

112 Gates Avenue

Brooklyn NY 11238



CONTEXT & EXISTING CONDITIONS

116 GATES AVE. 114 GATES AVE. 112 GATES AVE. 110 GATES AVE.



GATES AVE. VIEW

CONTEXT & EXISTING CONDITIONS

110 GATES AVE. 112 GATES AVE. 114 GATES AVE.



REAR YARD VIEW

CONTEXT & EXISTING CONDITIONS

112 GATES AVE.



KEY PLAN



EXISTING REAR
EXTENSION SEEN ON
1904 SANBORN MAP

**CAMBRIDGE PL. VIEW
REAR FACADE**

CONTEXT & EXISTING CONDITIONS



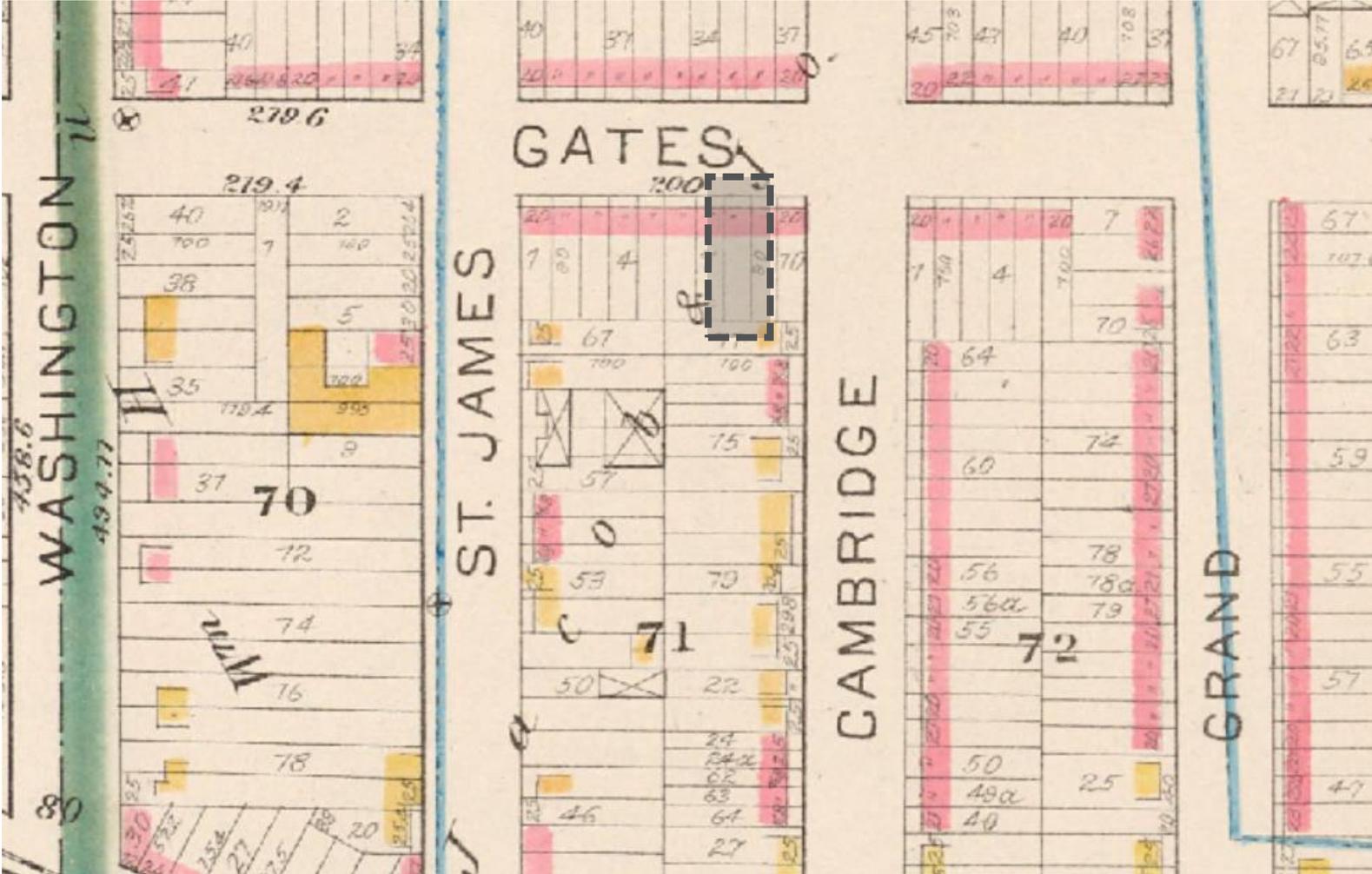
FRONT AERIAL VIEW

112 GATES AVE.



REAR AERIAL VIEW

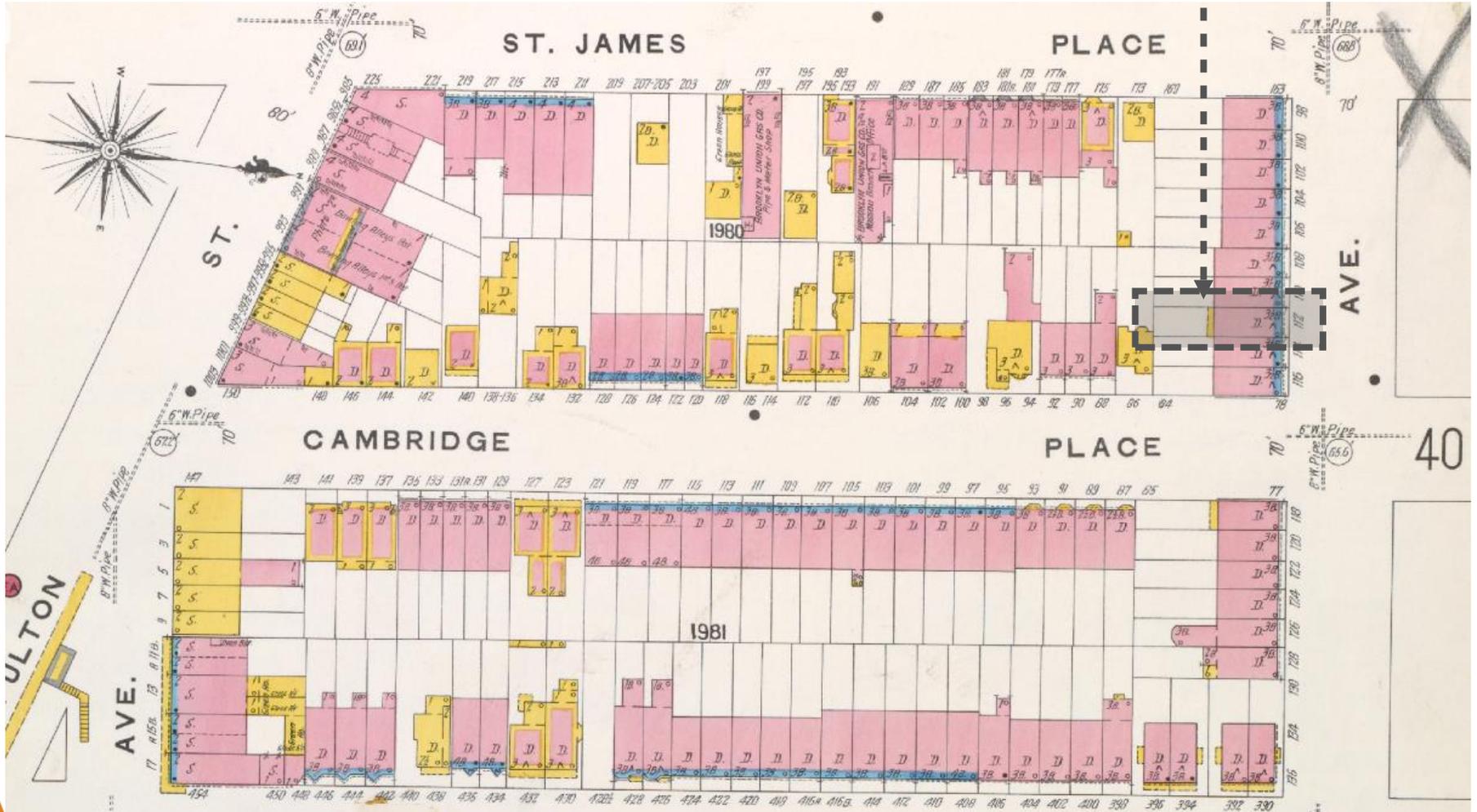
HISTORICAL MAPS



