



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

1940 Tax Photo



Existing Elevation



Proposed Elevation

317-319 West 11th st.

May10 2019

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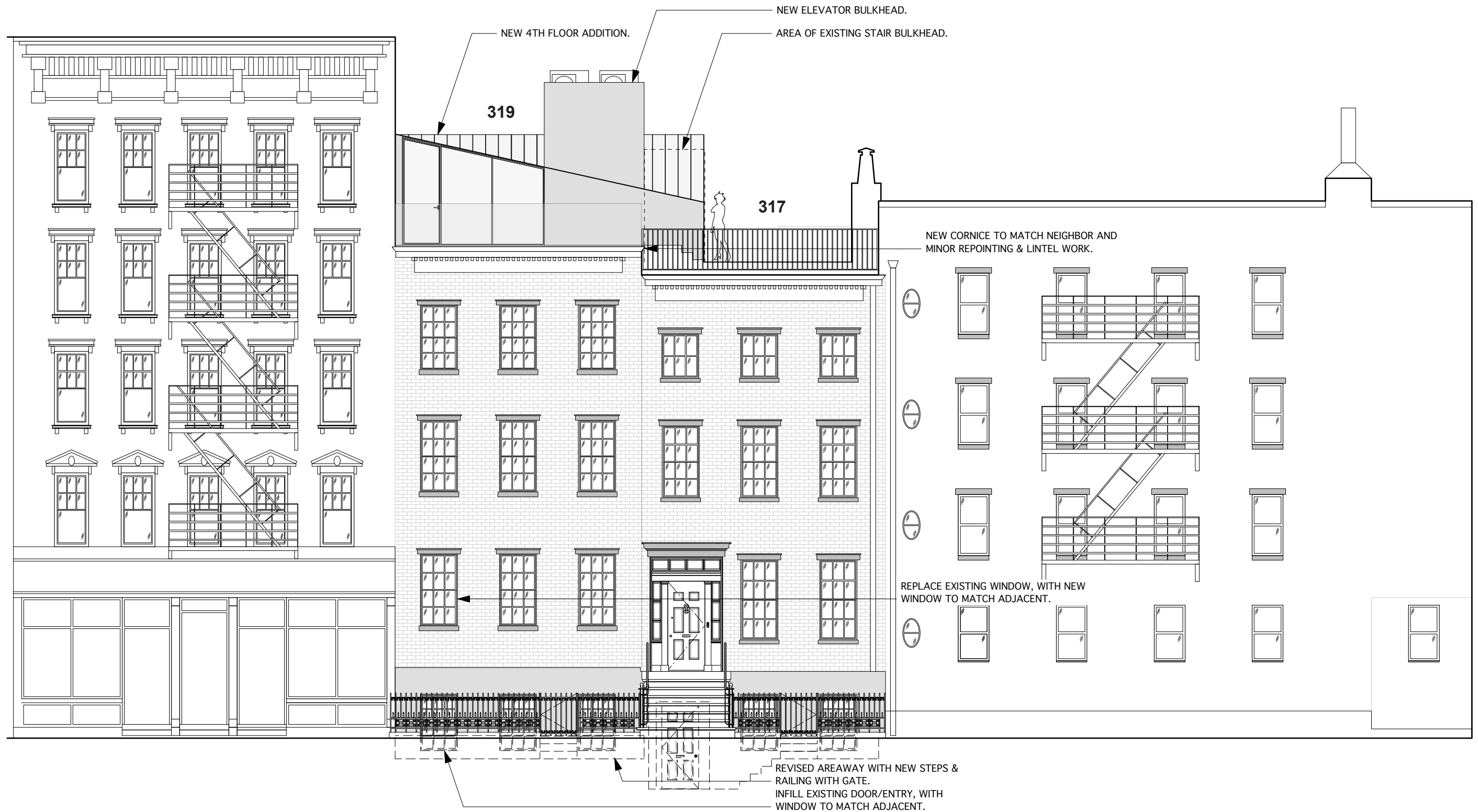
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EXISTING SOUTH ELEVATION

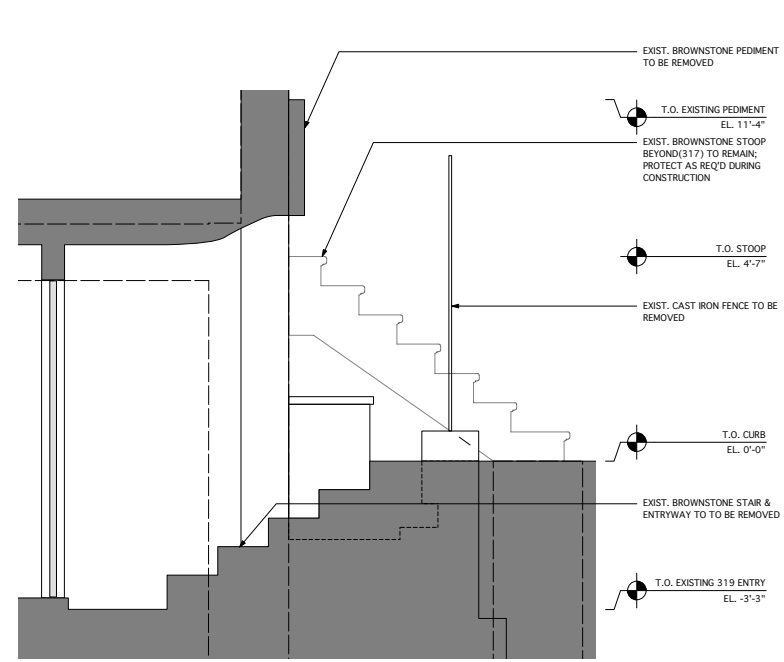
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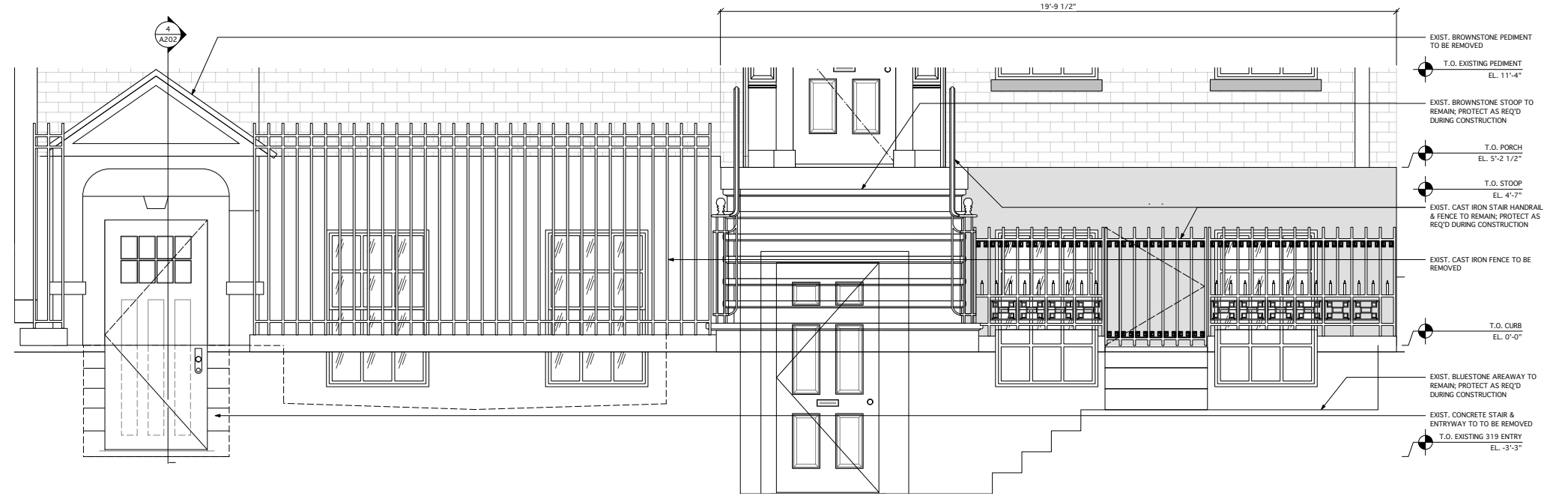
317-319 West 11th st.

PROPOSED SOUTH ELEVATION

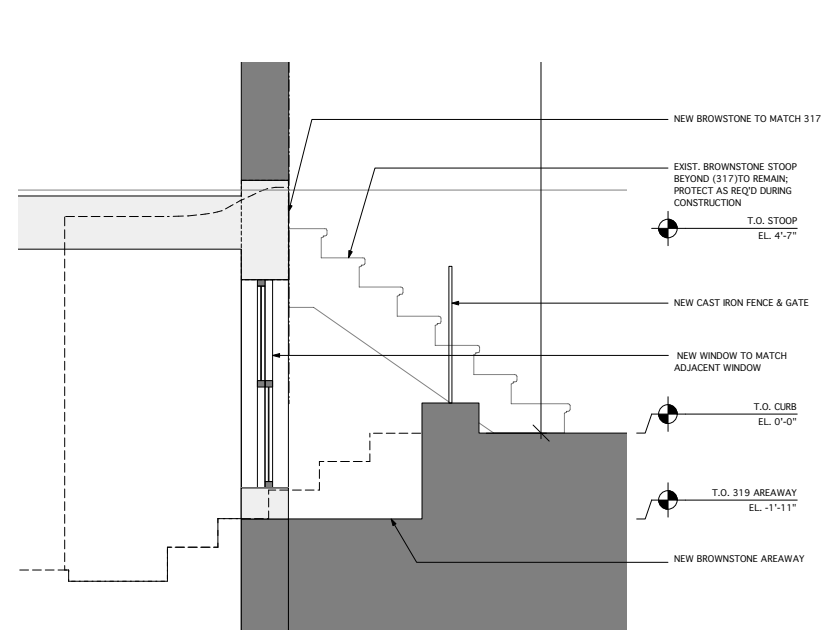
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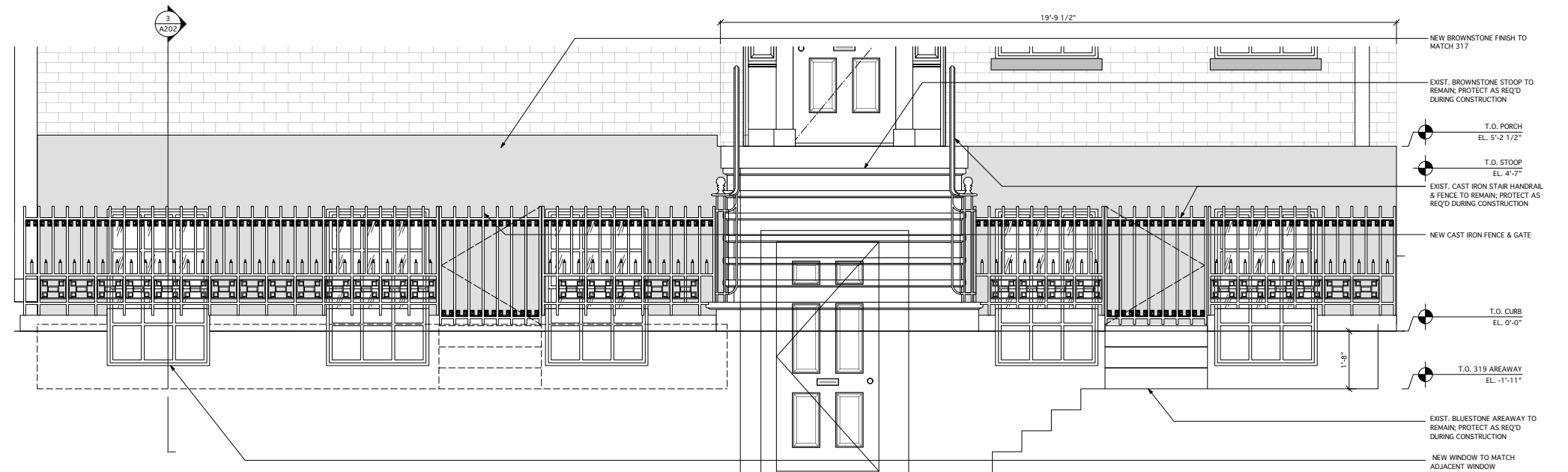
4 EAST ELEVATION - EXISTING AREAWAY
1/2" = 1'-0"



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

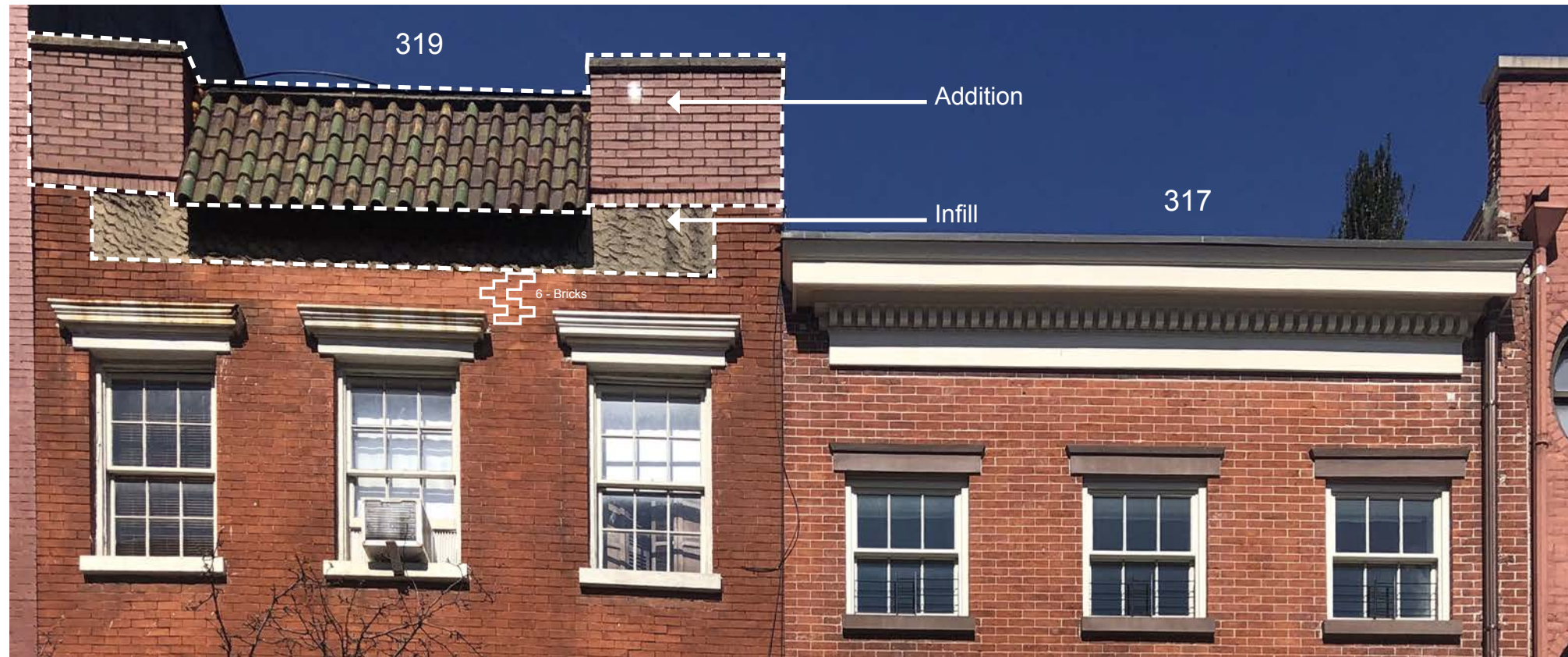


3 EAST ELEVATION - PROPOSED AREAWAY
1/2" = 1'-0"



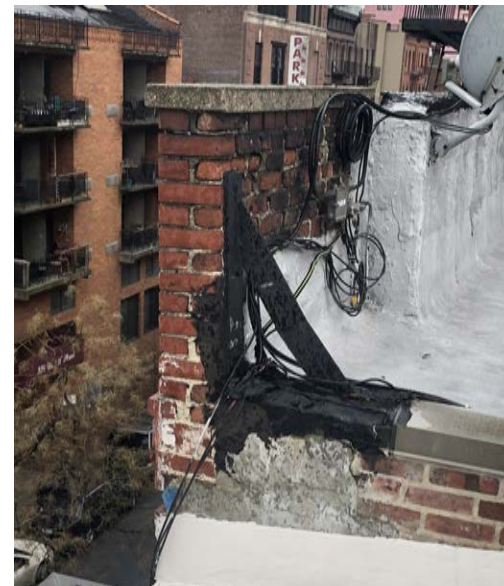
1 ENLARGED ELEVATION - PROPOSED AREAWAY
1/2" = 1'-0"

Existing



Proposed





317-319 West 11th st.

