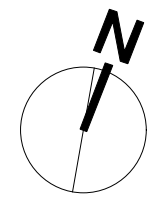
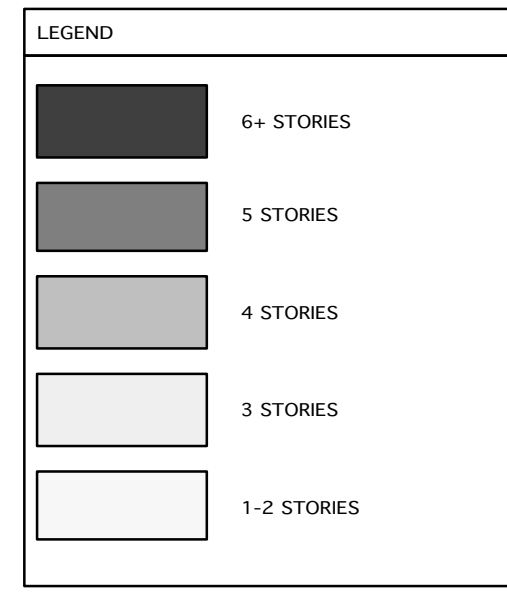
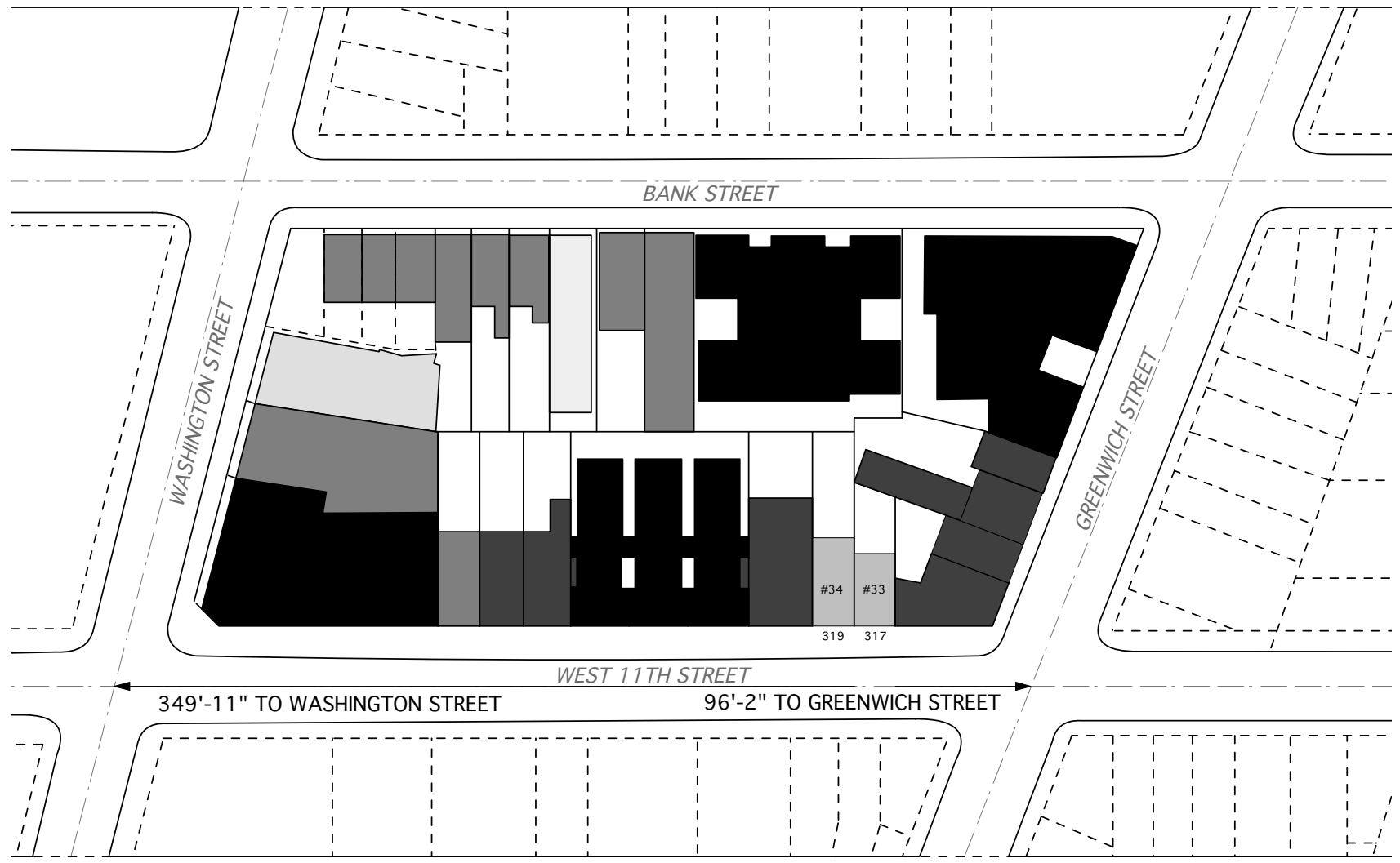




317-319 West 11th st.
Community Board No.2, Manhattan

1940 Tax Photo





341

335

331-333

323-329

321



317-319



752 GREENWICH ST.



317-319 West 11th st.

EXISTING CONDITION

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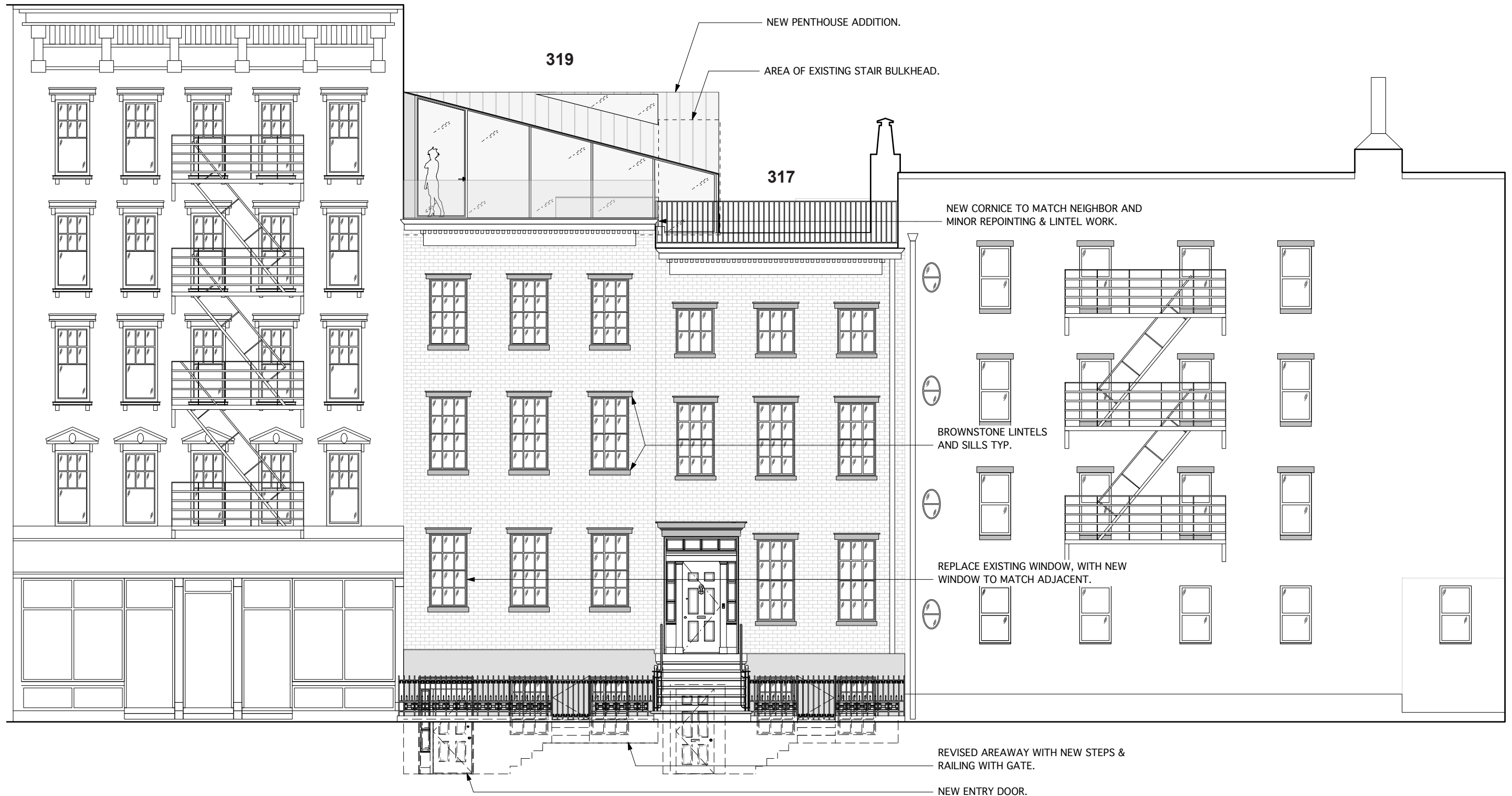
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EXISTING SOUTH ELEVATION

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317-319 West 11th st.

PROPOSED SOUTH ELEVATION

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Existing Elevation



Proposed Elevation

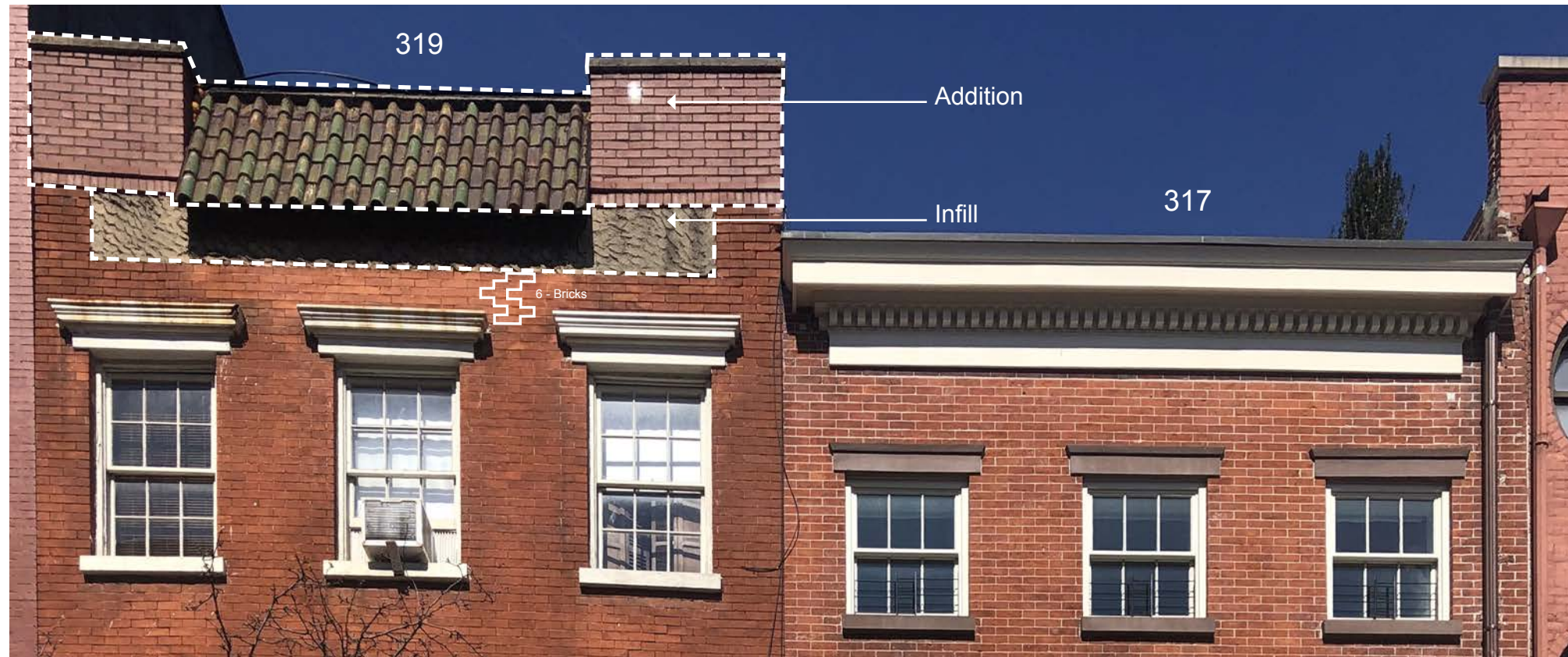
317-319 West 11th st.

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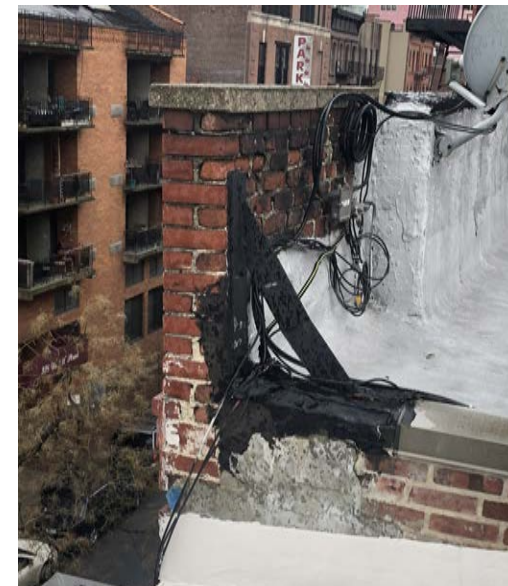
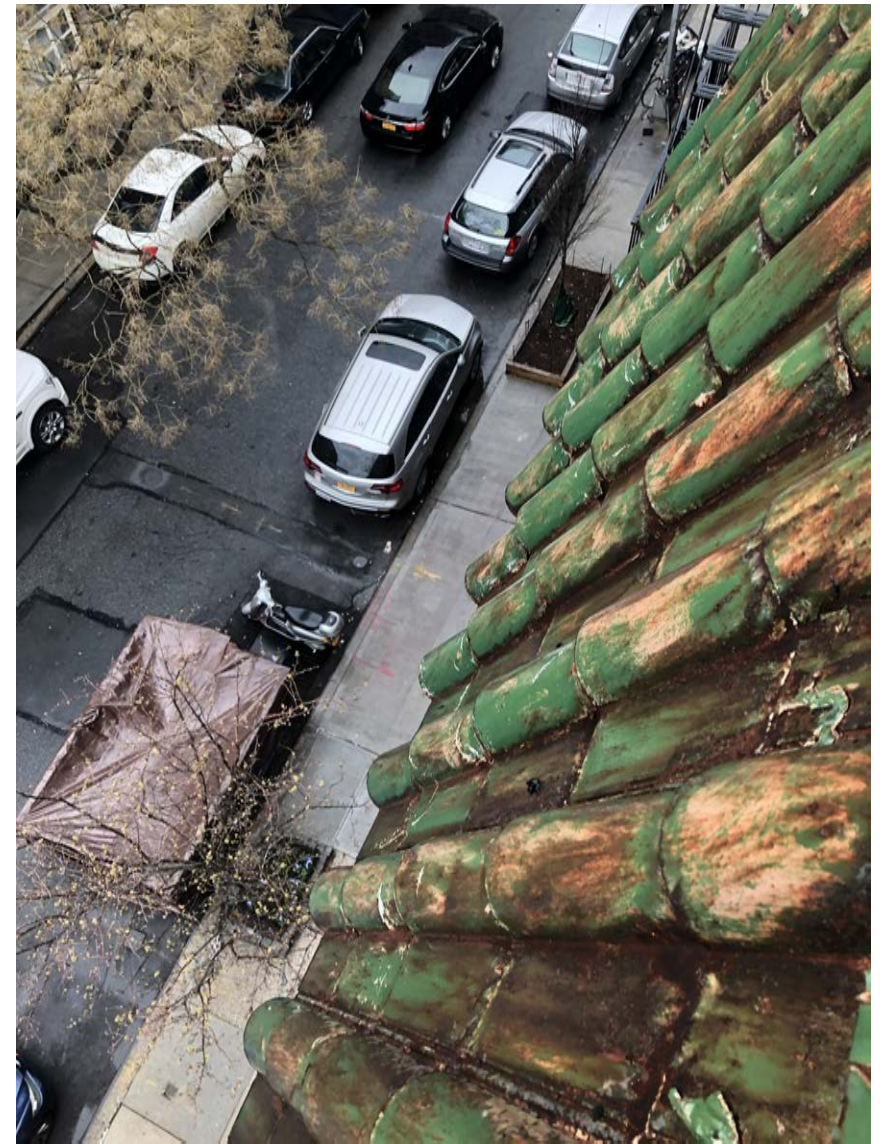
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Existing



