Landmarks Preservation Commission

August 12, 2025
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-25-08899

449 12th Street – Park Slope Historic District Extension

Borough of Brooklyn

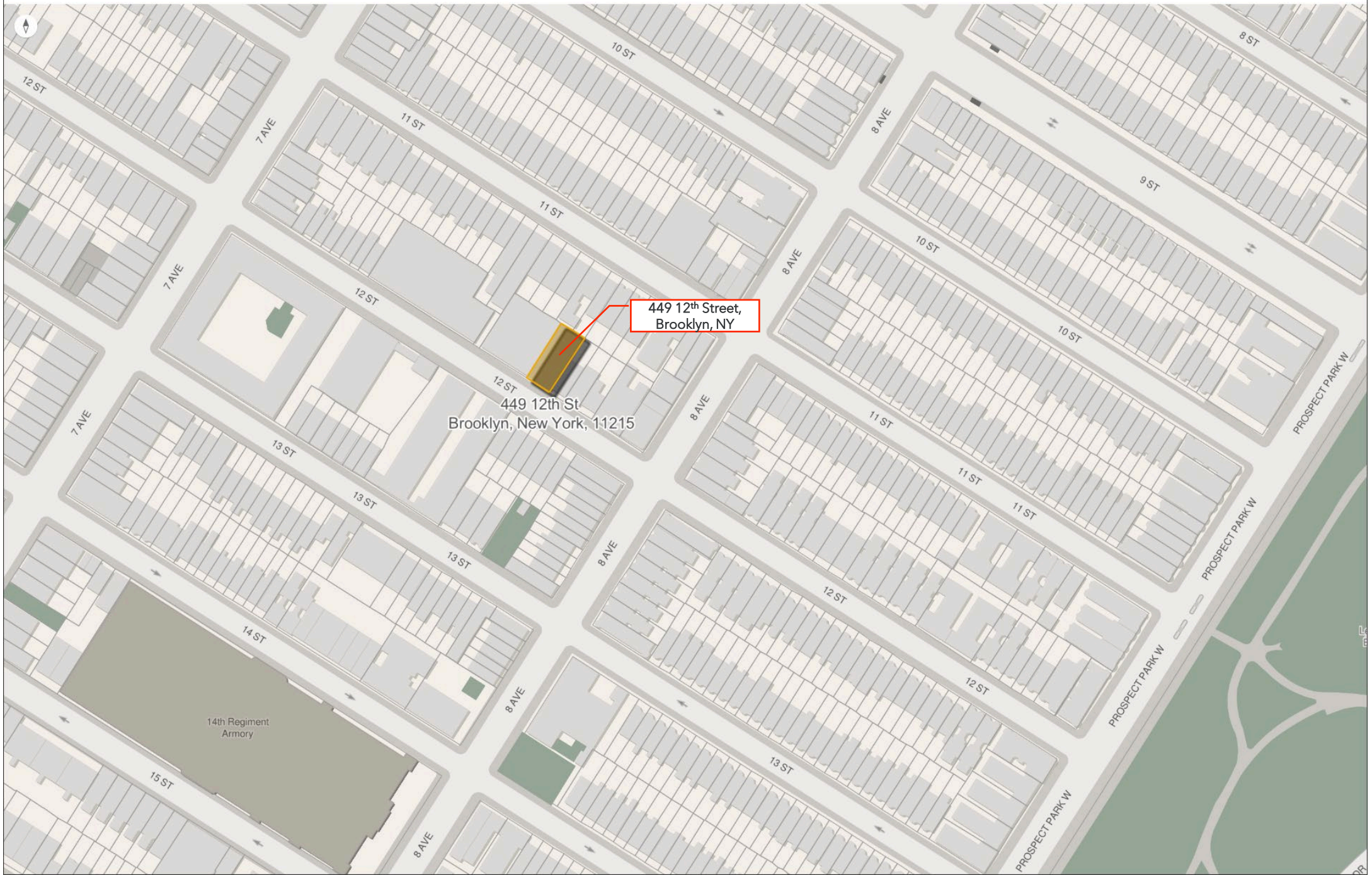
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

OFF-STREET EXTERIOR WALL REPAIRS AT

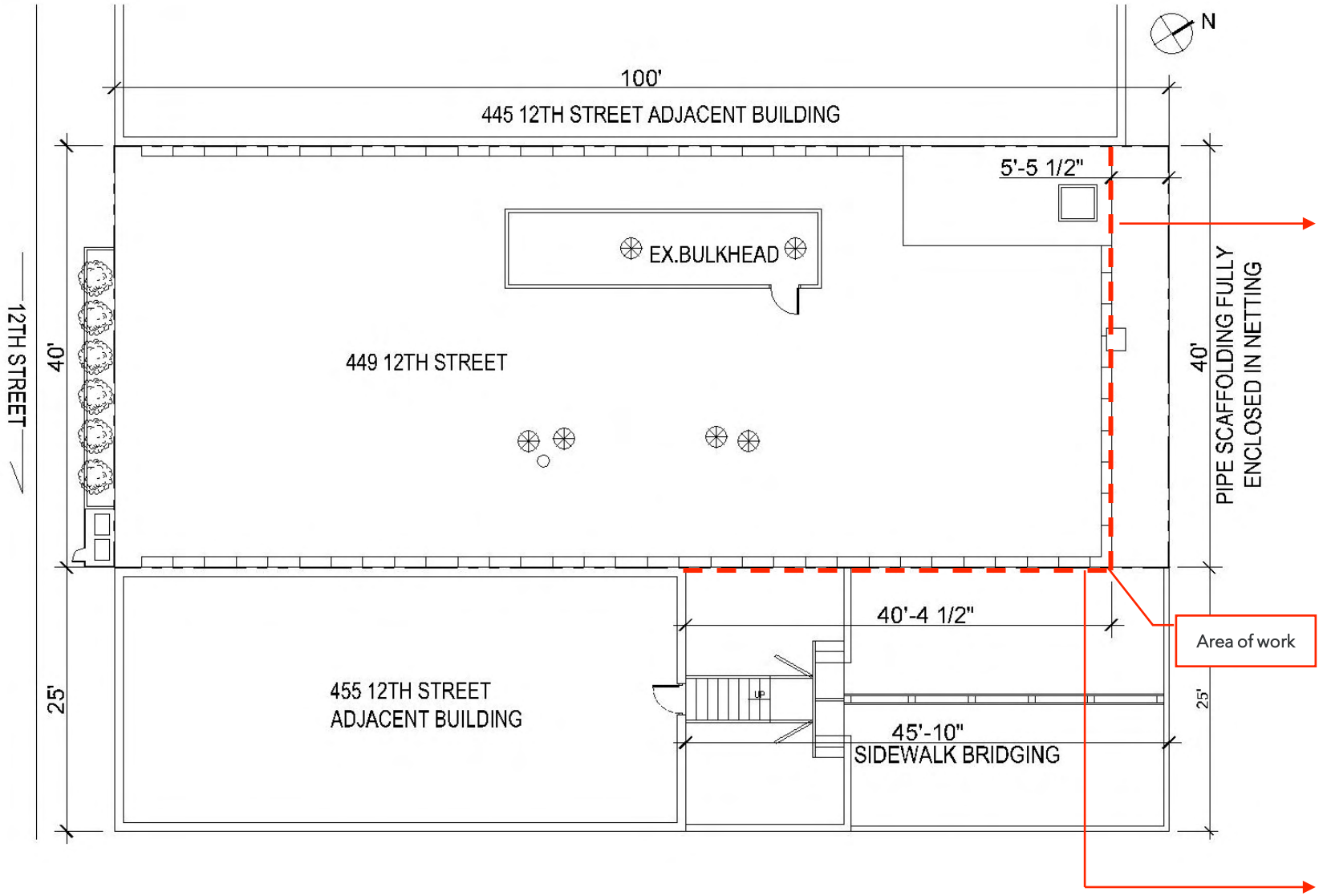
449 12TH ST, BROOKLYN, NY

DARIUS TORABY ARCHITECTS P.C.

NYCityMap Lot Info



OFF-STREET EXTERIOR WALL REPAIRS AT 449 12TH STREET, BROOKLYN, NY



Existing Conditions - North Wall

Existing Conditions - East Wall

IMG.1._View of stucco cladding at east-facing wall. On the left is the rear elevation of the neighboring building.

Observations: Rear-facing apartments at 449 12th Street have been subject to chronic exterior wall leaks and water penetration for many years.

IMG.2._View of stucco cladding at north wall. Although stucco is reinforced with metal lath, it has developed non-structural hairline cracks, reducing the stucco's ability to prevent water penetration into the building's exterior masonry walls.

EXISTING CONDITIONS AT NORTH-FACING AND EAST-FACING OFF STREET EXTERIOR WALLS.

IMG.9

IMG.10

Observations: The stucco installation is deficient. Lath reinforcement is missing at masonry openings, resulting in extensive cracking at window perimeters. The stucco assembly lacks a weather barrier (such as felt-backed lath) or air space to prevent water readily soaking through. There is widespread, non-structural hairline cracking of the stucco.

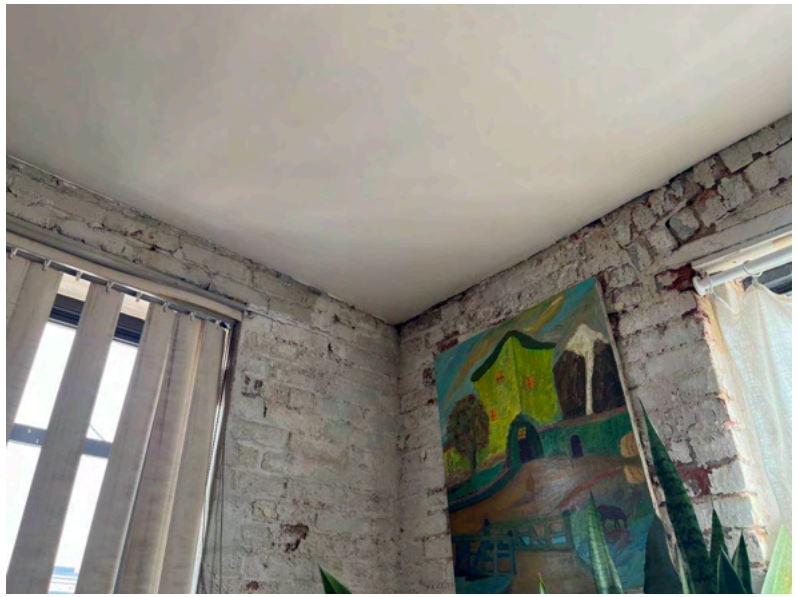
IMG.11

IMG.12

IMG.13

EXISTING INTERIOR WALL CONDTIONS AT NORTHEAST FACING APARTMENT (2ND FLOOR)

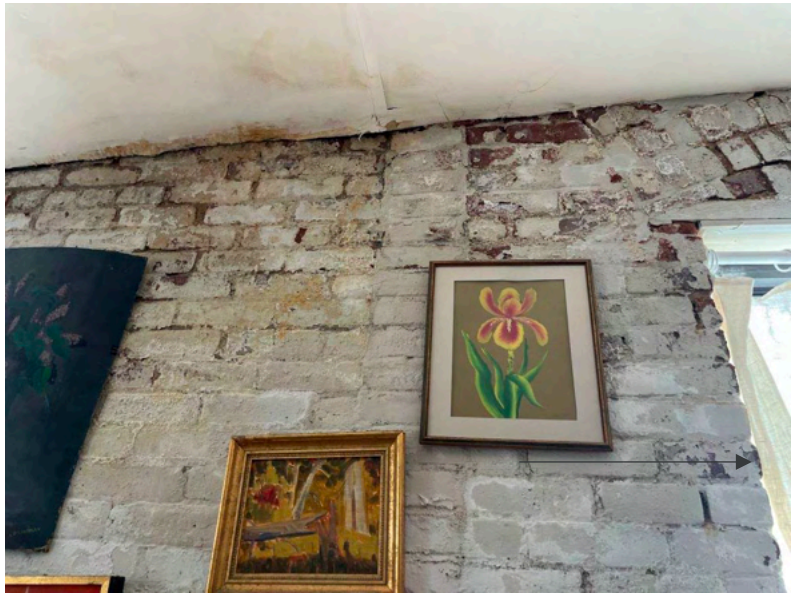
IMG.14



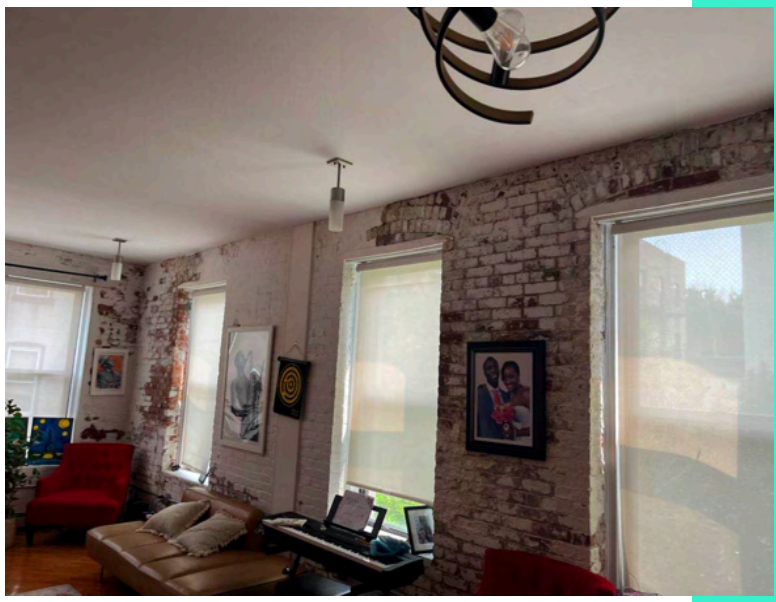
IMG.15

Observations: Previously installed cement stucco cladding at these walls has proven to be inadequate to prevent water penetration into the brick masonry exterior walls. As a result, the 120-year-old original brick walls are permeated by dampness after rain, causing a lingering dank smell, peeling paint and mold growth on the interior side. Mold formation was reported by Olmsted Environmental behind wood baseboards and wall-hung art.

IMG.16

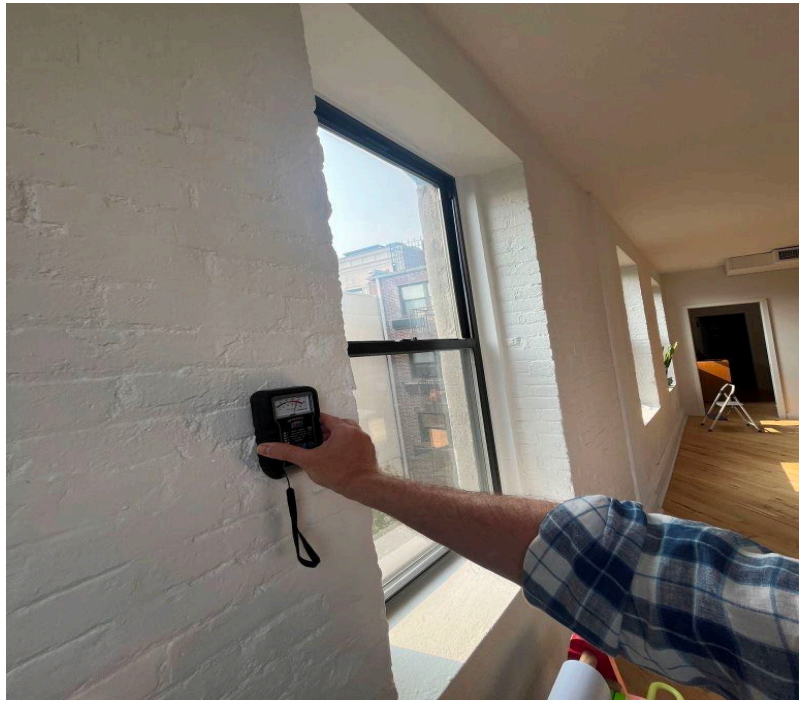


IMG.17



IMG.18

EXISTING INTERIOR WALL CONDTIONS AT NORTHEAST FACING APARTMENT (4TH FLOOR)



