

**246 WEST 11TH STREET
NEW YORK, NY 10014**

**SHEET
NUMBER SHEET NAME**

L-000	COVER SHEET
L-001	REAR COURTYARD
L-002	246 W. 11TH STREET - EXISTING PHOTOGRAPHS
L-003	HISTORIC MAPS
L-004	HISTORIC PHOTOGRAPHS
L-005	246 W. 11TH STREET - EXISTING PHOTOGRAPHS
L-006	246 W. 11TH STREET - EXISTING PHOTOGRAPHS
L-007	246 W. 11TH STREET - EXISTING PHOTOGRAPHS
L-008	246 W. 11TH STREET - EXISTING PHOTOGRAPHS
L-009	246 W. 11TH STREET - EXISTING PHOTOGRAPHS
L-010	NEIGHBORING BUILDINGS
L-011	ELEVATION - STREET EXISTING
L-012	ELEVATION - STREET PROPOSED
L-013	AREAWAY
L-014	ELEVATIONS - REAR
L-015	REAR YARD
L-016	FLOOR PLANS - EXISTING
L-017	FLOOR PLANS - PROPOSED
L-018	BUILDING SECTION
L-019	SIGHT LINES
L-020	AXONS
L-021	BUILDING SECTION
L-022	DIAGRAMS



1940 TAX PHOTOGRAPH

246 W 11TH STREET

246 W 11TH STREET
NEW YORK, NY 10014

No: 1510

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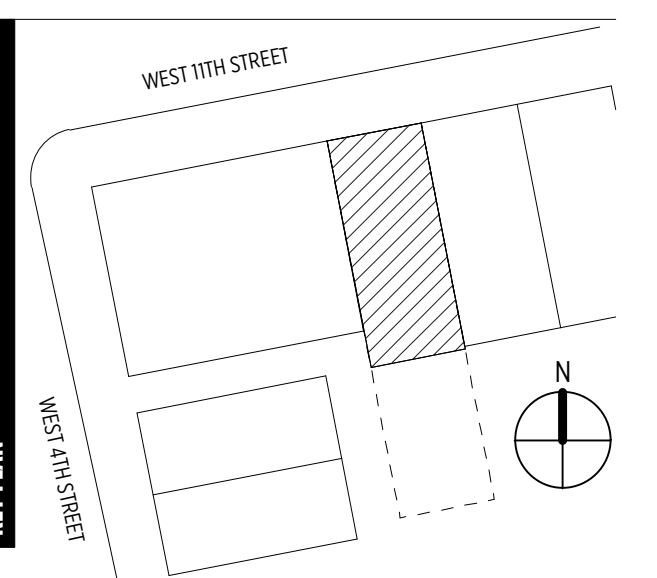
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PROJECT TEAM

NOTES

KEY PLAN



No.	Issue:	Date:
A	LPC INITIAL SUBMISSION	04/22/2016

REVISIONS

COVER SHEET

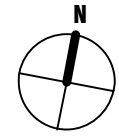
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L-000.0A

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BLOCK AERIAL NTS



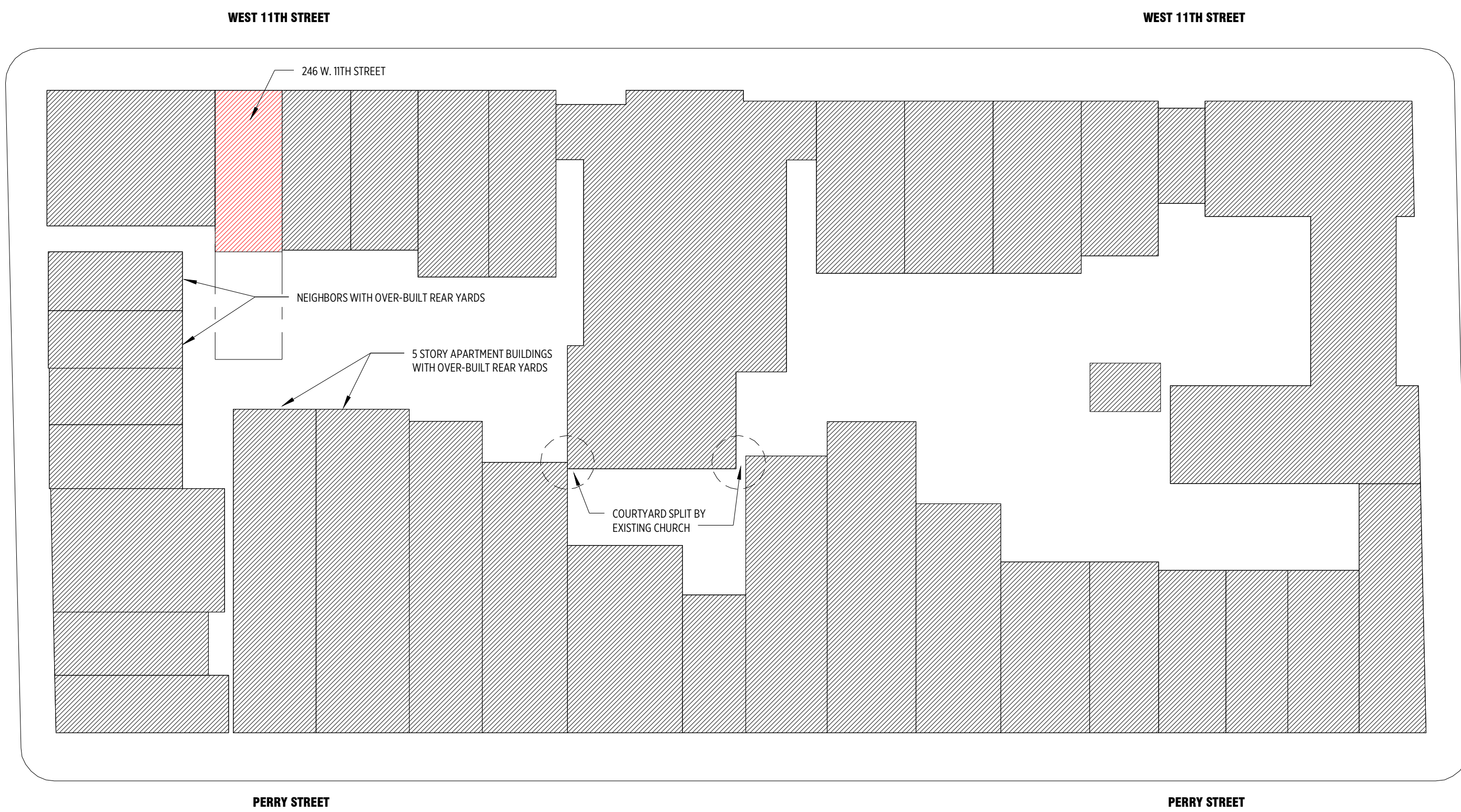
REAR COURTYARD - VIEW FROM ROOF



REAR COURTYARD - VIEW SOUTH

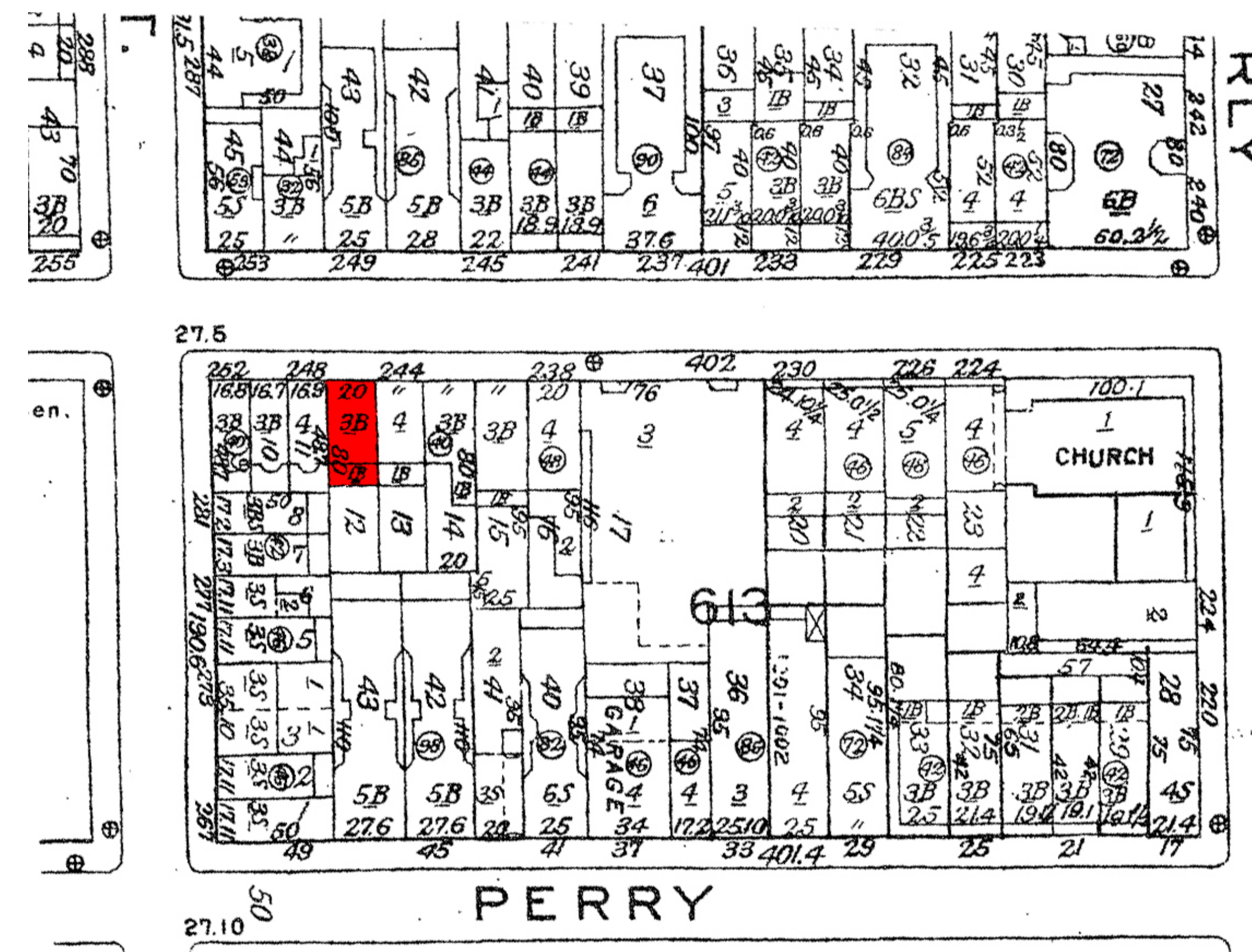
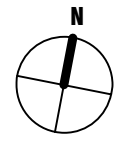


REAR COURTYARD - VIEW EAST



A1 BLOCK PLAN - DIAGRAM

1"=30'-0"



SANBORN MAP NTS - 1985



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REAR COURTYARD

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L-001.0A

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**246 WEST 11TH STREET
BUILT 1842 - PETER D. MOORE, BUILDER**



246 WEST 11TH STREET - REAR ELEVATION

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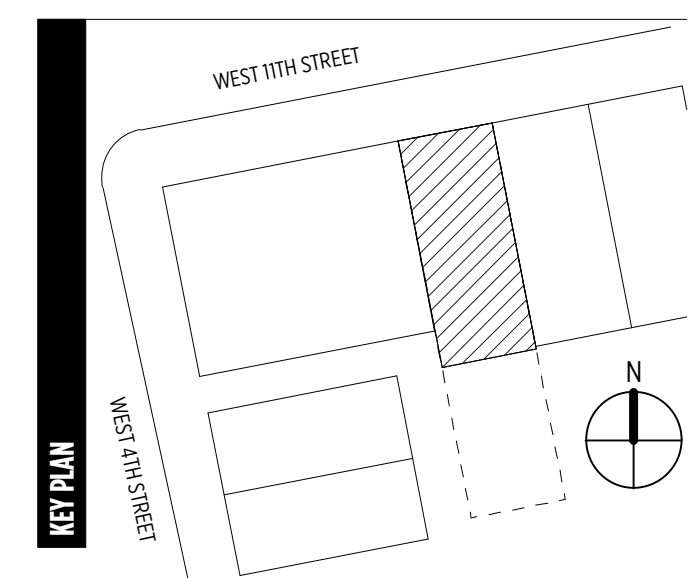
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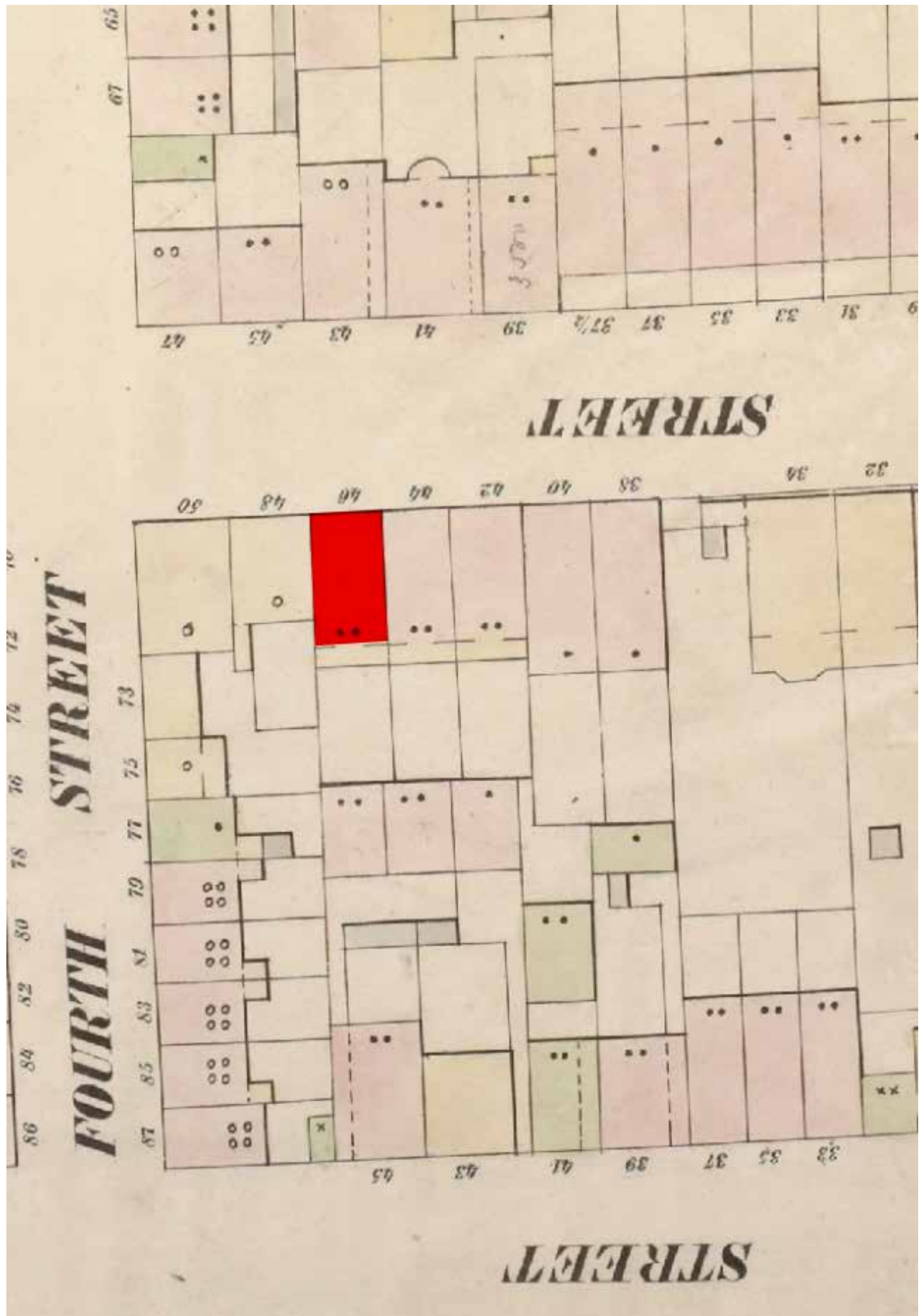
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**246 W. 11TH STREET - EXISTING
PHOTOGRAPHS**

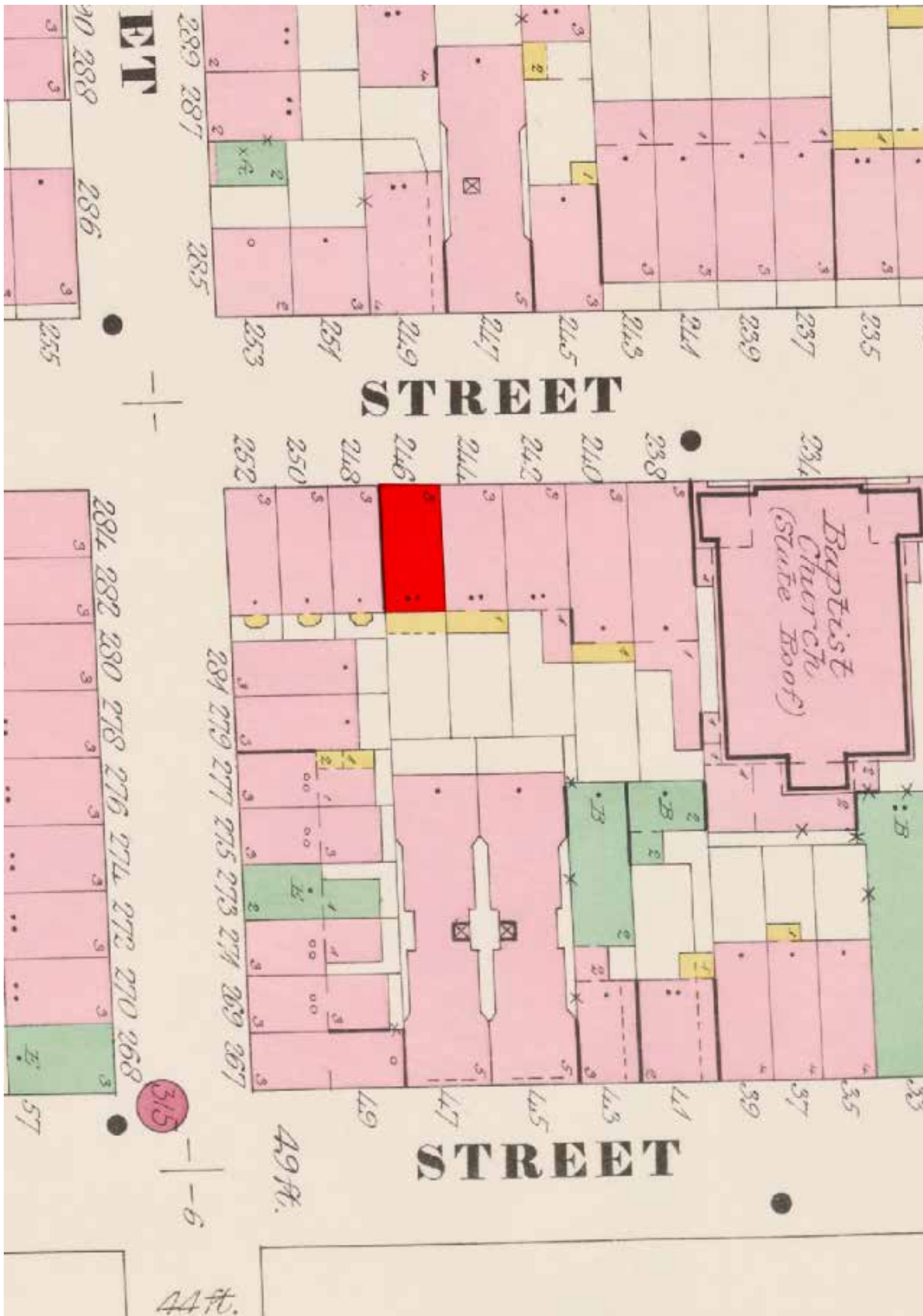
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1854, PERRIS MAP



1895, SANBORN MAP

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HISTORIC MAPS

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1932, NEW YORK PUBLIC LIBRARY



1940, TAX PHOTOGRAPH



1969, NYC LANDMARKS PRESERVATION COMMISSION DESIGNATION PHOTO

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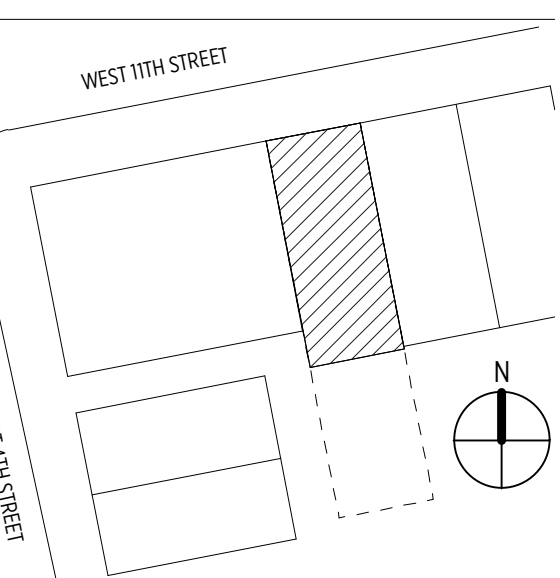
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HISTORIC PHOTOGRAPHS

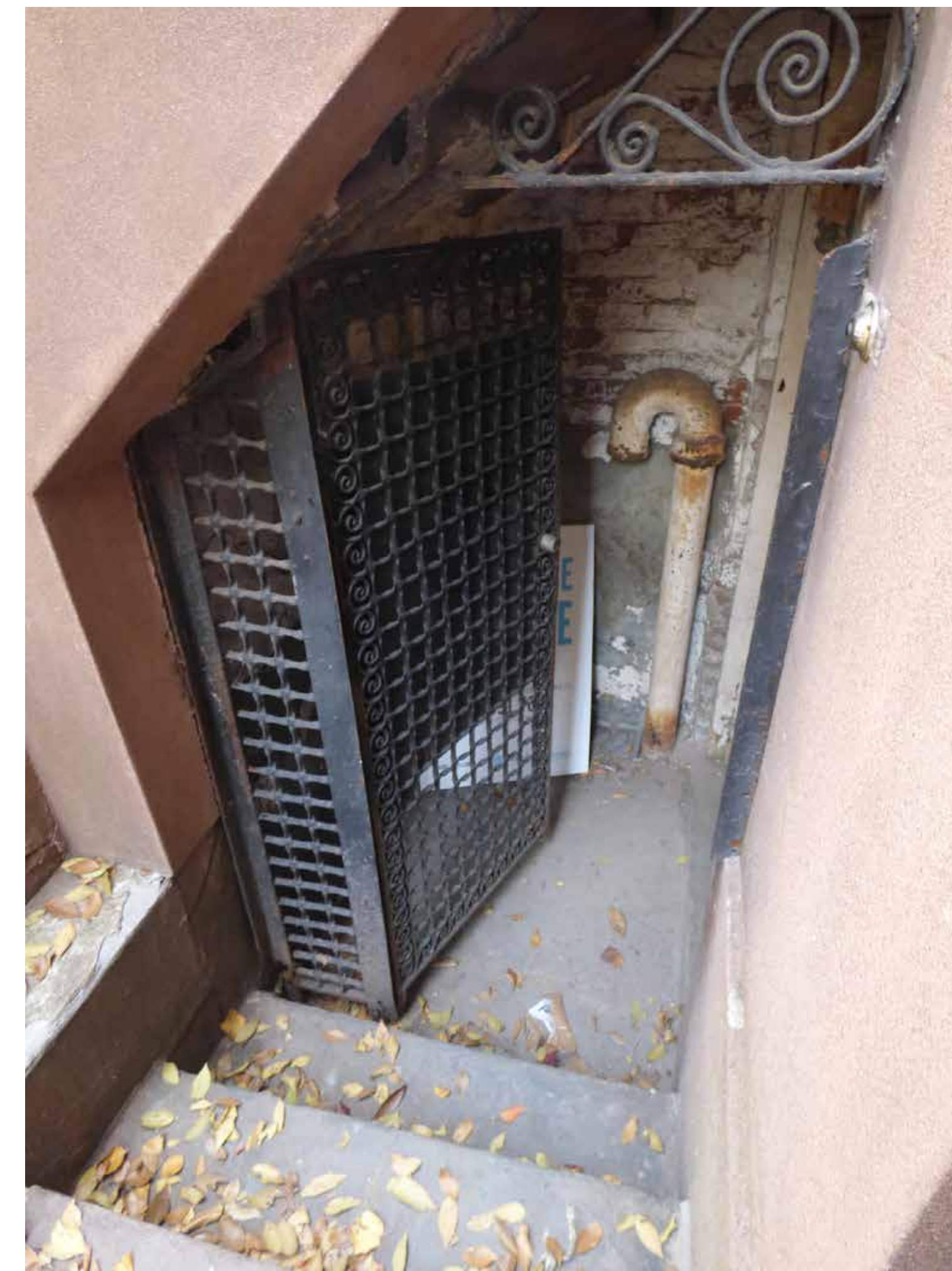
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L-004.0A

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STUCCO-COVERED BROWNSTONE STOOP AND BASE. ALTERED AREAWAY.



