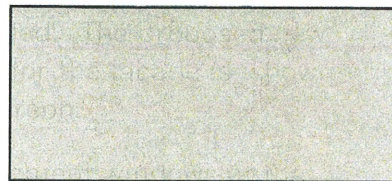


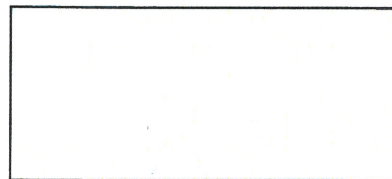


35 West 11th Street FACADE RENOVATION

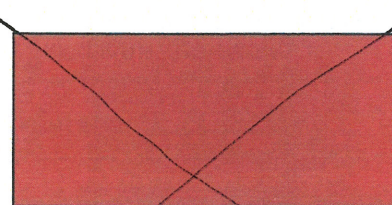
PROPOSED COLORS



Walls: Benjamin Moore
San Antonio Grey AC-29



Trim: Benjamin Moore
Snow White OC-66
Entry Door



Entry Door: Farrow & Ball
Incarnadine 248
High Gloss Finish

The stucco finish will be scraped and repaired as needed. The proposed new color treatment for the façade is shown and specified hereon.

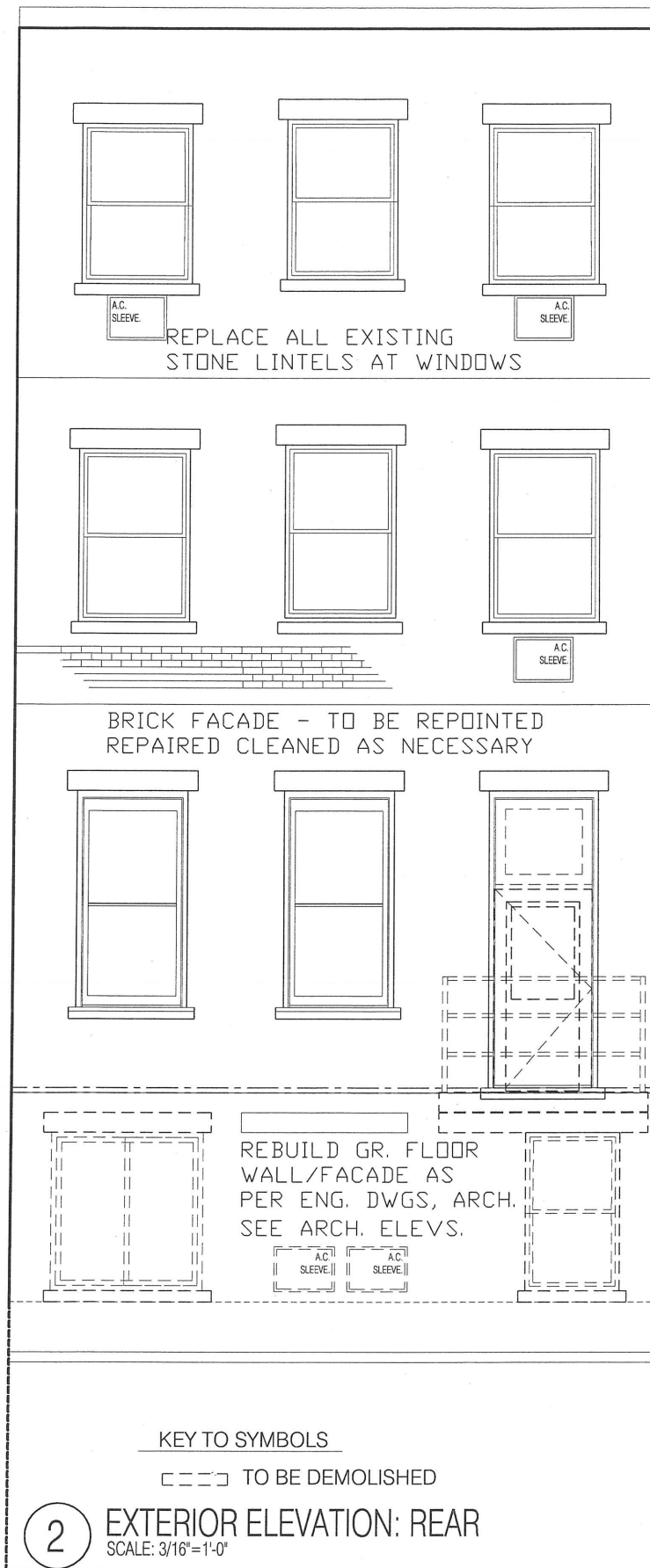
The existing casement windows at the parlor level are deteriorated and must be replaced. Double hung units are proposed as the new window type. The façade/entry has been altered from its original condition to the point that the casements do not relate to the overall presentation of the house. Given that the rest of the units are double hung, the substitution at the parlor level will be more harmonious.

