

CASEY CARLTON TOWNHOUSE

363 CARLTON AVENUE
BROOKLYN, NY 11238

July 21, 2015
LPC APPLICATION

ARCHITECT MATTHEW BAIRD ARCHITECTS, PLLC.
325 HUDSON STREET, 9TH FLOOR
NEW YORK, NY 10013
T: (212) 334-2499
F: (212) 334-5721

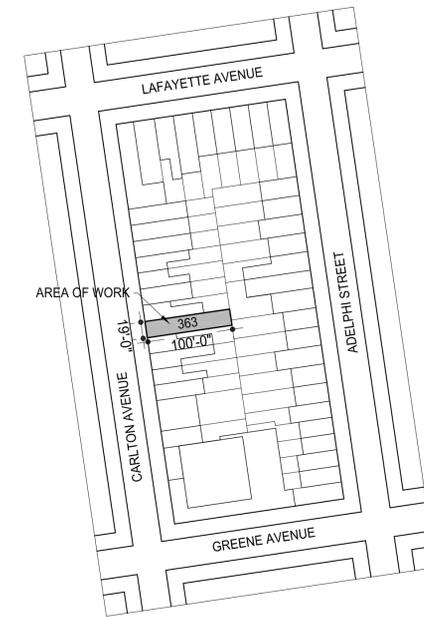
EXPEDITOR CODE, LLC.
40 WORTH STREET, SUITE 800
NEW YORK, NY 10013
T: (212) 766-8100
F: (212) 766-1368

STRUCTURAL ENGINEER A DEGREE OF FREEDOM
231 WEST 29TH STREET, SUITE 802
NEW YORK, NY 10001
T: (212) 495-9370

MEP ENGINEER ABS ENGINEERING, LLC
443 PARK AVENUE SOUTH, 3RD FLOOR
NEW YORK, NY 10016
T: (646) 300-8600

SITE INFORMATION	
Address:	363 Carlton Avenue, Brooklyn, NY 11238
Block:	2120 Lot: 8
Map:	16C Zone: R6B
Lot Area:	1900 sf
Project Filed under 1938 NYC Building Code Alt-1 Filing	

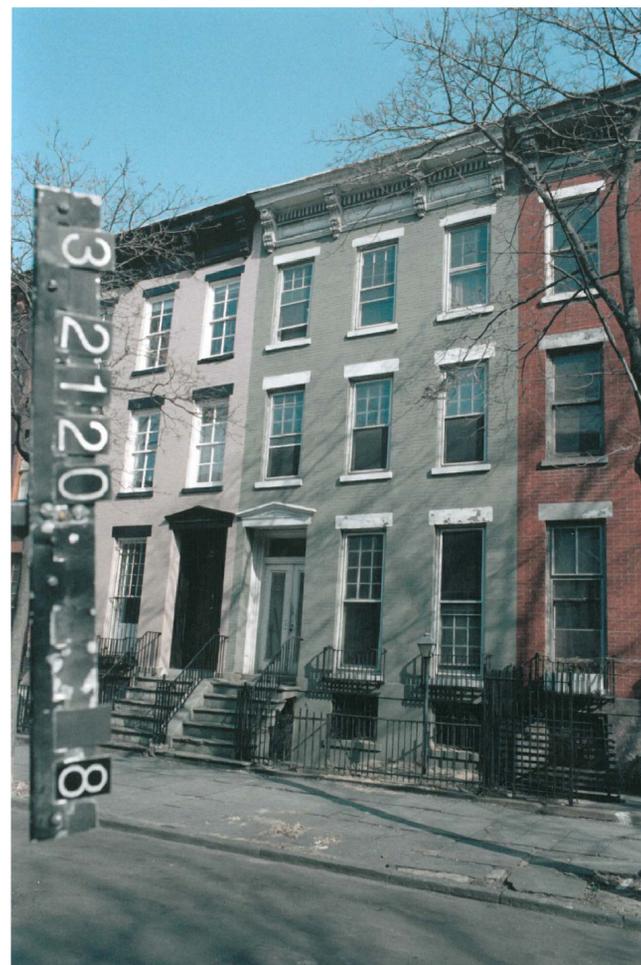
LM-001.00	TITLE SHEET, TAX PHOTOS
LM-002.00	EXISTING & PROPOSED BLOCK PLAN
LM-003.00	EXISTING & PROPOSED SITE PLAN
LM-004.00	PHOTOS
LM-005.00	DEMOLITION PLAN
LM-006.00	DEMOLITION PLAN
LM-007.00	PROPOSED PLAN
LM-008.00	PROPOSED PLAN
LM-009.00	EXISTING & PROPOSED FRONT FACADE
LM-010.00	EXISTING & PROPOSED REAR FACADE



4 PLOT PLAN
NTS



3 1940 TAX PHOTOGRAPHY
PHOTO DATE CA 1940



2 1980 TAX PHOTOGRAPHY
PHOTO DATE CA 1980



1 363 CARLTON AVENUE PHOTOGRAPHY
PHOTO DATE 2014

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COVER PAGE

PROJECT:
CCT
CASEY CARLTON TOWNHOUSE
363 Carlton Avenue
Brooklyn, NY 11238

Date: JULY 21, 2015
Scale: AS NOTED
Dwg By: BKFS
Proj No: 0147-CCT

SEAL + SIGNATURE:

LM-001.00

SHEET 1 of 10

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2 PROPOSED BLOCK PLAN : BLOCK 2120
1/32" = 1'-0"



1 EXISTING BLOCK PLAN : BLOCK 2120
1/32" = 1'-0"



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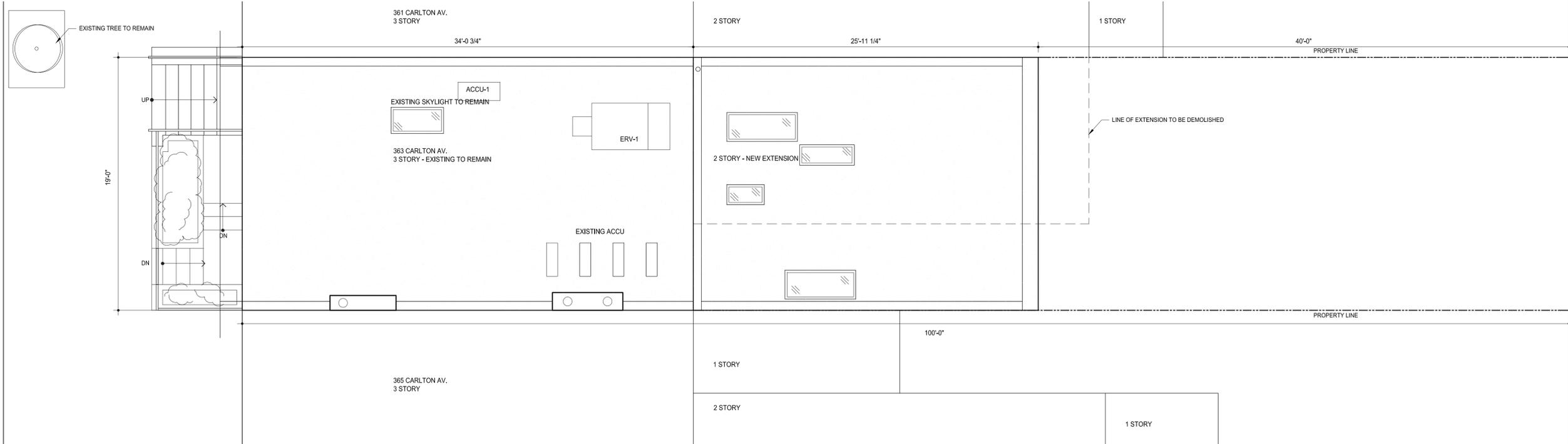
Date: JULY 21, 2015
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 Proj No: 0147-CCT

