



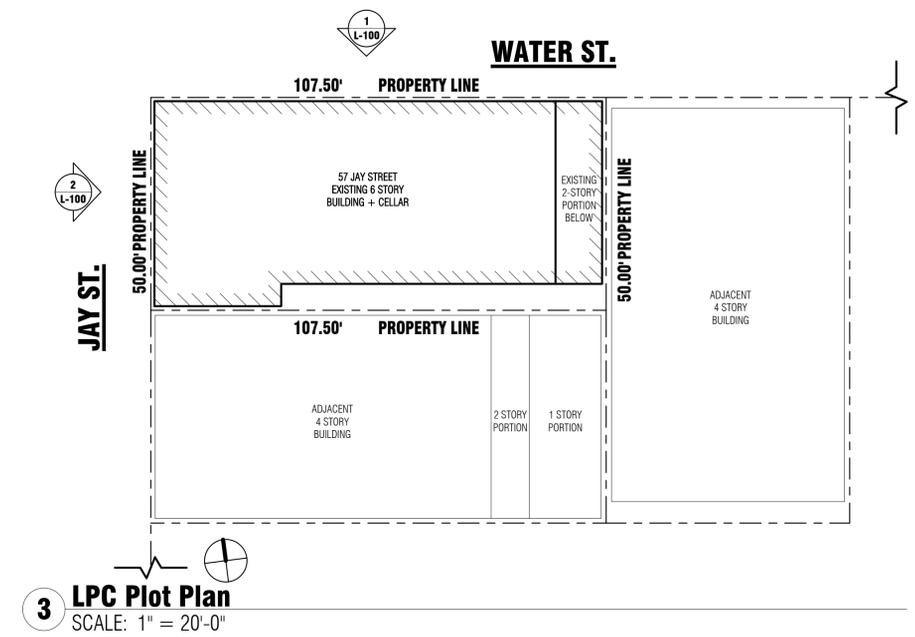
**MELTZER / COSTA & ASSOCIATES**  
ARCHITECTURE & ENGINEERING

175 GREAT NECK ROAD  
GREAT NECK, NEW YORK 11021  
TEL: (212) 688-6194 (516) 829-0278

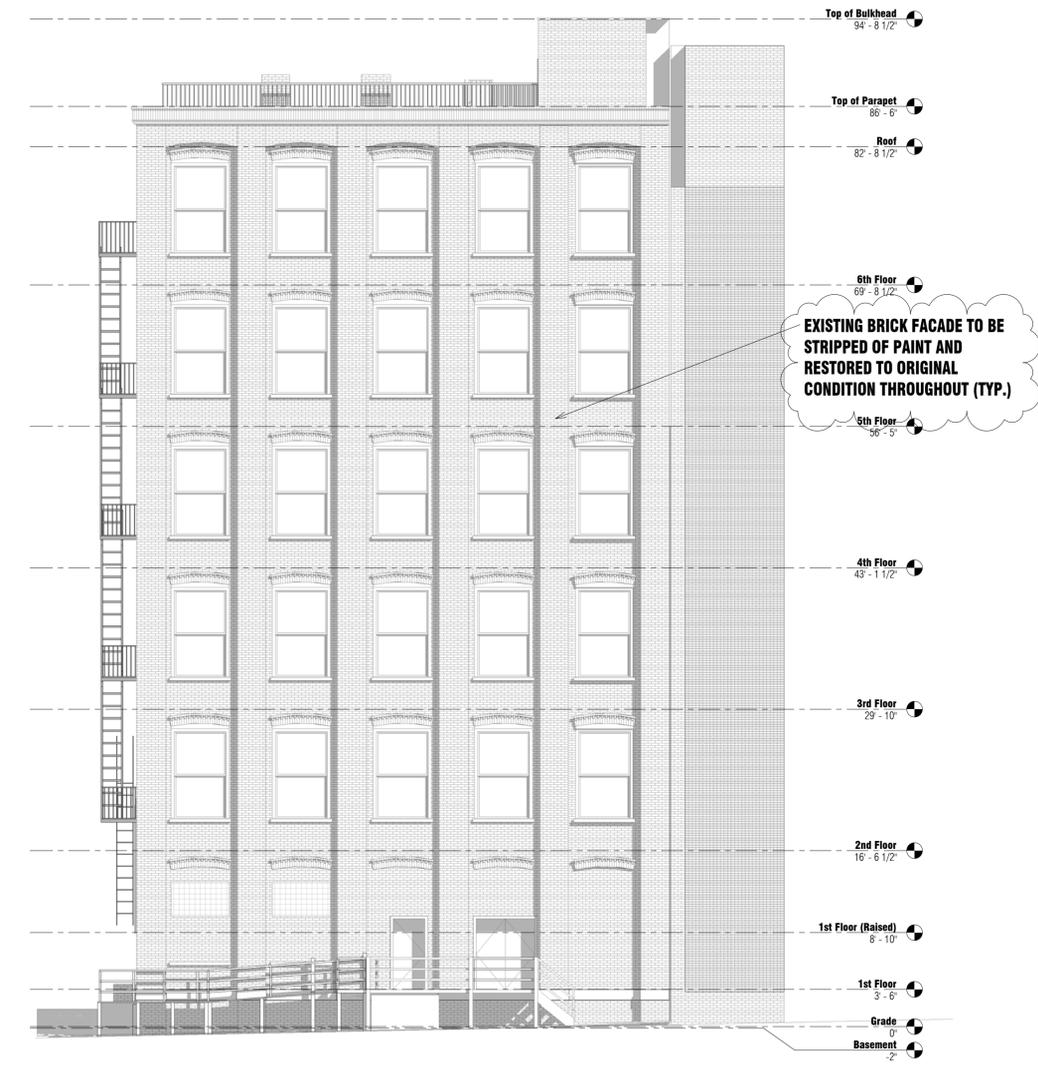
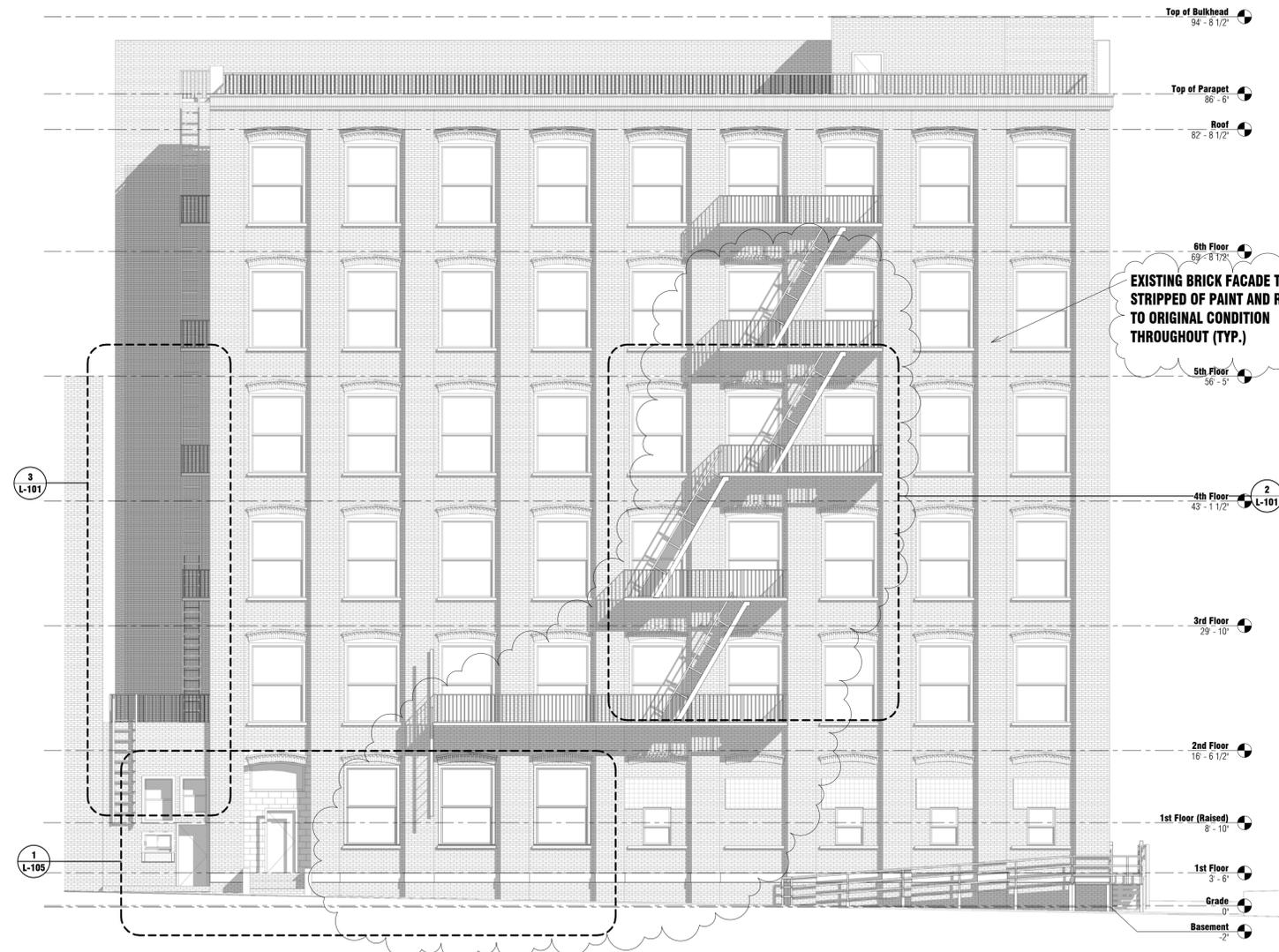
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

**Revisions**

#	Date	Description
1	8/15/15	Additional/Revised Scope of Work



**EXISTING LAYOUT OF NEW FIRE ESCAPE MODIFIED FOR EFFICIENCY.  
PROPOSED FIRE ESCAPE WILL STILL MATCH EXISTING IN COLOR AND APPEARANCE.**



