

GIMON | TOWNHOUSE INTERIOR DEMOLITION | 30 GARDEN PLACE, BROOKLYN, NY

MARKHAM ROBERTS INC
33 EAST 68th STREET 6th FLOOR
NEW YORK, NEW YORK 10065
T.(212)288-6090, F. (212)288-4073

STUDIO CARACCILO
ANDREW CARACCILO ARCHITECT
376 PRESIDENT STREET, SUITE 3J
BROOKLYN, NEW YORK, 11231
646-206-5788

GENERAL NOTES

- THE CONTRACTOR USING THESE DRAWINGS SHALL PERFORM ALL WORK IN ACCORDANCE WITH NEW YORK STATE AND NEW YORK CITY BUILDING CODES HAVING JURISDICTION
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS AT THE SITE PRIOR TO THE START OF WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD PRIOR TO THE START OF WORK. THIS INVOLVES, BUT IS NOT LIMITED TO SURVEYING OF ADJOINING APARTMENTS ABOVE/ BELOW PRIOR TO COMMENCEMENT TO DETERMINE PRIOR CONDITIONS.
- THE CONTRACTOR PERFORMING THE WORK SHALL OBTAIN ALL BUILDING DEPARTMENT APPROVALS AND REQUIRED PERMITS BEFORE COMMENCEMENT OF WORK. ALL ELECTRICAL PERMITS SHALL BE FILED FOR BY A NYC LICENSED ELECTRICIAN, ALL PLUMBING PERMITS SHALL BE FILED FOR BY A NYC LICENSED PLUMBER, AT THE COMPLETION OF WORK, HE SHALL HAVE ALL THE WORK INSPECTED BY THE BUILDING DEPARTMENT AND SHALL FILE AND OBTAIN A CERTIFICATE OF OCCUPANCY.
- A PERMIT CARD, BEARING THE PERMIT NUMBER, APPLICATION NUMBER, AND LOCATION OF THE PREMISES FOR WHICH THE PERMIT IS ISSUED SHALL BE POSTED OR DISPLAYED AT THE JOB SITE, AS PER SECTION C26-118.4 OF THE NEW YORK CITY BUILDING CODE.
- TWENTY FOUR HOUR NOTICE OF COMMENCEMENT OF WORK SHALL BE GIVEN TO THE COMMISSIONER OF BUILDINGS AS PER SECTION C26-118.5 OF THE NEW YORK CITY BUILDING CODE.
- FIVE DAY NOTICE SHALL BE SENT TO ADJOINING PROPERTY OWNERS BEFORE START OF WORK BY CONTRACTOR AS PER NEW YORK CITY BUILDING CODE SECTION C26-112.3.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MISALIGNMENTS ACCORDING TO APPLICABLE CODES, STANDARD AND GOOD PRACTICE.
- PLUMBING: ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH SECTION P102 AND RS 16-1 PF THE N.Y.C.B.C.
- ALL HEATING AND AIR CONDITIONING TO COMPLY WITH ARTICLE 12-16 AND THE N.Y.C. ELECTRICAL CODE.
- THE CONTRACTOR SHALL NOT SCALE OFF DRAWINGS, ALL WRITTEN DIMENSION SHALL HAVE PRECEDENCE
- CONTRACTOR VERIFY AND BE RESPONSIBLE FOR ALL DIMENSION AND CONDITIONS ON THE JOB. ARCHITECT OR ENGINEER OF RECORD MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSION AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ALL CONSTRUCTION, DIMENSION, AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATION, APPLICABLE, AND CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
- THE ARCHITECT OF RECORD ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF WORK BEING DONE.
- THE CONTRACTOR, UPON COMPLETION OF WORK, SHALL OBTAIN REQUIRED ELECTRICAL & PLUMBING SIGN-OFFS.
- THE ARCHITECT SHALL PERFORM (OR OBTAIN A QUALIFIED PROFESSIONAL TO PERFORM) REQUIRED BUILDING DEPARTMENT INSPECTION ITEMS INCLUDING FINAL SIGN-OFF & ENERGY CODE COMPLIANCE PROGRESS INSPECTION.
- CONTRACTOR SHALL NOT REMOVE, ALTER, MODIFY, OBSTRUCT OR INTERFERE EXISTING COMMON CHASES IN ANY WAY.
- ALL PROPOSED PLUMBING & ELECTRICAL WORK SHALL BE PERFORMED BY A NYC LICENSED PLUMBER & ELECTRICIAN IN CONFORMANCE WITH THE ELECTRICAL & PLUMBING DIVISIONS OF THE NYC DEPARTMENT OF BUILDINGS.
- CONTRACTOR TO MAINTAIN OR REPLACE ANY EXISTING RELIEF OR EXPANSION VALVES AT THE STEAM RADIATORS IN KIND WITH THE PROPOSED NEW REPLACEMENT RADIATORS.

BUILDING DEPARTMENT NOTES

- ALL CONSTRUCTION DESCRIBED HEREIN SHALL SUBSCRIBE TO THE BUILDING LAWS OF THE CITY OF NEW YORK OTHERWISE KNOWN AS THE OLD/ NEW BUILDING CODE WITH THE FOLLOWING EXCLUSIONS
- THE SCOPE OF WORK INVOLVES A MULTI-TENANT, OCCUPANCY GROUP RESIDENTIAL, USE GROUP CLASS "A" NEW LAW AS DEFINED BY THE BUILDING CODE TABLE 3-2 AND THE APPLICABLE ZONING REGULATIONS.
- ALL ROOMS ARE TO BE OCCUPIED BY ONE PERSON UNLESS OTHERWISE NOTED.
- ALL WOOD SHALL BE FIRE RETARDANT AS PER SECTION 27-350 OF THE NEW CODE/ C26.667 & 331 OF THE OLD CODE. EXCEPTIONS SHALL ONLY INCLUDE PROVISIONS FOR NON-COMBUSTIBLE FLOORING AS DESCRIBED UNDER 27-351.
- THIS APPLICATION DOES NOT INVOLVE A CHANGE IN USE, OCCUPANCY OR EGRESS.
- ONLY WORK SHOWN ON THESE PLANS IS APPROVED BY THIS APPLICATION FOR A BUILDING PERMIT. ALL OTHER MATTERS ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED FILED UNDER A SEPARATE APPLICATION OR IN ACCORDANCE WITH APPLICABLE LAWS.

