

# SITE LOCATION DISTRICT MAP & SITE APPROACH PHOTOS

27 EAST 11 STREET (NY)

SITE APPROACH B



SITE APPROACH A



SITE APPROACH C



Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries



ARCHITECT  
**TLI ARCHITECT, PLLC**  
957 56 STREET  
BROOKLYN, NY 11216  
TLI

CONSULTANTS

GENERAL NOTES

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENT WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS/HER PART.

THE ARCHITECT SHALL NOT HAVE CONTROL OF NOR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE TO THE CONTRACT DOCUMENTS.

REVISION NO.	REVISION DATE

PROJECT LOCATION  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE  
DISTRICT MAP & SITE APPROACH PHOTOS

DESIGN APPLICANT

NYC DOB NUMBER  
121705832  
LPC DOCKET # 14-6946

DRAWN BY: TL

CHECKED BY: TL

PROJECT NO.: 13-028

DATE: 09-15-2013

L-001.00  
01 OF 37



# HISTORY

## HISTORIC PHOTOGRAPHS

27 EAST 11 STREET (NY)



1940 HISTORIC TAX PHOTOGRAPH (MUNICIPAL ARCHIVES)



DESIGNATION PHOTOGRAPH



1920 PHOTO (MUSEUM OF THE CITY OF NY PRINT ARCHIVE)

TLI ARCHITECT,  
PLLC

857 56 STREET  
BROOKLYN, NY 11218  
(347) 838-0848  
TLI.ARCHITECT@GMAIL.COM

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REVISIONS

REVISION NO.	REVISION DATE

PROJECT LOCATION

ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE

HISTORIC PHOTOGRAPH

DESIGN APPLICANT

L-002.00



# FRONT ELEVATIONS

## EXISTING & PROPOSED FRONT ELEVATIONS



**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

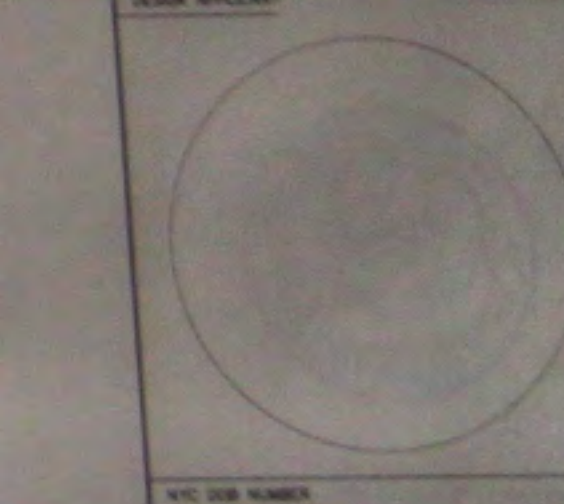
TLI ARCHITECT, PLLC  
 187 58 STREET  
 BROOKLYN, NY 11219  
 (347) 838-0846  
 TLI.Architect@gmail.com

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**REVISIONS**

REVISION NO.	REVISION DATE

PROPOSED FRONT ELEVATIONS



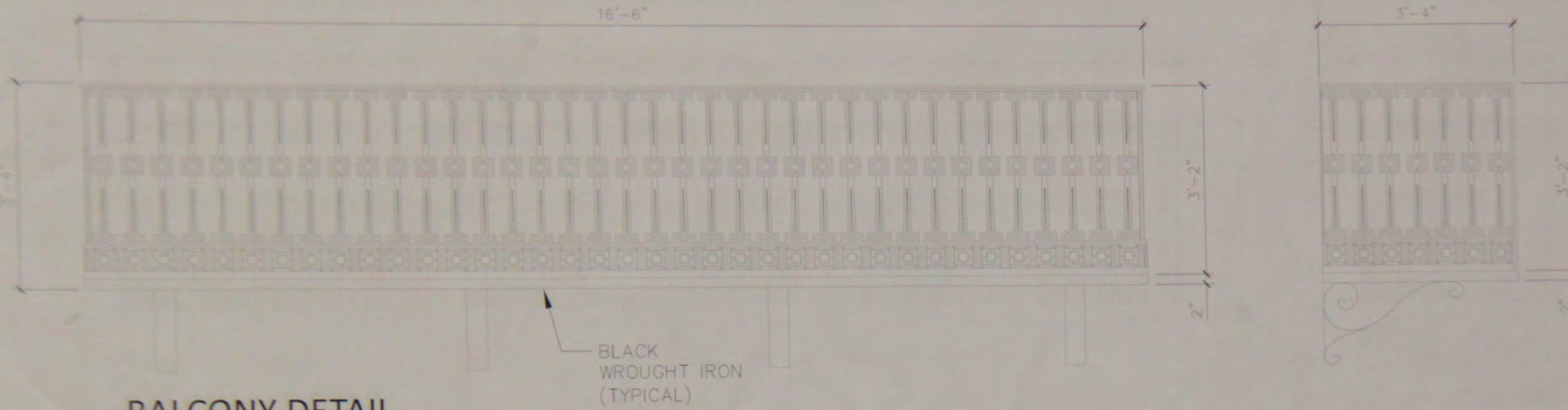
NYC JOB NUMBER  
 121705832  
 LPC DOCKET # 14-6946

DRAWN BY	TL
CHECKED BY	TL
PROJECT NO.	13-028
DATE	09-15-201

L-015.00



# BALCONY & SHUTTERS PROPOSED DETAILS



## BALCONY DETAIL

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



TLI ARCHITECT PLLC  
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TLIARCHITECT@GMAIL.COM

CONSULTANTS

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REVISION	REVISION NO.	REVISION DATE

PROJECT LOCATION  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE  
BALCONY DETAILS



121705832  
LPC DOCKET # 14-6946

DRAWN BY: TL

CHECKED BY: TL

PROJECT NO: 13-028

DATE: 09-15-2013

L-016.00



# BALCONY

## PHOTOGRAPHS OF NEIGHBORHOOD PRECEDENTS

15 WEST 9 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

19 WEST 9 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

23 EAST 11 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

TLI ARCHITECTURE  
PLLC  
257 96 STREET  
BROOKLYN, NY 11218  
UNIT: 208-2046  
TLIARCHITECTURE.COM

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. ALL WORK SHALL BE ACCORDING TO THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BALCONY AND STAIRS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BALCONY AND STAIRS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BALCONY AND STAIRS.

ALTERATION  
27 EAST 11 STREET  
NEW YORK, NY 10003

BALCONY PRECEDENTS



121705832  
LPC DOCKET # 14-0946

DATE: 09-15-2013

L-017.00



# BALCONY PHOTOGRAPHS OF NEIGHBORHOOD PRECEDENTS

23 WEST 10 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

27 WEST 10 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

31 WEST 9 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

**TLI ARCHITECT, PLLC**  
 957 56 STREET  
 BROOKLYN, NY 11219  
 (347) 838-8846  
 TLI.ARCHITECT@GMAIL.COM

**GENERAL NOTES**

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TLI ARCHITECT, PLLC. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TLI ARCHITECT, PLLC.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR OMISSION OR NEGLIGENCE ON HIS/HER PART.

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REVISION NO.	REVISION DATE

**PROJECT LOCATION**  
 ALTERATION 1  
 27 EAST 11 STREET  
 NEW YORK, NY 10003

**DRAWING TITLE**  
 BALCONY PRECEDENTS

**DESIGN APPLICANT**

**NYC DOB NUMBER**  
 121705832  
 LPC DOCKET # 14-6946

**DRAWN BY** TL  
**CHECKED BY** TL  
**PROJECT NO.** 13-028  
**DATE** 09-15-2013

L-018.00



# BALCONY

## PHOTOGRAPHS OF NEIGHBORHOOD PRECEDENTS

54-58 WEST 9 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

64 WEST 11 STREET (NY)



DESIGNATION PHOTOGRAPH



CURRENT PHOTOGRAPH

TLI ARCHITECT, PLLC

CONSULTANT

GENERAL NOTES

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REVISION	REVISION NO.	REVISION DATE

PROJECT LOCATION

ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE

BALCONY PRECEDENTS

DESIGN APPLICANT

NYE JOB NUMBER

121705832  
LPC DOCKET # 14-69

DRAWN BY: TL

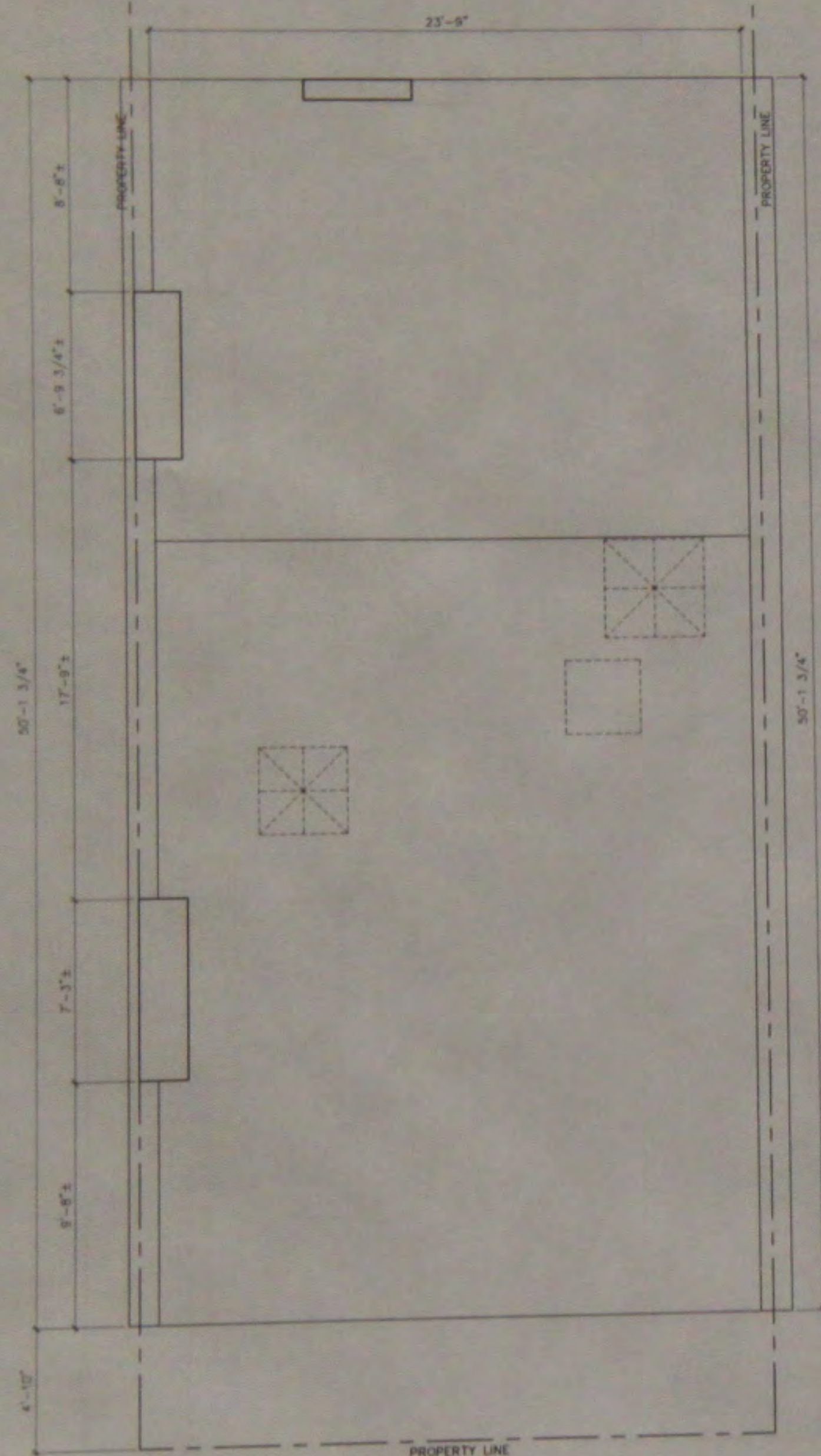
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PROJECT NO: 13-028