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 to be removed to match existing.



Brick Detail



Existing concrete curb & fence to be replaced.

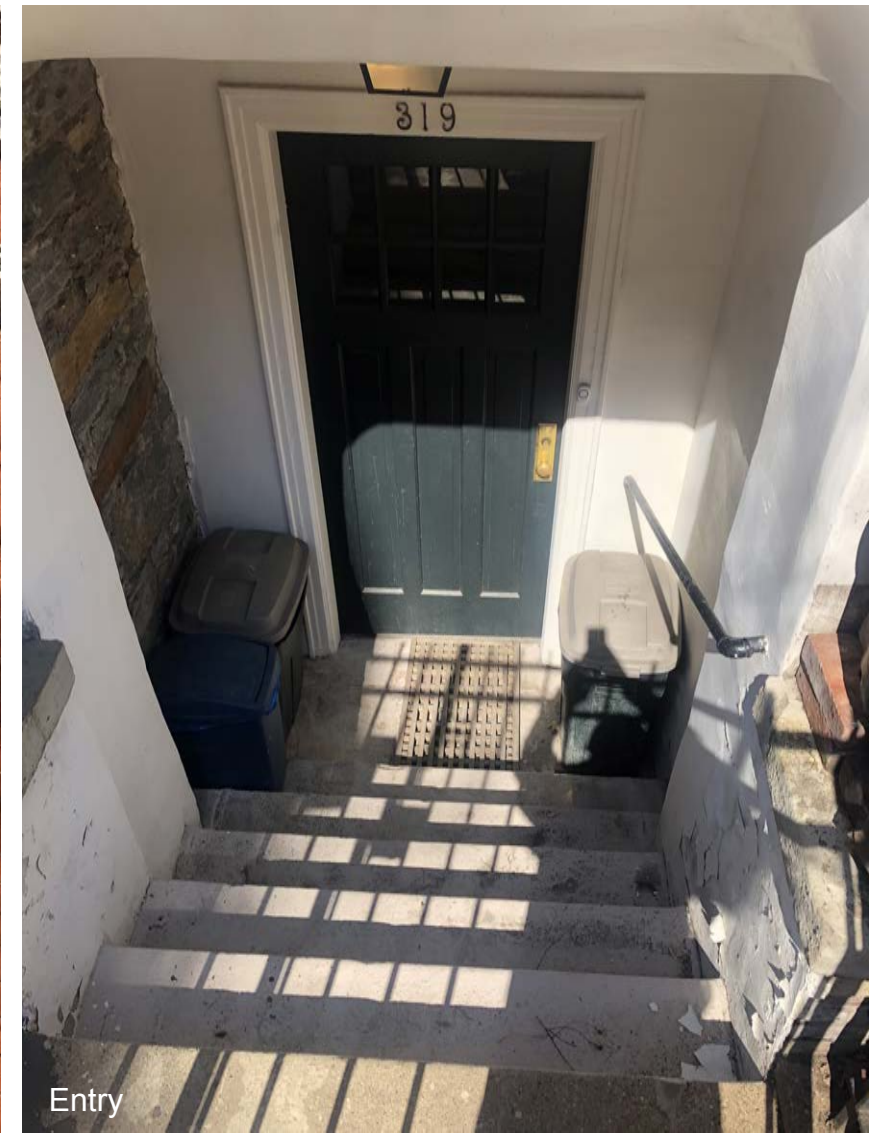
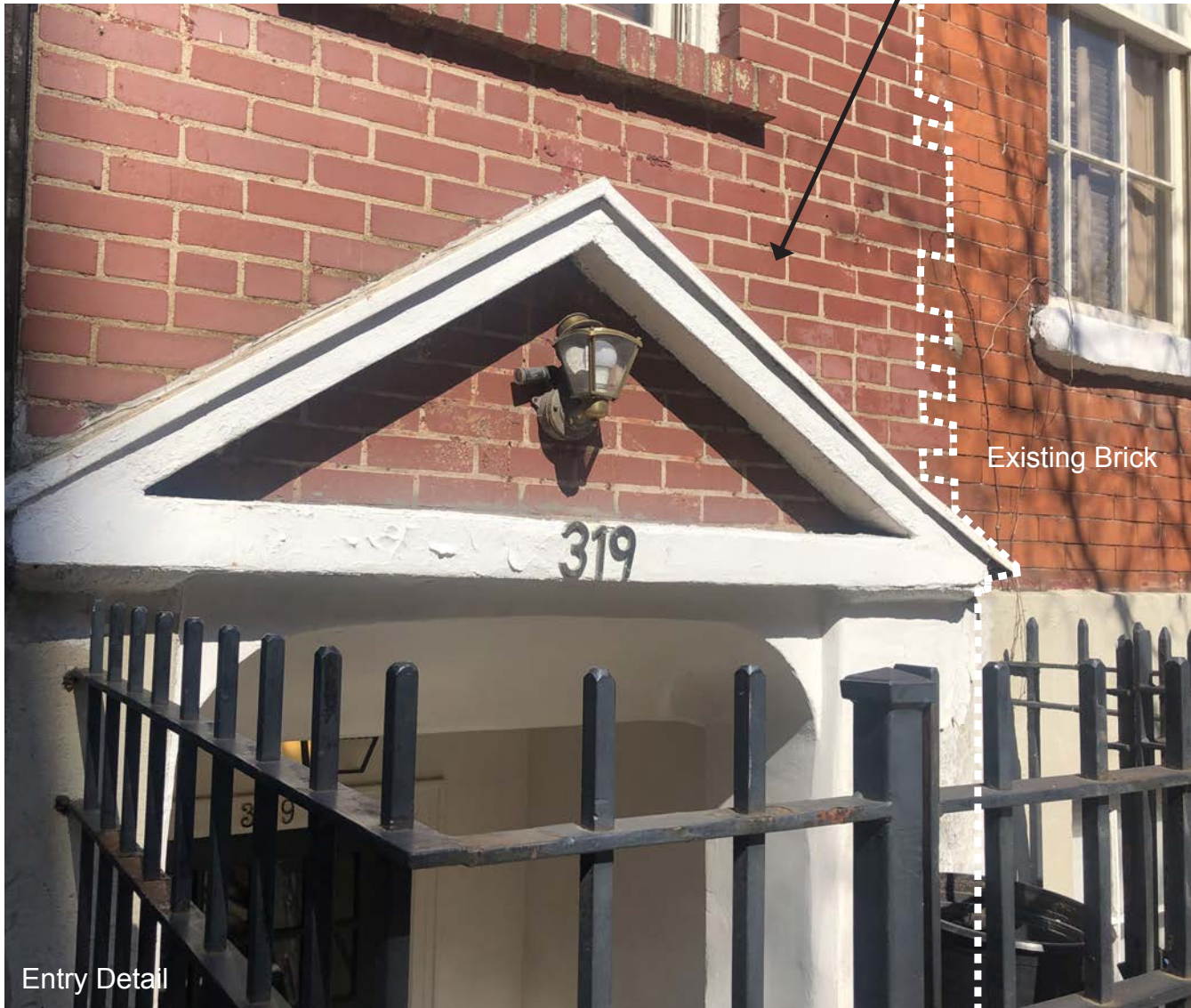


Entry



Existing painted base to have cementitious brownstone to match adjacent @ 317.

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

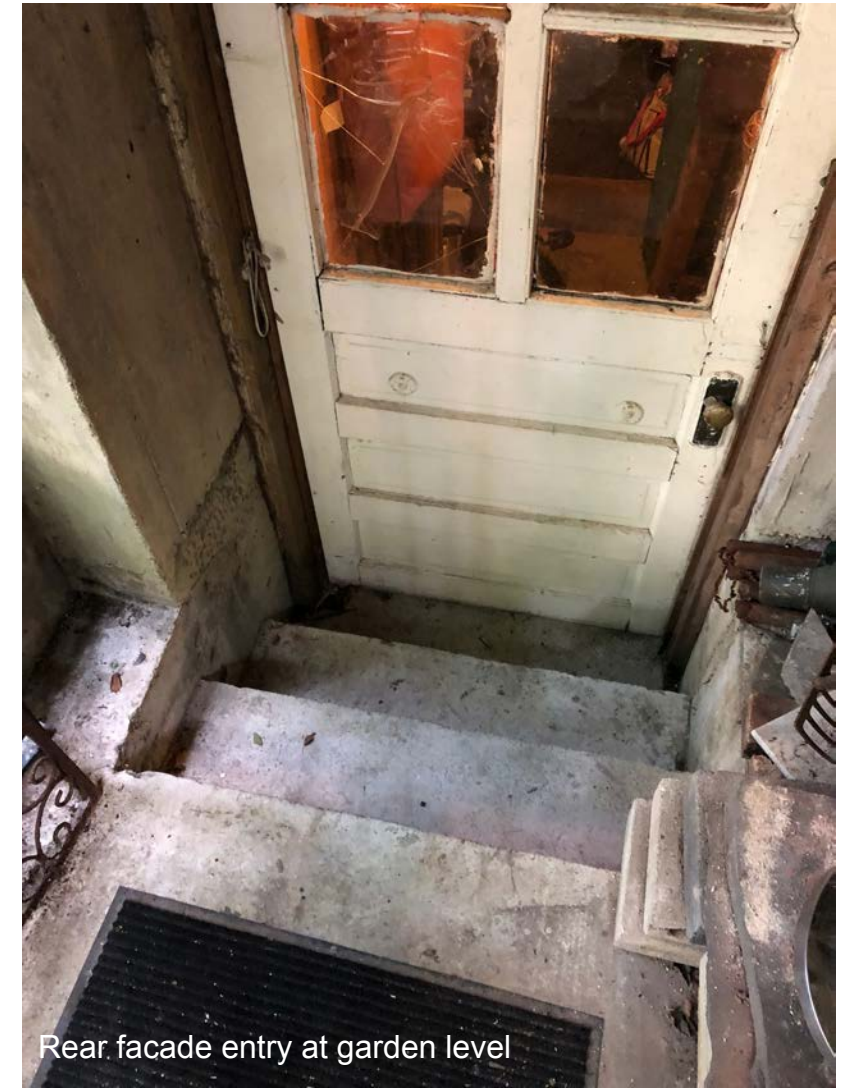




Existing addition at rear facade



Rear facade windows at 1st floor



Rear facade entry at garden level



Rear facade windows at basement level



East Elevation



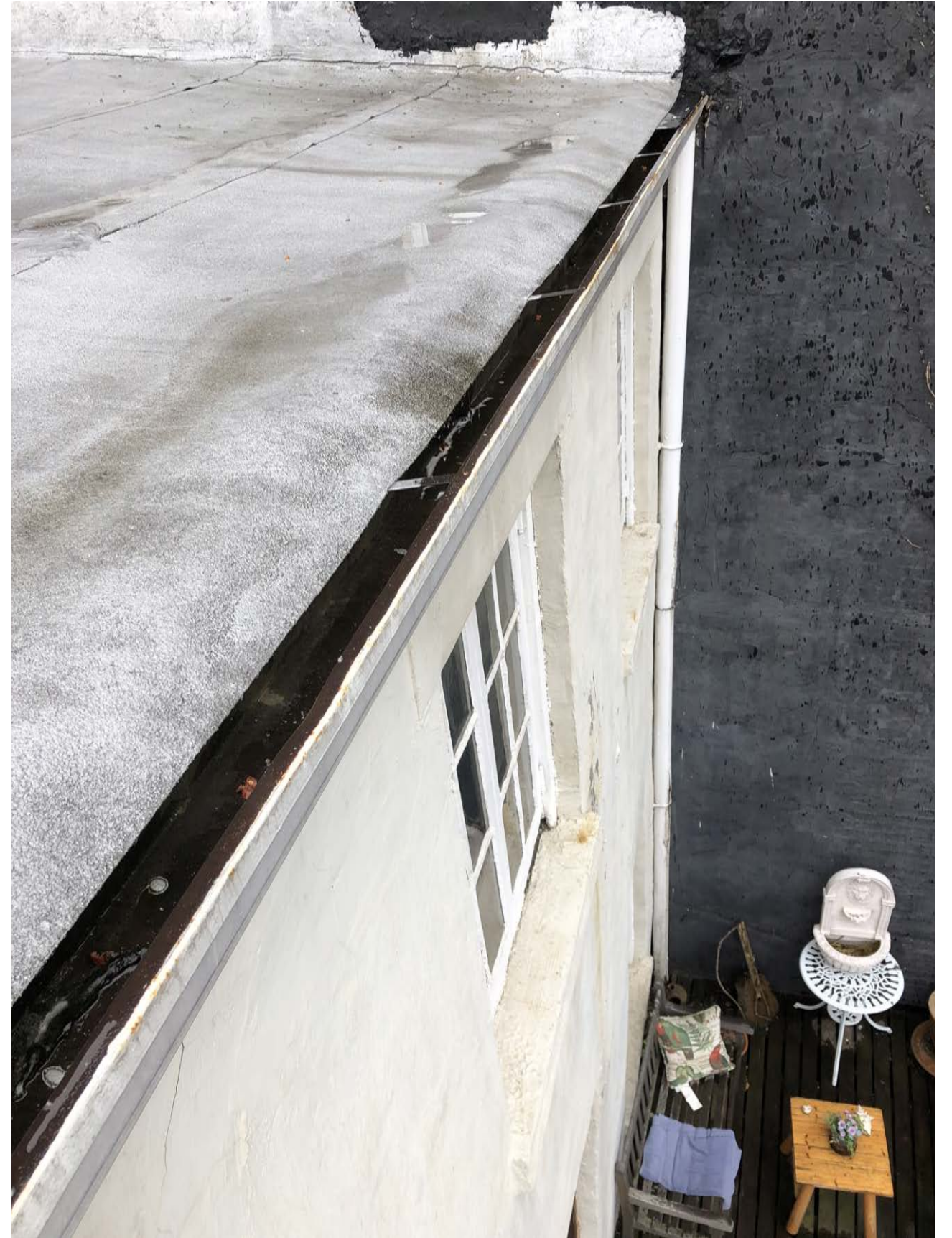
East Elevation from 317



Rear facade at roof



Facade at 319 terrace



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REAR FACADE AND ROOF DETAILS AT 3RD FLOOR