INSPECTIONS (OWNER TO RETAIN INSPECTION AGENCY FOR THE FOLLOWING PER NYC BUILDING CODE REQUIREMENT)

FIRE STOPPING
MECHANICAL VENTILATION
FINAL INSPECTION
ENERGY CODE

FIRE STOPPING NOTES

- CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE CHASES, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT THE PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES, FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACE OR FROM ONE CONCEALED AREA TO ANOTHER FLOOR OR ROOF SPACE, OR ONE CONCEALED AREA TO ANOTHER SHALL BE FIRE STOPPED TO FORM AN EFFECTIVE DRAFT BARRIER, OR SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL PER (C27-345).
- ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL. FIRE STOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW SPACE OR FURRED OUT SPACE (C27-345) (B).
- FLOOR AND ROOF ASSEMBLIES SHALL HAVE ANY CONCEALED SPACES THEREIN FIRE STOPPED. ALL FIRE RATED CEILINGS TO BE ½" SHEET ROCK FIRE CODE "60" AND SHALL BE CONTINUOUS BETWEEN EXTERIOR WALLS, VERTICAL FIRE DIVISIONS, OR VERTICAL PARTITIONS HAVING AT LEAST THE SAME FIRE RESISTANCE RATING AS THE CEILING (C27-327), (C27-345).
- DUCT AND PIPE SPACES SHALL BE FIRE STOPPED AT EVERY FLOOR LEVEL (C27-345) (F).
- ALL FIRE STOPPING WORK SHALL BE SUBJECT TO THE CONTROLLED INSPECTION PROVISIONS OF THE BUILDING CODE AND AMENDMENTS CERTIFYING COMPLIANCE WITH THE ABOVE SHALL BE FILED WITH THE BUILDING DEPARTMENT AT THE COMPLETION OF WORK BY THE ARCHITECT OR ENGINEER DESIGNATED FOR SAID CONTROLLED INSPECTION.

DRAWING INDEX

T-001.00	TITLE SHEET
DM-001.00	OMITTED
DM-002.00	OMITTED
A-001.00	OMITTED
A-002.00	REMOVAL AND CONSTRUCTION PLANS AT ROOF
A-003.00	EXTERIOR ELEVATIONS
A-004.00	BUILDING SECTIONS EXISTING
A-005.00	BUILDING SECTIONS PROPOSED
A-006.00	OMITTED
KEY PLAN	TAX MAP PLAN SHOWING SITE SECTION CUT
SITE SECTION	SECTION THROUGH BLOCK
SITE SECTION	SECTION THROUGH SITE

PROPERTY INFORMATION

BLOCK: 261
LOT: 41
ZONING: R6
ZONING MAP: 16C
LANDMARK: YES
LIMITED HGT DISTRICT: LH-1

VENTILATION NOTES

- ALL INTERIOR BATHROOMS TO HAVE MINIMUM 24 GAUGE GALVANIZED METAL DUCTS, MINIMUM 144 SQ. INCHES IN AREA AND MINIMUM 8" WIDE PROVIDING 4 CHANGES OF AIR PER HOUR.
- ALL POWDER ROOMS MUST HAVE EXHAUST FANS PROVIDING MINIMUM 50 CFM OF EXHAUST AIR TO THE EXTERIOR. ALL FANS MUST HAVE BACK DRAFT DAMPERS AND FPSC REGISTERS.
- BATHROOM DUCTS SHALL BE FITTED WITH BSA APPROVED TYPE FPSC REGISTERS WITH FUSIBLE LINKS.
- DUCTS SHALL BE FIRE PROOFED PER CODE REQUIREMENTS.
- DUCTS SHALL TERMINATE ON THE ROOF, OR AS INDICATED ON THE MECHANICAL DRAWINGS.
- UPON COMPLETION OF THE MECHANICAL VENTILATION SYSTEM SAID SYSTEM SHALL BE TESTED UNDER SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER QUALIFIED TO CONDUCT SUCH TEST OR A PERSON HAVING MINIMUM 5 YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF VENTILATION SYSTEMS AND QUALIFIED TO CONDUCT SUCH TESTS. TESTS SHALL SHOW COMPLIANCE WITH CODE REQUIREMENTS FOR VENTILATION AND PROPER FUNCTIONING FOR ALL OPERATING DEVICES. SUCH QUALIFIED TESTER SHALL FILE A CERTIFICATE INDICATING WHETHER TEST SHOWS THAT THE RATE OR AIR SUPPLY AND EXHAUST COMPLIES AS PER CODE REQUIREMENTS.
- PROVIDE FIRE DAMPERS IN DUCTS WHERE SUCH DUCTS PASS THROUGH FIRE-RATED CONSTRUCTION.

NYS REQUIRED ENERGY CODE EXEMPTION

- 101.4.2 HISTORIC BUILDINGS
AN ALTERATION OR RENOVATION OF AN EXISTING BUILDING OR STRUCTURE THAT:
- IS LISTED IN THE NEW YORK STATE REGISTER OF HISTORIC PLACES, EITHER INDIVIDUALLY OR AS A CONTRIBUTING BUILDING TO A HISTORIC DISTRICT, OR
 - IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES EITHER INDIVIDUALLY OR AS A CONTRIBUTING BUILDING TO A HISTORIC DISTRICT, OR
 - HAS BEEN DETERMINED TO BE ELIGIBLE FOR LISTING IN EITHER NEW YORK STATE OR NATIONAL REGISTER OF HISTORIC PLACES, EITHER INDIVIDUALLY OR AS A CONTRIBUTING BUILDING TO A HISTORIC DISTRICT BY THE NEW YORK STATE COMMISSIONER OF PARKS, RECREATION AND HISTORIC PRESERVATION, OR
 - HAS BEEN DETERMINED ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES, EITHER INDIVIDUALLY OR AS A CONTRIBUTING BUILDING TO A HISTORIC DISTRICT, BY THE U.S. SECRETARY OF INTERIOR
- NEED NOT COMPLY WITH THIS CODE

