



TAX PHOTO: 1940s

**PUBLIC HEARING  
LANDMARKS PRESERVATION COMMISSION  
TUESDAY, OCTOBER 27TH 2015**

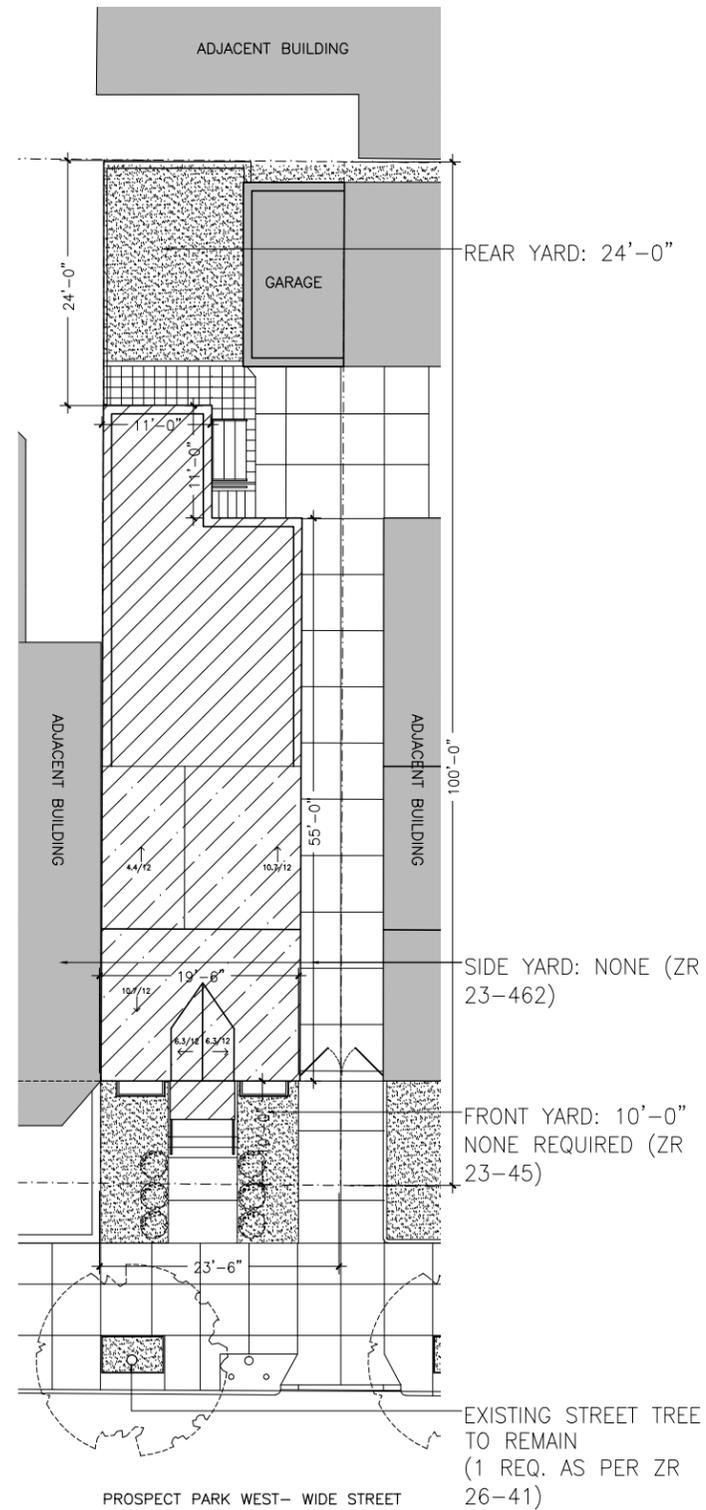
**RE: 31 PROSPECT PARK WEST  
BROOKLYN, NY 11215**

**LEGEND:**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  EXISTING TREE

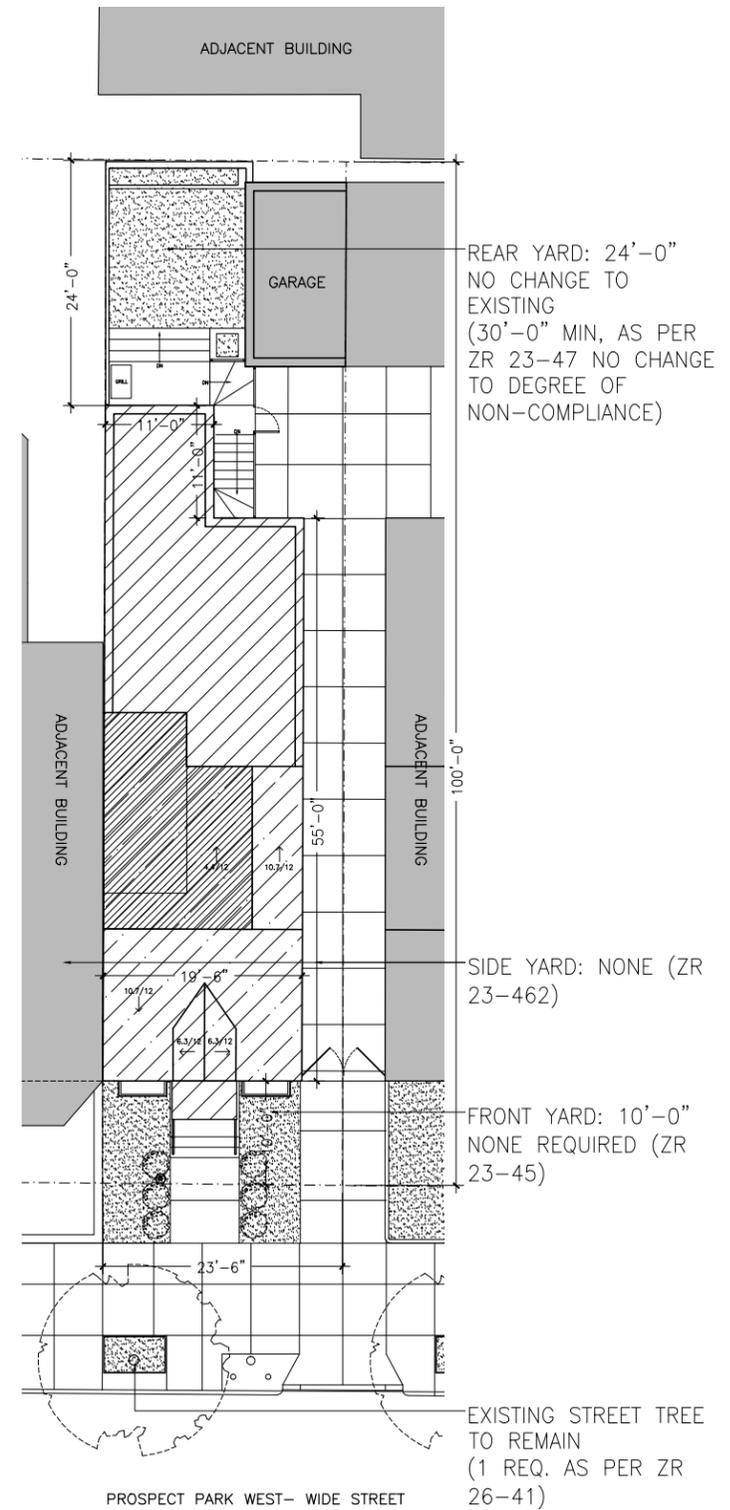


LOT AREA: 2,350 SQ.FT.  
 LOT COVERAGE: 56.13%  
 (70% MAX., AS PER ZR 23-145)



**1** SITE PLAN DIAGRAM EXISTING  
 SCALE: NTS

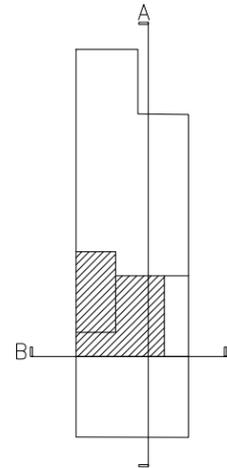
LOT AREA: 2,350 SQ.FT.  
 LOT COVERAGE: 56.13%  
 (70% MAX., AS PER ZR 23-145)



**2** SITE PLAN DIAGRAM PROPOSED  
 SCALE: NTS

LEGEND:  
 R8X  
 RESIDENTIAL DISTRICT  
 CONTEXTUAL DISTRICT  
 QUALITY HOUSING PROGRAM

□ EXISTING BUILDING  
 ▨ PROPOSED BUILDING

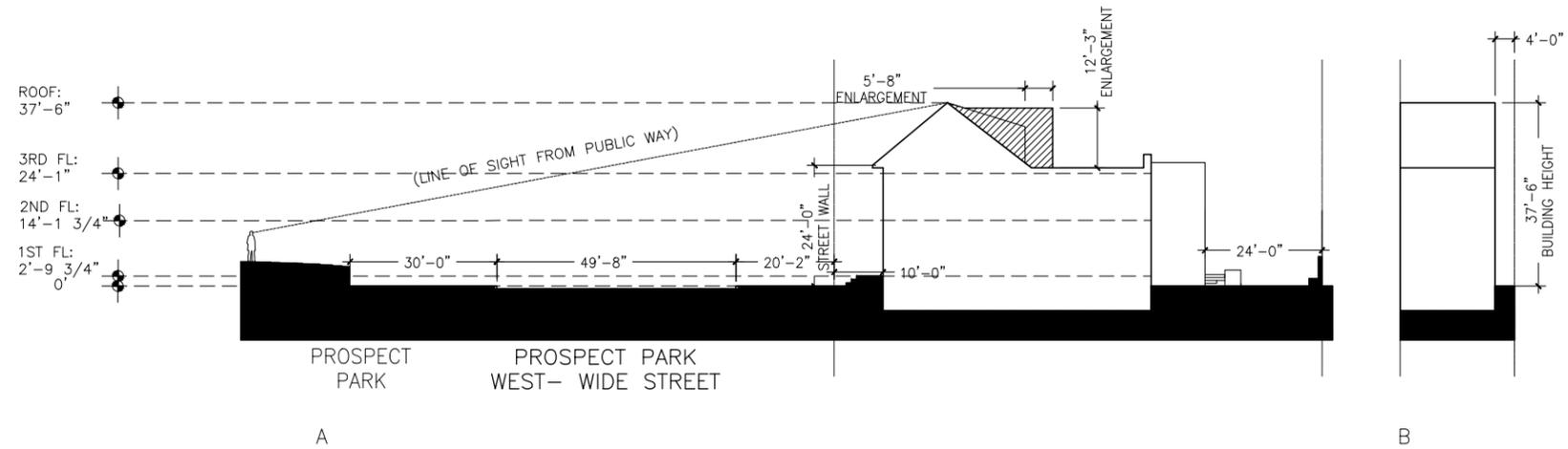


REQUIRED SETBACKS  
 FRONT: 20'-0" ALONG A WIDE STREET  
 (AS PER ZR 23-632)  
 PROPOSED: N/A, EXISTING BASE AND  
 BUILDING HEIGHT TO REMAIN

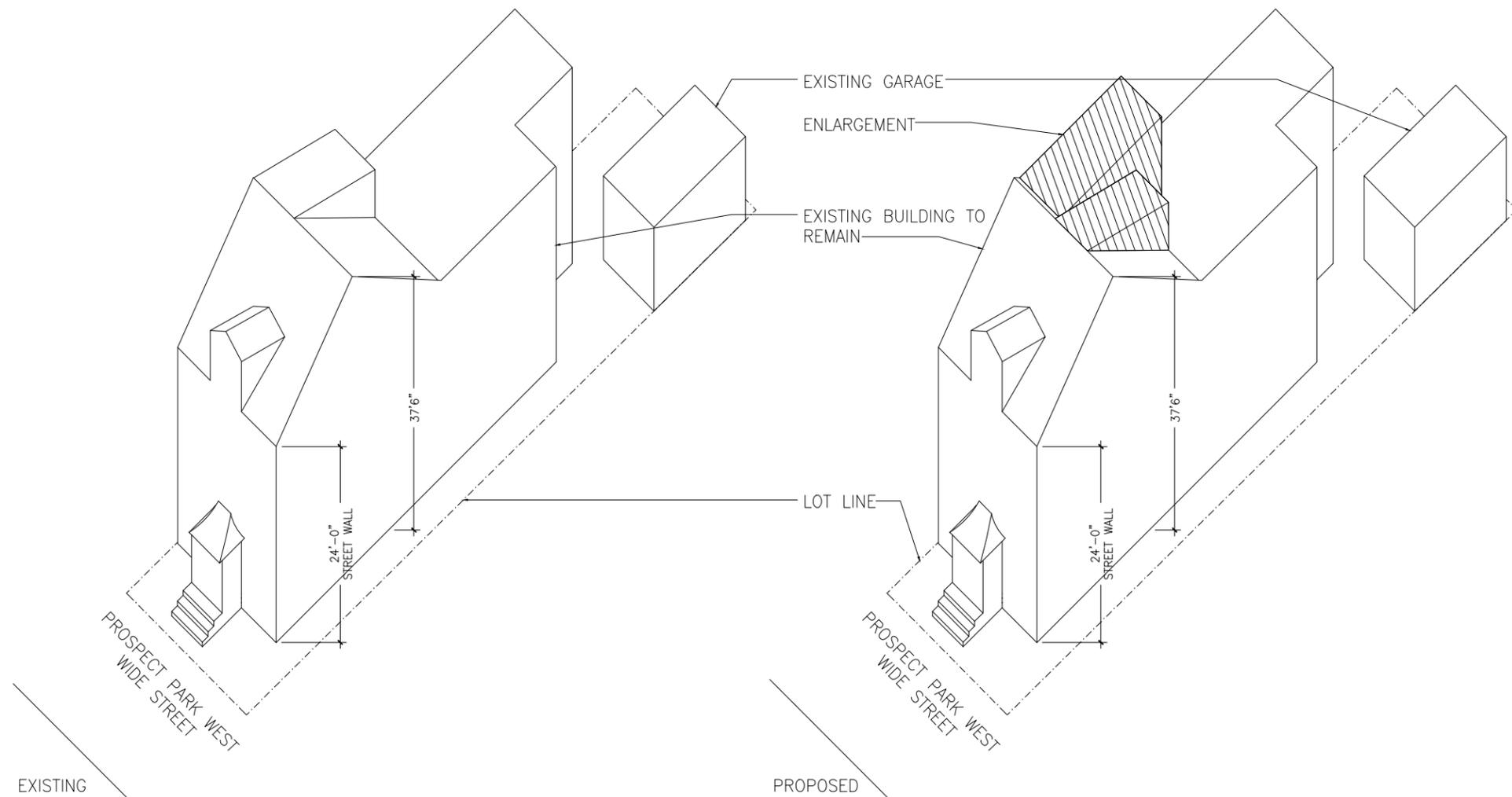
STREETWALL  
 MIN. BASE: 60'-0"  
 MAX. BASE: 85'-0"  
 PROPOSED: 24'-0", NO CHANGE TO  
 EXISTING, NO CHANGE IN DEGREE OF  
 NON-COMPLIANCE

BUILDING HEIGHT  
 MAX. HEIGHT: 150'-0"  
 PROPOSED: 37'-6", COMPLIES

REAR YARD  
 30'-0" MIN. (AS PER ZR 23-47)  
 PROPOSED: 24'-0", NO CHANGE TO  
 EXISTING, NO CHANGE IN DEGREE OF  
 NON-COMPLIANCE



1 SECTION DIAGRAMS  
 SCALE: NTS



2 AXONOMETRIC DIAGRAMS  
 SCALE: NTS



**1** **BLOCK PLAN**  
SCALE: NTS



- LEGEND**
-  AREA OF PROPOSED WORK
  -  SIDEWALK WHERE THE 3RD FLOOR EXTENSION & EQUIPMENT SCREEN IS VISIBLE
  -  SIDEWALK WHERE THE NEW STEEL WINDOW OPENINGS AND ROOF TERRACE ARE VISIBLE