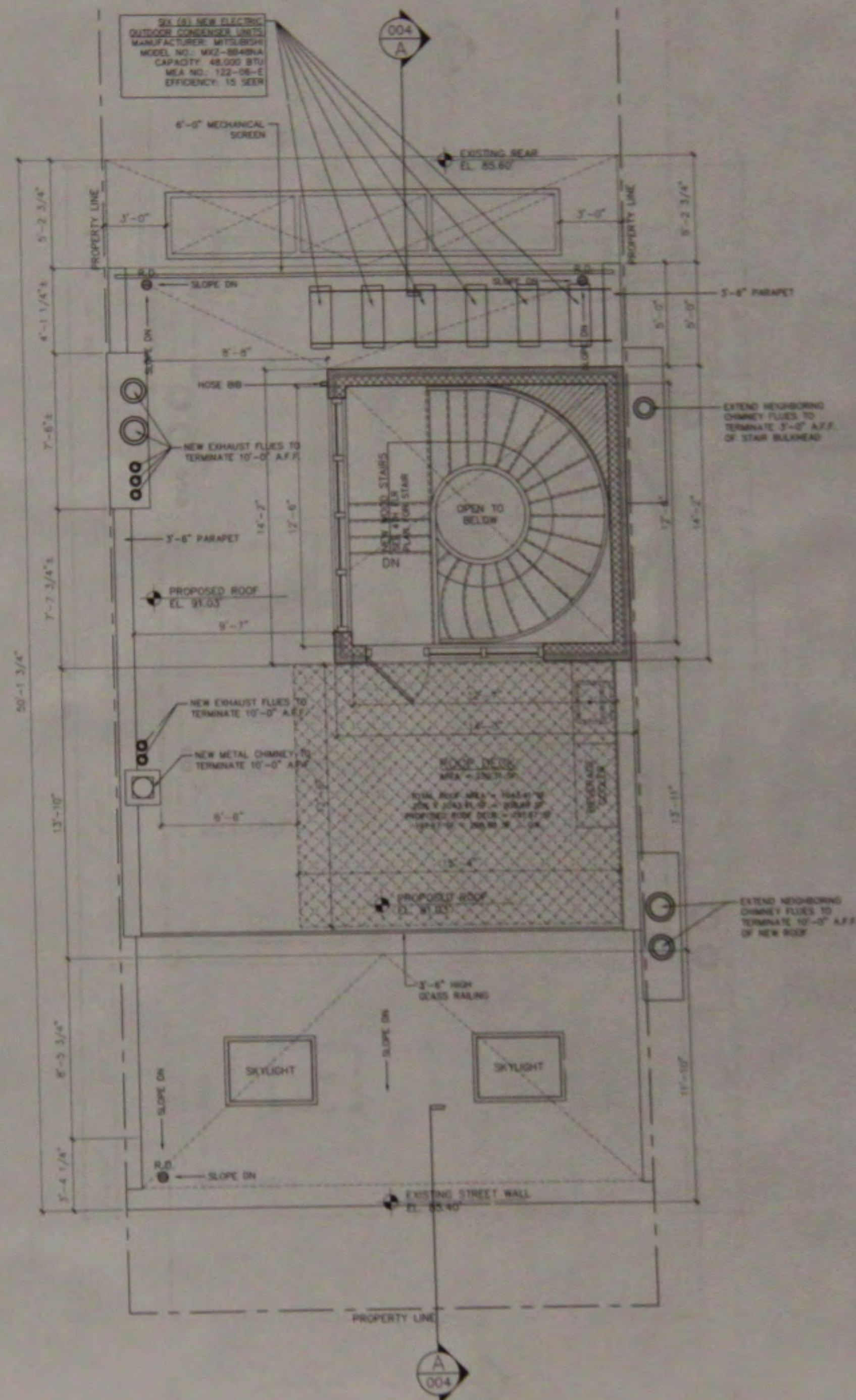
DATE: 09-15-20



# ROOF EXISTING & PROPOSED ROOF PLANS



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



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

ARCHITECT  
**TLI ARCHITECT, PLLC**  
110 WEST STREET  
NEW YORK, NY 10038

UNLESS NOTED

GENERAL NOTES

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. REPRISAL WILL BE PROSECUTED.

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REVISION NO.	REVISION DATE

PROJECT LOCATION  
**ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003**

DRAWING TITLE  
**EXISTING & PROPOSED  
ROOF PLANS**

DESIGN APPLICANT

NYC DOB NUMBER  
**121705832**  
LPC DOCKET # 14-6946

DRAWN BY  
TL

DESIGNED BY  
TL

PROJECT NO.  
13-028

DATE  
09-15-2013

**L-020.00**



# ROOF EXISTING ROOF PHOTOGRAPHS

27 EAST 11 STREET (NY)



ARCHITECT  
**TLI ARCHITECTURE PLLC**  
 957 56 STREET  
 BROOKLYN, NY 11219  
 (347) 838-0846  
 TLIARCHITECT@GMAIL.COM

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REVISION NO.	REVISION DATE

PROJECT LOCATION  
 ALTERNATION  
 27 EAST 11 STREET  
 NEW YORK, NY

STATE OF NEW YORK  
 ARCHITECTURE

NYC DOB NUMBER  
 12170583  
 LPC DOCKET # 14-  
 DRAWN BY  
 CHECKED BY  
 PROJECT NO. 13-  
 DATE 09-15

L-021.00



# ROOF

## EXISTING ADJACENT ROOF PHOTOGRAPHS

23 EAST 11 STREET (NY)



25 EAST 11 STREET (NY)



29 EAST 11 STREET (NY)



TLJ  
 PLLC  
 407 96 STREET  
 BROOKLYN, NY 11218  
 (347) 538-0948  
 TLJARCHITECTURAL.COM

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. PERMISSION WILL BE GRANTED TO REPRODUCE.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALTERATIONS SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY WORK OR REQUEST ON HOLDER PART.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, SEQUENCING, TECHNOLOGIES, SCHEDULING, SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

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PROJECT LOCATION:  
 ALTERATION 1  
 27 EAST 11 STREET  
 NEW YORK, NY 10003

DRAWING TITLE:  
 EXISTING ADJACENT ROOF PHOTOGRAPHS

EPC JOB NUMBER:  
 121705832  
 LPC DOCKET # 14-6946

DRAWN BY: TLJ  
 CHECKED BY: TLJ  
 PROJECT NO: 13-028  
 DATE: 09-15-2013

L-022.00







# ROOF PHOTOGRAPHS OF ROOF MOCKUP

LOOKING EAST TO NORTHEAST FROM ROOF OF 25 EAST 11 STREET (NY)



LOOKING NORTH FROM FRONT



LOOKING WEST TO NORTHWEST FROM ROOF OF 29 EAST 11 STREET (NY)



TLI ARCHITECT PLLC  
 BROOKLYN, NY  
 TLIARCHITECT@GMAIL.COM

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 THE ARCHITECT FOR THE PROJECT

PROJECT LOCATION  
 ALTERATION 1  
 27 EAST 11 STREET  
 NEW YORK, NY 10003

DRAWING TITLE  
 PHOTOGRAPHS OF ROOF MOCKUP

DESIGN APPLICANT



NYC DOB NUMBER

121705832  
 LPC DOCKET # 14-6946

DRAWN BY TL

CHECKED BY TL

PROJECT NO. 13-028

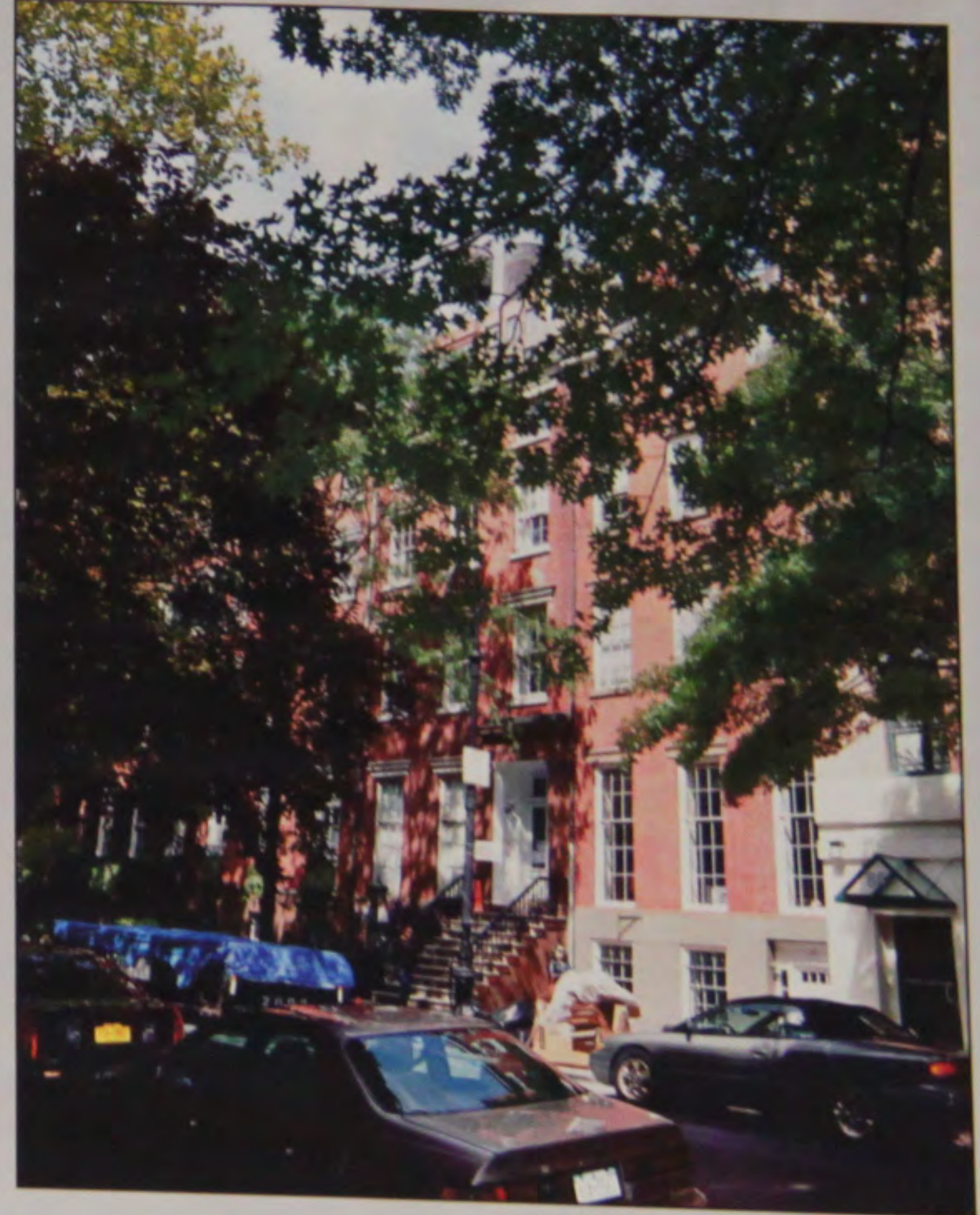
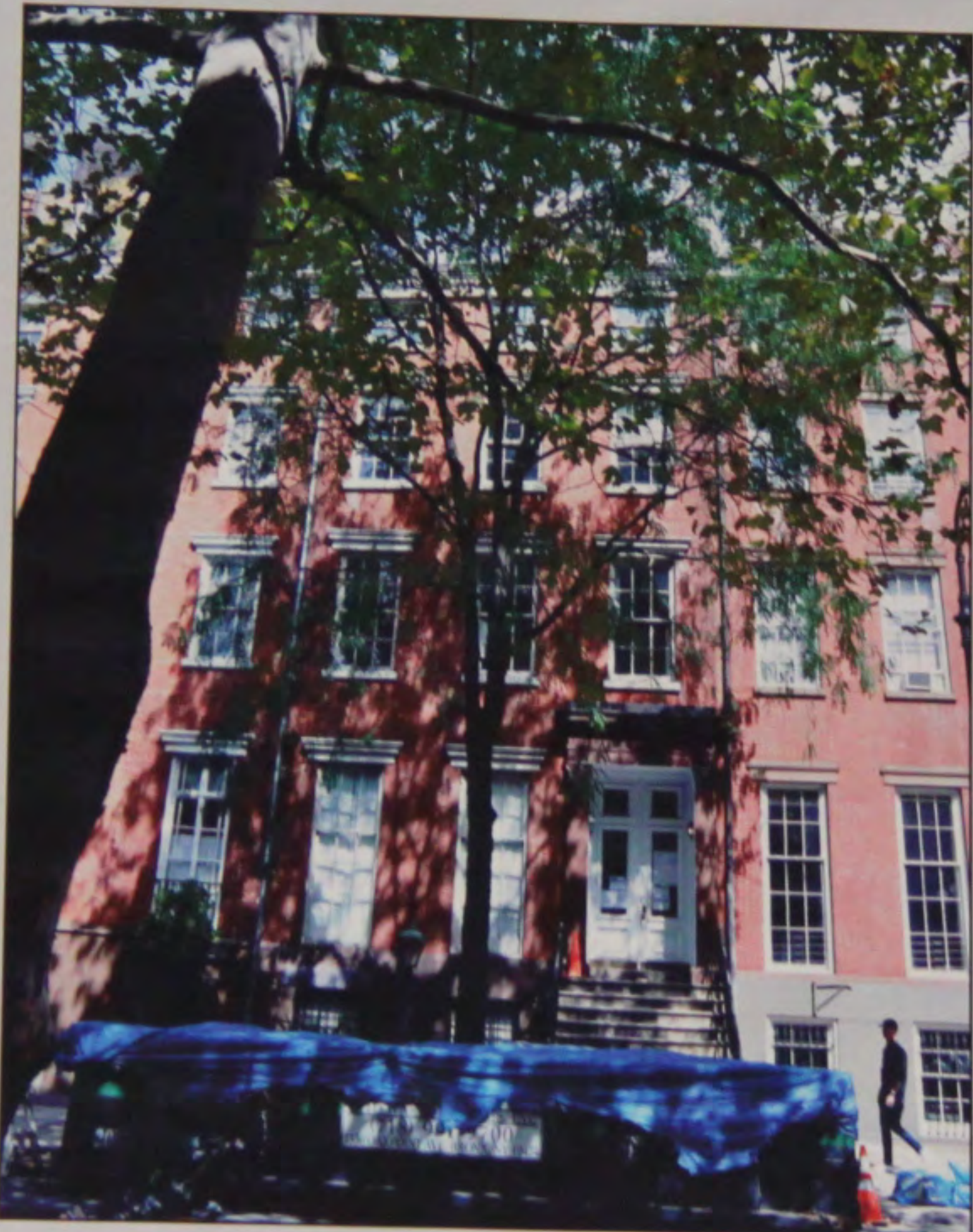
DATE 09-15-2013

