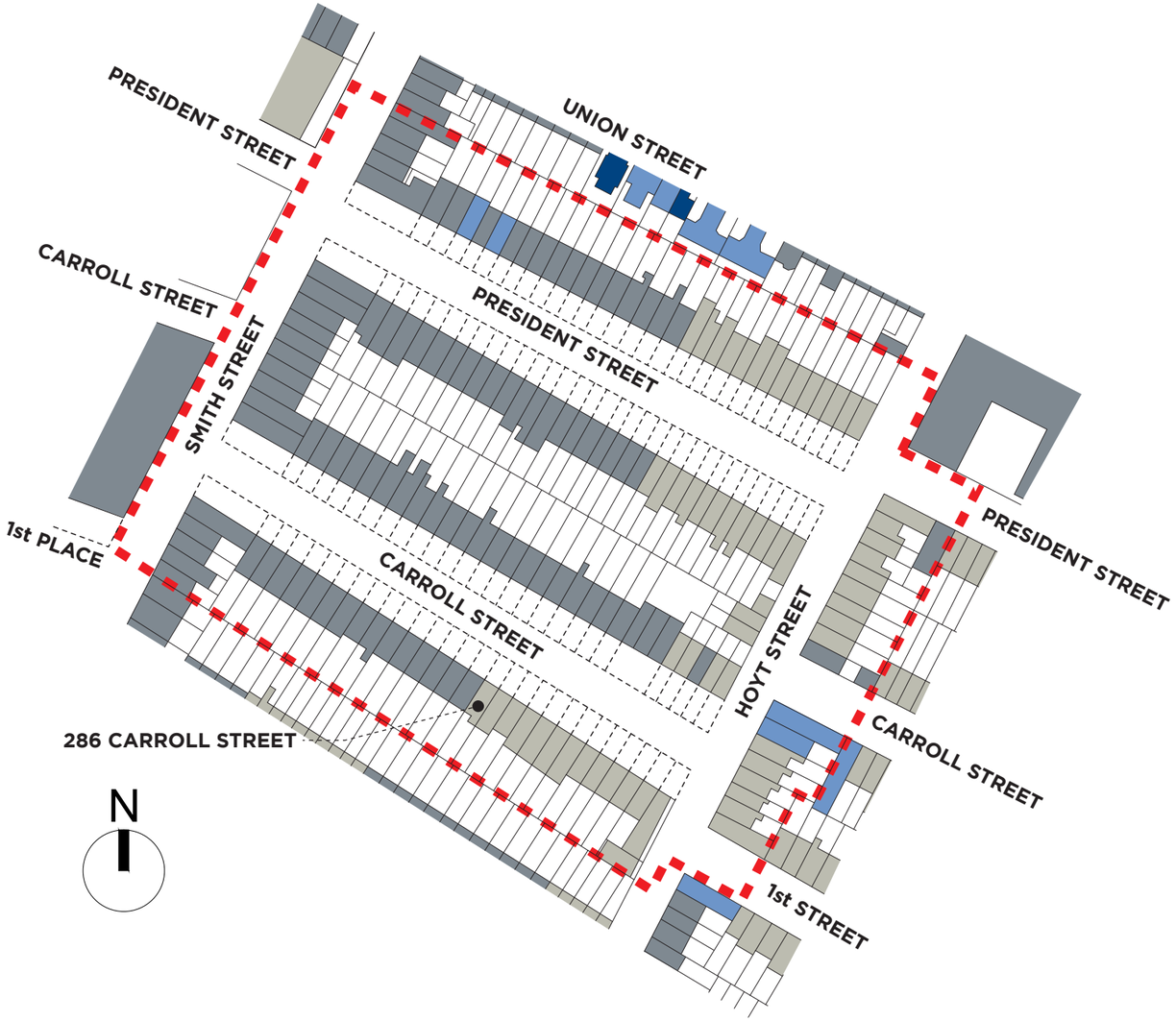
286 CARROLL STREET



LEGEND

- CARROLL GARDENS HISTORIC DISTRICT BOUNDARY
- 5 STORY BUILDING & BASEMENT
- 4 STORY BUILDING & BASEMENT
- 3 STORY BUILDING & BASEMENT
- 2 STORY BUILDING & BASEMENT

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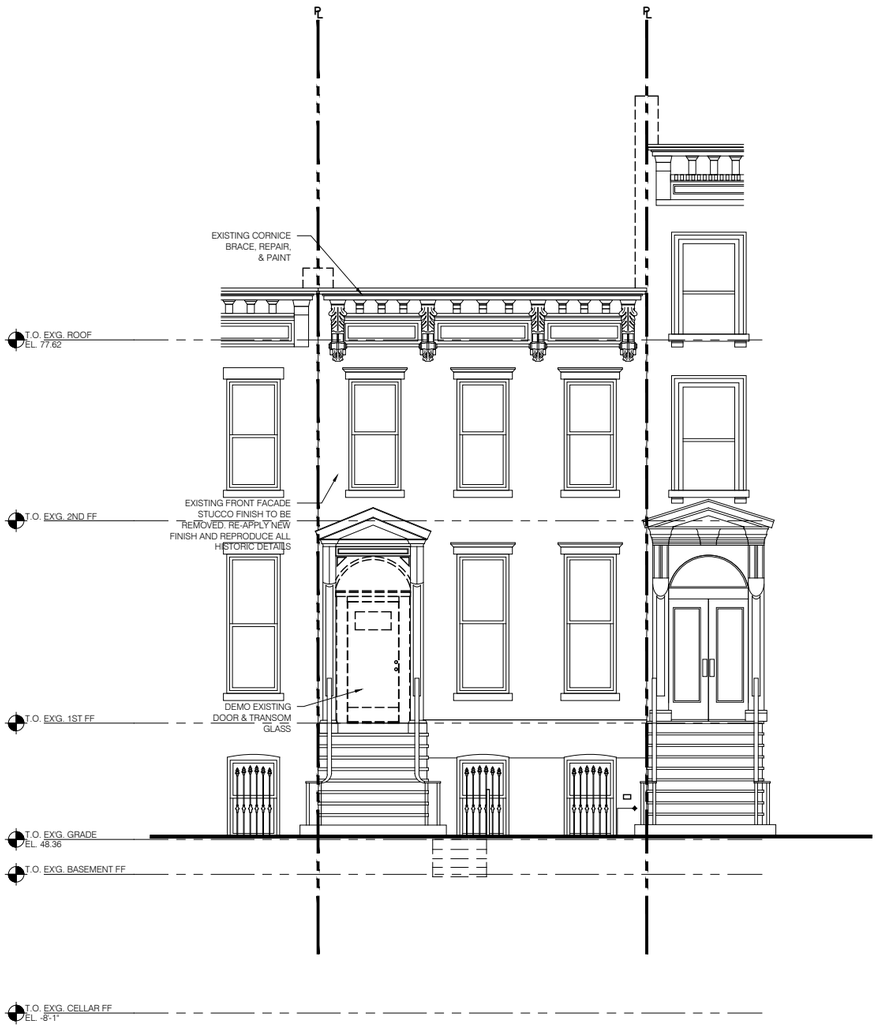

EXISTING NORTH ELEVATION 11
SCALE: 1/4"=1'-0"

PROPOSED NORTH ELEVATION 10
SCALE: 1/4"=1'-0"

NOTE
1. NEW MORTAR TO MATCH THE LPC APPROVED COLOR, TEXTURE, AND HARDNESS OF THE ORIGINAL MORTAR. AS WELL AS THE PROFILE OF THE FINISHED MORTAR JOINT.
2. TOOTH-IN NEW SALVAGED BRICK, TYP. FOR ALL INFILLED MASONRY OPENINGS.

