89 JORALEMON STREET TOWNHOUSE

BROOKLYN, NY 11201

7 JUNE 2016

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BROOKLYN HEIGHTS

N

01 LPC001 SITE PLAN
NTS

02 LPC001 BUILDING PHOTOGRAPH
NTS

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TABLE OF CONTENTS & BUILDING LOCATION

LPC001

BROOKLYN HEIGHTS

N

3 LPC002 SITE PLAN
NTS

2 LPC002 TAX LOT PHOTO 1940
NTS

THE (2) ROOF-TOP PERMITTED OBSTRUCTIONS – TOILET EXHAUST AND BULKHEAD – ARE PARTIALLY VISIBLE ABOVE THE 2-STORY BUILDING, 253 HICKS STREET, ON THE SE CORNER OF HICKS AND GRACE CT. ALLEY; SEE LPC-015 FOR DTLS.

THE REAR FACADE IS NOT VISIBLE FROM ANY PUBLIC THOROUGHFARE

THE BUILDING EDGE FROM HICKS STREET, GRACE CT ALLEY, AND JORALEMON ST IS CONSISTENTLY 2 STORIES OR GREATER

VIEW CORRIDOR AT ONLY BREAK IN BUILDING EDGE; PROPERTY NOT VISIBLE

1 LPC002 PLAN VISIBILITY DIAGRAM
NTS

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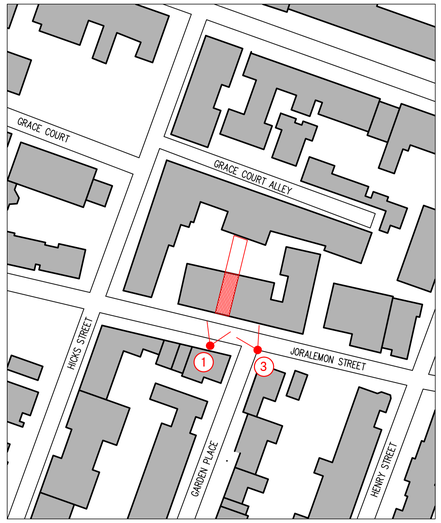
TAX LOT PHOTO AND PLAN VISIBILITY DIAGRAM

LPC002

BROOKLYN HEIGHTS



N

04 LPC003 SITE PLAN
NTS

03 LPC003 NEIGHBORHOOD PHOTO OF 89 JORALEMON STREET
NTS

02 LPC003 AERIAL NEIGHBORHOOD VIEW
NTS

01 LPC003 NEIGHBORHOOD PHOTO, NORTH SIDE OF JORALEMON STREET, BETWEEN HICKS AND HENRY STREETS
NTS

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PHOTOS OF NEIGHBORHOOD

LPC003

01 EXISTING SOUTH ELEVATION
LPC004 1/4" = 1'-0"

02 PROPOSED SOUTH ELEVATION
LPC004 1/4" = 1'-0"

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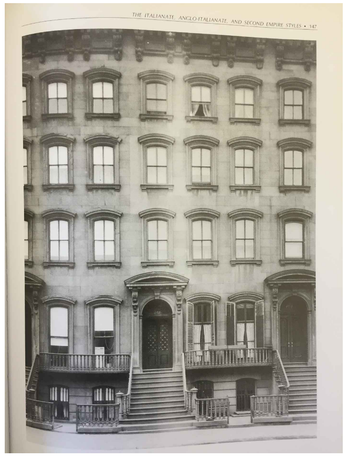
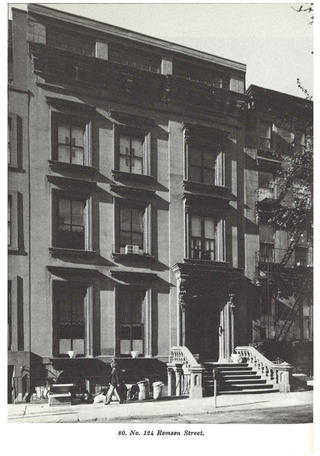
EXISTING AND PROPOSED SOUTH ELEVATIONS-2 OVER 2 WINDOWS

LPC004



10 EXAMPLE OF THE ITALIANATE STYLE ROWHOUSE
LPC005 PHOTOGRAPH FROM BRICKS AND BROWNSTONE, CHARLES LOCKWOOD, P.147


80. No. 124 Remsen Street.

09 124 REMSEN STREET
LPC005 PHOTOGRAPH FROM OLD BROOKLYN HEIGHTS, CLAY LANCASTER, PL. 80

The Italianate Style
(1840-1870)

- characterized by elaborate, bold, projecting ornament with an emphasis on repetitive forms;
- two to four stories high with brownstone basement;
- usually a full brownstone façade;
- high and wide stoop with elaborate cast-iron handrails, balusters, fence and newels;
- deeply recessed doorway with heavily protruding door hood and console brackets;
- round-headed double-leaf doors with heavily molded arched panels;
- large double-hung two-over-two or one-over-one windows, sometimes with heavy muntins to imitate casement windows;
- heavy, projecting stone window lintels and sills (sometimes resting on brackets) or full window enframements; and
- heavy, imposing, projecting cornice, embellished with moldings and supported by rectangular or scroll-shaped brackets.

08 PAGE FROM NYC LPC – ROWHOUSE MANUAL
LPC005 NTS

07 1905 HISTORIC PHOTO OF 87 JORALEMON STREET WITH STOOP OF 89 JORALEMON IN FOREGROUND
LPC005 NTS

BROOKLYN HEIGHTS

N

06 PLOT PLAN
LPC005 NTS

05 55 REMSEN STREET
LPC005 NTS

04 53 REMSEN STREET
LPC005 NTS

03 278 HENRY STREET
LPC005 NTS

02 30 GARDEN PLACE
LPC005 NTS

01 29 GRACE COURT
LPC005 NTS

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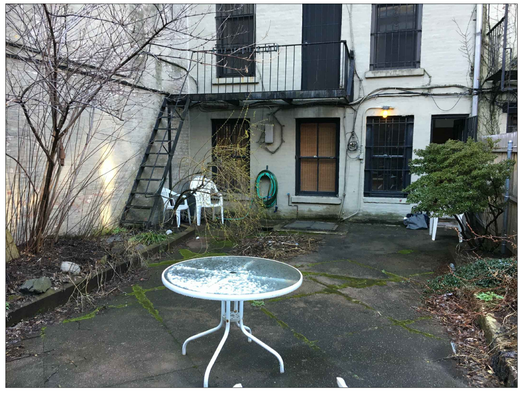
ITALIANATE WINDOW PRECEDENTS
2 OVER 2 WINDOWS

LPC005

01 LPC006 EXISTING NORTH ELEVATION
1/4" = 1'-0"



02 LPC006 EXISTING 2 OVER 2 WINDOWS AT REAR FACADE
NTS

03 LPC006 DETAIL OF EXISTING 2 OVER 2 WINDOWS
NTS

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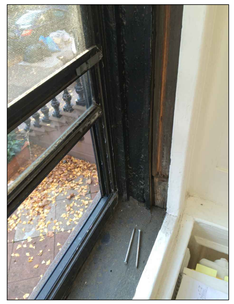
EXISTING 2 OVER 2 WINDOWS