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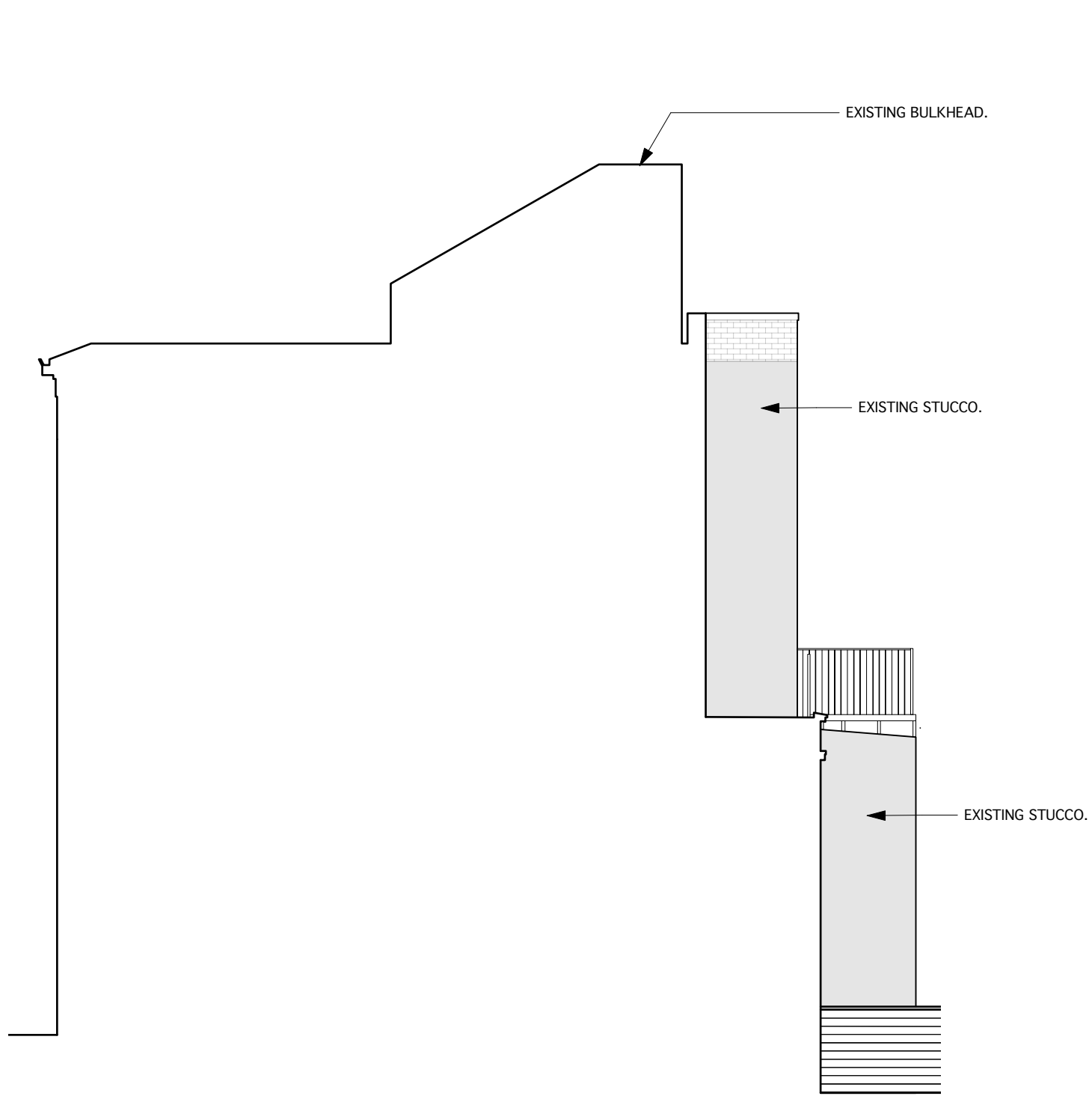




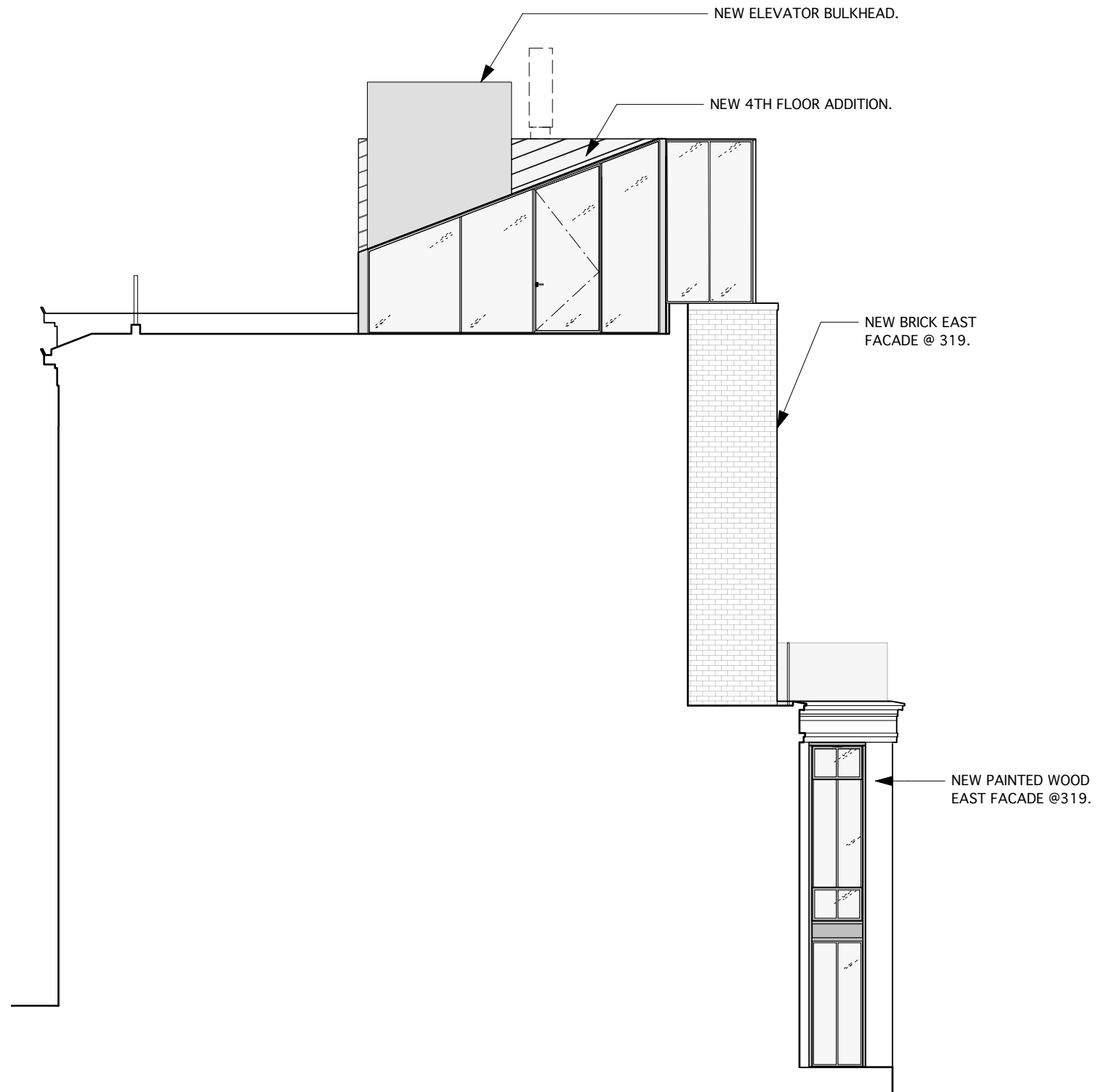
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PROPOSED REAR FACADE

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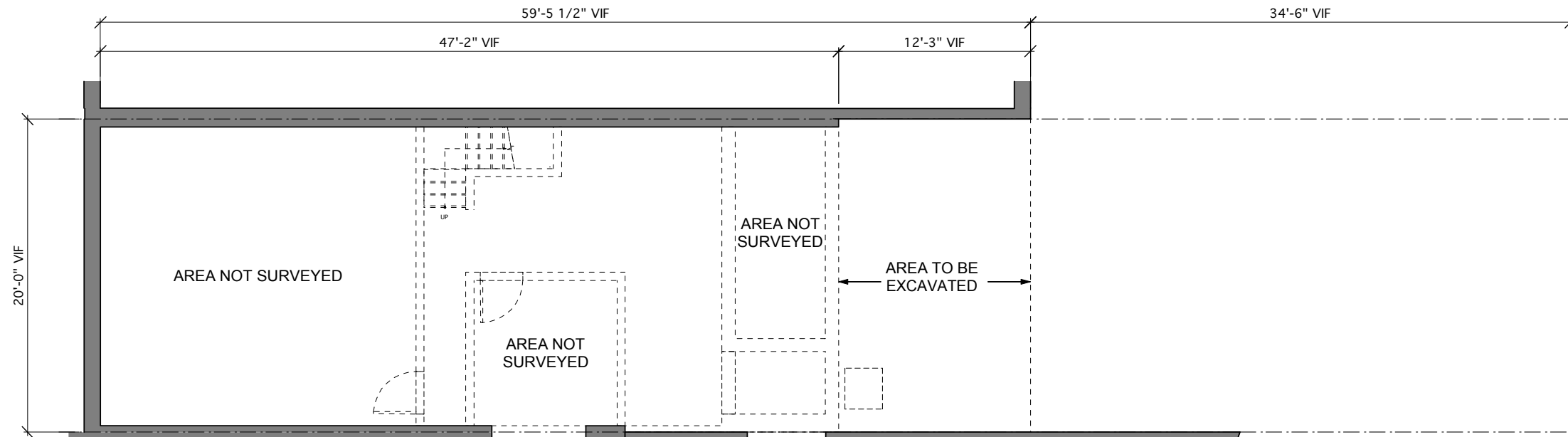


Existing

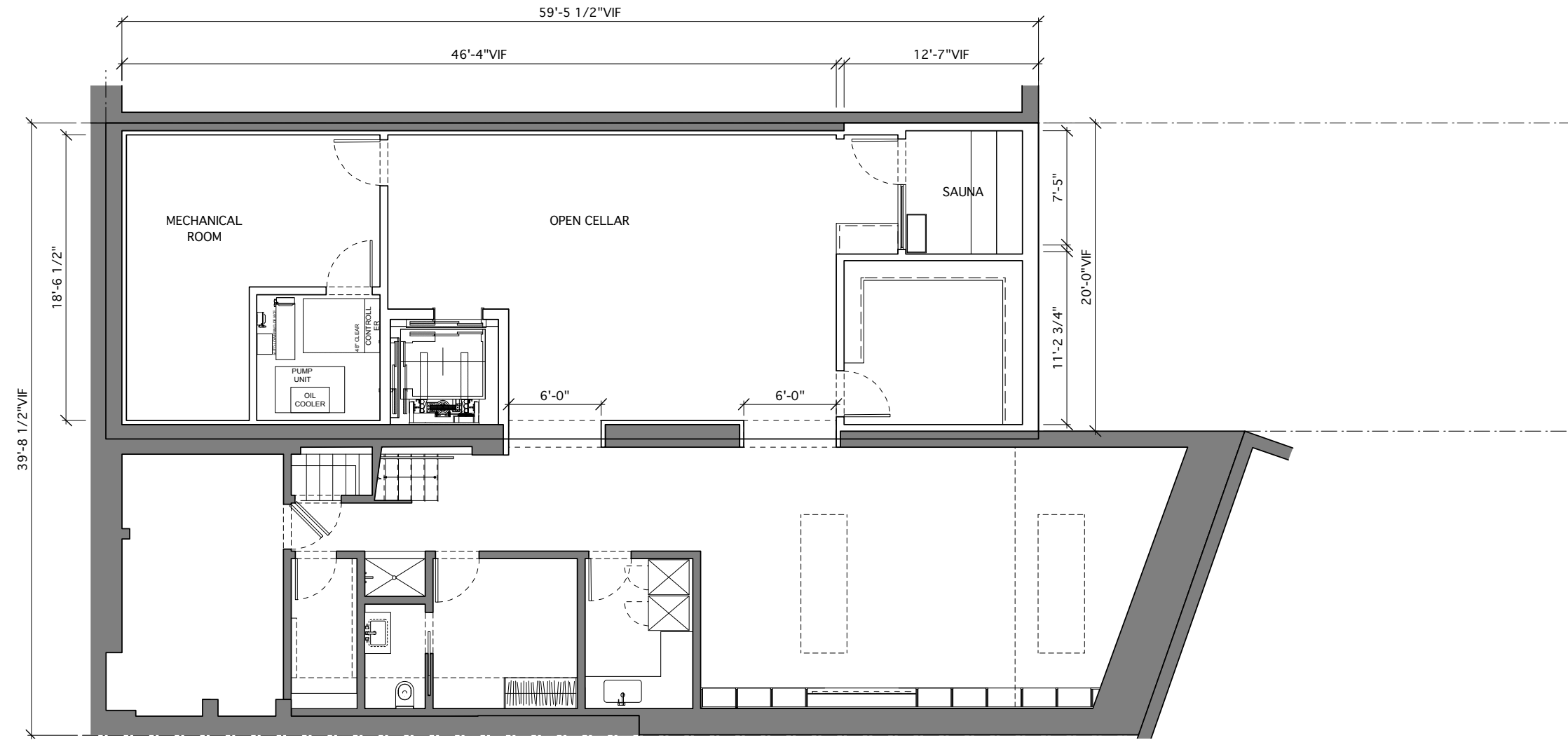


Proposed

**EXISTING
CELLAR FLOOR**



**PROPOSED
CELLAR FLOOR**



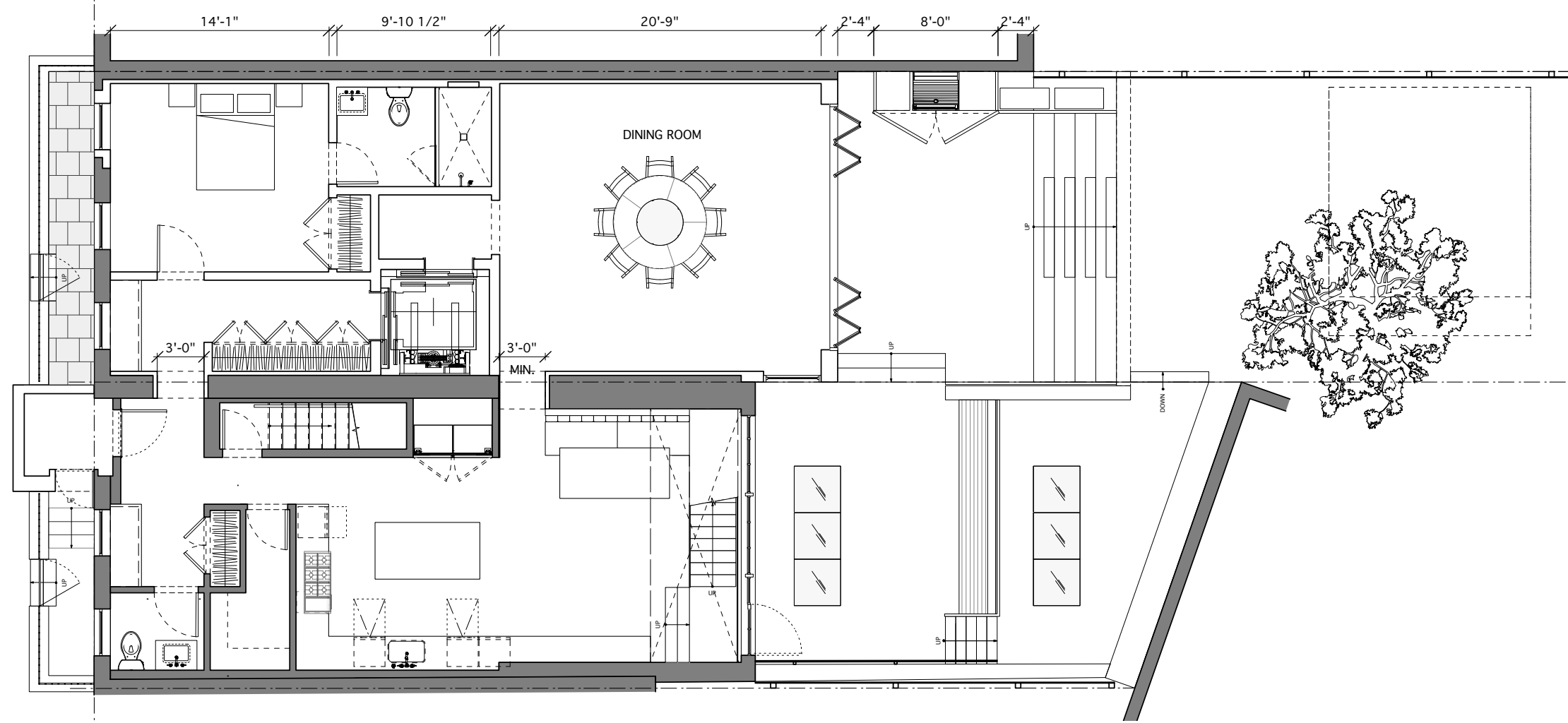
95'-0" V.I.F.