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T646.831.0485
OWNER

SILMAN
32 OLD SLIP
NEW YORK, NY 10005
T212.620.7970
STRUCTURAL

AFFIX BIS JOB NUMBER LABEL HERE

ISSUE	DATE
DOB REVIEW	04.22.15
LPC REVIEW	04.20.15
PRELIMINARY PRICING	01.30.15

PROJECT NAME & ADDRESS:
RABINOWITZ & CARNEY RESIDENCE

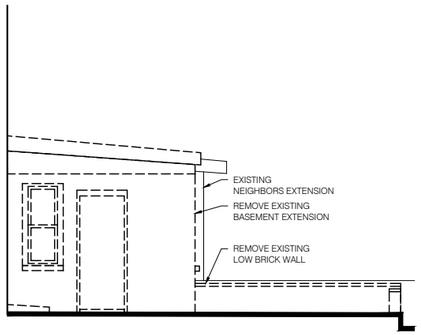
286 CARROLL STREET
BROOKLYN, NY 11231

DRAWING TITLE:
EXTERIOR ELEVATIONS

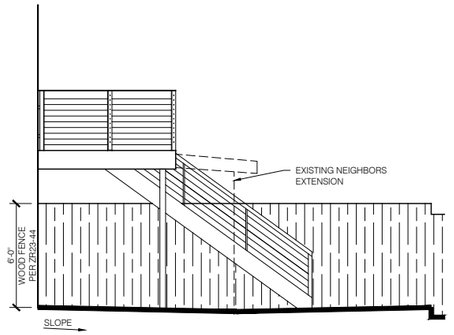
SEAL & SIGNATURE:

SCALE: **1/4"=1'-0"**
PROJECT NO. **1408**

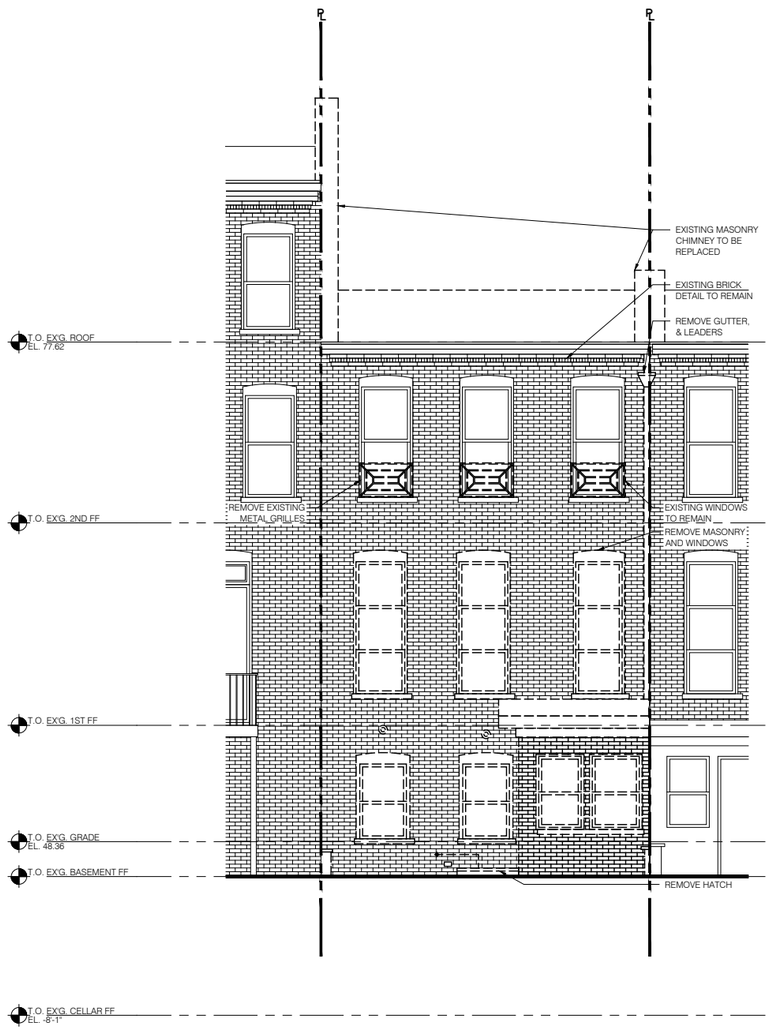
A-200.00
DRAWING NO. SHEET 8 OF 25



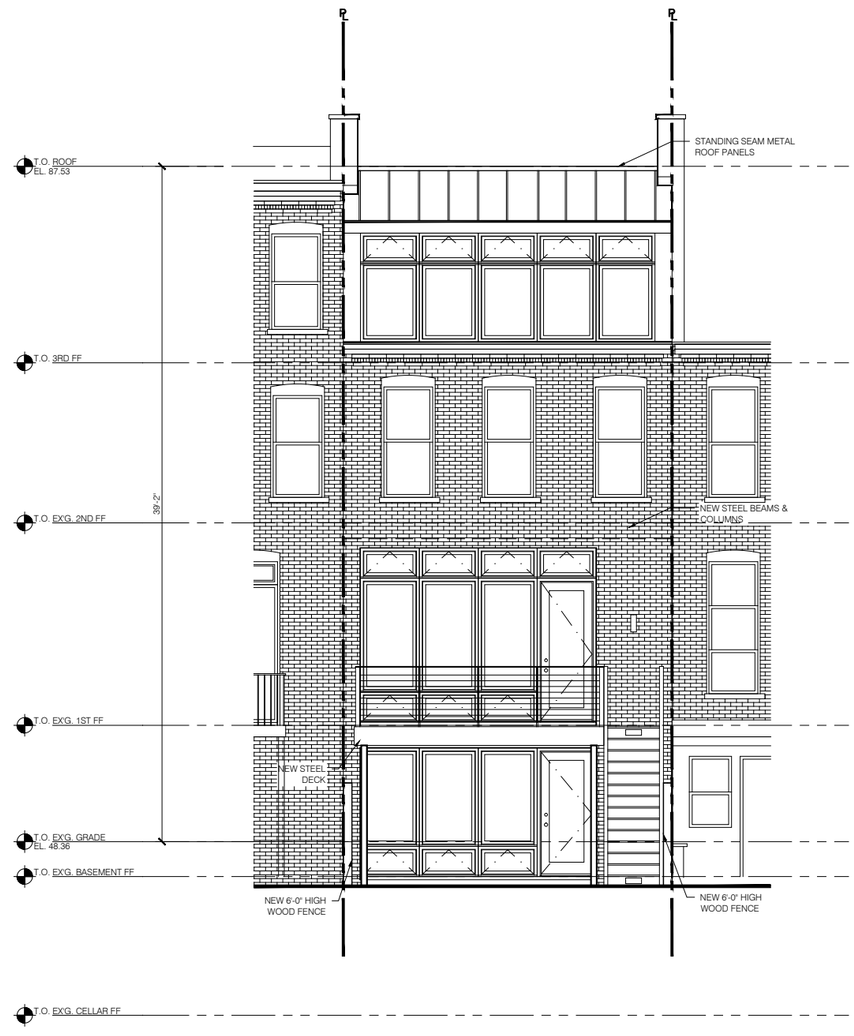
EXISTING SOUTH EAST ELEVATION 31
SCALE: 1/4"=1'-0"



PROPOSED SOUTH EAST ELEVATION 30
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION 11
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION 10
SCALE: 1/4"=1'-0"

NOTE
1. NEW MORTAR TO MATCH THE LPC APPROVED COLOR, TEXTURE, AND HARDNESS OF THE ORIGINAL MORTAR. AS WELL AS THE PROFILE OF THE FINISHED MORTAR JOINT.
2. TOOTH-IN NEW SALVAGED BRICK, TYP. FOR ALL INFILLED MASONRY OPENINGS.

