OPEN PORCH ADDITION - 127 ST. JOHNS PLACE - BROOKLYN, NY

LOCATION PLAN

BUILDING PHOTO - REAR

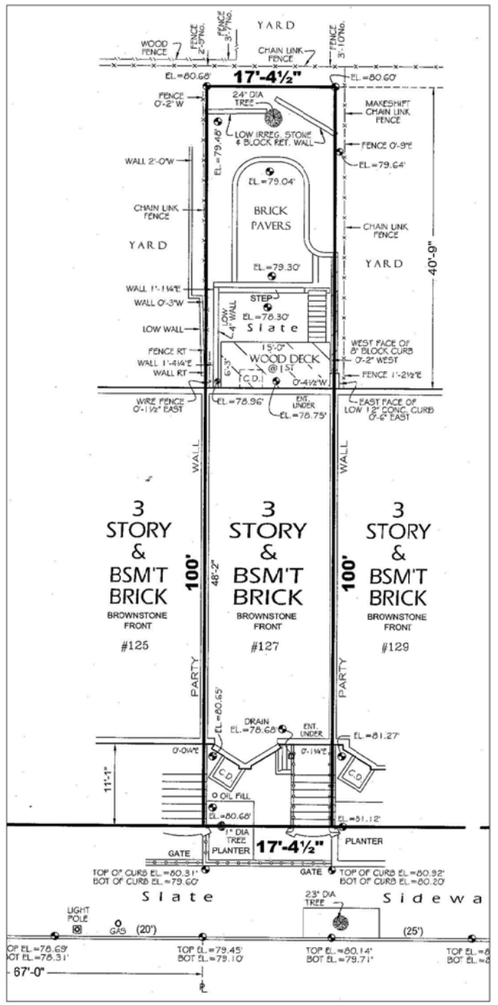
PROPERTY INFORMATION

127 ST JOHNS PLACE – 3 STORY & BASEMENT
2 FAMILY HOUSE

BOROUGH: BROOKLYN
BLOCK: 945
LOT: 61

ZONE: R6B
ZONING MAP: 16C

PROPERTY SURVEY



BLOCK PLAN

ISSUED / REVISED

NO.	DATE	DESCRIPTION
1	7/27/16	DOB / LANDMARKS

DOB APPROVALS:

DOB BSCAN:

STRUCTURAL ENGINEER:

Dominick R. Pilla Associates PC
DRPILLA
23 DEPEW AVENUE
NYACK, NY 10960
Tel: (845) 727-7793

Joseph Koelbel
ARCHITECT PLLC
398 LAFAYETTE AVENUE
BROOKLYN, NY 11238
Tel: (917) 603-2423
N.Y.S. R.A. #026712-1

PROJECT:
ALTERATIONS TO PRIVATE RESIDENCE
127 ST. JOHNS PLACE
BROOKLYN, NEW YORK 11217
BUILDING OWNER:
MIRIAM KLEIN, 127 ST. JOHNS PLACE, BROOKLYN, NY 11217

