

# 133 KENT STREET

## SCOPE OF WORK:

CURRENT OWNER OF AN EXISTING TWO FAMILY RESIDENCE TO ENLARGE AND EXPAND EXISTING ENVELOPE, ADD NEW WINDOWS, AND ADD STAIR BULKHEAD TO ROOF. EXTERIOR AND INTERIOR RENOVATIONS TO INCLUDE:

1. ALL MAJOR ITEMS OF WORK ARE LISTED OR SPECIFIED. ITEMS NOT LISTED OR SPECIFIED, BUT IMPLIED OR NOTED ON OTHER DRAWINGS, ARE HEREBY INCLUDED IN THE SCOPE OF WORK.
2. NEW FINISHES AS REQUIRED.
3. NEW MILLWORK, ARCHITECTURAL WOOD WORK AND CABINetry.
4. NEW BATHROOM FIXTURES EXISTING LOCATIONS.
5. NEW PLUMBING FIXTURES, FITTINGS, EQUIPMENT AND RELATED FINISHES FOR BAR AND IN EXISTING LOCATION.
6. NEW KITCHEN.
7. NEW WINDOWS.

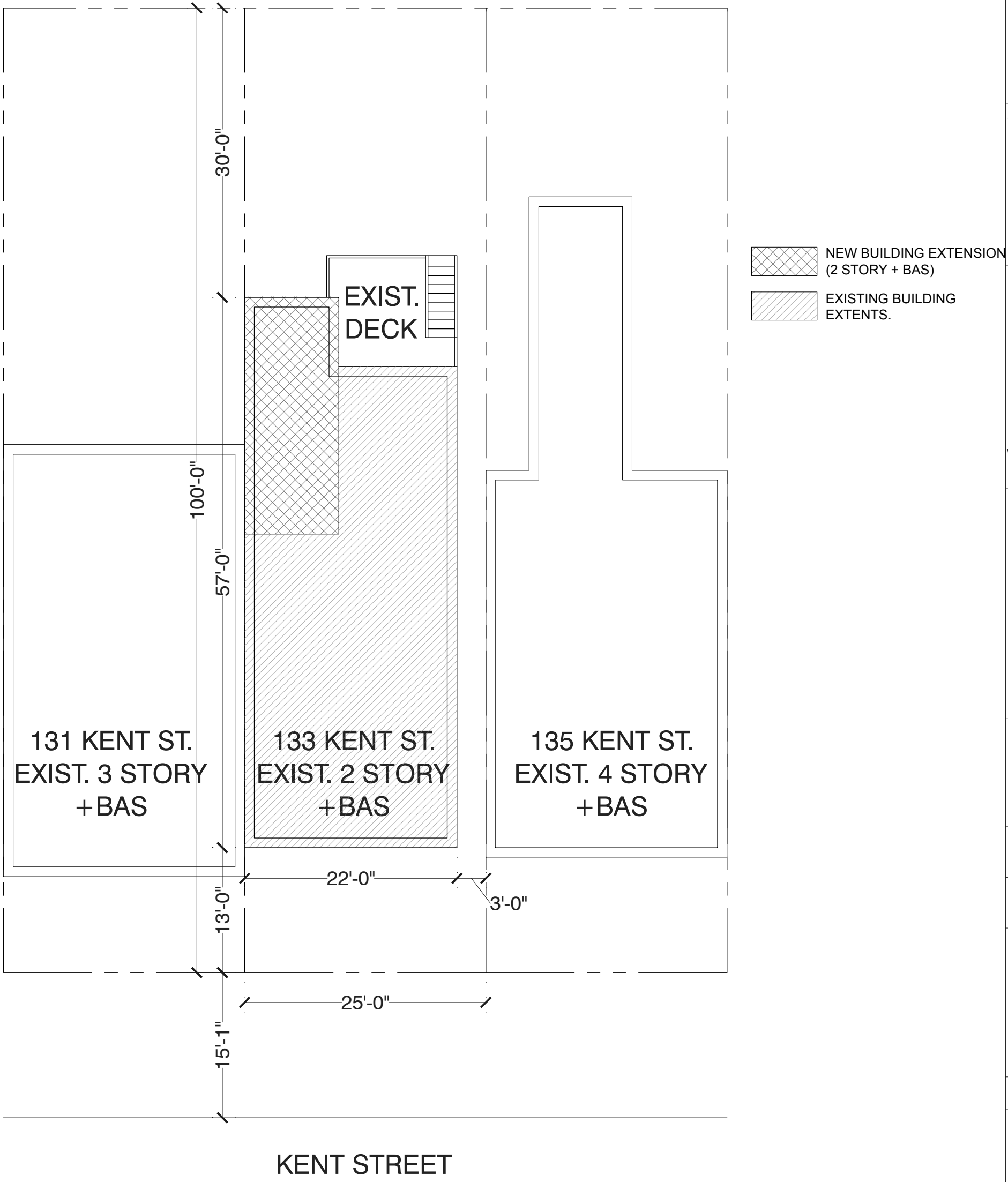
STRUCTURAL DESIGN AND MEP ENGINEERING TO BE FILED AS SUBSEQUENT APPLICATION.

## DRAWING LIST:

ARCHITECTURAL:	
LPC-01	NOTES, DWG LIST, BLOCK AND LOT INFO
LPC-02	HISTORIC DISTRICT MAP
LPC-03	EXISTING BUILDING CONDITIONS
LPC-04	VISIBILITY STUDY
LPC-05	EXISTING FRONT ELEVATION
LPC-06	EXISTING & PROPOSED REAR ELEVATION
LPC-07	PROPOSED WINDOW DETAILS
LPC-08	EXISTING & PROPOSED SIDE ELEVATION
LPC-09	PROPOSED BUILDING SECTIONS
LPC-10	PROPOSED BUILDING SECTIONS
LPC-11	DEMOLITION PLANS
LPC-12	DEMOLITION PLANS
LPC-13	PROPOSED CONSTRUCTION PLANS
LPC-14	PROPOSED CONSTRUCTION PLANS

## LOT INFORMATION:

1. LOCATION	
1.1. NAME	Joan Dougherty
1.2. LOCATION	133 Kent St., Brooklyn, NY
1.3. BLOCK	2550
1.4. LOT	59
1.5. ZONING MAP	13A
1.6. ZONING DISTRICT	R6B
1.7. APPLICABLE CODE	New York City 2014
1.8. CONSTRUCTION CLASS	C Non-fireproof structure
1.9. OCCUPANCY GROUP	Residential



133 KENT STREET  
BROOKLYN, NY

LPC PRESENTATION 2018

Issuance #      Date

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153 Centre Street NYC

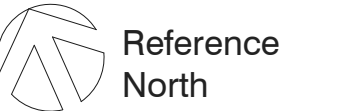
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NOTES, DWG LIST,  
BLOCK AND LOT INFO

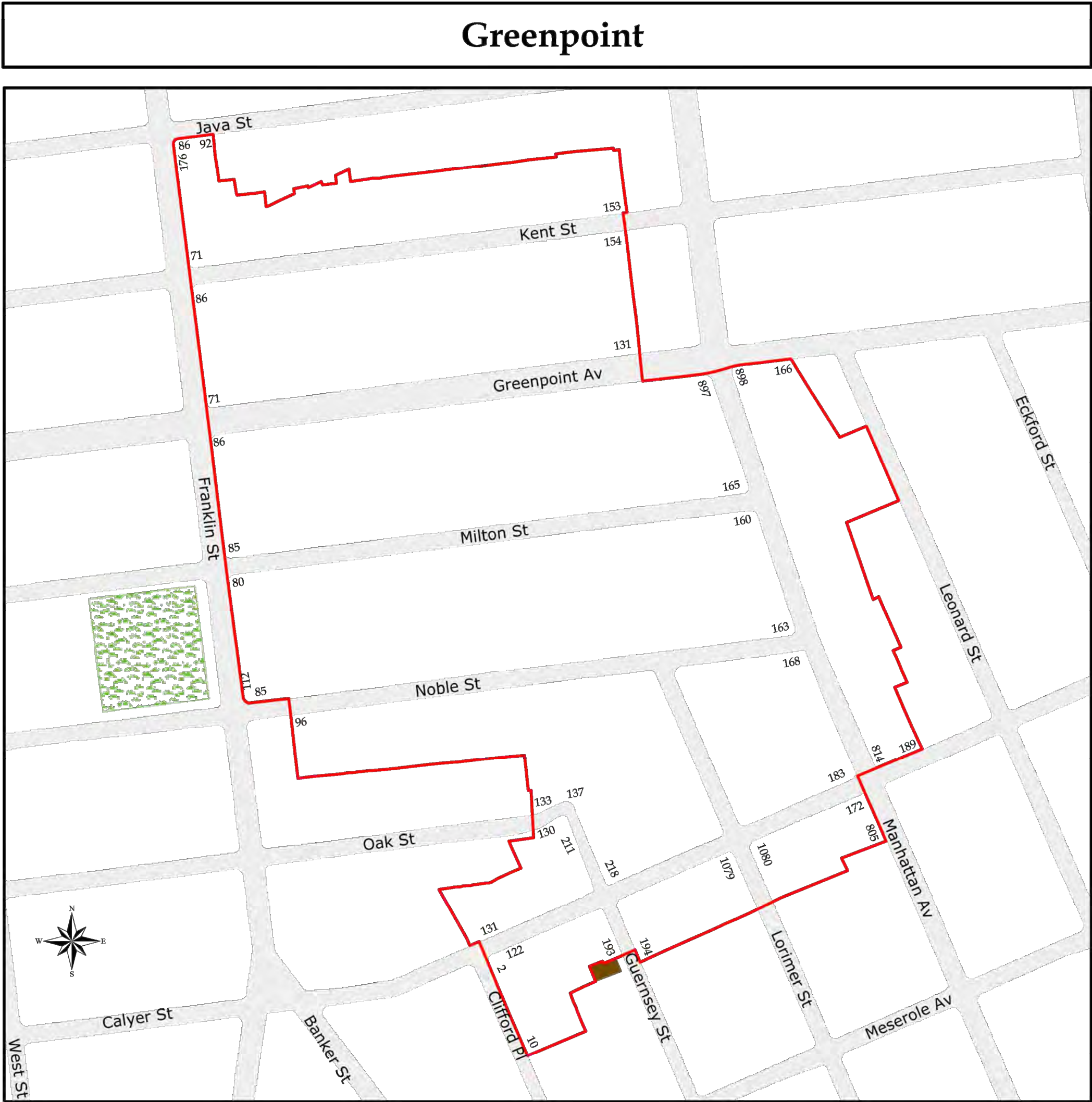
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Scale: N.T.S.

