

The current proposal is:

Preservation Department – Item 3, LPC-25-04617

188 Duffield Street (aka 182-188 Duffield Street)

Individual Landmark – 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.

182-188 Duffield Street



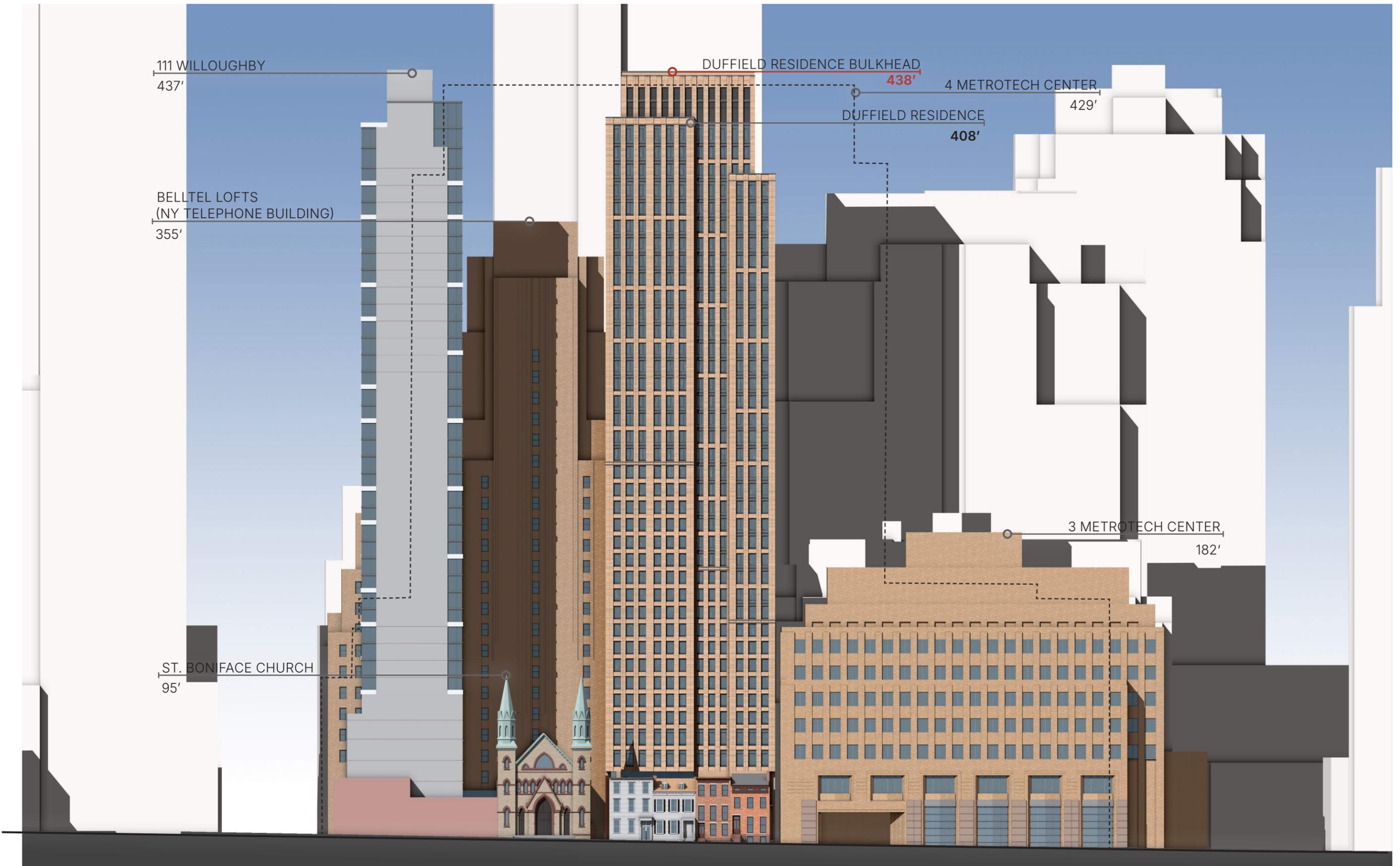
188 Duffield, LLC

Hill West Architects

Acheson Doyle Partners Architects

Block 2058, Lot 40

March 17th, 2026



*APPROXIMATE HEIGHTS FROM STREET LEVEL



Previous Proposal 02/03/2026

Commission Response

Commissioners supported:

The tower

- Setback
- Massing
- Carving at the base
- Clarified its relationship with the townhouses

Preservation of the Townhouses

- 3 of 4 non-fireproof structures remain intact through residential use
- Receive first-class restoration with original materials

Removal of Non-Historic Rear Porches

- They are not original to the townhouse footprint

188 Duffield St. Entrance

- Modifications are code required
- Modifications are limited and appropriate

Summary of Comments & Revisions

LOWER BUILDING

Shear wall treatment

- Shear wall treatment will be stained concrete with a board form finish

Curtain wall design

- Curtain wall sizing and alignment refined
- Glass proportion matches 2:1 ratio of townhouse windows

How does the curtain wall touch the townhouses?

- Connector meets 188 with recessed trim, dimension of opening aligns to adjacent windows with lowered sill

Shadowbox needs detailing

- Painted metal pan and furred wall make up shadowbox



Previous Proposal 02/03/2026



Updated Proposal

Summary of Comments & Revisions

MIDDLE BUILDING

Facade needs articulation

- Window framing and brick pilasters refined
- Windows recessed
- Punched window ratio aligned to townhouse proportions
- Transition accentuated between punched and grouperd windows Punched windows aligned to context



Previous Proposal 02/03/2026



Updated Proposal

Summary of Comments & Revisions

TOP BUILDING

Tower is too tall

- Height reduced by 10'-0"

Articulate tower crown

- Crown of the tower has been accentuated

Reconsider slab cover material

- Slab cover material matches throughout



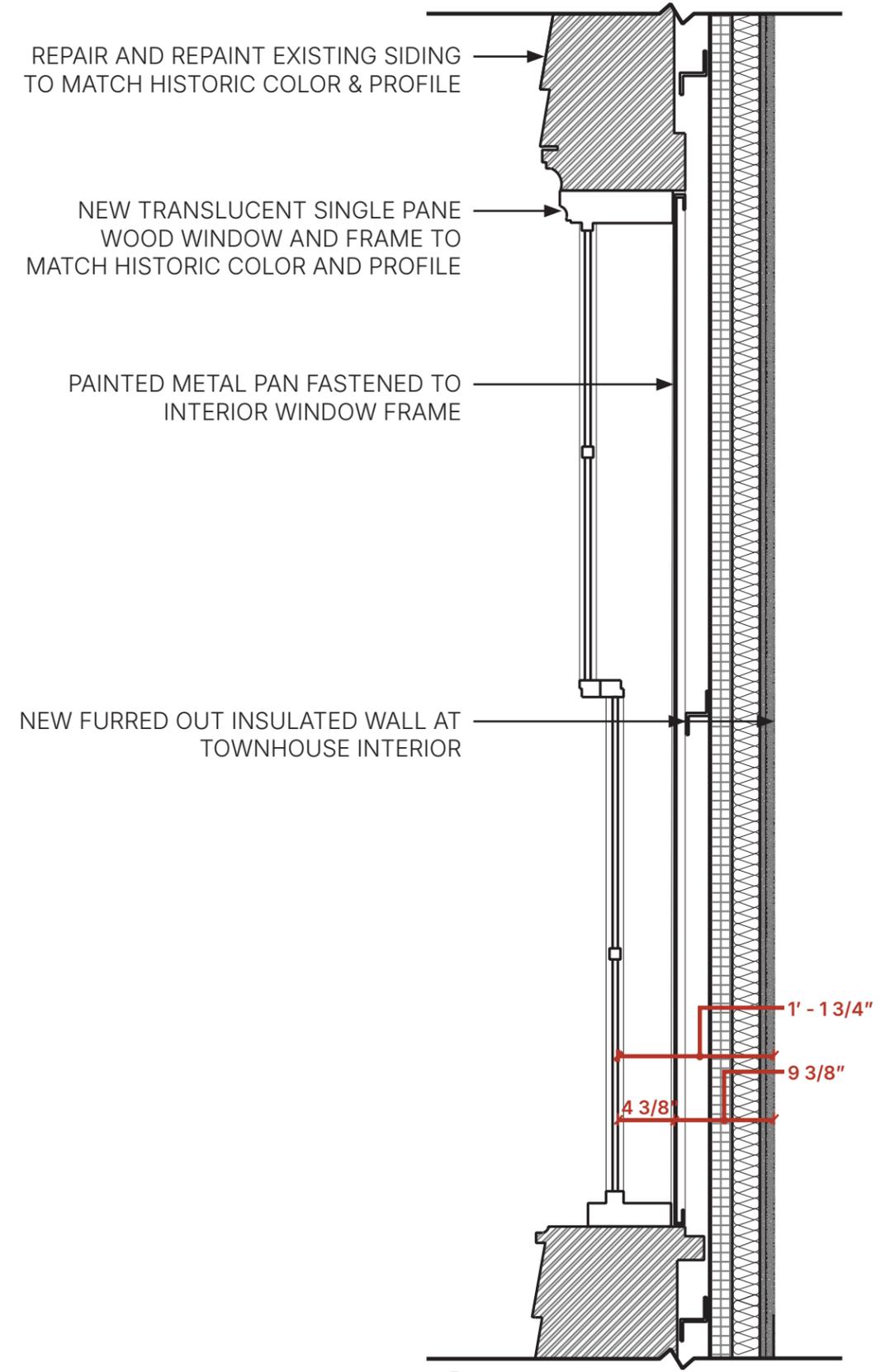
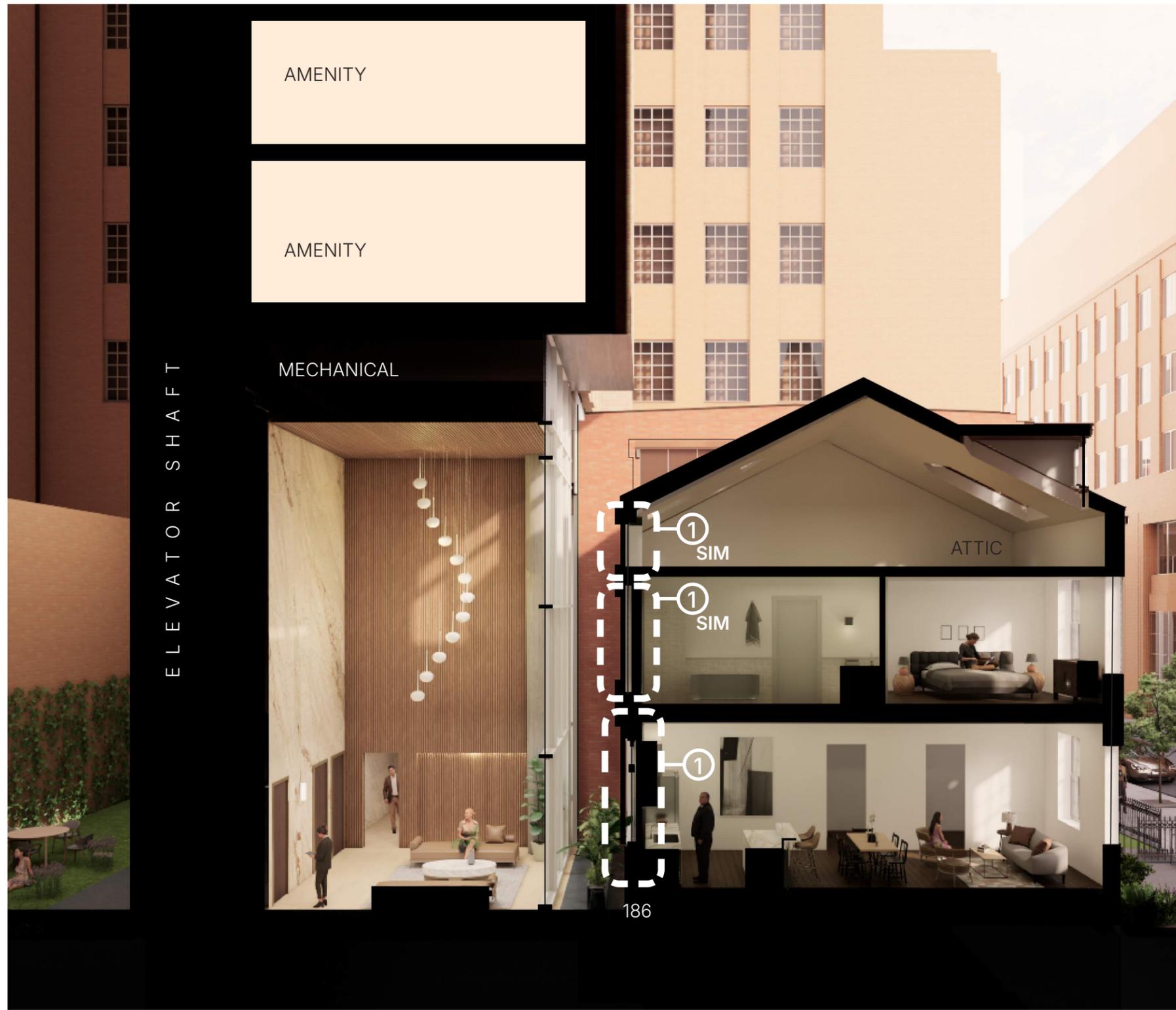
Previous Proposal 02/03/2026



Updated Proposal

Base Building

1. Shadow Box Details
2. Materiality of Shear Wall
3. Curtain Wall Design
4. Connection at 188 Duffield

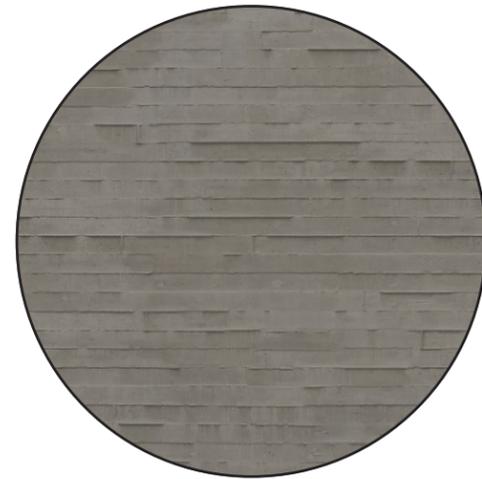


① SECTION DETAIL

Shadow Box Detail



Washed Concrete Finish



Board Form Concrete



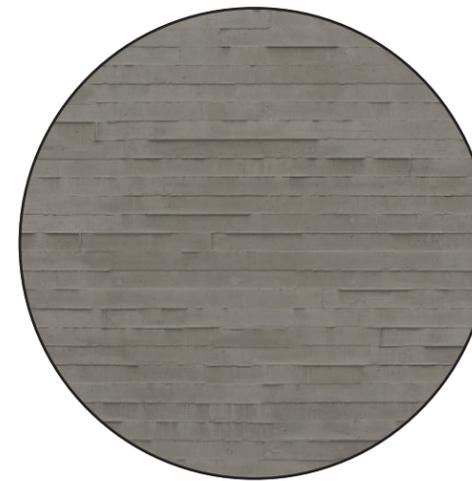
Previous Proposal (02/03/2026)



Updated Proposal



Bankside, Hill West Architects -- Board Form Concrete Example



Board Form Concrete



Updated Proposal



Previous Proposal (02/03/2026)

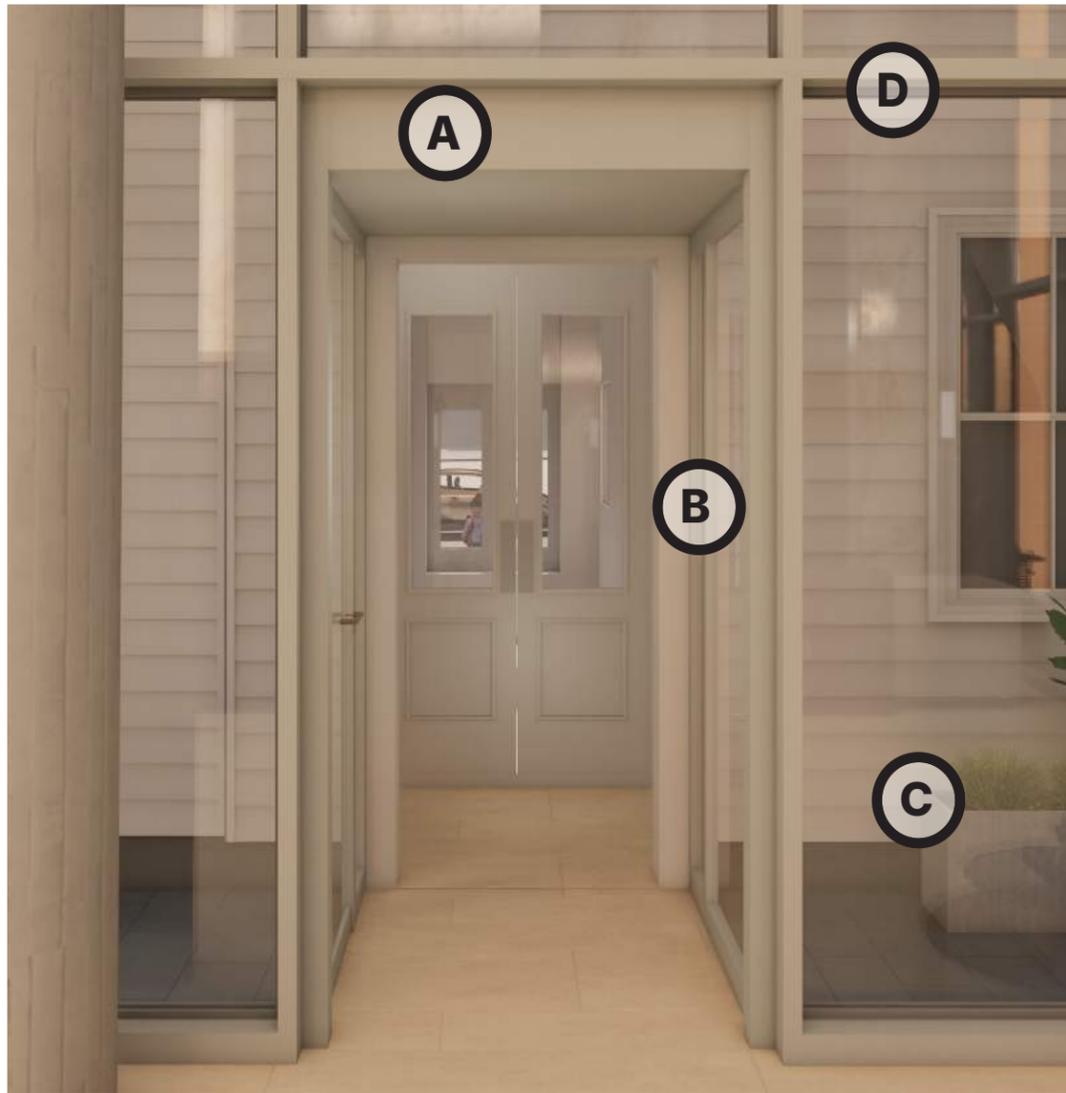


Updated Proposal

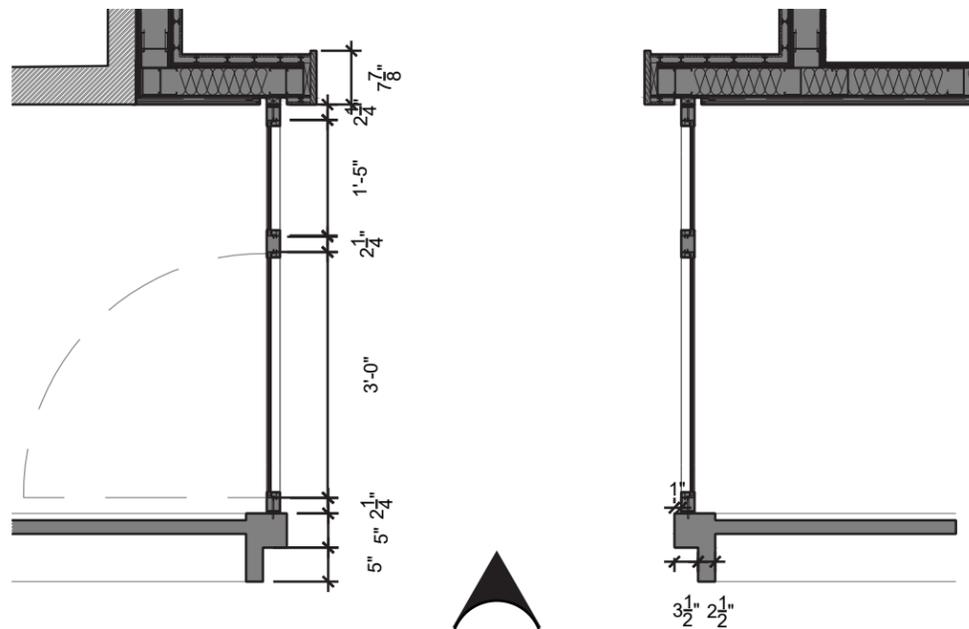




Lobby Entrance Comparison

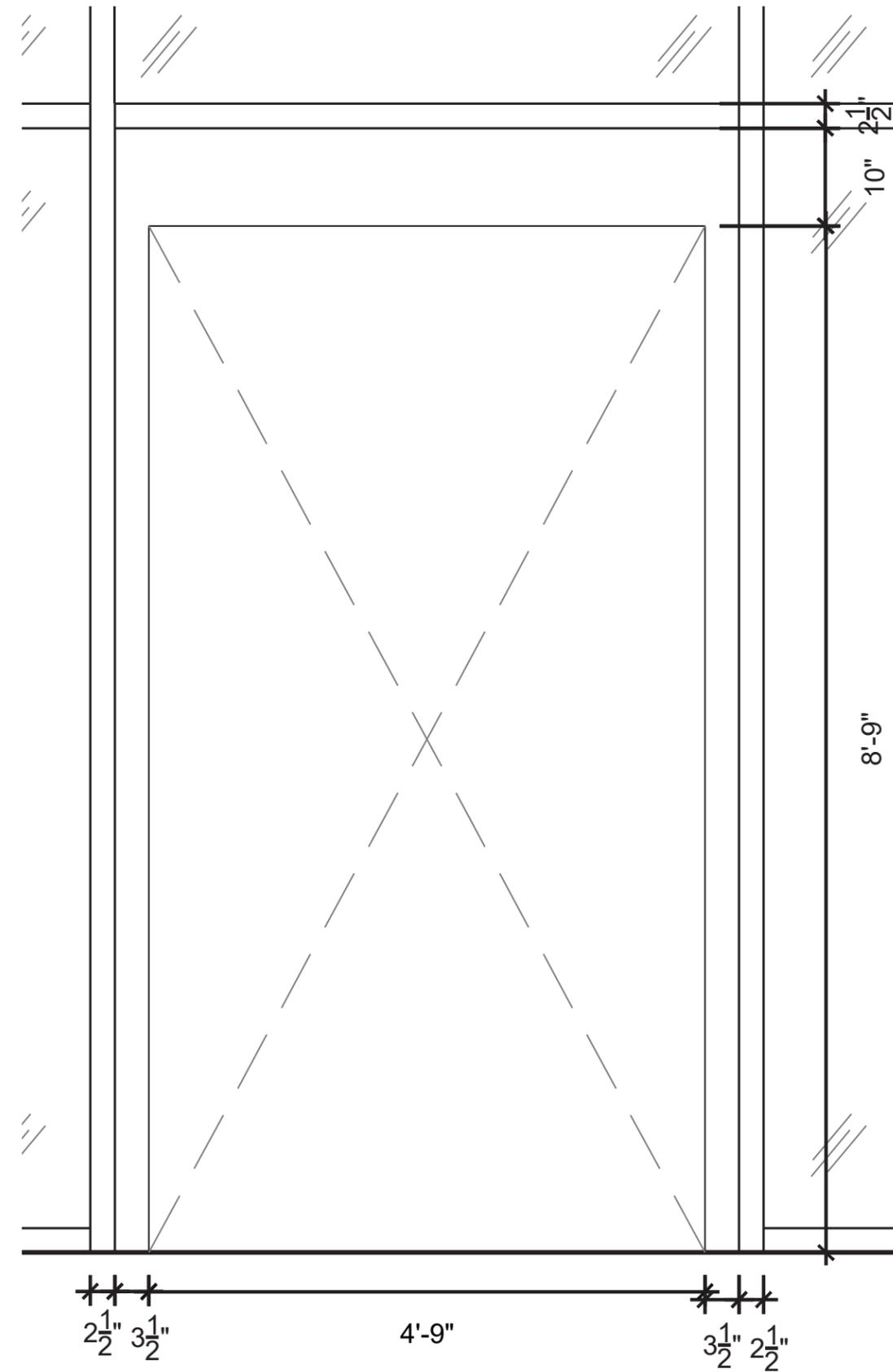


2 RENDERED ELEVATION

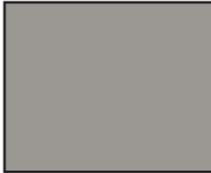


1 PLAN DETAIL

LPC Public Meeting
182-188 Duffield Street



3 ELEVATION

- 
 INTERIOR ALUMINUM AND STEEL FRAME
 FINISH: TIGER DRYLAC "SKY GREY" IN SATIN FINISH
- 
 EXTERIOR ALUMINUM AND STEEL FINISH:
 TIGER DRYLAC "SLATE GREY" IN SATIN FINISH

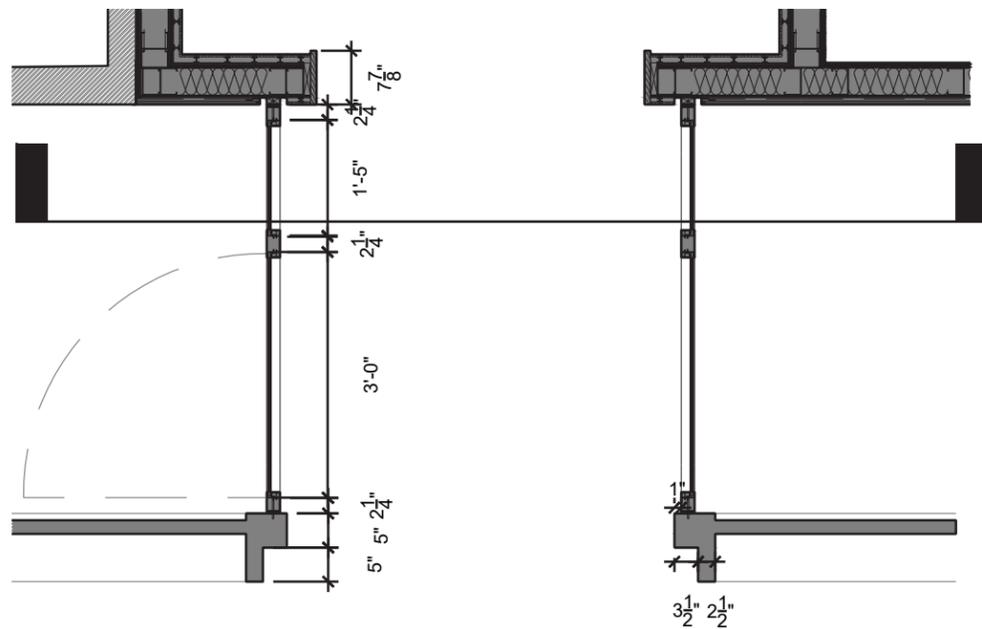
Materials

- A** 1:48 LOW SLOPE PAINTED ALUMINUM ROOF WITH PAINTED ALUMINUM CEILING WRAPPED AT LOBBY DOORWAY
- B** NARROW PROFILE PAINTED STEEL 1-HOUR FIRE RATED DOOR & WINDOW
- C** PAINTED FIBER CEMENT SIDING. COLOR, PROFILE, & FINISH TO MATCH EXISTING
- D** PAINTED STEEL 1-HOUR RATED CURTAIN WALL SYSTEM