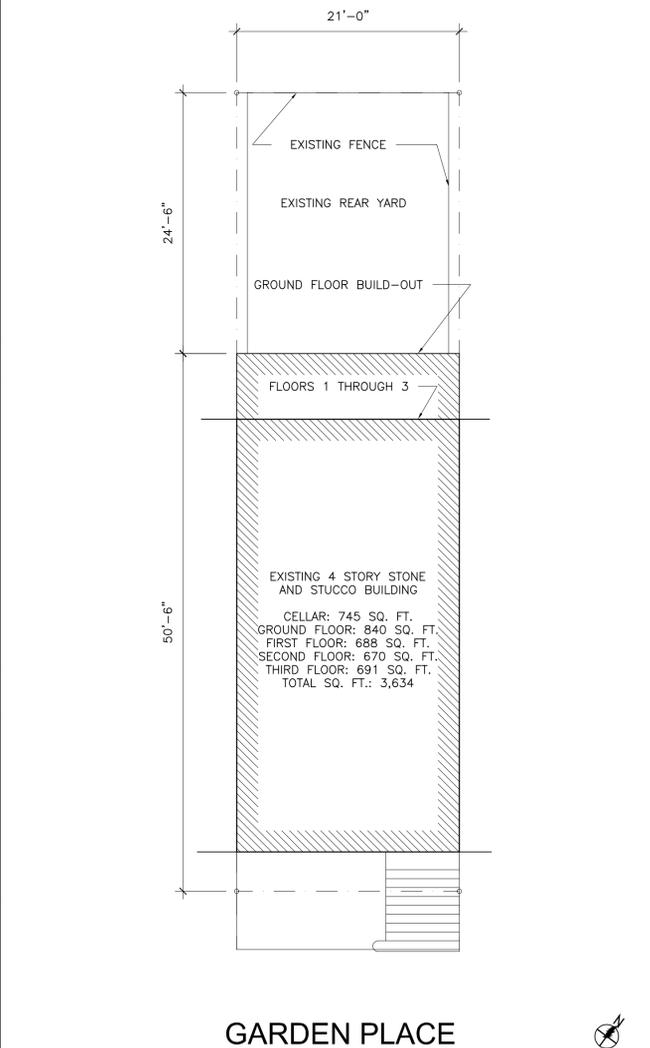
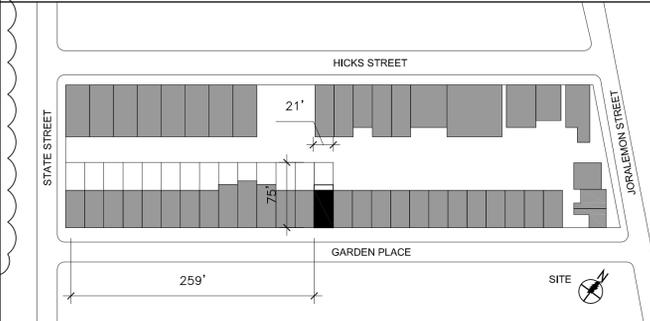
CARBON MONOXIDE DETECTOR NOTES

- CARBON MONOXIDE DETECTORS ARE REQUIRED PER LOCAL LAW 7 OF 2004 (LL7/04) NEW WORK TO PROVIDE REQUIREMENTS OF THIS LAW.
- CARBON MONOXIDE DETECTORS MUST BE INSTALLED WITHIN 15 FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM. "C.O." DETECTORS DO NOT HAVE TO BE ON OR NEAR THE CEILING. THEY CAN BE INSTALLED AT OTHER ROOM LOCATIONS AND AT HEIGHTS RECOMMENDED BY THE MANUFACTURER, TO INSURE PROPER INSTALLATION. DO NOT INSTALL THE "C.O." DETECTORS NEXT TO BATHROOMS, WHICH ARE SOURCES OF HUMIDITY, OR NEAR GAS STOVES, GAS DRYERS, ETC. DETECTORS SHOULD NOT BE PLACED IN AREAS LIKELY TO BE DAMAGED BY CHILDREN OR PETS.

SMOKE DETECTOR NOTES

- SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY LOCAL LAW 62/81.
- SMOKE DETECTORS MUST BE INSTALLED WITHIN 15'-0" OF THE ENTRANCE OF ANY SLEEPING ROOM-WALL OR CEILING MOUNTING AS INDICATED, AS PER N.F.P.A. # 74-1980.
- SMOKE DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTO-ELECTRIC TYPE TO COMPLY WITH RS 17-11.
- THE BUILDING IS TO BE PROVIDED WITH APPROVED HARD WIRED SMOKE DETECTORS. THERE ARE TO BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER-CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT. AS PER SEC. 26-1705.3. BATTERY OPERATED DEVICES ARE PERMITTED WHERE THERE IS NO CHANGE IN THE USE OF THE STRUCTURE, AND WHERE THE ALTERATION COST IS LESS THAN \$15,000 PER DWELLING UNIT WITH INSTALLATION TO COMPLY WITH RS 17-12 AND PER SEC. C26-1705.4 (SUB. B).
- UNITS TO BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS PURSUANT TO THE RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING LABORATORY SUCH AS:
A) UNDERWRITEN LABS, NORTH BROOK, ILL. MEA LAB = 1-69-L; B) CANADIAN STANDARD ASSOC. ONTARIO, CANADA-MEA LAB. = 25-69-L; C) UNDERWRITERS LAB OF CANADA ONTARIO, CANADA-MEA LAB. = 81-80L.

PLOT PLAN N.T.S.



GENERAL SYMBOLS LEGEND

- DETAIL IDENTIFICATION NUMBER DRAWING NUMBER
- ELEVATION NUMBER DRAWING NUMBER
- ROOM NUMBER
- DOOR NUMBER
- DOOR NUMBER
- CENTER LINE
- ALIGN
- PLAN DIMENSIONS TO FINISHED FACE OF WALL
- EXISTING PARTITION TYPE.
- RATED C.M.U PARTITION
- NEW PARTITION. SEE PARTITION DETAIL A-502.00
- HIDDEN LINE BELOW OR LINE ABOVE
- SMOKE / CARBON MONOXIDE DETECTOR
- EXISTING DOOR TO REMAIN
- NEW DOOR

10-19-2015 ISSUED FOR REV.
4-10-2015 ISSUED TO LPC

GIMON RESIDENCE
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BROOKLYN, N.Y.

