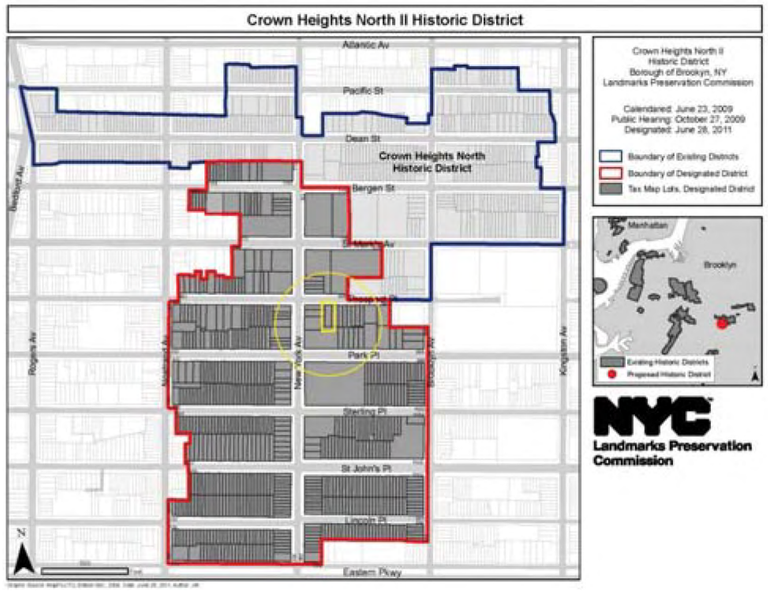

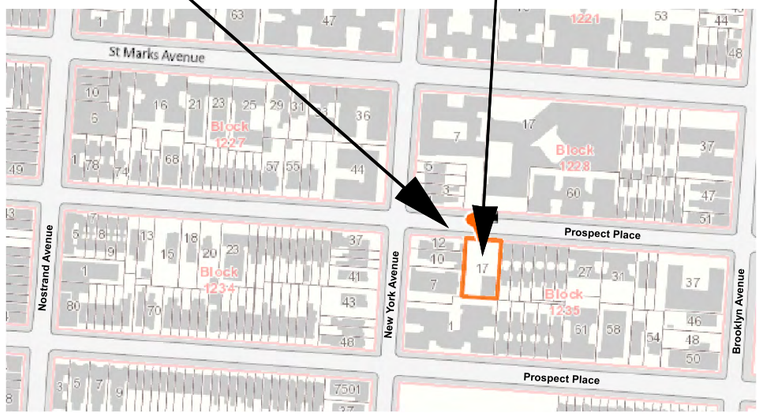

906 Prospect Place

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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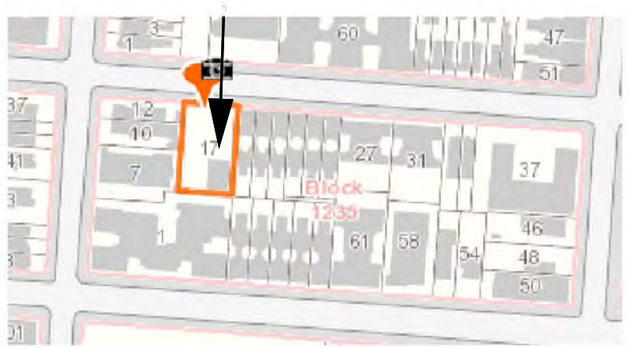
906 Prospect Place 1940

906 Prospect Place 2015



PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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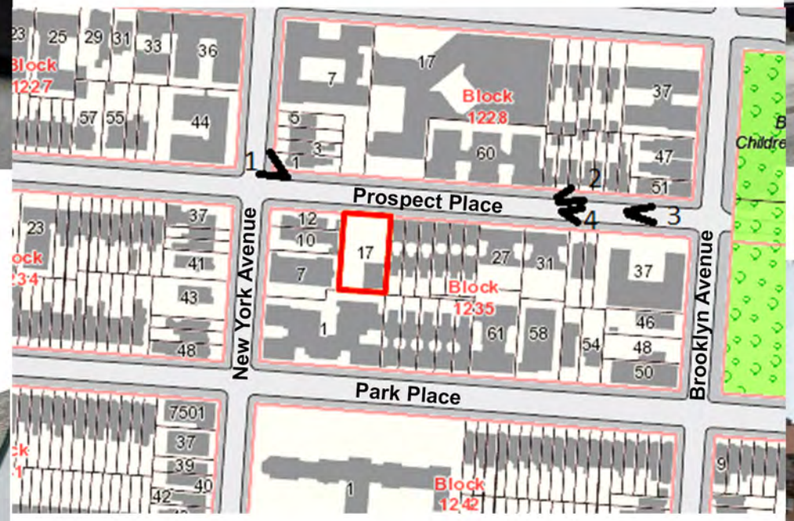

4

906 Prospect Place Context:
Architecturally Diverse Block
with Large Apartment Buildings.

3

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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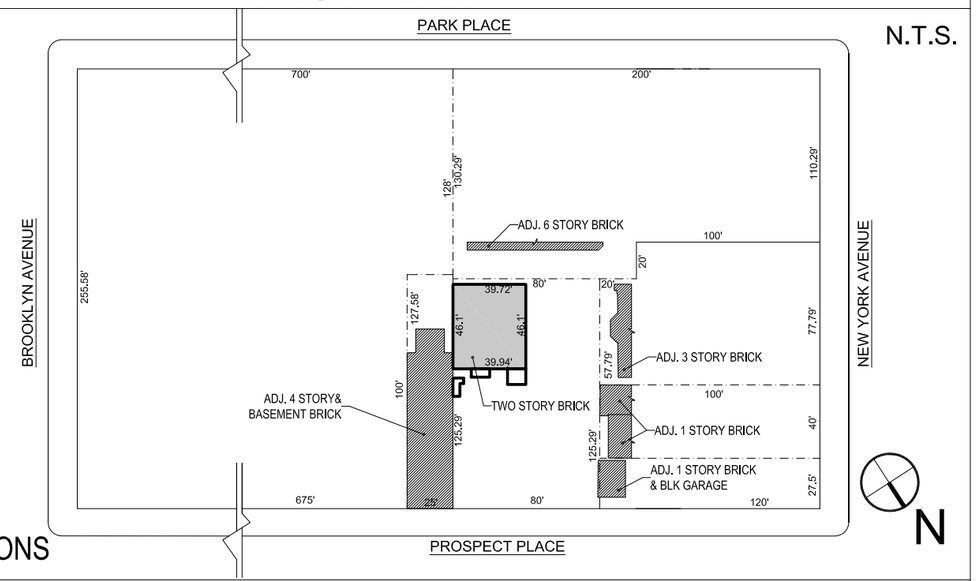
906 PROSPECT PLACE
BROOKLYN, NY 11213
NEW BUILDING

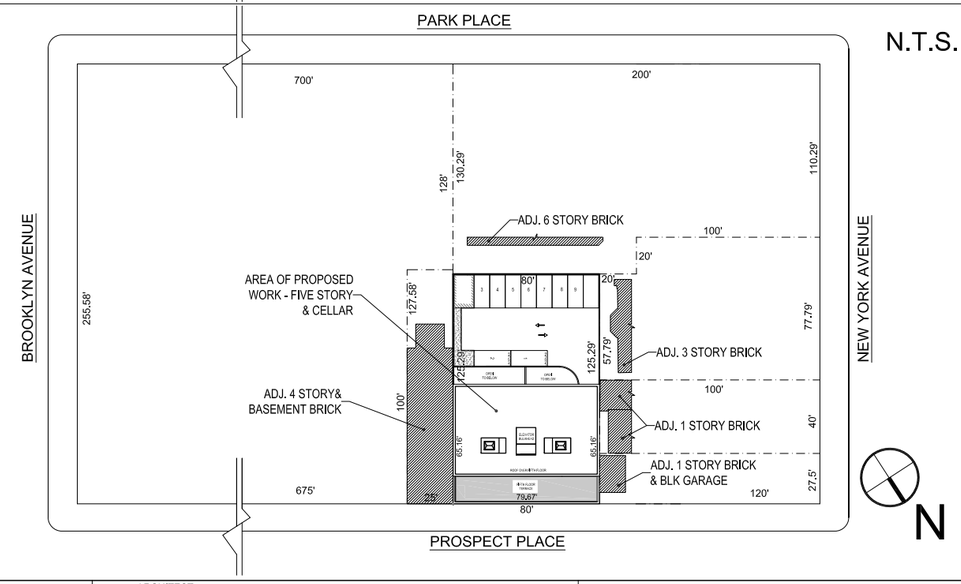
LOT AREA: 80' x 125.29' = 10,023.20 SF
ZONE: R6 DISTRICT
BLOCK: 1235
LOT: 17
ZONING MAP:17A
LANDMARKS HISTORICAL DISTRICT: CROWN HEIGHTS NORTH II

PLOT PLAN

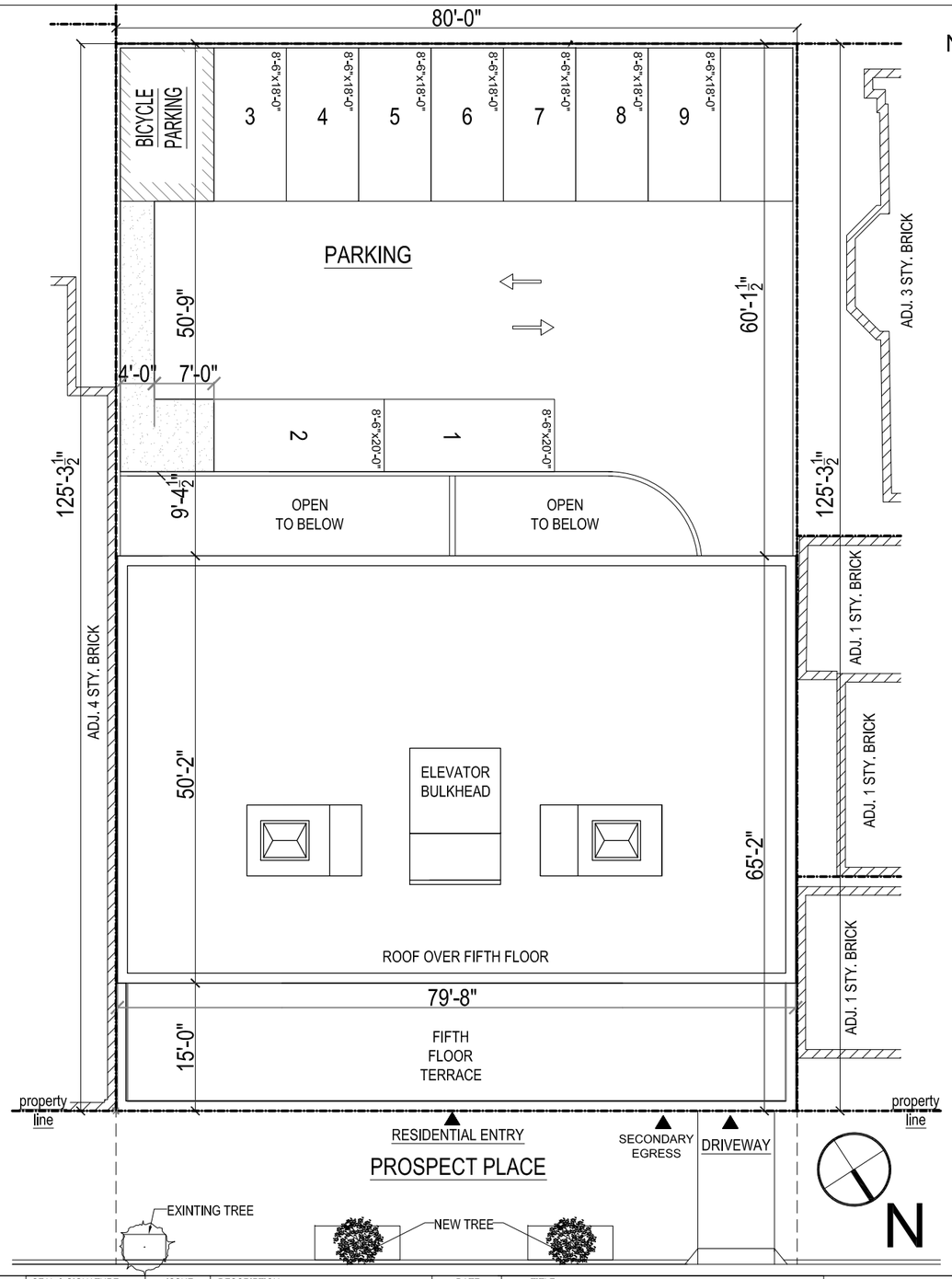
EXISTING CONDITIONS



REVISED
PROPOSED PLAN



SITE PLAN



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List of Changes:

- Penthouse dormer eliminated
- Building now approximately 1’-2” deeper at the rear
- Projecting center carried to the ground
- Windows on the base aligned with the rustication
- Keystones added to the base
- Upper floor window lintels larger
- Roof cornice larger
- Façade trim all cast stone rather than a mix of limestone and cast stone.
- Beige brick will be darker to contrast more with the cast stone
- Structures have been removed from the roof - elevator machine room, hot water heater, mechanical room, trash chute overrun, electric shaft. Remaining are the required stair and elevator bulkheads plus HVAC units. The elevator vestibule wall is now glass, stucco color changed to light gray to blend with roof.
- The elevator bulkhead has been reduced by 1 foot (elevator type previously changed to reduce size; this is the smallest size possible)
- Stair bulkheads sloped, limiting visibility

PROJECT/ CLIENT:

906 Prospect Place
Brooklyn, N.Y. 11213

ARCHITECT:

adg
ADG Architecture & Design P.C
13 West 36th Street, 7rd Floor
New York, New York, 10018
(P) 212.777.6880
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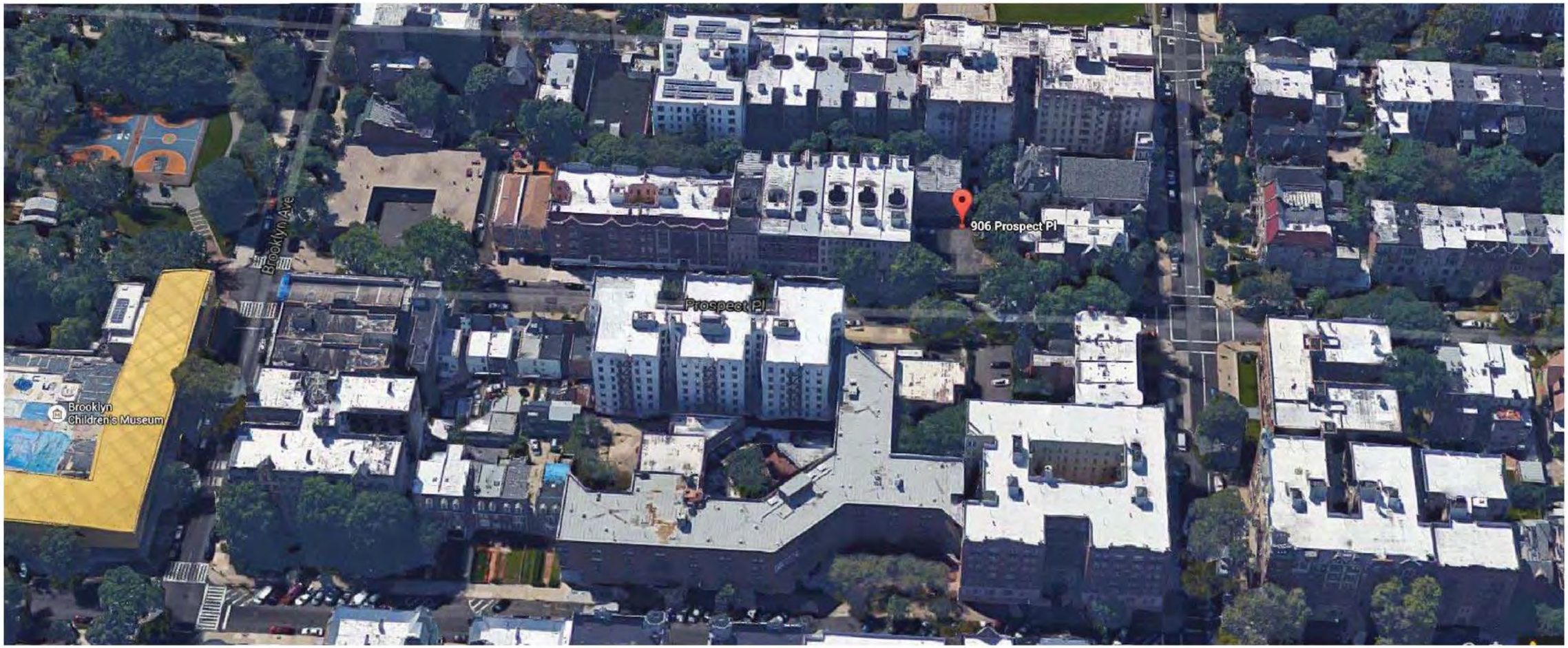
SEAL & SIGNATURE