AREAWAY GATE. IRONWORK LIKELY DATES FROM THE LATE 19TH CENTURY.

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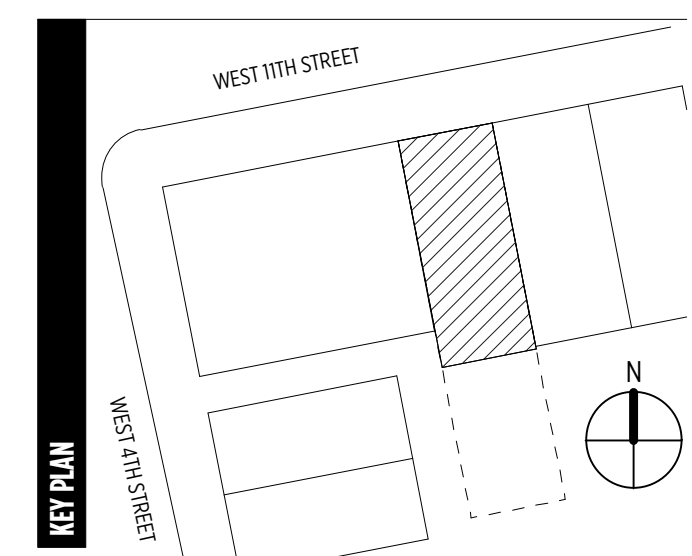
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246 W. 11TH STREET - EXISTING PHOTOGRAPHS

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L-005.0A

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FRONT ENTRANCE WITH RECESSED DOORS. STOOP RAILING LIKELY DATES TO LATE 19TH CENTURY.



SHEET-METAL DOOR HOOD



PARLOR-FLOOR WOOD, TWO-OVER-TWO WINDOWS. SHEET-METAL LINTELS AND PAINTED BROWNSTONE SILL COURSE.

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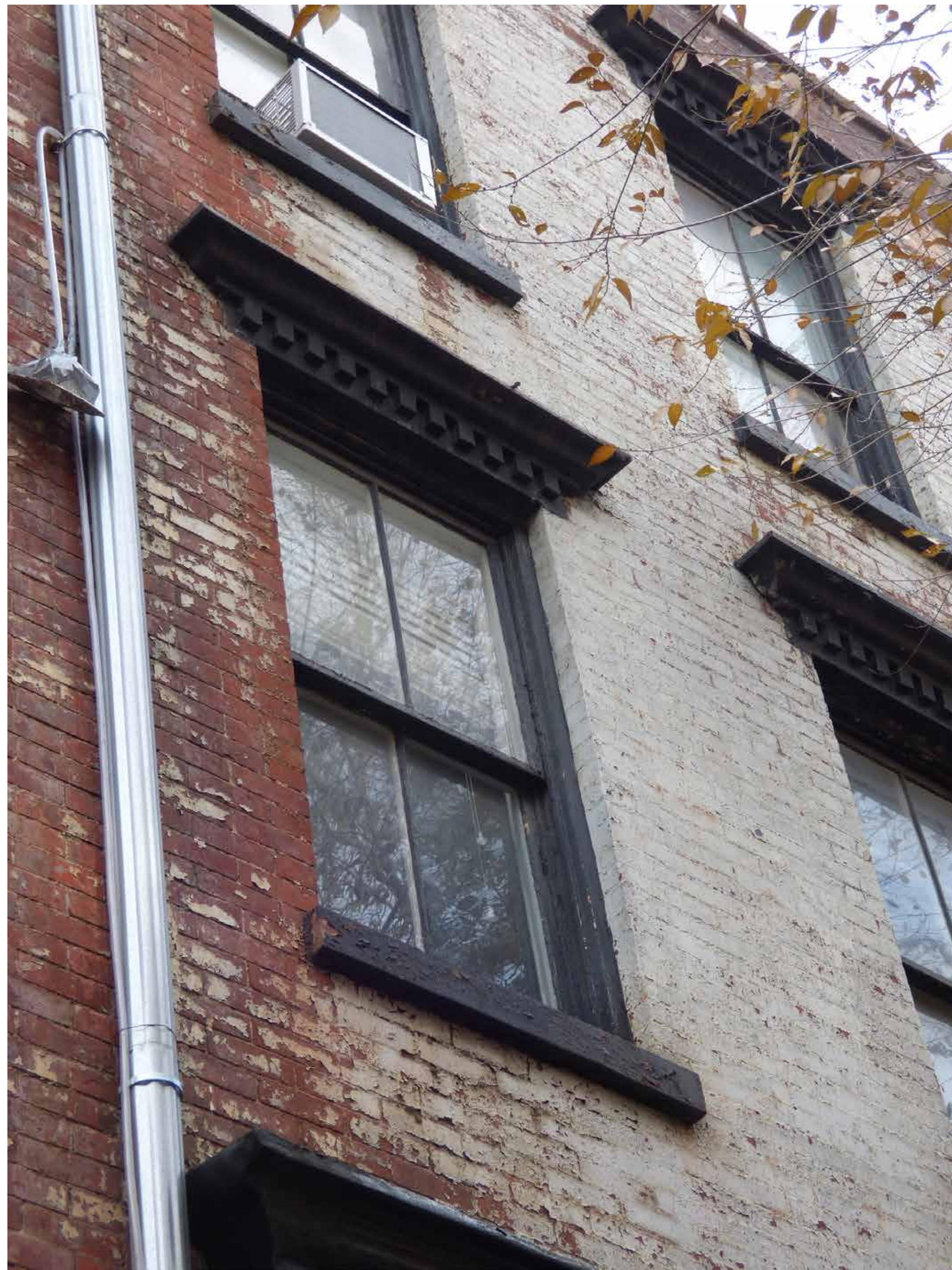
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L-006.0A

SHEET ID



SECOND-FLOOR WOOD, TWO-OVER-TWO WINDOWS WITH SHEET-METAL LINTELS AND PAINTED BROWNSTONE SILLS



STUDIO WINDOW ADDITION (1930), CORNICE REMOVAL AND INCREASED WINDOW HEIGHT AT TOP FLOOR (1930?). NON-MATCHING BRICK ABOVE TOP-FLOOR WINDOW LINTELS.

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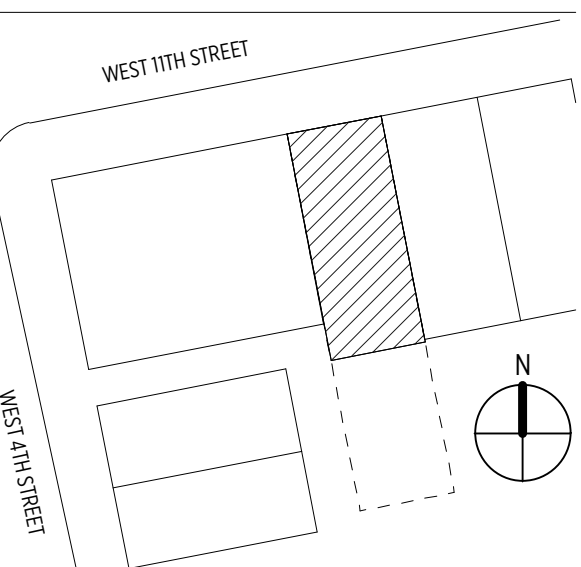
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SHEET ID

L-007.0A



HISTORIC REAR-YARD ADDITION WITH CONTEMPORARY CLADDING



TOP FLOOR WINDOW ON REAR ELEVATION. REPLACEMENT ALUMINUM ONE-OVER-ONE WINDOWS WITH CONCRETE LINTELS & SILLS. CORBELED BRICK CORNICE LIKELY ORIGINAL.



REAR ELEVATION. NON-ORIGINAL CHIMNEY, ADDITION OF MASTIC COATING AND PAINT. REPLACEMENT WINDOWS WITH CONCRETE SILLS AND LINTELS.

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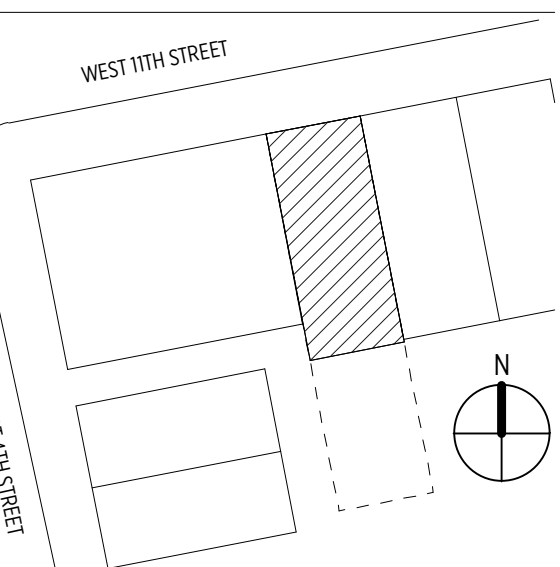
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246 W. 11TH STREET - EXISTING PHOTOGRAPHS

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L-008.0A

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**242-246 WEST 11TH STREET
BUILT 1842**

246 W 11TH STREET

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**246 W. 11TH STREET - EXISTING
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**238 AND 240 WEST 11TH STREET
BUILT 1852-1853**

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NEIGHBORING BUILDINGS

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EXISTING FACADE AT 246 WEST 11TH STREET



EXISTING PARAPET CAP AND SKYLIGHT AT 246 WEST 11TH STREET



EXISTING FRONT DOOR AT 246 WEST 11TH STREET



EXISTING FRONT DOOR WOOD PANELING AT 246 WEST 11TH STREET



EXISTING WINDOW SILLS AND LINTELS AT 246 WEST 11TH STREET



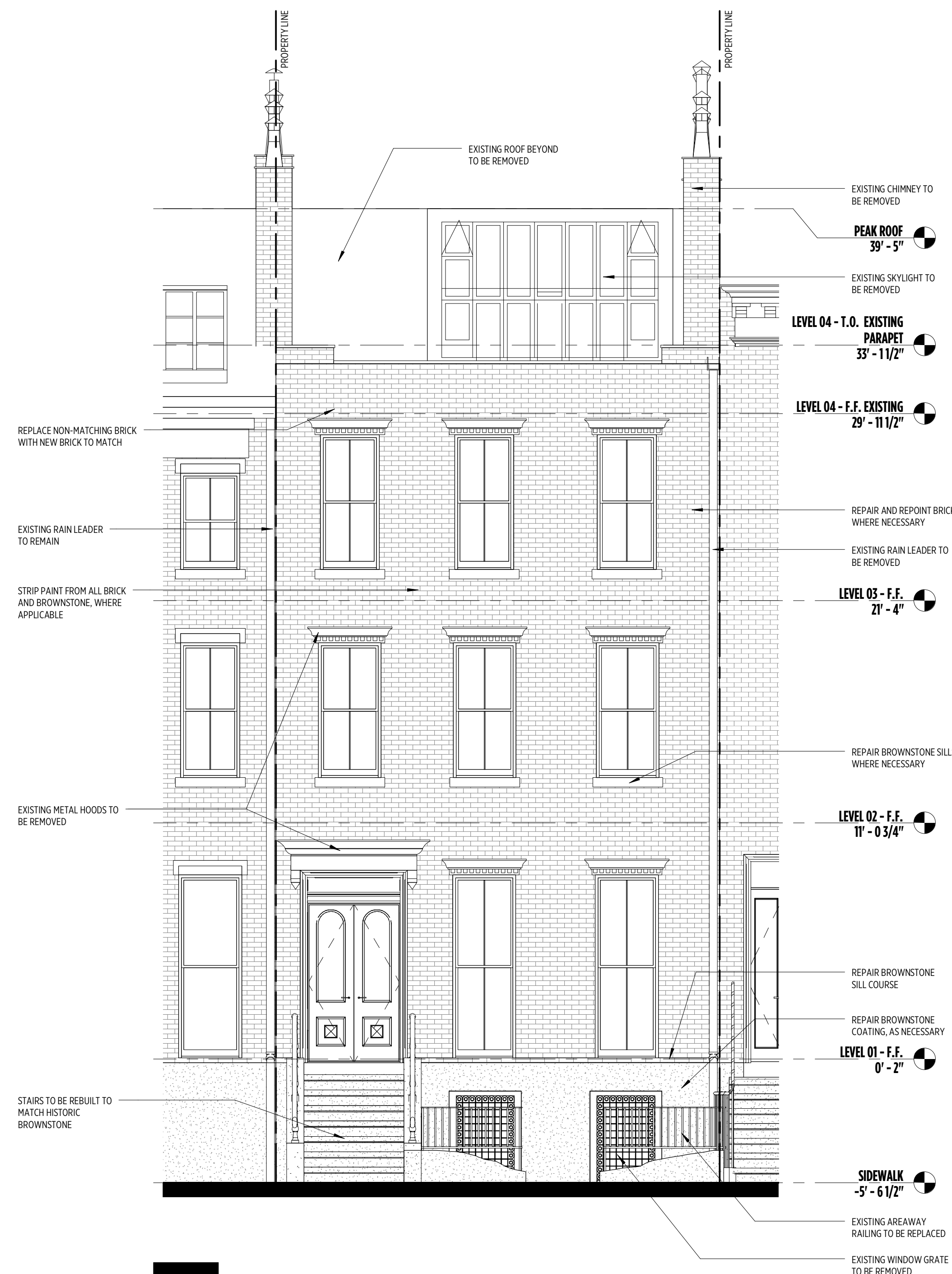
EXISTING WINDOW GRATE AT 246 WEST 11TH STREET



1940 TAX LOT PHOTO AT 246 WEST 11TH STREET



NEIGHBORING FACADE AT 244 WEST 11TH STREET



A7 ELEVATION - NORTH EXISTING

1/4" = 1'-0"



NEIGHBORING FACADE AT 248 WEST 11TH STREET

246 W 11TH STREET

246 W 11TH STREET
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PROJECT TEAM

NOTES

KEY PLAN

No. Issue: Date:
A LPC INITIAL SUBMISSION 04/22/2016

REVISIONS

ELEVATION - STREET EXISTING

SHEET TITLE

L-011.0A

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ELEVATION - STREET PROPOSED

SHEET TITLE

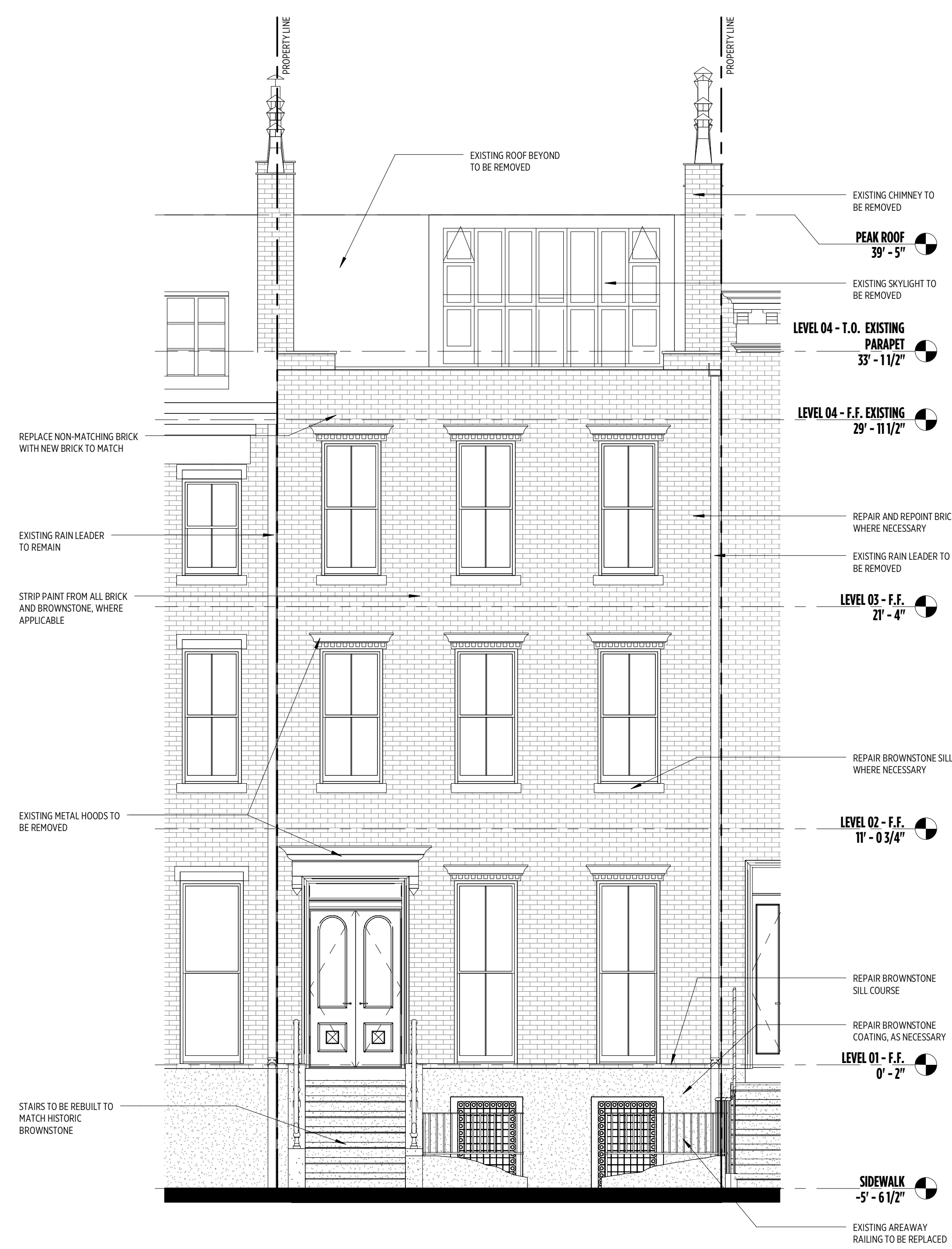
L-012.0A



CORNICE PRECEDENT AT 240 WEST 11TH STREET

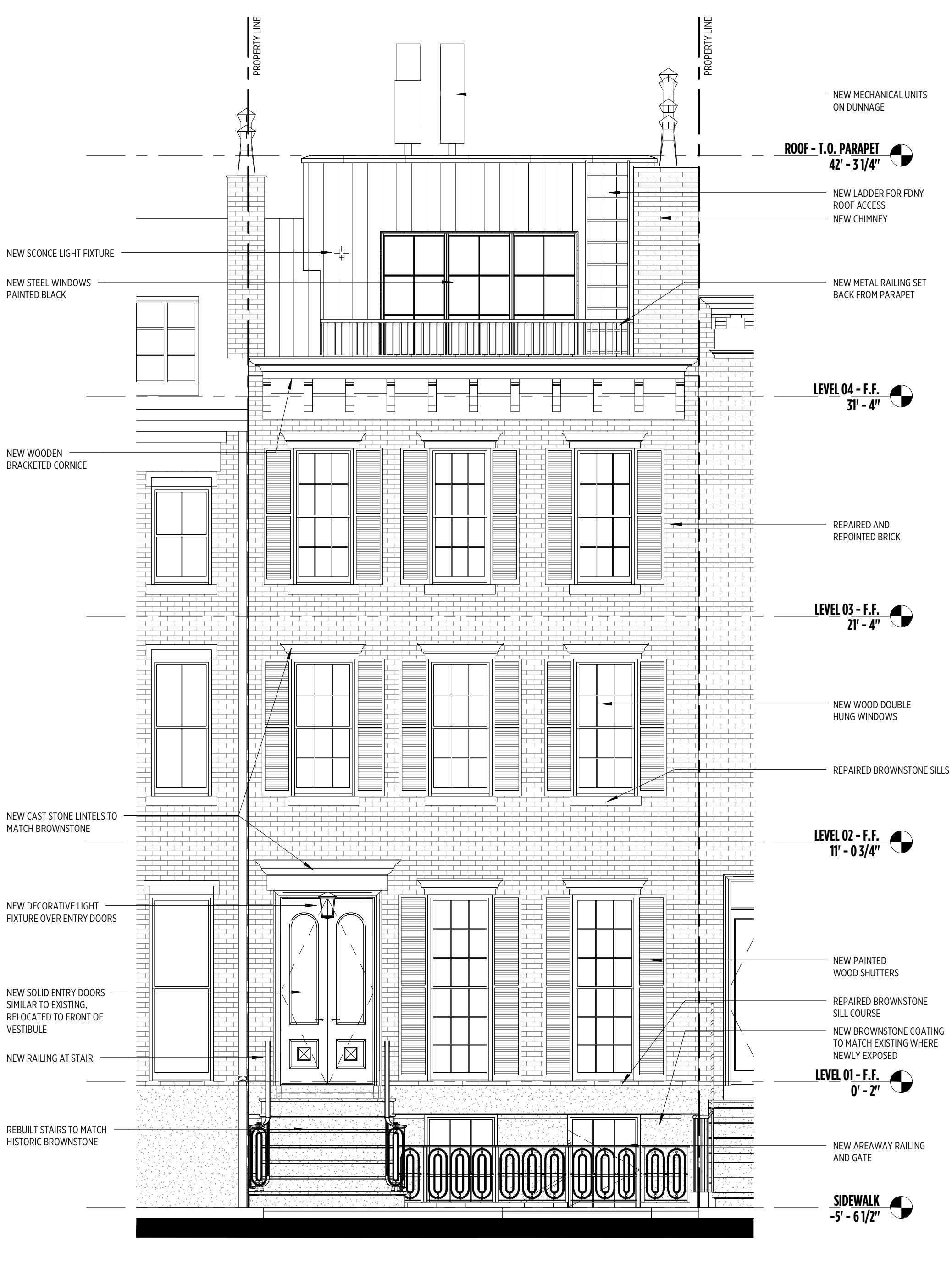


RAILING PRECEDENT AT 278 WEST 11TH STREET



A2 ELEVATION - NORTH EXISTING

1/4" = 1'-0"