PROFESSIONAL SEAL:

APPLICATION TYPE:

PROJECT ADDRESS:

**57 JAY ST. BROOKLYN, N.Y.**

SCOPE: NEW WINDOW, FIRE ESCAPE, WALKWAY, HDPC RAMP & VENT

DRAWINGS: PLOT PLAN AND PROPOSED ELEVATIONS

PROJ. DATE: 7/30/12 PROJECT# 14105

ISSUE DATE: 09/28/15 SHEET: 01 of 05

SHEET#

**L-100.01**

DEPARTMENT OF BLDG:



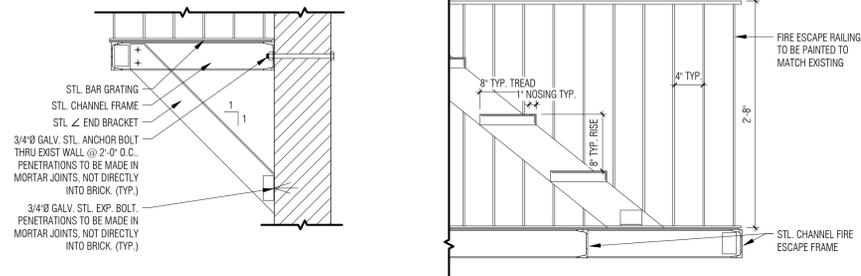
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**Revisions**

#	Date	Description
1	8/15/15	Additional/Revised Scope of Work



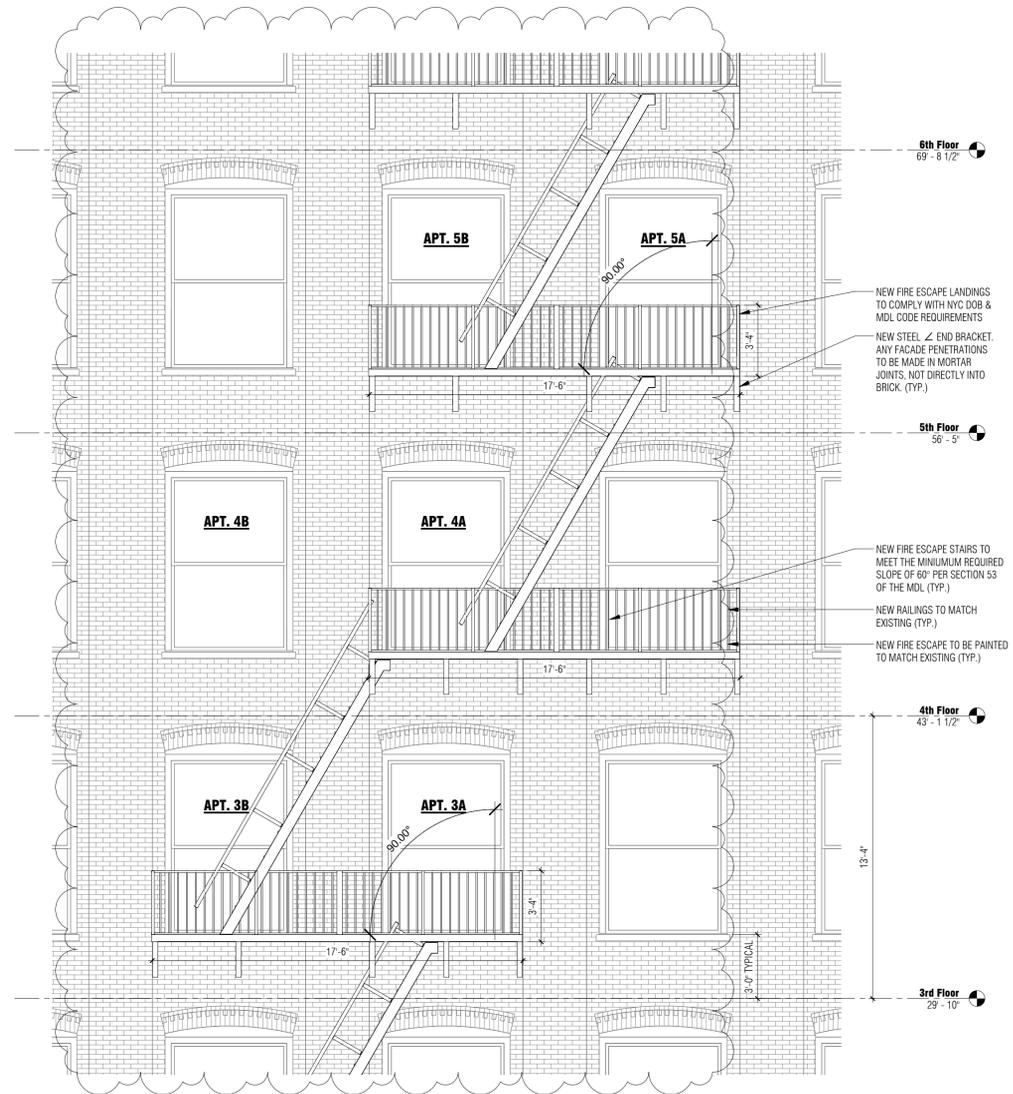
**1 LPC Fire Escape Details**  
SCALE: 1" = 1'-0"



