edward m. weinstein
ARCHITECTURE + PLANNING PC

PROPOSED RESTAURANT
LANDMARKS PRESERVATION COMMISSION SUBMISSION

14 OLD FULTON STREET
BROOKLYN, NEW YORK

14 Spring Street, Hastings-On-Hudson, NY 10706 tel (914) 478-0800 fax (914) 478-7287

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

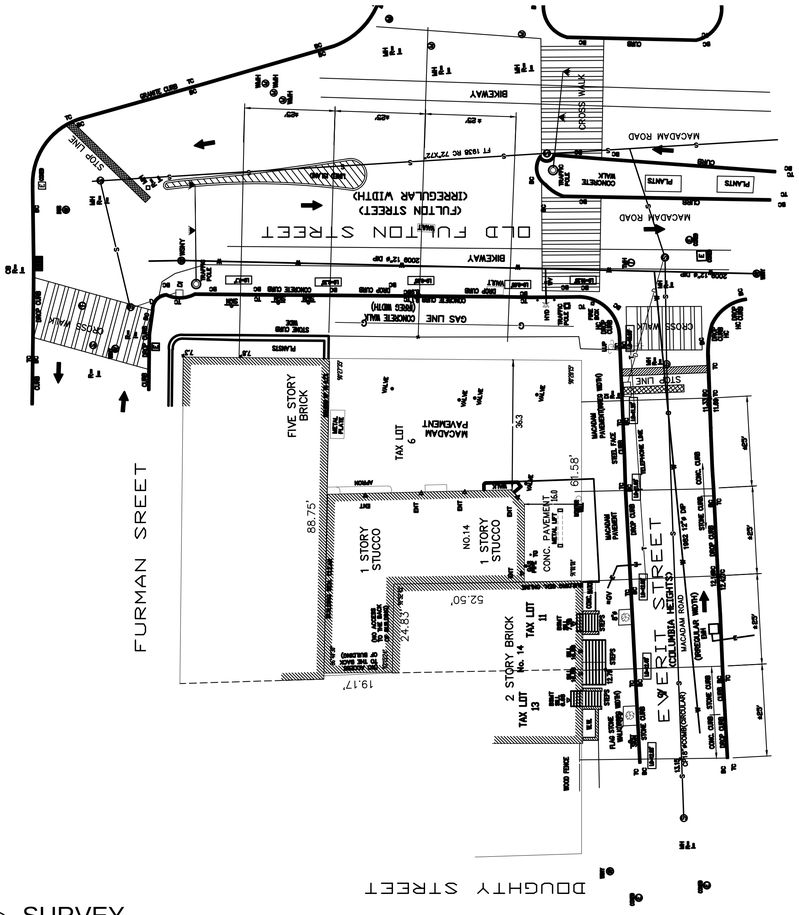
© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING! IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT
PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

TITLE SHEET

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
T-100.00
of



1 SURVEY

1"=20'-0"

1 TAX MAP

NTS

1 NEIGHBORHOOD MAP

NTS

DRAWING LIST:

T100 TITLE SHEET
T101 NEIGHBOR HOOD MAP, TAX MAP, SURVEY AND DRAWING LIST
T102 NEIGHBORHOOD PHOTOS
S100 EXISTING AND PROPOSED SITE PLANS
S101 PROPOSED BLOWUP SITE PLAN AND PAVING PHOTO
A100 EXISTING AND PROPOSED FLOOR PLANS
A101 EXISTING AND PROPOSED ROOF PLANS AND EXISTING ROOF PHOTOS
A102 EXISTING ELEVATIONS AND EXISTING ELEVATION PHOTOS
A103 PROPOSED ELEVATIONS, LIGHTING PHOTOS AND AWNING AND PLANTER PHOTO
A104 PROPOSED ELEVATIONS WITHOUT AWNING, OVERHEAD DOOR PHOTO AND SCONCE PHOTO
A105 BUILDING SECTIONS AND SIGHT LINES
A106 NEIGHBORING SIGN PHOTOS AND PROPOSED SIGN
A107 PROPOSED RENDERING

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

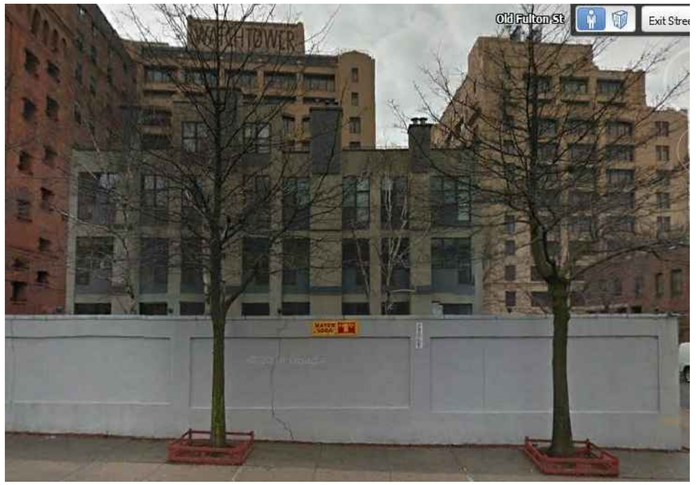
NEIGHBORHOOD MAP, TAX MAP, SURVEY AND DRAWING LIST

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:

T-101.00

of

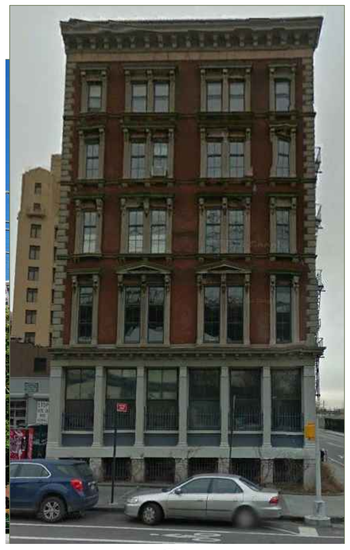


A

B

C

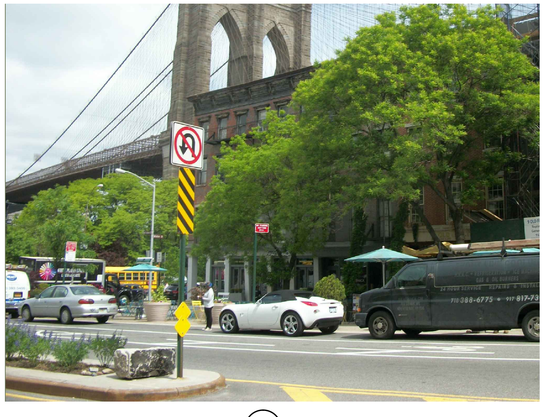
D



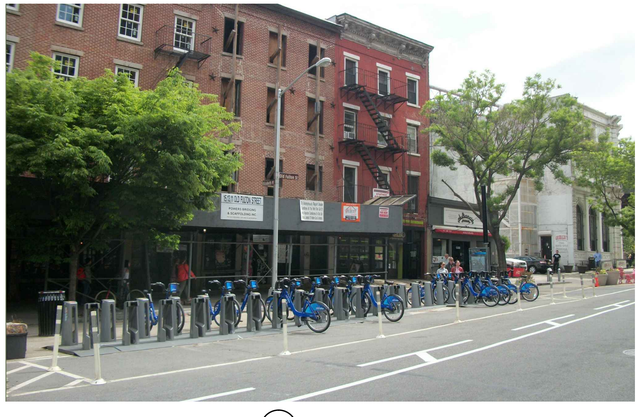
E

F

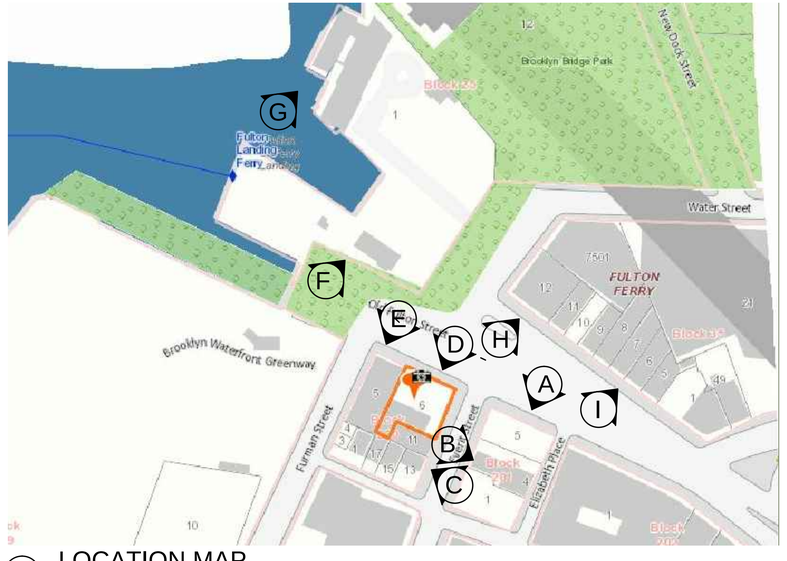
G



H



I



1 LOCATION MAP

NTS

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING! IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

