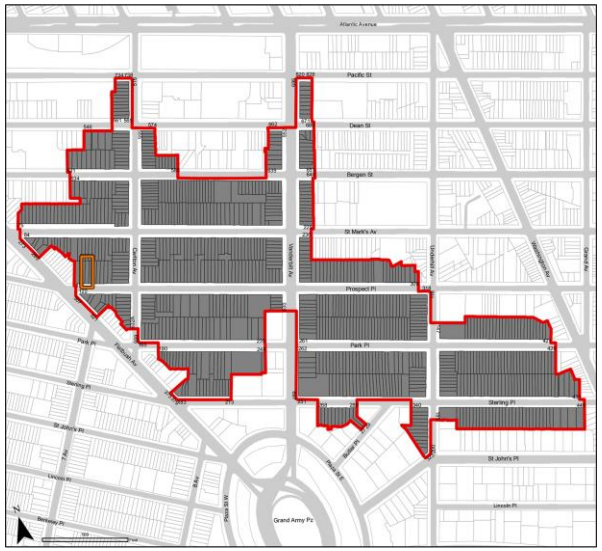
119 PROSPECT PLACE

PROSPECT HEIGHTS

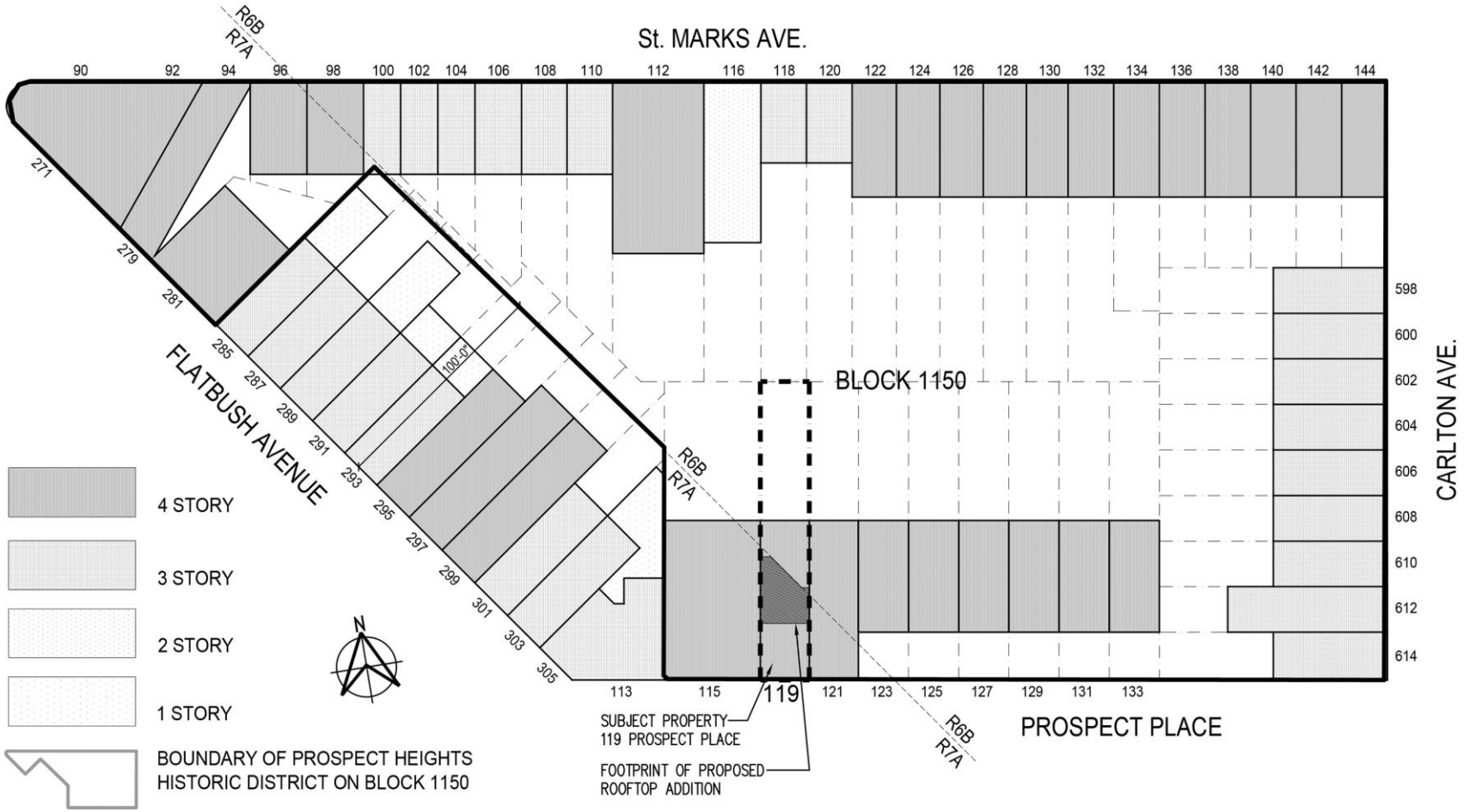
1940

2017

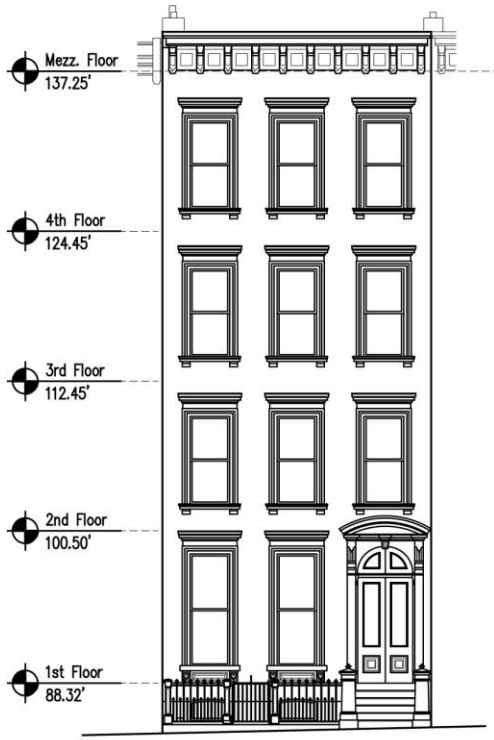


SITE LOCATION

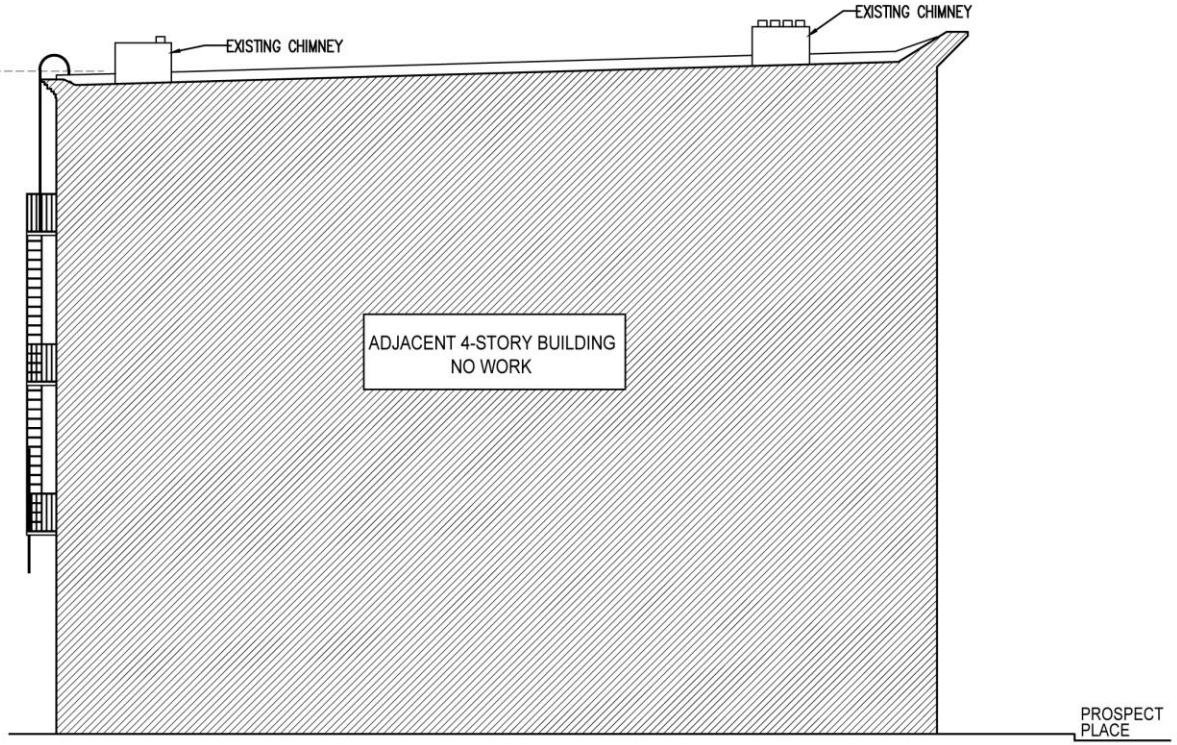
BROOKLYN, BLOCK 1150



MASSING
EXISTING ELEVATIONS

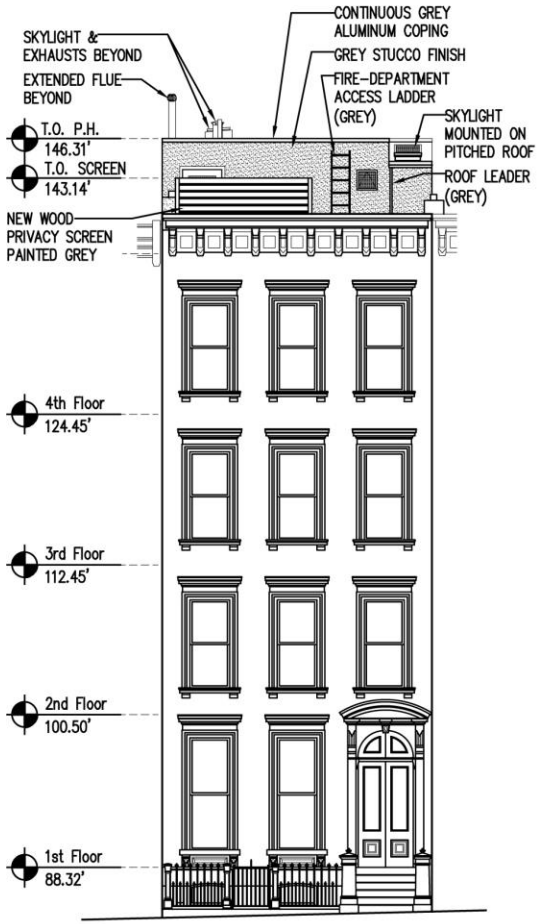


