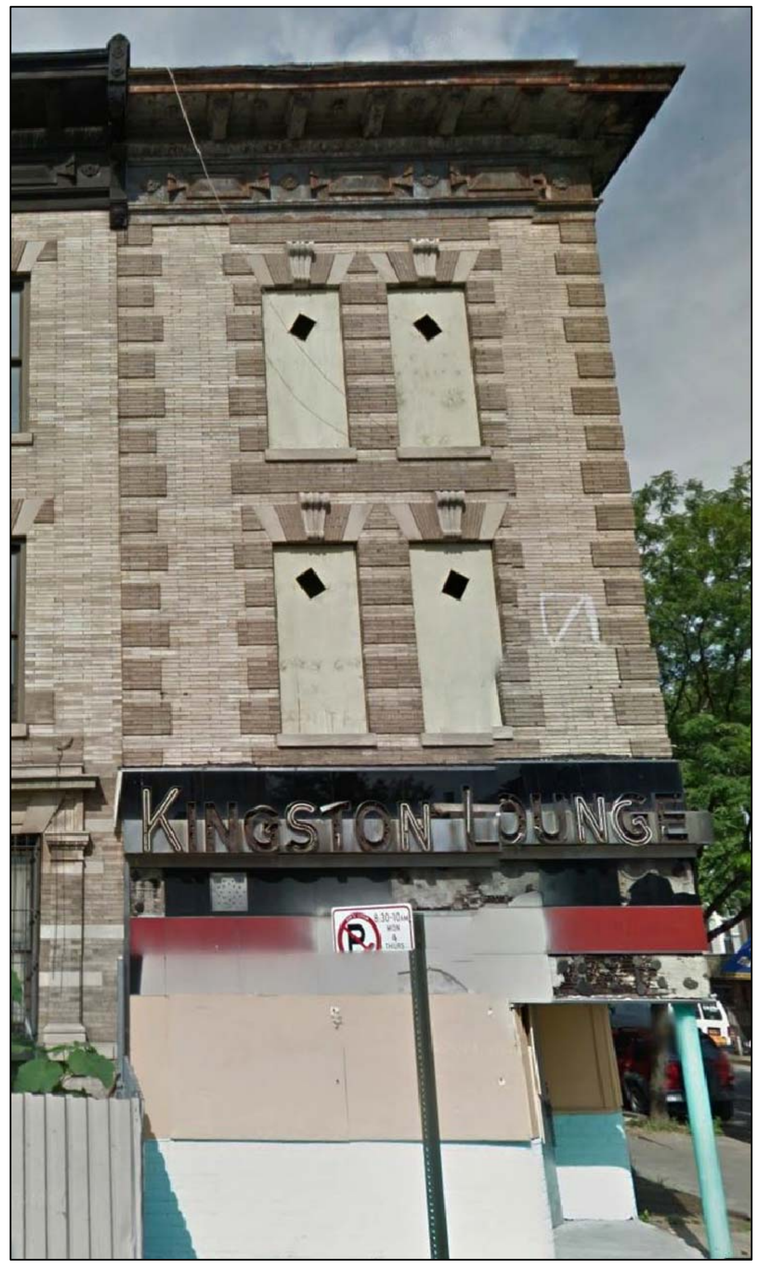
120 KINGSTON: 1940 TAX PHOTO

120 KINGSTON: 1980 TAX PHOTO

120 KINGSTON: 1980 TAX PHOTO - CLOSEUP OF STOREFRONT

120 KINGSTON: 2013



120 KINGSTON: 2013

THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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HISTORIC PHOTOS

LPC - 01

10-07-2015

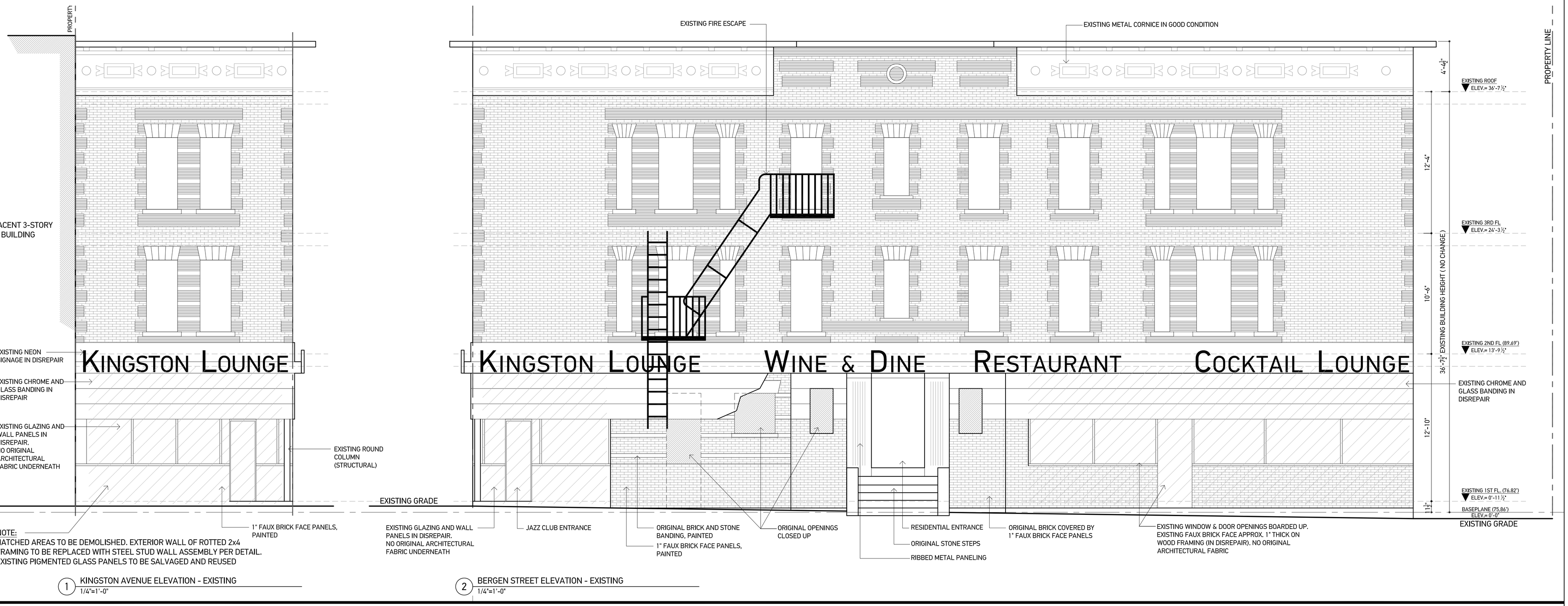
FAUX BRICK FACE TYPICAL

HISTORIC METAL TRIM & RIBBED PANELING AT RESIDENTIAL ENTRANCE

FAUX BRICK FACE ON 2x4 WOOD FRAMING (ROTTING & DETERIORATED)