Connector Elevation

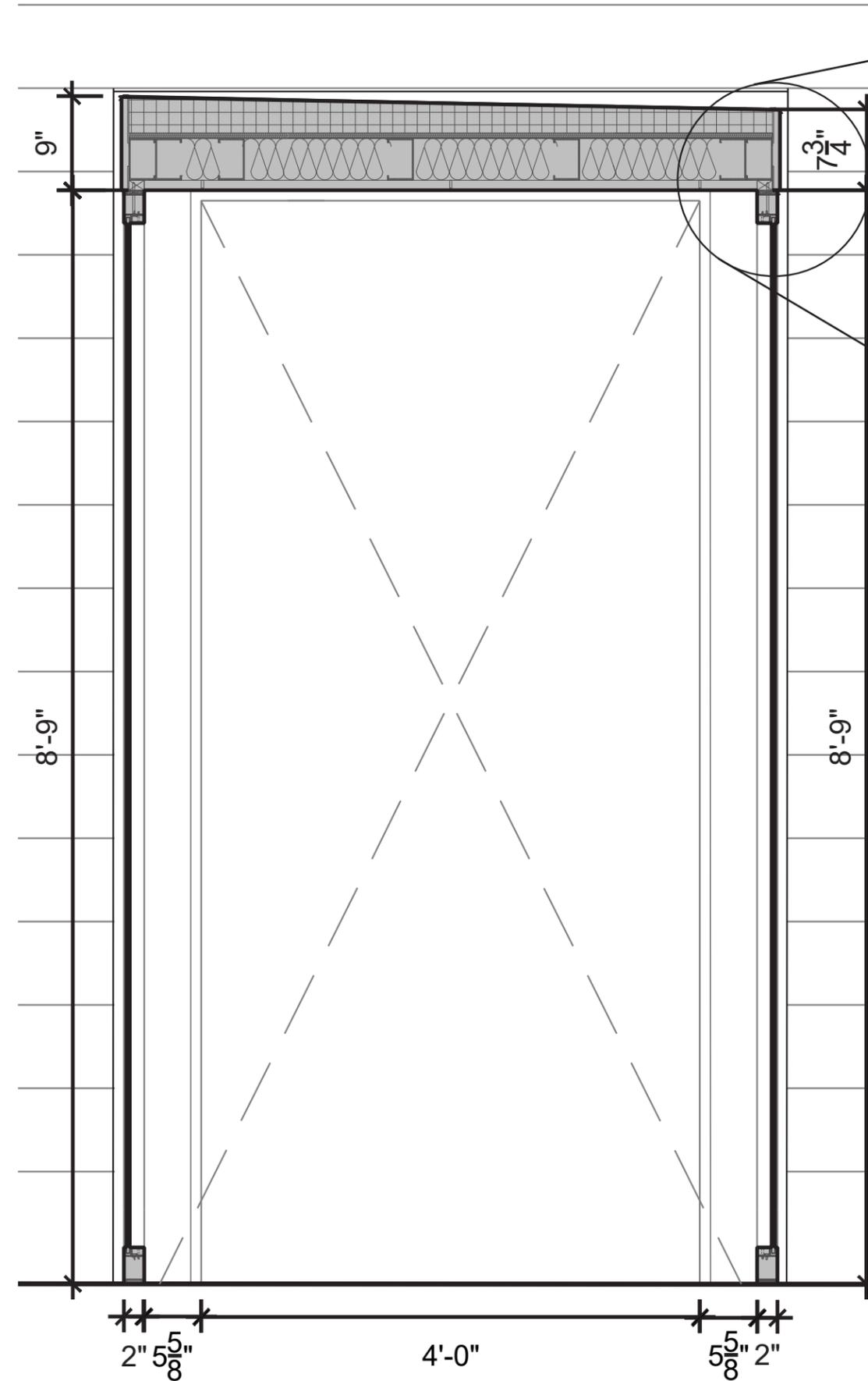


2 N/S RENDERED SECTION

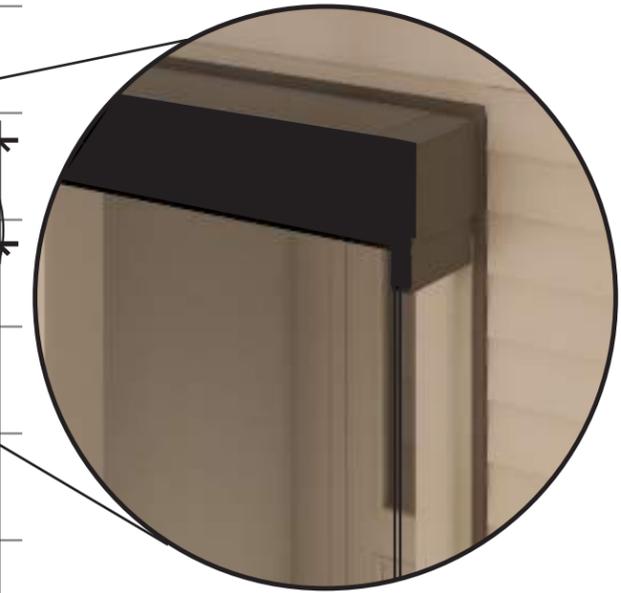


1 PLAN DETAIL

LPC Public Meeting
182-188 Duffield Street



3 N/S SECTION



EXTERIOR ALUMINUM AND STEEL FINISH: TIGER DRYLAC "SLATE GREY" IN SATIN FINISH

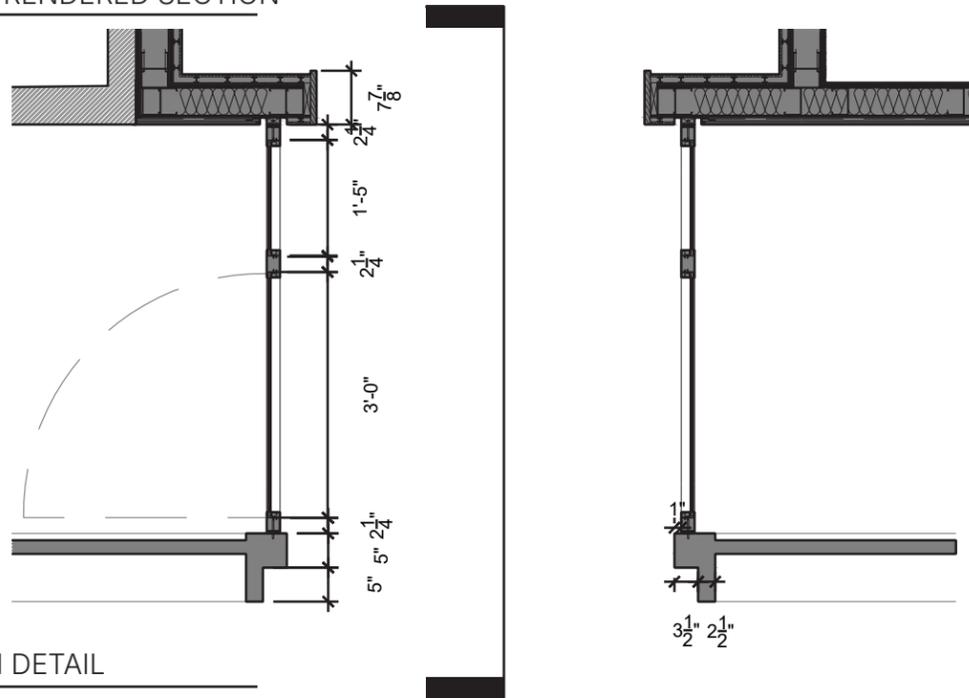
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Connector Section N/S

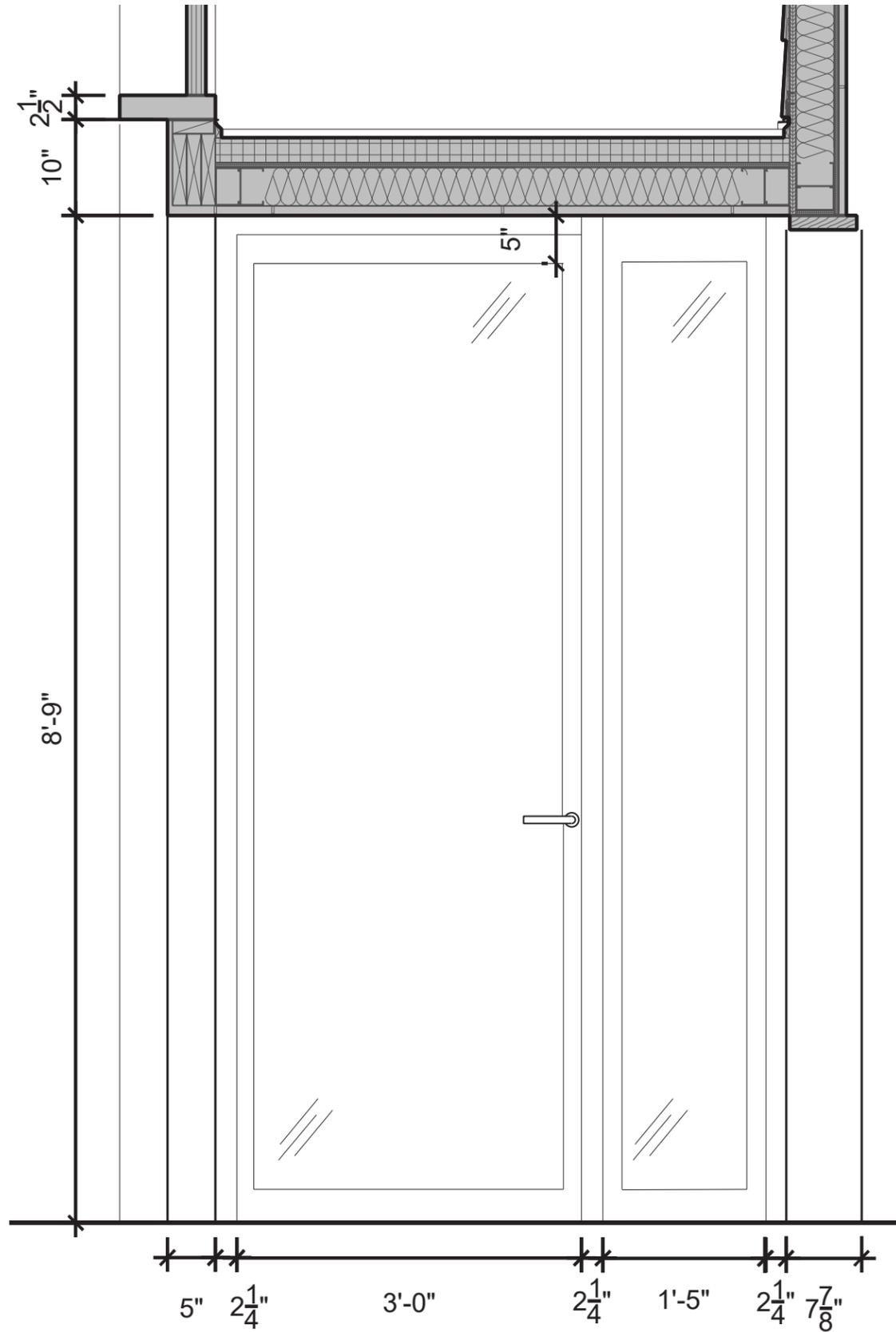


2 E/W RENDERED SECTION



1 PLAN DETAIL

LPC Public Meeting
182-188 Duffield Street



3 E/W SECTION

- INTERIOR ALUMINUM AND STEEL FRAME
 FINISH: TIGER DRYLAC "SKY GREY" IN SATIN FINISH
- EXTERIOR ALUMINUM AND STEEL FINISH:
 TIGER DRYLAC "SLATE GREY" IN SATIN FINISH

Materials

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- B NARROW PROFILE PAINTED STEEL 1-HOUR FIRE RATED DOOR & WINDOW
- C PAINTED FIBER CEMENT SIDING. COLOR, PROFILE, & FINISH TO MATCH EXISTING
- D PAINTED STEEL 1-HOUR RATED CURTAIN WALL SYSTEM

Connector Section E/W



188



182

Middle Building

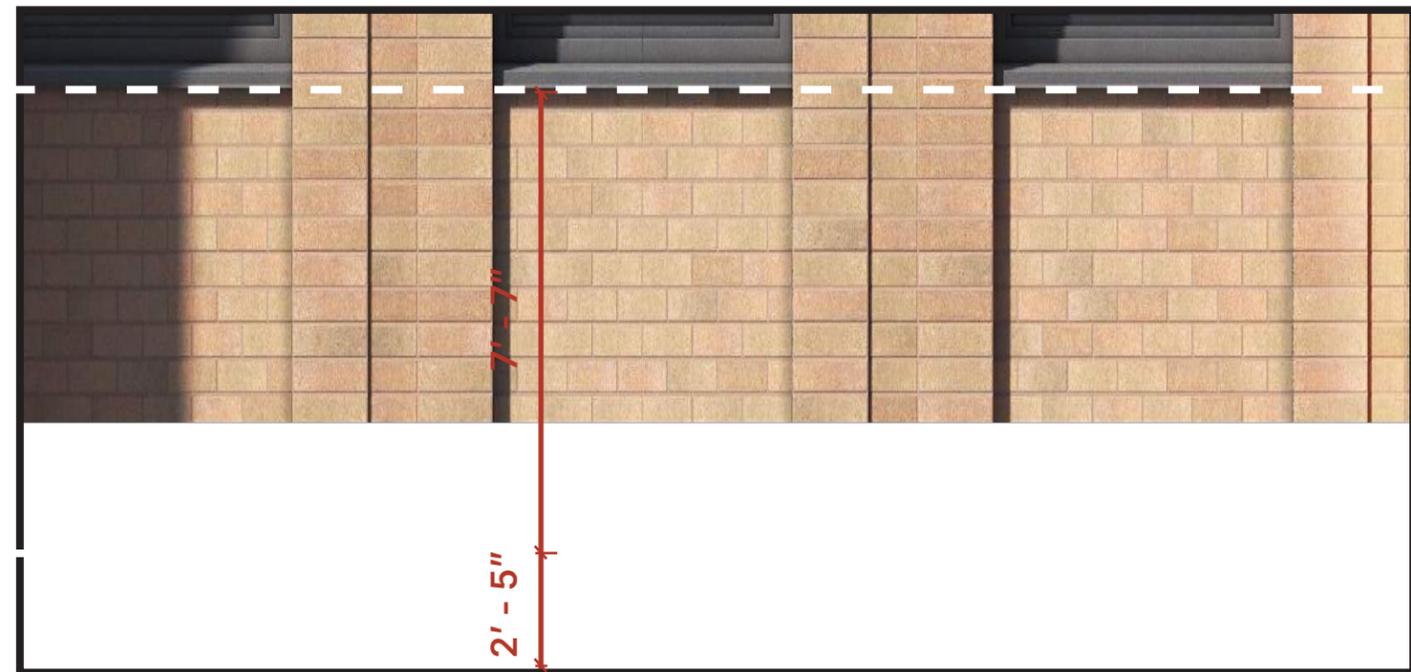
1. Refined Transition Between Punched and Grouped Windows
2. Refined Window Details







Previous Proposal (02/03/2026)

