280 Carlton Avenue, Brooklyn

Landmarks Preservation Commission
Application, Docket # 16-0213

Request for COFA
Rear Yard Enlargement

DUCK SHED

77 ALLEN STREET
SUITE 3A
NEW YORK, NY 10002
CONTACT: MATTHEW J. HILYARD, RA
TEL. (646) 831-9229
MHILYARD@DUSCKSHEDSTUDIO.COM

PROPOSED REAR YARD ENLARGEMENT
280 CARLTON AVENUE
APT. #3 (2ND FLOOR)
BROOKLYN, NY 11205

01

Date: Oct. 21, 2015

280 Carlton Avenue LPC Brooklyn

Rear Facade and Enlargement

1. EXISTING CONDITIONS
2. CONTEXT
3. PROPOSED SCOPE OF WORK
4. PROPOSED DESIGN

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CONTENTS

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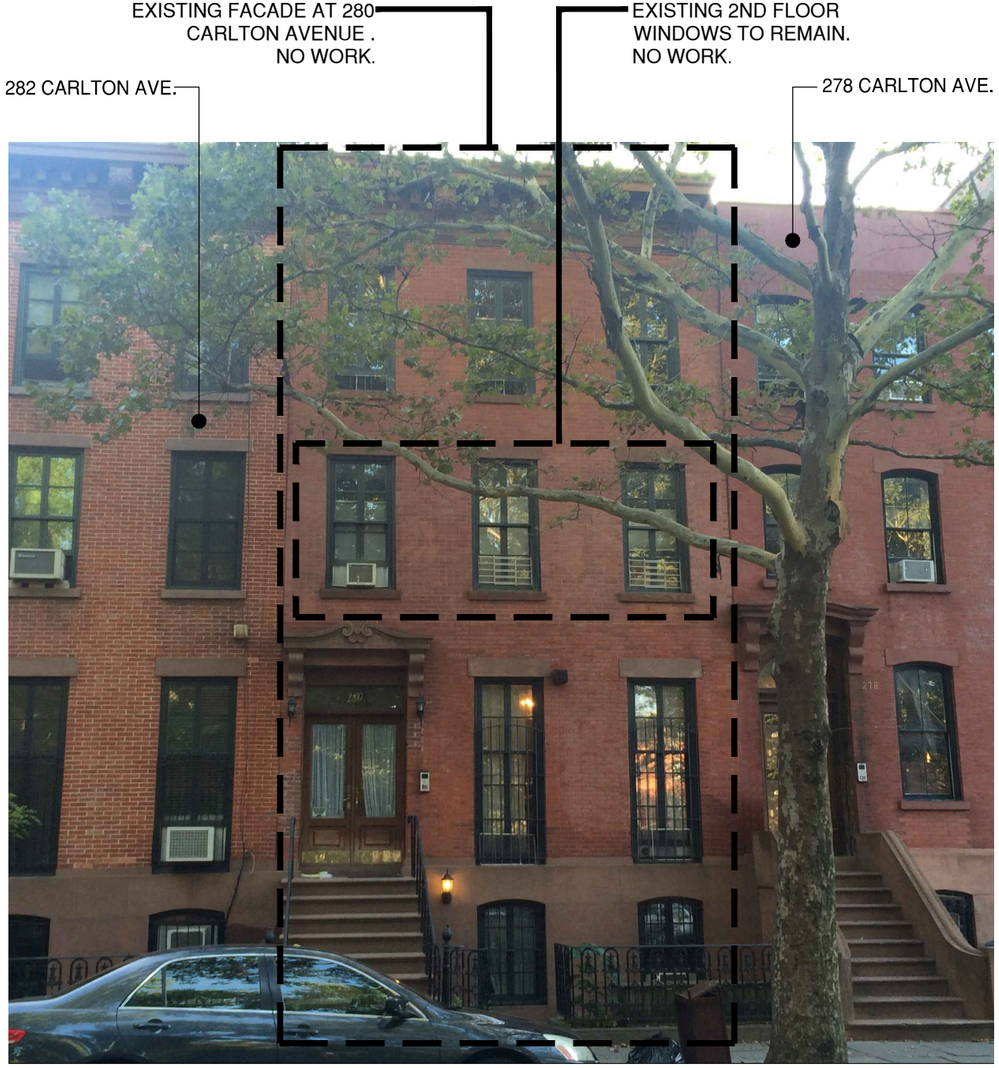