SEAL + SIGNATURE:

EXISTING AND PROPOSED BLOCK PLAN
 ISSUED FOR:
 LPC PERMIT

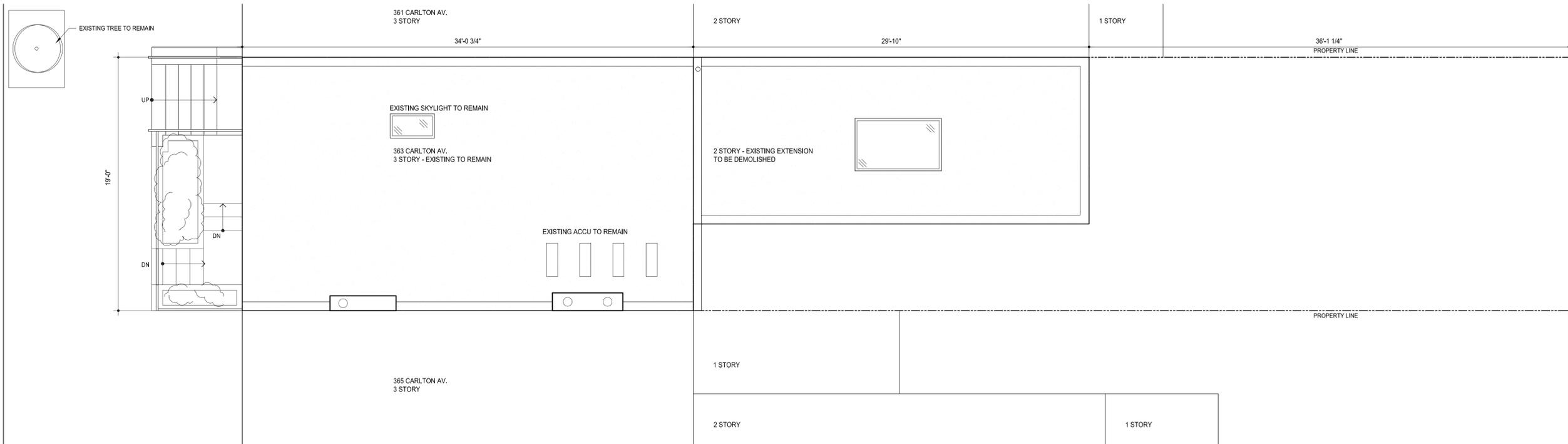
LM-002.00
 SHEET 2 of 10

CARLTON AV. - HARBOR STREET



2 PROPOSED SITE PLAN
1/4" = 1'-0"

CARLTON AV. - HARBOR STREET



1 EXISTING SITE PLAN
1/4" = 1'-0"

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EXISTING AND PROPOSED SITE PLAN

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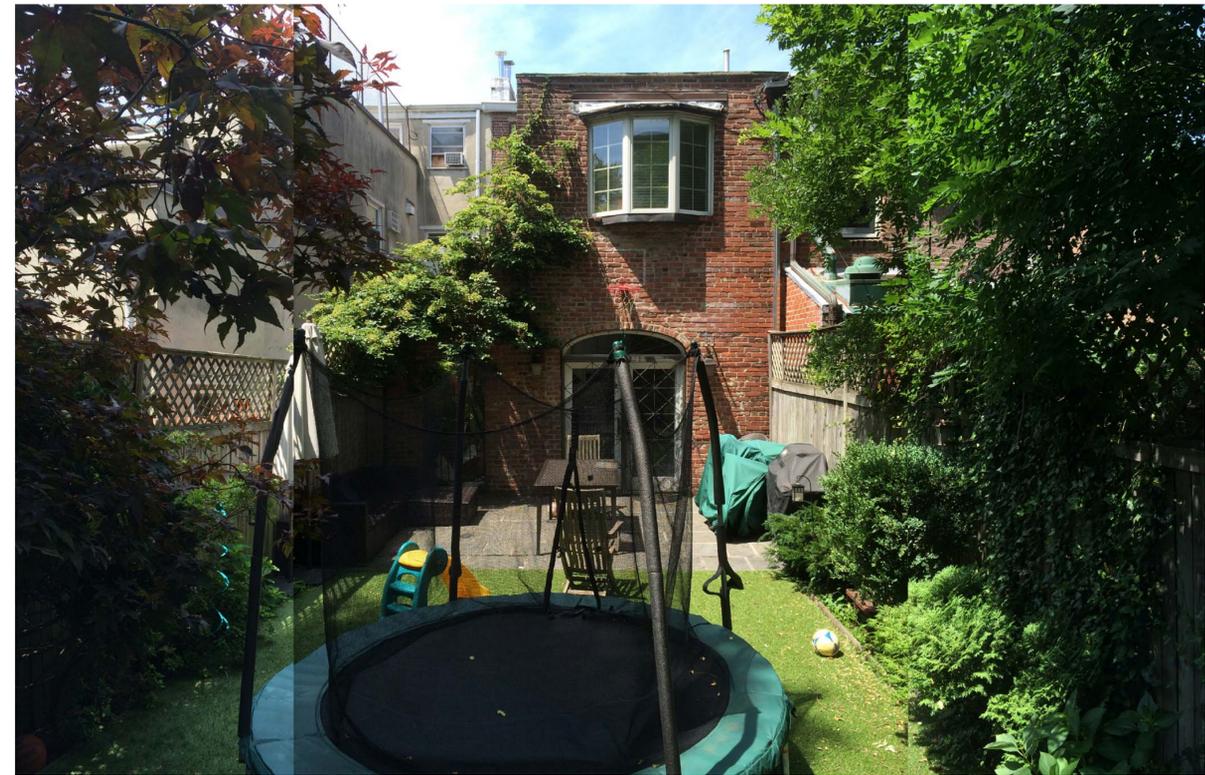
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5 REAR FACADE 365 CARLTON AV.



