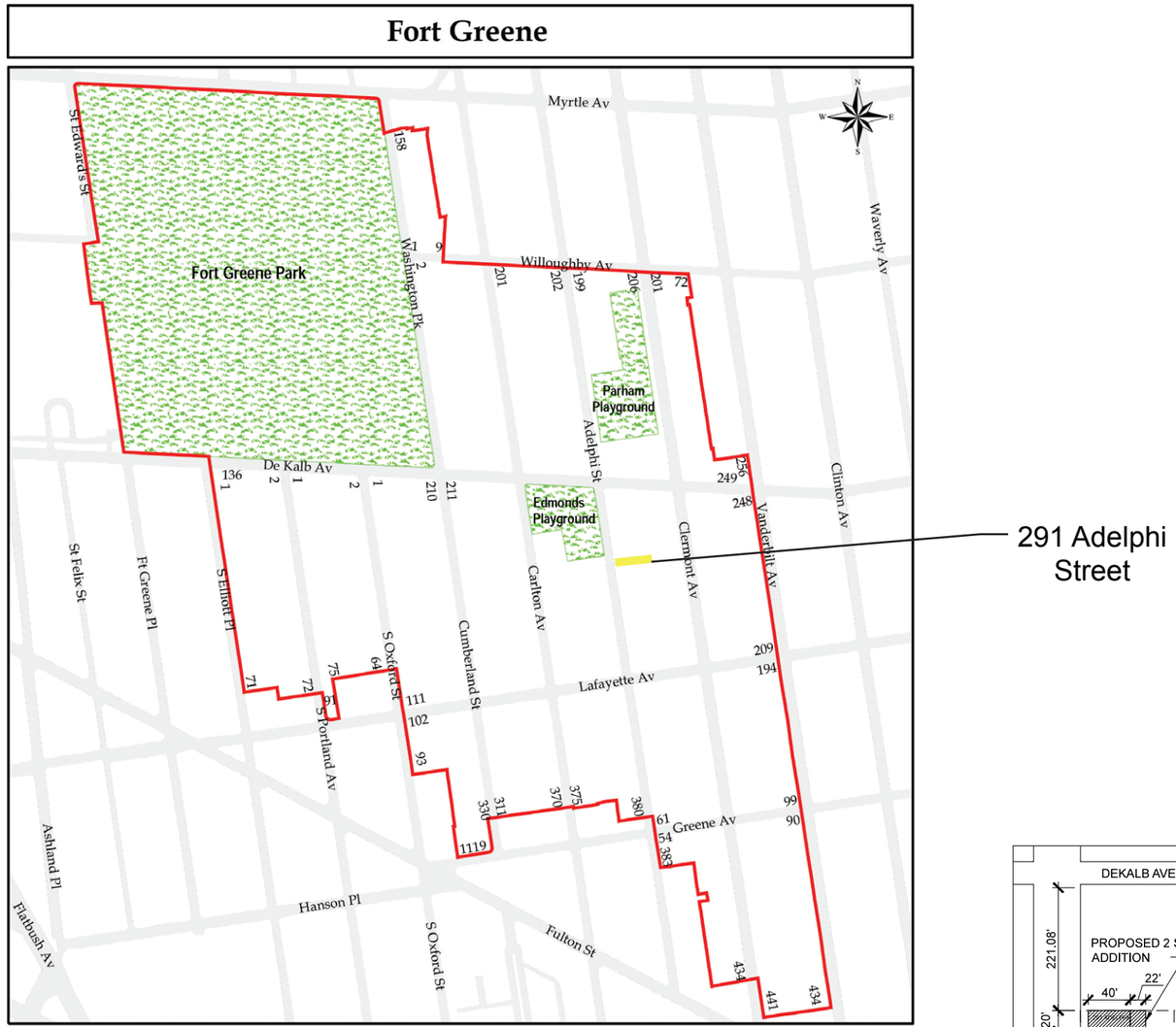
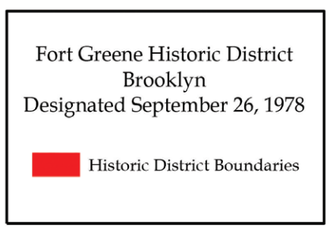
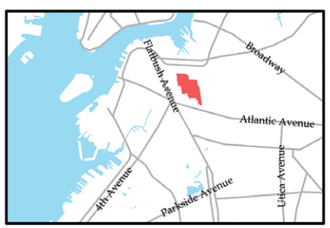
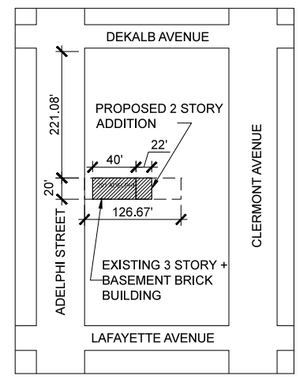
RENOVATION & REAR ADDITION TO 291 ADELPHI STREET, BROOKLYN









PLOT PLAN

FRONT FACADE RESTORATION

HISTORICAL REFERENCE PHOTOS
PROPOSED WORK AT STREET FACADE
FRONT FACADE ELEVATIONS
FRONT FACADE SURROUNDING

REAR FACADE ADDITION

REAR FACADE AND NEARBY ADDITIONS
REAR YARD CONTEXT
CLOSE UP PHOTOS OF REAR FACADE - WALL BY 293 ADELPHI
CLOSE UP PHOTOS OF REAR FACADE - WALL BY 293 ADELPHI
BLOCK PLAN SHOWING BUILDING HEIGHTS AND ADDITION
PROPOSED REAR FACADE WORK
REAR FACADE ELEVATION
COLLAGED RENDER OF REAR FACADE AND NEARBY ADDITIONS
PROPOSED MATERIAL-REAR FACADE
REAR FACADE ELEVATIONS DRAWING
SIDE ELEVATION OF ADDITION
EXISTING AND PROPOSED PLANS
LOT COVERAGE
DEPTH OF ADDITION
LINE OF VISIBILITY FROM STREET FOR ADDITION
VISIBILITY FROM THE SURROUNDING - ADELPHI STREET
LINE OF VISIBILITY FROM STREET FOR ADDITION
VISIBILITY FROM THE SURROUNDING - DEKALB AVE
- CLERMONT AVE REAR YARD CONTEXT

DATE REVISED: 1/25/2016

DOCKET NO: LPC 17-8758

291 ADELPHI STREET

LANDMARKS PUBLIC HEARING - FEBRUARY 2, 2016

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HISTORICAL REFERENCE PHOTOS

1940s TAX PHOTO

1980s TAX PHOTO

PRESENT DAY PHOTO

PROPOSED WORK AT STREET FACADE

FACADE BRICK TO BE SPOT RE-POINTED WHERE REQUIRED AS PER LPC GUIDELINES. WHITE CLASS M MORTAR MIX TO BE TINTED ON SITE TO MATCH EXISTING MORTAR

REMOVE ALUMINIUM COVERS, CHECK FOR EXISTING BRICK MOLD, REFURBISH IF POSSIBLE OR REPLACE WITH NEW TO MATCH BASEMENT

EXISTING BROWN STONE PEDIMENT TO BE REPAIRED AS PER LPC RULES SECTION 2-14 COLOR TO MATCH UNDERLYING STONE

EXISTING LIGHT FIXTURE TO BE REPLACED

REPLACE TRANSOM WITH SINGLE LITE ARCH TOP

NEW SCONCES

EXISTING WOOD DOORS TO BE PAINTED

INSTALL BRASS KICK PLATES AT EXISTING DOORS

EXISTING RAILING TO BE REPAIRED, SCRAPED AND PAINTED BLACK

REPAIR & RESURFACE EXISTING BROWNSTONE STOOP AS PER LPC RULES, SECTION 2-14 COLOR TO MATCH UNDERLYING STONE

ALL WINDOWS TO BE REPLACED IN EXISTING OPENINGS AS PER LPC GUIDELINE'S. NEW WINDOWS TO BE MARVIN WOOD DOUBLE HUNG UNITS, PAINTED BLACK TO MATCH DARK PAINT OBSERVED IN 1940 TAX PHOTO