Proposed





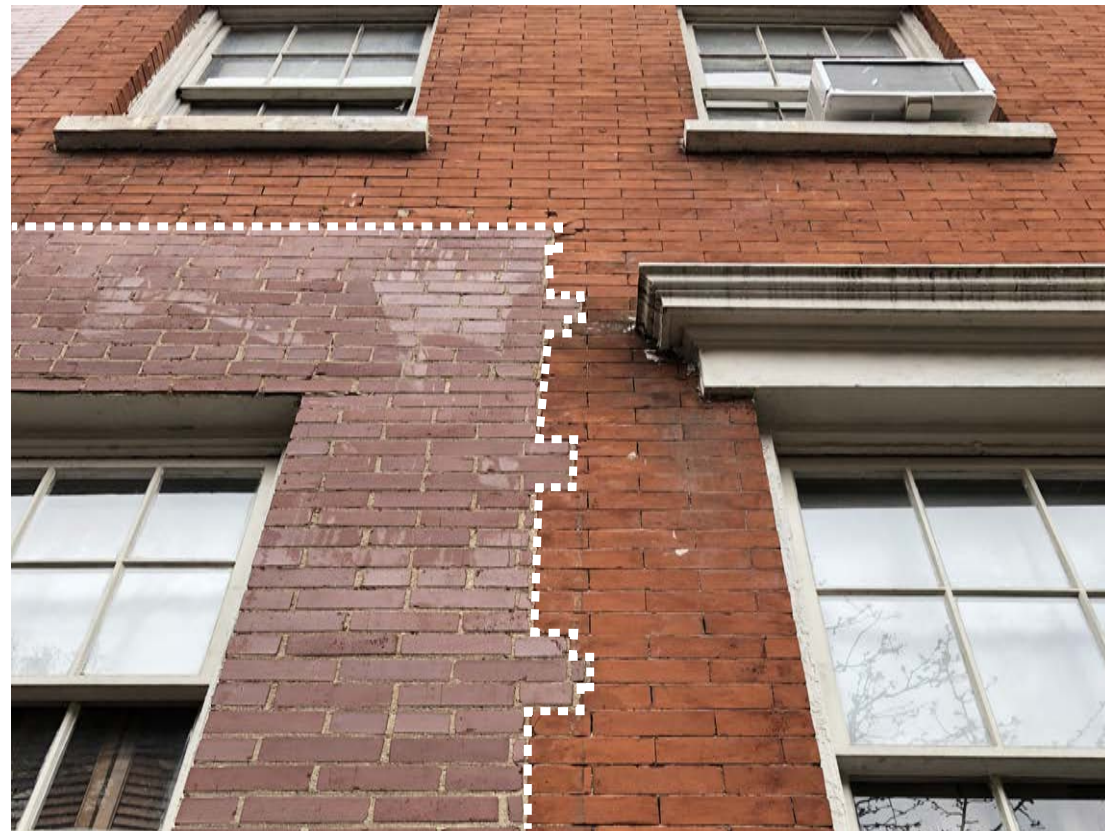
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319 FRONT FACADE ADDITION DETAILS

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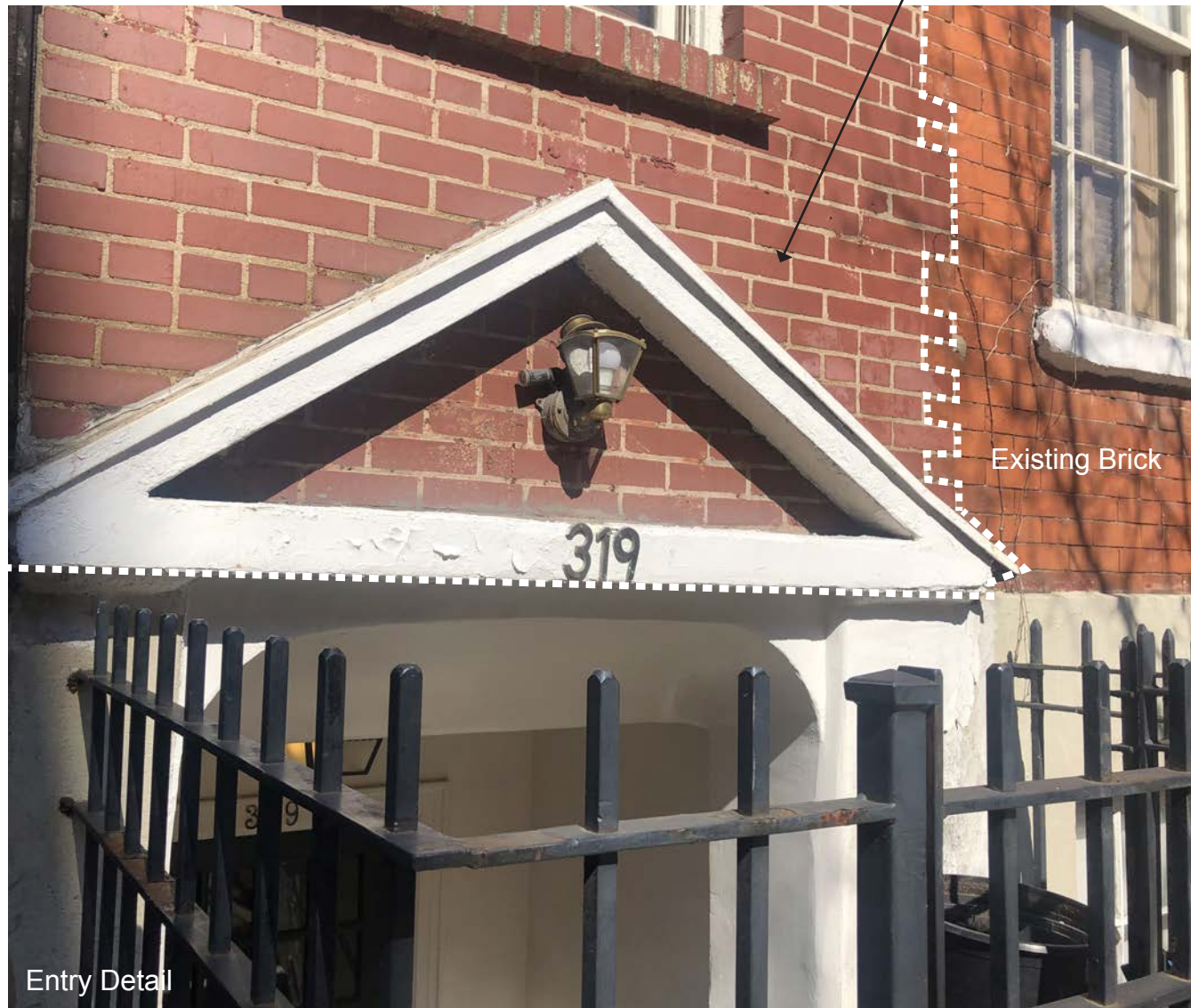


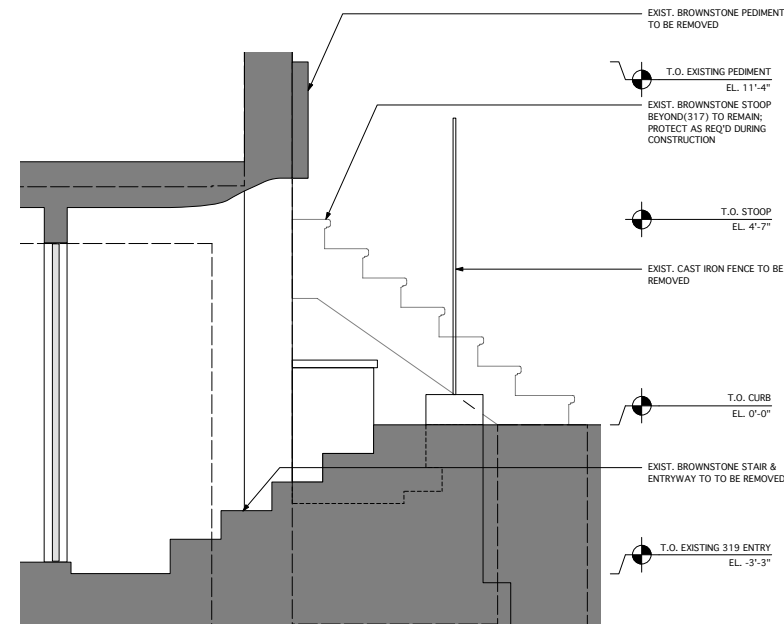
Remove existing painted metal lintels & repair existing lintels with cementitious brownstone.

Area of brick to be removed to match existing.

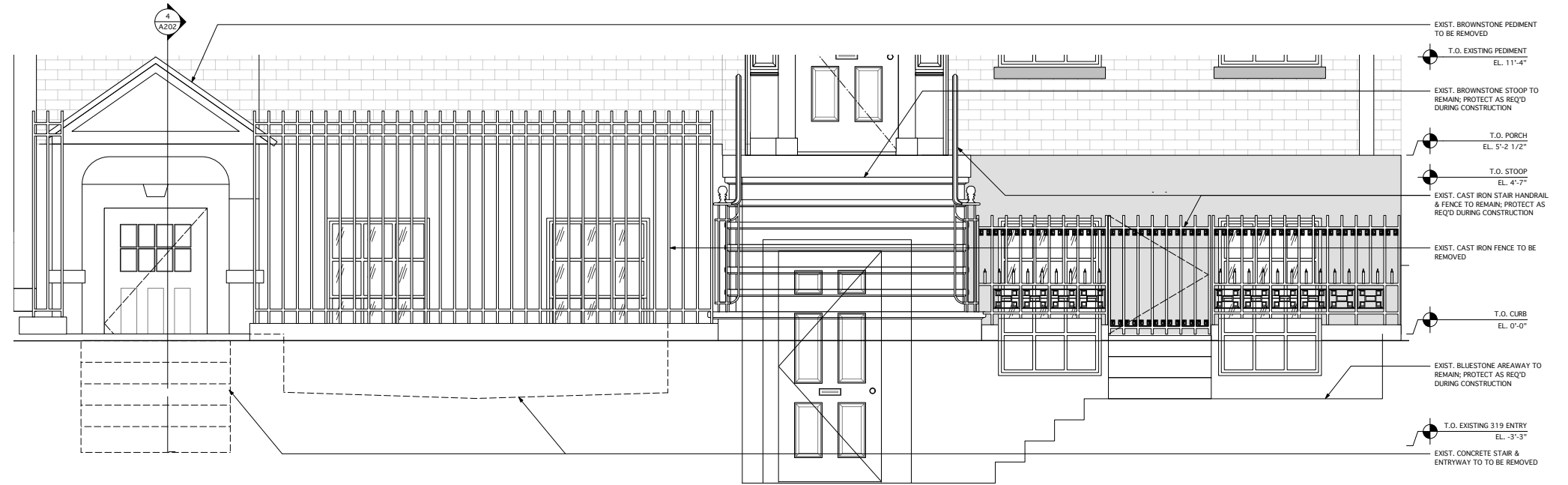
Remove existing paint & repair existing sills with cementitious brownstone.

Area of brick infill & entryway to be replaced to match adjacent.

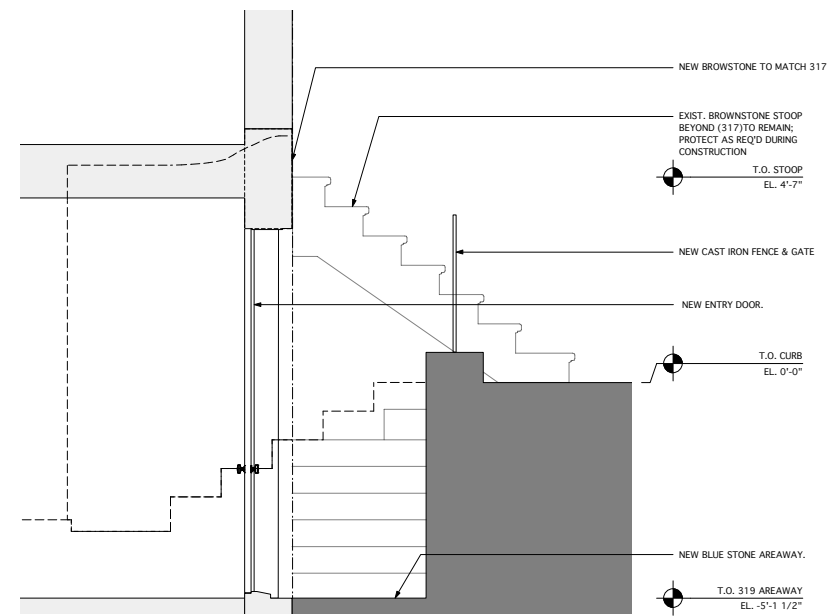




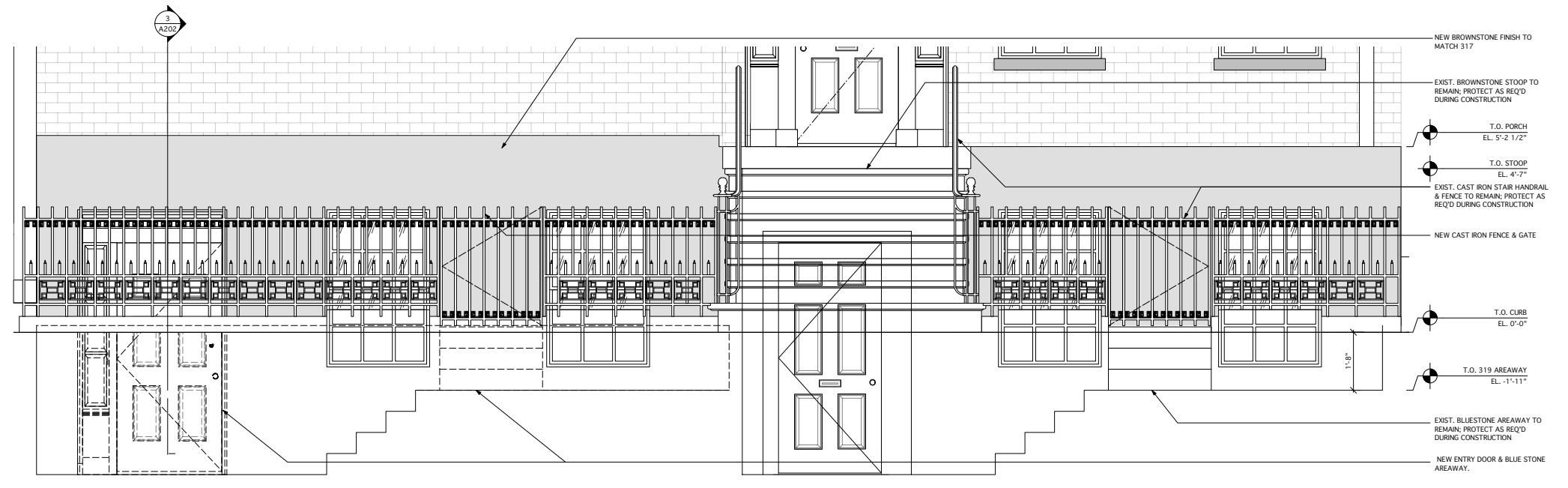
4 EAST ELEVATION - EXISTING AREAWAY
1/2" = 1'-0"



2 ENLARGED ELEVATION - EXISTING AREAWAY
1/2" = 1'-0"



3 EAST ELEVATION - PROPOSED AREAWAY
1/2" = 1'-0"



1 ENLARGED ELEVATION - PROPOSED AREAWAY
1/2" = 1'-0"

Area of brick to be removed to match existing.



