

220 BERKELEY PLACE BROOKLYN, NY 11217

PARK SLOPE HISTORIC DISTRICT

WINDOW REPLACEMENT MASTER PLAN

RAND
ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844 / FAX (212) 691-7972

220 BERKELEY PLACE
BROOKLYN, NY 11217
DOCKET #16-5546

PARK SLOPE
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

COVER PAGE

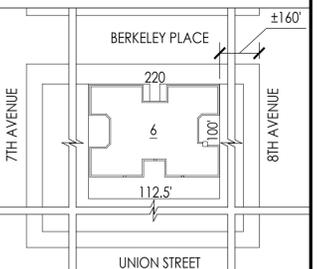
M140606

AUGUST 9, 2016

BUILDING INFORMATION

BLOCK: 1063
LOT: 26
MAP: 16C
ZONING DISTRICT: R7B
LANDMARK: YES

SITE PLAN



COVER

220 BERKELEY PLACE
 BROOKLYN, NY 11217
 DOCKET #16-5546

PARK SLOPE
 HISTORIC DISTRICT

WINDOW REPLACEMENT
 MASTER PLAN

HISTORIC DISTRICT MAP & LPC
 DESIGNATION PHOTO

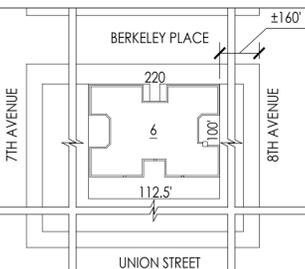
M140606

AUGUST 9, 2016

BUILDING INFORMATION

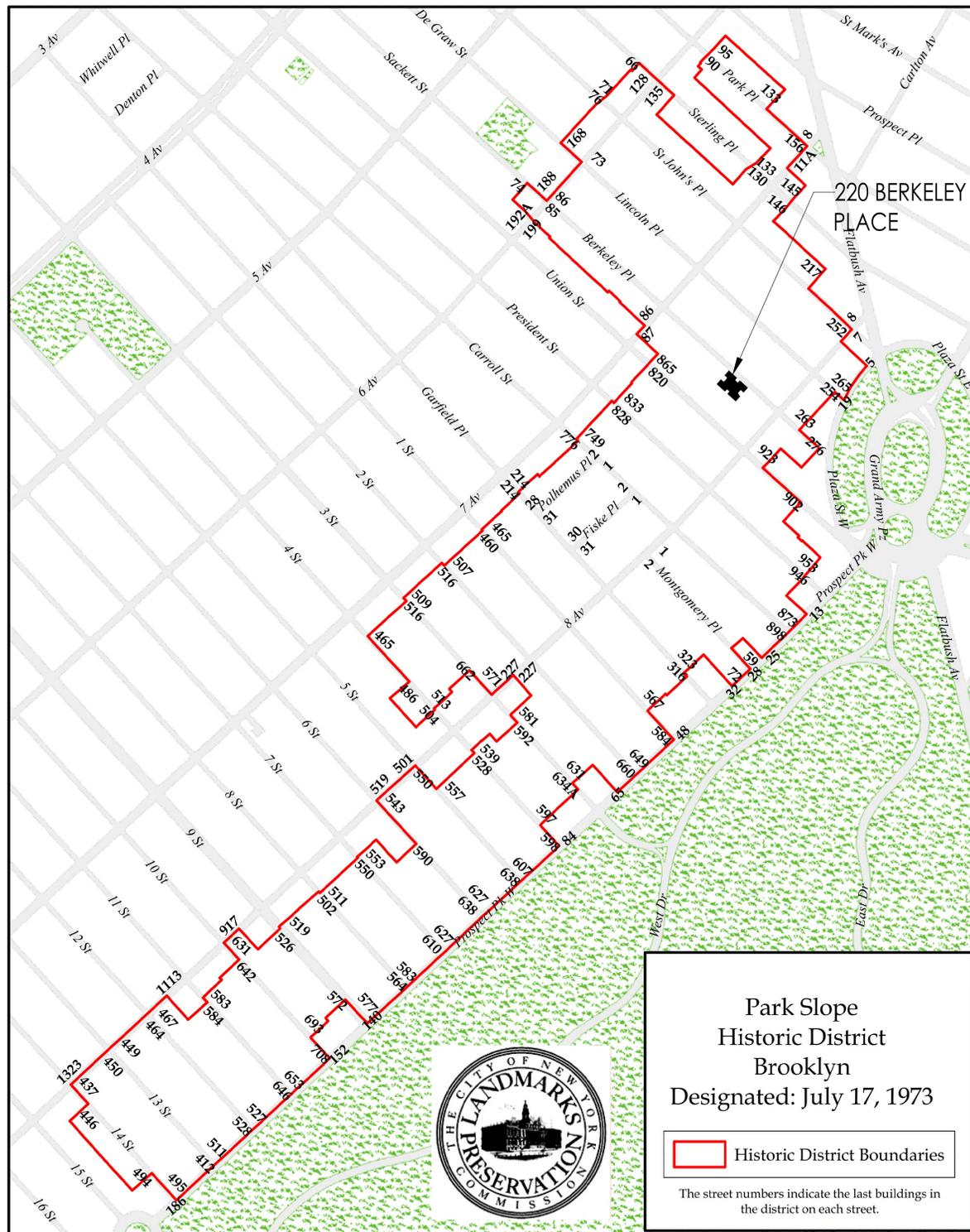
BLOCK: 1063
 LOT: 26
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SITE PLAN



