

LUBRANO CIAVARRA

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 45 MAIN STREET STUDIO 1016 BROOKLYN, NY 11201
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HANAN LOWENSTEIN RESIDENCE

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MELANIE HANAN & REED LOWENSTEIN

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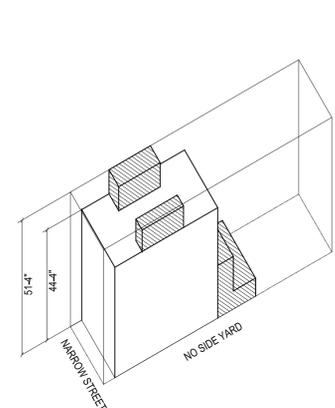
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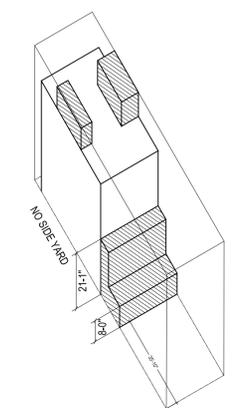
2014



1940



PROPOSED AXONOMETRIC DIAGRAM: FRONT



PROPOSED AXONOMETRIC DIAGRAM: REAR

HANAN / LOWENSTEIN RESIDENCE

111 COLUMBIA HEIGHTS, BROOKLYN NY 11201
 BLOCK: 224 LOT: 3 ZONE: R6

ISSUED TO THE LANDMARKS PRESERVATION COMMISSION FOR PUBLIC HEARING (LPC# 16-4893)

APRIL 7, 2015

OWNERS
MS MELANIE HANAN & MR REED LOWENSTEIN
 111 COLUMBIA HEIGHTS
 BROOKLYN, NY 11201
 reed.lowenstein@gmail.com

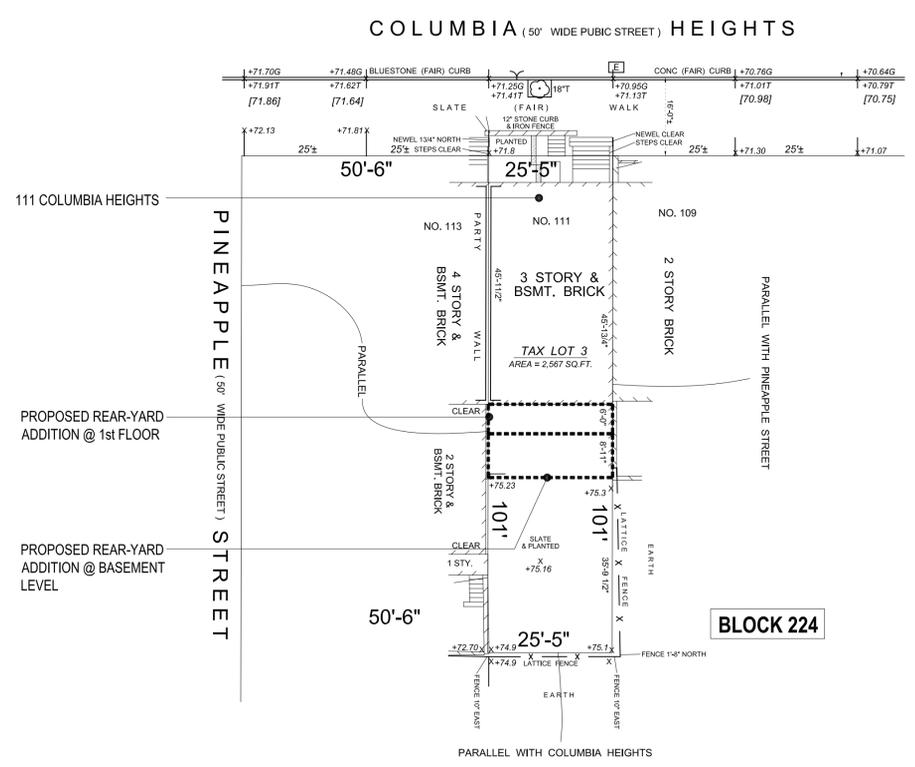
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PLOT PLAN MAP 12D; BLOCK 224; LOT 3



DRAWING LIST

ARCHITECTURAL

- T-000.00 COVER SHEET
- Z-100.00 ZONING ANALYSIS
- Z-110.00 ZONING CALCULATIONS
- A-010.00 GENERAL NOTES, SYMBOLS, ABBREVIATIONS
- A-020.00 SITE SURVEY
- A-030.00 EXISTING SITE PHOTOS & KEY DIAGRAM
- A-040.00 SITE LINE DIAGRAM
- A-050.00 HISTORIC PHOTO
- A-060.00 NEIGHBORHOOD ADDITION PRECEDENTS
- A-070.00 111 COLUMBIA HEIGHTS ROOF + REAR YARD PHOTOS
- A-080.00 BLOCK 224 PROPERTIES PHOTOS
- A-081.00 NEIGHBORING REAR YARD ADDITION PHOTOS
- DM-100.00 DEMOLITION PLANS: CELLAR & BASEMENT
- DM-110.00 DEMOLITION PLANS: FIRST & SECOND FLOORS
- DM-120.00 DEMOLITION PLANS: THIRD FLOOR & ROOF
- A-100.00 CONSTRUCTION PLANS: CELLAR & BASEMENT
- A-110.00 CONSTRUCTION PLANS: FIRST & SECOND FLOORS
- A-120.00 CONSTRUCTION PLANS: THIRD FLOOR & ROOF
- A-130.00 CONSTRUCTION PLANS: BULKHEAD ROOF
- A-200.00 FRONT BUILDING ELEVATION: EXISTING & PROPOSED - B/W
- A-210.00 FRONT BUILDING ELEVATION: PROPOSED - COLOR
- A-220.00 SIDE ELEVATION: EXISTING - B/W
- A-230.00 SIDE ELEVATION: PROPOSED - B/W
- A-240.00 SIDE ELEVATION: PROPOSED - COLOR
- A-250.00 REAR ELEVATION: EXISTING & PROPOSED - B/W
- A-260.00 REAR ELEVATION: PROPOSED - COLOR
- A-270.00 REAR ELEVATION COMPARISON: EXISTING & PROPOSED
- A-271.00 WINDOW ALIGNMENT DIAGRAM
- A-280.00 REAR ELEVATION: RENDERING
- A-290.00 BULKHEAD: PROPOSED ELEVATIONS & SEPARATION DISTANCE PLAN DIAGRAM
- A-300.00 EXISTING BUILDING SECTION
- A-310.00 PROPOSED BUILDING SECTION
- A-320.00 PROPOSED SECTION WITH CHANGES IN ROOF +REAR YARD
- A-330.00 REAR YARD EXCAVATION DIAGRAM
- A-400.00 ENLARGED PLANS & ELEVATIONS: REAR TERRACE DETAILS
- A-410.00 ENLARGED PLANS & ELEVATIONS: MISCELLANEOUS DETAILS
- A-910.00 EXTERIOR WINDOW & DOOR SCHEDULE
- A-911.00 EXTERIOR WINDOW & DOOR TYPES
- A-912.00 BASEMENT WINDOW DETAILS: EXISTING + PROPOSED
- A-913.00 PARLOR WINDOW DETAILS: EXISTING + PROPOSED
- A-914.00 TYPICAL WINDOW DETAILS: EXISTING + PROPOSED
- A-920.00 WALL TYPES & MATERIAL SPECIFICATIONS
- A-930.00 MATERIALS

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SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
	DRAWN BY
	JB, SFH, DZ, DL

COVER SHEET	T-000.00
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1 HISTORIC PHOTO
WEST ELEVATION, 111 COLUMBIA HEIGHTS
PHOTO c. 1940

Blank lines for notes or comments.

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HISTORIC PHOTO	A-050.00
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1 109 COLUMBIA HEIGHTS LOOKING EAST



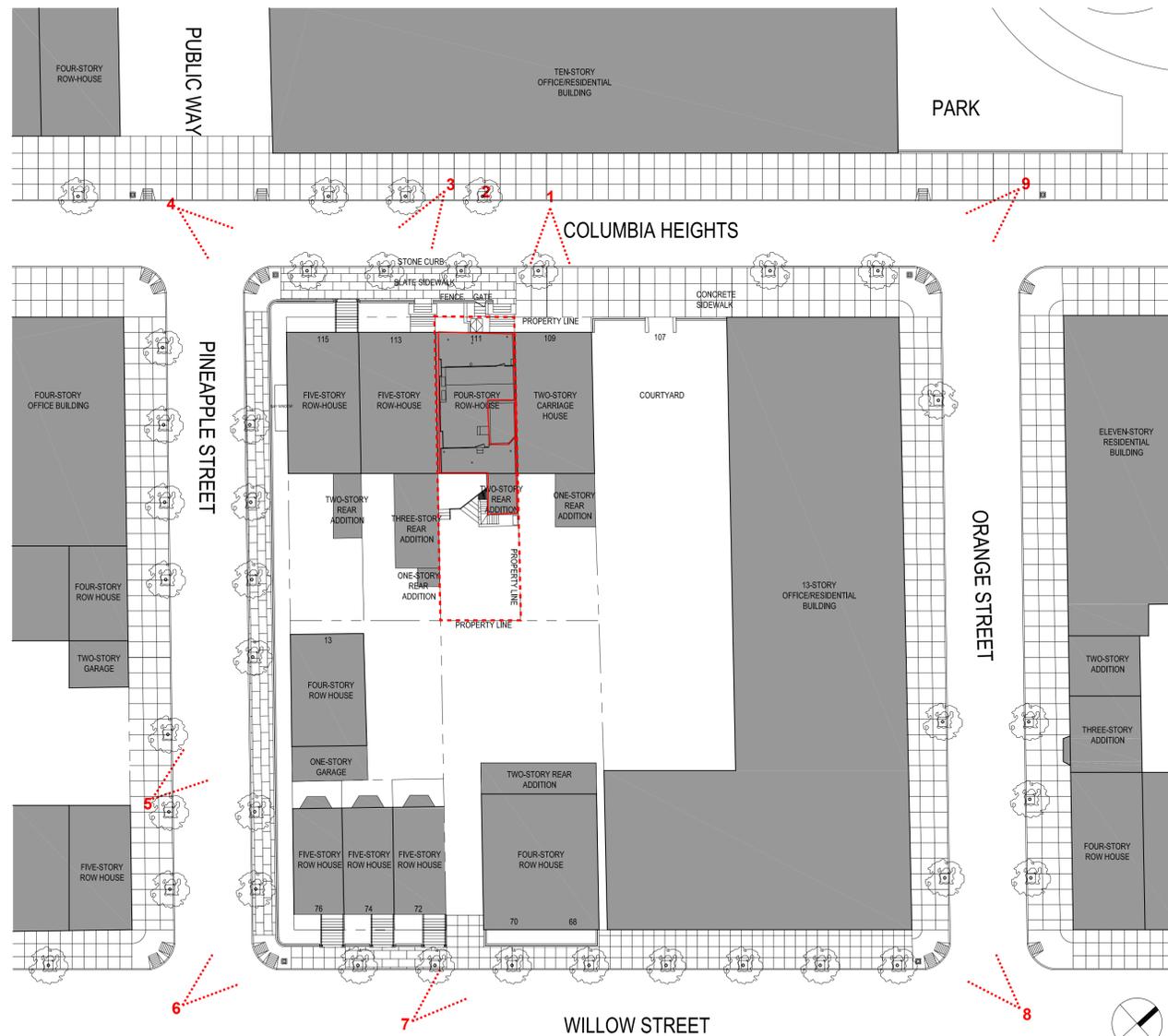
2 111 COLUMBIA HEIGHTS LOOKING EAST



3 113 & 115 COLUMBIA HEIGHTS LOOKING SOUTH



4 115 COLUMBIA HEIGHTS LOOKING NORTHEAST



10 SITE PLAN PHOTO KEY



5 13 PINEAPPLE STREET LOOKING NORTH



6 76, 74, 72 WILLOW STREET LOOKING NORTH



7 70, 68 WILLOW STREET LOOKING WEST



8 107 COLUMBIA HEIGHTS LOOKING WEST



9 109 COLUMBIA HEIGHTS LOOKING SOUTH

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SEAL	ARCHITECT
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	PROJECT MANAGER
	JB
	DRAWN BY
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BLOCK PROPERTIES **A-080.00**

