682 10TH ST. - BROOKLYN - NY

LANDMARKS SUBMISSION 5.24.2016

DRAWING LIST

PG	SHEET #	DESCRIPTION
1	L001.00	TITLE SHEET; ABBREVIATIONS; DRAWING LIST & CONVENTIONS
2	L101.00	BLOCK PLAN AND LEGEND, LDMK MAP, AND AERIAL VIEW OF REAR YARDS BETWEEN 4TH AND 5TH STREETS, AND HISTORIC DISTRICT MAP
3	L102.00	BLOCK PLAN PHOTOS 1
4	L103.00	BLOCK PLAN PHOTOS 2
5	L104.00	DEMOLITION AND PROPOSED FLOOR PLANS
6	L105.00	PROPOSED PLANS
7	L201.00	EXISTING REAR ELEVATIONS AND PHOTOS OF EXISTING REAR FACADES FROM 674 – 682 10TH STREET
8	L202.00	EXISTING REAR ELEVATIONS AND PHOTOS OF EXISTING REAR FACADES FROM 682 – 694 10TH STREET
9	L203.00	EXISTING AND PROPOSED REAR ELEVATIONS
10	L204.00	PROPOSED SECTIONS
11	L301.00	PROPOSED ADDITION 3D MODEL IMAGES 1
12	L302.00	PROPOSED ADDITION 3D MODEL IMAGES 2

ABBREVIATIONS

A
ADJ. – ADJACENT
A.F.F. – ABOVE FINISHED FLOOR
APP'D. – APPROVED
& – AND
@ – AT

B
B.C. – BY CONTRACTOR
BLDG. – BUILDING
B.O. – BY OWNER

C
CL – CENTER LINE
CL. – CLOSET
CLG. – CEILING
CONT. – CONTINUOUS
CONC. – CONCRETE
CU/FT – CUBIC FEET

D
DEPT. – DEPARTMENT
DET. – DETAIL
DIM. – DIMENSION
DN. – DOWN
DR. – DOOR
DWG. – DRAWING

E
EL./ELEV. – ELEVATION
ELEC. – ELECTRIC
ENCL. – ENCLOSURE
EQ. – EQUAL
EQUIP. – EQUIPMENT
EXIST. – EXISTING

F
FIN. – FINISH
FL./FLR. – FLOOR
F.P. – FIREPROOFING

G
GA. – GAUGE
GALV. – GALVANIZED
G.C. – GENERAL CONTRACTOR
GLS.
G.V. – GAS VALVE
GYP.BD./ – GYPSUM BOARD
GWB.

H
HGT. – HEIGHT
HR. – HOUR

I
INSUL. – INSULATION

L
LAV. – LAVATORY
LGT. – LIGHT

M
MANF. – MANUFACTURER
MAT. – MATERIAL
MAX. – MAXIMUM
MECH. – MECHANICAL
MIN. – MINIMUM
MTL. – METAL

N
N.I.C. – NOT IN CONTRACT
NO. – NUMBER
NOM. – NOMINAL
N.T.S. – NOT TO SCALE

O
O.C. – ON CENTER
OP'G. – OPENING

P
PART. – PARTITION
PL./PLAS. – PLASTER
P.L. – PROPERTY LINE

R
r. – RADIUS
RAD. – RADIATOR
RCP. – REFLECTED CEILING PLAN
REMV. – REMOVE
REQ'D. – REQUIRED
RM. – ROOM

S
SECT. – SECTION
SHT. – SHEET
SIM. – SIMILIAR
SPEC. – SPECIFICATION
SQ.FT./S.F. – SQUARE FEET
S.S./ST.STL. – STAINLESS STEEL
STD. – STANDARD
STL. – STEEL
STOR. – STORAGE
STRUCT. – STRUCTURAL

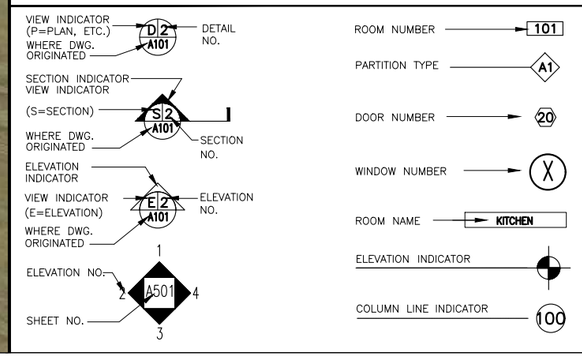
T
TBD – TO BE DETERMINED
THK. – THICK/THICKNESS
TOT. – TOTAL
TYP. – TYPICAL

U
U.O.N. – UNLESS OTHERWISE NOTED

V
V.I.F. – VERIFY IN FIELD

W
WAINS. – WAINSCOT
W.I.C. – WALK IN CLOSET

DRAWING CONVENTIONS



682 10TH STREET

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LANDMARKS SUBMISSION
5.16.2016

DATE	REVISION
DATE	REVISION

PROJECT
682 10TH ST
BROOKLYN, NY 11215

TITLE
TITLE SHEET; ABBREVIATIONS; DRAWING LIST & CONVENTIONS

ZONING	
ZONING DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

SEAL & SIGNATURE

DATE	7.1.15
JOB NO.:	0054
SCALE:	AS NOTED
DRAWING NO.:	L001.00
PAGES 01	OF 12

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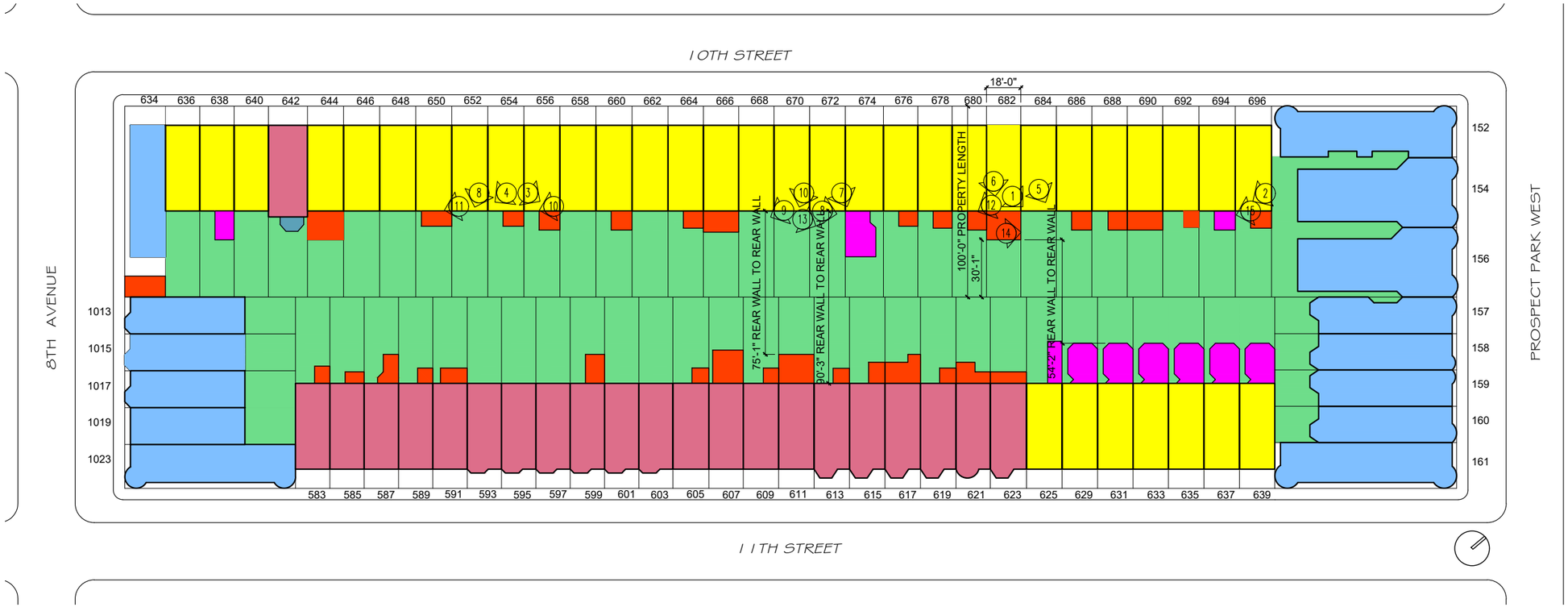