LPC006

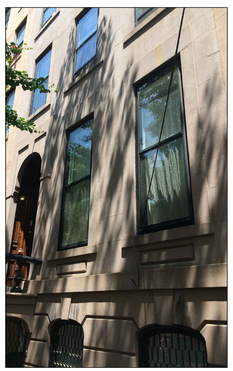
EXISTING WINDOW TYPE W-1

5 LPC007 **WINDOW TYPE W-1; BEADING PROFILE**
NTS

LPC007 **WINDOW TYPE W-1; SILL**
LPC007 NTS



4 LPC007 **WINDOW TYPE W-1; JAMB**
NTS



1 LPC007 **WINDOW TYPE W-1**
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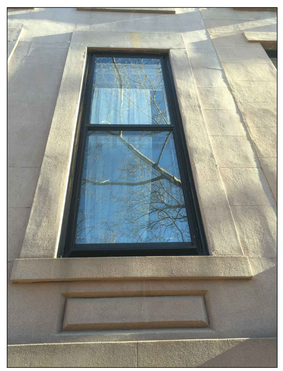
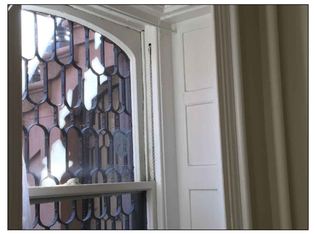


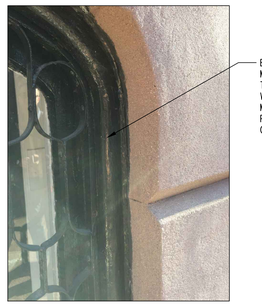
2 LPC007 **WINDOW TYPE W-1**
NTS

EXISTING WINDOW TYPE W-2

9 LPC007 **WINDOW TYPE W-2**
NTS



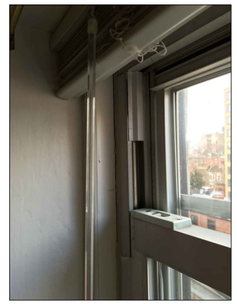
8 LPC007 **WINDOW TYPE W-2**
NTS



7 LPC007 **WINDOW TYPE W-2**
NTS

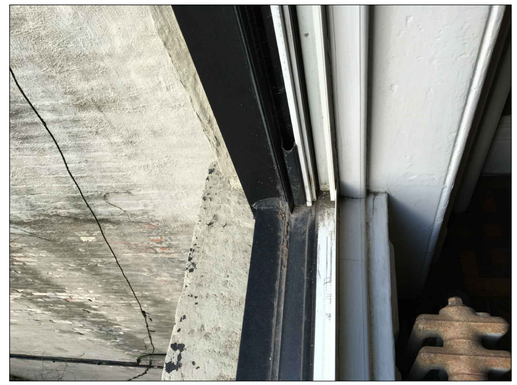
6 LPC007 **WINDOW TYPE W-2**
NTS

EXISTING WINDOW TYPE W-3

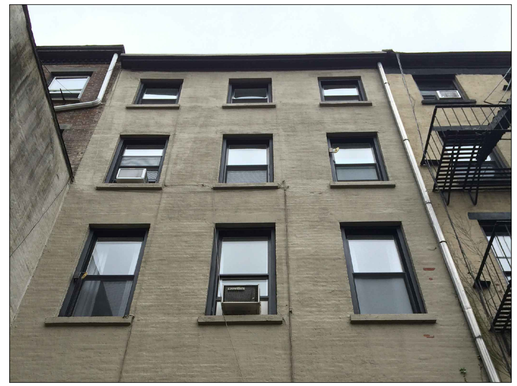


12 LPC007 **WINDOW TYPE W-3**
NTS

13 LPC007 **WINDOW TYPE W-3**
NTS



11 LPC007 **WINDOW TYPE W-3**
NTS



10 LPC007 **WINDOW TYPE W-3**
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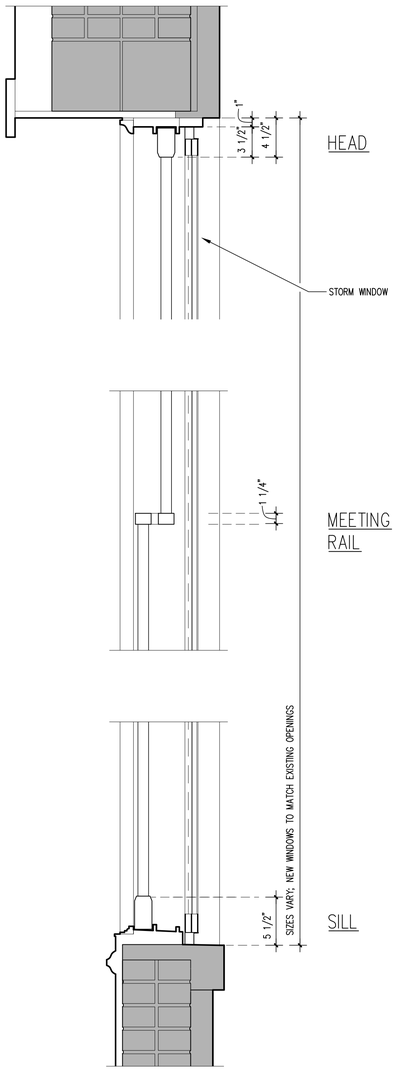
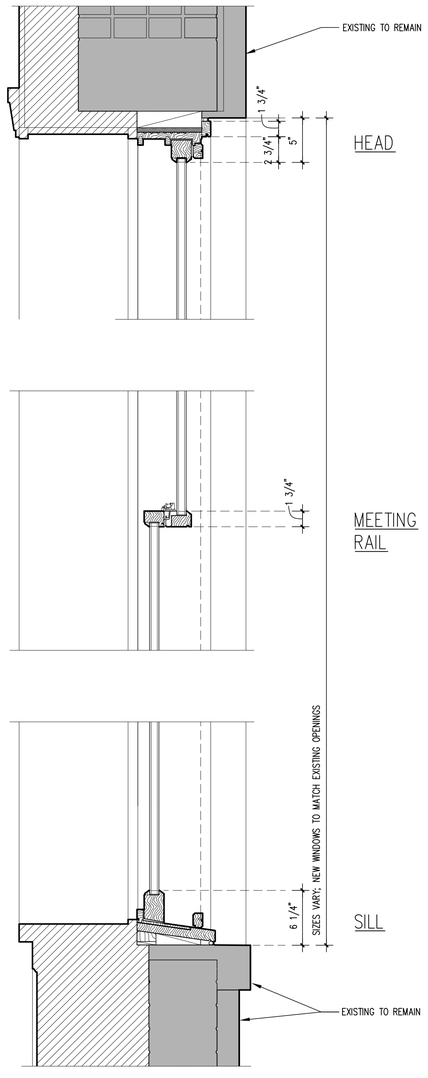
EXISTING WINDOW CONDITIONS