EXISTING BARS AT BASEMENT WINDOWS TO BE SCRAPED AND PAINTED BLACK

EXISTING BRICK MOLD TO REMAIN, TO BE REFURBISHED AND PAINTED

REPLACE EXISTING LIGHT FIXTURE

FRONT GATE TO BE REPAIRED, SCRAPED AND PAINTED BLACK

REPLACE EXISTING CONCRETE AT THE FRONT YARD WITH NEW BLUE STONE PAVERS AND PLANTED AREA

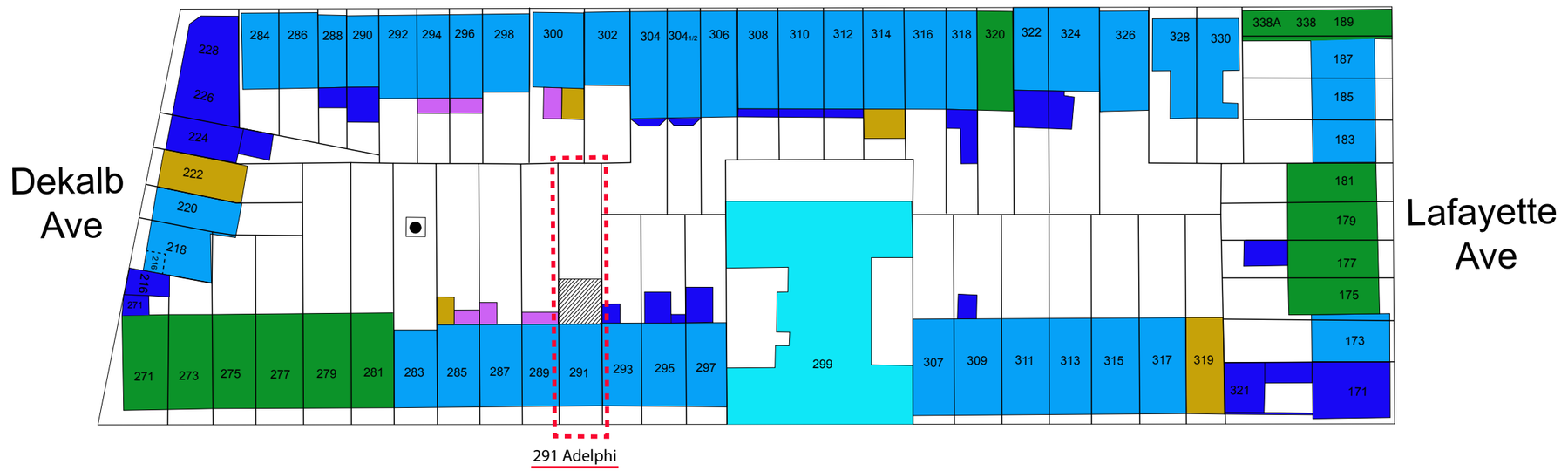
FRONT FACADE ELEVATIONS

EXISTING FRONT VIEW (Photo)

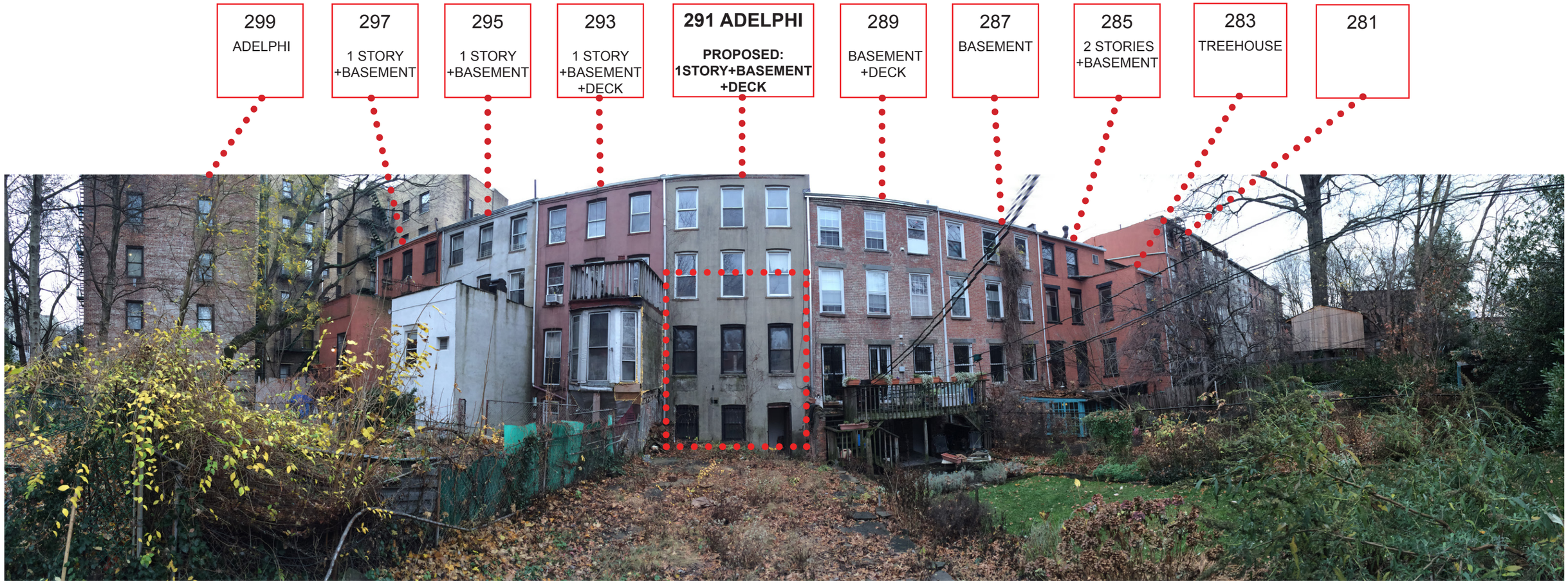
PROPOSED FRONT VIEW (Rendered Image)

FRONT FACADE SURROUNDING

1. FRONT VIEW OF ADELPHI STREET (WEST)



REAR FACADE AND NEARBY ADDITIONS



PANORAMA VIEW OF 291 ADELPHI'S REAR FACADE AND NEIGHBORING BUILDINGS

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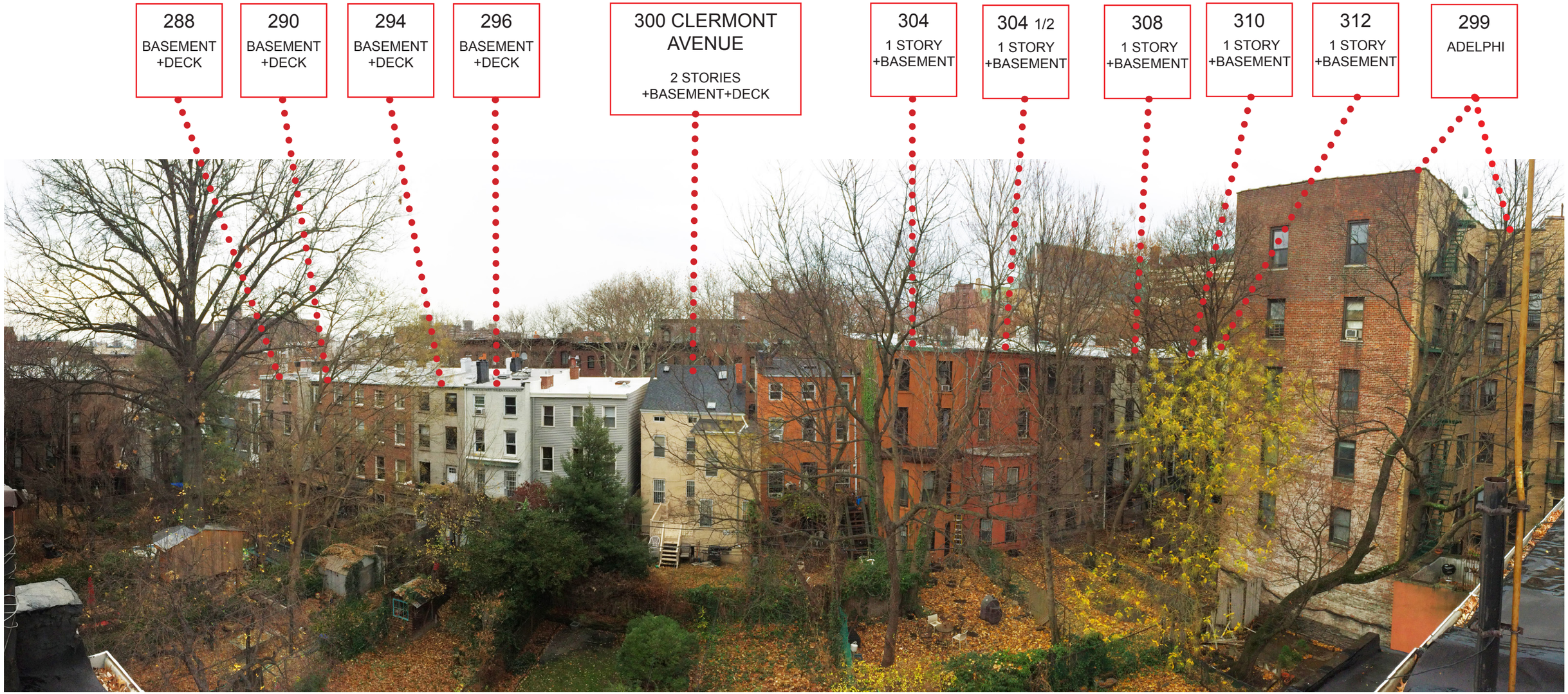
REAR YARD CONTEXT



PANORAMA VIEW OF 291 ADELPHI'S REAR YARD AND NEIGHBORING BUILDING ACROSS BY CLERMONT AVENUE

TBD ARCHITECTURE & DESIGN STUDIO 373 BROADWAY #F11 NY NY 10013 646.688.3329 TBDDESIGNSTUDIO.COM

CLOSE UP PHOTOS OF REAR FACADE-WALL BY 293 ADELPHI

1.

2.

3.

4.

