

– 4-21-2020 - BB



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 04/21/20	EXPIRATION DATE: 4/21/2024	DOCKET #: LPC-20-09548	CNE CNE-20-09548
ADDRESS: 9 GARDEN PLACE Apt/Floor: 2		BOROUGH: BROOKLYN	BLOCK/LOT: 262 / 27
Brooklyn Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Arjun Reddy
9 Garden Place Corporation
9 Garden Place #2
Brooklyn, NY 11231

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on April 06, 2020.

The approved work consists of exterior alterations at the rear (east) facade, including at the second floor, removing one (1) through-window HVAC unit and installing one (1) transom window; at the third floor, removing and replacing one (1) wood door; and at the second through fourth floors, removing and replacing seven (7) one-over-one double-hung wood windows in-kind, all with a black finish; at the second floor terrace, installing one (1) HVAC unit; and interior alterations at the second through fourth (attic) floors; as shown on existing condition photographs; and on drawings T-100, DM-100, DM-110, A-100, A-110, A-200, A-210, A-300, and A-900, date March 11, 2020, prepared by Robert Ramsay Schultz, R.A.; drawings M-000, M-001, M-010, M-200, M-201, and M-500, dated February 1, 2020, prepared by Brian Shassian, P.E.; and drawings S-001, S-100, S-101, and S-301, dated March 17, 2020, prepared by Ross Albert Daliano, P.E.; and submitted as components of the application.

In reviewing this proposal, the Commission notes that 9 Garden Place is a Greek Revival style house, built in 1845; and that the building's style, scale, materials, and details contribute to the special architectural and historic character of the Brooklyn Heights Historic District.

Landmarks Preservation
Commission Electronic Approval –
4-21-2020 - BB

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-14 for Window and Doors, including Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Based on these findings, the Commission determined that the work is appropriate to the building and to the Brooklyn Heights Historic District. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The first sheet of the approved documents, and Department of Buildings filing drawings where applicable, is/are marked approved by the Commission, with the date of the approval indicated; and the complete list of the approved documents is specified in the permit. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Brian Blazak.



Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Robert Shultz, Robert Shultz Architect

cc: Jared Knowles, Deputy Director; Robert Shultz, Robert Shultz Architect

DRAWING NOTES:

ZONING INFORMATION

BLOCK: 262
LOT: 27
ZONING: R6
MAP: 16c
HEIGHT: 45'
STORIES: 3-STORIES, WITH BASEMENT AND ATTIC
YEAR CONSTRUCTED: 1901
CONSTRUCTION CLASSIFICATION: 3 NON FIREPROOF
EXISTING & PROPOSED OCCUPANCY : R-3 (2-FAMILY DWELLING)
WORK AT: 1ST, 2ND, 3RD AND ATTIC FLOORS
PROPOSED ALTERATION: ALTERATION TYPE '2' NO CHANGE TO USE, EGRESS OR OCCUPANCY
WORK UNDER: PRIOR TO 1968 CODE

PROGRESS INSPECTION ITEMS

THE FOLLOWING ITEMS ARE SUBJECT TO PROGRESS INSPECTION:

- FINAL - DIRECTIVE 14

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS EXEMPT FROM THE NYCECC. THE WORK IS AN ALTERATION OF STATE OR NATIONAL HISTORIC BUILDING. SEE EXEMPTION NOTICE : 1/T-100

BUILDING DEPARTMENT NOTES:

- SCOPE OF WORK: PROPOSED INTERIOR RENOVATION OF TRIPLEX APARTMENT AT THE 1ST, 2ND, 3RD AND ATTIC FLOORS. NO CHANGE TO USE, OCCUPANCY, OR EGRESS.
- ALL RATED MATERIALS AND ASSEMBLIES TO BE APPROVED BY THE NEW YORK CITY BOARD OF STANDARDS AND APPEALS (BSA) OF THE MATERIALS AND EQUIPMENT ACCEPTANCE DIVISION (MEA), OR OTHER TESTING AGENCIES APPROVED BY THE NYC OFFICE OF TECHNICAL CERTIFICATION AND RESEARCH.
- ALL MATERIALS, FORM ASSEMBLIES, METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENT OF SECTION 27-131 OF THE APPLICABLE BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL BE UL AND BSA RATED AND CONFORM TO SUBCHAPTER 5 OF THE NEW YORK CITY BUILDING CODE.
- ALL HVAC, ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED OR DIRECTLY SUPERVISED BY A CONTRACTOR LICENSED TO WORK IN THE CITY OF NEW YORK.

CODE COMPLIANCE AND INSPECTION:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE - 1968 EDITION, INCLUDING PROVISIONS THAT ALLOW IN CERTAIN INSTANCES THE USE OF THE 1938 CODE, BUT EXCEPTING THOSE WORK CATEGORIES WHERE CONFORMANCE TO 2014 CODE IS REQUIRED), THE 2016 NEW YORK CITY ENERGY CONSERVATION CONSTRUCTION CODE, THE FIRE DEPARTMENT REGULATIONS, THE UTILITY COMPANY REQUIREMENTS, AND ALL OTHER AGENCIES HAVING JURISDICTION.
- THE PROVISIONS OF SUBCHAPTER 19 OF THE NEW YORK CITY BUILDING CODE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION AND DEMOLITION OPERATIONS WITH REGARD TO THE SAFETY OF THE PUBLIC AND PROPERTY.
- BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND SHALL PREPARE AND FILE ALL NECESSARY FORMS AND BE RESPONSIBLE FOR REQUIRED APPROVALS BY THE DEPARTMENT OF BUILDINGS AND ALL OTHER AGENCIES HAVING JURISDICTION. THE ARCHITECT SHALL FILE AND OBTAIN APPROVAL OF THE PLANS AND SPECIFICATIONS. CONTRACTOR TO COORDINATE TIMES AND SCHEDULES OF DELIVERIES AND MATERIALS WITH THE BUILDING MANAGEMENT IF REQUIRED.
- ALL INSURANCE COSTS AND COSTS ASSOCIATED WITH PERMITS, INSPECTION AND SIGN-OFFS SHALL BE AT THE CONTRACTOR'S COST.
- ALL CONTRACTORS AND SUB-CONTRACTORS AND OTHERS WORKING ON THE PROJECT SHALL SUBMIT WAIVERS OF LIENS AT THE COMPLETION OF THEIR WORK TO THE OWNER.

NYC Landmarks Preservation Commission

1 Centre Street
8th Floor North
New York, NY 10007
Voice (212) 669-7700
Fax (212) 669-7960
http://nyc.gov/landmarks

Project number: NYC ENERGY CONSERV (AAA, NYC ENERGY CONSERV CONST CODE)
Project: 9 GARDEN PLACE DBL: 3002620027
Address: A
Date Received: 3/4/2020

The Commission notes, for purposes of the New York City Energy Conservation Code, NYCECC CSO 1.6, the property has been determined to be a contributing building in the BROOKLYN HEIGHTS Historic District, which is listed on the State and/or National Register(s) of Historic Places.

Gina Santucci

3/4/2020

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 34855_FS_05_03042020.docx

1 ENERGY CODE EXEMPTION
T-100 NTS

GENERAL NOTES:

- SCOPE OF WORK: PROPOSED INTERIOR RENOVATION OF TRIPLEX APARTMENT AT THE 1ST, 2ND, 3RD AND ATTIC FLOORS. NO CHANGE TO USE, OCCUPANCY, OR EGRESS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ET.).
- THE PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

DEMOLITION NOTES:

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF ARTICLE 19 OF THE NYC BUILDING CODE.
- REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
- THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

SMOKE DETECTING DEVICES:

- SMOKE DETECTING DEVICES SHALL CONFORM TO §28.2-907.2.10.1.1 OF THE NYC BUILDING CODE (2008).
- DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTING DEVICES RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT; PROVIDED, HOWEVER THAT DWELLING UNITS IN EXISTING BUILDINGS MAY, IN THE ALTERNATIVE, BE EQUIPPED WITH BATTERY-OPERATED SMOKE DETECTING DEVICES EXCEPT WHERE SUCH BUILDINGS ARE SUBSTANTIALLY IMPROVED OR ALTERED ON OR AFTER JANUARY 1, 1982, PER SEC 27-980.
- BATTERY OPERATED SMOKE DETECTORS SHALL BE CONSIDERED CAPABLE OF BEING CONVERTED TO AUDIBLE AND VISUAL INDICATION PER TPPN #19/88, PAR 2(B).
- ALL SMOKE DETECTING DEVICES SHALL BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS PROVISION UNLESS IT IS OF EITHER THE IONIZATION OR PHOTO-ELECTRIC TYPE AS PER SEC 27-981.
- SMOKE ALARMS OR DETECTORS SHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS:
 - ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET (4572 MM) FROM THE DOOR TO SUCH ROOM.
 - IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

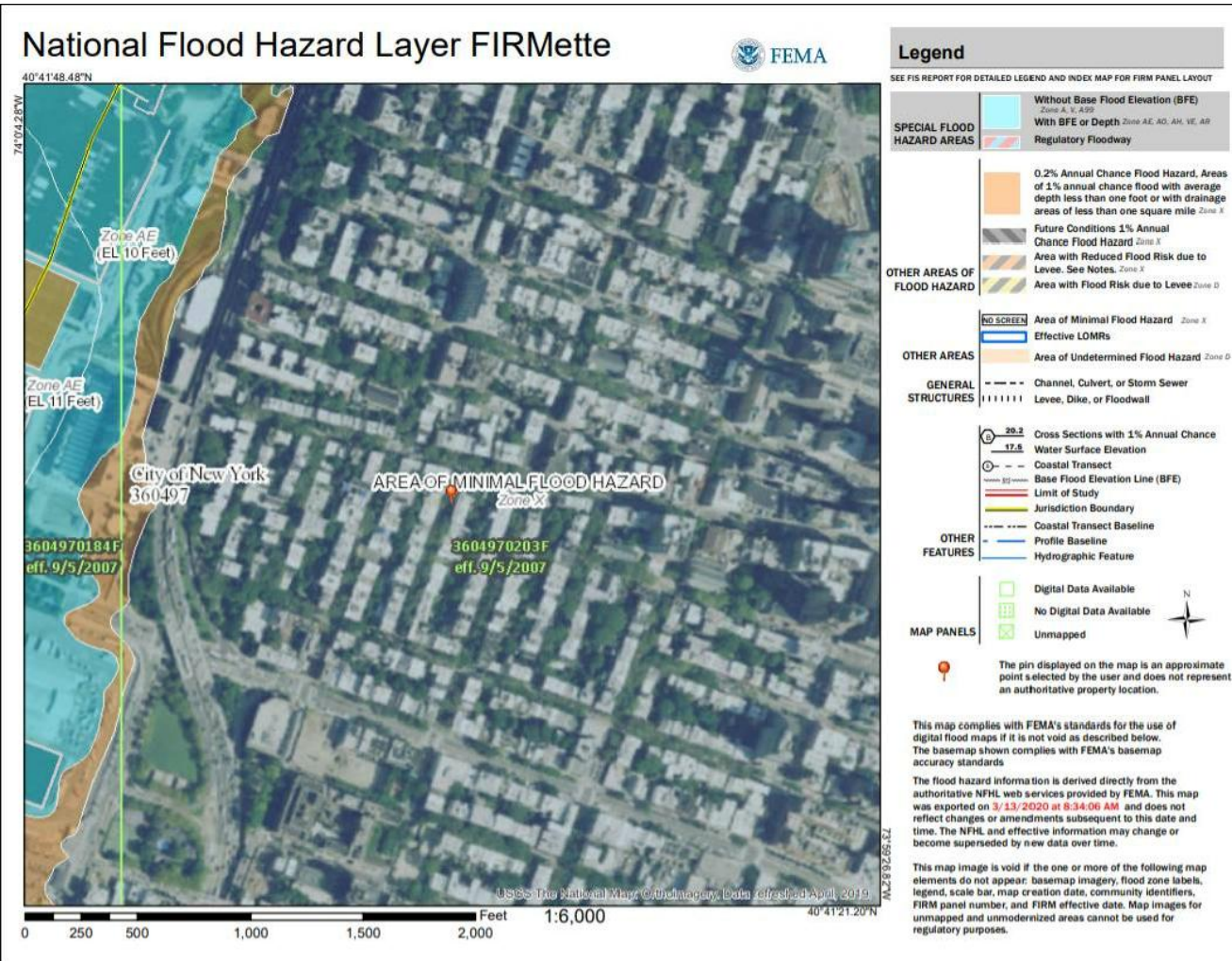
CARBON MONOXIDE DETECTOR NOTES:

- CARBON MONOXIDE DETECTION DEVICES SHALL CONFORM TO §28.2-908.7.1.1.1 OF THE NYC BUILDING CODE (2008).
- CARBON MONOXIDE DETECTION DEVICES SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING. THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER-CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
- CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS:
 - OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET (4572 MM) OF THE ENTRANCE TO SUCH ROOM.
 - IN ANY ROOM USED FOR SLEEPING PURPOSES.
 - ON ANY STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

ALL CARBON MONOXIDE DETECTION DEVICES SHALL BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS PROVISION UNLESS IT IS OF EITHER THE IONIZATION OR PHOTO-ELECTRIC TYPE.

(28-104.8.1) TENANT PROTECTION PLAN

- THE BUILDING CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION. THE PROPOSED WORK SHALL BE CONFINED TO APARTMENT #2 AND WILL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO OTHER APARTMENT UNITS WITHIN THE BUILDING.
- EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION OPERATION REQUIRED MEANS OF EGRESS FOR OCCUPANTS OF BUILDING SHALL NOT BE BLOCKED. EGRESS IS THROUGH VESTIBULE WITH DIRECT EXIT TO STREET.
- FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS SHALL BE STRICTLY OBSERVED. FIRE EXTINGUISHERS WILL BE PROVIDED ON THE CONSTRUCTION SITE, AND THE CONSTRUCTION AREA WILL BE A DESIGNATED NON-SMOKING ZONE WITH APPROPRIATE SIGNAGE.
- HEALTH REQUIREMENTS:
 - CONTRACTOR SHALL DISTRIBUTE LEAD HAZARD PAMPHLETS TO ALL AFFECTED PERSONS IN ADJOINING APARTMENTS AS PER FEDERAL EPA RULE 40 CFR PART 745 RULE TSCA 406B.
 - ALL APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS SHALL BE STRICTLY OBSERVED. THE PROJECT SITE HAS BEEN INSPECTED FOR ASBESTOS AND DESIGNATED "NOT AN ASBESTOS PROJECT".
 - ENTRY DOORS TO THE CONSTRUCTION AREA WILL HAVE DUST PROTECTION AT ALL TIMES.
- PUBLIC AREA WILL BE PROTECTED DURING TIMES OF DEBRIS REMOVAL.
- 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.
 - CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
 - THE APARTMENT TO BE RENOVATED SHALL NOT BE OCCUPIED DURING THE COURSE OF CONSTRUCTION WORK.
 - MAINTAINING ESSENTIAL SERVICES: HEAT, HOT AND COLD WATER, GAS, ELECTRICITY, AND OTHER UTILITY SERVICES ARE PROVIDED IN THE BUILDING AND WILL BE MAINTAINED DURING THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF NYC HOUSING MAINTENANCE CODE. SHUT-OFFS DURING THE COURSE OF THE WORK, IF REQUIRED, WILL BE SHORT IN DURATION AND WILL BE SCHEDULED IN ADVANCE VIA WRITTEN NOTIFICATION TO AFFECTED PARTIES.
 - ITEMS TO BE MADE AVAILABLE: TENANT PROTECTION PLAN TO BE AVAILABLE UPON REQUEST.
 - NOTICE TO OCCUPANTS: UPON ISSUANCE OF A WORK PERMIT, THE OWNER SHALL NOTIFY OCCUPANTS OF AVAILABILITY OF THE TPP, NAME AND CONTACT OF THE GENERAL CONTRACTOR, AND A STATEMENT THAT BUILDING OCCUPANTS MAY CALL 311 TO CONTACT HPD.



PROPERTY IS NOT LOCATED IN A SFHA

MECHANICAL AND PLUMBING DRAWINGS FILED AS SEPARATE APPLICATION

Landmarks Preservation
Commission Electronic
Approval -
04-21-2020 - BB

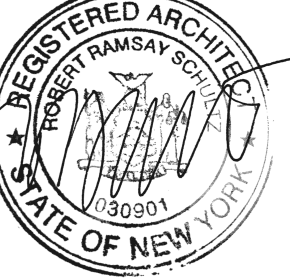
ARCHITECTURE AND DESIGN
KHANNA SCHULTZ
325 SACKETT STREET
BROOKLYN, NY 11231
T. 718-852-2724
F. 718-852-2725
ROBERT SCHULTZ ARCHITECT
N.Y.S. RA #030901

DRAWING STATUS
ISSUED FOR FILING

PROJECT
GARDEN PLACE
9 GARDEN PLACE
BROOKLYN, NY 11201

DRAWING TITLE
NOTES; LOCATION PLAN

SEAL/SIGNATURE



DATE: 03/11/20 SCALE: AS NOTED

REVISION #: REV. DATE:

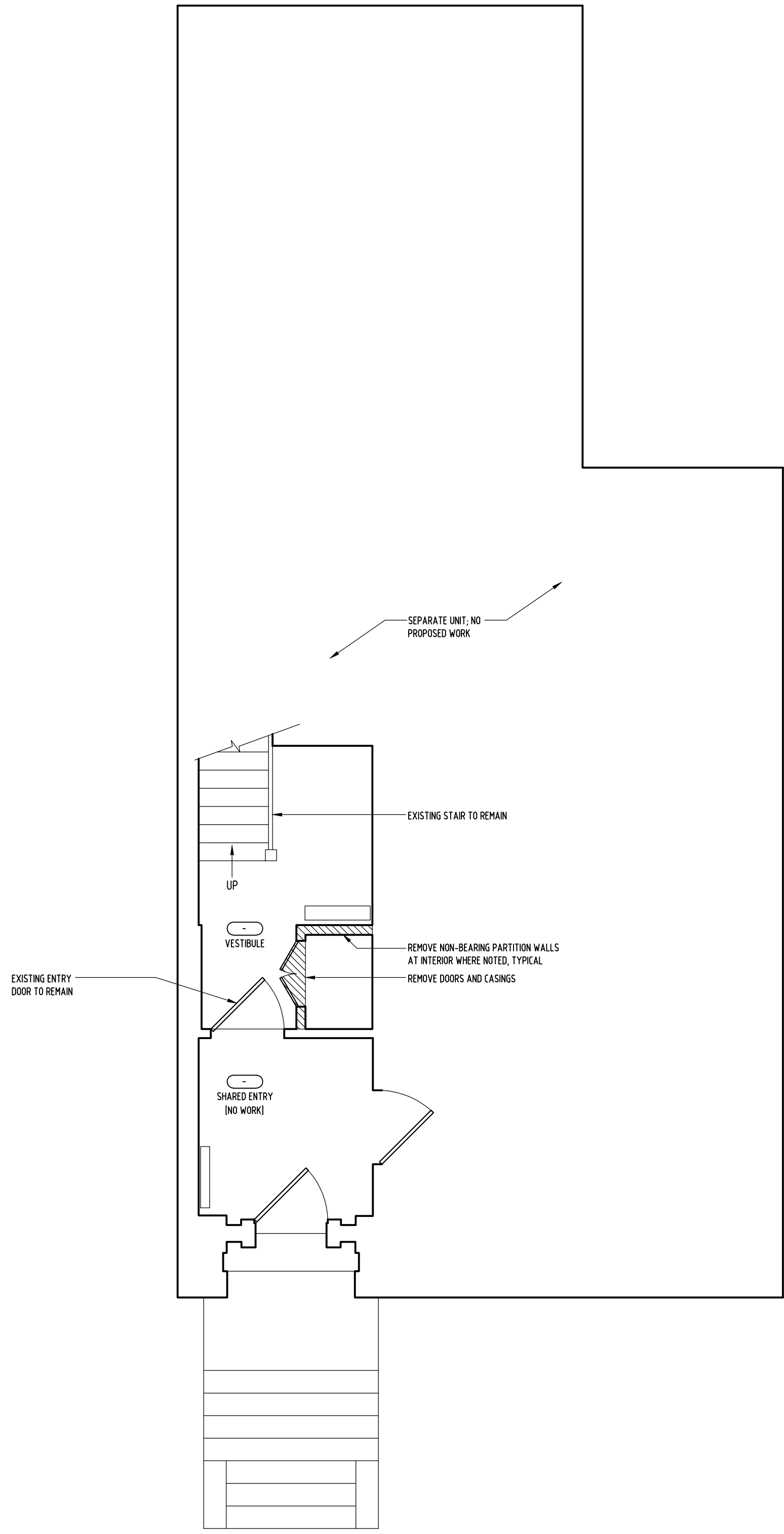
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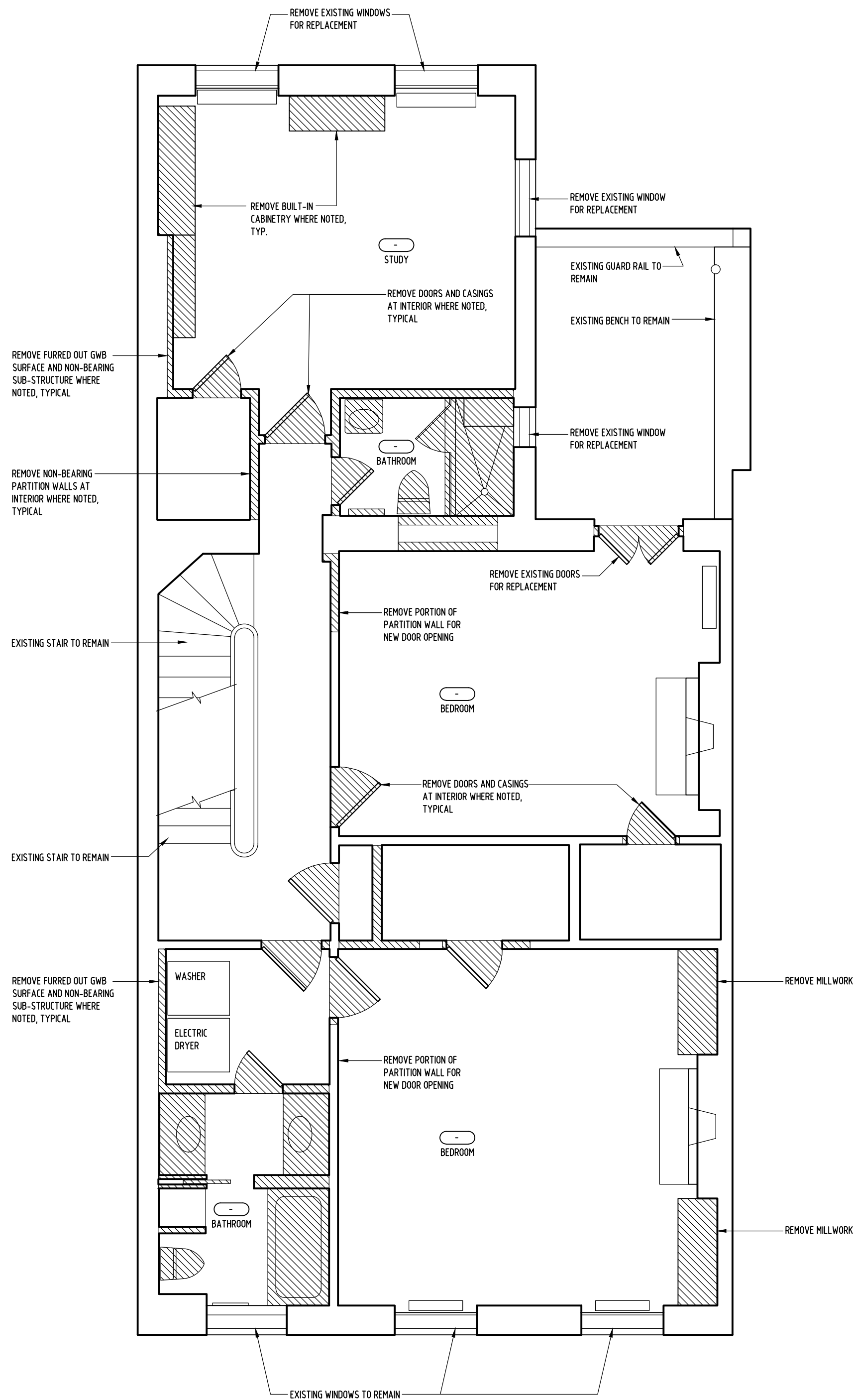
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PAGE: 01 OF 09