EXISTING WINDOWS REMOVED

ART DECO GLASS ON PLASTER & METAL MESH ON 2x4 WOOD FRAMING



NOTE:
HATCHED AREAS TO BE DEMOLISHED. EXTERIOR WALL OF ROTTED 2x4 FRAMING TO BE REPLACED WITH STEEL STUD WALL ASSEMBLY PER DETAIL.
EXISTING PIGMENTED GLASS PANELS TO BE SALVAGED AND REUSED

1 KINGSTON AVENUE ELEVATION - EXISTING
1/4"=1'-0"

2 BERGEN STREET ELEVATION - EXISTING
1/4"=1'-0"

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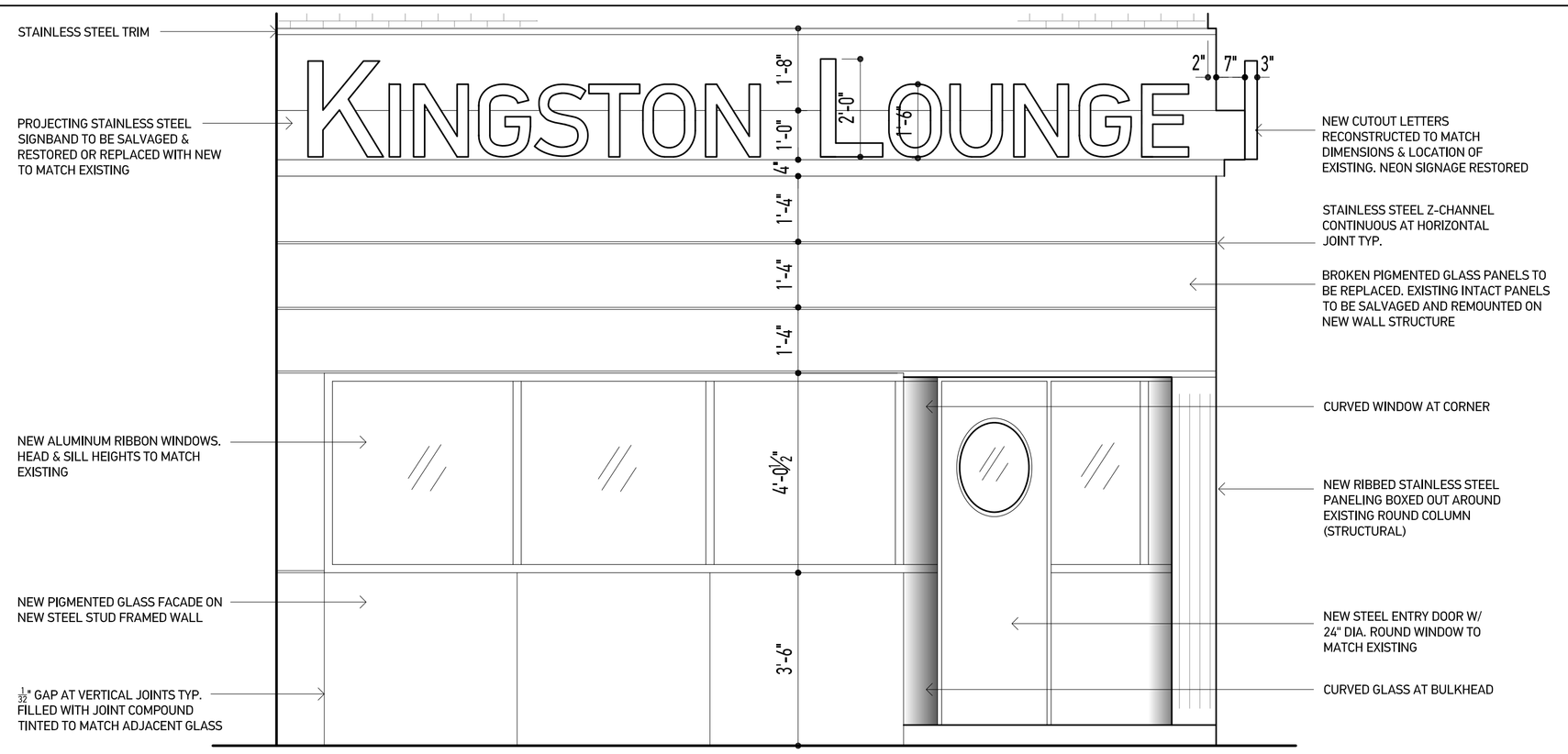
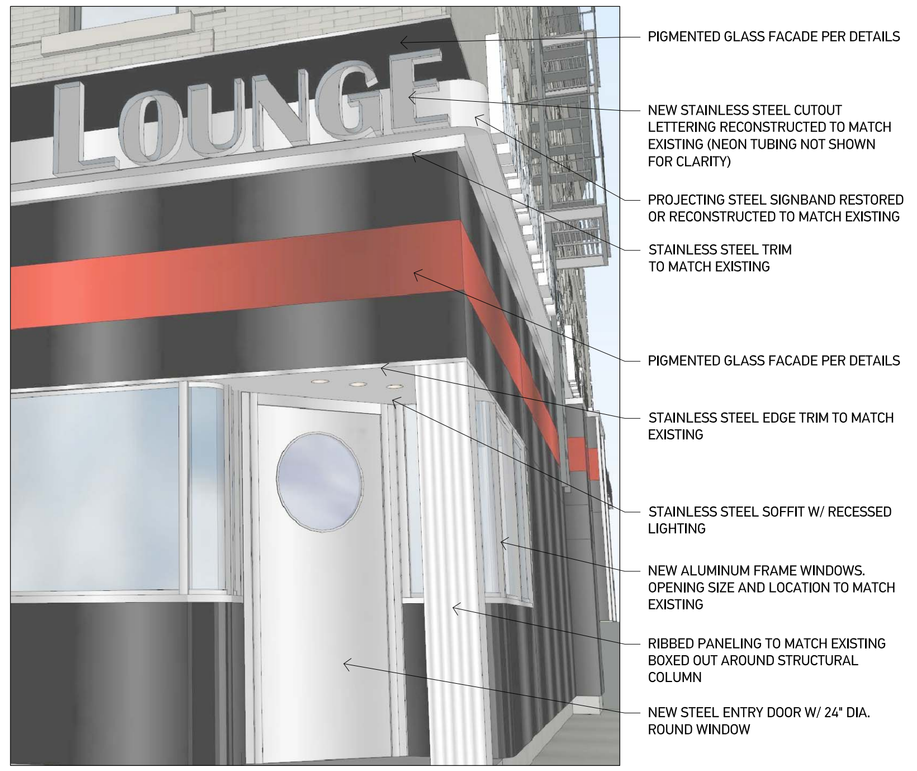
EXISTING ELEVATION