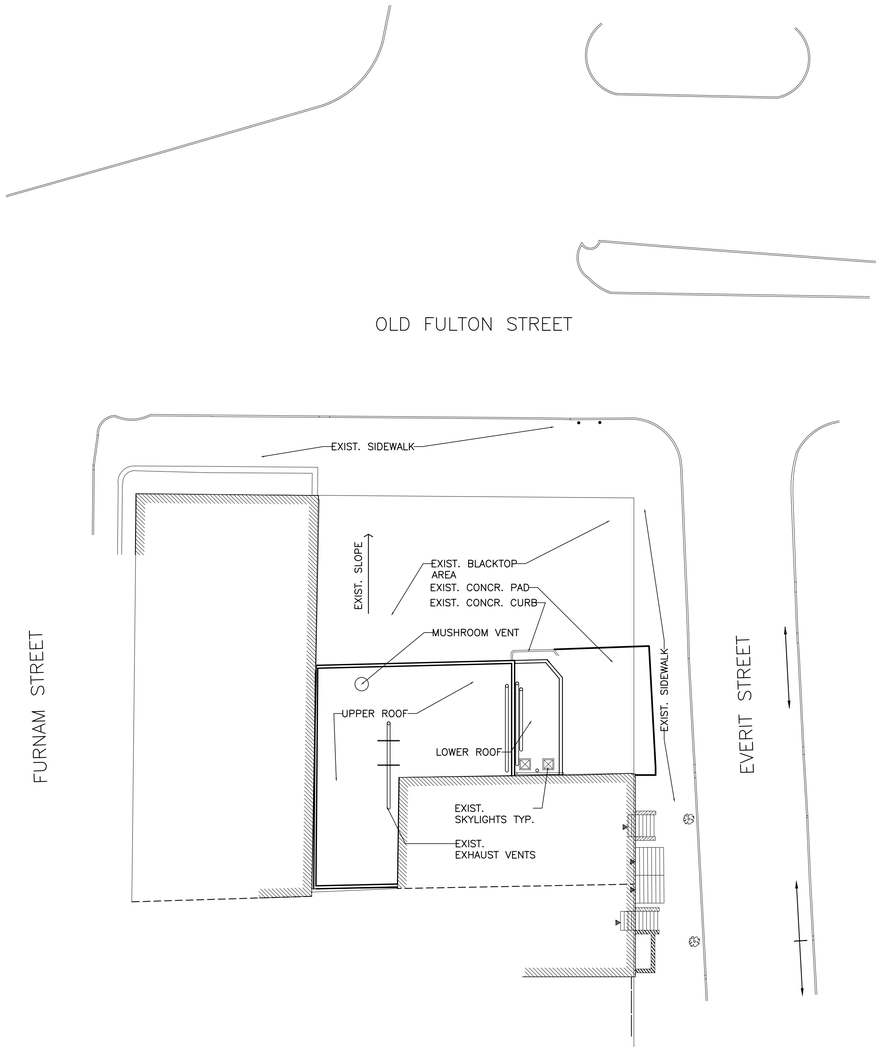
PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

NEIGHBORHOOD MAP
NEIGHBORHOOD PHOTOS

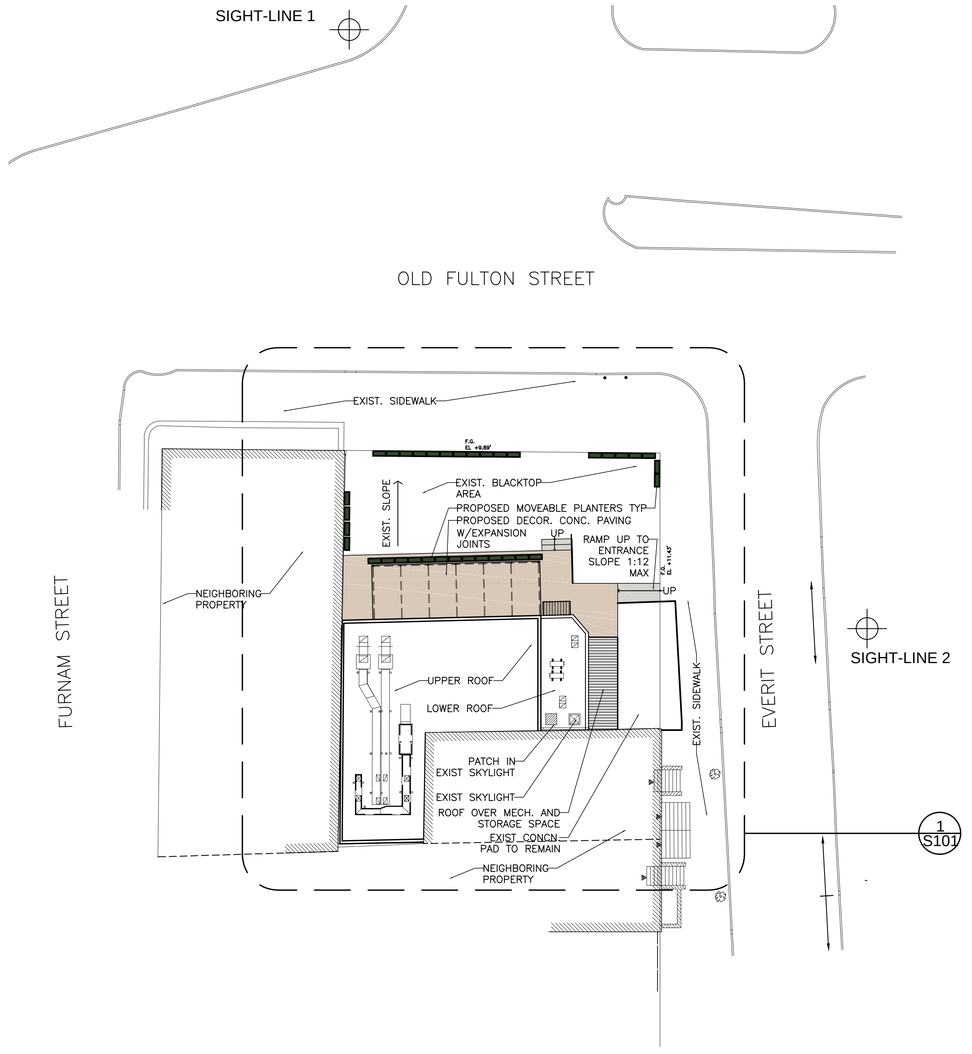
SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
T-102.00
of



1 EXISTING SITE PLAN

SCALE: $\frac{1}{16}$"=1'-0"



2 PROPOSED SITE PLAN

SCALE: $\frac{1}{16}$"=1'-0"

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING! IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

