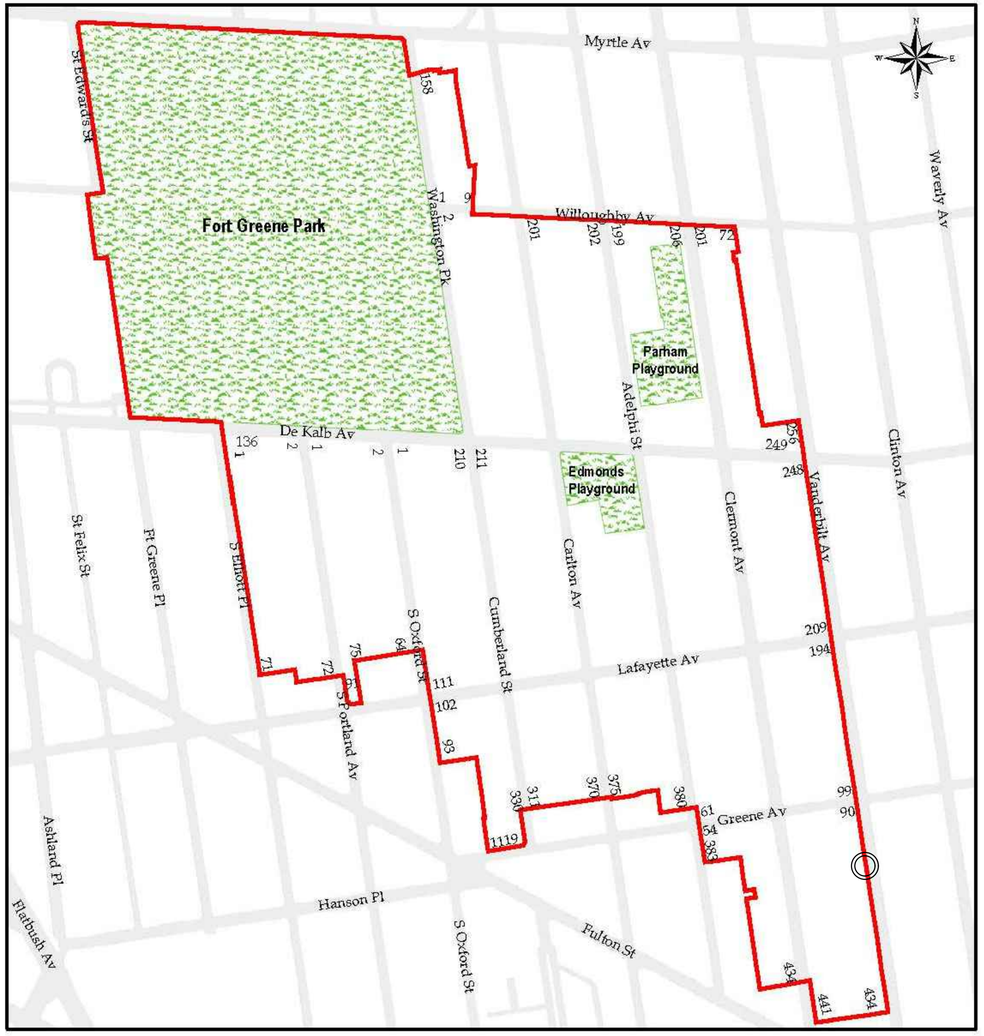
PROPOSED RENOVATION AND
HORIZONTAL ENLARGEMENT AT

394 VANDERBILT ST
BROOKLYN, NY 11238

Fort Greene



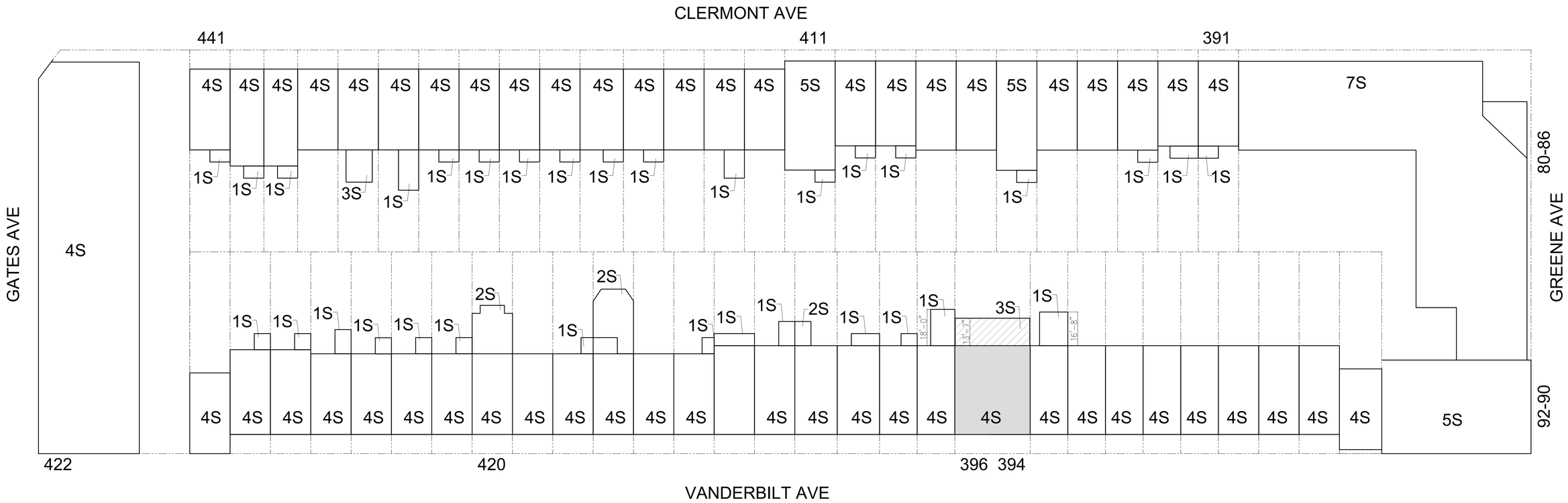
Fort Greene Historic District
Brooklyn
Designated September 26, 1978