**EXISTING
GARDEN FLOOR**

20'-0" V.I.F.

AREA NOT SURVEYED

**PROPOSED
GARDEN FLOOR**



317-319 West 11th st.

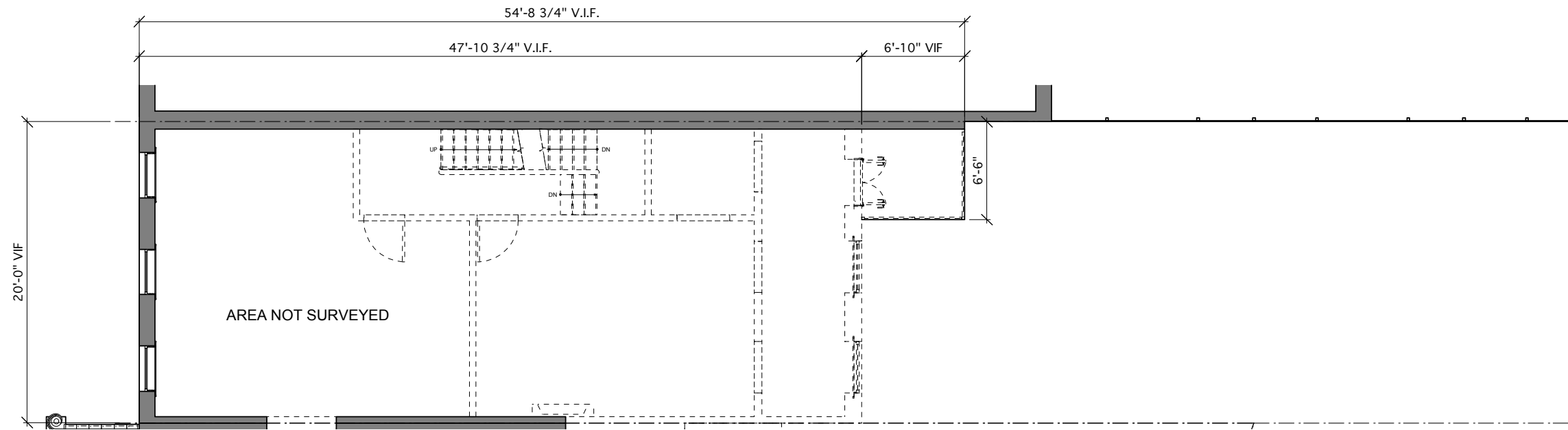
GARDEN FLOOR

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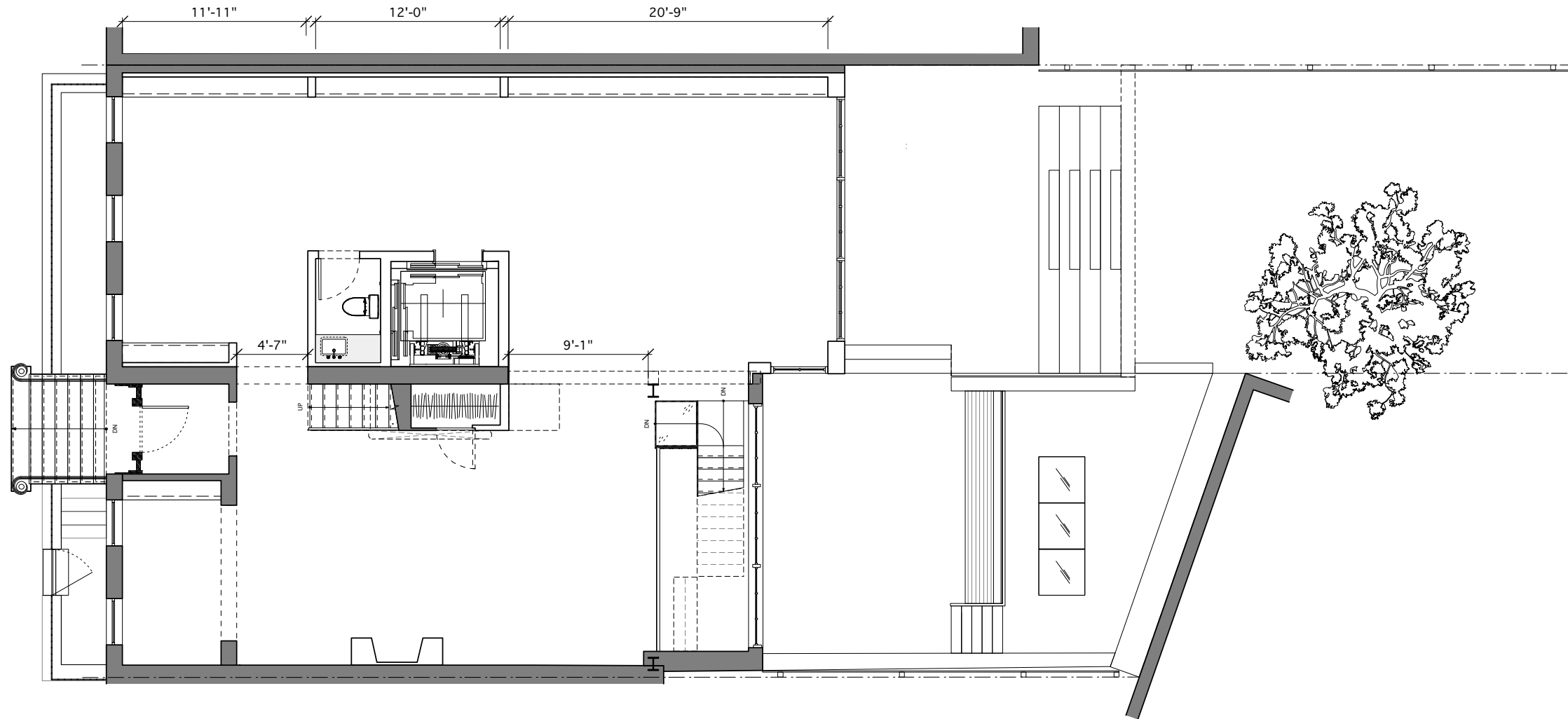
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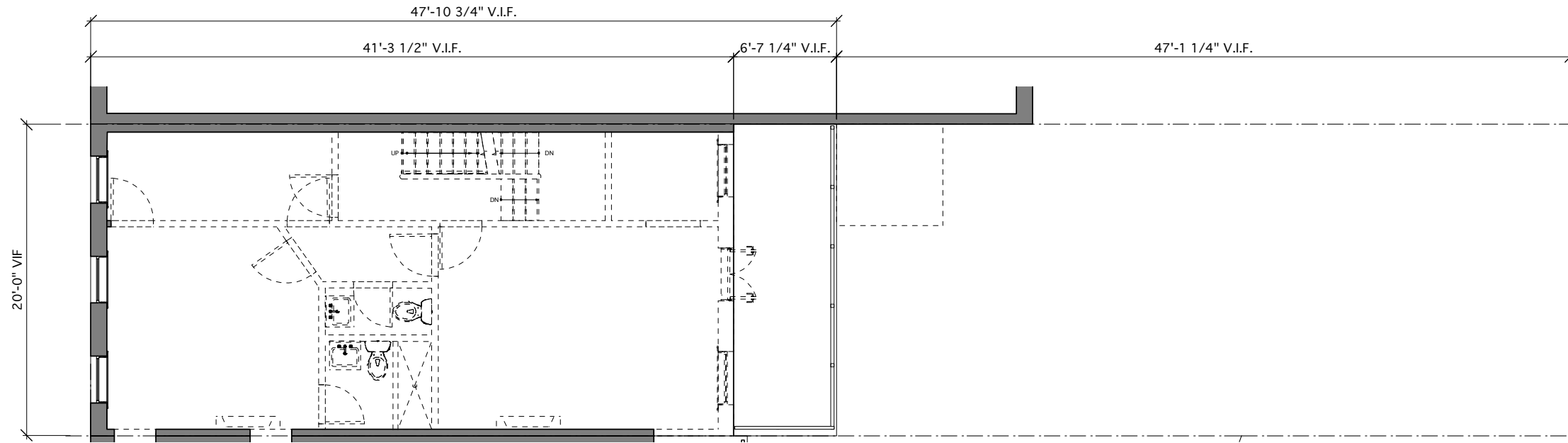
**EXISTING
PARLOR FLOOR**