Existing areaway at 317





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REAR FACADE DETAILS

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Existing addition at rear facade



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EXISTING ROOFTOP PHOTOS

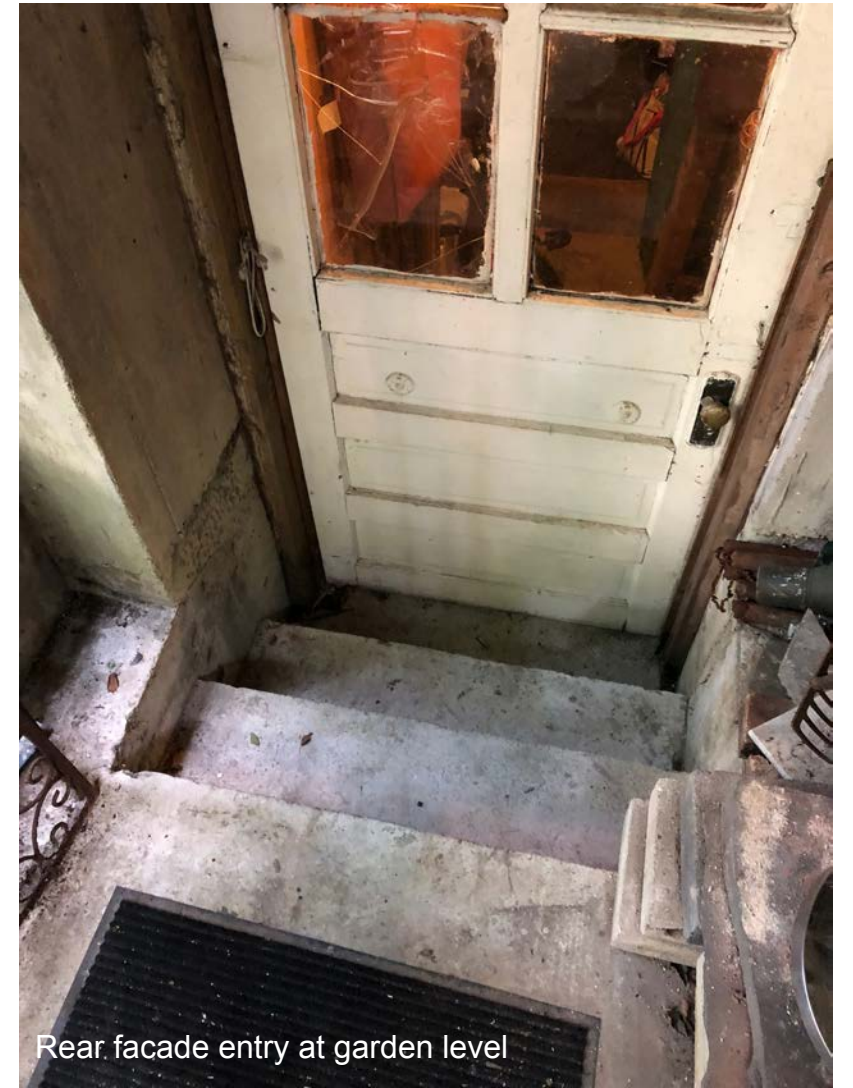
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Rear facade windows at 1st floor

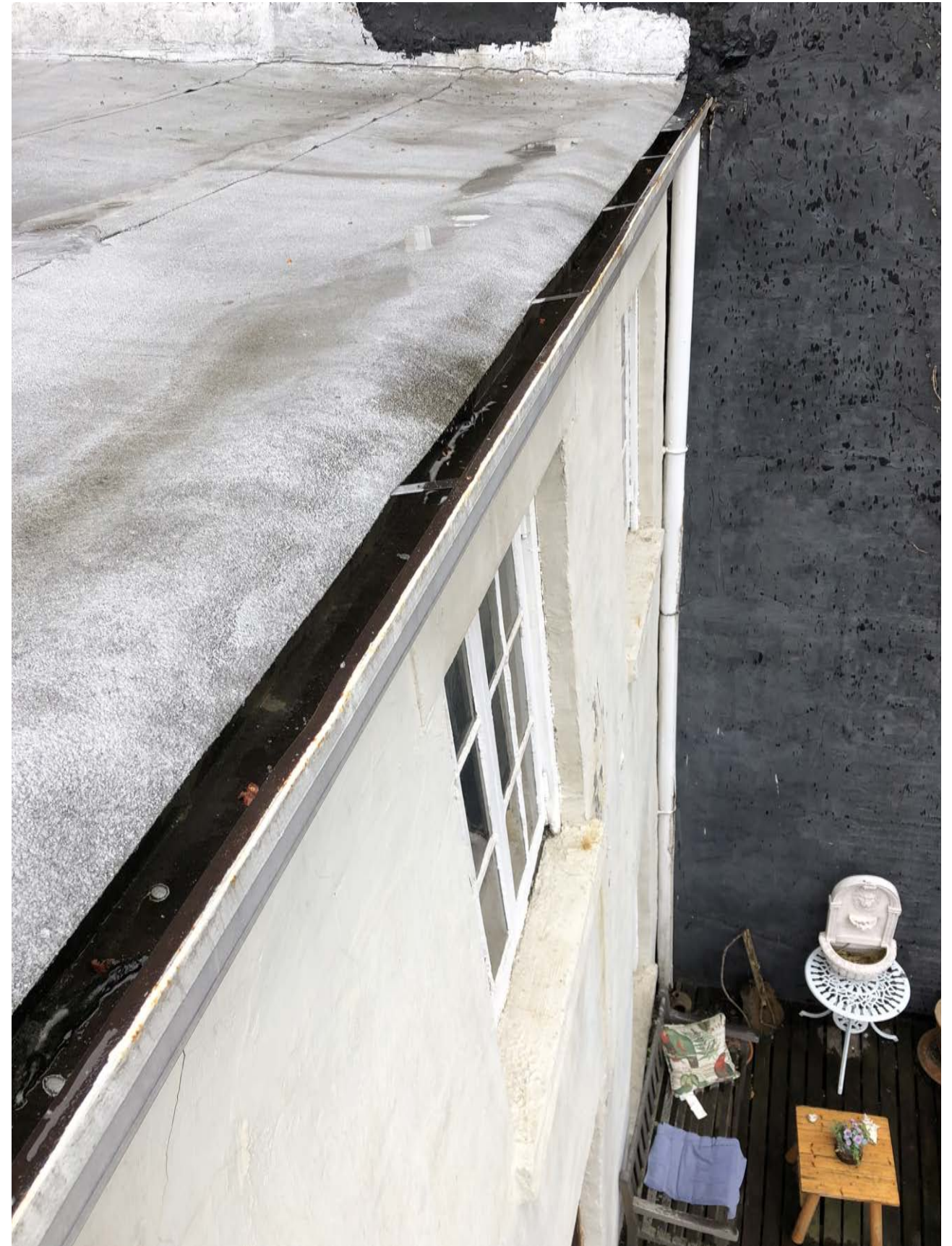


Rear facade windows at basement level



Rear facade entry at garden level





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REAR FACADE AND ROOF DETAILS AT 3RD FLOOR

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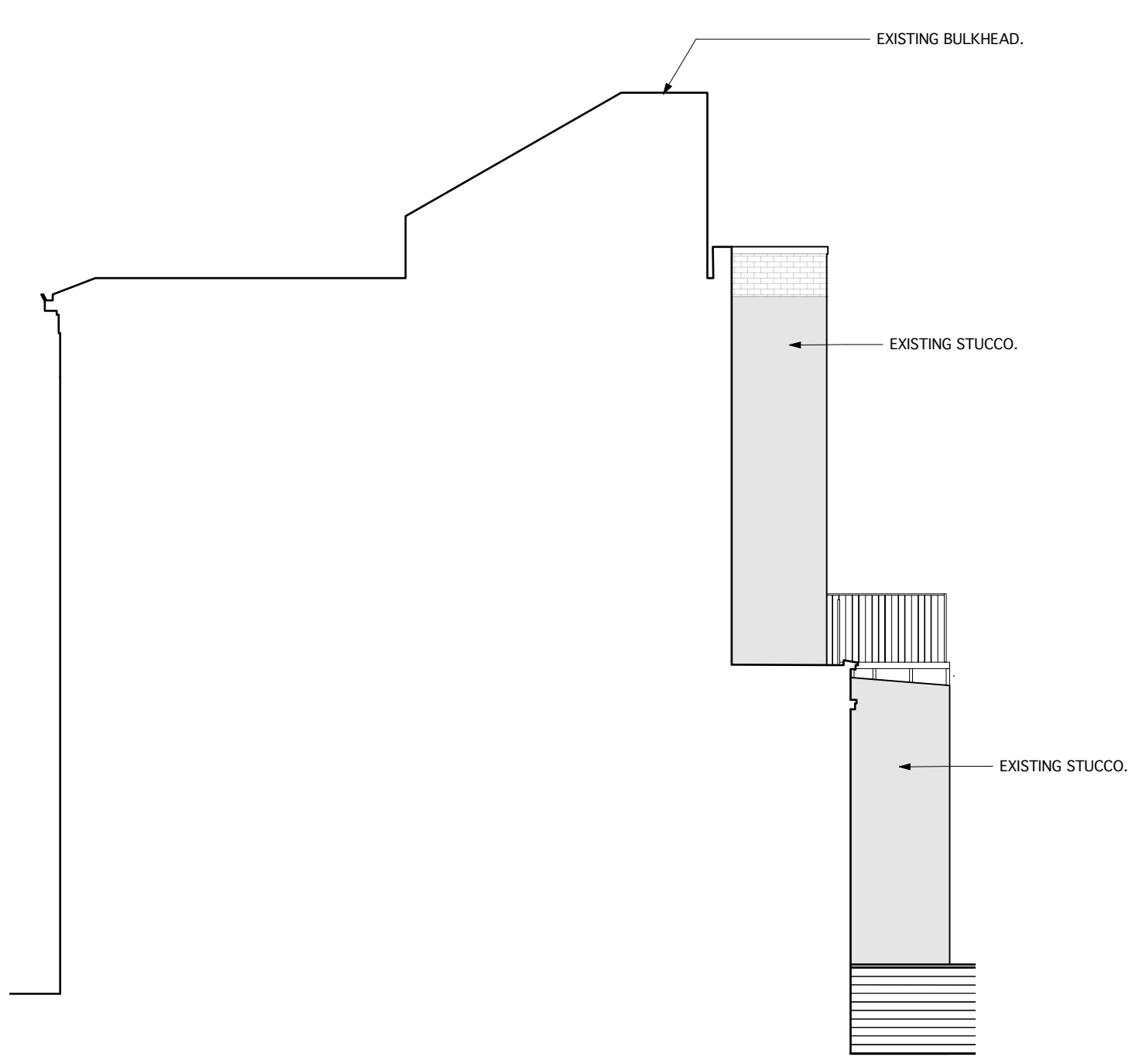




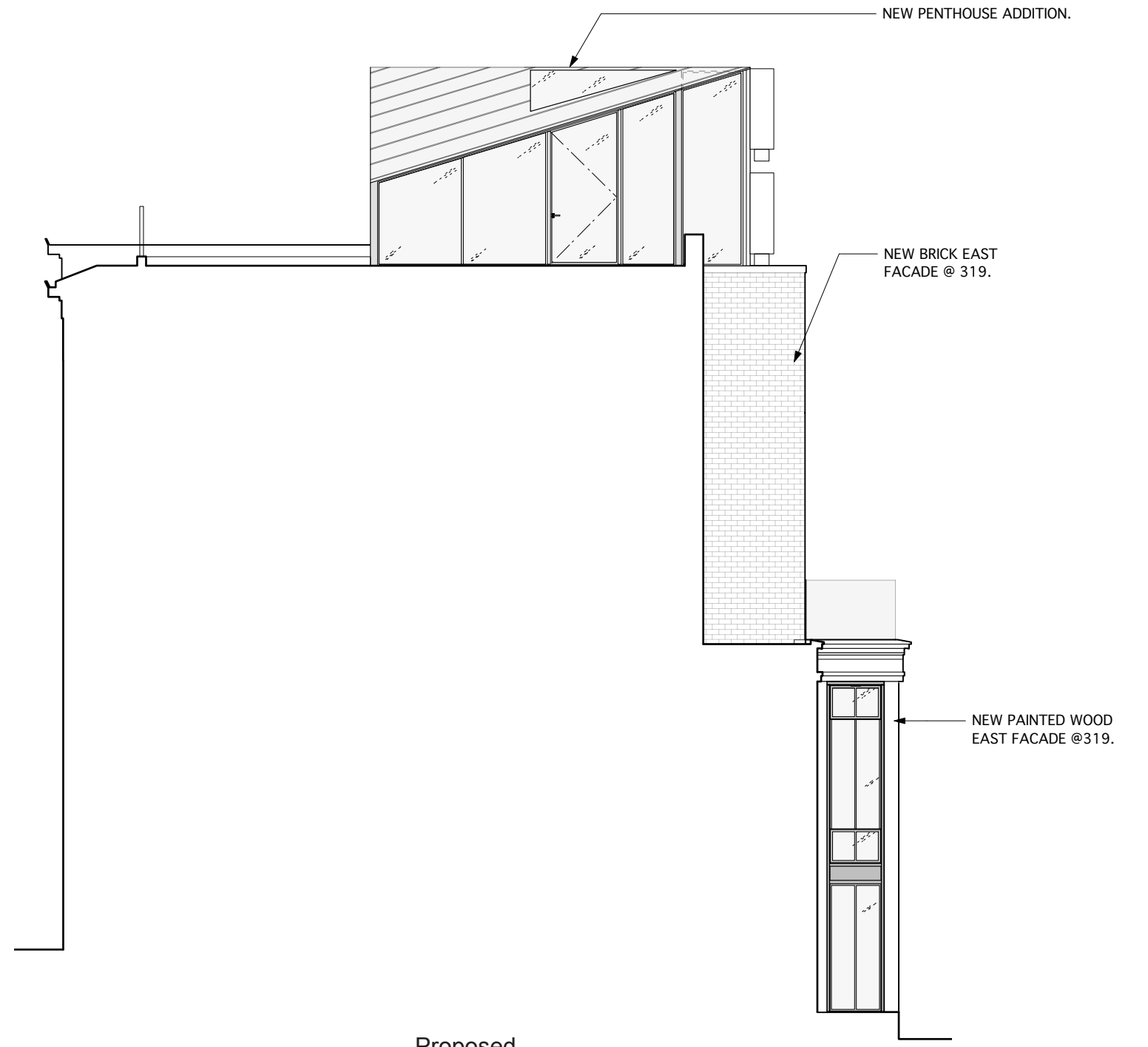
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PROPOSED REAR FACADE

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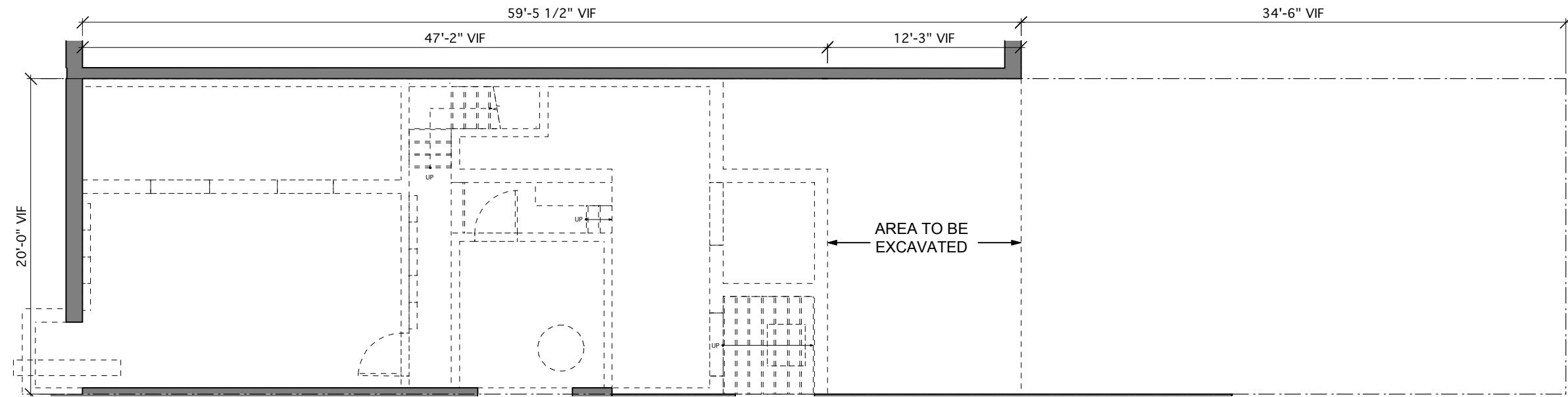


