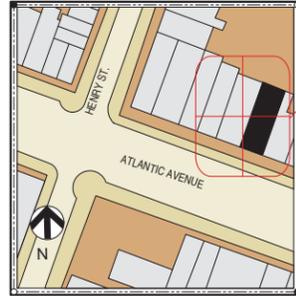


# 135 ATLANTIC AVENUE

## ZONING INFORMATION

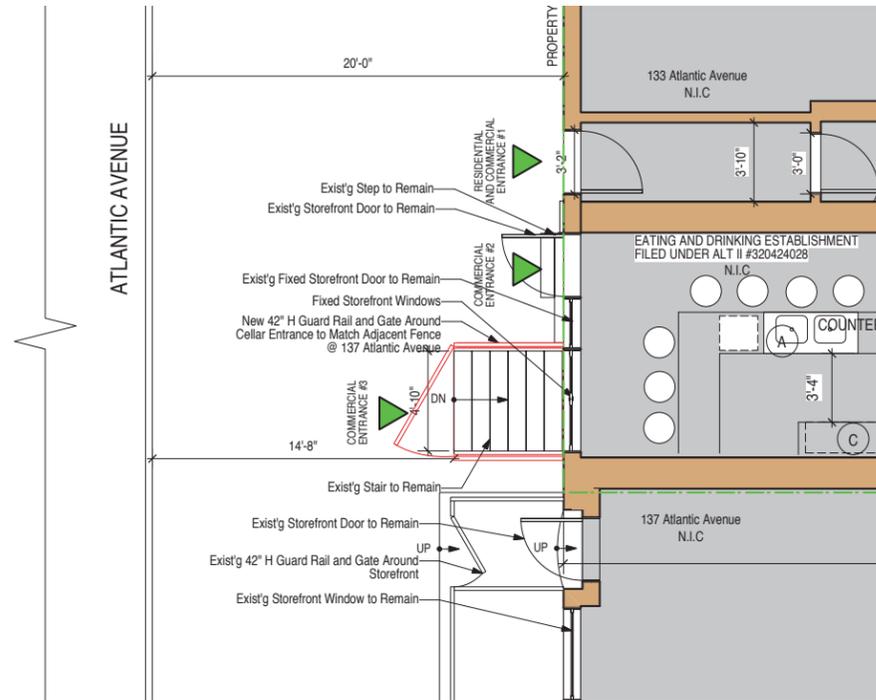
LOT #: 17  
 BLOCK #: 275  
 MAP #: 16C  
 FLOOR/ SUITE#: CELLAR ENTRANCE ONLY  
 ZONING DISTRICT: R6  
 OVERLAY(S): C1-3  
 SPECIAL DISTRICT(S): LH-1  
 CONSTRUCTION CLASS: 3  
 OCCUPANCY CLASSIFICATION: COM  
 MULTI-DWELL CLASS: NA  
 USE GROUP: 6C  
 GROSS S.F.: NA  
 BLDG HEIGHT: 35  
 COMMUNITY BD.#: 302  
 PLATE HEIGHT: NA  
 EXISTING HABITABLE ROOMS: NA  
 PROPOSED HABITABLE ROOMS: NA  
 LANDMARKS: YES



135 ATLANTIC AVENUE  
EAST STOREFRONT ONLY  
BROOKLYN, NY 11201



1 Exist'g Storefront Facade with Scope of Work  
T-100.00



2 Proposed 1st Floor Plan  
Scale: 1/2" = 1'-0"  
T-100.00



3 North West Side of Exist'g Storefront Facade  
T-100.00



4 North East Side of Exist'g Storefront Facade  
T-100.00

## 135 ATLANTIC AVENUE

135 ATLANTIC AVENUE  
CELLAR ONLY  
BROOKLYN, NY 11201

KUSHNER STUDIOS  
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KUSHNER studios

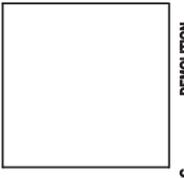
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COVERSHEET

