55 WASHINGTON, LLC

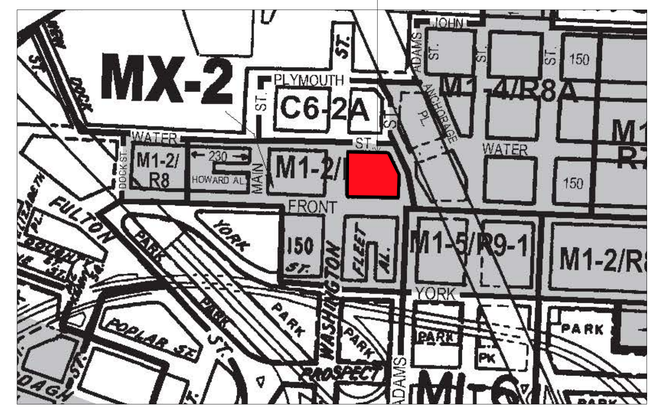
128 WATER STREET, 1ST FLR: WATER STREET STOREFRONT
BROOKLYN, NY 11201

EX'G SITE CONDITIONS

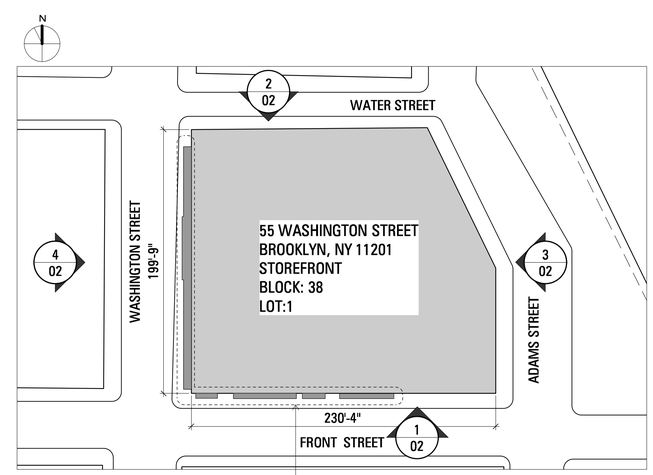
- REPLACE DILAPIDATED RAILINGS ALONG FRONT STREET WITH STAINLESS STEEL RAILINGS
- MODIFY ENTRY AT ONE RETAIL SPACE ON FRONT STREET TO ALLOW ADA ACCESS. EXISTING STOREFRONT WILL BE LOWERED TO GRADE AND REPLACED WITH NEW STOREFRONT TO MATCH EXISTING STYLE.
- ON WASHINGTON STREET, REPLACE DILAPIDATED RAILINGS, STEEL PLATE STAIRS AND RAMPS WITH NEW CONCRETE STAIRS AND RAMP, AND STAINLESS STEEL RAILINGS.

EXISTING CONDITIONS:
55 WASHINGTON
SCALE: NTS
2

SITE



N
ZONING MAP: 12D
N.T.S.
3



AREA OF WORK:
GROUND FLOOR RAMPS &
RAILINGS

SITE MAP
NTS
1

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55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

DATE: 10.11.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM

WASHINGTON STREET ELEVATION (4)
SCALE: 1/16" = 1'-0"

NO WORK ON THIS FACADE

ADAMS STREET ELEVATION (3)
SCALE: 1/16" = 1'-0"

NO WORK ON THIS FACADE

WATER STREET ELEVATION (2)
SCALE: 1/16" = 1'-0"

FRONT STREET ELEVATION (1)
SCALE: 1/16" = 1'-0"

