



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 8, 2026

CHAIR MEETING

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Chairs Meeting Held on July 22, 2026

The Committee's Chairs met on Wednesday, July 22, 2026, at 6:00 PM.

ATTENDANCE: Present: Chair Fuller; Chesler; D'Amato; Dennis; Feng; Iglesias.
Mrowiec; Vega.

Absent: Aguilar; Bruzaitis; Cabrera; Caponegro; Dybanowski; Heimlich;
Rabbi Niederman; Pferd; Weiser.

1. MEETING CALLED TO ORDER:

Chairperson Fuller opened the Meeting. The meeting focused on the effectiveness and sustainability of community board committees, with particular attention to committee composition, attendance, quorum challenges, and succession planning. Members discussed the need to balance board and non-board participation while ensuring committees retain sufficient institutional knowledge and technical expertise. Several committees including Education & Youth, Veterans Affairs, Environmental Protection, and Public Safety & Human Services face operational challenges due to inconsistent attendance, board member term limits, and difficulty recruiting qualified volunteers.

The Chairs also discussed governance improvements, including formalizing hybrid meetings and strengthening committee recruitment through outreach to community organizations, elected officials, and subject-matter experts.

Key Discussion Points

- Committee Membership and Attendance
- Multiple committees are experiencing recurring quorum challenges due to inconsistent attendance by board members.
- Non-board members generally demonstrate stronger attendance and engagement than board members.
- Current committee's composition should be reviewed to ensure an appropriate balance between board and non-board members while maintaining effective governance.
- Committee assignments may need adjustment based on attendance and participation levels.

Education & Youth Committee

- Concerns were raised regarding maintaining quorum despite active participation from non-board members.
- Leadership will review committee membership and attendance before the September 17 meeting to determine whether adjustments are necessary.

Veterans Committee

- Upcoming board member term limits threaten the committee's continuity.
- Leadership discussed recruiting additional board members who are not term-limited while expanding participation from non-board members.
- Members clarified that Veterans Committee membership is open to individuals regardless of military service.

Environmental Protection Committee

- Members emphasized that environmental issues require specialized technical expertise due to increasingly complex federal and state regulatory matters.
- Recruitment efforts should focus on individuals with relevant environmental, scientific, engineering, or policy backgrounds.
- While combining Environmental Protection with Sanitation was proposed as a way to increase participation, several members expressed concern that doing so could diminish the committee's ability to address specialized environmental issues unique to the district.
- Potential recruitment sources include elected officials, environmental organizations, universities, and other technical experts.

Community Engagement and Recruitment

- The board reaffirmed the importance of expanding volunteer recruitment to strengthen committee participation.
- Members stressed the value of preserving institutional knowledge through consistent attendance and long-term committee involvement.
- Outreach efforts should target both prospective board members and qualified community volunteers.

Governance and Meeting Operations

- Leadership discussed improving planning for committee meetings and ensuring adequate meeting space.

- Members supported formally authorizing hybrid meetings through revisions to board procedures and adoption of a resolution through the Bylaws Committee.
- Planning for leadership absences and meeting coverage was also discussed to ensure operational continuity.

Decisions and General Direction

- Review committee composition to improve quorum and participation.
- Continue recruiting qualified non-board members while maintaining appropriate board representation.
- Prioritize recruitment of technical experts for the Environmental Protection Committee.
- Develop governance changes to formally authorize hybrid meetings.
- Increase communication with partner agencies and elected officials to improve committee support and recruitment.

Action Items

- Discuss adding non-term-limited board members to the Veterans Committee with Mr. Raffaello VanCouten.
- Send a board-wide email recruiting volunteers for the Environmental Protection Committee and the Veterans Affairs Committee and clarify eligibility for non-veterans.
- Continue outreach to elected officials, universities, nonprofits, and community experts to recruit Environmental Protection Committee members.
- Work with Stephen Chesler to draft procedural changes authorizing hybrid meetings through the Bylaws process.
- Chair Fuller asked Committee Chairs to submit their meeting dates for the year as soon as possible.

The meeting was Adjourned at 6:40 pm.



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September 8, 2026

EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on August 19, 2026

The Executive Board met on Wednesday, August 19, 2026, at 5:30 PM.

ATTENDANCE: Present: Chair Fuller; Weiser; Dennis; Feng; Iglesias; Espinal.

Absent: Heimlich.

(A quorum was achieved)

1. **MEETING CALLED TO ORDER:**

Chairperson Fuller opened the meeting and asked the committee members to review the agenda presentation requests list (see attached).

2. **PREPARATION OF THE AGENDA FOR SEPTEMBER 8, 2026, COMBINED PUBLIC HEARING & BOARD MEETING:**

The Executive Board committee members reviewed the various requests received for the presentation. Chairperson Fuller asked for approval of the agenda and all present approved. Items # 3, 4, 8, 14 and 20 referred to the Land Use, ULURP & Landmarks (Subcommittee) Committee. Items # 10 and 15 Postponed for October. Item 12 referred to the Public Safety & Human Services Committee. Item 13 will speak at the public session. Item 18 Postponed no date confirmed.

3. **ADDITIONAL DISCUSSION:**

The Executive Board discussed requesting that presenters submit their presentations at least three business days prior to meetings. District Manager Pulgarin already sent an email asking the presenters to provide presentations before the combined public hearing and board meeting. The Executive Board decided to put an exact time frame of three business days before the meeting. It was noted that DOT is the agency that most frequently fails to provide its presentations on time. The Executive Board decided that if this situation occurs again, a letter will be sent to DOT under Chair Fuller's signature.

Due to the number of items on the agenda, Mr. Ward Dennis, Chair of the Land Use, ULURP & Landmarks Committee, recommended referring the UAP item, as it is for informational purposes only and does not require board review. Mr. Dennis also recommended referring Landmarks (LPC) items #9 and #16 to the Land Use Committee for presentation on September 1, 2026. The BSA item concerning 118 N 8 LLC, located at 118 North 8th Street, is scheduled to be presented at the upcoming Combined Meeting on October 8, 2026. The Executive Board agreed with these recommendations. Mr. Dennis further recommended that Landmarks items not be included on the public hearing agenda unless they are significant matters, in order to save time during board meetings. He also stated that the Land Use, ULURP & Landmarks Committee now requires applicants to post notices prior to the committee meeting to notify neighboring residents. Chair Fuller noted that this has generally been the Board's practice, whereby applicants appear at the combined Public Hearing and Board Meeting to present their applications, after which Landmarks items are referred to the Land Use, ULURP & Landmarks Committee. Chair Fuller emphasized that she simply wants to ensure that all matters are being handled properly and in accordance with the Board's procedures.

Ms. Iglesias and Mr. Feng agreed with Mr. Dennis, stating that these types of items should be referred to the Land Use, ULURP & Landmarks Committee. They noted that doing so would help save time during the combined meetings. They also stated that, if necessary, Mr. Dennis could refer items back to the combined meeting, similar to the process followed by the Chair of the SLA Review & DCA Committee for certain SLA items.

The vote was as follows: 6 "YES", 0 "NO", 0 "ABS". Fuller; Weiser; Dennis; Feng; Iglesias; Espinal.

First Vice-Chair Simon Weiser expressed concerns regarding the DOT presentation on Driggs Avenue & McGolrick Park improvements, scheduled for September 8, 2026. He noted that there is significant opposition to the proposal among residents and suggested that the presentation be postponed. He also recommended that the presentation materials be distributed in advance to allow Board members and the community sufficient time to review the proposal before it is presented.

First Vice-Chair Simon Weiser raised the possibility of eliminating the roll call at Combined Public Hearings and Board Meetings. The Executive Board explained to Mr. Weiser that roll call is mandatory in accordance with guidance from the NYC Law Department.

The Executive Board approved the request submitted by Dr. Karina D. Aguilar, Chair of the Women's Issues Committee regarding breast cancer awareness event organized for October 3, 2026 (see attached).

The meeting was Adjourned at 6:40 pm.

REVISED PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 09/08/2026

#	DATE RECEIVED	HOW	REQUEST FROM	PRESENTATION DESCRIPTION	ITEM ON A CLOCK?	CLOCK DETAILS
1)				COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2028 – Comments to Be Received Regarding Expense/Capital Budget Priorities for Fiscal Year 2028 and Service Program Priorities.	YES	
2.)	05/07/26	Via Email	Martin Maher Brooklyn Commissioner, NYC Parks	More frequent Updates on Metropolitan Pool: We want to establish better communications and more frequent updates on the impending construction of Metropolitan Pool. Parks shares everyone’s frustration with it being closed for multiple system failures in this 1922 building, but we want to make sure we are giving you the latest information. I would like you to schedule for me and representatives from our Public Programs and construction divisions to come for board meetings for such an update in September and again in December of 2026. I think we would need 5 minutes for the update and maybe another 10 for questions and answers. Does it make sense to go to Parks Committee, full board or one of each? (maybe committee in Sept and full board in Dec?) Let me know the dates and time and venue so we can prepare.	NO	Previously approved on May 20, 2026, by the Executive Board for update in September and December.
3.)	06/12/26	Via Email	Simi Appel, Inclusionary Housing Program. – RE Tax Service	401 Bushwick Avenue. The proposed project is an 8-story mixed-use development located at 401 Bushwick Ave situated on a 13,666.20 -square-foot site in the Williamsburg neighborhood of Brooklyn	NO	

				The building will contain a total of 54,147.6 square feet, including: 49,231.5 square feet of residential floor area 4,916.1 square feet of commercial space The development will include 75 residential units, of which 15 will be designated as affordable under the Universal Affordability Preference (UAP) program administered by HPD. All affordable units will also satisfy the Affordable New York Housing Program (485x), also administered by HPD. The affordable units will target a weighted average Area Median Income (AMI) of 60%.		
4.)	06/15/26	Via email	Massimo Indolini, Adler & Stachenfeld LLP	1084 Manhattan Avenue – notification of a new UAP project in your Community District. The project is located at 1084 Manhattan Avenue. Construction for the project is intended to begin in Q4 2026. The proposed building is a 17,211 gross square foot mixed use building on a 2,713.00 SF site located in the Greenpoint neighborhood of Brooklyn. There will be 12,132 (ZSF) zoning square feet of residential, 1,429 square feet of retail and no community facility. The building will consist of 17 residential units of which 4 shall be affordable units. Of the 4 affordable units, 4 will be UAP affordable units as part of the UAP program administered by the NYC Department of Housing Preservation and Development (“HPD”). These UAP affordable units shall also be used to satisfy the affordable housing requirement pursuant to the Affordable	NO	

				Neighborhoods for New Yorkers program (“485-x”) also administered by HPD. The apartments will be equipped with all electric heating & cooling, Energy Star appliances and water-saving low flow plumbing fixtures. The apartment distribution will consist of 3 studios, 10 one bedrooms, and 4 two bedrooms. There will be no parking spaces. There will be common recreation space on the roof. The building superstructure consists of reinforced concrete. Access to the residential upper floors shall be provided by a code compliant 3,000 lb. capacity elevator and 2 fire stairs. Construction of the project is expected to take 18 months with a full lease-up of the project anticipated within 20 months thereafter.		
5.)	05/29/26	Via Email	Mr. Arthur Dybanowski, Chair SLA Review & DCA Committee	The applicant: Green Street Music & Arts LLC, DBA Pending, 259-277 Green Street, would like to present at our next Full Board meeting due to the large capacity venue.	NO	
6.)	06/16/26	Via Email	Mr. Arthur Dybanowski, Chair SLA Review & DCA Committee	The applicant: 184 N 8 LLC, DBA TBD, 184 North 8th Street, would like to present at our next Full Board meeting due to the large capacity venue.	NO	
7.)	06/16/26	Via Email	Mr. Arthur Dybanowski, Chair SLA Review & DCA Committee	The applicants: River Street Hospitality LLC and Domino Refinery LLC, DBA TBD, 300 Kent Avenue, would like to present at our next Full Board meeting due to the large capacity venue.	NO	

8.)	06/18/26	Via Email	Simi Appel, Inclusionary Housing Program. – RE Tax Service	877 Grand Street – notification of a new residential development project in your Community District. Construction for the project is intended to begin upon approval of the UAP application and execution of the Restrictive Declaration with HPD. The proposed project is a 10-story residential development located at 877 Grand Street, situated on a 7,500-square-foot site in the East Williamsburg neighborhood of Brooklyn. The building will contain a total of 37,348.68 square feet of Residential Floor area. The development will include 55 residential units, of which 11 will be designated as affordable under the Universal Affordability Preference (UAP) program administered by HPD. All affordable units will also satisfy the Affordable New York Housing Program (485-x), also administered by HPD. The affordable units will target a weighted average Area Median Income (AMI) of 60%.	NO	
9.)	06/30/26	Via Email	Jon Airis, Director of Real Estate COLOSSAL MEDIA	118 North 11 St. (Landmarks) I am contacting you to request a presentation before the community board on September 8th to present the attached application for a painted sign on a historical property in North Williamsburg. I am also presenting it to the Landmarks Preservation Commission. As part of their process, they'd like a recommendation from the community board subsequent to your review and consideration. The individual landmark is located at 118 North 11th Street, Brooklyn, NY 11249 and I	NO	

				am applying for a painted wall sign master plan on behalf of Colossal Media.		
10)	06/30/26	Via Email	Teola Deane-Dossou Brooklyn Borough Manager, neighborhood Strategies Unit (NSU) Strategic Partnership(SP)	Brooklyn Neighborhood Advisory Board (NAB) 1: I am reaching out to request an opportunity to conduct a 10–15-minute presentation at an upcoming Community Board 1 meeting. I would like to provide an overview of the many programs and resources funded by the Department of Youth and Community Development (DYCD) that are available to community residents. I would also like to share information about the role and impact of the local Neighborhood Advisory Board (NAB), on which William Klagsbald serves as Vice Chair and Simon Weiser serve as Secretary. My goal is to increase awareness of the valuable services and opportunities available through DYCD, encourage community engagement, and strengthen partnerships between Community Board 1, the Neighborhood Advisory Board, and the residents we collectively serve.	NO	
11)	07/13/26	Via Email	PAUL PROULX, Partner PRYOR CASHMAN LLP	27 Stewart Ave. BSA Application ZR 73-44 Special permit 2026-17-BZ (26BSA029K)This application (“Application”)is filed by Pryor Cashman LLP on behalf of 25c LLC, the owner of the Premises (the “Owner”), pursuant to Section 73-03 and 73-44 of the Zoning Resolution of the City of New York (“ZR” or “Resolution”), to seek a reduction in the number of accessory	NO	

				off-street parking spaces required for the proposed, 122,518 square foot Use Group III(B) ambulatory diagnostic and treatment healthcare facility within the substantially completed 11-story, Use Group V transient hotel building on the Premises (the “Building”).		
12)	07/24/26	Via Email	Alessandro Teoldi	We are a group of residents living on Vandervoort Avenue between Lombardy Street and Beadel Street. Over the past several years, we have repeatedly contacted the City and various City agencies regarding a number of ongoing and unresolved issues affecting our neighborhood. These include sanitation and cleanliness, illegal parking, illegal dumping, and the lack of accountability for businesses operating in the area. Despite submitting numerous complaints and emails, we have not received clear or concrete responses, and these issues remain unresolved. We would like to bring these concerns to the attention of the Community Board at its next meeting, in the hope that doing so will help move these matters toward a resolution. Could you please let us know the process for being included on the agenda for the next Community Board meeting? We understand that our neighborhood is zoned as an industrial area. However, it is also home to many residential buildings, and we believe more should be done to ensure that residents can live in a safe, clean, and well-maintained environment.	NO	

13)	07/28/26	Via Email	Raul Robinson, Account Executive, Ticket Sales & Service Brooklyn Football Club	My name is Raul Robinson, and I'm reaching out from Brooklyn FC — the new professional soccer club here in the city, competing in the USL Championship right here in Brooklyn. I was referred to your board by District Director Jessica Franco, who encouraged me to reach out and introduce myself. I'm writing for two reasons. First, I'd love the opportunity to speak at an upcoming board meeting to introduce Brooklyn FC to your community. Beyond that, I'd welcome the chance to sit down with the board directly to share in more detail what we're building — specifically around our commitment to the kids and constituents of Brooklyn. From youth programming and on-field experiences to community partnerships with local schools and organizations, Brooklyn FC is genuinely invested in being a club that belongs to this borough, not just plays in it. Second, this September 19th, Brooklyn FC is hosting Noche Latina at Maimonides Park — a special themed match celebrating Hispanic Heritage Month and the vibrant Latino culture that makes Brooklyn what it is. I'd love to explore how we can work together to engage Brooklyn families and bring them out for what promises to be a really special night. I've attached our flyer for your reference.	NO	
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14)	08/17/26	Via Email	Simi Appel, Inclusionary Housing Program. – RE Tax Service	241 Conselyea Street; the developer 239 Garden LLC led by Mendel Fleischman: The proposed project is a 7-story residential development located at 241 Conselyea Street situated on a 6,000-square-foot site in the Williamsburg neighborhood of Brooklyn. The building will contain a total of 22,273.41 square feet of Residential Floor Area. The development will include 35 residential units, of which 7 will be designated as affordable under the Universal Affordability Preference (UAP) program administered by HPD. All affordable units will also satisfy the Affordable New York Housing Program (485x), also administered by HPD. The affordable units will target a weighted average Area Median Income (AMI) of 60%. Construction is expected to take approximately 12 months, with full lease-up anticipated within 6 months following completion.		
15)	08/17/26	Via Email	Maria Cruz, Office of the Brooklyn Borough Commissioner NYC DOT	Brooklyn Waterfront Greenway - reaching out to request that DOT be placed on the September CB1 meeting agenda for a presentation on the Brooklyn Waterfront Greenway – Commercial St project. DOT is hoping to present the project in September.	NO	

16)	08/14/26	Via Email	Raul Lara, AM/PM Design & Consulting	123 Milton Street; Landmarks Item for a 2nd story Rear addition and replacing Rear Brick with Stucco for: LPC-27-01190 – 123 Milton Street, 2nd Story, Brooklyn Scope of Work for LPC Resubmission: Proposed 1st floor addition to the existing building approved under LPC Docket LPC-26-10081. Proposed rear 2nd floor addition under LPC Docket-27-01190. Rear façade: 1st floor: • Façade restoration work on the left side changing from brick to stucco. 2nd floor: • Windows enlargement and wall restoration changing from brick to stucco. • Rear 2nd floor enlargement adding a bedroom (Not visible from street). Roof: • Mechanical equipment location on rear portion of roof (Not visible from street).	NO	
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17)	08/18/26	Via Email	Maria Cruz, Office of the Brooklyn Borough Commissioner NYC DOT	Reaching out to request to be placed on the September meeting agenda for a presentation on the Driggs Avenue & McGolrick Improvements. Chief of Staff Miranda Augustine from Assemblymember Emily Gallagher's Office has flagged this request for DOT to present on improvements to Driggs Avenue and the area around McGolrick. She states that the request is time-sensitive, and they hope that the work can be completed this fall before DOT has to pause roadwork for the winter, and the sooner these safety improvements are implemented, the sooner the streets around PS110 can be safer for its students.	NO	
18)	06/26/2026	Via Email	Josh Brewer, QueensLink	Previously presented at the June Transportation Committee Meeting (06/25/26) and appreciates the opportunity to present QueensLink to the committee. They are formally requesting an opportunity to present before the Full Community Board at the September meeting on QueensLink because of the transportation benefits that QueensLink would provide to Brooklyn communities like Greenpoint and Williamsburg. They are happy to work with us to accommodate our agenda and answer any questions the Full Board may have.	NO	

REVISED PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 09/08/2026

19)	08/19/26	Via Email	Flynn Megan, NYCT MTA Assistant Director, Government & Community Relations	The MTA is going to be conducting some switch work at Marcy Avenue that will require some weekend service changes beginning mid-October and she wanted to come speak to the CB about the service changes. It will be a short presentation they are still putting together but wanted to get on the agenda for the full board or the transportation committee.	NO	
20)	8/19/26	Via Email	Frimmy Lebowitz, RE Tax Service	62 North 1 st Street – notification of a new UAP development in your Community District. The start of construction is pending on the UAP application approval. The development team is available to answer questions regarding the project. The following items have also been provided to the Department of Housing Preservation and Development's Inclusionary Housing Team: • The Affordable Housing Plan Application • Project Description (Narrative) • Building Plans • Organizational Charts	NO	

OTHER - REQUESTS FOR THE EXECUTIVE BOARD

1)	08/13/26	Via Email	Dr. Karina D. Aguilar, DrPH, MSW, CPH Women's Issues Chair Brooklyn Community Board 1	Dear Executive Board Members, I am writing to request the Executive Board's support for a breast cancer awareness event being organized this October 3, 2026 by Moore Street Market, NYC Economic Development Corporation (EDC), and the market vendors in recognition of Breast Cancer Awareness Month. The organizers are seeking the Community Board's support in two ways: 1. Distributing the event information throughout Community Board 1 to help reach residents and community organizations across the district. 2. Permission to include the Brooklyn Community Board 1 logo on the event flyer as a Community Board supporter of this community health initiative. This event will provide an opportunity for residents to access breast cancer awareness and health education resources while bringing together local vendors, community partners, and residents. I respectfully ask the Executive Board to consider supporting these requests. I would be happy to provide the event flyer and any additional information needed for the Board's consideration. Thank you for your consideration and continued support of community health and engagement.		
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[EXTERNAL] Request for Support – Moore Street Market Breast Cancer Awareness Event

From Karina Aguilar

Date Thu 8/13/2026 9:45 AM

To BK01 (CB)

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Dear Executive Board Members,

I am writing to request the Executive Board's support for a breast cancer awareness event being organized this October 3, 2026 by **Moore Street Market, NYC Economic Development Corporation (EDC), and the market vendors** in recognition of Breast Cancer Awareness Month.

The organizers are seeking the Community Board's support in two ways:

1. **Distributing the event information throughout Community Board 1** to help reach residents and community organizations across the district.
2. **Permission to include the Brooklyn Community Board 1 logo on the event flyer** as a Community Board supporter of this community health initiative.

This event will provide an opportunity for residents to access breast cancer awareness and health education resources while bringing together local vendors, community partners, and residents.

I respectfully ask the Executive Board to consider supporting these requests. I would be happy to provide the event flyer and any additional information needed for the Board's consideration.

Thank you for your consideration and continued support of community health and engagement.

Sincerely,

Dr. Karina D. Aguilar, DrPH, MSW, CPH
Women's Issues Chair

Brooklyn Community Board 1



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September 8, 2026

COMMITTEE REPORT

Land Use, ULURP, and Landmarks [Subcommittee] Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Ward Dennis, Committee Chair
Mr. Stephen Chesler, Land Use Committee Co-Chair
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from September 1, 2026

The Committee met on the evening of September 1, 2026, at 6:00 PM at the CB1 District Office, 435 Graham Avenue, Brooklyn, NY 11211.

Members of the Land Use, ULURP and Landmarks [Subcommittee] Committee

Dennis, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Isaacs; Kawaguchi; Rabbi Niederman; Greenfeld; Pferd; Teague; Vega; Weiser; Brousset*; Costa*; Kantin*; Kawochka*; Nieves*; Salgado* (*) *Non-Board Member*

ATTENDANCE

Present: Dennis, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Isaacs; Kawaguchi; Rabbi Niederman; Greenfeld; Pferd; Teague; Vega; Weiser; Kantin*; Nieves* (*) *Non-Board Member*

Absent: Brousset*; Costa*; Kawochka*; Salgado* (*) *Non-Board Member*

Nine members constitute a quorum for this committee; a quorum was achieved.

AGENDA

1. 135 Broadway:

Landmarks Application – LPC DOCKET NO. LPC-26-05943

135 Broadway, the former Kings County Savings Bank building, is an individual landmark. The application is to modify historic cast-iron balustrades, install new ADA

ramp and new gates, installation of new doors at the secondary Bedford Avenue entrance, install new ADA door actuator and install new aluminum-clad wood windows on the upper floors. Presented by Michael Langwell, RAND Engineering.

Committee Discussion

- a) The application is part of the restoration of the balustrades and base of the building, work that is approved at staff level and not part of this application;
- b) The proposed ADA ramp will be installed behind the balustrade and will require removal of a minimal amount of historic fabric to provide access to the ramp;
- c) The concrete ramp and simple black-painted metal railings will be largely obscured behind the restored cast-iron balustrade;
- d) The granite step at the Bedford Avenue entrance will be reset at a new height;
- e) The proposed new doors will recall historic doors at this location;
- f) The proposed ADA actuator will require minimal penetrations through the historic granite;
- g) The proposed windows will match the profile and dimensions of the historic windows and require less maintenance than all-wood windows;
- h) The proposed windows will match the historic window color based on a paint analysis to be conducted.

The Committee supported the application for the above reasons. However, the Committee asked that the applicant restudy the proposed window muntins to better match the historic profile and provide details for planters to be located in the areaway behind the balustrade. Subsequently the applicant informed the Board that the planters will not be installed.

Approved 10-0, with no abstentions and no recusals on the condition that the applicant study the proposed window muntin profiles to create a better match to the historic muntins.

2. **118 North 11th Street:**

Landmarks Application – No docket number.

118 North 11th Street, the former Hecla Iron Works building, is an individual landmark. The application is to establish a master plan for painted wall signs to be installed on the secondary west elevation of the building. The master plan would be implemented by Colossal Media, a company based in CB1. Presented by Jonathan Airis, Colossal Media.

Committee Discussion

- a) The master plan would allow installation of painted wall signs on an ongoing basis on the west facade;
- b) The area of the painted wall signs will be limited to 270 square feet and will be set back from the front of the building by 3’;
- c) The master plans conforms to LPC guidelines for signage master plans on similar landmarked buildings in manufacturing districts;
- d) The applicant provided precedents for historic painted wall signs on the Hecla Building;
- e) The applicant provided precedents for historic painted wall signs in Williamsburg;
- f) The applicant will remove graffiti on the west wall of the building and maintain the wall in sound condition for the duration of the lease.

The Committee supported the application for the above reasons. Two members did not support the application due to concerns about the incompatibility of advertising signage with the character of the historic building and the lack of controls over signage colors.

Approved 7-2, with no abstentions and one recusal (Dennis).

3. **123 Milton Street:**

A contributing building in the Greenpoint Historic District. The application is to construct a non-visible full-height second-story addition at the rear of the building and to replace the historic brick rear wall with a new stucco-clad metal-stud wall. Presented by Arnold Montag, RA and Raul Lara, AMPM Design.

Committee Discussion

- a) The proposed second-story addition will not be visible from the public way;
- b) The proposed new rear wall will not be visible from the public way;
- c) The stucco finish for the rear wall will match the stucco finish installed on the adjacent building (121 Milton Street).

The Committee supported the application for the above reasons.

Approved 13-0, with no abstentions and no recusals.

4. **DCP ELURP and AHAB Rulemaking Proposal:**

The Department of City Planning (DCP) has published proposed rules for the implementation of the Expedited Land Use Procedure (ELURP) and the establishment of the Affordable Housing Appeals Board (AHAB). ELURP and AHAB were both approved as part of the City Charter revisions voted in during the 2025 elections.

ELURP would combine the Community Board and Borough President reviews for eligible projects into one overlapping 60-day review period and eliminate review by the City Council and the Mayor, making the City Planning Commission the final decision maker in such applications. For CB1, the primary category of projects that could take advantage of ELURP are developments that propose to increase floor area by 30% or less. Certain City map changes and dispositions of City-owned property could also be subject to ELURP. For Community Districts that have produced the least amount of affordable housing over the previous 5-year period, all applications that include affordable housing would be eligible for ELURP (this provision does not apply to CB1).

AHAB establishes a board to hear appeals for projects that include affordable housing and have been rejected or modified by the City Council. The appeals board would consist of the Mayor, the City Council Speaker and the Borough President.

Both programs will remove or reduce the influence of the City Council over land-use applications that include affordable housing.

Committee Discussion

- a) The proposed rules implement programs that were approved by voters in 2025;
- b) The Committee was concerned that the ELURP provisions could incentivize applicants to limit projects to less than a 30% increase in floor area and thus result in less affordable housing, and therefore encourages DCP to carefully consider rules to avoid such risk avoidance;
- c) While the purpose of the Charter revisions is to remove certain projects from the discretion of the City Council, the Committee was concerned that the ELURP process could allow applicants to ignore community concerns regarding issues such as appropriate unit sizes, and therefore recommends that DCP carefully consider community input to the extent that it does not reduce overall production of affordable housing;
- d) The Committee did not have any comments on the implementation of the AHAB.

The above is the sense of the Committee for the Board's consideration in sending a letter to DCP.

5. Discussion of HPD's Universal Affordability Preference (UAP) Program:

Due to time limitations, CB1's Executive Committee, at the recommendation of Mr. Dennis, decided not to bring any of the five UAP applications before the full Board at the September meeting.

The Land Use Committee discussed how to best handle UAP presentations going forward. The UAP programs requires that participants "inform" the Community Board about their applications. There is no application, and based on presentations to the full Board at prior meetings, it is clear that applicants are not required to take into account

CB1's concerns about these projects. Therefore, the Committee recommends that these projects no longer present to the full Board but instead be referred directly to the Land Use Committee for discussion. The Committee further recommends that the Land Use Committee develop an questionnaire for applicants that the Committee would review and, where appropriate, provide comments for submission to HPD. The Committee would report out all UAP applications reviewed as part of its monthly reports.

The above is the sense of the Committee for the Board's consideration.

6. **Old Business:**

None.

7. **New Business:**

Karen Nieves noted that many owners of industrial property are facing loss of insurance coverage due to graffiti on their buildings. It appears that insurance companies are using graffiti as an excuse to drop coverage. Ms. Nieves noted better enforcement by the NYPD is needed. The Committee discussed the possibility of establishing mural programs to make properties less enticing for graffiti, and further discussed the possibility of partnering with local businesses such as Colossal Media for such a program.

Meeting Adjourned

8:15 pm.

LIMITED BALUSTRADE RESTORATION & ADA- RAMP INSTALLATION

135 BROADWAY, BROOKLYN, NY

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

8/13/26	ISSUED FOR LPC COMMENTS	KW
07/28/26	ISSUED FOR LPC COMMENTS	JB
07/16/26	ISSUED FOR BID	JB
06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

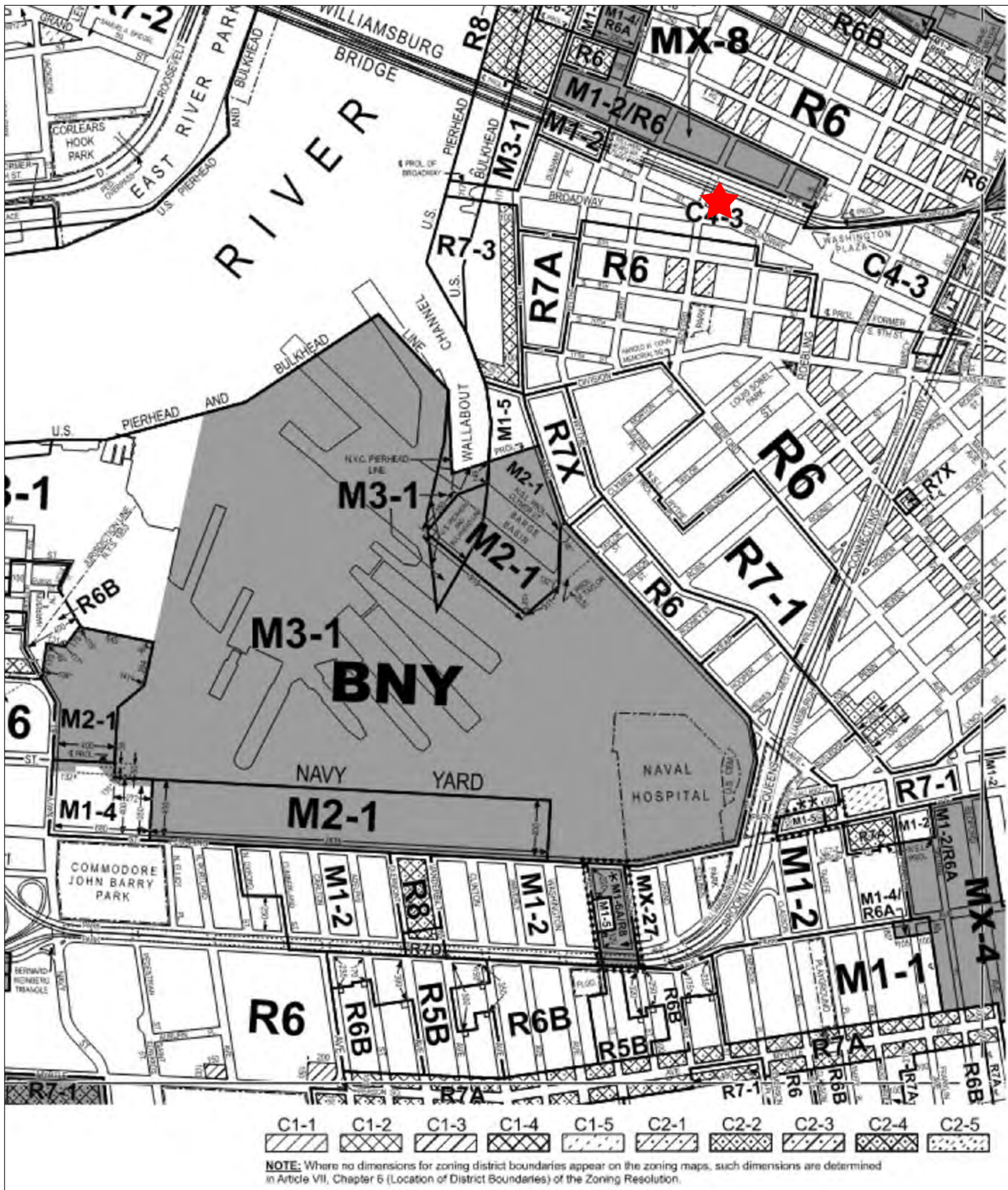
PROJECT DESCRIPTION:
LIMITED BALUSTRADE RESTORATION & ADA- RAMP INSTALLATION

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
**LPC FILING
INFORMATION (1 OF 5)**

DOB NOW #: #####	RAND JOB #: M250710
DOB STAMP:	SCALE: AS NOTED
	DATE: 8/13/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 1 OF 14

G-002.00



★ LOCATION OF BUILDING

3 ZONING MAP (MAP 12d)
NEW YORK CITY ZONING & LAND USE (ZOLA)

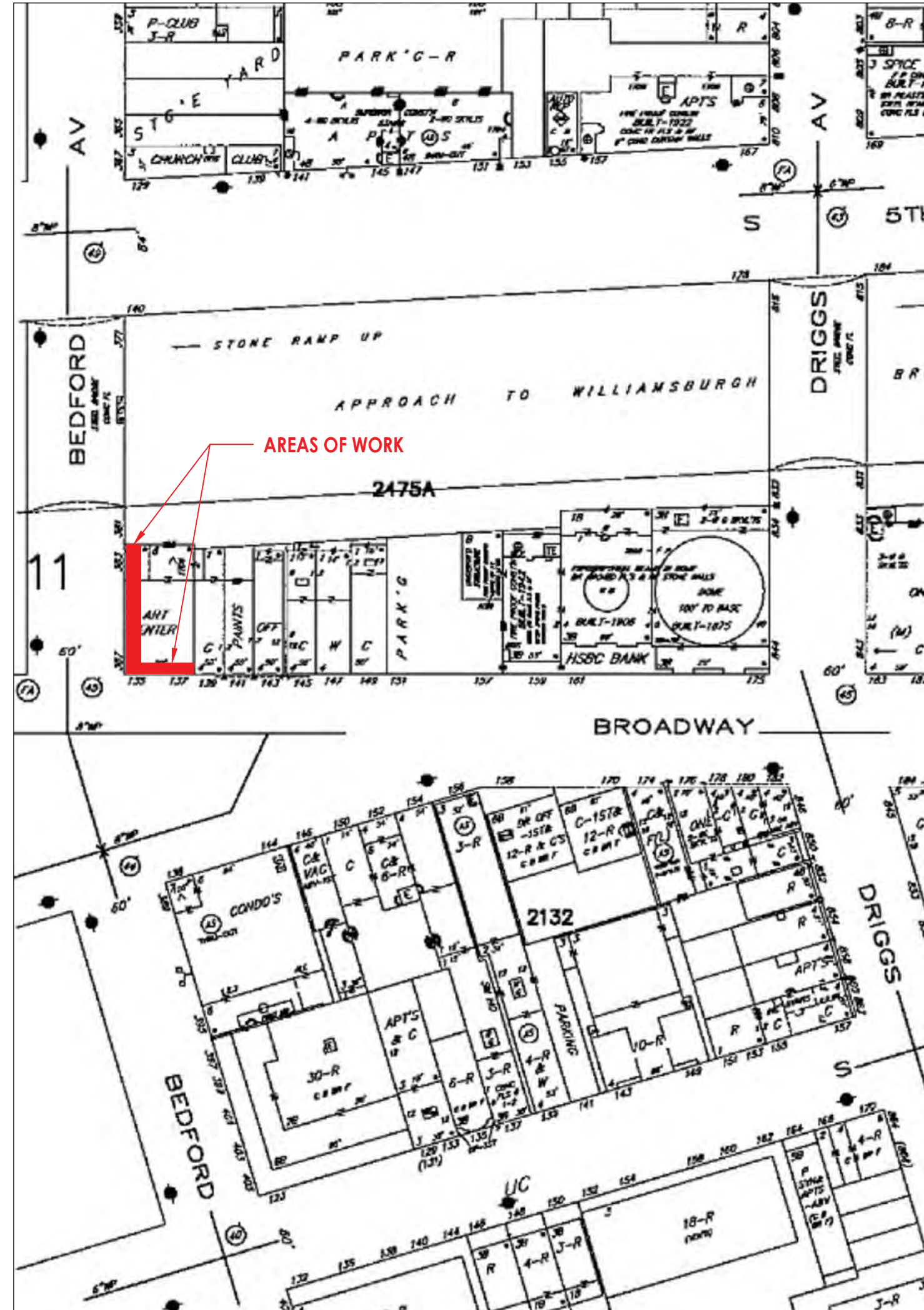
GENERAL PROJECT INFORMATION

BLOCK:	2457
LOT	45
BOROUGH:	BROOKLYN
MAP #:	12D
ZONING DISTRICT:	C4-3
OCCUPANCY CLASS:	COM
CONSTRUCTION CLASS:	1
LANDMARK:	INDIVIDUAL LANDMARK



2 CORNER OF BROADWAY AND BEDFORD AVENUE
FACING SOUTHWEST

PROPERTY INFORMATION	
INDIVIDUAL LANDMARK	YES
HISTORIC DISTRICT	NO
INTERIOR LANDMARK	NO
SCENIC LANDMARK	NO
CALENDARED	NO
CNE/PMW/COFA	COFA
DOB PERMIT REQUIRED	YES
FASTRACK	NO
XCNE	NO
HISTORIC PHOTOS	YES, SEE G-002.00 TO G-006.00
DATE OF CONSTRUCTION	1868
ARCHITECTURAL STYLE	FRENCH SECOND EMPIRE
ARCHITECT/BUILDER	KING AND WILCOX
MATERIALS	MASONRY, STONE AND IRON WORK
SIGNIFICANT ARCHITECTURAL FEATURES	135 BROADWAY IS A 4-STORY BUILDING WITH MANSARD ROOF OF THE FRENCH SECOND EMPIRE PERIOD WITH ONE OVER ONE DOUBLE HUNG WINDOWS. THIS FORMER BANK (KINGS COUNTY SAVINGS BANK) IS CONSTRUCTED WITH MASONRY WALLS AND LIGHT-COLORED SANDSTONE WITH ORNATE STONE CARVED KEYSTONE BLOCKS AND ARCHITECTURAL DETAILS. THE MAIN ENTRANCE DOORWAY IS ACCENTED BY A PROJECTING ENTRANCE PORTICO WITH ELABORATE CARVINGS AT THE PEDIMENT AND ORNATE BRACKETED CORNICE CROWNS THE BUILDING'S FOURTH FLOOR. A CAST IRON BALUSTRADE FLANKS AND WRAPS AROUND THE BUILDING ON THE PROPERTY LINE.



