

929 PRESIDENT STREET BROOKLYN, NY 11215

DELSON OR SHERMAN ARCHITECTS PC OCTOBER 30, 2018

STRUCTURAL ENGINEER: ANGELOS GEORGOPOULOS 45-28 21ST STREET L.I.C., NY 11101 718-361-9871

MECH & SPRINKLER ENGINEER: KOHLER RONAN, LLC 171 MADISON AVENUE NEW YORK, NY 10016 212-695-2422

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AS-BUILT PHOTOGRAPHS

PAGE: 2

AS-BUILT STREET VIEW - RAILING AND FLUE EXTENSION VISIBLE



AS-BUILT STREET VIEW - RAILING VISIBLE





AS-BUILT STREET VIEW - RAILING VISIBLE

OF 11

MECH & SPRINKLER ENGINEER: KOHLER RONAN, LLC 171 MADISON AVENUE NEW YORK, NY 10016 212-695-2422

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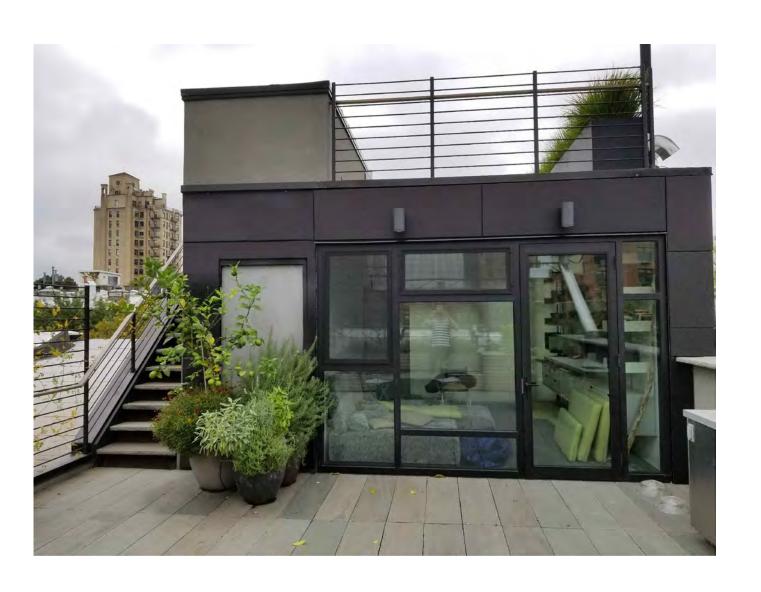
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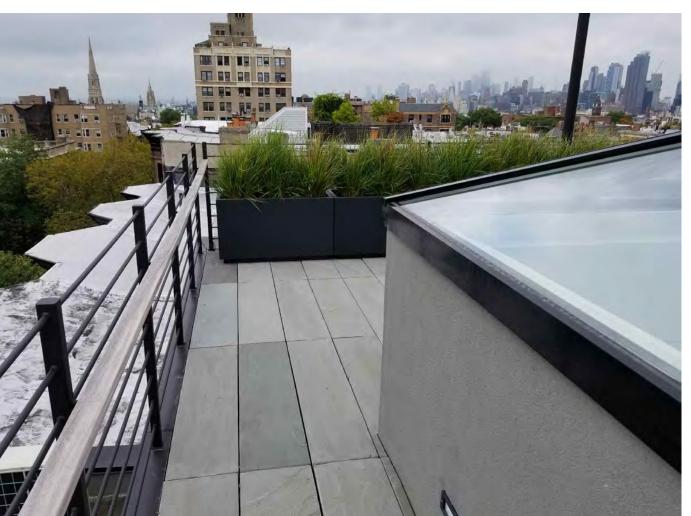
**AS-BUILT** PHOTOGRAPHS