1. CLOSE-UP OF 1 STORY ADDITION AND A DECK WITH BASEMENT.

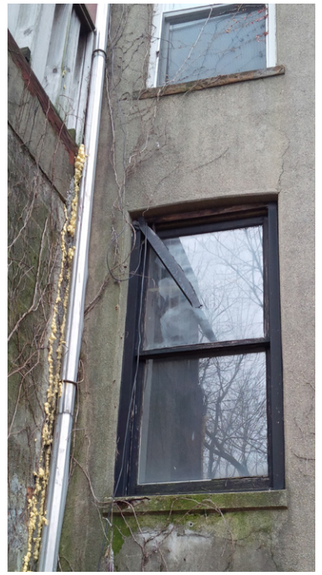
2. & 3. CRUMBLING BRICKS AND DILAPIDATED CONCRETE WALL OF 293 ADELPHI.

4. VIEW OF 293 ADELPHI'S DECK FROM THE ROOF TOP OF 291 ADELPHI.

CLOSE UP PHOTOS OF REAR FACADE

1. CRUMBLING EXISTING WALL TO BE REMOVED

2. CRACKED STUCCO WITH MOSS GROWN ON IT.



3. DAMAGED WINDOW

4. CHANGE IN GRADE RAILROAD TIE RETAINING WALL AT LOT LINE WITH 289 ADELPHI

5. CRACKED CONCRETE FLOOR TO BE REMOVED.

6. WORN OUT STONE STEPS IN THE YARD TO BE REMOVED.

PROPOSED REAR FACADE WORK

ANTENNA TO BE REMOVED

GUTTER AND LEADER TO REMAIN

NEW STUCCO WITH LIGHT GREY NATURAL COLOR

SILL HEIGHT TO BE LOWERED FOR NEW DOOR

REPLACE REAR WINDOWS IN EXISTING OPENINGS WITH NEW TILT AND TURN WINDOWS AND LOW E GLAZING
MAINTAIN ARCHED HEAD

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REAR FACADE ELEVATION

EXISTING REAR FACADE (Photo)

PROPOSED REAR FACADE (Rendered Image)

291 ADELPHI STREET

LANDMARKS PUBLIC HEARING - FEBRUARY 2, 2016

COLLAGED RENDER OF REAR FACADE AND NEARBY ADDITIONS

PANORAMA VIEW OF COLLAGED RENDER OF REAR FACADE AND NEARBY ADDITIONS

PROPOSED MATERIAL-REAR FACADE

CLEAR TEMPERED
AND LAMINATED
GLASS GUARD RAIL

REAR YARD WOOD FENCE

CONCRETE FLOORS

LANDSCAPED YARD

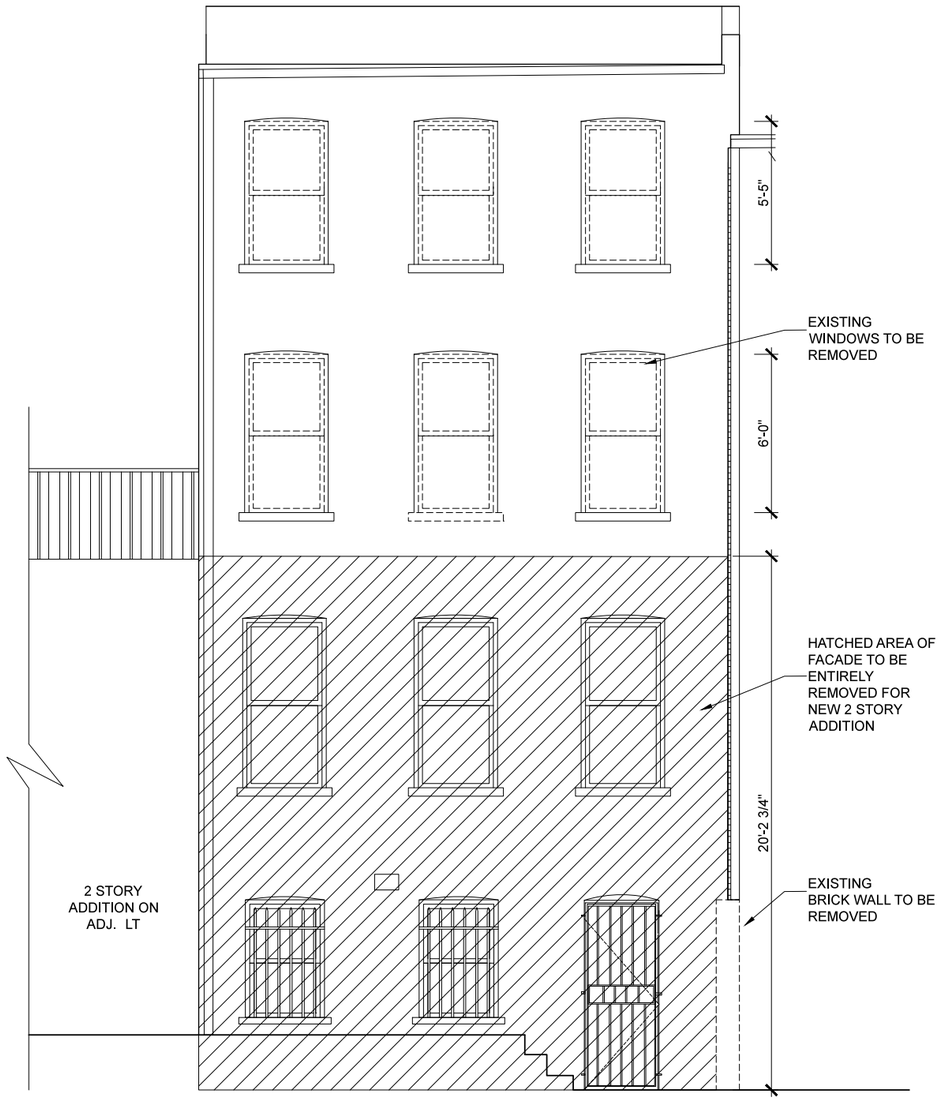
BENJAMIN MOORE LPC-
APPROVED PM-9 BLACK
PAINT AT ALL NEW
WINDOWS AND DOORS

NEW STUCCO
COLOR:GREY

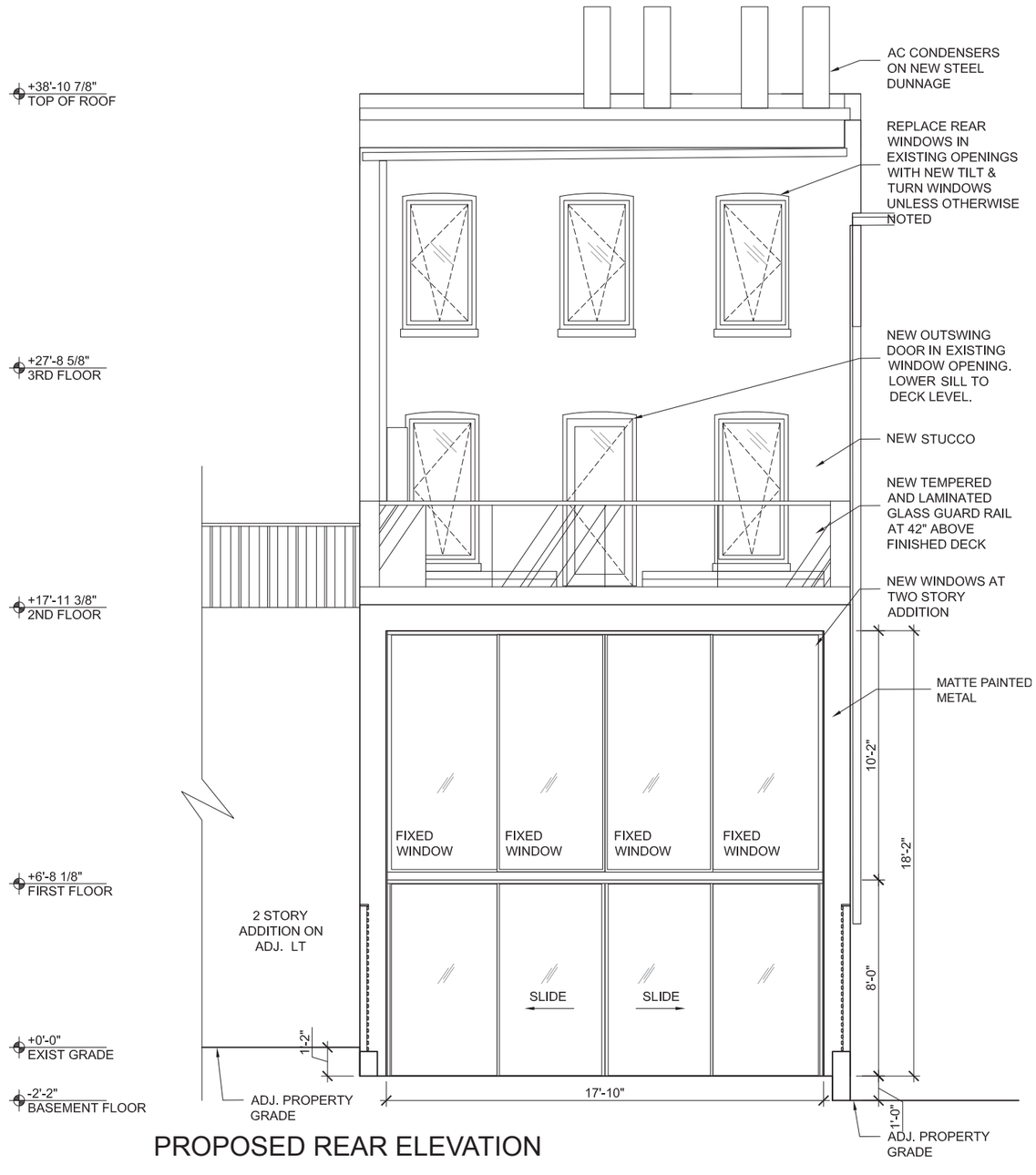
BLACK METAL CLADDING
TO MATCH WINDOW
FRAMES

