10 SOUTH PORTLAND AVENUE TOWNHOUSE

LANDMARKS PRESERVATION COMMISSION

DWG#	DRAWING TITLE	ISSUE DATE	REVISIONS								
			0	1	2	3	4	5	6	7	8
ARCHITECTURE											
T-000	TITLE PAGE AND DRAWING LIST	12/11/2018	●								
A-001	LOCATION INFORMATION & HISTORIC PHOTOGRAPHY	12/11/2018	●								
A-200	EXTERIOR ELEVATION: FRONT FACADE	12/11/2018	●								
A-210	ROOF MOCK-UPS: SKYLIGHTS, FACING SOUTH	12/11/2018	●								
A-211	ROOF MOCK-UPS: SKYLIGHTS, FACING NORTH EAST	12/11/2018	●								
A-212	ROOF MOCK-UPS	12/11/2018	●								
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A-214	STREET FACADE: MOCK-UPS IN PLACE	12/11/2018	●								
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A-237	REAR FACADE VISIBILITY: FROM DEKALB AVENUE WITH MOCK-UPS IN PLACE	12/11/2018	●								
A-238	REAR FACADE VISIBILITY: FROM DEKALB AVENUE AT COMMUNITY GARDEN	12/11/2018	●								
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APPX-021	APPROVED STREET FACADE APPLICATION FOR 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-022	APPROVED STREET FACADE APPLICATION FOR 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-030	PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-031	PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-032	PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-033	PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-034	PROPOSED PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-035	PROPOSED PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-036	PROPOSED PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								
APPX-037	PROPOSED PLAN AT 10 SOUTH PORTLAND AVENUE	12/11/2018	●								

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10 SPA TOWNHOUSE
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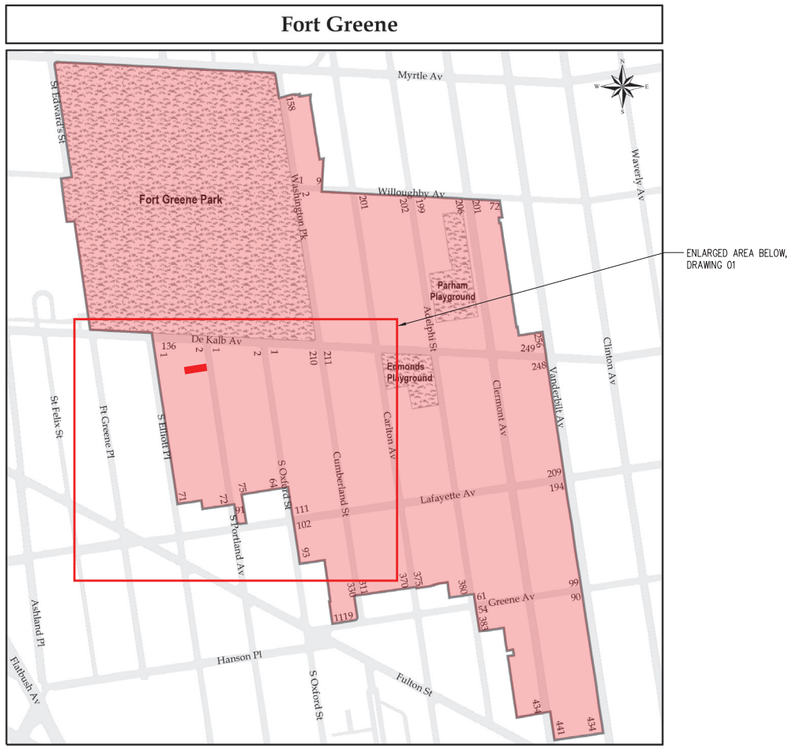

04 FORT GREENE HISTORIC DISTRICT MAP

03 HISTORIC PHOTOGRAPHY: 1940'S TAX LOT

02 HISTORIC PHOTOGRAPHY: 1960'S TAX LOT

01 LOCATION MAP

NOTE: SEE APPROVED FACADE WORK TO 10 SOUTH PORTLAND AVENUE
FILED BY WALTER B. MELVIN ARCHITECTS: DOCKET #: LPC-19-28010

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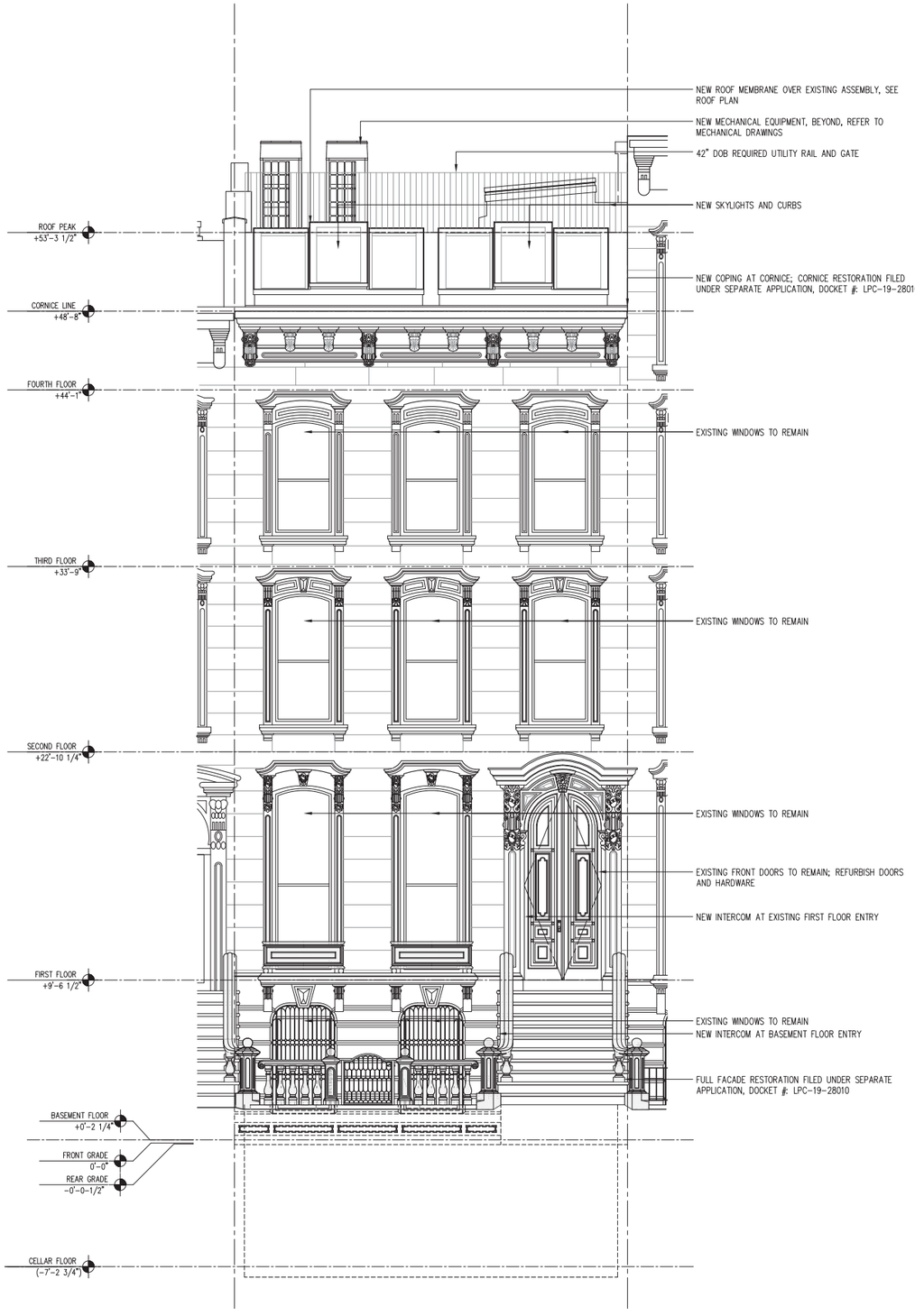
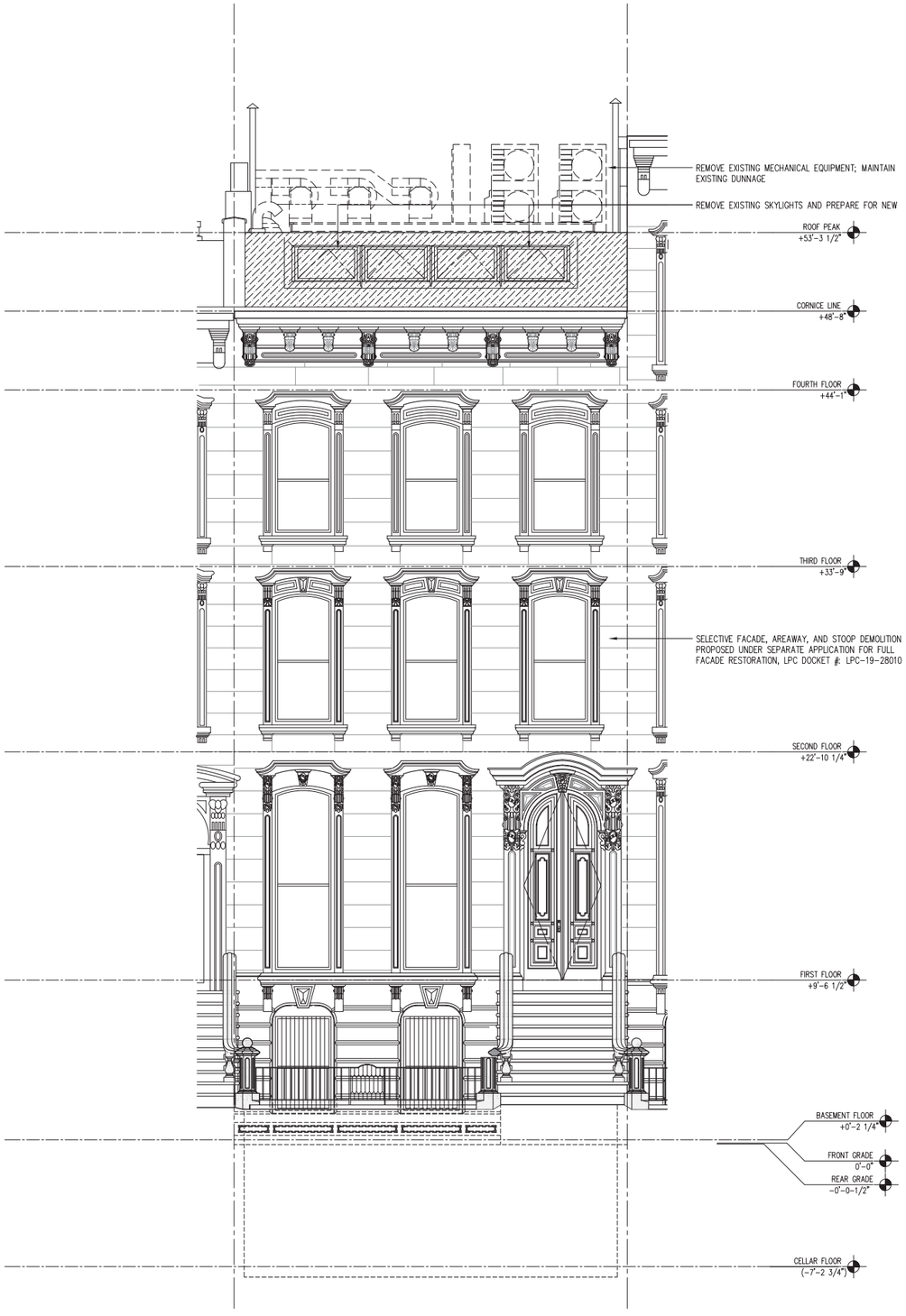
LOCATION INFORMATION & HISTORIC PHOTOGRAPHY

A-001.00



02 A200 ELEVATION: PROPOSED STREET FACADE
SCALE: 1/4" = 1'-0" AT ARCHD



01 A200 ELEVATION: EXISTING & DEMOLITION STREET FACADE
SCALE: 1/4" = 1'-0" AT ARCHD

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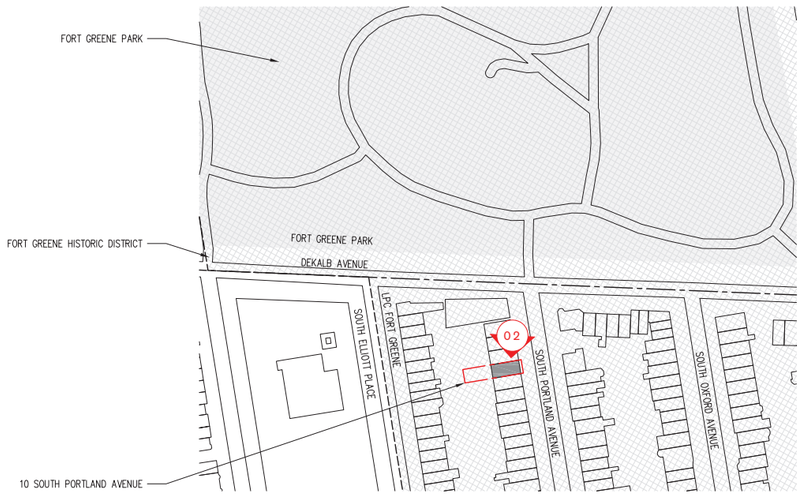
EXTERIOR ELEVATION: FRONT FACADE

A-200.00

02 PHOTOGRAPHY: MOCK-UPS AT ROOF FRONT LOOKING SOUTH



01 LOCATION MAP

NOTE: MOCK-UPS COMMISSIONED AND INSTALLED ON 10/23/18

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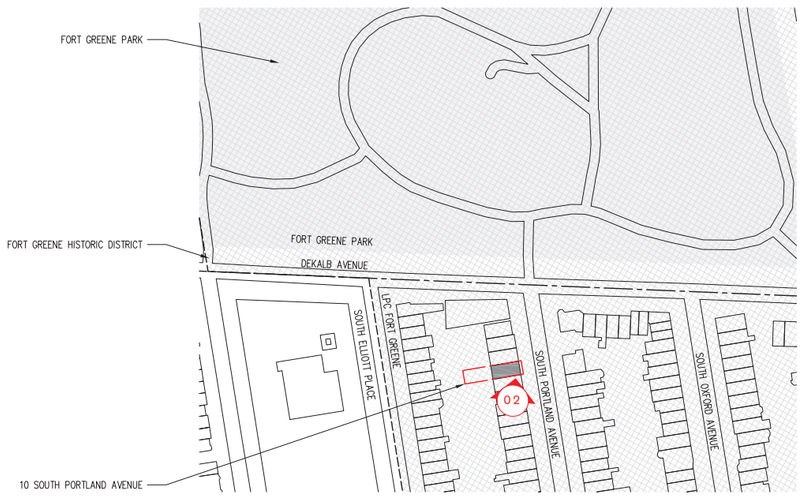
ROOF MOCK-UPS: SKYLIGHTS FACING SOUTH

A-210.00

02 PHOTOGRAPHY: MOCK-UPS AT ROOF FRONT LOOKING NORTH



01 LOCATION MAP

NOTE: MOCK-UPS COMMISSIONED AND INSTALLED ON 10/23/18

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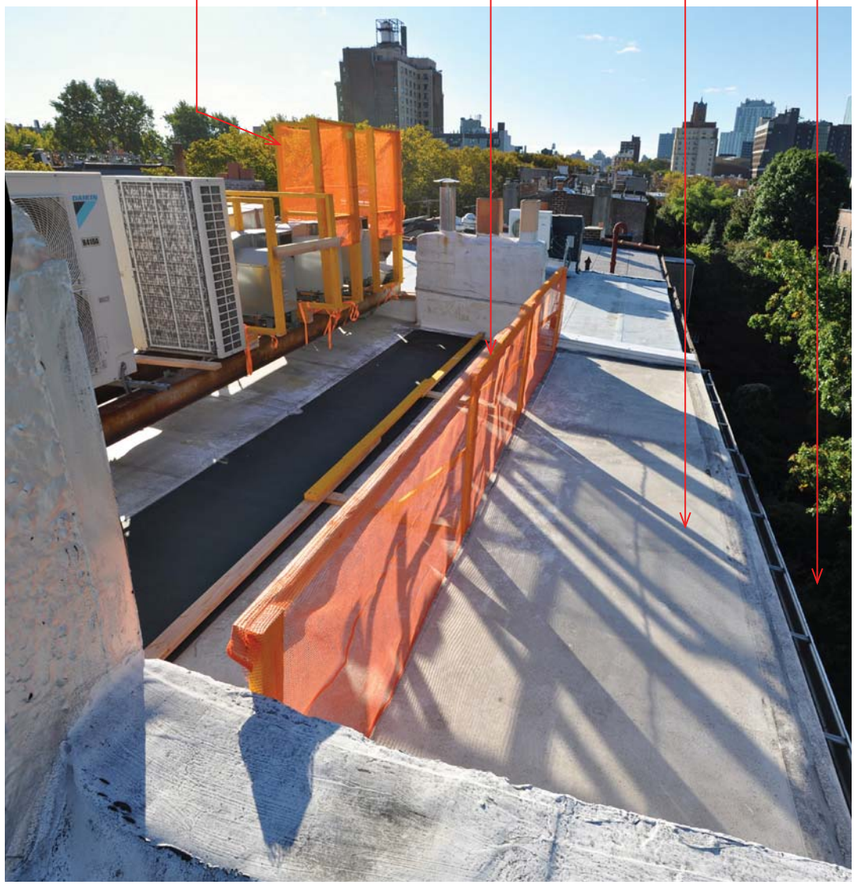
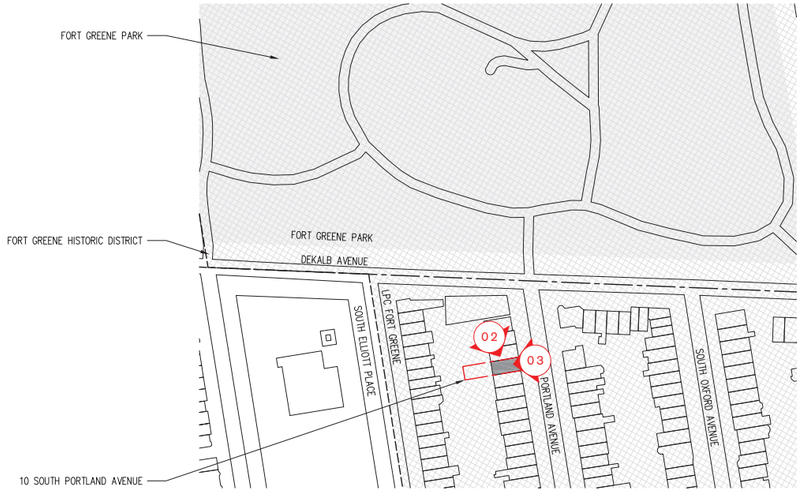
ROOF MOCK-UPS: SKYLIGHTS FACING NORTH EAST

A-211.00

03 PHOTOGRAPHY: MOCK-UPS AT ROOF LOOKING WEST



02 PHOTOGRAPHY: MOCK-UPS AT ROOF REAR LOOKING SOUTH



01 LOCATION MAP

NOTE: MOCK-UPS COMMISSIONED AND INSTALLED ON 10/23/18

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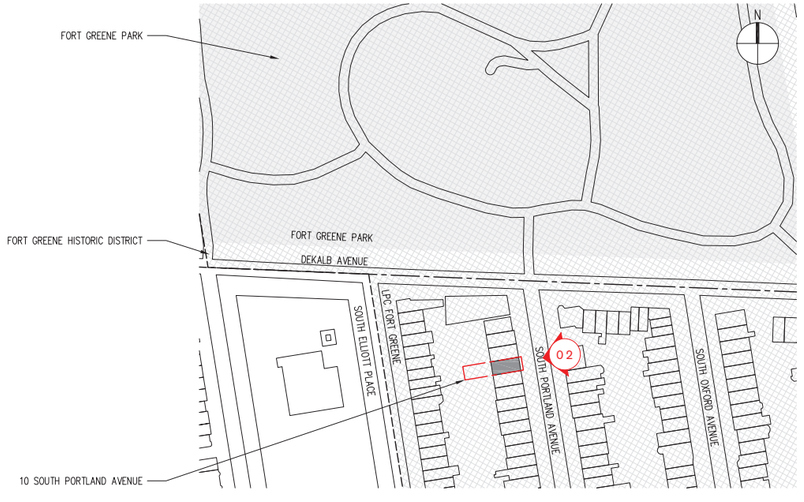
ROOF MOCK-UPS

A-212.00

No. 16 No. 14 No. 12 **No. 10** No. 8 No. 6

02 STREET FACADE AT SOUTH PORTLAND AVENUE WITH MOCK-UPS IN PLACE



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AS NOTED

STREET FACADE: MOCK-UPS IN PLACE

A-213.00

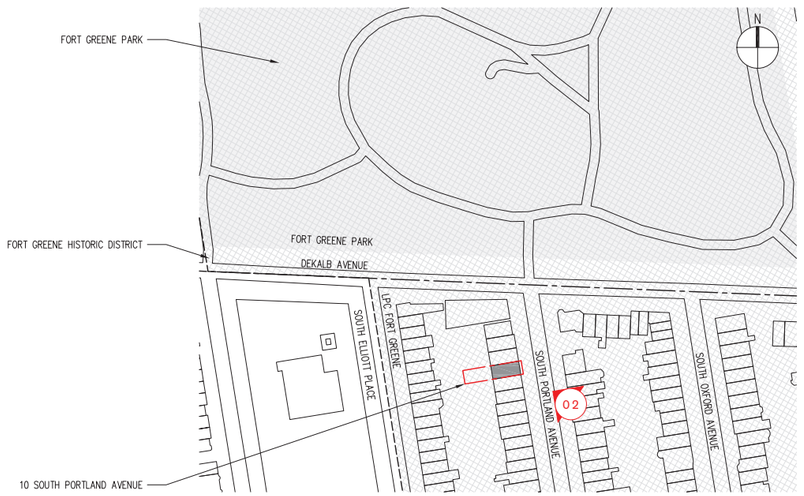
EXISTING TERRA COTTA PARTY WALL CAP

NEIGHBORING CHIMNEY AND PARTY WALL

03 DETAIL OF IMAGE 02 USING CAMERA ZOOM LENS

No. 10

02 STREET FACADE AT SOUTH PORTLAND AVENUE WITH MOCK-UPS IN PLACE, LOOKING NORTH



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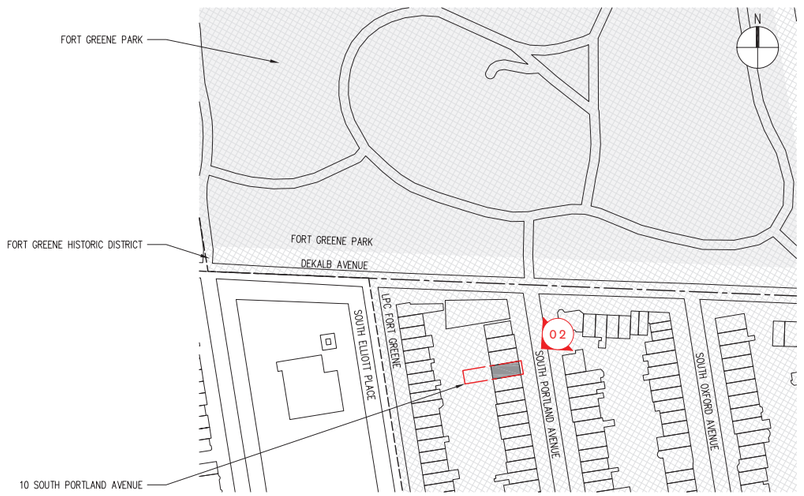
STREET FACADE: MOCK-UPS IN PLACE