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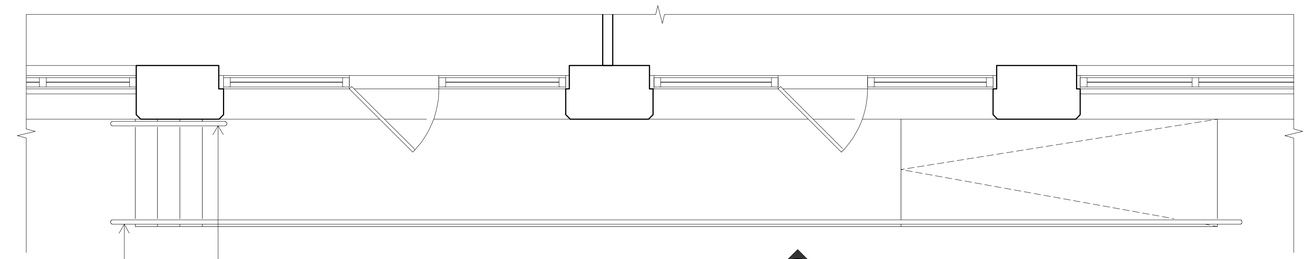
02 - EXISTING CONDITIONS / ELEVATIONS

55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

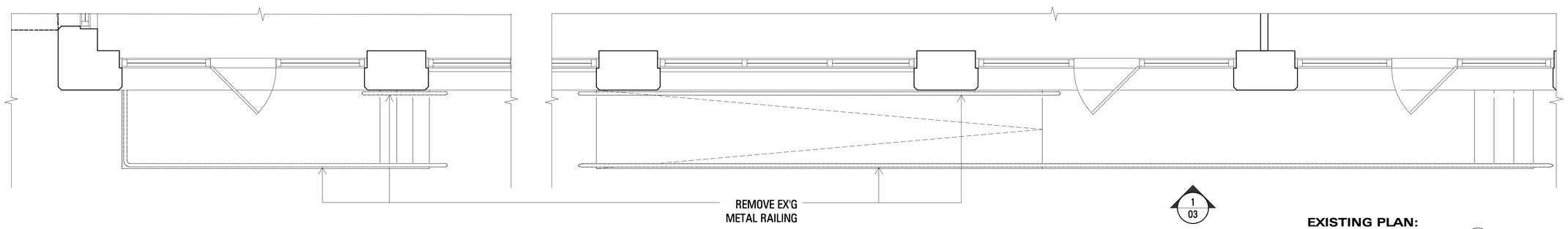
DATE: 09.15.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM



FRONT STREET (AT HARDWARE STORE)

1
03

EXISTING PLAN:
1ST FLOOR
SCALE: 3/8" = 1'-0"
4



FRONT STREET (AT GROCERY STORE ON CORNER OF WASHINGTON)

1
03

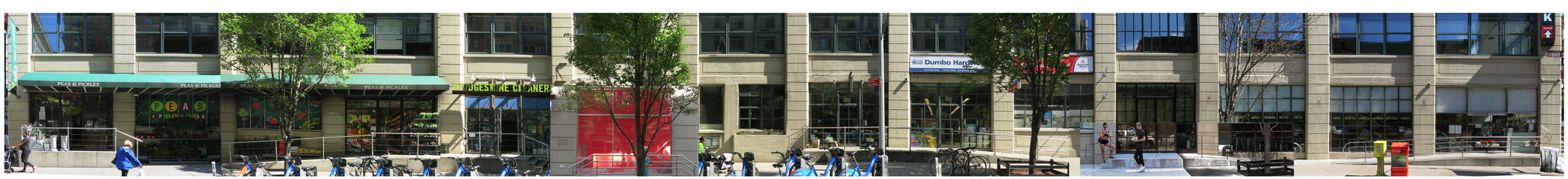
EXISTING PLAN:
1ST FLOOR
SCALE: 3/8" = 1'-0"
3

