

The current proposal is:

Preservation Department – Item 1, LPC-25-05359

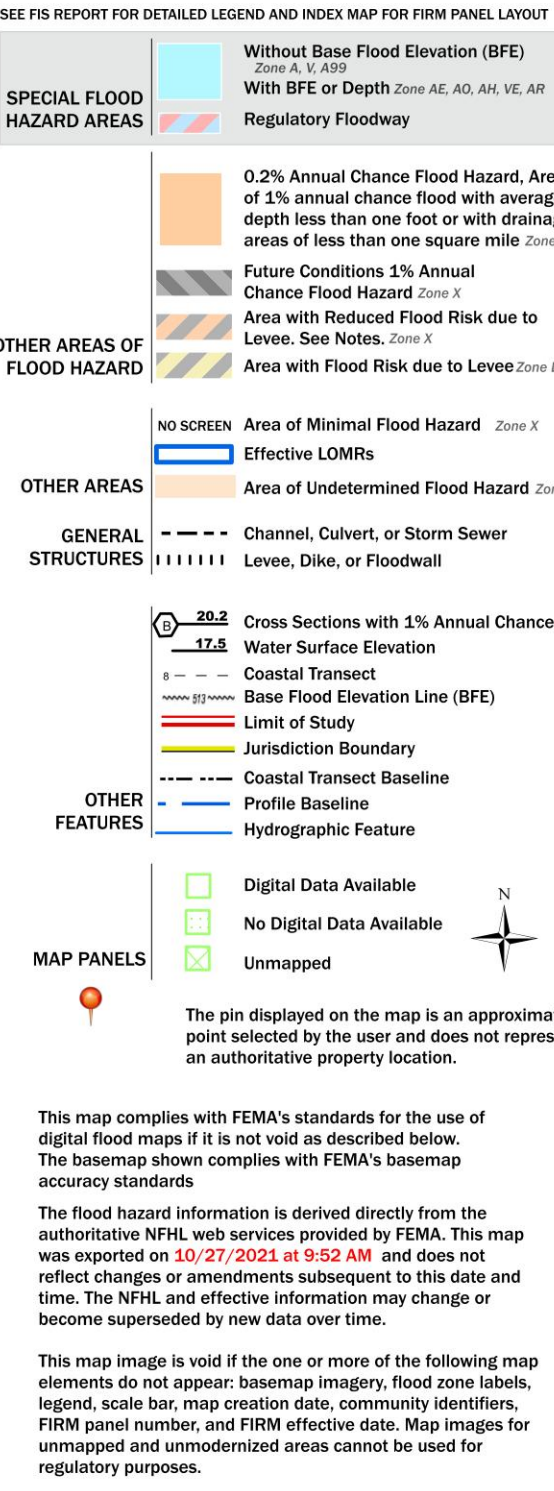
21-20 45th Avenue – Hunters Point Historic District
Borough of Queens

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

National Flood Hazard Layer FIRMette



Legend



BUILDING / SITE DATA

BLOCK : 77 LOT : #50
HOUSE : 21-20 45th AVENUE, LONG ISLAND CITY, NY 11101
ZONING : R6B, MAP : #9B
SPECIAL DISTRICTS / AREAS:
-LIC
-HISTORIC DISTRICT (LANDMARKS)
--HUNTERS POINT HISTORIC DISTRICT
(LPC DOCKET # LPC-24-07028)
-COASTAL ZONE
-INSIDE FIRE DISTRICT
-OUTSIDE FLOOD HAZARD

BIN #4000617
COMMUNITY BOARD 402
PROPOSED USE GROUP:
CELLAR - ACCESSORY USES (II)
BASEMENT - ONE FAMILY DWELLING (II)
FIRST - ONE FAMILY DWELLING (II)
SECOND - ONE FAMILY DWELLING - PART OF 1ST FLOOR (II)
THIRD - ONE FAMILY DWELLING - PART OF 2ND FLOOR (II)
PROPOSED OCCUPANCY GROUP:
CELLAR - OPEN CELLAR (S-2)
BASEMENT - RESIDENCE (R-3)
FIRST - RESIDENCE (R-3)
SECOND - RESIDENCE - PART OF 1ST FLOOR (R-3)
THIRD - RESIDENCE - PART OF 2ND FLOOR (R-3)
CONSTRUCTION CLASS: NON-FIREPROOFED STRUCTURE

LEGEND:

CATCH BASIN. _____ C.B.
TREE DIAMETER. _____ 3"
UTILITY POLE. _____
VALVES. _____ GAS G.V. WATER W.V. OIL O.V.
OVERHEAD SERVICE WIRES. _____ # O.H.S.W.
CURB AND CURB CUT. _____
MANHOLES. _____ SEWER (S) GAS (G) WATER (W) ELECTRIC (E)
ELECTRIC. _____
GAS. _____
TELEPHONE. _____
SEWER. _____
WATER. _____
FIRE HYDRANT. _____ HYD.
CONCRETE. _____ CONC. PAVEMENT. _____ P.V.M.T. CONCRETE STEPS. _____ C.S.
METAL FENCE. _____ M.F. WOOD FENCE. _____ W.F. METAL COVER. _____ M.C.
PLATFORM. _____ PLT. CELLAR ENTRANCE. _____ C.E. LOWER LEVEL. _____ LL.
EARTHEN GROUND. _____ E.G.
EXISTING ELEVATION. _____ EL 43.54 TOP OF CURB. _____ TC 43.54
BOTTOM OF CURB. _____ BC 43.53 DROP CURB. _____ DC 43.54
CENTER LINE OF STREET. _____ CL 43.54 LEGAL GRADES. _____ L.G. 43.60

NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS BLACK INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON AND/OR PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ONLY ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

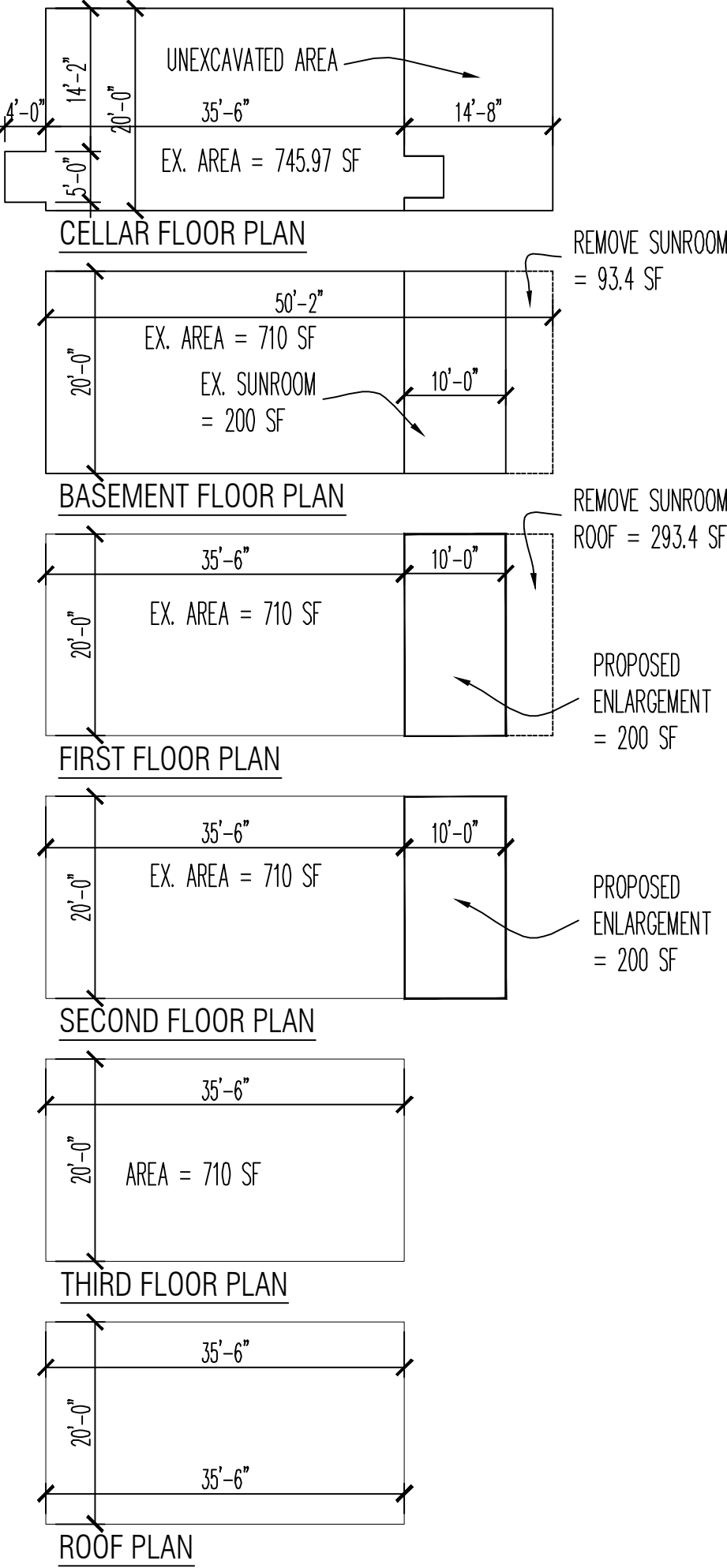
LIST OF ABBREVIATIONS

AB	ANCHOR BOLT	L	LONG / LENGTH
AFF	ABOVE FINISHED FLOOR	LLH	LONG LEG HORIZONTAL
AFG	ABOVE FINISHED GRADE	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LP	LOW POINT
AUX	AUXILIARY	LAV	LAVATORY
BC	BOTTOM OF CURB	LOC	LOCATE
BO	BOTTOM OF	LG	LEGAL GRADE
BD	BOARD	MAS	MASONRY
BLK	BLOCK	MAX	MAXIMUM
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MTD	MOUNTED
BOT	BOTTOM	MTL	METAL
BRZ	BRONZE	NIC	NOT IN CONTRACT
BS	BOTH SIDES	OC	ON CENTER
C	CONDUIT	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OH	OVERHEAD
CLG	CEILING	O/O	OUT TO OUT
COL	COLUMN	PH	PHASE
CONC	CONCRETE	PL	PLATE
CONN	CONNECTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PREFAB	PREFABRICATED
CONTR	CONTRACTOR	PSF	POUNDS PER SQUARE FOOT
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CW	COLD WATER	PT	PRESSURE TREATED
D	DEGREES	PTN	PARTITION
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RD	ROOF DRAIN
DWG	DRAWING	RECPT	RECEPTACLE
EA	EACH	REQ	REQUIRED
EC	EXISTING CURB	RL	ROOF LEADER
EF	EXHAUST FAN	SQ	SQUARE
ELEC	ELECTRIC	SS	SLOP SINK
ELEV	ELEVATION	STL	STEEL
EQ	EQUAL	STRUC	STRUCTURAL
EQUIP	EQUIPMENT	SW	SANITARY WASTE
EW	EACH WAY	T&G	TONGUE AND GROOVE
EX	EXISTING	TOS	TOP OF SLAB
EXT	EXTERIOR	TYP	TYPICAL
FCO	FLOOR CLEAN OUT	UR	URINAL
FD	FLOOR DRAIN	V	VERTICAL
FE	FIRE EXTINGUISHER	VEN	VENNER
FIN	FINISH	VEST	VESTIBULE
FF	FINISH FLOOR	VTR	VENT THRU ROOF
FOM	FACE OF MASONRY	W	WIDE
FOS	FACE OF STUD	W/	WITH
FRP	FIRE RETARDANT PLYWOOD	WC	WATER CLOSET
FS	FLOOR SINK	WCO	WALL CLEAN OUT
FT	FOOT	WD	WOOD
FTG	FOOTING	WH	WATER HEATER
GA	GAUGE	WIB	WALK IN BOX
GALV	GALVANIZED	WIC	WALK IN CLOSET
GC	GENERAL CONTRACTOR	WP	WEATHER PROOF
GPM	GALLONS PER MINUTE	WWF	WELDED WIRE FABRIC
GR	GROUND / GRADE	WWM	WELDED WIRE MESH
GW	GREASE WASTE	WF	WIDE FLANGE BEAM
GYP	GYPSUM		
H	HIGH / HEIGHT		
HOOD	HOOD		
HOR	HORIZONTAL		
HW	HOT WATER		
HP	HORSE POWER		
ID	INTERIOR DESIGN		
INSUL	INSULATION		

ZONING COMPUTATIONS (FOR REFERENCE ONLY - NO PROPOSED ENLARGEMENTS)

LOT AREA = 20x100 = 2,000.00 SF
ZR 23-03 & 26-41: STREET TREE PLANTING
NOT REQUIRED FOR ALTERATIONS AND ENLARGEMENTS OF 1 OR 2 FAMILY HOME.
ZR 23-153: MAX. FLOOR AREA RATIO
PROPOSED FLOOR AREAS
FLOOR ZONING F.A. GROSS F.A. DESCRIPTION
CELLAR 0.00 SF 745.97 SF ACCESSORY USE
BSMNT 910.00 SF 910.00 SF 1 FAMILY
FIRST 910.00 SF 910.00 SF 1 FAMILY
SECOND 910.00 SF 910.00 SF PART OF 1ST FLOOR
THIRD 710.00 SF 710.00 SF PART OF 2ND FLOOR
BULKHEAD 0.00 SF 0.00 SF ACCESSORY
TOTALS 3,440.00 SF 4,185.97 SF

ZONING FLOOR AREA DIAGRAM



ZR 23-153: BASIC RESIDENTIAL REGULATIONS
MAX. LOT COVERAGE = 60% = (20 x 100) 0.60 = 1,200 SF
ACTUAL LOT COVERAGE = 1,109.5 SF < 1,200 SF

MAX. F.A.R. = 2.0:
MAX. PERMITTED = 2,000 x 2.0 = 4,000 SF
ACTUAL = 3,639.50 SF < 4,000.00 SF

FLOOR SURFACE AREA CALCULATION

EXISTING SURFACE AREA = 4,882.77 SF:
CELLAR: 745.97 SF
BASEMENT: 710.00 SF + 293.4 SF = 1,003.4 SF
FIRST: 710.00 SF + 293.4 SF = 1,003.4 SF
SECOND: 710.00 SF
THIRD: 710.00 SF
ROOF: 710.00 SF

EXISTING SURFACE AREA TO BE REMOVED = 1,096.8 SF
CELLAR: 0.00 SF
BASEMENT: 93.4 SF (SUNROOM)
FIRST: 293.4 SF (SUNROOM ROOF)
SECOND: 0.00 SF
THIRD: 0.00 SF
ROOF: 710.00 SF (WORK PERFORMED UNDER DOB #Q008001985)

EXISTING SURFACE AREA TO REMAIN = 3,785.97 SF
CELLAR: 745.97 SF
BASEMENT: 910.00 SF
FIRST: 710.00 SF
SECOND: 710.00 SF
THIRD: 710.00 SF
ROOF: 0.00 SF

PROPOSED NEW SURFACE AREA = 1,110.00 SF
CELLAR: 0.00 SF
BASEMENT: 0.00 SF
FIRST: 200.00 SF (INCL. NEW ROOF OF BASEMENT)
SECOND: 200.00 SF
THIRD: 0.00 SF
ROOF: 710.00 SF (WORK PERFORMED UNDER DOB #Q08001985)

CALCULATION OF INCREASE IN FLOOR AREA:
[(PROPOSED - EXIST. TO REMAIN) / EXIST. TO REMAIN] x 100
NOTE: PROPOSED = NEW + EXIST. TO REMAIN
[(4,895.97 - 3,785.97) / 3,785.97] x 100 = 29.32 < 110%

