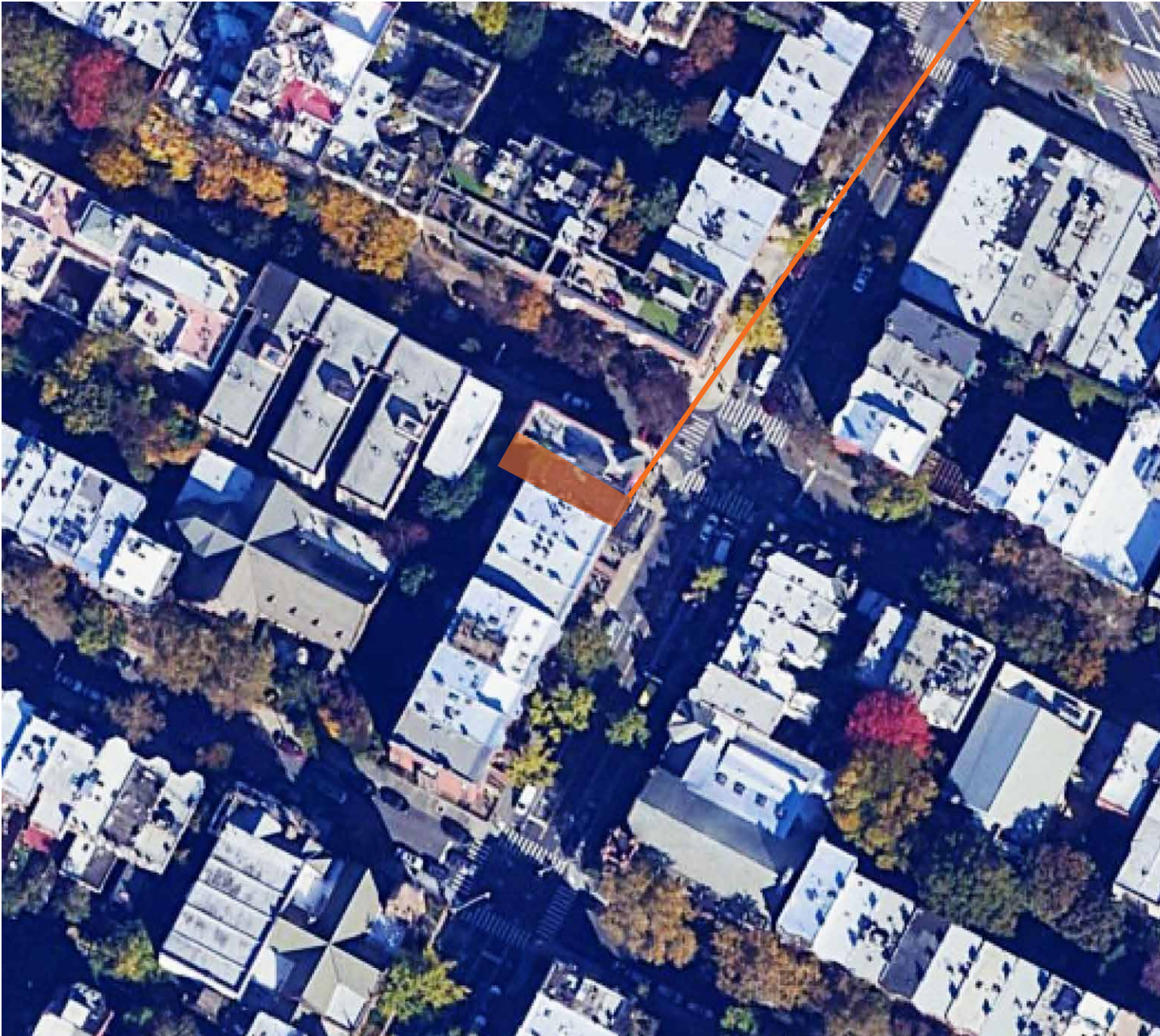


28 7 Avenue

Brooklyn, NY 11217

28 7 Avenue, Brooklyn, NY 11217



PROPOSED FRONT FACADE

SITE INFORMATION

28 7 AVENUE, 11217

DISTRICT INFORMATION

BROOKLYN (BOROUGH 3)

BLOCK: 945

LOT: 40

ZONING MAP: 16C

ZONING DISTRICT: R6A

PROPERTY INFORMATION

STREET WIDTH (7 AVENUE): 70FT

BUILDING CLASS: C3

NUMBER OF BUILDINGS: 1

RESIDENTIAL UNITS: 4

NUMBER OF FLOORS: 4, PENTHOUSE

PROPOSED GROSS FLOOR AREA:
5,700.94 SF

LOT AREA: 1,800 SF

LOT FRONTAGE: 20 FT

LOT DEPTH: 90 FT

MAX. FAR:
BASIC: 3.00
INCLUSIONARY: 3.60

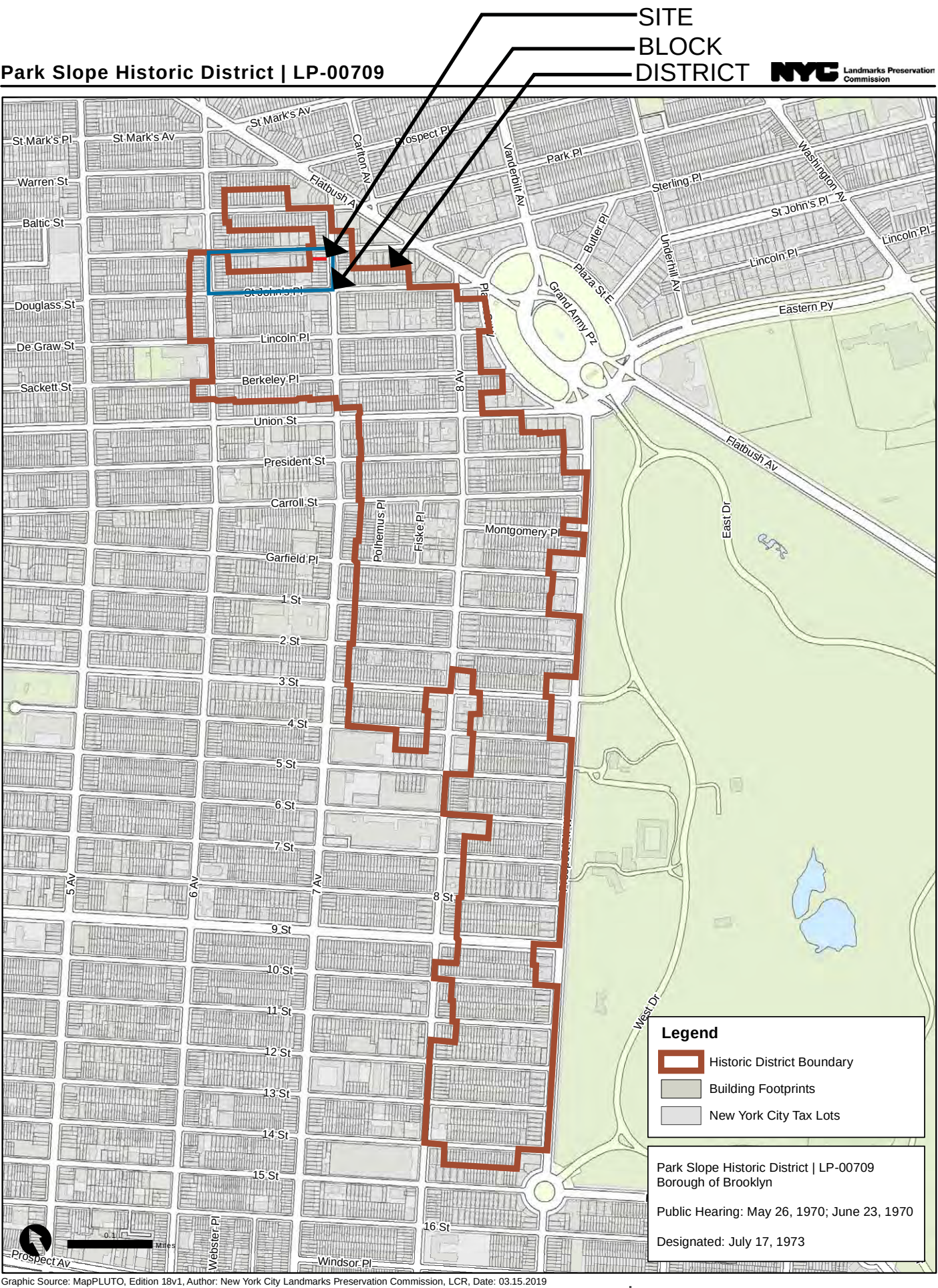
PROPOSED ZONING FLOOR AREA: 4,362.7 SF

ALLOWABLE ZFA: 5,400 SF



NYC TAX MAP

BUILDING STUDIO
ARCHITECTS



Graphic Source: MapPLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR, Date: 03.15.2019

