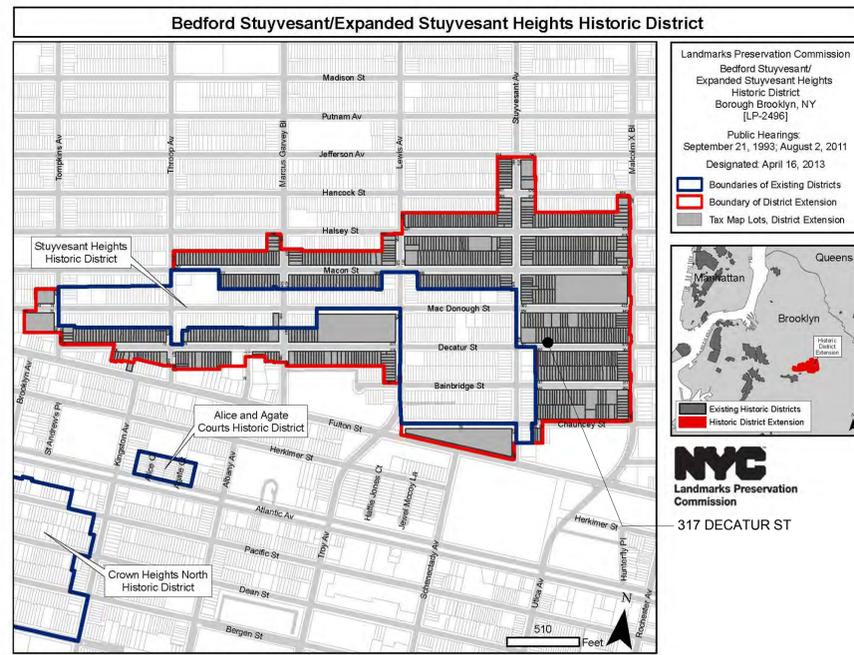


317 DECATUR ST

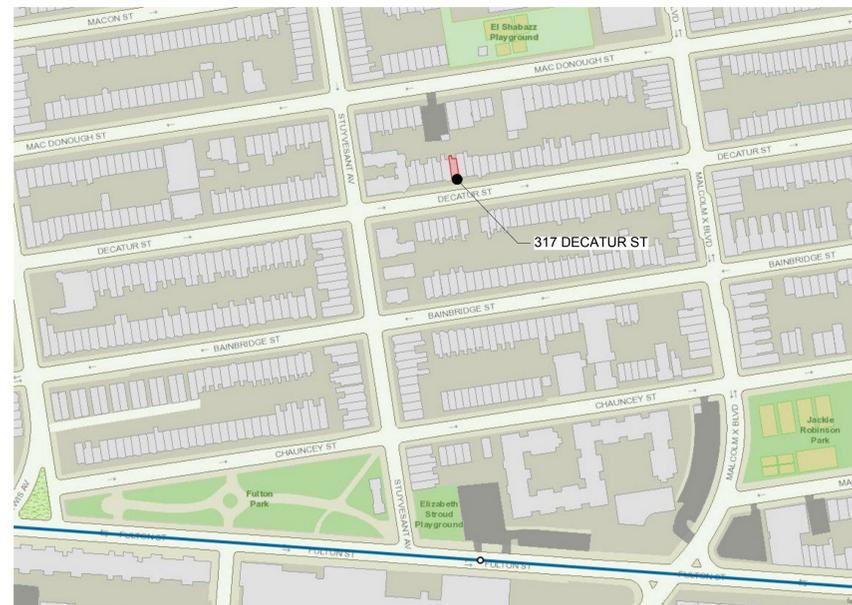
BROOKLYN, NY 11233

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1 BEDFORD-STUYVESANT / EXPANDED STUYVESANT HEIGHTS HISTORIC DISTRICT MAP  
NOT TO SCALE



2 SITE LOCATION MAP  
NOT TO SCALE



1940 TAX PHOTO:  
317 DECATUR ST, BROOKLYN, NY  
SOURCE:  
NEW YORK CITY DEPT. OF RECORDS  
MUNICIPAL ARCHIVES  
31 CHAMBERS STREET, RM 103  
NEW YORK, NY 10007

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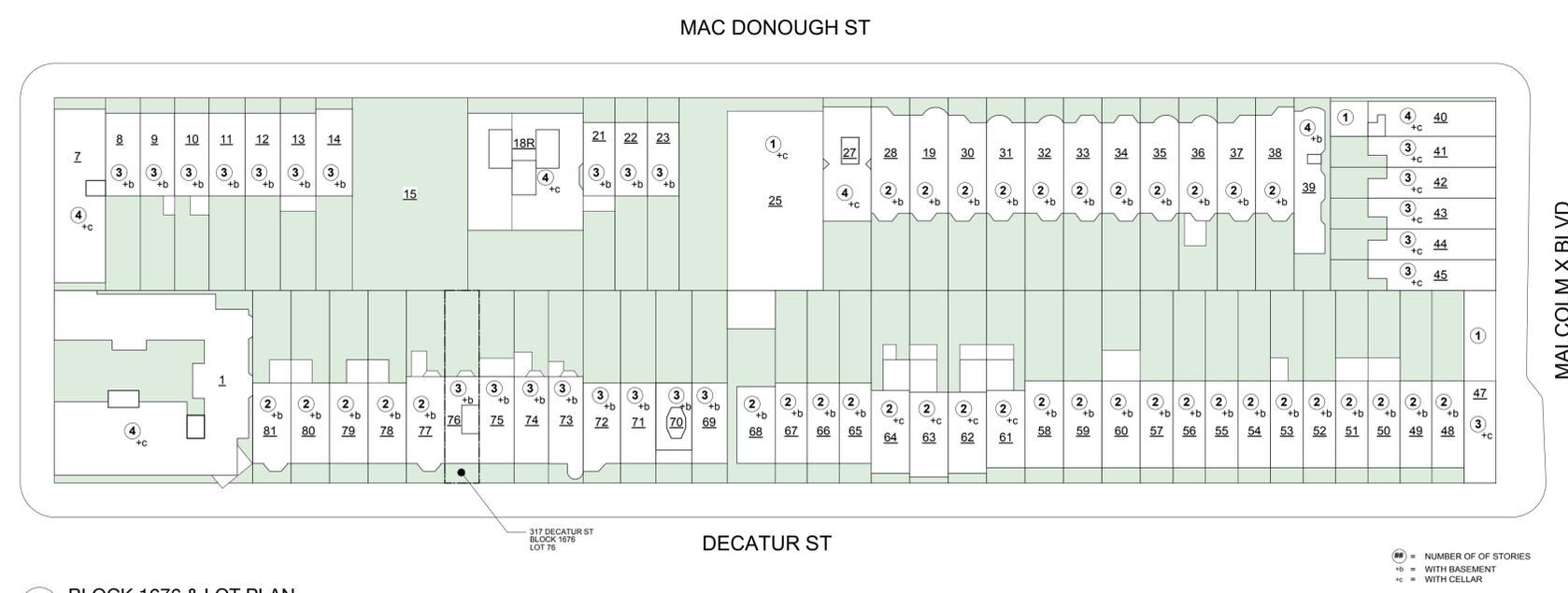
**317 Decatur St**  
Brooklyn, NY 11223