SOUTH ELEVATION
SCALE: 1/12" = 1'-0"

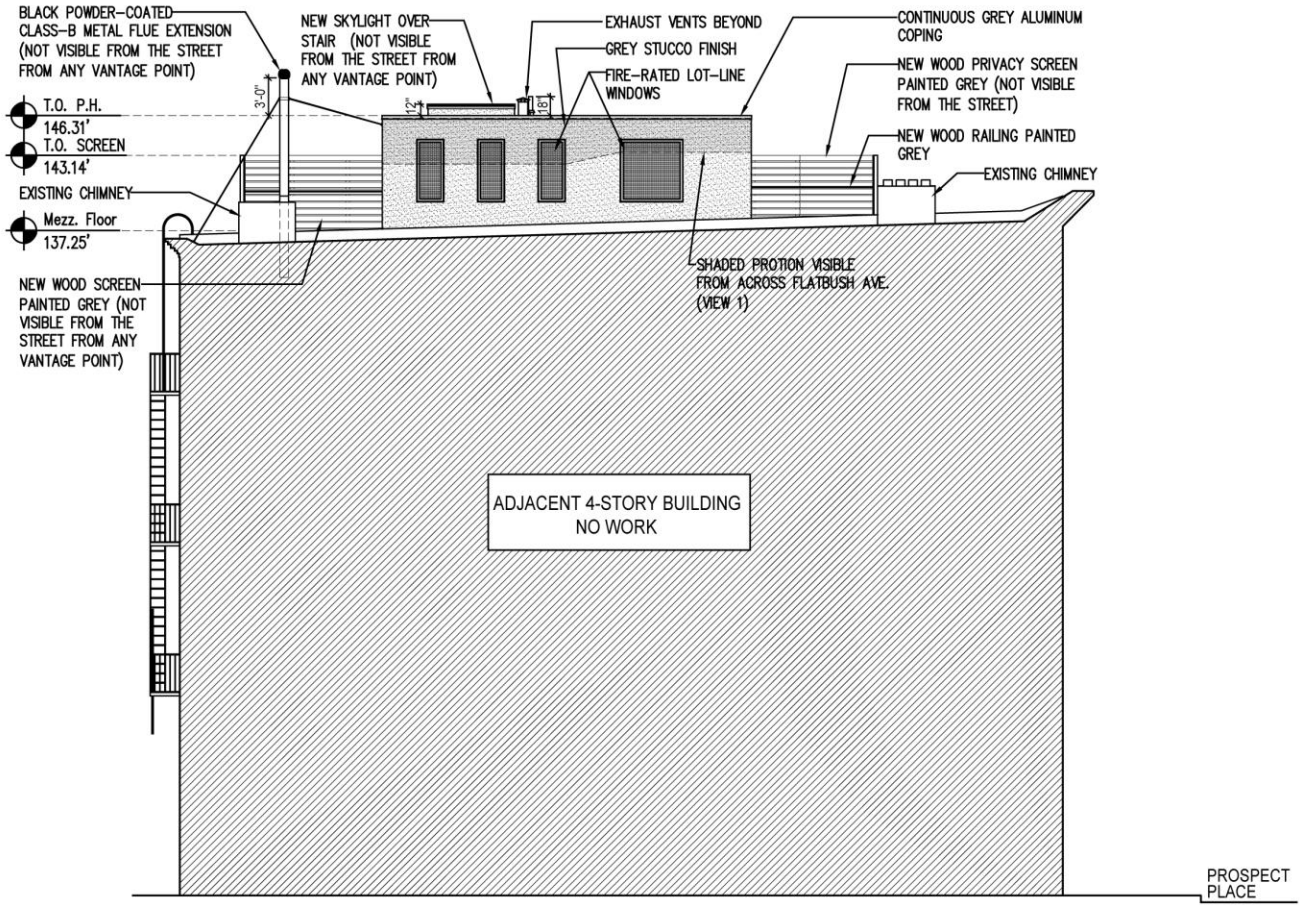


WEST ELEVATION
SCALE: 1/12" = 1'-0"

MASSING
PROPOSED ELEVATIONS

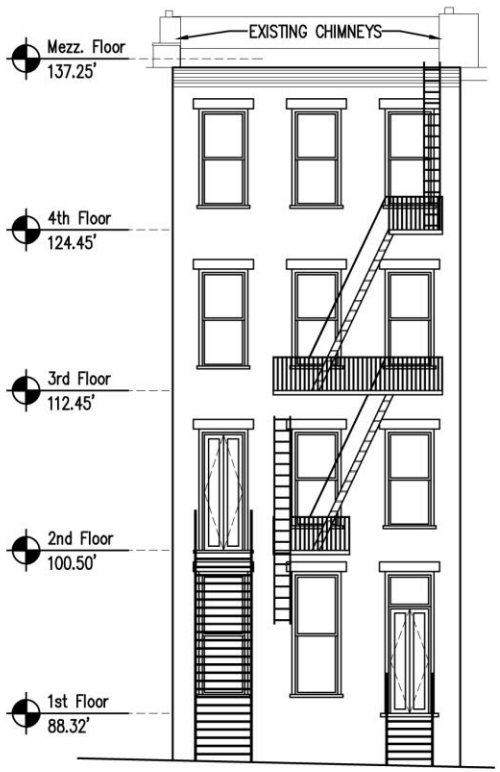


SOUTH ELEVATION
SCALE: 1/12" = 1'-0"

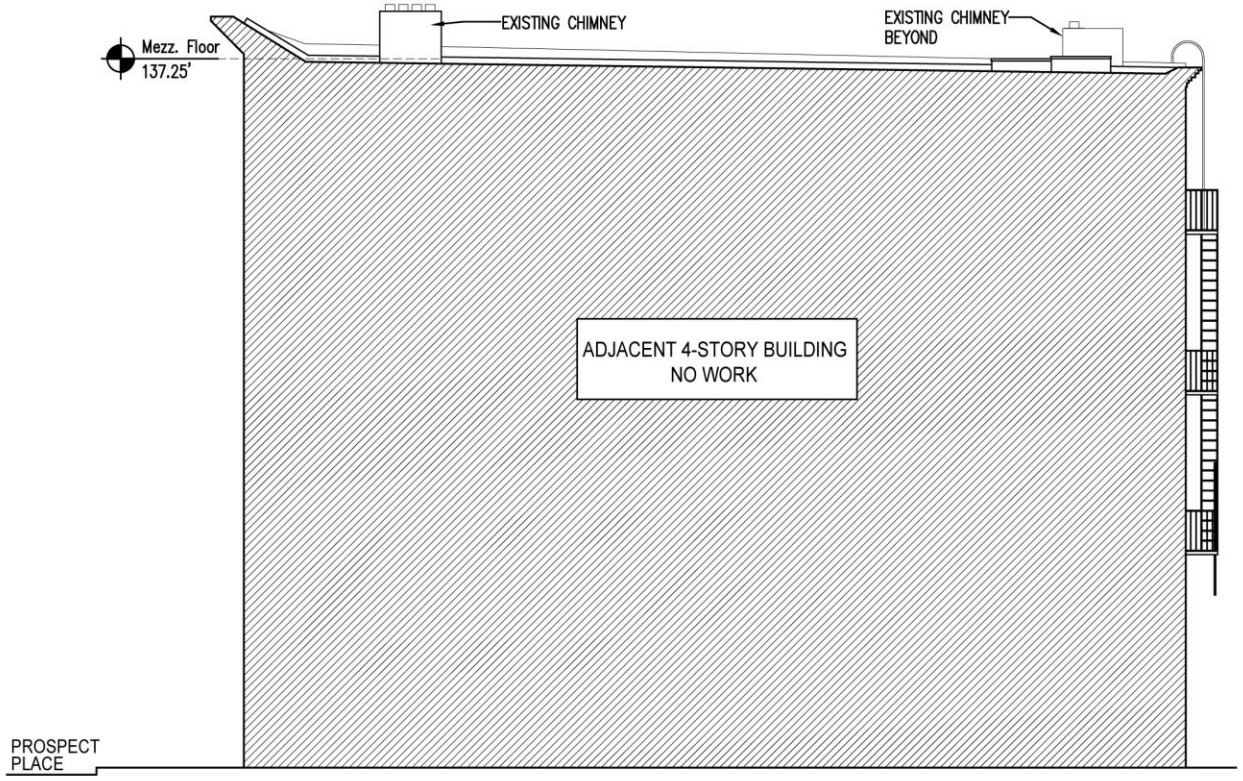


WEST ELEVATION
SCALE: 1/12" = 1'-0"