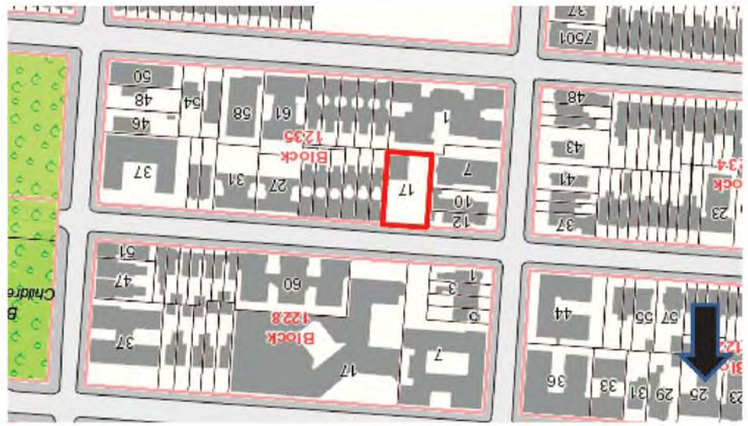
ISSUE	DESCRIPTION	DATE

TITLE

Proposed Renderings

DATE:	05/26/15
PROJECT NO:	4402
DRAWING BY:	BM/MN/AB
CHK BY:	MN/CC
DWG NO:	LPC-010.00





PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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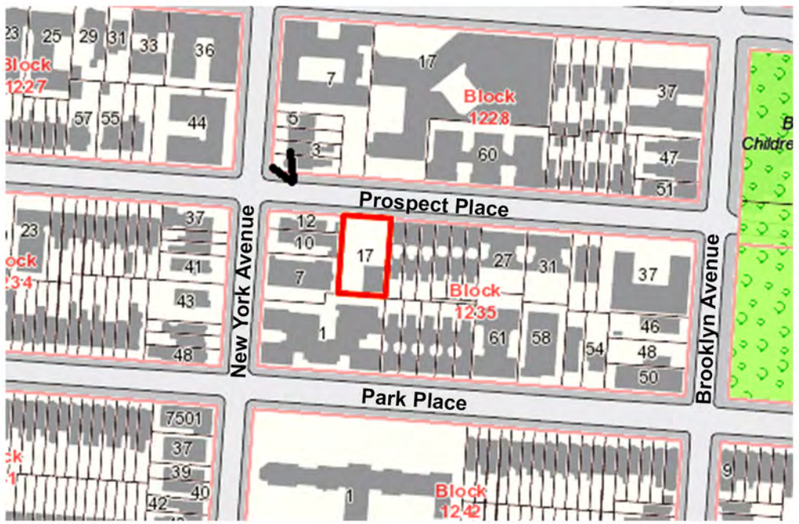

Proposed Block Rendering - Previous

Proposed Block Rendering - Revised

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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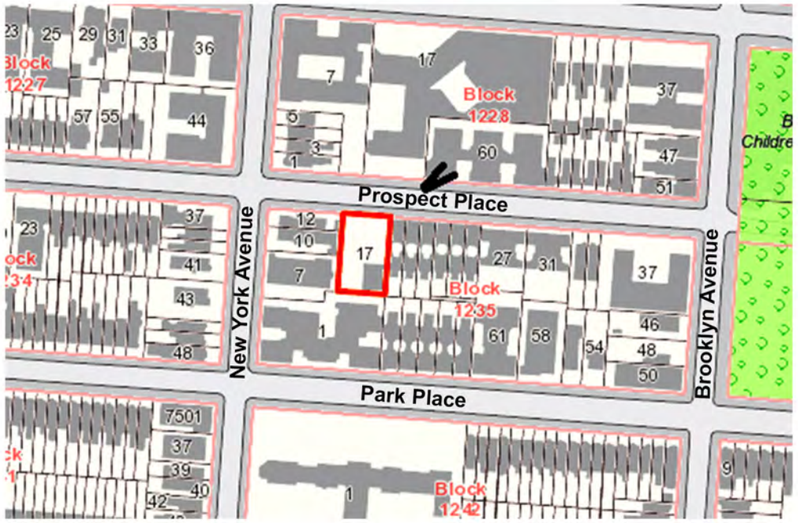

View from Left - Previous

View from Left - Revised

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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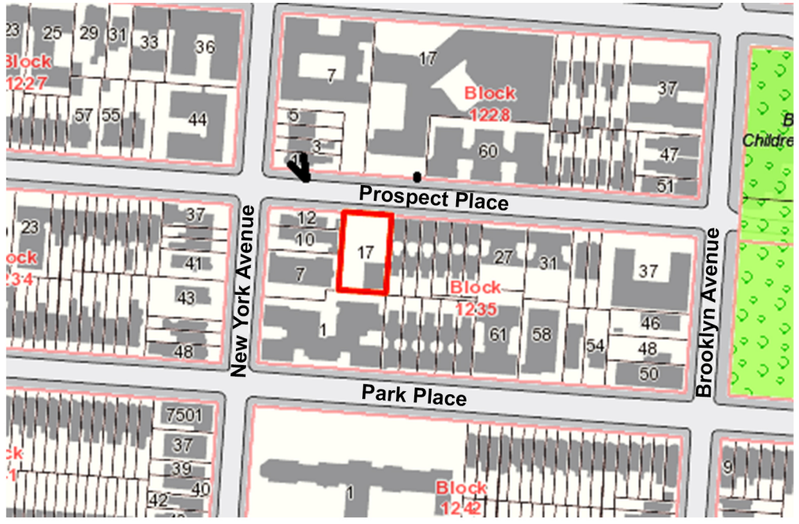

Proposed Context View from Right - Previous

Proposed Context View from Right - Revised

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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N.T.S.

FRONT ELEVATION - PREVIOUS

FRONT ELEVATION - REVISED

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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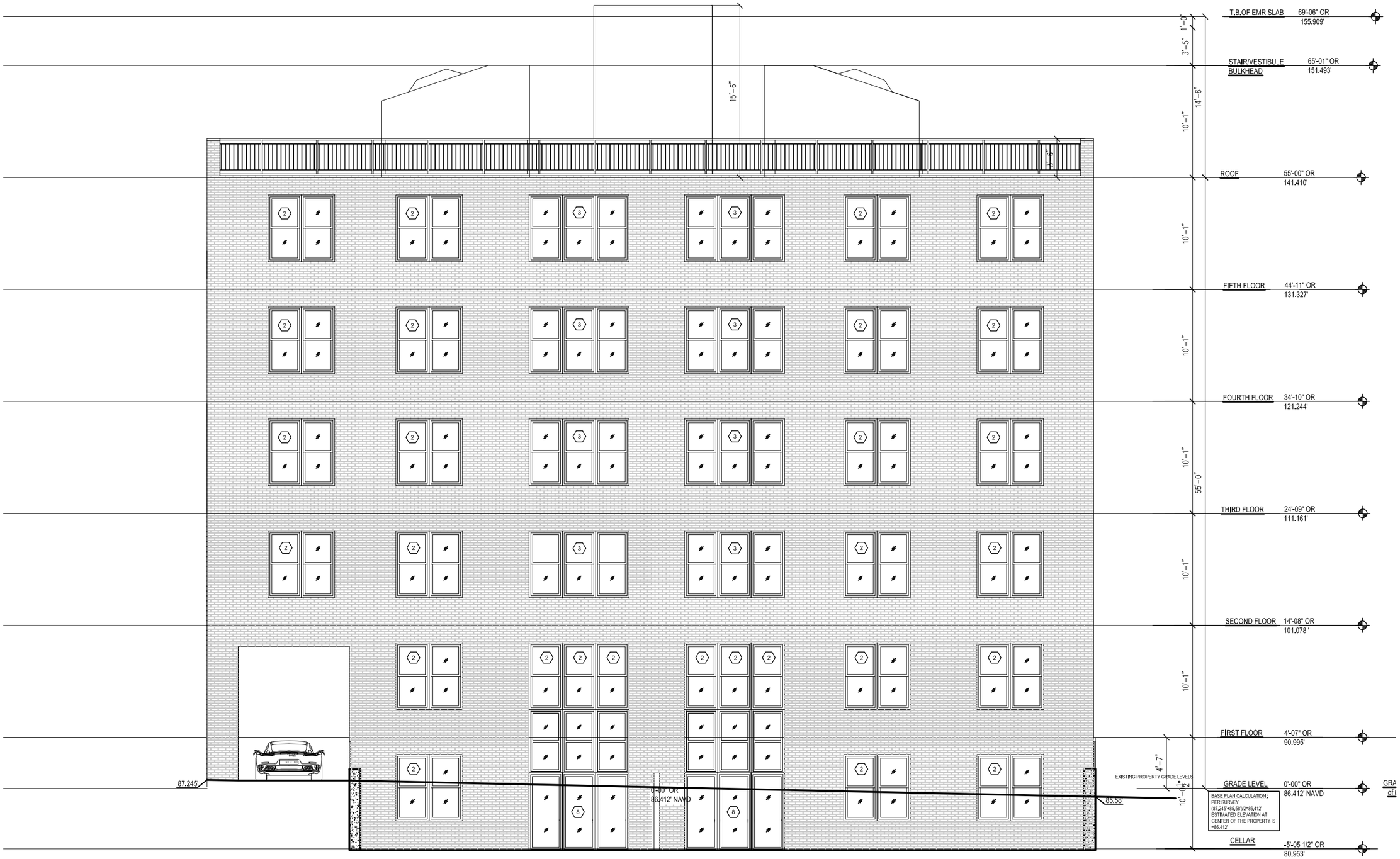

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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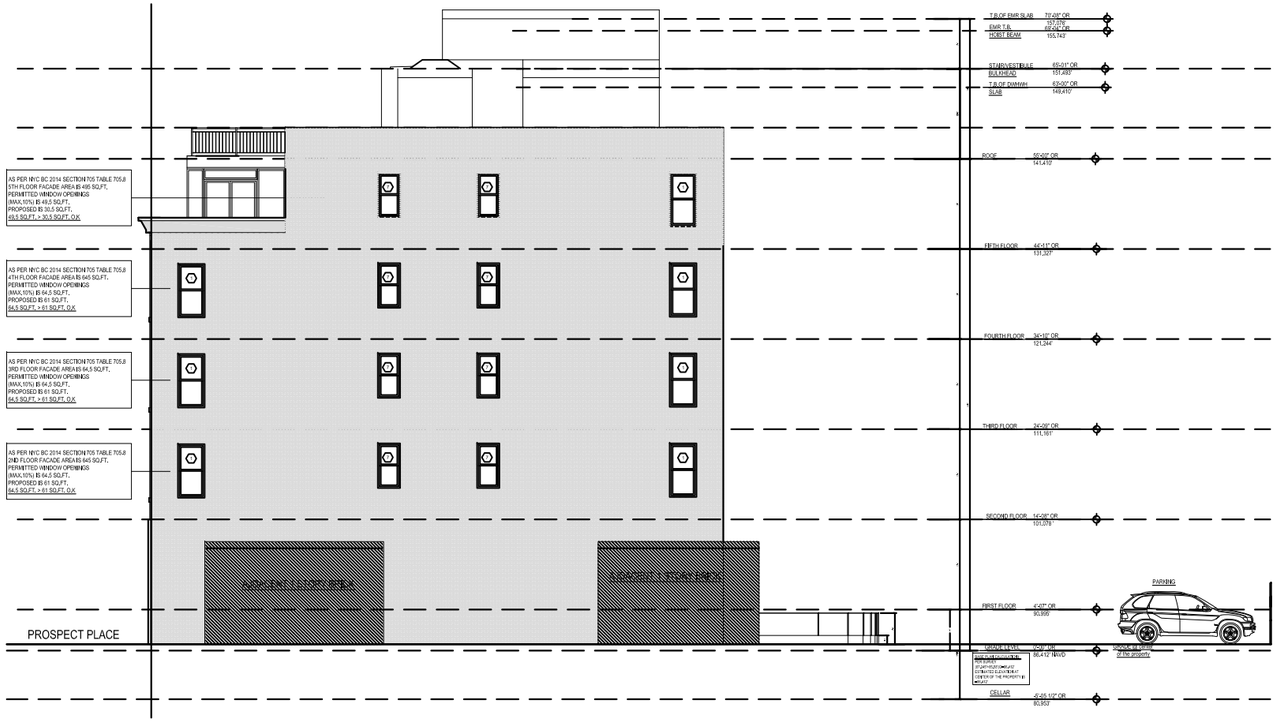
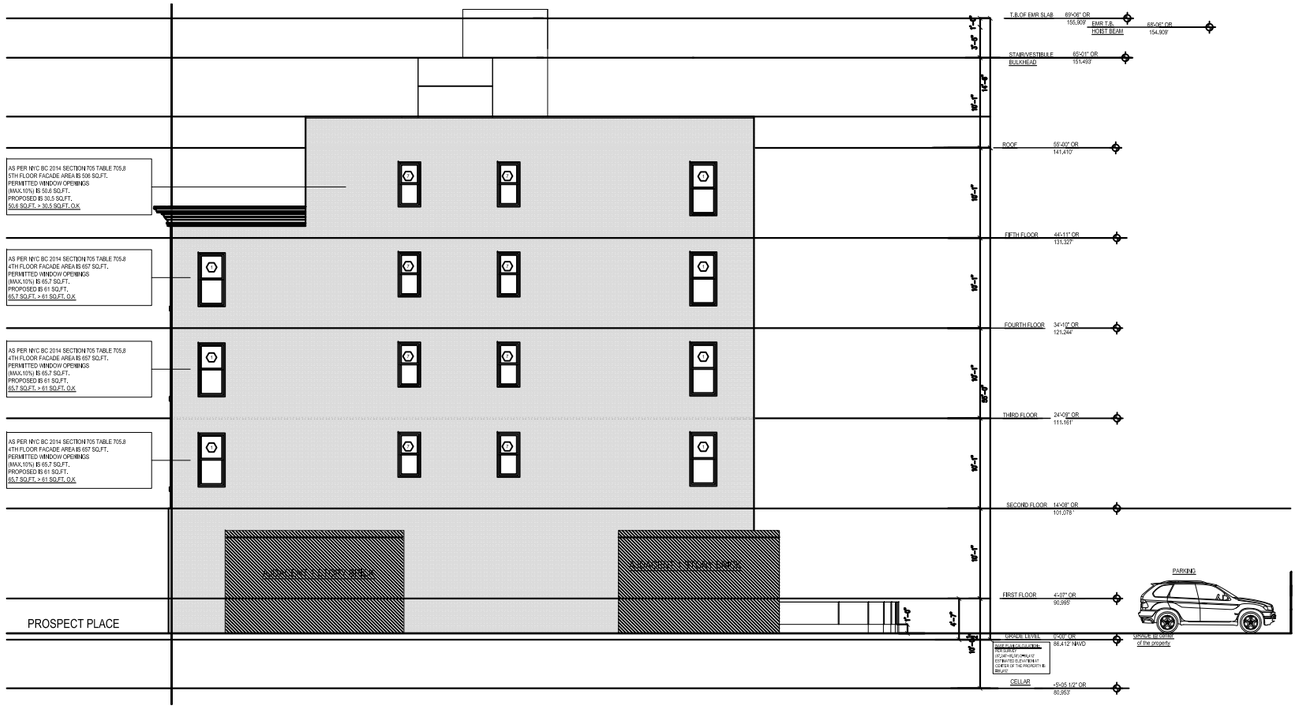


SIDE ELEVATION - PREVIOUS



SIDE ELEVATION - REVISED

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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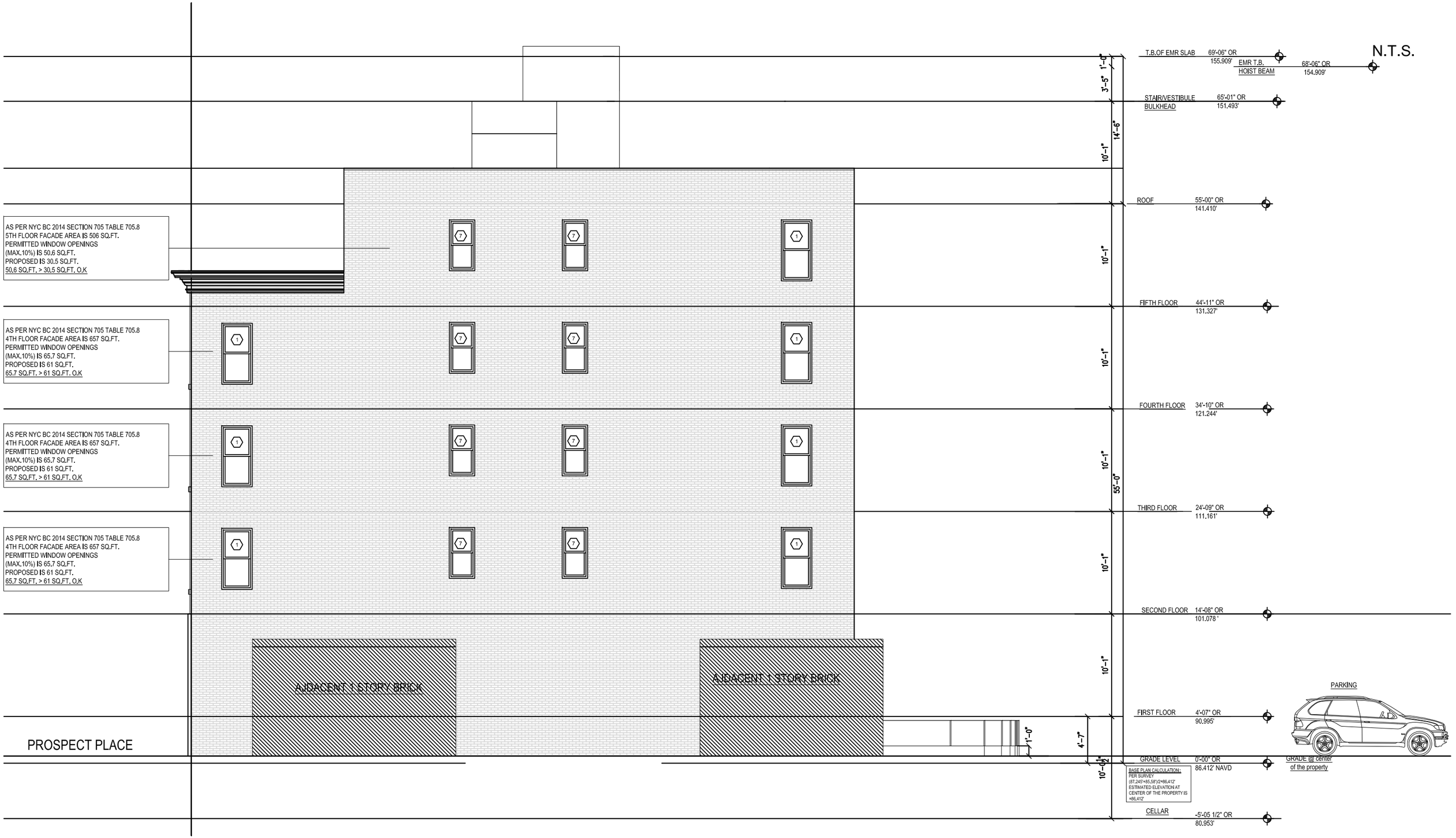