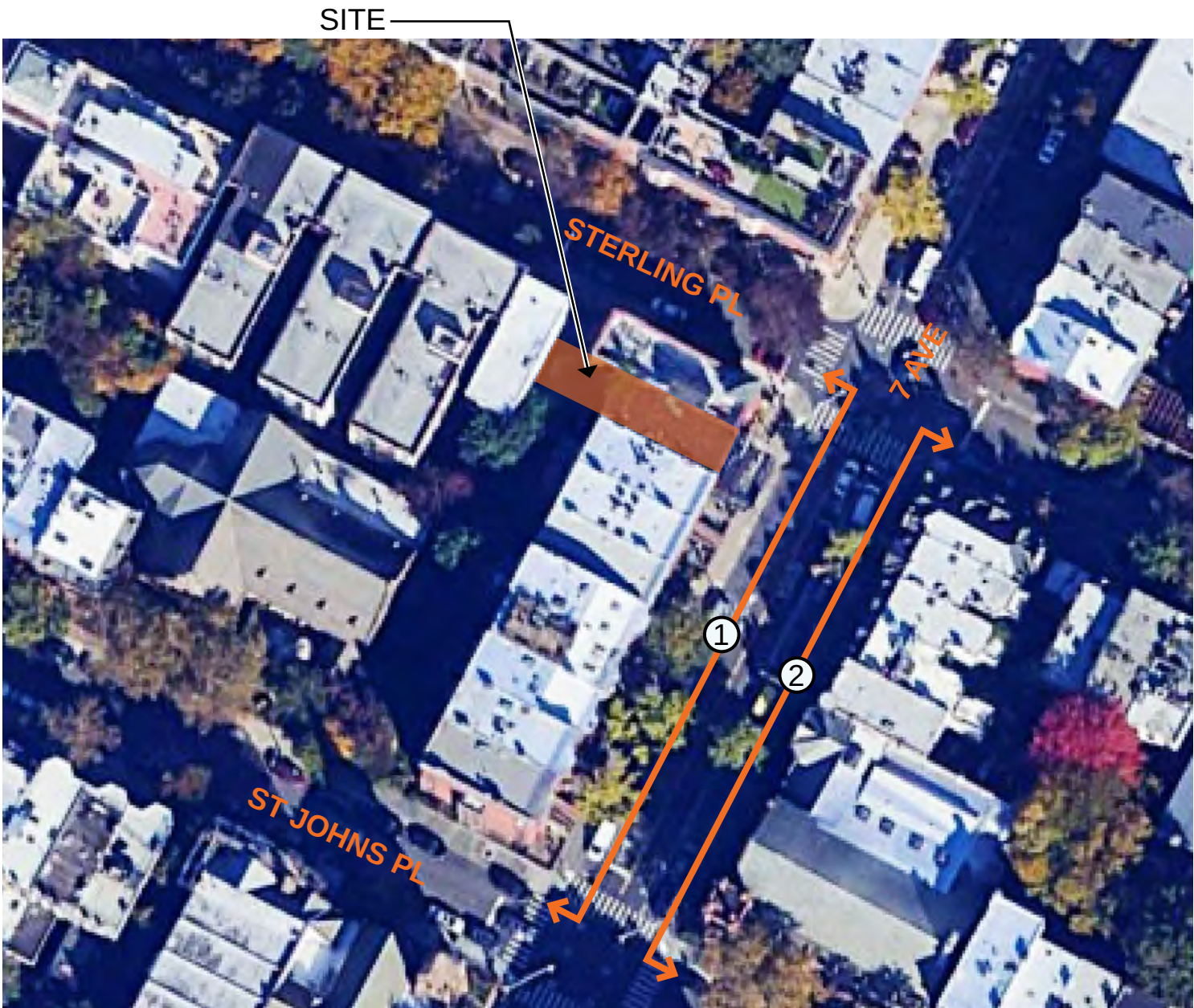
BLOCK INFORMATION



① WEST BLOCK ELEVATION



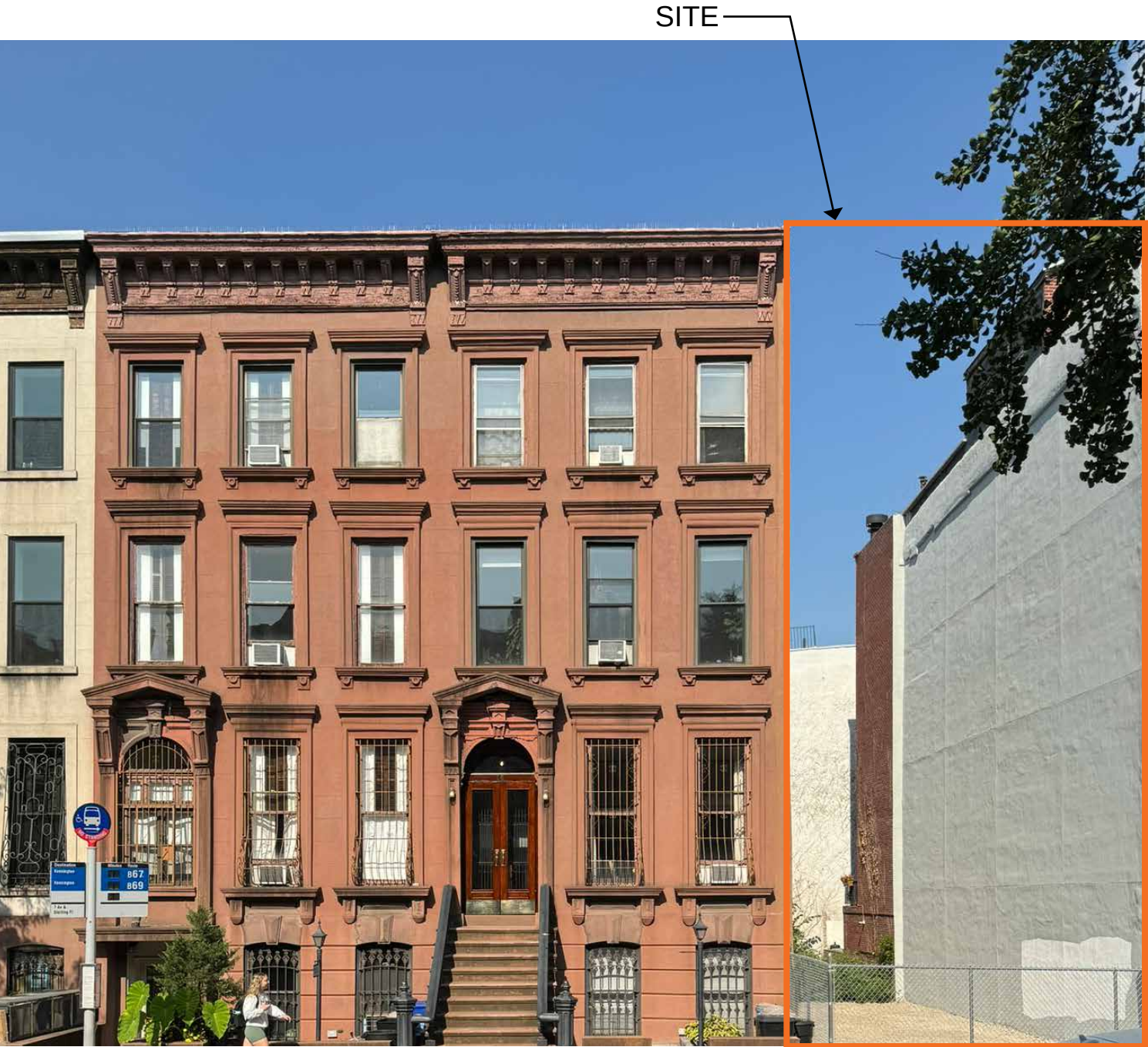
② EAST BLOCK ELEVATION



ARIAL VIEW 2023

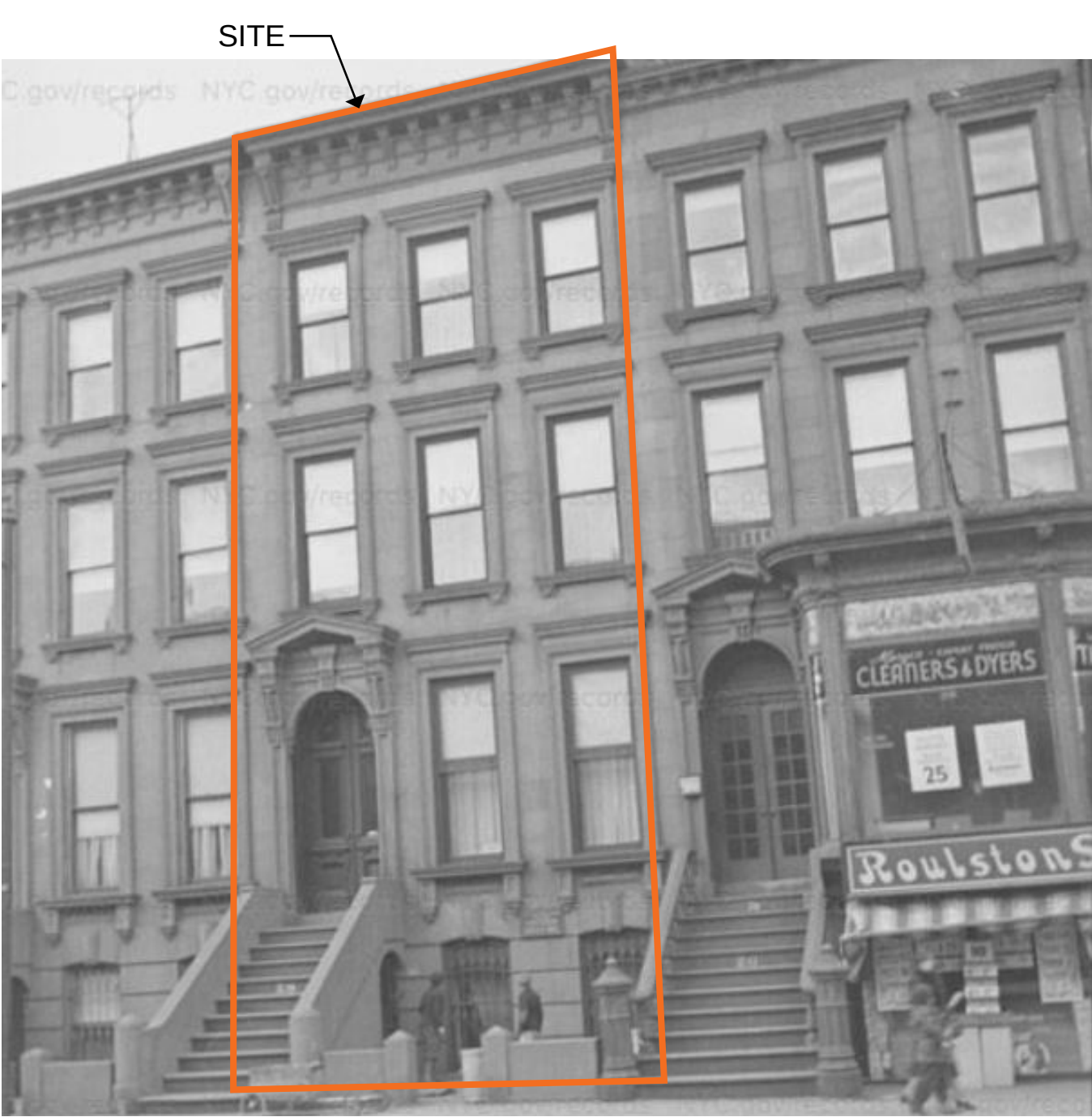


1940



PRESENT DAY

SITE: 28 7 AVE



1940



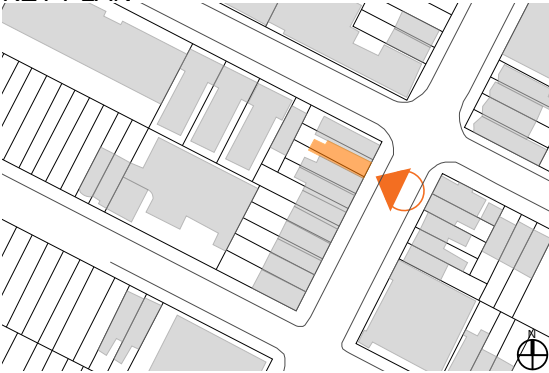
1980

SITE



2022

KEY PLAN



SITE



PRESENT DAY

138 STERLING PL



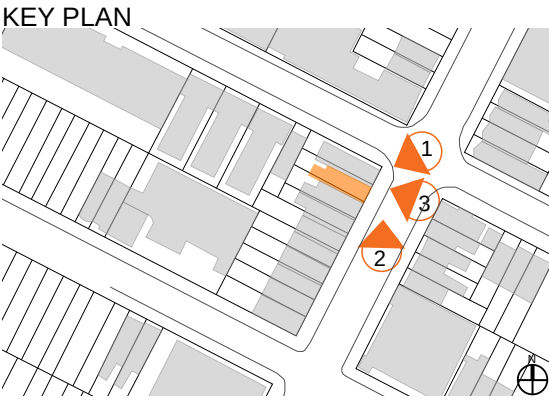
① 1940



② 1960



③ PRESENT DAY



28 7 AVE ELEVATION WITH NEIGHBORING BUILDINGS

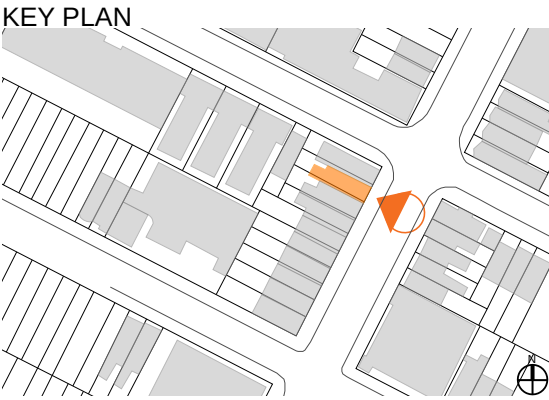