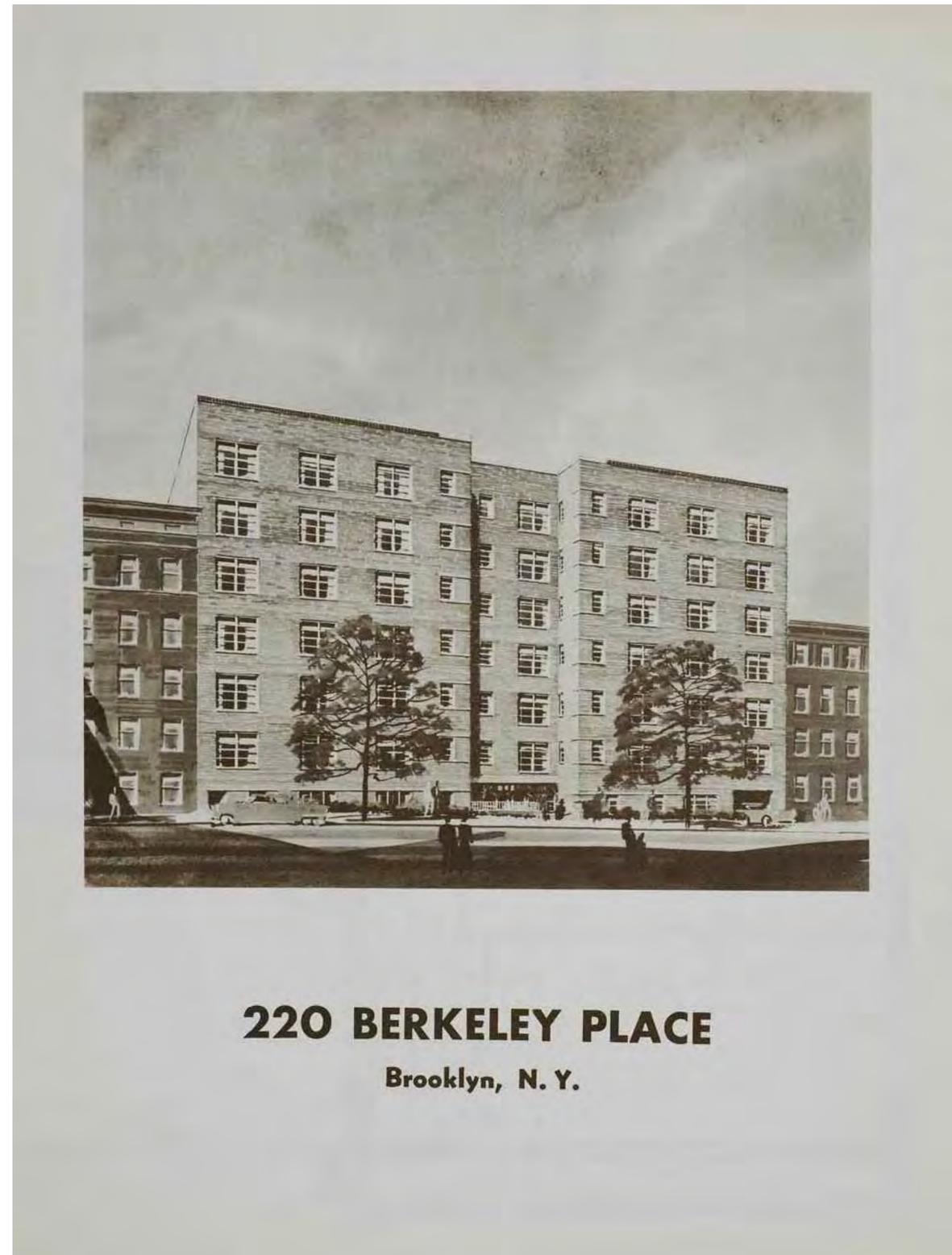
LPC-001

Park Slope



PARK SLOPE HISTORIC DISTRICT MAP

SCALE: NOT TO SCALE



220 BERKELEY PLACE
 Brooklyn, N. Y.

BUILDING BROCHURE RENDERING



BUILDING BROCHURE RENDERING - NORTH (PRIMARY) FACADE



EXISTING - NORTH (PRIMARY) FACADE



DESIGNATION REPORT - TYPICAL WINDOW



EXISTING - TYPICAL WINDOW

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HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

DESIGNATION REPORT &
EXISTING PHOTOS

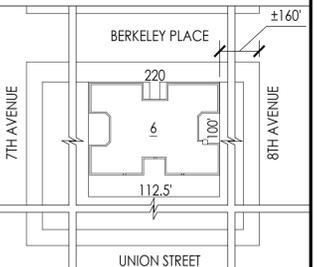
M140606

AUGUST 9, 2016

BUILDING INFORMATION

BLOCK: 1063
LOT: 26
MAP: 16C
ZONING DISTRICT: R7B
LANDMARK: YES

SITE PLAN



LPC-002

220 BERKELEY PLACE
 BROOKLYN, NY 11217
 DOCKET #16-5546

PARK SLOPE
 HISTORIC DISTRICT

WINDOW REPLACEMENT
 MASTER PLAN

EXISTING CONDITIONS-
 BUILDING PHOTOGRAPHS

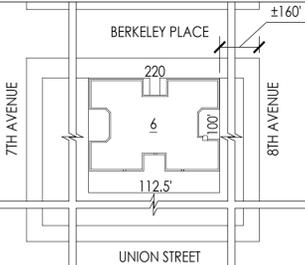
M140606

AUGUST 9, 2016

BUILDING INFORMATION

BLOCK: 1063
 LOT: 26
 MAP: 16C
 ZONING DISTRICT: R7B
 LANDMARK: YES

SITE PLAN



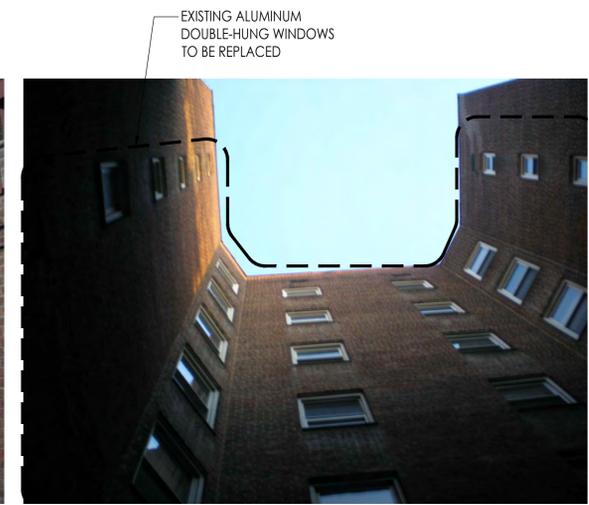
LPC-003



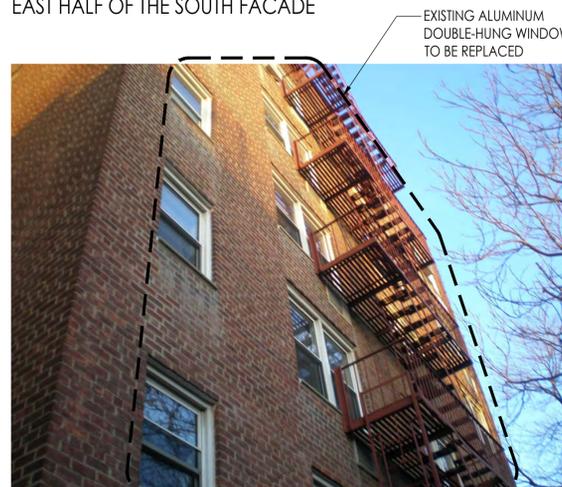
WINDOW TYPES : A & B
 NORTH (PRIMARY) FACADE - FACING BERKELEY PLACE



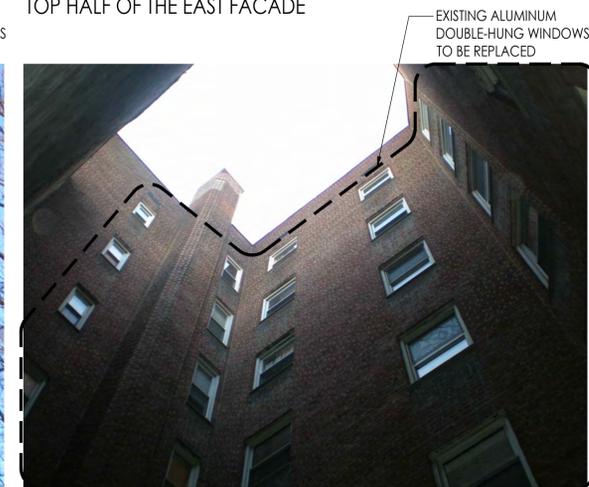
WINDOW TYPES : A & B
 EAST HALF OF THE SOUTH FACADE