A7 ELEVATION - NORTH PROPOSED

1/4" = 1'-0"

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EXISTING AREAWAY AT 246 WEST 11TH STREET



EXISTING AREAWAY AT 246 WEST 11TH STREET TO BE LOWERED AND EXTENDED



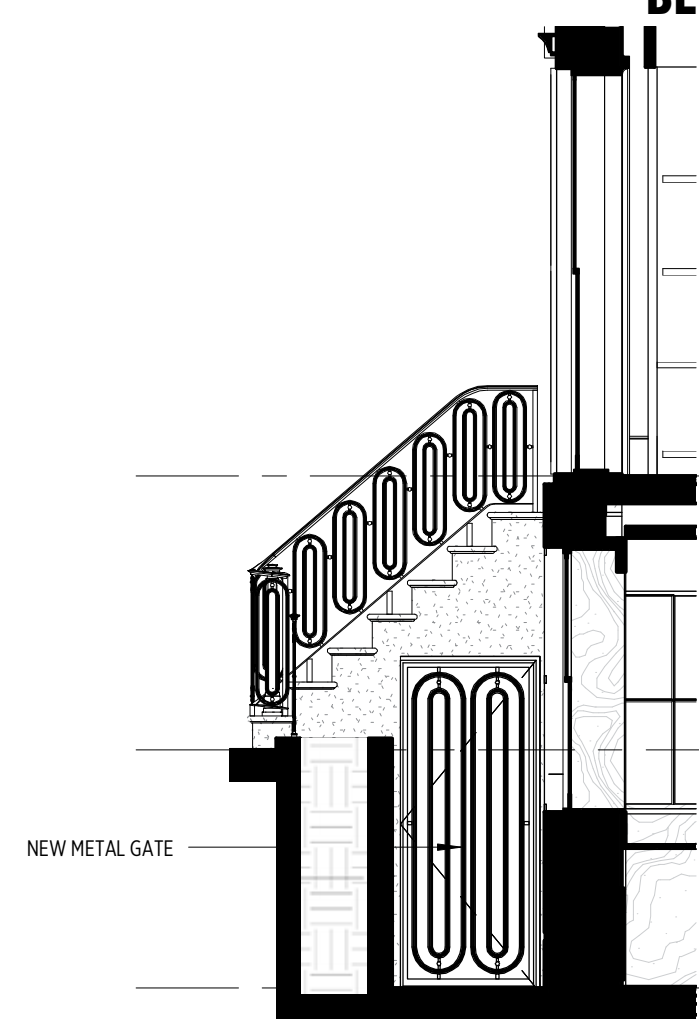
EXISTING GARDEN LEVEL WINDOW GRATES AT 246 WEST 11TH STREET TO BE REMOVED AND WINDOW SILLS TO BE LOWERED



EXISTING GARDEN LEVEL ENTRY GRATE AT 246 WEST 11TH STREET TO BE REPLACED

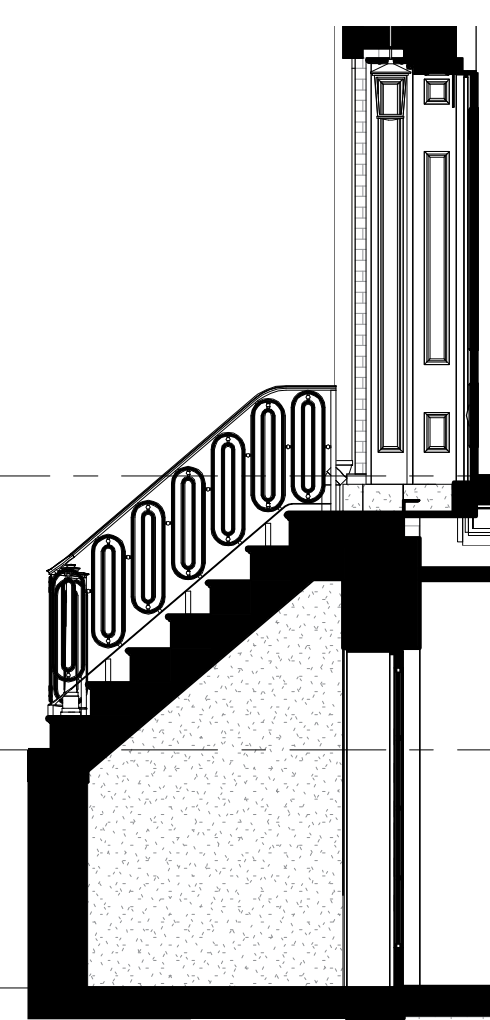


EXISTING RAILING AT 246 WEST 11TH STREET TO BE REPLACED



E6 ELEVATION - AREAWAY STAIR

1/4" = 1'-0"



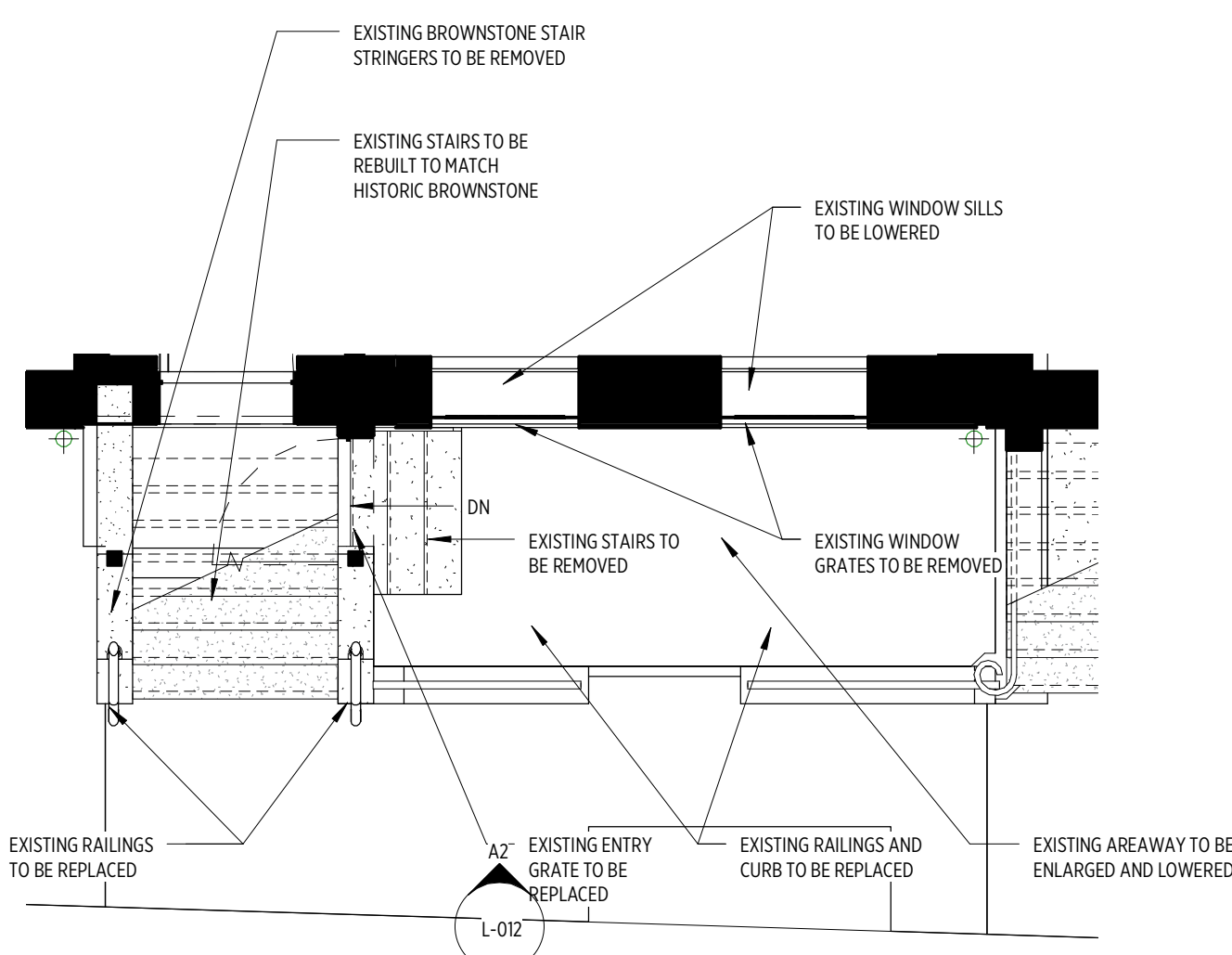
E8 SECTION - STOOP STAIR

1/4" = 1'-0"



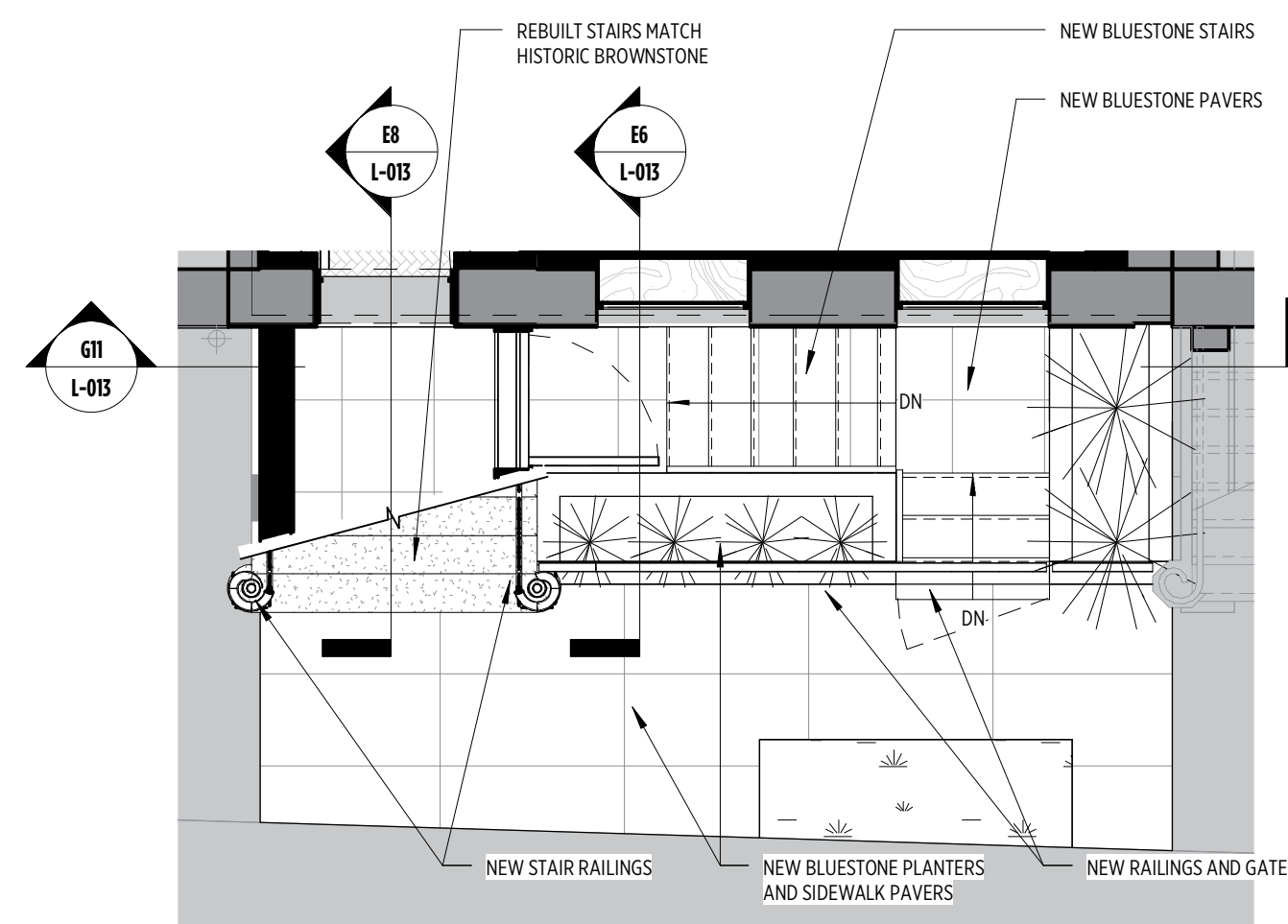
G1 SECTION/ELEVATION - AREAWAY

1/4" = 1'-0"



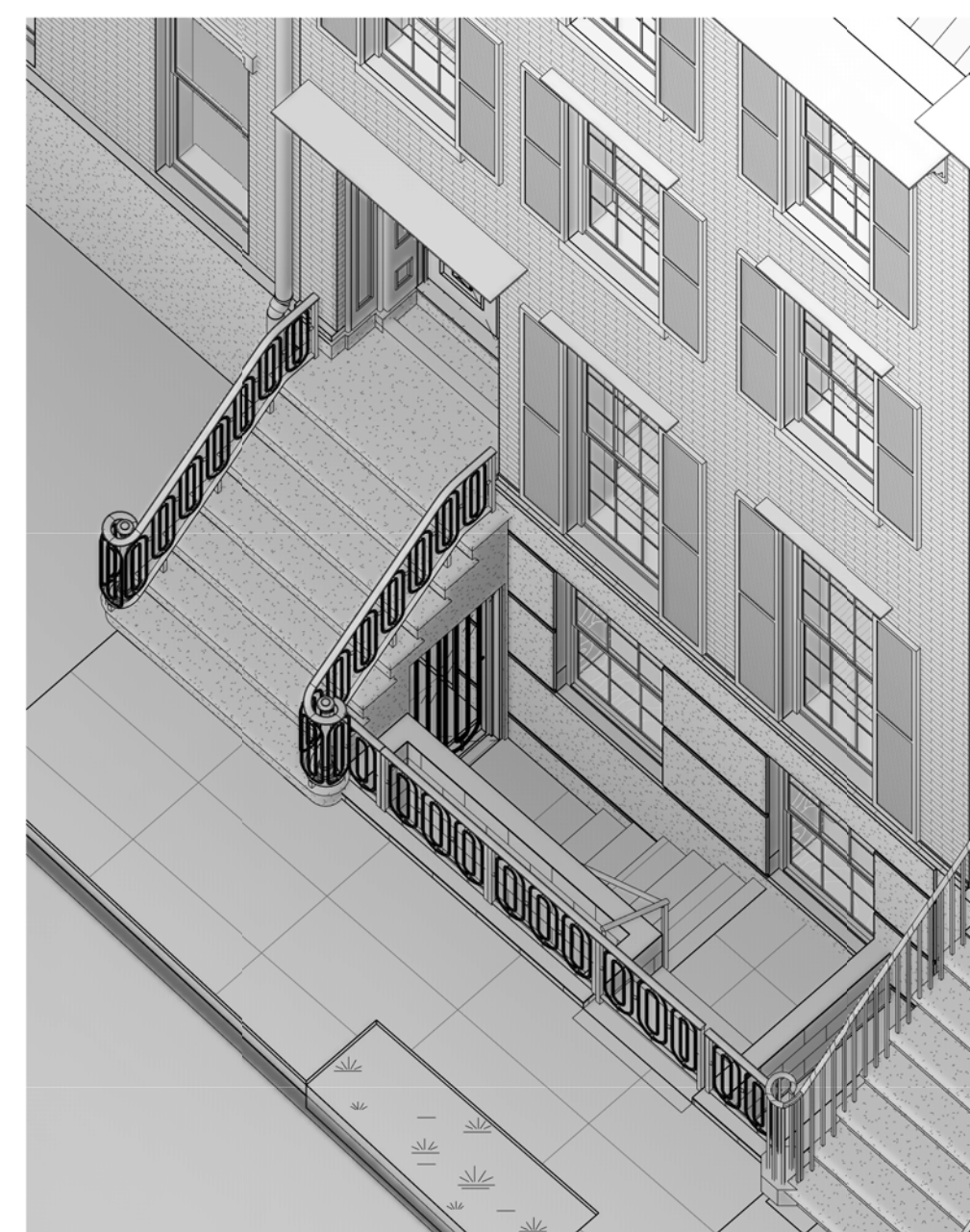
A1 PLAN - AREAWAY EXISTING

1/4" = 1'-0"



A6 PLAN - AREAWAY PROPOSED

1/4" = 1'-0"



A11 AXON - AREA WAY PROPOSED

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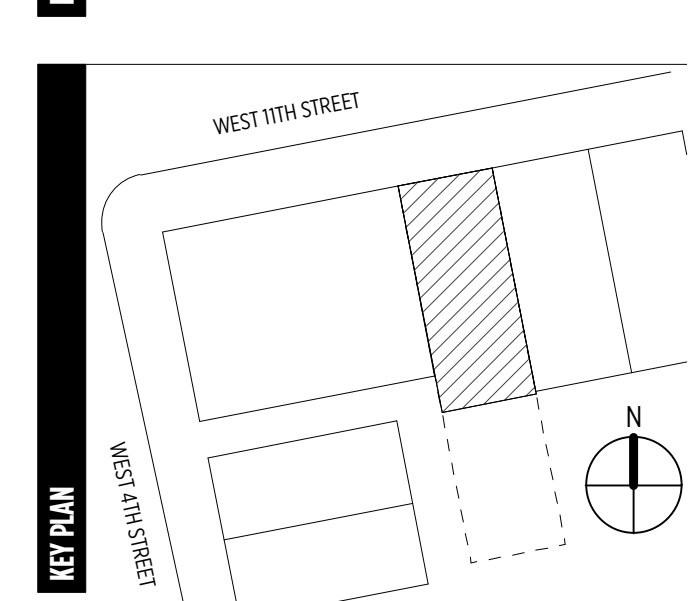
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NOTES