FRONT EXTERIOR ELEVATION

FRONT VIEW



EXISTING



BUILDING STUDIO
ARCHITECTS

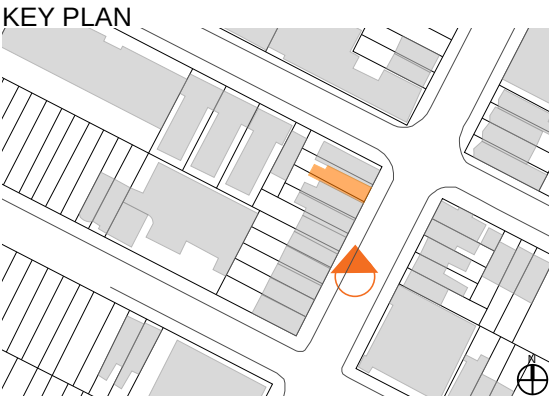


PROPOSED

OBLIQUE LOOKING NORTH



EXISTING



BUILDING STUDIO
ARCHITECTS

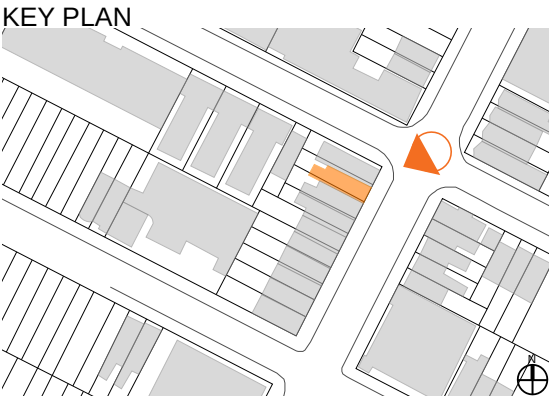


PROPOSED

FROM STERLING CORNER



EXISTING

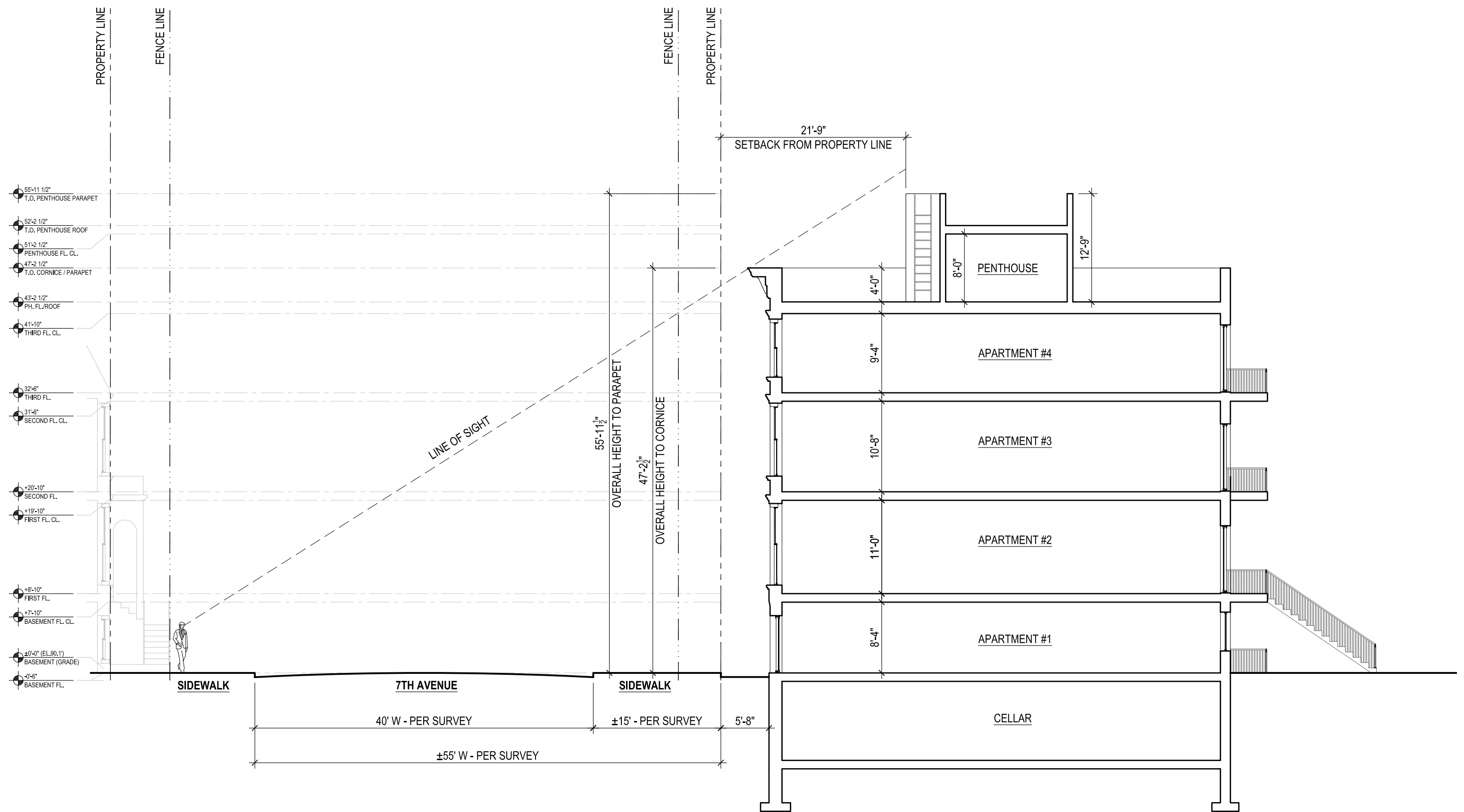


BUILDING STUDIO
ARCHITECTS

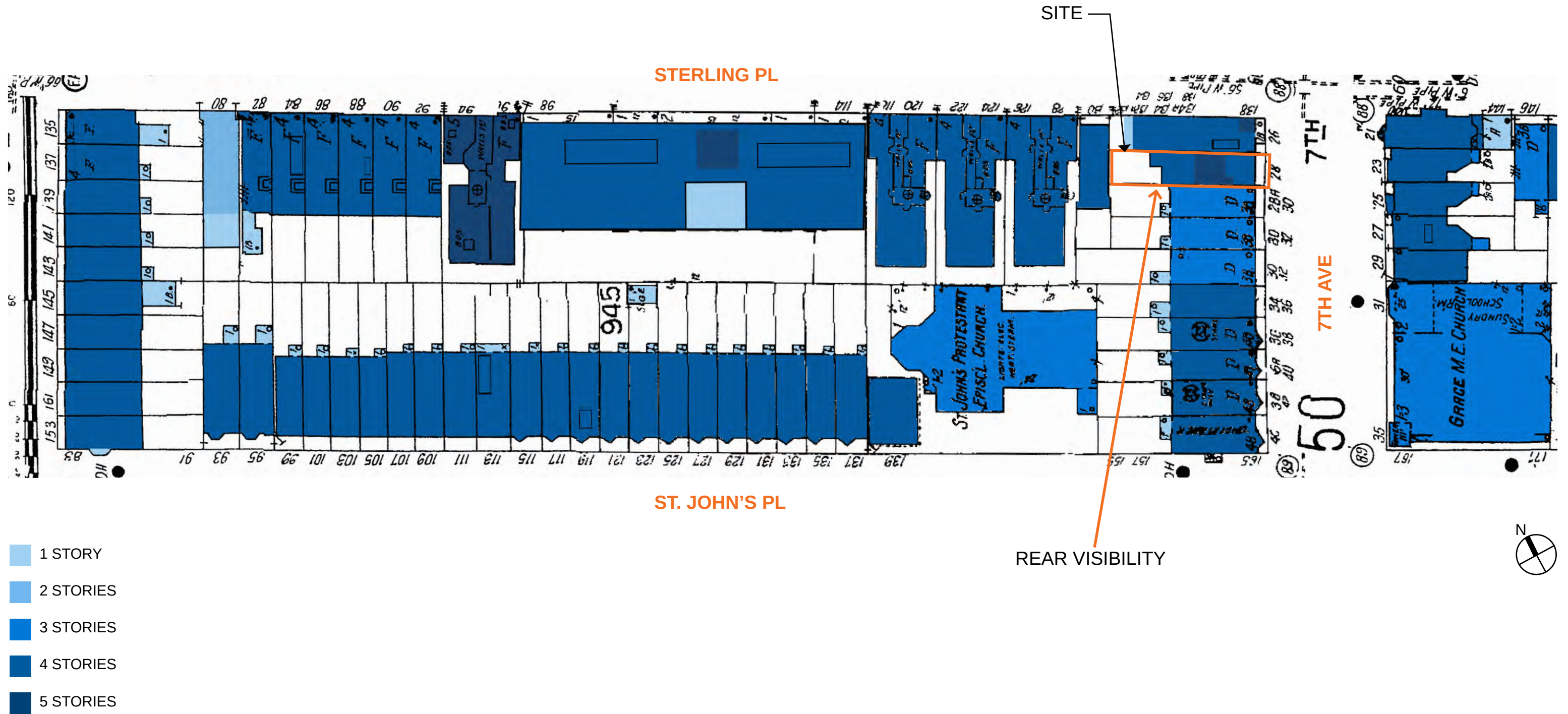


PROPOSED

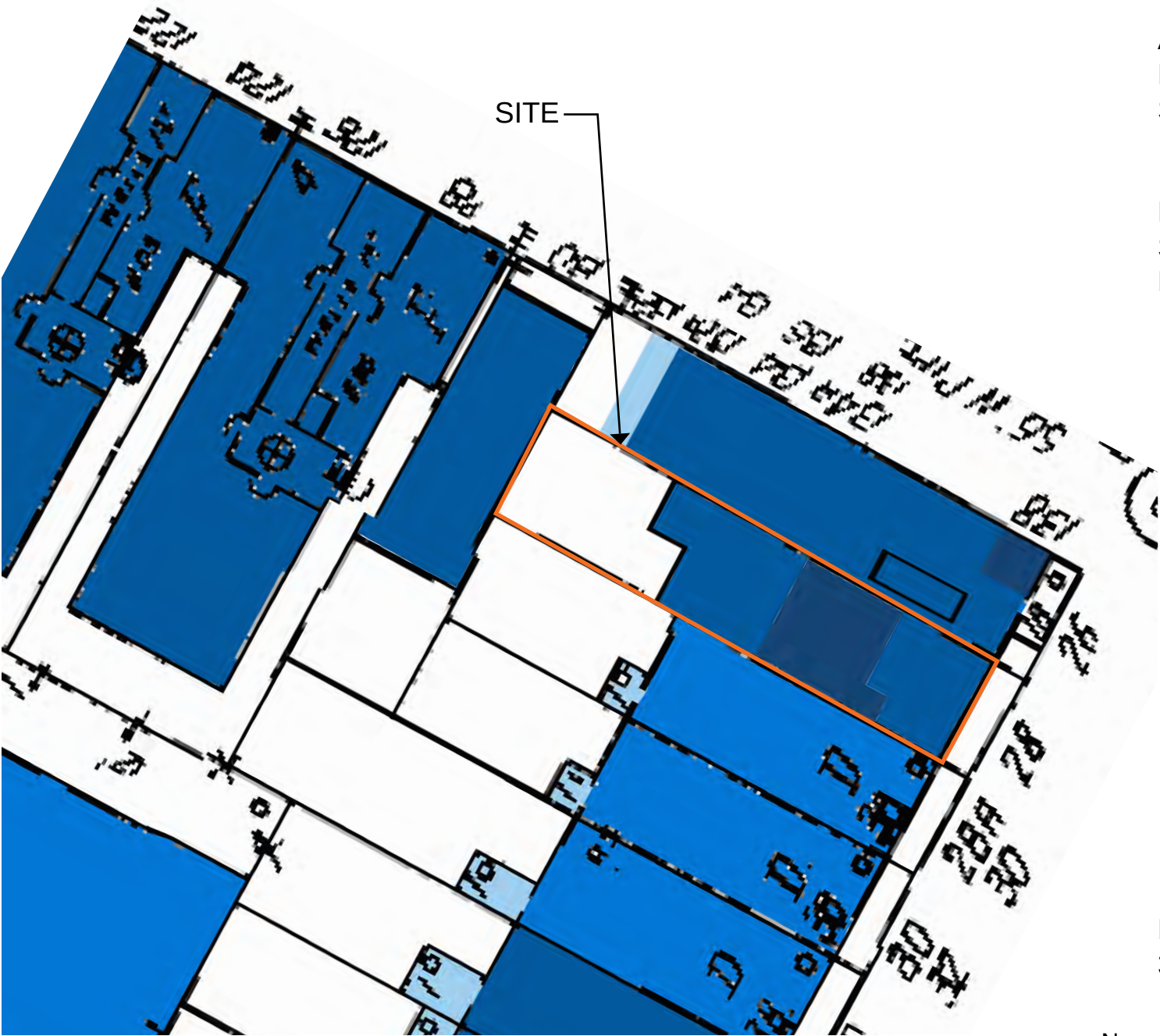
SITE LINE DRAWING



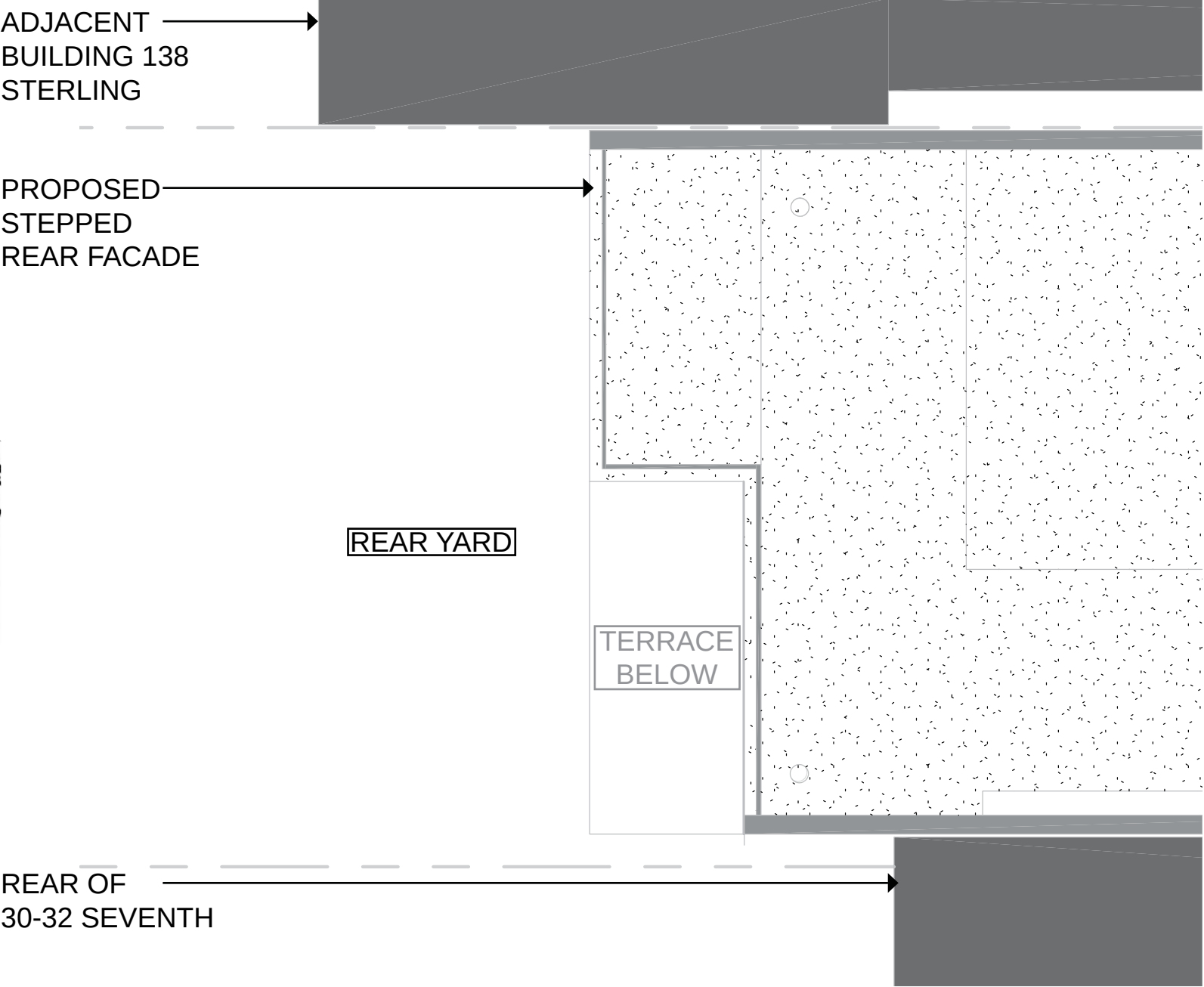
BLOCK MAP



REAR YARD PLAN