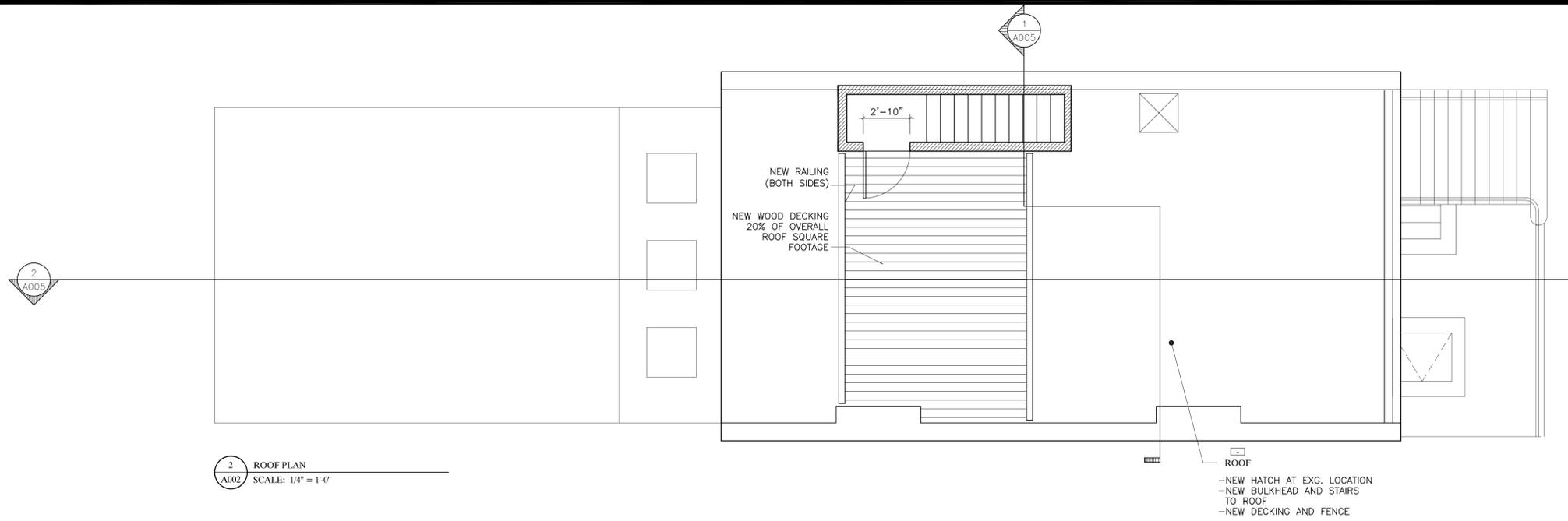
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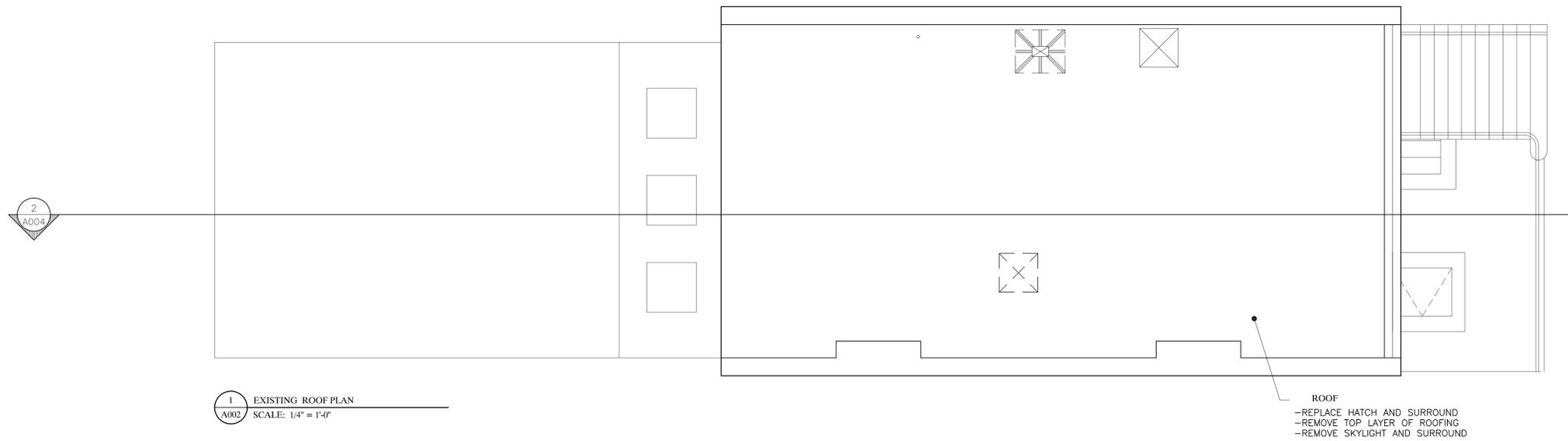
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T-001.01

1 OF 11 SCALE: AS NOTED

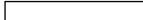


2 ROOF PLAN
 A002 SCALE: 1/4" = 1'-0"



1 EXISTING ROOF PLAN
 A002 SCALE: 1/4" = 1'-0"

DRAWING LEGEND:

-  INDICATES EXISTING WALL CONSTRUCTION TO REMAIN
-  INDICATES NEW WALL CONSTRUCTION OR INFILL: 2 1/2" 20 GA STEEL STUDS 16" O.C. TO UNDERSIDE OF STRUCTURE; 2 LAYERS 3/8" PLASTER FINISH BOTH SIDES TO CEILING HEIGHT
-  INDICATES NEW SUSPENDED VENEER PLASTER CEILING
-  INDICATES EXTERIOR OPENING NUMBER OF OPENING / ROOM #
-  INDICATES INTERIOR OPENING NUMBER OF OPENING / ROOM #

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GIMON RESIDENCE
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 BROOKLYN, N.Y.

JOB NO. 1412.0

PROPOSED FLOOR
 PLANS

DRAWING NO.