NEW SLIDING DOORS AND
FIXED TRANSOM WINDOWS
ABOVE

REAR FACADE ELEVATIONS DRAWINGS



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

291 ADELPHI STREET

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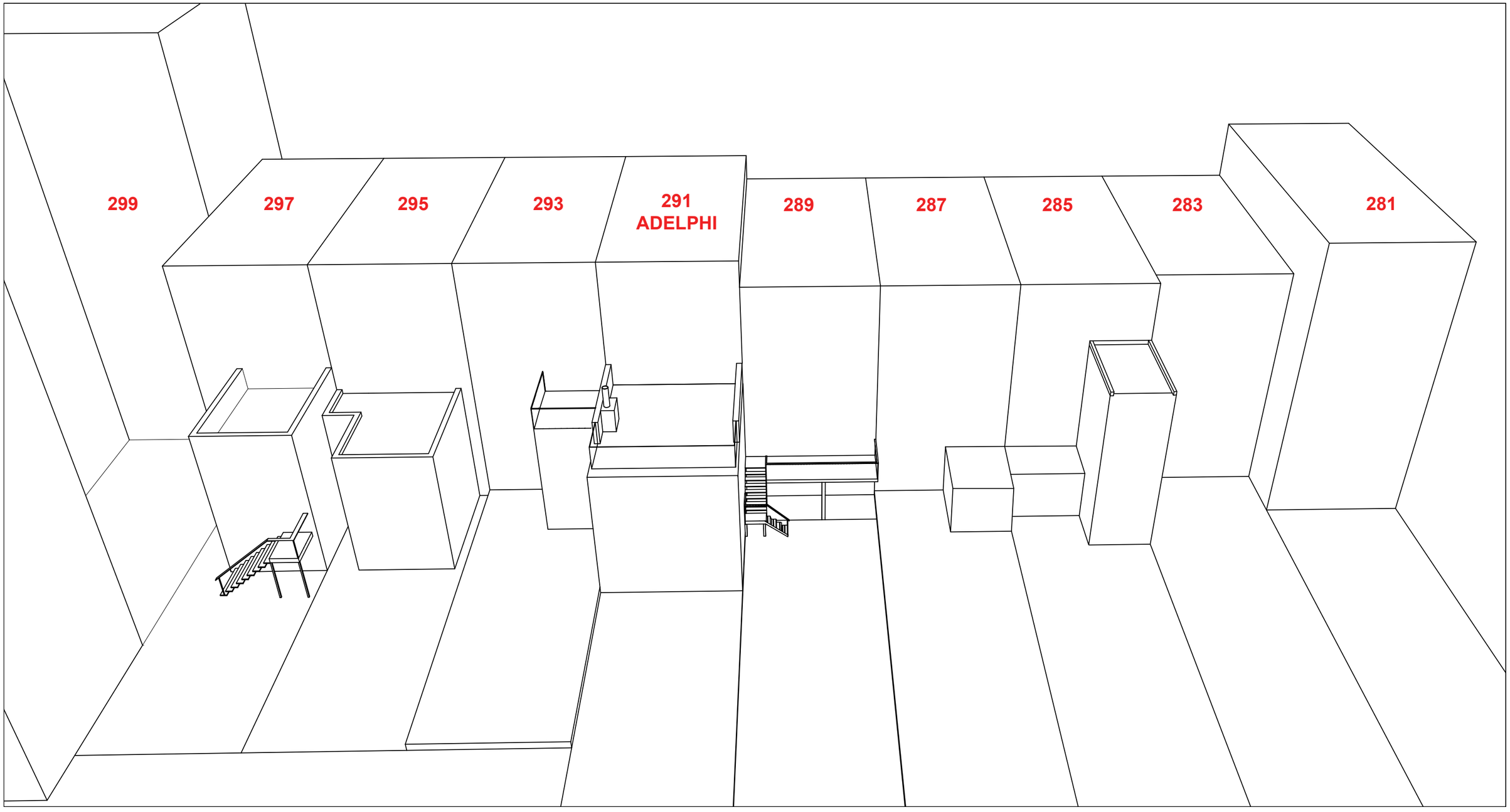
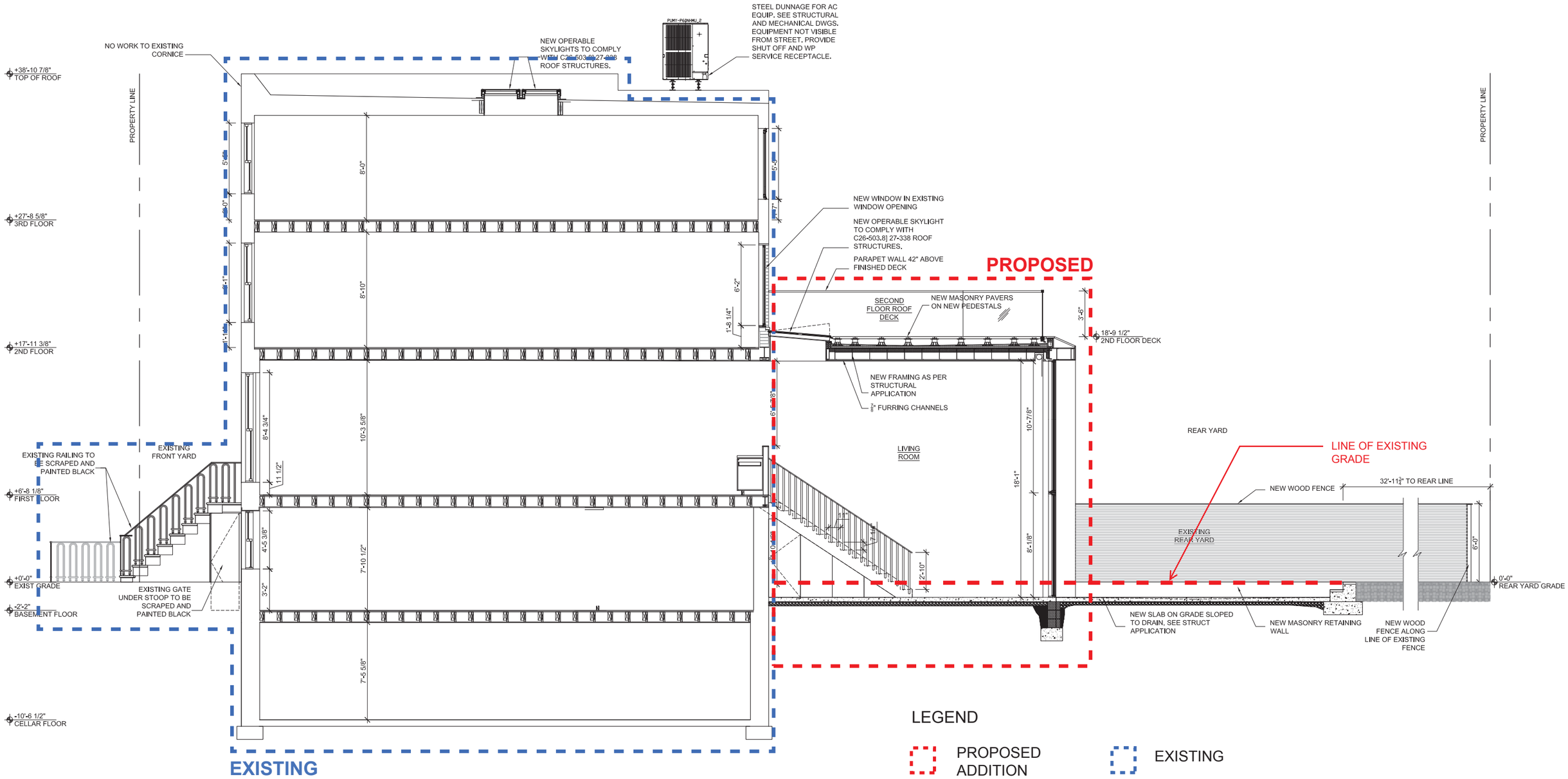
REAR FACADES-BLOCK VIEW