1 **PHOTO OF EXISTING STREET ELEVATION (VIEW WEST FROM CARLTON AVE.)**
SCALE: N/A

2 **PHOTO OF EXISTING REAR FACADE (LOOKING EAST)**
SCALE: N/A

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EXISITING CONDITIONS
FRONT AND REAR FACADES

PROPOSED REAR YARD ENLARGEMENT
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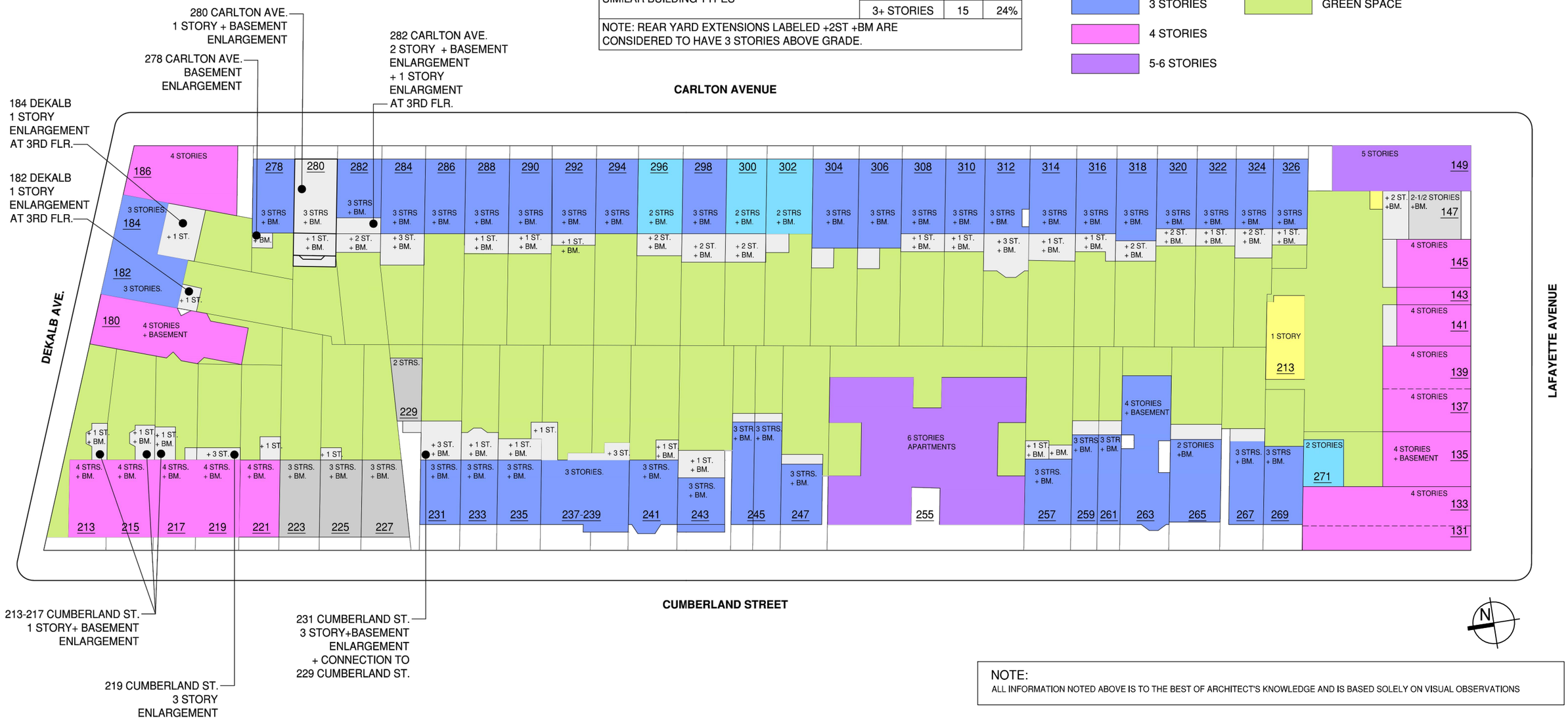
03

Date: Oct. 21, 2015

ENLARGEMENT CALCULATION		NUM.	PER.
EXISITING NUMBER OF PROPERTIES ON BLOCK		62	100%
NO. OF PROPERTIES W/ ADDITIONS		50	81%
NO. OF ENLARGEMENTS OF SIMILAR BUILDING TYPES	1 STORY	7	11%
	2 STORIES	24	39%
	3+ STORIES	15	24%
NOTE: REAR YARD EXTENSIONS LABELED +2ST +BM ARE CONSIDERED TO HAVE 3 STORIES ABOVE GRADE.			