PAGE: 3

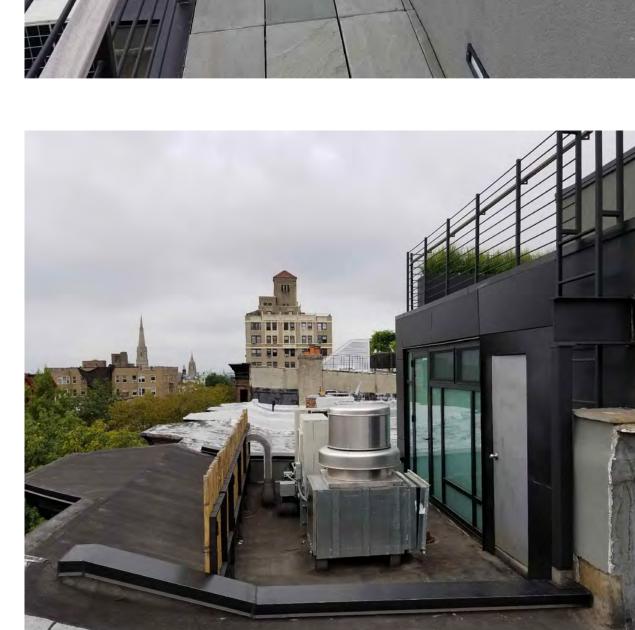
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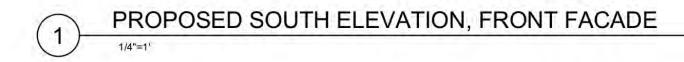