MASSING
EXISTING ELEVATIONS

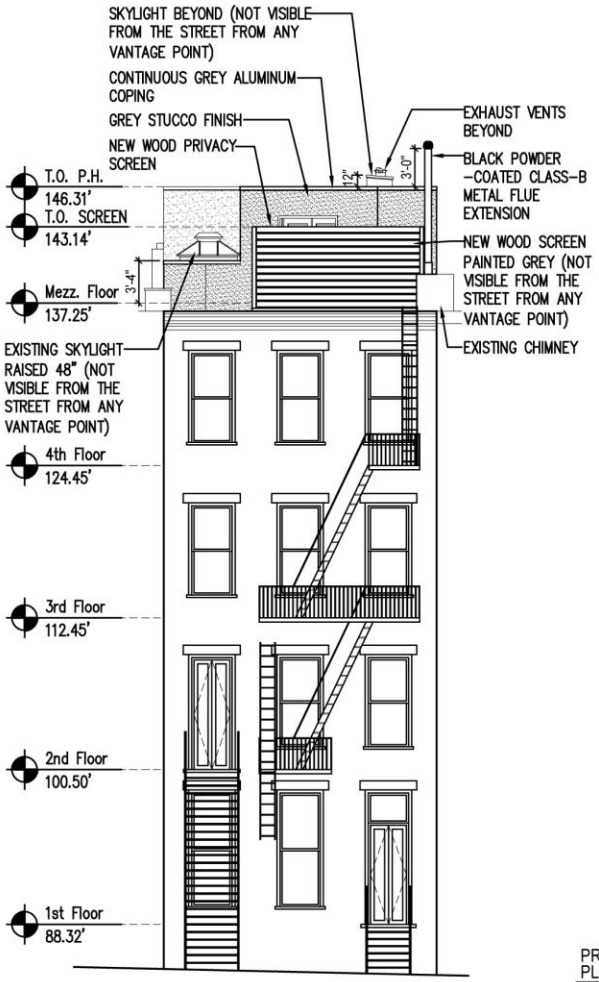


NORTH ELEVATION
SCALE: 1/12" = 1'-0"

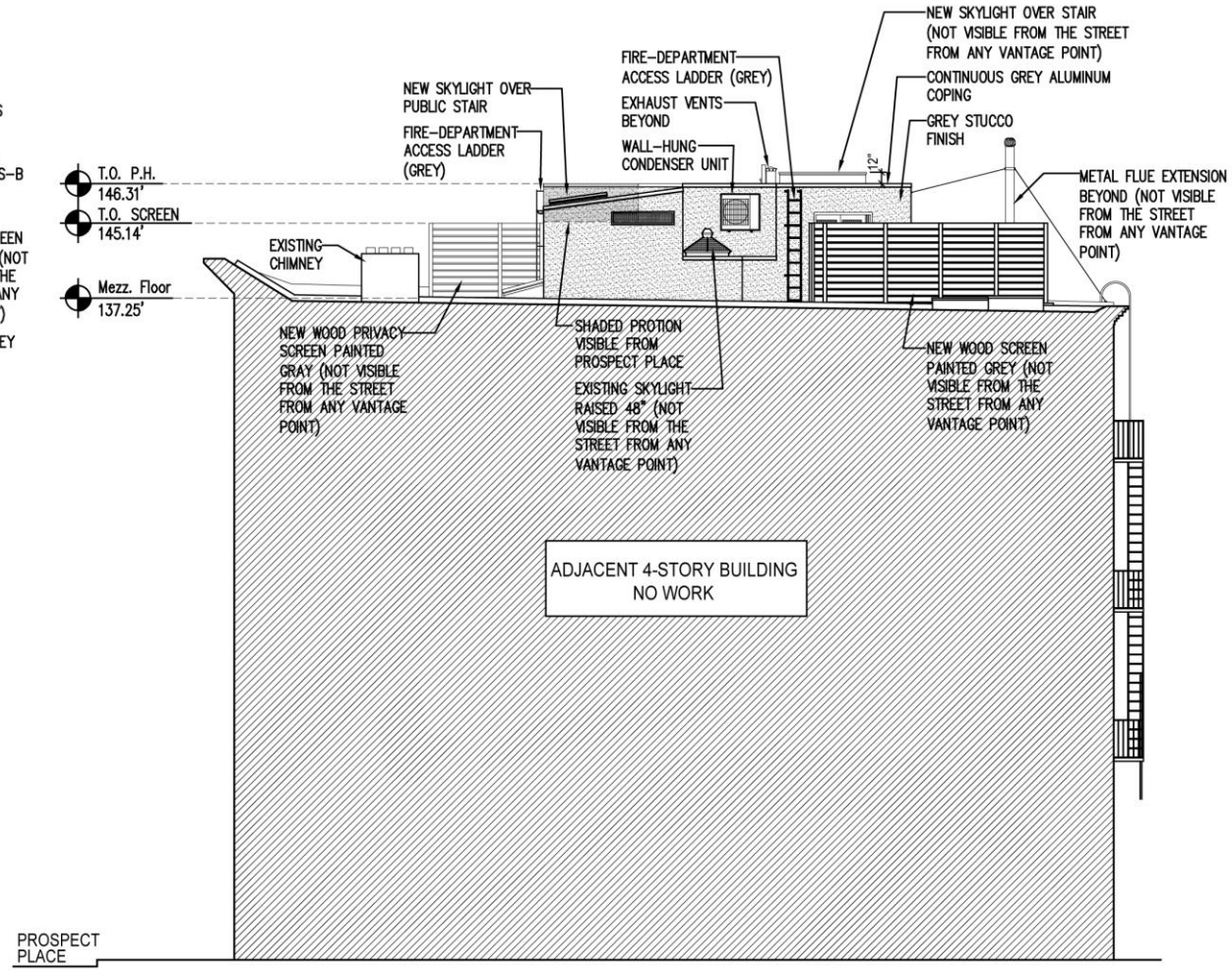


EAST ELEVATION
SCALE: 1/12" = 1'-0"