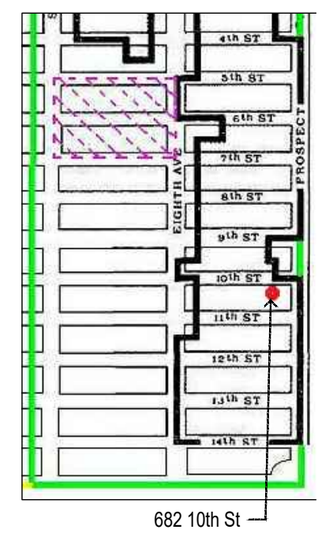
PLAN LEGEND:

- 5 STORY + BASEMENT
- 4 STORY + BASEMENT
- 3 STORY + BASEMENT
- 2 STORY + BASEMENT
- 1 STORY + BASEMENT
- 4 STORY
- 3 STORY
- 2 STORY
- 1 STORY
- GREEN SPACE
- SIDEWALK
- PROPERTY LINES

*NUMBERS IN VIEWS TAGS COORDINATE WITH PHOTOS ON FOLLOWING TWO PAGES

P1 PLOT PLAN: ENTIRE BLOCK BETWEEN 8TH AVE. AND PROSPECT PARK WEST (FROM BELCHER HYDE MAP, SANBORN MAP, NYC GIS MAPS, AND PHOTOS)
1/32" = 1'-0" (1/64" = 1'-0" ON 11X17)

P2 PROSPECT PL. REAR YARDS LOOKING SOUTH
N.T.S.



P2 LANDMARKS MAP AT 10TH ST
N.T.S.

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BLOCK PLAN AND LEGEND, LDMK MAP, AND AERIAL VIEW OF REAR YARDS OF 10TH ST.

ZONING	
DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

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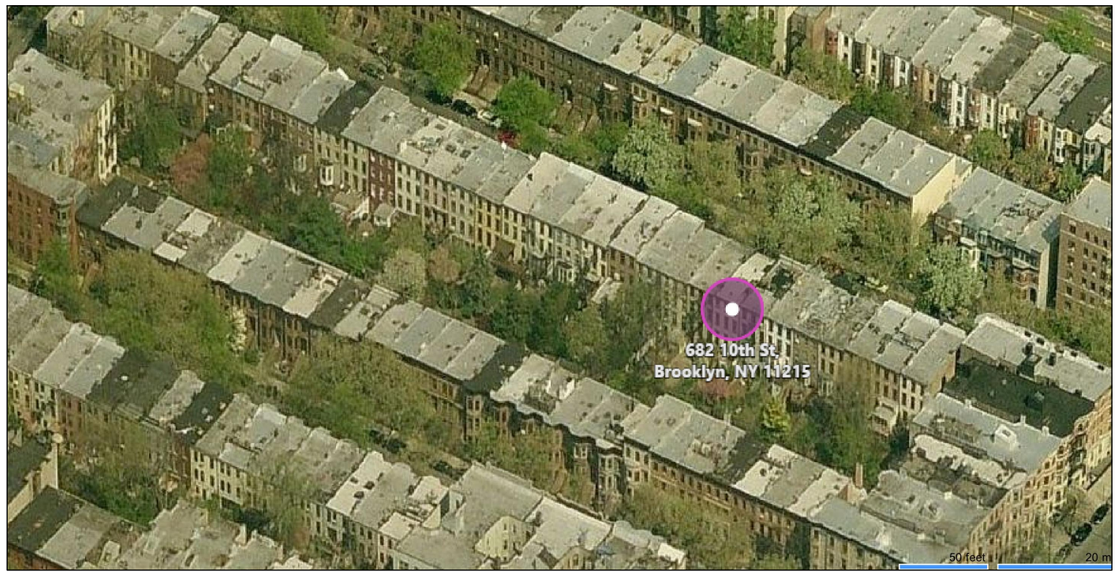
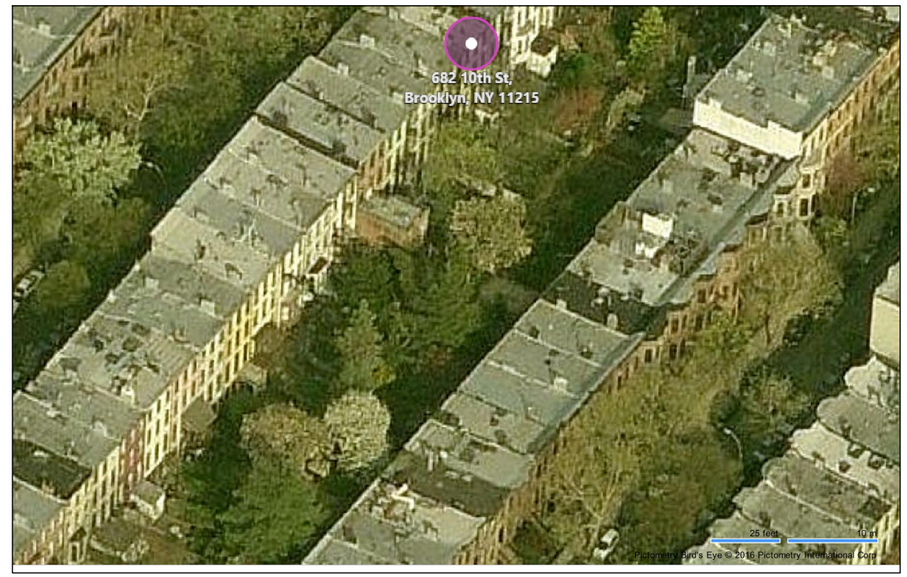
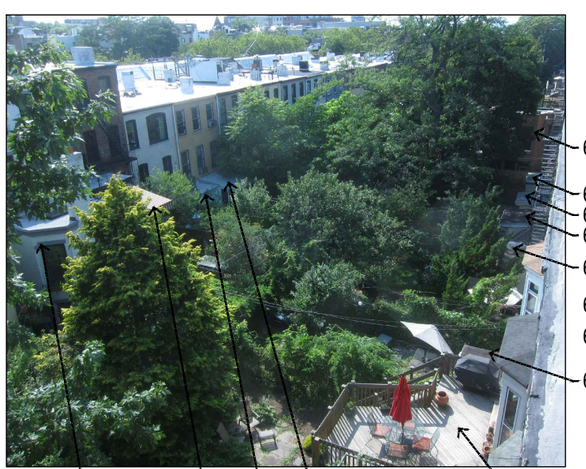
SEE A101 BLOCK PLAN FOR PHOTO LOCATIONS





1

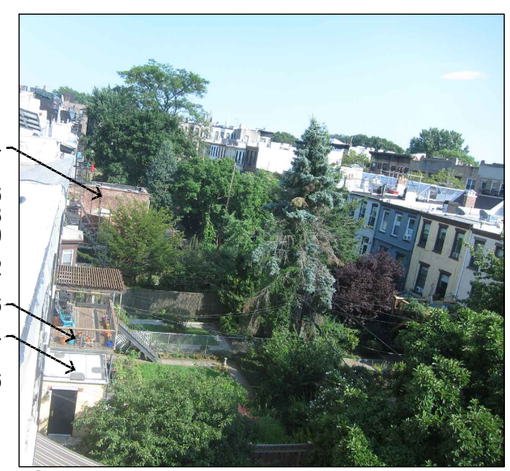
686 10th St.
688 10th St.
690 10th St.
694 10th St.