**GENERAL NOTES, LIST OF DWGS & INSPECTIONS**

REV#	ISSUE	DATE
LPC SUBMISSION		06.23.16
LPC SUBMISSION		06.06.16
LPC SUBMISSION		05.20.16

**LPC-001.00**

06.06.16  
NYC DOB NUMBER  
DC.2  
Scale: As Noted



3 BLOCK 1676 & LOT PLAN  
NOT TO SCALE

**317 Decatur Street (LPC DESIGNATION REPORT PROPERTY PROFILE)**  
Borough of Brooklyn Tax Map Block 1676, Lot 76

Date: 1892 (NB 239-1892)  
Architect/Builder: G. Harry Madigan (architect)  
Original Owner: J. A. Lawrence  
Type: Row house  
Style: Romanesque Revival/Renaissance Revival  
Stories: 3 story, basement & cellar  
Material(s): Brick, brownstone

Decorative Metal Work:  
Cast-iron newel posts, gate and fencing security grilles and door at basement

Significant Architectural Features:  
Stone stoop with historic brownstone newel posts; windows featuring wide stone lintels and stone banding that acts as sills for windows at the first through third floors; second floor windows feature flat lintels with keystones; third floor windows feature slightly projecting stone lintels; metal denticulated cornice with an ornately detailed frieze  
Alterations: Main entrance door replaced; windows replaced; security door removed at basement

Building Notes: First of four row houses.

Site Features:  
Low stone curb with historic metal fencing surrounds concrete paved areaway; recessed secondary entrance; raised planting box; metal access hatch; remote utility meter attached to basement facade

South Facade: Designed (historic)  
Stoop: Possibly historic stoop (gate under stoop - removed)  
Door(s): Replaced primary door  
Windows: Replaced (upper stories); replaced (basement)  
Security Grilles: Possibly historic (basement)  
Cornice: Historic

Areaway Wall/  
Fence:  
Material(s): Cast iron

Areaway Paving:  
Material(s): Concrete

Sidewalk:  
Material(s): Concrete

Curb Material(s): Stone

West Facade: Not designed (historic) (partially visible)

Facade Notes: Third floor partially visible

\* Excerpted Text from LPC Designation Report:  
Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District Report (04-06-2013)

# MAC DONOUGH ST

STUYVESANT AVE



317 DECATUR ST  
BLOCK 1676  
LOT 76



1 BLOCK PLAN WITH ROOFTOP MASSING  
NOT TO SCALE

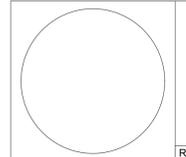
## DECATUR ST

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**317 Decatur St**  
Brooklyn, NY 11223

**BLOCK PLAN WITH  
ROOFTOP MASSING**



LPC SUBMISSION	06.23.16
LPC SUBMISSION	08.06.16
LPC SUBMISSION	09.20.16
REV#	ISSUE DATE

# LPC-002.00

06.06.16

NYC DOB NUMBER

**DC.2**

Scale: As Noted



STREET VIEW FROM OPPOSITE SIDEWALK (LOOKING NORTHEAST)



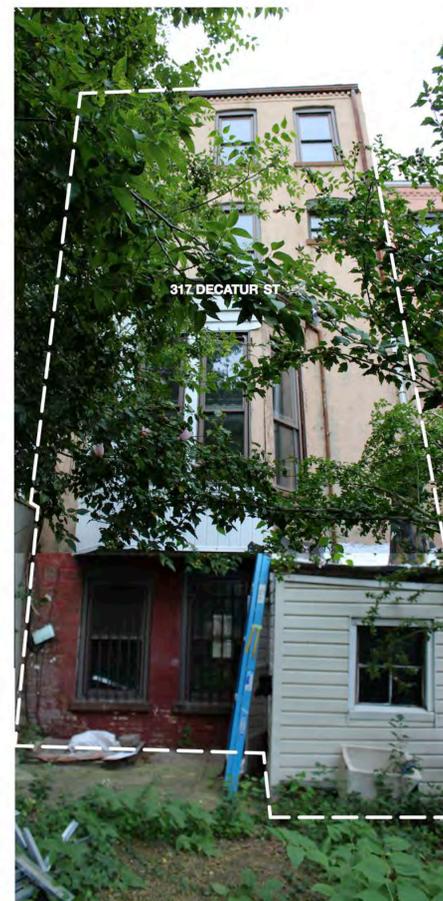
STREET VIEW OF 317 DECATUR ST. & NEIGHBORING BUILDINGS FROM OPPOSITE SIDEWALK (LOOKING NORTH)



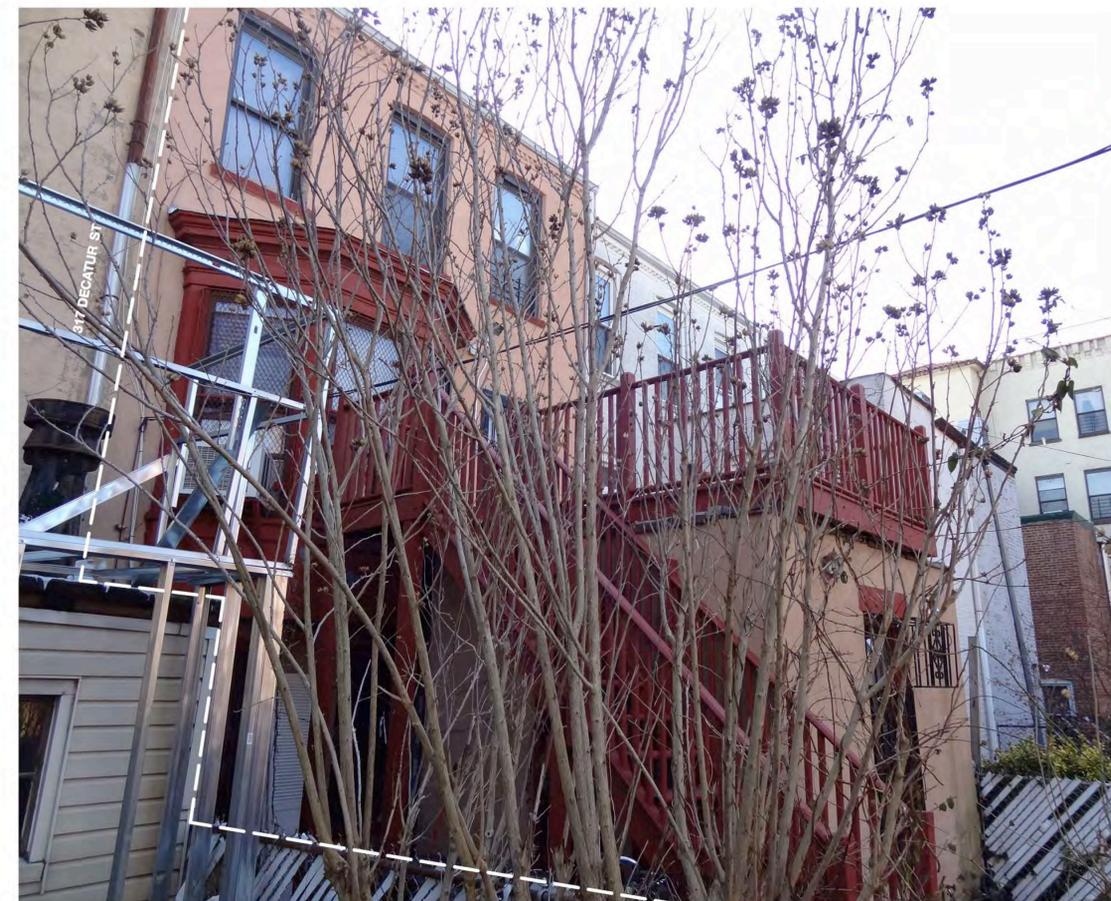
STREET VIEW FROM OPPOSITE SIDEWALK (LOOKING NORTHWEST)



VIEW OF EXISTING REAR YARD & FACADE AT 319 DECATUR ST.