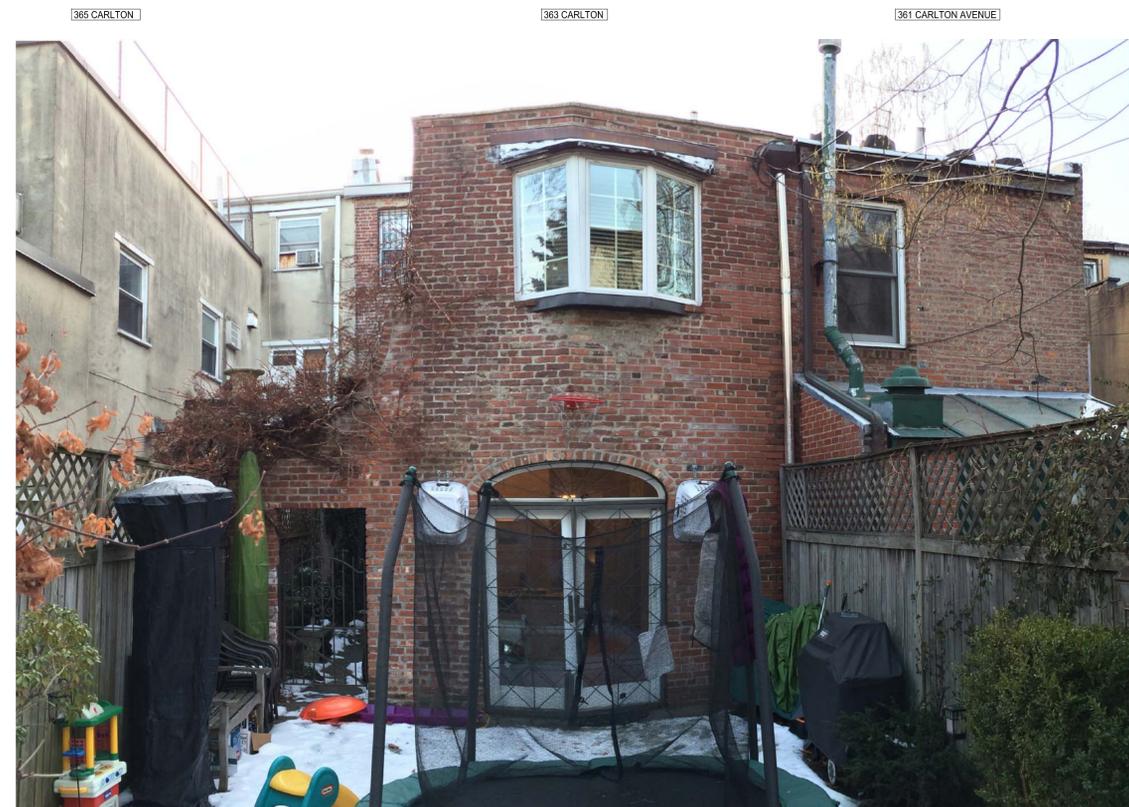
4 REAR FACADE 361 CARLTON AV



3 REAR FACADE



2 REAR FACADE 3RD FLOOR



1 REAR FACADE

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PHOTOS

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 SHEET 4 of 10

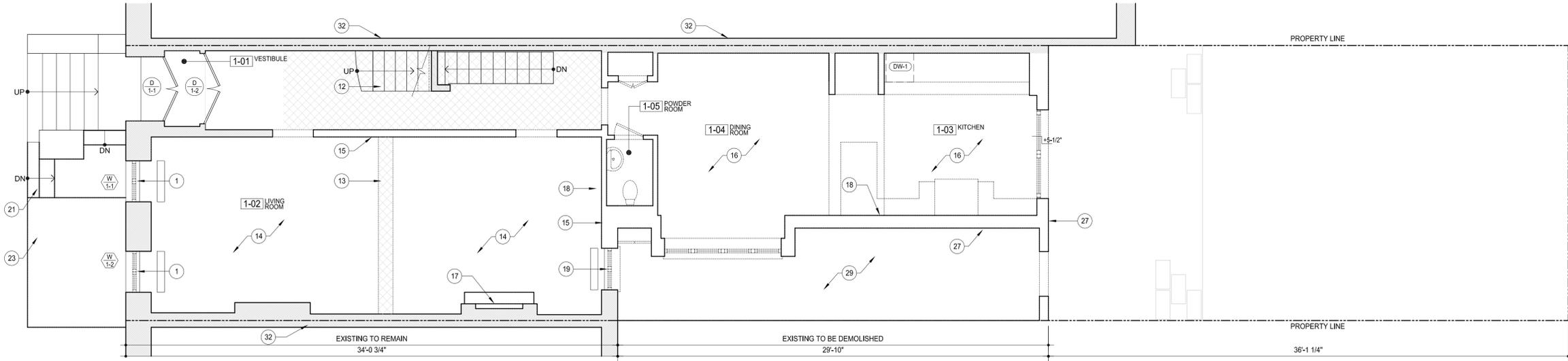
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SHEET NOTES