291 ADELPHI STREET

LANDMARKS PUBLIC HEARING - FEBRUARY 2, 2016

PROPOSED SECTION



LEGEND

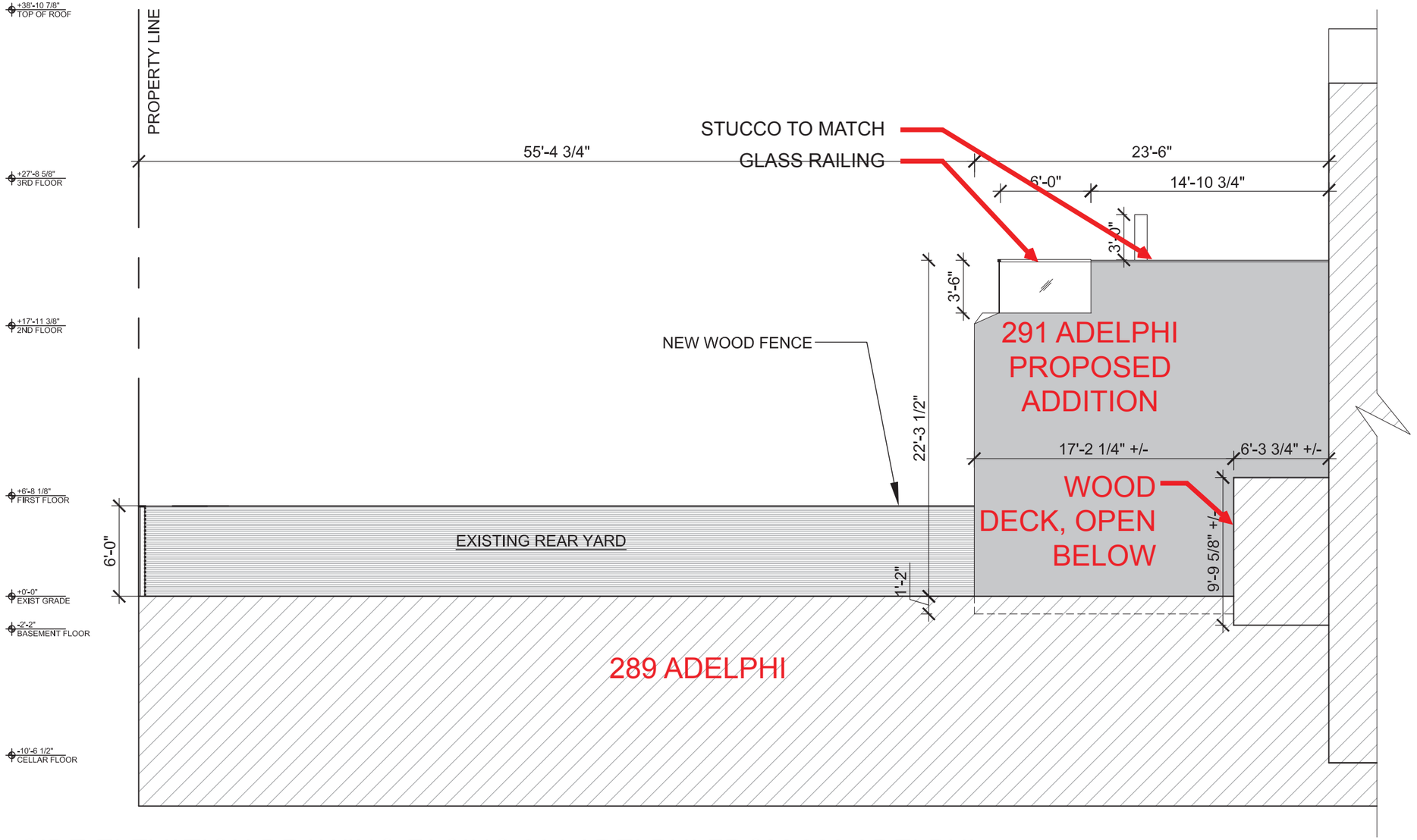
PROPOSED ADDITION

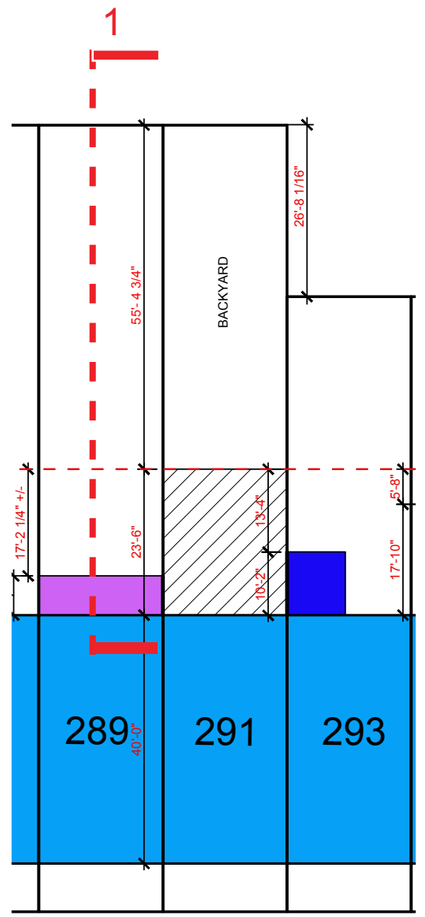
EXISTING

291 ADELPHI STREET

LANDMARKS PUBLIC HEARING - FEBRUARY 2, 2016

SIDE ELEVATION OF ADDITIONS





291 Adelphi

1. SIDE ELEVATION DRAWING FACING 291 ADELPHI FROM 289 ADELPHI

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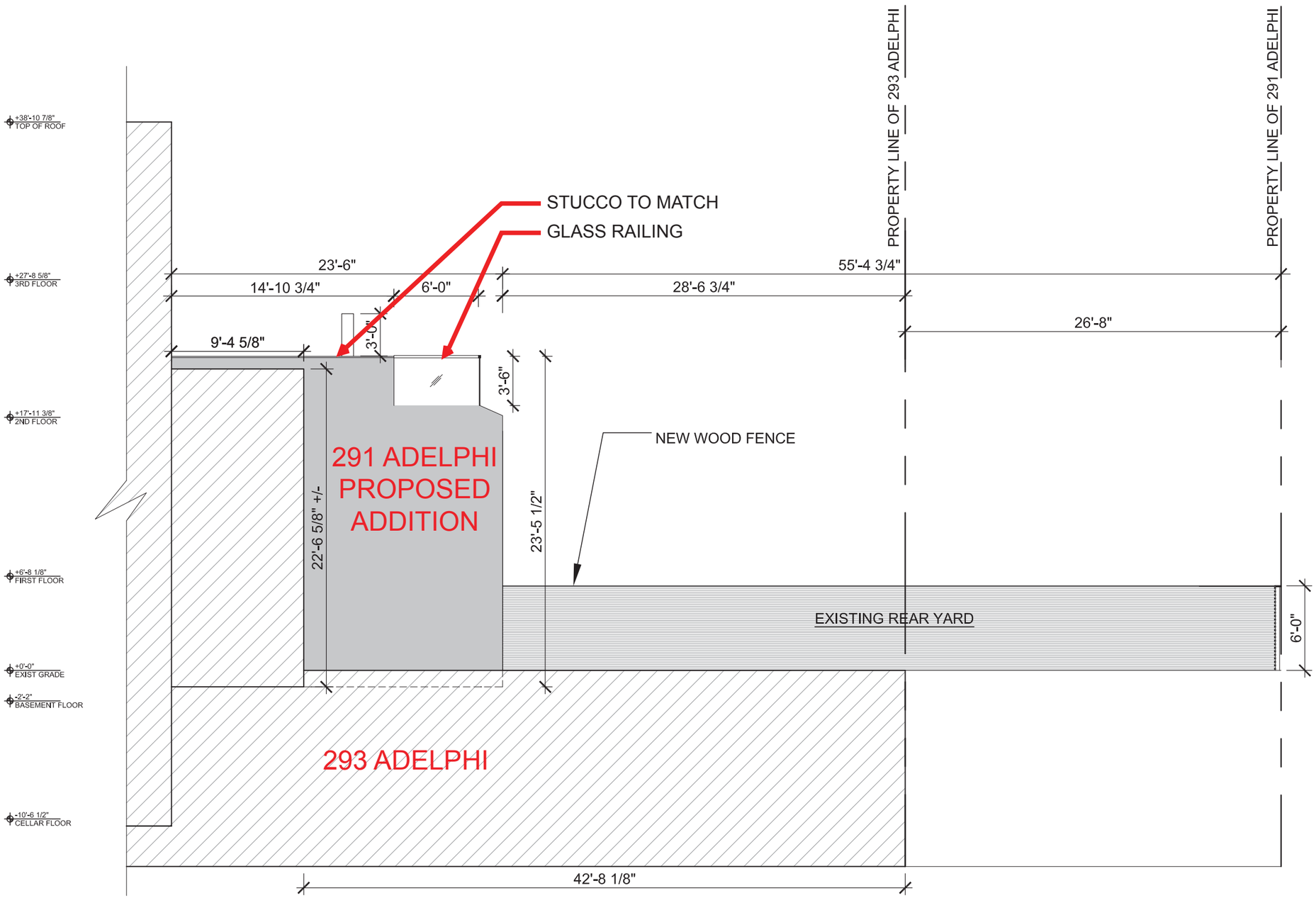
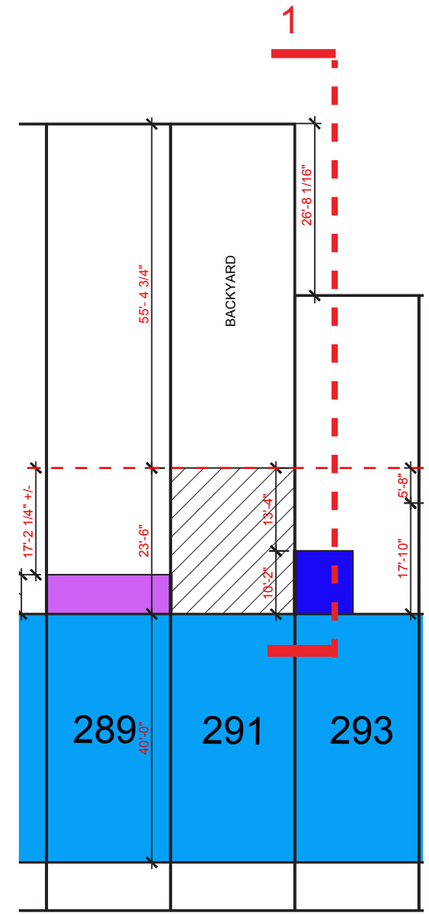
SIDE ELEVATION OF ADDITIONS





