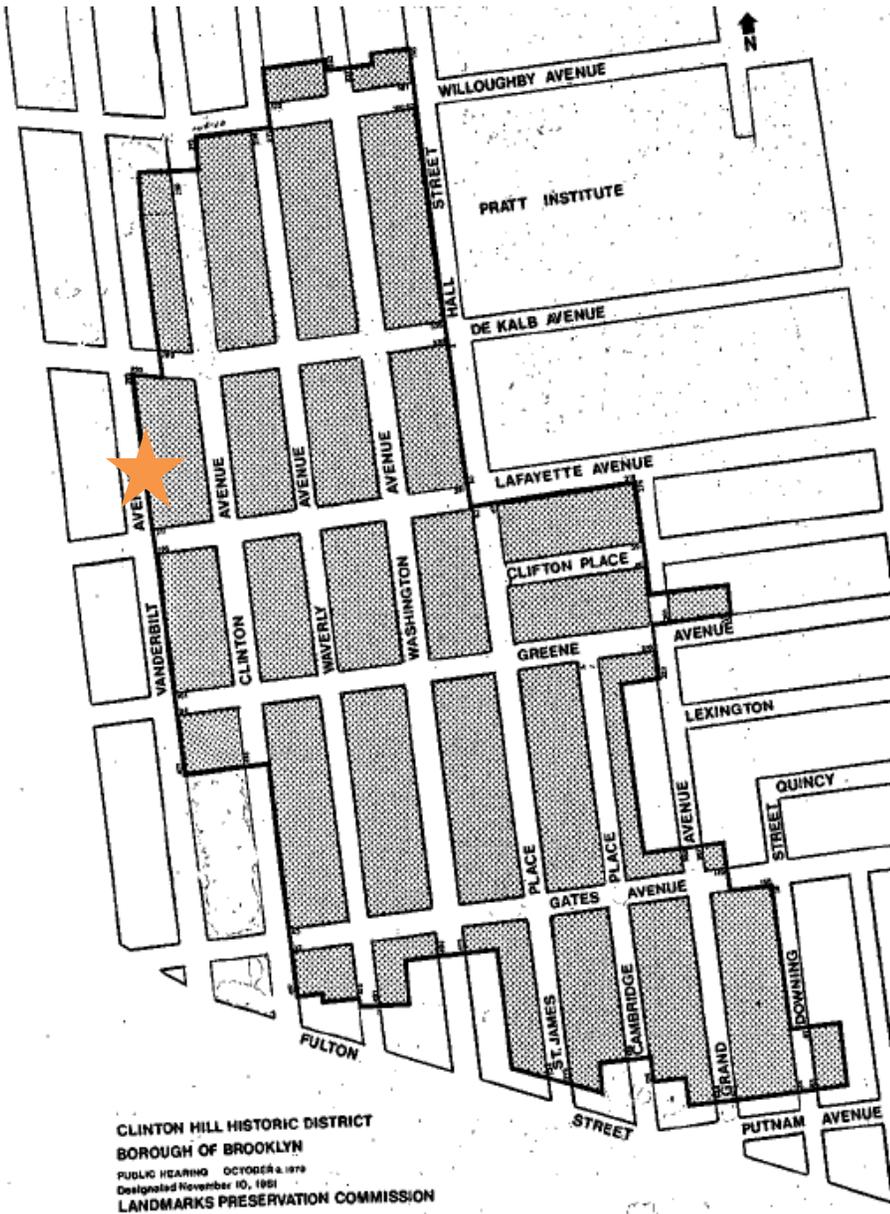




Le Petit Cervin Preschool FRONT ELEVATION 315 Vanderbilt Ave Brooklyn, NY

BUILDING STUDIO
ARCHITECTS



CLINTON HILL HISTORIC DISTRICT



LOCATION MAP BLK 1920 LOTS 7,9