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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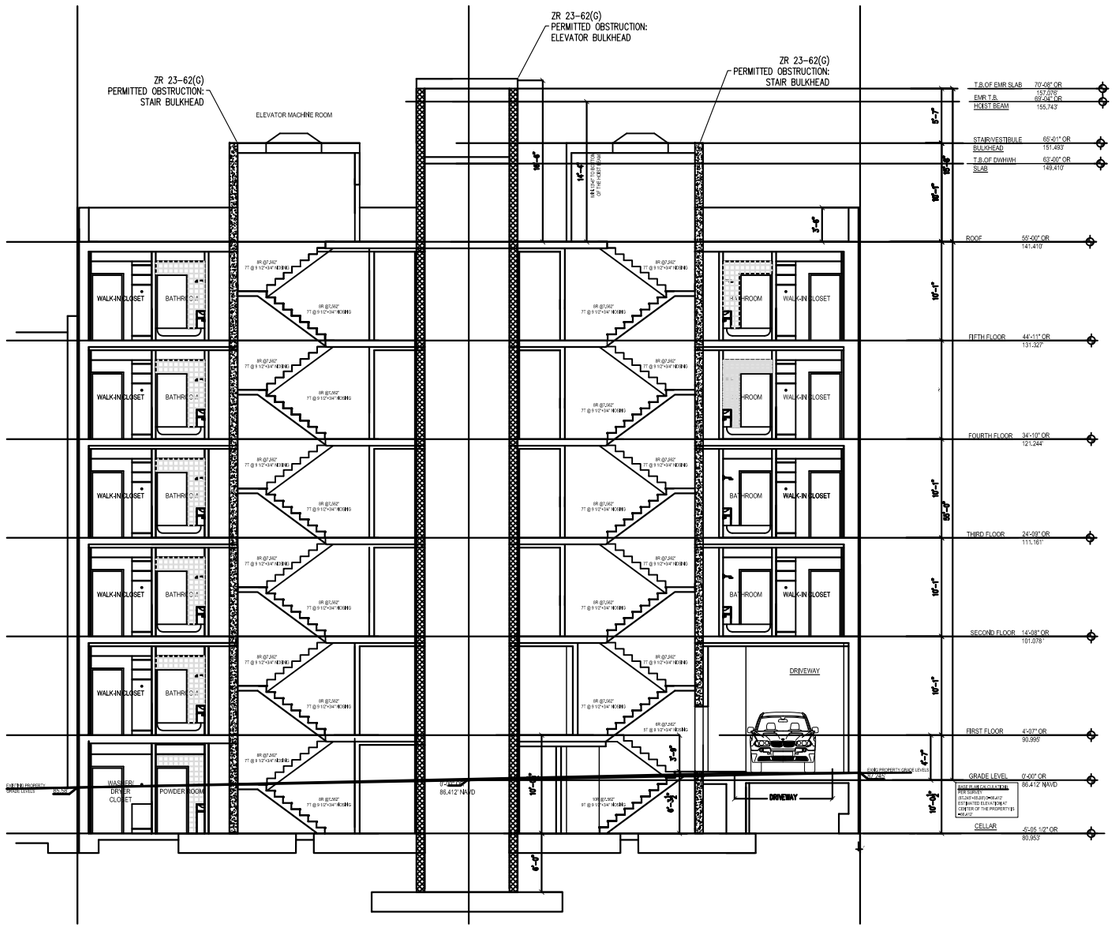
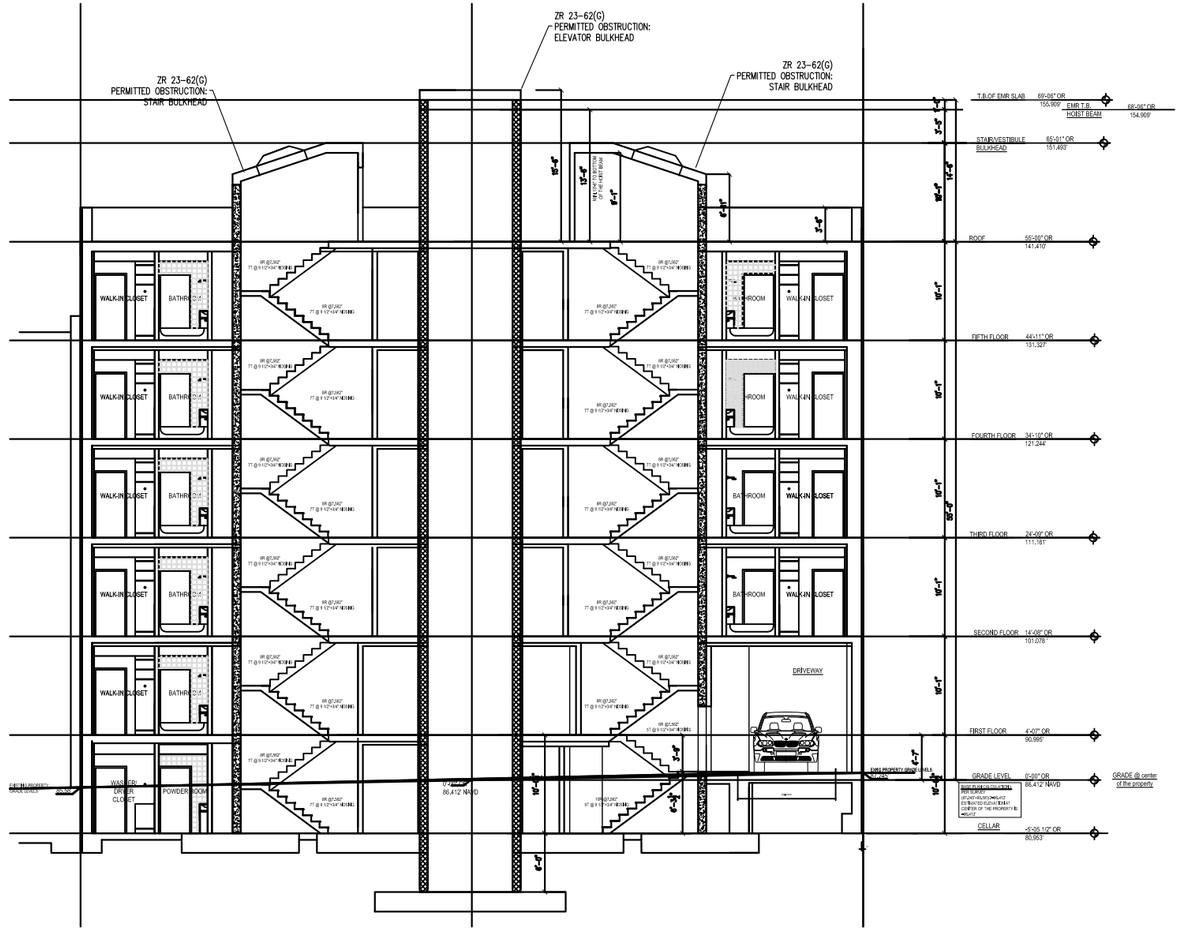


LONGITUDINAL SECTION - PREVIOUS



LONGITUDINAL SECTION - REVISED

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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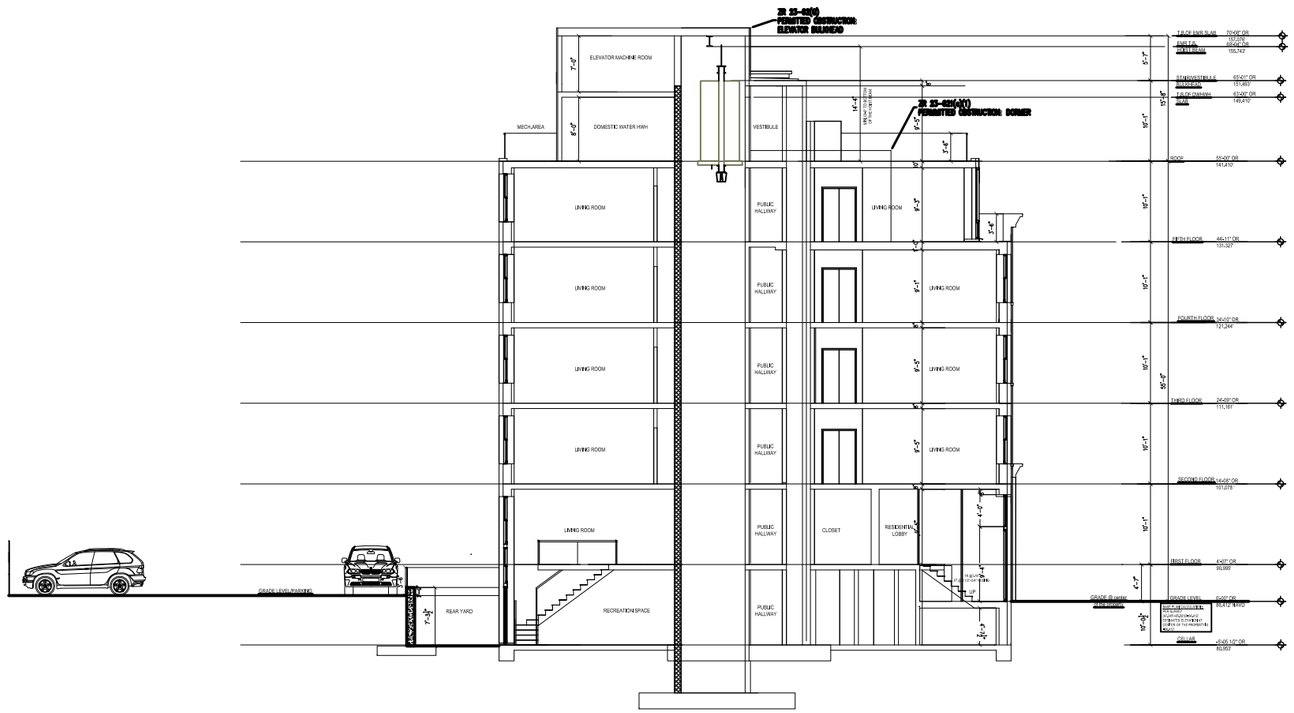
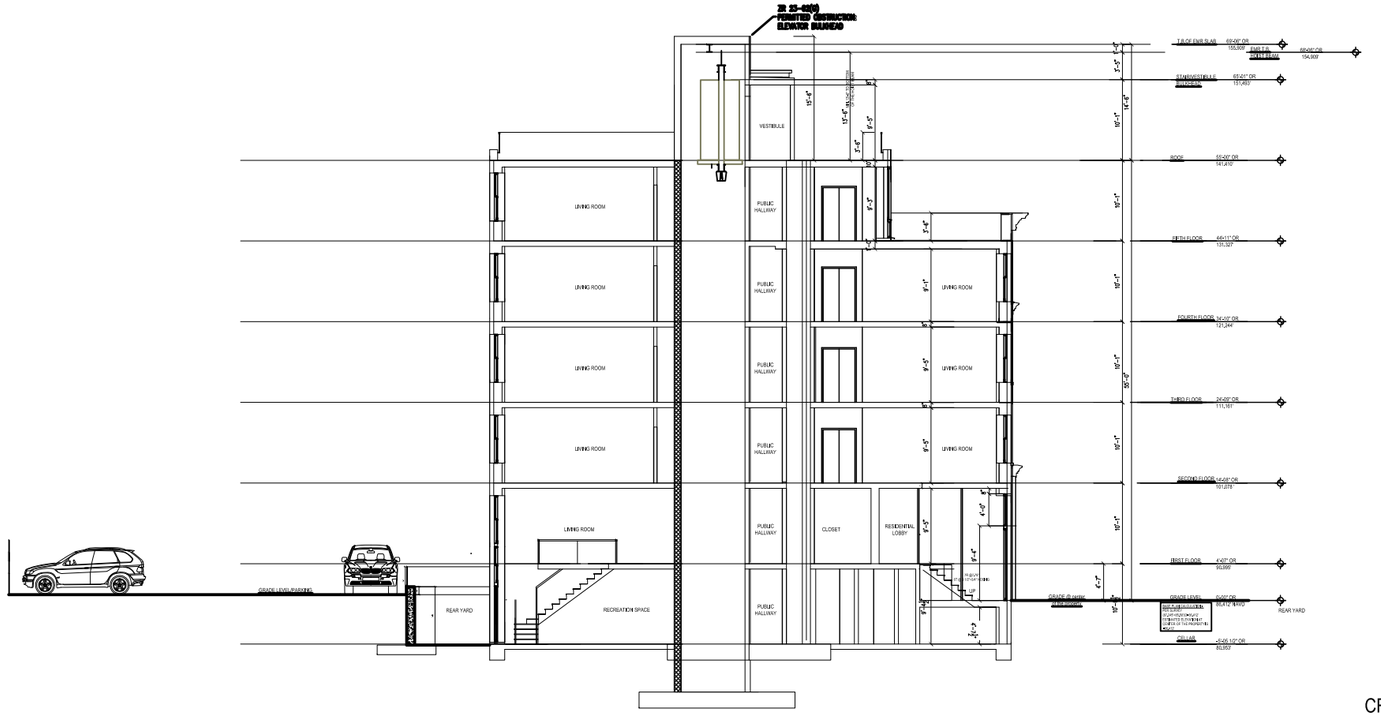


CROSS SECTION - PROPOSED



CROSS SECTION - REVISED

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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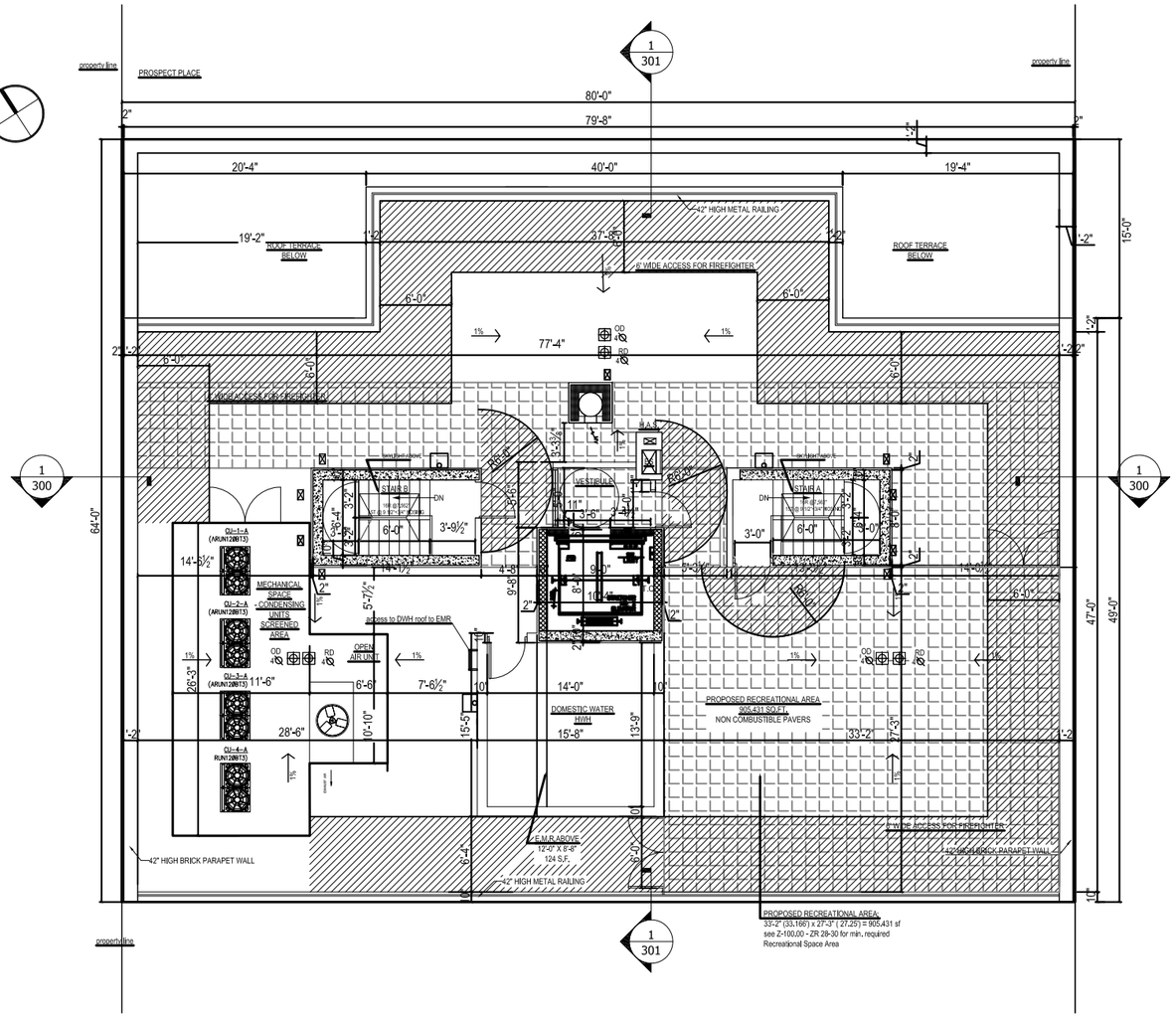
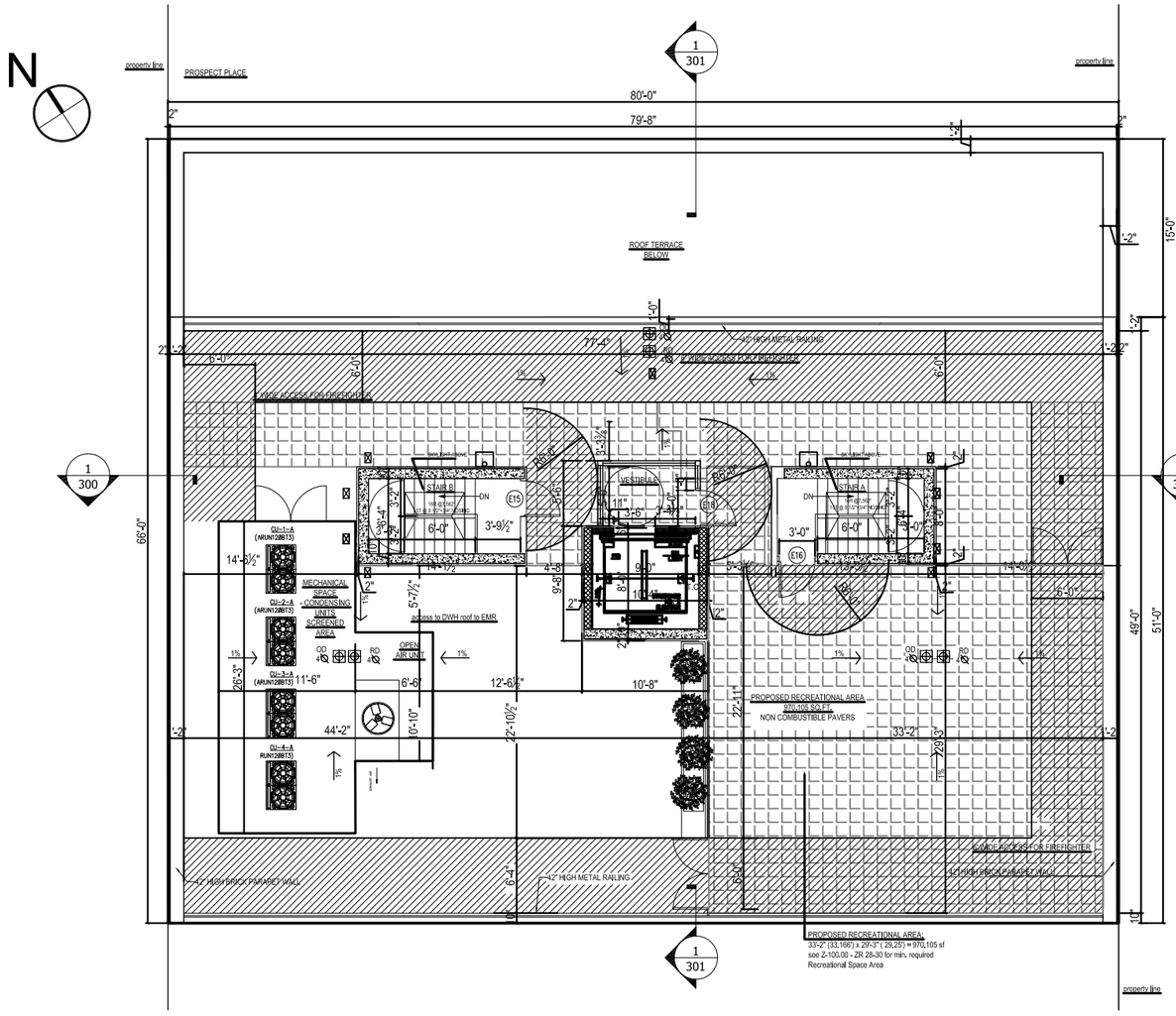