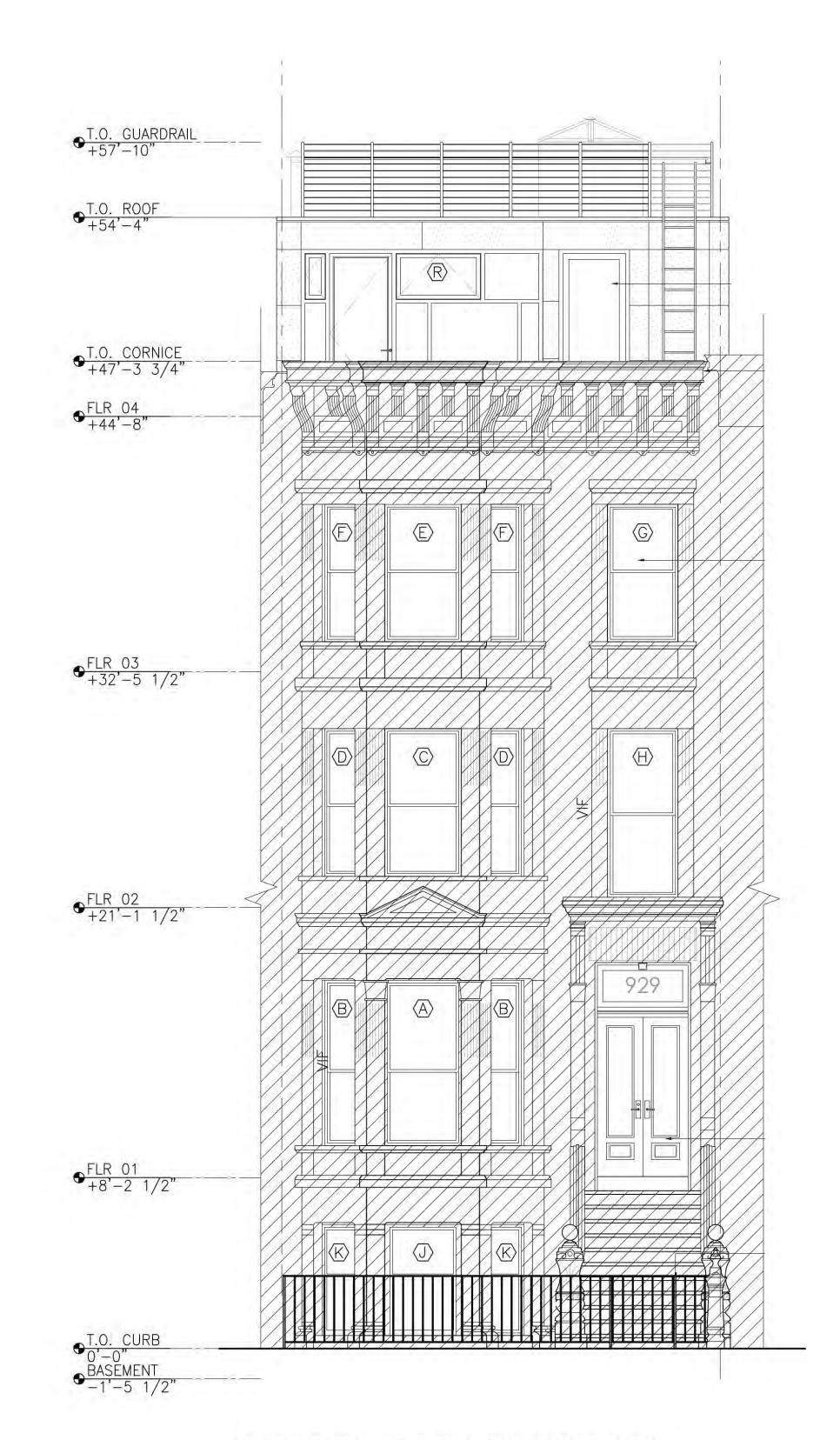












AS-BUILT SOUTH ELEVATION, FRONT FACADE

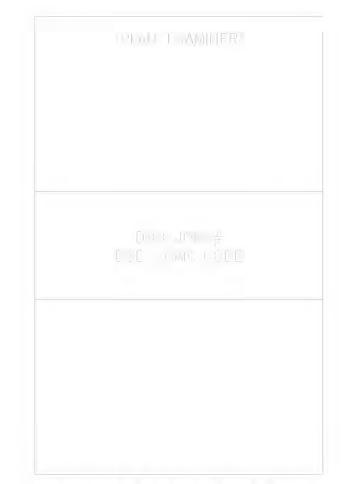
20 JAY ST **SUITE 636 BROOKLYN** NY 11201 718-789-2919 delsonsherman.com

DEL OWNER: ELI GOTTESDIENER & ELEONOR BINDMAN 929 PRESIDENT STREET BROOKLYN, NY 11215

OR

STRUCTURAL ENGINEER: ANGELOS GEORGOPOULOS 45-28 21ST STREET L.I.C., NY 11101 718-361-9871

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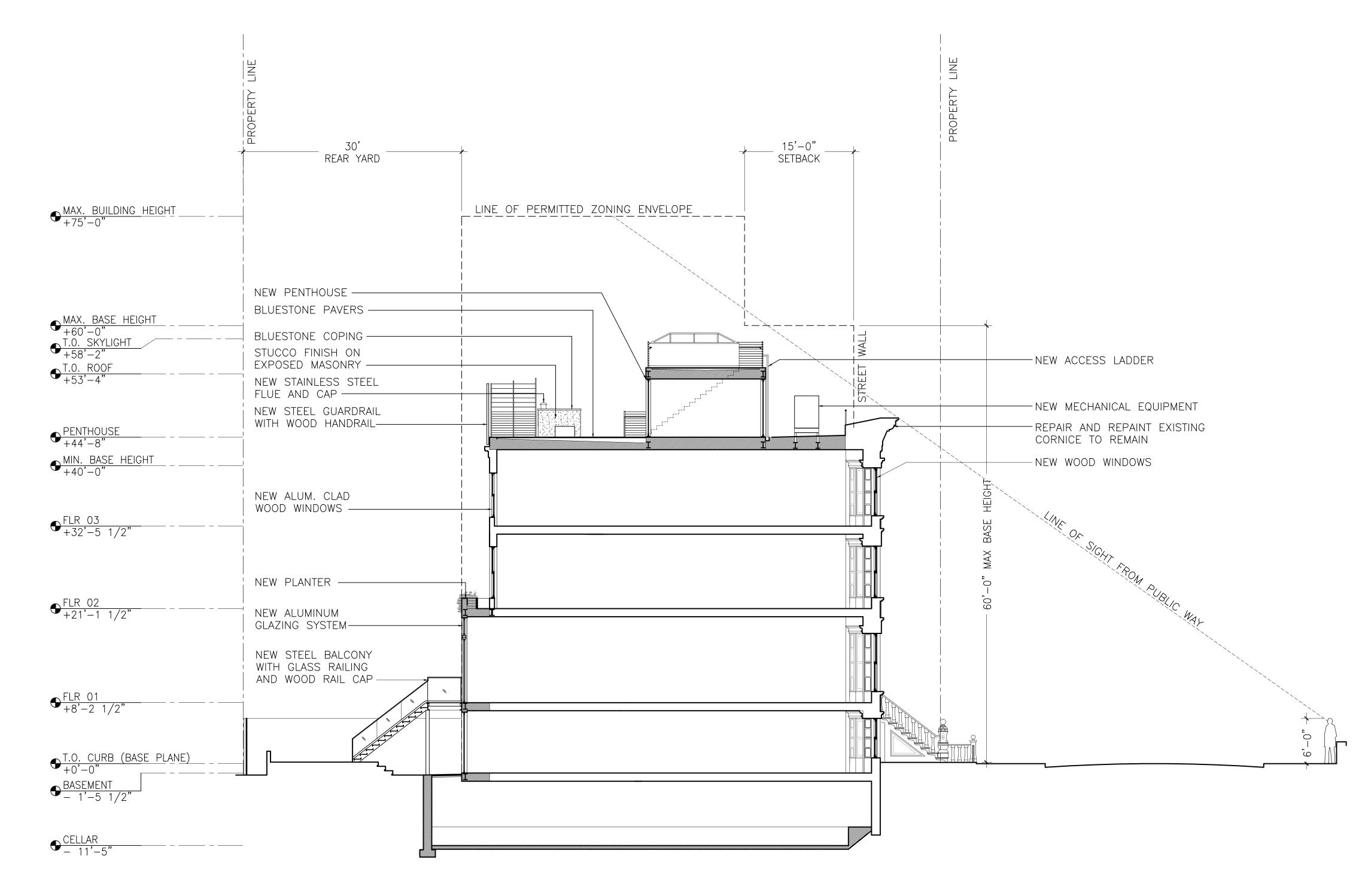
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EXTERIOR ELEVATIONS PROPOSED