- 1 STORY
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES



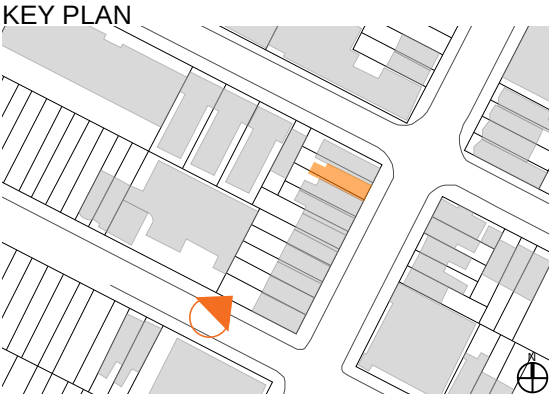
REAR VISIBILITY



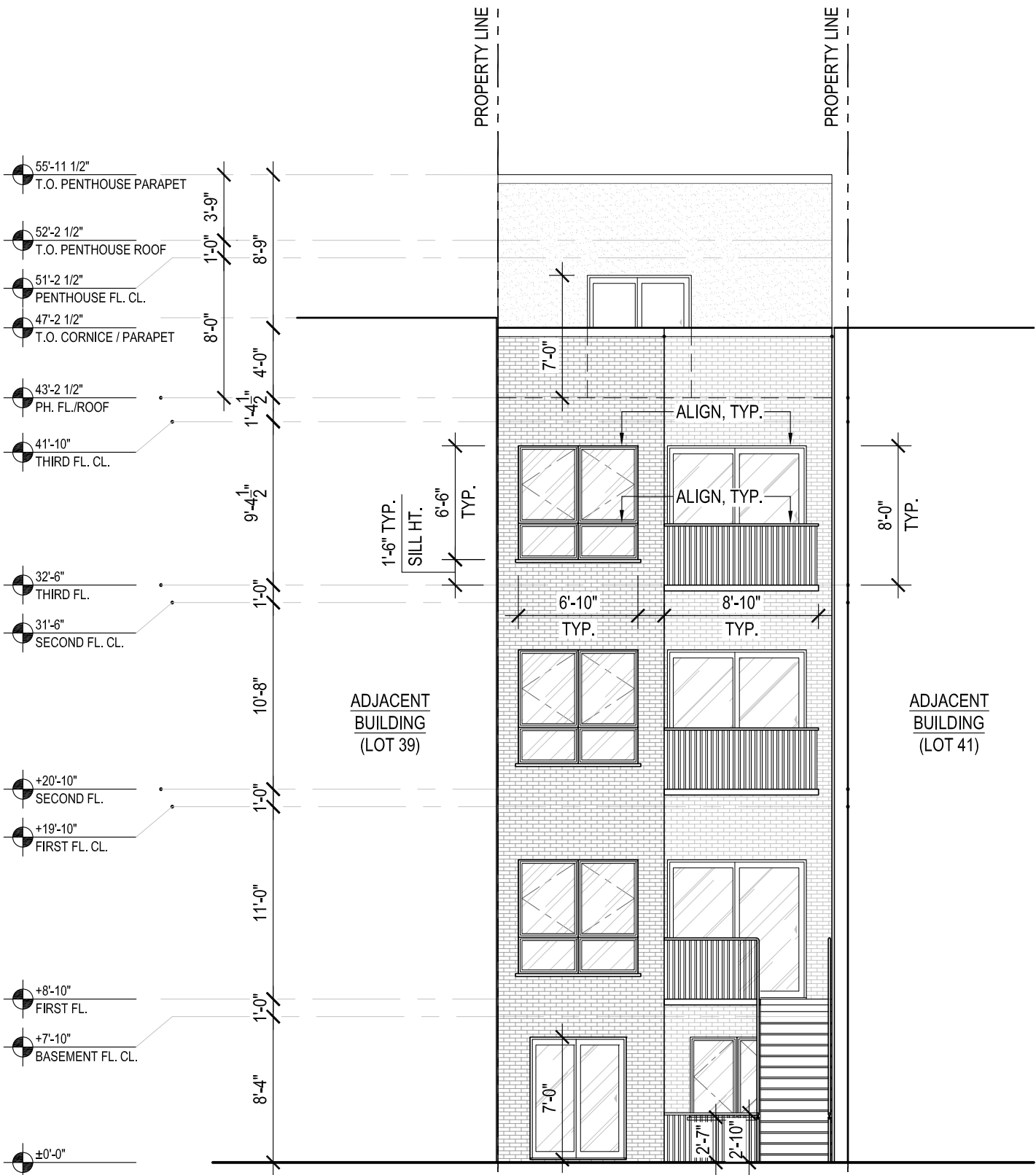
EXISTING



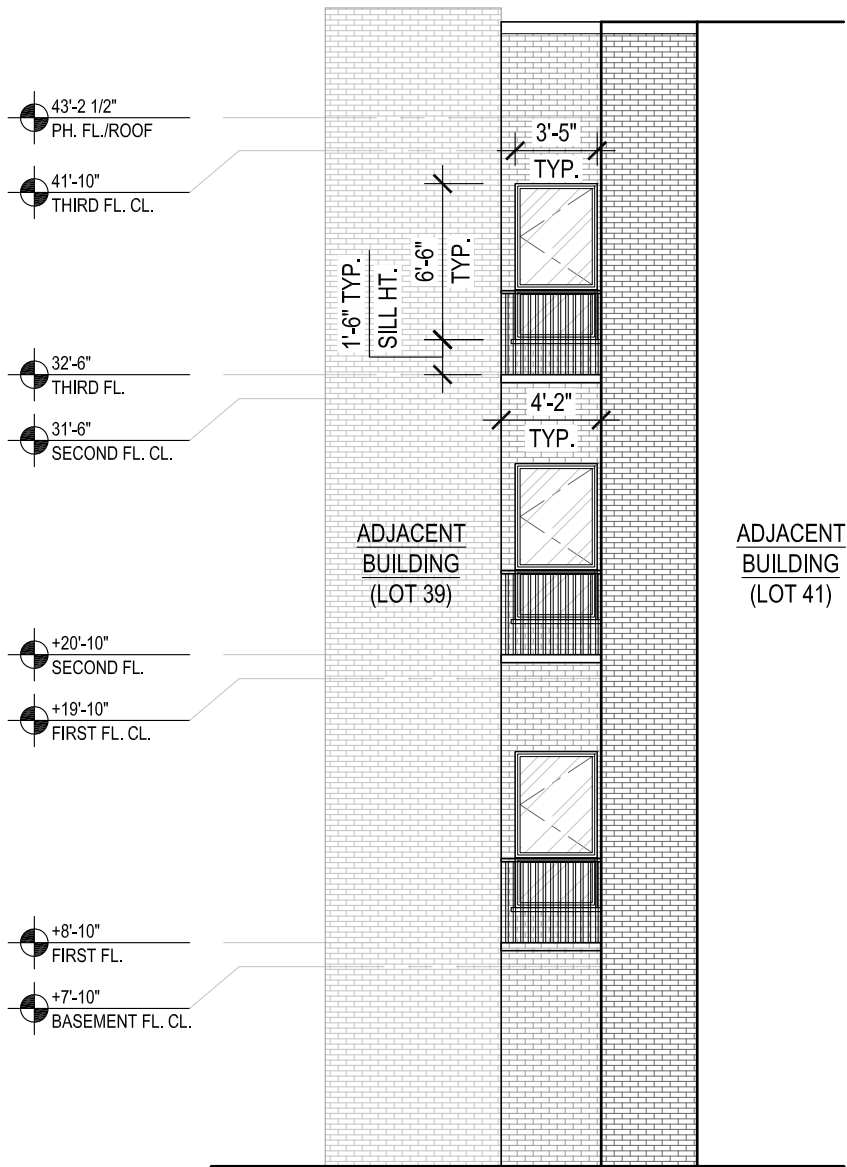
PROPOSED



REAR ELEVATIONS



REAR EXTERIOR ELEVATION



REAR SIDE EXTERIOR ELEVATION

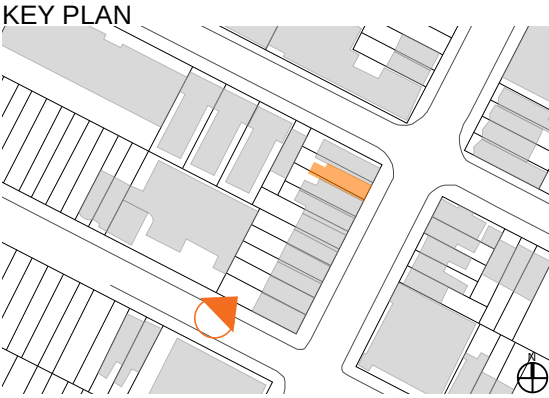
REAR VISIBILITY



PROPOSED



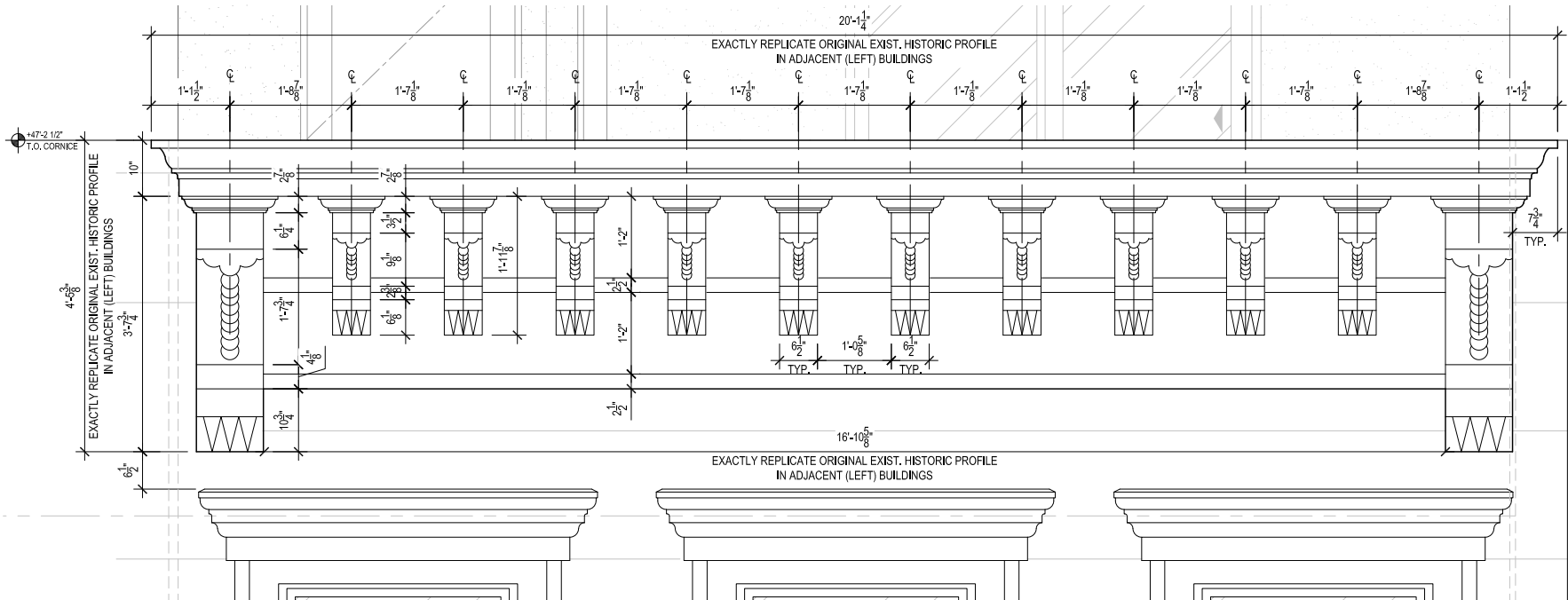
PROPOSED ZOOM



BUILDING STUDIO
ARCHITECTS



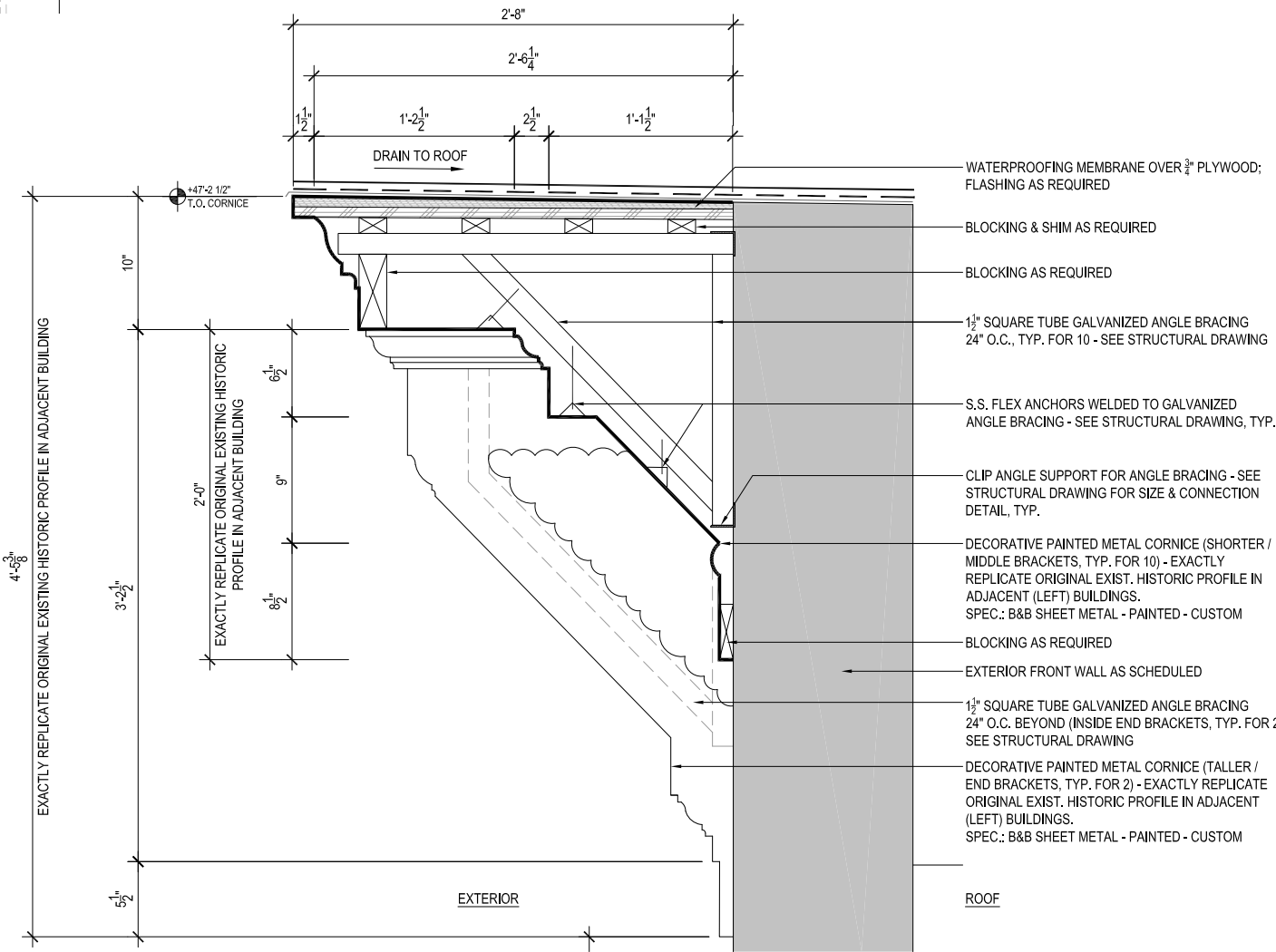
PROPOSED CORNICE