2

674
676
678
680
682
666
664
686

629 11th St.
625
623
621 11th St.
688 10th St.



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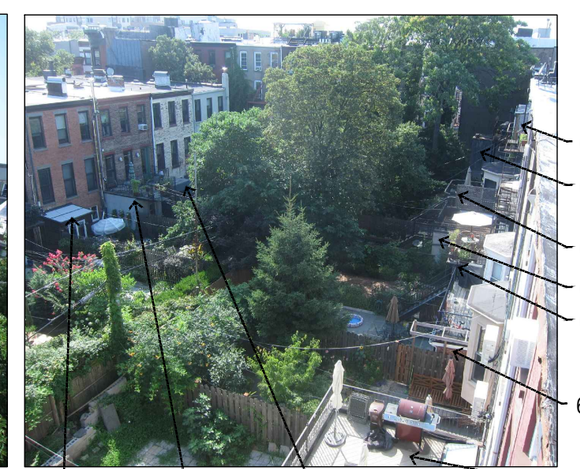

4

640 10th ST
638 10th ST
644 10th ST
646 10th ST
648 10th ST
650 10th ST
654 10th ST
589 11thST
587 11thST
585 11th ST

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BLOCK PLAN PHOTOS
1

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BLOCK	1095
LOT	31

ZONING

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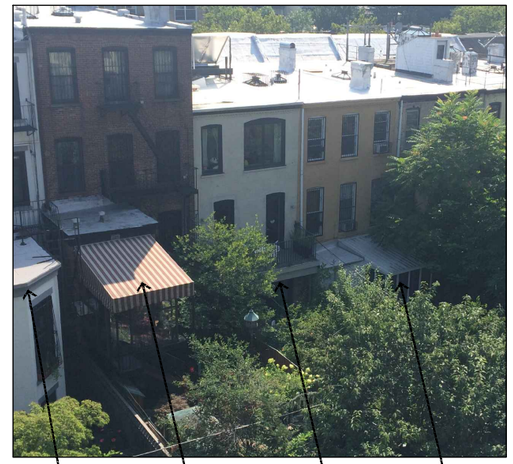

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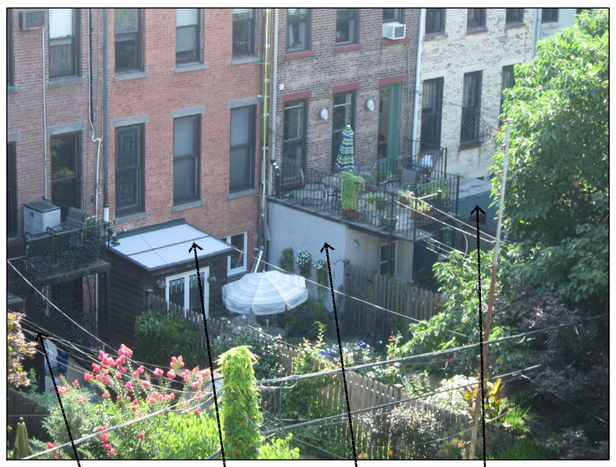

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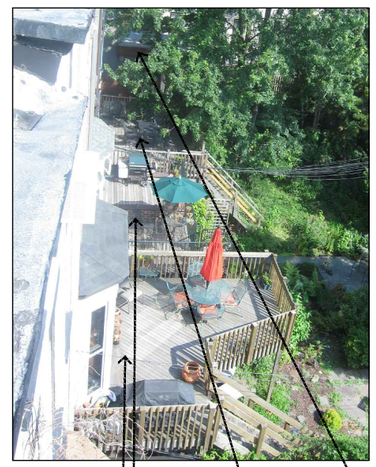

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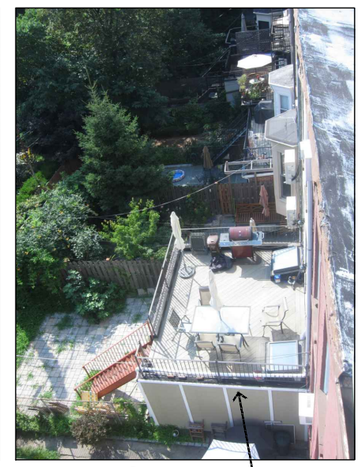

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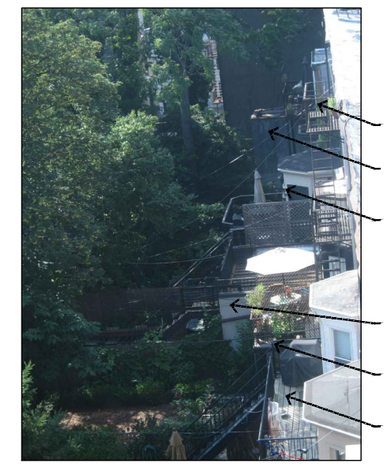

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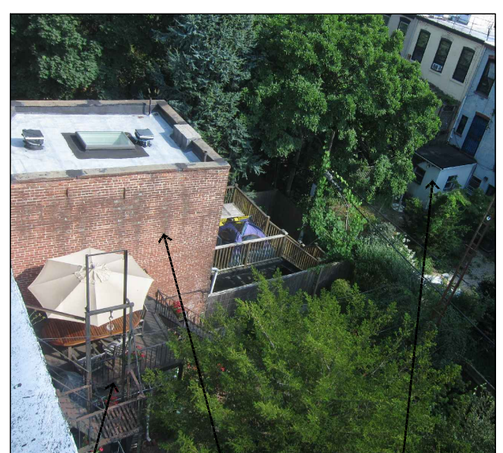

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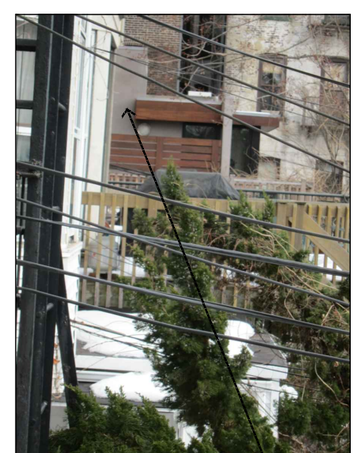

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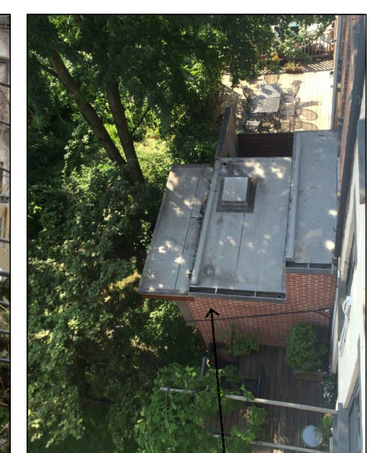

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682 10TH ST
BROOKLYN, NY 11215