A-400.00

PAGE: 4 OF 11

- 1. NEW STEEL STAIR AND GUARD RAILINGS SHALL BE PAINTED SATIN BLACK.
- 2. NEW COPINGS TO BE ANODIZED BLACK ALUMINUM.
- 3. ALUMINUM GLAZING SYSTEM FRAMING TO BE ANODIZED BLACK FINISH.
- 4. ALUMINUM PANELS AND PLANTERS TO BE ANODIZED BLACK FINISH.



PROPOSED N/S BUILDING SECTION

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STRUCTURAL ENGINEER: ANGELOS GEORGOPOULOS 45-28 21ST STREET L.I.C., NY 11101 718-361-9871

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PROPOSED **BUILDING SECTION** 

PAGE: 5

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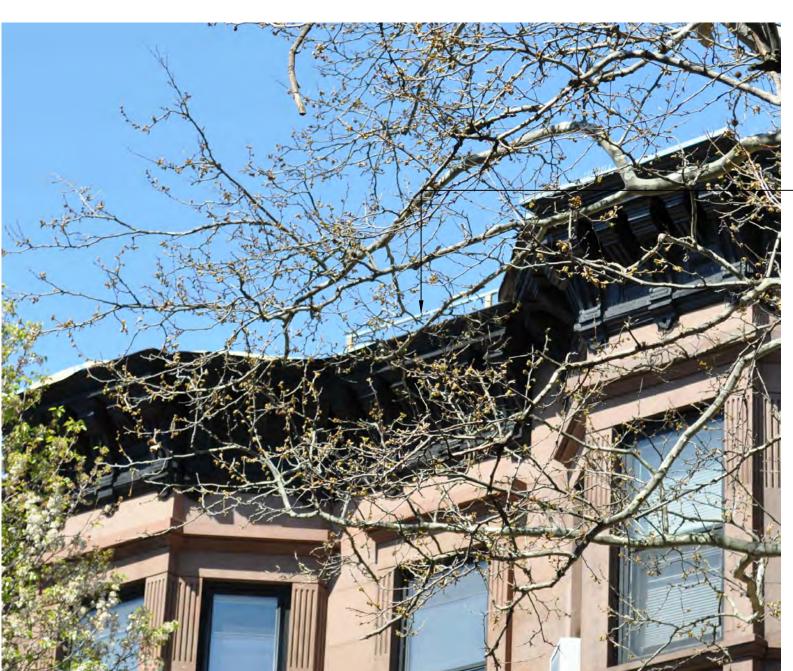
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MOCKUP PHOTOGRAPHS