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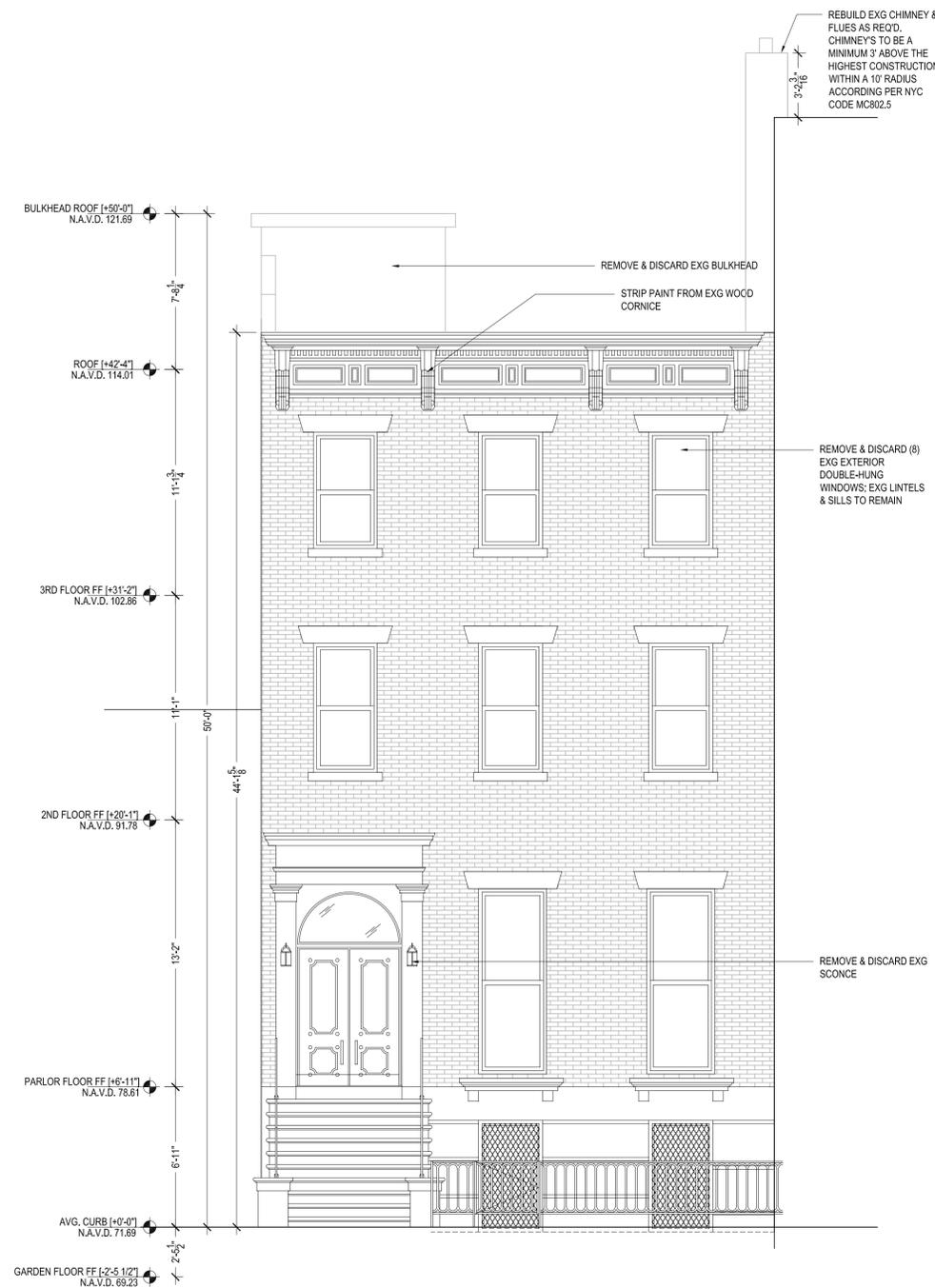
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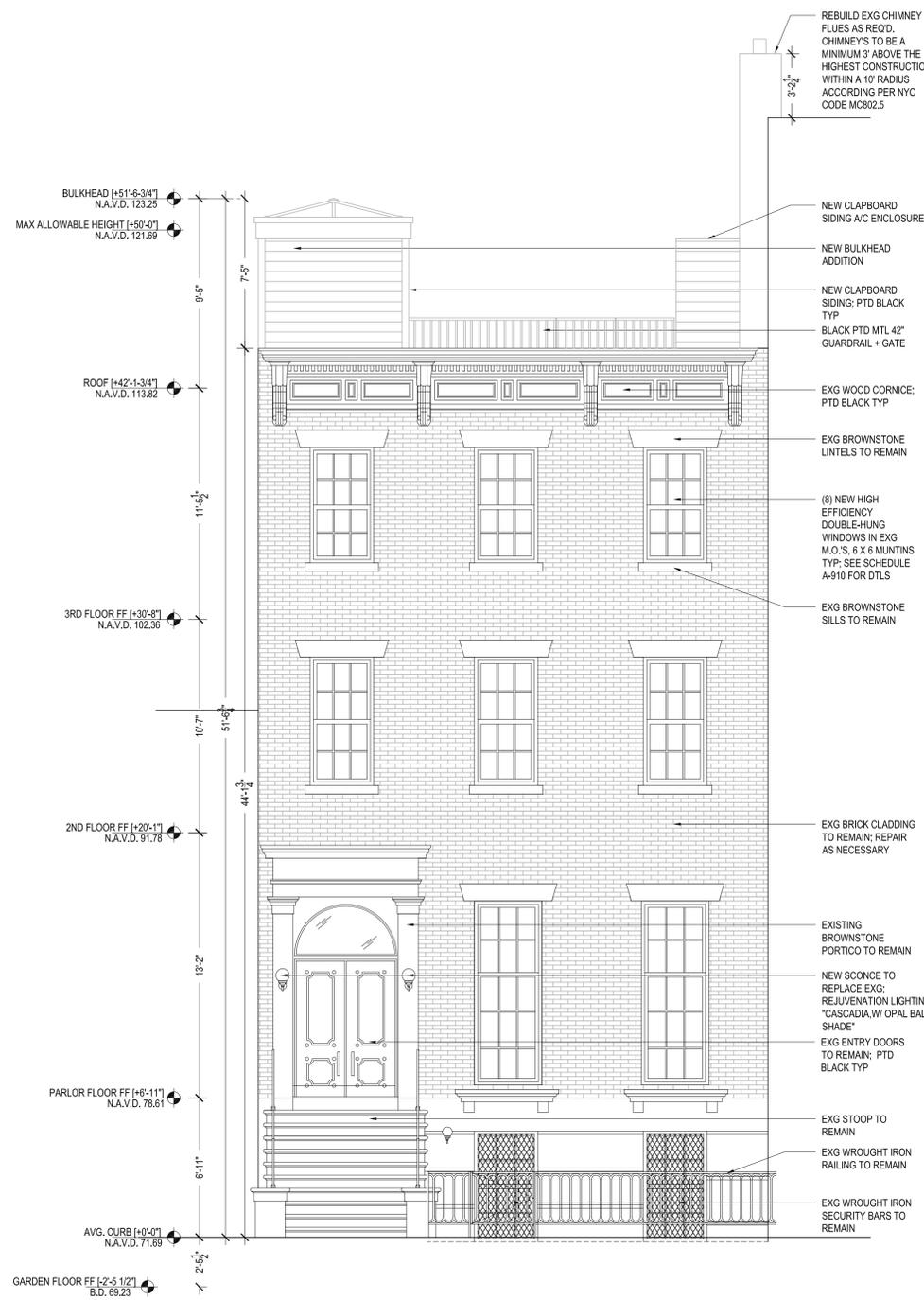
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ALL ELEVATION POINTS REFERENCED TO THE N.A.V.D. 1988

1 EXISTING BUILDING ELEVATION: WEST
SCALE: 1/4"=1'-0"



ALL ELEVATION POINTS REFERENCED TO N.A.V.D. 1988

BASE PLANE = 71.69 (71.8 + 71.57/2)
AVG CURB HT COLUMBIA HEIGHTS = 71.27 (71.41 + 71.13/2)

2 PROPOSED BUILDING ELEVATION: WEST
SCALE: 1/4"=1'-0"

CHIMNEY NOTE:
NEW STAINLESS STEEL LINERS TO BE INSERTED & PULLED THROUGH THE EXISTING CAVITY. OUTSIDE TO BE SEALED W/ A CEMENTITIOUS MATERIAL. REPAIR EXISTING BRICK, REPAIR DAMAGED UNITS & KEY IN.

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SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
	DRAWN BY
	JB, SFH, DZ, DL

FRONT BUILDING ELEVATION:	A-200.00
EXISTING & PROPOSED - BW	

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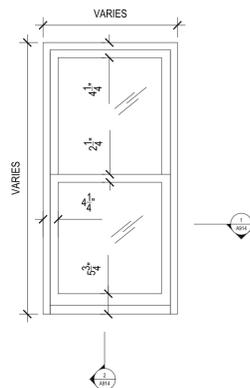
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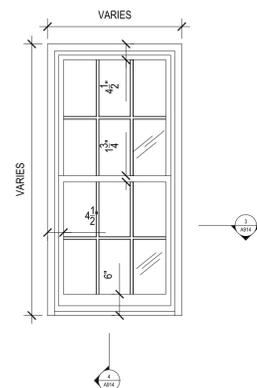
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1 PHOTOGRAPH: TYPE A WINDOW AT UPPER FLOOR
 SCALE: 1/2"=1'-0"



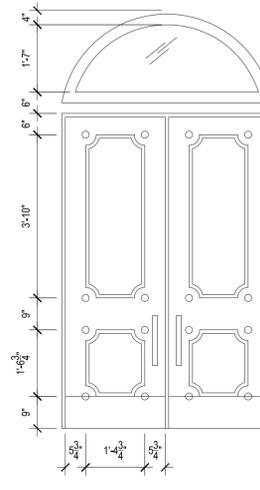
2 EXG DOUBLE HUNG WINDOW
 SCALE: 1/2"=1'-0"



3 PROPOSED DOUBLE HUNG WINDOW
 SCALE: 1/2"=1'-0"



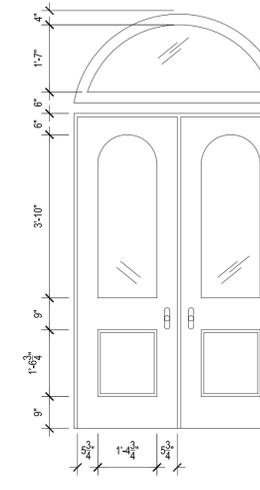
7 PHOTOGRAPH: TYPE D EXG FRONT DOOR AT PARLOR
 SCALE: N.A.



D EXG EXTERIOR FRONT DOOR TO REMAIN
 SCALE: 1/2"=1'-0"



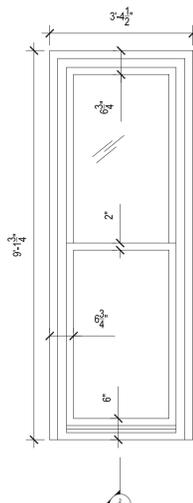
8 PHOTOGRAPH: TYPE E EXG FRONT DOOR @ INTERIOR VESTIBULE
 SCALE: N.A.