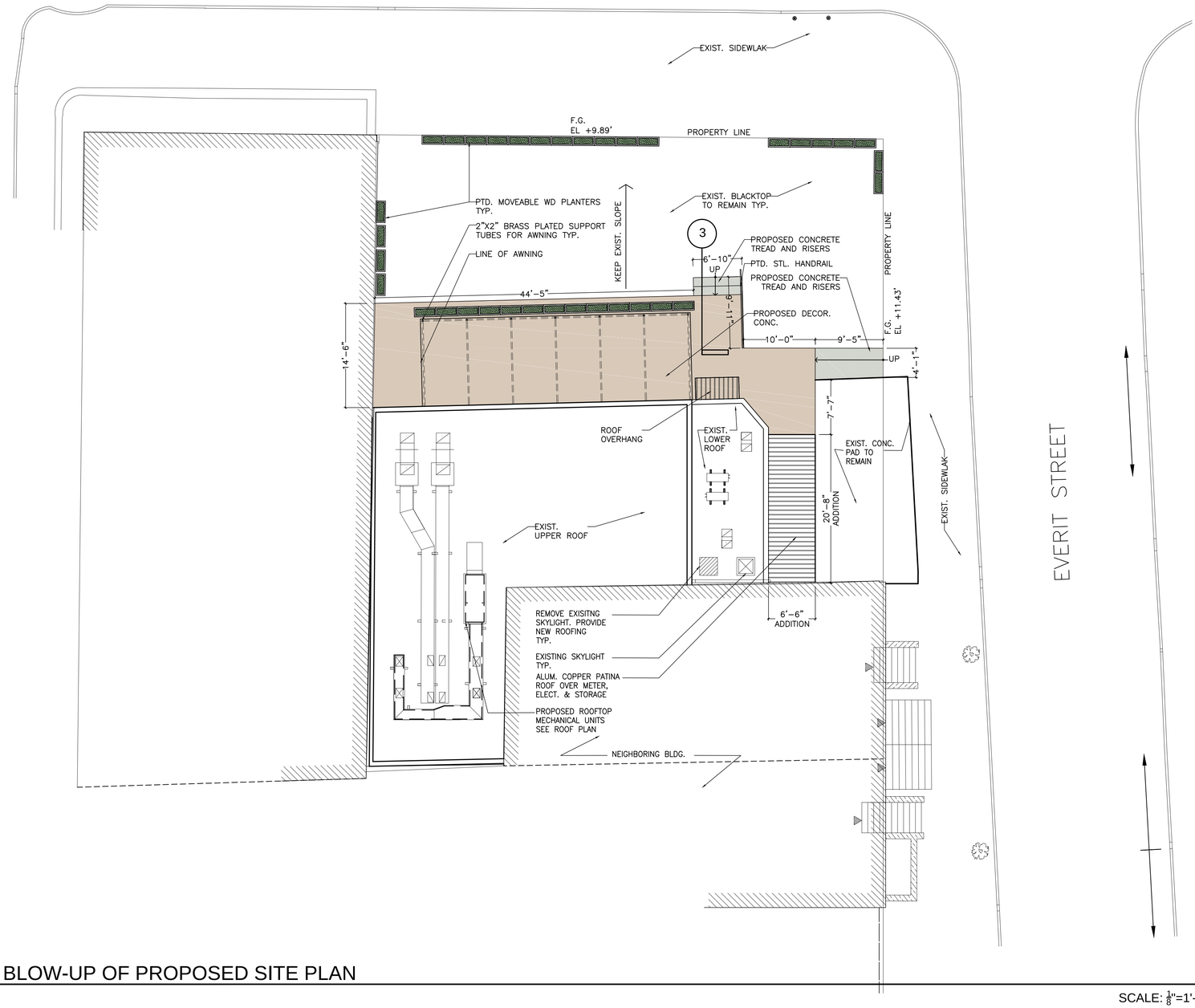
EXISTING SITE PLAN AND PROPOSED SITE PLAN

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:

S-100.00

of

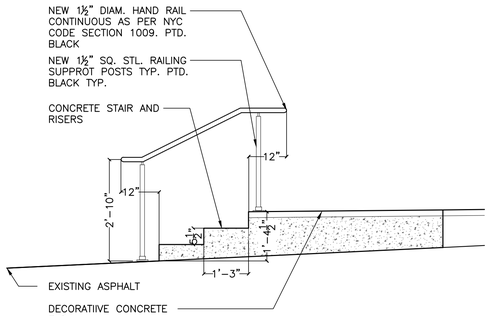


1 BLOW-UP OF PROPOSED SITE PLAN

SCALE: $\frac{1}{8}$"=1'-0"

2 PROPOSED CONCRETE

NTS



3 PROPOSED SECTION AT STAIR

$\frac{1}{2}$"=1'-0"

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING! IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

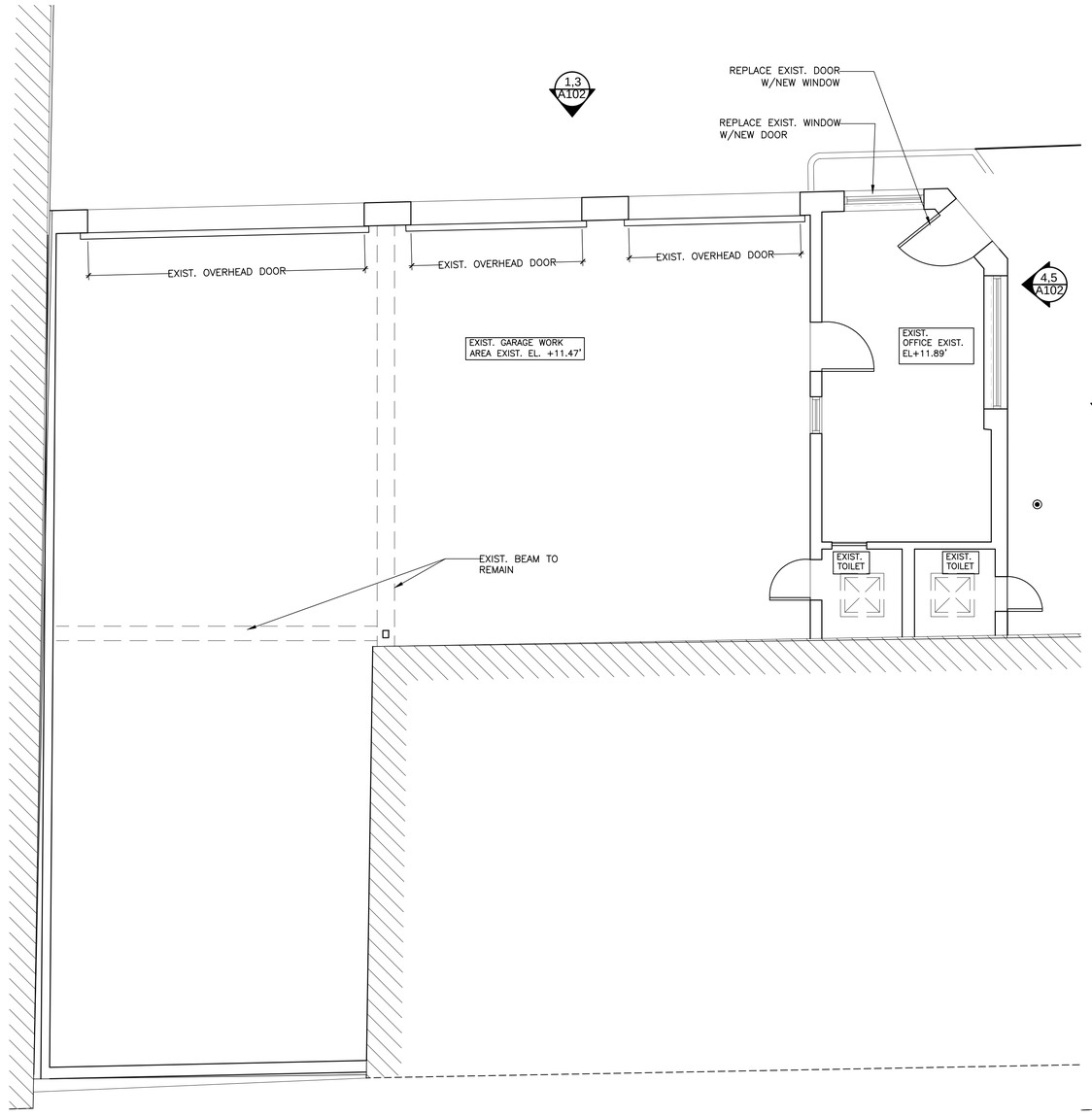
BLOW-UP PROPOSED SITE PLAN, STAIR DETAIL SECTION, PAVING PHOTO

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:

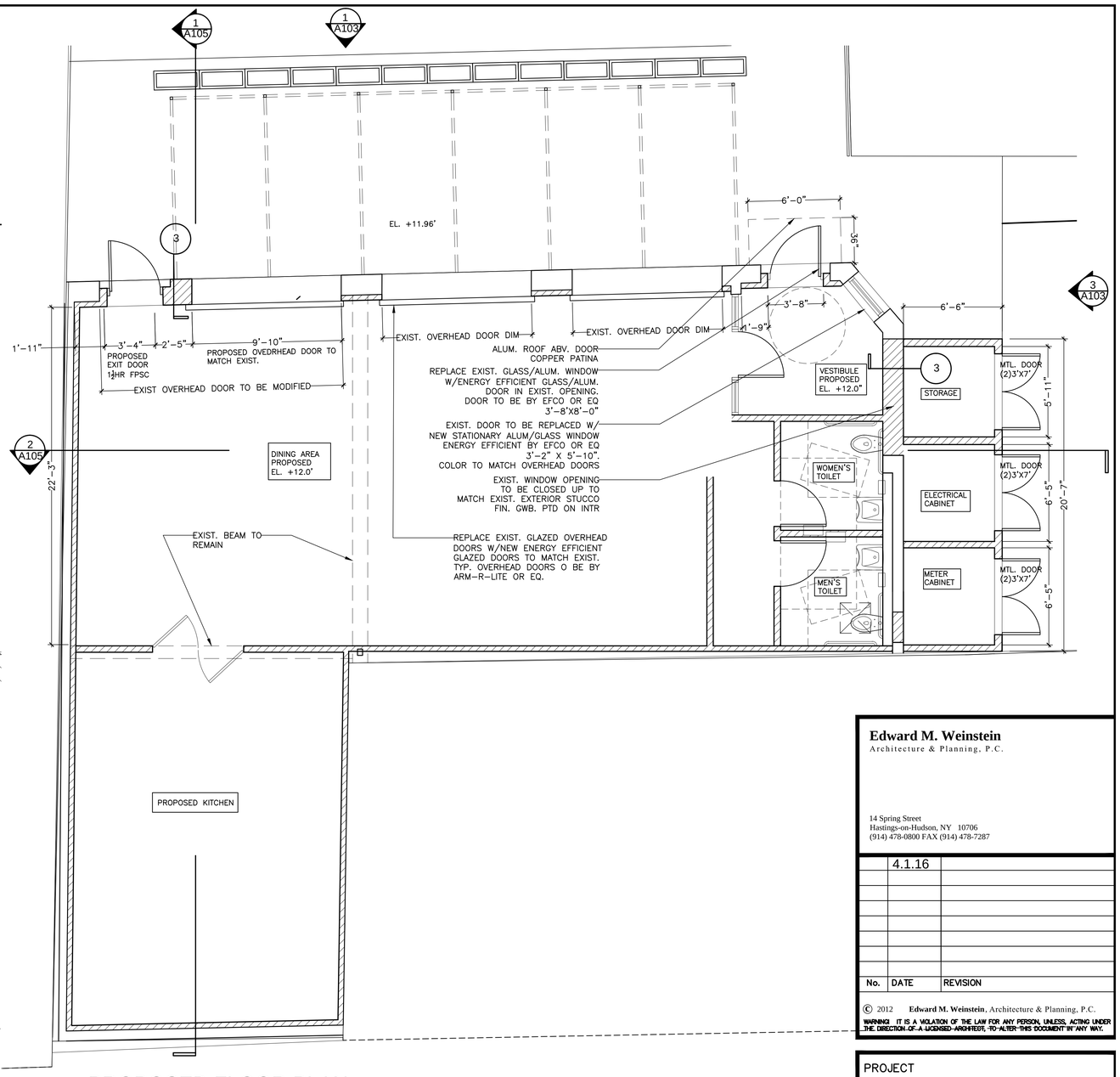
S-101.00

of



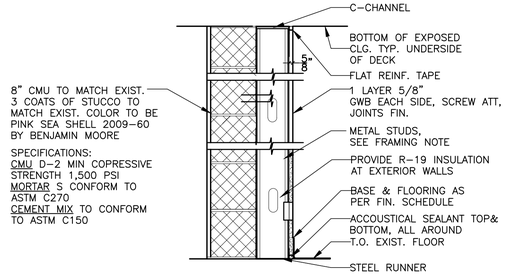
1 EXISTING FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"



2 PROPOSED FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"



3 EXTERIOR WALL REPAIR/FILL IN DETAIL

SCALE: 1"=1'-0"

THESE NOTES ALL REFER ACCESSORIES AS BY AMICO INDUSTRIES CORP., 3245 FAYETTE AVE P.O.B. 3928, BIRMINGHAM, AL 35208. TEL.; 1-800-366-2642

ACCESSORY NOTES:

A. BUTTING JOINTS: ANY CONTROL JOINTS OR EXPANSION JOINTS TO BE SEALED WITH ELASTOMERIC SEALANT. INTERFACING OF ACCESSORY MATERIALS ARE TO BE SEALED WITH ELASTOMERIC SEALANT.

B. EXPANSION JOINT INTERSECTION: AS PER ASTM C01063 SECTION 7.10.1.4-7.11.4-7.11.4.4
RUN CONTINUOUS #40 GALV. EXPANSION JOINT
MITER FLANGES FOR NEAT FIT
SEAL ALL INTERSECTIONS

STUCCO NOTES:

1. CLEAN ALL CINDER BLOCK AND BRICK SURFACES BEFORE APPLYING ANY STUCCO COATING.
2. PROVIDE CONTROL JOINTS MAX SPACING FOR CONTROL JOINTS TO BE KEPT AT 144 SQ. FT.
3. PROVIDE AN ACRYLIC BONDING AGENT IN THE BASE COAT
4. PROVIDE PRIME COAT WITH WATER BASED ACRYLIC PAINT OR ELASTOMERIC COATING
5. PROVIDE ROLLER APPLIED ELASTOMERIC FINISH COAT. COLOR TO BE CHOSEN BY OWNER.
6. JOINT BONDED TO BASE COAT WITH BOND BRAKER.
7. CONTRACTOR TO WALK THROUGH PROJECT BEFORE PROVIDING A BID.
8. CONTRACTOR TO FOLLOW STRUCTURAL DWGS. FOR ALL STRUCTURAL REPAIRS. AFTER STUCCO HAS BEEN REMOVED ANY OTHER POTENTIAL STRUCTURAL CRACKS NEED TO BE REPORTED TO ENGINEER AND ARCHITECT. SUCH CRACKS WILL HAVE TO BE DEALT WITH AS A FIELD CONDITION.
9. CONTRACTOR TO WARRANTY STUCCO WORK FOR TEN YEARS.
11. REMOVE UNSOUND STUCCO AT ALL WINDOW EDGES. REPAIR ALL CORNERS. PROVIDE CORNER GUARDS AND APPLY STUCCO AS PER NUMBER 3,4 AND 5 ABV.

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

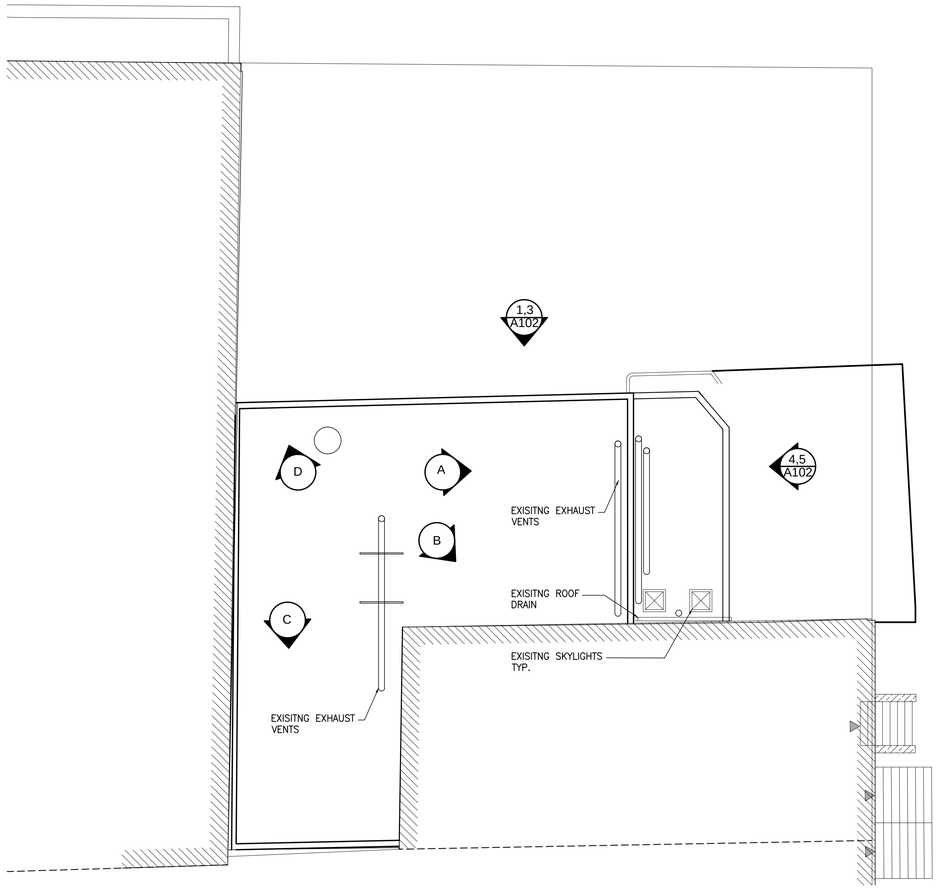
EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN AND WALL DETAIL

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:

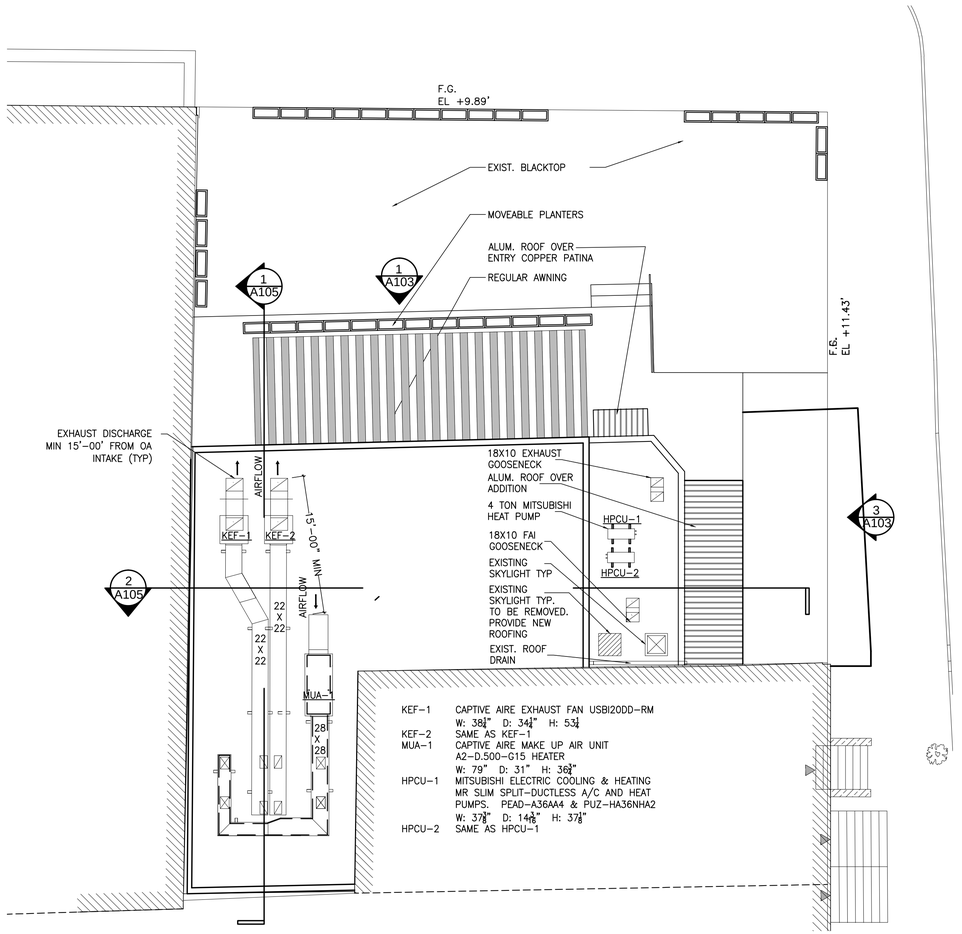
A-100.00

of



1 EXISTING ROOF PLAN

SCALE: $\frac{1}{8}$"=1'-0"



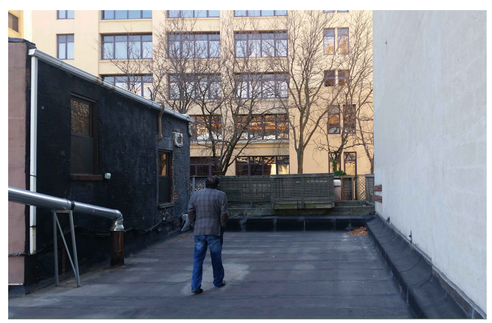
KEF-1 CAPTIVE AIRE EXHAUST FAN USBI20DD-RM
W: 38$\frac{1}{4}$" D: 34$\frac{1}{4}$" H: 53$\frac{1}{4}$"
KEF-2 SAME AS KEF-1
MUA-1 CAPTIVE AIRE MAKE UP AIR UNIT A2-D.500-G15 HEATER
W: 79" D: 31" H: 36$\frac{1}{2}$"
HPCU-1 MITSUBISHI ELECTRIC COOLING & HEATING MR SLIM SPLIT-DUCTLESS A/C AND HEAT PUMPS. PEAD-A36AA4 & PUZ-HA36NHA2
W: 37$\frac{3}{8}$" D: 14$\frac{5}{16}$" H: 37$\frac{1}{8}$"
HPCU-2 SAME AS HPCU-1

2 PROPOSED ROOF PLAN

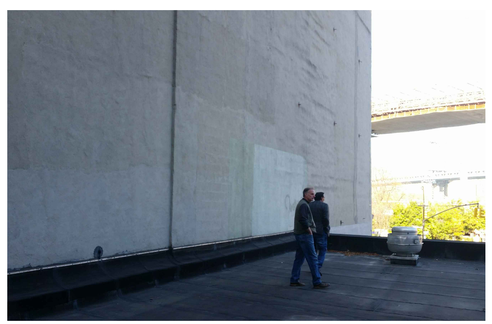
SCALE: $\frac{1}{8}$"=1'-0"

A

B



C



D

3 EXISTING ROOF PICTURES

NTS

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING! IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

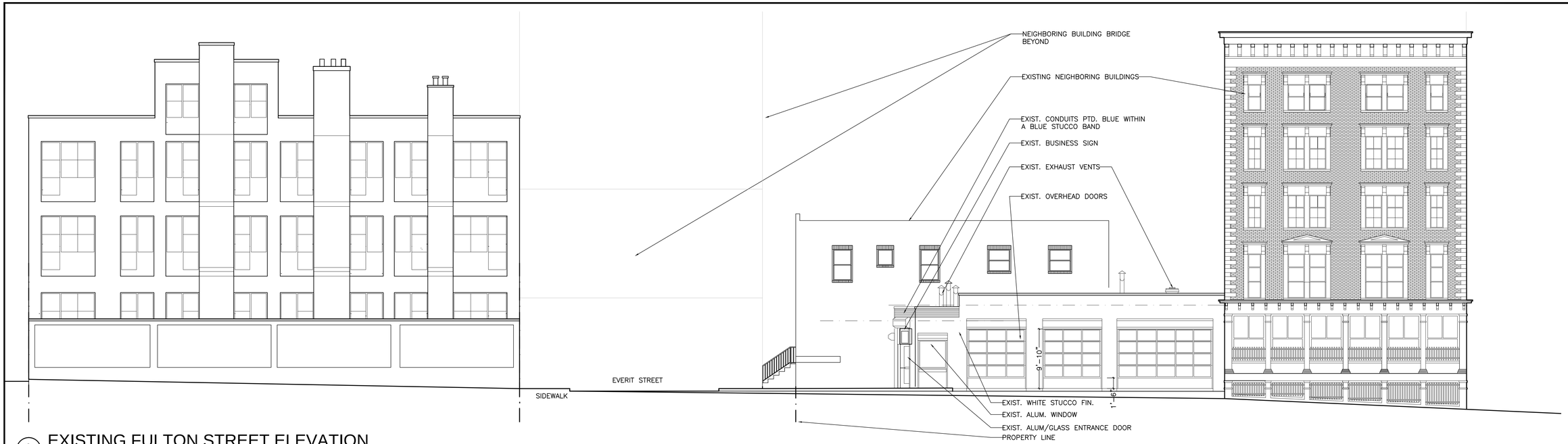
PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