VIEW OF NORTH REAR YARD & FACADE OF 317 DECATUR ST.



VIEW OF EXISTING REAR YARD & FACADE AT 315 DECATUR ST.

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**317 Decatur St**  
 Brooklyn, NY 11223  
 EXISTING CONDITION  
 PHOTOS

	LPC SUBMISSION	06.23.16
	LPC SUBMISSION	06.06.16
	LPC SUBMISSION	06.02.16
	REV#	ISSUE

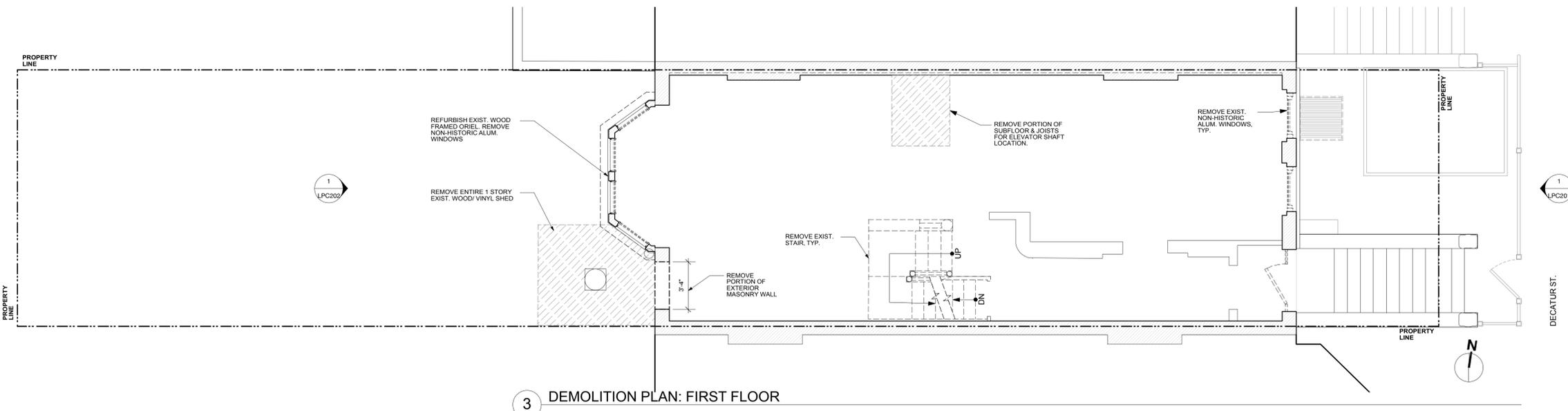
**LPC-003.00**

06.06.16

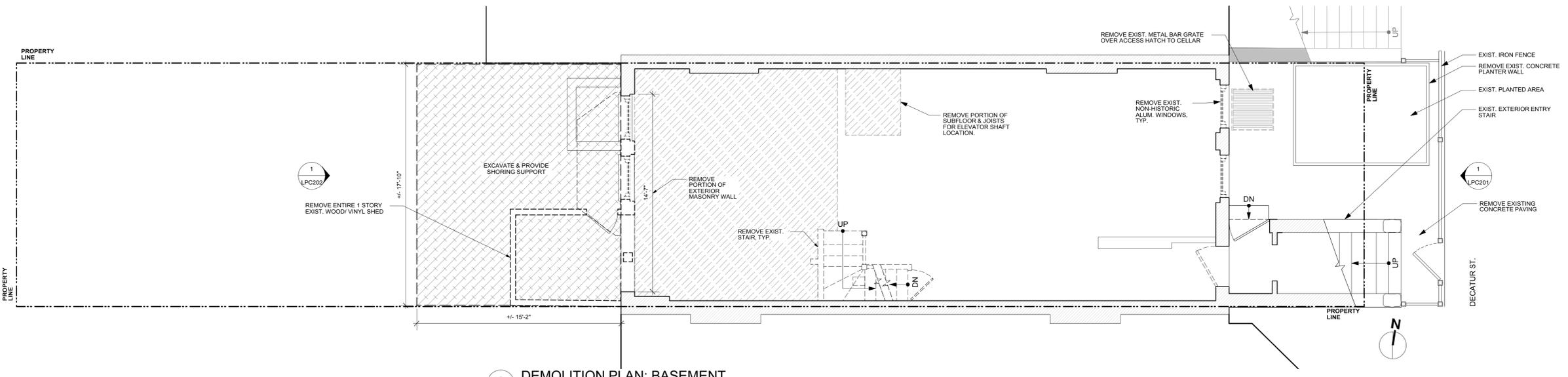
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DC.2

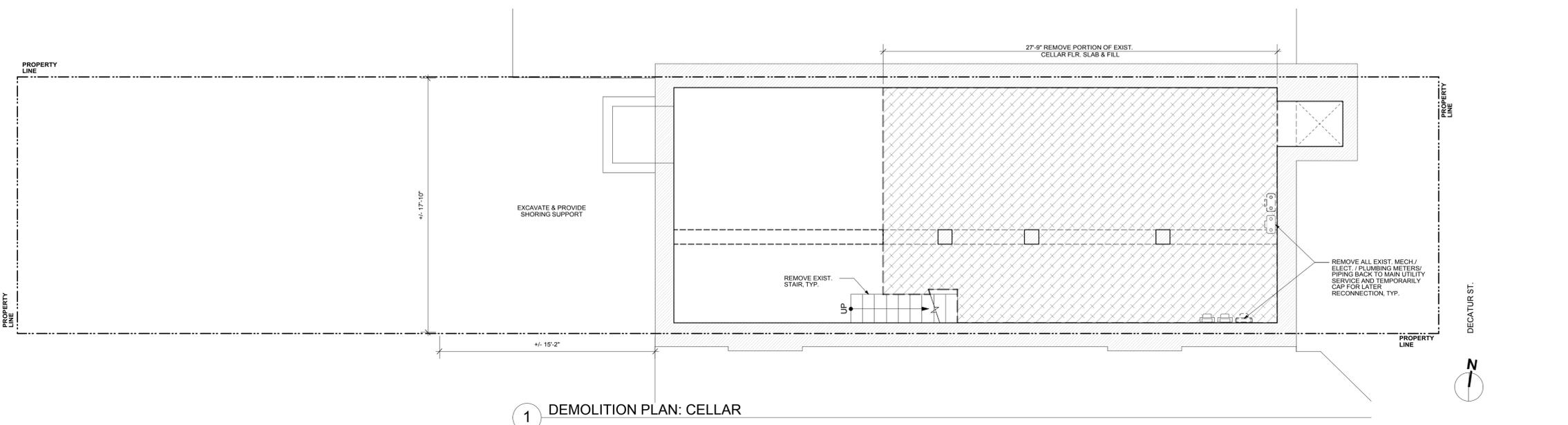
Scale:



3 DEMOLITION PLAN: FIRST FLOOR



2 DEMOLITION PLAN: BASEMENT



1 DEMOLITION PLAN: CELLAR

**LEGEND**

	EXISTING PARTITION TO REMAIN
	REMOVE EXISTING PARTITION
	EXISTING MASONRY WALL TO REMAIN
	REMOVE EXISTING MASONRY WALL. SEE STRUCTURAL DWGS.
	REMOVE ROOF ASSEMBLY, DECK & JOISTS. SEE STRUCTURAL DWGS.
	EXCAVATE & REMOVE EXIST. CONCRETE SLAB/ FILL & EARTH. PROVIDE TEMPORARY SUPPORT.

