

EXISTING 2 STORY, 5 STORY RESIDENTIAL BUILDING

485 TOMPKINS AVENUE

BROOKLYN, NY 11216

LPC PRESENTATION

2018.12.04



NV DESIGN.ARCHITECTURE

6 MAIDEN LANE SUITE 400
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1



2



3



4: REAR VISIBILITY



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



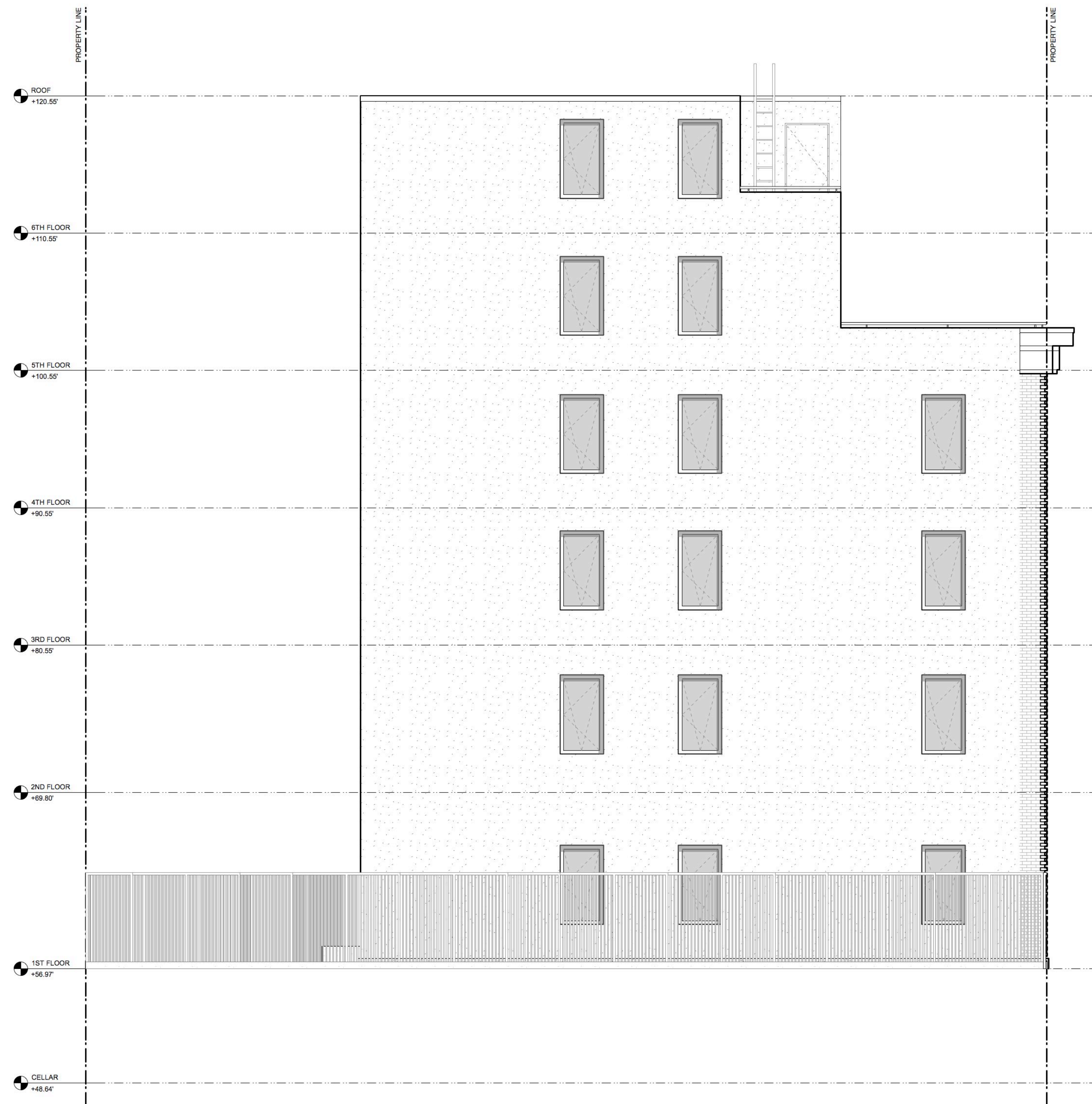
PROPOSED STREET ELEVATION
SCALE: 1/8" = 1'-0"



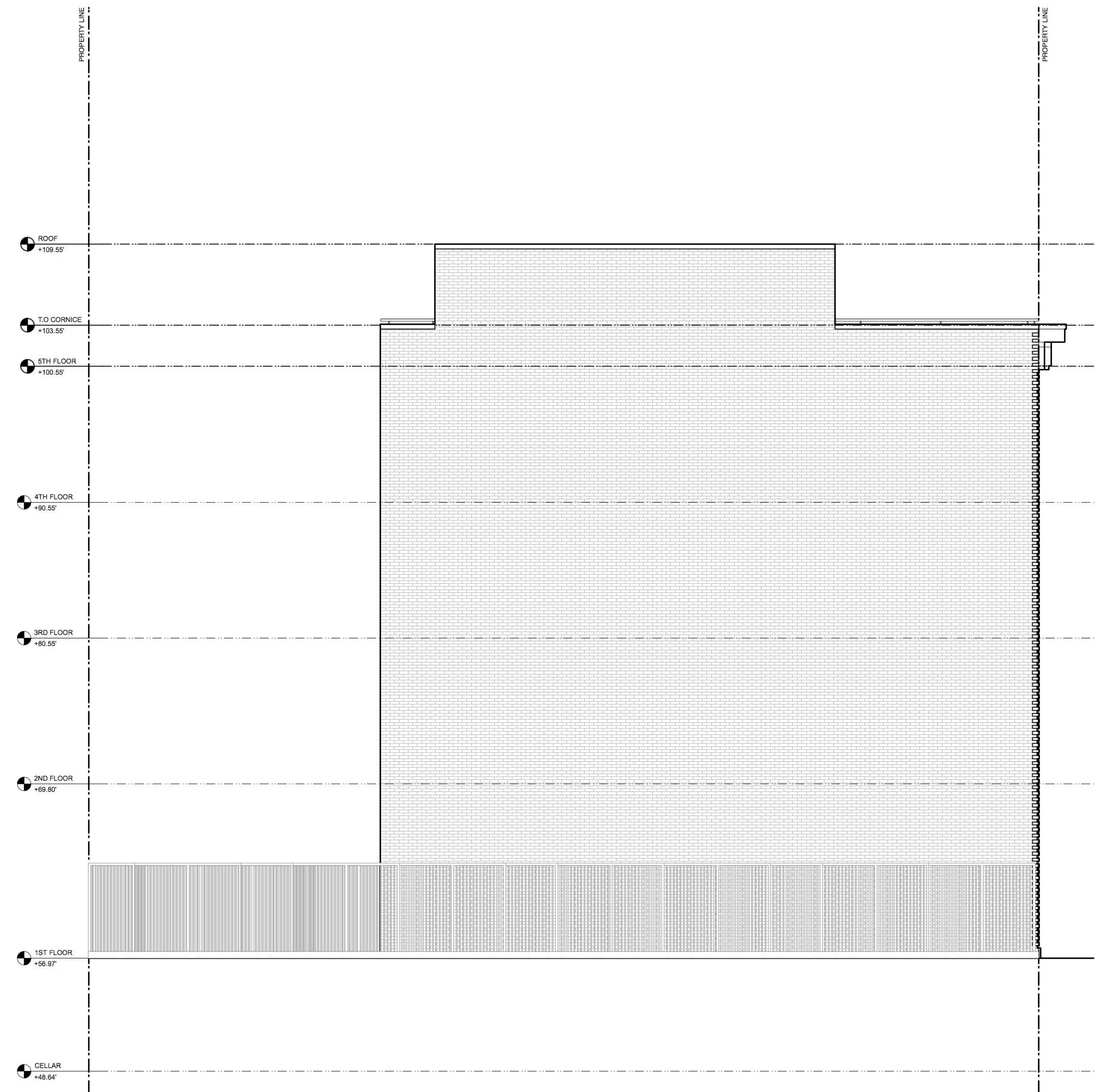
PREVIOUSLY PROPOSED FRONT ELEVATION
 OCT 2, 2018.
 SCALE: 1/4" = 1'-0"



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



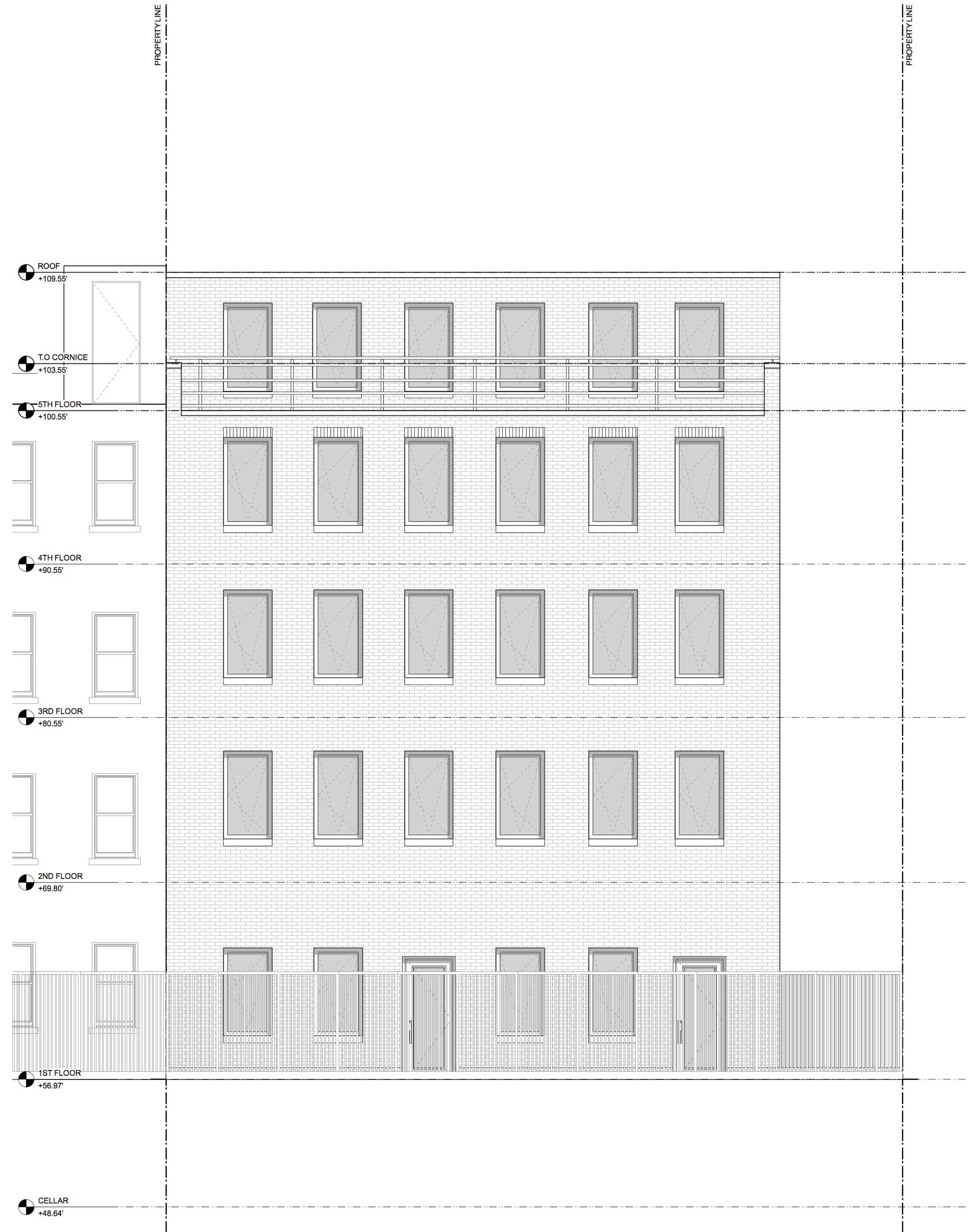
PREVIOUSLY PROPOSED SIDE ELEVATION
 OCT 2, 2018.
 SCALE: 3/16" = 1'-0"



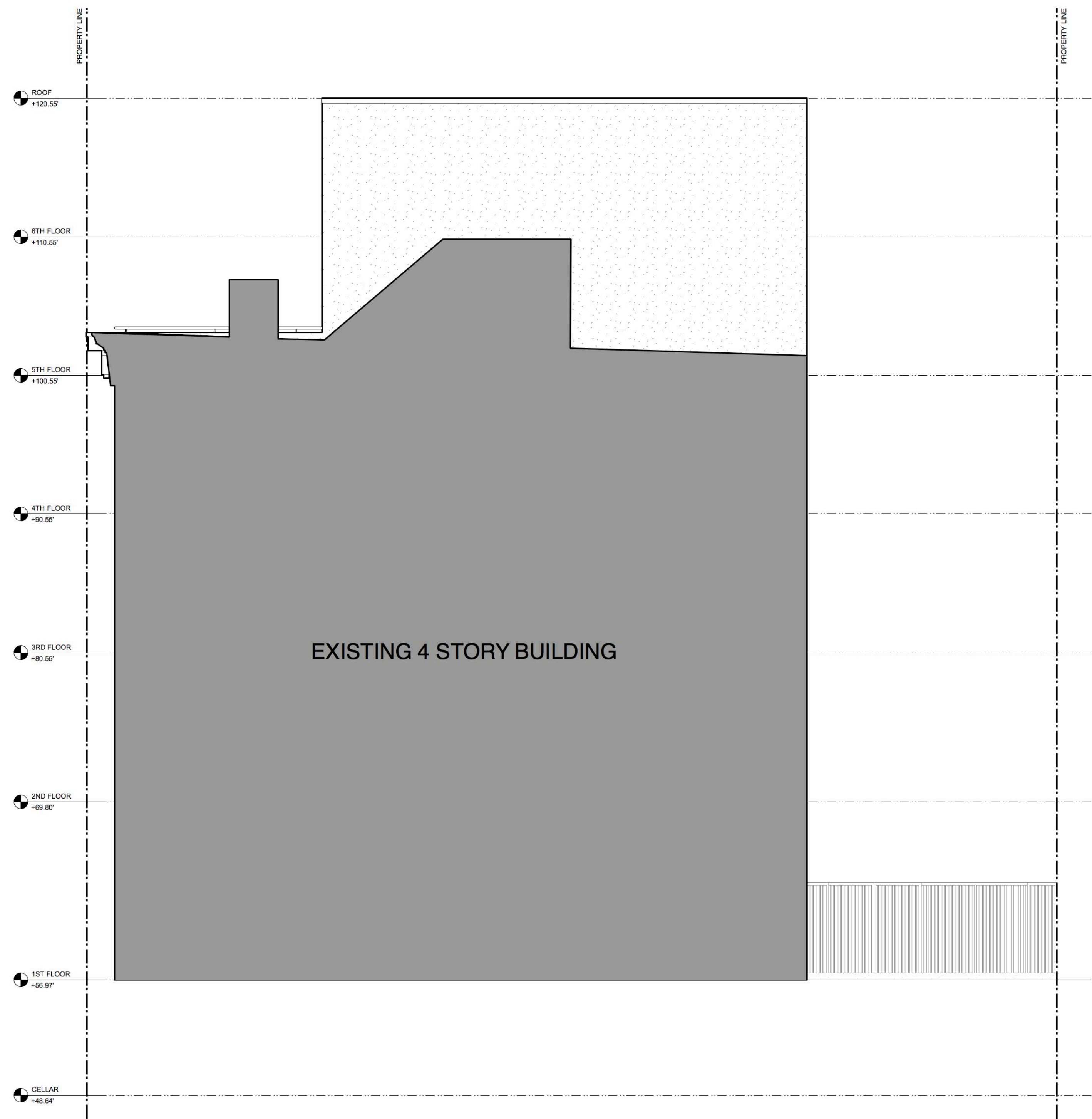
PROPOSED SIDE (NORTH) ELEVATION
 SCALE: 3/16" = 1'-0"