1 SANBORN MAP
NTS

PROJECT DESCRIPTION

THE PROPOSED SCOPE OF WORK INCLUDES THE REPAIR AND RESTORATION OF THE EXISTING CAST-IRON BALUSTERS (FENCE) AT SIDEWALK LEVEL, WHICH WRAP AROUND THE BUILDING'S CORNER ALONG THE SOUTH (PRIMARY) FAÇADE FACING BROADWAY, AND CONTINUE ALONG THE WEST-FACING ELEVATION ALONG BEDFORD AVENUE. THE WORK ALSO INCLUDES RECONSTRUCTING MISSING BALUSTRADE SECTIONS USING NEW CAST-IRON BALUSTERS AND RAILINGS CASTINGS MOLDED FROM THE EXISTING PROFILES TO MATCH, WITH A NEW PAINT FINISH (COLOR: BLACK, TBD).

ADDITIONAL WORK INCLUDES INSTALLATION OF INTEGRAL DOOR ACTUATORS, CONSTRUCTION OF A NEW ADA-COMPLIANT CONCRETE RAMP, STEPS, AND LANDING BETWEEN THE BUILDING AND THE CAST-IRON FENCE AT THE SIDE ENTRANCE; INSTALLATION OF NEW METAL RAILINGS; RESTORATION OR REPLICATION OF TWO FORMER LAMP POSTS AT THE EXISTING NEWEL POSTS (TO BE FABRICATE USING REMAINING COMPONENTS) AT THE SIDE ENTRANCE LANDING; INSTALLATION OF THREE NEW METAL GATES; AND PLACEMENT OF NEW FREESTANDING PLANTERS.



BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



3/13/26	ISSUED FOR LPC COMMENTS	KW
7/28/26	ISSUED FOR LPC COMMENTS	JB
7/16/26	ISSUED FOR BID	JB
6/09/26	CB1 PUBLIC HEARING	JB
4/14/26	ISSUED FOR LPC MCL	JB
3/20/26	ISSUED FOR CLIENT REVIEW	JB
2/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:

135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

LPC FILING
INFORMATION (2 OF 5)

DOB NOW #:	RAND JOB #:	M250710
#####	SCALE:	AS NOTED
DOB STAMP:	DATE:	8/13/2026
	DRAWING BY:	JB
	REVIEWED BY:	MK/ML
	NUMBER OF SHEETS:	2 OF 14
	SHEET NO.:	

G-003.00

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:		

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03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:
LPC FILING
INFORMATION (3 OF 5)

DOB NOW #: #####	RAND JOB #: M250710
	SCALE: AS NOTED
	DATE: 8/13/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 3 OF 14
DOB STAMP:	

SHEET NO.:
G-004.00



PHOTO 06
CLOSE UP VIEW OF ORIGINAL LAMP POST
SOURCE: BROOKLYN PUBLIC LIBRARY
YEAR:1920



PHOTO 05
CAST IRON LAMP POST PARTS
SOURCE: BUILDING OWNER



PHOTO 04
HISTORIC PHOTO AT BROADWAY
SOURCE: MUSEUM OF THE CITY OF NEW YORK
YEAR:1905

REFER TO PHOTO 5 FOR CLOSE-UP VIEW



SALVAGE AND RE-SET EXISTING STONE SLAB LANDING AT NEW LANDING ELEVATION. INSTALL NEW CONCRETE RAMP AND STEPS

REPAIR DAMAGED STONE EDGE

INSTALL TWO RESTORED NEWEL AND LAMP POSTS

PHOTO 10
AT SIDE BUILDING ENTRANCE FACING WEST



INSTALL TWO RESTORED NEWEL AND LAMP POSTS

INSTALL REFURBISHED OR RESTORED MISSING CAST IRON BALLUSTERS AND RAILING ON EXISTING OR NEW STONE CURBS

CLEAN AND RESTORE EXG STONE CURB

PHOTO 08
AT SIDE BUILDING ENTRANCE FACING WEST



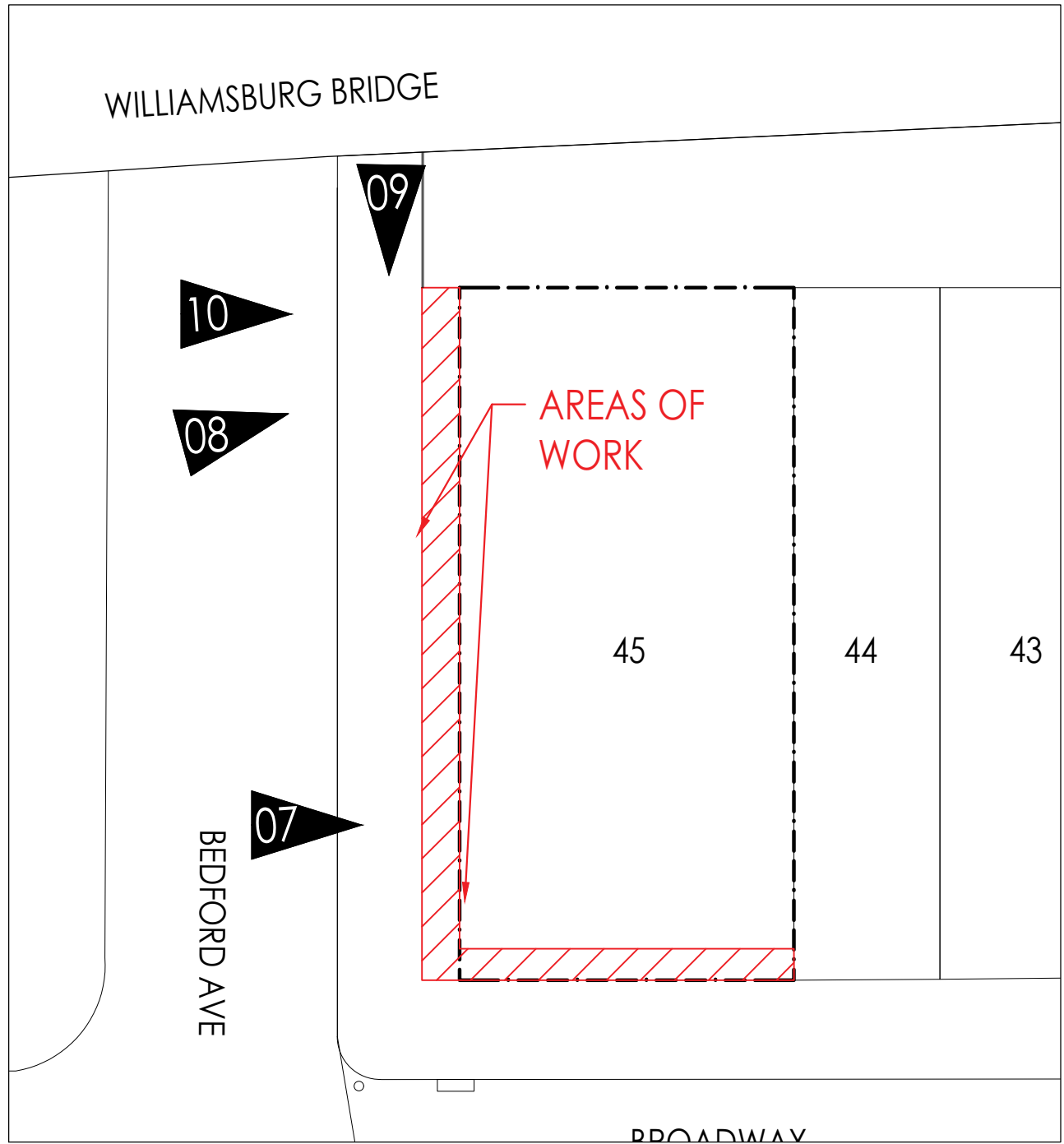
INSTALL REFURBISHED OR RESTORED MISSING CAST IRON BALLUSTERS AND RAILING ON EXISTING OR NEW STONE CURBS

PHOTO 09
AT SIDE BUILDING ENTRANCE FACING SOUTH



SCOPE INCLUDES REPAIR AND RESTORATION, DAMAGED AND MISSING CAST IRON AT EXISTING BALUSTERS

PHOTO 07
CLOSE-UP VIEW OF EXISTING CAST IRON BALUSTERS



KEY PLAN
NTS

DOB NOW #:
#####

DOB STAMP:

RAND JOB #:
M250710

SCALE:
AS NOTED

DATE:
8/13/2026

DRAWING BY:
JB

REVIEWED BY:
MK/ML

NUMBER OF SHEETS:
4 OF 14

SHEET NO.:

G-005.00

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

8/13/26	ISSUED FOR LPC COMMENTS	KW
07/28/26	ISSUED FOR LPC COMMENTS	JB
07/16/26	ISSUED FOR BID	JB
06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
**LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION**

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
**LPC FILING
INFORMATION (4 OF 5)**

BUILDING OWNER:
YUKO MII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
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135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

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04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
**LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION**

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
**LPC FILING
INFORMATION (5 OF 5)**

DOB NOW #: #####	RAND JOB #: M250710
DOB STAMP:	SCALE: AS NOTED
	DATE: 8/13/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 5 OF 14

SHEET NO.:
G-006.00



FREESTANDING PLANTERS (SIM TO THE
ONES AT WILLIAMSBURGH SAVINGS BANK)

PHOTO 17
PRESENT DAY PHOTO OF WILLIAMSBURGH SAVINGS BANK
AT 175 BROADWAY, BROOKLYN, NEW YORK



REMOVE TEMPORARY
SIGNAGE AND WOOD
BARRICADE

PHOTO 16
PRESENT DAY PHOTO AT SOUTH EAST CONRNER



INSTALL REFURBISHED OR RESTORED MISSING CAST IRON
BALLUSTERS AND RAILING ON EXISTING OR NEW STONE
CURBS.CLEAN, REPAIR AND FILL IN CRACKED STONE AT
EXISTING BALLUSTER CURB

PHOTO 15
PRESENT DAY PHOTO AT SOUTH WEST ENTRANCE



REMOVE EXISTING BROKEN STONE
STEP AND REPLACE WITH NEW
SOLID STONE (GRANITE) STEP

PHOTO 14
PRESENT DAY PHOTO AT SOUTH ENTRANCE



PHOTO 13
PRESENT DAY PHOTO AT EXISTING FRESH AIR DUCT
AT EXISTING WINDOW WELL

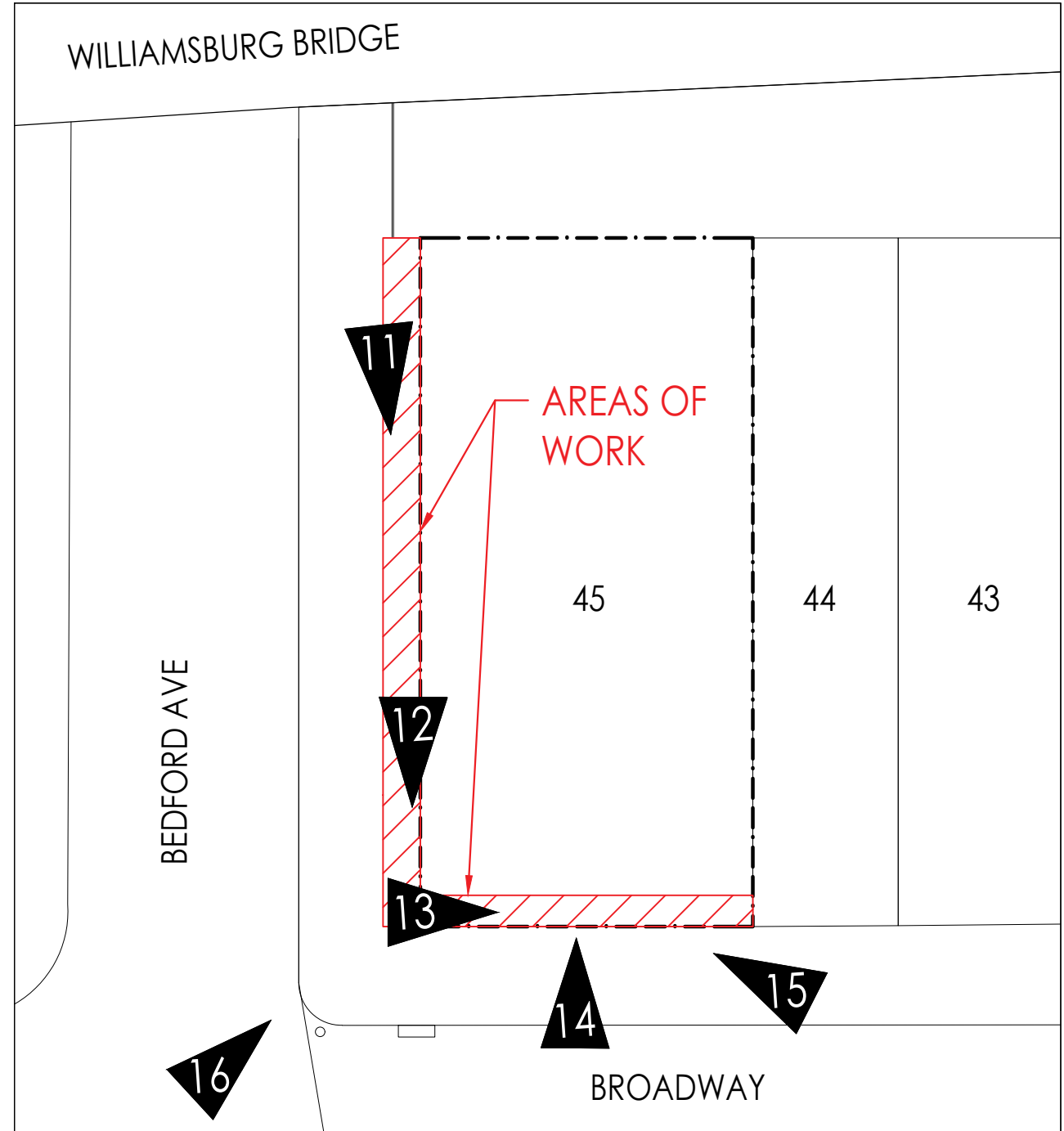


PHOTO 12
PRESENT DAY PHOTO OF TEMPORARY SIGNAGE AND WOOD BARRICADE

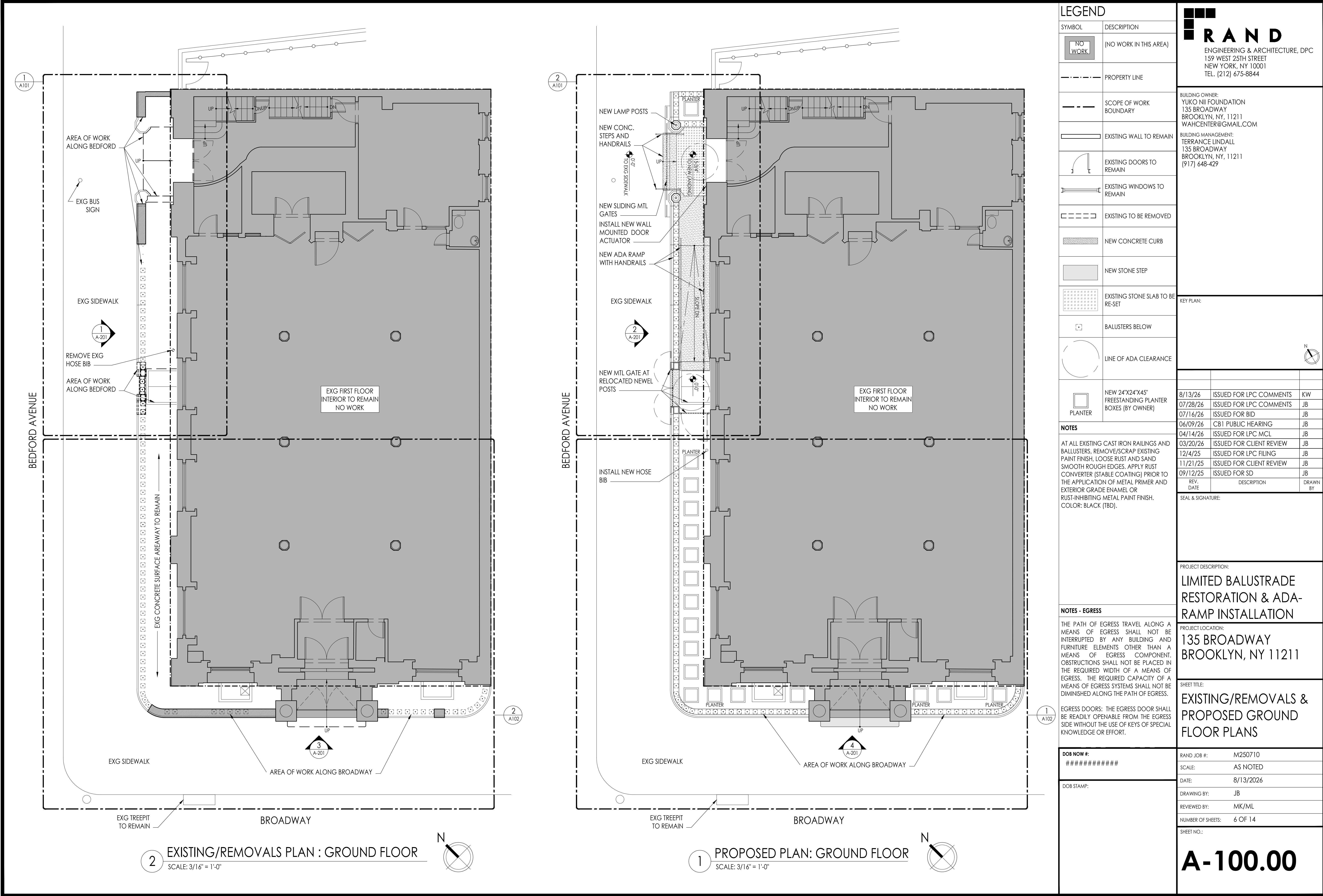


REMOVE EXISTING HOSE BIB,
INSTALL NEW FROST-PROOF
HOSE BIB LOCATION TBD

PHOTO 11
PRESENT DAY PHOTO OF AREAWAY



KEY PLAN



LEGEND

SYMBOL	DESCRIPTION
	(NO WORK IN THIS AREA)
	PROPERTY LINE
	SCOPE OF WORK BOUNDARY
	EXISTING WALL TO REMAIN
	EXISTING DOORS TO REMAIN
	EXISTING WINDOWS TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONCRETE CURB
	NEW STONE STEP
	EXISTING STONE SLAB TO BE RE-SET
	BALUSTERS BELOW
	LINE OF ADA CLEARANCE
	NEW 24"x24"x45" FREESTANDING PLANTER BOXES (BY OWNER)

NOTES

AT ALL EXISTING CAST IRON RAILINGS AND BALLUSTERS, REMOVE/SCRAP EXISTING PAINT FINISH, LOOSE RUST AND SAND SMOOTH ROUGH EDGES. APPLY RUST CONVERTER (STABLE COATING) PRIOR TO THE APPLICATION OF METAL PRIMER AND EXTERIOR GRADE ENAMEL OR RUST-INHIBITING METAL PAINT FINISH. COLOR: BLACK (TBD).

NOTES - EGRESS

THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY ANY BUILDING AND FURNITURE ELEMENTS OTHER THAN A MEANS OF EGRESS COMPONENT. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF A MEANS OF EGRESS. THE REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEMS SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRESS.

EGRESS DOORS: THE EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OF SPECIAL KNOWLEDGE OR EFFORT.

DOB NOW #:
#####

DOB STAMP:

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

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:		

REV.	DATE	DESCRIPTION	DRAWN BY
8/13/26		ISSUED FOR LPC COMMENTS	KW
07/28/26		ISSUED FOR LPC COMMENTS	JB
07/16/26		ISSUED FOR BID	JB
06/09/26		CB1 PUBLIC HEARING	JB
04/14/26		ISSUED FOR LPC MCL	JB
03/20/26		ISSUED FOR CLIENT REVIEW	JB
12/4/25		ISSUED FOR LPC FILING	JB
11/21/25		ISSUED FOR CLIENT REVIEW	JB
09/12/25		ISSUED FOR SD	JB

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION

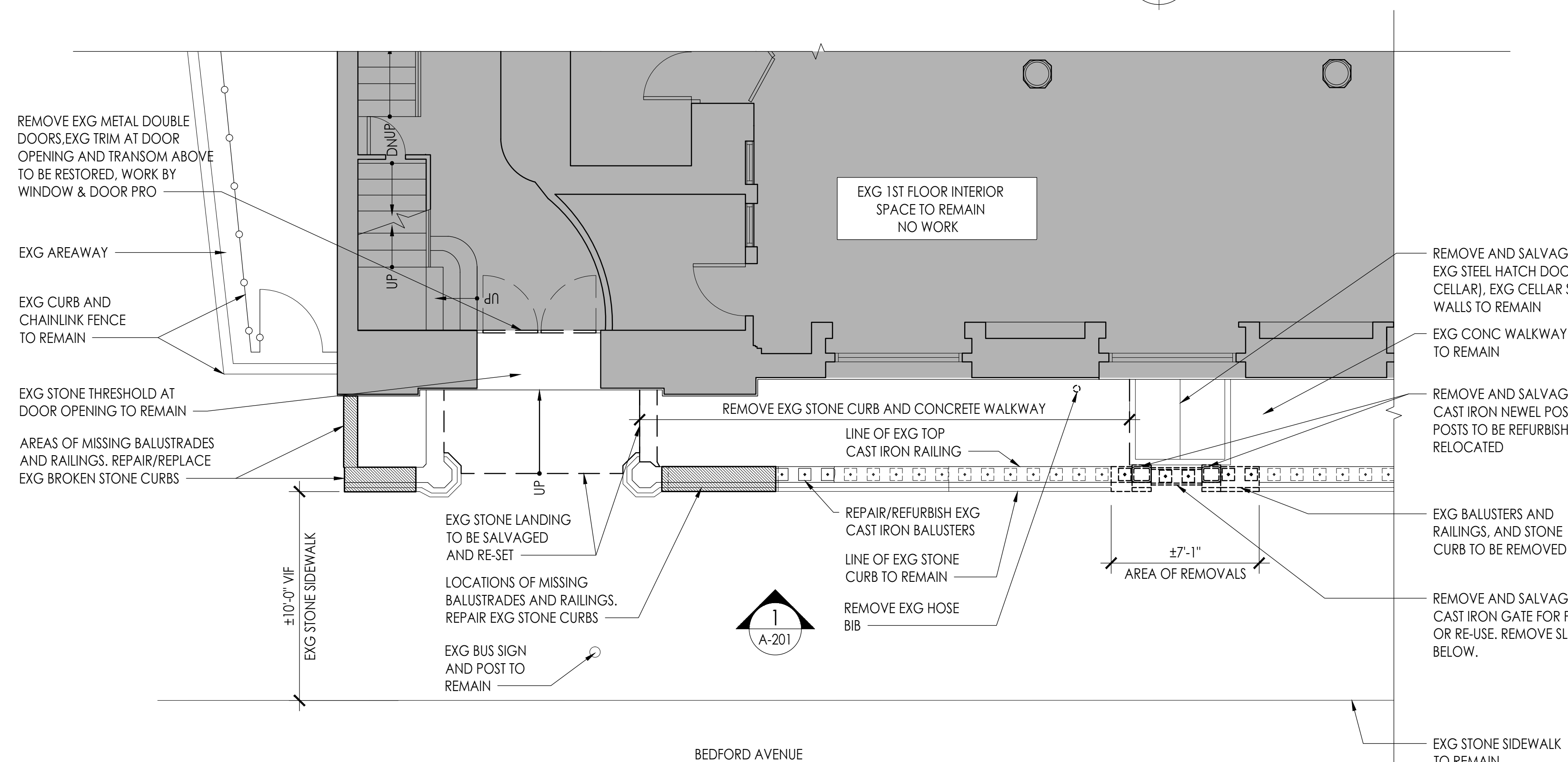
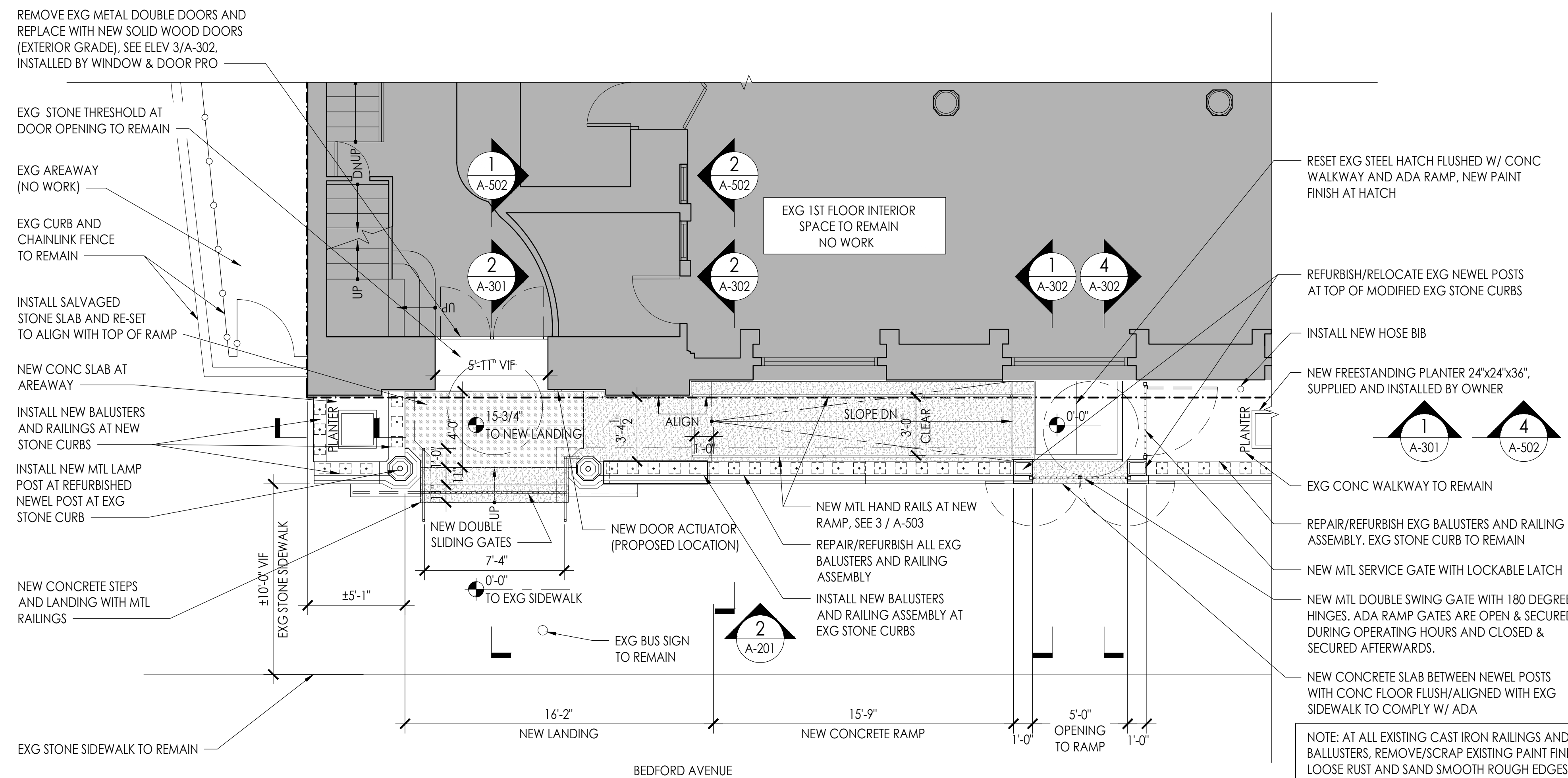
PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
EXISTING/REMOVALS & PROPOSED GROUND FLOOR PLANS

RAND JOB #:	M250710
SCALE:	AS NOTED
DATE:	8/13/2026
DRAWING BY:	JB
REVIEWED BY:	MK/ML
NUMBER OF SHEETS:	6 OF 14

SHEET NO.:

A-100.00



LEGEND	
SYMBOL	DESCRIPTION
	(NO WORK IN THIS AREA)
	PROPERTY LINE
	SCOPE OF WORK BOUNDARY
	EXISTING WALL TO REMAIN
	EXISTING DOORS TO REMAIN
	EXISTING WINDOWS TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONCRETE CURB
	NEW STONE STEP
	EXISTING STONE SLAB TO BE RE-SET
	BALUSTERS BELOW
	LINE OF ADA CLEARANCE
 PLANTER	NEW 24"X24"X45" FREESTANDING PLANTER BOXES (BY OWNER)



R A N D

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

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY 11211
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BROOKLYN, NY, 11211
(917) 648-429



KEY PLAN:		
		
8/13/26	ISSUED FOR LPC COMMENTS	KW
07/28/26	ISSUED FOR LPC COMMENTS	JB
07/16/26	ISSUED FOR BID	JB
06/09/26	C81 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
02/11/25	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/21/25	ISSUED FOR CLIENT REVIEW	JB
11/7/25	STRUCTURAL COORDINATION	JB
09/12/25	ISSUED FOR SD	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

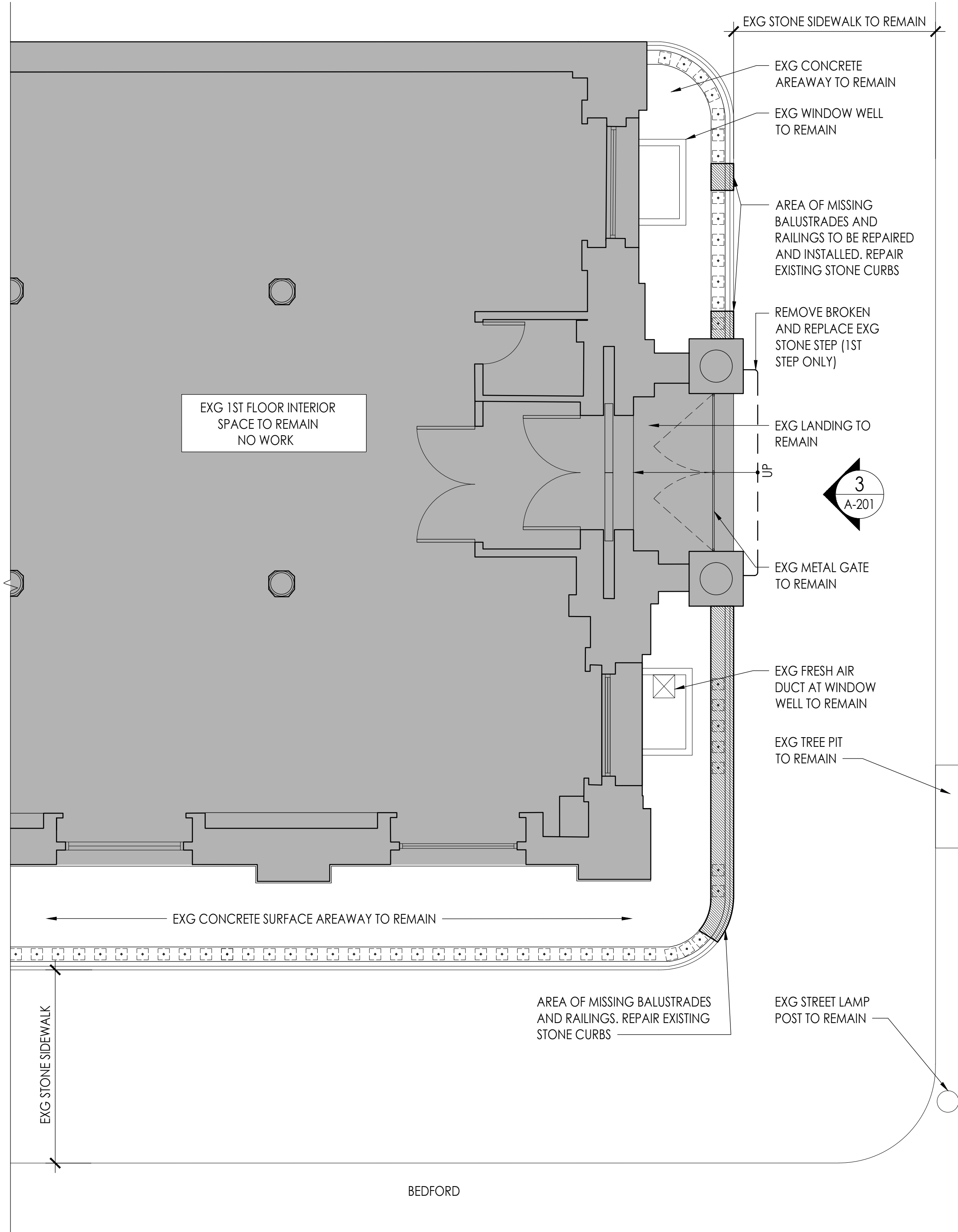
PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