BLOCK / LOT:	ZONING:	MAP:	BOROUGH:
945 / 61	R6B	16C	BROOKLYN

LOCATION PLAN, NOTES, DRAWING INDEX

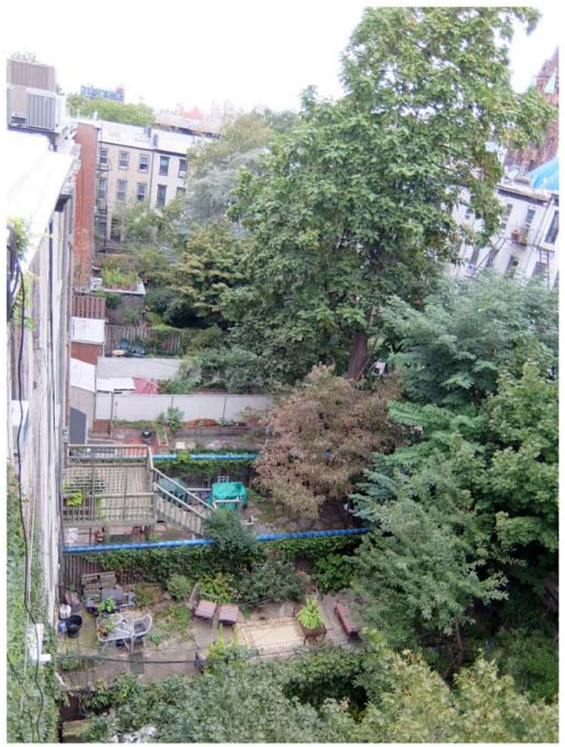
SEAL & SIGNATURE:

DATE:	OCT.18, 2016
PROJECT NO.:	16KLE
DRAWING BY:	JTK
CHK. BY:	
DWG. NO.:	A-101.00
FILE NO.:	1 OF 6

OPEN PORCH ADDITION - 127 ST. JOHNS PLACE - BROOKLYN, NY

PANORAMA OF REAR OF HOUSES

OPEN SPACE WITHIN BLOCK - LOOKING WEST



NEIGHBORS - LOOKING EAST

NEIGHBORS - LOOKING WEST

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PHOTSO OF EXISTING REAR YARDS
AND EXISTING STRUCTURES

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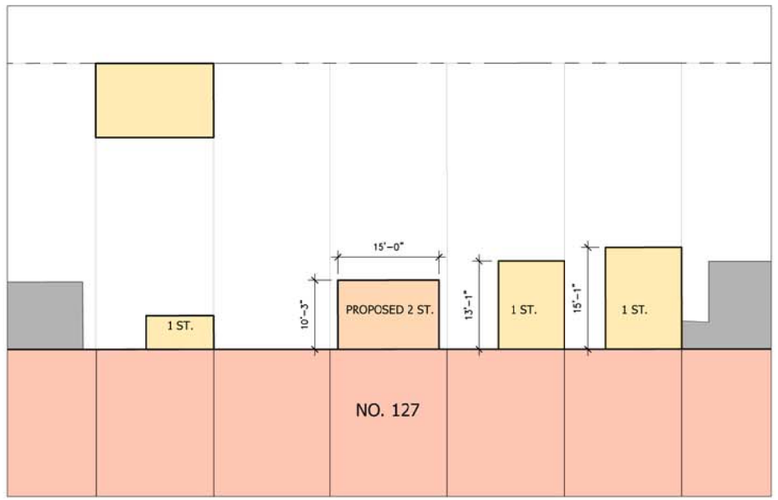
CHK. BY:	
DWG. NO.:	A-102.00
FILE NO.:	2 OF 6