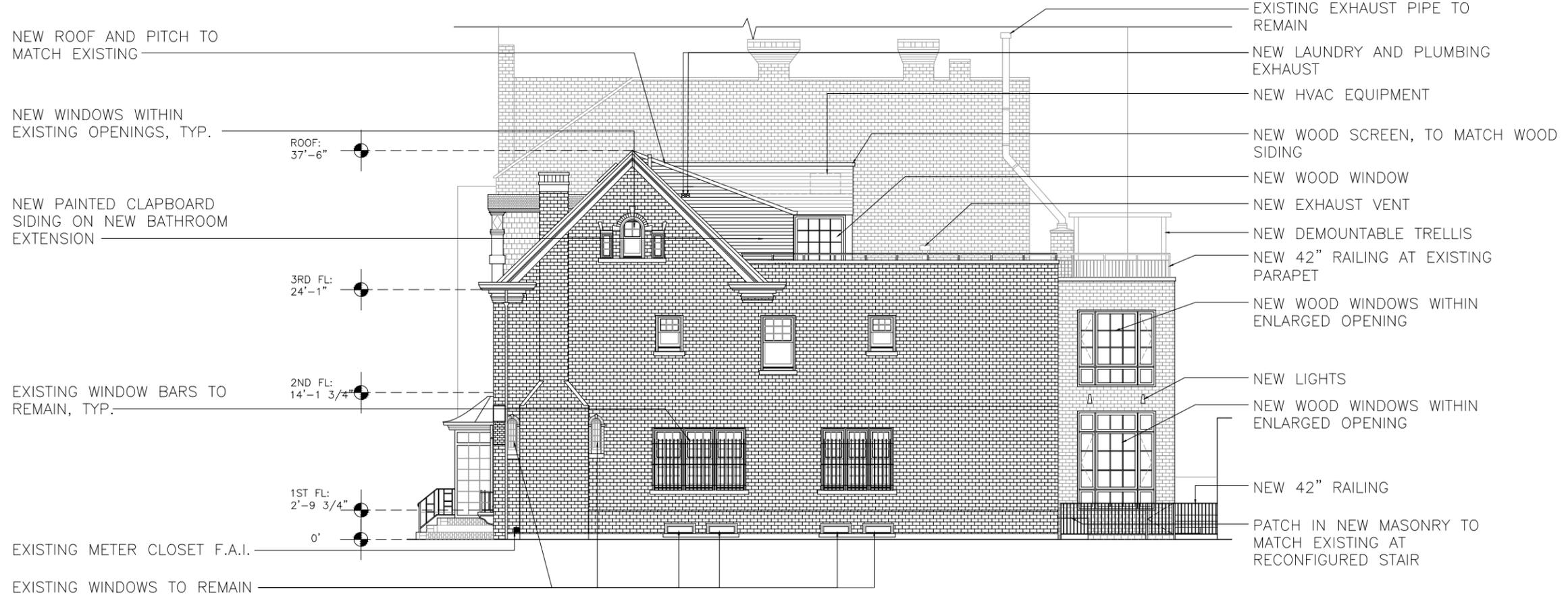
**1** EXISTING STREET FACADE- EAST ELEVATION  
SCALE: NTS



**2** PROPOSED STREET FACADE- EAST ELEVATION  
SCALE: NTS



**1** EXISTING SIDE FACADE- NORTH ELEVATION  
SCALE: NTS

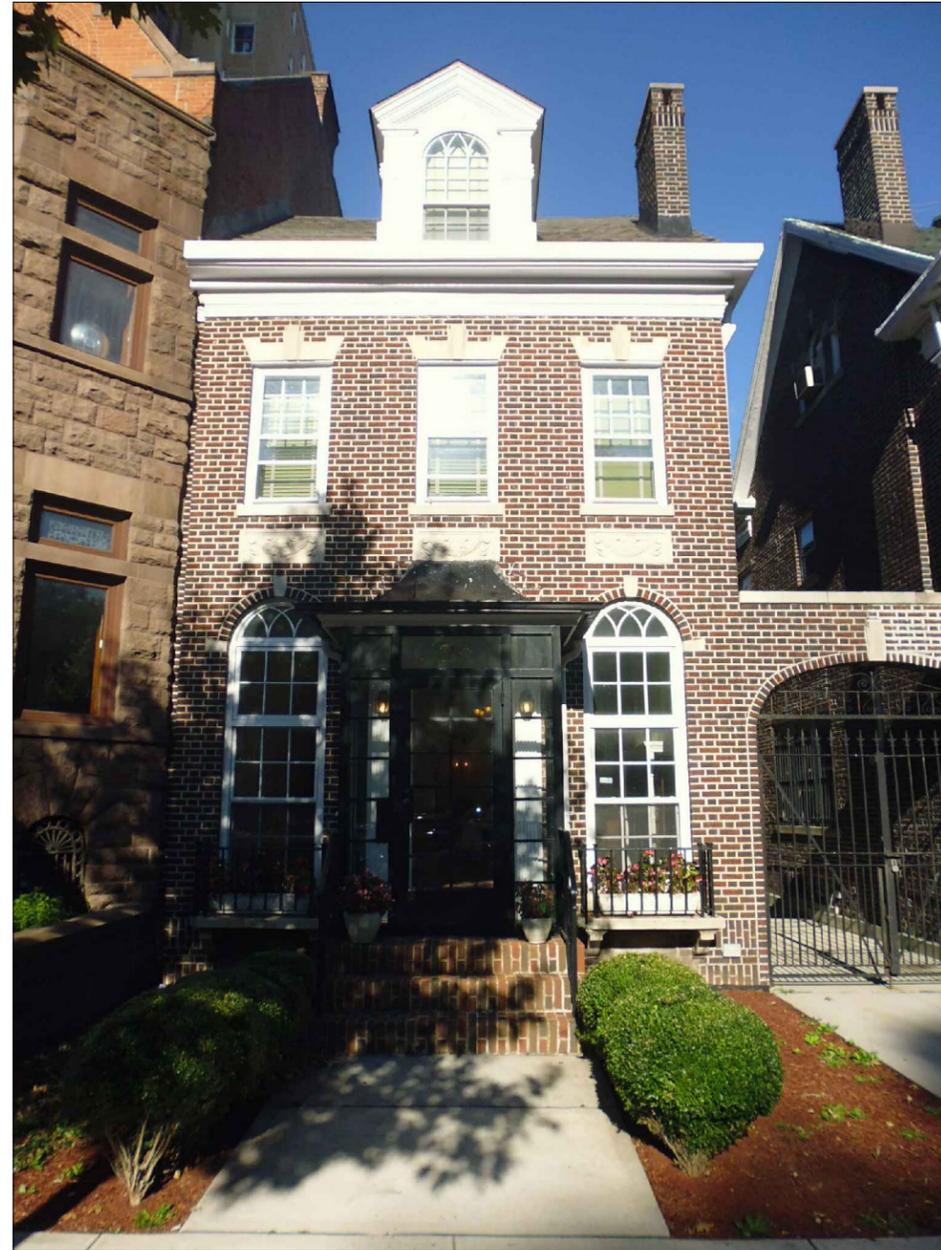


**2** PROPOSED SIDE FACADE- NORTH ELEVATION  
SCALE: NTS





EXISTING FRONT ELEVATION



1

SITE PHOTOS- AT 31 PROSPECT PARK WEST, FRONT FACADE

SCALE: NTS



1

SITE PHOTOS- AT 31 PROSPECT PARK WEST, SIDE FACADE

SCALE: NTS



1

SITE PHOTOS- AT 31 PROSPECT PARK WEST, REAR FACADE

SCALE: NTS



1

SITE PHOTOS- AT 31 PROSPECT PARK WEST, ROOF DECK

SCALE: NTS



MOCK UP OF NEW 3RD FLOOR ENLARGEMENT  
AND EQUIPMENT SCREEN



MOCK UP OF RAILING AND DEMOUNTABLE  
TRELLIS

1

## MOCK UP PHOTOS- THIRD FLOOR ENLARGEMENT AND DEMOUNTABLE TRELLIS

SCALE: NTS



VIEW OF MOCK UP FROM PROSPECT PARK WEST, ONLY NEW RAILING IS VISIBLE



1

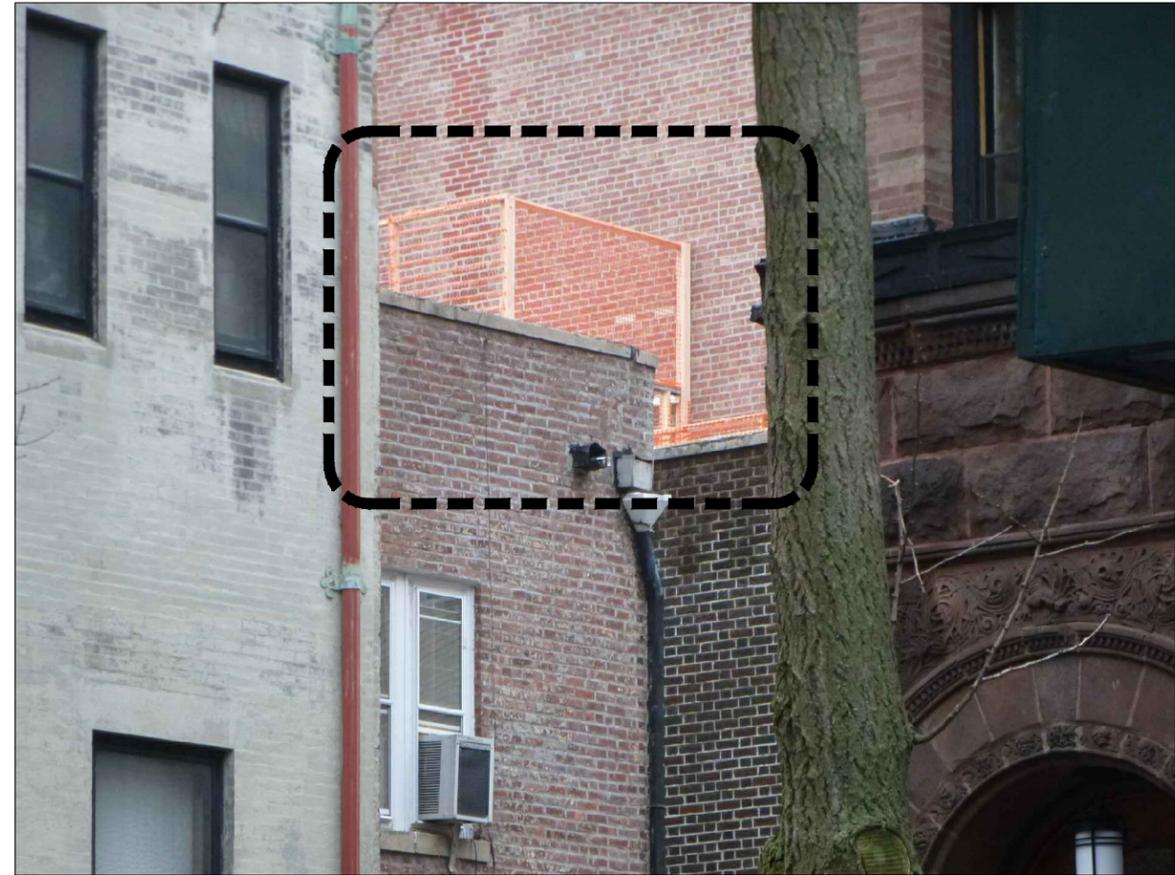
MOCK UP PHOTOS- VIEW FROM PROSPECT PARK WEST

