHS

scale	1" = 50'-0"	date	06/04/21
lpc no.			
project no.		sheet no.	2109
drawing no.			
<b>LPC-11</b>			



**1** EXISTING REAR MASSING PERSPECTIVE

**2** PROPOSED REAR MASSING PERSPECTIVE

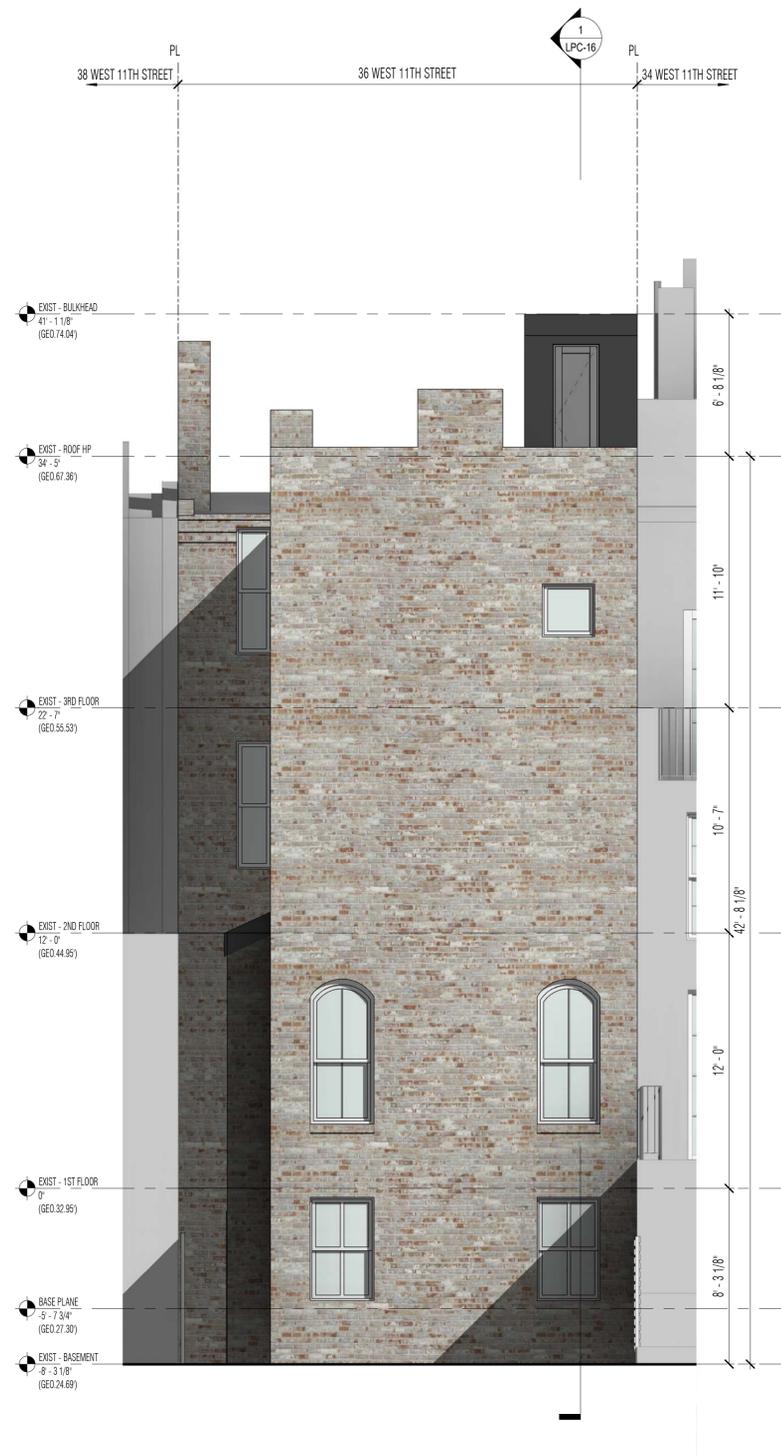
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REAR MASSING

scale	date
lpc no	06/04/21
project no.	2109
sheet no.	
drawing no.	LPC-12





**1 ELEVATION - EXISTING REAR FACADE**  
SCALE: 1/4" = 1'-0"



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

- 
**BRICK FACADE**  
 MANF: GLEN GERY  
 SERIES: MAHONEY  
 COLOR: GRANITE RED  
 FINISH: SMOOTH
- 
**CAST STONE**  
 MANF: CORINTHIAN CAST STONE INC  
 SERIES: SANDSTONE  
 COLOR: TERRA COTTA  
 FINISH: STANDARD
- 
**METAL WINDOWS**  
 MANF: TBD  
 PRODUCT: TBD  
 COLOR/SERIES: RAL 7015  
 FINISH: SMOOTH
- 
**METAL PANEL FACADE**  
 MANF: ALPOLIC  
 PRODUCT: FRAMM  
 COLOR/SERIES: QUARTZ ZINC  
 FINISH: SMOOTH
- 
**GLASS RAILING**  
 MANF:  
 PRODUCT: 1/2" LAMINATED  
 COLOR/SERIES: CLEAR LOW IRON  
 FINISH:
- 
**MECHANICAL SCREEN**  
 MANF: KNOTWOOD  
 PRODUCT: ALUMINUM SLAT  
 COLOR/SERIES: VAPOR GRAY  
 FINISH: SMOOTH
- 
**PAVERS**  
 MANF: TBD  
 PRODUCT: LIMESTONE  
 COLOR/SERIES: INDIANA GREY  
 FINISH: SMOOTH HONED

EXISTING & PROPOSED REAR ELEVATION

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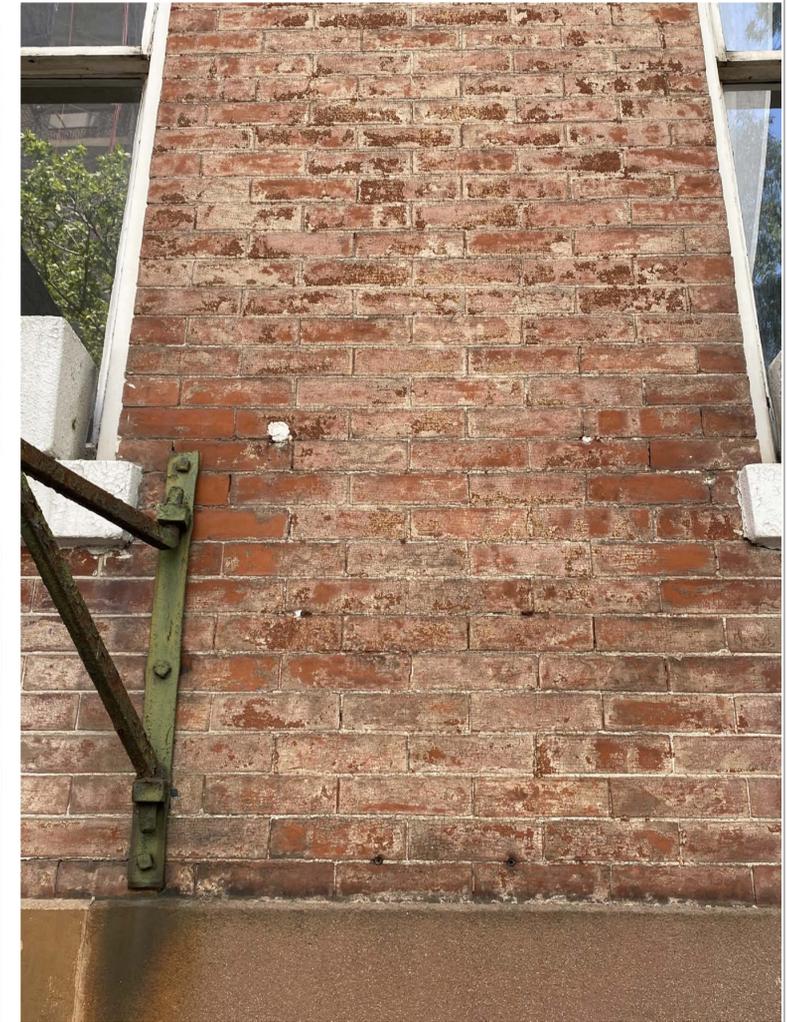
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lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-13		



FRONT FACADE



DETAIL OF EXISTING CORNICE & WINDOW HEADS/SILLS



DETAIL OF FRONT BRICK & SIGN BRACKET

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FRONT PHOTOGRAPHS

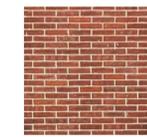
scale	date
lpc no.	06/04/21
project no.	2109
sheet no.	
drawing no.	<b>LPC-14</b>



**1 ELEVATION - EXISTING STREET FACADE**  
SCALE: 1/4" = 1'-0"



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



**BRICK FACADE**  
EXISTING BRICK TO REMAIN,  
CLEANED & REPOINTED  
W/HIGH LIME MORTAR TO  
LPC SPEC



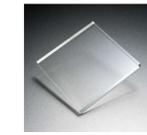
**BROWNSTONE REPAIR**  
EXISTING STONE TO REMAIN,  
FOLLOW LPC APPROVED  
RESURFACING PROCEDURES



**WOOD WINDOWS**  
FILED UNDER SEPARATE APPLICATION  
FINISH: PAINTED  
COLOR: BM CHARCOAL SLATE HC-178



**METAL PANEL FACADE**  
MANF: ALPOLIC  
PRODUCT: FR4MM  
COLOR/SERIES: QUARTZ ZINC  
FINISH: SMOOTH



**GLASS RAILING**  
MANF: TBD  
PRODUCT: 1/2" LAMINATED  
COLOR/SERIES: CLEAR LOW IRON



**MECHANICAL SCREEN**  
MANF: KNOTWOOD  
PRODUCT: ALUMINUM SLAT  
COLOR/SERIES: VAPOR GRAY  
FINISH: SMOOTH



**ENTRY PAVERS**  
MANF: TBD  
PRODUCT: BLUESTONE  
COLOR/SERIES: STANDARD  
FINISH: FLAMED



**IRONWORK REPAIR**  
EXISTING IRON TO REMAIN,  
CLEANED & REPAIRED  
FINISH: PAINTED  
COLOR: BM BLACK HC-190

EXISTING & PROPOSED STREET ELEVATION

LINE OF PROPOSED BUILDING ENVELOPE

**1 EXISTING BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

EXIST - BULKHEAD  
41' - 11 1/8"  
(GEO.14.04)

6 - 8 1/8"

EXIST - ROOF HP  
34' - 5"  
(GEO.67.36)

11' - 10"

EXIST - 3RD FLOOR  
22' - 7"  
(GEO.55.53)

10' - 7"

EXISTING BUILDING HEIGHT  
40' - 0 3/4"

EXIST - 2ND FLOOR  
12' - 0"  
(GEO.44.95)

12' - 0"

EXIST - 1ST FLOOR  
0"  
(GEO.32.95)

8' - 3 1/8"

BASE PLANE  
-5' - 7 3/4"  
(GEO.27.30)

2' - 7 3/8"

EXIST - BASEMENT  
-8' - 3 1/8"  
(GEO.24.69)

6' - 7 7/8"

EXIST - CELLAR  
-14' - 11"  
(GEO.18.03)

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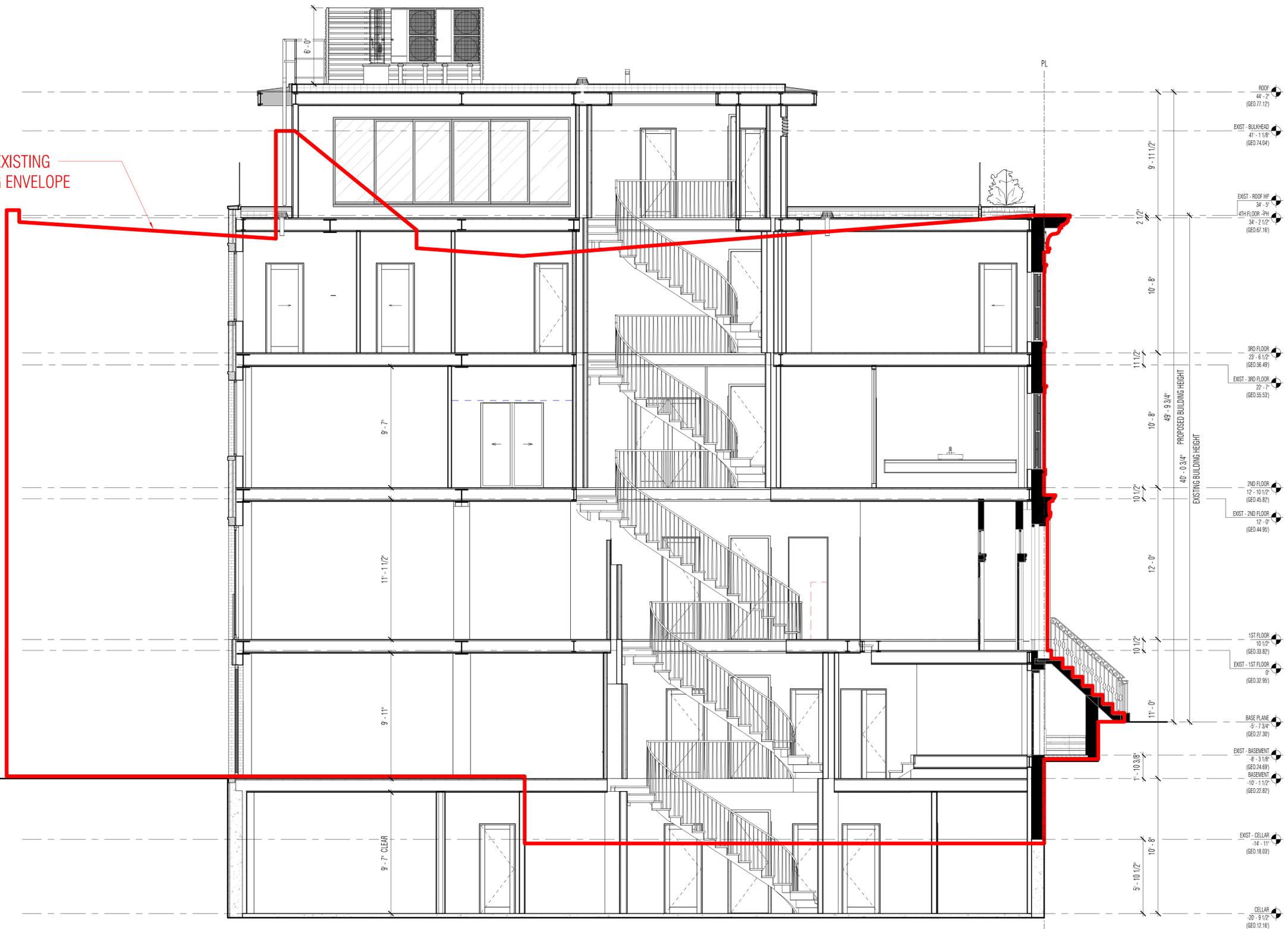
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EXISTING BUILDING SECTION

scale	1/4" = 1'-0"	date	06/07/21
lpc no			
project no.		sheet no.	2109
drawing no.	LPC-16		