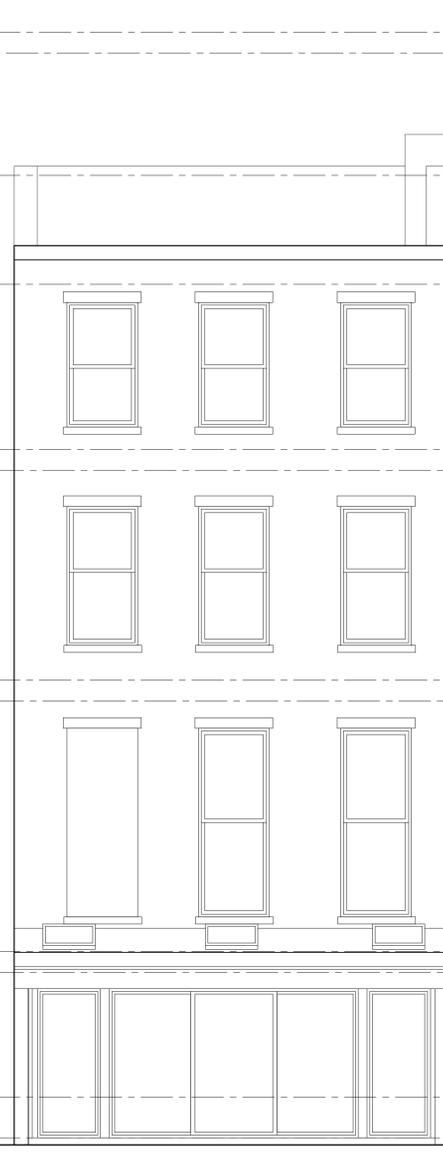
A-002.01

SCOPE OF WORK

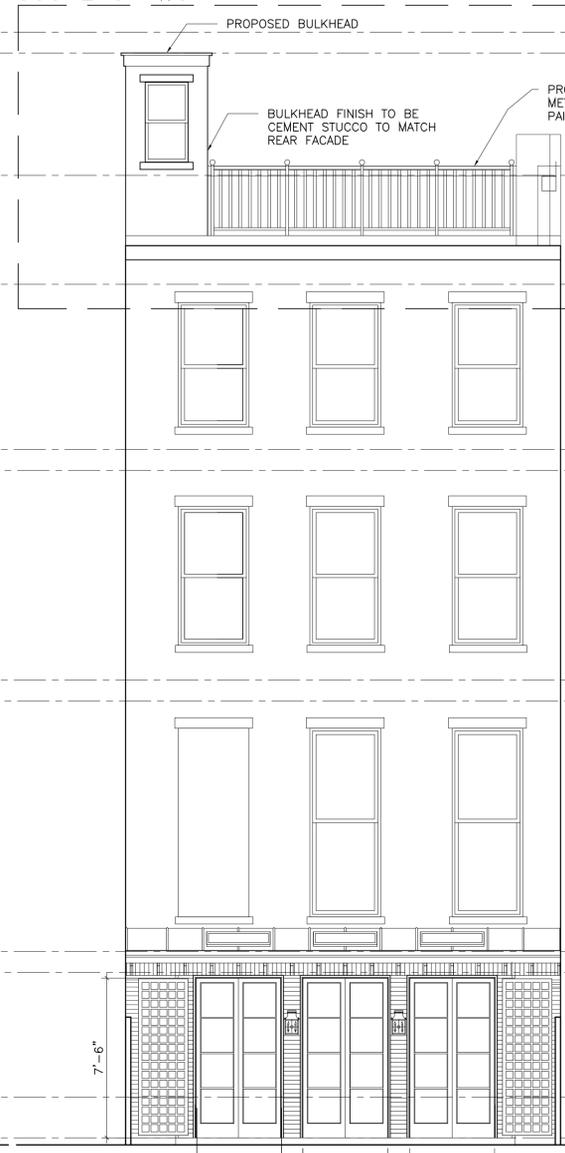


1 GARDEN PLACE ELEVATION
A-003 SCALE: 1/4" = 1'-0"

SCOPE OF WORK



2 EXISTING REAR ELEVATION
A-003 SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
A-003 SCALE: 1/4" = 1'-0"

- MAX. HEIGHT IN LH-1 DISTRICT
EL. + 50'-0"
- PROPOSED HEIGHT OF BULKHEAD
EL. + 49'-0"
- PARAPET
EL. + 43'-8"
- FIN. THIRD FLOOR CLG.
EL. + 38'-2"
- FIN. THIRD FLOOR
EL. + 30'-5"
- FIN. SECOND FLOOR CLG.
EL. + 29'-5"
- FIN. SECOND FLOOR
EL. + 19'-7"
- FIN. FIRST FLOOR CLG.
EL. + 18'-7"
- FIN. FIRST FLOOR
EL. + 6'-10"
- FIN. GROUND FLOOR CLG.
EL. + 5'-10"
- STREET LEVEL
EL. + 0'-0"
- FIN. GROUND FLOOR
EL. - 1'-11"
- FIN. CLG. BASEMENT
EL. - 2'-11"
- FIN. FLOOR BASEMENT
EL. - 9'-0"

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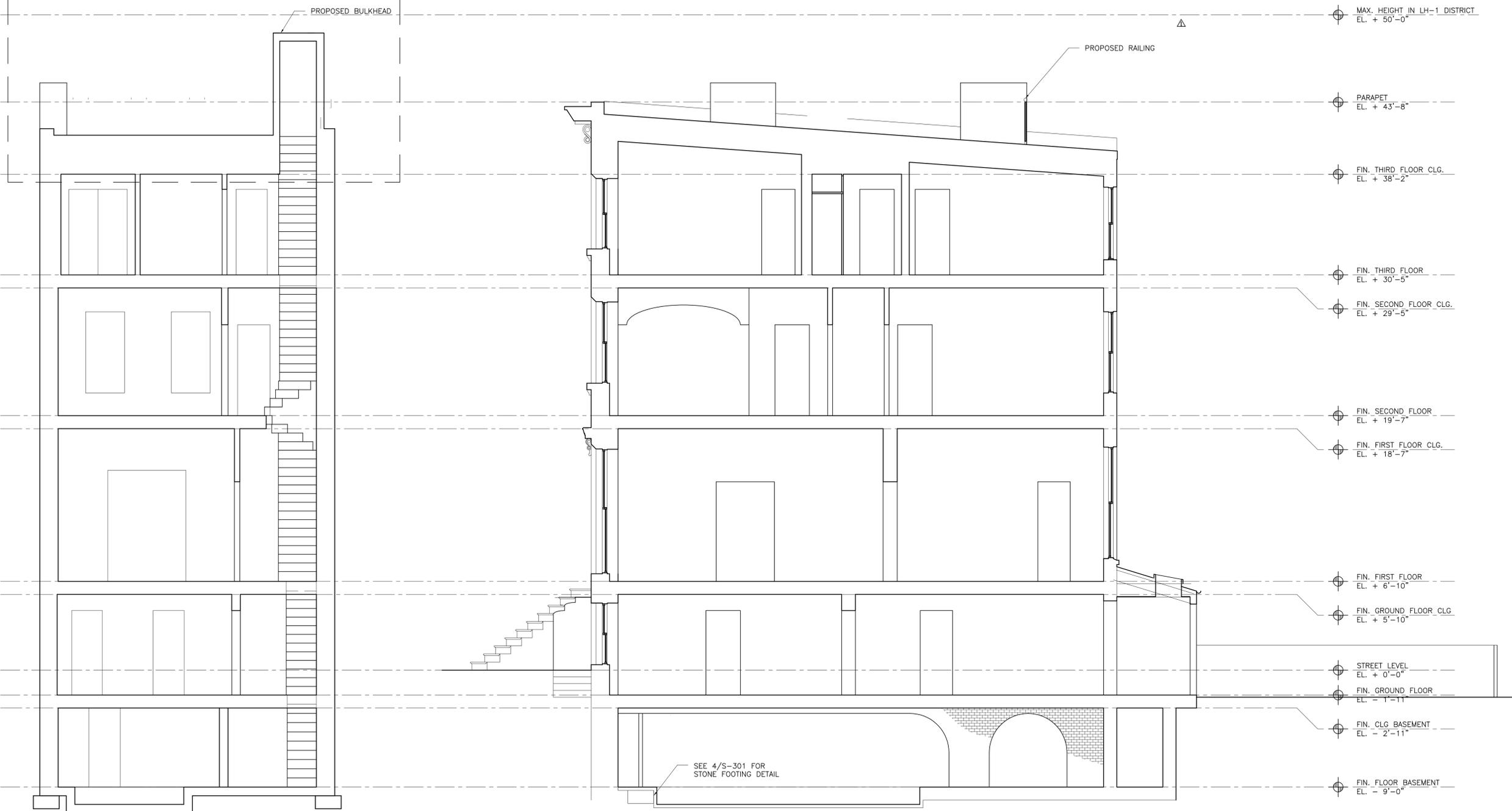
JOB NO. 1323.0

EXTERIOR
ELEVATIONS

DRAWING NO.

A-003.01

SCOPE OF WORK



1 PROPOSED BUILDING SECTION
A-005 SCALE: 1/4" = 1'-0"

2 PROPOSED BUILDING SECTION FACING SOUTH
A-005 SCALE: 1/4" = 1'-0"

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MAX. HEIGHT IN LH-1 DISTRICT
EL. + 50'-0"

PARAPET
EL. + 43'-8"

FIN. THIRD FLOOR CLG.
EL. + 38'-2"

FIN. THIRD FLOOR
EL. + 30'-5"

FIN. SECOND FLOOR CLG.
EL. + 29'-5"

FIN. SECOND FLOOR
EL. + 19'-7"

FIN. FIRST FLOOR CLG.
EL. + 18'-7"

FIN. FIRST FLOOR
EL. + 6'-10"

FIN. GROUND FLOOR CLG.
EL. + 5'-10"

STREET LEVEL
EL. + 0'-0"

FIN. GROUND FLOOR
EL. - 1'-11"

FIN. CLG BASEMENT
EL. - 2'-11"

FIN. FLOOR BASEMENT
EL. - 9'-0"

SEE 4/S-301 FOR
STONE FOOTING DETAIL

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BROOKLYN, N.Y.