NOTES

ZONING

DEMOLITION

ELECTRICAL

ARCHITECTURALS

RISER

SCHEDULES

X



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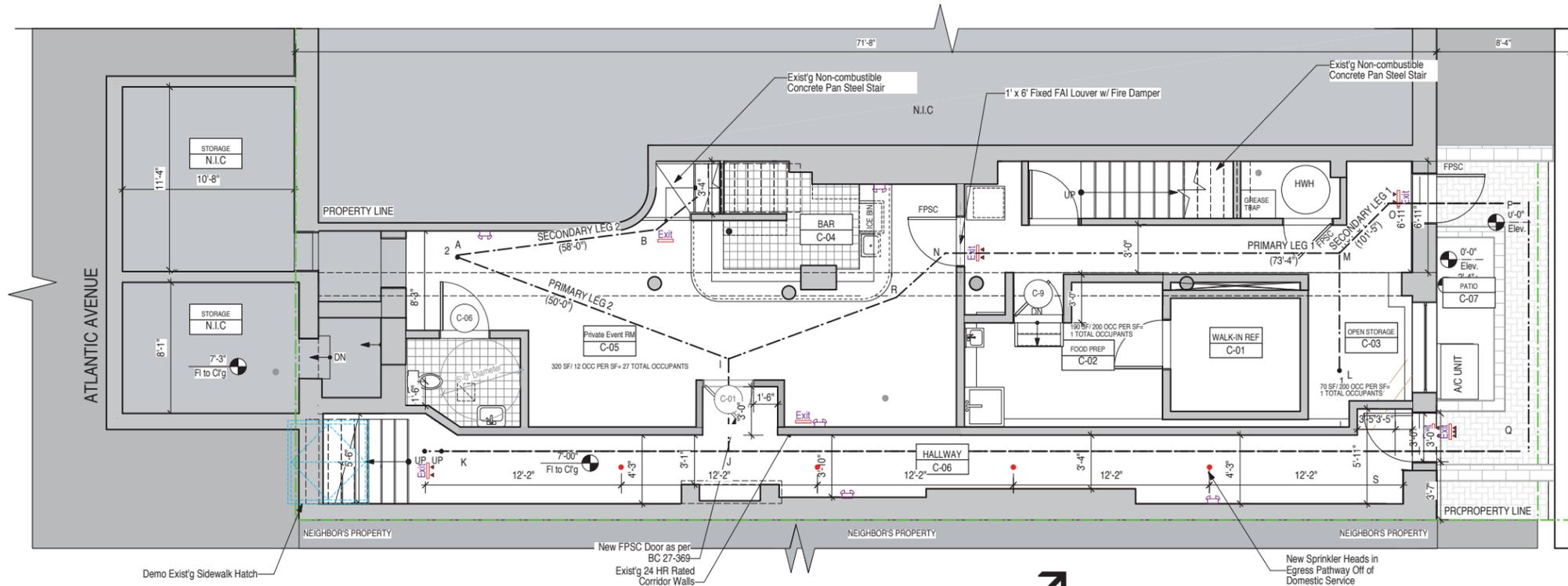
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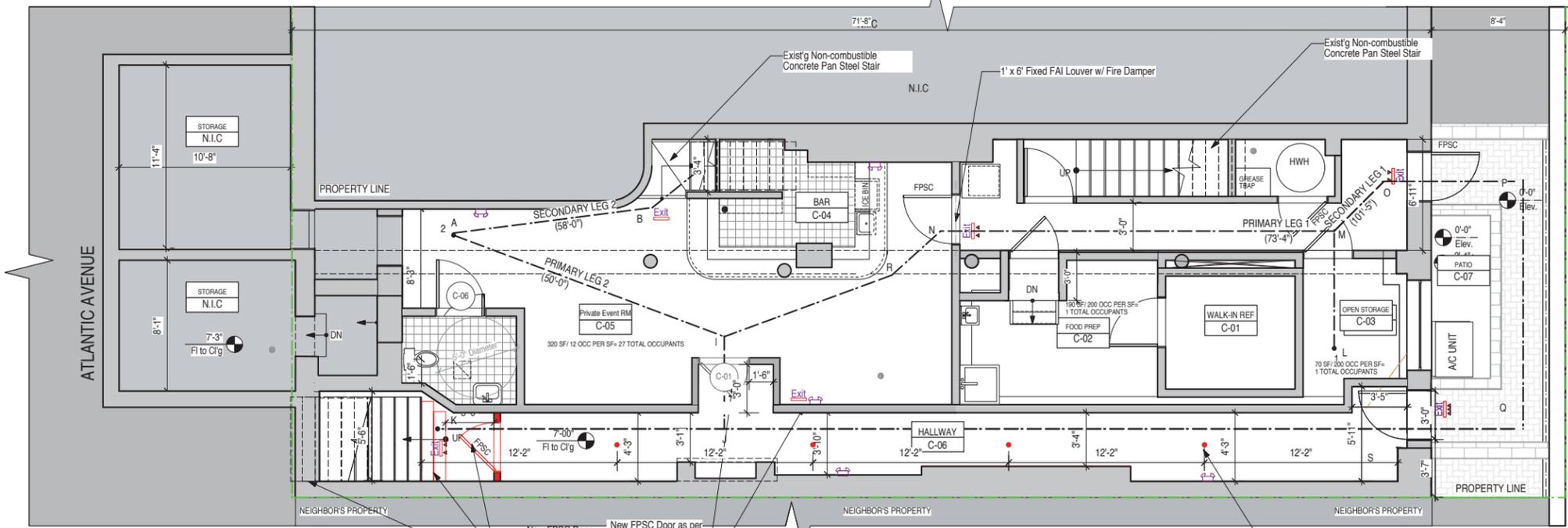
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**1 Existing Cellar Egress Plan**  
Scale: 1/4" = 1'-0"