LPC - 03

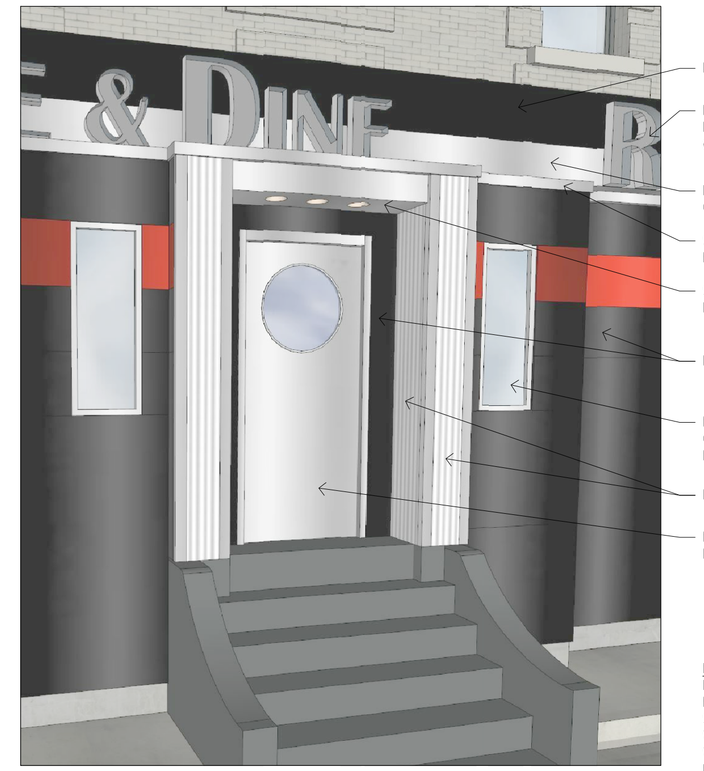
10-07-2015



3 KINGSTON AVE STOREFRONT - PROPOSED
1/2"=1'-0"

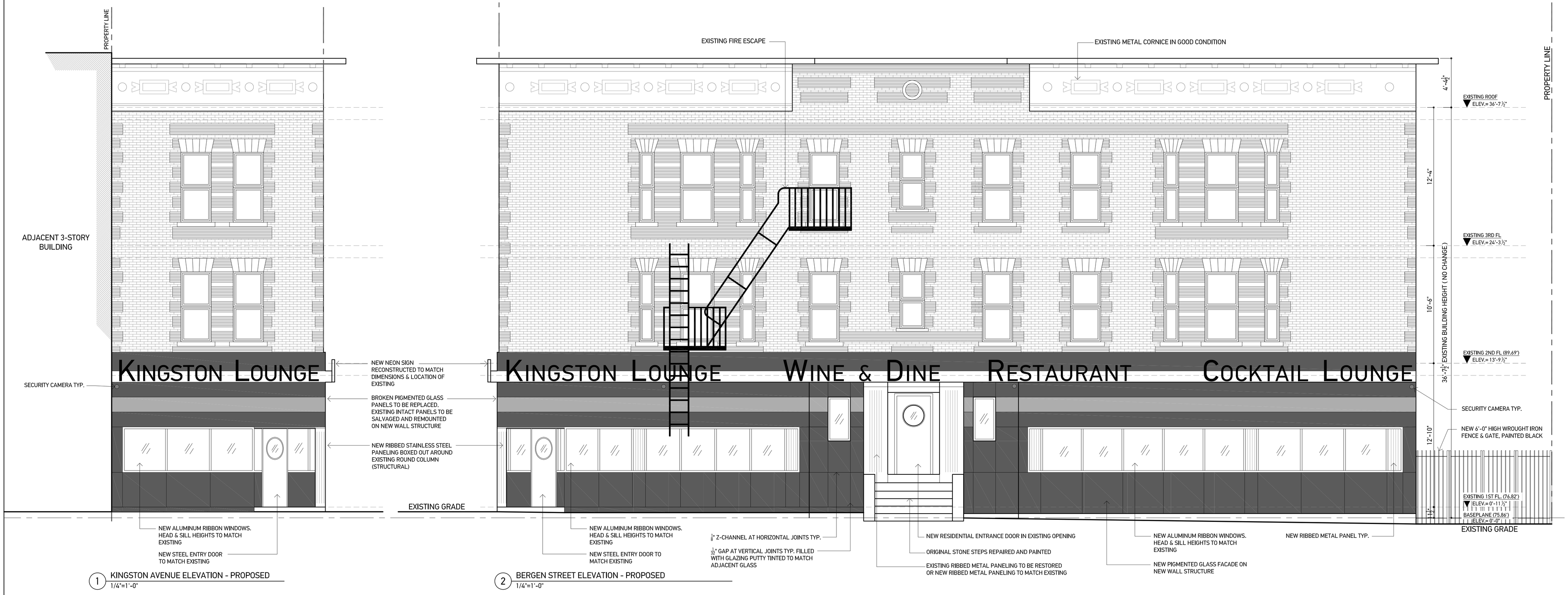


4 RESTAURANT ENTRY - DETAIL
NTS



5 RESIDENTIAL ENTRY - DETAIL
NTS

NOTE:
EXISTING EXTERIOR STRUCTURAL GLASS, METAL PANELING, METAL TRIM, AND NEON SIGNAGE TO BE SALVAGED AND RESTORED WHEREVER POSSIBLE.
WHERE RESTORATION IS NOT POSSIBLE, RECONSTRUCTED ELEMENTS TO MATCH DIMENSIONS, MATERIALS, AND INSTALLATION OF EXISTING U.O.N.