IMG.22

IMG.23

IMG.24

IMG.25

EXISTING AND PROPOSED NORTH AND EAST EXTERIOR WALL

Existing North and East Exterior Wall

Proposed North and East Exterior Wall

EXISTING AND PROPOSED VIEWS SHOWING ADJACENT BUILDINGS

Existing East Exterior Wall

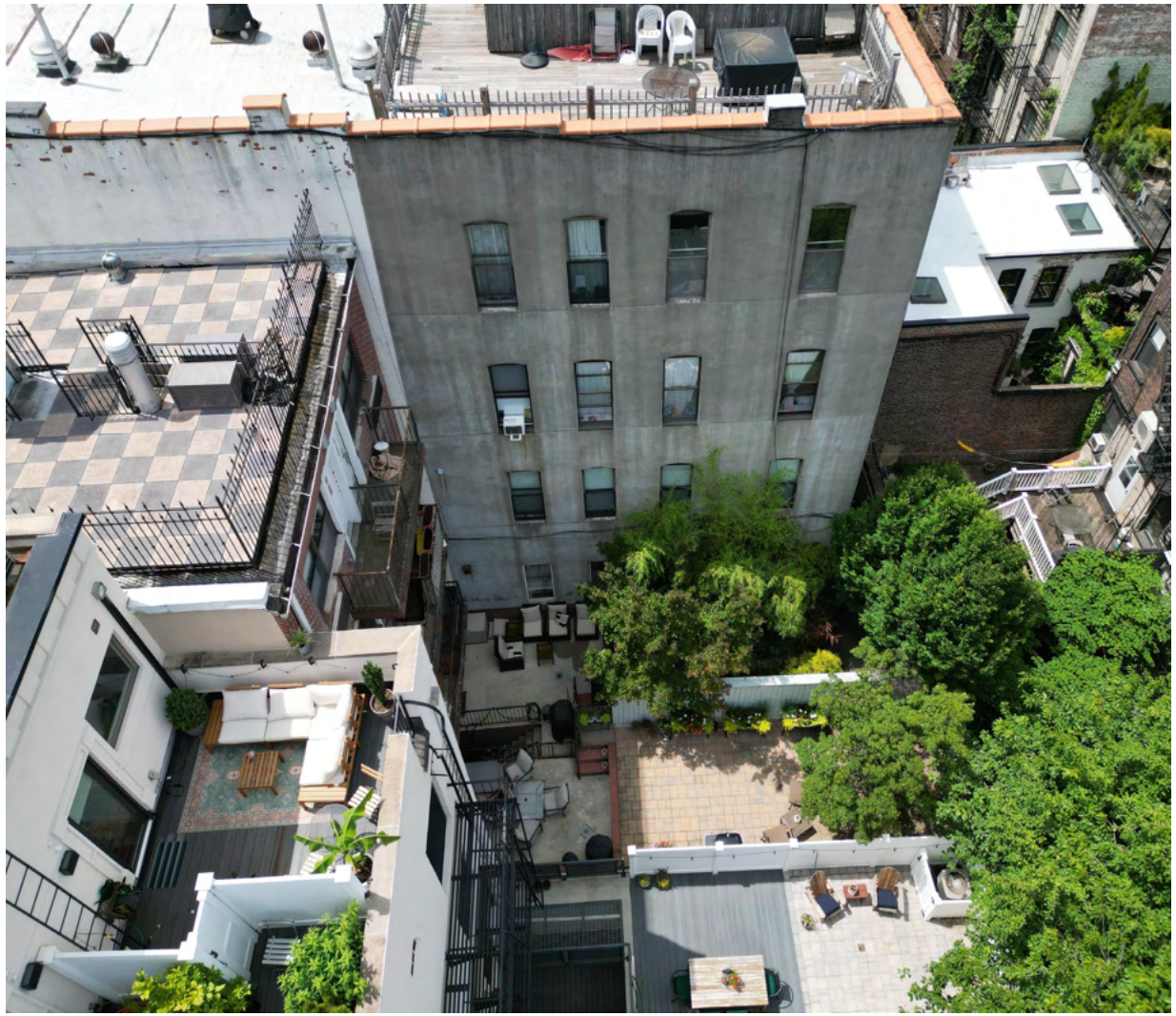
Proposed East Exterior Wall

EXISTING AND PROPOSED NORTH EXTERIOR WALL

Existing North Exterior Wall

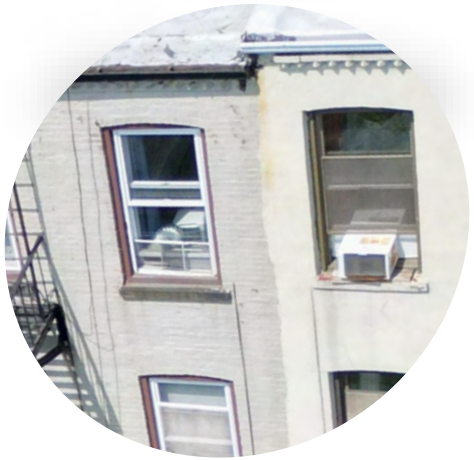
Proposed North Exterior Wall

EXISTING AND PROPOSED EAST EXTERIOR WALL

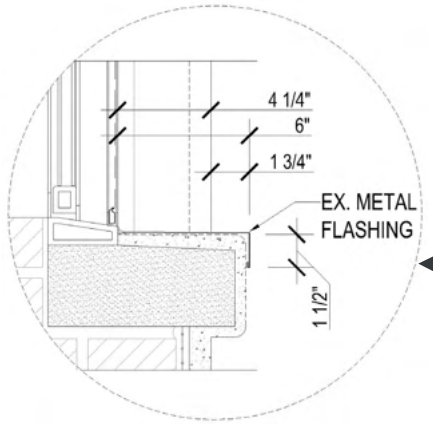


Existing East Exterior Wall

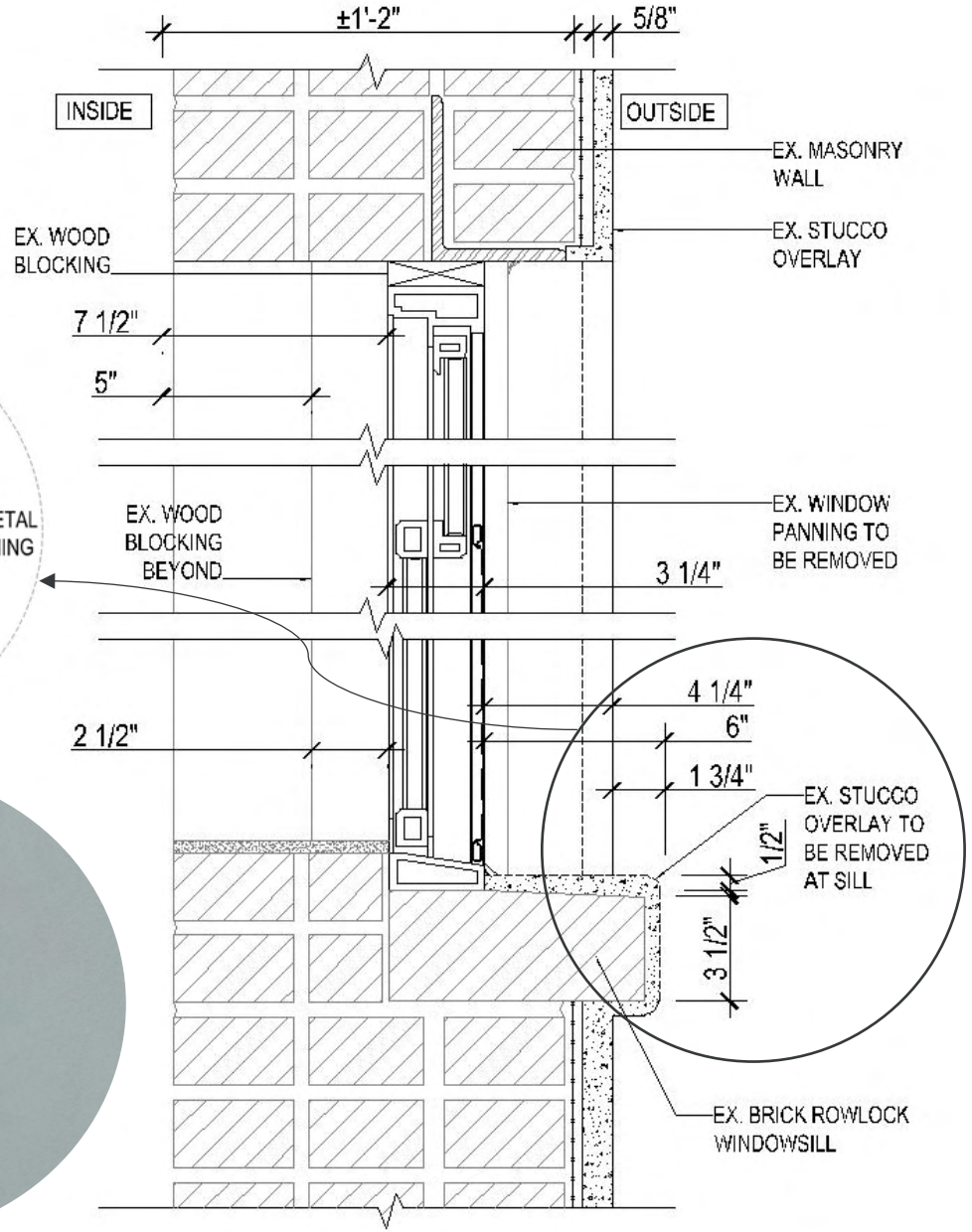
Proposed East Exterior Wall



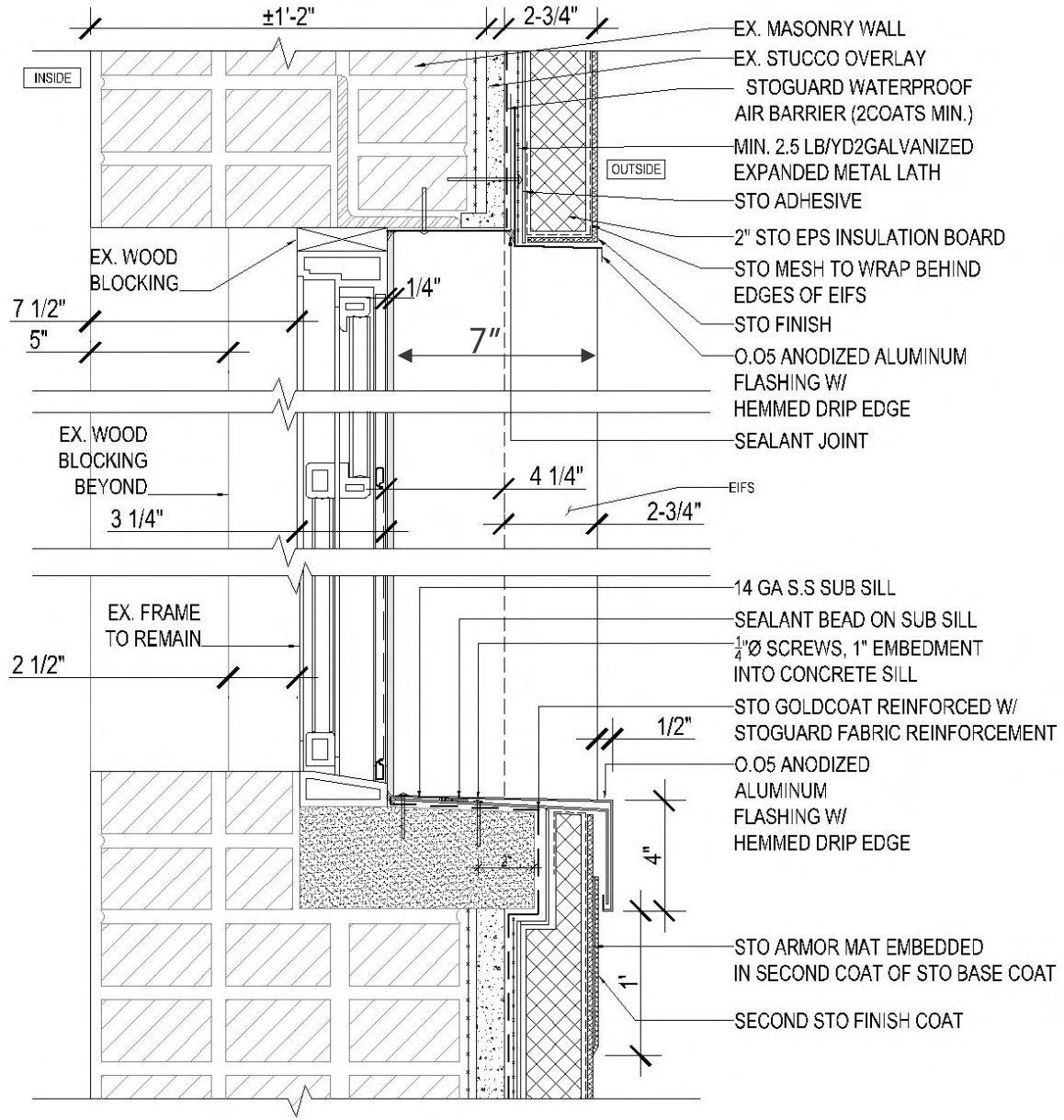