3
03

4
03

1ST AND 2ND FLOOR ELEVATION

EXISTING ELEVATION
FRONT STREET
SCALE: 1/8" = 1'-0"
2



PHOTOGRAPH ELEVATION
FRONT STREET
SCALE: NTS
1

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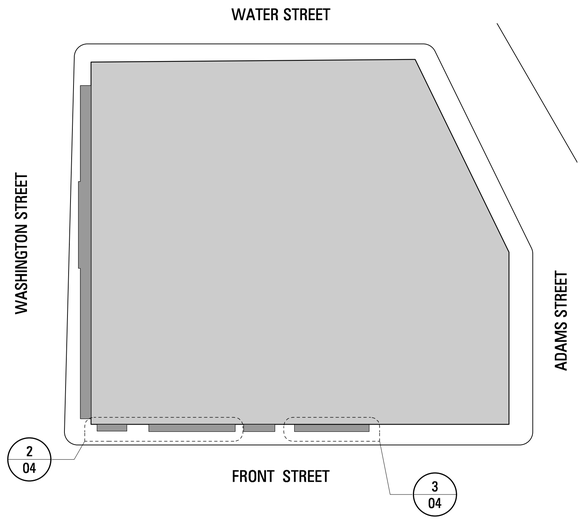
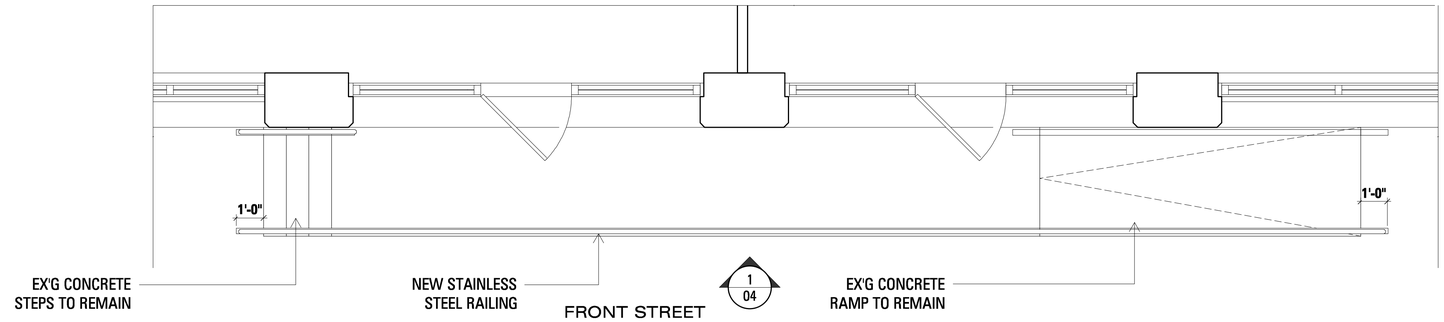
03 - EXISTING ELEVATION & PLAN - FRONT STREET

55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

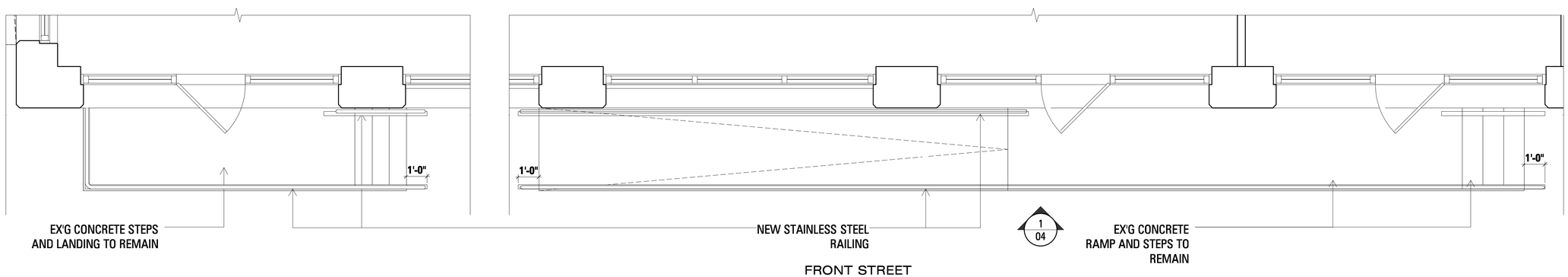
DATE: 10.11.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM



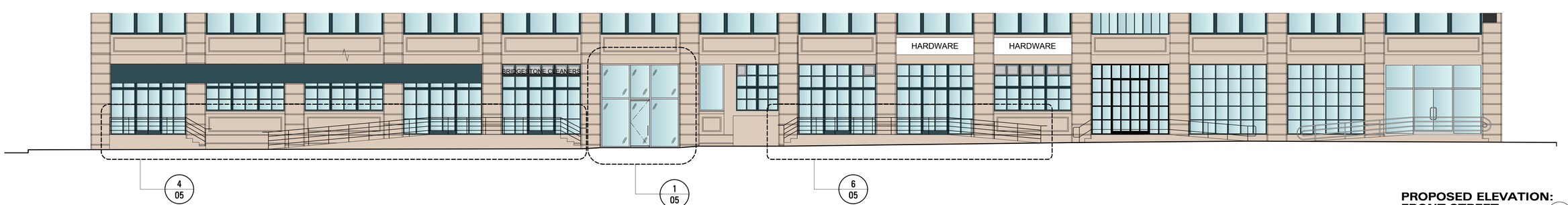
KEY PLAN 4
N.T.S.



PROPOSED PLAN: 1ST FLOOR 3
SCALE: 3/8" = 1'-0"



PROPOSED PLAN: 1ST FLOOR 2
SCALE: 3/8" = 1'-0"



PROPOSED ELEVATION: FRONT STREET 1
SCALE: 1/8" = 1'-0"

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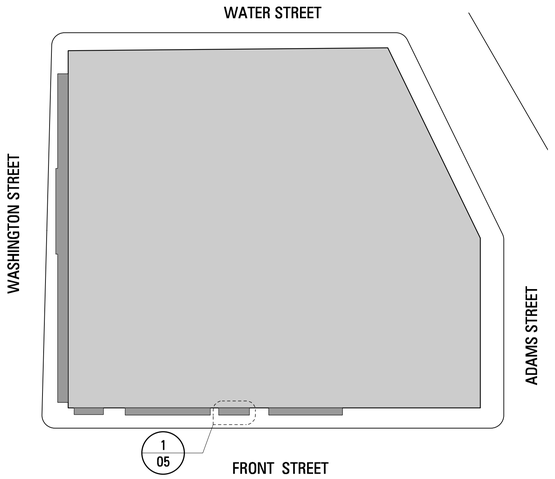
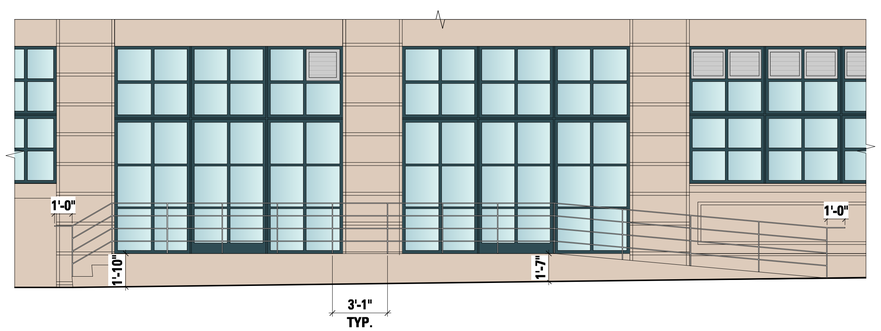
04- PROPOSED ELEVATION & PLAN - FRONT STREET

55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

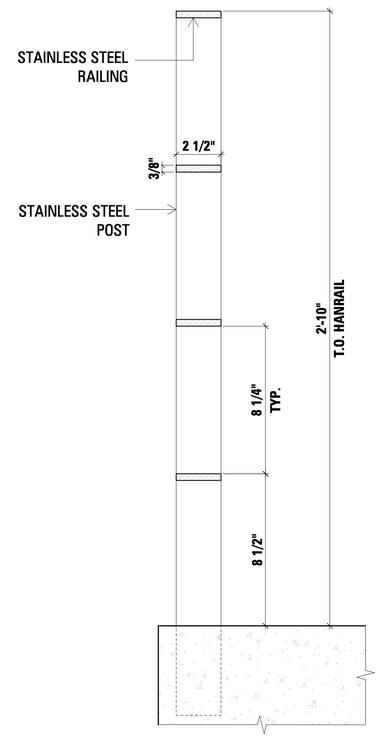
DATE: 10.11.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM



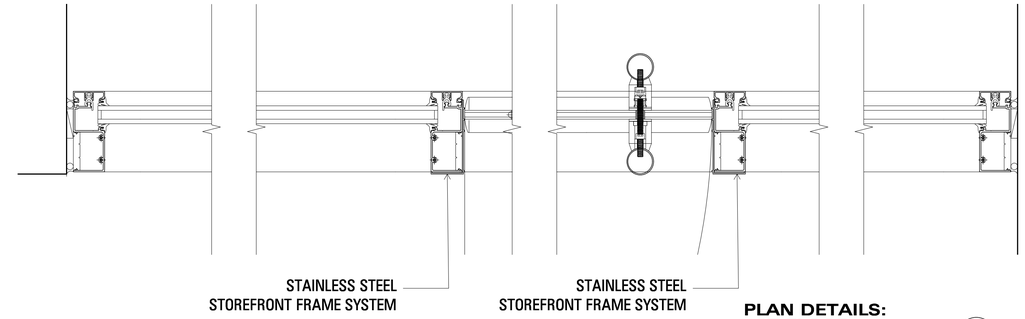
KEY PLAN 7
N.T.S.



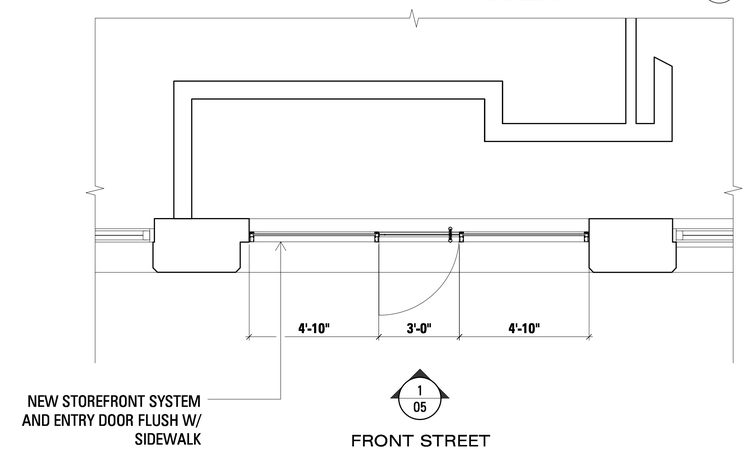
PROPOSED ELEVATION: FRONT STREET 6
SCALE: 1/4" = 1'-0"



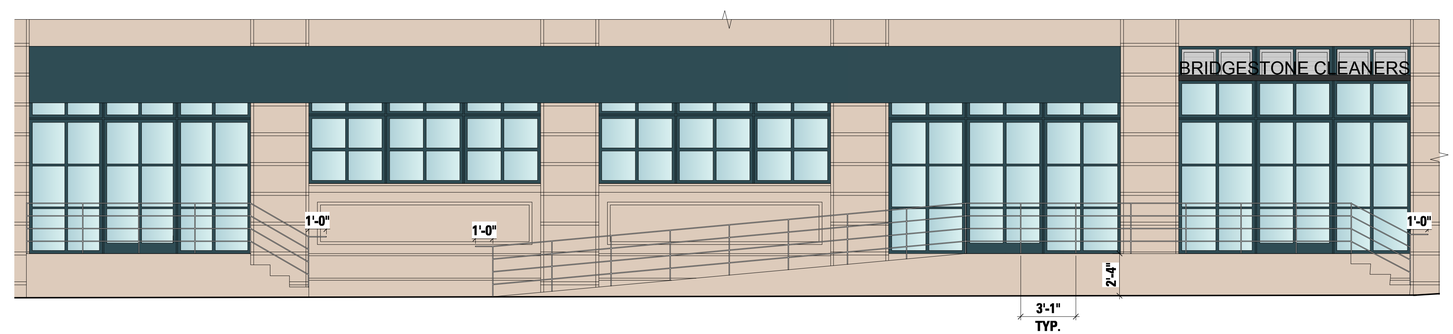
RAIL DETAIL 5
SCALE: 3" = 1'-0"