ROOF PLAN - PREVIOUS



ROOF PLAN - REVISED

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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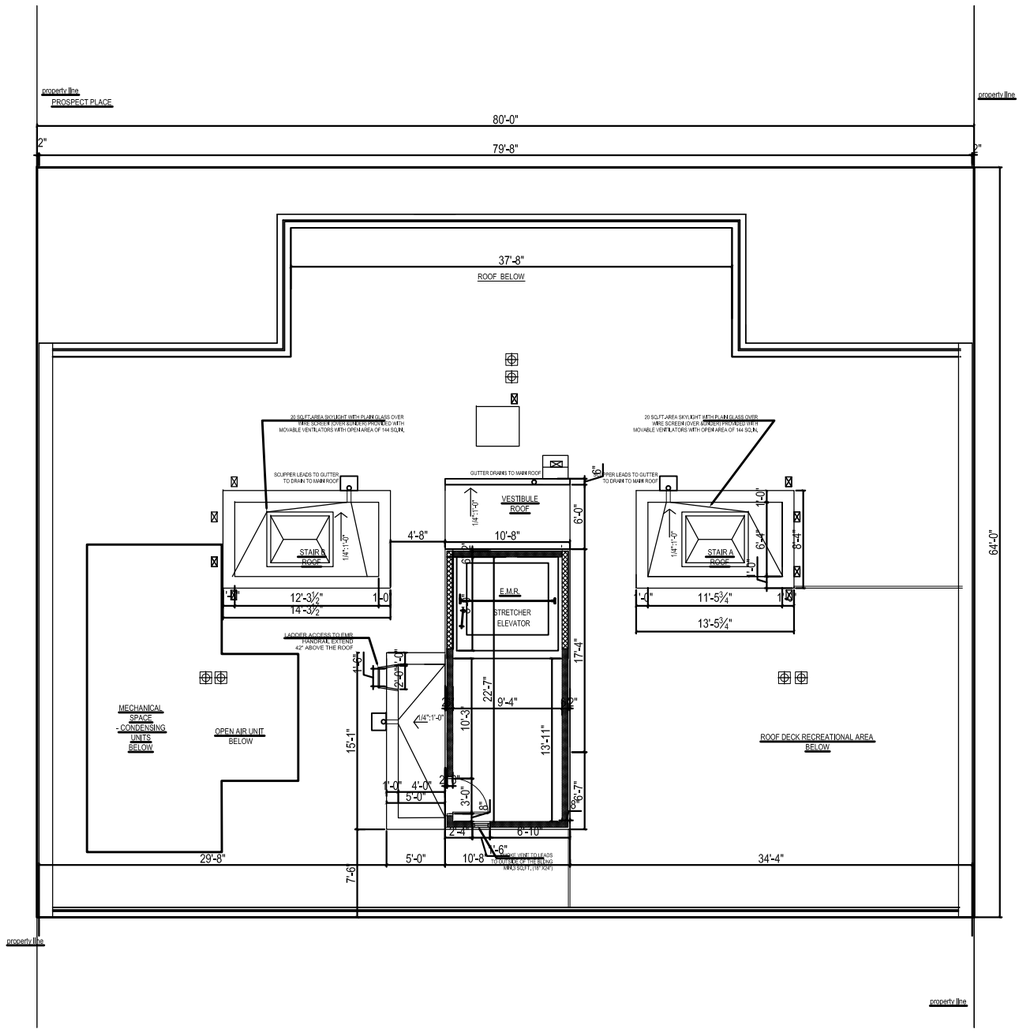
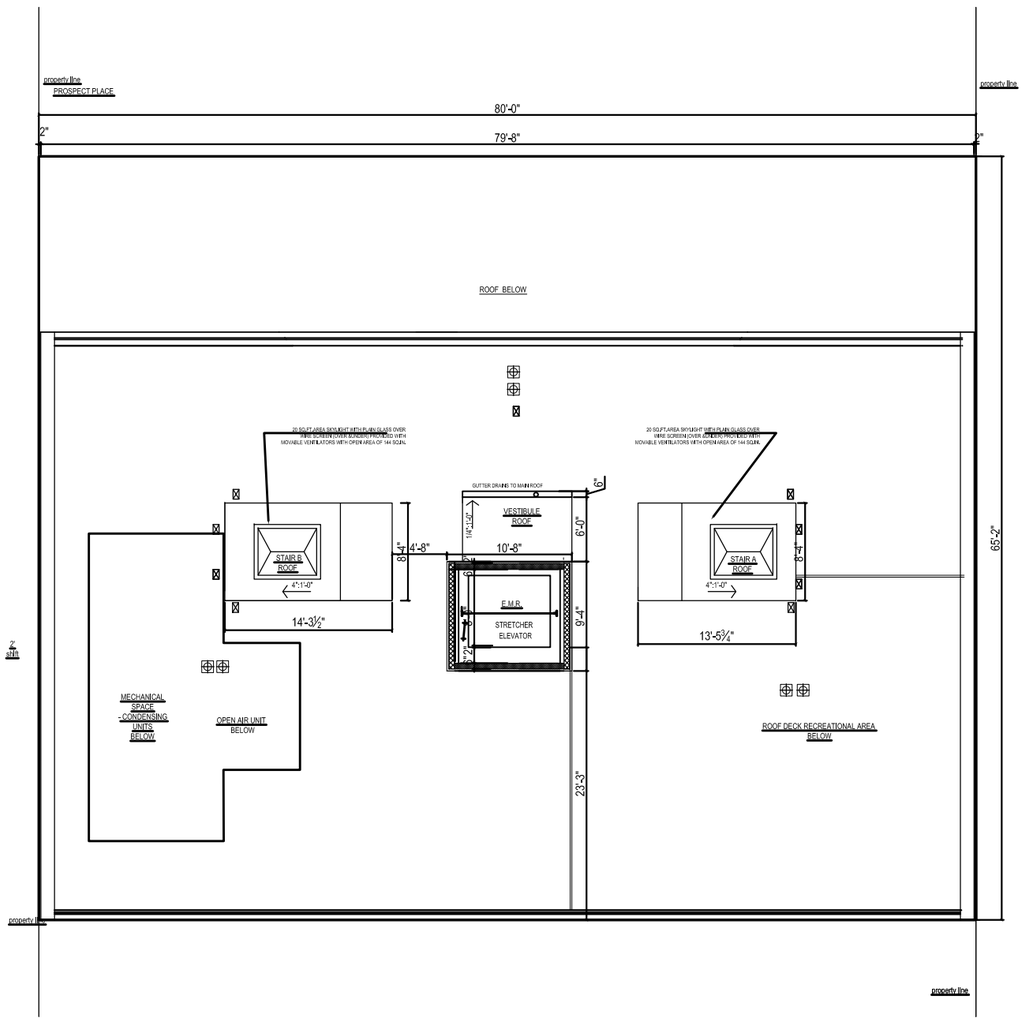
N.T.S.



UPPER ROOF PLAN - PREVIOUS



UPPER ROOF PLAN - REVISED

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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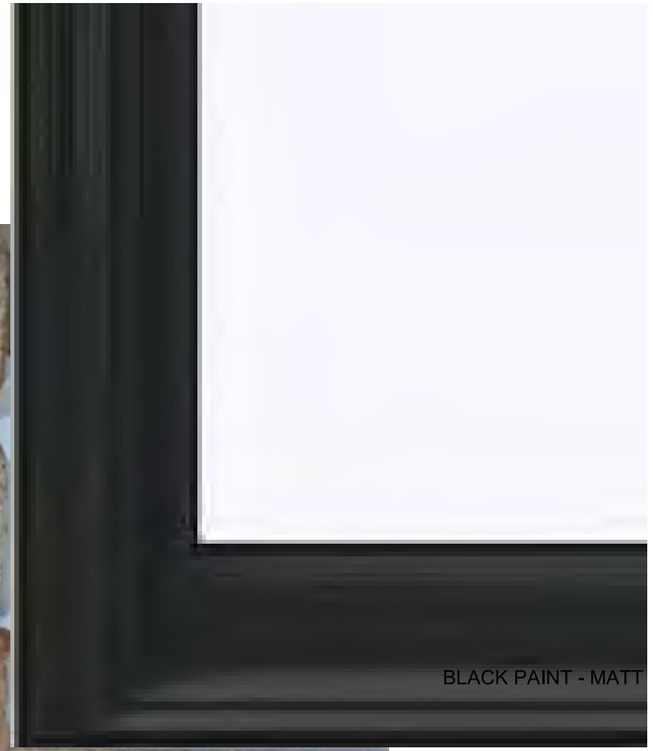
N.T.S.

INDIANA LIME STONE - BUFF SMOOTH

CORNICE

BRICK-MODULAR BELCREST 650-A (THE BELDEN BRICK COMP.)

EXTERIOR WALLS



BLACK PAINT - MATT

DOUBLE HUNG
ALUMINUM WINDOW

METAL PIPE RAILING - PAINT TO MATCH STUCCO SHADE

ROOF RAILING

LIMESTONE

GROUND FLOOR

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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N.T.S.

CAST STONE - 1100 WHITESTONE
CONTINENTALCAST STONE

BRICK-PENNSYLVANIA MOLDED SERIES (WATSONTOWN BRICK COMPANY)

EXTERIOR WALLS

BLACK PAINT - MATT

DOUBLE HUNG
ALUMINUM WINDOW

METAL PIPE RAILING - PAINT

ROOF RAILING

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:

906 Prospect Place
Brooklyn, N.Y. 11213

ARCHITECT:

adg

ADG Architecture & Design P.C.
13 West 36th Street, 7rd Floor
New York, New York, 10018
(P) 212.777.6880
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SEAL & SIGNATURE

ISSUE	DESCRIPTION	DATE

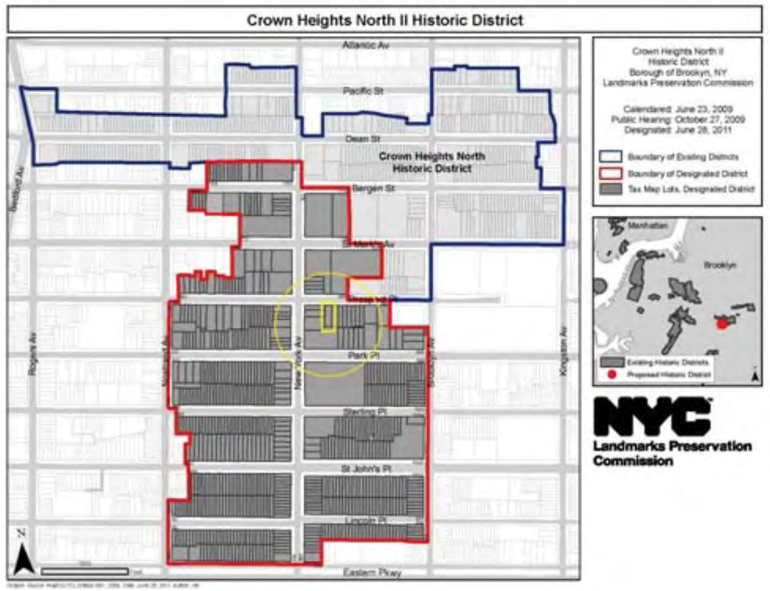
TITLE

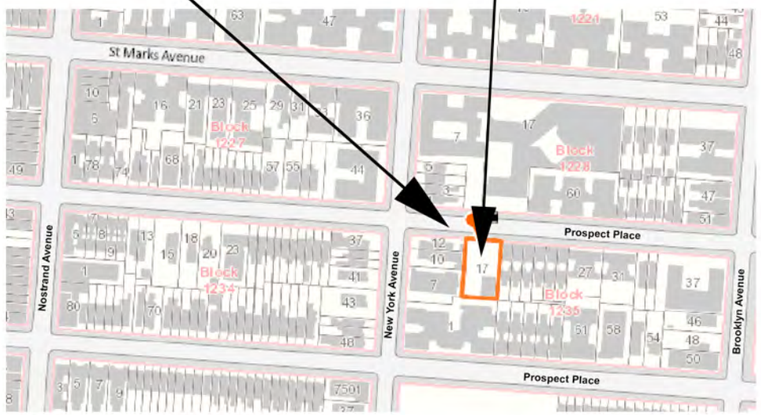
Proposed Renderings

DATE: 05/26/15
PROJECT NO: 4402
DRAWING BY: BM/MN/AB
CHK BY: MN/CC
DWGNO LPC-010.00

APPENDIX

11/24/15 LPC PRESENTATION





906 Prospect Place

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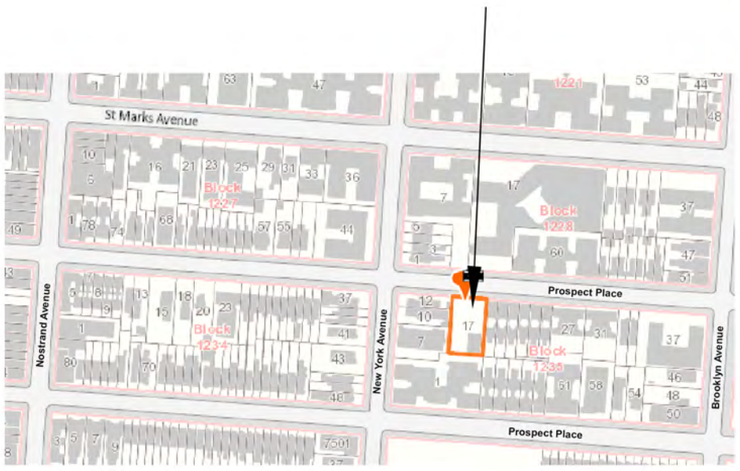

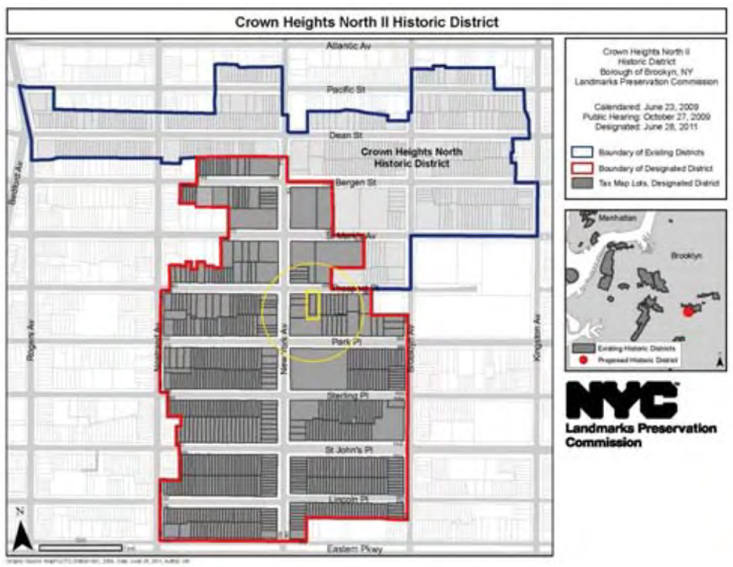

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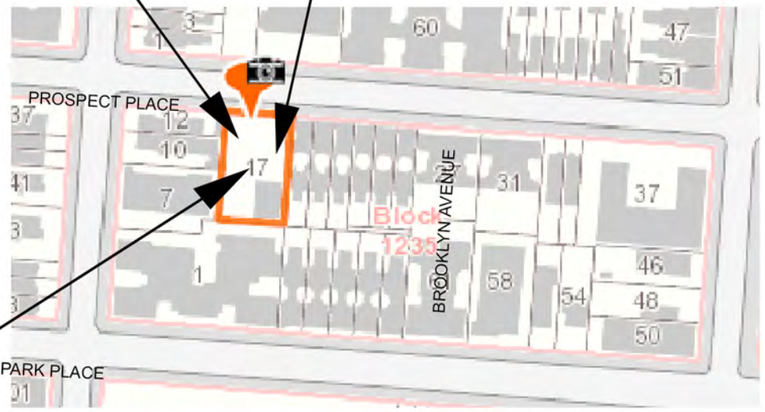