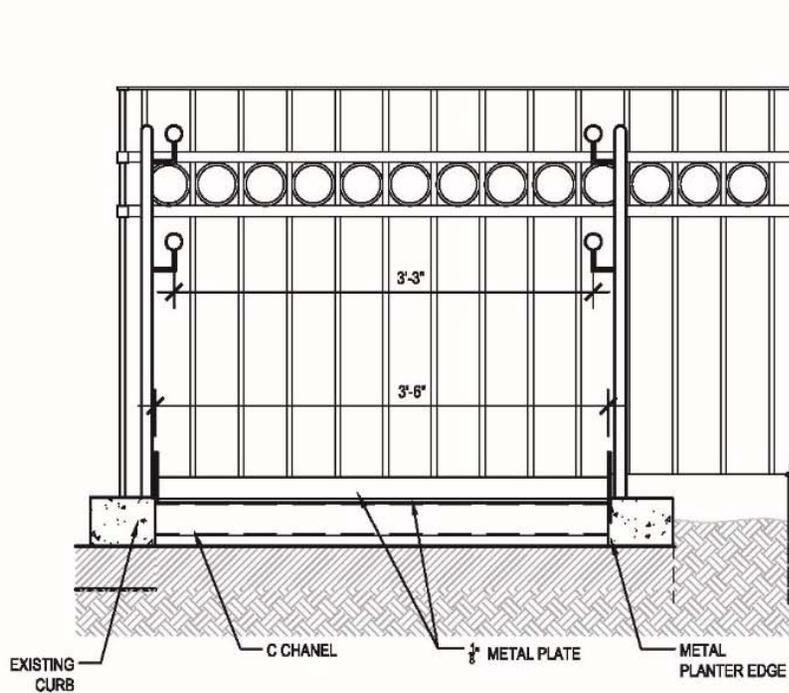


AREAS OF WORK: FRONT ADA RAMP INSIDE EXISTING GATES

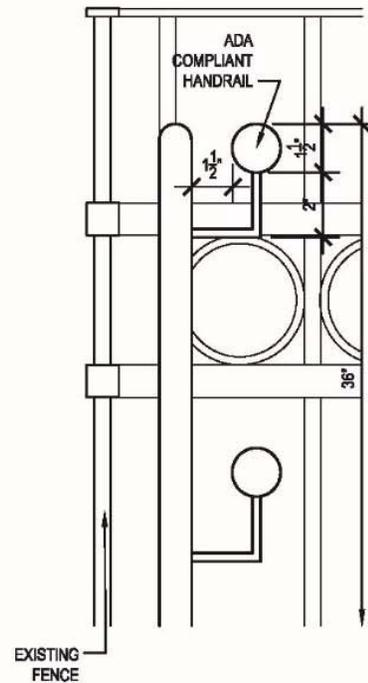
SECOND FLOOR WINDOWS AT SIDE YARD



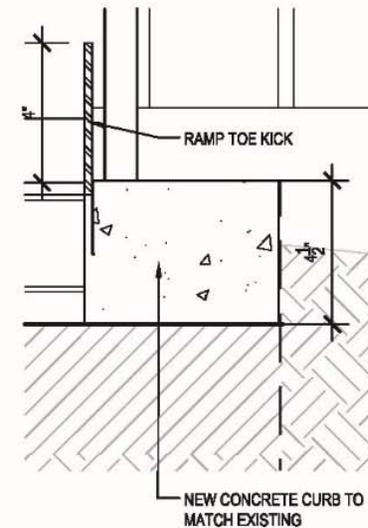
EXISTING AREAWAY GATE [TO REMAIN]