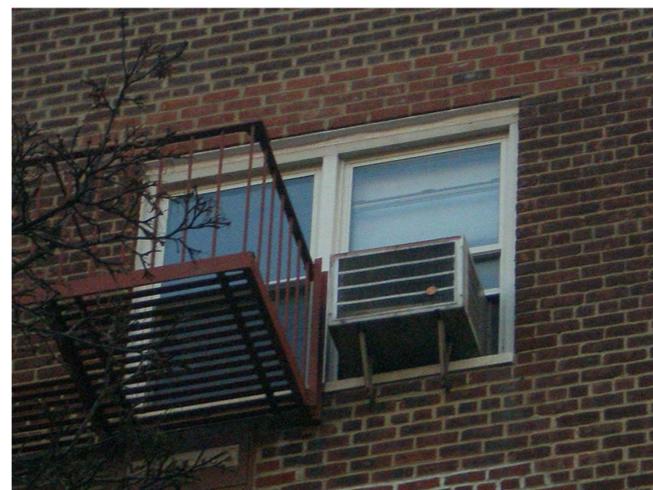
WINDOW TYPE : B
 TOP HALF OF THE EAST FACADE



WINDOW TYPES : A & B
 WEST HALF OF THE SOUTH FACADE



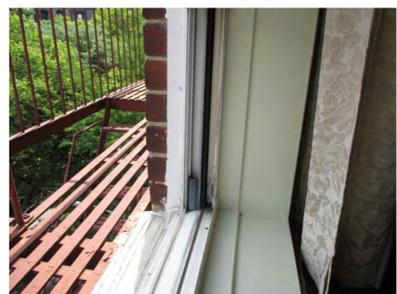
WINDOW TYPE : B
 TOP HALF OF THE WEST FACADE



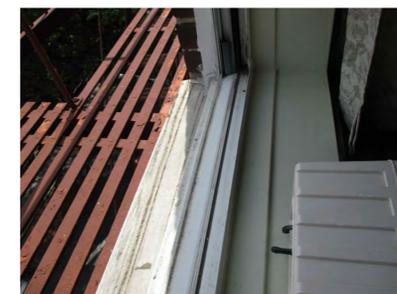
WINDOW TYPE : B
 EXTERIOR ELEVATION



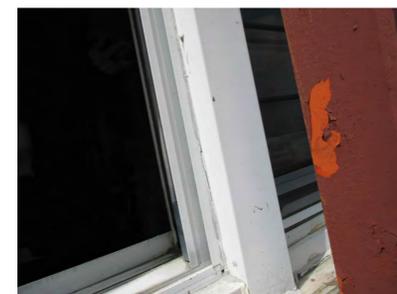
WINDOW TYPE : B
 HEAD CONDITION



WINDOW TYPE : B
 JAMB CONDITION



WINDOW TYPE : B
 SILL CONDITION

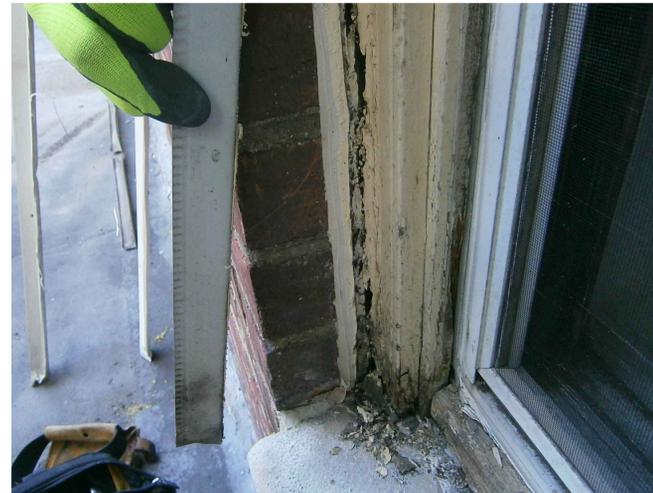


WINDOW TYPE : B
 VERTICAL MULLION CONDITION



WINDOW TYPES : B

JAMB & SILL CONDITION



WINDOW TYPES : B

JAMB CONDITION



WINDOW TYPES : B

JAMB MEASUREMENT #2



WINDOW TYPES : B

SILL & VERTICAL MULLION CONDITION (ROTTED)



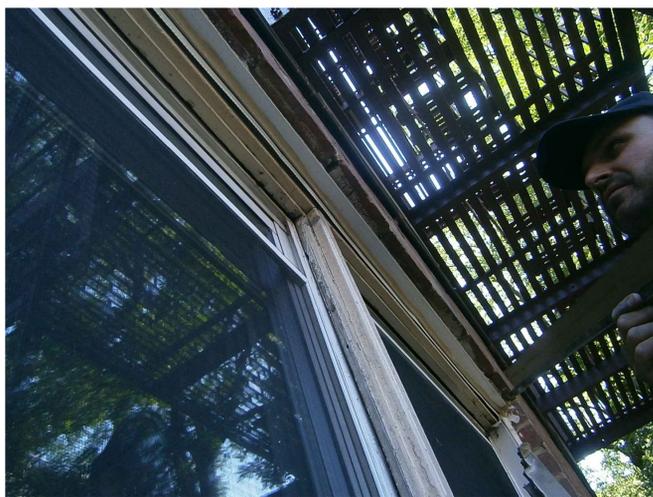
WINDOW TYPES : B

SILL & VERTICAL MULLION CONDITION (ROTTED)



WINDOW TYPES : B

JAMB MEASUREMENT #3



WINDOW TYPES : B

SILL & VERTICAL MULLION CONDITION



WINDOW TYPES : B

JAMB MEASUREMENT #1



WINDOW TYPES : B

JAMB MEASUREMENT #4

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HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