**VIEW OF WATER STREET FACADE**



**VIEW OF JAY STREET FACADE**



**2 LPC Partial Water Street Elevation, Proposed Fire Escape**  
SCALE: 1/4" = 1'-0"

PROFESSIONAL SEAL:

APPLICATION TYPE:

PROJECT ADDRESS:

**57 JAY ST. BROOKLYN, N.Y.**

SCOPE:  
NEW WINDOW, FIRE ESCAPE, WALKWAY,  
HDCP RAMP & VENT

DRAWINGS  
PROPOSED FIRE ESCAPE ELEVATIONS,  
WALKWAY, DETAILS

PROJ. DATE: 7/30/12 PROJECT# 14105

ISSUE DATE: 09/28/15 SHEET: 02 of 05

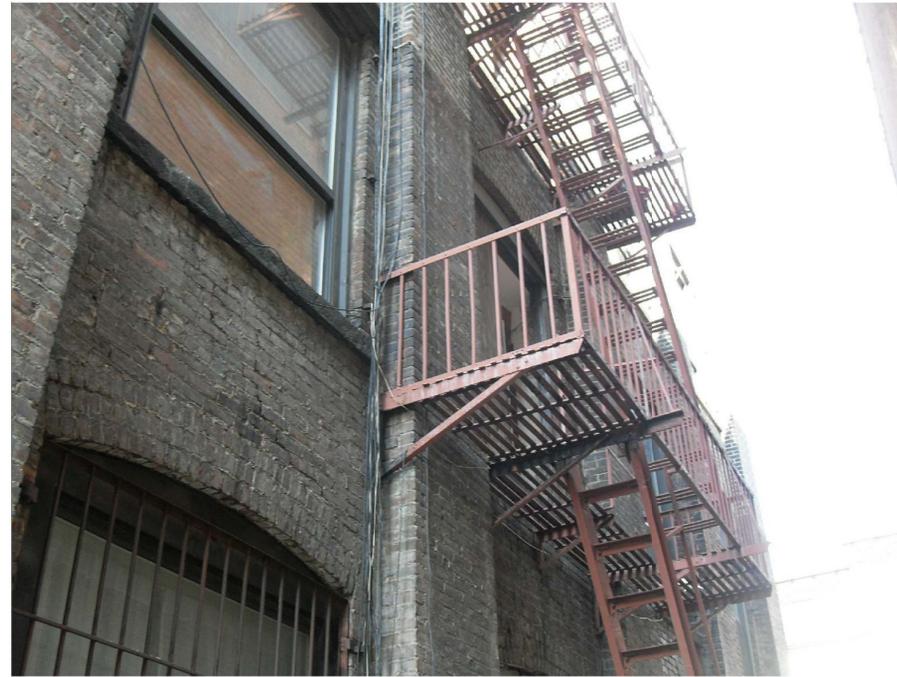
SHEET#

**L-101.01**

DEPARTMENT OF BLDG:



VIEW OF EXISTING FIRE AT EAST FACADE



VIEW OF EXISTING FIRE AT EAST FACADE



1 LPC View of Proposed Fire Escape Platform Extensions & Walkway  
SCALE:

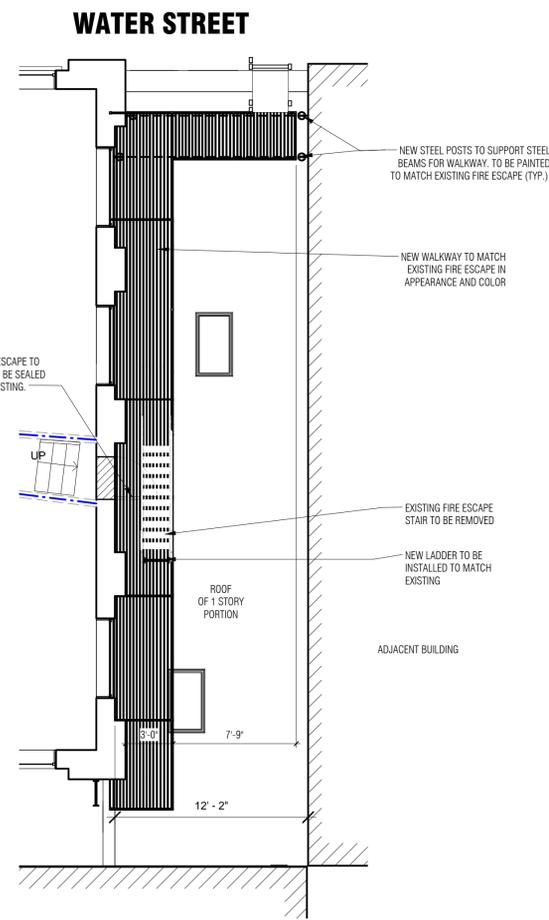
- PROPOSED FIRE ESCAPE PLATFORM EXTENSIONS
- EXISTING FIRE ESCAPE AND STAIRS
- PROPOSED FIREPROOF WALKWAY
- EXISTING DROPDOWN LADDER