MASSING
PROPOSED ELEVATIONS

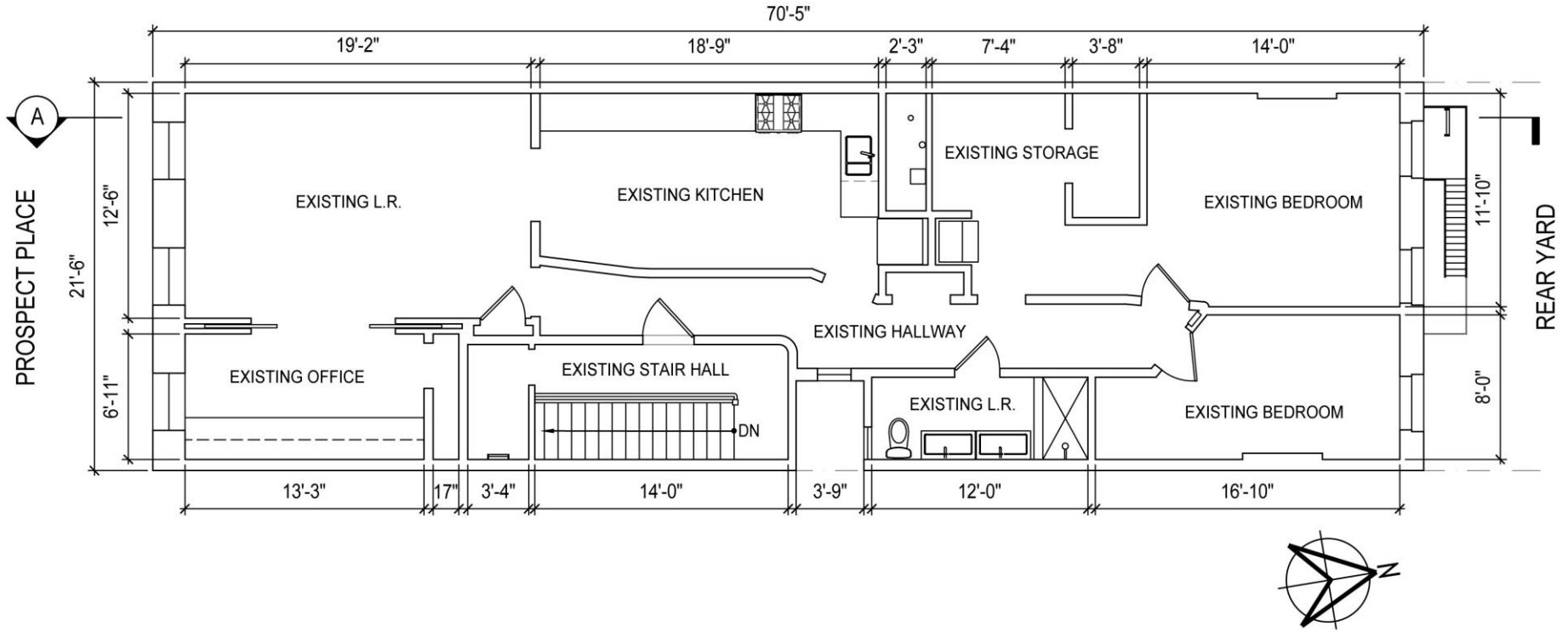


NORTH ELEVATION
SCALE: 1/12" = 1'-0"



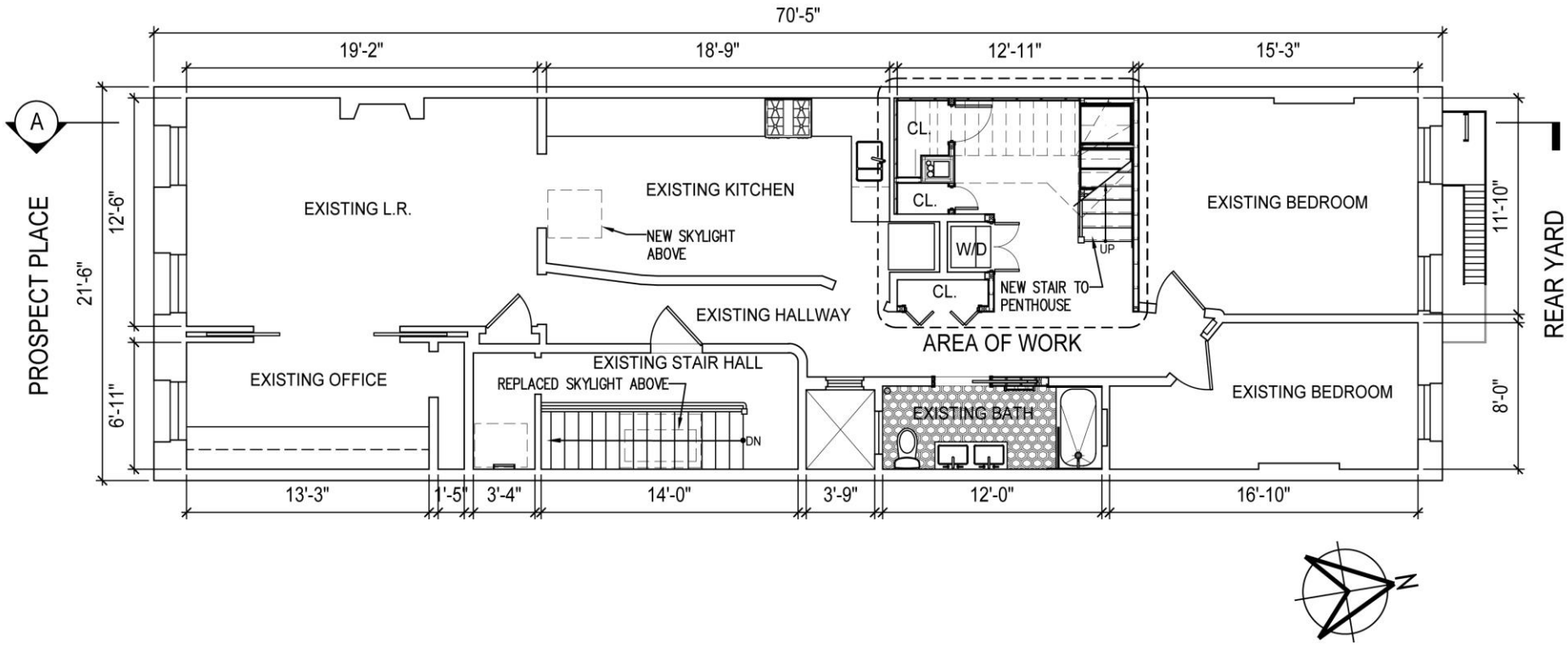
EAST ELEVATION
SCALE: 1/12" = 1'-0"

LAYOUT
EXISTING



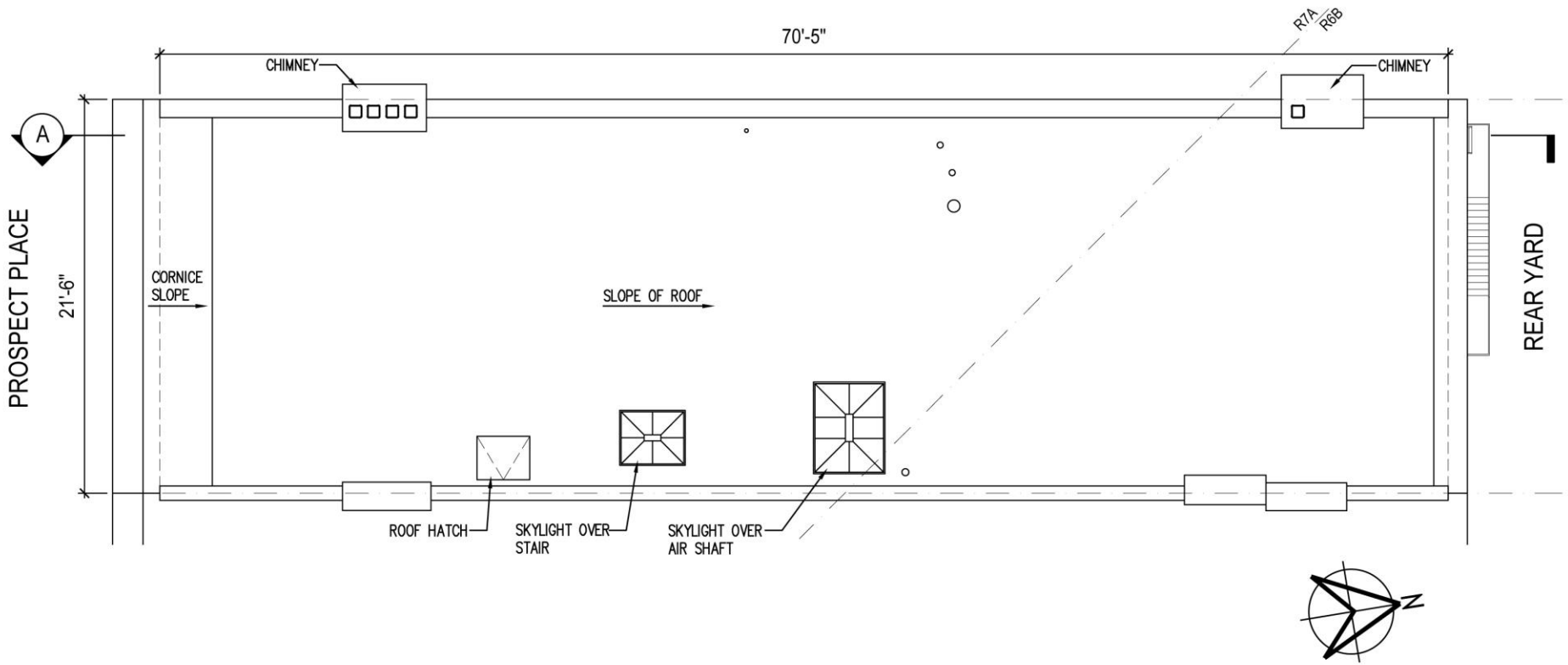
4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