Existing

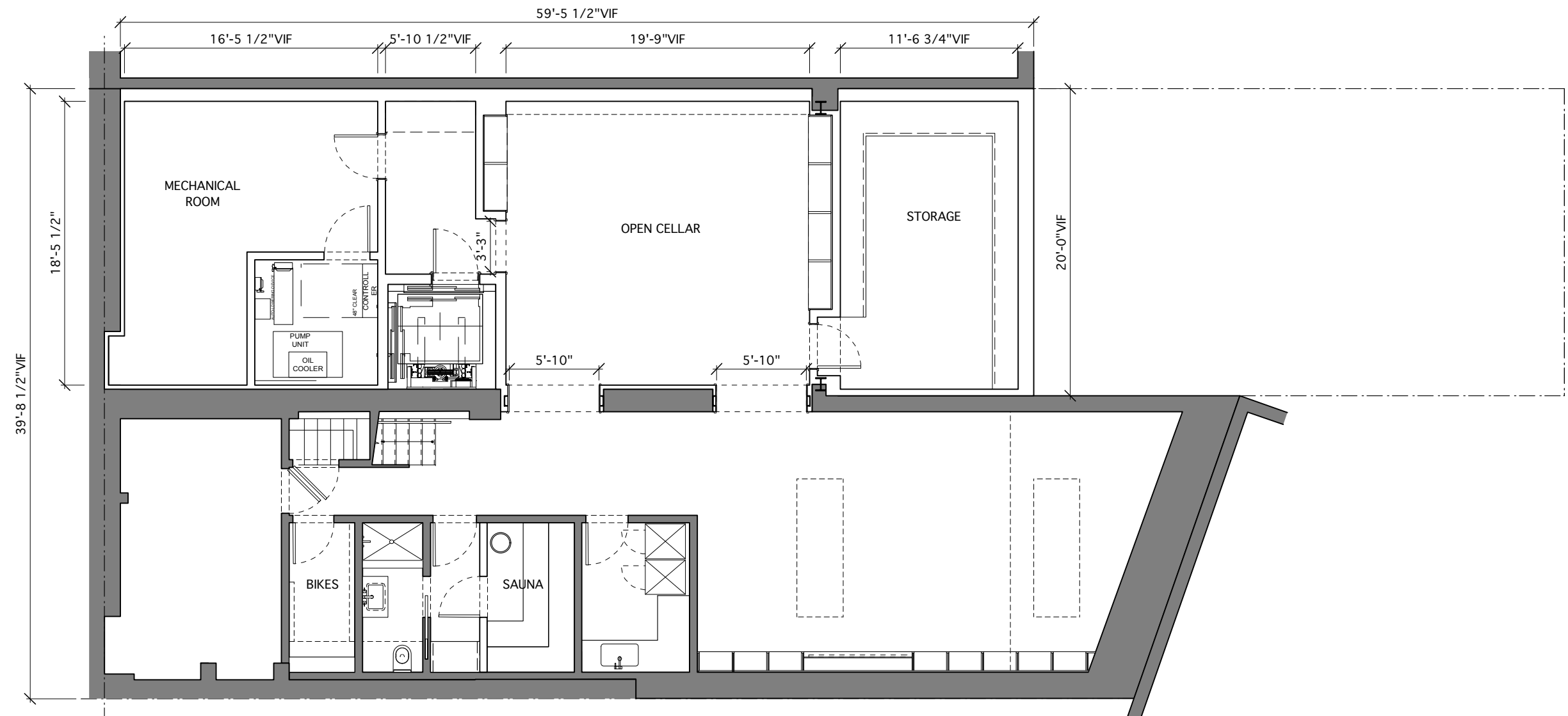


Proposed

**EXISTING
CELLAR FLOOR**



**PROPOSED
CELLAR FLOOR**



317-319 West 11th st.

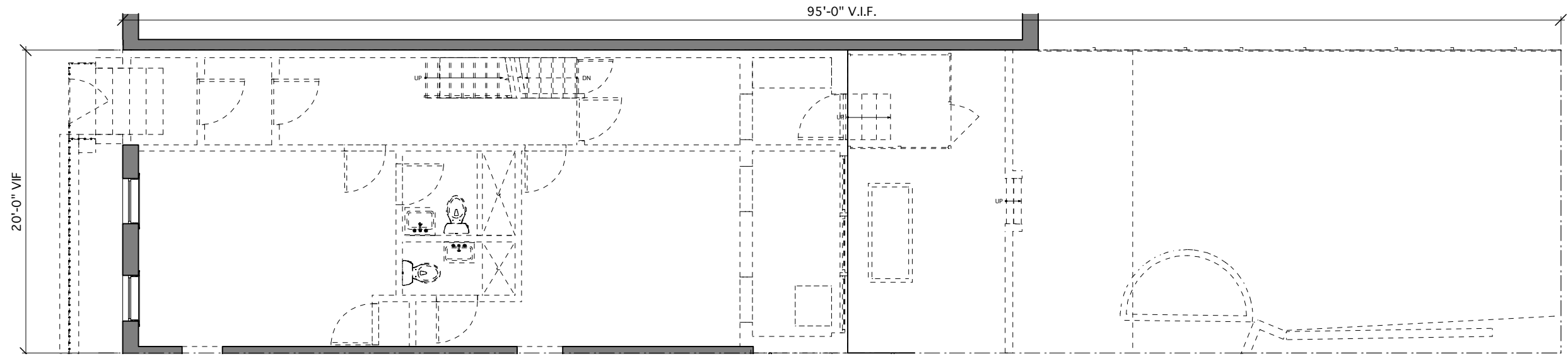
CELLAR FLOOR PLAN

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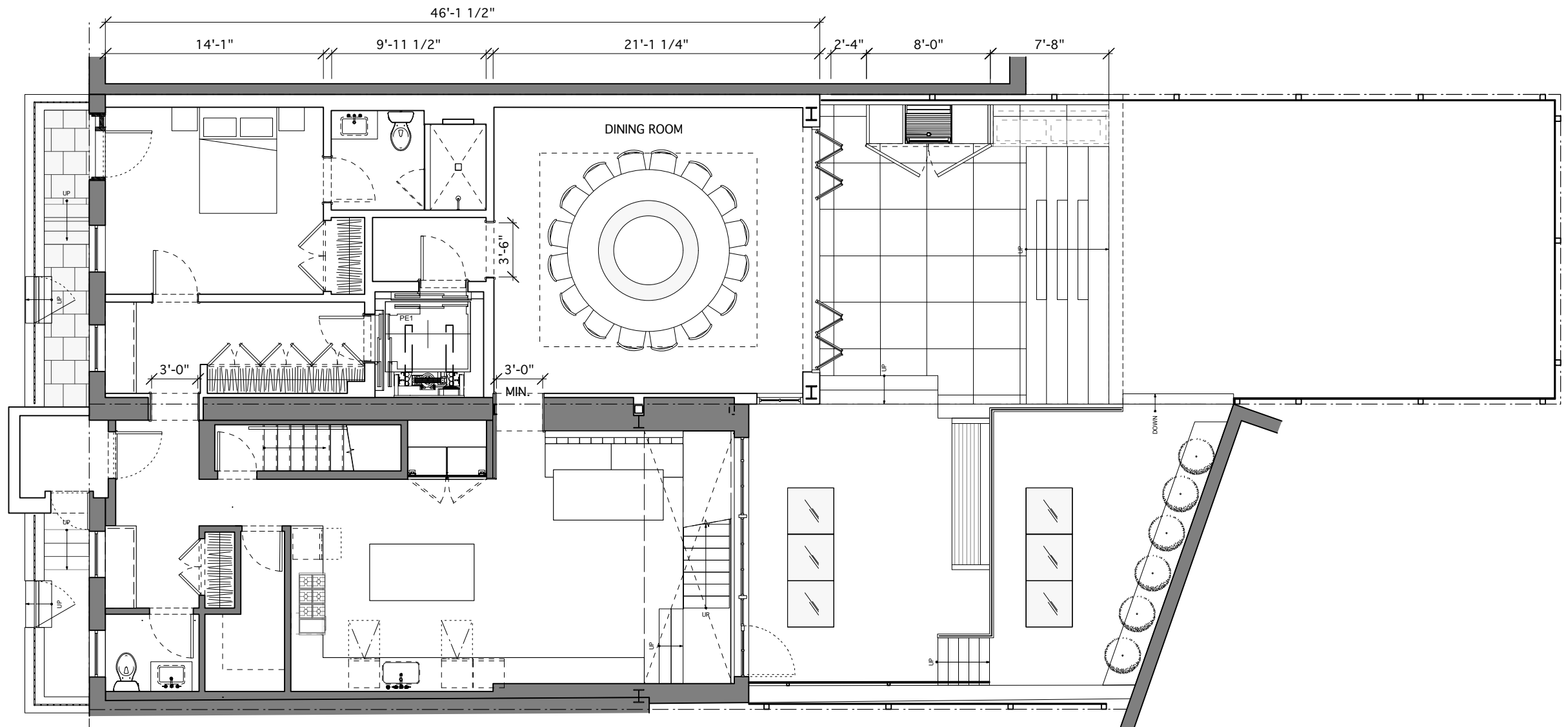
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**EXISTING
BASEMENT
FLOOR DEMO**



**PROPOSED
BASEMENT FLOOR**

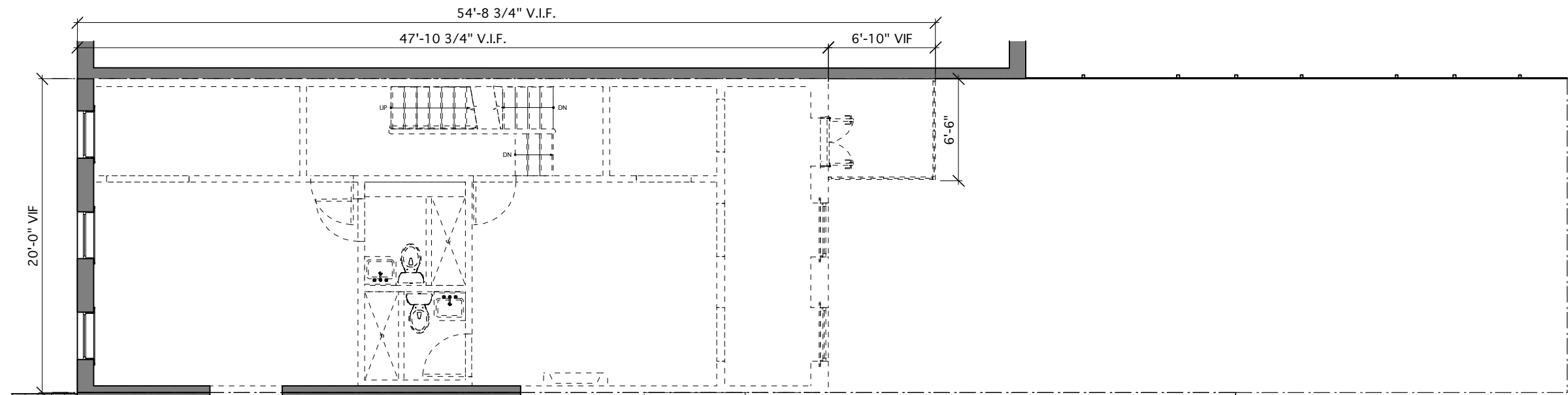


317-319 West 11th st.

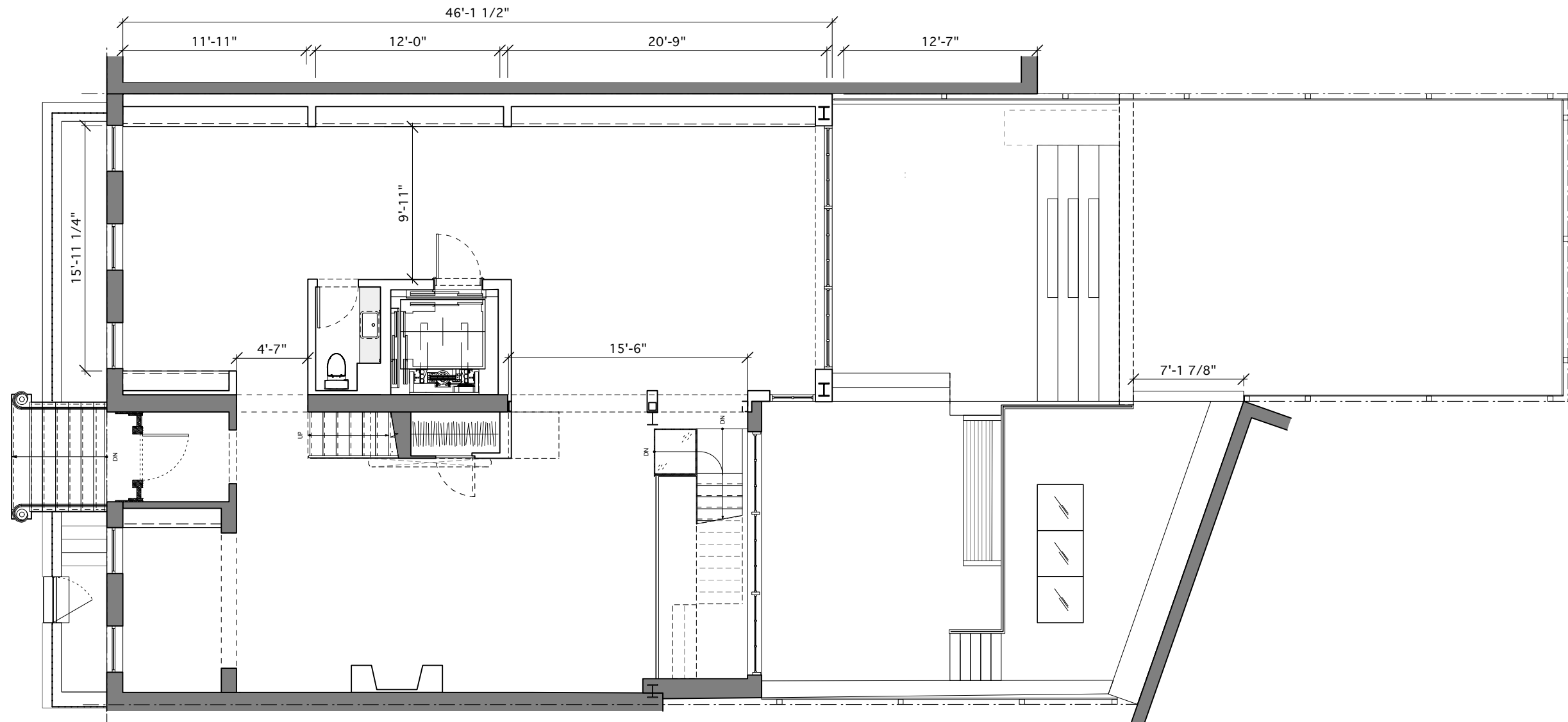
BASEMENT FLOOR PLAN

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**EXISTING
PARLOR FLOOR**



**PROPOSED
PARLOR FLOOR**



317-319 West 11th st.