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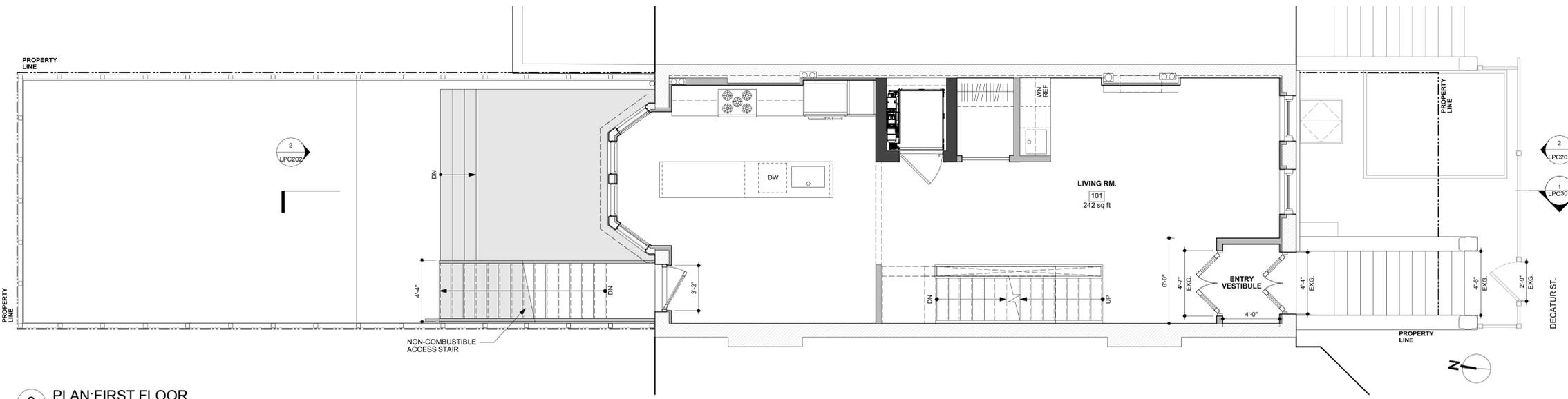
**DEMOLITION PLANS**

	LPC SUBMISSION	06.23.16
	LPC SUBMISSION	06.06.16
	LPC SUBMISSION	05.20.16
	LPC SUBMISSION	05.20.16
REV#	ISSUE	DATE

**LPC-002.00**

06.06.16	
NYC DOB NUMBER	<b>DC.2</b>
Scale: 1/4" = 1'0"	

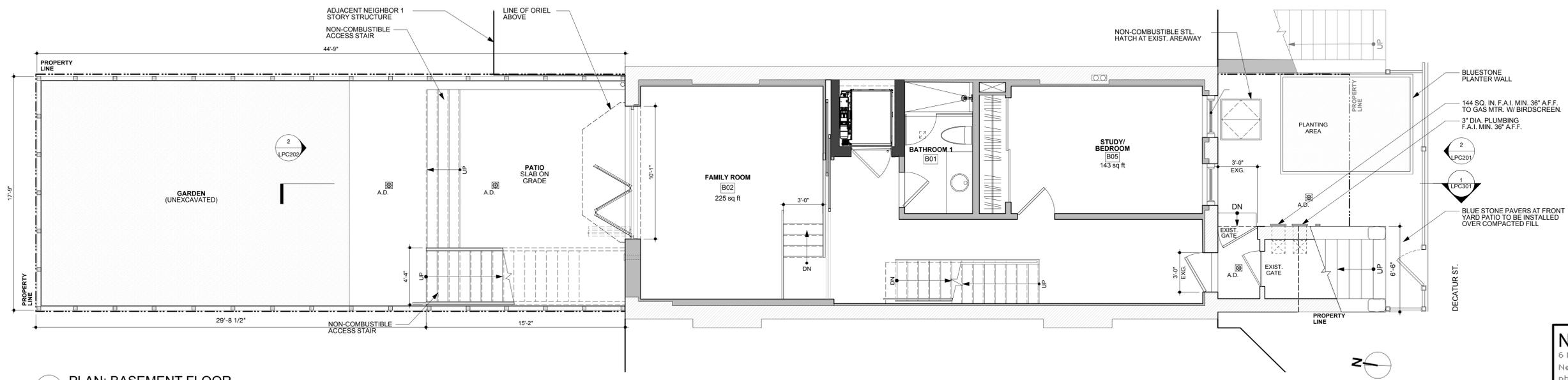




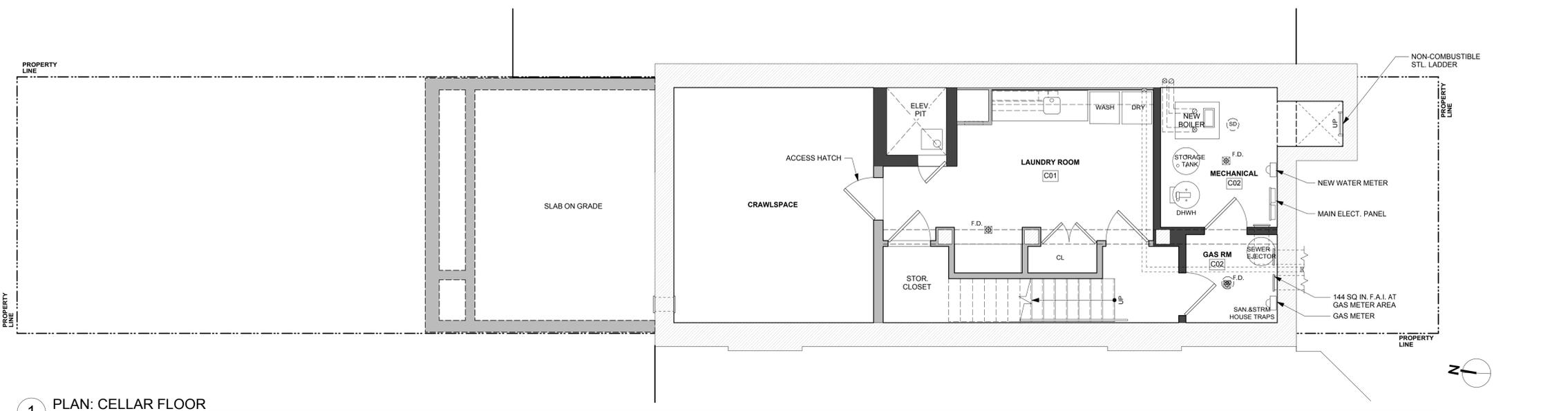
**LEGEND**

- EXISTING PARTITION
- EXISTING MASONRY WALL
- CONCRETE WALL
- CONCRETE MASONRY UNIT (CMU) WALL
- 2HR RATED GWB PARTITION
- NON-RATED GWB PARTITION
- WINDOW TYPE
- DOOR TYPE