NEW ROOF / IMPERVIOUS CALCULATION FOR STORM WATER

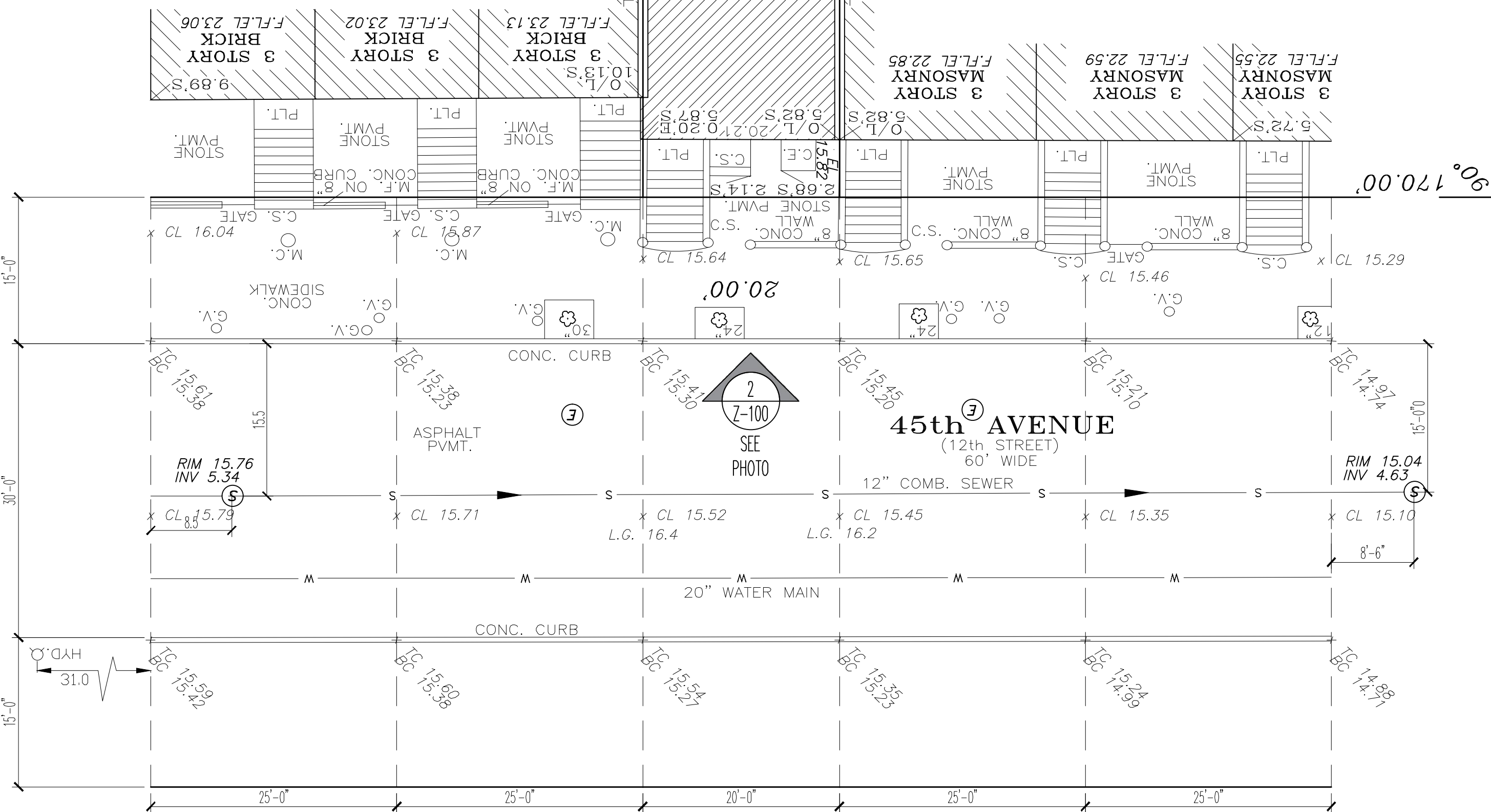
EXISTING ROOF / IMPERVIOUS AREA:
710.00 + 293.40 = 1,003.40 SF

PROPOSED ADDITIONAL ROOF / IMPERVIOUS AREA = 106.1 SF

NOTE:
INCREASE IN ROOF / IMPERVIOUS AREA IS LESS THAN 200 SF (0 SF ACTUAL) AND LESS THAN 20%.
(106.1 / 1,003.40) x 100 = 10.57% (ACTUAL)

SCOPE OF WORK

SUBJECT APPLICATION IS SUBMITTED TO SUPPLEMENT DOB APPLICATION #Q08001985 BY PROPOSING AN ENLARGEMENT ON THE BASEMENT, FIRST AND SECOND FLOOR LEVELS AT THE SAME TIME RENOVATING THE EXISTING REAR EXTERIOR WALL.



1 SITE PLAN
SCALE: 1" = 10'

2 EXIST. FRONT PHOTOGRAPH
SCALE: NONE

DOCUMENT NOTE:

CONTRACTOR SHALL NOTIFY ARCHITECT AT ONCE, OF ANY DISCREPANCIES NOTED IN THESE DRAWINGS AS THEY RELATE TO ACTUAL FIELD CONDITIONS PRIOR TO CONTINUATION OF ANY WORK.
VERIFY ALL DIMENSIONS IN FIELD. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. ALL DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED.
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04-30-25	NO CHANGE
04-07-25	REV. AS PER LPC COMMENTS
01-03-25	REV. AS PER LPC COMMENTS

No.	Date	Remarks

REVISIONS

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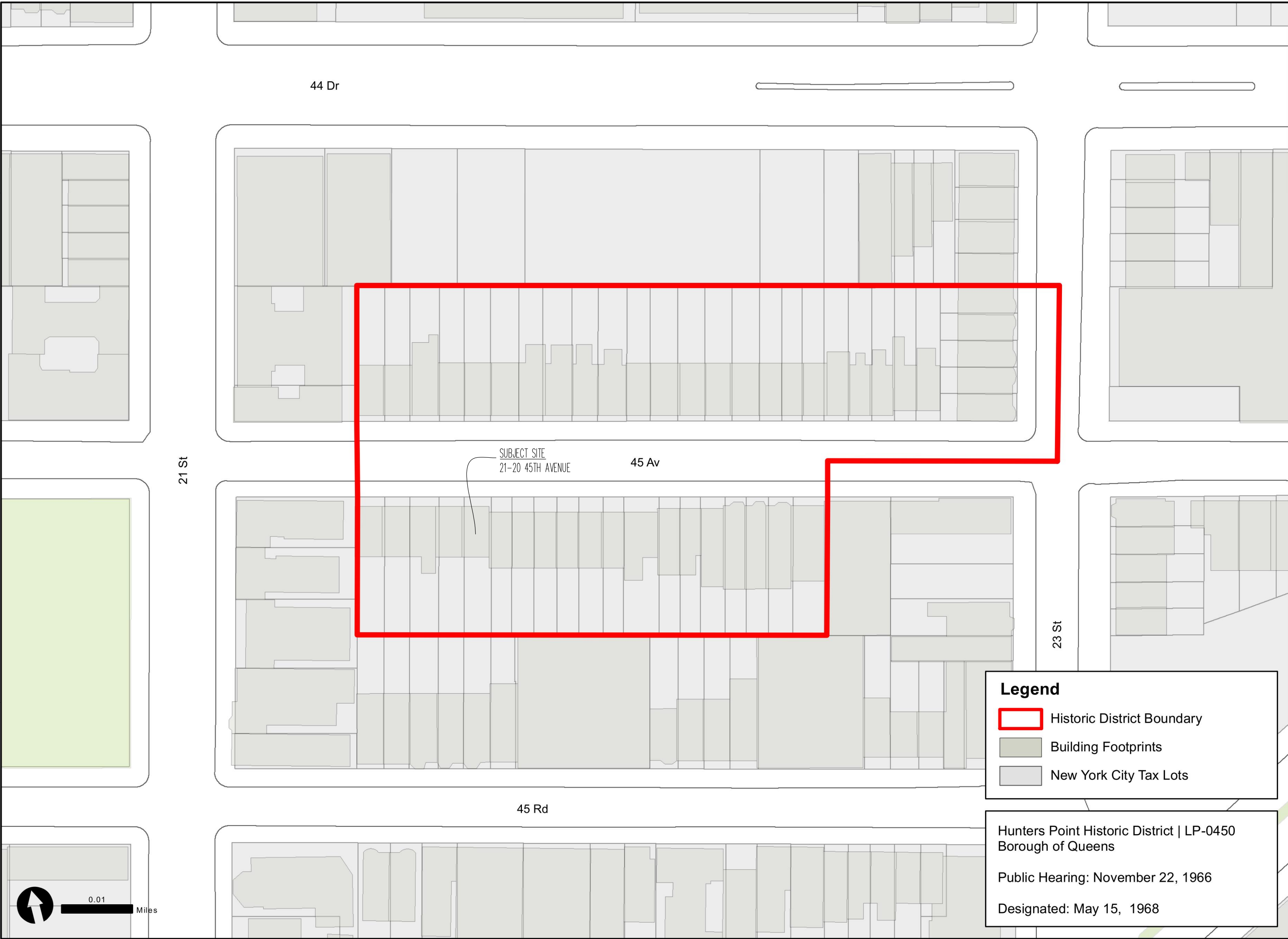
PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE
SITE PLAN AND ZONING COMPUTATIONS

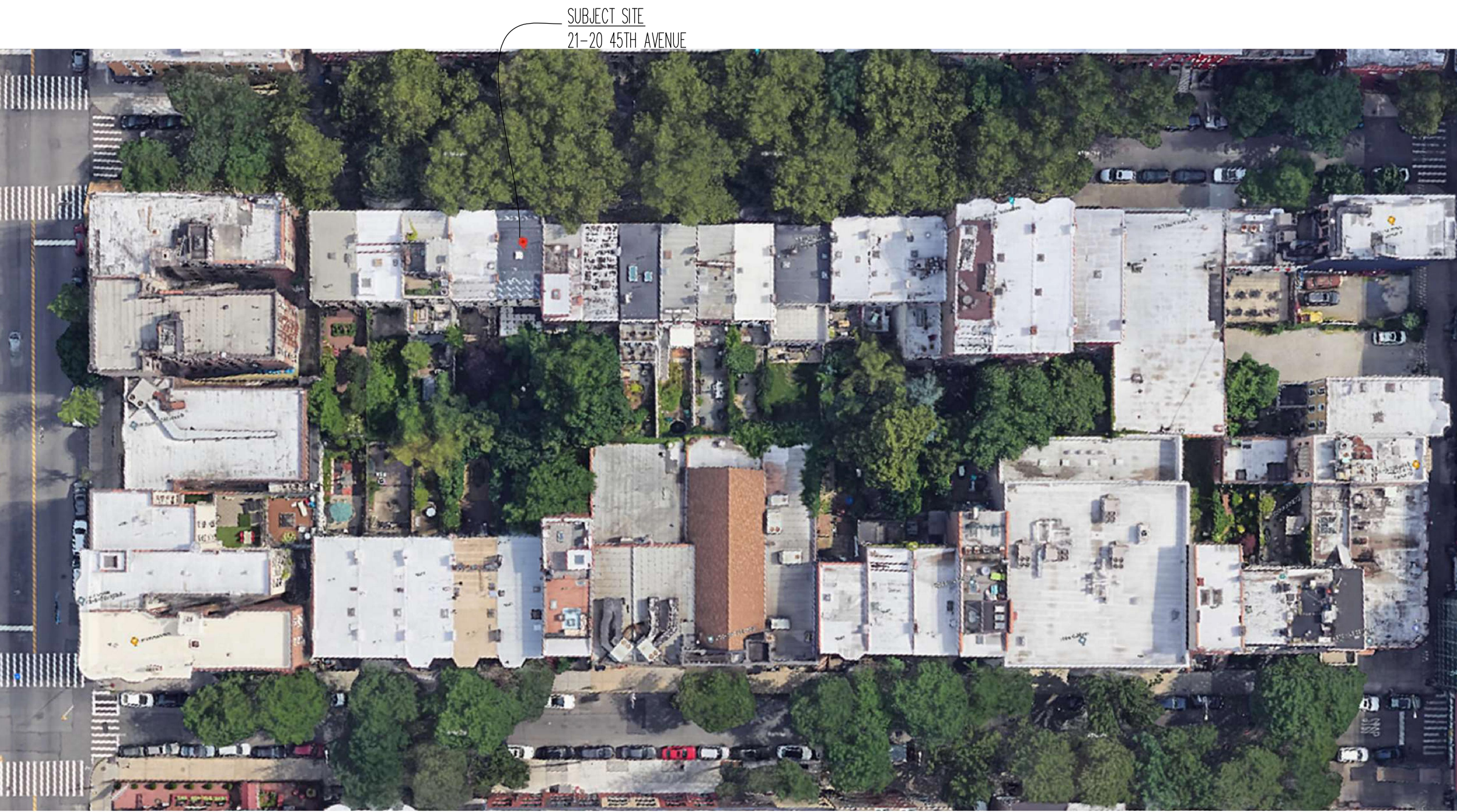
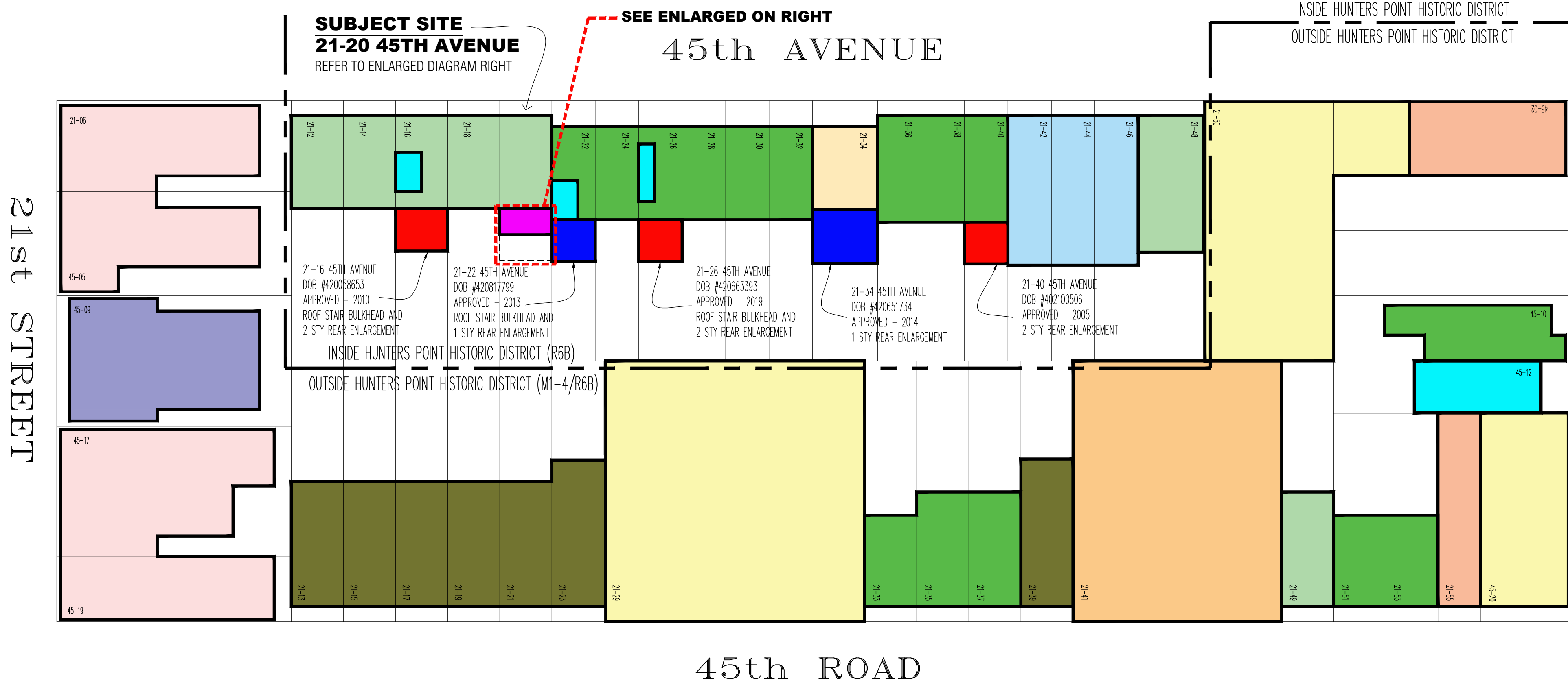
SEAL & SIGNATURE 	DATE: 2/8/2024 DRAWN BY: VKH / JH CHK BY: VKH DWG No: Z-100.00 Scale as Noted 1 of 15
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DOB APPROVAL STAMP