EXISTING CONDITIONS -
WINDOW PROBE PHOTOS

M140606

AUGUST 9, 2016

BUILDING INFORMATION

BLOCK: 1063

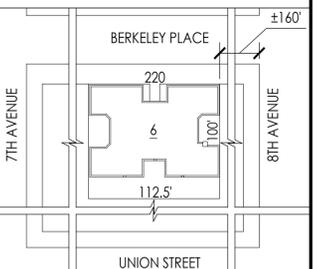
LOT: 26

MAP: 16C

ZONING DISTRICT: R7B

LANDMARK: YES

SITE PLAN

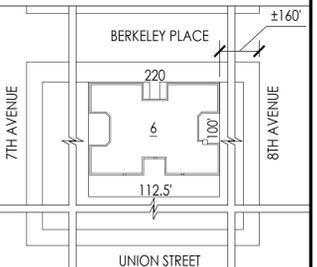


LPC-004

BUILDING INFORMATION

BLOCK: 1063
LOT: 26
MAP: 16C
ZONING DISTRICT: R7B
LANDMARK: YES

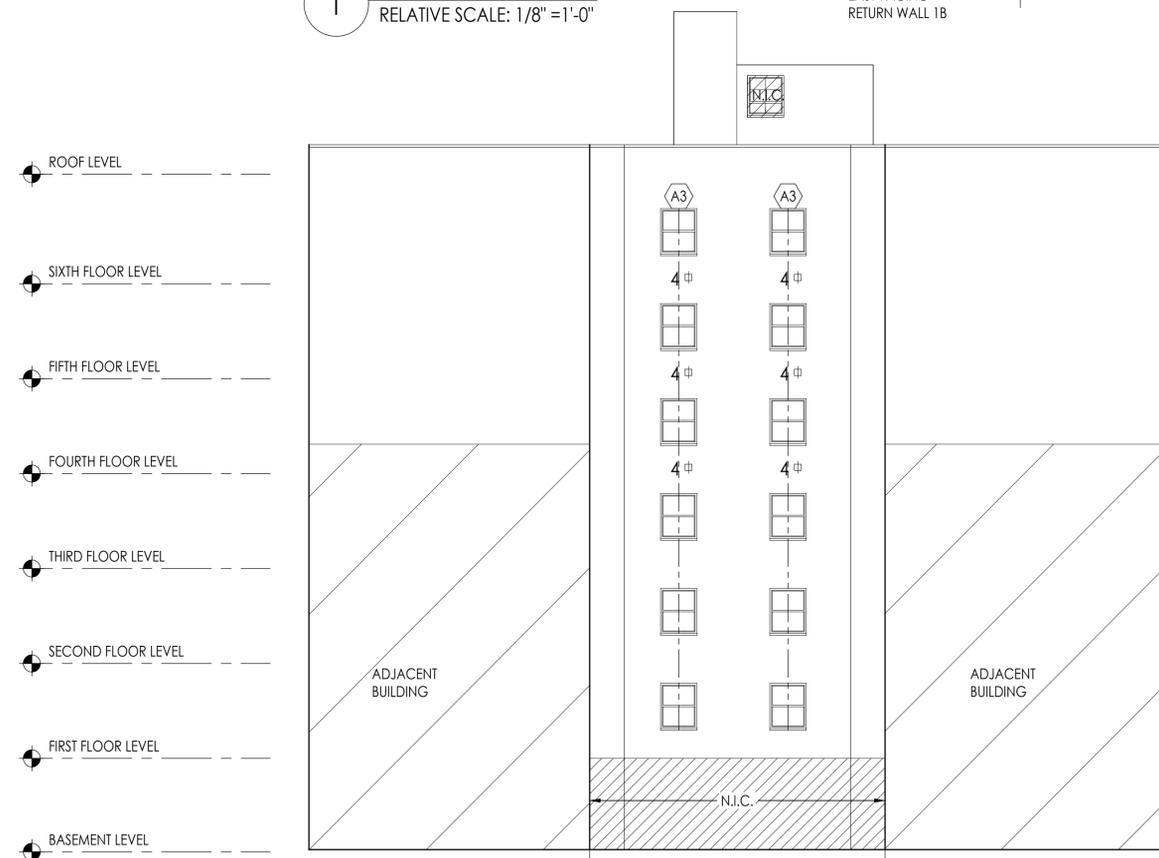
SITE PLAN



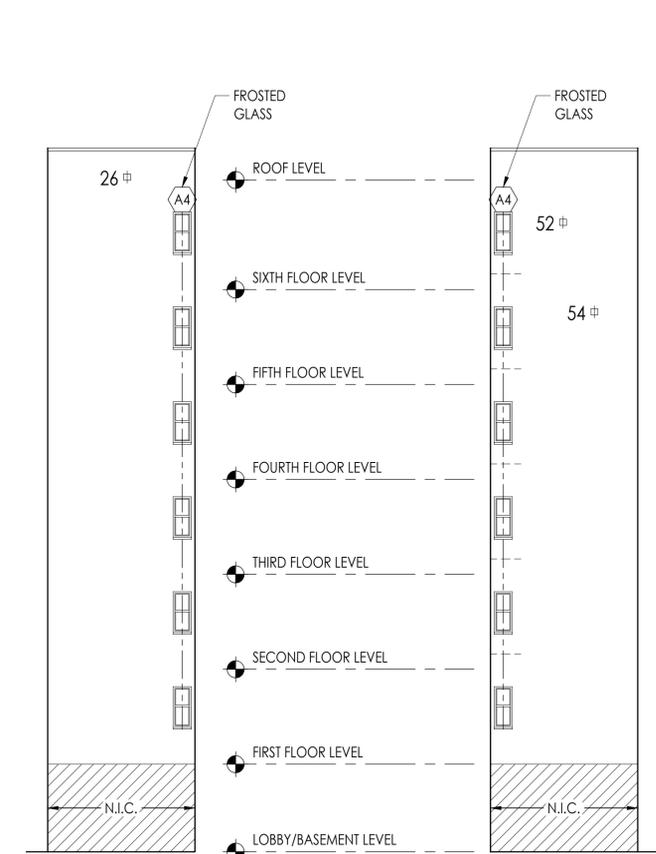
LPC-005



1 NORTH ELEVATION
RELATIVE SCALE: 1/8" = 1'-0"

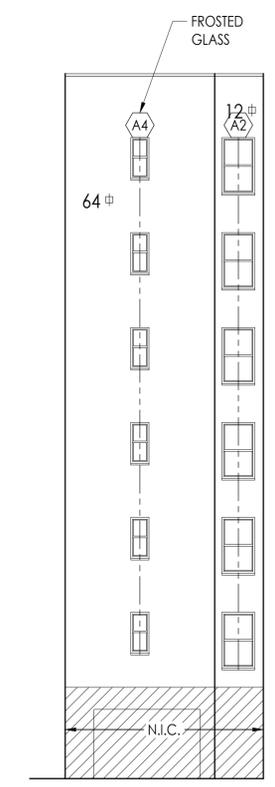


2 WEST ELEVATION
RELATIVE SCALE: 1/8" = 1'-0"

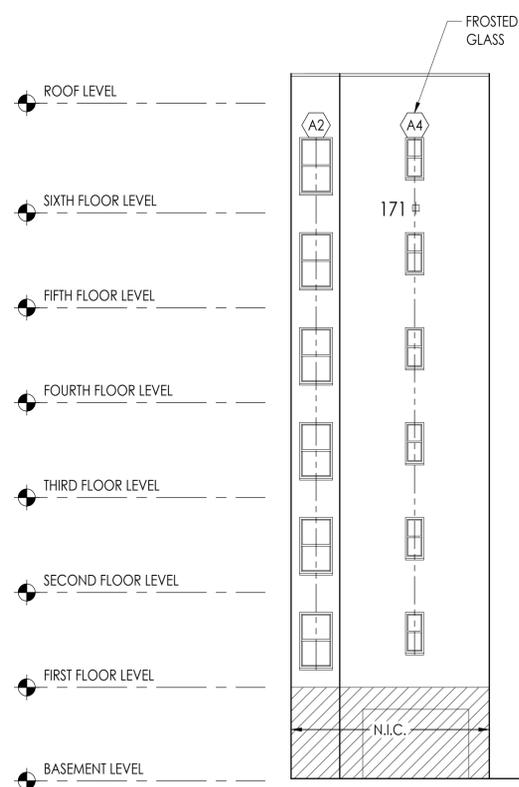