L-023.00



# ROOF MOCKUP VISIBILITY FROM ACROSS THE STREET

27 EAST 11 STREET (NY)



ARCHITECT  
TLI ARCHITECT,

DATE: 09-15-2013  
PROJECT NO: 13-028  
LPC DOCKET # 14-6946

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REVISION	REVISION NO.	REVISION DATE

PROJECT LOCATION  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE  
MOCKUP VISIBILITY FROM  
ACROSS THE STREET

DESIGN APPLICANT

NYC JOB NUMBER  
121705832  
LPC DOCKET # 14-6946

DRAWN BY	TL
CHECKED BY	TL
PROJECT NO.	13-028
DATE	09-15-2013

L-024.00



# ROOF ROOF MOCKUP VISIBILITY

VIEW FROM UNIVERSITY PLACE



RENDERING OF MOCKUP VISIBILITY  
PROPOSED CHIMNEY FLUE EXTENSIONS INDICATED IN ORANGE



ARCHITECT  
**TLI ARCHITECT,**  
F  
BROOKLYN, NY 11211  
CRAFT ROOM-0808  
TLIARCHITECT@GMAIL.COM

CONTRACT NO.  
DATE

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27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE  
**ROOF MOCKUP VISIBILITY**



NYC JOB NUMBER  
121705832  
LPC DOCKET # 14-  
DRAWN BY  
CHECKED BY  
PROJECT NO.  
DATE  
09-10-2013

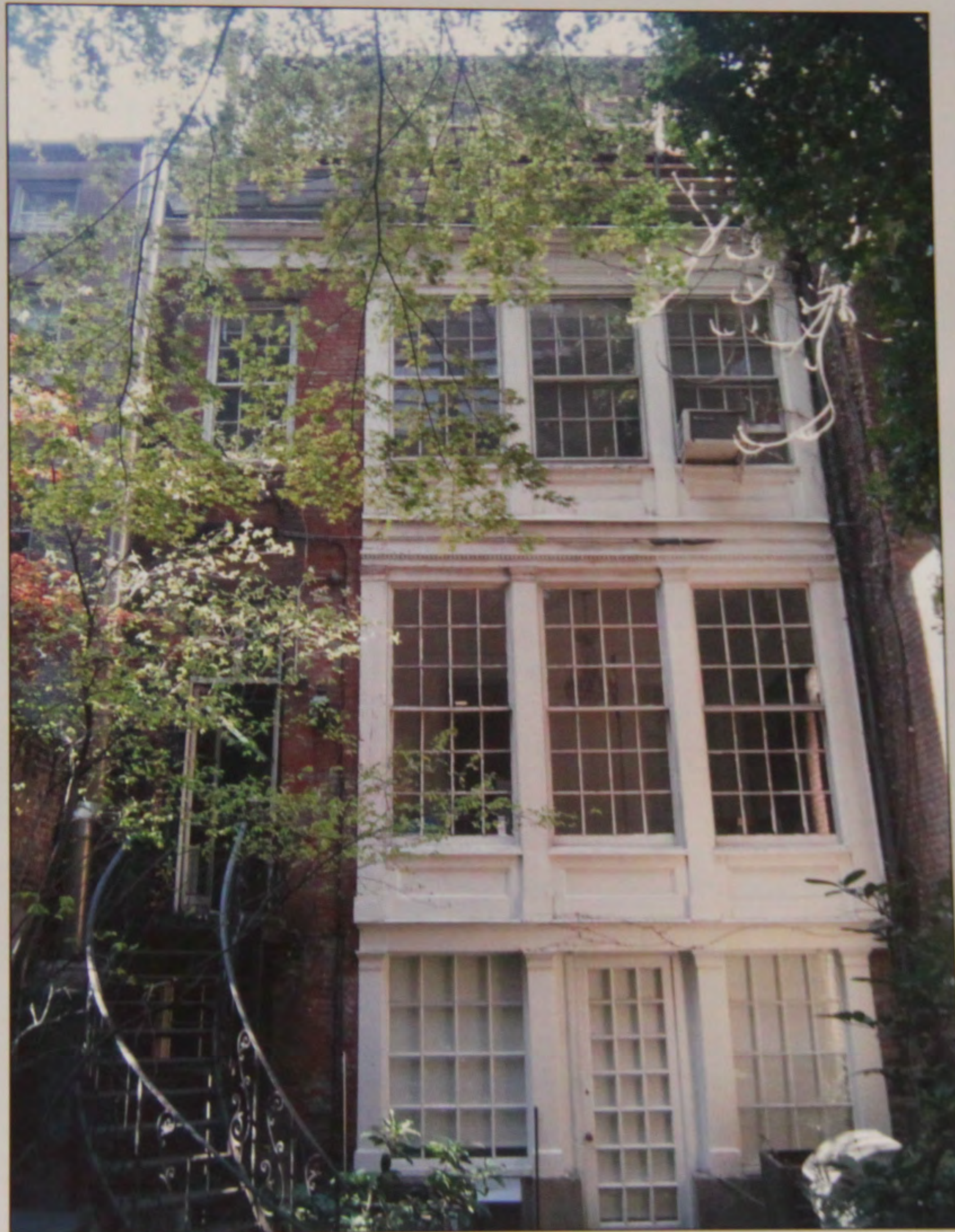
L-025.00



# REAR ELEVATION

## REAR FACADE PHOTOGRAPHS - EXISTING SITE CONDITIONS

27 EAST 11 STREET (NY)



TLI ARCHITECT,  
PLLC

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES OR STRUCTURES EXISTING ON THE SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES OR STRUCTURES EXISTING ON THE SITE.

NO.	DATE	REVISION

PROJECT LOCATION  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

EXISTING CONDITIONS OF  
REAR FACADE



121705832  
LPC DOCKET # 14-0946

DATE BY	TL
REVISION BY	TL
PROJECT NO.	13-028
DATE	08-15-2013

L-027.00



# REAR ELEVATION

## REAR FACADE PHOTOGRAPHS - EXISTING SITE CONDITIONS

27 EAST 11 STREET (NY) - 3RD & 4TH FLOOR REAR



ARCHITECT  
TLI ARCHITECT,  
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957 56 STREET  
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(347) 838-0846  
TLI.ARCHITECT@GMAIL.COM

CONSULTANTS

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REVISION NO.

REVISION DATE

PROJECT LOCATION

ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE

EXISTING CONDITIONS OF  
REAR FACADE

DESIGN APPLICANT

SVC JOB NUMBER

121705832  
LPC DOCKET # 14-6946

DRAWN BY

TL

CHECKED BY

TL

PROJECT NO.

13-028

DATE

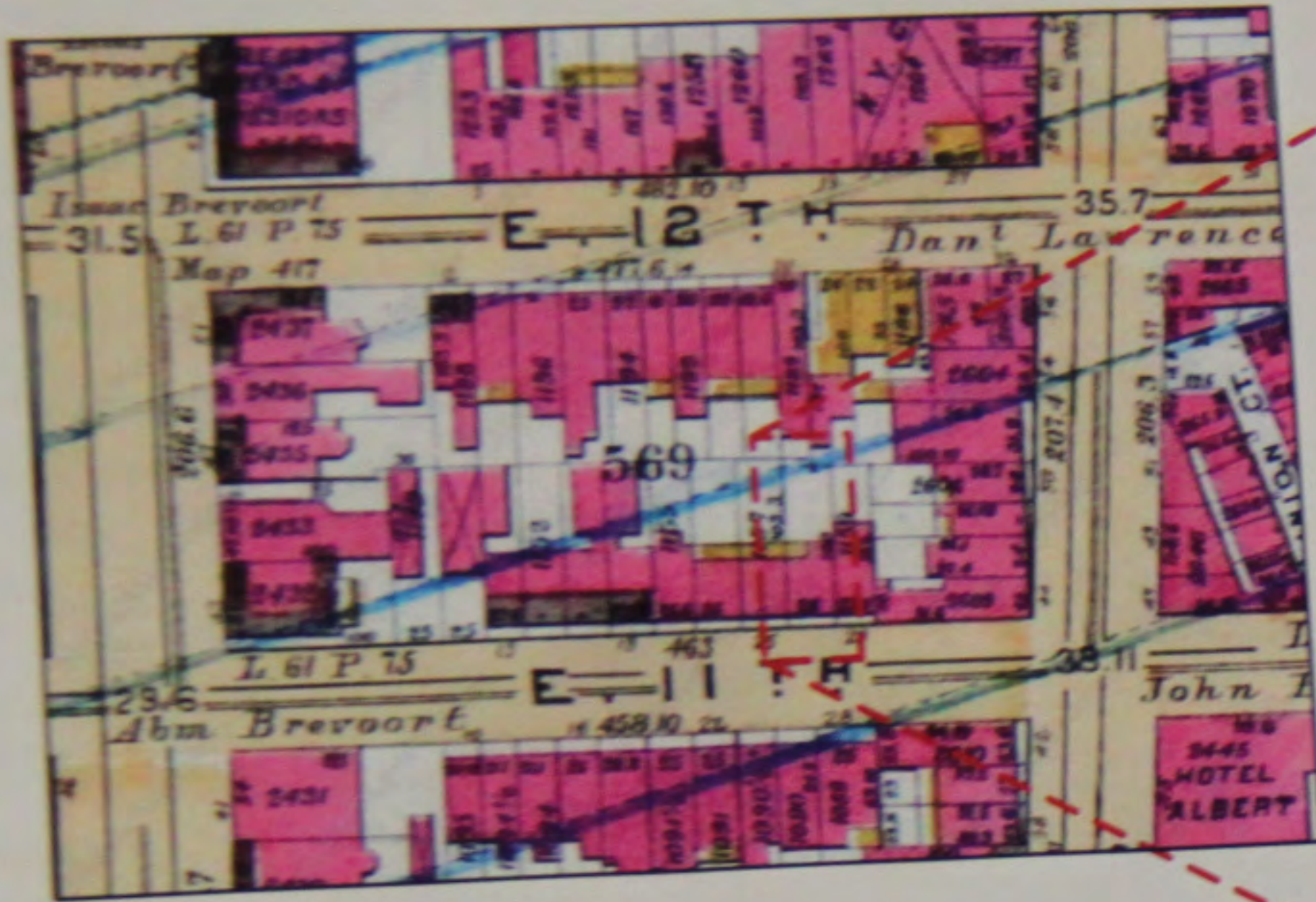
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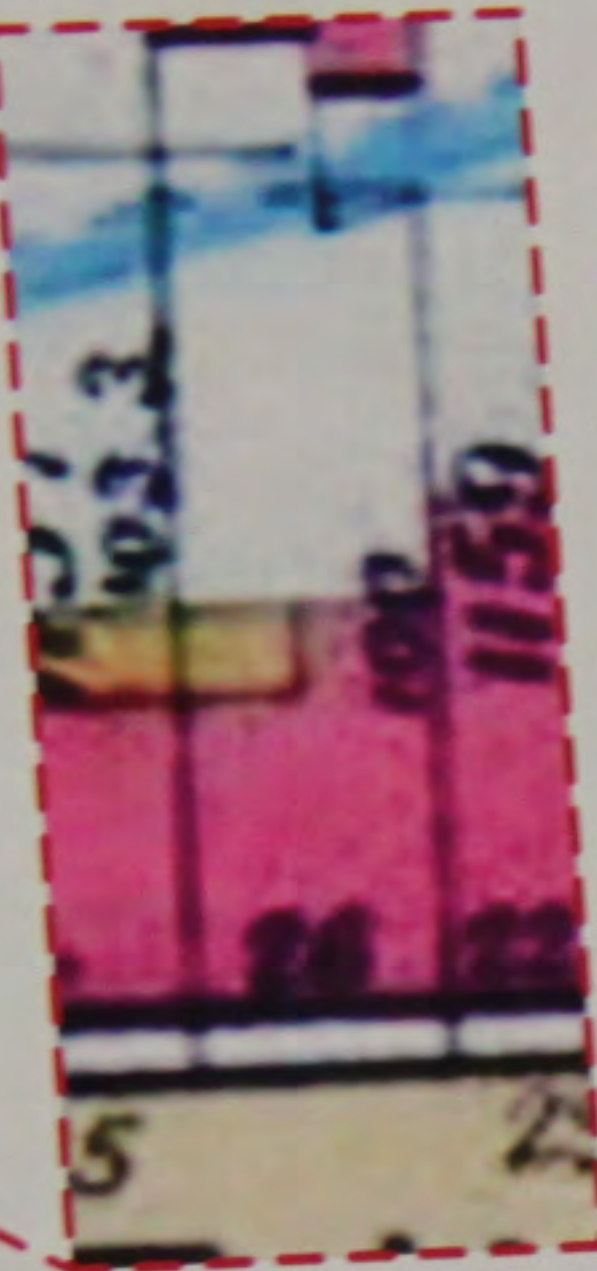