Historic District Boundaries

tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

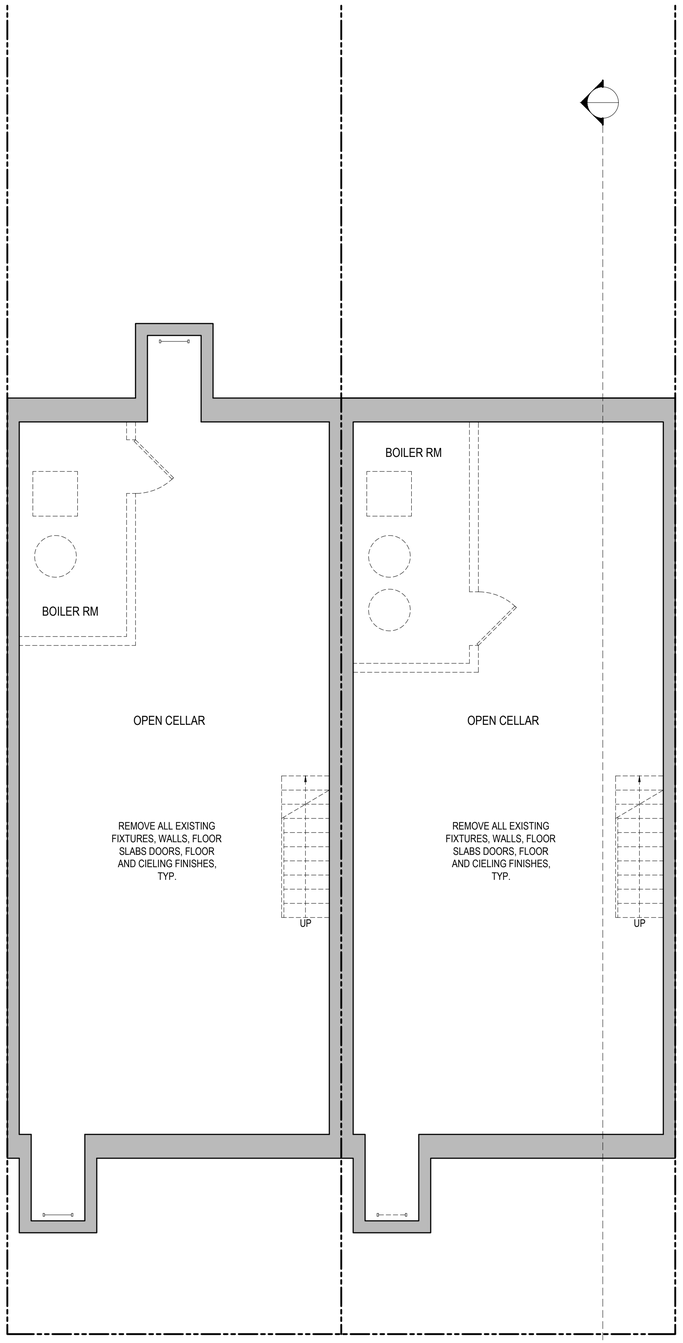
HISTORIC DISTRICT MAP

394 VANDERBILT AVE
BROOKLYN NY 11238

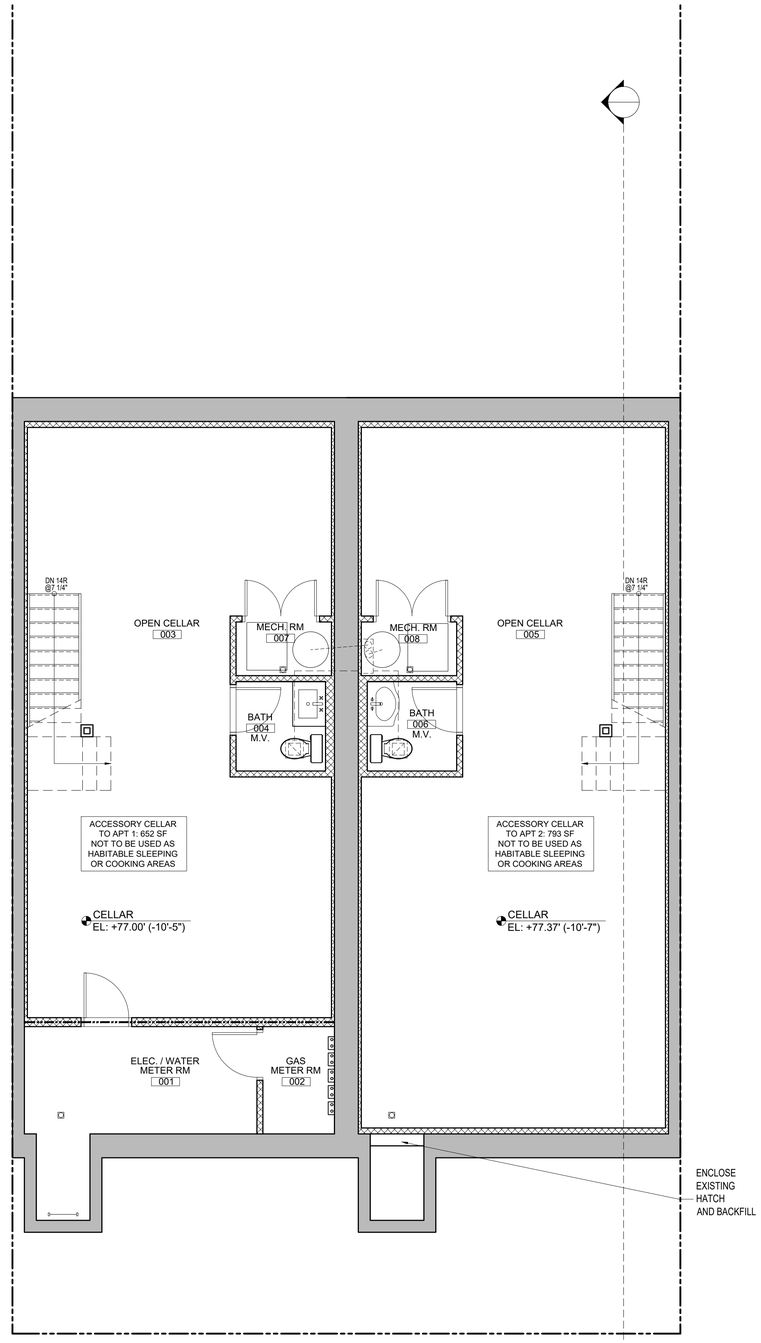


tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

BLOCK EXTENSION SITE PLAN | **394 VANDERBILT AVE BROOKLYN NY 11238**



EXISTING CELLAR PLAN



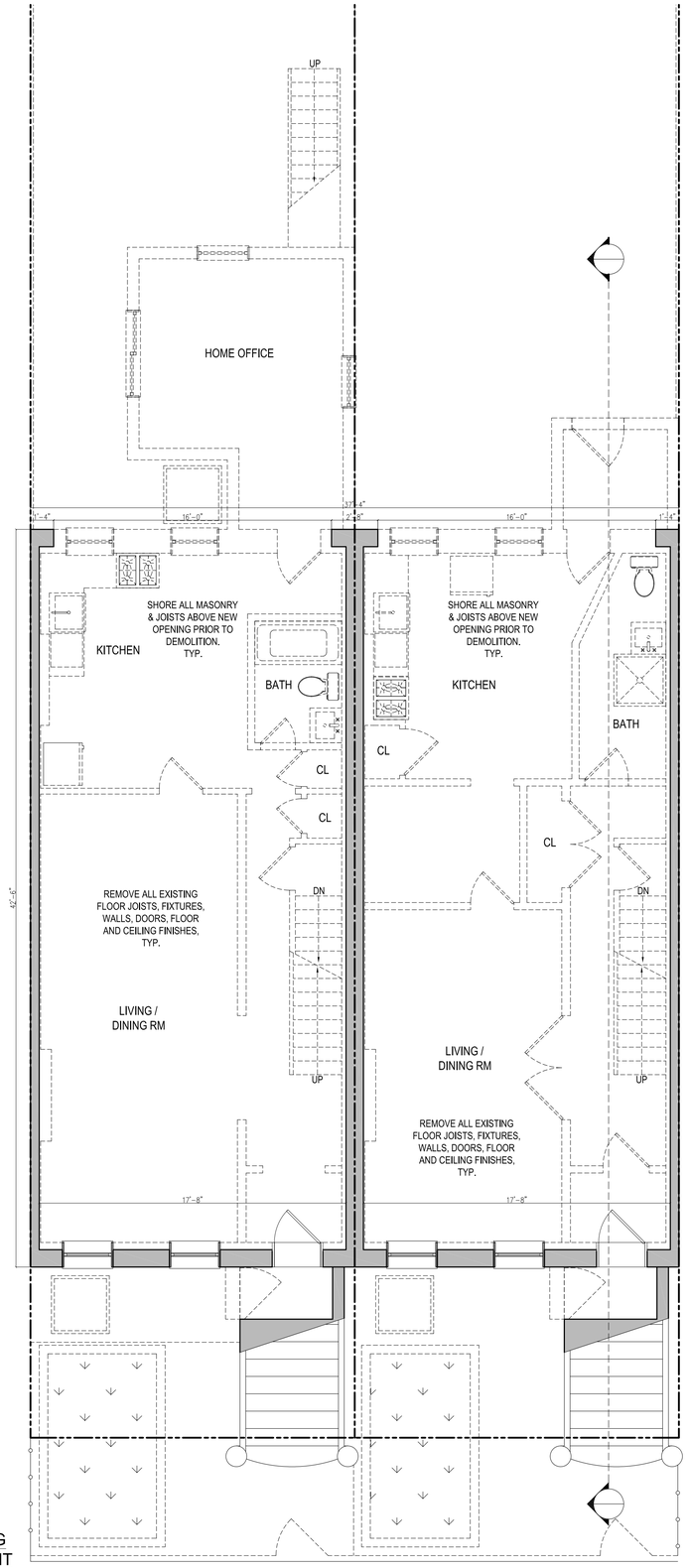
PROPOSED CELLAR PLAN

WALL TO BE REMOVED
EXISTING WALL TO REMAIN
NEW WALL

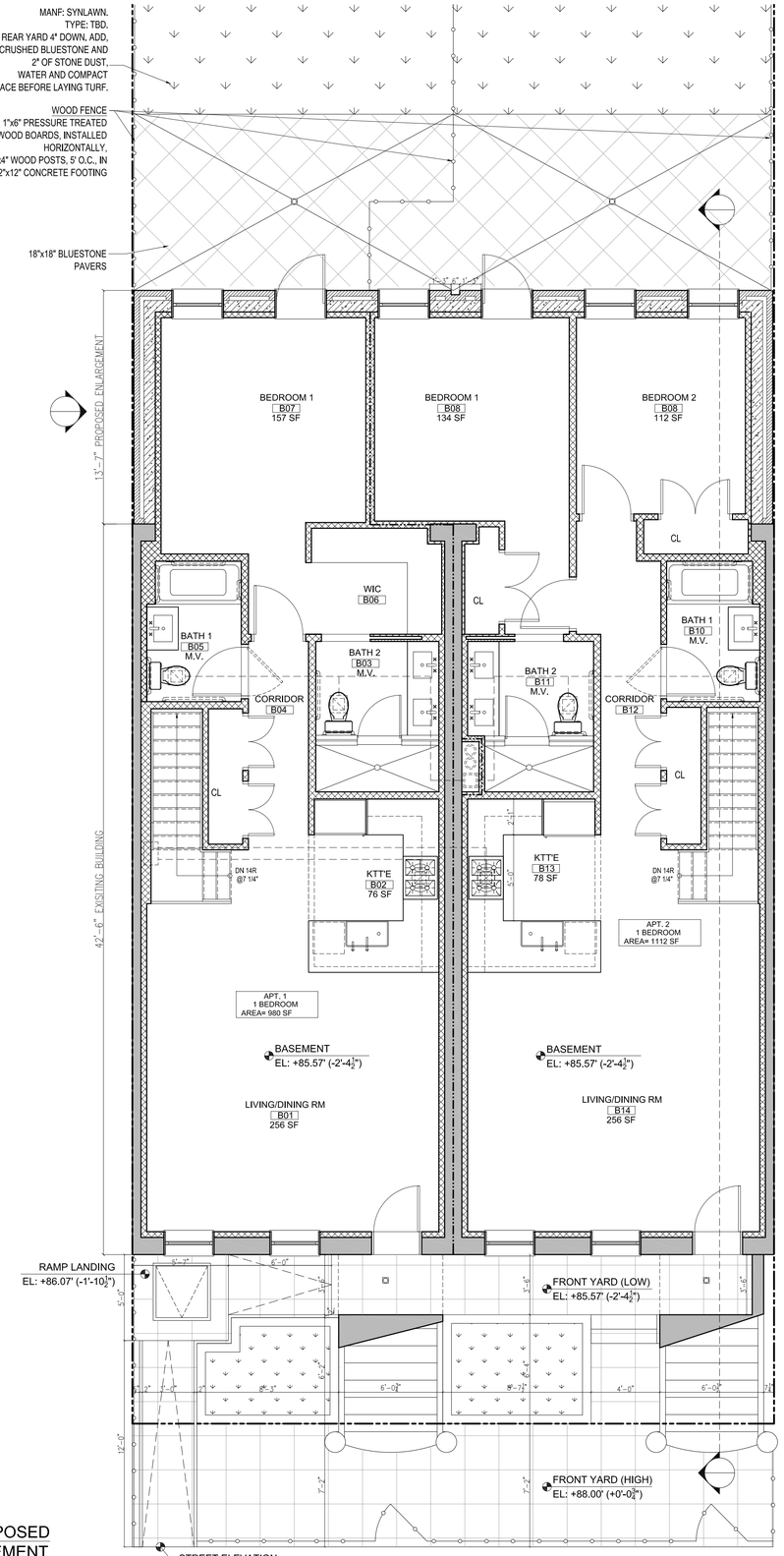
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