Drawing:  
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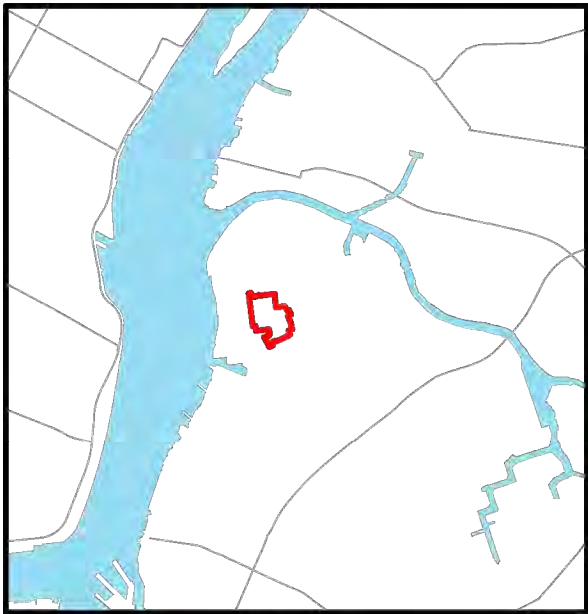
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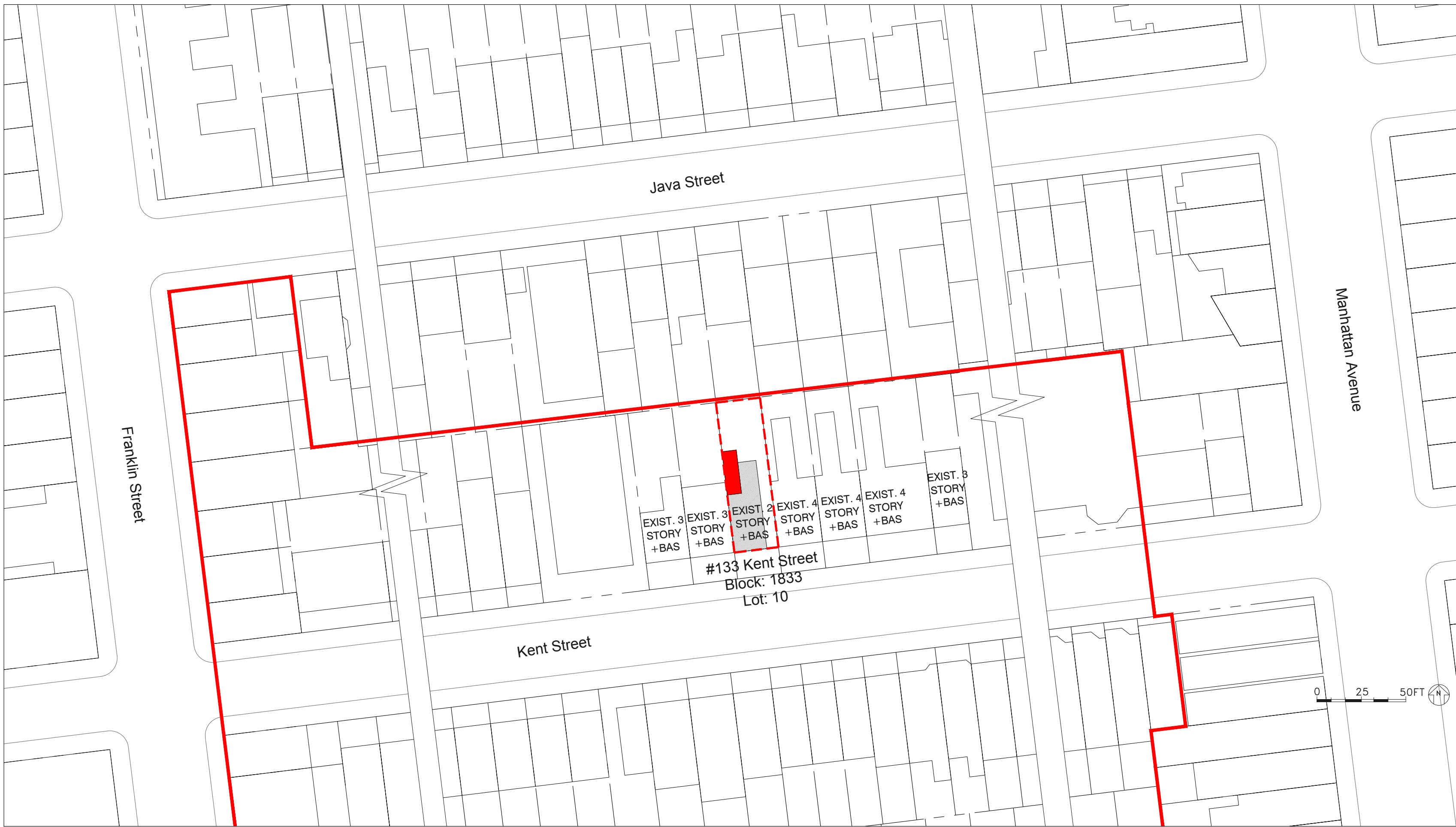


Greenpoint  
Historic District  
Brooklyn  
Designated Sep. 14, 1982  
Amended to exclude  
191 Guernsey Street  
July 26, 2005

Historic District Boundaries  
191 Guernsey Street



- HISTORIC DISTRICT BOUNDARY
- 133 KENT ST PROPERTY LINE
- EXISTING BUILDING EXTENTS
- 2 STORY + BAS REAR ADDITION/EXTENSION



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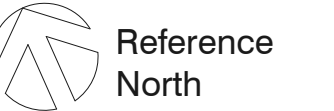
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HISTORIC DISTRICT MAP

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LPC-02

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1 1980 TAX PHOTO



2 EXISTING FRONT FACADE



3 EXISTING REAR FACADE



4 EXISTING REAR EXTENSION



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EXISTING BUILDING CONDITIONS

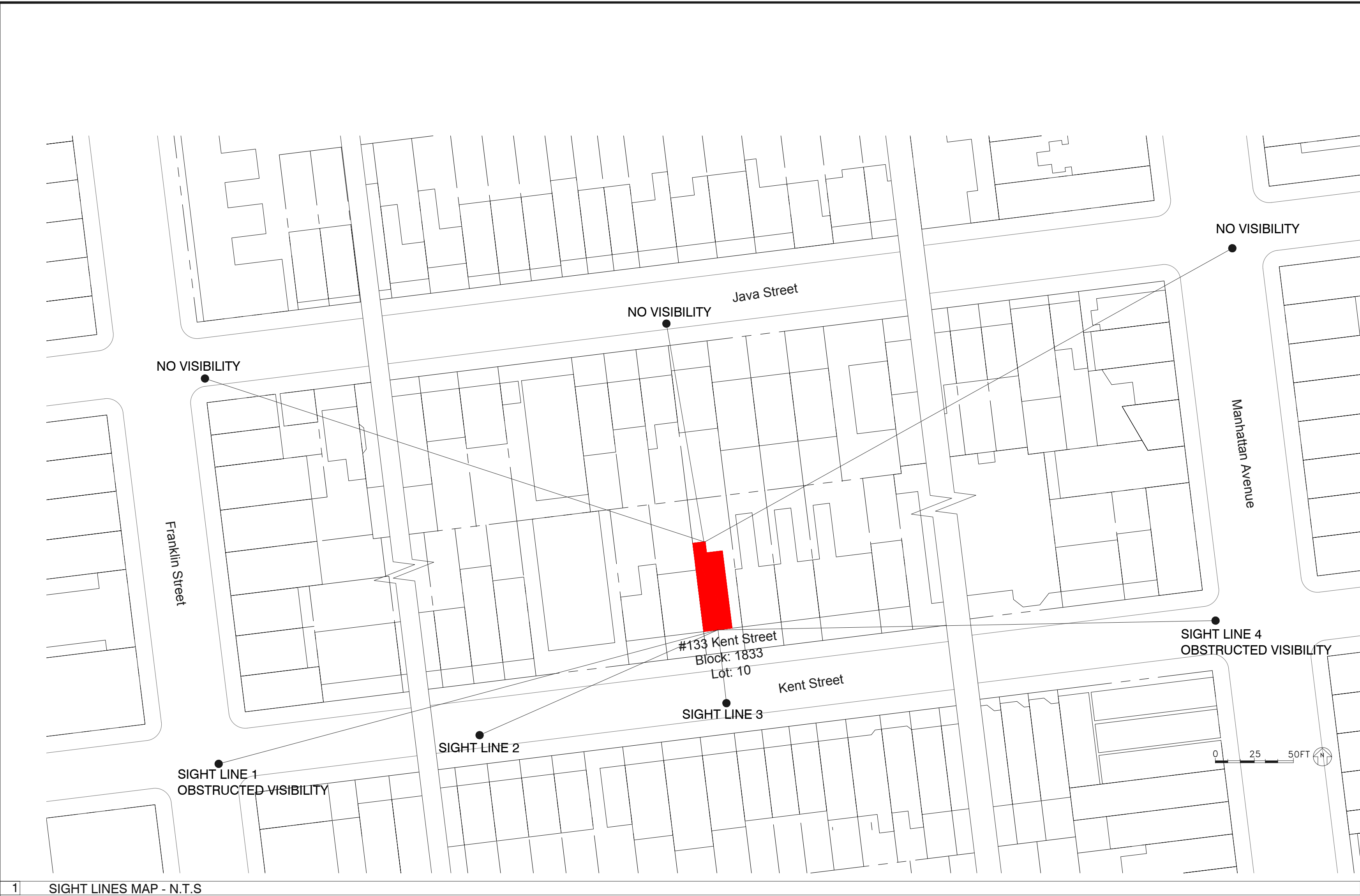
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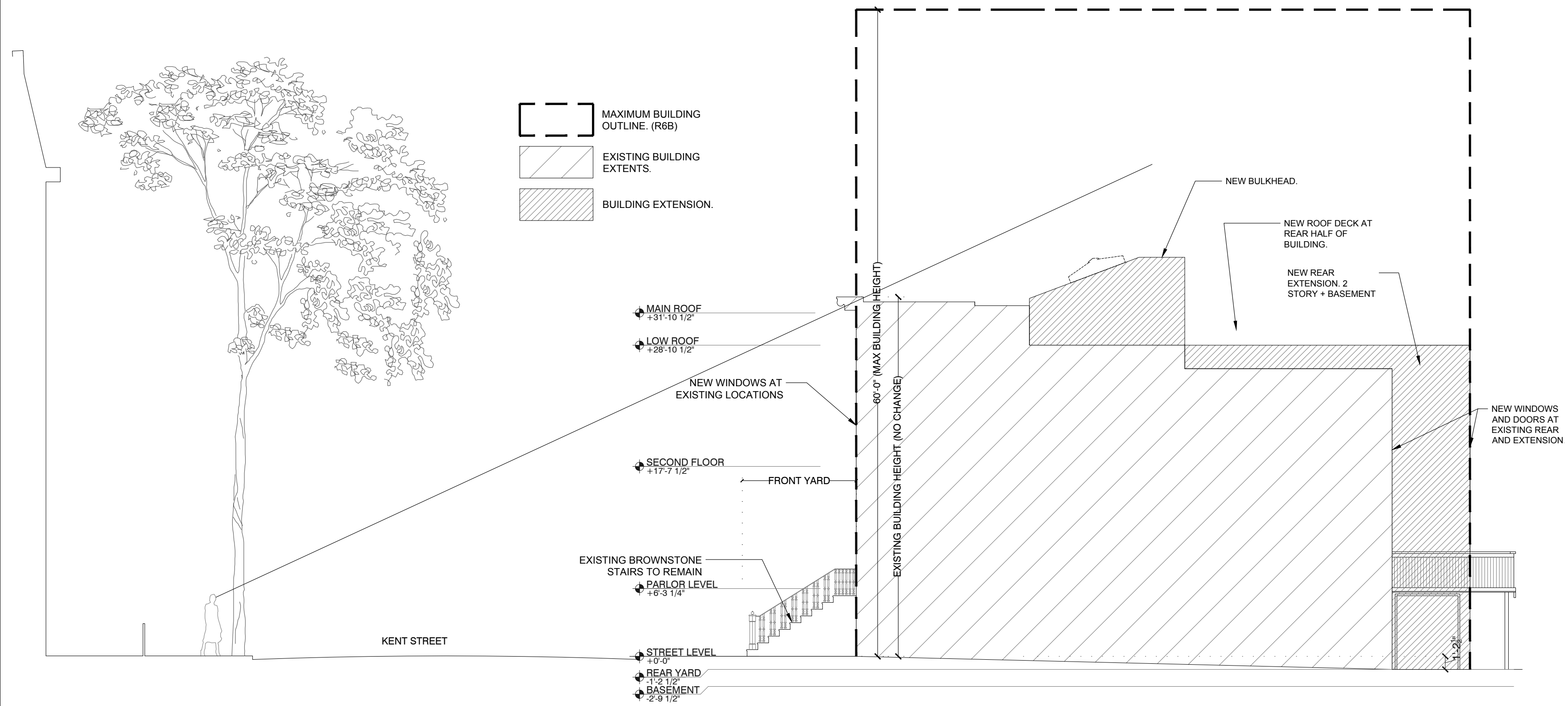
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**LPC-03**

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1 SIGHT LINES MAP - N.T.S.