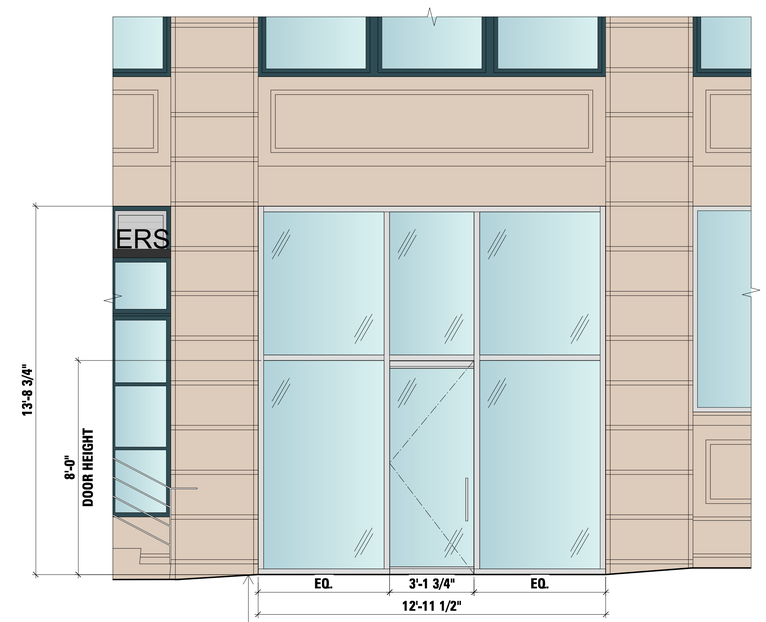
PLAN DETAILS: 1ST FLOOR 3
SCALE: 3" = 1'-0"



PROPOSED PLAN: 1ST FLOOR 2
SCALE: 3/8" = 1'-0"



PROPOSED ELEVATION: FRONT STREET 4
SCALE: 1/4" = 1'-0"



PROPOSED ELEVATION: FRONT ST 1
SCALE: 3/8" = 1'-0"

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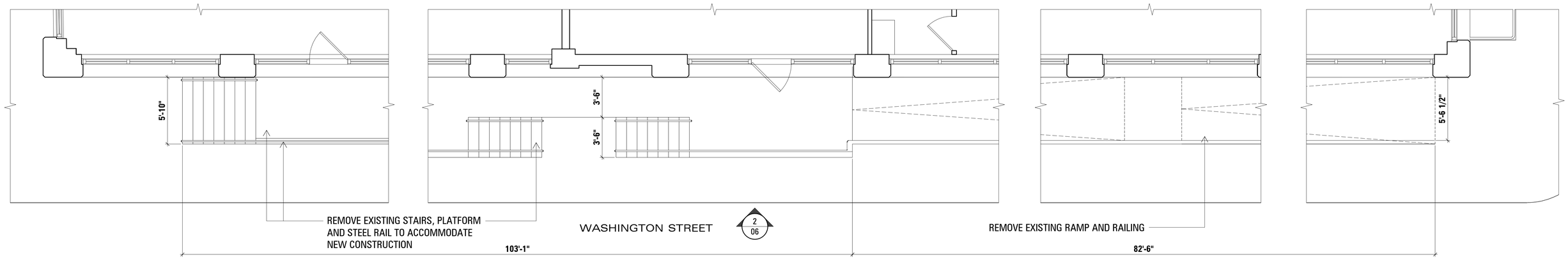
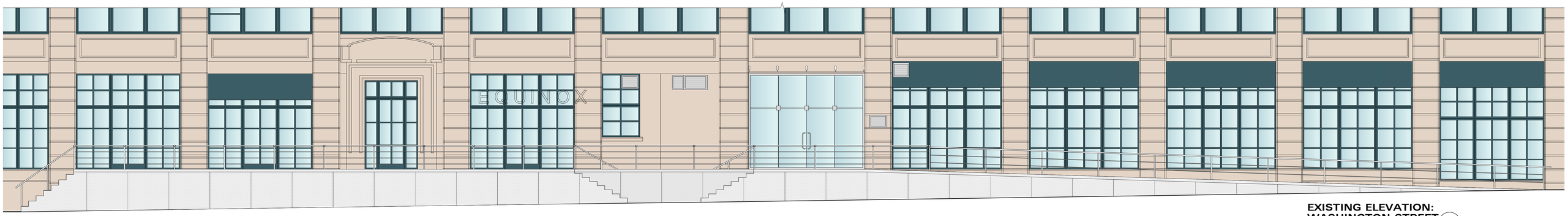
05 - PROPOSED DETAILS - FRONT STREET