1A WEST FACING RETURN WALL
RELATIVE SCALE: 1/8" = 1'-0"

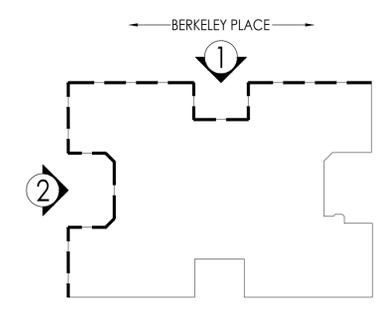
1B EAST FACING RETURN WALL
RELATIVE SCALE: 1/8" = 1'-0"



2A SOUTH-FACING RETURN WALL
RELATIVE SCALE: 1/8" = 1'-0"



2B NORTH-FACING RETURN WALL
RELATIVE SCALE: 1/8" = 1'-0"

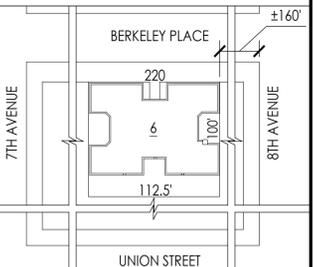


KEY PLAN
NOT TO SCALE

BUILDING INFORMATION

BLOCK: 1063
LOT: 26
MAP: 16C
ZONING DISTRICT: R7B
LANDMARK: YES

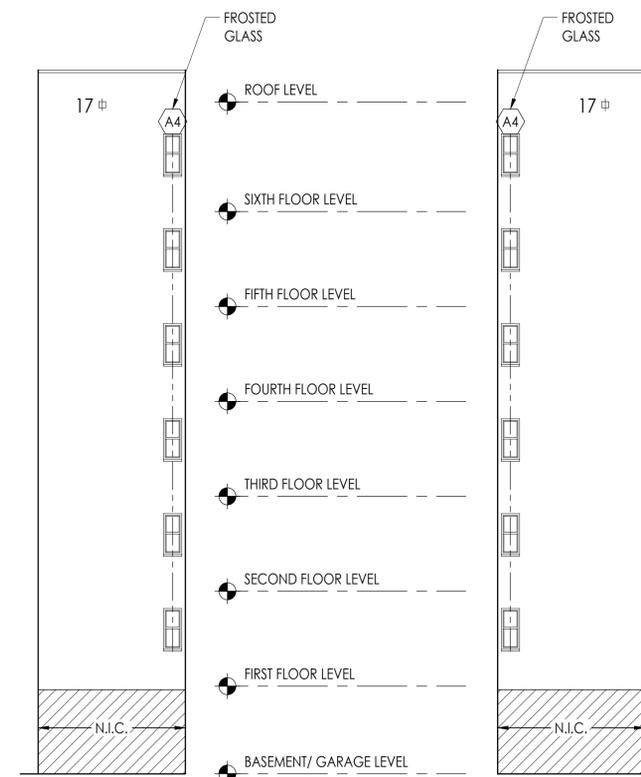
SITE PLAN



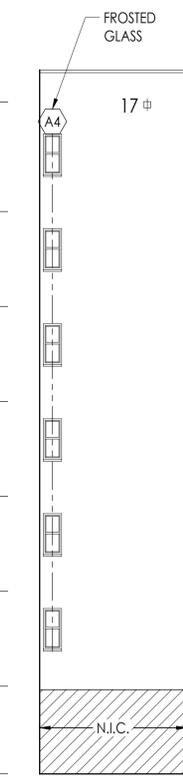
LPC-006



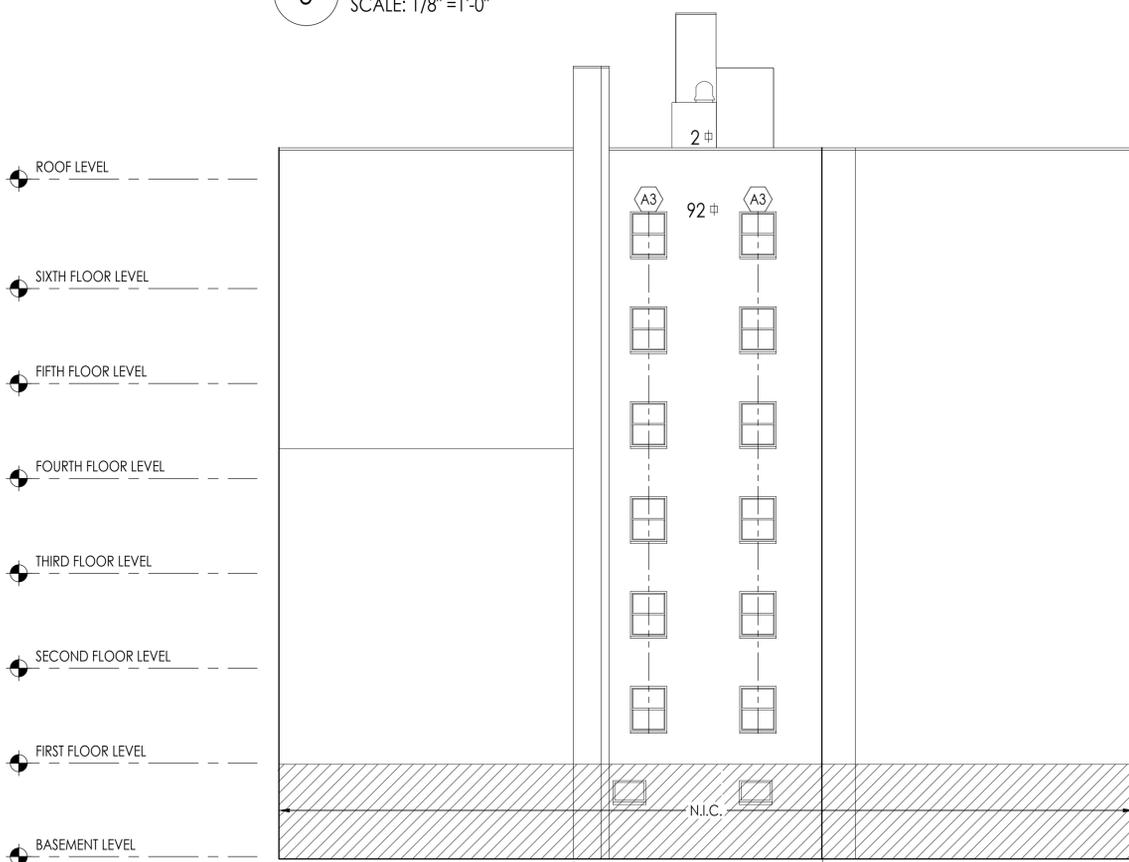
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