EXISTING AND PROPOSED WALL SECTIONS



Sill Reference Sample

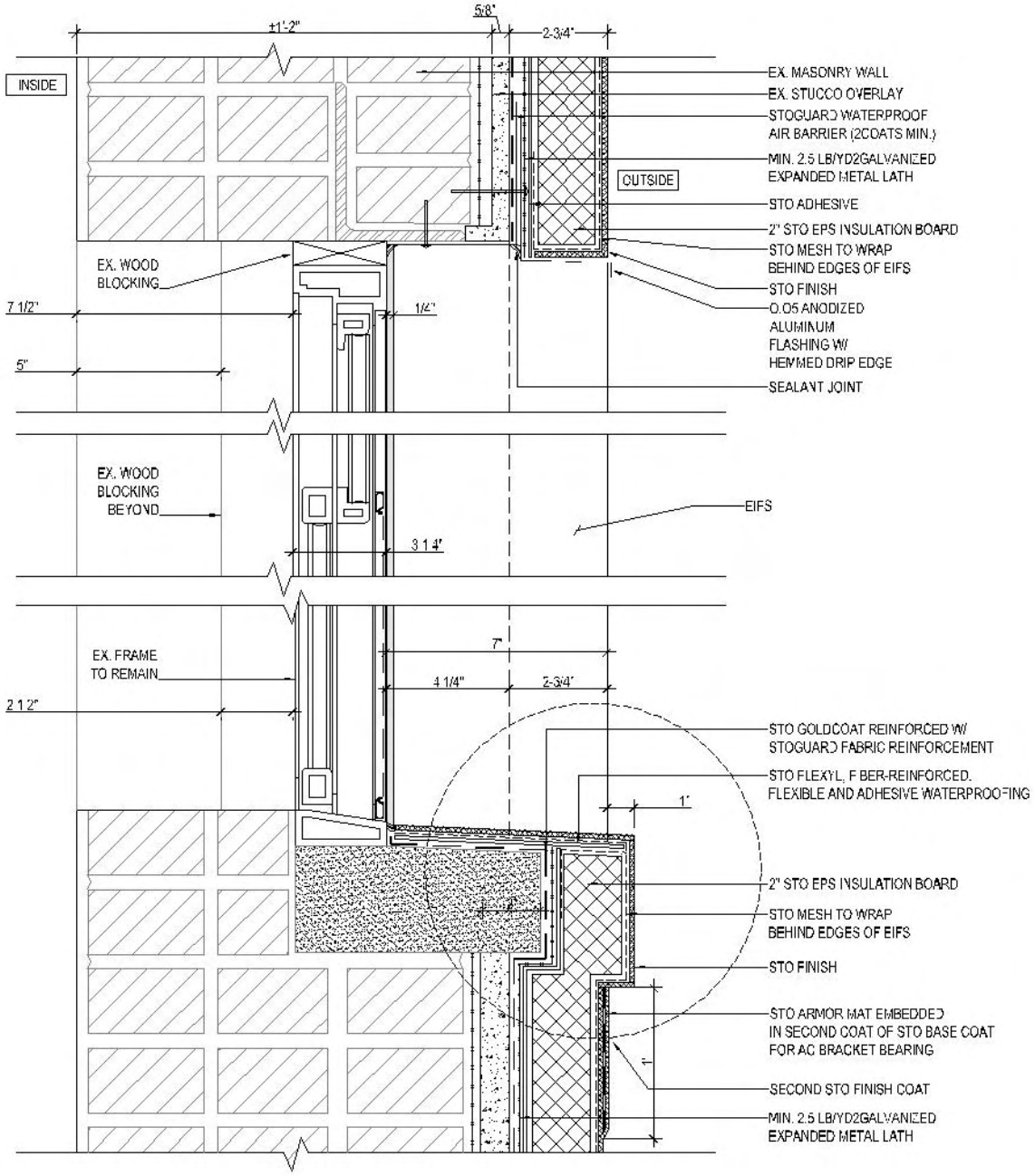


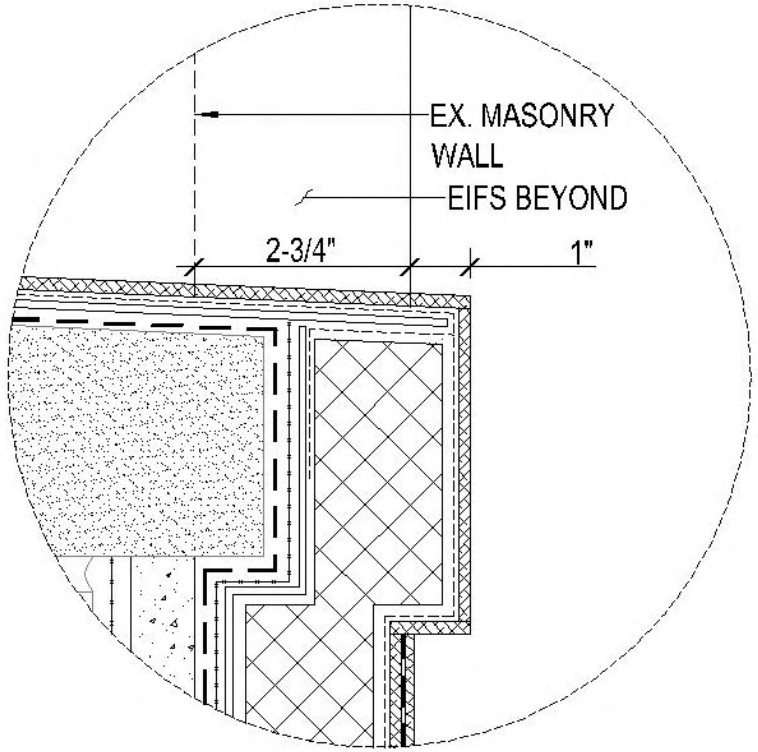
Existing Wall Section



Proposed Wall Section (2" EIFS) Option 1

PROPOSED WALL SECTION-OPTION 2

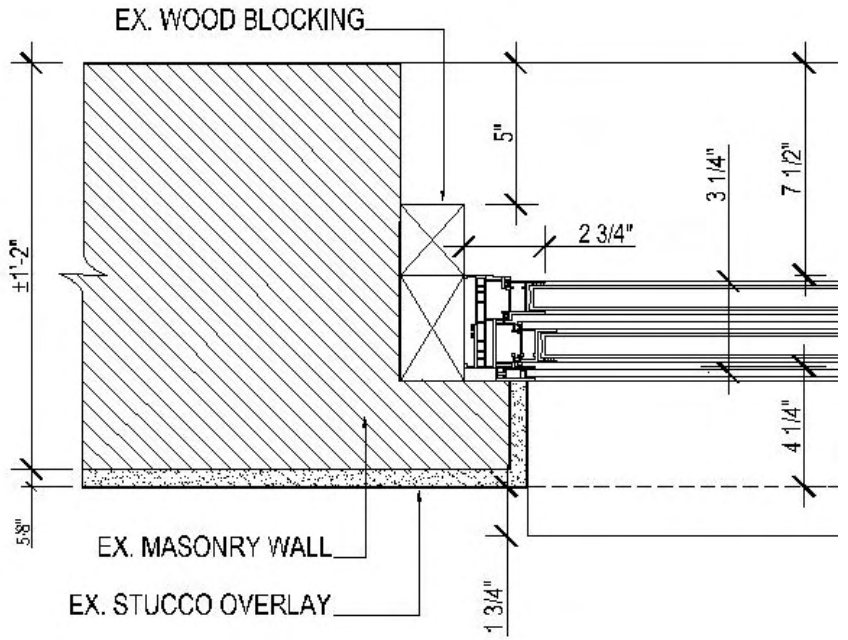


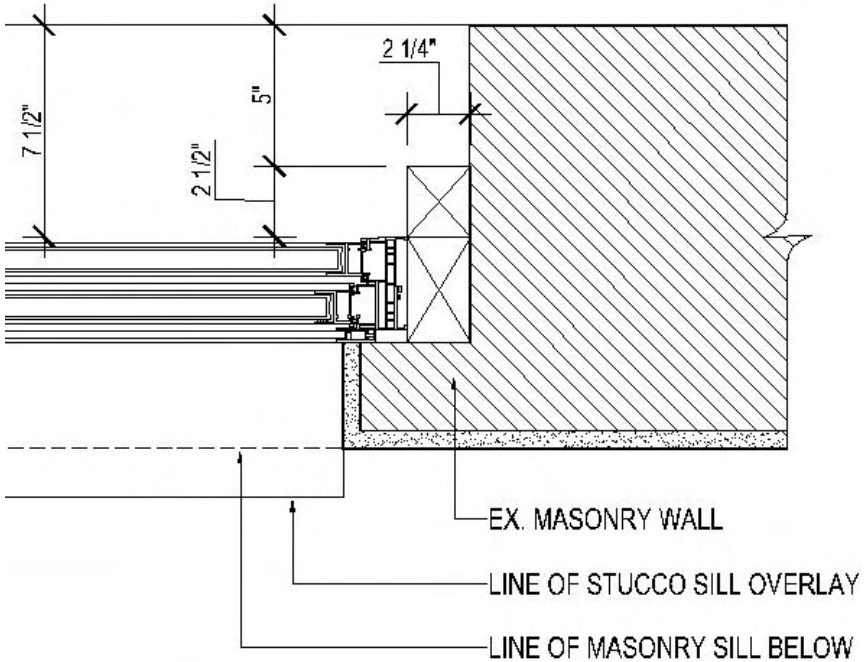


Proposed Wall Section (2" EIFS) Option 2

EXISTING AND PROPOSED PLAN WALL SECTIONS

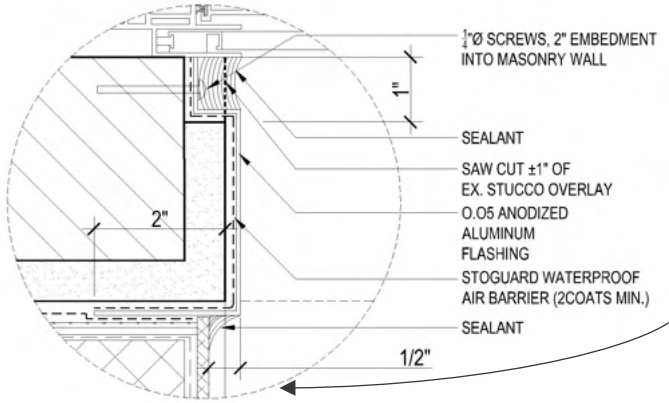
Existing Plan Wall Section

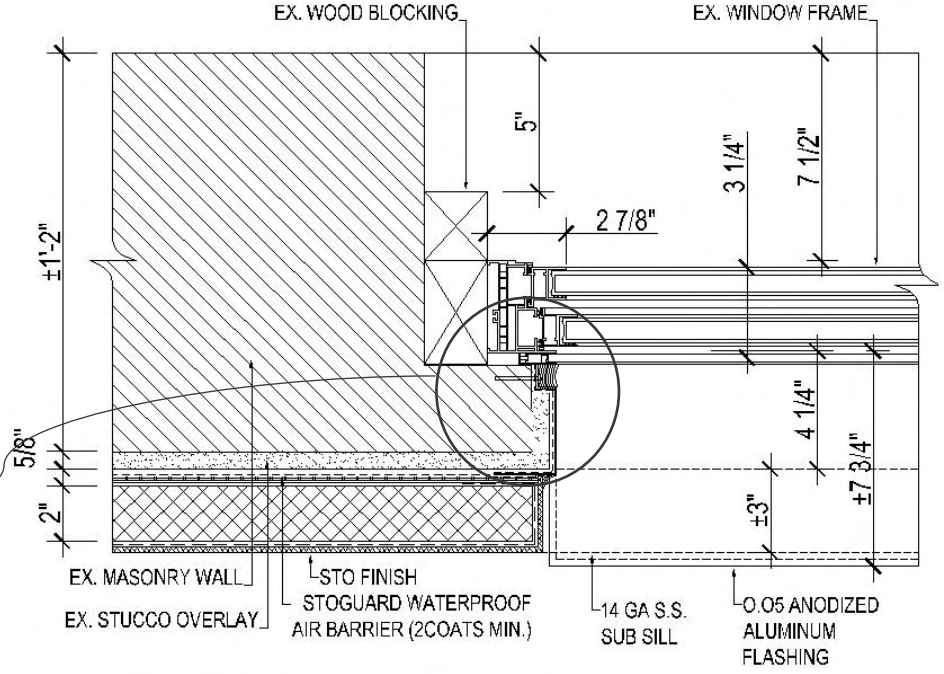


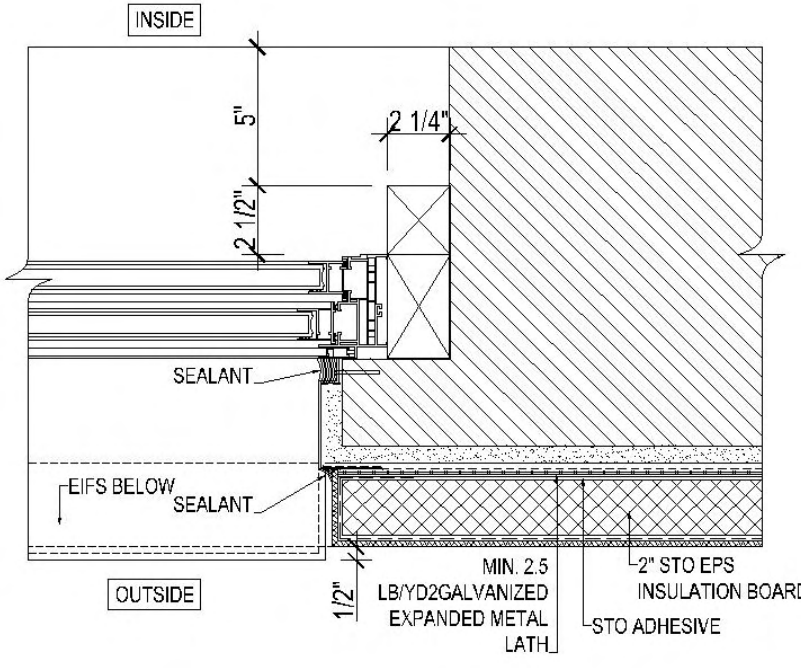


Proposed Plan Wall Section

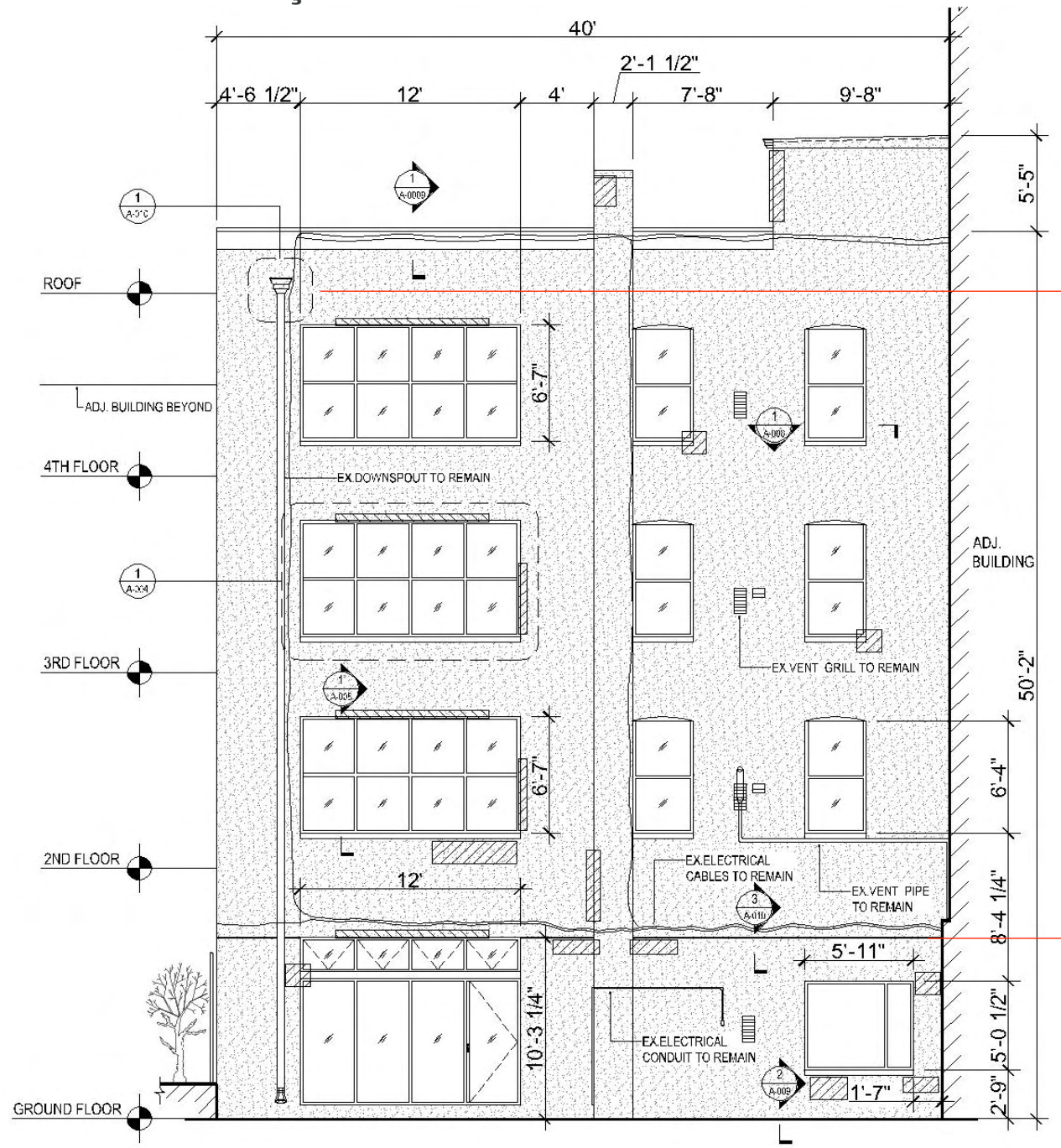
(2″ EIFS)