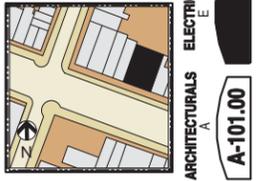
- GENERAL NOTES:**
- G.C. To Install All Hot & Cold Piping As Required.
  - G.C. To Ensure That All Electrical Outlets Within 5' Of A Water Source Shall Be Placed On A GFI Protected Circuit.
  - G.C. To Waterproof All Recessed Areas Including All Proposed Bathrooms With Latex/9025 Hydroban Waterproofing Membrane System Or App. Eq. Including 6" U/Walls And Extending Under All Appliances. Waterproofing Should Extend The Full Area Of New Or Extended Bathrooms. - See Typical Details.
  - G.C. To Conduct Necessary Probes Into Walls Being Demolished To Confirm That No Service Risers Pipes Or Conduits That Serve Other Apartments Are In The Wall.
  - Architect To Verify That Existing Smoke & Carbon Monoxide Detectors Are Installed As Per Local Law 7 Of 2004.
  - G.C. To Ensure That No Change Will Occur In The Operation Of The Building's Heating System Or Other Mechanical Or Electrical Systems To Accommodate Systems Installed.
  - All Branch Feed Lines In Bathrooms And Kitchens To Be Replaced Back To Riser And Near Emergency Shutoff / Check Valves To Be Installed As Required By G.C.
  - No New Work Will Compromise The Fire Rating Of Any & All Demising Walls, Ceiling Assemblies, Shaft Walls, Etc.
  - G.C. To Paint Entire Apartment With One Coat Of Primer & Two Coats Of Finish Paint. Final Paint Colors & Finishes To Be Determined By Owner And Architect.
  - Where The Demolition Of Existing Wall Is To Be Performed, the selected G.C. is to Ensure The Structural Integrity And Fire-rating Of The Building Must Not Be Compromised, And Extreme Care Must Be Taken When Working In These Areas and to Immediately Notify the Architect of any Structural Condition not Identified in the Approved Plans.
  - In No Case is The Contractor To Perform Any Channeling Of The Structural Slabs Or Beams In This Apartment For This Alteration Without Prior Permission From A Licensed Structural Engineer.
  - All Of Proposed Plumbing Fixtures Are To Comply With The Low Flow Plumbing Fixture Law.
  - The Selected Contractor is To Distribute To All Affected Persons The Necessary Warning Bullets In Accordance With Epa Rule 40 Cfr Part 745, Rule Tscs 406b. A Copy Of This Notice, And A Description Of The Number Of Advisories Distributed, Must Be Transmitted To The Managing Agent After Issuance Of A Permit.