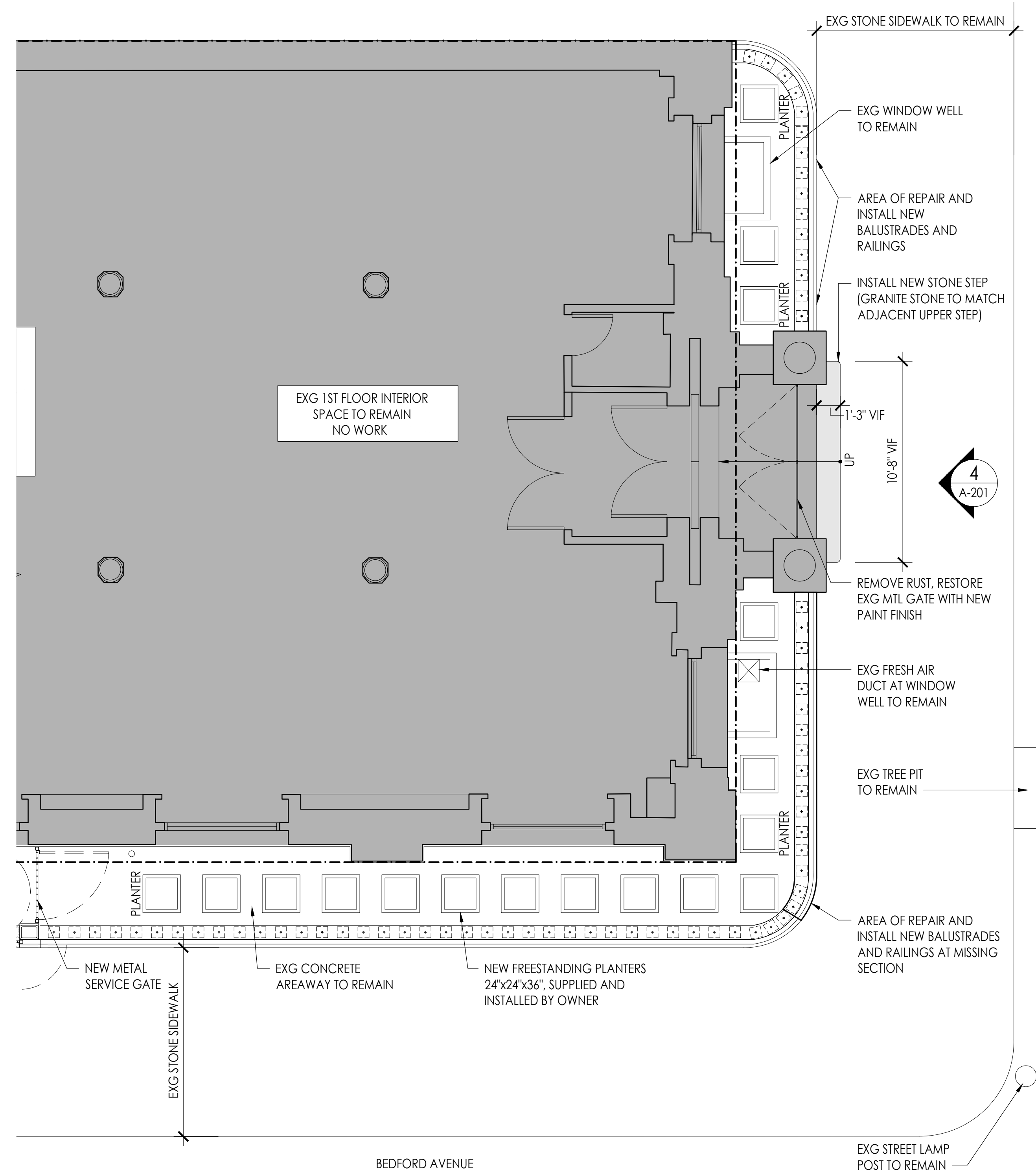
EXISTING/ REMOVALS &
PROPOSED ENLARGED
PLAN: GROUND FLOOR

RAND JOB #:	M250710
SCALE:	AS NOTED
DATE:	8/13/2026
DRAWING BY:	JB
REVIEWED BY:	MK/ML
NUMBER OF SHEETS:	7 OF 14

SHEET NO.:
A-101.00



2 EXISTING/REMOVALS ENLARGED PLAN: GROUND FLOOR FRONT ENTRANCE
SCALE: 1/4" = 1'-0"



1 PROPOSED ENLARGED PLAN: GROUND FLOOR FRONT ENTRANCE
SCALE: 1/4" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	(NO WORK IN THIS AREA)
	PROPERTY LINE
	SCOPE OF WORK BOUNDARY
	EXISTING WALL TO REMAIN
	EXISTING DOORS TO REMAIN
	EXISTING WINDOWS TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONCRETE CURB
	NEW STONE STEP
	EXISTING STONE SLAB TO BE RE-SET
	BALUSTERS BELOW
	LINE OF ADA CLEARANCE
	NEW 24"x24"x45" FREESTANDING PLANTER BOXES (BY OWNER)

NOTES

AT ALL EXISTING CAST IRON RAILINGS AND BALUSTERS, REMOVE/SCRAP EXISTING PAINT FINISH, LOOSE RUST AND SAND SMOOTH ROUGH EDGES. APPLY RUST CONVERTER (STABLE COATING) PRIOR TO THE APPLICATION OF METAL PRIMER AND EXTERIOR GRADE ENAMEL OR RUST-INHIBITING METAL PAINT FINISH. COLOR: BLACK (TBD).

NOTES - EGRESS

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EGRESS DOORS: THE EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OF SPECIAL KNOWLEDGE OR EFFORT.

DOB NOW #:
#####

DOB STAMP:

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

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11/21/25	ISSUED FOR CLIENT REVIEW	JB
09/12/25	ISSUED FOR SD	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
EXISTING/ REMOVALS & PROPOSED ENLARGED PLAN: GROUND FLOOR

RAND JOB #:	M250710
SCALE:	AS NOTED
DATE:	8/13/2026
DRAWING BY:	JB
REVIEWED BY:	MK/ML
NUMBER OF SHEETS:	8 OF 14

SHEET NO.:

A-102.00

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



8/13/26	ISSUED FOR LPC COMMENTS	KW
07/28/26	ISSUED FOR LPC COMMENTS	JB
07/16/26	ISSUED FOR BID	JB
06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
02/11/25	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/21/25	ISSUED FOR CLIENT REVIEW	JB
09/12/25	ISSUED FOR SD	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE RESTORATION & ADA- RAMP INSTALLATION

PROJECT LOCATION:

135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

EXISTING/REMOVALS & PROPOSED ELEVATION

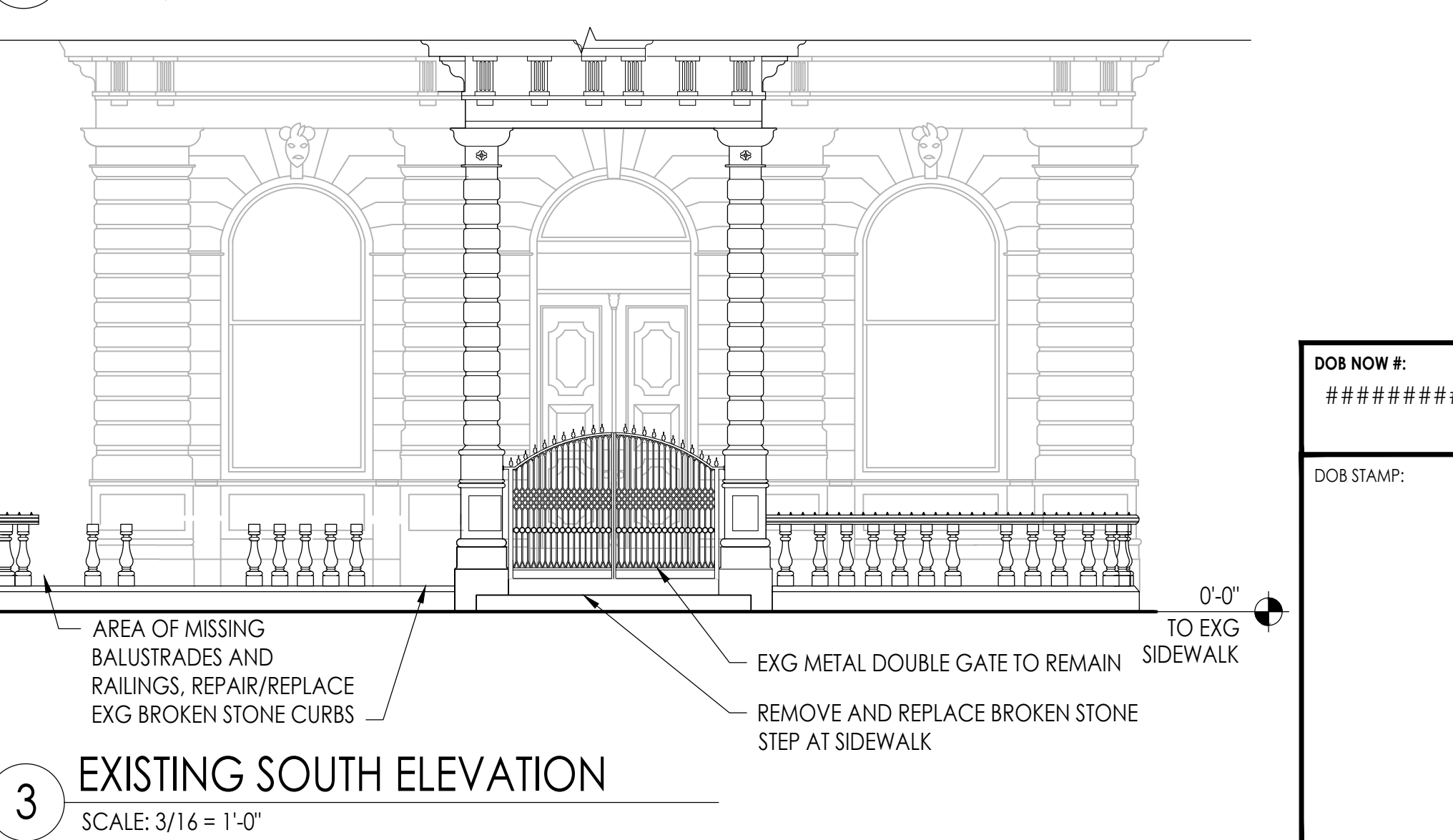
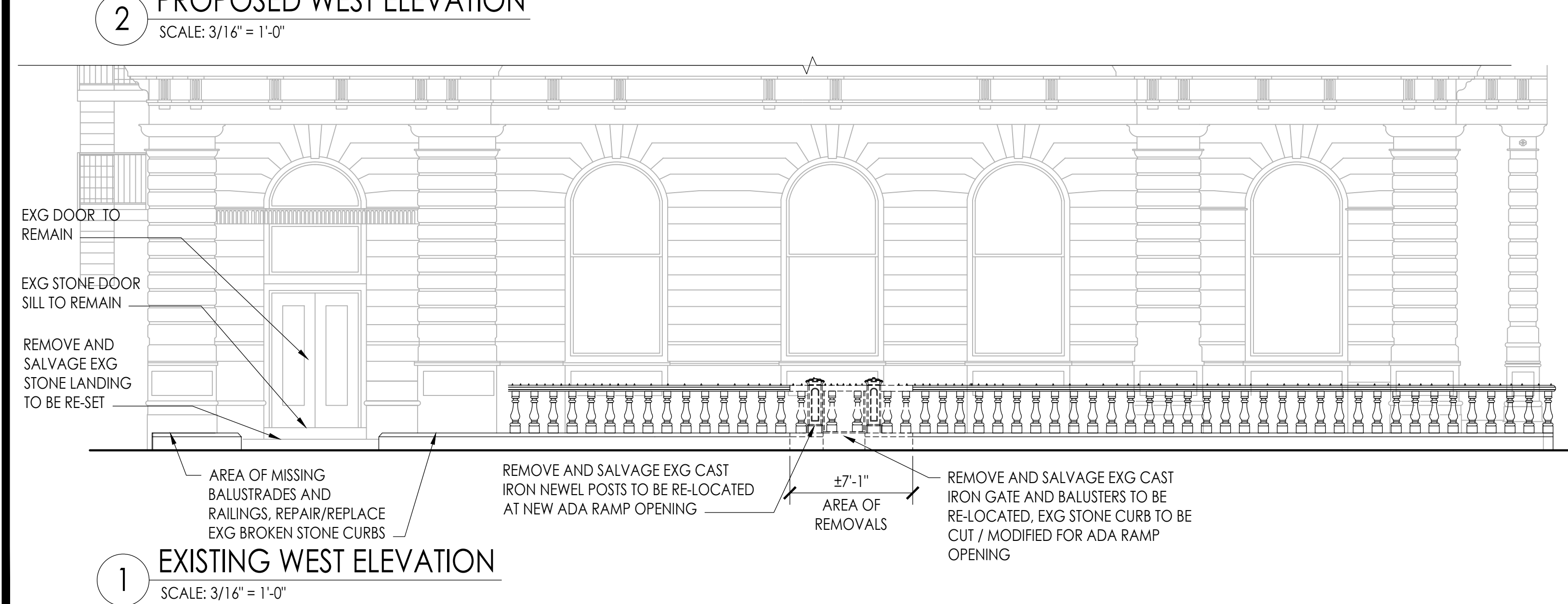
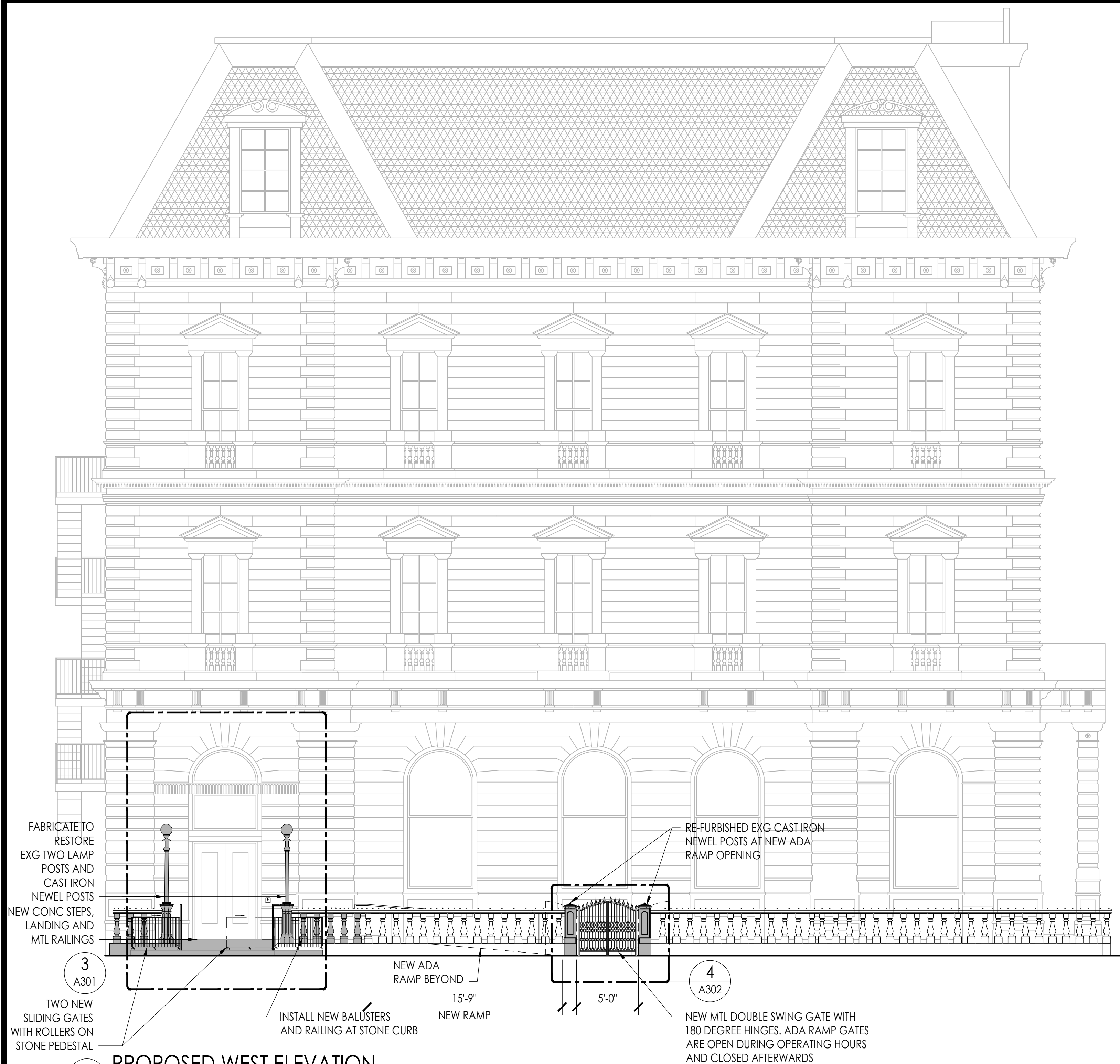
DOB NOW #:
#####

DOB STAMP:

RAND JOB #: M250710
SCALE: AS NOTED
DATE: 8/13/2026
DRAWING BY: JB
REVIEWED BY: MK/ML
NUMBER OF SHEETS: 9 OF 14

SHEET NO.:

A-201.00



BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



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03/20/26	ISSUED FOR CLIENT REVIEW	JB
02/11/25	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/21/25	ISSUED FOR CLIENT REVIEW	JB
09/12/25	ISSUED FOR SD	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:

135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

EXTERIOR RAMP
SECTIONS AND
ENLARGED ELEVATION

DOB NOW #:
#####

DOB STAMP:

RAND JOB #: M250710

SCALE: AS NOTED

DATE: 8/13/2026

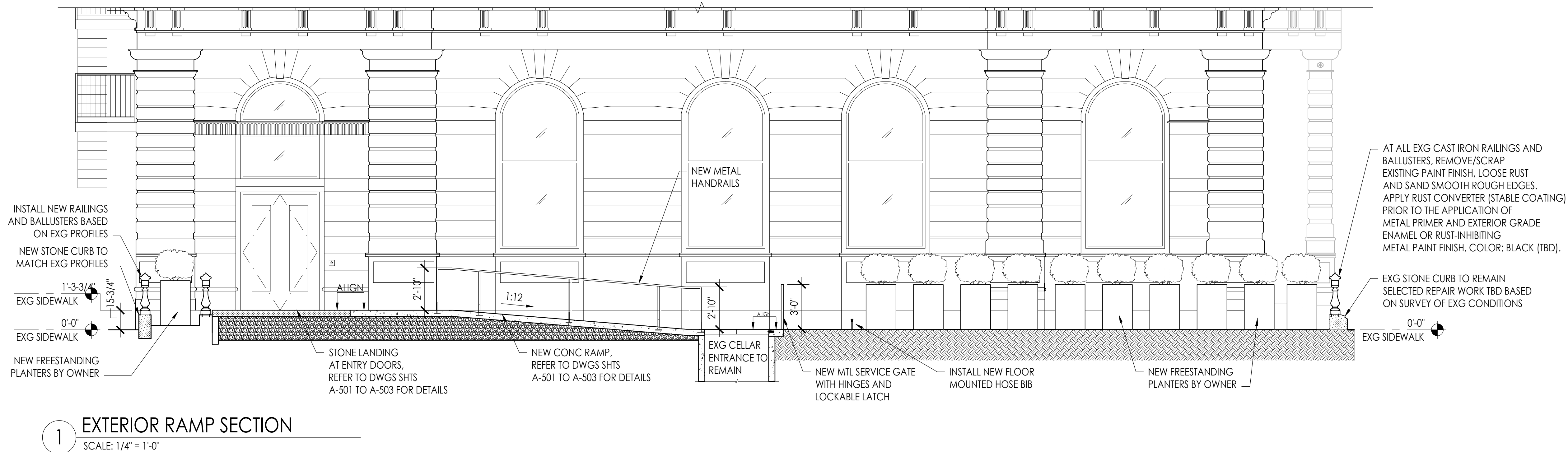
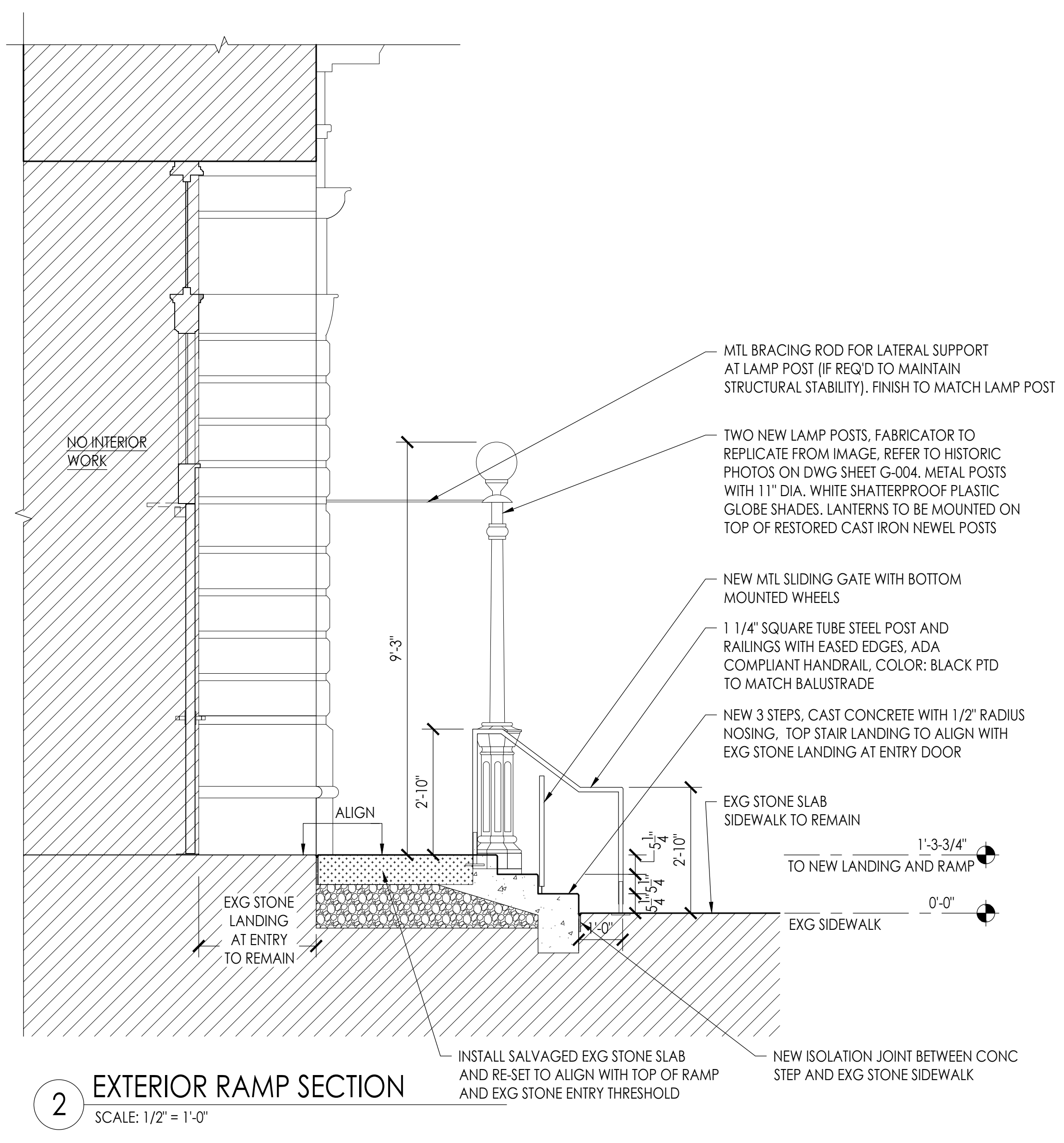
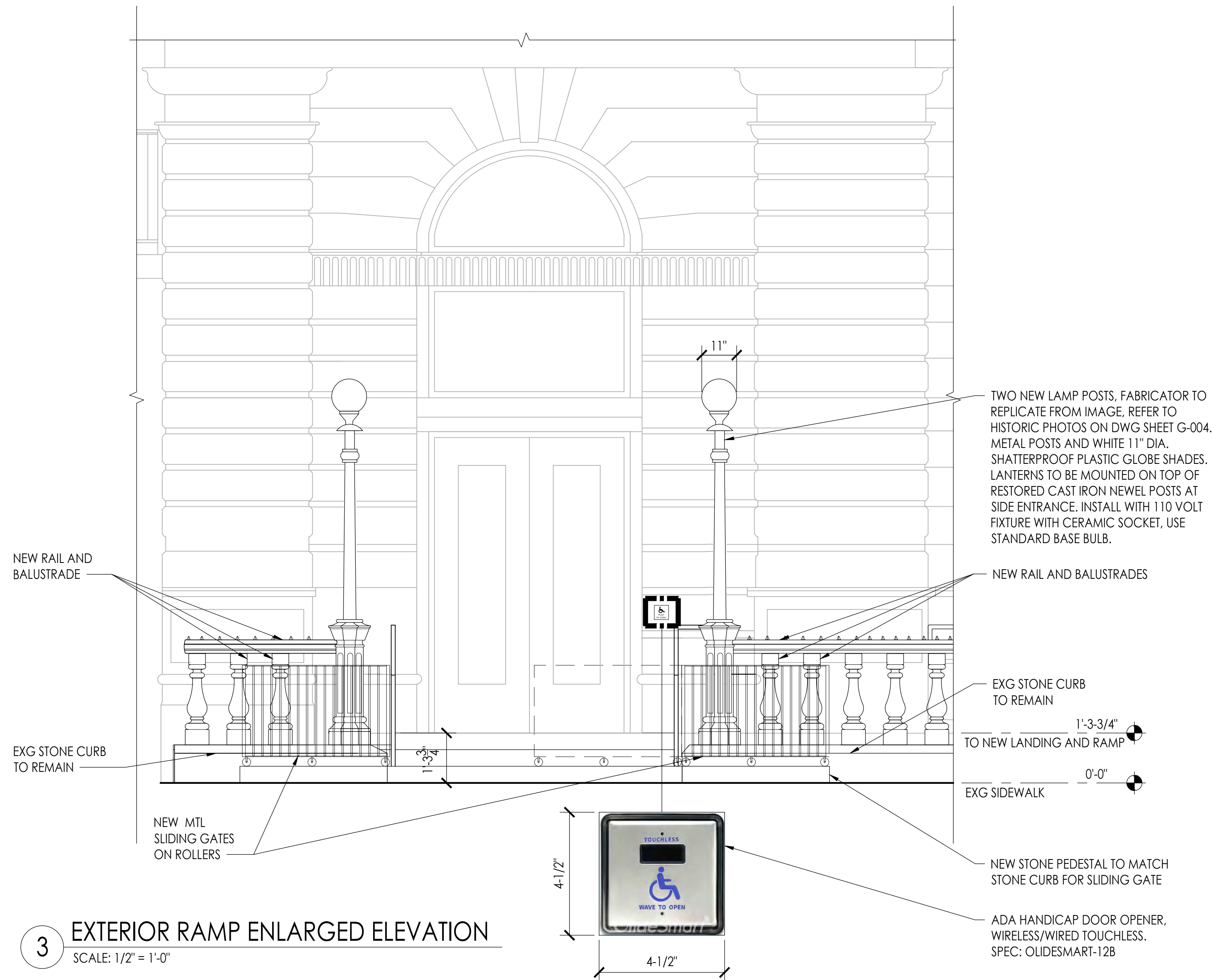
DRAWING BY: JB

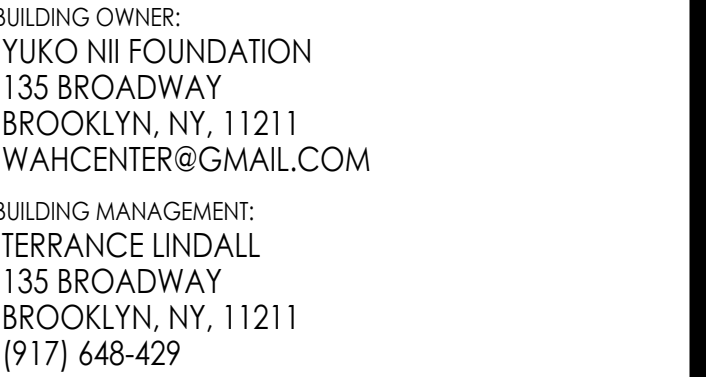
REVIEWED BY: MK/ML

NUMBER OF SHEETS: 10 OF 14

SHEET NO.:

A-301.00



SEAL & SIGNATURE: _____

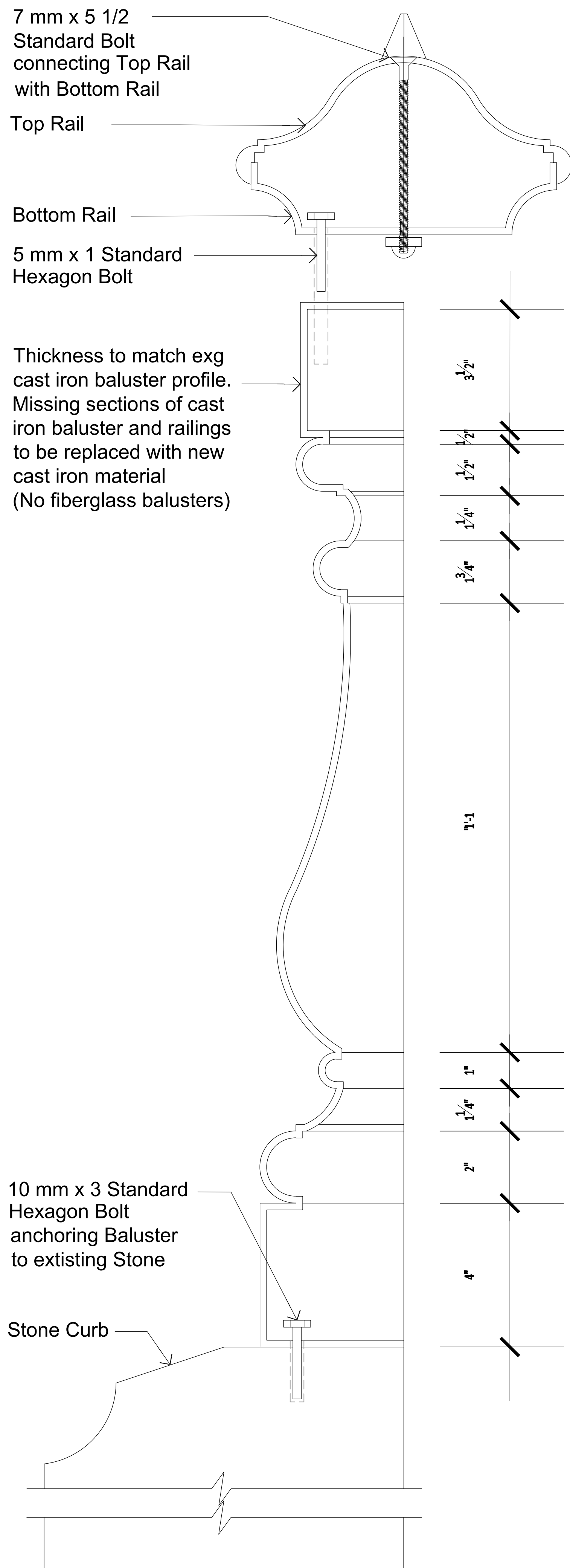
PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

DOB NOW #:
#####

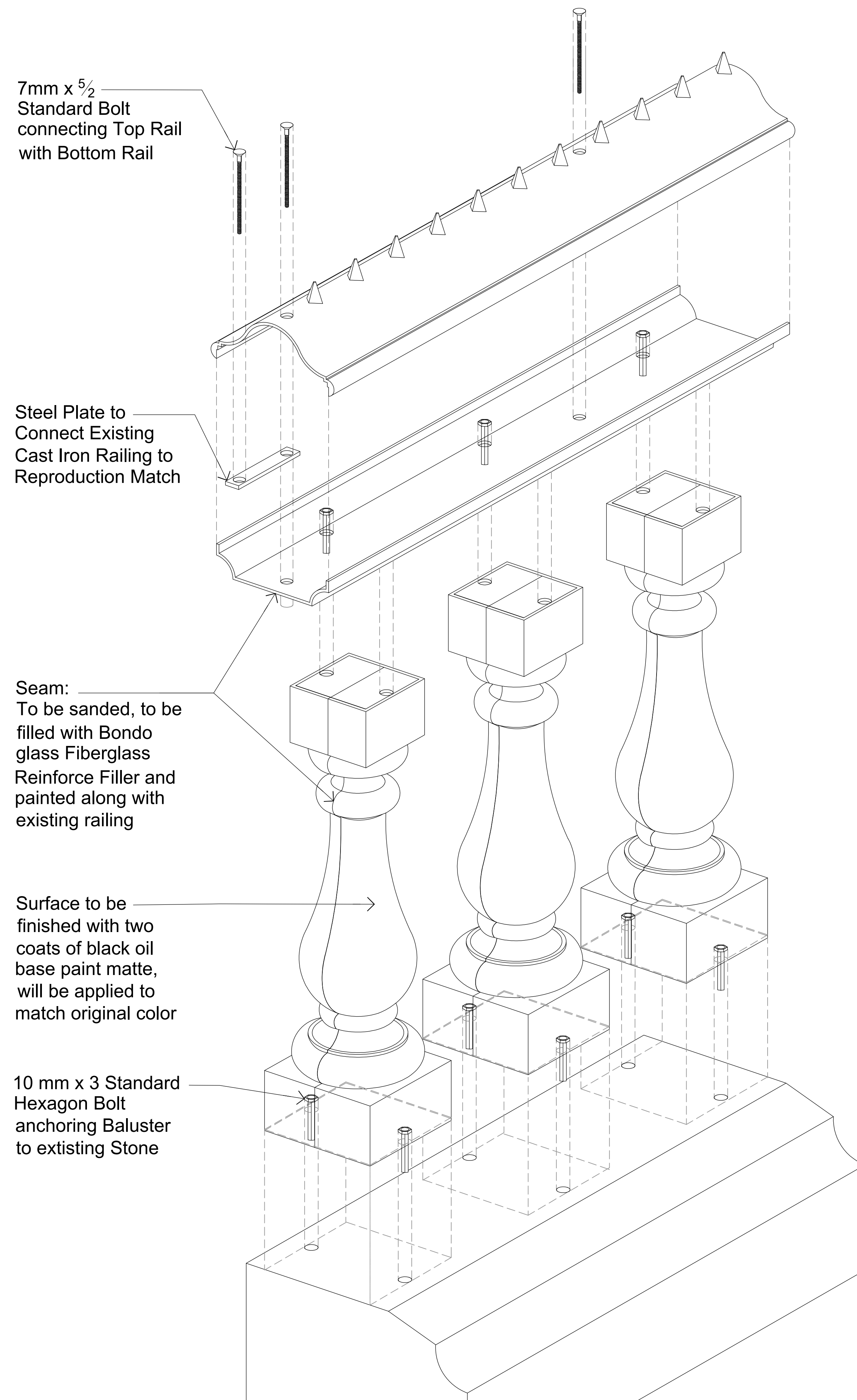
SHEET NO.:

A-302.00





2 PROPOSED CAST IRON BALUSTER PROFILE
SCALE: 3/16"=1'-0"



1 EXPLODED AXON OF PROPOSED CONNECTIONS
SCALE: 3/16"=1'-0"



3 EXISTING DETAIL CONNECTION
NTS



4 EXISTING DETAIL CONNECTION
NTS



5 EXISTING DETAIL CONNECTION
NTS

DOB NOW #: #####	RAND JOB #: M250710
SCALE: AS NOTED	DATE: 8/13/2026
DOB STAMP:	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 12 OF 14