# HISTORY

## HISTORIC MAPS - SITE EVOLUTION



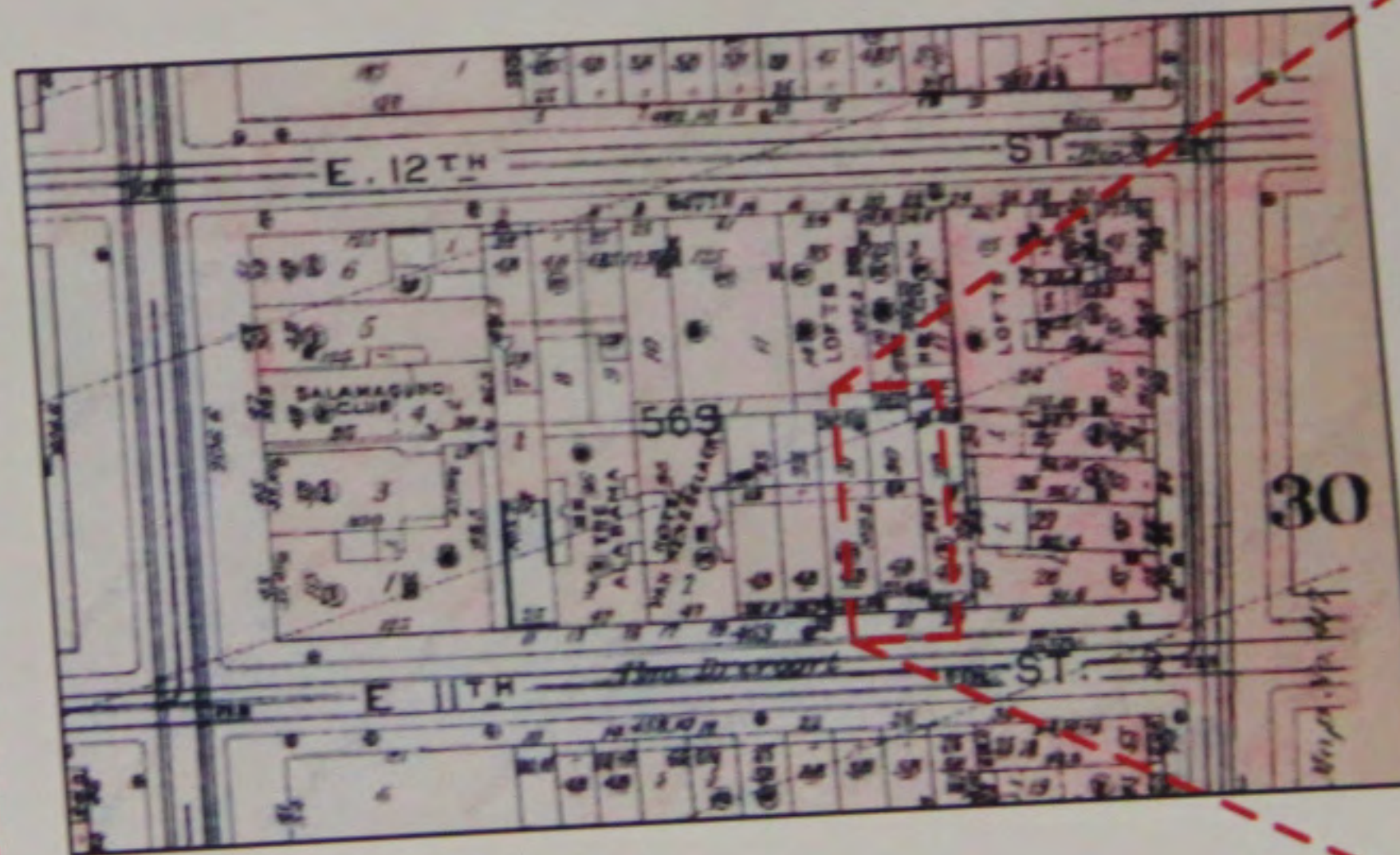
BROMLEY MAP (1891)



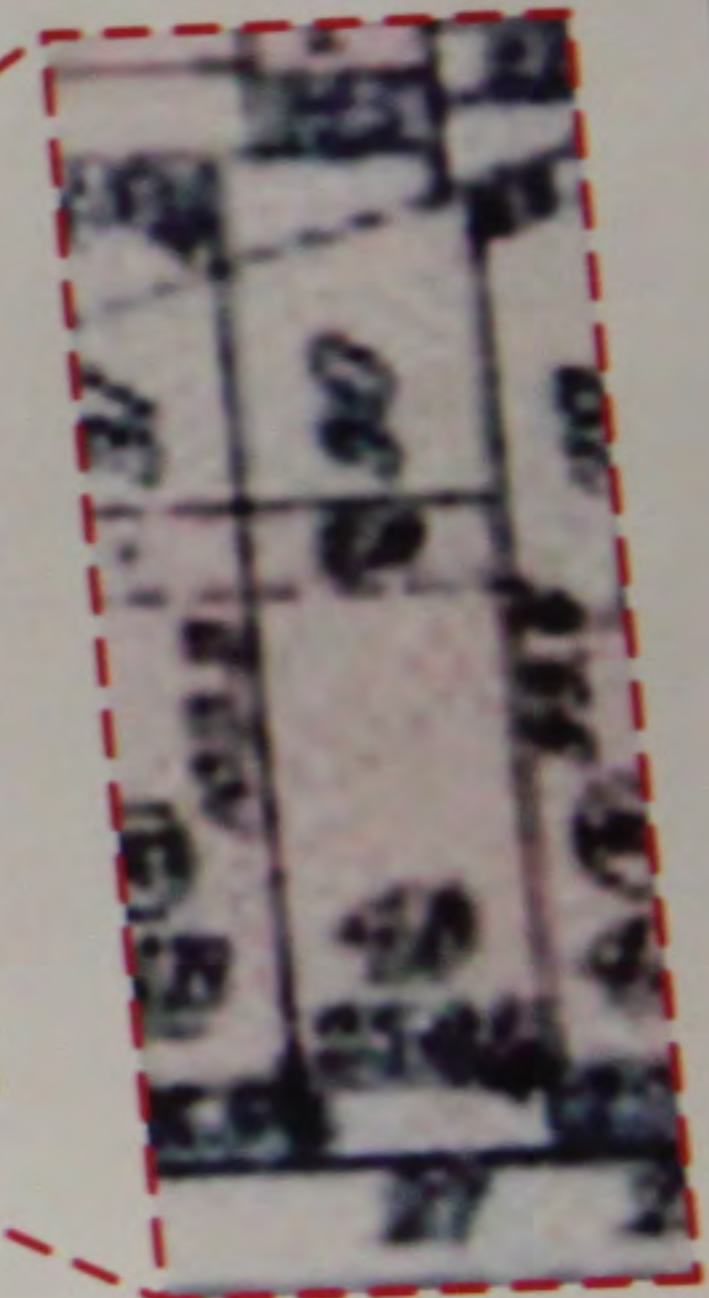
BROMLEY MAP (1920-1924)



BROMLEY MAP (1909)



BROMLEY MAP (1925)



TLI ARCHITECT, PLLC  
 807 W. STREET  
 BROOKLYN, NY 11211  
 TEL: 718.624.1111

SCALE: AS SHOWN  
 THESE PLANS AND ANY INSTRUMENTS  
 SERVICE AND ARE THE PROPERTY OF  
 ARCHITECT. APPROPRIATE WILL BE  
 PROTECTED.

CONTRACTOR SHALL VERIFY ALL FIELD  
 CONDITIONS AND BE RESPONSIBLE FOR  
 ANY AND ALL VARIATIONS OF WORK NOT  
 ALLOWED SHALL BE MADE ON BEHALF OF  
 OF THE CONTRACTOR FOR ANY CHANGE OR  
 REQUEST BY OWNER PART.

THE ARCHITECT SHALL NOT HAVE CONTROL  
 OF WORK BE RESPONSIBLE FOR  
 CONSTRUCTION METHODS, MATERIALS,  
 SELECTIONS, TECHNIQUES, SEQUENCES, OR  
 SAFETY PRECAUTIONS IN CONNECTION WITH  
 THE WORK.

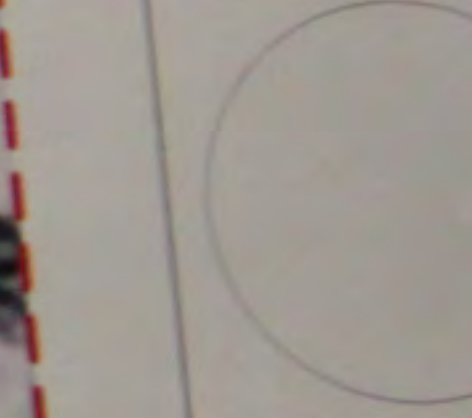
THE ARCHITECT SHALL BE RESPONSIBLE  
 FOR THE ACTS OR NEGLIGENCE OF  
 CONTRACTOR, SUBCONTRACTORS, OR ANY  
 OTHER PERSONS EMPLOYED BY THE  
 WORK, OR FOR THE FAILURE OF ANY OF  
 THEM TO CARRY OUT THE WORK IN  
 ACCORDANCE WITH THE CONTRACT  
 DOCUMENTS.

REVISION	REVISION DATE

PROJECT LOCATION  
 ALTERATION 1  
 27 EAST 11 STREET  
 NEW YORK, NY 10003

DRAWING TITLE  
 HISTORIC MAPS -  
 SITE EVOLUTION

SCALE: AS SHOWN



NYC JOB NUMBER  
 121705832  
 LPC DOCKET # 14-6946

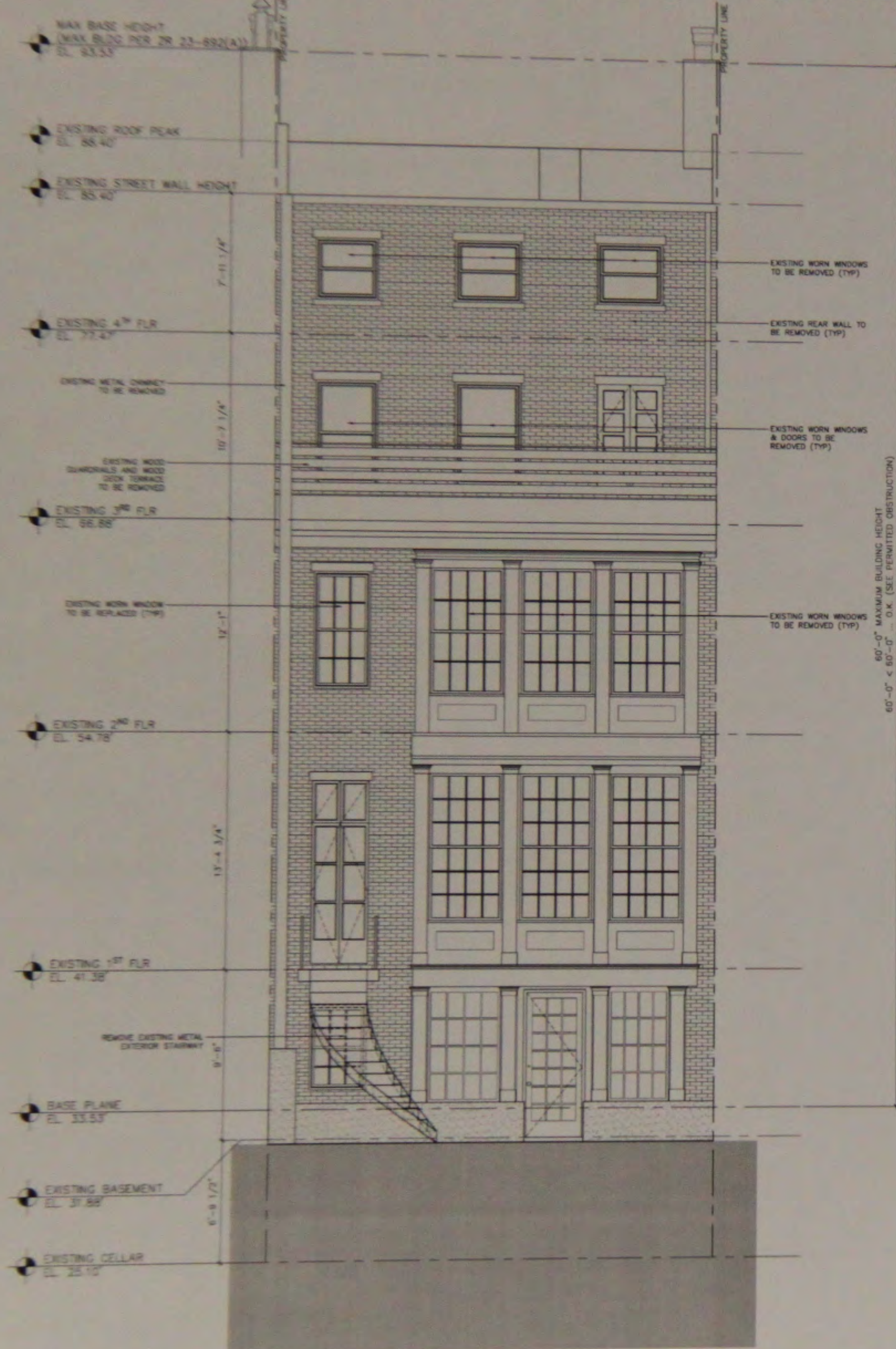
DRAWN BY	TL
CHECKED BY	TL
PROJECT NO.	13-028
DATE	09-15-2013