PAGE: 6 OF 11

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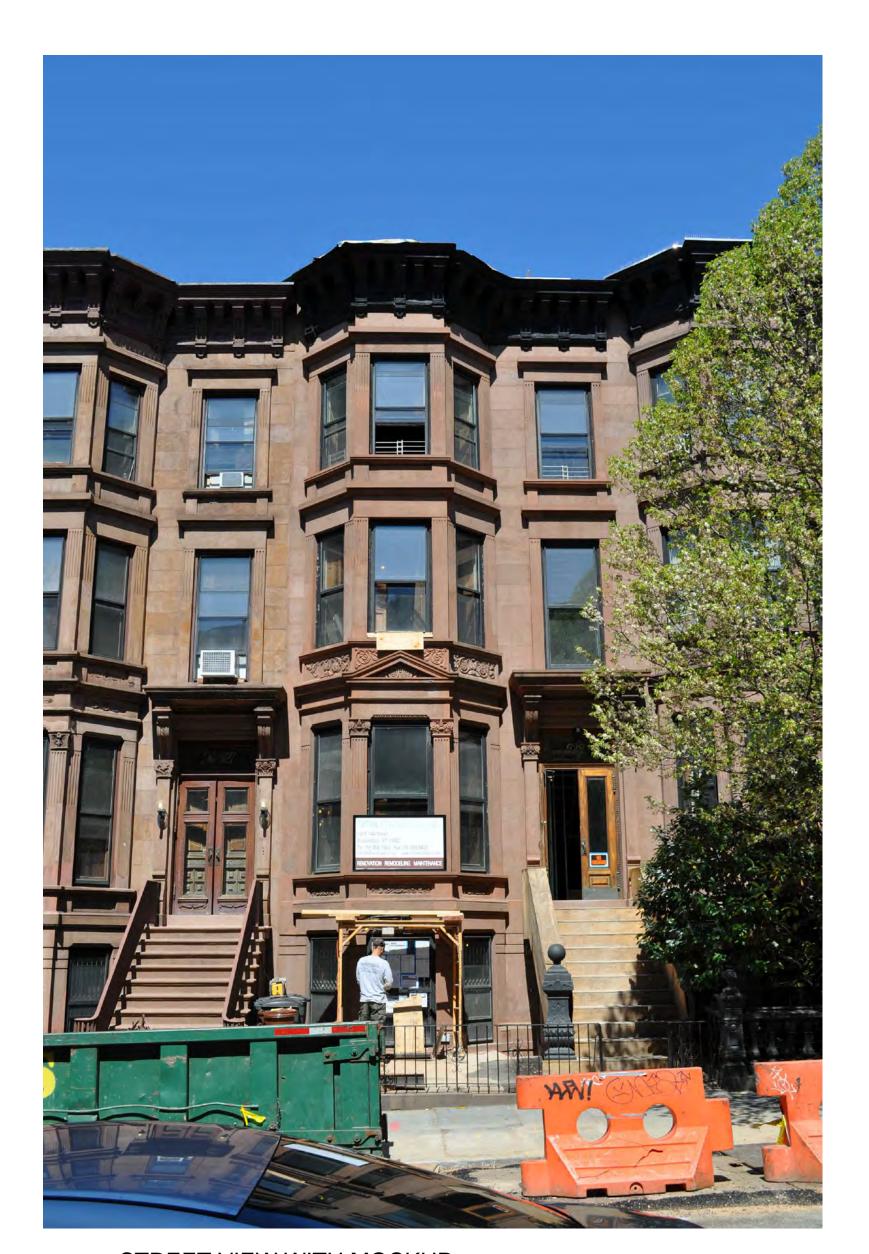
STREET VIEW DETAIL WITH MOCKUP

STREET VIEW WITH MOCKUP

- EXISTING FENCE TO BE PAINTED



STREET VIEW WITH MOCKUP



STREET VIEW WITH MOCKUP

— PATCH, REPAIR,
AND PAINT
EXISTING CORNICE
TO REMAIN NEW ROOFTOP
ADDITION GUARDRAIL
MINIMALLY VISIBLE —— - ALL EXISTING WINDOWS TO BE REPLACED, TYP. —

STREET VIEW DETAIL WITH MOCKUP

- NEW ROOFTOP ADDITION GUARDRAIL MINIMALLY VISIBLE —

20 JAY ST

**SUITE 636** 

**BROOKLYN** 

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NY 11201

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OWNER:
ELI GOTTESDIENER &
ELEONOR BINDMAN
929 PRESIDENT STREET
BROOKLYN, NY 11215