CELLAR FLOOR PLANS

394 VANDERBILT AVE BROOKLYN NY 11238



EXISTING BASEMENT PLAN



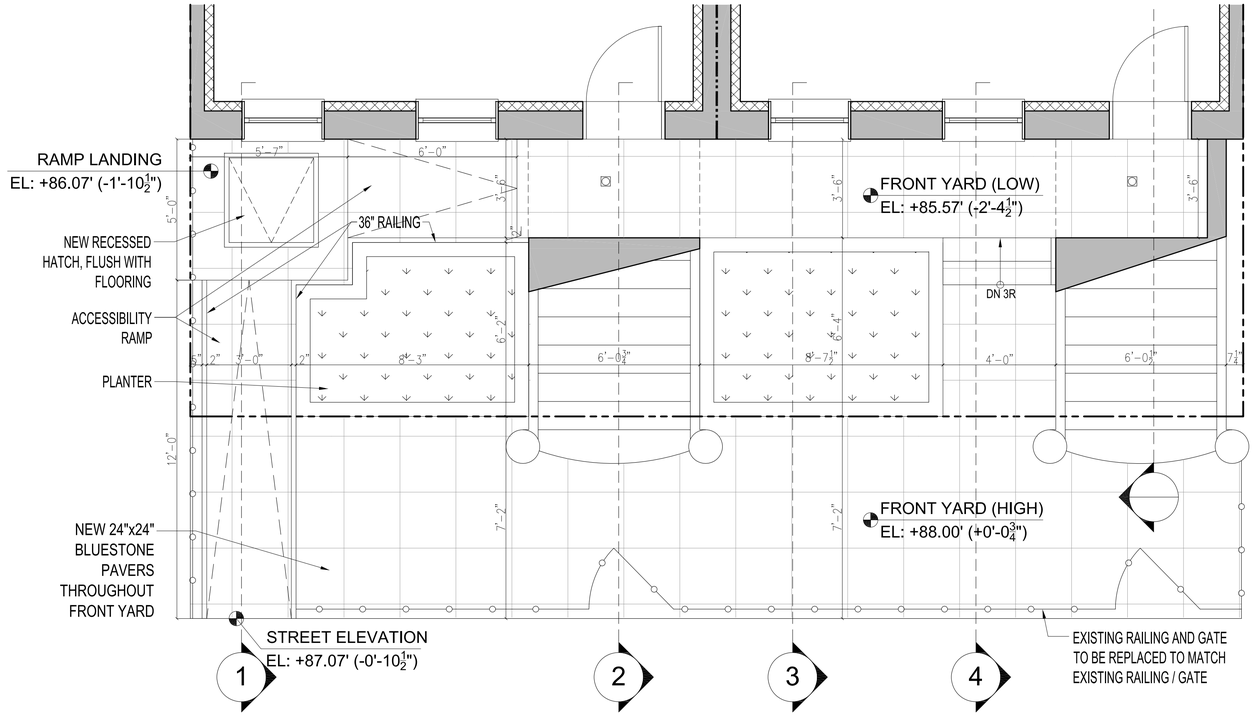
PROPOSED BASEMENT PLAN

WALL TO BE REMOVED
EXISTING WALL TO REMAIN
NEW WALL

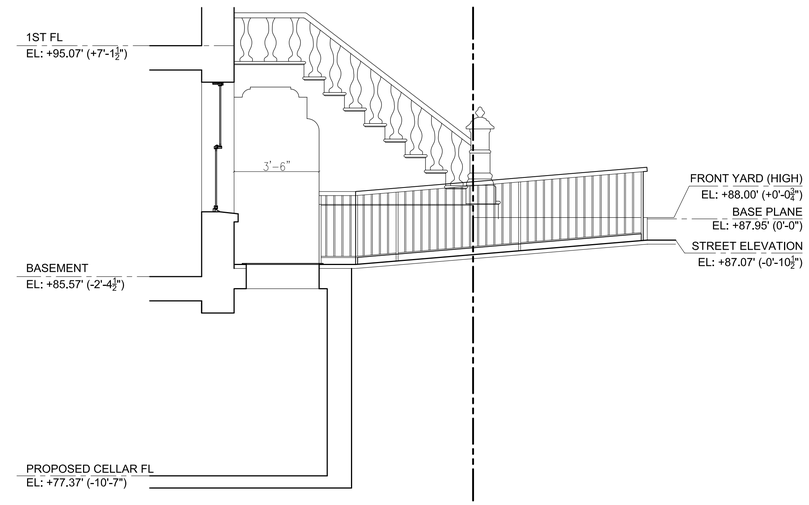
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