JOB NO. 1412.0

PROPOSED BUILDING
SECTION

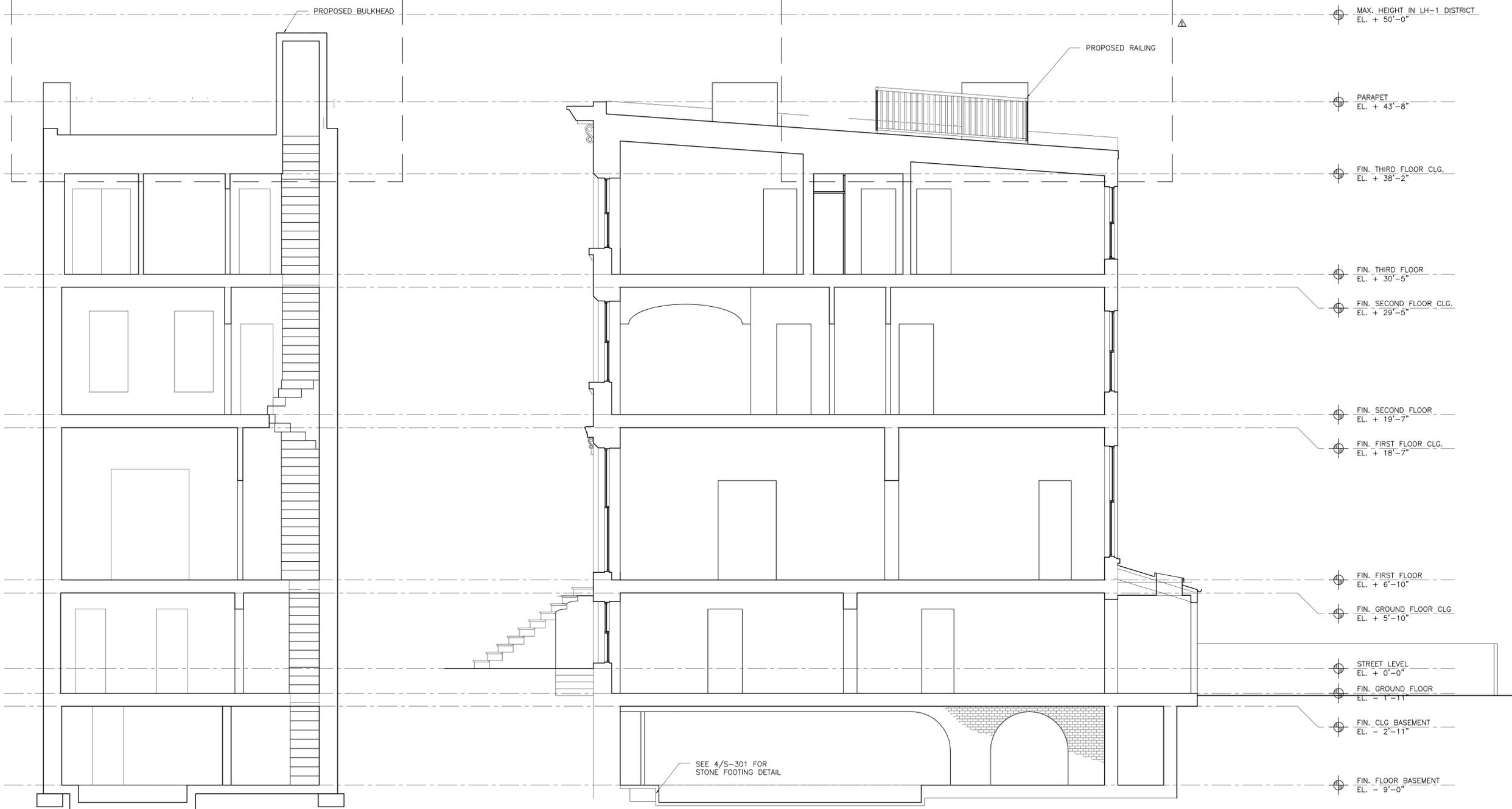
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A-005.01

9 OF 11 SCALE AS NOTED

SCOPE OF WORK

SCOPE OF WORK



1 PROPOSED BUILDING SECTION
A-005 SCALE: 1/4" = 1'-0"

2 PROPOSED BUILDING SECTION FACING SOUTH
A-005 SCALE: 1/4" = 1'-0"

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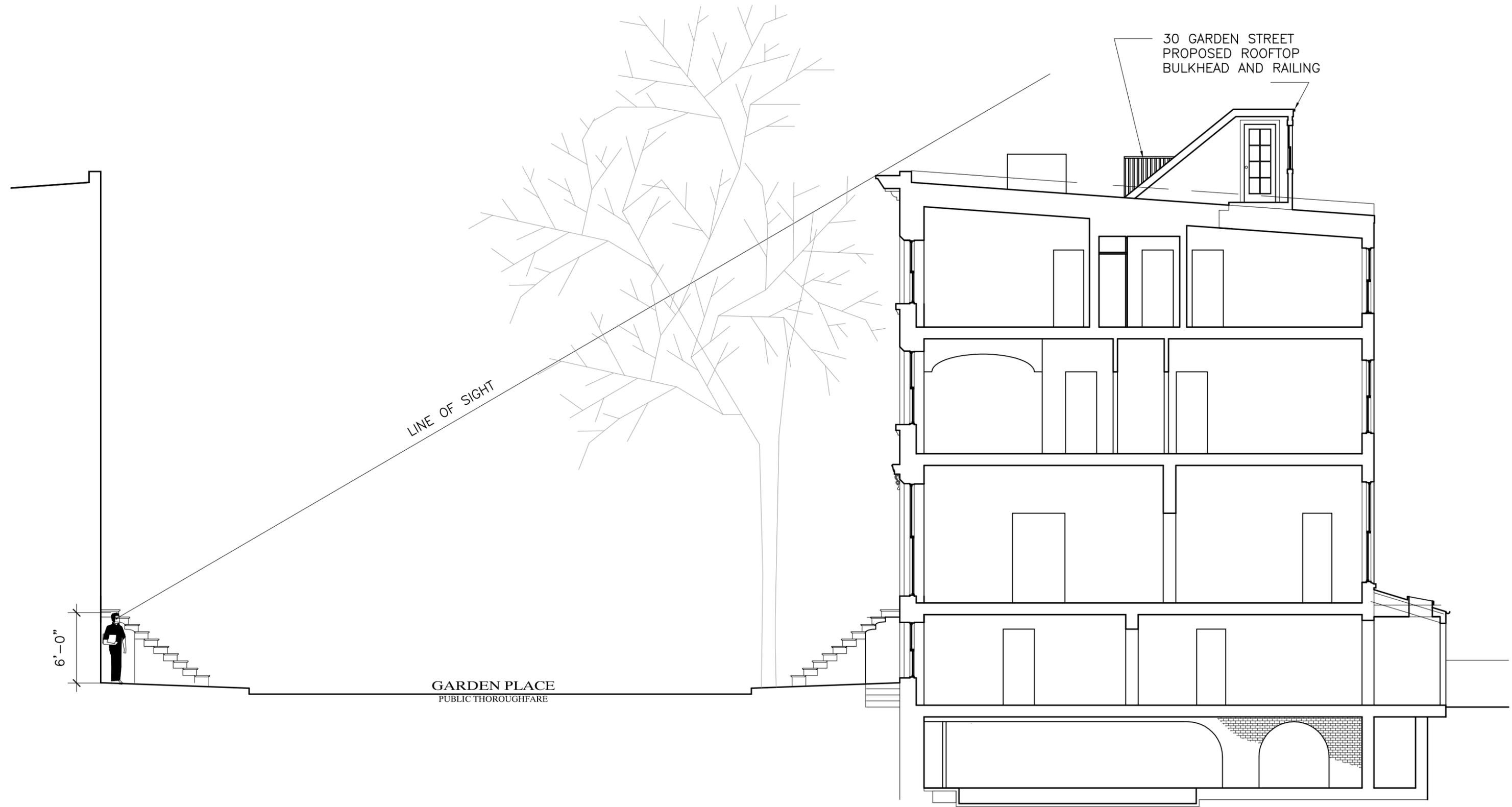
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PROPOSED BUILDING
SECTION