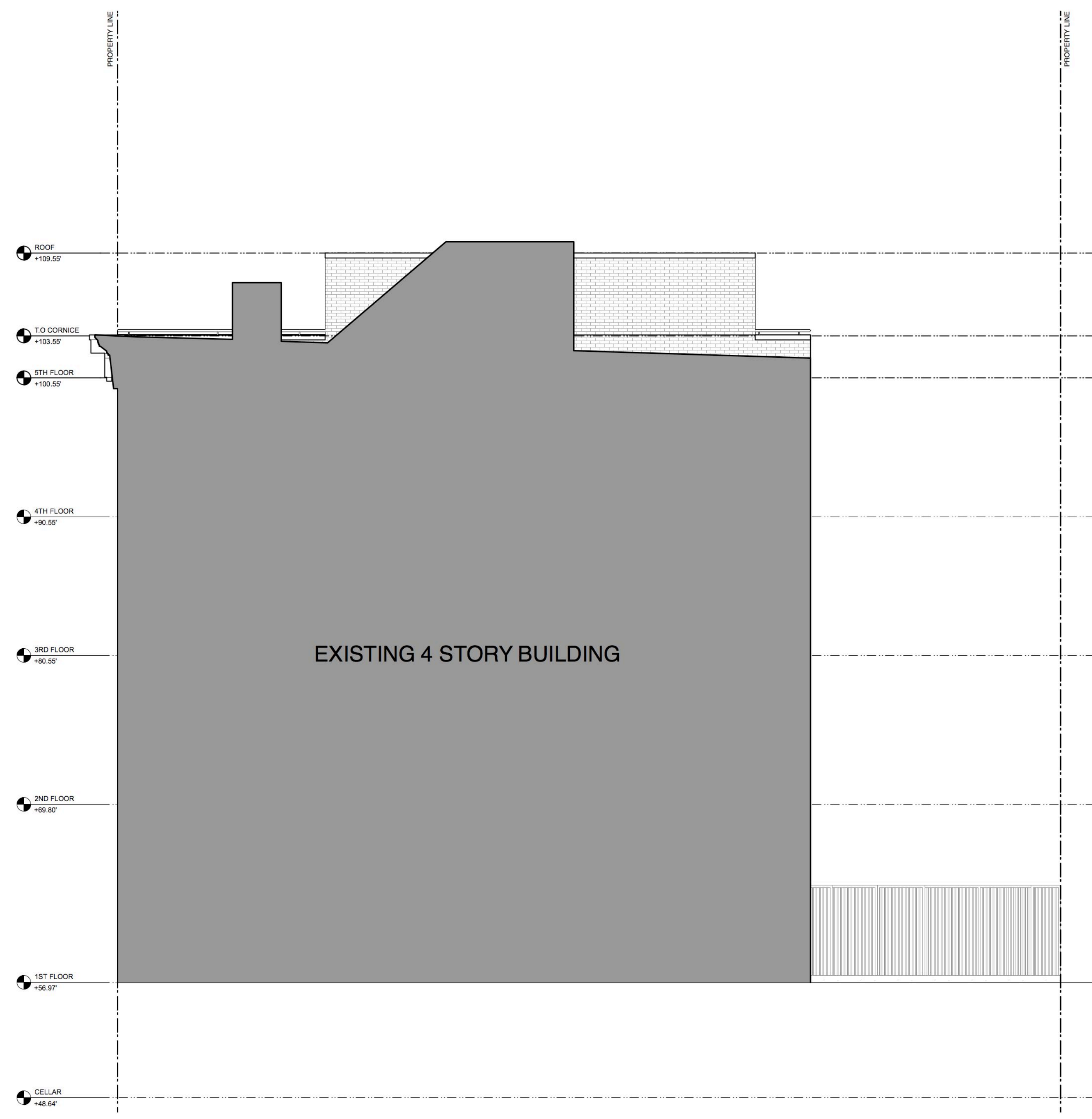
PREVIOUSLY PROPOSED REAR ELEVATION
 OCT 2, 2018.
 SCALE: 1/4" = 1'-0"



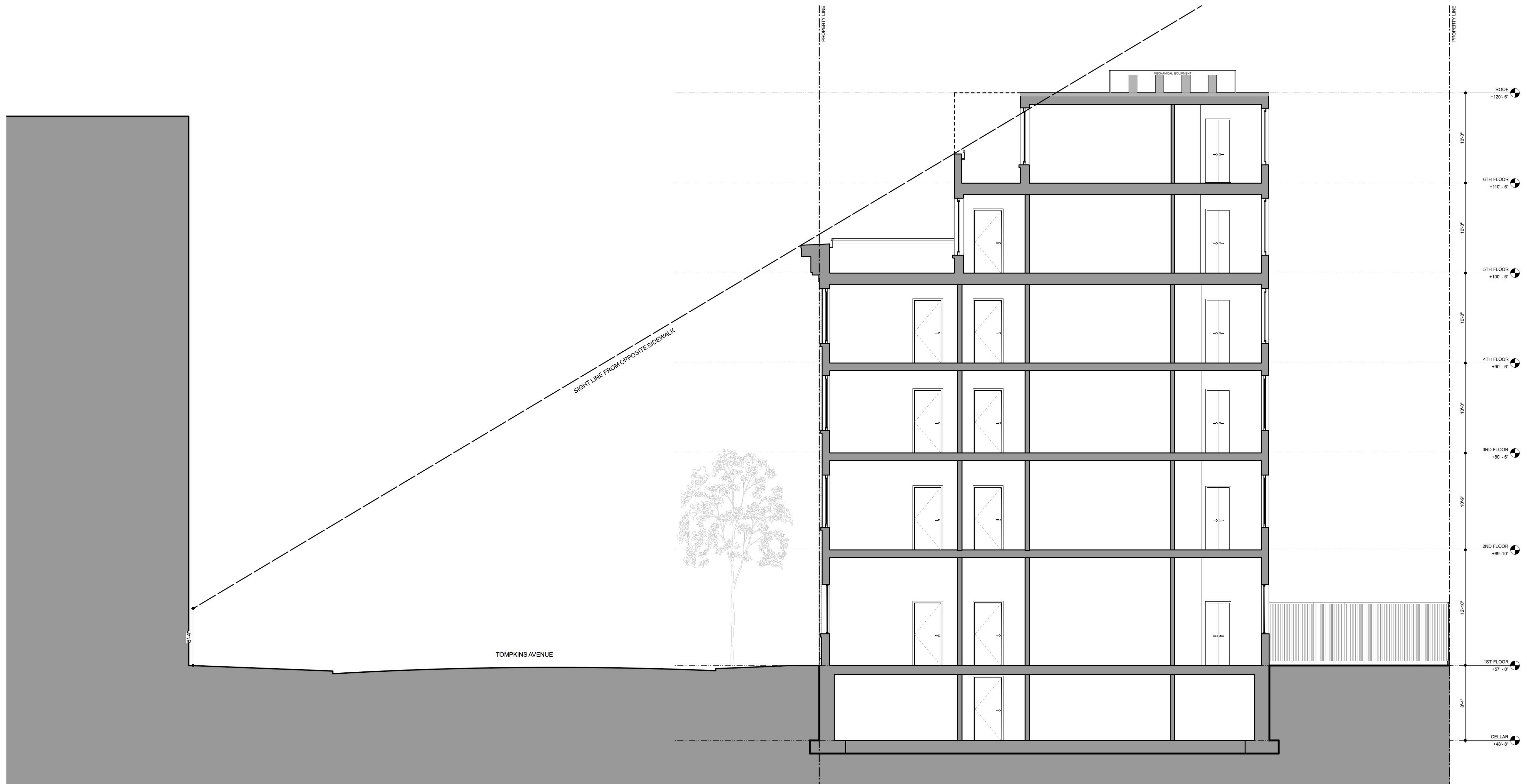
PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



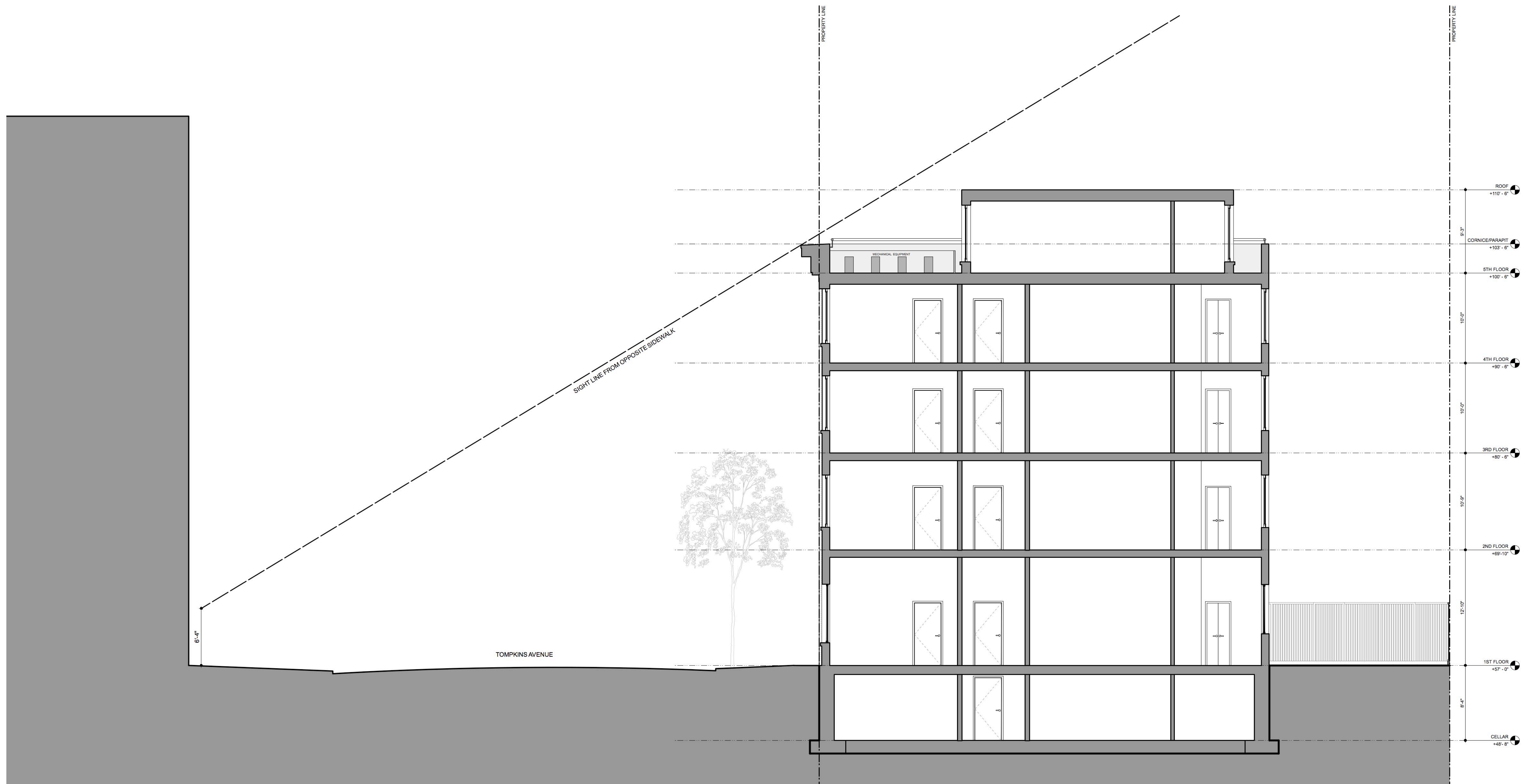
PREVIOUSLY PROPOSED SIDE ELEVATION
 OCT 2, 2018.
 SCALE: 3/16" = 1'-0"



PROPOSED SIDE (SOUTH) ELEVATION
 SCALE: 3/16" = 1'-0"



PREVIOUSLY PROPOSED SECTION
 OCT 2, 2018.
 SCALE: 3/16" = 1'-0"



PROPOSED SECTION
SCALE: 3/16" = 1'-0"



PREVIOUS MASSING
PROPOSED IN PUBLIC HEARING
OCT 2, 2018.