LINE OF EXISTING BUILDING ENVELOPE



- ROOF  
44' - 2"  
(GEO. 77.12)
- EXIST - BULKHEAD  
41' - 11 1/8"  
(GEO. 74.04)
- EXIST - ROOF HP  
34' - 5"
- 4TH FLOOR - 2PH  
34' - 2 1/2"  
(GEO. 67.16)
- 3RD FLOOR  
23' - 6 1/2"  
(GEO. 56.49)
- EXIST - 3RD FLOOR  
22' - 7"  
(GEO. 55.53)
- 2ND FLOOR  
12' - 10 1/2"  
(GEO. 45.82)
- EXIST - 2ND FLOOR  
12' - 0"  
(GEO. 44.95)
- 1ST FLOOR  
10 1/2"  
(GEO. 33.82)
- EXIST - 1ST FLOOR  
0"  
(GEO. 32.95)
- BASE PLANE  
-5' - 7 3/4"  
(GEO. 27.30)
- EXIST - BASEMENT  
-8' - 3 1/8"  
(GEO. 24.69)
- BASEMENT  
-10' - 1 1/2"  
(GEO. 22.82)
- EXIST - CELLAR  
-14' - 11"  
(GEO. 18.03)
- CELLAR  
-20' - 9 1/2"  
(GEO. 12.16)

**1 PROPOSED BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

PROPOSED BUILDING SECTION

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scale	1/4" = 1'-0"	date	06/07/21
proj no.	2109		
sheet no.	LPC-17		
drawing no.			

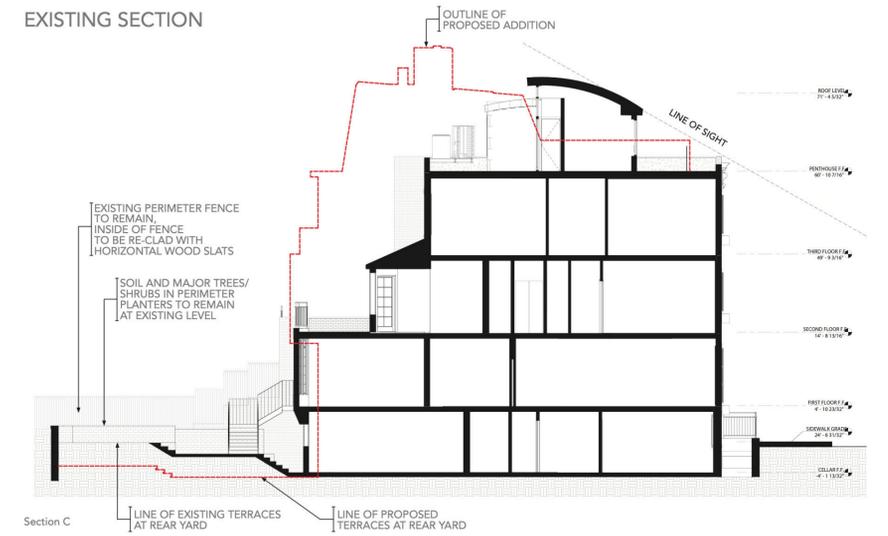
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PROPOSED SECTION



January 07, 2014  
 Proposed Rear Facade  
 18 West 11th Street, NY, NY 10011  
 Page 24

EXISTING SECTION



Section C  
 Lee H. Skolnick Architecture + Design Partnership  
 July 12, 2016  
 35 West 10th St Townhouse

A) 42 W11TH  
 REAR EXTENSION & ROOFTOP ADDITION  
 APPROVED 5/19/08

B) 18 W11TH  
 REAR EXTENSION & ROOFTOP ADDITION  
 APPROVED 1/21/14

C) 35 W10TH  
 REAR EXTENSION & ROOFTOP ADDITION  
 APPROVED 7/19/16



39 WEST 10th STREET  
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 LANDMARKS PRESERVATION COMMISSION PRESENTATION  
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F) 39 W10TH  
 REAR YARD & ROOFTOP ADDITION  
 APPROVED 2/13/14

E) 52 W11TH  
 ROOFTOP ADDITION & VISIBLE RAILING AT STREET  
 APPROVED 5/19/08

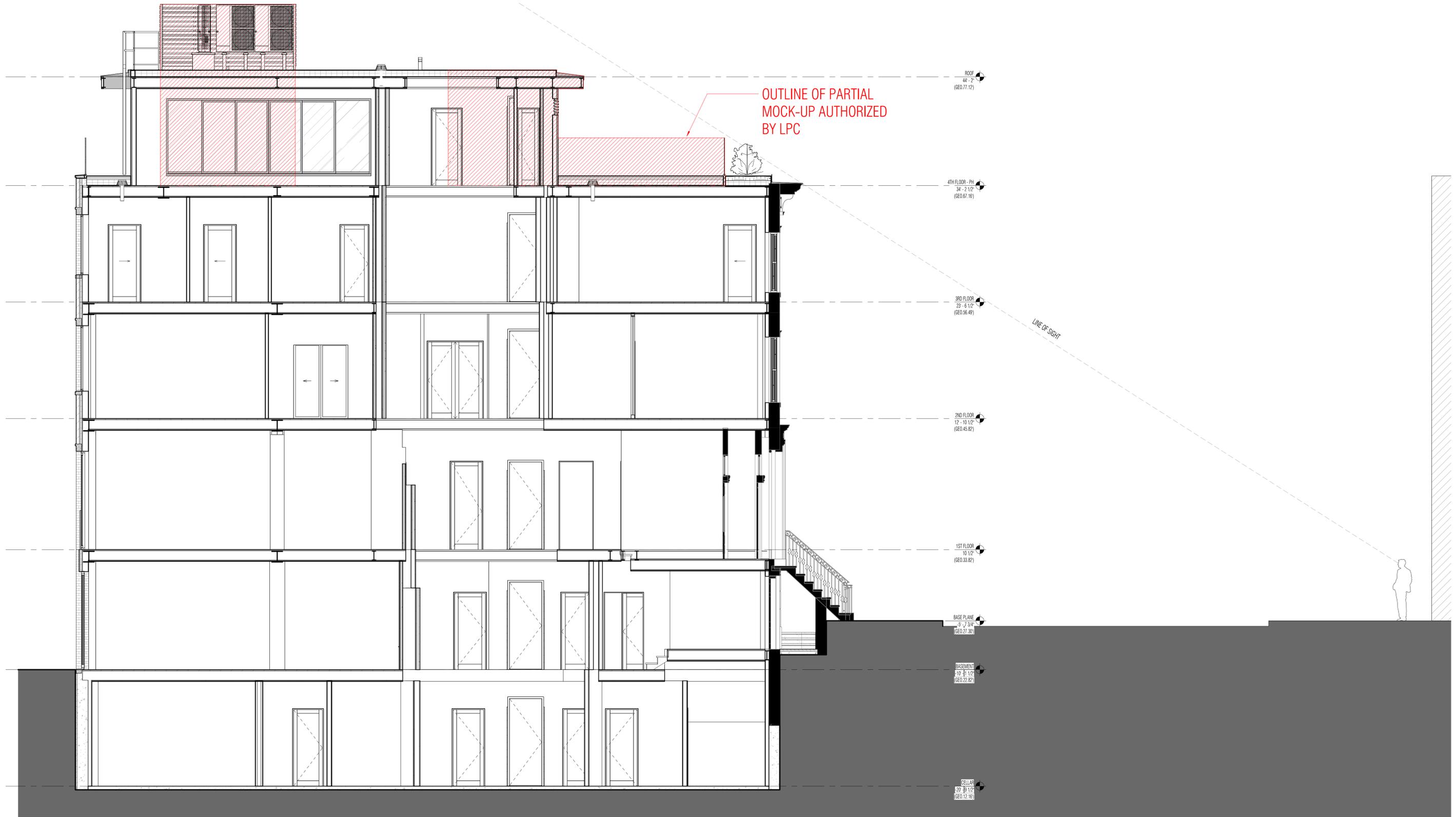
F) 34 W11TH  
 REAR YARD EXCAVATION & ATTIC EXTENSION  
 APPROVED 2/21/18

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PRECEDENTS

scale	date
1/8" = 1'-0"	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-18



OUTLINE OF PARTIAL  
 MOCK-UP AUTHORIZED  
 BY LPC

LINE OF SIGHT

**1 PROPOSED BUILDING SECTION - MOCK-UP**

SCALE: 1/4" = 1'-0" (REF: 2/ A-09)

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ROOFTOP MOCK-UP

scale	1/4" = 1'-0"	date	06/07/21
lpc no.			
project no.		sheet no.	2109
drawing no.			LPC-19

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VIEW OF 4TH FLOOR PENTHOUSE & MECHANICAL SCREEN MOCKUP LOOKING TOWARDS REAR YARD



Apr 30, 2025 1:22:37 PM  
 36 West 11th Street  
 Manhattan  
 New York County  
 New York



Apr 30, 2025 1:22:34 PM  
 36 West 11th Street  
 Manhattan  
 New York County  
 New York

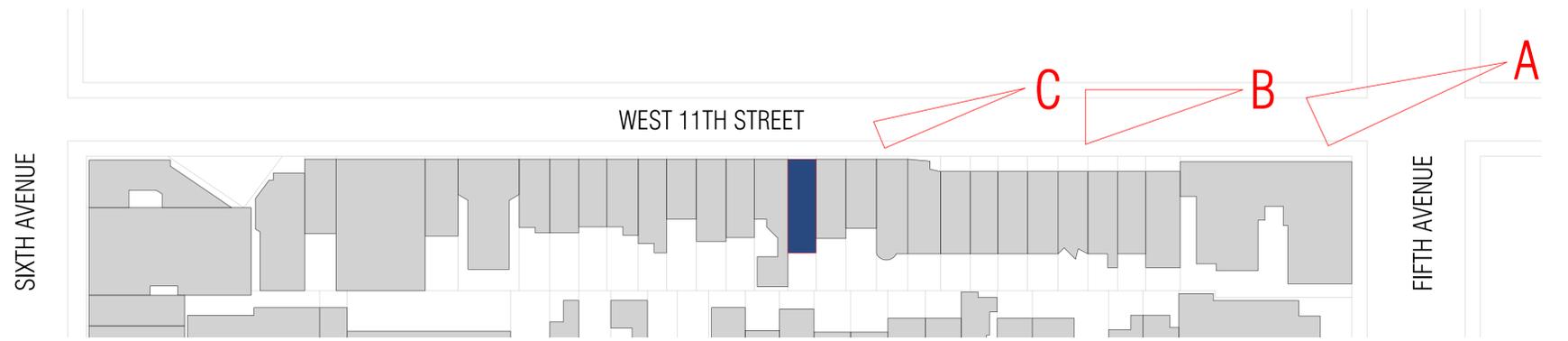
VIEW OF FRONT RAILING MOCKUP LOOKING TOWARDS WEST 11TH ST

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ROOFTOP MOCK-UP

scale	date
lpc no	06/07/21
project no.	2109
sheet no.	
drawing no.	<b>LPC-20</b>



A - SEASONAL VIEW FROM NE CORNER OF 5TH & 11TH



B - VIEW FROM NW CORNER OF 5TH & 11TH



C - VIEW FROM 11TH LOOKING WEST

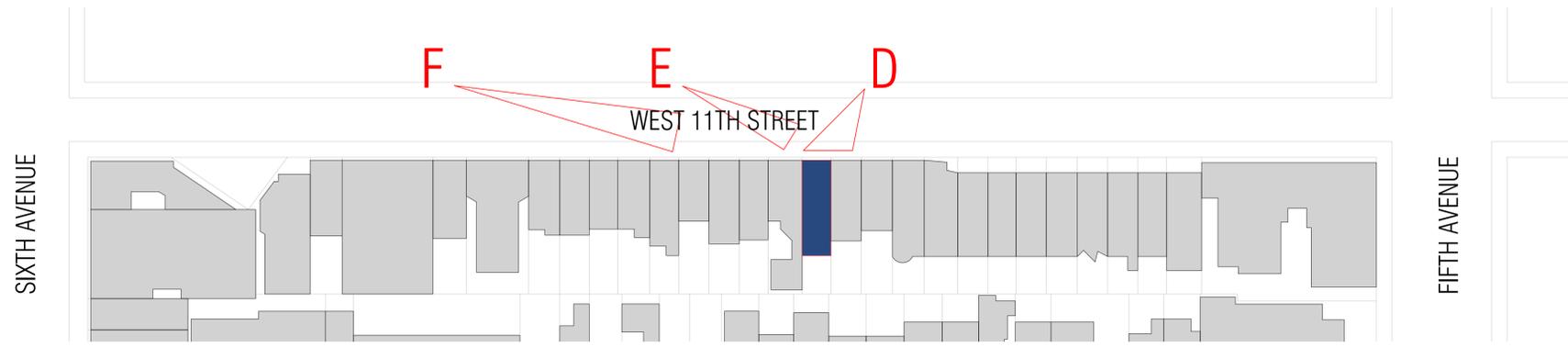
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ROOFTOP MOCK-UP

scale	1" = 50'-0"	date	06/07/21
lpc no.			
project no.			2109
sheet no.			
drawing no.			LPC-21