906 Prospect Place

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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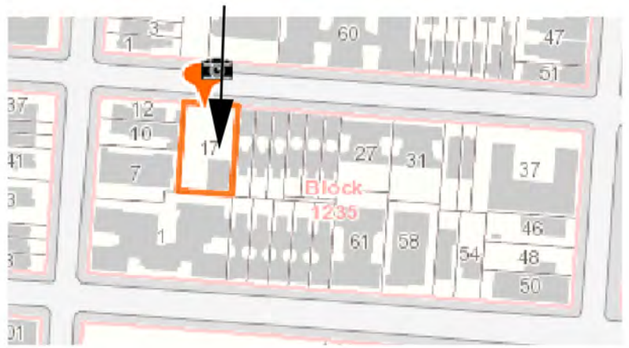
906 Prospect Place 1940

906 Prospect Place 2015



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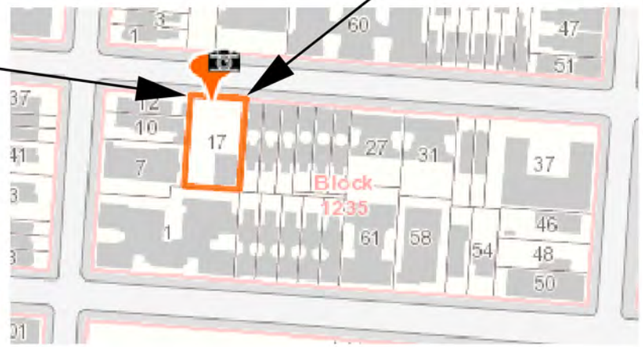

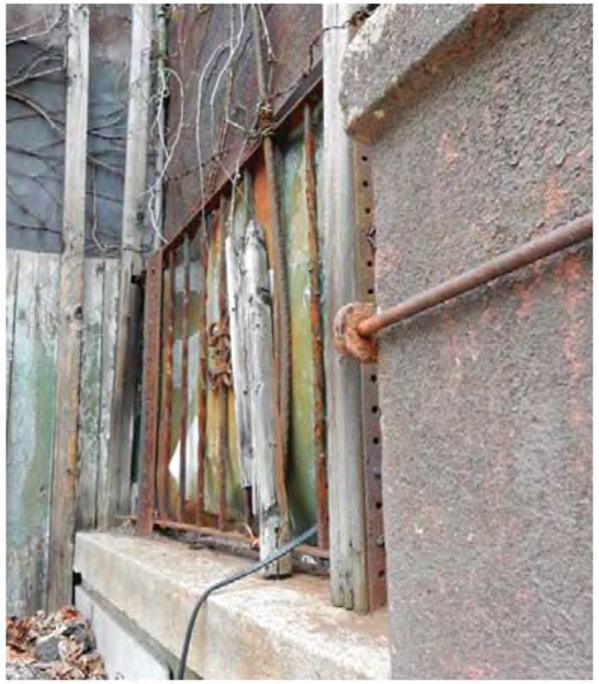

906 Prospect Place

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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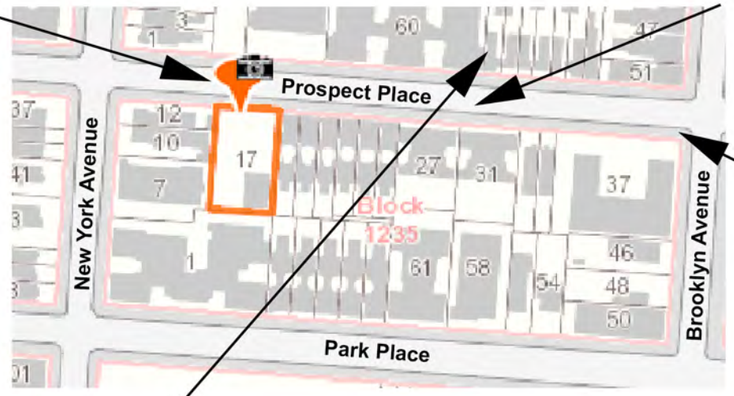

906 Prospect Place Context:
Architecturally Diverse Block
with Large Apartment Buildings.

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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751 St Mark's Ave

906 Prospect Place Context:
Large Apartment Buildings in District
Near 906 Prospect Place

1030 Park PLace

848 Prospect Place

930-40 Prospect PLace

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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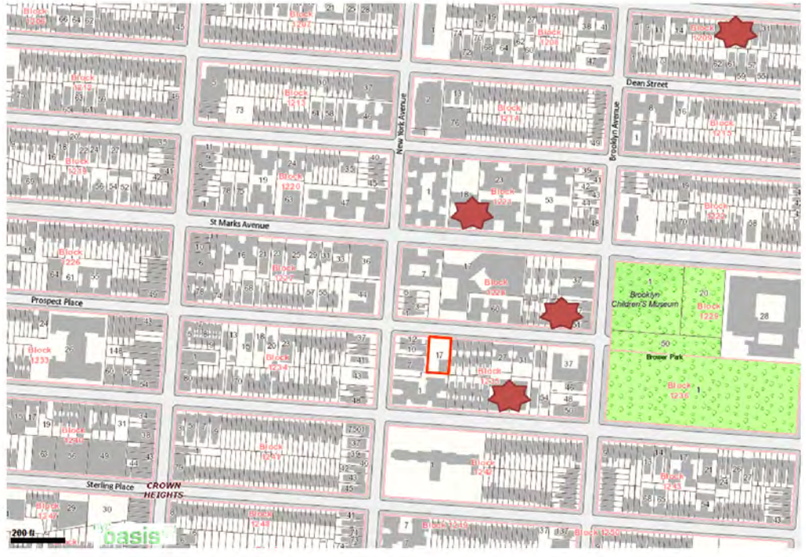
1406-10 Pacific Street

959 Park Place



906 Prospect Place Context:
Large Apartment Buildings in District

956 Prospect Place

777 St. Mark's Ave

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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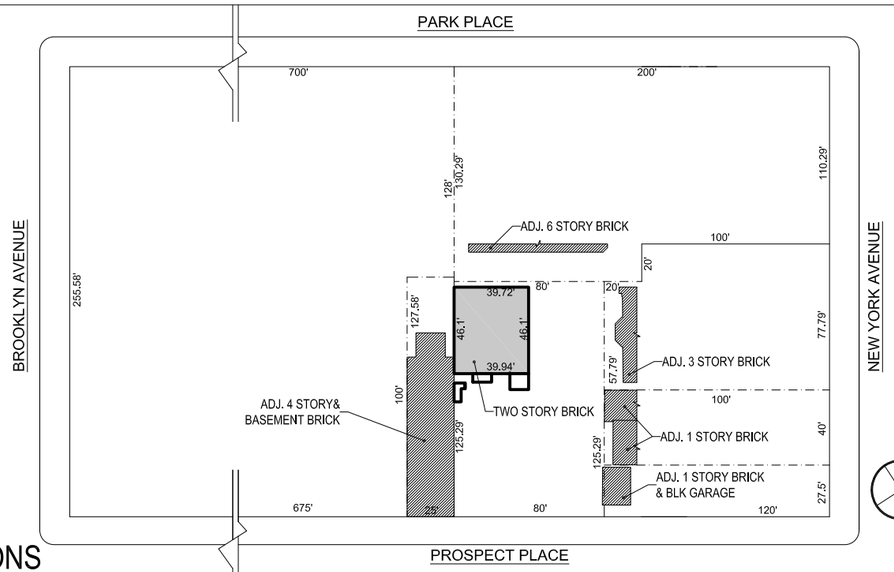
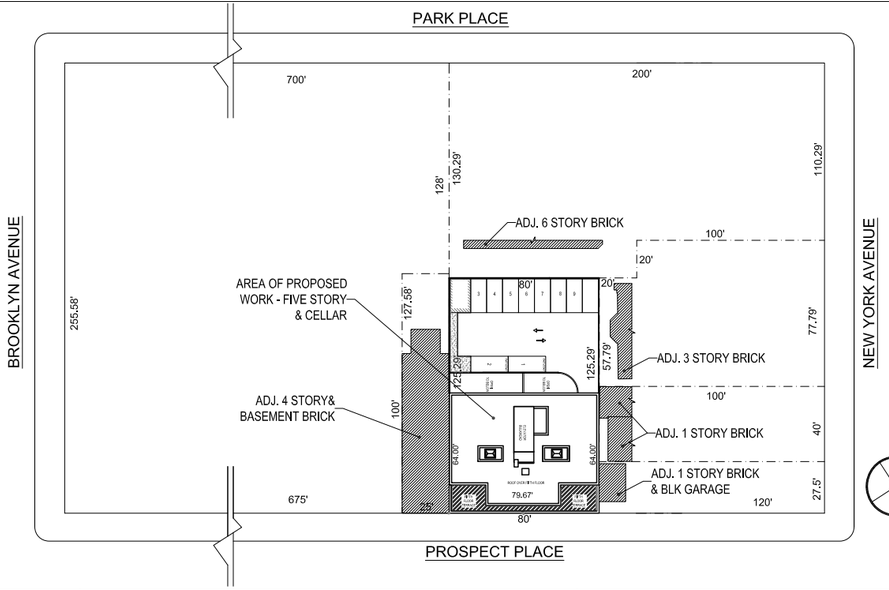
906 PROSPECT PLACE
BROOKLYN, NY 11213
NEW BUILDING

LOT AREA: 80' x 125.29' = 10,023.20 SF
ZONE: R6 DISTRICT
BLOCK: 1235
LOT: 17
ZONING MAP:17A
LANDMARKS HISTORICAL DISTRICT: CROWN HEIGHTS NORTH II

PLOT PLAN

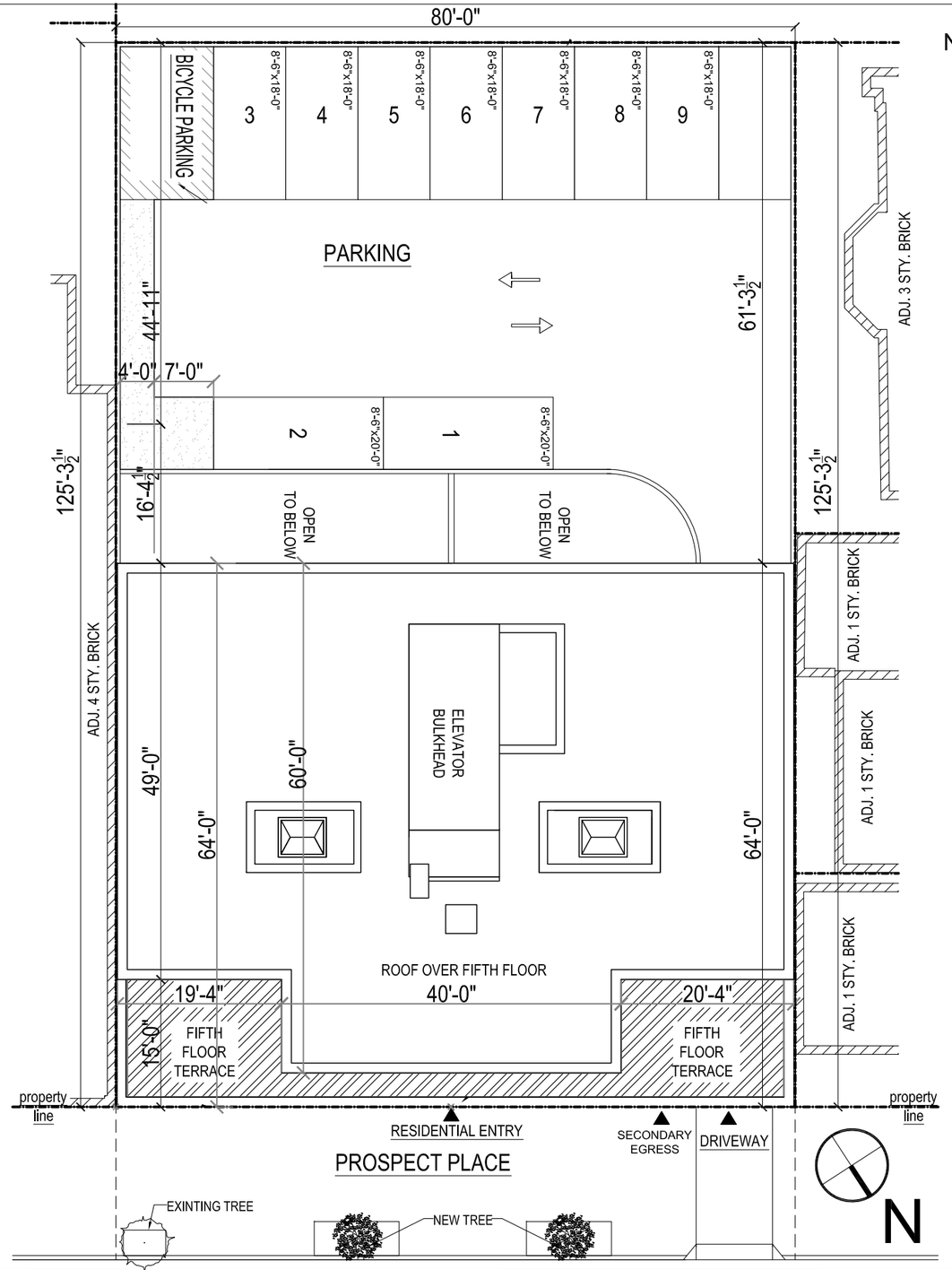


EXISTING CONDITIONS



PROPOSED PLAN

SITE PLAN



PROJECT/ CLIENT:	ARCHITECT:		SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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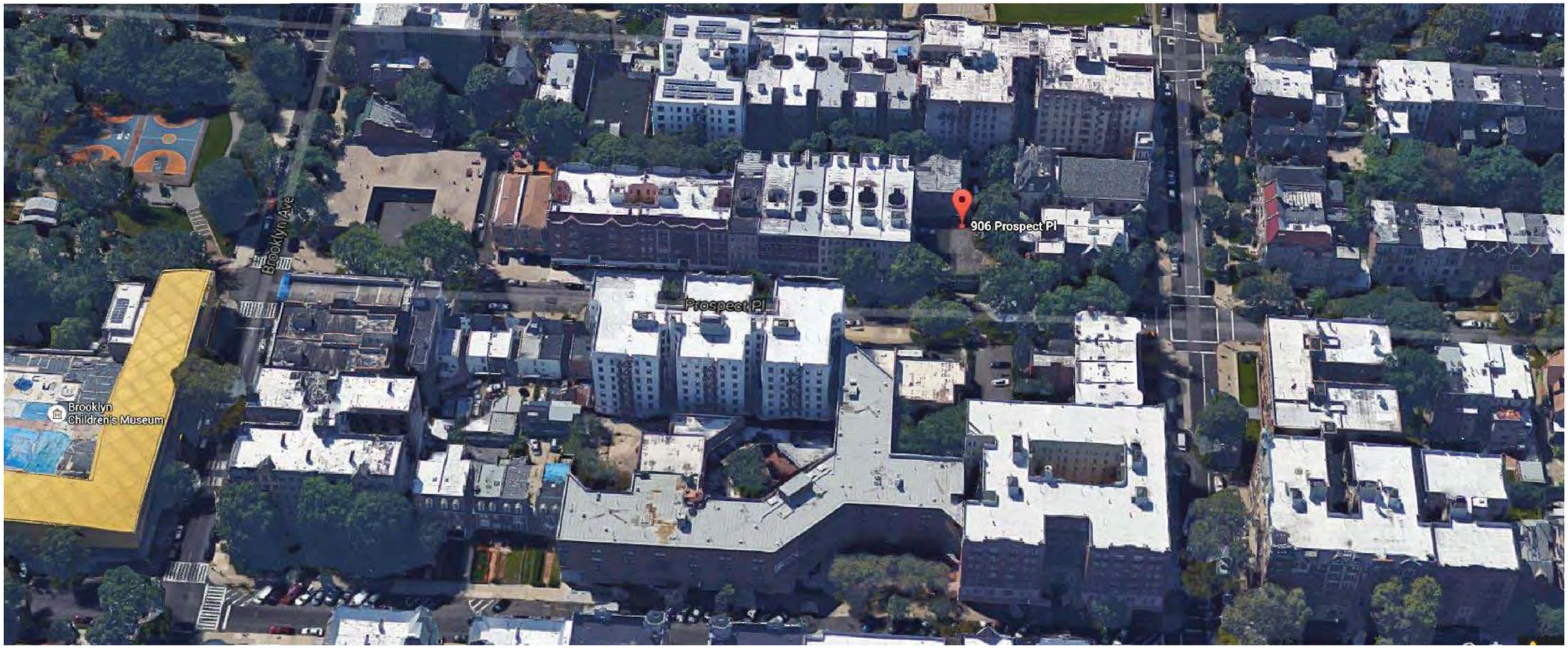