TITLE

BLOCK PLAN PHOTOS
2

ZONING DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

ZONING

SEAL & SIGNATURE

DATE	7.1.15
JOB NO.:	0054
SCALE:	AS NOTED
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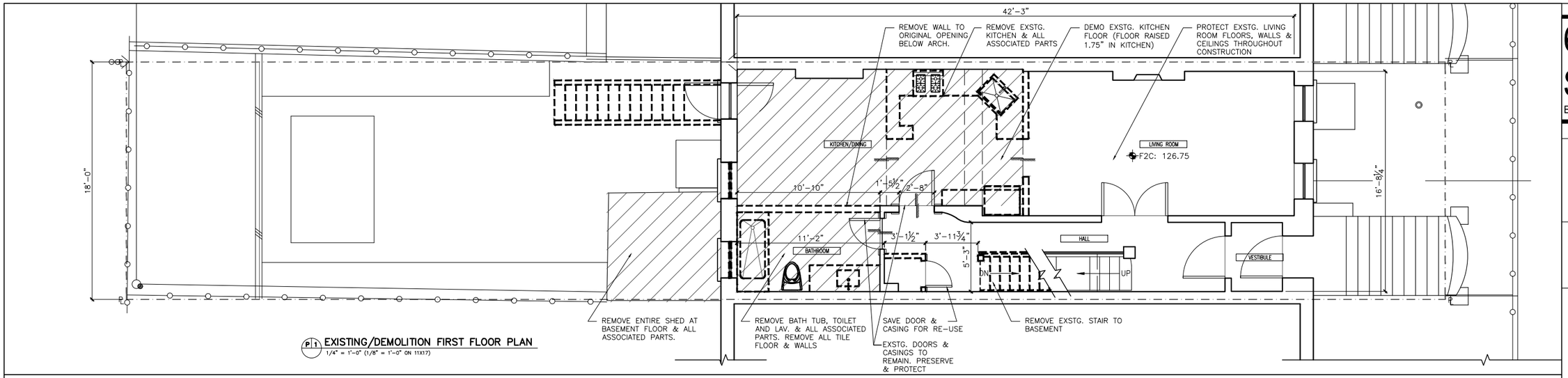
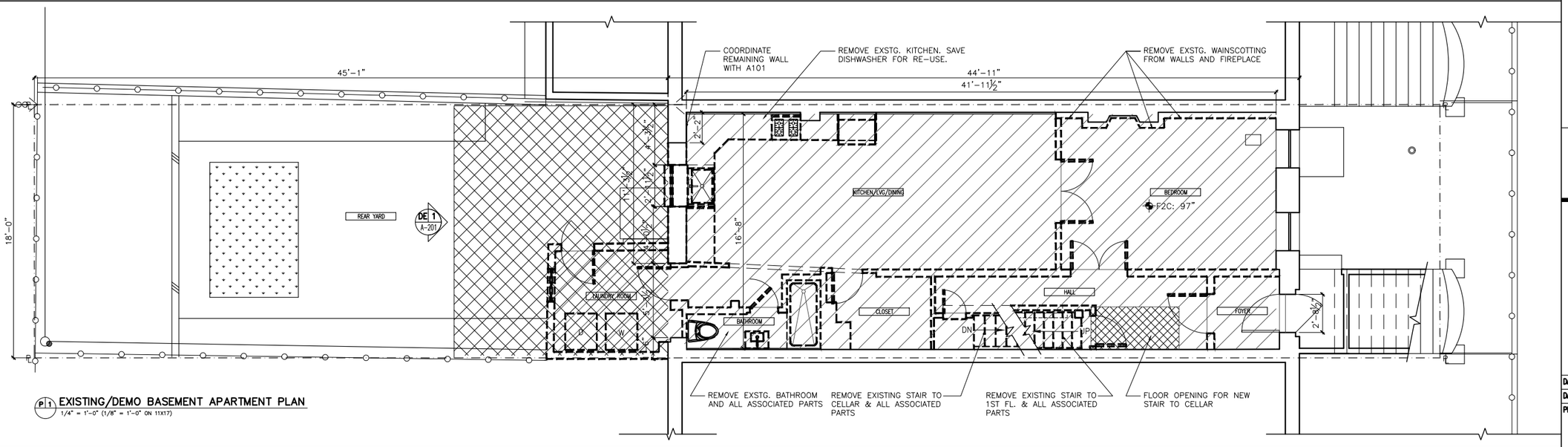


P1 EXISTING/DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0" (1/8" = 1'-0" ON 11X17)



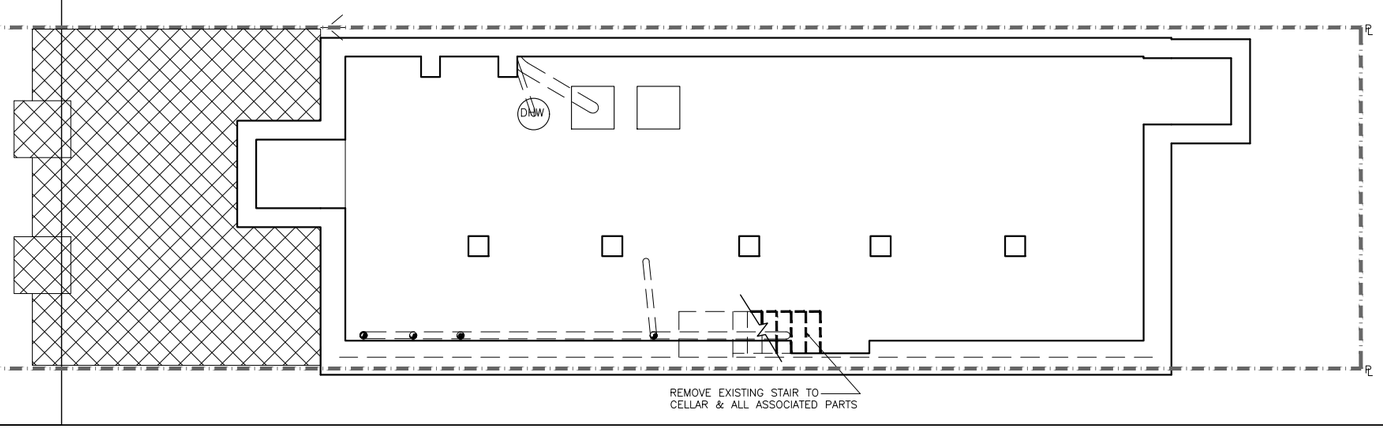
P1 EXISTING/DEMO BASEMENT APARTMENT PLAN
1/4" = 1'-0" (1/8" = 1'-0" ON 11X17)

LEGEND:

- REMOVALS
- EXISTING TO REMAIN
- REMOVE FLOORING TO SUBFLOOR. REMOVE ALL ROTTEN & DAMAGED SUBFLOOR & REPAIR
- PROP. LINE
- FLOOR OPENING
- EXCAVATION

NOTES:

1. PRESERVE AND PROTECT ALL ORIGINAL PLASTER WORK AND WOODWORK THROUGHOUT PARLOR FLOOR. PRESERVE AND PROTECT WOOD FLOORING IN LIVING ROOM, FIREPLACE MANTELS, RAILING AND WOOD PANELING OF STAIR TO 2ND FLOOR.
2. REMOVE ALL WATER DAMAGED ITEMS IN WALLS, FLOORS, AND CEILINGS OF BASEMENT AND PARLOR FLOORS



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682 10TH ST
BROOKLYN, NY 11215