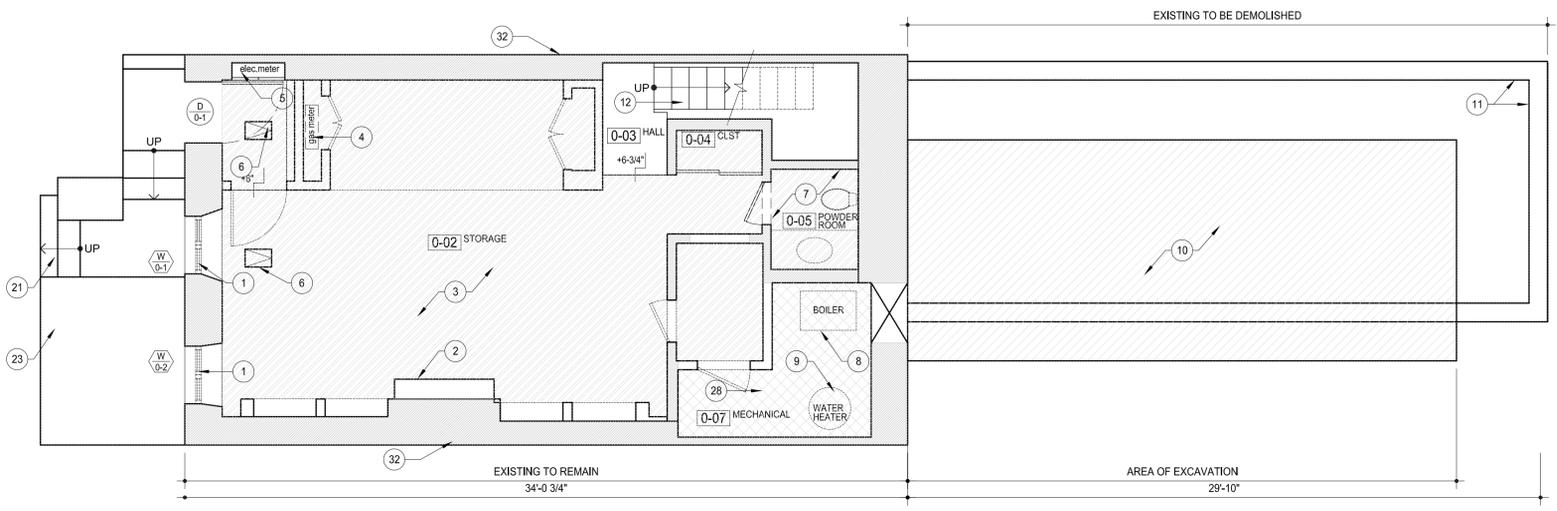
1. REMOVE WINDOW TO MASONRY OPENING, NEW WINDOW TO BE INSTALLED IN EXISTING OPENING.
2. REMOVE HEARTH, FIREBOX AND MANTLE, FLUE TO BE SEALED, FIREPLACE TO BE NON WORKING.
3. REMOVE ALL WALL, FLOOR AND CEILING FINISHES THROUGHOUT TO BRICK PARTY WALL AND SLAB.
4. REMOVE AND RELOCATE GAS METER IN CLOSET NEAR BY PER PROPOSED PLAN.
5. ELECTRIC PANEL TO REMAIN.
6. REMOVE ACCESS PANEL TO SEWAGE SYSTEMS.
7. DEMOLISH BATHROOM FINISHES, FIXTURES AND FITTINGS, EXISTING PLUMBING LINES TO REMAIN.
8. REMOVE EXISTING BOILER.
9. REMOVE EXISTING WATER HEATER.
10. EXTENT OF EXCAVATION FOR NEW CELLAR BELOW NEW EXTENSION.
11. DEMOLISH FOUNDATIONS OF EXISTING 2-STORY ADDITION.
12. EXISTING STAIRCASE TO REMAIN.
13. DEMOLISH PLASTER ARCH.
14. DEMOLISH CEILING AS NECESSARY TO ACCESS EXISTING JOISTS, REFER TO STRUCTURAL DRAWINGS.
15. EXISTING WALL TO BE DEMOLISHED, NEW STEEL LINTEL BEAM TO BE INSTALLED ABOVE PER STRUCTURAL DRAWINGS.
16. DEMOLISH THROUGHOUT TO PARTY WALL.
17. REMOVE FIREPLACE MANTEL AND REPLACE WITH NEW.
18. REMOVE SURFACE MOUNTED AIR HANDLING UNIT AND STORE FOR FUTURE REUSE.
19. REMOVE WINDOW TO BRICK OPENING.
20. REMOVE RADIATOR GRILL.
21. REMOVE BLUESTONE PIECES AND STORE FOR REUSE PER NEW CONFIGURATION.
22. REMOVE EXISTING ACRYLIC GLASS DOME, NEW ENCLOSURE TO BE INSTALLED IN OPENING.
23. EXISTING IRON FENCE TO REMAIN AND BE MODIFIED PER NEW CONFIGURATION.
24. AREA OF ROOF TO REMAIN.
25. REMOVE EXISTING ROOF, INCLUDING MEMBRANE, SHEATING AND RAFTERS.
26. REMOVE EXISTING SKYLIGHT.
27. REMOVE AND SALVAGE EXISTING BRICK AT FACADE FOR FUTURE USE.
28. TRENCH FOR INSTALLATION OF NEW DRAIN LINE FROM MECHANICAL ROOM TO HOUSE TRAP.
29. REMOVE AND SALVAGE EXISTING BLUESTONE PAVERS FOR REUSE, REMOVE PLANTS, TREES AT ALLEYWAY PORTION.
30. REMOVE VENT LINES.
31. AIR HANDLING UNITS TO REMAIN IN EXISTING LOCATION.
32. EXISTING PARTY WALL TO REMAIN.
33. EXISTING CHIMNEYS TO REMAIN.

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REVISION NO:	DATE:	REMARK:



2 FIRST FLOOR PLAN
 1/4" = 1'-0"



1 CELLAR PLAN
 1/4" = 1'-0"

LEGEND

- EXG WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL
- FLOOR TO BE REMOVED
- AREA OF CEILING TO BE DEMOLISHED
- AREA OF EXCAVATION
- EXISTING DOOR TO BE REMOVED
- PROPERTY LINE
- PARTITION TYPE (NEW ONLY)
- ELEVATION MARKER
- CARBON MONOXIDE/SMOKE DETECTOR (HARDWIRED)
- WINDOW DESIGNATION
- DOOR DESIGNATION



ISSUED FOR:
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DEMOLITION PLAN

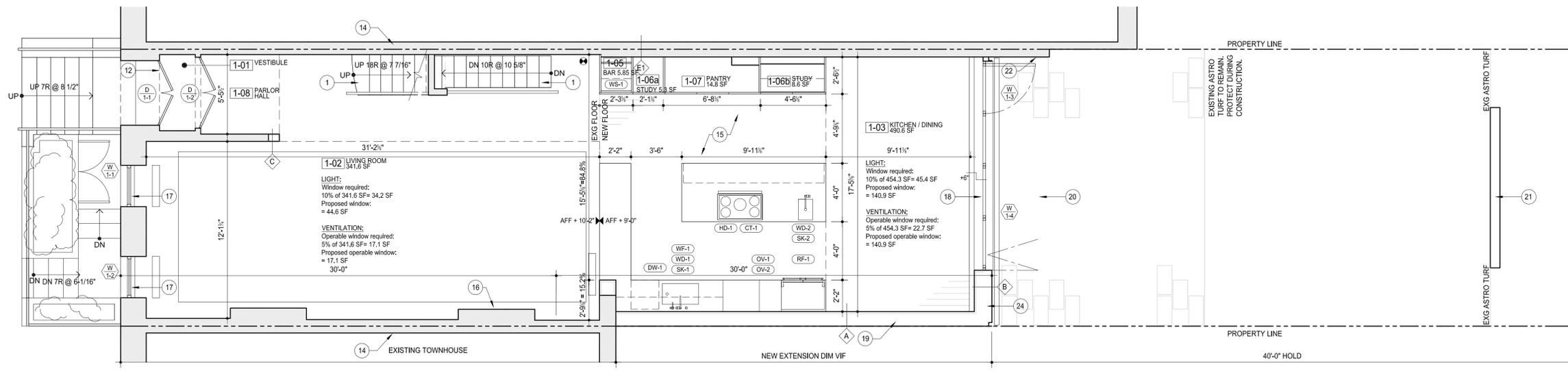
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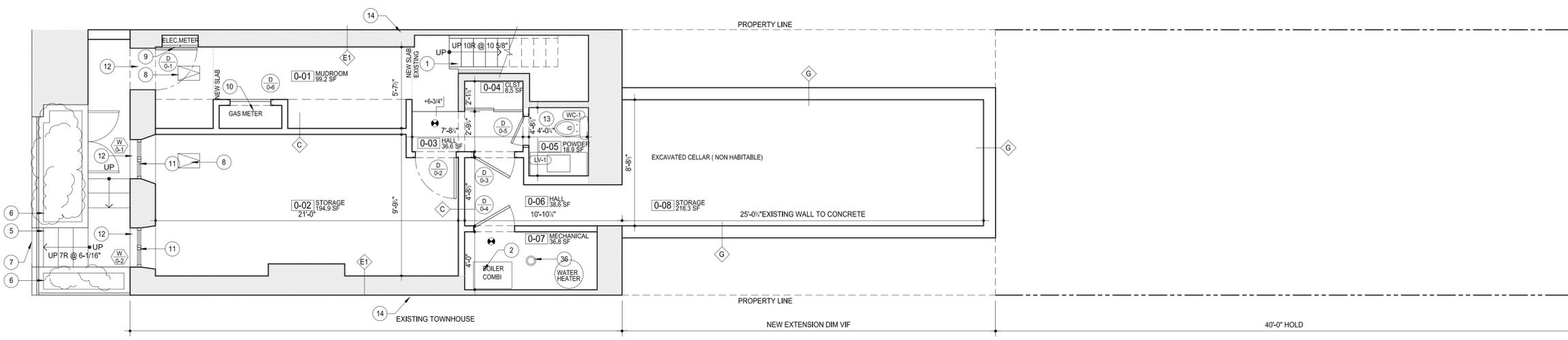
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2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 CELLAR PLAN
1/4" = 1'-0"