1880 BROMLEY MAP

HISTORICAL MAPS

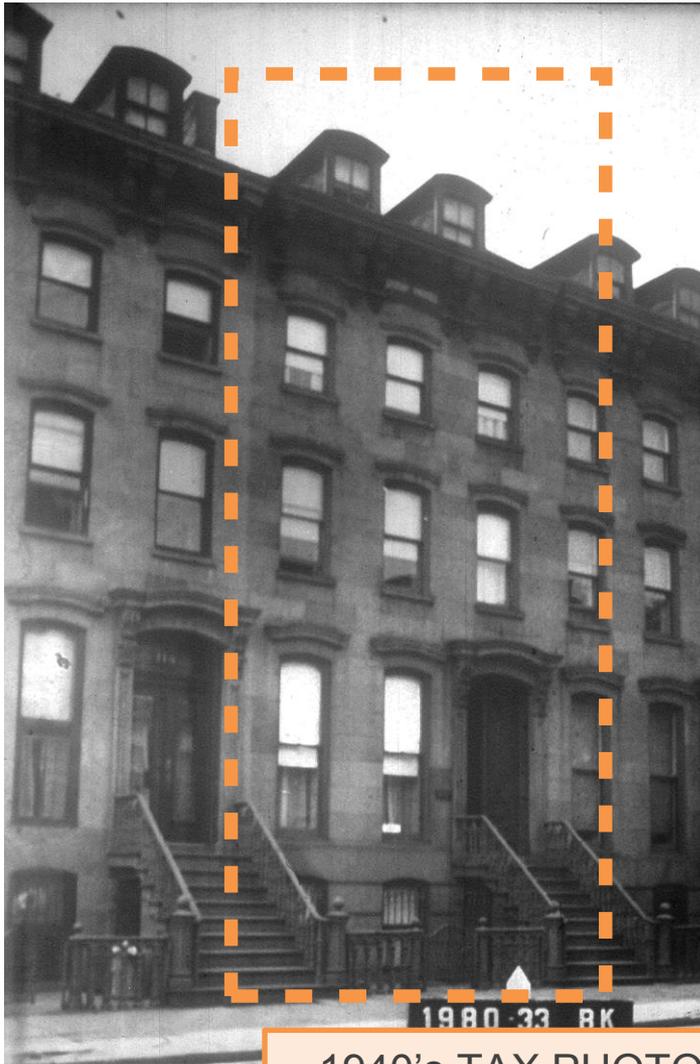
EXISTING REAR
EXTENSION



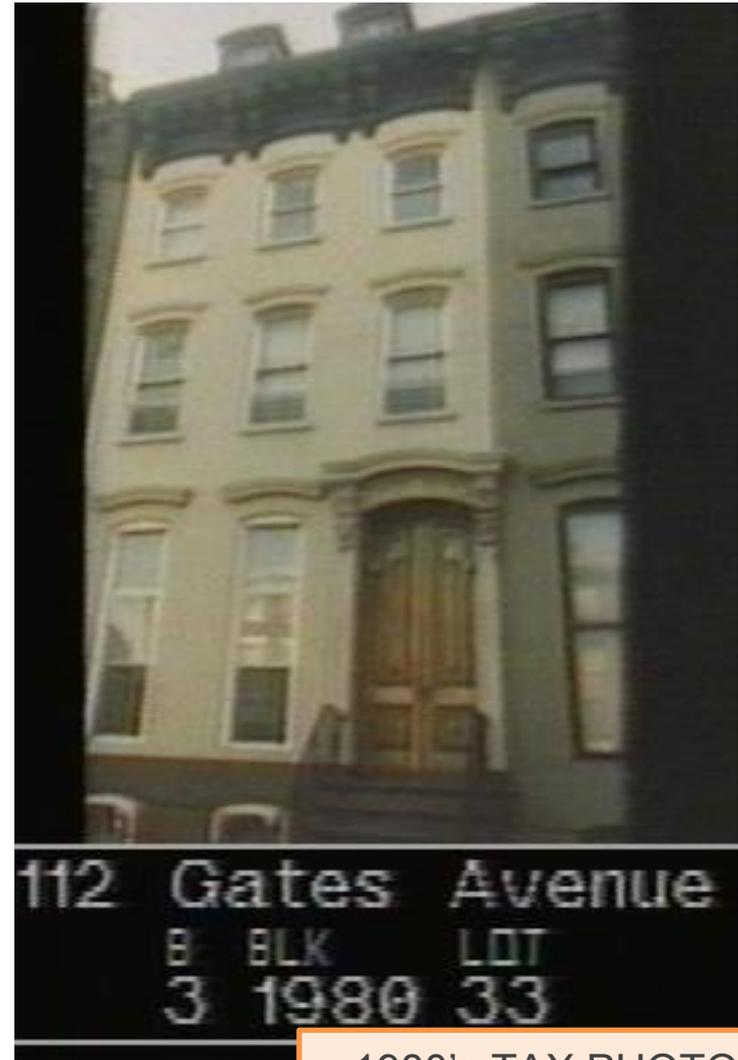
1904 SANBORN MAP

ATLAS 67 | VOL 2 | PLATE 42

HISTORICAL PHOTOS



1940's TAX PHOTO

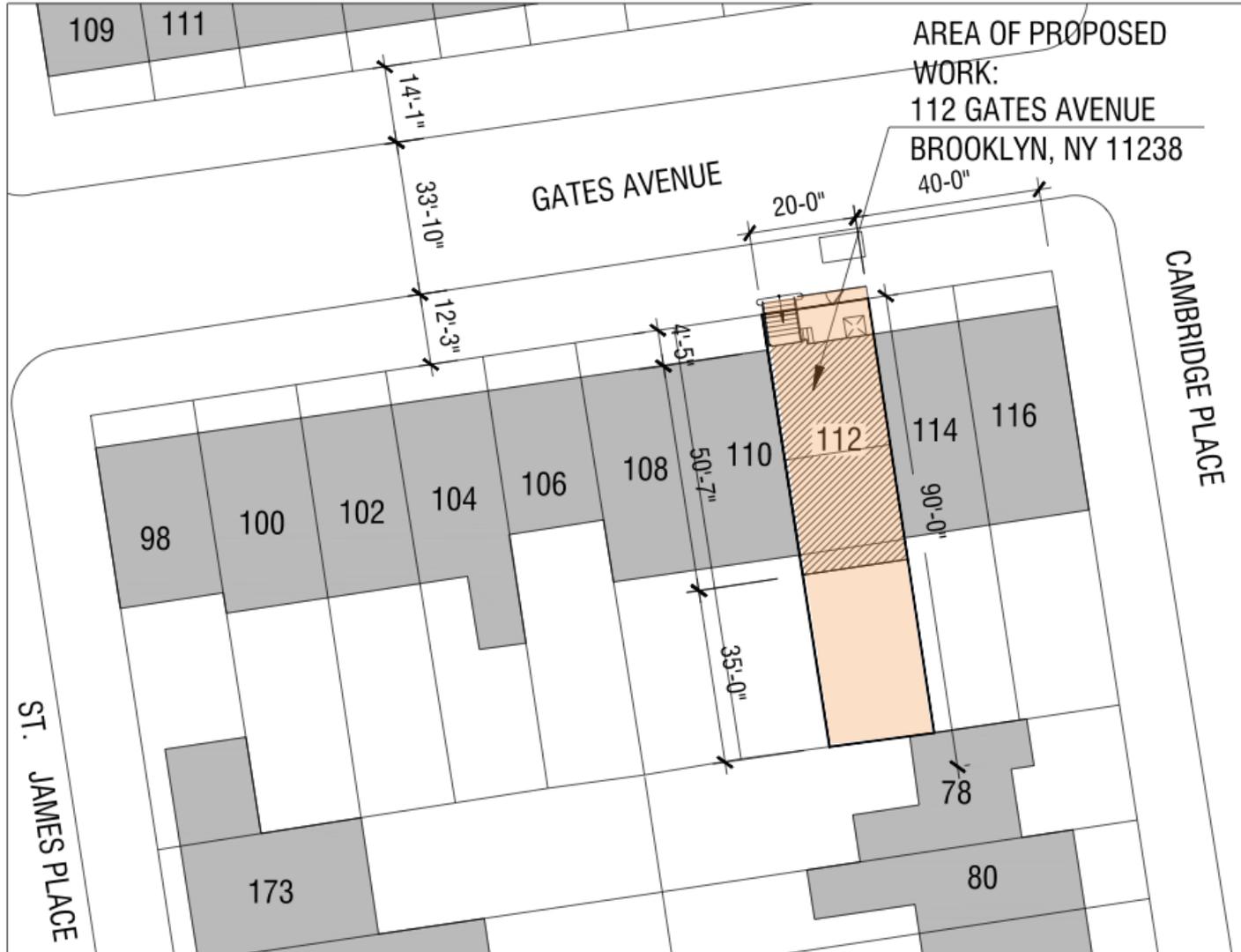


1980's TAX PHOTO

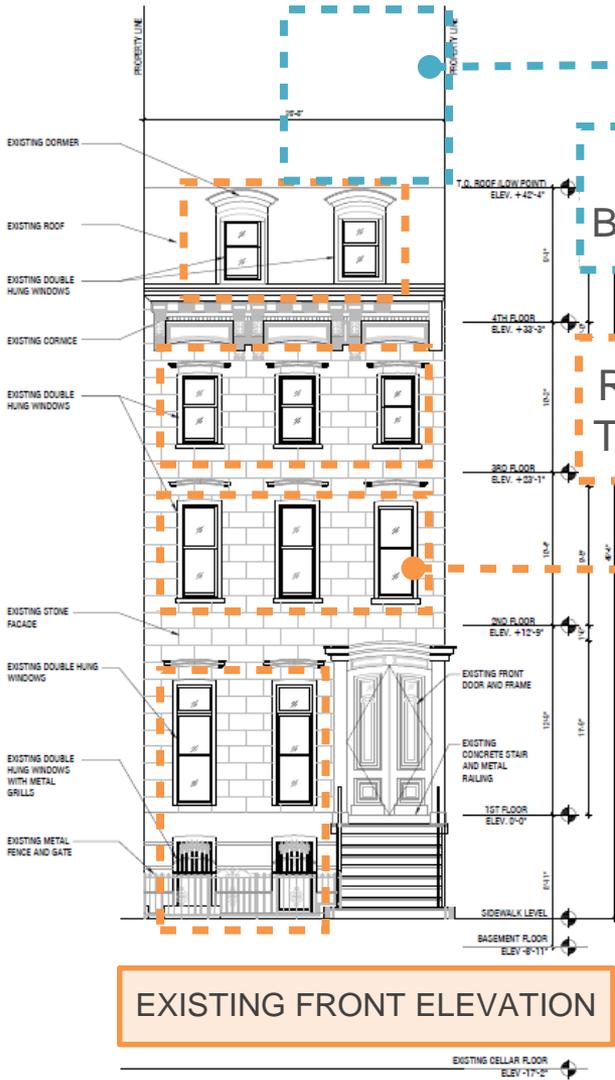
BLOCK PLAN



ENLARGED BLOCK PLAN



ELEVATIONS AND SCOPE

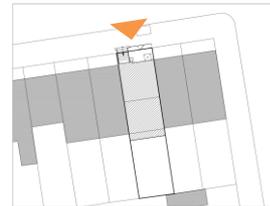


EXISTING FRONT ELEVATION

BUILD NEW ROOF
BULKHEAD FOR STAIR

REPLACE WINDOWS
TO MATCH EXISTING

KEY PLAN

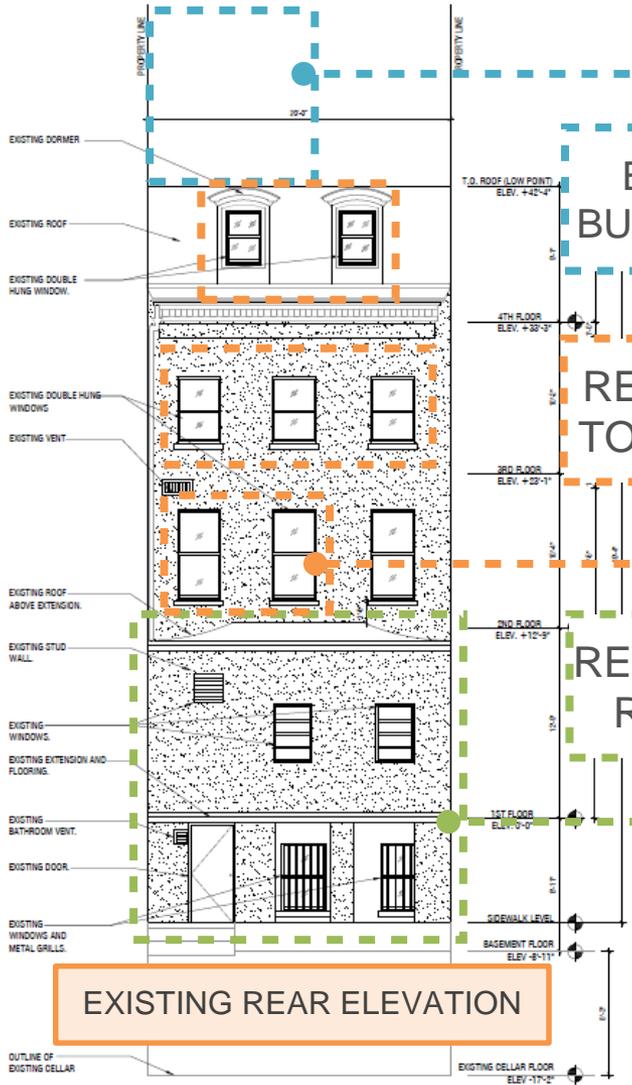


- PROPOSED SOLAR THERMAL COLLECTOR
- PROPOSED BULKHEAD WITH SKYLIGHT BEYOND
- PROPOSED ROOF TOP UNIT
- PROPOSED 42" METAL RAILING
- EXISTING CORNER TO REMAIN
- REPLACE EXISTING DOUBLE HUNG WINDOWS - WOOD FRAMED WINDOWS PER LANDMARKS. SINGLE VERTICAL WOOD DIVIDING LIGHT PER LANDMARKS PHOTO.
- REPLACE DOUBLE HUNG WINDOWS. PROPERLY SEAL, PROVIDE WATERPROOFING. ALUMINUM FRAMED WINDOWS.
- REPLACE DOUBLE HUNG AND TRANSOM WINDOWS TO MATCH EXISTING FRAMES - WOOD FRAMED WINDOWS PER LANDMARKS
- REPLACE DOUBLE HUNG WINDOWS TO MATCH EXISTING FRAMES - WOOD FRAMED WINDOWS PER LANDMARKS. REINSTALL METAL GRILLS