The smaller double hung unit at the Parlor/First Floor level and the two double hung units at the basement shall be replaced with metal units replicating the existing.

The downspout shall be repaired or replaced as necessary and painted the same color as the front wall. The air conditioner grilles shall be replaced and painted the same color as the front wall.

LANDMARKS PRESERVATION COMMISSION REVIEW

Mary T. O'Connor, Architect
315 West 39th Street • Suite 302
New York, NY 10018
917-828-0357



+43'-02"
EDGE OF ROOF @ EXT. WALL

+31'-7"
THIRD FLOOR

+20'-8"
SECOND FLOOR

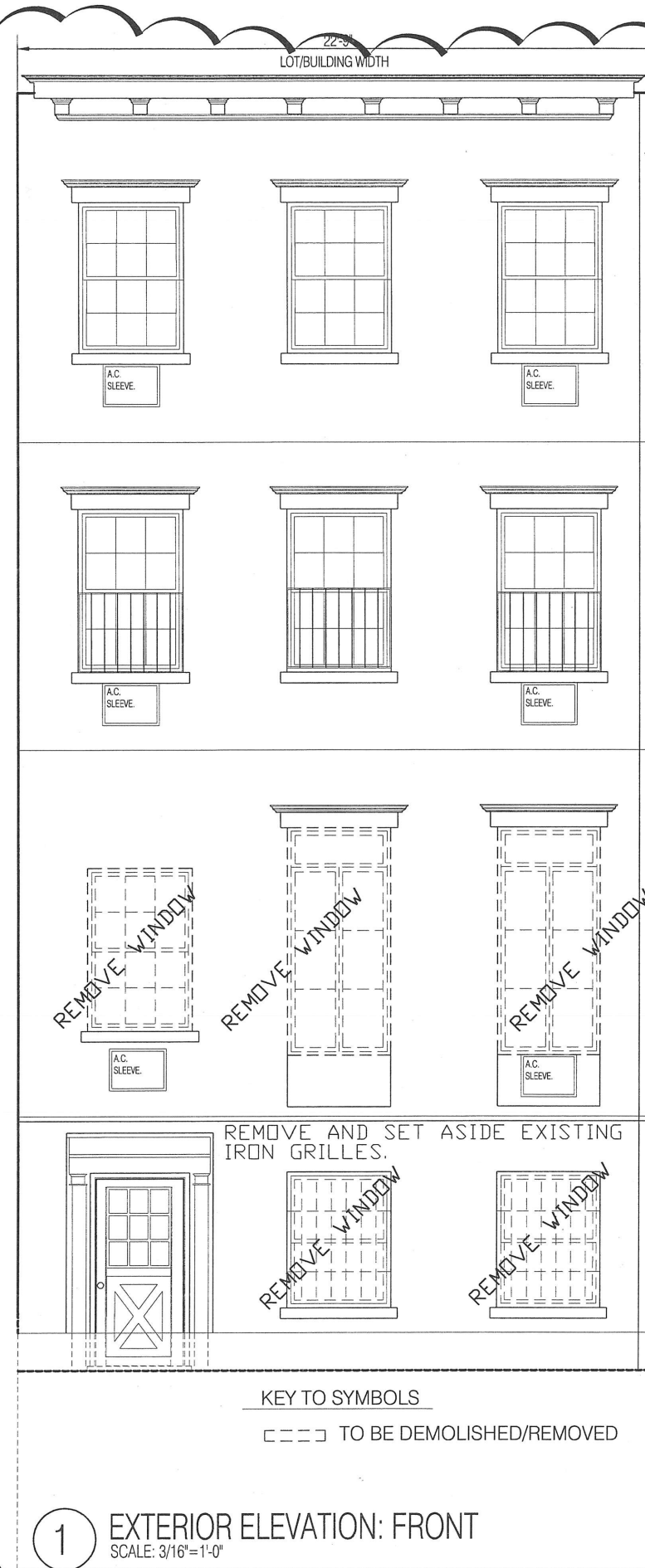
+7'-8"
FIRST FLOOR

+0'-8" GRADE AT REAR YARD

BASEMENT -1'-4"

-0'-6" GRADE AT PATIO

-8'-4"
CELLAR



+43'-10"
ROOF

+31'-7"
THIRD FLOOR

+20'-8"
SECOND FLOOR

+7'-8"
FIRST FLOOR

+0'-0" GRADE AT STREET

BASEMENT -1'-4"

-8'-4"
CELLAR

MARY T. O'CONNOR, ARCHITECT
315 W. 39th St. #302
New York, NY 10018
marytoconnor61horatio@gmail.com
917 828 0357

N

ISSUED FOR PAA	11-02-11	
ISSUED FOR DOB	08-09-2011	
ISSUED FOR REVIEW	03-22-2011	
NO.	ISSUE	DATE
DATE:	MARCH 22, 2011	PROJECT NO.: 1101
DRAWN BY:	MTC	SCALE: AS NOTED

SEAL

DOB NUMBER

PROJECT:

RUDOLPH TOWNHOUSE

35 W 11TH STREET NEW YORK, NY 10011

DRAWING TITLE:

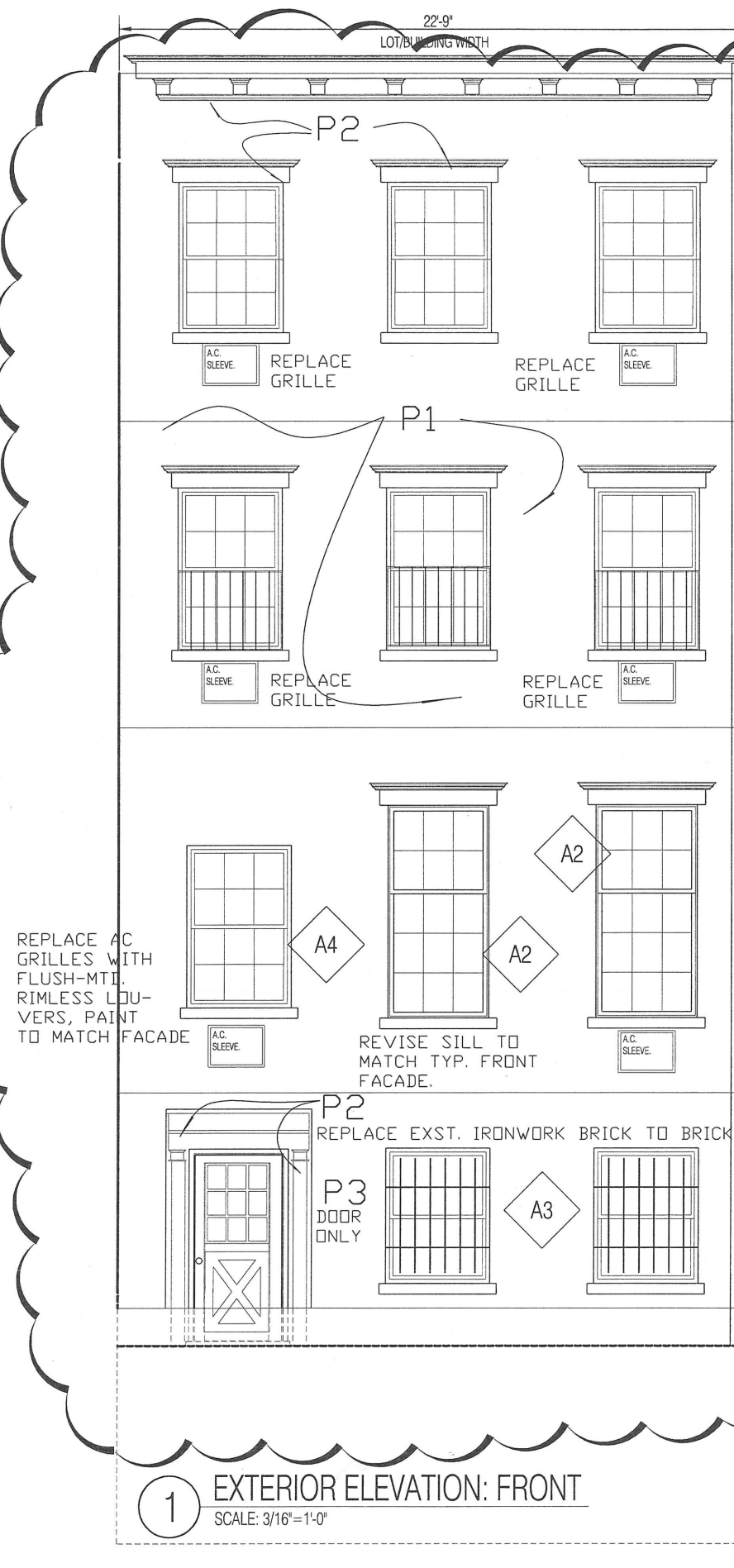