3 PLAN: FIRST FLOOR



2 PLAN: BASEMENT FLOOR



1 PLAN: CELLAR FLOOR

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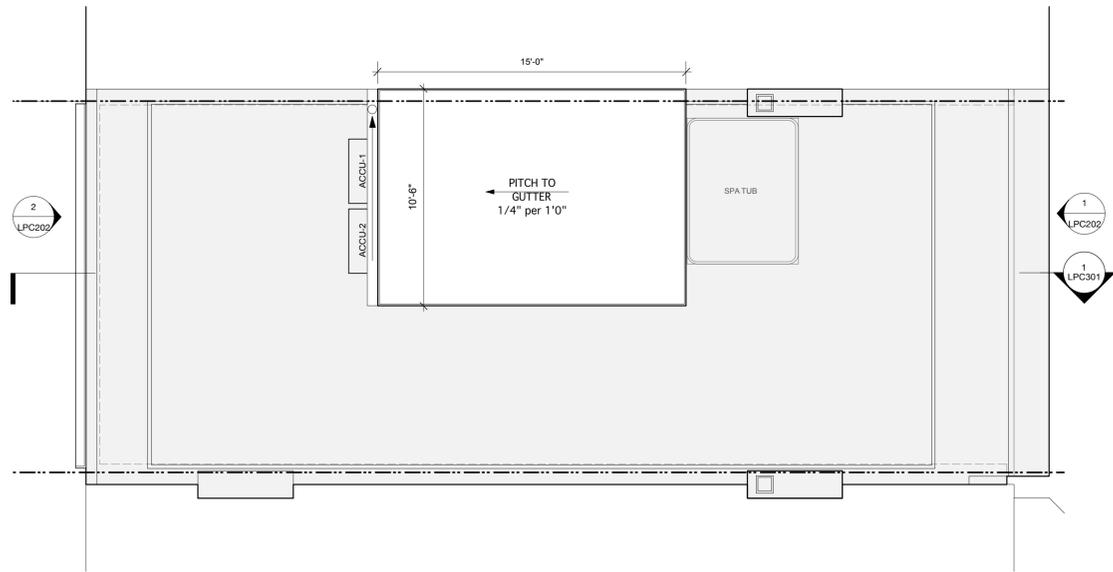
**317 Decatur St**  
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**FLOOR PLANS**

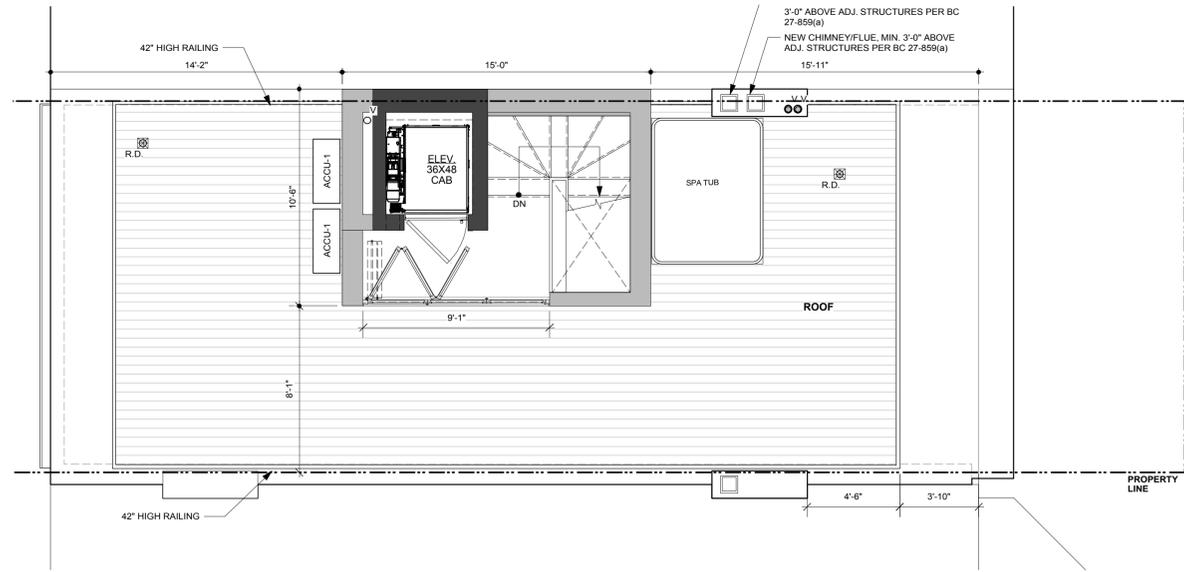
REV#	ISSUE	DATE
LPC SUBMISSION		06.23.16
LPC SUBMISSION		06.06.16
LPC SUBMISSION		05.20.16

**LPC-101.00**

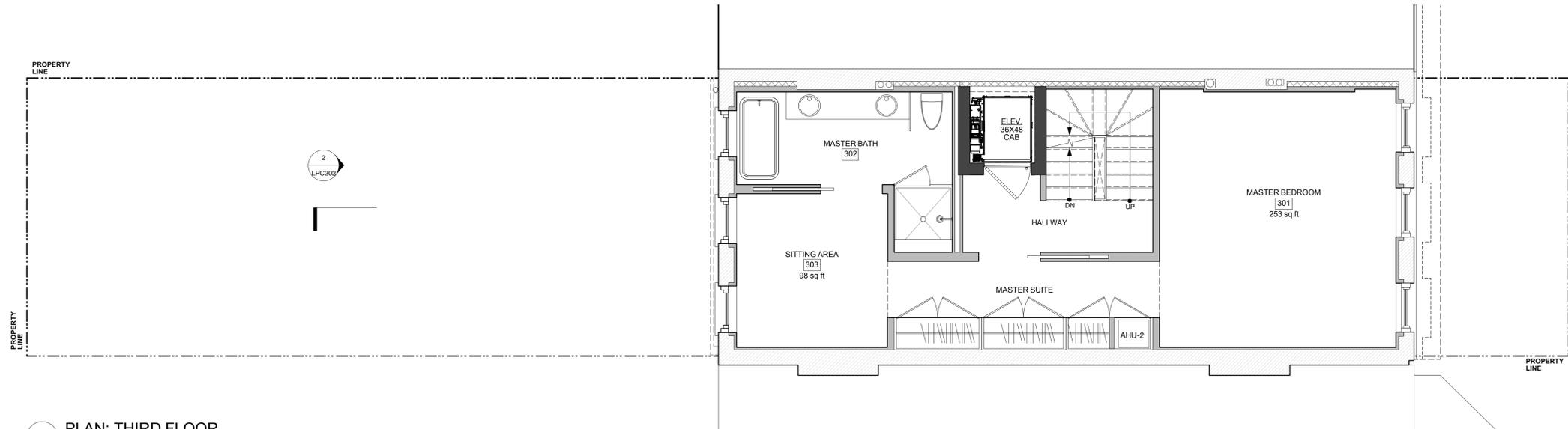
06.06.16	
NYC DOB NUMBER	<b>DC.2</b>
Scale: 1/4" = 1'0"	