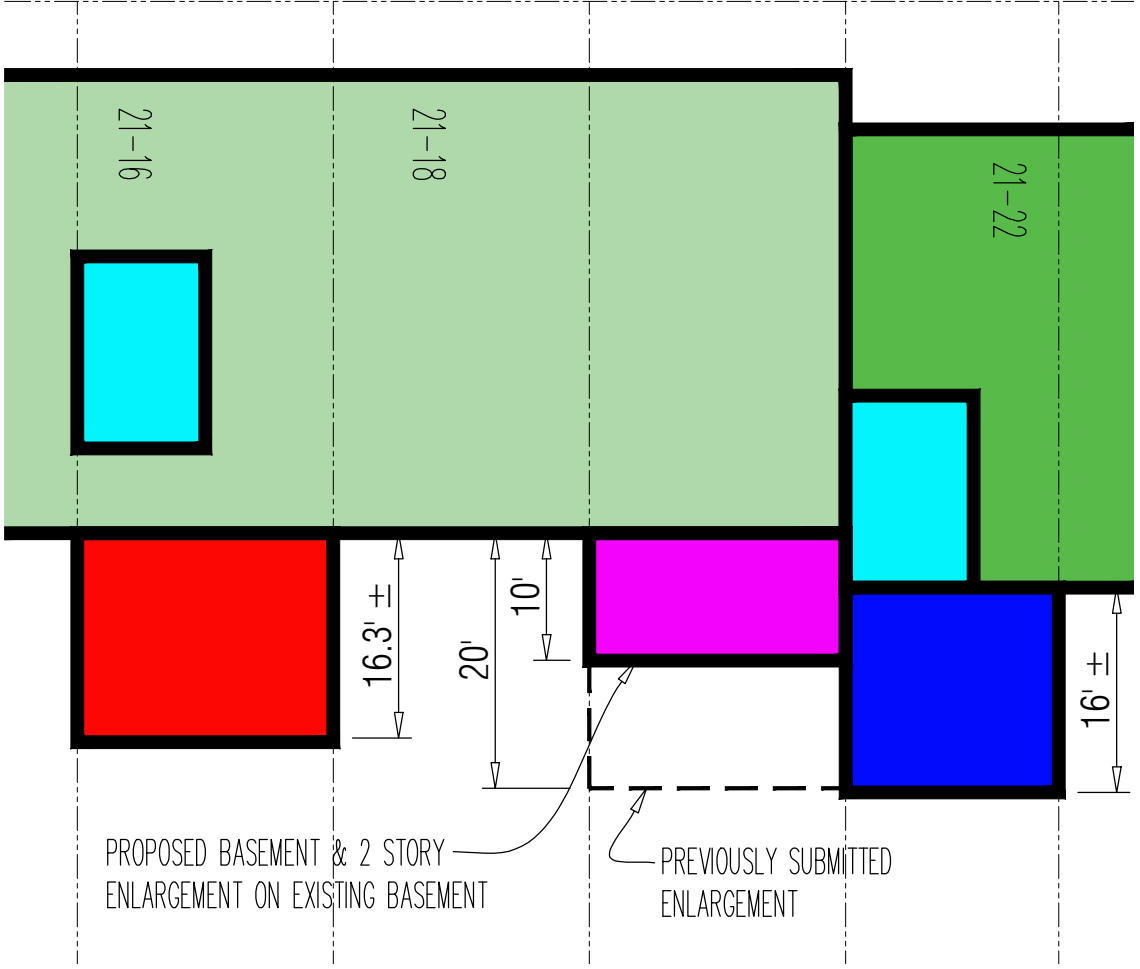
DOB APPLICATION No.
Q00621671 - 11



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.4.2019

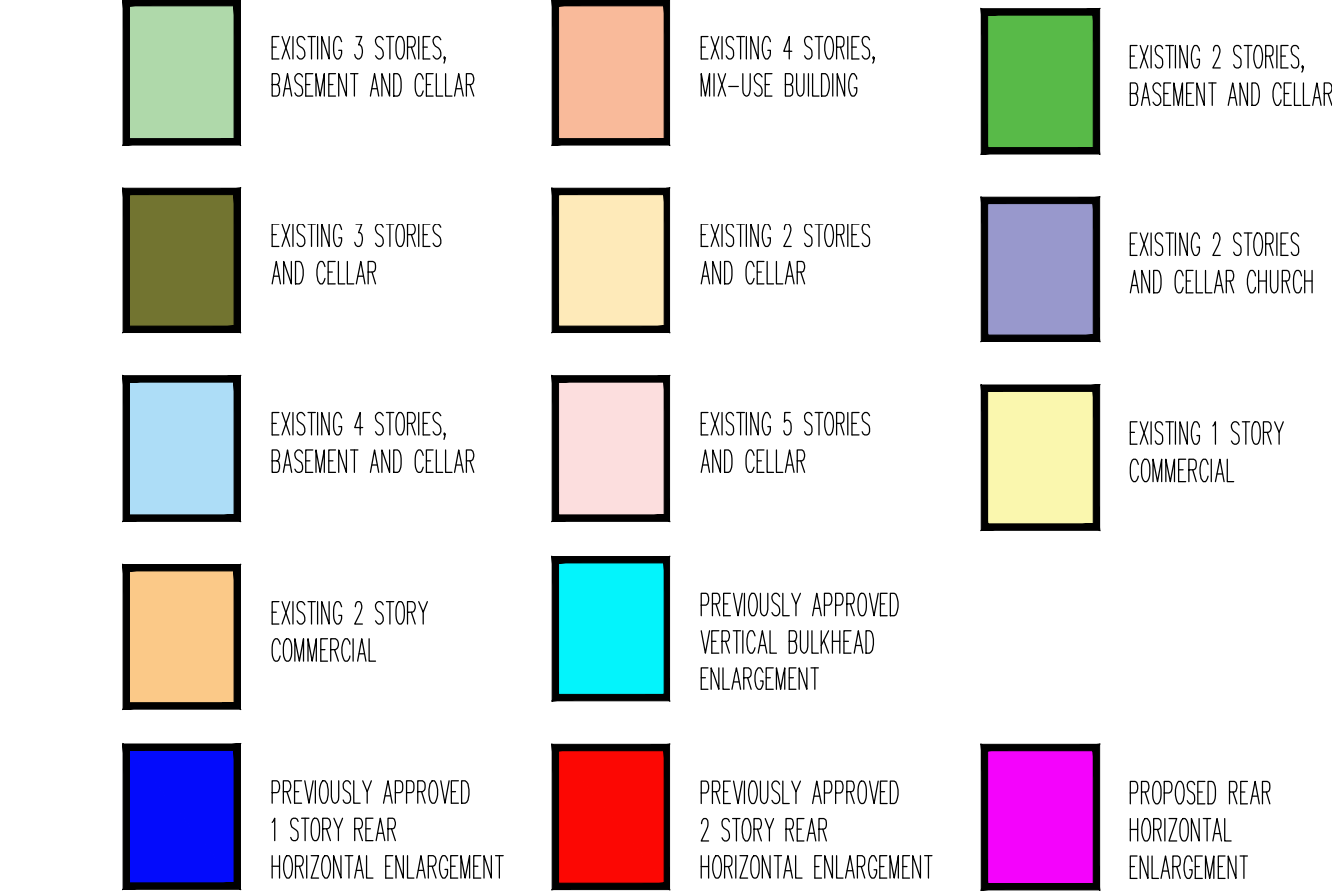


2 AERIAL PHOTOGRAPH
SCALE: NONE



ENLARGED DIAGRAM

BLOCK DIAGRAM LEGEND



1 BLOCK DIAGRAM
SCALE: 1" = 30'



DOCUMENT NOTE:

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No.	Date	Remarks
06-16-25	REV. AS PER LPC COMMENTS	
04-30-25	NO CHANGE	
04-07-25	REV. AS PER LPC COMMENTS	
02-20-25	REV. AS PER LPC COMMENTS	
01-13-25	REV. AS PER LPC COMMENTS	
01-03-25	REV. AS PER LPC COMMENTS	

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PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

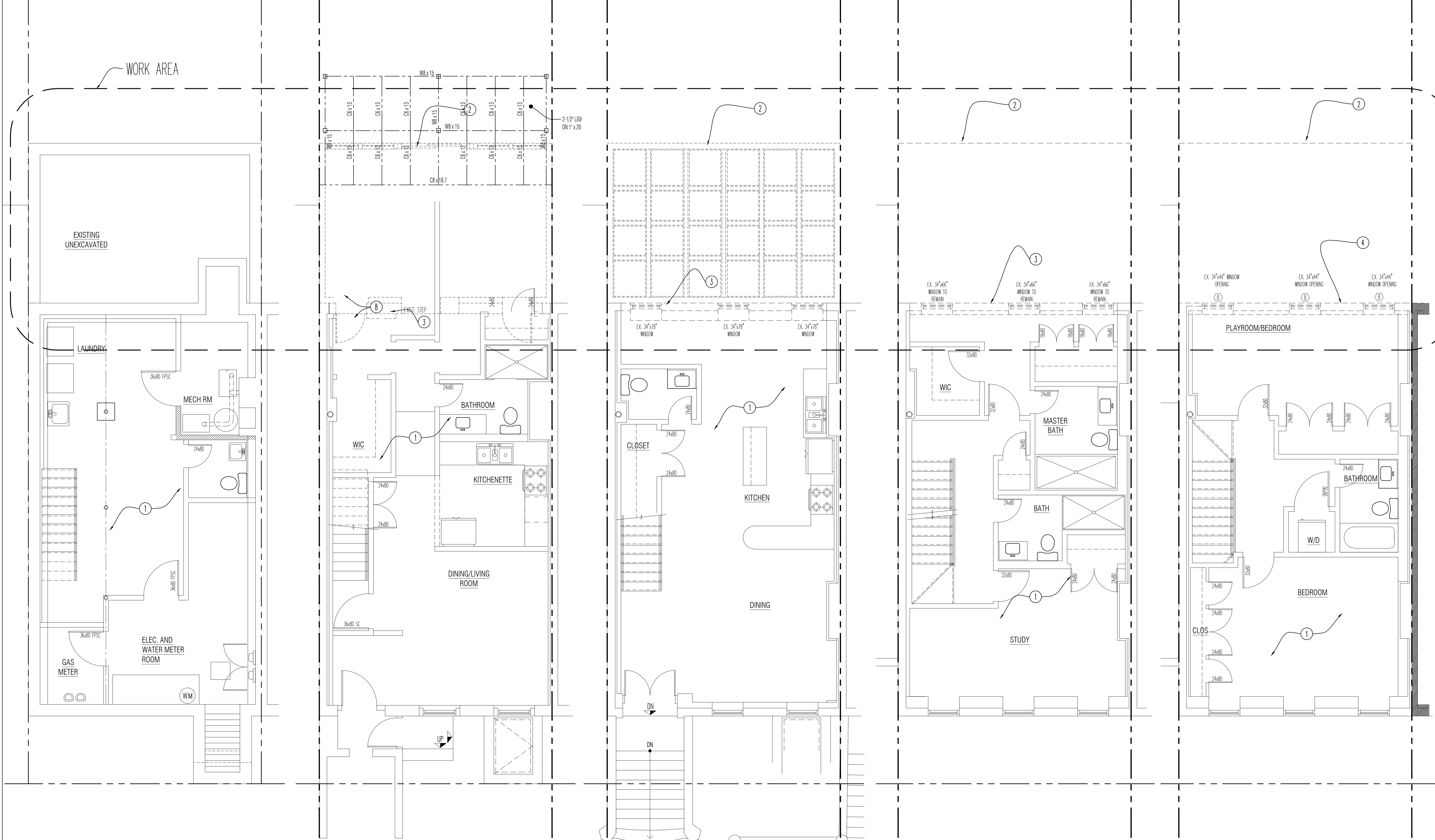
DRAWING TITLE
BLOCK DIAGRAMS
EXISTING DEVELOPMENTS

SEAL & SIGNATURE
REGISTERED ARCHITECT
VICTOR K. HAN
029349
STATE OF NEW YORK

DATE: 2/8/2024
DRAWN BY: VKH/IH
CHK BY: VKH
DWG No: Z-101.00
Scale as Noted 2 of 15

DOB APPROVAL STAMP

DOB APPLICATION No.
Q00621671 - I1



1 CELLAR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

2 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

3 1ST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

4 2ND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

5 3RD FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. INSTALLATION OF THE PEDESTRIAN SAFETY SIGNAGE AND WORK ZONE SAFETY SIGNS.
2. INSTALLATION OF THE CONSTRUCTION FENCE (UNDER SEPARATE PERMITS) & SIDEWALK SHED PER NYC BUILDING CODE 2014 ALONG PROPERTY LINE (CONTRACTOR SHALL HAND DEMOLISH THE EXISTING BUILDING WALL ALONG THE EASTERN PROPERTY LINE WITH EXTREME CARE. INSTALL THE CONSTRUCTION FENCE UPON COORDINATING WITH THE ADJOINING PROPERTY OWNER PRIOR TO START OF DEMOLITION WITH ADEQUATE CLEARANCE FROM THE ADJACENT PROPERTY.
3. INSTALL ANTI-TRACKING PAD PER STANDARD DETAIL.
4. CONTRACTOR SHALL ENSURE HAND DEMOLITION FOR ALL DEMOLITION WORK NOTED HEREIN. NO MECHANICAL EQUIPMENT SHALL BE UTILIZED IN THIS AREA.
5. CONTRACTOR SHALL REMOVE ALL MECHANICAL, HVAC, PLUMBING AND ELECTRICAL FIXTURES PRIOR TO START OF DEMOLITION.

GENERAL DEMOLITION NOTES (CONTINUED):

6. DEMOLITION OF PARAPET WALL AND CANOPY/AWNING BY HAND WITHIN HAND DEMOLITION LIMITS AND BY MECHANICAL MEANS WITHIN MECHANICAL DEMOLITION LIMITS.
7. DEMOLITION OF INTERIOR AND EXTERIOR GLASS WINDOWS, FRAGILE FEATURES SHALL BE ONLY BY HAND DEMOLITION.
8. DEMOLITION OF ALL INTERIOR WALLS ON ALL FLOORS AND ROOF INCLUDING REMOVAL OF BEAMS, ROOFING, AND EXTERIOR WALLS, AS NOTED ON PLAN BY HAND AND HANDHELD TOOLS ONLY.
9. DEMOLITION OF FOUNDATIONS ONLY LIMITED TO COORDINATION OF NEW WORK SHOWN HEREON.
10. DEMOLITION OF CELLAR SHALL BE LIMITED TO REMOVAL OF THE INTERIOR WALLS AND PLUMBING AND MECHANICAL EQUIPMENT TO FACILITATE NEW WORK.

GENERAL DEMOLITION NOTES (CONTINUED):

11. DEMOLITION OF ANY BEARING WALLS SHALL REQUIRE PRIOR TEMPORARY SUPPORTS BEING ERRECTED AND STRUCTURAL INTEGRITY VERIFIED PRIOR TO DEMOLITION.
12. EXISTING DAMAGED STRUCTURAL MEMBERS TO BE SISTERED WITH NEW AND IN NO EVENT REMOVED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
13. GC TO COORDINATE WITH NYC DOB AS REQUIRED FOR ALL REQUIRED INSPECTIONS.
14. PROVIDE TEMPORARY UTILITY AS REQUIRED.
15. NO STOCKPILE OF MATERIAL SHALL BE PERMITTED. REMOVE DAILY ALL DEBRIS.