PROPOSED FRONT ELEVATION

ELEVATIONS AND SCOPE



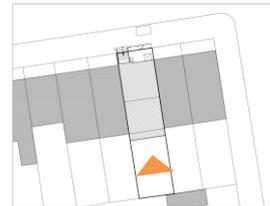
EXISTING REAR ELEVATION

BUILD NEW ROOF BULKHEAD FOR STAIR

REPLACE WINDOWS TO MATCH EXISTING

REFURBISH EXISTING REAR EXTENSION

KEY PLAN



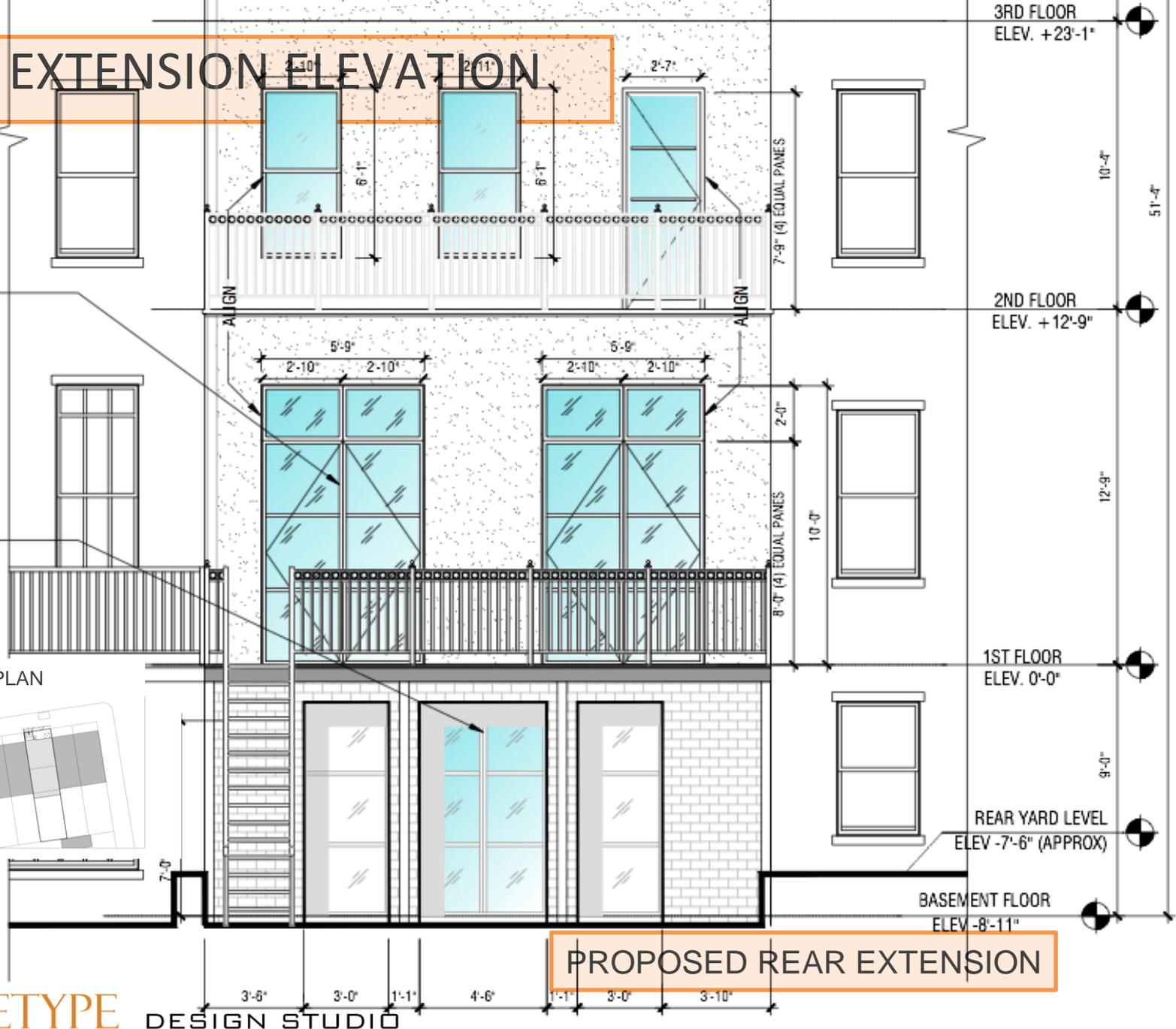
PROPOSED REAR ELEVATION

REAR EXTENSION ELEVATION

NEW ALUMINUM FRAMED GLASS BALCONY DOOR WITH TRANSOM ABOVE. DOOR TO BE DIVIDED INTO THREE (3) EQUAL PANELS WITH 1" DARK BRONZE DIVIDING LIGHTS.

NEW ALUMINUM FRAMED GLASS DOOR. DOOR TO BE DIVIDED INTO THREE (3) EQUAL PANELS WITH 1" DARK BRONZE DIVIDING LIGHTS.