A-214.00

03 DETAIL OF IMAGE 02 USING CAMERA ZOOM LENS

No. 10

02 STREET FACADE AT SOUTH PORTLAND AVENUE WITH MOCK-UPS IN PLACE, LOOKING NORTH



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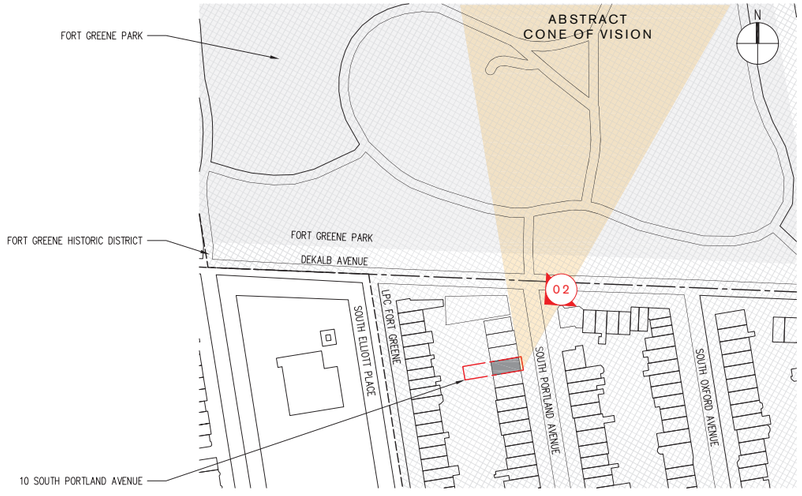
STREET FACADE: MOCK-UPS IN PLACE

A-215.00

02 DETAIL OF IMAGE EXISTING SKYLIGHTS WITHOUT MOCK-UPS USING CAMERA ZOOM LENS



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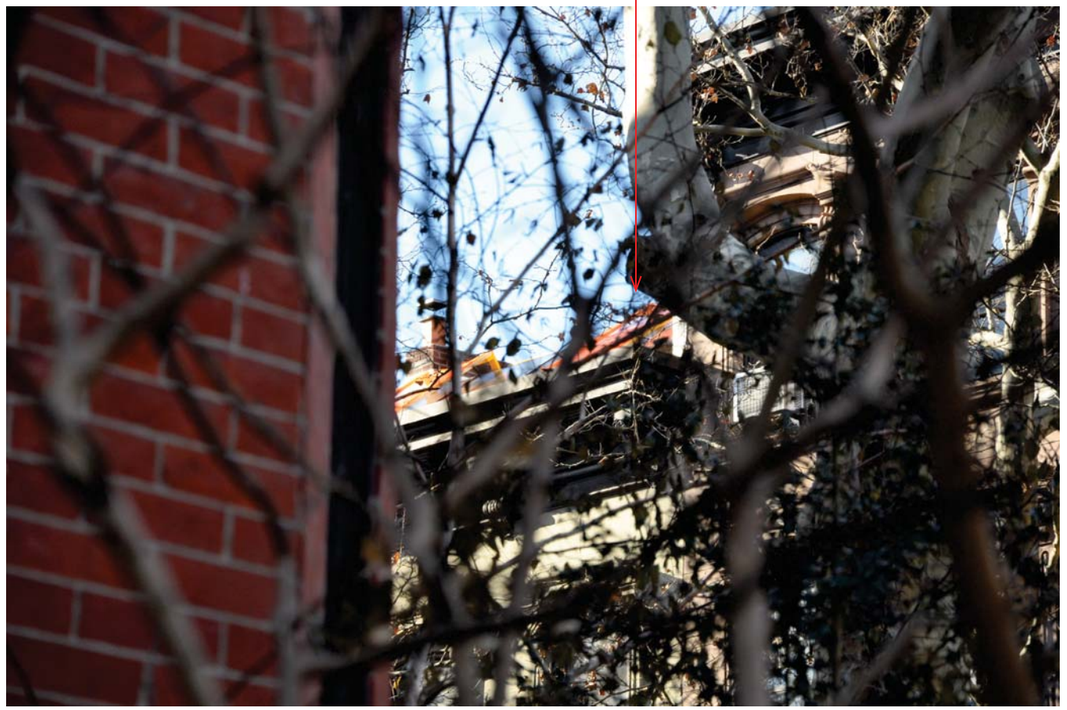
SKYLIGHT VISIBILITY: EXISTING CONDITIONS W/O MOCK-UPS

A-216.00

MOCK-UPS FOR PROPOSED
SKYLIGHTS AT EXISTING

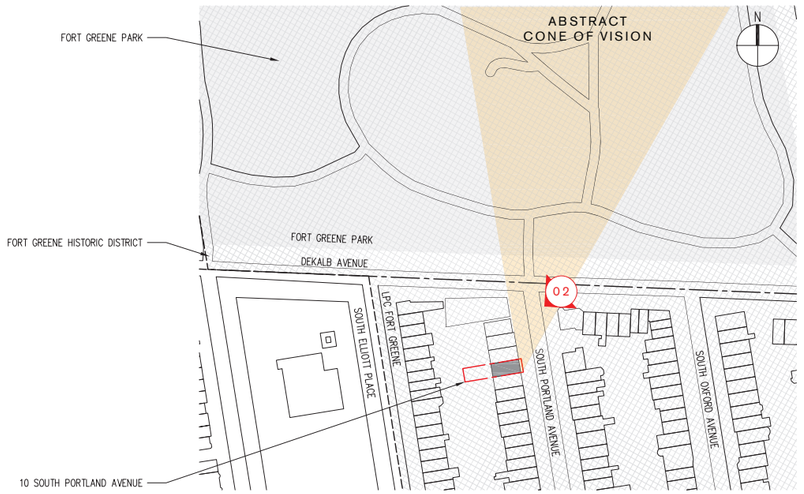


03 DETAIL OF IMAGE 02 USING CAMERA ZOOM LENS

EXISTING SKYLIGHTS ARE VISIBLE, NEW
SKYLIGHTS ARE PROPOSED AT EXISTING

No. 10

02 FRONT FACADE AT SOUTH PORTLAND & DEKALB AVENUES WITH MOCK-UPS IN PLACE



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48 DOUGLASS STREET #1
BROOKLYN, NY 11231

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10 SPA TOWNHOUSE
10 SOUTH PORTLAND AVE
BROOKLYN, NEW YORK 11217

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SCALE
AS NOTED

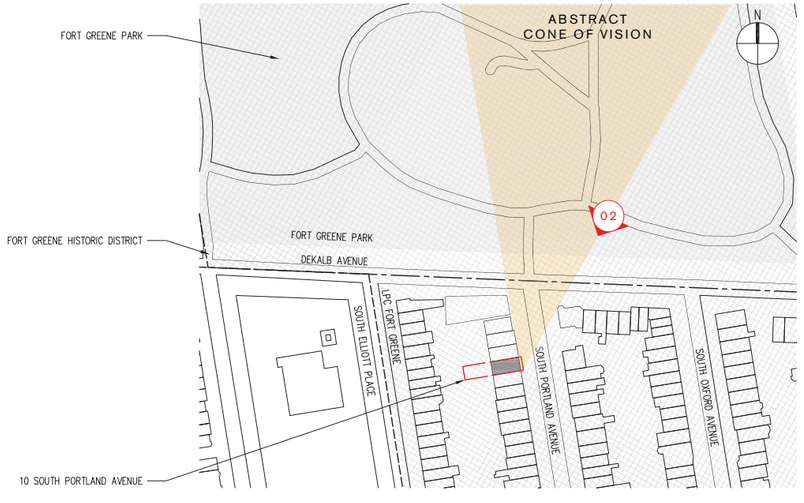
**SKYLIGHT VISIBILITY:
WITH MOCK-UPS**

A-217.00

EXISTING SKYLIGHTS ARE VISIBLE

No. 10

02 EXISTING SKYLIGHTS WITHOUT MOCK-UPS USING CAMERA ZOOM LENS



01 LOCATION MAP

DESIGNER
OLIVER FREUNDLICH DESIGN
94 PRINCE STREET 2ND FLOOR
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212-584-5660 WWW.OLIVERFREUNDLICH.COM

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68 3RD STREET UNIT 237
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SKYLIGHT VISIBILITY: EXISTING CONDITIONS FROM FORT GREENE PARK, W/O MOCK-UPS

A-218.00

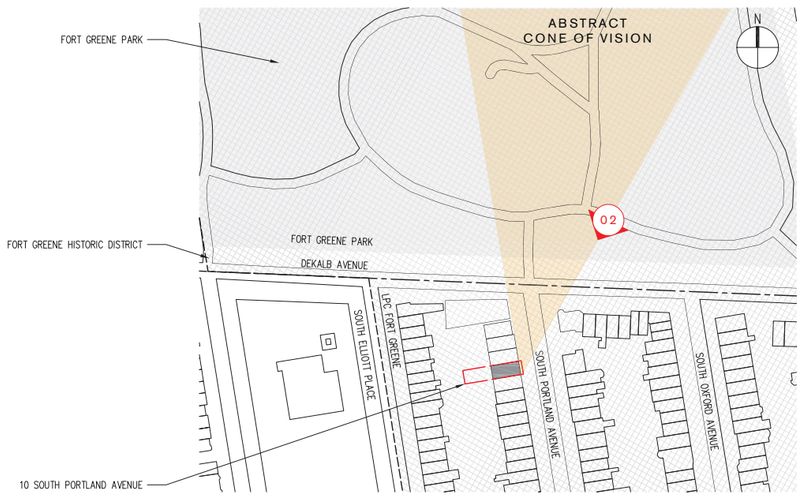
MOCK-UPS FOR PROPOSED
SKYLIGHTS AT EXISTING

03 DETAIL OF IMAGE 02 USING CAMERA ZOOM LENS

EXISTING SKYLIGHTS ARE VISIBLE, NEW
SKYLIGHTS ARE PROPOSED AT EXISTING

No. 10

02 FRONT FACADE FROM FORT GREENE PARK WITH MOCK-UPS IN PLACE



01 LOCATION MAP

DESIGNER
OLIVER
FREUNDLICH
DESIGN

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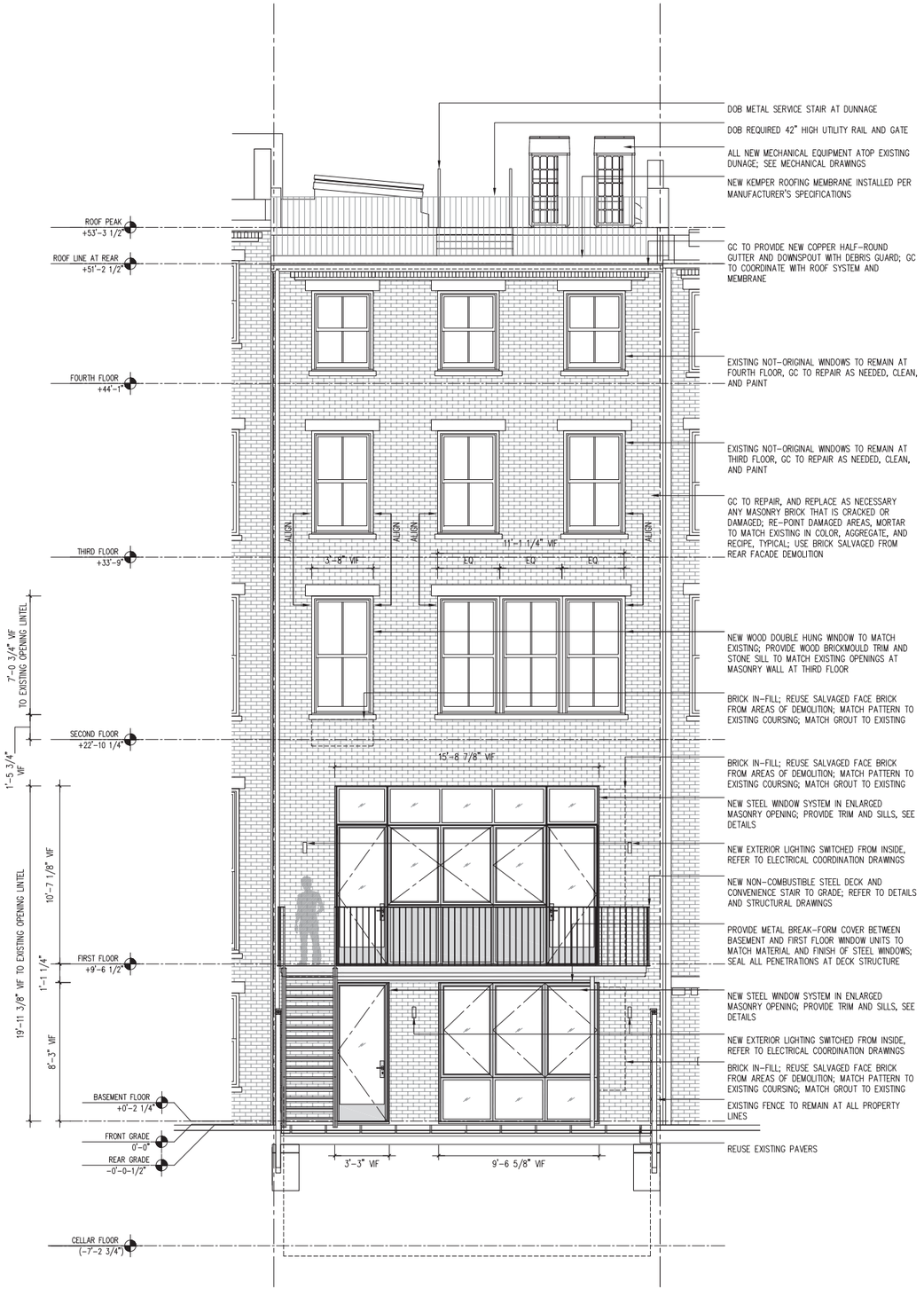
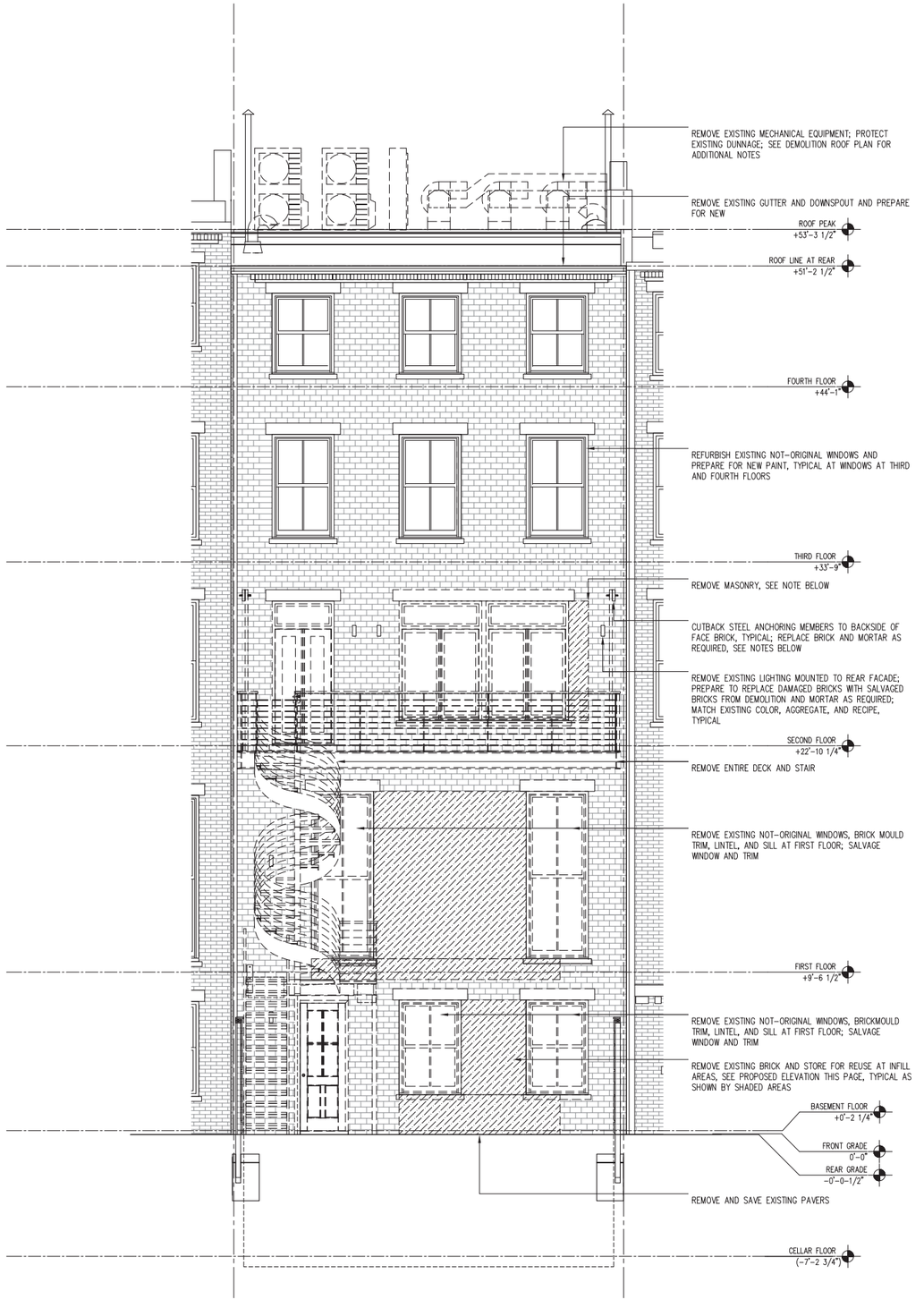
SKYLIGHT VISIBILITY:
FROM FORT GREENE PARK
WITH MOCK-UPS IN PLACE

A-219.00



02 A201 ELEVATION: PROPOSED REAR FACADE
SCALE: 1/4" = 1'-0" AT ARCHD



01 A201 ELEVATION: EXISTING & DEMOLITION REAR FACADE
SCALE: 1/4" = 1'-0" AT ARCHD

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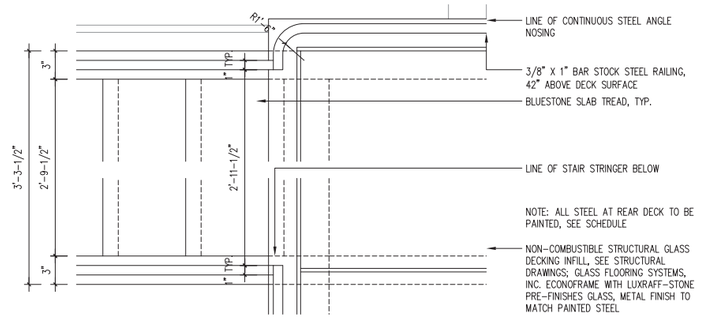
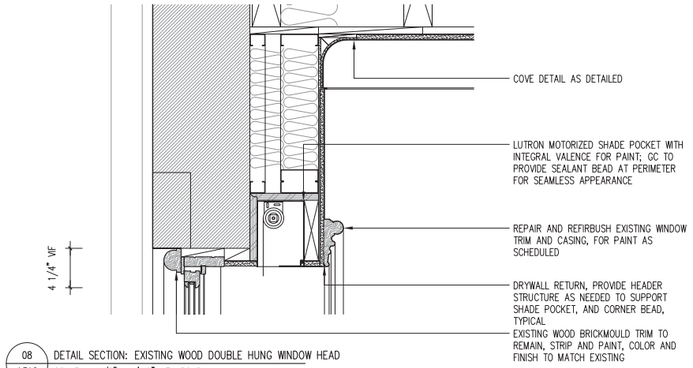
EXTERIOR ELEVATION: REAR FACADE

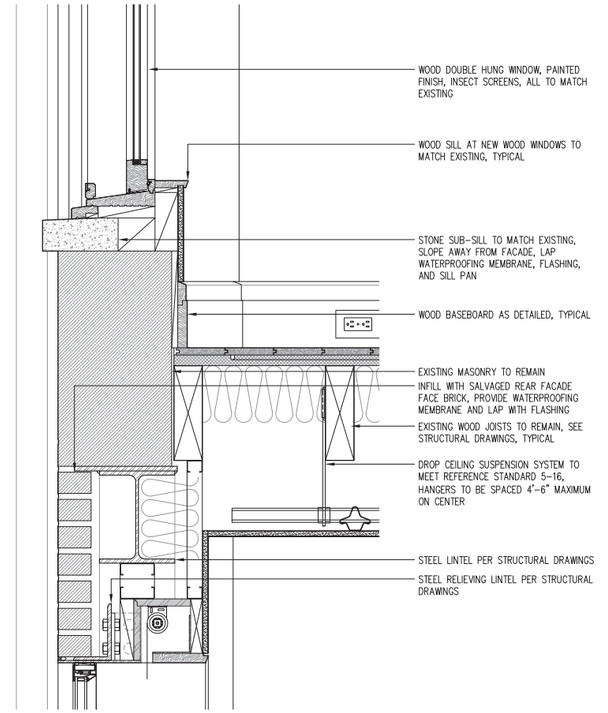
A-220.00



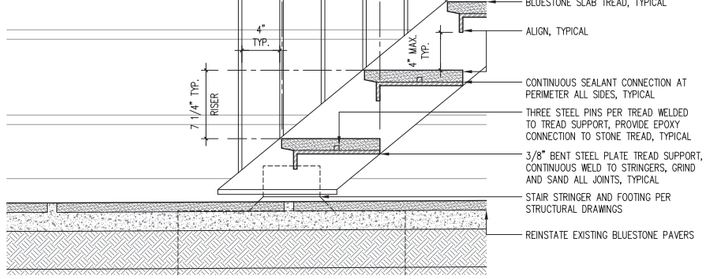
09 A310 DETAIL PLAN: EXTERIOR REAR DECK CORNER
SCALE: 1-1/2" = 1'-0" AT ARCHD



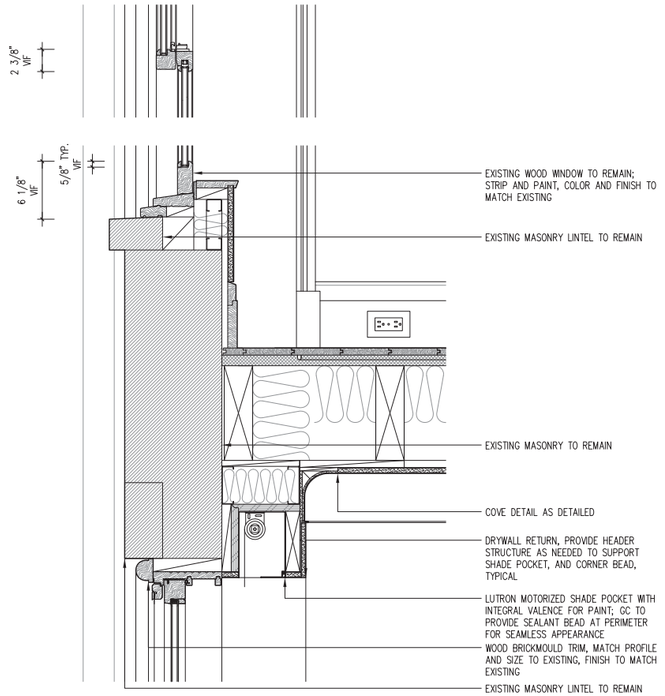
08 A310 DETAIL SECTION: EXISTING WOOD DOUBLE HUNG WINDOW HEAD
SCALE: 1-1/2" = 1'-0" AT ARCHD