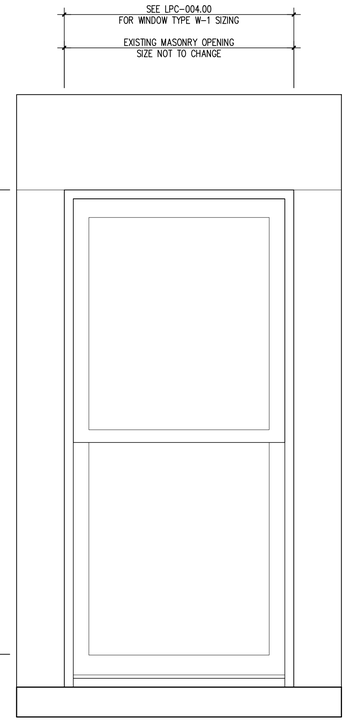
LPC007



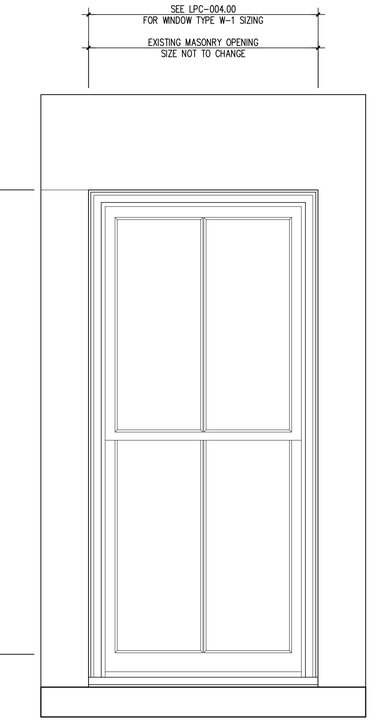
1 EXISTING WINDOW TYPE W-1; SECTION DETAIL
LPC008 1-1/2"=1'-0"



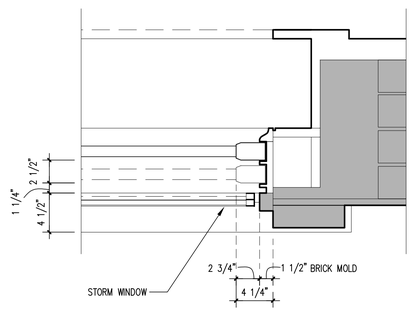
2 PROPOSED WINDOW TYPE W-1; SECTION DETAIL
LPC008 1-1/2"=1'-0"



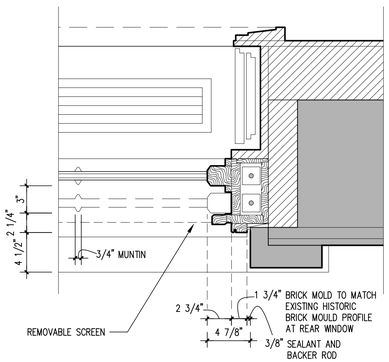
5 EXISTING WINDOW TYPE W-1; WINDOW ELEVATION
LPC008 1"=1'-0"



6 PROPOSED WINDOW TYPE W-1; WINDOW ELEVATION
LPC008 1"=1'-0"



3 EXISTING WINDOW TYPE W-1; JAMB DETAIL
LPC008 1-1/2"=1'-0"



4 PROPOSED WINDOW TYPE W-1; JAMB DETAIL
LPC008 1-1/2"=1'-0"

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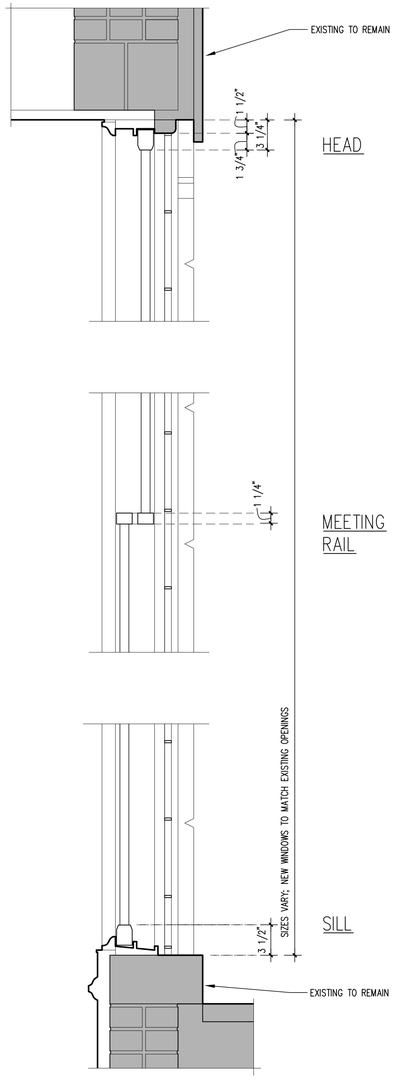
WINDOW TYPE W-1
EXISTING AND PROPOSED

LPC008



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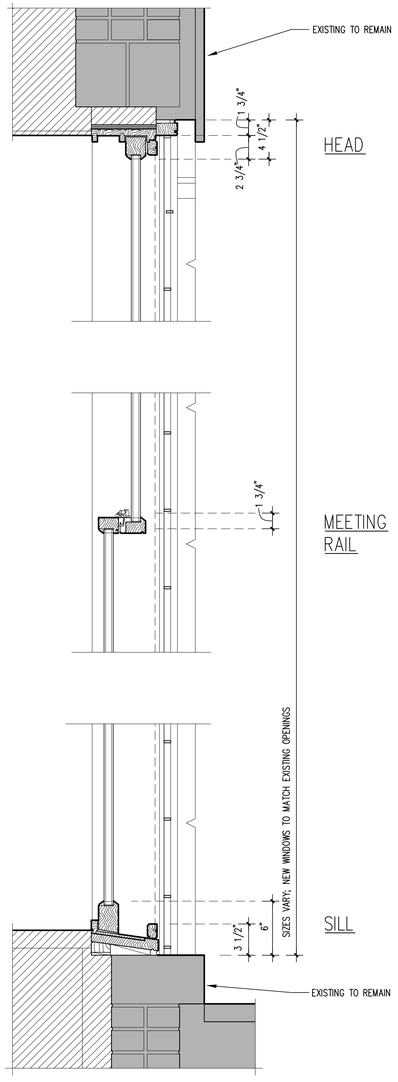
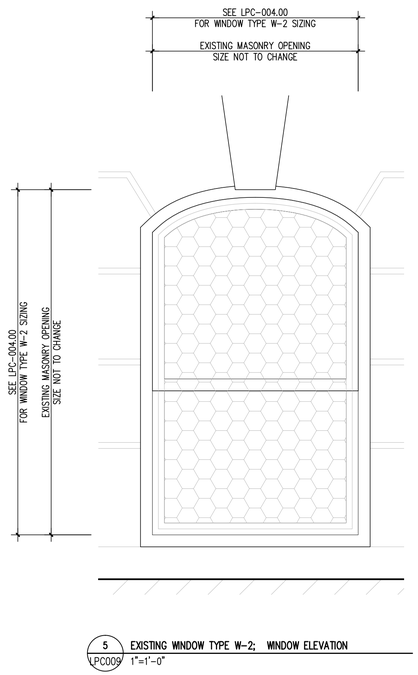
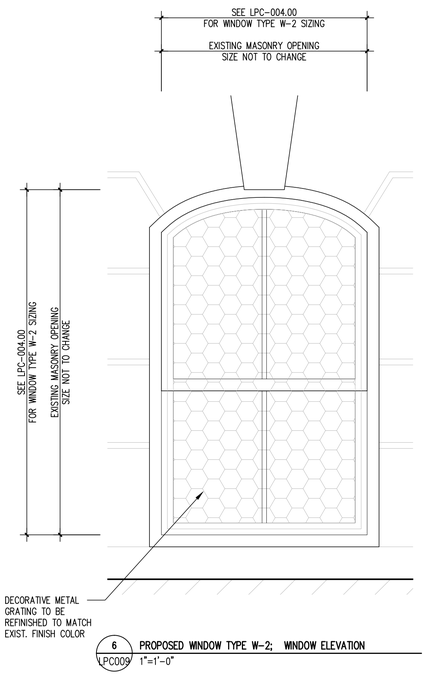
LPC009 1-1/2"=1'-0"