PROPOSED CORNICE ELEVATION



REFERENCE CORNICE: 30 7TH AVE CORNICE

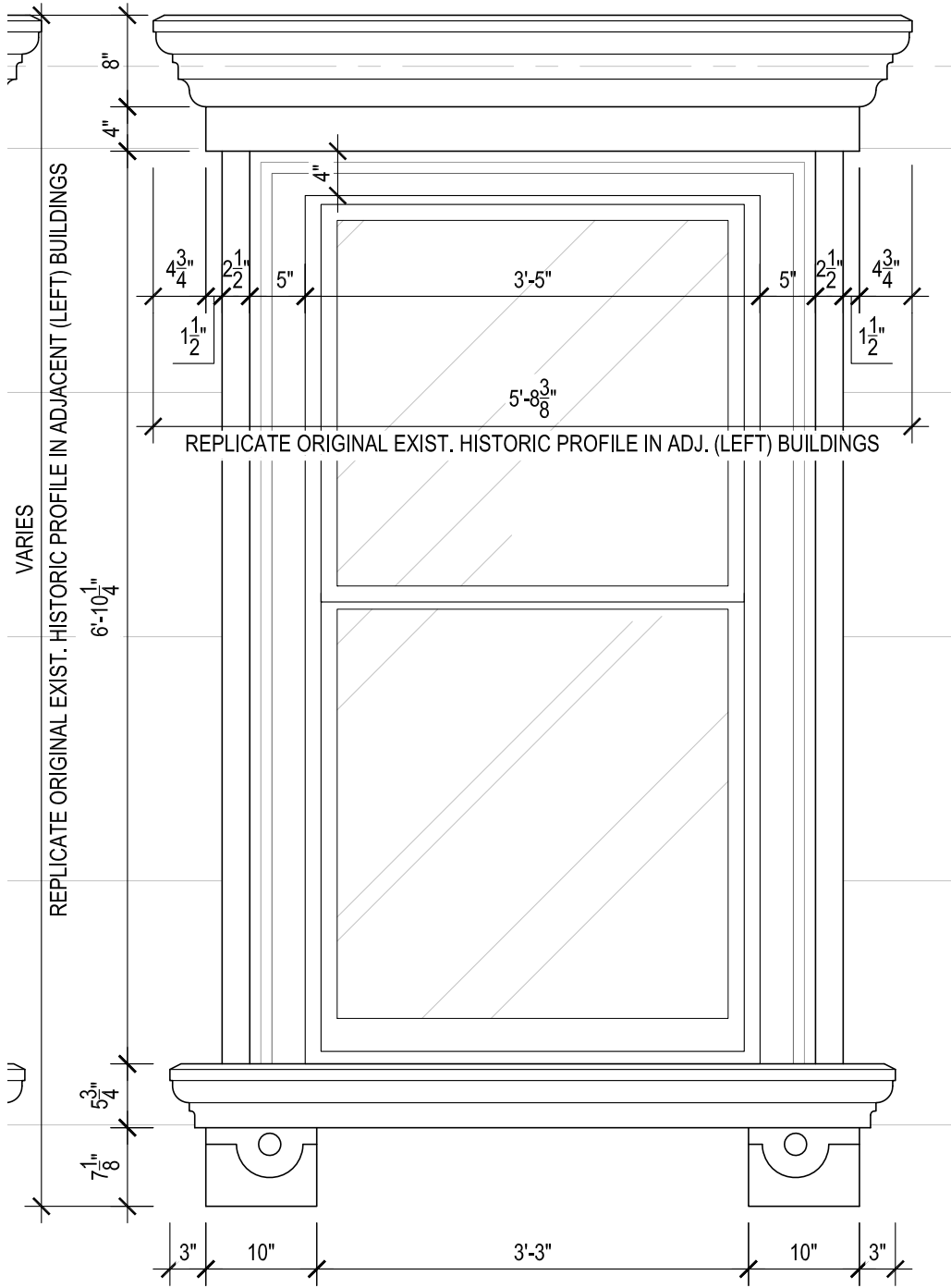


PROPOSED CORNICE SECTION

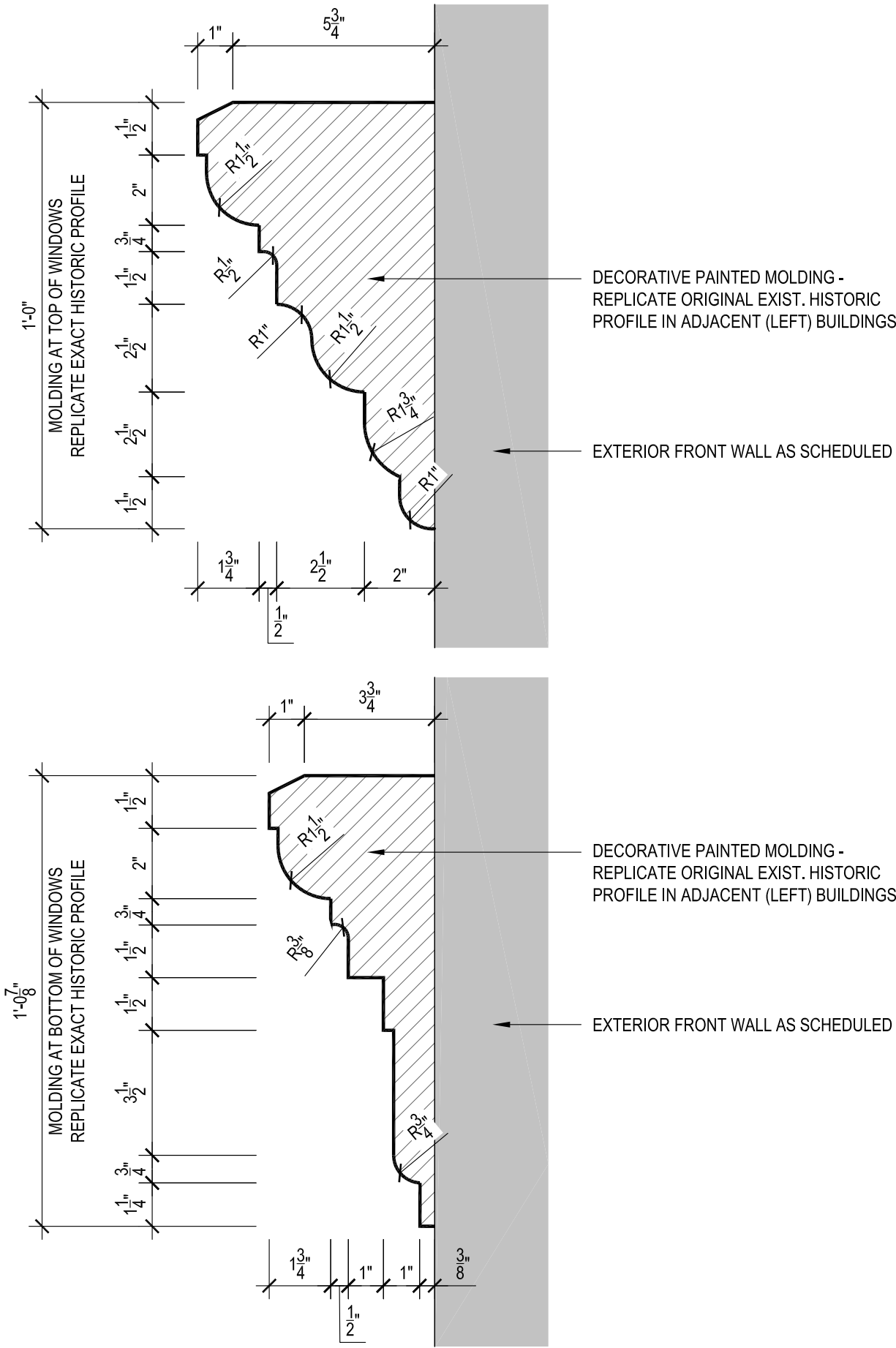
PROPOSED WINDOW



30 7TH AVE WINDOW

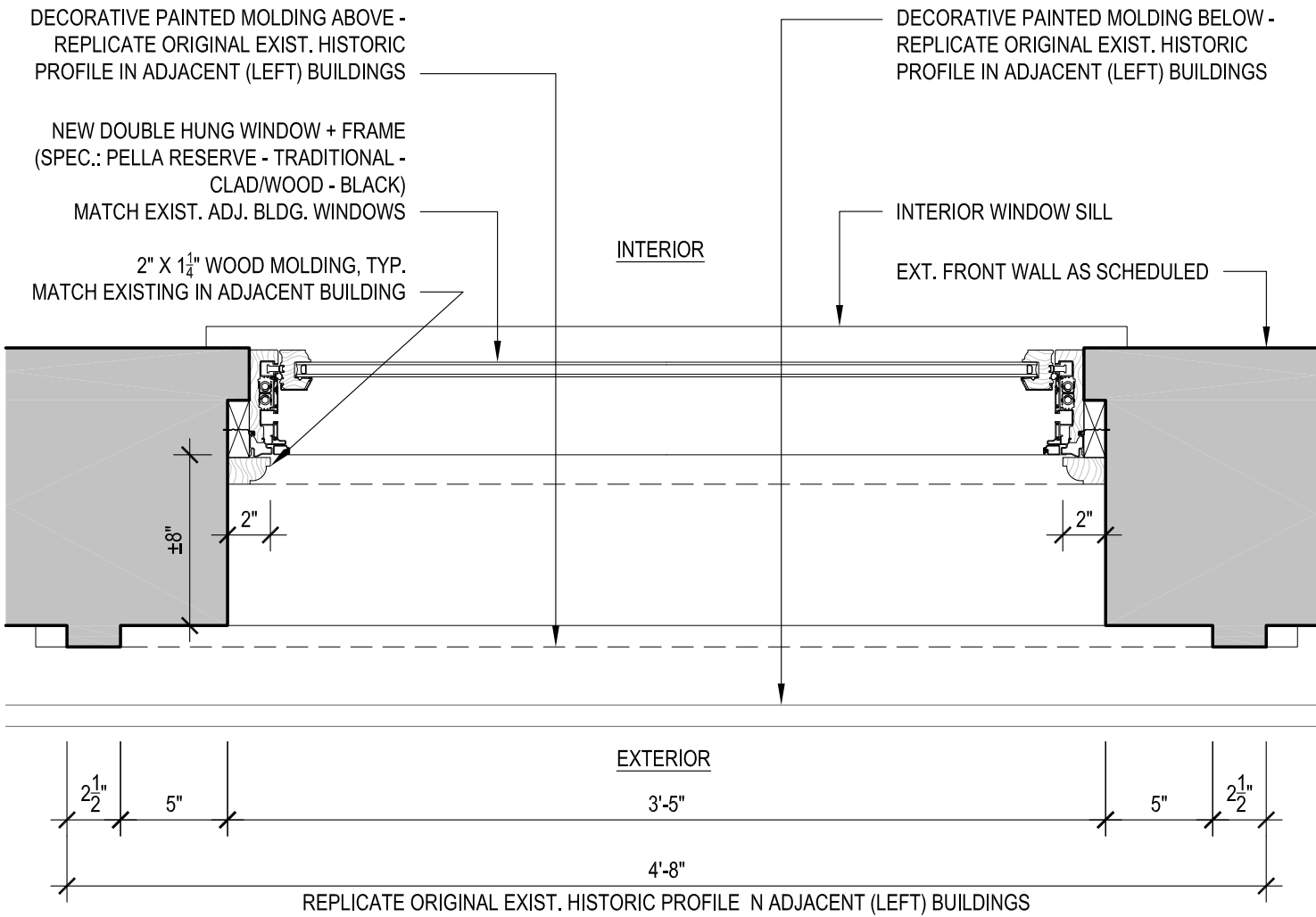


PROPOSED WINDOW ELEVATION

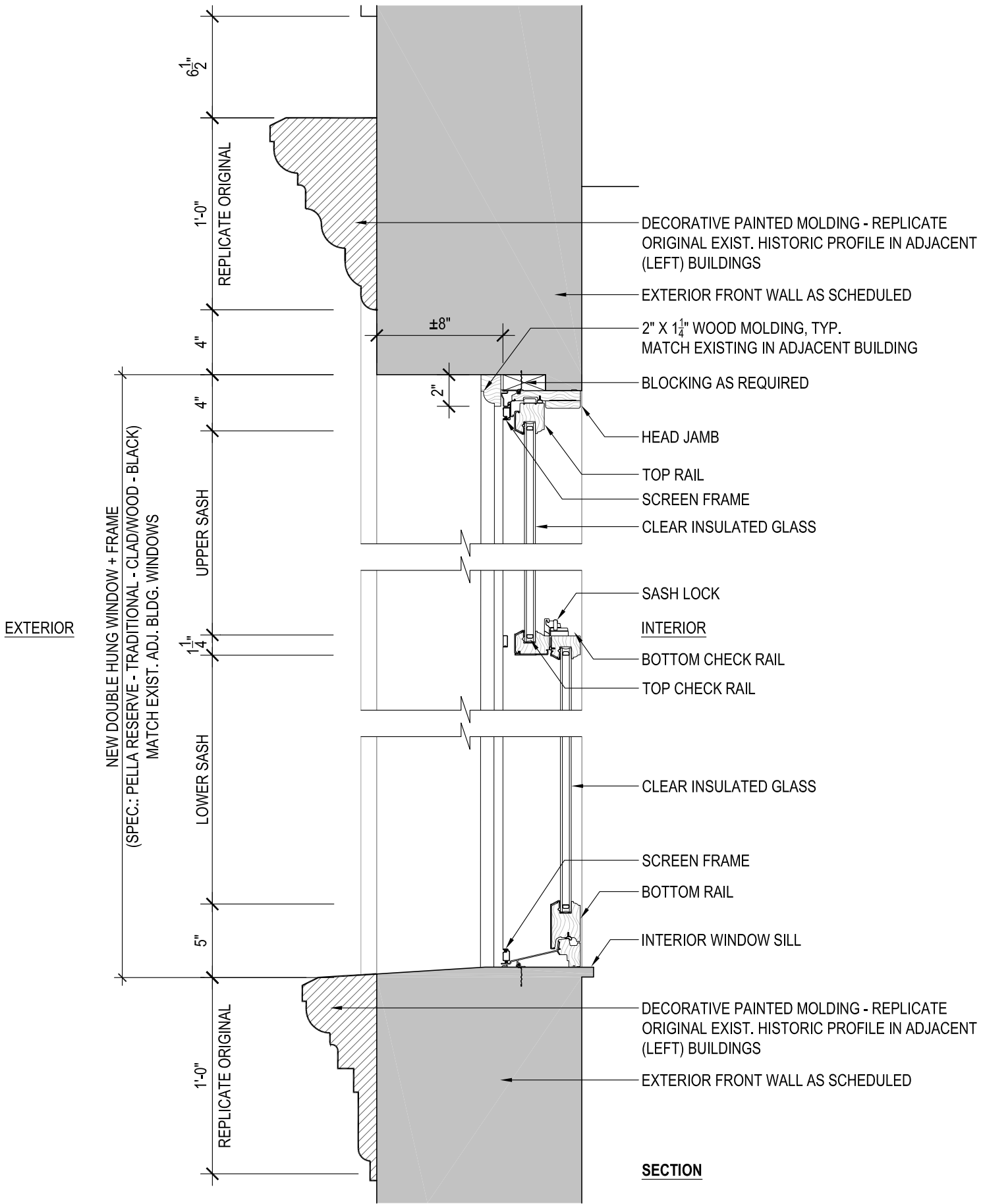


PROPOSED WINDOW MOLDING DETAIL

PROPOSED WINDOW DETAILS



PROPOSED WINDOW PLAN



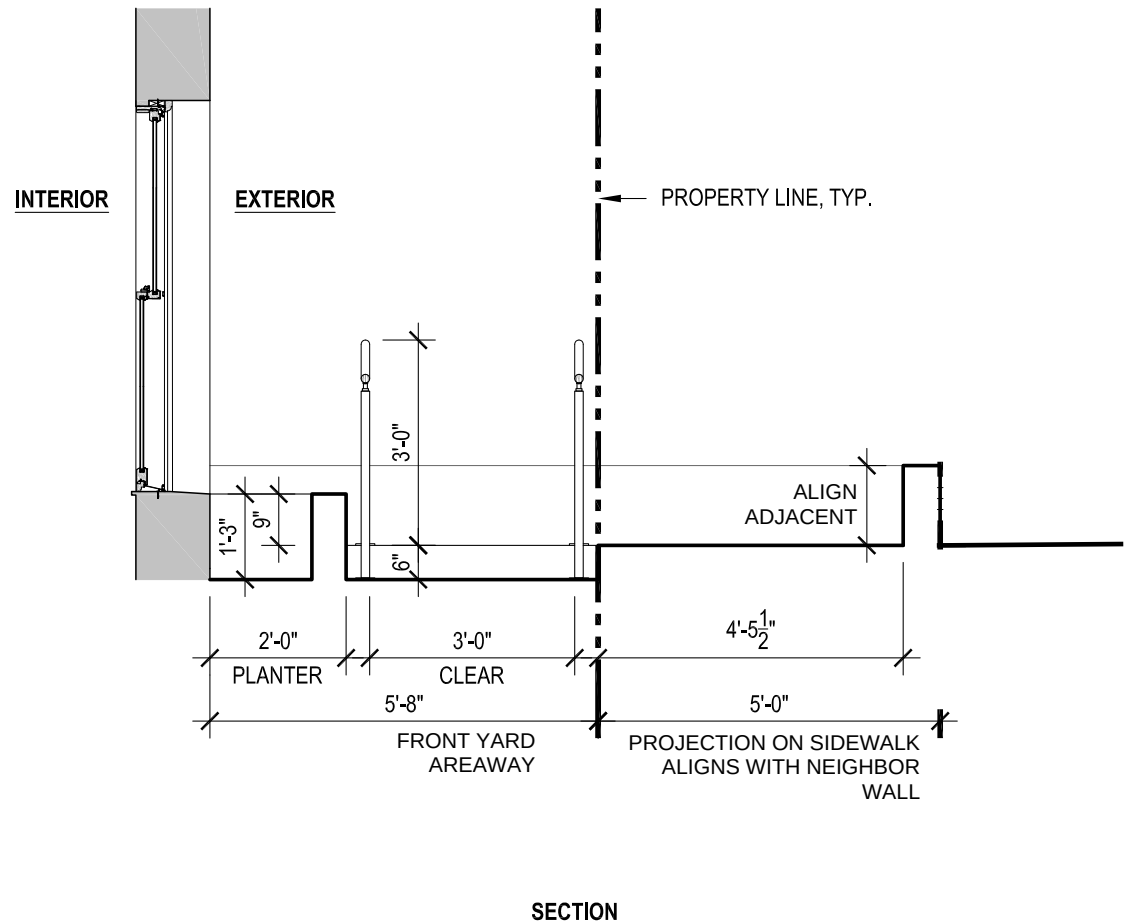
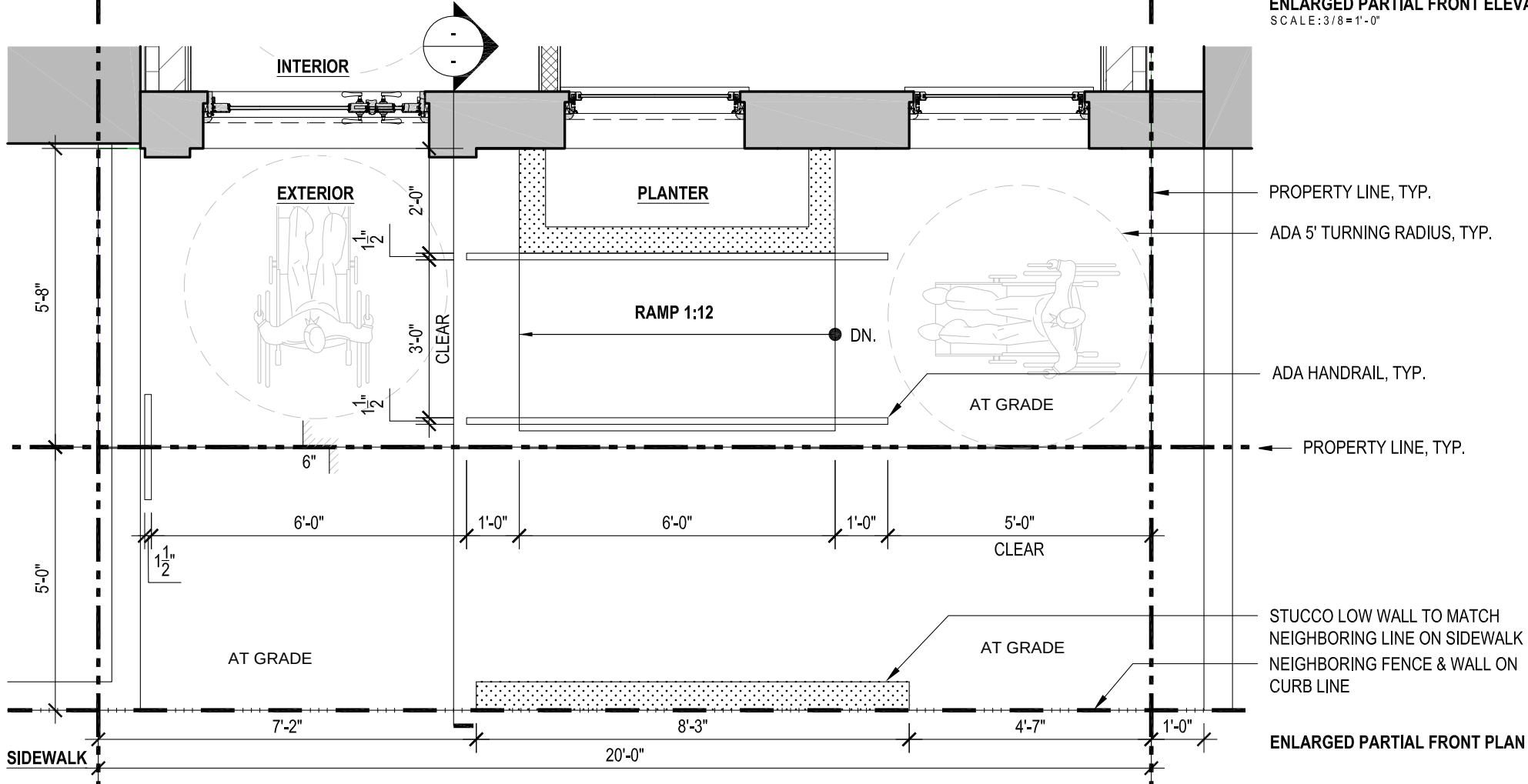
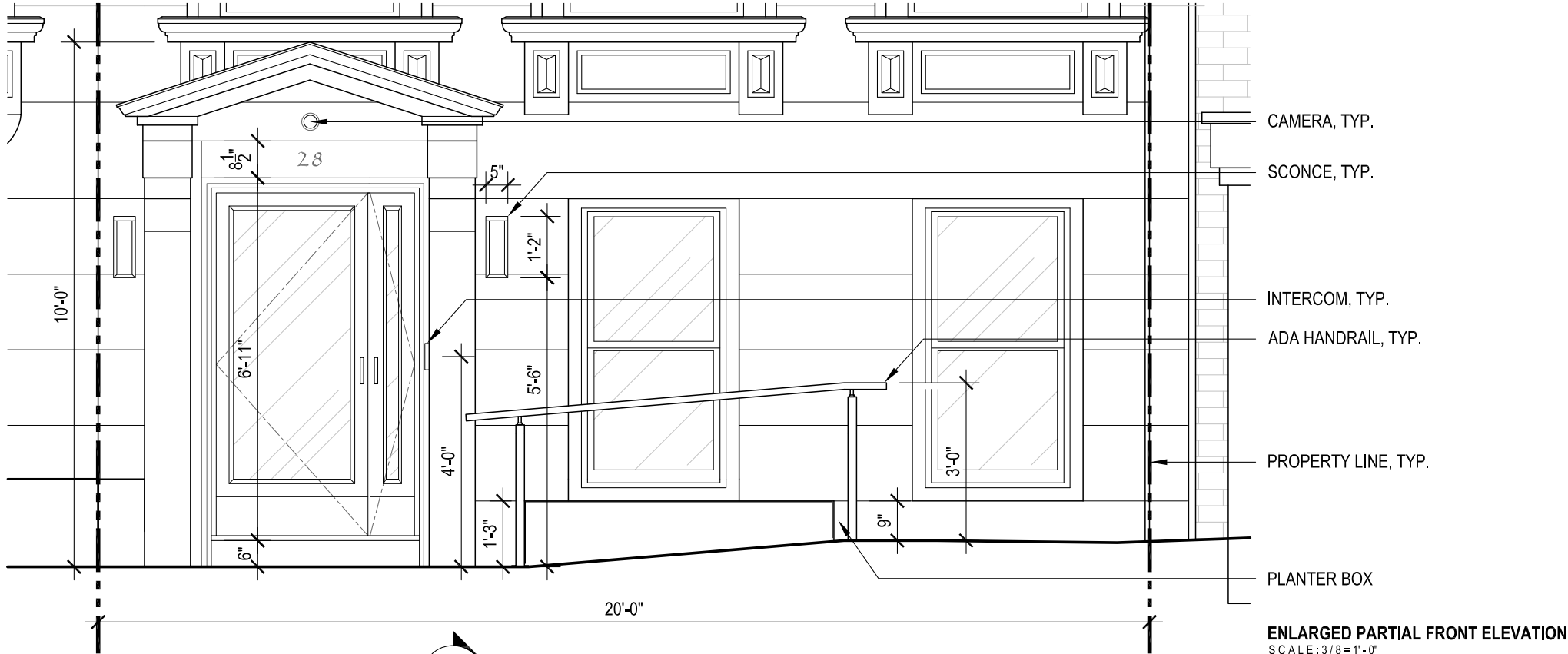