D - VIEW FROM 11TH LOOKING SOUTH



E - VIEW FROM 11TH LOOKING EAST



F - VIEW FROM 11TH LOOKING EAST

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ROOFTOP MOCK-UP

scale	1" = 50'-0"	date	06/07/21
lpc no.			
project no.			2109
sheet no.			
drawing no.			LPC-22



PROPOSED REAR FACADE RENDER

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scale	date
lpc no.	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-23

36 W11TH STREET  
NEW YORK, NY, 10011

LPC DOCKET #25-08332

05/14/2025

APPENDIX SHEET 1 OF 16

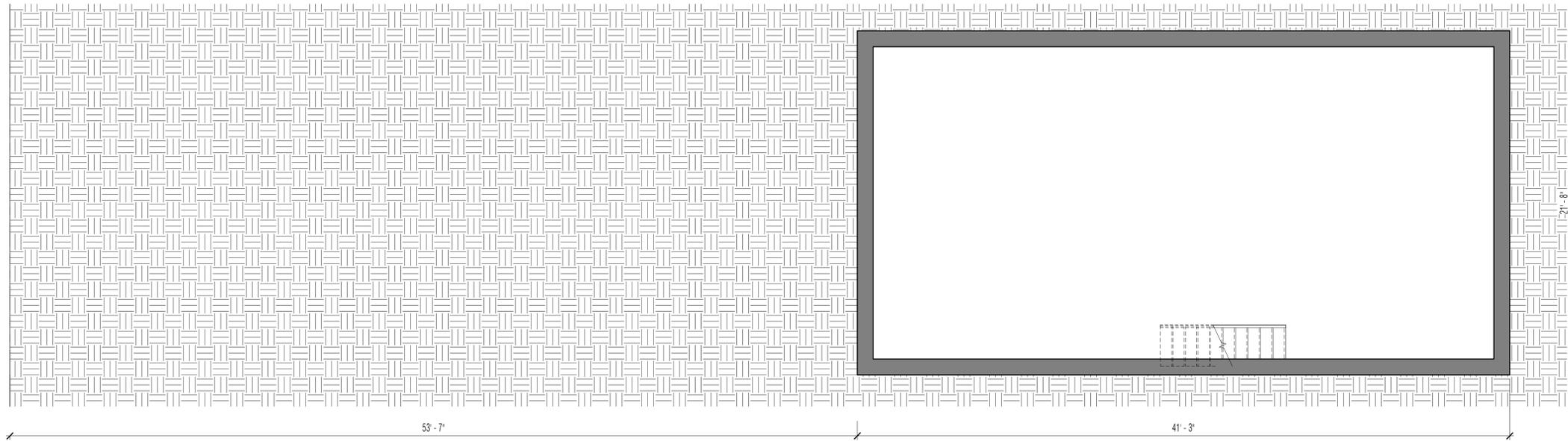


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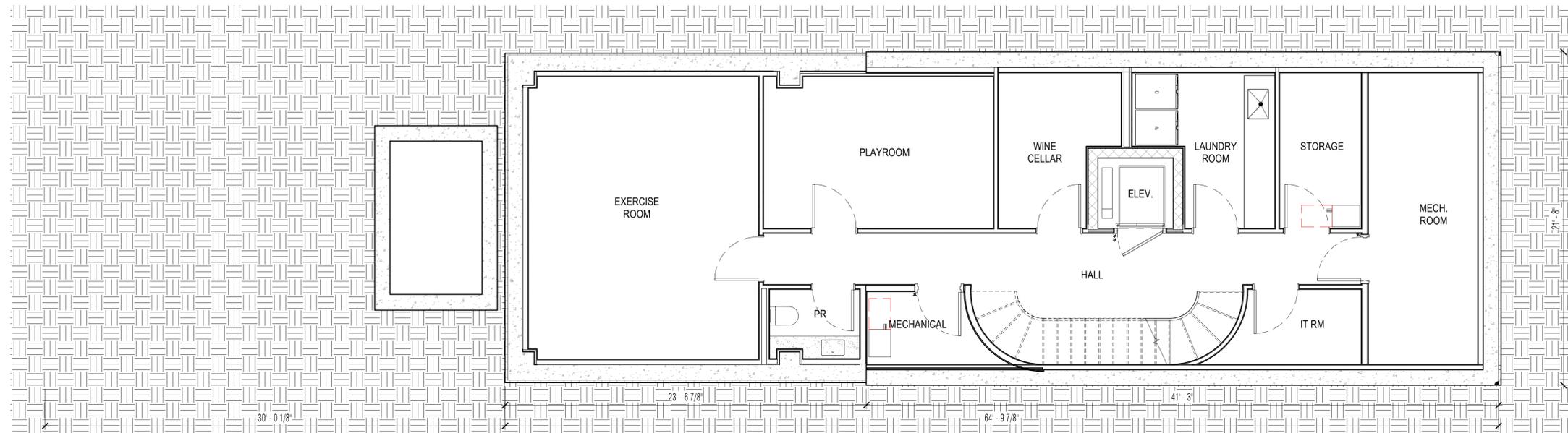
project title  
**36 WEST 11TH STREET**  
NEW YORK, NY 10011  
BLOCK 574 LOT 26

APPENDIX

scale	date
lpc no	06/03/21
project no.	2109
sheet no.	
drawing no.	<b>A-01</b>



**1 EXISTING PLAN - CELLAR**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED PLAN - CELLAR**  
SCALE: 1/4" = 1'-0"

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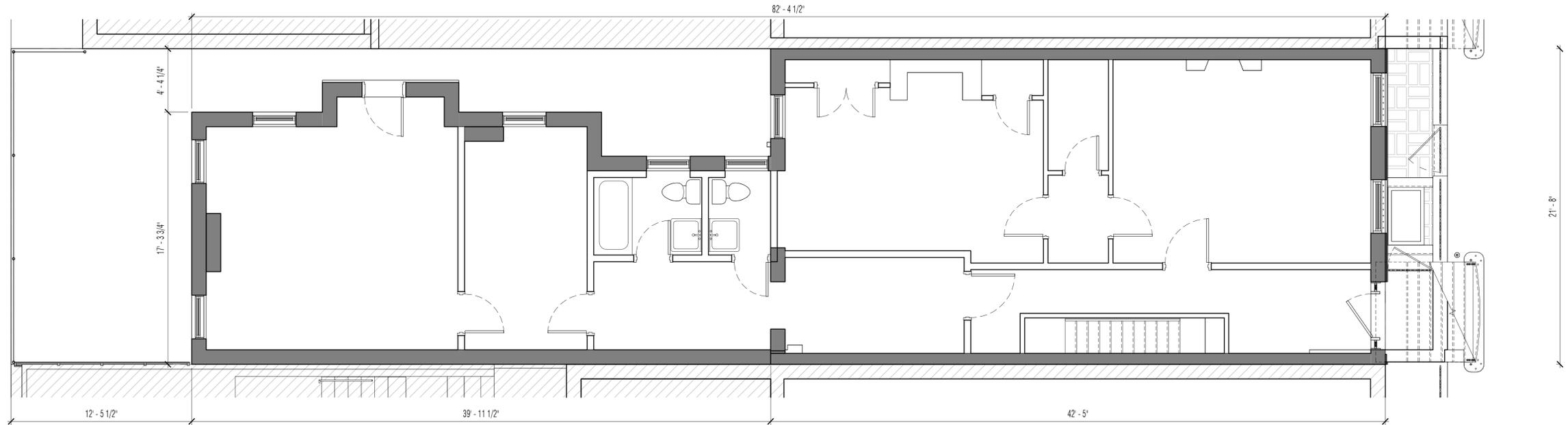
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EXISTING & PROPOSED PLAN - CELLAR

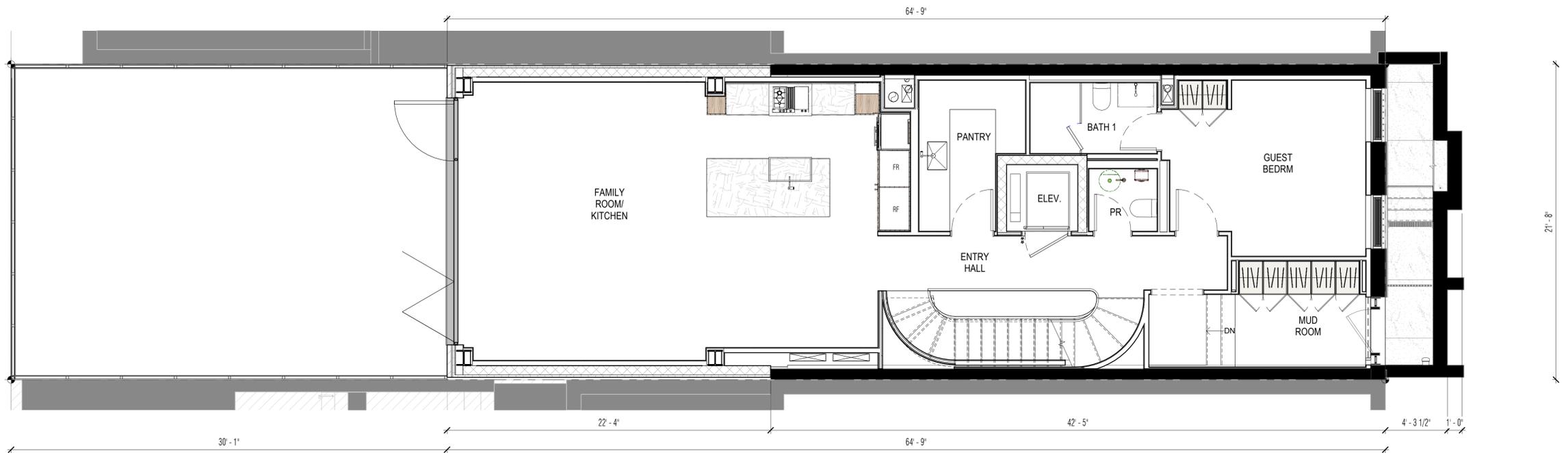


scale	1/4" = 1'-0"	date	12/12/24
job no.			
project no.			2109
sheet no.			
drawing no.	<b>A-02</b>		



**1 EXISTING PLAN - BASEMENT**

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



**2 PROPOSED PLAN - BASEMENT**

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

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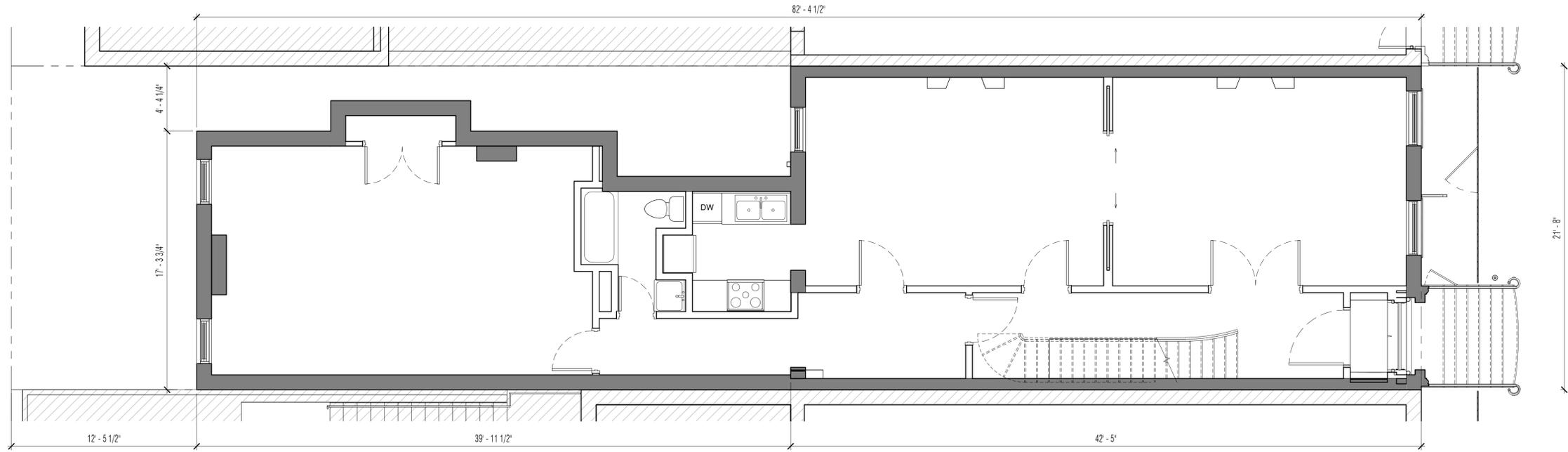
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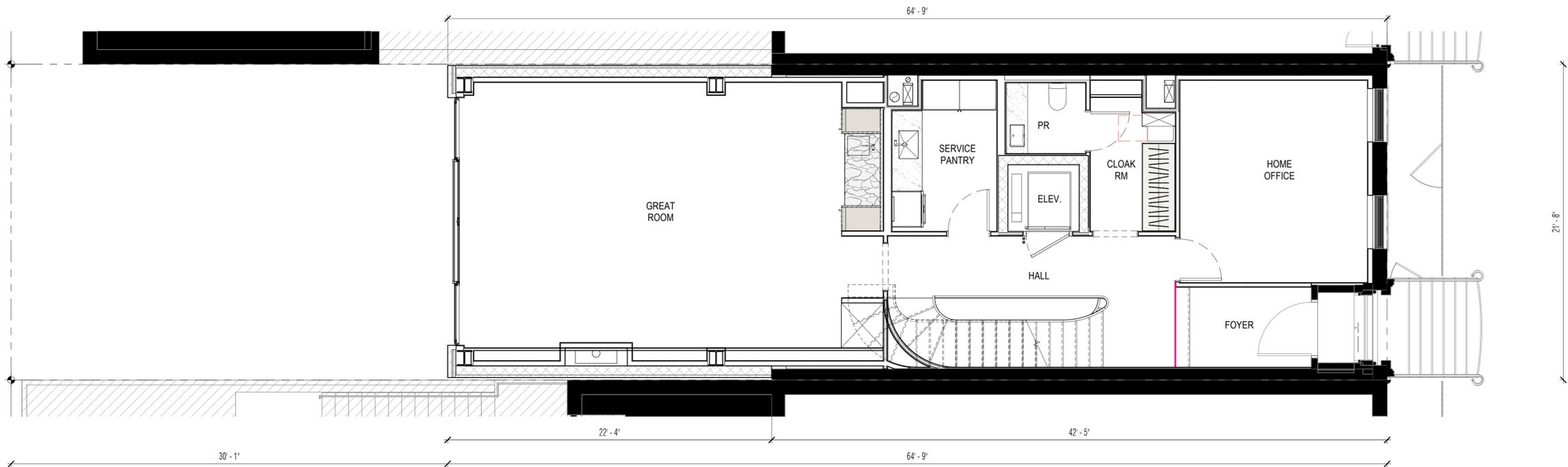
EXISTING & PROPOSED PLAN - BASEMENT

scale	1/4" = 1'-0"	date	12/12/24
lpc no.			
project no.			2109
sheet no.			
drawing no.	<b>A-03</b>		