L-003.00

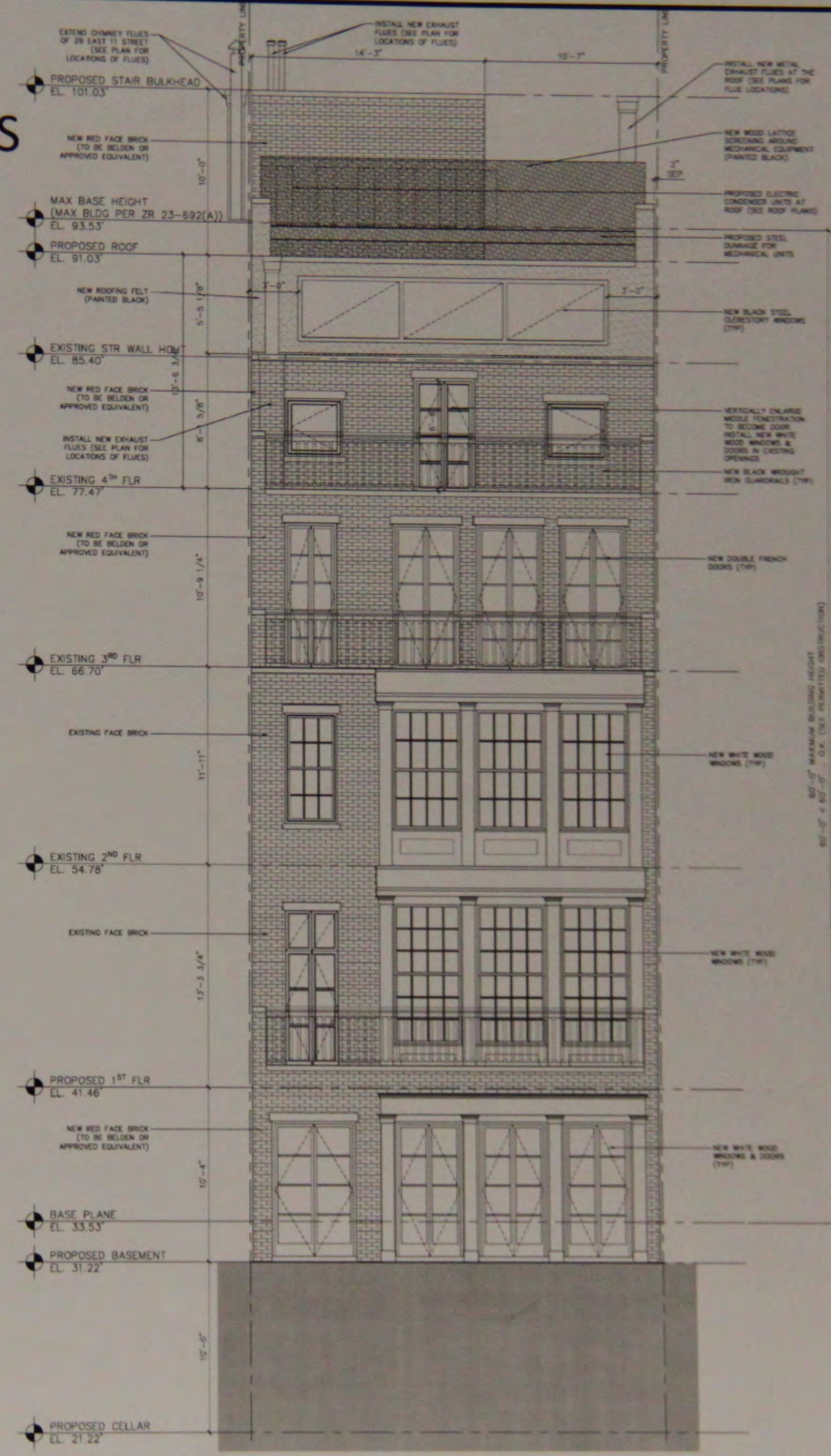


# REAR ELEVATIONS

## EXISTING & PROPOSED REAR ELEVATIONS



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



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

TLI ARCHITECTURAL PLLC  
25 WEST 39th STREET  
NEW YORK, NY 10018  
TEL: 212 333-1000  
WWW.TLIARCHITECTURAL.COM

**GENERAL NOTES**  
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENT WILL BE PROSECUTED.  
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REVISION NO.	REVISION DATE

**PROJECT LOCATION**  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

**DRAWING TITLE**  
EXISTING & PROPOSED  
REAR ELEVATIONS



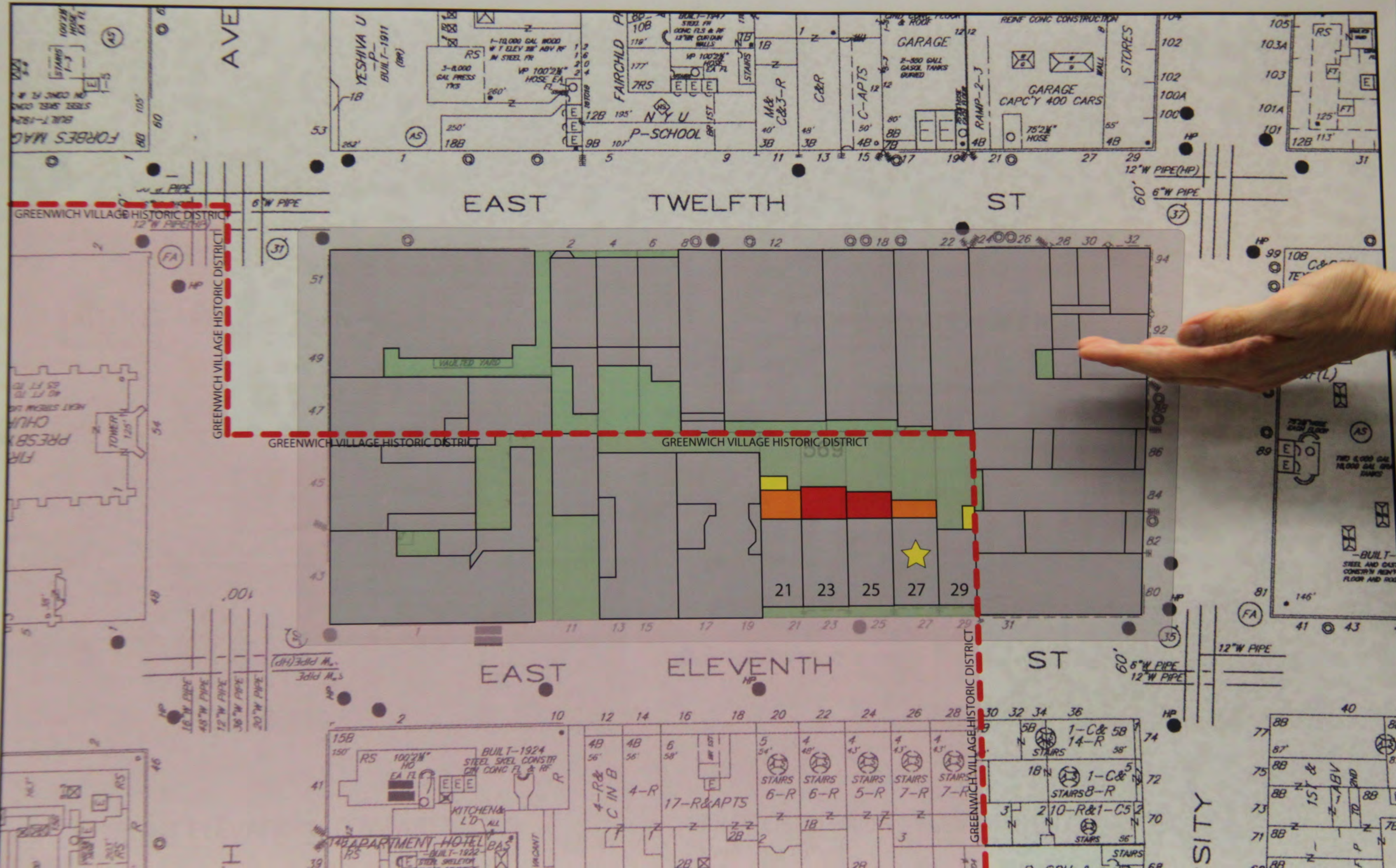
**NYC JOB NUMBER**  
121705832  
LPC DOCKET # 14-6946

**DRAWN BY** TL  
**CHECKED BY** TL  
**PROJECT NO.** 13-028  
**DATE** 09-15-2013



# ZONING EXISTING BLOCK PLAN

- EXISTING BUILDINGS
- EXISTING GREEN SPACE
- GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY LINE
- EXISTING 4-STORY REAR ADDITION
- 27 EAST 11 STREET (NY)
- EXISTING 3-STORY REAR ADDITION
- EXISTING 2-STORY REAR ADDITION



TLI ARCHITECT, PLLC  
 957 56 STREET  
 BROOKLYN, NY 11219  
 (347) 838-0846  
 TLI.Architect@gmail.com

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PROJECT NO.  
 27  
 NEW YORK, NY 10003

DRAWING TITLE  
 EXISTING BLOCK PLAN

DESIGN APPLICANT

NYC DOB NUMBER  
 121705832  
 LPC DOCKET # 14-6

DRAWN BY  
 TL

CHECKED BY  
 TL

PROJECT NO.  
 13-02

DATE  
 09-15-

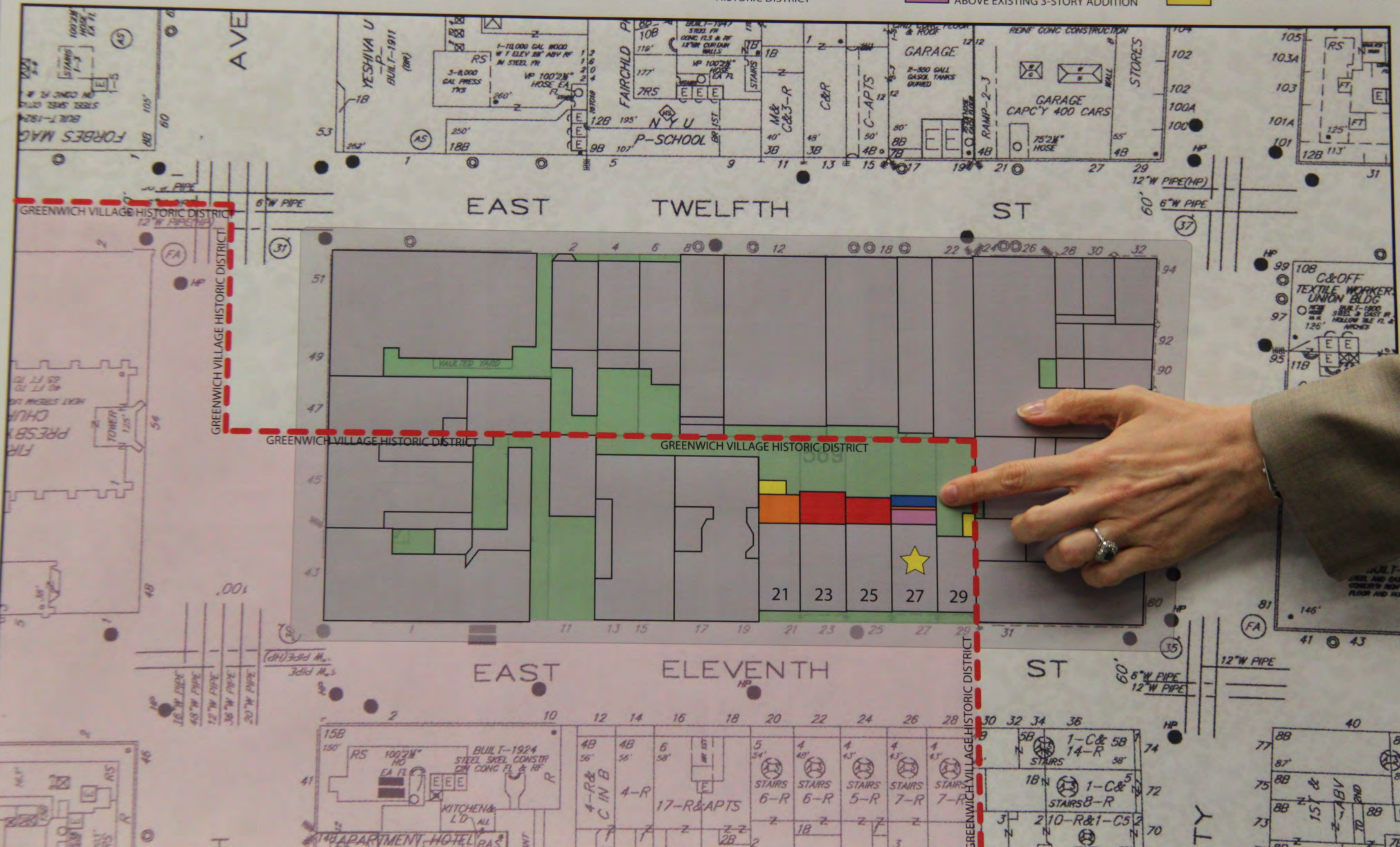
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# ZONING PROPOSED BLOCK PLAN

★ 27 EAST 11 STREET (NY)

- EXISTING BUILDINGS
- EXISTING GREEN SPACE
- EXISTING 4-STORY REAR ADDITION
- EXISTING 3-STORY REAR ADDITION
- PROPOSED 1-STORY REAR ADDITION
- PROPOSED 1-STORY REAR ADDITION ABOVE EXISTING 3-STORY ADDITION
- EXISTING 2-STORY REAR ADDITION
- GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY LINE
- GREENWICH VILLAGE HISTORIC DISTRICT