EXISTING ROOF PLAN, PROPOSED ROOF PLAN AND ROOFTOP PICTURES

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
A-101.00
of

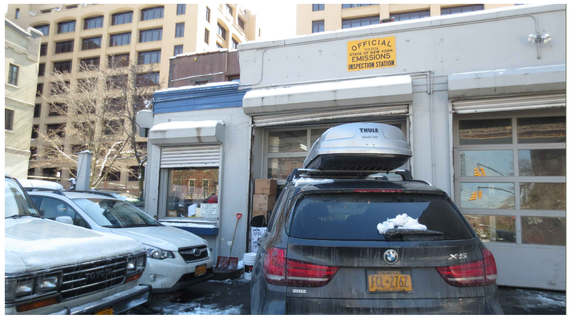


1 EXISTING FULTON STREET ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"

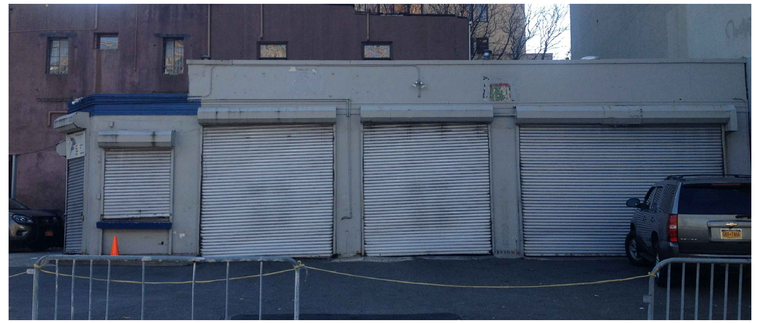
2 EXISTING CONDITIONS

NTS



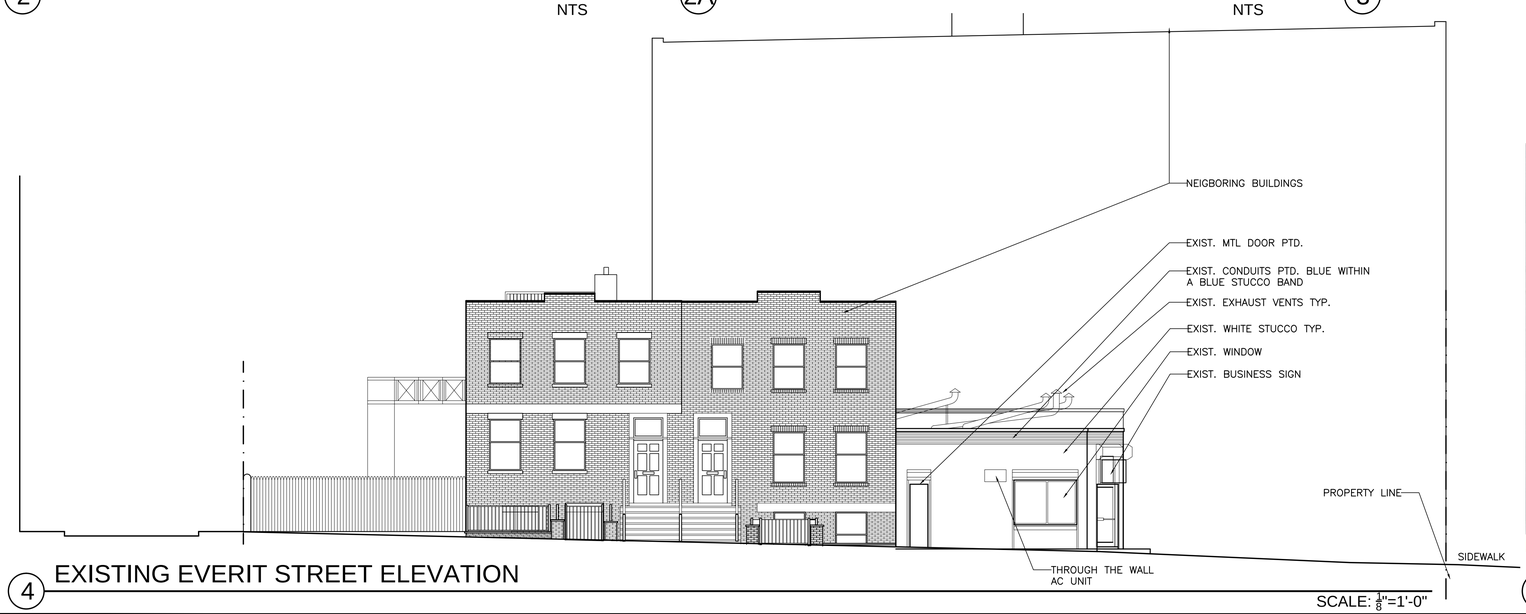
2A EXISTING CONDITIONS

NTS



3 EXISTING CONDITIONS (OLD FULTON STREET)

NTS



4 EXISTING EVERIT STREET ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"

5 EXISTING CONDITIONS (EVERIT STREET)

NTS

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING! IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

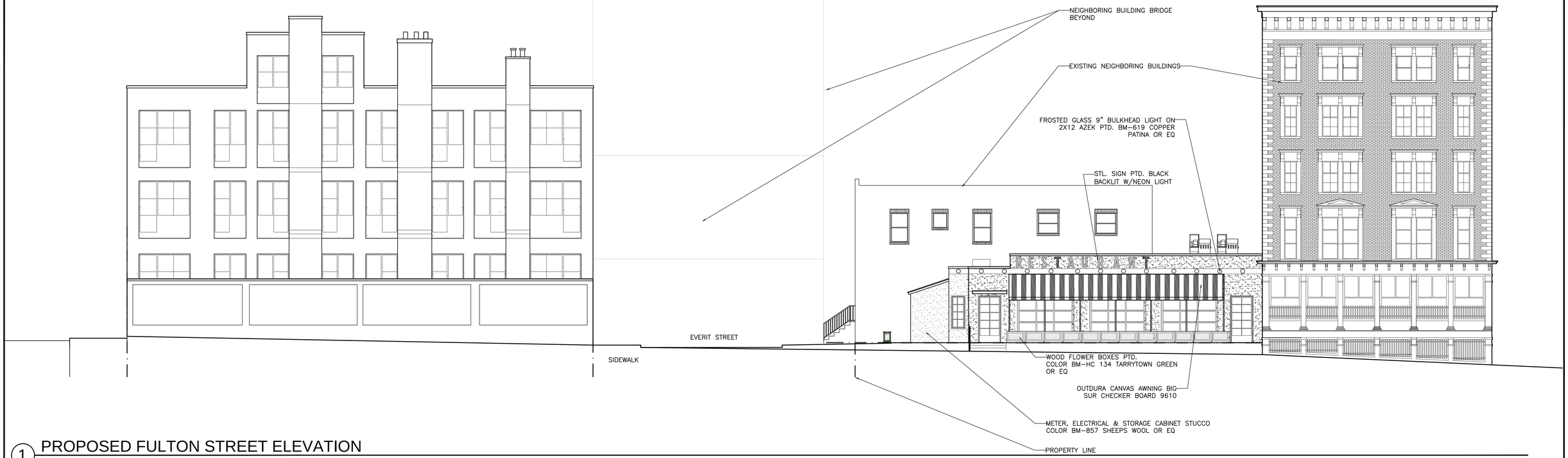
PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