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MOCKUP PHOTOGRAPHS

PAGE: 7 OF 11



- TOP OF GUARD RAIL—

TOP OF PENTHOUSE, NOT VISIBLE FROM ANY PUBLIC WAY —

TOP OF NEW MECHANICAL EQUIPMENT, NOT VISIBLE FROM ANY PUBLIC WAY —

— EXISTING BULKHEAD AT 933 PRESIDENT STREET — TOP OF HVAC GUARD RAIL, NOT VISIBLE FROM ANY PUBLIC WAY

ROOFTOP VIEW OF MOCKUP

ROOFTOP VIEW OF MOCKUP

1 PENTHOUSE - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

## NOTES:

- 1. EXISTING CHIMNEYS AND VENTS OF ADJACENT NEIGHBORS SHALL BE EXTENDED AS REQUIRED BY NYC MC 801.1.1. WRITTEN NOTIFICATION SHALL BE MADE TO AFFECTED PROPERTY OWNERS AT LEAST 45 DAYS PRIOR TO THE START OF THE REQUIRED WORK REQUESTING WRITTEN CONSENT TO PROCEED, ACCOMPANIED BY PLANS INDICATING THE MANNER IN WHICH THE PROPOSED ALTERATIONS ARE TO BE MADE, AS REQUIRED BY NYC MC 801.1.1.3.
- 2. AS PER NYC 2014 BC 705.11, EXCEPTION 5, PARAPETS ARE NOT REQUIRED IN R-3 OCCUPANCIES WITH CLASS-A ROOFING AND NONCOMBUSTIBLE DECKING.
- 3. NEW ROOF DECK, RAILINGS, AND NEW REAR EXTENSION SIDE WALLS DO NOT ENCROACH OVER THE PROPERTY LINE. EXTENSIONS TO EXISTING PARTY WALLS SHALL COMPLY WITH NYC DOB PARTY WALL MEMORANDUM DATED FEBRUARY 19, 1991.

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20 JAY ST

NY 11201

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OWNER: ELI GOTTESDIENER & ELEONOR BINDMAN 929 PRESIDENT STREET BROOKLYN, NY 11215 STRUCTURAL

ENGINEER: ANGELOS GEORGOPOULOS 45-28 21ST STREET L.I.C., NY 11101

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DOB JOB #

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CONSTRUCTION PLANS 4TH, ROOF PAGE: 8 OF 11

ROOF - CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



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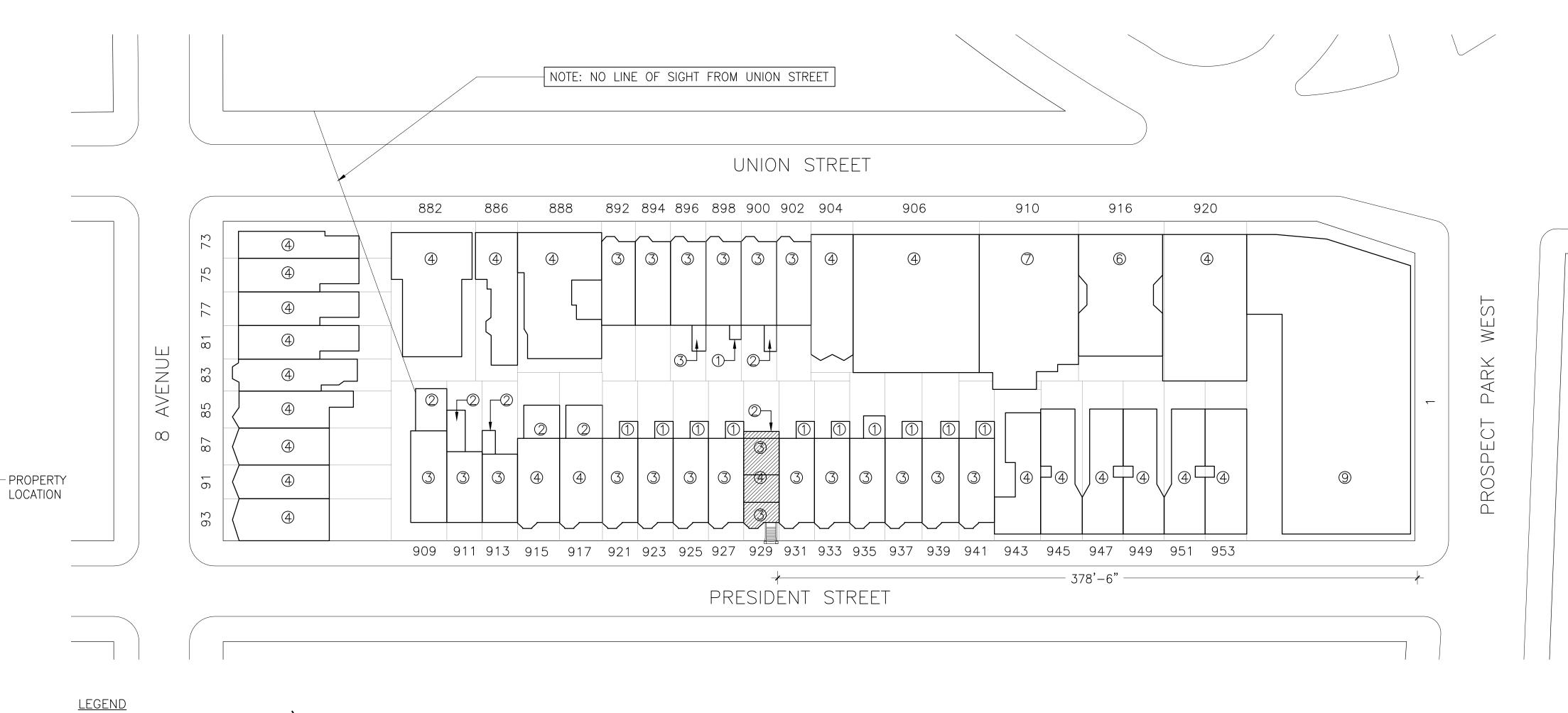
DOB JOB # DOB SCAN CODE