LAYOUT
PROPOSED



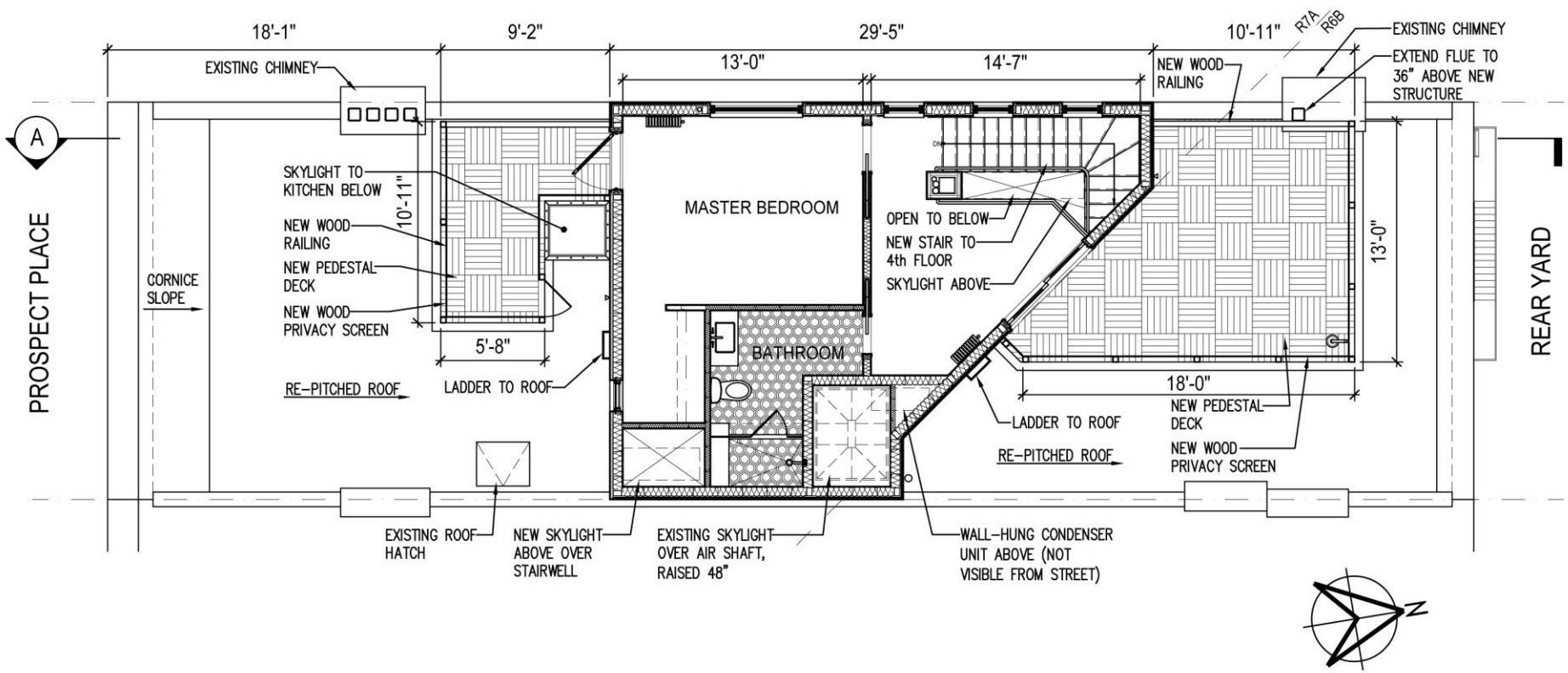
4th FLOOR PLAN
SCALE: 1/8″ = 1′-0″

LAYOUT
EXISTING



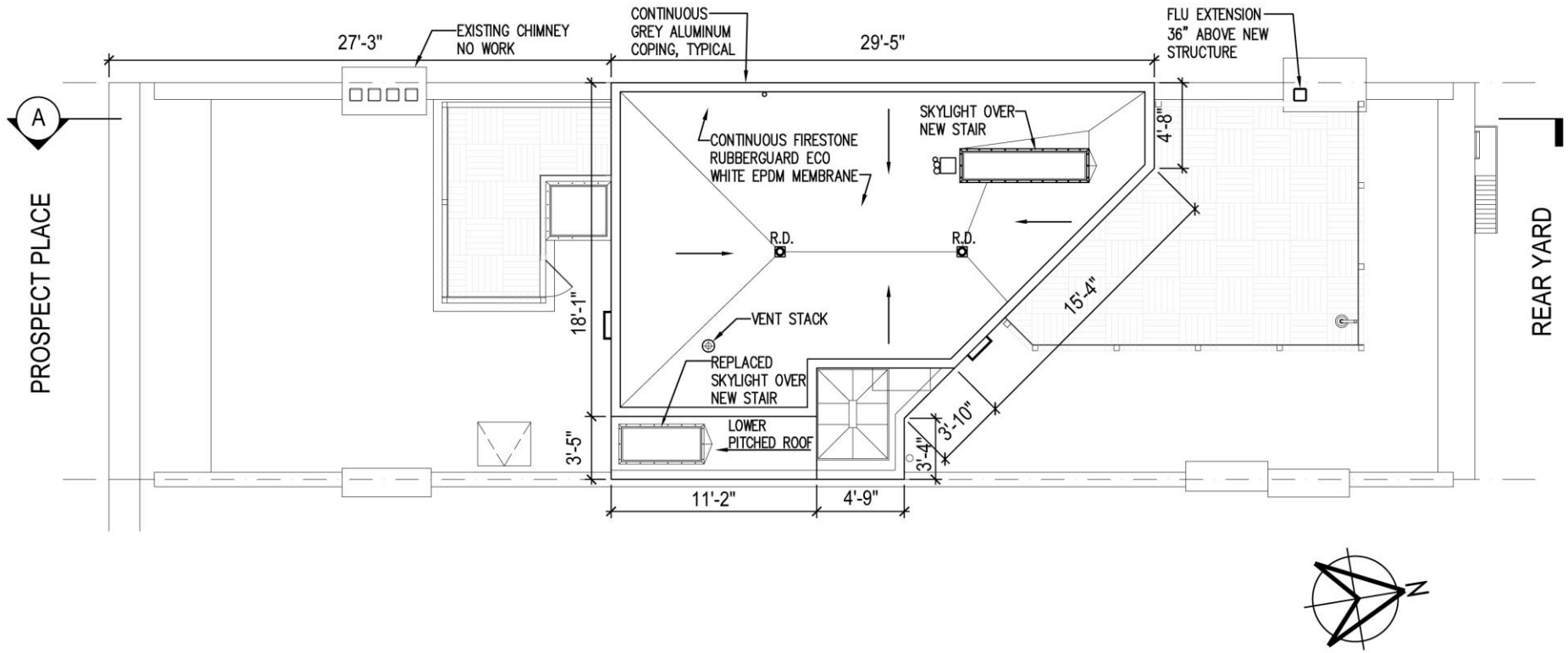
ROOF PLAN
SCALE: 1/8" = 1'-0"

LAYOUT
PROPOSED



PENTHOUSE PLAN
SCALE: 1/8" = 1'-0"