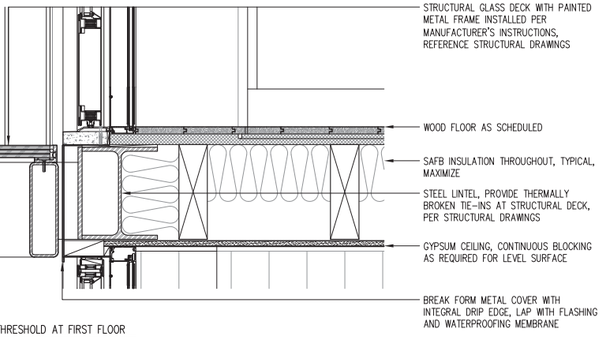
07 A310 DETAIL SECTION: DOOR HEAD AT FIRST FLOOR
SCALE: 1-1/2" = 1'-0" AT ARCHD



08 A310 DETAIL SECTION: EXTERIOR REAR STAIR AND DECK
SCALE: 1-1/2" = 1'-0" AT ARCHD

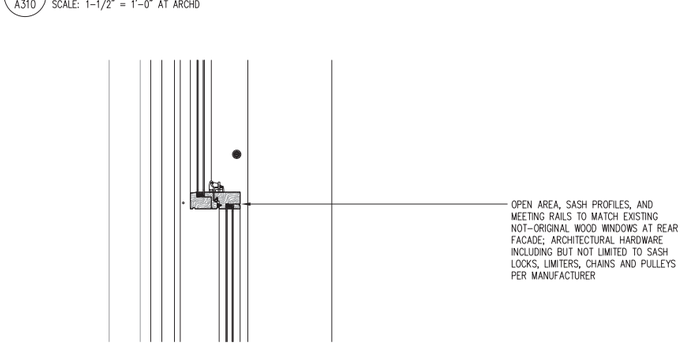


05 A310 DETAIL SECTION: NEW WOOD DOUBLE HUNG WINDOW HEAD & EXISTING WOOD DOUBLE HUNG SILL
SCALE: 1-1/2" = 1'-0" AT ARCHD

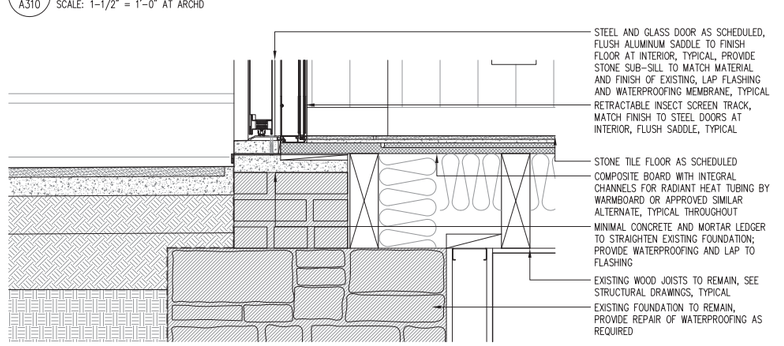


04 A310 DETAIL SECTION: DOOR THRESHOLD AT FIRST FLOOR
SCALE: 1-1/2" = 1'-0" AT ARCHD

07 A310 DETAIL SECTION: EXTERIOR REAR STAIR
SCALE: 1-1/2" = 1'-0" AT ARCHD



02 A310 DETAIL SECTION: TYPICAL NEW WOOD DOUBLE HUNG WINDOW
SCALE: 1-1/2" = 1'-0" AT ARCHD



01 A310 DETAIL SECTION: DOOR THRESHOLD AT BASEMENT
SCALE: 1-1/2" = 1'-0" AT ARCHD

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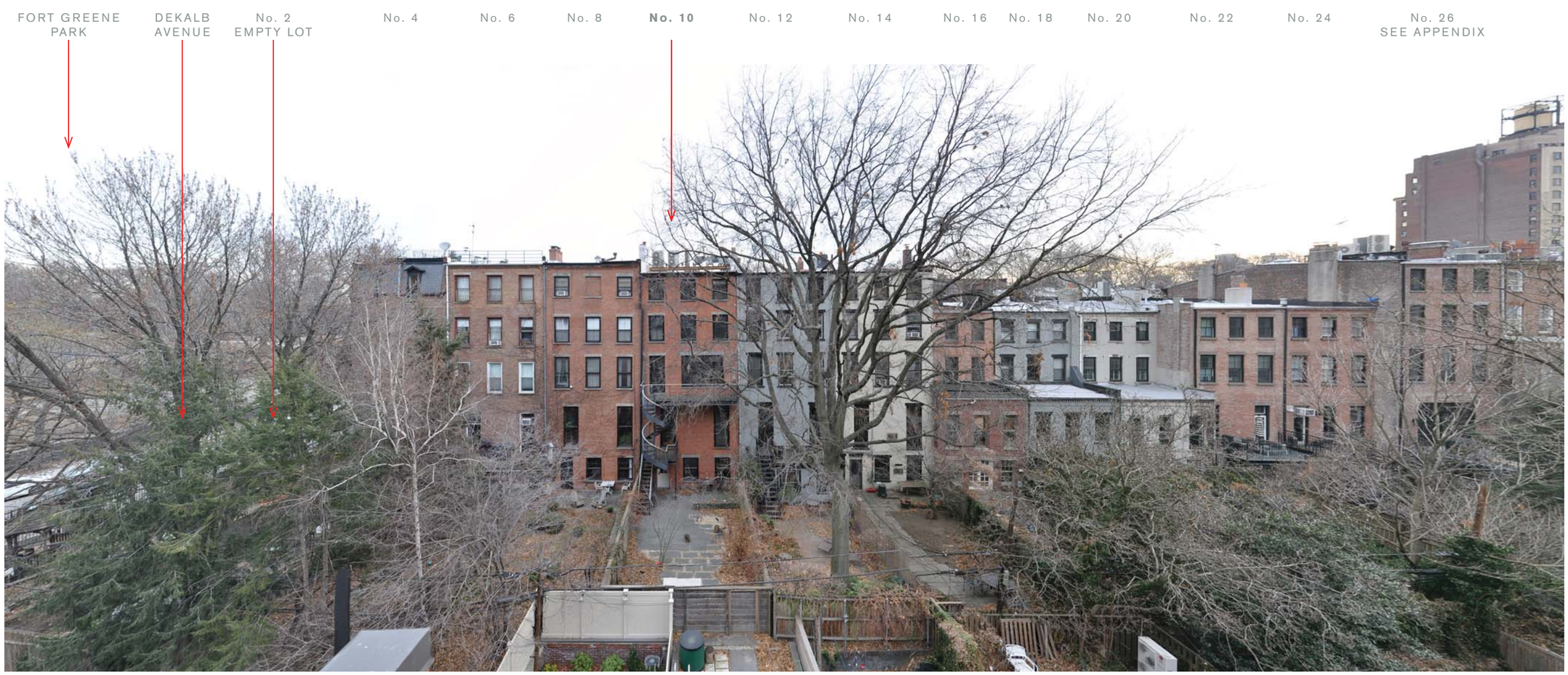
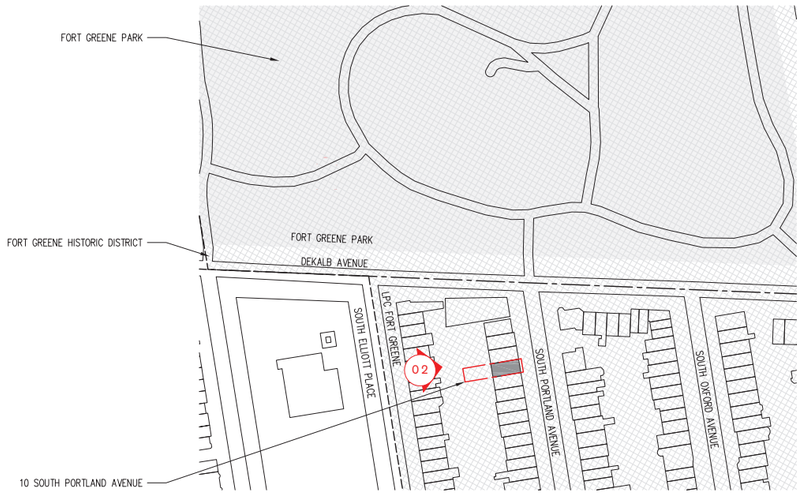
SCALE
AS NOTED

REAR FACADE AND DECK DETAILS

A-221.00



02 EXISTING REAR FACADE AT 10 SOUTH PORTLAND



01 LOCATION MAP

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10 SOUTH PORTLAND AVE
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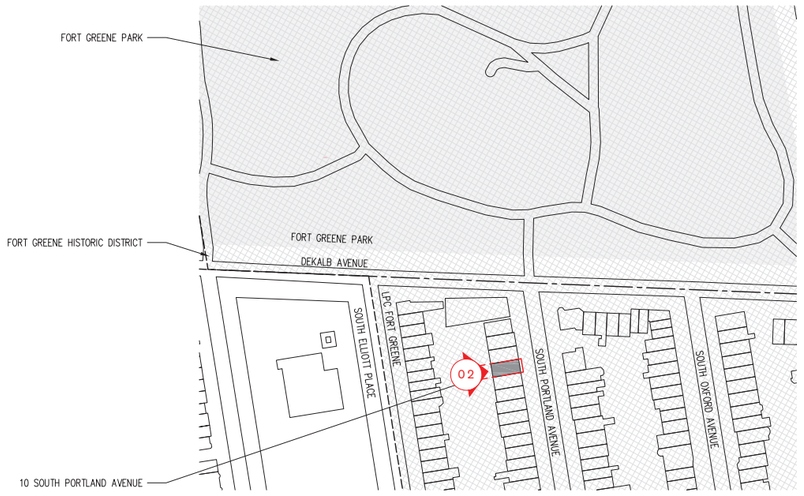
REAR FACADE: EXISTING CONTEXT

A-230.00

No. 4 No. 6 No. 8 **No. 10** No. 12 No. 14 No. 16 No. 18

02 EXISTING REAR FACADE FROM REAR YARD AT 10 SOUTH PORTLAND



01 LOCATION MAP

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REAR FACADE: EXISTING CONTEXT AT 10 S. PORTLAND

A-231.00

REAR DECKS AT 13 & 15
SOUTH ELLIOTT PLACE

REAR EXTENSION WITH DECK AT
17 SOUTH ELLIOTT PLACE

REAR EXTENSION WITH DECK AT
11 SOUTH ELLIOTT PLACE

02 INTERIOR BLOCK EXTENSIONS, DECKS, AND STAIRS, VIEW WEST

FORT GREENE PARK

FORT GREENE HISTORIC DISTRICT

10 SOUTH PORTLAND AVENUE
SHOWING PROPOSED REAR DECK AND STAIR

REAR EXTENSIONS, DECKS, AND STAIRS
ARE A COMMON COMPONENT OF THE
INTERIOR OF THE BLOCK

26 SOUTH PORTLAND AVENUE
SEE APPENDIX

DISTANCE FROM 10 SOUTH PORTLAND TOO
GREAT TO PERFORM A VISUAL INSPECTION
OF INTERIOR OF BLOCK FOR REAR
EXTENSIONS, DECKS, AND STAIRS

01 MAP SHOWING INTERIOR BLOCK EXTENSIONS, DECK, AND STAIRS

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FREUNDLICH
DESIGN

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REAR FACADE: EXISTING CONTEXT - EXTENSIONS AND DECKS

A-232.00

REAR EXTENSION WITH DECK AT
12 SOUTH PORTLAND AVENUE

ADDITIONAL REAR EXTENSIONS
AND DECKS FARTHER AWAY

SEE PREVIOUS SHEET FOR
SOUTH ELLIOTT PLACE
EXTENSIONS AND DECKS

02 INTERIOR BLOCK EXTENSIONS, DECKS, AND STAIRS, VIEW SOUTH WEST

FORT GREENE PARK

FORT GREENE HISTORIC DISTRICT

10 SOUTH PORTLAND AVENUE
SHOWING PROPOSED REAR DECK AND STAIR

REAR EXTENSIONS, DECKS, AND STAIRS
ARE A COMMON COMPONENT OF THE
INTERIOR OF THE BLOCK

26 SOUTH PORTLAND AVENUE
SEE APPENDIX

DISTANCE FROM 10 SOUTH PORTLAND TOO
GREAT TO PERFORM A VISUAL INSPECTION
OF INTERIOR OF BLOCK FOR REAR
EXTENSIONS, DECKS, AND STAIRS

01 MAP SHOWING INTERIOR BLOCK EXTENSIONS, DECK, AND STAIRS

DESIGNER
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FREUNDLICH
DESIGN

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NEW YORK, NY 10012
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REAR FACADE: EXISTING CONTEXT - EXTENSIONS AND DECKS CONTINUED I

A-233.00

REAR DECK AT
4 SOUTH PORTLAND AVENUE

REAR EXTENSION WITH DECK AT
6 SOUTH PORTLAND AVENUE

02 INTERIOR BLOCK EXTENSIONS, DECKS, AND STAIRS, VIEW NORTH WEST

FORT GREENE PARK

FORT GREENE HISTORIC DISTRICT

10 SOUTH PORTLAND AVENUE
SHOWING PROPOSED REAR DECK AND STAIR

REAR EXTENSIONS, DECKS, AND STAIRS
ARE A COMMON COMPONENT OF THE
INTERIOR OF THE BLOCK

26 SOUTH PORTLAND AVENUE
SEE APPENDIX

DISTANCE FROM 10 SOUTH PORTLAND TOO
GREAT TO PERFORM A VISUAL INSPECTION
OF INTERIOR OF BLOCK FOR REAR
EXTENSIONS, DECKS, AND STAIRS

01 MAP SHOWING INTERIOR BLOCK EXTENSIONS, DECK, AND STAIRS

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REAR FACADE: EXISTING CONTEXT - EXTENSIONS AND DECKS CONTINUED II

A-234.00

MOCK-UP OF DOB REQUIRED
GUARD RAIL, EXISTING
CHIMNEY IS BEYOND

03 DETAIL OF IMAGE 02 USING CAMERA ZOOM LENS

No. 10

02 REAR FACADE FROM DEKALB AVENUE WITH MOCK-UPS IN PLACE

MOCK-UPS FOR MECHANICAL EQUIPMENT AND
DOB REQUIRED GUARDRAIL ARE PARTIALLY
VISIBLE

01 LOCATION MAP

DESIGNER
OLIVER
FREUNDLICH
DESIGN

94 PRINCE STREET 2ND FLOOR
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2018 DECEMBER 11

SCALE
AS NOTED

REAR FACADE VISIBILITY:
MOCK-UPS IN PLACE

A-235.00

MOCK-UP OF MECHANICAL EQUIPMENT

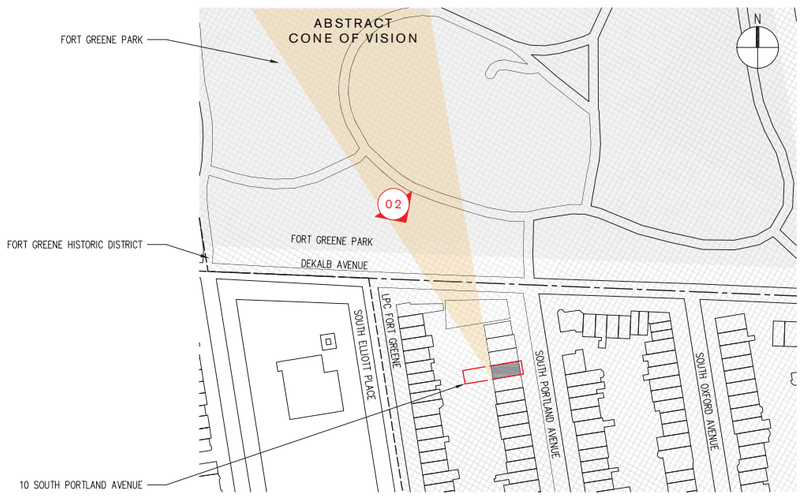
MOCK-UP OF DOB REQUIRED GUARD RAIL, EXISTING CHIMNEY IS BEYOND

03 DETAIL OF IMAGE 02 USING CAMERA ZOOM LENS

No. 10

02 REAR FACADE FROM FORT GREENE PARK WITH MOCK-UPS IN PLACE

MOCK-UPS FOR MECHANICAL EQUIPMENT AND DOB REQUIRED GUARDRAIL ARE PARTIALLY VISIBLE



01 LOCATION MAP

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OLIVER FREUNDLICH DESIGN
94 PRINCE STREET 2ND FLOOR
NEW YORK, NY 10012
212-584-5660 WWW.OLIVERFREUNDLICH.COM

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BROOKLYN, NY 11231

SEAL

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10 SOUTH PORTLAND AVE
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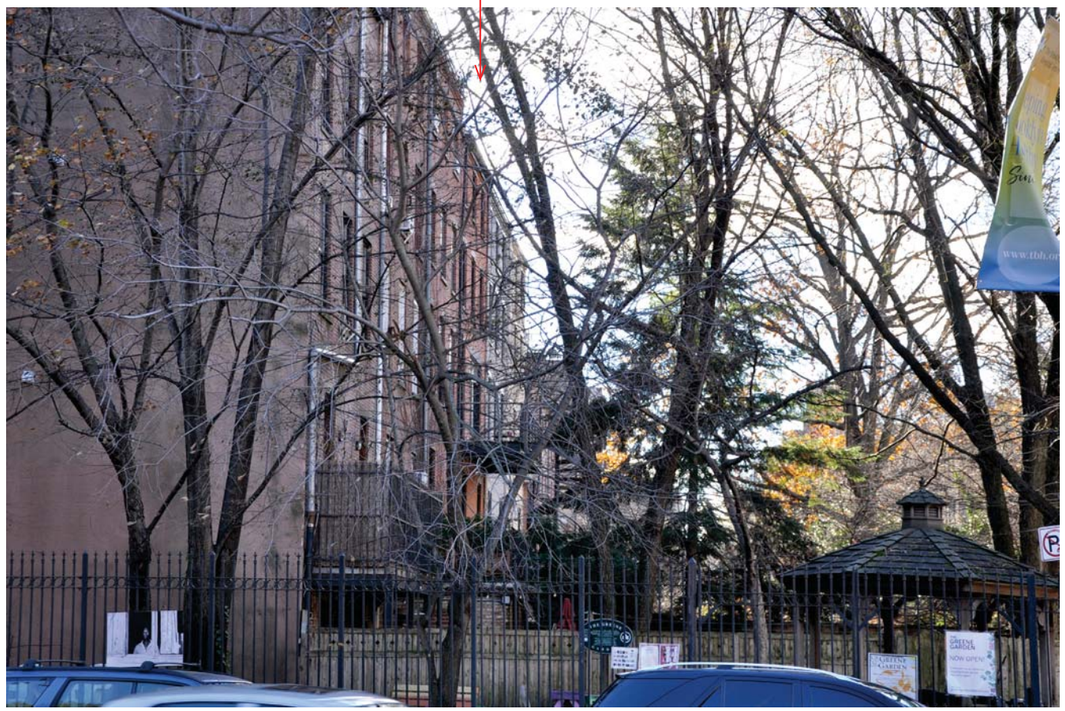
SCALE
AS NOTED

REAR FACADE VISIBILITY: FROM FORT GREENE PARK WITH MOCK-UPS IN PLACE

A-236.00

No. 10



03 DETAIL OF IMAGE 02 USING CAMERA ZOOM LENS

No. 10

02 REAR FACADE FROM DEKALB AVENUE

01 LOCATION MAP

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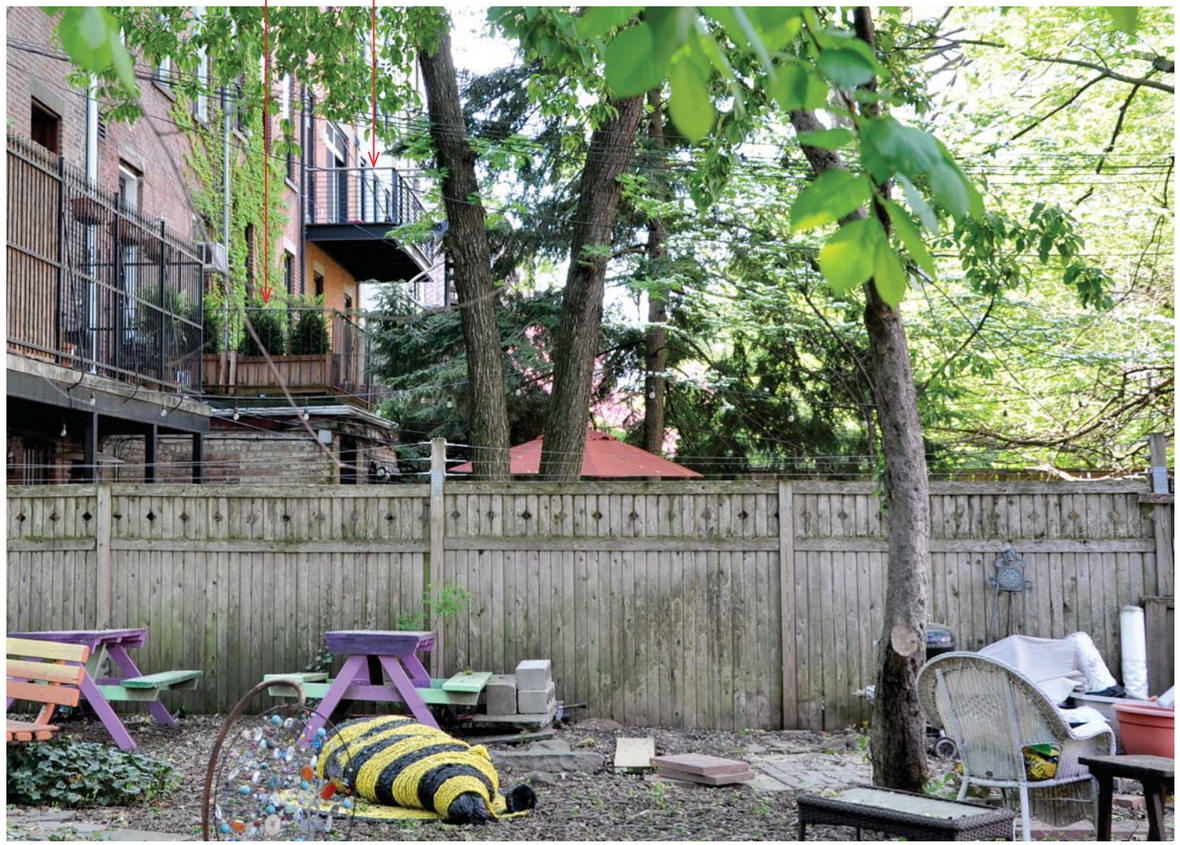
REAR FACADE VISIBILITY: FROM DEKALB AVENUE WITH MOCK-UPS IN PLACE

A-237.00

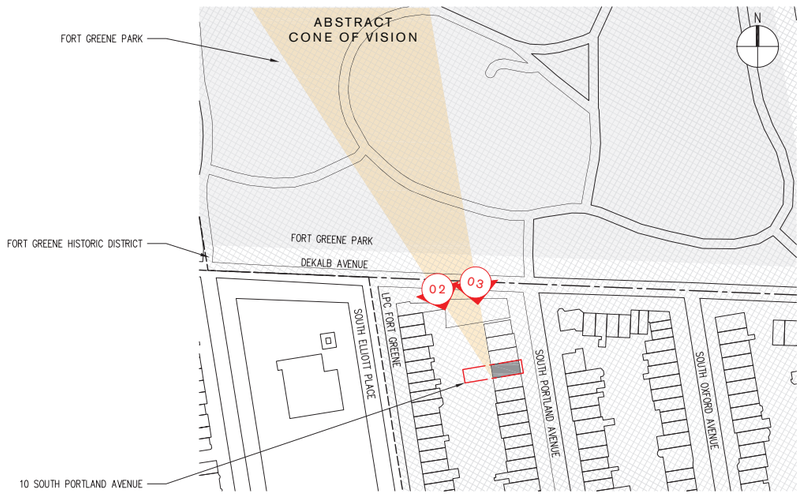
DECK AND REAR EXTENSION AT
8 SOUTH PORTLAND AVENUE