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LEON CARNEY
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BROOKLYN, NY 11249
T646.831.0485

SILMAN
32 OLD SLIP
NEW YORK, NY 10005
T212.620.7970

OWNER

STRUCTURAL

AFFIX BIS JOB NUMBER LABEL HERE

ISSUE	DATE
DOB REVIEW	04.22.15
LPC REVIEW	04.20.15
PRELIMINARY PRICING	01.30.15

PROJECT NAME & ADDRESS:
RABINOWITZ & CARNEY RESIDENCE

286 CARROLL STREET
BROOKLYN, NY 11231

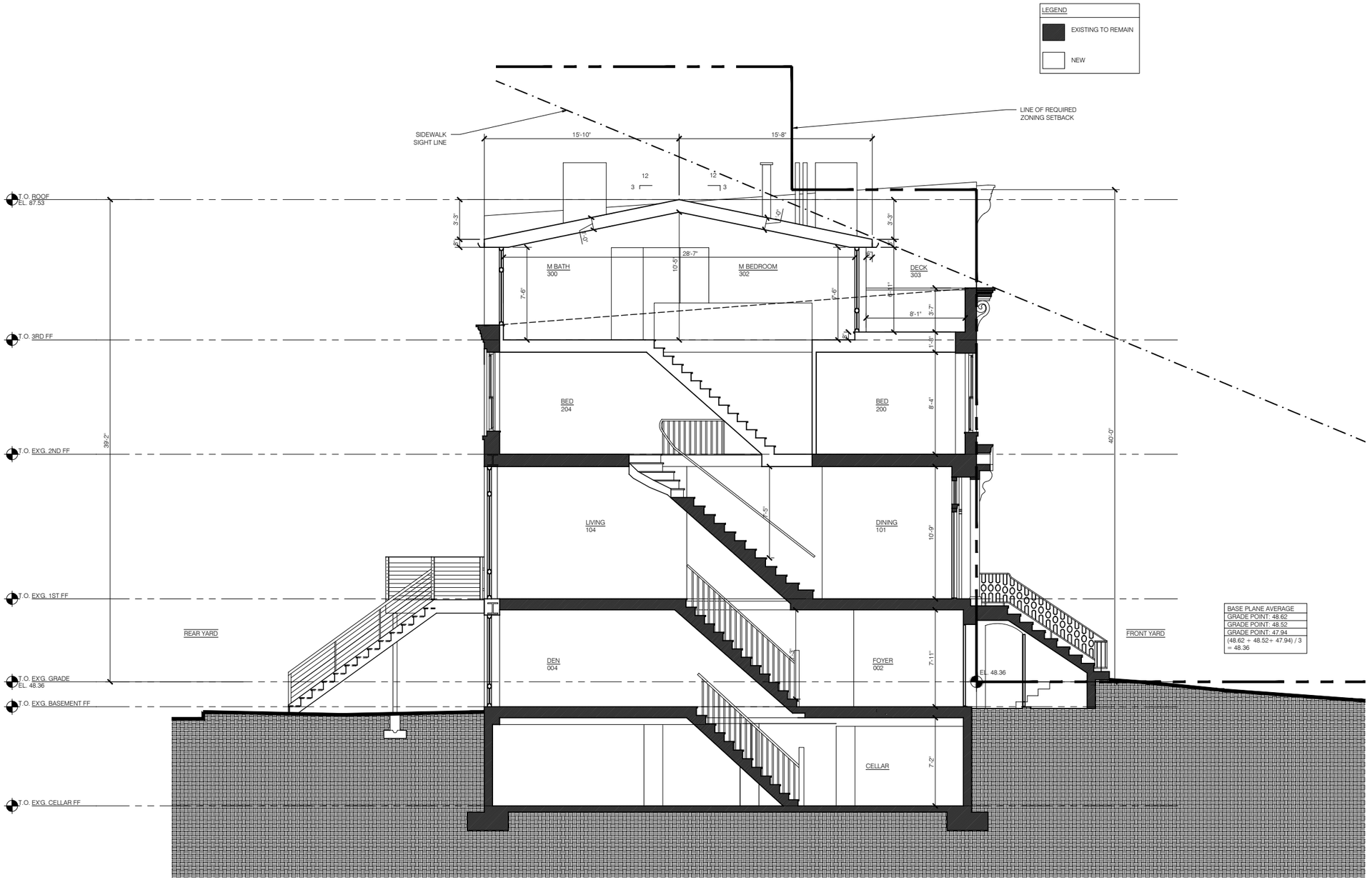
DRAWING TITLE:
EXTERIOR ELEVATIONS

SEAL & SIGNATURE:

SCALE: **1/4"=1'-0"**
PROJECT NO. **1408**

A-201.00
DRAWING NO. SHEET 9 OF 25

2015-9-1 z:\active jobs\1408 - 286 carroll street\archive\dob 2015.08.05\a-201.00 exterior elevations.dwg



LONGITUDINAL SECTION 10

SCALE: 1/4"=1'-0"

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DOB REVIEW	04.22.15
LPC REVIEW	04.20.15
PRELIMINARY PRICING	01.30.15
ISSUE	**DATE**

PROJECT NAME & ADDRESS:
RABINOWITZ & CARNEY RESIDENCE

286 CARROLL STREET
BROOKLYN, NY 11231

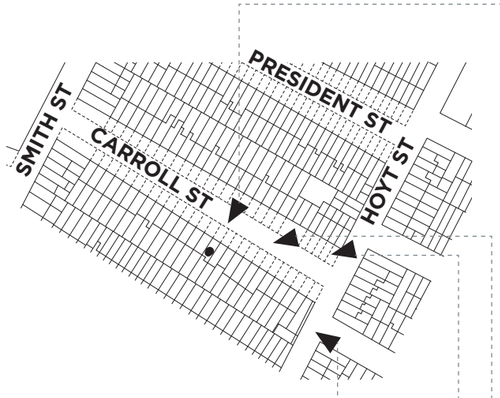
DRAWING TITLE:
LONGITUDINAL SECTION

SEAL & SIGNATURE:

SCALE: **1/4"=1'-0"**
PROJECT NO. **1408**

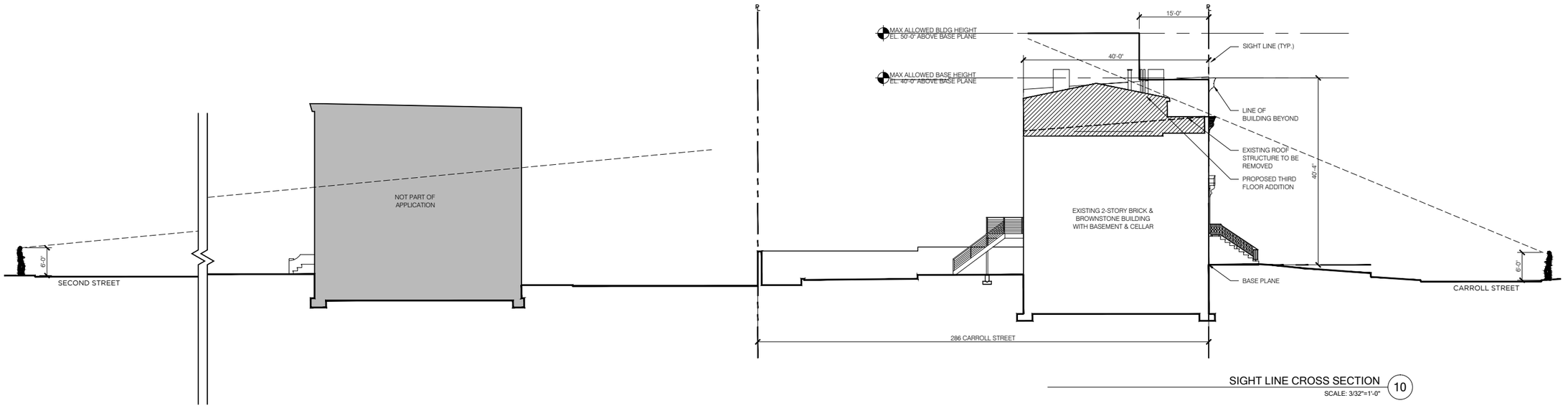
A-300.00
DRAWING NO. SHEET 12 OF 25

HOYT ST
ONE WAY


PRESIDENT ST
SMITH ST
CARROLL ST
HOYT ST

STANDING
RE ZONE

SOUTH SIDE OF CARROLL STREET 21
SCALE: N.T.S.