LEGEND

- 1 STORY
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5-6 STORIES
- PROPOSED PROJECT SITE
- EXISTING ENLARGEMENT
- GREEN SPACE



NOTE:
ALL INFORMATION NOTED ABOVE IS TO THE BEST OF ARCHITECT'S KNOWLEDGE AND IS BASED SOLELY ON VISUAL OBSERVATIONS

1 **BUILDING OUTLINE MAP**
SCALE: NTS

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EXISITING BLOCK DIAGRAM

PROPOSED REAR YARD ENLARGEMENT
280 CARLTON AVENUE
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04

Date: Oct. 21, 2015

PROJECT CONTEXT

- NO VISIBILITY FROM PUBLIC STREET.
- NO NEGATIVE IMPACT ON CHARACTER OF THE OVERALL BLOCK REAR YARD.
- MAINTAINS ORIGINAL BUILDING'S AESTHETIC INTEGRITY BY CLEARLY CONTRASTING NEW CONSTRUCTION.

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EXISITING CONDITIONS
FRONT AND REAR FACADES

PROPOSED REAR YARD ENLARGEMENT
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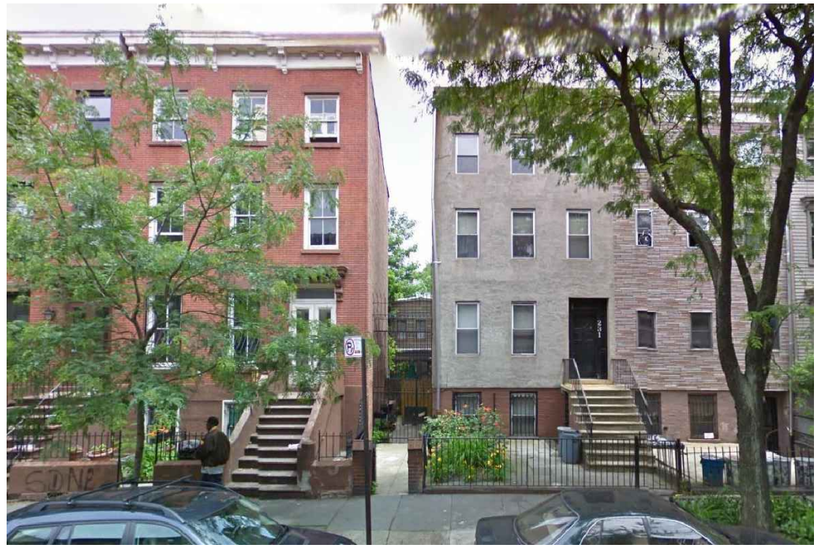
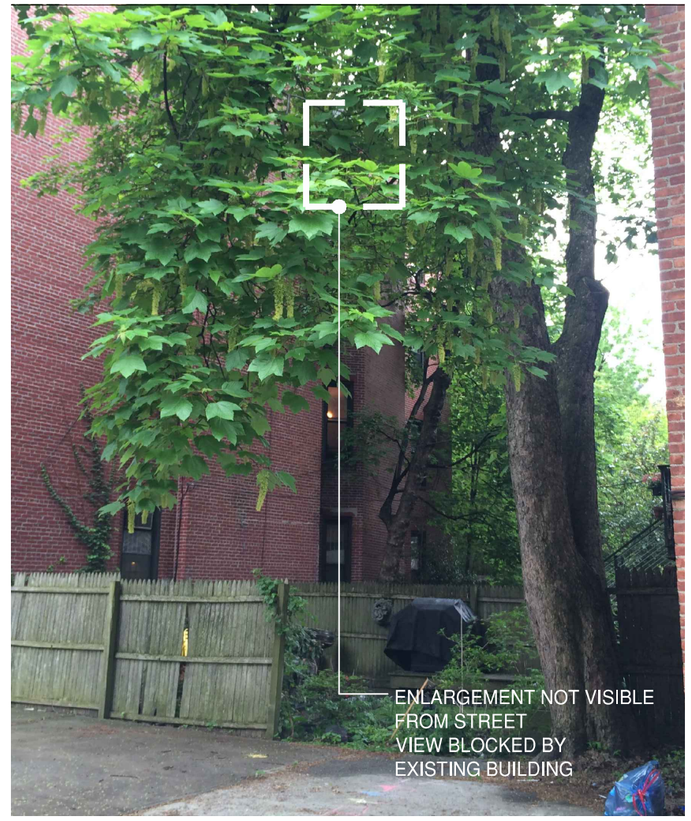
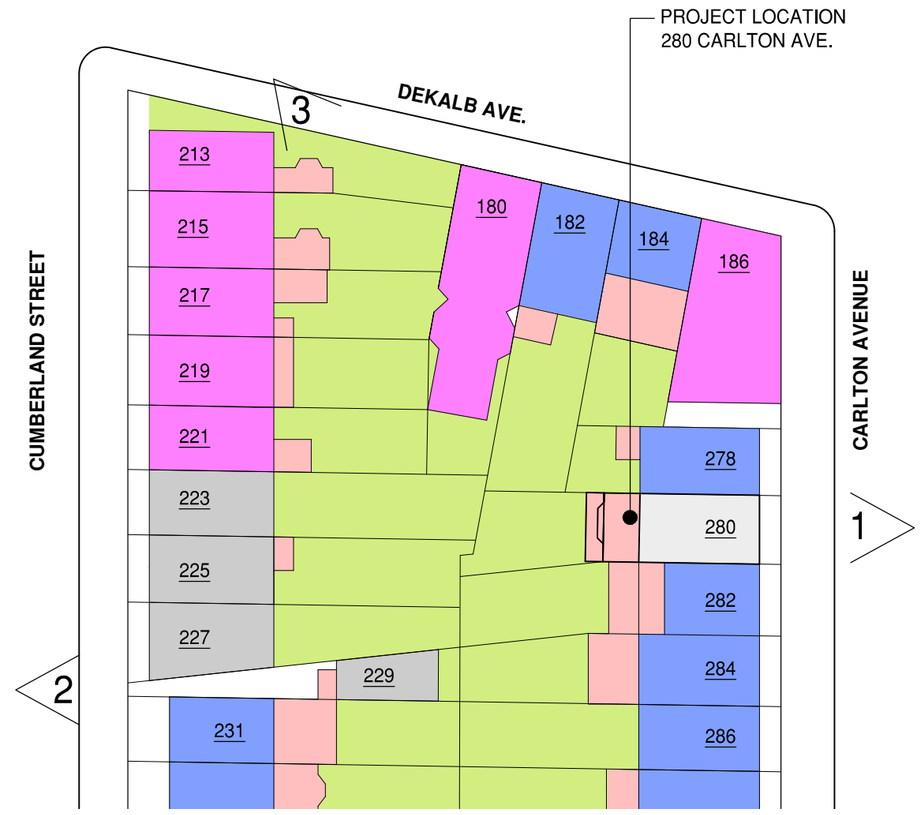
1 LINE OF SIGHT PHOTO 1
- FROM CARLTON AVE. (REAR FACADE NOT VISIBLE)



2 LINE OF SIGHT PHOTO 2
- FROM CUMBERLAND STREET (REAR FACADE NOT VISIBLE)



3 LINE OF SIGHT PHOTO 3
- FROM DEKALB AVE. (REAR FACADE NOT VISIBLE)



4 LINE OF SIGHT - PHOTO KEY PLAN
SCALE: NTS

NOTE:
REAR OF BUILDING AND PROPOSED ENLARGEMENT ARE NOT VISIBLE FROM ANY PUBLIC THOROUGHFARE OR RIGHT OF WAY.

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CONTEXT - VISIBILITY

PROPOSED REAR YARD ENLARGEMENT
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06