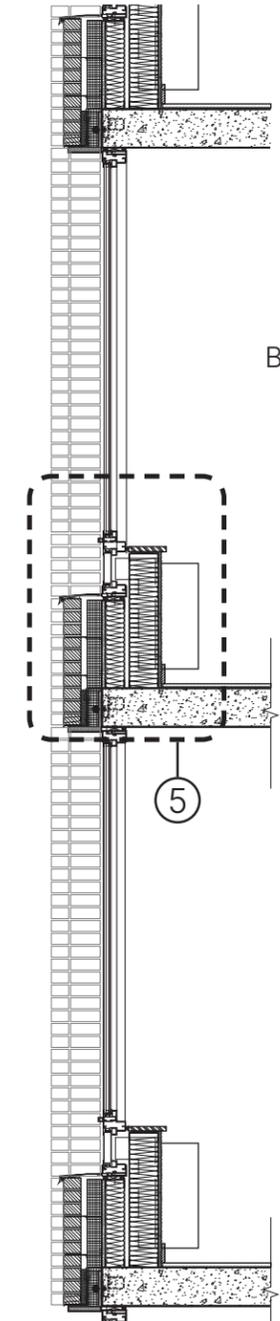


Updated Proposal

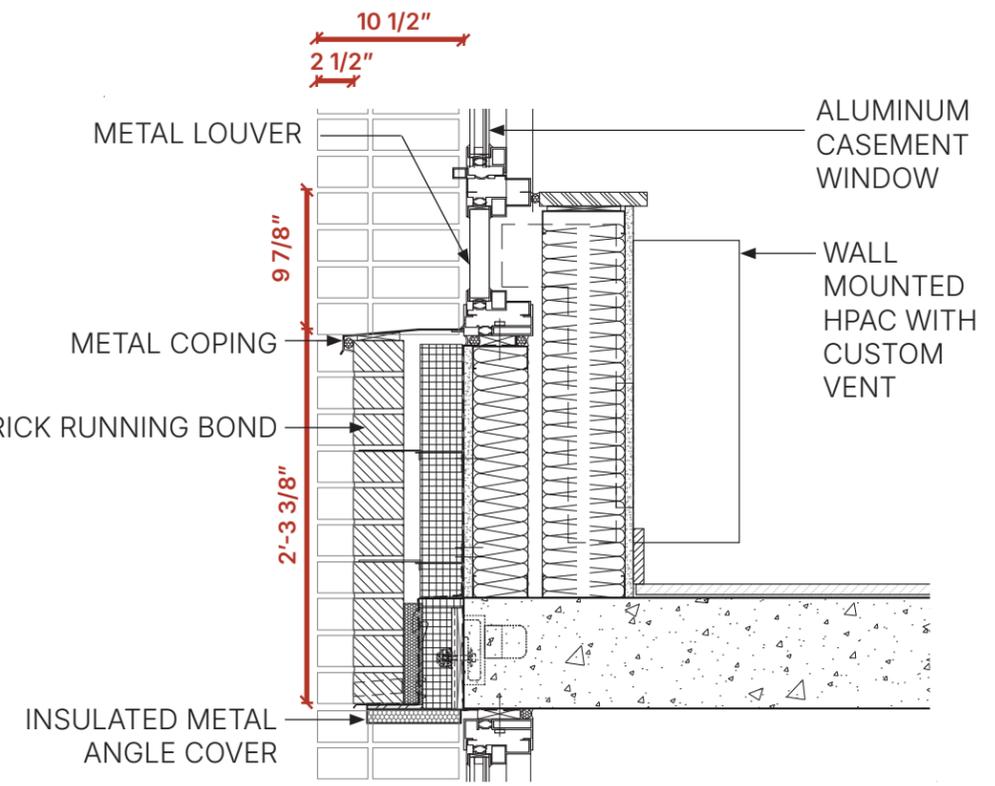
Window Surround Comparison



③

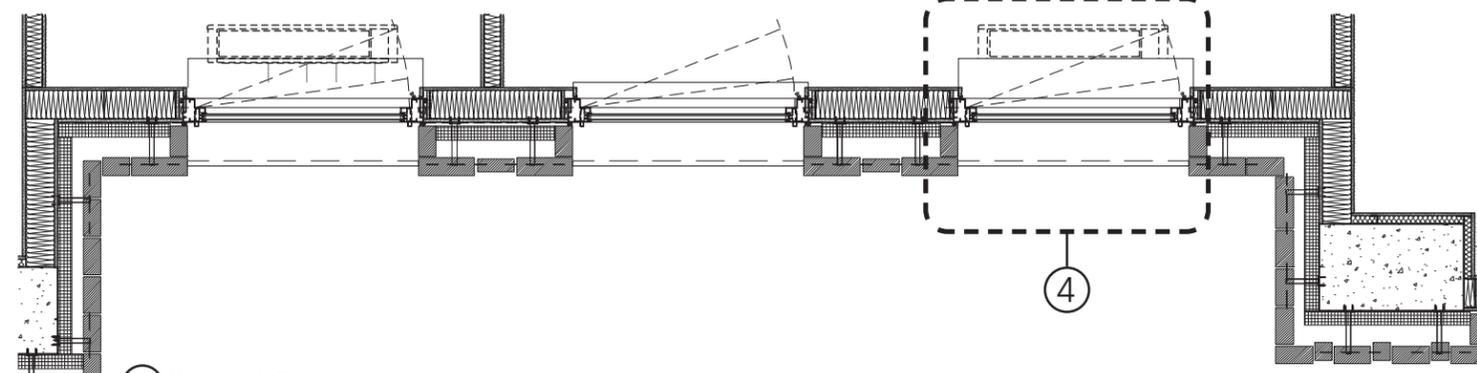


⑤



⑤ Window Section Detail

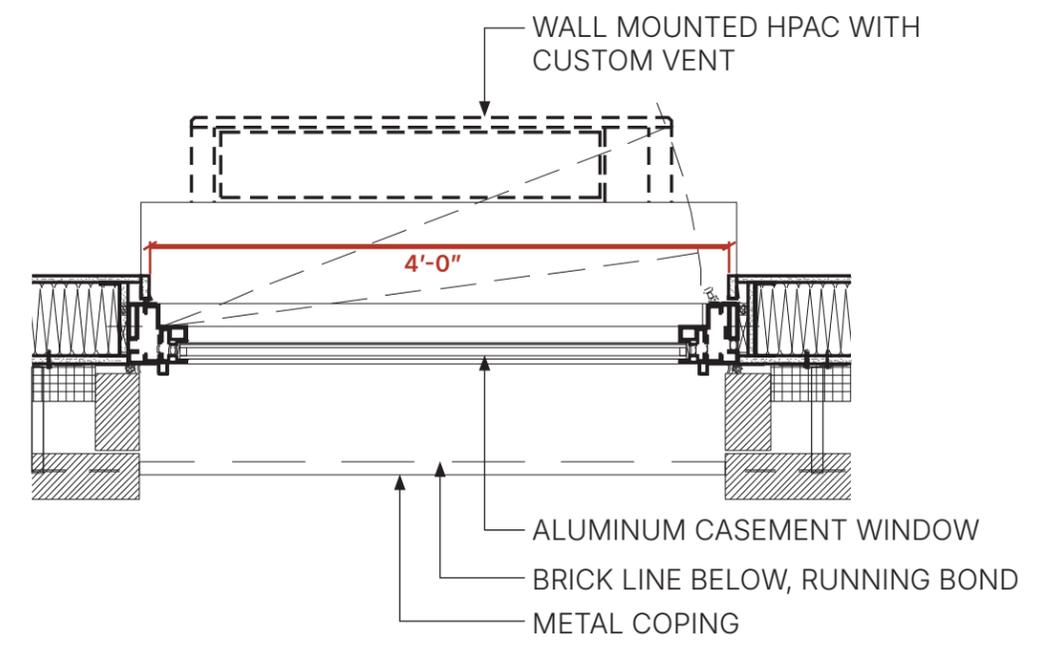
② East Elevation



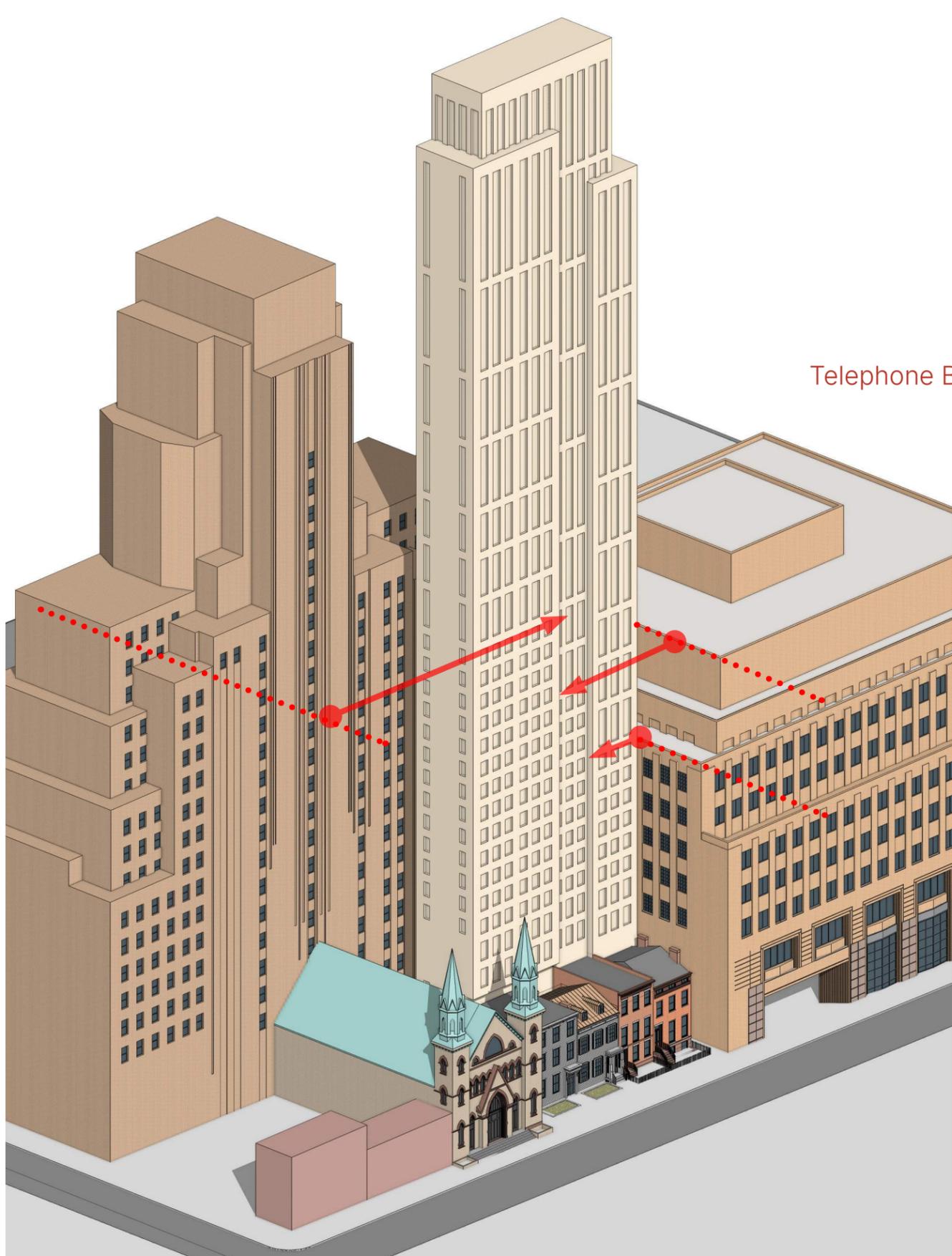
④

① Partial Plan

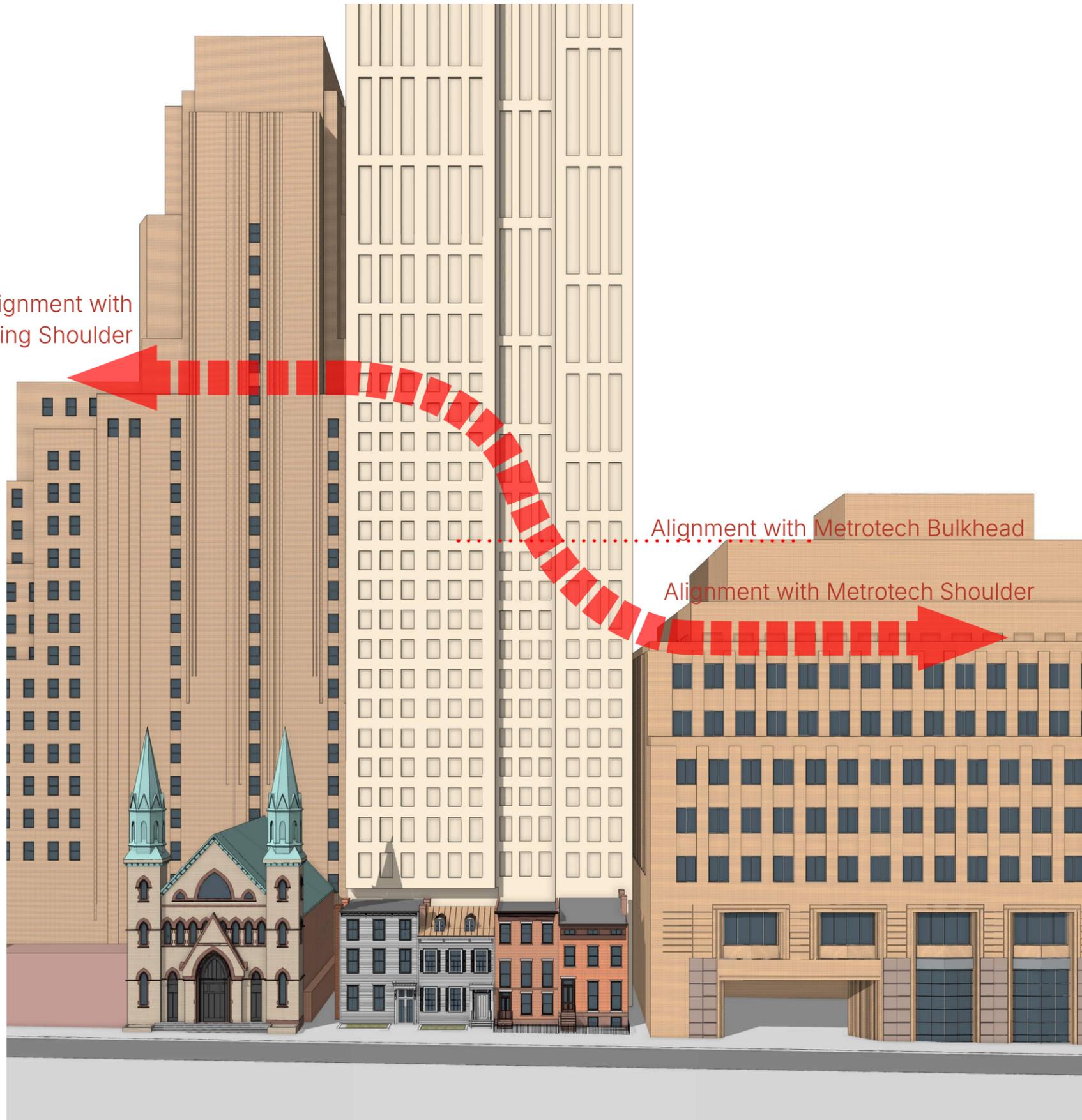
③ Partial Wall Section



④ Window Plan Detail



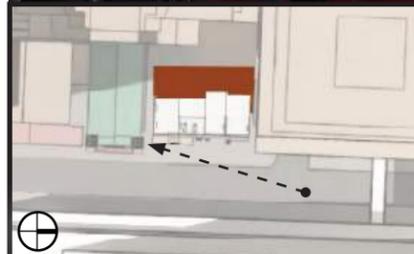
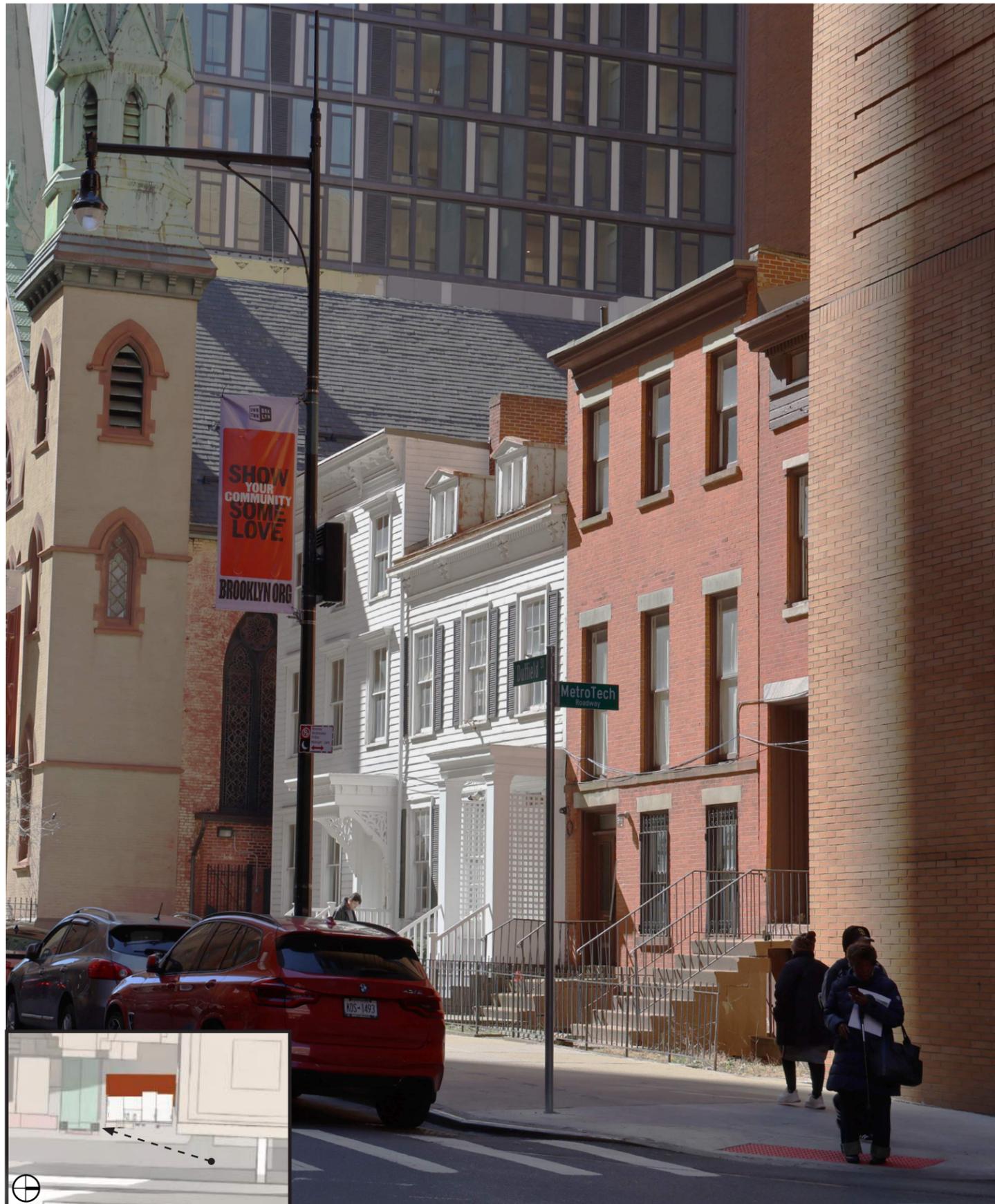
Alignment with Telephone Building Shoulder



Alignment with Metrotech Bulkhead

Alignment with Metrotech Shoulder



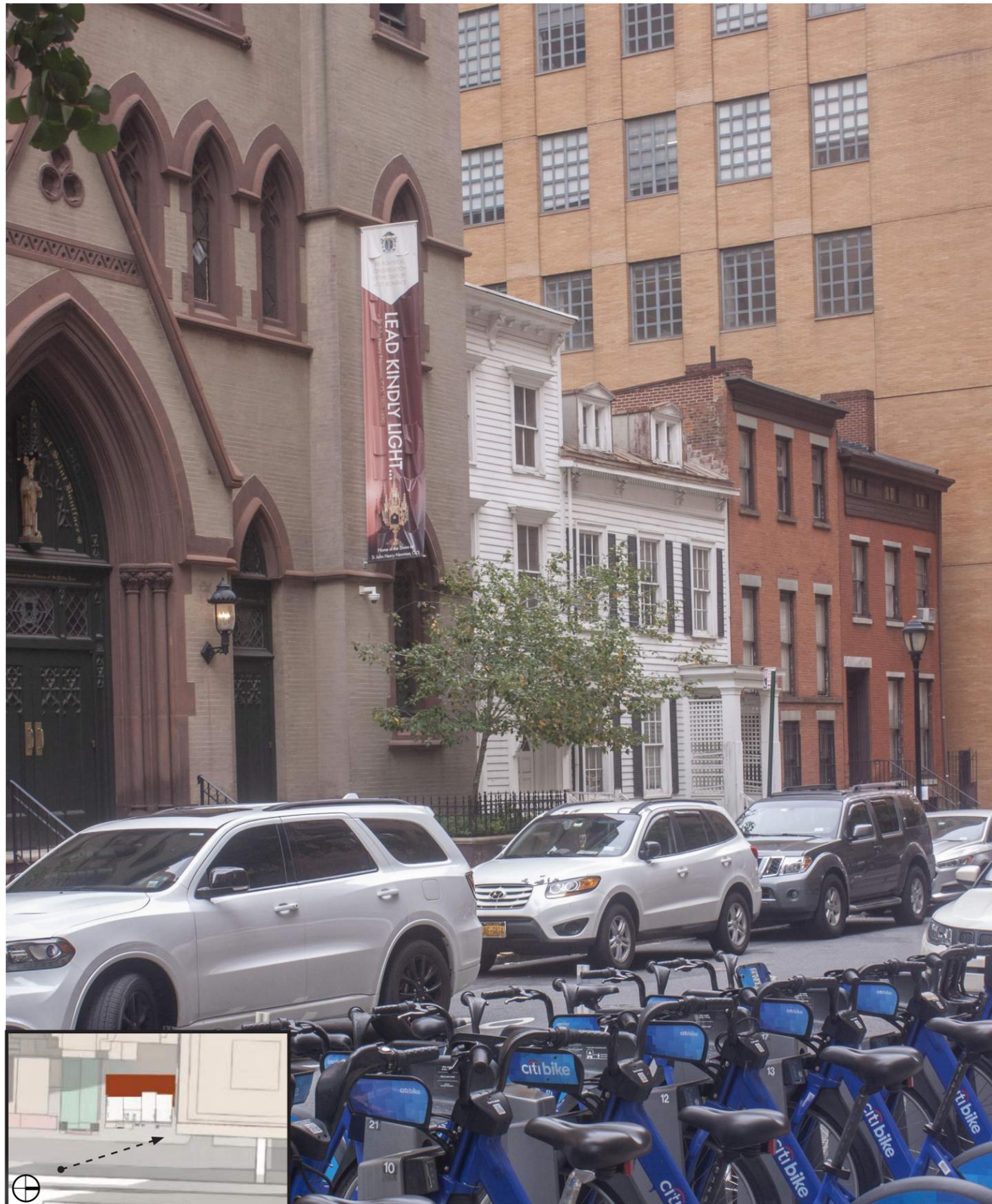


Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: South



Existing

LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: North 1



Existing
LPC Public Meeting
182-188 Duffield Street

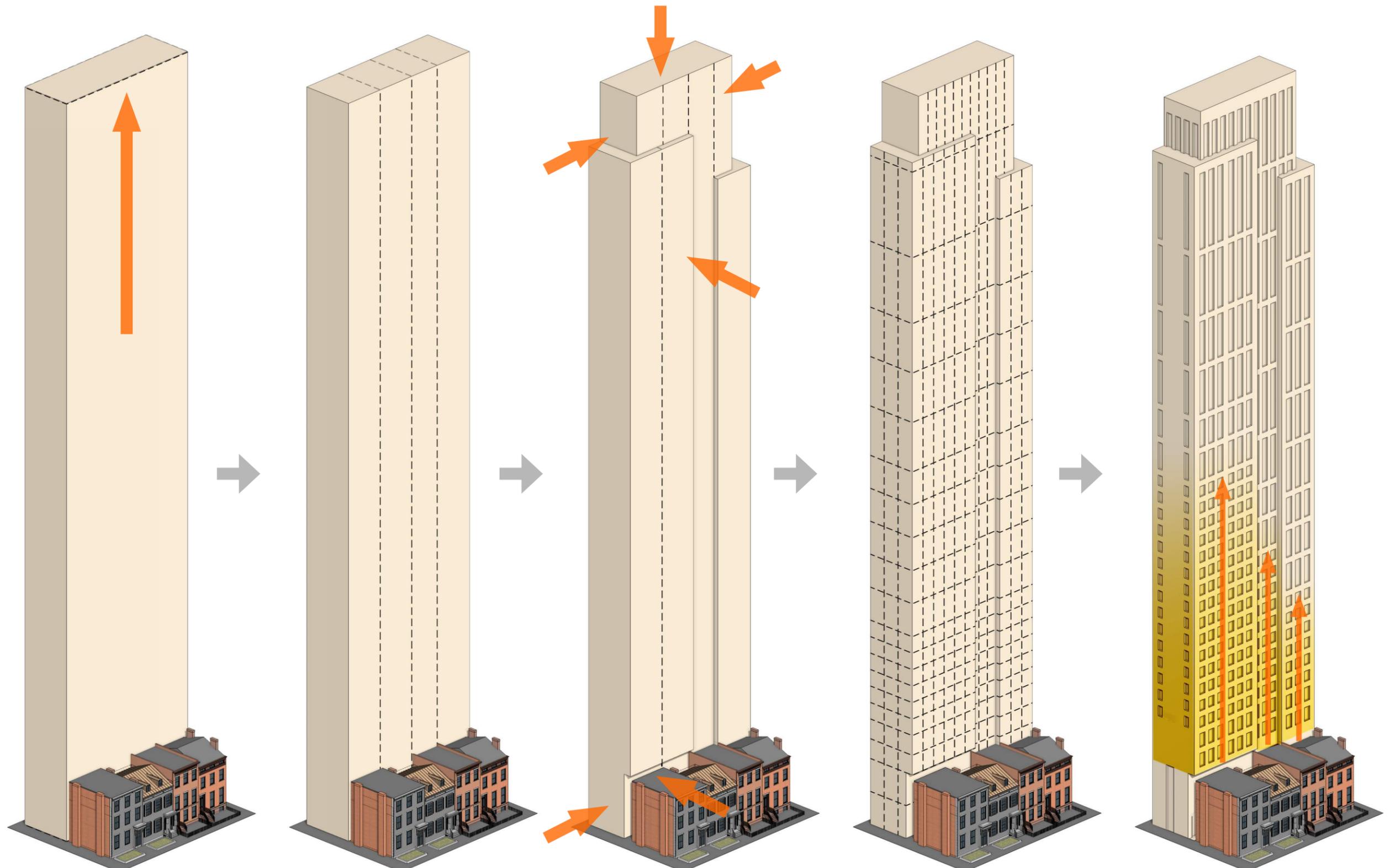


Proposed

Duffield Street: North 2

Top Building

1. Refined Facade Design
2. Materiality
3. Window Details
4. Buildign Height



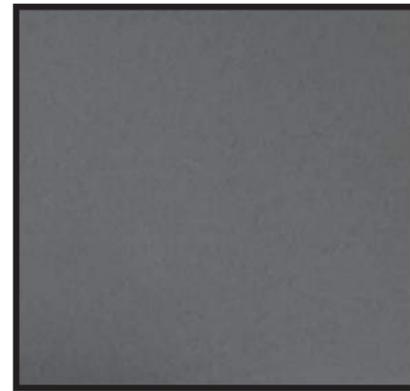
Extrude

Divide

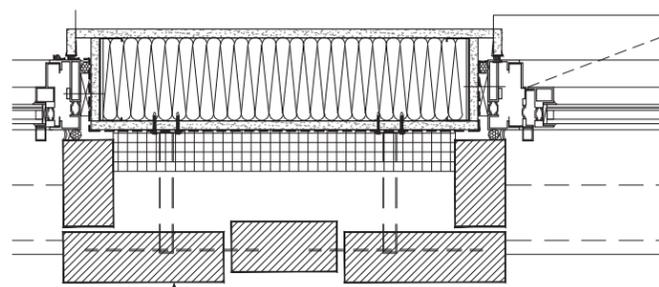
Shift

Scale

Align



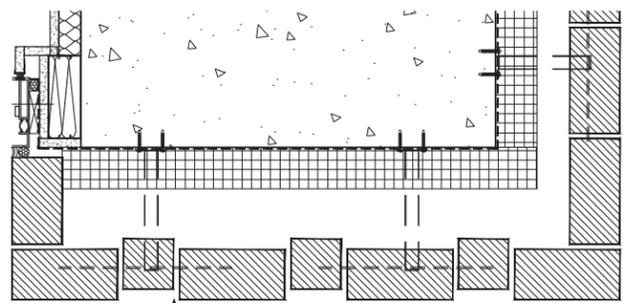
PPG MEDIUM GRAY
MULLION AND SLAB COVER



NORMAN AND MODULAR BRICK
STACK BOND

2'-8"

② SECONDARY BRICK PIER



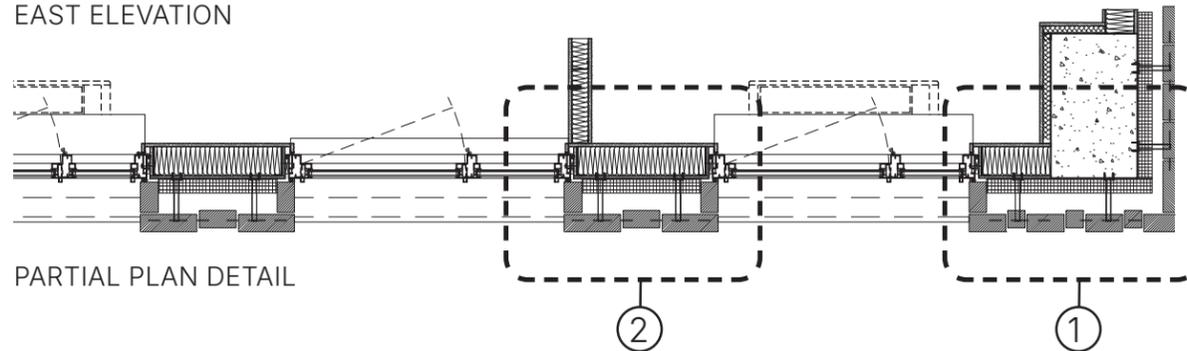
MODULAR BRICK STACK BOND

3'-8"