55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

DATE: 10.11.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM

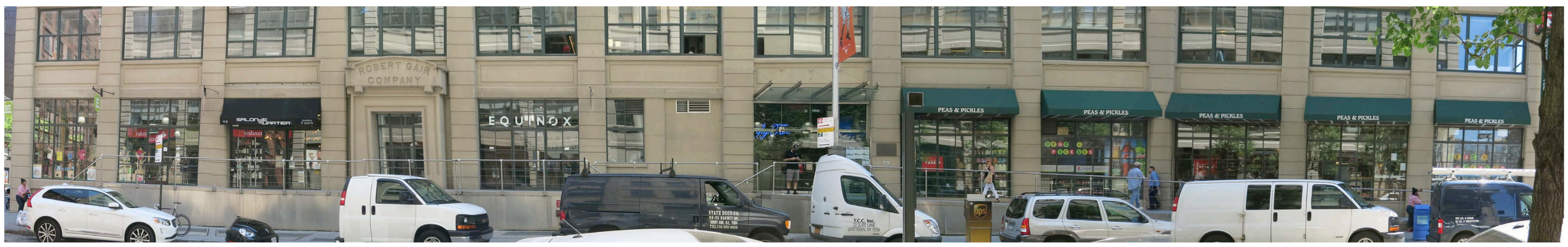


EXISTING PLAN:
1ST FLOOR
SCALE: 1/4" = 1'-0" (3)



1ST FLOOR ELEVATION

EXISTING ELEVATION:
WASHINGTON STREET (2)
SCALE: 3/16" = 1'-0"



PHOTOGRAPH ELEVATION
WASHINGTON STREET (1)
SCALE: NTS

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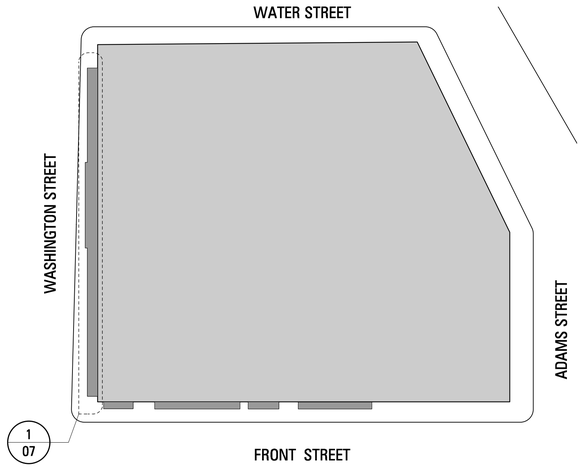
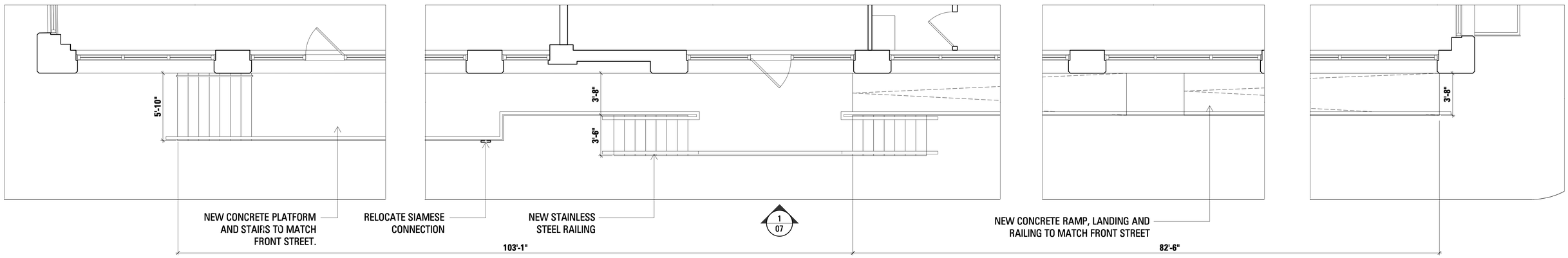
06 - EXISTING ELEVATION & PLAN - WASHINGTON STREET