DOB ID # / B-SCAN STICKER



1 EXISTING/DEMOLITION PLAN - FIRST FLOOR
DM-100 1/4" = 1'-0"



2 EXISTING/DEMOLITION PLAN - SECOND FLOOR
DM-100 1/4" = 1'-0"

-ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.
-ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT. THESE DRAWINGS MUST NOT BE SCALED.
-THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.

GENERAL NOTES: CONSTRUCTION

- PATCH EXISTING CONSTRUCTION AS REQUIRED BY REMOVAL OF MILLWORK, PARTITIONS, FLOORS, CEILINGS AND FINISHES. REPAIR, PATCH AND PAINT AS REQUIRED ALL EXISTING WALLS TO REMAIN.
- AIR LEAKAGE: ALL JOINTS AND PENETRATIONS IN BUILDING ENVELOPE ARE TO BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED.

KEY

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING PARTITION OR FIXTURE TO BE REMOVED
- EXISTING FLOOR STRUCTURE TO BE REMOVED

ARCHITECTURE AND DESIGN
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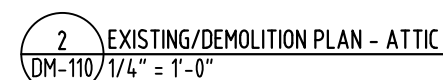
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PROJECT
GARDEN PLACE
9 GARDEN PLACE
BROOKLYN, NY 11201

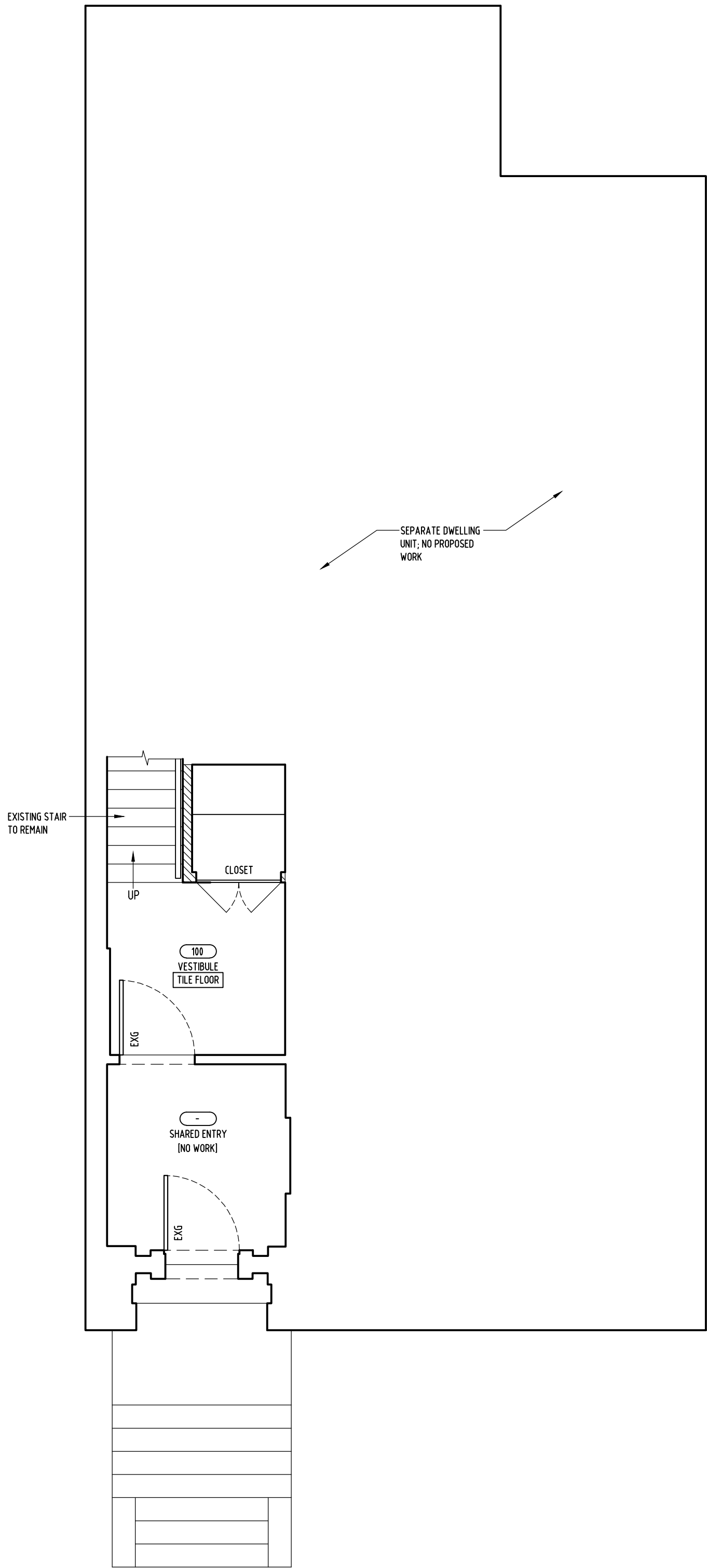
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**EXISTING / DEMOLITION PLANS
FIRST FLOOR & SECOND FLOOR**

SEAL/SIGNATURE	DATE: 03/11/20	SCALE: AS NOTED
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	PROJECT NO. 1703	DRN BY: BD
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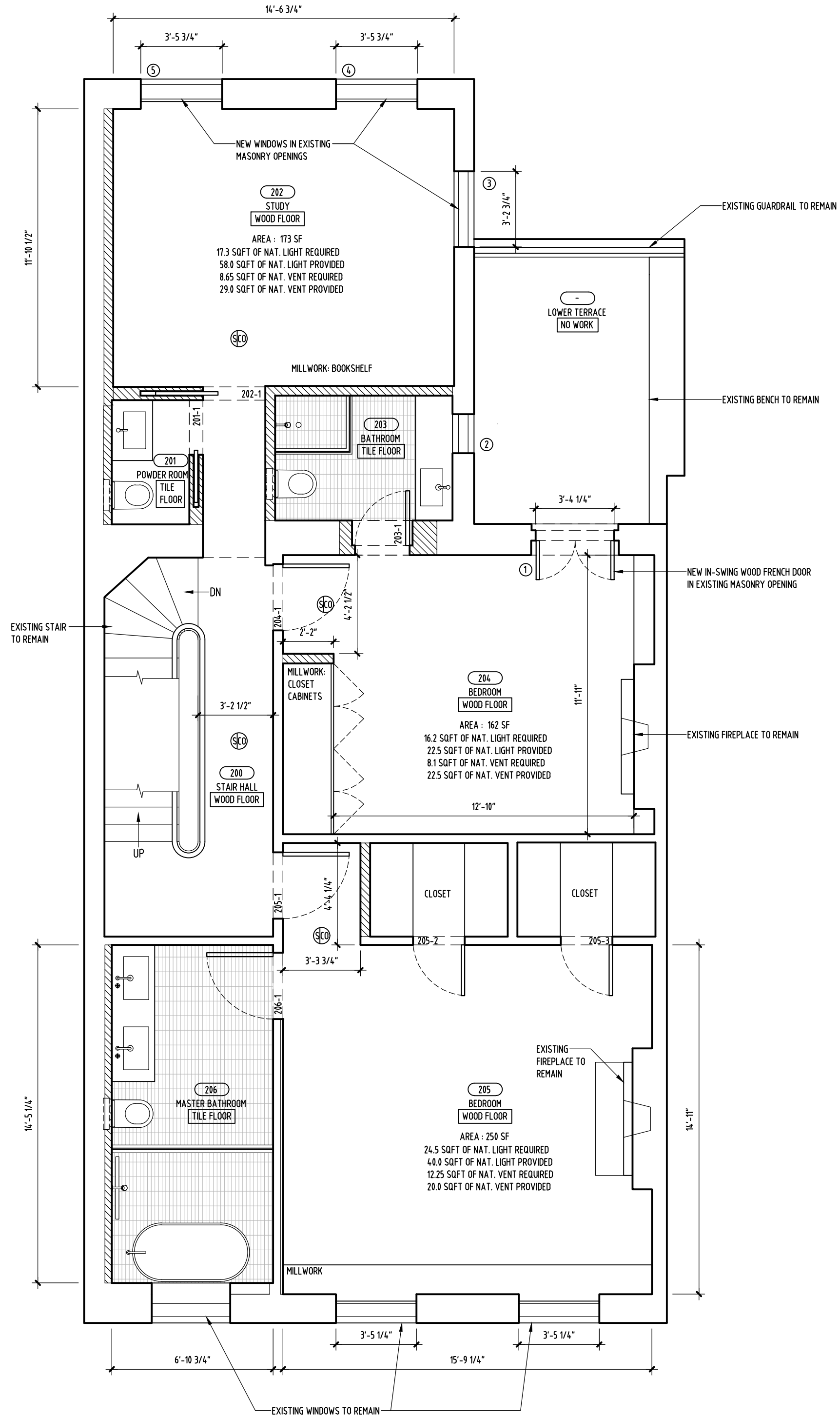
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DOB ID # / B-SCAN STICKER



1 PROPOSED PLAN - 1ST FLOOR - SHARED ENTRY & VESTIBULE
A-100 1/4" = 1'-0"



2 PROPOSED PLAN - 2ND FLOOR - ONE THIRD (1/3) OF TRIPLEX APARTMENT
A-100 1/4" = 1'-0"

-ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.
-ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT. THESE DRAWINGS MUST NOT BE SCALED.
-THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.