OPEN AREA IN ADJACENT LOTS

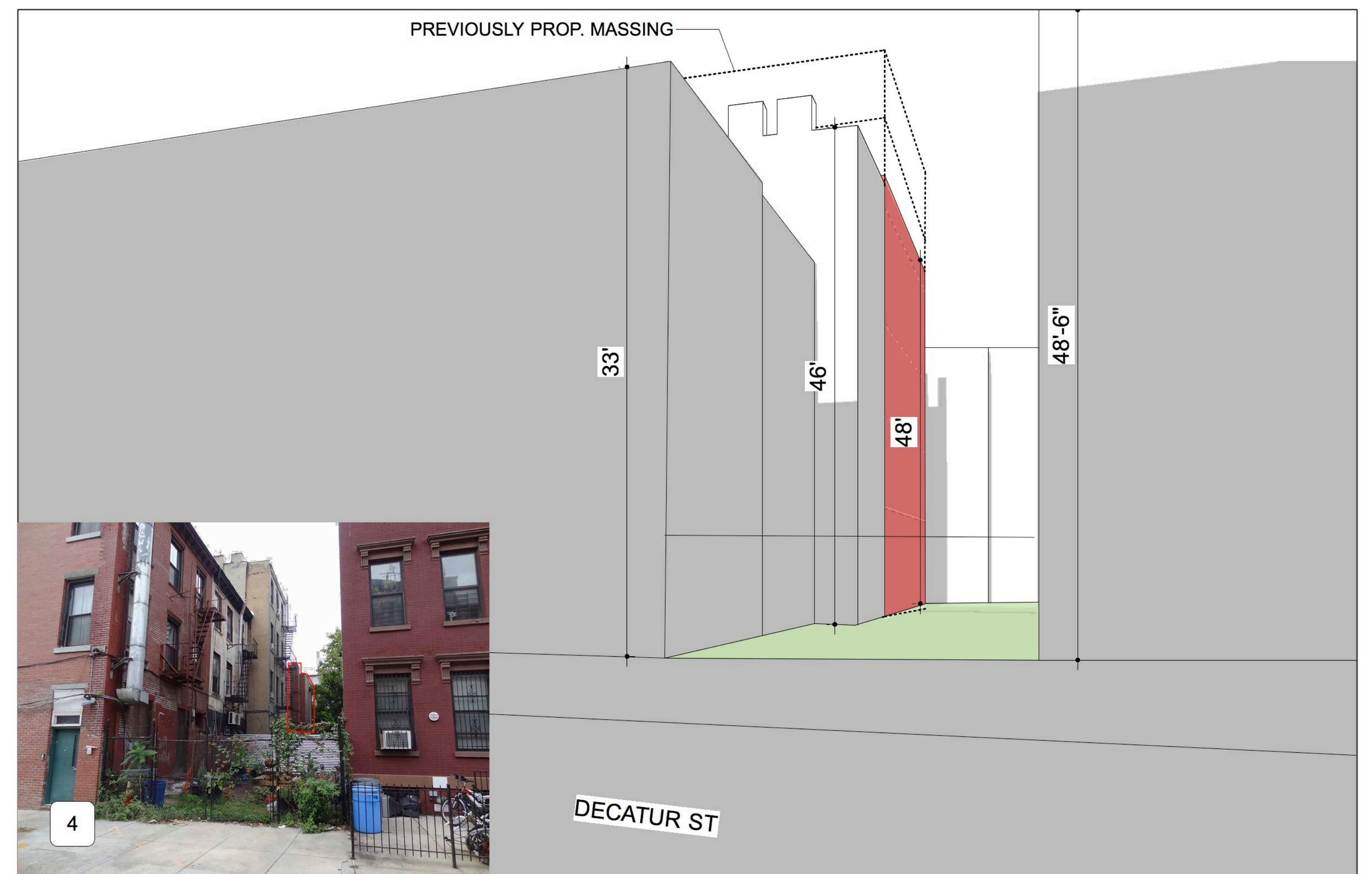


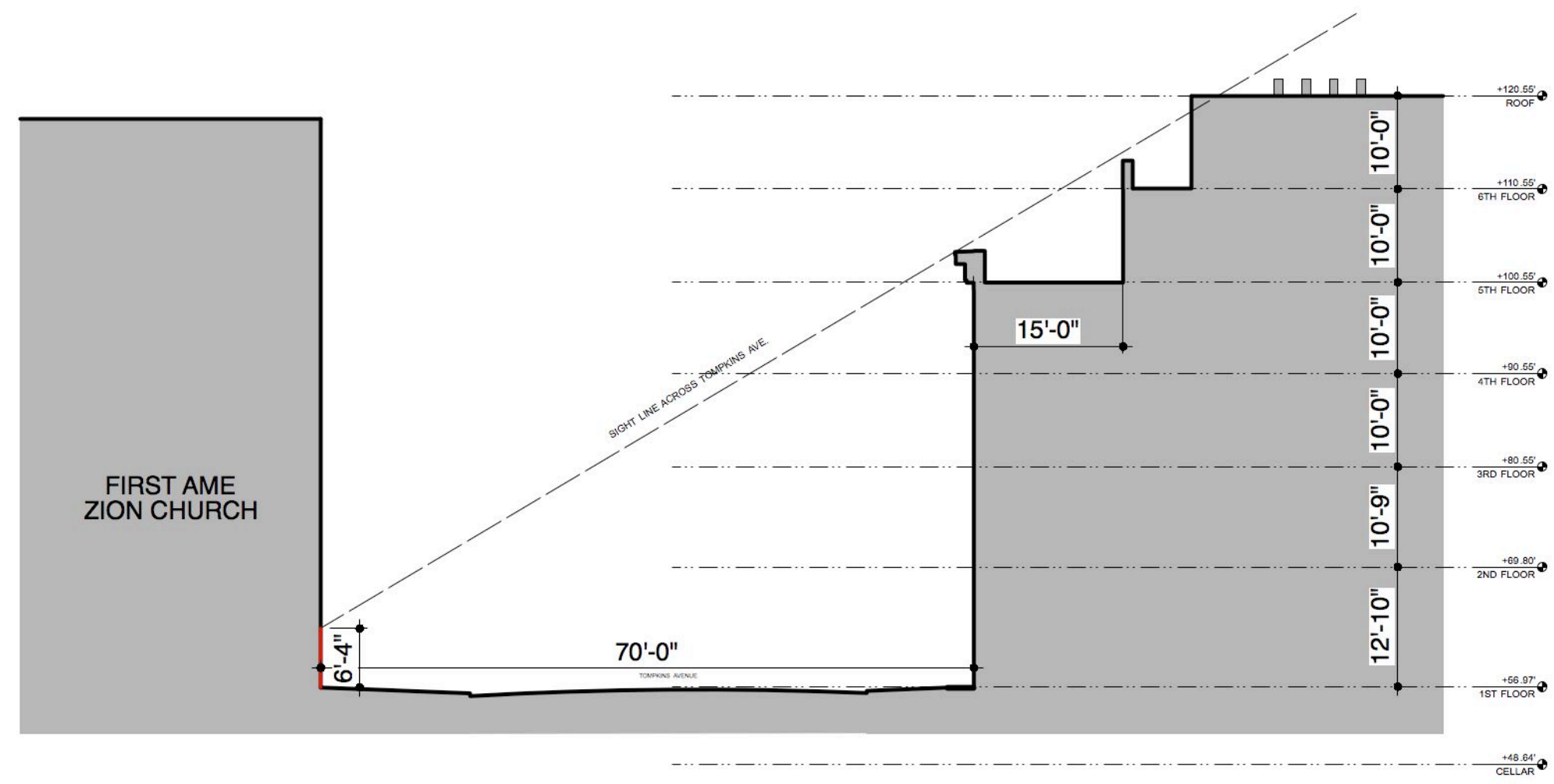
VISIBILITY FROM PUBLIC WAY



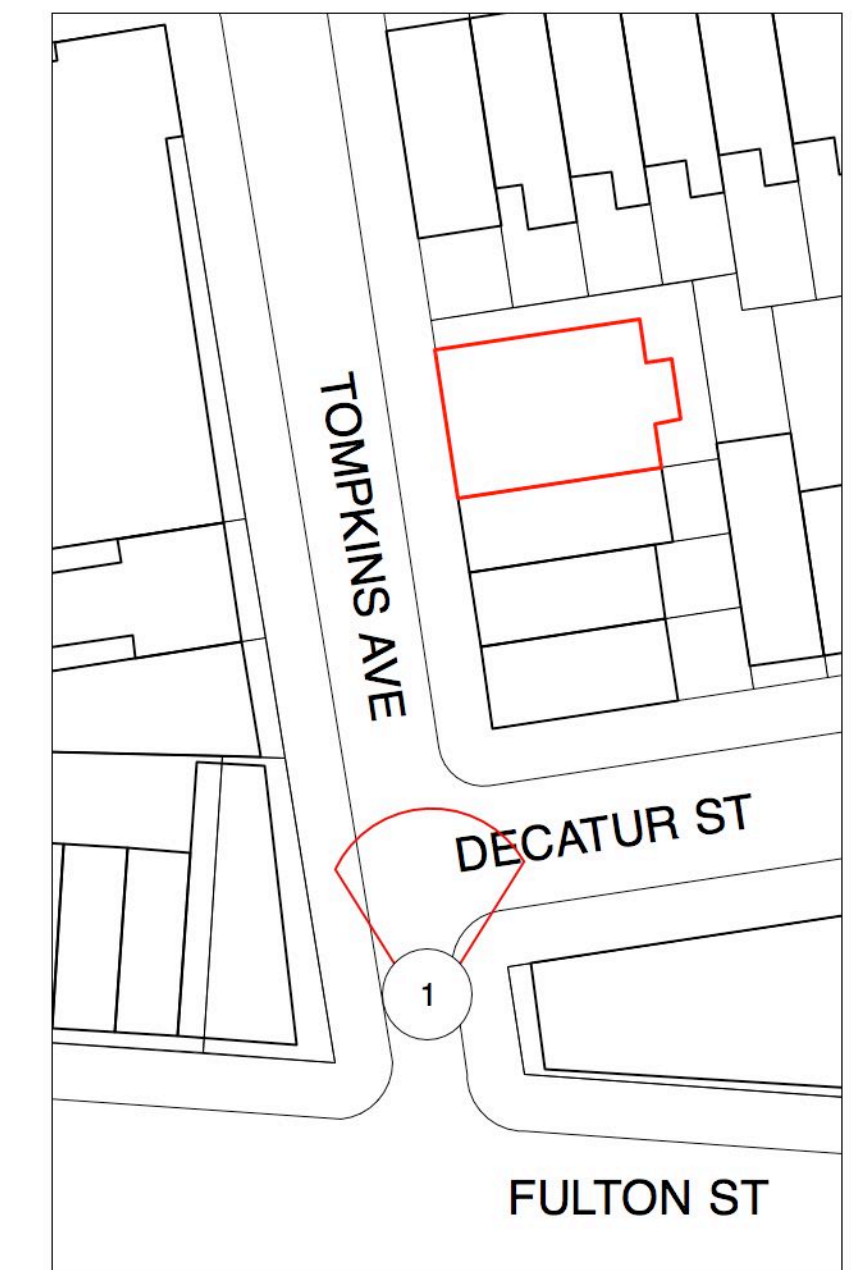
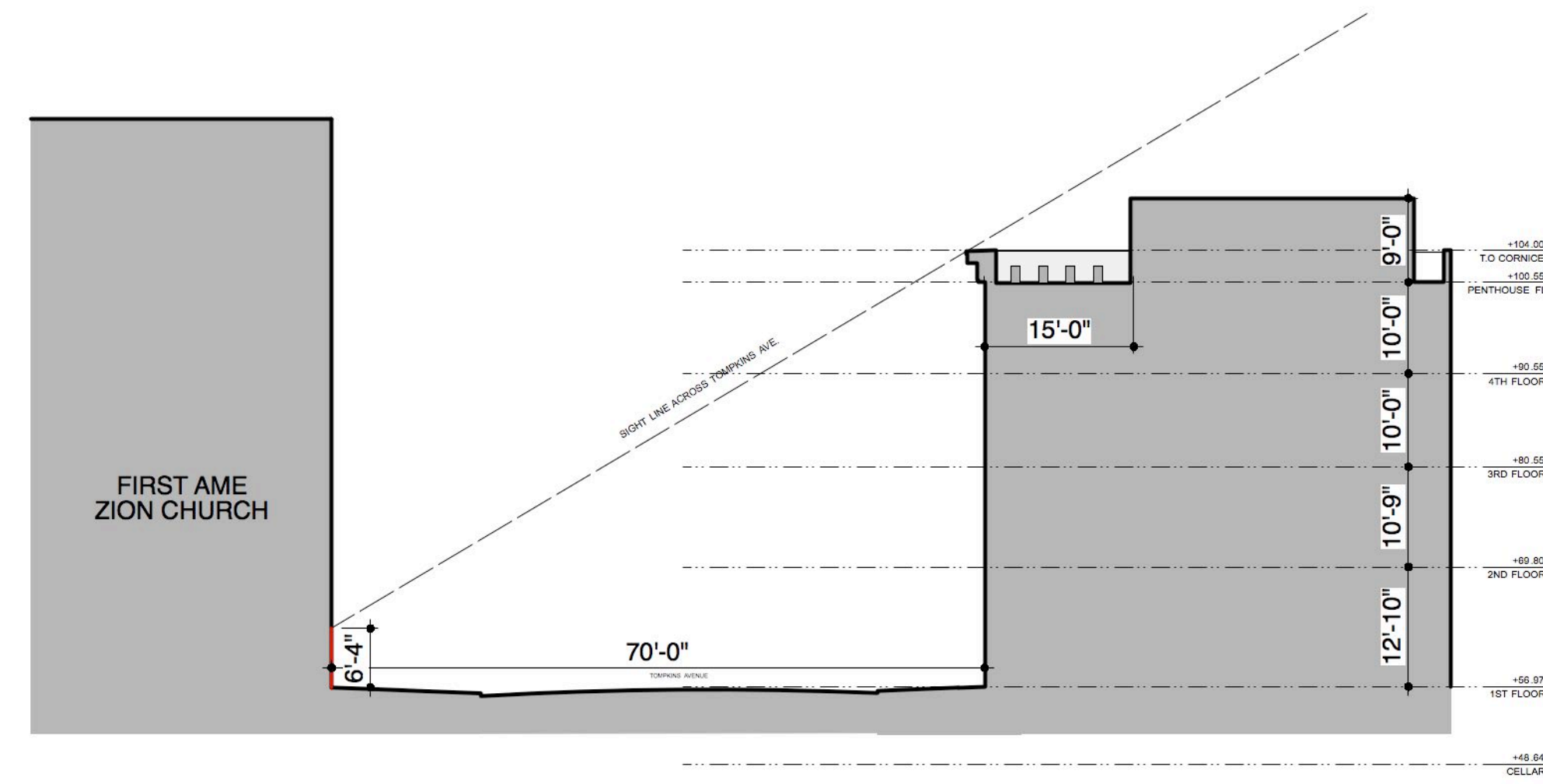
AXONOMETRIC MASSING