TITLE

EXISTING CONDITIONS / DEMOLITION PLANS

ZONING DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31
ZONING	

SEAL & SIGNATURE

DATE	7.1.15
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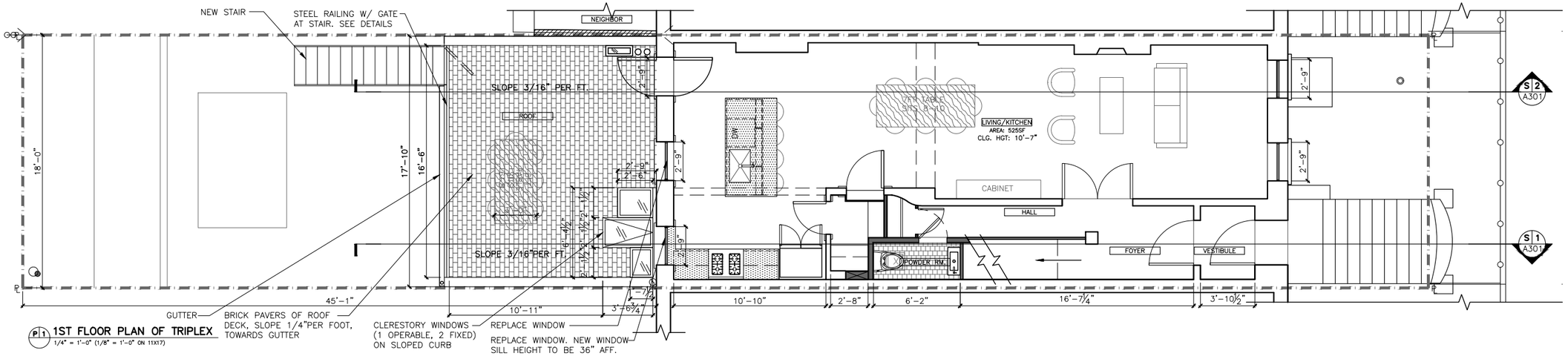
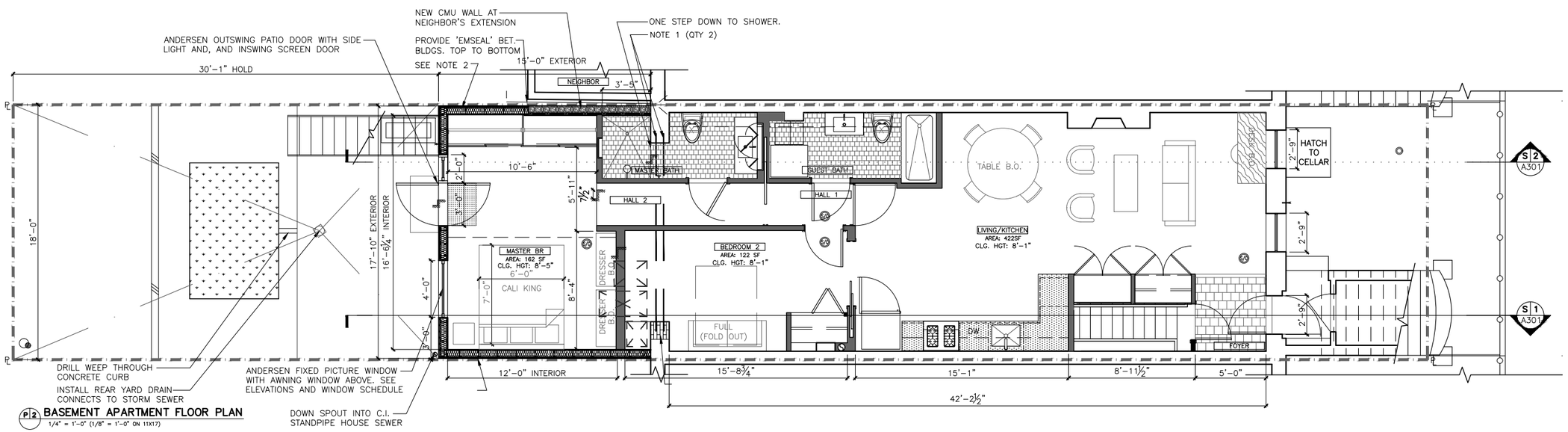


P1 1ST FLOOR PLAN OF TRIPLEX
1/4" = 1'-0" (1/8" = 1'-0" ON 11X17)

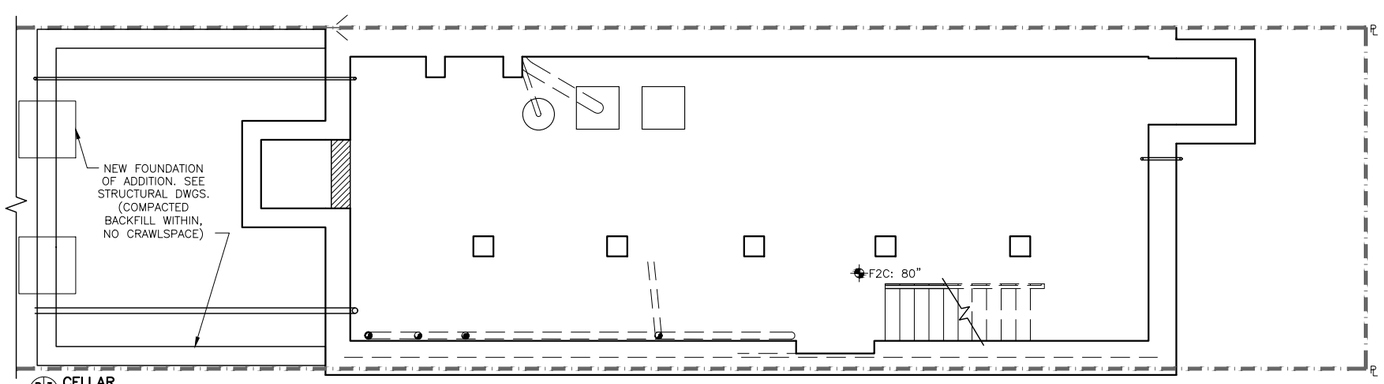


P2 BASEMENT APARTMENT FLOOR PLAN
1/4" = 1'-0" (1/8" = 1'-0" ON 11X17)

NEW WALL	NEW STONE COUNTERTOP
NEW 1" PAINTED MDF WALL	NEW TILE
EXISTING WALL	WOOD
BEAM ABOVE	PLANTER (BY OWNER)
CONDITION ABV. AS NOTED	COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR. (WALL MOUNTED, U.O.N.)
	EXHAUST FAN TO EXTERIOR
	PROPERTY LINE

NOTES:

1. A) BUILDING WALL – STEEL BEAM BEARING ON EXISTING REAR, LOAD-BEARING, BRICK WALL.
   B) REAR ADDITION – RATED CEILING., BEARING ON 6" STL. FRAMING @16"O.C WITHIN TYPE 'X' RATED WALLS. 2X9 LVL JOISTS @16" O.C. OF ADDITION ROOF.
2. NEW, 2HR RATED, STUCCO AND CEMENT BOARD WALL, CONST. CLASS 3 (CLASS IIB, C-EQUIVALENT), PER BUILDING CODE TABLE 3-4
3. INSTALL SUBSONIC FANS DUCTED TO ADDITION ROOF FOR ALL NEW BATHROOMS.
4. REPAIR SUBFLOOR, FIRESTOP ALL PENETRATIONS, AND PROVIDE NEW 3 1/4" WHITE OAK FLOOR THROUGHOUT EXISTING BASEMENT FLOOR.
5. ALL INSULATION SHALL BE SPRAY-IN, CLOSED CELL, 2" MIN. THICKNESS. APPLY AT CEILINGS OF BASEMENT, AS WELL AS ALL WALLS AND CEILINGS OF NEW ADDITION.
6. ALL NEW WINDOWS SHALL BE INSULATED, TEMPERED, LOW-E GLASS; BLACK CLAD EXTERIOR, WOOD INTERIOR.
7. SEE T-002 FOR ALL REQUIRED 'R-VALUES' OF CONSTRUCTION.