GENERAL NOTES: CONSTRUCTION

- PATCH EXISTING CONSTRUCTION AS REQUIRED BY REMOVAL OF MILLWORK, PARTITIONS, FLOORS, CEILINGS AND FINISHES. REPAIR, PATCH AND PAINT AS REQUIRED ALL EXISTING WALLS TO REMAIN.
- AIR LEAKAGE: ALL JOINTS AND PENETRATIONS IN BUILDING ENVELOPE ARE TO BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED.

PLAN KEY

- EXISTING CONSTRUCTION TO REMAIN
- NON-RATED NEW CONSTRUCTION:
NON-RATED NON BEARING PARTITION, 3-5/8" METAL STUDS WITH (1) LAYER 5/8" TYPE 'X' BOTH SIDES. IN WET AREA, BATH, KITCHEN AND LAUNDRY USE M.R. GWB, SOUND-ATTENUATING BATTS, TYPICAL
- GWB GYPSUM WALL BOARD: 5/8" TYPE 'X'
- SCD COMBINED SMOKE AND CARBON MONOXIDE DETECTOR

ARCHITECTURE AND DESIGN
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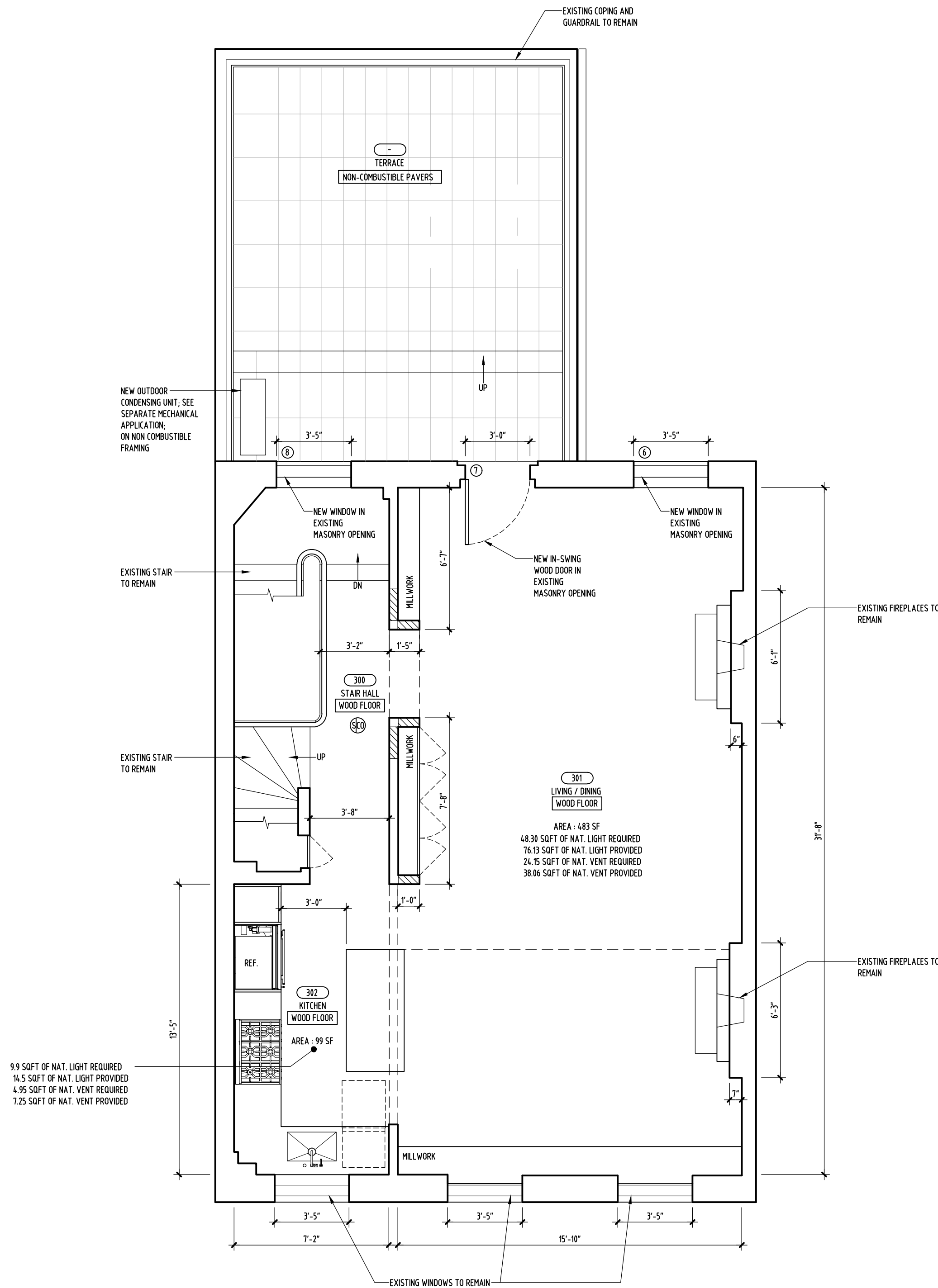
DRAWING STATUS
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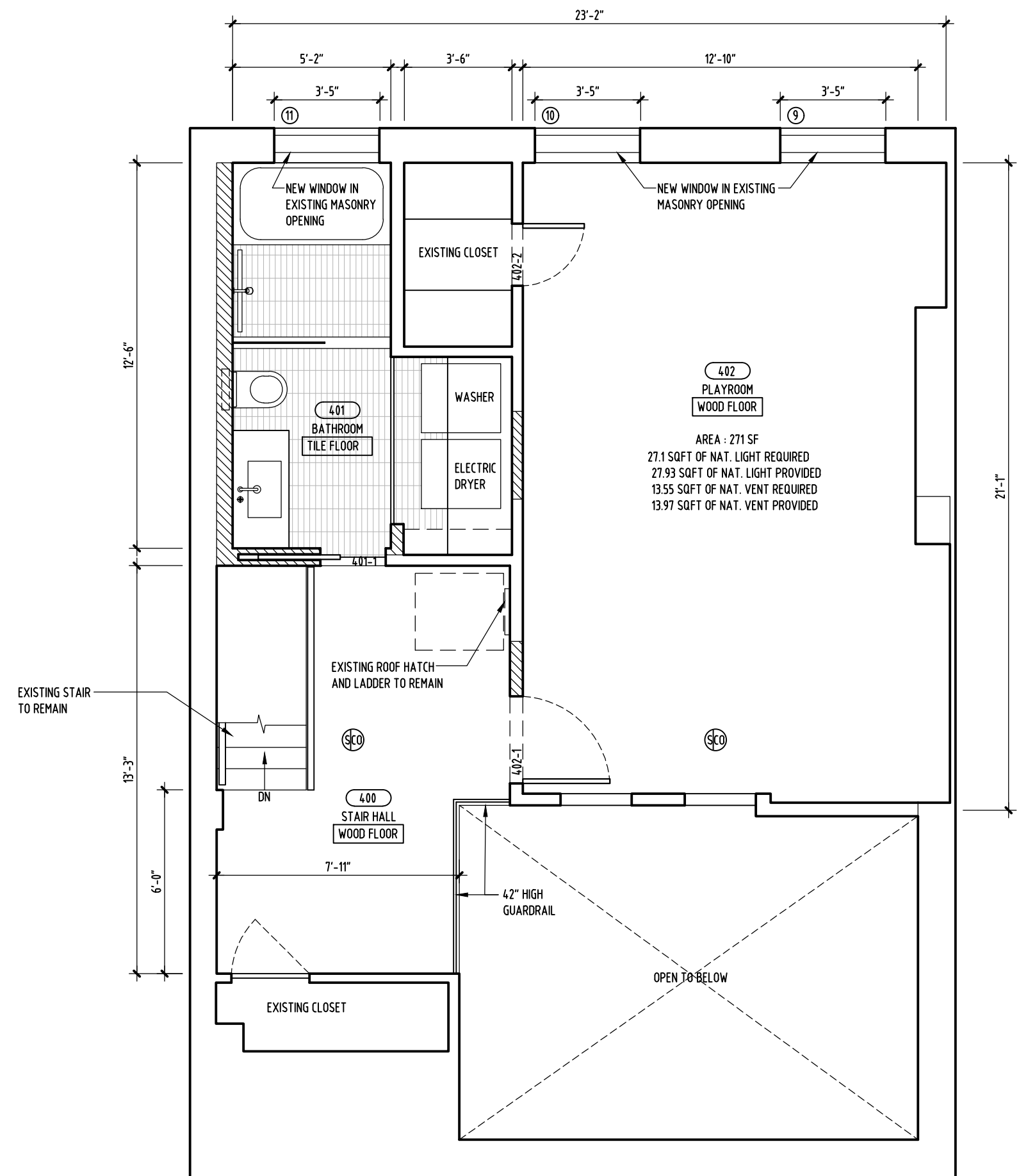
DRAWING TITLE
**PROPOSED PLANS:
FIRST FLOOR & SECOND FLOOR**

SEAL/SIGNATURE	DATE: 03/11/20	SCALE: AS NOTED
	REVISION #	REV. DATE:
	PROJECT NO. 1703	DRN BY: BD
	CAD FILE NAME: A100.DWG	
	DRAWING TITLE: A-100.00	PAGE: 04 OF 09

DOB ID # / B-SCAN STICKER



1 PROPOSED PLAN - 3RD FLOOR - ONE THIRD (1/3) OF TRIPLEX APARTMENT
A-110 1/4" = 1'-0"



2 PROPOSED PLAN - ATTIC - ONE THIRD (1/3) OF TRIPLEX APARTMENT
A-110 1/4" = 1'-0"

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GENERAL NOTES: CONSTRUCTION

- PATCH EXISTING CONSTRUCTION AS REQUIRED BY REMOVAL OF MILLWORK, PARTITIONS, FLOORS, CEILINGS AND FINISHES. REPAIR, PATCH AND PAINT AS REQUIRED ALL EXISTING WALLS TO REMAIN.
- AIR LEAKAGE: ALL JOINTS AND PENETRATIONS IN BUILDING ENVELOPE ARE TO BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED.