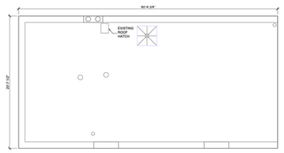
291 Adelphi

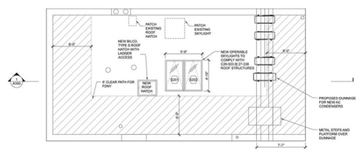
1. SIDE ELEVATION DRAWING FACING 291 ADELPHI FROM 293 ADELPHI

TBD ARCHITECTURE & DESIGN STUDIO 373 BROADWAY #F11 NY NY 10013 646.688.3329 TBDDESIGNSTUDIO.COM

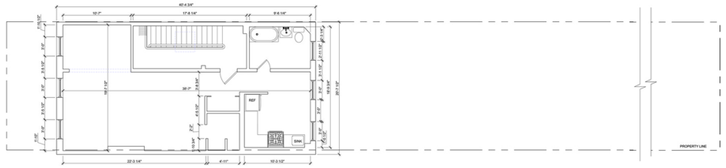
EXISTING AND PROPOSED PLANS

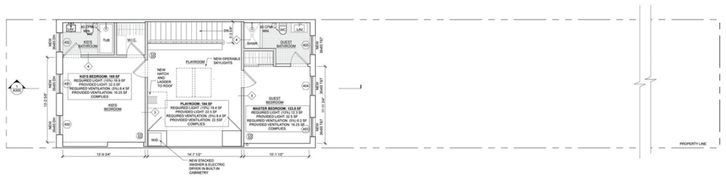
ROOF



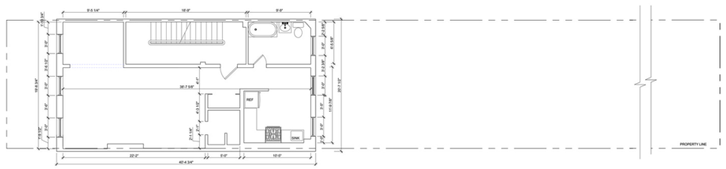


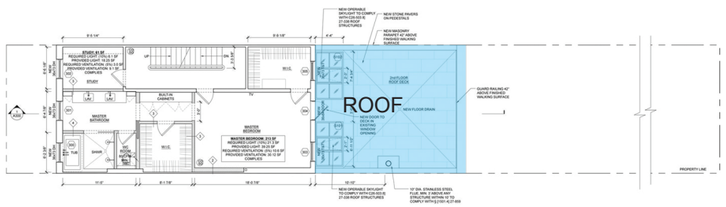
THIRD FLR



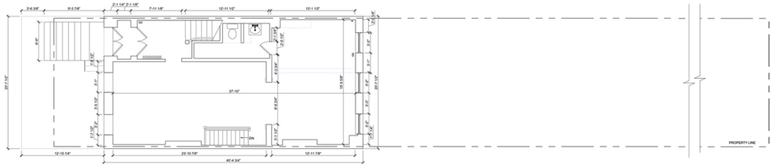


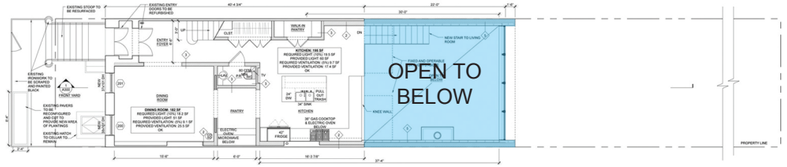
SECOND FLR



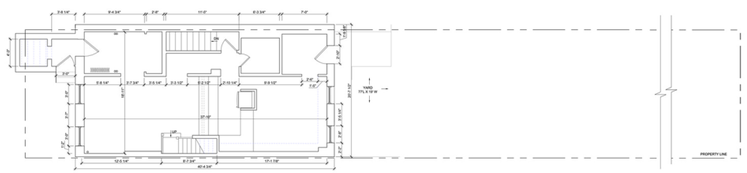


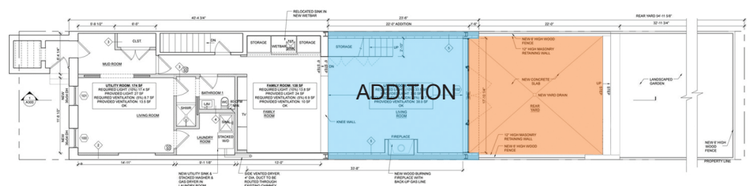
FIRST FLR



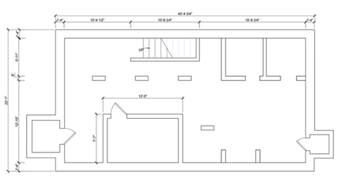


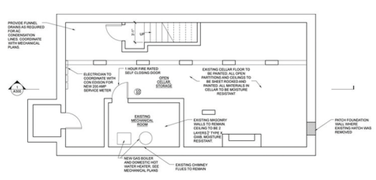
BASEMENT





CELLAR





EXISTING

PROPOSED

LEGEND

- PROPOSED ADDITION
- YARD EXCAVATION AREA

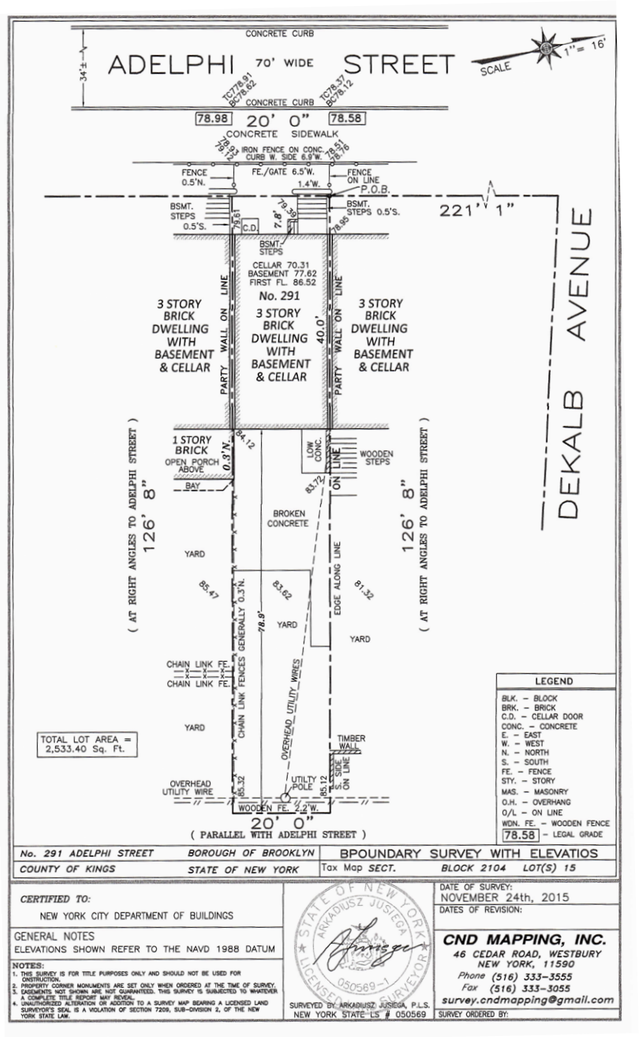
N

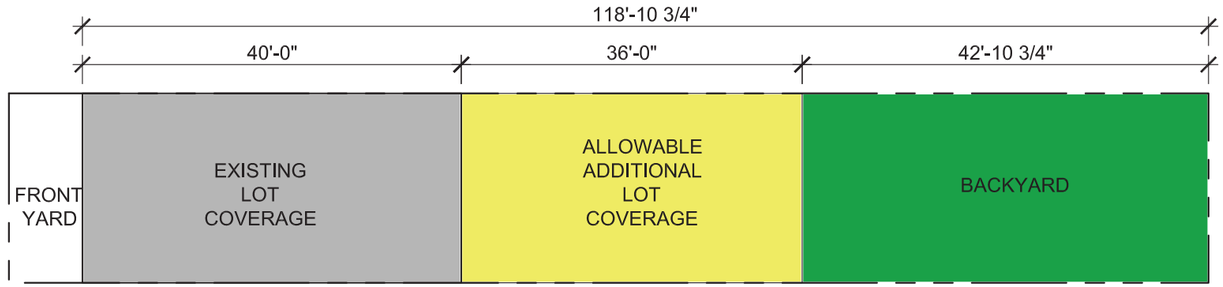
(PROJECT NORTH)