2 SIGHT LINES DIAGRAM - SCALE: 1/8" = 1'-0"

SIGHT LINE 1 - KENT ST & FRANKLIN ST



SIGHT LINE 2 - KENT ST



PARTIAL VISIBILITY OF PROPOSED BULKHEAD FROM FRONT ALLEYWAY

SIGHT LINE 3 - KENT ST



SIGHT LINE 4 - KENT ST & MANHATTAN AVE



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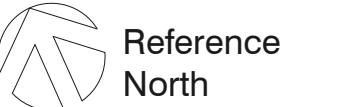
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VISIBILITY STUDY

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Scale: AS NOTED

Drawing:  
**LPC-04**

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EXISTING FRONT ELEVATION

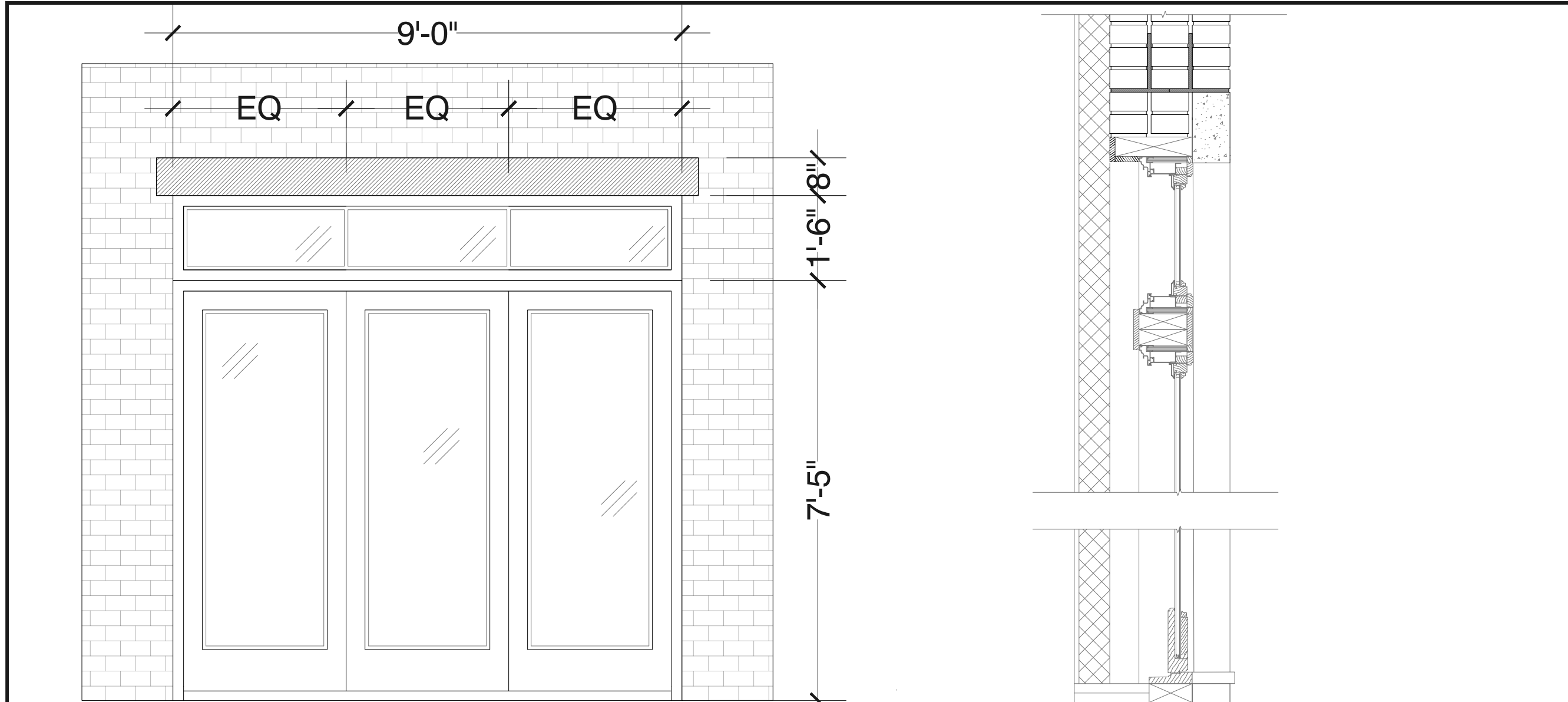
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Drawing:  
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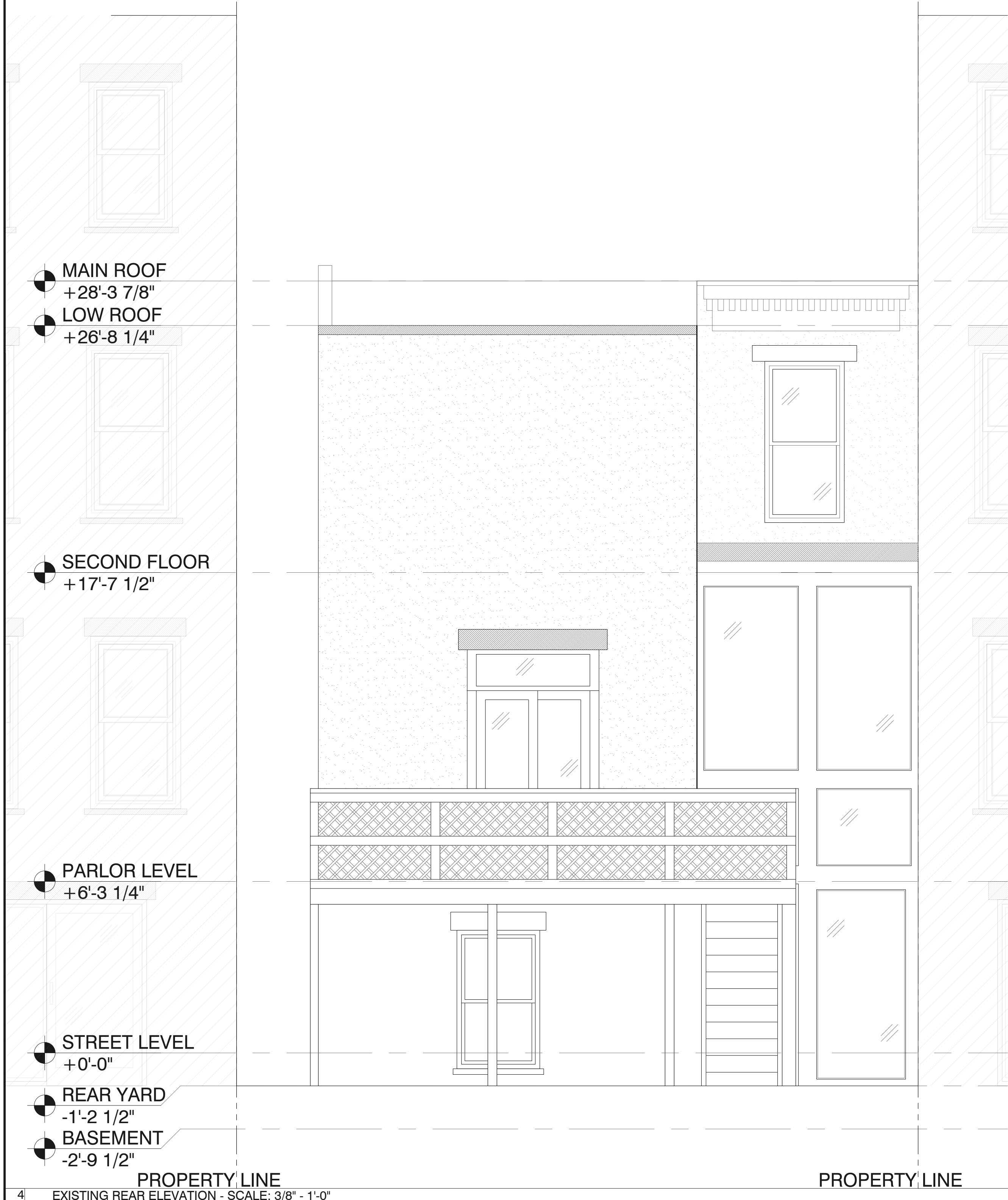
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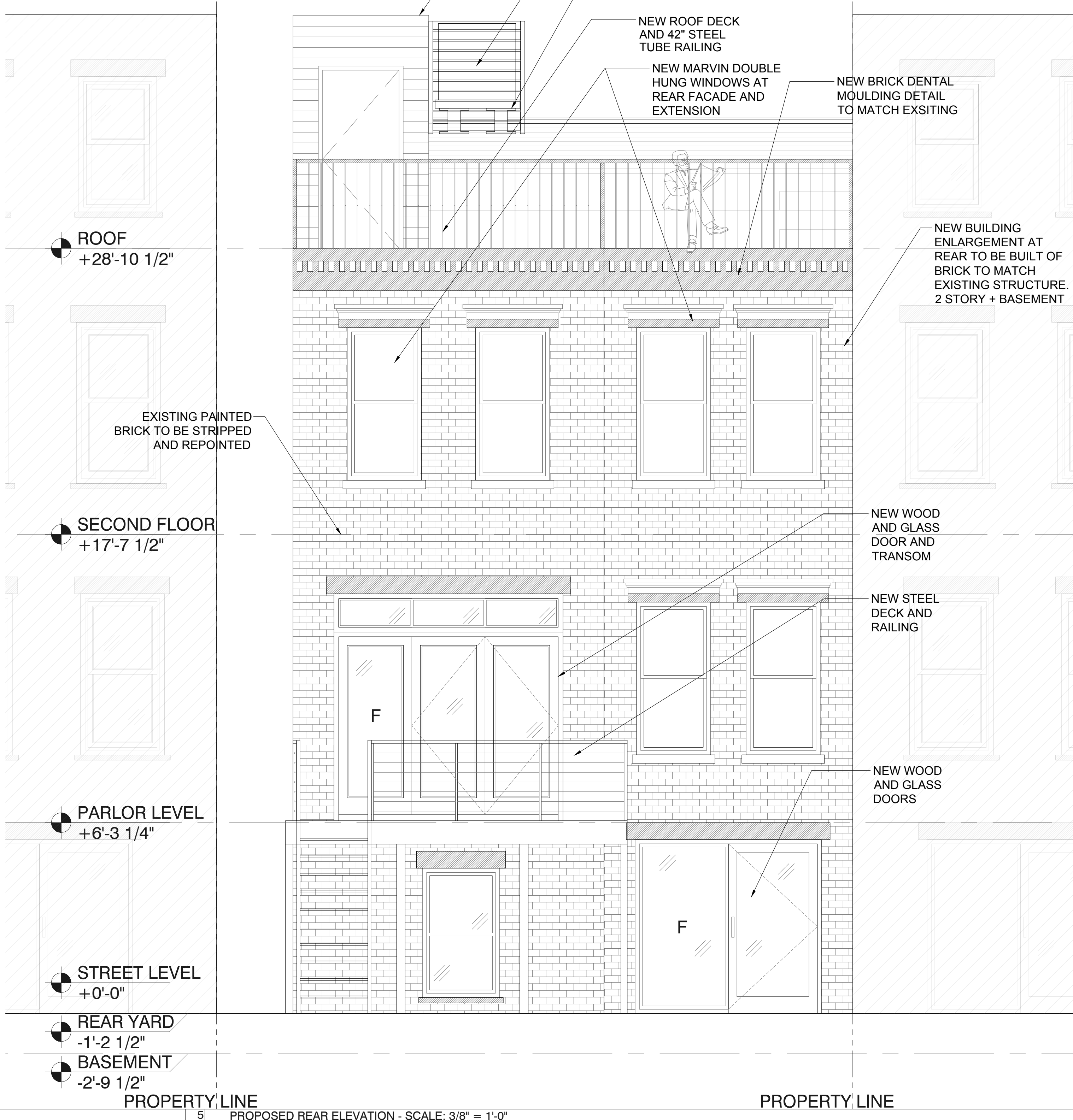


1 PROPOSED REAR DOOR ELEVATION - SCALE: 1/2" = 1'-0"

2 PROPOSED REAR DOOR SECTION - SCALE: 1" = 1'-0"



4 EXISTING REAR ELEVATION - SCALE: 3/8" = 1'-0"



5 PROPOSED REAR ELEVATION - SCALE: 3/8" = 1'-0"

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BROOKLYN, NY

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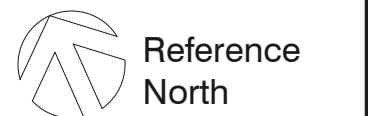
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EXISTING & PROPOSED  
REAR ELEVATIONS; NEW DOOR  
DETAIL