① PRIMARY BRICK PIER



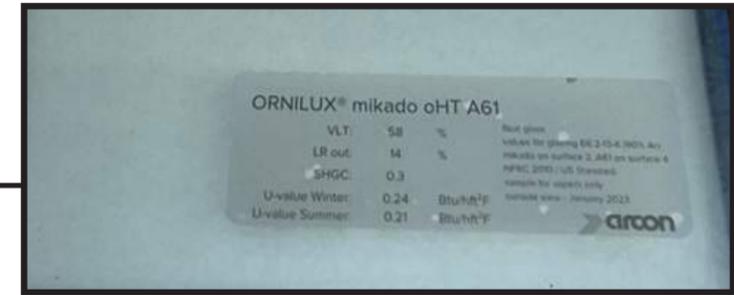
EAST ELEVATION



PARTIAL PLAN DETAIL

②

①

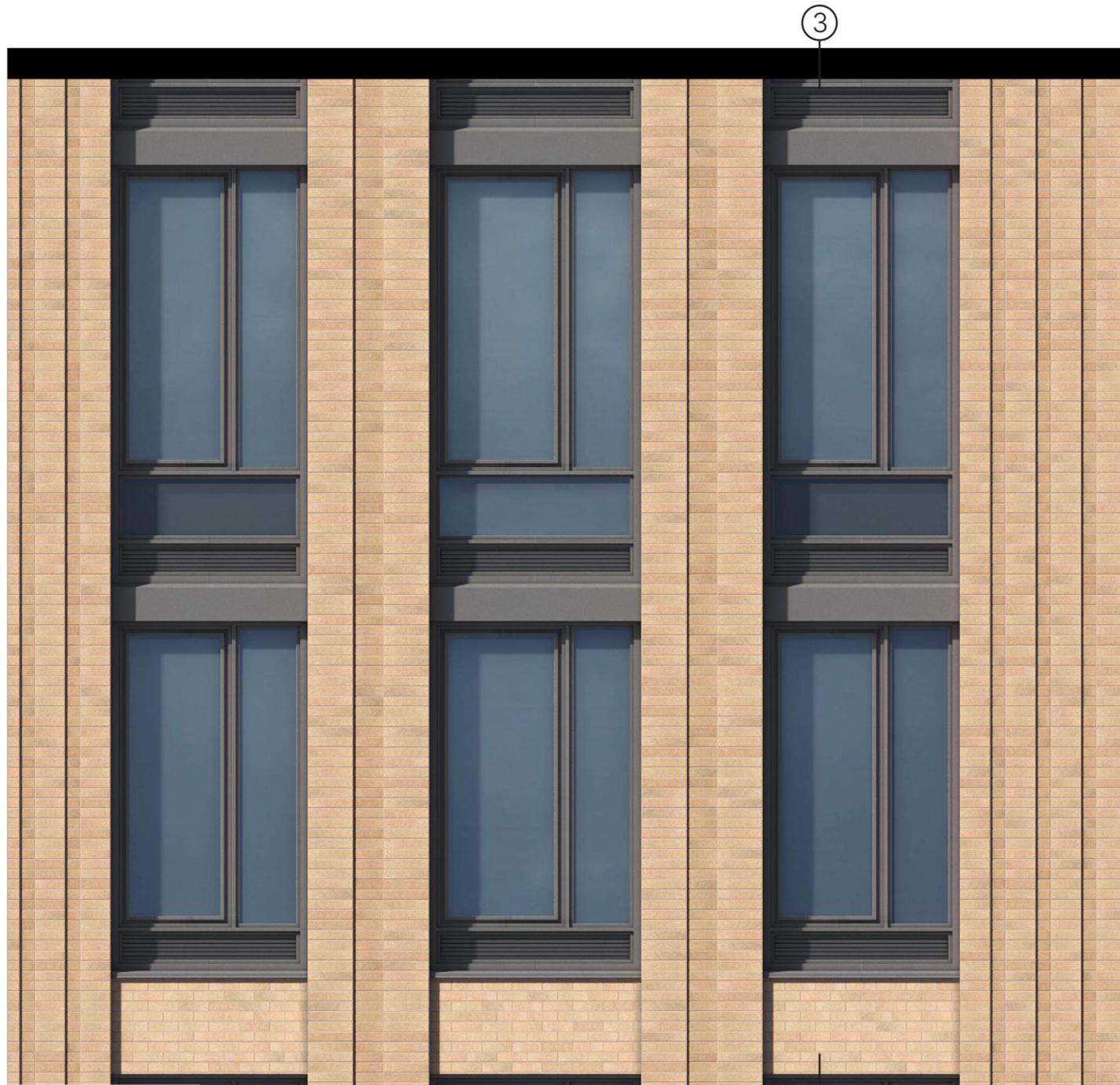


ORNILUX A61 WITH BIRD FRIENDLY UV COATING

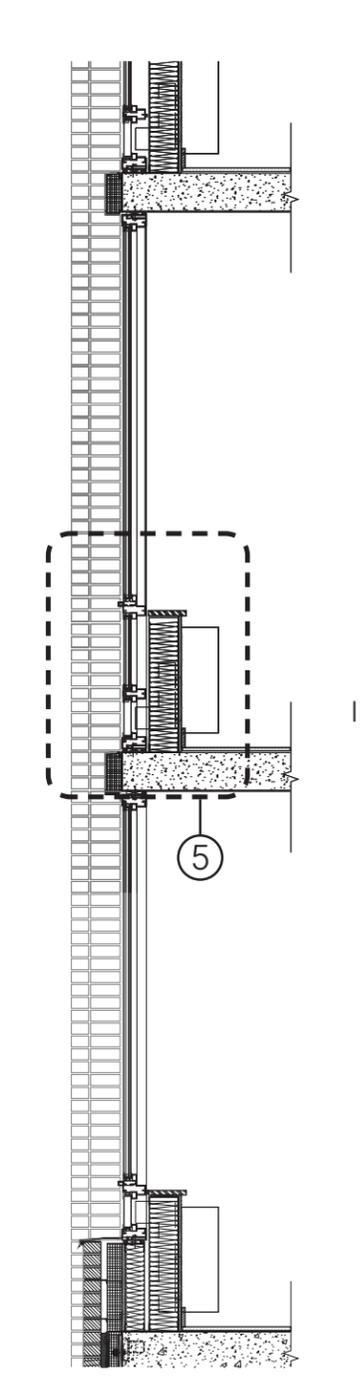


PROPOSED BRICK
40% DESERT IRONSPOT LIGHT SMOOTH
60% GOLDEN BUFF SMOOTH

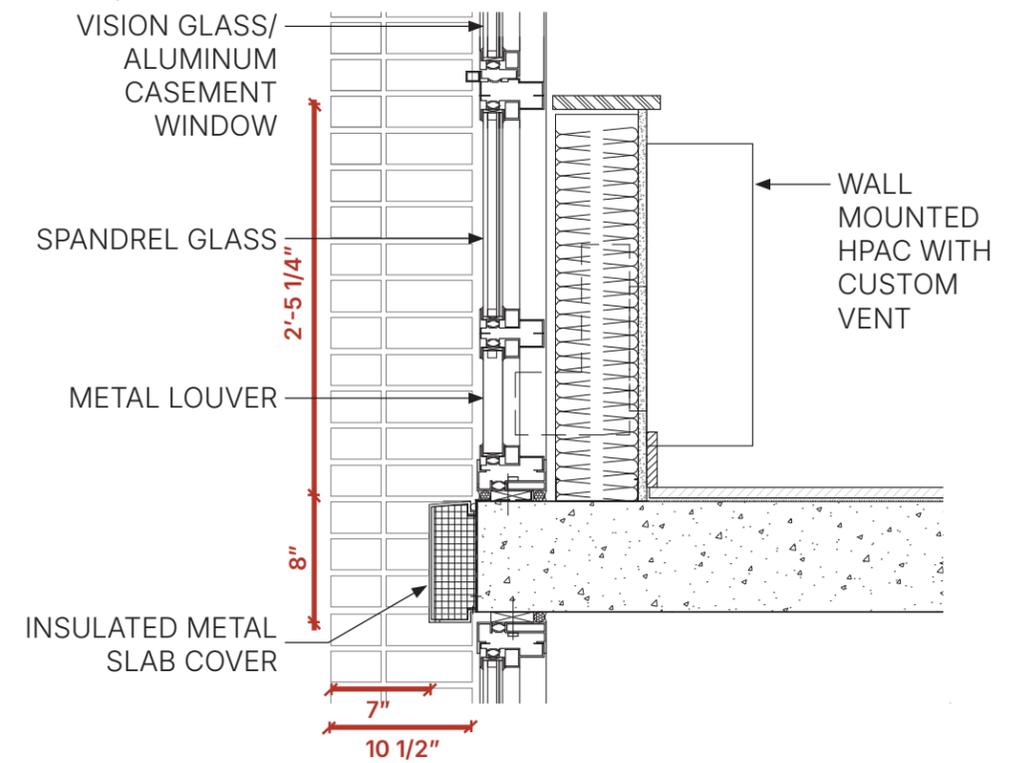
PROPOSED MORTAR
LEHIGH BDN 682



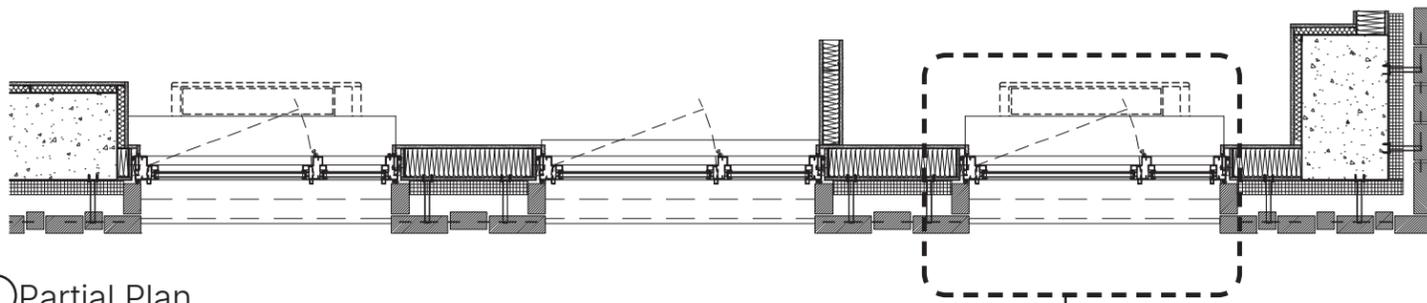
② East Elevation



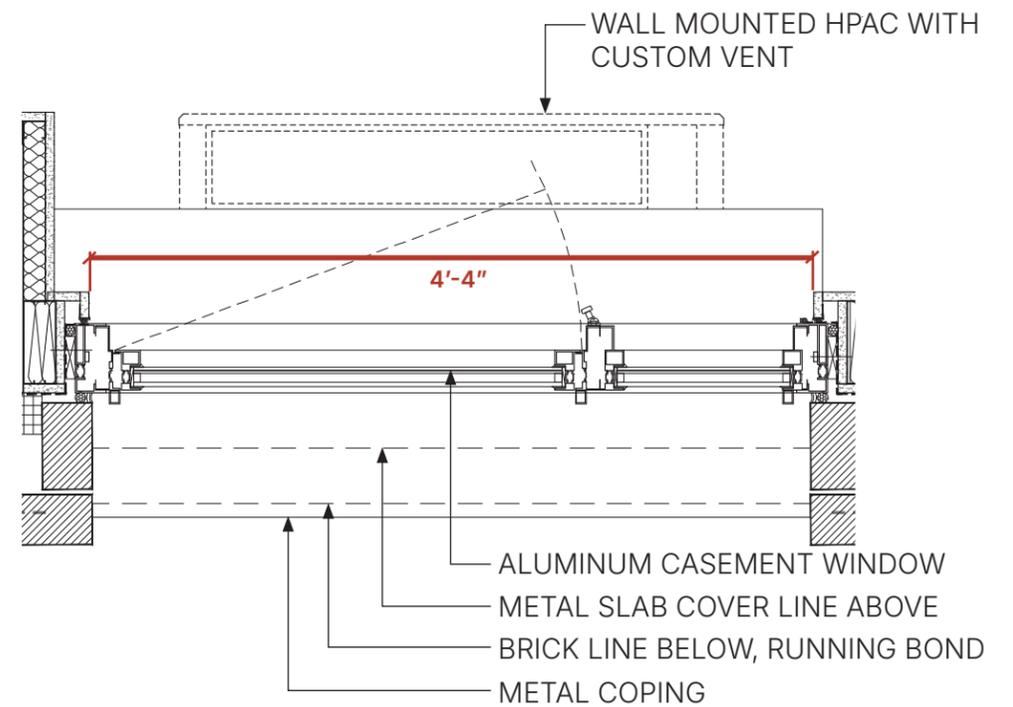
③ Partial Wall Section



⑤ Window Section Detail



① Partial Plan



④ Window Plan Detail



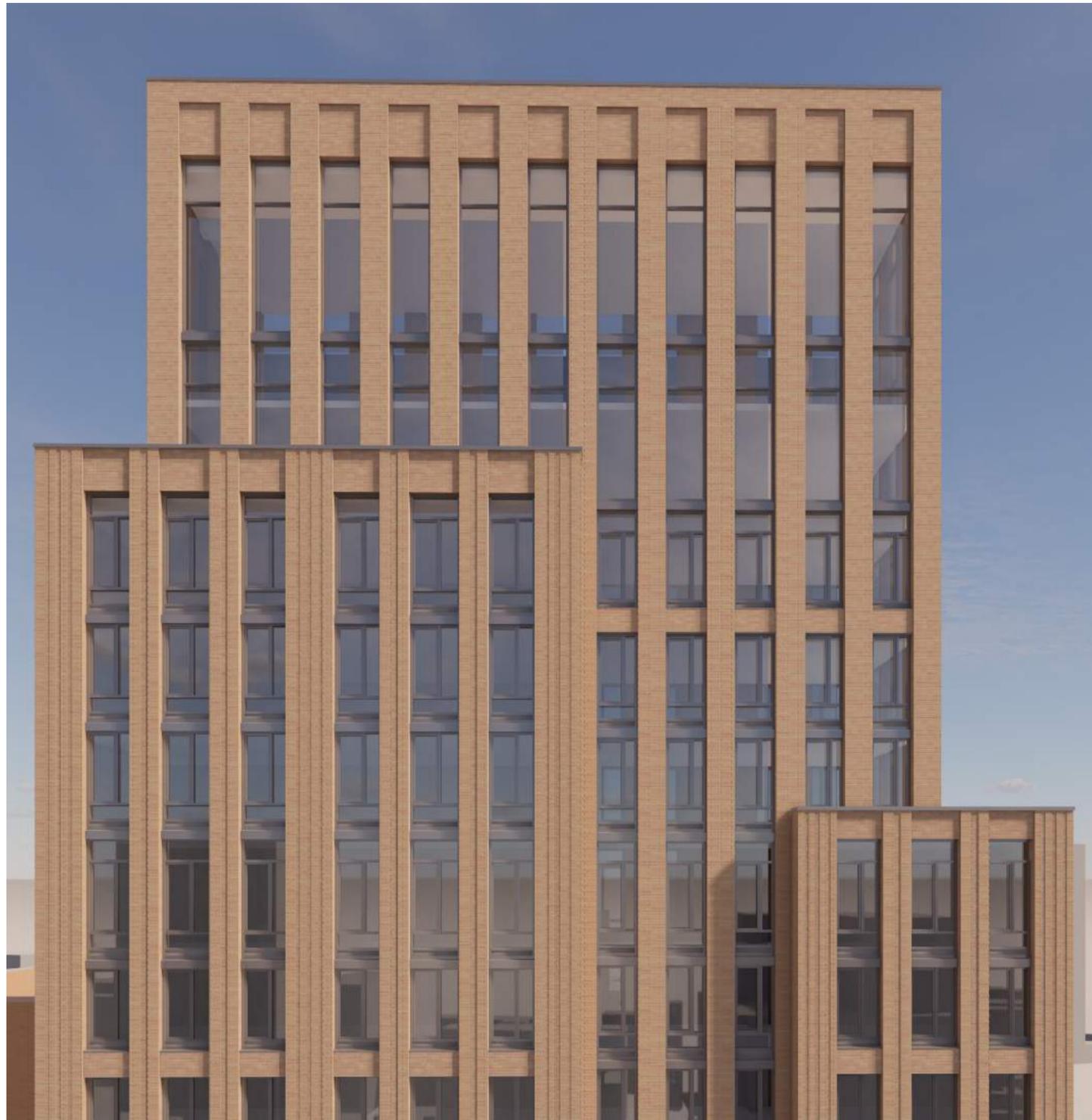


Previous Proposal (02/03/2026)

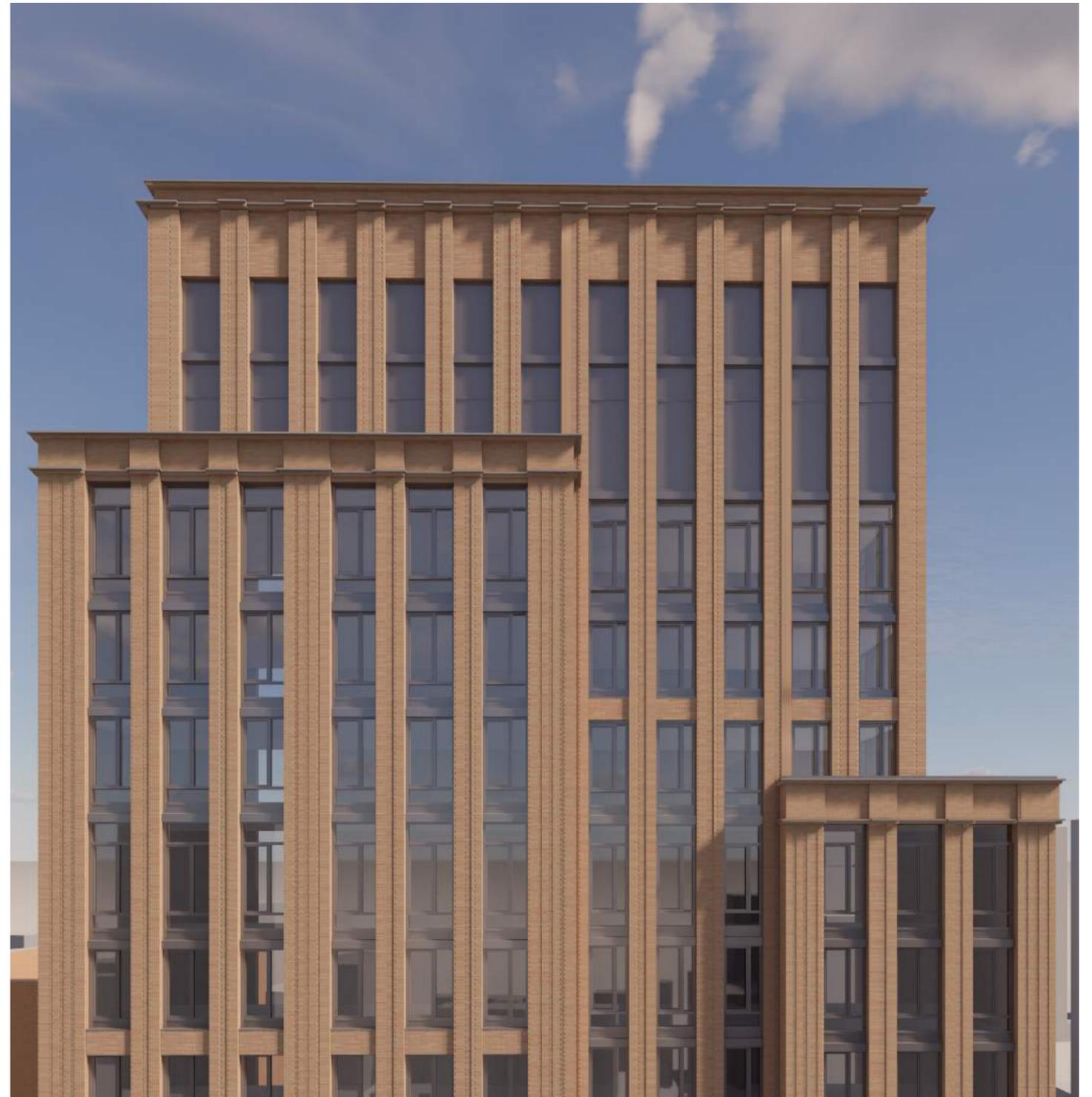


Updated Proposal

10'-0" HEIGHT REDUCTION



Previous Proposal (02/03/2026)



Updated Proposal





Top

Previous Proposal 02/03/2026



Top

Updated Proposal



Middle

Previous Proposal 02/03/2026



Middle

Updated Proposal



Base

Previous Proposal 02/03/2026



Base

Updated Proposal



The current proposal is:

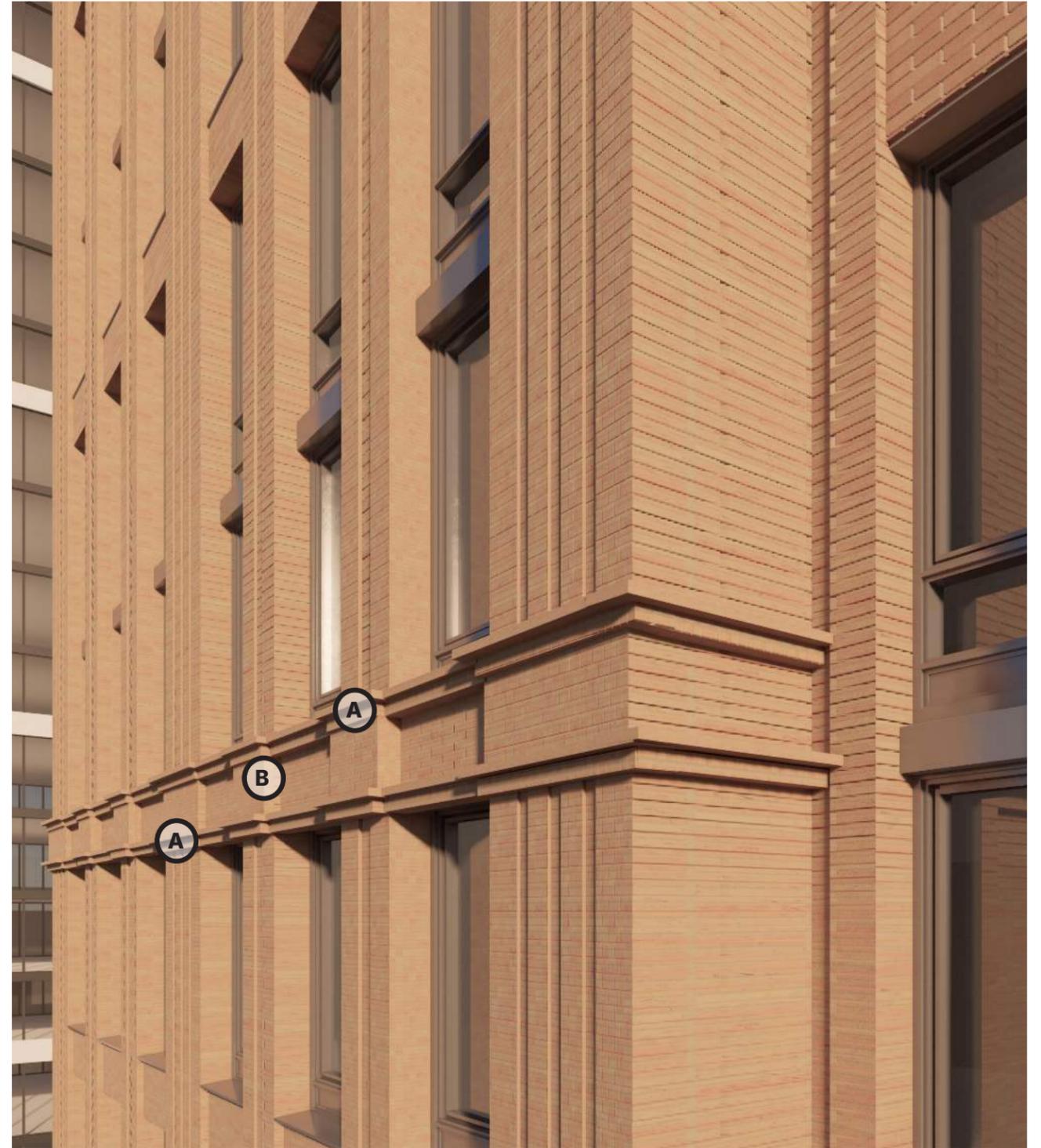
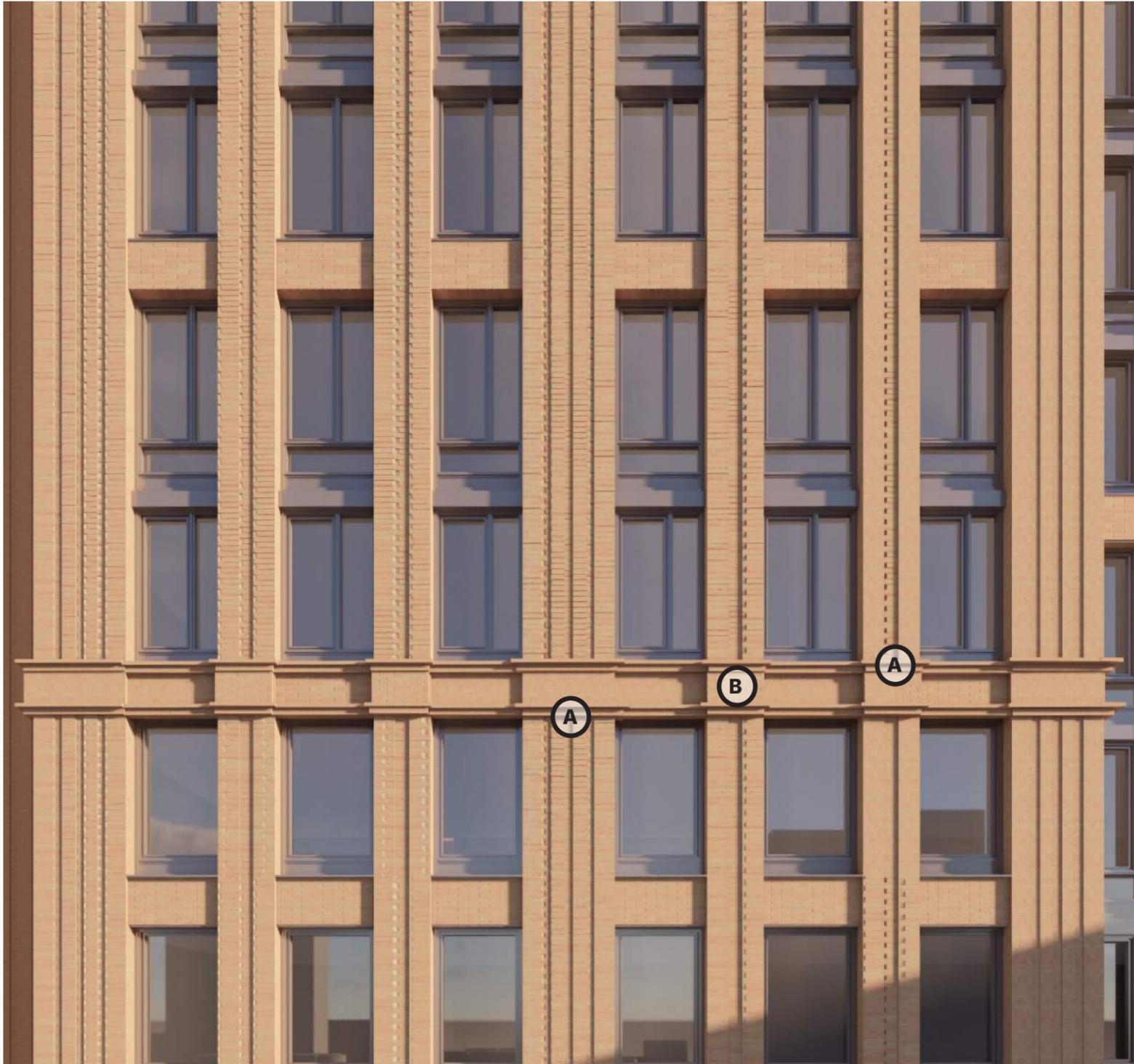
Preservation Department – Item 3, LPC-25-04617

188 Duffield Street (aka 182-188 Duffield Street)

Individual Landmark – Borough of Brooklyn

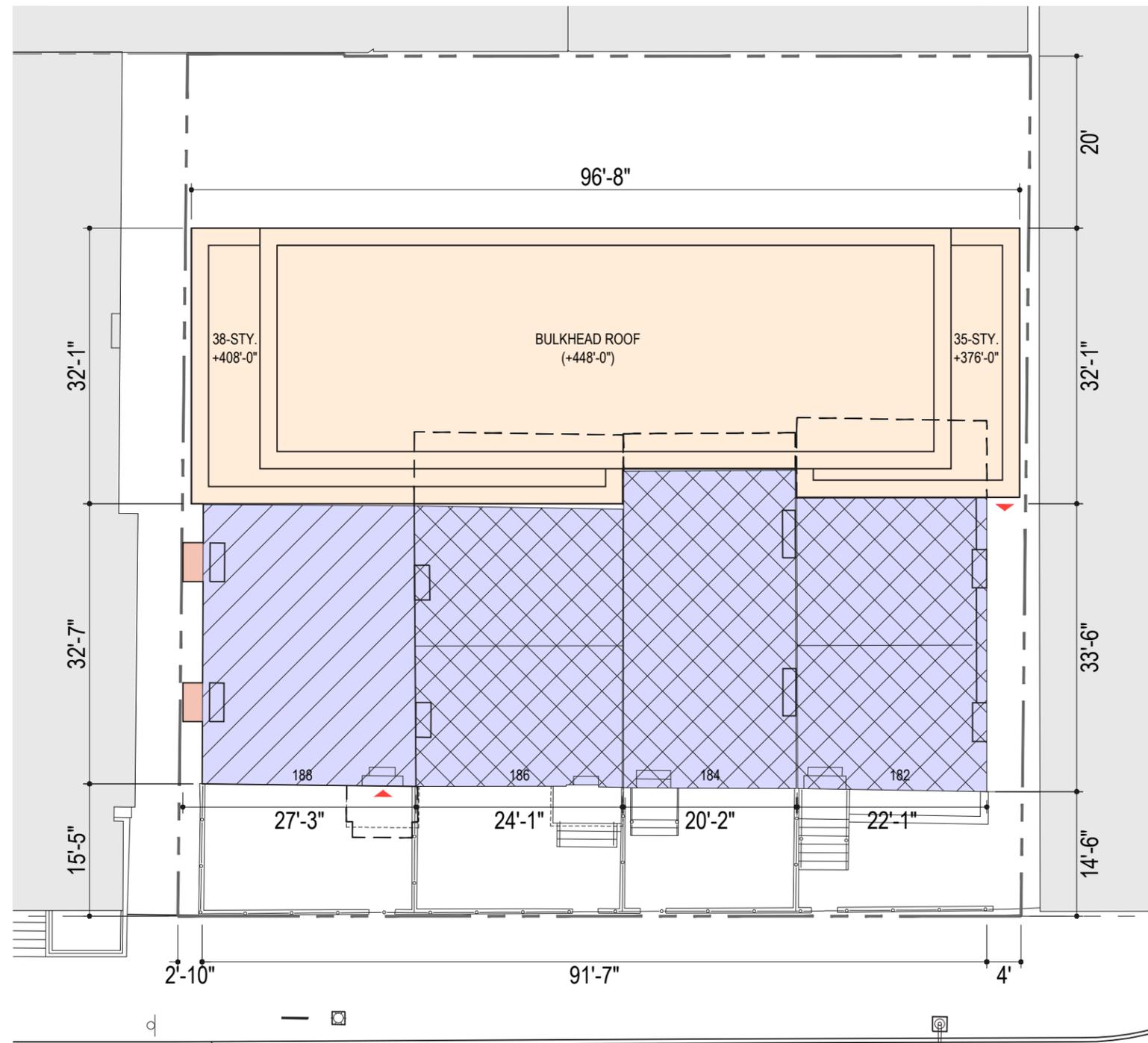
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Appendix



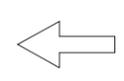
Band Details

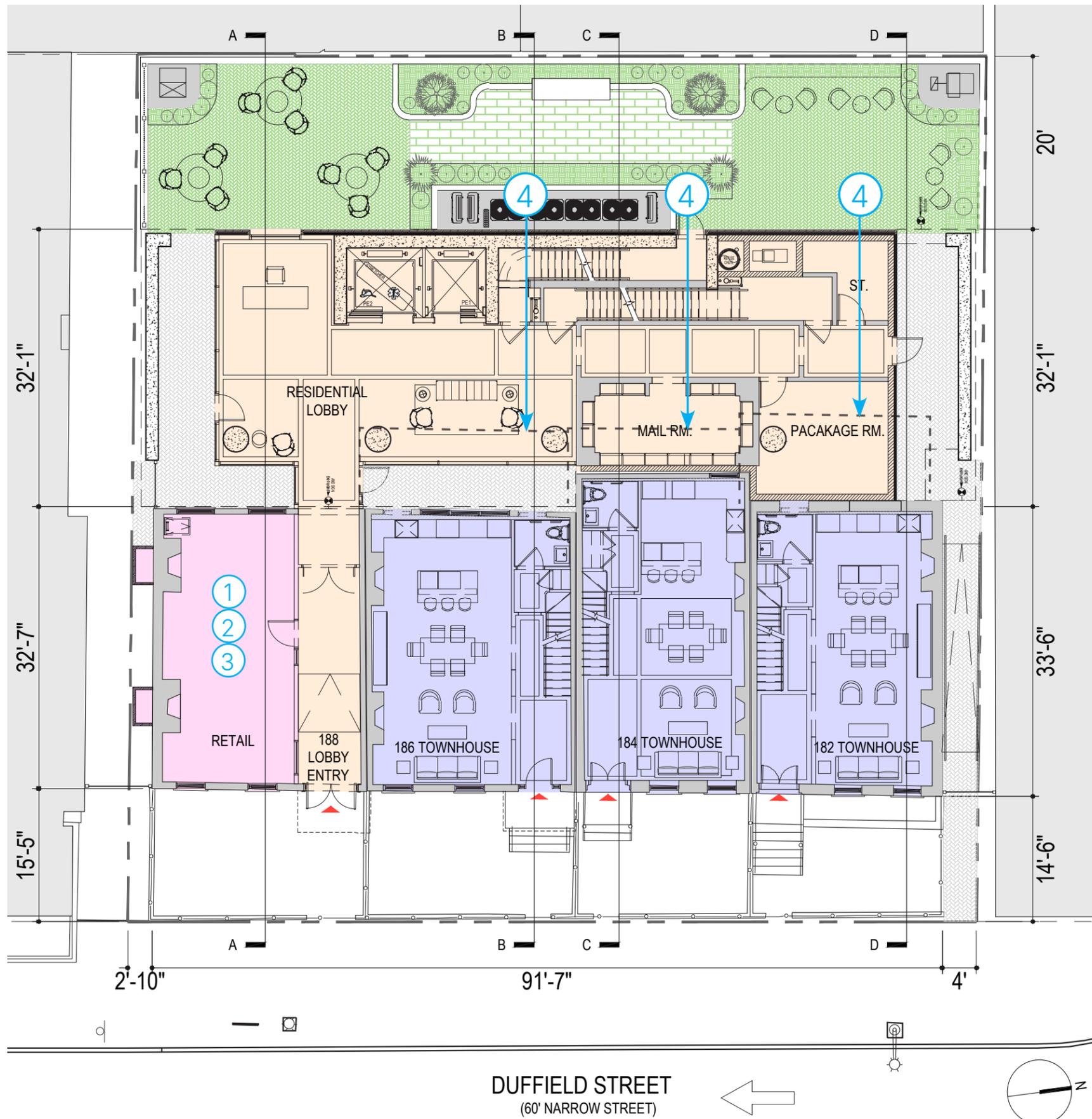
- Ⓐ 2" & 4" Brick course projection at top and bottom of band
- Ⓑ 1" Brick pier projection at center of band



| | |
|--|---|
| BUILDING PERIMETER: | 339.33' |
| STREET FRONTAGE REQ'D : | 27.15' (8.0%) |
| PROPOSED STREET FRONTAGE: | 27.25' (8.0%) |
| PROPOSED ADJOINING STRUCTURE: |  |
| LINE OF 182-186 DUFFIELD REAR PORCHES & 188 DUFFIELD FRONT STOOP TO BE REMOVED: |  |
| 182-186 DUFFIELD (EXISTING COMBUSTIBLE TH TO REMAIN). PROPOSED TO BE SPRINKLERED: |  |
| 188 DUFFIELD PROPOSED TO BE RECONSTRUCTED TO NON-COMBUSTIBLE STRUCT. & TO BE PART OF NB: |  |