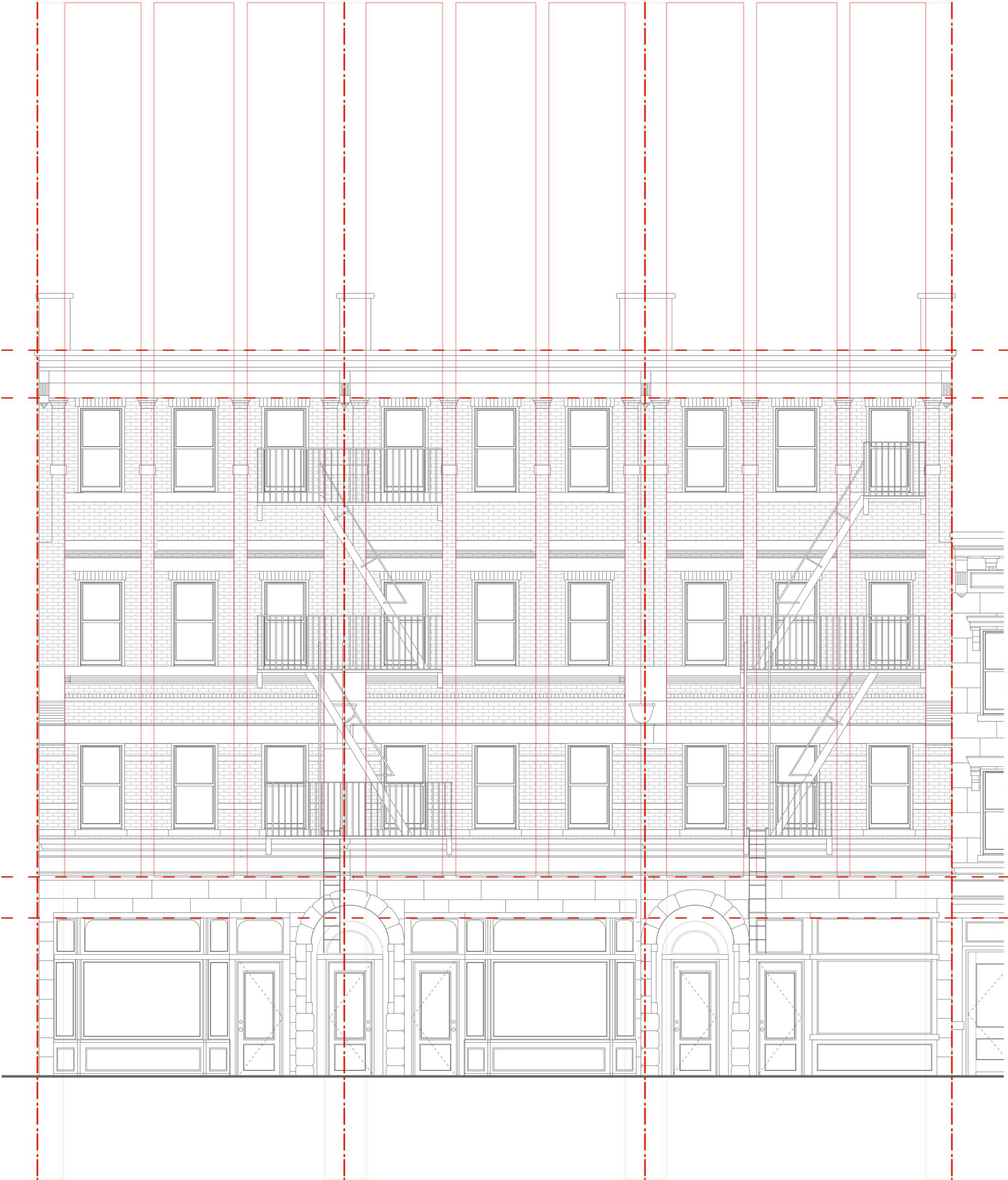
LPC-09





PREVIOUS SIGHTLINE SECTION
PROPOSED OCT 2, 2018.





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



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





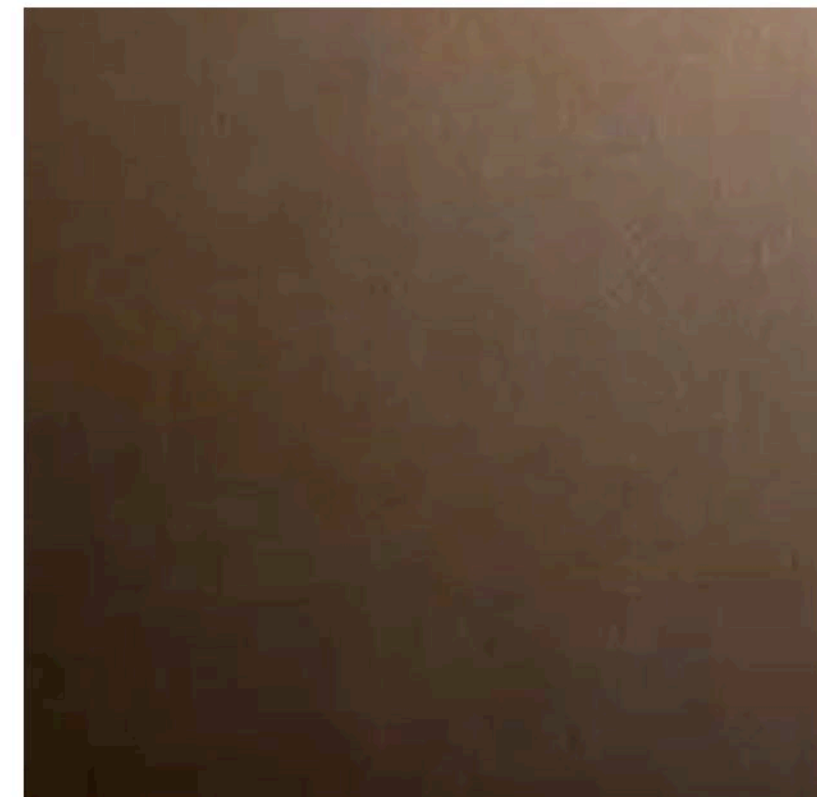


1: REESTABLISH STREET FACADE'S HISTORICAL SCALE

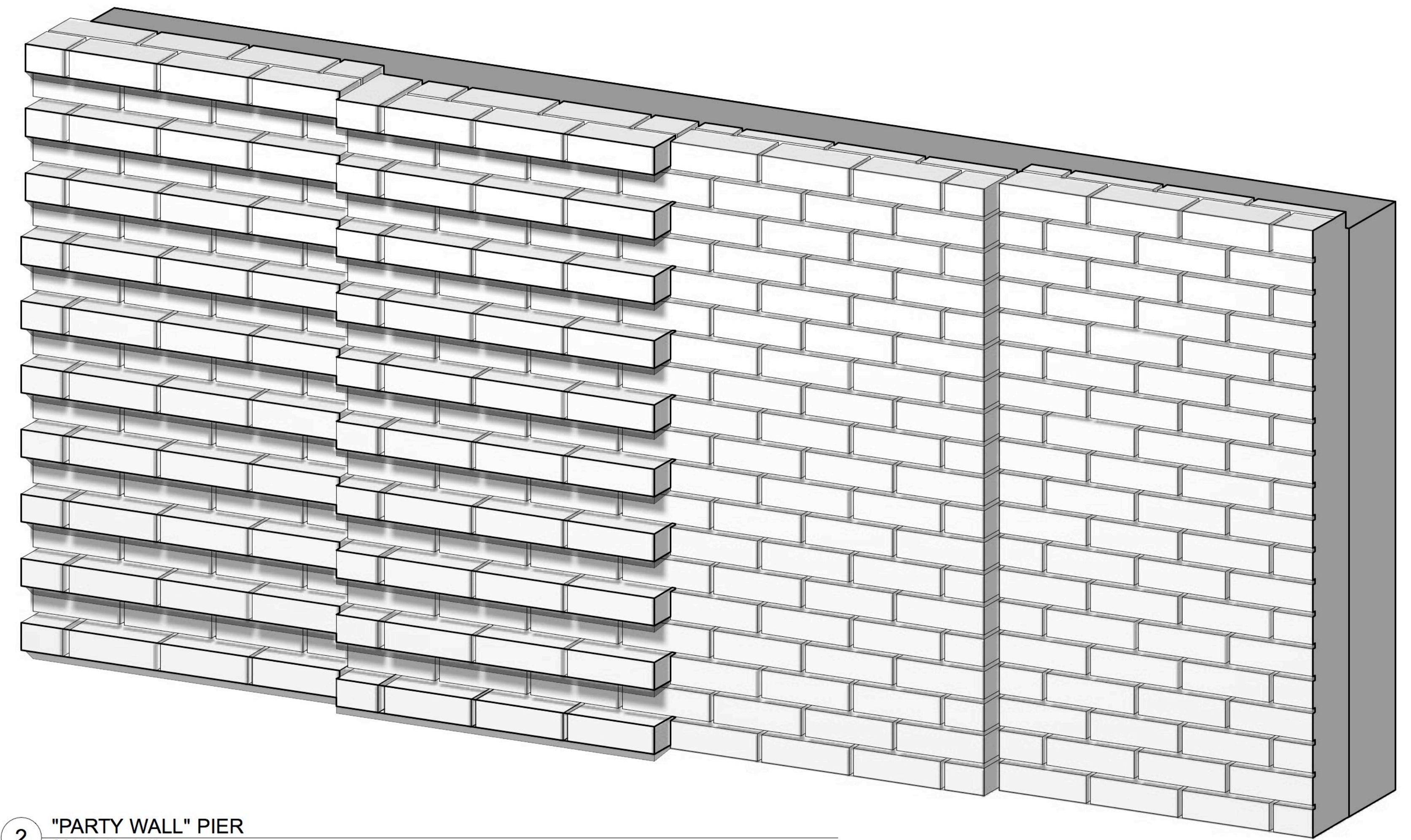


BRICK SPECIFICATION
BELDEN TRI-STATE BUILDING MATERIALS

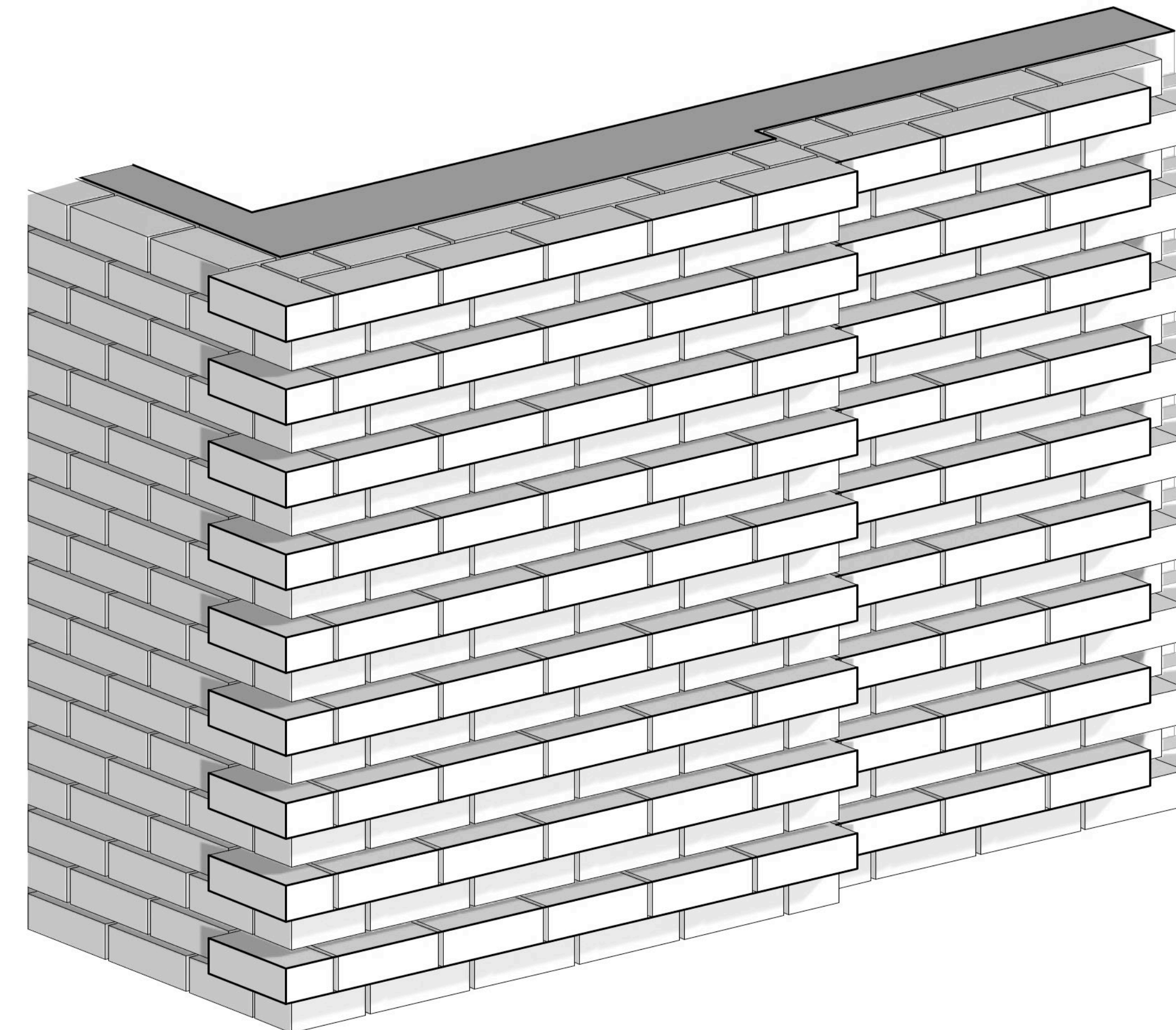
PRODUCT NAME: COPPER SMOOTH
TEXTURE: SMOOTH
REF # 065-0170