BASEMENT FLOOR PLANS

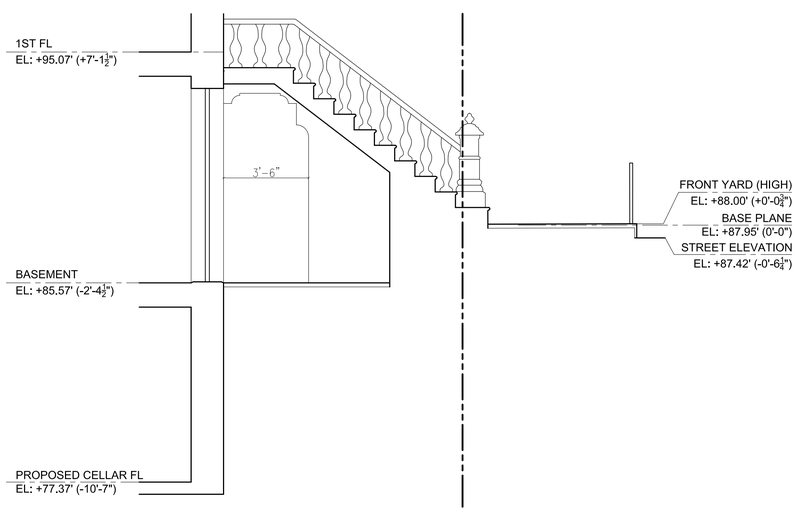
394 VANDERBILT AVE BROOKLYN NY 11238



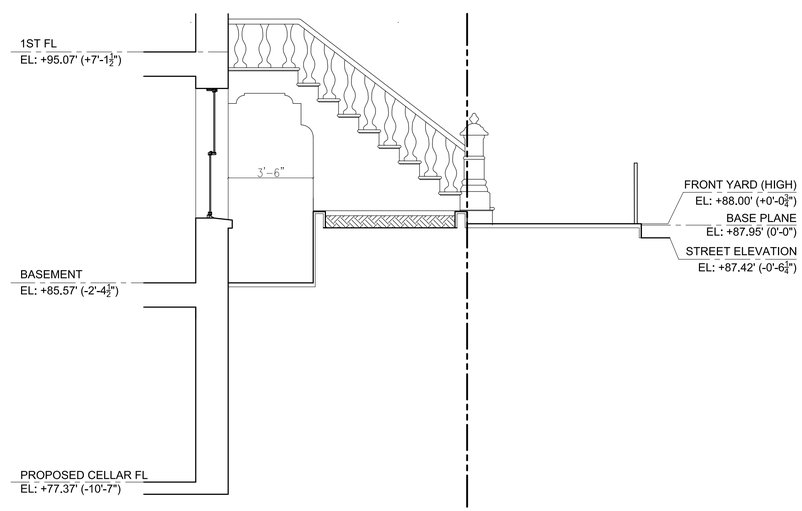
ENLARGED FRONT YARD PLAN



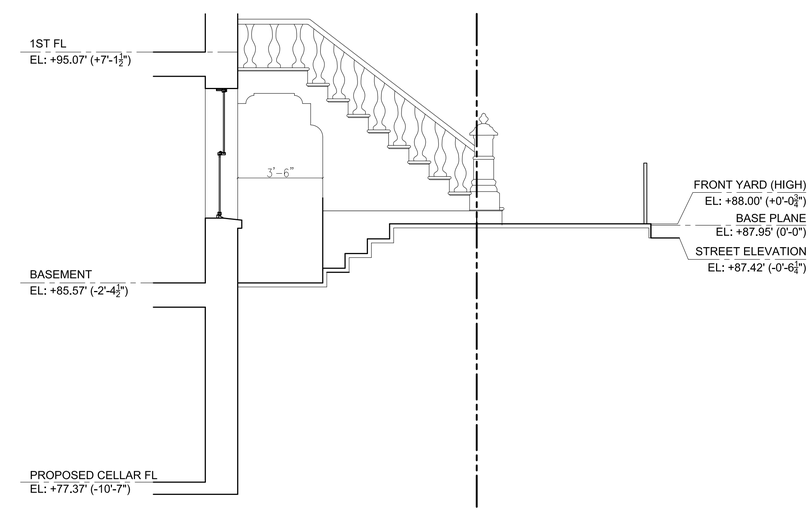
SECTION 1



SECTION 2



SECTION 3

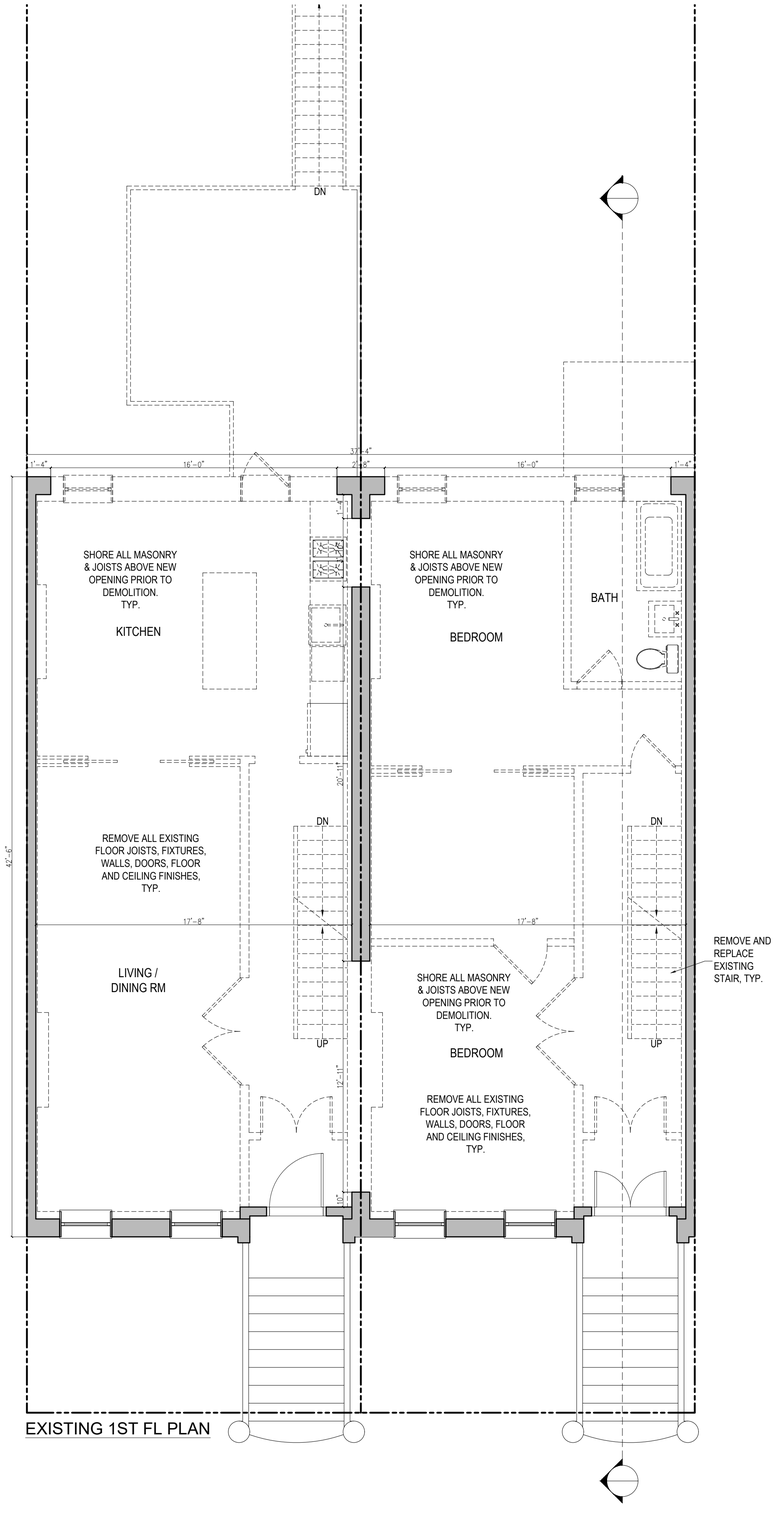


SECTION 4

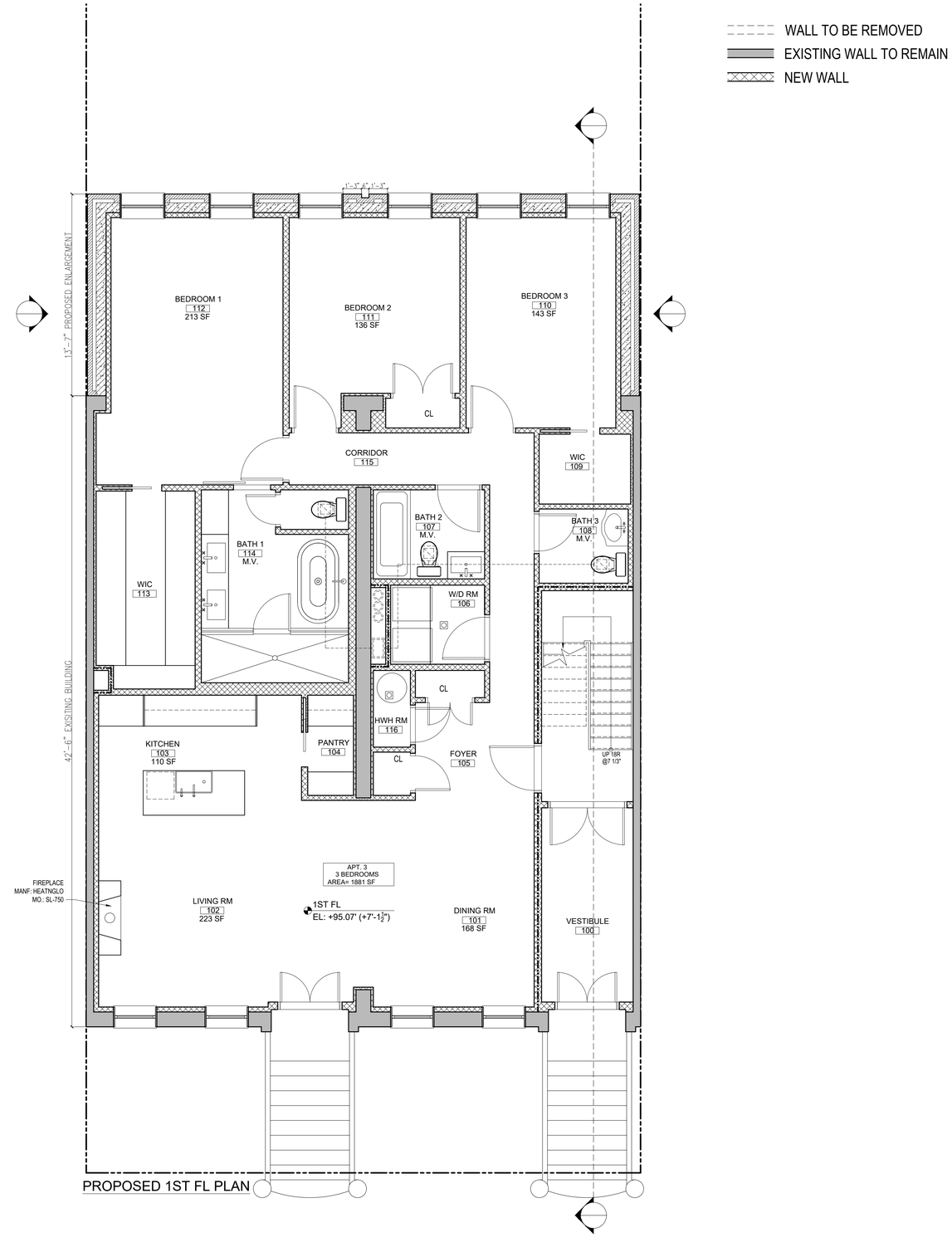
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