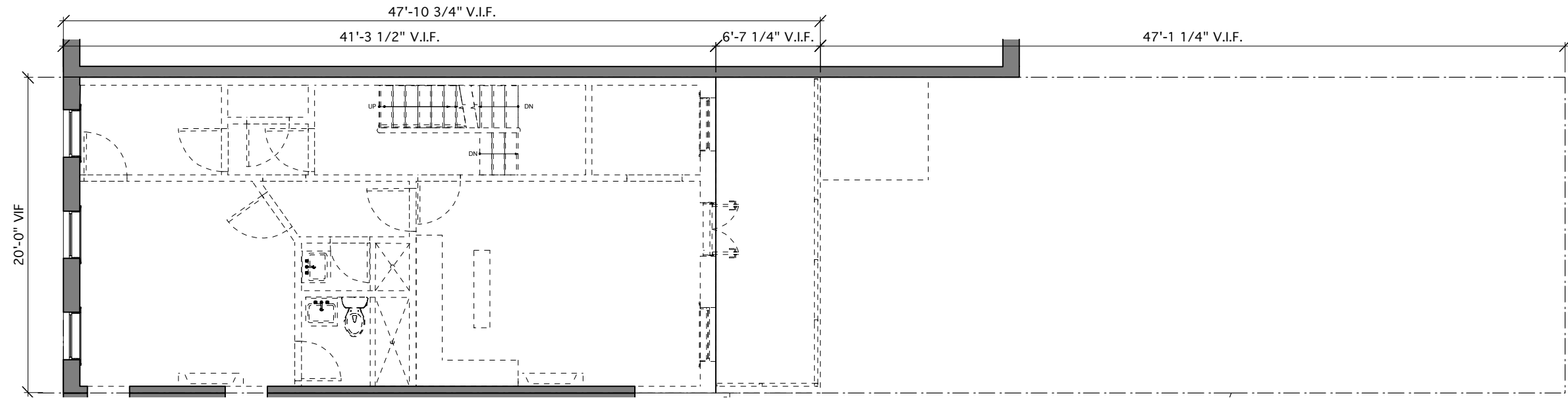
PARLOR FLOOR PLAN

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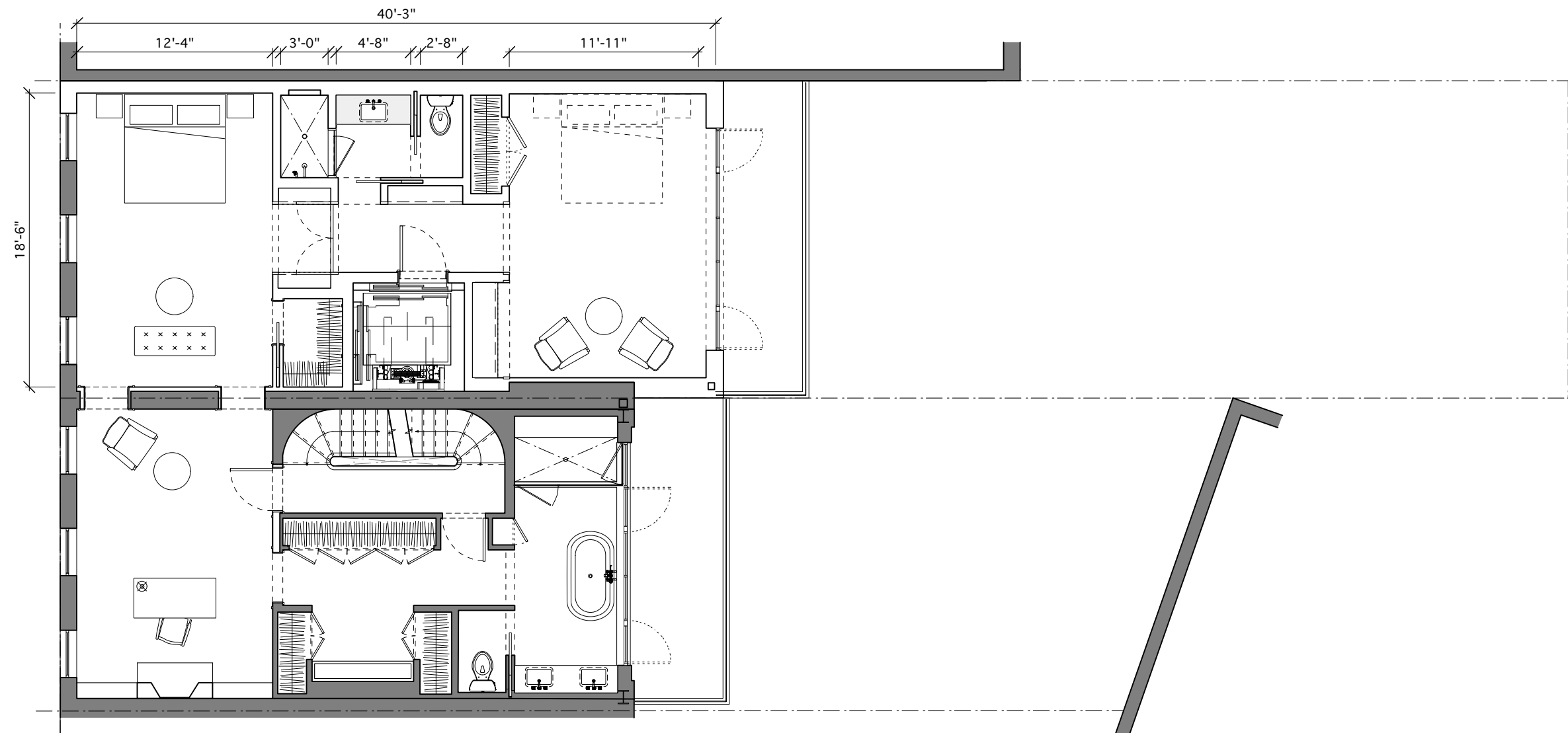
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**EXISTING
2ND FLOOR**



**PROPOSED
2ND FLOOR**

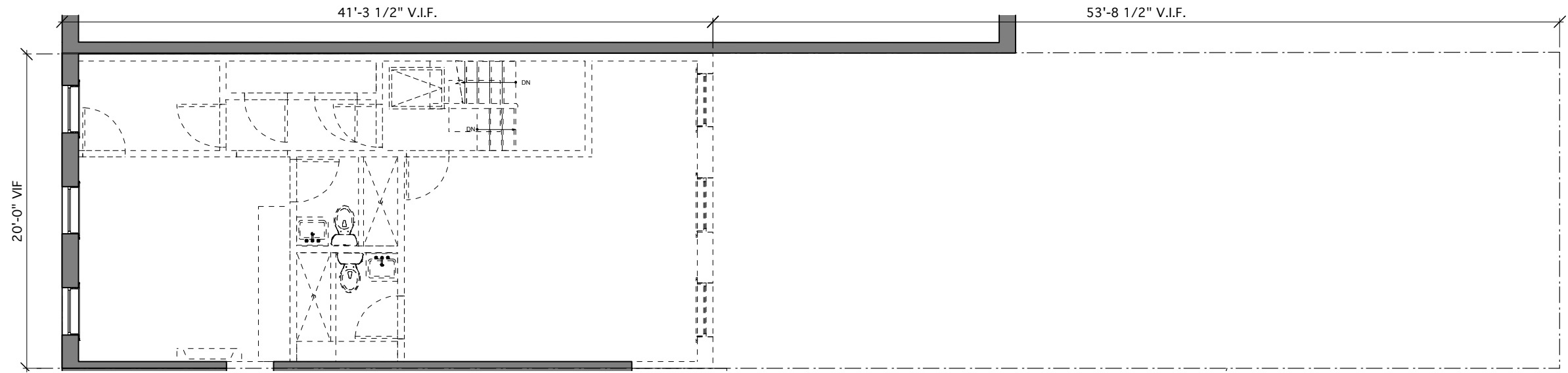


317-319 West 11th st.

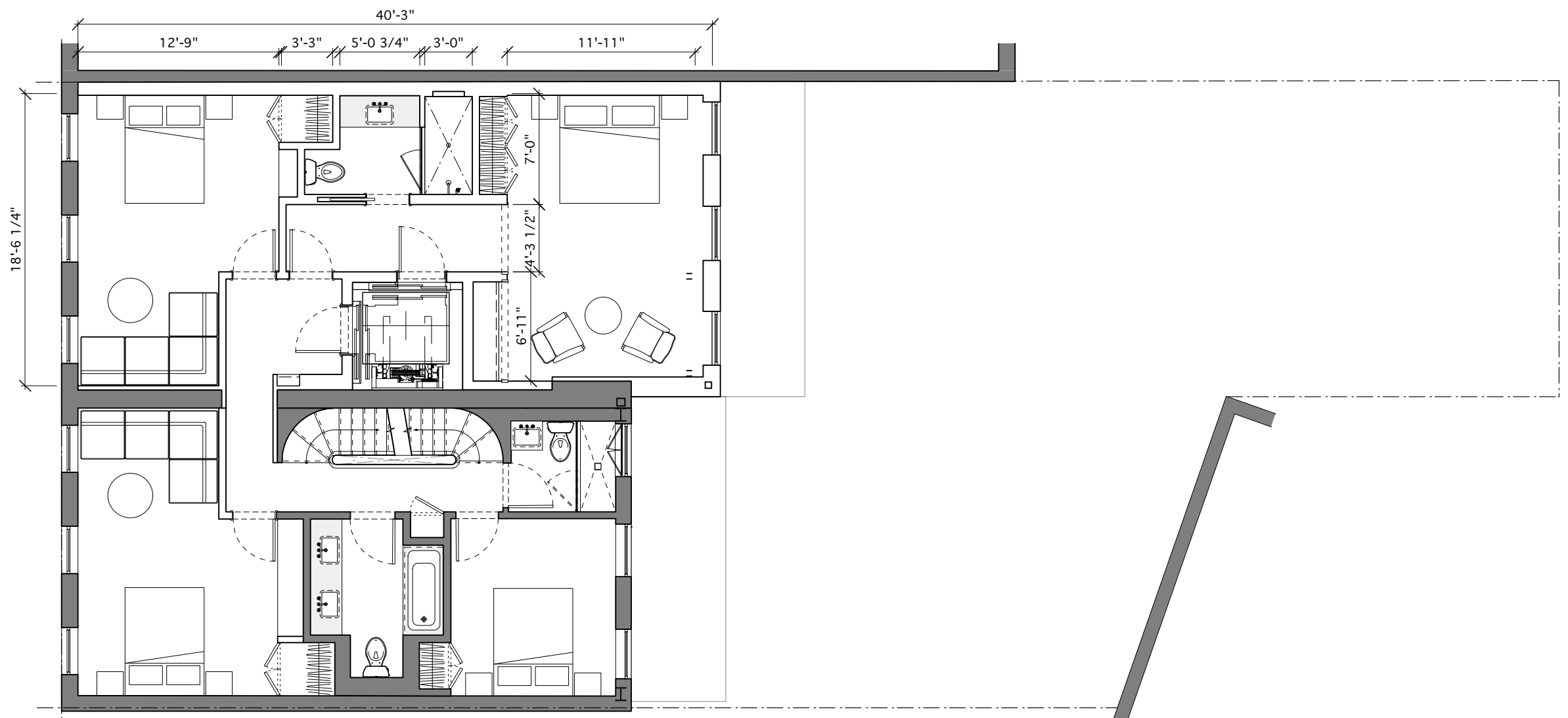
2ND FLOOR PLAN

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**EXISTING
3RD FLOOR**



**PROPOSED
3RD FLOOR**

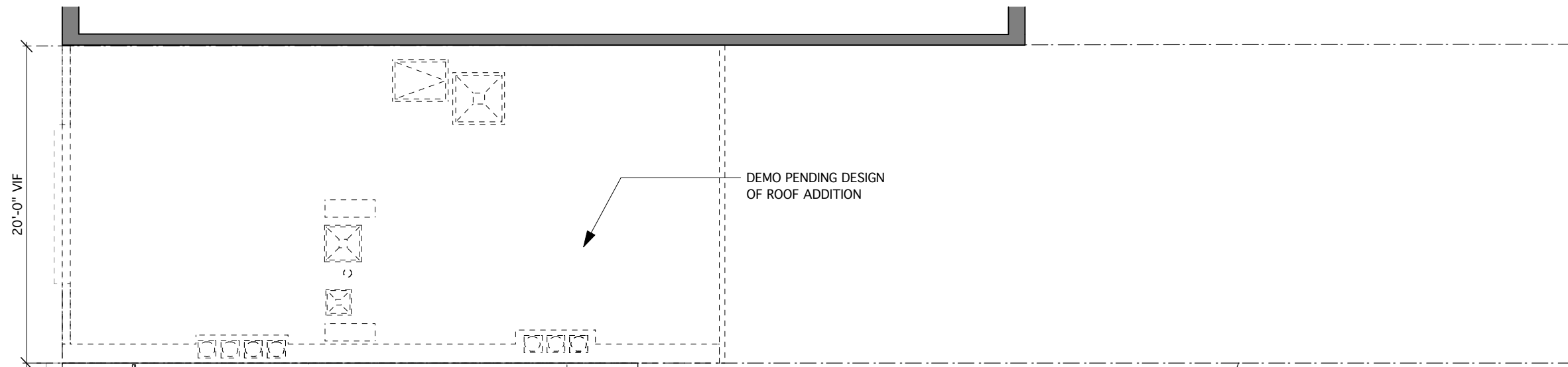


317-319 West 11th st.