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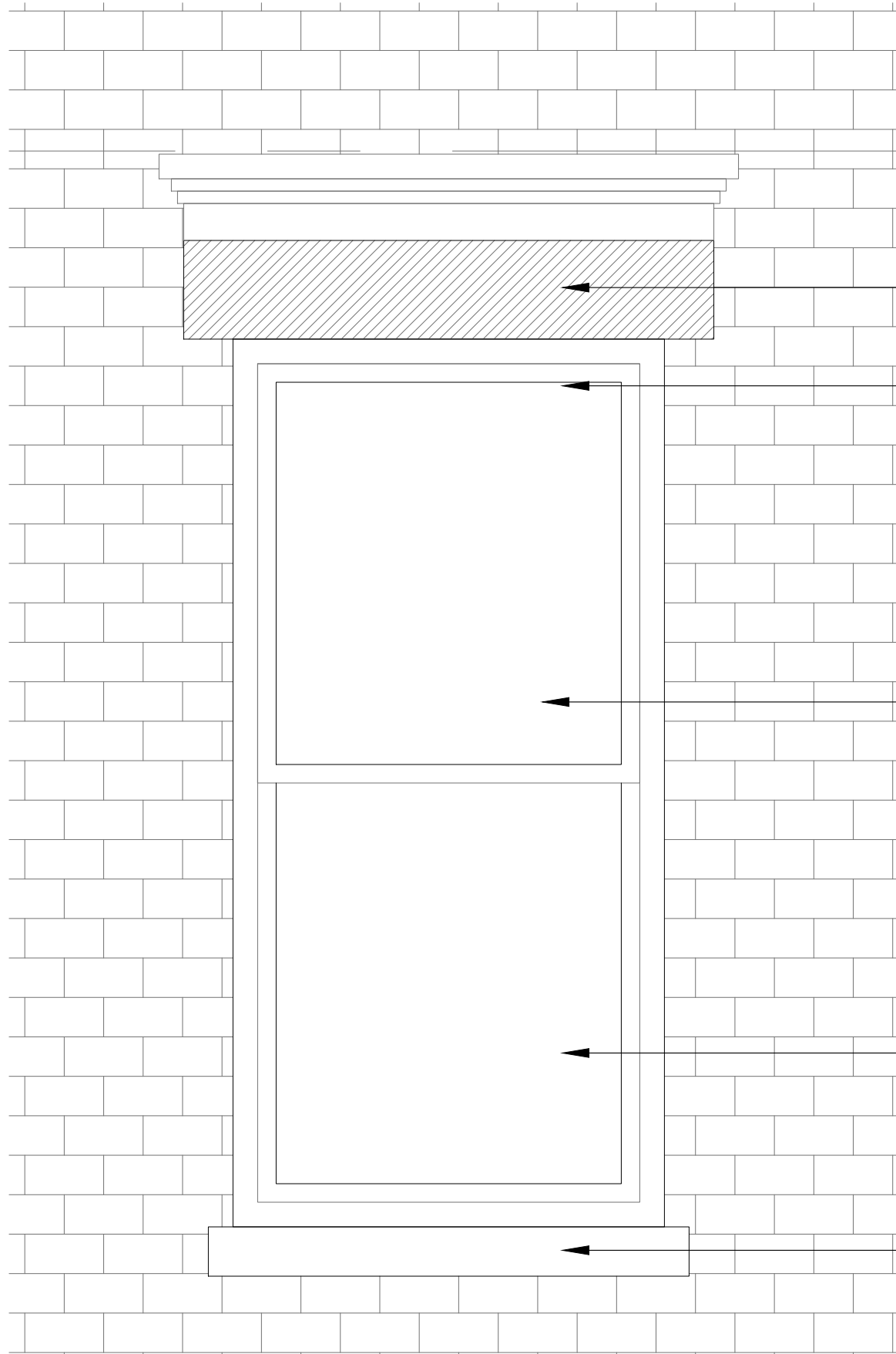
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**LPC-06**

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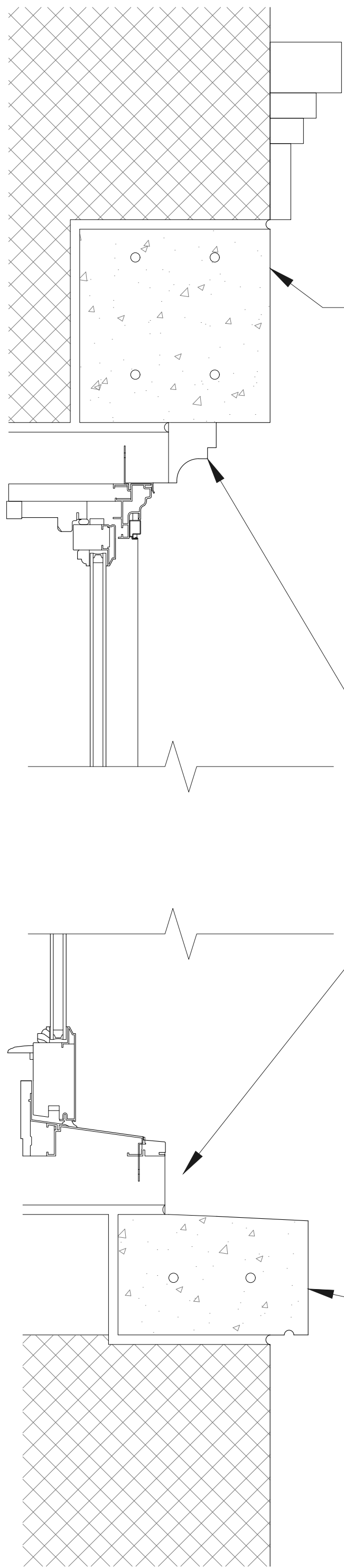


EXISTING & PROPOSED FRONT WINDOW:



- EXISTING LINTEL
- EXISTING BRICK MOULD
- NEW MARVIN NEXT GENERATION WINDOWS. TRADITIONAL DOUBLE HUNG - NO GRILLE, ALUMINUM CLAD EXTERIOR PAINTED HISTORIC BLACK. WHITE PAINTED INTERIOR.
- WINDOWS SIZED TO EXISTING OPENINGS
- EXISTING SILL

NEW WINDOW DETAIL - SCALE: 3" = 1'-0"



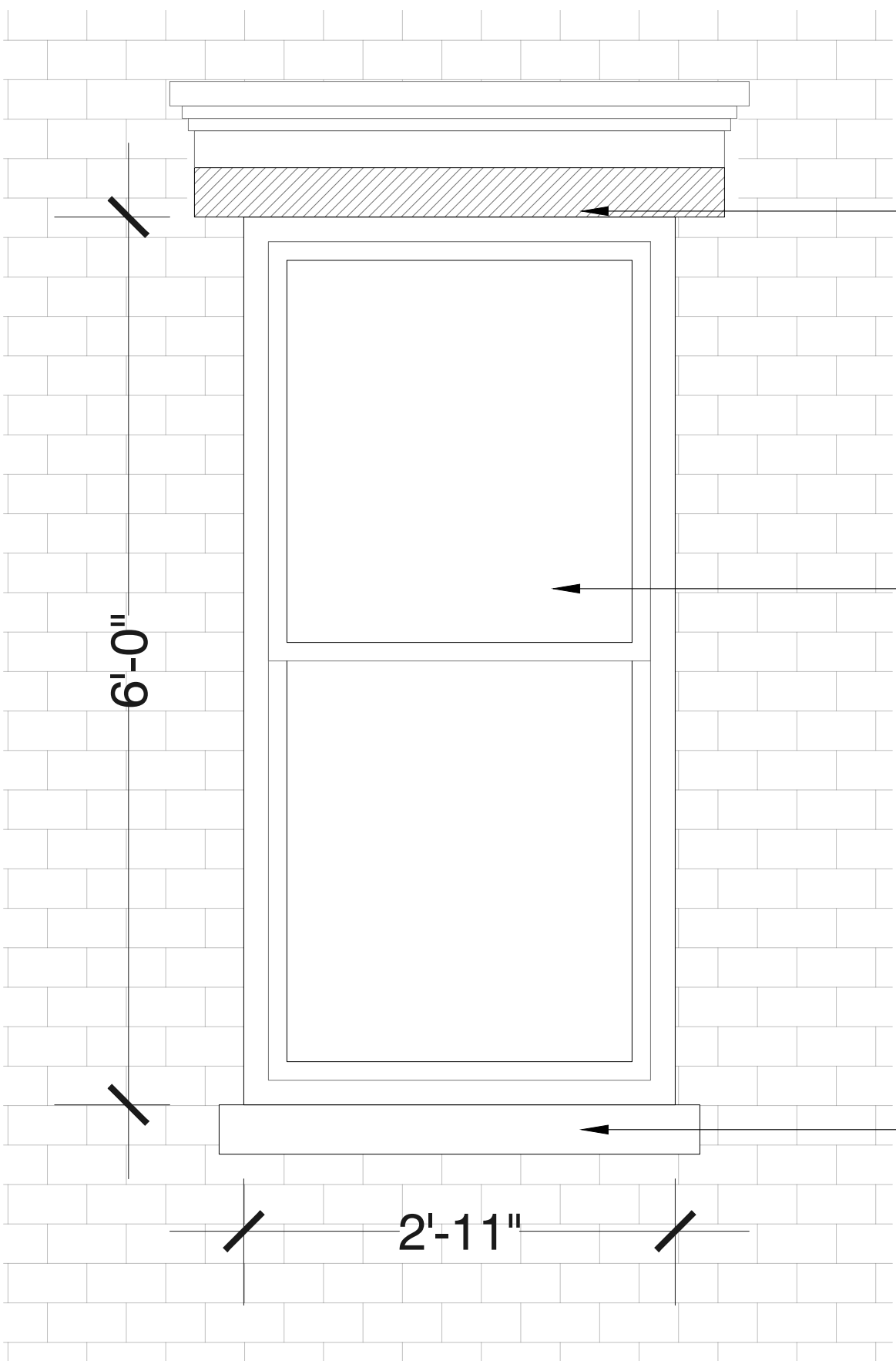
EXISTING CAST STONE LINTEL TO REMAIN

EXISTING BRICK MOULD TO REMAIN

EXISTING CAST STONE LEDGE TO REMAIN

Black  
HC-190 >

PROPOSED REAR WINDOW:



- LINTEL, BRICK MOULD & PAINT COLOR TO MATCH EXISTING FRONT FACADE WINDOWS.
- NEW MARVIN NEXT GENERATION WINDOWS. TRADITIONAL DOUBLE HUNG - NO GRILLE, ALUMINUM CLAD EXTERIOR PAINTED HISTORIC BLACK. WHITE PAINTED INTERIOR.
- SILL TO MATCH EXISTING FRONT FACADE WINDOW SILLS

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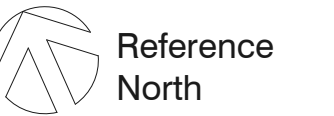
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PROPOSED WINDOW DETAILS

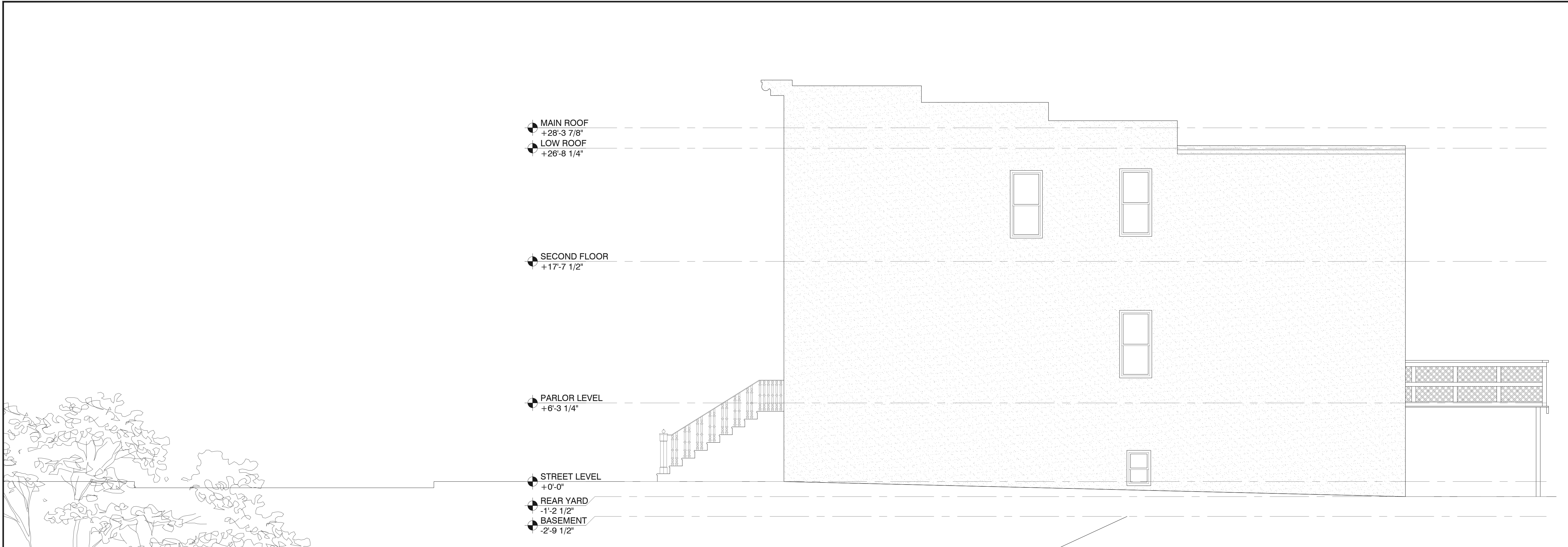
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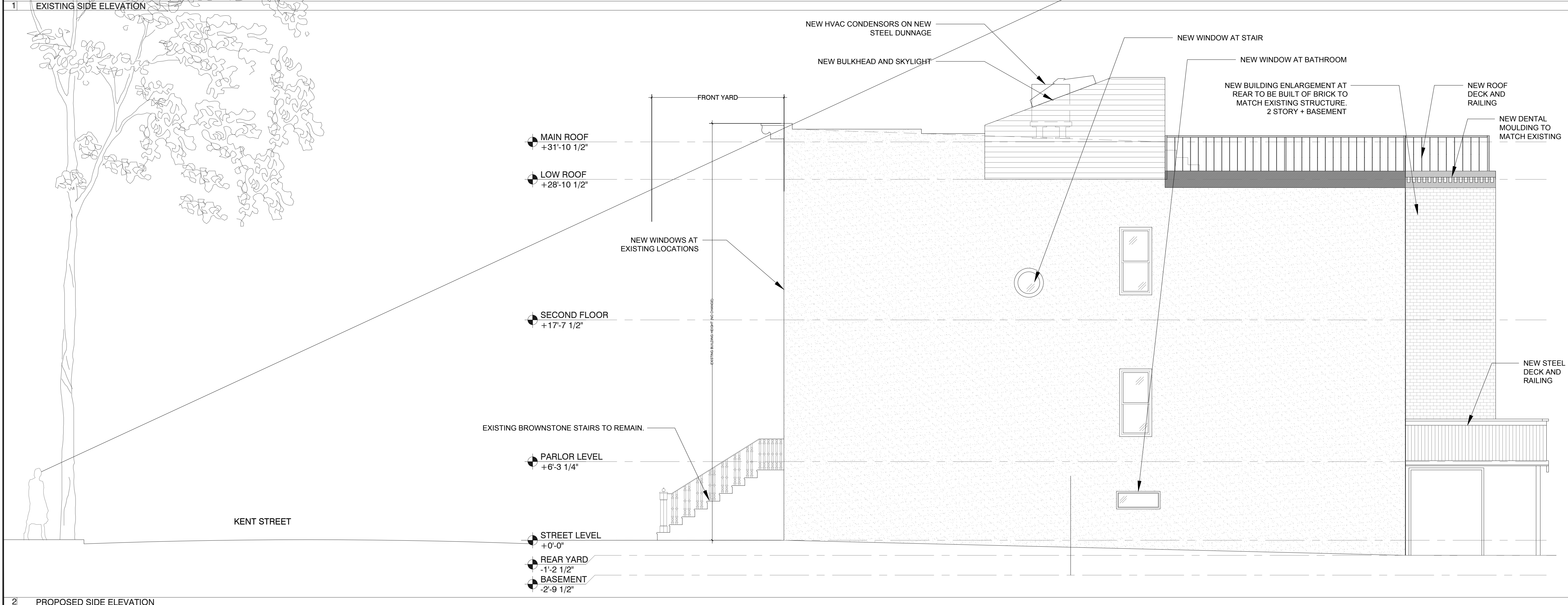
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1 EXISTING SIDE ELEVATION