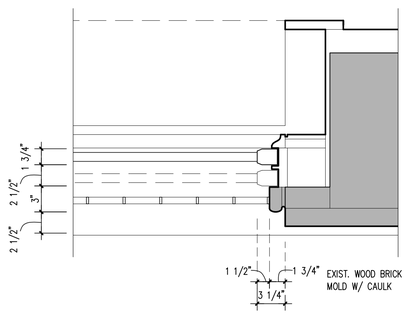
2 PROPOSED WINDOW TYPE W-2; SECTION DETAIL
LPC009 1-1/2"=1'-0"



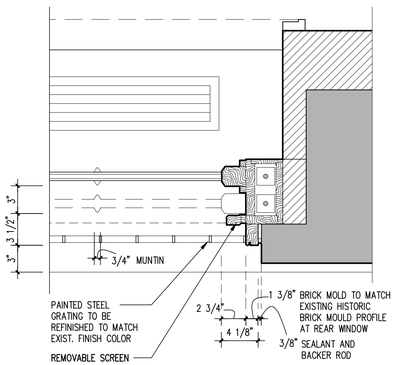
5 EXISTING WINDOW TYPE W-2; WINDOW ELEVATION
LPC009 1"=1'-0"



6 PROPOSED WINDOW TYPE W-2; WINDOW ELEVATION
LPC009 1"=1'-0"



3 EXISTING WINDOW TYPE W-2; JAMB DETAIL
LPC009 1-1/2"=1'-0"



4 PROPOSED WINDOW TYPE W-2; JAMB DETAIL
LPC009 1-1/2"=1'-0"

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Scale:
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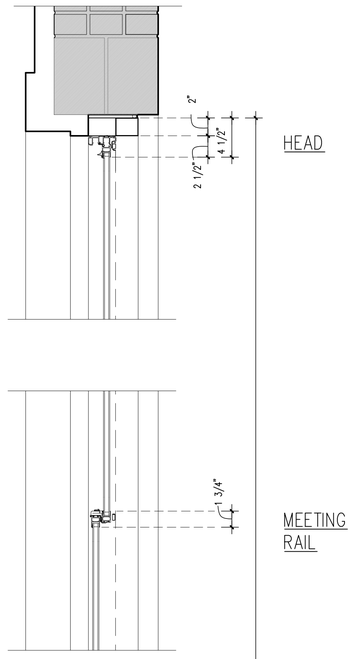
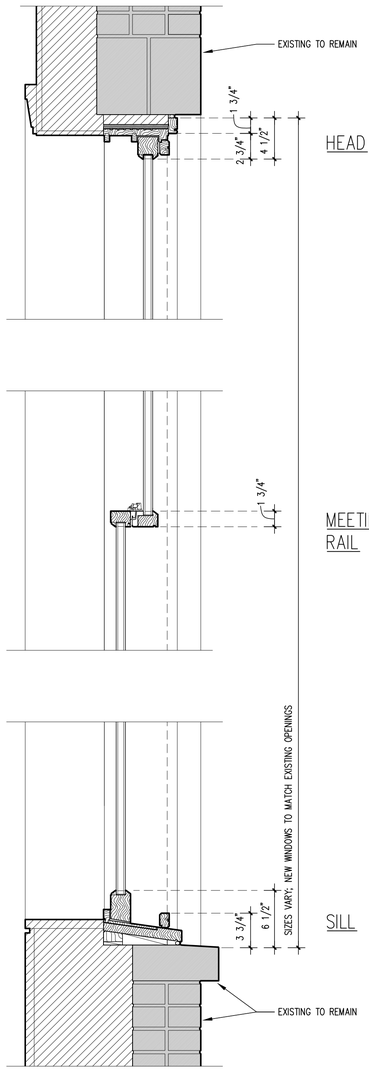
WINDOW TYPE W-2
EXISTING AND PROPOSED

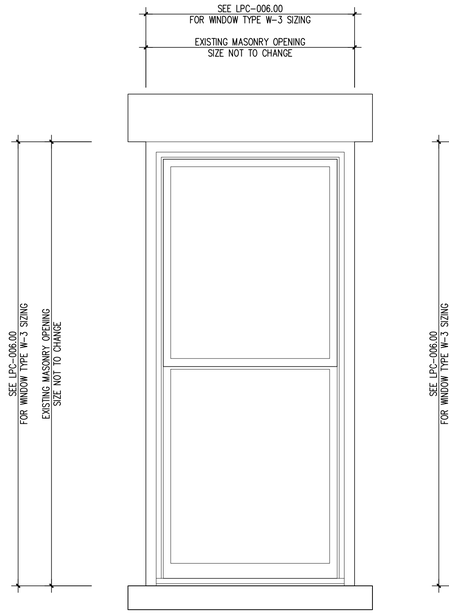
LPC009



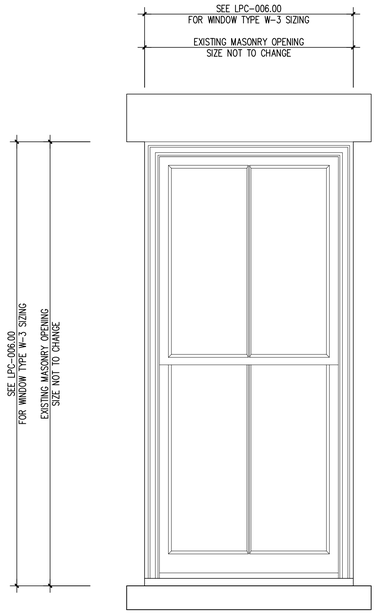
LPC010 / LPC011 EXISTING WINDOW TYPE W-3; SECTION DETAIL
1-1/2"=1'-0"



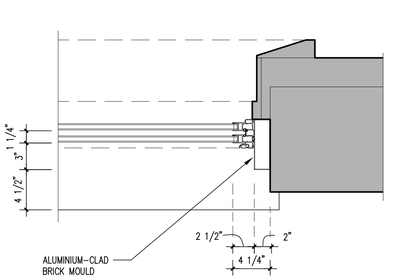
2 LPC010 PROPOSED WINDOW TYPE W-3; SECTION DETAIL
1-1/2"=1'-0"



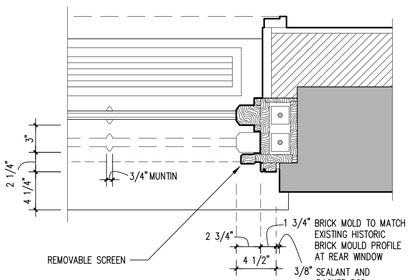
5 LPC010 EXISTING WINDOW TYPE W-3; WINDOW ELEVATION
1"=1'-0"