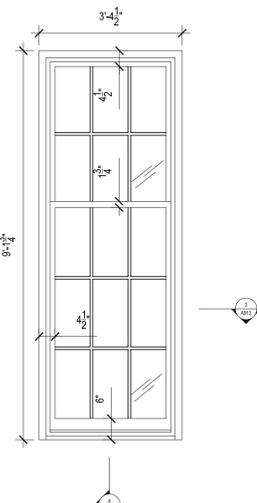
E EXG FRONT DOOR @ INTERIOR VESTIBULE
 SCALE: 1/2"=1'-0"



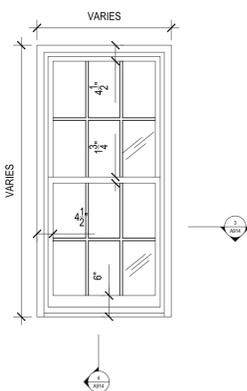
4 PHOTOGRAPH: TYPE A WINDOW AT PARLOR FLOOR
 SCALE: N.A.



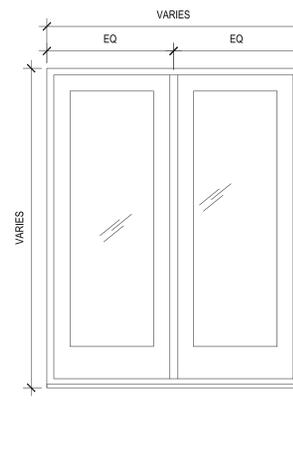
5 EXG DOUBLE HUNG WINDOW
 SCALE: 1/2"=1'-0"



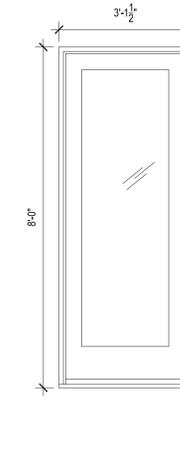
6 PROPOSED DOUBLE HUNG WINDOW
 SCALE: 1/2"=1'-0"



A DOUBLE HUNG WINDOW
 SCALE: 1/2"=1'-0"



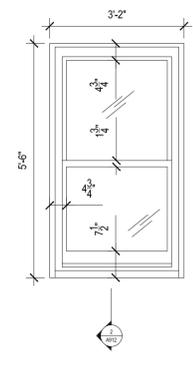
B GLAZED FRENCH DOORS
 SCALE: 1/2"=1'-0"



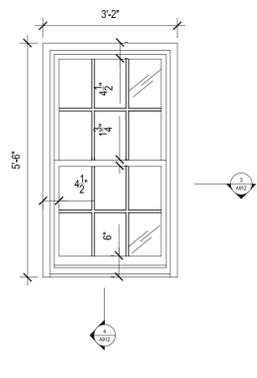
C EXTERIOR GLAZED DOOR
 SCALE: 1/2"=1'-0"



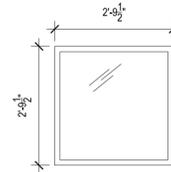
9 PHOTOGRAPH: TYPE A WINDOW AT BASEMENT FLOOR
 SCALE: N.A.



10 EXG DOUBLE HUNG WINDOW
 SCALE: 1/2"=1'-0"



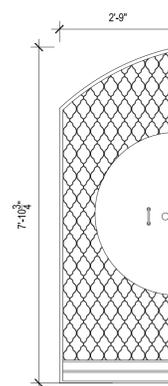
11 PROPOSED DOUBLE HUNG WINDOW
 SCALE: 1/2"=1'-0"



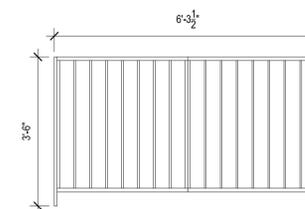
F SKYLIGHT
 SCALE: 1/2"=1'-0"



G PAIR OF WOOD DOORS
 SCALE: 1/2"=1'-0"



H EXG SINGLE WROUGHT IRON GATE
 SCALE: 1/2"=1'-0"



I EXG SINGLE WROUGHT IRON GATE
 SCALE: 1/2"=1'-0"

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EXTERIOR WINDOW AND DOOR TYPES **A-911.00**

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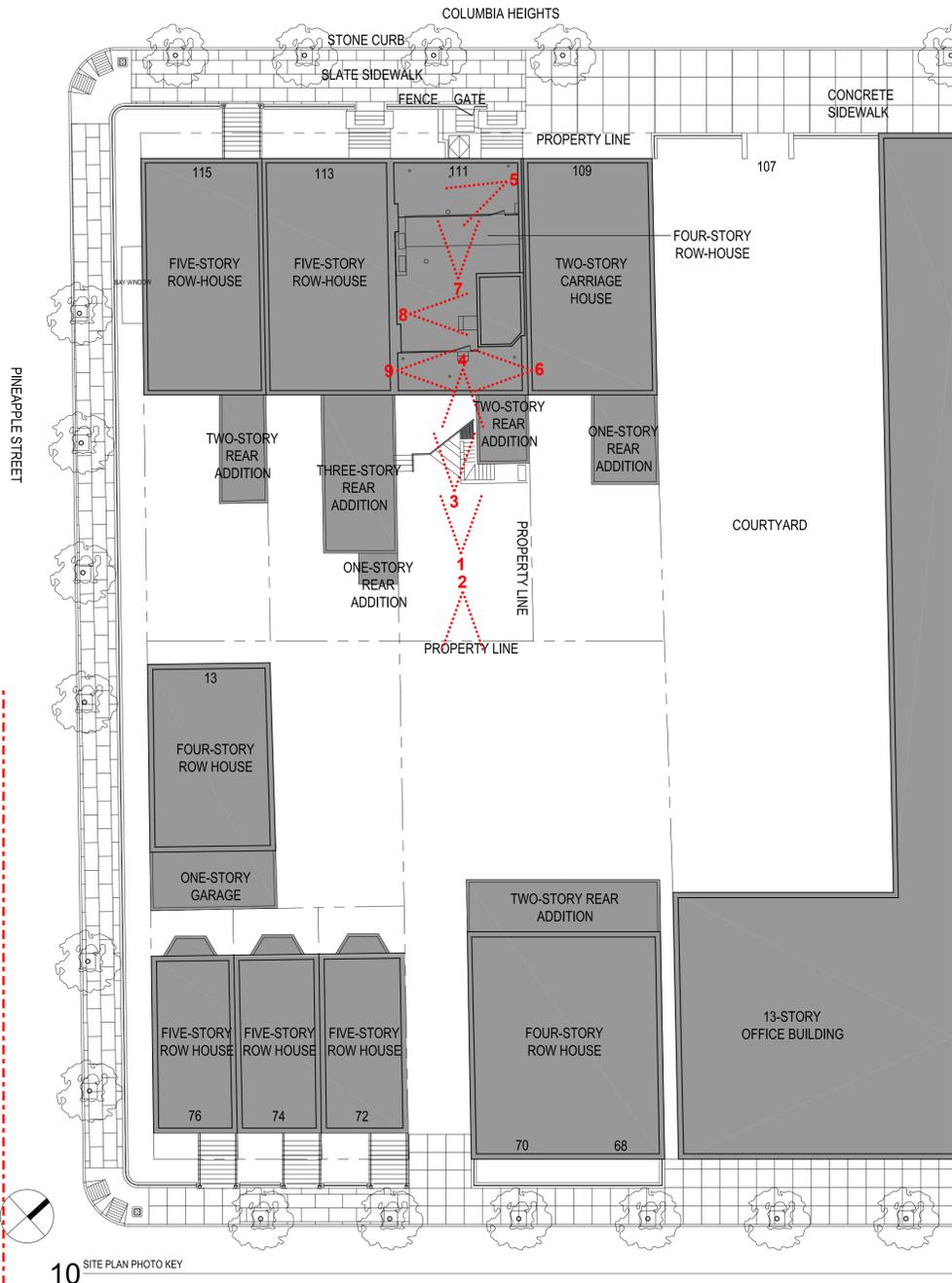
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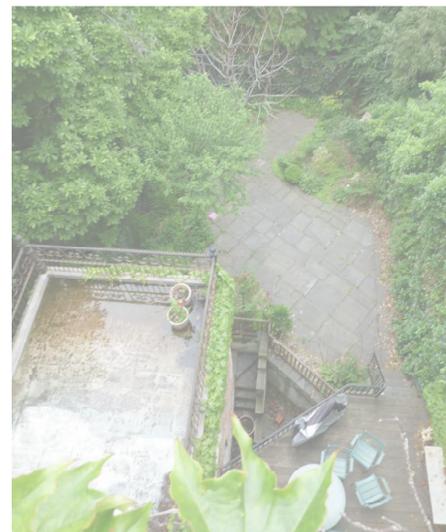
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1 REAR FACADE LOOKING WEST

2 REAR YARD LOOKING EAST

3 REAR YARD LOOKING WEST INTO GROUND FLOOR & CELLAR ENTRIES



4 REAR YARD FROM ROOF



5 ROOF LOOKING SOUTH

10 SITE PLAN PHOTO KEY



6 ROOF LOOKING SOUTH



7 ROOF LOOKING WEST



8 ROOF BULKHEAD LOOKING NORTH



9 ROOF LOOKING NORTH

ISSUED FOR LPC PUBLIC HEARING	7 APRIL 2015
ISSUED FOR LPC PUBLIC HEARING	19 DECEMBER 2014
ISSUED FOR LPC PUBLIC HEARING	09 DECEMBER 2014
ISSUED FOR LPC APPROVAL	12 NOVEMBER 2014

SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
	DRAWN BY
	JB, SFH, DZ, DL

111 COL. HTS. ROOF + REAR YARD PHOTOS **A-070.00**

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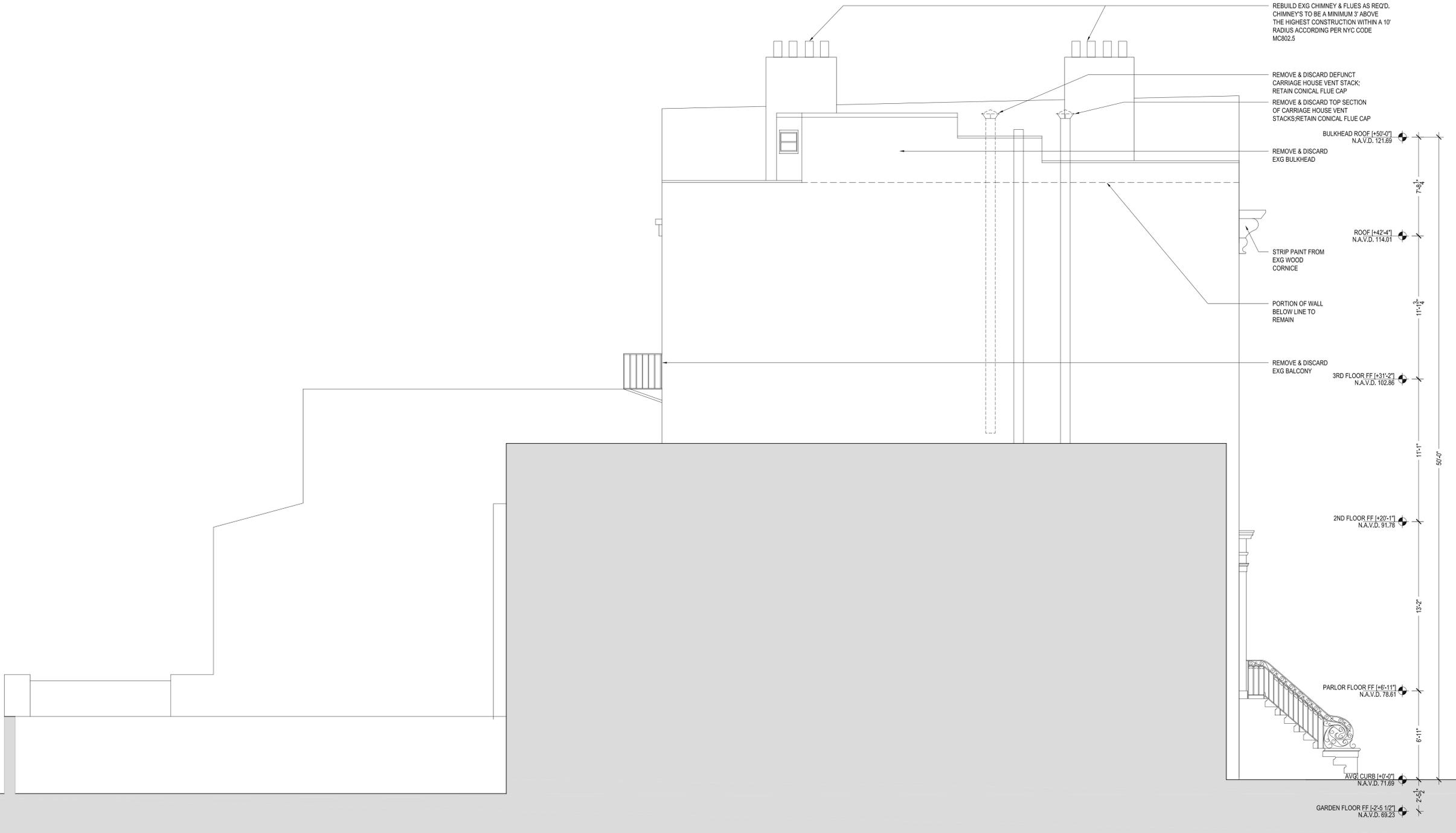
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	PROJECT MANAGER
	JB
DRAWN BY	JB, SFH, DZ, DL