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REVISIONS

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AREAWAY

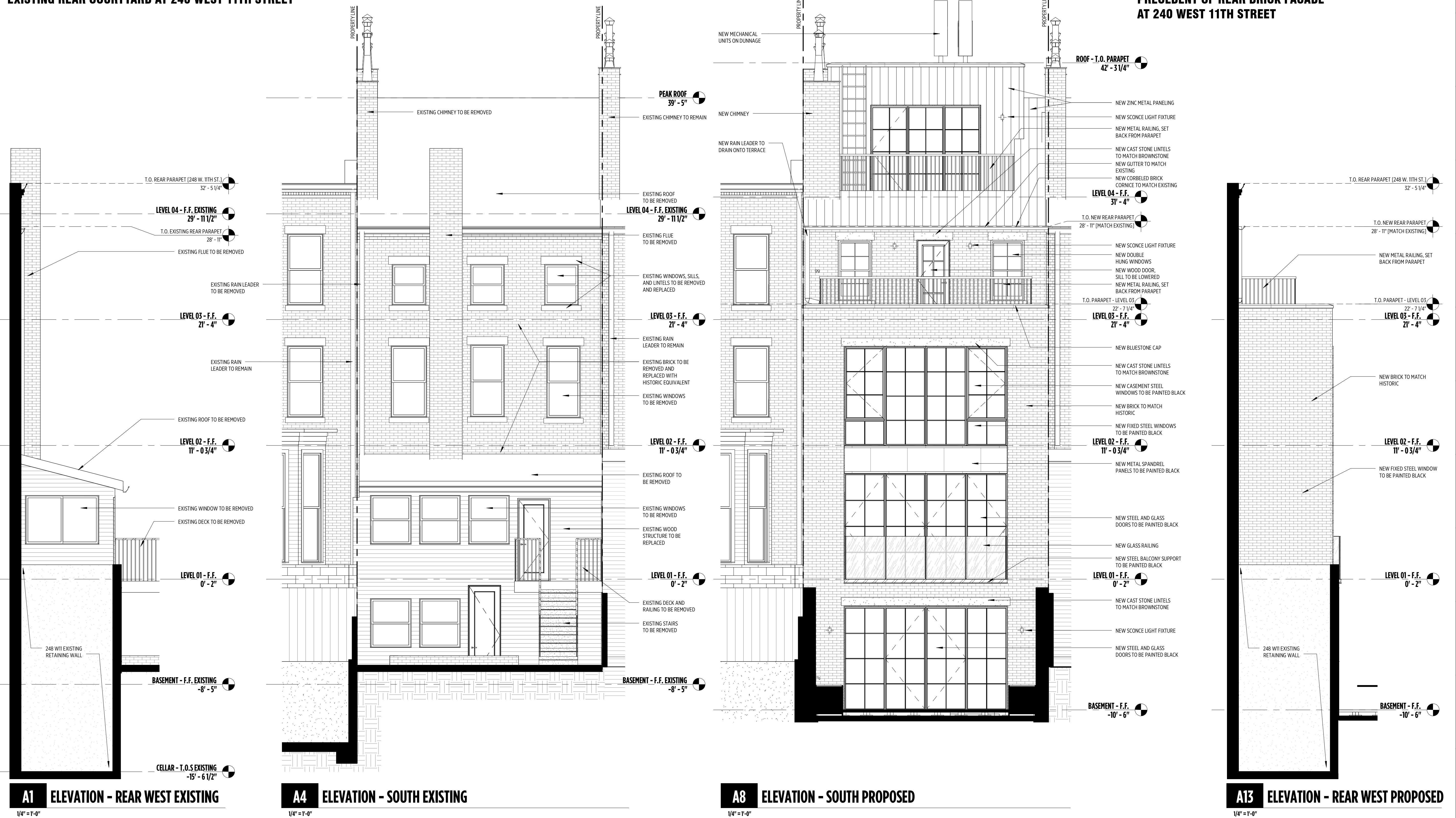
SHEET ID
L-013.0A



EXISTING REAR COURTYARD AT 246 WEST 11TH STREET



PRECEDENT OF REAR BRICK FACADE AT 240 WEST 11TH STREET



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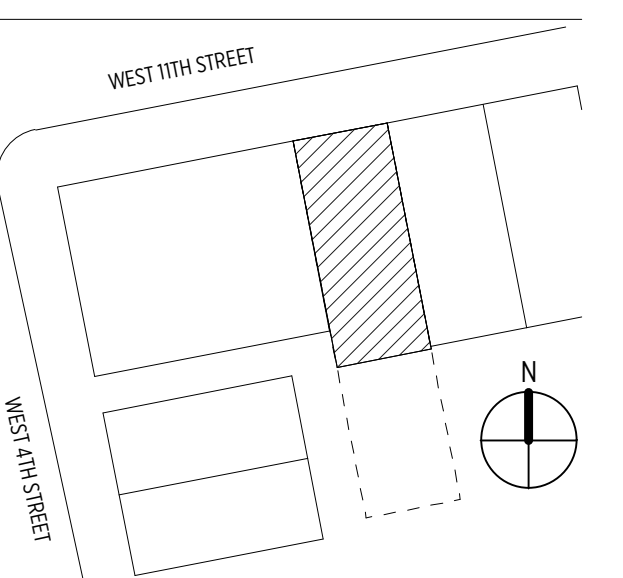
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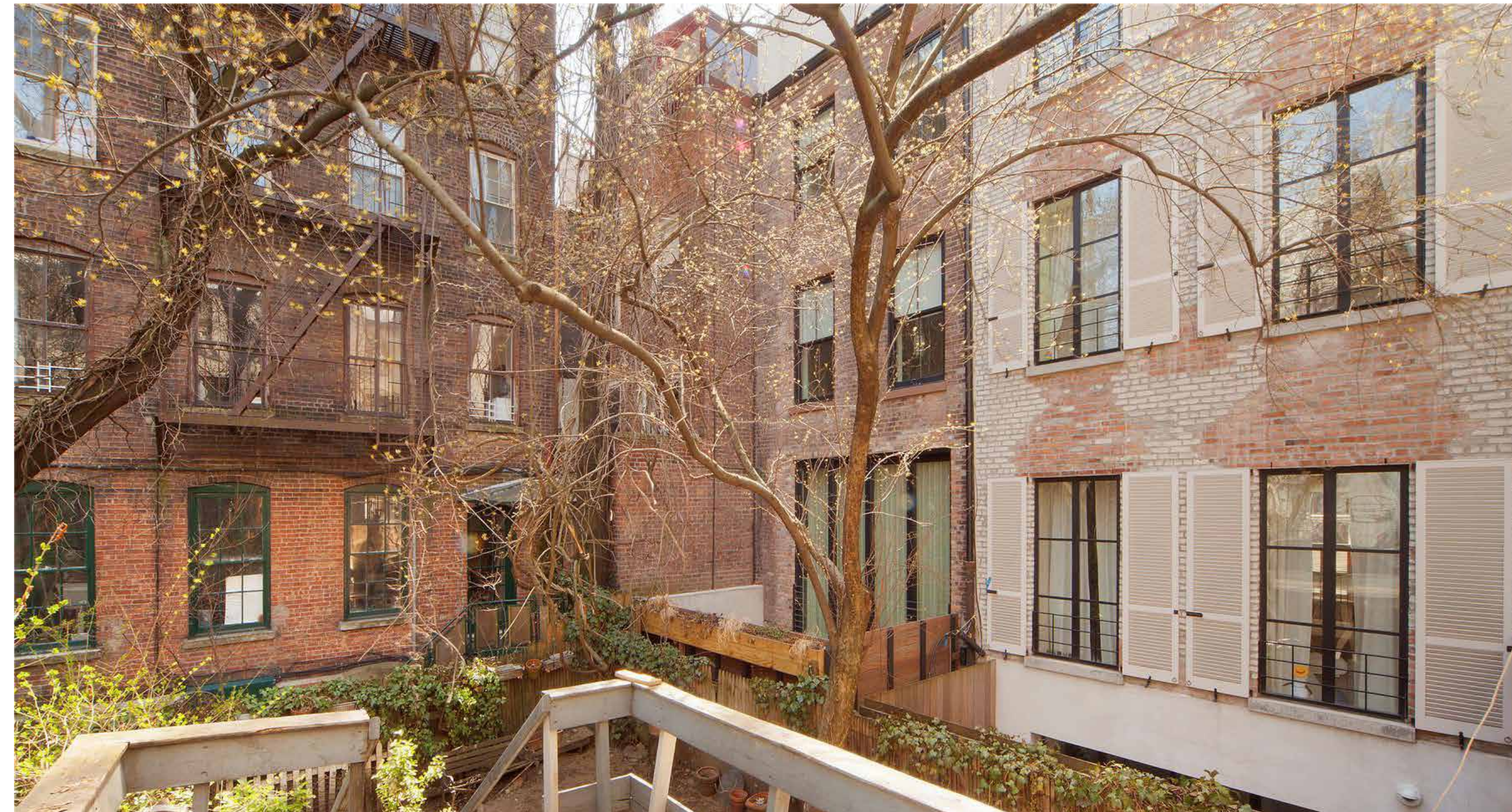
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A	LPC INITIAL SUBMISSION	04/22/2016

ELEVATIONS - REAR

SHEET TITLE

L-014.0A

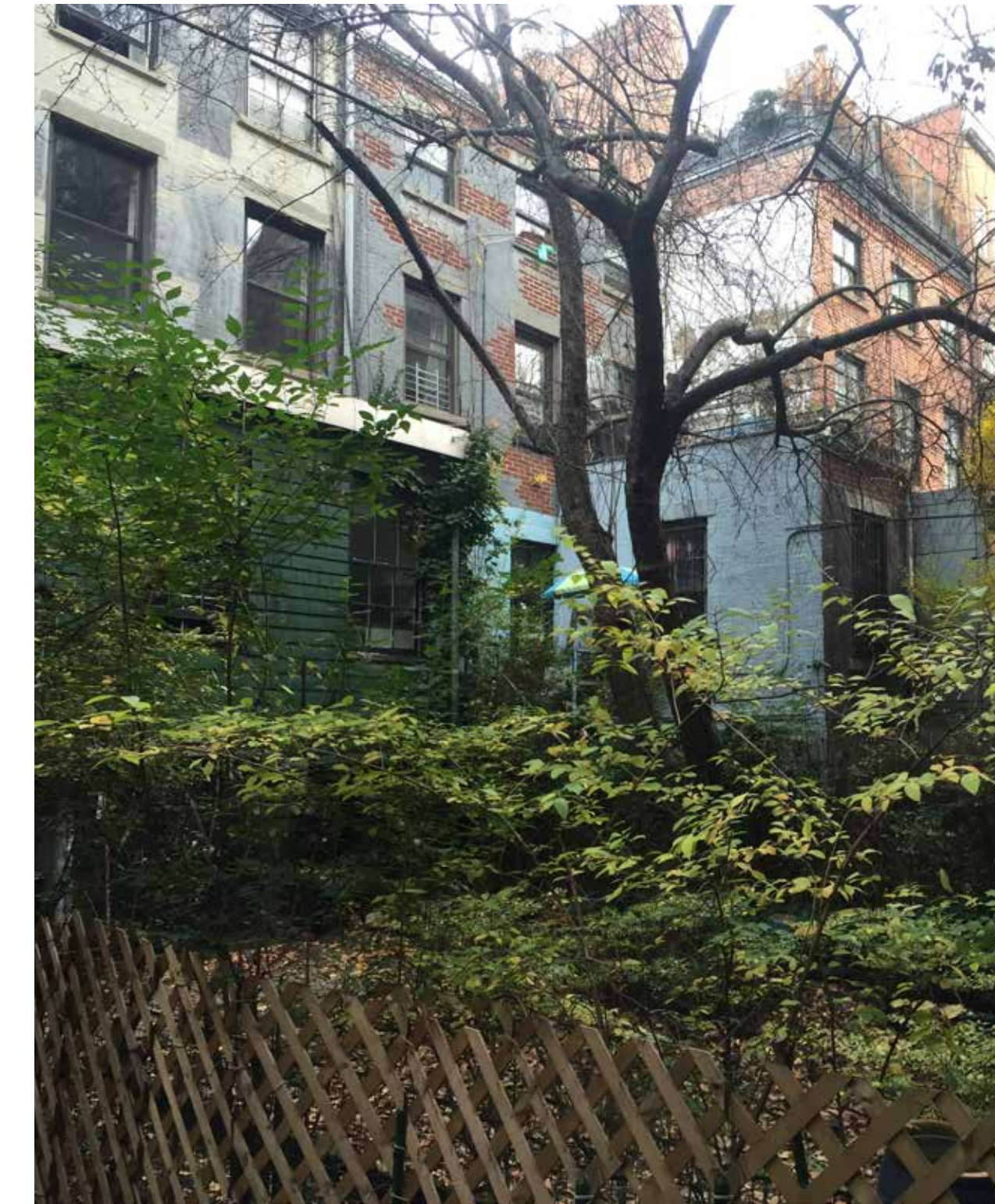
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REAR YARD AT 244 WEST 11TH STREET



REAR YARD AT 244 WEST 11TH STREET, LOOKING SOUTH



REAR YARD AT 244 WEST 11TH STREET, LOOKING NORTHEAST



VIEW FROM WEST 4TH STREET, LOOKING EAST



VIEW FROM PORCH AT 246 WEST 11TH STREET, LOOKING WEST

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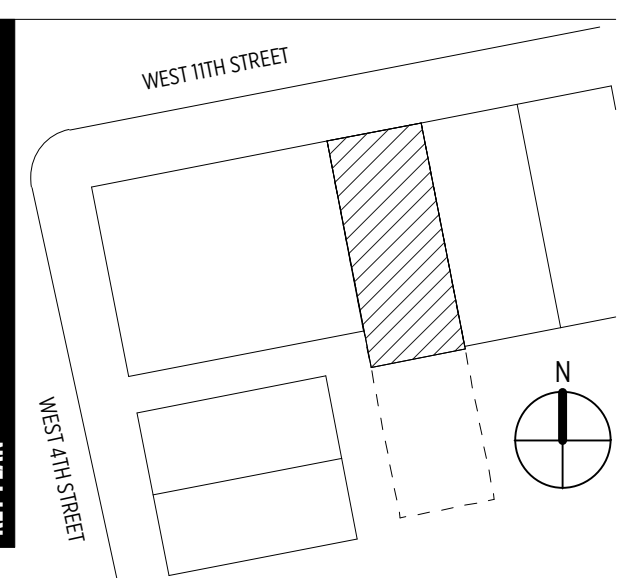
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KEY PLAN



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Issue:

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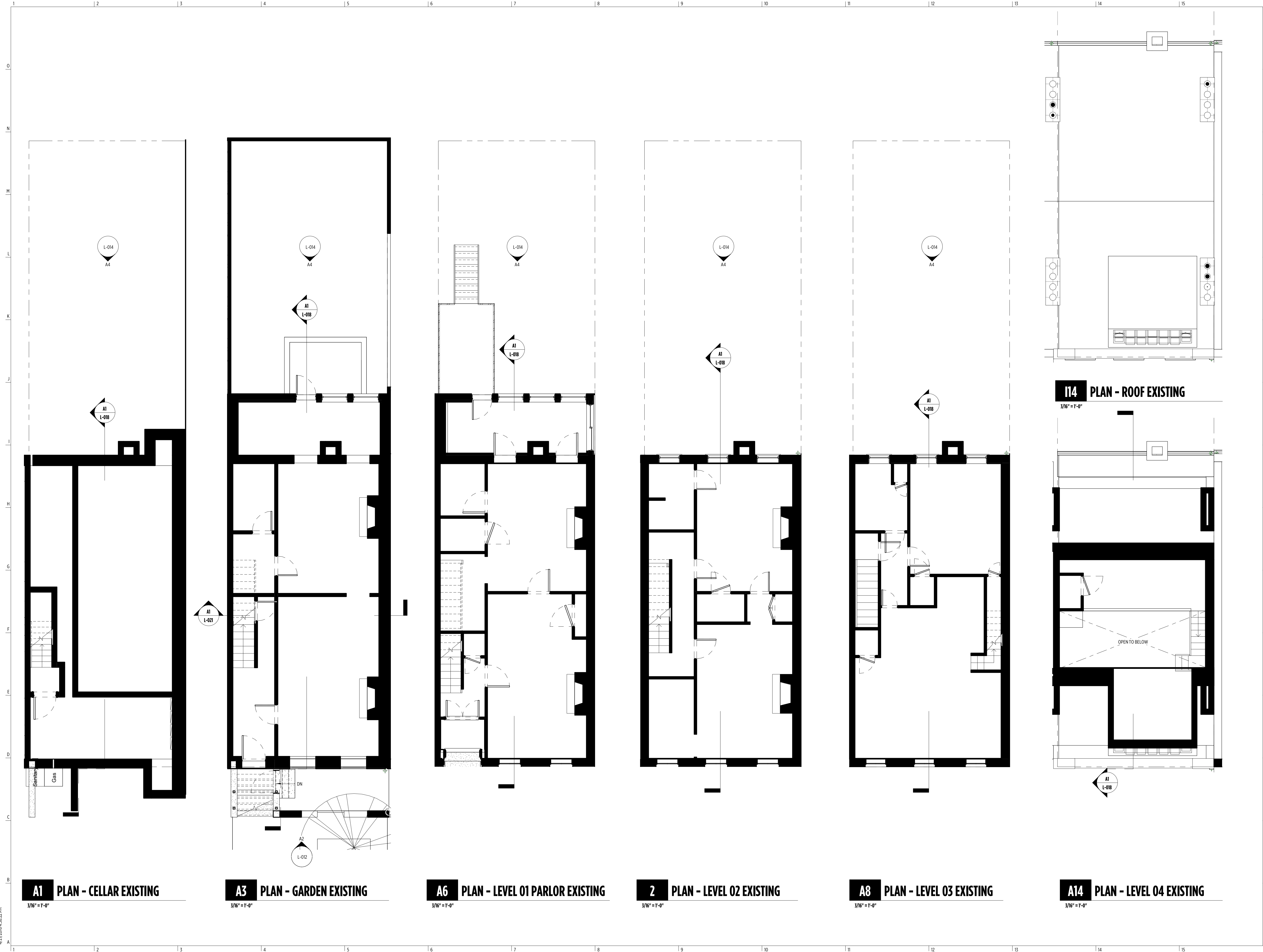
REVISIONS

SHEET TITLE

REAR YARD

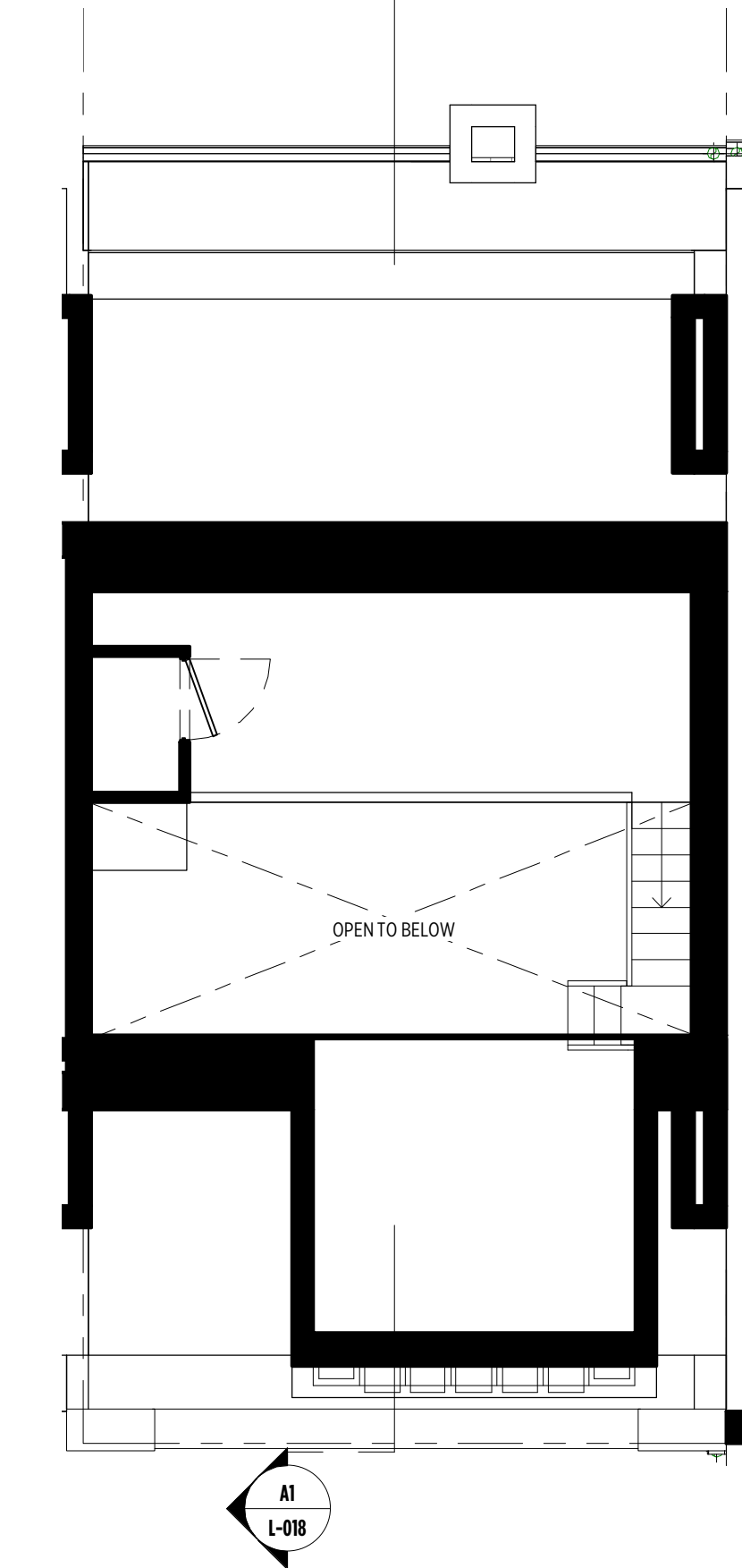
SHEET ID

L-015.0A



114 PLAN - ROOF EXISTING
3/16" = 1'-0"

3/16" = 1'-0"



A14 PLAN - LEVEL 04 EXISTING
3/16" = 1'-0"

3/16" = 1'-0"

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NOTES

KEY PLAN

No.	Issue	Date
A	LPC INITIAL SUBMISSION	04/22/2016

REVISIONS

FLOOR PLANS - EXISTING

SHEET TITLE

L-016.0A

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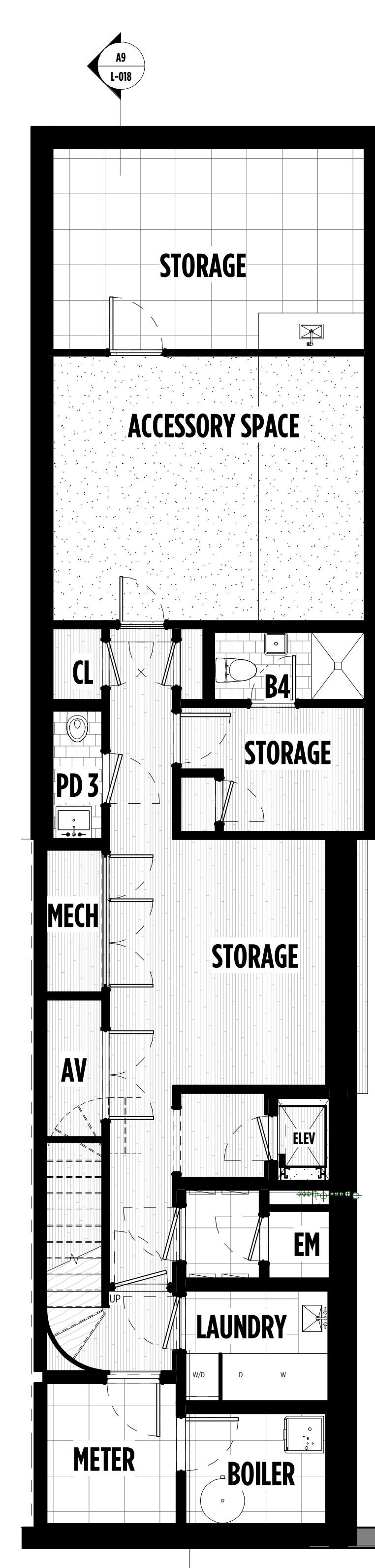
REVISIONS