- GENERAL NOTES**
- A.
- SHEET NOTES**
- EXISTING STAIRS TO REMAIN.
 - NEW BOILER TO BE INSTALLED IN MECHANICAL ROOM.
 - NOT USED.
 - NOT USED.
 - RECONFIGURE EXTERIOR STAIRS FOR CELLAR ACCESS, REUSE EXISTING STONE. NEW STONE TO MATCH EXISTING. REFER TO A-200.
 - PLANTERS WITH STONE COPING TO MATCH EXISTING STONE COPING. REFER TO A-200.
 - RECONFIGURE WROUGHT IRON FENCE AND GATE. NEW PORTION TO MATCH EXISTING. PROVIDE NEW ACCESS PANEL TO SEWAGE SYSTEM.
 - NEW ELECTRICAL PANELS TO REMAIN.
 - NEW GAS METER LOCATION.
 - NEW WINDOWS TO BE INSTALLED IN EXISTING OPENING. REFER TO SCHEDULE AND DETAILS.
 - REPAINT EXISTING CELLAR WINDOWS GRILLS, CELLAR DOOR, DOUBLE ENTRANCE DOORS OF PARLOR FLOOR AND CORNICE. COLOR TO MATCH CURRENT CONDITION.
 - POWDER ROOM TO RECEIVE NEW FINISHES AND PLUMBING FIXTURES IN EXISTING LOCATIONS.
 - EXISTING PARTI-WALL TO REMAIN.
 - NEW KITCHEN LOCATION.
 - NEW STONE MANTEL FOR EXISTING WOOD BURNING FIREPLACE. EXISTING HEARTH, FIREBOX, DAMPER, SMOKE CHAMBER AND FLUE LINER TO REMAIN.
 - NEW DOUBLE HUNG COTTAGE STYLE WINDOWS TO BE INSTALLED IN EXISTING OPENING. REFER TO SCHEDULE AND DETAILS.
 - NEW WINDOW OPENING IN NEW EXTENSION.
 - 3-PART STUCCO ON LOT LINE FACADE.
 - BLUESTONES PAVERS TO MATCH EXISTING.
 - 42" HIGH BRICK WALL.
 - EXPOSED EXISTING PARTI-WALL TO BE 3-PART STUCCO
 - NOT USED.
 - ENDICOTT BRICK FACADE.
 - NEW SKYLIGHT ABOVE BY SKYLIGHT SPECIALIST.
 - EXISTING CONDENSING UNIT.
 - NEW WASHER AND GAS DRYER. EXHAUST VENT TO ROOF.
 - EXISTING SKYLIGHT, ABOVE. REPLACE DAMAGED ACRYLIC DOME WITH NEW BY SKYLIGHT SPECIALIST.
 - REMOVE EXISTING MANTEL AND HEARTH. SEAL OPENING WITH BRICKS TO MATCH EXISTING BRICK WALL.
 - EXISTING ROOF TO REMAIN.
 - PARAPET TO HEIGHT INDICATED ON REAR FACADE ELEVATION.
 - NEW CONDENSING AND ERV UNIT. REFER TO MECHANICAL SCHEDULES.
 - NEW COLD-APPLIED BITUMINOUS MEMBRANE OVER NEW ROOF. INSULATE ROOF CAVITY WITH R-49 BATT INSULATION.
 - DRYER EXHAUST.
 - EXHAUST.
 - NEW DRAIN LINE.

- LEGEND**
- EXG WALL TO REMAIN
 - EXISTING WALL TO BE DEMOLISHED
 - NEW WALL
 - FLOOR TO BE REMOVED
 - AREA OF CEILING TO BE DEMOLISH
 - AREA OF EXCAVATION
 - EXISTING DOOR TO BE REMOVED
 - PROPERTY LINE
 - PARTITION TYPE (NEW ONLY)
 - +0' AFF ELEVATION MARKER
 - CARBON MONOXIDE/SMOKE DETECTOR (HARDWIRED)
 - WINDOW DESIGNATION
 - DOOR DESIGNATION

REVISION NO: DATE: REMARK:

PROPOSED FLOOR PLAN

ISSUED FOR:
LPC PERMIT

PROJECT:
CCT
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Brooklyn, NY 11238

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SHEET 7 of 10

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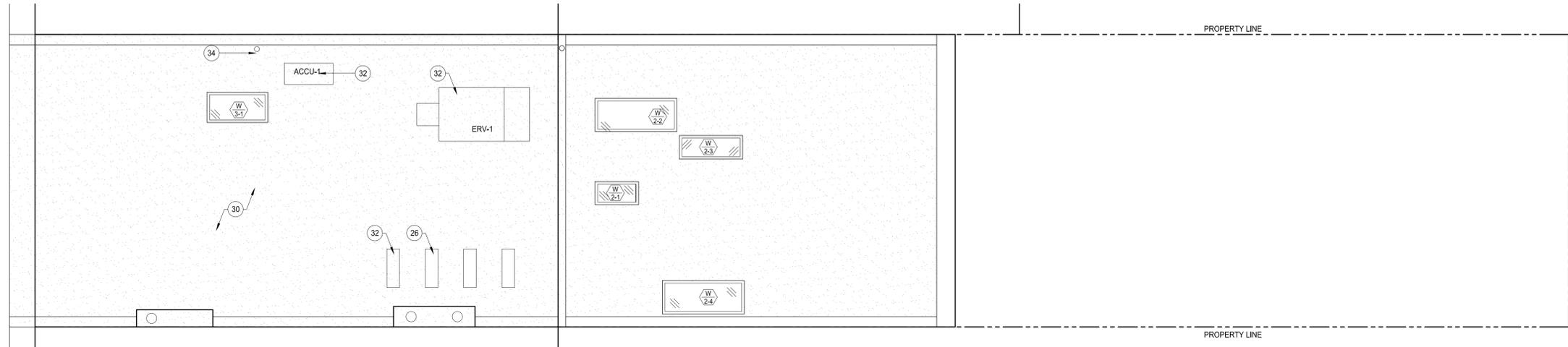
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GENERAL NOTES