ARCHITECT  
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957 56 ST  
BROOKLYN, NY  
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GENERAL NOTES

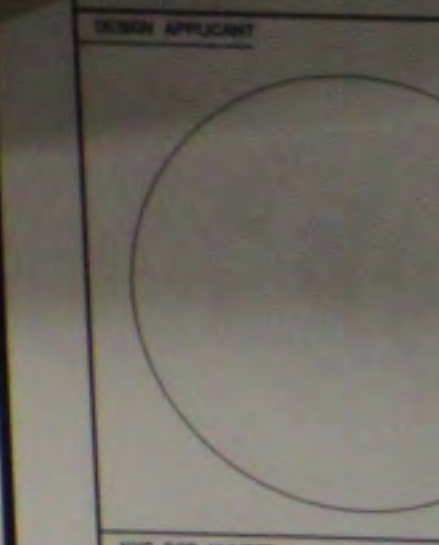
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REVISION NO.	REVISION DATE



NYC DOB NUMBER	12170583
LPC DOCKET #	14
DRAWN BY	
CHECKED BY	
PROJECT NO.	13-
DATE	09-1



# REAR YARD

## EXISTING REAR YARD PHOTOGRAPHS

27 EAST 11 STREET (NY)



TLI ARCHITECT  
PL

GENERAL NOTES  
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REVISION NO.	REVISION DATE

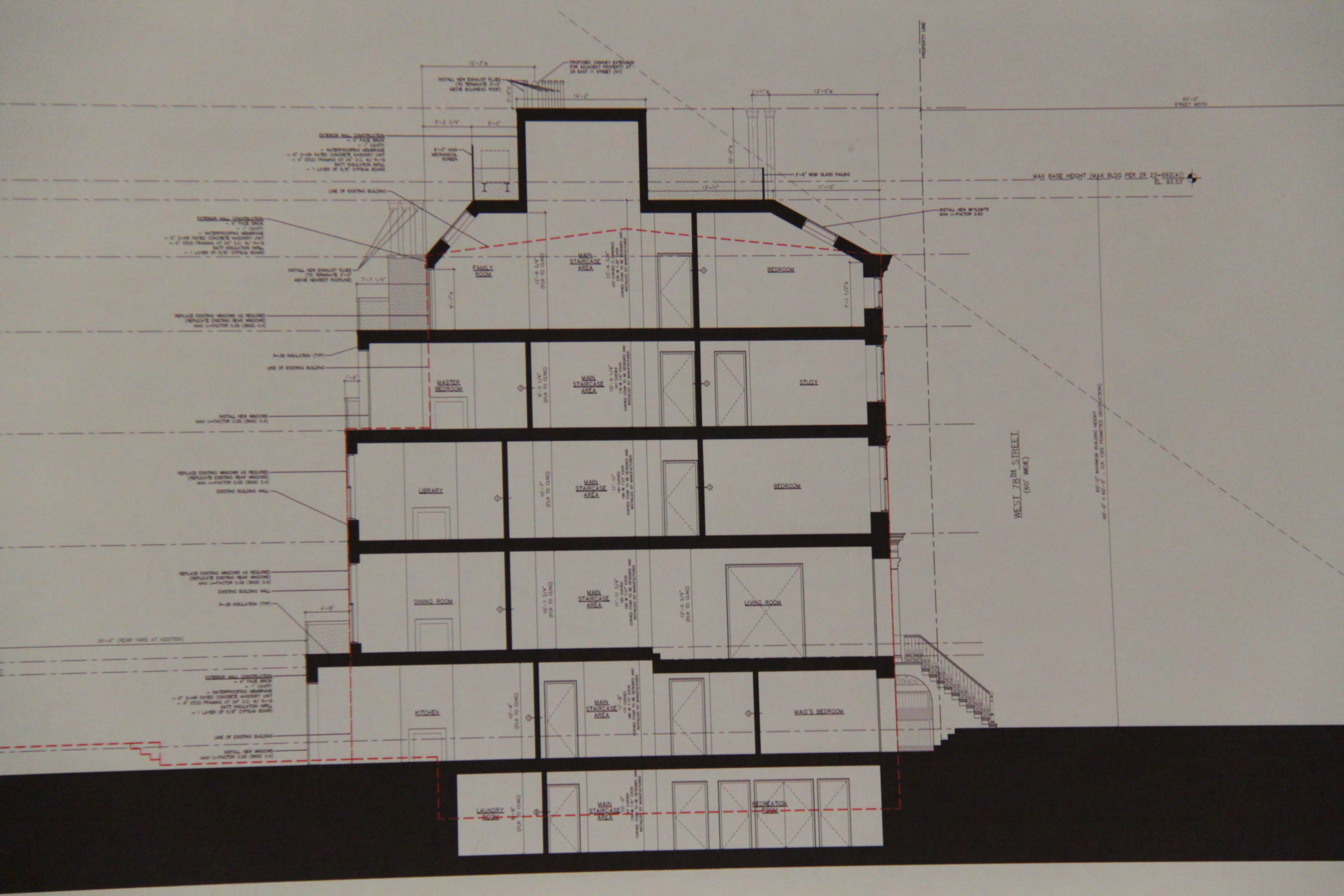
PROJECT LOCATION  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE  
EXISTING

NYC JOB NUMBER	121705832
LPC DOCKET #	14-6948
DRAWN BY	TL
CHECKED BY	TL
PROJECT NO.	13-028
DATE	09-15-2013

L-034.00





EXTERIOR WALL CONSTRUCTION  
- 4" FACE BRICK  
- 1" CAVITY  
- WATERPROOFING MEMBRANE  
- 2" 2-HR RATED CONCRETE MASONRY UNIT  
- 4" STUD FRAMING AT 24" O.C. W/ 8"-19 BATT INSULATION INFILL  
- 1 LAYER OF 5/8" GYPSUM BOARD

EXTERIOR WALL CONSTRUCTION  
- 4" FACE BRICK  
- 1" CAVITY  
- WATERPROOFING MEMBRANE  
- 2" 2-HR RATED CONCRETE MASONRY UNIT  
- 4" STUD FRAMING AT 24" O.C. W/ 8"-19 BATT INSULATION INFILL  
- 1 LAYER OF 5/8" GYPSUM BOARD

REPLACE EXISTING WINDOWS AS REQUIRED  
(REPLICATE EXISTING NEAR WINDOWS)  
MAX U-FACTOR 0.30 (SHGC 0.4)

INSTALL NEW WINDOWS  
MAX U-FACTOR 0.30 (SHGC 0.4)

REPLACE EXISTING WINDOWS AS REQUIRED  
(REPLICATE EXISTING NEAR WINDOWS)  
MAX U-FACTOR 0.30 (SHGC 0.4)

REPLACE EXISTING WINDOWS AS REQUIRED  
(REPLICATE EXISTING NEAR WINDOWS)  
MAX U-FACTOR 0.30 (SHGC 0.4)

EXTERIOR WALL CONSTRUCTION  
- 4" FACE BRICK  
- 1" CAVITY  
- WATERPROOFING MEMBRANE  
- 2" 2-HR RATED CONCRETE MASONRY UNIT  
- 4" STUD FRAMING AT 24" O.C. W/ 8"-19 BATT INSULATION INFILL  
- 1 LAYER OF 5/8" GYPSUM BOARD

INSTALL NEW WINDOWS  
MAX U-FACTOR 0.30 (SHGC 0.4)

12'-3 3/4"  
INSTALL NEW EXHAUST FLUES  
TO TERMINATE 2'-0"  
ABOVE BULKHEAD ROOF

PROPOSED CHIMNEY EXTENSION  
FOR ADJACENT PROPERTY AT  
20 EAST 11 STREET (N)

8'-2 3/4"  
8'-0"

8'-0" HIGH  
MECHANICAL  
SCREEN

1'-11 1/2"  
12'-0" 8

3'-8" HIGH GLASS RAILING

MAX BASE HEIGHT (MAX BLDG PER ZR 23-692(A))  
E. 93.53

INSTALL NEW SKYLIGHTS  
MAX U-FACTOR 0.60

FAMILY ROOM

MAIN STAIRCASE AREA

BEDROOM

MASTER BEDROOM

MAIN STAIRCASE AREA

STUDY

LIBRARY

MAIN STAIRCASE AREA

BEDROOM

DINING ROOM

MAIN STAIRCASE AREA

LIVING ROOM

KITCHEN

MAIN STAIRCASE AREA

MAID'S BEDROOM

LAUNDRY ROOM

MAIN STAIRCASE AREA

RECREATION ROOM

WEST 78th STREET  
(60' WIDE)

60'-0" MAXIMUM BUILDING HEIGHT  
60'-0" x 60'-0" - DIA. (SEE PERMITTED OBSTRUCTIONS)