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LPC DISTRICT MAP, **PHOTOGRAPHS** 

PAGE: 9 OF 11



1 PARK SLOPE HISTORIC DISTRICT MAP

Park Slope Historic District Brooklyn

Designated: July 17, 1973

Historic District Boundaries

Park Slope

AREA OF

NUMBER OF STORIES

2 BLOCK PLAN

NTS

PROPOSED WORK

- PATCH, REPAIR, AND PAINT EXISTING CORNICE TO REMAIN ALL EXISTING WINDOWS TO BE REPLACED, TYP.— - EXISTING FENCE BE REPLACED —

FRONT FACADE

— ALL EXISTING WINDOWS TO BE REPLACED, TYP. HATCHED AREA
INCLUDING EXISTING
WINDOWS AND DOORS
AND 1-STORY
EXTENSION TO BE
REMOVED 

REAR FACADE

-AREA OF WORK-

PATCH REPAIR AND PAINT

EXISTING CORNICE TO REMAIN-

NOTE: REAR FACADE NOT VISIBLE FROM PUBLIC STREET

TAX PHOTO: 1940

SITE PHOTOS

BLOCK VIEW

1 A401

- PROPERTY LINE



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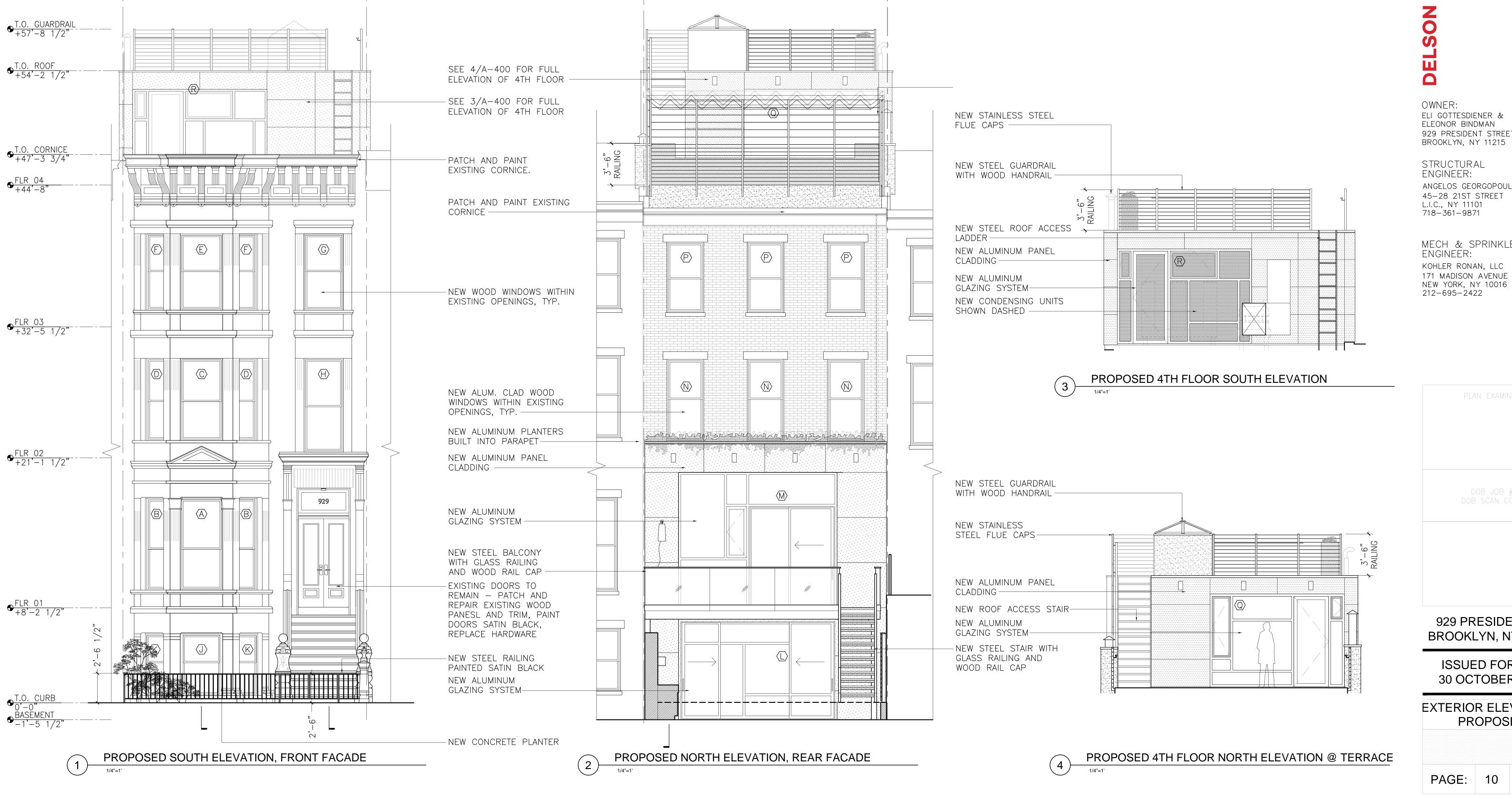
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EXTERIOR ELEVATIONS