PROPOSED WINDOW SECTION

A photograph of a red brick building entrance. The entrance features a white door with a glass panel and a handle. Above the door, the number 32 is visible. The door is set within a white frame. To the right of the door, there is a window with a decorative metal railing. Below the window, there is a planter box with green plants. The building is made of red brick and has a small porch over the entrance. The overall scene is brightly lit, suggesting a sunny day.

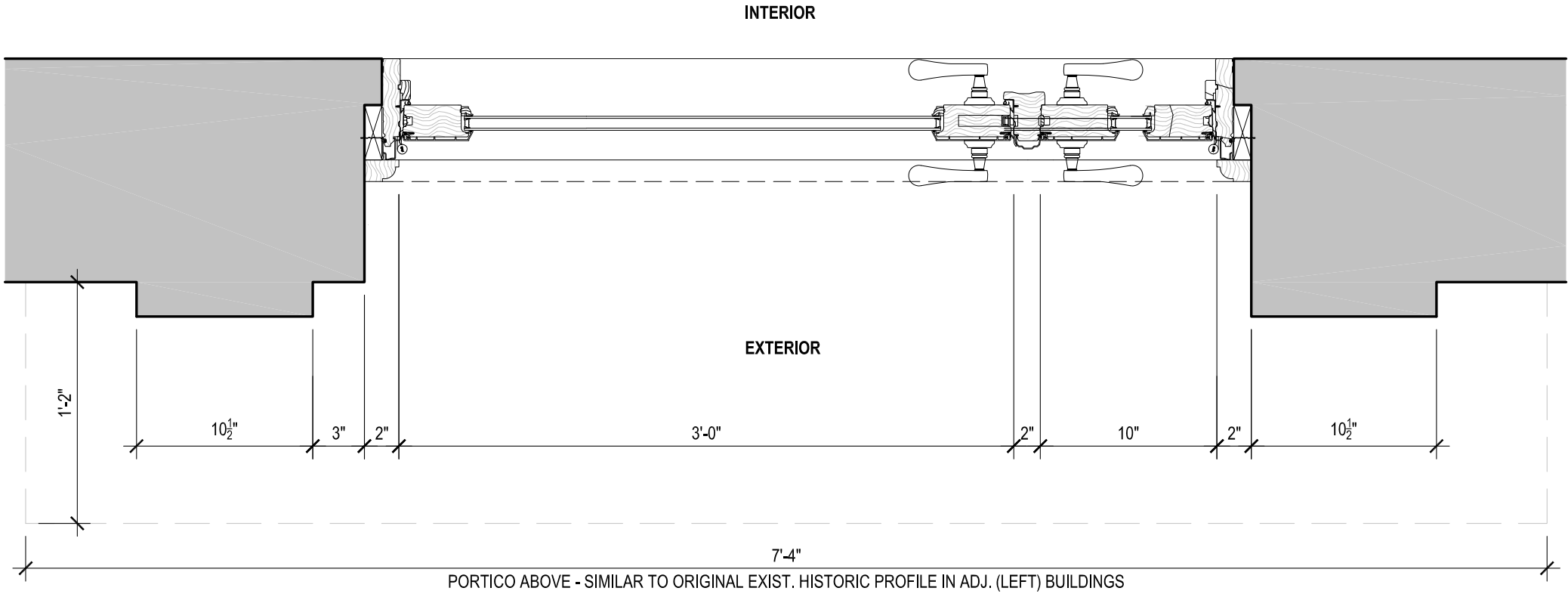
[illegible]