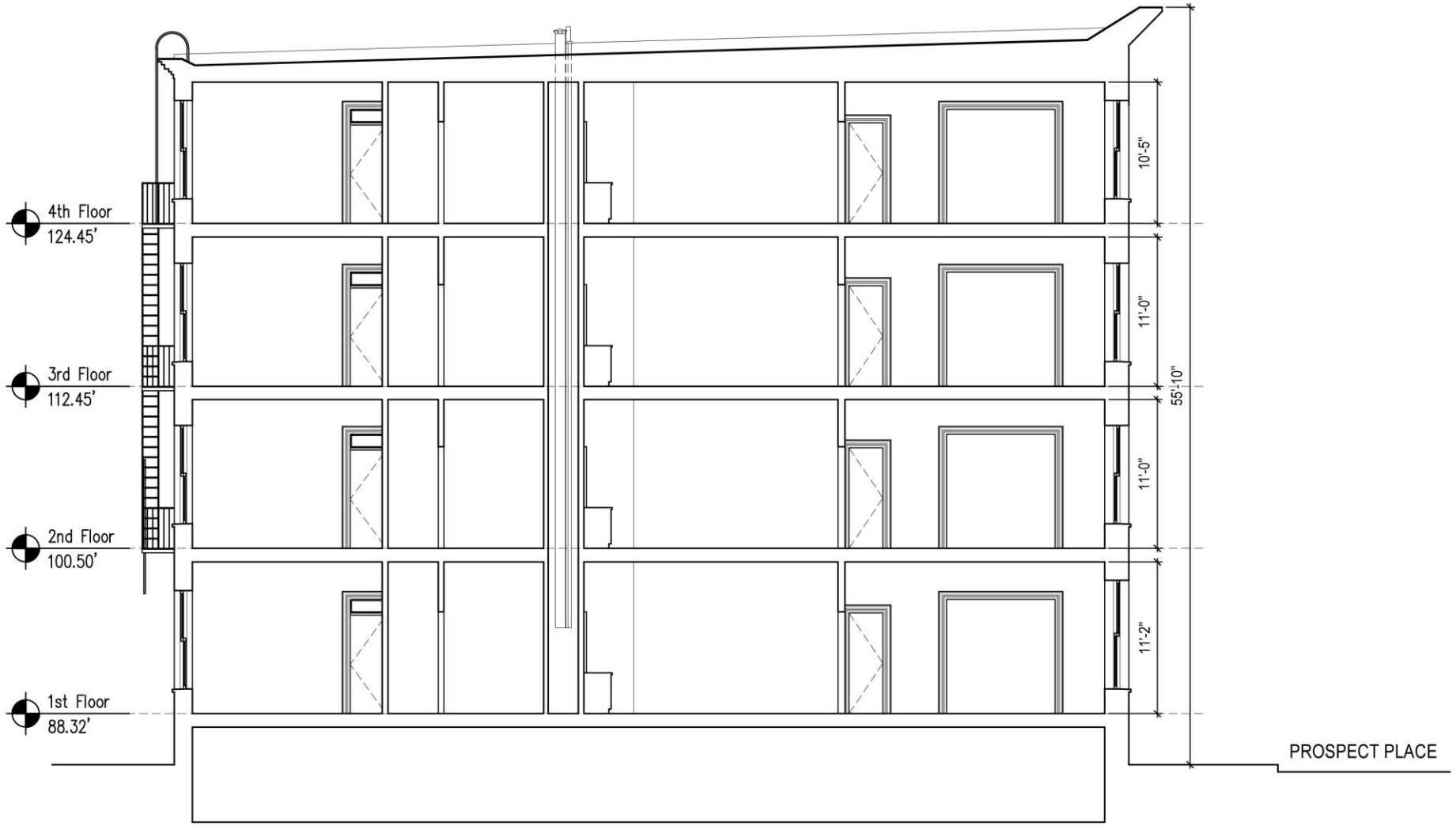
LAYOUT
PROPOSED



PENTHOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

BUILDING SECTION

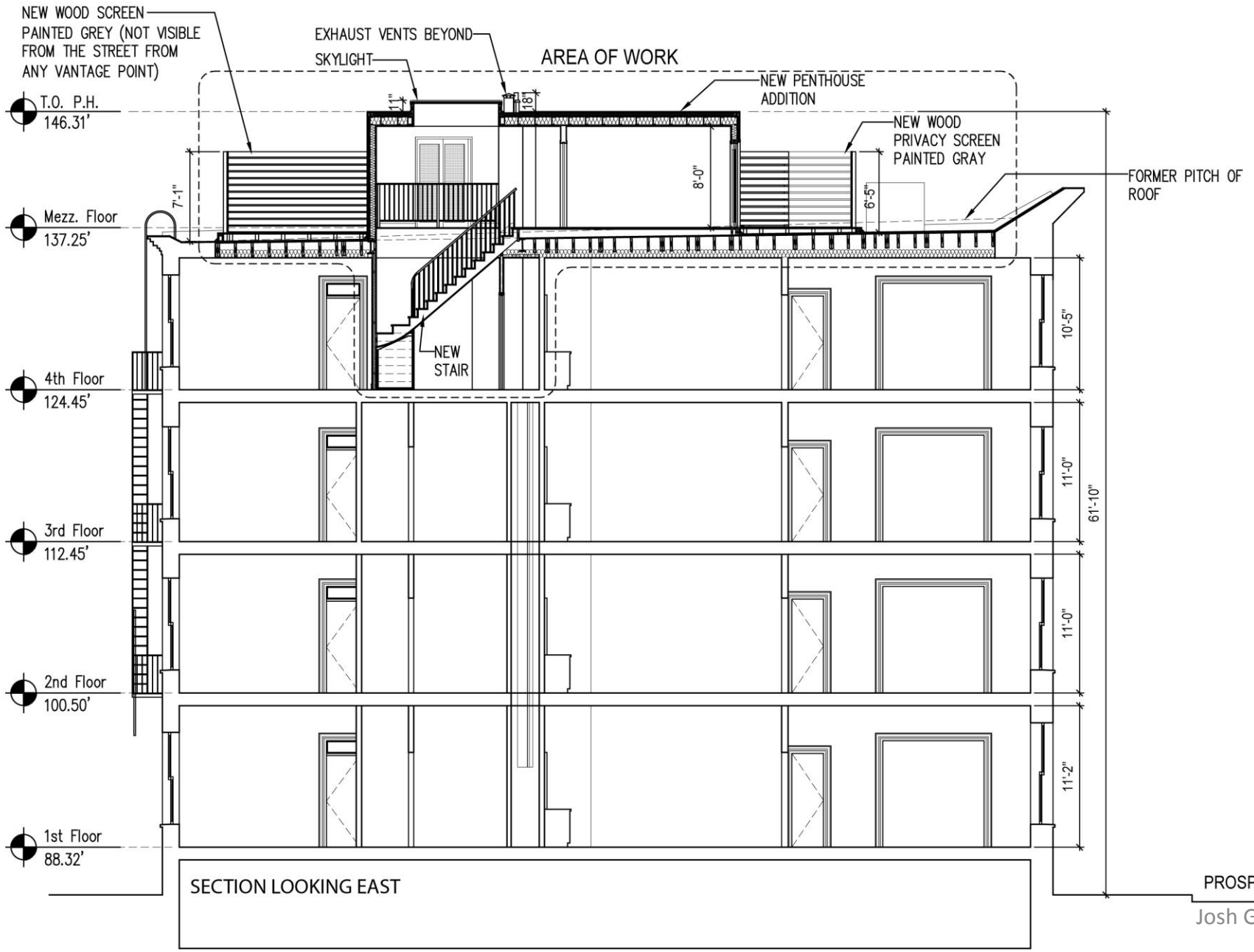
EXISTING



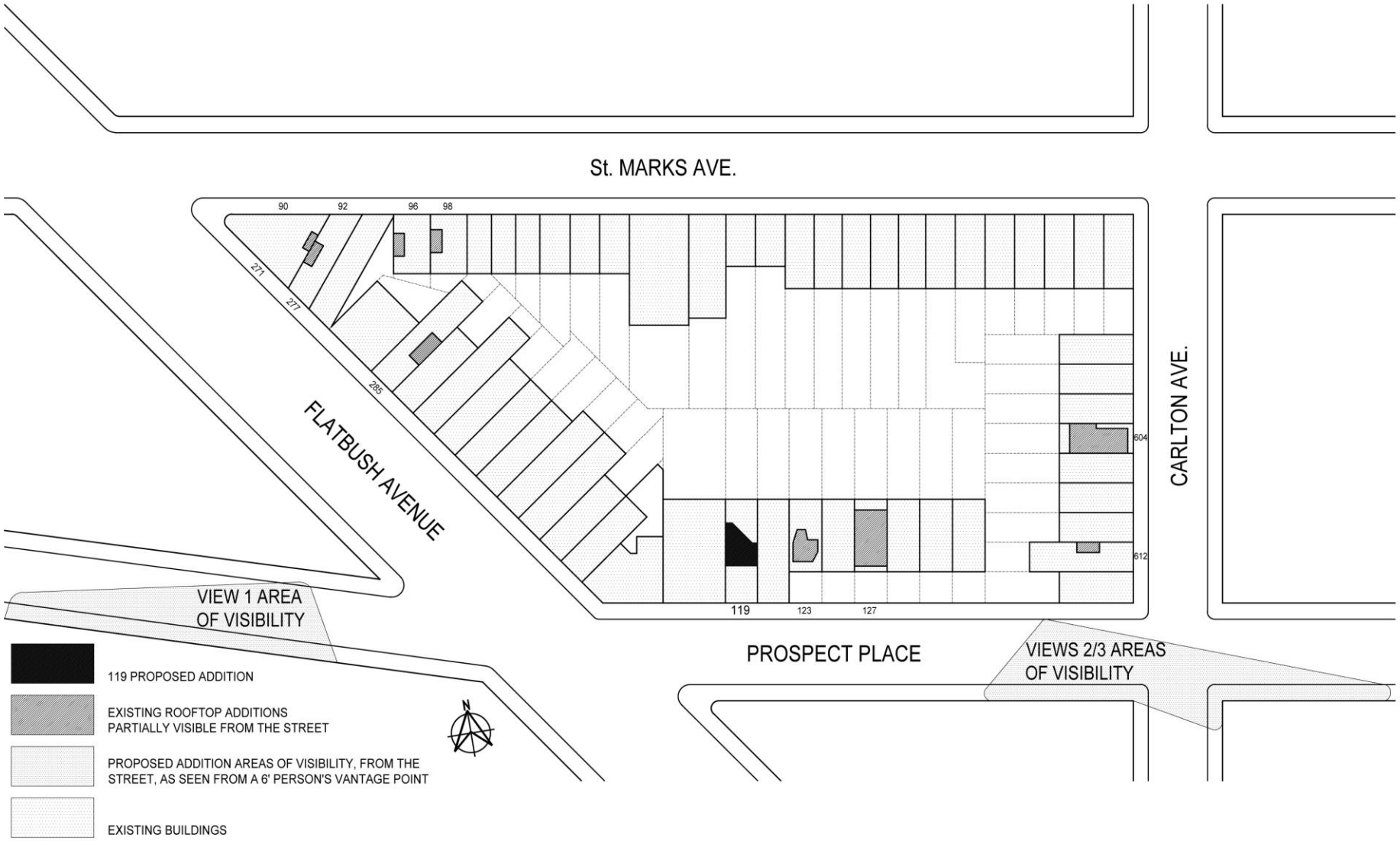
SECTION LOOKING EAST

BUILDING SECTION

PROPOSED



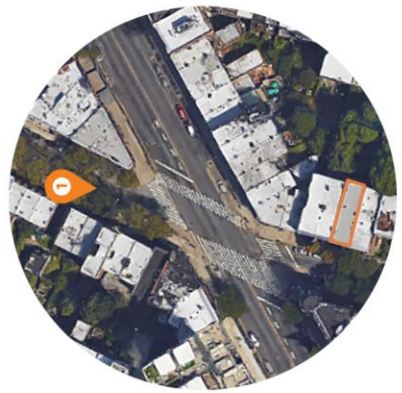
VISIBILITY MAP



VISIBILITY

VIEW 1

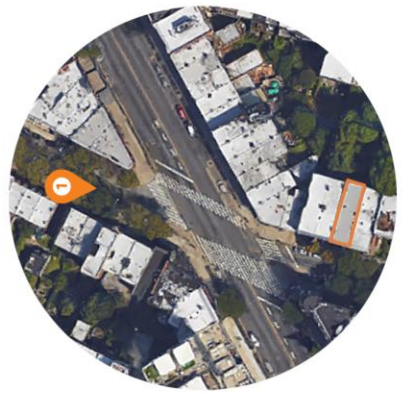
FROM 102 PROSPECT PLACE LOOKING EAST (6' PERSON'S VANTAGE POINT)



VISIBILITY

VIEW 1

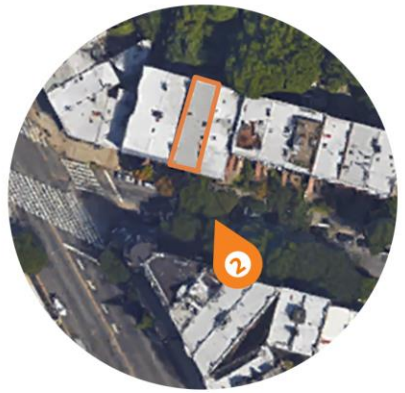
FROM 102 PROSPECT PLACE LOOKING EAST (6' PERSON'S VANTAGE POINT)



VISIBILITY

VIEW 2

FROM 128 PROSPECT PLACE LOOKING NORTH (6' PERSON'S VANTAGE POINT)