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

REV.	DATE	DESCRIPTION	DRAWN BY
8/13/26		ISSUED FOR LPC COMMENTS	KW
07/28/26		ISSUED FOR LPC COMMENTS	JB
07/16/26		ISSUED FOR BID	JB
06/09/26		CB1 PUBLIC HEARING	JB
04/14/26		ISSUED FOR LPC MCL	JB
03/20/26		ISSUED FOR CLIENT REVIEW	JB
12/4/25		ISSUED FOR LPC FILING	JB
09/12/25		ISSUED FOR SD	JB

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:
BALUSTRADE
RESTORATION DETAIL,
PHOTOS, & AXON

A-401.00

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



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06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/7/25	STRUCTURAL COORDINATION	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

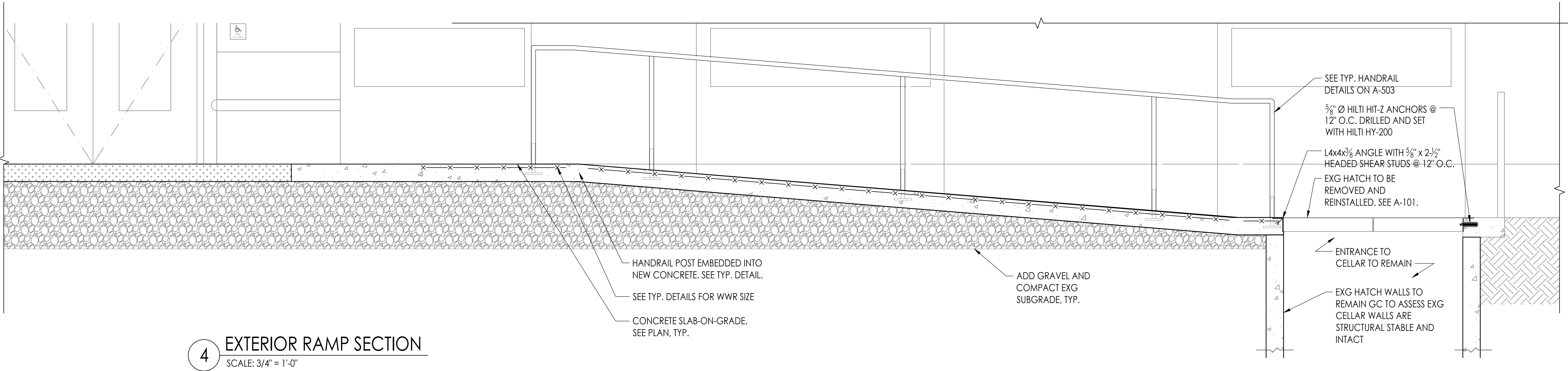
PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:
EXTERIOR CONCRETE
RAMP & STAIR SECTIONS

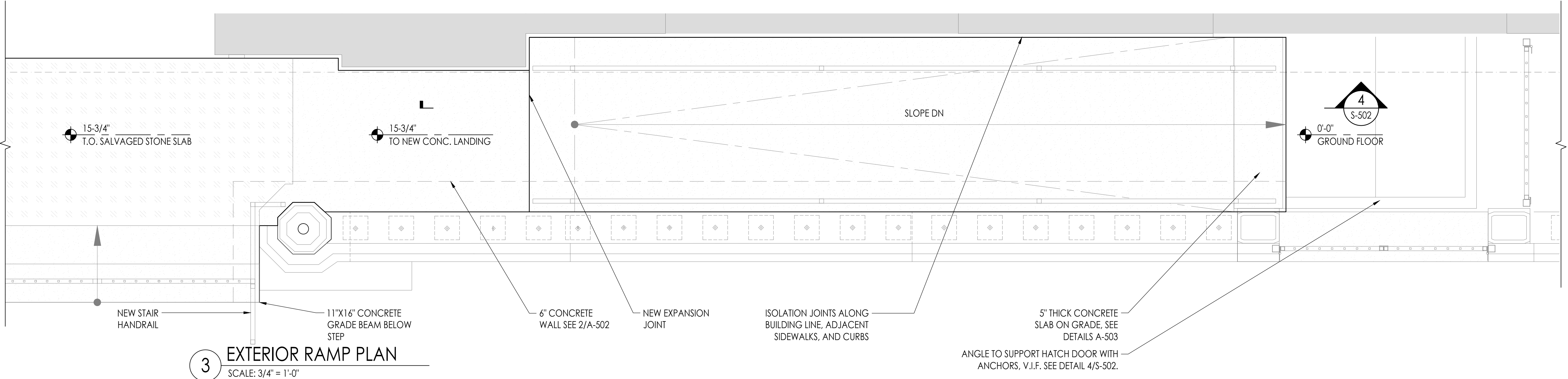
DOB NOW #: #####	RAND JOB #: M250710
	SCALE: AS NOTED
	DATE: 8/13/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 13 OF 14

SHEET NO.:

A-502.00



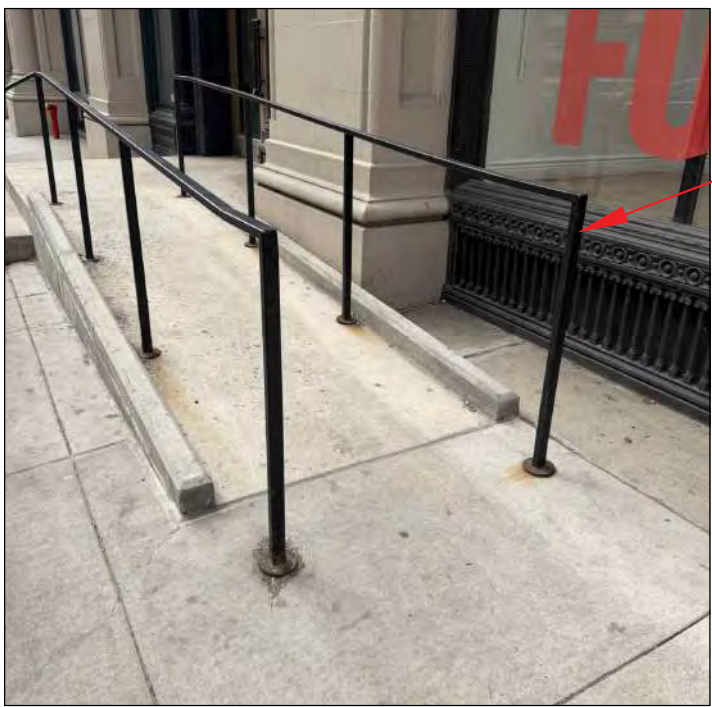
4 EXTERIOR RAMP SECTION
SCALE: 3/4" = 1'-0"



3 EXTERIOR RAMP PLAN
SCALE: 3/4" = 1'-0"



4 PHOTO REFERENCE - PROPOSED HANDRAIL DETAILS
SIMILAR TO INSTALLED HANDRAIL AT ADA RAMP AT 145
FIFTH AVENUE, NEW YORK
SCALE: NTS



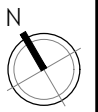
PROPOSED HANDRAIL
1-1/4" X 1-1/4" SQ
WELDED STEEL, PAINTED
BLACK



BUILDING OWNER:
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BROOKLYN, NY, 11211
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



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04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/7/25	STRUCTURAL COORDINATION	JB

REV.	DATE	DESCRIPTION	DRAWN BY
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SEAL & SIGNATURE:

PROJECT DESCRIPTION:
**LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION**

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
**TYPICAL CONCRETE
DETAILS & HANDRAIL
PHOTO REFERENCES**

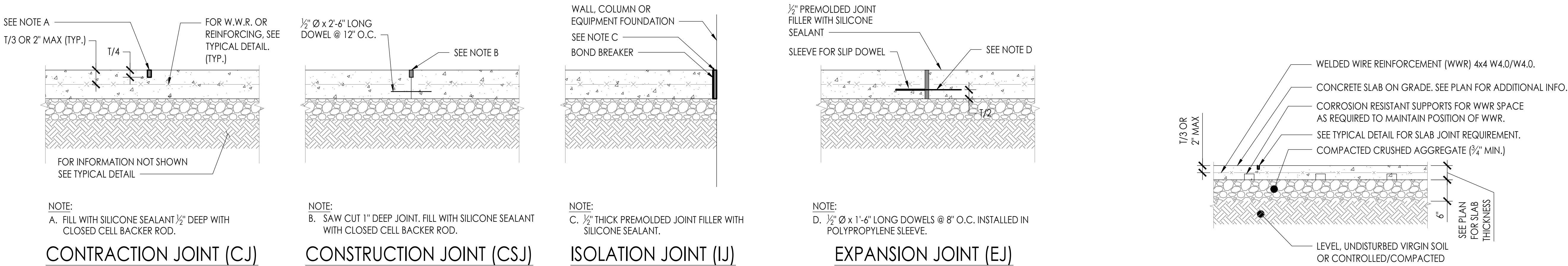
DOB NOW #:
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DOB STAMP:

RAND JOB #: M250710
SCALE: AS NOTED
DATE: 8/13/2026
DRAWING BY: JB
REVIEWED BY: MK/ML
NUMBER OF SHEETS: 14 OF 14

SHEET NO.:

A-503.00



1 TYPICAL EXTERIOR SLAB ON GRADE JOINT DETAILS

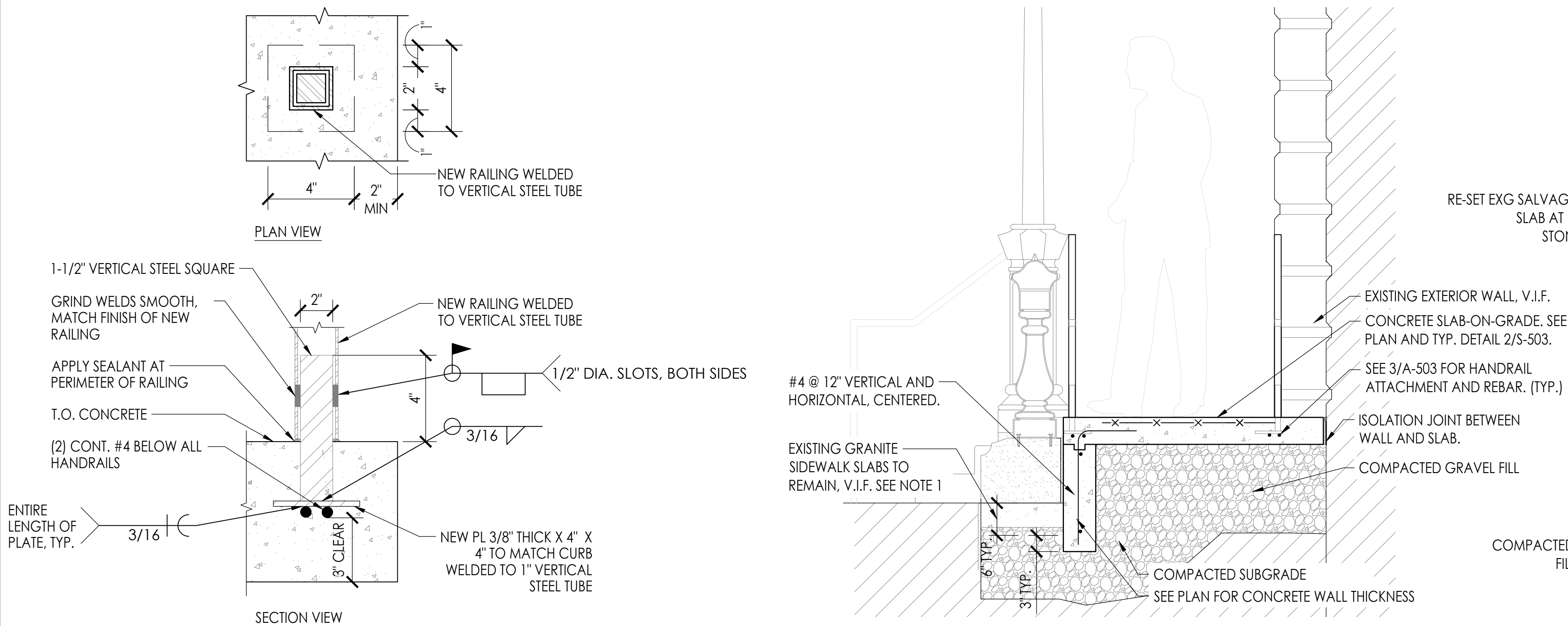
SCALE: N.T.S.

- NOTES:
- SEE PLANS AND TYPICAL SLAB ON GRADE DETAILS FOR THICKNESS AND ADDITIONAL INFORMATION.
 - CONTRACTION JOINTS SHALL BE SAW CUT AT 5'-0" ON CENTER MAX.
 - ADJUST SPACING OF CONTRACTION JOINTS SO THAT JOINTS ARE PROVIDED ALSO AT ANY CHANGES IN SUB-SLAB SUPPORT.
 - DOWELED EXPANSION JOINTS SHALL BE INSTALLED AT 20'-0" ON CENTER MAX.
 - CONSTRUCTION JOINTS MAY BE SUBSTITUTED FOR CONTRACTION JOINTS AT THE CONTRACTOR'S OPTION AND WITH RAND APPROVAL.
 - WHERE $T \geq 6'$, KEYED CONSTRUCTION JOINTS MAY BE SUBSTITUTED FOR DOWELED CONSTRUCTION JOINTS SHOWN ABOVE.
 - ALL DOWELS AND W.W.R. SHOWN SHALL BE GALVANIZED OR EPOXY COATED. ALL OTHER CONCRETE ACCESSORIES SHALL BE CORROSION RESISTANT.

2 TYPICAL SLAB ON GRADE DETAIL

SCALE: N.T.S.

- NOTES:
- WWR SHALL BE GALVANIZED OR EPOXY COATED IF EXPOSED TO EXTERIOR ELEMENTS SUCH AS SOIL OR WEATHER.
 - WWR SHALL BE TERMINATED 2' BEFORE ALL SLAB EDGES AND FULL DEPTH JOINTS.
 - SPECIAL INSPECTIONS SPECIFIED IN TABLE 1705.3 ARE NOT REQUIRED FOR INSTALLATION OF SLABS ON GRADE ACCORDING TO THIS DETAIL; INCLUDING VERIFICATION OF THE DESIGN MIX AND SAMPLING/TESTING REQUIREMENTS.



3 RAILING ATTACHMENT DETAIL

SCALE: 3" = 1'-0"

- NOTES:
- CONTRACTOR SHOULD TAKE CARE TO AVOID DAMAGE TO EXISTING GRANITE SIDEWALK. PROVIDE PROTECTION AS REQUIRED.

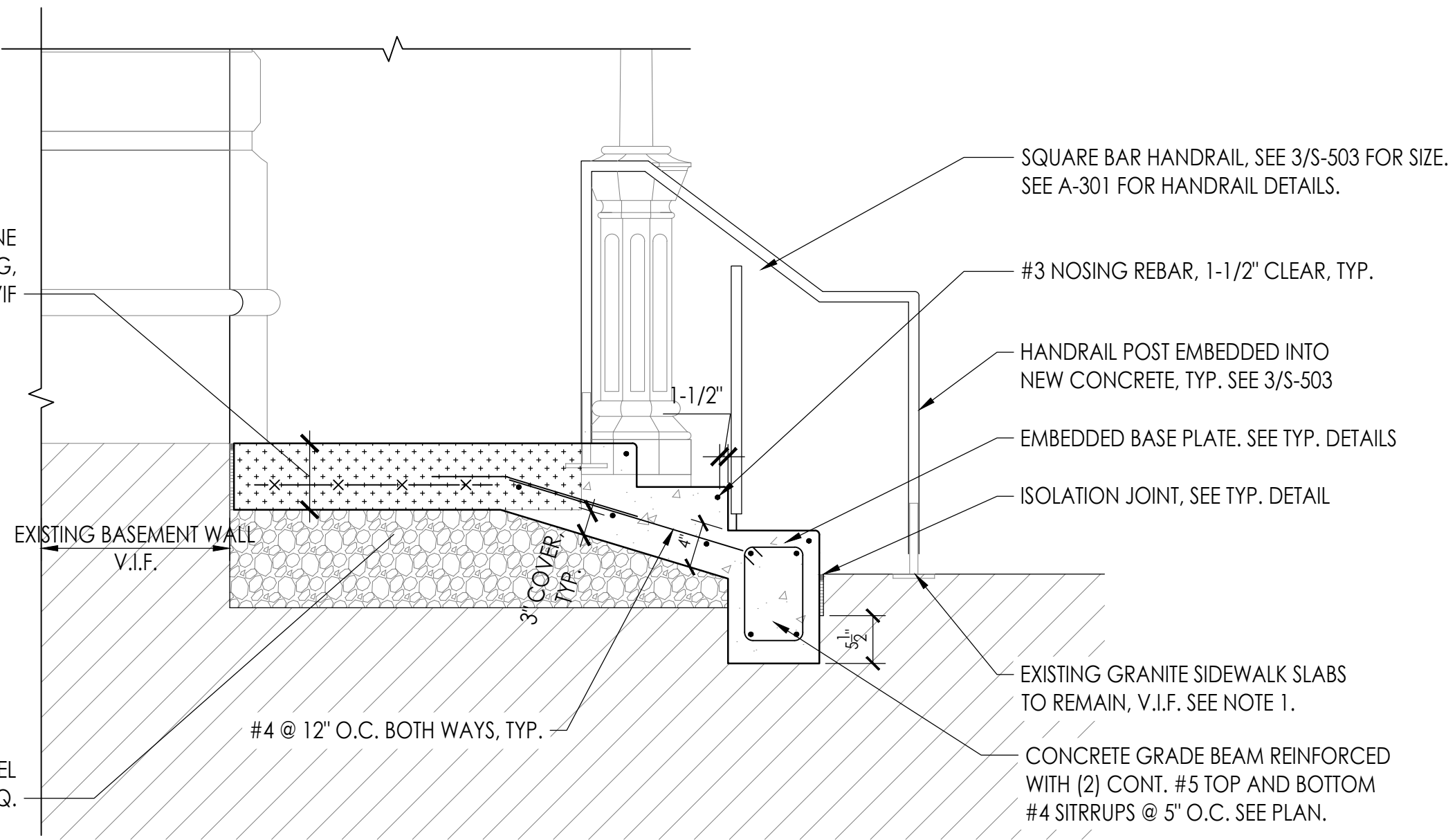
2 EXTERIOR RAMP SECTION

SCALE: 3/4" = 1'-0"

- NOTES:
- CONTRACTOR SHOULD TAKE CARE TO AVOID DAMAGE TO EXISTING GRANITE SIDEWALK. PROVIDE PROTECTION AS REQUIRED.

1 EXTERIOR STAIR SECTION

SCALE: 3/4" = 1'-0"



DOB NOW #:
#####

DOB STAMP:

RAND JOB #: M250710
SCALE: AS NOTED
DATE: 8/13/2026
DRAWING BY: JB
REVIEWED BY: MK/ML
NUMBER OF SHEETS: 14 OF 14

SHEET NO.:

A-503.00

R A N D

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

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429



ENERGY CODE PROGRESS INSPECTIONS:

SPECIAL INSPECTIONS:

NONE

ITEM	REF#
1. LANDMARKS PRESERVATION COMMISSION	PENDING

LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION - PENDING
LPC DOCKET #LPC-26-05943

- REPLACE EXISTING WINDOWS WITH NEW WOOD ALUMINUM CLAD WINDOWS

NO CHANGE TO OCCUPANCY, USE, OR EGRESS UNDER THIS APPLICATION

PROPERTY IS NOT LOCATED IN A COASTAL ZONE OR WATER-SENSITIVE INLAND ZONE OR IN A SPECIAL FLOOD HAZARD AREA PER EFFECTIVE 2007 FEMA FIRM AND PRELIMINARY 2013 FEMA FIRM.

SHEET NO.	SHEET NAME
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GENERAL SHEETS					
T-001.00	TITLE SHEET	●	●		
T-002.00	GENERAL NOTES	●	●		
T-101.00	PRODUCTS & SUBMISSION	●	●		
T-102.00	NOTES	●	●		
A-001.00	HISTORIC PHOTOGRAPHS	●	●		
A-002.00	EXTERIOR ELEVATION PHOTOGRAPHS	●	●		
ARCHITECTURAL					
A-201.00	EXISTING ELEVATIONS: SOUTH & WEST FACADE (PRIMARY)	●	●		
A-211.00	PROPOSED ELEVATIONS: SOUTH & WEST FACADE (PRIMARY)	●	●		
A-401.00	EXISTING WINDOW PHOTOGRAPHS [1 OF 2]	●	●		
A-402.00	EXISTING WINDOW PHOTOGRAPHS [2 OF 2]	●	●		
A-403.00	EXISTING DOOR PHOTOGRAPHS	●	●		
A-411.00	EXISTING & PROPOSED WINDOW ELEVATIONS	●	●		
A-412.00	EXISTING & PROPOSED DOOR & TRANSOM ELEVATIONS	●	●		
A-501.00	EXISTING & PROPOSED WINDOW DETAILS	●	●		
A-502.00	EXISTING & PROPOSED DOOR & TRANSOM DETAILS [1 OF 2]	●	●		
A-503.00	EXISTING & PROPOSED DOOR & TRANSOM DETAILS [2 OF 2]	●	●		

ZONING MAP (MAP 12d)

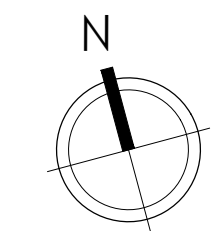
 LOCATION OF BUILDING

A map of the Williamsburg Bridge area. The bridge is shown running horizontally across the top. Below it, a series of vertical lines represent the bridge deck. A rectangular area on the left side of the deck is shaded with diagonal lines and labeled 'AREAS OF WORK' with a line pointing to it. To the left of the bridge is 'BEDFORD AVE'. To the right is 'DRUGS AVE'. Below the bridge is 'BROADWAY'. The map also shows some building footprints on the left and right sides of the bridge.

SITE PLAN

NOT TO SCALE

2457
45
BROOKLYN
12D
C4-3
COM
:
1
YES



NOTE: CONTRACTOR TO CORDON OFF AREA DURING WORK AND WILL BE RESPONSIBLE TO PROVIDE PROTECTION FOR ADJACENT PROPERTIES (ROOF/FOUNDATIONS) AND PEDESTRIANS DURING WORK, PER BC CHAPTER 33

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
TITLE SHEET

GRAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	1 OF 16

SHEET NO.:

T-001.00

BASE BID LEGEND

AN OUTLINE OF THE GENERAL BASE BID SCOPE OF WORK IS AS FOLLOWS:

BASE BID LEGEND ITEM	LEGEND	DESCRIPTION																				
1W		ASSEMBLY TYPE W - SINGLE DOUBLE-HUNG WINDOW ASSEMBLIES: REMOVE AND DISCARD EXISTING SINGLE DOUBLE-HUNG WINDOW ASSEMBLIES, AND INSTALL NEW WOOD ALUMINUM CLAD WINDOWS, THERMALLY-INSULATED SINGLE DOUBLE-HUNG WINDOW ASSEMBLIES, AS SUMMARIZED IN THE FOLLOWING SCHEDULE: <table><tr><th>ASSEMBLY CLASSIFICATION</th><th>APPROXIMATE ASSEMBLY SIZE</th><th>NOTES</th><th>TOTAL QUANTITY OF ASSEMBLIES</th></tr><tr><td>W1</td><td>6'- 2" x 12'- 2"</td><td>ARCH TOP</td><td>6</td></tr><tr><td>W2</td><td>4'- 11" x 10'- 11"</td><td>4-OVER-4 MUNTIN GRID</td><td>15</td></tr><tr><td>W3</td><td>7'- 9" x 10'- 11"</td><td>4-OVER-4 MUNTIN GRID, SIDELITE IS 2 OVER 2 MUNTIN GRID</td><td>1</td></tr><tr><td>W4</td><td>4'- 1" x 7'- 11"</td><td>4-OVER-4 MUNTIN GRID</td><td>2</td></tr></table>	ASSEMBLY CLASSIFICATION	APPROXIMATE ASSEMBLY SIZE	NOTES	TOTAL QUANTITY OF ASSEMBLIES	W1	6'- 2" x 12'- 2"	ARCH TOP	6	W2	4'- 11" x 10'- 11"	4-OVER-4 MUNTIN GRID	15	W3	7'- 9" x 10'- 11"	4-OVER-4 MUNTIN GRID, SIDELITE IS 2 OVER 2 MUNTIN GRID	1	W4	4'- 1" x 7'- 11"	4-OVER-4 MUNTIN GRID	2
ASSEMBLY CLASSIFICATION	APPROXIMATE ASSEMBLY SIZE	NOTES	TOTAL QUANTITY OF ASSEMBLIES																			
W1	6'- 2" x 12'- 2"	ARCH TOP	6																			
W2	4'- 11" x 10'- 11"	4-OVER-4 MUNTIN GRID	15																			
W3	7'- 9" x 10'- 11"	4-OVER-4 MUNTIN GRID, SIDELITE IS 2 OVER 2 MUNTIN GRID	1																			
W4	4'- 1" x 7'- 11"	4-OVER-4 MUNTIN GRID	2																			
1T		ASSEMBLY TYPE T - TRANSOM ASSEMBLIES: REMOVE AND DISCARD EXISTING TRANSOM ASSEMBLIES, AND INSTALL NEW WOOD ALUMINUM CLAD WINDOWS, THERMALLY-INSULATED TRANSOM ASSEMBLIES, AS SUMMARIZED IN THE FOLLOWING SCHEDULE: <table><tr><th>ASSEMBLY CLASSIFICATION</th><th>APPROXIMATE ASSEMBLY SIZE</th><th>NOTES</th><th>TOTAL QUANTITY OF ASSEMBLIES</th></tr><tr><td>T1</td><td>2'-6" x 5'- 11</td><td>ARCH TRANSOM</td><td>1</td></tr><tr><td>T2</td><td>3'-2" x 6'- 4"</td><td>ARCH TOP</td><td>1</td></tr><tr><td>T3</td><td>4'- 1" x 6'- 4"</td><td>ARCH TOP</td><td>1</td></tr></table>	ASSEMBLY CLASSIFICATION	APPROXIMATE ASSEMBLY SIZE	NOTES	TOTAL QUANTITY OF ASSEMBLIES	T1	2'-6" x 5'- 11	ARCH TRANSOM	1	T2	3'-2" x 6'- 4"	ARCH TOP	1	T3	4'- 1" x 6'- 4"	ARCH TOP	1				
ASSEMBLY CLASSIFICATION	APPROXIMATE ASSEMBLY SIZE	NOTES	TOTAL QUANTITY OF ASSEMBLIES																			
T1	2'-6" x 5'- 11	ARCH TRANSOM	1																			
T2	3'-2" x 6'- 4"	ARCH TOP	1																			
T3	4'- 1" x 6'- 4"	ARCH TOP	1																			
		WINDOW REPLACEMENT NOTE: WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION: VERIFICATION OF ALL WINDOW ASSEMBLY/OPENING DIMENSIONS; SUBMISSION OF SHOP DRAWINGS SHOWING INSTALLATION/ANCHORAGE DETAILS PRIOR TO FABRICATION; SHOP DRAWINGS SHOWING PROPOSED WATERPROOFING, INSULATION AND SEALING DETAILS; REMOVAL OF THE EXISTING FRAMES, SASHES, PANELS, LOUVERS, FASTENERS/ANCHORS, HARDWARE ETC.; INSTALLATION OF NEW CLIPS/ANCHORS/STRAPS AS NEEDED TO COMPLETELY SUPPORT THE NEW WINDOW ASSEMBLIES AND INTERIOR FINISHES; AND INSTALLATION OF ALL ASSOCIATED INTERIOR TRIM, SHIMS, WOOD BLOCKING, INSULATION, FASTENERS, WINDOW PAN, WATERPROOFING MEMBRANE, HARDWARE, EXTERIOR ALUMINUM CLADDING, BACKER ROD/BOND BREAKER, PRIMER (IF NECESSARY), AND CAULK.																				

SELECTED WINDOW FINISH:

GENERAL NOTES

- ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH THE NYC CONSTRUCTION CODES, THE NATIONAL BOARD OF FIRE UNDERWRITERS, AND ALL FEDERAL, STATE & MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS (OTHER THAN PERMITS THAT RAND IS REQUIRED TO OBTAIN) PERTAINING TO THIS ALTERATION, AND ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE CONSTRUCTION. ALL PERMITS SHALL BE CONSPICUOUSLY DISPLAYED AT THE SITE IN A LOCATION OPEN TO PUBLIC INSPECTION THROUGHOUT THE DURATION OF THE WORK.
- ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS SHALL BE DONE IN ACCORDANCE WITH THE NYC BUILDING CODE.
- ALL MASONRY, FLASHINGS, COPINGS, AND OTHER EXTERIOR APPENDAGES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE NYC BUILDING CODE.
- ALL MASONRY CONSTRUCTION SHALL COMPLY WITH THE NYC BUILDING CODE. LOAD-BEARING MASONRY STRUCTURES SHALL BE REINFORCED TO MEET ALL OF THE REQUIREMENTS OF NYC BUILDING CODE.
- MASONRY PARAPETS SHALL BE CONSTRUCTED ACCORDING TO THE NYC BUILDING CODE AND APPLICABLE RULES OF THE CITY OF NEW YORK.
- ANCHORS, TIES AND ACCESSORIES SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM A 36 FOR STRUCTURAL STEEL; ASTM A 82 FOR PLAIN STEEL WIRE FOR CONCRETE REINFORCEMENT; ASTM A 185 FOR PLAIN STEEL-WELDED WIRE FABRIC FOR CONCRETE REINFORCEMENT; ASTM A 167, TYPE 304, FOR STAINLESS AND HEAT-RESISTING CHROMIUM-NICKEL STEEL PLATE, SHEET AND STRIP AND ASTM A 366 FOR COLD-ROLLED CARBON STEEL SHEET, COMMERCIAL QUALITY.
- FOR ALL GENERAL MASONRY TYPE "N" MORTAR MAY BE USED (1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME, 6 PARTS SAND). MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C 270, AND SHALL CONFORM TO THE PROPORTION SPECIFICATIONS OF THE NYC BUILDING CODE.
- ALL PLAN DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION AND COORDINATION BETWEEN TRADES SHALL BE REQUIRED. CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO RAND PRIOR TO START OF WORK.
- CONTRACTOR SHALL PROPERLY SHORE, UNDERPIN AND MAKE SAFE ALL FLOORS, WALLS, FOOTINGS, FOUNDATIONS AND ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE.
- THE CONTRACTOR SHALL OBTAIN THE LATEST COPIES OF APPROVED PLANS AND SURVEYS AND THEY SHALL FAMILIARIZE THEMSELVES THOROUGHLY WITH THESE PLANS BEFORE COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FURNISHING THE OWNER OR RAND ALL NECESSARY AFFIDAVITS, APPROVALS, CERTIFICATIONS, ETC. OF MATERIALS AS REQUIRED BY THE DEPARTMENT OF BUILDINGS AND HEREINAFTER MORE SPECIFICALLY REFERRED TO.
- THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND STRUCTURES SHALL BE IN ACCORDANCE WITH AISC-360.05.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1968 N.Y.C. CONSTRUCTION CODES AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
 - THE BUILDING IS CLASSIFIED AS R-2, RESIDENTIAL MULTIPLE DWELLING, AND CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS REGARDING TENANT SAFETY, AS DELINEATED BELOW, AS WELL AS REGULATIONS SET FORTH IN THE NYS MULTIPLE DWELLING LAW AND NYC HOUSING MAINTENANCE CODE, TO INCLUDE BUT NOT BE LIMITED TO, TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVES, AND DUST CONTAINMENT PROCEDURES.
- GUARANTEE:
 - THE CONTRACTOR SHALL GUARANTEE THAT THE INSTALLATION WILL BE COMPLETE IN EVERY RESPECT AND OPERATING FREE FROM DEFECTS. THE CONTRACTOR SHALL ALSO GUARANTEE THAT ALL WORK IS IN FULL COMPLIANCE WITH THE TECHNICAL SPECIFICATIONS, ACCEPTED STANDARD PRACTICES, AND CODE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- ANY POWER TOOLS UTILIZED FOR DEMOLITION WORK THAT MAY CREATE DUST SHALL BE FITTED WITH HIGH-EFFICIENCY PARTICULATE AIR (HEPA) VACUUM ATTACHMENTS THAT MEET OR EXCEED EPA STANDARDS. IF APPLICABLE, BUTTER-TYPE JOINTS SHALL BE CUT UTILIZING CHISEL AND HAMMER.
- UNDER NO CIRCUMSTANCES SHALL INSTALLATION OF NEW MASONRY, ROOFING MATERIALS, CAULK, ETC. BE UNDERTAKEN WHEN AMBIENT OR SURFACE TEMPERATURES ARE BELOW 40 DEGREES FAHRENHEIT. INSTALLATION OF NEW MASONRY, ROOFING MATERIALS, CAULK, ETC. SHALL BE UNDERTAKEN ONLY WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 40 DEGREES FAHRENHEIT OR ABOVE FOR AT LEAST A 72-HOUR PERIOD FROM THE COMPLETION OF WORK.
- ALL NEW WATERPROOFING INSTALLATIONS SHALL BE REVIEWED BY RAND. MASONRY INSTALLATION SHALL NOT COMMENCE WITHOUT HAVING RAND OBSERVE NEW WATERPROOFING INSTALLATIONS. MASONRY OPENINGS AT ANY NEW LINTELS, WINDOWSILLS, COUNTERFLASHING, ETC. WHICH CANNOT BE INSPECTED THE SAME DAY THEY ARE COMPLETED SHALL BE COVERED AND TEMPORARILY MADE WATERTIGHT UNTIL SUCH TIME RAND'S OBSERVATION TAKES PLACE. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGES CAUSED AS A RESULT OF INADEQUATE TEMPORARY WATERPROOFING AT SUCH MASONRY OPENINGS.

OCCUPANT PROTECTION NOTES

- MEANS OF EGRESS:
ALL MEANS OF EGRESS FROM THE BUILDING ARE TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIAL, TOOLS, ETC.
- FIRE SAFETY:
ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR ANY AREA OF THE BUILDING SHALL COMPLY WITH SECTIONS BC 3302.1.5.1 AND BC 3302.4.5.2 AND ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY MANAGEMENT AND/OR GENERAL CONTRACTOR. ALL MATERIALS SHALL BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT, AND STORED IN AN ADEQUATELY VENTILATED SPACE, IN COMPLIANCE WITH NYC FIRE CODE.
- HEALTH REQUIREMENTS:
DUST CONTROL- DEBRIS, DIRT, AND DUST SHALL BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. THE CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVYWEIGHT DROP CLOTHS. DEBRIS, DUST, AND DIRT TO BE CLEANED UP AND CLEARED FROM THE BUILDING DAILY TO AVOID ANY EXCESSIVE ACCUMULATION, IN ACCORDANCE WITH SECTION BC 3303.4.4.
- LEAD AND ASBESTOS:
ASBESTOS- NO PRODUCT CONTAINING ASBESTOS SHALL BE USED ON THE JOB SITE. SHOULD ANY ASBESTOS ABATEMENT WORK BE REQUIRED, IT SHALL BE PERFORMED IN ACCORDANCE WITH THE EPA, DEP AND ANY APPLICABLE FEDERAL, STATE, AND CITY REGULATIONS, INCLUDING REQUIRED AIR SAMPLES. AT THE CONCLUSION OF ANY ABATEMENT PROJECT, A COMPLETE LOG OF ALL ASBESTOS ABATEMENT RELATED ACTIVITIES SHALL BE PROVIDED. LEAD- ALL REQUIRED LEAD-SAFE WORK PRACTICES SHALL BE FOLLOWED IN ACCORDANCE WITH OSHA LEAD IN CONSTRUCTION STANDARDS, EPA LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING PROGRAM REQUIREMENTS AND ALL ASSOCIATED NYC DOHMH REQUIREMENTS, AND APPLICABLE FEDERAL, STATE AND LOCAL RULES/REGULATIONS.
- STRUCTURAL SAFETY:
CONTRACTORS SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHENEVER STRUCTURAL WORK IS INVOLVED. DEMOLITION OPERATIONS SHALL NOT COMMENCE UNTIL THE APPLICABLE PEDESTRIAN AND ADJOINING PROPERTY PROTECTION IS IN PLACE AS REQUIRED BY SECTIONS BC 3306 - BC 3309. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER BUILDING OCCUPANTS.
- NOISE RESTRICTIONS:
NOISE AFTER HOURS - WORK SHALL BE DONE DURING REGULAR HOURS ONLY, 8AM TO 5PM, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PROVISIONS OF THE NYC NOISE CODE AS SET FORTH IN CHAPTER 2 OF TITLE 24 OF THE ADMINISTRATIVE CODE. IN THE EVENT OF AN AFTER-HOUR VARIANCE REQUEST WORK SHALL BE LIMITED TO THE WEEKEND FROM THE HOURS OF 8AM TO 5PM.
- MAINTAINING ESSENTIAL SERVICES:
ESSENTIAL SERVICES TO REMAIN UNTOUCHED AND SHALL REMAIN OPERABLE IN ACCORDANCE WITH THE NEW YORK CITY-BUILDING CODE UNLESS OTHERWISE NOTED. CONTRACTORS SHALL SUBMIT A SCHEDULE OF ANY REQUIRED CUT-OFF FOR HEAT, HOT/COLD WATER, GAS, OR ELECTRICAL OR OTHER UTILITY SERVICES TO RESIDENTS AND SHALL GIVE AT LEAST THREE (3) DAYS WRITTEN NOTICE PRIOR TO ANY DISRUPTION IN HEAT, HOT/COLD WATER, ELECTRICAL OR OTHER UTILITY SERVICES. IN ALL INSTANCES DISRUPTIONS SHALL BE KEPT TO A MINIMU

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KEY PLAN:



09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
GENERAL NOTES

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	2 OF 16
SHEET NO.:	

T-002.00

WINDOW REPLACEMENT

THE BASE BID WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING PROCEDURES AT ALL SPECIFIED WINDOWS:

1.