SIDE ELEVATION: EXISTING - BW	A-220.00
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ALL ELEVATION POINTS REFERENCED TO THE N.A.V.D. 1988
 BASE PLANE: 71.69 (71.8+71.57 / 2)
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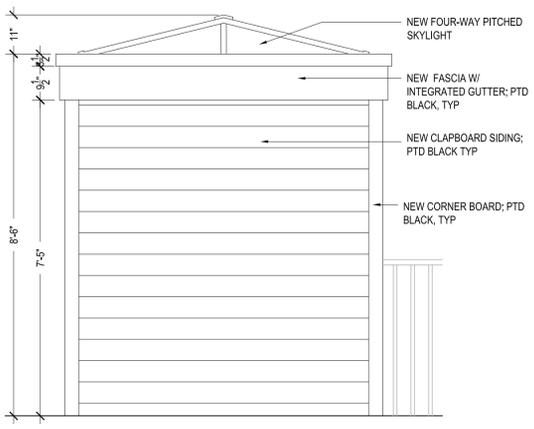
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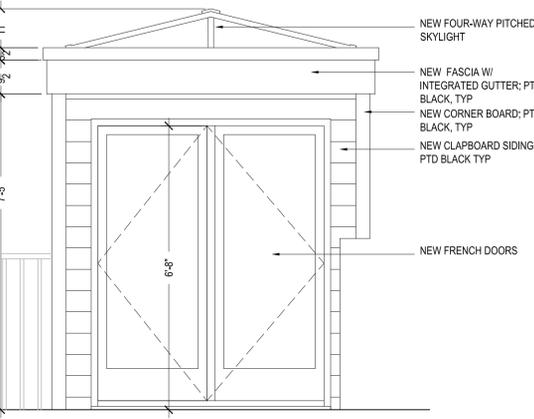
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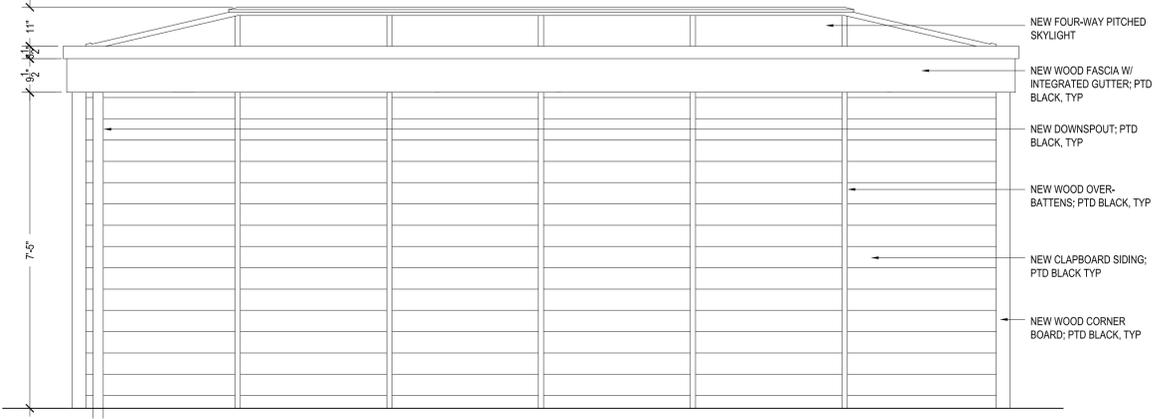
1 PROPOSED BULKHEAD ELEVATION: WEST
 SCALE: 1/2"=1'-0"



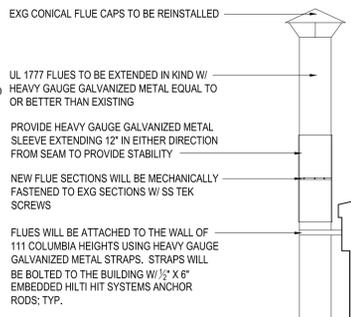
2 PROPOSED BULKHEAD ELEVATION: NORTH
 SCALE: 1/2"=1'-0"



3 PROPOSED BULKHEAD ELEVATION: EAST
 SCALE: 1/2"=1'-0"



4 PROPOSED BULKHEAD ELEVATION: SOUTH
 SCALE: 1/2"=1'-0"



EXG CONICAL FLUE CAPS TO BE REINSTALLED

NEW FOUR-WAY PITCHED SKYLIGHT

NEW FASCIA W/ INTEGRATED GUTTER; PTD BLACK, TYP

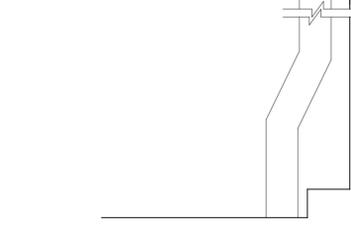
STUCCO FINISH TO MATCH EXG WALL BELOW

UL 1777 FLUES TO BE EXTENDED IN KIND W/ HEAVY GAUGE GALVANIZED METAL EQUAL TO OR BETTER THAN EXISTING

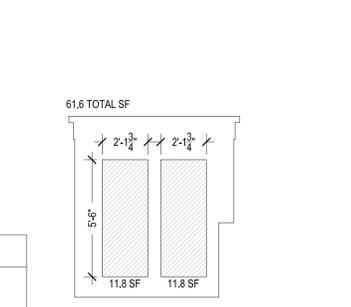
PROVIDE HEAVY GAUGE GALVANIZED METAL SLEEVE EXTENDING 12" IN EITHER DIRECTION FROM SEAM TO PROVIDE STABILITY

NEW FLUE SECTIONS WILL BE MECHANICALLY FASTENED TO EXG SECTIONS W/ SS TEK SCREWS

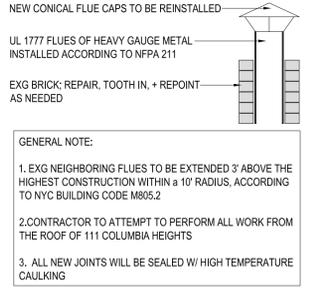
FLUES WILL BE ATTACHED TO THE WALL OF 111 COLUMBIA HEIGHTS USING HEAVY GAUGE GALVANIZED METAL STRAPS. STRAPS WILL BE BOLTED TO THE BUILDING W/ 1/2" X 6" EMBEDDED HLTHI HIT SYSTEMS ANCHOR RODS; TYP.



7 DETAIL OF FLUE EXTENSION
 SCALE: 1/2"=1'-0"



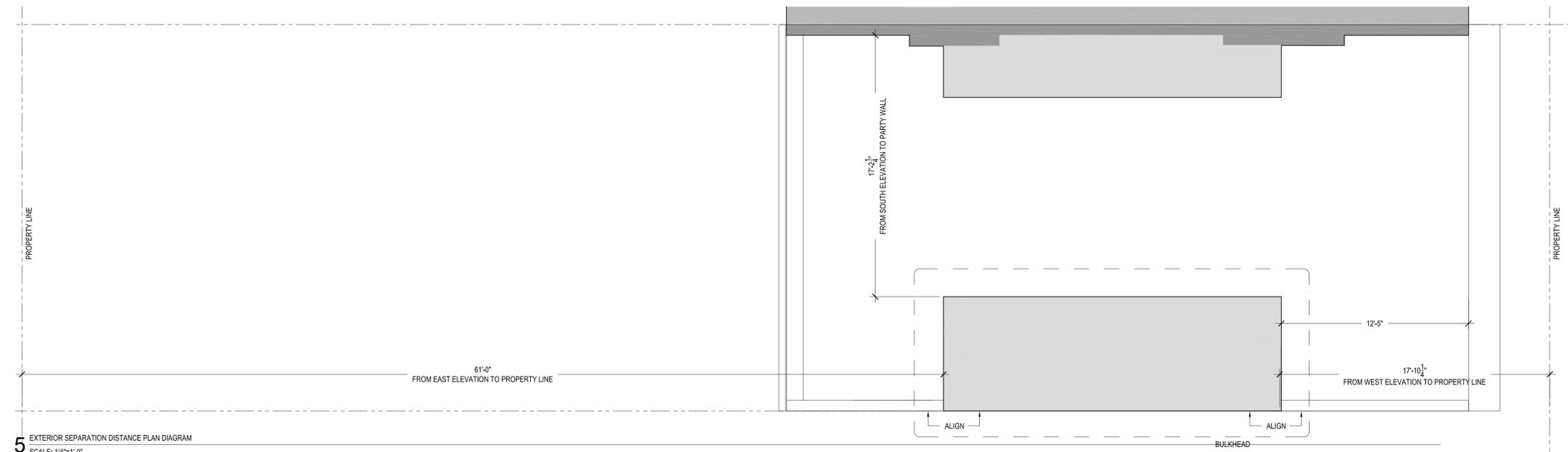
6 EXTERIOR OPENING ELEVATION DIAGRAM: EAST
 SCALE: 1/4"=1'-0"



8 DETAIL OF RELINED FLUE
 SCALE: 1/2"=1'-0"

BULKHEAD GLAZING CALCULATIONS AS PER SECTION 27-280; TABLE 3-4 OF 1988 NYC BUILDING CODE OCCUPANCY TYPE: J-3

ELEVATION	AREA SQ.FT.	EXTERIOR SEPARATION DISTANCE	ALLOWABLE EXTERIOR OPENING PERCENTAGE	CALCULATION	OPEN AREA PROVIDED	COMPLIES
EAST	61.6	61'-0"	NO LIMIT	N/A	23.6 SF	COMPLIES