PLAN KEY

- EXISTING CONSTRUCTION TO REMAIN
- NON-RATED NEW CONSTRUCTION:
NON-RATED NON BEARING PARTITION, 3-5/8" METAL STUDS WITH (1) LAYER 5/8" TYPE 'X' BOTH SIDES. IN WET AREA, BATH, KITCHEN AND LAUNDRY USE M.R. GWB, SOUND-ATTENUATING BATTS, TYPICAL
- GWB GYPSUM WALL BOARD: 5/8" TYPE 'X'
- SCD COMBINED SMOKE AND CARBON MONOXIDE DETECTOR

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N.Y.S. RA #030901

DRAWING STATUS
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PROJECT
GARDEN PLACE
9 GARDEN PLACE
BROOKLYN, NY 11201

DRAWING TITLE
**PROPOSED PLANS
THIRD FLOOR & ATTIC**

SEAL/SIGNATURE	DATE: 03/11/20	SCALE: AS NOTED
	REVISION #	REV. DATE:
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	CAD FILE NAME: A110.DWG	
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	A-110.00	
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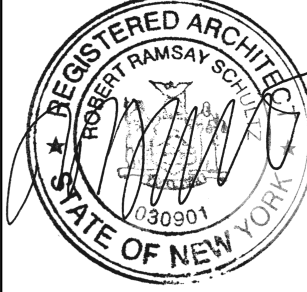
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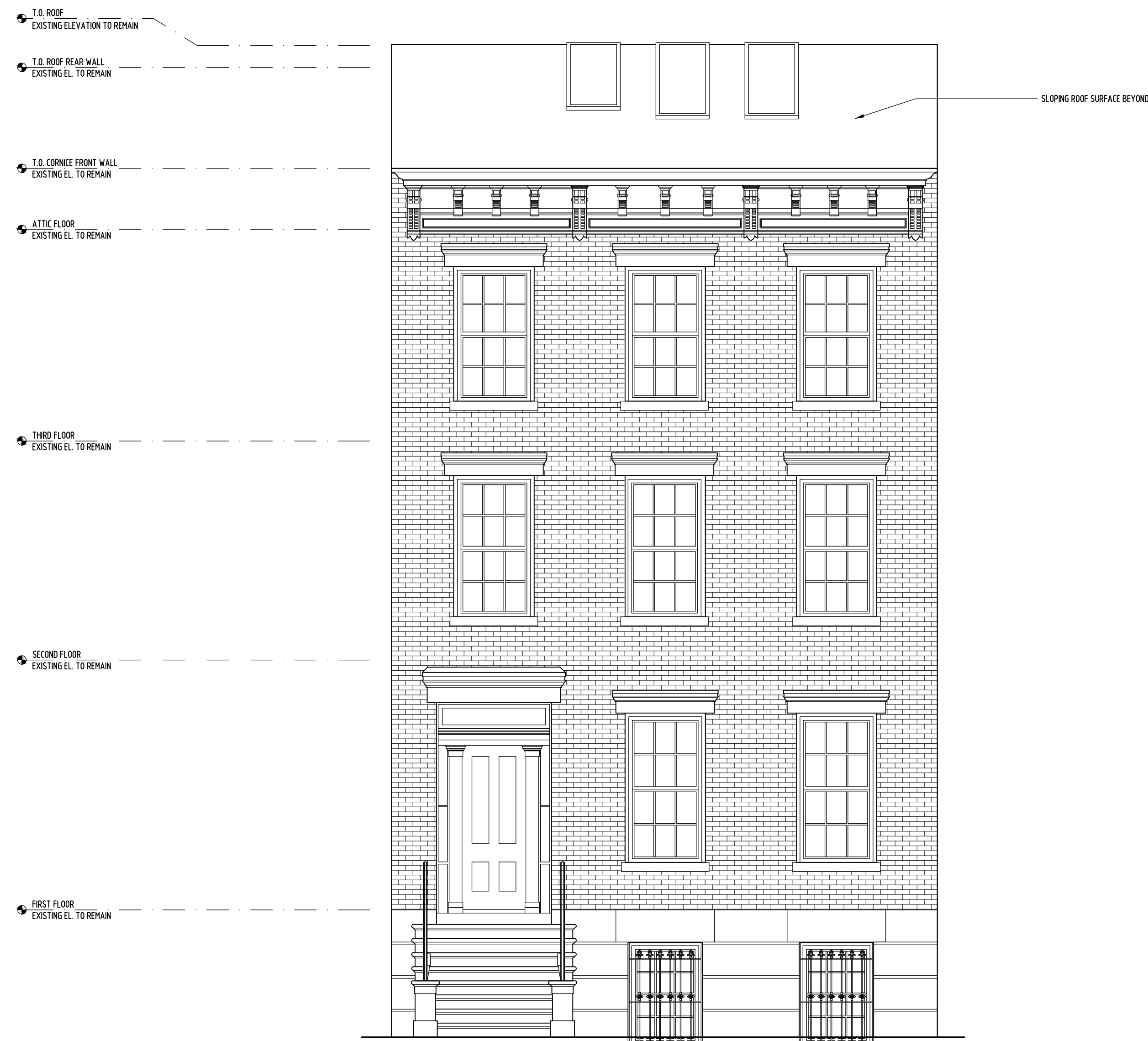
PROJECT
GARDEN PLACE
9 GARDEN PLACE
BROOKLYN, NY 11201

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**ELEVATIONS: REAR
EXISTING AND PROPOSED**

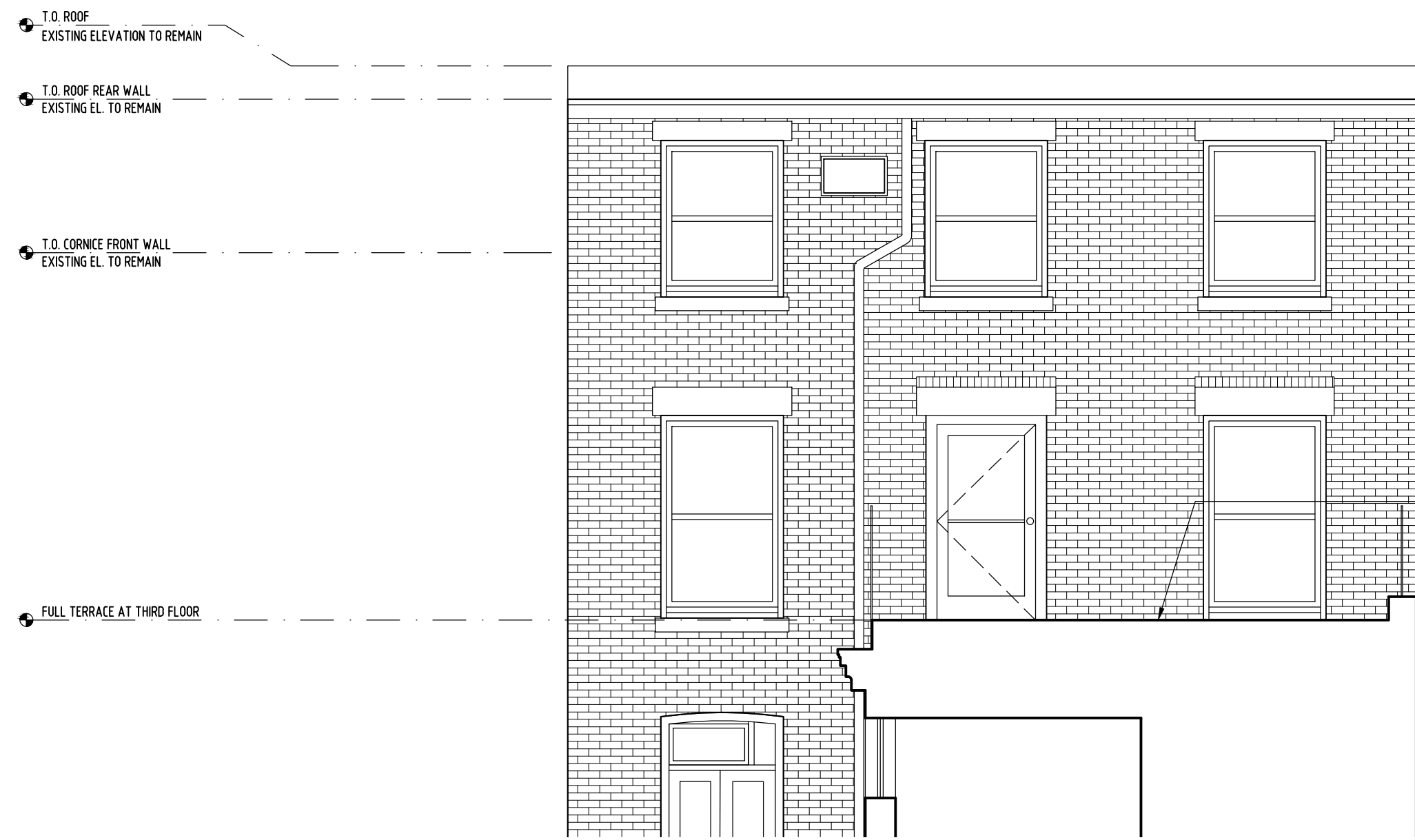
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A-200.00		
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NO PROPOSED CHANGES TO FRONT ELEVATION