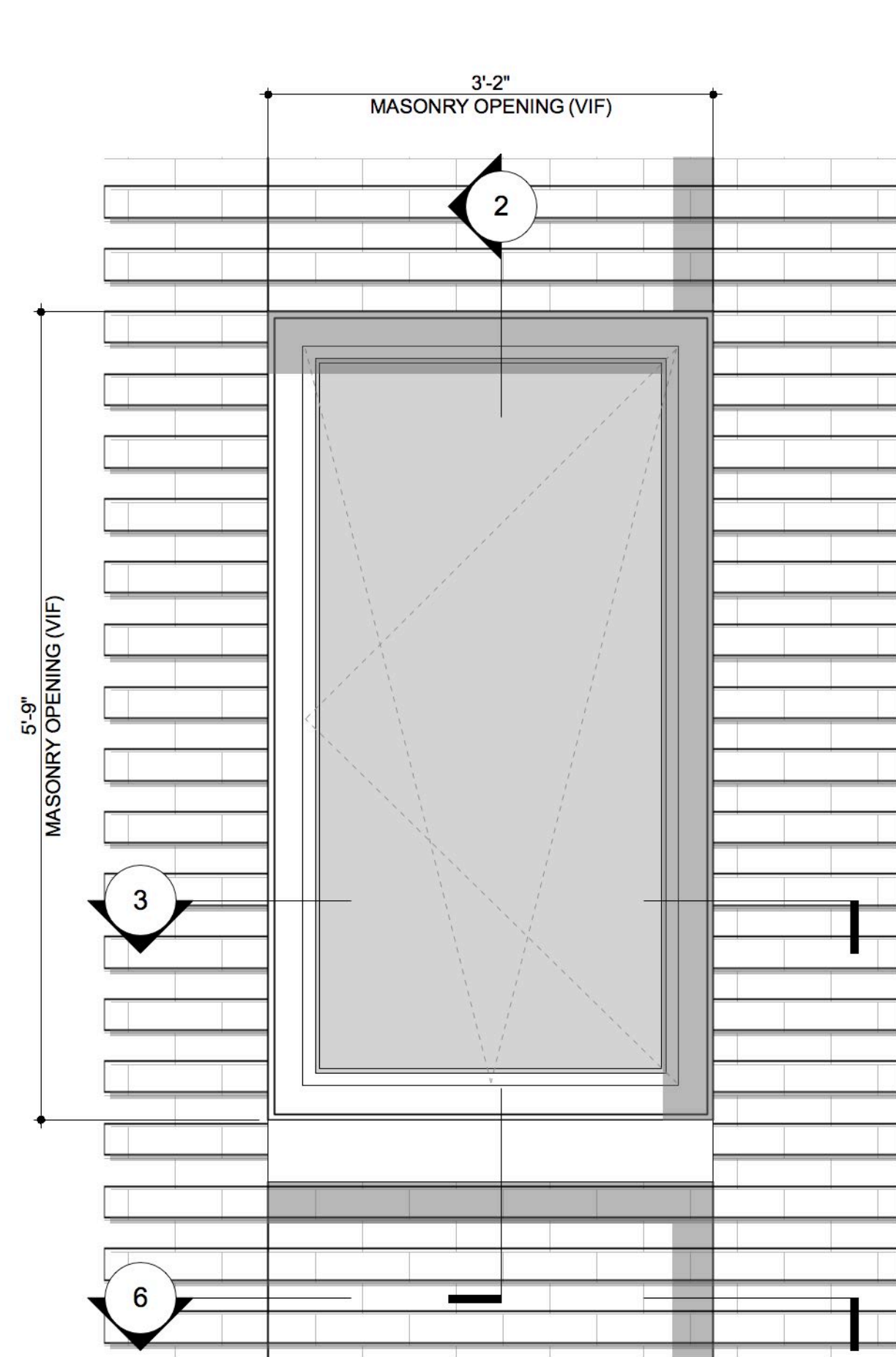
METAL CLADDING SPECIFICATION
DARK BRONZE ANODIZED ALUMINUM



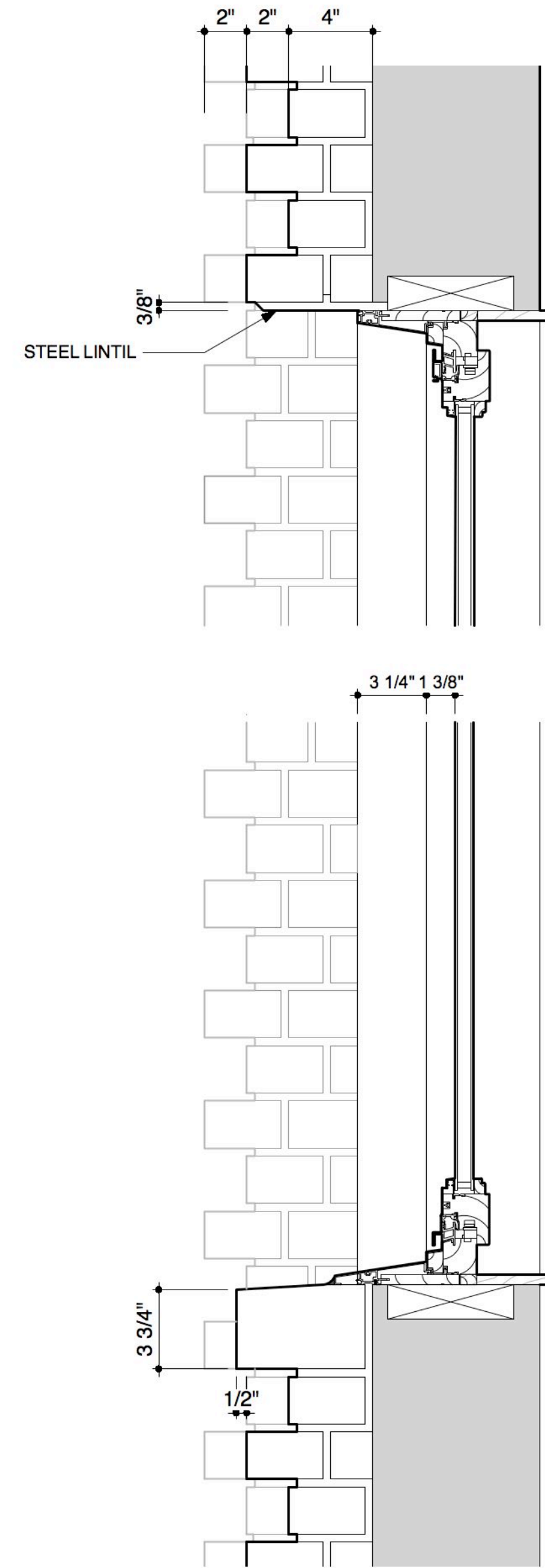
2 "PARTY WALL" PIER
SCALE: 1" = 1'-0"



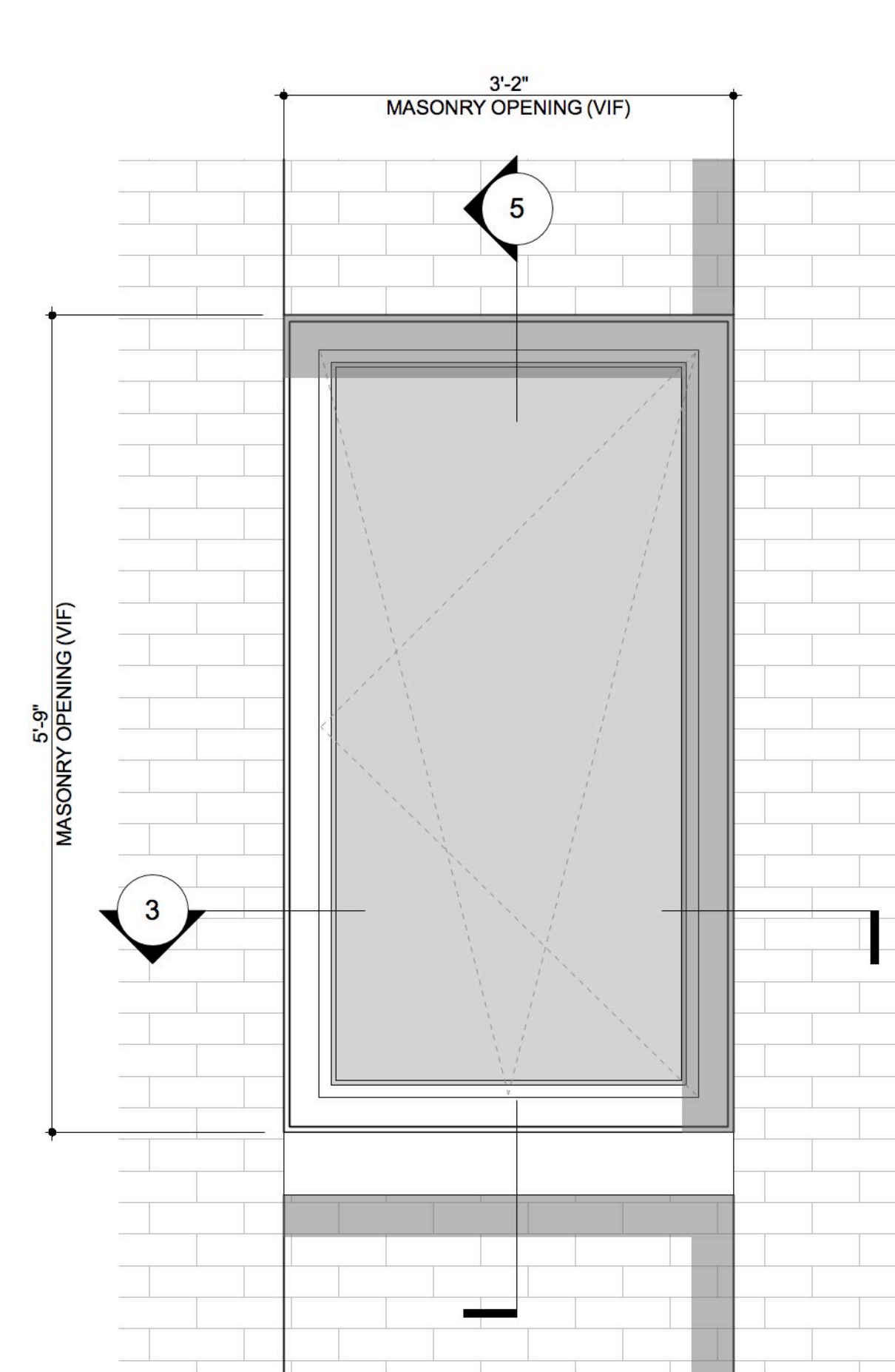
3 CORNER CONDITION
SCALE: 1 1/2" = 1'-0"



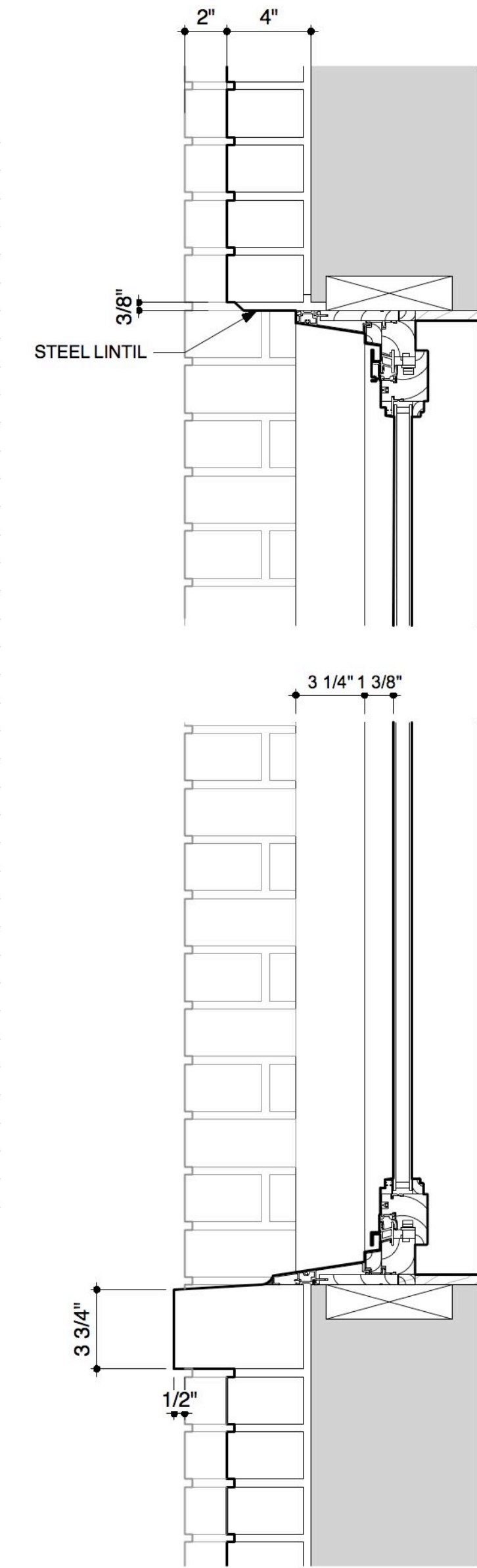
1 PROP. WINDOW ELEV. @ ROUGH BRICK FACADE
SCALE: 1" = 1'-0"



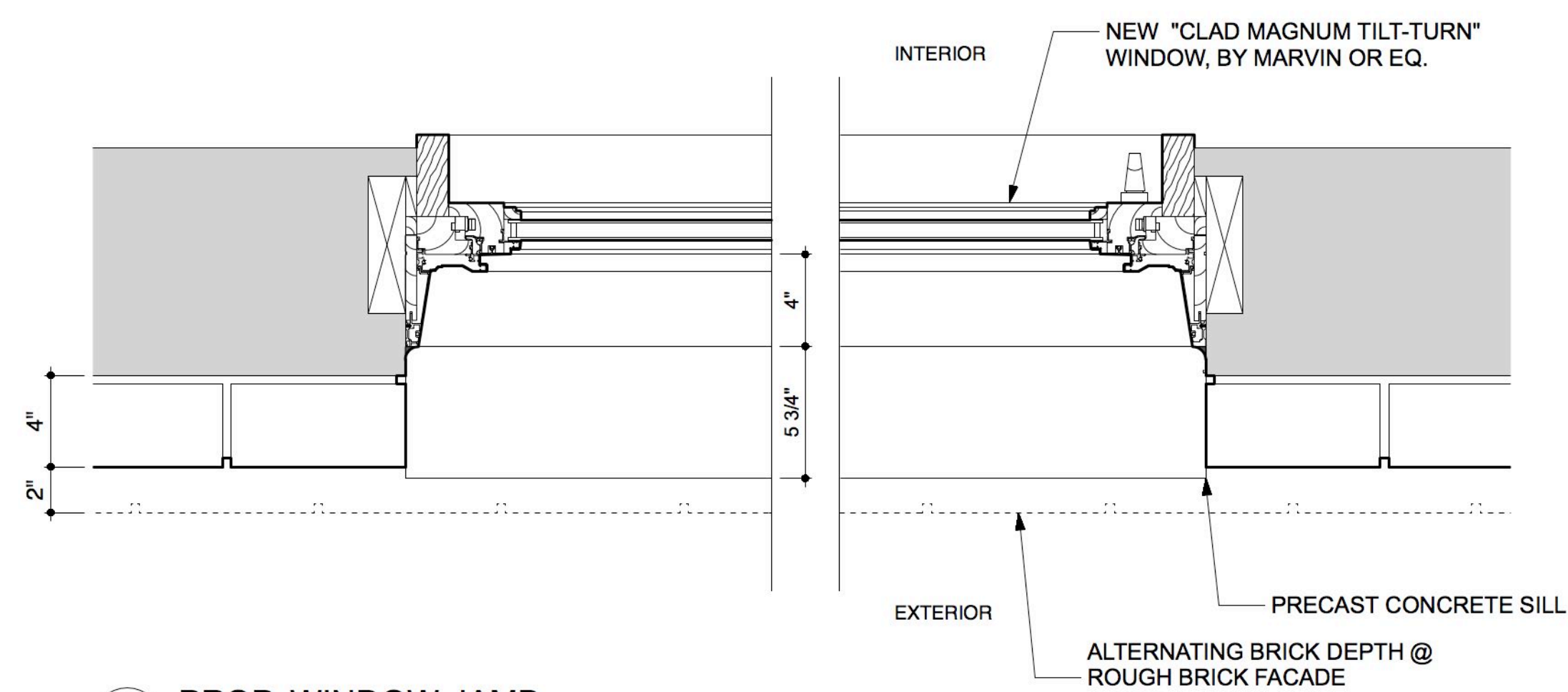
2 SCALE: 2" = 1'-0"
PROP. WINDOW SECTION