EXISTING REAR DECK AND SPIRAL STAIR
AT 10 SOUTH PORTLAND AVENUE

03 PHOTOGRAPHIC VIEW AT SPRING SEASON FROM DEKALB AVENUE TOWARDS
10 SOUTH PORTLAND AVENUE AT COMMUNITY GARDEN



02 PHOTOGRAPHIC VIEW AT SPRING SEASON FROM DEKALB AVENUE TOWARDS
10 SOUTH PORTLAND AVENUE AT COMMUNITY GARDEN



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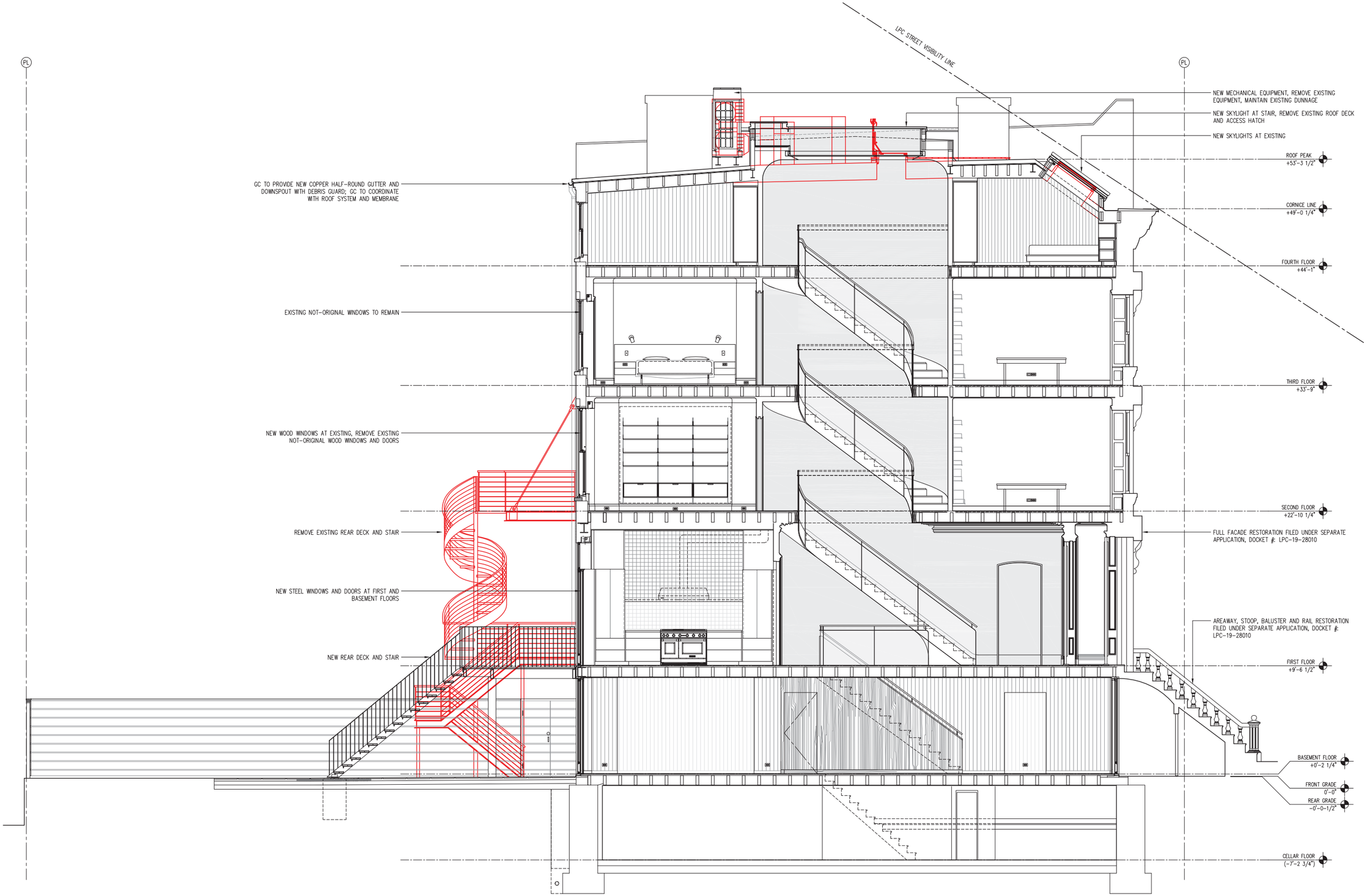
REAR FACADE VISIBILITY: FROM DEKALB AVENUE AT COMMUNITY GARDEN

A-238.00



LEGEND

EXISTING ELEMENTS SLATED FOR REMOVAL

01 / A300 BUILDING SECTION: NORTH AT STAIR HALL
SCALE: 1/4" = 1'-0" AT ARCHD

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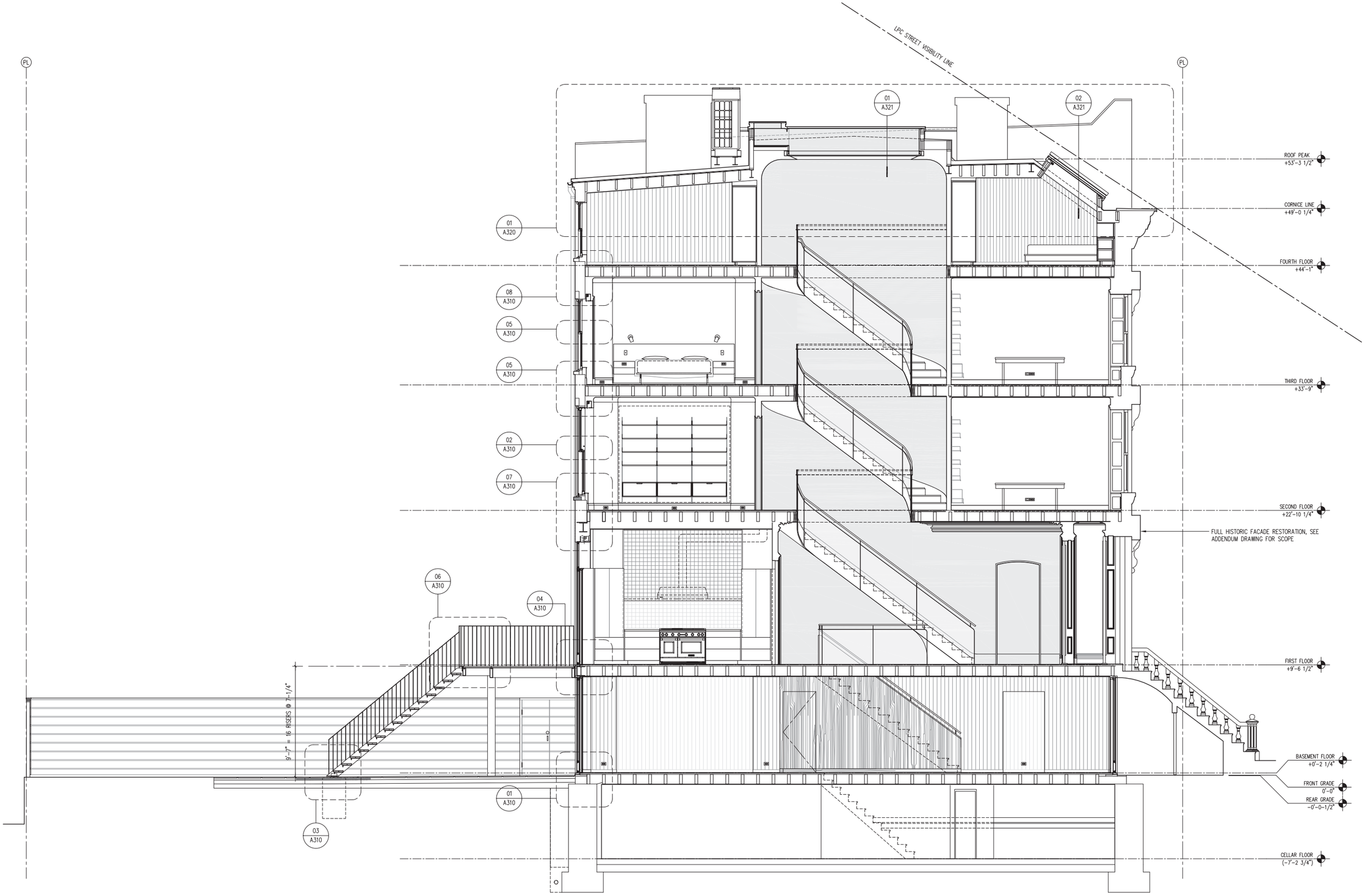
SCALE
AS NOTED

PROPOSED SECTION: OVER-LAY OF EXISTING ELEMENTS SLATED FOR REMOVAL

A-240.00



01 / A301 BUILDING SECTION: NORTH AT STAIR HALL
SCALE: 1/4" = 1'-0" AT ARCHD

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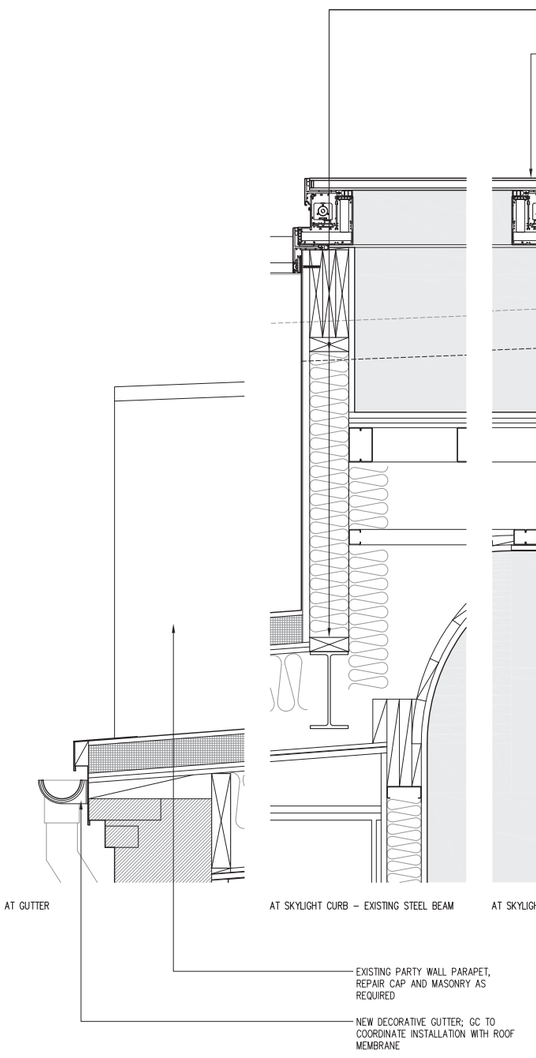
SCALE
AS NOTED

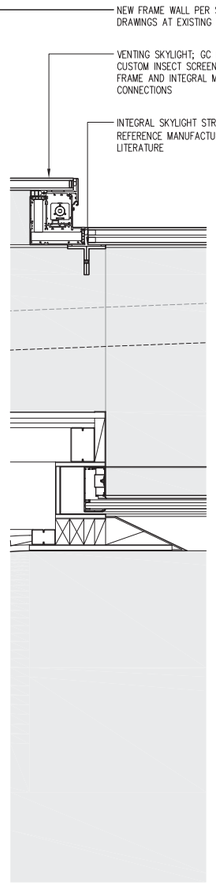
PROPOSED SECTION

A-241.00



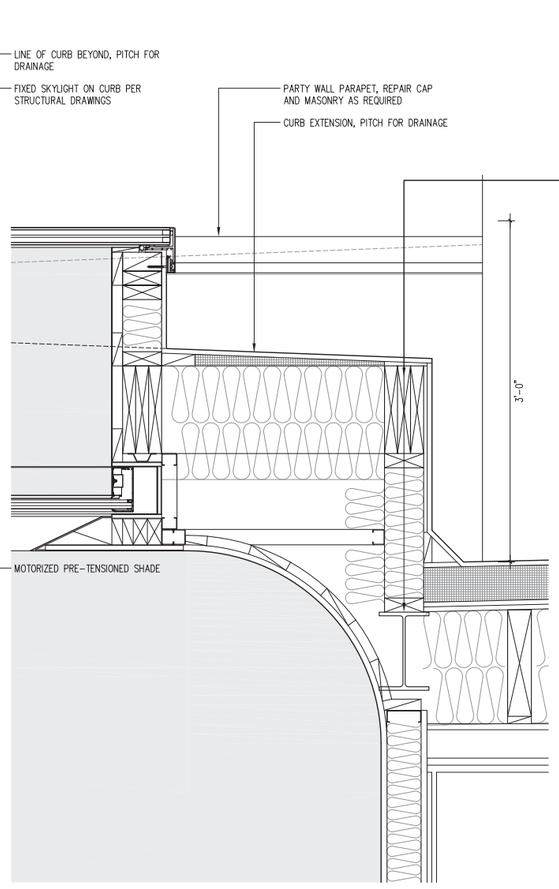
AT GUTTER

AT SKYLIGHT CURB – EXISTING STEEL BEAM

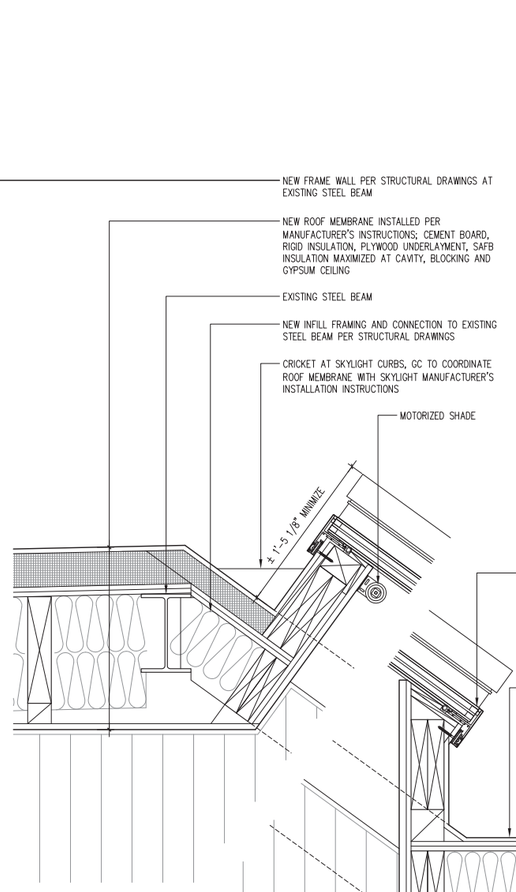


AT SKYLIGHT VENTILATED – FIXED

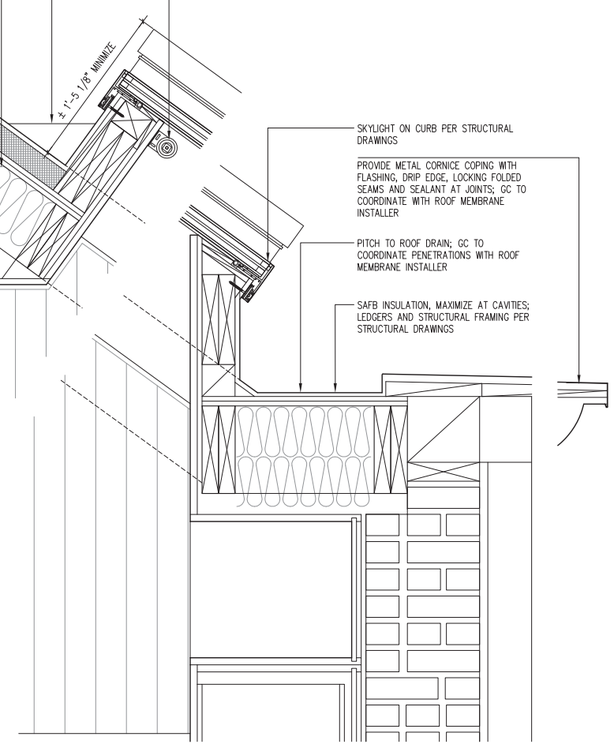
AT SKYLIGHT FIXED



AT SKYLIGHT CURB – EXISTING STEEL BEAM



AT EXISTING STEEL BEAM – CURB



AT SKYLIGHT CURB – CORNICE

AT CORNICE

01 / A320 DETAIL SECTION: ROOF AND SKYLIGHTS FACING NORTH
SCALE: 1-1/2" = 1'-0" AT ARCHD

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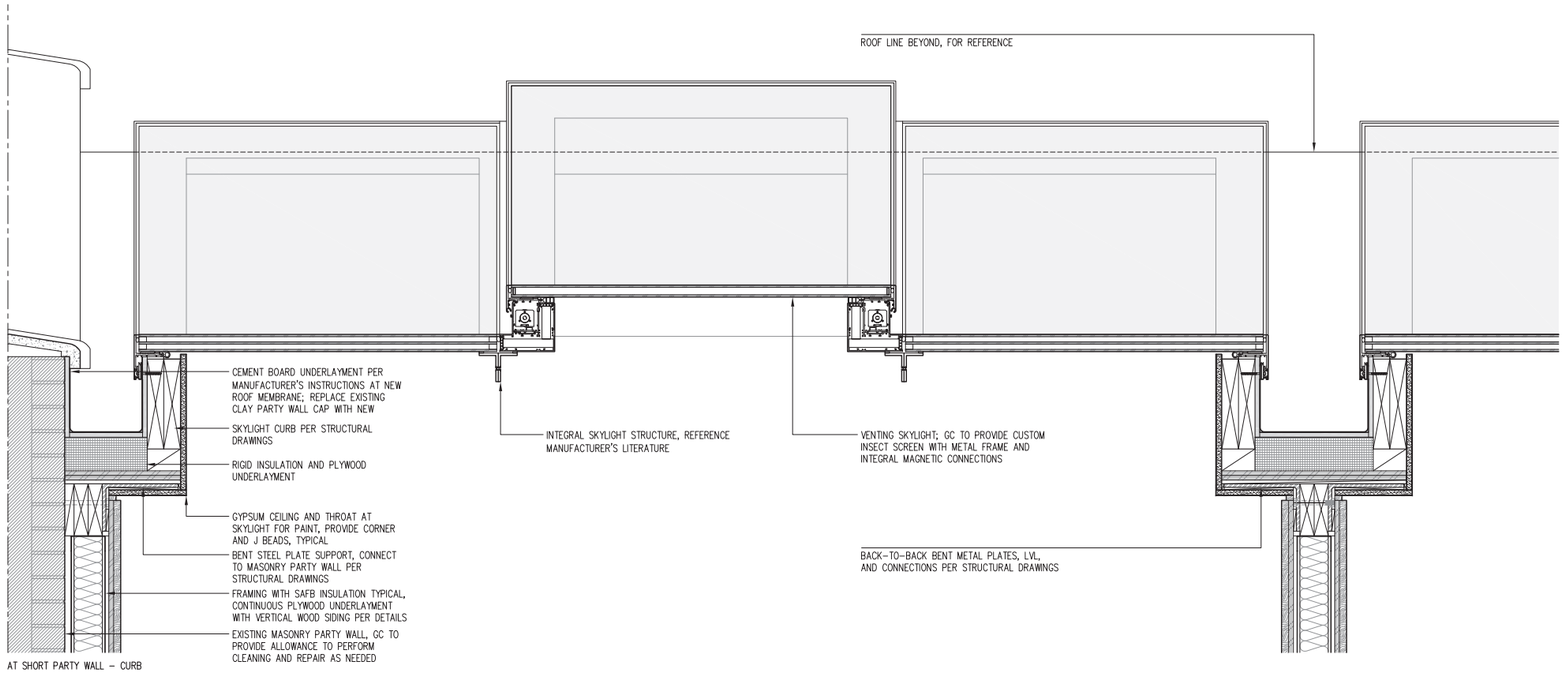
SCALE
AS NOTED

DETAIL SECTION: EAST TO WEST AT SKYLIGHTS

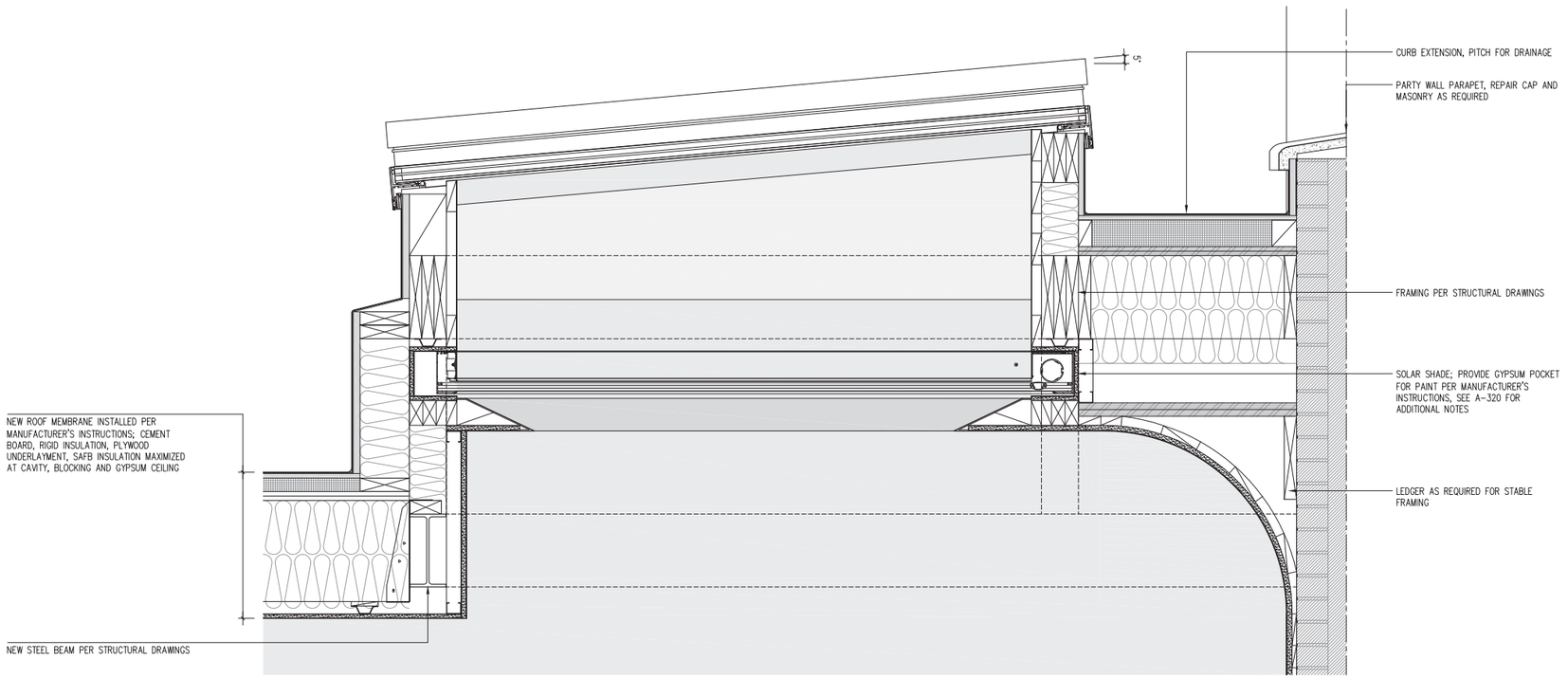
A-242.00



AT SHORT PARTY WALL – CURB

AT SKYLIGHT CURB – TALL PARTY WALL

02 / A321 DETAIL SECTION: SKLYIGHT 51 AND 52 FACING WEST
SCALE: 1-1/2" = 1'-0" AT ARCHD



01 / A321 DETAIL SECTION: SKYLIGHT 50 FACING WEST
SCALE: 1-1/2" = 1'-0" AT ARCHD

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DETAIL SECTION: NORTH TO SOUTH AT SKYLIGHTS

A-243.00

MOCK UP OF PROPOSAL

PREVIOUS RENOVATION CIRA 2008 REMOVED THE EXISTING DORMER AND EXTENDED THE ROOF. THIS FOUND PRESENTATION IMAGE SHOWS WHAT APPEARS TO BE A ROOF MOCK-UP AT 10 SOUTH PORTLAND AVENUE. SKYLIGHTS AT THE ROOF INFILL WERE ADDED DURING THE 2008 RENOVATION, WHILE THE DECK RAILING WAS OMITTED OR HAS SINCE BEEN REMOVED.