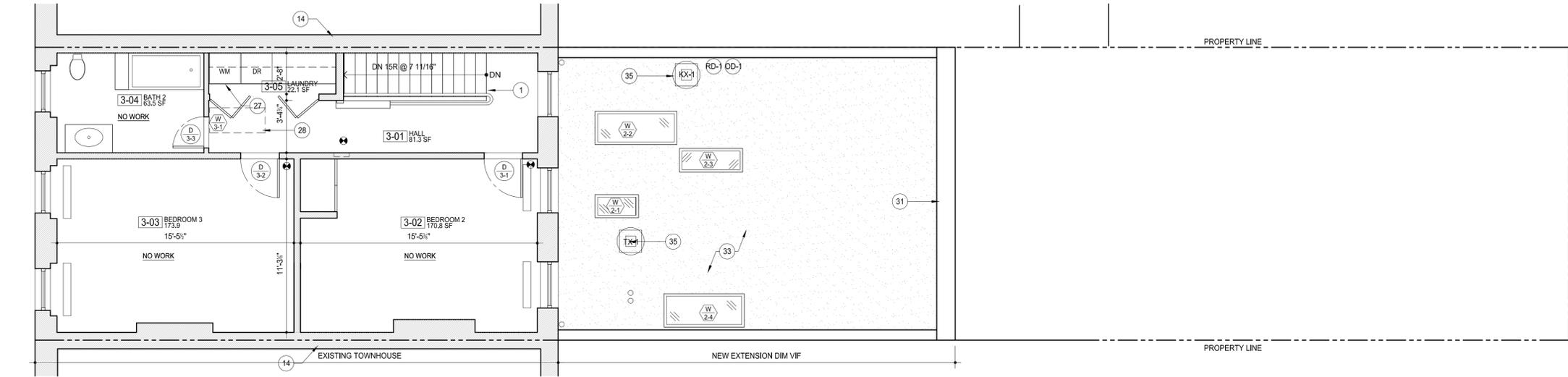
- A.
- SHEET NOTES**
1. EXISTING STAIRS TO REMAIN.
2. NEW BOILER TO BE INSTALLED IN MECHANICAL ROOM.
3. NOT USED.
4. NOT USED.
5. RECONFIGURE EXTERIOR STAIRS FOR CELLAR ACCESS. REUSE EXISTING STONE. NEW STONE TO MATCH EXISTING. REFER TO A-200.
6. PLANTERS WITH STONE COPING TO MATCH EXISTING STONE COPING. REFER TO A-200.
7. RECONFIGURE WROUGHT IRON FENCE AND GATE. NEW PORTION TO MATCH EXISTING.
8. PROVIDE NEW ACCESS PANEL TO SEWAGE SYSTEM.
9. NEW ELECTRICAL PANELS TO REMAIN.
10. NEW GAS METER LOCATION.
11. NEW WINDOWS TO BE INSTALLED IN EXISTING OPENING. REFER TO SCHEDULE AND DETAILS.
12. REPAINT EXISTING CELLAR WINDOWS GRILLS. CELLAR DOOR, DOUBLE ENTRANCE DOORS OF PARLOR FLOOR AND CORNICE. COLOR TO MATCH CURRENT CONDITION.
13. POWDER ROOM TO RECEIVE NEW FINISHES AND PLUMBING FIXTURES IN EXISTING LOCATIONS.
14. EXISTING PARTI-WALL TO REMAIN.
15. NEW KITCHEN LOCATION.
16. NEW STONE MANTEL FOR EXISTING WOOD BURNING FIREPLACE. EXISTING HEARTH, FIREBOX, DAMPER, SMOKE CHAMBER AND FLUE LINER TO REMAIN.
17. NEW DOUBLE HUNG COTTAGE STYLE WINDOWS TO BE INSTALLED IN EXISTING OPENINGS. REFER TO SCHEDULE AND DETAILS.
18. NEW WINDOW OPENING IN NEW EXTENSION.
19. 3-PART STUCCO ON LOT LINE FACADE.
20. BLUESTONES PAVERS TO MATCH EXISTING.
21. 42" HIGH BRICK WALL.
22. EXPOSED EXISTING PARTI-WALL TO BE 3-PART STUCCO
23. NOT USED.
24. ENDICOTT BRICK FACADE.
25. NEW SKYLIGHT ABOVE BY SKYLIGHT SPECIALIST.
26. EXISTING CONDENSING UNIT.
27. NEW WASHER AND GAS DRYER. EXHAUST VENT TO ROOF.
28. EXISTING SKYLIGHT, ABOVE, REPLACE DAMAGED ACRYLIC DOME WITH NEW BY SKYLIGHT SPECIALIST.
29. REMOVE EXISTING MANTEL AND HEARTH. SEAL OPENING WITH BRICKS TO MATCH EXISTING BRICK WALL.
30. EXISTING BRICK WALL TO REMAIN.
31. PARAPET TO HEIGHT INDICATED ON REAR FACADE ELEVATION.
32. NEW CONDENSING AND ERV UNIT. REFER TO MECHANICAL SCHEDULES.
33. NEW COLD-APPLIED BITUMINOUS MEMBRANE OVER NEW ROOF. INSULATE ROOF CAVITY WITH R-49 BATT INSULATION.
34. DRYER EXHAUST.
35. EXHAUST.
36. NEW DRAIN LINE.

LEGEND

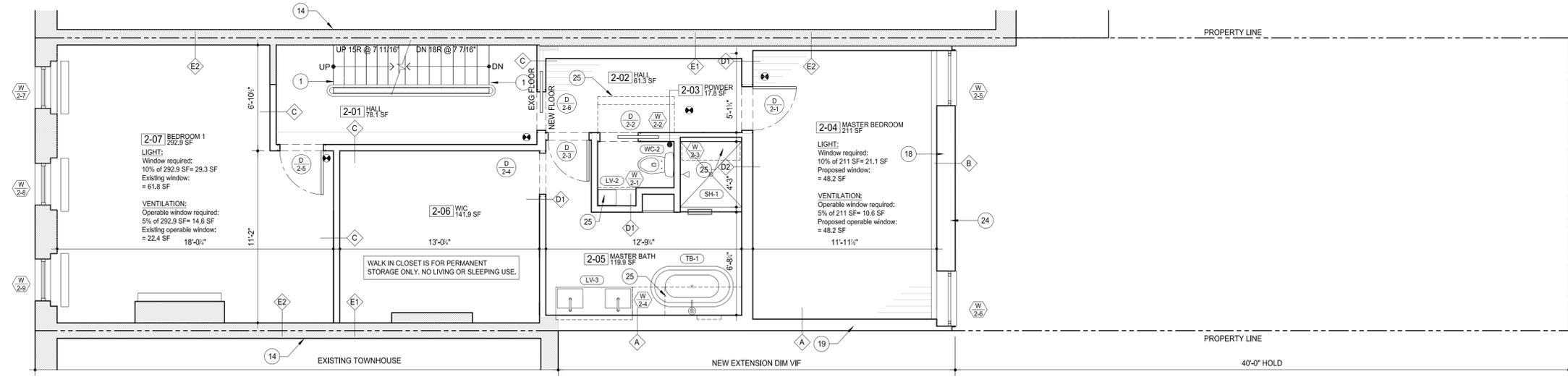
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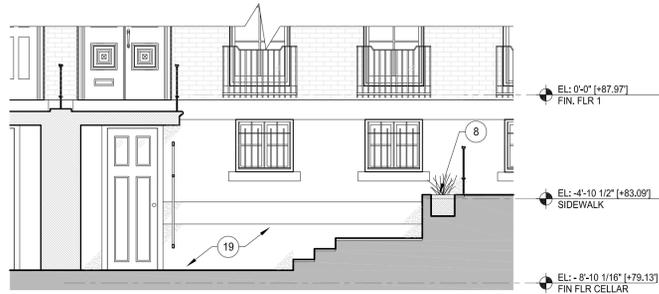
3 ROOF PLAN
1/4" = 1'-0"