DUFFIELD STREET
(60' NARROW STREET)





| 182-188 | Interventions |
|---------|-------------------------|
| 1 | Reconstructed interiors |
| 2 | Adjusted floor levels |
| 3 | Change in use |
| 4 | Rear porch removed |

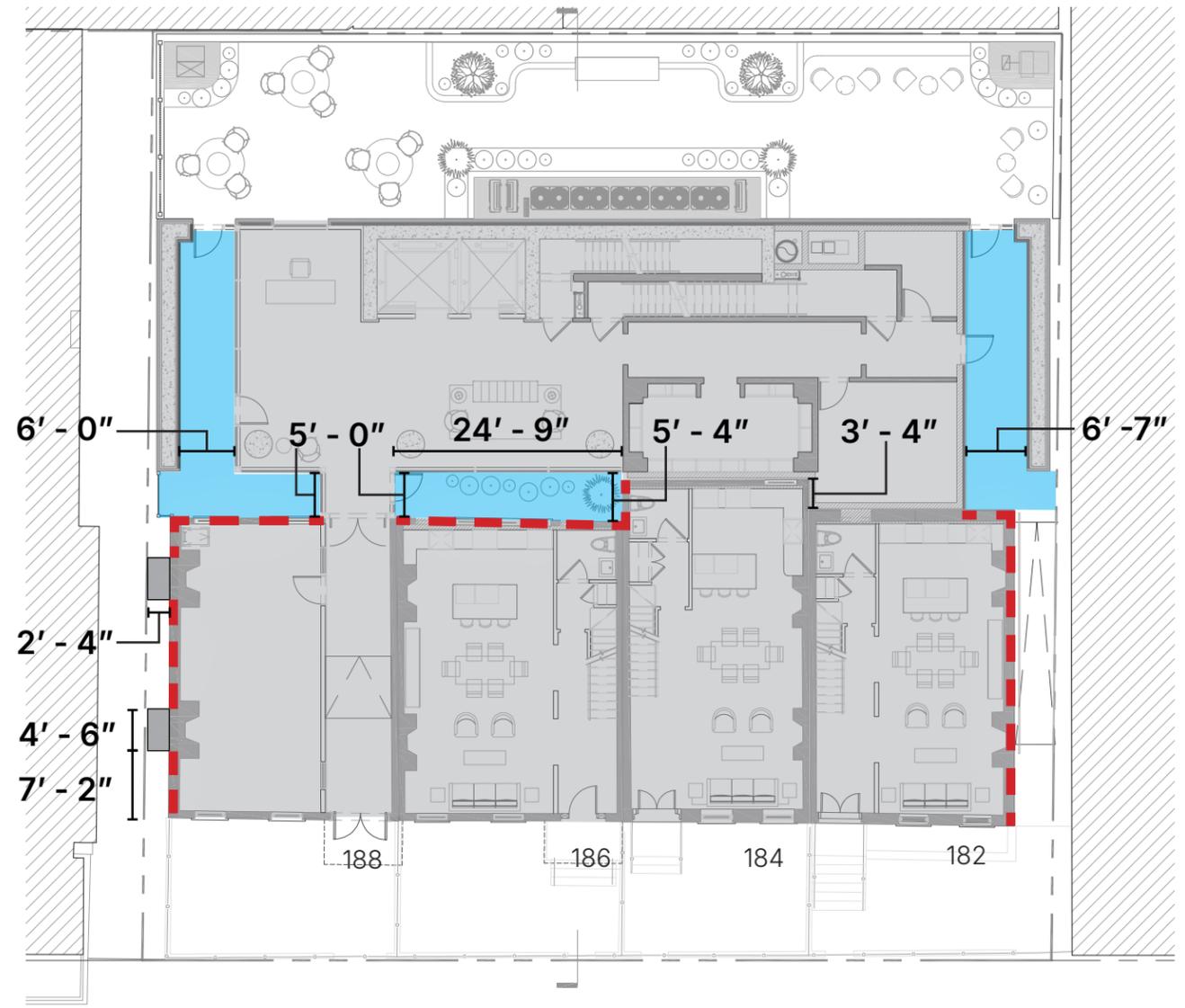
COLOR LEGEND

| | |
|--|-----------------------|
| | TOWER RESIDENTIAL USE |
| | RESIDENTIAL USE |
| | RETAIL USE |

Proposed Plans and Sections



Previously Proposed Ground Floor Plan



Revised Ground Floor Plan

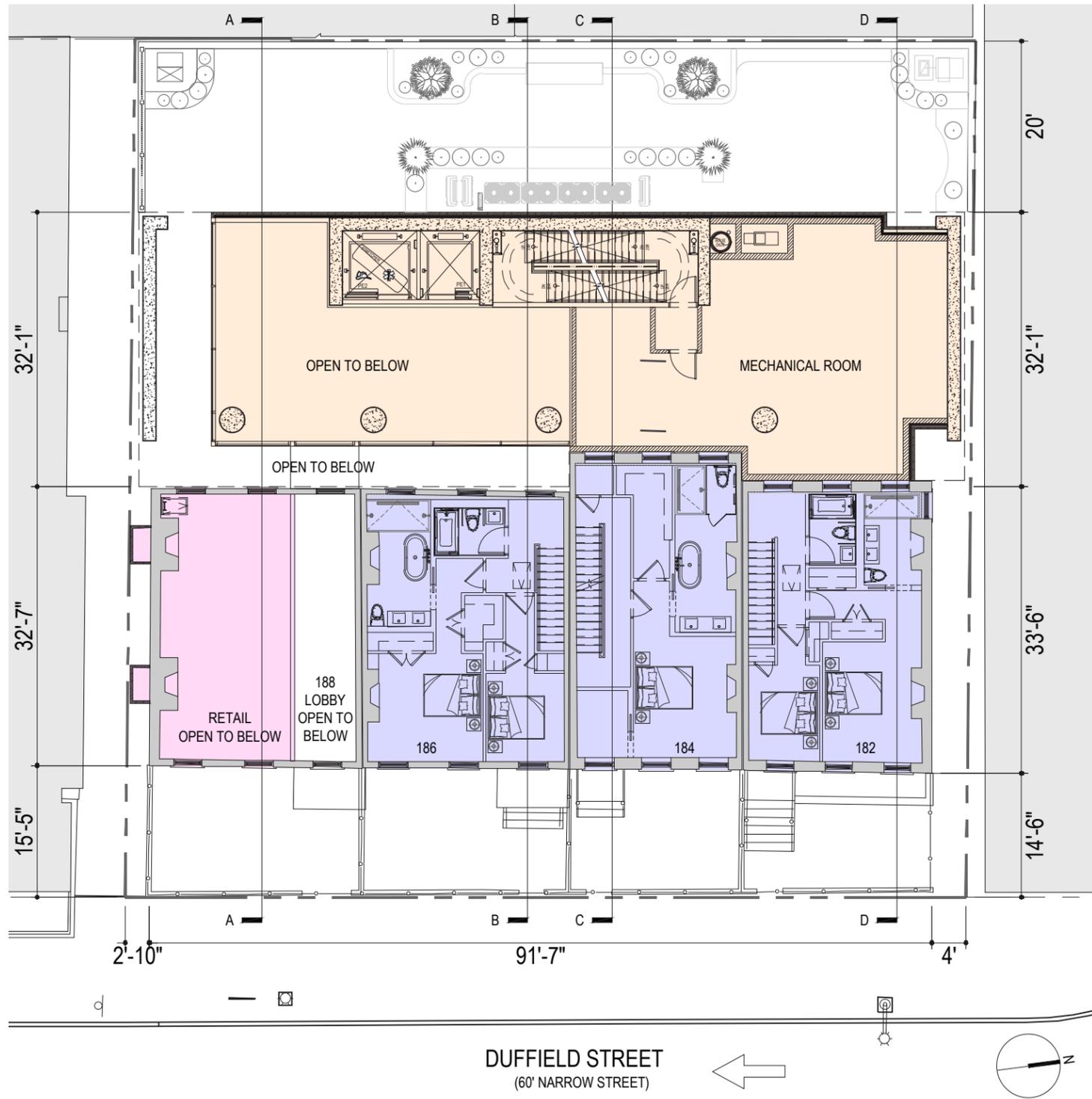
COLOR LEGEND

■ BUILT AREA

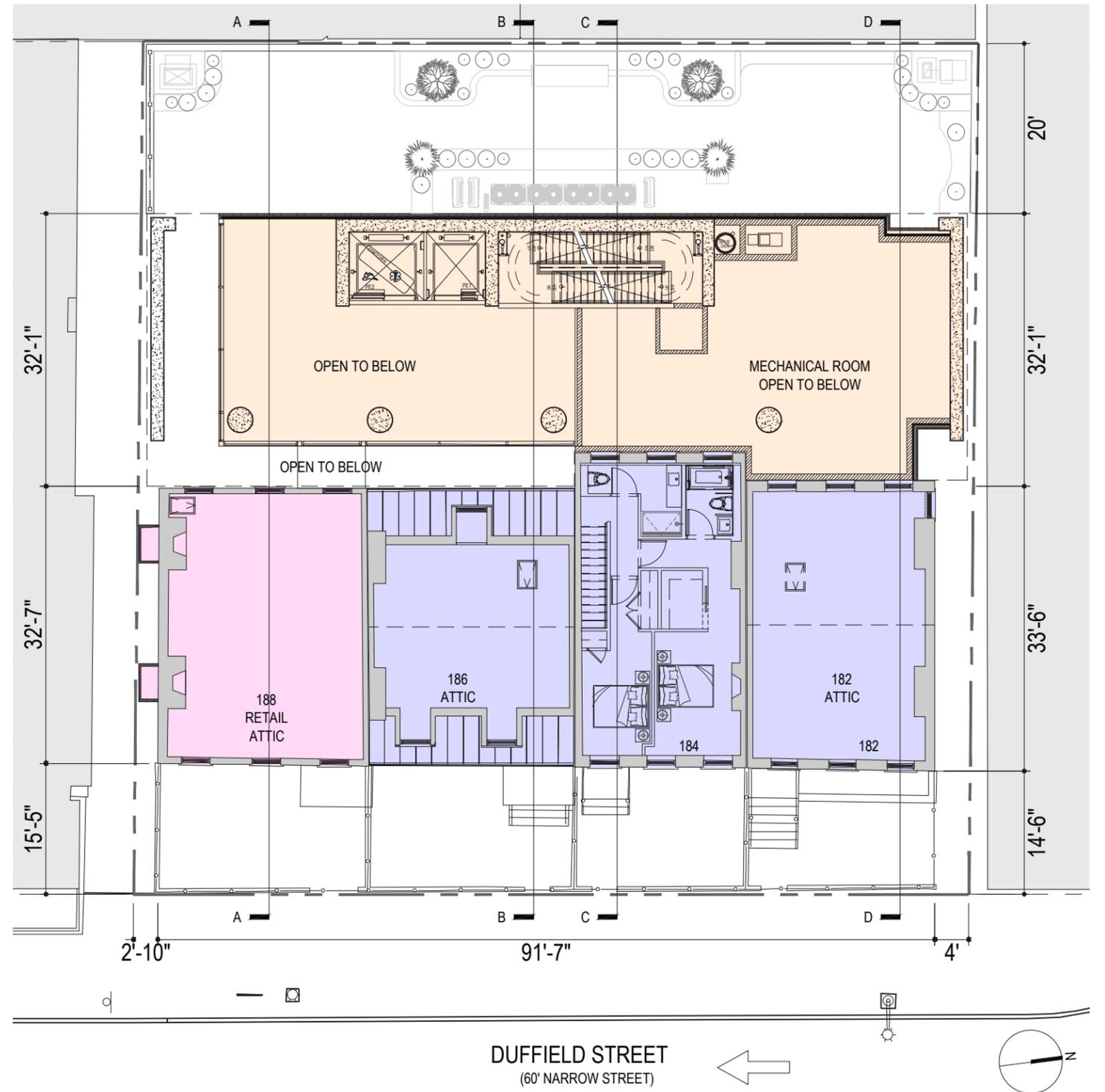
■ OPEN AREA

--- EXPOSED SECONDARY FACADE

Ground Floor Revisions



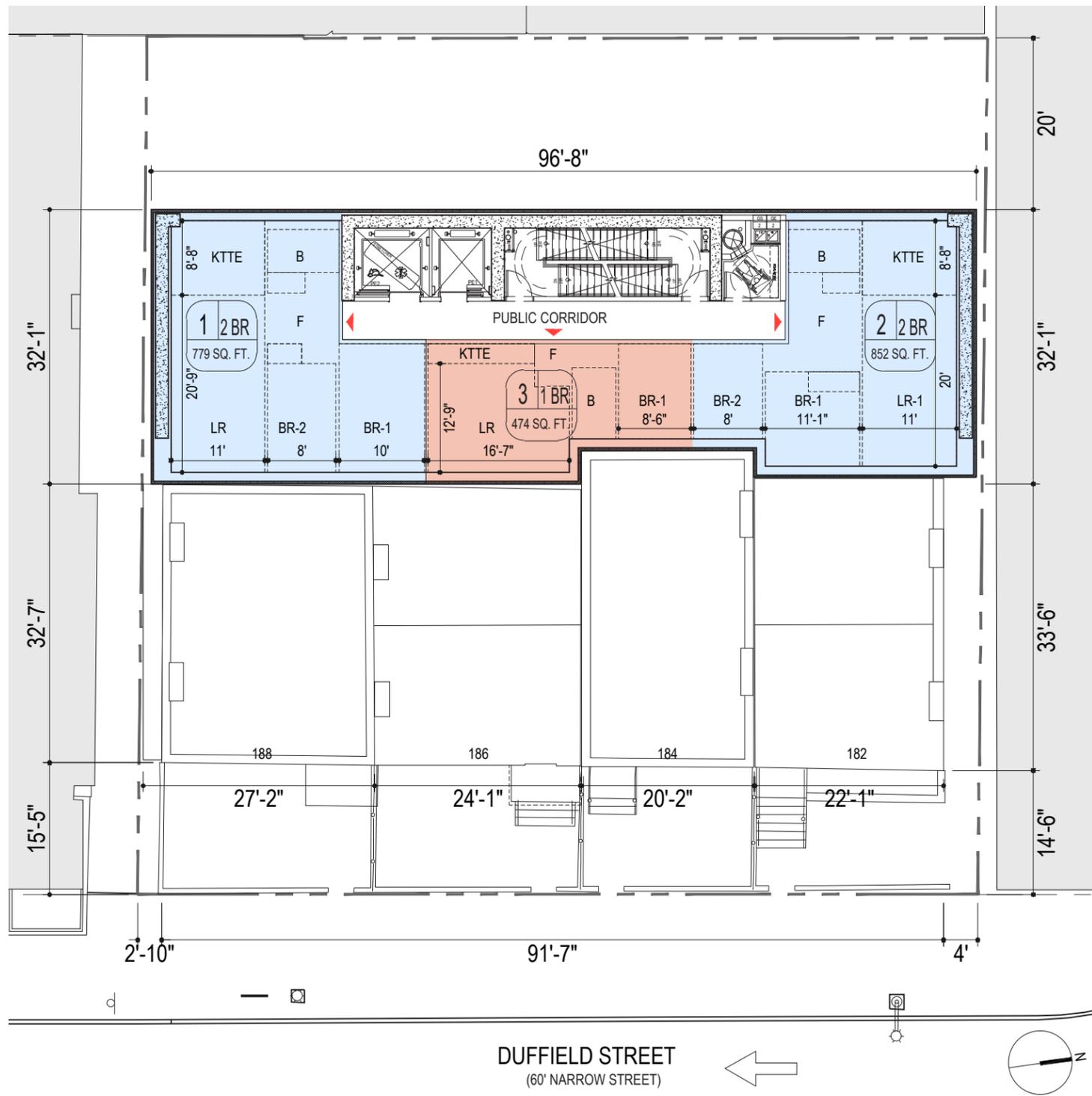
Second Floor Plan



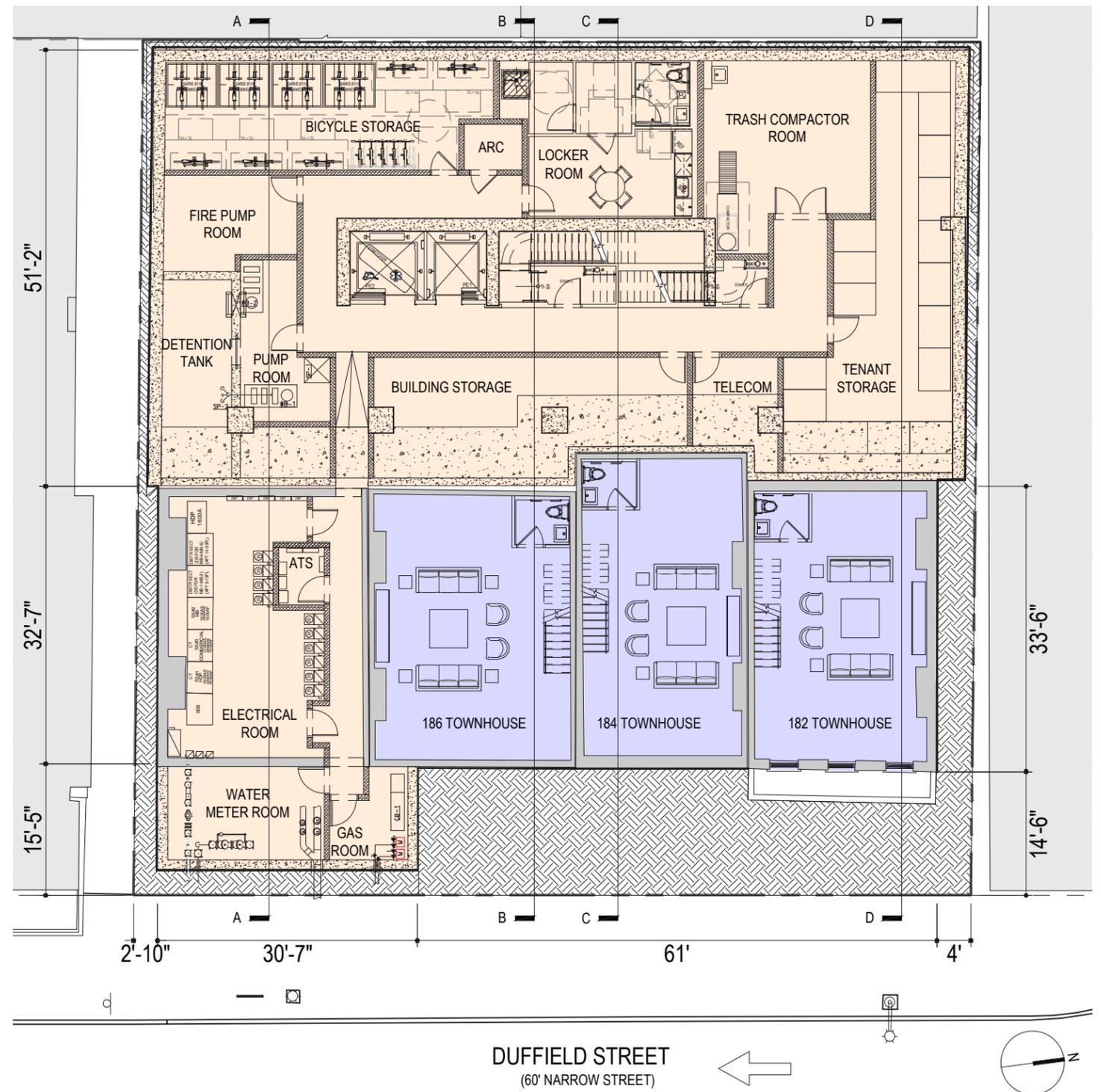
Third Floor Plan

- COLOR LEGEND**
- TOWER RESIDENTIAL USE
 - RESIDENTIAL USE
 - RETAIL USE

Floor Plans



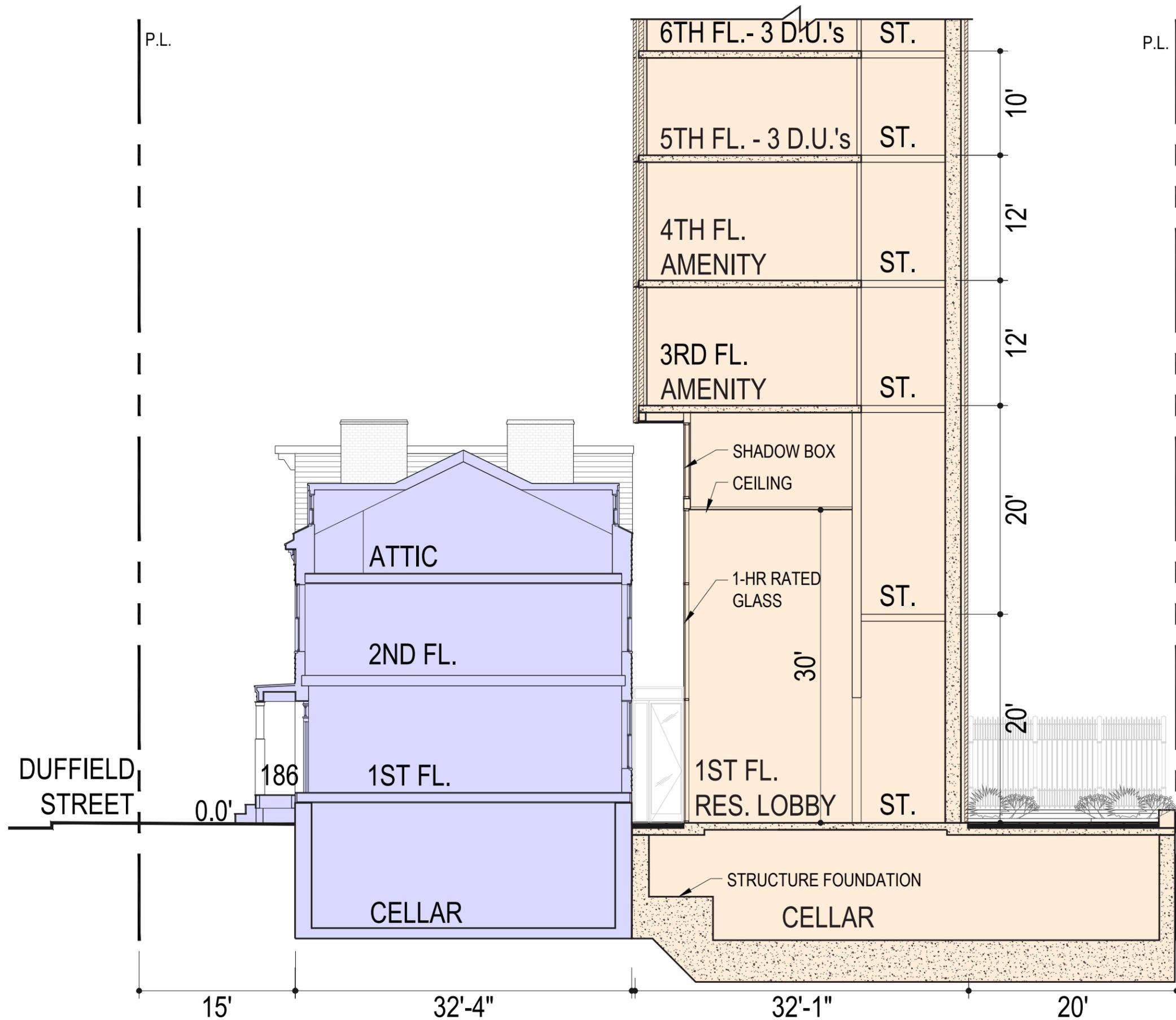
Typical Residential Plan



Cellar Plan

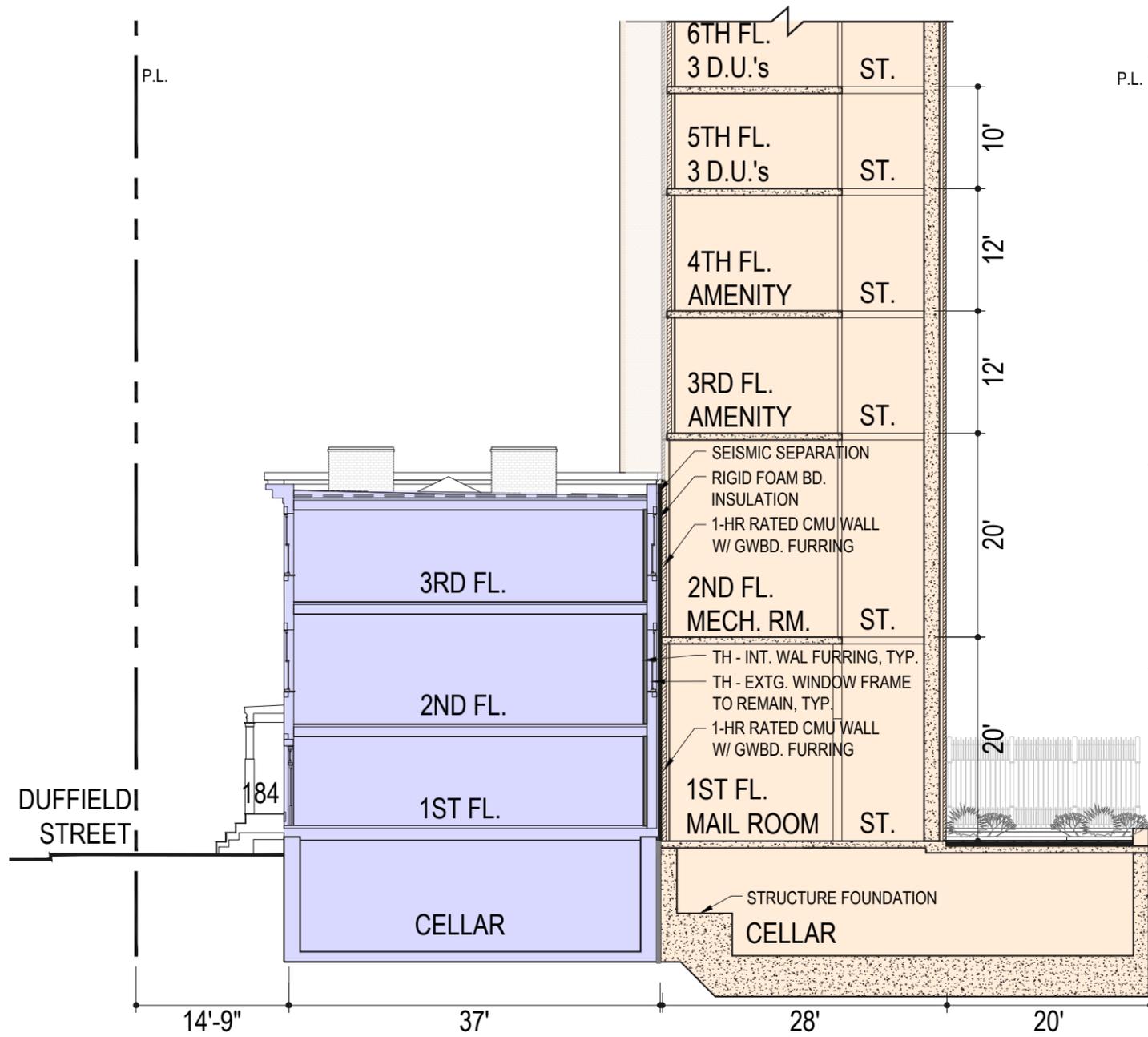
- COLOR LEGEND**
- TOWER RESIDENTIAL USE
 - RESIDENTIAL USE
 - RETAIL USE

Floor Plans

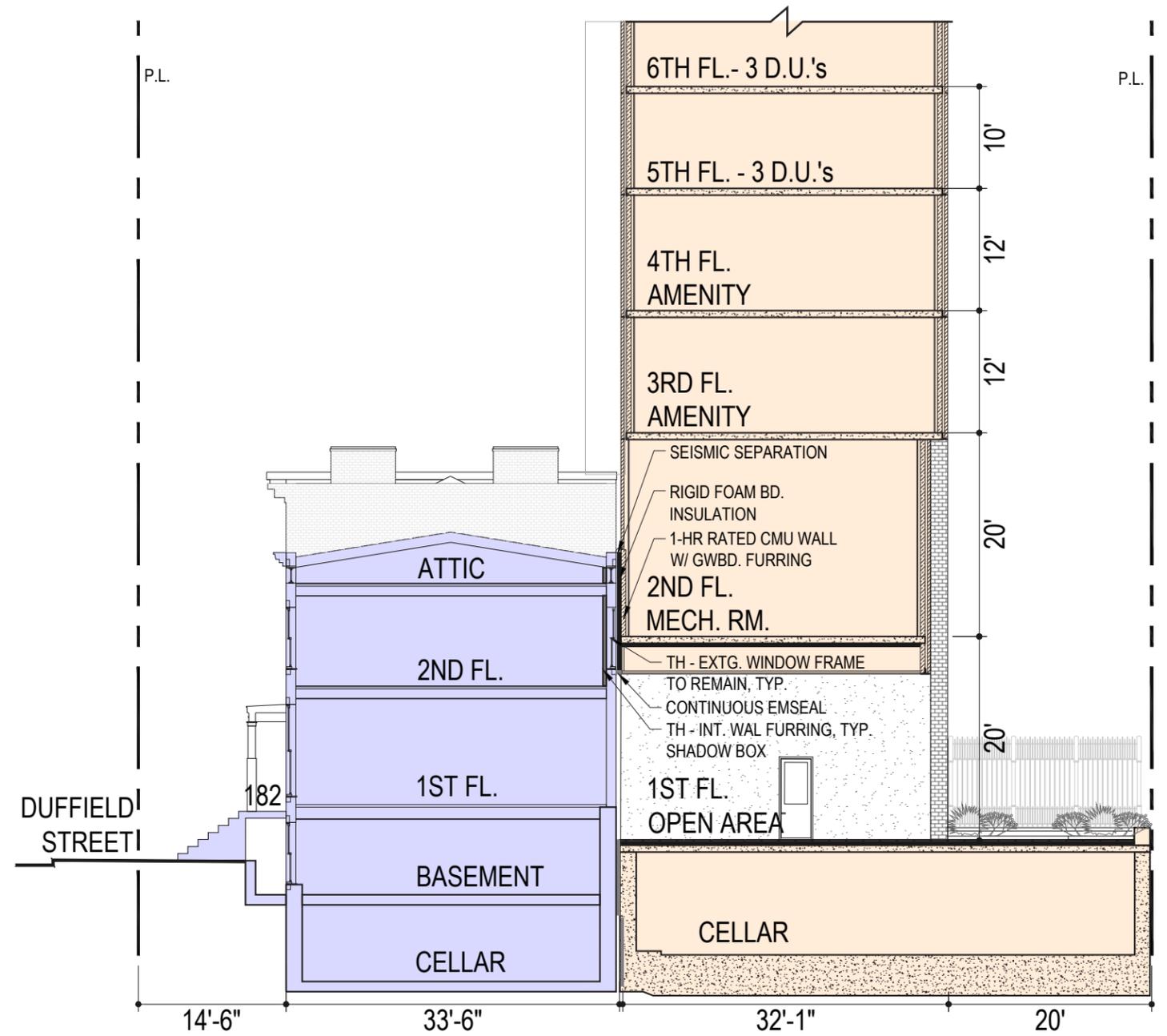


- COLOR LEGEND**
- TOWER RESIDENTIAL USE
 - RESIDENTIAL USE
 - RETAIL USE

186 Section Diagram



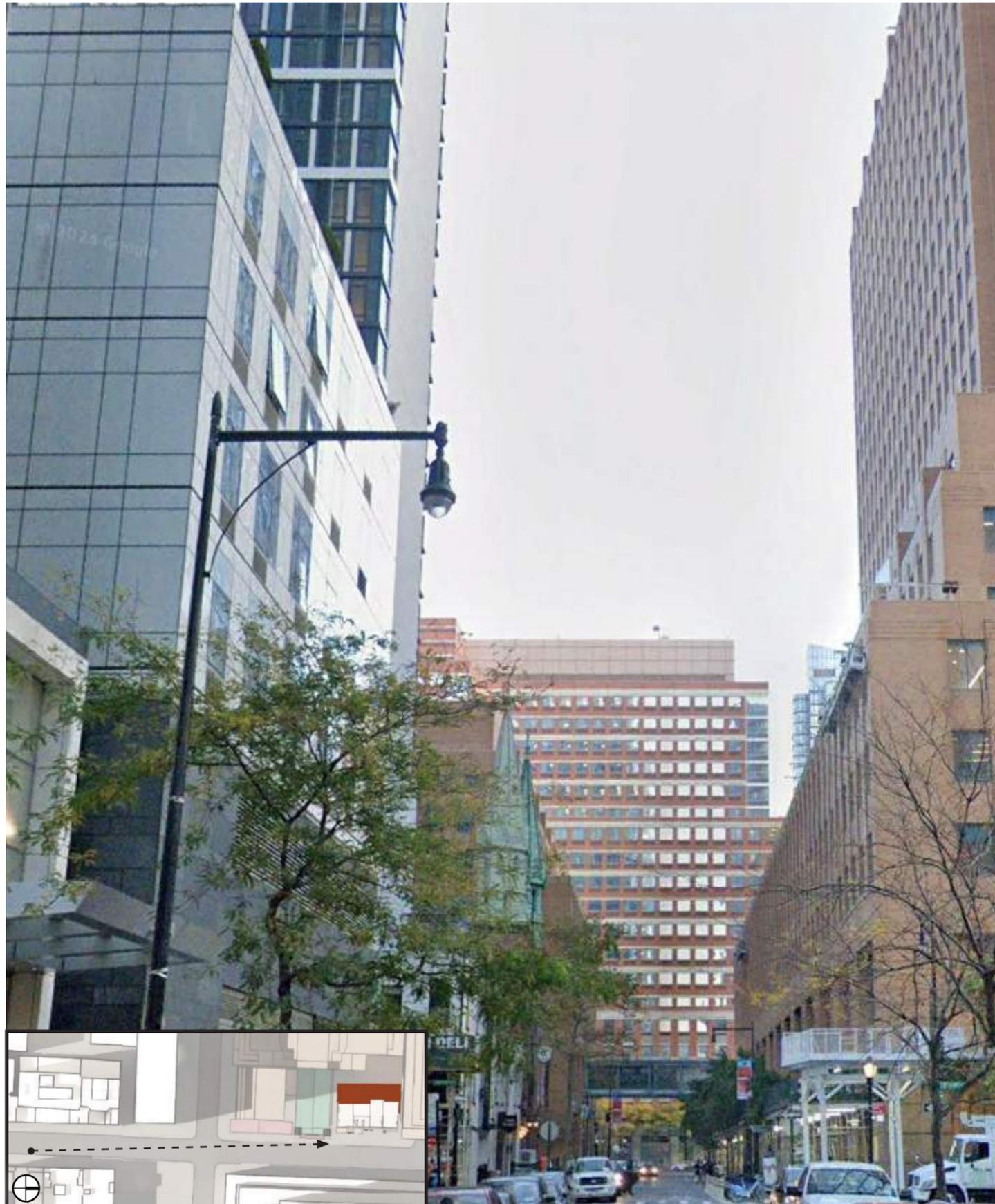
Section at 184 Duffield



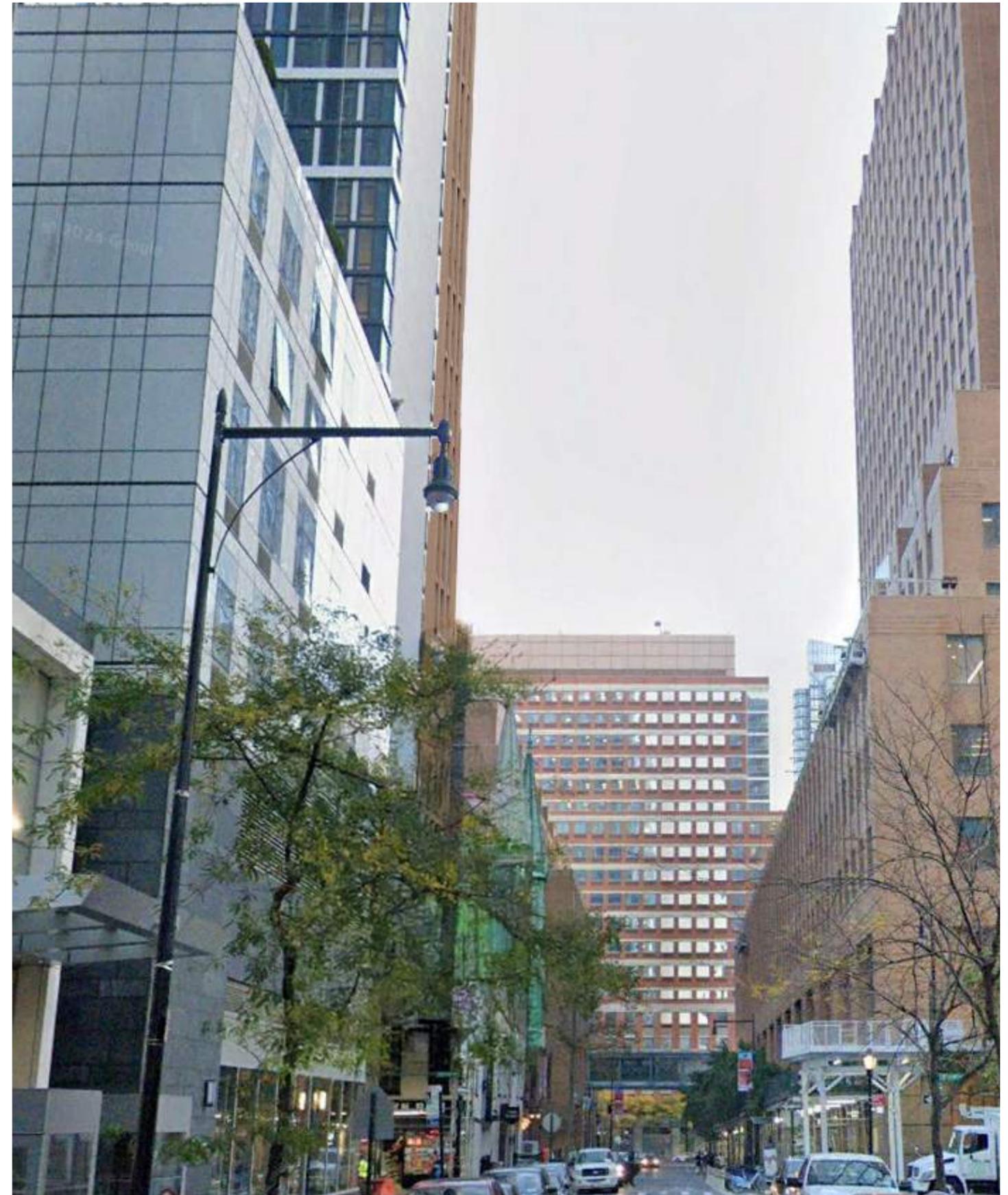
Section at 182 Duffield

- COLOR LEGEND**
- TOWER RESIDENTIAL USE
 - RESIDENTIAL USE
 - RETAIL USE

Tower Connection Diagram



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed from 02/03/26 Meeting

Duffield Street : North 4



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed from 02/03/26 Meeting

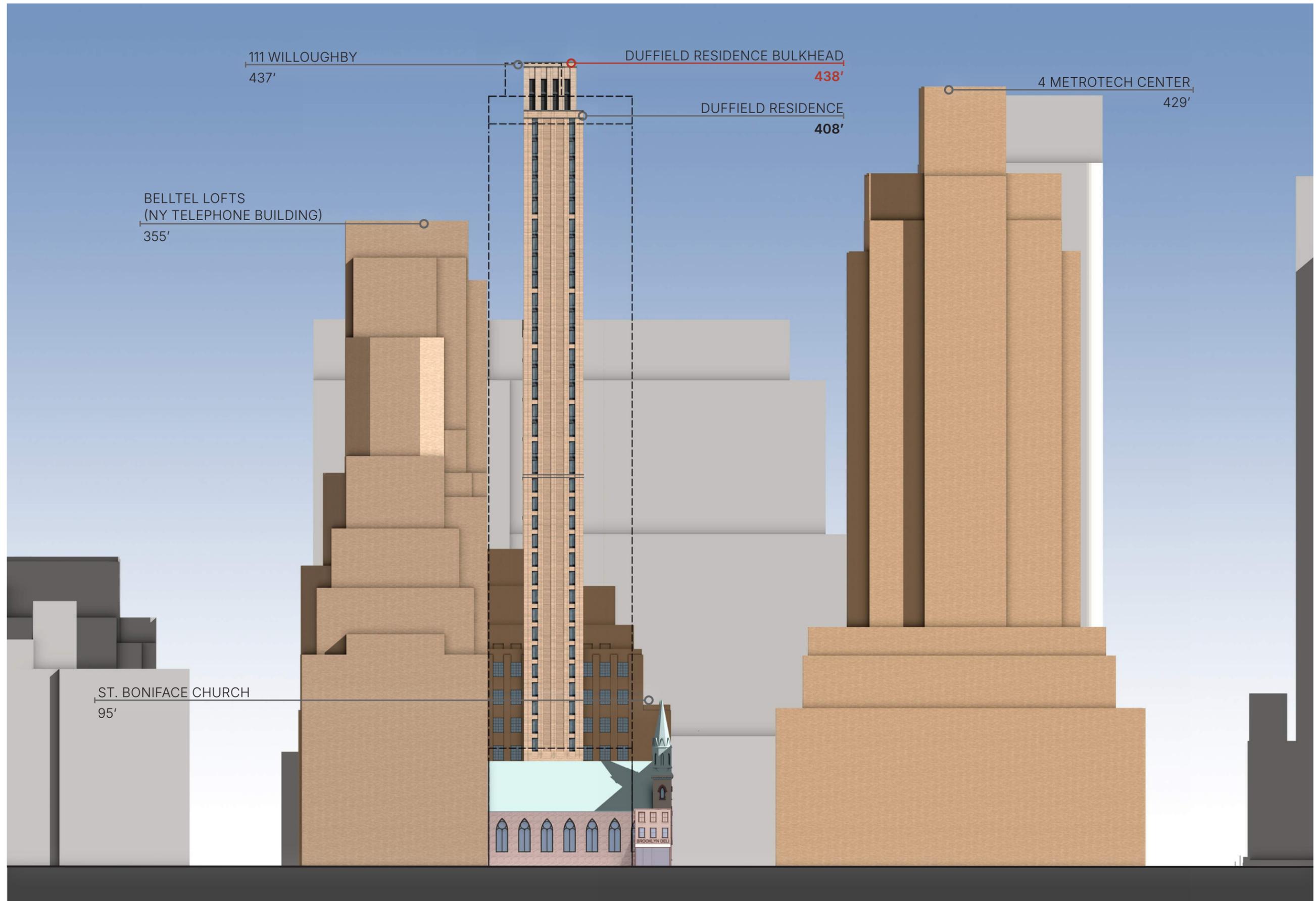


Existing
LPC Public Meeting
182-188 Duffield Street

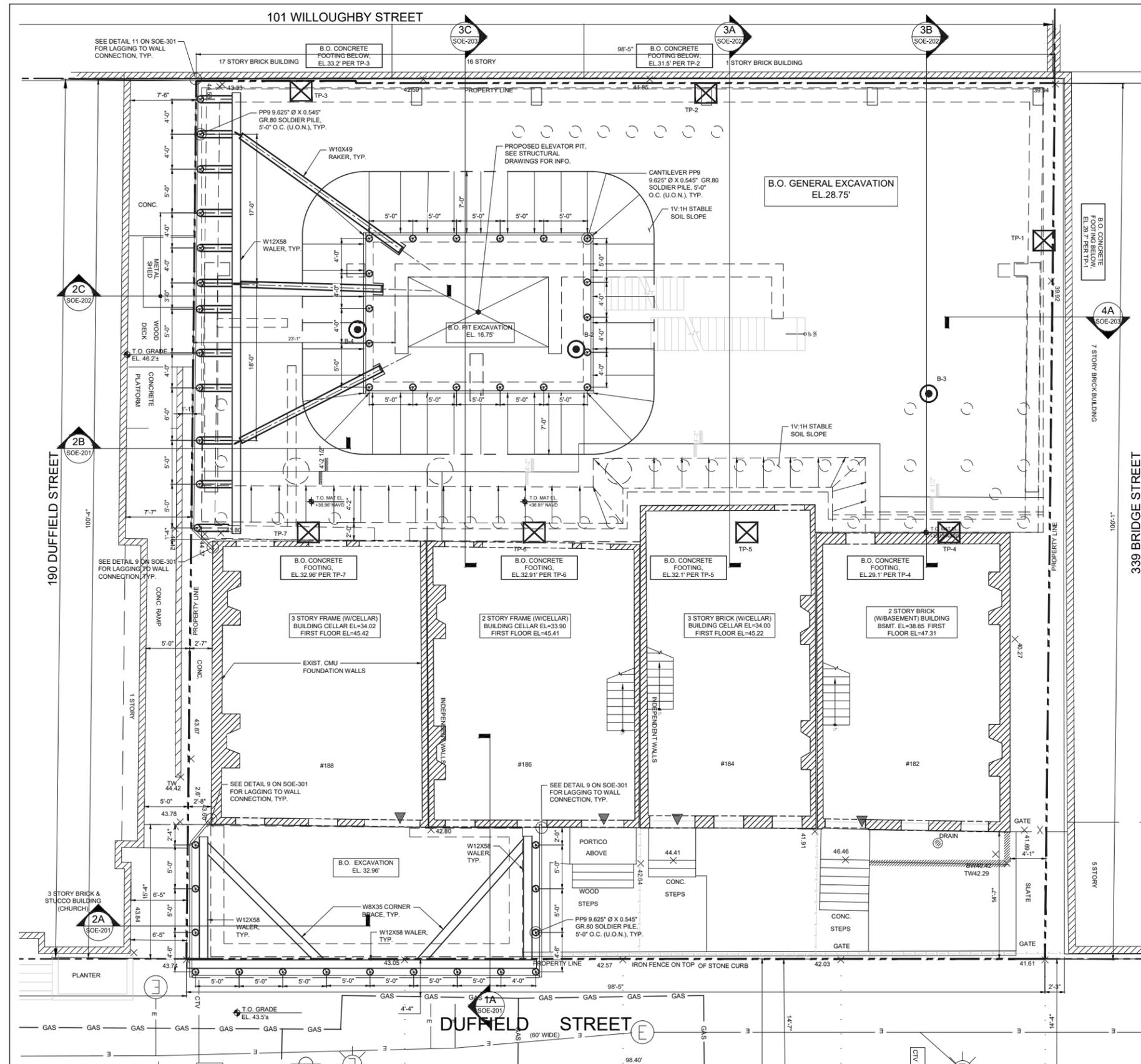


Proposed from 02/03/26 Meeting

Flatbush Ave







SUPPORT OF EXCAVATION PLAN

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

NOTE:

1. BOTTOM OF EXCAVATION ELEVATION EL. 28.75' (U.O.N.). ELEVATIONS ARE BASED ON NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
2. DENOTES TOP OF EXISTING GRADE/SIDEWALK ELEVATION.
3. PRIOR TO CONSTRUCTION, IT IS REQUIRED THAT OWNER CONDUCT A PRE-CONDITION SURVEY AND ADJACENT BUILDINGS EVALUATION (ABE) REPORT OF ALL ADJACENT PROPERTIES INCLUDING DATED PHOTOGRAPHS, IN ORDER TO DOCUMENT PRE-EXISTING CONDITIONS SUCH AS CRACKS, WALL BULGING, DETERIORATIONS, ETC. IF ADJACENT BUILDINGS EVALUATION (ABE) REPORT RECOMMENDS ANY TEMPORARY BRACING, SHORING, REPAIRS, ETC. OF ADJACENT BUILDINGS OR PROPERTIES, THEN OWNER, CONTRACTOR, AND ENGINEER TO COORDINATE AND IMPLEMENT SAID TEMPORARY WORK PRIOR TO START OF ANY SUPPORT OF EXCAVATION WORK.
4. PRIOR TO CONSTRUCTION, NEW YORK STATE LICENSED LAND SURVEYOR TO ESTABLISH VERTICAL WALL PLANES ALONG PROPERTY LINES, IN ORDER TO LOCATE ANY LINE INCURSIONS BY ADJACENT BUILDINGS ON TO THIS SITE. IF SUCH INCURSIONS OCCUR (I.E. TOP OF ADJACENT BUILDING "LEANS" INTO THIS SITE, ETC.) CONTRACTOR MUST ADJUST NEW BUILDING WALL LINE ACCORDINGLY.