THE PROPOSED WORK INCLUDED IN THIS APPLICATION IS TO REPLACE THE EXISTING SKYLIGHTS WITH NEW.

02 FOUND PRESENTATION IMAGE OF ROOF MOCK-UP, CIRCA 2008, FROM PREVIOUS RENOVATION

01 EXISTING BIRDSEYE VIEW OF SOUTH PORTLAND AND DEKALB AVENUES

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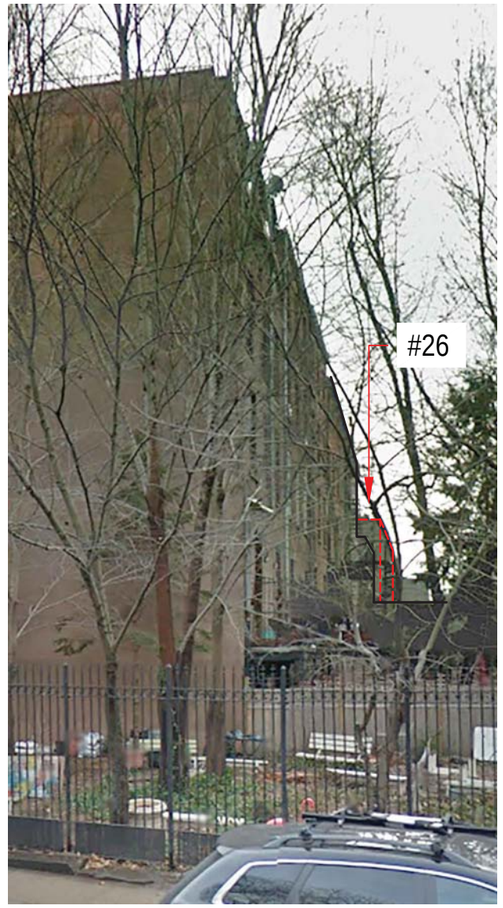
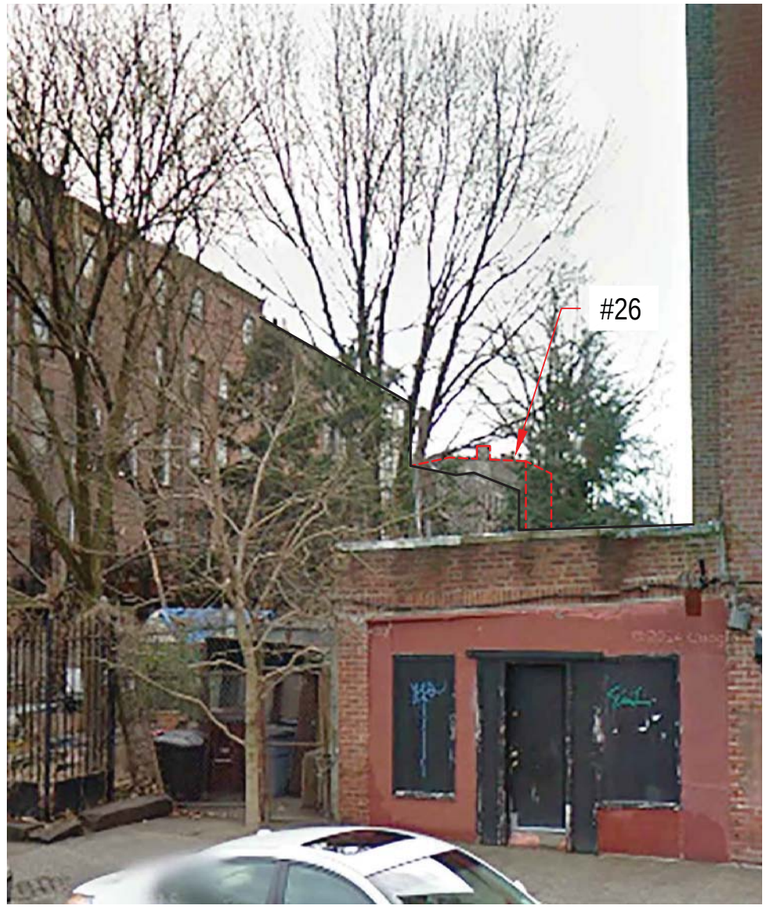
APPENDIX:
PREVIOUS RENOVATION WORK TO ROOF

APPX-001.00

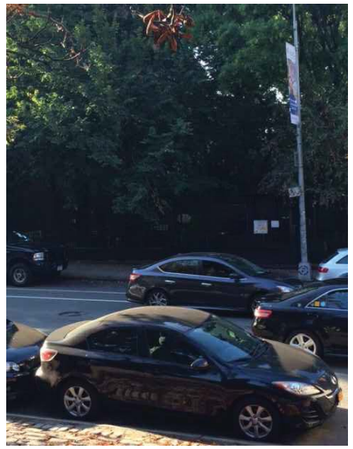
1 VIEW FROM S. PORTLAND
DORMER NOT VISIBLE



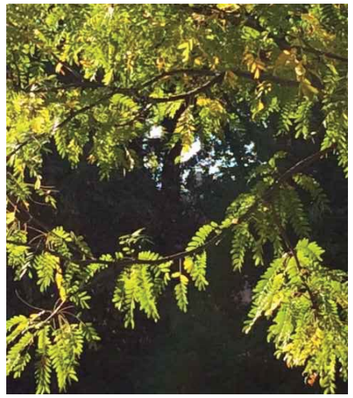
2 VIEW TOWARDS 26 S. PORTLAND FROM DEKALB AVE.
WINTER



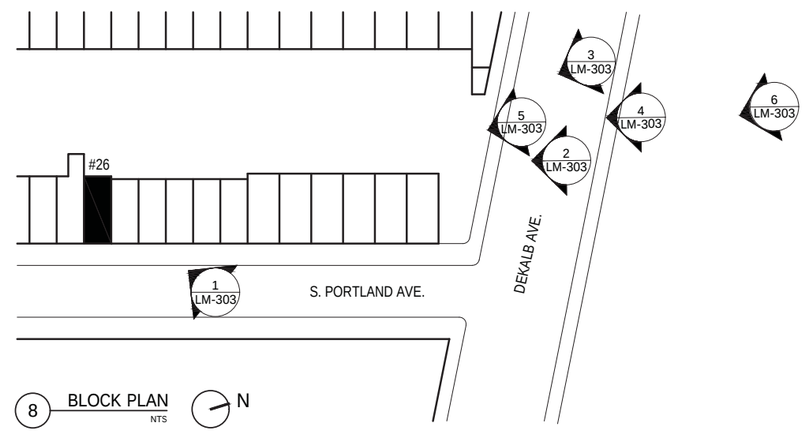
3 VIEW TOWARDS 26 S. PORTLAND FROM DEKALB AVE.
WINTER



4 VIEW FROM DEKALB AVE.
SUMMER

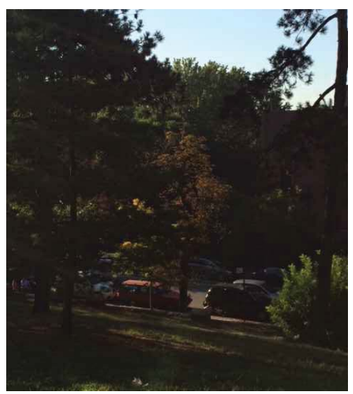


5 VIEW FROM DEKALB AVE.
SUMMER



8 BLOCK PLAN
NTS

7 VIEW OF REAR FACADE OF S. PORTLAND AVE FROM WEST



6 VIEW FROM FT. GREENE PARK
SUMMER

SOURCE: "RENOVATION OF 26 SOUTH PORTLAND AVENUE BROOKLYN, NEW YORK 11217."
THE OFFICIAL WEBSITE OF THE CITY OF NEW YORK, 25 SEPT. 2015,
WWW.NYC.GOV/HTML/LPC/DOWNLOADS/PDF/PRESENTATION-MATERIALS/10.13.2015/26_S_PORTLAND_LPC_17-2243.PDF.
PRESENTED TO LANDMARKS PRESERVATION COMMISSION (DOCKET #: 17-2243), BEN HERZOG ARCHITECT, PC

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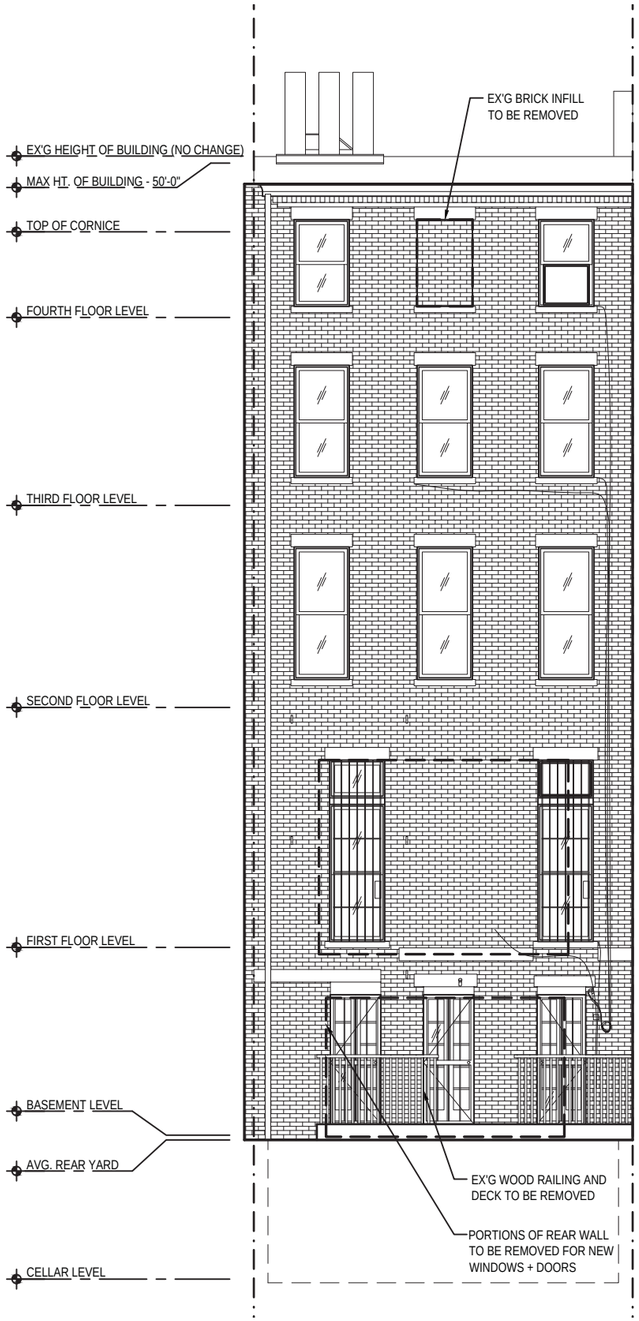
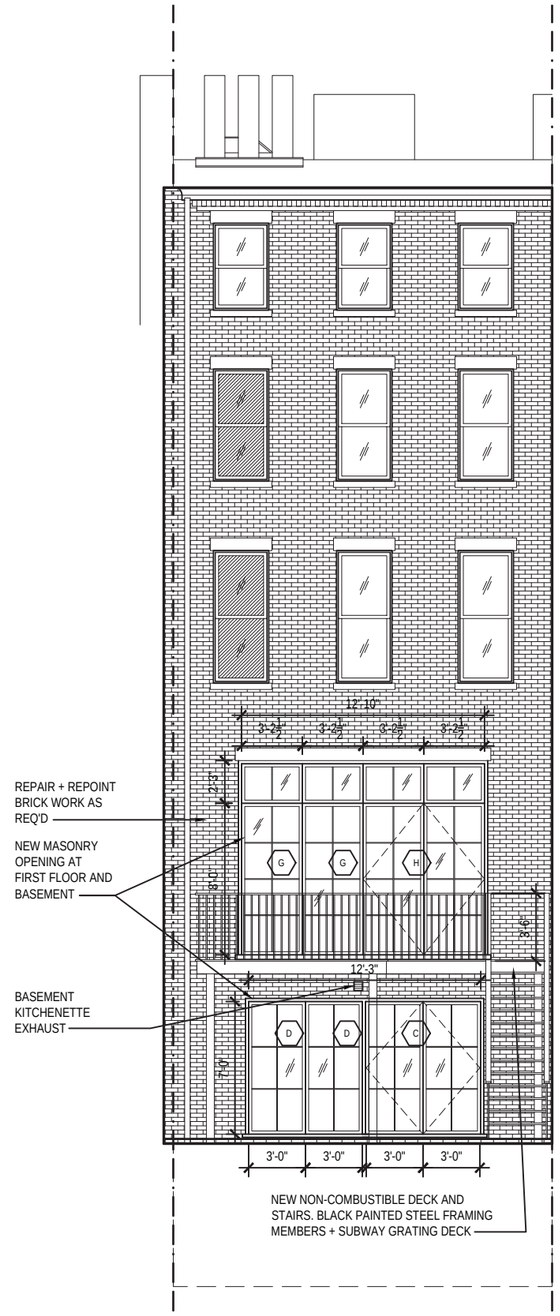
APPENDIX:
PRECEDENT WORK AT 26 SOUTH PORTLAND AVENUE

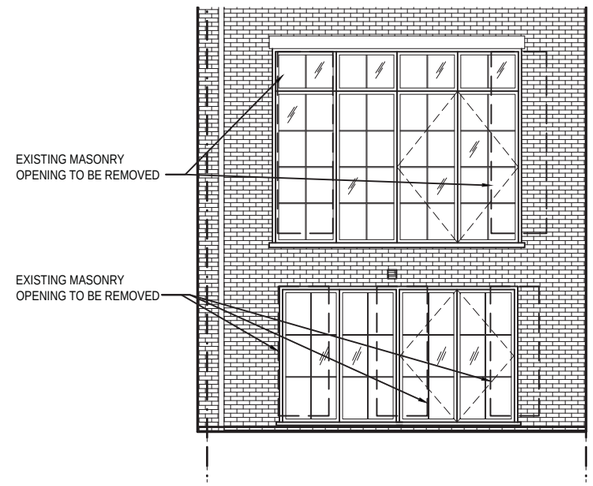
APPX-010.00



1 REAR FACADE - EXISTING
1/8" = 1'-0"



2 REAR FACADE - PROPOSED
1/8" = 1'-0"



4 REAR FACADE - PROPOSED (SHOWN W/O DECK)
1/8" = 1'-0"

SOURCE: "RENOVATION OF 26 SOUTH PORTLAND AVENUE BROOKLYN, NEW YORK 11217."
THE OFFICIAL WEBSITE OF THE CITY OF NEW YORK, 25 SEPT. 2015,
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347.247.0680 WWW.OFFICEFORTYONE.COM

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ARCHITECT OF RECORD
ARCHITECTURE DURUSOY
48 DOUGLASS STREET #1
BROOKLYN, NY 11231

SEAL

10 SPA TOWNHOUSE
10 SOUTH PORTLAND AVE
BROOKLYN, NEW YORK 11217

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2018 DECEMBER 11

SCALE
AS NOTED

APPENDIX:
PRECEDENT WORK AT 26 SOUTH PORTLAND AVENUE

APPX-011.00

GENERAL NOTES

1. ALL BUILDING CODE REFERENCES ARE TO THE NYC 1968 BUILDING CODE.
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (AC), ASC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION C26-106.2.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
6. CONTRACTORS SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES, AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
7. CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
9. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS.
   - 9.A. IT SHALL HAVE BEEN ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD, OR SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER, OR
   - 9.C. APPROVED BY THE BOARD OF STANDARDS AND APPEALS (C26-106.2)
10. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION.
11. ALL MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
    - 11.A. IT SHALL CONFORM WITH NFBU "FIRE RESISTANCE RATINGS - DECEMBER 1964", OR
    - 11.B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM 3-119-1961M "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER, OR
    - 11.C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.

TENANT SAFETY NOTES

PER THE 2016 NYC BUILDING CODE
SECTION AC 28-104.8.4

THE BUILDING CONTAINS 9 DWELLING UNITS.

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:

1. EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
3. HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL, AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.

3.1 THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.

4. COMPLIANCE WITH HOUSING STANDARDS: THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
5. STRUCTURAL SAFETY: NO STRUCTURAL WORK MAY BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. NOISE RESTRICTIONS: WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED TO PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.
7. SUPPLY OF ELECTRICITY, GAS, WATER OR OTHER UTILITIES ARE NOT TO BE INTERRUPTED.
8. BUILDING SECURITY IS TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.
9. ALL PLUMBING WORK TO BE DONE BY LICENSED PLUMBERS.
10. ALL ELECTRICAL WORK TO BE DONE BY LICENSED ELECTRICIANS.
11. ALL WELDING WORK IS TO BE DONE BY WELDERS LICENSED IN NEW YORK CITY.

PROGRESS INSPECTIONS

1. FINAL INSPECTION PER 28-116.2.4.2, BC 109.5, DIRECTIVE 14 OF 1975, RCNY 101-10.

SPECIAL INSPECTIONS

1. MASONRY, BC 1704.5

   NOT REQUIRED

   THE STRUCTURE IS NOT CLASSIFIED AS STRUCTURAL OCCUPANCY TYPE IV (BC TABLE 1604.5) AND THE MASONRY IS EMPIRICALLY DESIGNED PER CHAPTERS 5 OF TMS 402/ ACI 530/ ASCE 5. ACCORDINGLY, PER BC1704.5 SPECIAL INSPECTIONS FOR STRUCTURAL MASONRY ARE NOT REQUIRED.

2. STRUCTURAL STABILITY - EXISTING BUILDINGS, BC 1704.20.1

   NOT REQUIRED

   THE WORK SPECIFIED DOES NOT INCLUDE ALTERATIONS TO EXISTING STRUCTURES IN WHICH LOADS ARE TRANSFERRED FROM ONE STRUCTURAL SYSTEM TO ANOTHER AND DOES NOT DIMINISH THE STABILITY OR INTEGRITY OF THE BUILDINGS STRUCTURAL SYSTEM. AS SUCH, IN ACCORDANCE WITH BC SECTION 1704.20.1, THE SPECIAL INSPECTION FOR STRUCTURAL STABILITY - EXISTING BUILDING REQUIREMENT DOERS NOT APPLY.

NYC ENERGY CONSERVATION CODE NOTE

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS EXEMPT FROM THE NYCECC BECAUSE THE WORK IS AN ALTERATION OF A CONTRIBUTING BUILDING WITHIN A STATE AND/OR A NATIONAL HISTORIC BUILDING LOCATED IN THE FORT GREENE HISTORIC DISTRICT (NYCECC SECTION 101.4.2 HISTORIC BUILDINGS).

FEMA DECLARATION

THIS PROJECT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).

SAFETY NOTES

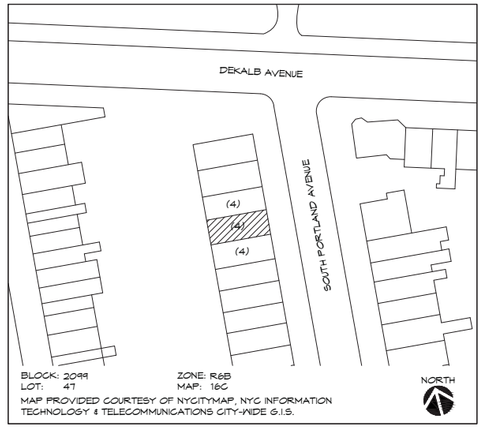
1. SIDEWALK PROTECTION:
   SIDEWALK PROTECTION WILL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, FILED UNDER A SEPARATE APPLICATION BY OTHERS.
2. SCAFFOLDING:
   ALL SCAFFOLDING TO BE PROVIDED BY OTHERS AND FILED UNDER A SEPARATE APPLICATION.
3. NETTING:
   ALL HUNG SCAFFOLDS WILL BE SUPPLIED WITH SAFETY NETTING, TO BE PROVIDED BY OTHERS.

PROPERTY INFORMATION

BOROUGH:	MANHATTAN
ADDRESS:	10 SOUTH PORTLAND AVENUE BROOKLYN, NY 11217
OWNER:	SOUTH OX LLC
OWNER ADDRESS:	10 SOUTH PORTLAND AVENUE BROOKLYN, NY 11217
LOT AREA:	1286 SQ. FT.
FRONTAGE:	23 FT.
LOT DEPTH:	100 FT.
YEAR BUILT:	1873

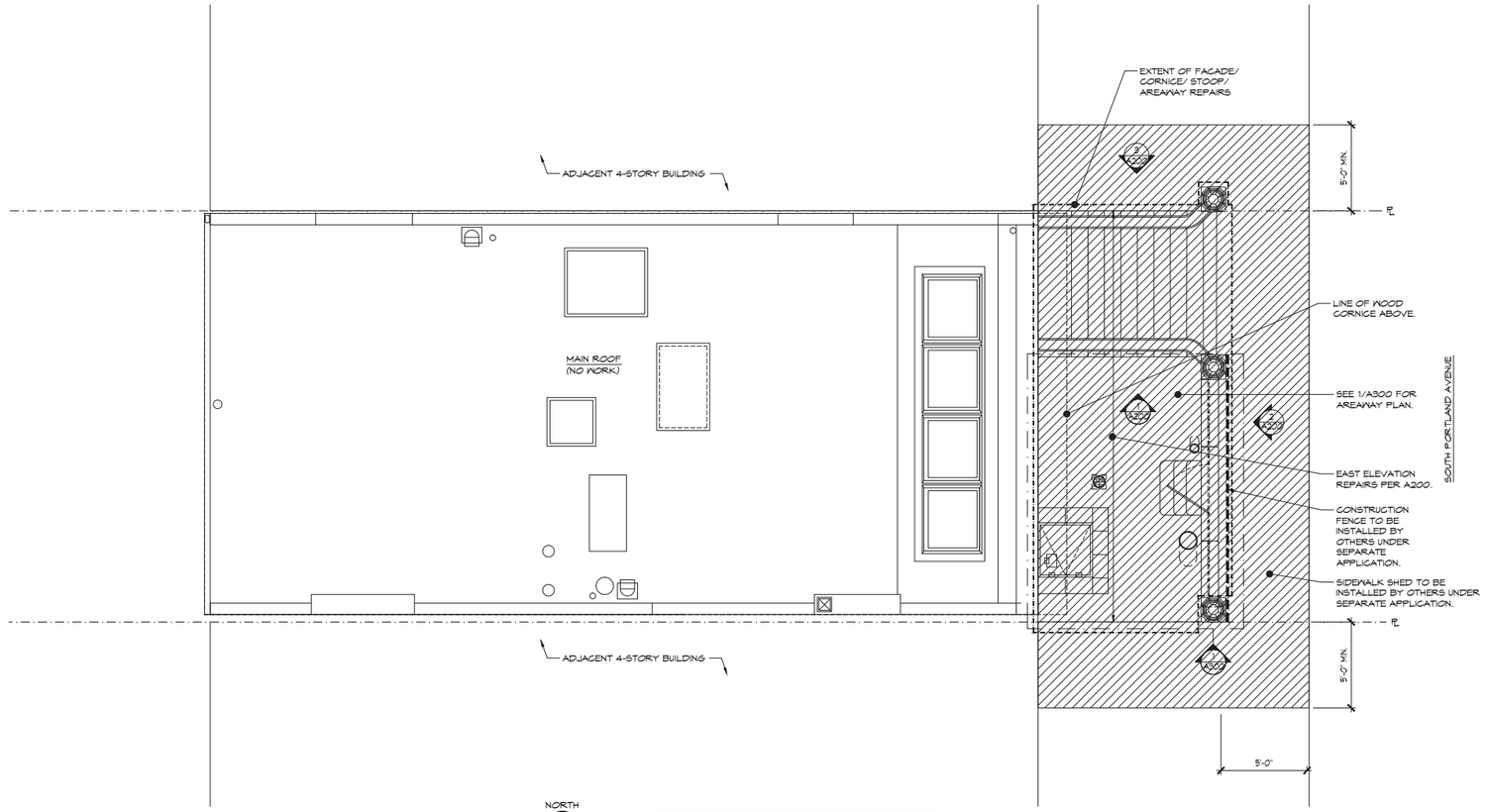
DRAWING INDEX

A100.00	DOB NOTES, PLOT PLAN, AND ROOF PLAN
A200.00	FACADE/ STOOP REPAIRS
A300.00	DETAILS



MAP PROVIDED COURTESY OF NYCITYMAP, NYC INFORMATION TECHNOLOGY & TELECOMMUNICATIONS CITY-WIDE G.I.S.