**2 Proposed Cellar Egress Plan**  
Scale: 1/4" = 1'-0"

- GENERAL NOTES:**
- G.C. To Install All Hot & Cold Piping As Required.
  - G.C. To Ensure That All Electrical Outlets Within 5' Of A Water Source Shall Be Placed On A GFI Protected Circuit.
  - G.C. To Waterproof All Recessed Areas Including All Proposed Bathrooms With Latex/9025 Hydroban Waterproofing Membrane System Or App. Eq. Including 6" U/Walls And Extending Under All Appliances. Waterproofing Should Extend The Full Area Of New Or Extended Bathrooms. - See Typical Details.
  - G.C. To Conduct Necessary Probes Into Walls Being Demolished To Confirm That No Service Risers Pipes Or Conduits That Serve Other Apartments Are In The Wall.
  - Architect To Verify That Existing Smoke & Carbon Monoxide Detectors Are Installed As Per Local Law 7 Of 2004.
  - G.C. To Ensure That No Change Will Occur In The Operation Of The Building's Heating System Or Other Mechanical Or Electrical Systems To Accommodate Systems Installed.
  - All Branch Feed Lines In Bathrooms And Kitchens To Be Replaced Back To Riser And Near Emergency Shutoff / Check Valves To Be Installed As Required By G.C.
  - No New Work Will Compromise The Fire Rating Of Any & All Demising Walls, Ceiling Assemblies, Shaft Walls, Etc.
  - G.C. To Paint Entire Apartment With One Coat Of Primer & Two Coats Of Finish Paint. Final Paint Colors & Finishes To Be Determined By Owner And Architect.
  - Where The Demolition Of Existing Wall Is To Be Performed, the selected G.C. is to Ensure The Structural Integrity And Fire-rating Of The Building Must Not Be Compromised, And Extreme Care Must Be Taken When Working In These Areas and to Immediately Notify the Architect of any Structural Condition not Identified in the Approved Plans.
  - In No Case is The Contractor To Perform Any Channeling Of The Structural Slabs Or Beams In This Apartment For This Alteration Without Prior Permission From A Licensed Structural Engineer.
  - All Of Proposed Plumbing Fixtures Are To Comply With The Low Flow Plumbing Fixture Law.
  - The Selected Contractor is To Distribute To All Affected Persons The Necessary Warning Bullets In Accordance With Epa Rule 40 Cfr Part 745, Rule Tscs 406b. A Copy Of This Notice, And A Description Of The Number Of Advisories Distributed, Must Be Transmitted To The Managing Agent After Issuance Of A Permit.

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JOB #	SCALE	DATE	# OF PAGES
101C13	AS BUILT DEMO PLAN	02/24/15	3 OF 7

RISER P  
 SCHEDULES X  
 ELECTRICAL E  
 ARCHITECTURALS A  
**A-101.00**  
 DEMOLITION D  
 ZONING Z  
 NOTES N



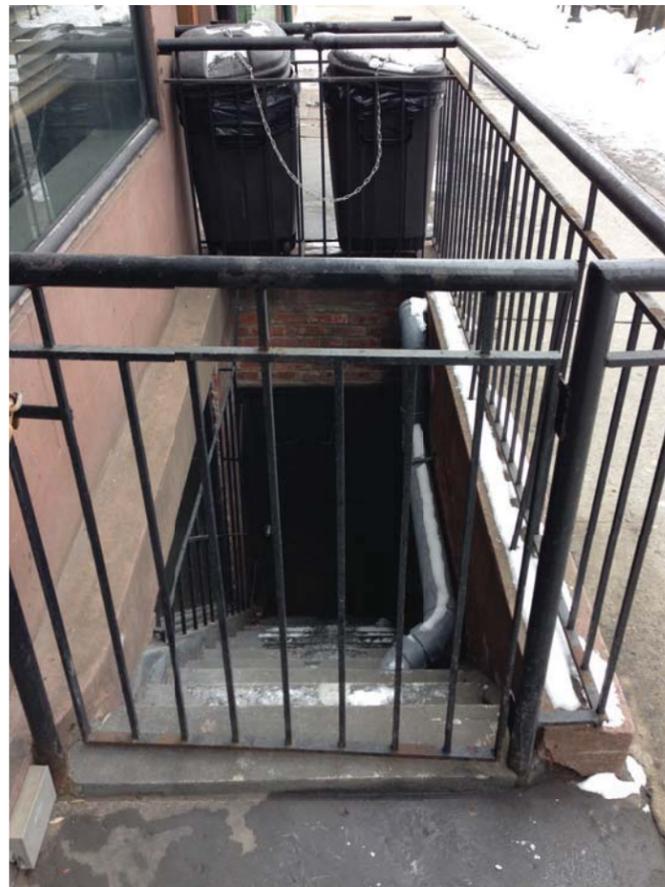




1 Cellar Entrance at 138 Atlantic Avenue  
T-103.00



2 Cellar Entrance at 137 Atlantic Avenue  
T-103.00



2 Cellar Entrance at 138 Atlantic Avenue  
T-103.00



4 Cellar Entrance at 137 Atlantic Avenue  
T-103.00

# 135 ATLANTIC AVENUE

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			<b>DEMOLITION</b> D	<b>ZONING</b> Z	<b>NOTES</b> N	

**Context Photos**

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**SCALE:** as noted  
**DATE:** 02/24/15  
**# OF PAGES:** 7 OF 7

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