PROPOSED

PAGE: 10 OF 11



A401

PROPOSED PENTHOUSE NORTH ELEVATION

NEW STEEL ROOF ACCESS LADDER NEW STEEL GUARDRAIL WITH WOOD HANDRAIL NEW ALUMINUM PANEL CLADDING -NEW ALUMINUM GLAZING SYSTEM-NEW CONDENSING UNITS SHOWN DASHED NO ACTIVE FLUES IN FRONT CHIMNEYS, NO EXTENSION REQUIRED -

4. ALUMINUM PANELS AND PLANTERS TO BE ANODIZED BLACK FINISH.

ANODIZED BLACK FINISH.

MATERIALS NOTES:

3. ALUMINUM GLAZING SYSTEM FRAMING TO BE

2. NEW COPINGS TO BE ANODIZED BLACK ALUMINUM.

1. NEW STEEL STAIR AND GUARD RAILINGS SHALL



NEW STEEL GUARDRAIL WITH WOOD HANDRAIL

NEW ALUMINUM

GLAZING SYSTEM-

SKYLIGHT ON CURB WITH STUCCO FINISH

NEW LIGHT FIXTURE -

NEW ALUMINUM

PANEL CLADDING

NEW STAINLESS

STEEL FLUE CAPS-

ACCESS LADDER -

PROPOSED PENTHOUSE WEST ELEVATION

5 DETAIL - TYPICAL ROOF DECK GUARDRAIL

SCALE: 3" = 1'-0"

- ½" DIAMETER STEEL RODS -1½" X 1½" STEEL POST SLEEVED OVER POST MOUNTING BRACKET, SEE SPEC. -IPE HANDRAIL -STEEL BRACKET WELDED TO POST, TYP. -LED STRIP LIGHT -THROUGH BOLTS AND WASHERS -STEEL POST BRACKET WITH SLOTTED CONNECTIONS -4"X4" MIN. STEEL WELDED BOTTOM PLATE 101 -ROOF MEMBRANE FLASHING -WP ROOF MEMBRANE, SEE SPEC. -LAG SCREWS -SUBSTRATE AS OCCURS

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OWNER:

ANGELOS GEORGOPOULOS

ELI GOTTESDIENER & ELEONOR BINDMAN 929 PRESIDENT STREET

BROOKLYN, NY 11215

20 JAY ST

**SUITE 636** 

NY 11201

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PROPOSED PENTHOUSE **ELEVATIONS** 

PAGE: 11 OF 11