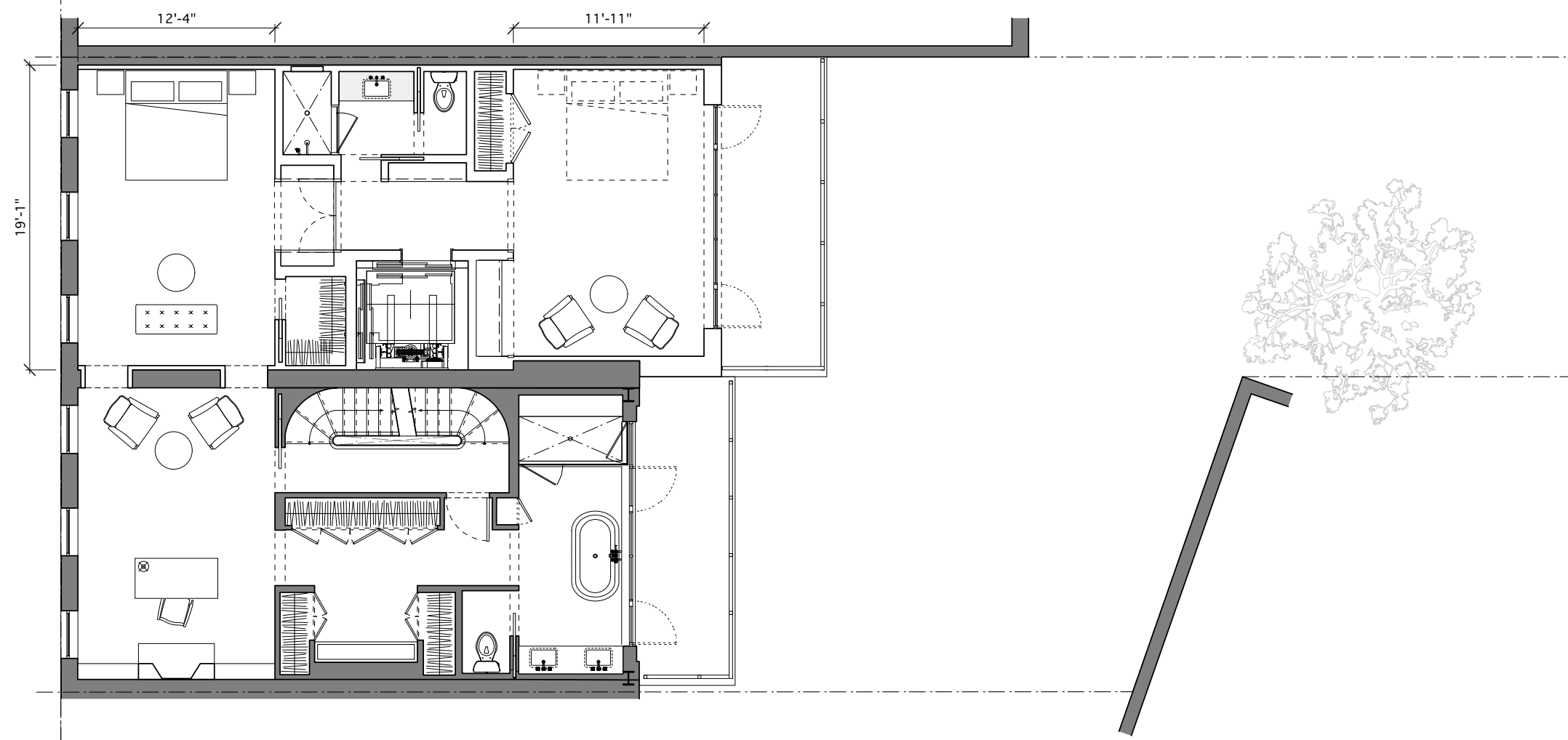
**PROPOSED
PARLOR FLOOR**



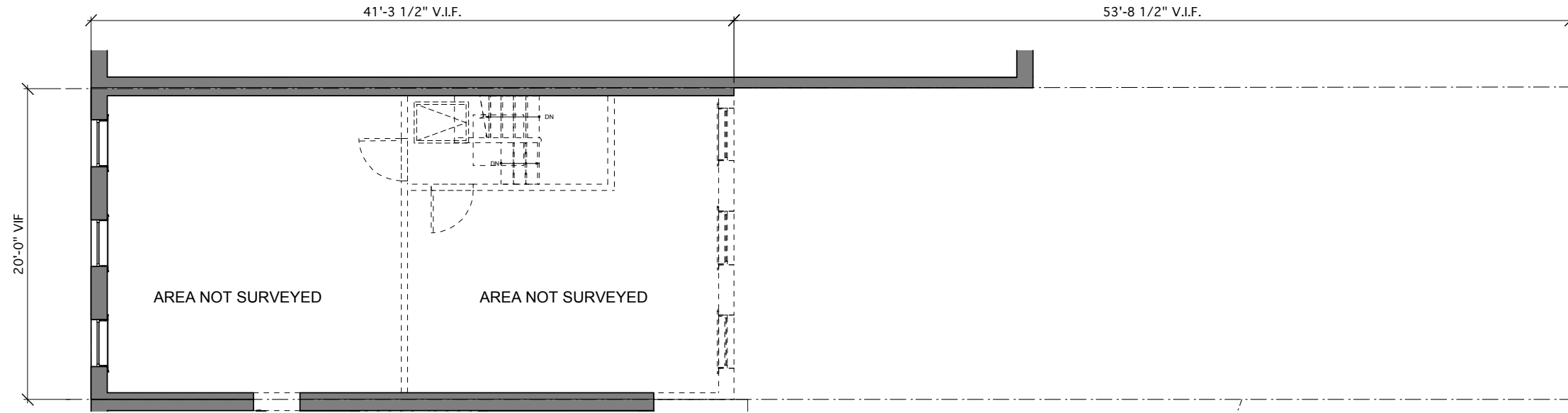
**EXISTING
2ND FLOOR**



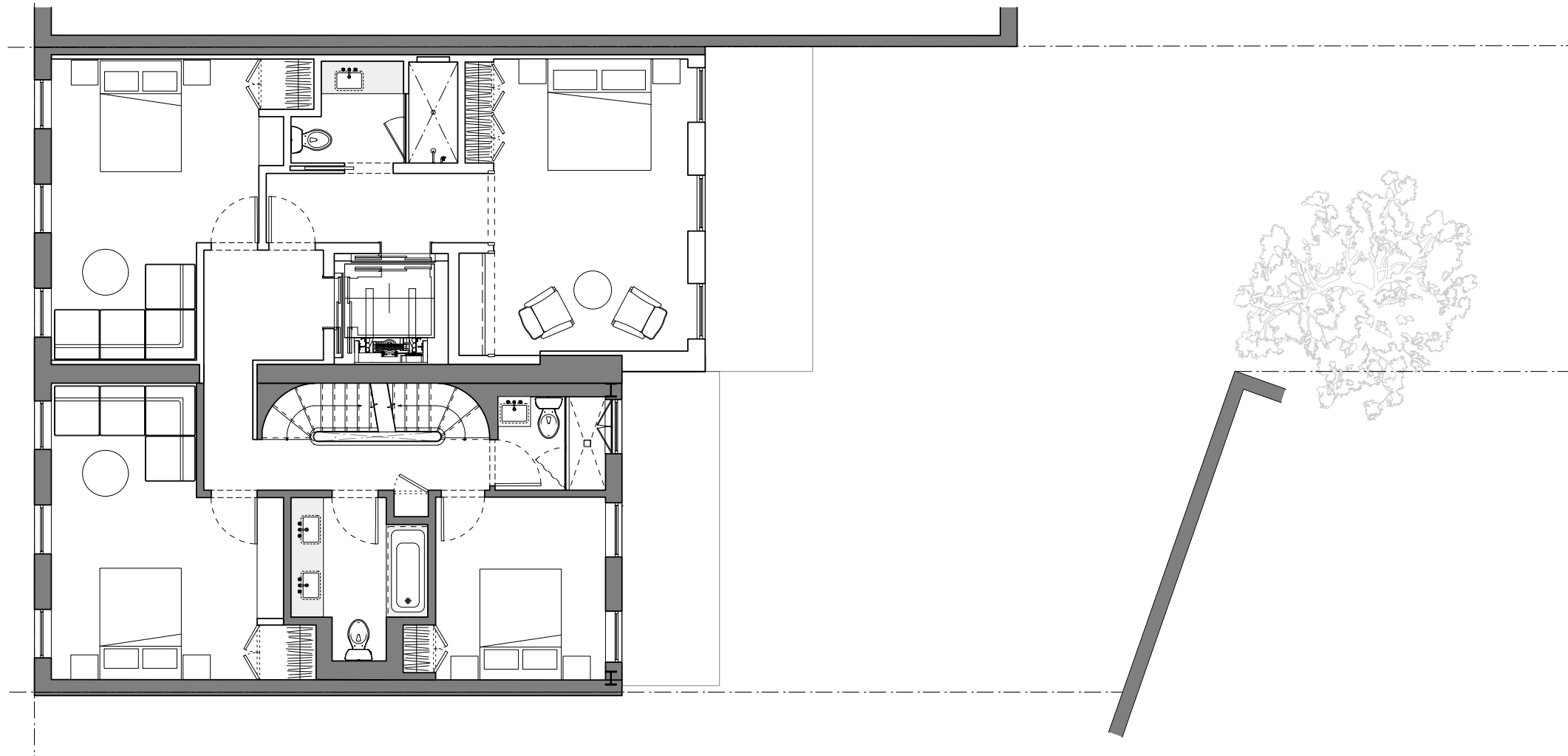
**PROPOSED
2ND FLOOR**



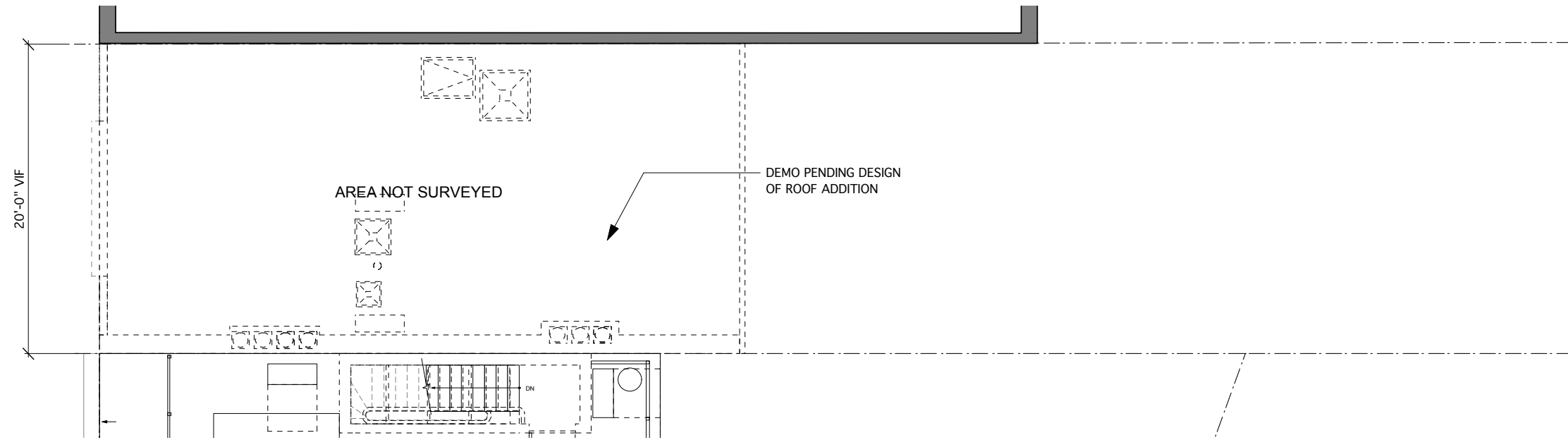
**EXISTING
3RD FLOOR**



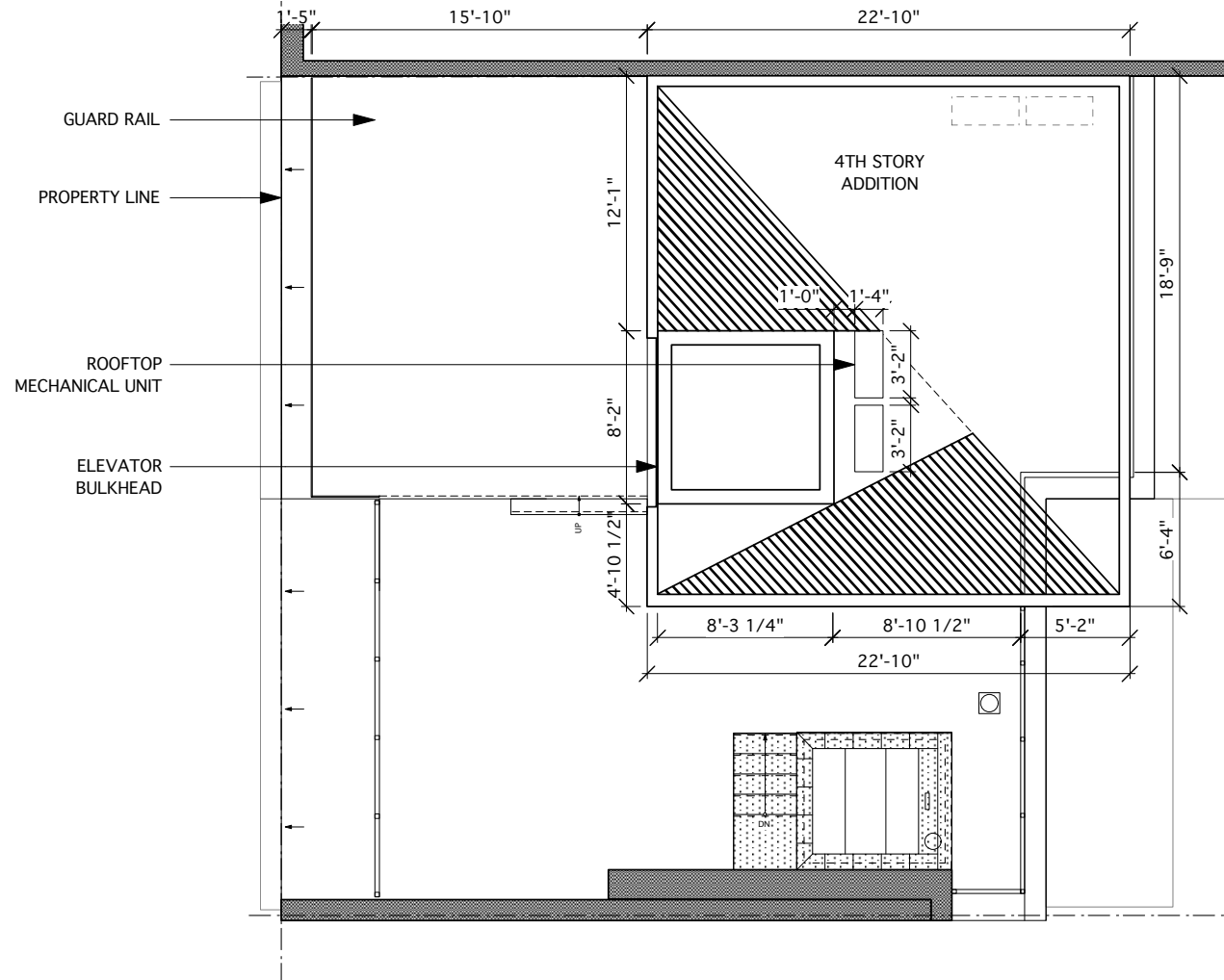
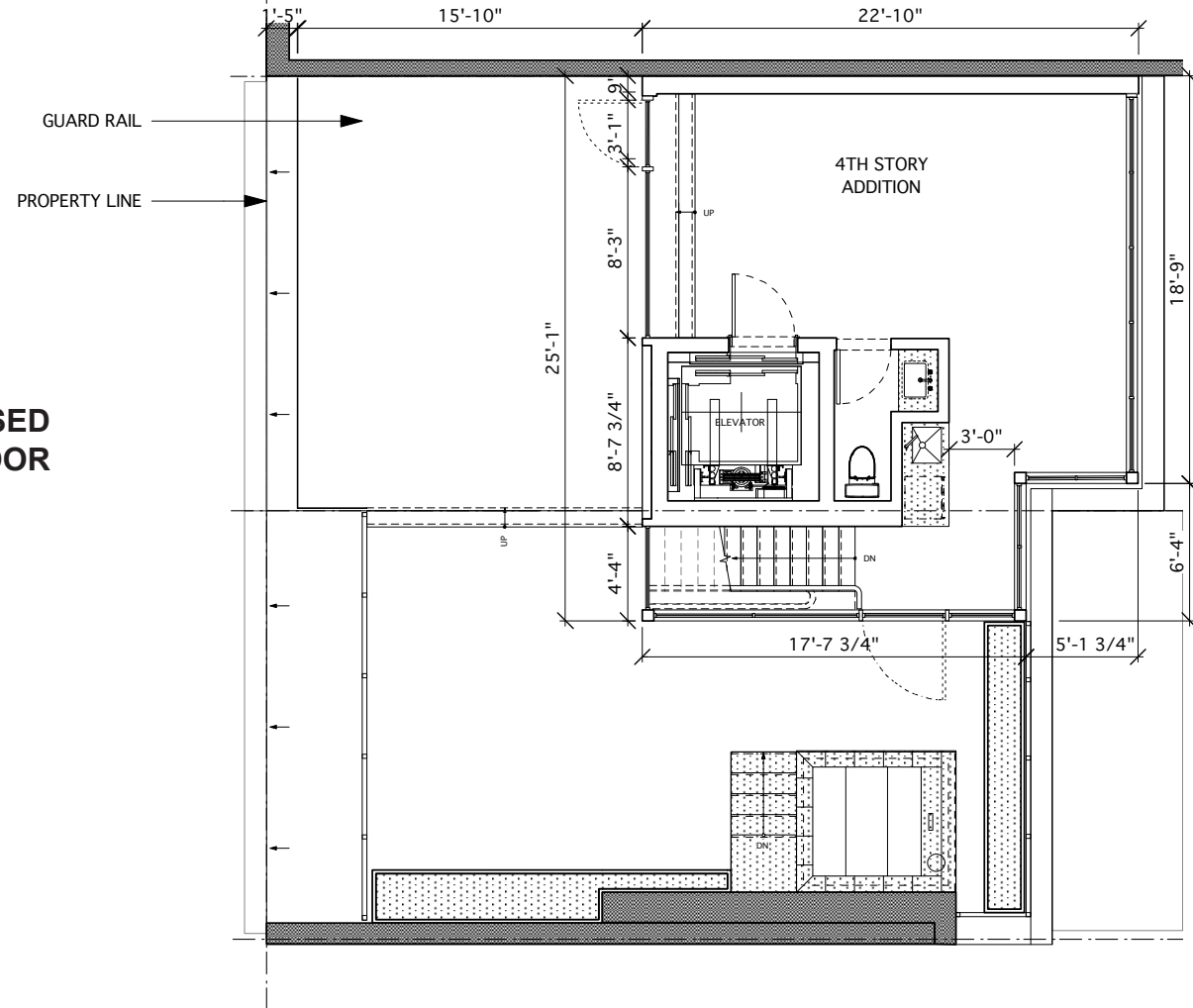
**PROPOSED
3RD FLOOR**