**1 EXISTING PLAN - 1ST FLOOR**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED PLAN - 1ST FLOOR**  
SCALE: 1/4" = 1'-0"

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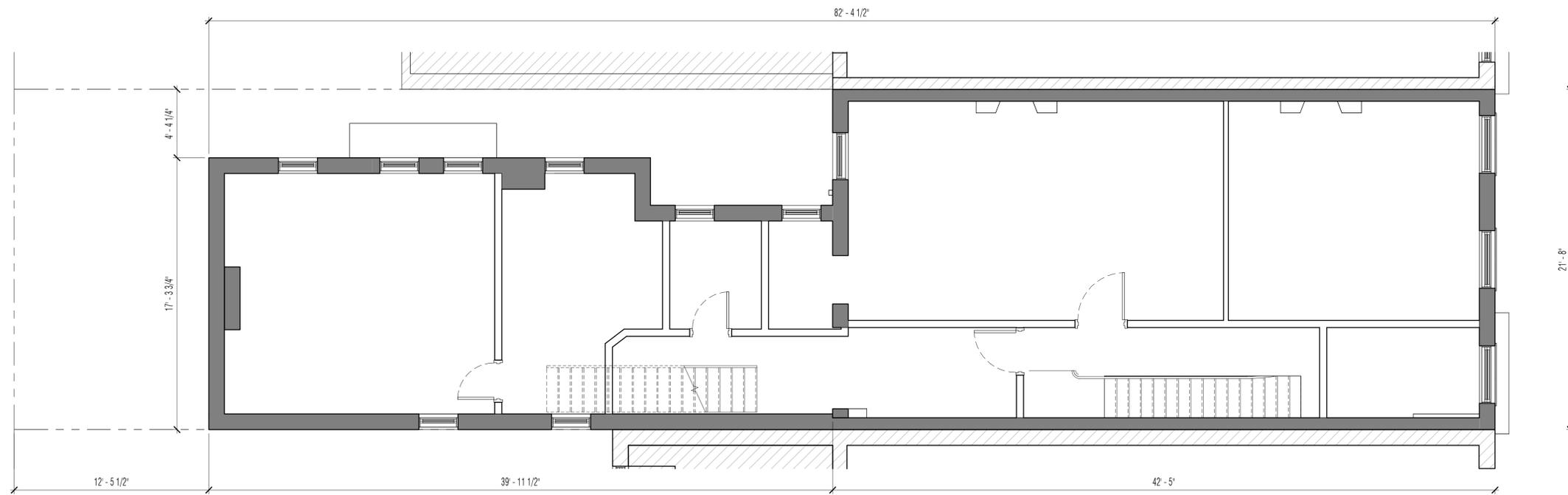
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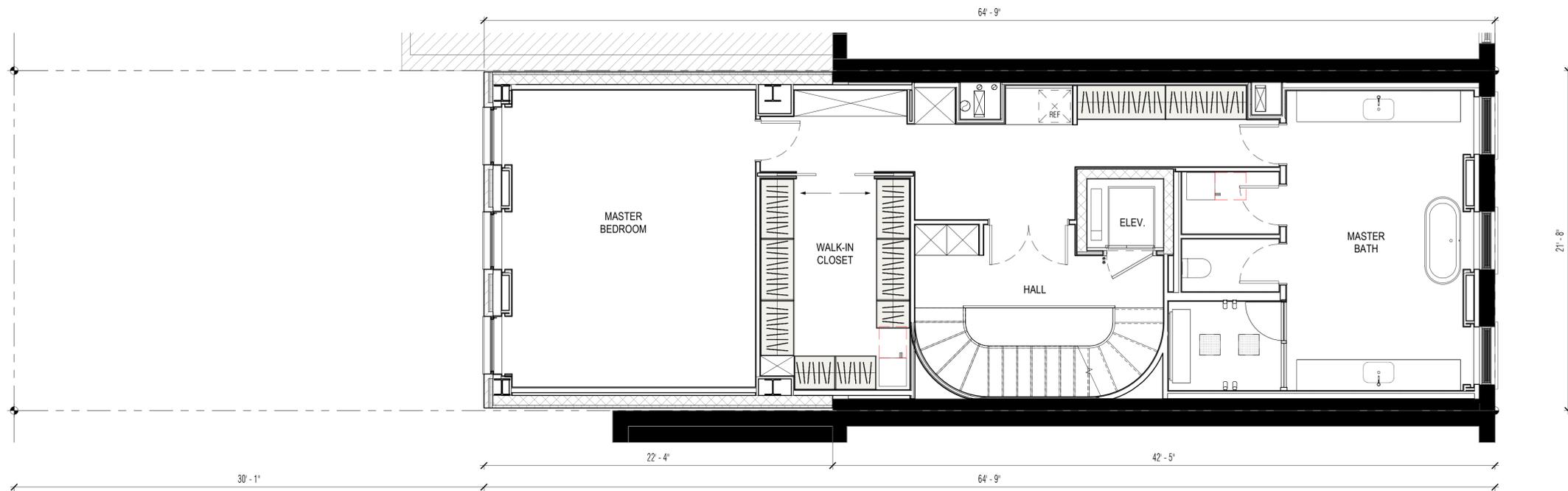
EXISTING & PROPOSED PLAN - 1ST FLOOR

scale	1/4" = 1'-0"	date	12/12/24
lpc no.			
project no.			2109
sheet no.			
drawing no.	<b>A-04</b>		





**1 EXISTING PLAN - 2ND FLOOR**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED PLAN - 2ND FLOOR**  
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - 2ND FLOOR

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scale 1/4" = 1'-0" date 12/12/24

lic no.

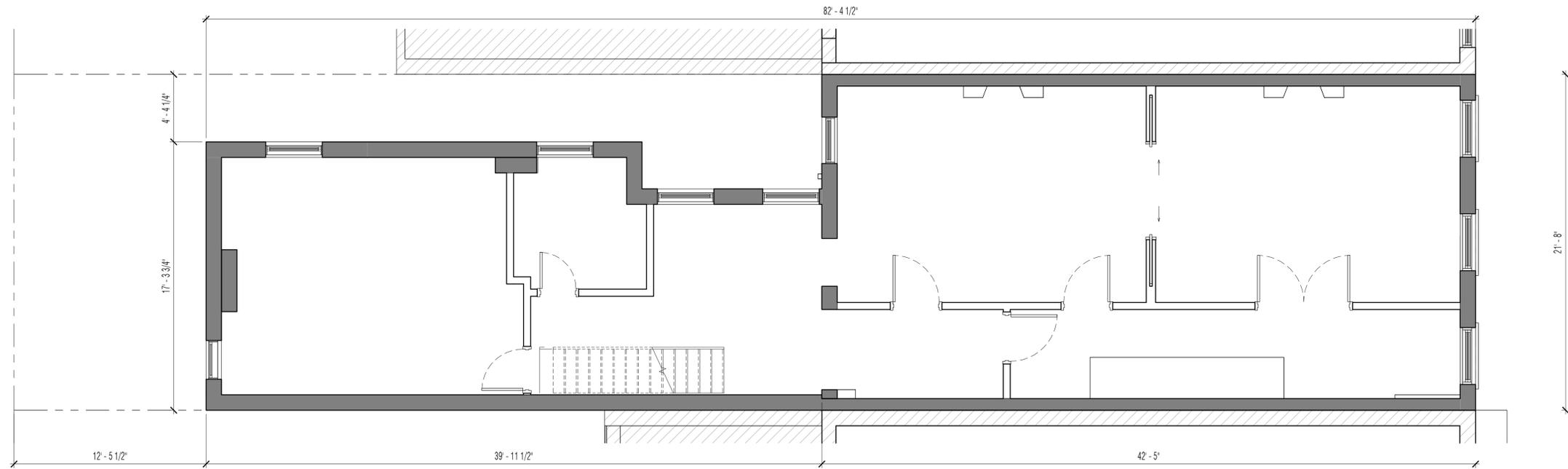
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sheet no.