FLOOR PLANS - PROPOSED

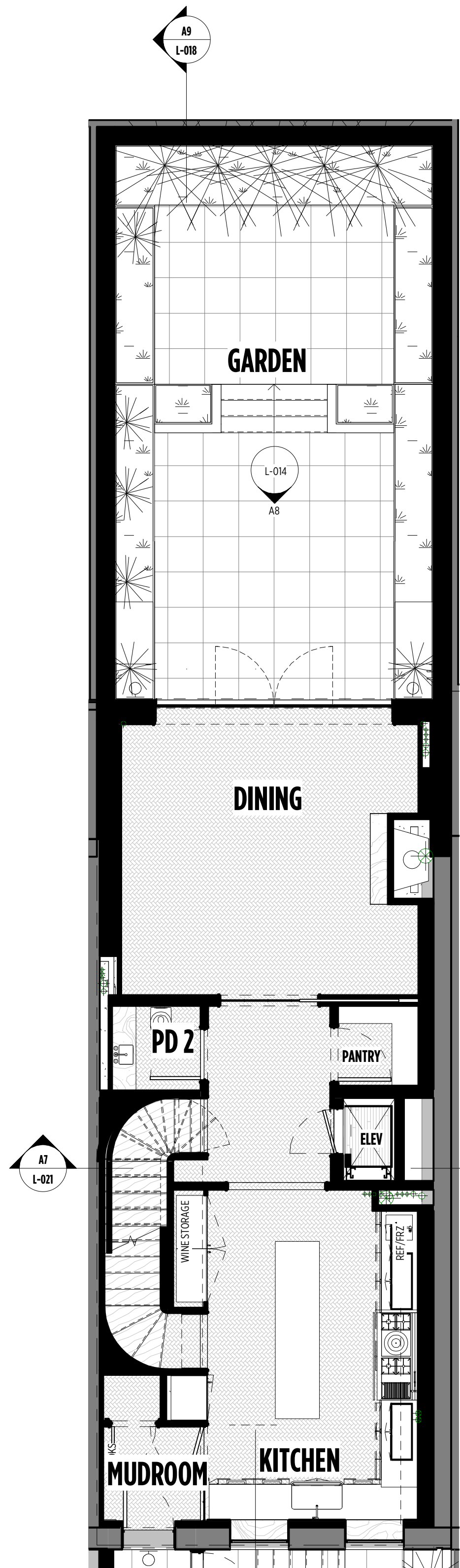
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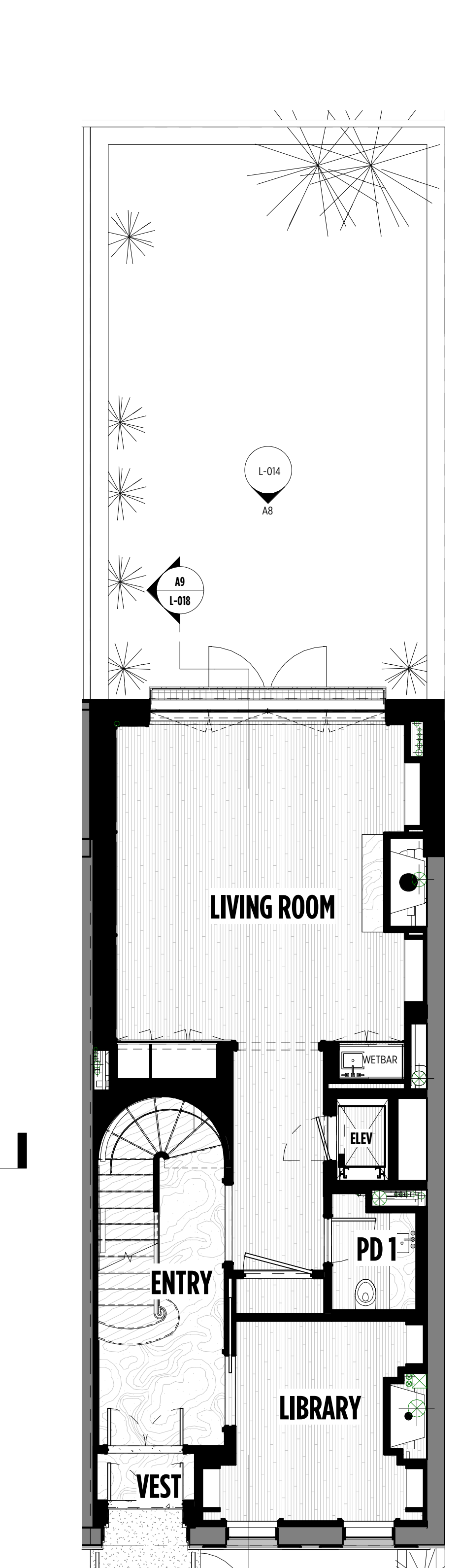
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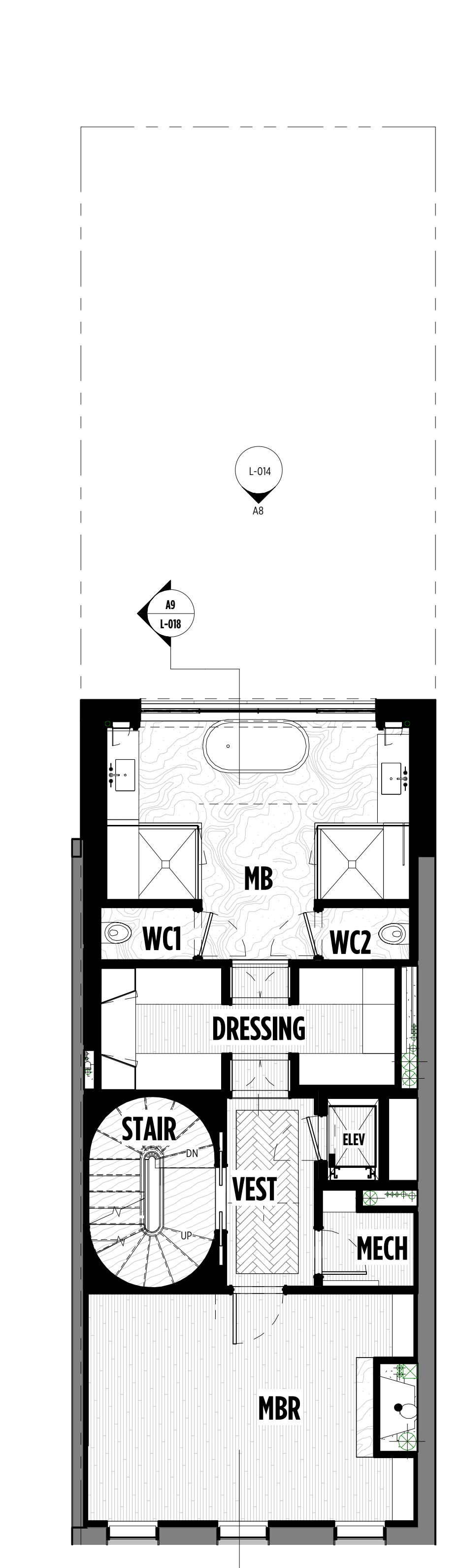
A1 PLAN - CELLAR PROPOSED
3/16" = 1'-0"



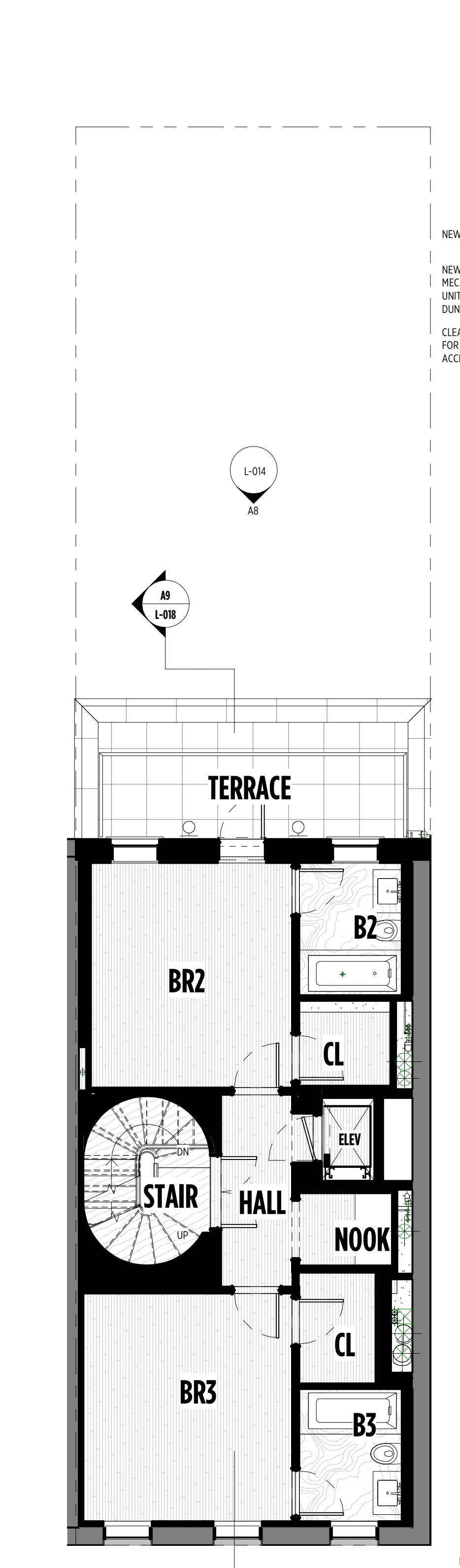
A3 PLAN - GARDEN PROPOSED
3/16" = 1'-0"



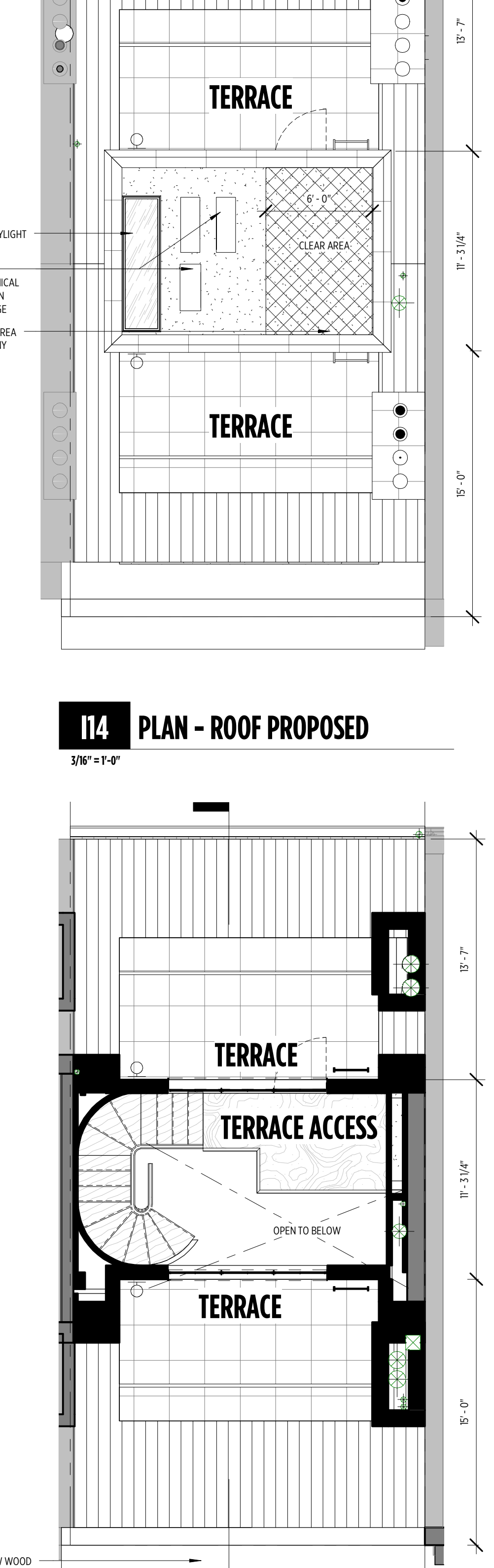
A6 PLAN - LEVEL 01 PARLOR PROPOSED
3/16" = 1'-0"



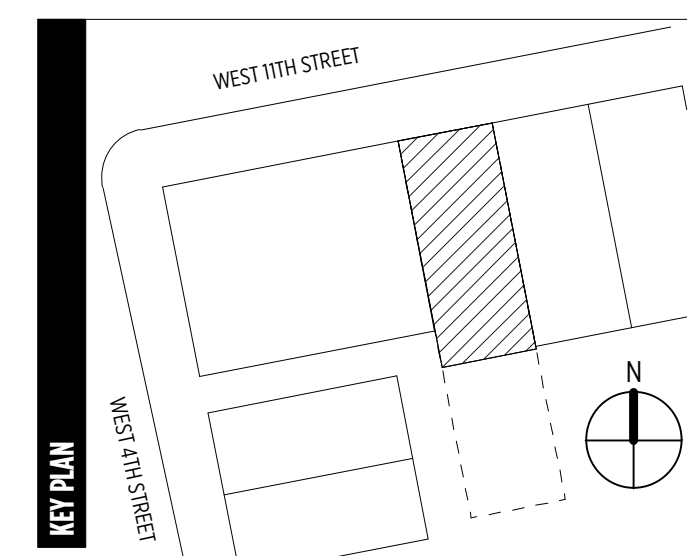
A8 PLAN - LEVEL 02 PROPOSED
3/16" = 1'-0"



A11 PLAN - LEVEL 03 PROPOSED
3/16" = 1'-0"



A14 PLAN - LEVEL 04 PROPOSED
3/16" = 1'-0"



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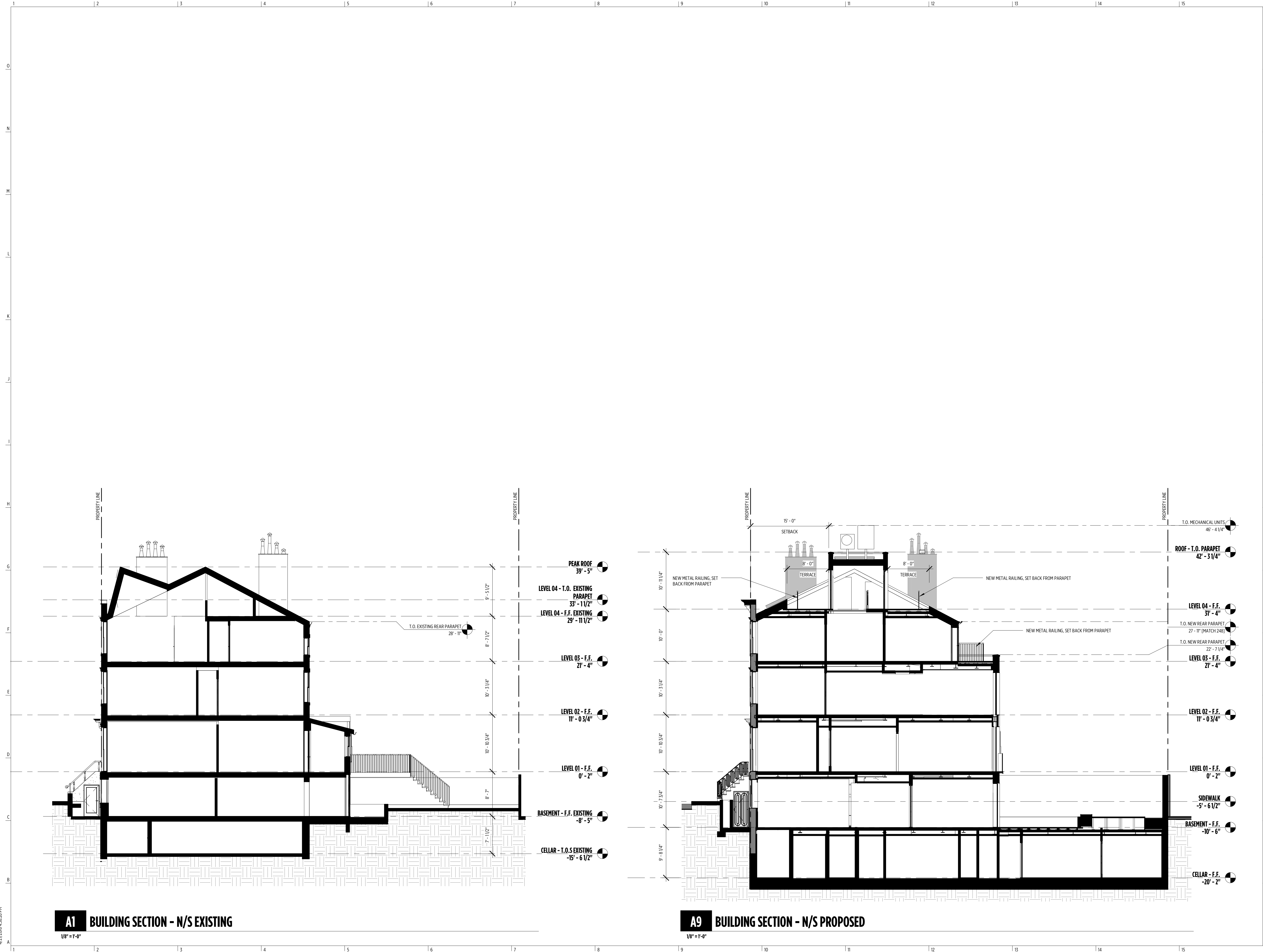
REVISIONS

BUILDING SECTION

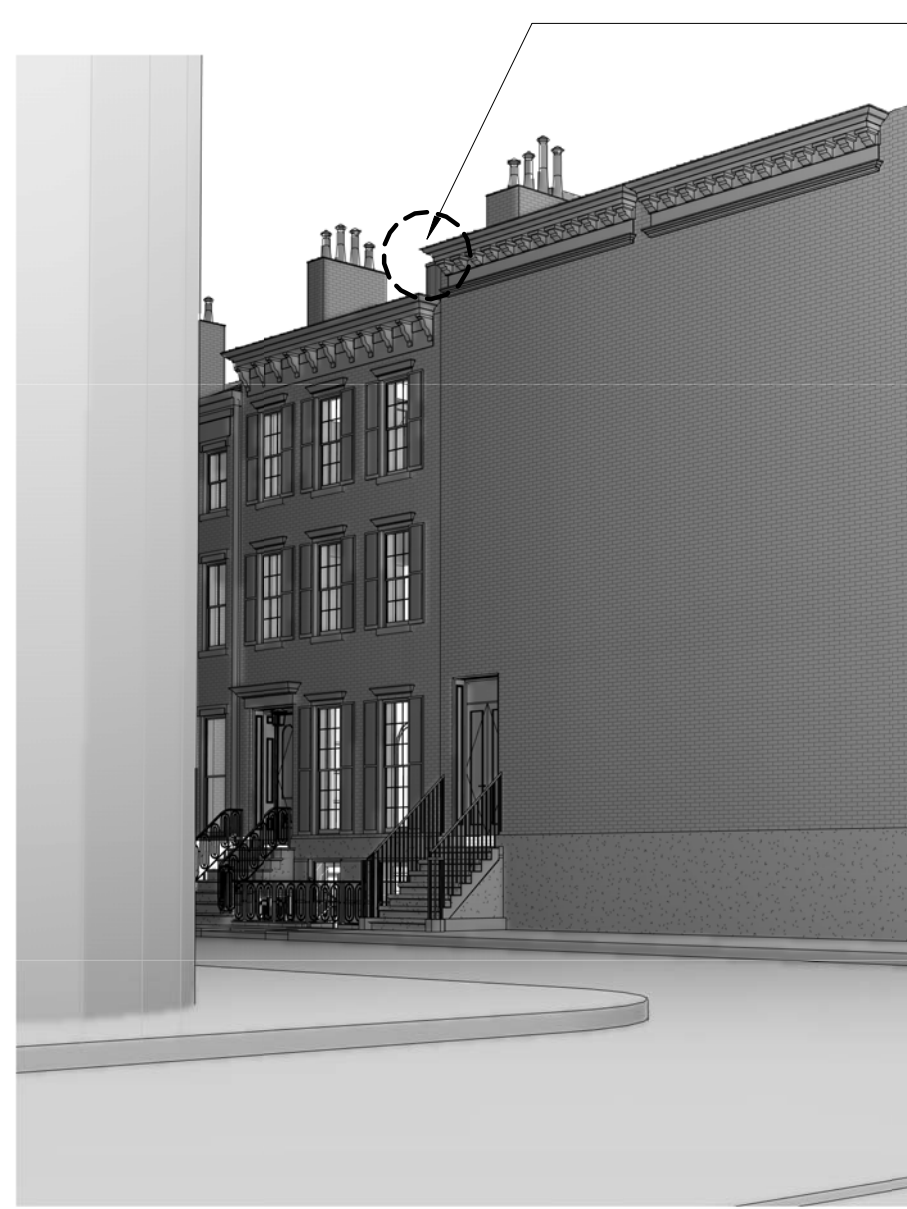
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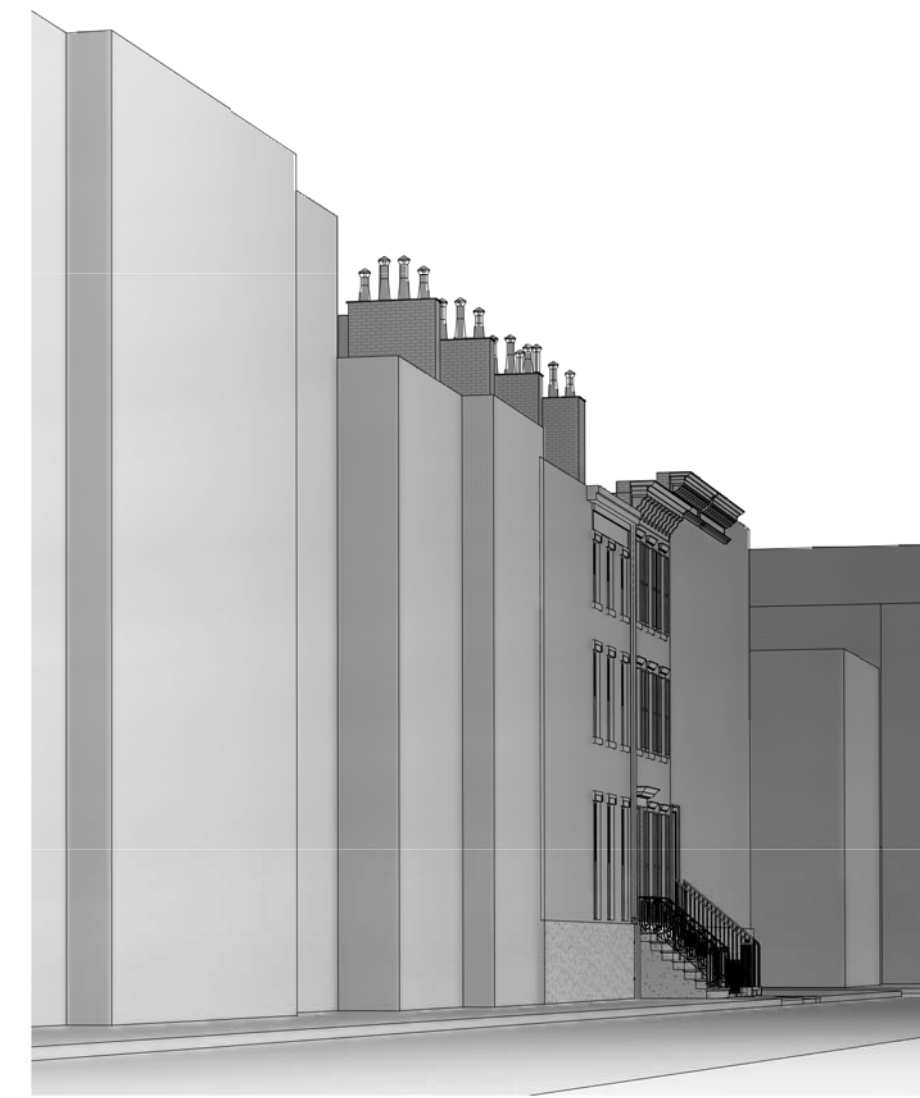
K1 VIEW 1 NORTHWEST - PROPOSED