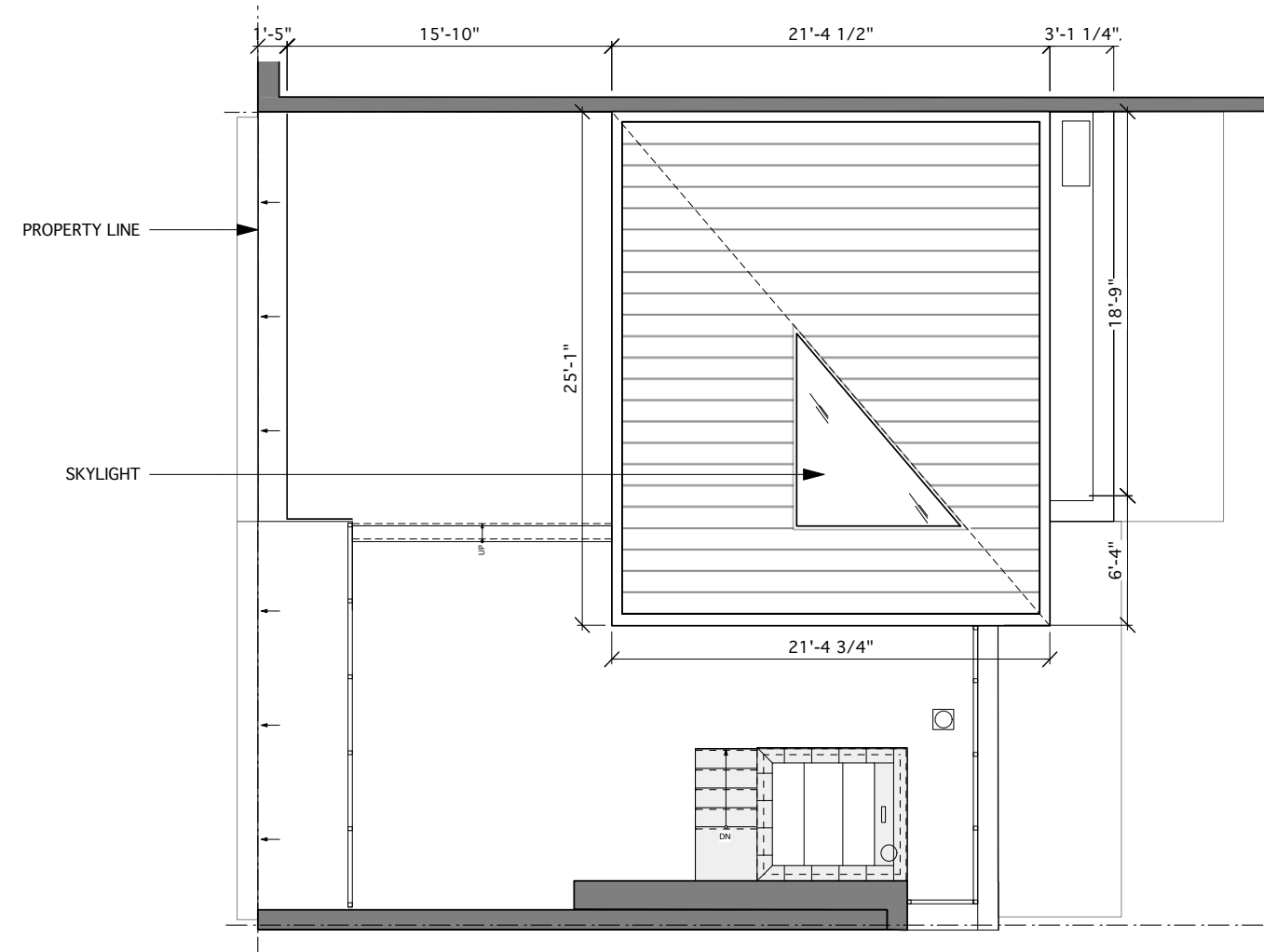
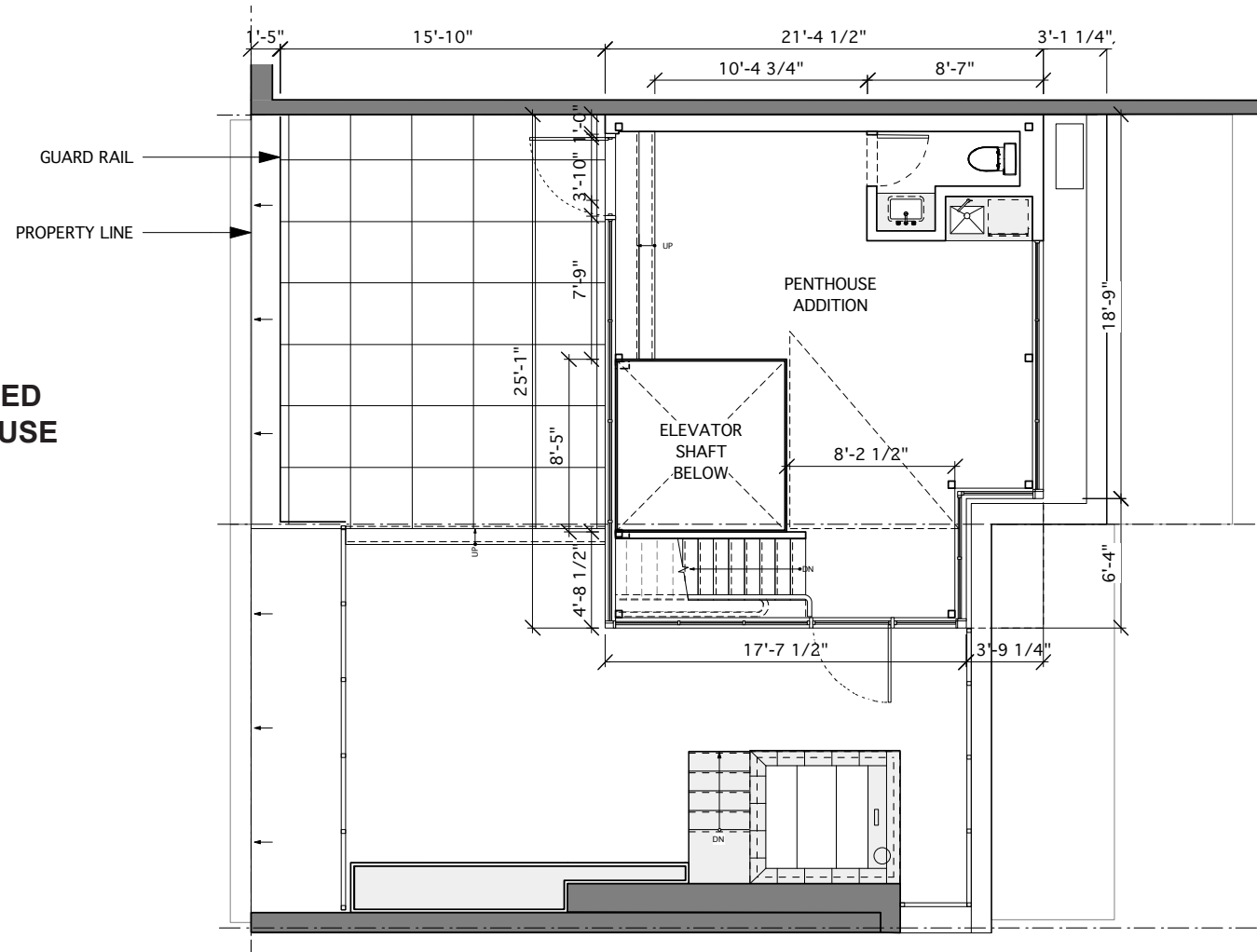
3RD FLOOR PLAN

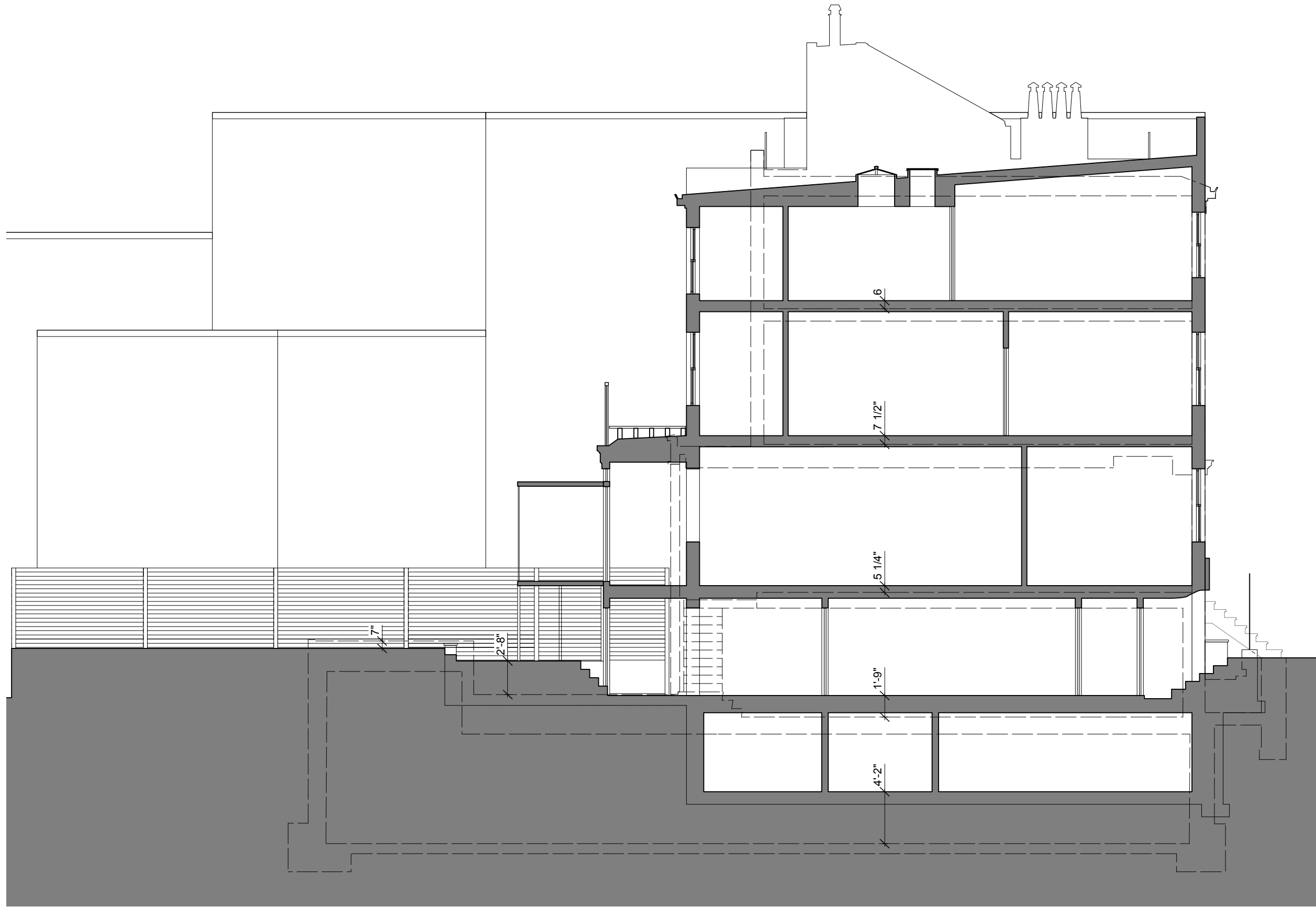
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EXISTING ROOF



PROPOSED PENTHOUSE FLOOR



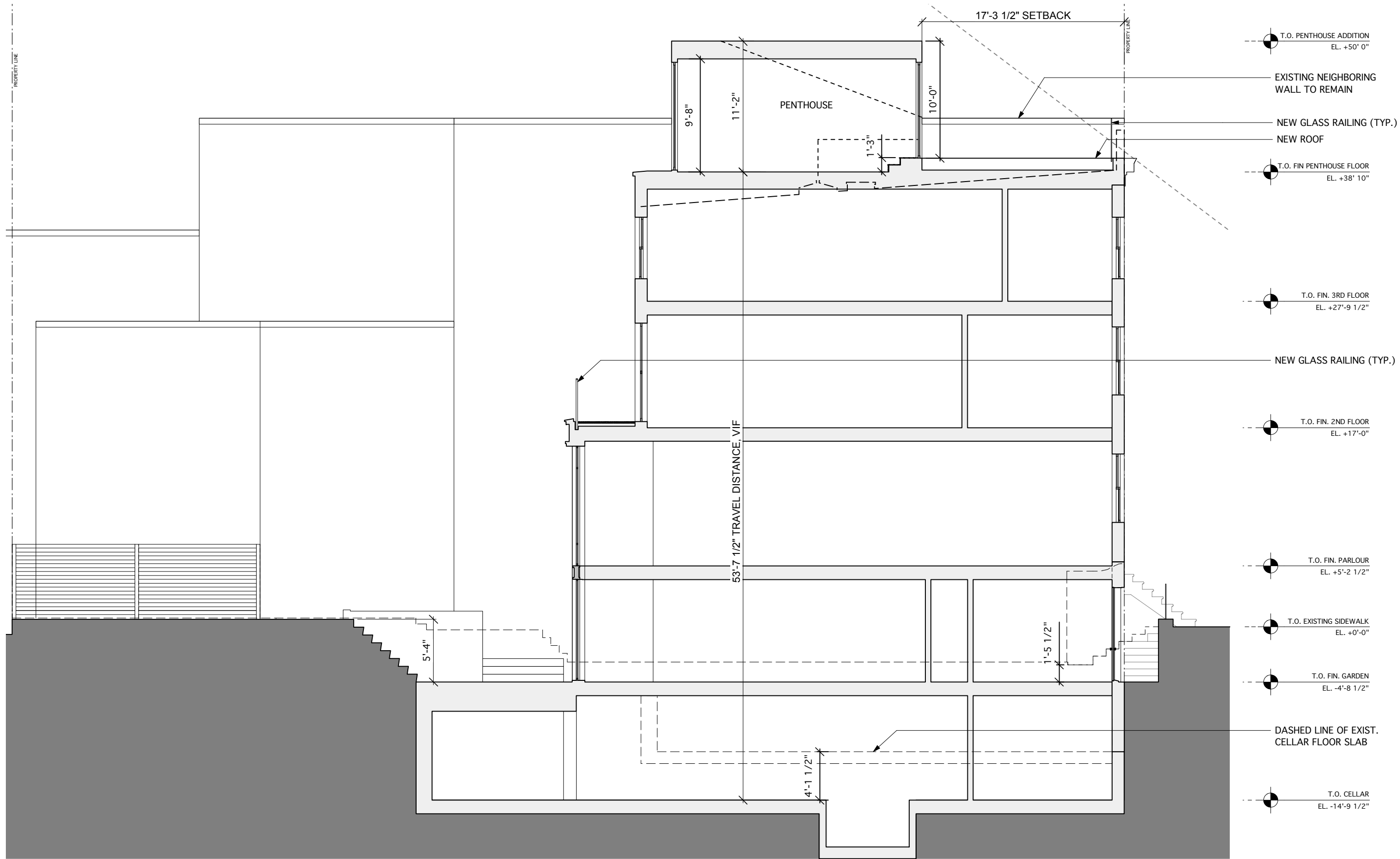


	T.O. EXST. BULKHEAD (317) EL. +48' 11 1/2"
T.O. EXST. ROOF HIGH (319) EL. +40'-0"	T.O. EXISTING ROOF (317) EL. +38' 4"
T.O. EXST. ROOF LOW (319) EL. +36'-10"	
T.O. FIN. 3RD FLOOR (319) EL. +28'-5"	T.O. FIN. 3RD FLOOR (317) EL. +27'-9 1/2"
T.O. FIN. 2ND FLOOR (319) EL. +17'-8"	T.O. FIN. 2ND FLOOR (317) EL. +17'-0"
T.O. FIN. PARLOUR (319) EL. +5'-9"	T.O. FIN. PARLOUR (317) EL. +5'-2 1/2"
	T.O. EXISTING SIDEWALK EL. +0'-0"
T.O. FIN. GARDEN (319) EL. -3'-0"	T.O. FIN. GARDEN (317) EL. -4'-8 1/2"
T.O. EXIST CELLAR (319) EL. -10'-8"	
	T.O. EXIST CELLAR (317) EL. -14'-9 1/2"

317-319 West 11th st.

EXISTING SECTION

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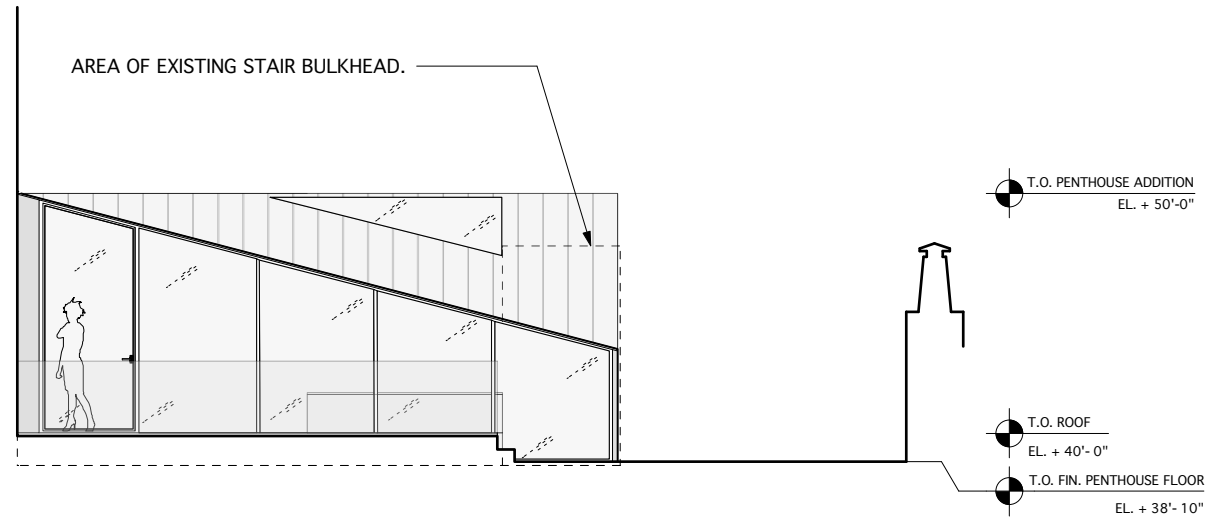


- T.O. PENTHOUSE ADDITION
EL. +50' 0"
- EXISTING NEIGHBORING
WALL TO REMAIN
- NEW GLASS RAILING (TYP.)
- NEW ROOF
- T.O. FIN PENTHOUSE FLOOR
EL. +38' 10"
- T.O. FIN. 3RD FLOOR
EL. +27'-9 1/2"
- NEW GLASS RAILING (TYP.)
- T.O. FIN. 2ND FLOOR
EL. +17'-0"
- T.O. FIN. PARLOUR
EL. +5'-2 1/2"
- T.O. EXISTING SIDEWALK
EL. +0'-0"
- T.O. FIN. GARDEN
EL. -4'-8 1/2"
- DASHED LINE OF EXIST.
CELLAR FLOOR SLAB
- T.O. CELLAR
EL. -14'-9 1/2"

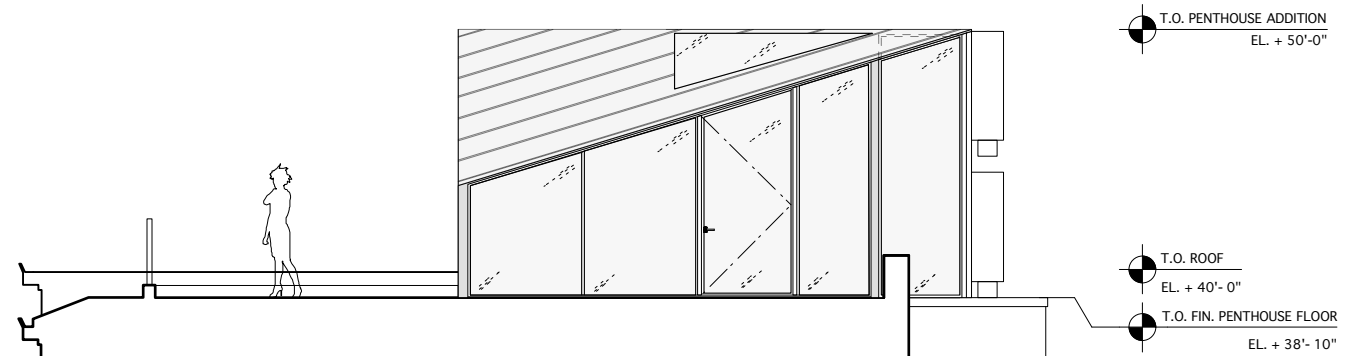
317-319 West 11th st.