DRAWING NO.

A-005.01

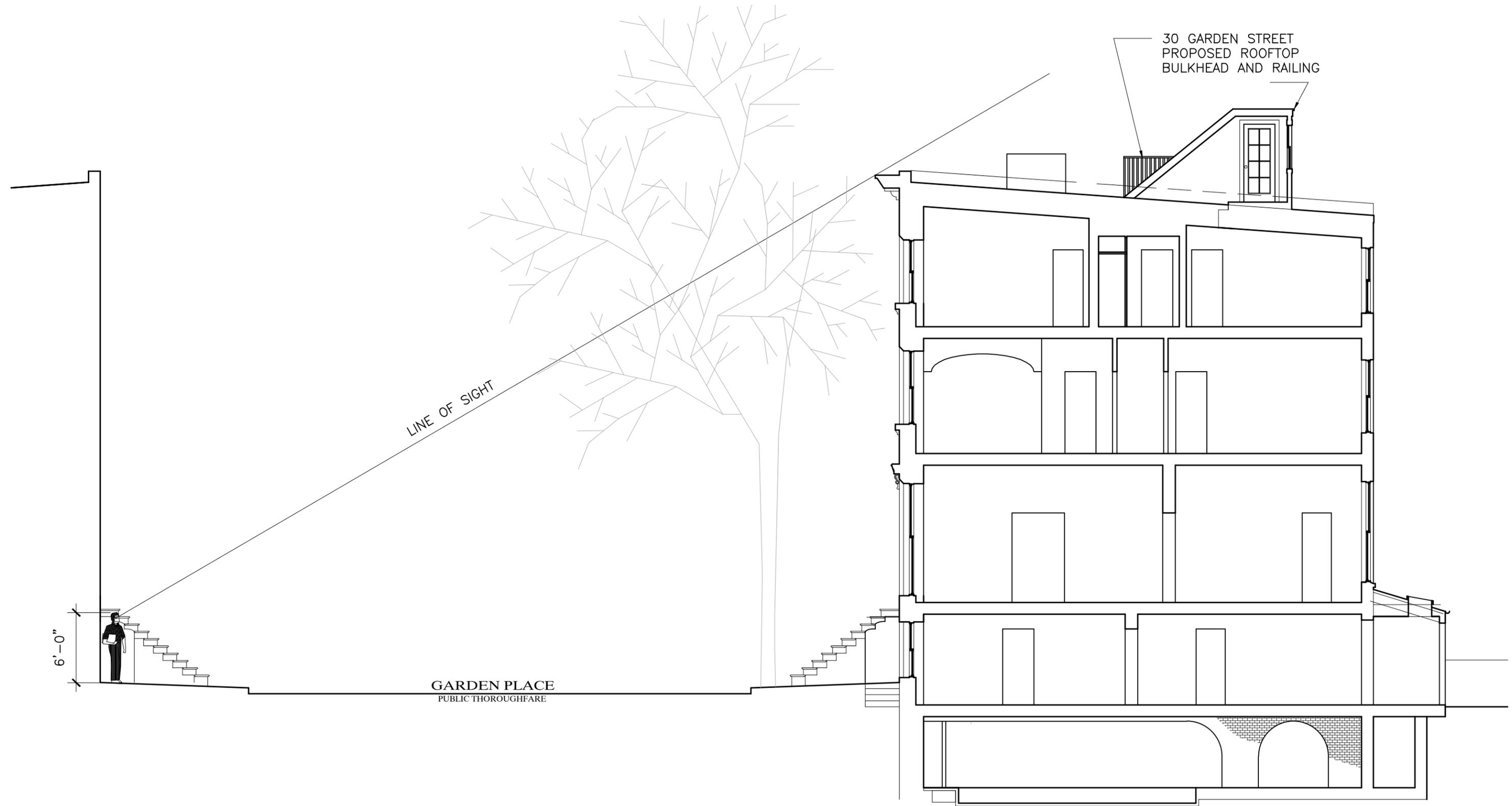
9 OF 11 SCALE AS NOTED



GIMON RESIDENCE
PROPOSED ROOFTOP BULKHEAD
STUDIO CARACCILOLO

1/8" = 1' - 0"