drawing no. A-05

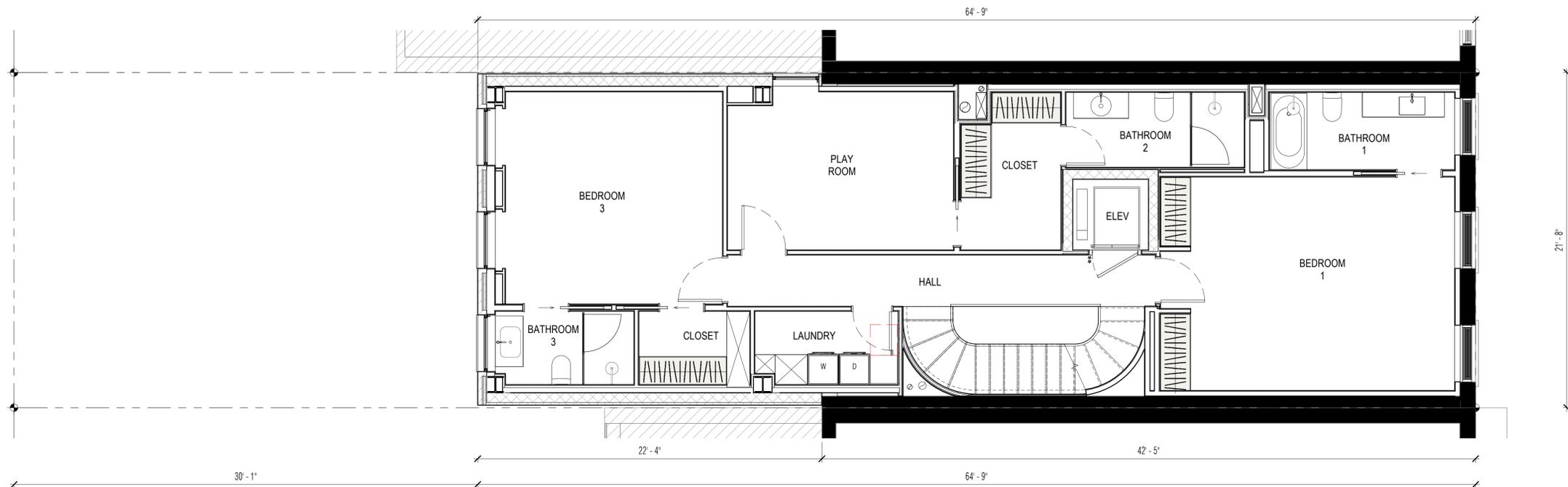


A-05



**1 EXISTING PLAN - 3RD FLOOR**

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



**2 PROPOSED PLAN - 3RD FLOOR**

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

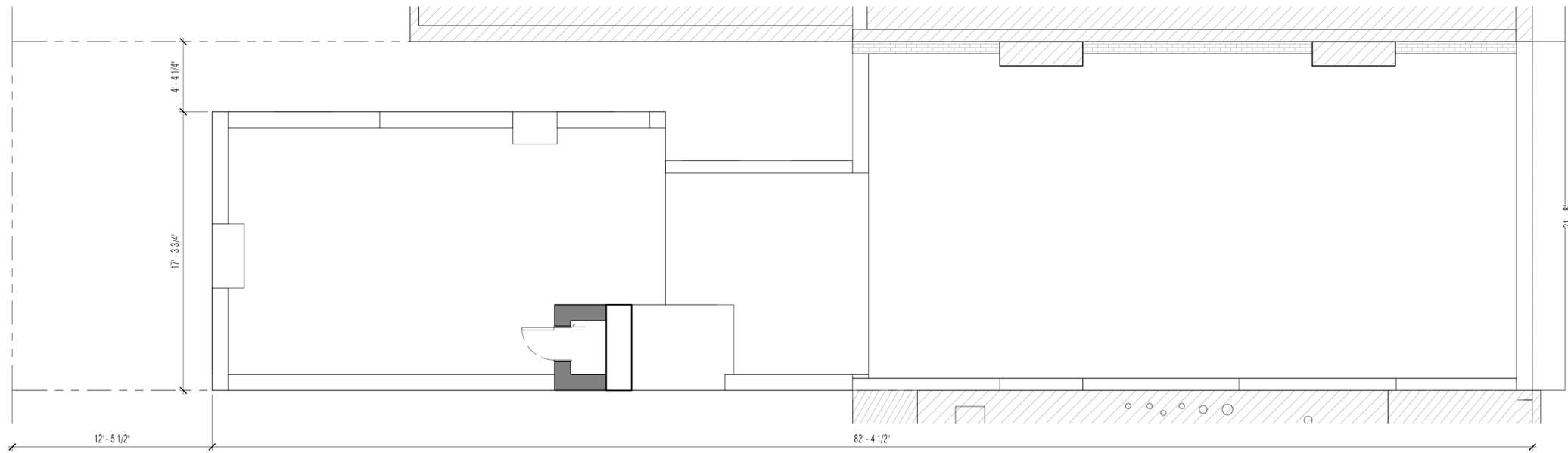
EXISTING & PROPOSED PLAN - 3RD FLOOR

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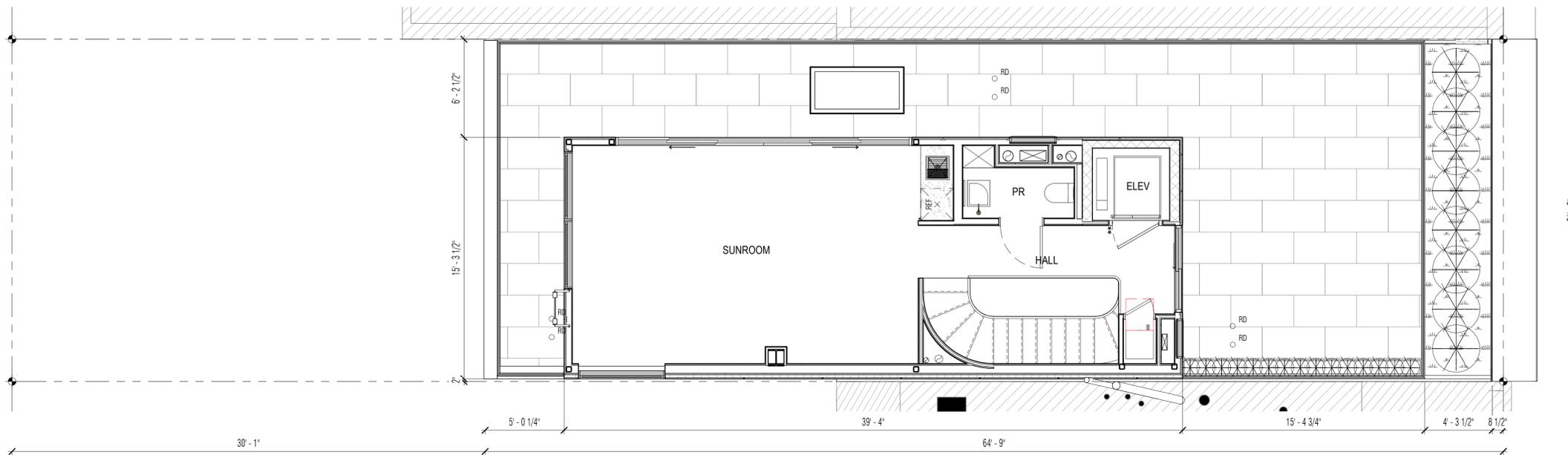
project title  
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scale	1/4" = 1'-0"	date	12/12/24
lpr no.			
project no.			2109
sheet no.			
drawing no.	<b>A-06</b>		





**1 EXISTING PLAN - ROOF**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED PLAN - 4TH FLOOR**  
SCALE: 1/4" = 1'-0"

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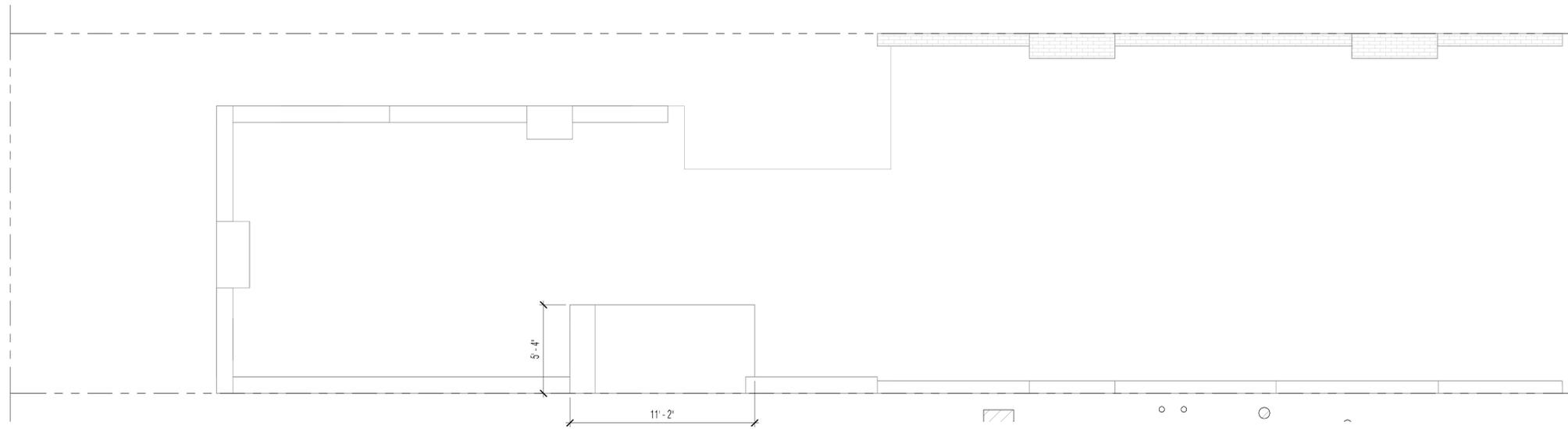
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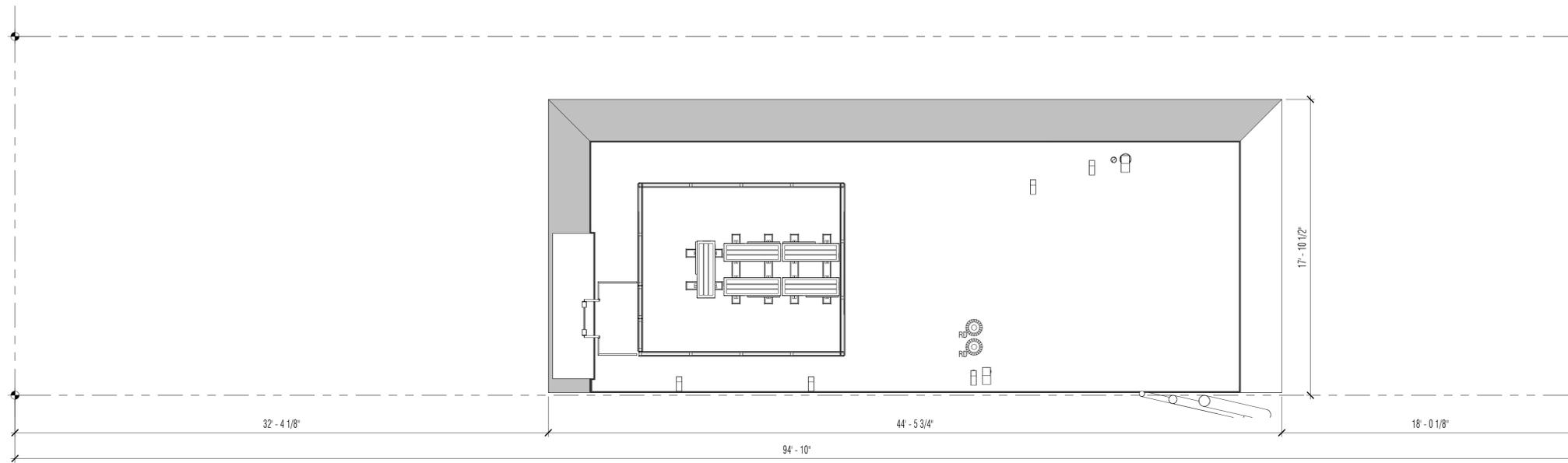
EXISTING & PROPOSED PLAN - ROOF



scale	1/4" = 1'-0"	date	12/12/24
lpc no.			
project no.			2109
sheet no.			
drawing no.			<b>A-07</b>



**1 EXISTING PLAN - BULKHEAD**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED PLAN - ROOF**  
SCALE: 1/4" = 1'-0"

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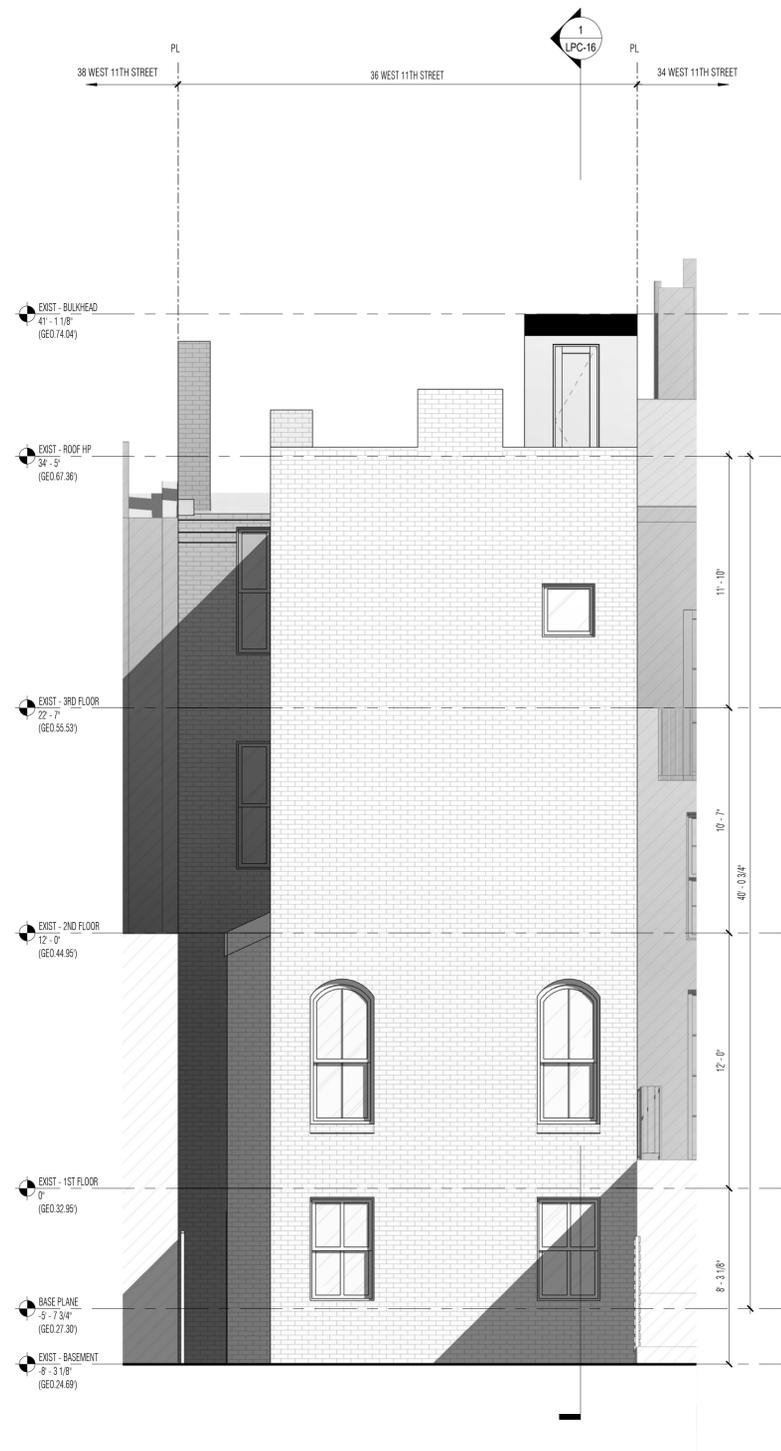
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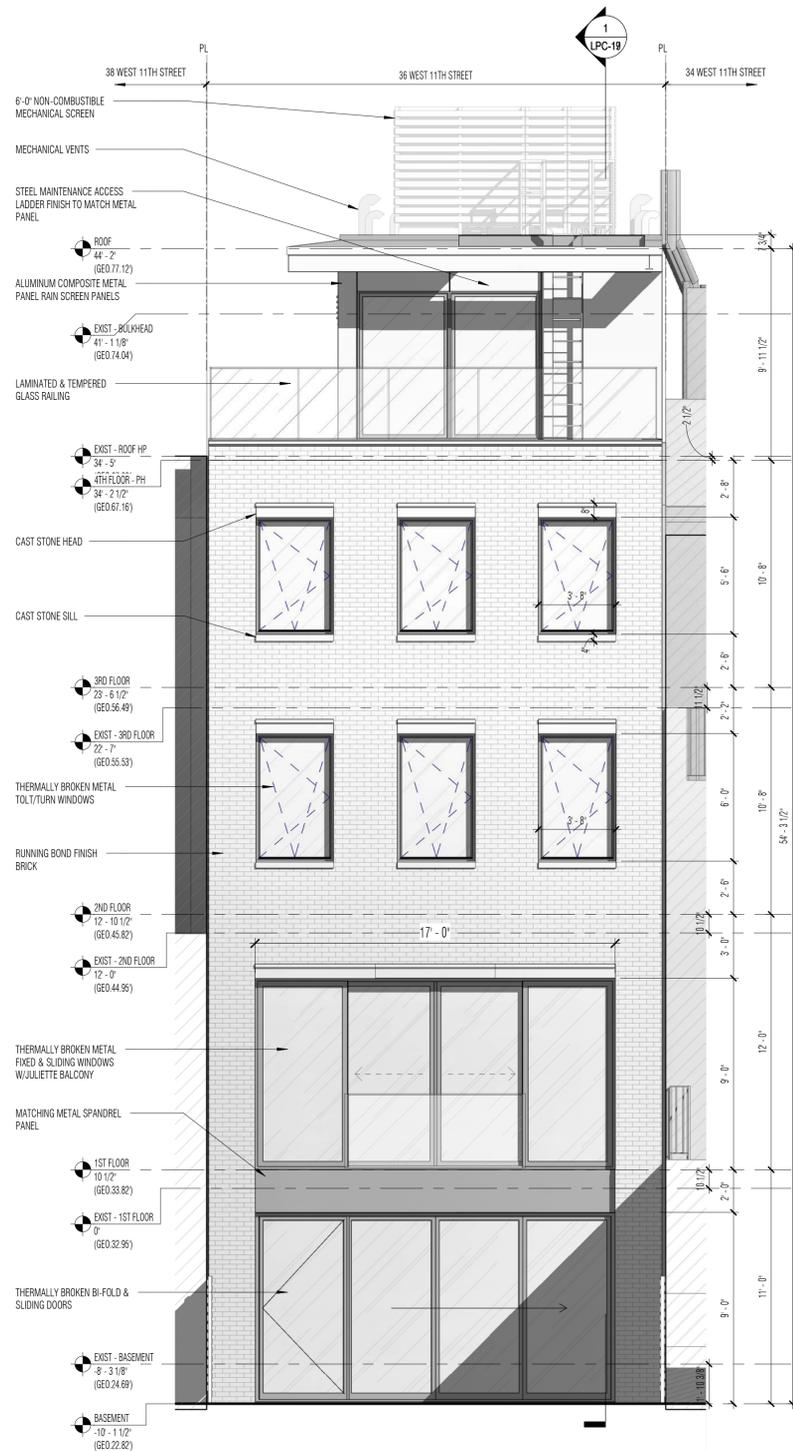
EXISTING & PROPOSED PLAN - BULKHEAD



scale	1/4" = 1'-0"	date	12/12/24
lic no			
project no.			2109
sheet no.			
drawing no.			<b>A-08</b>