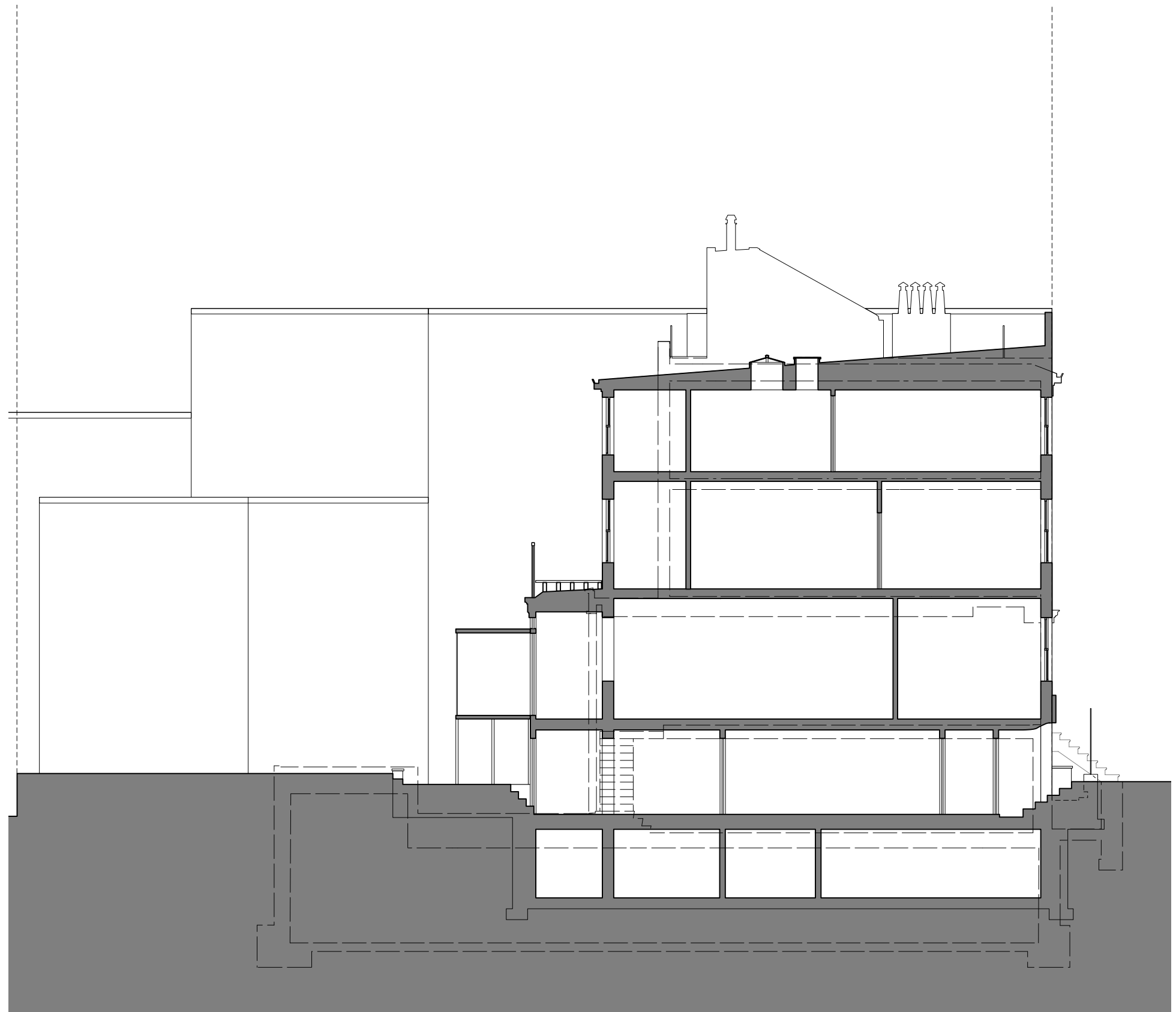


EXISTING ROOF



PROPOSED 4TH FLOOR





- T.O. EXIST. STREET WALL
EL. +43'-0 1/2"
- T.O. EXIST. ROOF
EL. +40'-0"

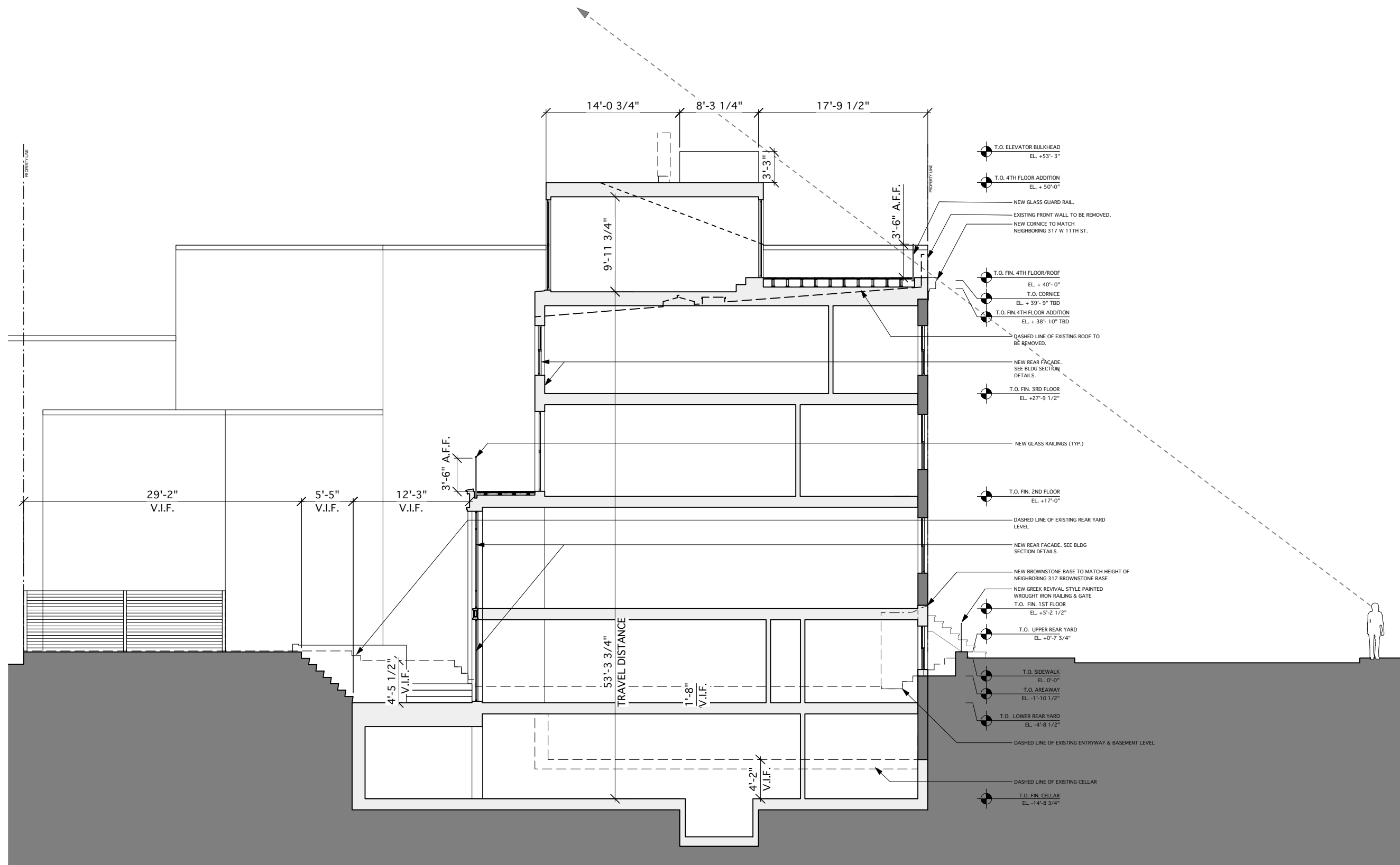
- T.O. EXIST. FIN. 3RD FLOOR
EL. +28'-5"

- T.O. EXIST. 2ND FLOOR
EL. +17'-8"

- T.O. EXIST. FIN. 1ST FLOOR
EL. +5'-9"

- T.O. REAR YARD
EL. 0'-9"
- T.O. SIDEWALK
EL. 0'-0"
- T.O. EXIST. BASEMENT
EL. -3'-0"

- T.O. EXIST. CELLAR
EL. -7'-8"



317-319 West 11th st.

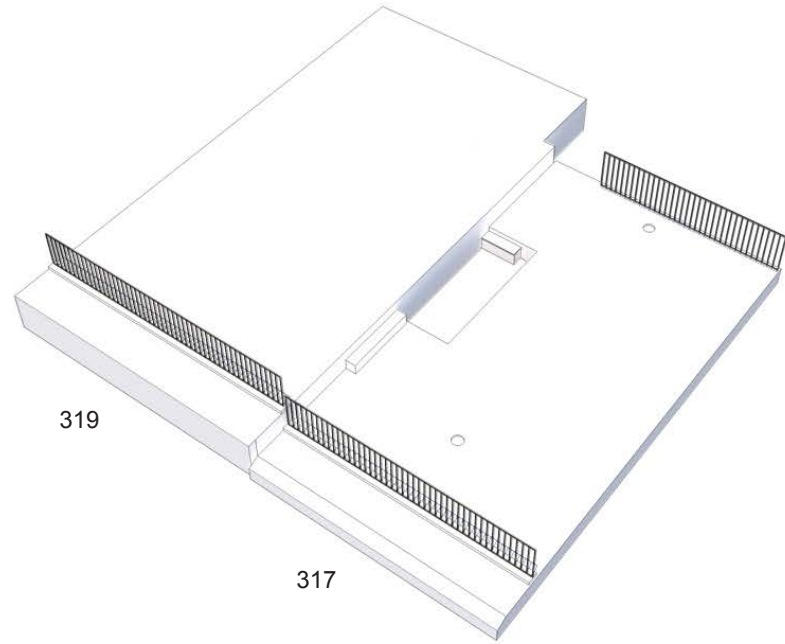
PROPOSED SECTION

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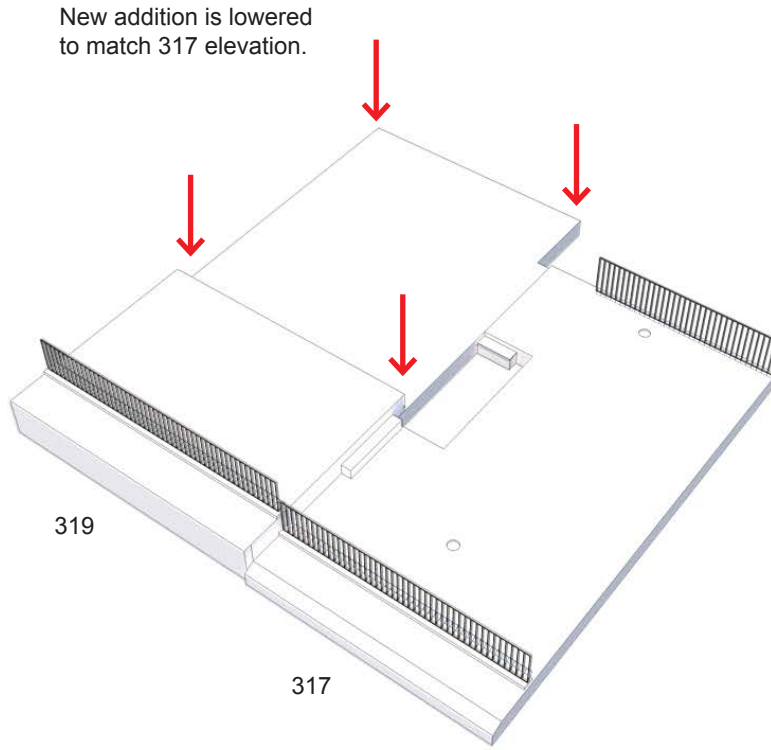
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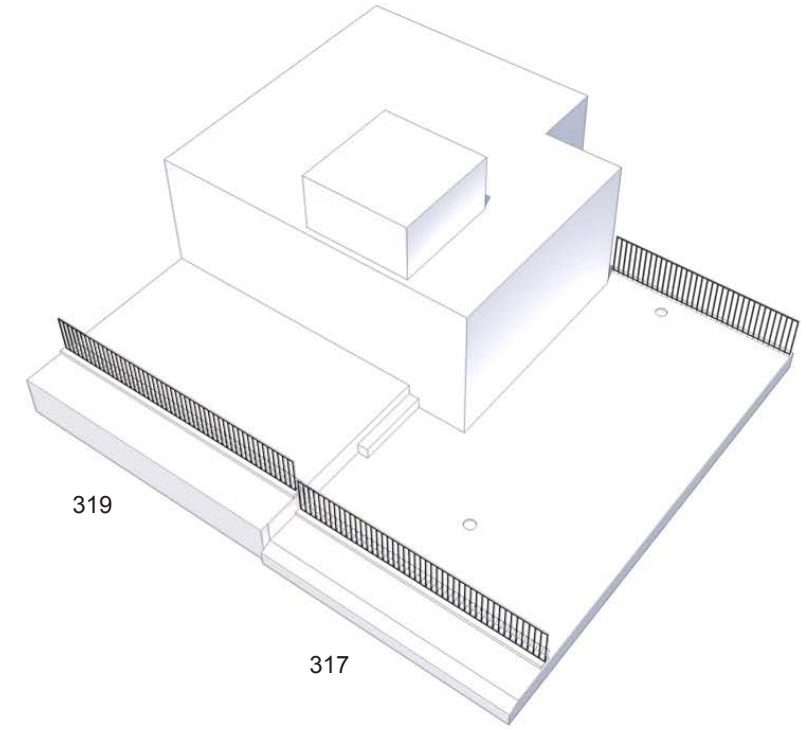
Initial Floor Plate Condition



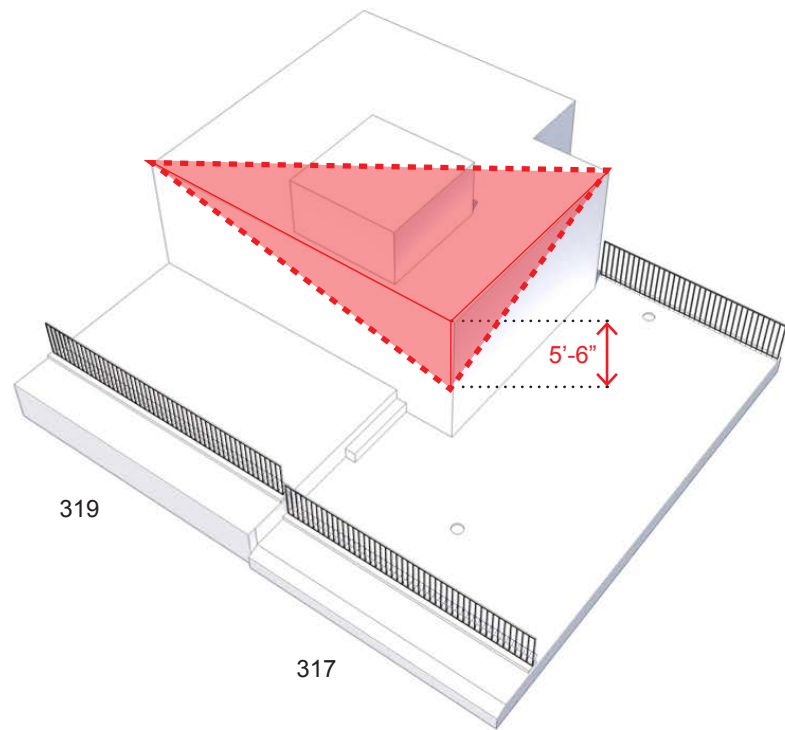
Lower 4th Floor Addition 14"