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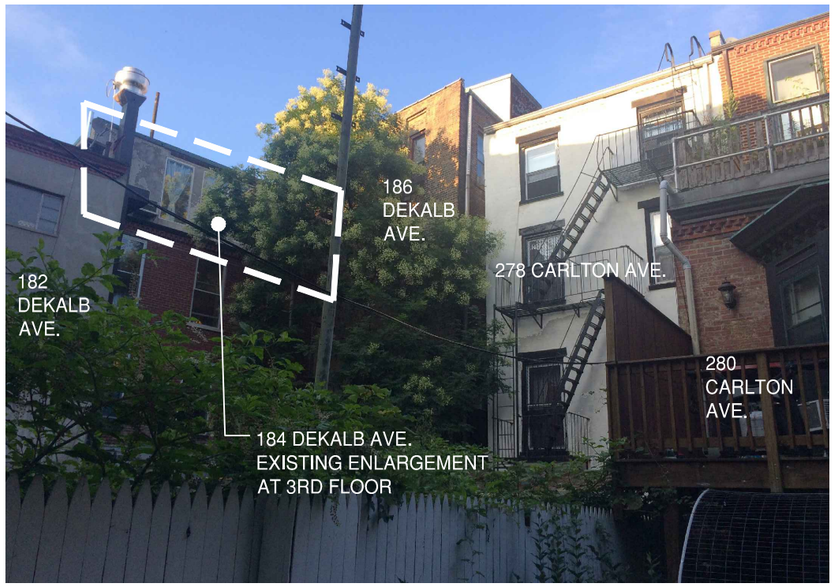
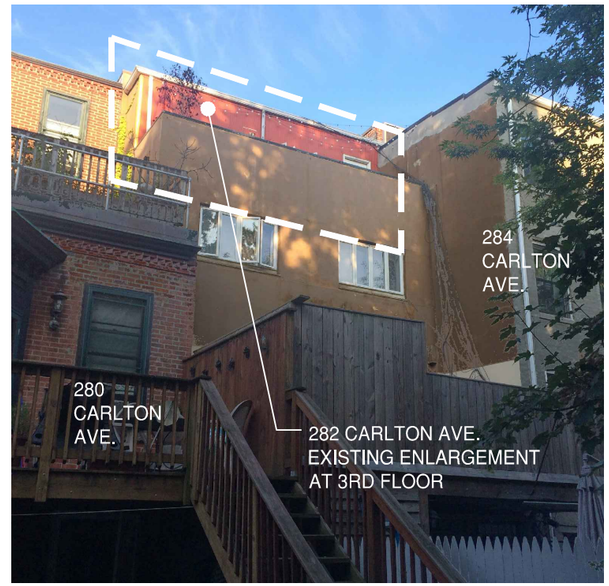
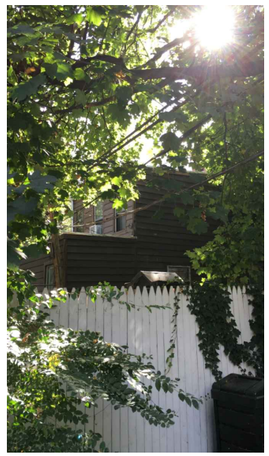


1 VIEW FROM 280 CARLTON REAR YARD
LOOKING NORTH EAST TOWARD DEKALB AVE. AND CARLTON AVE.



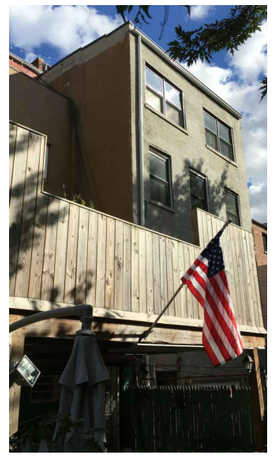
2 VIEW FROM 280 CARLTON REAR YARD
LOOKING EAST TOWARD CARLTON AVE.

3 237-239 CUMBERLAND STREET

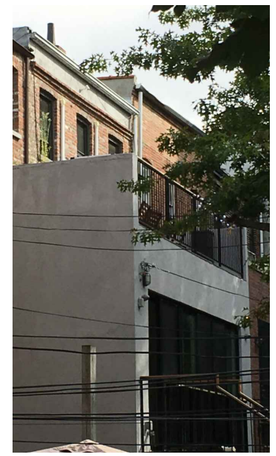


4 229 CUMBERLAND STREET

5 182 DEKALB AVE.