SIGHT LINE CROSS SECTION 10
SCALE: 3/32"=1'-0"

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OWNER

SILMAN
32 OLD SLIP
NEW YORK, NY 10005
T212.620.7970
STRUCTURAL

AFFIX BIS JOB NUMBER LABEL HERE

ISSUE	DATE
DOB REVIEW	04.22.15
LPC REVIEW	04.20.15
PRELIMINARY PRICING	01.30.15

PROJECT NAME & ADDRESS:
RABINOWITZ & CARNEY RESIDENCE

286 CARROLL STREET
BROOKLYN, NY 11231

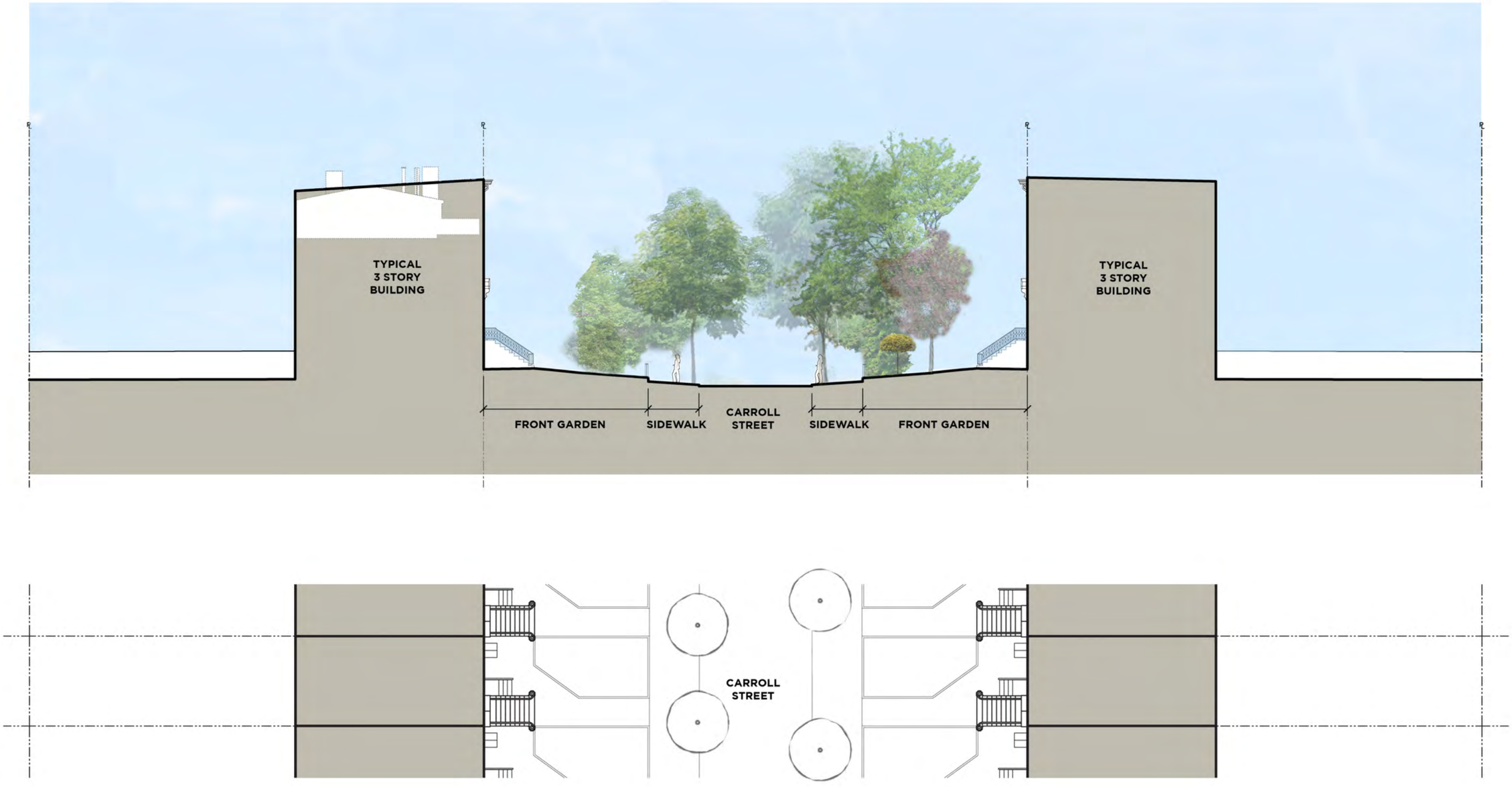
DRAWING TITLE:
SIGHT LINE & PHOTO MONTAGES

SEAL & SIGNATURE:

SCALE: **N.T.S.**
PROJECT NO. **1408**

A-202.00
DRAWING NO. SHEET 10 OF 25

2015-9-1 z:\active jobs\1408 - 286 carroll street\archive\dob 2015.08.05\a-202.00 street elevations.dwg


TYPICAL
3 STORY
BUILDING
TYPICAL
3 STORY
BUILDING
FRONT GARDEN
SIDEWALK
CARROLL
STREET
SIDEWALK
FRONT GARDEN
CARROLL
STREET