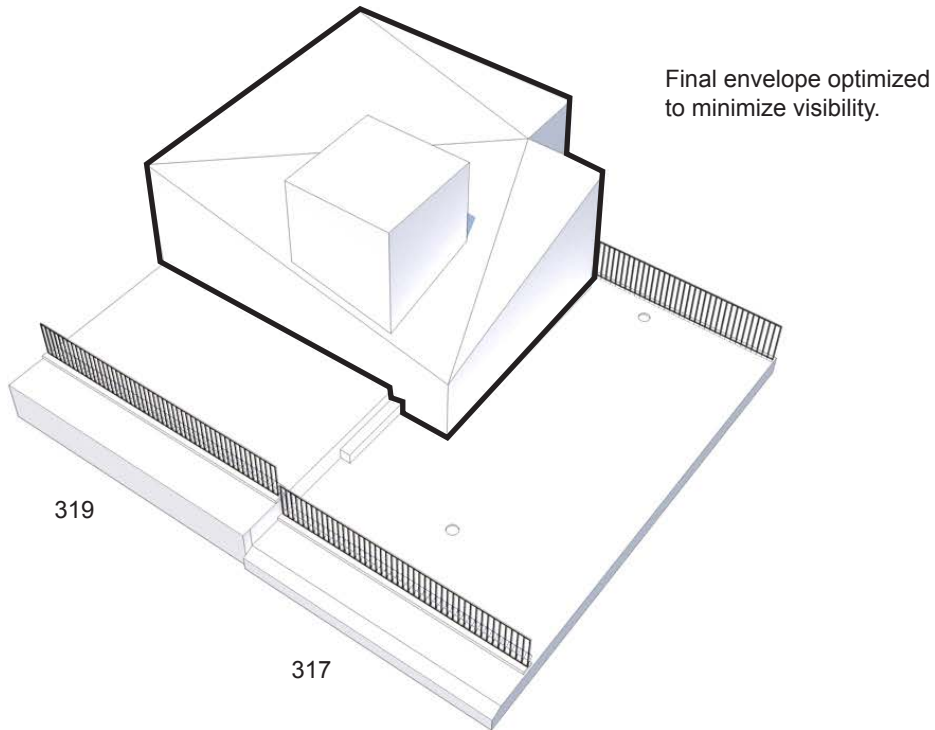
4th Floor Addition Full Envelope

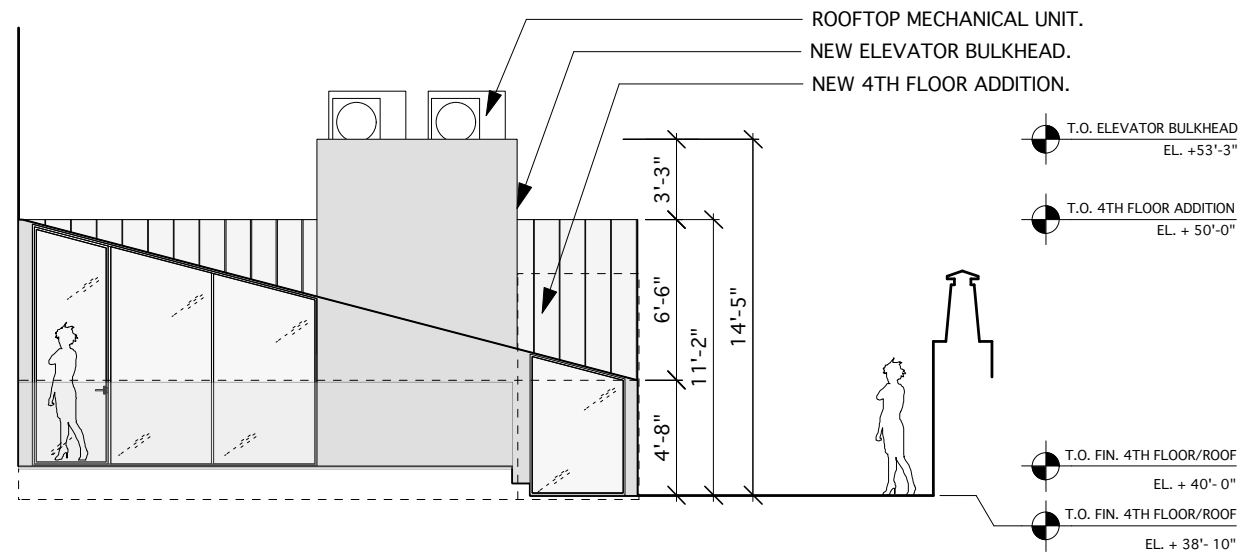


4th Floor Addition Reduced Envelope

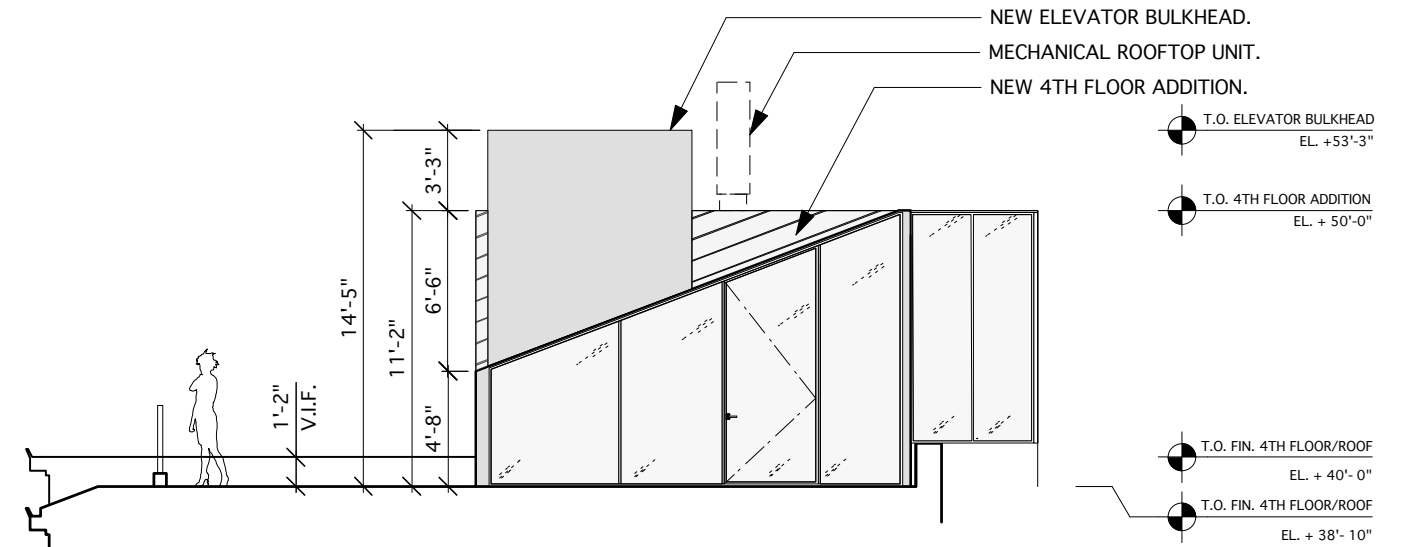


Final 4th Floor Addition Envelope

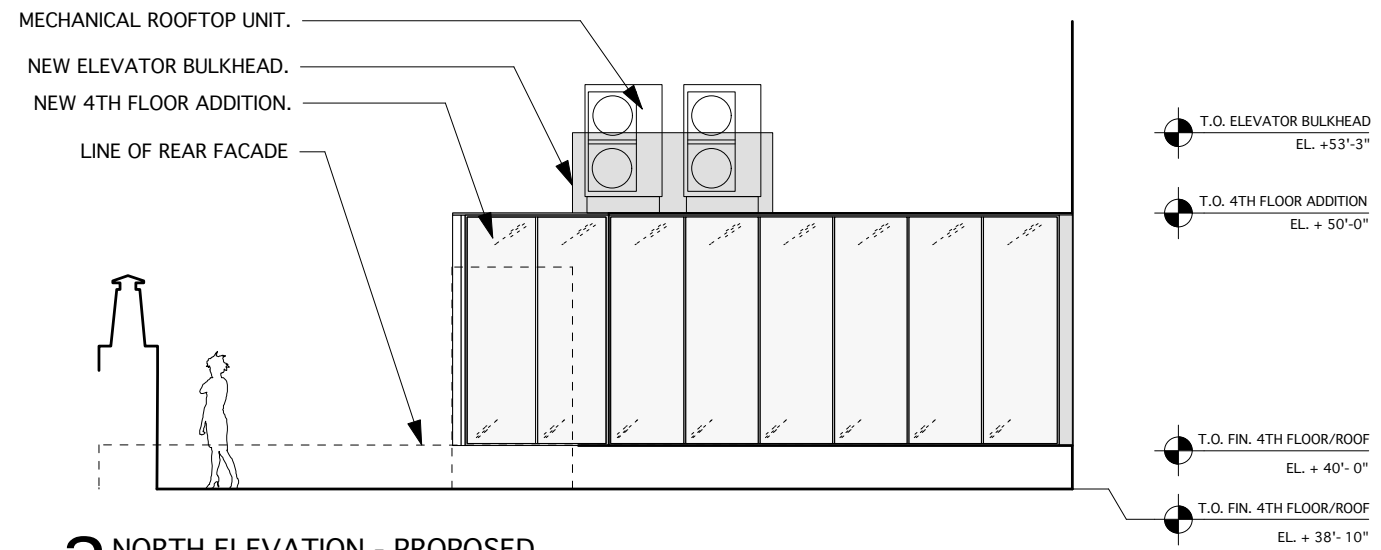




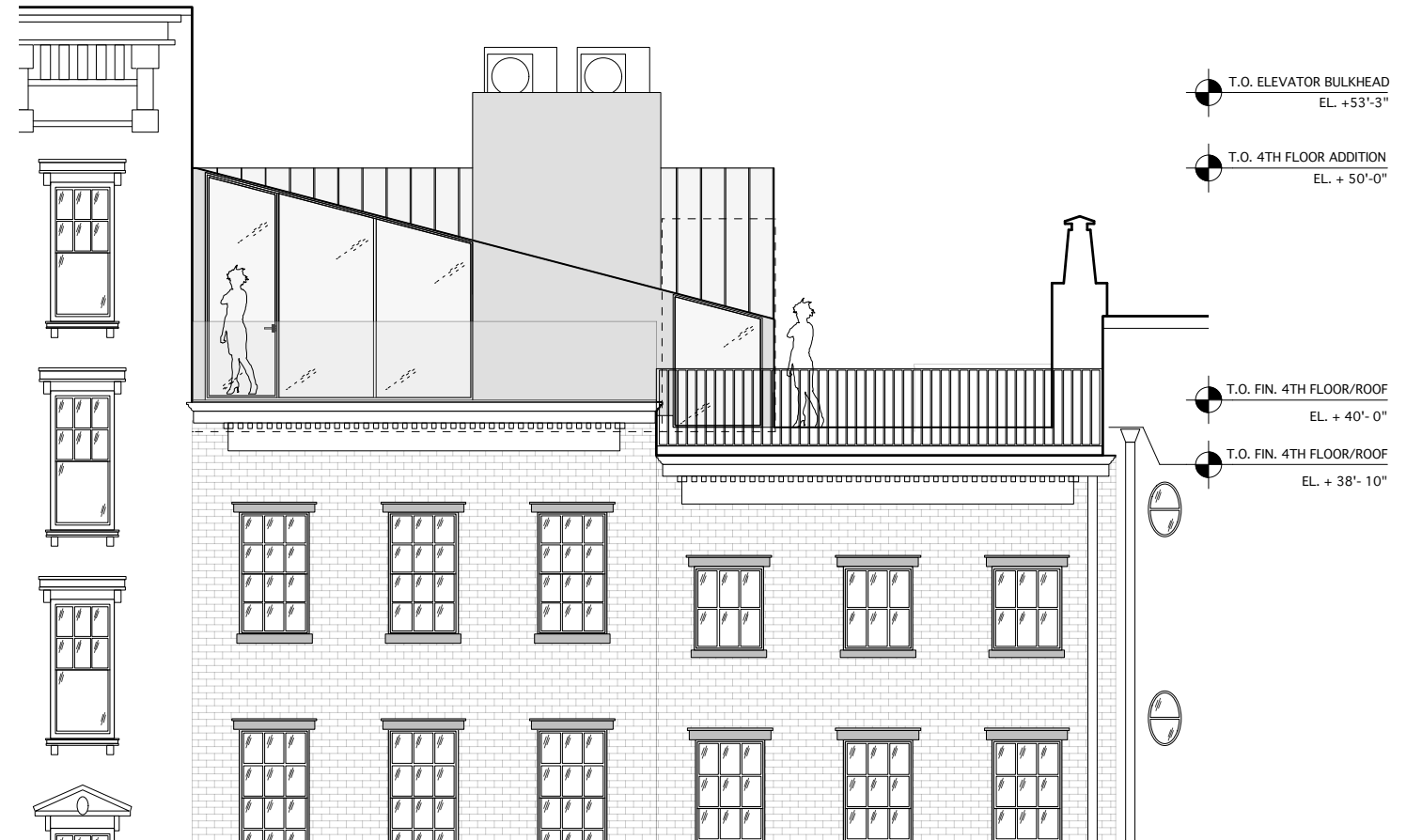
3 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