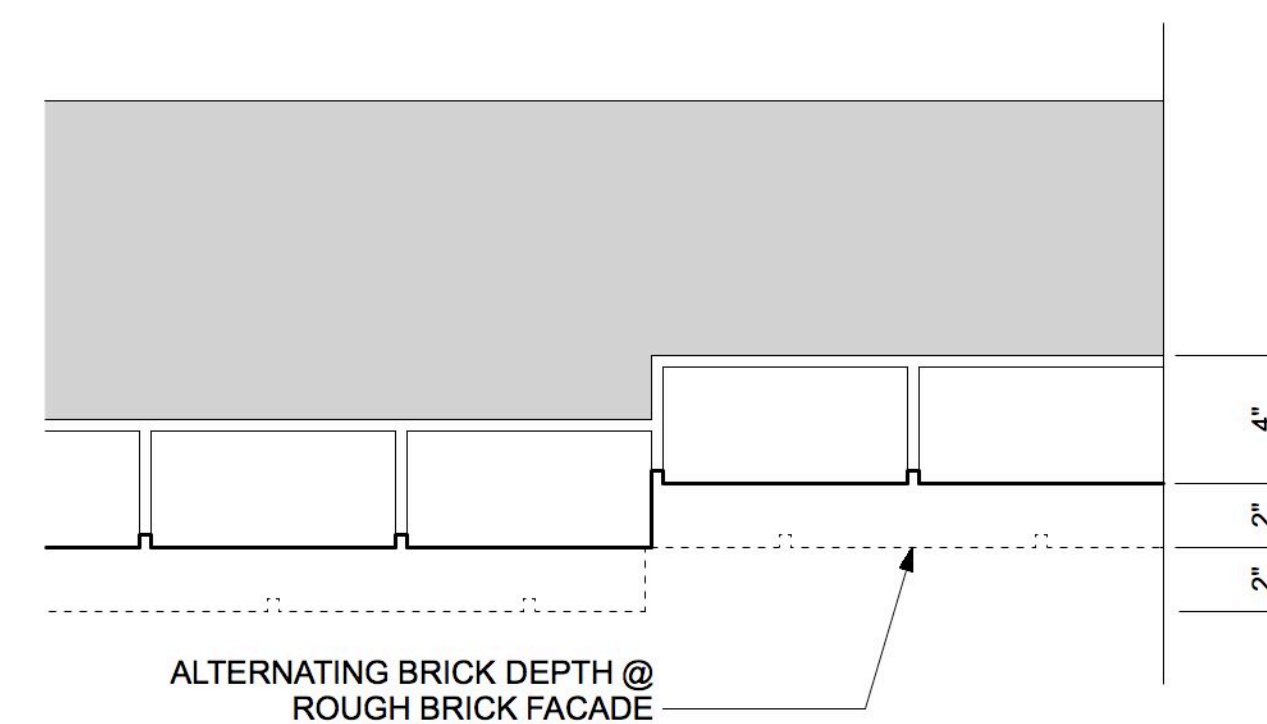
4 PROP. WINDOW ELEV. @ FLAT BRICK FACADE
SCALE: 1" = 1'-0"



5 PROP. WINDOW SECTION
SCALE: 2" = 1'-0"



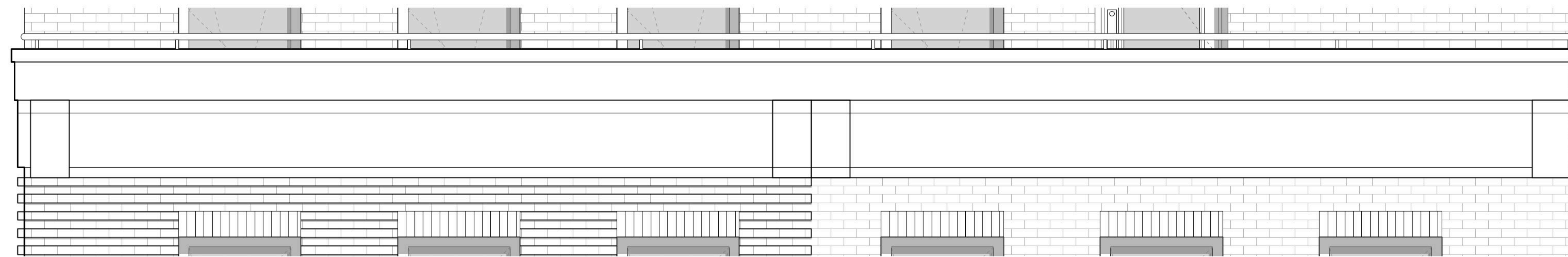
3 PROP. WINDOW JAMB
SCALE: 2" = 1'-0"



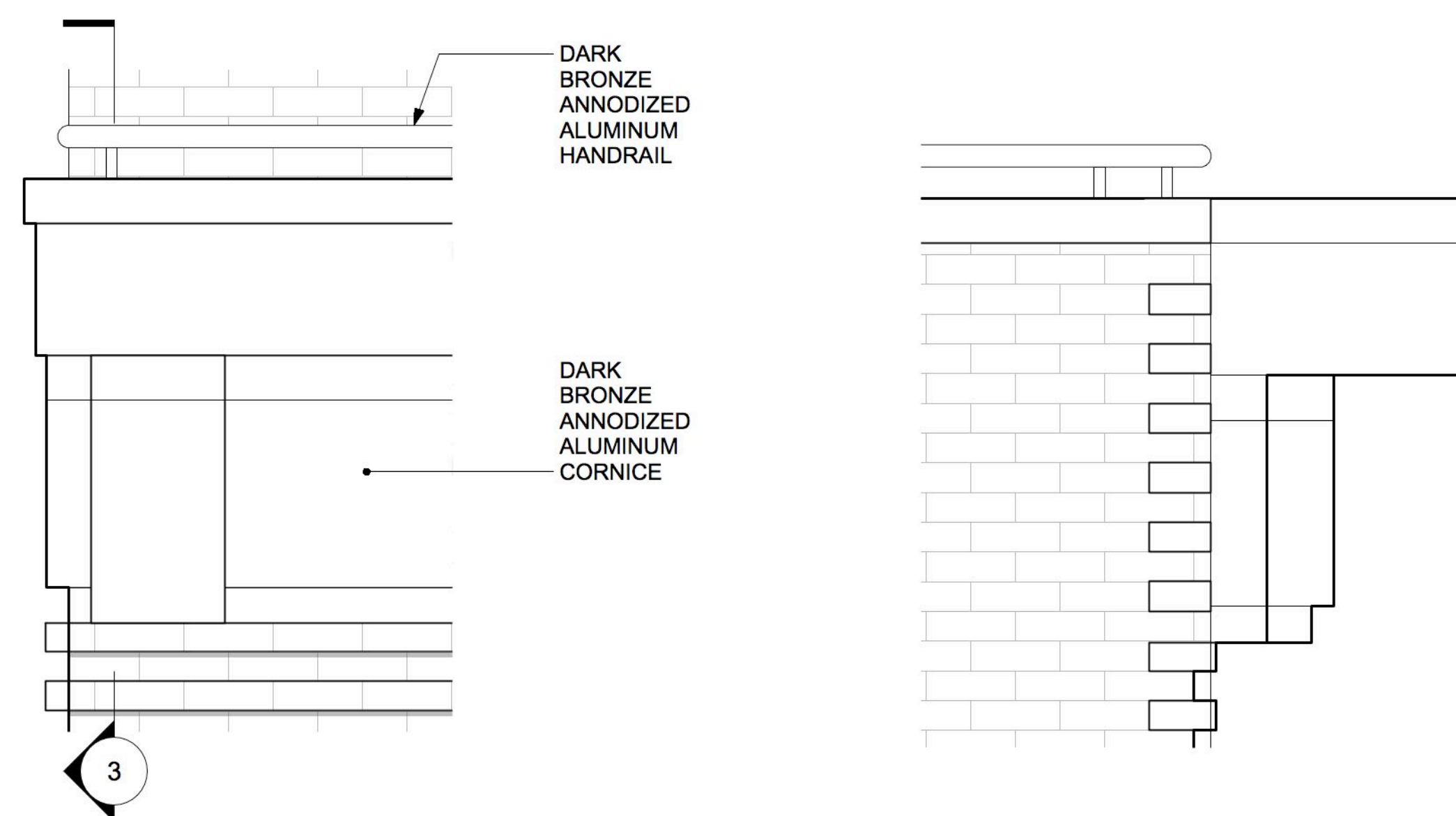
6 PROP. BRICK DETAIL
SCALE: 2" = 1'-0"



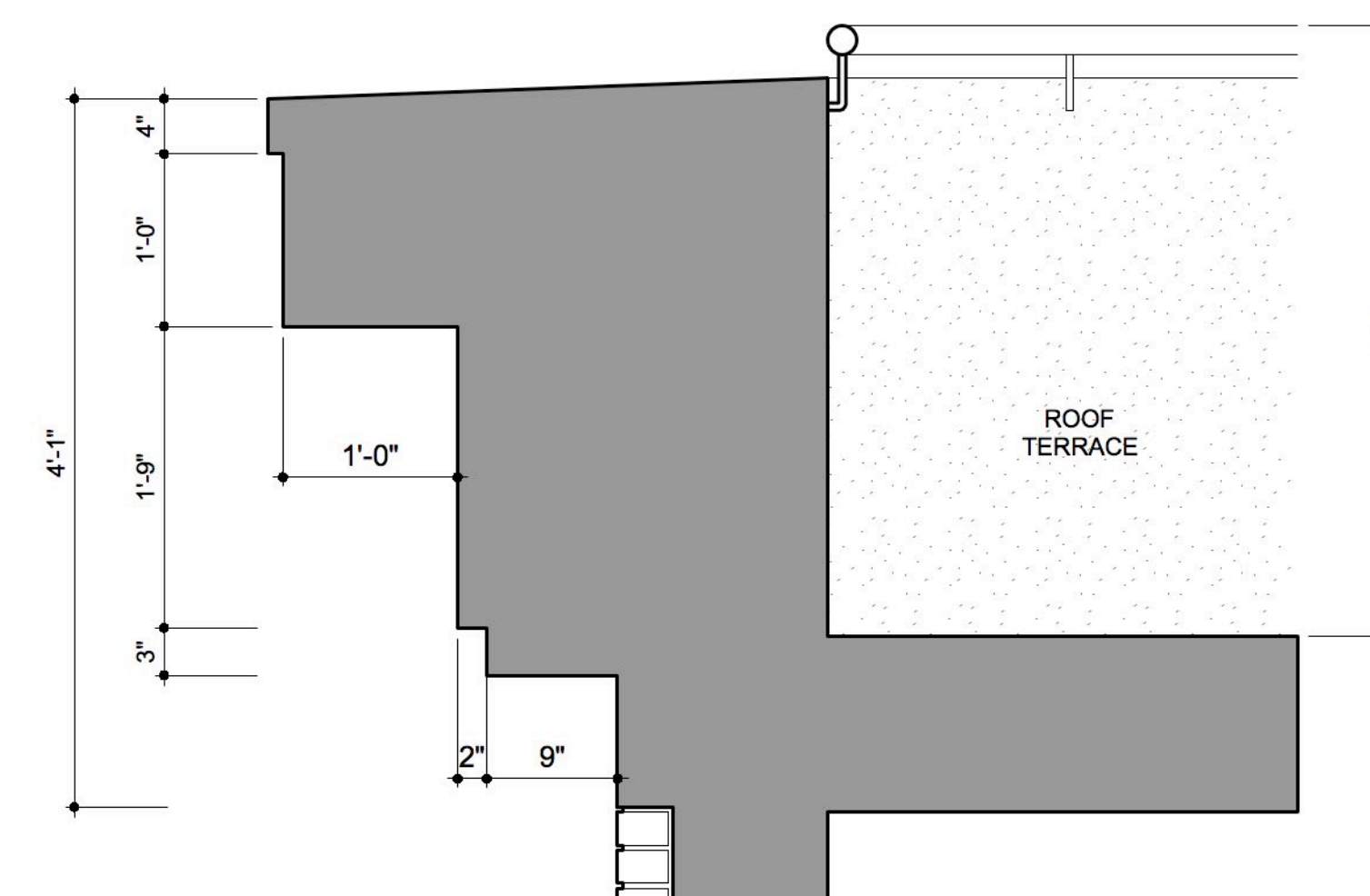
NEIGHBORING BUILDING'S EXISTING CORNICE DETAIL (489 TOMPKINS AVE.)



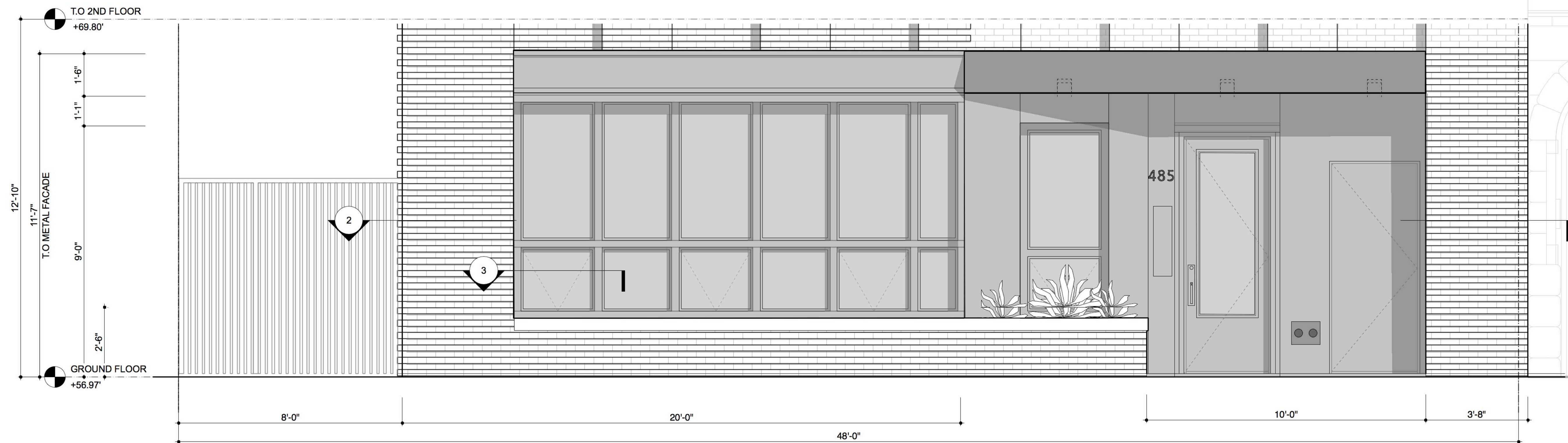
1 PROP. CORNICE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