PROPOSED SECTION

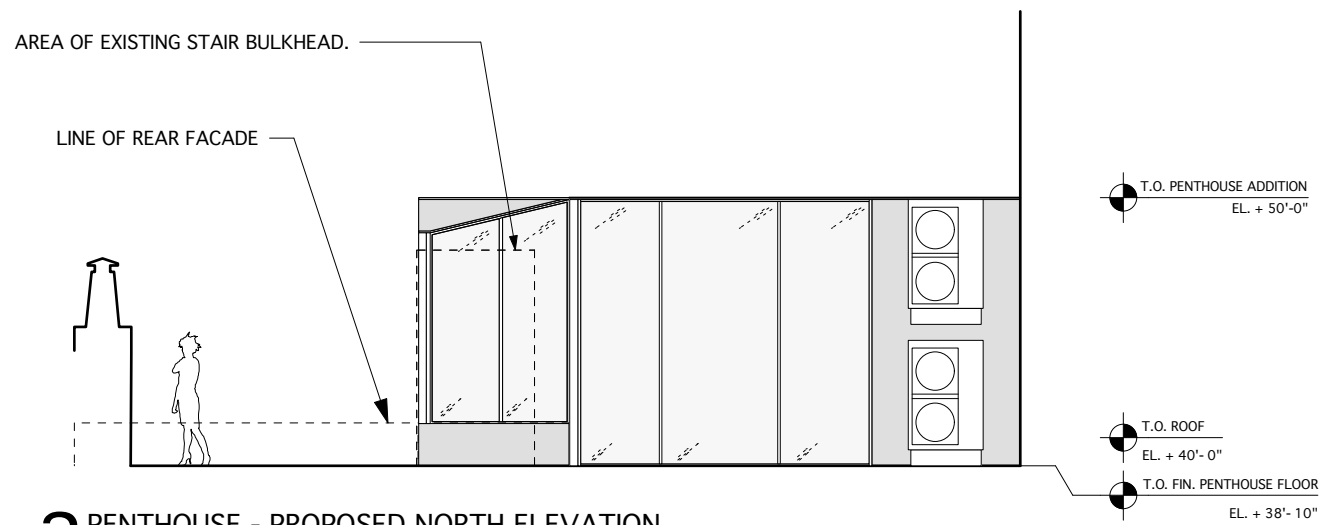
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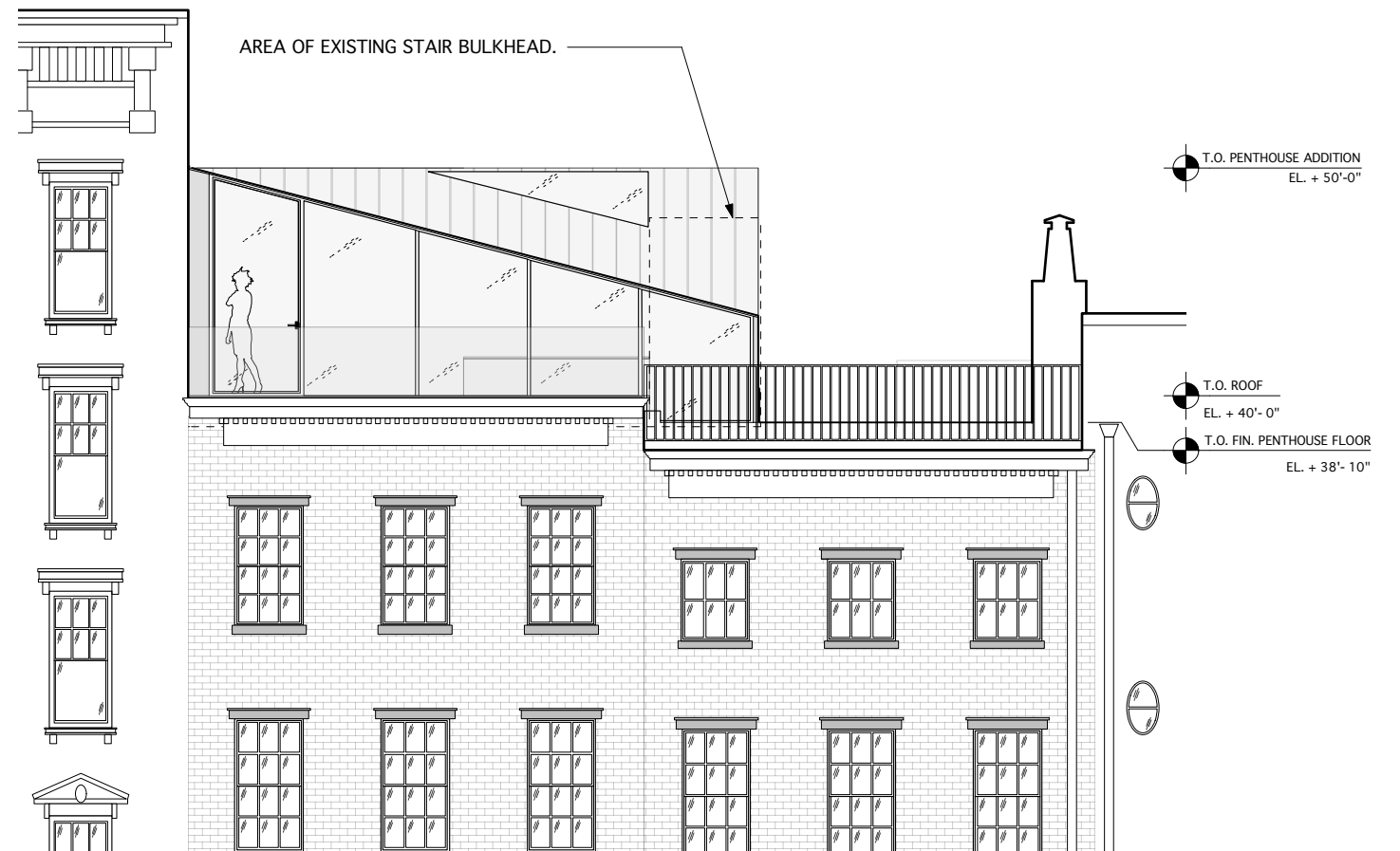
3 PENTHOUSE - PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



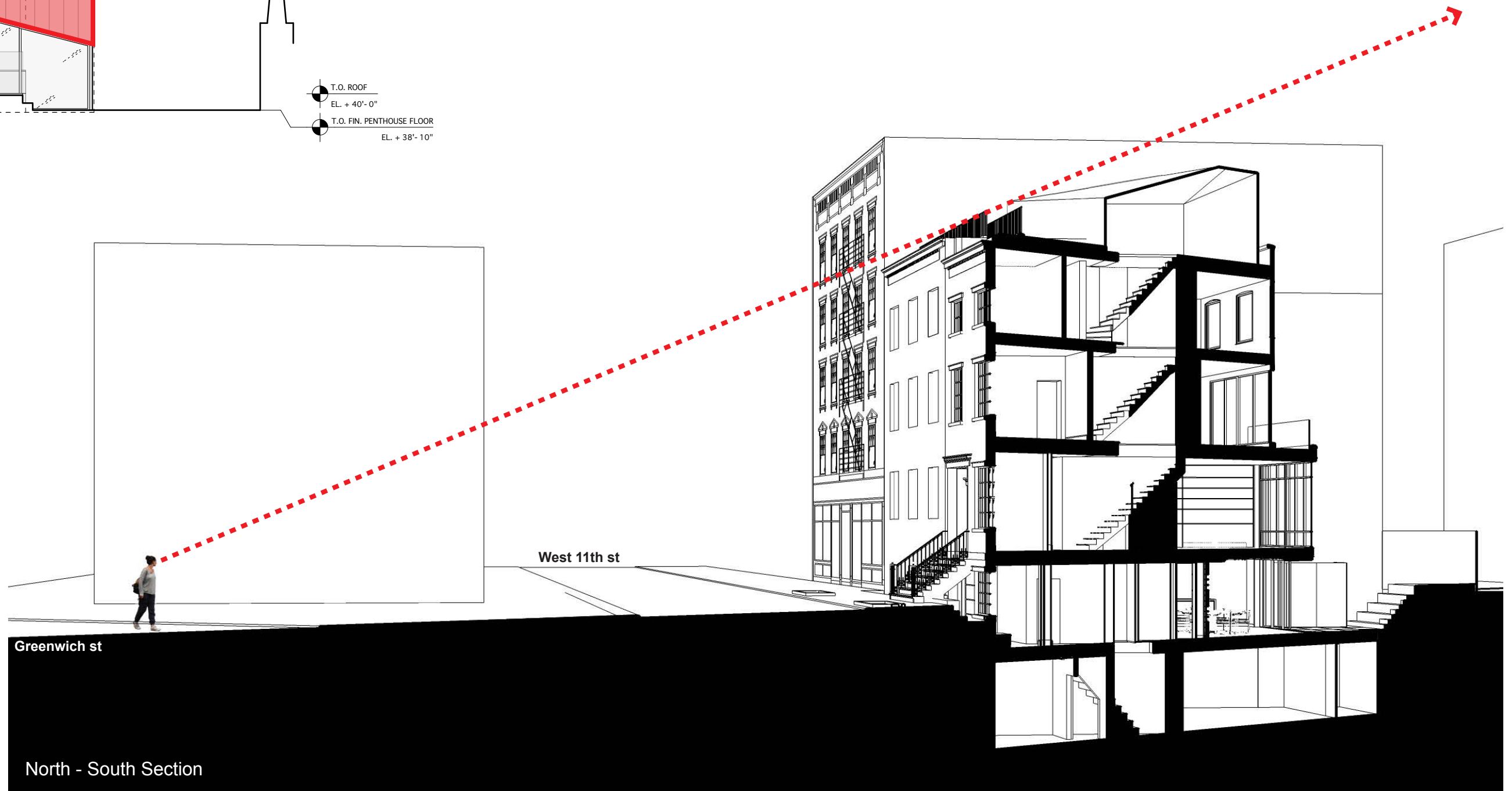
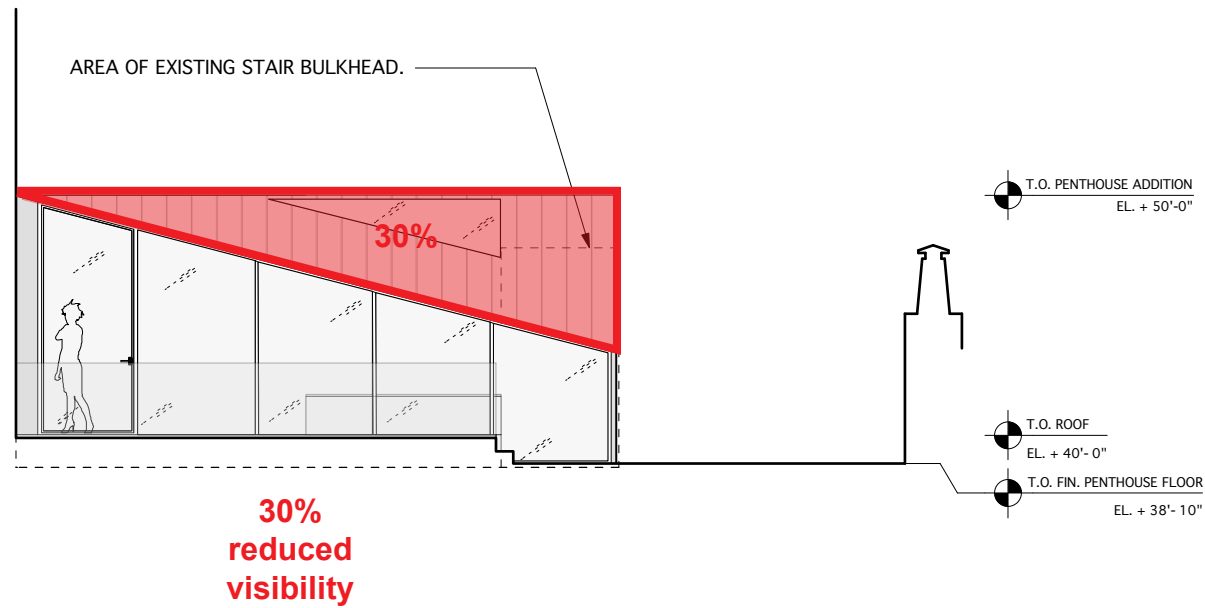
4 PENTHOUSE - PROPOSED EAST ELEVATION
1/8" = 1'-0"



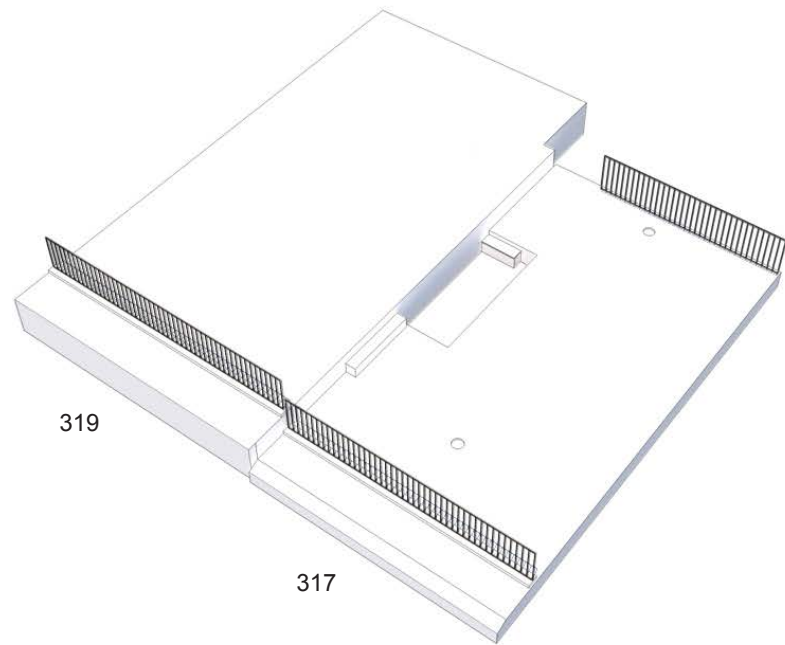
2 PENTHOUSE - PROPOSED NORTH ELEVATION
1/8" = 1'-0"