FRONT YARD PLAN AND SECTIONS

394 VANDERBILT AVE BROOKLYN NY 11238



EXISTING 1ST FL PLAN

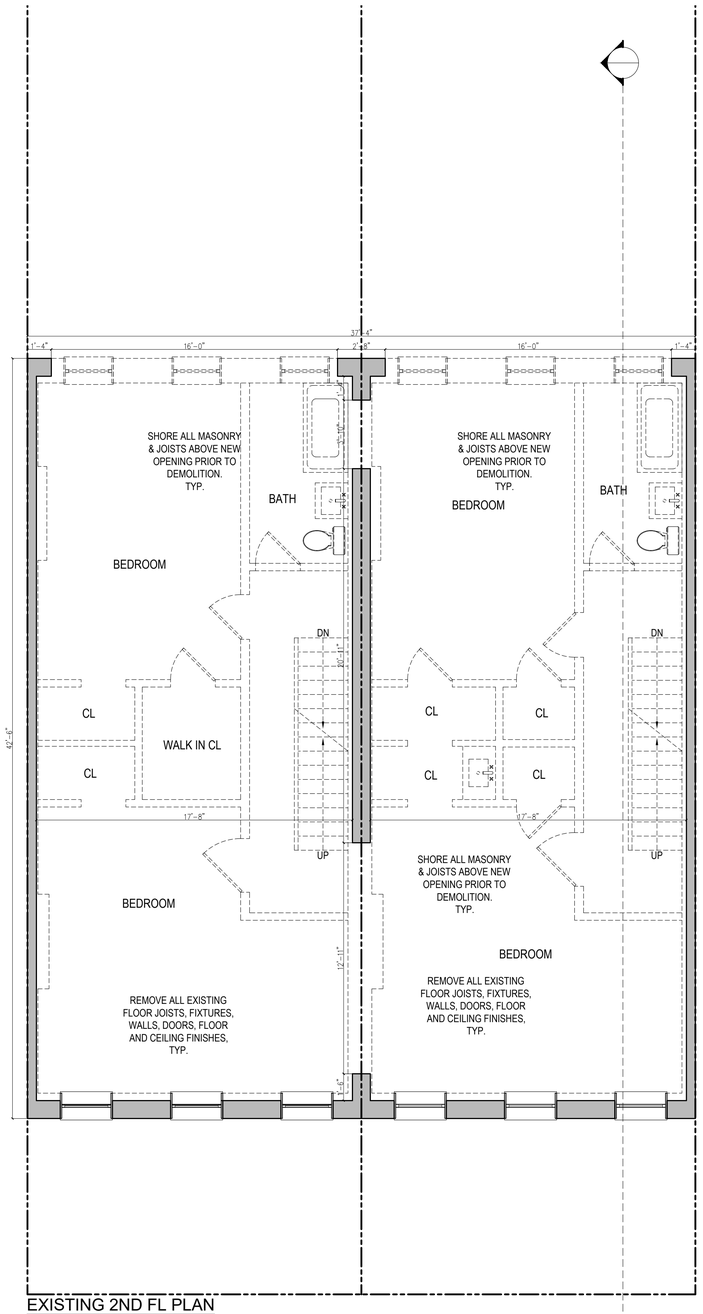


PROPOSED 1ST FL PLAN

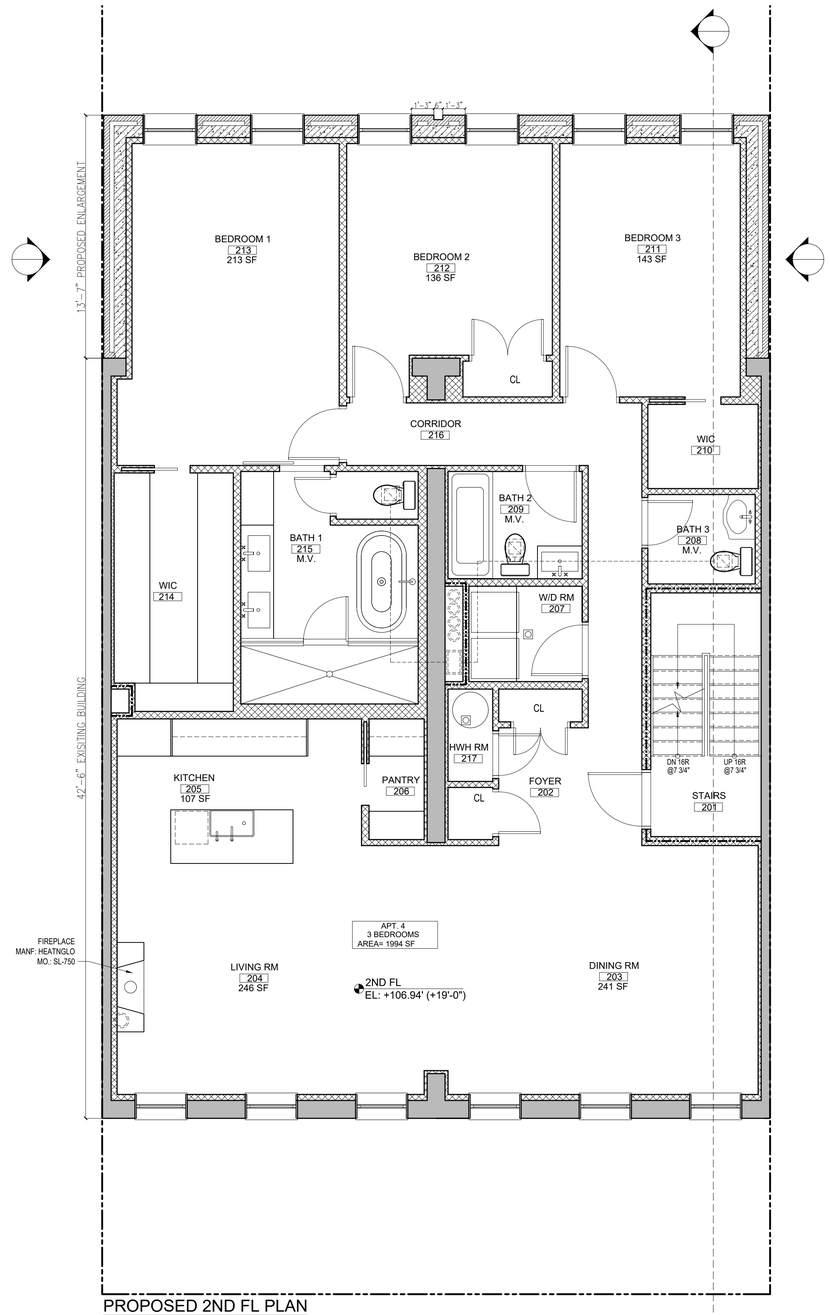
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

FIRST FLOOR PLAN

394 VANDERBILT AVE BROOKLYN NY 11238



EXISTING 2ND FL PLAN

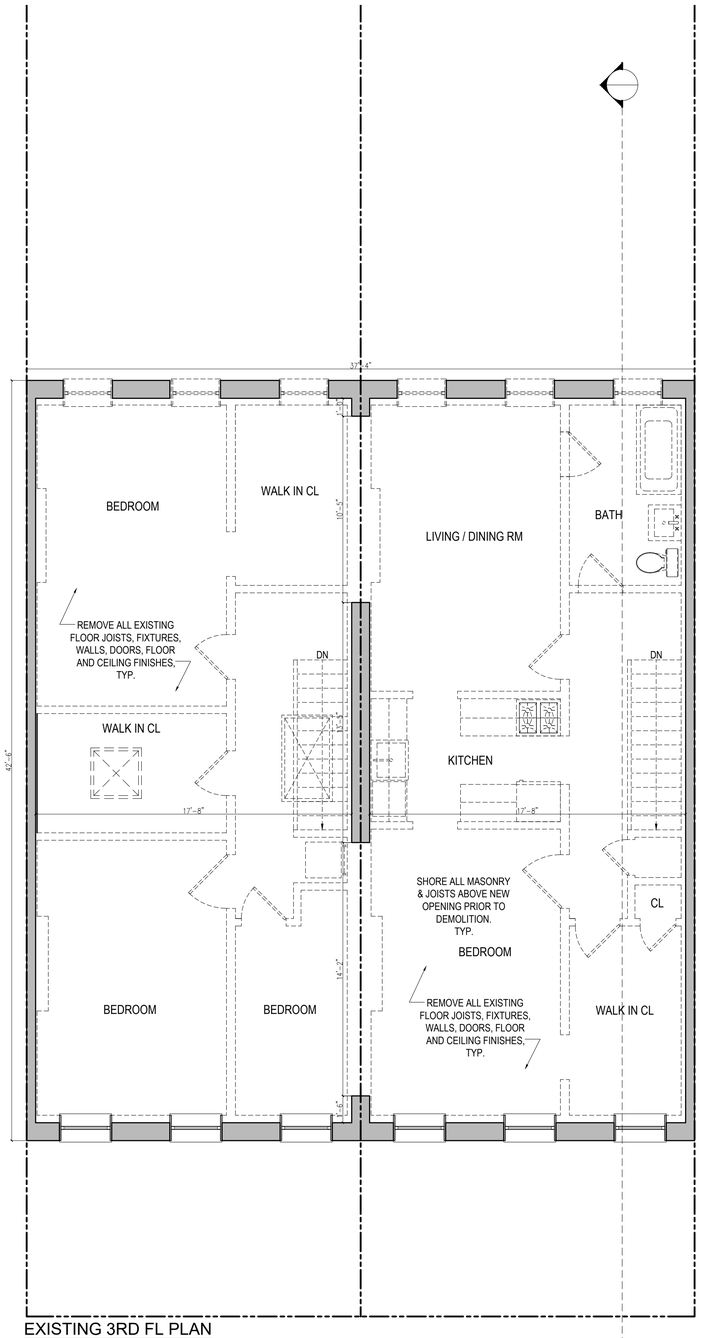


PROPOSED 2ND FL PLAN

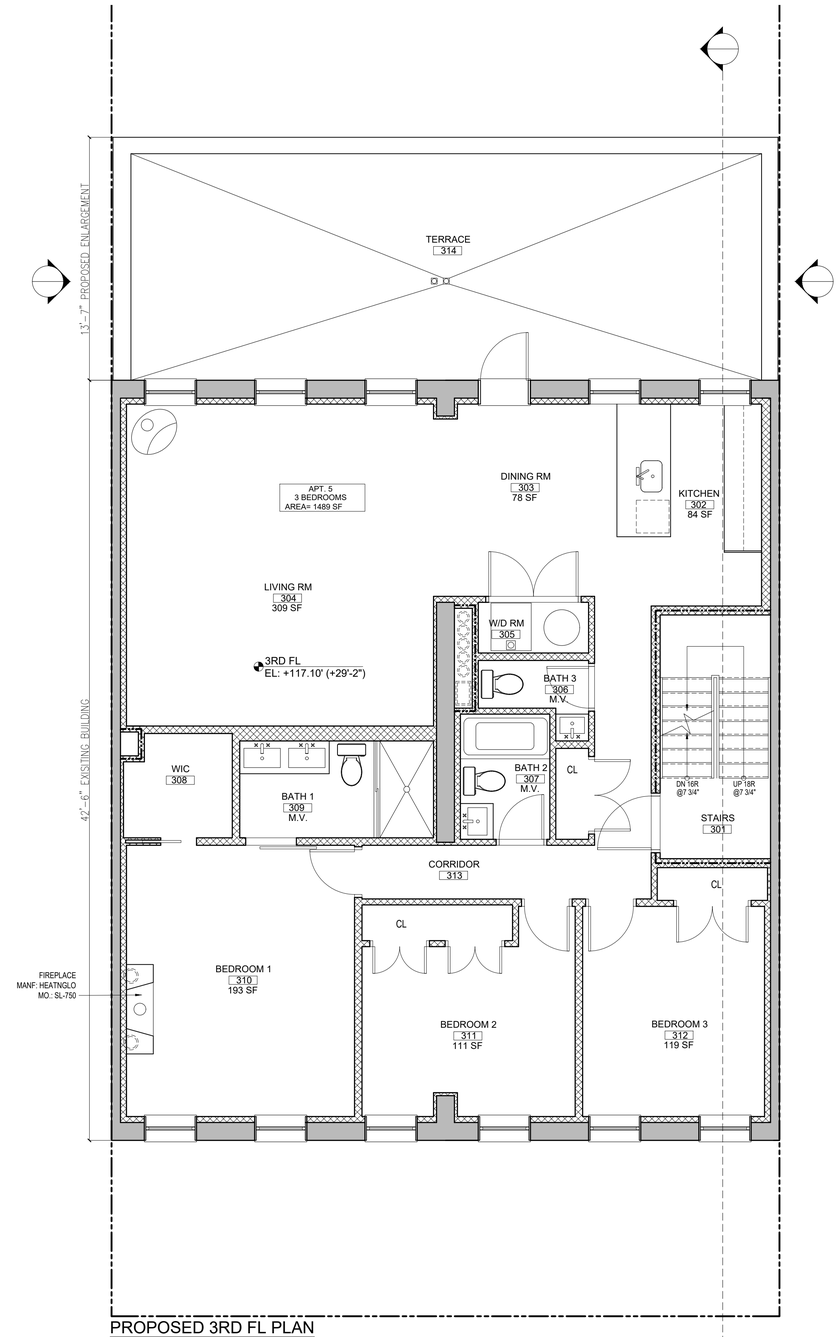
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