1 KINGSTON AVENUE ELEVATION - PROPOSED
1/4"=1'-0"

2 BERGEN STREET ELEVATION - PROPOSED
1/4"=1'-0"

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PROPOSED ELEVATION

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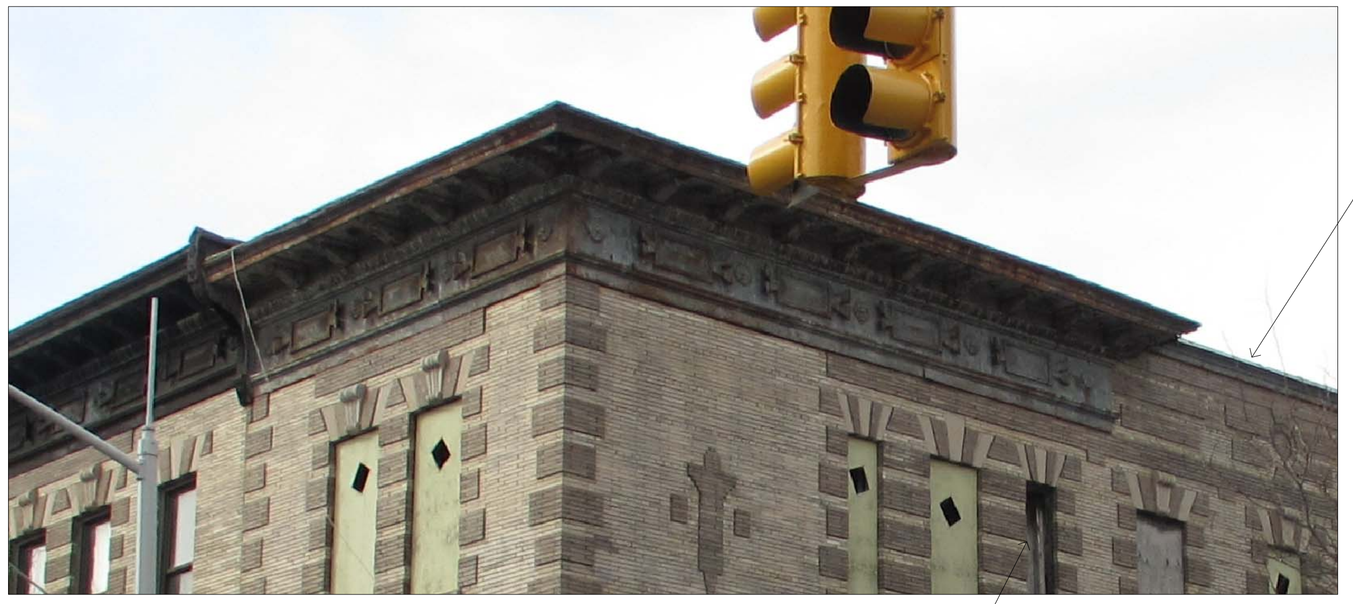
10-07-2015



NO ORIGINAL WINDOWS OR BRICK MOLDS REMAIN. ROUGH OPENINGS ONLY

MOLDINGS & CROWN WRAP AROUND EDGES AT BREAK IN CORNICE

REFERENCE PHOTOS - CORNICE

PAINT SAMPLES:

BENJAMIN MOORE OC-10 WHITE SAND
CORNICE & WINDOWS

BENJAMIN MOORE 1553 EQUESTRIAN GRAY
FIRE ESCAPE

1 KINGSTON AVENUE ELEVATION - PROPOSED
1/4"=1'-0"

RESTORATION:

- CORNICE: REPAIR & PAINT
- FIRE ESCAPE: REPAIR & PAINT
- WINDOWS: NEW DH IN EXISTING OPENINGS
- BRICK: CLEANING
- MORTAR: REPOINTING
- STOREFRONT: AS SHOWN

2 BERGEN STREET ELEVATION - PROPOSED
1/4"=1'-0"

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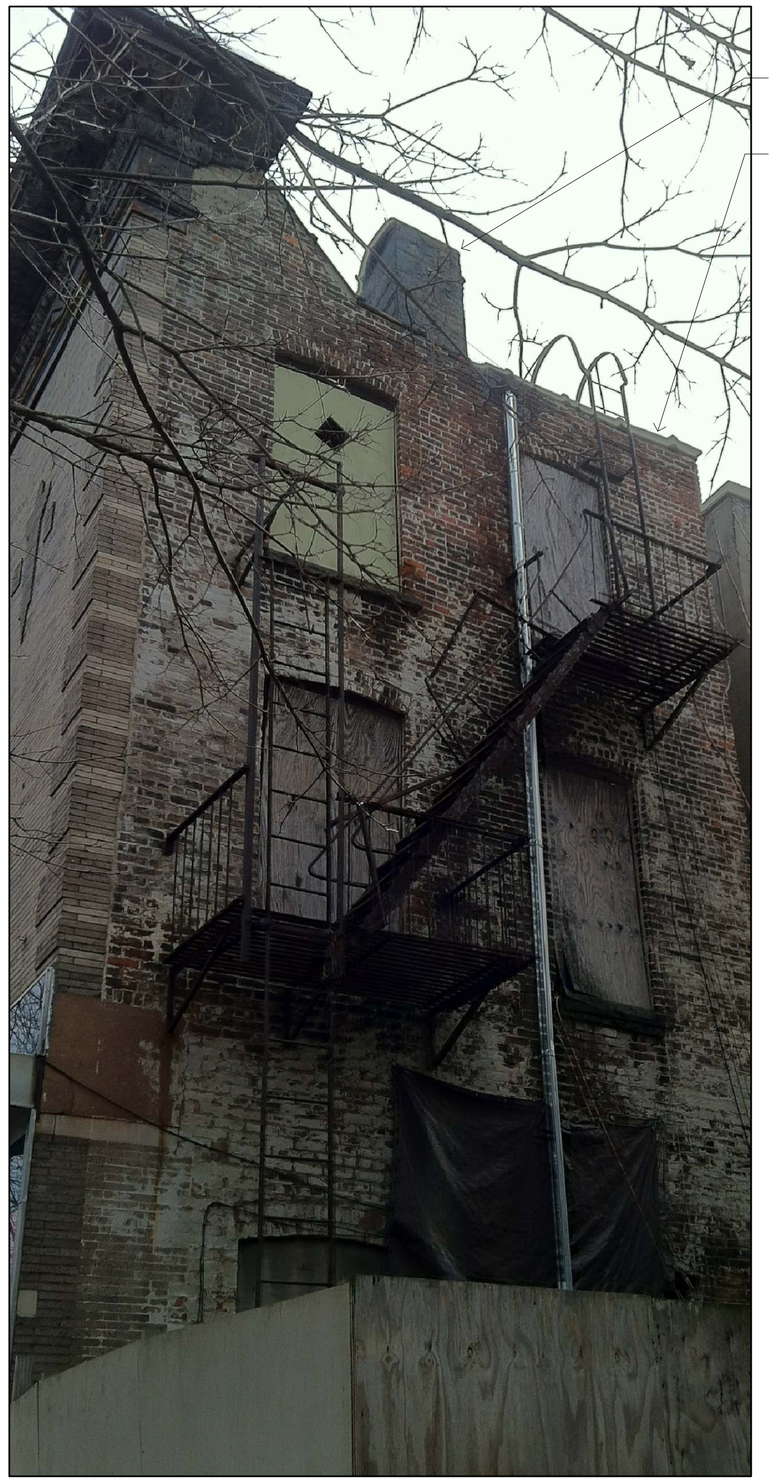
PROPOSED RESTORATION