286 CARROLL STREET, BROOKLYN, NY

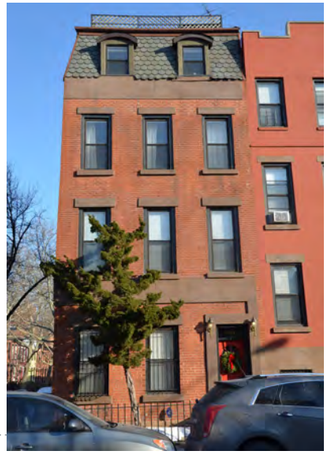
303 PRESIDENT STREET

305A PRESIDENT STREET

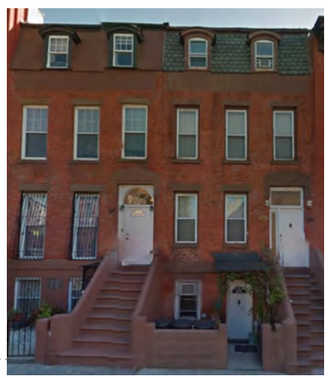
305A PRESIDENT STREET

299 CARROLL STREET

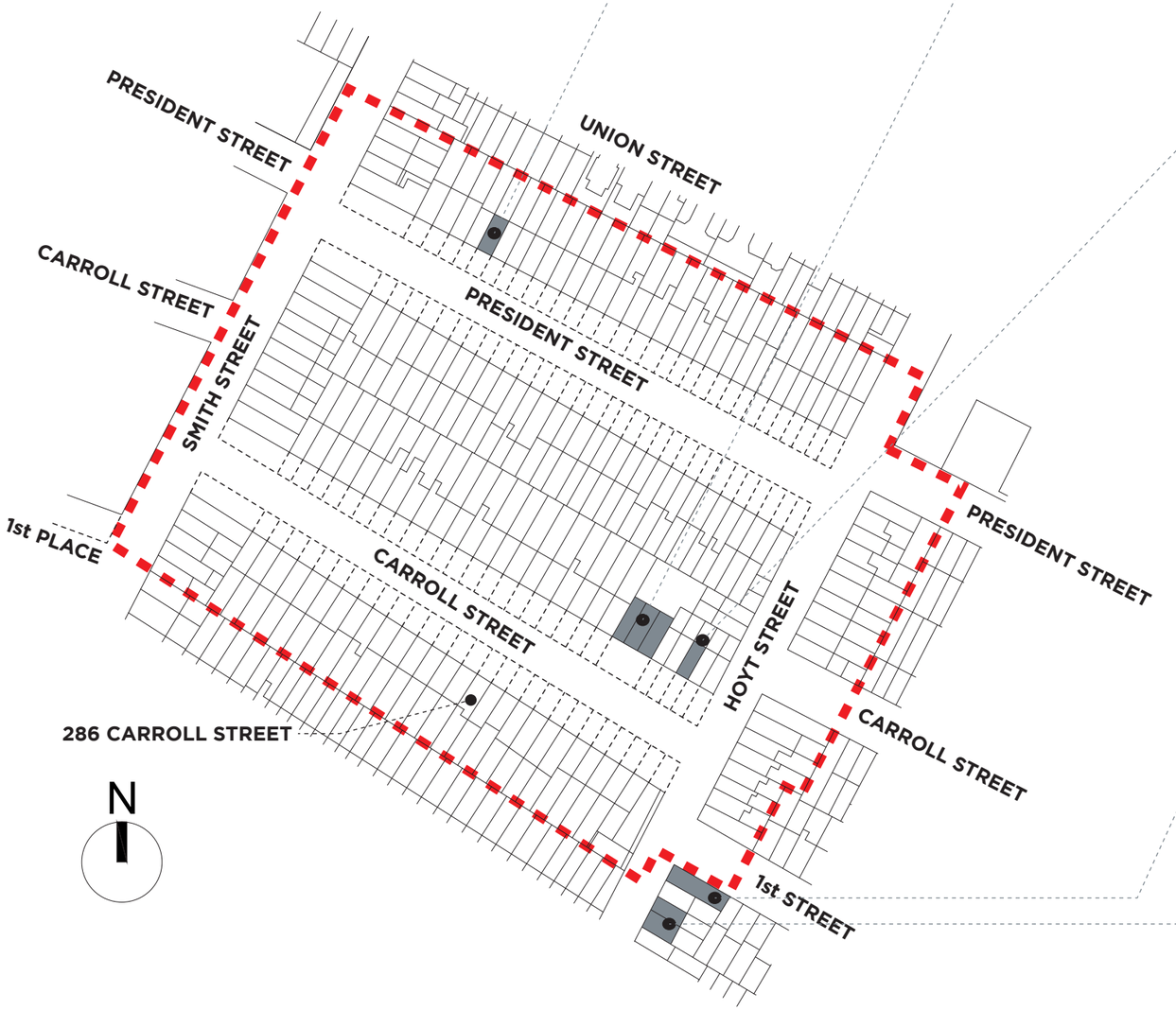
305 CARROLL STREET



363 HOYT STREET



369 HOYT STREET



LEGEND

CARROLL GARDENS HISTORIC DISTRICT BOUNDARY

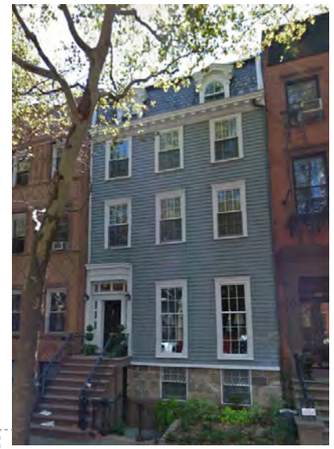
MANSARD

153 KANE STREET

147 CONGRESS STREET

289 CLINTON STREET

136 AMITY STREET


122 PACIFIC STREET

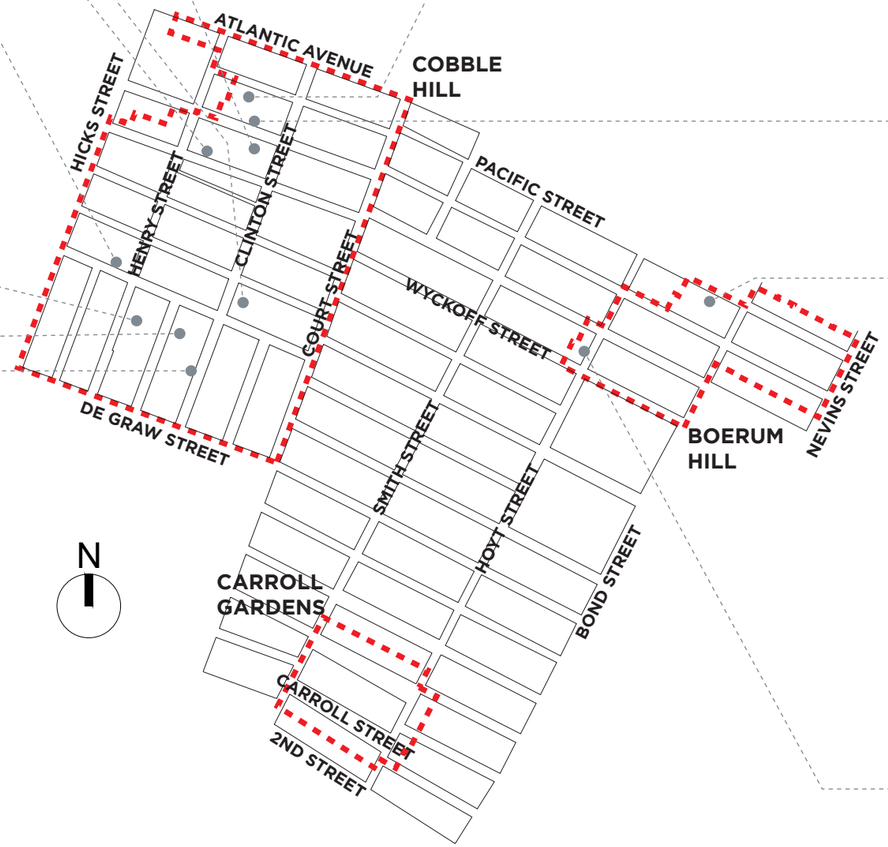
141 AMITY STREET

13 STRONG PLACE

445 HENRY STREET

370 & 374 PACIFIC STREET

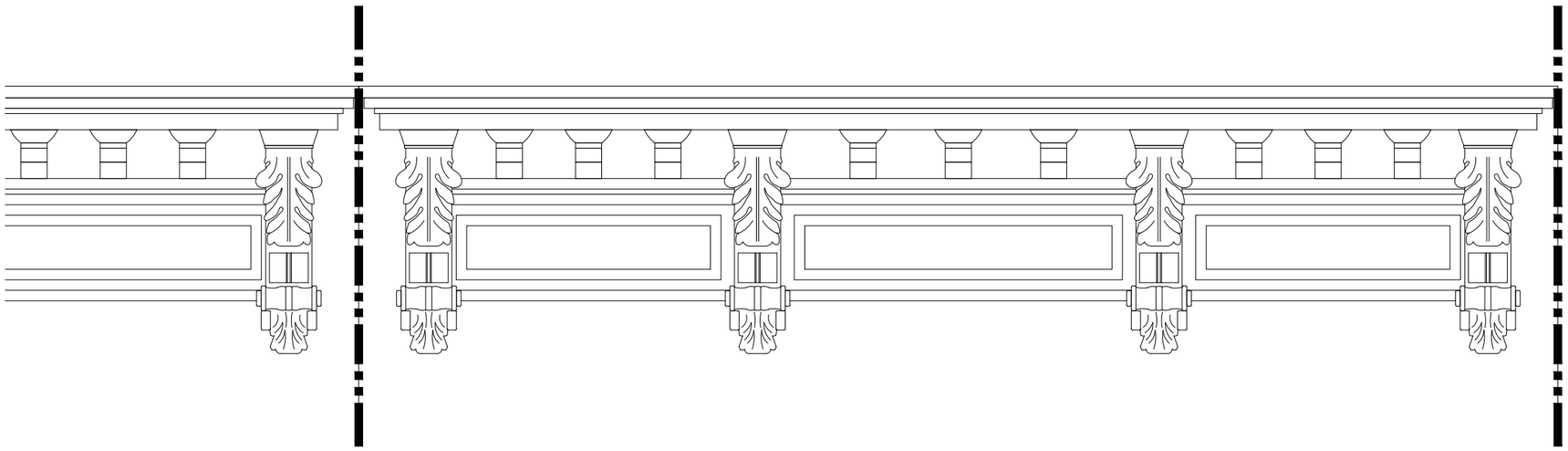
340 CLINTON STREET



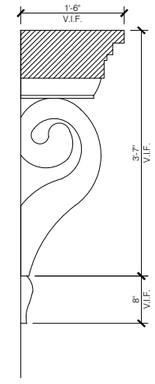
161 HOYT STREET

EXISTING CORNICE-288 CARROLL STREET

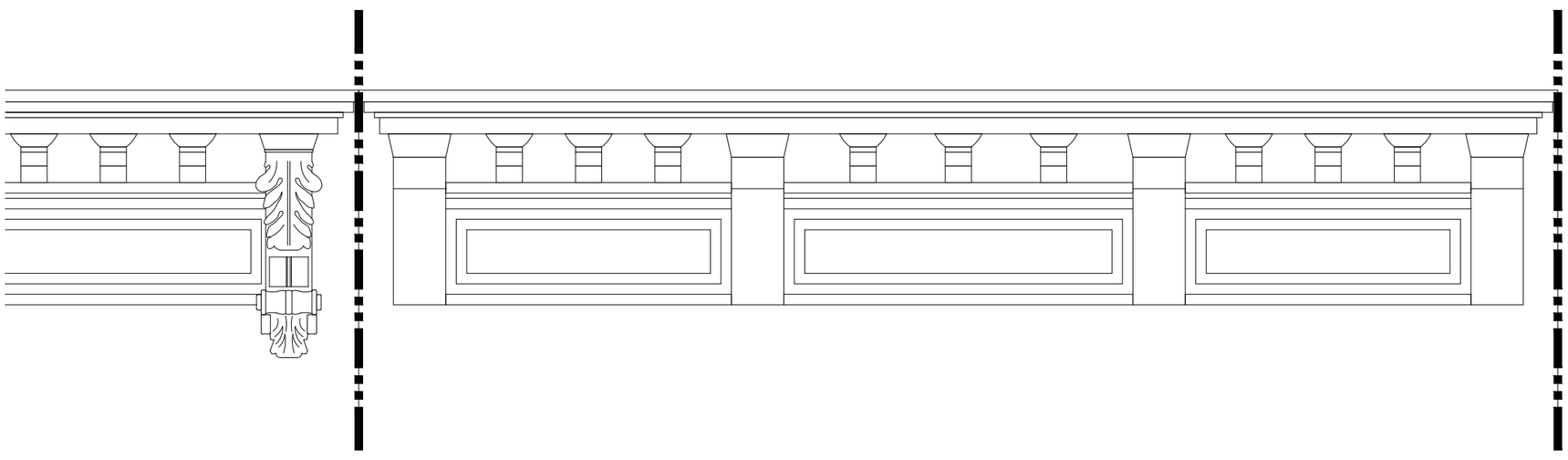
EXISTING CORNICE-286 CARROLL STREET



PROPOSED CORNICE FRONT ELEVATION 21
SCALE: 1 1/2"=1'-0"



CORNICE SIDE ELEVATION 20