2 THIRD FLOOR PLAN
1/4" = 1'-0"



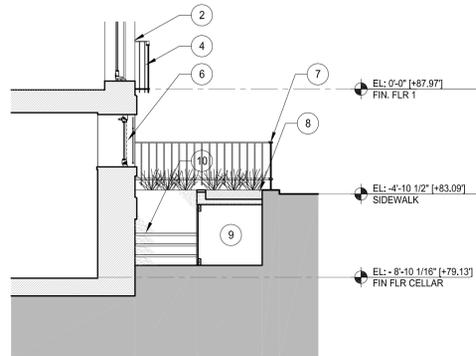
1 SECOND FLOOR PLAN
1/4" = 1'-0"



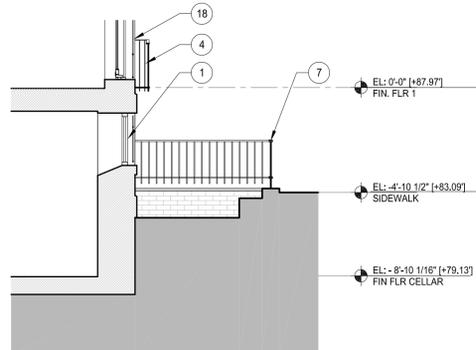
8 PROPOSED CELLAR ENTRANCE - SECTION
1/4" = 1'-0"



7 EXISTING CELLAR ENTRANCE - SECTION
1/4" = 1'-0"



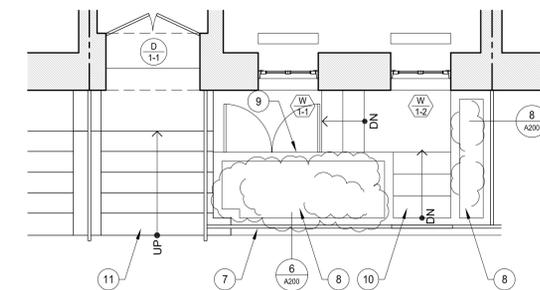
6 PROPOSED CELLAR ENTRANCE - CROSS SECTION
1/4" = 1'-0"



3 EXISTING CELLAR ENTRANCE - CROSS SECTION
1/4" = 1'-0"



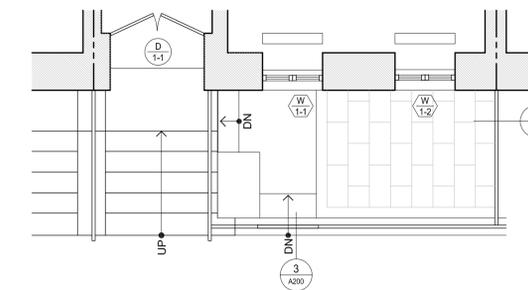
5 PROPOSED FRONT FACADE
1/4" = 1'-0"



2 PROPOSED CELLAR ENTRANCE PLAN
1/4" = 1'-0"



4 EXISTING FRONT FACADE
1/4" = 1'-0"



1 EXISTING CELLAR ENTRANCE PLAN
1/4" = 1'-0"

NOTES

1. REMOVE EXISTING WINDOW TO THE MASONRY OPENING.
2. NEW DOUBLE HUNG COTTAGE WINDOW BY MARVIN IN EXISTING MASONRY OPENING. EXTERIOR BLACK FINISH TO MATCH WINDOWS OF 2ND AND 3RD FLOOR.
3. EXISTING WINDOW GRILL TO BE REPAINTED BLACK, TO MATCH CURRENT EXISTING WINDOWS COLOR.
4. EXISTING BALCONY AND RAILING TO BE REPAINTED BLACK, TO MATCH EXISTING BALCONY COLOR.
5. EXISTING CORNICE TO BE PAINTED BLACK, TO MATCH CURRENT EXISTING CORNICE COLOR.
6. NEW TILT/TURN CASEMENT WINDOW BY MARVIN IN EXISTING OPENING. MARVIN EXTERIOR BLACK FINISH TO MATCH WINDOWS OF 2ND AND 3RD FLOOR.
7. EXISTING IRON FENCE TO BE MODIFIED FOR NEW ENTRANCE LOCATION. FENCE TO BE REPAINTED BLACK TO MATCH EXISTING COLOR.
8. NEW PLANTER BED WITH BLUESTONE COPINGS
9. NEW BROWNSTONE CLAD RUBBISH BIN ENCLOSURE UNDER PLANTER BED WITH DIAMOND PATTERN SHEET METAL PAINTED BLACK DOORS.
10. NEW CELLAR ENTRANCE CONFIGURATION. ALL STEPS TO BE BLUESTONE.
11. EXISTING BROWNSTONE STEPS TO RECEIVE NEW BROWNSTONE CEMENT.
12. NEW OPTIMUM STEEL DOOR. REFER TO WINDOW SCHEDULE.
13. NEW ENDICOTT BRICK WALL.
14. PARAPET COVER TO BE MADE OUT OF STEEL TO MATCH WINDOWS FRAME AND TOP PANEL.
15. EXISTING WINDOWS TO REMAIN. REFER TO WINDOW SCHEDULE.
16. REMOVE AND SALVAGE EXISTING BRICK FACADE FOR FUTURE USE/PATCHING.
17. REMOVE AND DEMOLISH WINDOWS.
18. GRILLES OVER PARLOR FLOOR WINDOWS TO BE REMOVED.
19. NEWLY EXPOSED EXTERIOR WALL TO RECEIVE BROWNSTONE CEMENT.
20. DARK STEEL PANEL TO MATCH WINDOWS FRAME.
21. 3 PART PORTLAND CEMENT STUCCO.
22. 3/8" STEEL PLATE CAPPING TO RUN FROM BASE TO COPPING. HOLD 3" FROM PARTY WALL.
23. EXISTING OLD PARTY WALL TO REMAIN.