**1 ELEVATION - EXISTING REAR FACADE**  
SCALE: 1/4" = 1'-0"



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

- 

**BRICK FACADE**  
MANF: GLEN GERY  
SERIES: MAHONEY  
COLOR: GRANITE RED  
FINISH: SMOOTH
- 

**CAST STONE**  
MANF: CORINTHIAN CAST STONE INC  
SERIES: SANDSTONE  
COLOR: TERRA COTTA  
FINISH: STANDARD
- 

**METAL WINDOWS**  
MANF: TBD  
PRODUCT: TBD  
COLOR/SERIES: RAL 7015  
FINISH: SMOOTH
- 

**METAL PANEL FACADE**  
MANF: ALPOLIC  
PRODUCT: FRAMM  
COLOR/SERIES: QUARTZ ZINC  
FINISH: SMOOTH
- 

**GLASS RAILING**  
MANF:  
PRODUCT: 1/2" LAMINATED  
COLOR/SERIES: CLEAR LOW IRON  
FINISH:
- 

**MECHANICAL SCREEN**  
MANF: KNOTWOOD  
PRODUCT: ALUMINUM SLAT  
COLOR/SERIES: VAPOR GRAY  
FINISH: SMOOTH
- 

**PAVERS**  
MANF: TBD  
PRODUCT: LIMESTONE  
COLOR/SERIES: INDIANA GREY  
FINISH: SMOOTH HONED

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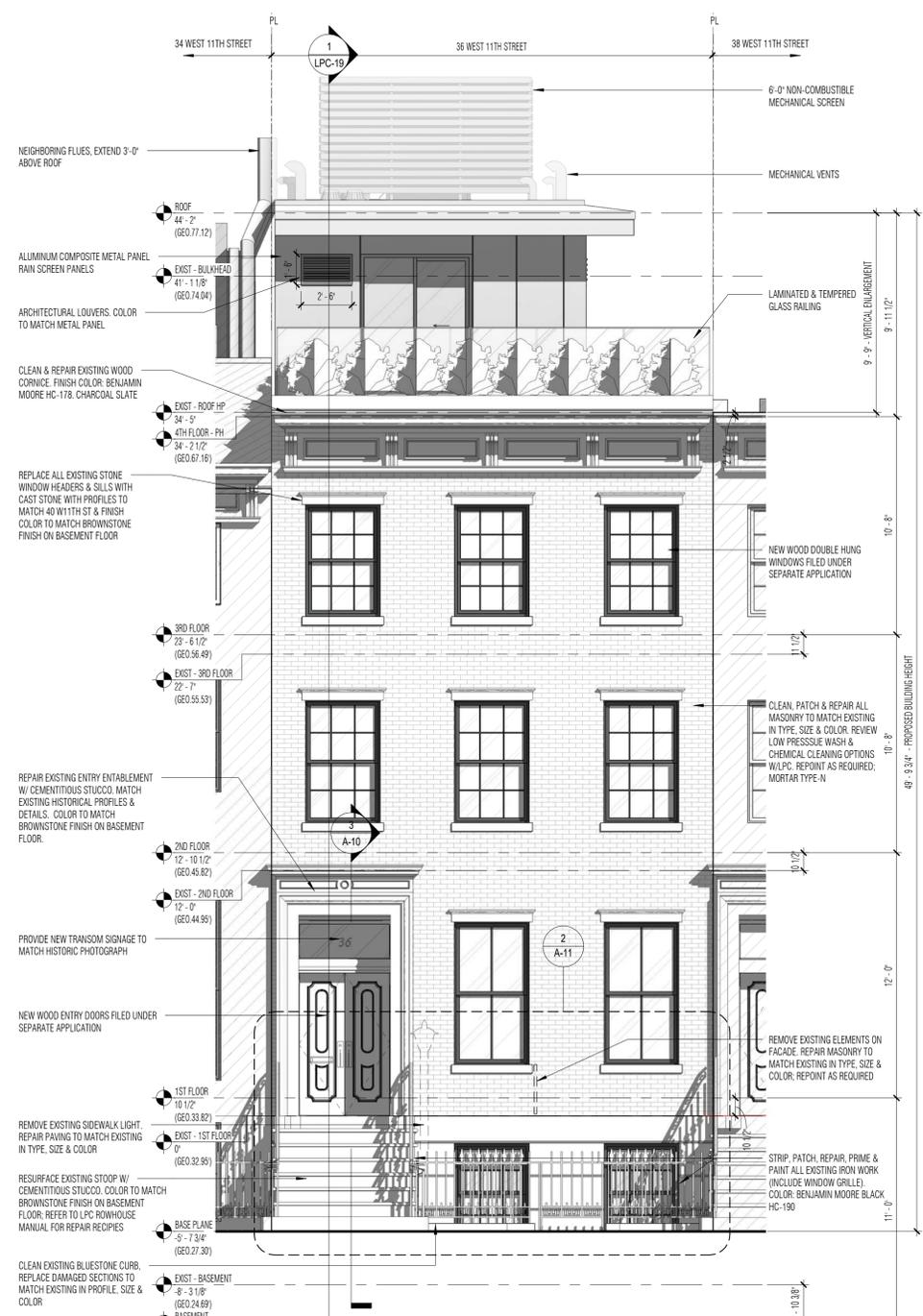
project title  
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EXISTING & PROPOSED REAR ELEVATION

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lpc no.			
project no.			2109
sheet no.			
drawing no.	<b>A-09</b>		



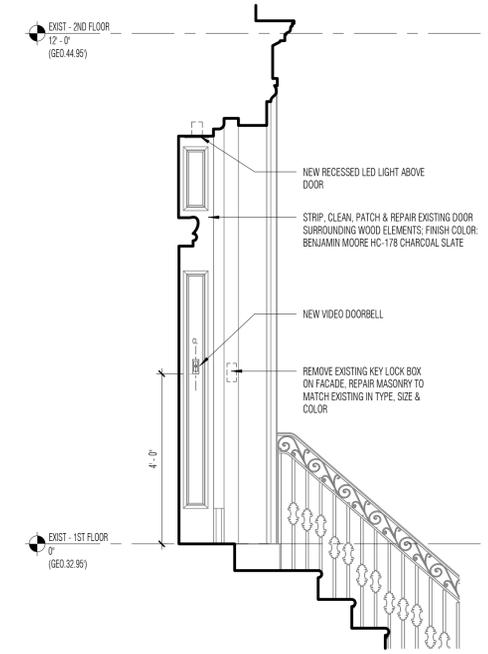
**1 ELEVATION - EXISTING STREET FACADE**  
SCALE: 1/4" = 1'-0"



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



**4 PROPOSED HOUSE NUMBER DECAL**  
SCALE: 3" = 1'-0" (REF: 2/ LPC-15)



**3 SECTION - PROPOSED ENTRY**  
SCALE: 1/2" = 1'-0" (REF: 2/ A-10)

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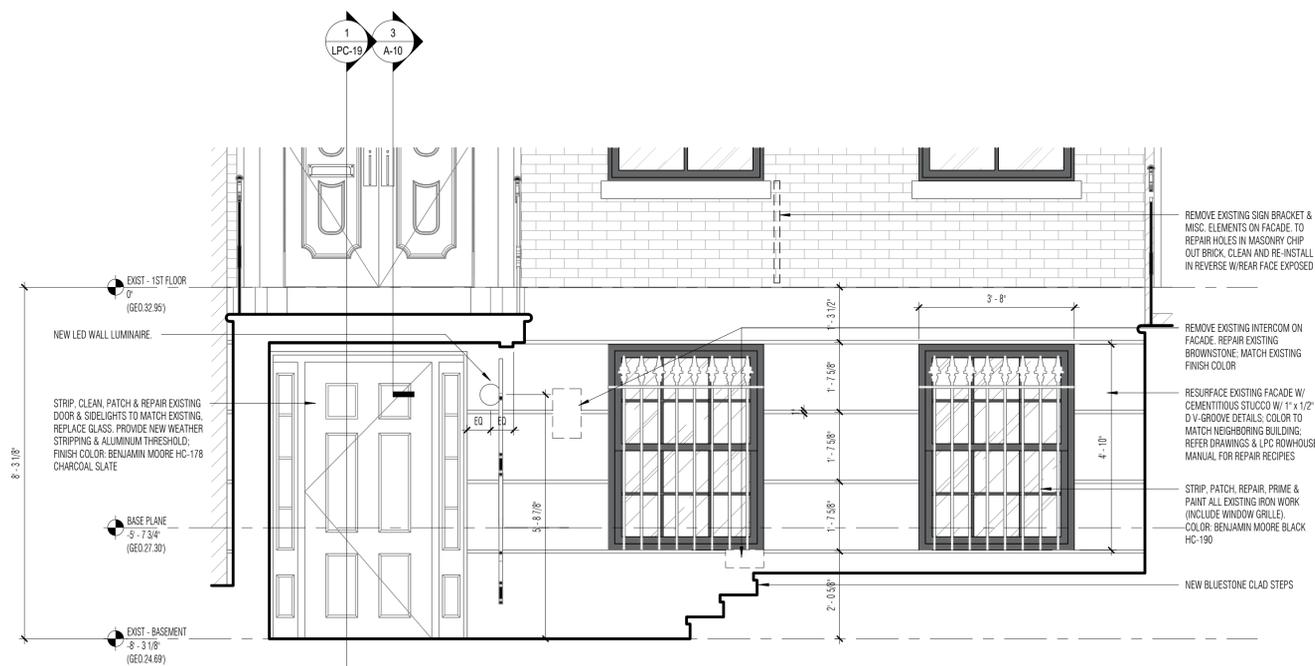
project title  
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EXISTING & PROPOSED STREET ELEVATION