SECOND FLOOR PLAN

394 VANDERBILT AVE BROOKLYN NY 11238



EXISTING 3RD FL PLAN



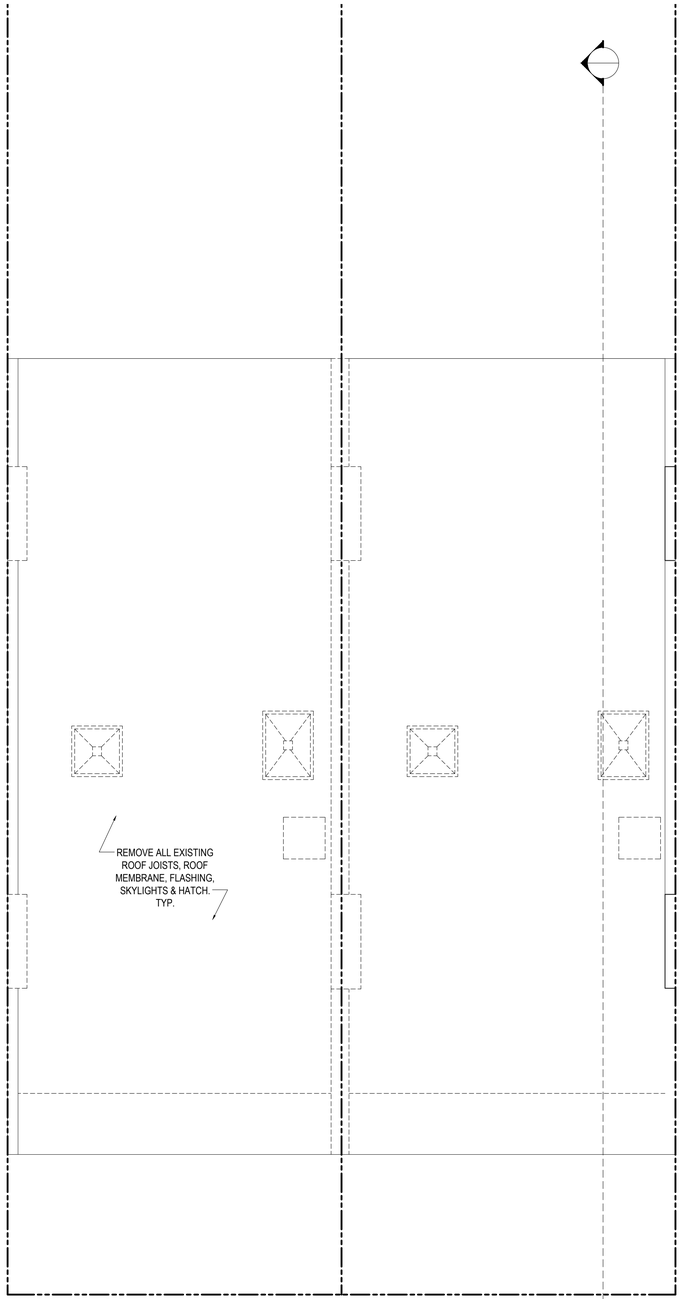
PROPOSED 3RD FL PLAN

WALL TO BE REMOVED
EXISTING WALL TO REMAIN
NEW WALL

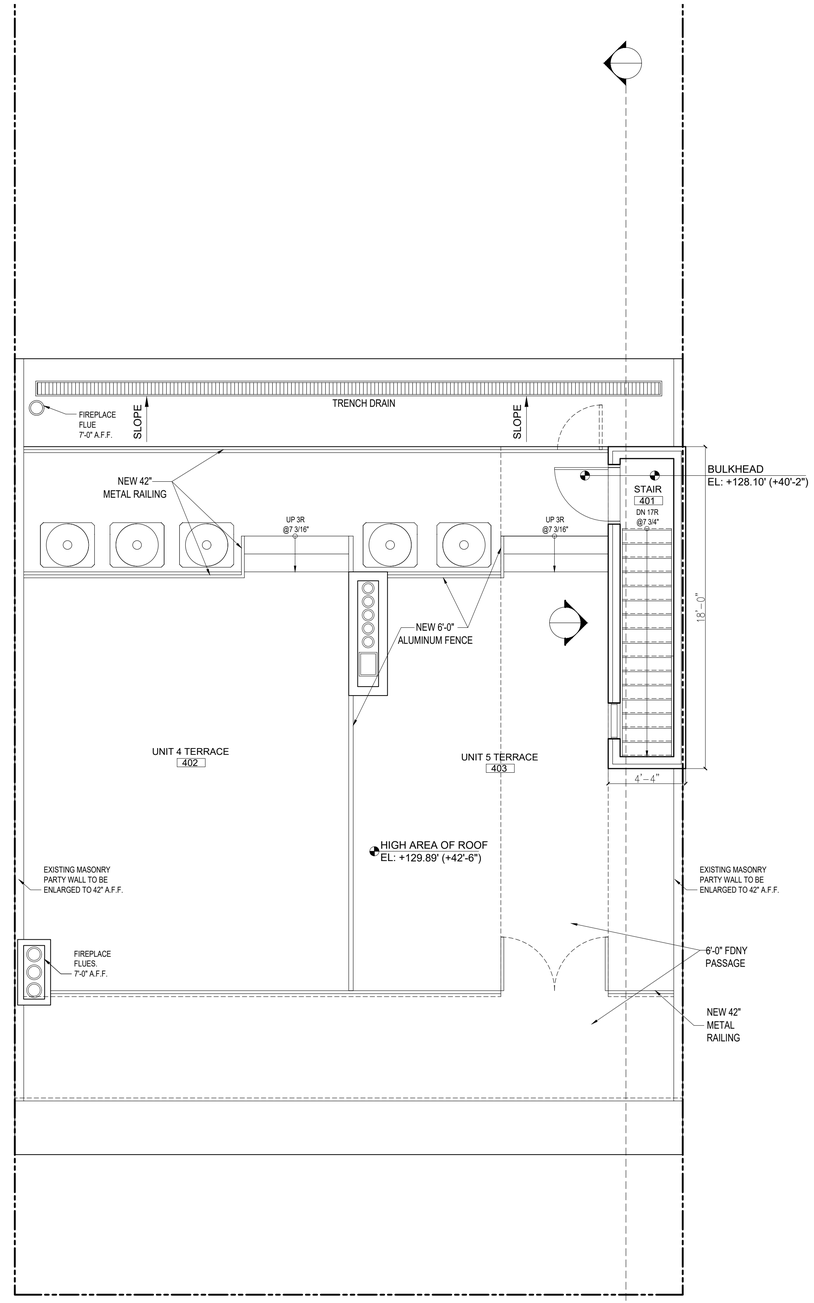
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

THIRD FLOOR PLAN

394 VANDERBILT AVE BROOKLYN NY 11238



EXISTING ROOF PLAN

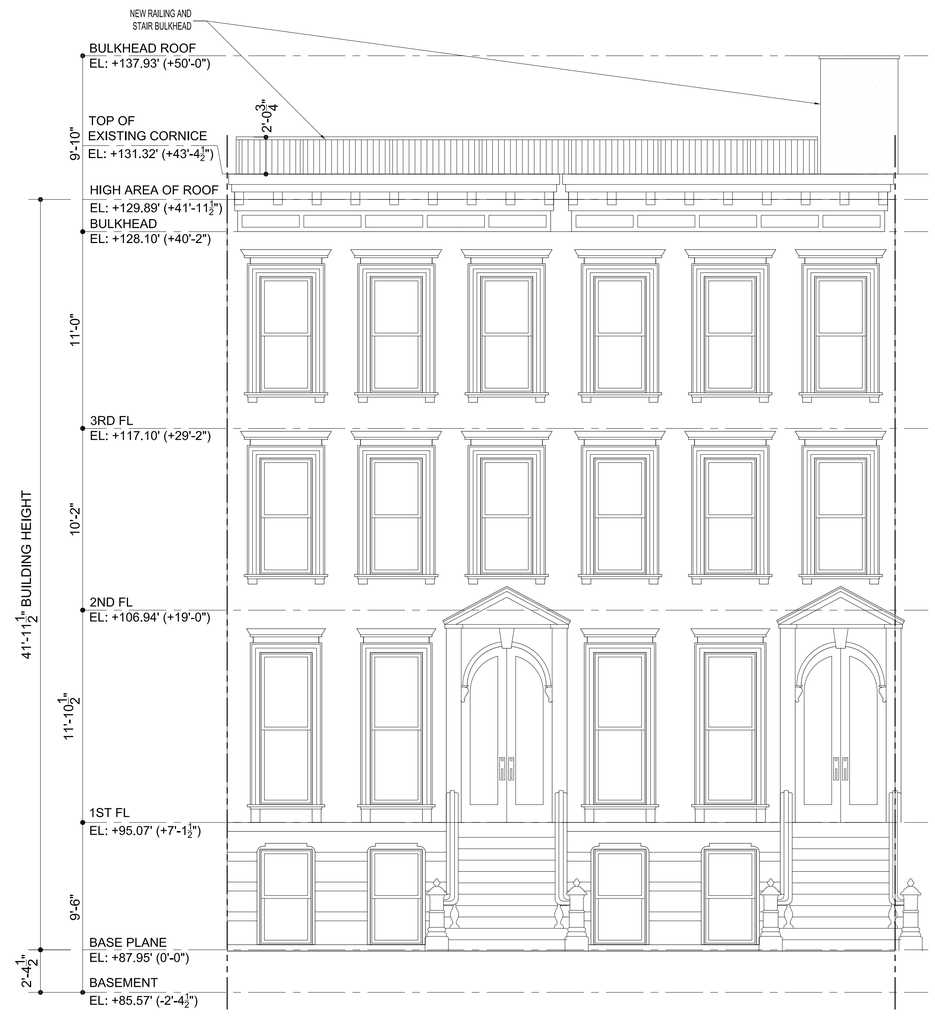


tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

ROOF PLAN | 394 VANDERBILT AVE BROOKLYN NY 11238

396 VANDERBILT AVE 1940'S TAX PHOTO

EXISTING FRONT ELEVATION



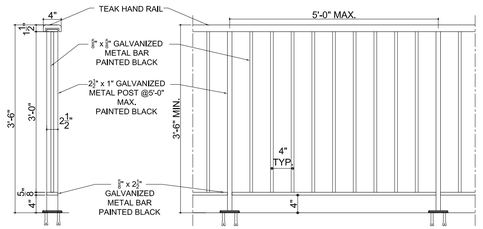
PROPOSED FRONT ELEVATION

394 VANDERBILT AVE 1940'S TAX PHOTO

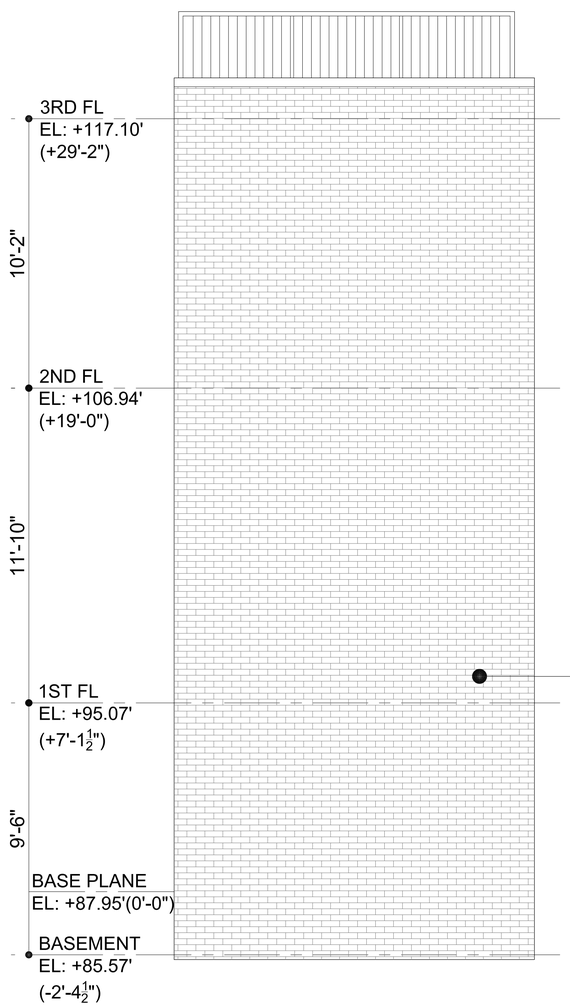
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