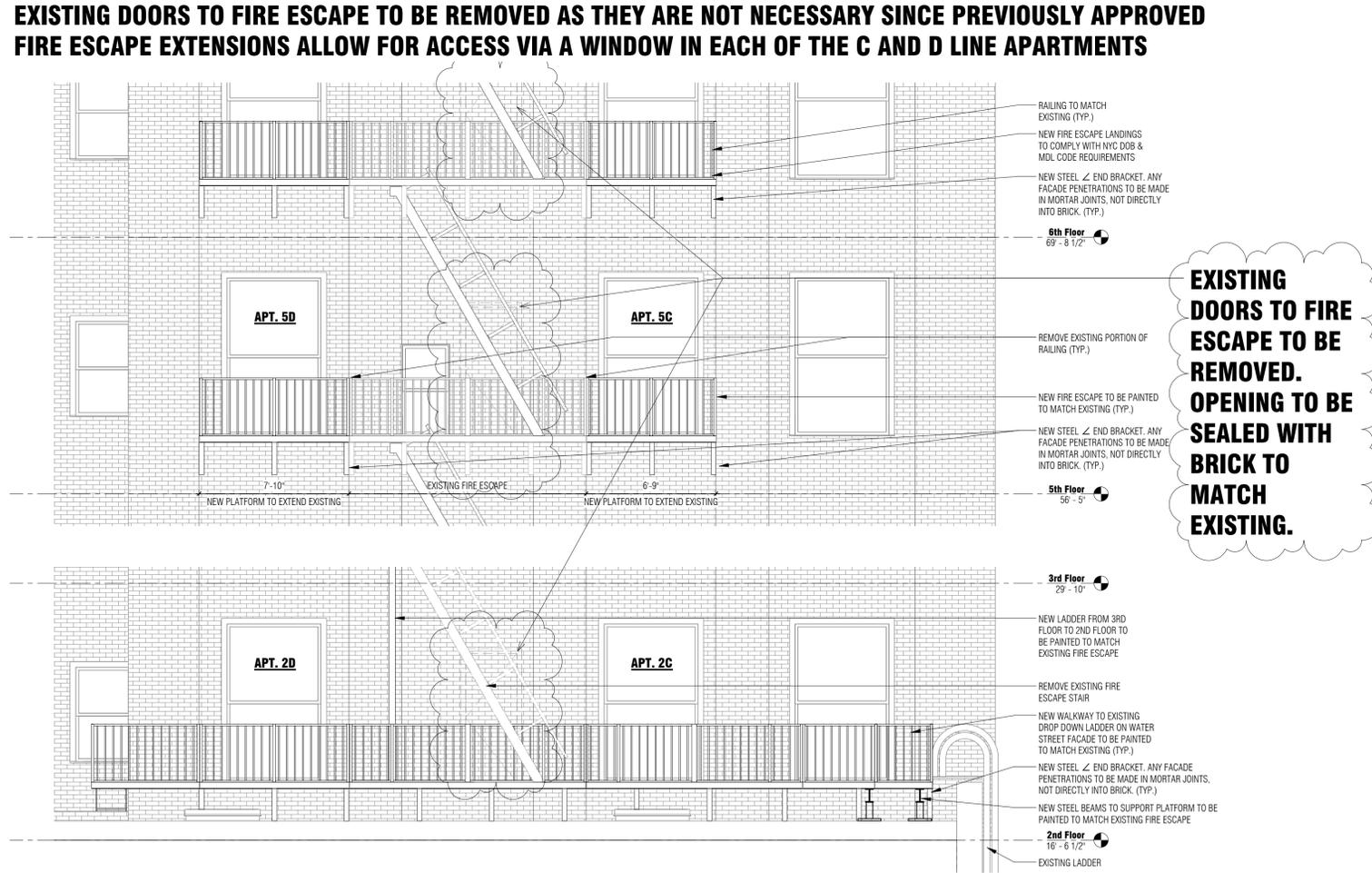
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CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

Revisions		
#	Date	Description
1	8/15/15	Additional/Revised Scope of Work



4 LPC Proposed 2nd Floor  
SCALE: 3/16" = 1'-0"



EXISTING DOORS TO FIRE ESCAPE TO BE REMOVED AS THEY ARE NOT NECESSARY SINCE PREVIOUSLY APPROVED FIRE ESCAPE EXTENSIONS ALLOW FOR ACCESS VIA A WINDOW IN EACH OF THE C AND D LINE APARTMENTS

EXISTING DOORS TO FIRE ESCAPE TO BE REMOVED. OPENING TO BE SEALED WITH BRICK TO MATCH EXISTING.