VISIBILITY

VIEW 3

FROM 133 PROSPECT PLACE LOOKING WEST (6' PERSON'S VANTAGE POINT)

VISIBILITY

VIEW 4

FROM 140 PROSPECT PLACE LOOKING WEST (6′ PERSON'S VANTAGE POINT)

VISIBILITY

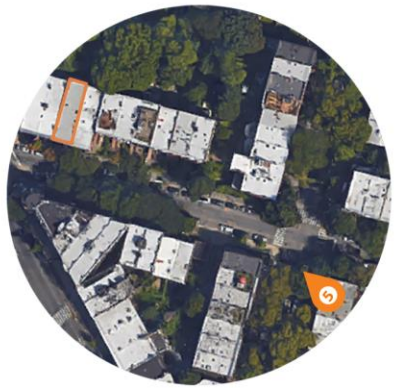
VIEW 4

FROM 140 PROSPECT PLACE LOOKING WEST (6′ PERSON'S VANTAGE POINT)

VISIBILITY

VIEW 5

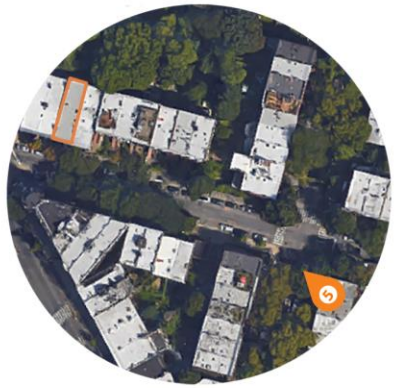
FROM 631 CARLTON / 156 PROSPECT PLACE LOOKING WEST (6' PERSON'S VANTAGE POINT)



VISIBILITY

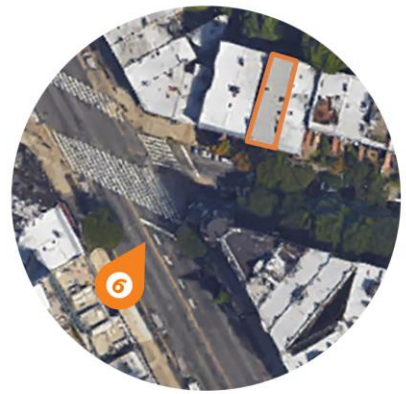
VIEW 5

FROM 631 CARLTON / 156 PROSPECT PLACE LOOKING WEST (6' PERSON'S VANTAGE POINT)



VISIBILITY

VIEW 6



FROM 288 FLATBUSH AVENUE LOOKING NORTHEAST (6' PERSON'S VANTAGE POINT)