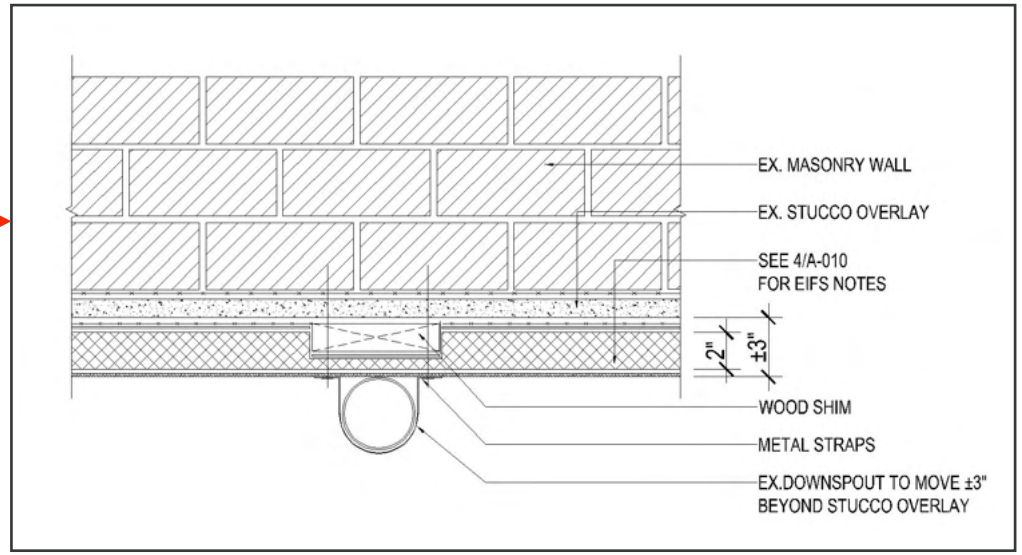


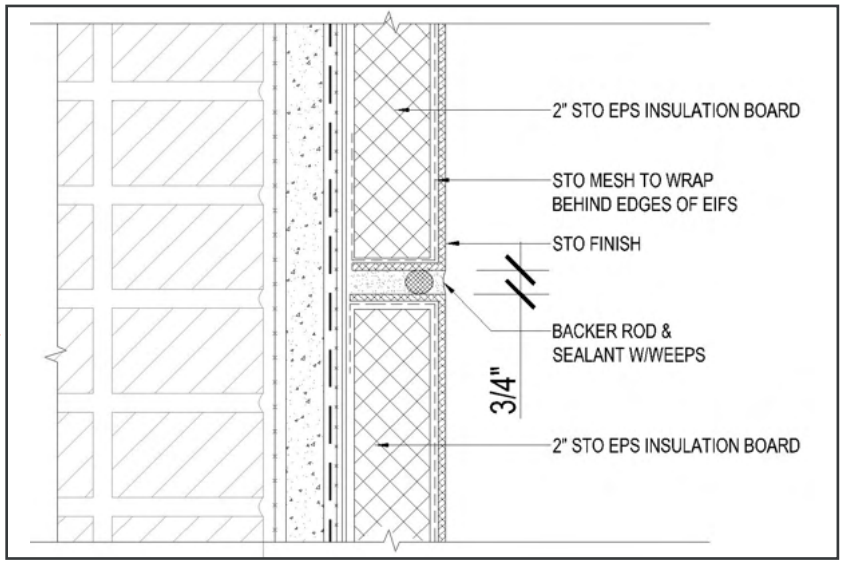




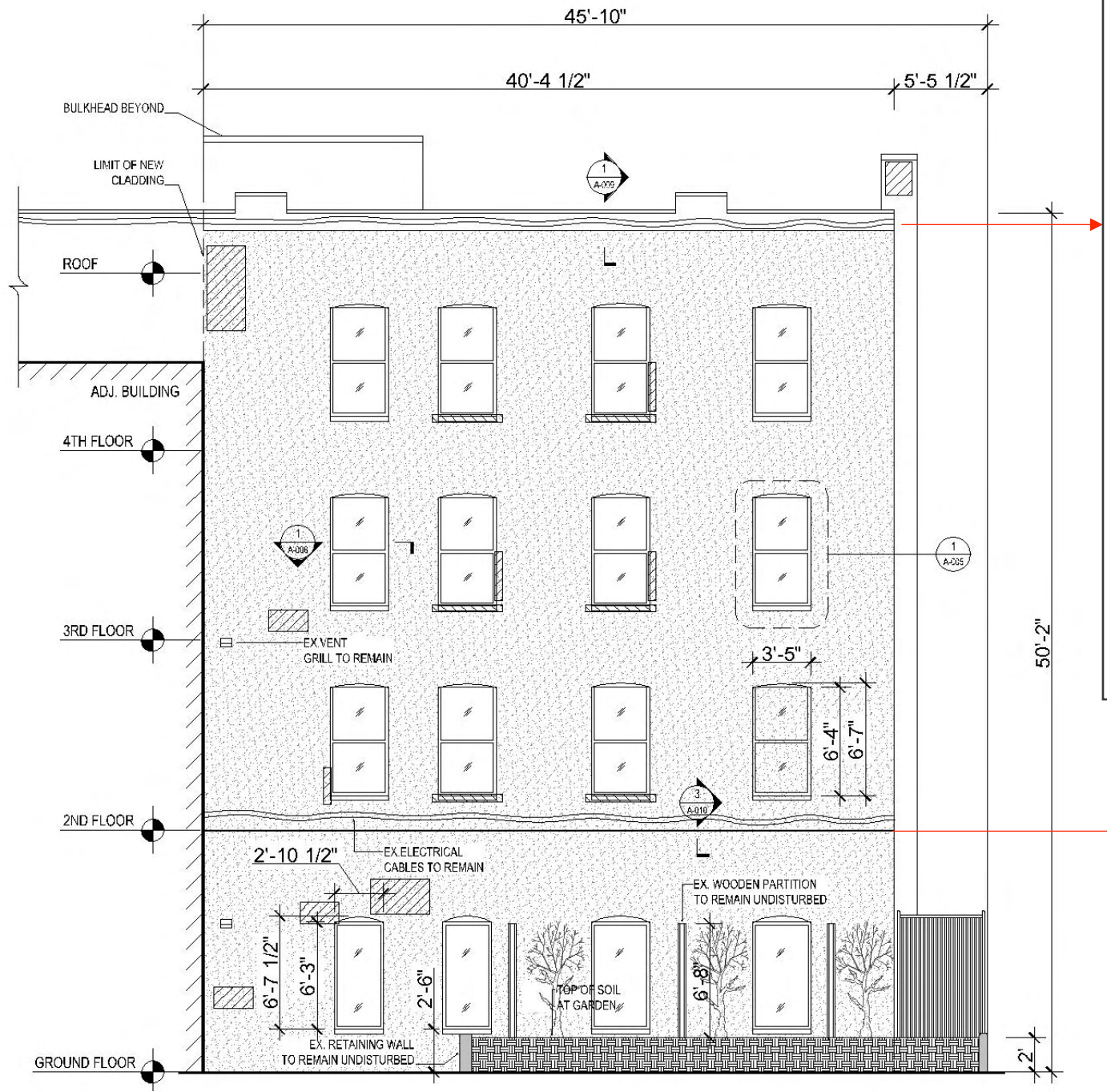
NORTH FAÇADE

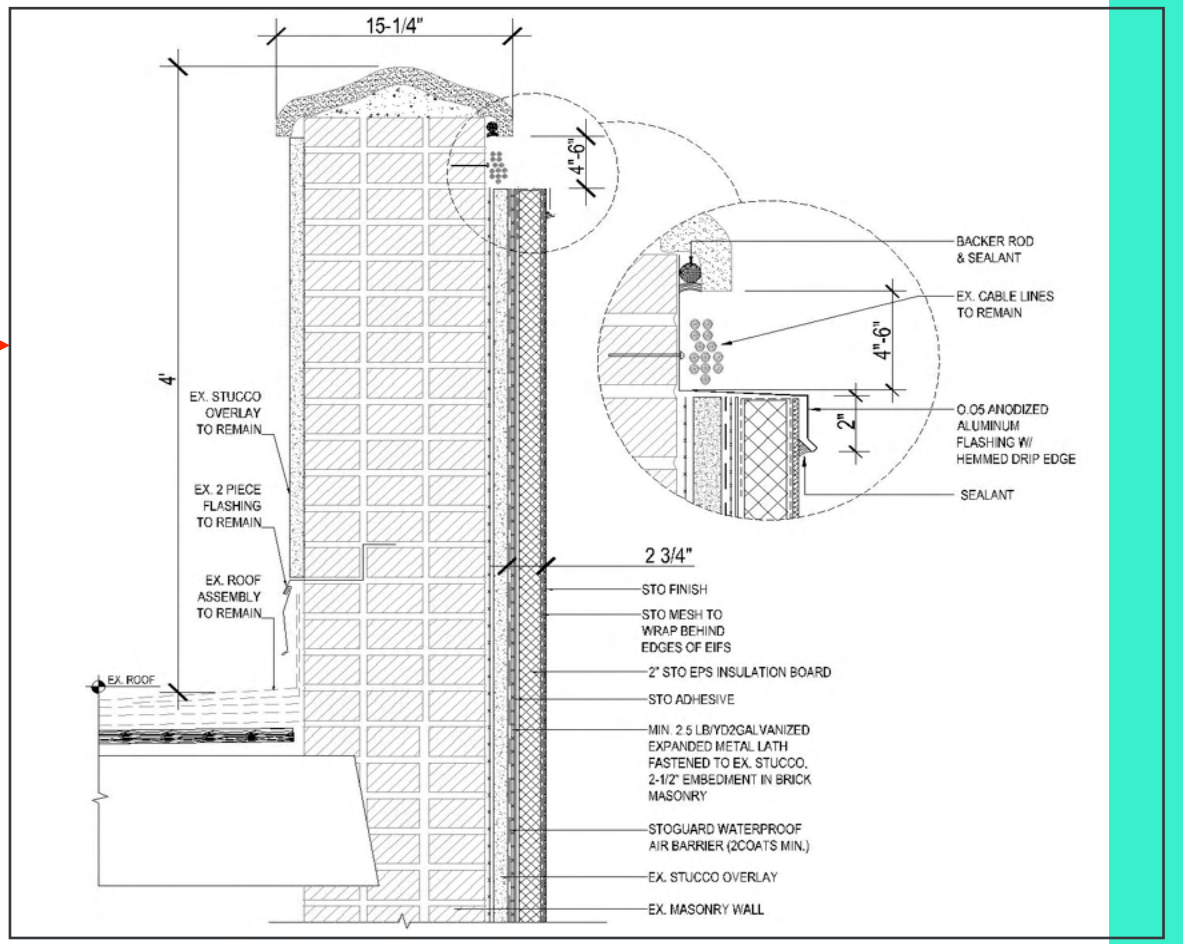


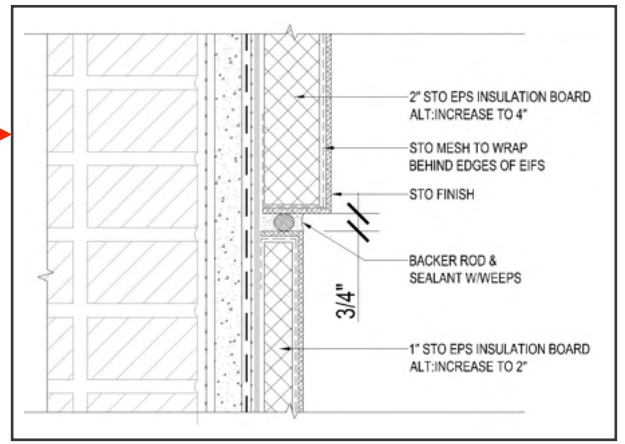




EAST FAÇADE


45'-10"
40'-4 1/2"
5'-5 1/2"
BULKHEAD BEYOND
LIMIT OF NEW CLADDING
ROOF
ADJ. BUILDING
4TH FLOOR
3RD FLOOR
2ND FLOOR
GROUND FLOOR
EX.VENT GRILL TO REMAIN
3'-5"
6'-4"
6'-7"
2'-10 1/2"
EX.ELECTRICAL CABLES TO REMAIN
EX. WOODEN PARTITION TO REMAIN UNDISTURBED
6'-7 1/2"
6'-3"
2'-6"
6'-8"
TOP OF SOIL AT GARDEN
EX. RETAINING WALL TO REMAIN UNDISTURBED
50'-2"
2'


15-1/4"
4'-6"
4'
BACKER ROD & SEALANT
EX. CABLE LINES TO REMAIN
4"-6"
2"
0.05 ANODIZED ALUMINUM FLASHING W/ HEMMED DRIP EDGE
SEALANT
EX. STUCCO OVERLAY TO REMAIN
EX. 2 PIECE FLASHING TO REMAIN
EX. ROOF ASSEMBLY TO REMAIN
EX. ROOF
2 3/4"
STO FINISH
STO MESH TO WRAP BEHIND EDGES OF EIFS
2" STO EPS INSULATION BOARD
STO ADHESIVE
MIN. 2.5 LB/YD2GALVANIZED EXPANDED METAL LATH FASTENED TO EX. STUCCO, 2-1/2" EMBEDMENT IN BRICK MASONRY
STOGUARD WATERPROOF AIR BARRIER (2COATS MIN.)
EX. STUCCO OVERLAY
EX. MASONRY WALL


2" STO EPS INSULATION BOARD ALT:INCREASE TO 4"
STO MESH TO WRAP BEHIND EDGES OF EIFS
STO FINISH
BACKER ROD & SEALANT W/WEEPS
3/4"
1" STO EPS INSULATION BOARD ALT:INCREASE TO 2"

EXISTING AND PROPOSED CONDITIONS AT PARAPET WALL

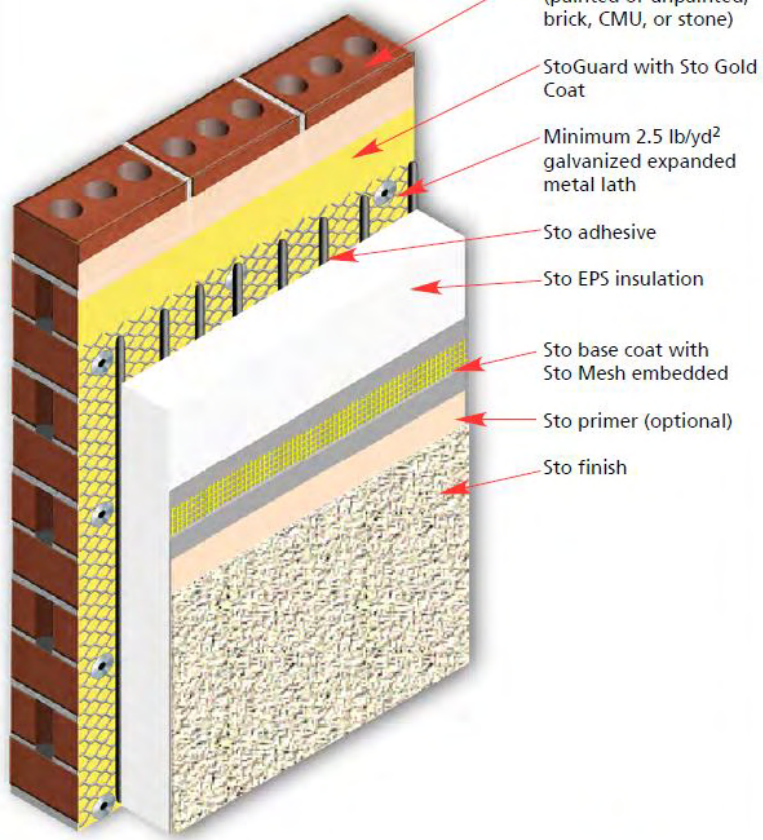
Existing Parapet Wall Conditions

Proposed Parapet Wall Conditions

reStore® Level 3
StoTherm ci Application to Masonry with Lath
System Components

Detail No.: 73.301

Date: October 2015



Notes:

1] Prepare substrate in accordance with Sto specifications for application of StoGuard to masonry, removing all dust, dirt, efflorescence, algae, or other bond-inhibiting materials. This detail is applicable to masonry substrates including brick, CMU, split-faced CMU, painted masonry surfaces and stone masonry. Highly irregular surfaces such as split face CMU and stone masonry may require special considerations to ensure full key and bonding of adhesive to lath.

2] Test bond integrity of any existing paint or coatings to the substrate and verify adhesion of the StoGuard products prior to construction.

3] Complete all masonry repairs (crack and damage repairs, repointing, etc.) prior to application of StoGuard products.

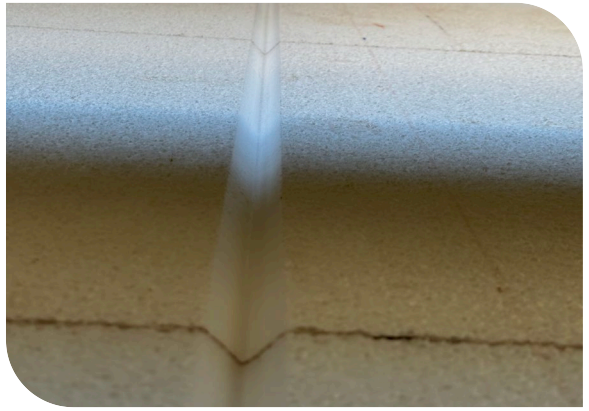
4] Lath fastener type and spacing must be determined by a qualified design professional as required to comply with applicable local building codes and design wind pressure requirements.

5] Apply Sto adhesive to back of insulation board and press fresh adhesive immediately into lath. Complete remainder of StoTherm ci installation in accordance with Sto Specification A100G.

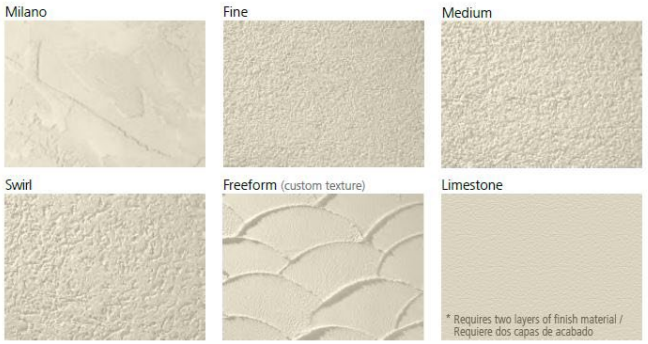
6] Sto Armor Mat high impact mesh is recommended to a minimum height of 6-ft above grade in traffic areas or any other locations where added impact resistance is desired.

7] Refer to Sto specifications and product bulletins and installation guides for detailed information on substrates and Sto material options.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.



Most Popular Textures; Texturas más populares



Milano
Stolit® Milano

Fine
Stolit® Lotusan® 1.0
Stolit® .75
Stolit® 1.0
Sto Essence Fine Sand Finish
Sto Powerflex® Silco Fine
Sto Powerflex® Fine
Sto Powerwall™ Fine Finish
Sto Powercryl™ Fine Finish

Swirl
Stolit® R1.5
Sto Essence Swirl Finish
Sto Powerflex® Silco Swirl
Sto Powerflex® Swirl
Sto Powerwall™ Swirl Finish
Sto Powercryl™ Swirl Finish

Medium
Stolit® Lotusan® 1.5
Stolit® 1.5
Sto Essence Medium Sand Finish
Sto Powerflex® Silco Medium
Sto Powerflex® Medium
Sto Powerwall™ Medium Finish
Sto Powercryl™ Medium Finish

Freefrom
Stolit® Lotusan® Freefrom
Stolit® Freeform
Sto Powerflex® Silco Freeform
Sto Powerflex® Freeform
Sto Powerwall™ Freeform
Sto Powercryl™ Freeform

Limestone
Sto Limestone Finish

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APPENDIX A - (RECOMENDATIONS)

RECOMMENDATIONS:

Install Exterior Insulation Finish System (EIFS) to:

* Protect the porous stucco and brick substrate from direct exposure to the weather.

* Improve the insulating value of the wall to prevent freeze-thaw cycling in brick masonry and eliminate interior condensation.

* Avoid damage to original brick by not disturbing existing stucco.

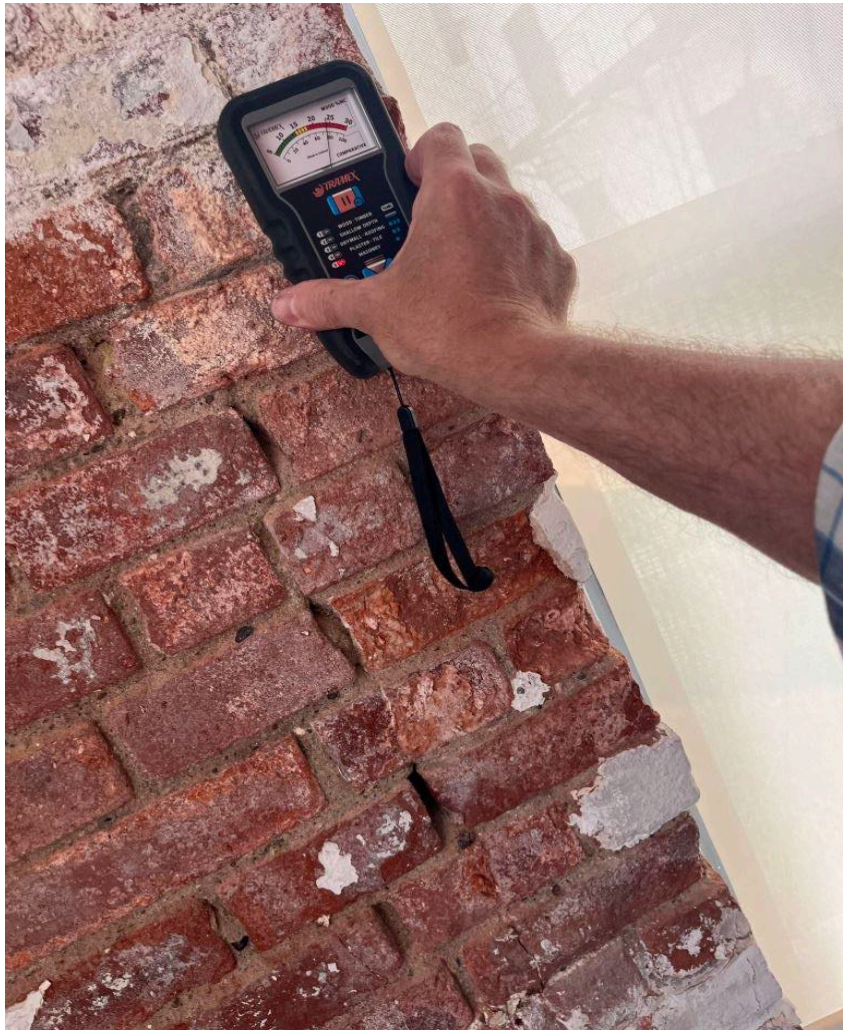
* Apply EIFS system with trowel with fine sand finish similar to stucco.

* Finish coat to be white or off-white to be compatible with rear wall finishes of nearby buildings.

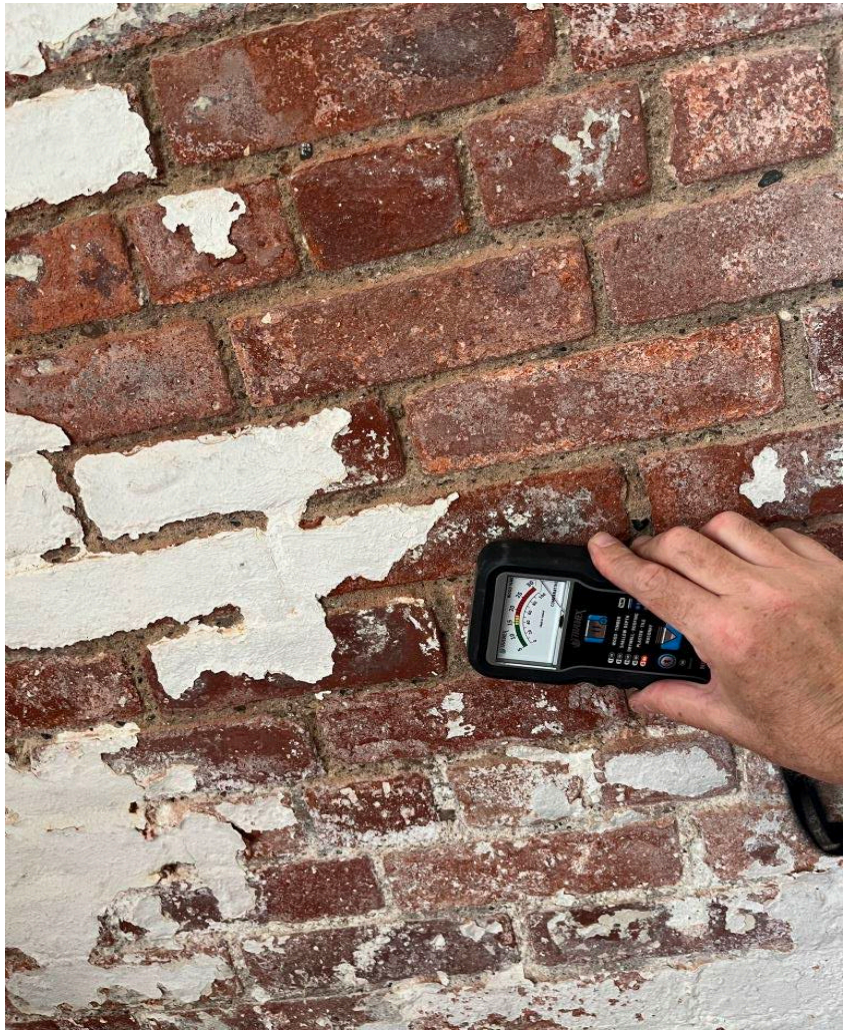
APPENDIX B - (ADDITIONAL PHOTOGRAPHS)

Observations:

- All four apartments with north and east exposures exhibit widely distributed water penetration through the exterior walls, in the form of elevated moisture meter readings, extensive peeling paint, staining and deterioration of brick and mortar.
- Uninsulated walls are prone to condensation issues when exterior walls are cold in winter.



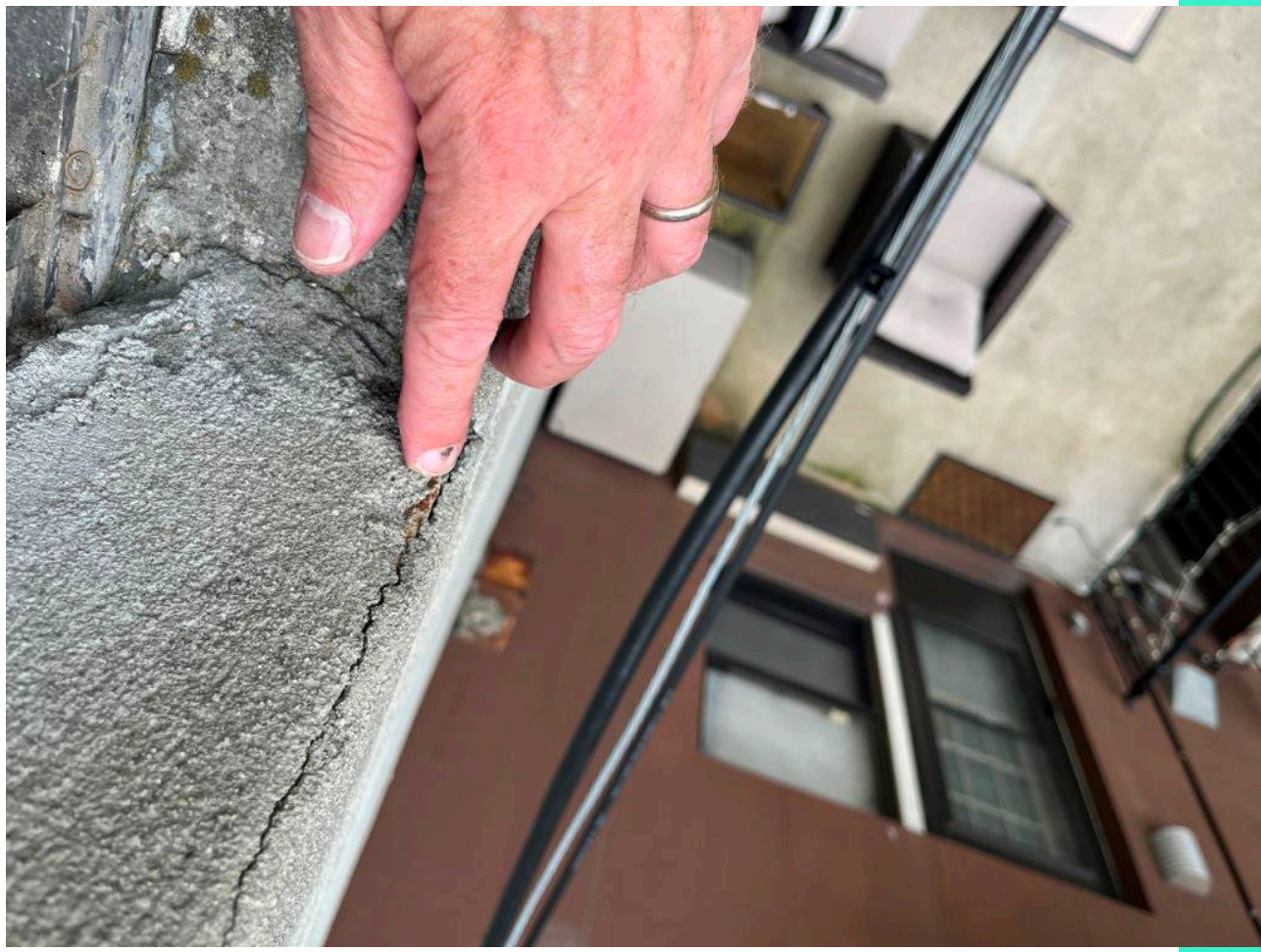
IMG.19



IMG.20

IMG.21

IMG.5._Hairline crack in stucco at window opening. Hairline cracks at this outside condition are common because the stucco lath ends at the perimeter of the masonry opening without turning in and returning to the window.