2 PROPOSED SIDE ELEVATION

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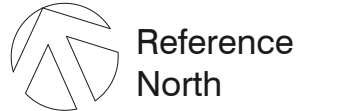
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EXISTING AND PROPOSED  
SIDE ELEVATION

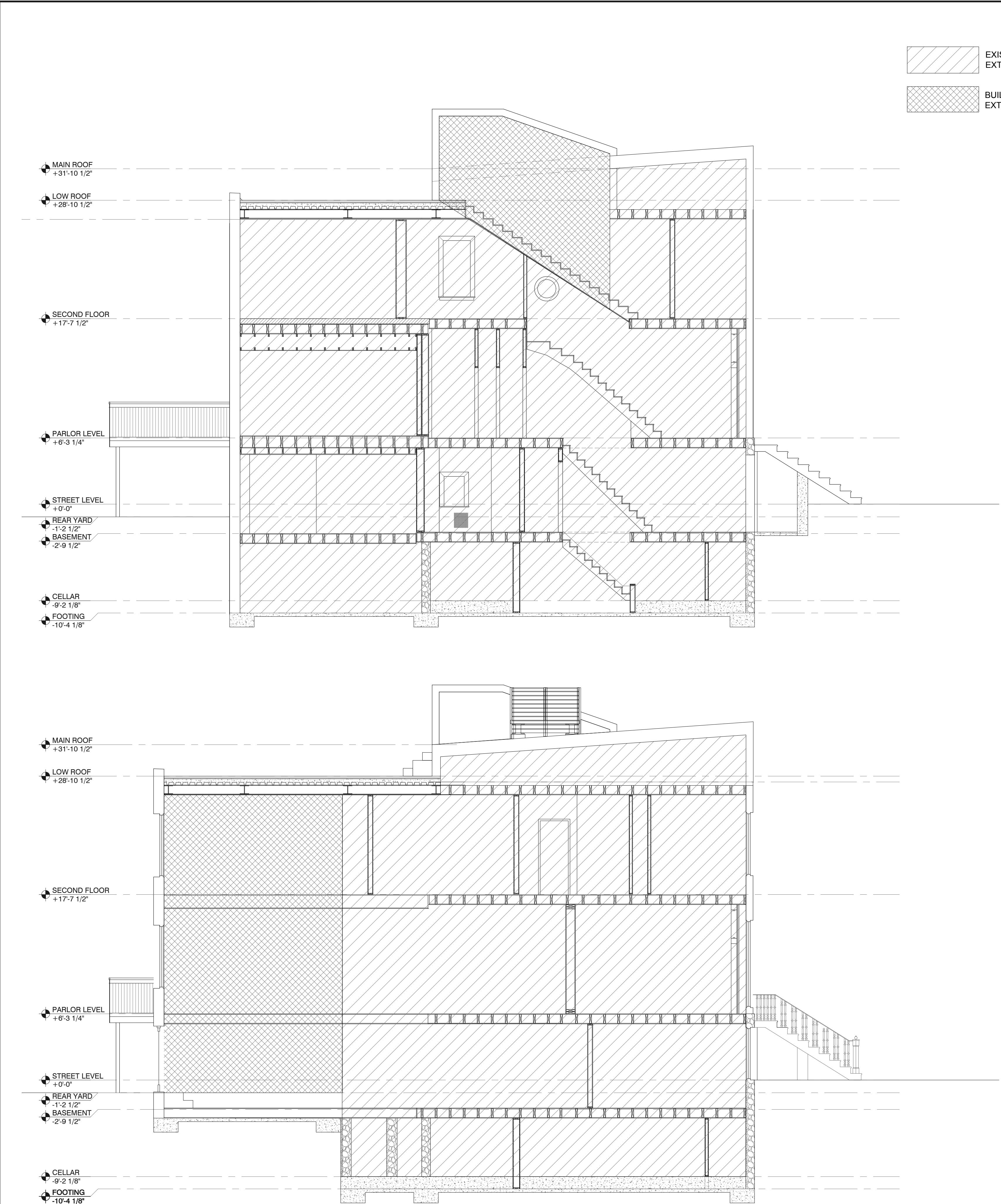
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Drawing:  
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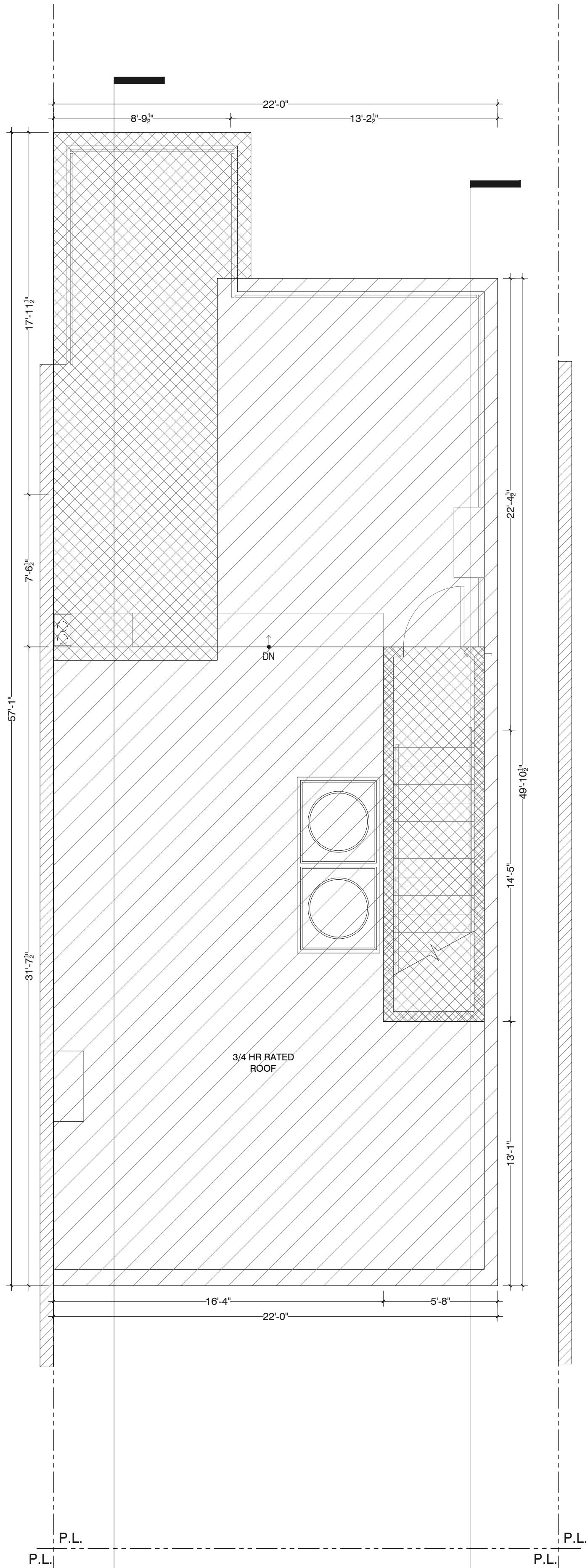
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EXISTING BUILDING  
EXTENTS