3 LPC Partial East Elevation, Proposed Fire Escape Extension  
SCALE: 1/4" = 1'-0"

PROPOSED DESIGN - 10/20/2015

PROFESSIONAL SEAL:  
APPLICATION TYPE:  
PROJECT ADDRESS:  
**57 JAY ST. BROOKLYN, N.Y.**  
SCOPE: NEW WINDOW, FIRE ESCAPE, WALKWAY, HDGP RAMP & VENT  
DRAWINGS EAST ELEVATIONS  
PROJ. DATE: 7/30/12 PROJECT# 14105  
ISSUE DATE: 09/28/15 SHEET: 03 of 05  
SHEET#  
**L-102.01**  
DEPARTMENT OF BLDG:

10/20/2015 2:35:51 PM







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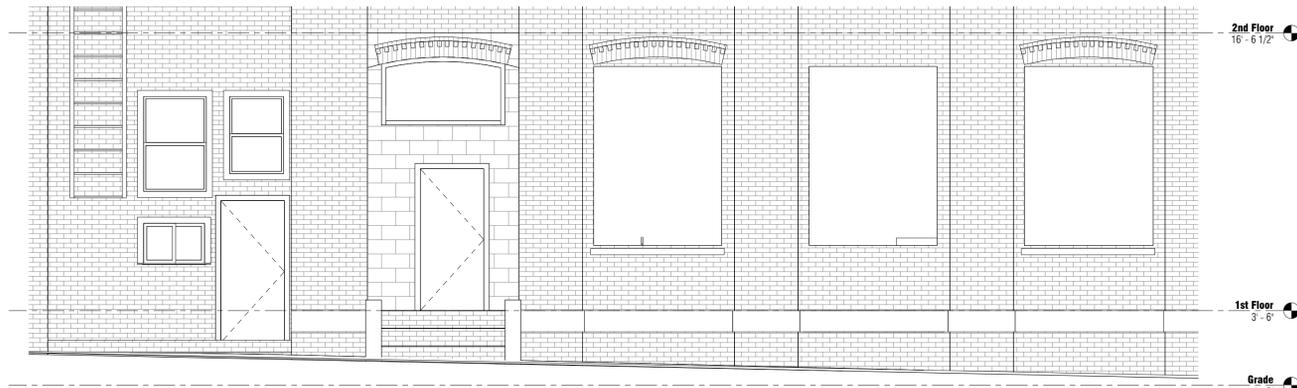
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**Revisions**