KEY PLAN



PROPOSED REAR EXTENSION

REAR EXTENSION

EXTENSION PROBES



EXISTING PHOTO

ROOF



INTERIOR

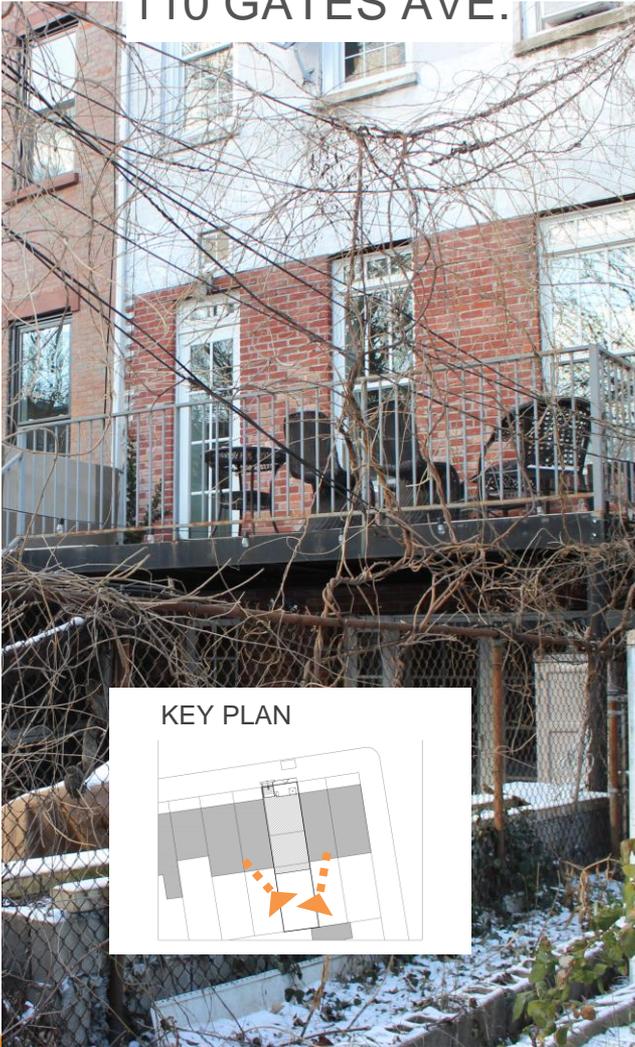


EXTERIOR



REAR EXTENSION

110 GATES AVE.



KEY PLAN



112 GATES AVE.

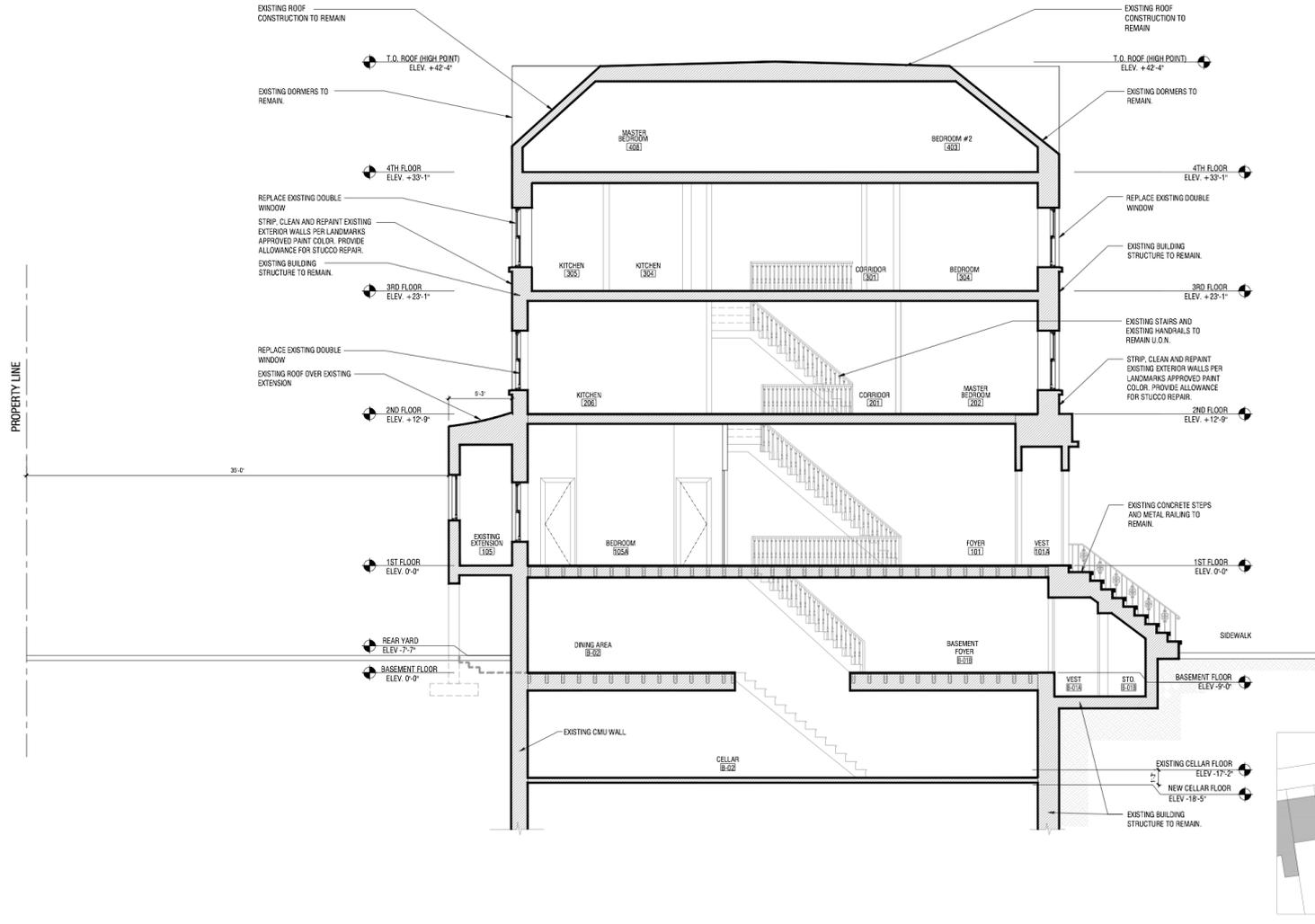


114 GATES AVE.



NEIGHBORING CONDITIONS

BUILDING SECTION

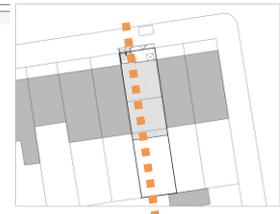
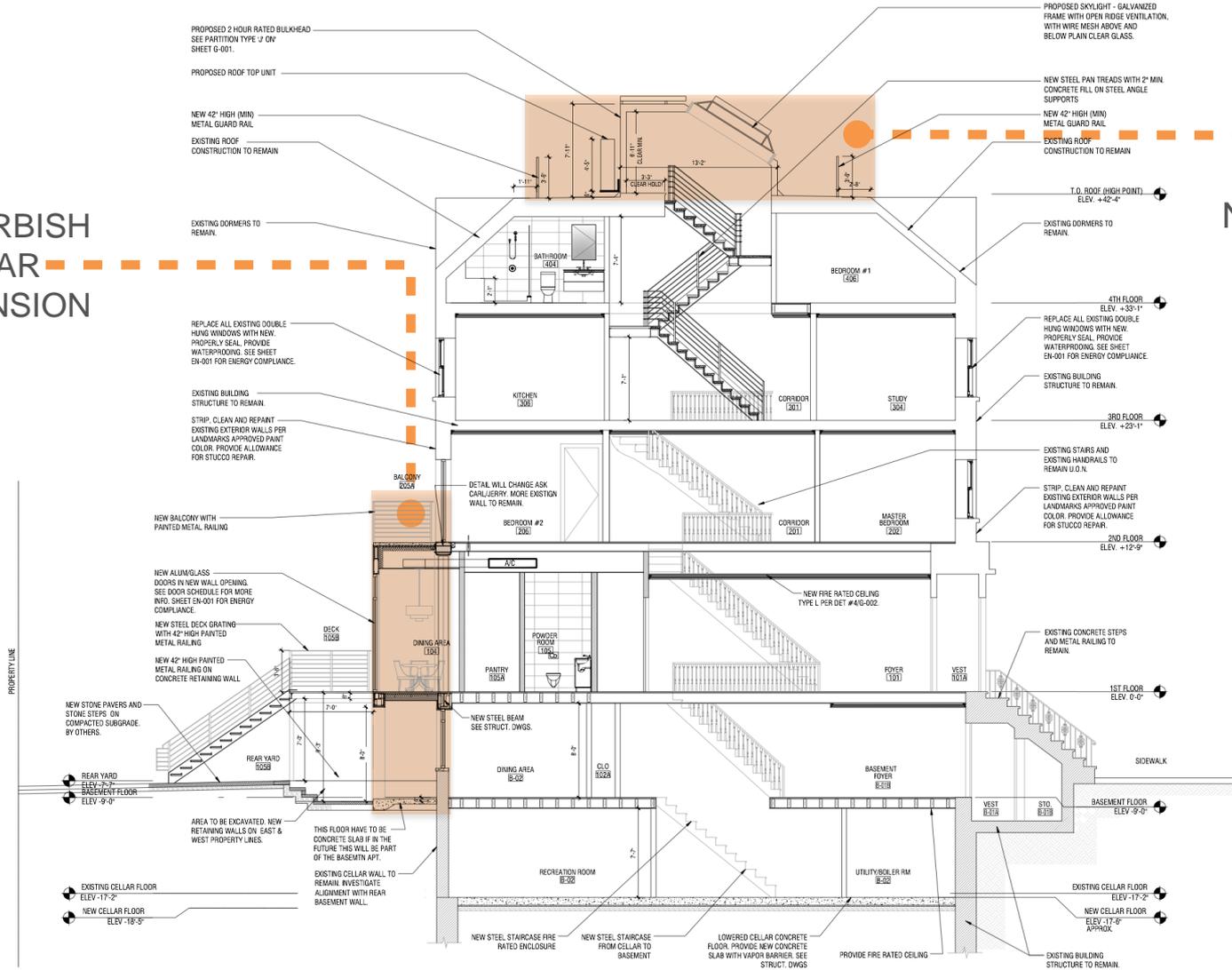