SCALE: 1 1/2"=1'-0"



EXISTING CORNICE FRONT ELEVATION 10
SCALE: 1 1/2"=1'-0"

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AFFIX BIS JOB NUMBER LABEL HERE

ISSUE	DATE
LPC REVIEW	04.20.15
PRELIMINARY PRICING	01.30.15

PROJECT NAME & ADDRESS:
RABINOWITZ & CARNEY RESIDENCE

286 CARROLL STREET
BROOKLYN, NY 11231

DRAWING TITLE:
CORNICE DETAILS

SEAL & SIGNATURE:

SCALE: **AS NOTED**
PROJECT NO. **1408**

A-406.00
DRAWING NO.

2015-6-11 z:\active jobs\1408 - 286 carroll street\archive\landmarks\a-406.00 cornice details.dwg

EXISTING REAR PHOTO

FEMA FLOOD STATEMENT:

PREMISE IS NOT LOCATED IN A FEMA FLOOD ZONE.

DEMOLITION GENERAL NOTES

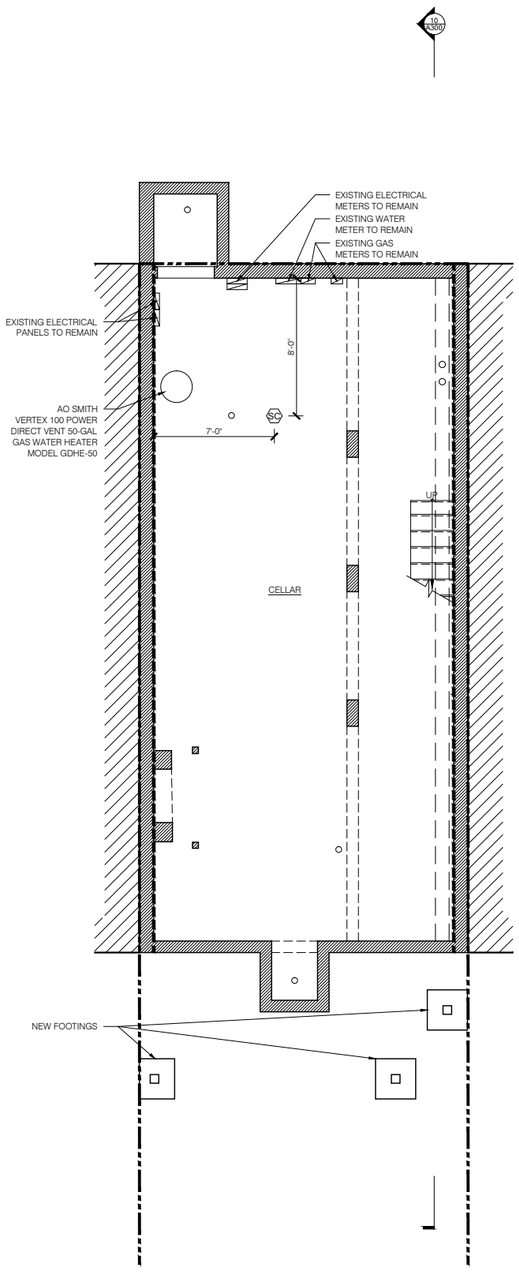
1. REMOVE ALL INTERIOR AND EXTERIOR DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
2. REMOVE ALL SUB-FLOORS AND FINISH FLOORS, TYP.
3. REMOVE ALL FIXTURES, FINISHES, AND ELECTRICAL UNLESS OTHERWISE NOTED.
4. REMOVE ALL RADIATORS AND ALL ASSOCIATED LINES.