EXISTING ELEVATIONS AND EXISTING ELEVATION PHOTOS

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
A-102.00

of

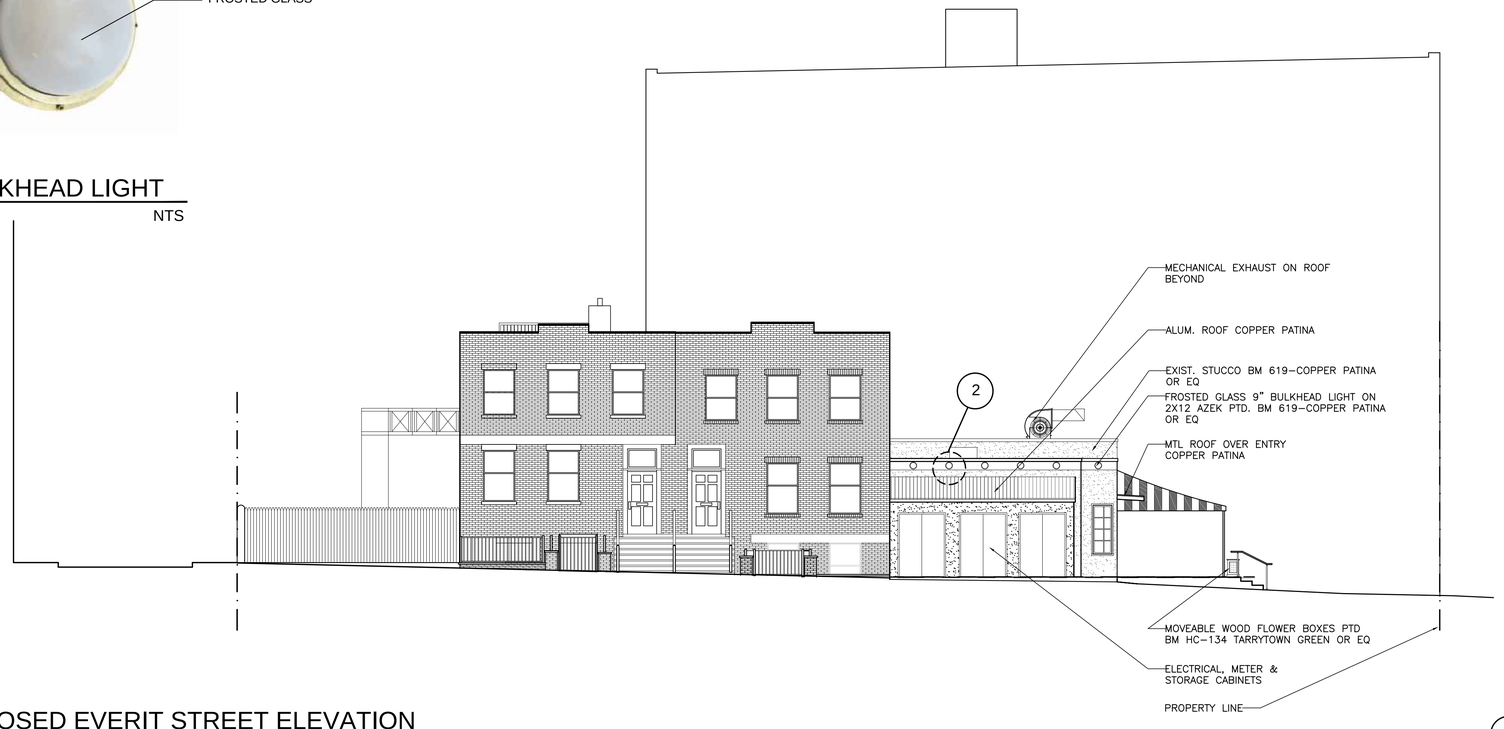


1 PROPOSED FULTON STREET ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"

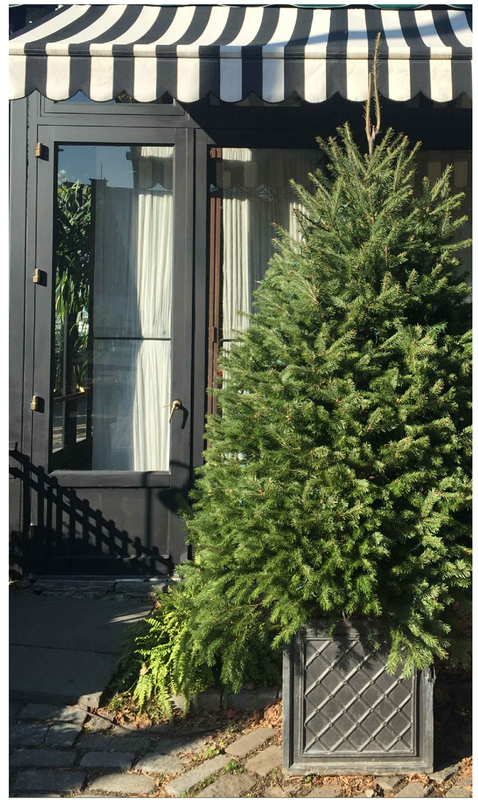
2 9" BLUKHEAD LIGHT

NTS



3 PROPOSED EVERIT STREET ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"



5 SIM. PROPOSED AWNING&PLANTER

NTS

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

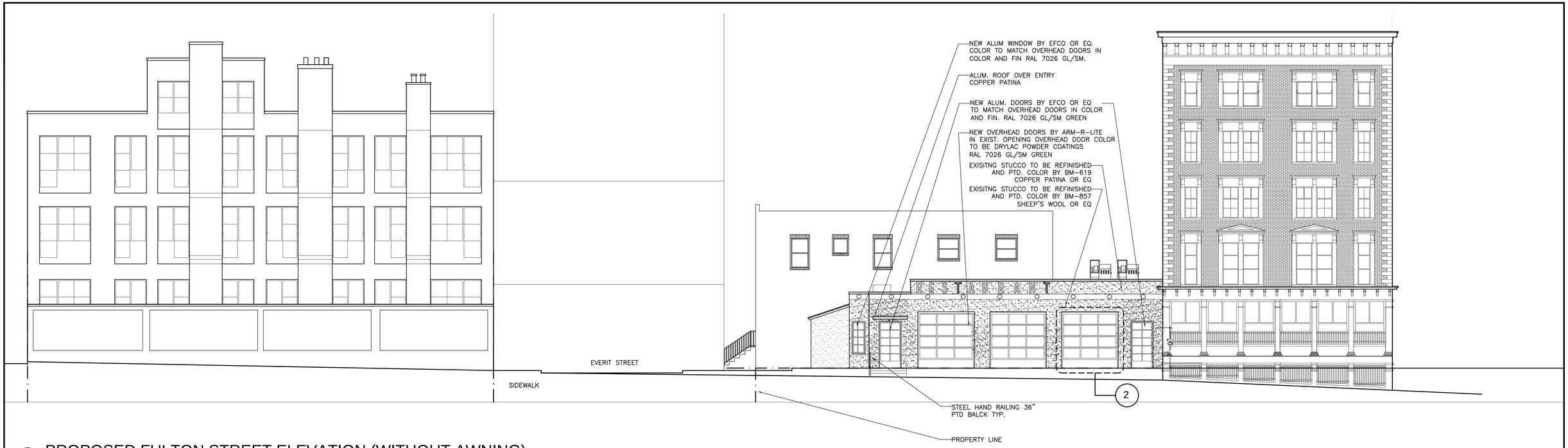
PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

PROPOSED ELEVATIONS, LIGHT PHOTO, AWNING AND PLANTER PHOTO

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
A-103.00

of



1 PROPOSED FULTON STREET ELEVATION (WITHOUT AWNING)

SCALE: $\frac{1}{8}$"=1'-0"

2 PROPOSED OVERHEAD DOORS

NTS

3 PROPOSED EVERIT STREET ELEVATION (WITHOUT AWNING)

SCALE: $\frac{1}{8}$"=1'-0"

4 PROPOSED FLOWER POTS/PLANTERS

NTS

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

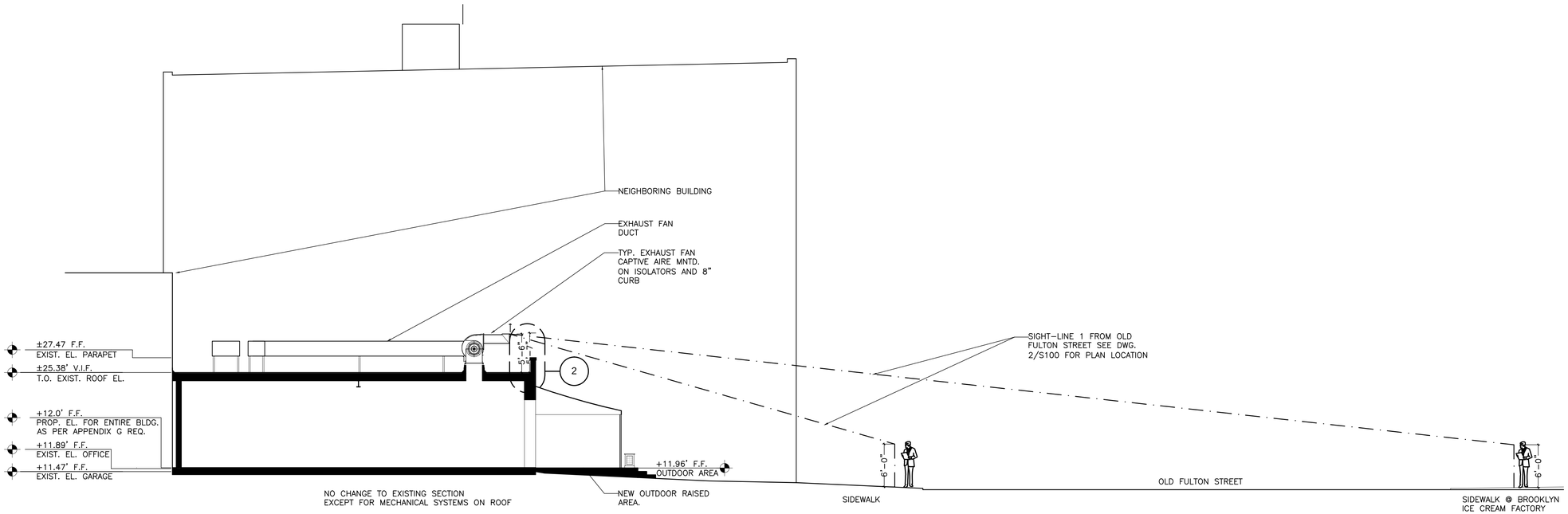
PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

PROPOSED ELEVATIONS WITHOUT AWNINGS, SCONCE AND OVERHEAD DOOR PHOTOS

SEAL & SIGNATURE

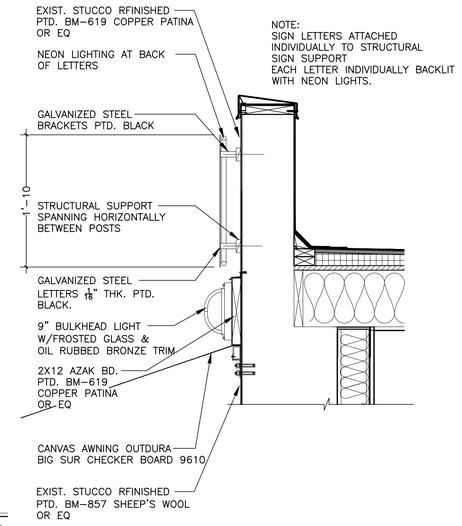
SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
A-104.00