6 LPC010 PROPOSED WINDOW TYPE W-3; WINDOW ELEVATION
1"=1'-0"



3 LPC010 EXISTING WINDOW TYPE W-3; JAMB DETAIL
1-1/2"=1'-0"



4 LPC010 PROPOSED WINDOW TYPE W-3; JAMB DETAIL
1-1/2"=1'-0"

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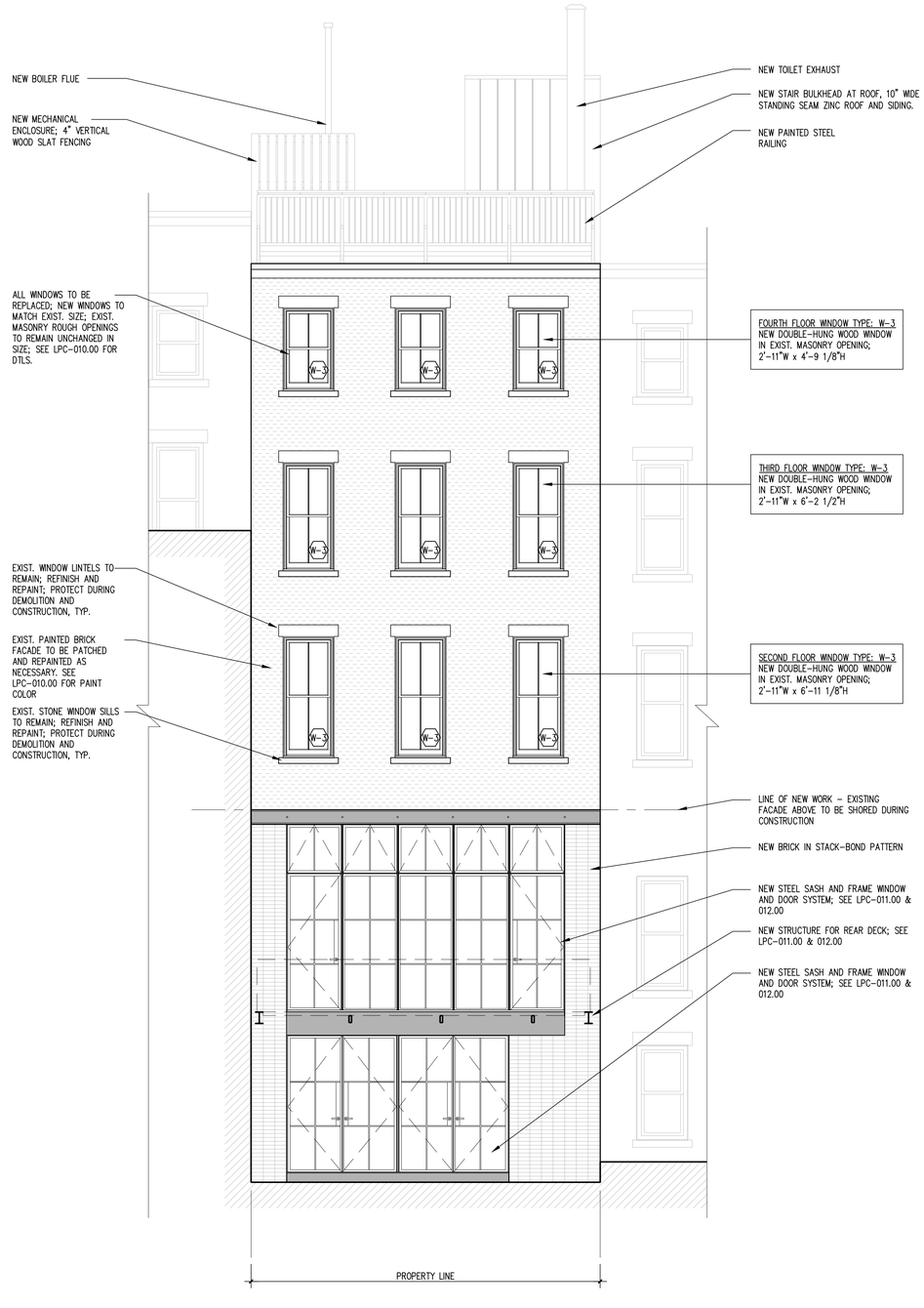
WINDOW TYPE W-3
EXISTING AND PROPOSED

LPC010

01 LPC011 EXISTING NORTH ELEVATION
1/4" = 1'-0"



02 LPC011 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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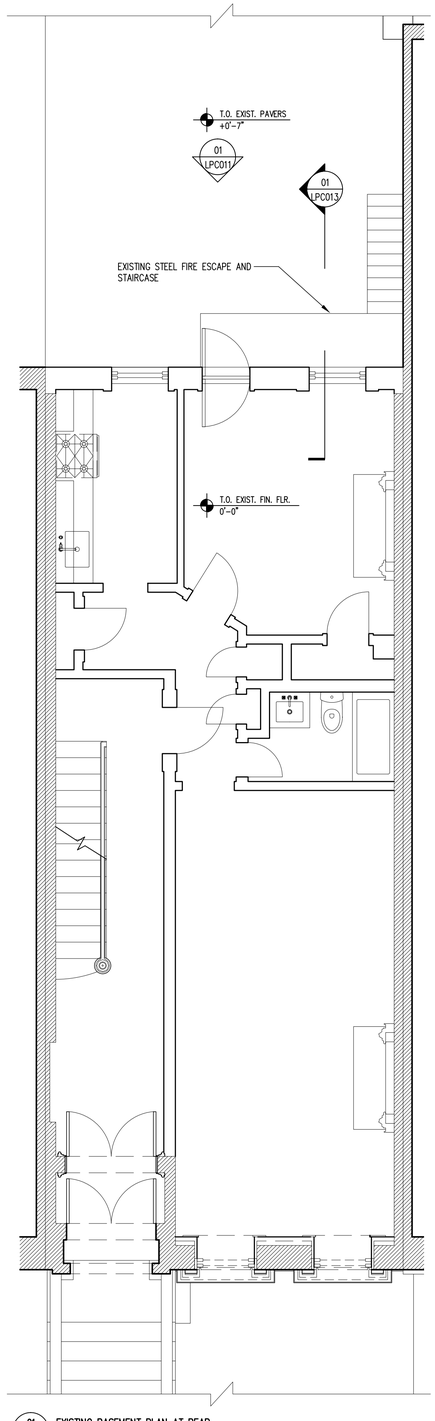
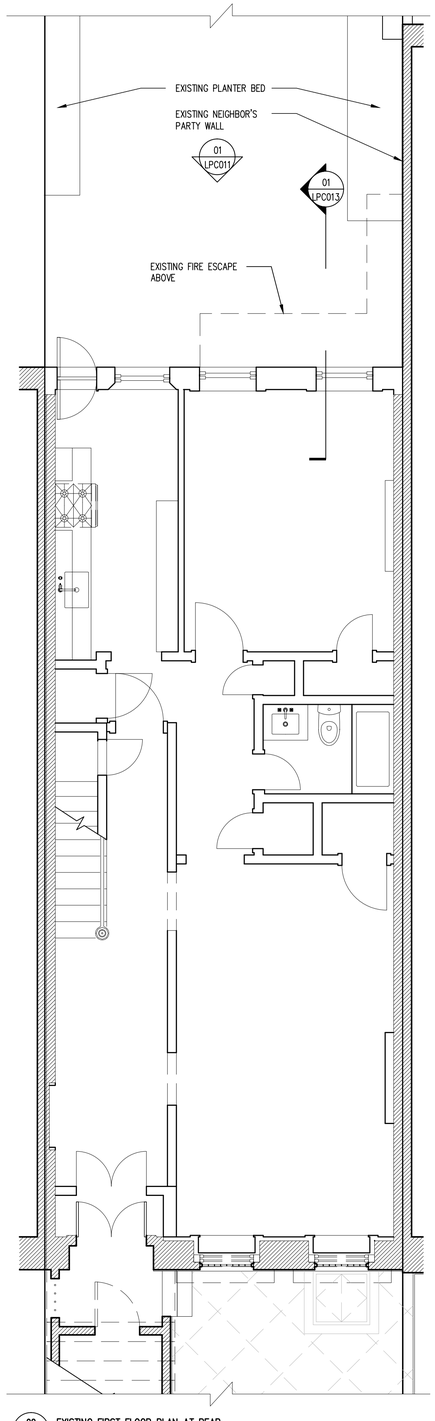
EXISTING AND PROPOSED NORTH ELEVATIONS - 2 OVER 2 WINDOWS