EXISTING SECTION

BUILDING SECTION

REFURBISH
REAR
EXTENSION

NEW ROOFTOP
BULKHEAD

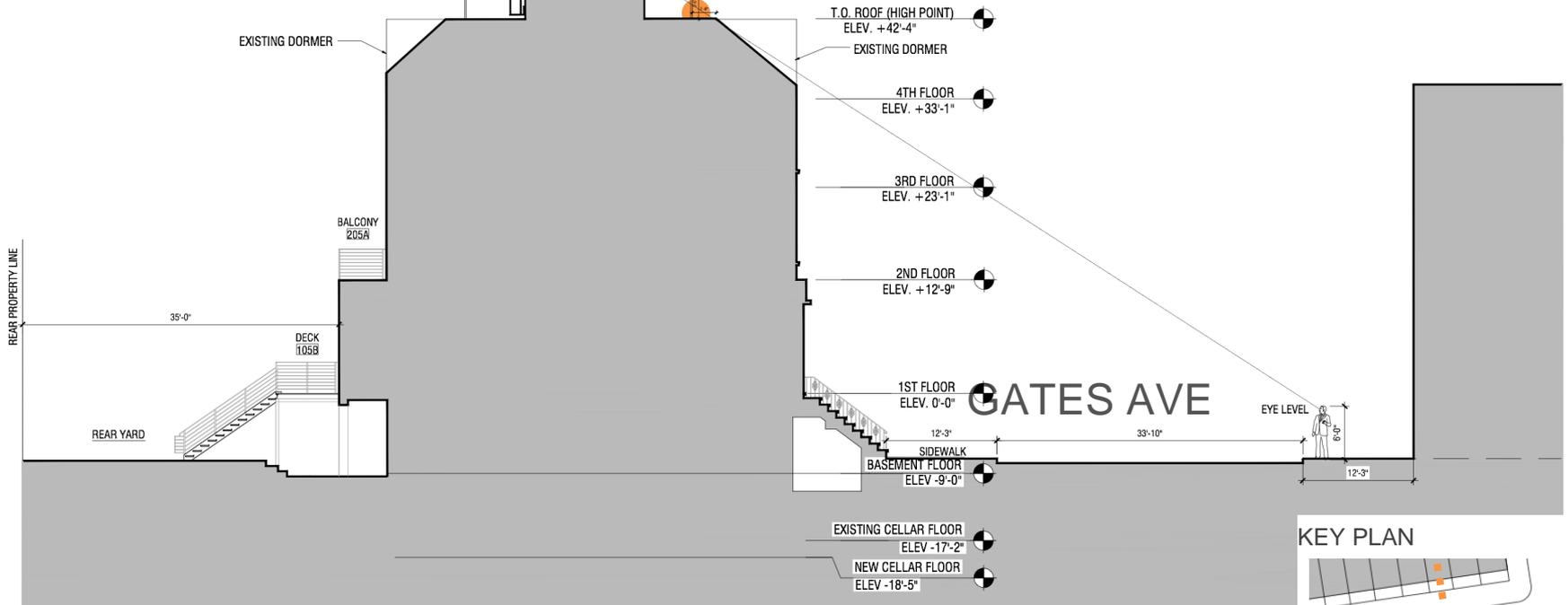


BUILDING SECTION

NEW HVAC
ROOFTOP UNIT

NEW ROOFTOP BULKHEAD

NEW SAFETY RAILING



KEY PLAN



ROOFTOP BULKHEAD



NEW ROOFTOP RAILING



NEW HVAC
NEW RAILING
NEW SOLAR THERMAL

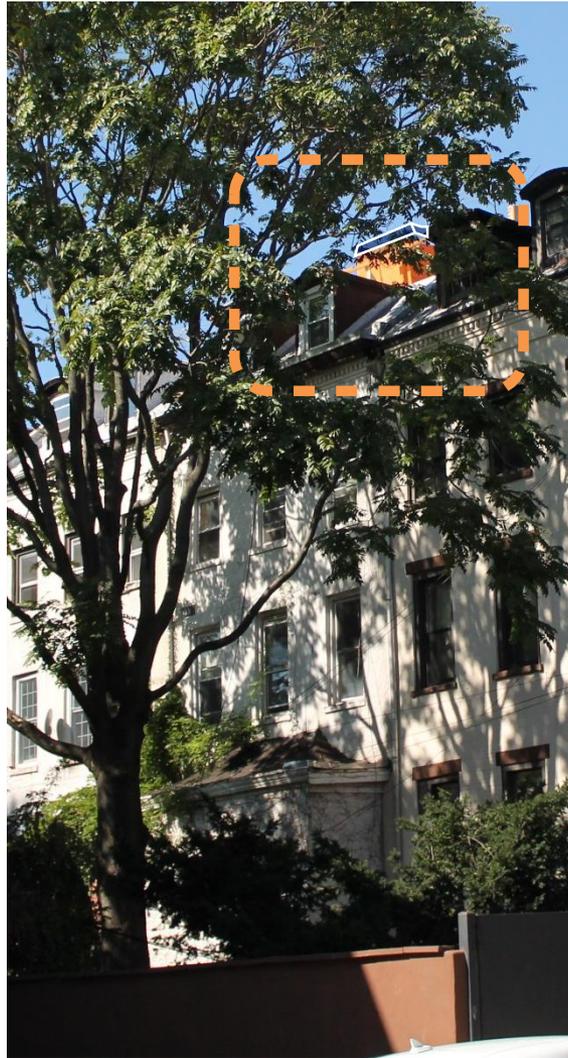


MOCKUP PHOTOS

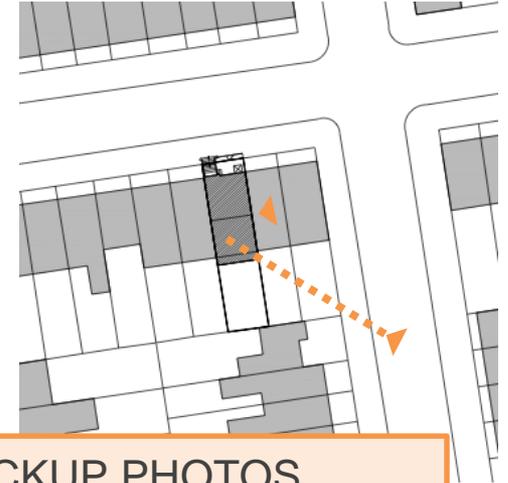
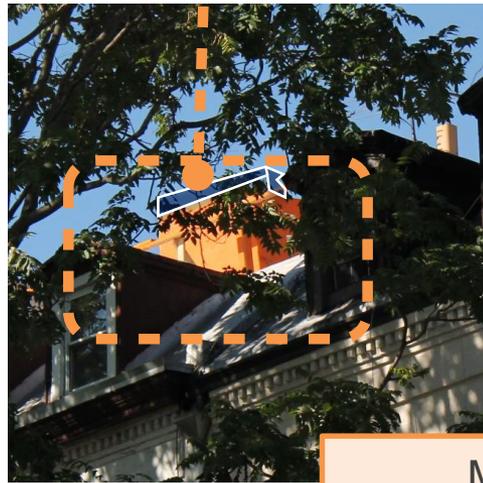
VIEWS FROM GATES AVE