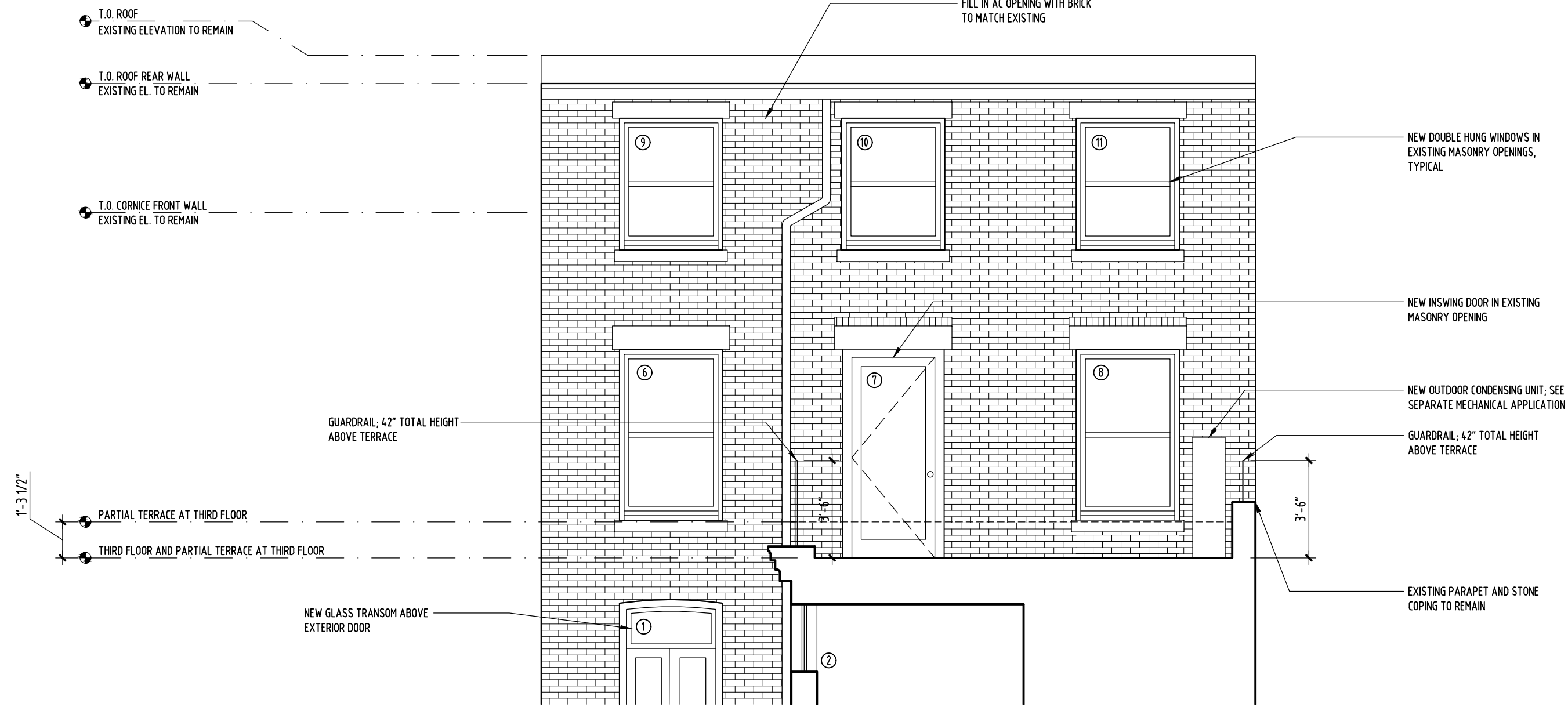


1
A-200
EXISTING FRONT ELEVATION - NO PROPOSED CHANGES
1/4" = 1'-0"



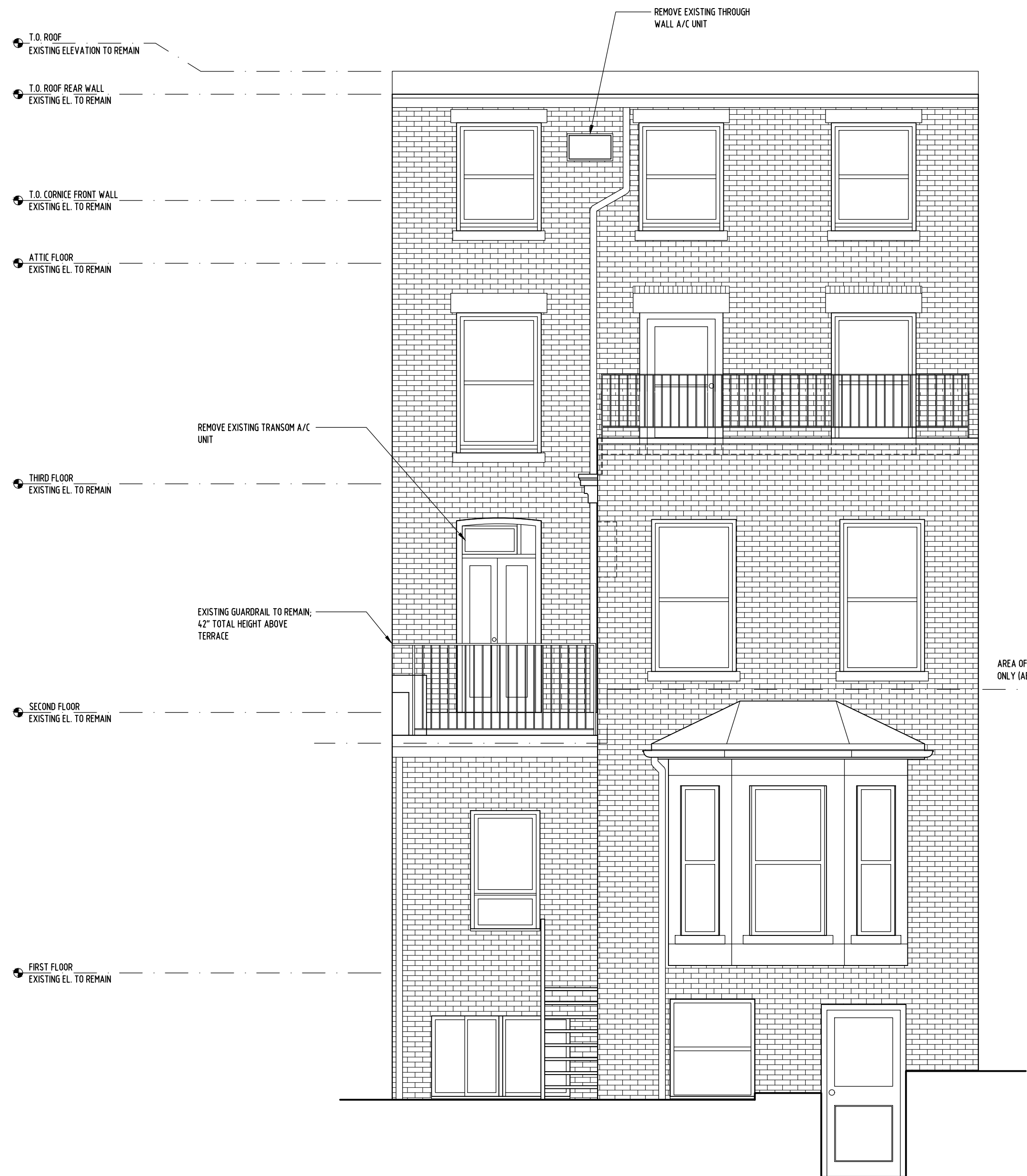
2
A-210
1/4" = 1'-0"

EXISTING REAR ELEVATION AT TERRACE



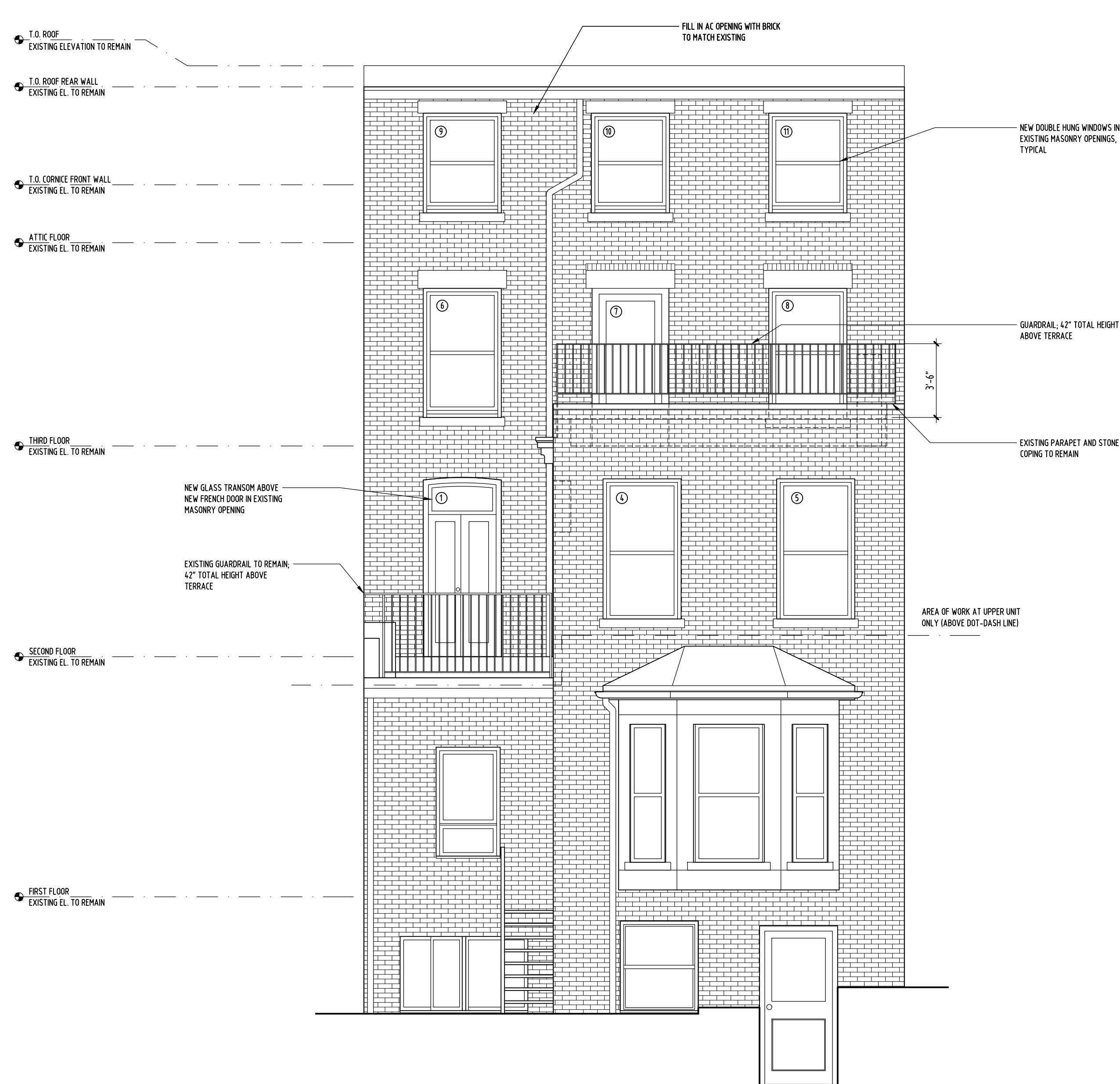
4
A-210
1/4" = 1'-0"

PROPOSED REAR ELEVATION AT TERRACE



1
A-210
1/4" = 1'-0"

EXISTING REAR ELEVATION



3
A-210
1/4" = 1'-0"

PROPOSED REAR ELEVATION

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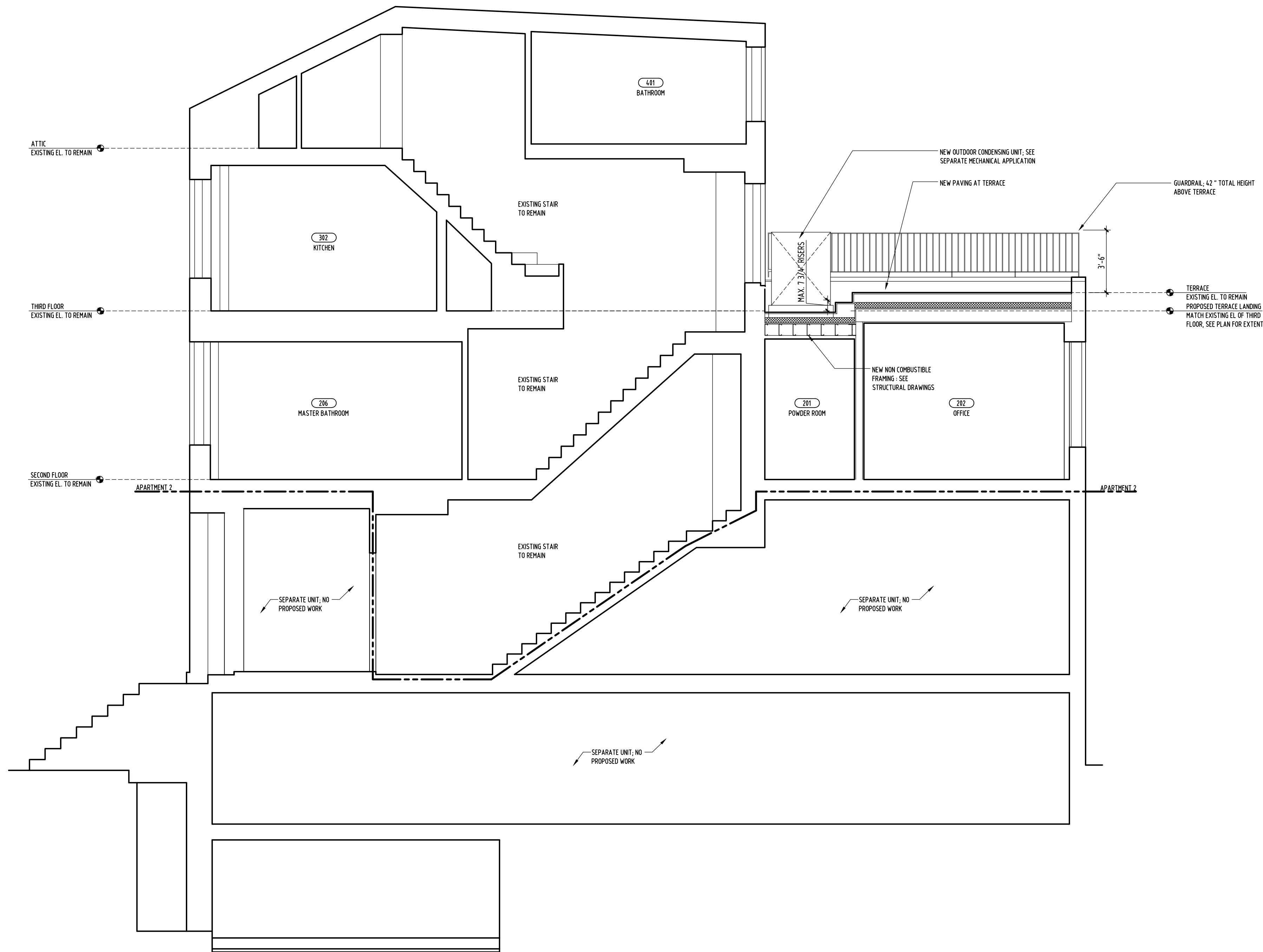
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PROJECT
GARDEN PLACE
9 GARDEN PLACE
BROOKLYN, NY 11201