5. OWNER/CONTRACTOR TO OBTAIN WRITTEN PERMISSION/CONSENT FROM ADJACENT PROPERTY OWNER TO PLACE SOLDIER PILES, LAGGINGS, AND UNDERPINNING WITHIN THEIR PROPERTY, AND WRITTEN PERMISSION TO RESTORE SAME PROPERTY TO ORIGINAL CONDITIONS.
6. PRIOR TO CONSTRUCTION, IT IS REQUIRED THAT A MONITORING PLAN BE ESTABLISHED BY OWNER, ENGINEER AND CONTRACTOR FOR MONITORING VIBRATION, VERTICAL AND HORIZONTAL MOVEMENT, ETC. DURING EXCAVATION, UNDERPINNING, SHEETING, AND LAGGING OPERATIONS, AND FOR DRILLING/DRIVING OF PILES (IF PROJECT REQUIRES PILES).
7. ELEVATIONS SHOWN ON PLANS AND SECTIONS ARE BASED ON SITE SURVEY PREPARED BY LEONARD J. STRANDBERG AND ASSOCIATES, P.C. DATED NOVEMBER 28, 2022.
8. SOIL INFORMATION IS BASED ON SOIL BORING LOGS PREPARED BY BIG APPLE TESTING, DATED 01/30/2024.
9. NOTIFY NEIGHBOR'S PROPERTY MANAGEMENT TO ALLOW FOR VISUAL INSPECTION OF ADJACENT PROPERTY FOUNDATION DURING EXCAVATION WHEN THE ADJACENT PROPERTY FOUNDATION IS EXPOSED OR IS ABOUT TO BE EXPOSED.
10. COPIES OF SPECIAL INSPECTION REPORTS WITH PHOTOGRAPHS OF UNDERPINNING AND EXCAVATION STATUS SHALL BE PROVIDED TO PROJECT MANAGEMENT AND ADJACENT PROPERTY OWNERS' PROPERTY MANAGER UPON REQUEST.

LEGEND:

- SOIL SLOPE DIRECTION OF STABLE SOIL SLOPE
- PERIMETER OF ADJACENT BUILDING
- 28.75' SPOT ELEVATION
- B-X APPROXIMATE BORING LOCATION
- TP-X APPROXIMATE TEST PIT LOCATION

NOTE:

CONTRACTOR SHALL COORDINATE PLACEMENT OF SOLDIER PILES WITH THE STRUCTURAL AND FOUNDATION DRAWINGS AND WILL ENSURE THAT NO SOLDIER PILES WILL BE PLACED AT LOCATIONS OF SHEAR WALL END ZONES AND COLUMNS.

STRUCTURAL ENGINEERING TECHNOLOGIES, P.C.

CONSULTING STRUCTURAL, GEOTECHNICAL, CIVIL, & ENVIRONMENTAL ENGINEERS

40-12 28TH STREET
LONG ISLAND CITY, NY 11101
T:(718)706-7196 Email: info@set-ny.com

ALL RIGHTS RESERVED
ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF FURNISHED BY S.E.T. P.C. ARE AND WILL REMAIN THEIR PROPERTY. THEY ARE NOT TO BE USED ON THIS OR ANY OTHER PROJECT UNLESS WRITTEN PERMISSION IS GIVEN.

OWNER:

DOB NOW BUILD JOB # :
B00991826-S8

NOTE:

STRUCTURAL ENGINEERING TECHNOLOGIES, P.C. HAS NOT BEEN RETAINED TO PERFORM CONTROLLED INSPECTIONS OF ANY KIND FOR THIS PROJECT.

THE DESIGN PROFESSIONAL SHALL BE RELEASED FROM ANY AND ALL LIABILITY IN THE COMMENCEMENT OF ANY WORK PERFORMED WITHIN THESE DOCUMENTS PRIOR TO OBTAINING ALL REQUIRED PERMITS FROM THE RESPECTIVE JURISDICTIONAL AGENCIES

| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------|
| 5 | 03-09-2026 | LANDMARK SUBMISSION |
| 4 | 10-03-2025 | LANDMARK SUBMISSION |
| 3 | 05-02-2025 | MTA SUBMISSION |
| 2 | 04-24-2025 | SOE REVISED |
| 1 | 04-09-2025 | FOR FILING |

REVISIONS:

PROJECT

182 DUFFIELD STREET,
BROOKLYN, NY 11201

DRAWING TITLE:

SUPPORT OF EXCAVATION PLAN

SEAL & SIGNATURE

DATE: 03-27-2025

SCALE: AS NOTED

DRAWING BY: A.M.C.

CHECKED BY: M.M.