1 PLOT PLAN/LOT DIAGRAM
SCALE: 1/64" =1'-0"



2 ROOF PLAN
SCALE: 1/4" =1'-0"

GRAPHIC LEGEND
- SIDEWALK SHED
- X — WORK AREA DESIGNATION
- X — X1 / X2 — ELEVATION SHEET DESIGNATION

NOTE: SEE APPROVED FACADE WORK TO 10 SOUTH PORTLAND AVENUE FILED BY WALTER B. MELVIN ARCHITECTS: DOCKET #: LPC-19-28010

DESIGNER
OLIVER FREUNDLICH DESIGN
94 PRINCE STREET 2ND FLOOR
NEW YORK, NY 10012
212-584-5660 WWW.OLIVERFREUNDLICH.COM

OFFICEFORTYONE
68 3RD STREET UNIT 237
BROOKLYN, NY 11231
347.247.0680 WWW.OFFICEFORTYONE.COM

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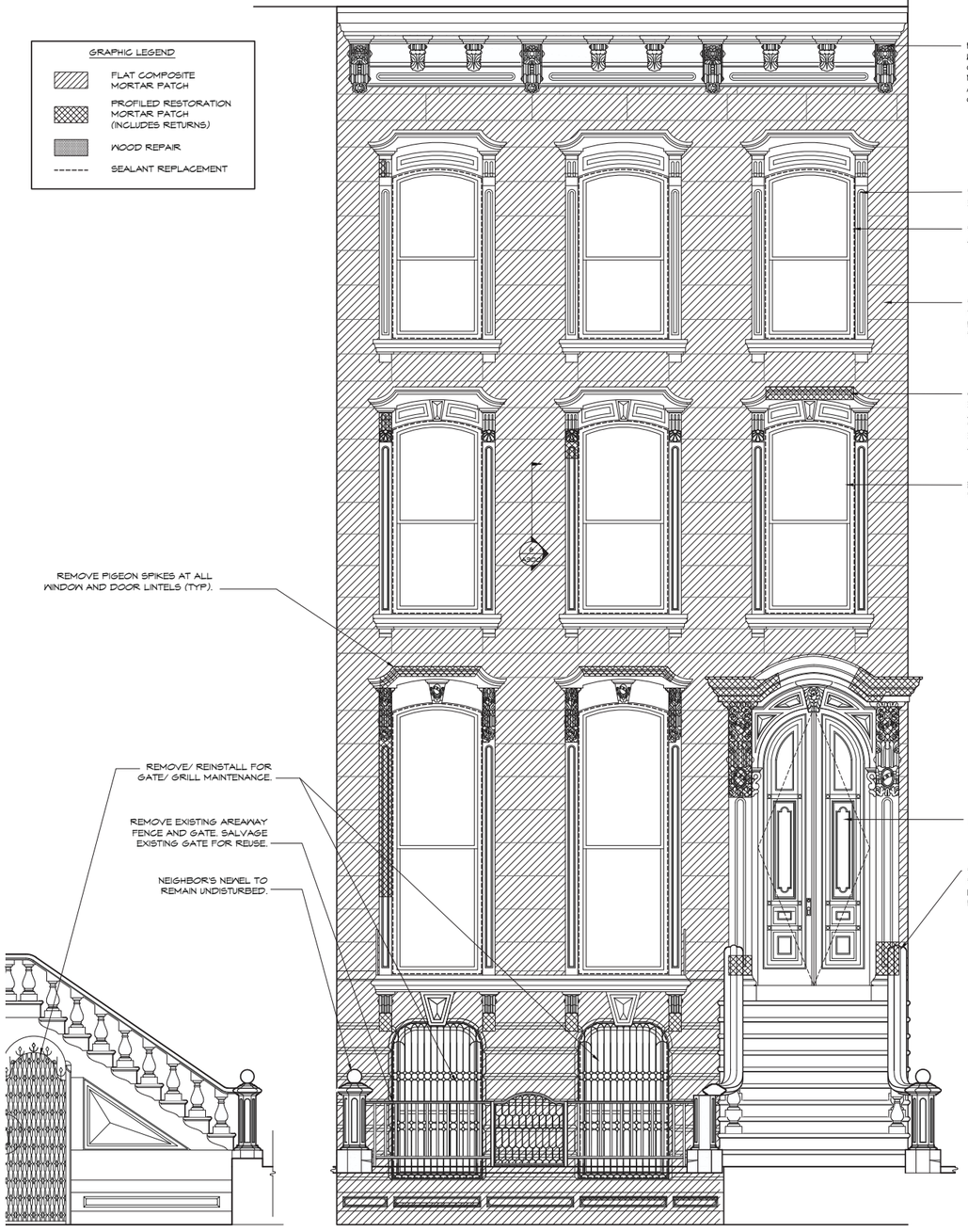
APPENDIX:
APPROVED STREET FACADE APPLICATION FOR 10 S. PORT.

APPX-020.00

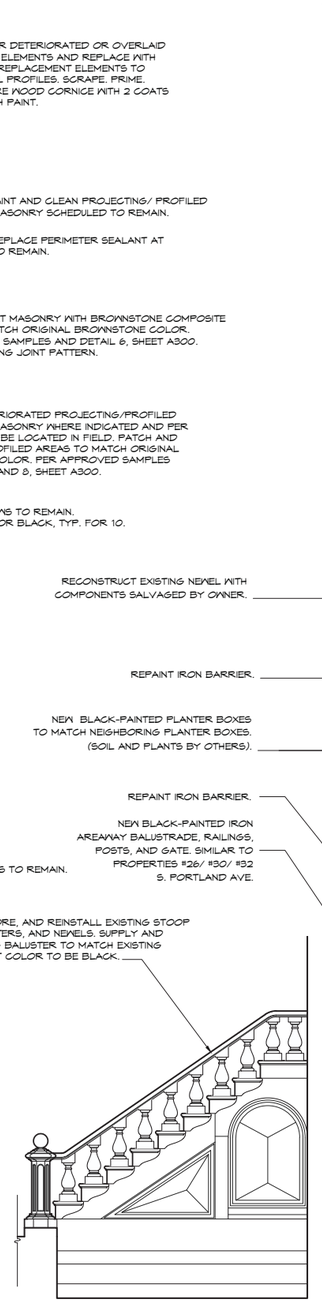
GRAPHIC LEGEND

- FLAT COMPOSITE MORTAR PATCH
- PROFILED RESTORATION MORTAR PATCH (INCLUDES RETURNS)
- WOOD REPAIR
- ------ SEALANT REPLACEMENT

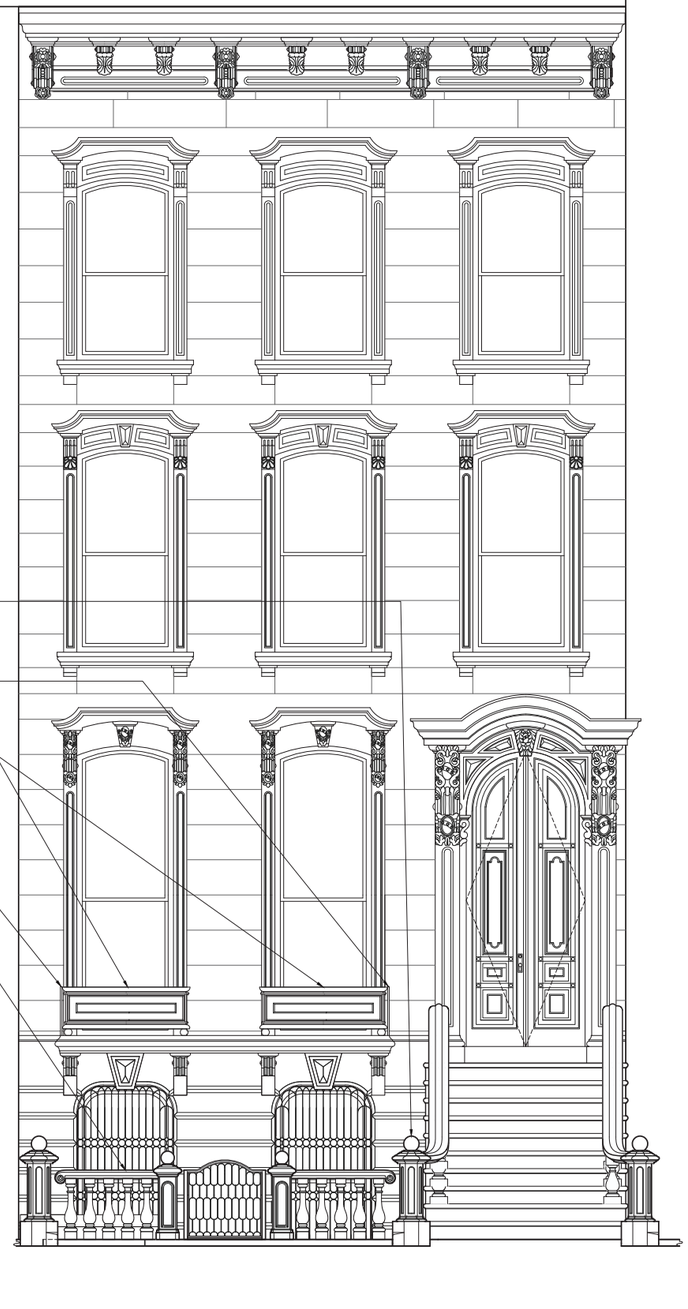


1 SOUTH STOOP ELEVATION

2 STREET ELEVATION REMOVAL/ REPAIRS



3 NORTH STOOP ELEVATION



4 PROPOSED STREET ELEVATION

NOTE: SEE APPROVED FACADE WORK TO 10 SOUTH PORTLAND AVENUE
FILED BY WALTER B. MELVIN ARCHITECTS: DOCKET #: LPC-19-28010

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NEW YORK, NY 10012
212-584-5660 WWW.OLIVERFREUNDLICH.COM

OFFICEFORTYONE
68 3RD STREET UNIT 237
BROOKLYN, NY 11231
347.247.0680 WWW.OFFICEFORTYONE.COM

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48 DOUGLASS STREET #1
BROOKLYN, NY 11231

SEAL

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10 SOUTH PORTLAND AVE
BROOKLYN, NEW YORK 11217

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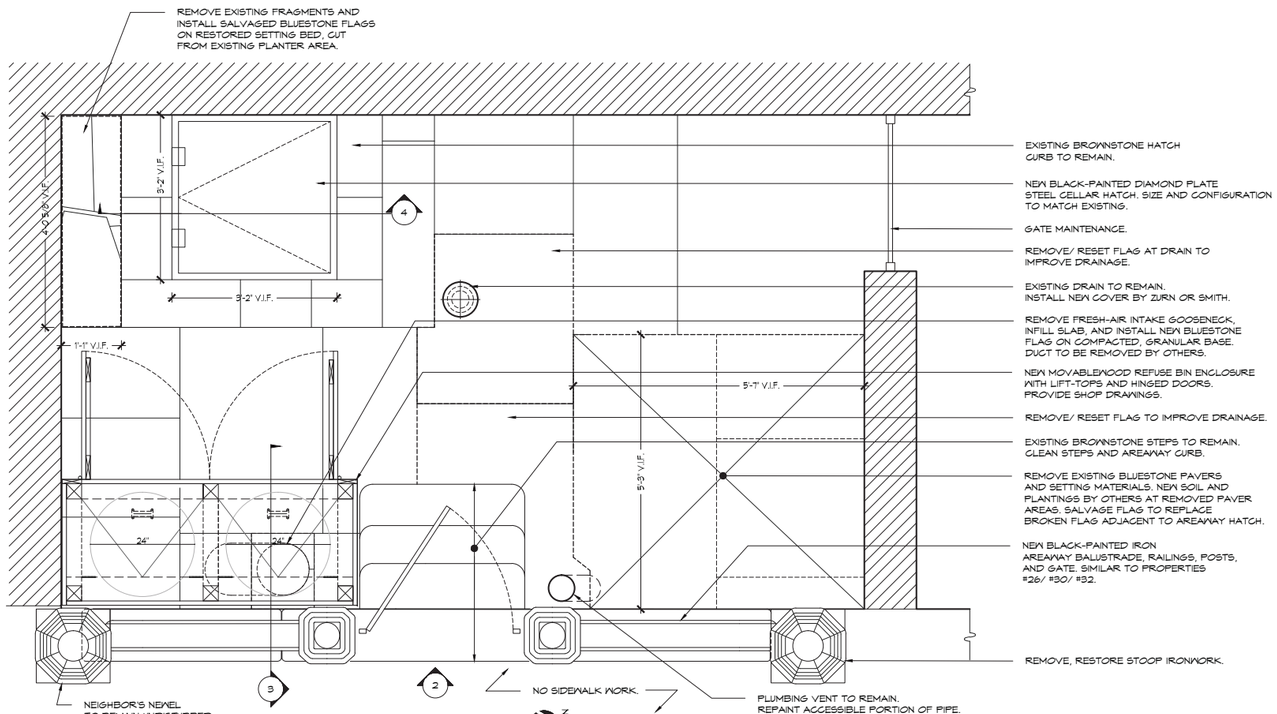
2018 DECEMBER 11

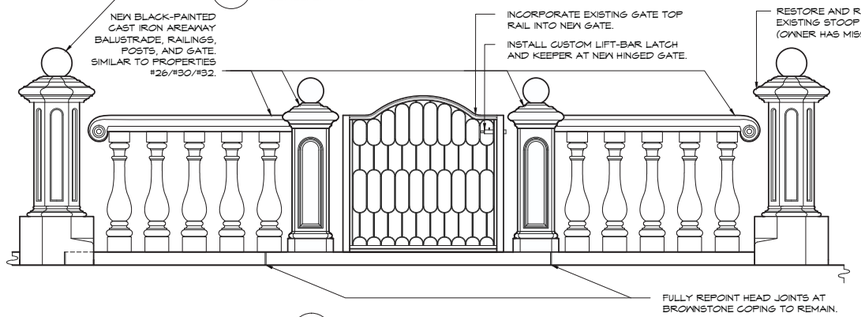
SCALE
AS NOTED

APPENDIX:
APPROVED STREET FACADE APPLICATION FOR 10 S. PORT.

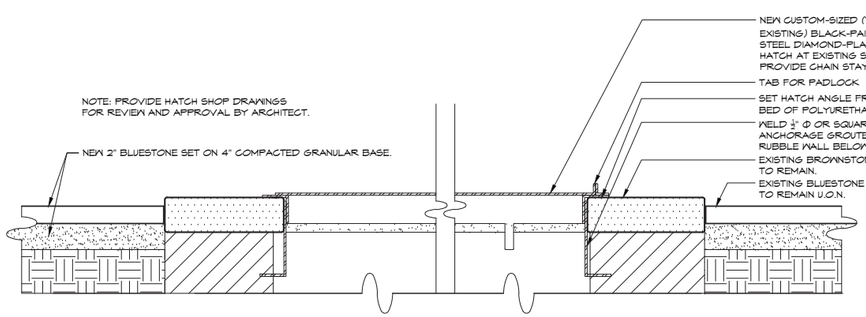
APPX-021.00



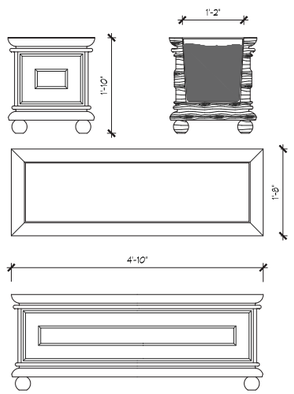
1 AREAWAY PLAN
SCALE: 3/4" =1'-0"



2 PROPOSED AREAWAY BALUSTRADE
SCALE: 3/4" = 1'0"

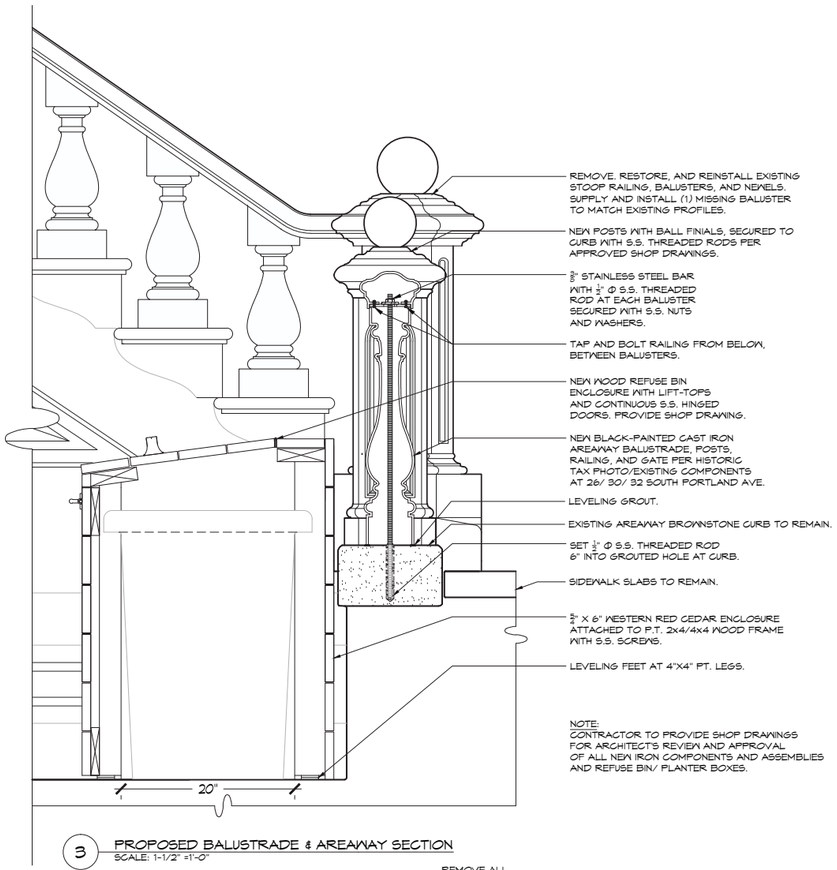


4 HATCH SECTION
1-1/2"=1'0"

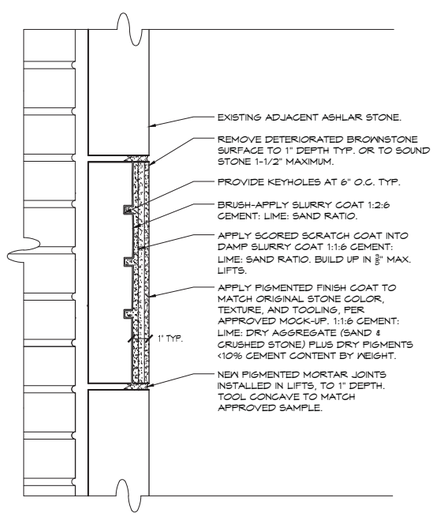


- PLANTER BOXES SHALL BE BLACK-PAINTED CLEAR WESTERN RED CEDAR WOOD.
- PLANTER BOXES SHALL HAVE 20 OZ. COATED COPPER SOLDERED LINER WITH HEMMED TOP EDGE.
- PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT.