291 ADELPHI STREET

LANDMARKS PUBLIC HEARING - FEBRUARY 2, 2016

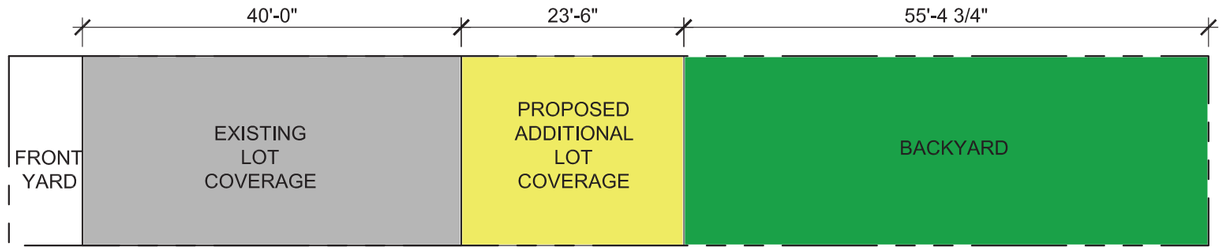
LOT COVERAGE





1 MAXIMUM ALLOWABLE LOT COVERAGE

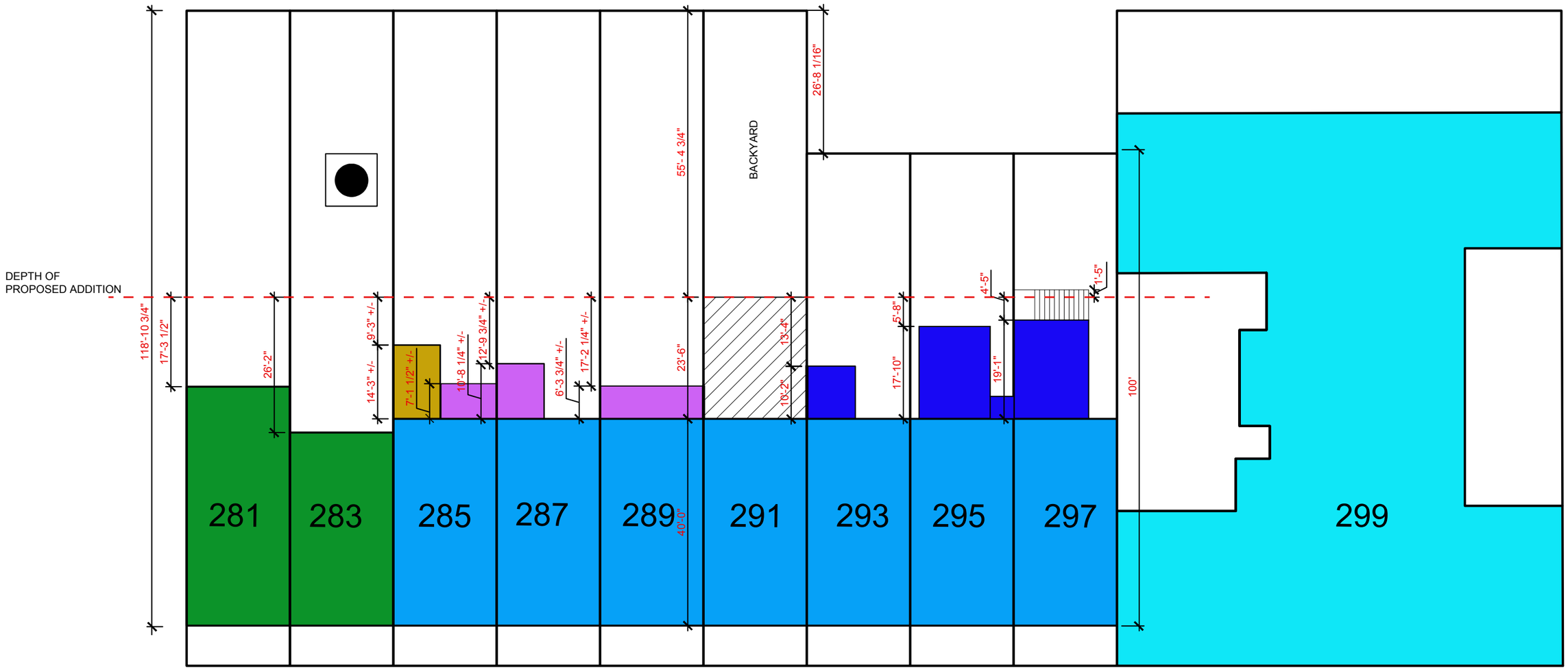
1/16"=1'-0"



2 PROPOSED LOT COVERAGE

1/16"=1'-0"

DEPTH OF ADDITION



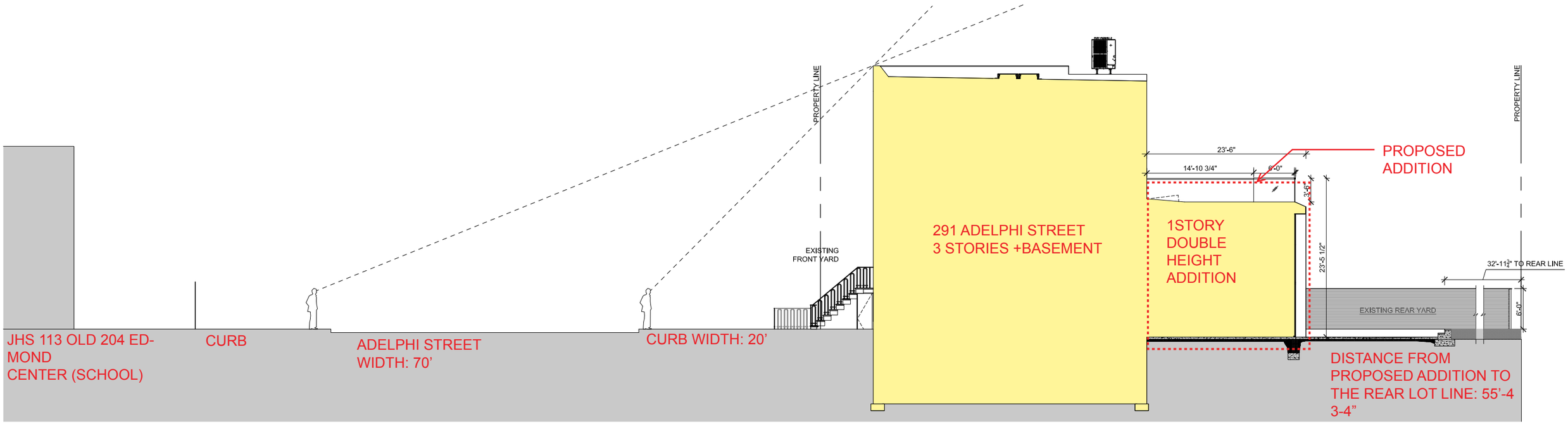
291 Adelphi

LEGEND

- Proposed 1-Story + Basement
- Basement
- 1-Story + Basement
- 2-Stories + Basement
- 3-Stories + Basement
- 4-Stories + Basement
- 5-Stories + Basement
- 6-Stories + Basement
- Treehouse

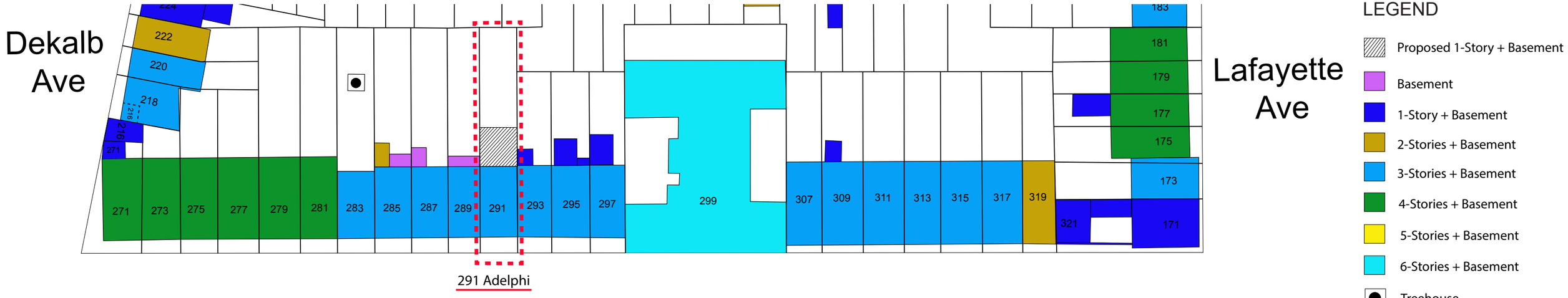
PROPOSED REAR ADDITION IS NOT VISIBLE FROM STREET