PROPOSED & EXISTING FRONT ELEVATIONS

394 VANDERBILT AVE BROOKLYN NY 11238



PROPOSED RAILING ELEVATION



PROPOSED LOT LINE ELEVATION

PROPOSED REAR ELEVATION

3RD FLOOR MASONRY PAINT COLOR: BENJAMIN MOORE BRICK RED 2084-10

WINDOW FRAME COLOR: MARVIN SUEDE

REAR ADDITION BRICK: GLEN GERY 53-DD

tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

PROPOSED REAR ELEVATION | **394 VANDERBILT AVE BROOKLYN NY 11238**

394 VANDERBILT AVE REAR ELEVATION

396 VANDERBILT AVE REAR ELEVATION

tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

REAR ELEVATION PHOTOS | **394 VANDERBILT AVE BROOKLYN NY 11238**

392 VANDERBILT AVE REAR
ELEVATION (NEIGHBOR)

398 VANDERBILT AVE REAR
ELEVATION

REAR ELEVATION
NEIGHBOR PHOTOS

394 VANDERBILT AVE
BROOKLYN NY 11238

#392 VANDERBILT AVE
(NEIGHBOR)

#394 VANDERBILT AVE
(SUBJECT PROPERTY)

#396 VANDERBILT AVE
(SUBJECT PROPERTY)

#398 VANDERBILT AVE
(NEIGHBOR)

EXISTING REAR ELEVATION

#392 VANDERBILT AVE
(NEIGHBOR)

#394 VANDERBILT AVE
(SUBJECT PROPERTY)

#396 VANDERBILT AVE
(SUBJECT PROPERTY)

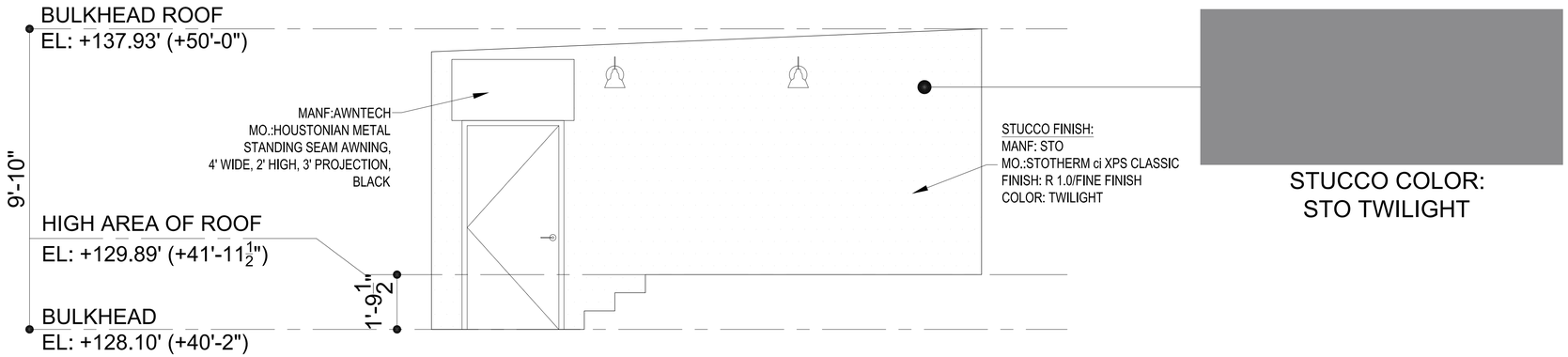
#398 VANDERBILT AVE
(NEIGHBOR)

PROPOSED REAR ELEVATION

tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

PROPOSED & EXISTING REAR ELEVATIONS

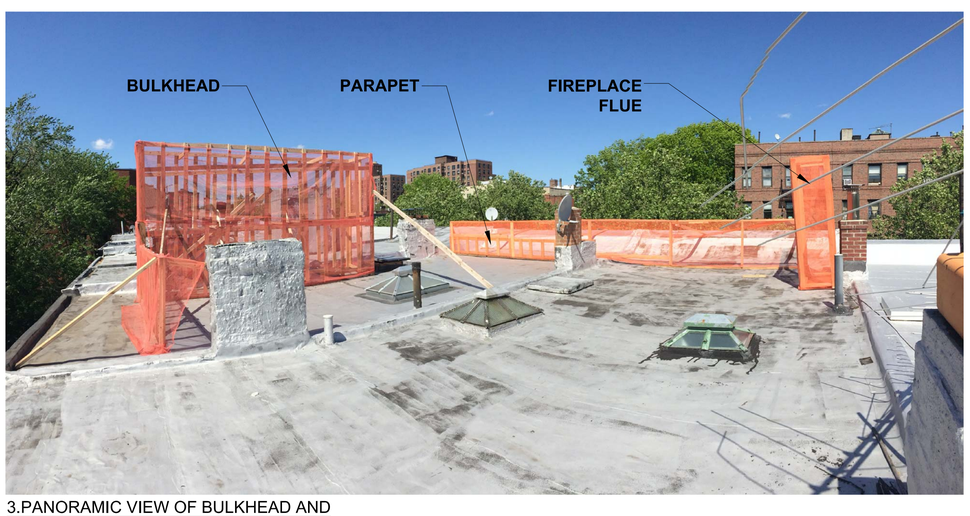
394 VANDERBILT AVE BROOKLYN NY 11238



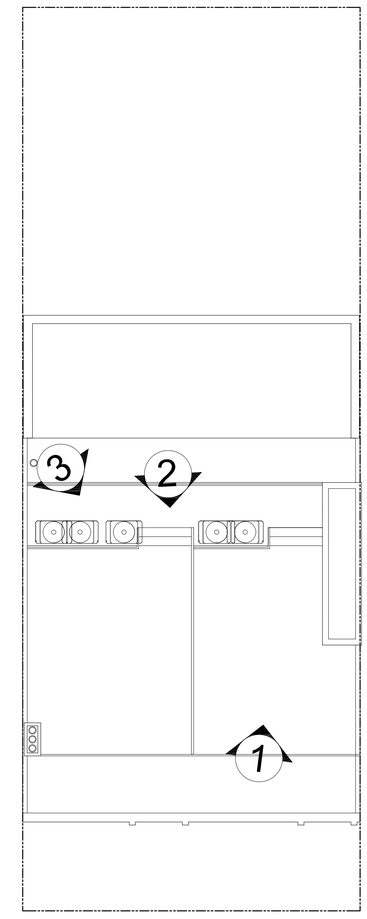
PROPOSED BULKHEAD ELEVATION

1. VIEW TOWARDS REAR YARD

2. VIEW TOWARDS FRONT OF BUILDING



3.PANORAMIC VIEW OF BULKHEAD AND
FRONT PARAPET



VANDERBILT AVE

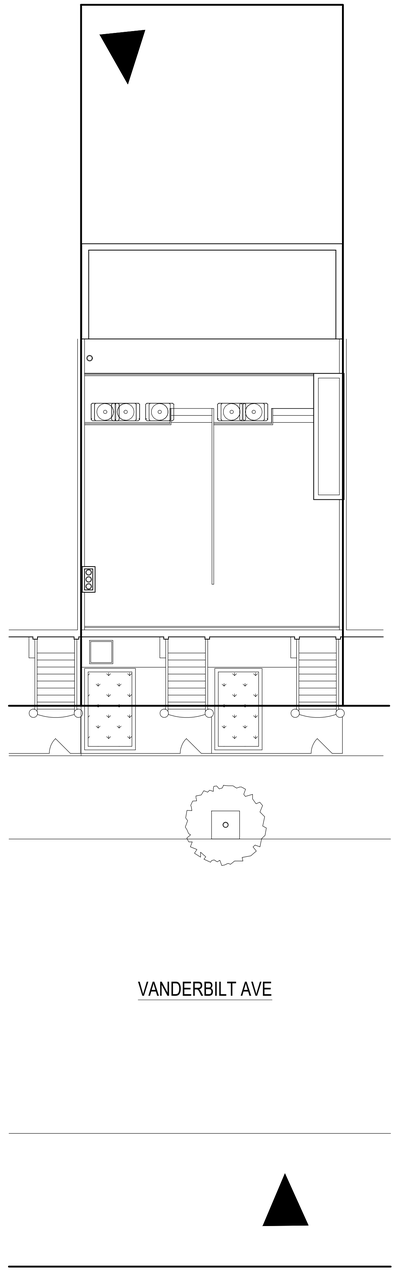
tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