SCALE: NTS



VIEW OF RAILING AND DEMOUNTABLE TRELLIS MOCK UP FROM MONTGOMERY PLACE

1 MOCK UP PHOTOS- VIEW FROM MONTGOMERY PLACE  
SCALE: NTS

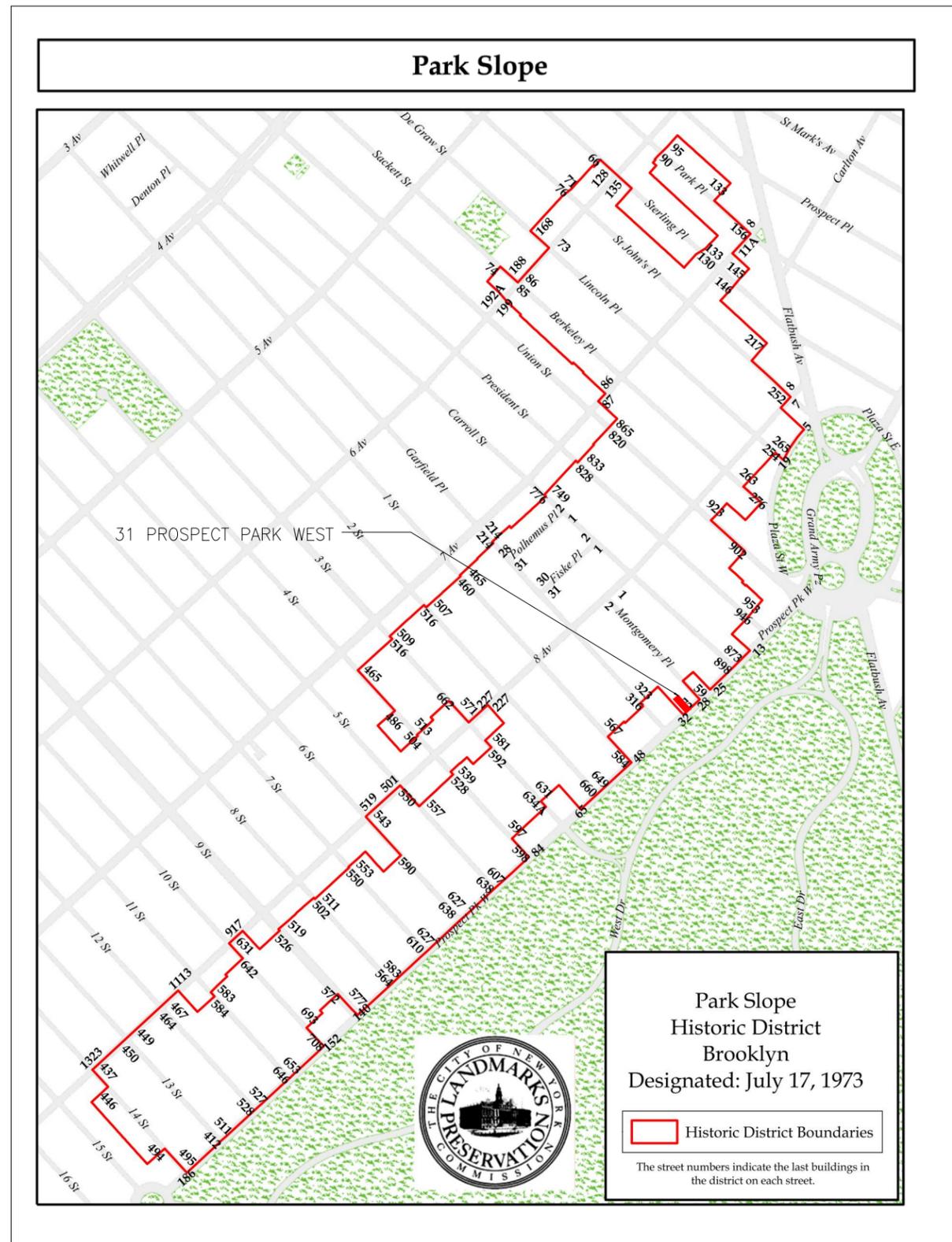


VIEW OF 3RD FLOOR ENLARGEMENT AND EQUIPMENT SCREEN MOCK UP FROM MONTGOMERY PLACE

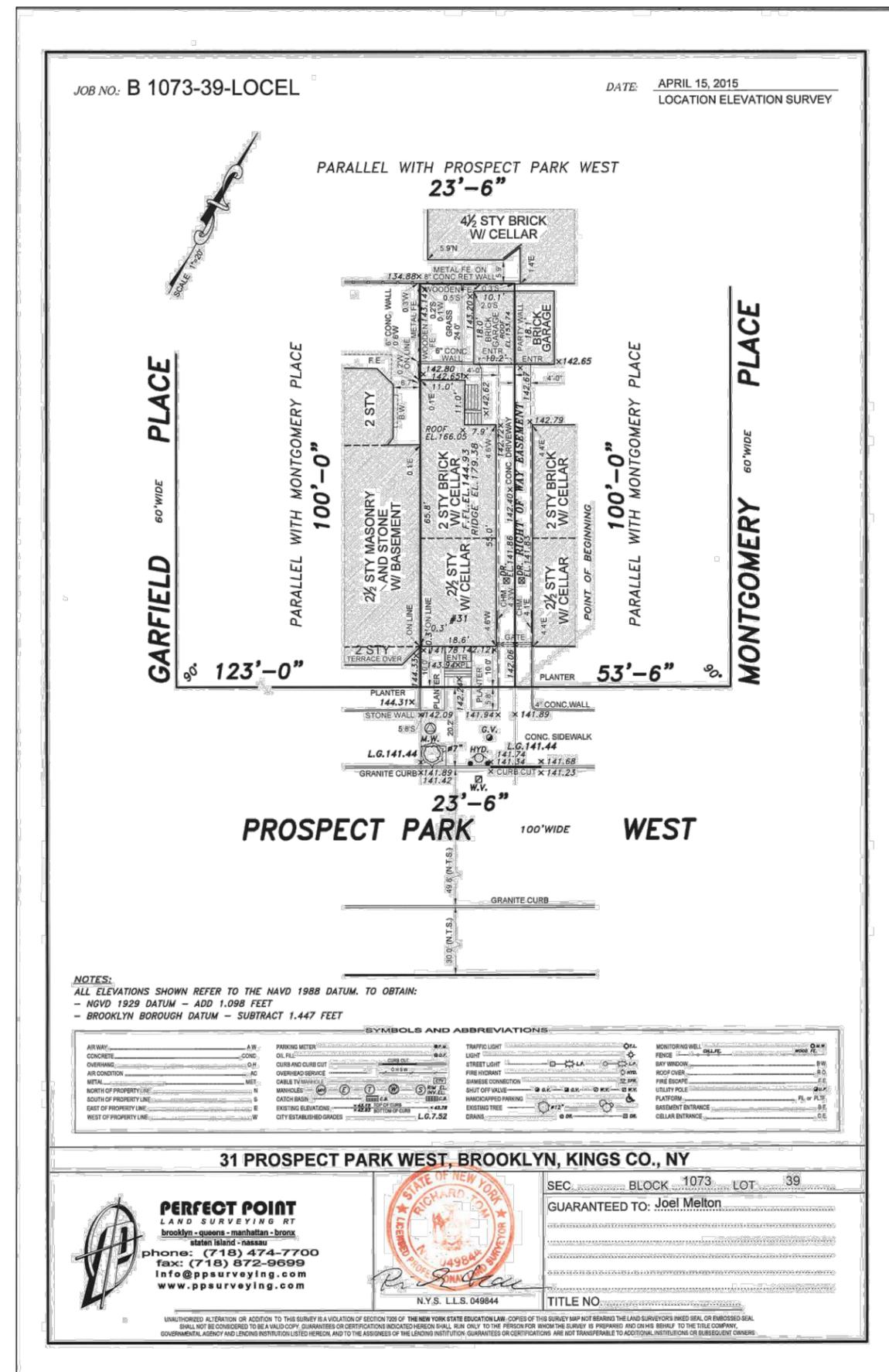
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MOCK UP PHOTOS- VIEW FROM MONTGOMERY PLACE

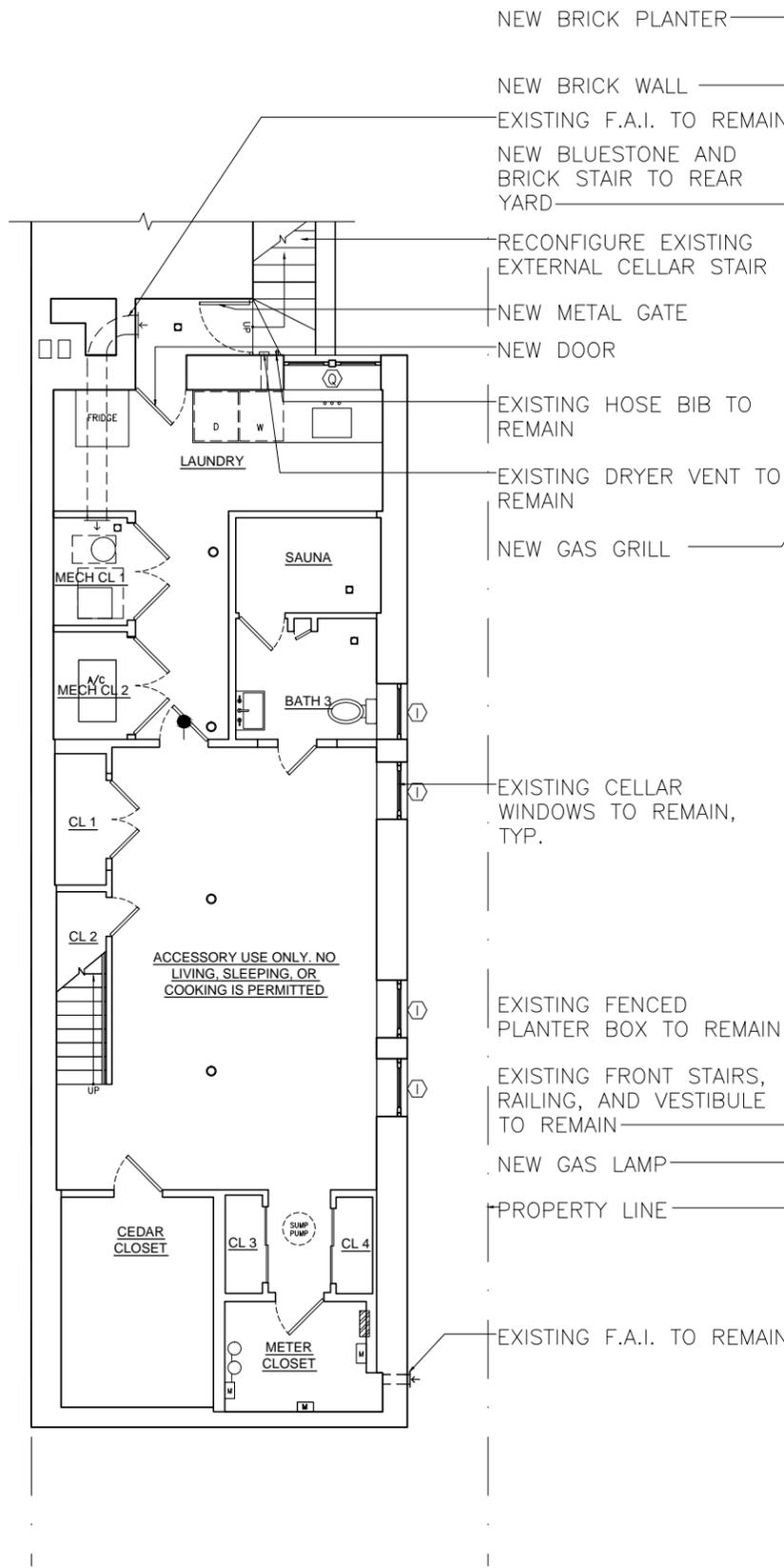
SCALE: NTS



1 HISTORIC DISTRICT MAP  
SCALE: NTS



2 PROPERTY SURVEY  
SCALE: NTS

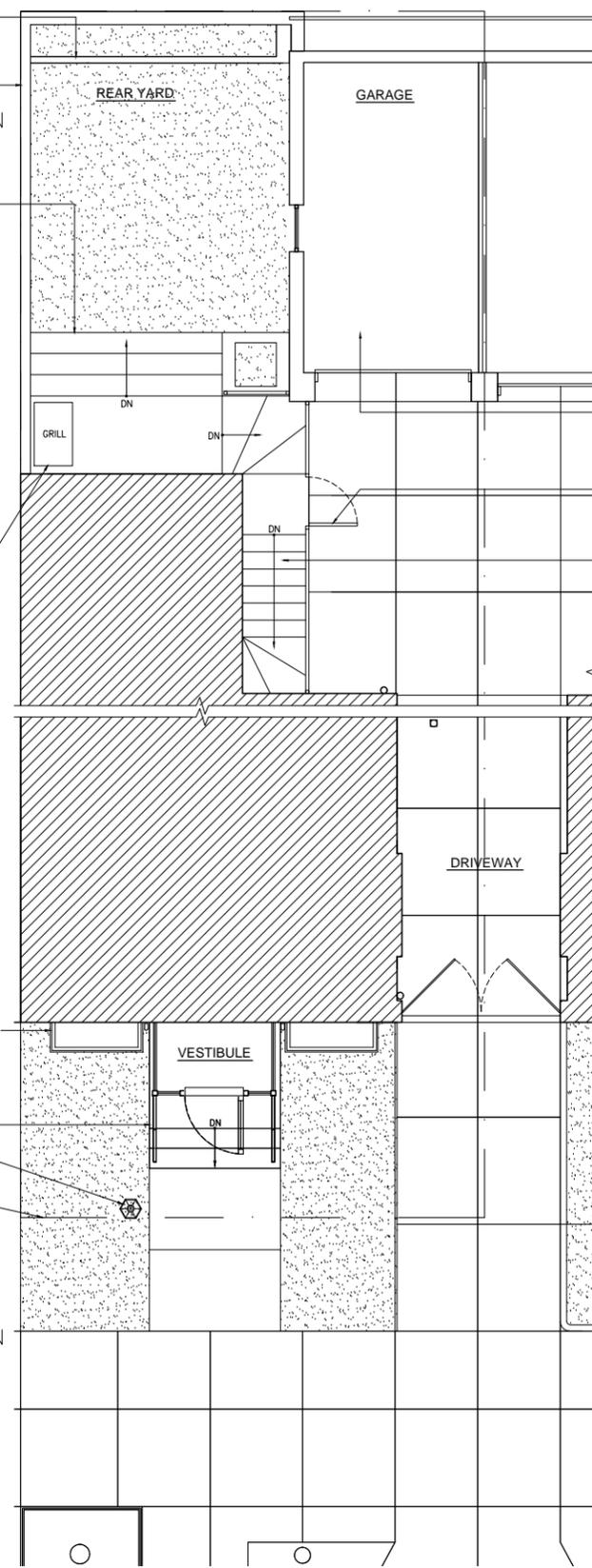


TOTAL SQUARE FOOTAGE: 1018 SF

**1 CELLAR**

SCALE: NTS

- NEW BRICK PLANTER
- NEW BRICK WALL
- EXISTING F.A.I. TO REMAIN
- NEW BLUESTONE AND BRICK STAIR TO REAR YARD
- RECONFIGURE EXISTING EXTERNAL CELLAR STAIR
- NEW METAL GATE
- NEW DOOR
- EXISTING HOSE BIB TO REMAIN
- EXISTING DRYER VENT TO REMAIN
- NEW GAS GRILL
- EXISTING CELLAR WINDOWS TO REMAIN, TYP.
- EXISTING FENCED PLANTER BOX TO REMAIN
- EXISTING FRONT STAIRS, RAILING, AND VESTIBULE TO REMAIN
- NEW GAS LAMP
- PROPERTY LINE
- EXISTING F.A.I. TO REMAIN

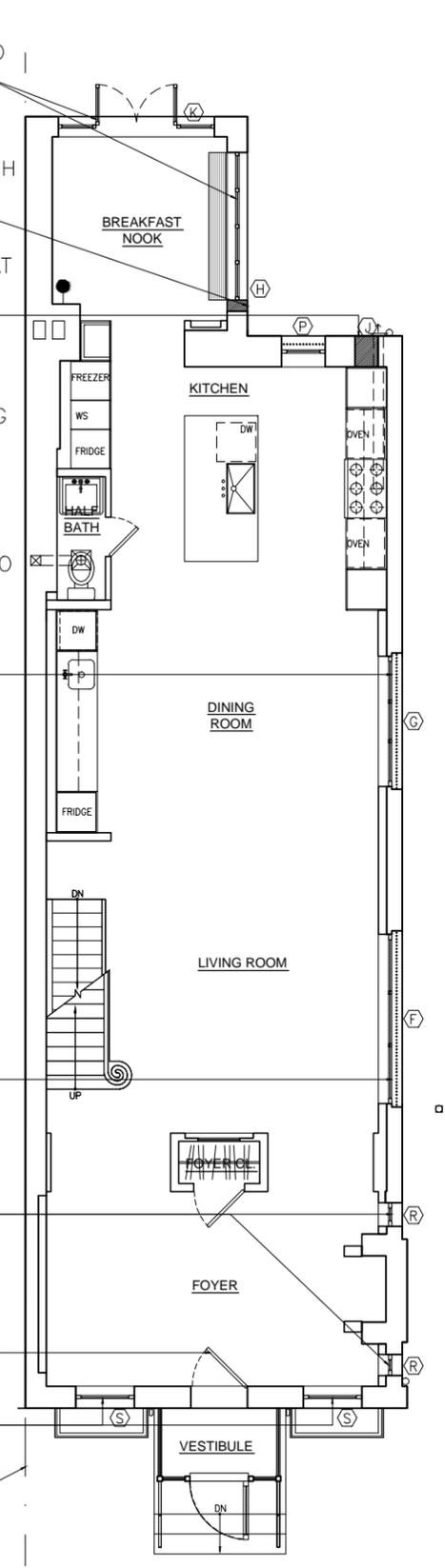


TOTAL SQUARE FOOTAGE:(GARAGE) 180 SF

**2 SITE PLAN AND GARAGE**

SCALE: NTS

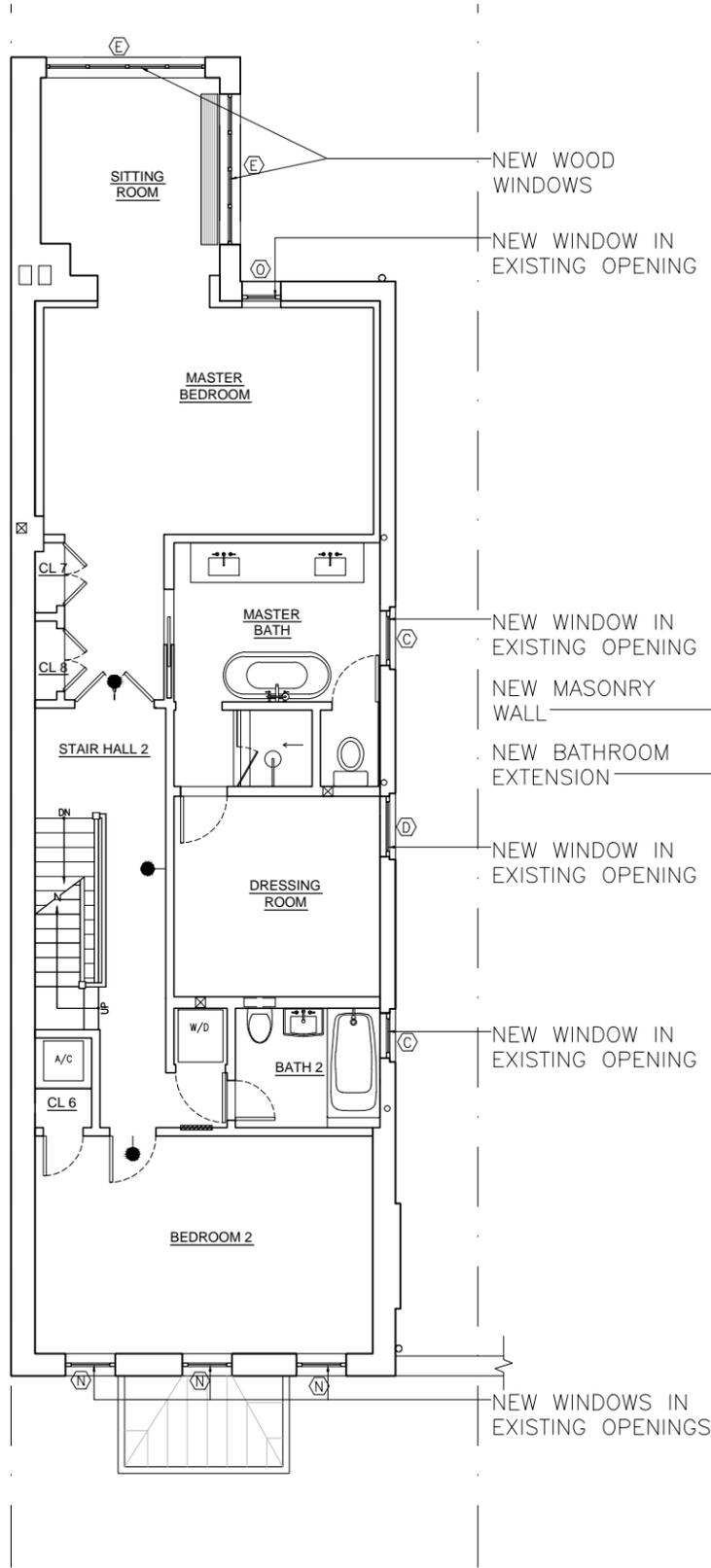
- NEW WOOD WINDOW AND DOOR SYSTEM
- INFILL EXTERIOR WALL AND FLOOR WITH CONSTRUCTION TO MATCH ADJACENT AT LOCATION OF RELOCATED STAIR
- INFILL EXTERIOR WALL AT LOCATION OF REMOVED WINDOW
- NO CHANGE TO EXISTING GARAGE
- NEW METAL GATE AND FENCE
- NEW CONCRETE STAIR TO CELLAR
- NEW WINDOW IN EXISTING OPENING
- NEW WINDOW IN EXISTING OPENING
- EXISTING WINDOWS TO REMAIN
- NEW DOOR
- NEW WINDOWS IN EXISTING OPENINGS
- PROPERTY LINE