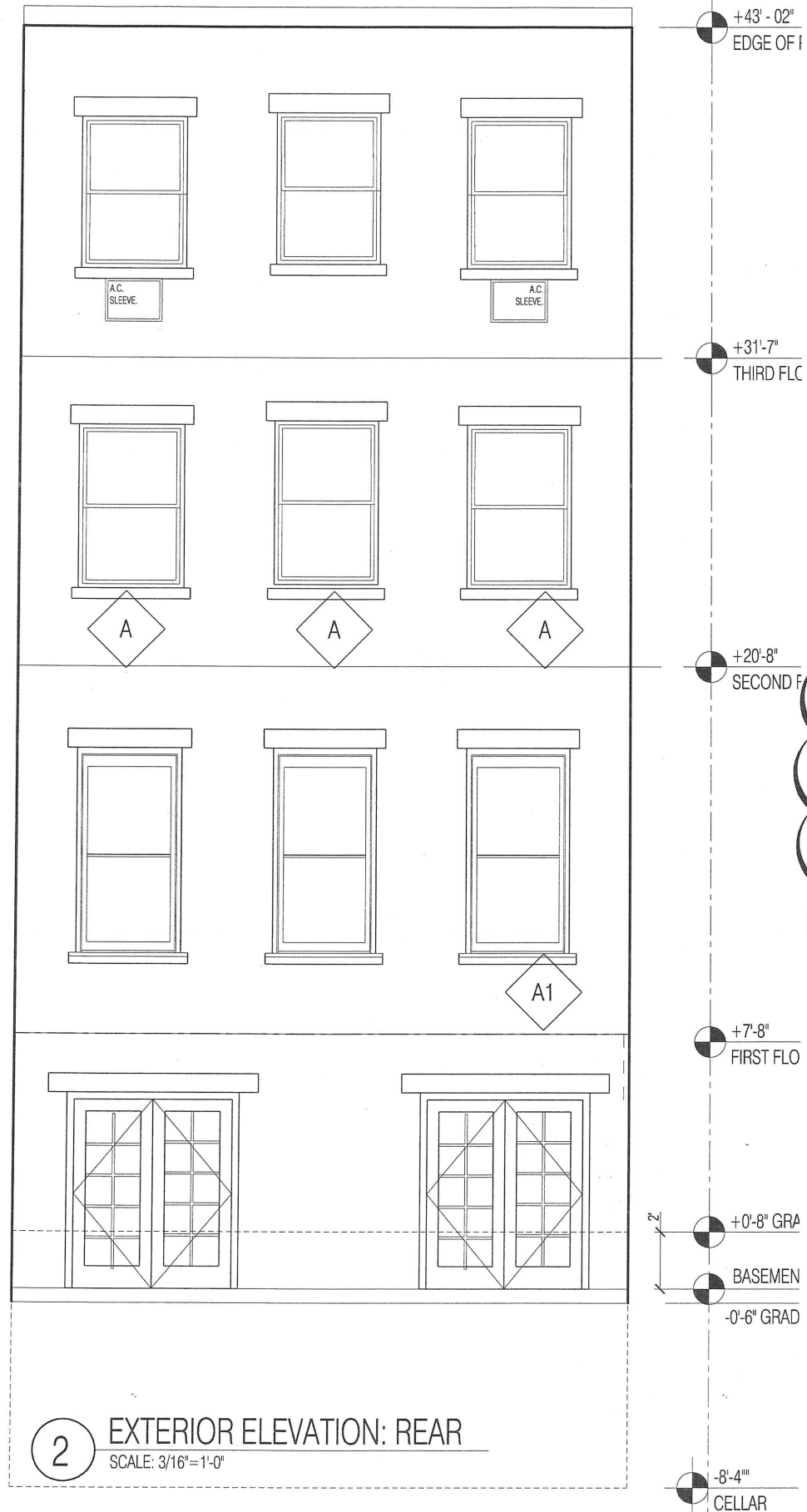
DWG No:

D-003.01

CADD FILE No:

2 OF 6

D



ENTIRE FRONT FACADE TO BE
SCRAPED, PATCHED AS NEEDED,
PAINTED AS SHOWN IN SPECS.

WINDOW TRIM TO BE REPAINTED
WHITE (AS EXISTING)

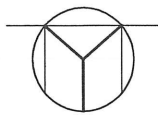
REPAIR DOWNSPOUT AS
NECESSARY.

EXISTING CASEMENT
WINDOWS TO BE REPLACED
WITH DBL HUNG WHITE PTD
METAL ENERGY EFFICIENT
WINDOWS. SEE SHT. A-009.

NOTE:

- P1 - BENJAMIN MOORE
SAN ANTONIO GREY
AC-29
P2 - BENJAMIN MOORE
SNOW WHITE OC-66
OR CLOSEST MATCH
TO WINDOWS FINISH,
SHERWIN WILLIAMS
WHITE.
P3 - FARROW & BALL
INCARNADINE 248
HIGH GLOSS FINISH

MARY T. O'CONNOR, ARCHITECT
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	ISSUED FOR PAA	11-02-11
	ISSUED FOR DOB	08-09-2011
	ISSUED FOR REVIEW	03-22-2011
NO	ISSUE	DATE

DATE:	MARCH 22, 2011	PROJECT NO.:	1101
DRAWN BY:	MTC	SCALE:	AS NOTED

SEAL

DOB NUMBER

PROJECT:
**RUDOLPH
TOWNHOUSE**
35 W 11TH STREET NEW YORK, NY 10011

DRAWING TITLE:

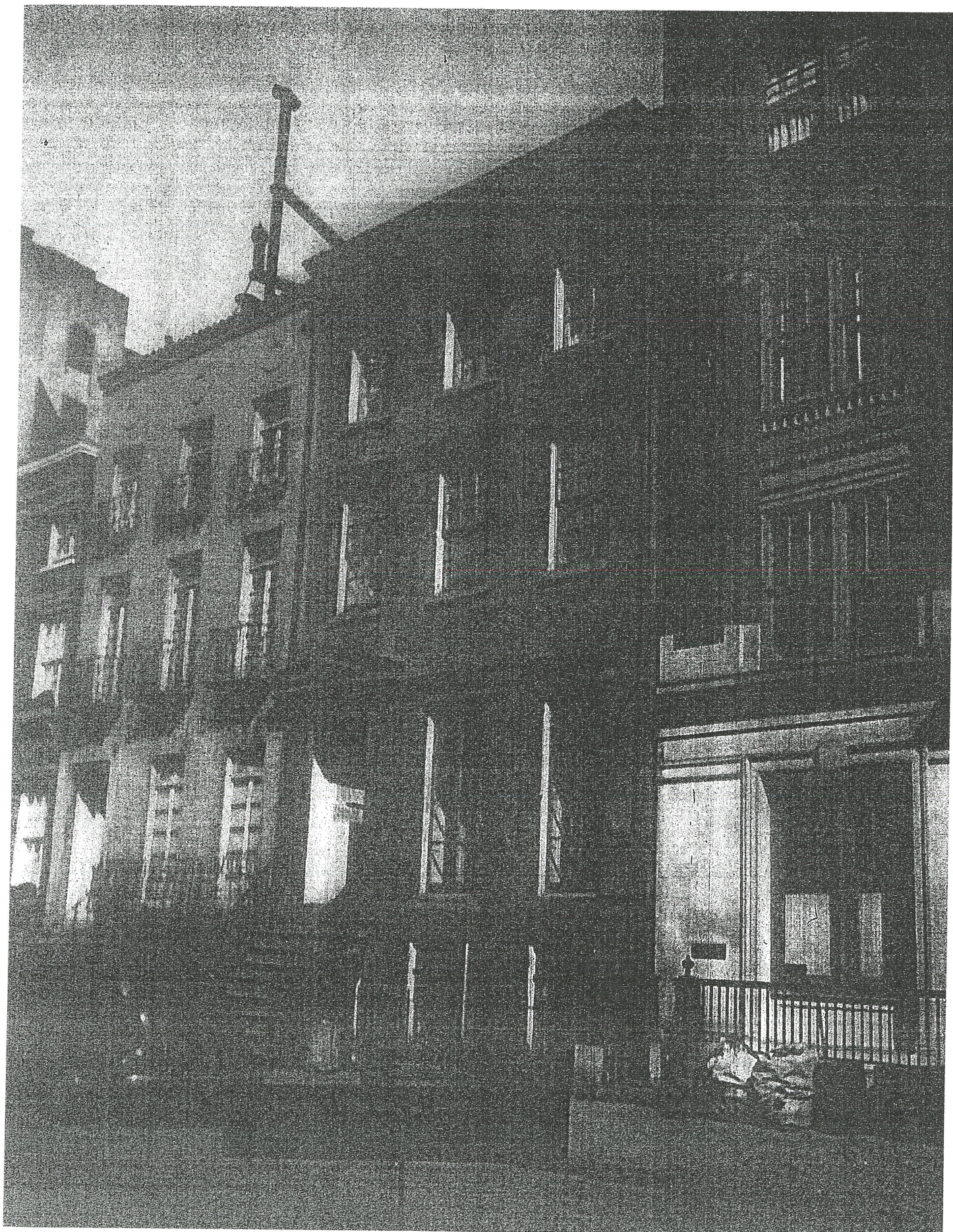
EXTERIOR ELEVATIONS

DWG No:
A-006.01

CADD FILE No. 4 OF 6

DESIGNATION PHOTO





c. 1939 TAX PHOTO