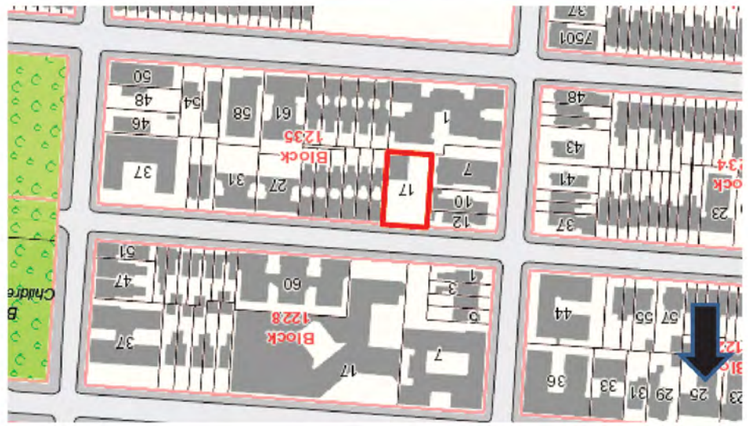

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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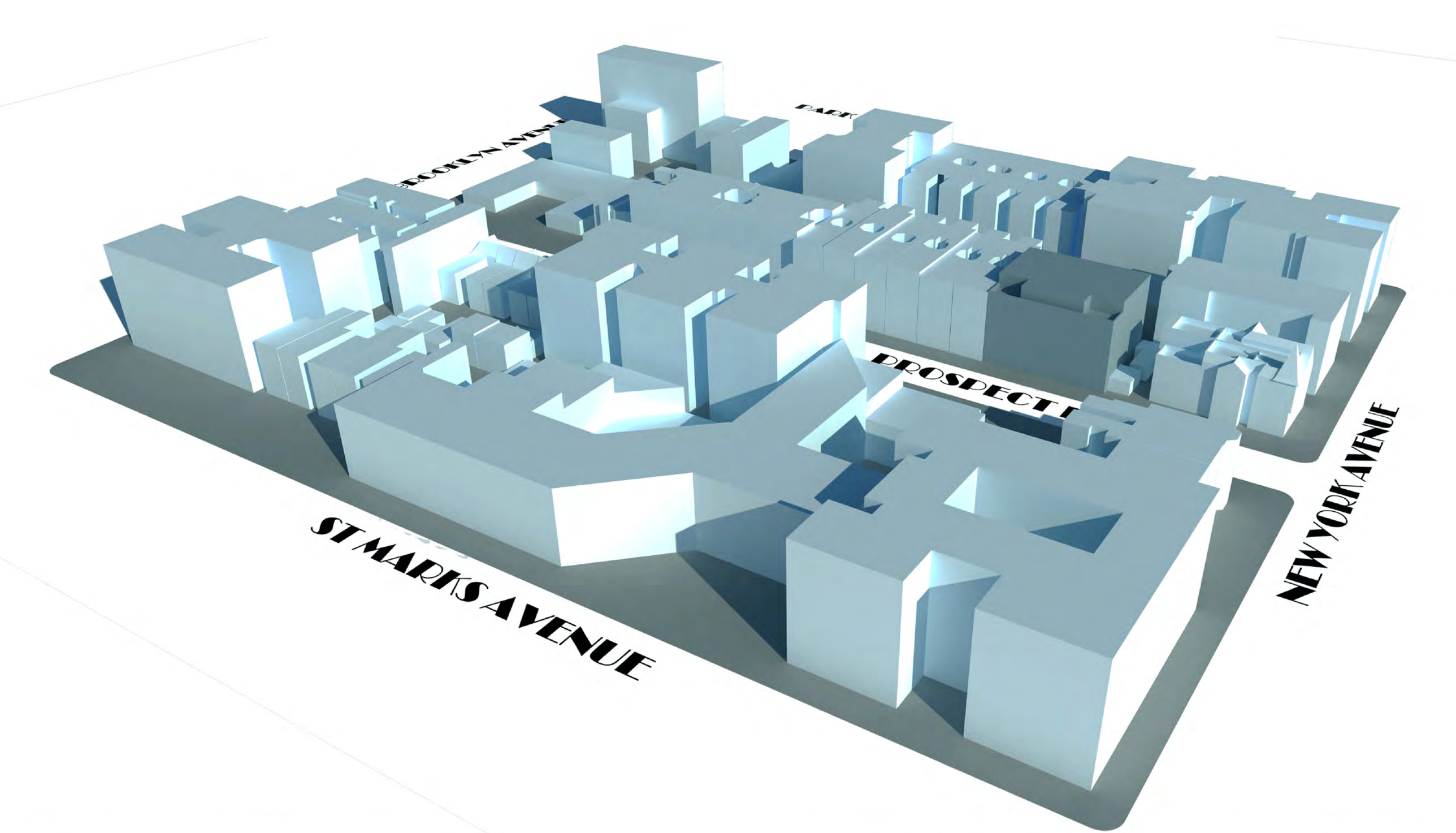

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:

906 Prospect Place
Brooklyn, N.Y. 11213

ARCHITECT:

adg
ADG Architecture & Design P.C
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New York, New York, 10018
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SEAL & SIGNATURE

ISSUE	DESCRIPTION	DATE

TITLE

Proposed Context
View from Left

DATE:	05/26/15
PROJECT NO:	4402
DRAWING BY:	BM/MN/AB
CHK BY:	MN/CC
DWG NO:	LPC-013.00

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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N.T.S.

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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N.T.S.

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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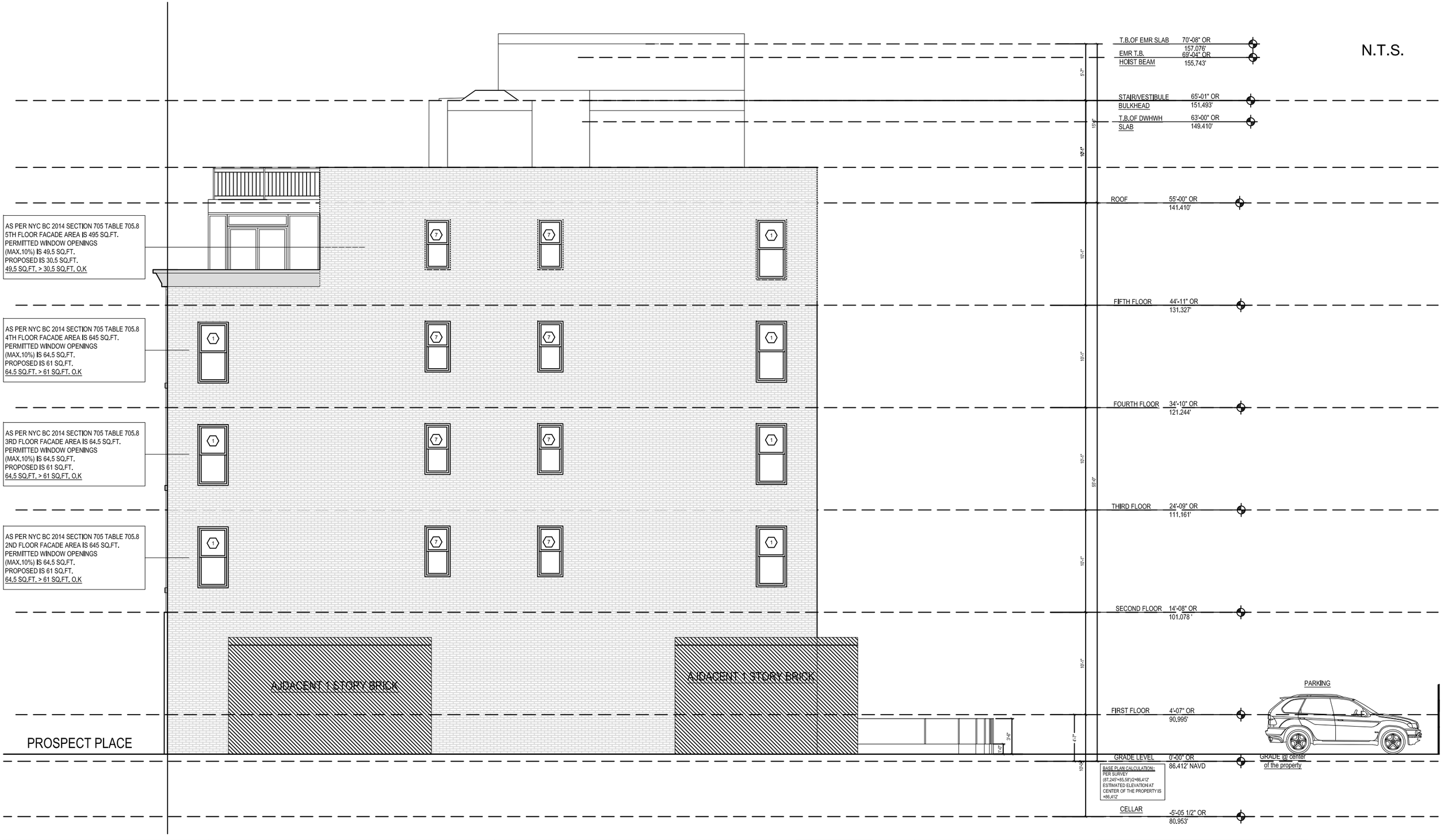
N.T.S.



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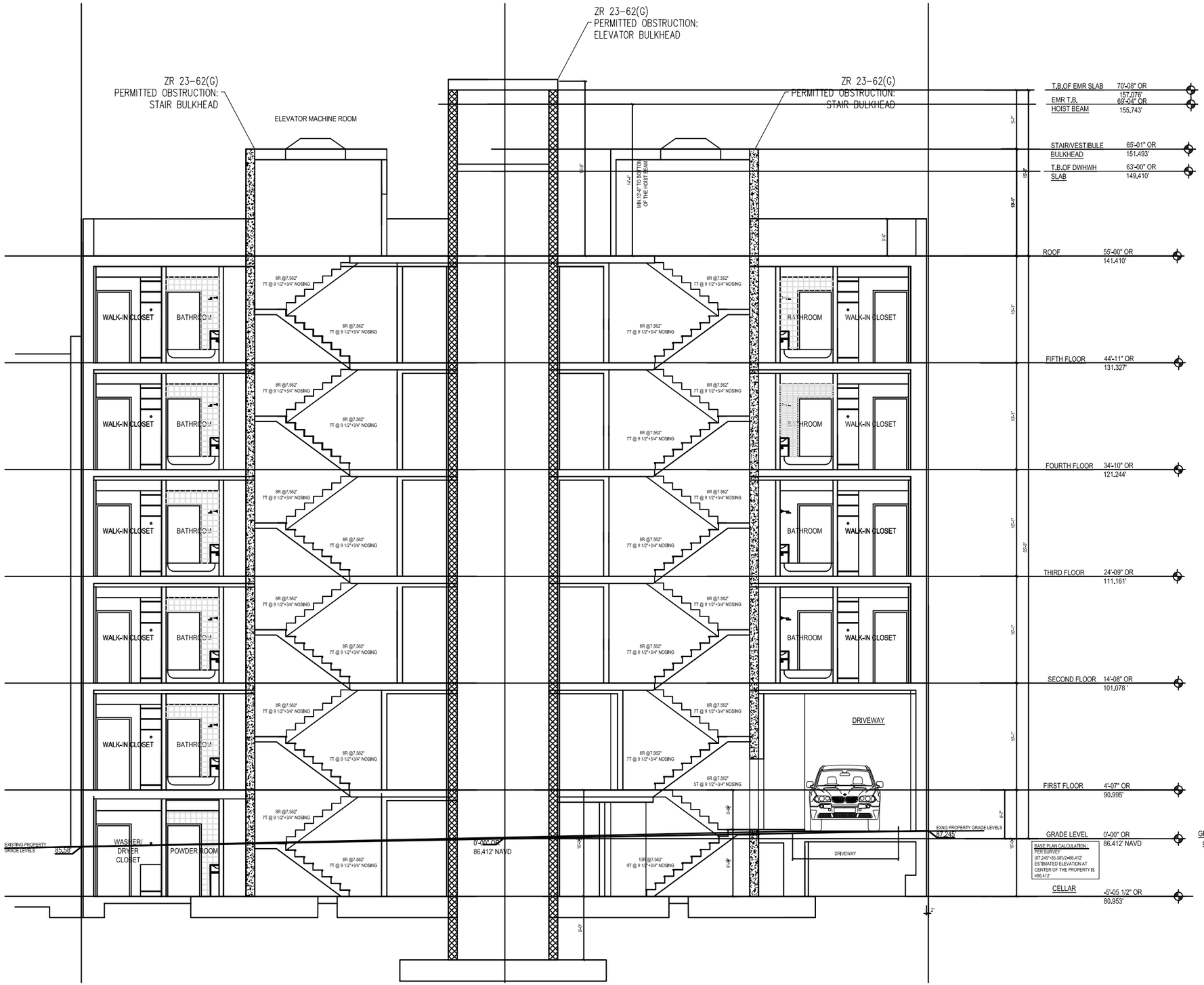
N.T.S.



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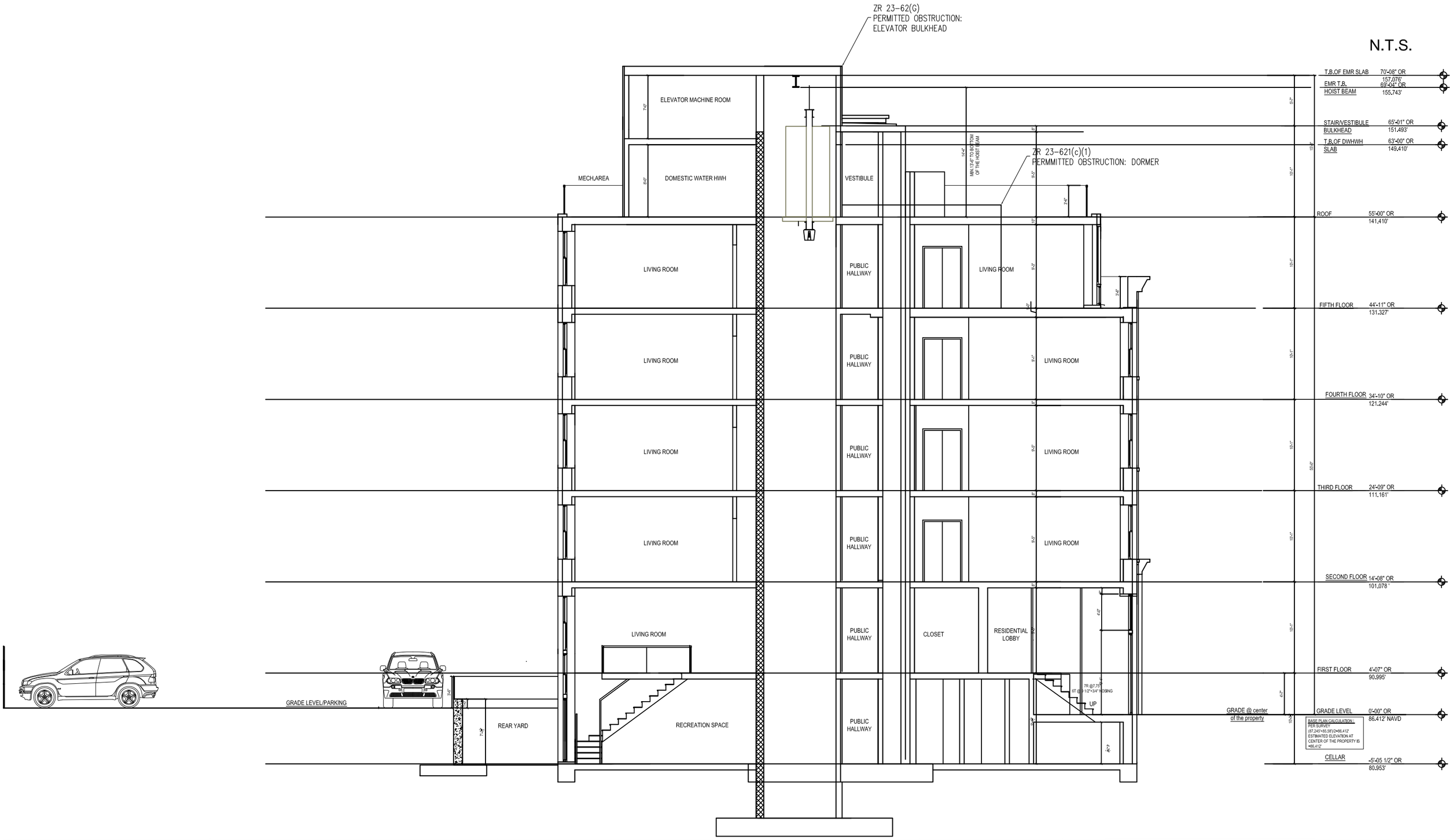
N.T.S.



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N.T.S.

N

PARKING
3930 sq.ft.
10 PARKING SPACES

DESIGNED AS PER ZR25-62
(PARKING SPACE MIN. SIZE 8'-6" X 18'-0".)
PARKING SPACE DESIGN COMPLY WITH ZR 36-58(b)
PARKING LOT MANEUVERABILITY
AS PER ZR25-62 - 3930 S.F./10P.S. = 393 SQ.FT.
PROPOSED PARKING SPACE (393SQ.FT.>300SQ.FT. OK.)
DOES NOT REQUIRED TO BE FULLY ATTENDED

BICYCLE PARKING SPACE
(11'X18'=198 SQ.FT
AS PER: ZR 25-811
MIN. REQUIRED IS 10 BICYCLE SPACES
AS PER: ZR 25-83
MIN.15 SF/1 BICYCLE STAND
MIN. REQUIRED 150 SQ.FT.
198 SQ.FT.>150 SQ.FT.

BICYCLE PARKING SPACES
ARE COVERED AND ENCLOSED BY FENCE

10 Single sided galvanized bikerack

PROPOSED CURB CUT
AS PER ZR 25-631
MAX. WIDTH 12'-0"
COMPLY WITH BC- 27-480(a)
SEE CURB CUT FILING

DOOR OPENER PUSH PLATE W/INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EACH FLOOR

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N.T.S.