LPC - 12

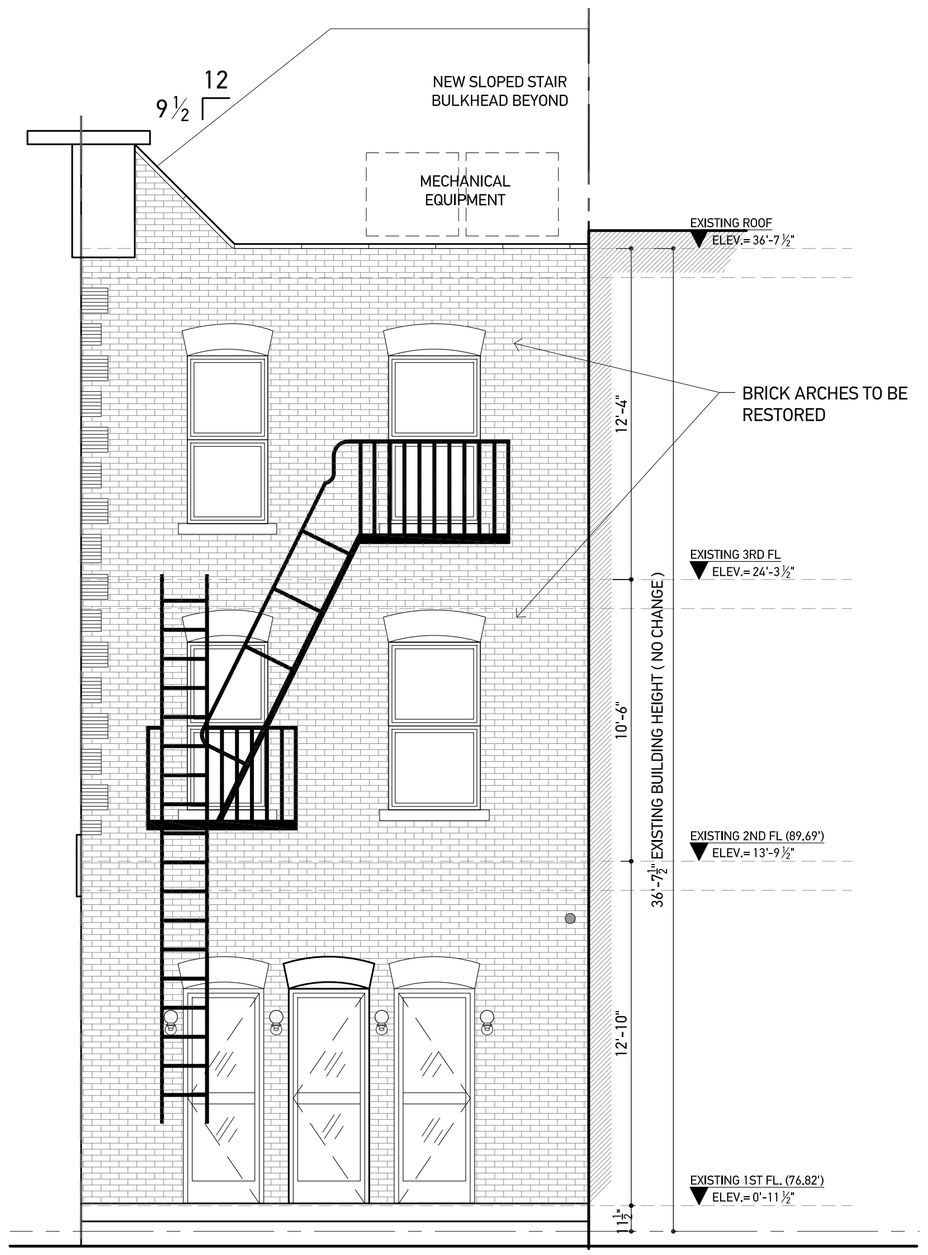
03-15-2016

RESTORATION:

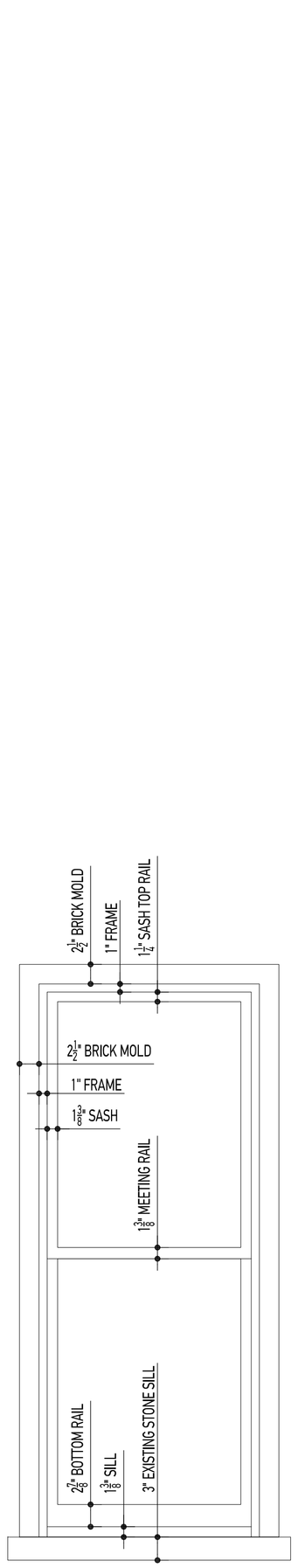
- CORNICE: REPAIR & PAINT
- PARAPET CAP: NEW
- FIRE ESCAPE: REPAIR & PAINT
- WINDOWS: NEW DH IN EXISTING OPENINGS. BRICK ARCHES RESTORED
- BRICK: CLEANING & REPLACEMENT
- MORTAR: REPOINTING



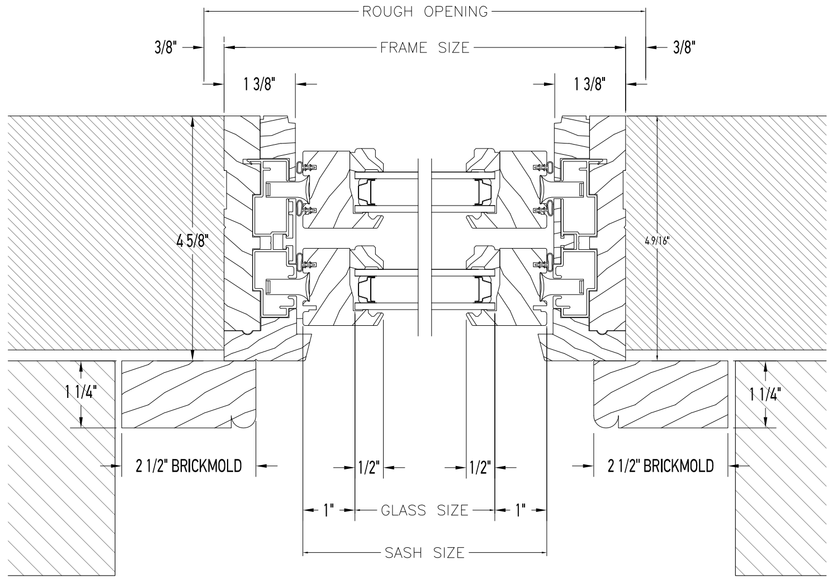
REFERENCE PHOTO - REAR ELEVATION
PHOTO DATE: 2013