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**ELEVATIONS: REAR
EXISTING AND PROPOSED**

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1 NORTH - SOUTH BUILDING SECTION - PROPOSED
A-300/ 1/4" = 1'-0"

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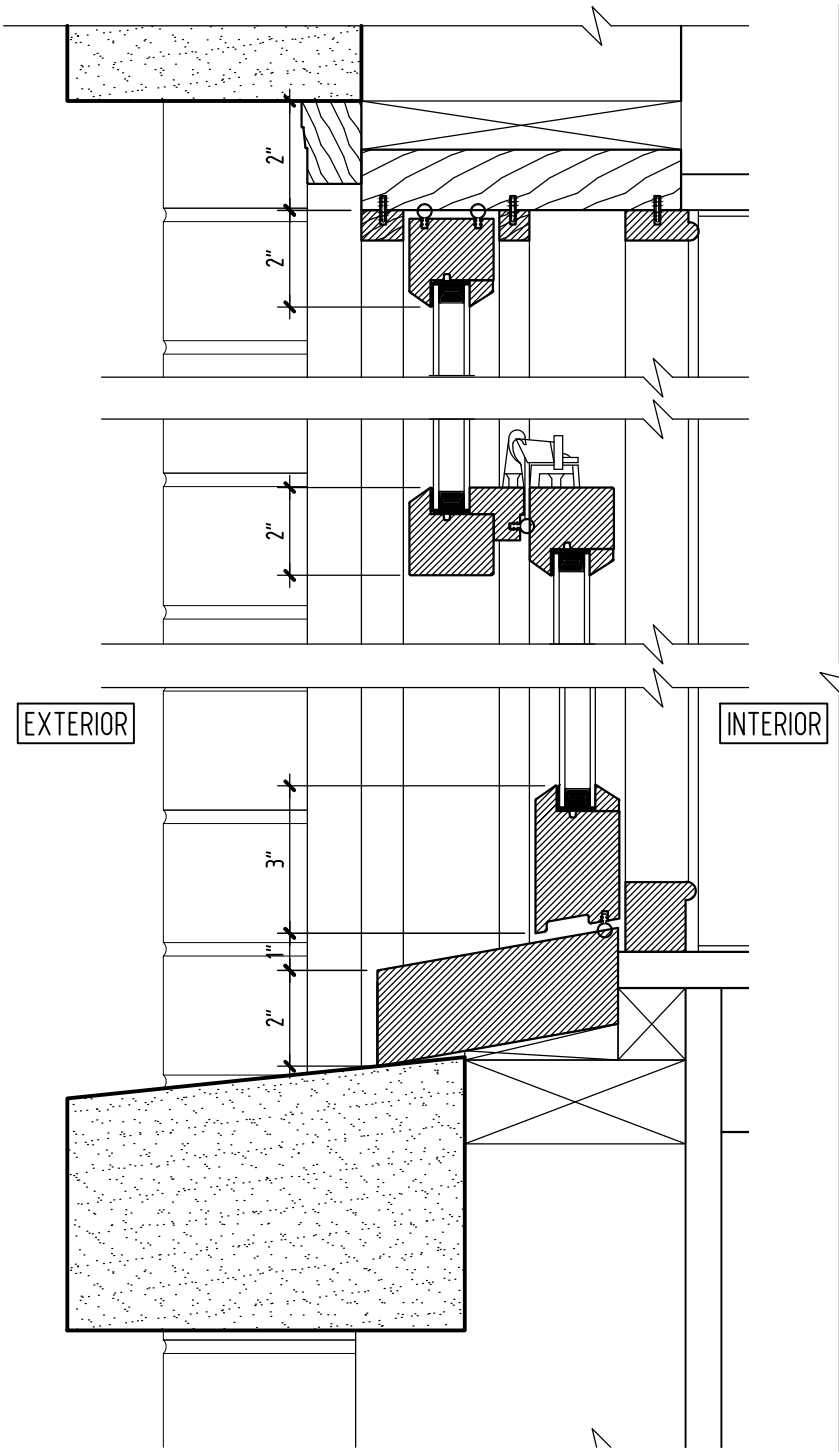
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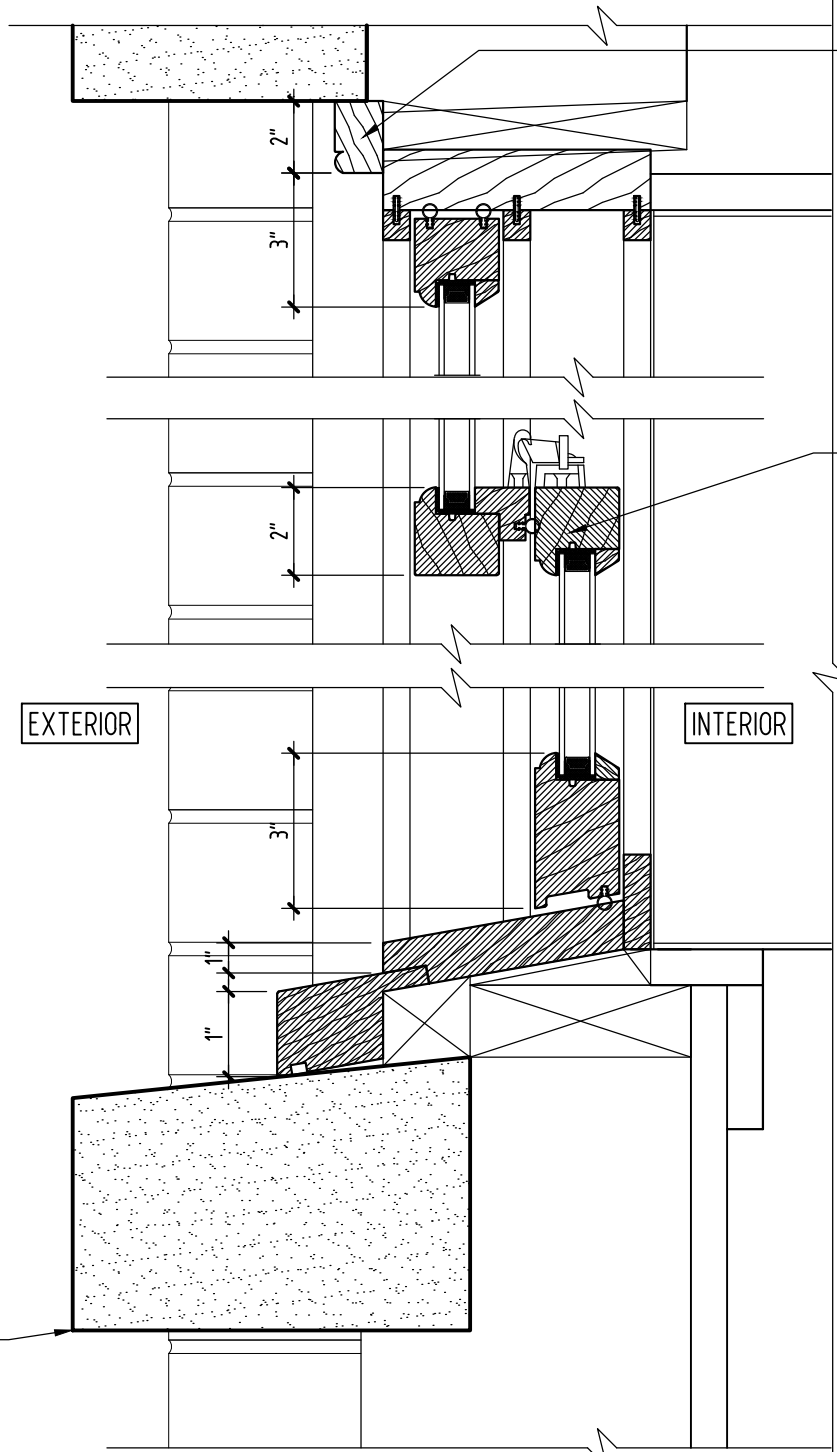
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PROPOSED BUILDING SECTION

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3
A-900
EXISTING WOOD DOUBLE HUNG WINDOW HEAD & SILL DETAIL
3" ± 1'-0"



4
A-900
PROPOSED WOOD DOUBLE HUNG WINDOW HEAD & SILL DETAIL
3" ± 1'-0"

WINDOW AND EXTERIOR DOOR SCHEUDULE

MARK	TYPE	MANUFACTURER / SERIES	EXISTING OR NEW MASONRY OPENING	MASONRY OPENING (W X H) (ALL TO BE V.I.F.)	BOTTOM OF LINTEL ABOVE FIN. FLR.	NOTES
1	REAR/2ND FL : EXTERIOR ENTRY DOOR - FRENCH	TBD	EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	IN-SWING FRENCH WOOD ENTRY DOOR WITH GLASS TRANSOM ABOVE
2	REAR/2ND FL : AWNING		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
3	REAR/2ND FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
4	REAR/2ND FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
5	REAR/2ND FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
6	REAR/3RD FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
7	REAR/3RD FL : EXTERIOR ENTRY DOOR		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	IN-SWING WOOD ENTRY DOOR
8	REAR/3RD FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
9	REAR/4TH FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
10	REAR/4TH FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING
11	REAR/4TH FL : DOUBLE HUNG		EXISTING OPENING	N/A : EXISTING OPENING	(V.I.F.)	NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING

GENERAL NOTES:

WOOD WINDOWS

- NEW FACTORY PAINTED WOOD WINDOWS BY LEPAGE, COLOR : BLACK.
- ALL BRICK MOLDS TO BE WOOD, PAINTED BLACK - CONFIRM WITH ARCHITECT.
- ALL EXISTING MASONRY OPENING SIZES TO BE VERIFIED IN FIELD.
- LOW-E GLASS
- HARDWARE COLOR TO BE BLACK - CONFIRM WITH ARCHITECT