MINIMALLY VISIBLE



K6 VIEW 2 NORTH - PROPOSED

NOT VISIBLE



J11 VIEW 3 NORTHEAST - PROPOSED

NOT VISIBLE



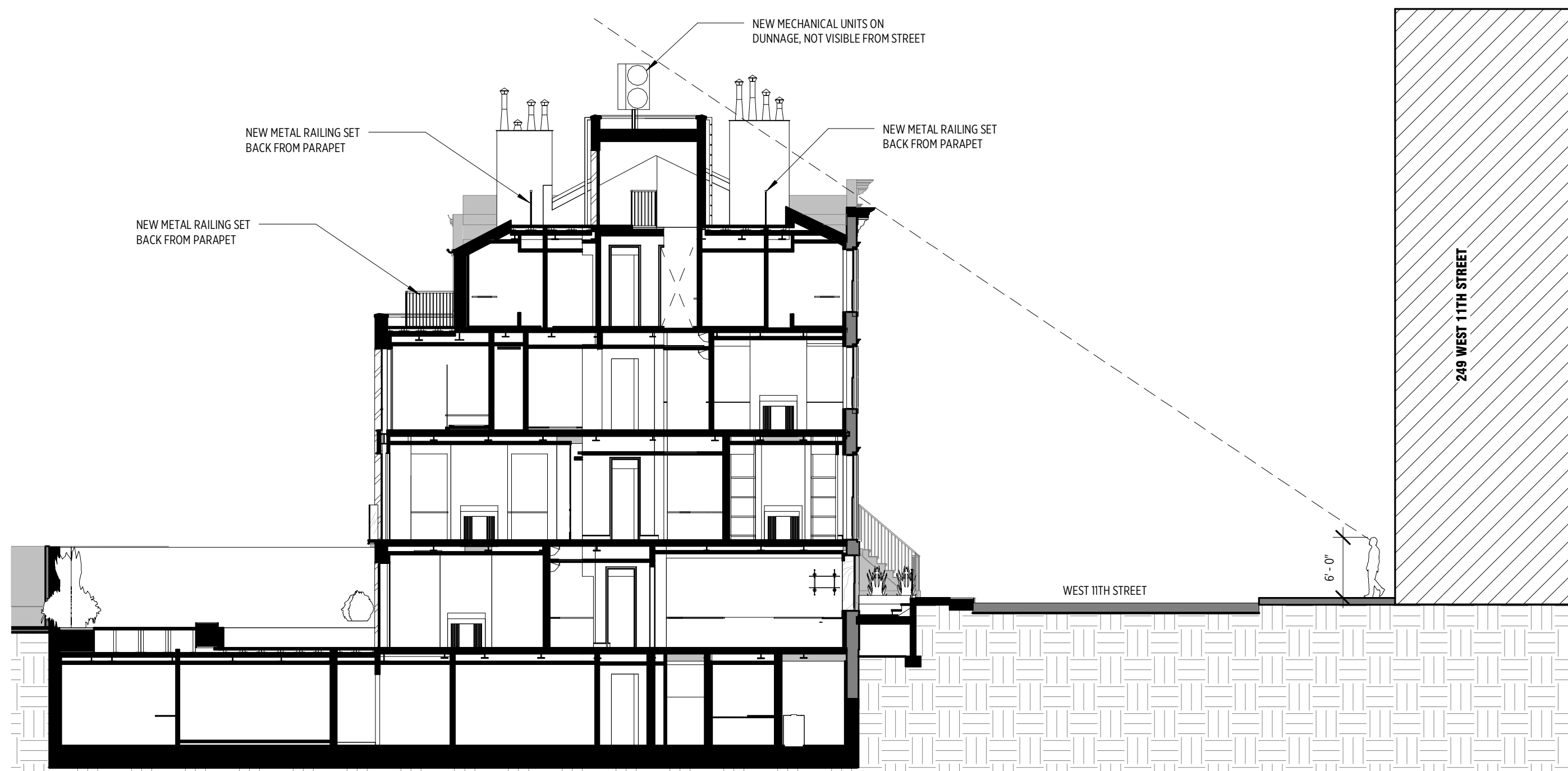
VIEW 1 NORTHWEST - EXISTING



VIEW 2 NORTH - EXISTING



VIEW 3 NORTHEAST - EXISTING



A1 SECTION - STREET SIGHT LINE PROPOSED

3/32" = 1'-0"



A9 KEY PLAN - SIGHT LINES

1" = 40'-0"

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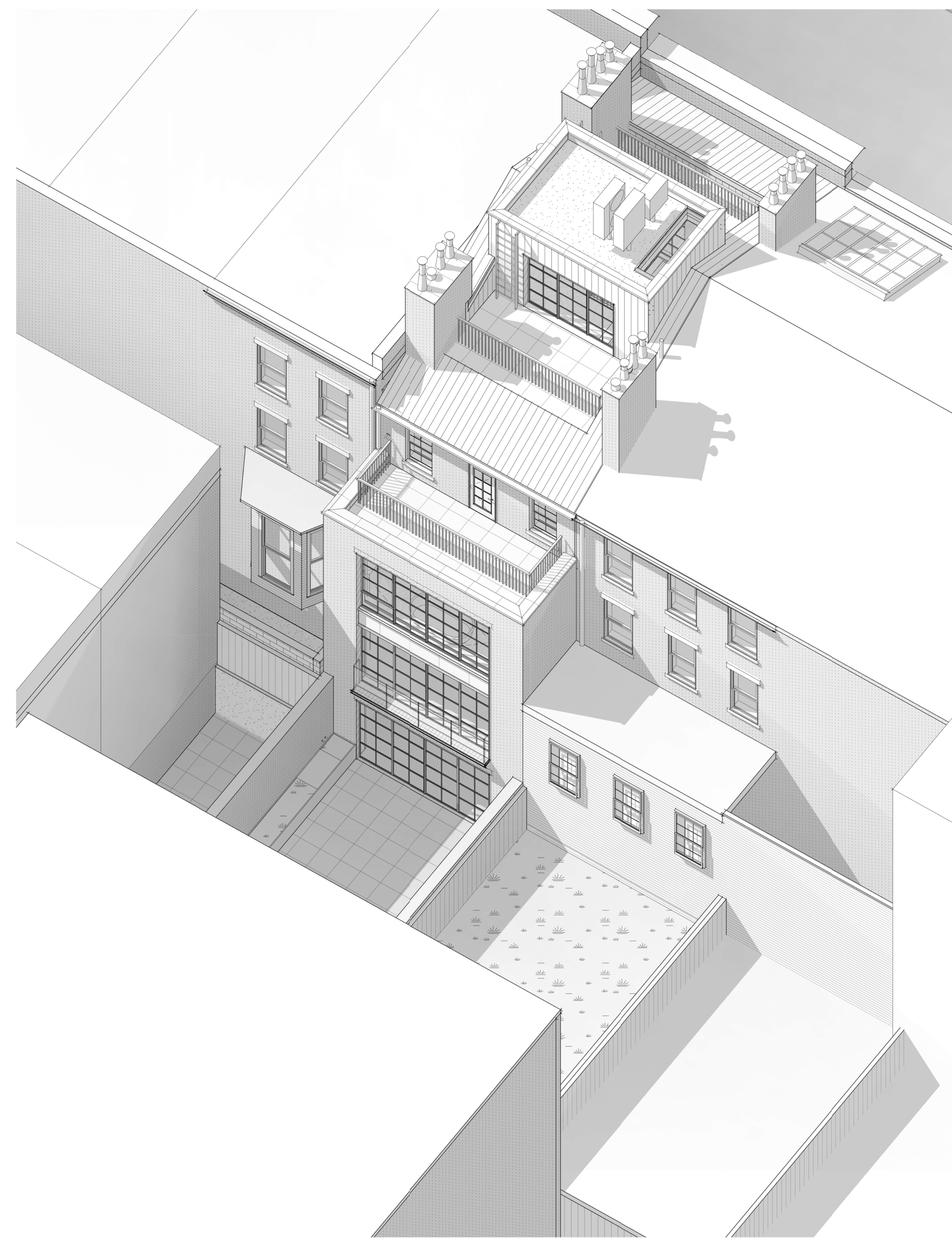
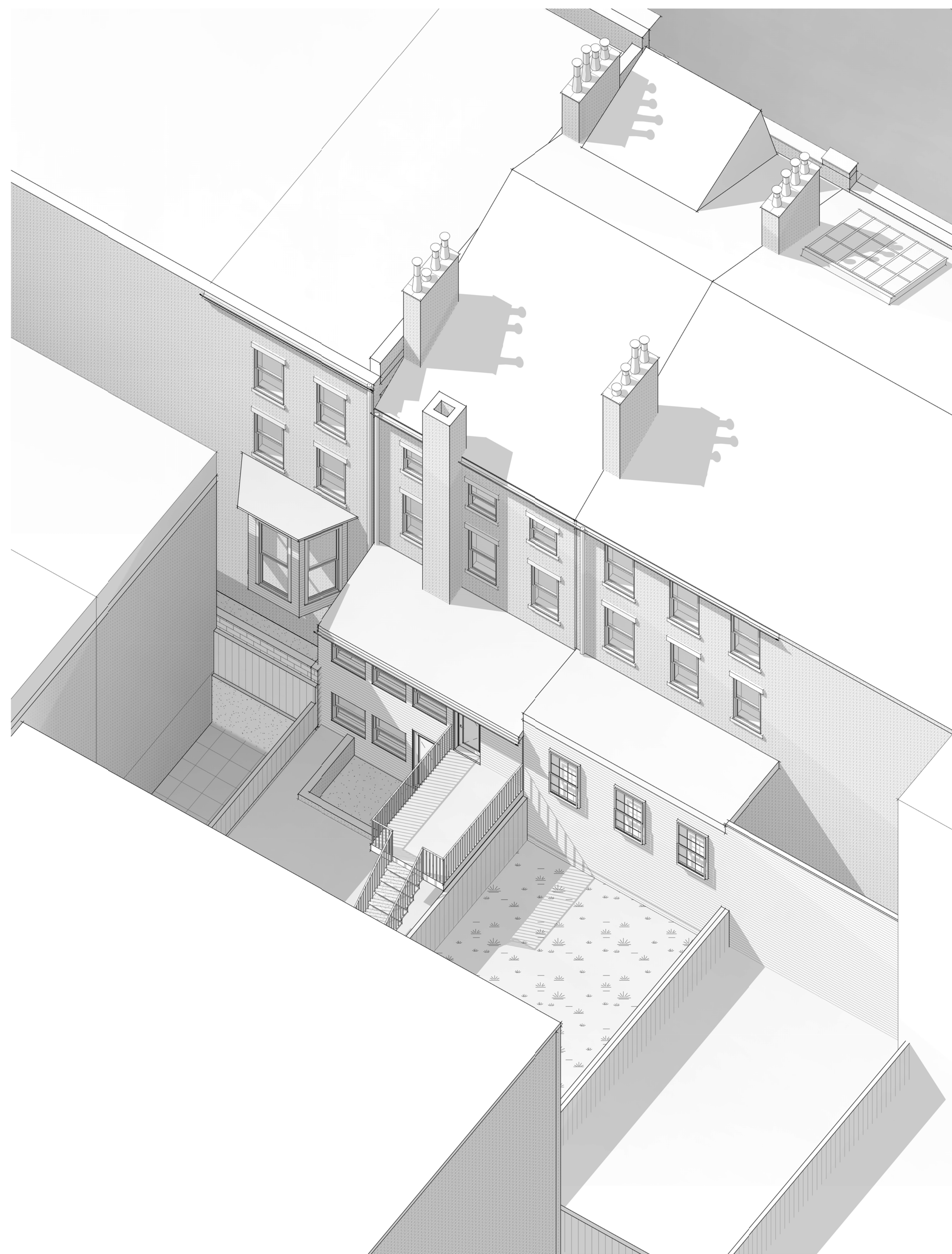
SIGHT LINES

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 chris@skerc.com

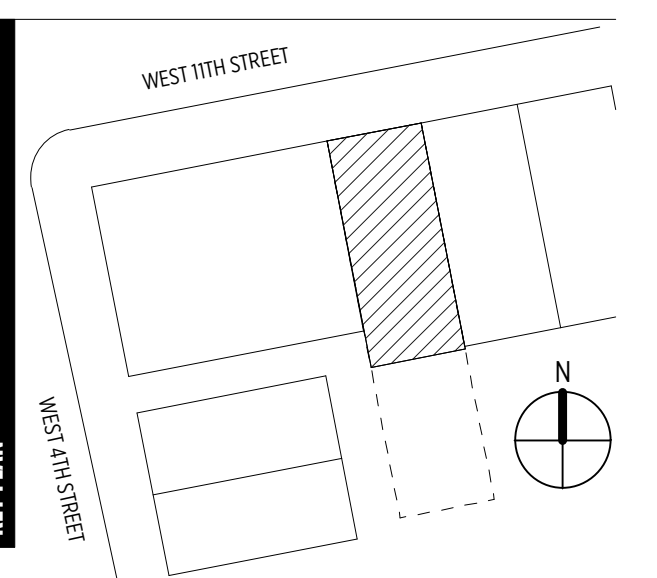
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PROJECT TEAM

NOTES

KEY PLAN



No.	Issue:	Date:
A	LPC INITIAL SUBMISSION	04/22/2016

REVISIONS

AXONS

SHEET TITLE

L-020.0A

SHEET ID

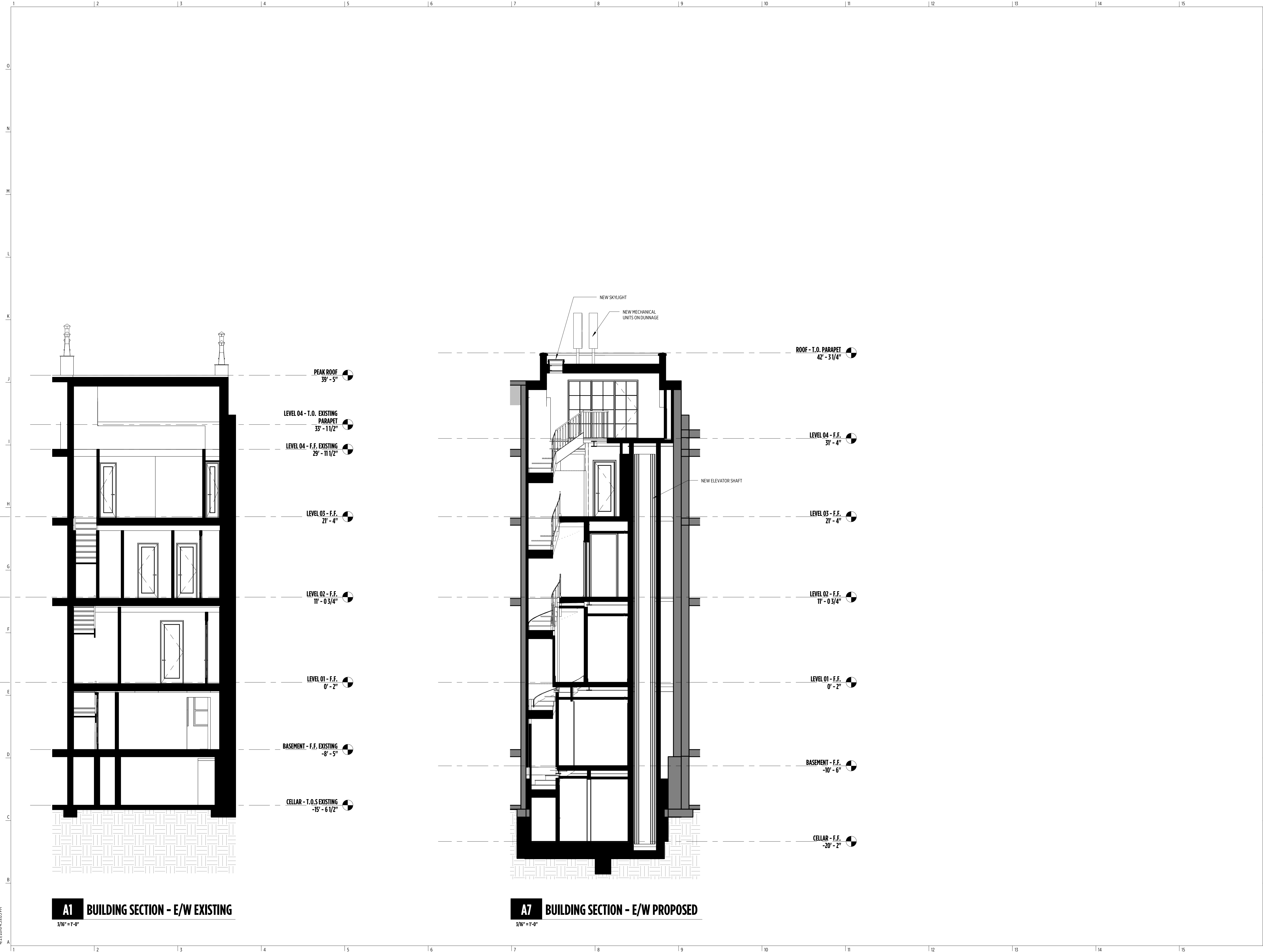
A1 AXON - EXISTING MASSING

A9 AXON - PROPOSED MASSING

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A

A



A1 BUILDING SECTION - E/W EXISTING
3/16" = 1'-0"

A7 BUILDING SECTION - E/W PROPOSED
3/16" = 1'-0"

246 W 11TH STREET

246 W 11TH STREET
NEW YORK, NY 10014

No: 1510

PROJECT

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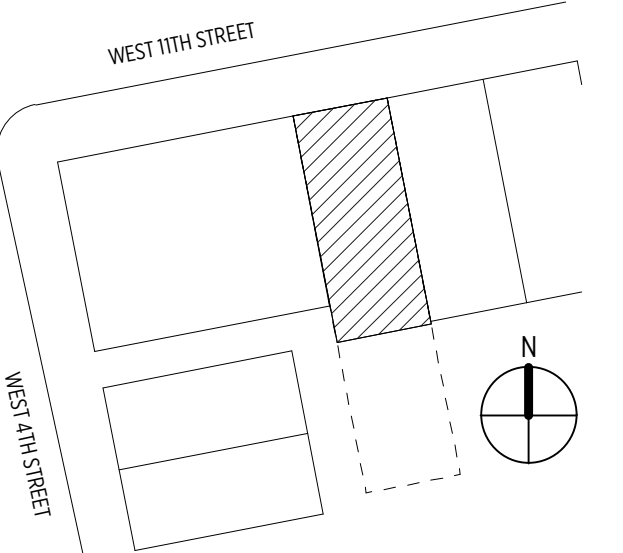
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PROJECT TEAM

NOTES

KEY PLAN



No.	Issue:	Date:
A	LPC INITIAL SUBMISSION	04/22/2016

REVISIONS

BUILDING SECTION

SHEET TITLE

SHEET ID

L-021.0A

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246 W 11TH STREET

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PROJECT TEAM

NOTES

KEY PLAN

No. Issue: Date:

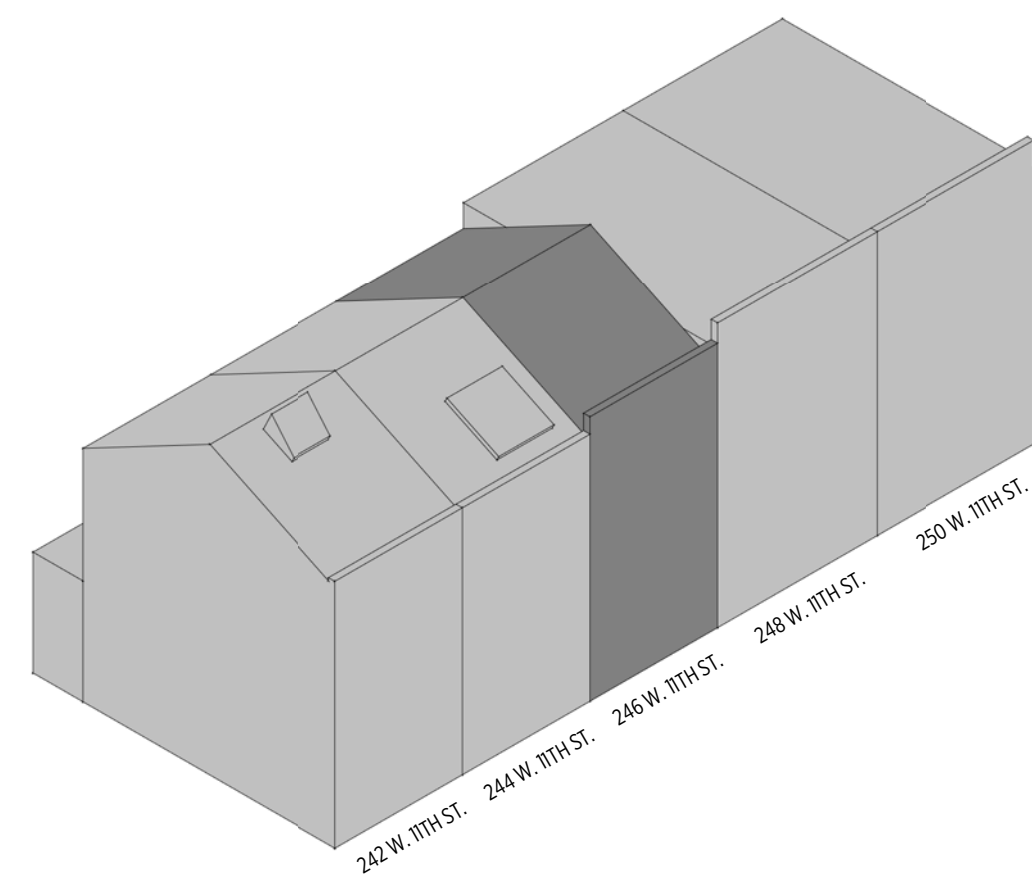
REVISIONS

DIAGRAMS

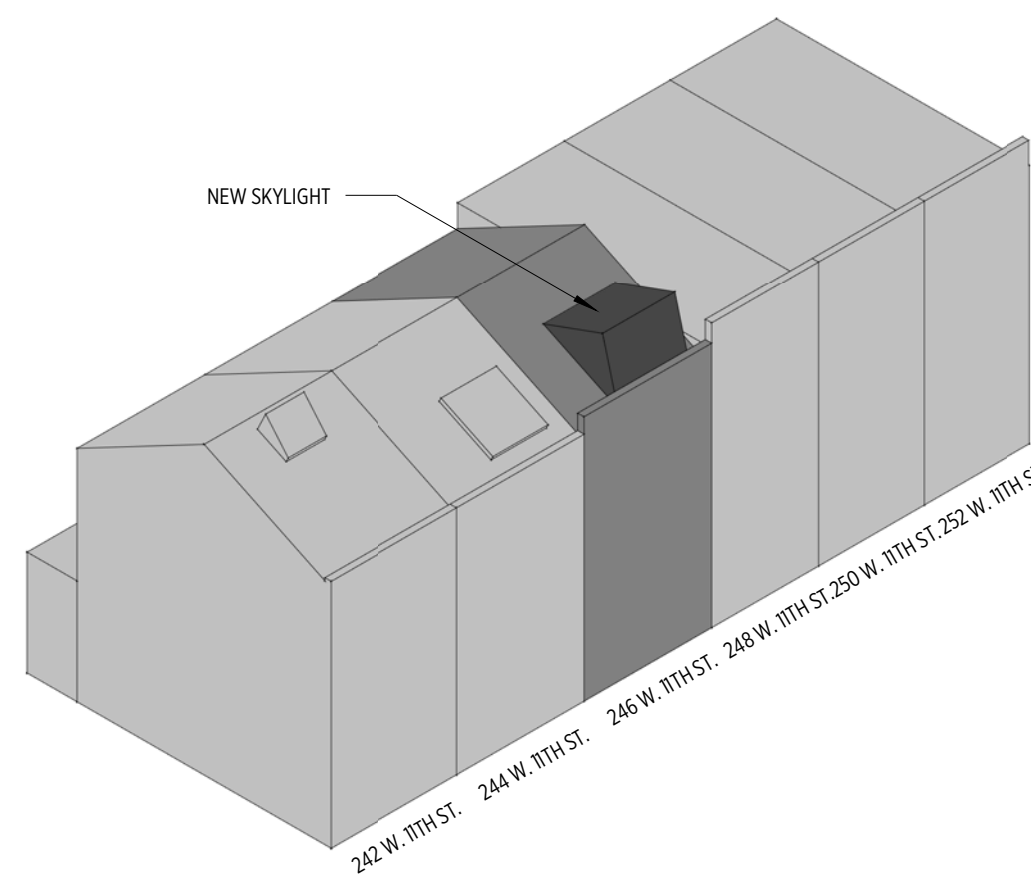
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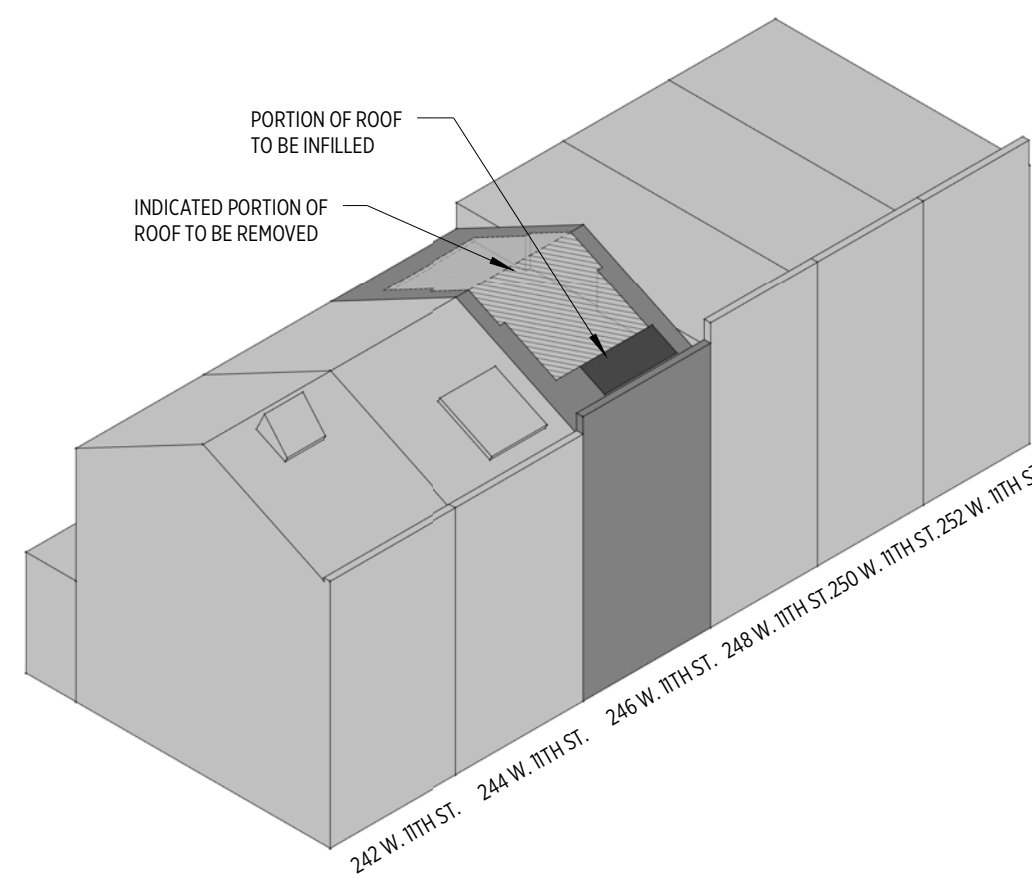
L-022



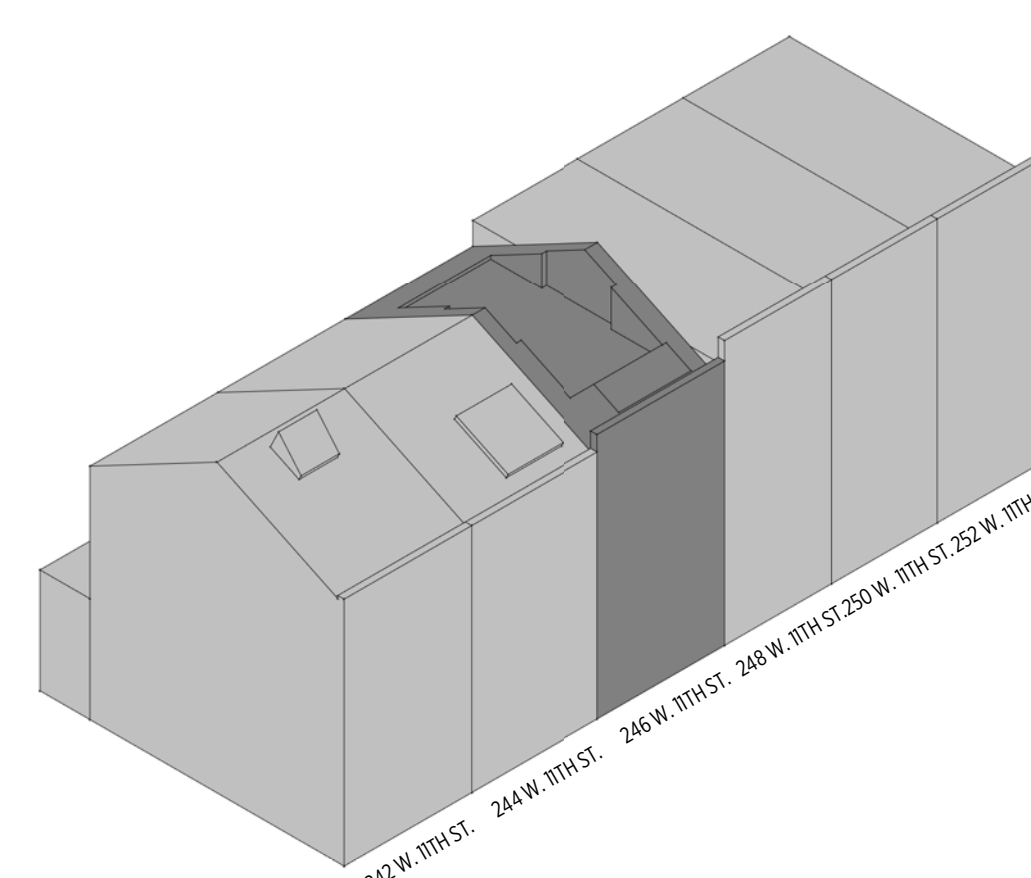
L1 AXON - STREET - ORIGINAL 1842



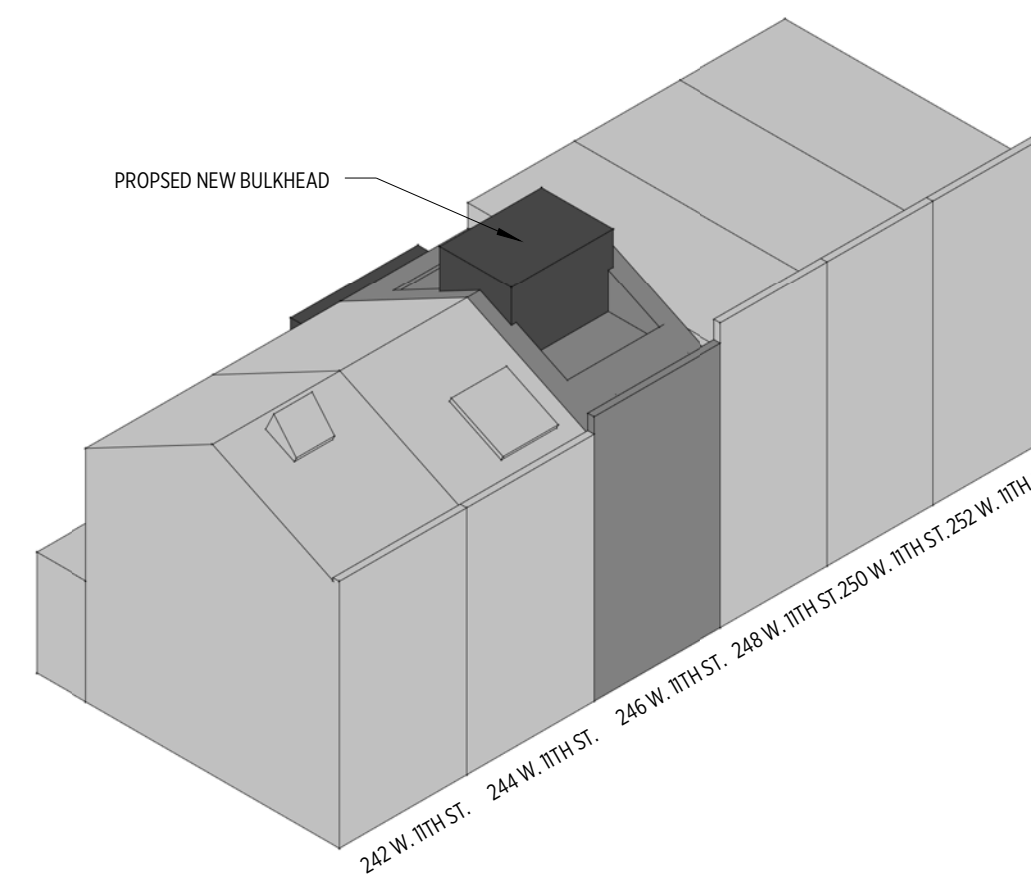
L4 AXON - STREET - 1930 STUDIO RENOVATION



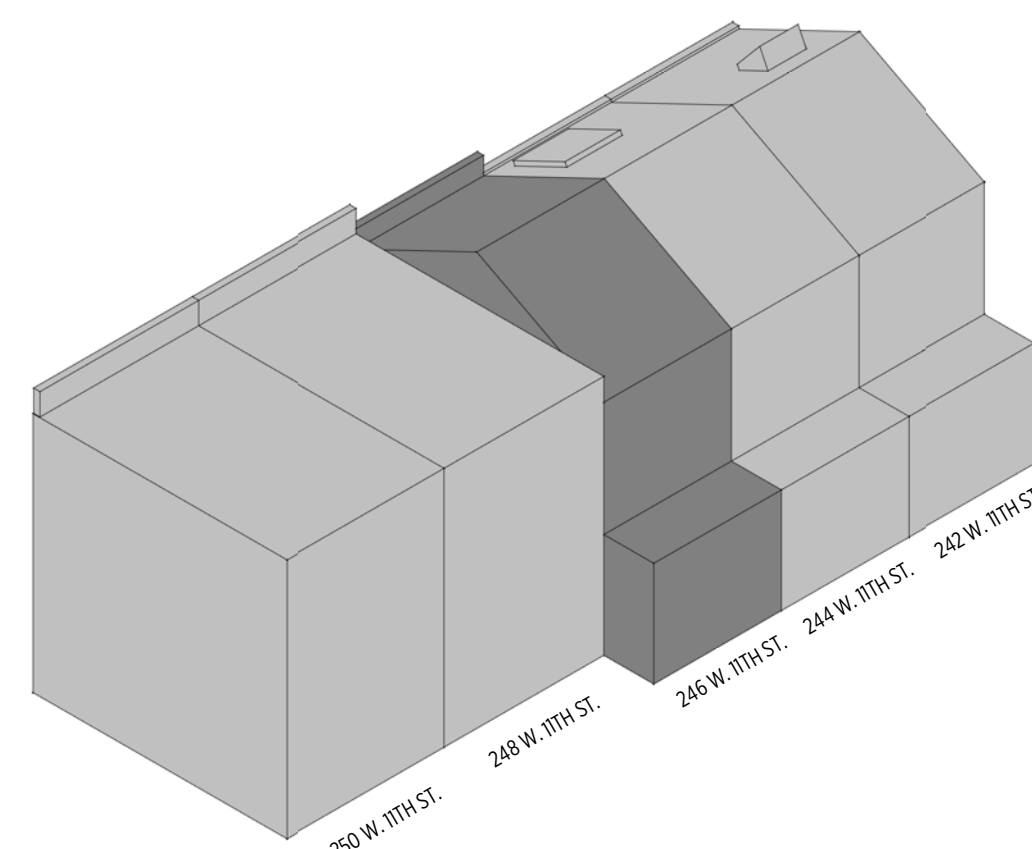
L8 AXON - STREET - PROPOSED ROOF ALTERATION