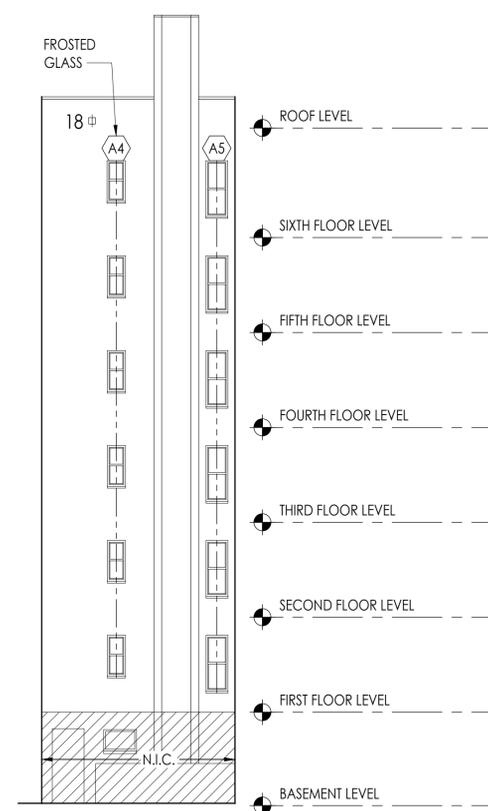
3A EAST-FACING RETURN WALL
SCALE: 1/8" = 1'-0"



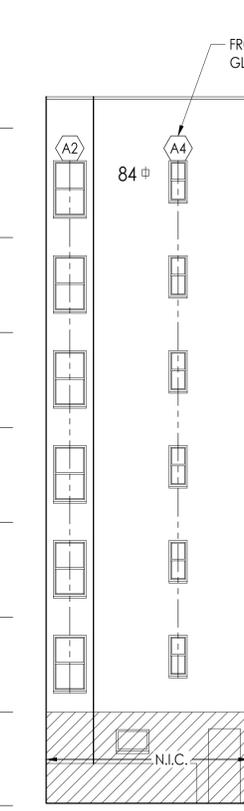
3B WEST-FACING RETURN WALL
SCALE: 1/8" = 1'-0"



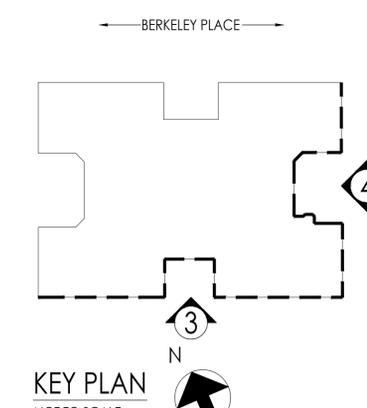
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4A NORTH-FACING RETURN WALL
SCALE: 1/8" = 1'-0"



4B SOUTH-FACING RETURN WALL
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

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PARK SLOPE
 HISTORIC DISTRICT