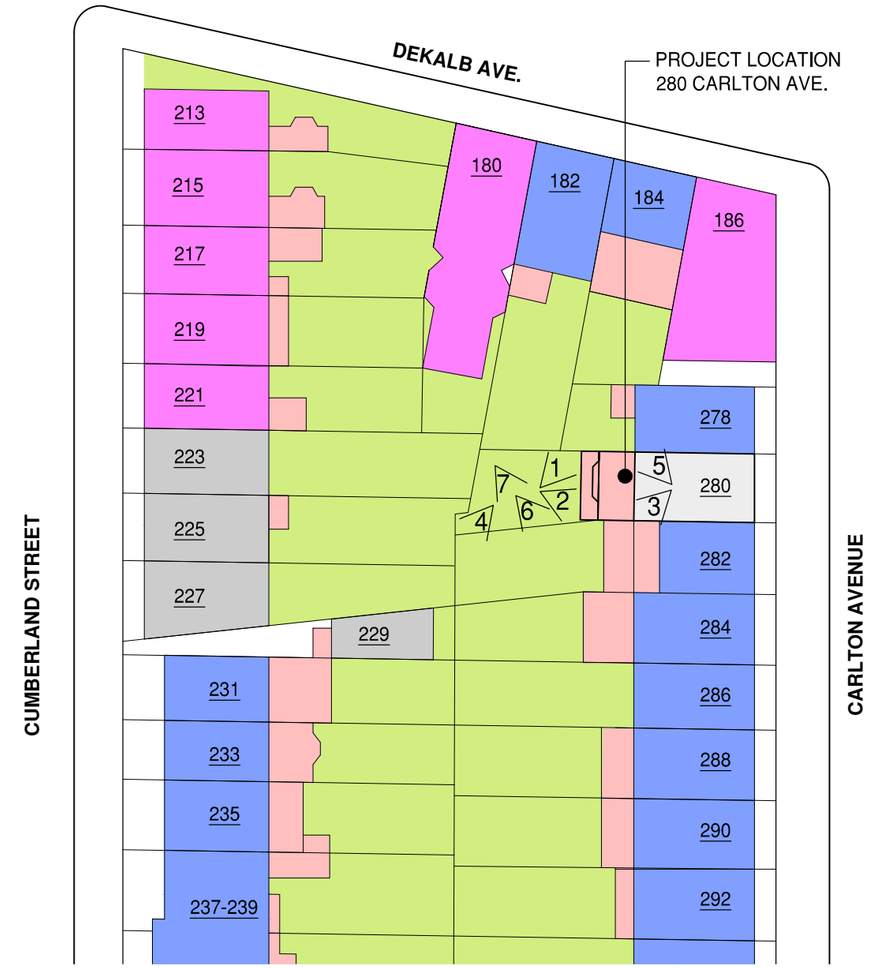


6 284 CARLTON AVE.



7 288 CARLTON AVE.

1 **PHOTO OF EXISTING ADJ. BUILDINGS (VIEW FROM REAR YARD)**
SCALE: N/A



2 **LINE OF SIGHT - PHOTO KEY PLAN**
SCALE: NTS

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CONTEXT - ADJACENT BUILDINGS

PROPOSED REAR YARD ENLARGEMENT
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07

Date: Oct. 21, 2015

PROPOSED SCOPE OF WORK

2ND FLOOR

- CONSTRUCT A PARTIAL WIDTH ENLARGEMENT ONTO AN EXISTING PATIO, WITH NEW WINDOWS AND RETRACTABLE FABRIC AWNING.

BASEMENT, 1ST AND 3RD FLOOR

- NO WORK

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PROPOSED SCOPE OF WORK

PROPOSED REAR YARD ENLARGEMENT
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1 **REAR YARD ELEVATION EXISTING FACADE**
SCALE: 3/16"=1'-0"

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SHED

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REAR FACADE COMPARISON
EXISITNG

PROPOSED REAR YARD ENLARGEMENT
280 CARLTON AVENUE
APT. #3 (2ND FLOOR)
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09

Date: Oct. 21, 2015

1 **REAR YARD ELEVATION PROPOSED FACADE**
SCALE: 3/16"=1'-0"

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REAR FACADE COMPARISON
PROPOSED