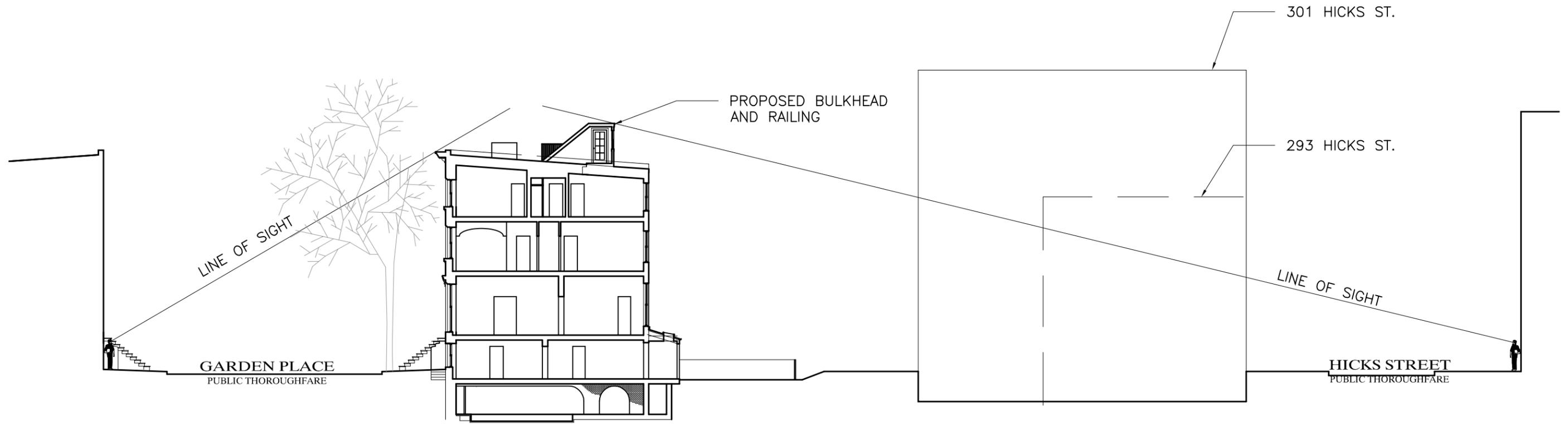
10-19-2015



GIMON RESIDENCE
PROPOSED ROOFTOP BULKHEAD
STUDIO CARACCIOLO

1/8" = 1' - 0"

10-19-2015



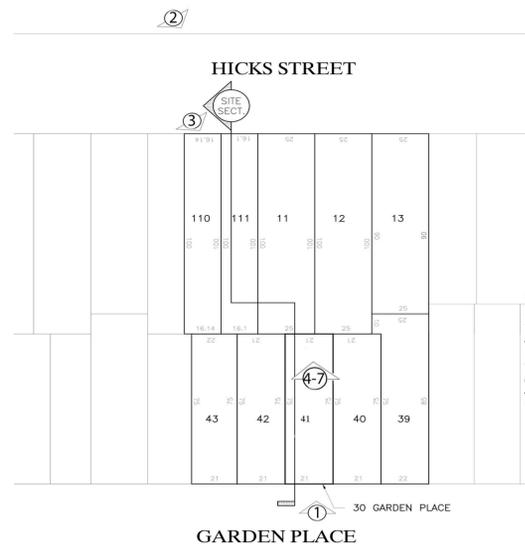
GIMON RESIDENCE
 SITE SECTION W/O HICKS STREET TOWNHOUSES
 STUDIO CARACCILO

N.T.S.

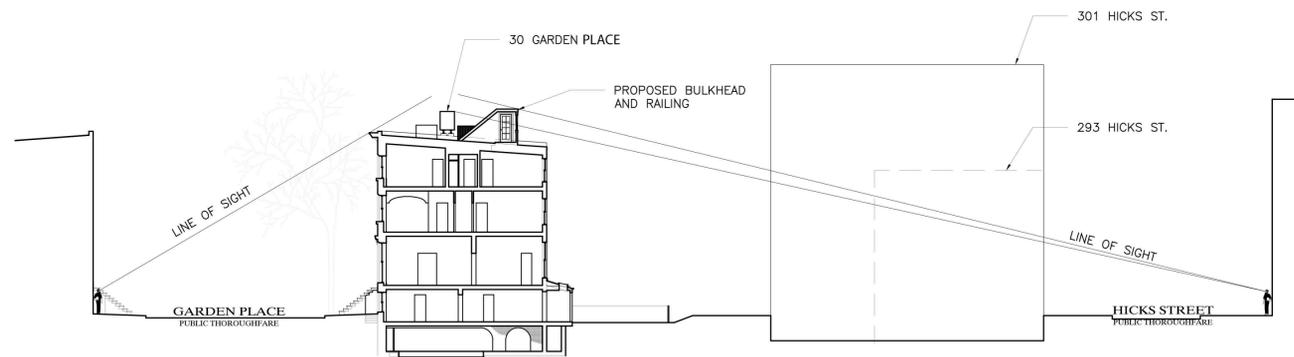
10-19-2015

30 GARDEN PLACE, BROOKLYN, NY

ANDREW CARACCILO ARCHITECT



1. FRONT FACADE
2. VIEW ACROSS HICKS STREET
3. VIEW FROM LOTS 110-111
4. ROOFTOP VIEW TOWARDS HICKS STREET
5. ROOFTOP VIEW TOWARDS HICKS STREET
6. ROOFTOP VIEW OF BULKHEAD AND RAILING
7. ROOFTOP VIEW OF BULKHEAD



1. FRONT FACADE



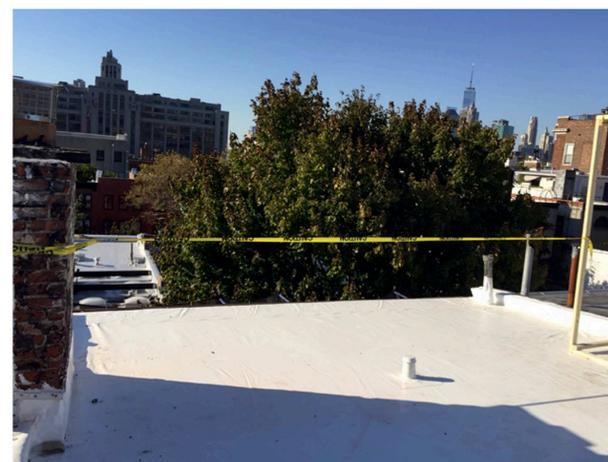
3. VIEW FROM LOTS 110-111



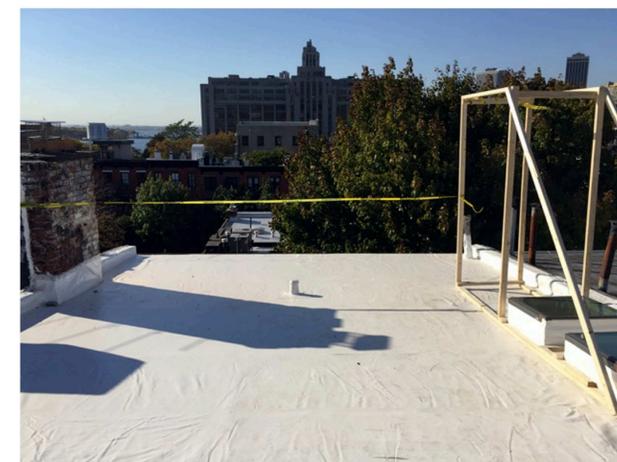
2. VIEW FROM ACROSS HICKS STREET



4. VIEW FROM ROOFTOP FACING HICKS STREET. RAILING MOCKUP.



5. VIEW FROM ROOFTOP FACING HICKS STREET. RAILING AND BULKHEAD.



6. VIEW FROM ROOFTOP FACING HICKS STREET. RAILING AND BULKHEAD.



7. VIEW FROM ROOFTOP FACING BULKHEAD.