8 ADA RAMP SECTION DETAIL
1/2" = 1'-0"



10 HANDRAIL DETAIL
1 1/2" = 1'-0"



11 CURB DETAIL
1 1/2" = 1'-0"

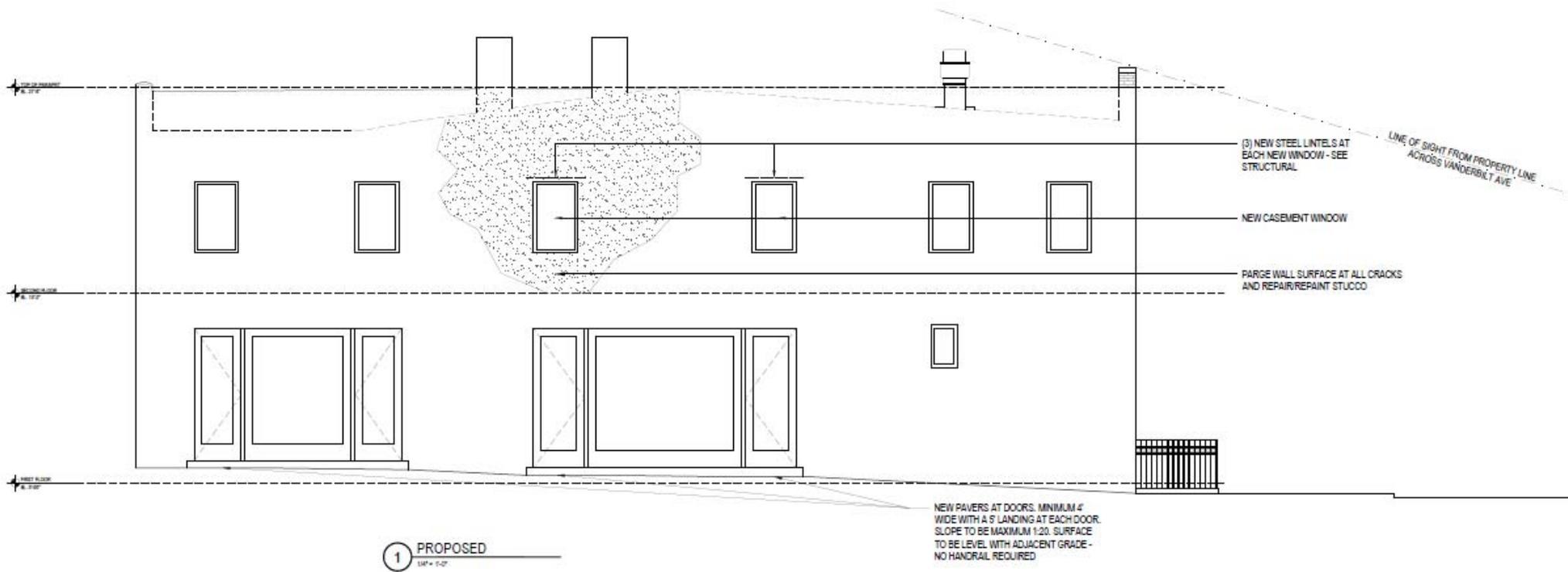
PROPOSED FRONT RAMP DETAILS



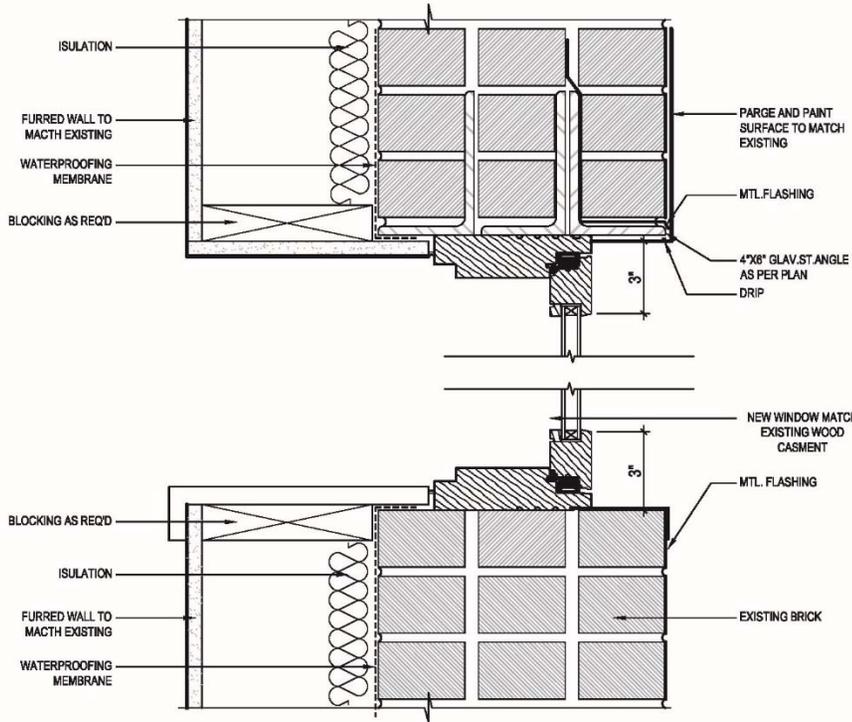
GATE AND FENCE MODIFICATION AT FRONT



NEW WINDOWS AT SIDE TO MATCH EXISTING

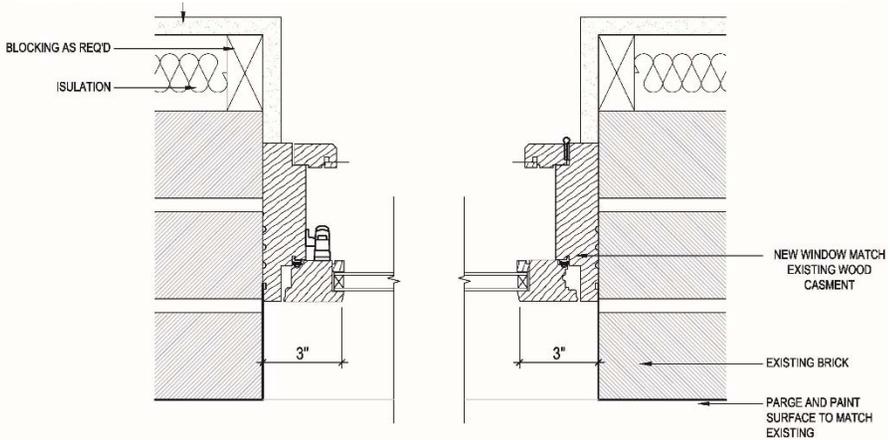


NEW WINDOWS ALIGN WITH EXISTING OPENING BELOW



1 WINDOW HEADER AND SILL DETAIL
1 1/2" = 1'-0"

EXISTING AND PROPOSED



1 WINDOW JAMB DETAIL
1 1/2" = 1'-0"





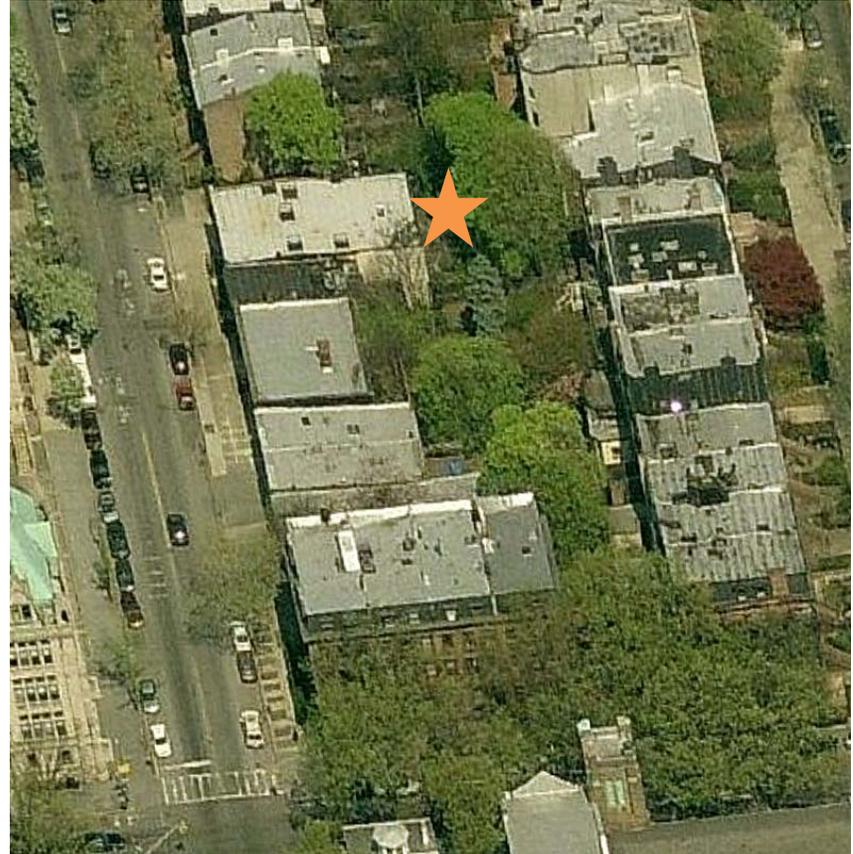
1. AERIAL FROM NORTH

VIEW OF BUILDING LOCATION – STAIR AT REAR OF BUILDING

EXISTING ROOFTOP AC UNIT SLIGHTLY VISIBLE

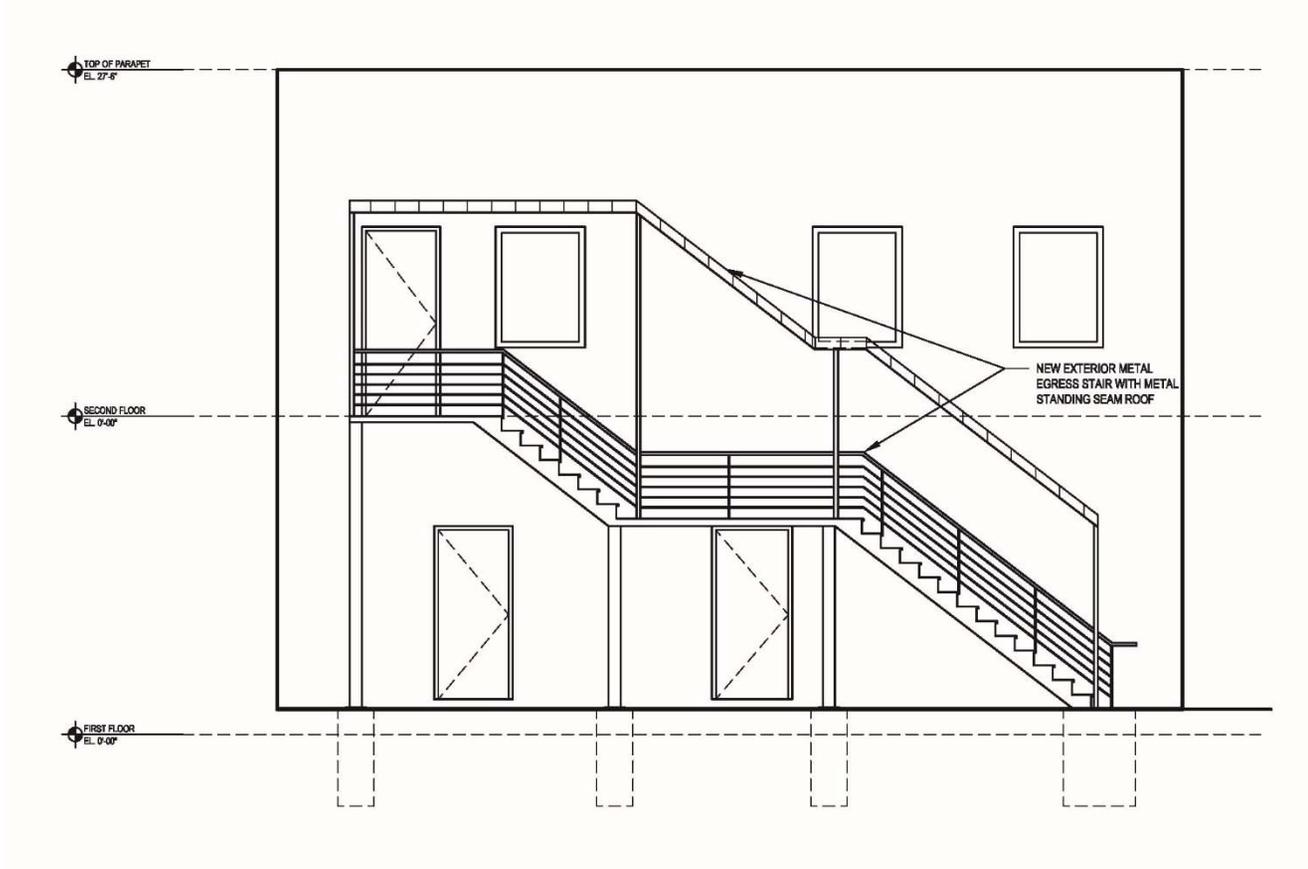