5 EXTERIOR SEPARATION DISTANCE PLAN DIAGRAM
 SCALE: 1/4"=1'-0"

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	PROJECT MANAGER
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BULKHEAD: PROPOSED ELEVATIONS & SEPARATION DISTANCE PLAN DIAGRAM	A-290.00
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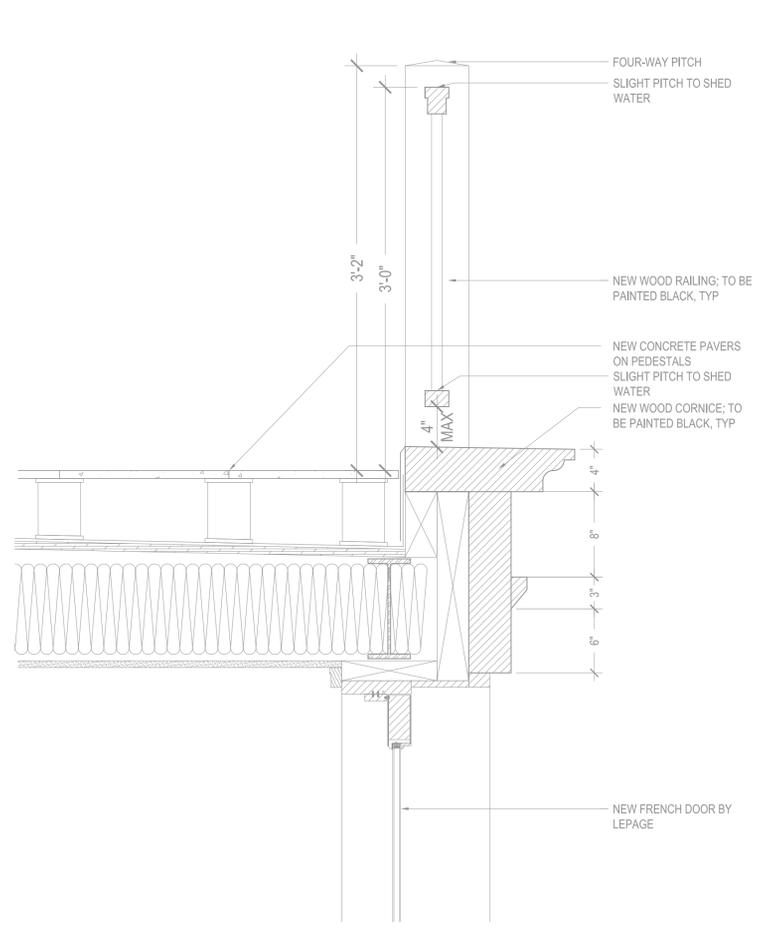
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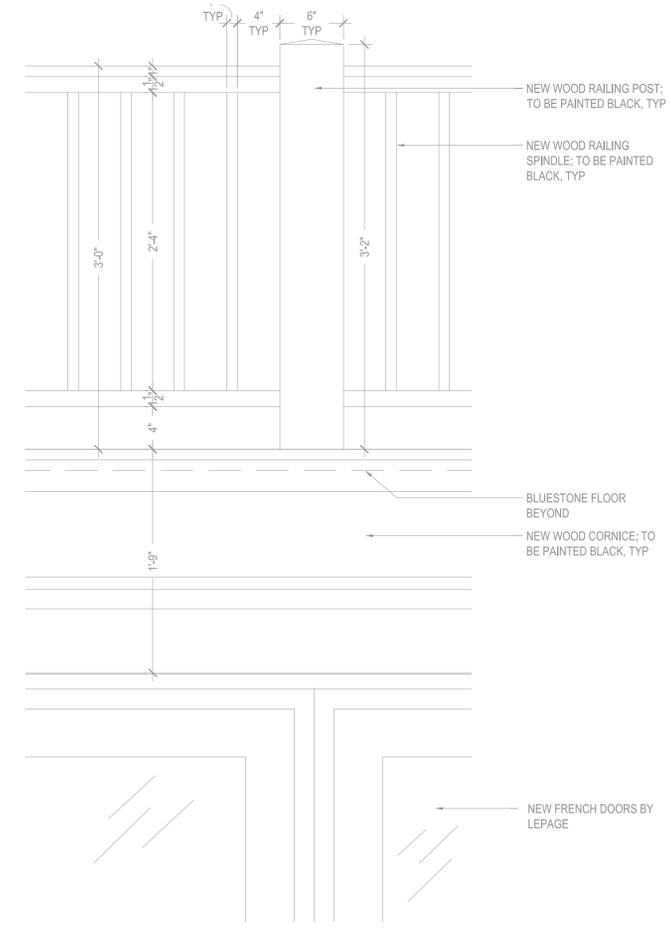
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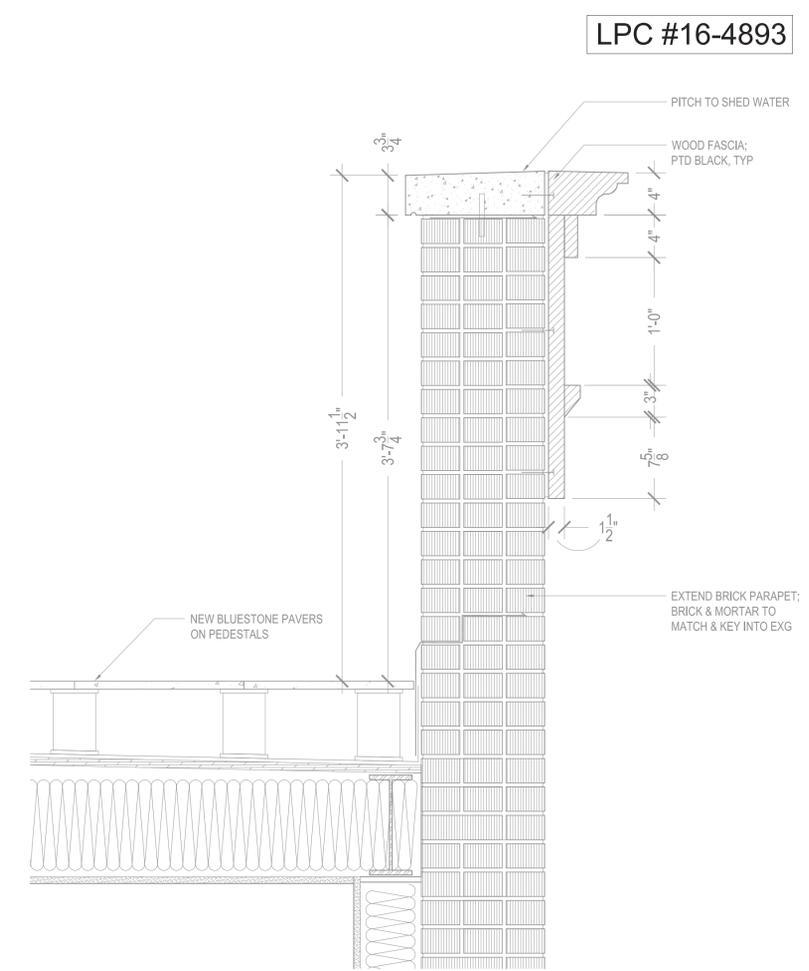
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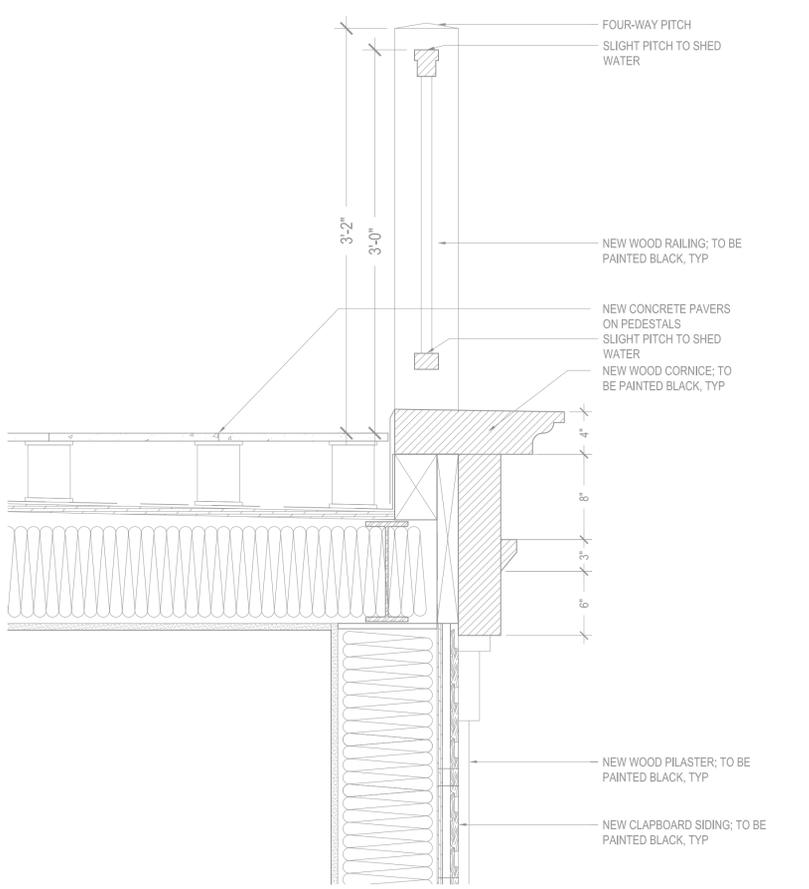
1 KITCHEN TERRACE RAILING & CORNICE DETAIL SECTION
 SCALE: 1-1/2"=1'-0"



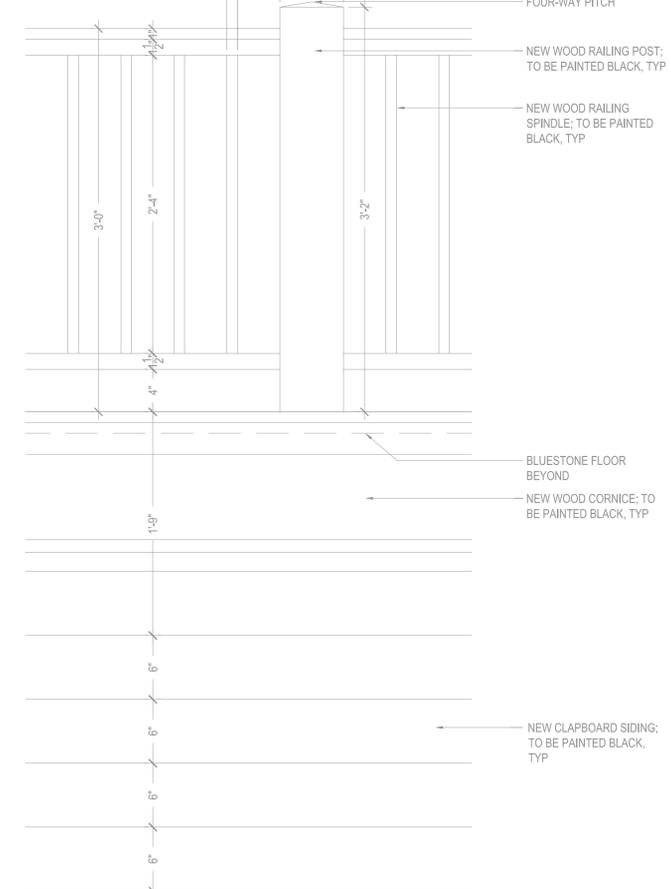
2 KITCHEN TERRACE RAILING & CORNICE DETAIL ELEVATION
 SCALE: 1-1/2"=1'-0"