WINDOW REPLACEMENT
 MASTER PLAN

EXISTING WINDOW DETAILS

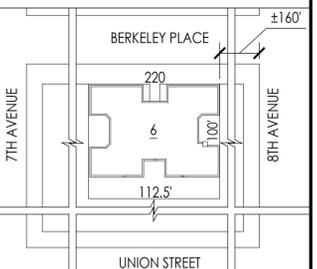
M140606

AUGUST 9, 2016

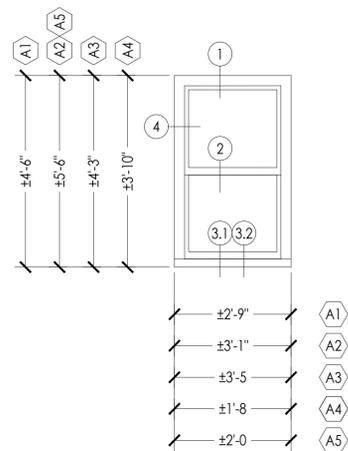
BUILDING INFORMATION

BLOCK: 1063
 LOT: 26
 MAP: 16C
 ZONING DISTRICT: R7B
 LANDMARK: YES

SITE PLAN

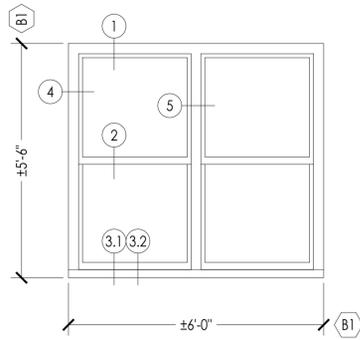


LPC-007



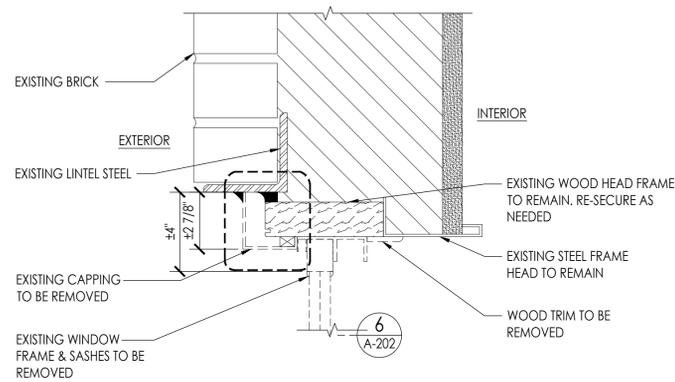
EXISTING WINDOW ELEVATION

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



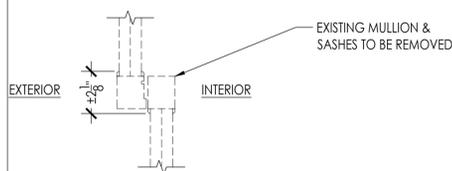
EXISTING WINDOW ELEVATION

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



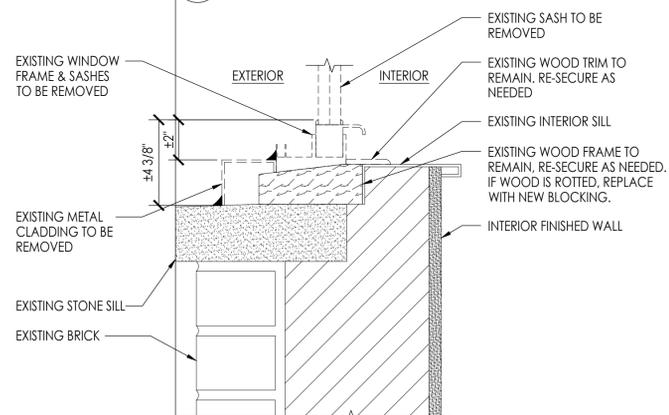
1 EXISTING HEAD DETAIL

RELATIVE SCALE: 3" = 1'-0"



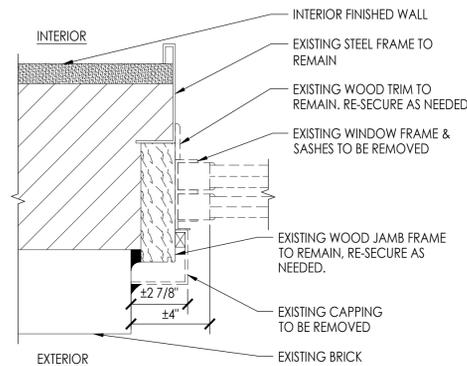
2 EXISTING MEETING RAIL DETAIL

RELATIVE SCALE: 3" = 1'-0"



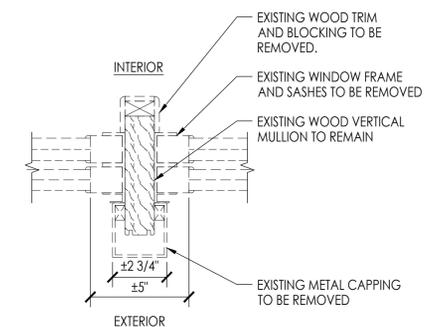
3.1 EXISTING SILL DETAIL (STREET FACADES)

RELATIVE SCALE: 3" = 1'-0"



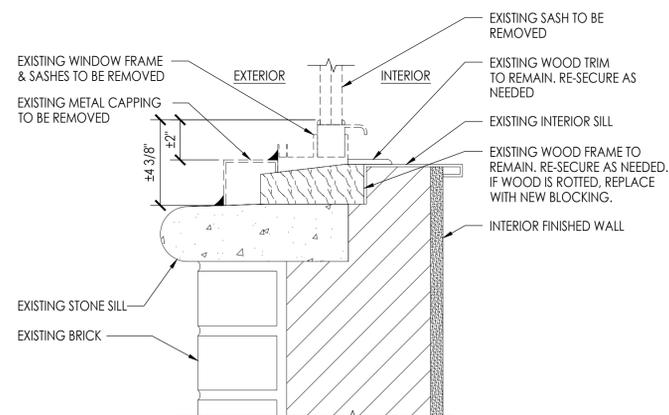
4 EXISTING JAMB DETAIL

RELATIVE SCALE: 3" = 1'-0"



5 EXISTING VERTICAL MULLION DETAIL

RELATIVE SCALE: 3" = 1'-0"



3.2 EXISTING SILL DETAIL (OFF-STREET FACADES)

RELATIVE SCALE: 3" = 1'-0"

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HISTORIC DISTRICT

WINDOW REPLACEMENT
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PROPOSED WINDOW DETAILS,
PAINT CHIP SAMPLE &
GLAZING CALCULATION