P3 CELLAR
1/4" = 1'-0" (1/8" = 1'-0" ON 11X17)

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PROPOSED PLANS

ZONING DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31
ZONING	
DATE	7.1.15
JOB NO.:	0054
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PAGES 6	OF 12

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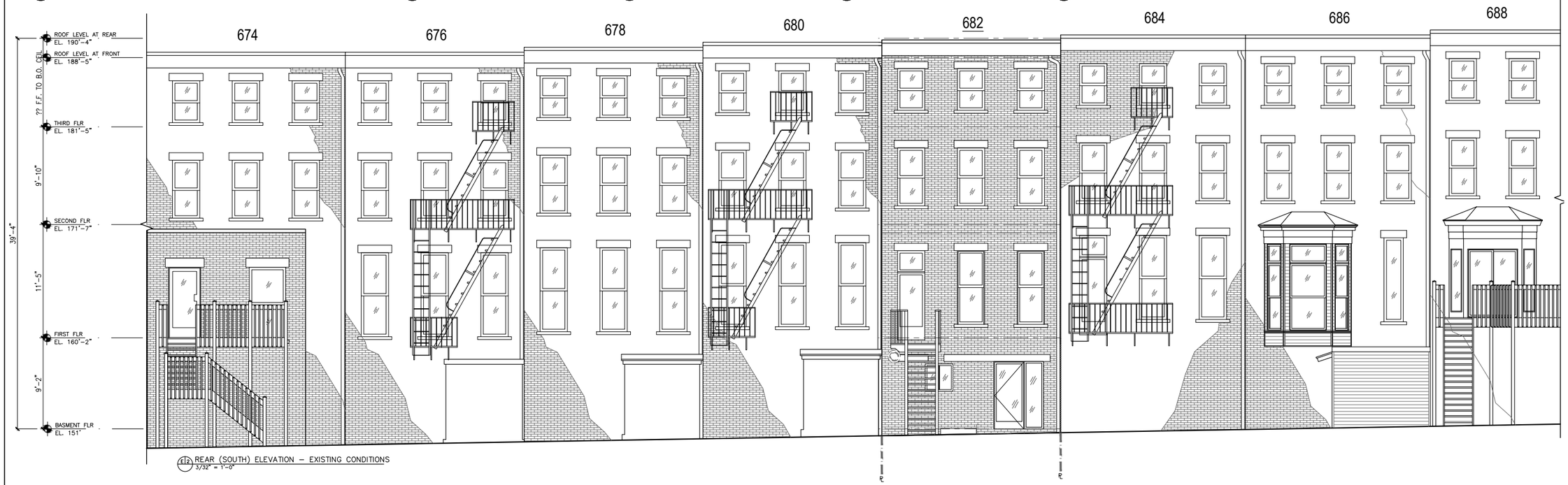
1 674 10TH ST.

2 674 TO 680 10TH ST.

3 682 10TH ST.

4 684 TO 694 10TH ST.

5 684 TO 694 10TH ST.



REAR (SOUTH) ELEVATION – EXISTING CONDITIONS
3/32" = 1'-0"

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TITLE

EXISTING REAR ELEVATIONS AND PHOTOS OF EXISTING REAR FACADES FROM 674 - 682 10TH STREET

ZONING	
ZONING DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

ZONING

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4

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6

7

E1.1 REAR (SOUTH) ELEVATION – EXISTING CONDITIONS
3/32" = 1'-0"

682 10TH STREET

BROOKLYN, NEW YORK

Architect

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Owner

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LANDMARKS SUBMISSION
5.16.2016

DATE	REVISION
DATE	REVISION

PROJECT

682 10TH ST
BROOKLYN, NY 11215

TITLE

EXISTING REAR ELEVATIONS AND PHOTOS OF EXISTING REAR FACADES FROM 682 - 694 10TH STREET

ZONING	
DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

ZONING

SEAL & SIGNATURE

DATE	7.1.15
JOB NO.:	0054
SCALE:	AS NOTED
DRAWING NO.:	L-202.00
PAGES 8	OF 12

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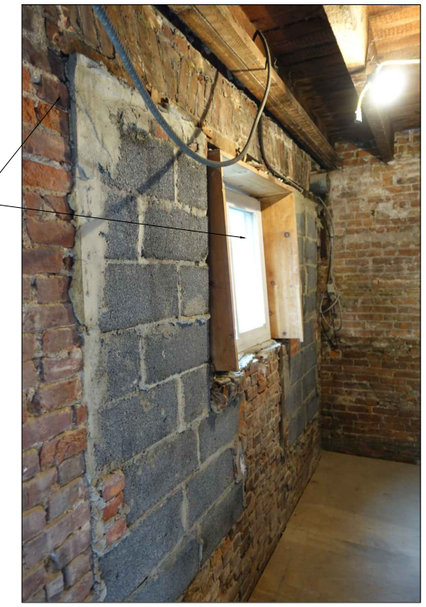
P1 EXISTING, INTERIOR CONDITION, OF THE REAR FACADE
NTS

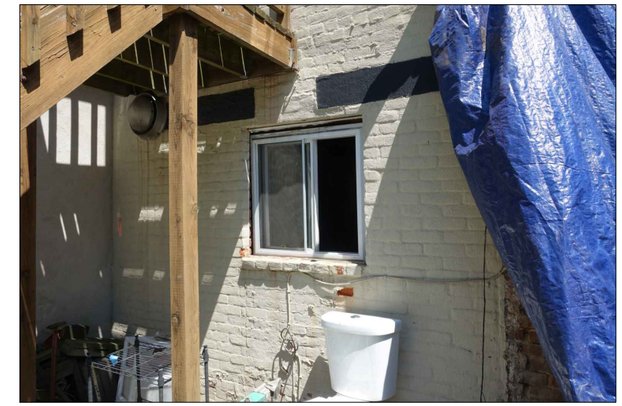
ORIGINAL, APPROVED PLANS BY LANDMARKS HAD NO ADDITION. WHEN THE CONDITIONS OF THE EXISTING REAR WALL WERE DISCOVERED DURING DEMOLITION, THE ARCHITECT AND ENGINEER ADVISED THE OWNER THAT THE WALL CONDITION IS A DANGER TO THE STRUCTURAL STABILITY OF THE BUILDING.

THE ARCHITECT AND ENGINEER ADVISED THAT THE ENTIRE REAR MASONRY WALL A THIS LEVEL NEEDS TO BE REMOVED, AND A NEW COMPOSITE STEEL BEAM, SITTING ON NEW BRICK RETURN WALLS IS REQUIRED TO SUPPORT THE REMAINING, EXISTING REAR WALL, ABOVE.

THE OWNERS THEN OPTED TO APPLY FOR AN A ADDITION DUE TO THE FACT THAT THE ENTIRE WALL WILL BE OPENED.



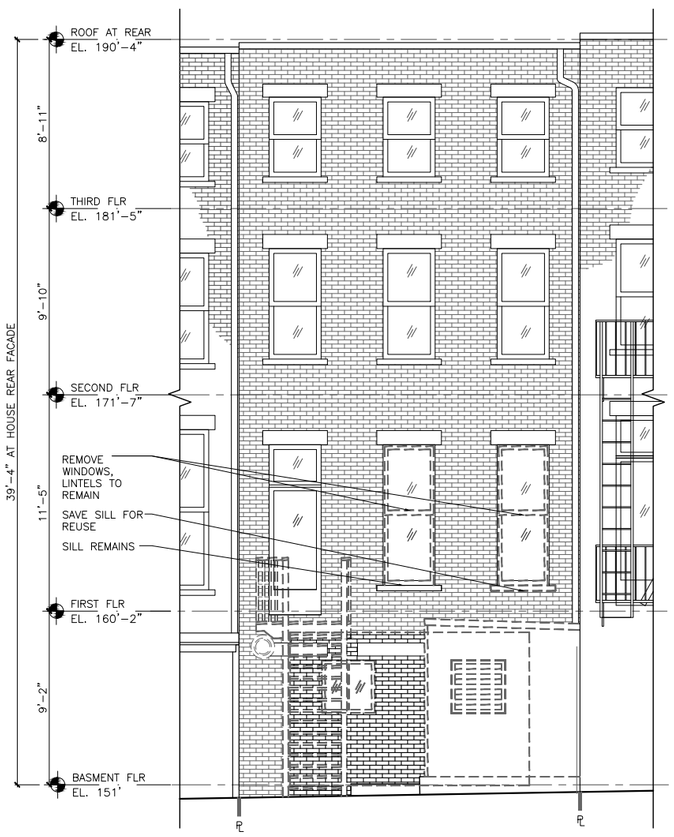
P2 EXISTING, INTERIOR CONDITION, OF THE REAR FACADE
NTS