CAREFUL MEASUREMENT OF EXISTING WINDOW OPENINGS SPECIFIED IN THE FIELD PRIOR TO FABRICATION OF THE REPLACEMENT/NEW UNITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MANUFACTURING THE CORRECT NUMBER, SIZE, TYPE AND CONFIGURATION OF WINDOWS SPECIFIED.
2.

PREPARATION AND SUBMISSION OF A LIST OF ANY CUSTOM INTERIOR INSTALLATIONS AT THE EXISTING WINDOWS THAT MAY BE AFFECTED BY THE SPECIFIED REPLACEMENT AND PROPOSED INSTALLATION PLAN, INCLUDING WALLS, AND ALL OTHER STRUCTURAL BUILDING COMPONENTS ADJACENT TO, ABUTTING, AND/OR OVERLAPPING THE UNITS.
3.

PREPARATION AND SUBMISSION OF A LIST OF INTERIOR ELEMENTS THAT MAY AFFECT THE USAGE OF THE SPECIFIED WINDOWS.
4.

PREPARATION AND SUBMISSION OF TWO (2) FULL SETS OF SIGNED/SEALED SHOP DRAWINGS INCLUDING SIZE AND COLOR VERIFICATION AND INSTALLATION DETAILS, AND ANY OTHER PERTINENT INFORMATION. IF REQUIRED BY RAND, SHOP DRAWINGS SHALL BE REVISED AND RESUBMITTED AS NEEDED.
5.

AT ALL SPECIFIED EXISTING WINDOWS, REMOVAL OF ALL SPECIFIED COMPONENTS, INCLUDING ALL SASH, FRAME, SNAP TRIM, CLIP, BLOCKING, FASTENERS, ETC., AS NEEDED TO PERFORM SPECIFIED REPLACEMENT. PREPARATION OF ALL OPENINGS AS NEEDED TO ACCOMMODATE NEW INSTALLATION, INSTALLATION OF NEW FLASHING/WATERPROOFING AND WOOD BLOCKING/ALUMINUM SHIMS/STEEL STRAPS. NOTE: WORK SCOPE INCLUDES REPLACEMENT AS SHOWN ON THE PROJECT DRAWINGS, EXCLUDING ALL WINDOWS INDICATED AS "NOT IN CONTRACT" (N.I.C.). ANY REMAINING WINDOWS DAMAGED AS A RESULT OF THE CONTRACTOR'S WORK SHALL BE REPLACED/REPAIRED AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER.
6.

WHERE APPLICABLE, REMOVAL, STORAGE AND SUBSEQUENT REINSTALLATION OF EXISTING SECURITY/DECORATIVE BARS/GATES, DRYER VENTS, LOUVERS, ETC. DUPLICATING THE ORIGINAL INSTALLATION.
7.

INSTALLATION OF THE ASSEMBLIES DETAILED IN THE BASE BID SCOPE OF WORK. IN ALL CASES, THE CONTRACTOR WILL BE EXPECTED TO PROVIDE AN ASSEMBLY WITH THE LARGEST POSSIBLE GLAZING AREA THAT WILL PROPERLY FIT INTO THE CORRESPONDING OPENING.
8.

FORMULATION OF AN APPROPRIATE ATTACHMENT SCHEME AND FIELD CALCULATIONS PREPARED AND VERIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR. IF REQUIRED, ENGINEER SHALL COORDINATE AN ON-SITE CHAMBER PULL TEST, PURSUANT TO AAMA AND ASTM REQUIREMENTS, ON THE SAMPLE WINDOW. NEW INSTALLATIONS MUST MEET ALL APPLICABLE CODES. ATTACHMENT SCHEME SHALL ADDRESS EVERY SPECIFIED WINDOW TYPE AND SIZE AND MUST INCLUDE FASTENER SIZE, TYPE/SPACING, AND CLIP ANGLE/STRAP SIZE/SPACING.
9.

INSTALLATION OF ONE (1) SAMPLE SINGLE DOUBLE-HUNG WINDOW AND THE RETAINING OF AN AAMA ACCREDITED TESTING LABORATORY TO PERFORM TESTING ON THE SAMPLE WINDOWS AS SPECIFIED IN THE GENERAL CONDITIONS.
10.

CORDONING OFF OF ALL COURTYARDS, PARKING LOTS, WALKWAYS, ETC. DURING PERFORMANCE OF WORK IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING, INSTALLING AND DISMANTLING ALL REQUIRED PROTECTION.
11.

REMOVAL AND LEGAL OFF-SITE DISPOSAL OF ALL RUBBISH IN ANY WAY CONNECTED WITH THE INSTALLATION.
12.

CORRECTION OF ALL PUNCH-LIST DEFICIENCIES UNCOVERED BY THE OWNER, PROPERTY MANAGER, OR RAND.

NOTES

1.

INTERIOR DAMAGE IS ANTICIPATED AT ALL REPLACEMENT WINDOWS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR INTERIOR DAMAGE CAUSED BY THE REPLACEMENT WORK, UNLESS IT IS DETERMINED BY RAND THAT EXCESSIVE DAMAGE HAS BEEN CAUSED AND COULD HAVE BEEN AVOIDED BY THE CONTRACTOR. THE AMOUNT OF ACCEPTABLE DAMAGE WILL BE DETERMINED BY RAND DURING THE SAMPLE WINDOW INSTALLATION. ALL OTHER INTERIOR FINISH REPAIRS SHALL BE COORDINATED WITH THE OWNER, AND SHALL BE PERFORMED BY OTHERS.
2.

REMOVAL, STORAGE AND REINSTALLATION OF EXISTING ALARMS, CURTAINS, WINDOW BLINDS/TREATMENTS AND OTHER ACCESSORIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
3.

CLEARING THE "WORK AREA" OF ALL FURNITURE AND OTHER PERSONAL EFFECTS TO ALLOW THE CONTRACTOR TO PERFORM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
4.

THE OWNER SHALL ENGAGE AN INDEPENDENT ENVIRONMENTAL CONSULTANT TO PROVIDE THE NECESSARY CONSULTING SERVICES PURSUANT TO THE IDENTIFICATION OF ANY SUSPECTED HAZARDOUS-CONTAINING MATERIALS, INCLUDING BUT NOT LIMITED TO LEAD AND ASBESTOS, AND RECOMMENDATIONS FOR PROPER ABATEMENT IF APPLICABLE. THE CONTRACTOR SHALL NOT PERFORM ANY CONTRACT WORK UNTIL PROVIDED BY THE OWNER WITH SPECIFIC INFORMATION AND INSTRUCTIONS REGARDING THE PRESENCE AND ABATEMENT OF ANY HAZARDOUS-CONTAINING MATERIALS.
5.

ALL DEMOLITION IN PREPARATION FOR THE SPECIFIED WORK SHALL BE CONDUCTED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS FOR LEAD-BASED PAINT (LBP) AND ASBESTOS-CONTAINING MATERIALS (ACM), INCLUDING THE FOLLOWING:

•

LBP-LOCAL LAW 1, NYC CHILDHOOD LEAD POISING PREVENTION ACT OF 2004

•

ACM - NYC DEP ASBESTOS CONTROL PROGRAM RULES AND REGULATIONS.

•

LBP-FEDERAL EPA RENOVATION, REPAIR AND PAINTING (RRP) RULE APRIL 2010, HUD GUIDELINES FOR THE EVALUATION AND CONTROL OF LEAD BASED PAINT IN HOUSING
- ALL WORK (INSIDE AND OUTSIDE OF THE BUILDING) SHALL BE PERFORMED IN CONFORMANCE WITH LEAD-SAFE WORK PRACTICES AND OSHA LEAD IN CONSTRUCTION STANDARDS AS PART OF THE BASE BID WORK, AT NO ADDITIONAL COST TO THE OWNER, REGARDLESS OF WHETHER OR NOT LEAD PAINT TESTING IS SPECIFICALLY PERFORMED. THE CONTRACTOR SHALL PROVIDE A CURRENT COPY OF THEIR "CERTIFICATION TO CONDUCT LEAD-BASED PAINT ACTIVITIES AND RENOVATIONS" AS ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). AT LEAST ONE (1) "CERTIFIED RENOVATOR" SHALL BE ASSIGNED TO THE PROJECT; IN ADDITION, ALL WORKERS INVOLVED IN WORK THAT MAY BE RELATED TO LEAD-BASED PAINT MUST BE TRAINED AND CERTIFIED IN LEAD-SAFE WORK PRACTICES. ANY POWER TOOLS UTILIZED TO REMOVE PAINT MATERIALS SHALL BE FITTED WITH HIGH EFFICIENCY PARTICULATE AIR (HEPA) VACUUM ATTACHMENTS THAT MEET OR EXCEED EPA STANDARDS.
- THE EPA LEAD LAW (EPA REQUIREMENT RULE 40 CODE OF FEDERAL REGULATIONS, PART 745), EFFECTIVE AS OF APRIL 2010, ESSENTIALLY MANDATES THE FOLLOWING:
- RENOVATION FIRMS MUST BE CERTIFIED, OR THE INDIVIDUALS PERFORMING THE WORK TRAINED BY CERTIFIED RENOVATORS. (CERTIFICATION LASTS 5 YEARS.)

•

A CERTIFIED RENOVATOR MUST BE ASSIGNED TO EACH RENOVATION AND BE AVAILABLE (PRESENT) AT KEY POINTS.

•

THE RENOVATOR MUST FOLLOW CONTAINMENT GUIDELINES, INCLUDING DUST AND DEBRIS CONTAINMENT:

I.

A MINIMUM OF 2 LAYERS OF POLYETHYLENE SHEETING SHOULD BE PROVIDED AT ROOM ENTRY DOORS, EITHER WEIGHTED OR PROVIDED WITH ZIPPER ON INSIDE TO PROVIDE PROPER AIRLOCK.

II.

THE EXHAUST VENTS SHOULD BE TEMPORARILY SEALED WITH PLASTIC AT THE KITCHEN AND BATHROOMS.

III.

PAINTED PLASTER WALLS SHOULD BE LIGHTLY SPRAYED WITH WATER TO MINIMIZE DUST RELEASE DURING DEMOLITION.

IV.

NO POWER FLAME BURNING SHOULD BE PERMITTED.

V.

DUST AND DEBRIS SHOULD BE COLLECTED VIA THE USE OF HEPA VACUUMS.

VI.

DEBRIS SHOULD BE COVERED AND/OR BAGGED TO THE EXTENT POSSIBLE TO LIMIT SPREAD OF DUST DURING REFUSE REMOVAL.

VII.

NEGATIVE AIR MACHINES MUST BE UTILIZED TO MAINTAIN A NEGATIVE PRESSURE IN THE WORK AREA, TO FURTHER HELP PREVENT THE SPREAD OF DUST TO ADJOINING SPACES.
- THE RENOVATOR MUST PERFORM PROJECT CLEANING VERIFICATION AND PREPARE REQUIRED RECORDS, TO INCLUDE ANY REPORTS ON PRESENCE OF LEAD PAINT, DISTRIBUTION OF LEAD PAMPHLETS, ETC.
- REMOVAL/PREPARATION PROCEDURES
1.

PROTECTING THE IMMEDIATE AREA SHALL INCLUDE BUT IS NOT LIMITED TO THE INSTALLATION OF 6 MIL PLASTIC PROTECTION, HEPA VACUUMING, WET WASHING AND ANY OTHER STEPS NECESSARY TO INSURE A COMPLETE CLEAN-UP OF THE WORK AREA. THE CONTRACTOR SHALL TAKE EVERY REASONABLE PRECAUTION TO ENSURE THAT DUST AND DEBRIS DOES NOT TRAVEL OUTSIDE OF THE IMMEDIATE WORK AREA AND THAT THE INTERIOR AND EXTERIOR FINISHES REMAINS UNDAMAGED AND CLEAN.

2.

REMOVAL OF ANY EXISTING BUILDING COMPONENT THAT CONTAINS LEAD BASED PAINT (LBP) SHALL BE PERFORMED AS DESCRIBED IN "NOTES" ON THE PROJECT DRAWINGS, AS PART OF THE BASE BID WORK, AT NO ADDITIONAL COST TO THE OWNER.

3.

DO NOT REMOVE MORE WINDOWS THAN CAN BE REPLACED BY THE NEW INSTALLATIONS DURING THE SAME DAY. PRIOR TO ANY REMOVALS, THE CONTRACTOR SHALL VERIFY THAT THE PROPER REPLACEMENT ASSEMBLIES ARE ON SITE AND AVAILABLE FOR IMMEDIATE INSTALLATION.

4.

COMPLETELY REMOVE ALL SPECIFIED EXISTING WINDOW ASSEMBLIES TO BE REPLACED, INCLUDING SNAP TRIM, CLIPS, FASTENERS, SASHES, FRAMES, BLOCKING, LOUVERS, PANELS, AND HARDWARE, DOWN TO THE EXISTING UNDERLYING ORIGINAL WINDOW FRAME TO REMAIN.

5.

NO MATERIALS OR DEBRIS (INCLUDING BROKEN GLASS) MAY BE THROWN (OR DELIBERATELY DROPPED) TO THE GROUND BELOW.

6.

CLEAN ALL OLD ADHESIVE AND CAULK (IF NECESSARY) FROM WINDOW PERIMETER AND EXPOSED MASONRY USING APPROPRIATE SOLVENTS OR MECHANICAL MEANS.

7.

NO OPENINGS SHALL BE LEFT UNPROTECTED (EXPOSED) OVERNIGHT. THE CONTRACTOR MUST EXPEDITIOUSLY INSTALL REPLACEMENTS IN THE OPENINGS FROM WHICH THE EXISTING ASSEMBLIES HAVE BEEN REMOVED. THE CONTRACTOR MAY RETURN ON THE FOLLOWING DAY TO COMPLETE FINISH WORK, TRIM AND ADJUSTMENT, IF NECESSARY. SHOULD UNAVOIDABLE INSTALLATION PROBLEMS/DELAYS BE ENCOUNTERED, THE CONTRACTOR MUST PROVIDE TEMPORARY "PROTECTION" (SUBJECT TO APPROVAL BY RAND) AT ALL OPENINGS WHERE REPLACEMENTS ARE NOT INSTALLED THE DAY THE EXISTING ASSEMBLIES ARE REMOVED. TEMPORARY PROTECTION SHALL REMAIN IN PLACE FOR A MAXIMUM OF TWENTY-FOUR (24) HOURS, AT WHICH TIME THE PROPER REPLACEMENT ASSEMBLY SHALL BE INSTALLED.

8.

PREPARE ALL WINDOW OPENINGS AS NEEDED TO ACCOMMODATE NEW INSTALLATION, INCLUDING BUT NOT LIMITED INSTALLATION OF NEW WOOD BLOCKING/ALUMINUM SHIMS/STRAPS AS NEEDED TO COMPLETELY SUPPORT EXISTING STRUCTURAL/BUILDING COMPONENTS TO REMAIN, INTERIOR FINISHES AND NEW WINDOW ASSEMBLIES. WHENEVER REMAINING UNDERLYING BUILDING COMPONENTS ARE FOUND TO BE DEFECTIVE OR STRUCTURALLY UNSOUND, PATCH, RESECURE, AND/OR REPLACE AS DIRECTED BY RAND. THE CONTRACTOR SHALL IMMEDIATELY INFORM RAND AND THE OWNER IF ANY UNDERLYING MASONRY OR ORIGINAL WINDOW FRAME IS FOUND TO BE DETERIORATED OR IS OTHERWISE BELIEVED TO REQUIRE REPLACEMENT OR REINFORCEMENT.
9.

WHERE DIRECTED AND SHOWN ON ACCEPTED SHOP DRAWINGS, INSTALL WATERPROOFING ALONG ALL SILLS AND JAMBS. PRIME ALL SURFACES TO COME INTO CONTACT WITH THE NEW WATERPROOFING MEMBRANE AND ADHERE NEW WATERPROOFING MEMBRANE ATOP THE EXISTING CONSTRUCTION IN ACCORDANCE WITH THE WATERPROOFING MANUFACTURER'S RECOMMENDATIONS. SECURE ALL SEAMS, JOINTS AND ENDS AS SHOWN ON THE ACCEPTED SHOP DRAWINGS. THE WATERPROOFING MEMBRANE SHALL BE INSTALLED IN A MANNER TO ACHIEVE 100 PERCENT ADHESION WITH THE UNDERLYING SURFACES.

10.

IF REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE FOR CAREFULLY CUTTING BACK THE EXISTING GYPSUM BOARD/INTERIOR FINISHES AS REQUIRED TO INSTALL THE NEW WINDOW UNITS. THE CONTRACTOR WILL BE RESPONSIBLE FOR MINOR/TYPICAL INTERIOR REPAIRS AND PAINT TOUCH-UPS UTILIZING A FLAT WHITE FINISH. MAJOR REPAIRS (SUCH AS REPAIRING OF CUT WALLS NOT COVERED BY THE NEW TRIM) ARE THE OWNER'S RESPONSIBILITY.
- INSTALLATION PROCEDURES
1.

COORDINATE WINDOW INSTALLATION WITH REMOVALS. ASSEMBLE WINDOWS FOR EACH OPENING PRIOR TO REMOVAL OF THE EXISTING ASSEMBLIES.

2.

THE REPLACEMENT/NEW ASSEMBLIES SHALL BE INSTALLED SQUARE, PLUMB AND LEVEL IN A WATERTIGHT AND WORKMANLIKE MANNER TO ASSURE NEAT AND WEATHERTIGHT CONSTRUCTION ON THE INTERIOR AND EXTERIOR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

3.

ALL CAVITIES CREATED WHEN THE EXISTING WINDOWS ARE REMOVED SHALL BE TIGHTLY FILLED WITH FIBERGLASS INSULATION.

4.

AT REPLACEMENT/NEW UNITS, SNAP TRIM/CLIPS AND/OR INSTALLATION STRAPS SHALL BE SIZED AND SPACED AS DIRECTED BY THE MANUFACTURER AND AS SHOWN ON ACCEPTED SHOP DRAWINGS, TO ENSURE THAT THE INSTALLATION CONFORMS TO ALL STRUCTURAL LOADING REQUIREMENTS.

STRAPS SHALL BE 3 INCHES LONG (MINIMUM), AND PLACED AROUND WINDOW PERIMETERS AT A SPACING OF 16 INCHES ON CENTER (MAXIMUM), 4 INCHES FROM ALL CORNERS ALONG HEAD, JAMBS AND SILL, AND AT JAMBS ALONG MEETING RAIL LOCATIONS. A MINIMUM TOTAL OF 2 SCREWS SHOULD BE INSTALLED PER STRAP FOR ATTACHMENT TO ADJACENT WALL CONSTRUCTION.

5.

AN APPROPRIATE FASTENER INSTALLATION/ATTACHMENT SCHEME SHALL BE FORMULATED IN THE FIELD, AND SHALL INCLUDE A PULL TEST (IF NECESSARY) AND FIELD CALCULATIONS TO BE COORDINATED BY A NEW YORK STATE LICENSED ENGINEER ENGAGED BY THE CONTRACTOR. ATTACHMENT SCHEME SHALL ADHERE TO ALL REQUIRED LOADING CRITERIA AND APPLICABLE CODES. THE CONTRACTOR'S ENGINEER SHALL SUBMIT A COMPLETE ATTACHMENT DETAIL FOR EACH WINDOW TYPE/CONFIGURATION WHICH SHALL SERVE AS THE PROJECT STANDARD, ALONG WITH WRITTEN VERIFICATION THAT THIS PROPOSED ATTACHMENT SCHEME WILL ACHIEVE A SECURE INSTALLATION.
6.

ALL NECESSARY DRILLING, TAPPING, CUTTING, ETC. SHALL RESULT IN PROPERLY INSTALLED WINDOWS WHICH ARE EASILY OPERABLE AND COMPLETELY AIRTIGHT AND WATERTIGHT.

7.

THE CONTRACTOR SHALL ARRANGE FOR THE SEALANT MANUFACTURER'S REPRESENTATIVE(S) TO CONDUCT ADHESION AND COMPATIBILITY TESTS FOR THE SPECIFIED SEALANT MATERIAL WITH EACH TYPE OF JOINT SUBSTRATE. IF THE SPECIFIED SEALANT CAULKING MATERIALS ARE FOUND TO BE INCOMPATIBLE WITH THE SUBSTRATE, THE CONTRACTOR SHALL PROPOSE SUBSTITUTE MATERIALS ACCEPTABLE TO RAND, AT NO ADDITIONAL COST TO THE OWNER. A WEATHERTIGHT JOINT SHALL BE MADE AT THE JUNCTION OF THE NEW ASSEMBLIES AND THE EXTERIOR MASONRY/INTERIOR FINISHES. SEALANT SHALL BE APPLIED BETWEEN REPLACEMENT MATERIALS AND EXISTING CONSTRUCTION. SEALANT SHALL ONLY BE APPLIED TO STRUCTURALLY SOUND MATERIALS WHICH IS FREE OF ALL DUST, DEBRIS, AND OLD CAULK AND IS CAPABLE OF HOLDING A SEAL. SEALANT MANUFACTURER'S REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES. IF REQUIRED BY THE MANUFACTURER, SURFACES SHALL BE PRIMED AND/OR CLEANED WITH A WIRE BRUSH PRIOR TO APPLYING THE SEALANT. BACKER ROD IS TO BE INSTALLED PRIOR TO SEALANT.

8.

THE NEW WINDOW ASSEMBLIES SHALL BE INSTALLED PLUMB AND LEVEL. THE CONTRACTOR SHALL CAREFULLY ADJUST SASHES SO THAT THEY WORK FREELY AND SMOOTHLY, AND LATCH WHEN IN A CLOSED POSITION.

9.

IF REQUESTED BY THE OWNER, REINSTALL EXISTING SECURITY/DECORATIVE BARS/GATES/ GRILLES, DRYER VENTS, AND LOUVERS DUPLICATING THE ORIGINAL INSTALLATION. LOUVER REINSTALLATION WORK SHALL BE PERFORMED AS INDICATED ON THE ACCEPTED SHOP DRAWINGS.

10.

UPON COMPLETION OF EACH INSTALLATION, THE CONTRACTOR SHALL CLEAN THE ENTIRE CONSTRUCTION (WINDOWS, FRAMES, GLASS, AND ADJACENT SURFACES), WITH A SOLVENT APPROVED BY THE MANUFACTURER, TO REMOVE ALL INTERIOR AND EXTERIOR SMUDGES, FINGERPRINTS AND OTHER MARKS LEFT FROM THE INSTALLATION PROCESS. EXERCISE CARE TO AVOID DAMAGE TO PROTECTIVE COATINGS AND FINISHES. REMOVE EXCESS GLAZING AND SEALANT COMPOUNDS, DIRT AND OTHER SUBSTANCES, AND LUBRICATE HARDWARE AND MOVING PARTS.

11.

ADJUST OPERATING SASHES AND HARDWARE TO PROVIDE TIGHT FIT AT CONTACT POINTS AND AT WEATHERSTRIPPING, FOR SMOOTH OPERATION AND WEATHERTIGHT CLOSURE. REMOVE ALL LABELS AND LEAVE IN A FIRST CLASS MANNER.
12.

UPON COMPLETION OF INSTALLATION, THE AREA SHALL BE LEFT CLEAN, WITH ALL DEBRIS, DROP CLOTHS AND PROTECTIVE PLASTIC REMOVED. THE ENTIRE WORK AREA, INCLUDING THE SILLS, SHALL BE VACUUMED.
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| 09/01/26 | CB1 PUBLIC HEARING | KW |
| 06/09/26 | CB1 PUBLIC HEARING | JB |
| REV. DATE | DESCRIPTION | DRAWN BY |
- SEAL & SIGNATURE:
- PROJECT DESCRIPTION:
- WINDOW REPLACEMENT PROGRAM
- PROJECT LOCATION:
- 135 BROADWAY,
BROOKLYN, NY 11211
- SHEET TITLE:
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|-------------------|----------|
| RAND JOB #: | M260403 |
| SCALE: | AS NOTED |
| DATE: | 06/01/26 |
| DRAWING BY: | JB |
| REVIEWED BY: | MK |
| NUMBER OF SHEETS: | 4 OF 16 |
- SHEET NO.:
- T-102.00



PROPERTY INFORMATION	
INDIVIDUAL LANDMARK	YES
HISTORIC DISTRICT	NO
INTERIOR LANDMARK	NO
SCENIC LANDMARK	NO
CALENDARED	NO
CNE/PMW/COFA	COFA
DOB PERMIT REQUIRED	YES
FASTRACK	NO
XCNE	NO
HISTORIC PHOTOS	YES, SEE G-002.00 TO G-006.00
DATE OF CONSTRUCTION	1868
ARCHITECTURAL STYLE	FRENCH SECOND EMPIRE
ARCHITECT/BUILDER	KING AND WILCOX
MATERIALS	MASONRY, STONE AND IRON WORK
SIGNIFICANT ARCHITECTURAL FEATURES	135 BROADWAY IS A 4-STORY BUILDING WITH MANSARD ROOF OF THE FRENCH SECOND EMPIRE PERIOD WITH ONE OVER ONE DOUBLE HUNG WINDOWS. THIS FORMER BANK (KINGS COUNTY SAVINGS BANK) IS CONSTRUCTED WITH MASONRY WALLS AND LIGHT-COLORED SANDSTONE WITH ORNATE STONE CARVED KEYSTONE BLOCKS AND ARCHITECTURAL DETAILS. THE MAIN ENTRANCE DOORWAY IS ACCENTED BY A PROJECTING ENTRANCE PORTICO WITH ELABORATE CARVINGS A THE PEDIMENT AND ORNATE BRACKETED CORNICE CROWNS THE BUILDING'S FOURTH FLOOR. A CAST IRON BALUSTRADE FLANKS AND WRAPS AROUND THE BUILDING ON THE PROPERTY LINE.

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:

HISTORIC PHOTOGRAPHS

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	5 OF 16

SHEET NO.:

A-001.00



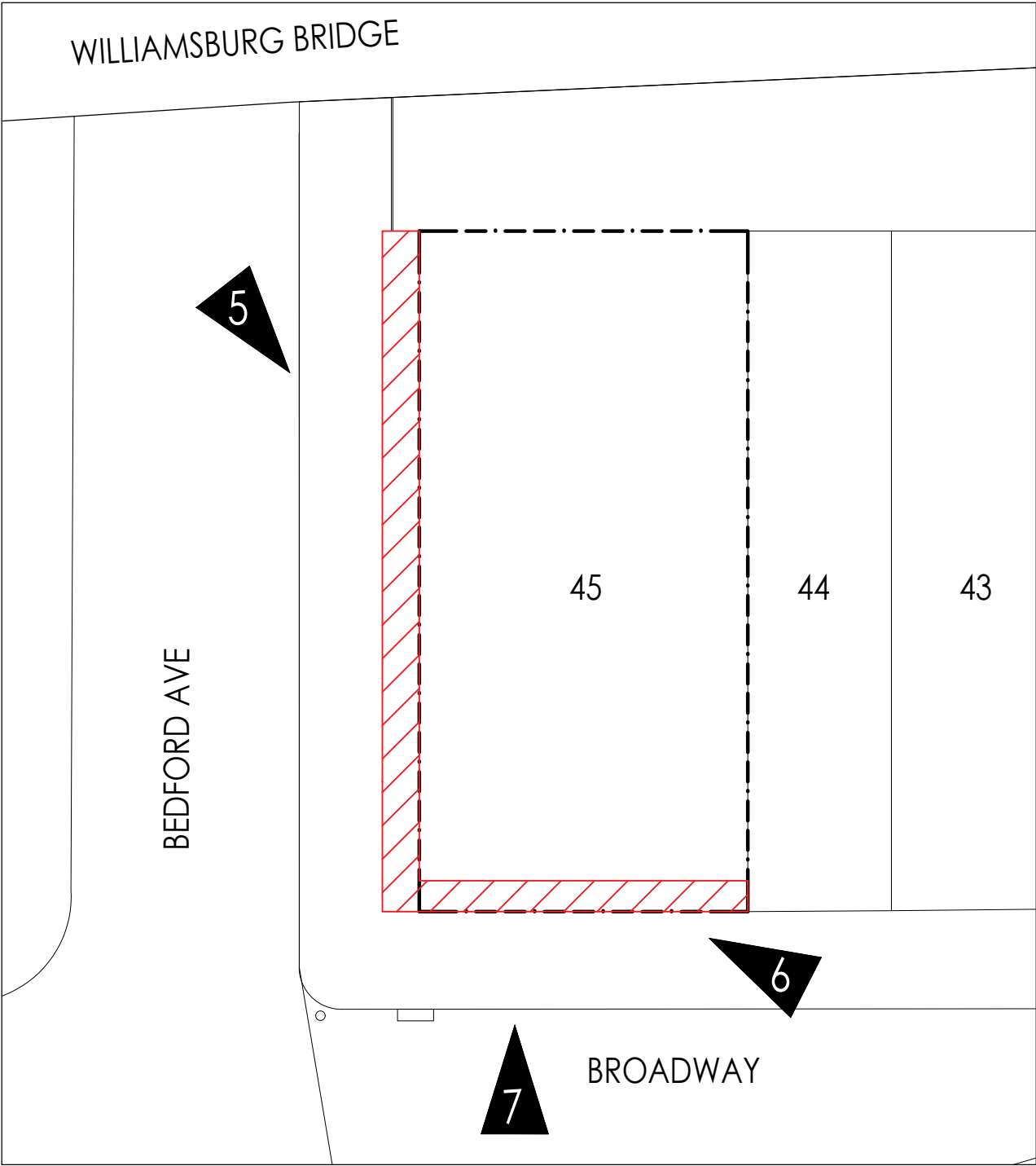
PHOTO 5
PRESENT DAY PHOTO AT BEDFORD AVENUE - WEST FACING PRIMARY ELEVATION



PHOTO 6
PRESENT DAY PHOTO AT BROADWAY - SOUTH FACING PRIMARY ELEVATION



PHOTO 7
PRESENT DAY CLOSE-UP VIEW AT 3RD FLOOR WINDOWS AND CORNICE FACING SOUTH



KEY PLAN
NTS

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
EXTERIOR ELEVATION PHOTOGRAPHS

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	6 OF 16

SHEET NO.:

A-002.00

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
**WINDOW REPLACEMENT
PROGRAM**

PROJECT LOCATION:
**135 BROADWAY,
BROOKLYN, NY 11211**

SHEET TITLE:
**EXISTING ELEVATIONS:
SOUTH & WEST FACADE
(PRIMARY)**

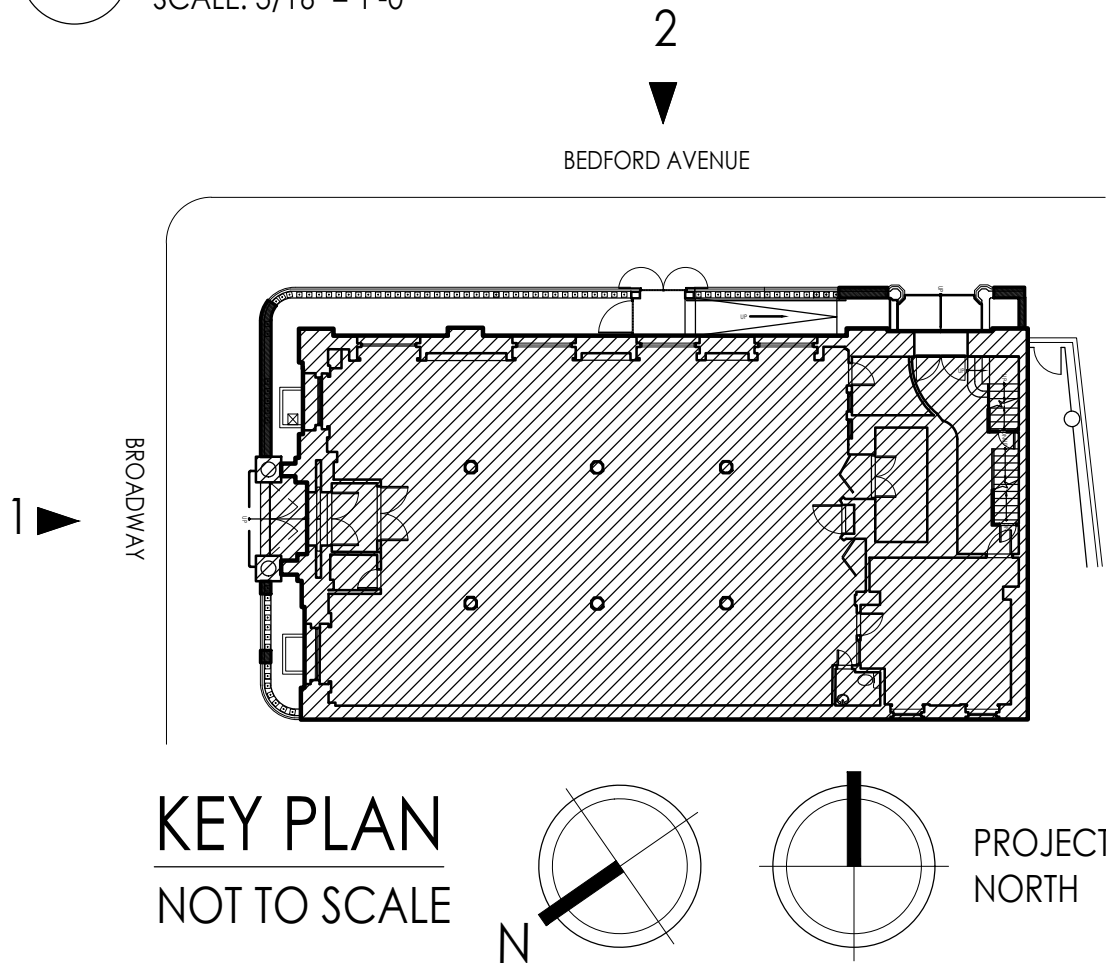
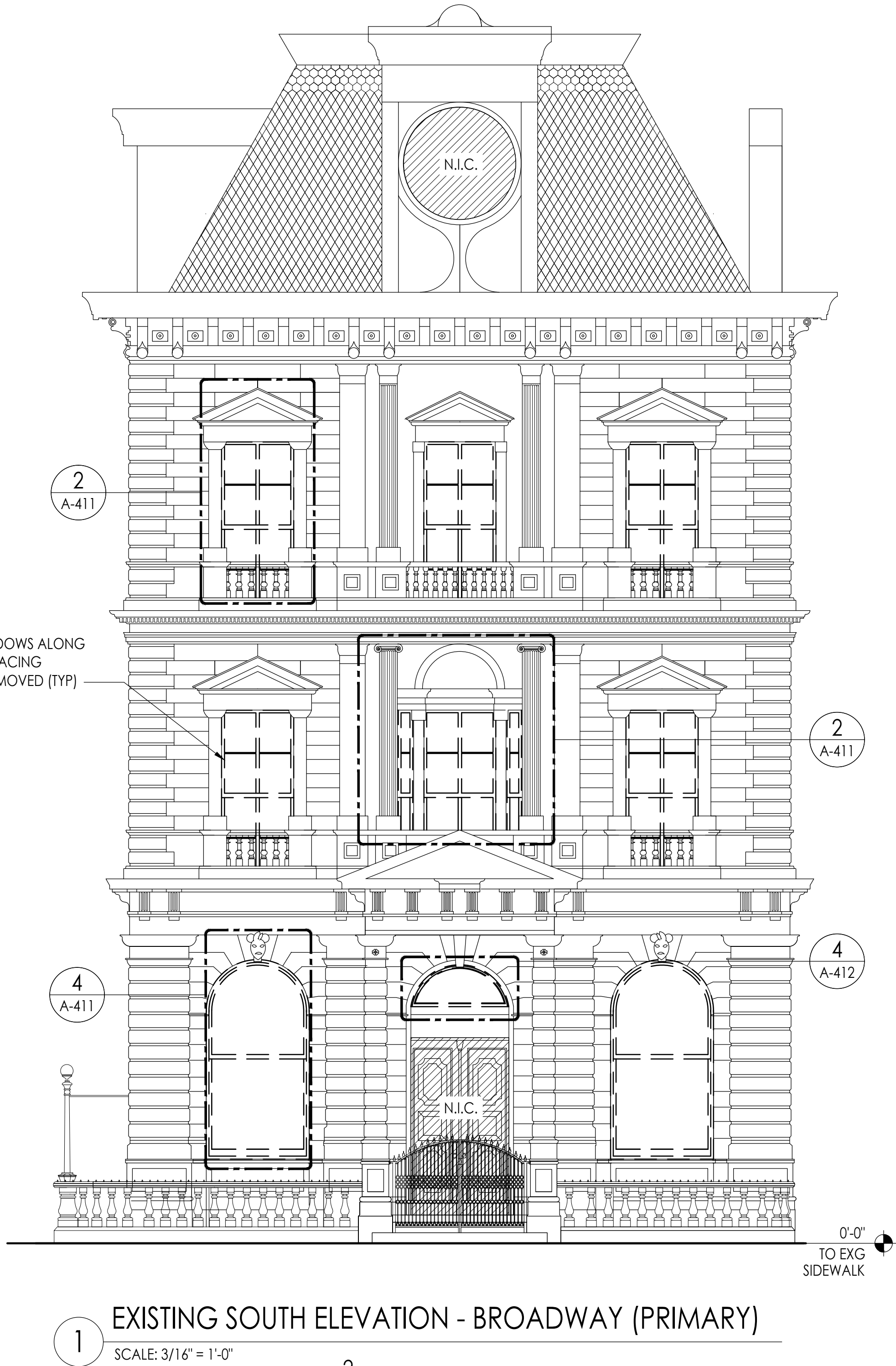
RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	7 OF 16