BUILDING  
EXTENSION



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BROOKLYN, NY

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PROPOSED BUILDING SECTIONS

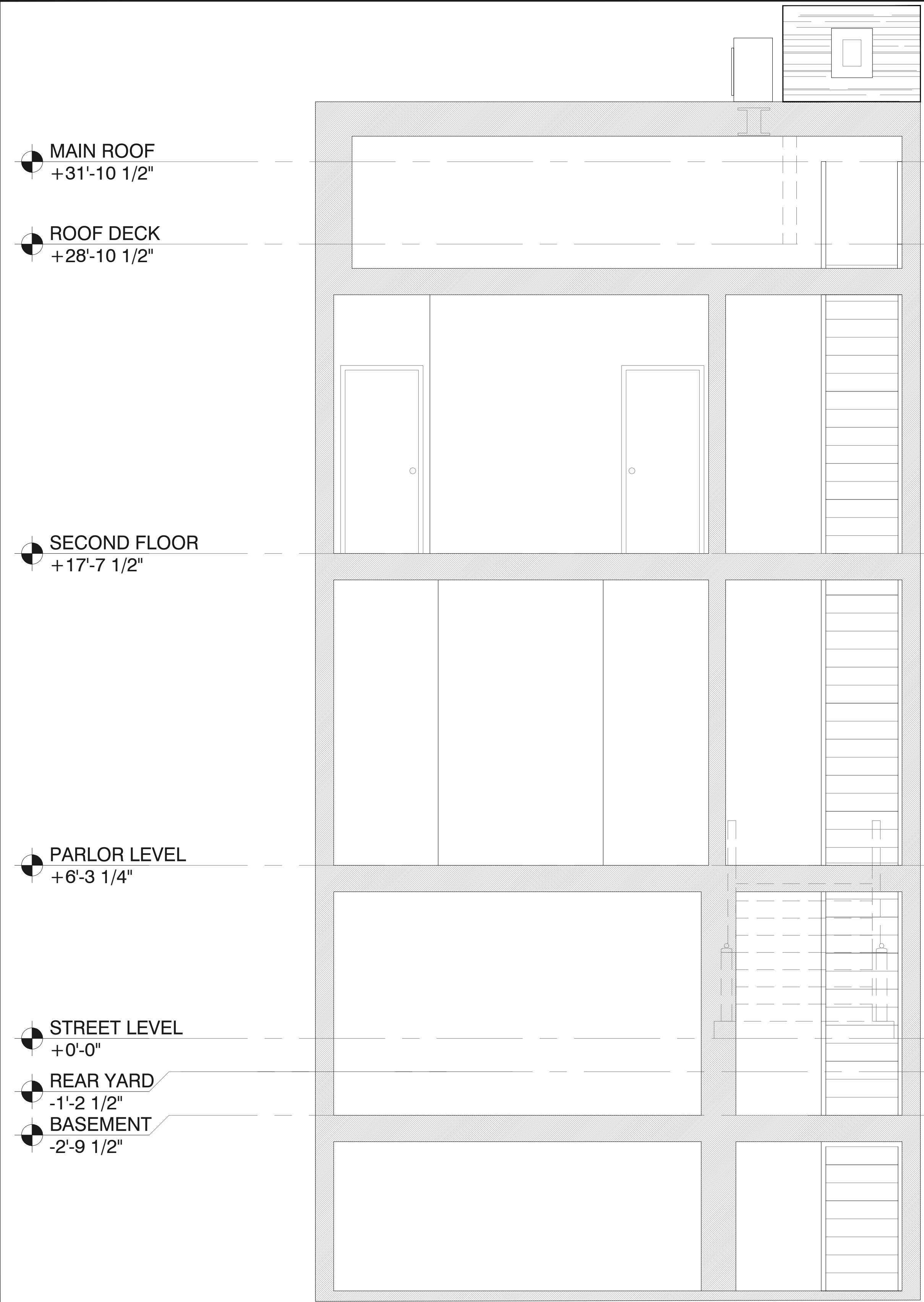
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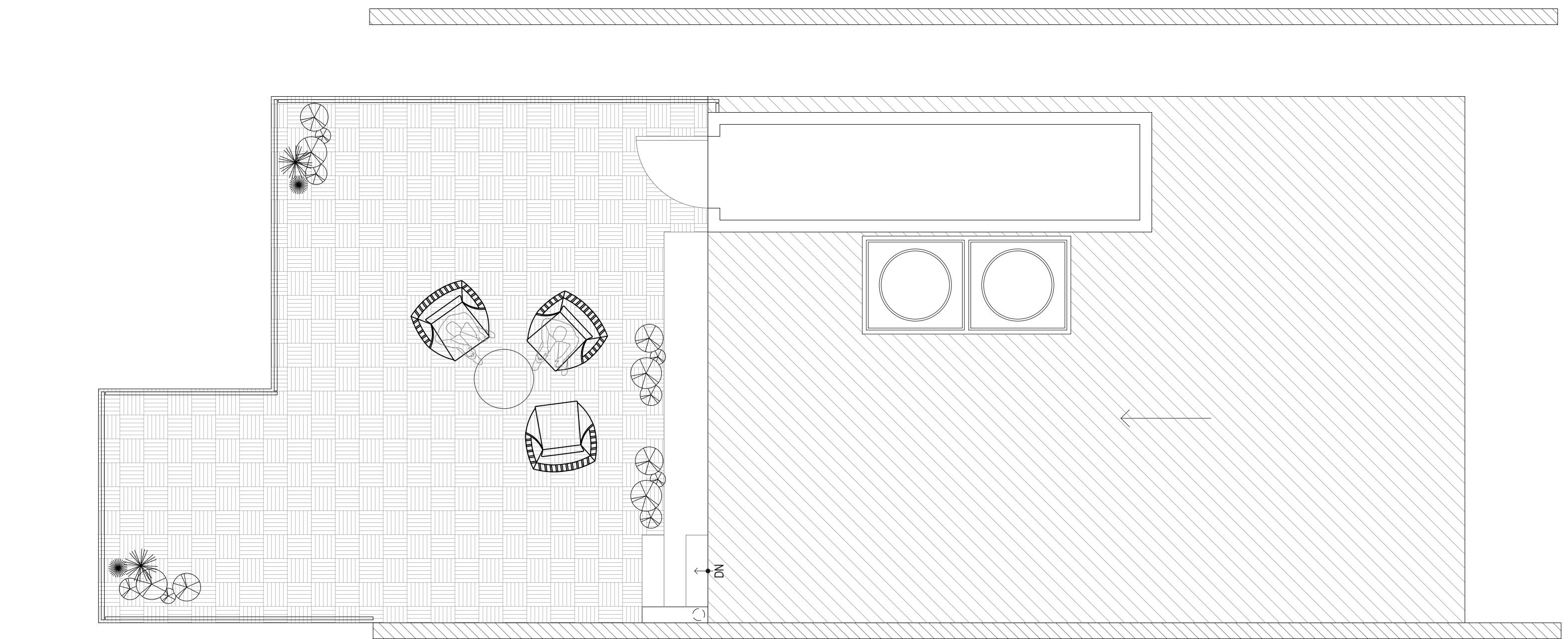
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**LPC-09**

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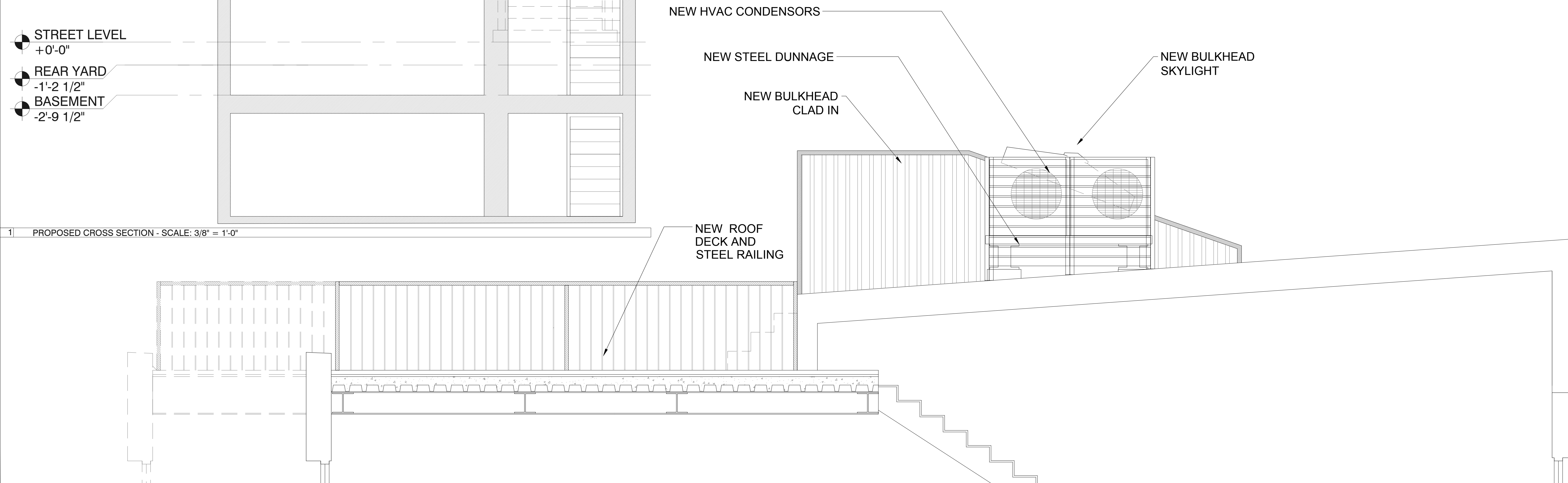




1 | PROPOSED CROSS SECTION - SCALE: 3/8" = 1'-0"



2 | PROPOSED ROOF DECK PLAN - SCALE: 1/4" = 1'-0"



3 | PROPOSED BULK HEAD ELEVATION - SCALE: 1/2" = 1'-0"

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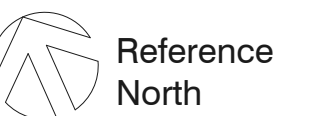
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CROSS SECTION; BULKHEAD  
ELEVATION; ROOF DECK PLAN

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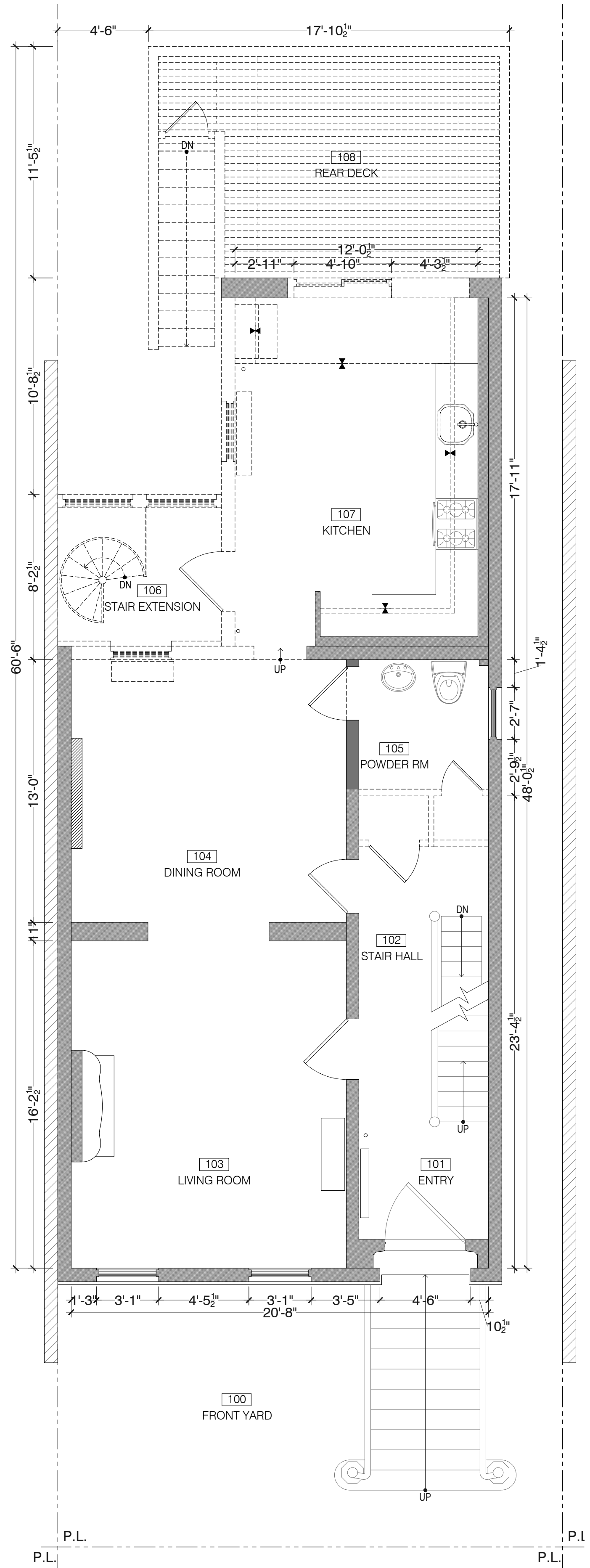
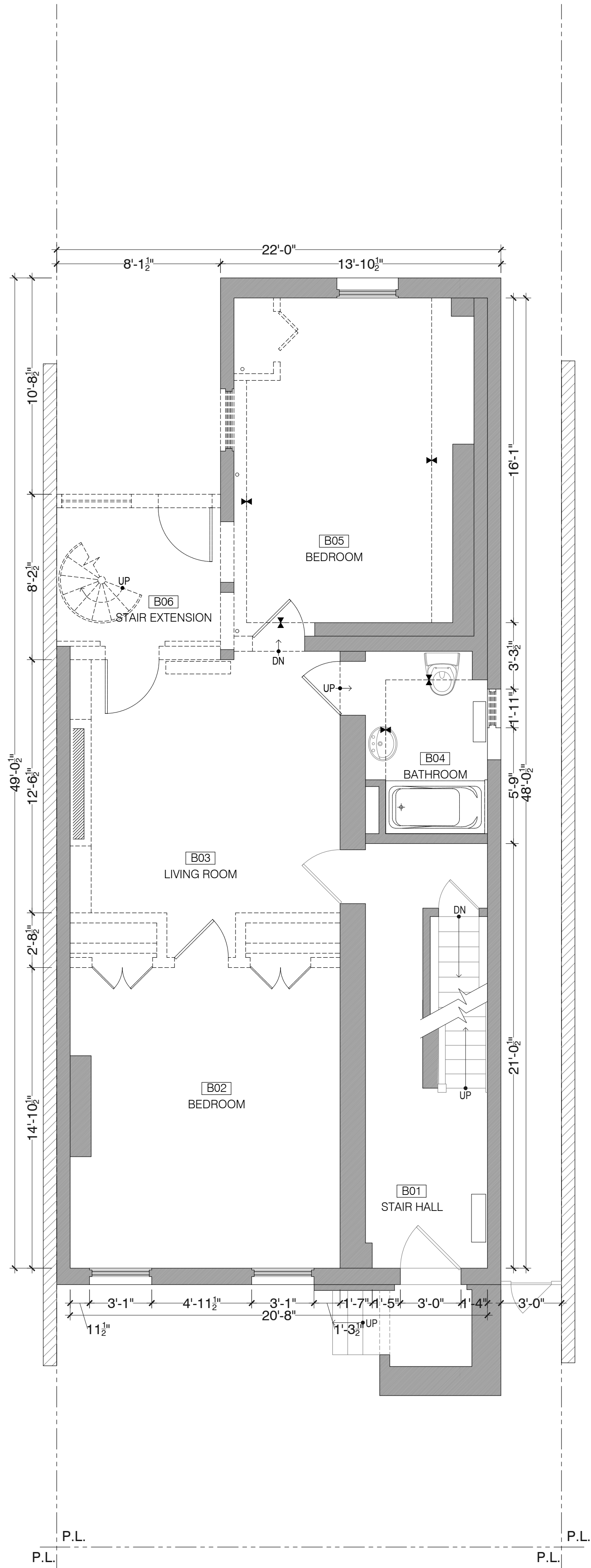
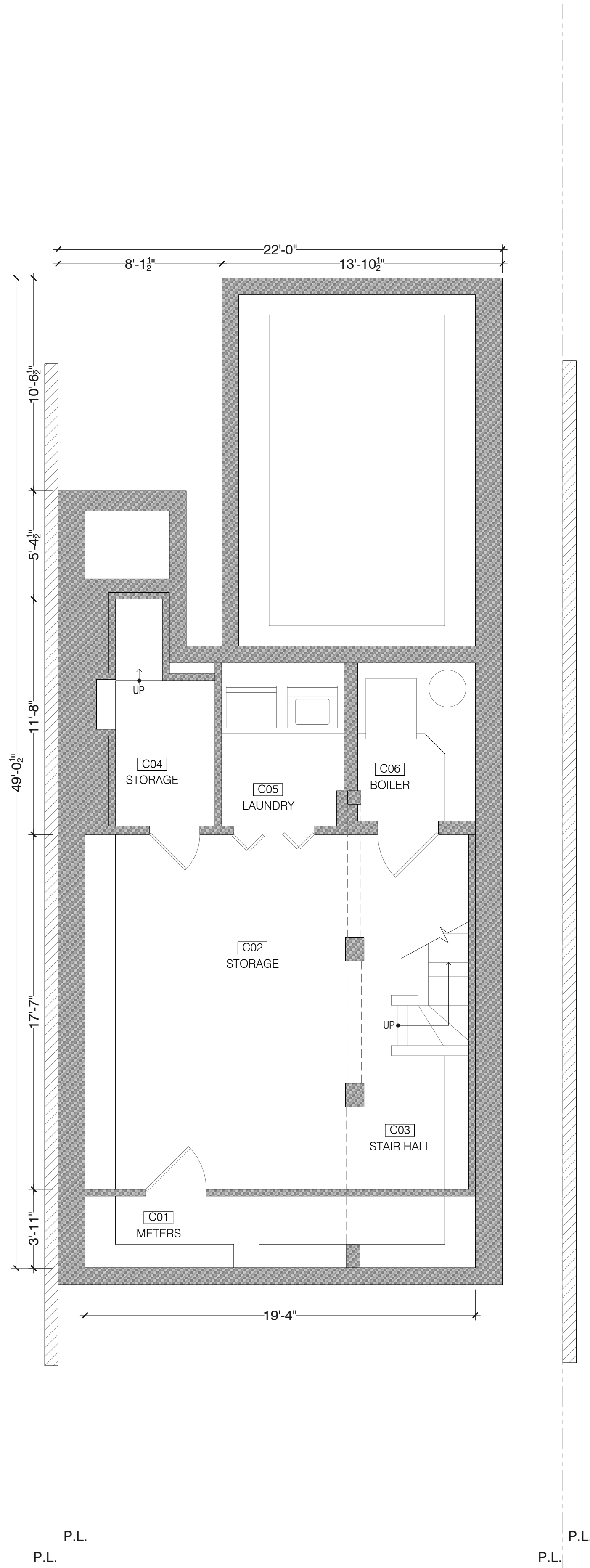
Drawing:  
**LPC-10**