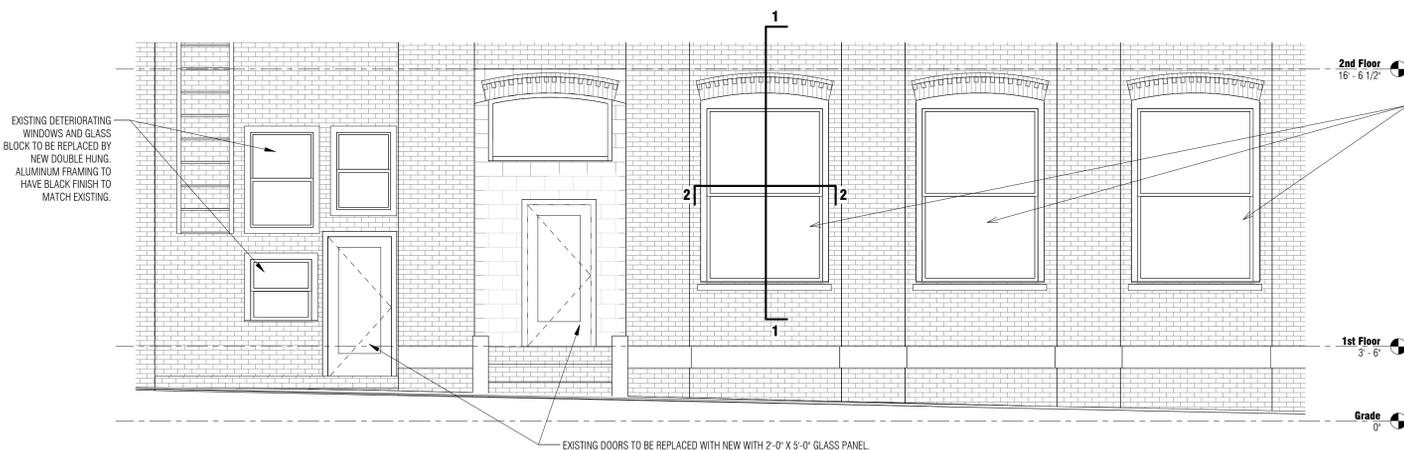
#	Date	Description



**2 LPC Partial Water Street Elevation, Historic Windows**  
 SCALE: 1/4" = 1'-0"

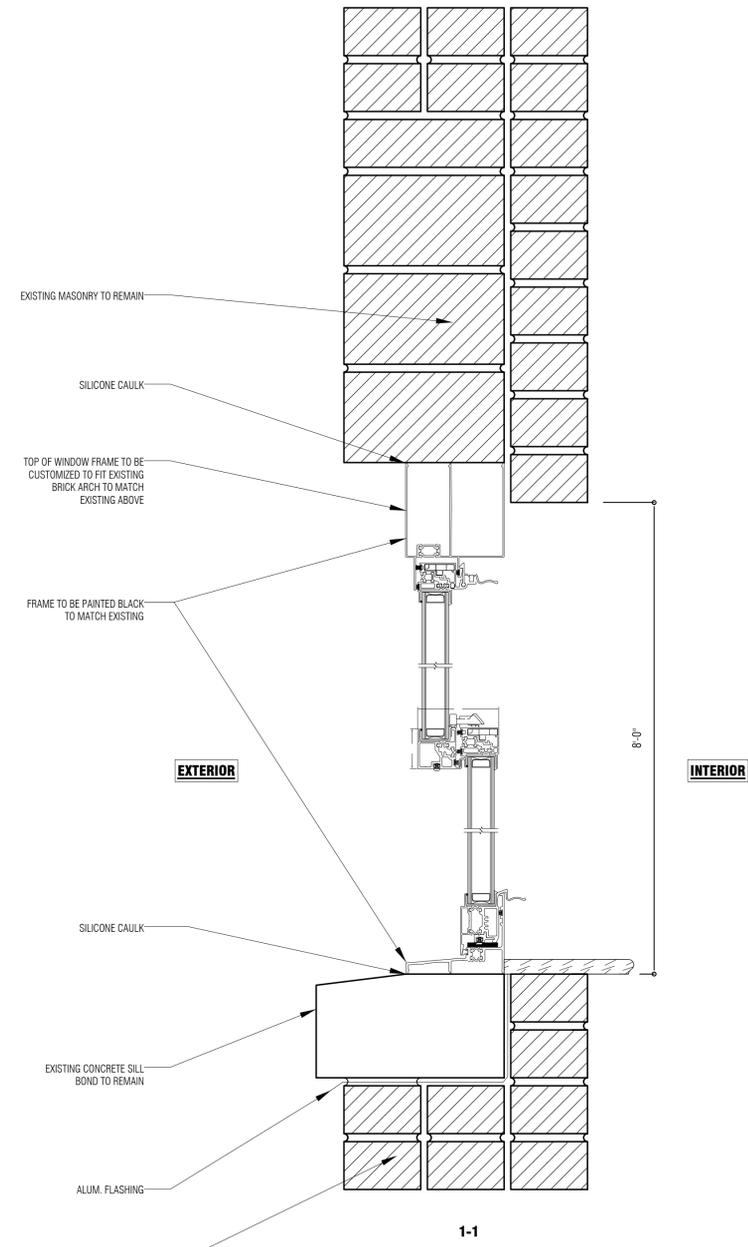


**3 LPC Partial Water Street Elevation, Existing Windows**  
 SCALE: 1/4" = 1'-0"

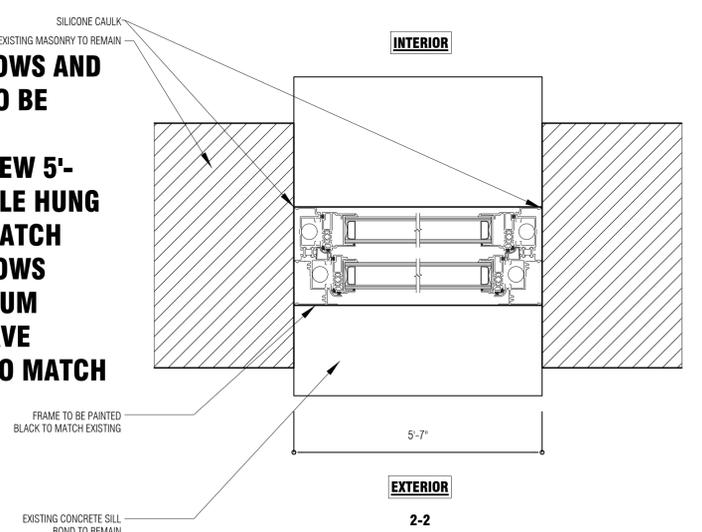


**1 LPC Partial Water Street Elevation, Proposed Window**  
 SCALE: 1/4" = 1'-0"

**NEW WINDOWS ARE REQUIRED TO FULFILL LIGHT AND AIR REQUIREMENTS SET FORTH BY NYC BUILDING CODE AND MULTIPLE DWELLING LAW. EXISTING WINDOWS ARE TOO SMALL TO SATISFY MINIMUM REQUIREMENTS.**  
**PROPOSED DESIGN - 10/20/2015**



**EXISTING WINDOWS AND GLASS BLOCK TO BE REMOVED AND REPLACED BY NEW 5'-7\"/>
 EXISTING WINDOWS AND GLASS BLOCK TO BE REMOVED AND REPLACED BY NEW 5'-7" X 8'-3" DOUBLE HUNG WINDOWS TO MATCH EXISTING WINDOWS ABOVE. ALUMINUM FRAMING TO HAVE BLACK FINISH TO MATCH EXISTING.**