55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

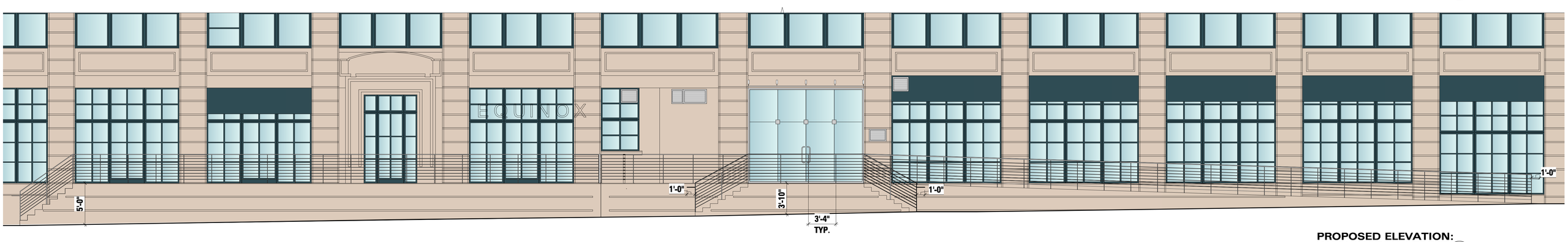
DATE: 10.11.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM



KEY PLAN
N.T.S. 3



PROPOSED PLAN: 1ST FLOOR 2
SCALE: 1/4" = 1'-0"



PROPOSED ELEVATION: WASHINGTON STREET 1
SCALE: 3/16" = 1'-0"

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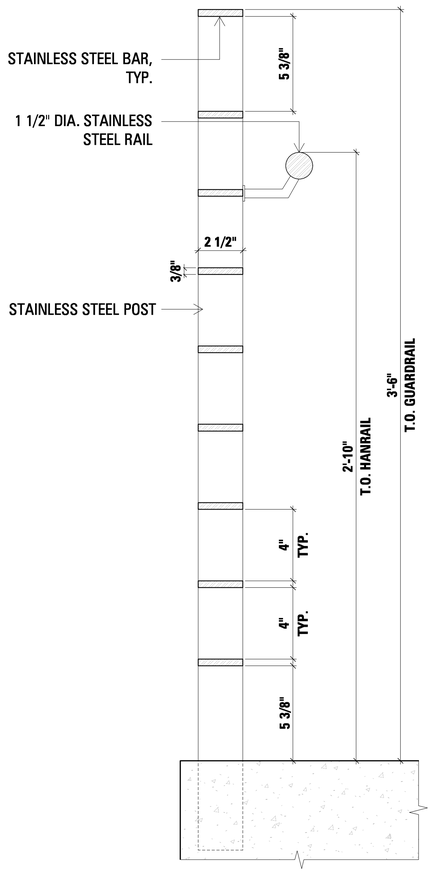
07 - PROPOSED ELEVATION & PLAN - WASHINGTON STREET

55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

DATE: 10.11.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM



RAIL DETAIL (3)
SCALE: 3" = 1'-0"

GROOVES IN NEW CONCRETE WILL MATCH THOSE ACROSS THE STREET ON WASHINGTON

EXISTING CONCRETE REVEAL WASHINGTON RAMP (2)
N.T.S.

VIEW BEHIND EXISTING METAL CLADDING TO PREVIOUSLY EXISTING CONCRETE RAMP

EXISTING STEEL PANEL WASHINGTON RAMP (1)
N.T.S.

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08 - EXISTING & PROPOSED DETAILS - WASHINGTON STREET

55 WASHINGTON, LLC
128 WATER STREET, 1ST FLOOR
BROOKLYN, NY 11201

DATE: 10.11.16
PARTNER: BRC
PROJ MANAGER: LS
PROJ DESIGNER: JM