M140606

AUGUST 9, 2016

BUILDING INFORMATION

BLOCK: 1063

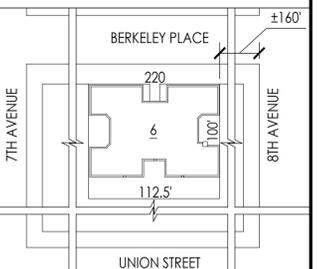
LOT: 26

MAP: 16C

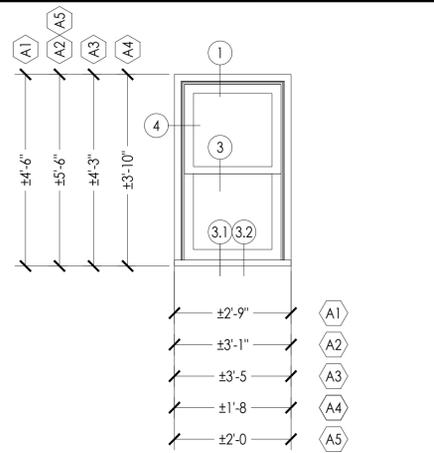
ZONING DISTRICT: R7B

LANDMARK: YES

SITE PLAN

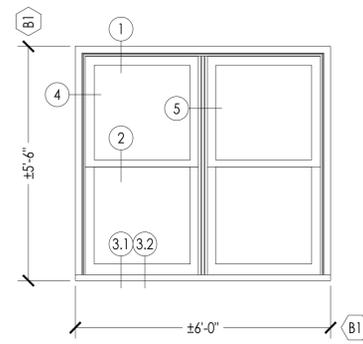


LPC-008



PROPOSED WINDOW ELEVATION

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

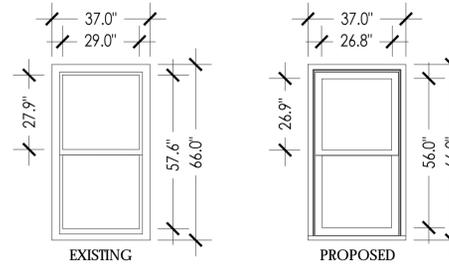


PROPOSED WINDOW ELEVATION

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



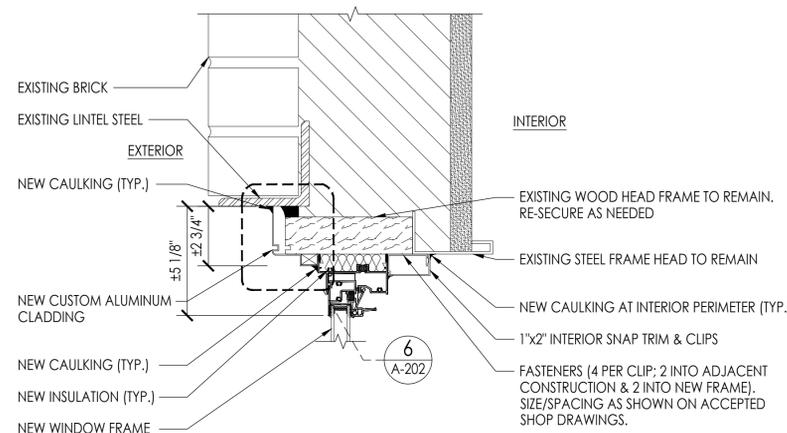
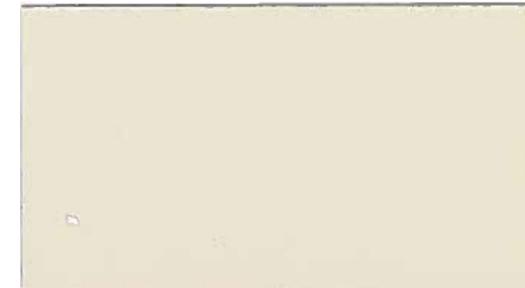
WINDOW TYPE A2 (EXTERIOR OVERALL SIZE = ±3'-1" x ±5'-6")



- 29.0 INCHES x 27.9 INCHES = 809.8 SQUARE INCHES (existing)
- 26.8 INCHES x 26.9 INCHES = 718.3 SQUARE INCHES (proposed)
- 809.8 SQUARE INCHES (existing) - 718.3 SQUARE INCHES (proposed) = 91.5 SQUARE INCHES
- 91.5 SQUARE INCHES / 809.8 SQUARE INCHES = .112
- .112 x 100 = 11 % (DECREASE)

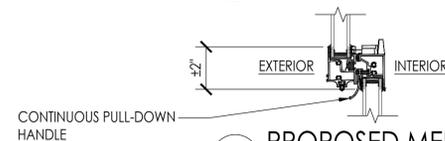
PROPOSED WINDOW COLOR

CRYSTAL WINDOWS - IVORY



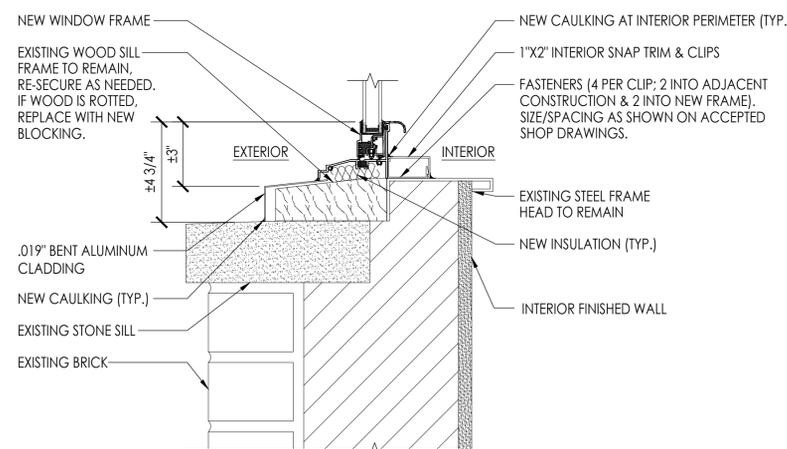
1 PROPOSED HEAD DETAIL

RELATIVE SCALE: 3" = 1'-0"



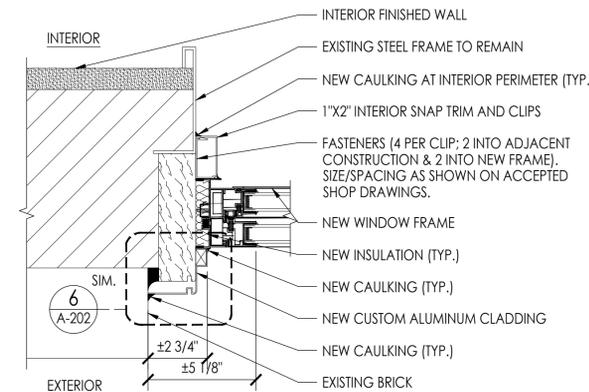
2 PROPOSED MEETING RAIL DETAIL

RELATIVE SCALE: 3" = 1'-0"



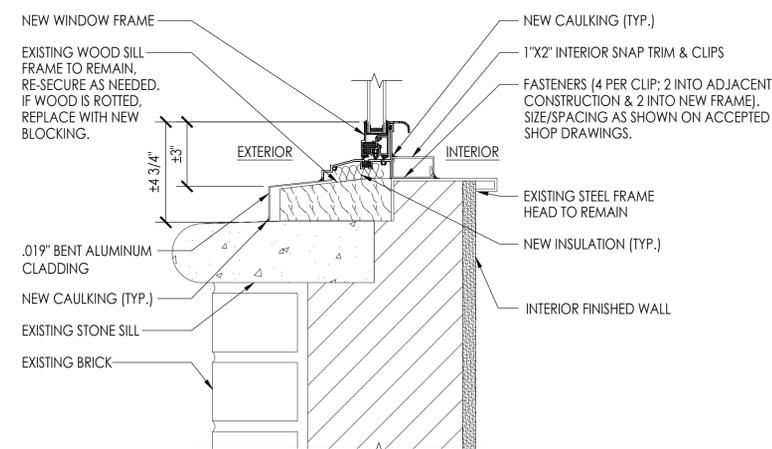
3.1 PROPOSED SILL DETAIL (STREET FACADES)

RELATIVE SCALE: 3" = 1'-0"



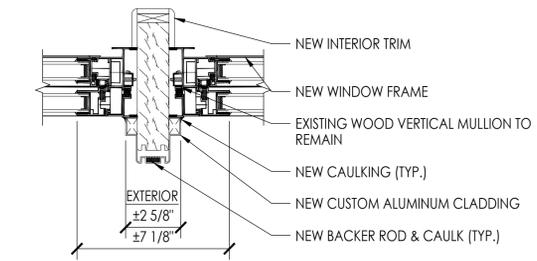
4 PROPOSED JAMB DETAIL

RELATIVE SCALE: 3" = 1'-0"



3.2 PROPOSED SILL DETAIL (OFF-STREET FACADES)

RELATIVE SCALE: 3" = 1'-0"



5 PROPOSED VERTICAL MULLION DETAIL

RELATIVE SCALE: 3" = 1'-0"