SHEET NO.:

A-201.00



LEGEND	
GRAPHIC	DESCRIPTION
	NOT IN CONTRACT



BUILDING OWNER:
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KEY PLAN:



09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT
PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
PROPOSED ELEVATIONS:
SOUTH & WEST FACADE
(PRIMARY)

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	8 OF 16

SHEET NO.:

A-211.00

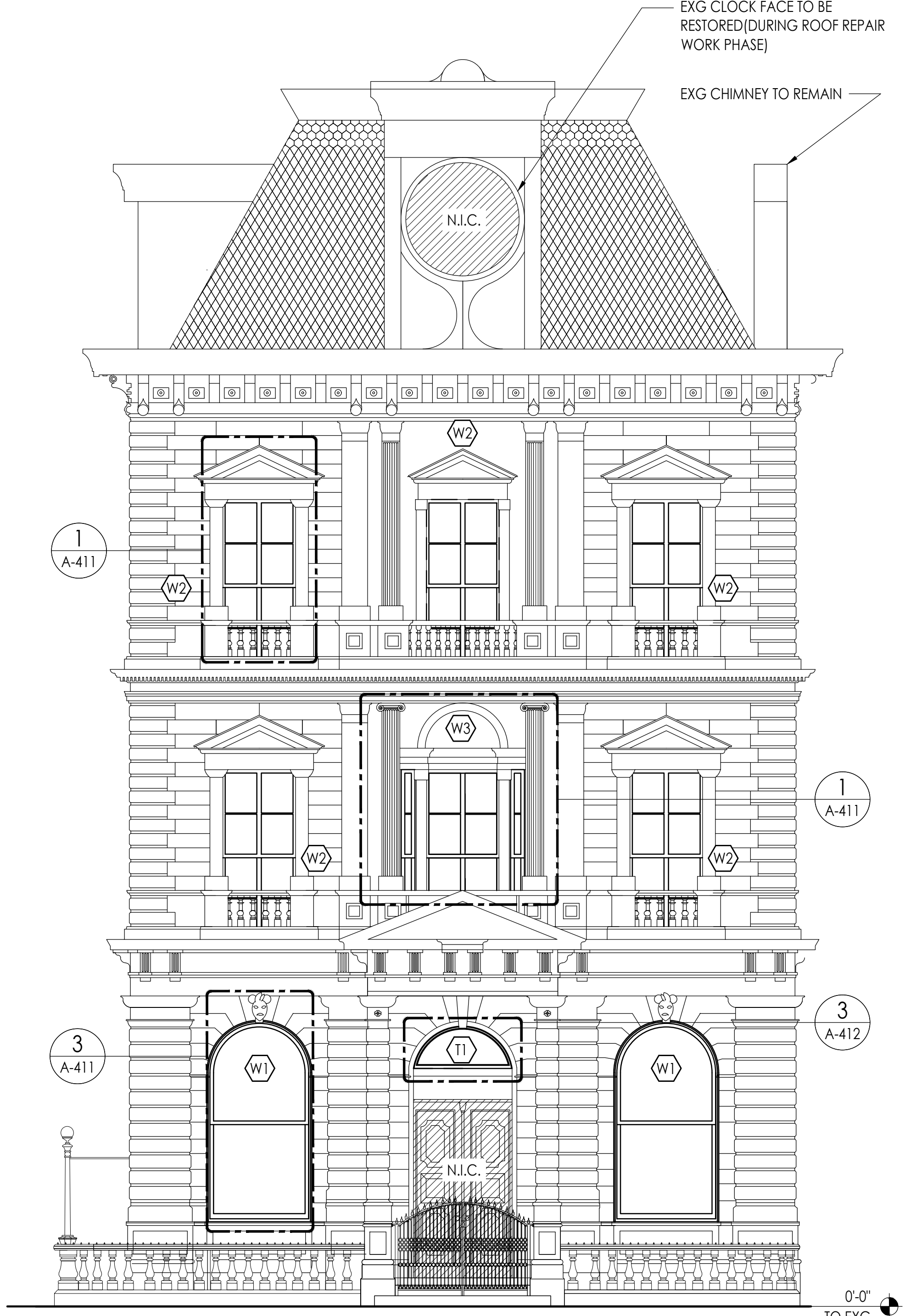


PROPOSED WEST ELEVATION - BEDFORD AVE (PRIMARY)

SCALE: 3/16" = 1'-0"

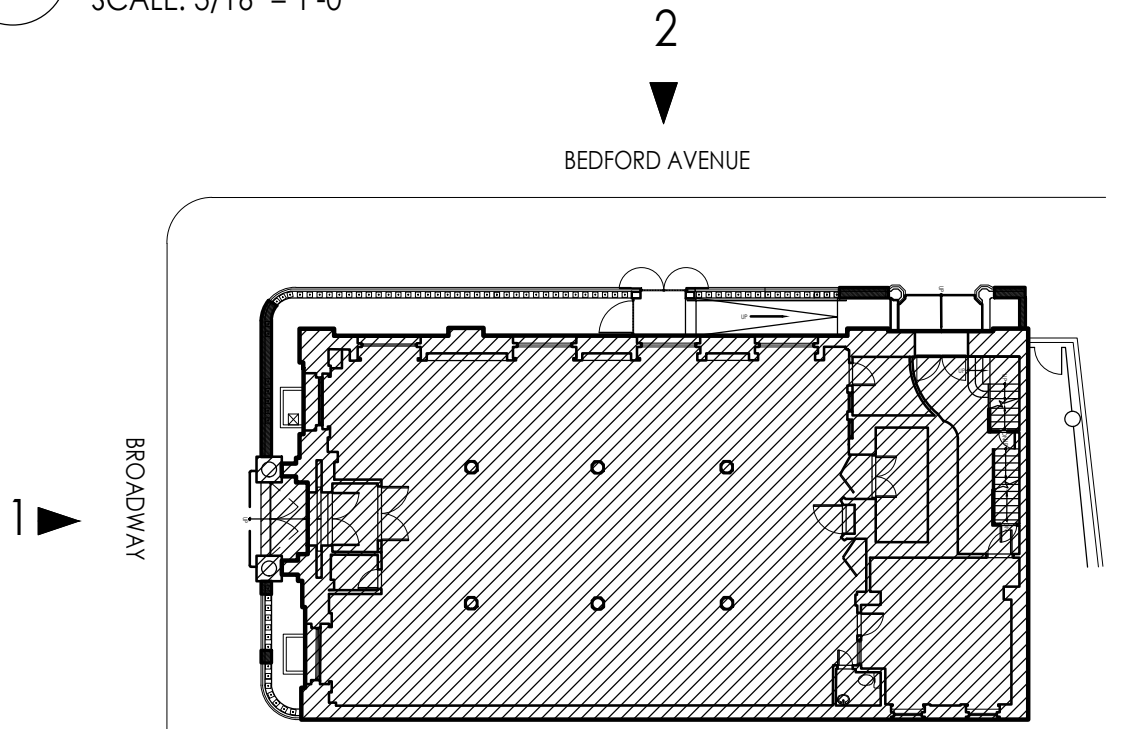
LEGEND

GRAPHIC	DESCRIPTION
	NOT IN CONTRACT
	WINDOW REPLACEMENT TAG

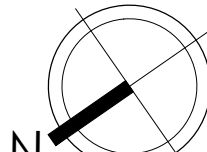


PROPOSED SOUTH ELEVATION - BROADWAY (PRIMARY)

SCALE: 3/16" = 1'-0"



KEY PLAN
NOT TO SCALE



PROJECT
NORTH



PHOTO 1
VIEW AT 2ND FLOOR WINDOW AT BEDFORD AVENUE



PHOTO 2
VIEW AT FIRST FLOOR WINDOW AT BROADWAY



PHOTO 3
VIEW AT FIRST FLOOR WINDOW FACING BEDFORD AVENUE



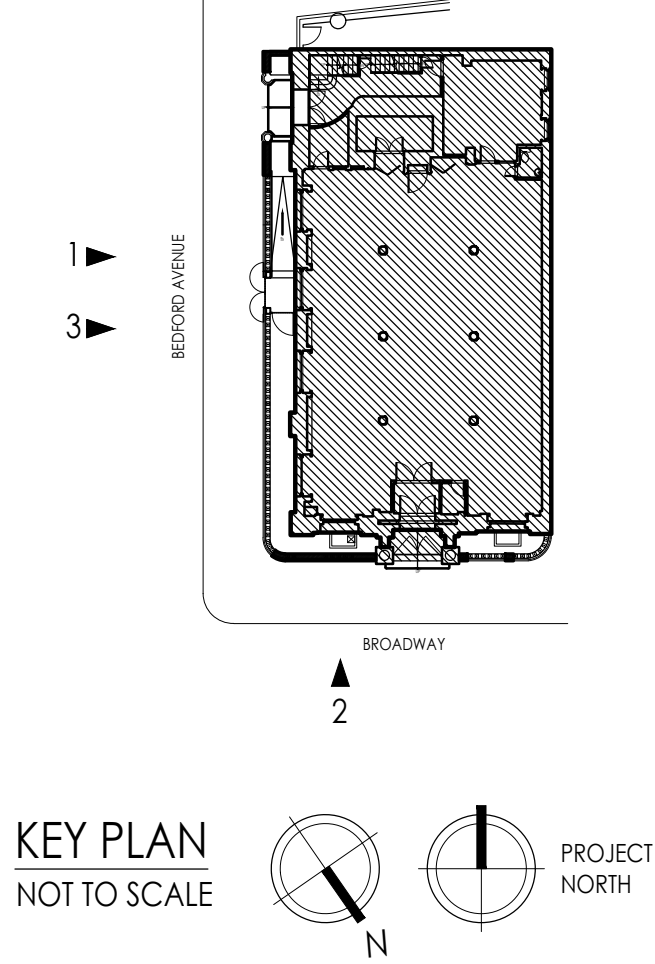
PHOTO 4
CLOSE-UP VIEW AT EXTERIOR WOOD BRICK MOLD



PHOTO 5
CLOSE-UP VIEW AT WINDOWSILL (SOUTH FACING BROADWAY)



PHOTO 6
CLOSE UP VIEW AT EXG WINDOWSILL AND BRICK MOLD



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

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135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
BUILDING MANAGEMENT:
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
EXISITNG WINDOW
PHOTOGRAPHS (1 OF 2)

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	9 OF 16

SHEET NO.:

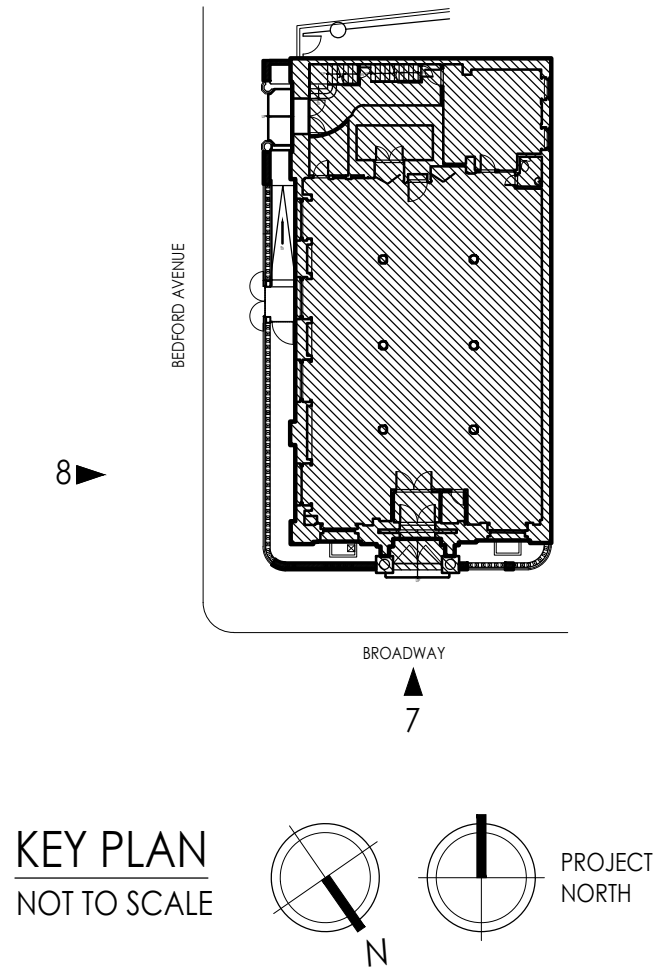
A-401.00



PHOTO 7
VIEW AT SECOND FLOOR WINDOW FACING BROADWAY



PHOTO 8
VIEW AT ATTIC FLOOR WINDOW FACING BEDFORD AVE



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KEY PLAN:

09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

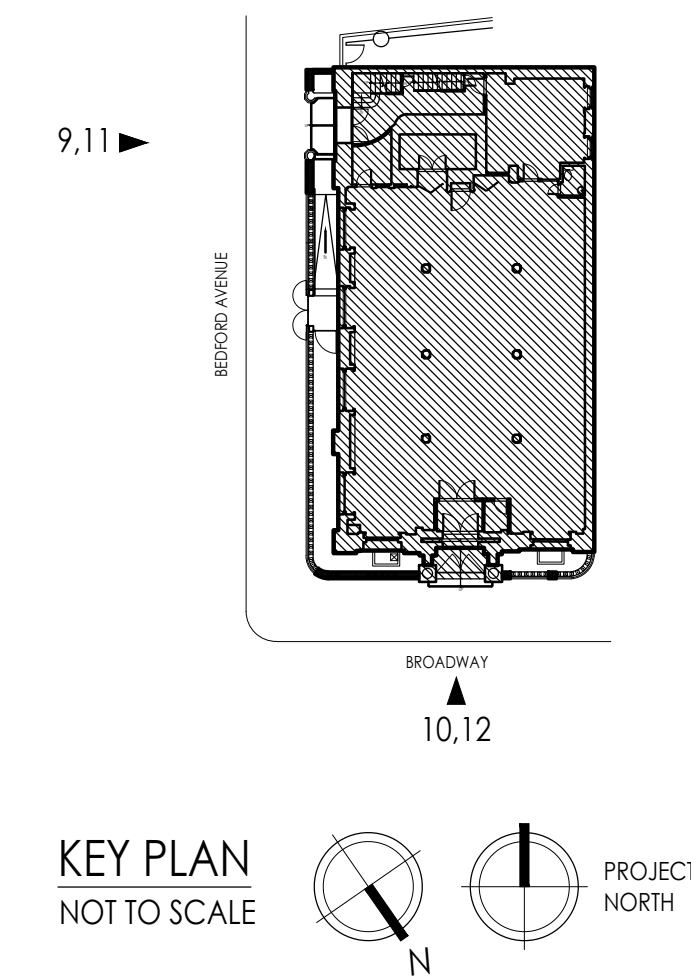
PROJECT DESCRIPTION:
WINDOW REPLACEMENT
PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
EXISITNG WINDOW
PHOTOGRAPHS(2 OF 2)

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	10 OF 16

SHEET NO.:
A-402.00



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(917) 648-429

KEY PLAN:



09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAW RY

SEAL & SIGNATURE

PROJECT DESCRIPTION:

WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
EXISTING DOOR
PHOTOGRAPHS

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	11 OF 16
SHEET NO.:	

SHEET NO. :

A-403.00

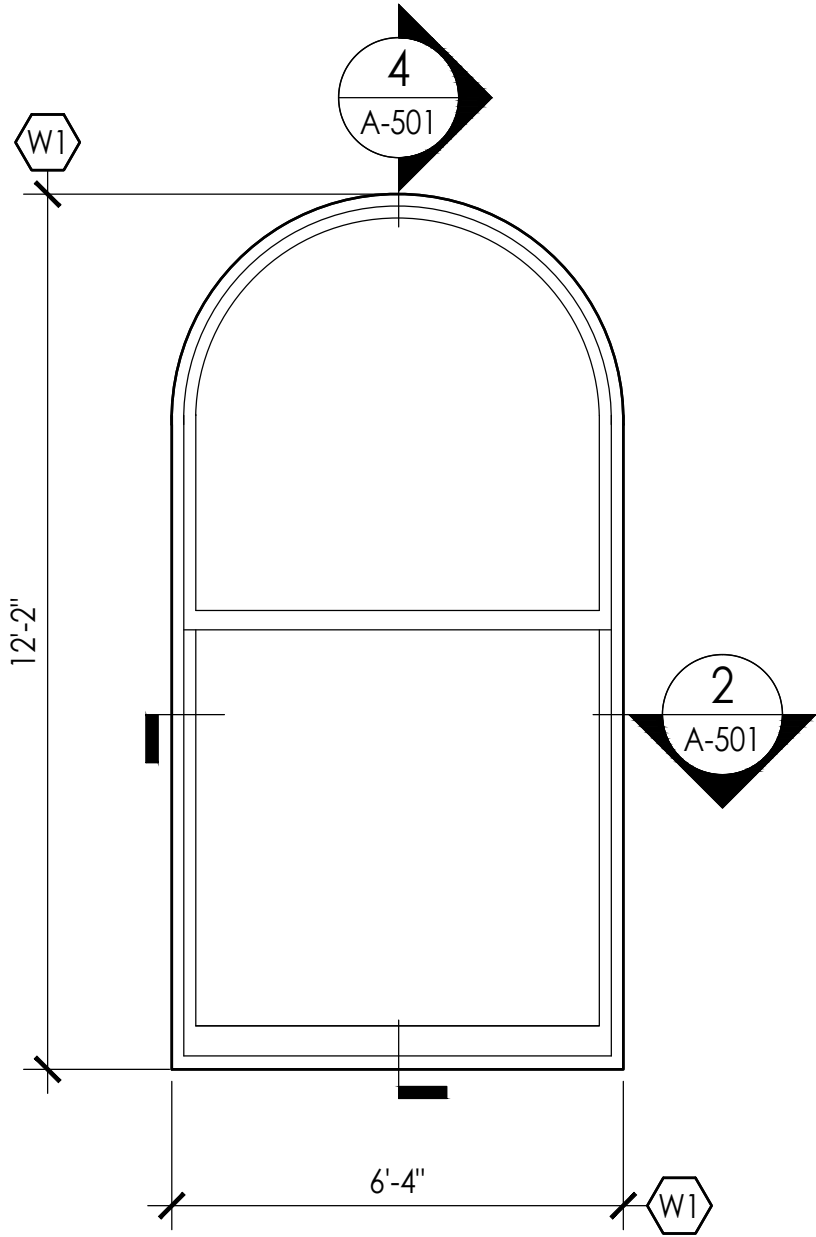
WINDOW W1 - GLAZING CALCULATIONS			
	WIDTH (IN.)	HEIGHT (IN.)	TOTAL (SQ. IN.)
OVERALL	76.00	146.00	10369.26
EXISTING GLAZING	67.25	131.38	8350.03
PROPOSED GLAZING	9.25	61.125	8361.67
8350.03 SQ. IN. - 8361.67 SQ. IN. =	-11.64	SQ. IN.	
-11.64 SQ. IN. / 8350.03 SQ. IN. =	-0.0014		
-0.0014 X 100 =	0.14%	INCREASE	

WINDOW W2 - GLAZING CALCULATIONS			
	WIDTH (IN.)	HEIGHT (IN.)	TOTAL (SQ. IN.)
OVERALL	59.00	133.13	7854.67
EXISTING GLAZING	46.00	114.00	5244.00
PROPOSED GLAZING	46.00	116.00	5336.00
5336.00 SQ. IN. - 5336.00 SQ. IN. =	-92.00	SQ. IN.	
0.00 SQ. IN. / 7514.50 SQ. IN. =	-0.0175		
-0.0175 X 100 =	1.75%	INCREASE	

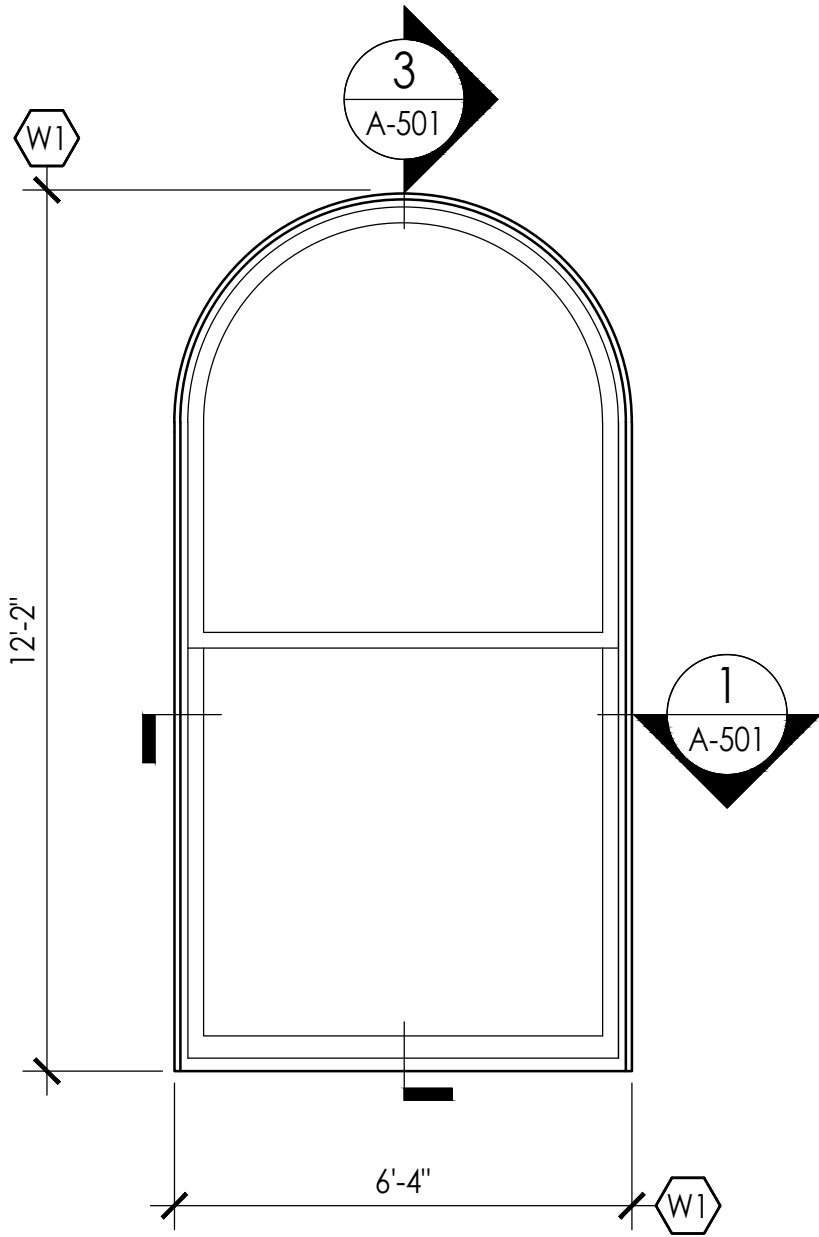
WINDOW W3 - GLAZING CALCULATIONS			
	WIDTH (IN.)	HEIGHT (IN.)	TOTAL (SQ. IN.)
OVERALL	85.50	133.13	11382.62
EXISTING GLAZING	59.00	116.00	6844.00
PROPOSED GLAZING	56.00	116.00	6496.00
6844.00 SQ. IN. - 6496 SQ. IN. =	348.00	SQ. IN.	
348.00 SQ. IN. / 6844.00 SQ. IN. =	0.0508		
0.0508 X 100 =	5.08%	DECREASE	

WINDOW W4 - GLAZING CALCULATIONS			
	WIDTH (IN.)	HEIGHT (IN.)	TOTAL (SQ. IN.)
OVERALL	53.50	87.00	4,654.50
EXISTING GLAZING	45.00	77.00	3,465.00
PROPOSED GLAZING	43.00	76.00	3,268.00
3,465.00 SQ. IN. - 3,268.00 SQ. IN. =	197.00	SQ. IN.	
197.00 SQ. IN. / 3,465.00 SQ. IN. =	0.0569		
0.0569 X 100 =	5.69%	DECREASE	

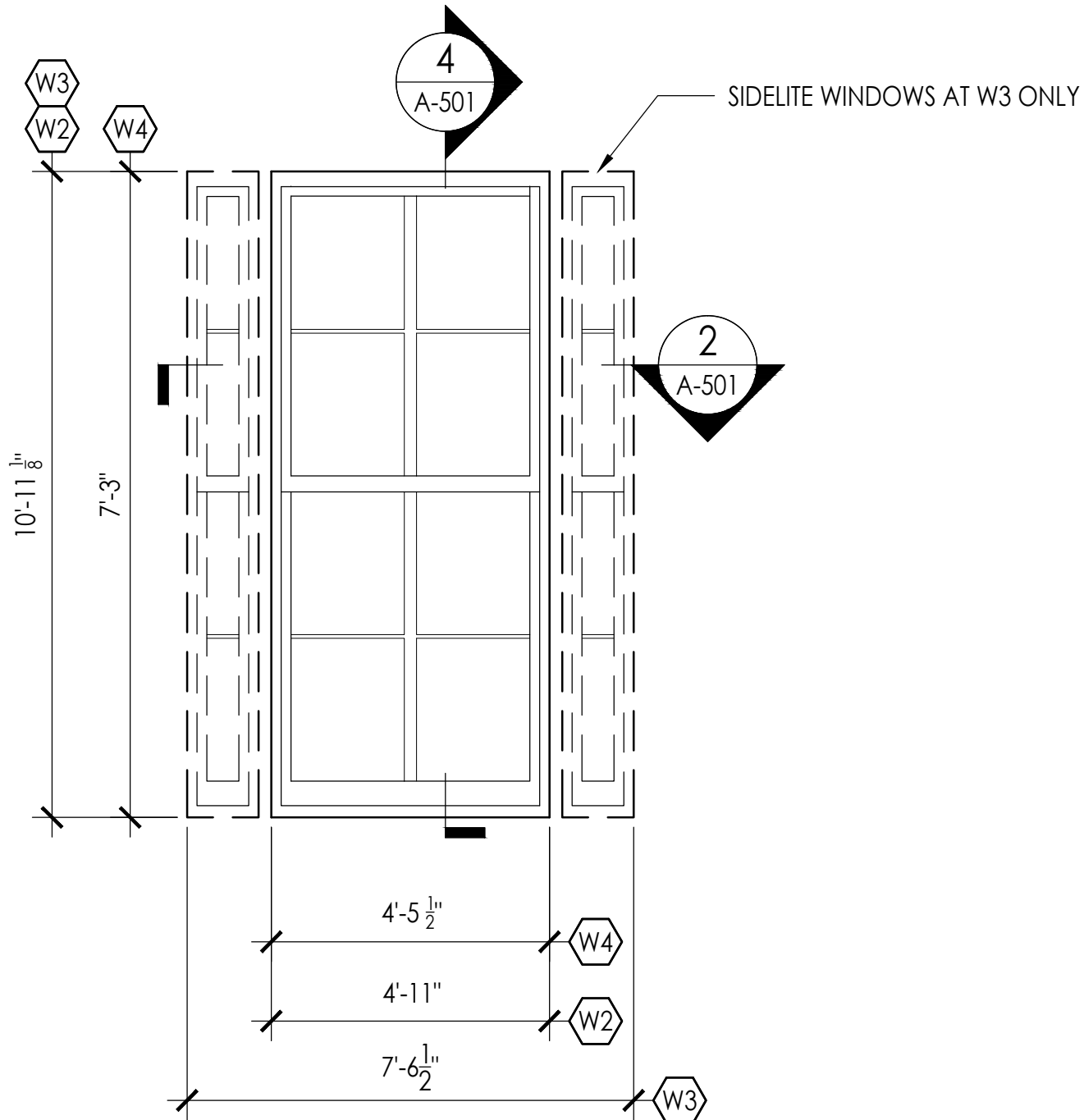
NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE FABRICATION OF REPLACEMENT UNITS
2. ALL REPLACEMENT WINDOW UNITS TO BE FABRICATED AS REQUIRED TO FIT EXISTING OPENINGS



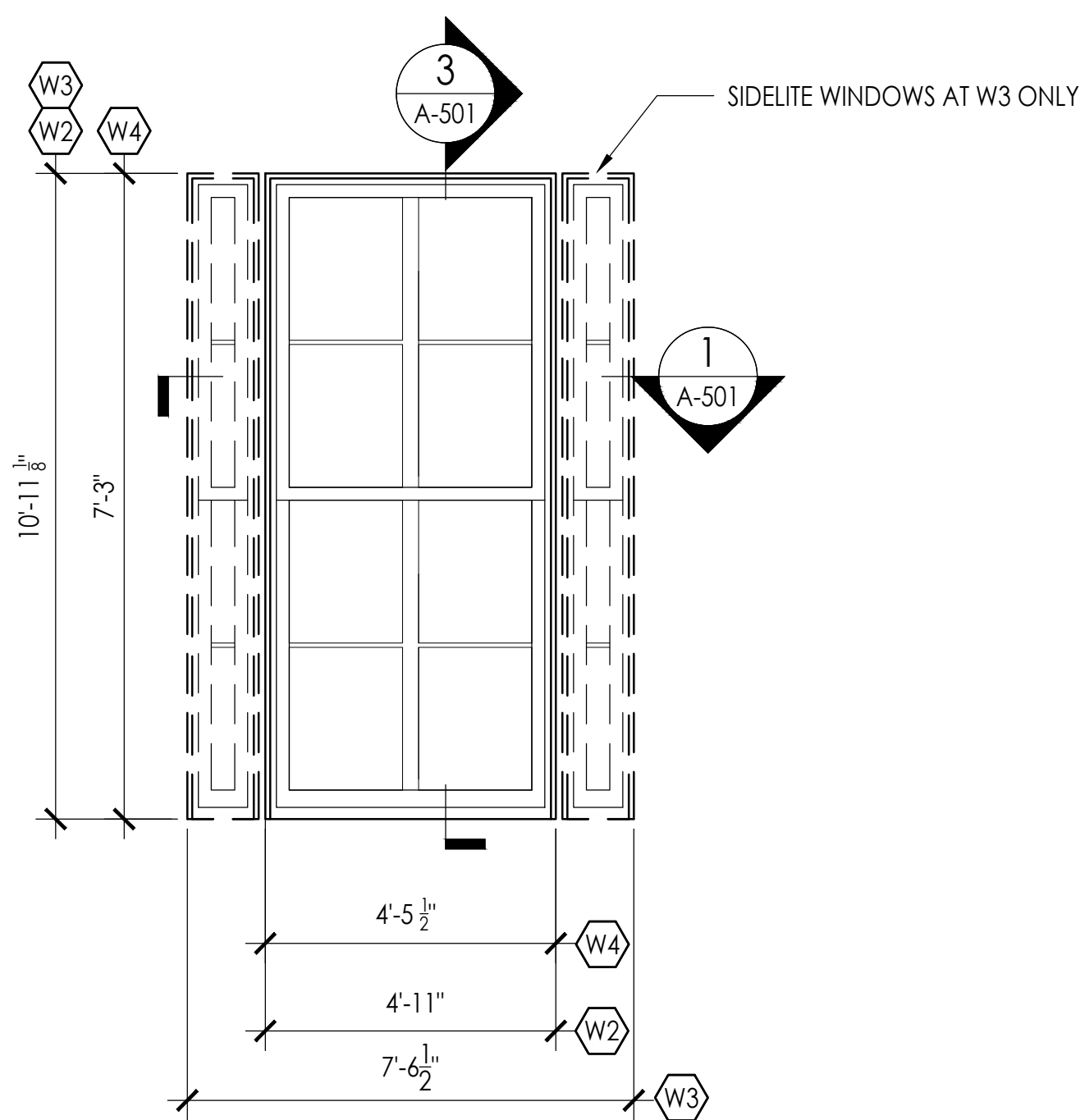
4 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



3 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



2 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



1 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



ENGINEERING & ARCHITECTURE, DPC
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NEW YORK, NY 10001
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BUILDING OWNER:
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BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:

135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:

EXISTING & PROPOSED
WINDOW ELEVATIONS

RAND JOB #:

M260403

SCALE:

AS NOTED

DATE:

06/01/26

DRAWING BY:

KW

REVIEWED BY:

MK

NUMBER OF SHEETS:

12 OF 16

SHEET NO.:

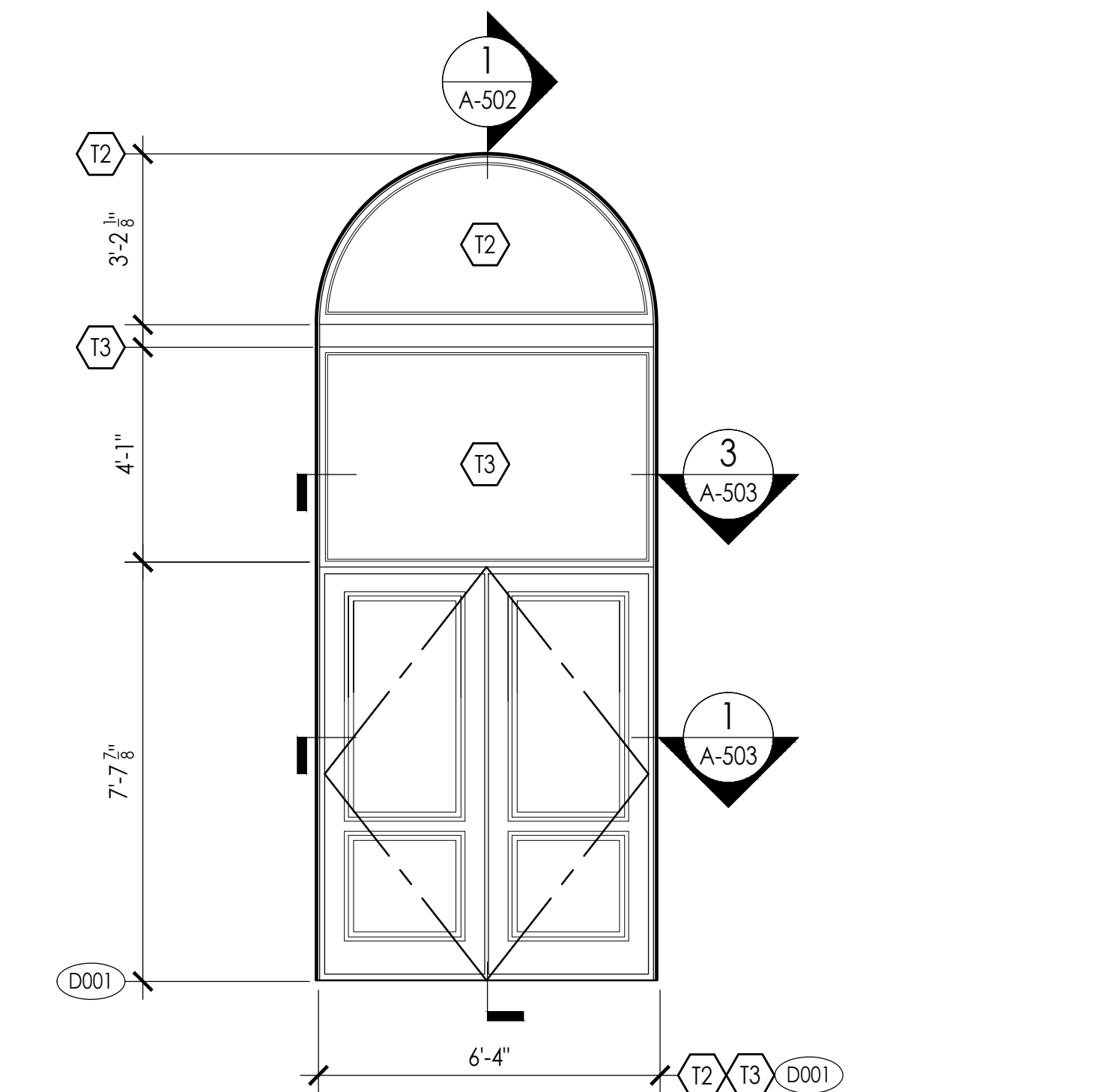
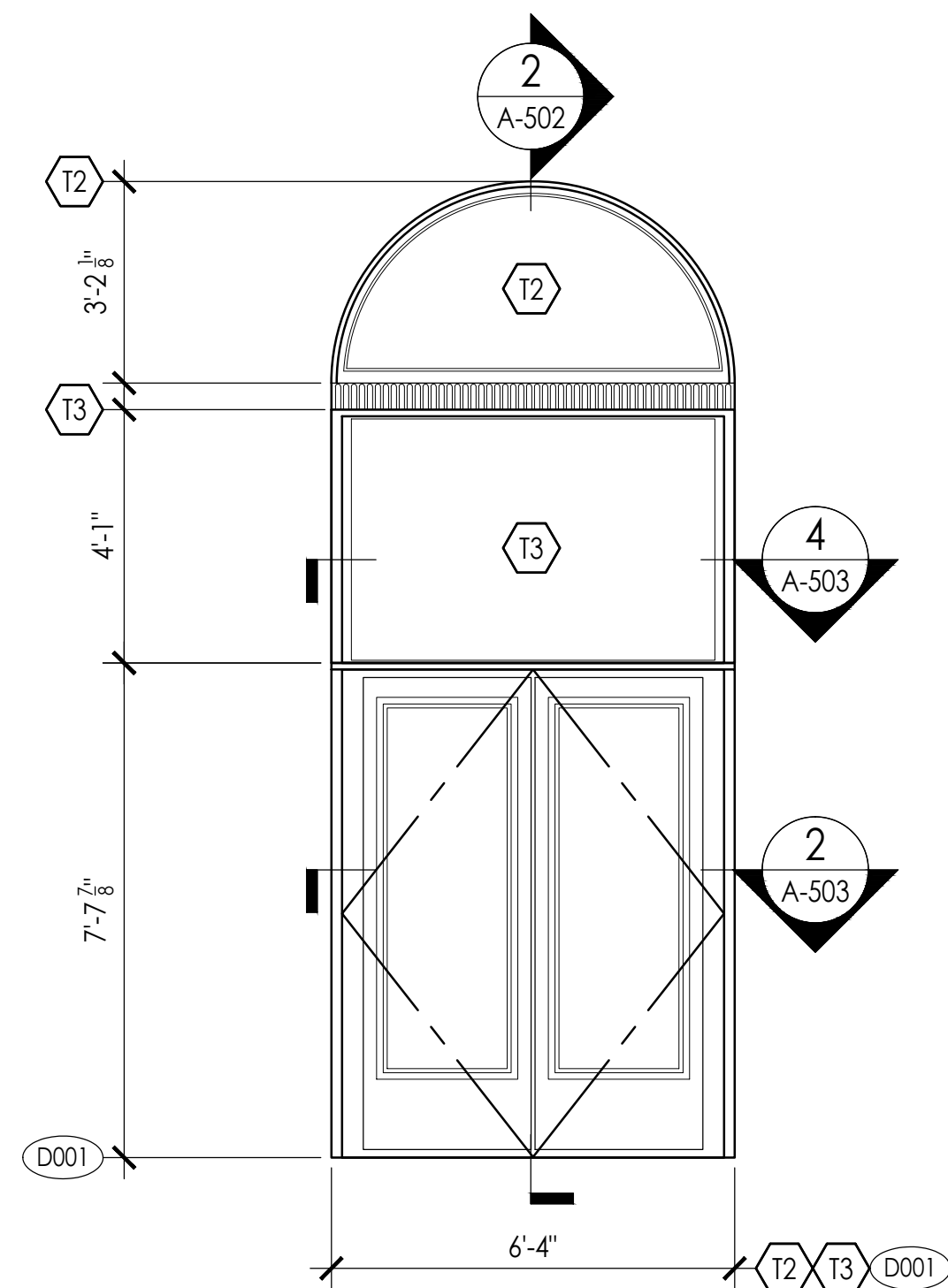
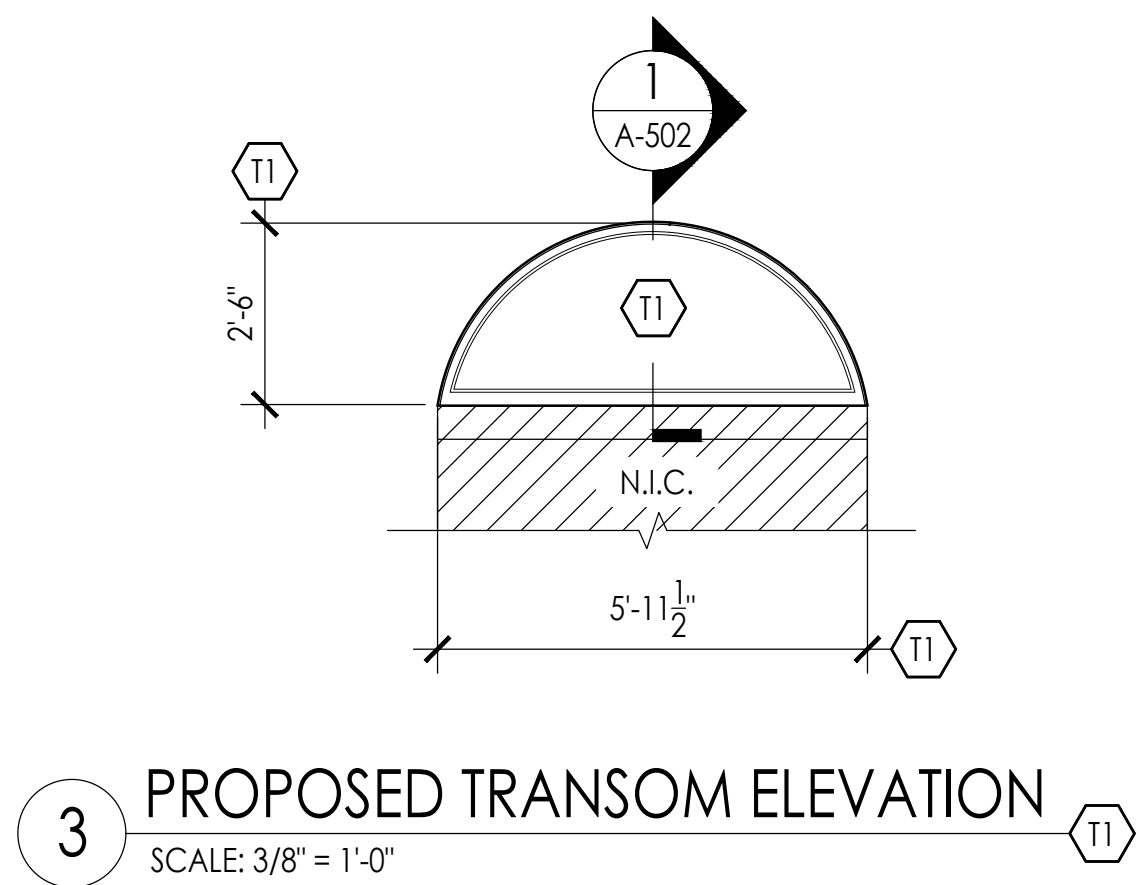
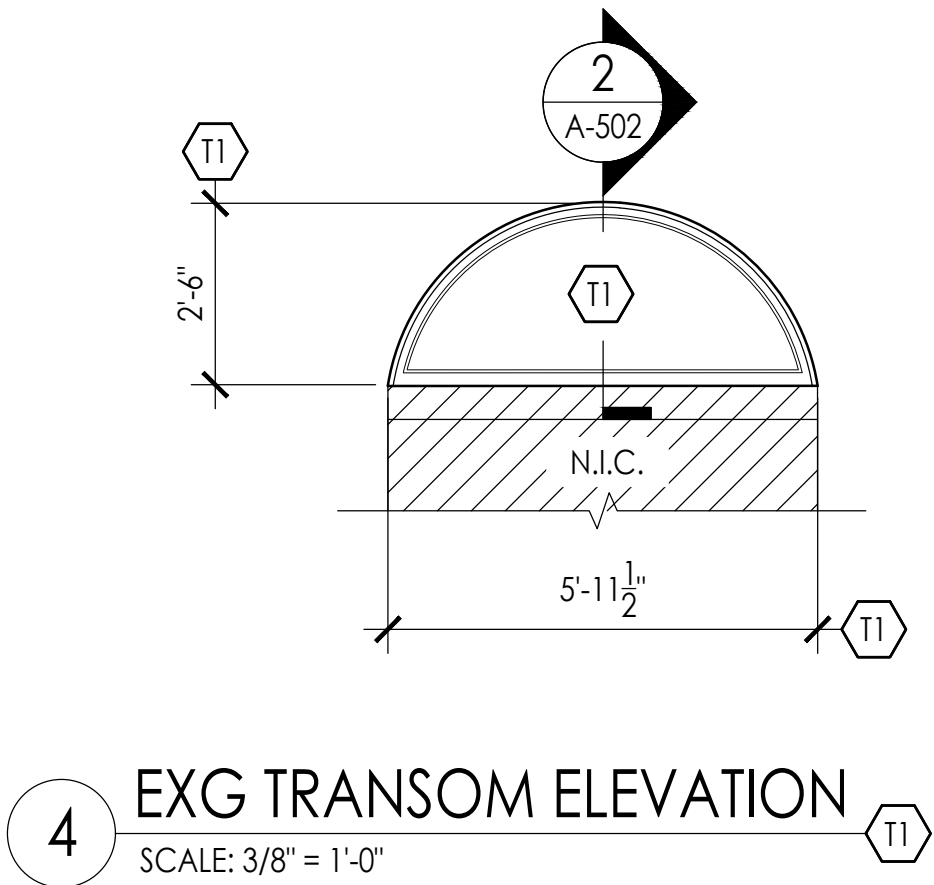
A-411.00

TRANSOM T1			
	WIDTH (IN.)	HEIGHT (IN.)	TOTAL (SQ. IN.)
OVERALL	71.50	30.00	1659.08
EXISTING GLAZING	65.19	25.31	1223.71
PROPOSED GLAZING	66.19	25.75	1264.40
1264.40 - 1223.71 SQ. IN. =	40.69	SQ. IN.	
40.69 SQ. IN. / 1659.08 SQ. IN. =	0.0333		
0.033 X 100 =	3.33%	INCREASE	

TRANSOM T2			
	WIDTH (IN.)	HEIGHT (IN.)	TOTAL (SQ. IN.)
OVERALL	76.00	38.13	2268.23
EXISTING GLAZING	65.19	32.50	1758.13
PROPOSED GLAZING	70.56	32.75	1780.13
1780.13 SQ. IN. - 1758.13 SQ. IN. =	22.00	SQ. IN.	
22 SQ. IN. / 1758.13 SQ. IN. =	0.0125		
0.0125 X 100 =	1.25%	INCREASE	

TRANSOM T3			
	WIDTH (IN.)	HEIGHT (IN.)	TOTAL (SQ. IN.)
OVERALL	76.00	49.00	3724.00
EXISTING GLAZING	68.50	45.50	3116.75
PROPOSED GLAZING	71.00	45.43	3225.53
3225.53 SQ. IN. - 3116.75 SQ. IN. =	108.78	SQ. IN.	
108.78 SQ. IN. / 3116.75 SQ. IN. =	0.0349		
0.0349 X 100 =	3.49%	INCREASE	

NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE FABRICATION OF REPLACEMENT UNITS
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09/01/26	CB1 PUBLIC HEARING	KW
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REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

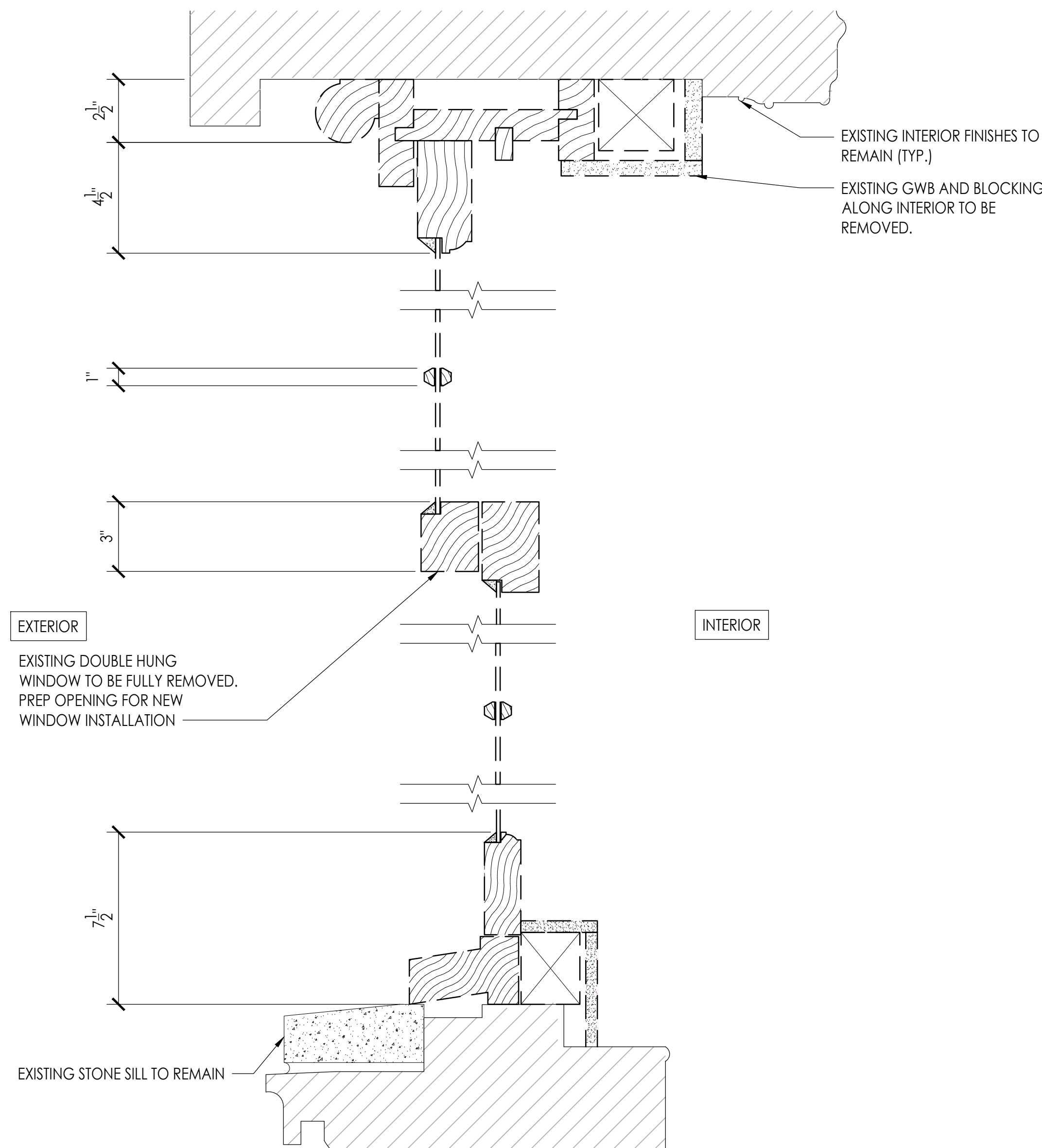
PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

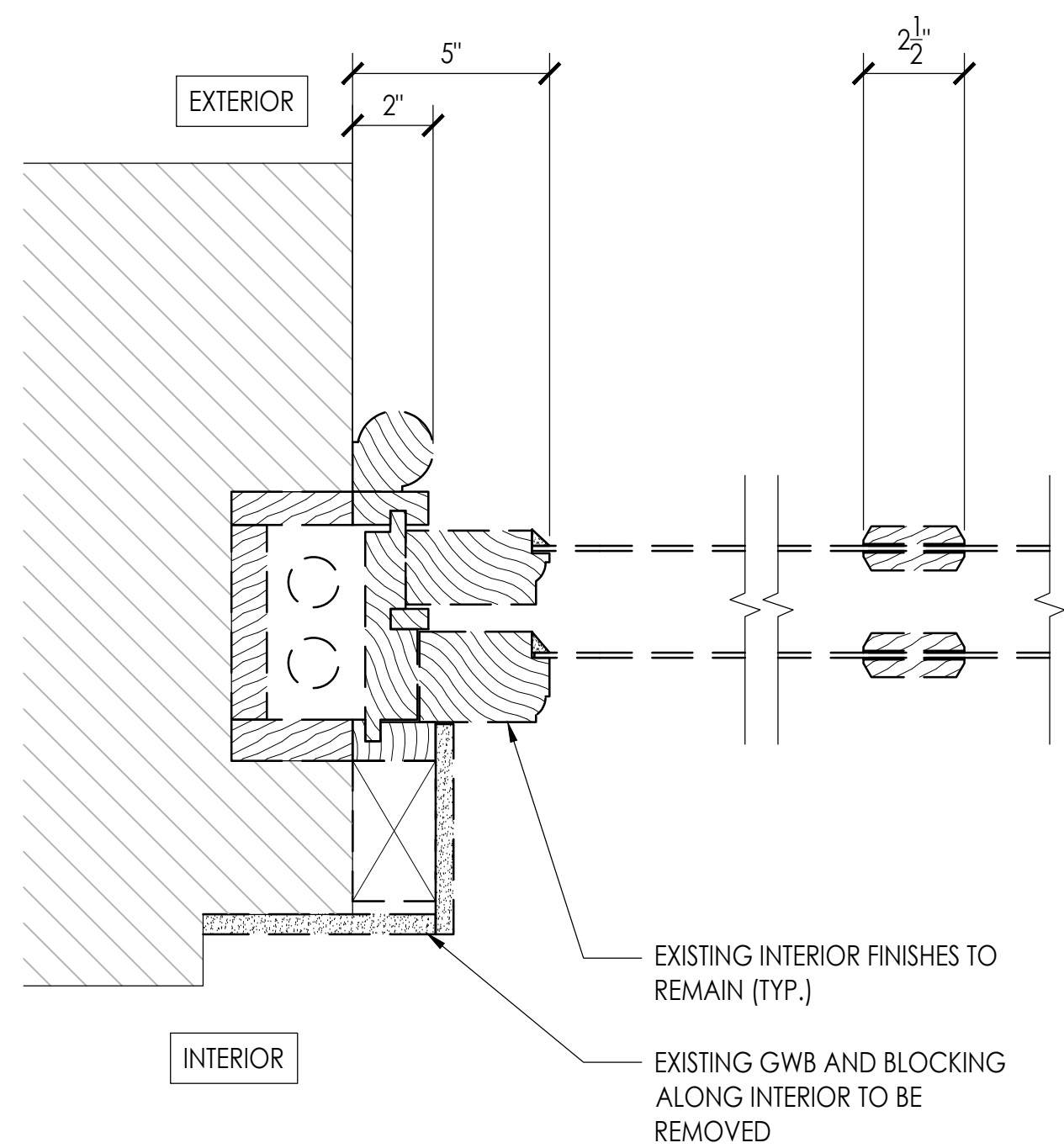
SHEET TITLE:
EXISTING & PROPOSED
DOOR & TRANSOM
ELEVATIONS

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	KW
REVIEWED BY:	MK
NUMBER OF SHEETS:	13 OF 16

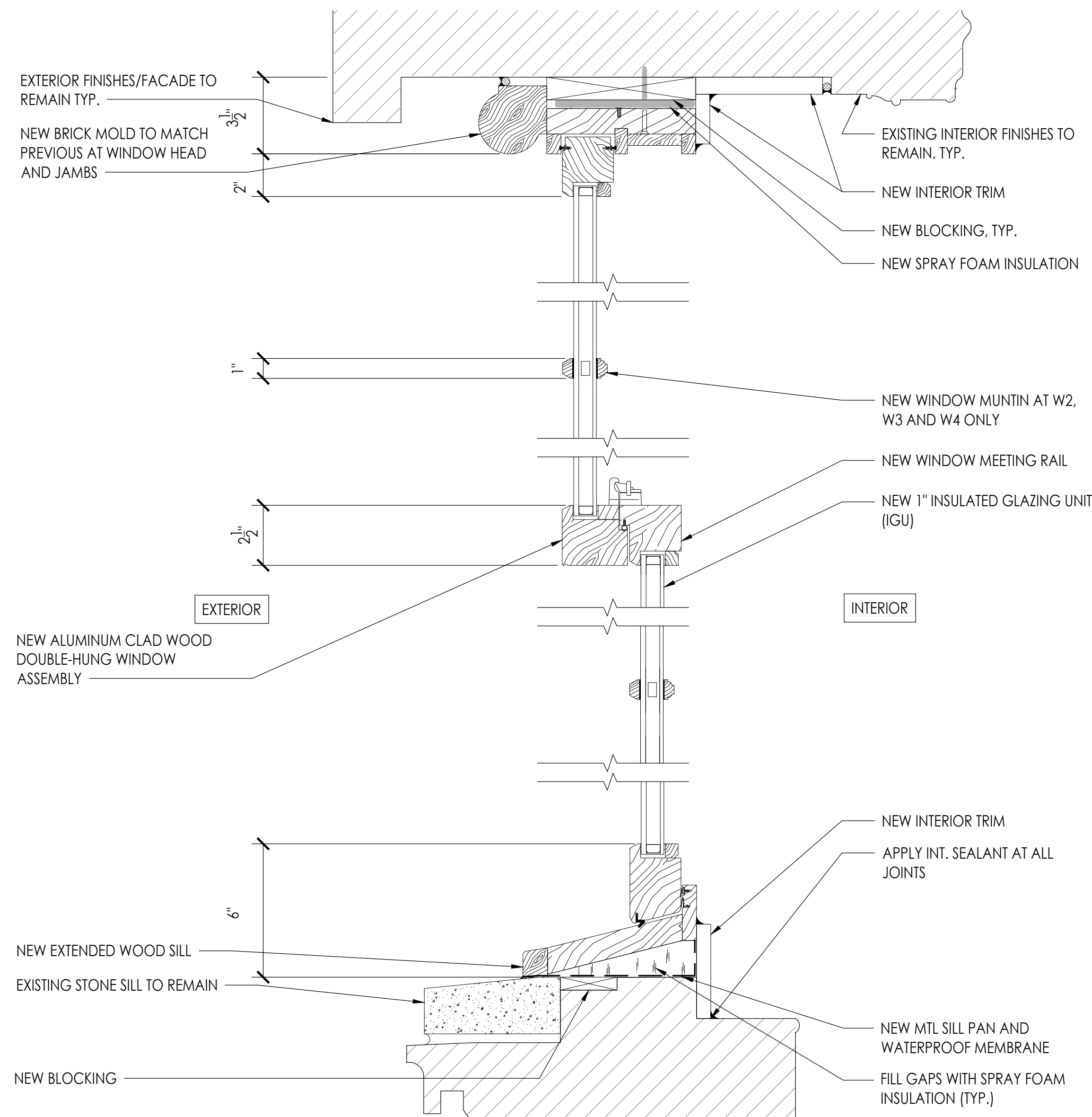
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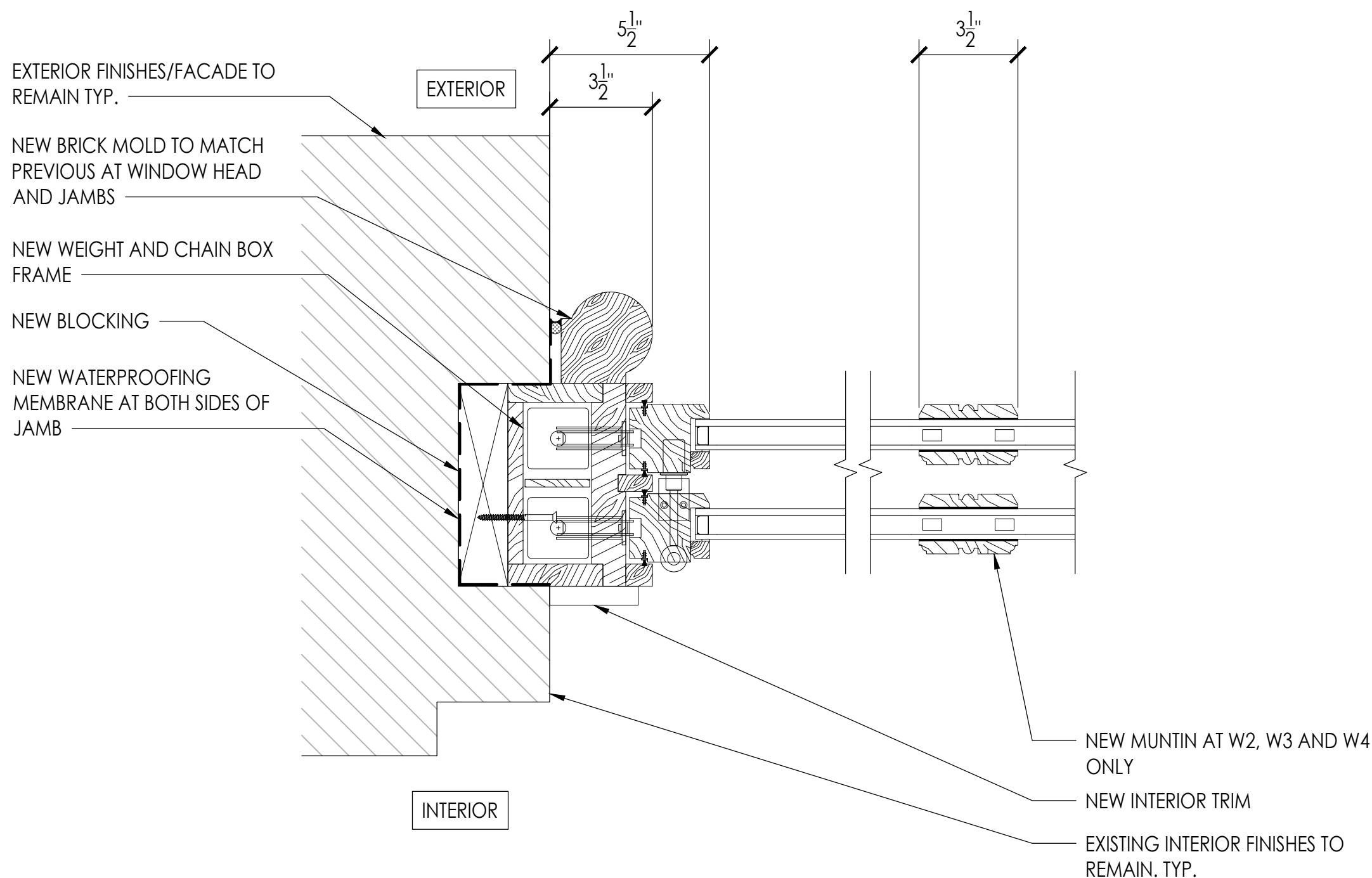
4 EXISTING TYP. WINDOW HEAD/MEETING RAIL/SILL DETAIL
SCALE: 3" = 1'-0" W1 W2 W3 W4



2 EXISTING TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0" W1 W2 W3 W4



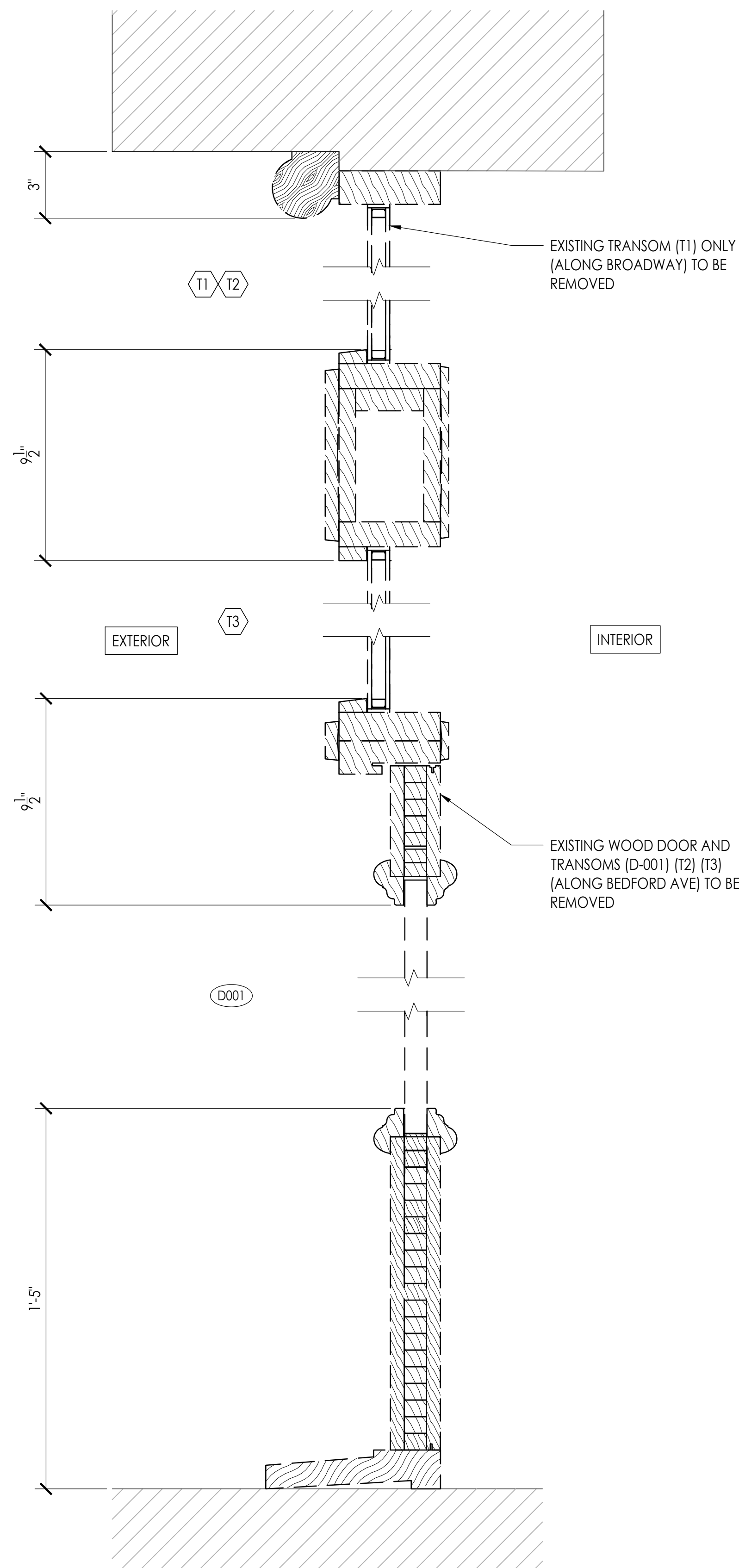
3 PROPOSED TYP. WINDOW HEAD/MEETING RAIL/SILL DETAIL
SCALE: 3" = 1'-0" W1 W2 W3 W4



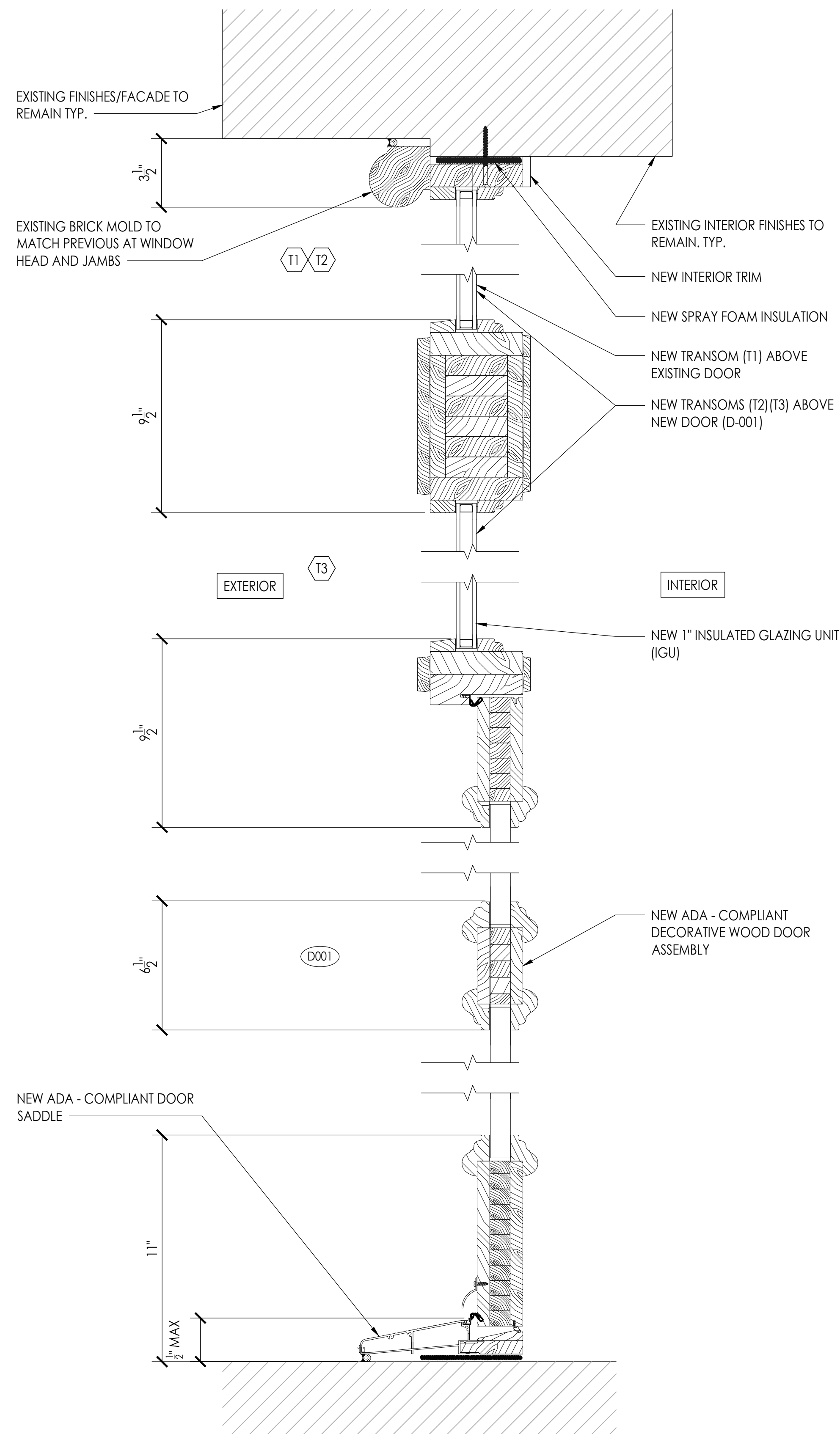
1 PROPOSED TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0" W1 W2 W3 W4