IMG.6._ Hairline stucco crack at the window opening. Finger is pointing to the jamb condition; orientation of the photo is looking down.

IMG.7._Stucco at windowsills is not sealed where it meets the window frame. Stucco is also reinforced where applied to the sills.

IMG.8._ Stucco is not sealed against the window frame. Stucco was applied after the windows and window panning was installed, probably as an attempt to address widespread weather leaks into the building.

Observations: Rear-facing apartments at 449 12th Street have been subject to chronic exterior wall leaks and water penetration for many years.

IMG.3._White lines are hairline cracks, which are normal for stucco but do allow rain to pass through to the original brick. The stucco installation is not furred out from the brick masonry wall nor is the lath felt-backed.

IMG.4._ Larger and smaller hairline cracks in stucco.

APPENDIX C -(ALTERNATE REPAIR STRATEGIES FALL SHORT)

Alternate repair strategies would not address all of the critical conditions.

-In-kind replacement stucco would not address lack of insulation in the wall assembly. Removal of existing stucco would damage underlying masonry.

-The existing stucco is aging, stained and has superficially loosening, weathered surfaces, making it an unreliable substrate for adhesion of cementitious or elastomeric coatings over the long term.

-Application of clear, colorless water repellent would not address water penetration though the widely distributed hairline cracks and areas of thinly applied stucco or adequately address conditions at windows.

-Opaque coatings and water repellents would not address the lack of insulation in the wall assembly that is contributing to condensation on the interior side of the walls.

-Application of waterproofing coatings on the interior side of the exterior walls to retard water penetration would not address the harm caused to the brick masonry by continued excessive wetting and freeze-thaw cycling. Work to upgrade the water resistance of the stucco would still be required.

-Installation of insulation on the interior side to address condensation issues would require relocation of electrical lines, baseboard heaters.

APPENDIX D- (EIFS SAMPLE DETAILS)

449 12TH STREET, BROOKLYN, NY 11215
EXTERIOR FACADE REPAIR PROGRAM

GENERAL CONSTRUCTION NOTES

1. EACH FLOOR IN WHICH CONSTRUCTION IS UNDERTAKEN MUST REMAIN IN SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONAL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC., MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
2. ALL EXISTING MASONRY CONSTRUCTION SUCH AS COLUMNS PIERS AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJACENT DEMOLITION ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. MASONRY OPENINGS MUST BE FILLED WITH THE SAME MATERIAL BEFORE GWB IS APPLIED.
3. FLOOR LOADING OF ALL EQUIPMENT, FURNITURE, TENANT CONSTRUCTION ETC., SHALL NOT EXCEED THE STRUCTURAL CAPACITY OF THE BUILDING.
4. CONTRACTORS CARTS, EQUIPMENT BOXES, ETC. SHALL BE EQUIPPED WITH RUBBER WHEELS.
5. THE G.C. IS RESPONSIBLE FOR PROTECTING ALL FINAL FINISHES AND CONDITIONS OF FIXTURES AND FURNITURE FROM DELIVERY DATE TO THE COMPLETION DATE. ANY DAMAGE FROM SHIPPING MUST BE NOTED ON THE DRIVER'S MANIFEST. THE G.C. WILL REPAIR OR REPLACE ANY DAMAGED ITEMS NOT RECORDED OR CONCURRENT WITH THIS DOCUMENTATION AT NO ADDITIONAL COST TO THE CLIENT. THE WORK WILL BE PERFORMED TO CLIENT'S SATISFACTION IN TIME & IN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE CONSTRUCTION AREA UNTIL COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
8. PROVIDE STICKY MATS OUTSIDE ENTRY DOOR & PROTECT HALLWAYS WITH MASONITE DURING CONSTRUCTION.
9. ALL PLUMBING, STEAM, AND ELECTRIC SHUTDOWNS SHALL BE AUTHORIZED IN ADVANCE BY MANAGEMENT & COORDINATED BY CONTRACTOR WITH BUILDING MANAGEMENT.
10. GC/OWNER TO SCHEDULE IN ADVANCE WITH MANAGEMENT AND PROVIDE IN WRITING FIVE (5) DAYS NOTICE TO ADJACENT UNITS PROPOSED USE OF ANY POWER TOOLS THAT MAY DISTURB OTHER OCCUPANTS SUCH AS ELECTRIC HAMMERS, AUTOMATIC JACK HAMMERS, IMPACT DRILLS, AND OTHER PNEUMATIC TOOLS AND SLEDGE HAMMERS.
11. TEMPORARY SHORING, LIGHTING, AND OTHER CONSTRUCTION SAFETY EQUIPMENT SHALL BE PROVIDED FOR THE DURATION OF THE WORK AS REQUIRED BY THE 2014 NYC CONSTRUCTION CODES AND PROJECT CONDITIONS.

TENANT PROTECTION PLAN:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE AND WITH ALL REGULATIONS OF ANY OTHER AGENCY HAVING JURISDICTION.
2. OCCUPANCY: NO ONE SHALL OCCUPY THE SPACE DURING CONSTRUCTION.
3. EGRESS: ALL EXISTING MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF OBSTRUCTIONS. SUCH AS BUILDING MATERIALS, TOOLS, ETC.
4. FIRE SAFETY: THE INTEGRITY OF ALL EXISTING FIREPROOFING SHALL BE MAINTAINED.
5. ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT AND SHALL BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
6. NOISE RESTRICTIONS - MINIMAL USE OF POWER TOOLS SHALL TAKE PLACE, LIMITED TO CUTTING OF WOOD SHORING MEMBERS. WORKING HOURS SHALL BE LIMITED AS REQUIRED BY NYC DOB, TO MINIMIZE NUISANCE DUE TO NOISE.
7. MAINTAINING ESSENTIAL SERVICES - ANY REQUIRED ELECTRICAL, DOMESTIC WATER, AND OTHER SERVICE SHUTDOWNS WILL COMPLY WITH NYC DOB, NYC DEP, CON EDISON AND OTHER AGENCY REQUIREMENTS. TENANTS SHALL BE NOTIFIED OF ALL SHUTDOWNS, ACCORDING TO THE REQUIREMENTS OF THE CITY OF NEW YORK AND ITS RESPECTIVE AGENCIES.
8. HEALTH REQUIREMENTS: CONSTRUCTION OPERATION SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING WITHOUT PRIOR NOTICE.
9. DUST CONTROL: DEBRIS, DUST AND DIRT SHALL BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND SHALL BE CLEARED FROM THE BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATIONS.
10. ALL ELECTRICAL POWER SHALL BE SHUT-OFF WHERE THERE IS EXPOSED CONDUIT.
11. CONTRACTOR SHALL ISOLATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF THE TEMPORARY PARTITIONS OR HEAVY DROP CLOTHS.
12. NOISE RESTRICTIONS: CONSTRUCTION OPERATIONS SHALL BE CONFINED TO REGULAR WORKING HOURS: MONDAY THRU FRIDAY, 9:00AM - 5:00PM. NO WORK ON SATURDAYS AND SUNDAYS.
13. WORK WHICH CAN PRODUCE UNUSUAL NOISES, POSSIBLY DISTURBING BUILDING OCCUPANTS, SHALL NOT BE DONE BEFORE 10AM.
14. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT-OFF AFTER WORKING HOURS.
15. THE CONTRACTOR SHALL MAKE SURE THERE IS NO LEAKAGE OF ANY FLAMMABLE GAS USED IN CONSTRUCTION.
16. ALL BUILDINGS MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING, ARE TO BE SECURED IN A LOCKED AREA, ACCESS TO SUCH AREAS SHALL BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
17. TENANT PROTECTION PLAN SHALL BE POSTED IN A PLACE ACCESSIBLE BY BUILDING TENANTS.

SPECIAL INSPECTIONS (NYC BC 2022)		
CONTROLLED/SPECIAL INSPECTIONS	CODE/ SECTION	REPORTS REQ'D
MASONRY	BC 1704.5	TR-1
STRUCTURAL STABILITY - EXISTING BUILDINGS	BC 1704.19	TR-1
EIFS	BC 1704.13	TR-1

PROGRESS INSPECTIONS (NYC BC 2022)		
CONTROLLED/SPECIAL INSPECTIONS	CODE/SECTION	REPORTS REQ'D
ENERGY CODE COMPLIANCE	BC 110.3.5	TR-8
FINAL	BC 110.5, DIRECTIVE 14 OF 1975	TR-1

FEMA FLOOD ZONE NOTES:

THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE, AS PER FEMA FIRM MAP 3604970211F (2023)

FILING NOTES:

THIS ALTERATION WORK IS BEING FILED TO REPAIR THE EXISTING NORTH AND EAST EXTERIOR FACADE.

NYC ECC ANALYSIS:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE 2020 NYCECC.

1 / T-001 PLOT PLAN
NTS

DRAWING LIST

PROPERTY DATA:

BOROUGH:	BROOKLYN
BLOCK:	1096
LOT:	48
OWNER:	449-51 12TH ST OWNERS
ADDRESS:	449 12TH STREET,11215
LOT AREA:	4,000
LOT FRONTAGE:	40'
LOT DEPTH:	100'
YEAR BUILT:	1903-1985(ALTERED)
# OF BUILDINGS:	1
# OF FLOORS:	4
GROSS FLOOR AREA:	15,265 SF (ESTIMATED)
RESIDENTIAL UNITS:	8
TOTAL # OF UNITS:	8
LAND USE:	C6 WALK-UP APT.
ZONING:	16D
ZONING MAP #:	C6
LANDMARK STATUS:	
LANDMARK STATUS:	L

REGISTERED ARCHITECT DARIOUSH SHATER TORABY 016284-1 STATE OF NEW YORK

DOB JOB #: B01216223-L1

Rev	To	Qty	Date
	DOB FILING	1	05-19-2025
	REVIEW	1	11-17-2025

ISSUE

COVER SHEET

449 12TH STREET
BROOKLYN, NY 11215

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001, TEL: (212) 242-2955	T-001.00
	DWG BY: RM / SCALE AS NOTED	PAGE 1 OF 13

REMOVAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK STATE BUILDING CODES AND ALL OTHER NEW YORK CITY AGENCIES OR DEPARTMENTS HAVING JURISDICTION OF ANY PORTION OR SPECIFIC PHASE OF THE WORK

2. THE GENERAL CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL REPAIR AND/OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF THE WORK TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF REMOVALS.

4. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF REMOVALS SHALL BE PROTECTED AS PER THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.

5. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.

6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

7. ANY ASBESTOS CONTAINING MATERIALS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH NEW YORK STATE LAW.

8. USE ALL MEANS NECESSARY TO PREVENT DUST DURING THE PERFORMANCE OF THIS WORK AND PREVENT DUST BEING A NUISANCE TO THE TENANTS, WORKMEN AND CONCURRENT PERFORMANCE OF THE WORK.

EIFS NOTES:

1. PREPARE SUBSTRATE IN ACCORDANCE WITH STO SPECIFICATIONS FOR APPLICATION OF STOGUARD TO MASONRY, REMOVING ALL DUST, DIRT, EFFLORESCENCE, ALGAE, OR OTHER BOND-INHIBITING MATERIALS. THIS DETAIL IS APPLICABLE TO MASONRY SUBSTRATES INCLUDING BRICK, CMU, AND PAINTED MASONRY SURFACES.

2. TEST BOND INTEGRITY OF ANY EXISTING PAINT OR COATINGS TO THE SUBSTRATE AND VERIFY ADHESION OF THE STOGUARD PRODUCTS PRIOR TO CONSTRUCTION.

3. COMPLETE ALL MASONRY REPAIRS (CRACK AND DAMAGE REPAIRS, REPOINTING, ETC.) PRIOR TO APPLICATION OF STOGUARD PRODUCTS.

4. LATH FASTENER TYPE AND SPACING MUST BE DETERMINED BY A QUALIFIED DESIGN PROFESSIONAL AS REQUIRED TO COMPLY WITH APPLICABLE LOCAL BUILDING CODES AND DESIGN WIND PRESSURE REQUIREMENTS.

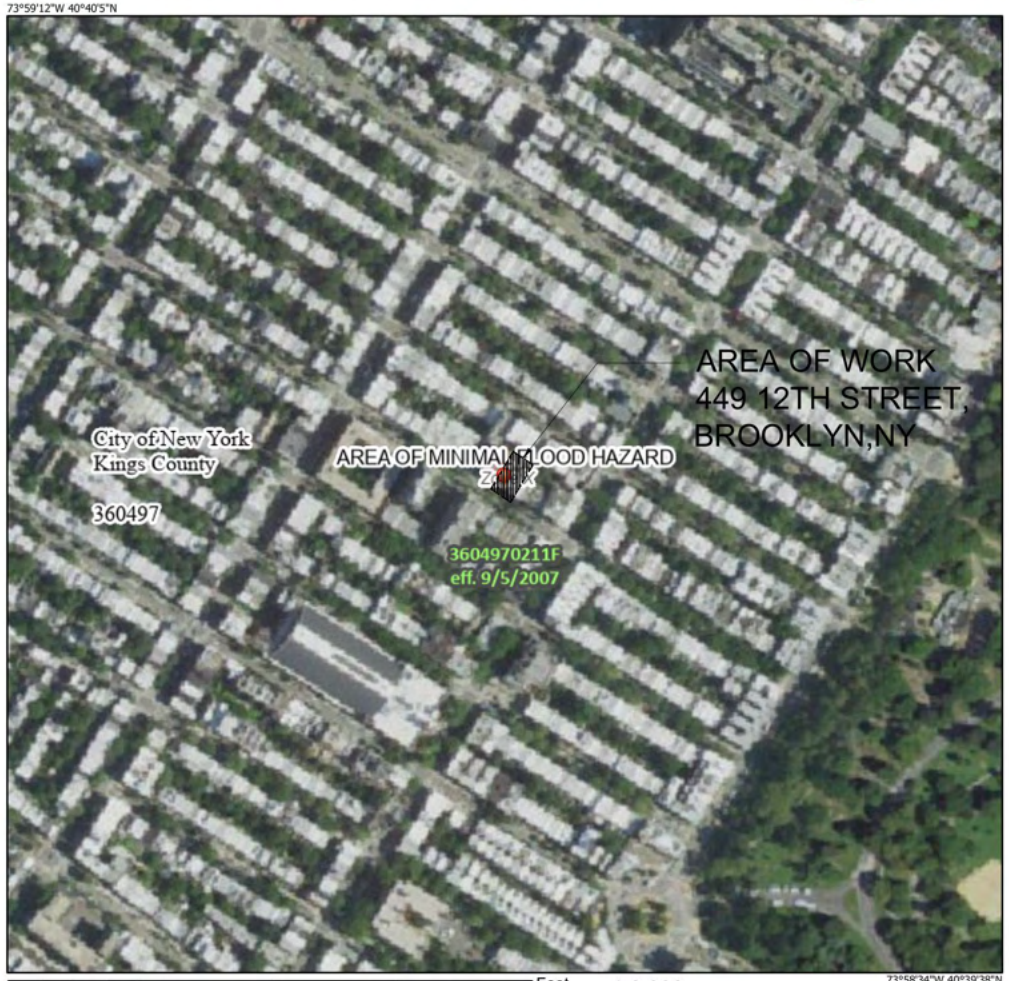
5. APPLY STO ADHESIVE TO BACK OF INSULATION BOARD AND PRESS FRESH ADHESIVE IMMEDIATELY INTO LATH. COMPLETE REMAINDER OF STOTHERM CI INSTALLATION IN ACCORDANCE WITH STO SPECIFICATION A100G.

6. INSTALL STO ARMOR MAT HIGH IMPACT MESH AT LOCATIONS SHOWN ON THE DRAWINGS.

7. REFER TO STO SPECIFICATIONS AND PRODUCT BULLETINS AND INSTALLATION GUIDES FOR INFORMATION ON SUBTRATES AND STO MATERIAL OPTIONS

National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/22/2024 at 4:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DOB JOB #: B01216223-LT

REGISTERED ARCHITECT DARIUSH SHATER TORABY 016284-1 STATE OF NEW YORK

Rev.	To	Qty.	Date
	DOB FILING	1	05-19-2025
	REVIEW	1	11-17-2025
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FEMA FLOOD ZONE MAP

449 12TH STREET
BROOKLYN, NY 11215

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001, TEL: (212) 242-2955	T-002.00
	DWG BY: RM / SCALE:AS NOTED	PAGE 2 OF 13

COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code:	2020 New York City Energy Conservation Code
Project Title:	449 12th Street Exterior Restoration
Location:	New York, New York
Climate Zone:	4a
Project Type:	Alteration

Construction Site:
449 12th Street
Brooklyn, New York 11215

Owner/Agent:
449-51 12th Street
449-12th Street
Brooklyn, New York 11215

Designer/Contractor:
Darius Toraby Architects, PC
236 West 27th Street
New York, New York 10001
212-242-2955
dtoraby@dariustoraby.com

Building Area	Floor Area
1-Multifamily : Residential	4000

Envelope Assemblies

Post-Alteration Assembly	R-Value		Proposed		Max. Allowed	
	Cavity	Cont.	U-Factor	SHGC	U-Factor	SHGC
NORTH Ext. Wall: Other Mass Wall, Heat capacity 0.0, [Bldg. Use 1 - Multifamily], Exemption: Framing cavity not exposed. (a)	---	---	---	---	---	---
EAST Ext. Wall: Other Mass Wall, Heat capacity 0.0, [Bldg. Use 1 - Multifamily], Exemption: Framing cavity not exposed. (a)	---	---	---	---	---	---

(a) 'Other' components require supporting documentation for proposed U-factors.