PROJECT SPECIFIC DEMOLITION NOTE LEGEND (#):

1. ALL RENOVATIONS IN MAIN HOUSE AREA PERFORMED UNDER DOB #Q08001985.
2. PREVIOUSLY APPROVED SUNROOM ROOF AND WALLS TO BE REMOVED. SEE PROPOSED PLANS FOR ALTERATION AND ENLARGEMENT OF THIS AREA.
3. EXISTING REAR WALL TO BE REMOVED AND RE-BUILT AND/OR ENLARGED. REFER PROPOSED PLANS FOR ADDITIONAL DETAILS AND INFORMATION. PROVIDE TEMPORARY SHORING AND SUPPORT AS NOTED ON GENERAL DEMOLITION NOTES.
4. THIRD FLOOR REAR WALL TO BE RECONSTRUCTED WITH BRICK WITH STUCCO FINISH. PROVIDE CAST STONE LINTEL AND SILL AT WINDOWS.

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No.	Date	Remarks
04-30-25	NO CHANGE	
02-20-25	REV. AS PER LPC COMMENTS	
01-03-25	REV. AS PER LPC COMMENTS	

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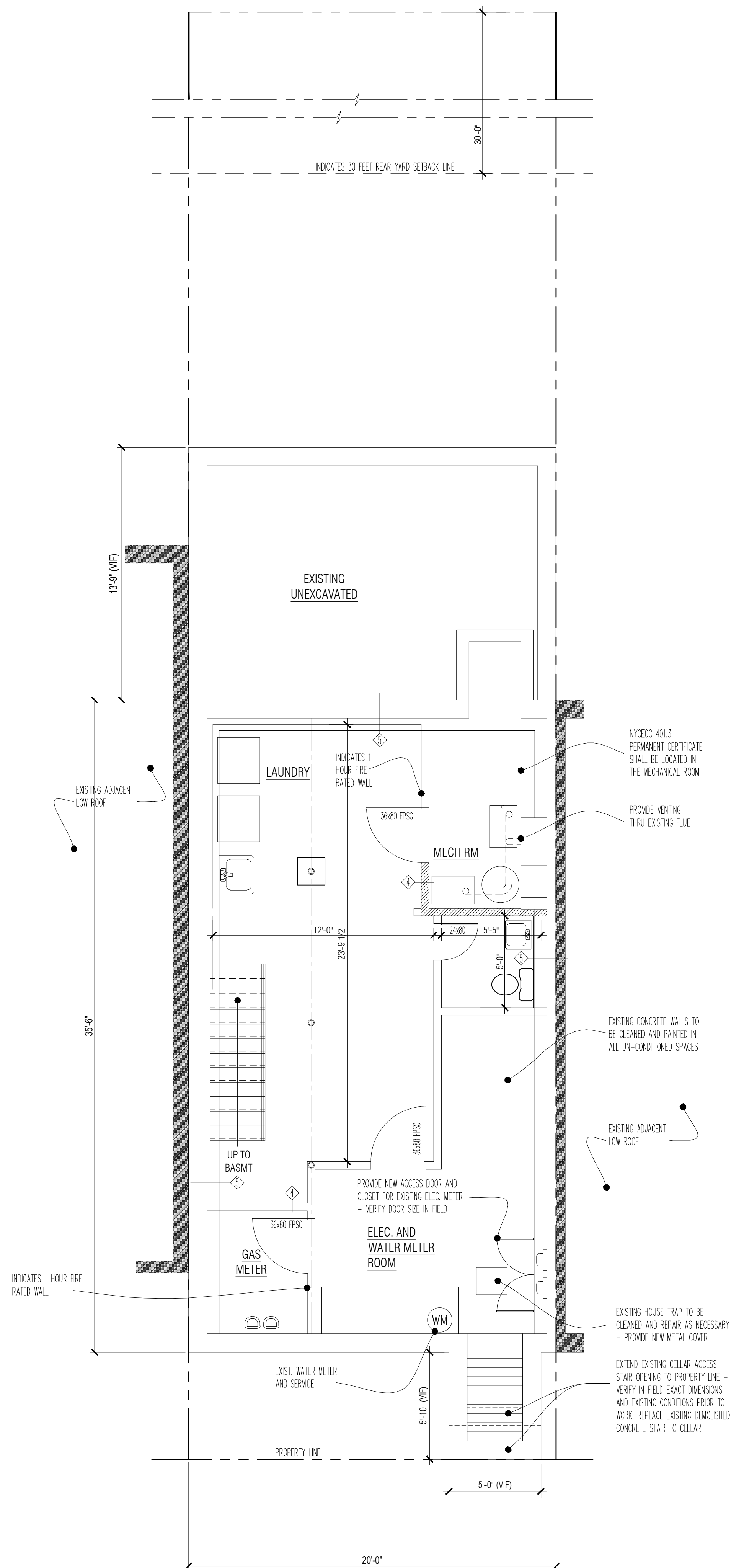
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DRAWING TITLE
DEMOLITION PLANS

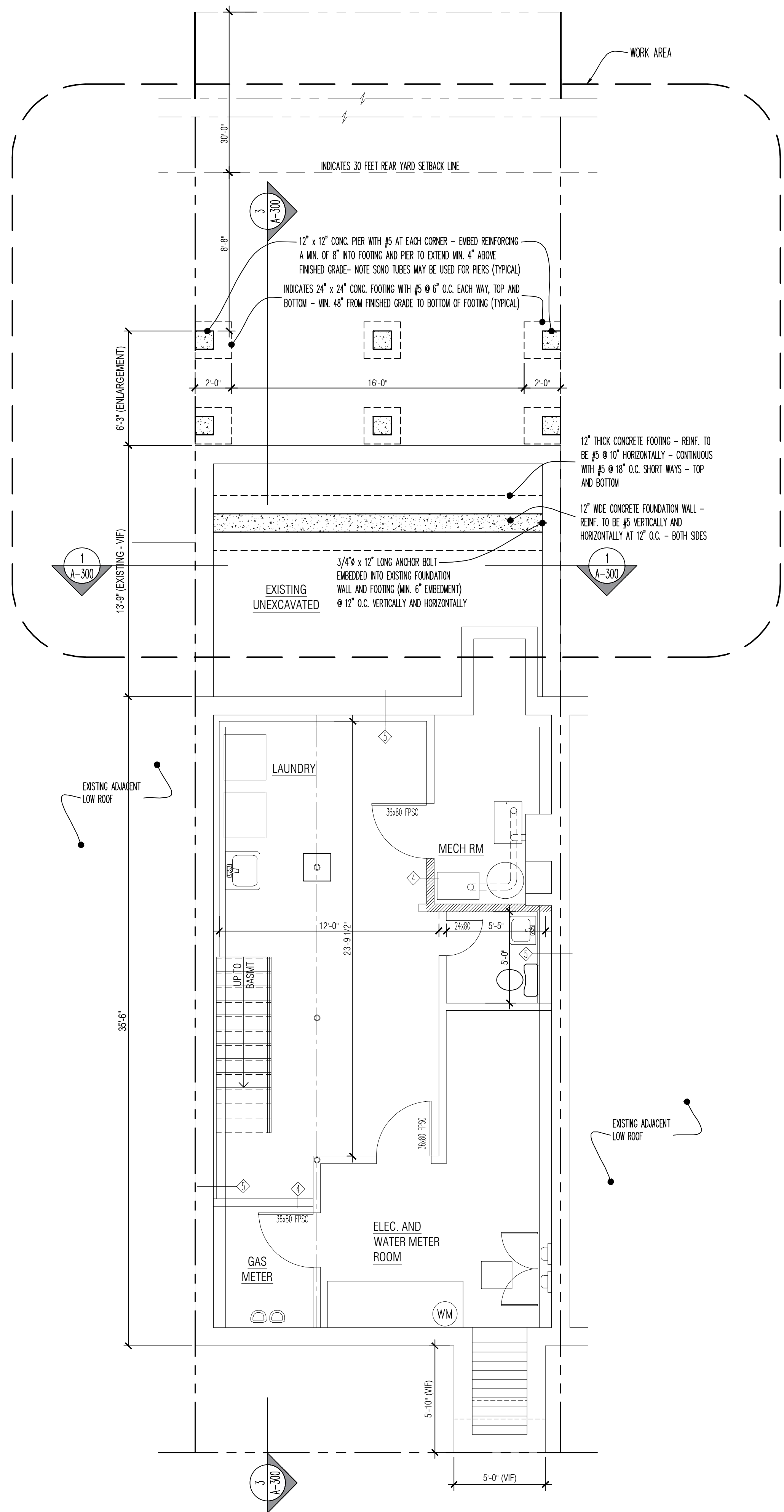
SEAL & SIGNATURE 	DATE: 2/8/2024 DRAWN BY: VKH/IH CHK BY: VKH DWG No: DM-100.00 Scale as Noted 3 of 15
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DOB APPROVAL STAMP

DOB APPLICATION No.
Q00621671 - I1



1 EXISTING CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"

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No.	Date	Remarks
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TWO FAMILY RENOVATION
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DRAWING TITLE
**PERMITTED & PROPOSED
CELLAR PLANS**

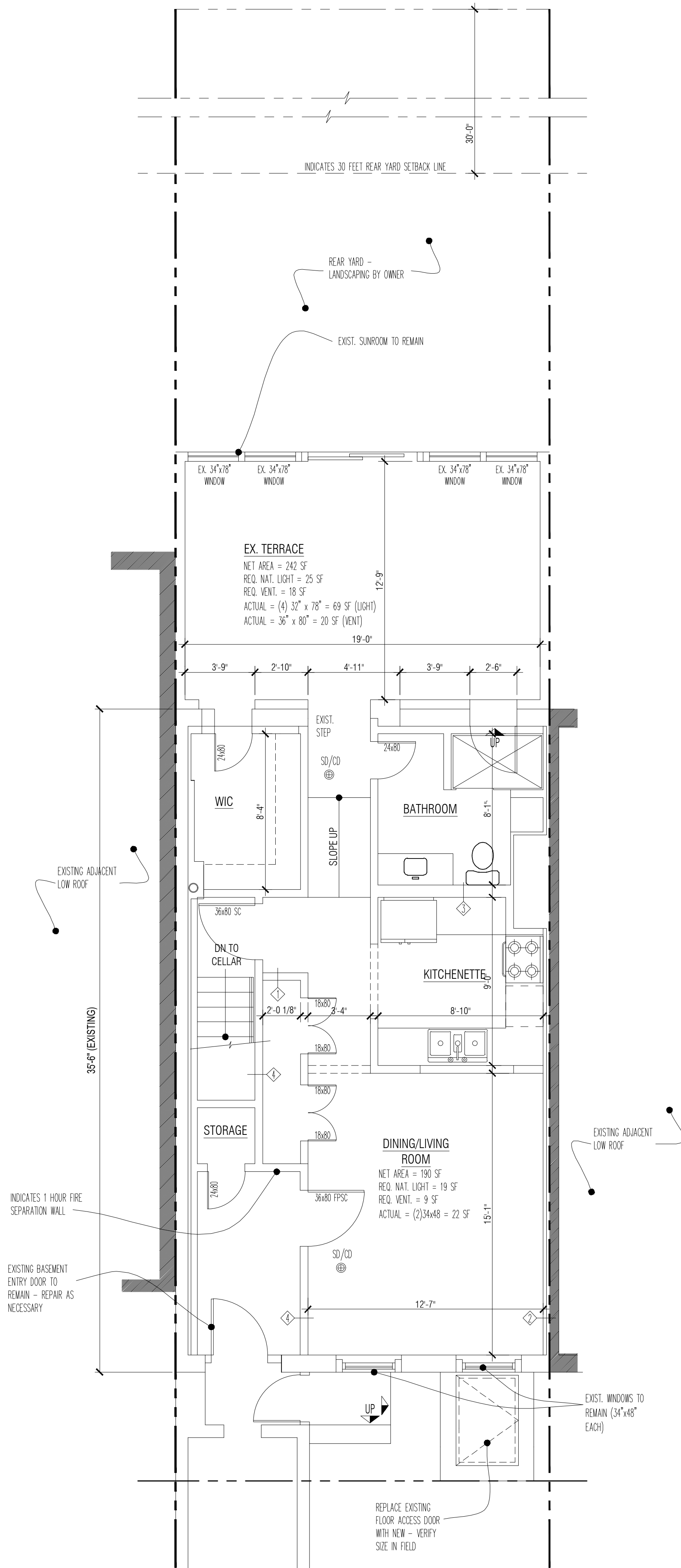
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	DRAWN BY: VKH/IH
	CHK BY: VKH
	DWG No: A-100.00

Scale as Noted 4 of 15

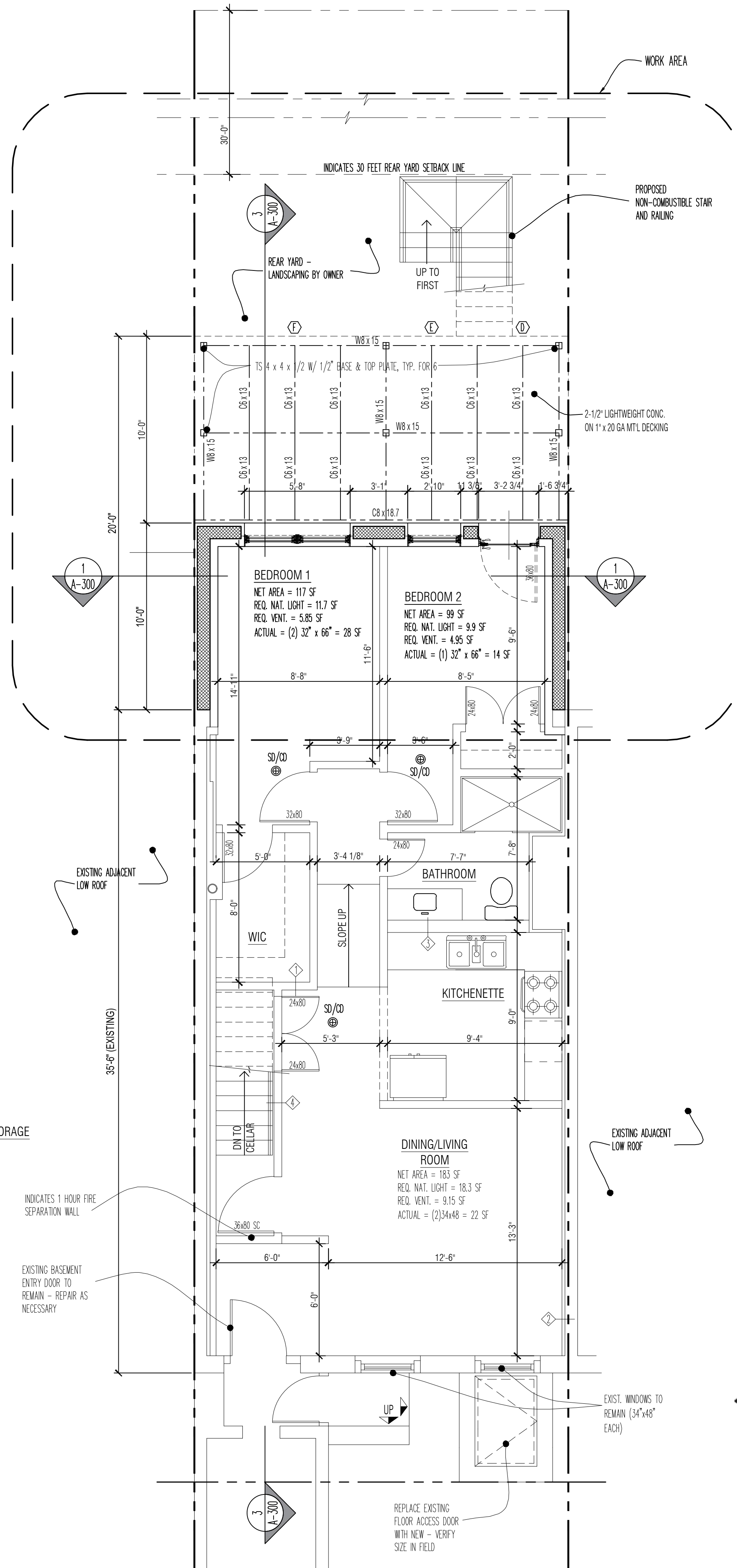
DOB APPROVAL STAMP

DOB APPLICATION No.