OPEN PORCH ADDITION - 127 ST. JOHNS PLACE - BROOKLYN, NY

SITE PLAN WITH REAR ADDITIONS



PERSPECTIVE VIEW FROM ABOVE WITH SHADOWS

PERSPECTIVE VIEW OF PROPOSED OPEN PORCH

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SITE PLAN DIAGRAM
PERSPECTIVE VIEWS OF PROPOSED
OPEN PORCH

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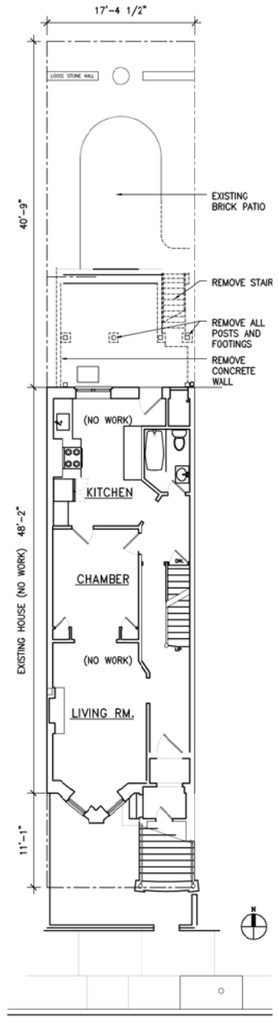
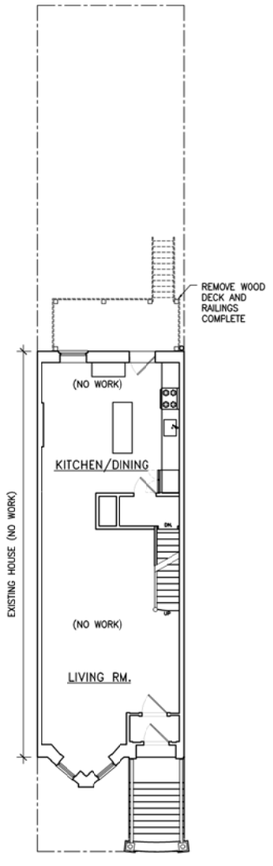
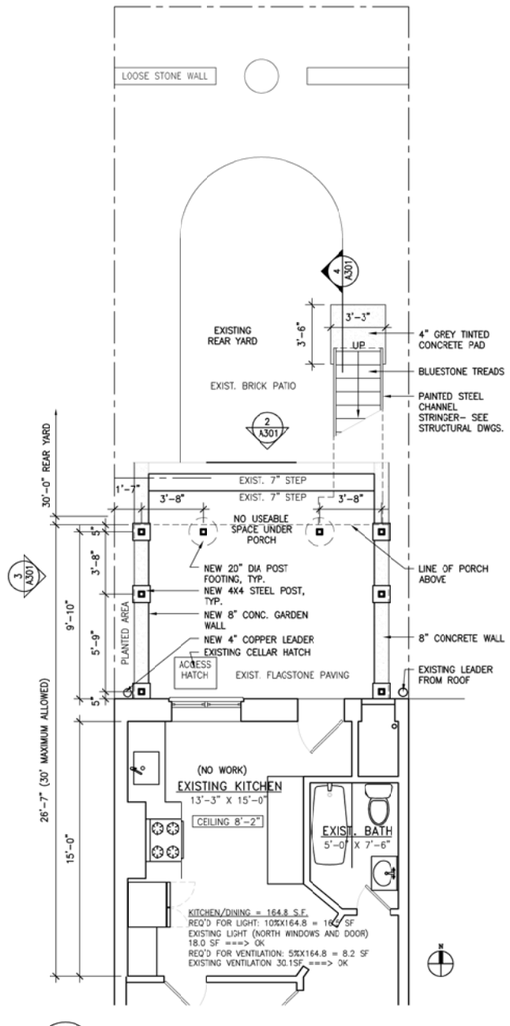
OPEN PORCH ADDITION - 127 ST. JOHNS PLACE - BROOKLYN, NY



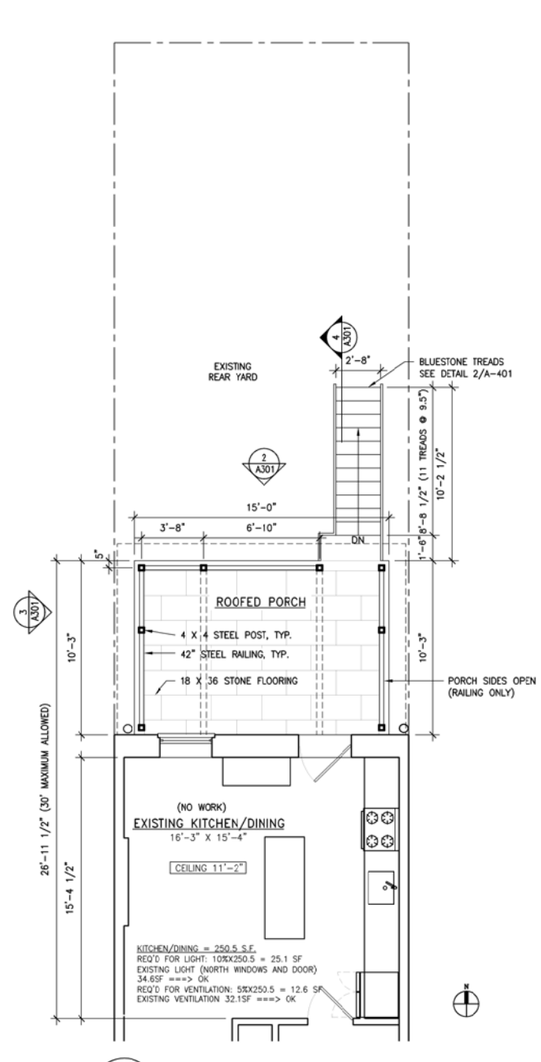
1 BASEMENT DEMO PLAN
A-201 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR DEMO PLAN
A-201 SCALE: 1/8" = 1'-0"