- WINDOW NOTES:
1. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS.
 2. DETAILS ARE BASED UPON FIELD MEASUREMENT TAKEN AT VARIOUS LOCATIONS THROUGHOUT THE BUILDINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF ALL DETAILS AND CONFIRMING EXISTING CONDITIONS.
 3. SIZE, TYPE, & LOCATION OF ALL FASTENERS TO BE COORDINATED WITH WINDOW MANUFACTURER AND AS SHOWN ON ACCEPTED SHOP DRAWINGS.
 4. CONTRACTOR SHALL PROVIDE WINDOW ATTACHMENT SCHEME & FASTENER SIZES PREPARED BY A LICENSED ENGINEER.
 5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSURING THAT THE TYPE/CONFIGURATION OF THE NEW WINDOW ASSEMBLIES CONFORM TO THE LPC APPROVED DRAWINGS, OR, IF APPLICABLE, MASTER PLAN.
 6. A WINDOW ASSEMBLY WITH THE LARGEST POSSIBLE GLAZING AREA(S) SHALL BE INSTALLED AT EVERY OPENING, WHILE ALLOWING SPACE FOR EXPANSION AND CONTRACTION.
 7. WINDOWS SHALL BE FABRICATED AND PROVIDED WITH ALL REQUIRED ACCESSORIES, PANNING, STRAPS, CLIPS, TRIM, & SHIMS & FASTENERS AS NEEDED TO INSURE A SECURE AND AIR/WATER-TIGHT INSTALLATION. ALL COMPONENTS SHALL BE PROPERLY SIZED & SECURED PURSUANT TO THE ACCEPTED SHOP DRAWING.
 8. ALL JOINTS SHALL BE SEALED IN A WATERTIGHT MANNER AS SHOWN ON THE ACCEPTED SHOP DRAWING.
 9. ALL NEW WINDOW ASSEMBLIES SHALL MATCH THE EXTERIOR PLANE OF THE EXISTING WINDOW ASSEMBLIES.
 10. IF APPLICABLE, ALL RECEPTOR CLIPS AND SUB-SILLS ALONG WINDOW SILLS SHALL BE INSTALLED ON A CONTINUOUS BEAD OF CAULKING. ALL FASTENER HEADS SHALL BE SEALED WITH CAULKING.
 11. WINDOW DESIGN DATA (ASCE 7-16):
 - A. WIND DESIGN DATA (1968 NEW YORK CITY BUILDING CODE): PANEL GLASS = 30 PSF UP TO 300 FEET TALL

09/01/26	CB1 PUBLIC HEARING	KW
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2 EXISTING DOOR SECTION DETAIL
SCALE: 3" = 1'-0"



1 PROPOSED DOOR SECTION DETAIL
SCALE: 3" = 1'-0"

- WINDOW NOTES:
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 - CONTRACTOR IS SOLELY RESPONSIBLE FOR INSURING THAT THE TYPE/CONFIGURATION OF THE NEW WINDOW ASSEMBLIES CONFORM TO THE LPC APPROVED DRAWINGS, OR, IF APPLICABLE, MASTER PLAN.
 - A WINDOW ASSEMBLY WITH THE LARGEST POSSIBLE GLAZING AREA(S) SHALL BE INSTALLED AT EVERY OPENING, WHILE ALLOWING SPACE FOR EXPANSION AND CONTRACTION.
 - WINDOWS SHALL BE FABRICATED AND PROVIDED WITH ALL REQUIRED ACCESSORIES, PANNING, STRAPS, CLIPS, TRIM, & SHIMS & FASTENERS AS NEEDED TO INSURE A SECURE AND AIR/WATER-TIGHT INSTALLATION. ALL COMPONENTS SHALL BE PROPERLY SIZED & SECURED PURSUANT TO THE ACCEPTED SHOP DRAWING.
 - ALL JOINTS SHALL BE SEALED IN A WATERTIGHT MANNER AS SHOWN ON THE ACCEPTED SHOP DRAWING.
 - ALL NEW WINDOW ASSEMBLIES SHALL MATCH THE EXTERIOR PLANE OF THE EXISTING WINDOW ASSEMBLIES.
 - IF APPLICABLE, ALL RECEPTOR CLIPS AND SUB-SILLS ALONG WINDOW SILLS SHALL BE INSTALLED ON A CONTINUOUS BEAD OF CAULKING. ALL FASTENER HEADS SHALL BE SEALED WITH CAULKING.
 - WIND DESIGN DATA (ASCE 7-16):
 - WIND DESIGN DATA (1968 NEW YORK CITY BUILDING CODE): PANEL GLASS = 30 PSF UP TO 300 FEET TALL

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

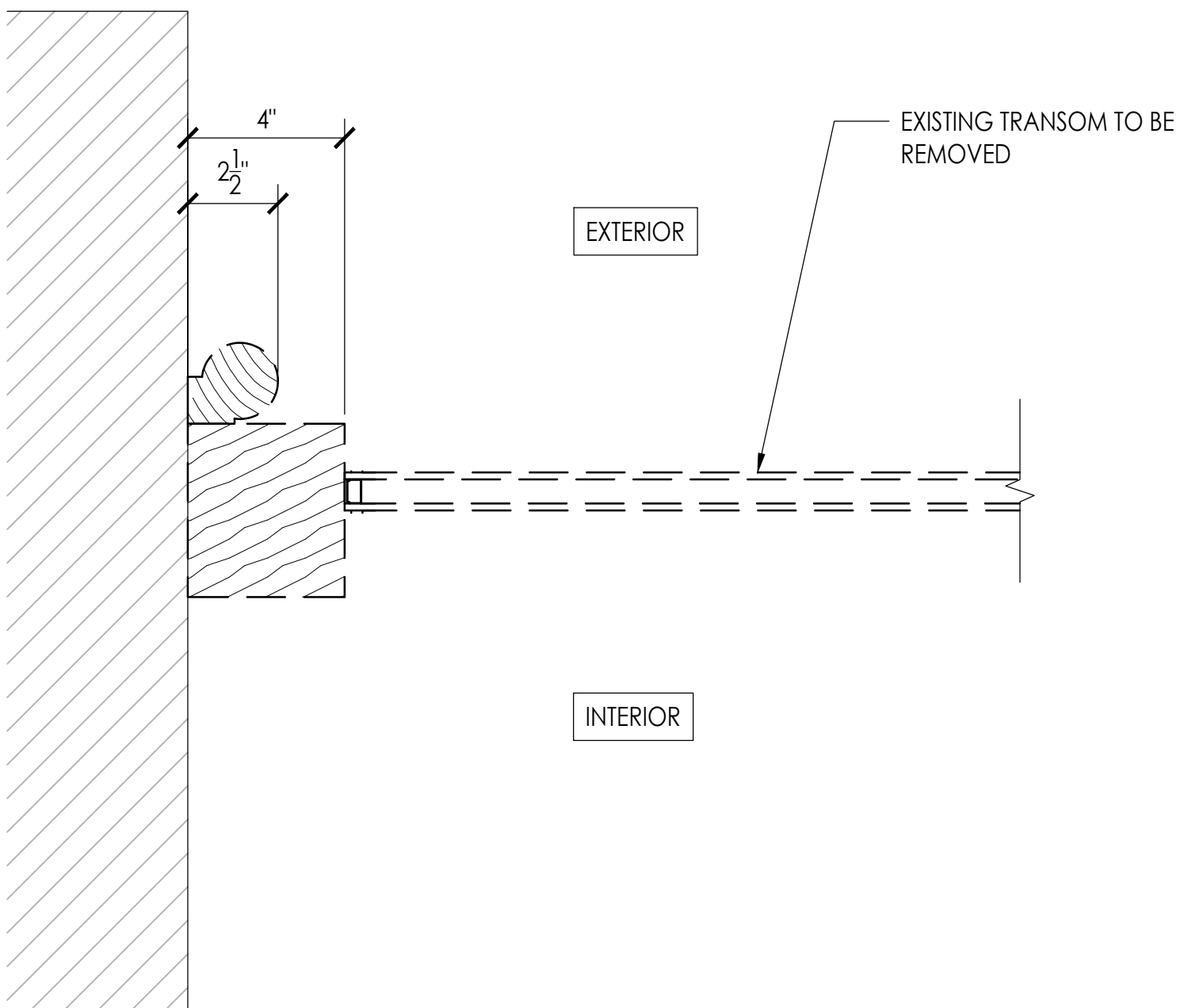
PROJECT LOCATION:
**135 BROADWAY,
BROOKLYN, NY 11211**

SHEET TITLE:
**EXISTING & PROPOSED
DOOR & TRANSOM
DETAILS (1 OF 2)**

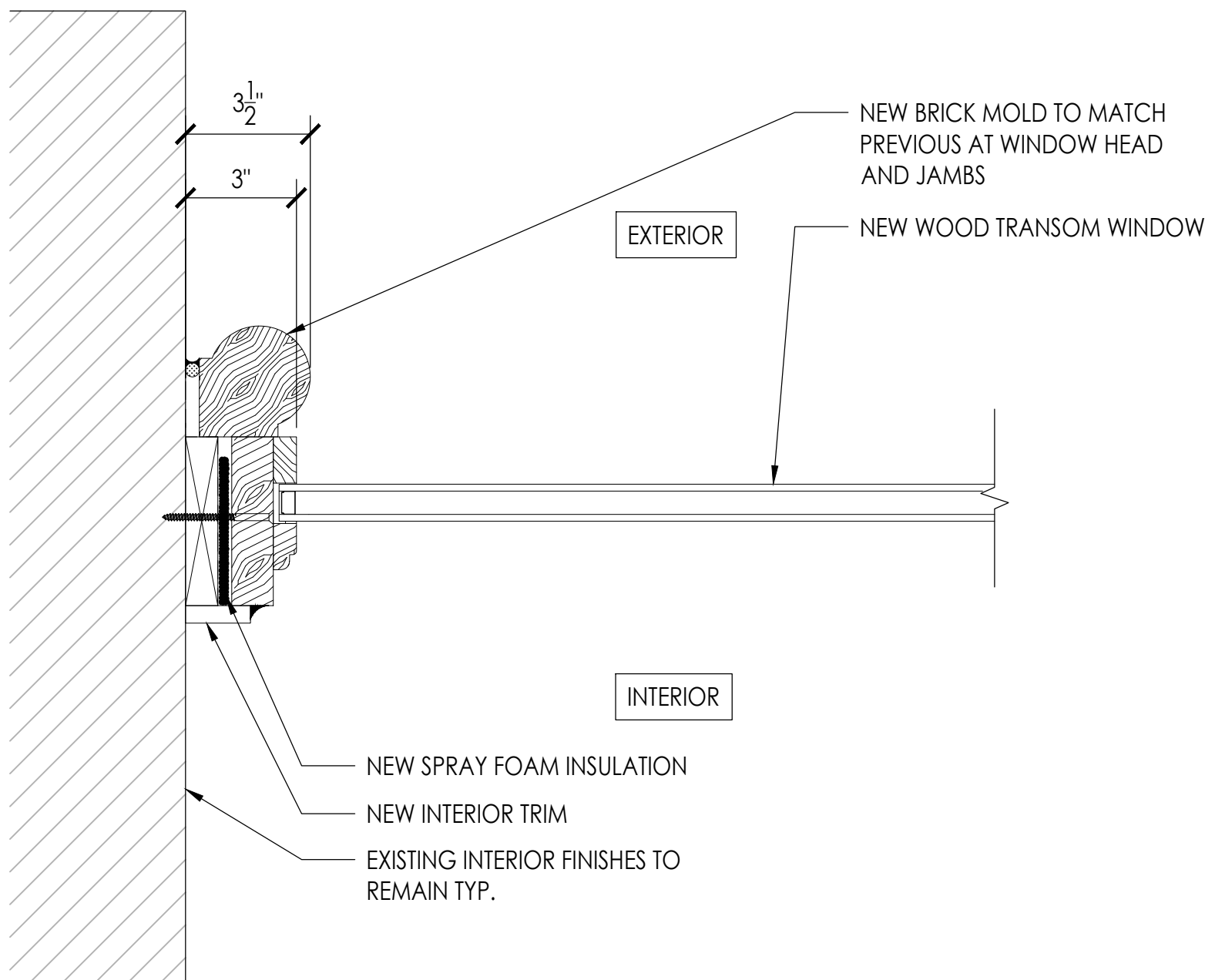
RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	15 OF 16

SHEET NO.:

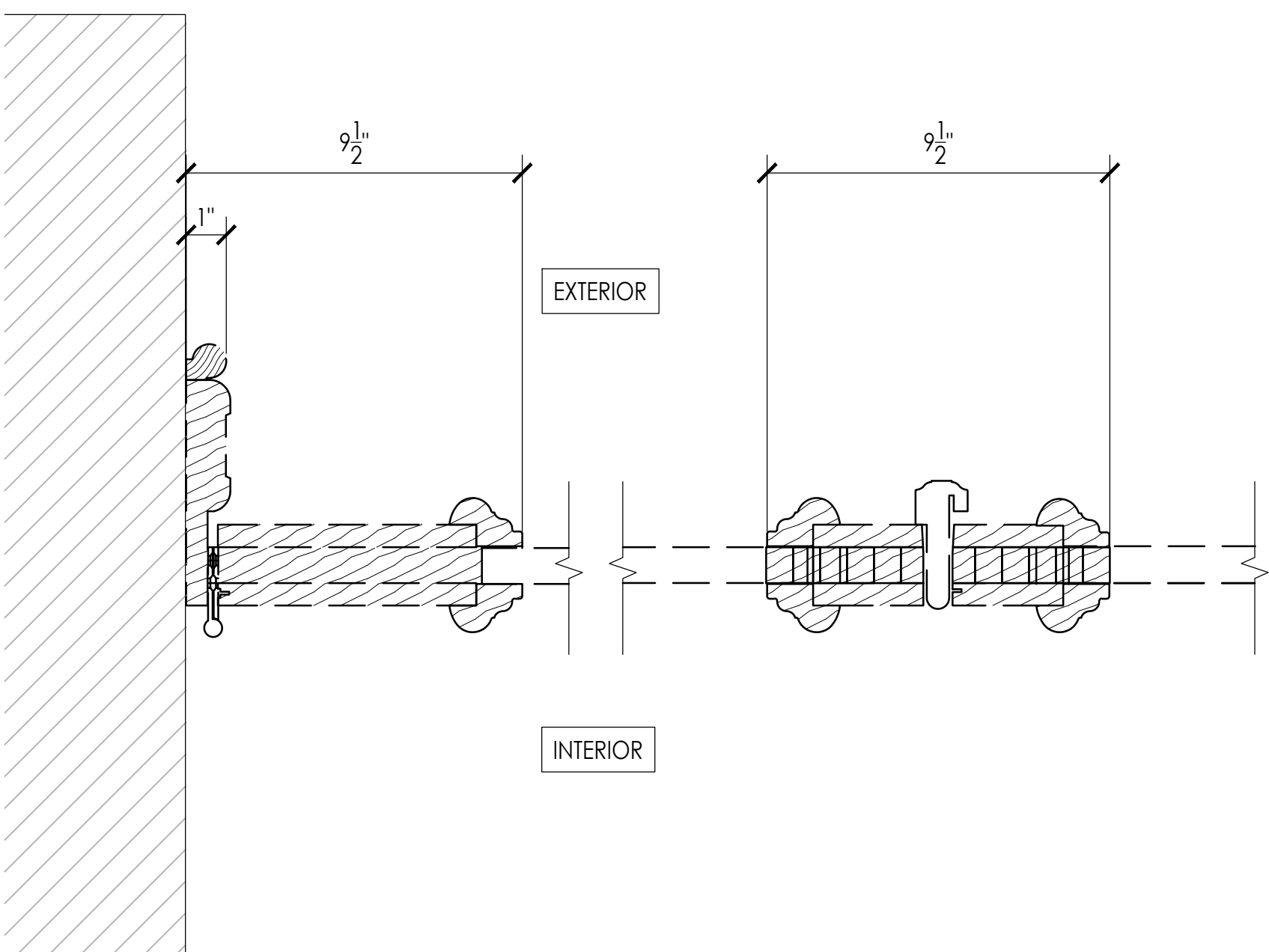
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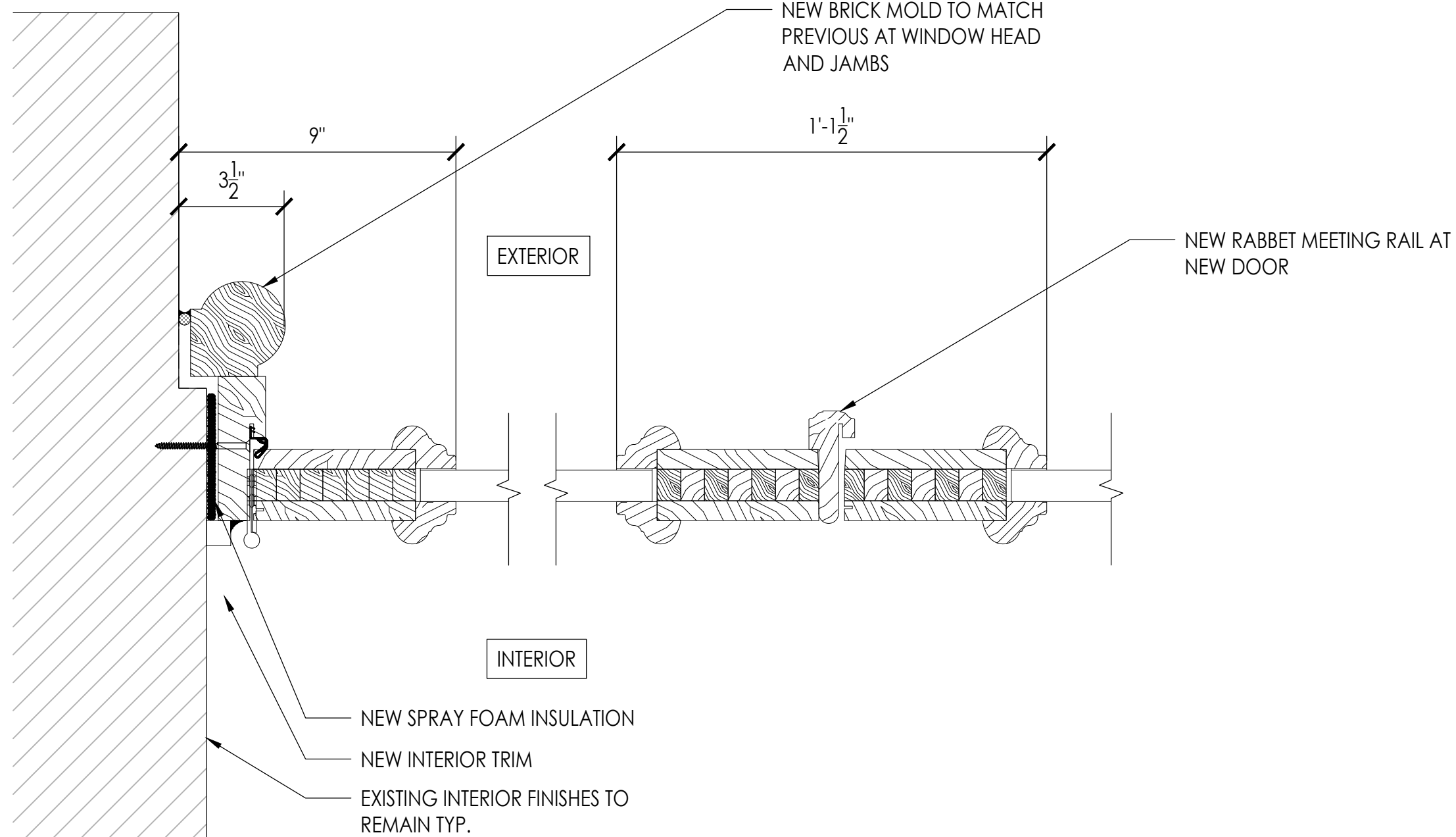
4 EXISTING TRANSOM JAMB DETAIL
SCALE: 3" = 1'-0" T1 T2 T3



3 PROPOSED TRANSOM PLAN DETAIL
SCALE: 3" = 1'-0" T1 T2 T3



2 EXISTING DOOR JAMB DETAIL
SCALE: 3" = 1'-0" D001



1 PROPOSED DOOR JAMB DETAIL
SCALE: 3" = 1'-0" D001

- WINDOW NOTES:
1. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS.
 2. DETAILS ARE BASED UPON FIELD MEASUREMENT TAKEN AT VARIOUS LOCATIONS THROUGHOUT THE BUILDINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF ALL DETAILS AND CONFIRMING EXISTING CONDITIONS.
 3. SIZE, TYPE, & LOCATION OF ALL FASTENERS TO BE COORDINATED WITH WINDOW MANUFACTURER AND AS SHOWN ON ACCEPTED SHOP DRAWINGS. CONTRACTOR SHALL PROVIDE WINDOW ATTACHMENT SCHEME & FASTENER SIZES PREPARED BY A LICENSED ENGINEER.
 5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSURING THAT THE TYPE/CONFIGURATION OF THE NEW WINDOW ASSEMBLIES CONFORM TO THE LPC APPROVED DRAWINGS, OR, IF APPLICABLE, MASTER PLAN.
 6. A WINDOW ASSEMBLY WITH THE LARGEST POSSIBLE GLAZING AREA(S) SHALL BE INSTALLED AT EVERY OPENING, WHILE ALLOWING SPACE FOR EXPANSION AND CONTRACTION.
 7. WINDOWS SHALL BE FABRICATED AND PROVIDED WITH ALL REQUIRED ACCESSORIES, PANNING, STRAPS, CLIPS, TRIM, & SHIMS & FASTENERS AS NEEDED TO INSURE A SECURE AND AIR/WATER-TIGHT INSTALLATION. ALL COMPONENTS SHALL BE PROPERLY SIZED & SECURED PURSUANT TO THE ACCEPTED SHOP DRAWING.
 8. ALL JOINTS SHALL BE SEALED IN A WATERTIGHT MANNER AS SHOWN ON THE ACCEPTED SHOP DRAWING.
 9. ALL NEW WINDOW ASSEMBLIES SHALL MATCH THE EXTERIOR PLANE OF THE EXISTING WINDOW ASSEMBLIES.
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 11. WIND DESIGN DATA (ASCE 7-16):
 - A. WIND DESIGN DATA (1968 NEW YORK CITY BUILDING CODE): PANEL GLASS = 30 PSF UP TO 300 FEET TALL

BUILDING OWNER:
YUKO NII FOUNDATION
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BROOKLYN, NY, 11211
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(917) 648-429

KEY PLAN:

N

09/01/26	CB1 PUBLIC HEARING	KW
06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
**135 BROADWAY,
BROOKLYN, NY 11211**

SHEET TITLE:
**EXISTING & PROPOSED
DOOR & TRANSOM
DETAILS (2 OF 2)**

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	16 OF 16

SHEET NO.:

A-503.00



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

NOTICE

COMMITTEE MEETING

DATE:

SEPTEMBER 1, 2026

TIME:

6:00 PM

LOCATION:

CB1 District Office

435 Graham Avenue (Corner Frost St), Brooklyn NY 11211

Subject:

PRESENTATION PROJECT M250710 135 BROADWAY DOCKET # LPC-26-05943. LISTED ON THE NATIONAL REGISTRY OF HISTORIC PLACES (#80002632): Williamsburg Historical & Art Center and Yuko Nii Foundation Inc., are presenting the proposed restoration of the existing cast iron balustrades and the installation of a new ADA ramp. also planning to replace all the existing windows with new windows. The overall size and configurations (double hung with muntin) will match the existing windows – will be reviewed/approved by LPC. Presenter: Senior Architect, Michael Langwell, RAND Engineering & Architecture, DPC

****The public is encouraged to attend and provide input****

DO NOT REMOVE UNTIL: SEPTEMBER 2, 2026

Posted according to the Administrative Code of the City of New York Section 10-119.

BROOKLYN COMMUNITY BOARD ONE
435 GRAHAM AVENUE,
BROOKLYN, NY 11211

CERTIFICATION

NAME OF APPLICANT: Peter Varsalona, PE, RA

APPLICATION REGARDING: 135 Broadway, Brooklyn, NY - Limited Restoration of Existing
Cast Iron Balustrades and the Installation of a new ADA Ramp

DATE, TIME AND LOCATION OF PROCEEDING:

DATE: September 1, 2026

TIME: 6:00 PM

LOCATION: 435 Graham Avenue, Brooklyn, NY 11211

I hereby affirm that public notice has been provided as stated in the attachment to this certification.



Name

08-24-2026

Dated



August 24, 2026

Community Board No.1, Brooklyn
435 Graham Avenue
Brooklyn, NY 11211

Re: 135 Broadway
Limited Balustrade Restoration & ADA-
Ramp Installation
CB1 Notice of Public Hearing

Dear Luis:

I am writing to submit a list of buildings and street furniture where RAND posted the Community Board 1 Notice of Public Hearing flyer for the proposed Limited Balustrade Restoration & ADA- Ramp Installation to be established for the above-captioned property.

Photo 1: Posted at 135 Broadway building, in front of West side building door entrance.

Photo 2: Posted at the lamp post, on the corner of Broadway and Bedford Avenue.

Photo 3: Posted at the lamp post, on the mid-block crossing on Broadway and on the east side of Bedford Avenue.

Photo 4: Posted at the lamp post, on the corner of Broadway and Bedford Avenue.

Photo 5: Posted at the lamp post, on the corner of Broadway and Bedford Avenue.

Photo 6: Posted at the lamp post, on the mid-block crossing on Broadway and on the west side of Bedford Avenue.

Photo 7: Posted at the lamp post, on the corner of South 6th Street and Bedford Avenue.

Photo 8: Posted at the lamp post, on the corner of South 5th Street and Bedford Avenue.

Photo 9: Posted at the lamp post, on the corner of South 5th Street and Bedford Avenue.

Photo 10: Posted at the lamp post's junction box, on the corner of South 5th Street and Bedford Avenue.

Photo 11: Posted at the lamp post, on the corner of South 5th Street and Bedford Avenue.

Photo 12: Posted at the lamp post, on the corner of South 5th Street and Driggs Avenue.

Photo 13: Posted at the lamp post, on the corner of South 5th Street and Driggs Avenue.

Photo 14: Posted at the lamp post, on the corner of South 5th Street and Driggs Avenue.



Photo 15: Posted at the lamp post, on the corner of South 5th Street and Driggs Avenue.

Photo 16: Posted at the lamp post, on the corner of Broadway and Driggs Avenue.

Photo 17: Posted at the lamp post, on the corner of Broadway and Driggs Avenue.

Photo 18: Posted at the lamp post, on the corner of Broadway and Driggs Avenue.

Photo 19: Posted at the lamp post, on the corner of Broadway and Driggs Avenue.

Photo 20: Posted at the lamp post, on the corner of South 8th Street and Bedford Avenue.

Photo 21: Posted at the lamp post, on the corner of South 8th Street and Bedford Avenue.

Photo 22: Posted at the lamp post, on the corner of South 8th Street and Bedford Avenue.

Photo 23: Posted at lamp post's junction box, on the corner of South 8th Street and Bedford Avenue.

Photo 24: Posted at the lamp post, on the corner of South 8th Street and Berry Street.

Photo 25: Posted at the lamp post, on the corner of South 8th Street and Berry Street.

Photo 26: Posted at the lamp post, on the corner of Broadway and Berry Street.

Photo 27: Posted at the lamp post, on the corner of Broadway and Berry Street.

Photo 28: Posted at the lamp post, on the mid-block crossing on Broadway and on the East side of Berry Street.

Photo 29: Posted at the lamp post's junction box, on the corner of Broadway and Berry Street.

Photo 30: Posted at the lamp post, on the corner of Broadway and Berry Street.

Photo 31: Posted at the lamp post, on the corner of South 6th Street and Berry Street.

Photo 32: Posted at the lamp post, on the corner of South 6th Street and Berry Street.

Photo 33: Posted at the lamp post, on the corner of South 5th Street and Berry Street.

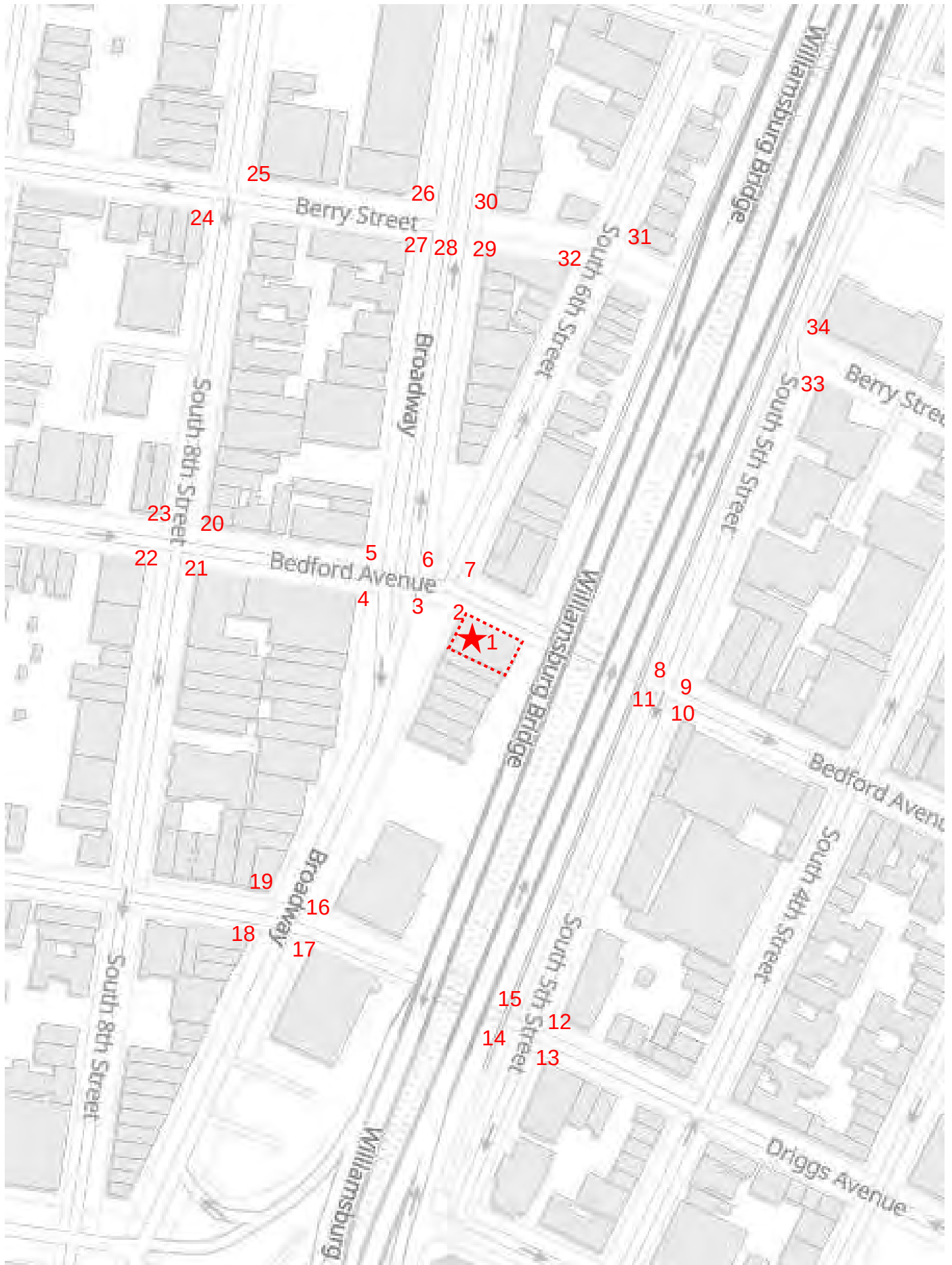
Photo 34: Posted at the lamp post, on the corner of South 5th Street and Berry Street.

Please see the enclosed photo supplement.

Sincerely,
RAND Engineering & Architecture, DPC

MK:ml
Encls.

Margaret Kim, AIA
Senior Architect



★ 135 Broadway Brooklyn, NY 11211
Limited Balustrade Restoration & ADA Ramp Installation

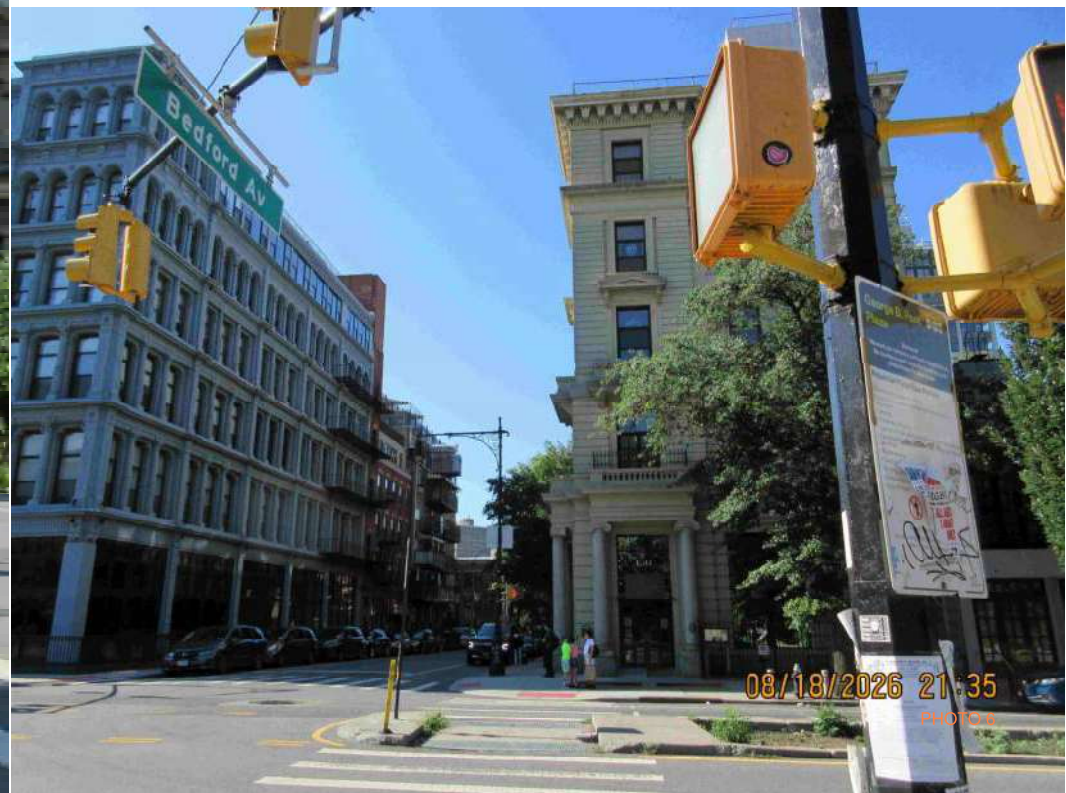


08/18/2026 21:19
PHOTO 1



08/18/2026 21:23
PHOTO 2















08/18/2026 22:01
PHOTO 15



08/18/2026 22:05
PHOTO 16