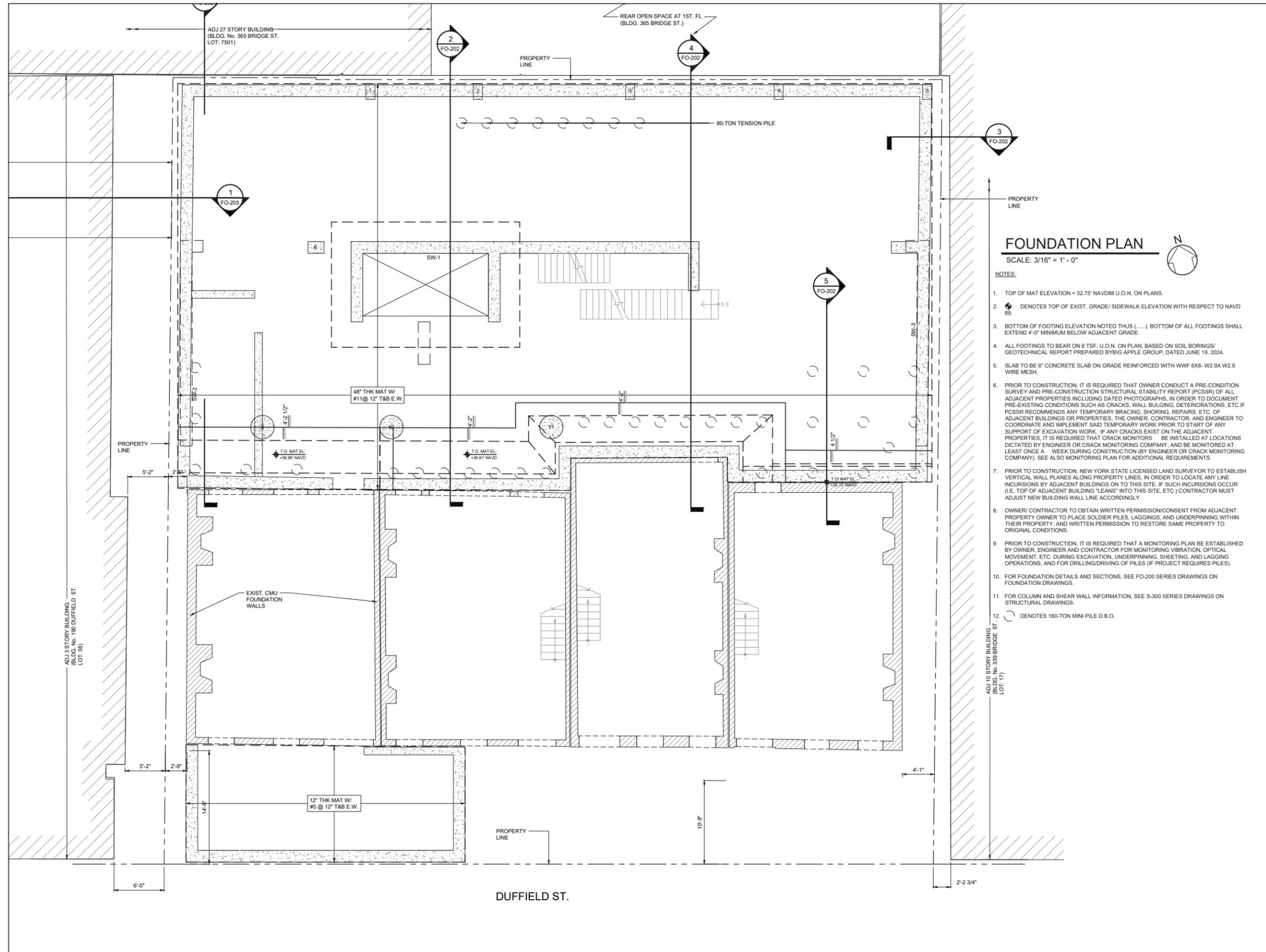
DWG NO:

SOE-101.00

SHEET NO: 07 OF 14

BSCAN STICKER

DOB APPROVAL STAMP



FOUNDATION PLAN

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

NOTES:

- TOP OF MAT ELEVATION = 32.75' NAVD88 U.O.N. ON PLANS.
- ⊕ DENOTES TOP OF EXIST. GRADE/SIDEWALK ELEVATION WITH RESPECT TO NAVD 88.
- BOTTOM OF FOOTING ELEVATION NOTED THUS (.....). BOTTOM OF ALL FOOTINGS SHALL EXTEND 4'-0" MINIMUM BELOW ADJACENT GRADE.
- ALL FOOTINGS TO BEAR ON 6 TSF. U.O.N. ON PLAN, BASED ON SOIL BORINGS/ GEOTECHNICAL REPORT PREPARED BY BIG APPLE GROUP, DATED JUNE 19, 2024.
- SLAB TO BE 6" CONCRETE SLAB ON GRADE REINFORCED WITH WWF 6X6- W2.9X W2.9 WIRE MESH.
- PRIOR TO CONSTRUCTION, IT IS REQUIRED THAT OWNER CONDUCT A PRE-CONDITION SURVEY AND PRE-CONSTRUCTION STRUCTURAL STABILITY REPORT (PCSSR) OF ALL ADJACENT PROPERTIES INCLUDING DATED PHOTOGRAPHS, IN ORDER TO DOCUMENT PRE-EXISTING CONDITIONS SUCH AS CRACKS, WALL BULGING, DETERIORATIONS, ETC. IF PCSSR RECOMMENDS ANY TEMPORARY BRACINGS, SHORING, REPAIRS, ETC. OF ADJACENT BUILDINGS OR PROPERTIES, THE OWNER, CONTRACTOR, AND ENGINEER TO COORDINATE AND IMPLEMENT SAID TEMPORARY WORK PRIOR TO START OF ANY SUPPORT OF EXCAVATION WORK. IF ANY CRACKS EXIST ON THE ADJACENT PROPERTIES, IT IS REQUIRED THAT CRACK MONITORS BE INSTALLED AT LOCATIONS DICTATED BY ENGINEER OR CRACK MONITORING COMPANY, AND BE MONITORED AT LEAST ONCE A WEEK DURING CONSTRUCTION (BY ENGINEER OR CRACK MONITORING COMPANY). SEE ALSO MONITORING PLAN FOR ADDITIONAL REQUIREMENTS.
- PRIOR TO CONSTRUCTION, NEW YORK STATE LICENSED LAND SURVEYOR TO ESTABLISH VERTICAL WALL PLANES ALONG PROPERTY LINES, IN ORDER TO LOCATE ANY LINE INCURSIONS BY ADJACENT BUILDINGS ON TO THIS SITE. IF SUCH INCURSIONS OCCUR (I.E. TOP OF ADJACENT BUILDING "LEANS" INTO THIS SITE, ETC.) CONTRACTOR MUST ADJUST NEW BUILDING WALL LINE ACCORDINGLY.
- OWNER/ CONTRACTOR TO OBTAIN WRITTEN PERMISSION/CONSENT FROM ADJACENT PROPERTY OWNER TO PLACE SOLDIER PILES, LAGGINGS, AND UNDERPINNING WITHIN THEIR PROPERTY, AND WRITTEN PERMISSION TO RESTORE SAME PROPERTY TO ORIGINAL CONDITIONS.
- PRIOR TO CONSTRUCTION, IT IS REQUIRED THAT A MONITORING PLAN BE ESTABLISHED BY OWNER, ENGINEER AND CONTRACTOR FOR MONITORING VIBRATION, OPTICAL MOVEMENT, ETC. DURING EXCAVATION, UNDERPINNING, SHEETING, AND LAGGING OPERATIONS, AND FOR DRILLING/DRIVING OF PILES (IF PROJECT REQUIRES PILES).
- FOR FOUNDATION DETAILS AND SECTIONS, SEE FO-200 SERIES DRAWINGS ON FOUNDATION DRAWINGS.
- FOR COLUMN AND SHEAR WALL INFORMATION, SEE S-300 SERIES DRAWINGS ON STRUCTURAL DRAWINGS.
- ⊙ DENOTES 160-TON MINI PILE D.B.O.



CONSULTING STRUCTURAL, GEOTECHNICAL, & ENVIRONMENTAL ENGINEERS

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LONG ISLAND CITY, NY 11101
T: (718) 706-7196 Email: info@set-ny.com

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OWNER:

DOB NOW BUILD JOB # :
B00991826-S6

NOTE:
STRUCTURAL ENGINEERING TECHNOLOGIES, P.C. HAS NOT BEEN RETAINED TO PERFORM CONTROLLED INSPECTIONS OF ANY KIND FOR THIS PROJECT.
THE DESIGN PROFESSIONAL SHALL BE RELEASED FROM ANY AND ALL LIABILITY IN THE COMMENCEMENT OF ANY WORK PERFORMED WITHIN THESE DOCUMENTS PRIOR TO OBTAINING ALL REQUIRED PERMITS FROM THE RESPECTIVE JURISDICTIONAL AGENCIES

| NO. | DATE: | DESCRIPTION |
|-----|------------|--------------------|
| 4 | 03-02-2026 | FOR LPC SUBMISSION |
| 3 | 05-07-2025 | OBJ. RESOLVED |
| 2 | 04-23-2025 | FILING SET |
| 1 | 03-27-2025 | PROGRESS SET |

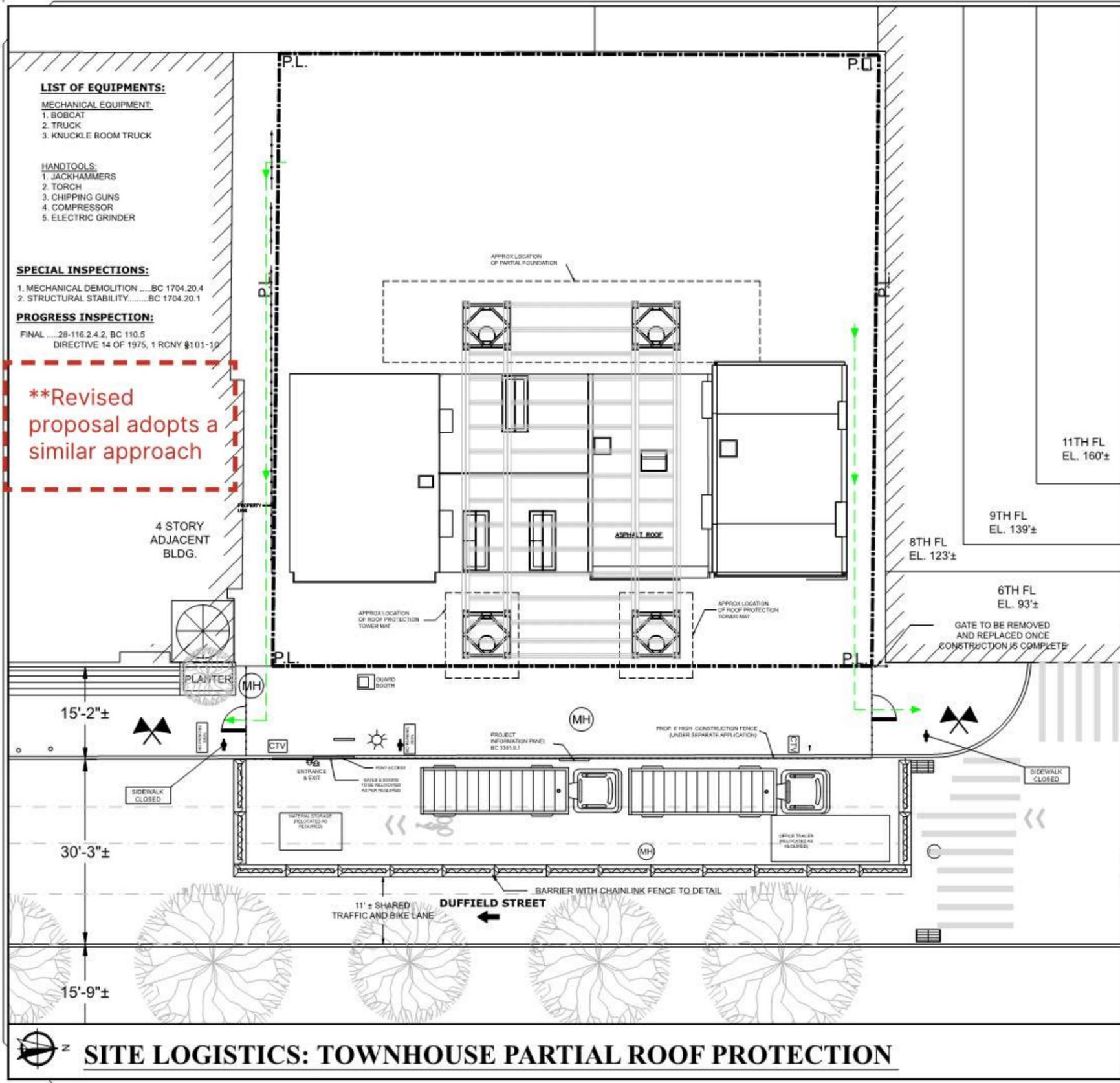
REVISIONS:
PROJECT
**188 DUFFIELD ST.
BROOKLYN, NY**

DRAWING TITLE:
FOUNDATION FRAMING PLAN

| | | |
|-----------|-------------|-----------|
| | DATE: | 03-21-23 |
| | SCALE: | AS NOTED |
| | DRAWING BY: | M.M. |
| | CHECKED BY: | G.J.C. |
| | DWG NO: | FO-101.00 |
| SHEET NO: | | 6 OF 12 |

BSCAN STICKER

DOB APPROVAL STAMP



- LIST OF EQUIPMENTS:**
- MECHANICAL EQUIPMENT:**
1. BOBCAT
 2. TRUCK
 3. KNUCKLE BOOM TRUCK
- HANDTOOLS:**
1. JACKHAMMERS
 2. TORCH
 3. CHIPPING GUNS
 4. COMPRESSOR
 5. ELECTRIC GRINDER

- SPECIAL INSPECTIONS:**
1. MECHANICAL DEMOLITIONBC 1704.20.4
 2. STRUCTURAL STABILITY.....BC 1704.20.1
- PROGRESS INSPECTION:**
- FINAL28-116.2.4.2, BC 110.5
DIRECTIVE 14 OF 1975, 1 RONY §101-10

****Revised proposal adopts a similar approach**

- NOTES:**
1. FOR GENERAL NOTES SEE SHT. SSP-010.00
 2. FOR TYP. SAFETY DETAILS SEE SHT. SSP-020.00
 3. FOR EQUIPMENT SPECIFICATION SEE SHT. SSP-020.00
 4. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH BC 3304
 5. SHEETING, AND BRACING TO BE PROVIDED AS PER BC 3304.4.1
 6. UNDERPINNING TO BE PROVIDED AS REQ'D. PER BC 3304.5 & BC1814
 7. STANDARD GUARDRAIL MUST MEET THE REQUIREMENTS OF SECTION BC 3307.8
 8. RAMPS SHALL MEET THE REQUIREMENTS OF BC 3315.
 9. ALL TEMPORARY WALKWAYS SHALL BE ILLUMINATED AT ALL TIMES AS PER BC 3307.2.1
 10. DESIGNATE FLAGMAN AS REQUIRED TO DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
 11. FLAGMAN ARE REQUIRED AT ALL EQUIPMENT GATE DURING MATERIAL DELIVERIES.
 12. SIDEWALK AND LANE CLOSURE AS PER DOT APPROVAL.
 13. PROVIDE PORTABLE FIRE EXTINGUISHER AT ENTRANCE OF STORAGE AND CONSTRUCTION SHED AND AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS ARE BEING STORED AS PER FC 1415.
 14. LIGHTED STAIRWAYS TO COMPLY WITH BC 3303.11
 15. STORAGE OF FLAMMABLE MATERIALS AND GASES TO COMPLY WITH THE NYC FIRE CODE IN ACCORDANCE WITH BC 3307.4.2
 16. EQUIPMENT LISTED BELOW ARE NOT LIMITED TO:
 - A. EXCAVATOR: CATERPILLAR 335 FL
 - B. CONCRETE PUMP: ALLIANCE JXR 41-4-16
 - C. MOBILE CRANE: LIEBHERR LTM 1100, GROVE GMK 3050B
 - D. MINI CRANE: SPYDERCRANE URW 205
 17. CONTRACTOR TO ENSURE PROPER COMMUNICATIONS PROTOCOLS ARE FOLLOWED BETWEEN DIFFERENT EQUIPMENT WORKING IN CONJUNCTION ON SITE.
 18. 81,880 SF. ONE SITE WATCHPERSON REQUIRED ON SITE DURING HOURS OF OPERATION.
 19. OPTION TO PUT PEDESTRIAN WALKWAY ON SIDEWALK IN ACCORDANCE TO SECTION BC 3307.
 20. CRANE MAY BE USED ABOVE OR BELOW 75'
 21. REFER TO SIGNED AND SEALED PE CRANE DRAWINGS FOR ADDITIONAL DETAILS FOR CRANE PLACEMENT.
 22. DOT PERMITS REQUIRED FOR ROAD CLOSURE AND PARTIAL ROAD CLOSURE. GC TO DETERMINE STREET TRAFFIC LAYOUT AS PER EQUIPMENT USED ON SITE.
 23. HEAVY EQUIPMENT TO BE USED NOT LIMITED TO:
 - MOBILE CRANE: GROVE GMK 3050B, LIEBHERR LTM 1100, LIEBHERR LTM 1220
 - KNUCKLEBOOM: FASSI 2150, EFFER 2655, PALFINGER PK 200002L
 - TELEHANDLER: MANITOU MRT 2540, RTH-6.25, PEGASUS 40.25

- Means and Methods for Controlled Access Zones (CAZ) for Neighboring Overhead Work**
1. Schedule notifications will be sent to all relevant parties via email, based on the scope of work.
 2. A 20-foot perimeter will be established around the neighboring work zone using signage, caution tape, and barricades to define the Controlled Access Zone.
 3. The CAZ operation will be reviewed during the pre-shift meeting to ensure all site personnel are informed and aware.

- LEGEND**
- BARRICADE WITH MESH FENCE
 - VERTICAL NETTING
 - PROPERTY LINE
 - FLYWOOD CONSTRUCTION FENCE
 - GUARD RAIL
 - PLASTIC OR CONCRETE BARRICADE
 - CONCRETE BARRICADE WITH CHAIN LINK FENCE ON TOP, IF TOTAL SIDEWALK SHED OR OVERHEAD PROTECTION
 - HORIZONTAL NETTING
 - OVERHEAD ROOF PROTECTION
 - ENGINEERED ENCLOSURE
 - ADJACENT BUILDING SIDEWALK SHED
 - PIPE SCAFFOLD
 - SINGLE SWING GATE
 - DOUBLE SWING GATE
 - SLIDING GATE
 - INGRESS/EGRESS PATH
 - SIAMESE CONNECTION
 - STREET LIGHT
 - PARAPET CLAMPS
 - PORTABLE TOILET
 - GUARD BOOTH
 - PARKING METER
 - PHONE BOOTH
 - CROSSWALK CONTROL DEVICE
 - UTILITY POLE
 - HYDRANT
 - REVISION CLOUD NUMBER

- TREE
- TRAFFIC CONE
- FLAG PERSON
- EGRESS LADDER
- STAIR TOWER
- EXCAVATION SLOPE
- TAXI RELIEF STAND
1 HOUR LIMIT
ALL DAYS
- 3 HRP COMMERCIAL VEHICLES ONLY
NON-FRI 8AM-7PM
- NO STANDING
7AM-10AM
EXCEPT SUNDAY
- NO PARKING
12AM-3AM
MONDAY, WEDNESDAY, FRIDAY
- 1 HOUR METERED PARKING
8AM-3PM
EXCEPT SUNDAY
- TRUCK LOADING ONLY
7AM-7PM
EXCEPT SUNDAY
- BUS LANE TOW & FINE
5XXX MINIMUM



PROJECT ADDRESS:
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

| NO. | DATE | DESCRIPTION |
|-----|---------|----------------------|
| 3 | 10/1/25 | REVISION |
| 2 | 7/23/25 | LPC SUBMISSION |
| 1 | 7/11/25 | PRELIMINARY DRAWINGS |

PROJECT
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

SITE SAFETY PREPARER
VALJATO ENGINEERING, P.C.
240 HINDALE STREET, 2ND FLOOR
BROOKLYN, NY 11207
Phone: (718) 701-2707
Contact: Steve Valjato
Email: info@valjato.com

PLAN USE NOTES

EDUCATION LAW ARTICLE 145 SECTION 209.2, STATES THAT TO ALL PLANS, SPECIFICATIONS, PLATS AND REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. THIS ITEM MAY BE USED ONLY BY THE CLIENT NAMED HEREIN WHO HAS DIRECTLY RETAINED THE SERVICES OF VALJATO ENGINEERING, P.C. AND MAY ONLY BE USED FOR THE CLIENTS EXPRESS PURPOSE. THE CLIENT OR OTHERS MAY NOT UNDER ANY CIRCUMSTANCES OPPER ANY PART OF THIS ITEM TO OTHERS WITHOUT THE DOCUMENTED CONSENT OF VALJATO ENGINEERING, P.C.

CLIENT

BUILDING REPRESENTATIVE LLC
185 MARCY AVE
BROOKLYN, NY 11211
T.917-450-1995

BUILDING STRUCTURAL ENGINEER

STRUCTURAL ENGINEERING TECHNOLOGIES, P.C.
40-12 28th STREET
LONG ISLAND CITY, NY 11101
T.718-796-7196

TITLE

SITE SAFETY: TOWNHOUSE PARTIAL ROOF PROTECTION

DOB STAMP & SIGNATURE:

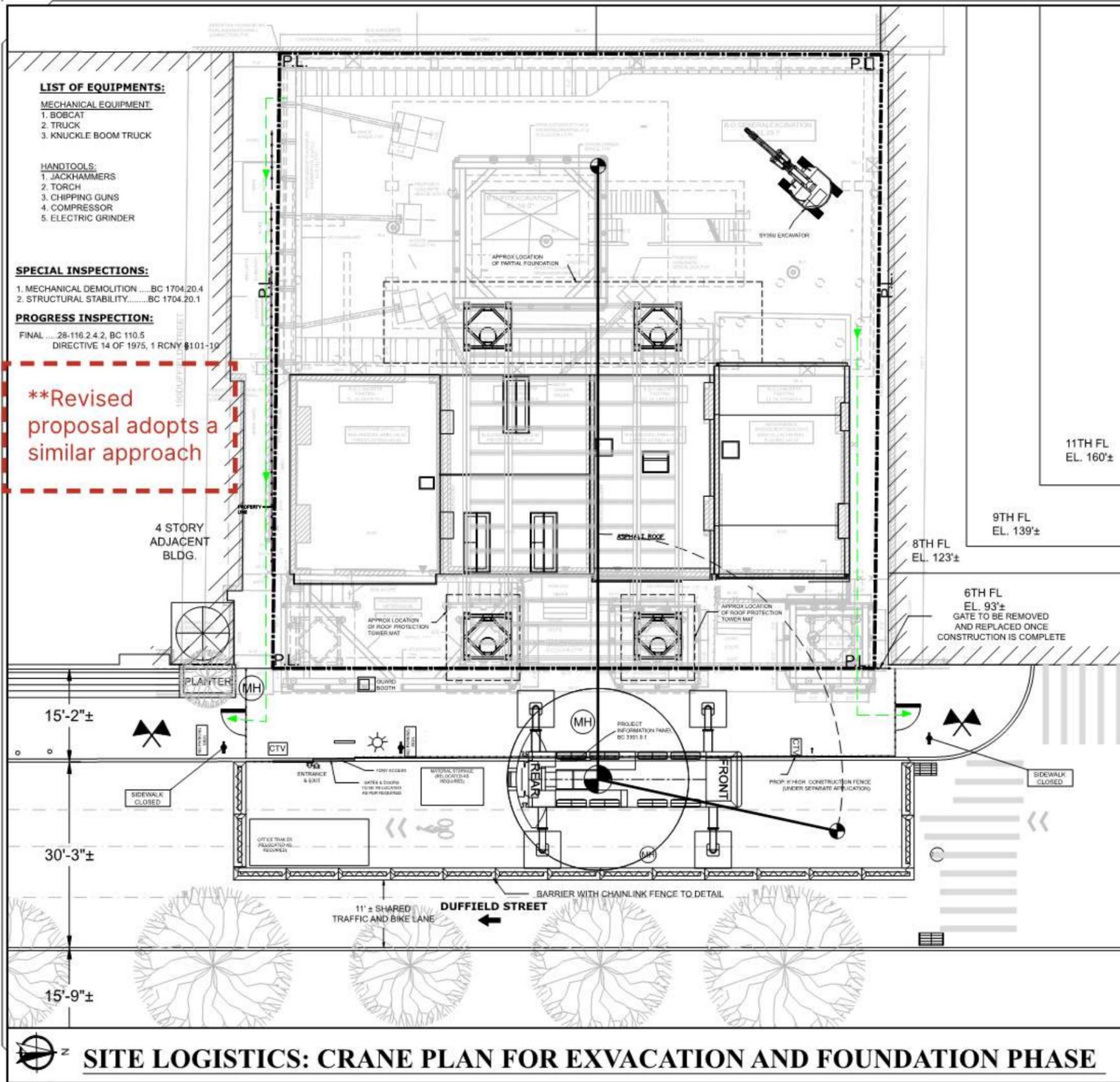
PROJECT FILE #
25-201

DRAFTER: WH
CHECKER: SV
DWG. #
SSP-010.00

SCALE: 1/8"=1'-0"
PAGE #: 11 OF 71

10/01/2025

SITE LOGISTICS: TOWNHOUSE PARTIAL ROOF PROTECTION



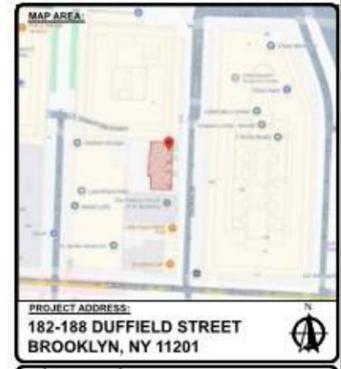
- NOTES:**
- FOR GENERAL NOTES SEE SHT. SSP-010.00
 - FOR TYP. SAFETY DETAILS SEE SHT. SSP-020.00
 - FOR EQUIPMENT SPECIFICATION SEE SHT. SSP-020.00
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 - UNDERPINNING TO BE PROVIDED AS REQ'D. PER BC 3304.5 & BC1814
 - STANDARD GUARDRAIL MUST MEET THE REQUIREMENTS OF SECTION BC 3307.8
 - RAMPS SHALL MEET THE REQUIREMENTS OF BC 3315.
 - ALL TEMPORARY WALKWAYS SHALL BE ILLUMINATED AT ALL TIMES AS PER BC 3307.2.1
 - DESIGNATE FLAGMAN AS REQUIRED TO DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
 - FLAGMAN ARE REQUIRED AT ALL EQUIPMENT GATE DURING MATERIAL DELIVERIES.
 - SIDEWALK AND LANE CLOSURE AS PER DOT APPROVAL.
 - PROVIDE PORTABLE FIRE EXTINGUISHER AT ENTRANCE OF STORAGE AND CONSTRUCTION SHED AND AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS ARE BEING STORED AS PER FC 1415.
 - LIGHTED STAIRWAYS TO COMPLY WITH BC 3303.11
 - STORAGE OF FLAMMABLE MATERIALS AND GASES TO COMPLY WITH THE NYC FIRE CODE IN ACCORDANCE WITH BC 3307.4.2
 - EQUIPMENT LISTED BELOW ARE NOT LIMITED TO:
 - A. EXCAVATOR: CATERPILLAR 335 FL
 - B. CONCRETE PUMP: ALLIANCE JXR 41-4.16
 - C. MOBILE CRANE: LIEBHERR LTM 1100, GROVE GMK 3050B
 - D. MINI CRANE: SPYDERCRANE URW 205
 - CONTRACTOR TO ENSURE PROPER COMMUNICATIONS PROTOCOLS ARE FOLLOWED BETWEEN DIFFERENT EQUIPMENT WORKING IN CONJUNCTION ON SITE.
 - 81,880 SF: ONE SITE WATCHPERSON REQUIRED ON SITE DURING HOURS OF OPERATION.
 - OPTION TO PUT PEDESTRIAN WALKWAY ON SIDEWALK IN ACCORDANCE TO SECTION BC 3307.
 - CRANE MAY BE USED ABOVE OR BELOW 75'
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 - DOT PERMITS REQUIRED FOR ROAD CLOSURE AND PARTIAL ROAD CLOSURE. GC TO DETERMINE STREET TRAFFIC LAYOUT AS PER EQUIPMENT USED ON SITE.
 - HEAVY EQUIPMENT TO BE USED NOT LIMITED TO:
 - MOBILE CRANE: GROVE GMK 3050B, LIEBHERR LTM 1100, LIEBHERR LTM 1220
 - KNUCKLEBOOM: FASSI 2150, EFFER 2655, PALFINGER PK 200002L
 - TELEHANDLER: MANITOU MRT 2540, RTH-6.25, PEGASUS 40.25

Means and Methods for Controlled Access Zones (CAZ) for Neighboring Overhead Work

- Schedule notifications will be sent to all relevant parties via email, based on the scope of work.
- A 20-foot perimeter will be established around the neighboring work zone using signage, caution tape, and barricades to define the Controlled Access Zone.
- The CAZ operation will be reviewed during the pre-shift meeting to ensure all site personnel are informed and aware.