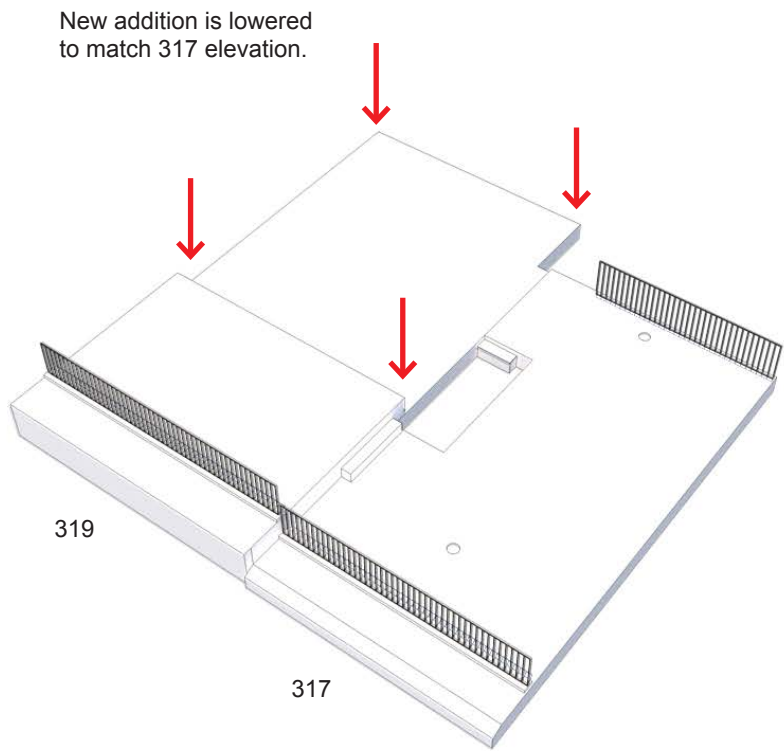
1 PENTHOUSE - PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



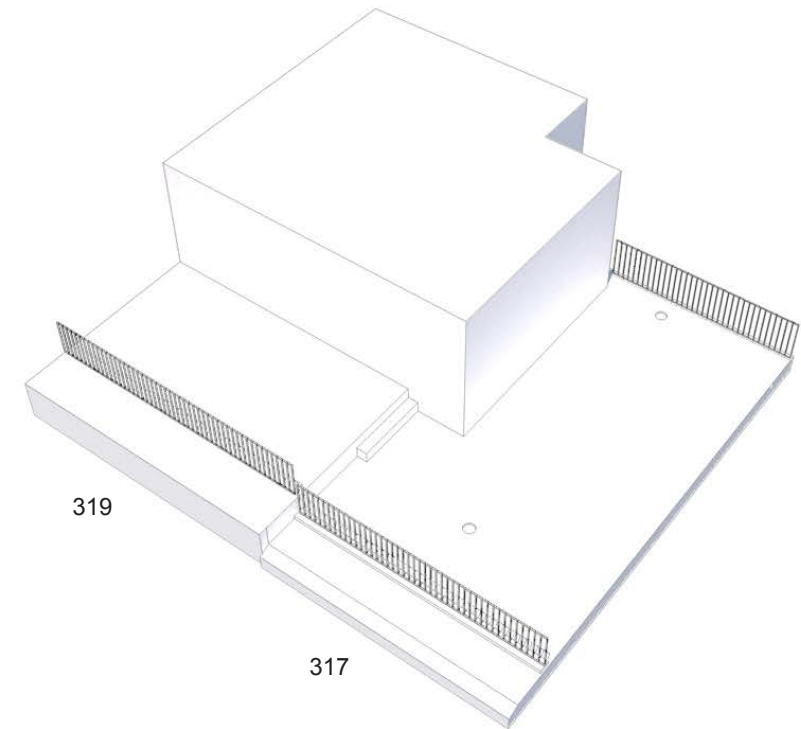
Initial Floor Plate Condition



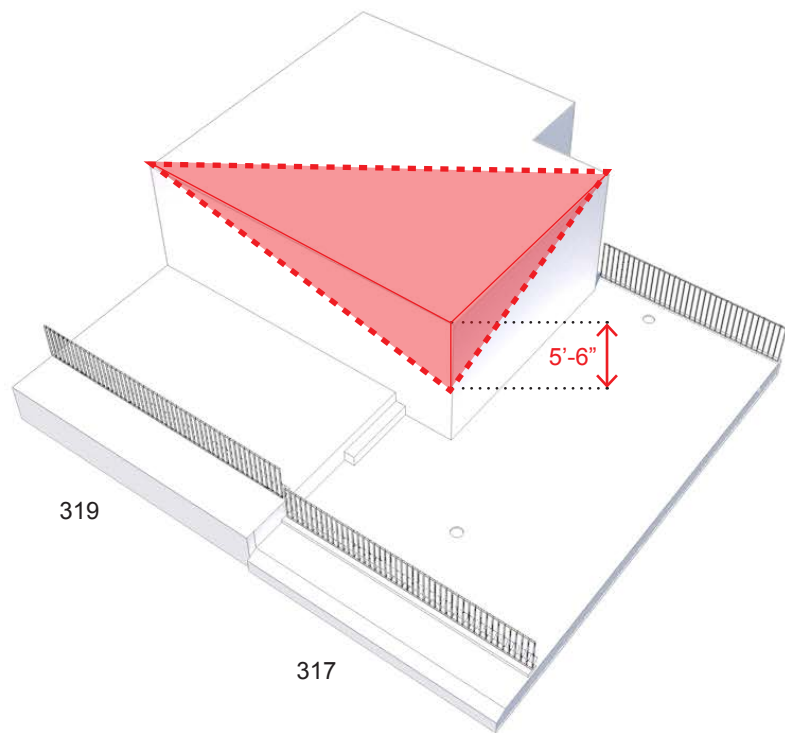
Lower Penthouse Addition 14"



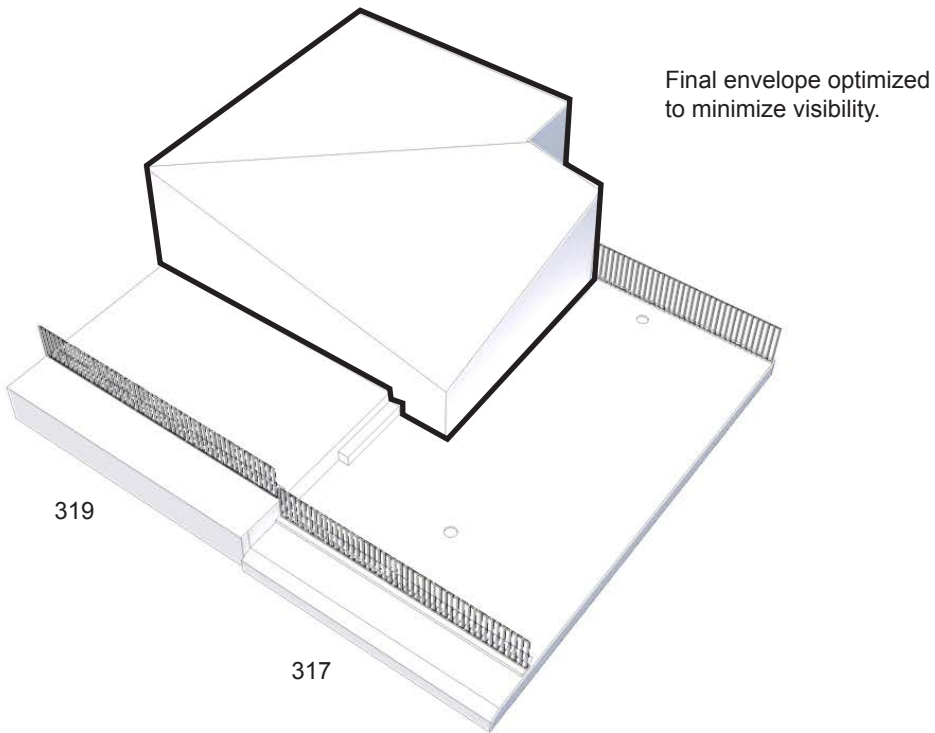
Penthouse Addition Full Envelope

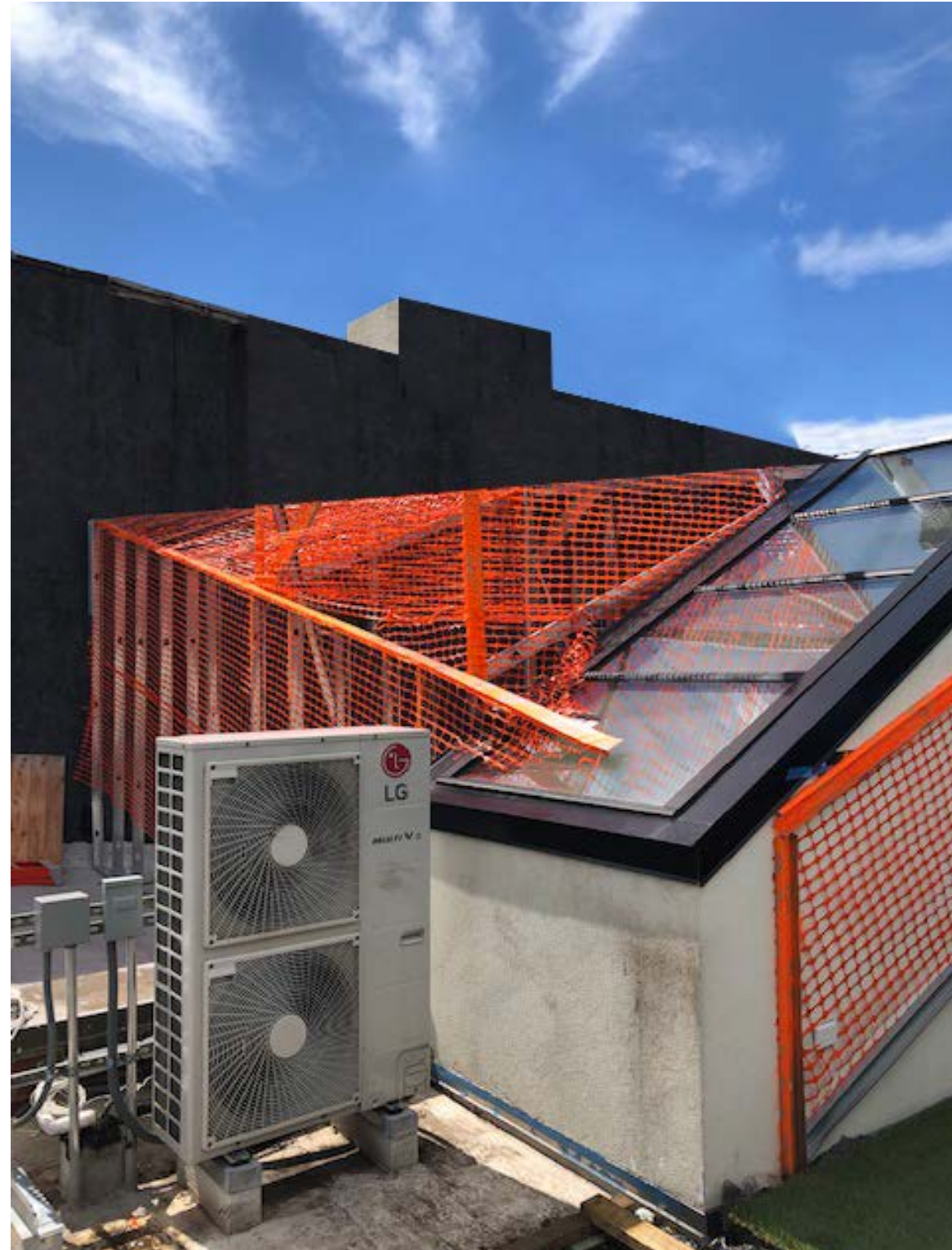


Penthouse Addition Reduced Envelope



Final penthouse Addition Envelope





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PENTHOUSE MOCKUP

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Views walking along
West 11th street





317-319 West 11th st.

VISIBILITY STUDY

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VISIBILITY STUDY

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VISIBILITY STUDY

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VISIBILITY STUDY





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VISIBILITY STUDY

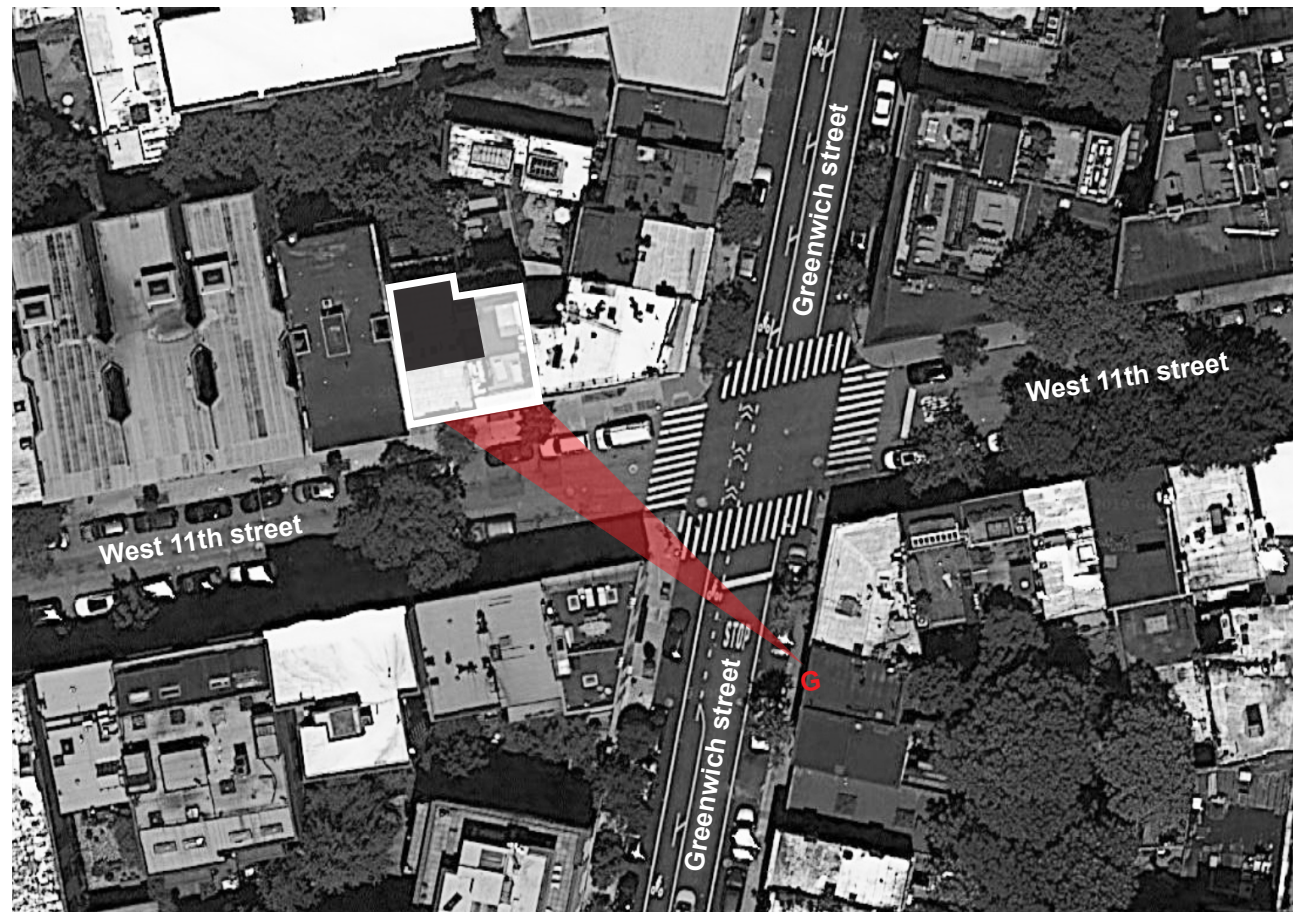




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PENTHOUSE VISIBILITY





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PENTHOUSE DESIGN

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Existing



Proposed

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PENTHOUSE DESIGN

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