**2. VIEW FROM LAFAYETTE
REAR OF BUILDING SLIGHT VISIBLE**



3. AERIAL FROM SOUTH





PROPOSED STAIR IN REAR YARD

STUCCO INSTALLATION AND REPAIR

Analyze existing stucco to ensure that the new replacement stucco will duplicate the old in strength, composition, color and texture as closely as possible. Test stucco to determine if lime based or cement based.

Identify areas for repair and prepare for repair.

Thin hairline cracks: V groove, patch and seal with thin slurry coat of finish ingredients

Larger cracks: cut out in preparation for repair.

Deteriorated areas: remove down to lath, or down to masonry if masonry substrate.

Clean and brush lath or masonry underlayment. Thoroughly dampen and apply 3 coats stucco. 3/8" Scratchcoat, cross hatched and after 72 hours 1/4" Levelling coat roughened for finish coat. First two coats approx. 5/8" thickness. Finish coat (1/4" thick to match adjacent areas in finish, color and texture. Colormatch stucco as possible, prepare (3) samples for approval each location. Generally, the color obtained by hand-mixing these ingredients will provide a sufficiently close match to cover an entire wall or an area distinct enough from the rest of the structure that the color differences will not be obvious. Small patches may need to receive paint on entire elevation to blend, verify paint is compatible with substrate. Limewash or cement-based paint, latex paint, or oil-based paint are appropriate coatings.