Landmarks Presentation | 28 7 Avenue Brooklyn, NY 22

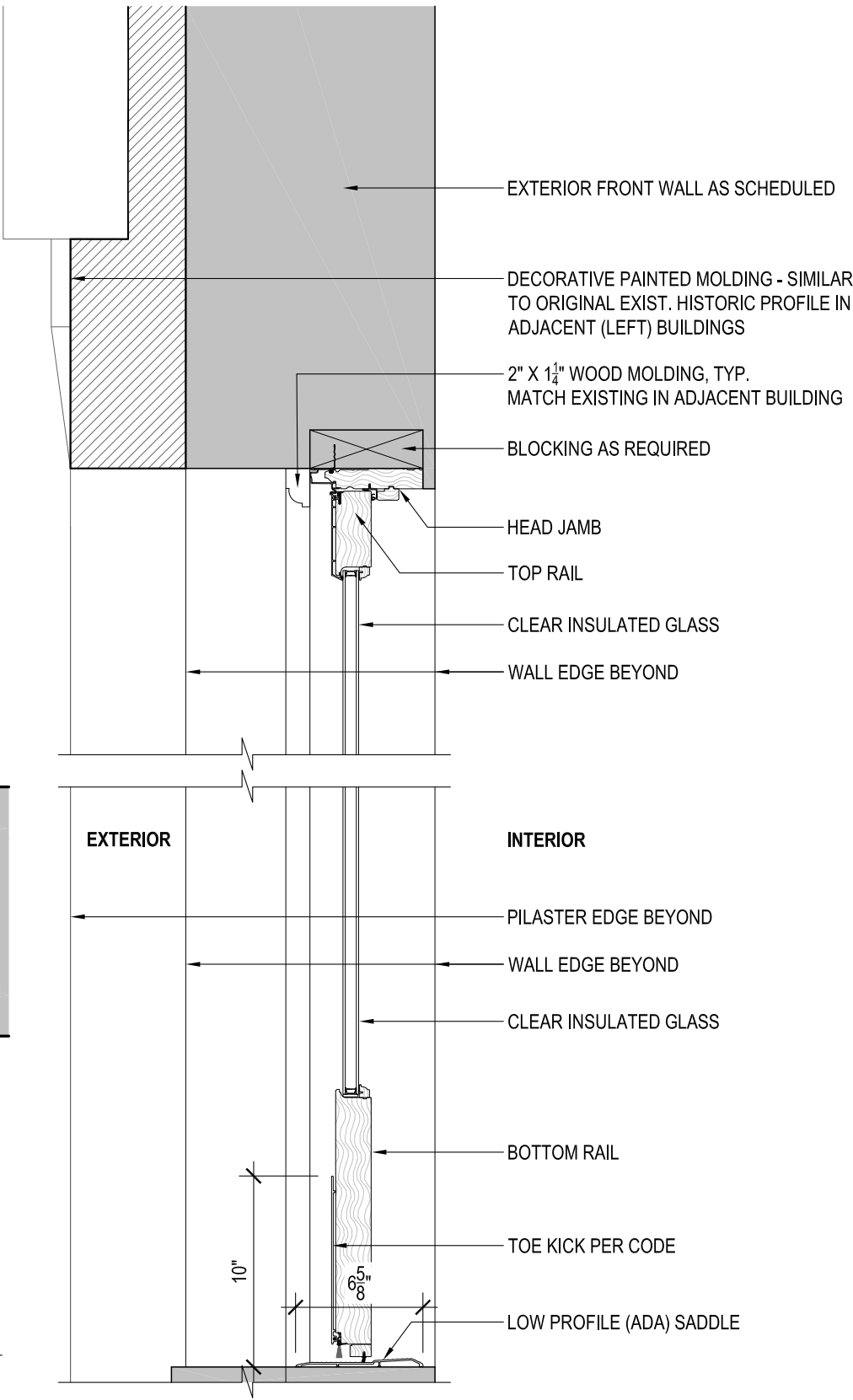
PROPOSED ENTRANCE DRAWINGS



PROPOSED ENTRANCE DETAILS

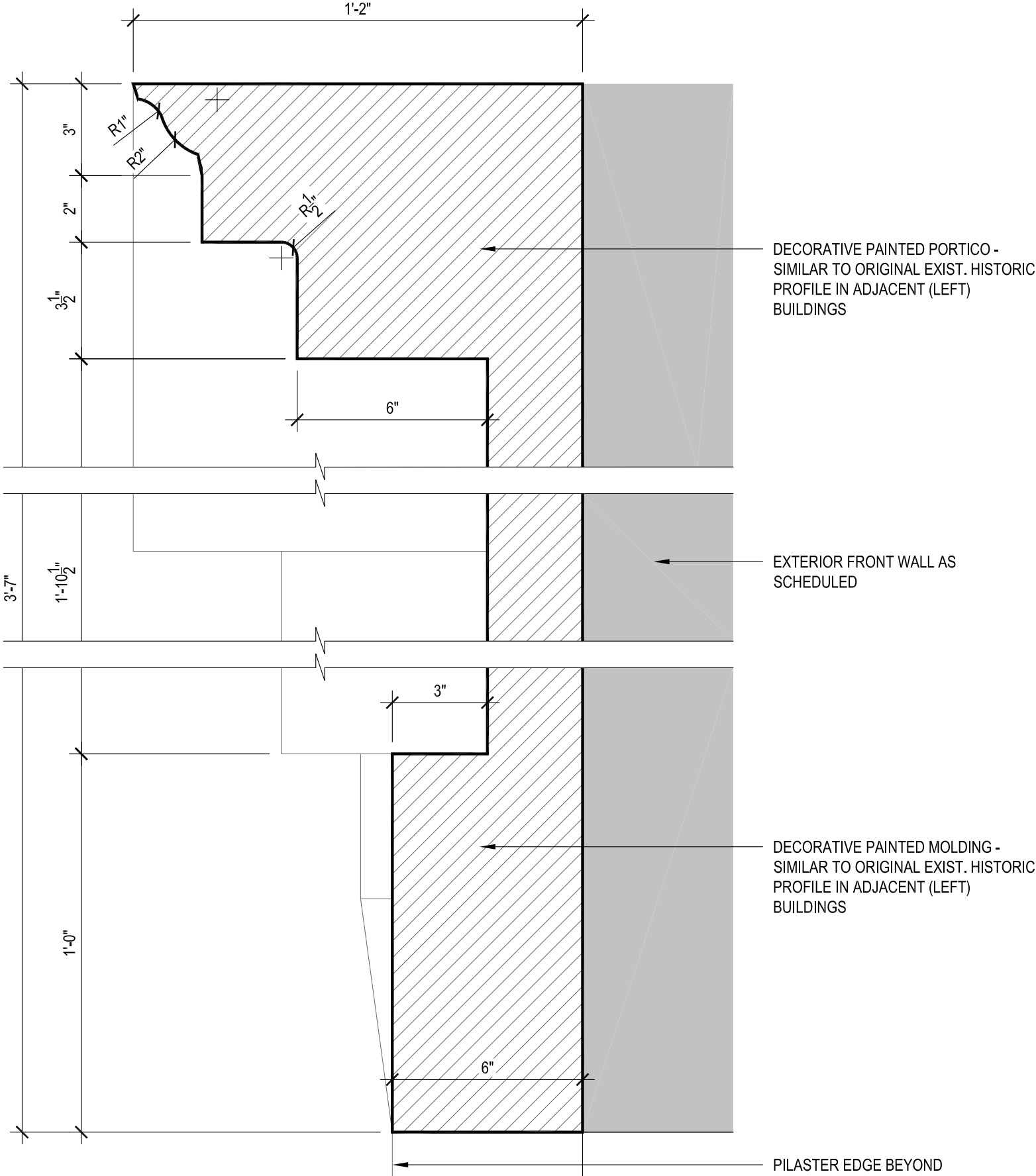


PROPOSED DOOR ENLARGED PLAN
SCALE: 1 1/2" = 1'-0"



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

PROPOSED ENTRANCE DETAILS

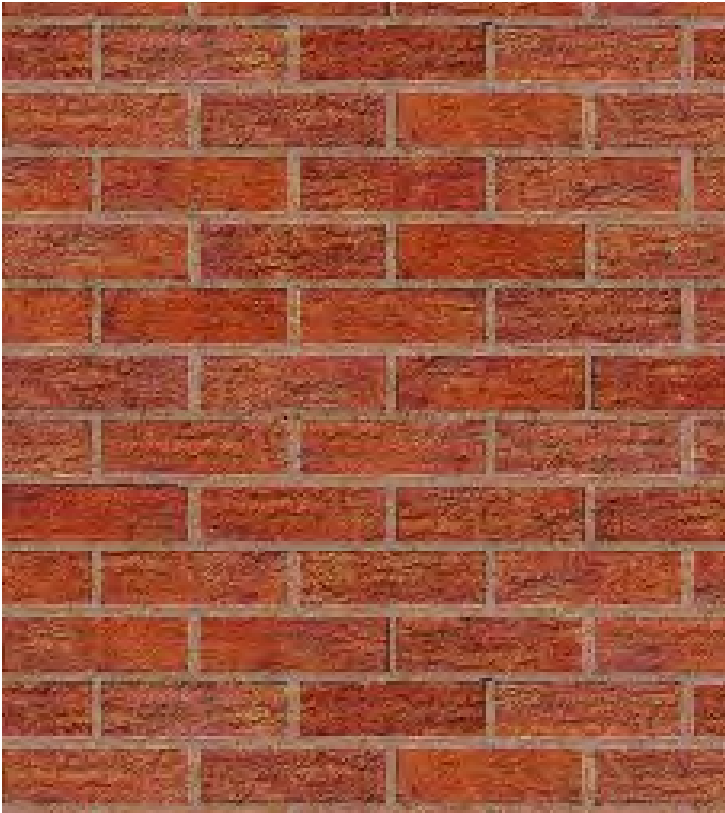


PROPOSED MOLDING DETAIL
SCALE: 3" = 1'-0"