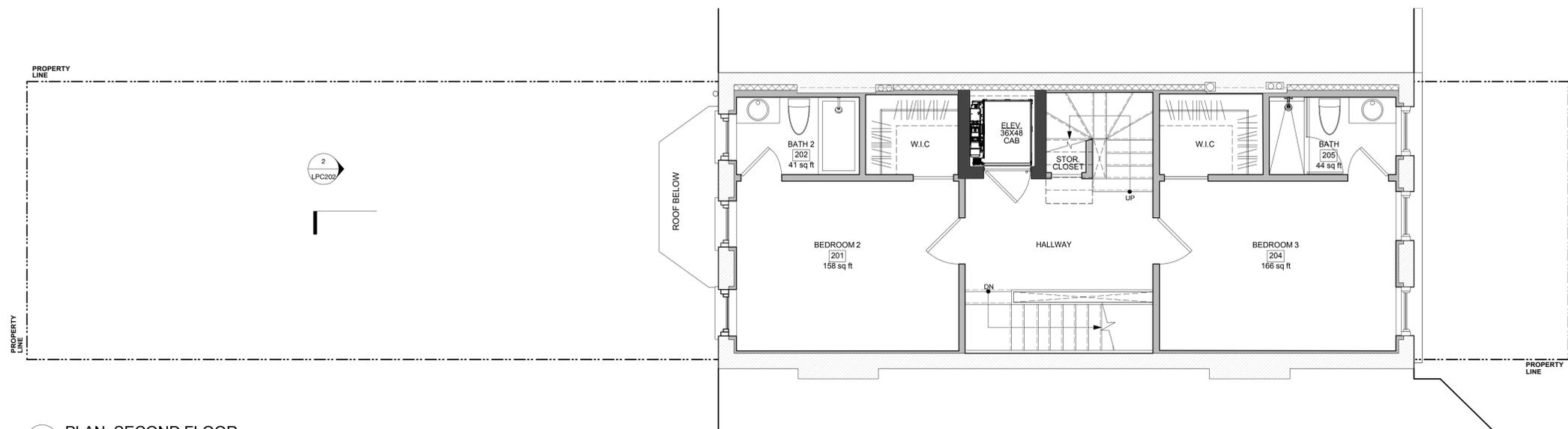
4 PLAN: ROOF



3 PROPOSED PLAN: FOURTH FLOOR



2 PLAN: THIRD FLOOR



1 PLAN: SECOND FLOOR

**LEGEND**

	EXISTING PARTITION
	EXISTING MASONRY WALL
	CONCRETE WALL
	CONCRETE MASONRY UNIT (CMU) WALL
	2HR RATED GWB PARTITION
	NON-RATED GWB PARTITION
	WINDOW TYPE
	DOOR TYPE

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**FLOOR PLANS**

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	LPC SUBMISSION	06.06.16
	LPC SUBMISSION	05.20.16
	REV#	ISSUE DATE

**LPC-102.00**

06.06.16

NYC DOB NUMBER	<b>DC.2</b>
Scale: 1/4" = 1'0"	



1 EXISTING SOUTH ELEVATION (STREET)  
1/4"=1'-0"



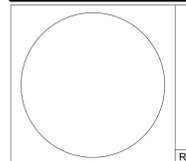
2 PROPOSED SOUTH ELEVATION (STREET)  
1/4"=1'-0"

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**SOUTH ELEVATION:  
EXISTING & PROPOSED**



REV#	ISSUE	DATE
LPC SUBMISSION		06.23.16
LPC SUBMISSION		06.06.16
LPC SUBMISSION		05.20.16

**LPC-201.00**

06.06.16

NYC DOB NUMBER

**DC.2**

Scale: 1/4" = 1'0"



1 EXISTING NORTH ELEVATION (REAR YARD)  
1/4"=1'-0"



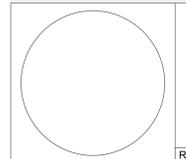
2 PROPOSED NORTH ELEVATION (REAR YARD)  
1/4"=1'-0"

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**NORTH ELEVATION:  
 PROPOSED & EXISTING**



LPC SUBMISSION	06.23.16
LPC SUBMISSION	06.06.16
LPC SUBMISSION	05.20.16
REV#	ISSUE DATE

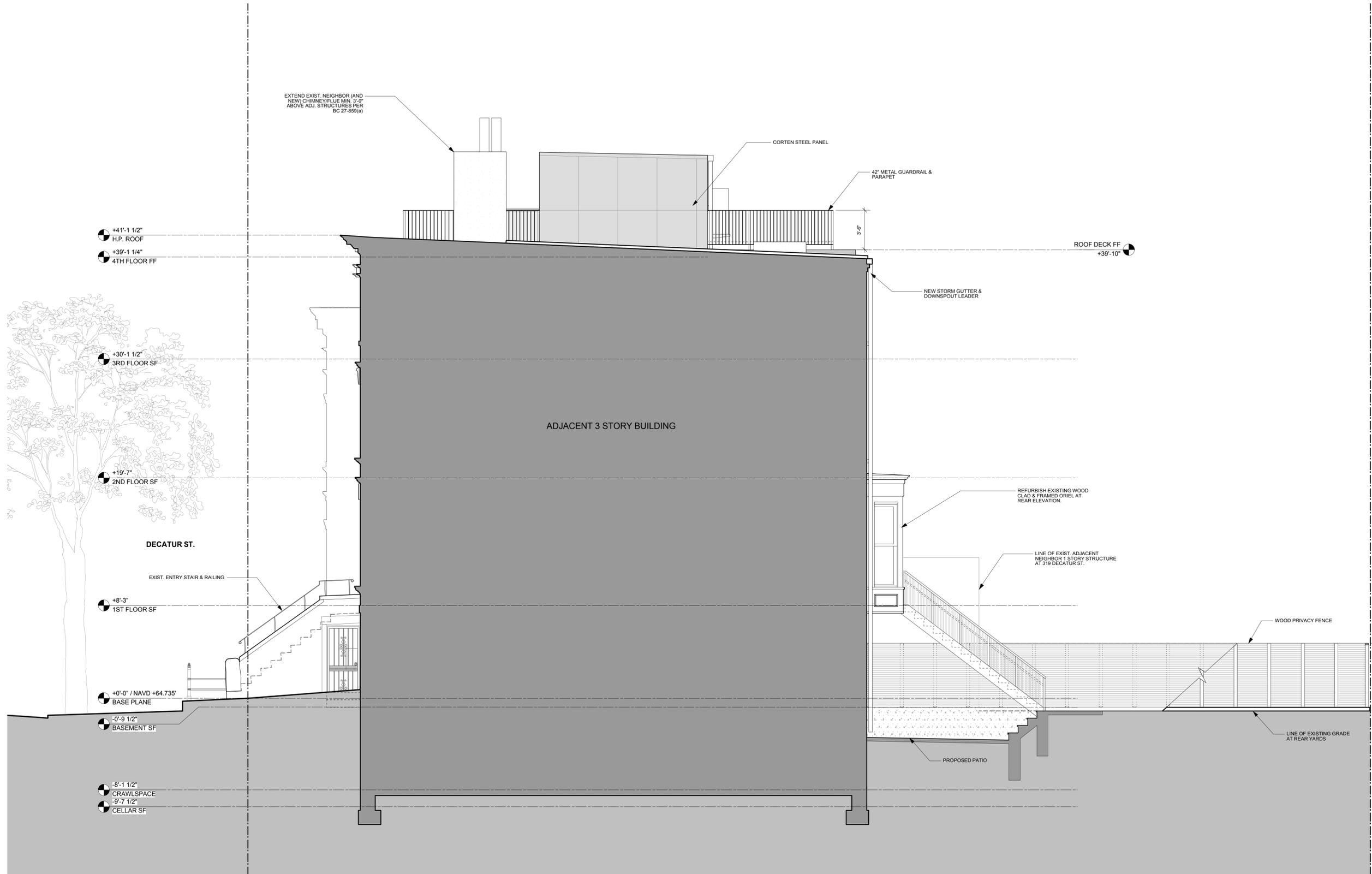
**LPC-202.00**

06.06.16

NYC DOB NUMBER

**DC.2**

Scale: 1/4" = 1'0"