PROPERTY LINE

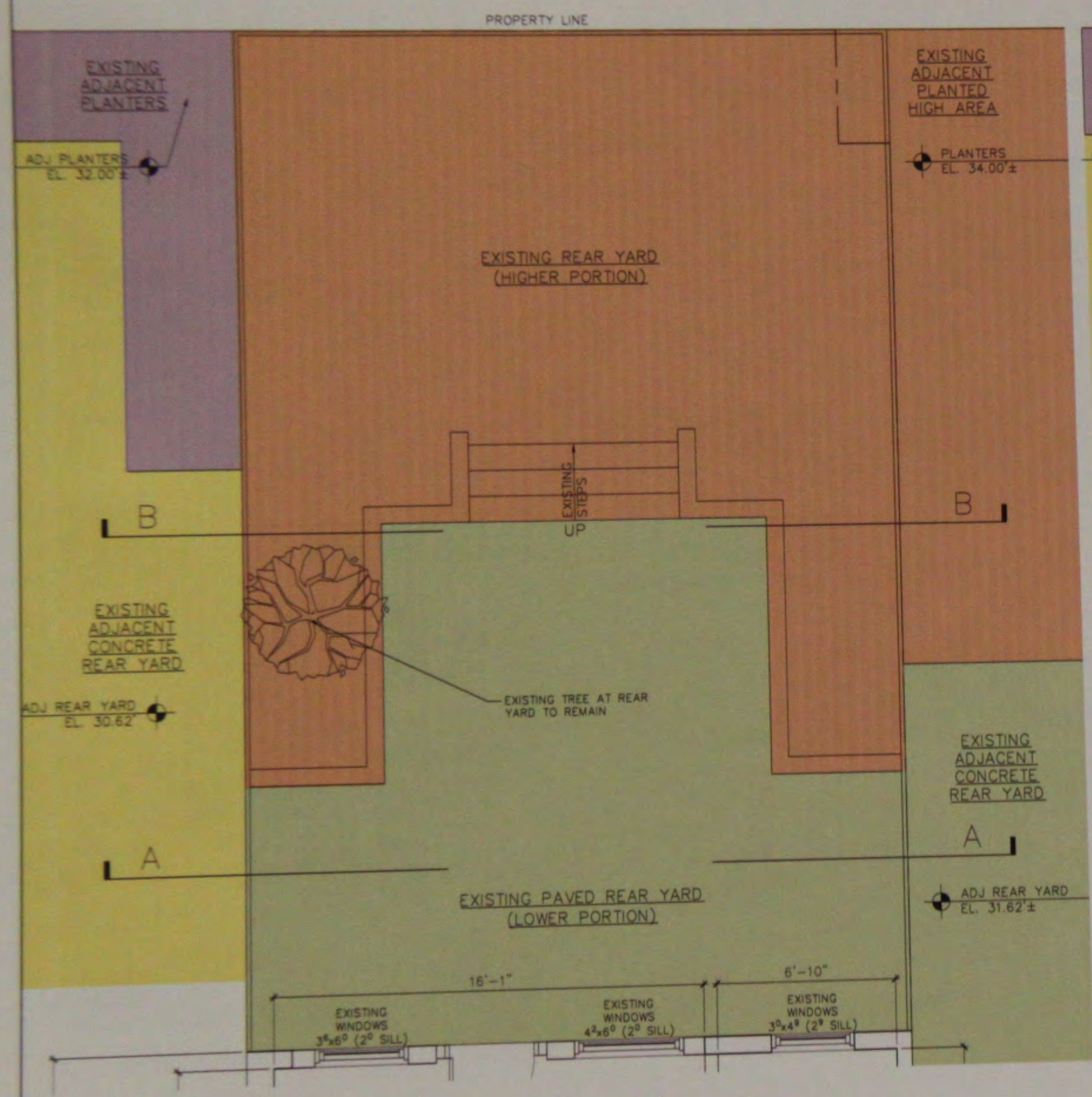
60'-0" STREET WIDTH



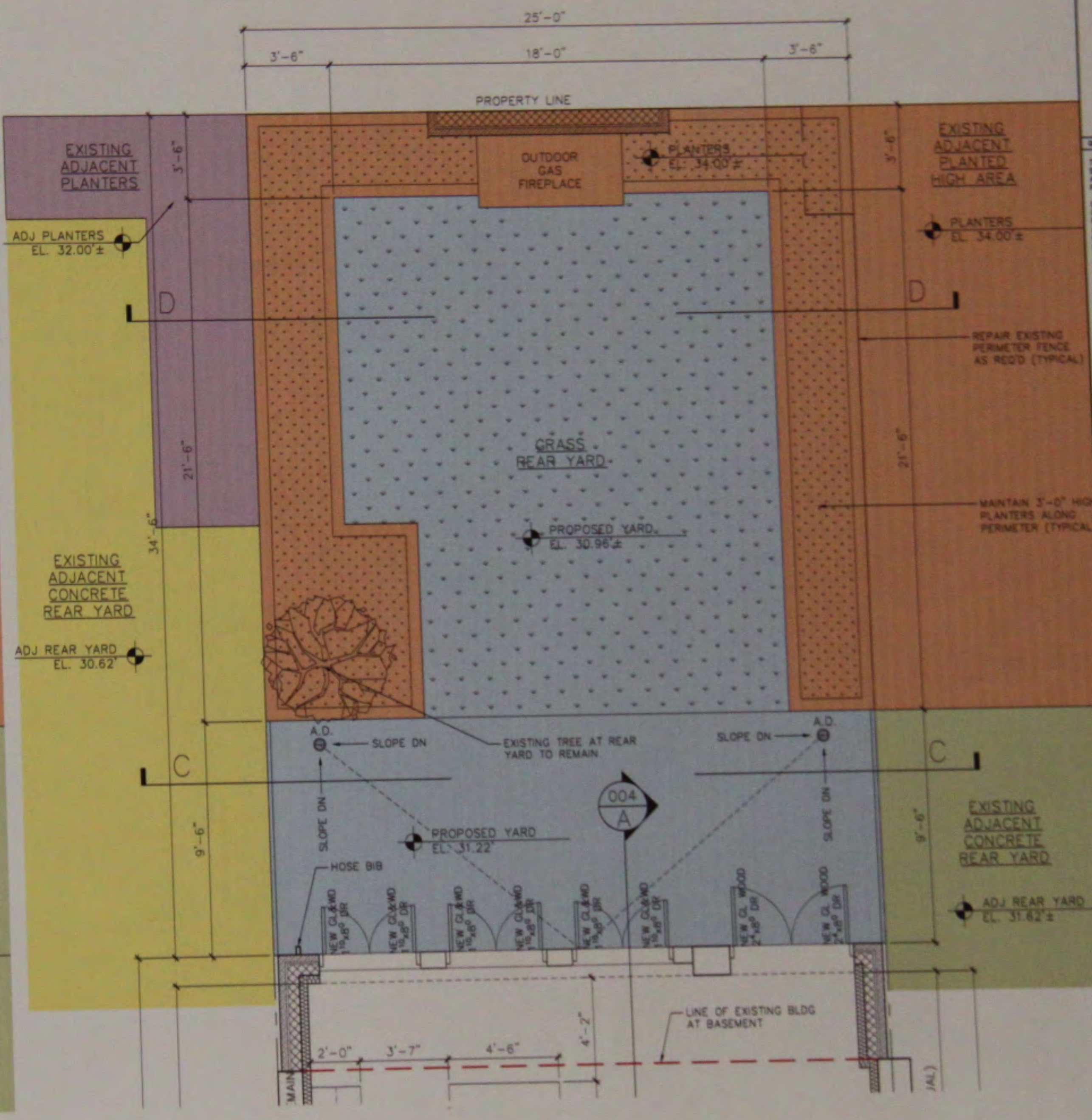
# REAR YARD

## EXISTING & PROPOSED REAR YARD PLANS

- GRADE ELEVATION 34.00 +/-
- GRADE ELEVATION 32.00 +/-
- GRADE ELEVATION 30.62 +/-
- GRADE ELEVATION 31.62 +/-
- GRADE ELEVATION 30.96 +/-



**EXISTING REAR YARD PLAN**  
SCALE: 3/8" = 1'-0"



**PROPOSED REAR YARD PLAN**  
SCALE: 3/8" = 1'-0"

**TLJ ARCHITECT PLLC**  
2015 10 STREET  
BRIDGE PLAZA, 2ND FLOOR  
1047 8th Avenue  
TLJ ARCHITECT BRUNNEN, NY

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REVISION NO.	REVISION DATE

**PROJECT LOCATION**  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

**DRAWING TITLE**  
EXISTING & PROPOSED REAR YARD PLANS

**DESIGN APPROVAL**

**DATE**  
121705832  
LPC DOCKET # 14-8946

**DRAWN BY**  
TL

**CHECKED BY**  
TL

**PROJECT NO.**  
13-028

**DATE**  
09-15-2013

**DATE NO.**  
L-032.00

**DATE NO.**  
32 OF 37



# REAR ELEVATION

## PROPOSED REAR ELEVATION IN CONTEXT WITH ADJACENT HOUSES



ARCHITECT  
TLI ARCHITECT  
PLLC

857 56 5788  
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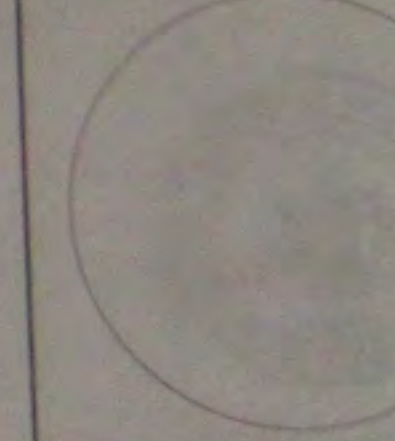
REVISIONS

REVISION NO.	REVISION DATE

PROJECT LOCATION  
ALTERATION 1  
27 EAST 11 STREET  
NEW YORK, NY 10003

DRAWING TITLE  
PROPOSED REAR ELEVATION  
IN CONTEXT WITH ADJACENT  
HOUSES

DESIGN APPLICANT



NYC JOB NUMBER  
12170583  
LPC DOCKET # 14

DRAWN BY

CHECKED BY

PROJECT NO. 13-

DATE 09-15

L-031.00



# STRUCTURAL DRAWINGS

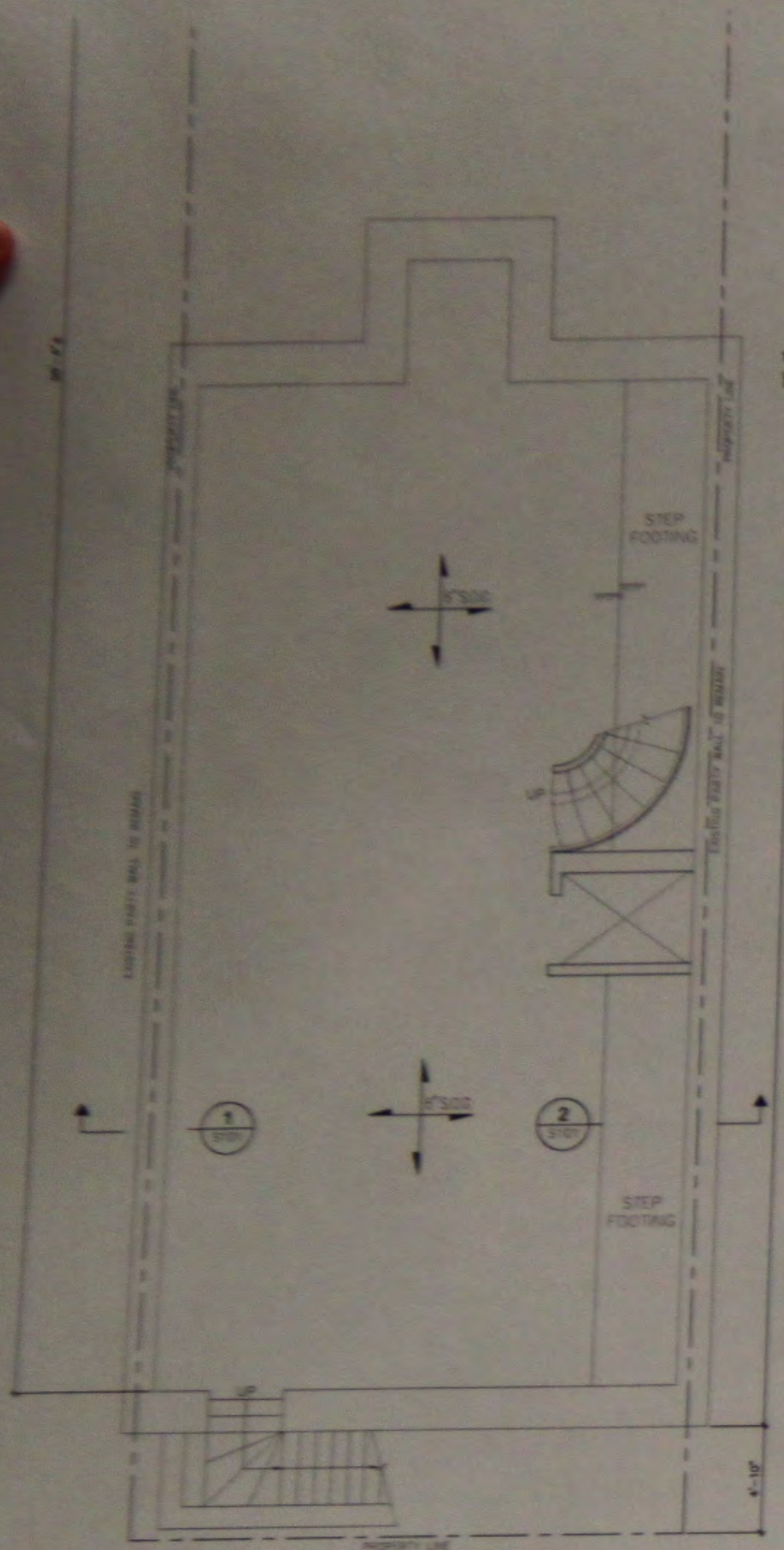
ARCHITECT  
**TLI ARCHITECT, PLLC**  
 957 56 STREET  
 BROOKLYN, NY 11219  
 (347) 838-0848  
 TLI.ARCHITECT@AOL.COM

**NOTES:**

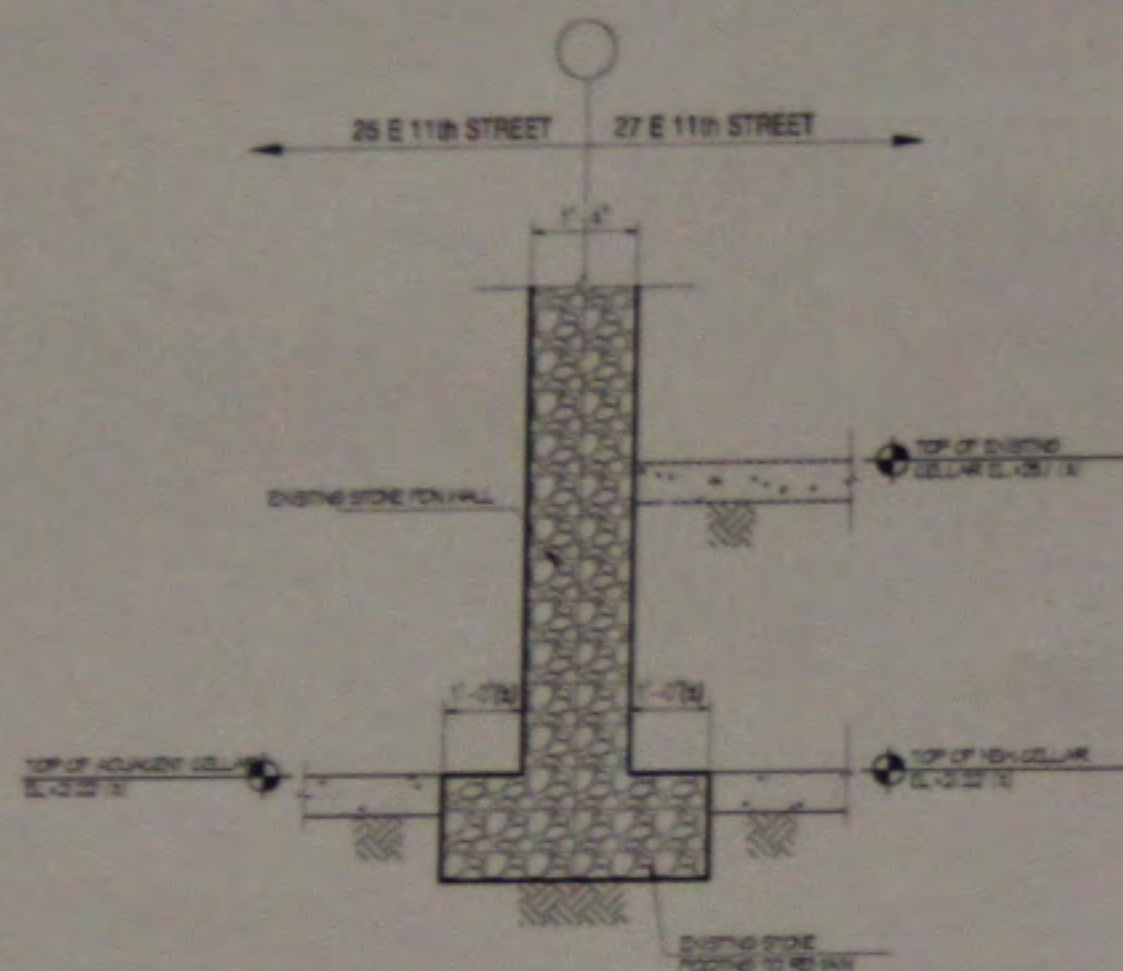
SCALE: 1/4"=1'-0"