PROPOSED REAR YARD ENLARGEMENT
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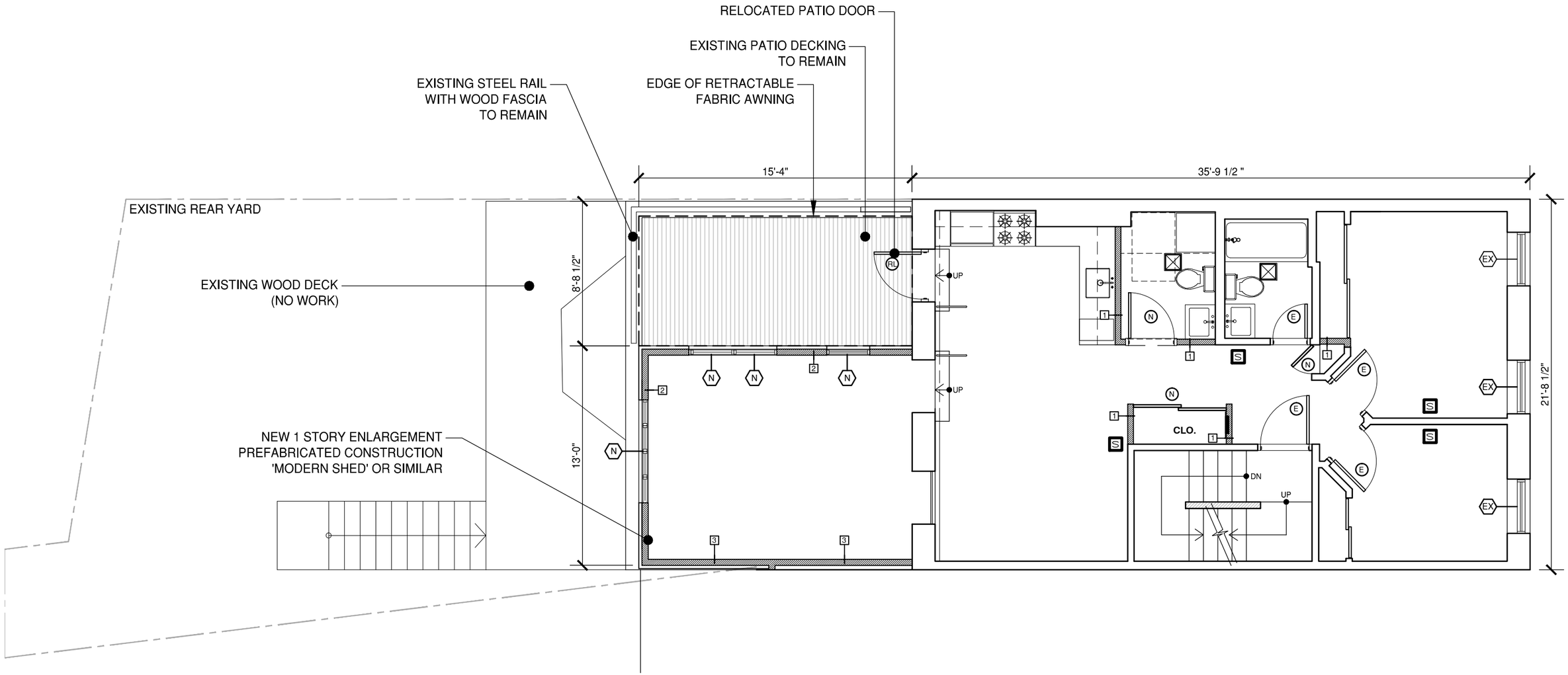
10

Date: Oct. 21, 2015



1 **PROPOSED PLAN AT 2ND FLOOR**
SCALE: NTS

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PROPOSED PLAN

PROPOSED REAR YARD ENLARGEMENT
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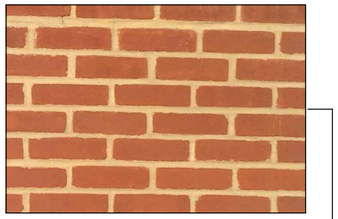
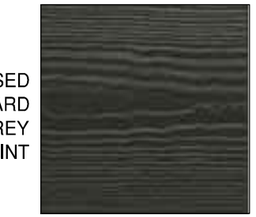
11