**4 Window Details**  
 SCALE: 3" = 1'-0"

PROFESSIONAL SEAL:

APPLICATION TYPE:

PROJECT ADDRESS:

**57 JAY ST. BROOKLYN, N.Y.**

SCOPE: WINDOW & DOOR REPLACEMENT

DRAWINGS: PARTIAL ELEVATIONS, DETAILS

PROJ. DATE: 7/30/12 PROJECT# 14105

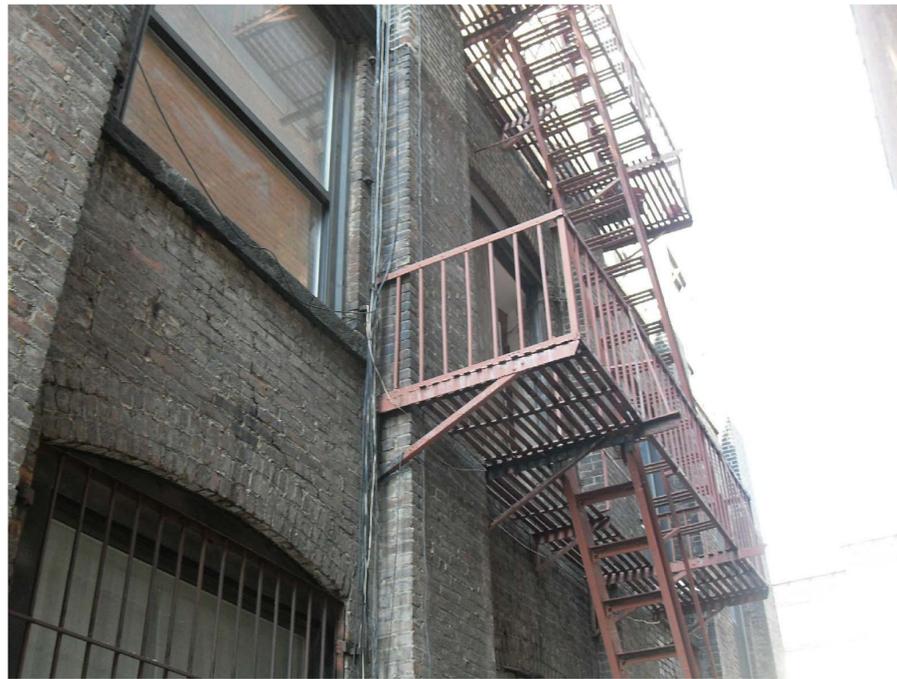
ISSUE DATE: 09/28/15 SHEET: 02 of 03

SHEET#

**L-105.00**

DEPARTMENT OF BLDG:

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VIEW OF EXISTING FIRE AT EAST FACADE



VIEW OF EXISTING FIRE AT EAST FACADE

 **MELTZER/COSTA  
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MCARCH@MELTZERCOSTA.COM

PROJECT ADDRESS:  
**57 JAY ST. BROOKLYN,  
N.Y.**

GRAPHIC:  
EXISTING FIRE ESCAPE  
PHOTOS

**L-105XX**

PLLOT DATE: 08/28/15



EXISTING WATER STREET FACADE



PROPOSED WATER STREET FACADE

EXISTING BRICK FACADE TO BE STRIPPED OF PAINT AND RESTORED TO ORIGINAL CONDITION THROUGHOUT (TYP.)

EXISTING DETERIORATING WINDOWS AND GLASS BLOCK TO BE REMOVED AND REPLACED BY NEW DOUBLE HUNG. ALUMINUM FRAMING TO HAVE BLACK FINISH TO MATCH EXISTING.

EXISTING DOORS TO BE REPLACED WITH NEW WITH 2'-0" X 5'-0" GLASS PANEL.

EXISTING WINDOWS AND GLASS BLOCK TO BE REMOVED AND REPLACED BY NEW 5'-7" X 8'-3" DOUBLE HUNG WINDOWS TO MATCH EXISTING WINDOWS ABOVE. ALUMINUM FRAMING TO HAVE BLACK FINISH TO MATCH EXISTING.

**PROPOSED DESIGN - 10/20/2015**



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PROJECT ADDRESS:  
**57 JAY ST. BROOKLYN,  
N.Y.**

DRAWINGS: PHOTOGRAPHS

**L-106**

PLLOT DATE: 09/28/15



**VIEW OF WATER STREET FACADE**

NEW WINDOW  
TO BE INSTALLED



**VIEW OF JAY STREET FACADE**

EXISTING STAIRS TO BE REMOVED AND  
REPLACED WITH NEW HDGP RAMP. RAMP  
TO CONNECT TO EXISTING PLATFORM.



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PROJECT ADDRESS:  
**57 JAY ST. BROOKLYN,  
N.Y.**

DATE:  
EXISTING FACADE PHOTOS

**L-106XX**  
PLOT DATE: 08/26/15