**NOTES:**

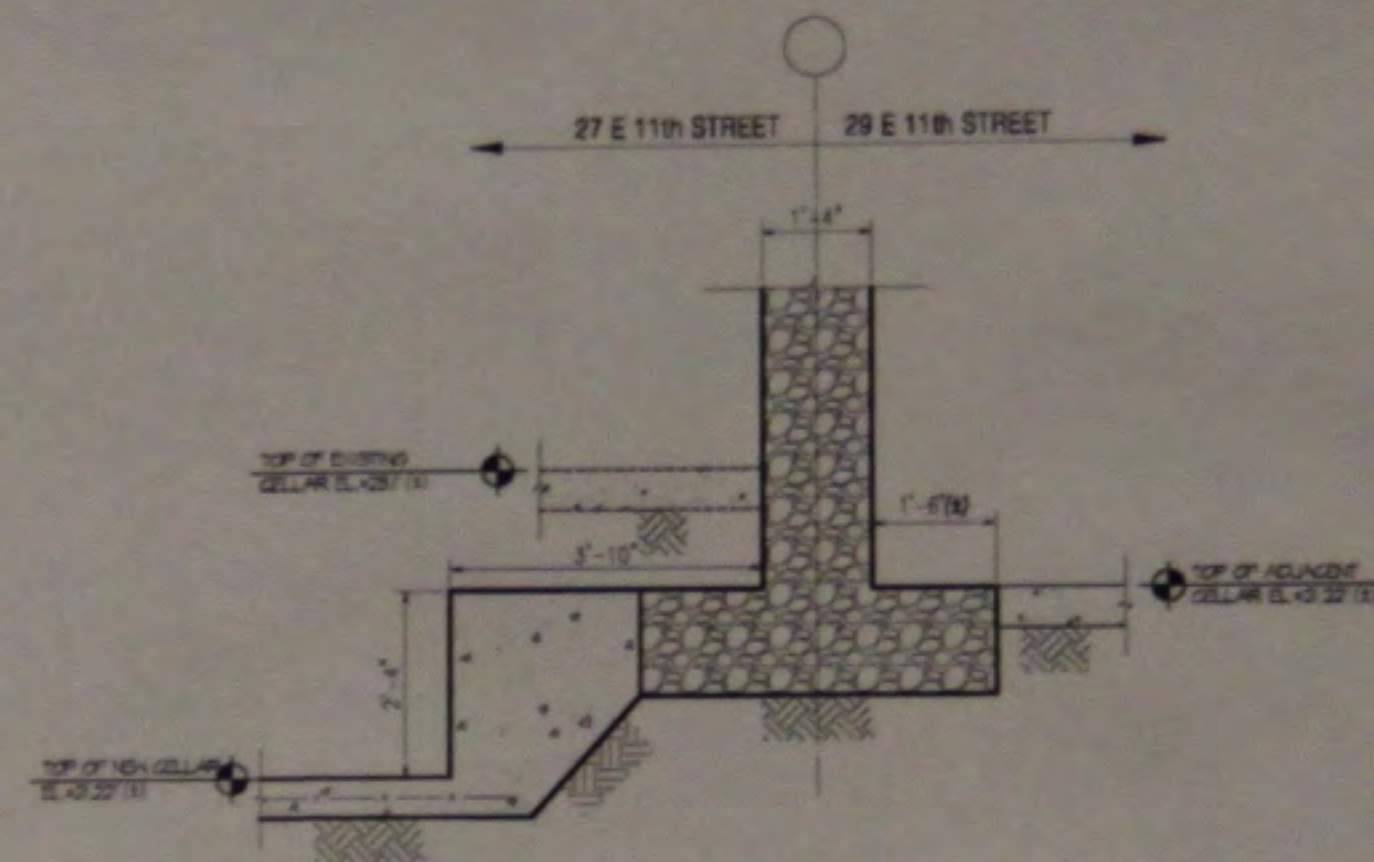
1. SEE ARCHITECTURAL PLAN FOR TOP OF SLAB ELEVATION. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS AND IN FIELD.
2. TOP OF FTG ELEV. TO BE 6" BELOW TOP OF S.O.G, U.N.O
3. SLAB ON GRADE (S.O.G) TO BE 6" THICK REINFORCED WITH 6X6-W2.9X2.9 WELDED WIRE FABRICS
4. FOOTING DESIGN BASED ON ALLOWABLE SOIL CAPACITY OF 2 TONS PER SQUARE FOOT.
5. COORDINATE WITH ELEVATOR SUPPLIER FOR SUMP PIT REQUIREMENT
6. FOR GENERAL NOTES SEE DRAWING S-100 .



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



**1 SECTION**  
 SCALE: NTS  
 NOTE:  
 1. ALL EXISTING DIMS. TO BE VERIFY IN FIELD.



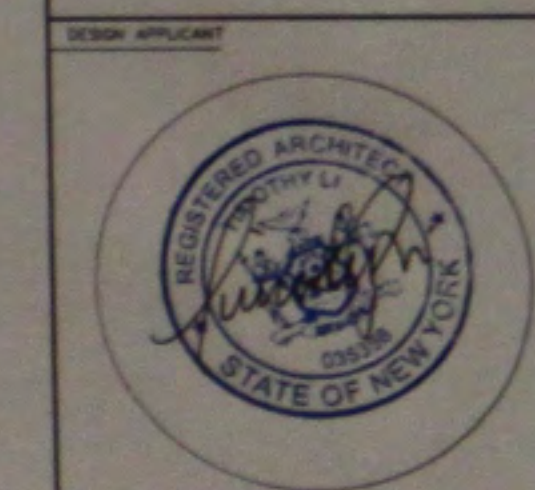
**2 STEP FOOTING SECTION**  
 SCALE: NTS  
 NOTE:  
 1. ALL EXISTING DIMS. TO BE VERIFY IN FIELD.

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REVISION NO.	REVISION DATE

**PROJECT LOCATION**  
 ALTERATION 1  
 27 EAST 11 STREET  
 NEW YORK, NY 10003

**DRAWING TITLE**  
 STRUCTURAL DRAWINGS



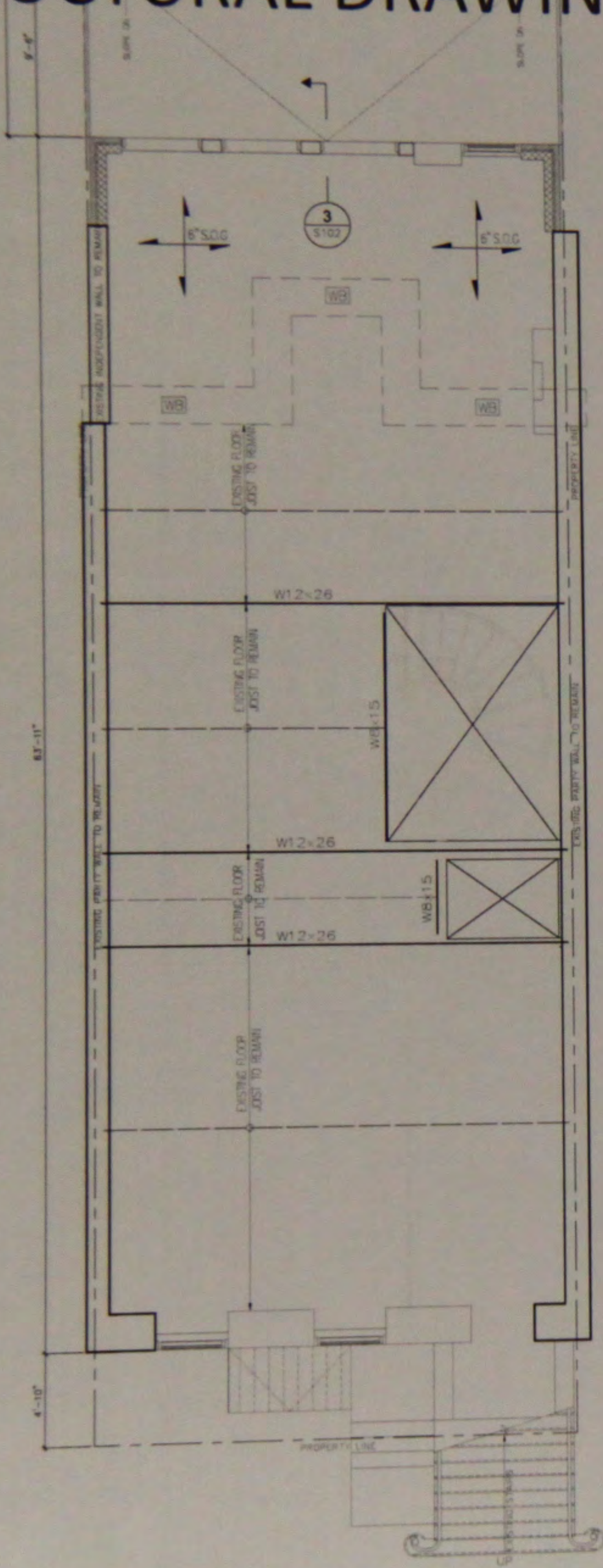
**NYC JOB NUMBER**  
 121705832  
 LPC DOCKET # 14-6946

<b>DRAWN BY</b>	TL
<b>CHECKED BY</b>	TL
<b>PROJECT NO.</b>	13-028
<b>DATE</b>	09-15-2013

**L-036.00**



# STRUCTURAL DRAWINGS

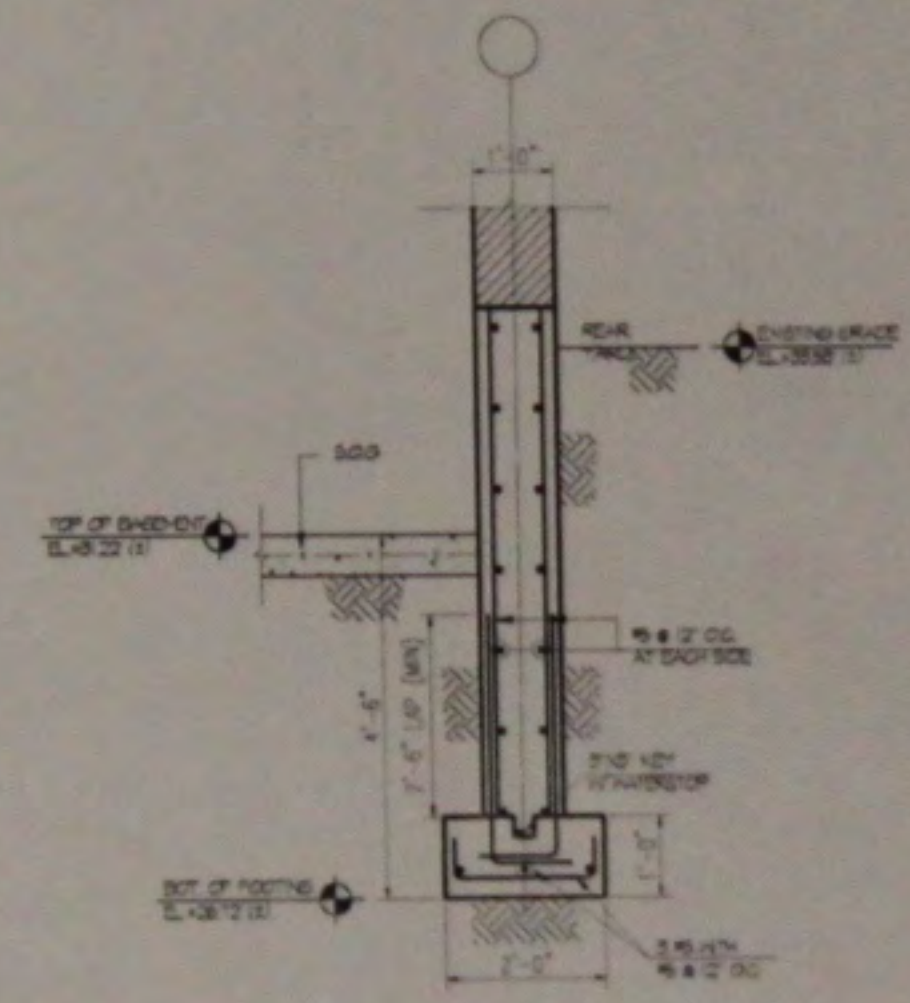


## BASEMENT FLOOR FRAMING PLAN

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

### NOTES:


1. SEE ARCHITECTURAL PLAN FOR TOP OF SLAB ELEVATION, ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWING AND IN FIELD
2. NEW FLOOR JOIST TO BE 3X10 D- FIR STRUCTURAL GRADE I LUMBER OR APPROVED EQUAL.
3. FOR GENERAL NOTES SEE DRAWING S-100.
4. FOR TYPICAL DETAILS SEE DRAWING S-201 & S-202.



3 SECTION  
SCALE: NTS

NOTE:  
1. ALL EXISTING ELEV. TO BE VERIFY IN FIELD.

BASEMENT FLR FRAME PLAN  
SCALE: 1/4" = 1'-0"

PROJECT	
ALTERATION 1 27 EAST 11 STREET NEW YORK, NY 10003	
DRAWING TITLE	
STRUCTURAL DRAWINGS	
DESIGN APPROVAL	
	
FILED NUMBER 121705832 LPC DOCKET # 14-6946	
DRAWN BY	TL
CHECKED BY	TL
PROJECT NO.	13-028
DATE	09-15-2013

L-037.00