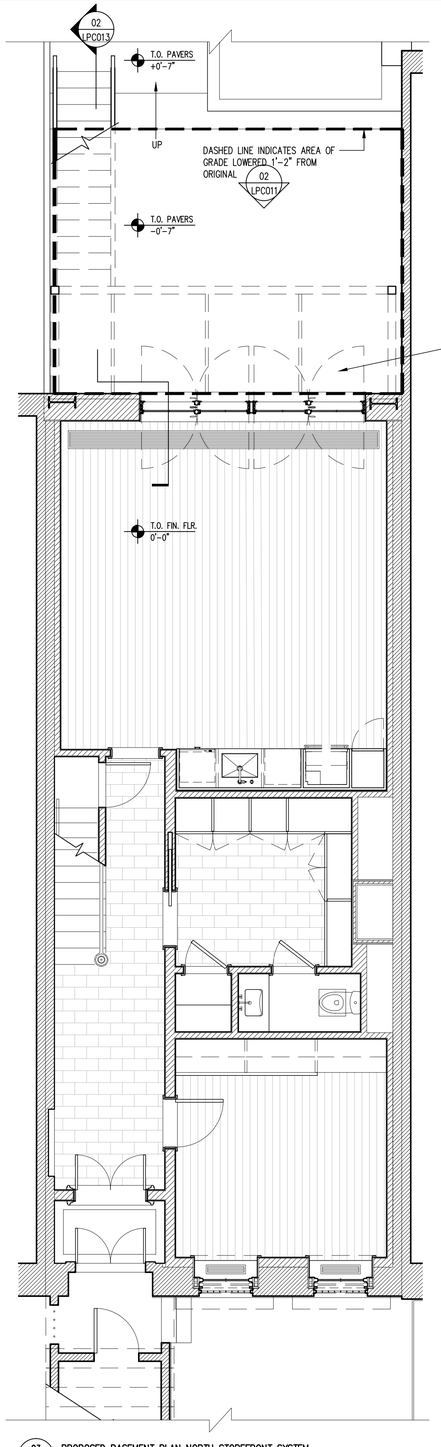
LPC011



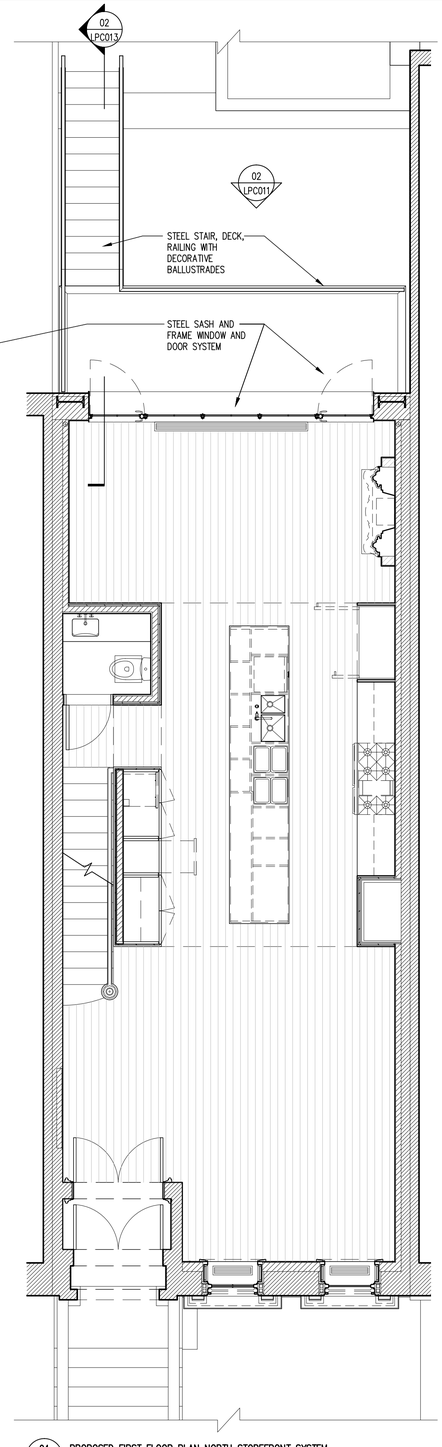
01 LPC012 EXISTING BASEMENT PLAN AT REAR
1/4" = 1'-0"



02 LPC012 EXISTING FIRST FLOOR PLAN AT REAR
1/4" = 1'-0"



03 LPC012 PROPOSED BASEMENT PLAN NORTH STOREFRONT SYSTEM
1/4" = 1'-0"



04 LPC012 PROPOSED FIRST FLOOR PLAN NORTH STOREFRONT SYSTEM
1/4" = 1'-0"

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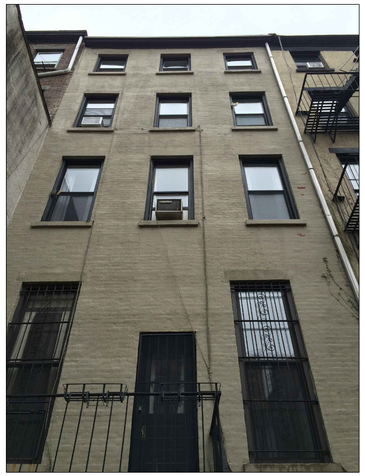
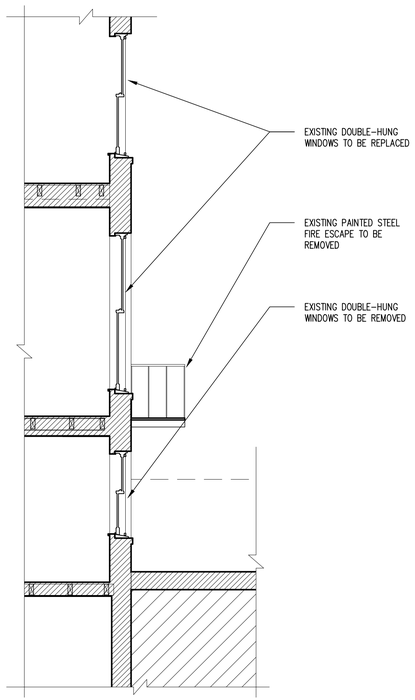
EXISTING AND PROPOSED PLANS