2
A-900
PROPOSED EXTERIOR DOOR AND WINDOW SCHEDULE

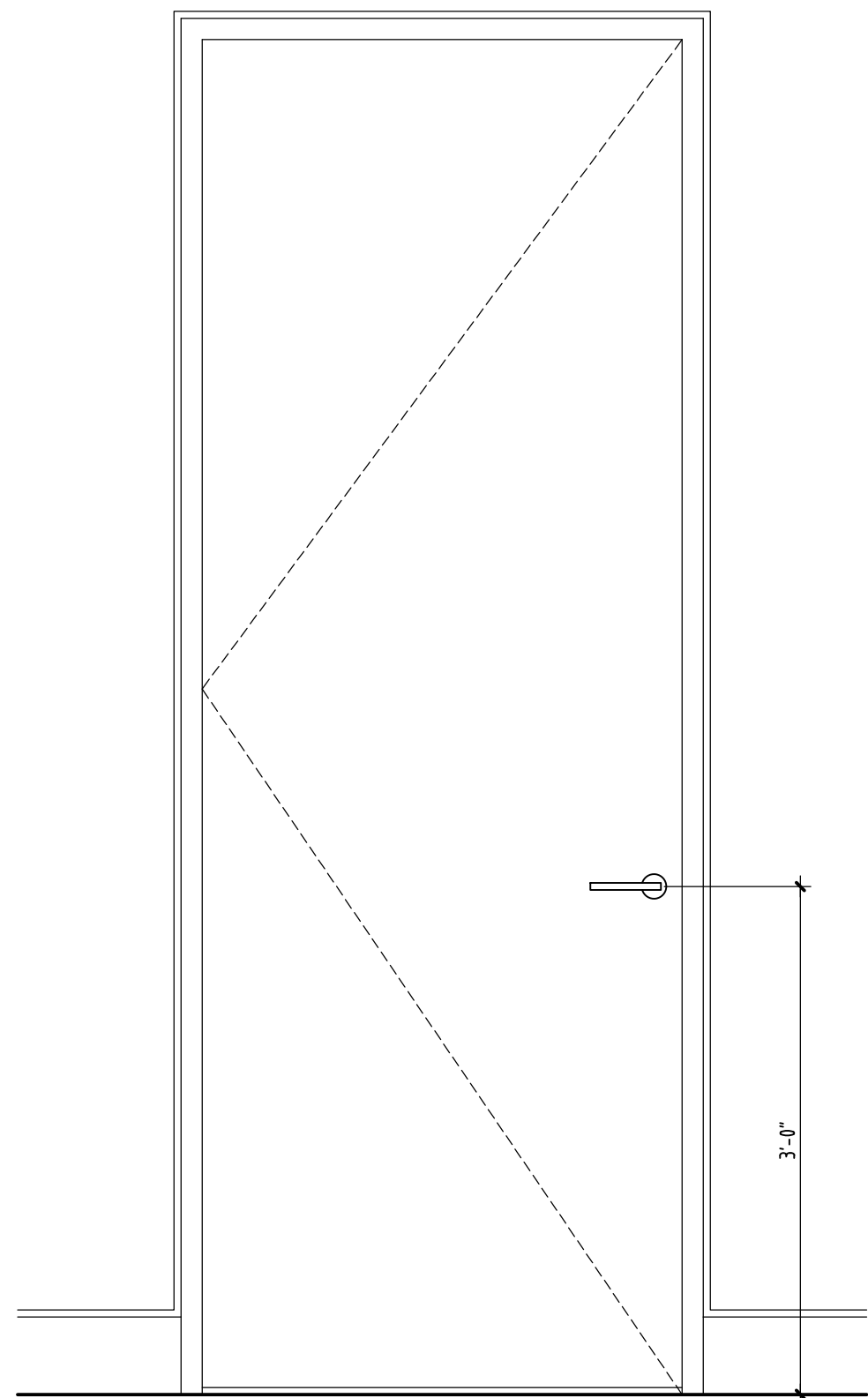
DOOR SCHEDULE

NUMBER	TYPE	THICKNESS	NOMINAL DOOR SIZE (W X H)	FINISH	HARDWARE	NOTES
201-1	FLUSH WOOD POCKET DOOR	1-3/4"	2'-4" x 7'-0" V.I.F.	PAINTED	FLUSH PULL - PRIVACY (BATHROOM)	POWDER ROOM 201
202-1	FLUSH WOOD POCKET DOOR	1-3/4"	2'-8" x 7'-0" V.I.F.	PAINTED	FLUSH PULL - PRIVACY	STUDY 202
203-1	FLUSH WOOD SWING DOOR	1-3/4"	2'-4" x 7'-0" V.I.F.	PAINTED	PRIVACY (BATHROOM)	BATHROOM 203
204-1	FLUSH WOOD SWING DOOR	1-3/4"	2'-10" x 7'-0" V.I.F.	PAINTED	PRIVACY	BEDROOM 204
205-1	FLUSH WOOD SWING DOOR	1-3/4"	2'-10" x 7'-0" V.I.F.	PAINTED	PRIVACY	BEDROOM 205
205-2	FLUSH WOOD SWING DOOR	1-3/4"	2'-3" x 7'-0" V.I.F.	PAINTED	PASSAGE SET	CLOSET
205-3	FLUSH WOOD SWING DOOR	1-3/4"	2'-3" x 7'-0" V.I.F.	PAINTED	PASSAGE SET	CLOSET
206-1	FLUSH WOOD SWING DOOR	1-3/4"	2'-10" x 7'-0" V.I.F.	PAINTED	PRIVACY (BATHROOM)	MASTER BATHROOM 206
401-1	FLUSH WOOD POCKET DOOR	1-3/4"	2'-1" x 7'-0" V.I.F.	PAINTED	FLUSH PULL - PRIVACY (BATHROOM)	BATHROOM 401
402-1	FLUSH WOOD SWING DOOR	1-3/4"	2'-10" x 7'-0" V.I.F.	PAINTED	PASSAGE SET	PLAYROOM 402
402-2	FLUSH WOOD SWING DOOR	1-3/4"	2'-0" x 7'-0" V.I.F.	PAINTED	PASSAGE SET	CLOSET
EXG. DOOR	EXISTING ENTRY DOOR			REPAINT EXG		VESTIBULE

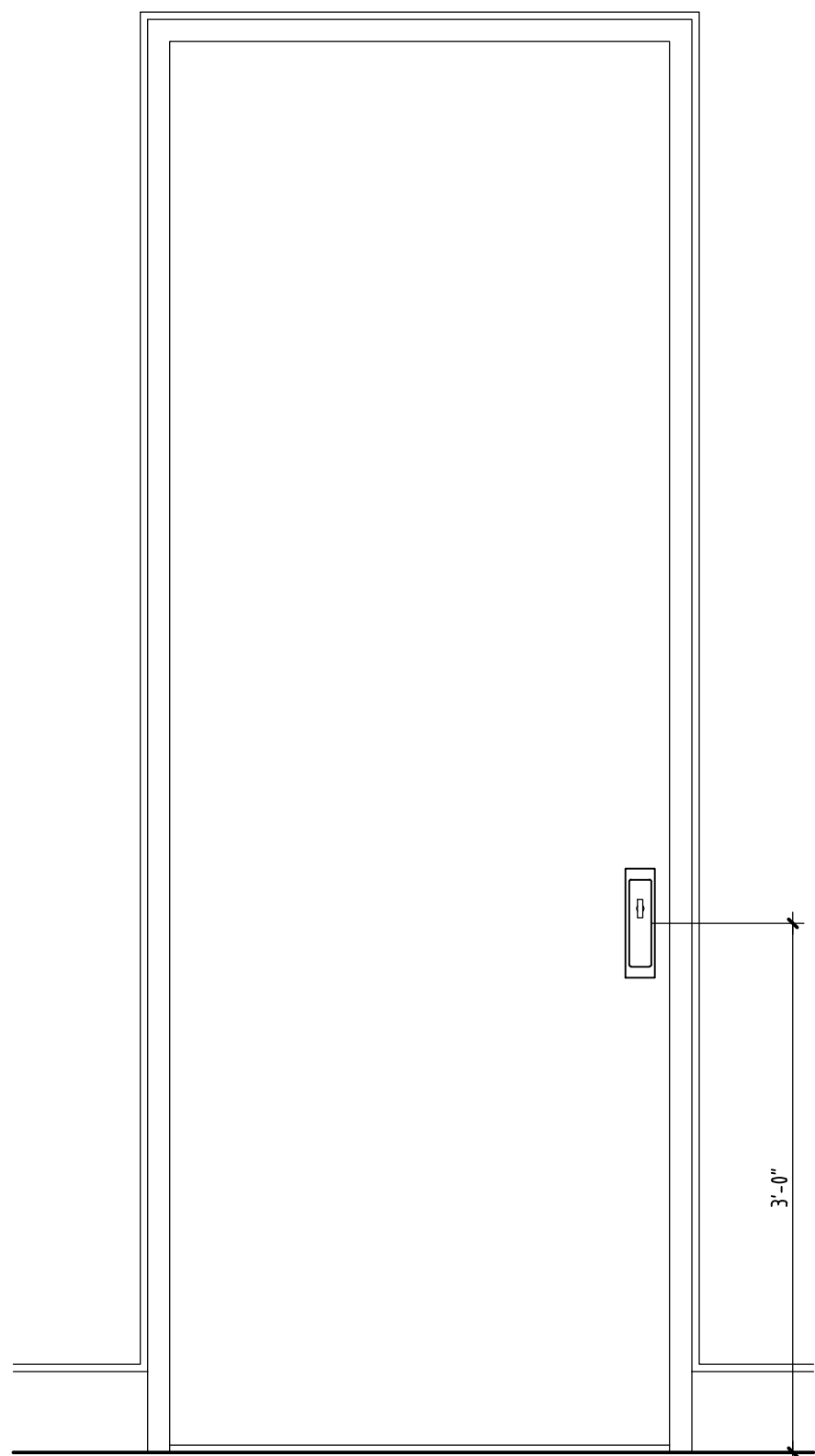
DOOR NOTES:

- SEE DOOR ELEVATIONS
- SIZE HARDWARE TO WEIGHT OF DOORS
- SUGATSUNE 3-WAY ADJUSTABLE CONCEALED HINGES (HES3D-E190) AT ALL DOORS; PROVIDE QUANTITY SUITABLE FOR WEIGHT OF DOORS; CONFIRM WITH ARCHITECT
- DOOR HARDWARE (HINGES, LEVERS, PRIVACY SETS) TO BE SATIN BLACK
- PROVIDE HAFELE, GRANT OR EQUAL TRACKS FOR NEW POCKET DOORS.
- PROVIDE BALDWIN #5162 ESTATE LEVER - SATIN BLACK AND BALDWIN #5006 ROSE - SATIN BLACK AT TYP. SWING DOORS
- PROVIDE BALDWIN #PD005 FLUSH PULL AT POCKET DOORS WHERE NOTED
- PROVIDE BALDWIN #8601 POCKET DOOR PULL AT ALL NON LOCKABLE POCKET DOORS, SATIN BLACK FINISH, VERIFY COMPATIBILITY
- PROVIDE BALDWIN #8602 POCKET DOOR LOCK WITH PULL AT ALL LOCKABLE POCKET DOORS, SATIN BLACK FINISH, VERIFY COMPATIBILITY
- DOOR UNDERCUT TO BE NO MORE THAN 1/2" (VERIFY)
- HEIGHTS OF ALL INTERIOR DOORS TO BE VERIFIED IN FIELD TO COORDINATE
- DOOR STOPS AT ALL INTERIOR SWINGING DOORS - SATIN BLACK BALDWIN OR EQUAL

1
A-900
PROPOSED INTERIOR DOOR SCHEDULE



5
A-900
TYPICAL SWING DOOR ELEVATION



6
A-900
TYPICAL POCKET DOOR ELEVATION

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9 GARDEN PLACE
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INTERIOR DOOR SCHEDULE
EXTERIOR DOOR/WINDOW SCHEDULE

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