Q00621671 - I1



1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT

TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE

PERMITTED & PROPOSED BASEMENT PLANS

SEAL & SIGNATURE

DATE: 2/8/2024

DRAWN BY: VKH/IH

CHK BY: VKH

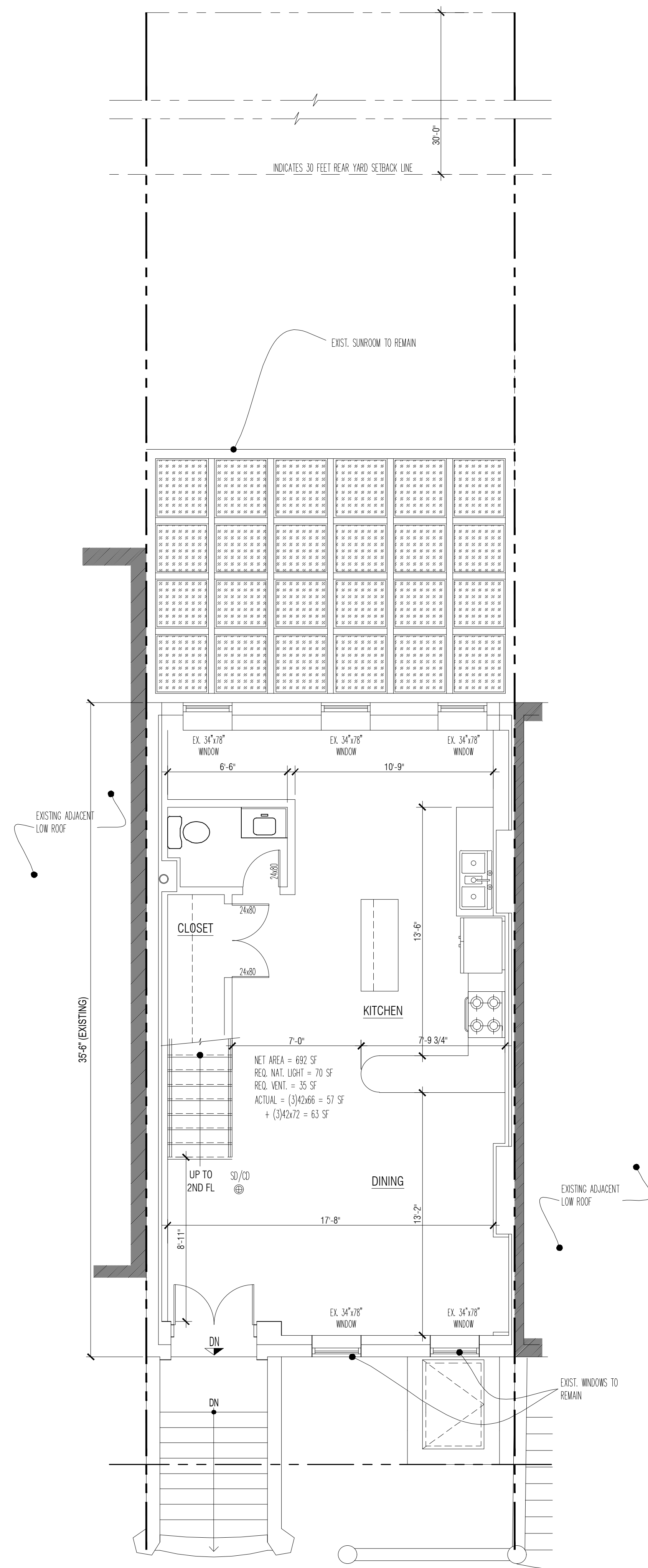
DWG No: A-101.00

Scale as Noted 5 of 15

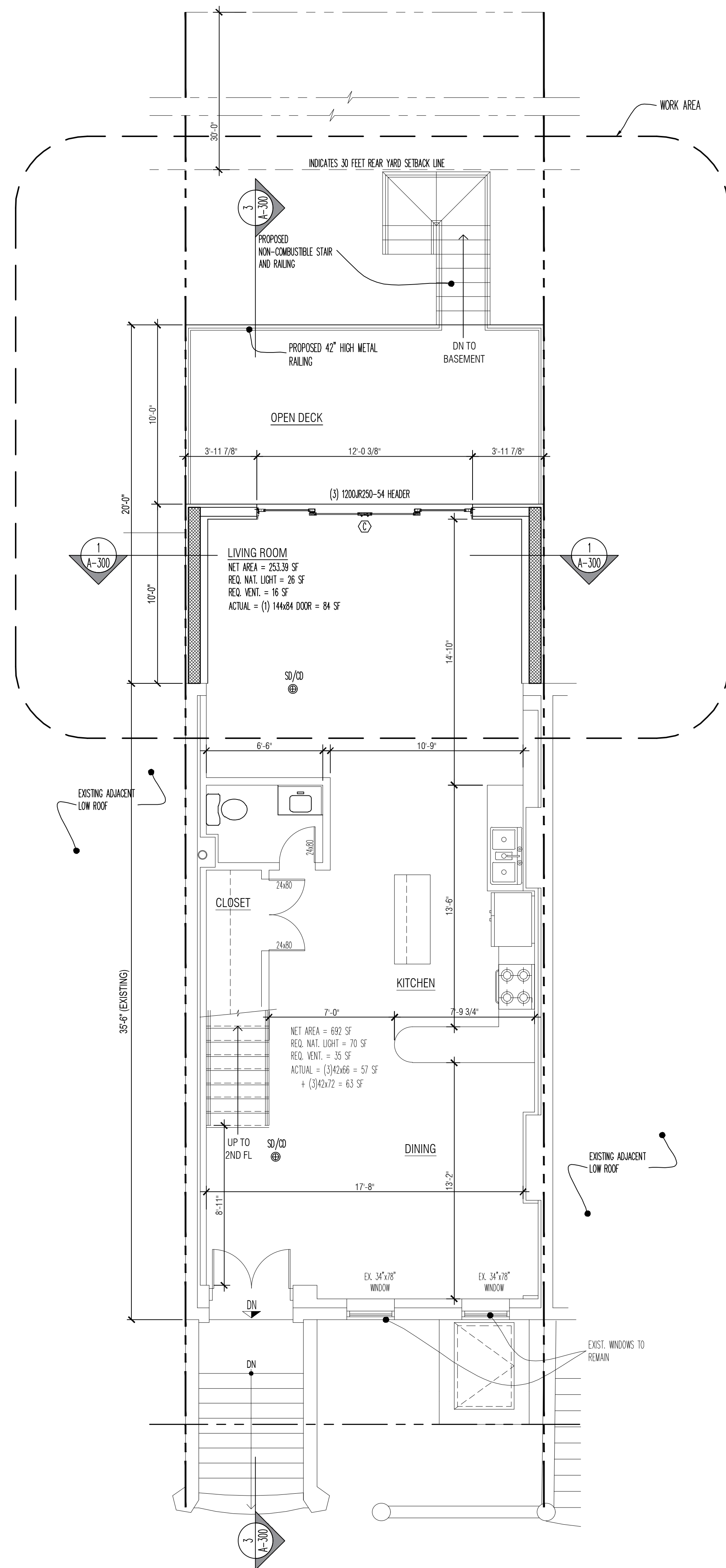
DOB APPROVAL STAMP

DOB APPLICATION No.

Q00621671 - I1



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOCUMENT NOTE:

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04-30-25	REV. AS PER LPC COMMENTS
04-07-25	REV. AS PER LPC COMMENTS
01-03-25	REV. AS PER LPC COMMENTS

No.	Date	Remarks
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PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE
**PERMITTED & PROPOSED
FIRST FLOOR PLANS**

SEAL & SIGNATURE	DATE: 2/8/2024
	DRAWN BY: VKH / IH
	CHK BY: VKH
	DWG No: A-102.00
Scale as Noted	6 of 15

DOB APPROVAL STAMP

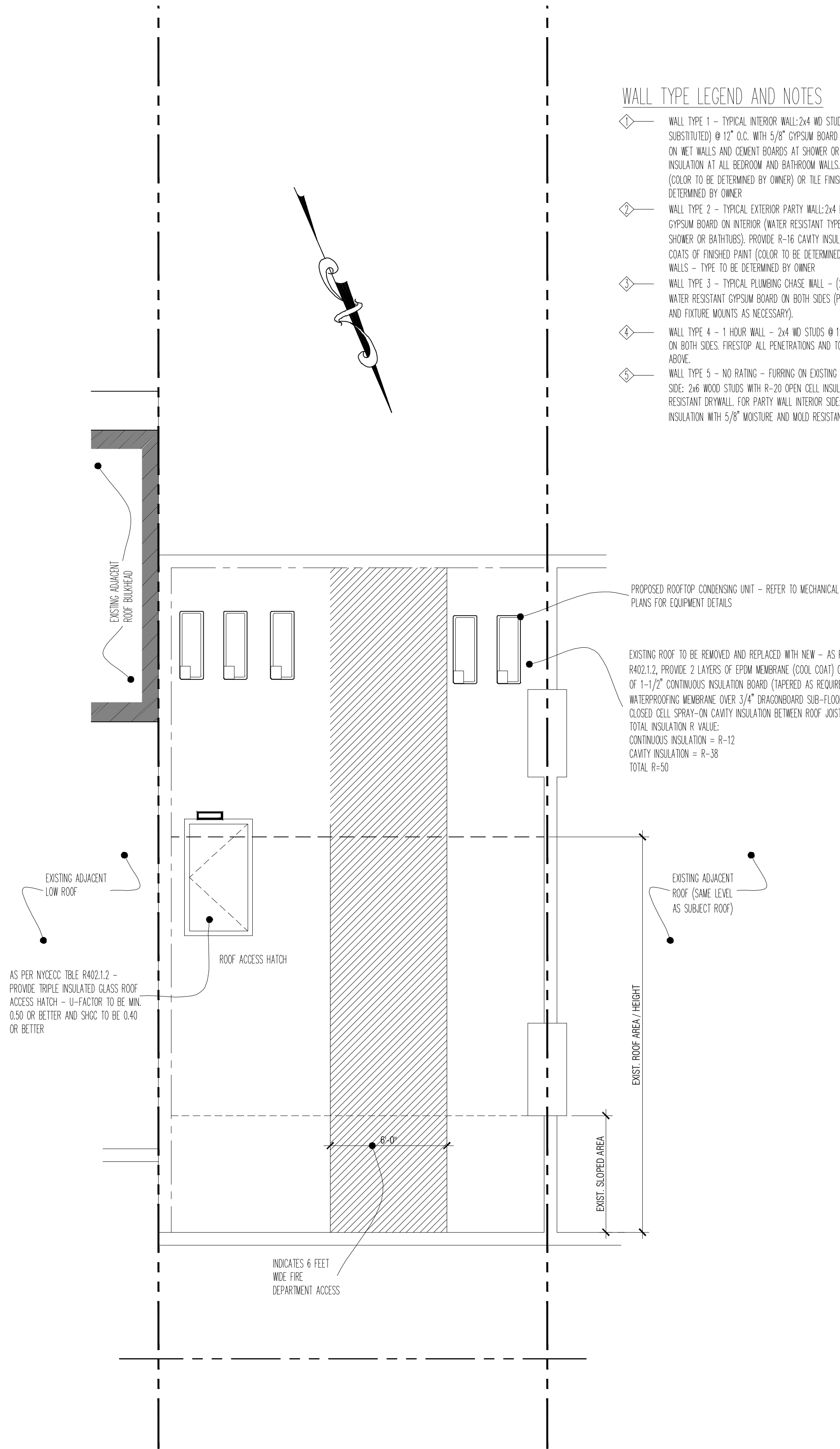
DOB APPLICATION No.

Q00621671 - I1

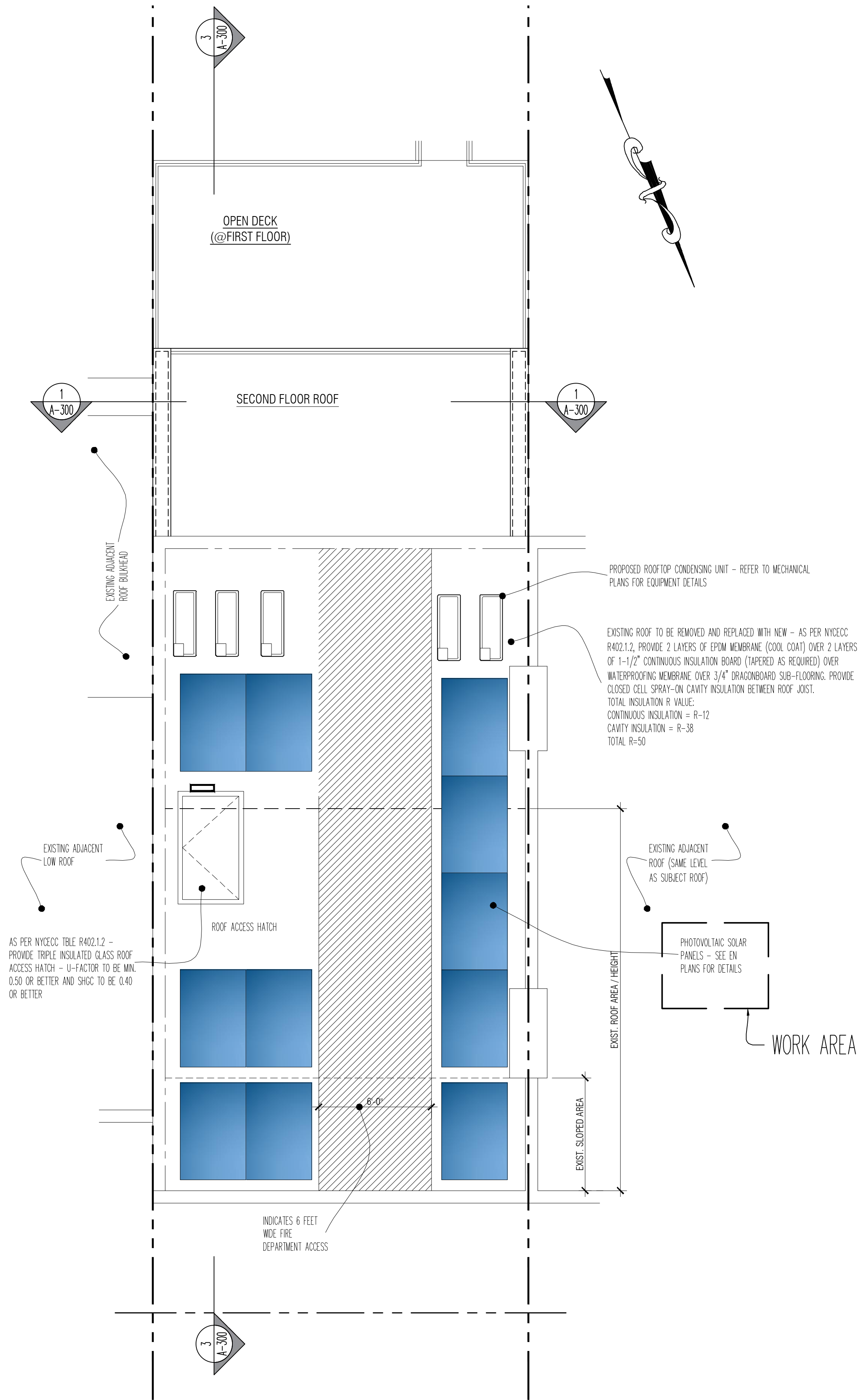
MARK	QTY	LOCATION	STYLE	NOMINAL OPENING	MANUFACTURER	U-VALUE	AIR LEAKAGE	SHGC	REMARKS
(A)	3	3RD FLOOR REAR	G2 SERIES - DOUBLE HUNG	34" W x 52" H	MARVIN	0.27 OR BETTER	0.3 CFM / SF	0.40 OR BETTER	ULTIMATE SERIES
(B)	3	2ND FLOOR REAR	G2 SERIES - DOUBLE HUNG	34" W x 75" H	MARVIN	0.27 OR BETTER	0.3 CFM / SF	0.40 OR BETTER	ULTIMATE SERIES
(C)	1	FIRST FL REAR PATIO DOOR	SLIDING DOOR	144" W x 84" H	MARVIN	0.27 OR BETTER	0.3 CFM / SF	0.40 OR BETTER	ULTIMATE LIFT AND SLIDE
(D)	1	BASEMENT REAR PATIO DOOR	INSWING DOOR	36" W x 82" H	MARVIN	0.27 OR BETTER	0.3 CFM / SF	0.40 OR BETTER	ULTIMATE FRENCH DOOR
(E)	1	BASEMENT REAR	G2 SERIES - DOUBLE HUNG	34" W x 44" H	MARVIN	0.27 OR BETTER	0.3 CFM / SF	0.40 OR BETTER	ULTIMATE SERIES
(F)	1	BASEMENT REAR	G2 SERIES - DOUBLE HUNG	(2) 34" W x 44" H	MARVIN	0.27 OR BETTER	0.3 CFM / SF	0.40 OR BETTER	ULTIMATE SERIES