PLAN LEGEND

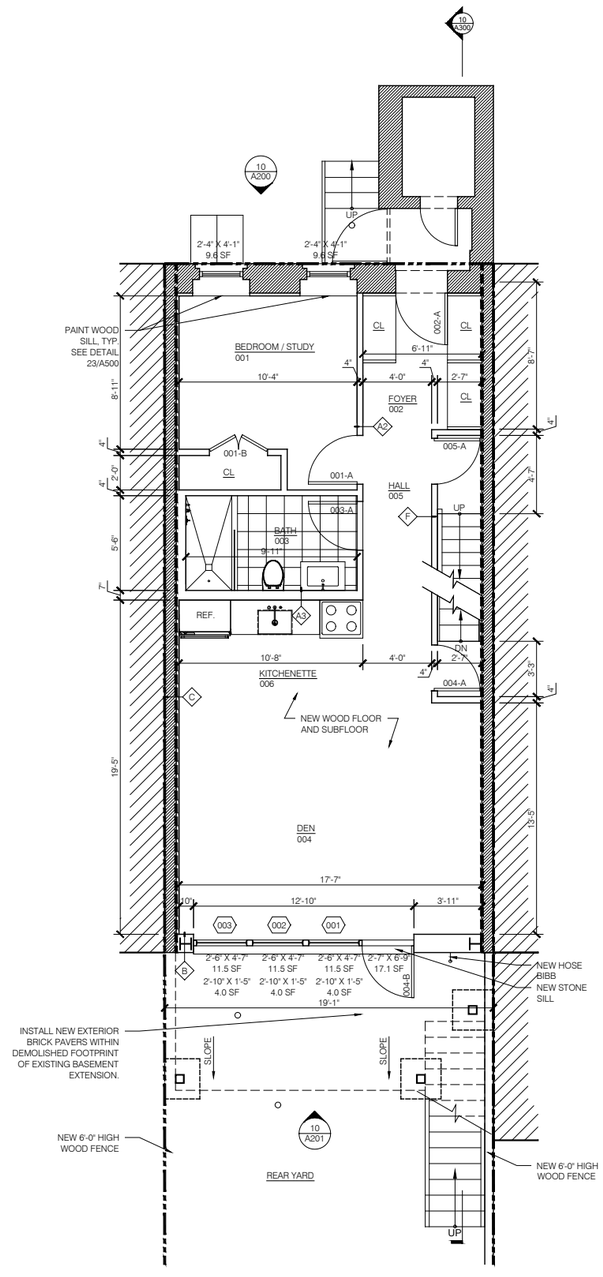
- EXISTING WALL
- NEW WALL
- NO WORK IN THIS AREA
- 101-A DOOR NUMBER
- (##) WINDOW NUMBER
- PROPERTY LINE
- 2HR FIRE RTD WALL

BSMT FLOOR VENTILATION REQUIREMENTS		
BEDROOM / STUDY 001 - 101.6 SF		
REQUIRED LIGHT	10.1 SF	10%
PROVIDED LIGHT	18.4 SF	
REQUIRED AIR	5.1 SF	5%
PROVIDED AIR	11.9 SF	
DEN 004 - 240.5 SF		
REQUIRED LIGHT	24.0 SF	10%
PROVIDED LIGHT	60.6 SF	
REQUIRED AIR	12.0 SF	5%
PROVIDED AIR	33.5 SF	

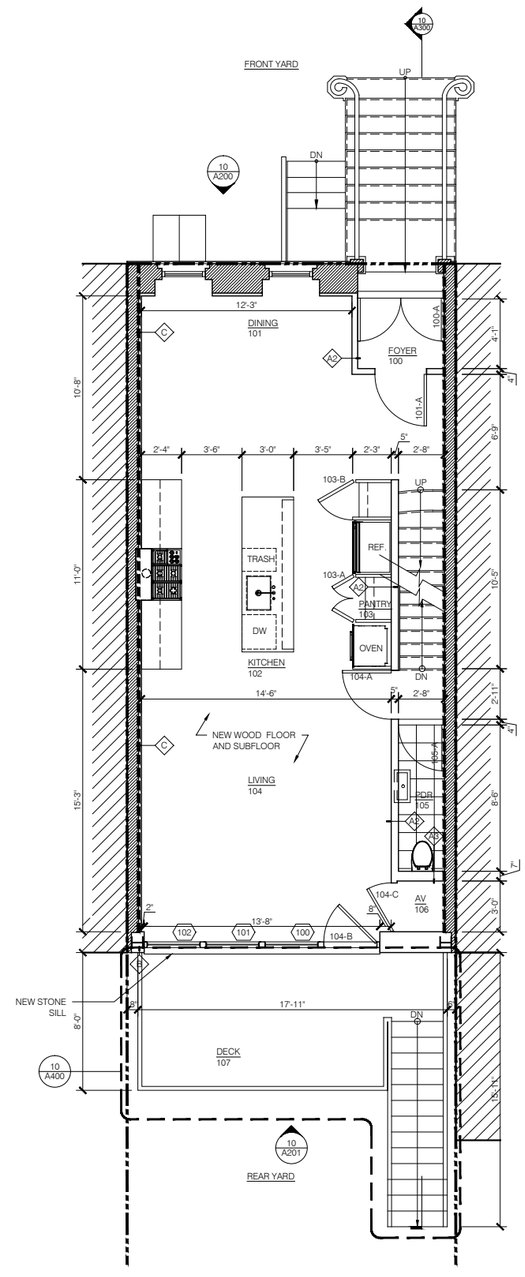
1ST FLOOR VENTILATION REQUIREMENTS		
DINING 101 - 136.7 SF		
REQUIRED LIGHT	13.6 SF	10%
PROVIDED LIGHT	34.1 SF	
REQUIRED AIR	6.83 SF	5%
PROVIDED AIR	20.8 SF	
KITCHEN 102 / LIVING 104 - 363.4 SF		
REQUIRED LIGHT	36.3 SF	10%
PROVIDED LIGHT	85.6 SF	
REQUIRED AIR	18.2 SF	5%
PROVIDED AIR	61.7 SF	



CELLAR FLOOR PLAN 12
SCALE: 1/4"=1'-0"



BASEMENT FLOOR PLAN 11
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN 10
SCALE: 1/4"=1'-0"

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SILMAN
32 OLD SLIP
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OWNER
STRUCTURAL

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DOB REVIEW	04.22.15
LPC REVIEW	04.20.15
PRELIMINARY PRICING	01.30.15
ISSUE	DATE

PROJECT NAME & ADDRESS:
RABINOWITZ & CARNEY RESIDENCE

286 CARROLL STREET
BROOKLYN, NY 11231

DRAWING TITLE:
FLOOR PLANS CELLAR, BASEMENT, & FIRST

SEAL & SIGNATURE:

SCALE: **1/4"=1'-0"**
PROJECT NO. **1408**

A-100.00
DRAWING NO. SHEET 6 OF 25

FEMA FLOOD STATEMENT:
PREMISE IS NOT LOCATED IN A FEMA FLOOD ZONE.