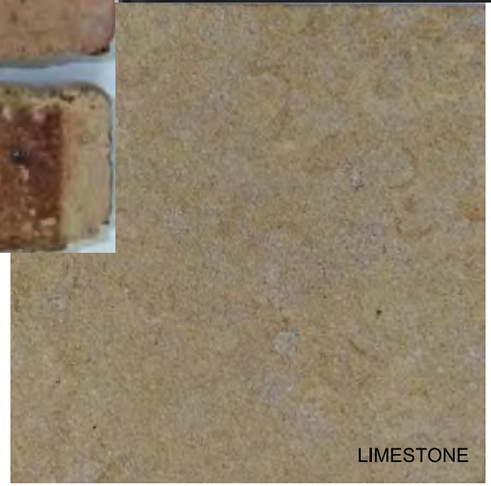
CORNICE

EXTERIOR WALLS

DOUBLE HUNG
ALUMINUM WINDOW

METAL PIPE RAILING - PAINT TO MATCH STUCCO SHADE

ROOF RAILING



GROUND FLOOR

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906 Prospect Place

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APPENDIX

951 Prospect Place

1406-10 Pacific Street

919 Park Place

179 New York Avenue

907-933 Prospect Place

243 New York Avenue

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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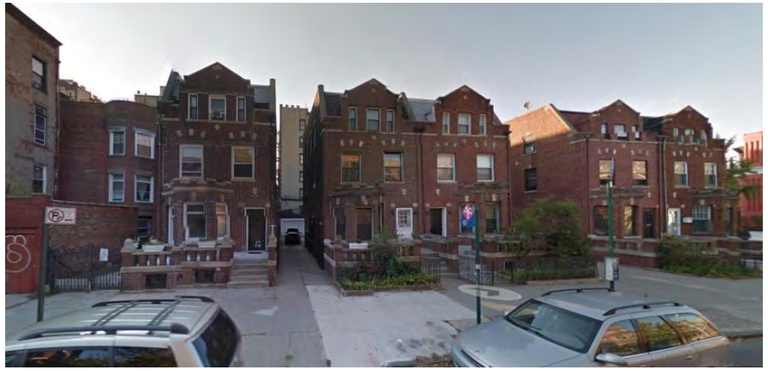
943-45 Prospect Place



130-34 Brooklyn

832-36 St. Mark's

906 Prospect Place

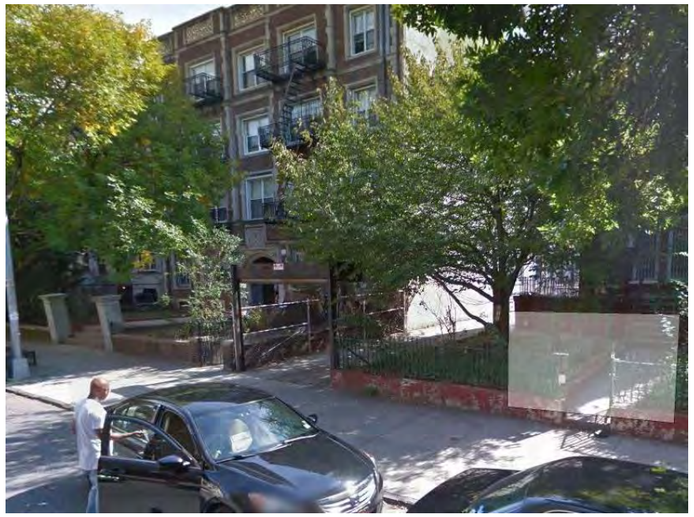
175-85 New York Avenue

906 Prospect Place
Accommodation for Cars in District in Immediate Vicinity
8/4/2015

847 Prospect Place

857-59 St. Mark's Avenue

186-92 Brooklyn Avenue



836 Prospect Place

196 New York Avenue

906 Prospect Place
Accommodation for Cars in District in Immediate Vicinity
8/4/2015

Low Integrity:
2 of 4 garage complex Side Façade remaining; resurfaced façade; altered door openings, enclosed porch added

Left: Front Facade
Above: Side Façade
Right: Rear Facade

Trees side and rear façades

Poor Conditions:
Trees growing from façade; brick façade spalling, brick cracked & missing, outer wythe of brick separated from wall; dislocated parapet, missing and damaged lintels and sills, rotted roof structure, insect infestation

N

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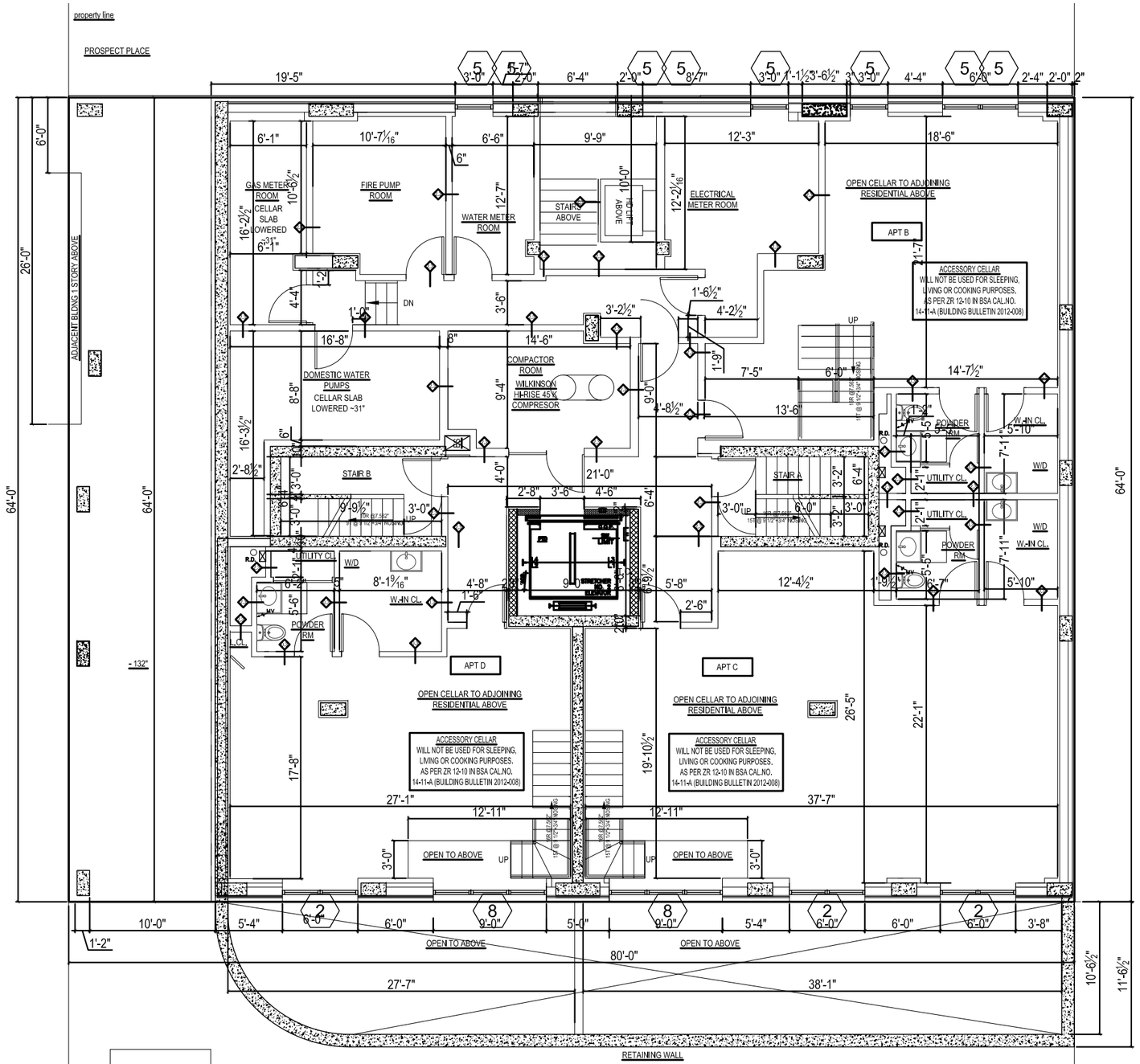

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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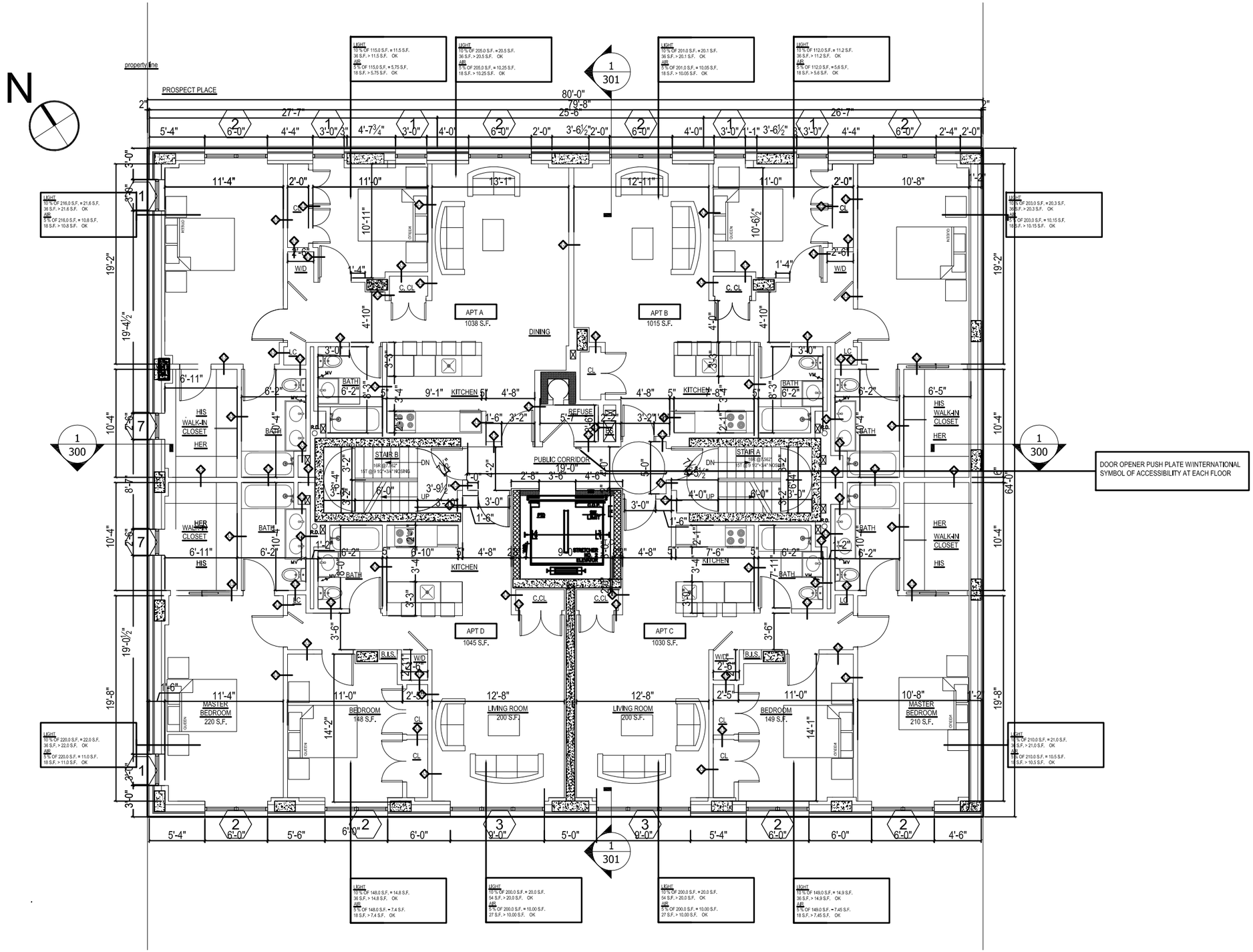

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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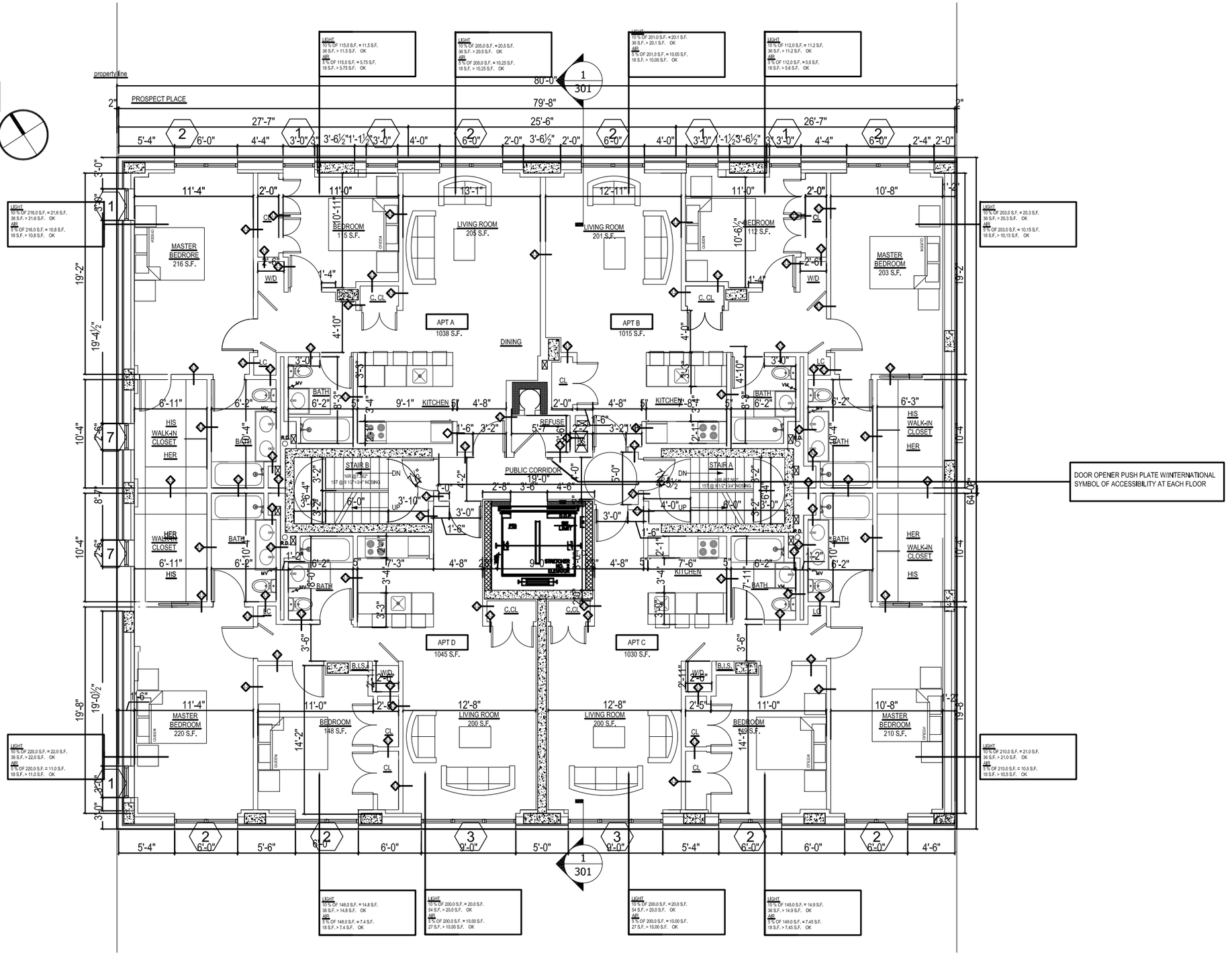
N

N.T.S.



PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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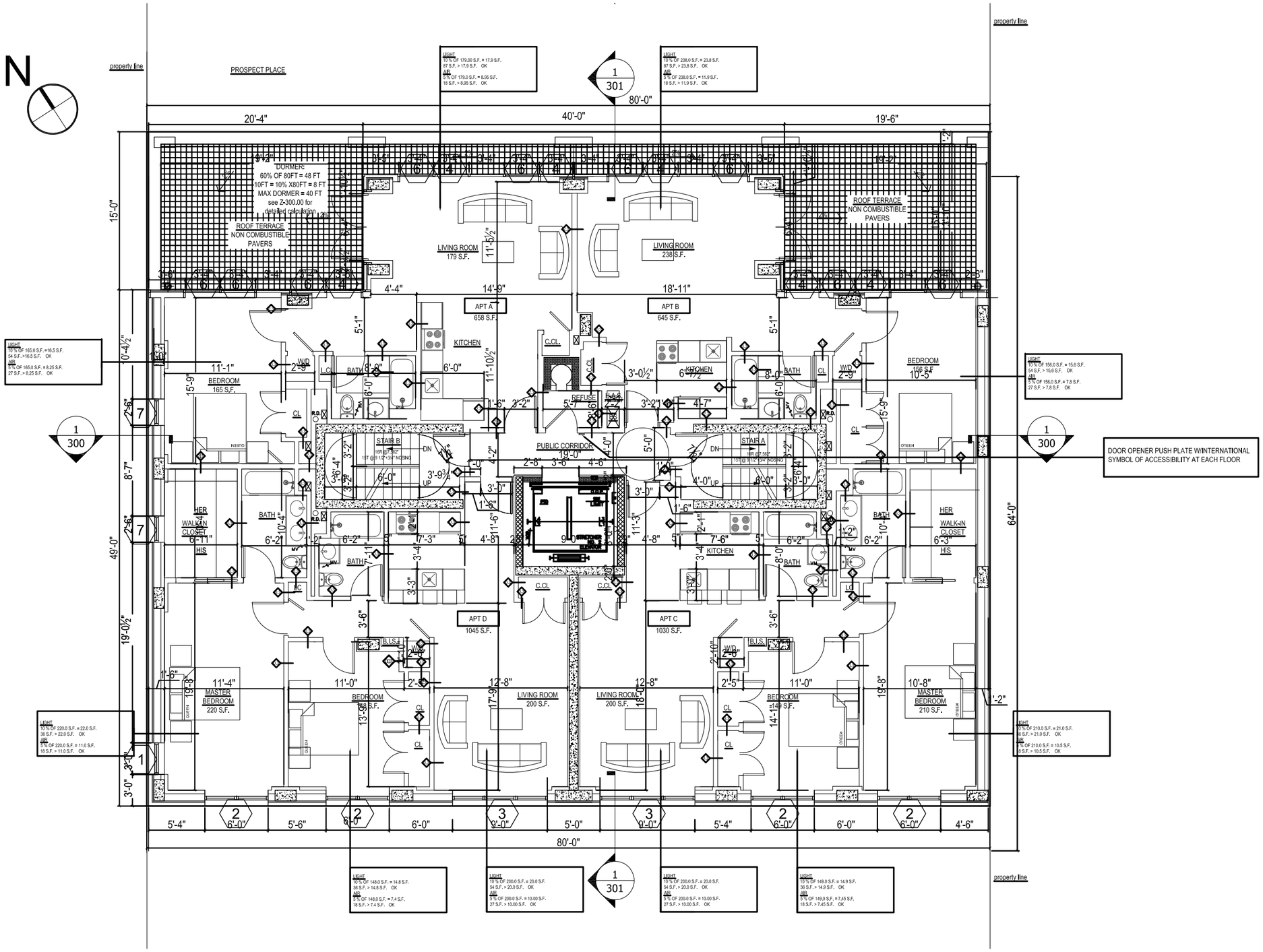

PROJECT/ CLIENT:	ARCHITECT:		SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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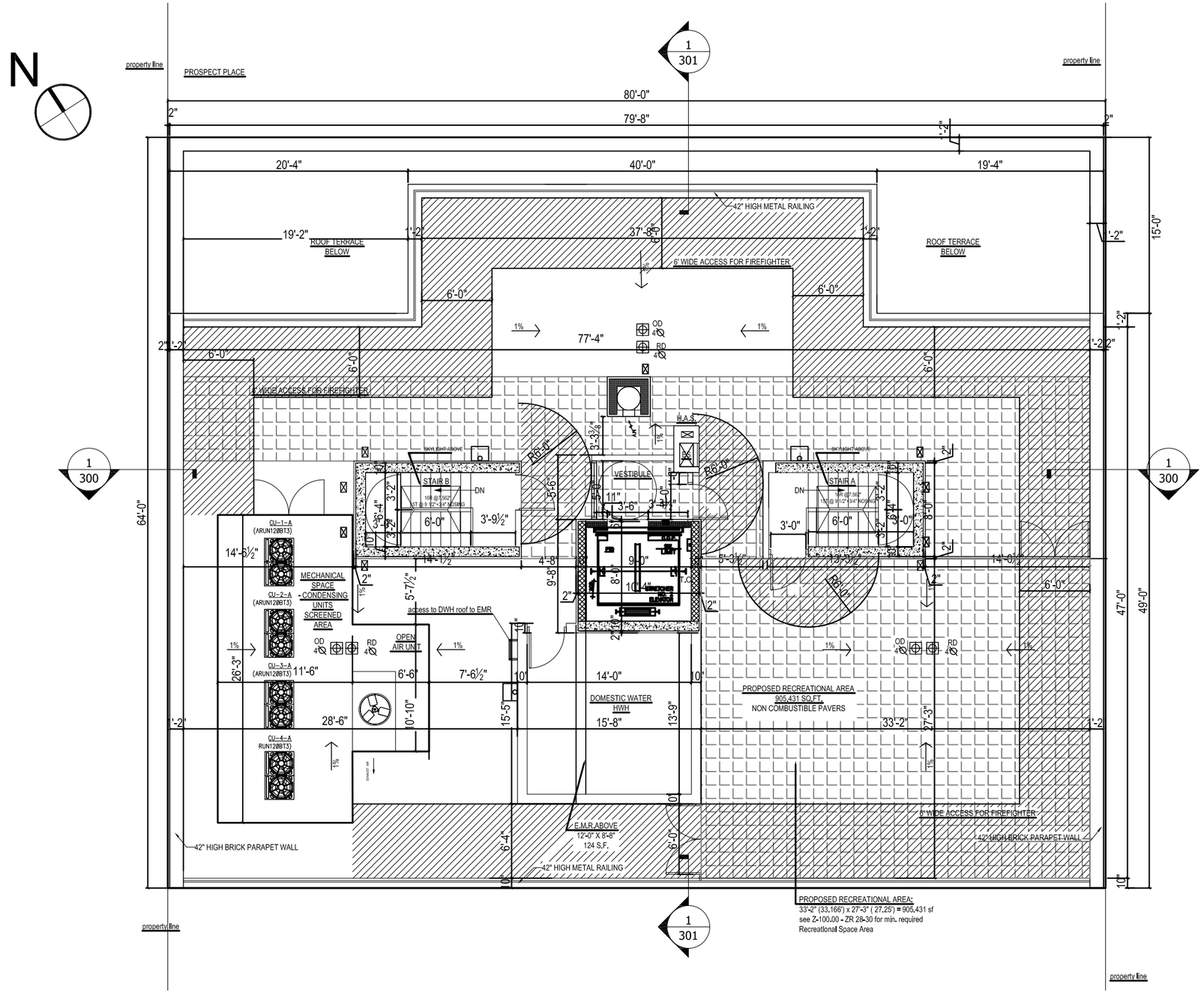

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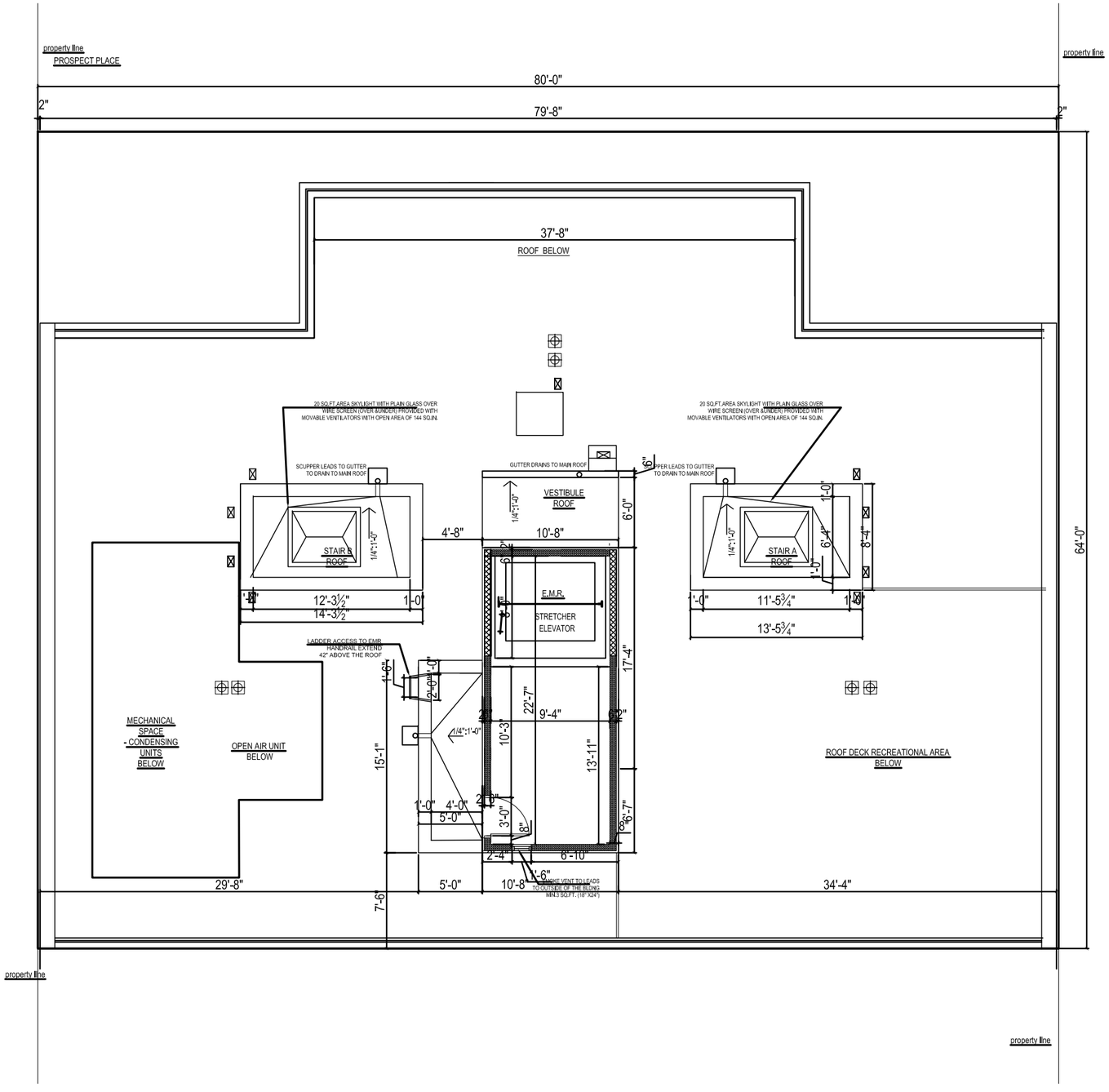

PROJECT/ CLIENT:	ARCHITECT:			SEAL & SIGNATURE	ISSUE	DESCRIPTION	DATE	TITLE	
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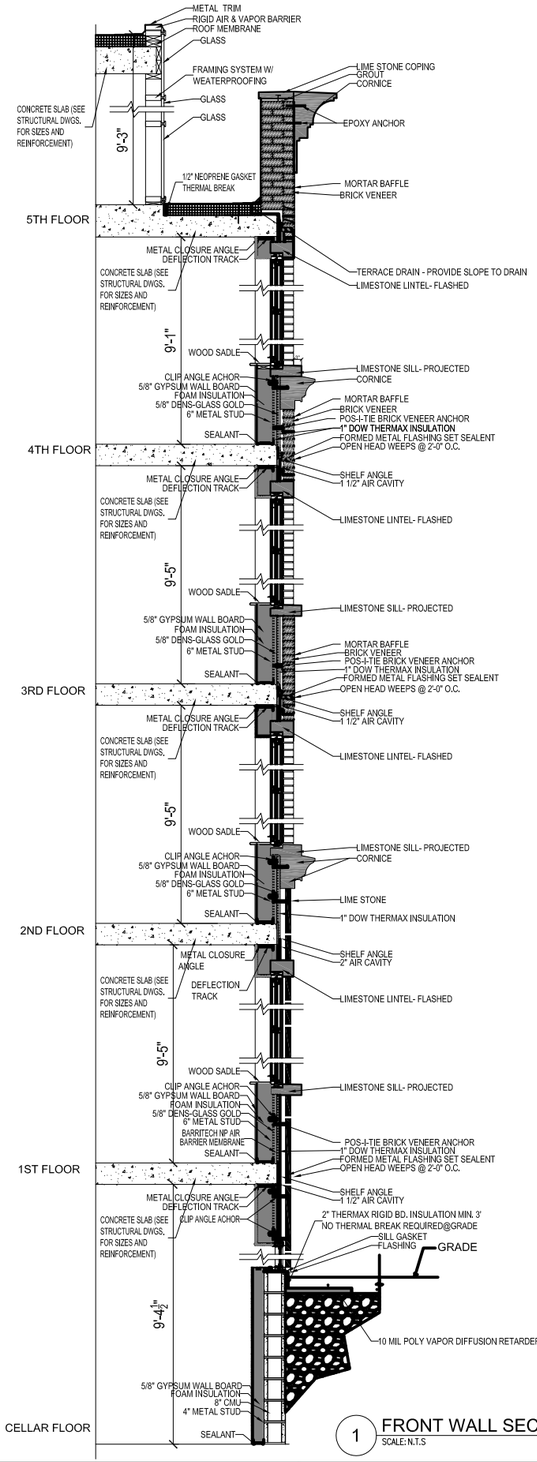
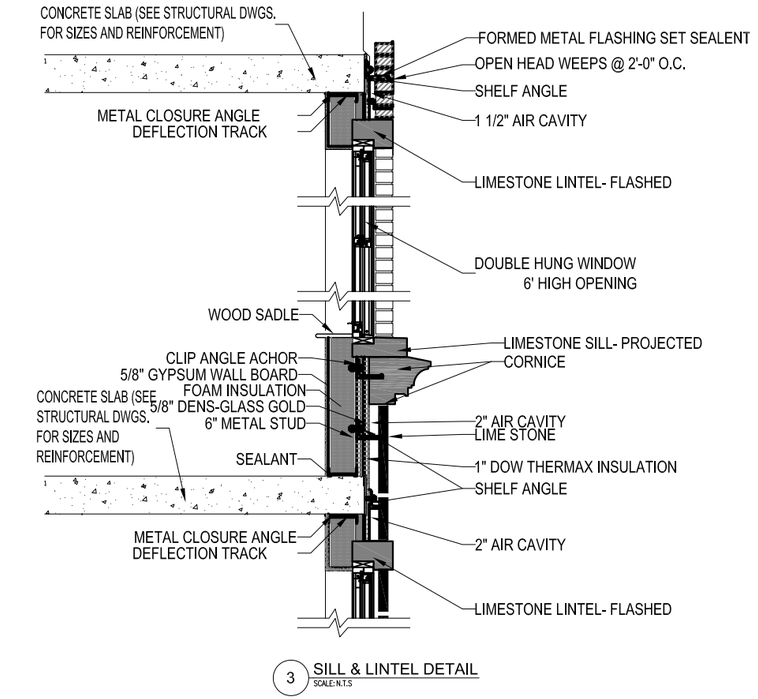


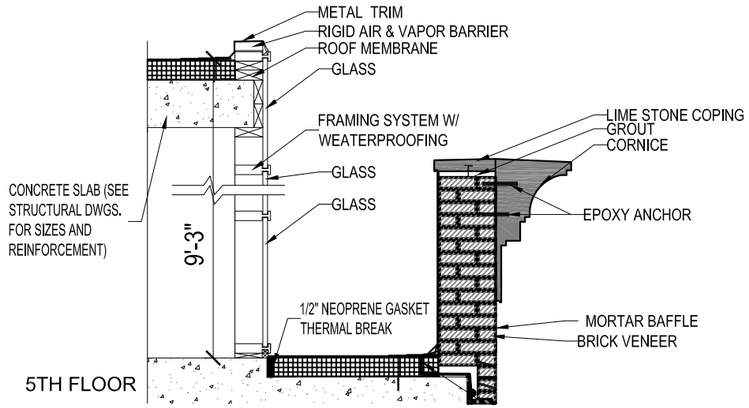
1 FRONT WALL SECTION
SCALE: N.T.S



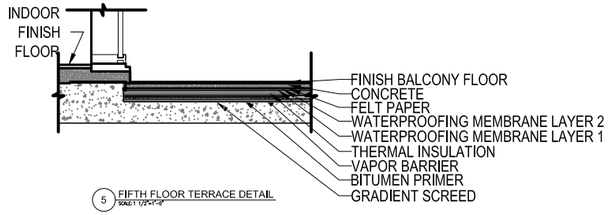
3 SILL & LINTEL DETAIL
SCALE: N.T.S

2 CELLAR FRONT WALL DETAIL
SCALE: 1"=1'-0"

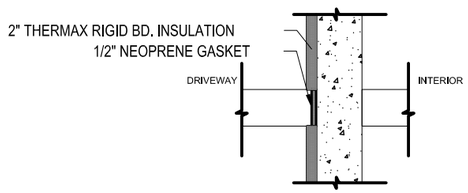
N.T.S.



4 FIFTH FLOOR PARAPET WALL DETAIL
SCALE: N.T.S



5 FIFTH FLOOR TERRACE DETAIL
SCALE: 1/2"=1'-0"



6 DRIVEWAY WALL SECTION
SCALE: 1/2"=1'-0"

PROJECT/ CLIENT:

906 Prospect Place
Brooklyn, N.Y. 11213

ARCHITECT:

ADG Architecture & Design P.C
13 West 36th Street, 7rd Floor
New York, New York, 10018
(P) 212.777.6880
(F) 212.979.0818

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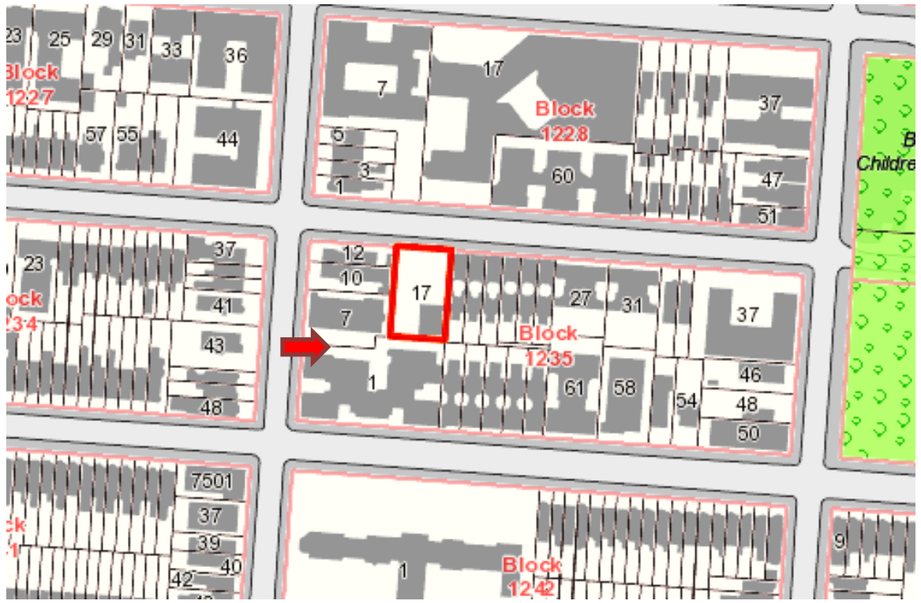
SEAL & SIGNATURE

ISSUE	DESCRIPTION	DATE

TITLE

WALL SECTION DETAILS

DATE:	05/26/15
PROJECT NO:	4402
DRAWING BY:	BM/MN/AB
CHK BY:	MN/CC
DWG NO:	L-028.00



906 Prospect View from New York Avenue
8/6/2015