LPC012

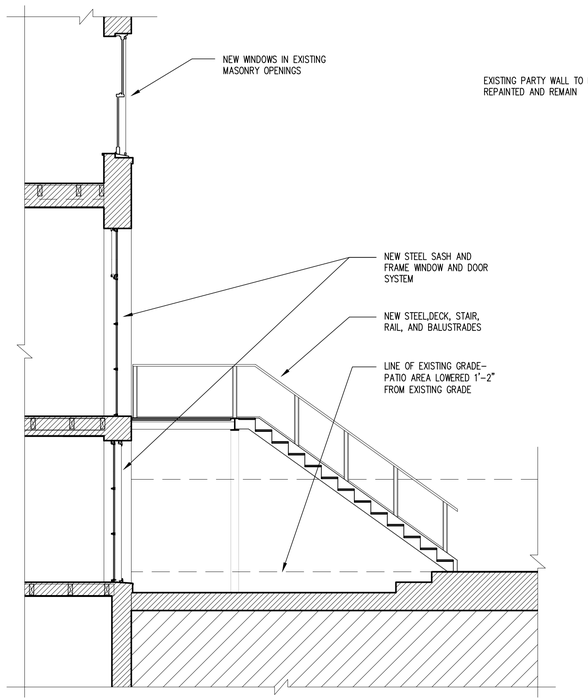


05 LPC013 EXISTING CONDITIONS – REAR FACADE – LOOKING UP
NTS

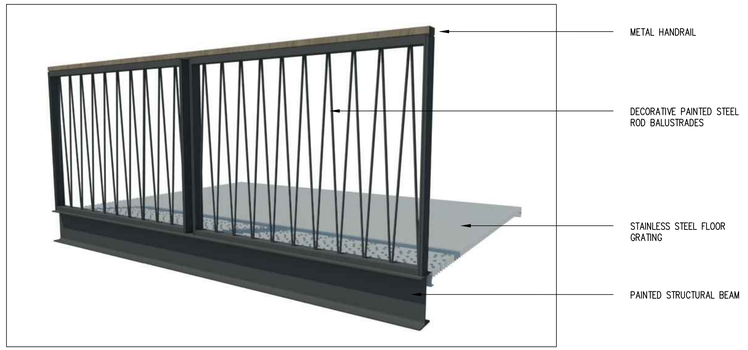
06 LPC013 EXISTING CONDITIONS – REAR FACADE – EYE LEVEL
NTS



01 LPC013 EXISTING SECTION AT NORTH WALL
1/4" = 1'-0"



02 LPC013 PROPOSED SECTION NORTH STOREFRONT SYSTEM
1/4" = 1'-0"



04 LPC013 PERSPECTIVE OF PROPOSED STEEL HANDRAIL AND BALLUSTRADES AT BALCONY
1/4" = 1'-0"

03 LPC013 PERSPECTIVE OF PROPOSED INSERTION AT NORTH FACADE
1/4" = 1'-0"

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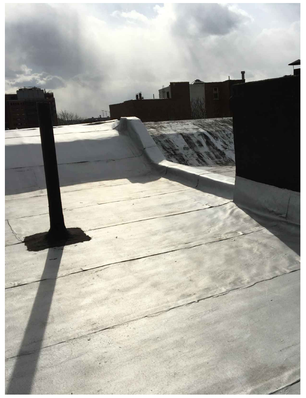
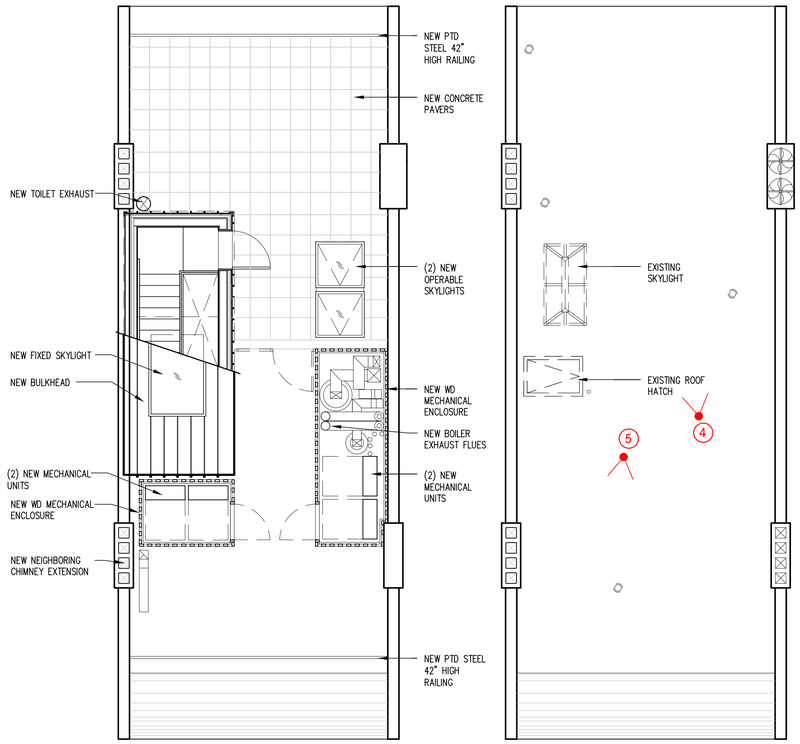
PROPOSED NORTH ELEVATION MATERIALS

LPC013



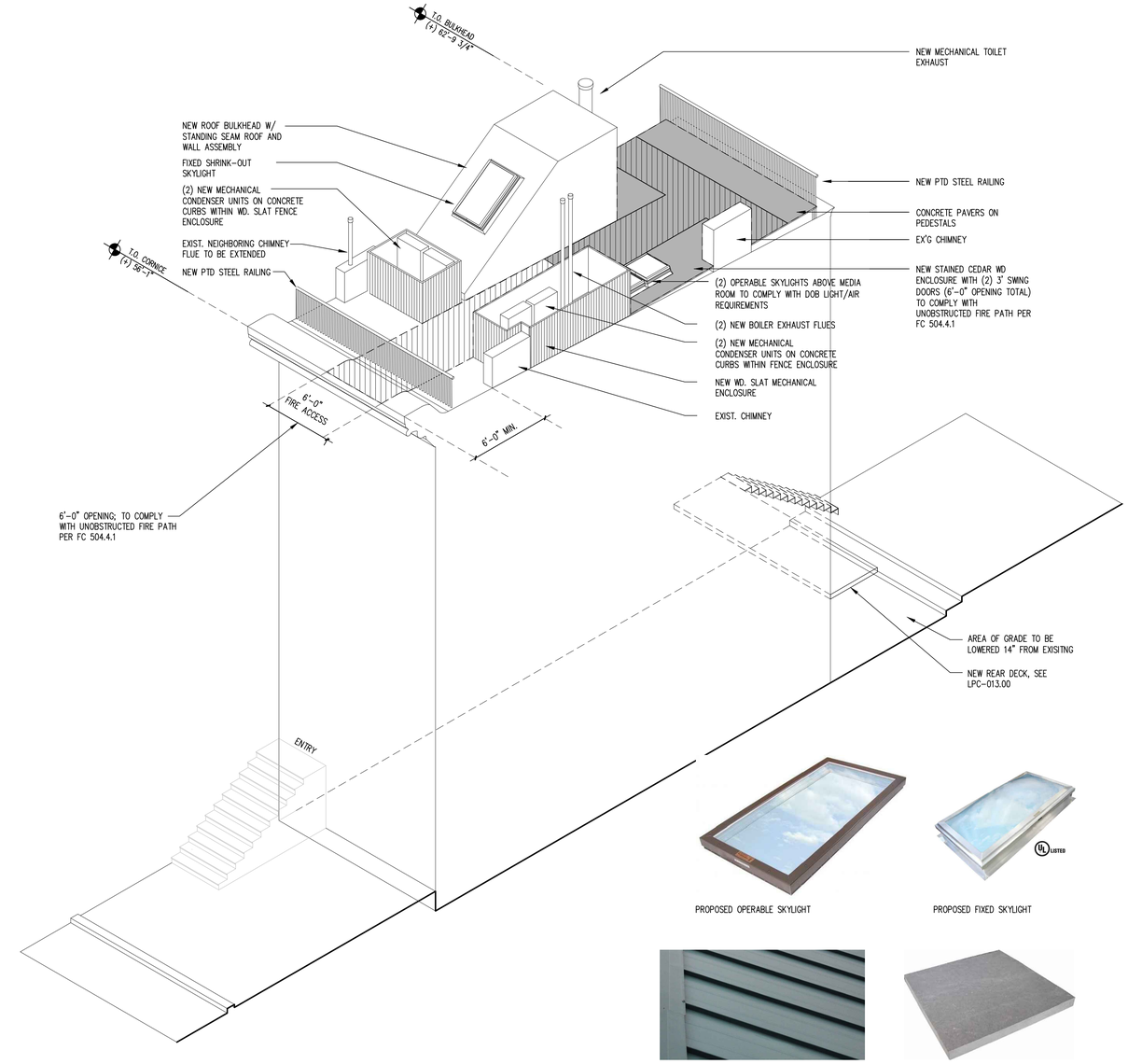
05 EXISTING CONDITIONS – ROOF LOOKING SOUTH
LPC013 NTS