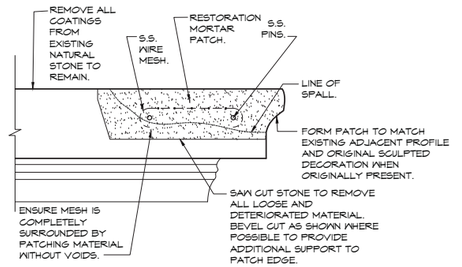
5 PROPOSED PLANTER BOXES
SCALE: 3/4" =1'-0"



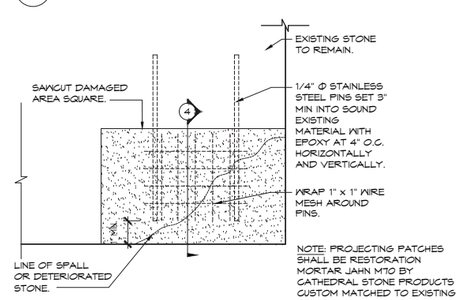
3 PROPOSED BALUSTRADE & AREAWAY SECTION
SCALE: 1-1/2" =1'-0"



6 COMPOSITE PATCHING AT FLAT STONE
SCALE: 3" =1'-0"



7 TYPICAL PROJECTING PATCH ELEVATION
SCALE: 3" =1'-0"



8 TYPICAL PROJECTING PATCH PLAN
SCALE: 3" =1'-0"

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DESIGNER
OLIVER FREUNDLICH DESIGN
94 PRINCE STREET 2ND FLOOR
NEW YORK, NY 10012
212-584-5660 WWW.OLIVERFREUNDLICH.COM

OFFICEFORTYONE
68 3RD STREET UNIT 237
BROOKLYN, NY 11231
347.247.0680 WWW.OFFICEFORTYONE.COM

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BROOKLYN, NY 11231

SEAL

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10 SOUTH PORTLAND AVE
BROOKLYN, NEW YORK 11217

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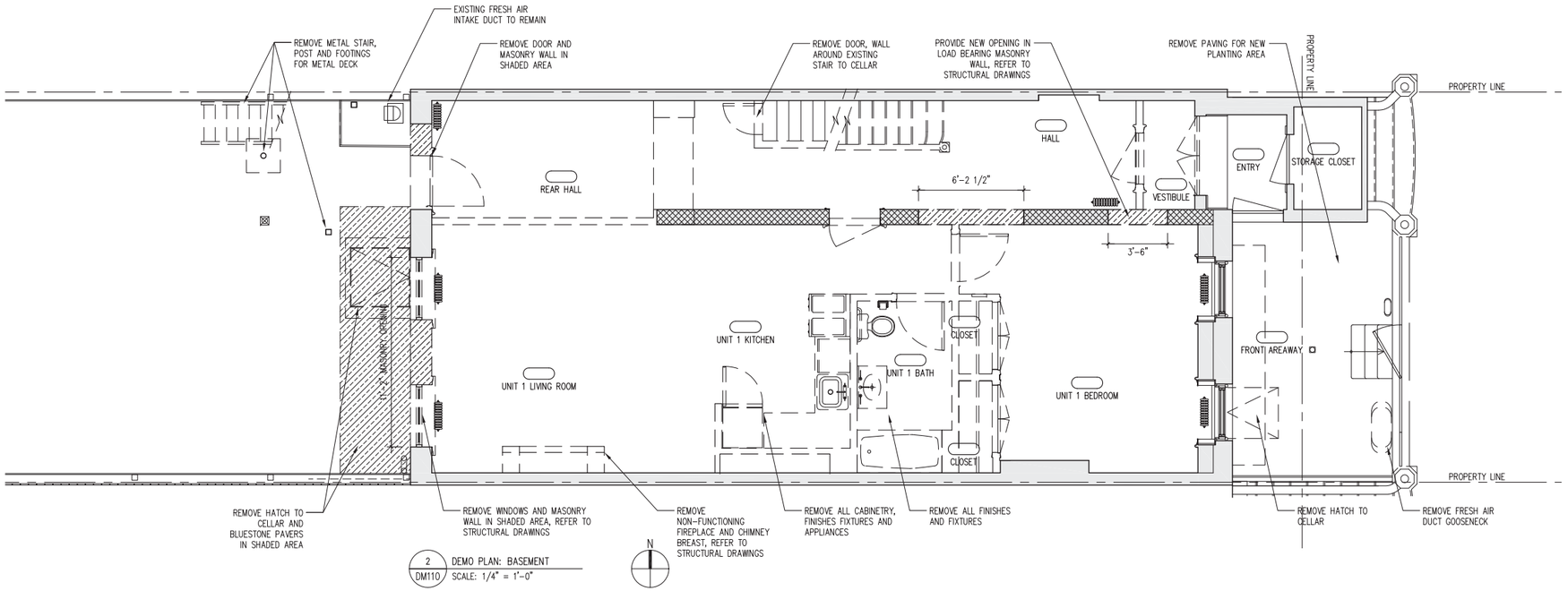
2018 DECEMBER 11

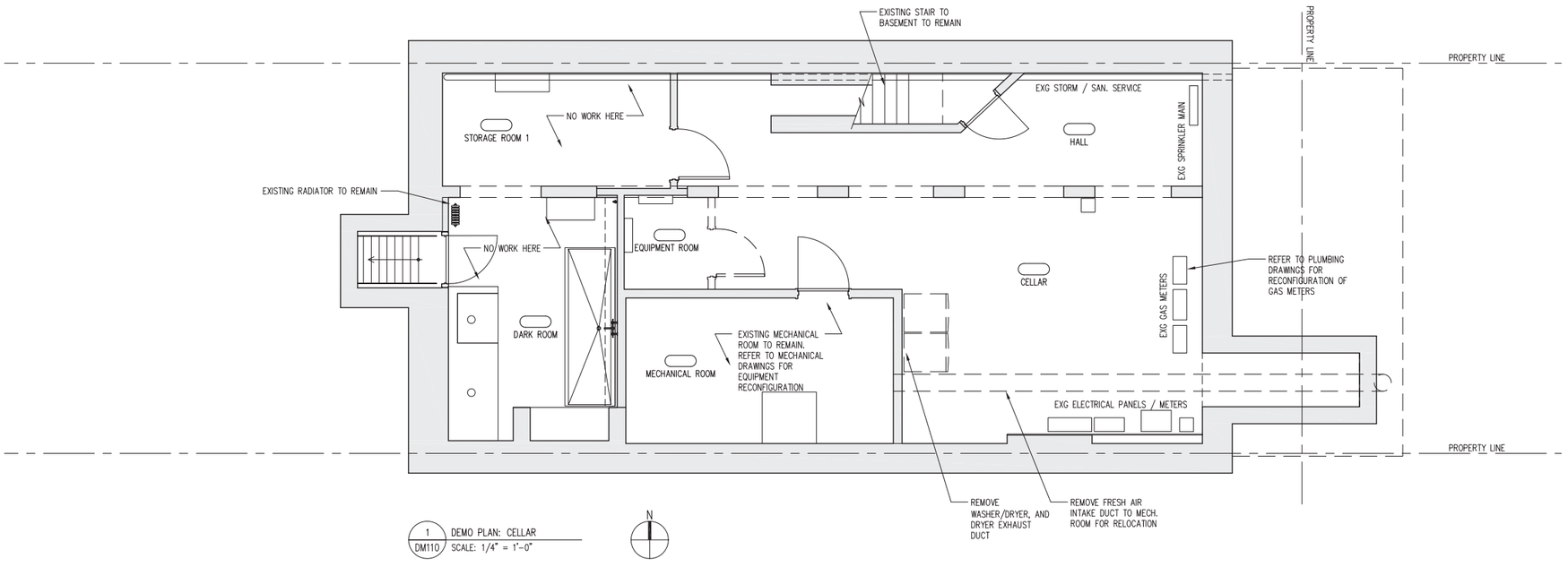
SCALE
AS NOTED

APPENDIX:
APPROVED STREET FACADE APPLICATION FOR 10 S. PORT.

APPX-022.00



2 DM110 DEMO PLAN: BASEMENT
SCALE: 1/4" = 1'-0"



1 DM110 DEMO PLAN: CELLAR
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

- REMOVE ALL EXISTING DUCT WORK AND GRILLES
- REMOVE ALL RADIATORS THROUGHOUT UNLESS OTHERWISE NOTED
- REMOVE ALL FLOORS AND SUBFLOORING
- PROTECT ALL REMAINING MOULDINGS AND OTHER HISTORIC DETAILING UNLESS OTHERWISE NOTED

LEGEND

KEY	DESCRIPTION
	WALL TO BE DEMOLISHED
	EXISTING WALL
	EXISTING MASONRY LOAD BEARING WALL

DESIGNER
OLIVER FREUNDLICH DESIGN
94 PRINCE STREET 2ND FLOOR
NEW YORK, NY 10012
212-584-5660 WWW.OLIVERFREUNDLICH.COM

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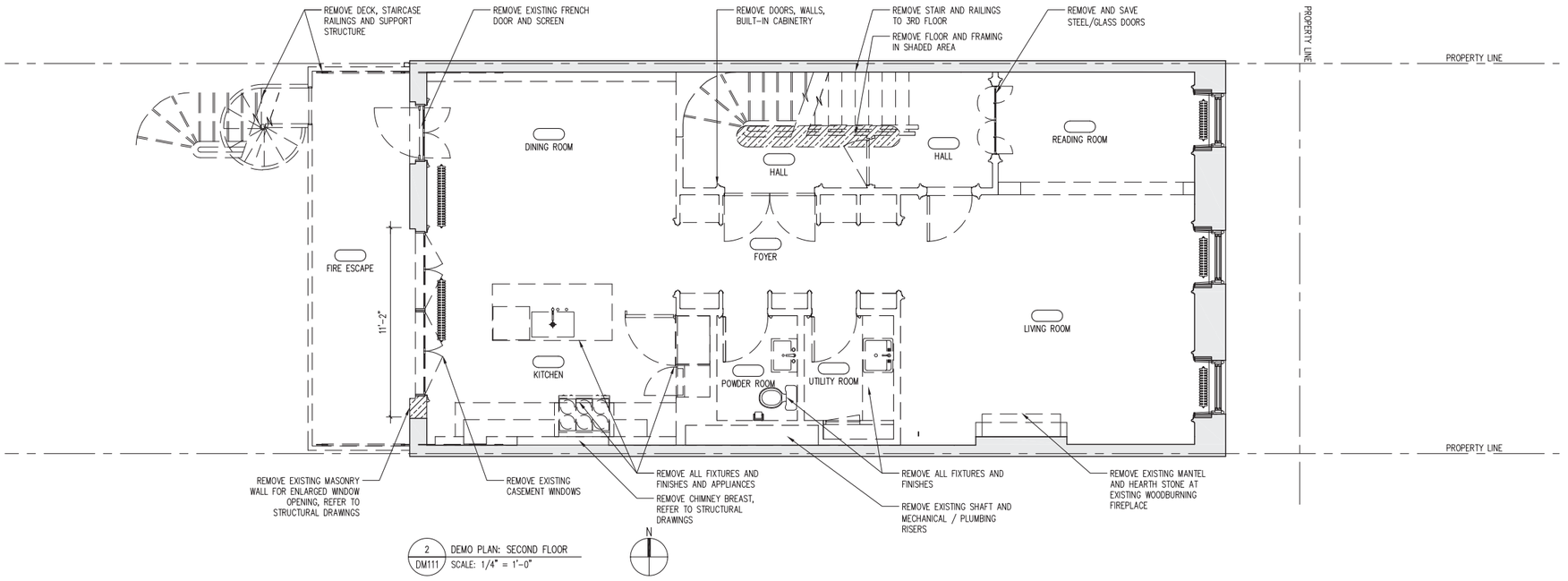
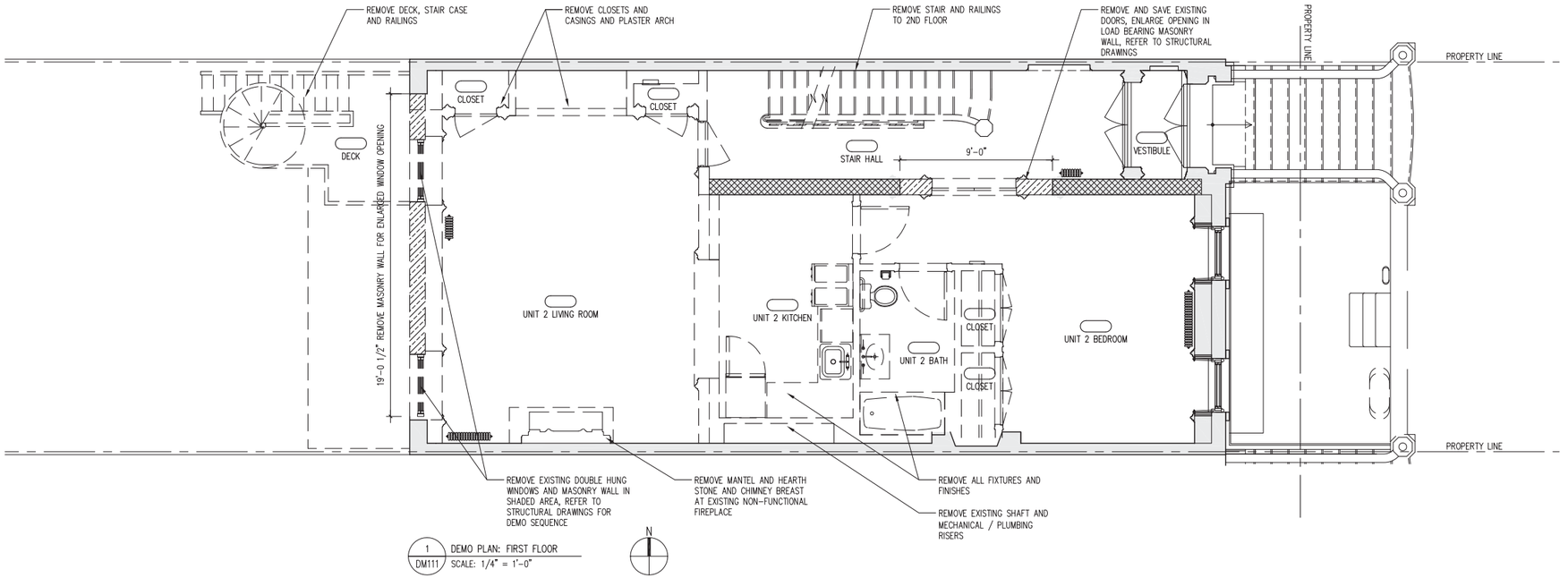
APPENDIX:
PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND

APPX-030.00



2 DM111 DEMO PLAN: SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 DM111 DEMO PLAN: FIRST FLOOR
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

- REMOVE ALL EXISTING DUCT WORK AND GRILLES
- REMOVE ALL RADIATORS THROUGHOUT UNLESS OTHERWISE NOTED
- REMOVE ALL FLOORS AND SUBFLOORING
- PROTECT ALL REMAINING MOULDINGS AND OTHER HISTORIC DETAILING UNLESS OTHERWISE NOTED

LEGEND

KEY	DESCRIPTION
	WALL TO BE DEMOLISHED
	EXISTING WALL
	EXISTING MASONRY LOAD BEARING WALL

DESIGNER
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212-584-5660 WWW.OLIVERFREUNDLICH.COM

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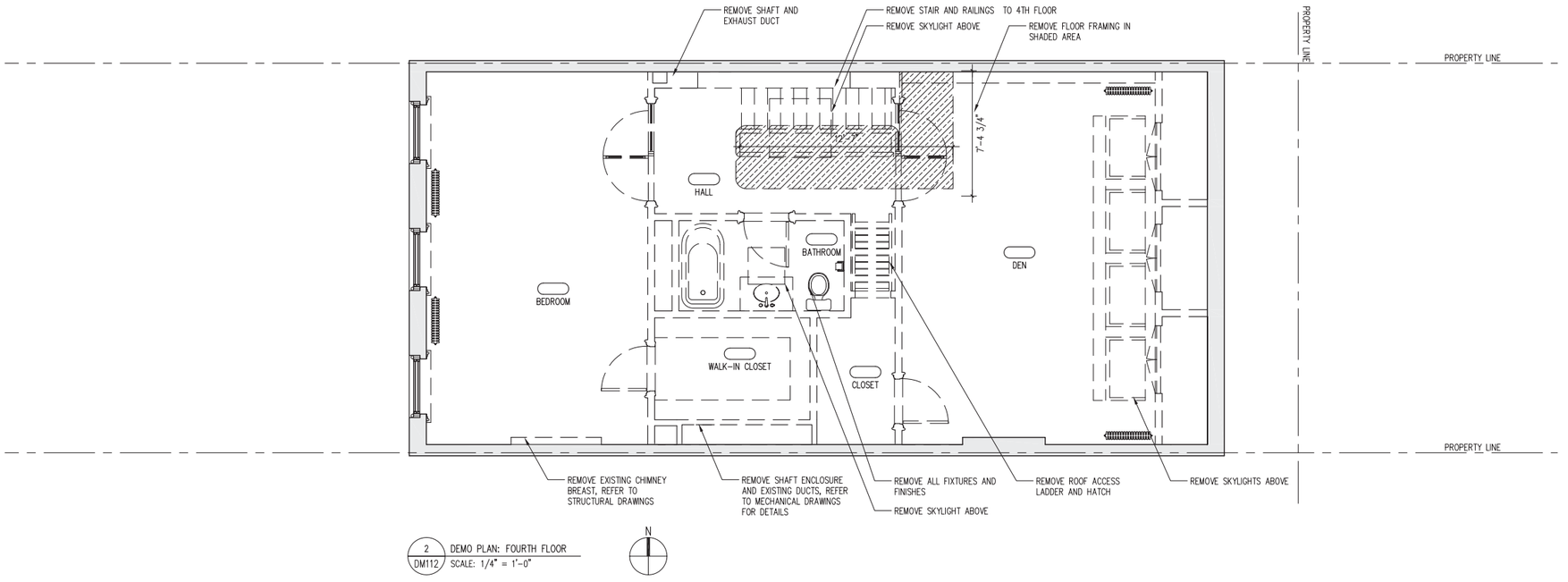
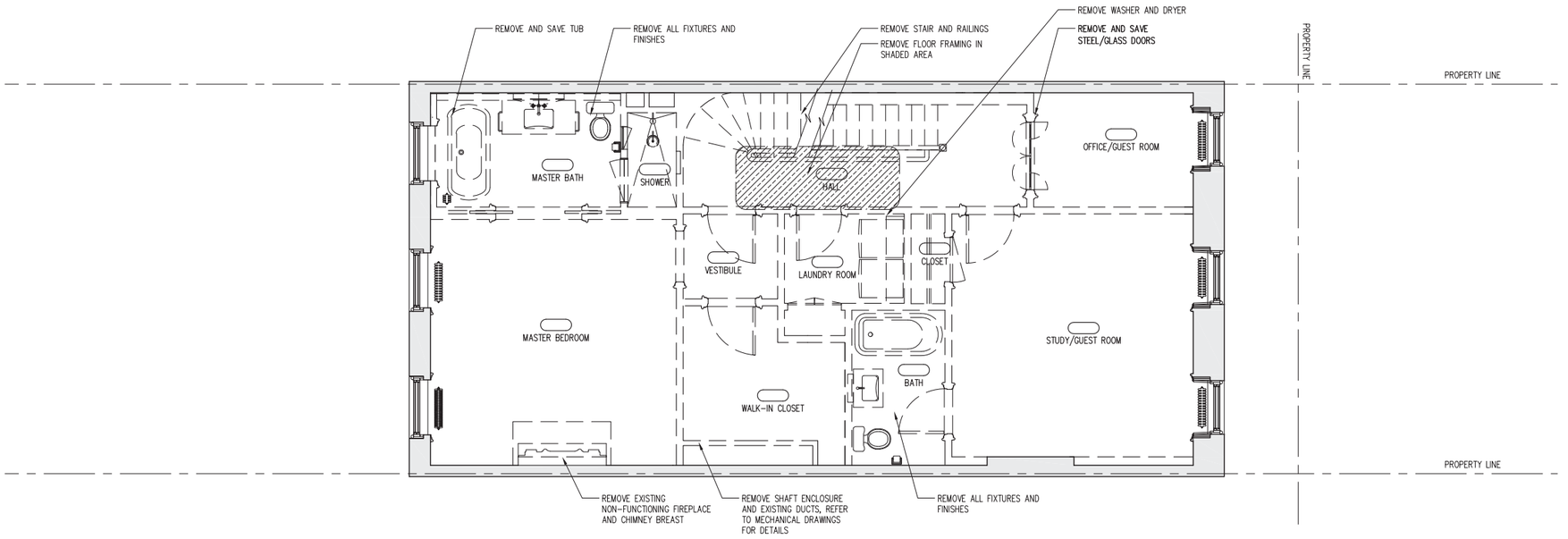
APPENDIX:
PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND

APPX-031.00



2 / DM112 DEMO PLAN: FOURTH FLOOR
SCALE: 1/4" = 1'-0"



1 / DM112 DEMO PLAN: THIRD FLOOR
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

- REMOVE ALL EXISTING DUCT WORK AND GRILLES
- REMOVE ALL RADIATORS THROUGHOUT UNLESS OTHERWISE NOTED
- REMOVE ALL FLOORS AND SUBFLOORING
- PROTECT ALL REMAINING MOULDINGS AND OTHER HISTORIC DETAILING UNLESS OTHERWISE NOTED

LEGEND

KEY	DESCRIPTION
	WALL TO BE DEMOLISHED
	EXISTING WALL
	EXISTING MASONRY LOAD BEARING WALL

DESIGNER
OLIVER FREUNDLICH DESIGN
94 PRINCE STREET 2ND FLOOR
NEW YORK, NY 10012
212-584-5660 WWW.OLIVERFREUNDLICH.COM

OFFICEFORTYONE
68 3RD STREET UNIT 237
BROOKLYN, NY 11231
347.247.0680 WWW.OFFICEFORTYONE.COM

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10 SPA TOWNHOUSE
10 SOUTH PORTLAND AVE
BROOKLYN, NEW YORK 11217

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SCALE
AS NOTED

APPENDIX:
PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND

APPX-032.00

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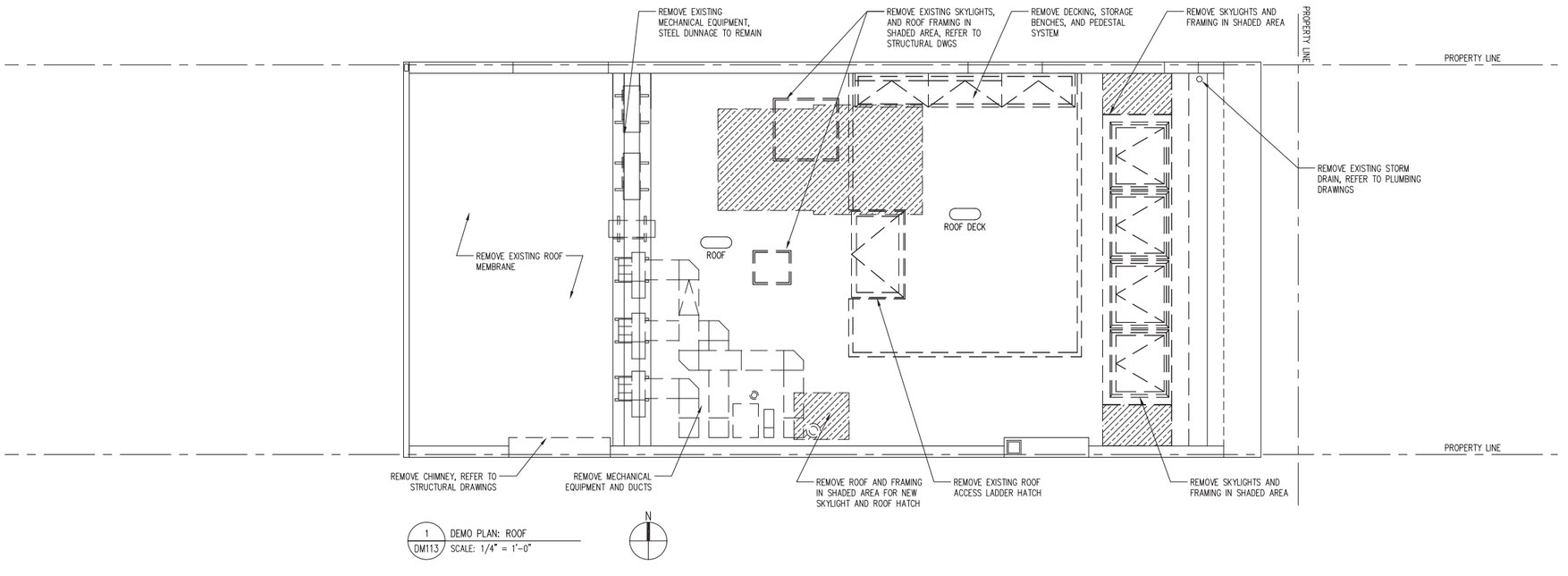

1 / DM113 DEMO PLAN: ROOF
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

- REMOVE ALL EXISTING DUCT WORK AND GRILLES
- REMOVE ALL RADIATORS THROUGHOUT UNLESS OTHERWISE NOTED
- REMOVE ALL FLOORS AND SUBFLOORING
- PROTECT ALL REMAINING MOULDINGS AND OTHER HISTORIC DETAILING UNLESS OTHERWISE NOTED