TOTAL SQUARE FOOTAGE: 1139 SF

**3 FIRST FLOOR**

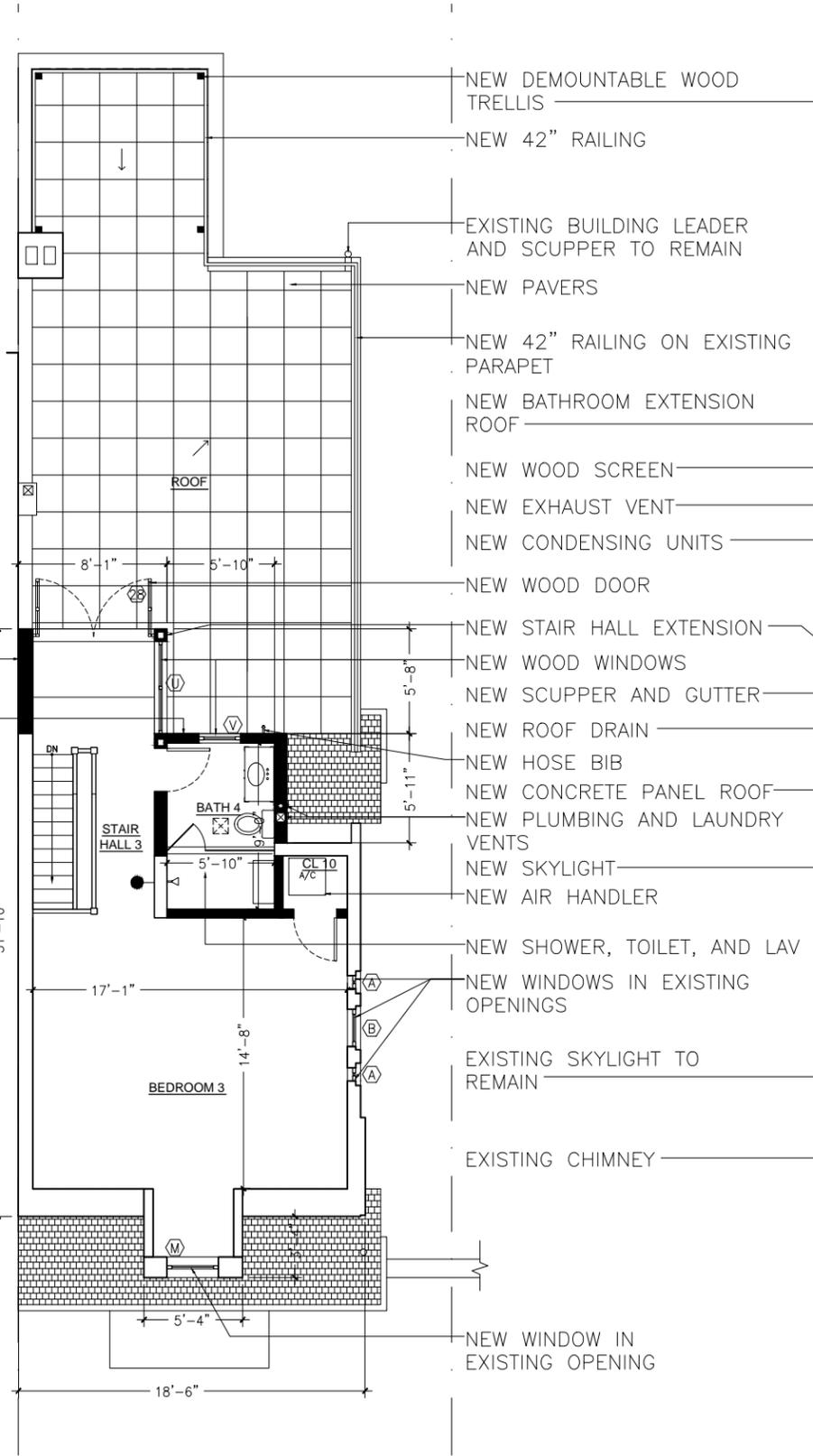
SCALE: NTS



TOTAL SQUARE FOOTAGE: 1139 SF

**SECOND FLOOR**

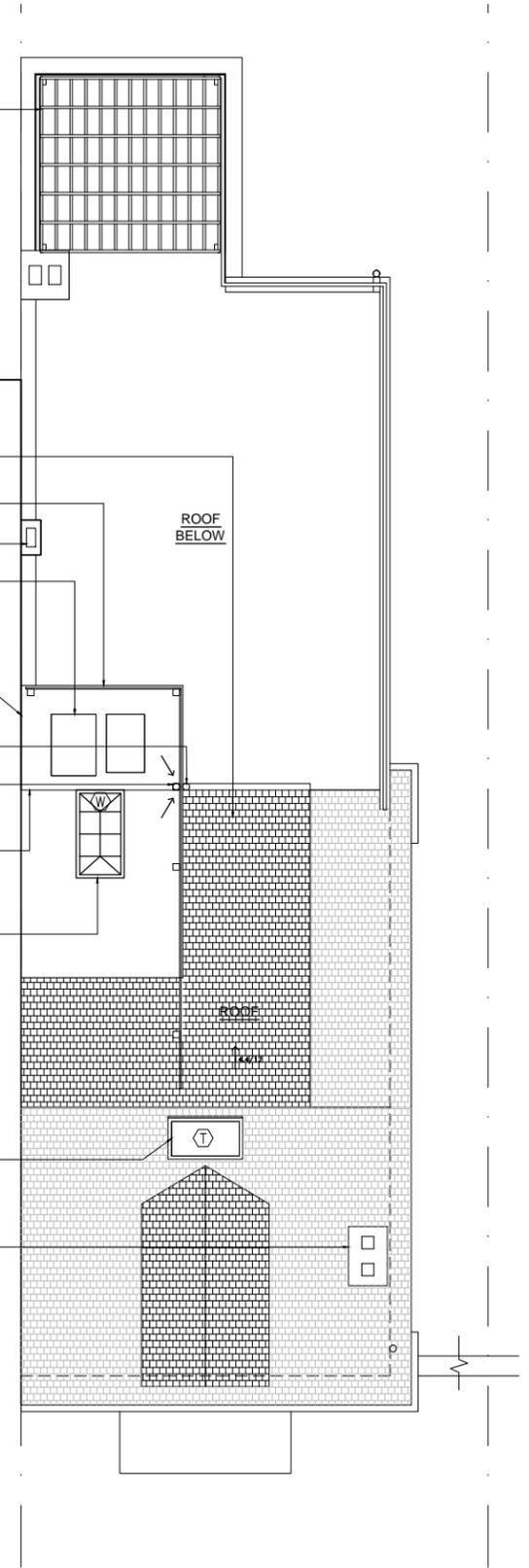
SCALE: NTS



TOTAL SQUARE FOOTAGE: 521 SF

**THIRD FLOOR**

SCALE: NTS



TOTAL SQUARE FOOTAGE: N/A

**ROOF**

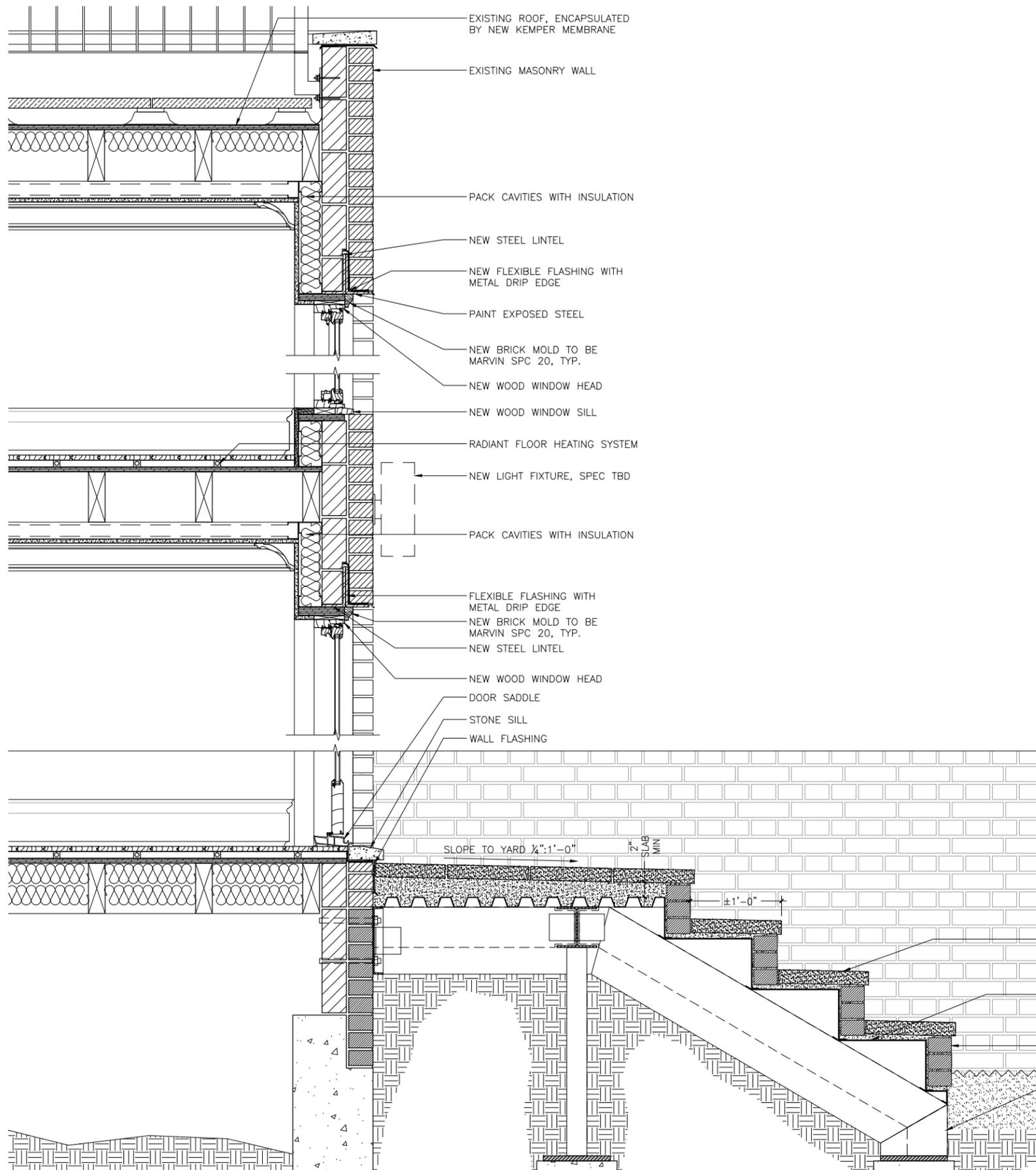
SCALE: NTS



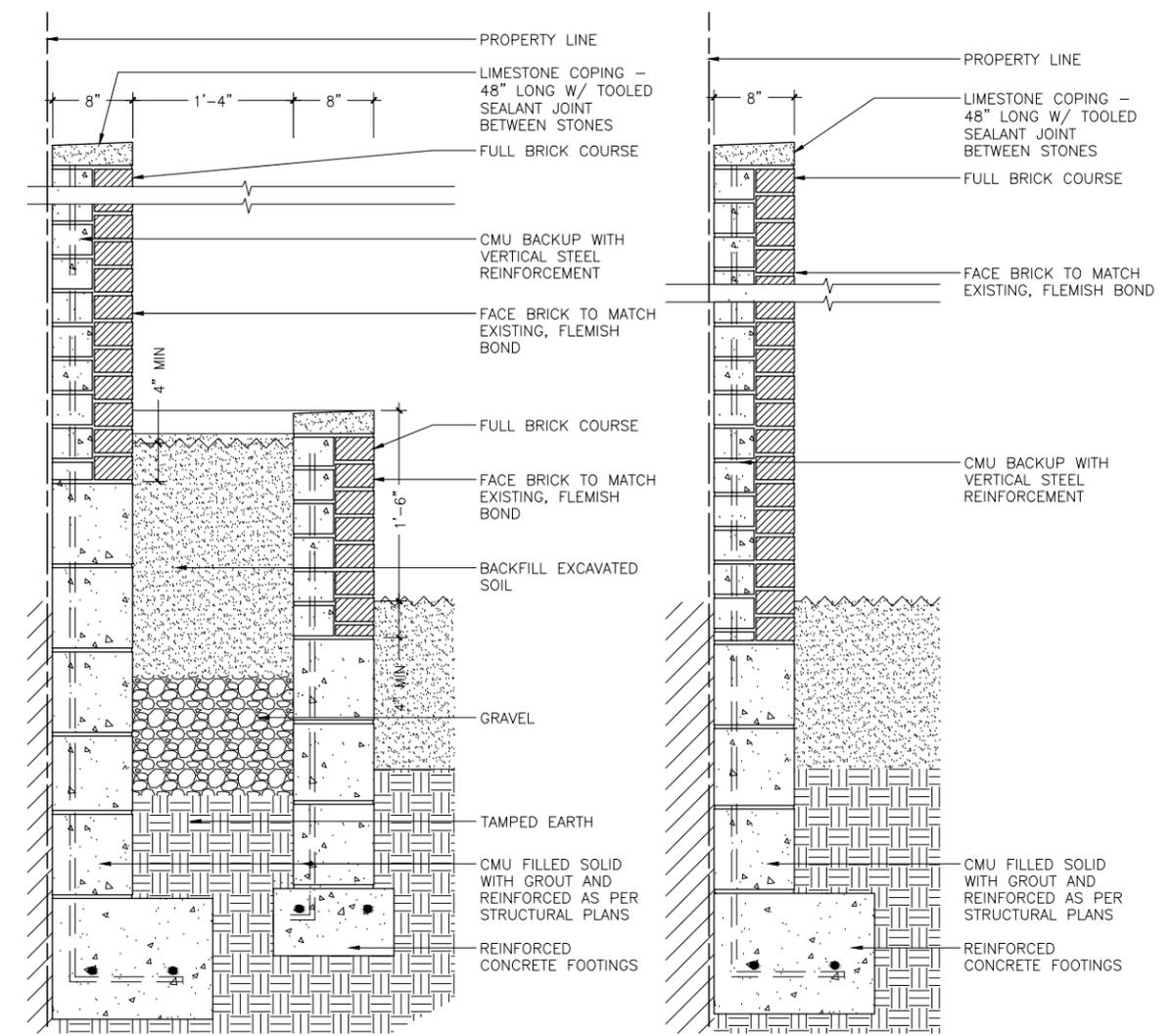
1

2

3



**1** REAR EXTENSION WALL SECTION  
SCALE: NTS



BRICK WALL AND PLANTER      BRICK WALL

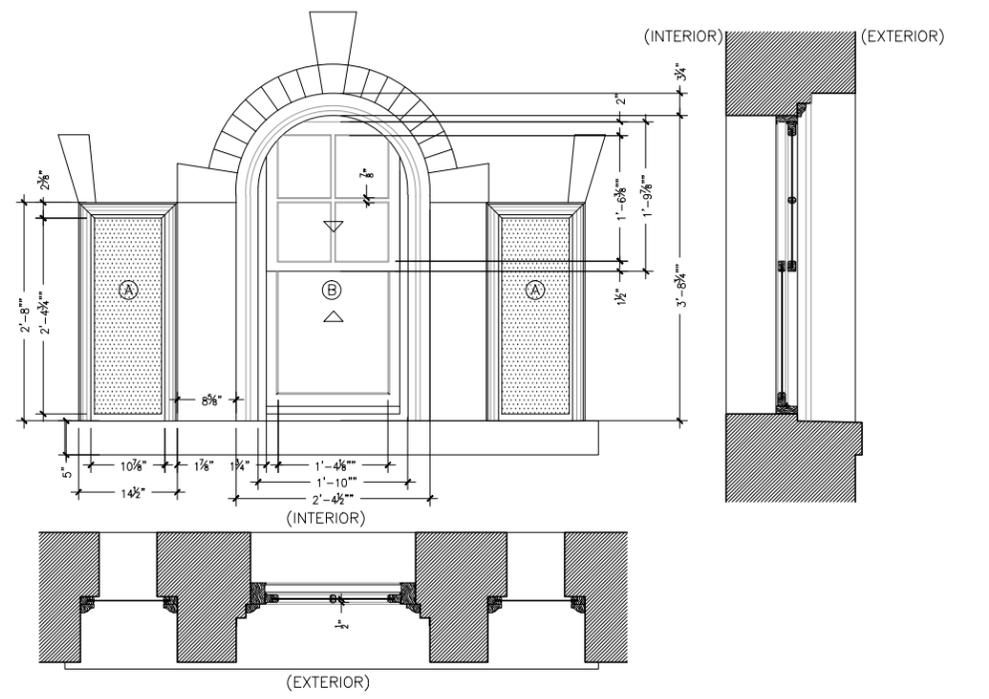
**2** REAR YARD BRICK WALL AND PLANTER DETAILS  
SCALE: NTS