3 BASEMENT PLAN
A-201 SCALE: 1/4" = 1'-0"



4 FIRST FLOOR PLAN
A-201 SCALE: 1/4" = 1'-0"

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PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW CONCRETE

1 A301 — 1 A301 BUILDING ELEVATION, BUILDING SECTION, SHEET A301

DOB APPROVALS:

DOB BSCAN:

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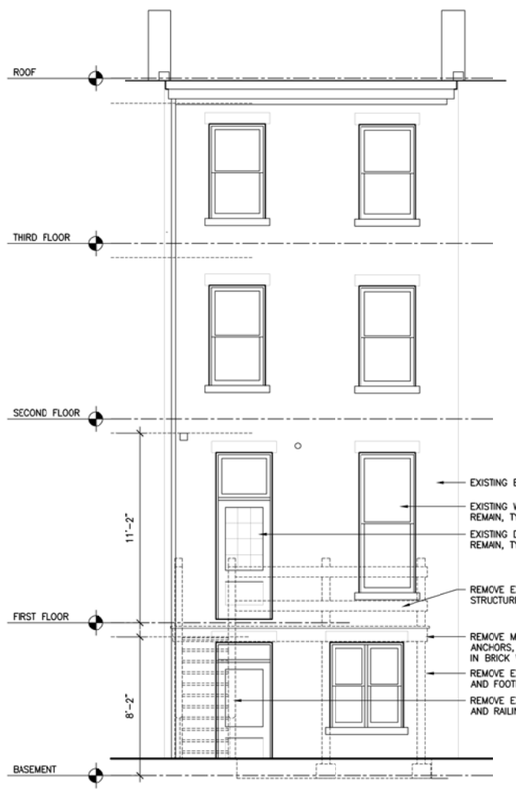
DEMO PLANS
FLOOR PLANS

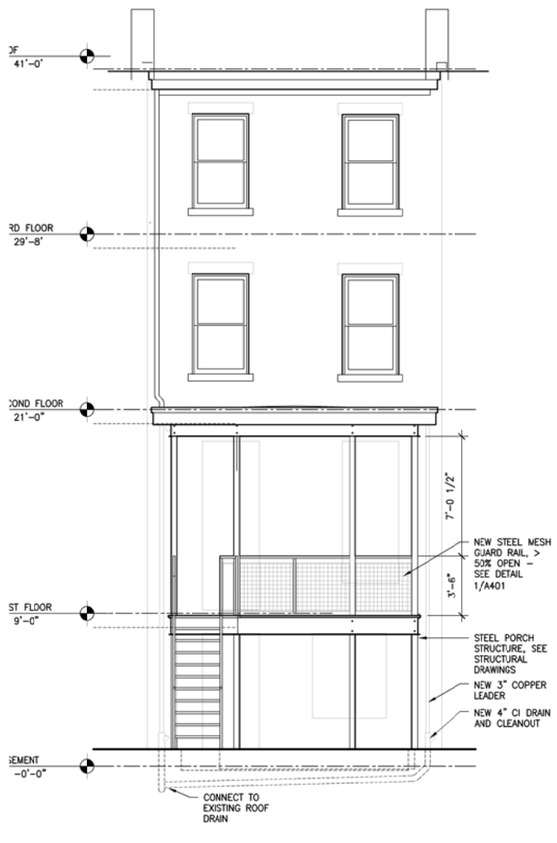
SEAL & SIGNATURE:

DATE:	OCT.18, 2016
PROJECT NO.:	16KLE
DRAWING BY:	JTK
CHK. BY:	
DWG. NO.:	A-201.00
FILE NO.:	4 OF 6

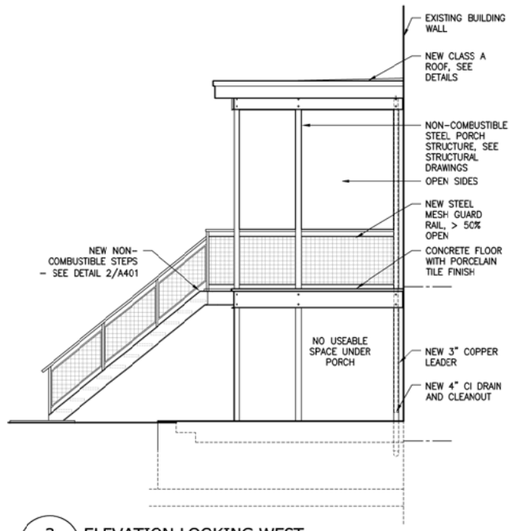
OPEN PORCH ADDITION - 127 ST. JOHNS PLACE - BROOKLYN, NY



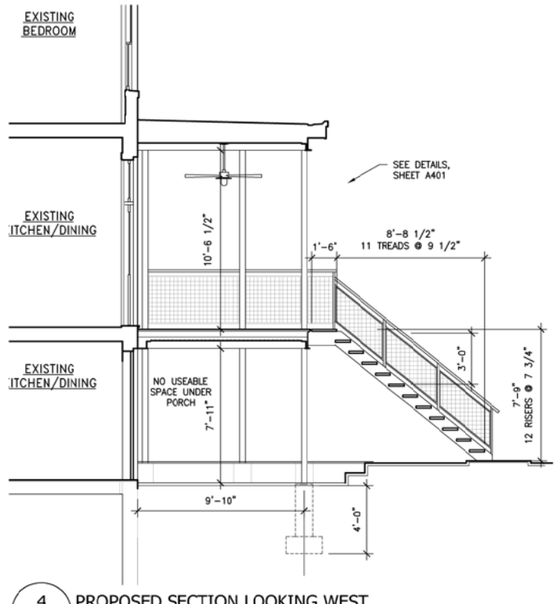
1 A-301 EXISTING NORTH ELEVATION - DEMO
SCALE: 1/4" = 1'-0"



2 A-301 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-301 ELEVATION LOOKING WEST
SCALE: 1/4" = 1'-0"



4 A-301 PROPOSED SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"

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EXISTING ELEVATION / DEMO
PROPOSED ELEVATIONS,
PORCH SECTION

SEAL & SIGNATURE:

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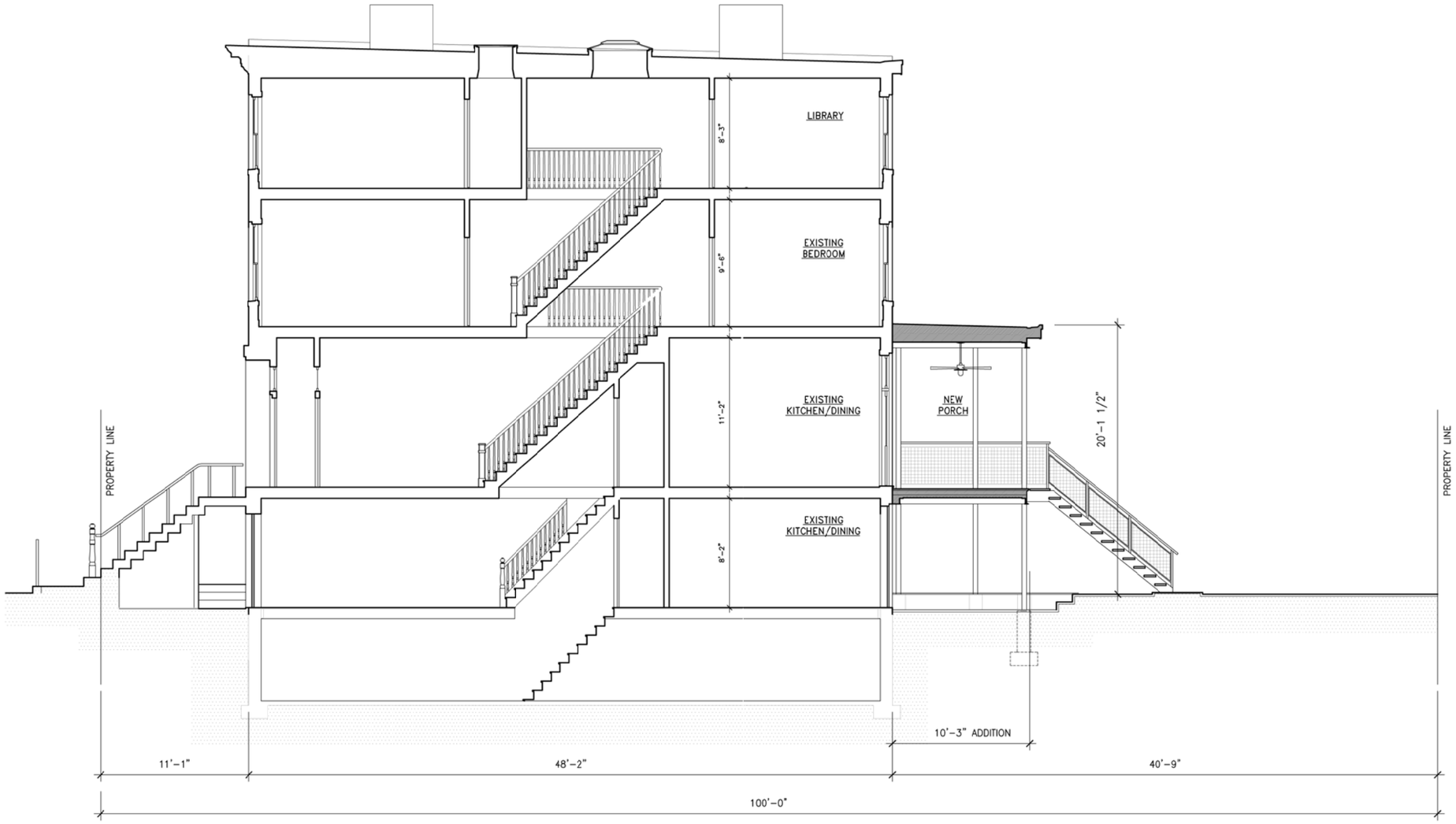
CHK. BY:	
DWG. NO.:	A-301.00
FILE NO.:	5 OF 6

OPEN PORCH ADDITION - 127 ST. JOHNS PLACE - BROOKLYN, NY



1 / A-302 SECTION OF EXISTING HOUSE WITH NEW PORCH
SCALE: 1/4" = 1'-0"

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HOUSE SECTION

SEAL & SIGNATURE:

DATE:	OCT.18, 2016
PROJECT NO.:	16KLE
DRAWING BY:	JTK
CHK. BY:	
DWG. NO.:	A-302.00
FILE NO.:	6 OF 6