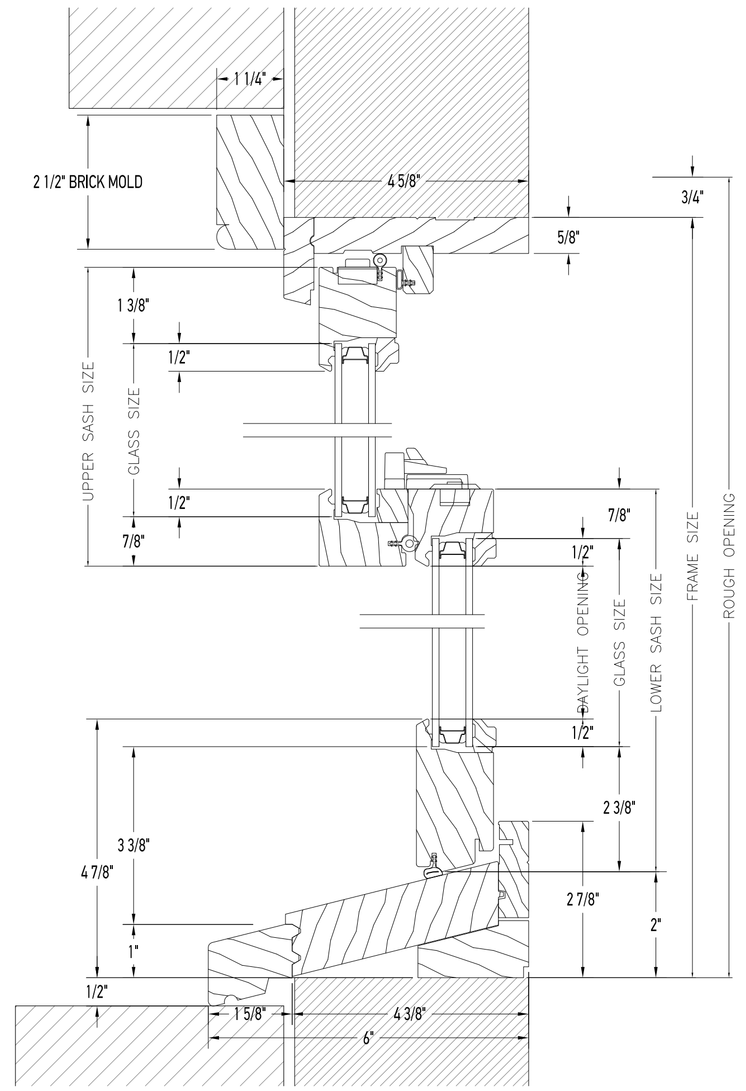
1 REAR ELEVATION - PROPOSED RESTORATION
1/4"=1'-0"



4 TYPICAL RESIDENTIAL DOUBLE-HUNG WOOD WINDOW
NTS



3 DOUBLE HUNG WOOD WINDOW - HORIZONTAL SECTION
6" = 1'-0"



2 DOUBLE HUNG WOOD WINDOW - VERTICAL SECTION
6" = 1'-0"

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SECTIONS / DETAILS

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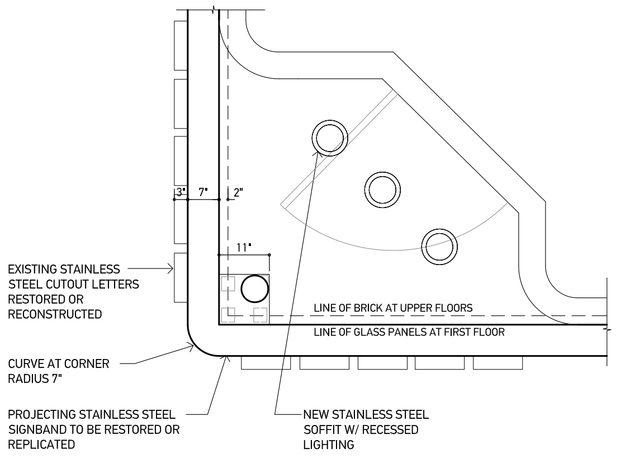
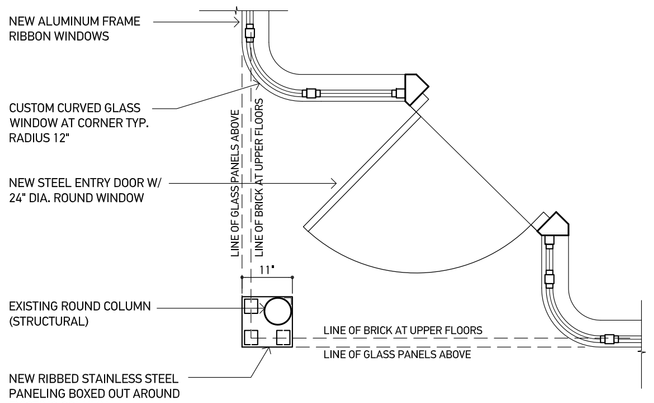
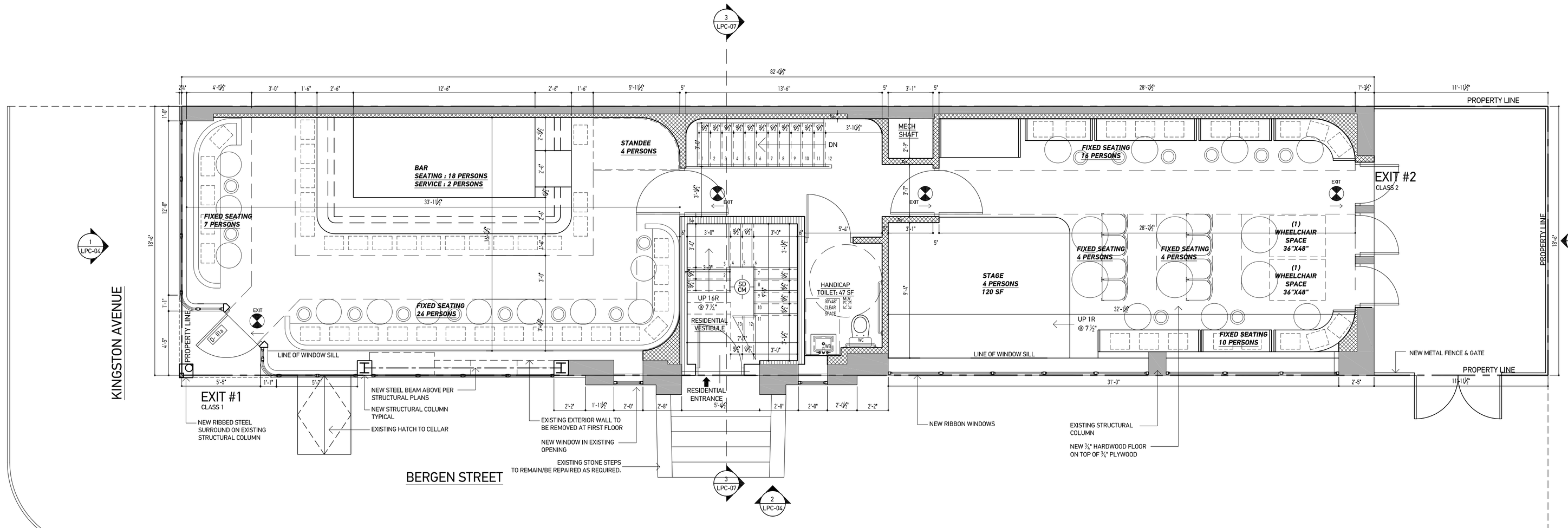
03-15-2016