1 PROPOSED BUILDING ELEVATION: EAST  
1/4"=1'-0"

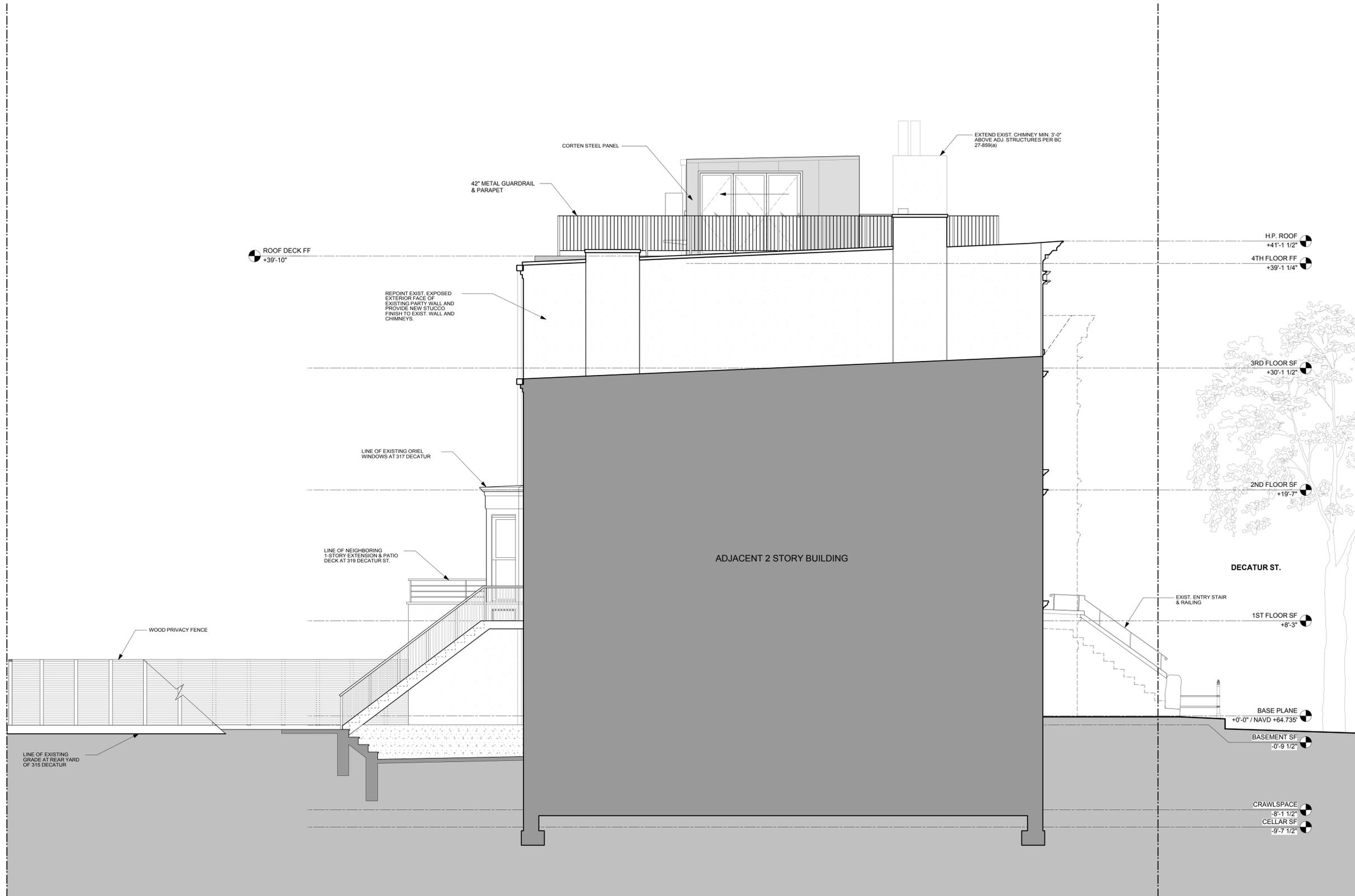
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**EAST ELEVATION**

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	LPC SUBMISSION	08.06.16
	LPC SUBMISSION	09.20.16
	REV#	ISSUE

**LPC-203.00**  
 06.06.16  
 NYC DOB NUMBER  
**DC.2**  
 Scale: 1/4" = 1'0"



1 PROPOSED BUILDING ELEVATION: WEST  
1/4"=1'-0"

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**WEST ELEVATION**

	LPC SUBMISSION	06.23.16
	LPC SUBMISSION	08.06.16
	LPC SUBMISSION	09.20.16
	LPC SUBMISSION	09.23.16
REV#	ISSUE	DATE

**LPC-204.00**

06.06.16

NYC DOB NUMBER	<b>DC.2</b>
Scale: 1/4" = 1'0"	



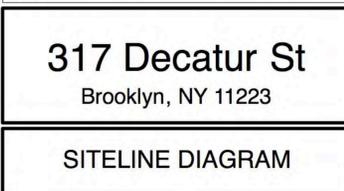
1) VIEW FROM ACROSS DECATUR STREET



BLOCK VISIBILITY - KEY PLAN - SCALE: 1"=50'-0"

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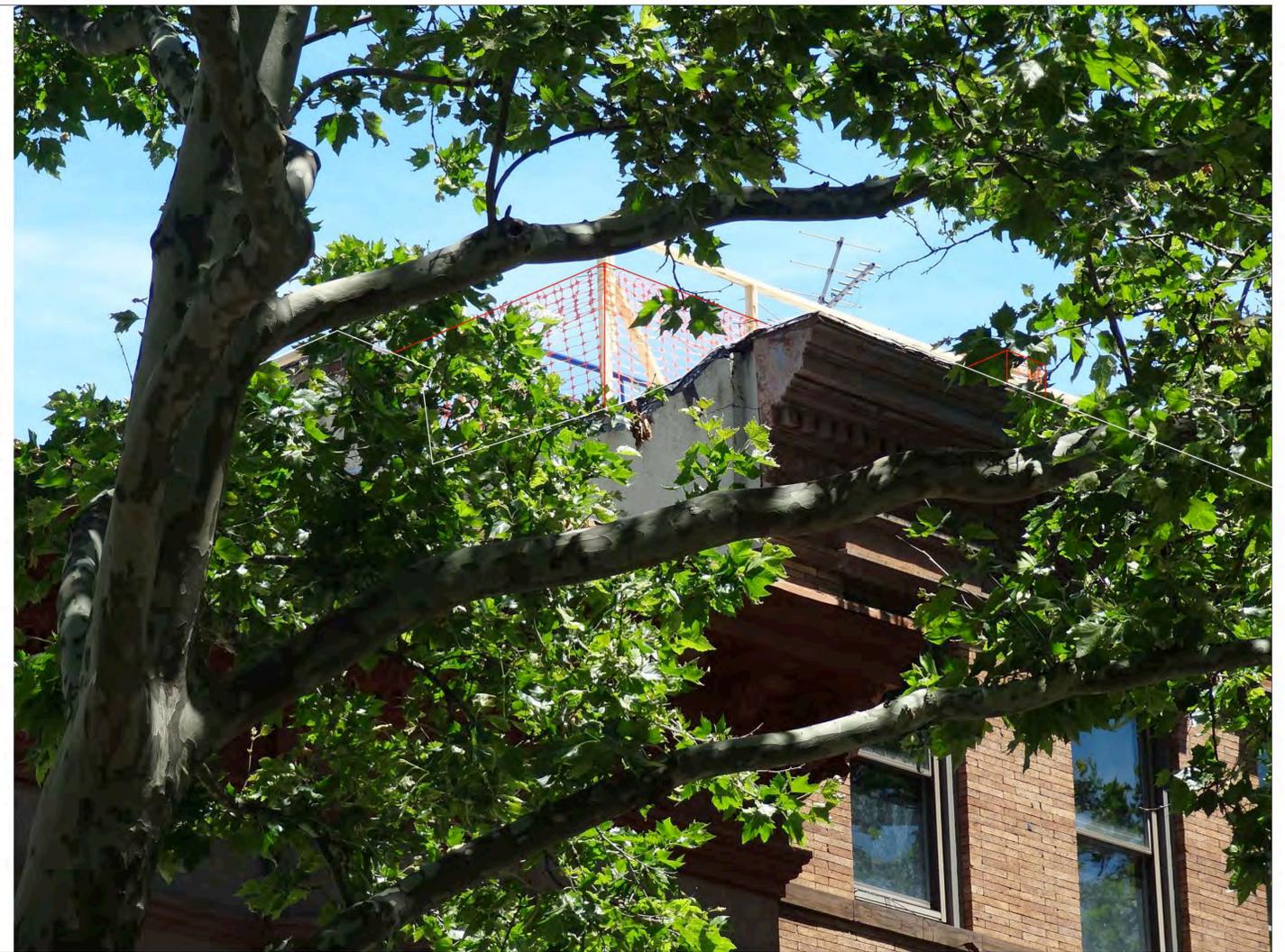