Envelope PASSES

Envelope Compliance Statement

Compliance Statement: The proposed envelope alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2020 New York City Energy Conservation Code requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

DOB JOB #: B01216223-L1

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ENERGY ANALYSIS

449 12TH STREET
BROOKLYN, NY 11215

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK, NY 10001, TEL: (212) 242-2955	EN-100.00
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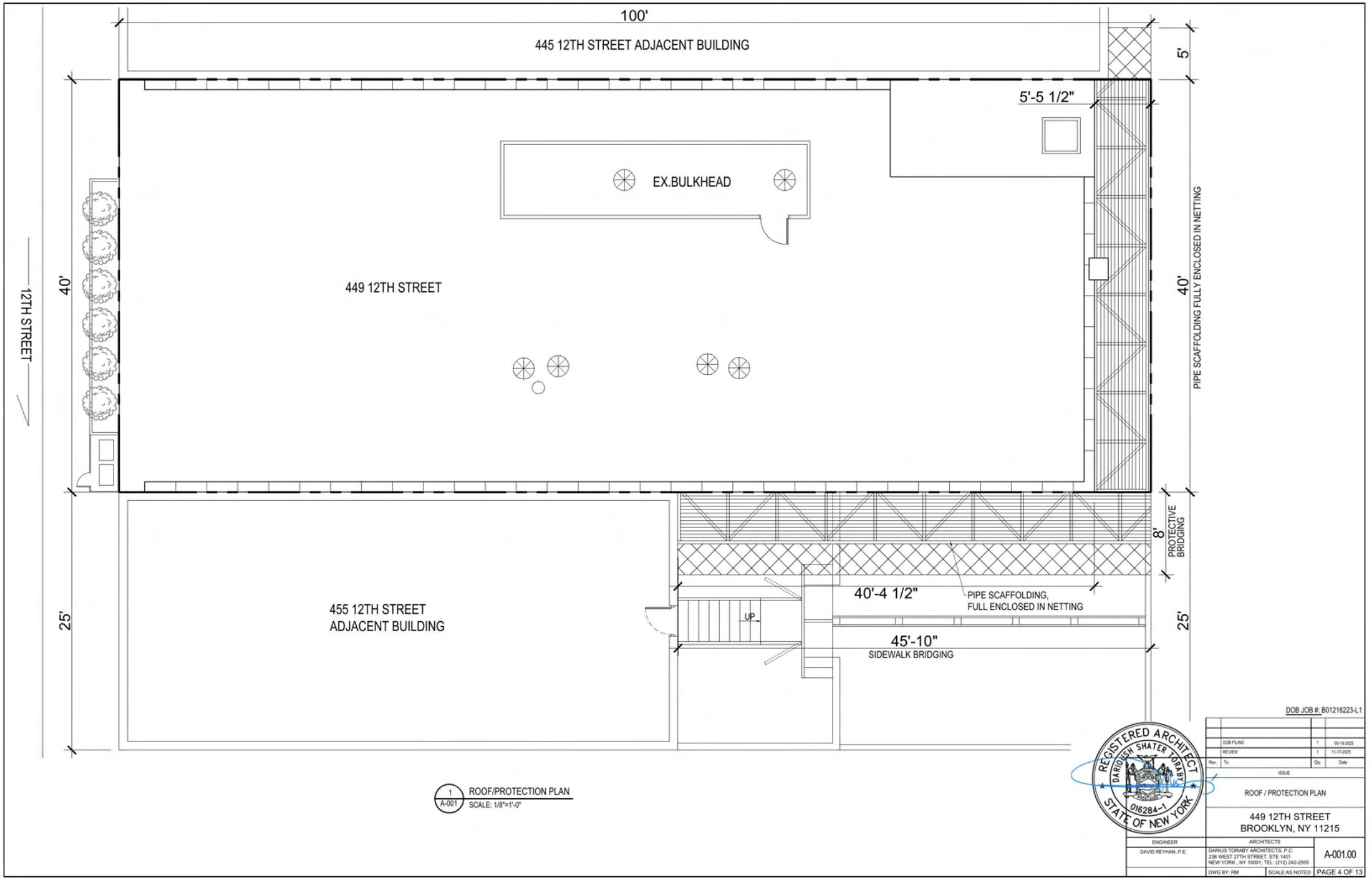
100'
445 12TH STREET ADJACENT BUILDING
5'
5'-5 1/2"
EX.BULKHEAD
449 12TH STREET
40'
12TH STREET
40'
PIPE SCAFFOLDING FULLY ENCLOSED IN NETTING
8'
PROTECTIVE BRIDGING
455 12TH STREET
ADJACENT BUILDING
UP
40'-4 1/2"
PIPE SCAFFOLDING,
FULL ENCLOSED IN NETTING
45'-10"
SIDEWALK BRIDGING
25'
25'
1
A-001
ROOF/PROTECTION PLAN
SCALE: 1/8"=1'-0"
REGISTERED ARCHITECT
DARIUSH SHATER TORABY
016284-1
STATE OF NEW YORK
DOB JOB #: B01216223-L1
DOB FILING 1 05-19-2025
REVIEW 1 11-17-2025
Rev. To Qty. Date
ISSUE
ROOF / PROTECTION PLAN
449 12TH STREET
BROOKLYN, NY 11215
ENGINEER
DAVID REYHAN, P.E.
ARCHITECTS
DARIUS TORABY ARCHITECTS, P.C.
236 WEST 27TH STREET, STE 1401
NEW YORK , NY 10001; TEL: (212) 242-2955
A-001.00
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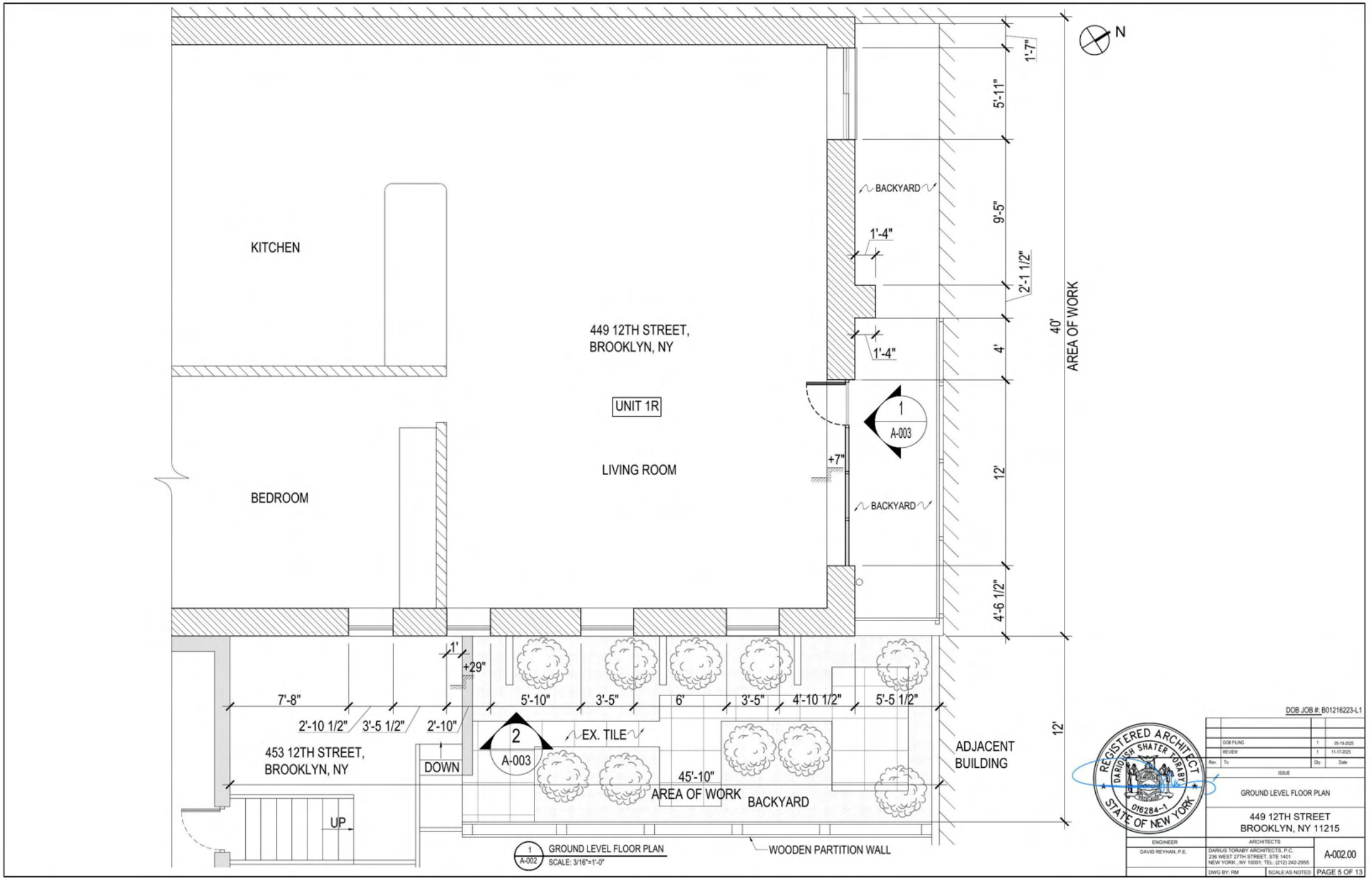
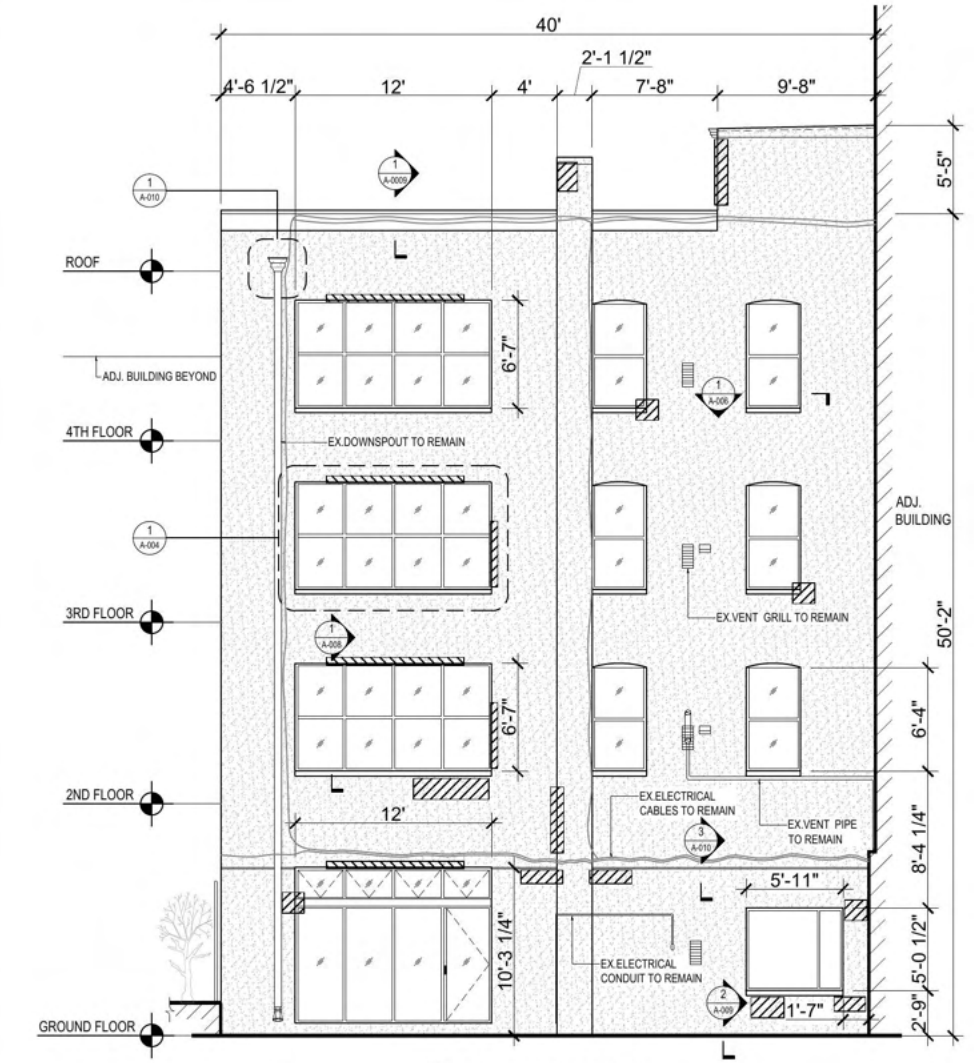
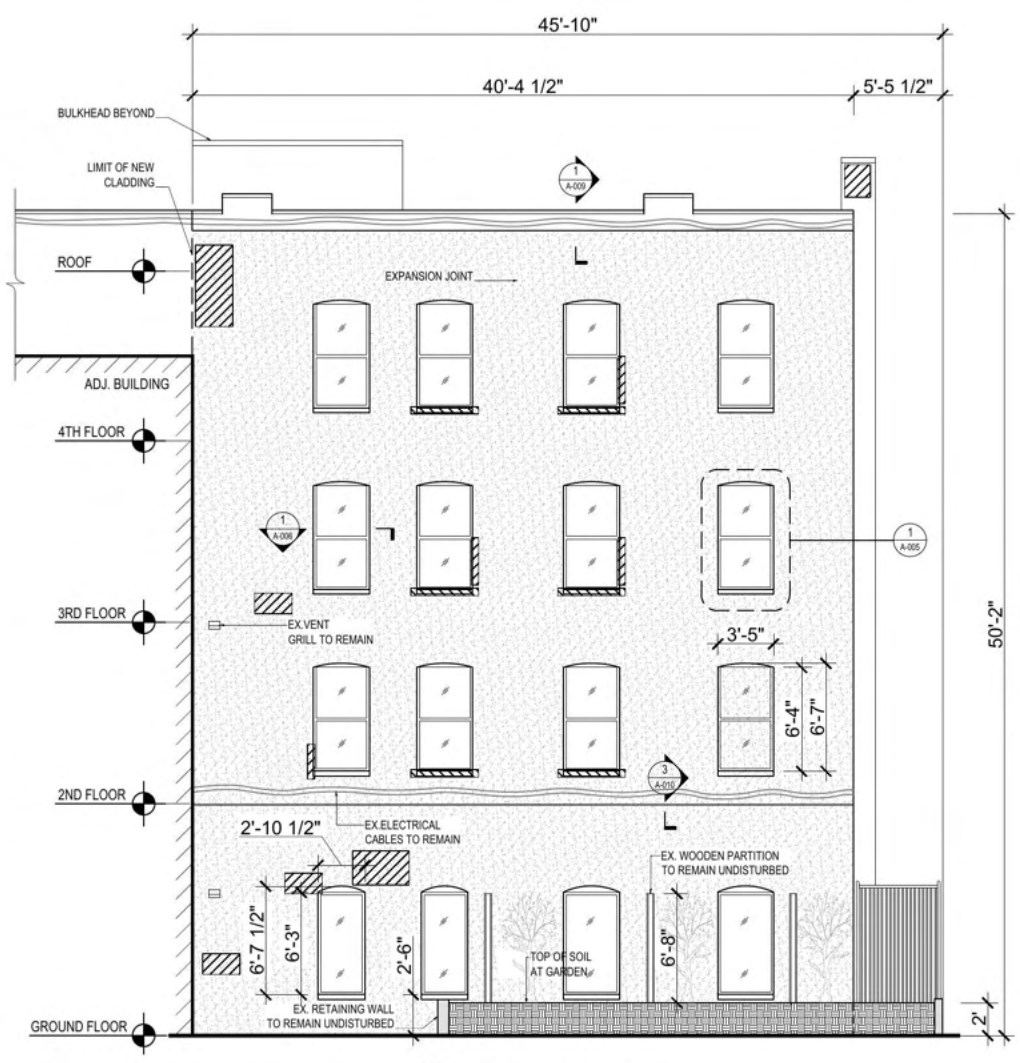
PAGE 4 OF 13


N
KITCHEN
449 12TH STREET,
BROOKLYN, NY
UNIT 1R
LIVING ROOM
BEDROOM
BACKYARD
BACKYARD
1'-4"
1'-4"
1'-7"
5'-11"
9'-5"
2'-1 1/2"
4'
12'
4'-6 1/2"
40'
AREA OF WORK
1
A-003
+7"
1'
+29"
7'-8"
2'-10 1/2"
3'-5 1/2"
2'-10"
5'-10"
3'-5"
6'
3'-5"
4'-10 1/2"
5'-5 1/2"
2
A-003
EX. TILE
453 12TH STREET,
BROOKLYN, NY
DOWN
UP
45'-10"
AREA OF WORK
BACKYARD
ADJACENT
BUILDING
12'
1
A-002
GROUND LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"
WOODEN PARTITION WALL
DOB JOB #: B01216223-L1
REGISTERED ARCHITECT
DARIUSH SHATER TORABY
016284-1
STATE OF NEW YORK
DOB FILING 1 05-19-2025
REVIEW 1 11-17-2025
Rev. To Qty. Date
ISSUE
GROUND LEVEL FLOOR PLAN
449 12TH STREET
BROOKLYN, NY 11215
ENGINEER
DAVID REYHAN, P.E.
ARCHITECTS
DARIUS TORABY ARCHITECTS, P.C.
236 WEST 27TH STREET, STE 1401
NEW YORK , NY 10001; TEL: (212) 242-2955
A-002.00
DWG BY: RM
SCALE:AS NOTED
PAGE 5 OF 13



1 A-003 NORTH FACADE ELEVATION
SCALE 1/8"= 1'-0"



2 A-003 EAST FACADE ELEVATION
SCALE 1/8"= 1'-0"

LEGEND OF REPAIRS

DT	DETERIORATED STUCCO	
BR	REPLACE CRACKED BRICKS	
LR	LINTEL REPLACEMENT	
SR	SILL REPLACEMENT	
WC	WINDOW CAULKING	
WF	WINDOW FRAME PATCHING	
	SCRAPE & PAINT LINTEL	
SP	STONE PATCH	SP

DOB JOB #: B01216223-L1

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NORTH AND EAST FACADE ELEVATION