MATERIALS



STUCCO TO MATCH BROWNSTONE



COMMON BRICK REAR FACADE



2/2 WINDOW



PAINTED ROOF RAIL

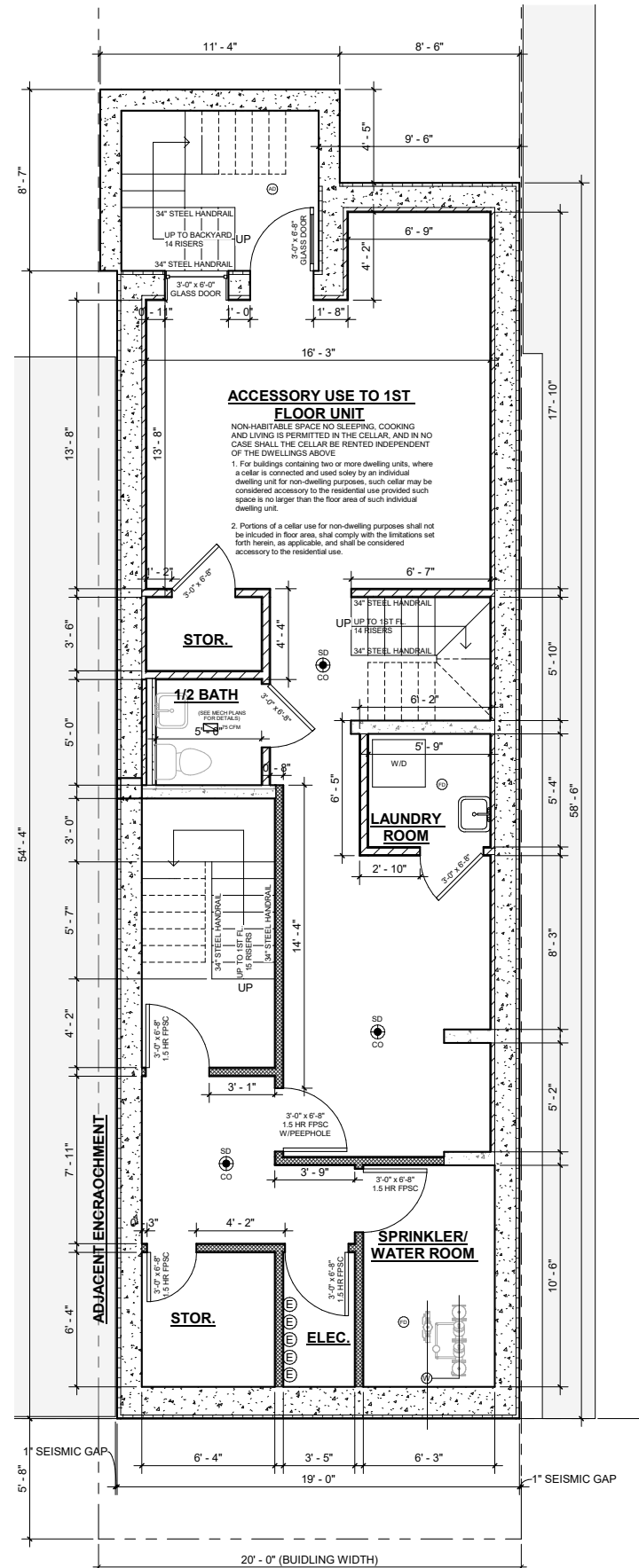


LIGHT FIXTURE AT ENTRY

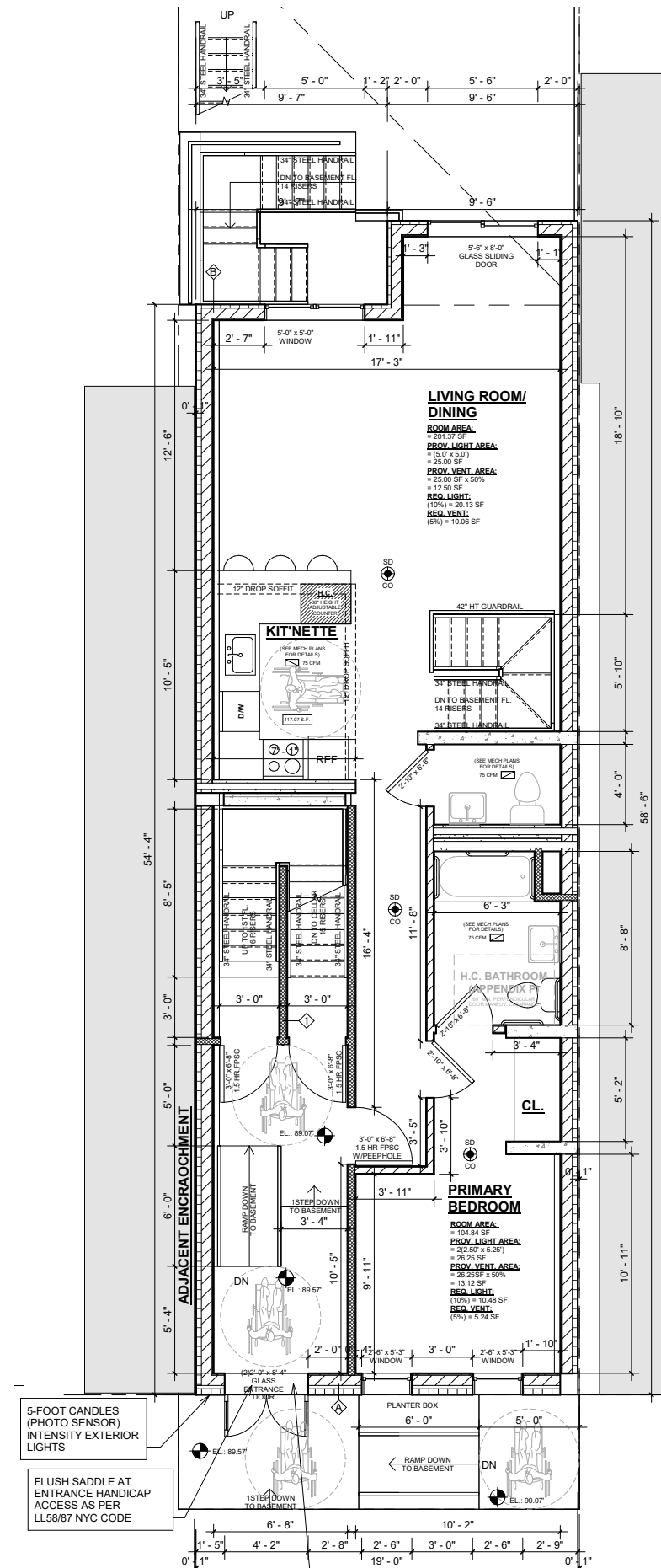


PELLA BLACK CLAD WINDOWS

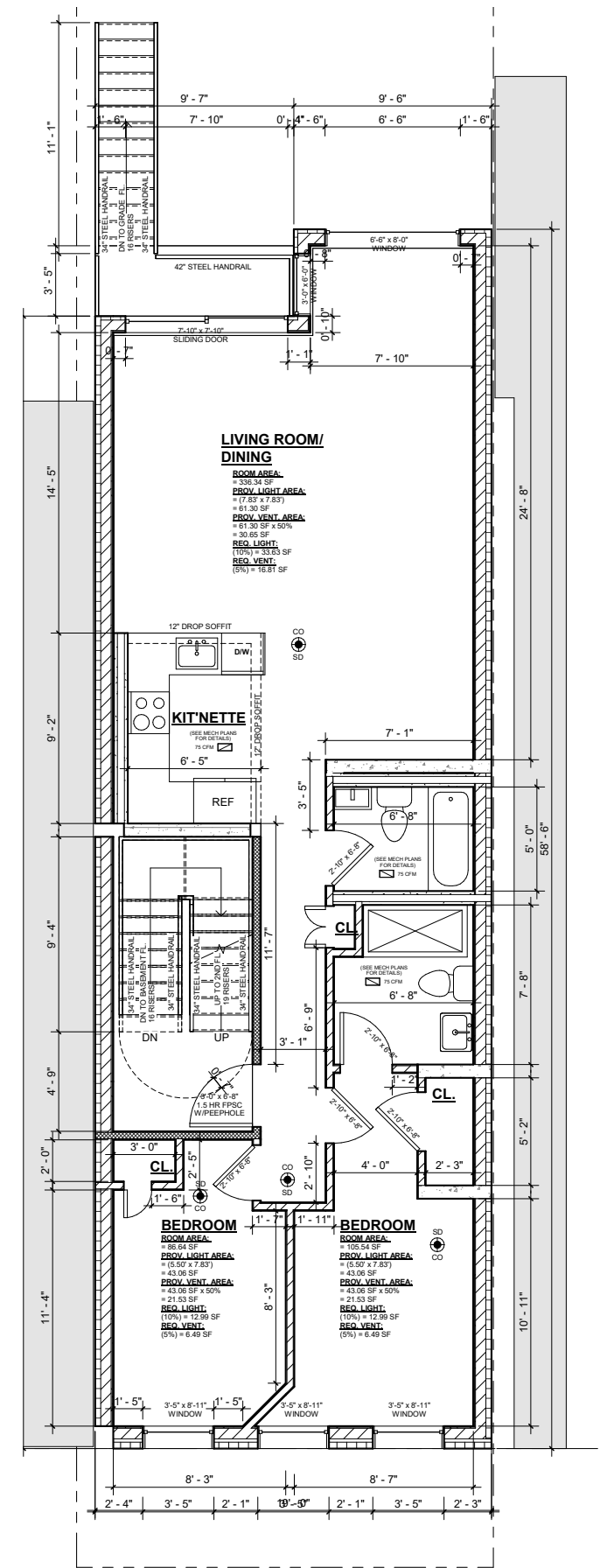
PLANS



CELLAR

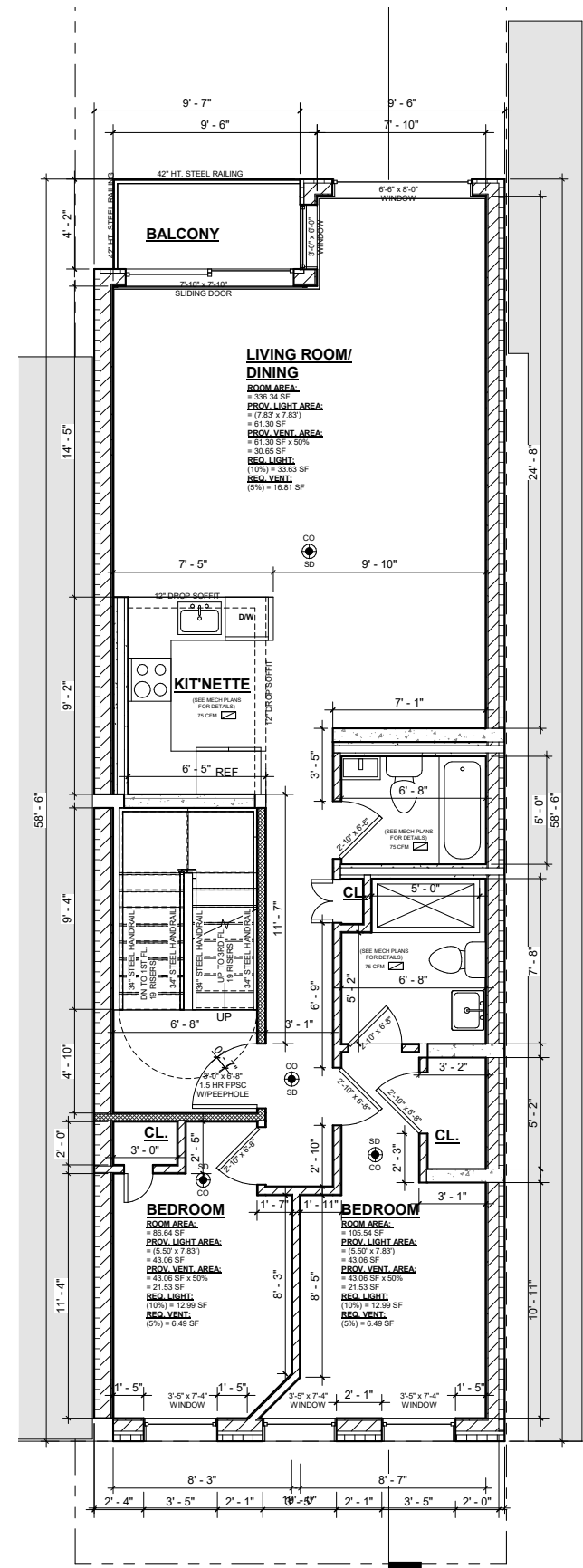


BASEMENT FLOOR

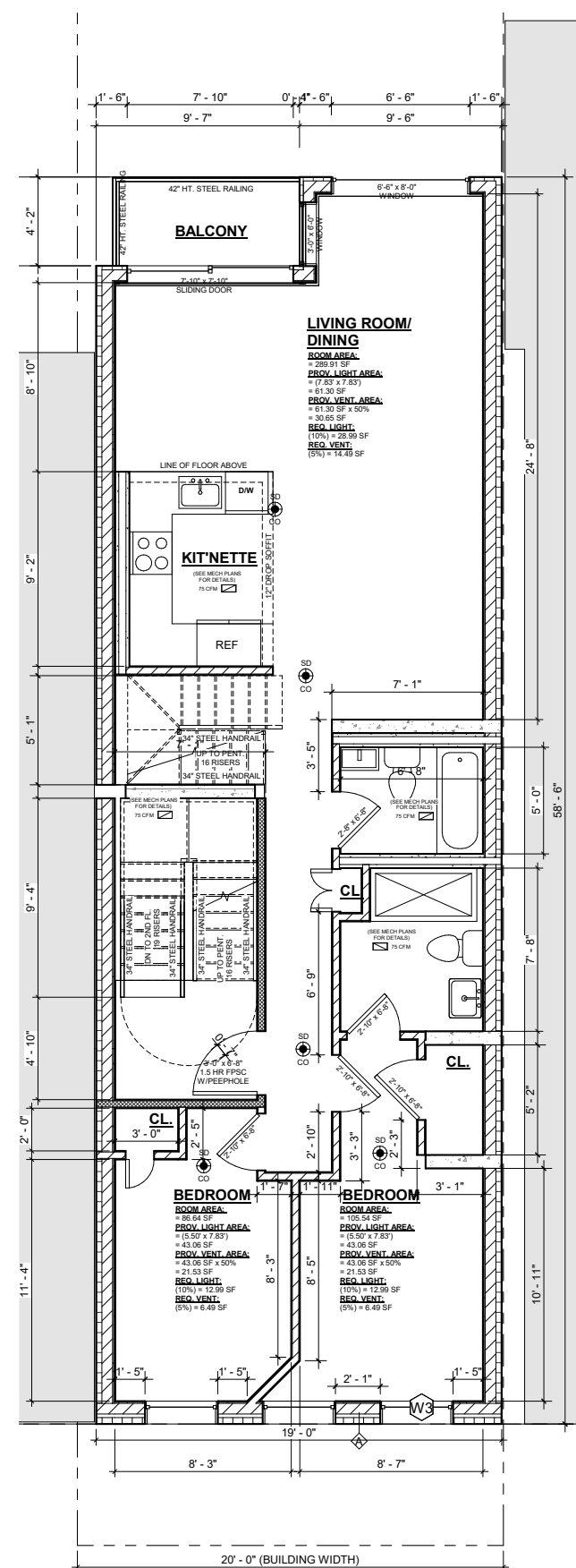


FIRST FLOOR

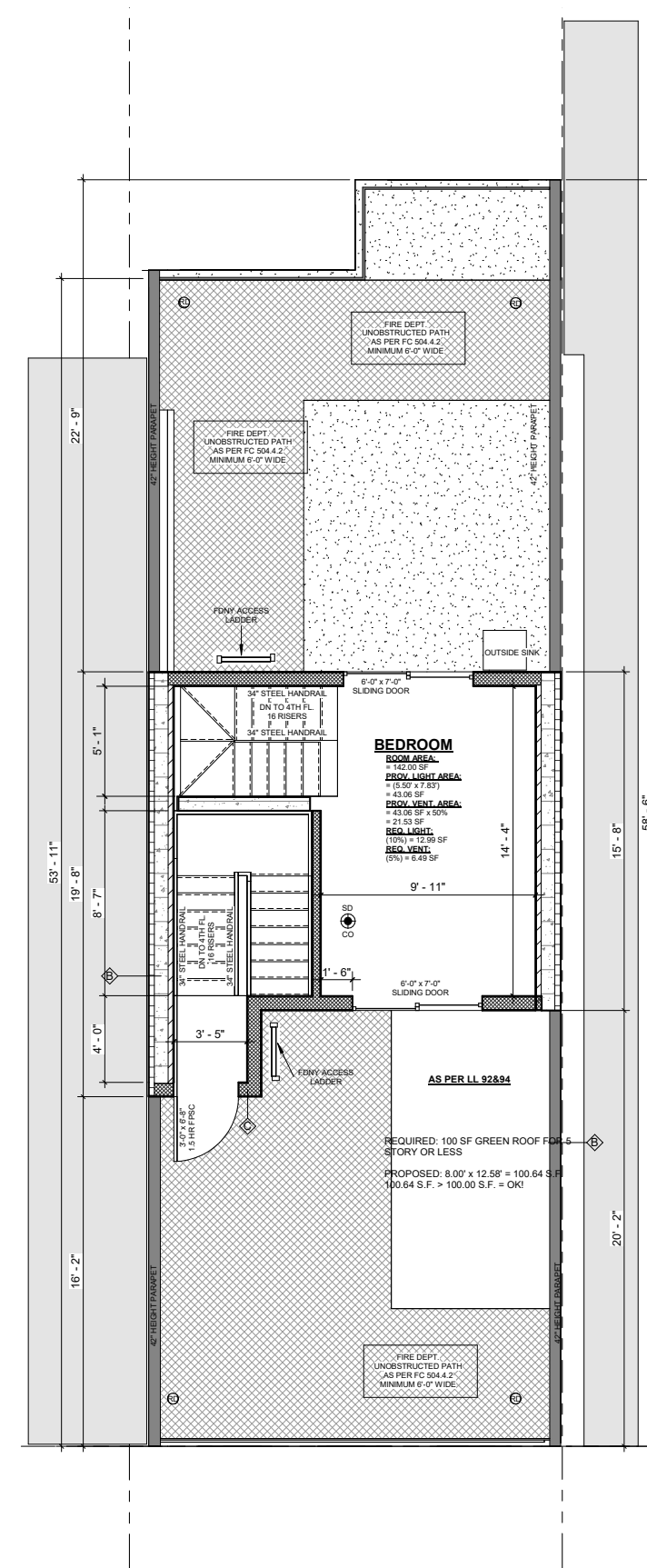
PLANS



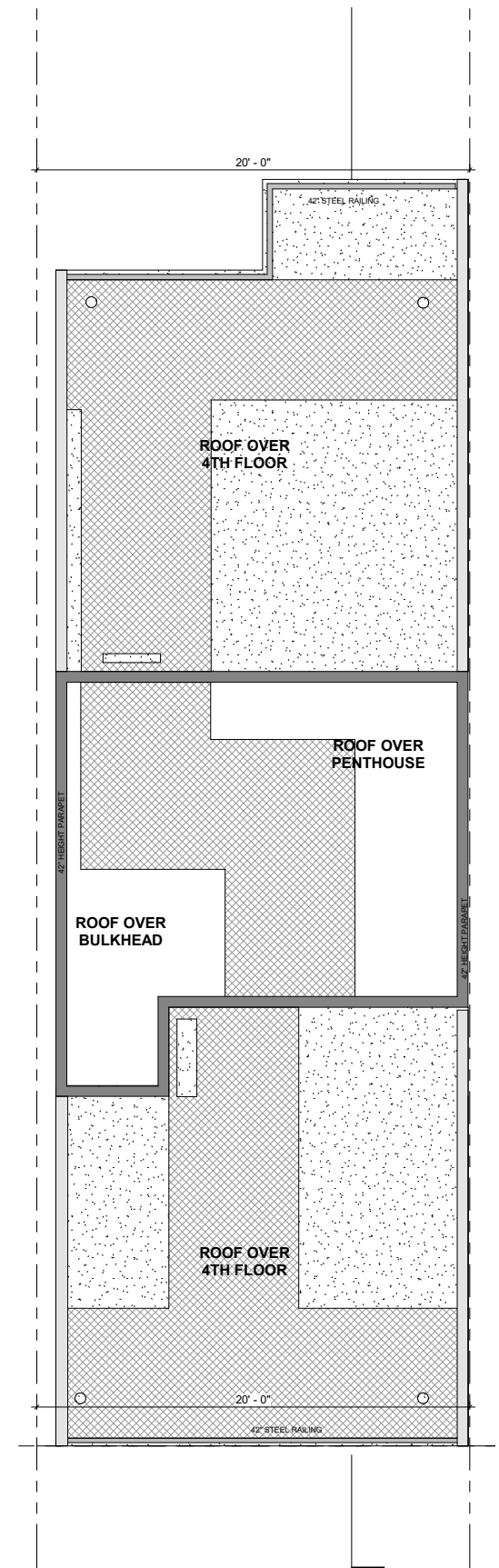
SECOND FLOOR



THIRD FLOOR



PENTHOUSE



ROOF