04 EXISTING CONDITIONS – ROOF LOOKING NORTH
LPC013 NTS



03 PROPOSED ROOF PLAN
LPC013 3/16" = 1'-0"

02 EXISTING ROOF PLAN
LPC013 3/16" = 1'-0"



01 AXONOMETRIC ZONING COMPLIANCE DIAGRAM
LPC013 NTS

PROPOSED OPERABLE SKYLIGHT

PROPOSED FIXED SKYLIGHT

PROPOSED STANDING SEAM ZINC PANEL

PROPOSED CONCRETE PAVER AT ROOF

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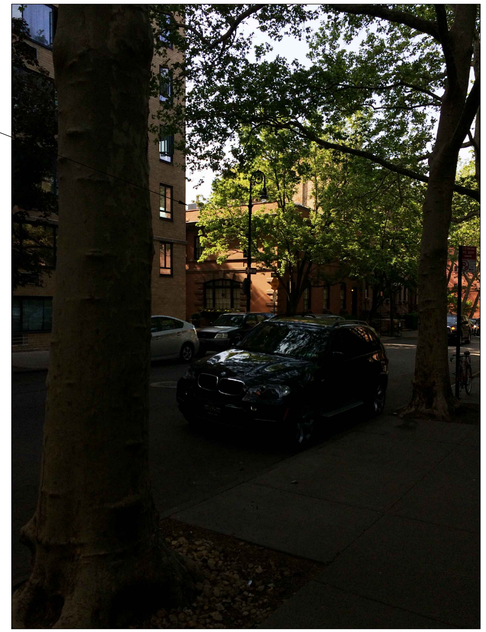
ROOF BULKHEAD AXONOMETRIC DRAWING, PLAN AND MATERIALS

LPC014

04 LPC014 ON JORALEMON STREET, FACING PROPERTY – ROOF MOCKUP NOT VISIBLE
NTS

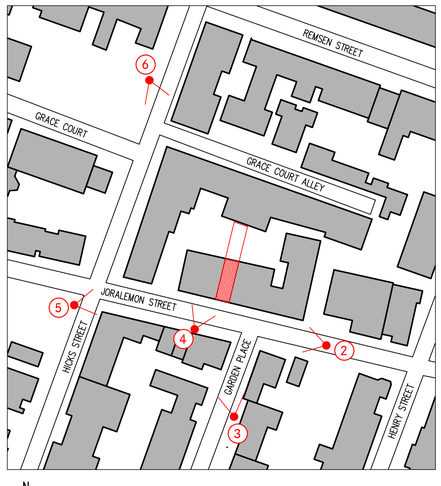
05 LPC014 ON HICKS STREET, FACING NORTH EAST – ROOF MOCKUP NOT VISIBLE
NTS

MOCKUP OF BULKHEAD AND TOILET EXHAUST VISIBLE; RENDERED TO ILLUSTRATE PROPOSED MATERIALITY



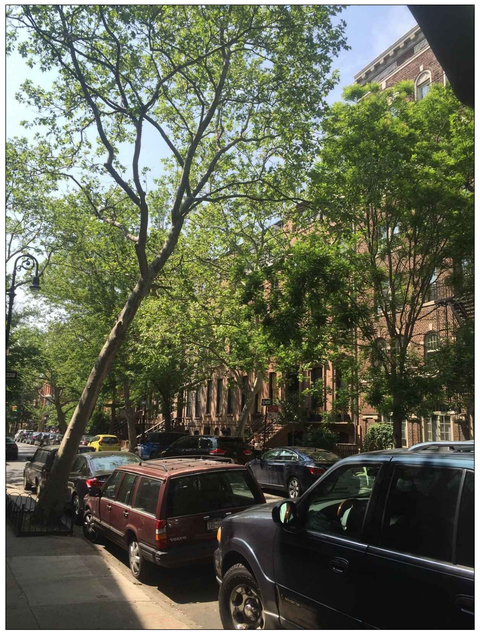
06 LPC014 ON HICKS STREET, FACING SOUTHEAST – BULKHEAD AND TOILET EXHAUST MOCKUP ARE VISIBLE
NTS

BROOKLYN HEIGHTS



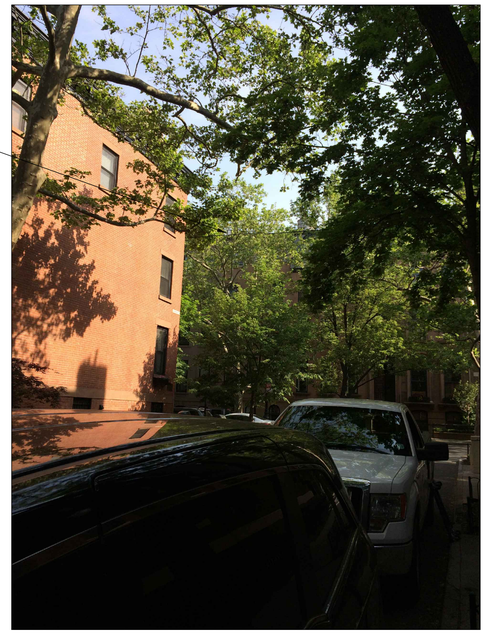
N

01 LPC014 SITE PLAN
NTS



02 LPC014 ON JORALEMON STREET, FACING WEST – ROOF MOCKUP NOT VISIBLE
NTS

MOCKUP OF BOILER EXHAUST FLUE VISIBLE; RENDERED TO ILLUSTRATE PROPOSED MATERIALITY



03 LPC014 ON GARDEN PLACE, FACING NORTH – BOILER EXHAUST FLUE MOCKUP IS VISIBLE
NTS

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ROOF TOP MOCKUP PHOTOS

LPC015