of



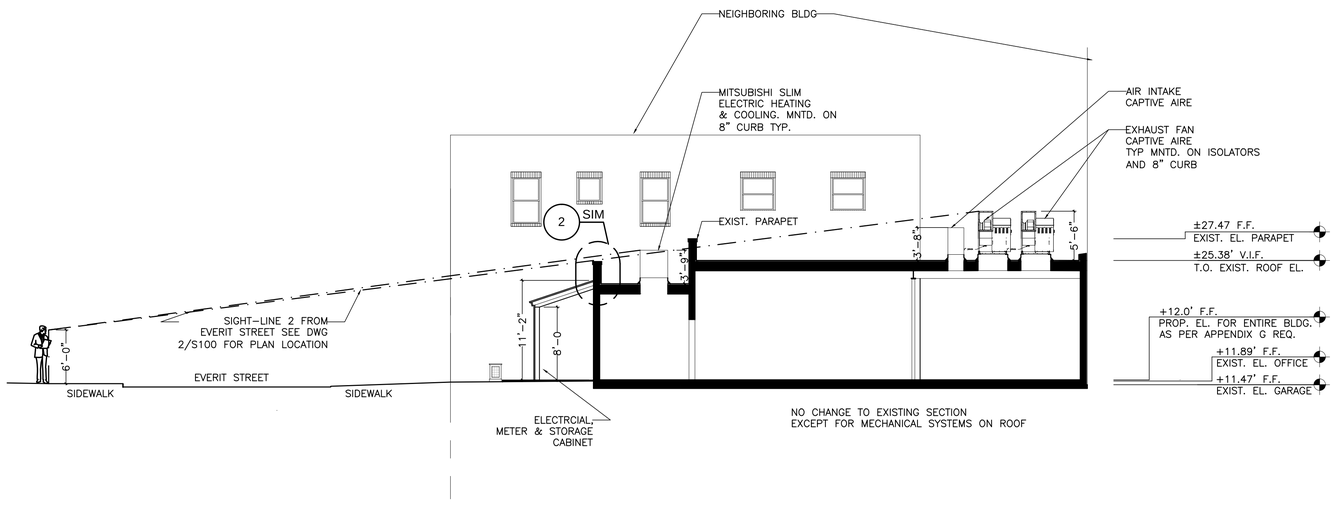
1 PROPOSED SECTION LOOKING WEST

SCALE: $\frac{1}{8}$"=1'-0"



2 SCREEN/LIGHTING/AWNING SECTION DETAIL

SCALE: 1"=1'-0"



3 PROPOSED SECTION LOOKING SOUTH

SCALE: $\frac{1}{8}$"=1'-0"

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

BUILDING SECTIONS, SITE LINES AND EXTERIOR DETAILS

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
A-105.00

of

A

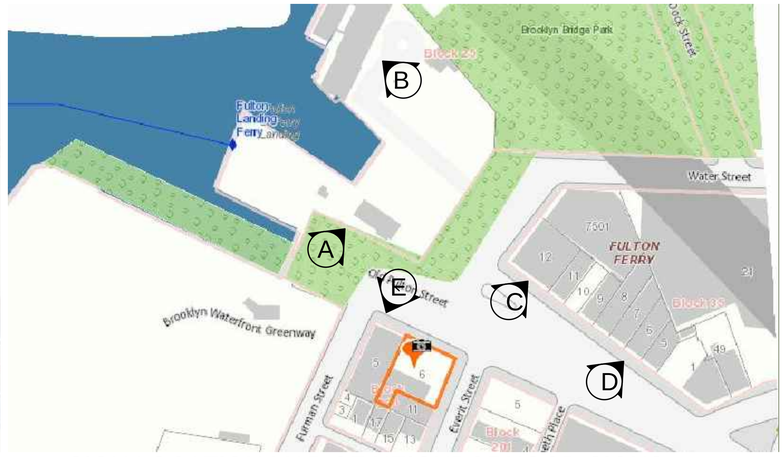
B

C

PERMITTED SIGNS AS PER ZONING:
42-532
NON-ILLUMINATED SIGN 6x STREET FRONTAGE WITH A MAX OF 750SF
42-533
ILLUMINATED SIGN 5x STREET FRONTAGE WITH MAX OF 500SF

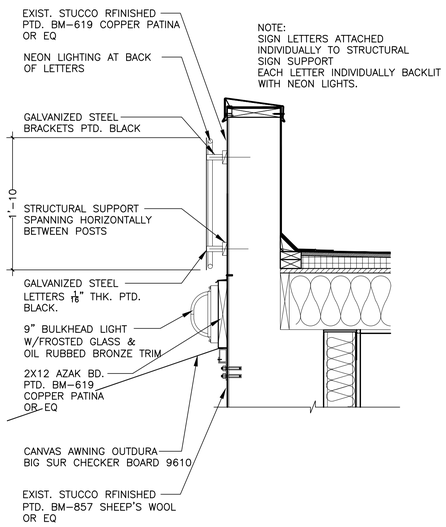
AS PER LANDMARKS SIGNS MAY ONLY BE INDIRECTLY ILLUMINATED

D



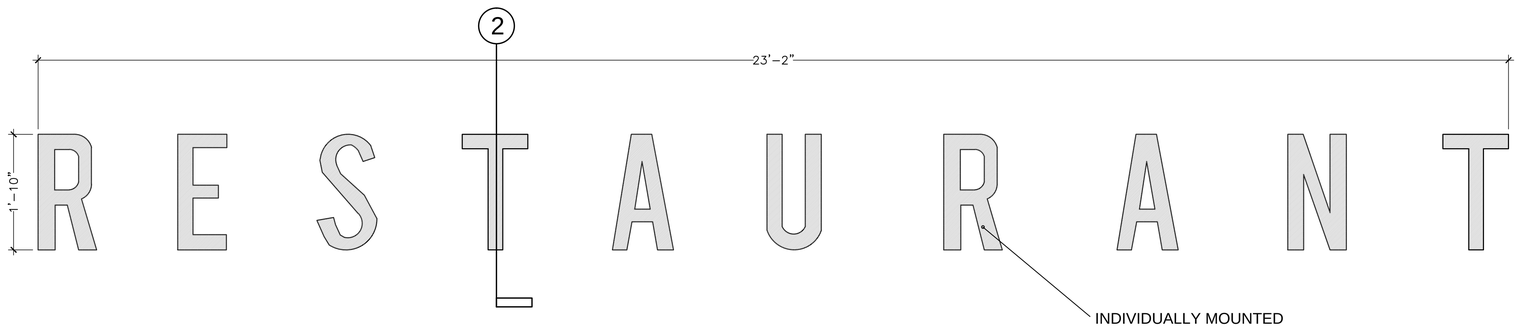
1 SIGN LOCATION MAP OF NEIGHBORHOOD SIGNS

SCALE: $\frac{1}{8}$"=1'-0"



2 PROPOSED SIGN SECTION DETAIL

1"=1'-0"



3 PROPOSED SIGN

N.T.S.

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING! IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

SIGN LOCATION MAP, NEIGHBORING SIGN PHOTOS AND PROPOSED SIGN

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
A-106.00
of

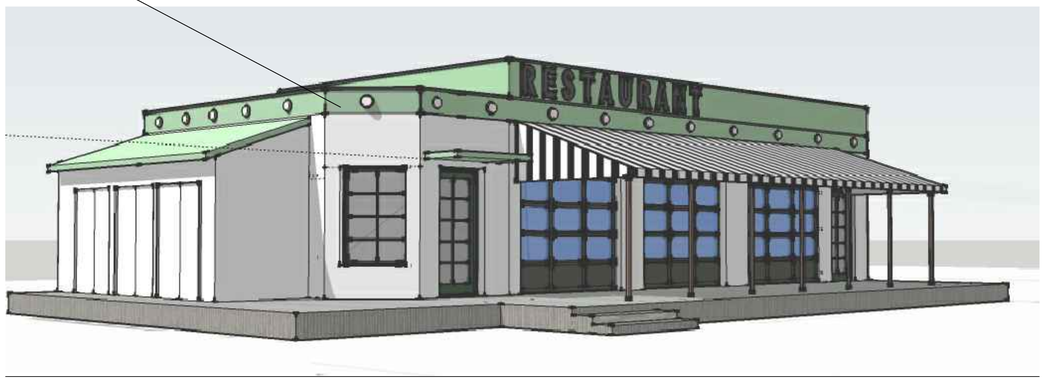
3 PROPOSED CONTEXT RENDERING

N.T.S

1 HISTORIC TEXACO STATION IMAGE

N.T.S

ACCENT COLOR TO MATCH
HISTORIC TEXACO STATION
COLOR AS CLOSE AS POSSIBLE



2 PROPOSED RESTAURANT RENDERING

N.T.S

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
	4.1.16	

© 2012 **Edward M. Weinstein**, Architecture & Planning, P.C.
WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

PROJECT

PROPOSED RESTAURANT
14 OLD FULTON STREET
BROOKLYN, NY 11201

PROPOSED RENDERING

SEAL & SIGNATURE

SCALE: AS NOTED
DATE: 2-20-16
PROJECT No.: 15507
DRAWING BY: VD & RK
CHK BY:
DWG No.:
A-107.00

of