Q00621671 - I1



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



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

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No.	Date	Remarks
04-30-25	REV.	AS PER LPC COMMENTS
04-07-25	REV.	AS PER LPC COMMENTS
01-03-25	REV.	AS PER LPC COMMENTS

REVISIONS

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PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE
**PERMITTED & PROPOSED
ROOF PLANS**

SEAL & SIGNATURE	DATE: 2/8/2024
	DRAWN BY: VKH / JH
	CHK BY: VKH
	DWG No: A-105.00
Scale as Noted	9 of 15

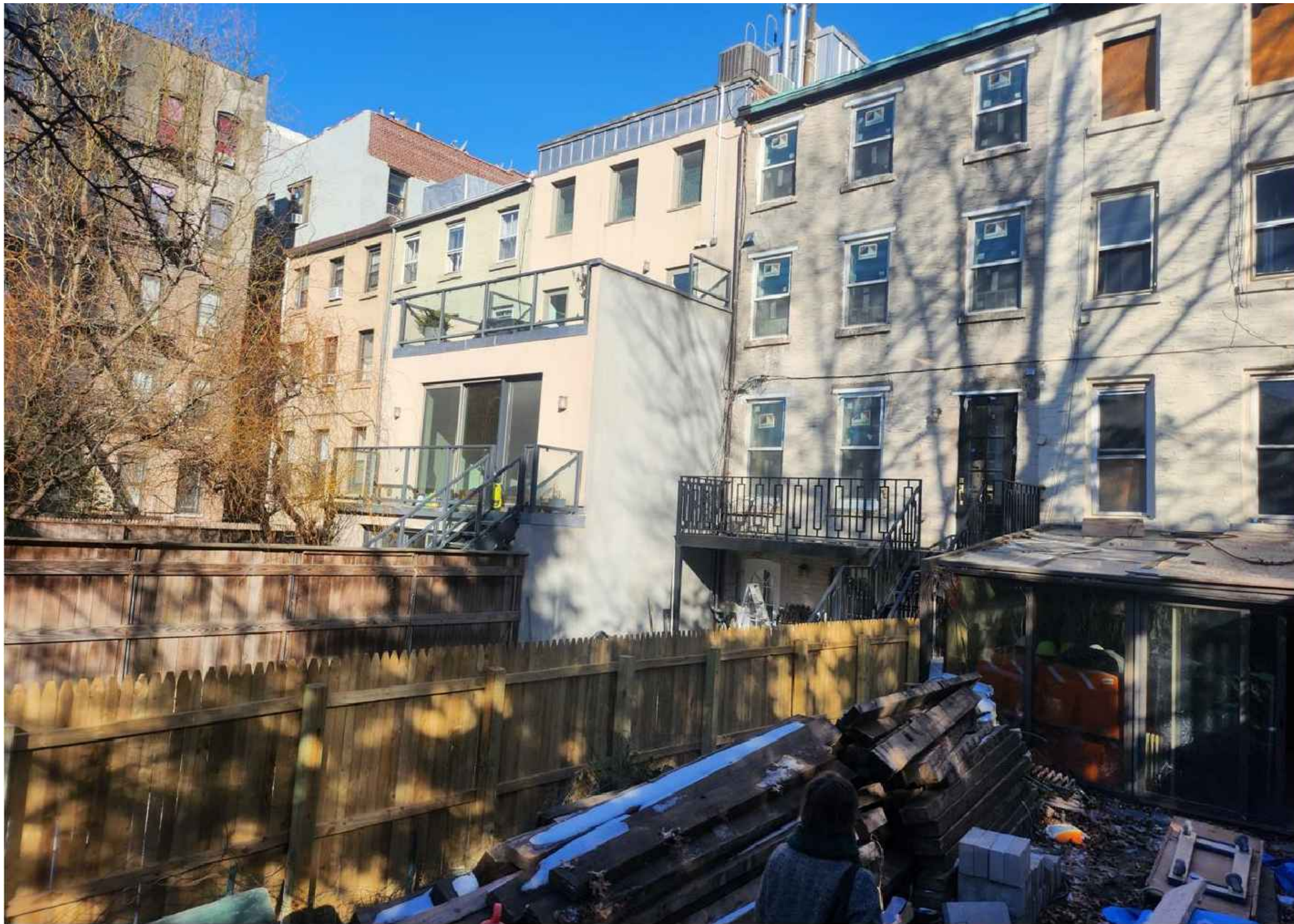
DOB APPROVAL STAMP

DOB APPLICATION No.

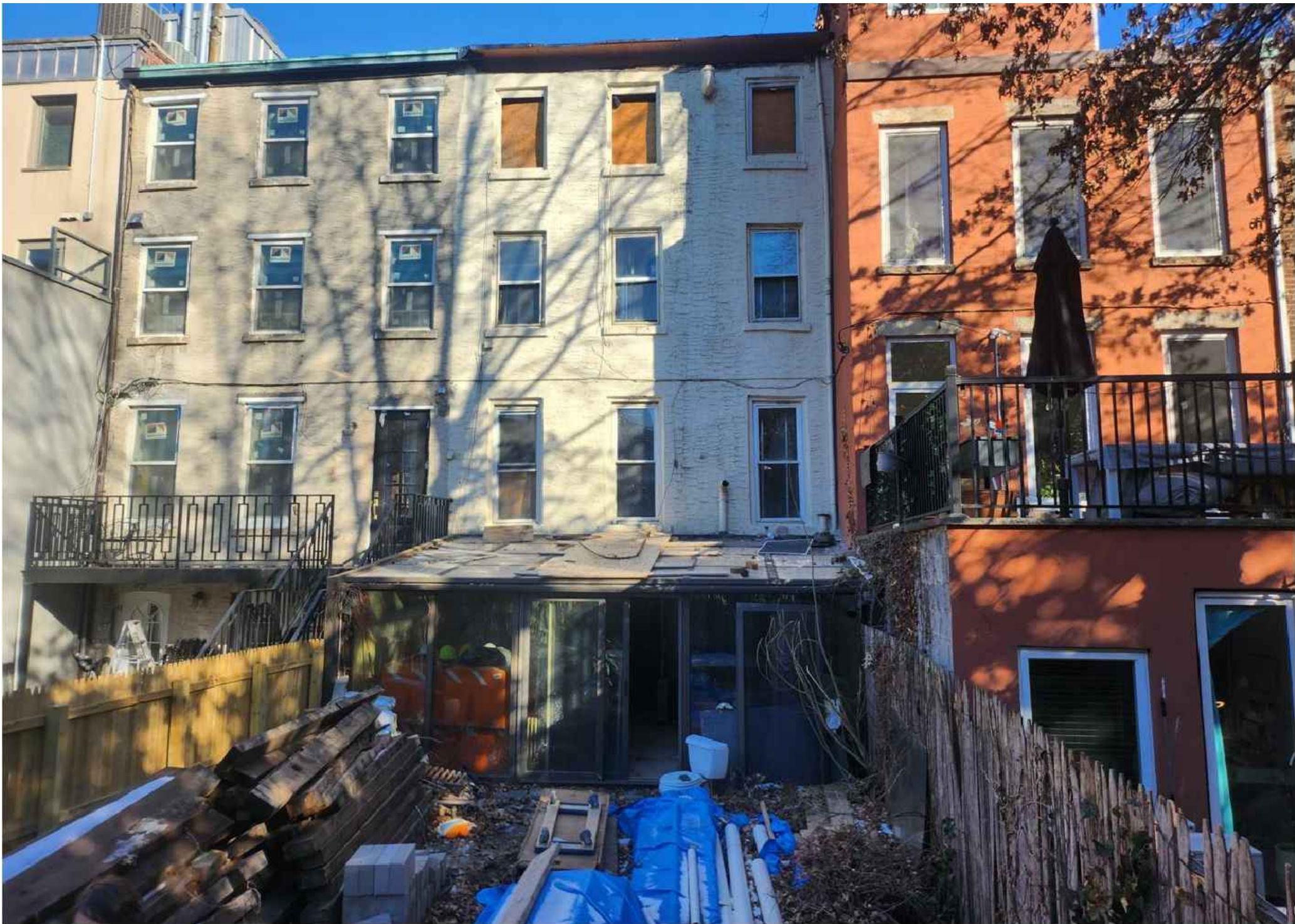
Q00621671 - I1



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



2 EXISTING REAR PHOTOGRAPH
SCALE: NONE



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	06-16-25	REV. AS PER LPC COMMENTS
	04-30-25	REV. AS PER LPC COMMENTS
No.	Date	Remarks

REVISIONS

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PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE
**EX. BUILDING ELEVATION
& PHOTOGRAPHS**

SEAL & SIGNATURE	DATE: 2/8/2024
	DRAWN BY: VKH/IH
	CHK BY: VKH
	DWG No: A-200.00
	Scale as Noted 10 of 15

DOB APPROVAL STAMP

DOB APPLICATION No.
Q00621671 - I1



1 PREVIOUSLY SUBMITTED REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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08-01-25	REV. AS PER LPC COMMENTS
06-16-25	REV. AS PER LPC COMMENTS
04-30-25	REV. AS PER LPC COMMENTS
04-07-25	REV. AS PER LPC COMMENTS
02-20-25	REV. AS PER LPC COMMENTS
01-13-25	REV. AS PER LPC COMMENTS
01-03-25	REV. AS PER LPC COMMENTS

No.	Date	Remarks
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REVISIONS

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PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE
BUILDING ELEVATIONS

SEAL & SIGNATURE	DATE: 2/8/2024
DRAWN BY: VKH / IH	CHK BY: VKH
DWG No: A-201.00	Scale as Noted
11 of 15	

DOB APPROVAL STAMP

DOB APPLICATION No.
Q00621671 - I1

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Sto Color Classic Collection

Sto's Classic Color Collection

This is a selected group of colors from the StoColor System. The Classic Color Collection represents traditional favorites from North America. For additional color, refer to our entire StoColor System with 800 standard colors. Explore your creative freedom with the varied textures in which all Sto colors are available. To learn more about the solutions Sto can provide for you, contact us by calling 1-800-231-2397 or log on at www.stocolor.com.

StoColor System

- Quick and easy to understand thanks to a clear, logical system construction
- Offers a harmonic, finely tailored selection of color for interior and exterior use
- Is ergonomic and perception oriented for all phases of color selection and implementation

La Colección Clásica de Color de Sto Corp.

Esta es un surtido selecto de colores del sistema StoColor. Esta Colección Clásica representa colores preferidos en Norteamérica. Para colores adicionales, referirse a la colección completa StoColor System de 800 colores. Pruebe su creatividad con las variedades de texturas en las cuales todos los colores Sto son disponibles. Para aprender más sobre las soluciones que Sto puede proporcionar, comuníquese a 1-800-231-2397 o por el Intranet en www.stocolor.com.

Sistema StoColor

- Fácil de comprender, debido a su presentación clara y lógica
- Ofrece una selección armoniosa y a la medida, de colores para interiores y exteriores
- Es ergonómico y orientado hacia toda fase para la selección e implementación de colores

Guide to symbols

Explicación de los símbolos

31437 ■ 73 *

Color no.
Color code/number

Number of the tone of color
Código del número de pedazo

Light Reflectance Value
Value for the quantity of light
reflected from the surface.
Measured in percent.
100 % = white, 0 % = black

Value Reflejante de Luz
Valor en el que se mide la
capacidad de la reflexión por la superficie
100% = blanco, 0% = Negro

*These tints that contain color and/or saturated colors may be mixed used with any high light beige.

*Tingings present in certain colors and/or saturated colors may be mixed used with any high light beige of the collection.

Most Popular Textures; Las texturas más populares

1.5 / Medium

1.0 / Fine

R1.5 / Swirl

Freeform

Free Color Texture / Nota: Textura según especificaciones del cliente

1.5 / Medium

StoColorSystem 1.5
StoColor 1.5
StoColor X Fine
StoColor Medium Sand
StoColorMedium Medium
StoColorMedium Sand
StoColorMedium Sand
StoColorMedium Sand Medium

R1.5 / Swirl

StoColor R1.5
StoColor Swirl
StoColor Swirl
StoColor Swirl
StoColor Swirl
StoColor Swirl
StoColor Swirl

SignatureStone

Stone: SignatureStone requires four layers of light and will require additional color.
Nota: El SignatureStone requiere dos capas adicionales de color y requiere un color adicional.

Freeform

Free Color Texture / Nota: Textura según especificaciones del cliente

Freeform

Free Color Texture / Nota: Textura según especificaciones del cliente

1.0 / Fine

StoColorSystem 1.0
StoColor 1.0
StoColor X Fine
StoColor Fine Sand
StoColorMedium Medium
StoColorMedium Sand
StoColorMedium Sand
StoColorMedium Sand Medium

Freeform

StoColorFreeform Freeform
StoColorFreeform Freeform
StoColorFreeform Freeform
StoColorFreeform Freeform
StoColorFreeform Freeform
StoColorFreeform Freeform
StoColorFreeform Freeform

SignatureStone

Stone: SignatureStone requires four layers of light and will require additional color.
Nota: El SignatureStone requiere dos capas adicionales de color y requiere un color adicional.

Pointe note

The colors presented on this chart are representations. Actual color of the manufactured product may vary slightly from that shown. Color perception is affected by degree of gloss, texture, and lighting conditions. Colors should always appear in a product sample, under natural lighting conditions, and corrected full scale color match over the first color approval.

Most shade differences may occur from batch to batch when in batch or out of batch. Retaining separate batches side by side and applying in direct sunlight. Avoid eroding over fresh applied to weathered or aged finish. The color will not be responsible for shade or color variations between batches or color variations caused by application or substrate differences, or fading resulting from natural causes such as weather. See the StoColor Test, StoColor Test 100-100-100-100 for help in use prevention of color problems.

For exterior use and finish. See the StoColor Test 100-100-100-100 for help in use prevention of color problems.

Por favor Nota

Los colores que aparecen en este material son representaciones. El color real del producto puede variar ligeramente con el lote manufacturado. La percepción del color puede verse afectada por el grado de brillo, la textura y las condiciones de luz. Los colores deben aparecer en una muestra de producto, bajo iluminación natural y corregidos a escala completa de coincidencia de color sobre la primera aprobación de color.

Las diferencias de tono más comunes ocurren entre lotes cuando se aplican dentro o fuera de un lote. Mantenga lotes separados uno al lado del otro y aplique directamente a la luz del sol. Evite erosionar sobre un acabado terminado o envejecido. El color no es responsable por diferencias de color o variaciones de color causadas por diferencias de aplicación o diferencias de sustrato, o desvanecimiento resultante de causas naturales como el clima. Véase la Prueba de Color Sto, Prueba de Color Sto 100-100-100-100 para obtener ayuda en la prevención de problemas de color.

Para uso exterior y acabado final. Véase la Prueba de Color Sto, Prueba de Color Sto 100-100-100-100 para obtener ayuda en la prevención de problemas de color.

Para SignatureStone requiere cuatro capas de luz y requerirá un color adicional de color. Nota: El SignatureStone requiere dos capas adicionales de color y requerirá un color adicional.