449 12TH STREET
BROOKLYN, NY 11215

REGISTERED ARCHITECT DARIUSH SHATER TORABY 016284-1 STATE OF NEW YORK

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-003.00
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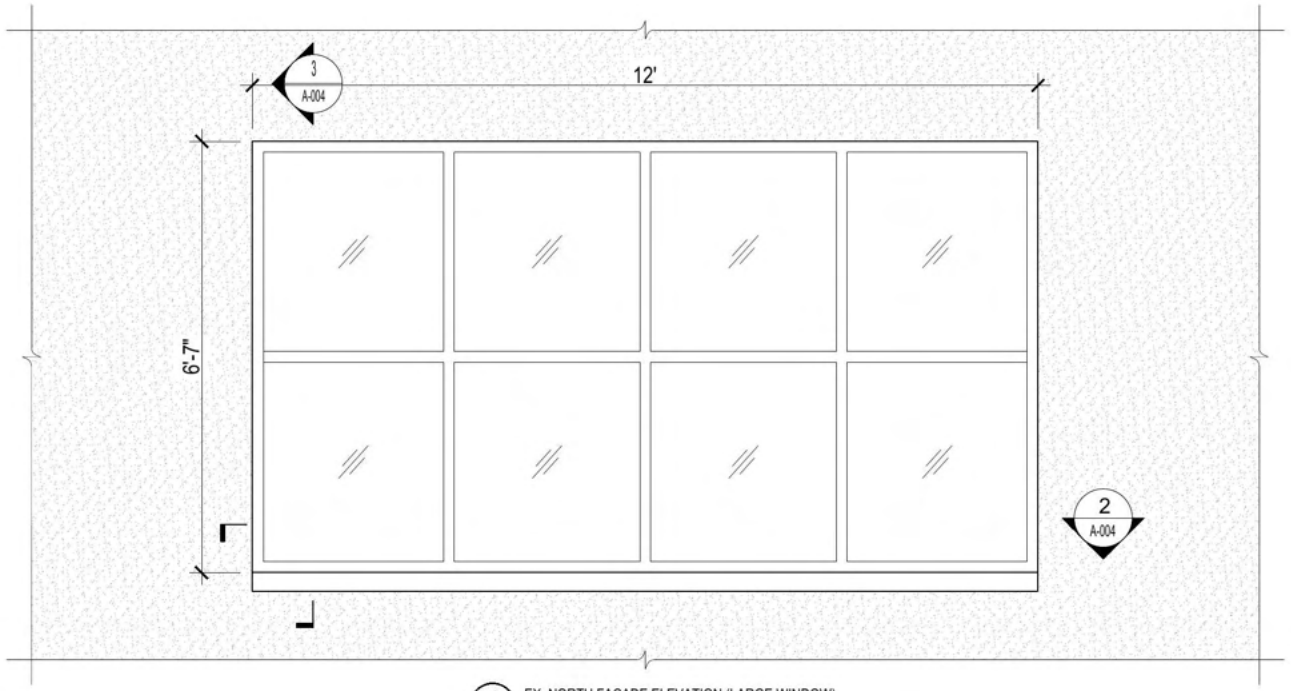
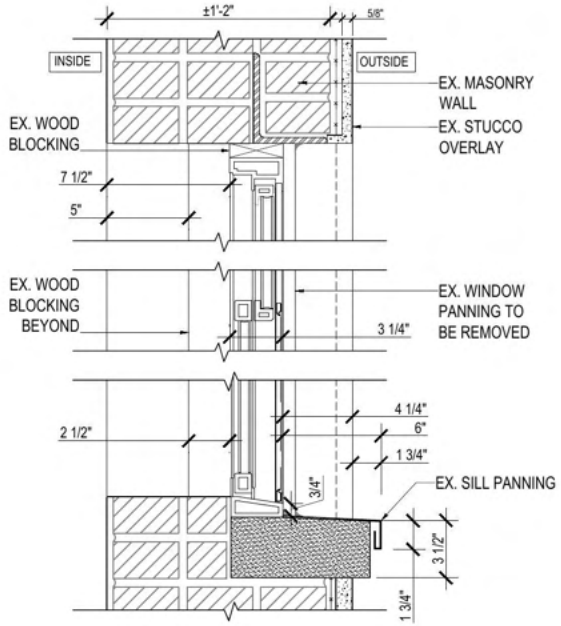
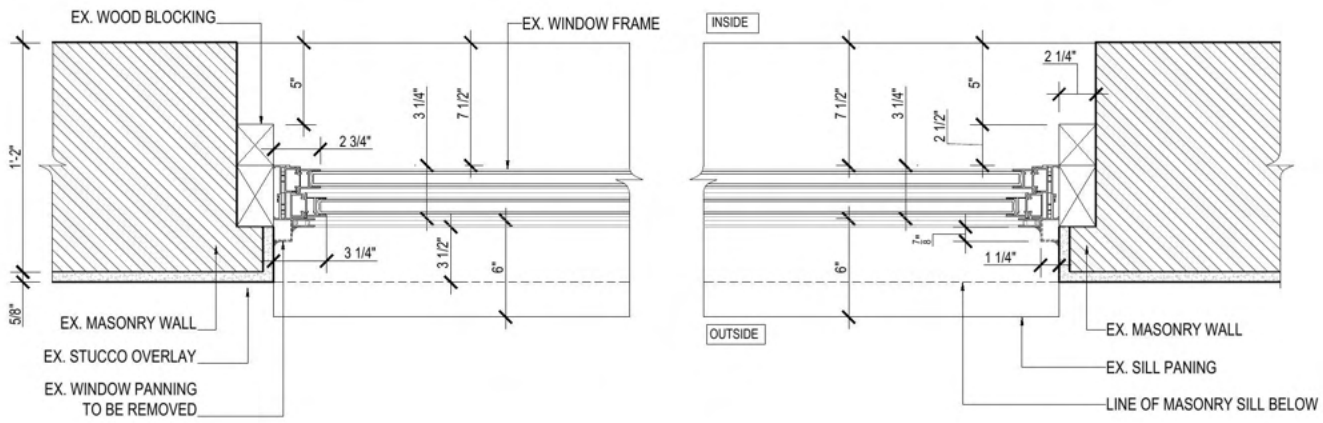


1 A-004 EX. NORTH FACADE ELEVATION (LARGE WINDOW)
SCALE 1/2"= 1'-0"



3 A-004 SECTION OF EX. LARGE WINDOW
SCALE 1-1/2"= 1'-0"



2 A-004 PLAN SECTION OF EX. LARGE WINDOW
SCALE 1-1/2"= 1'-0"

DOB JOB #: B01216223-L1

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EXISTING CONDITIONS AT LARGE WINDOW

449 12TH STREET
BROOKLYN, NY 11215

REGISTERED ARCHITECT
DARIUSH SHATER TORABY
016284-1
STATE OF NEW YORK

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-004.00
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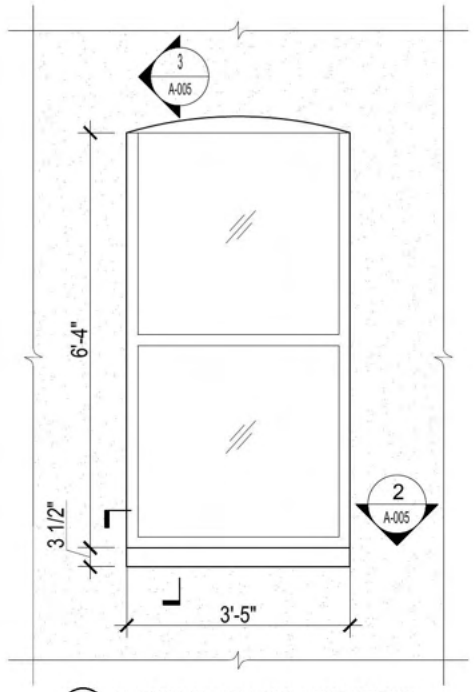
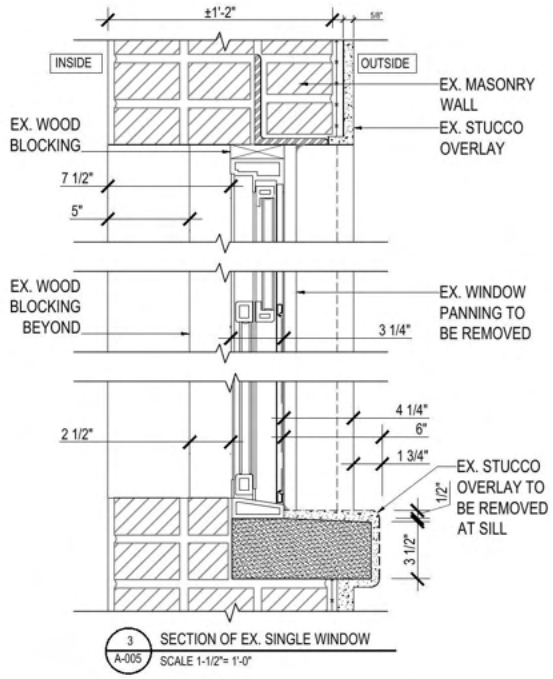
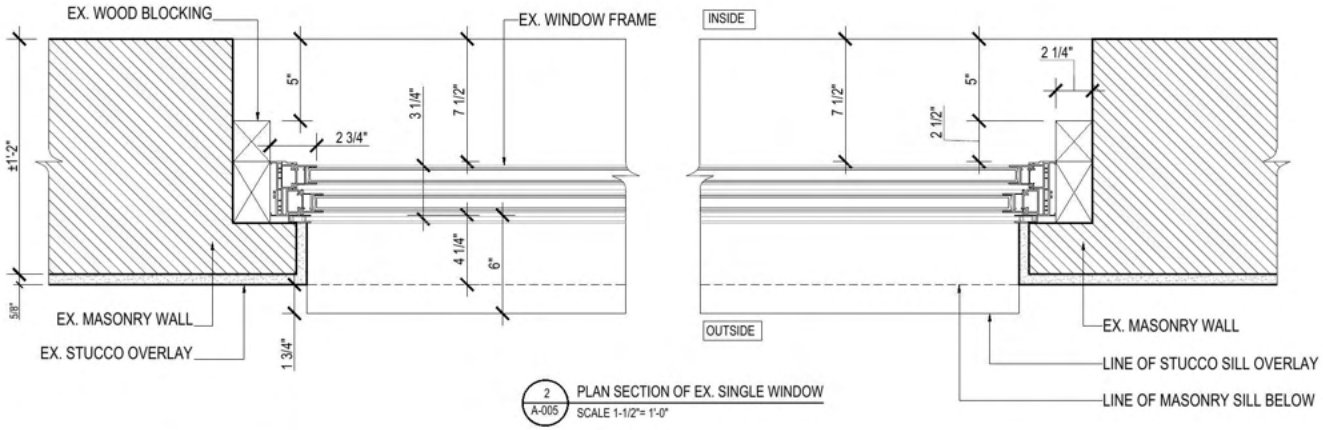


1 A-005 EX. EAST FACADE ELEVATION (SINGLE WINDOW)
SCALE 1/2"= 1'-0"



3 A-005 SECTION OF EX. SINGLE WINDOW
SCALE 1-1/2"= 1'-0"



2 A-005 PLAN SECTION OF EX. SINGLE WINDOW
SCALE 1-1/2"= 1'-0"

DOB JOB #: B01216223-L1

Rev.	To	Qty.	Date
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EXISTING CONDITIONS AT SINGLE WINDOW

449 12TH STREET
BROOKLYN, NY 11215

REGISTERED ARCHITECT
DARIUSH SHATER TORABY
016284-1
STATE OF NEW YORK

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-005.00
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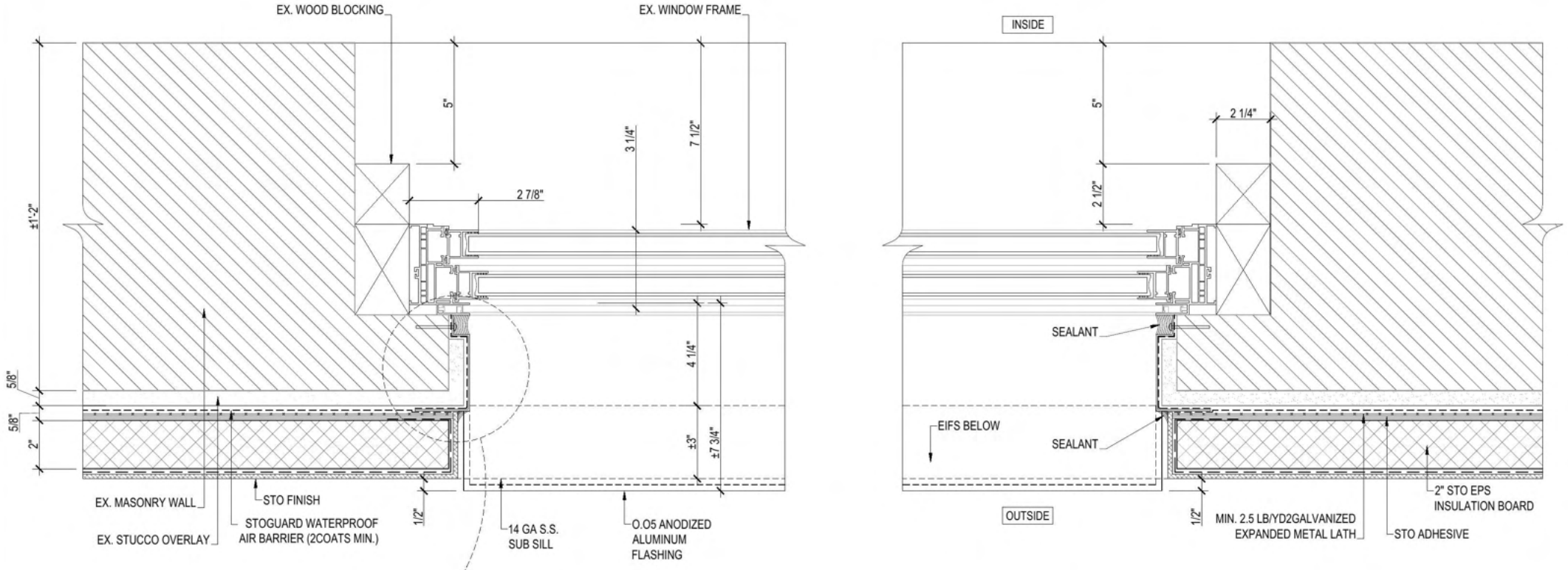
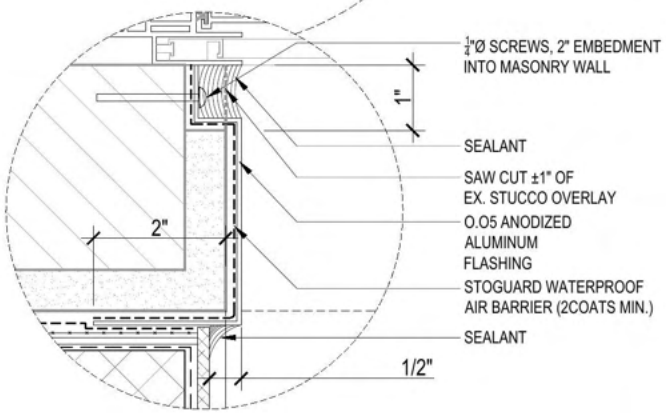


1 / A-006 PLAN SECTION OF PROPOSED EIFS CLADDING AT SMALL WINDOW (FLASHING RETURN)
SCALE 3"= 1'-0"



DOB JOB #: B01216223-L1

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	REVIEW	1	11-17-2025

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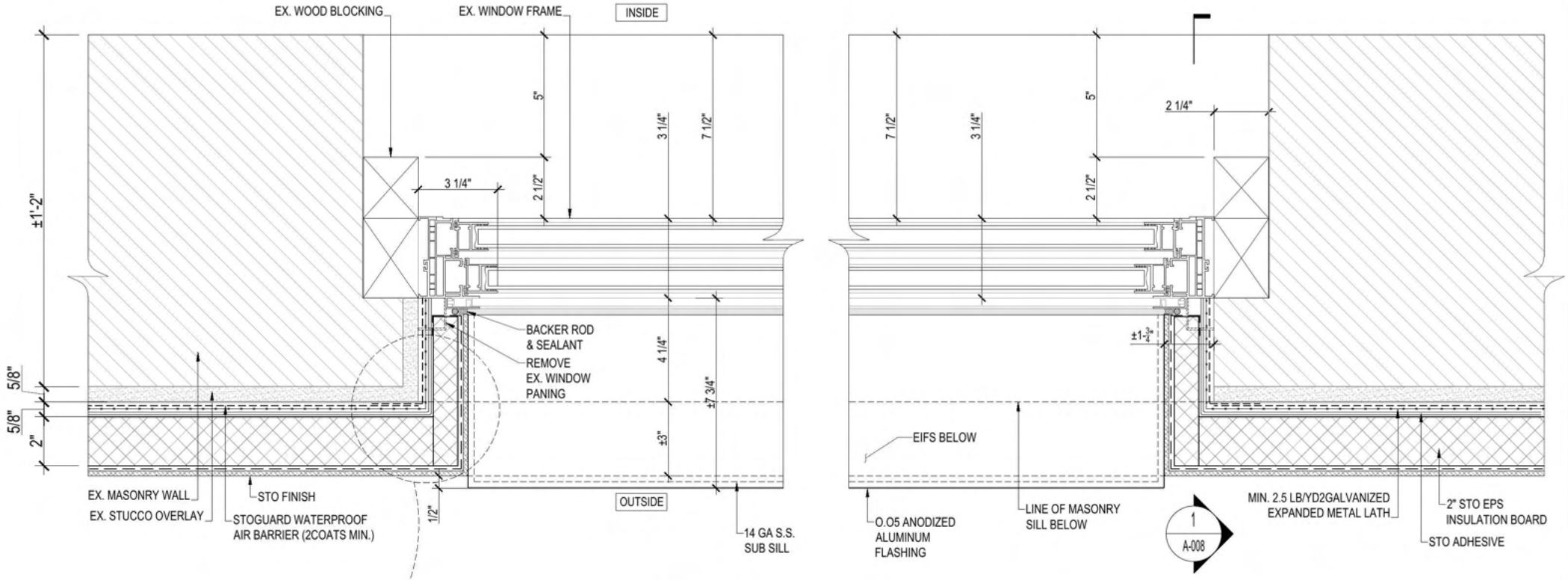
PLAN VIEW OF PROPOSED EIFS
CLADDING AT SMALL WINDOW

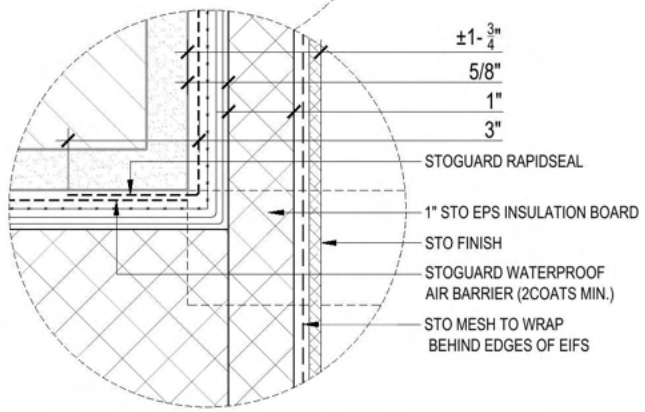
449 12TH STREET
BROOKLYN, NY 11215

REGISTERED ARCHITECT
DARIUSH SHATER TORABY
016284-1
STATE OF NEW YORK

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-006.00
	DWG BY: RM / SCALE:AS NOTED	PAGE 9 OF 13