ROOFTOP BULKHEAD

- NEW SAFETY RAILING
- NEW SOLAR THERMAL UNITS



- NEW HVAC ROOFTOP UNIT
- SOLAR THERMAL ON ROOF

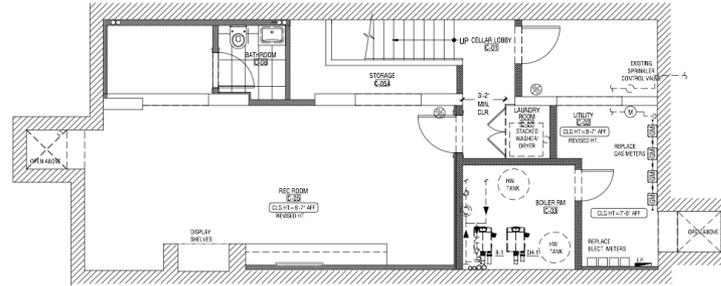


MOCKUP PHOTOS

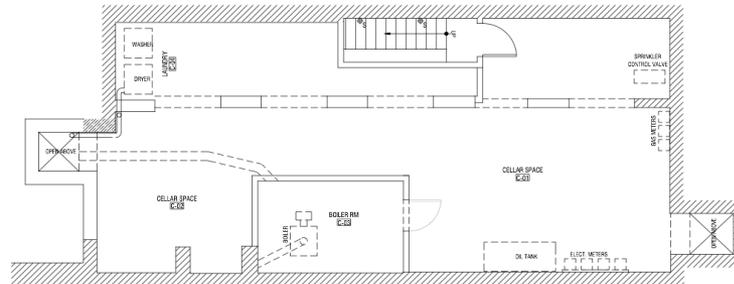
VIEWS FROM CAMBRIDGE PLACE

BUILDING PLANS

CELLAR PLAN



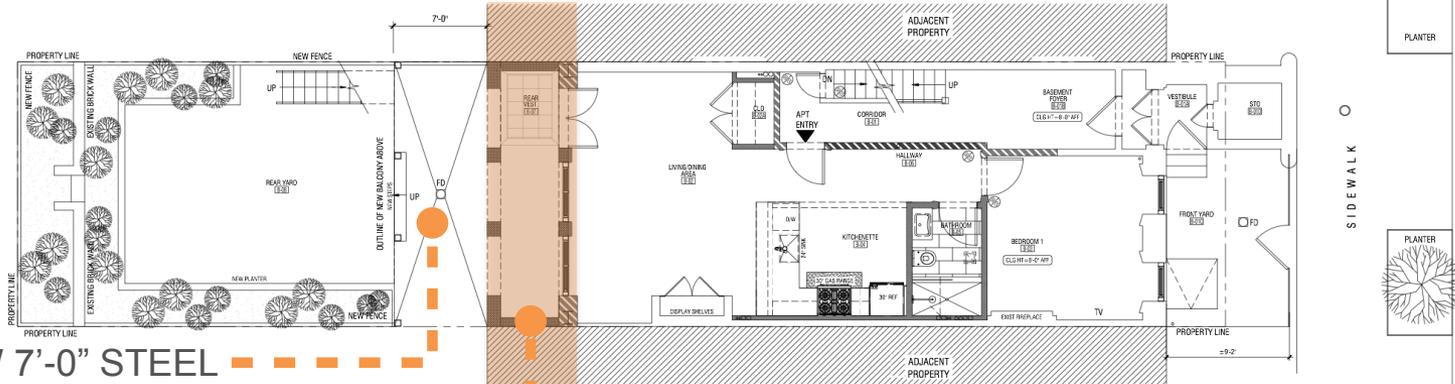
PROPOSED PLANS



EXISTING PLANS

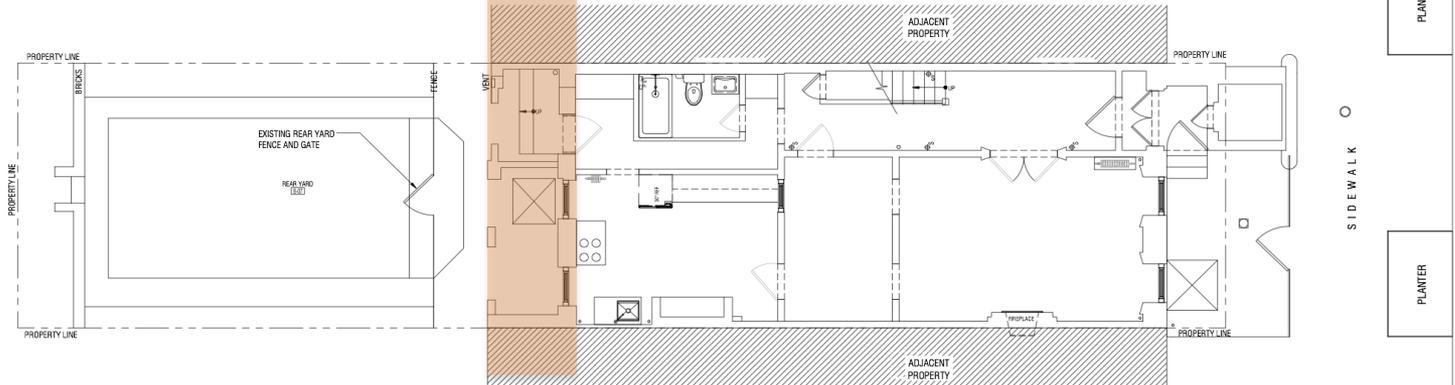
BUILDING PLANS

BASEMENT PLAN



NEW 7'-0" STEEL GRATE DECK ABOVE
REFURBISH REAR EXTENSION

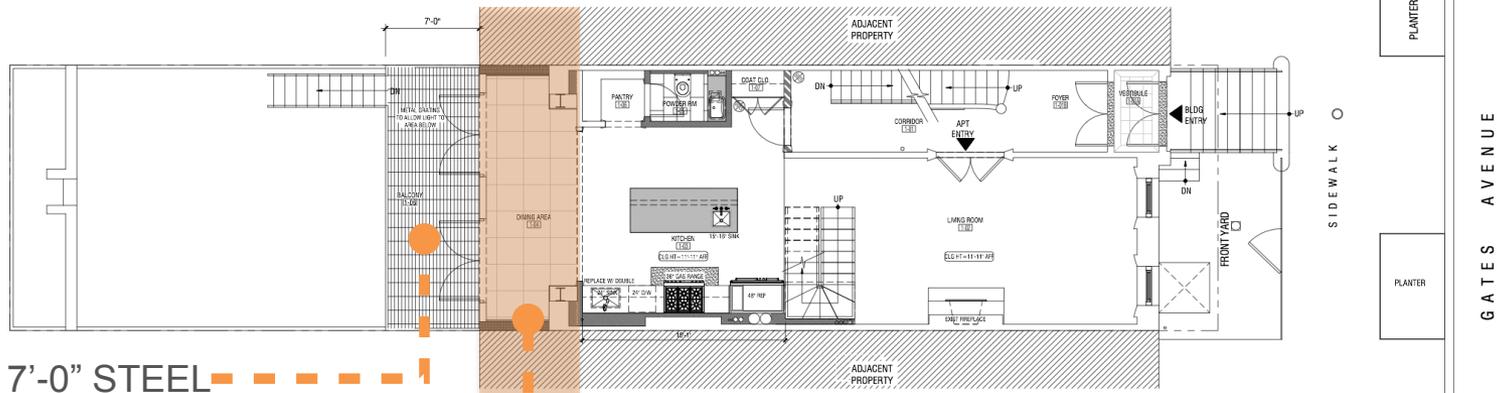
PROPOSED PLANS



EXISTING PLANS

BUILDING PLANS

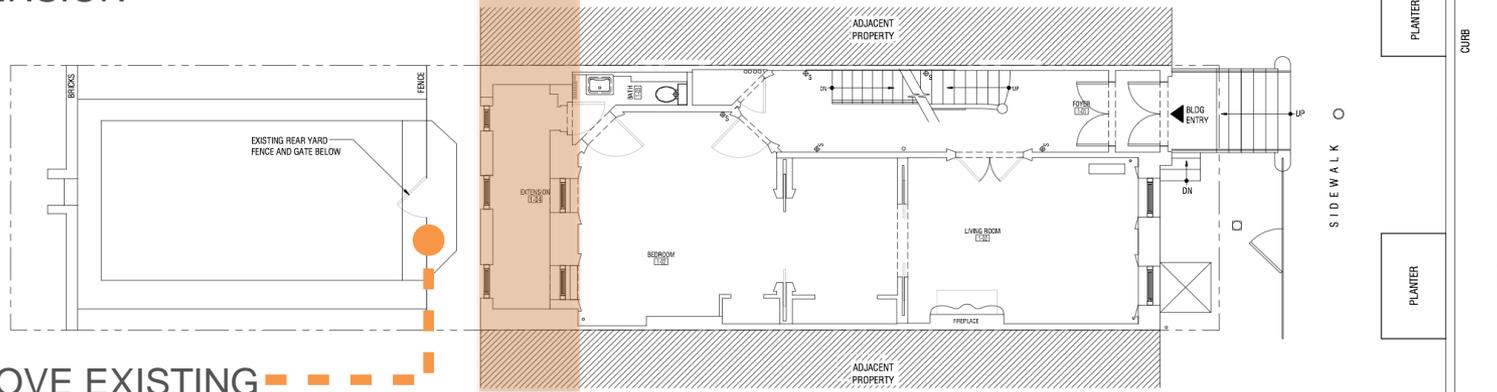
1ST FLOOR PLAN



PROPOSED PLANS

NEW 7'-0" STEEL GRATE DECKING

REFURBISH REAR EXTENSION

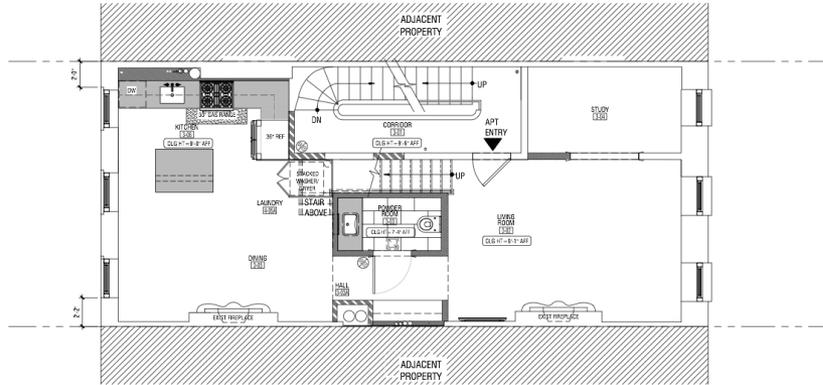


EXISTING PLANS

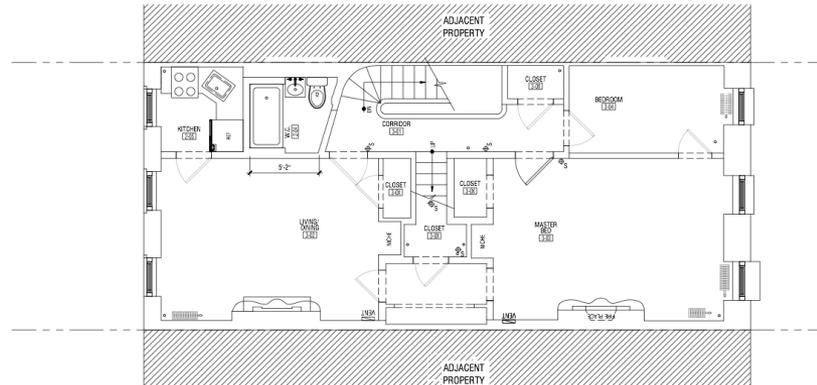
REMOVE EXISTING CHAIN LINK FENCE AND GATE

BUILDING PLANS

3RD FLOOR PLAN



PROPOSED PLANS



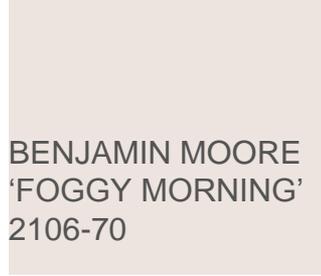
EXISTING PLANS