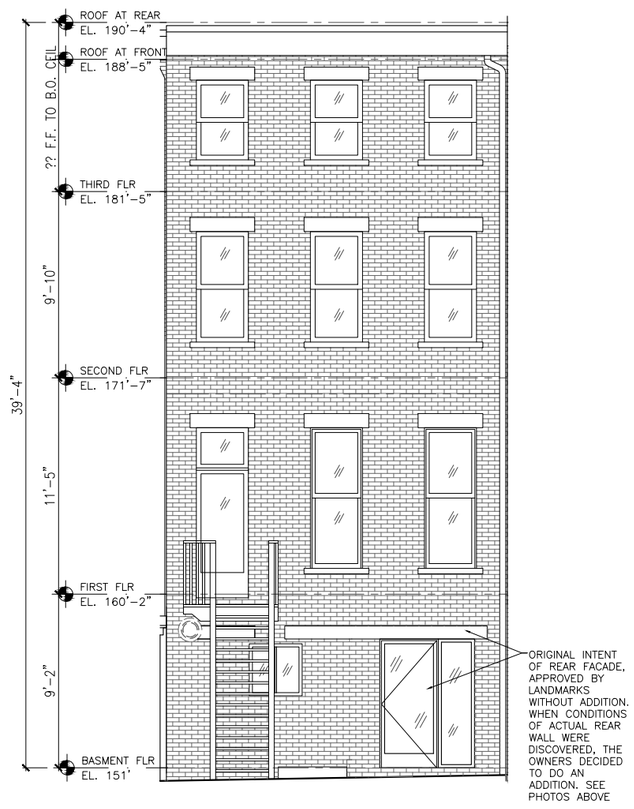
P3 EXISTING, EXTERIOR CONDITION, OF THE REAR FACADE
NTS

LEGEND:
- REMOVALS
- PROPERTY LINE
- BRICK REMOVAL
- REMAINING BRICK
- NEW STUCCO OF ADDITION

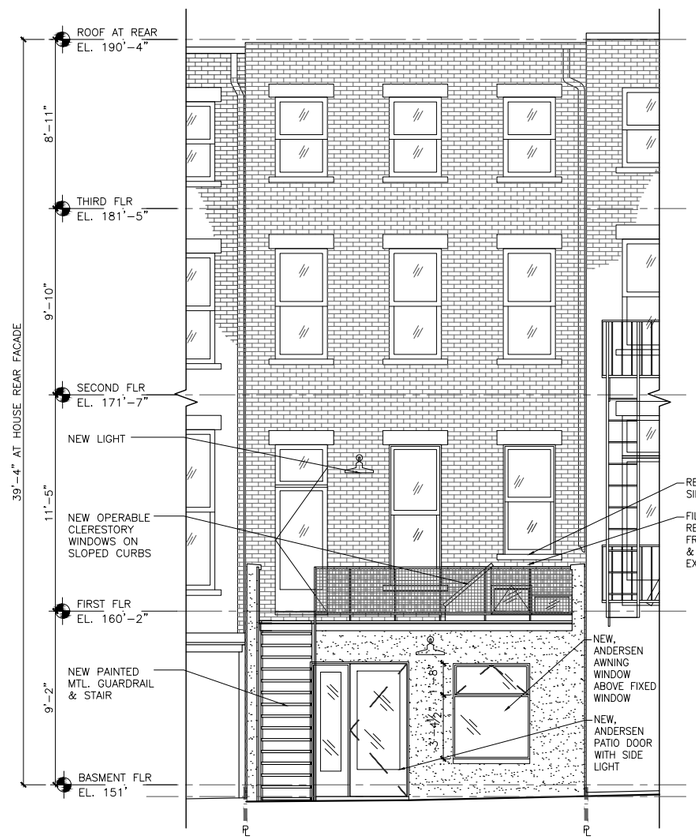
PAREX STUCCO PROPOSED
COLOR: PEWTER 3016L (29)



E1 REAR DEMOLITION ELEVATION – ORIGINALLY APPROVED LANDMARK SUBMISSION
1/8" = 1'-0"



E1 REAR ELEVATION – ORIGINALLY APPROVED LANDMARK SUBMISSION
1/8" = 1'-0"



NOTE: ALL NEW ANDERSEN WINDOWS AND DOORS SHALL BE "DARK BRONZE" CLAD, 400 SERIES, LOW-E, TEMPERED GLASS

E1 REAR ELEVATION – PROPOSED WITH REAR ADDITION
1/8" = 1'-0"

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682 10TH ST
BROOKLYN, NY 11215