MATTHEW BAIRD ARCHITECT PLLC.
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REVISION NO:	DATE:	REMARK:

ISSUED FOR:
LPC PERMIT

FRONT FACADE EXISTING & PROPOSED

PROJECT:
CCT
CASEY CARLTON TOWNHOUSE
363 Carlton Avenue
Brooklyn, NY 11238

Date: JULY 21, 2015
Scale: AS NOTED
Dwg By: BKFS
Proj No: 0147-CCT

SEAL + SIGNATURE:

LM-009.00
SHEET 9 of 10

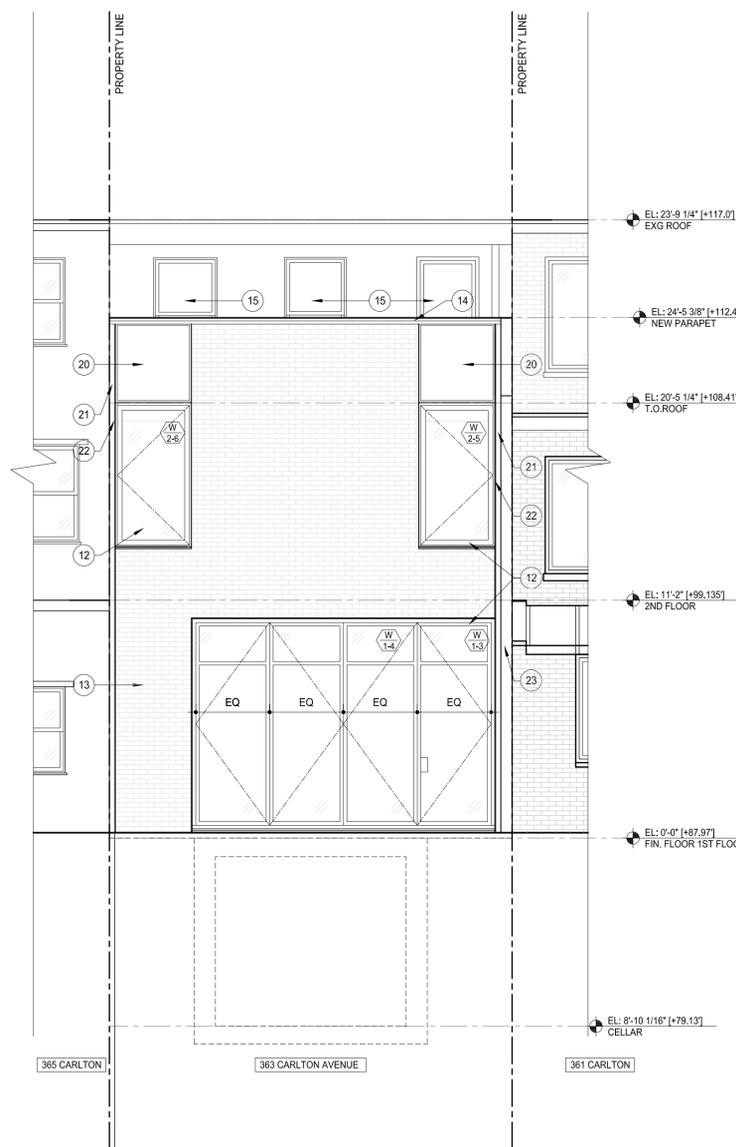
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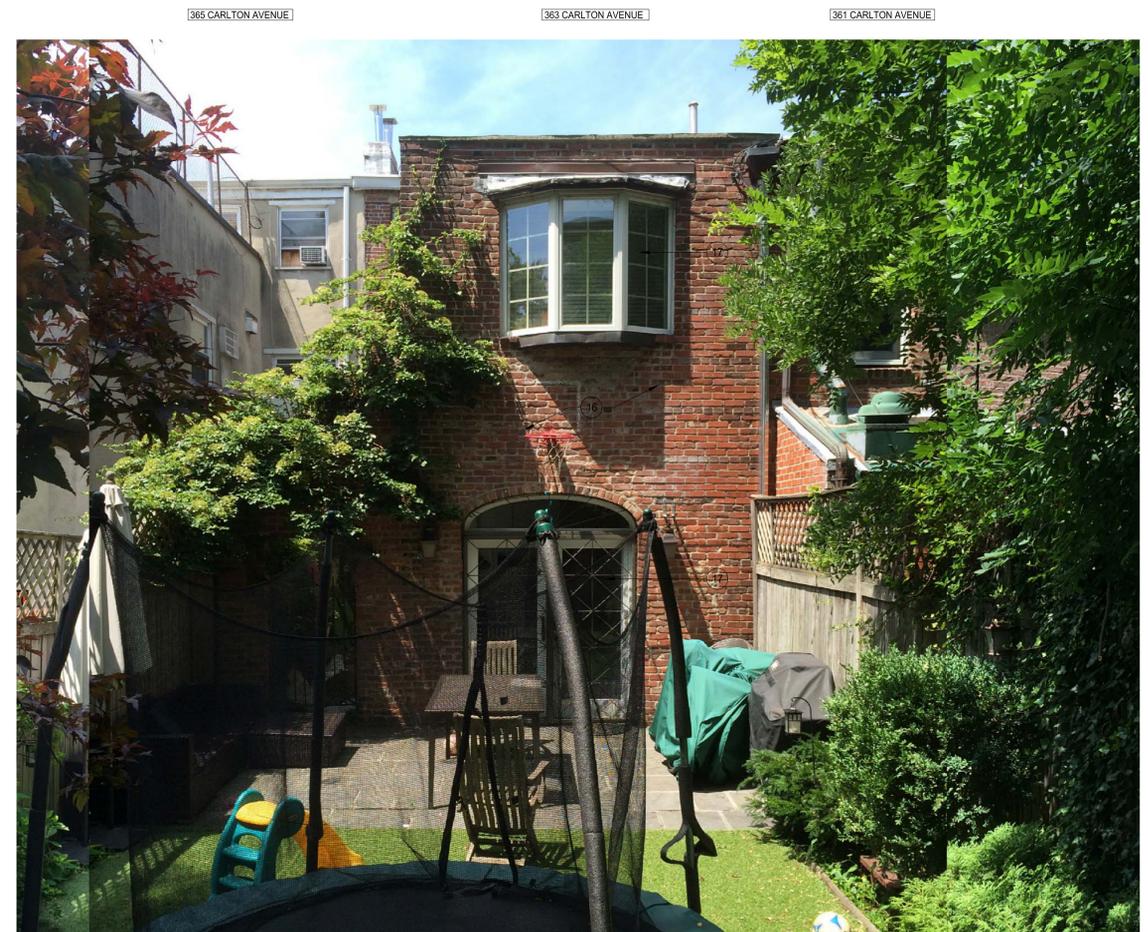
4 REAR FACADE BRICK - ENDICOTT DARK IRONSPOT
1/4" = 1'-0"



3 PROPOSED REAR FACADE
1/4" = 1'-0"



2 PROPOSED REAR FACADE
1/4" = 1'-0"



1 EXISTING REAR FACADE
1/4" = 1'-0"

- NOTES
1. REMOVE EXISTING WINDOW TO THE MASONRY OPENING.
 2. NEW DOUBLE HUNG COTTAGE WINDOW BY MARVIN IN EXISTING MASONRY OPENING. EXTERIOR BLACK FINISH TO MATCH WINDOWS OF 2ND AND 3RD FLOOR.
 3. EXISTING WINDOW GRILL TO BE REPAINTED BLACK, TO MATCH CURRENT EXISTING WINDOWS COLOR.
 4. EXISTING BALCONY AND RAILING TO BE REPAINTED BLACK, TO MATCH EXISTING BALCONY COLOR.
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