DETAILS | COLORS | MATERIALS

REAR EXTENSION FACADE



PROPOSED
THIN BRICK CLADDING



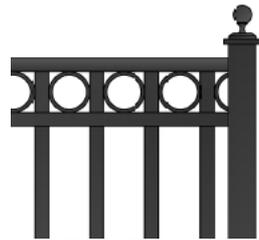
BENJAMIN MOORE
'FOGGY MORNING'
2106-70

ALTERNATE
COLOR TO MATCH SWATCH

REAR RAILINGS



PROPOSED
DARK BRONZE COLOR



ALTERNATE
BLACK PAINT



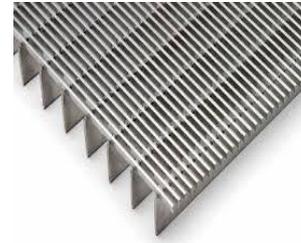
ALTERNATE 2
DARK BRONZE FINISH



ALTERNATE 3
MATCH 1940 TAX PHOTO

REAR DECK - METAL GRATING

POROUS DECKING MATERIAL



PROPOSED



ALTERNATE

ROOFTOP BULKHEAD



BENJAMIN MOORE
'FOGGY MORNING'
2106-70

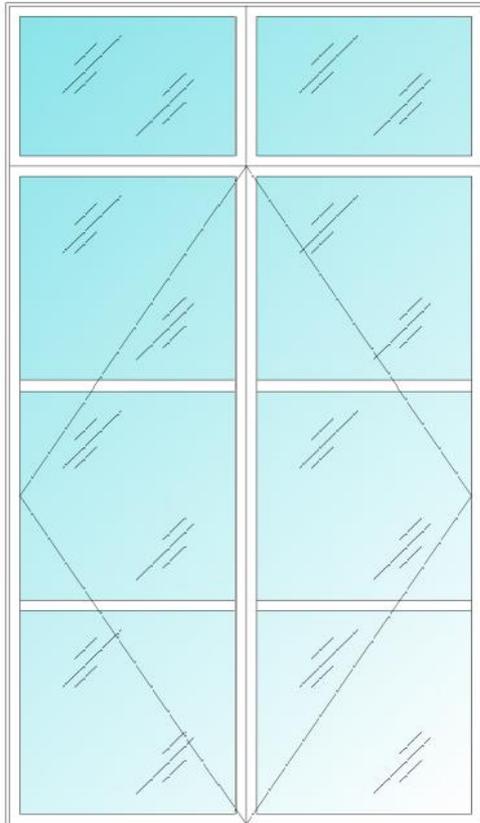
PROPOSED
COLOR TO MATCH SWATCH



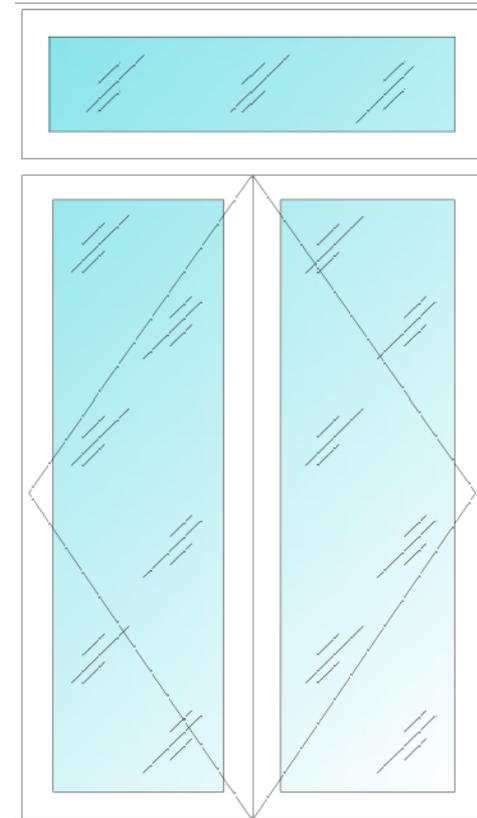
ALTERNATE
THIN BRICK CLADDING

DETAILS | COLORS | MATERIALS

REAR EXTENSION DOORS



PROPOSED
ALUMINUM DOORS WITH TRANSOM WINDOWS



ALTERNATE
WOOD DOORS WITH CLERESTORY WINDOW

Thank you!

Presentation For:
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Brooklyn, NY 11238

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