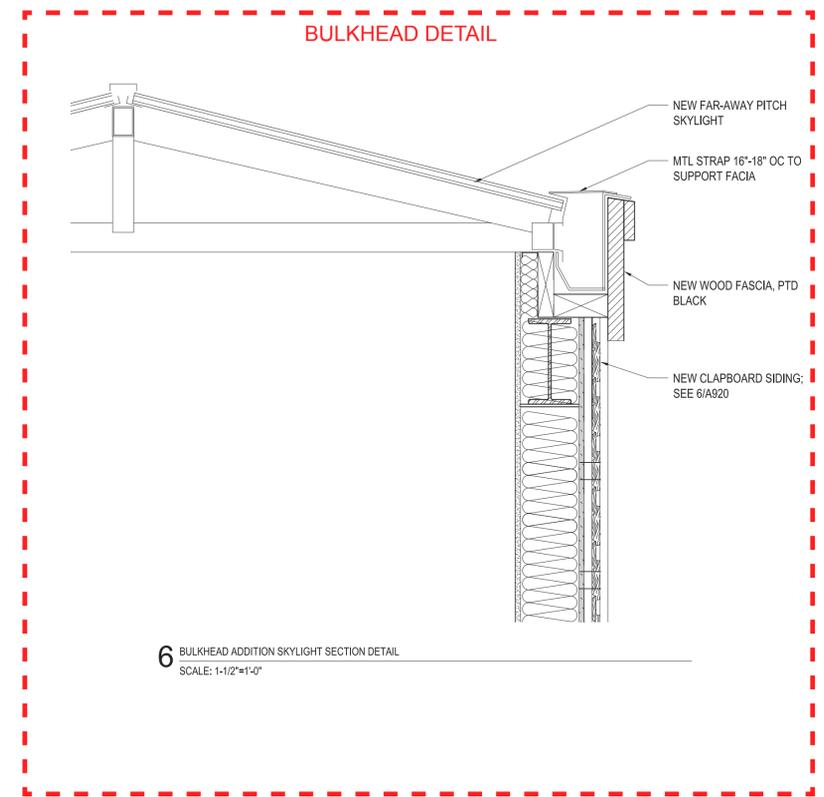
5 ROOF REAR PARAPET & CORNICE DETAIL SECTION
 SCALE: 1-1/2"=1'-0"



3 MASTER BEDROOM TERRACE RAILING & CORNICE DETAIL SECTION
 SCALE: 1-1/2"=1'-0"



4 MASTER BEDROOM TERRACE RAILING DETAIL ELEVATION
 SCALE: 1-1/2"=1'-0"



6 BULKHEAD ADDITION SKYLIGHT SECTION DETAIL
 SCALE: 1-1/2"=1'-0"

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SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
	DRAWN BY
	JB, SFH, DZ, DL

ENLARGED PLANS & ELEVATIONS:	A-410.00
MISCELLANEOUS DETAILS	

REAR YARD ELEVATION



1 REAR FACADE LOOKING WEST



2 REAR YARD LOOKING EAST



3 REAR YARD LOOKING WEST INTO GROUND FLOOR & CELLAR ENTRIES



4 REAR YARD FROM ROOF



5 ROOF LOOKING SOUTH



6 ROOF LOOKING SOUTH



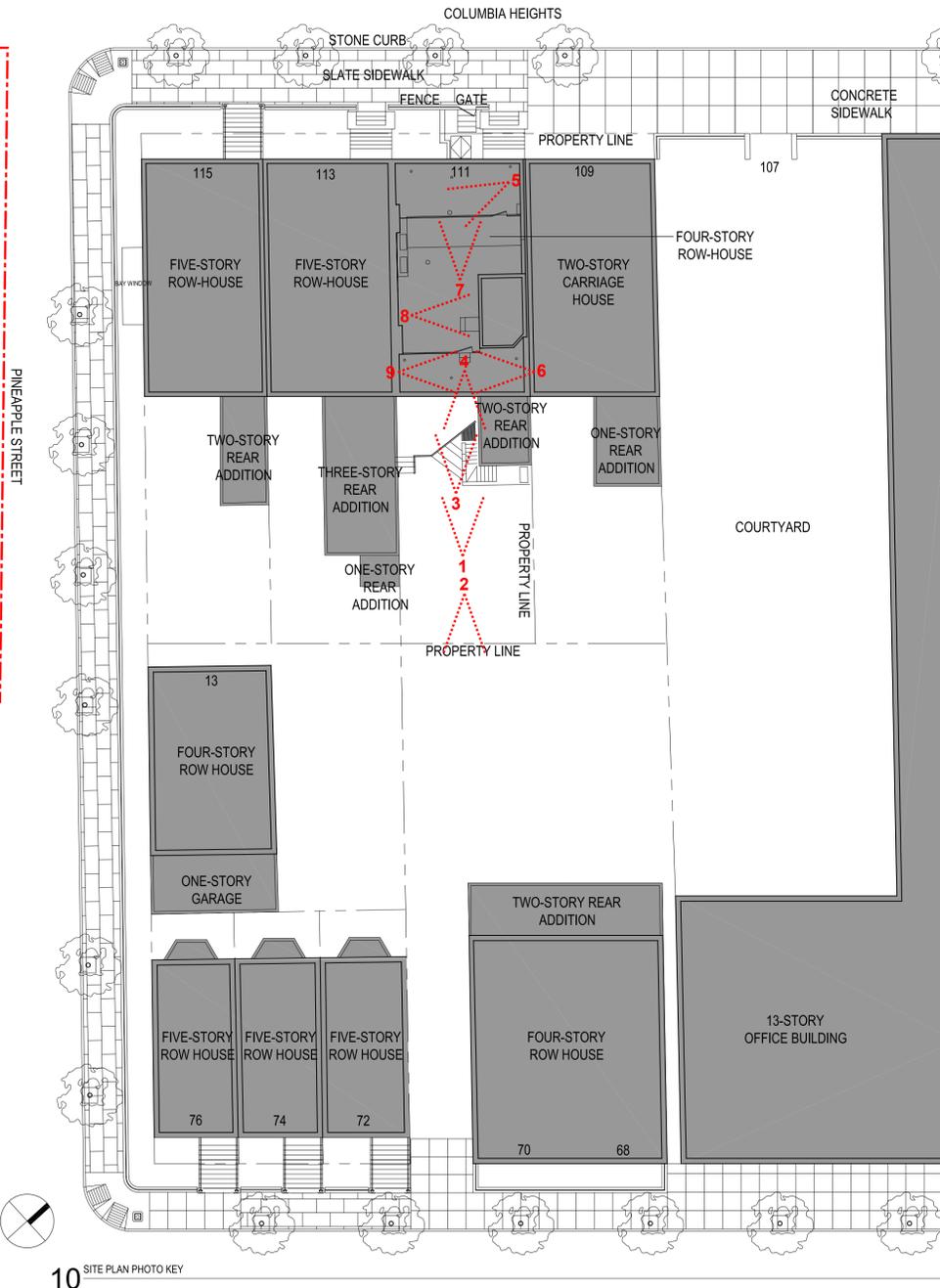
7 ROOF LOOKING WEST



8 ROOF BULKHEAD LOOKING NORTH



9 ROOF LOOKING NORTH



10 SITE PLAN PHOTO KEY

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SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
	DRAWN BY
	JB, SFH, DZ, DL

111 COL. HTS. ROOF + REAR YARD PHOTOS	A-070.00
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1 68 & 70 WILLOW STREET: REAR YARD ADDITION



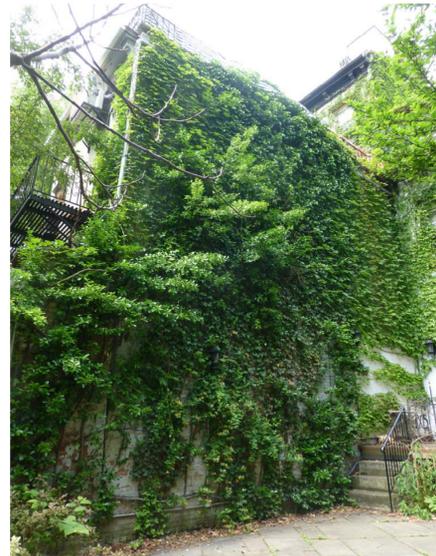
2 109 COLUMBIA HEIGHTS: REAR YARD ADDITION



3 115 COLUMBIA HEIGHTS: REAR YARD ADDITION



4 113 COLUMBIA HEIGHTS: REAR YARD ADDITION



5 113 COLUMBIA HEIGHTS: REAR YARD ADDITION



6 13 PINEAPPLE STREET: SIDE YARD GARAGE ADDITION



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NEIGHBORING REAR YARD ADDITIONS	A-081.00
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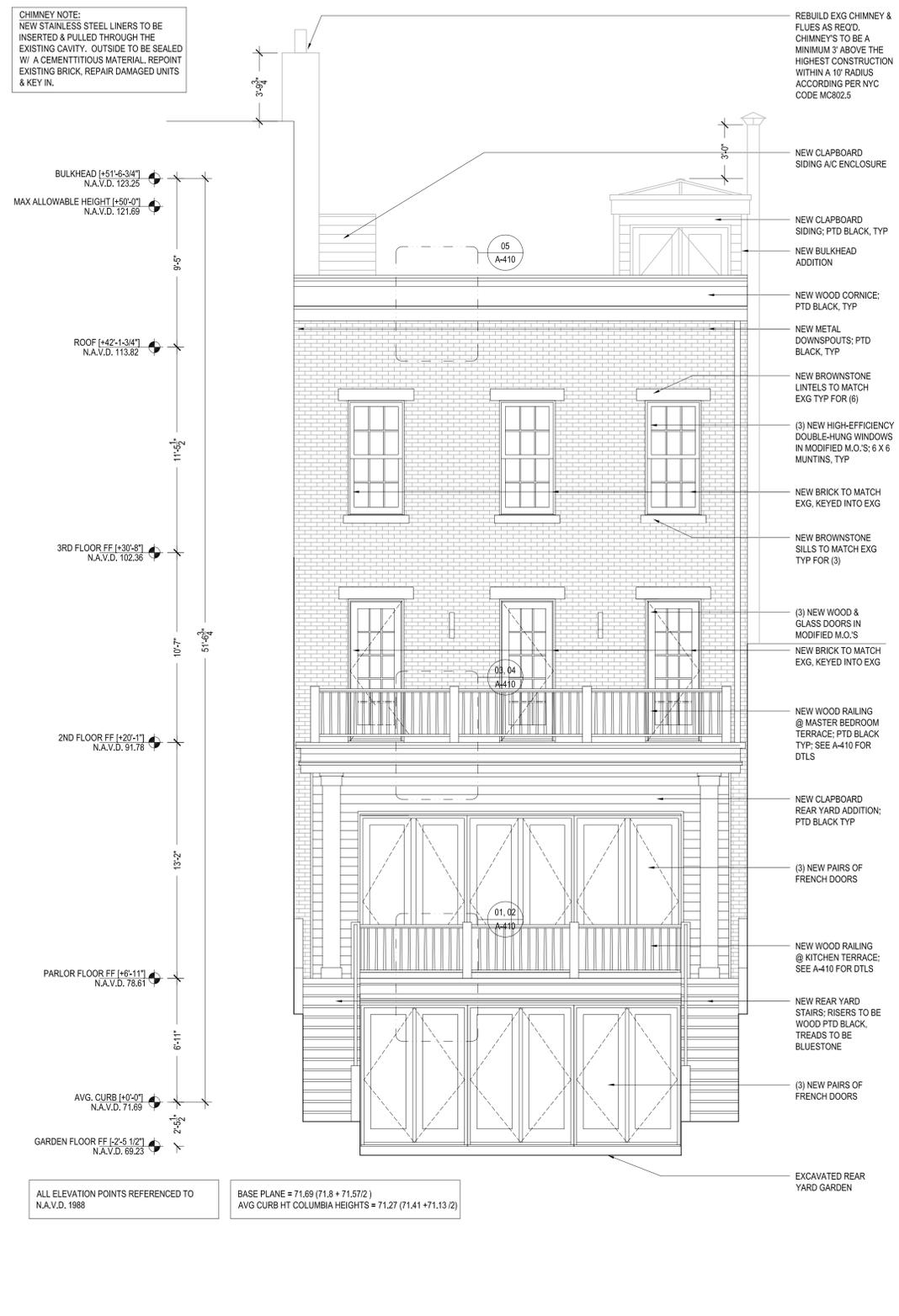
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 AVG CURB HT COLUMBIA HEIGHTS: 71.27 (71.41+71.13 / 2)

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REAR ELEVATION:	A-250.00
EXISTING & PROPOSED - B/W	

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GTA ENGINEERING SERVICES

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WILLIAM VITACCO ASSOCIATES

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ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY LUBRANO CIAVARRA ARCHITECTS, PLLC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY WERE CREATED, EVOLVED, DEVELOPED AND PRODUCED FOR THE SOLE USE ON AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECT EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF LUBRANO CIAVARRA ARCHITECTS, PLLC.