LINE OF VISIBILITY FROM STREET FOR ADDITION



SIGHTLINE DIAGRAM

VISIBILITY FROM SURROUNDING-ADELPHI STREET



LINE OF SIGHT PHOTO 1

LINE OF SIGHT PHOTO 2

LINE OF SIGHT PHOTO 3

VISIBILITY FROM SURROUNDING-DEKALB AVE

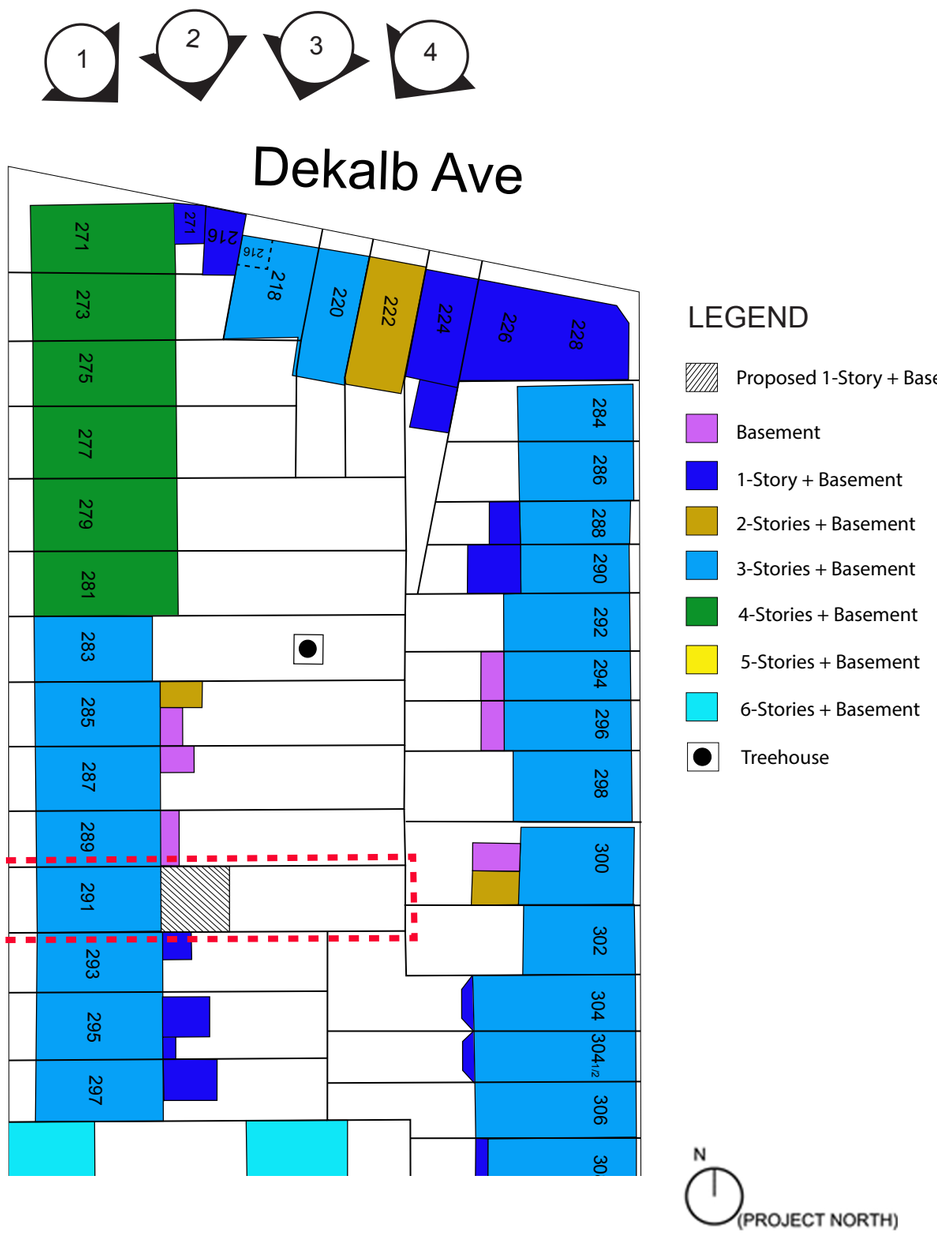
PROPOSED ADDITION IS NOT VISIBLE FROM STREET

1.

2.

3.

4.



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VISIBILITY FROM SURROUNDING-CLERMONT AVE

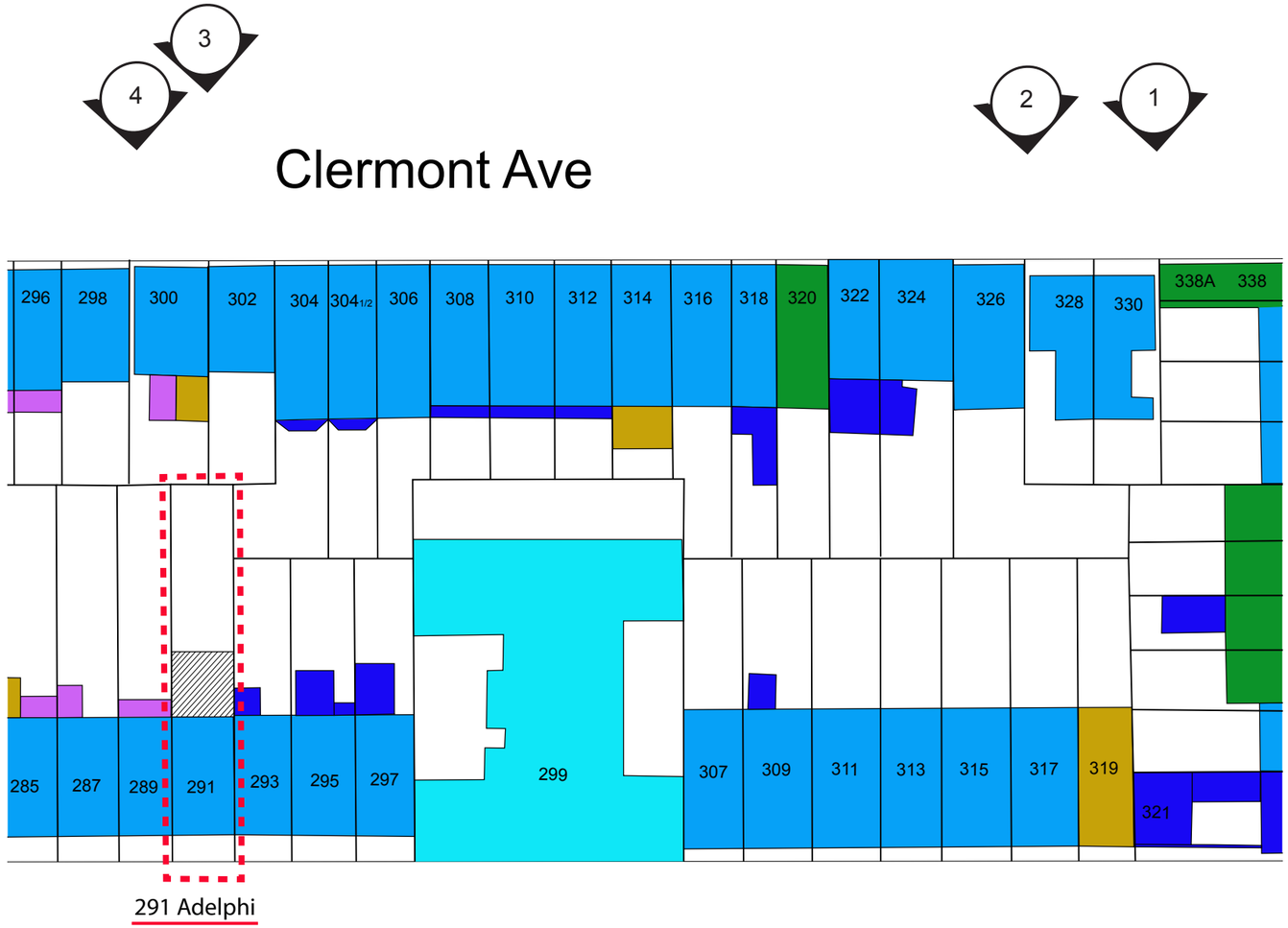
PROPOSED ADDITION IS NOT VISIBLE FROM STREET

LINE OF SIGHT PHOTO 1

LINE OF SIGHT PHOTO 2

LINE OF SIGHT PHOTO 3

LINE OF SIGHT PHOTO 4



LEGEND

- Proposed 1-Story + Basement
- Basement
- 1-Story + Basement
- 2-Stories + Basement
- 3-Stories + Basement
- 4-Stories + Basement
- 5-Stories + Basement
- 6-Stories + Basement
- Treehouse

N (PROJECT NORTH)

291 ADELPHI STREET

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