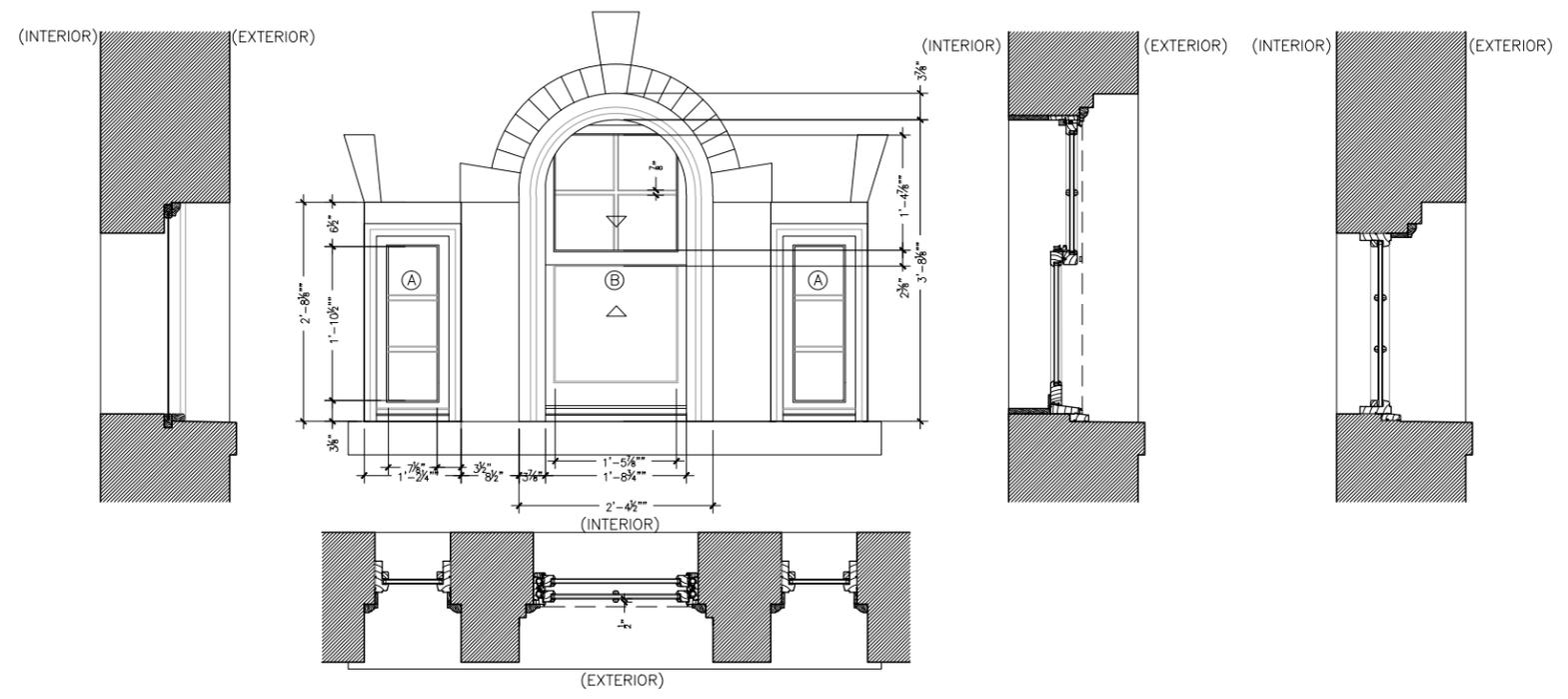
NOTE: ALL STEEL, WELDS, AND GRINDS SHALL BE SEALED PRIOR TO CONCRETE BEING POURED.



- WINDOW REPLACEMENT TYPE A TO BE MARVIN WOOD POLYGON DIRECT GLAZE
- WINDOW REPLACEMENT TYPE B TO BE MARVIN WOOD ULTIMATE DOUBLE HUNG
- BRICK MOLD TO BE MARVIN SPC 20, TYP.
- DIVIDED LIGHTS TO BE MARVIN WOOD  $\frac{7}{8}$ " (22) SDL



EXISTING



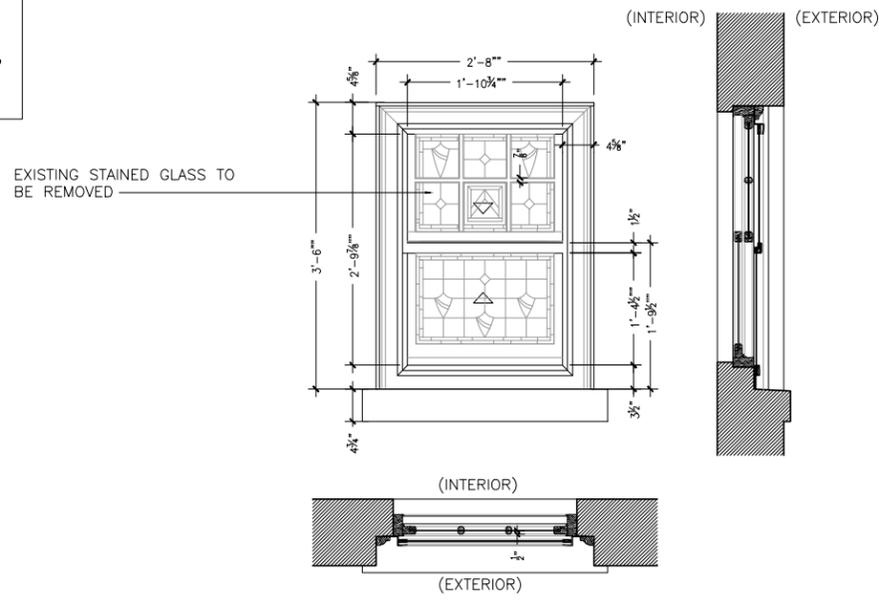
PROPOSED

1

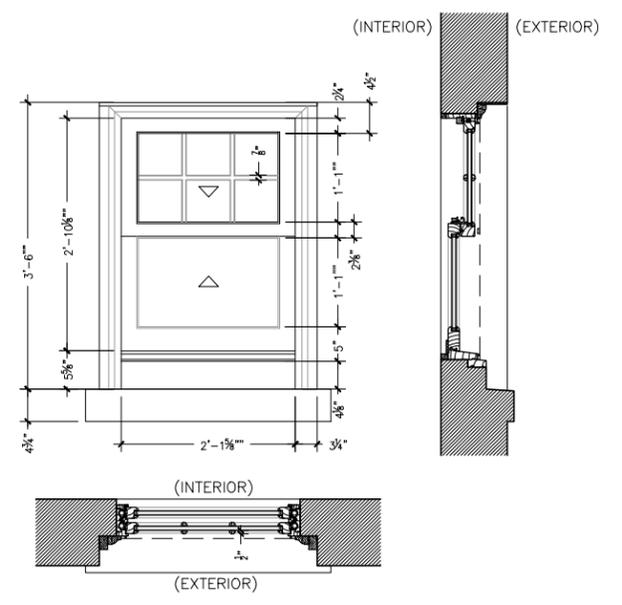
WINDOW TYPE A AND B- SIDE FACADE- FLOOR 03

SCALE: NTS

-WINDOW REPLACEMENT TO BE MARVIN WOOD ULTIMATE DOUBLE HUNG  
 -BRICK MOLD TO BE MARVIN SPC 20  
 -DIVIDED LIGHTS TO BE MARVIN WOOD  $\frac{7}{8}$ " (22) SDL



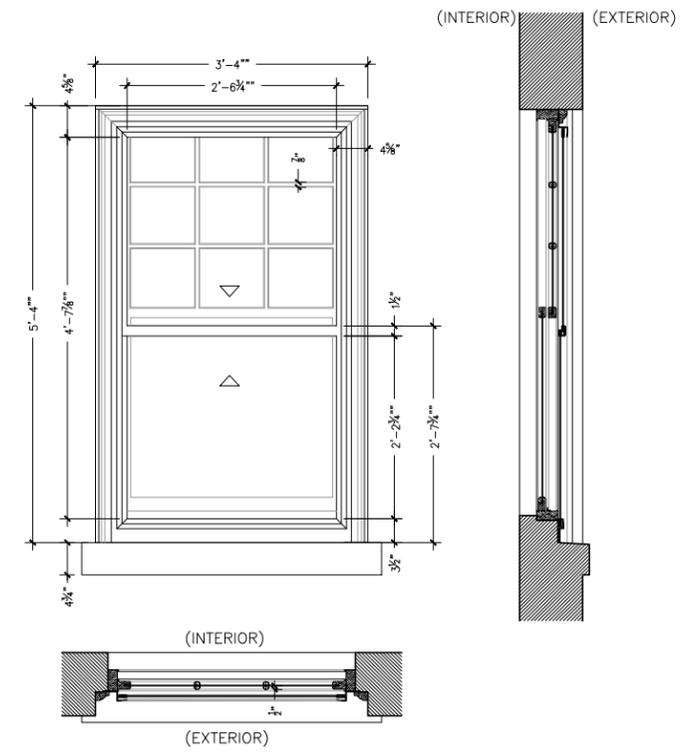
EXISTING



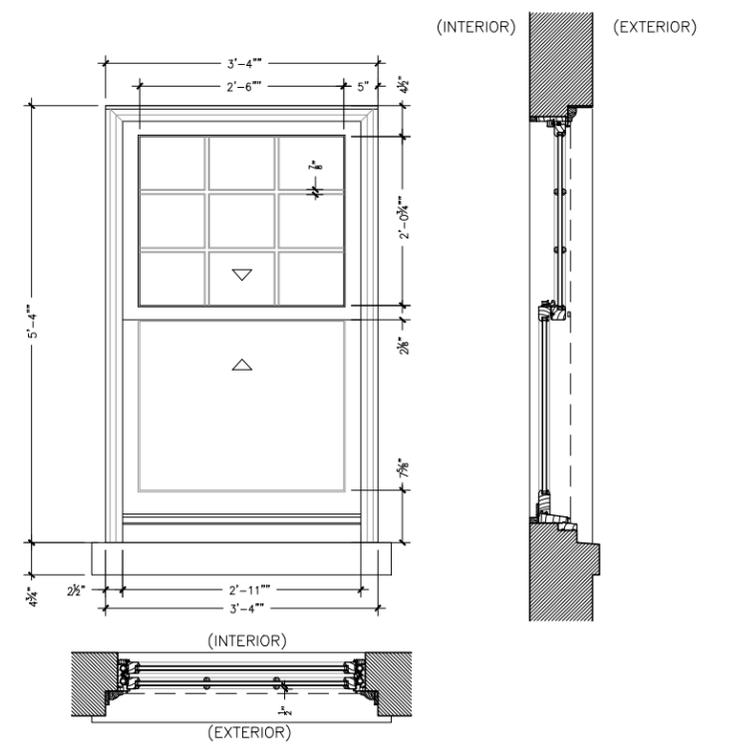
PROPOSED

**1 WINDOW TYPE C-SIDE FACADE- FLOOR 02**  
 SCALE: NTS

-WINDOW REPLACEMENT TO BE MARVIN WOOD ULTIMATE DOUBLE HUNG  
 -BRICK MOLD TO BE MARVIN SPC 20  
 -DIVIDED LIGHTS TO BE MARVIN WOOD  $\frac{7}{8}$ " (22) SDL