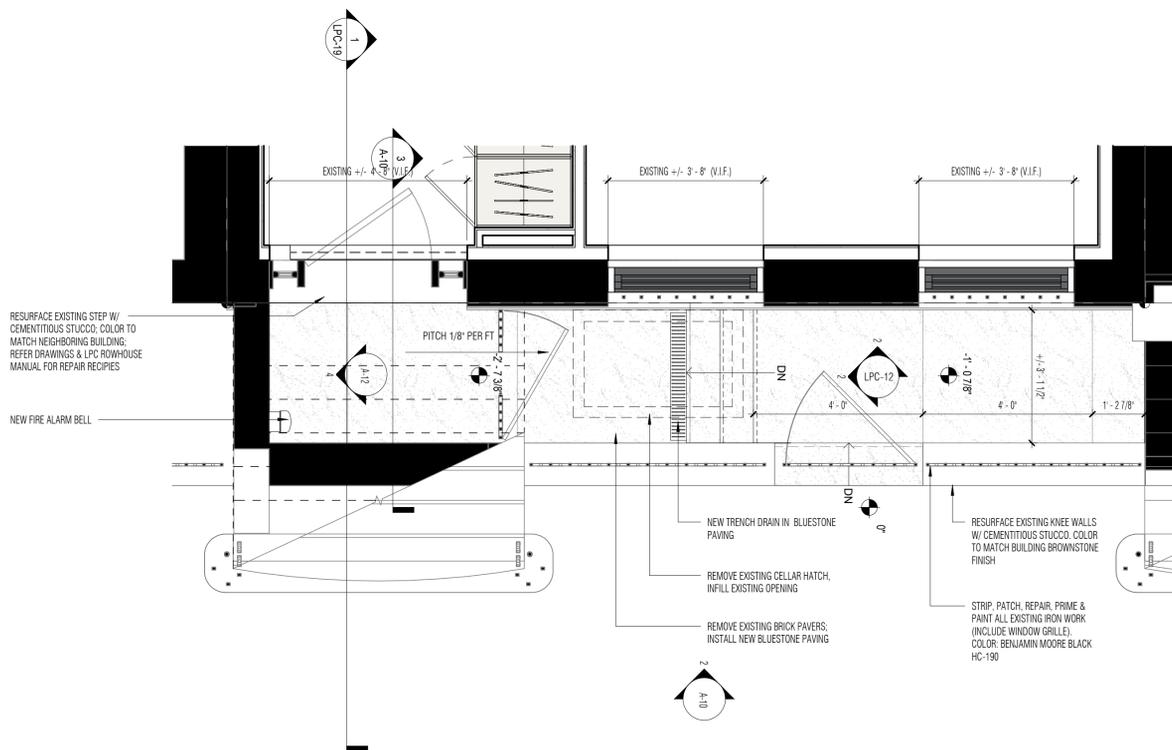
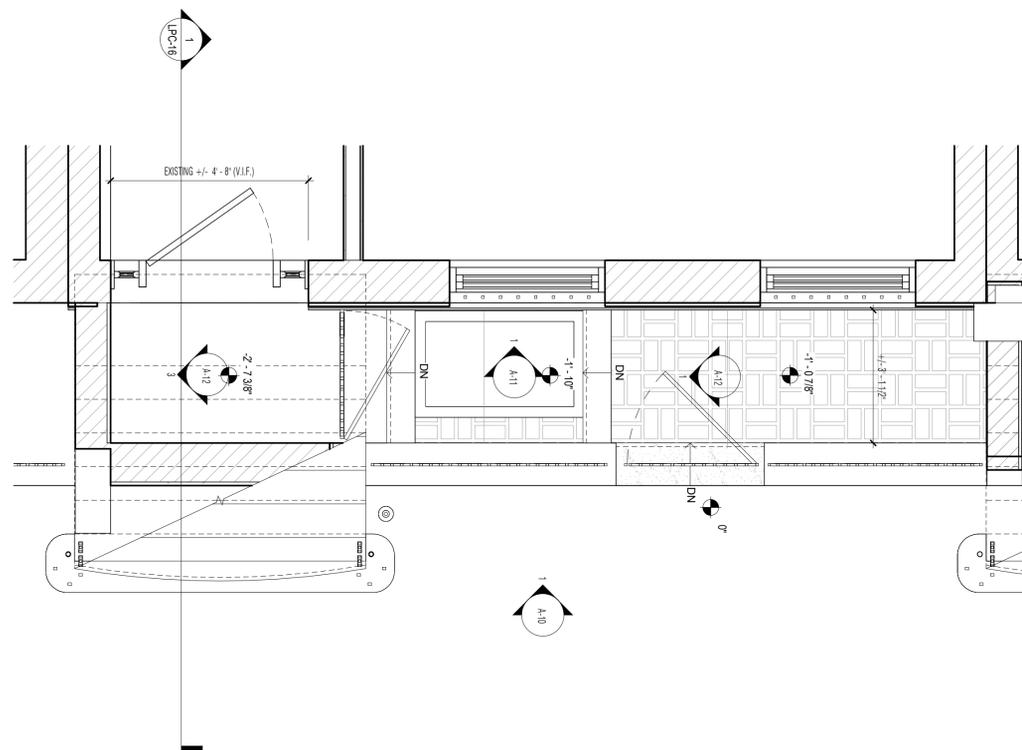
scale	As indicated	date	05/27/21
lpc no.			
project no.			2109
sheet no.			
drawing no.			<b>A-10</b>



**1 ELEVATION - EXISTING BASEMENT ENTRANCE**  
SCALE: 1/2" = 1'-0" (REF: 3/ A-11)



**2 ELEVATION - PROPOSED BASEMENT ENTRANCE**  
SCALE: 1/2" = 1'-0" (REF: 2/ A-10)



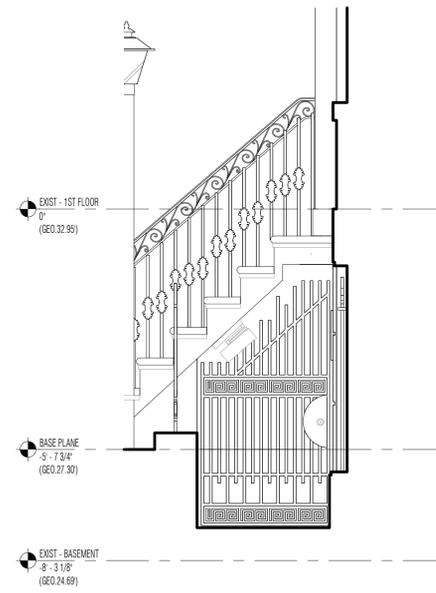
LOWER ENTRY

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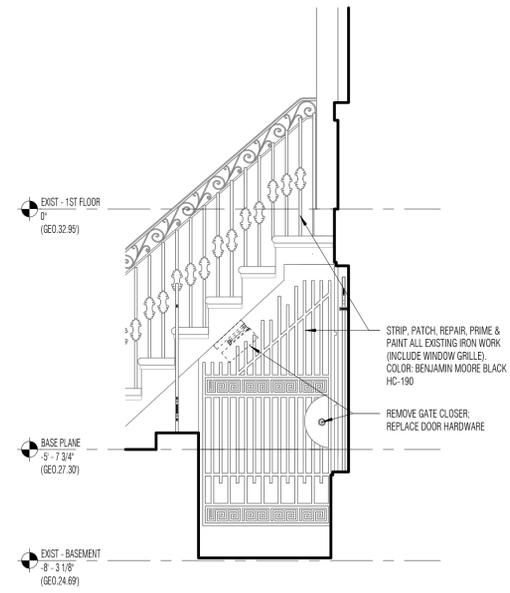
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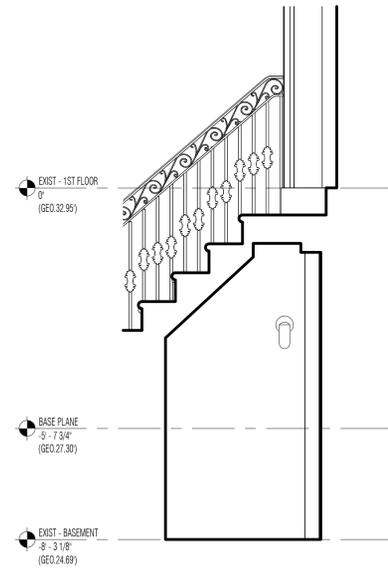
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project no. 2109  
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drawing no. **A-11**



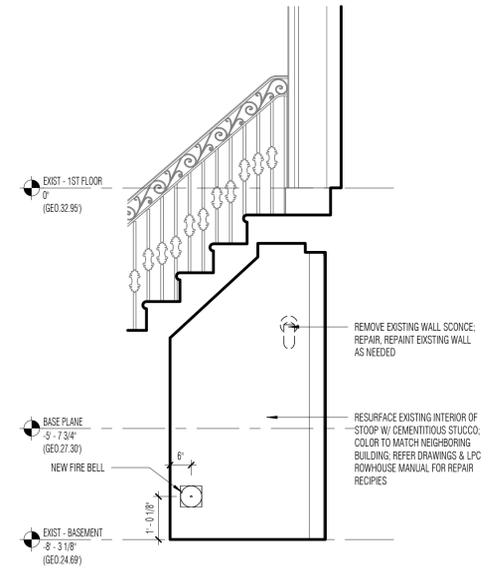
**1 ELEVATION - EXIST. STOOP GATE**  
SCALE: 1/2" = 1'-0" (REF: 3/ A-11)



**2 ELEVATION - PROPOSED STOOP GATE**  
SCALE: 1/2" = 1'-0" (REF: 11/ A-11)



**3 ELEVATION - EXIST. STOOP WALL**  
SCALE: 1/2" = 1'-0" (REF: 3/ A-11)



**4 ELEVATION - PROPOSED STOOP WALL**  
SCALE: 1/2" = 1'-0" (REF: 11/ A-11)



**5 CURRENT BASEMENT ENTRY PHOTOS**



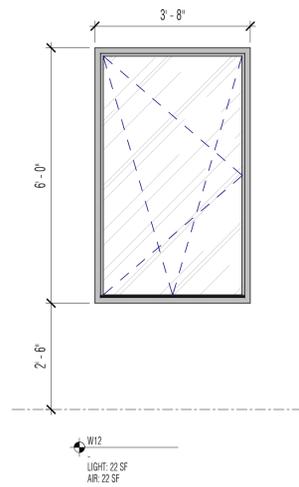
**6 CURRENT FRONT YARD PHOTO**

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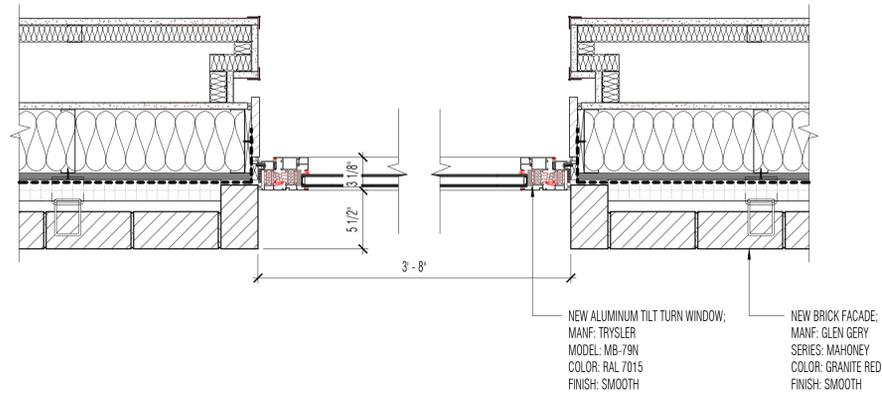
project title  
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LOWER ENTRY

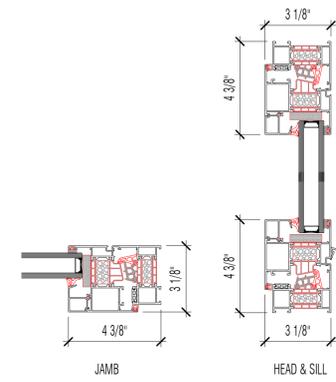
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lpc no.			
project no.		sheet no.	2109
drawing no.	<b>A-12</b>		



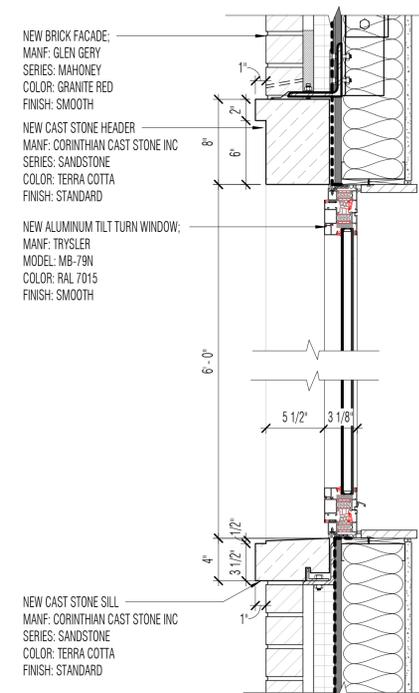
**1 EXTERIOR ELEVATION - PROPOSED REAR TILT TURN WINDOW**  
SCALE: 1/2" = 1'-0"



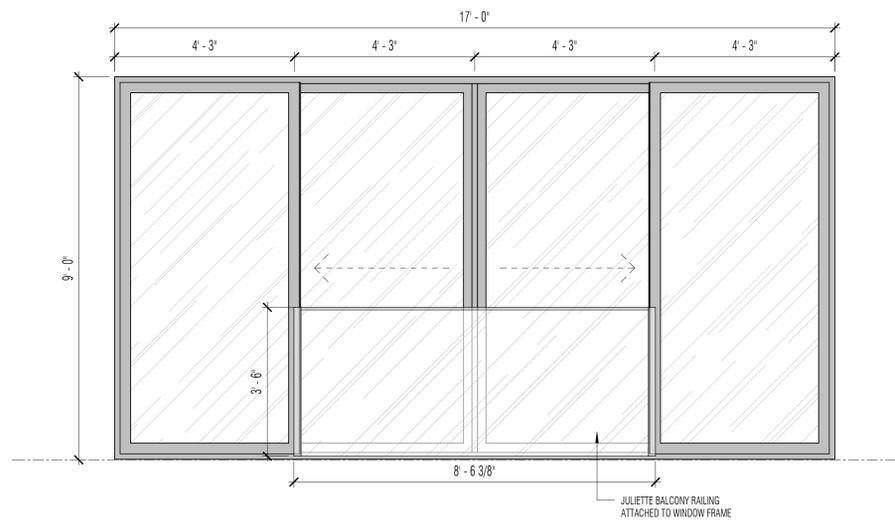
**2 PLAN DETAIL - PROPOSED REAR TILT TURN WINDOW**  
SCALE: 1 1/2" = 1'-0"



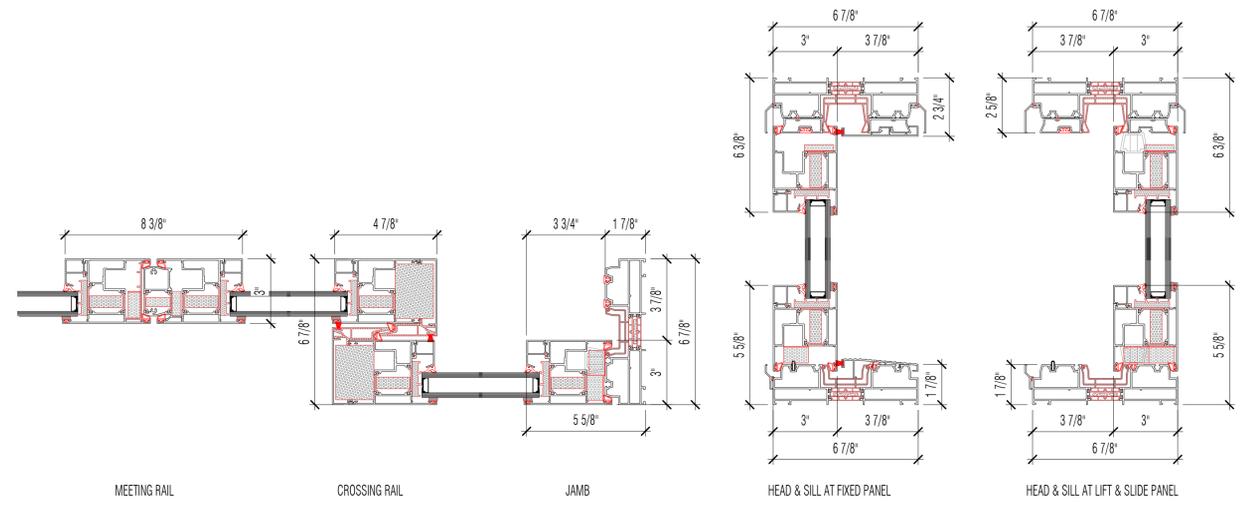
**4 TRYSLER MB-79N TILT TURN PROFILES**  
SCALE: 3" = 1'-0"