For areas of new stucco, use traditional or modern mix, follow manufacturer recommendations. Mix only as much stucco as can be used in one and one-half to two hours. it should not be retempered. Hand mix for 10-15 minutes after adding water, or machine mix for 3-4 minutes after all ingredients are in mixer. Wood lath or a masonry substrate, but not metal lath, must be thoroughly wetted before applying stucco patches so that it does not draw moisture out of the stucco too rapidly. To prevent cracking, it is imperative that stucco not dry too fast. Therefore, the area to be stuccoed should be shaded, or even covered. Hot weather keep at approximately 90 per cent humidity, for a period of 48 to 72 hours. Stucco repairs should not be undertaken in cold weather.

Historic stucco mixes:

Lime should conform to ASTM C207, Type S, Hydrated Lime for Masonry Purposes.

Sand should conform to ASTM C144 to assure proper gradation and freedom from impurities. Sand, or other type of aggregate, should match the original as closely as possible.

Cement should conform to ASTM C150, Type II (white, nonstaining), portland cement.

Water should be fresh, clean and potable.

If hair or fiber is used, it should be goat or cattle hair, or pure manilla fiber of good quality, 1/2" to 2" in length, clean, and free of dust, dirt, oil, grease or other impurities.

Soft Lime Stucco

Base Coats (2):

1 part by volume hydrated lime

3 parts by volume aggregate [sand]—size to match original

6 pounds/cubic yards hair or fiber

Water to form a workable mix,

Finish Coat:

1 part by volume hydrated lime

3 parts aggregate [sand]—size to match original

Water to form a workable mix.

Soft Stucco

5 gallons hydrated lime

10 gallons sand

1 quart white, nonstaining portland cement (1 cup only for pointing)

Water to form a workable mix.

Traditional Natural Cement or Hydraulic Lime Stucco

1 part by volume hydrated lime

2 parts by volume white portland cement

3 parts by volume fine mason's sand

If hydraulic lime is available, it may be used instead of lime-cement blends.

Early Portland Cement Stucco

1 part portland cement

2-1/2 parts sand

Hydrated lime = to not more than 15% of the cement's volume

Water to form a workable mix.

American Portland Cement Stucco (c.1929)

Base Coats:

5 pounds, dry, hydrated lime

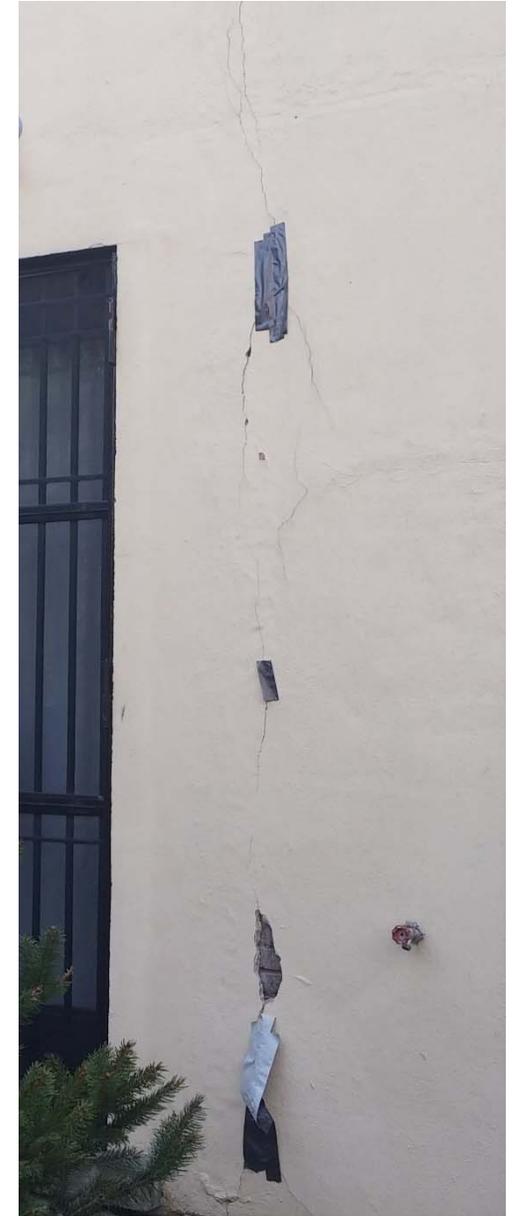
1 bag portland cement (94 lbs.)

Not less than 3 cubic feet (3 bags) sand (passed through a #8 screen)

Water to make a workable mix.

Finish Coat:

Use WHITE portland cement in the mix in the same proportions as above. To color the stucco add not more than 10 pounds pigment for each bag of cement contained in the mix.





**LE PETIT CERVIN DAYCARE AND PRESCHOOL
315 VANDERBILT AVEUNUE**