REV#	ISSUE	DATE
LPC SUBMISSION	06.23.16	
LPC SUBMISSION	06.06.16	
LPC SUBMISSION	06.02.16	
LPC SUBMISSION	06.02.16	

**LPC-205.00**

06.06.16	NYC DOB NUMBER	DC.2
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2) VIEW FROM CORNER OF DECATUR STREET & STUYVESANT AVENUE



BLOCK VISIBILITY - KEY PLAN - SCALE: 1"=50'-0"

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SITELINE DIAGRAM

	LPC SUBMISSION	06.23.16
	LPC SUBMISSION	06.06.16
	LPC SUBMISSION	06.02.16
	REV#	ISSUE

LPC-206.00

06.06.16

NYC DOB NUMBER

DC.2

Scale: As Noted



3) VIEW FROM FAR CORNER OF DECATUR STREET & STUYVESANT AVENUE



BLOCK VISIBILITY - KEY PLAN - SCALE: 1"=50'-0"



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SITELINE DIAGRAM

	LPC SUBMISSION	06.23.16
	LPC SUBMISSION	06.06.16
	LPC SUBMISSION	02.01.16
	LPC SUBMISSION	02.02.16
REV#	ISSUE	DATE

**LPC-207.00**

06.06.16

NYC DOB NUMBER	<b>DC.2</b>
	Scale: As Noted



4) VIEW FROM MACDONOUGH STREET



BLOCK VISIBILITY - KEY PLAN - SCALE: 1"=50'-0"

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**SITELINE DIAGRAM**

	LPC SUBMISSION	06.23.16
	LPC SUBMISSION	06.06.16
	LPC SUBMISSION	02.01.16
	LPC SUBMISSION	02.02.16
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**LPC-208.00**

06.06.16	
NYC DOB NUMBER	<b>DC.2</b>
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5) VIEW FROM DOWN/ACROSS DECATUR STREET



BLOCK VISIBILITY - KEY PLAN - SCALE: 1"=50'-0"



6) VIEW FROM ACROSS DECATUR STREET

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SITELINE DIAGRAM

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	LPC SUBMISSION	02.02.16
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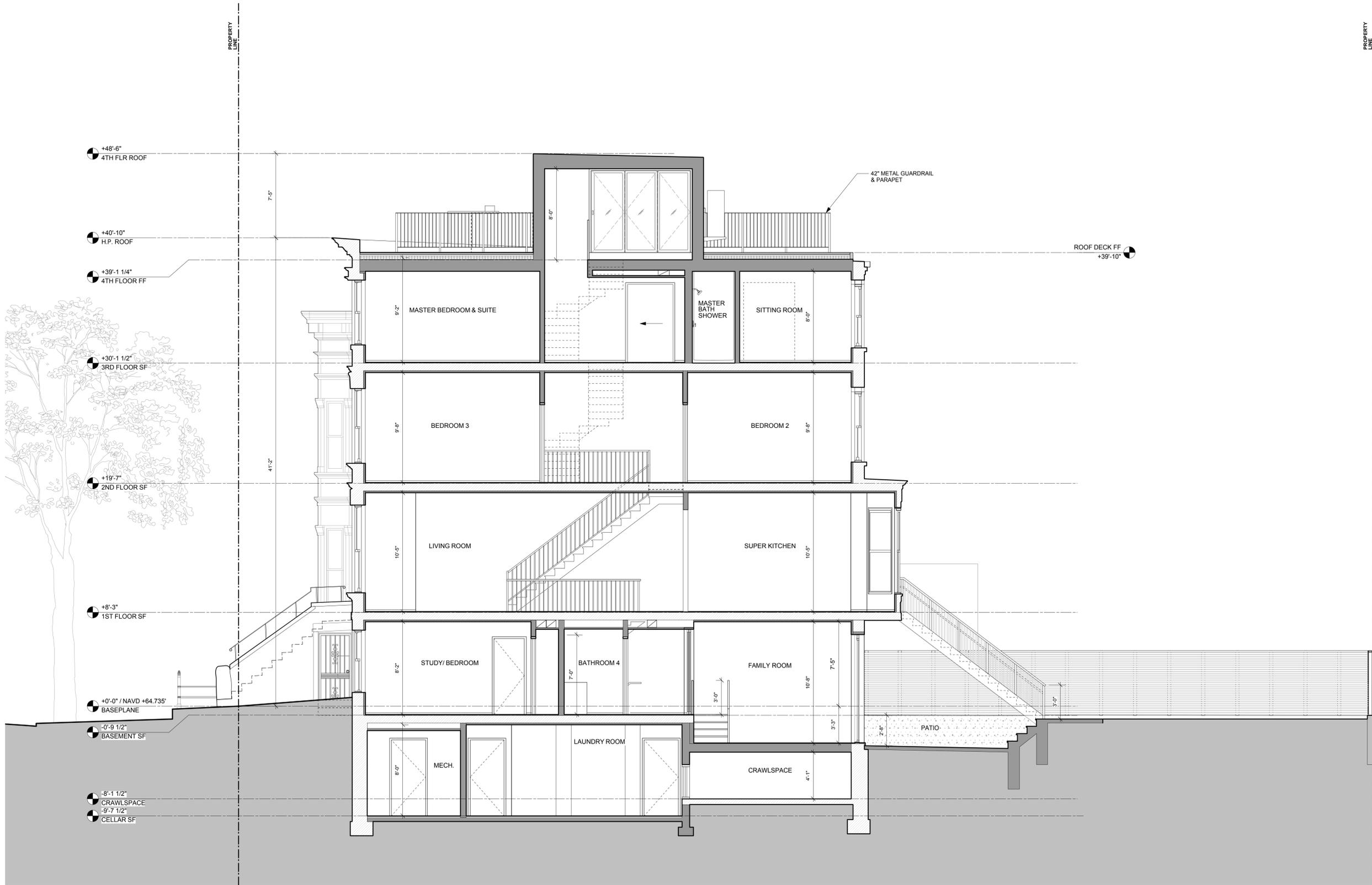
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1 PROPOSED BUILDING SECTION  
1/4"=1'-0"

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**BUILDING SECTION**

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	LPC SUBMISSION	09.23.16
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