EXISTING



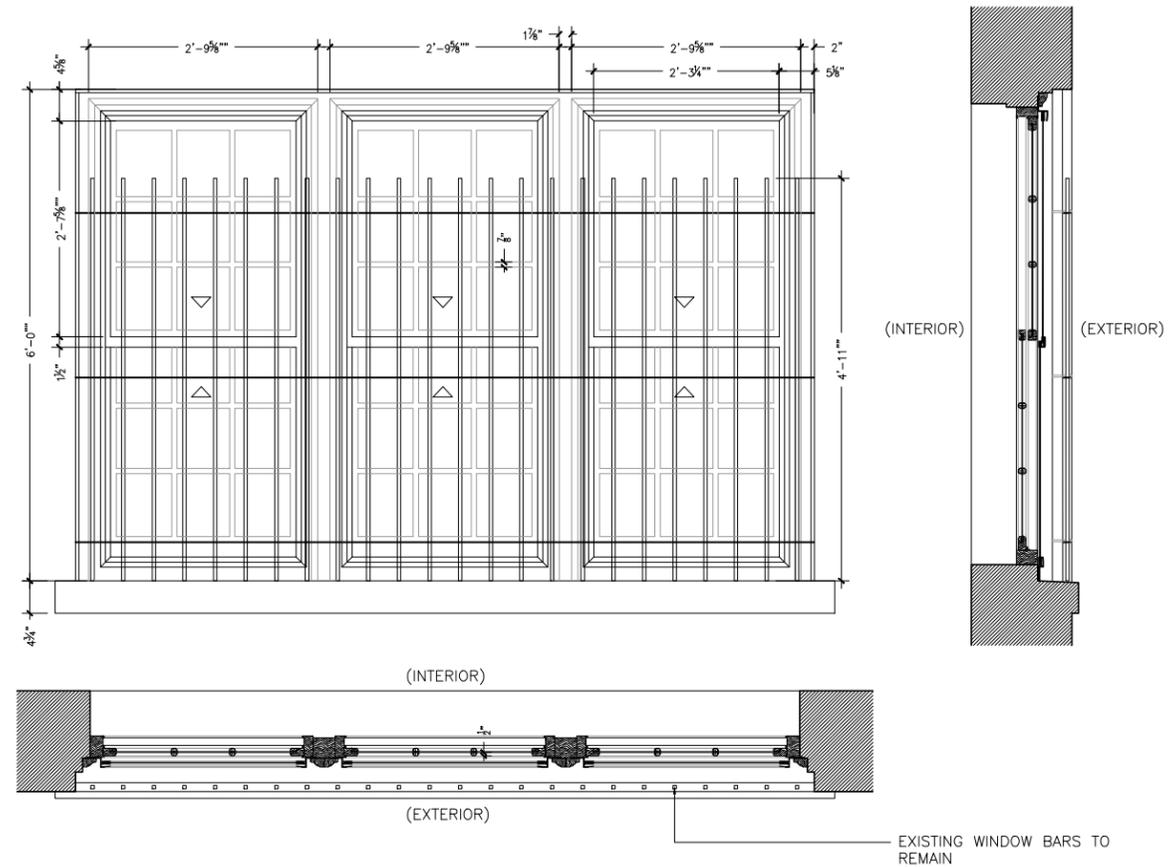
PROPOSED

**2 WINDOW TYPE D- SIDE FACADE- FLOOR 02**  
 SCALE: NTS

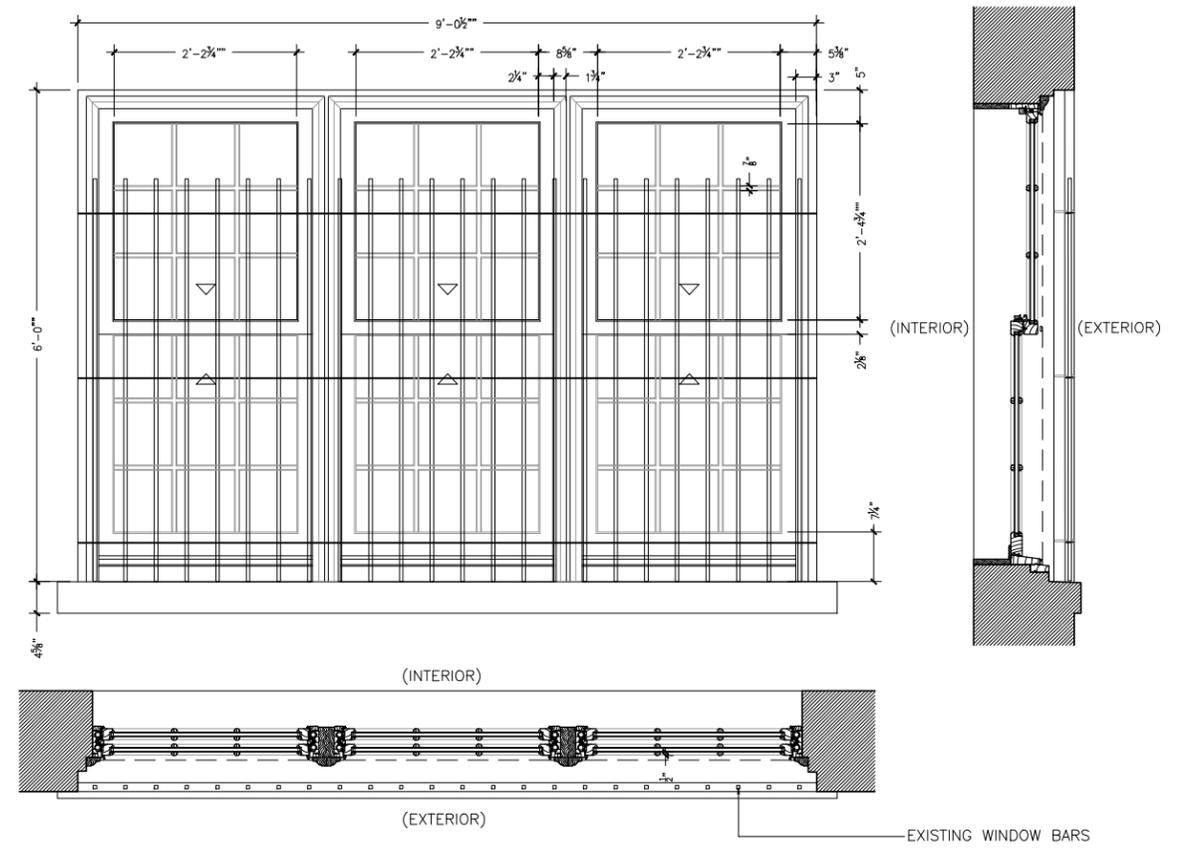
-WINDOW REPLACEMENT TO BE MARVIN WOOD  
ULTIMATE DOUBLE HUNG

-BRICK MOLD TO BE MARVIN SPC 20

-DIVIDED LIGHTS TO BE MARVIN WOOD  $\frac{7}{8}$ "  
(22) SDL



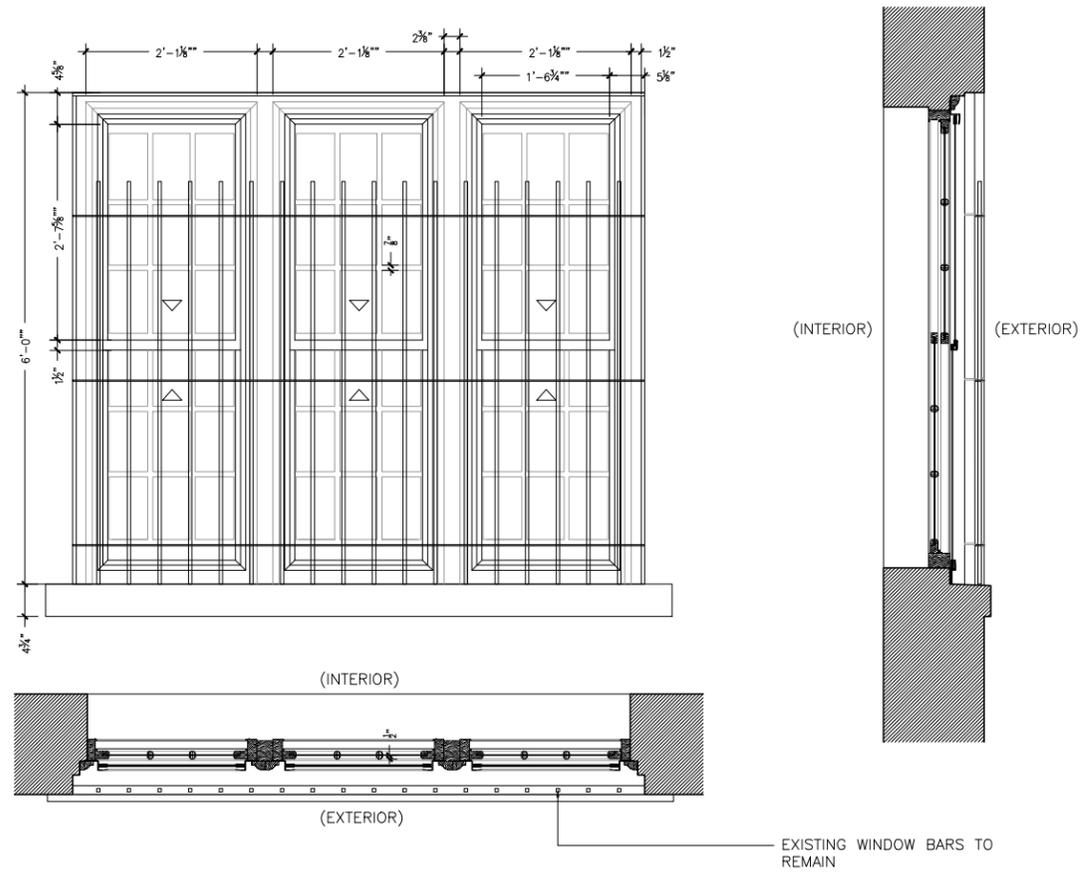
EXISTING



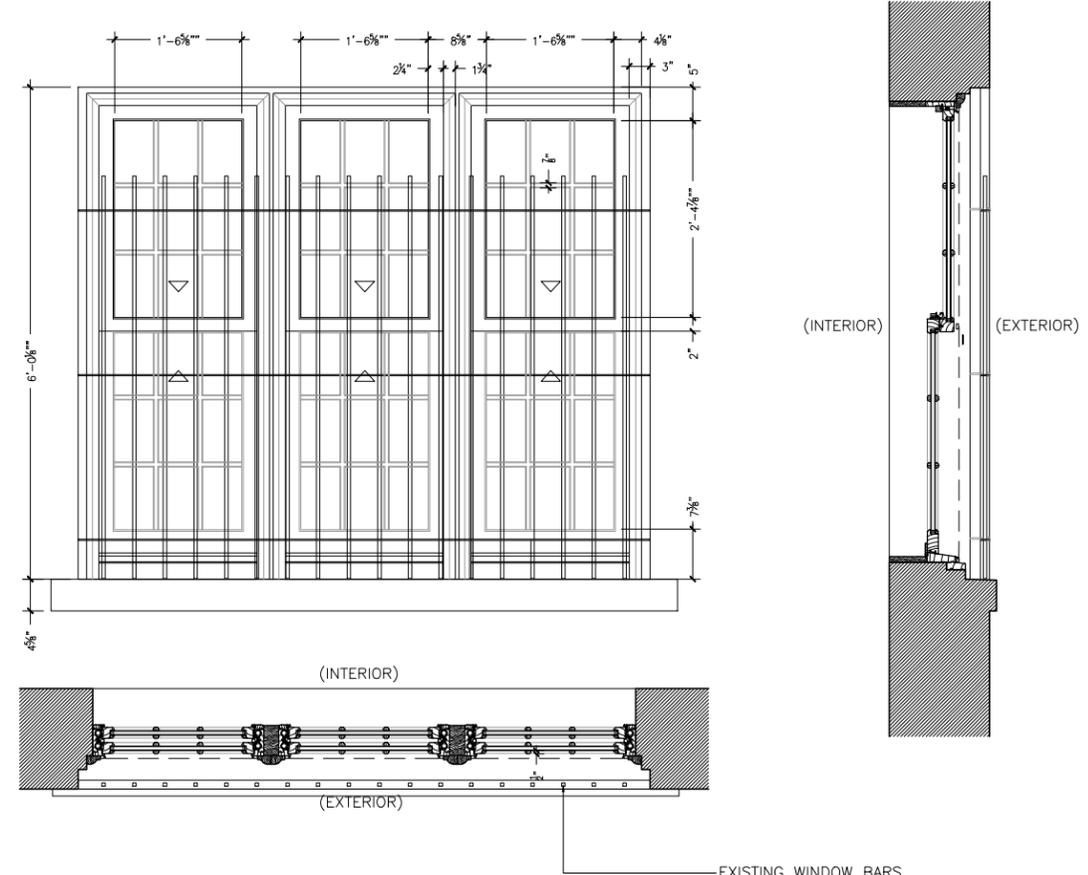
PROPOSED

**1** WINDOW TYPE F- SIDE FACADE- FLOOR 01  
SCALE: NTS

- WINDOW REPLACEMENT TO BE MARVIN WOOD ULTIMATE DOUBLE HUNG
- BRICK MOLD TO BE MARVIN SPC 20
- DIVIDED LIGHTS TO BE MARVIN WOOD 7/8" (22) SDL



EXISTING



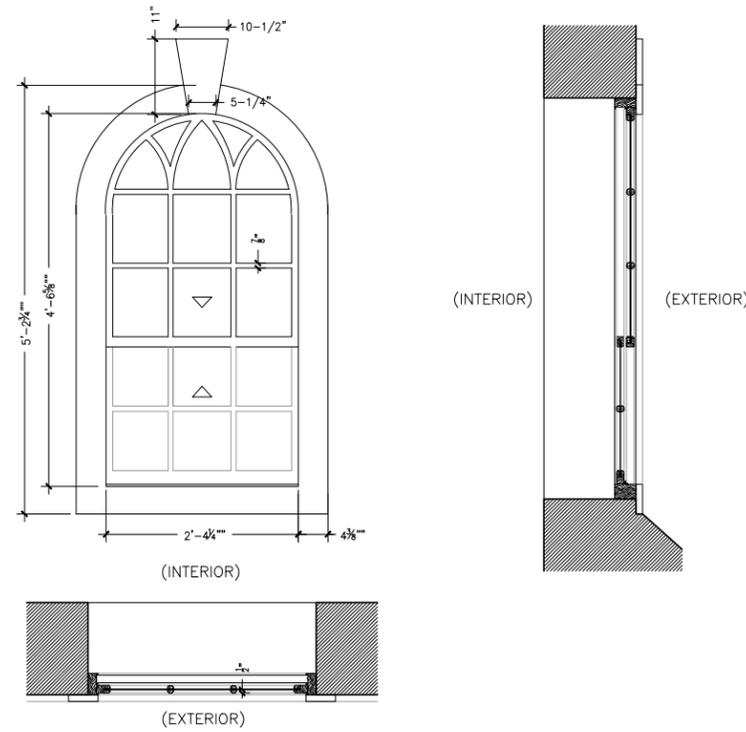
PROPOSED

1 WINDOW TYPE G- SIDE FACADE- FLOOR 01  
SCALE: NTS

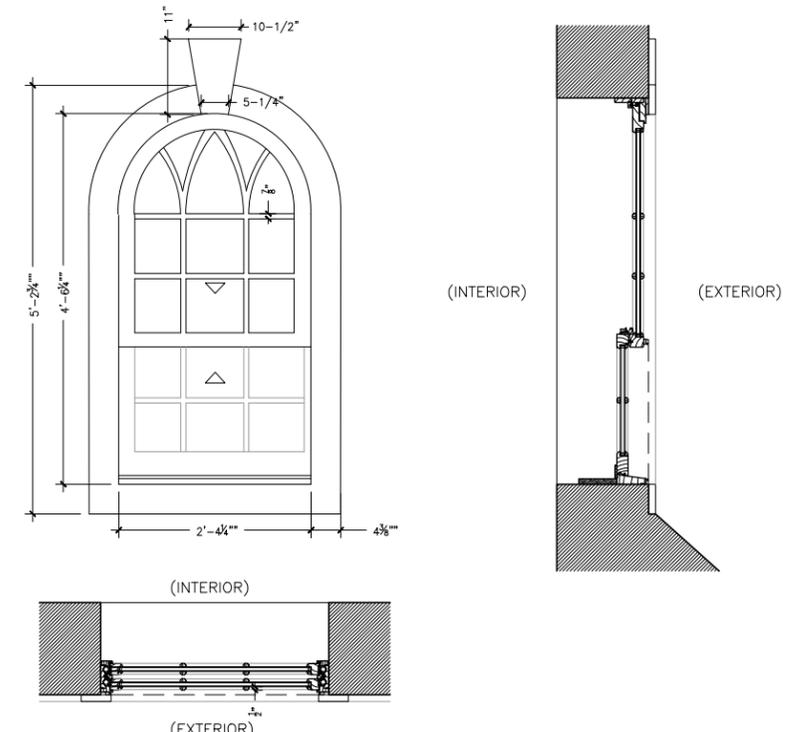
-WINDOW REPLACEMENT TO BE MARVIN WOOD  
ULTIMATE DOUBLE HUNG

-DIVIDED LIGHTS TO BE MARVIN WOOD 7/8" (22)