1 REAR ELEVATION RENDERING
1/4" = 1'-0"

Blank lines for notes or comments.

ISSUED FOR LPC PUBLIC HEARING	7 APRIL 2015
ISSUED FOR LPC PUBLIC HEARING	19 DECEMBER 2014
ISSUED FOR LPC PUBLIC HEARING	09 DECEMBER 2014
ISSUED FOR LPC APPROVAL	12 NOVEMBER 2014

SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
DRAWN BY	JB, SFH, DZ, DL

REAR ELEVATION: RENDERING	A-280.00
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EXISTING CONSTRUCTION TO REMAIN
 NEW CONSTRUCTION
 EXISTING TO BE REMOVED

LUBRANOCIAVARRA

ARCHITECT OF RECORD
 45 MAIN STREET STUDIO 1016 BROOKLYN, NY 11201
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HANAN LOWENSTEIN RESIDENCE

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HAGE ENGINEERING

STRUCTURAL ENGINEER
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GTA ENGINEERING SERVICES

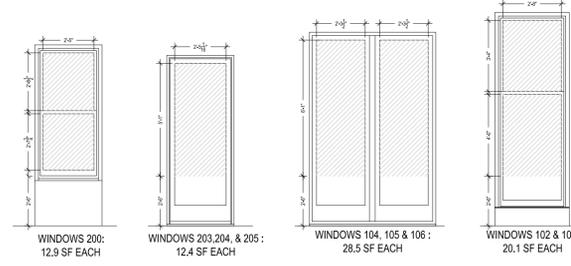
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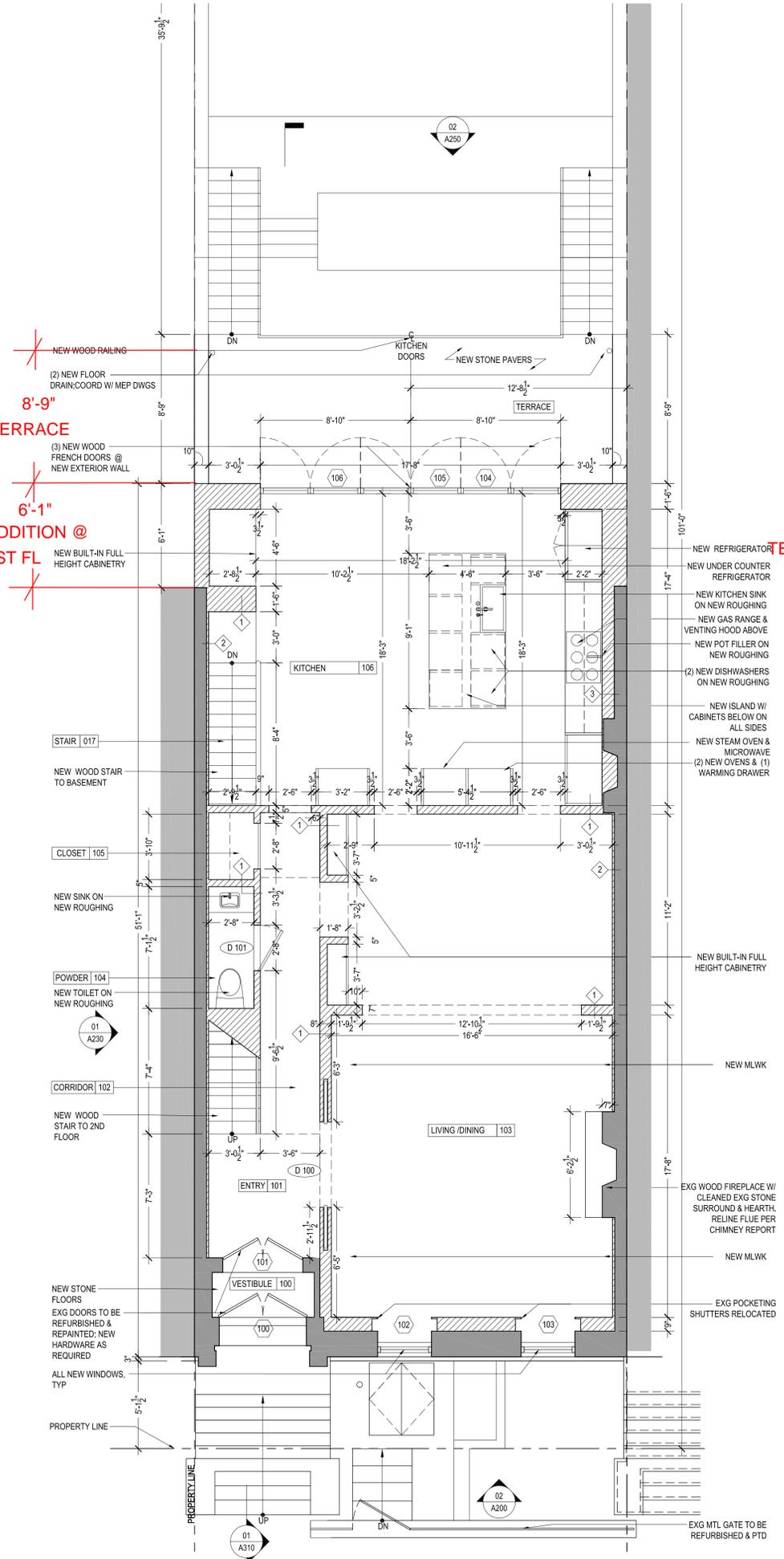
1ST & 2ND FLOOR LIGHT & VENTILATION REQUIREMENTS AS PER: 1205 OF 1998 BUILDING CODE
 OCCUPANCY TYPE: R-3

UNIT ROOM NAME	AREA SQ.FT.	WINDOWS REFER TO A910 FOR CALCS		LIGHT (10%) REQ'D. PROVIDED SQ.FT.		VENTILATION (5%) REQ'D. PROVIDED SQ.FT.		
		NO.	AREA	NO.	AREA	NO.	AREA	
103 LIVING/DINING	389 SF	102, 103	38.9	20.1 + 20.1 = 40.2	19.45	10.2 + 10.2 = 20.4	COMPLIES	
106 KITCHEN	332 SF	104, 105, 106	33.2	28.5 + 28.5 + 28.5 = 125.7	16.6	53.7 + 53.7 + 53.7 = 201.3	COMPLIES	
200 LIBRARY	53 SF	200	5.3	12.9	2.7	6.5	COMPLIES	
203 MSTR BEDROOM	235 SF	204, 205	23.5	12.4 + 12.4 = 24.8	11.6	24.7 + 24.7 = 49.4	COMPLIES	
204 STUDY	82 SF	203	8.2	12.6	4.1	24.7	COMPLIES	

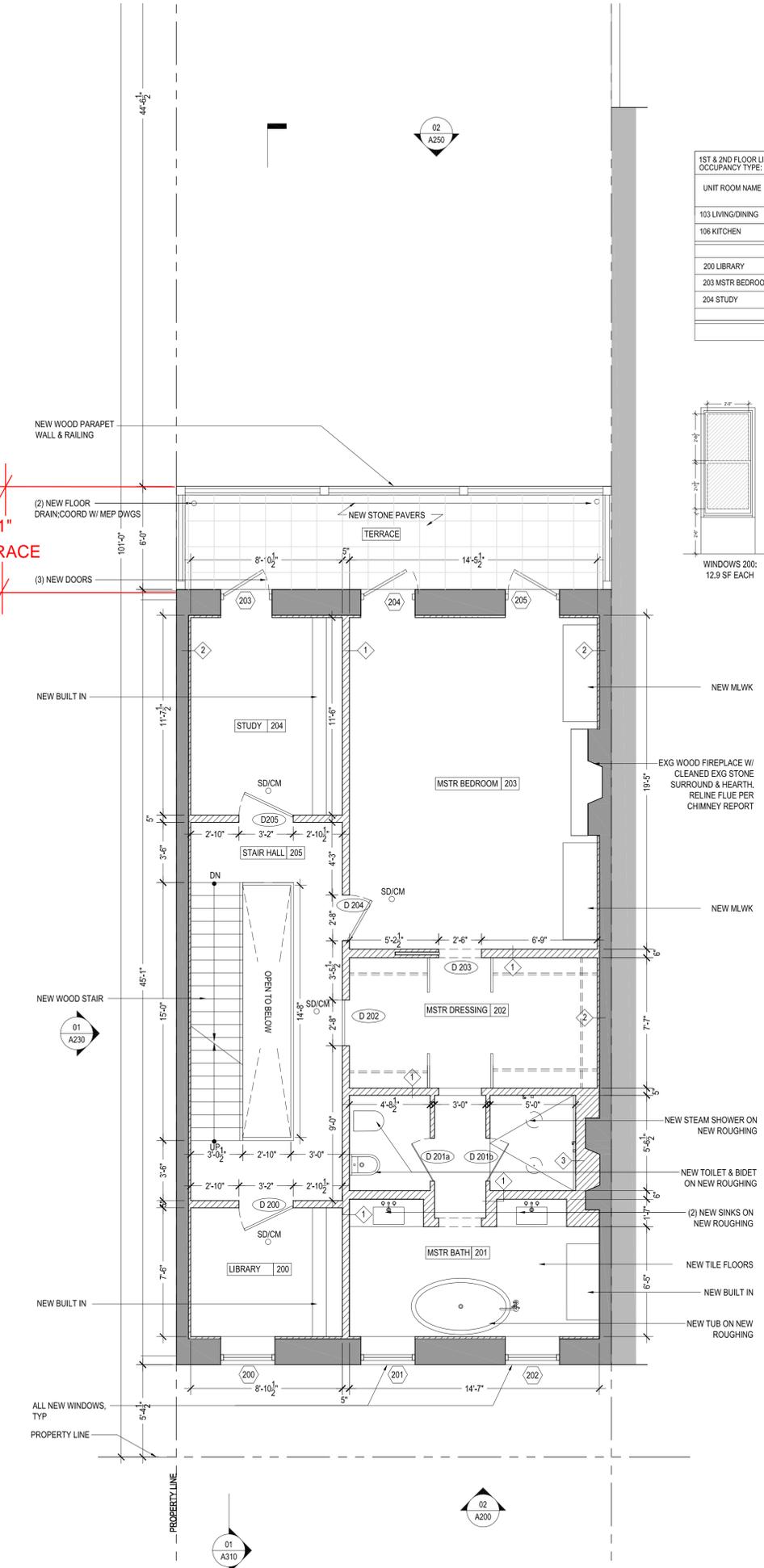


GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION WORK TO BE DONE IN COMPLIANCE W/ THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- G.C. TO PROVIDE REQ'D EROSION CONTROL, SECURITY + WEATHERPROOFING PROTECTION DURING ALL PHASES OF DEMOLITION + CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY THE G.C. WHERE ACTUAL DIMENSIONS VARY FROM DRAWN DIMENSIONS, NOTIFY THE ARCHITECT / OWNER
- G.C. TO RUN ALL NEW PLUMBING ROUGHING FOR ALL NEW FIXTURES + APPLIANCES TO LOCATIONS AS SHOWN IN DWGS.
- PIPING TO BE INSULATED AT NEW BRANCH + RISER HOT AND COLD WATER LINES.
- UNLESS OTHERWISE NOTED, ALL WINDOWS + DOORS ARE NEW. SEE SCHEDULE A910 FOR DETAILS.
- UNLESS OTHERWISE NOTED, ALL FLOORS TO BE HARDWOOD.
- G.C. TO PROVIDE TOTAL (8) NEW CLG MOUNTED SMOKE DETECTOR/CARBON MONOXIDE DETECTORS @ SLEEPING ROOMS + @ HALLS WITHIN 15' OF ALL SLEEPING ROOMS IF NOT CURRENTLY EXG (W/IF AND COORD LOCATIONS OF NEW IN FIELD WITH ARCHITECT). SMOKE DETECTOR/CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2008 BUILDING CODE + THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72. (BC 907.2.10.)
- BUILDING TO BE VACANT DURING CONSTRUCTION
- UNDERPINNING IS NOT REQ'D PER GEOTECH ENGINEER INVESTIGATION. SEE GEOTECH REPORT.