PROPOSED BULKHEAD ELEVATION & PHOTOS

394 VANDERBILT AVE BROOKLYN NY 11238

FRONT FACADE

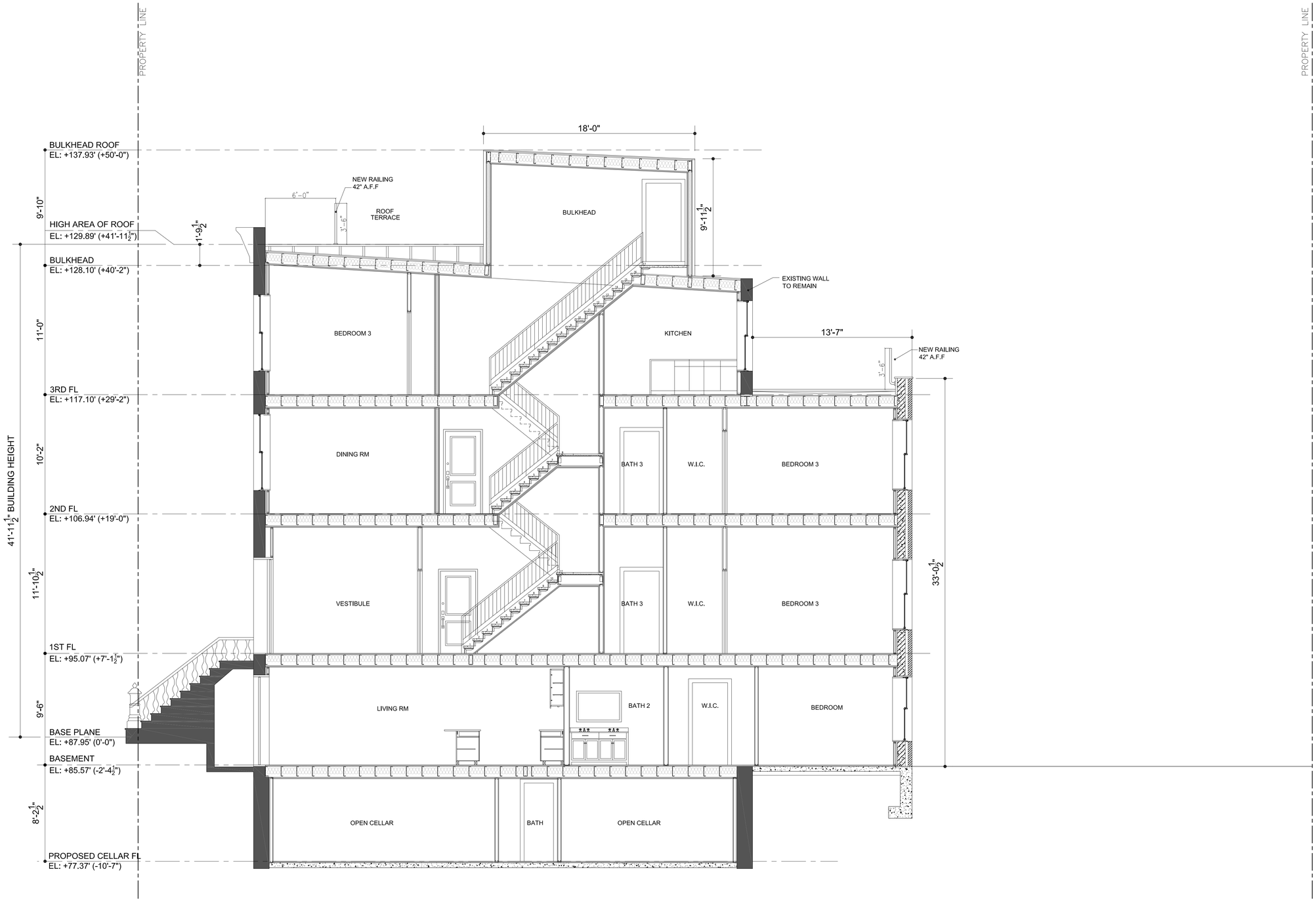
REAR FACADE



tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

STREET & YARD PHOTOS

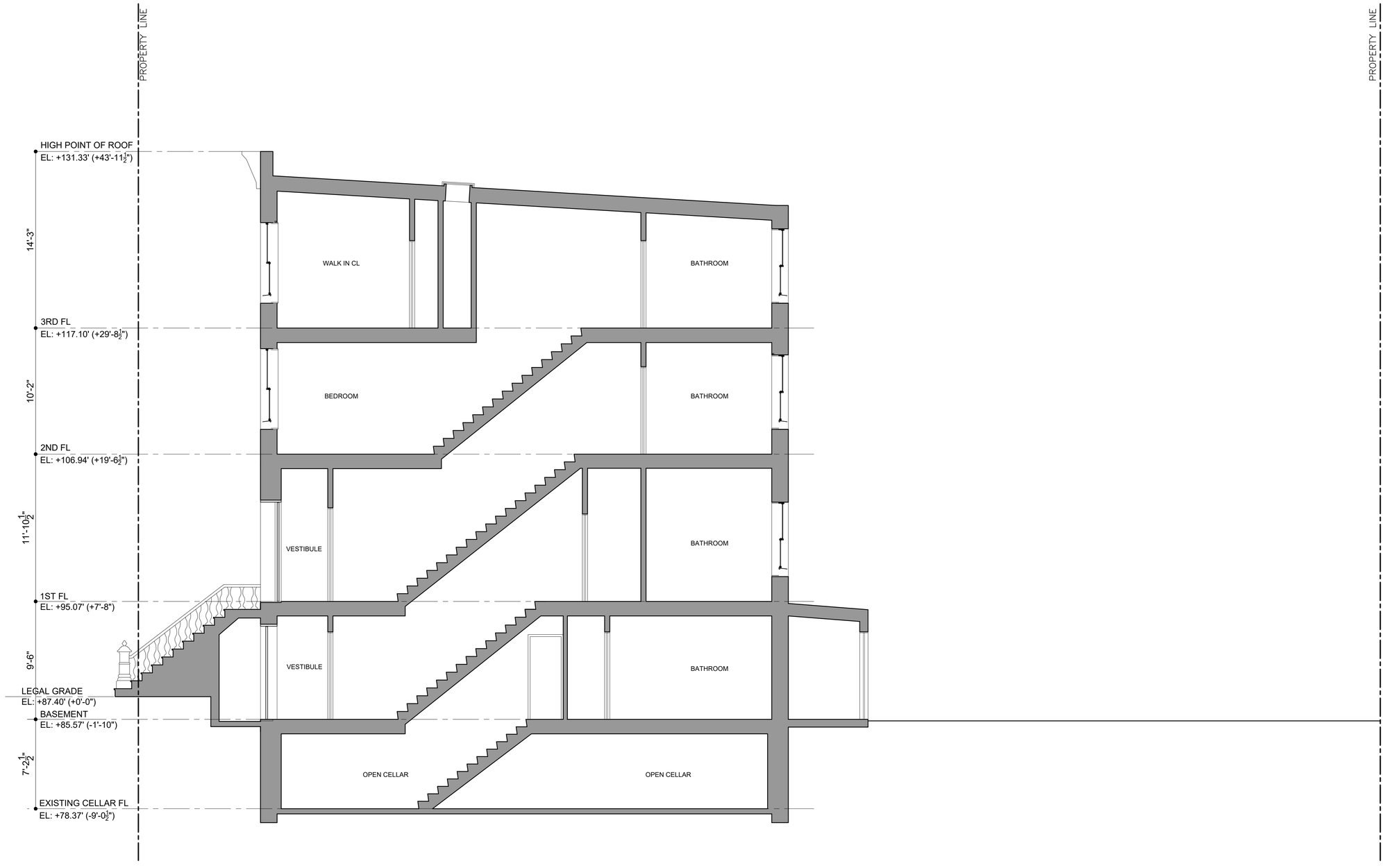
394 VANDERBILT AVE BROOKLYN NY 11238



tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

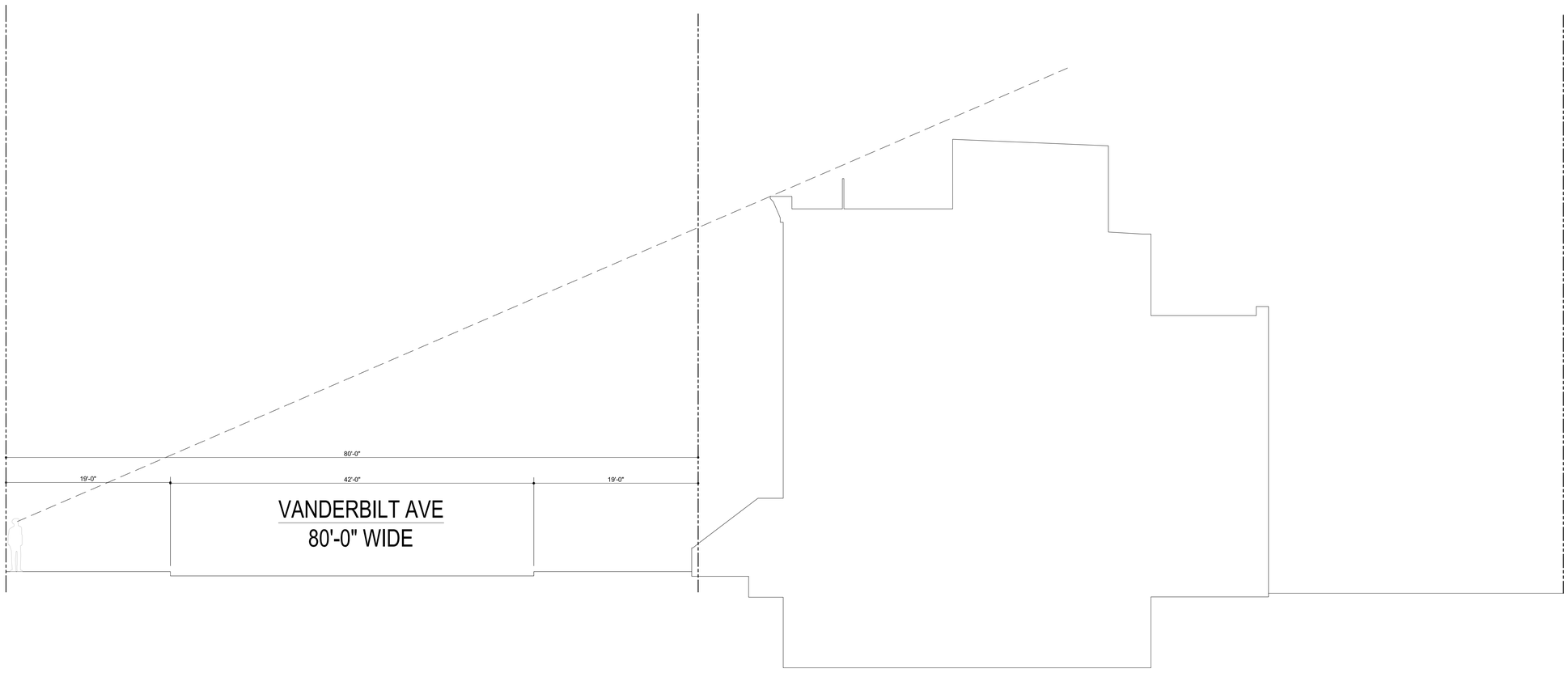
PROPOSED SECTION

394 VANDERBILT AVE
BROOKLYN NY 11238



tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

EXISTING SECTION | 394 VANDERBILT AVE BROOKLYN NY 11238



tvg
237 FLATBUSH AVE #332
BROOKLYN, NY 11217
T. 718.517.2288
F. 718.766.9709
ILYA.VILNITS@THEVILNITSGROUP.COM

SIGHT LINE DIAGRAM | **394 VANDERBILT AVE BROOKLYN NY 11238**