-BRICK MOLD TO BE FLAT STOCK TO MATCH EXISTING



EXISTING



PROPOSED

1

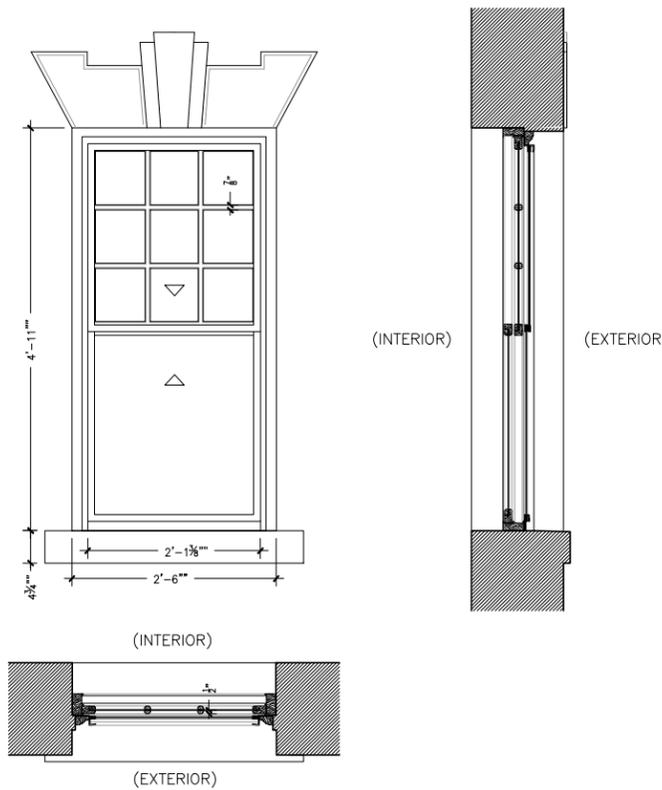
WINDOW TYPE M- FRONT FACADE- FLOOR 03

SCALE: NTS

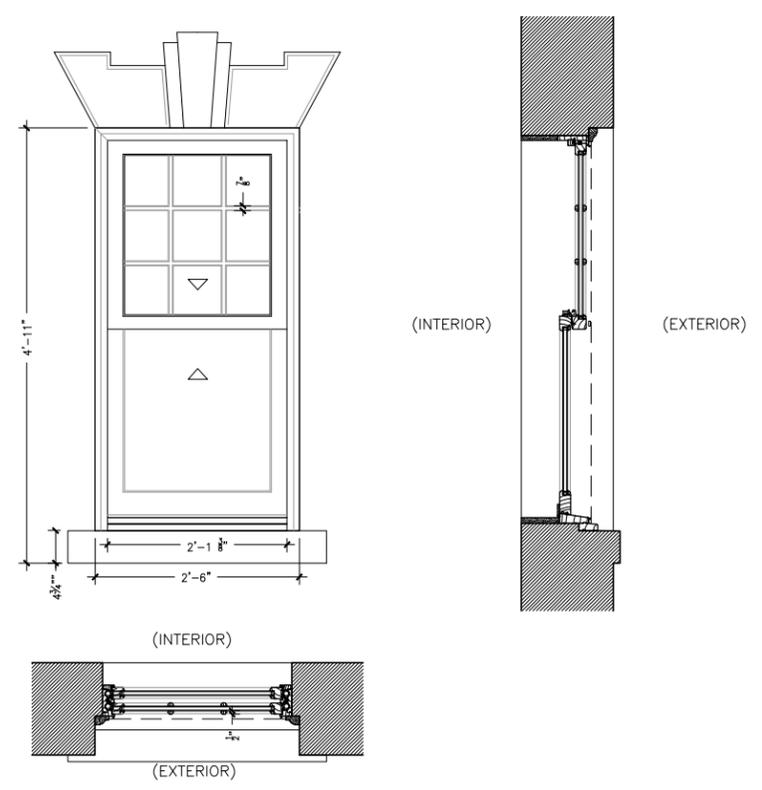
-WINDOW REPLACEMENT TO BE MARVIN WOOD  
ULTIMATE DOUBLE HUNG

-BRICK MOLD TO BE MARVIN SPC 20

-DIVIDED LIGHTS TO BE MARVIN WOOD 7/8" (22)  
SDL



EXISTING



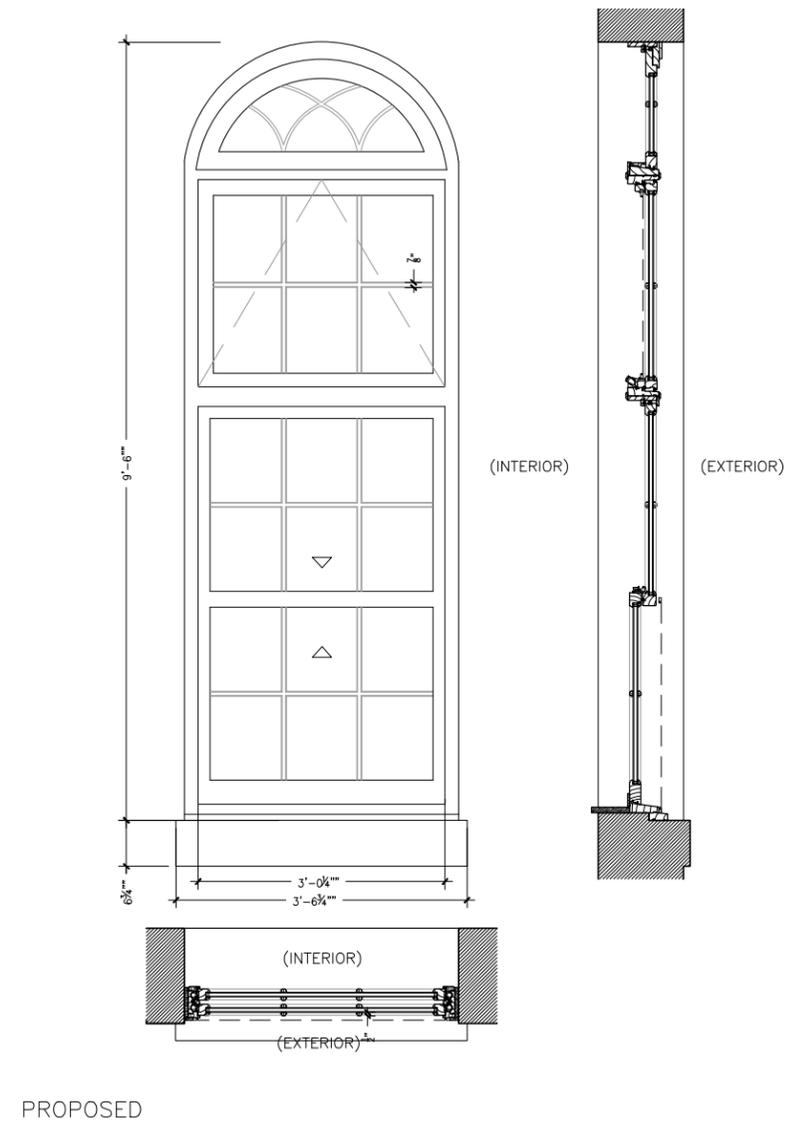
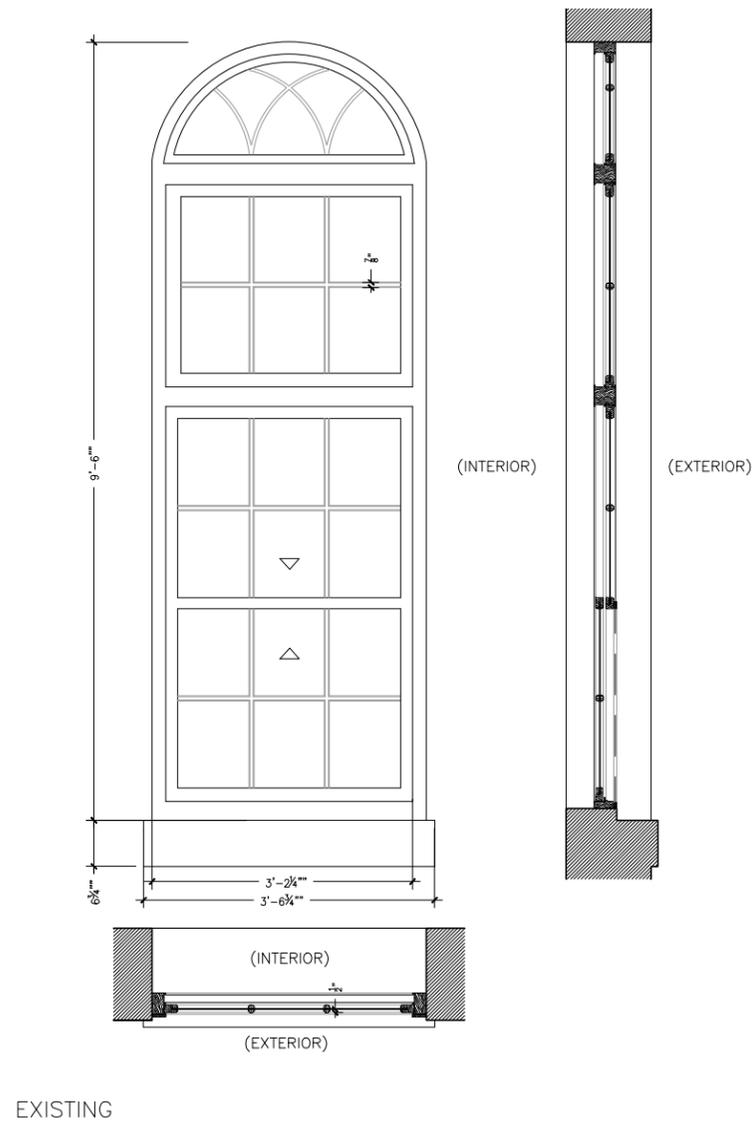
PROPOSED

2

WINDOW TYPE N- FRONT FACADE- FLOOR 02

SCALE: NTS

- WINDOW REPLACEMENTS TO BE MARVIN WOOD ULTIMATE TRANSOM WINDOW, AWNING WINDOW, AND WOOD DOUBLE HUNG
- DIVIDED LIGHTS TO BE MARVIN WOOD 7/8" (22) SDL
- BRICK MOLD TO BE FLAT STOCK TO MATCH EXISTING

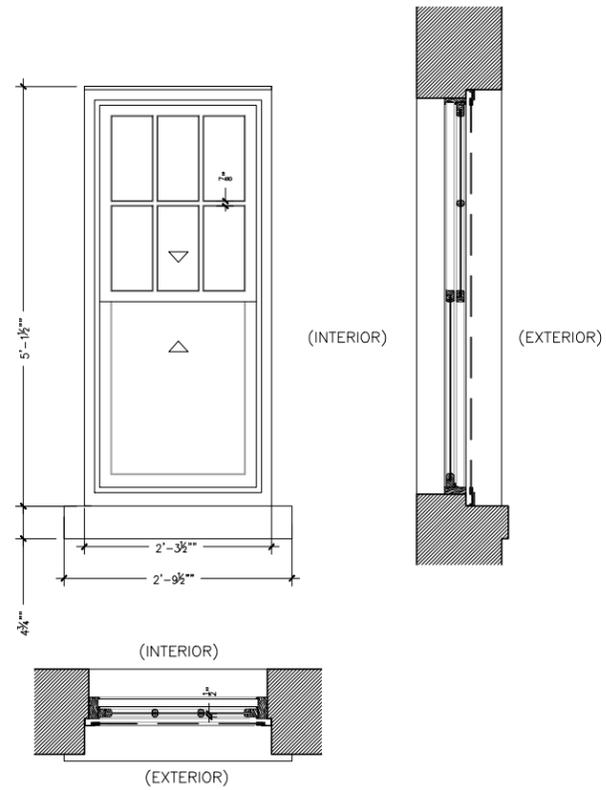


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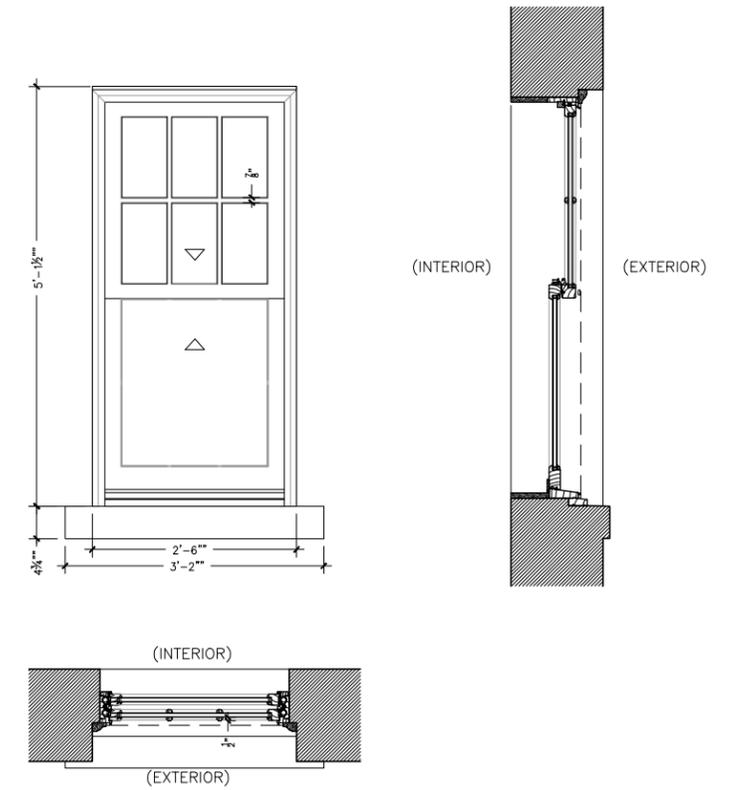
WINDOW TYPE S- FRONT FACADE- FLOOR 01

SCALE: NTS

- WINDOW REPLACEMENTS TO BE MARVIN WOOD ULTIMATE DOUBLE HUNG
- BRICK MOLD TO BE MARVIN SPC 20
- DIVIDED LIGHTS TO BE MARVIN WOOD  $\frac{7}{8}$ " (22) SDL



EXISTING

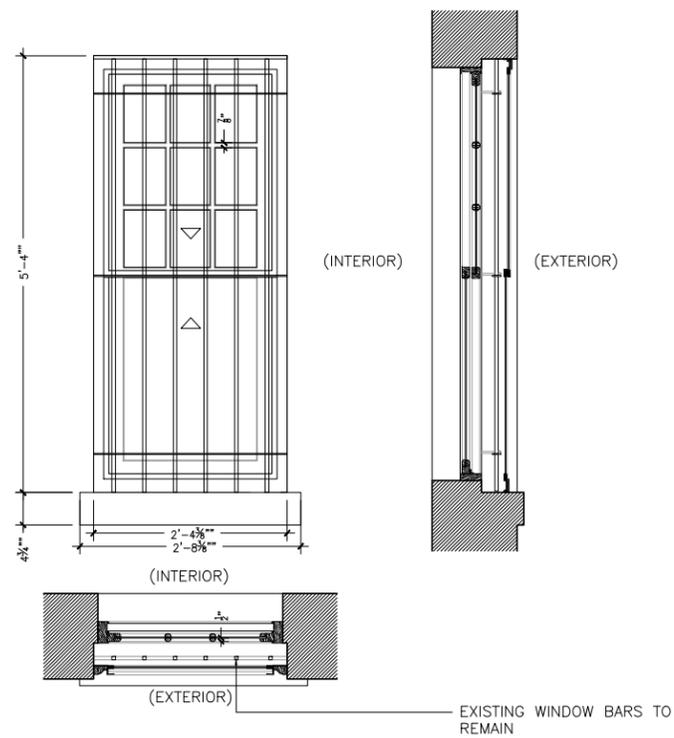


PROPOSED

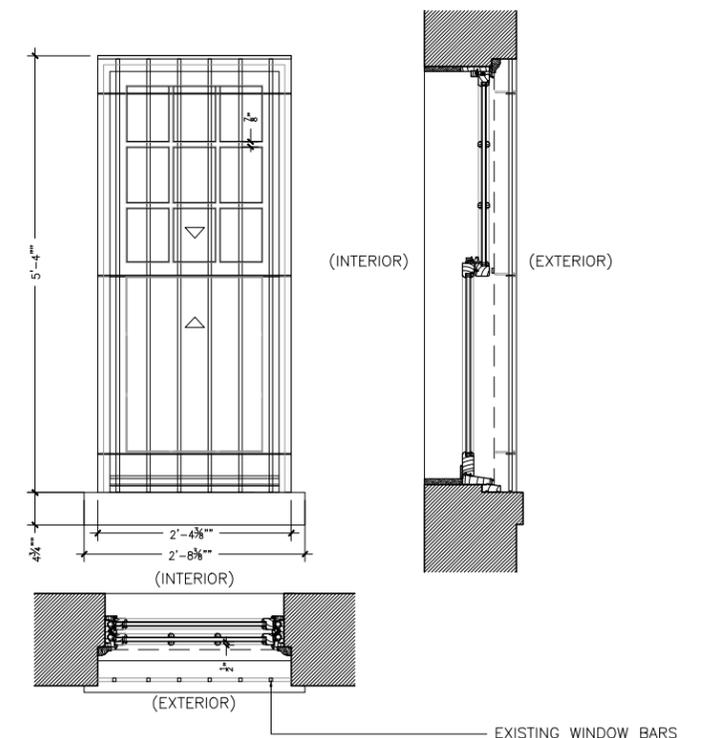
1 WINDOW TYPE O- REAR FACADE- FLOOR 02

SCALE: NTS

- WINDOW REPLACEMENT TO BE MARVIN WOOD ULTIMATE DOUBLE HUNG
- BRICK MOLD TO BE MARVIN SPC 20
- DIVIDED LIGHTS TO BE MARVIN WOOD  $\frac{7}{8}$ " (22) SDL