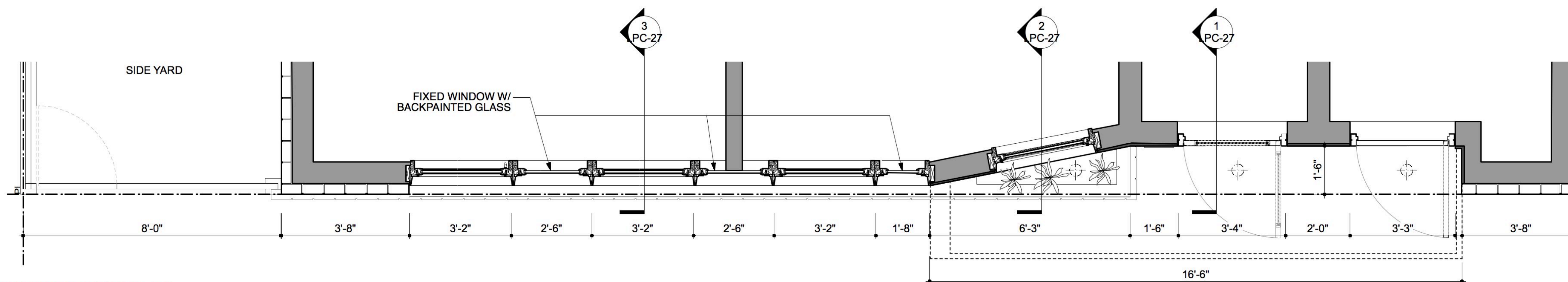
2 PROP. CORNICE FRONT & SIDE ELEVATION
SCALE: 3/4" = 1'-0"



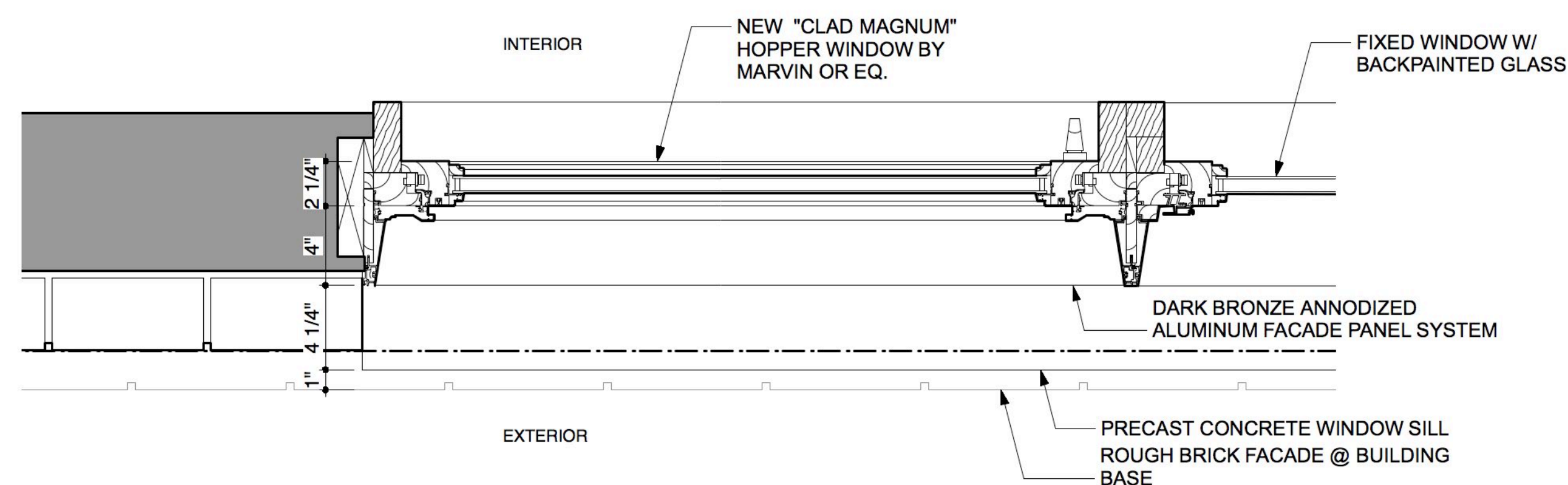
3 PROP. CORNICE SECTION
SCALE: 1" = 1'-0"



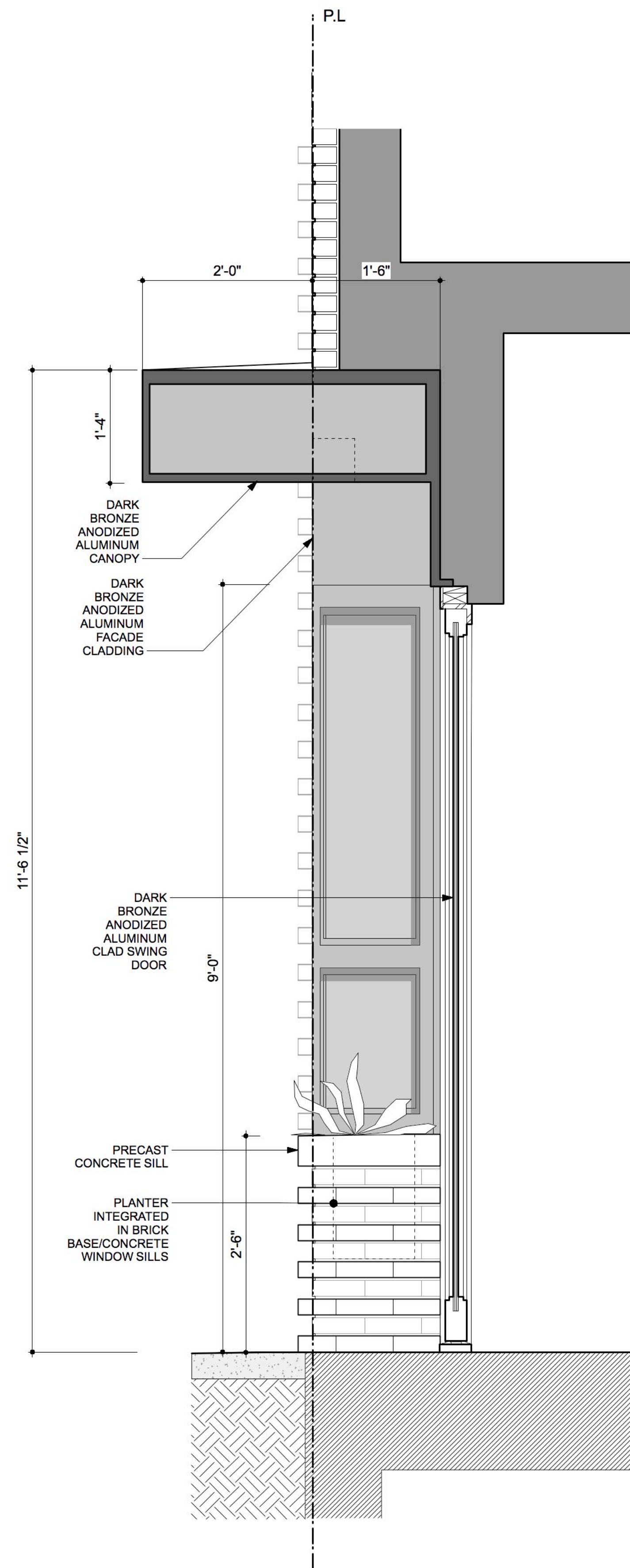
1 PROP. GROUND FL
SCALE: 1/2" = 1'-0"



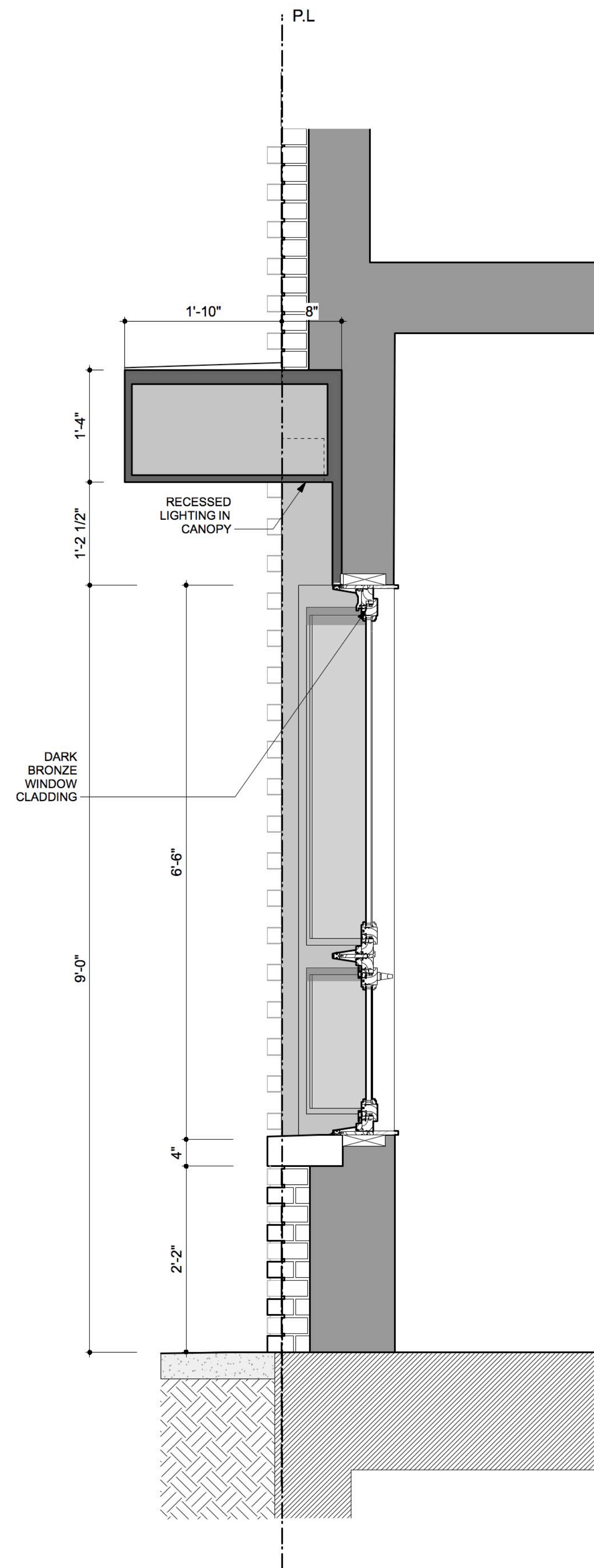
2 ENTRYWAY FLOOR PLAN
SCALE: 1/2" = 1'-0"



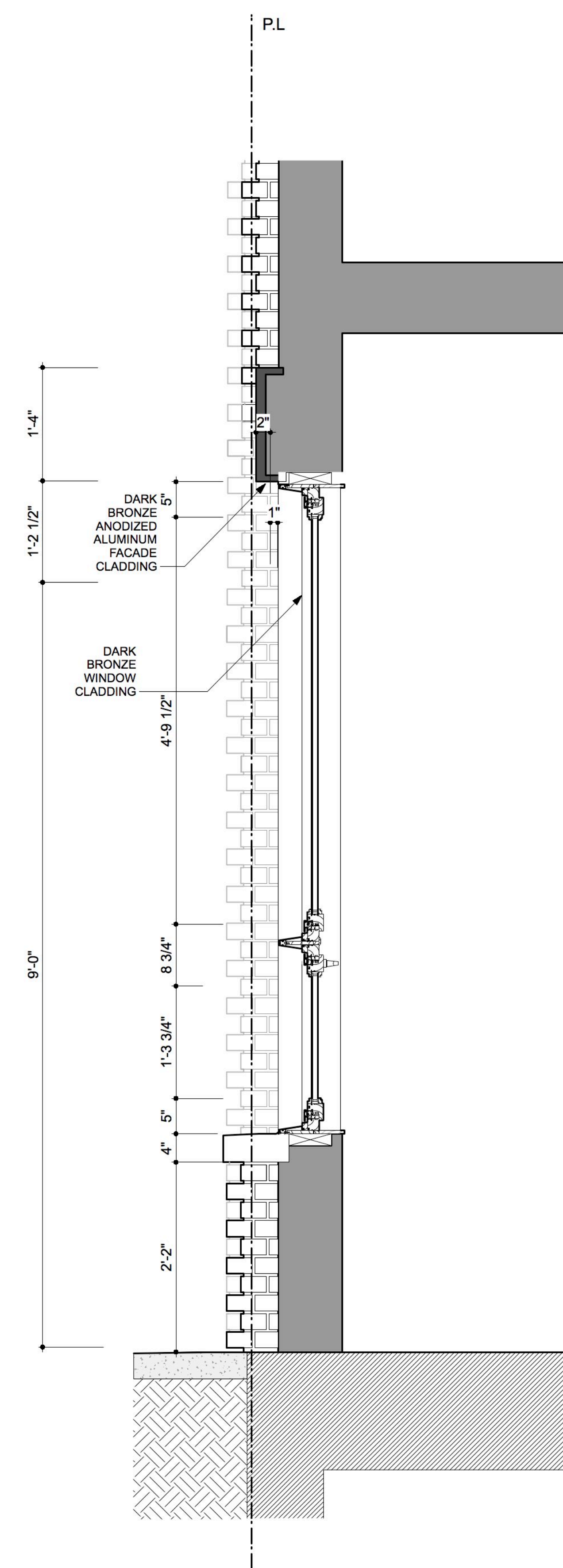
3 PROP. WINDOW JAMB @ GROUND FL
SCALE: 2" = 1'-0"