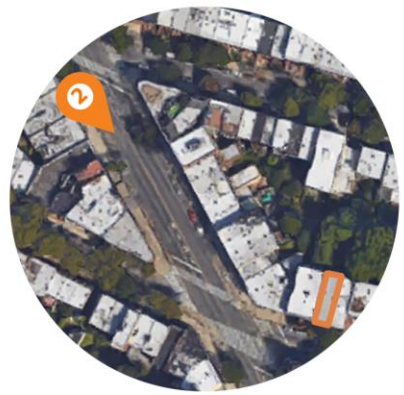
CONTEXT

VIEW 1

SOUTH WEST INTERSECTION FLATBUSH & PARK PLACE
LOOKING NORTH

CONTEXT

VIEW 2

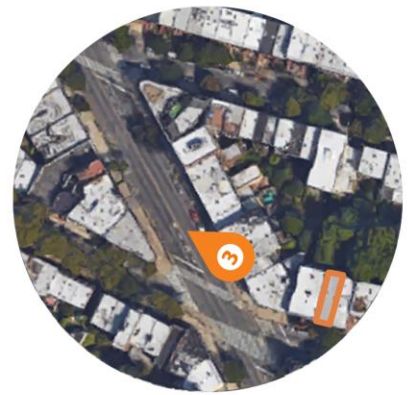


WEST SIDE FLATBUSH BETWEEN ST. MARKS & PROSPECT
LOOKING SOUTH

CONTEXT

VIEW 3

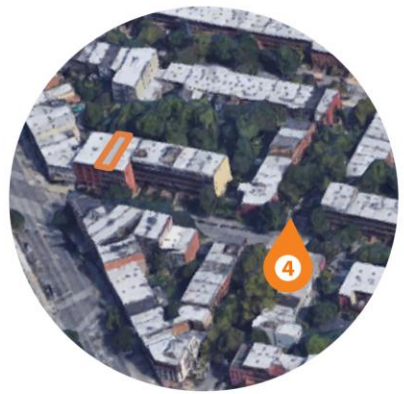
EAST SIDE FLATBUSH BETWEEN PROSPECT & ST. MARKS
LOOKING NORTH



CONTEXT
PROSPECT HEIGHTS HISTORIC DISTRICT

VIEW 4 - PRECEDENTS

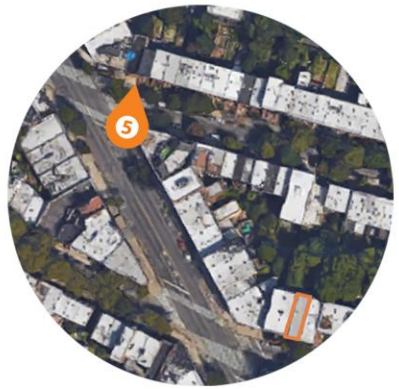
CARLTON AVE BETWEEN PROSPECT & ST. MARKS
LOOKING NORTHEAST



CONTEXT
PROSPECT HEIGHTS HISTORIC DISTRICT

VIEW 5 - PRECEDENTS

73 ST.MARKS AS SEEN FROM THE CORNER OF
FLATBUSH & ST. MARKS



CONTEXT
PROSPECT HEIGHTS HISTORIC DISTRICT

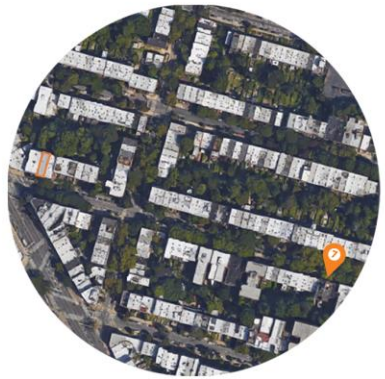
VIEW 6 - PRECEDENTS

181 PROSPECT PLACE AS SEEN FROM ACROSS PROSPECT PLACE

CONTEXT
PROSPECT HEIGHTS HISTORIC DISTRICT

VIEW 7 - PRECEDENTS

206 PROSPECT PLACE AS SEEN FROM ACROSS PROSPECT PLACE



CONTEXT
PROSPECT HEIGHTS HISTORIC DISTRICT

VIEW 8 - PRECEDENTS

162-164 ST. MARKS AVE AS SEEN FROM ACROSS ST. MARKS AVE

CONTEXT
PROSPECT HEIGHTS HISTORIC DISTRICT

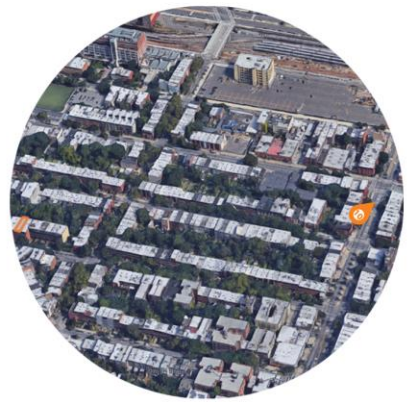
VIEW 9 - PRECEDENTS

605 BERGEN STREET FROM DIRECTLY ACROSS THE STREET

CONTEXT
PROSPECT HEIGHTS HISTORIC DISTRICT

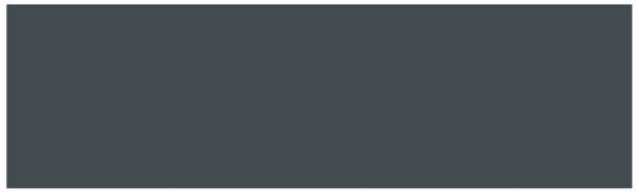
VIEW 10 - PRECEDENTS

VANDERBILT AVENUE BETWEEN ST. MARKS & BERGEN
LOOKING NORTHEAST



MATERIALS

KEY DIAGRAM



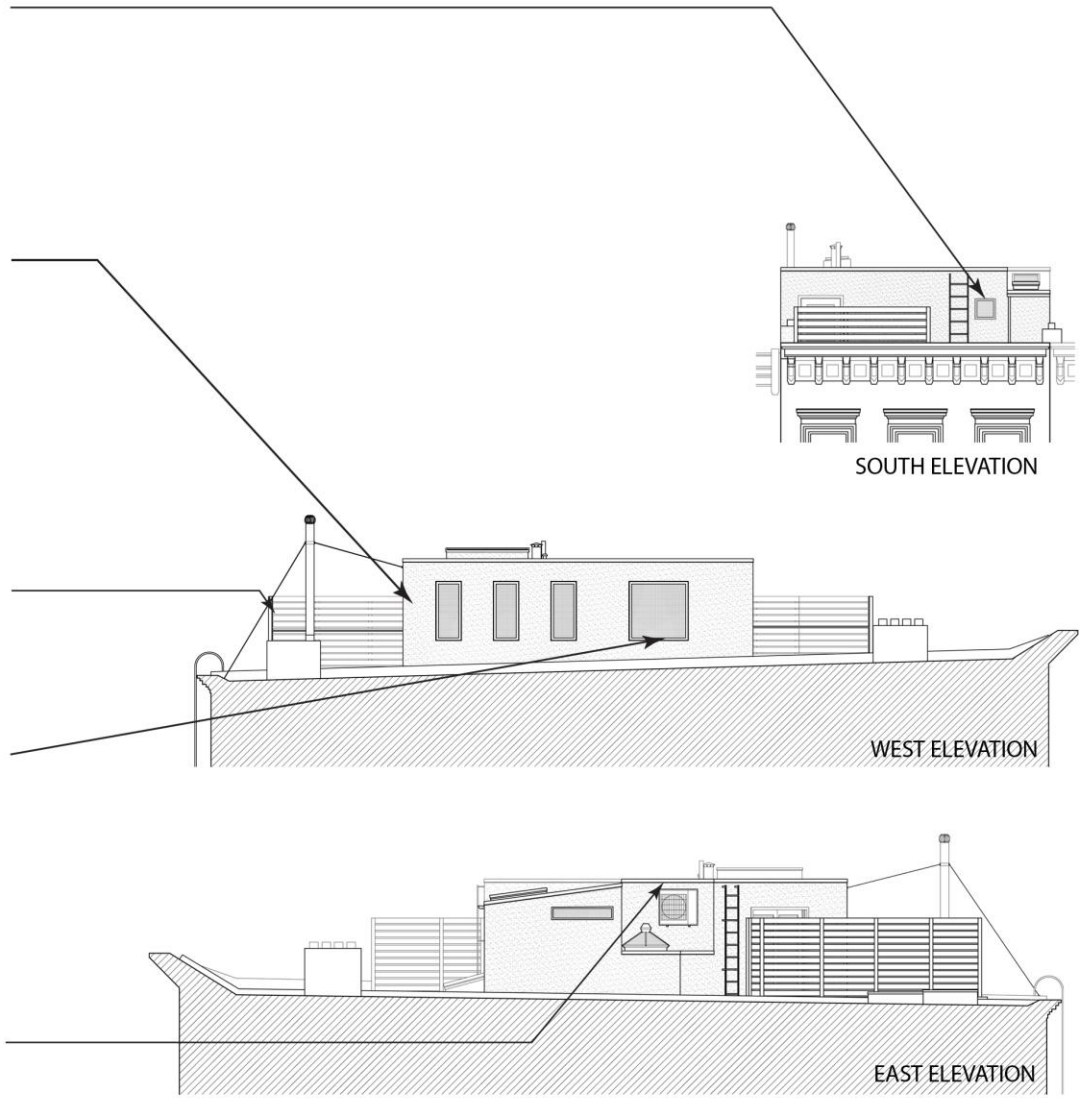
MARVIN WINDOW - GUNMETAL

SMOOTH STUCCO - GRAY

CEDAR PRIVACY SCREEN - STAINED

SAFTI FIRST WINDOWS - COLONIAL GRAY

METAL COPING - MUSKET GRAY

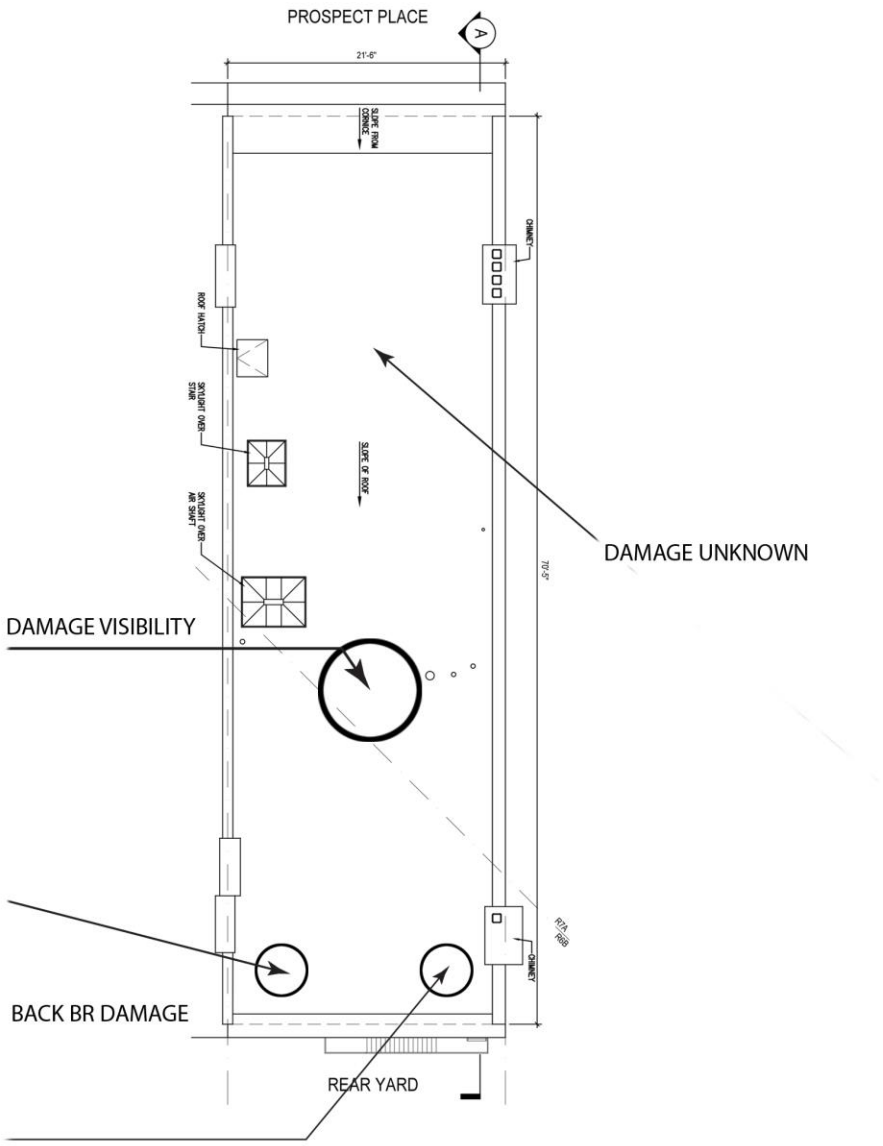


Thank You.

Appendix.

ROOF DAMAGE

KEY DIAGRAM



MASSING

MOCK-UP
LOOKING SOUTH WEST

SITE LOCATION

PROSPECT HEIGHTS