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LEGEND:

- EXISTING CONSTRUCTION
- DEMOLISHED PARTITIONS



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DEMOLITION PLANS

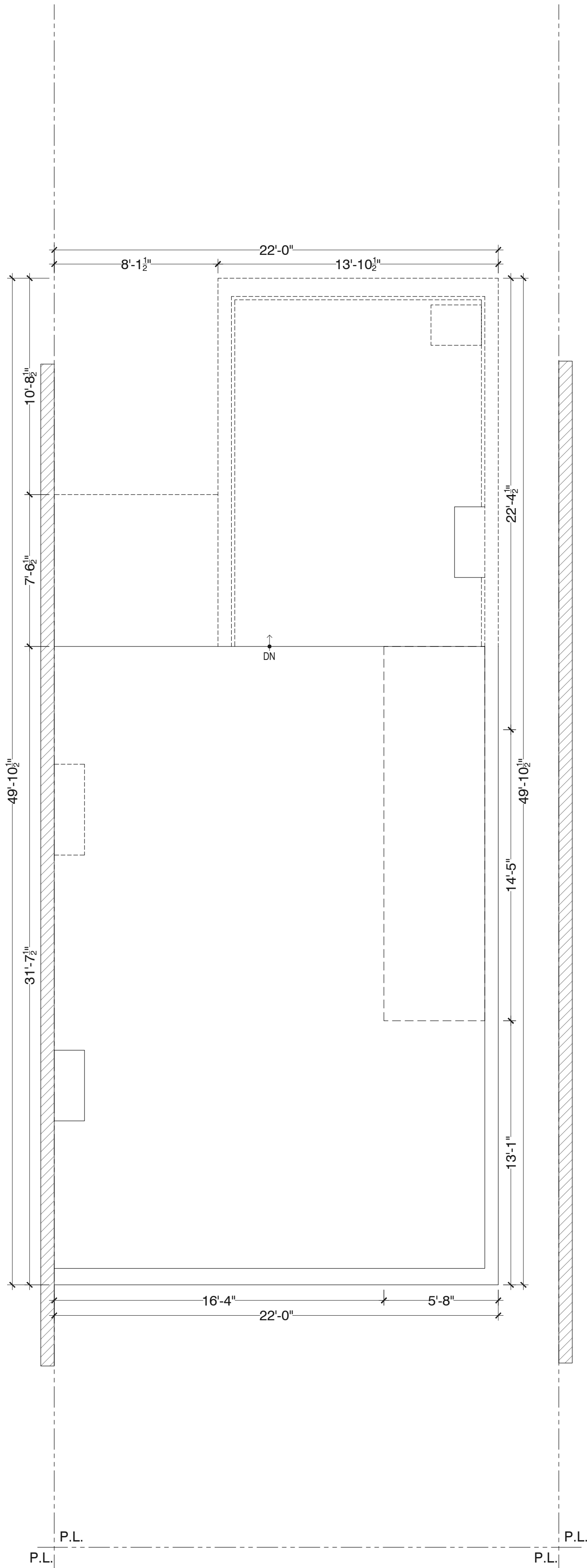
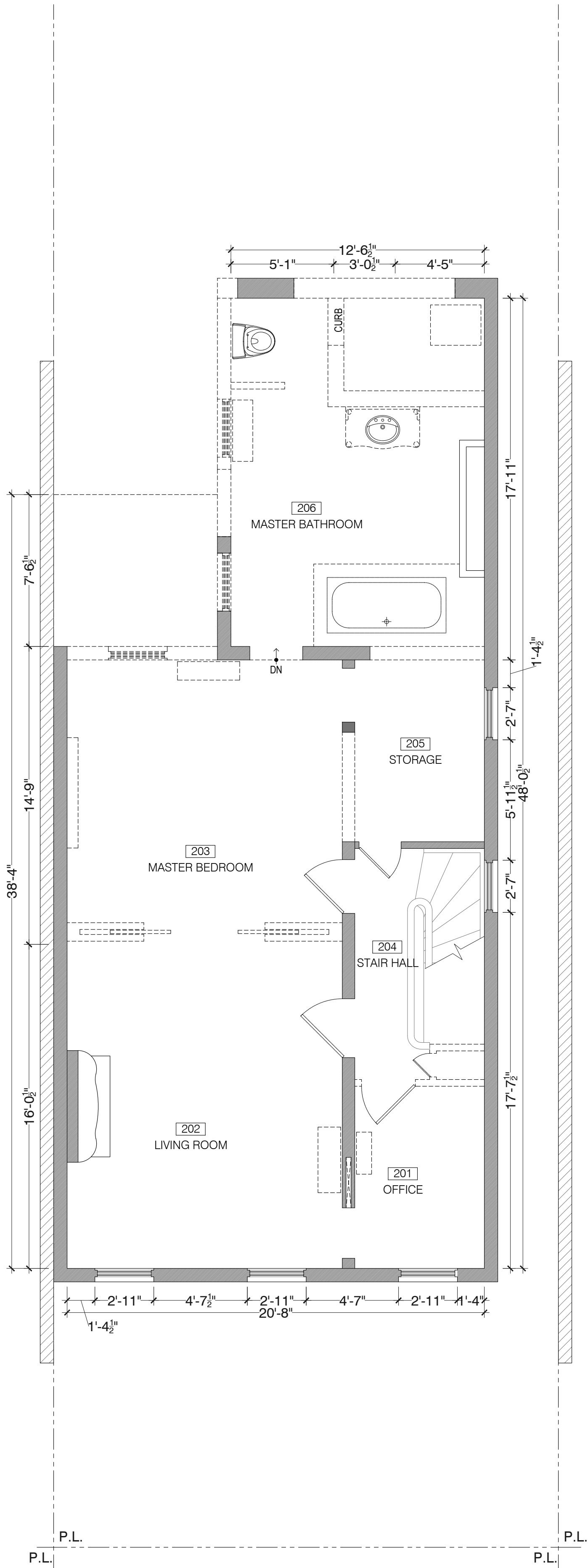
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Scale: 1/4" = 1'-0"

Drawing:  
**LPC-11**

11 OF 14





LEGEND:

- EXISTING CONSTRUCTION
- DEMOLISHED PARTITIONS

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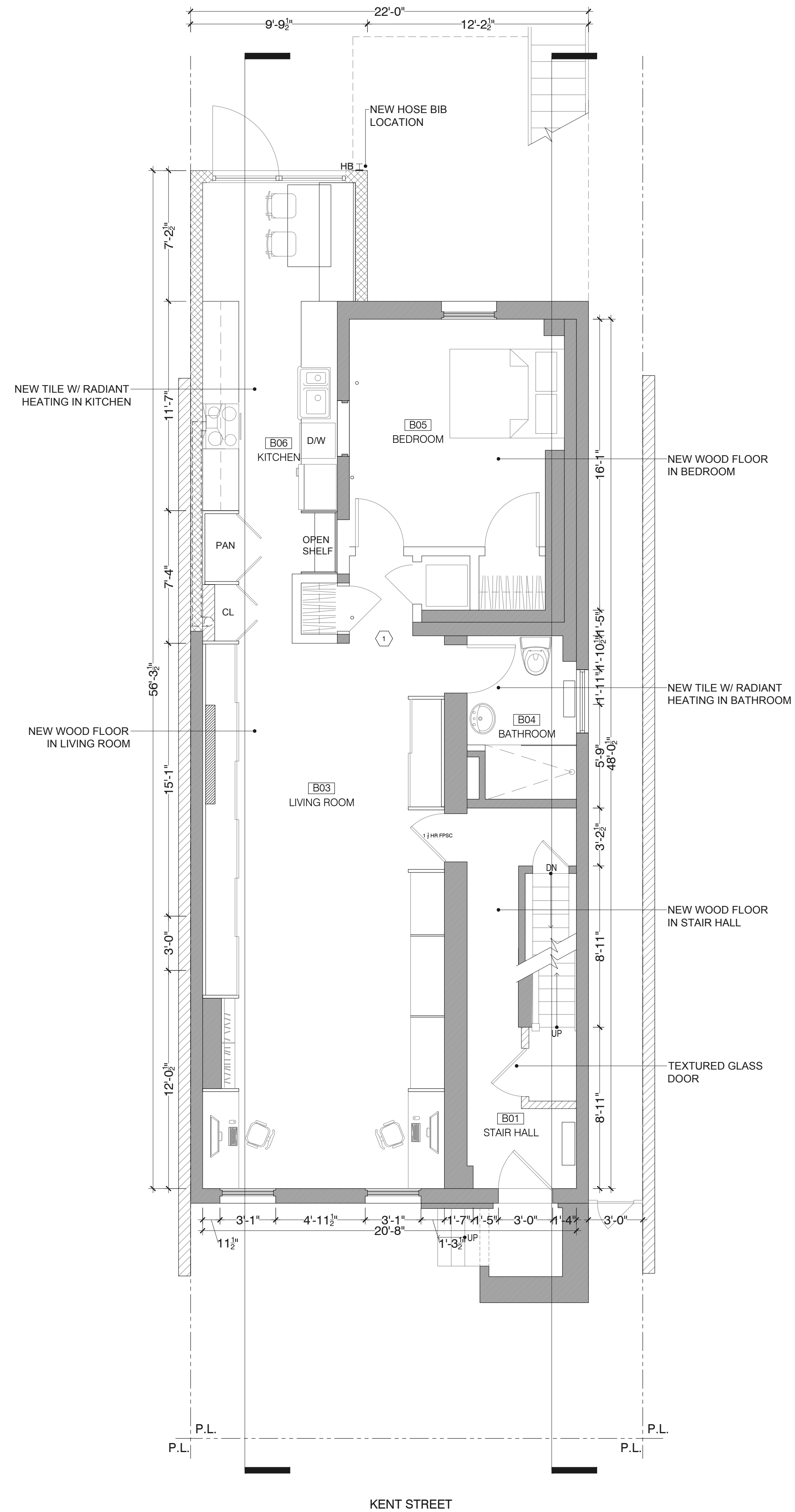
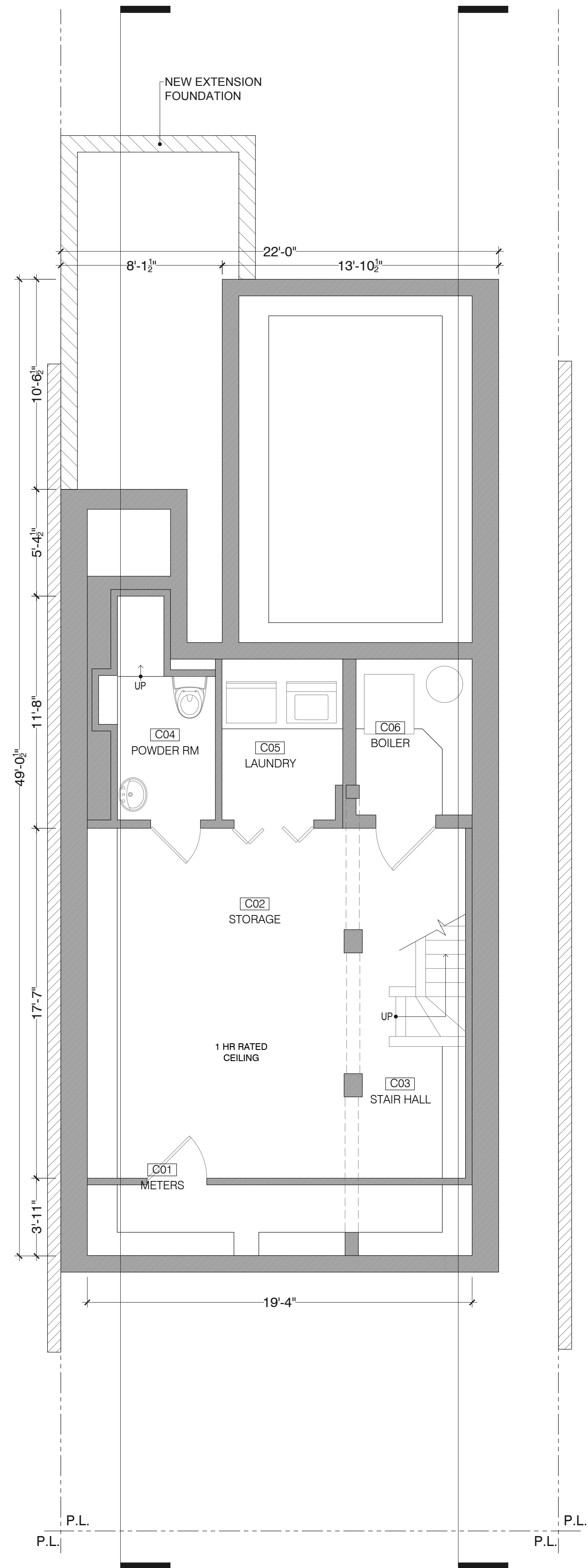
DEMOLITION PLANS

Date: OCTOBER 23, 2018

Scale: 1/4" = 1'-0"

Drawing:  
**LPC-12**





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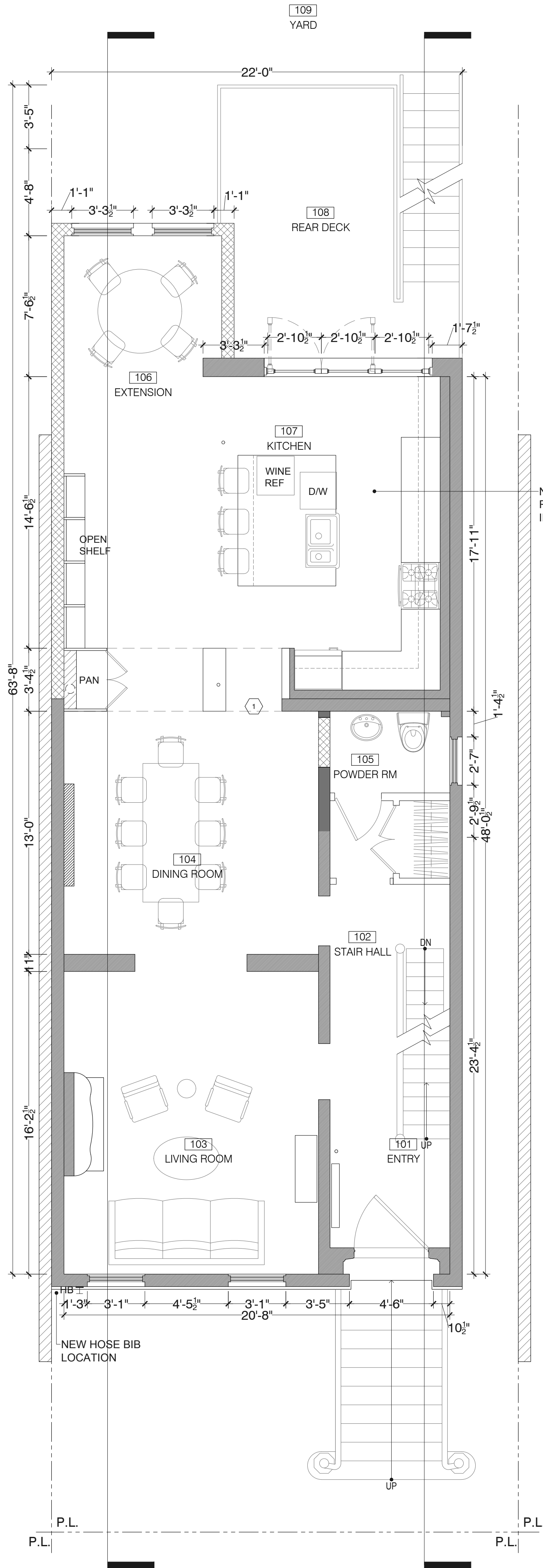
Scale: 1/4" = 1'-0"

Drawing:

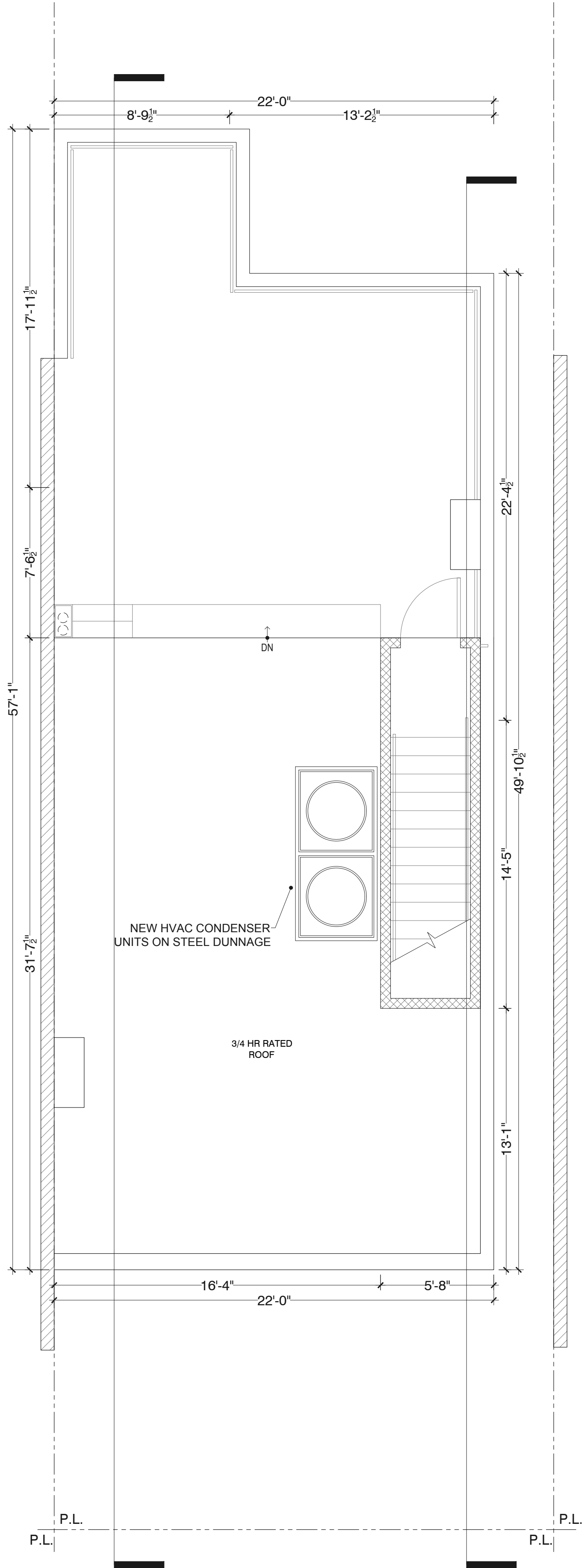
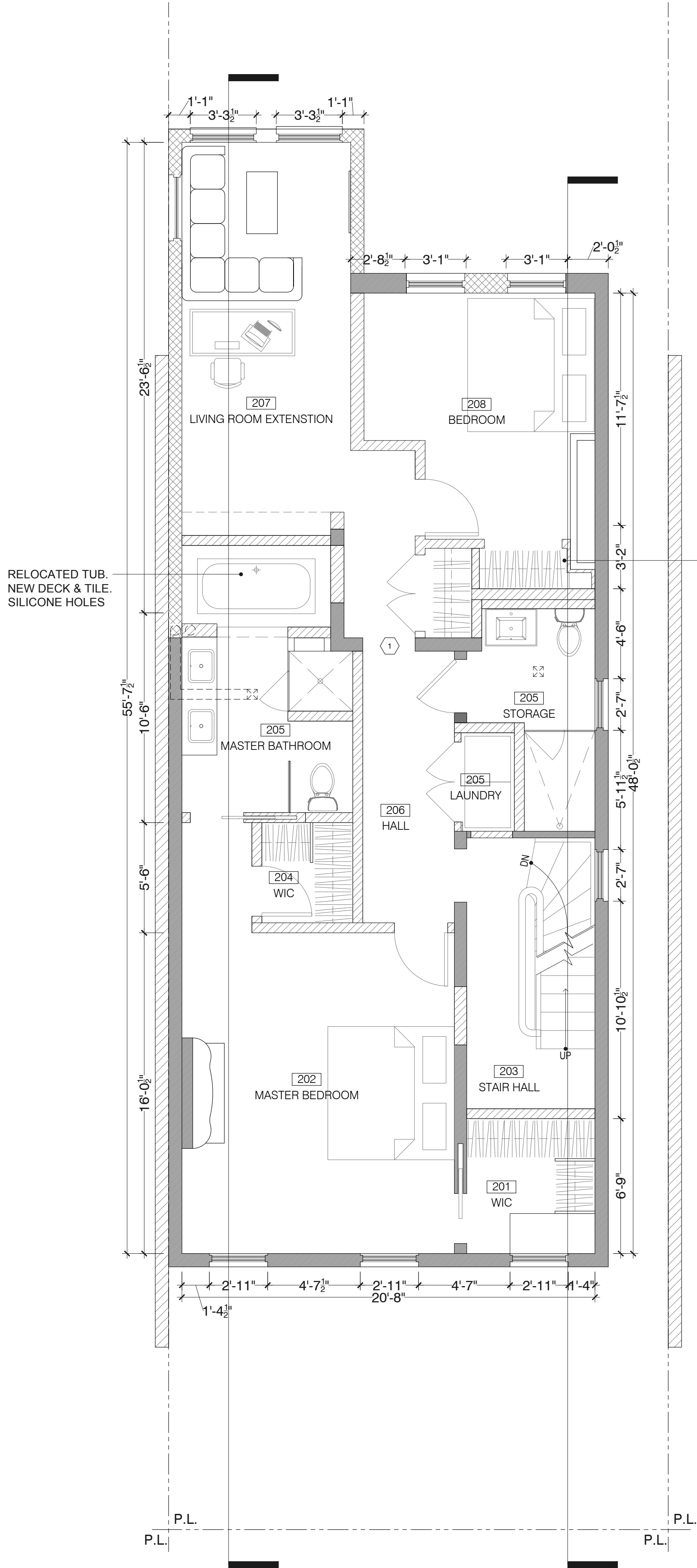
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KENT STREET



133 KENT STREET  
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