DEMOLITION GENERAL NOTES

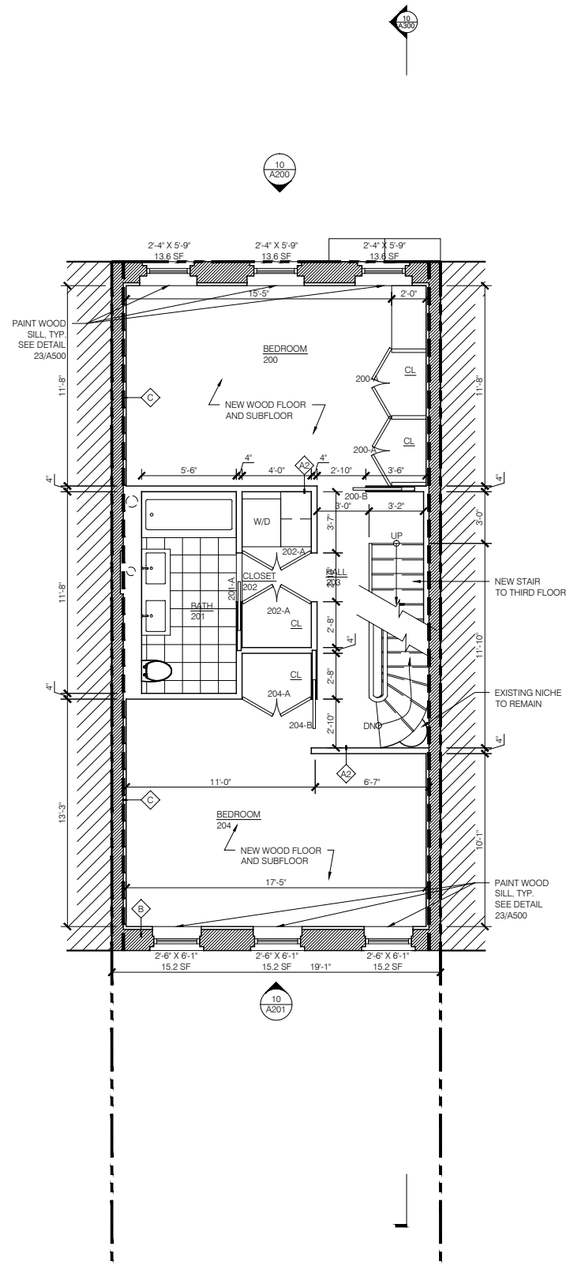
1. REMOVE ALL INTERIOR AND EXTERIOR DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
2. REMOVE ALL SUB-FLOORS AND FINISH FLOORS, TYP.
3. REMOVE ALL FIXTURES, FINISHES, AND ELECTRICAL UNLESS OTHERWISE NOTED.
4. REMOVE ALL RADIATORS AND ALL ASSOCIATED LINES.

PLAN LEGEND

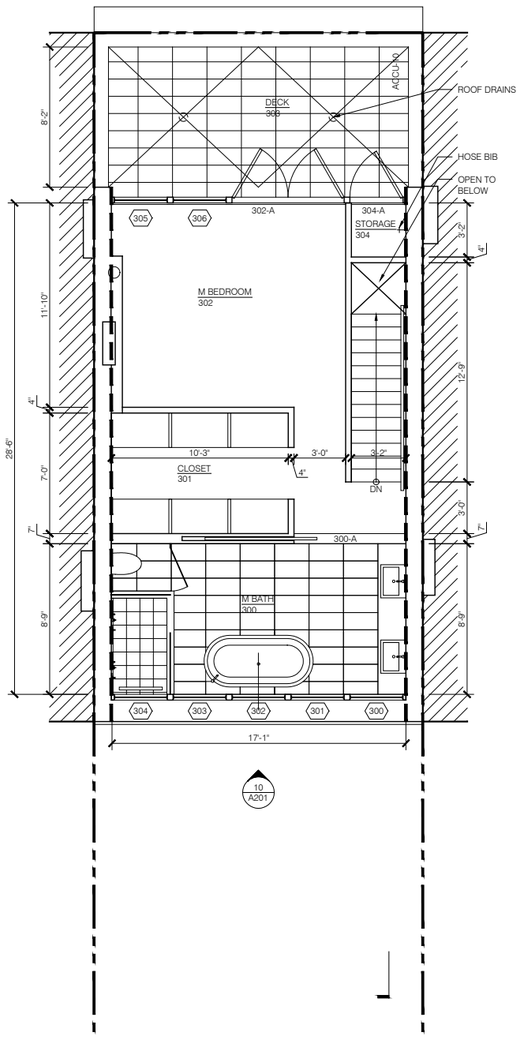
- EXISTING WALL
- NEW WALL
- NO WORK IN THIS AREA
- 101-A DOOR NUMBER
- (##) WINDOW NUMBER
- PROPERTY LINE
- 2HR FIRE RTD WALL

2ND FLOOR VENTILATION REQUIREMENTS		
BEDROOM 200 - 202.5 SF		
REQUIRED LIGHT	20.2 SF	10%
PROVIDED LIGHT	39.7 SF	
REQUIRED AIR	10.1 SF	5%
PROVIDED AIR	24.6 SF	
BEDROOM 204 - 208.9 SF		
REQUIRED LIGHT	20.8 SF	10%
PROVIDED LIGHT	44.4 SF	
REQUIRED AIR	10.4 SF	5%
PROVIDED AIR	27.3 SF	

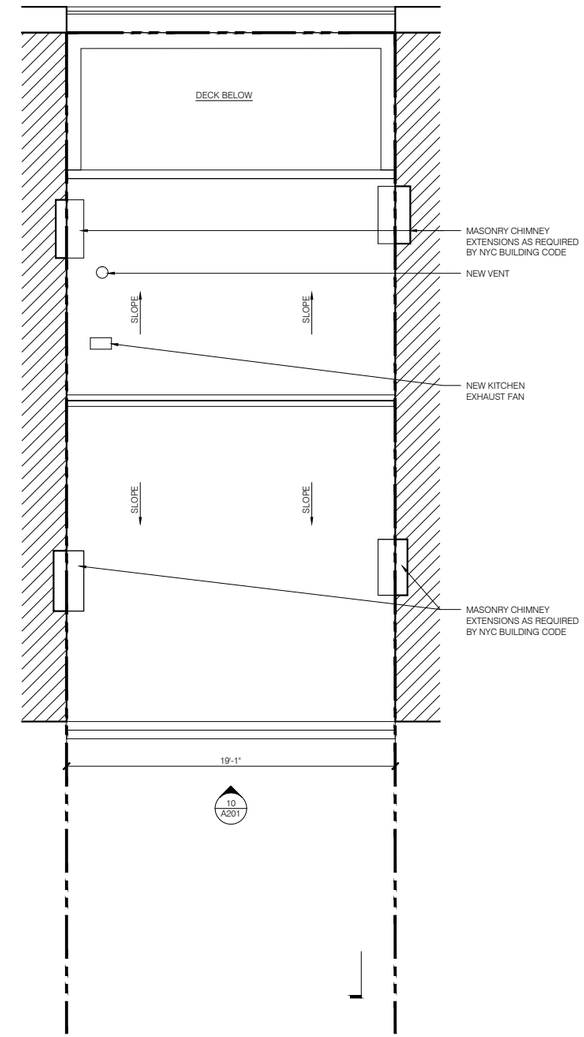
3RD FLOOR VENTILATION REQUIREMENTS		
MASTER BED 302 - 155.8 SF		
REQUIRED LIGHT	15.6 SF	10%
PROVIDED LIGHT	57.2 SF	
REQUIRED AIR	7.79 SF	5%
PROVIDED AIR	53.1 SF	
MASTER BATH 300 - 149.6 SF		
REQUIRED LIGHT	15.0 SF	10%
PROVIDED LIGHT	55.5 SF	
REQUIRED AIR	7.48 SF	5%
PROVIDED AIR	21.2 SF	



SECOND FLOOR PLAN 12
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN 11
SCALE: 1/4"=1'-0"



ROOF PLAN 10
SCALE: 1/4"=1'-0"

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MICHELLE CARNEY &
LEON CARNEY
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OWNER
STRUCTURAL

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DOB REVIEW	04.22.15
LPC REVIEW	04.20.15
PRELIMINARY PRICING	01.30.15
ISSUE	**DATE**

PROJECT NAME & ADDRESS:
RABINOWITZ & CARNEY RESIDENCE

286 CARROLL STREET
BROOKLYN, NY 11231

DRAWING TITLE:
FLOOR PLANS SECOND, THIRD, & ROOF

SEAL & SIGNATURE:

SCALE: **1/4"=1'-0"**
PROJECT NO. **1408**

A-101.00
DRAWING NO. SHEET 7 OF 25