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DESIGN BUILD AND CONSTRUCTION MANAGEMENT

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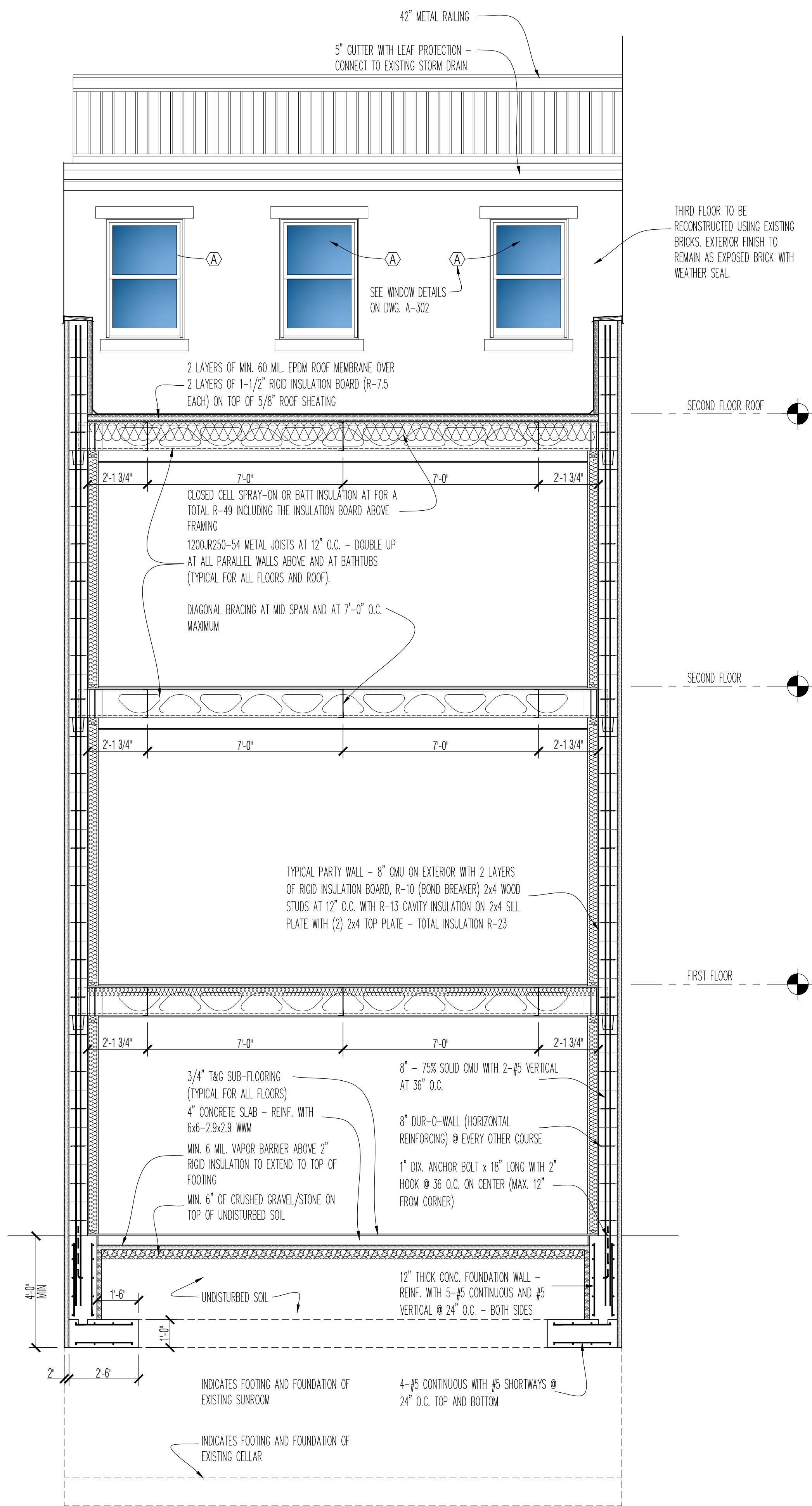
E-MAIL: vkhanarchitect@gmail.com / vkhperra@msn.com

DRAWING TITLE
REAR FINISH MATERIAL
& RENDERINGS

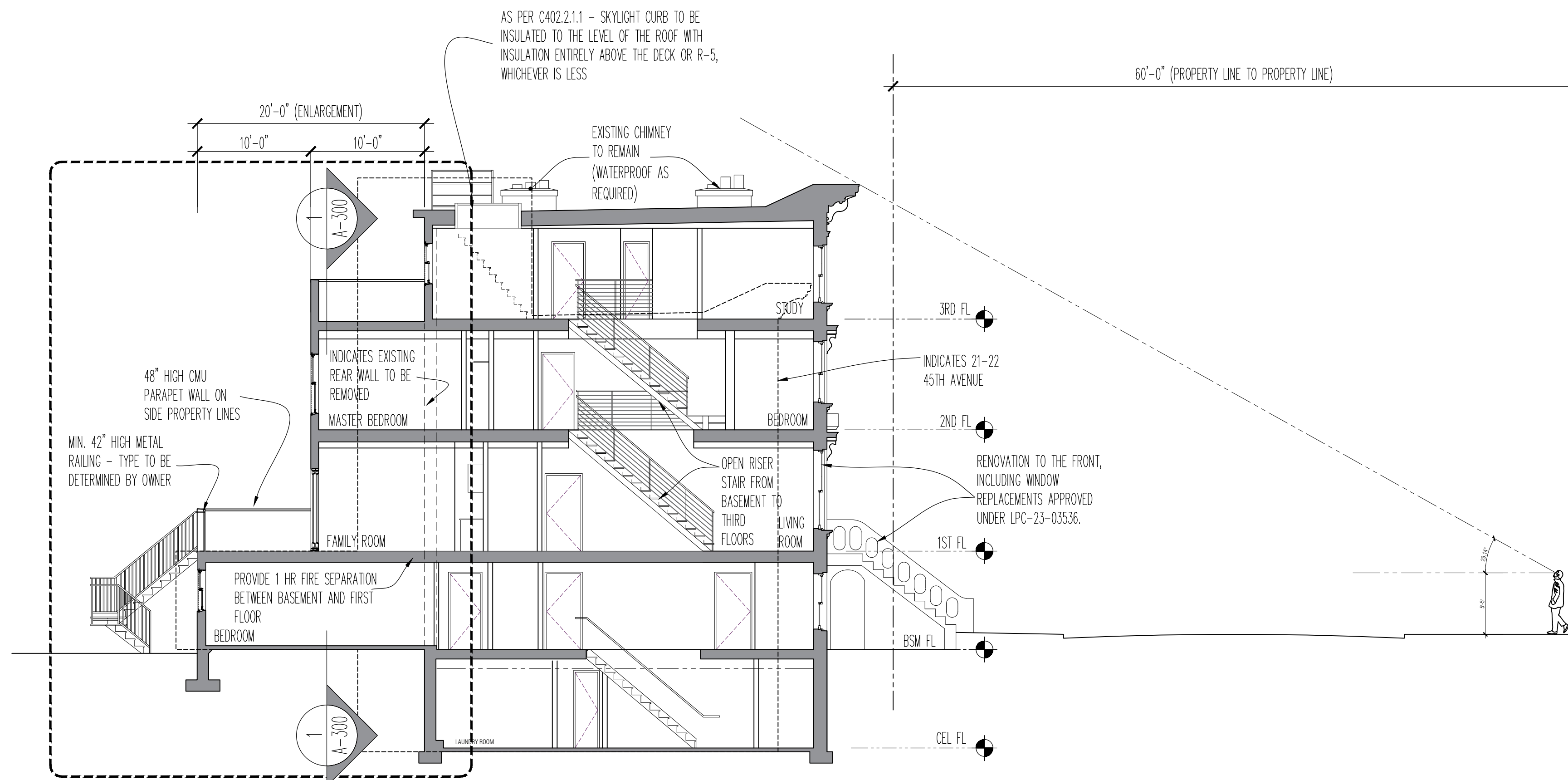
DOB APPROVAL STAMP

DOB APPLICATION No.

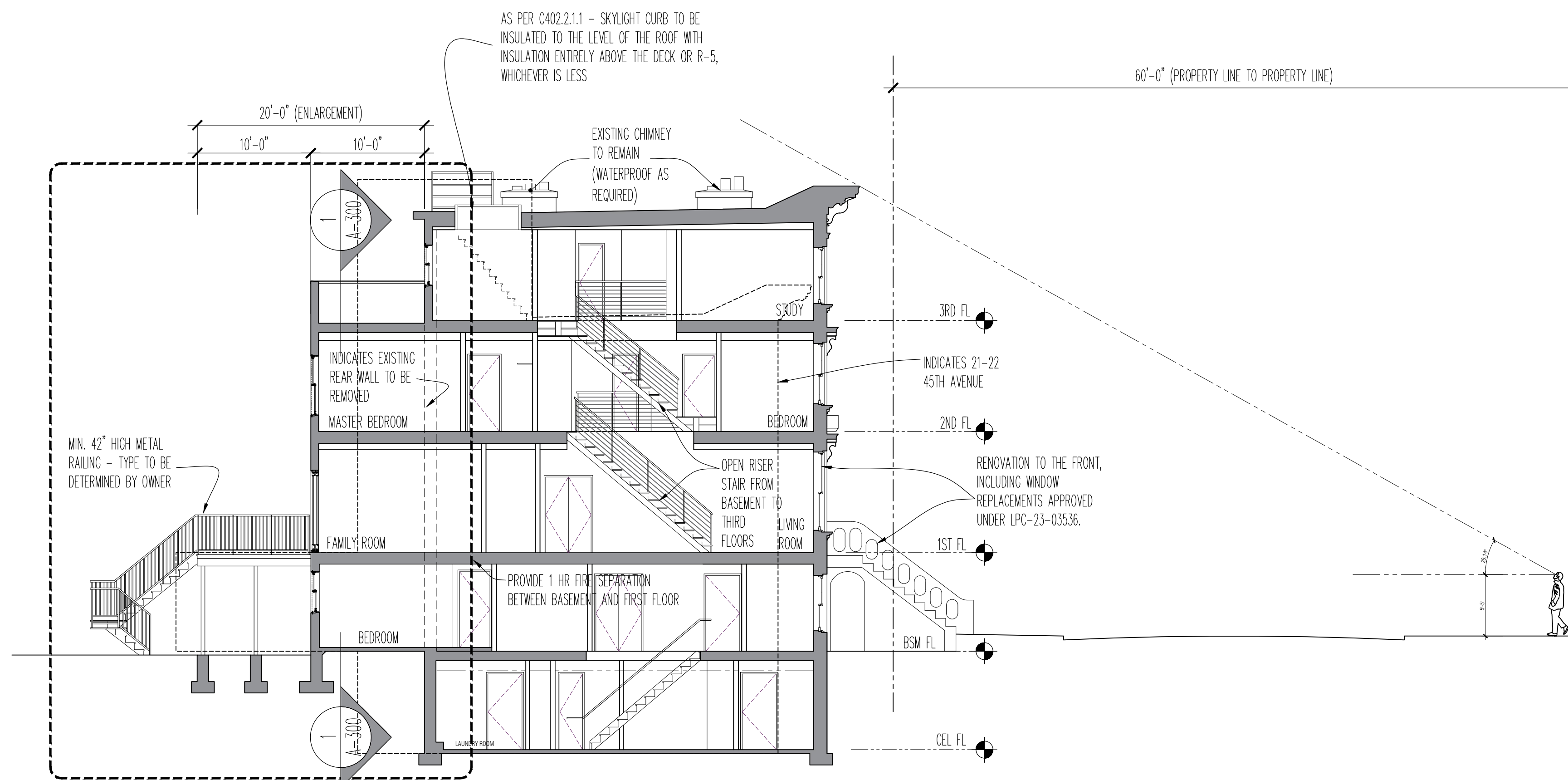
Q00621671 - I1



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



2 PREVIOUSLY SUBMITTED LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



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

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No.	Date	Remarks
08-01-25	REV. AS PER LPC COMMENTS	
06-16-25	REV. AS PER LPC COMMENTS	
04-30-25	REV. AS PER LPC COMMENTS	
04-07-25	REV. AS PER LPC COMMENTS	
01-03-25	REV. AS PER LPC COMMENTS	

REVISIONS

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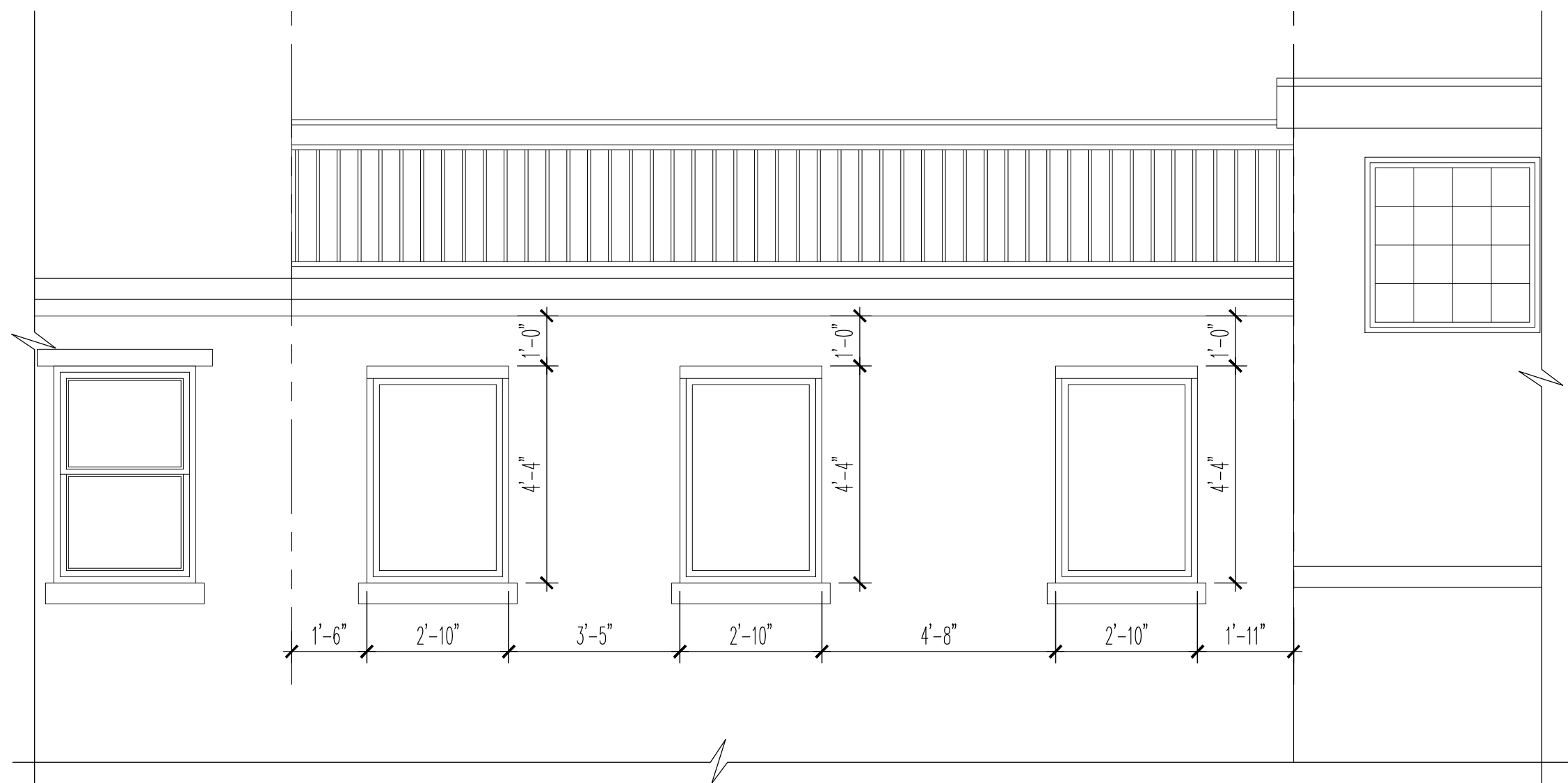
PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE
PROPOSED BUILDING SECTIONS