LEGEND

| | | | |
|--|--|--|--|
| | BARRICADE WITH MESH FENCE | | TREE |
| | VERTICAL NETTING | | TRAFFIC CONE |
| | PROPERTY LINE | | FLAG PERSON |
| | 8' PLYWOOD CONSTRUCTION FENCE | | EGRESS LADDER |
| | GUARD RAIL | | STAIR TOWER |
| | PLASTIC OR CONCRETE BARRICADE | | EXCAVATION SLOPE |
| | CONCRETE BARRICADE WITH CHAIN LINK FENCE ON TOP, IF TOTAL SIDEWALK SHED OR OVERHEAD PROTECTION | | TAXI RELIEF STAND 1 HOUR LIMIT ALL DAYS |
| | HORIZONTAL NETTING | | 3 HMP COMMERCIAL VEHICLES ONLY NON-FRI 8AM-7PM |
| | OVERHEAD ROOF PROTECTION | | NO STANDING TALL 8AM-5PM EXCEPT SUNDAY |
| | ENGINEERED ENCLOSURE | | NO PARKING 12AM-5AM MONDAY WEDNESDAY, FRIDAY |
| | ADJACENT BUILDING SIDEWALK SHED | | 1 HOUR METERED PARKING 8AM-7PM EXCEPT SUNDAY |
| | PIPE SCAFFOLD | | TRUCK LOADING ONLY 7AM-7PM EXCEPT SUNDAY |
| | SINGLE SWING GATE | | BUS LANE TOW & FIRE 5XXX MINIMUM |
| | DOUBLE SWING GATE | | |
| | SLIDING GATE | | |
| | INGRESS/EGRESS PATH | | |
| | BARRICADE WITH CHAINLINK FENCE TO DETAIL | | |
| | BARRICADE WITH CHAINLINK FENCE TO DETAIL | | |
| | STREET LIGHT | | |
| | TRAFFIC DIRECTION | | |
| | PARAPET CLAMPS | | |
| | PORTABLE TOILET | | |
| | GUARD BOOTH | | |
| | PARKING METER | | |
| | PHONE BOOTH | | |
| | CROSSWALK CONTROL DEVICE | | |
| | UTILITY POLE | | |
| | HYDRANT | | |
| | REVISION CLOUD NUMBER | | |



PROJECT ADDRESS:
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

| NO. | DATE | DESCRIPTION |
|-----|---------|----------------------|
| 3 | 10/1/25 | REVISION |
| 2 | 7/23/25 | LPC SUBMISSION |
| 1 | 7/1/25 | PRELIMINARY DRAWINGS |

PROJECT
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

SITE SAFETY PREPARER
VALIATO ENGINEERING, P.C.
249 Hixdale Street, 2nd Floor,
Brooklyn, NY 11207
Phone: (718) 701-2707
Contact: Steve Valiato
Email: info@valiato.com

PLAN USE NOTES
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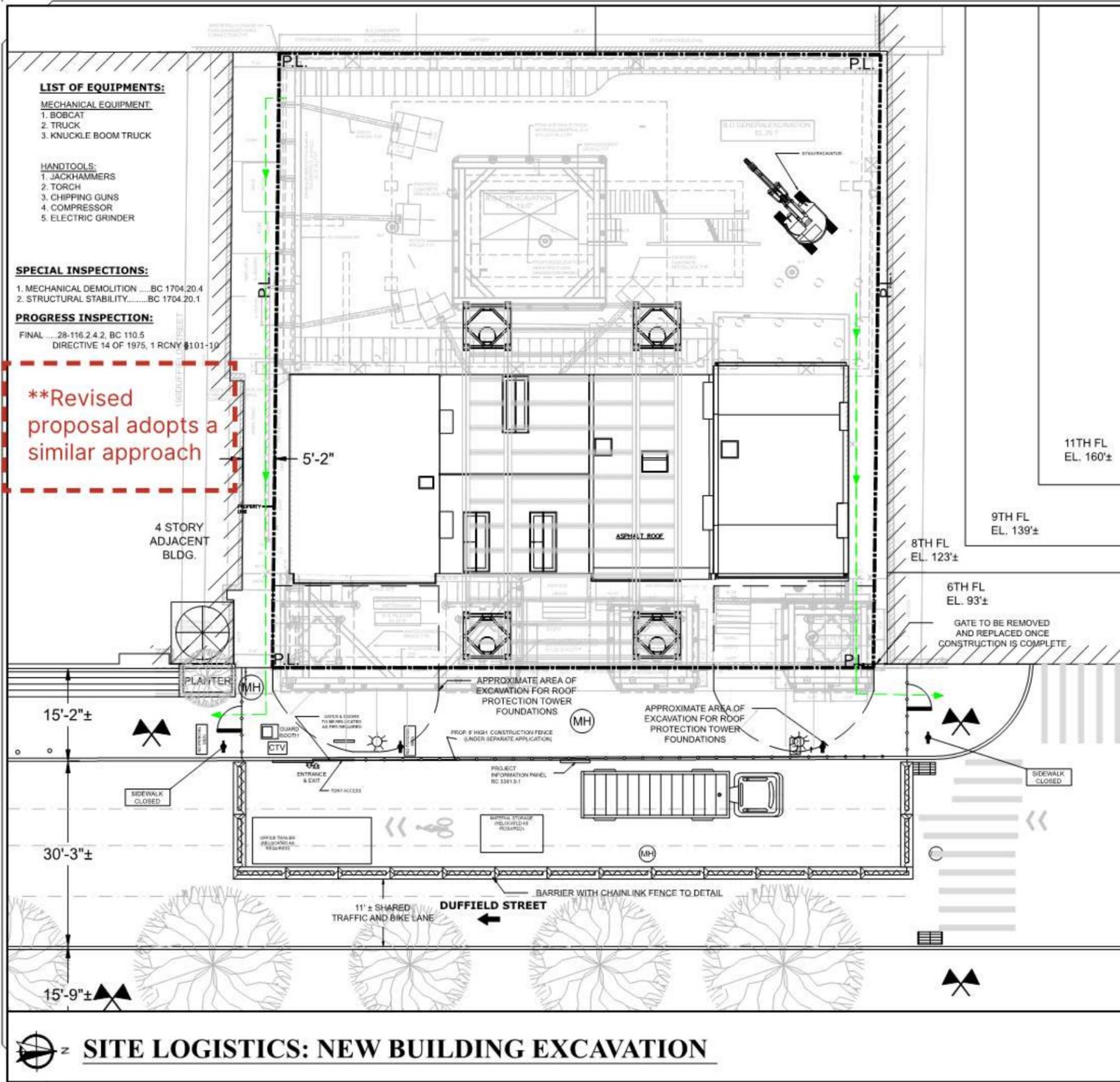
CLIENT
BUILDING REPRESENTATIVE LLC
185 MARCY AVE
BROOKLYN, NY 11211
7517-455-1595

BUILDING STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING TECHNOLOGIES, P.C.
40-12 28th STREET
LONG ISLAND CITY, NY 11101
7718-705-7100

TITLE
SITE SAFETY: CRANE PLAN FOR EXCAVATION AND FOUNDATION PHASE

| | |
|-----------------------------------|-----------------------------------|
| DOB STAMP & SIGNATURE: | PROJECT / FILE # 25-201 |
| | DRAWN BY: WH |
| | CHECKER: BV |
| | DWG # SSP-011.00 |
| | SCALE: 1/8"=1'-0" |
| | PAGE #: 12 OF 71 |

SITE LOGISTICS: CRANE PLAN FOR EXCAVATION AND FOUNDATION PHASE



- NOTES:**
- FOR GENERAL NOTES SEE SHT. SSP-010.00
 - FOR TYP. SAFETY DETAILS SEE SHT. SSP-020.00
 - FOR EQUIPMENT SPECIFICATION SEE SHT. SSP-020.00
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 - RAMPS SHALL MEET THE REQUIREMENTS OF BC 3315.
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 - DESIGNATE FLAGMAN AS REQUIRED TO DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
 - FLAGMAN ARE REQUIRED AT ALL EQUIPMENT GATE DURING MATERIAL DELIVERIES.
 - SIDEWALK AND LANE CLOSURE AS PER DOT APPROVAL.
 - PROVIDE PORTABLE FIRE EXTINGUISHER AT ENTRANCE OF STORAGE AND CONSTRUCTION SHED AND AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS ARE BEING STORED AS PER FC 1415.
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 - B. CONCRETE PUMP: ALLIANCE JXR 41-4.16
 - C. MOBILE CRANE: LIEBHERR LTM 1100, GROVE GMK 3050B
 - D. MINI CRANE: SPYDERCRANE URW 205
 - CONTRACTOR TO ENSURE PROPER COMMUNICATIONS PROTOCOLS ARE FOLLOWED BETWEEN DIFFERENT EQUIPMENT WORKING IN CONJUNCTION ON SITE.
 - 81,880 SF: ONE SITE WATCHPERSON REQUIRED ON SITE DURING HOURS OF OPERATION.
 - OPTION TO PUT PEDESTRIAN WALKWAY ON SIDEWALK IN ACCORDANCE TO SECTION BC 3307.
 - CRANE MAY BE USED ABOVE OR BELOW 75'
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 - TELEHANDLER: MANITOU MRT 2540, RTH-6.25, PEGASUS 40.25

Means and Methods for Controlled Access Zones (CAZ) for Neighboring Overhead Work

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LEGEND

| | | | |
|--|--|--|---|
| | BARRICADE WITH MESH FENCE | | TREE |
| | VERTICAL NETTING | | TRAFFIC CONE |
| | PROPERTY LINE | | FLAG PERSON |
| | IF PLYWOOD CONSTRUCTION FENCE GUARD RAIL | | EGRESS LADDER |
| | PLASTIC OR CONCRETE BARRICADE | | STAIR TOWER |
| | CONCRETE BARRICADE WITH CHAIN LINK FENCE ON TOP, IF TOTAL SIDEWALK SHED OR OVERHEAD PROTECTION | | EXCAVATION SLOPE |
| | HORIZONTAL NETTING | | TAXI RELIEF STAND 1 HOUR LIMIT ALL DAYS |
| | OVERHEAD ROOF PROTECTION | | 3 HMP COMMERCIAL VEHICLES ONLY MON-FRI 8AM-7PM |
| | ENGINEERED ENCLOSURE | | NO STANDING 7AM-10AM EXCEPT SUNDAY |
| | ADJACENT BUILDING SIDEWALK SHED | | NO PARKING 12AM-5AM MONDAY, WEDNESDAY, FRIDAY |
| | PIPE SCAFFOLD | | 1 HOUR METERED PARKING 8AM-7PM EXCEPT SUNDAY |
| | SINGLE SWING GATE | | TRUCK LOADING ONLY 7AM-7PM EXCEPT SUNDAY |
| | DOUBLE SWING GATE | | BUS LANE TOW & FINE \$XXX MINIMUM |
| | SLIDING GATE | | |
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| | SWANESE CONNECTION | | |
| | STREET LIGHT | | |
| | TRAFFIC DIRECTION | | |
| | PARAPET CLAMPS | | |
| | PORTABLE TOILET | | |
| | GUARD BOOTH | | |
| | PARKING METER | | |
| | PHONE BOOTH | | |
| | CROSSWALK CONTROL DEVICE | | |
| | UTILITY POLE | | |
| | HYDRANT | | |
| | REVISION CLOUD NUMBER | | |

MAP AREA:

PROJECT ADDRESS:
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

| NO. | DATE | DESCRIPTION |
|-----|---------|----------------------|
| 3 | 10/1/25 | REVISION |
| 2 | 7/23/25 | LPC SUBMISSION |
| 1 | 7/11/25 | PRELIMINARY DRAWINGS |
| | | DESCRIPTION |

PROJECT
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

SITE SAFETY PREPARER
VALJATO ENGINEERING, P.C.
249 Hensdale Street, 2nd Floor,
Brooklyn, NY 11207
Phone: (718) 781-2707
Contact: Steve Valjato
Email: info@valjato.com

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CLIENT
BUILDING REPRESENTATIVE LLC
185 MARCY AVE
BROOKLYN, NY 11211
718-455-1995

BUILDING STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING TECHNOLOGIES, P.C.
40-12 28th STREET
LONG ISLAND CITY, NY 11101
718-796-7198

TITLE
SITE SAFETY: NEW BUILDING EXCAVATION

DOB STAMP & SIGNATURE:

PROJECT / FILE #
25-201

DRAWER: VJH

CHECKER: SV

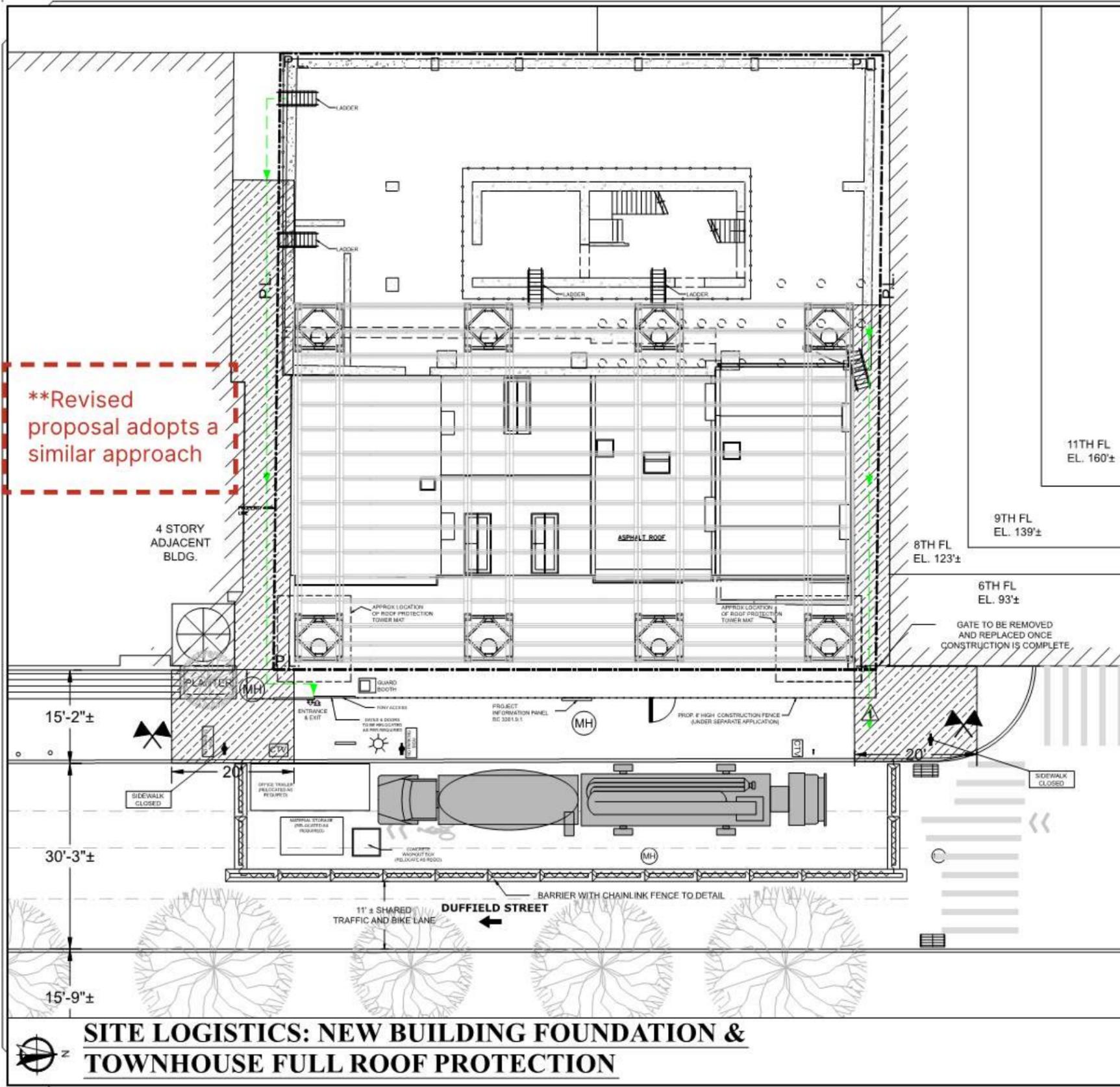
DWG #
SSP-012.00

SCALE:
1/8"=1'-0"

PAGE #
13 OF 71

10/01/2025

SITE LOGISTICS: NEW BUILDING EXCAVATION



- NOTES:
- FOR GENERAL NOTES SEE SHT. SSP-010.00
 - FOR TYP. SAFETY DETAILS SEE SHT. SSP-020.00
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| | TRAFFIC DIRECTION | | |
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| | GUARD BOOTH | | |
| | PARKING METER | | |
| | PHONE BOOTH | | |
| | CROSSWALK CONTROL DEVICE | | |
| | UTILITY POLE | | |
| | HYDRANT | | |
| | REVISION CLOUD NUMBER | | |

MAP AREA:

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182-188 DUFFIELD STREET
BROOKLYN, NY 11201

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PROJECT
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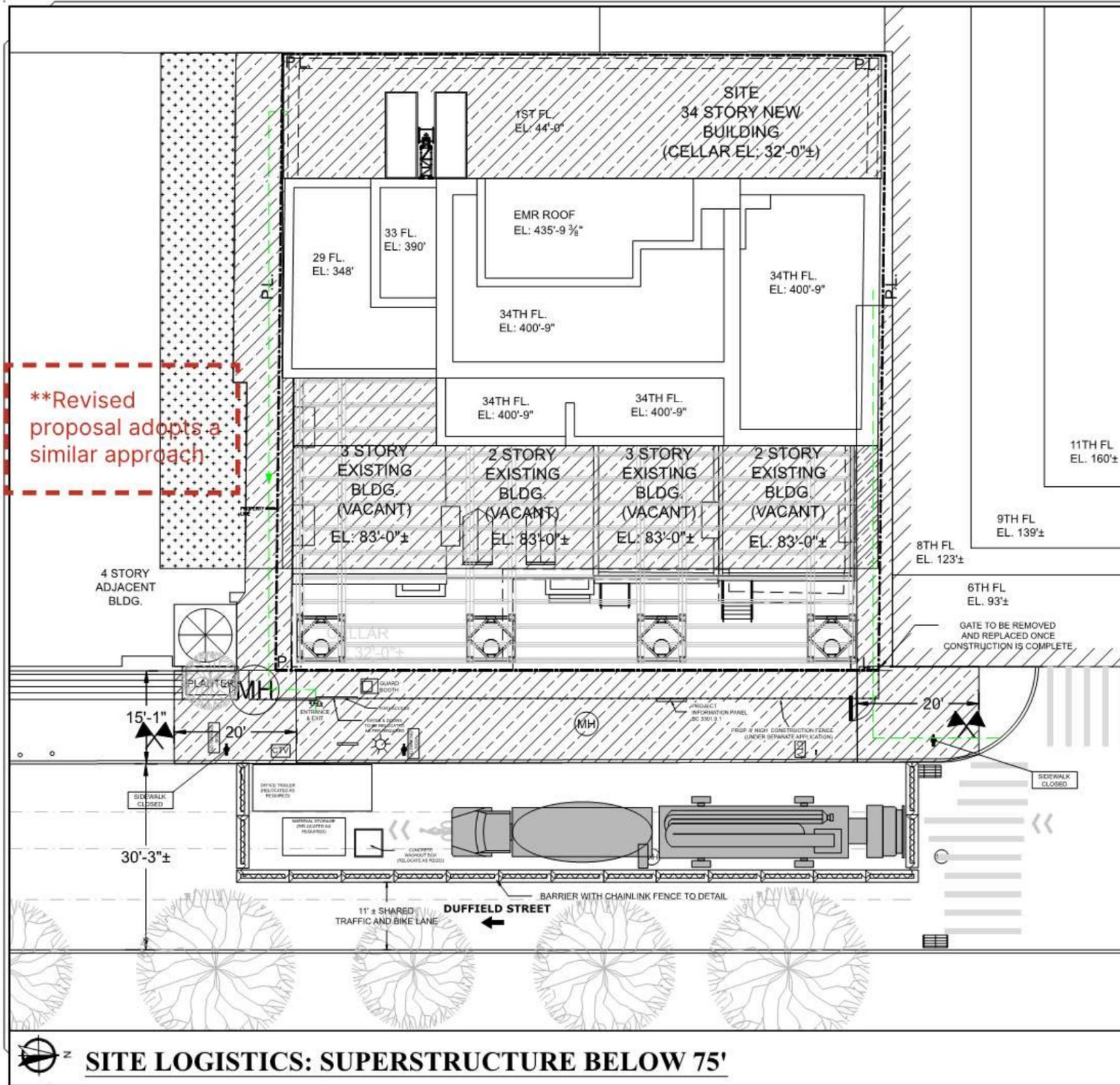
TITLE
SITE SAFETY: NEW BUILDING FOUNDATION AND TOWNHOUSE FULL ROOF PROTECTION

DOB STAMP & SIGNATURE:

PROJECT / FILE #
25-201

DRAFTER: WH
CHECKER: SV
DWG. #
SSP-013.00
SCALE: 1/8" = 1'-0"
PAGE #: 14 OF 71

SITE LOGISTICS: NEW BUILDING FOUNDATION & TOWNHOUSE FULL ROOF PROTECTION



- NOTES:
- FOR GENERAL NOTES SEE SHT. SSP-010.00
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- LEGEND
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 - PROPERTY LINE
 - 8' FLYWOOD CONSTRUCTION FENCE
 - GUARD RAIL
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PROJECT ADDRESS:
**182-188 DUFFIELD STREET
 BROOKLYN, NY 11201**

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| 3 | 10/1/25 | REVISION |
| 2 | 7/23/25 | LPC SUBMISSION |
| 1 | 7/11/25 | PRELIMINARY DRAWINGS |

PROJECT
**182-188 DUFFIELD STREET
 BROOKLYN, NY 11201**

SITE SAFETY PREPARER
VALJATO ENGINEERING, P.C.
 249 Hirsdale Street, 2nd Floor,
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 T:917-450-1995

BUILDING STRUCTURAL ENGINEER
 STRUCTURAL ENGINEERING TECHNOLOGIES, P.C.
 40-12 28th STREET
 LONG ISLAND CITY, NY 11101
 T:718.795.7195

TITLE
**SITE SAFETY: SUPER STRUCTURE BELOW 75'
 SITE SAFETY PLAN**

DOB STAMP & SIGNATURE: [Stamp]

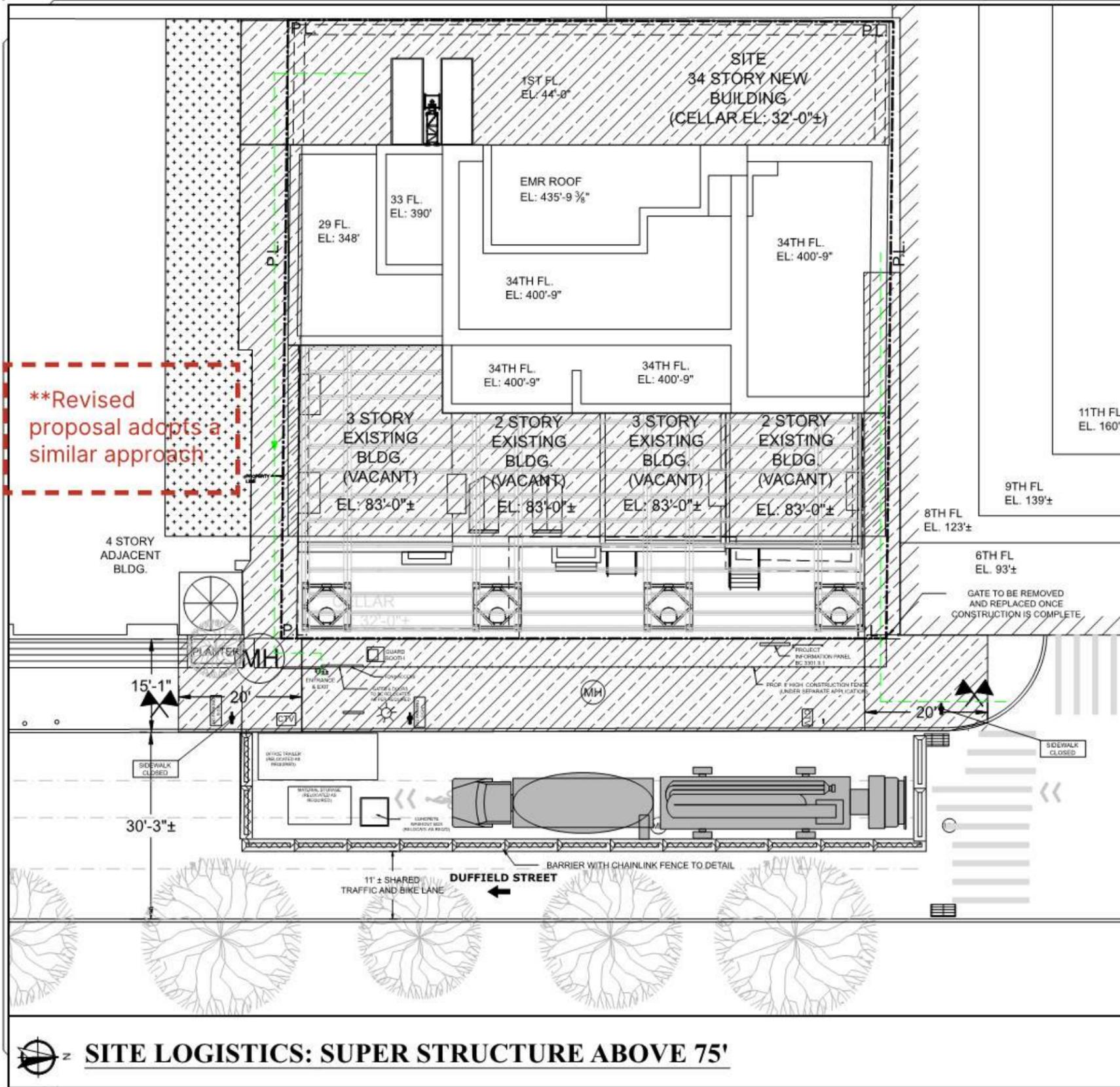
PROJECT / FILE #
25-201

DRAFTER: WH
 CHECKER: SV

DWG #
SSP-014.00

SCALE: 1/8"=1'-0"
 PAGE # 15 OF 71

SITE LOGISTICS: SUPERSTRUCTURE BELOW 75'



- NOTES:
- FOR GENERAL NOTES SEE SHT. SSP-010.00
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 T:917-450-1995

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 LONG ISLAND CITY, NY 11109
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TITLE
**SITE SAFETY: SUPERSTRUCTURE PHASE ABOVE 75'
 SITE SAFETY PLAN**

DCB STAMP & SIGNATURE: [Stamp]

PROJECT / FILE #
25-201

DRAFTER: WH
 CHECKER: SV
 DWG #
SSP-015.00

SCALE: 1/8"=1'-0"
 PAGE #
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SITE LOGISTICS: SUPER STRUCTURE ABOVE 75'

The current proposal is:

Preservation Department – Item 3, LPC-25-04617

188 Duffield Street (aka 182-188 Duffield Street)

Individual Landmark – 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.