1 PROP. ENTRY DOOR SECTION
SCALE: 1" = 1'-0"



2 PROP. ENTRY WINDOW SECTION
SCALE: 1" = 1'-0"



3 PROP. WINDOW SECTION
SCALE: 1" = 1'-0"

LPC PRESENTATION APPENDIX

NV / DESIGN.ARCHITECTURE

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MACDONOUGH ST

DECATUR ST

FULTON ST

TOMPKINS AVE - LOOKING EAST



FULTON ST

MACDONOUGH ST

TOMPKINS AVE - LOOKING WEST



1940'S TAX PHOTO



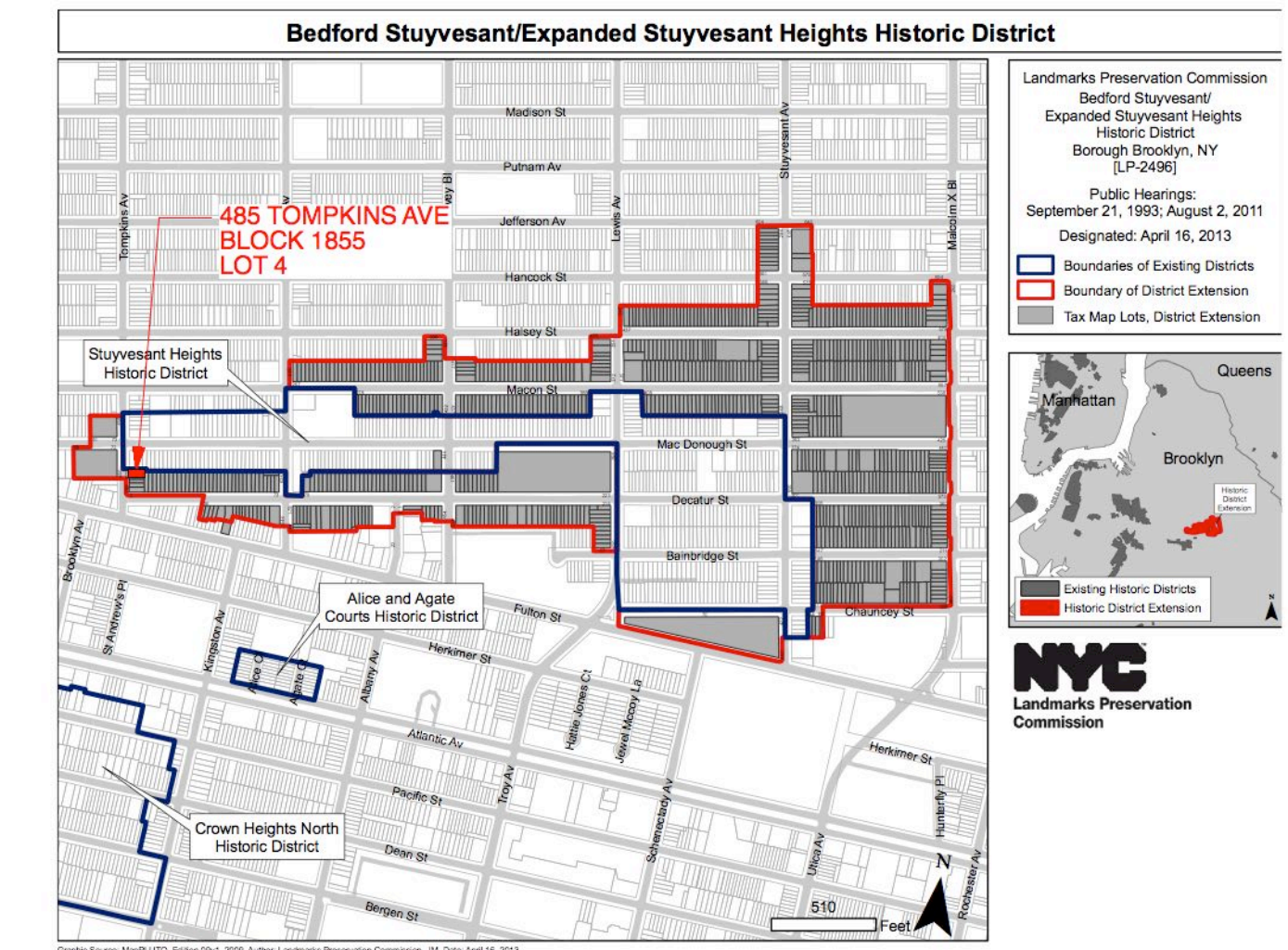
LOCATION MAP
N.T.S.

485 TOMPKINS AVE. BROOKLYN NY 11216

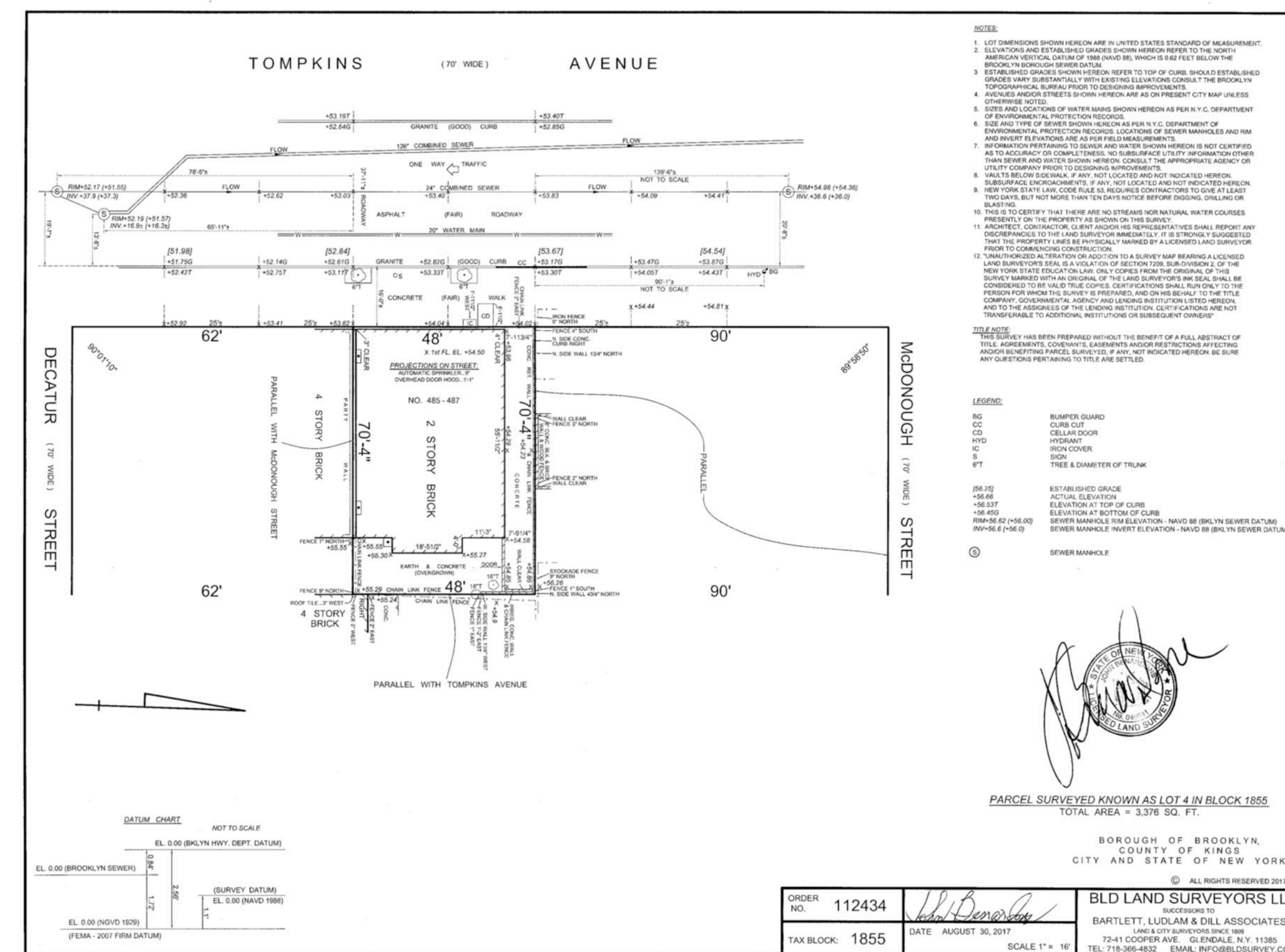
BLOCK 1855
LOT 4

LOT DIMENSIONS 48'X70'
LOT AREA 3,376 SQ.FT.

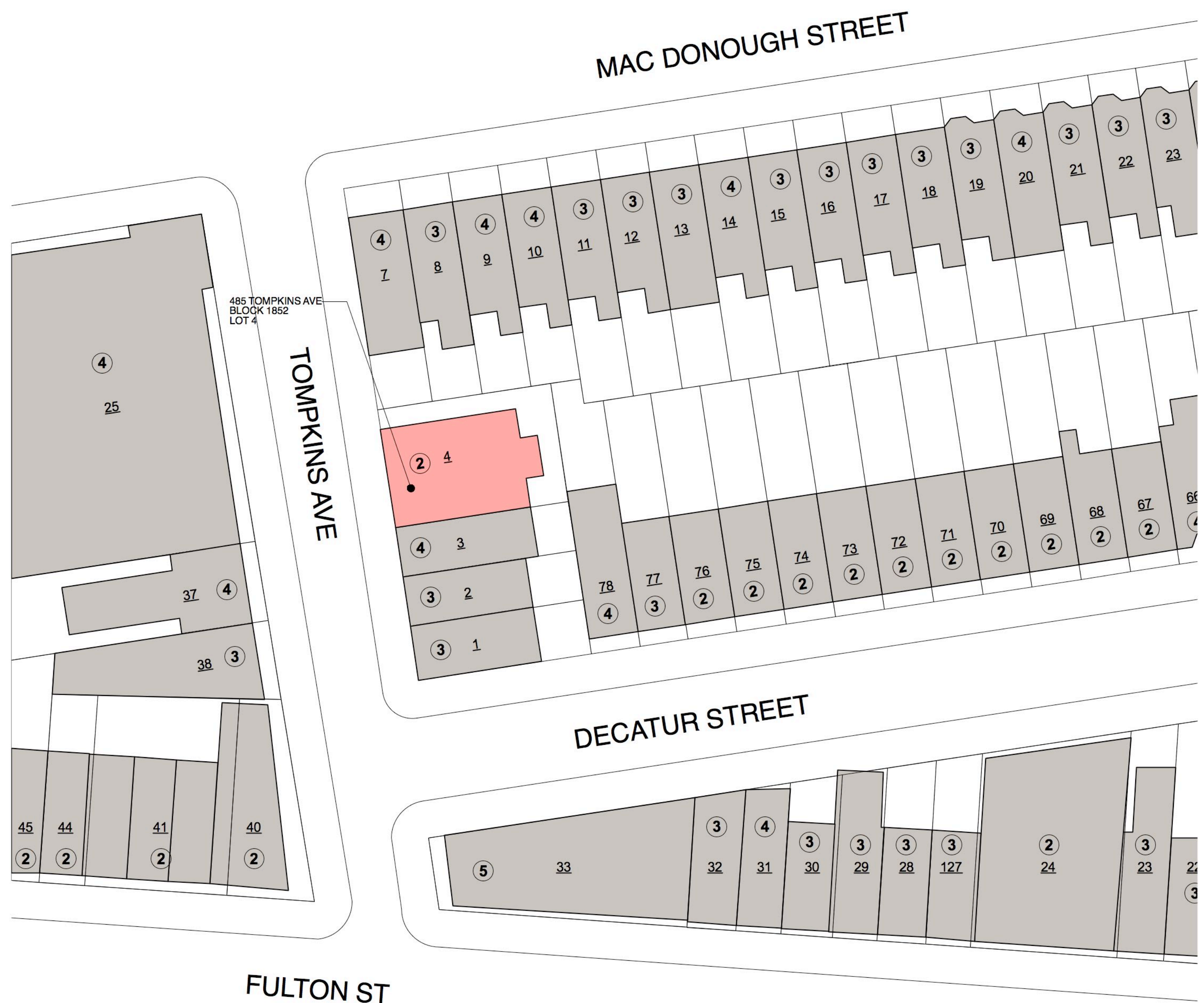
ZONING R6A
ZONING MAP 17A



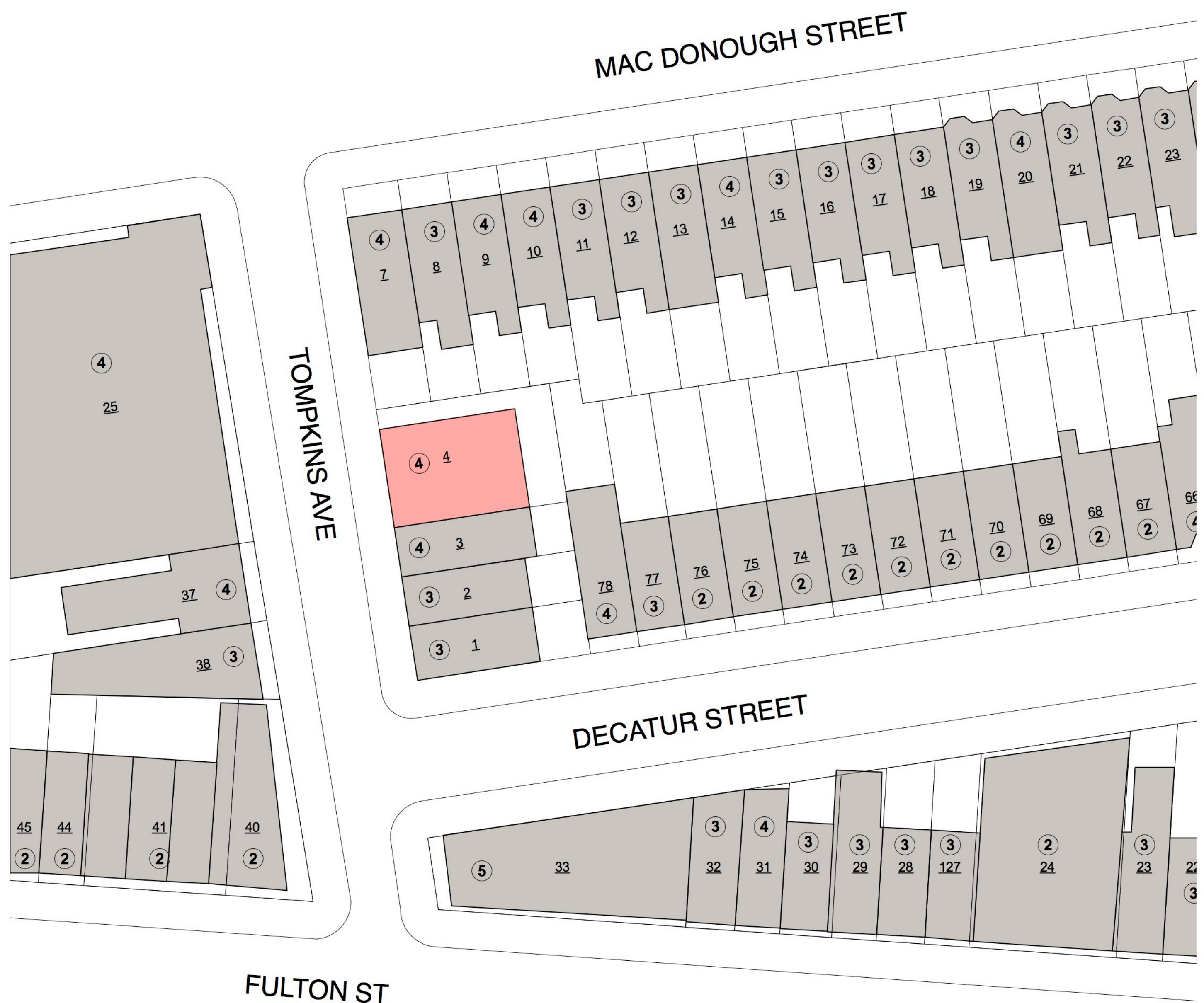
HISTORIC DISTRICT MAP



SURVEY



EXISTING BLOCK PLAN
SCALE: 1/32" : 1'



PROPOSED BLOCK PLAN
SCALE: 1/32" : 1'