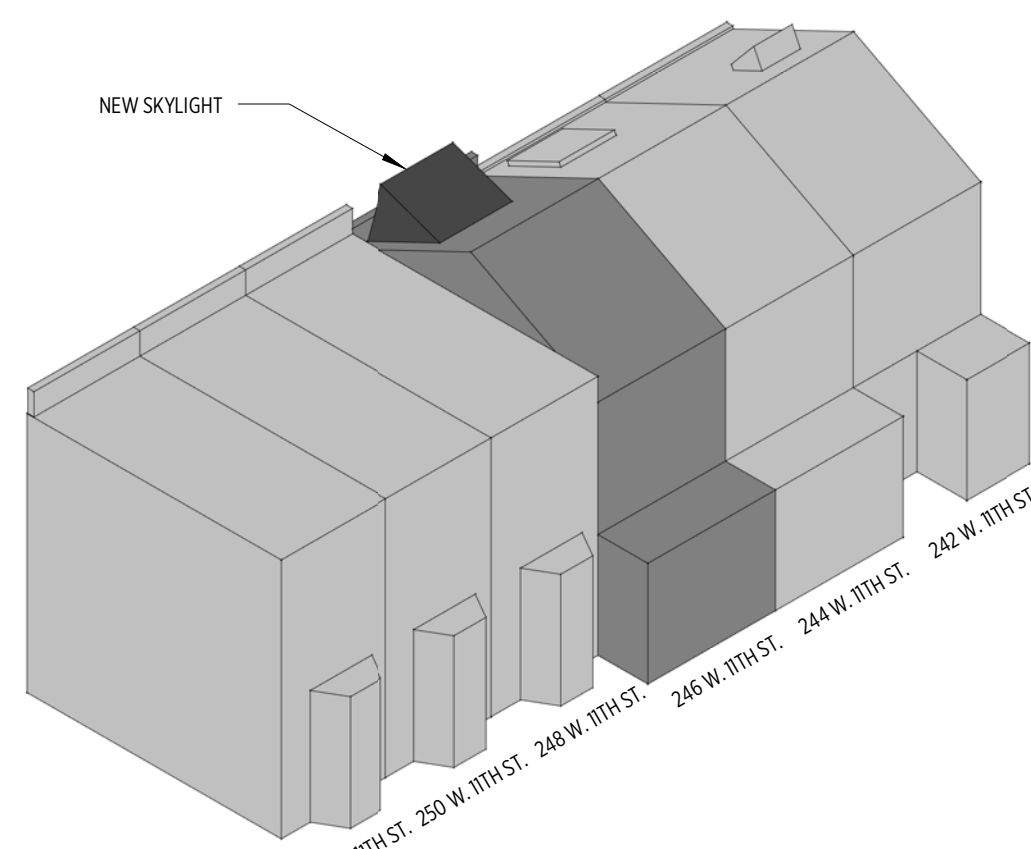
L10 AXON - STREET - PROPOSED ROOF CUT



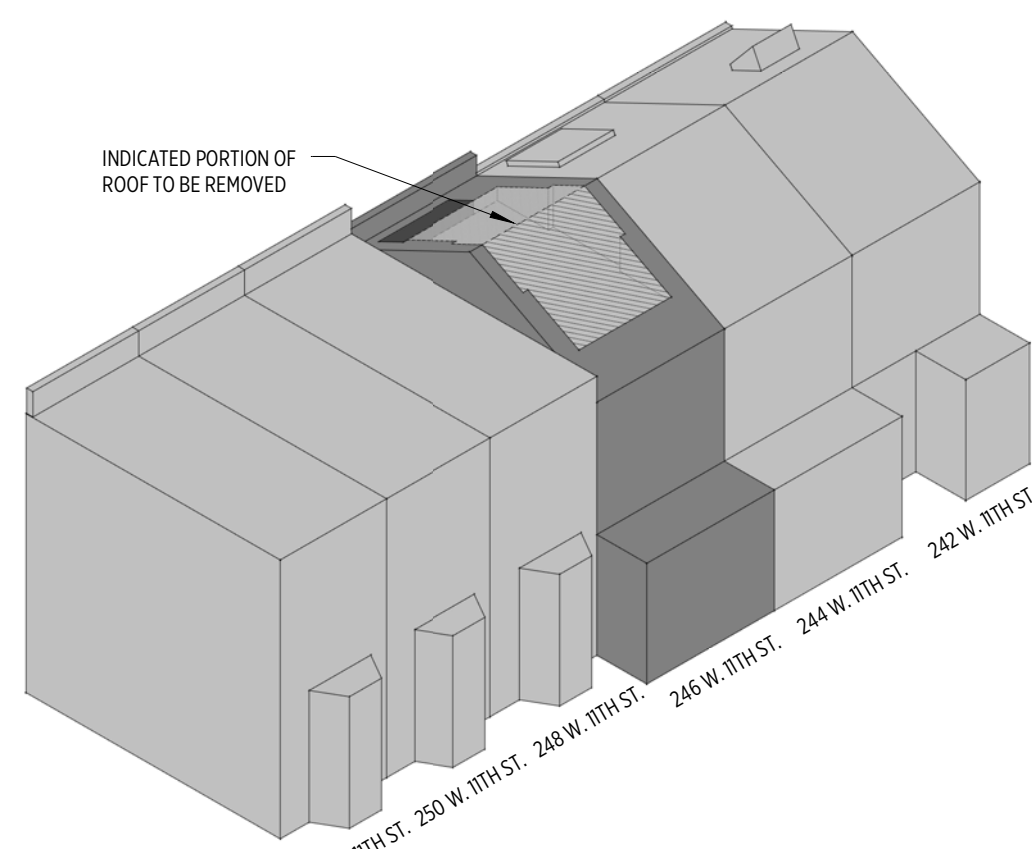
L13 AXON - STREET - PROPOSED MONITOR



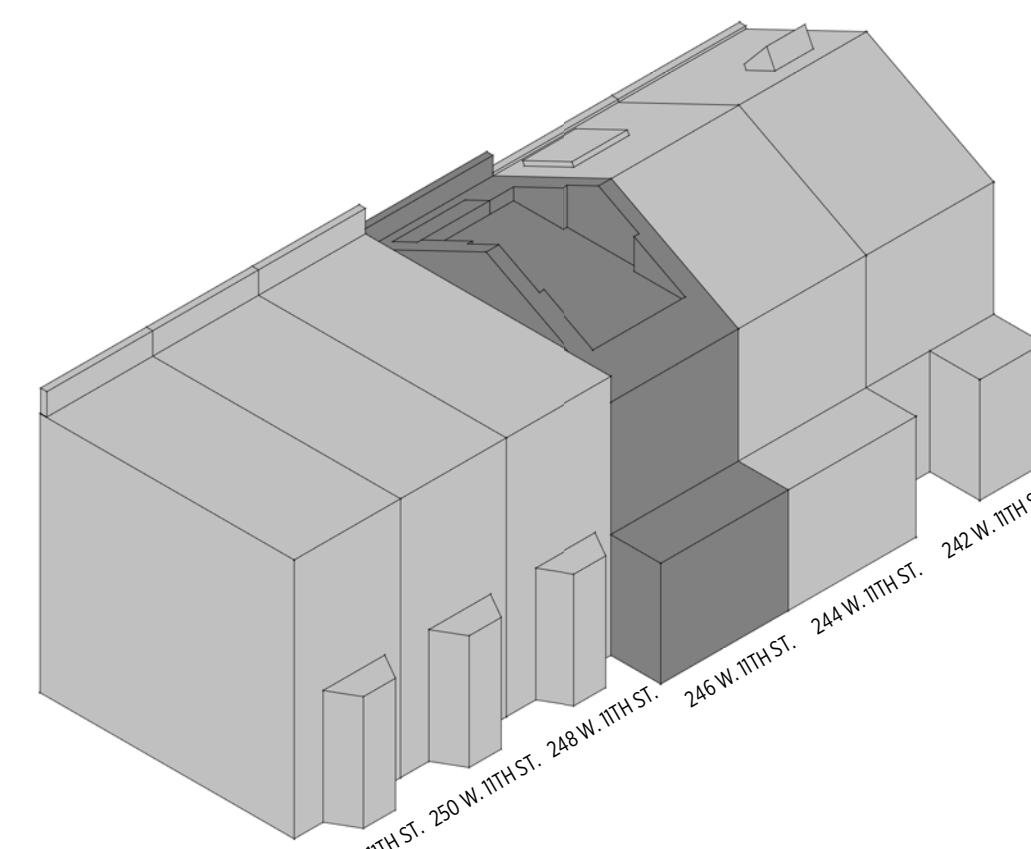
G1 AXON - REAR - ORIGINAL 1842



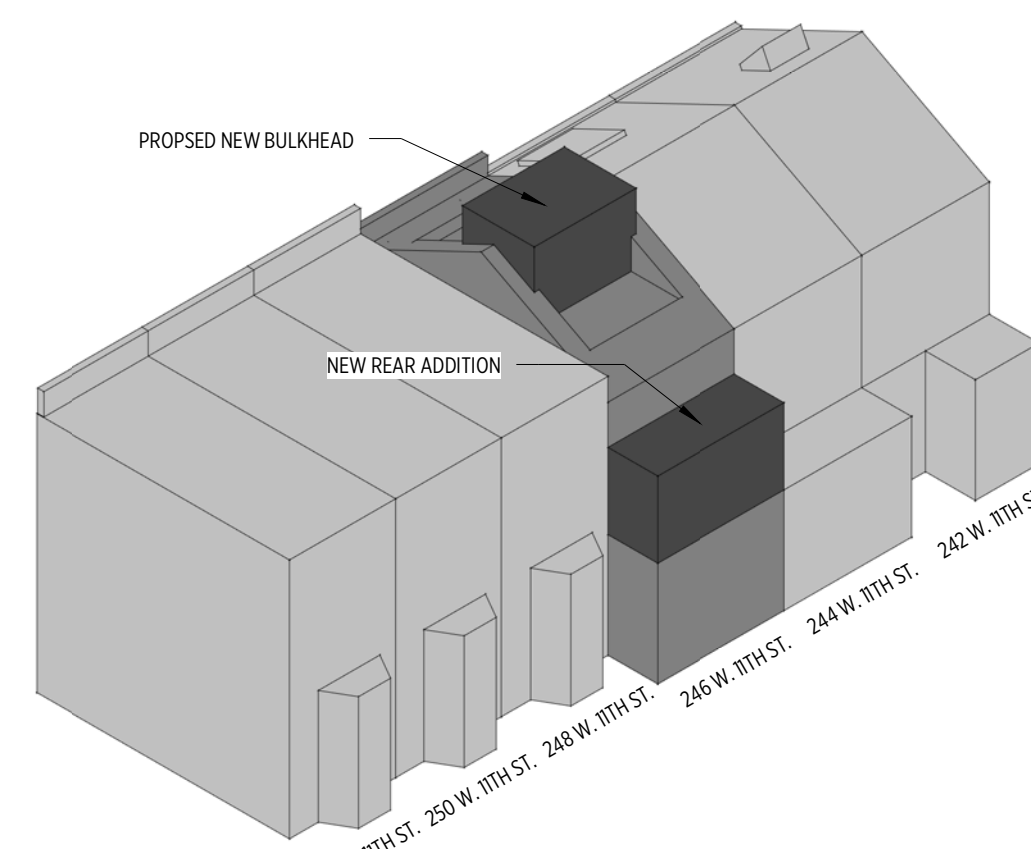
G4 AXON - REAR - 1930 STUDIO RENOVATION



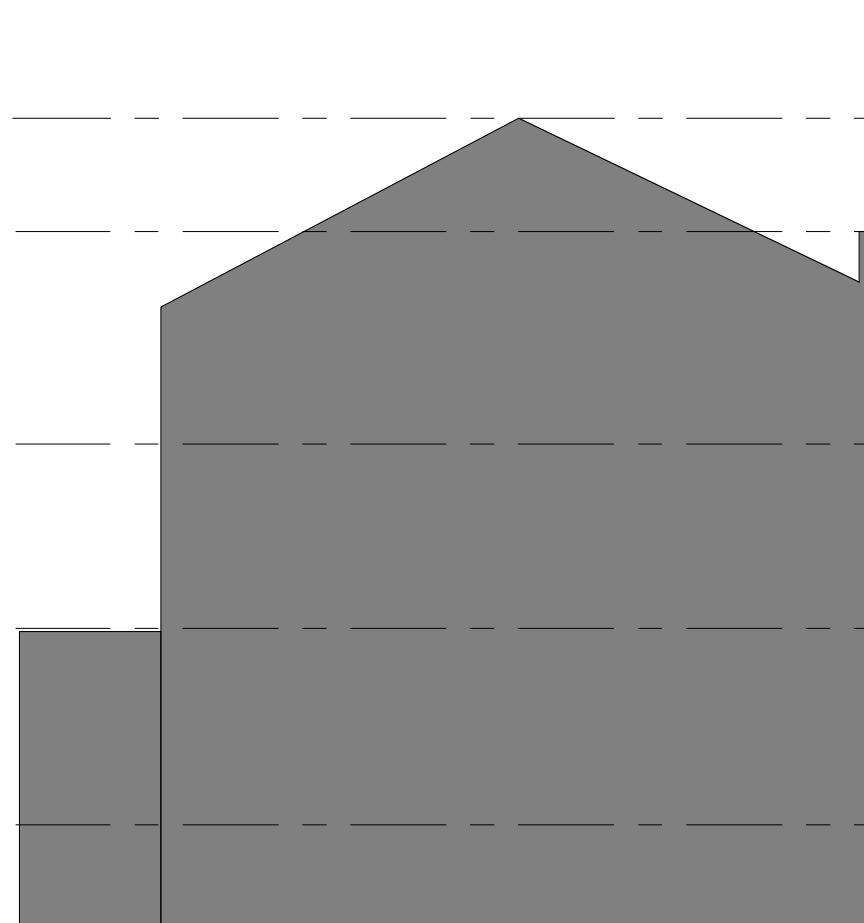
G8 AXON - REAR - PROPOSED ROOF ALTERATION



G10 AXON - REAR - PROPOSED ROOF CUT

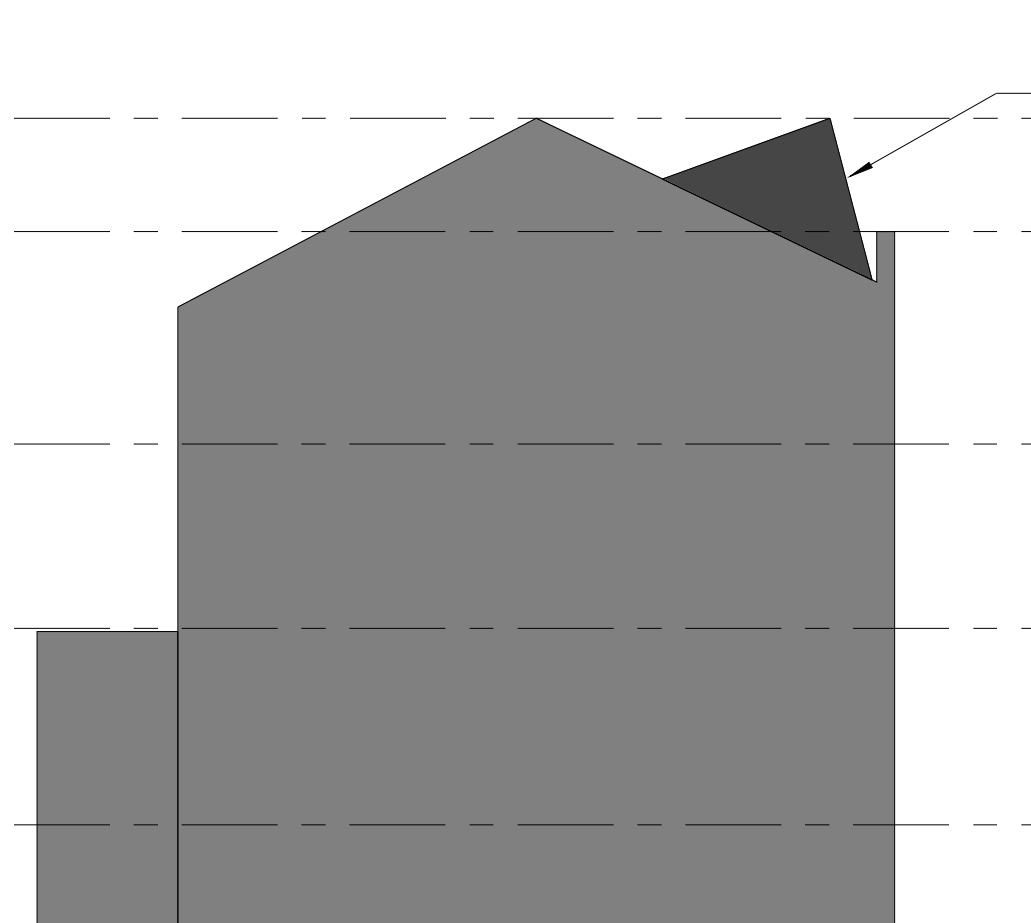


G13 AXON - REAR - PROPOSED MONITOR



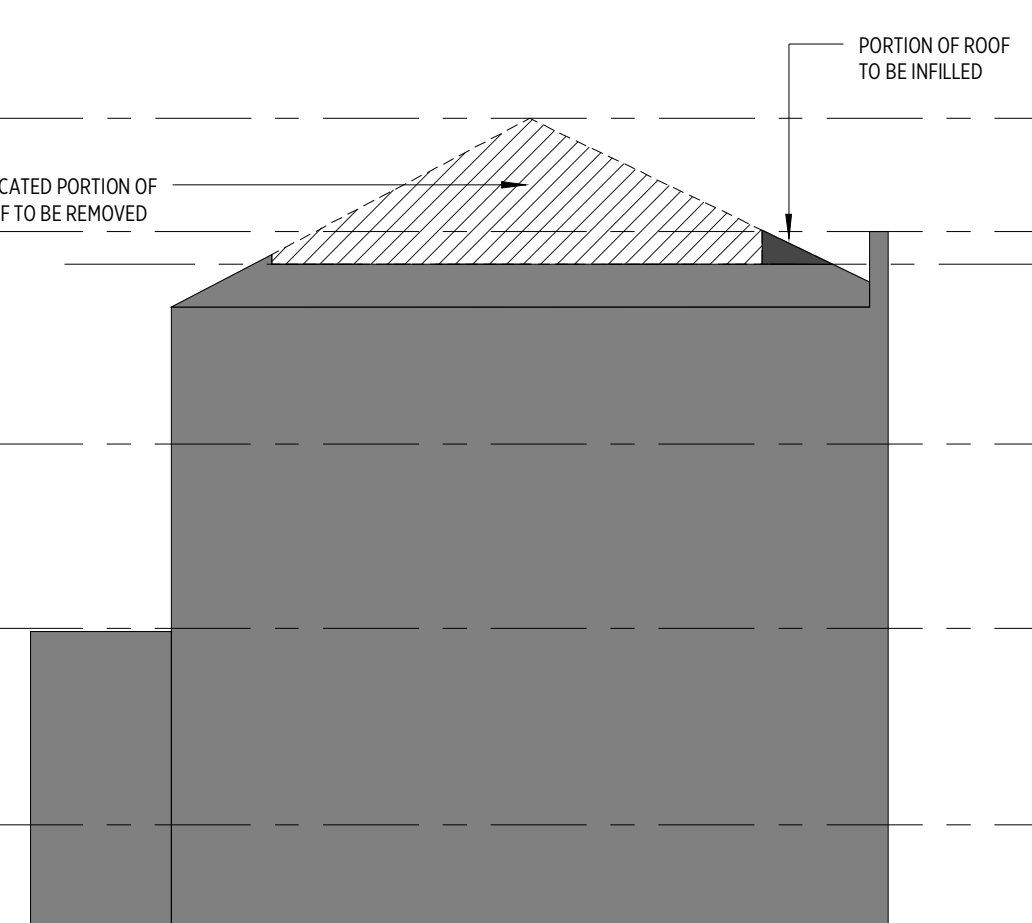
A1 SECTION - ORIGINAL 1842

3/32" = 1'-0"



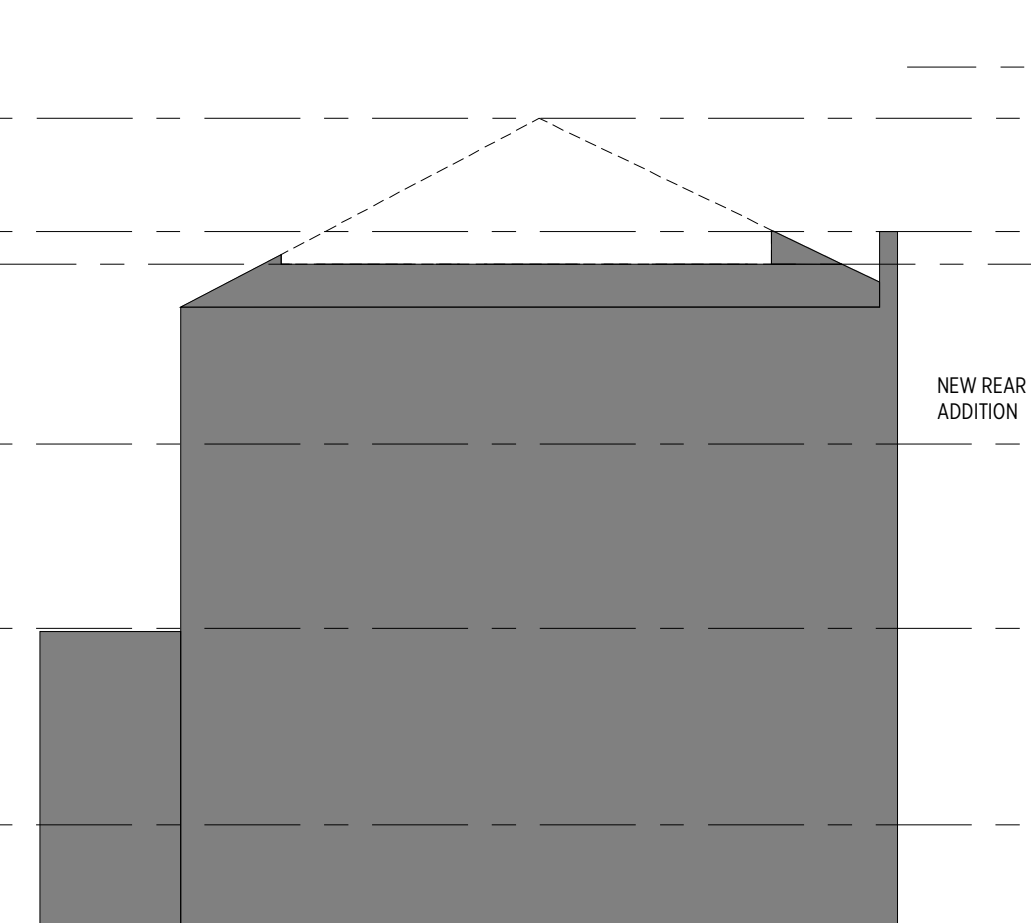
A4 SECTION - 1930 STUDIO RENOVATION

3/32" = 1'-0"



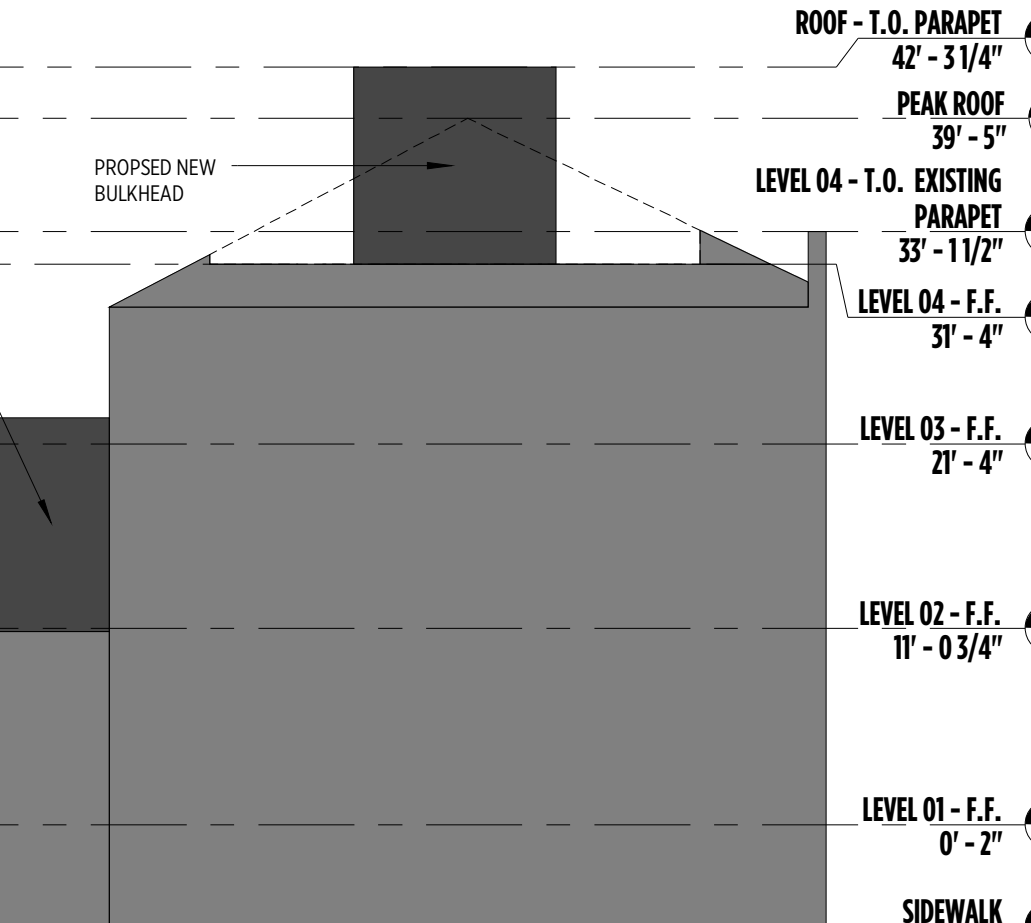
A8 SECTION - PROPOSED ROOF ALTERATION

3/32" = 1'-0"



A10 SECTION - PROPOSED ROOF CUT

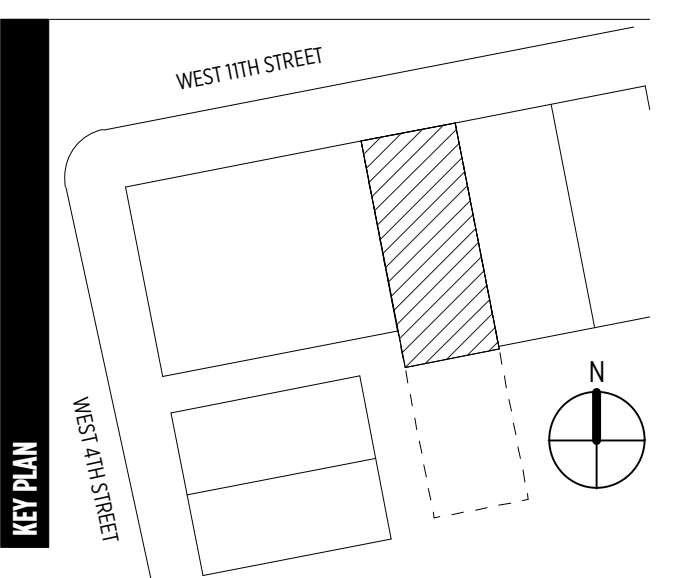
3/32" = 1'-0"



A13 SECTION - PROPOSED MONITOR

3/32" = 1'-0"

- ROOF - T.O. PARAPET 42' - 3 1/4"
- PEAK ROOF 39' - 5"
- LEVEL 04 - T.O. EXISTING PARAPET 33' - 11 7/8"
- LEVEL 04 - F.F. 31' - 4"
- LEVEL 03 - F.F. 21' - 4"
- LEVEL 02 - F.F. 11' - 0 3/4"
- LEVEL 01 - F.F. 0' - 2"
- SIDEWALK -5' - 6 1/2"



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