Date: Oct. 21, 2015

EXISTNG BRICK +
DOG -TOOTH COPING
TO REMAIN



PROPOSED
PAINTED HARDIE BOARD
IRON GREY
TO MATCH EXISTNG PAINT



NEW VINYL WINDOWS
WHITE

EXISTNG
THOROCOAT ACRYLIC
COATING ON BRICK
WHITE

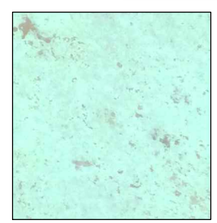
EXISTING
DARK COLOR PAINT

EXISTING
RED CORRUGATED METAL

EXISTING
TAN STUCCO

EXISTNG
THOROCOAT ACRYLIC
COATING ON BRICK
LIGHT GREY

EXISTING WOOD
RAIL/PARTION
NATURAL FINISH



EXISTING WOOD
RAIL/PARTION
NATURAL FINISH

1 **3D VIEW OF PROPOSED ENLARGMENT**
SCALE: NTS

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REAR FACADE
PROPOSED + EXISTING MATERIAL PALETTE

PROPOSED REAR YARD ENLARGEMENT
280 CARLTON AVENUE
APT. #3 (2ND FLOOR)
BROOKLYN, NY 11205

12

Date: Oct. 21, 2015

1 **MODERN SHED PREFABRICATED ENCLOSURE**
- WITH PAINTED HARDIE BOARD SIDING

2 **MODERN SHED PREFABRICATED ENCLOSURE**
- WITH NATURAL HARDIE BOARD SIDING

VINYL WINDOWS

CLASSIC CASEMENT & AWNING

TRADITIONAL SIDING T

DP 50 CERTIFIED [1]

20 YEAR GLASS WARRANTY

STANDARD FEATURES

- Sash opens 90° for ventilation and easy cleaning
- Interior accessory grooves allow for easy accessory application such as drywall return and extension jamb application
- Single-handle multi-point locking system
- Weather-tight sash lock provides security while sealing out the weather and sealing in your comfort
- Energy-efficient Warm Edge insulating glass for enhanced energy performance
- Split-arm gear operator for call sizes up to 3050; dual-arm gear operator on larger units
- Integral nailing fin with welded corners for simple and accurate installation
- Maintenance-free multi-chamber PVC construction with fusion welded corners for durability, weather-tight performance and beauty
- Adjustable hinge with stainless steel hinge track
- Exterior accessory grooves allow for easy accessory application such as brickmould and mulling application

WARM EDGE TECHNOLOGY

PINCH FUSION WELDING

NEW GENERATION VINYL

CASEMENT THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED U Factor	SHGC	VT
WITH WARM EDGE				
3/4" Clear	2.33	0.43	0.52	0.54
3/4" Low-E	3.13	0.32	0.25	0.46
3/4" Low-E^{SC}	3.13	0.32	0.19	0.36
3/4" Low-E2+	3.85	0.26	0.24	0.45
3/4" Low-E2+^{SC}	3.85	0.26	0.18	0.35
3/4" HP Glass	3.45	0.29	0.24	0.46
3/4" HP^{SC} Glass	3.45	0.29	0.19	0.36
3/4" HP2+ Glass	4.17	0.24	0.24	0.45
3/4" HP2+^{SC} Glass	4.35	0.23	0.18	0.35
WITH WARM EDGE+				
3/4" Low-E	3.23	0.31	0.25	0.46
3/4" Low-E^{SC}	3.23	0.31	0.19	0.36
3/4" Low-E2+	3.85	0.26	0.24	0.45
3/4" Low-E2+^{SC}	3.85	0.26	0.18	0.35
3/4" HP Glass	3.57	0.28	0.24	0.46
3/4" HP^{SC} Glass	3.57	0.28	0.19	0.36
3/4" HP2+ Glass	4.35	0.23	0.24	0.45
3/4" HP2+^{SC} Glass	4.35	0.23	0.18	0.35

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

OPTIONS

GLASS OPTIONS:
Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, HP, HP^{SC}, HP2+, HP2+^{SC}, Warm Edge+, tinted, tempered, obscure and sound control

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in flat 7/8", sculptured 5/8" and 1" styles

ACCESSORIES:
Snap-on brick mould, coastal hardware and expanded access hardware

EXTENSION JAMBS:
Custom to 6 9/16" in primed or natural "clear" wood

PRODUCT CONFIGURATION:
Singles, twins, triples, side lites, fixed, combinations, 30° and 45° bays and bows and a wide variety of architectural shapes

COLOR OPTIONS:
WHITE BEIGE

LOW-E GLASS

HP GLASS

WARM EDGE TECHNOLOGY

IMPACT RATED [2]

COASTAL HARDWARE

REDUCTION SOUND

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

1. Most units are rated DP50 straight out of the box.
2. Impact Rated units are available in select sizes and configurations.

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PLY GEM
BUILDING PRODUCTS. BUILDING SUCCESS.

1 **TYPICAL CUTSHEET FOR PROPOSED WINDOWS**
SCALE: NTS

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PROPOSED PRODUCTS TYPES

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