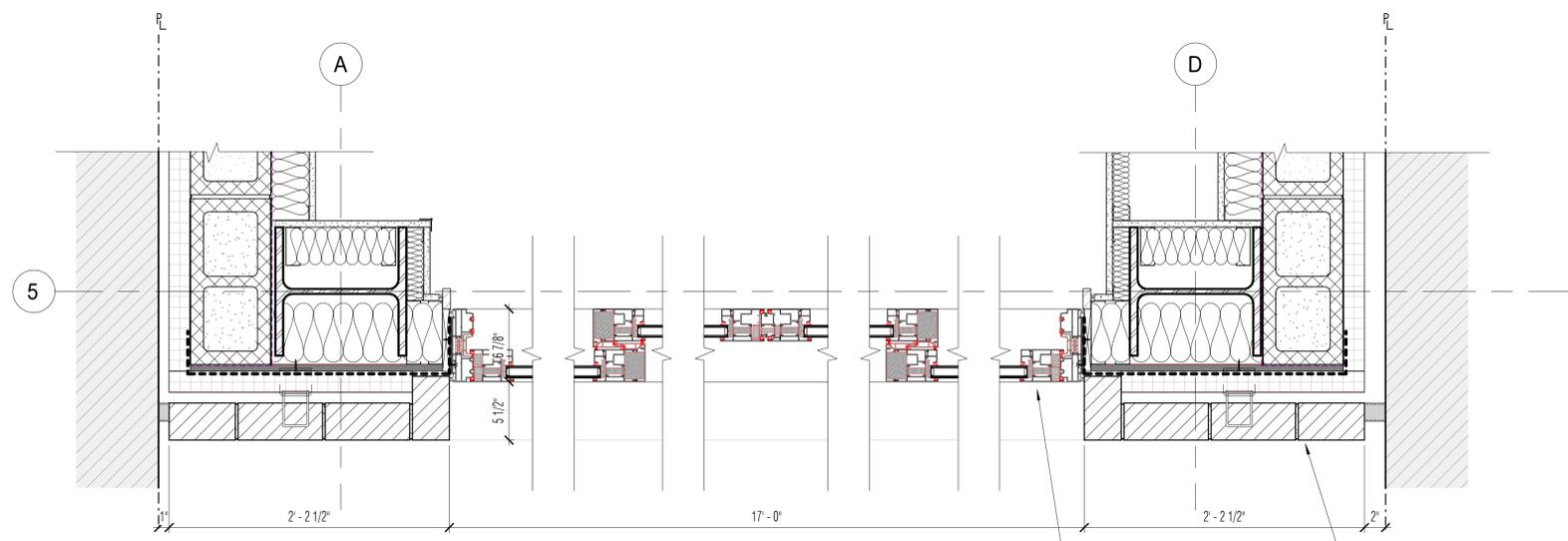
**3 SECTION DETAIL - PROPOSED REAR TILT TURN WINDOW**  
SCALE: 1 1/2" = 1'-0"



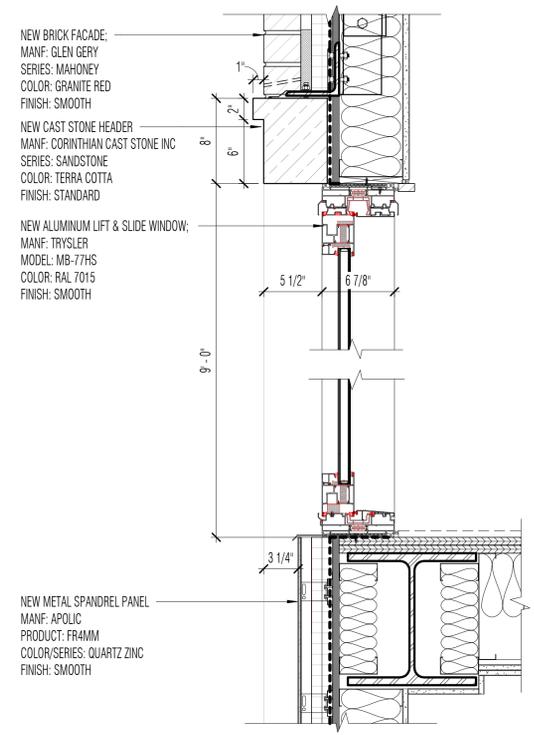
**1 EXTERIOR ELEVATION - PROPOSED REAR LIFT & SLIDE WINDOW**  
SCALE: 1/2" = 1'-0"



**4 TRYSLER MB-77HS LIFT & SLIDE PROFILES**  
SCALE: 3" = 1'-0"



**2 PLAN DETAIL - PROPOSED REAR LIFT & SLIDE WINDOW**  
SCALE: 1 1/2" = 1'-0"



**3 SECTION DETAIL - PROPOSED REAR LIFT & SLIDE WINDOW**  
SCALE: 1 1/2" = 1'-0"

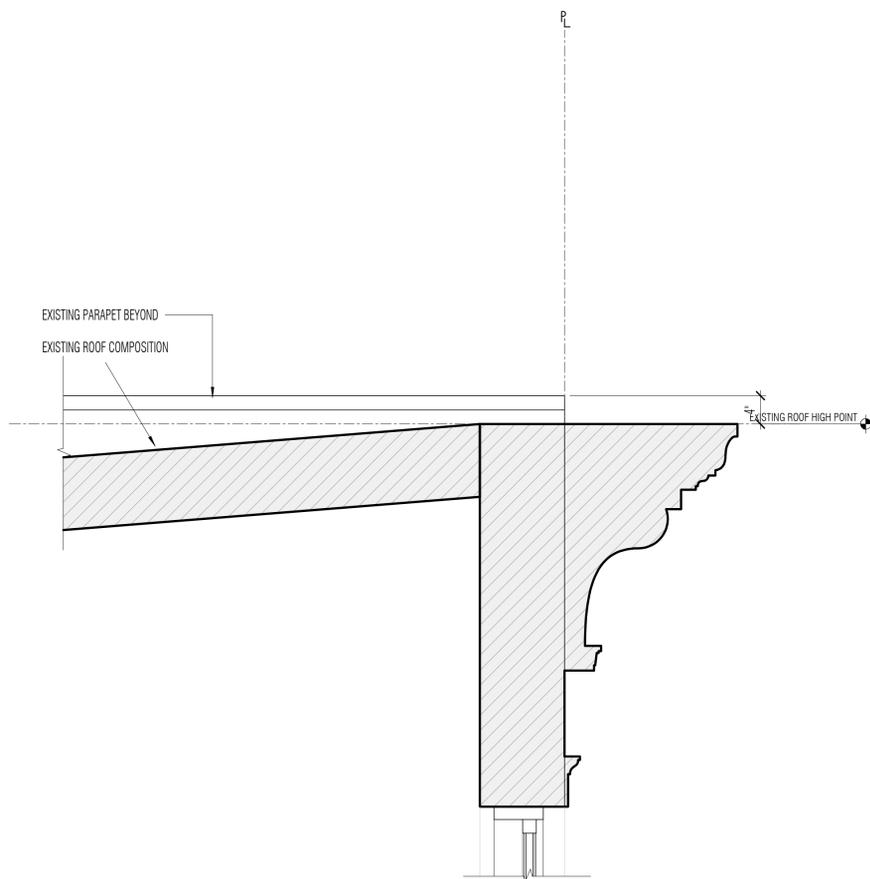
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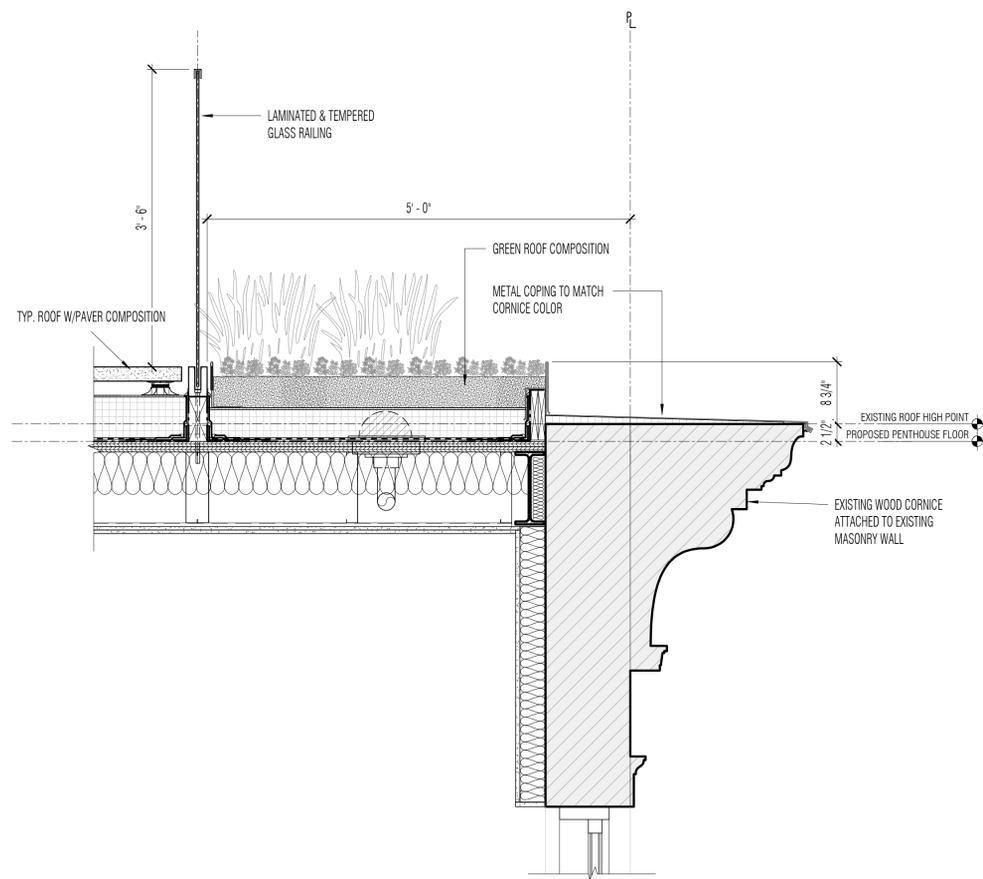
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PROPOSED LIFT & SLIDE WINDOW DETAILS (REAR FACADE)

scale	As indicated	date	06/07/21
lic no.			
project no.			2109
sheet no.			
drawing no.			<b>A-14</b>



**1 DETAIL - EXISTING ROOF LINE @ FACADE**  
SCALE: 1" = 1'-0"



**2 DETAIL - PROPOSED ROOF LINE @ FACADE**  
SCALE: 1" = 1'-0"



52 W11TH  
VISIBLE RAILING & PLANTING FROM STREET

ALSO SEE  
46 W11TH & 41 W11TH

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PROPOSED AND EXISTING ROOF SETBACK

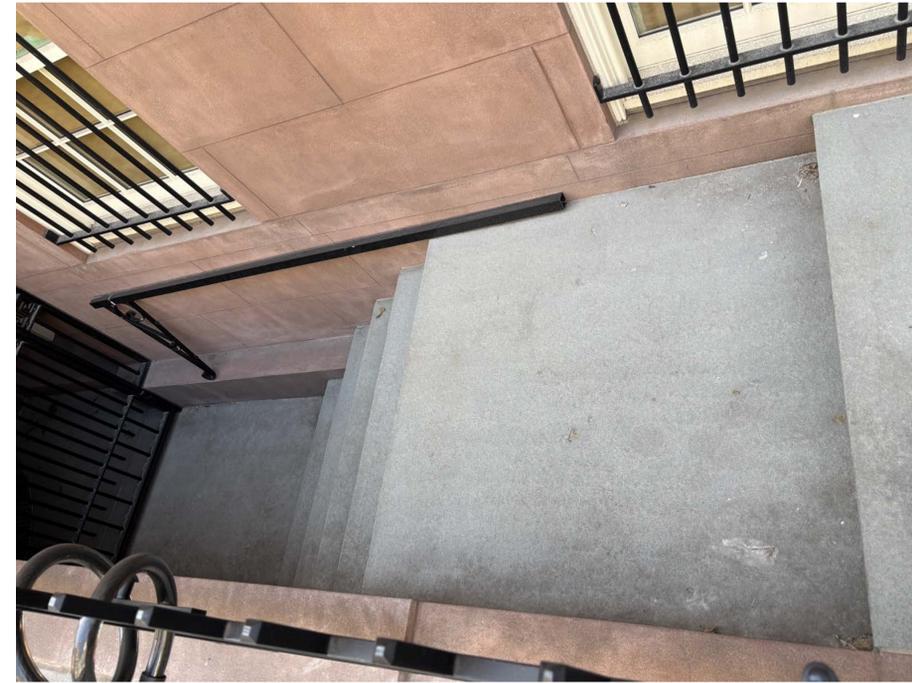
scale	1" = 1'-0"	date	06/07/21
lpc no.			
project no.			2109
sheet no.			
drawing no.			<b>A-15</b>



BRICK CLEANING & POINTING - 30 W11TH



WINDOW HEADS & SILLS - 40 W11TH



LOWER ENTRY REPAVING - 34 W11TH



WINDOW COLOR - 42 W11TH



DOOR & STOOP RESTORATION - 36 W12TH



IRON & SIDEWALK RESTORATION - 42 W11TH

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FRONT FACADE PRECEDENTS

scale	date
0	06/07/21
loc no	
project no.	2109
sheet no.	
drawing no.	<b>A-16</b>