TITLE

EXISTING & PROPOSED REAR ELEVATIONS

ZONING	
ZONING DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

SEAL & SIGNATURE

DATE	7.1.15
JOB NO.:	0054
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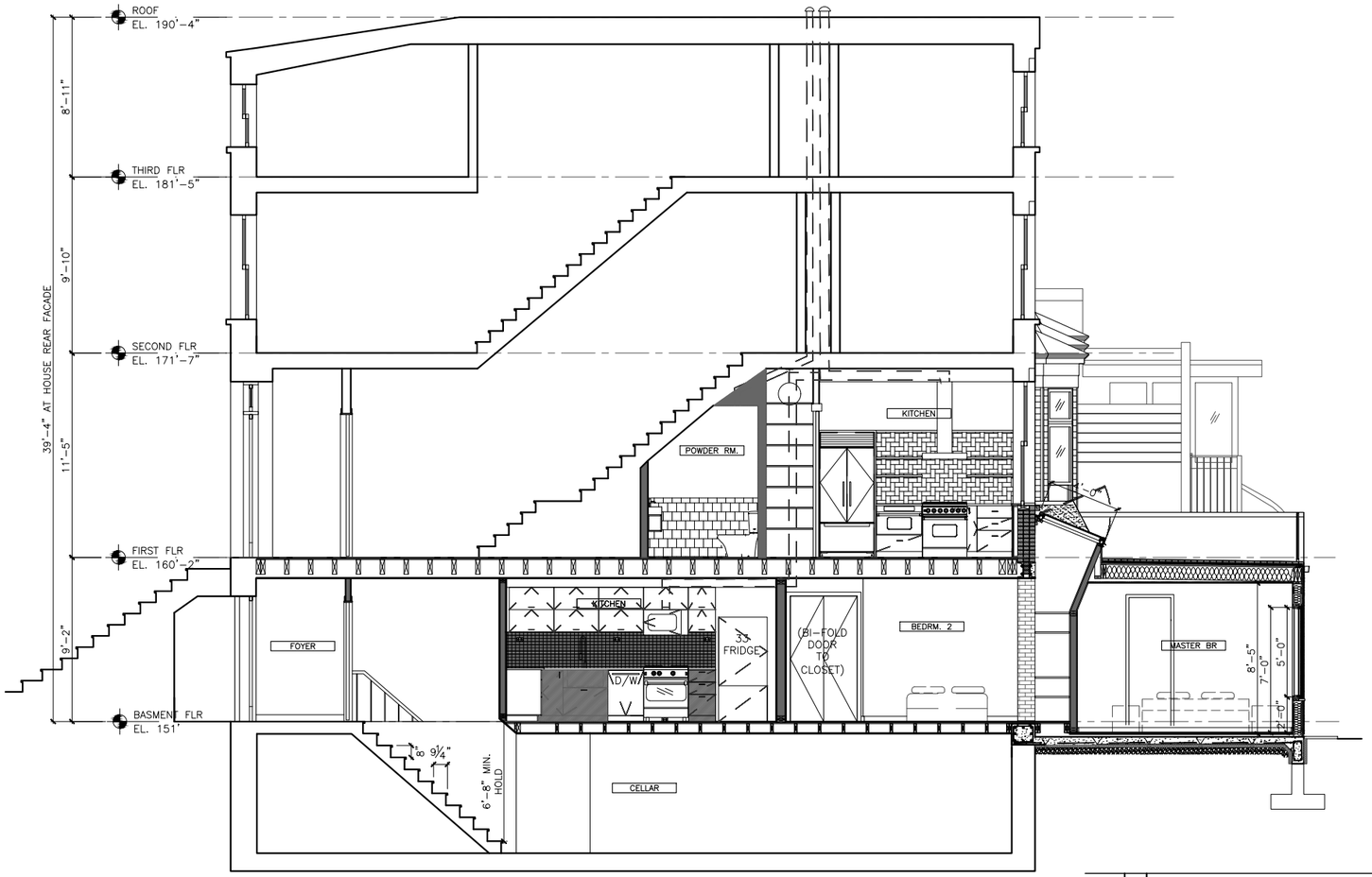
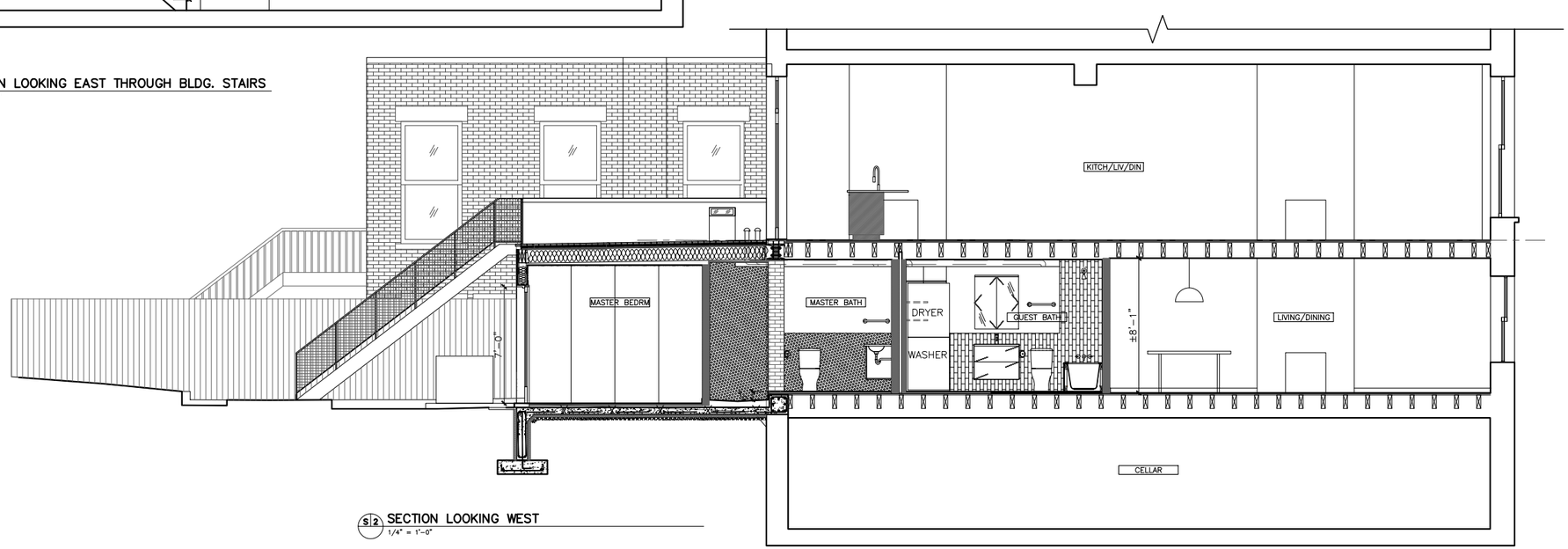


S1 SECTION LOOKING EAST THROUGH BLDG. STAIRS
1/4" = 1'-0"



S2 SECTION LOOKING WEST
1/4" = 1'-0"

LEGEND:
- REMOVALS
- PROPERTY LINE
- BRICK REMOVAL
- REMAINING BRICK
- NEW WALL
- EXISTING WALL

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PROJECT
682 10TH ST
BROOKLYN, NY 11215

TITLE
PROPOSED SECTIONS

ZONING	
DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

SEAL & SIGNATURE

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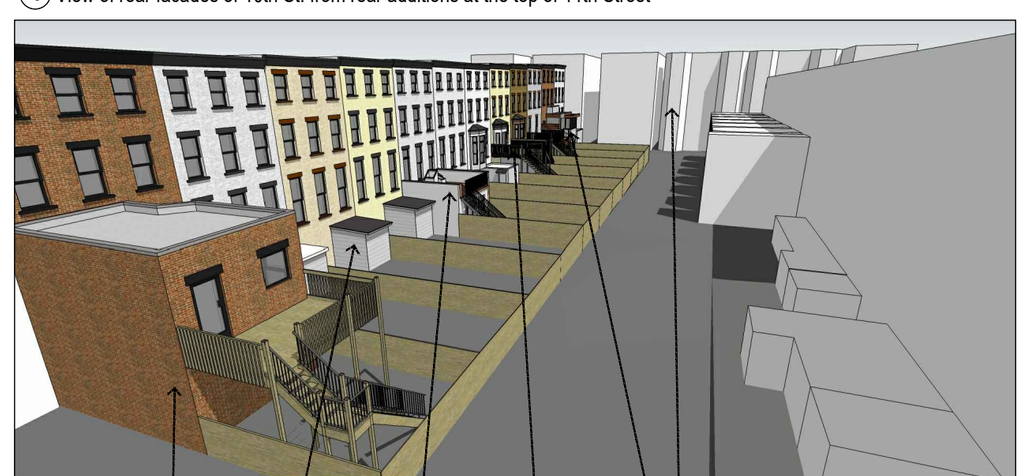
1

2

3

4 View of rear facades of 10th St. from rear additions at the top of 11th Street

5 View of rear yardS between 10th and 11th Streets ST. from Prospect Park West



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682 10TH ST
BROOKLYN, NY 11215

TITLE

3D RENDERINGS
1

ZONING	
ZONING DISTRICT	R6B
ZONING MAP	16D
BLOCK	1095
LOT	31

SEAL & SIGNATURE

DATE	7.1.15
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7 674 10th St. 682 10th St. 694 10th St. Apt's on Prospect Park West

8 678 10th St. 680 10th St. 682 10th St. 684 10th St. 694 10th St.

10 678 10th St. 680 10th St. 682 10th St. 694 10TH ST. Apt's on Prospect Park West

11 674 10th St. 676 10th St. 678 10th St. 680 10th St. 682 10th St. 686 10th St. 690 10th St. 694 10th St.

11 674 10th St. 676 10th St. 682 10th St. 688 10th St. 690 10th St. 692 10th St. 694 10th St.

12 680 10th St. 682 10th St. 684 10th St.

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3D RENDERINGS
2

ZONING DISTRICT	R6B
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BLOCK	1095
LOT	31

ZONING

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