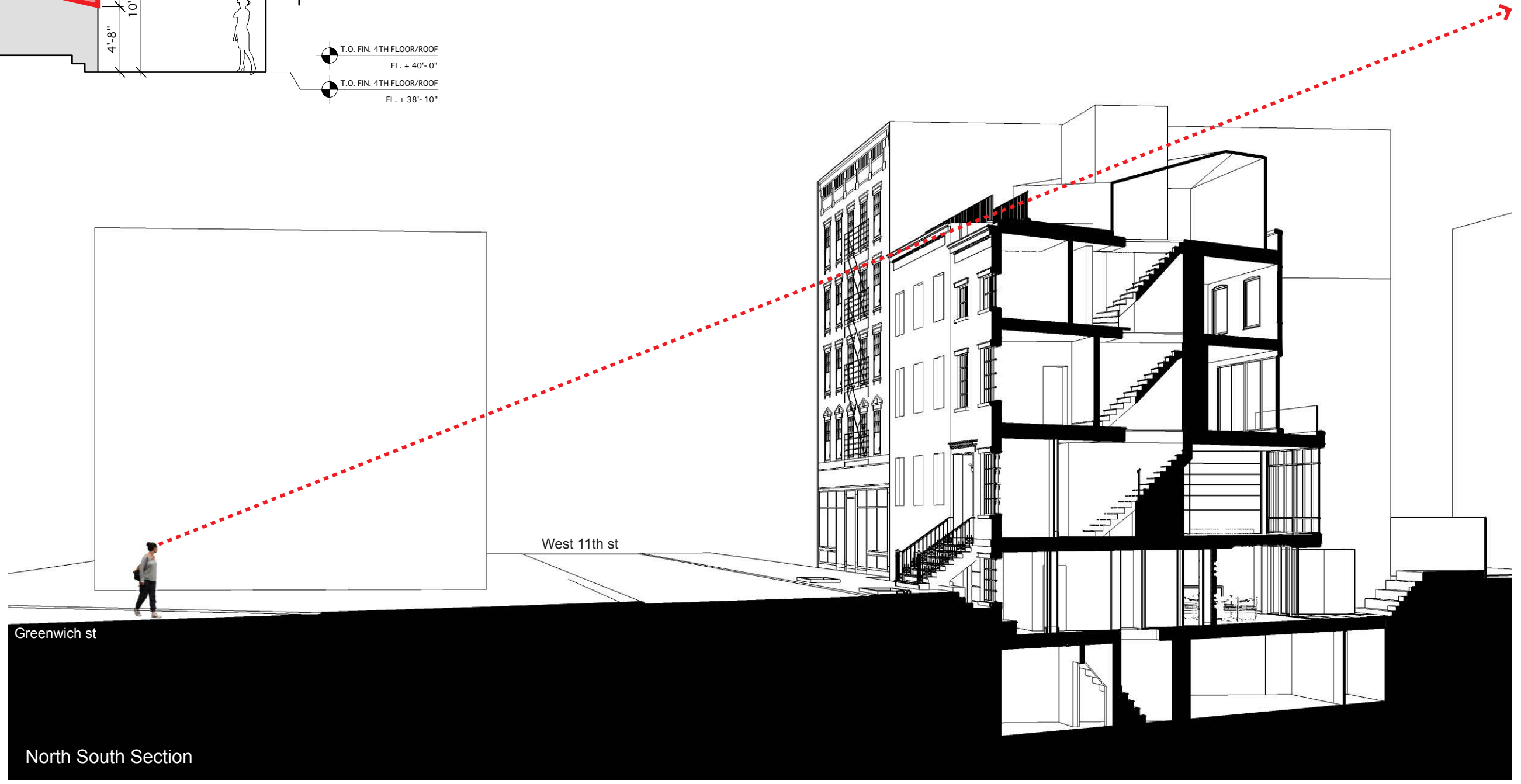
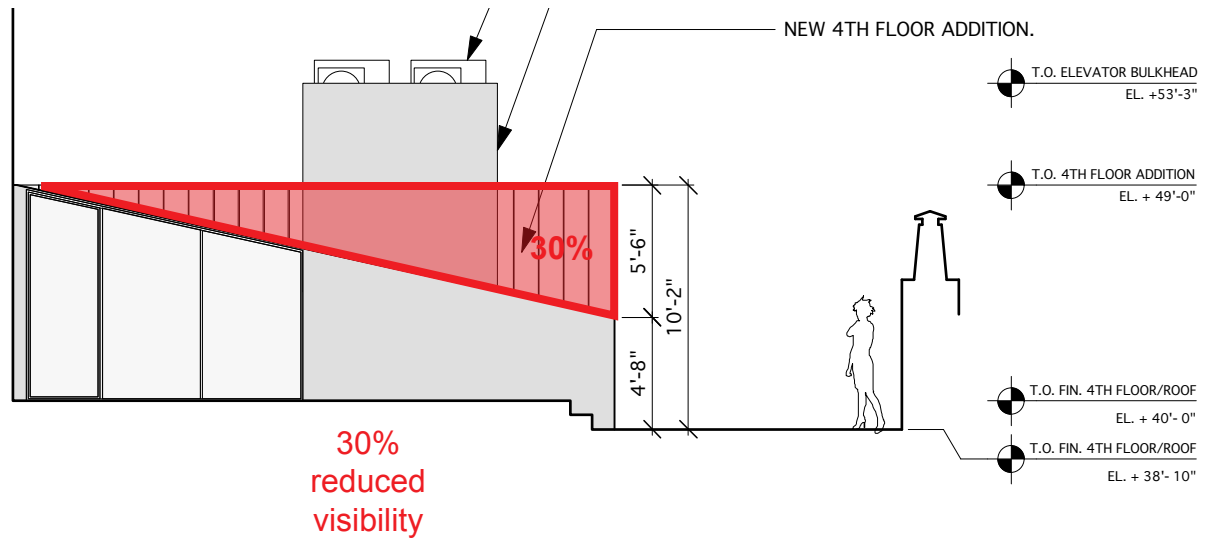
4 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

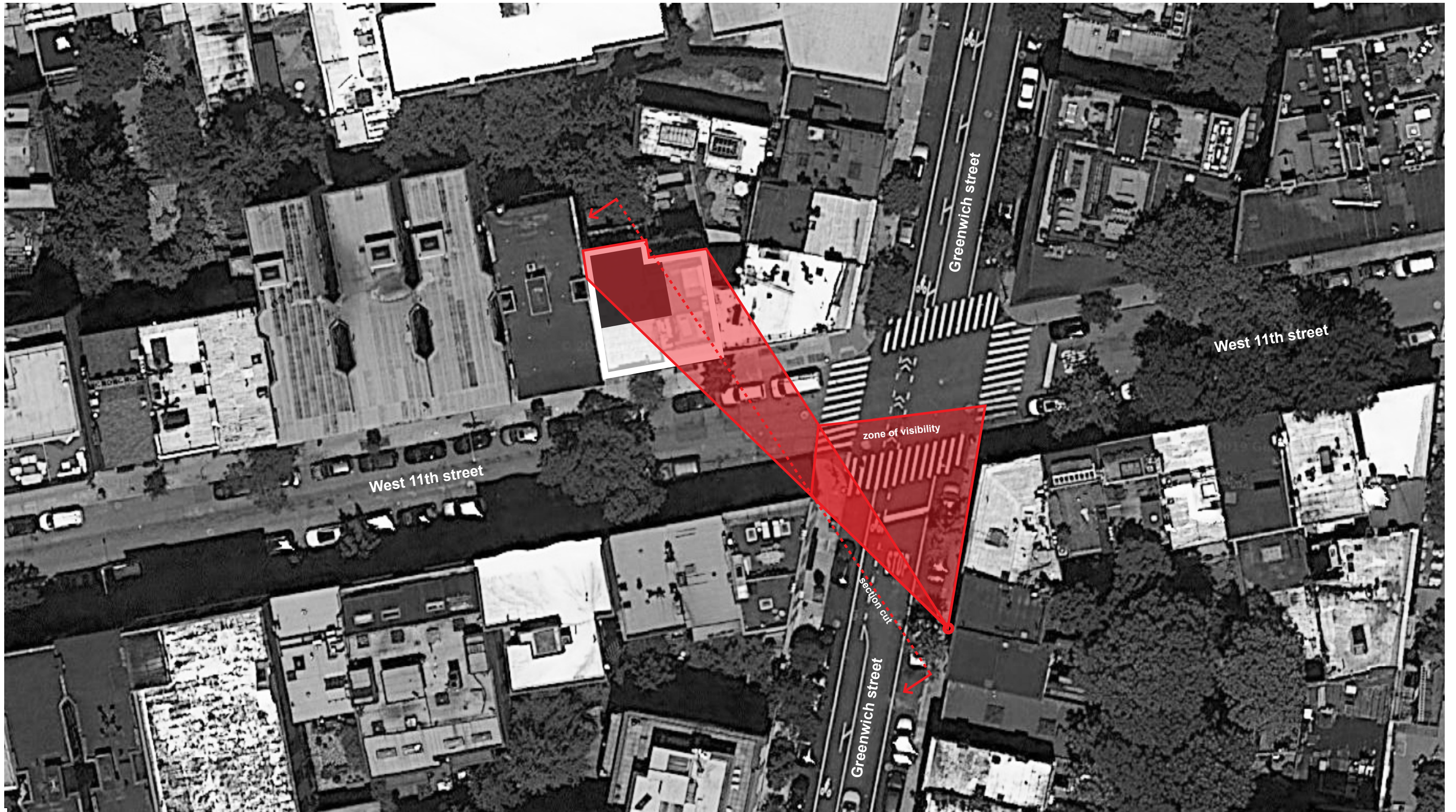


2 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



1 4TH FLOOR ADDITION PLAN - PROPOSED SOUTH ELEVATION
1/8" = 1'-0"







Existing Elevation



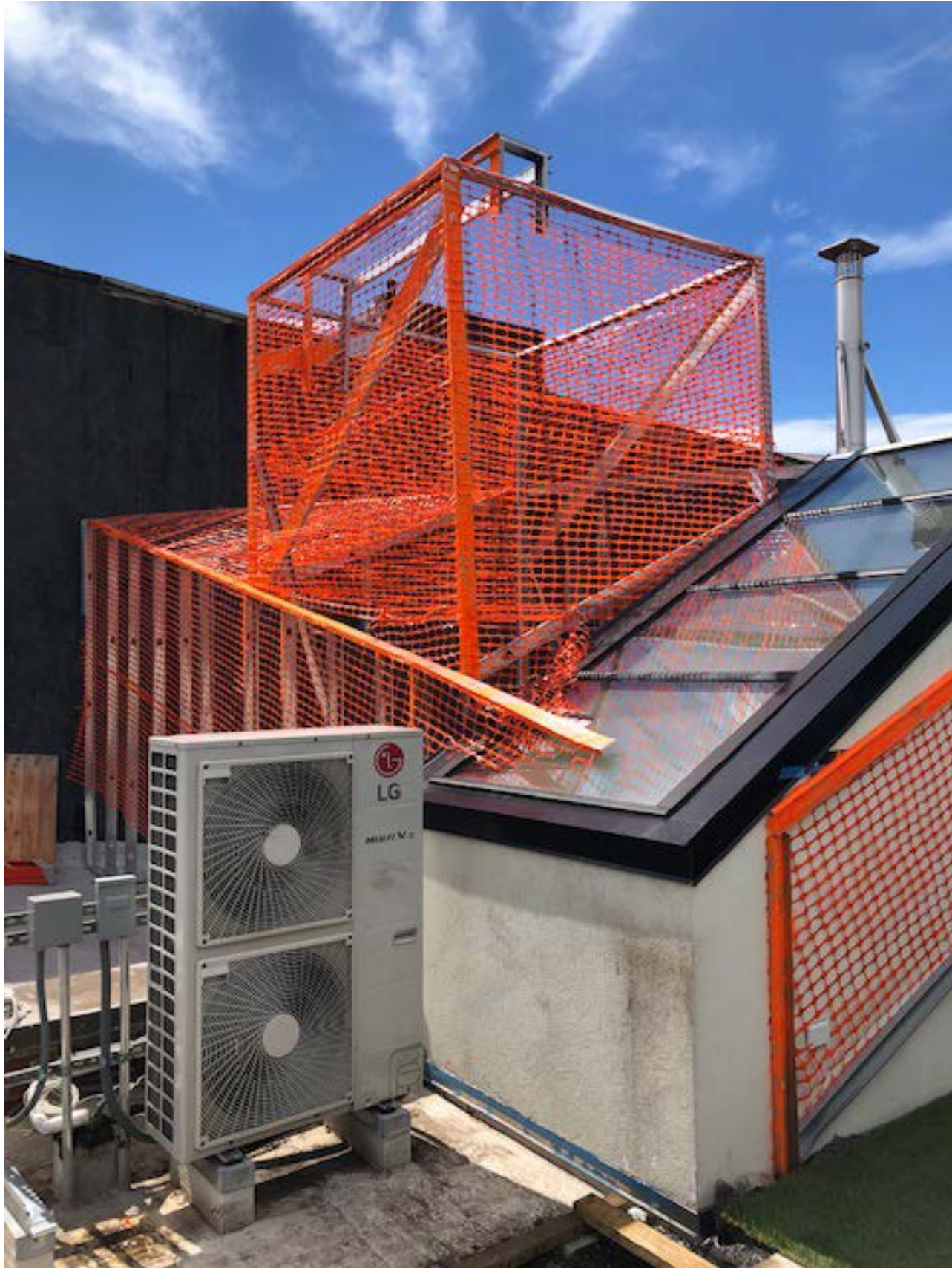
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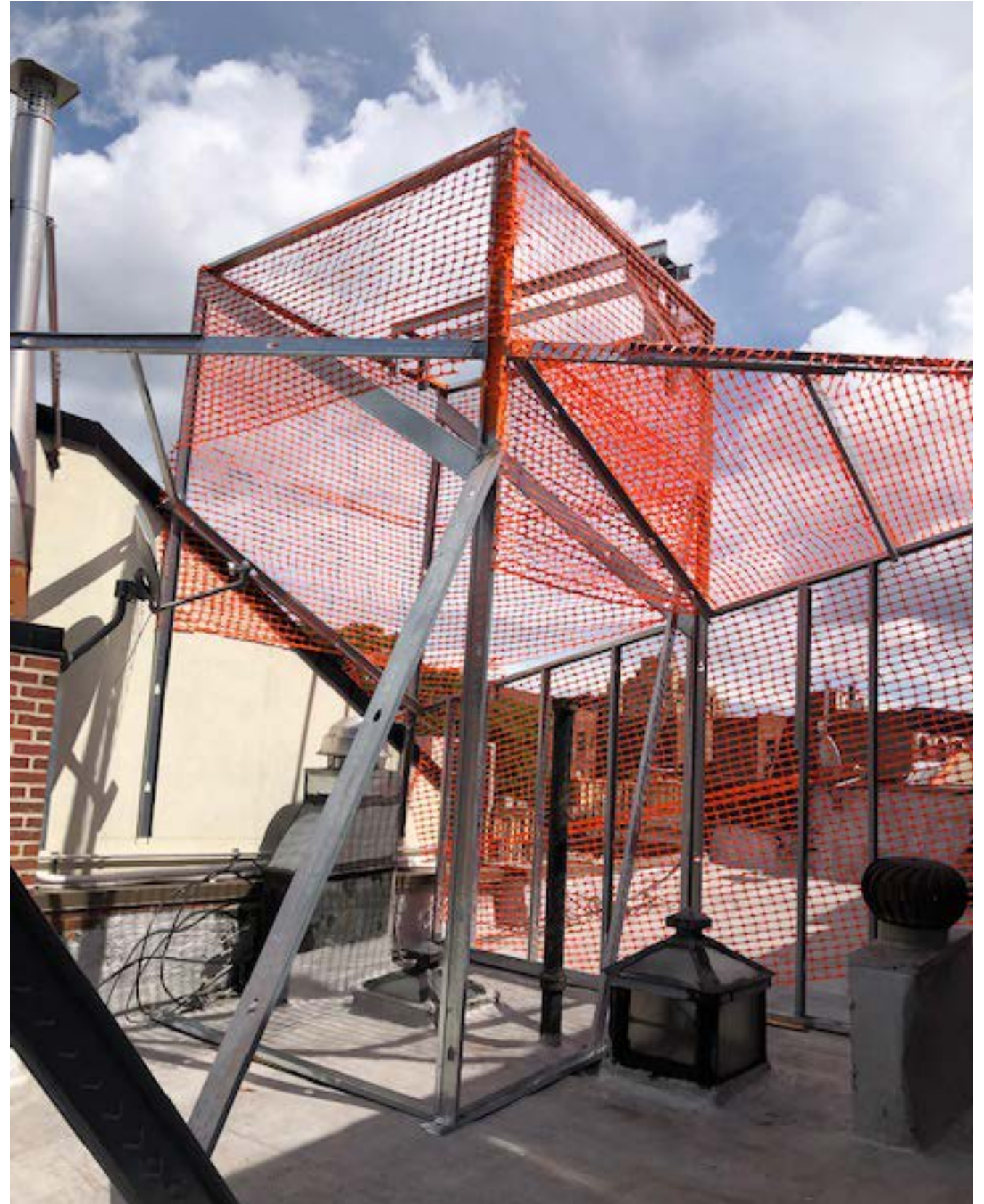


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4TH FLOOR MOCKUP



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4TH FLOOR MOCKUP

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317-319 West 11th st.

4TH FLOOR MOCKUP



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View walking along West 11th st.

317-319 West 11th st.

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4TH FLOOR MOCKUP

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