B CEILING PLAN AT ENTRY DOOR - DETAIL
1/2"=1'-0"



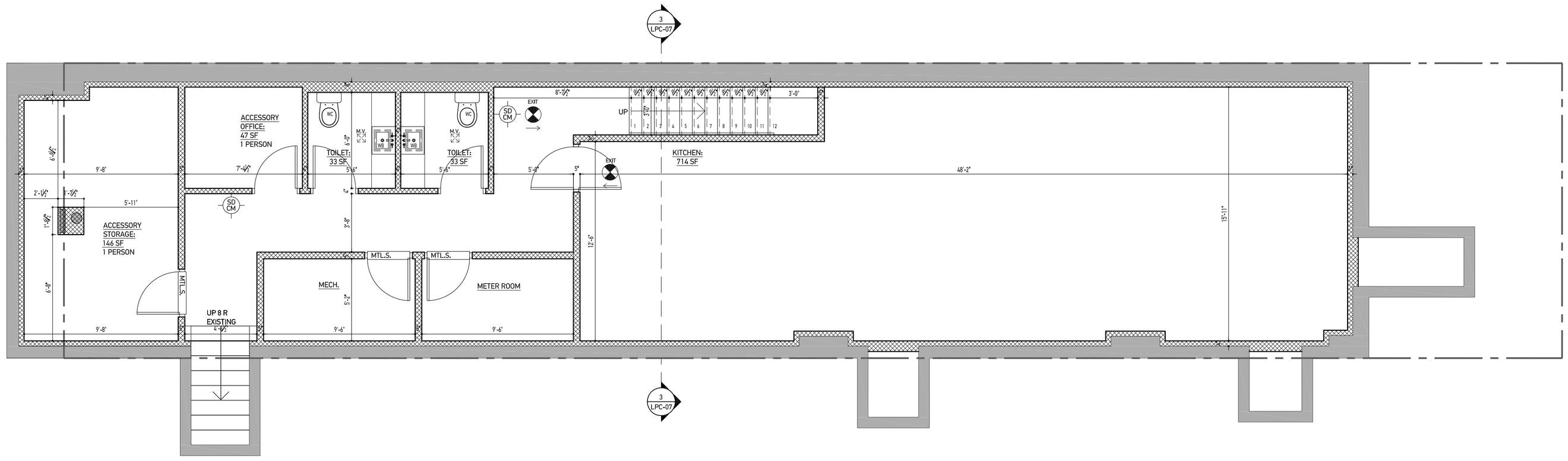
A FLOOR PLAN AT ENTRY DOOR - DETAIL
1/2"=1'-0"



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

- PROPERTY LINE
- EXISTING CONDITIONS
- PROPOSED NEW CONSTRUCTION
- PROPOSED 2-HOUR FIRE-RATED INTERIOR WALL AT STAIRWELL
- PROPOSED GLAZING
- CARBON MONOXIDE SMOKE DETECTOR
- EXIT SIGN & LIGHT
- ELEVATION / SECTION INDICATOR