LEGEND

KEY	DESCRIPTION
	WALL TO BE DEMOLISHED
	EXISTING WALL
	EXISTING MASONRY LOAD BEARING WALL

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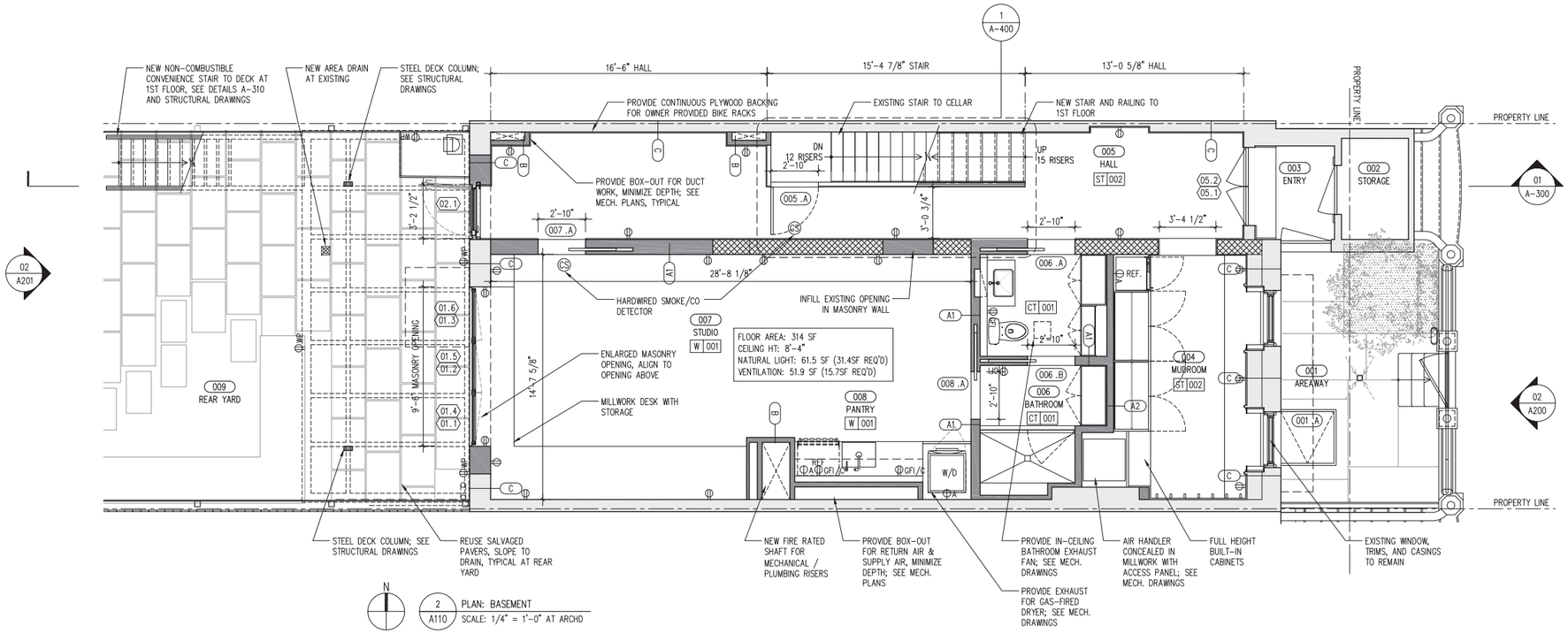
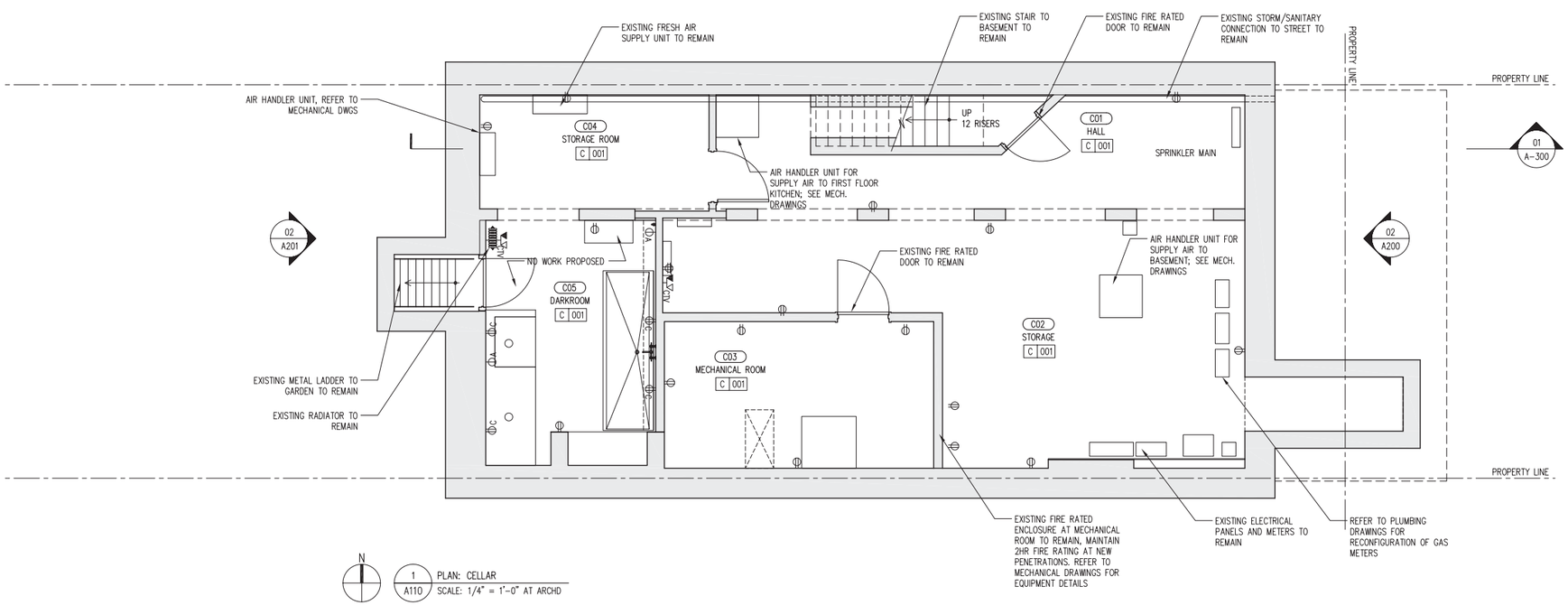
APPENDIX:
PROPOSED DEMOLITION PLAN AT 10 SOUTH PORTLAND

APPX-033.00





NOTES:

1. REFER TO GENERAL NOTES, G-001
2. INSTALL NEW RADIANT FLOORING THROUGHOUT, SEE PLUMBING DRAWINGS
3. INSTALL NEW SPLIT AC SYSTEM THROUGHOUT, SEE MECHANICAL DRAWINGS
4. PROVIDE CONCEALED BLOCKING AT ALL MILLWORK LOCATIONS

ELECTRICAL SYMBOL LEGEND

KEY	DESCRIPTION
φ	NEW DUPLEX RECEPTACLE
φ GFI	NEW GROUND FAULT INTERRUPT RECEPTACLE
φ A	NEW APPLIANCE SIMPLEX RECEPTACLE
φ C	COUNTER HEIGHT RECEPTACLE
Y	TEL /DATA

WALL CONSTRUCTION SCHEDULE

KEY	DESCRIPTION
	EXISTING WALL
	EXISTING MASONRY LOAD BEARING WALL
	NEW WALL CONSTRUCTION
A1	FRAMED WALL WITH 5/8" GYPSUM WALL BOARD, PAINTED FINISH
A2	FRAMED WALL WITH 5/8" GYPSUM WALL BOARD, PAINTED FINISH
B	2HR RATED SHAFT WALL
C	MASONRY WALL WITH FURRING STRIPS AND 5/8" GYPSUM WALL BOARD, PAINTED FINISH
D	SOUND ISOLATING FURRED OUT WALL ON EXISTING MASONRY WALL

NOTES: REFER TO 1/A-500 FOR WALL CONSTRUCTION DETAILS

FINISH SCHEDULE

KEY	DESCRIPTION
C 001	EXISTING CONCRETE FLOORS
CT 001	CERAMIC FLOOR TILE
ST 001	EXISTING STONE FLOOR TILE
ST 002	NEW STONE FLOOR TILE
W 001	NEW WOOD FLOORING

DESIGNER
OLIVER FREUNDLICH DESIGN
94 PRINCE STREET 2ND FLOOR
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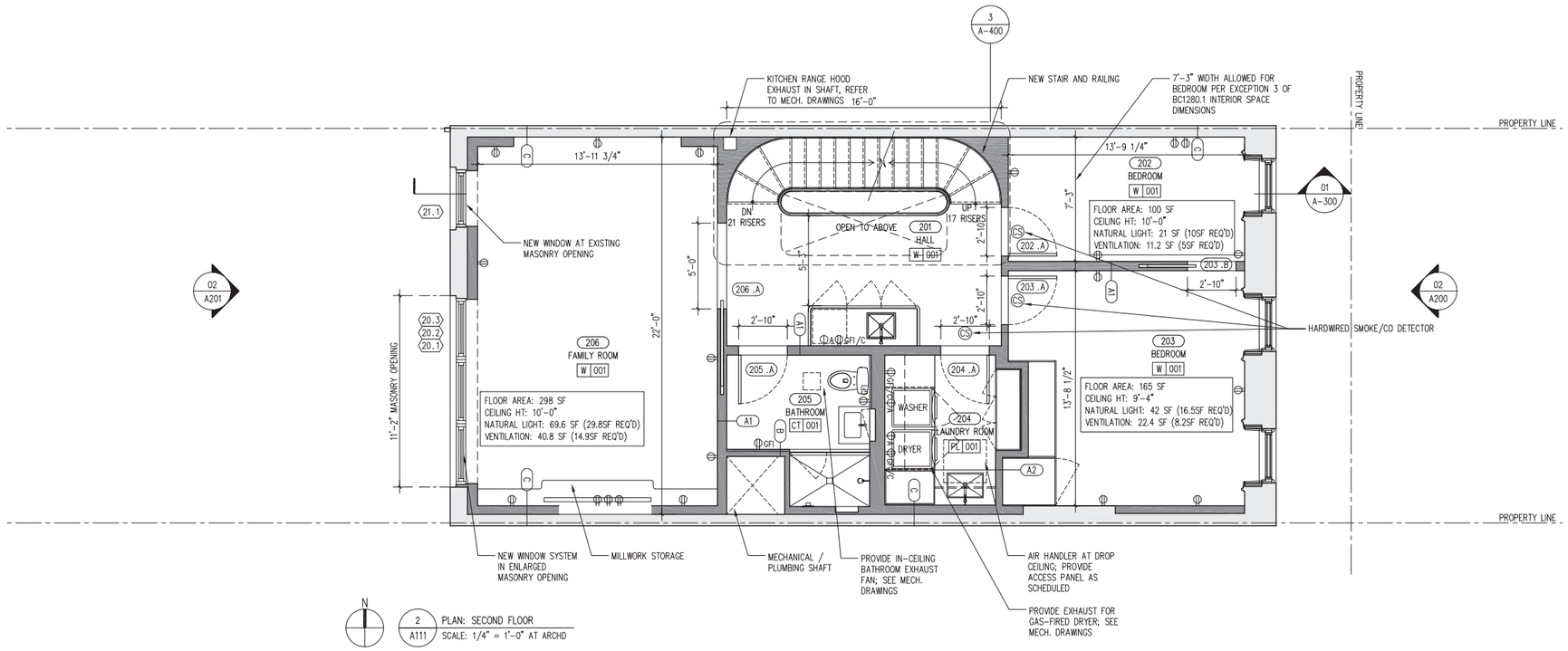
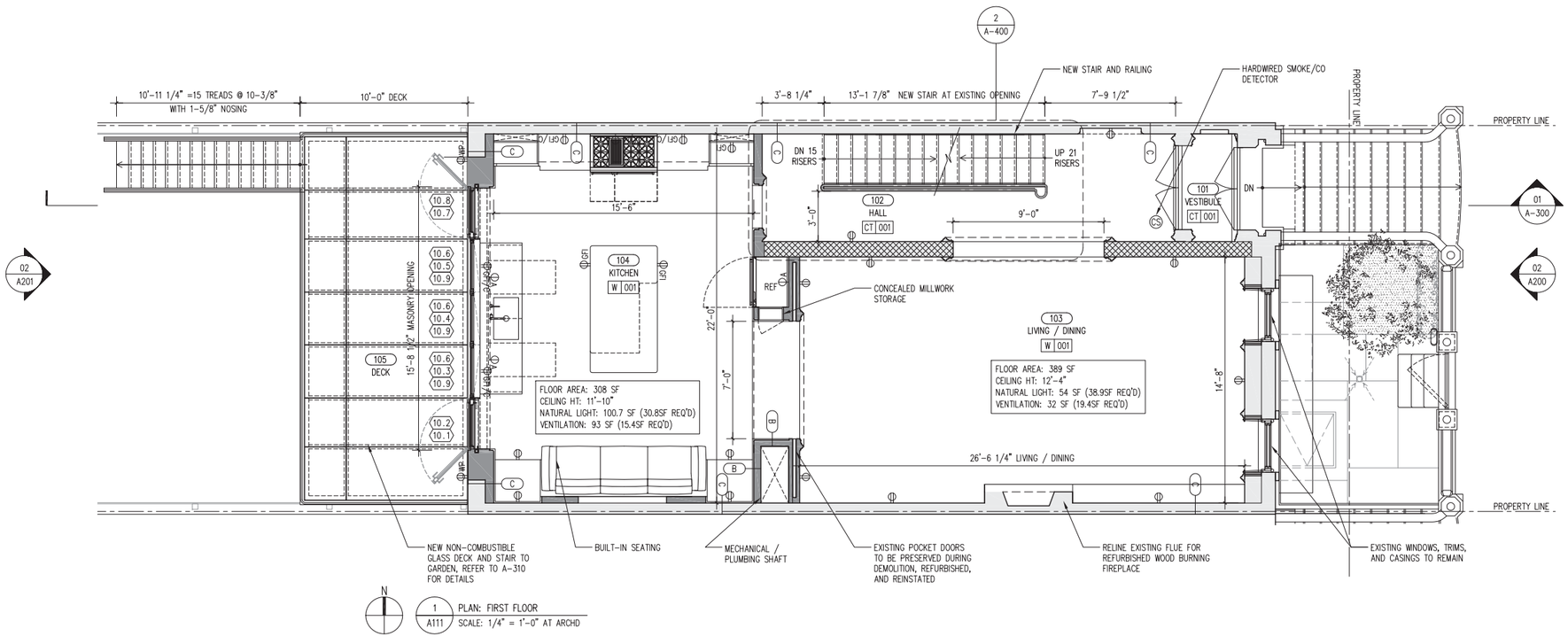
APPENDIX:
PROPOSED PLAN
AT 10 SOUTH PORTLAND

APPX-034.00





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ELECTRICAL SYMBOL LEGEND

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FINISH SCHEDULE

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C 001	EXISTING CONCRETE FLOORS
CT 001	CERAMIC FLOOR TILE
PL 001	RESILIENT FLOORING
ST 001	EXISTING STONE FLOOR TILE
ST 002	NEW STONE FLOOR TILE
W 001	NEW WOOD FLOORING

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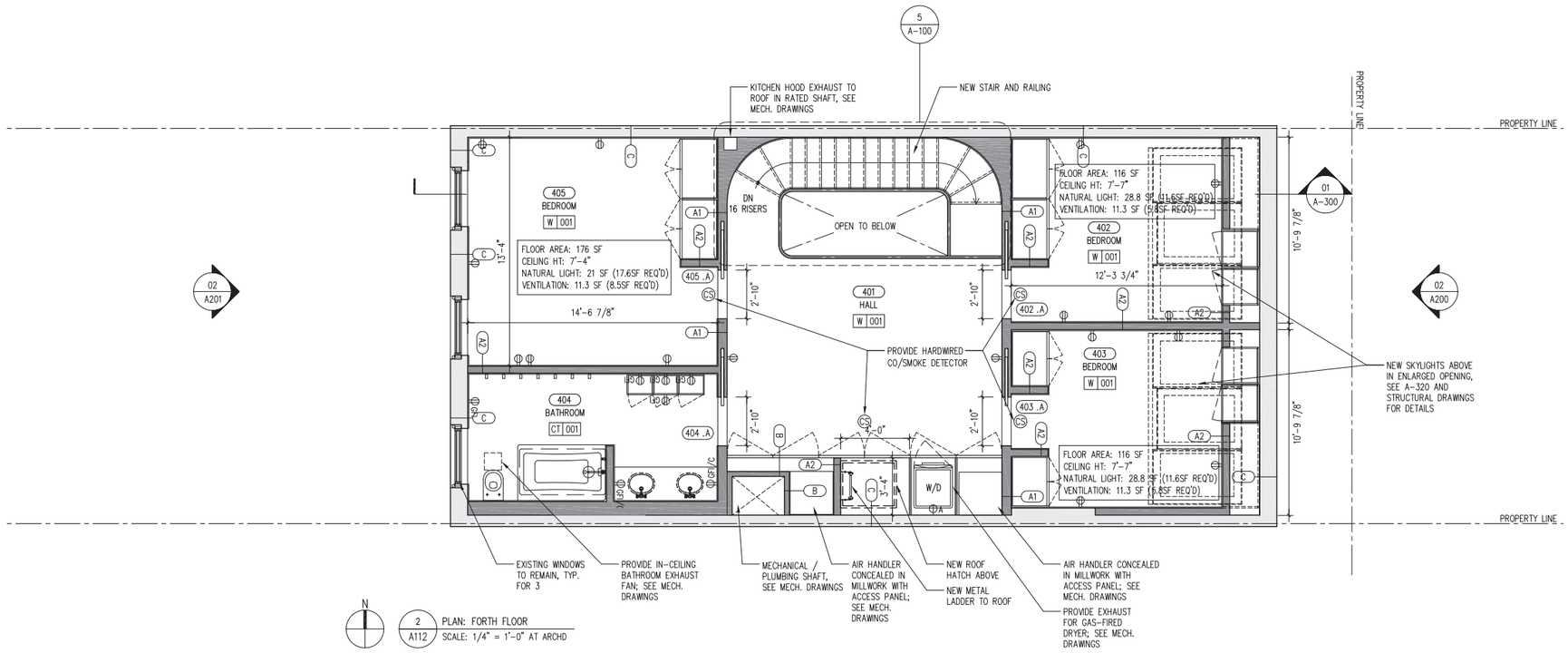

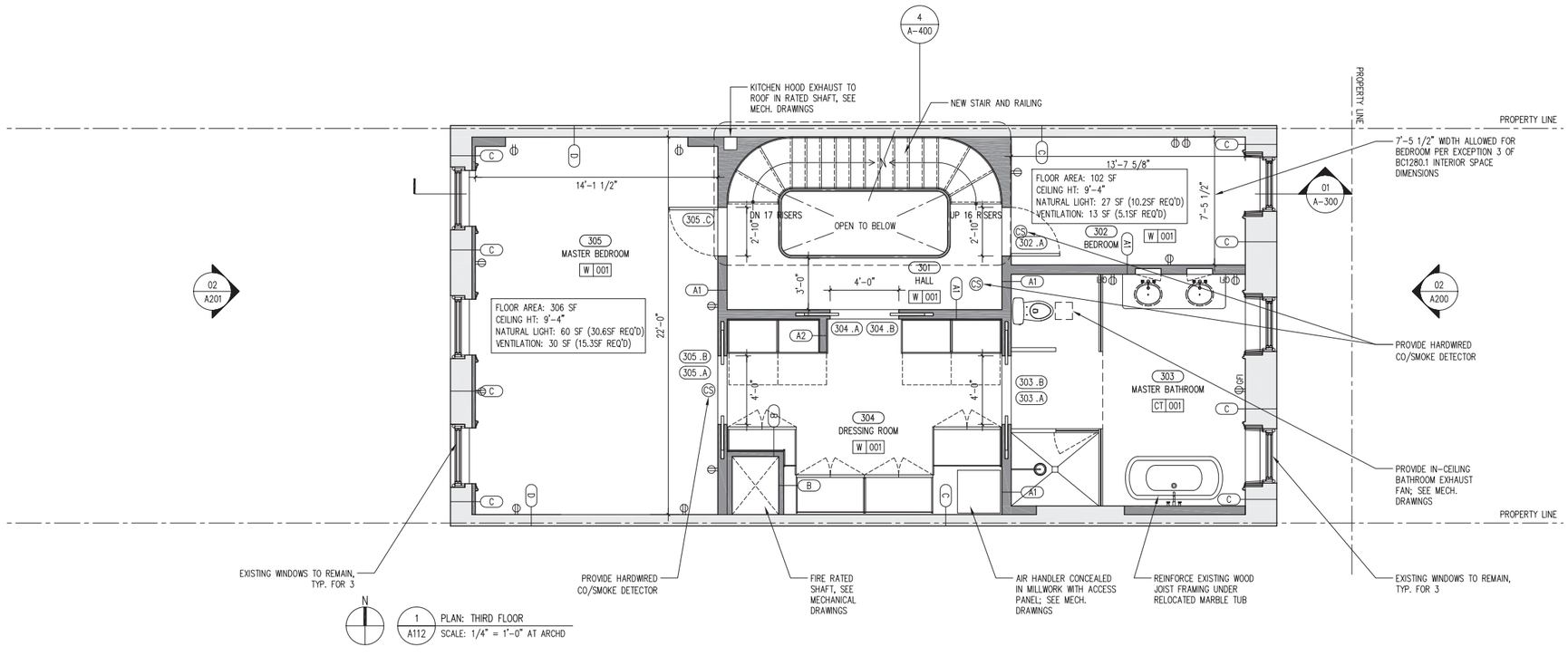

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10 SOUTH PORTLAND AVE
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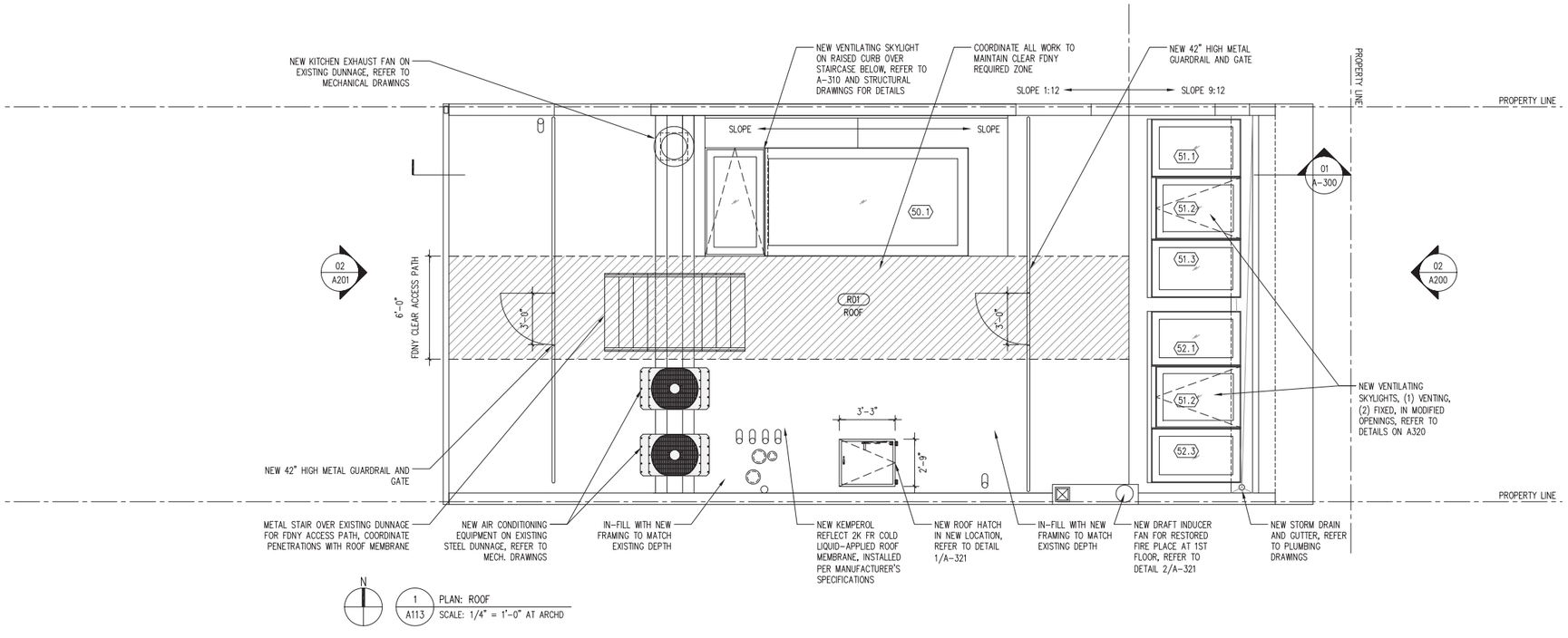
APPENDIX:
PROPOSED PLAN
AT 10 SOUTH PORTLAND

APPX-036.00



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APPENDIX:
PROPOSED PLAN
AT 10 SOUTH PORTLAND

APPX-037.00