EXISTING

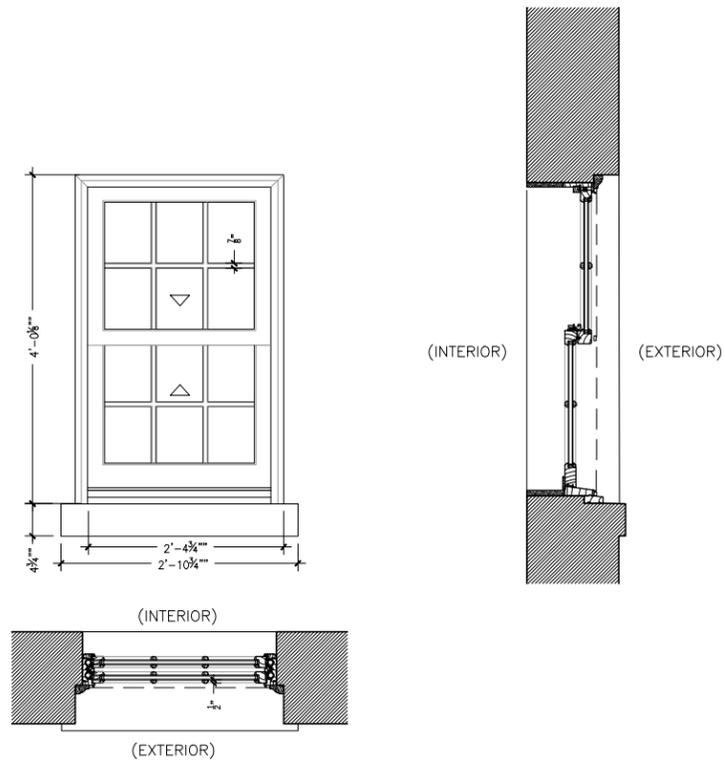


PROPOSED

2 WINDOW TYPE P- REAR FACADE- FLOOR 01

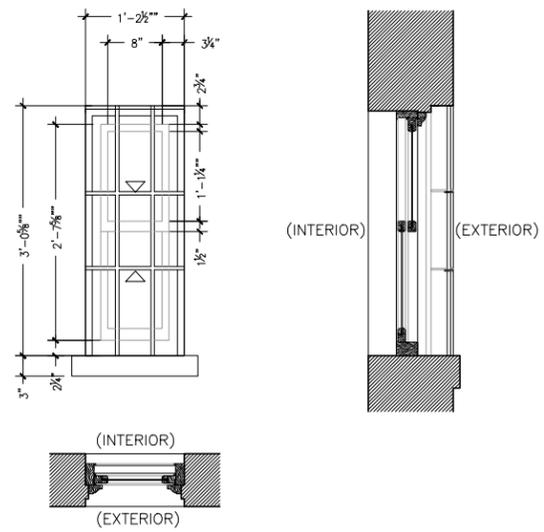
SCALE: NTS

- WINDOW TO BE MARVIN WOOD ULTIMATE DOUBLE HUNG
- BRICK MOLD TO BE MARVIN SPC 20
- DIVIDED LIGHTS TO BE MARVIN WOOD  $\frac{7}{8}$ " (22) SDL



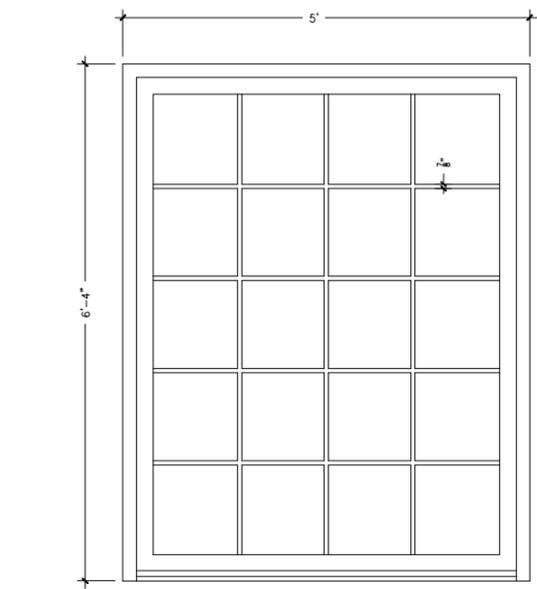
1 NEW WINDOW TYPE V- REAR FACADE- FLOOR 03

SCALE: NTS

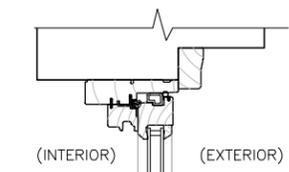


2 WINDOW TO BE REMOVED- TYPE J- REAR FACADE- FLOOR 01

SCALE: NTS

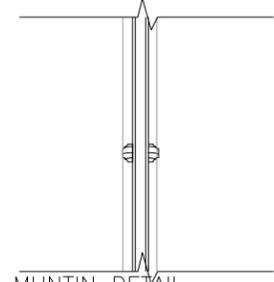


ELEVATION

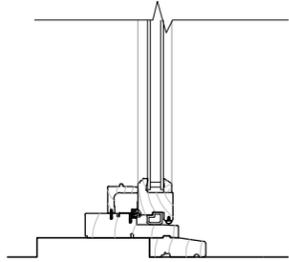


(INTERIOR) (EXTERIOR)

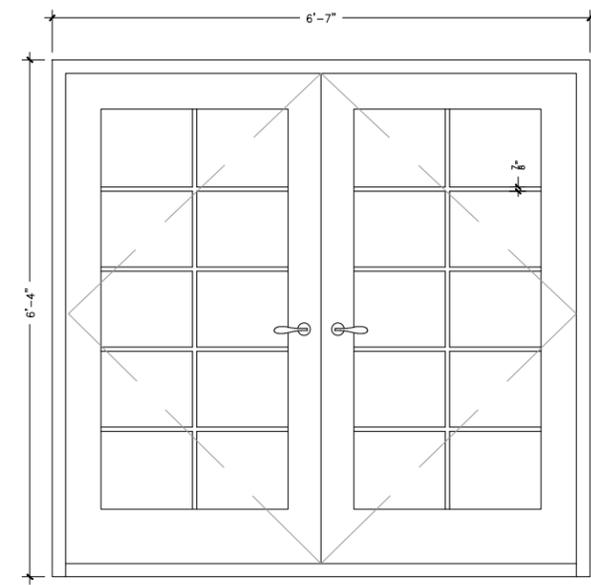
HEAD DETAIL



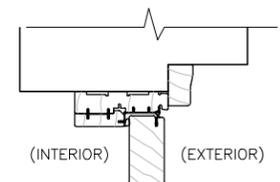
MUNTIN DETAIL



SILL DETAIL

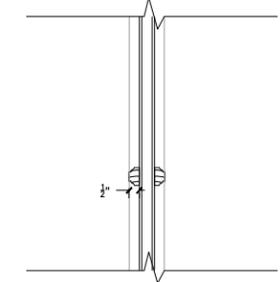


ELEVATION

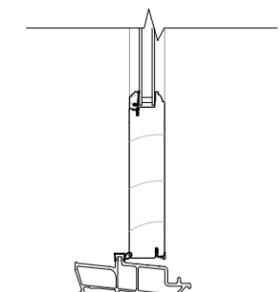


(INTERIOR) (EXTERIOR)

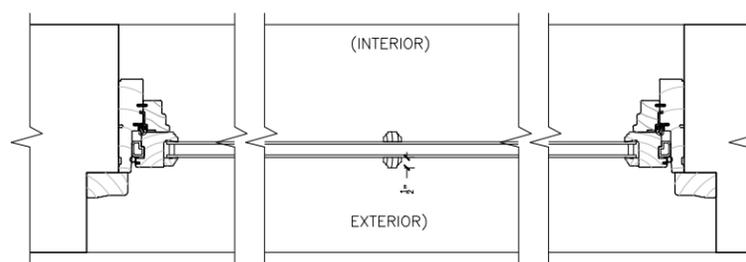
HEAD DETAIL



MUNTIN DETAIL

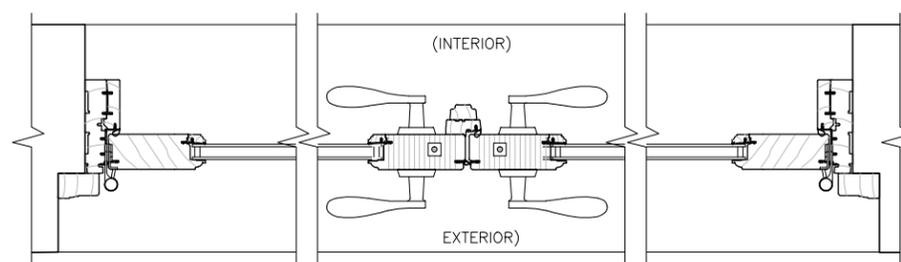


SILL DETAIL



JAMB DETAIL MUNTIN DETAIL JAMB DETAIL

- WINDOWS TO BE MARVIN WOOD ULTIMATE CASEMENT PICTURE WINDOW
- BRICK MOLD TO BE MARVIN SPC 20
- DIVIDED LIGHTS TO BE MARVIN WOOD 7/8" (22) SDL



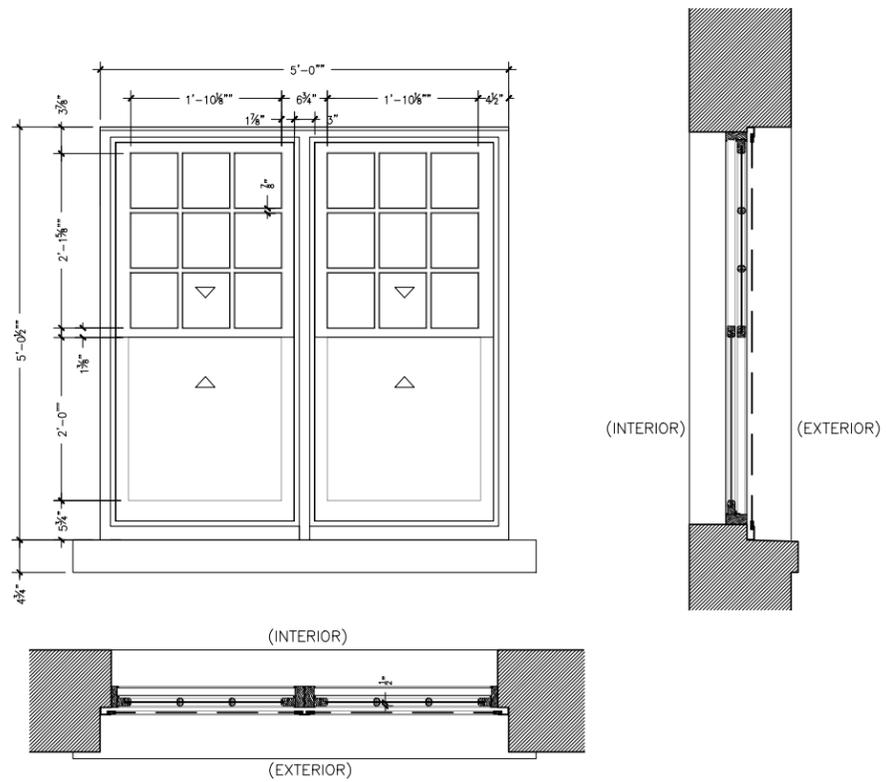
JAMB DETAIL MEETING RAIL DETAIL JAMB DETAIL

- DOOR TO BE MARVIN WOOD ULTIMATE SWINGING PATIO DOOR
- BRICK MOLD TO BE MARVIN SPC 20
- DIVIDED LIGHTS TO BE MARVIN WOOD 7/8" (22) SDL

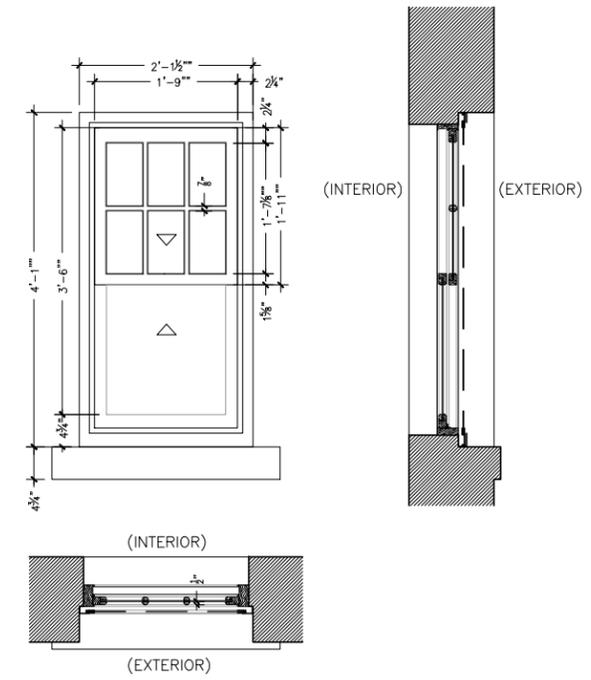
1

NEW WINDOW TYPE U (SIDE FACADE, FLOOR 03) AND DOOR TYPE 28 (REAR FACADE, FLOOR 03)

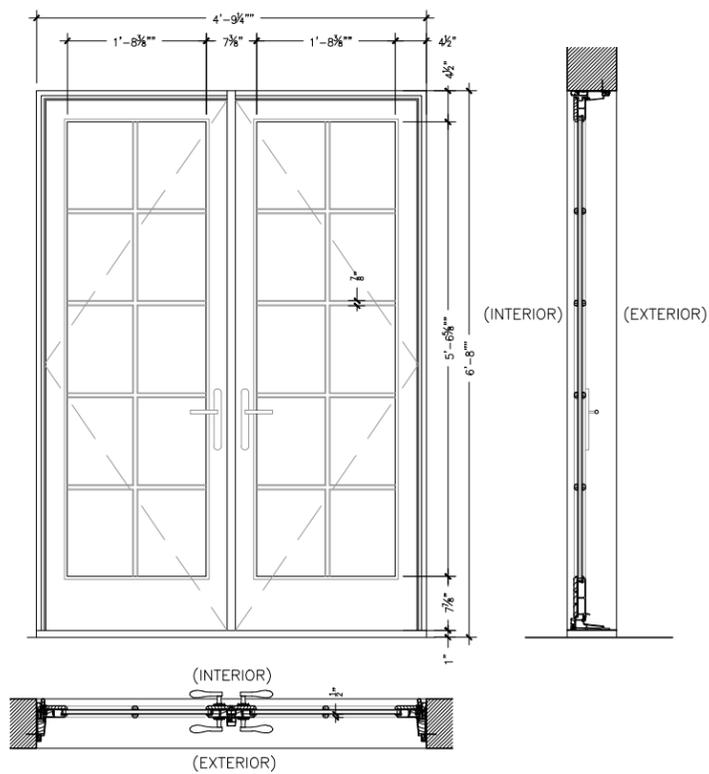
SCALE: NTS



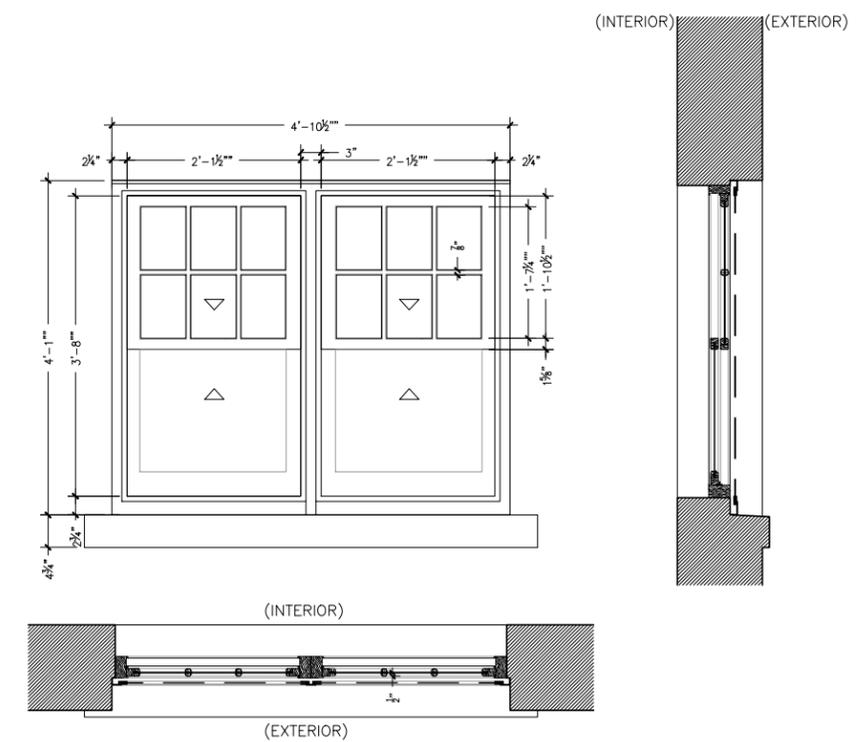
EXISTING WINDOW TYPE K- REAR FACADE- FLOOR 01



EXISTING WINDOW TYPE H- SIDE FACADE- FLOOR 01



EXISTING DOOR- SIDE FACADE- FLOOR 01



EXISTING WINDOW TYPE E- SIDE AND REAR FACADE- FLOOR 02

**1** WINDOWS TO BE ENLARGED FOR NEW REAR EXTENSION WINDOWS  
SCALE: NTS