LEGEND
NTS



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

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PROPOSED PLANS & DETAILS

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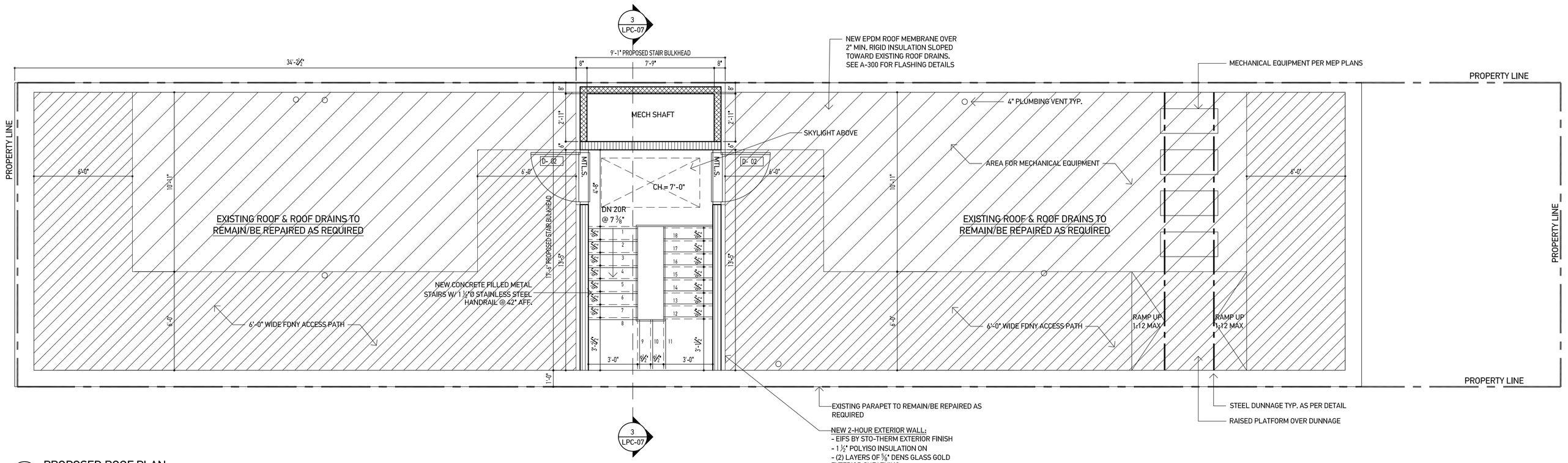
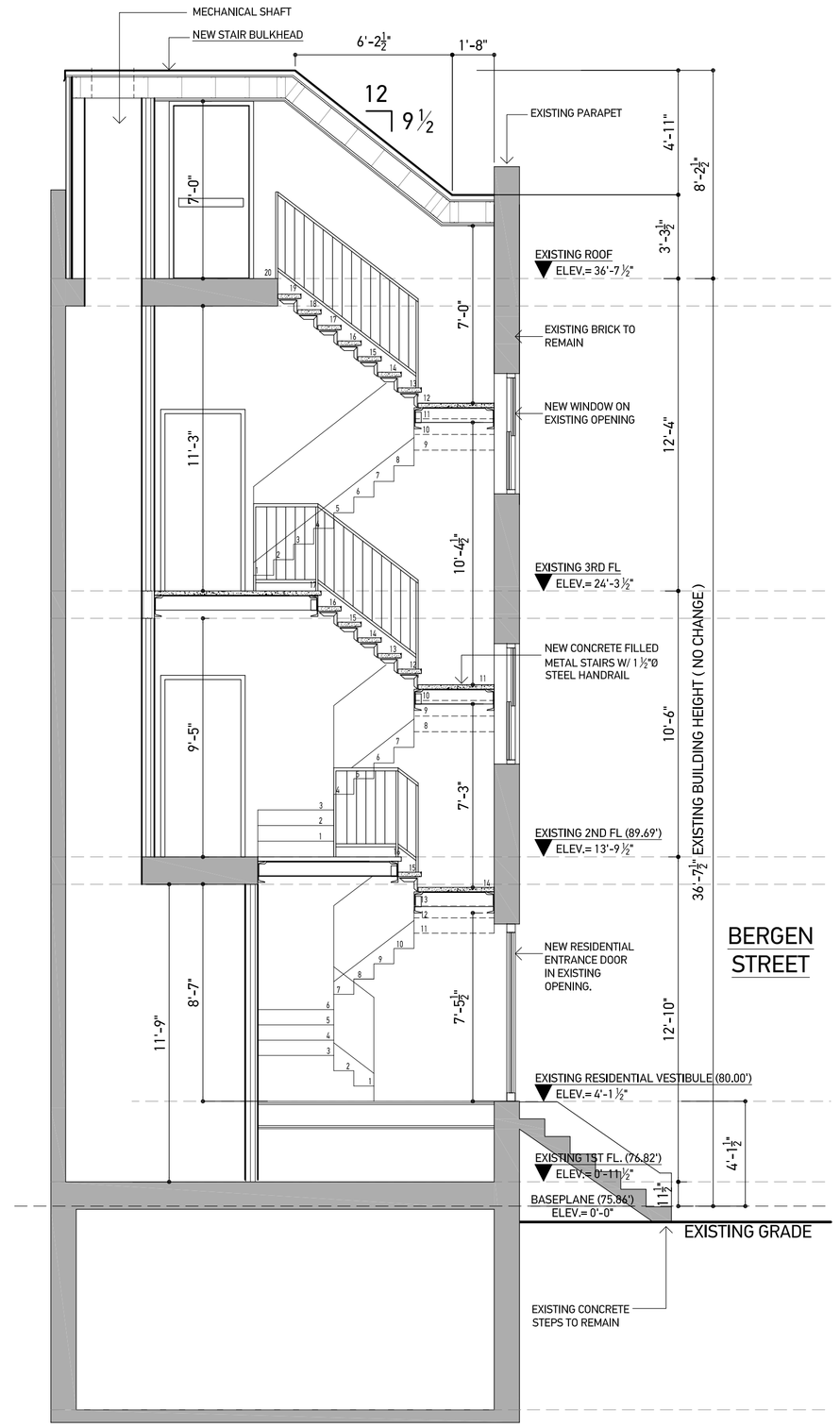
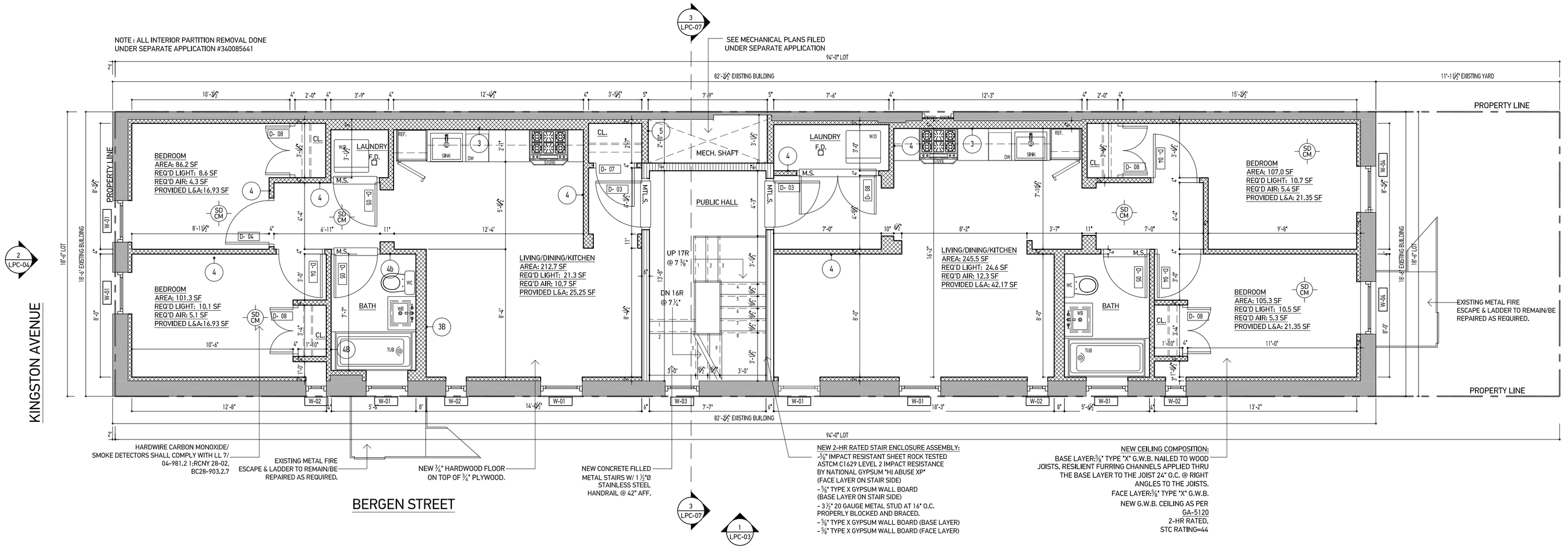
10-07-2015



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



3 PROPOSED SECTION
1/4"=1'-0"



1 PROPOSED SECOND & THIRD FLOOR PLAN
1/4"=1'-0"

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PROPOSED PLANS & SECTION

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RENDERINGS

LPC - 08

10-07-2015