1 / A-007 PLAN SECTION OF PROPOSED EIFS CLADDING AT LARGE WINDOW
SCALE 3"= 1'-0"



NOT USED

DOB JOB #: B01216223-L1

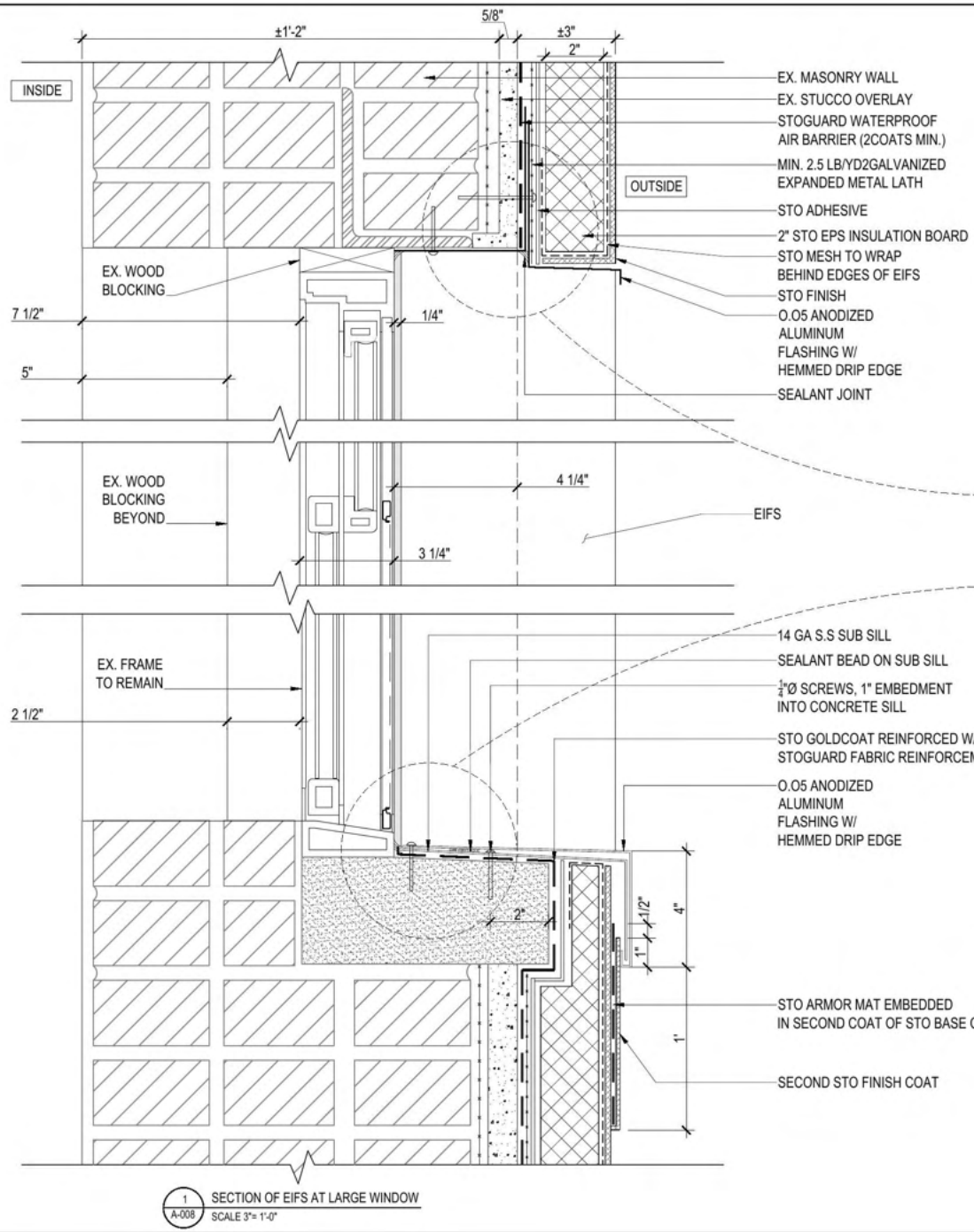
Rev.	To	Qty.	Date
	DOB FILING	1	05-19-2025
	REVIEW	1	11-17-2025
	ISSUE		

REGISTERED ARCHITECT
DARIOUSH SHATER TORABY
016284-1
STATE OF NEW YORK

PLAN VIEW OF PROPOSED EIFS
CLADDING AT LARGE WINDOW

449 12TH STREET
BROOKLYN, NY 11215

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-007.00
	DWG BY: RM / SCALE:AS NOTED	PAGE 10 OF 13



1 A-008 SECTION OF EIFS AT LARGE WINDOW
SCALE 3"= 1'-0"

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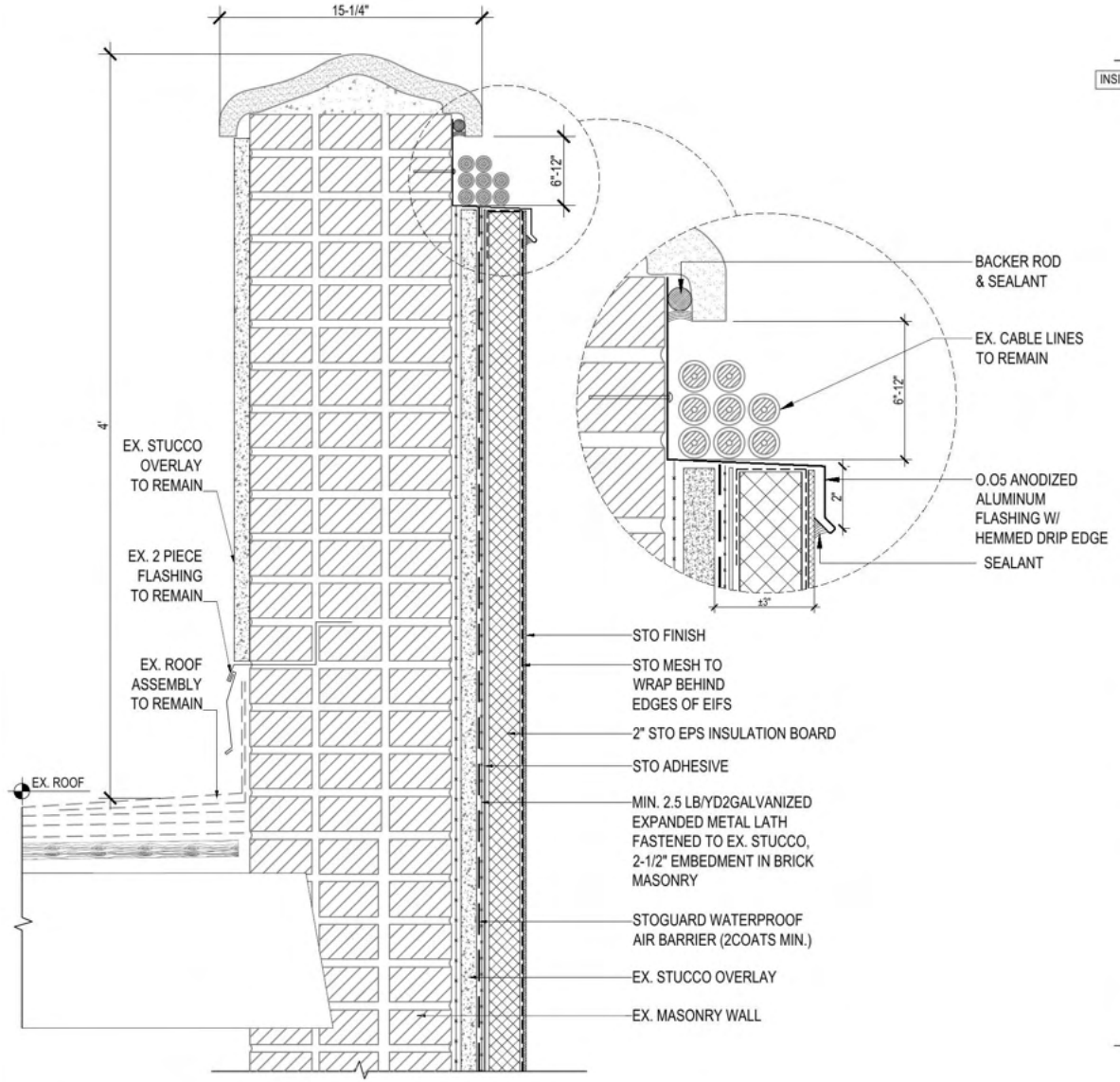
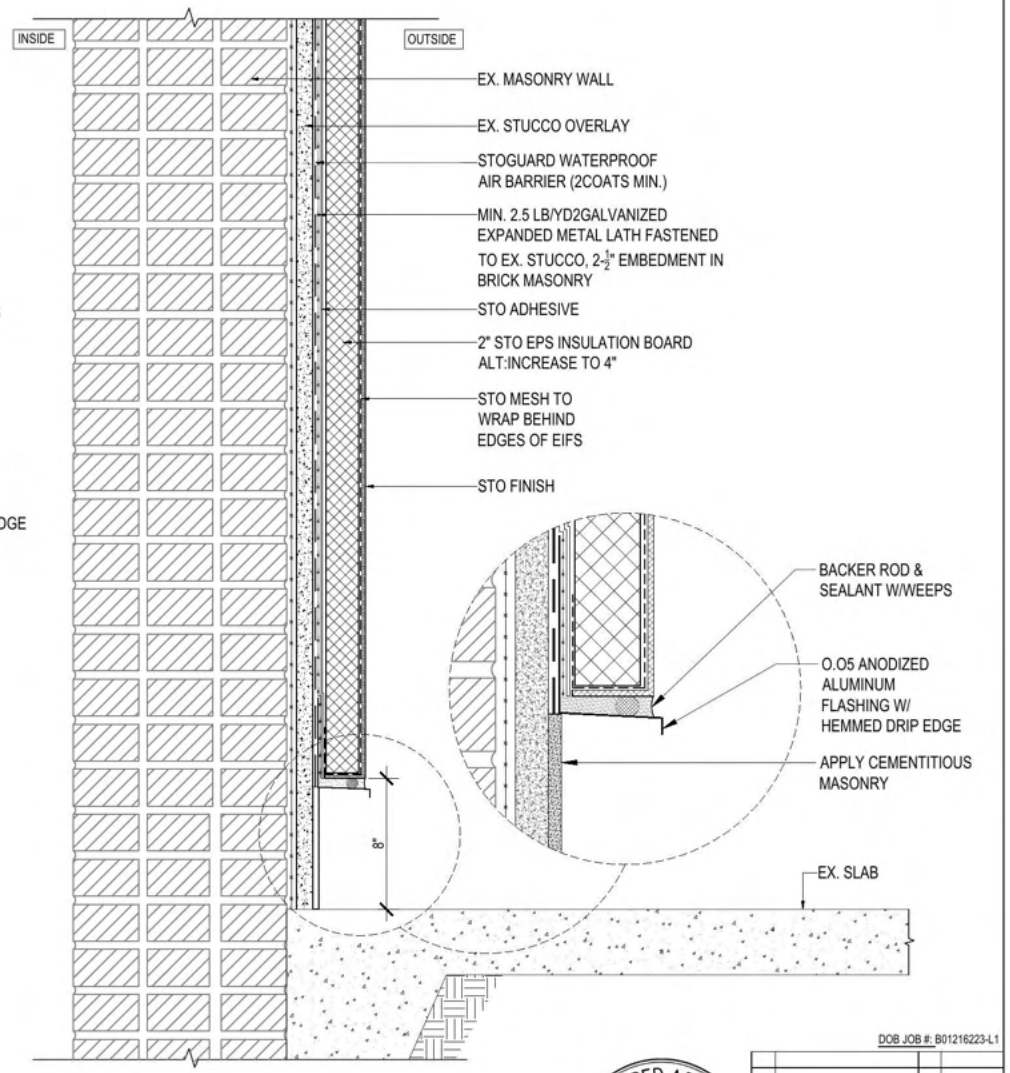
PROPOSED CONDITIONS AT LARGE WINDOW

449 12TH STREET
BROOKLYN, NY 11215

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-008.00
	DWG BY: RM / SCALE:AS NOTED	PAGE 11 OF 13



1 A-009 SECTION AT PARAPET WALL
SCALE 1-1/2"= 1'-0"



2 A-009 SECTION AT GROUND LEVEL
SCALE 1-1/2"= 1'-0"

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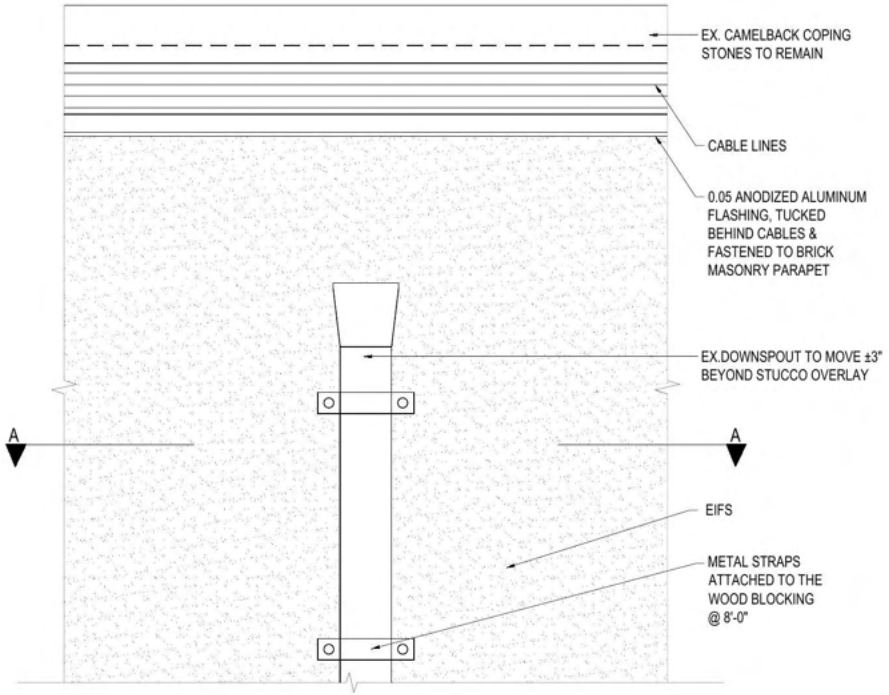
REGISTERED ARCHITECT DARIUSH SHATER TORABY 016284-1 STATE OF NEW YORK

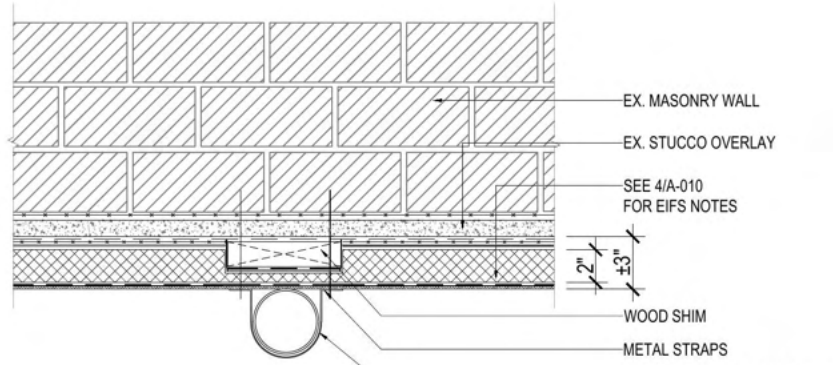
PROPOSED CONDITIONS AT PARAPET AND LOWER LEVEL

449 12TH STREET
BROOKLYN, NY 11215

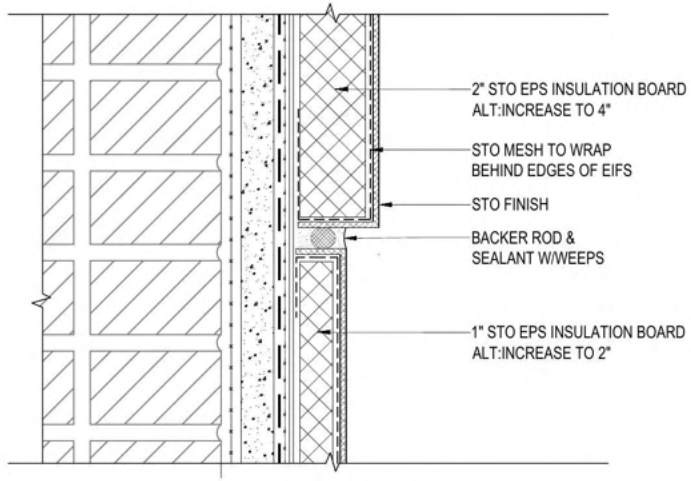
ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-009.00
	DWG BY: RM / SCALE:AS NOTED	PAGE 12 OF 13



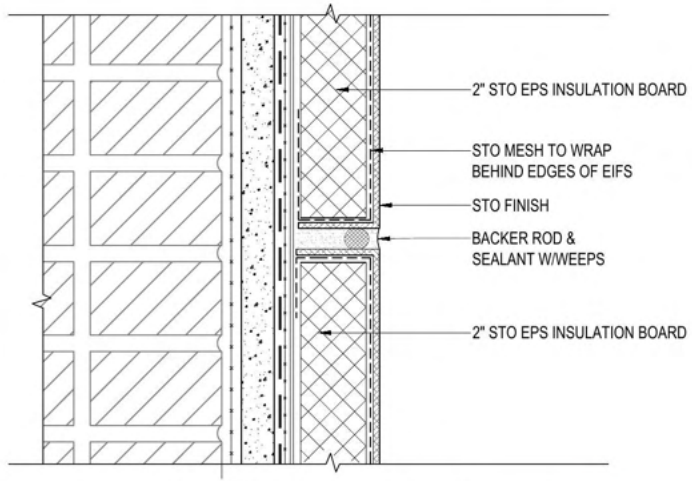
1 A-010 ELVEATION AT DOWNSPOUT AT NORTH FACADE
SCALE 1"= 1'-0"



2 A-010 SECTION A
SCALE 1-1/2"= 1'-0"



3 A-010 SECTION AT EIFS TRANSITION
SCALE 3"= 1'-0"



4 A-010 SECTION AT EXPANSION JOINT
SCALE 3"= 1'-0"

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PROPOSED CONDITIONS
AT DOWNSPOUT

449 12TH STREET
BROOKLYN, NY 11215

REGISTERED ARCHITECT
DARIUSH SHATER TORABY
016284-1
STATE OF NEW YORK

ENGINEER	ARCHITECTS	
DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK , NY 10001; TEL: (212) 242-2955	A-010.00
	DWG BY: RM / SCALE:AS NOTED	PAGE 13 OF 13

Landmarks Preservation Commission

August 12, 2025
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-25-08899

449 12th Street – Park Slope Historic District Extension

Borough of Brooklyn

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