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



2 CONSTRUCTION PLAN: 2ND FLOOR
 SCALE: 1/4"=1'-0"

ISSUED FOR LPC PUBLIC HEARING 7 APRIL 2015
 ISSUED FOR LPC PUBLIC HEARING 19 DECEMBER 2014
 ISSUED FOR LPC PUBLIC HEARING 09 DECEMBER 2014
 ISSUED FOR LPC APPROVAL 12 NOVEMBER 2014

SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
	DRAWN BY
	JB, SFH, DZ, DL

CONSTRUCTION PLANS:
 FIRST & SECOND FLOORS

A-110.00

PUBLIC HEARING SET 24 of 30

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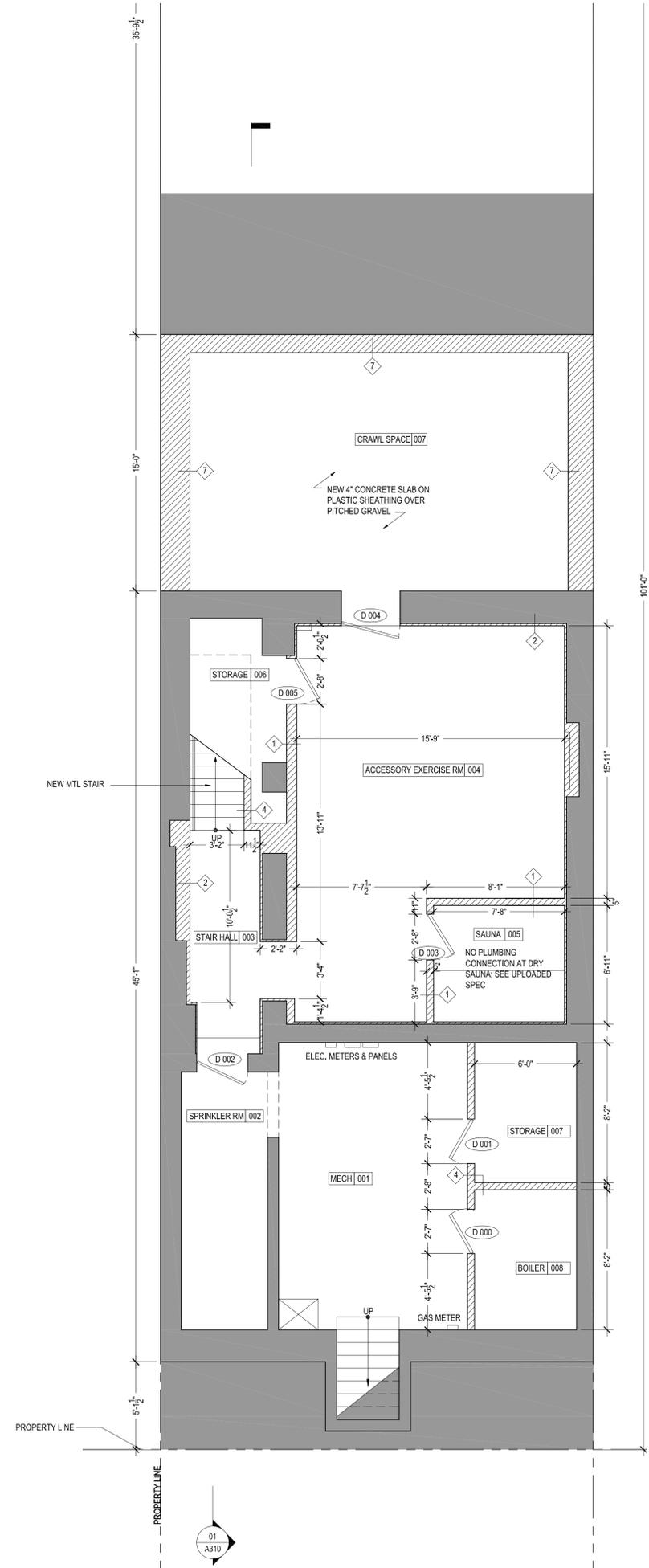
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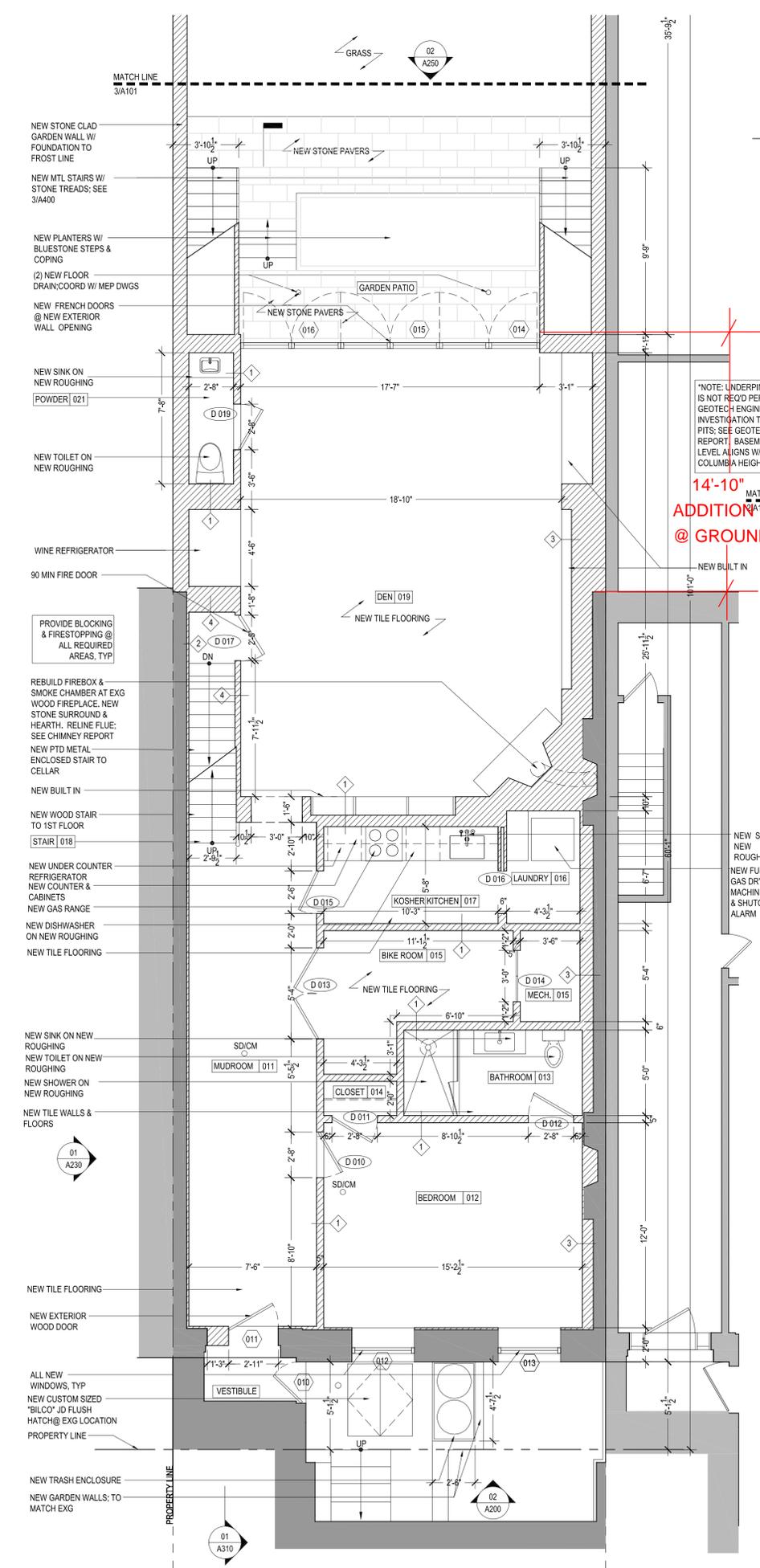
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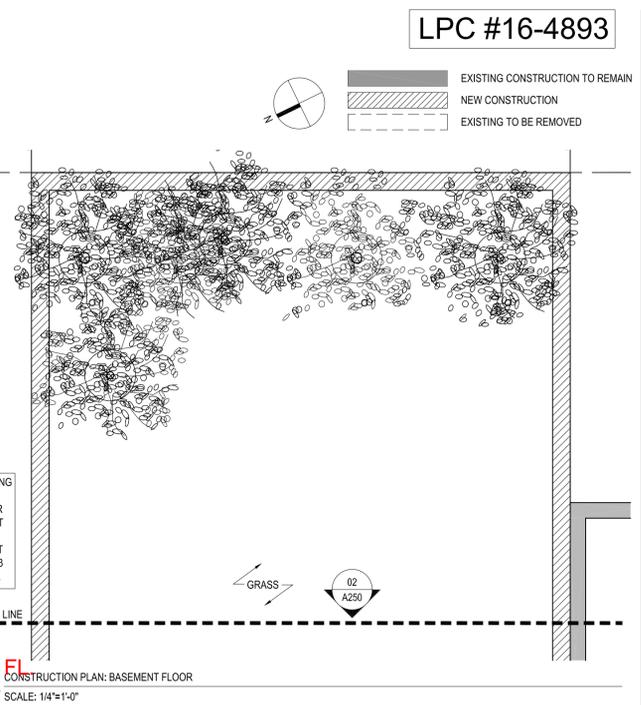
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1 CONSTRUCTION PLAN: CELLAR FLOOR
 SCALE: 1/4"=1'-0"



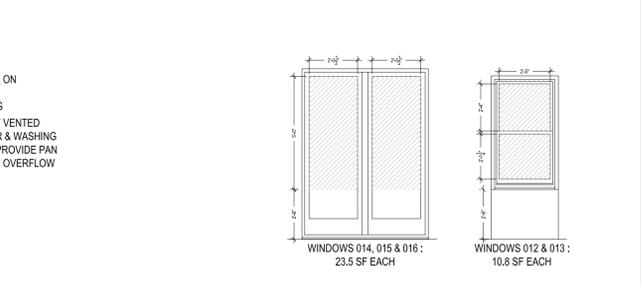
2 CONSTRUCTION PLAN: BASEMENT FLOOR
 SCALE: 1/4"=1'-0"



3 CONSTRUCTION PLAN: BASEMENT FLOOR
 SCALE: 1/4"=1'-0"

CELLAR & BASEMENT LIGHT & VENTILATION REQUIREMENTS AS PER: 1205 OF THE 1968 BUILDING CODE
 OCCUPANCY TYPE: R-3

UNIT ROOM NAME	AREA SQ.FT.	WINDOWS REFER TO A910 FOR CALCS	LIGHT (10%)		VENTILATION (5%)		COMPLIES
			REQD. SQ.FT.	PROVIDED SQ.FT.	REQD. SQ.FT.	PROVIDED SQ.FT.	
012 BEDROOM	181 SF	012,013	18.1	10.8 + 10.8 = 21.6	9.1	5.4 + 5.4 = 10.8	COMPLIES
015 DEN	568 SF	014,015, 016	56.8	23.5 + 23.5 + 70.5	23.95	46.2 + 46.2 + 138.6	COMPLIES



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SEAL	ARCHITECT
	AML
	PROJECT MANAGER
	JB
	DRAWN BY
	JB, SFH, DZ, DL

CONSTRUCTION PLANS: **A-100.00**
 CELLAR & BASEMENT FLOORS