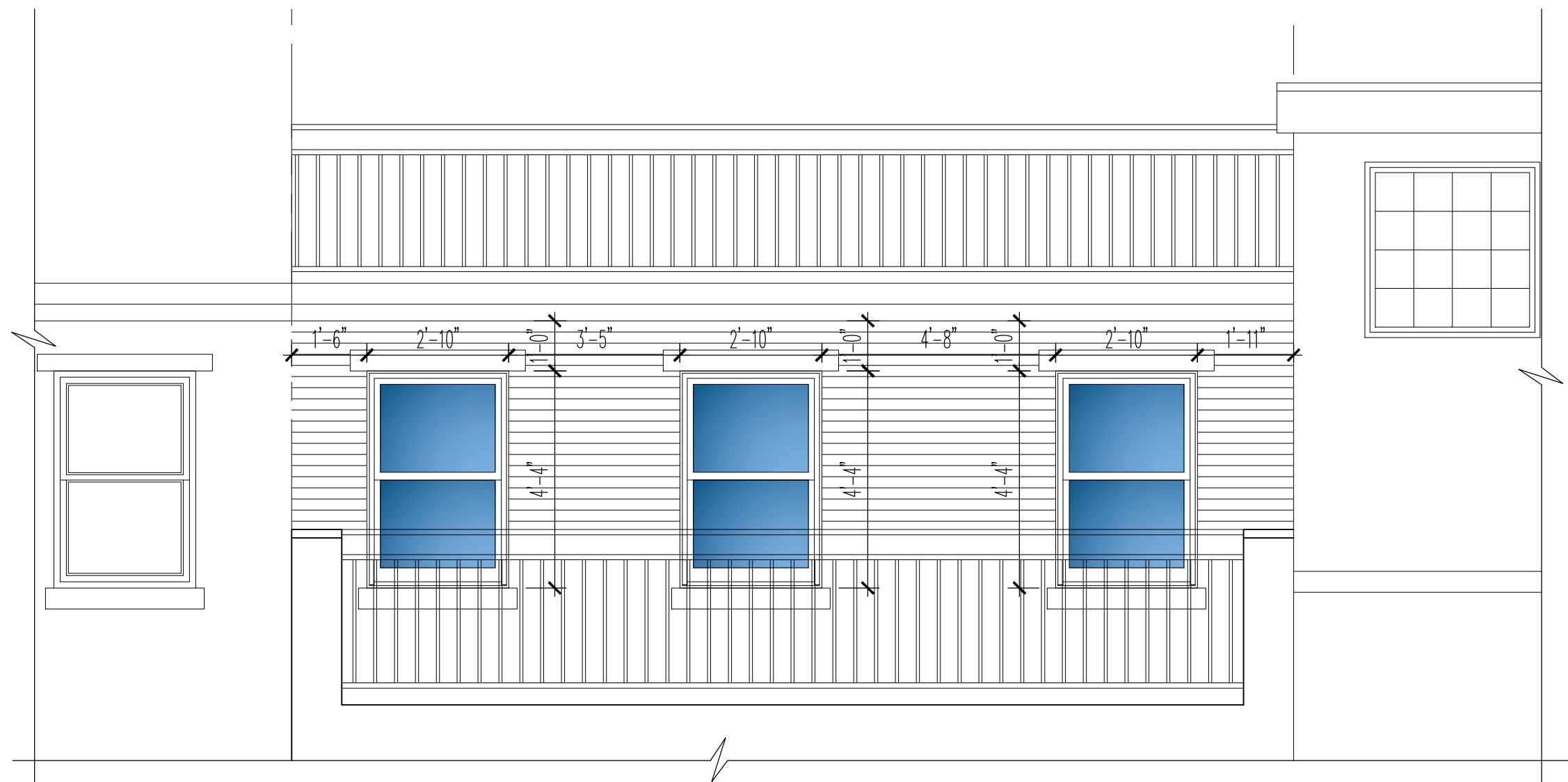
SEAL & SIGNATURE	DATE: 2/8/2024
	DRAWN BY: VKH/IH
	CHK BY: VKH
	DWG No: A-300.00
	Scale as Noted 13 of 15

DOB APPROVAL STAMP

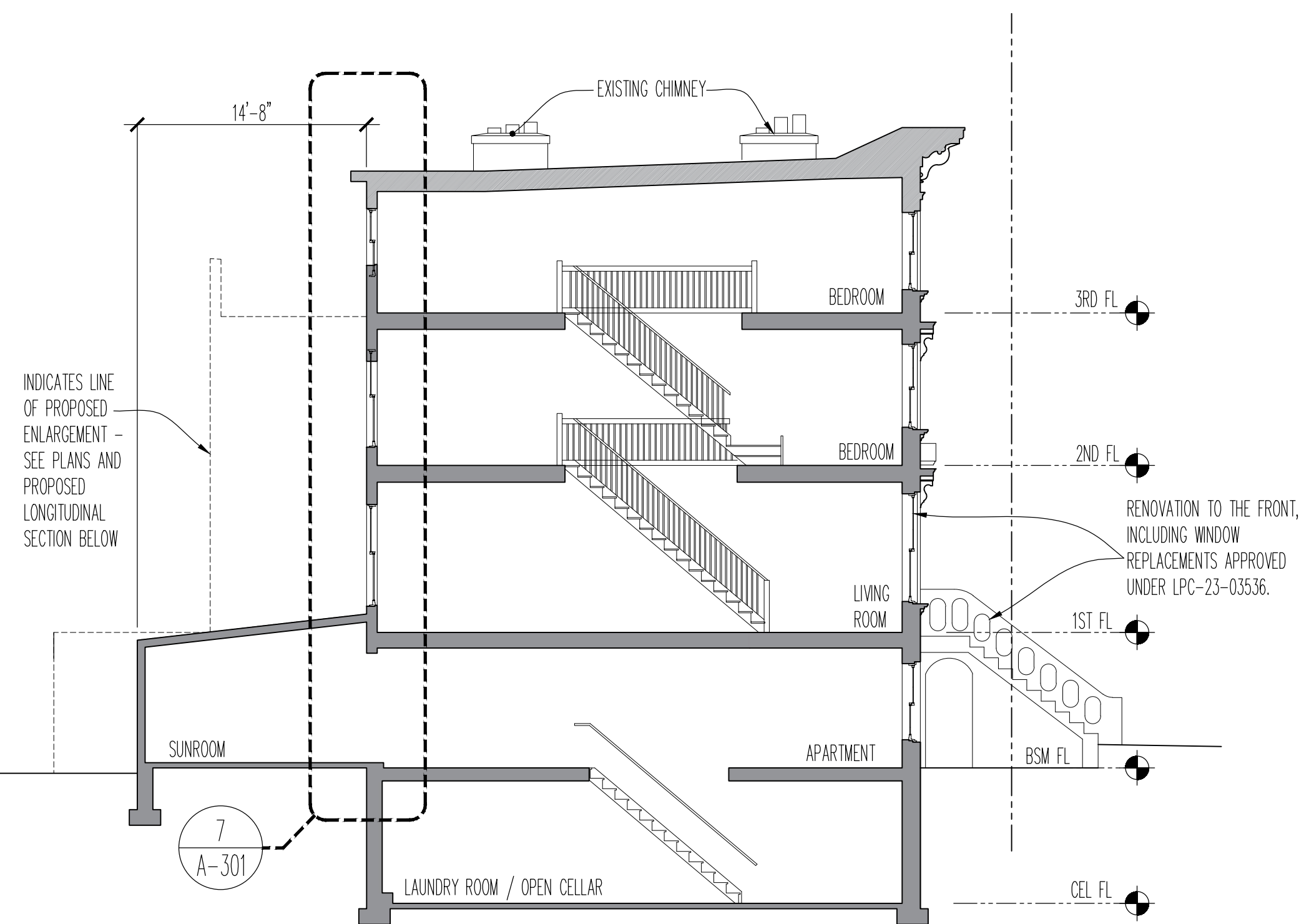
DOB APPLICATION No.
Q00621671 - I1



1
EXISTING ENLARGED REAR ELEVATION @3RD FLOOR
SCALE: 3/8" = 1'-0"

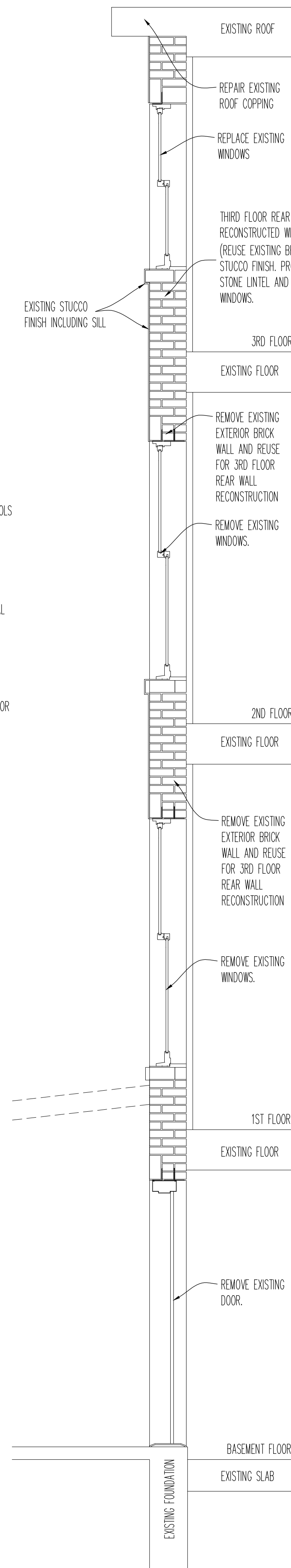


2
PROPOSED ENLARGED REAR ELEVATION @3RD FLOOR
SCALE: 3/8" = 1'-0"

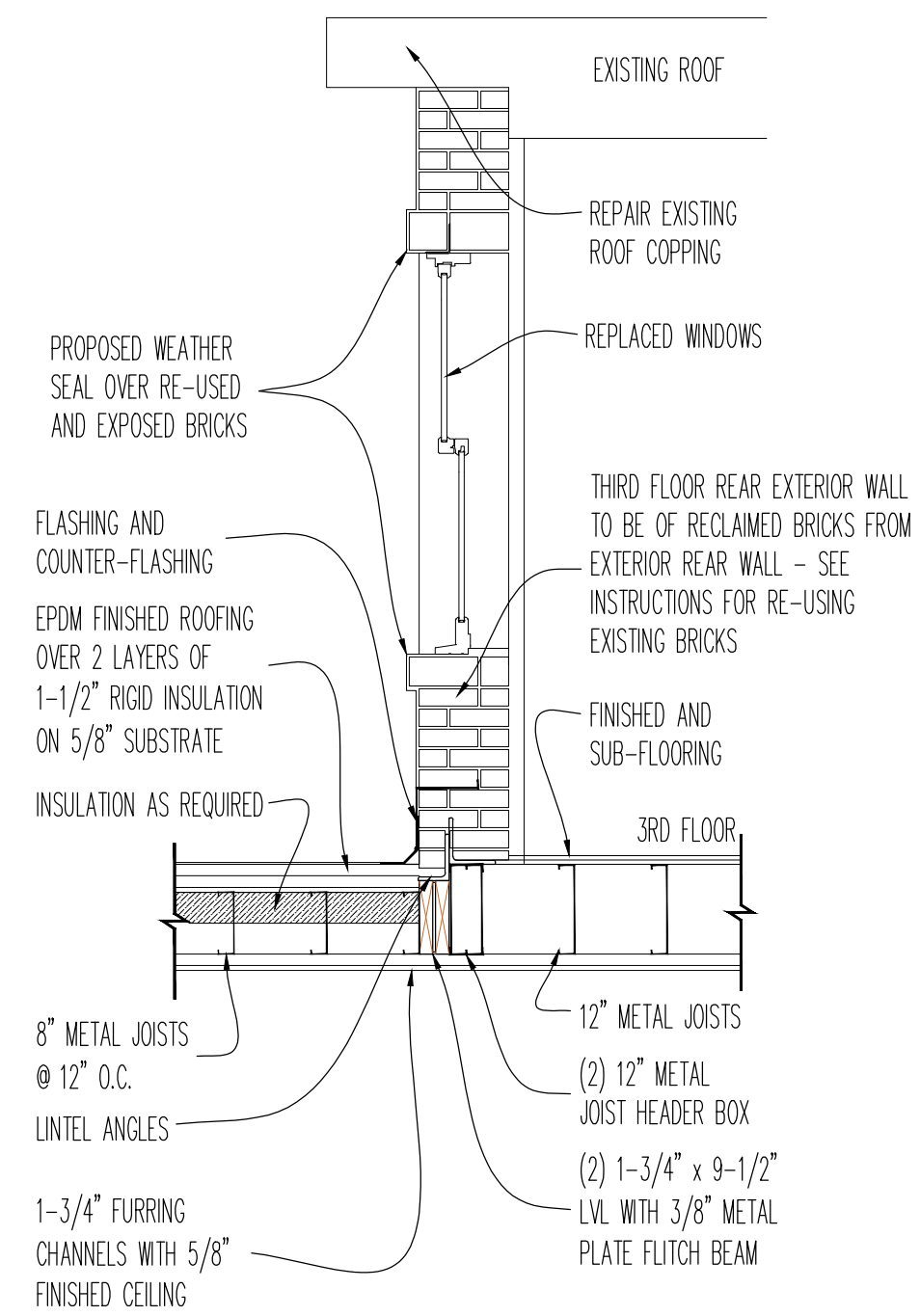


3
EXISTING LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

- PROCEDURE FOR RE-USING EXISTING BRICKS:
1. DURING DEMOLITION, BRICKS MUST BE REMOVED CAREFULLY TO AVOID DAMAGE. USE MANUAL TOOLS LIKE CHISELS AND HAMMERS INSTEAD OF HEAVY MACHINERY TO ENSURE MAXIMUM RECOVERY.
 2. CLEANING OF BRICKS - REMOVE OLD MORTAR. OPTIONS OF CLEANING INCLUDE (A) MANUAL CLEANING: USE WIRE BRUSHES, CHISELS, OR GRINDERS TO SCRAPE OFF MORTAR (B) CHEMICAL CLEANING: SOAK THE BRICKS IN A MILD ACID SOLUTION TO DISSOLVE STUBBORN MORTAR (C) PRESSURE WASHING: FOR LARGER BATCHES OF BRICKS BUT SHOULD BE USED CAUTIOUSLY TO PREVENT DAMAGE
 3. ONCE CLEANED, SORT THE BRICKS BY SIZE, COLOR AND CONDITION, PROVIDING CONSISTENCY IN APPEARANCE AND PERFORMANCE DURING CONSTRUCTION.
 4. WHEN REUSING BRICKS, PLACEMENT SHOULD BE CAREFULLY CONSIDERED. BRICKS WITH MINOR FLAWS SHOULD ONLY BE USED IN NON-LOAD BEARING AREAS.



4
EXISTING REAR EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



5
PROPOSED REAR EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"

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08-01-25	AS PER LPC COMMENTS
06-16-25	AS PER LPC COMMENTS
06-02-25	AS PER LPC COMMENTS
04-30-25	AS PER LPC COMMENTS

No.	Date	Remarks
REVISIONS		

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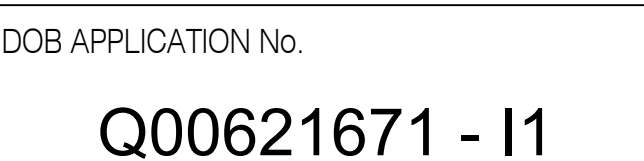
PROJECT
TWO FAMILY RENOVATION
21-20 45TH AVENUE, LONG ISLAND CITY, NY 11101

DRAWING TITLE
**EX. BLDG SECTION, ENLARGED ELEV.
EX. & PROP. REAR WALL SECTION**

SEAL & SIGNATURE	DATE: 2/8/2024
	DRAWN BY: VKH/IH
	CHK BY: VKH
	DWG No: A-301.00
Scale as Noted	14 of 15

DOB APPROVAL STAMP

DOB APPLICATION No.
Q00621671 - I1



The current proposal is:

Preservation Department – Item 1, LPC-25-05359

21-20 45th Avenue – Hunters Point Historic District
Borough of Queens

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.