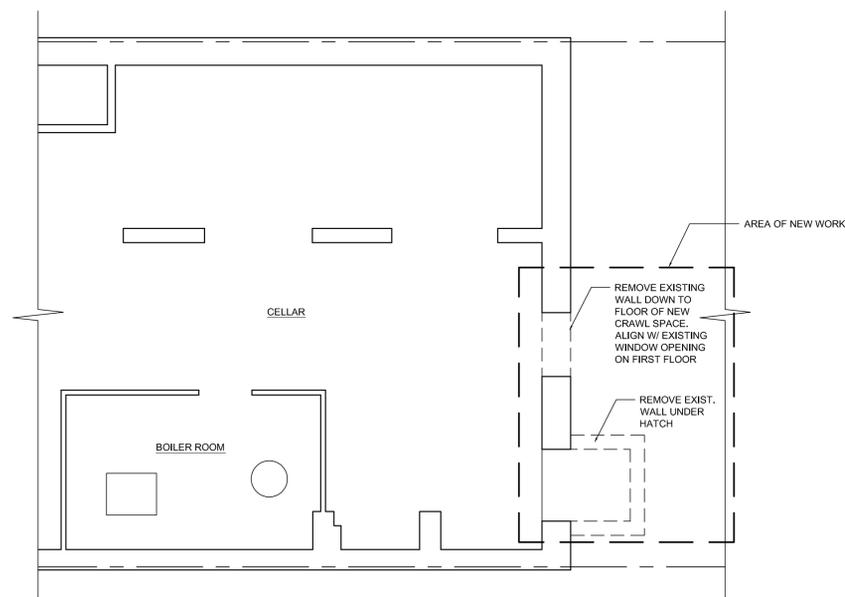


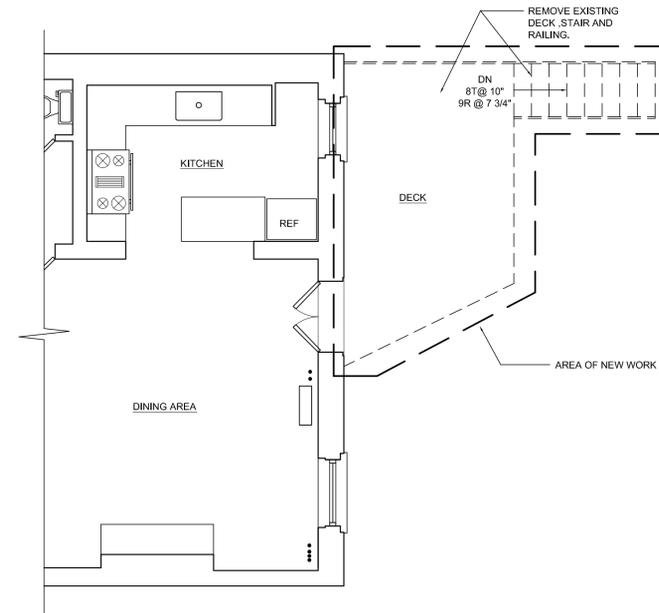
LEGEND

--- EXIST. CONSTRUCTION TO BE DEMOLISHED

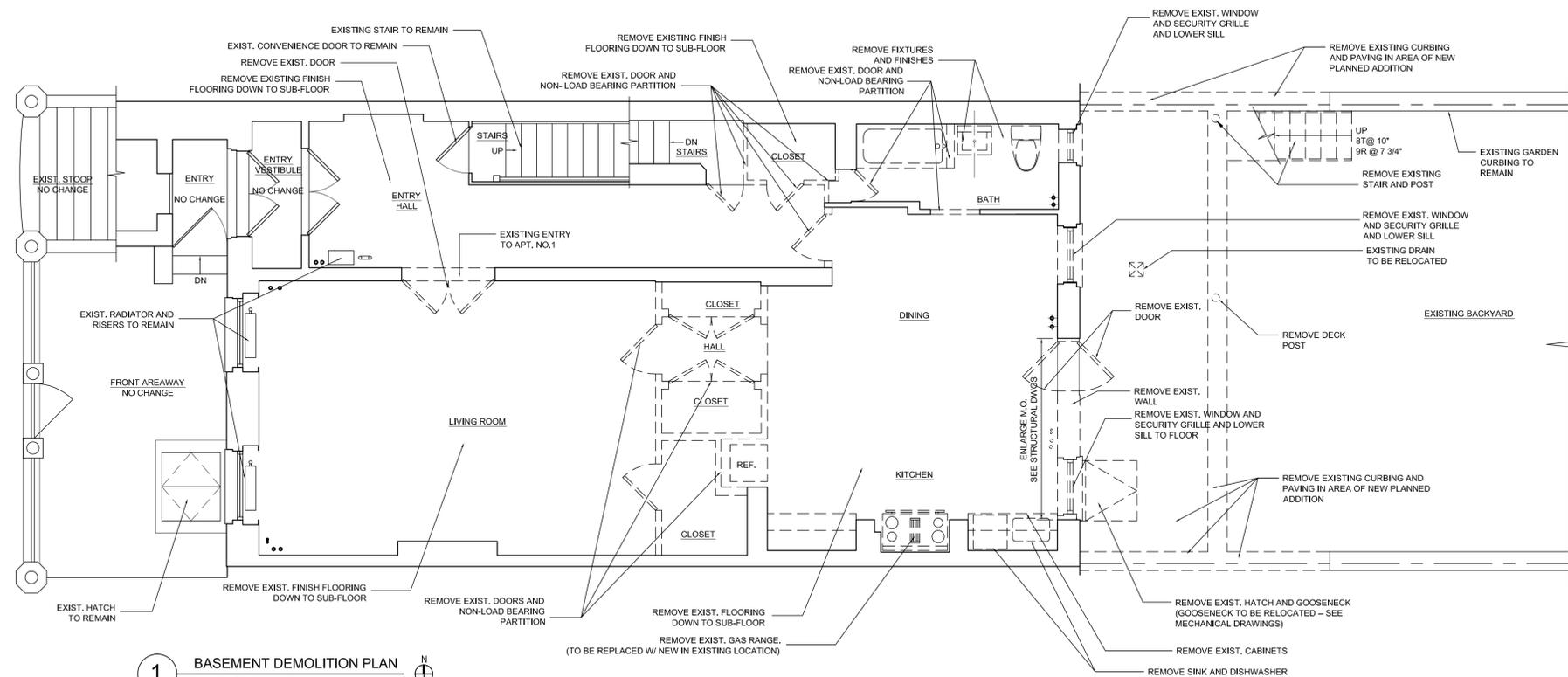
— EXIST. CONSTRUCTION TO REMAIN



2 PARTIAL CELLAR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 PARTIAL FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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

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No.	DATE	DESCRIPTION
5-31-2016	ISSUED TO D.O.B.	
4-11-2016	ISSUED TO L.P.C.	

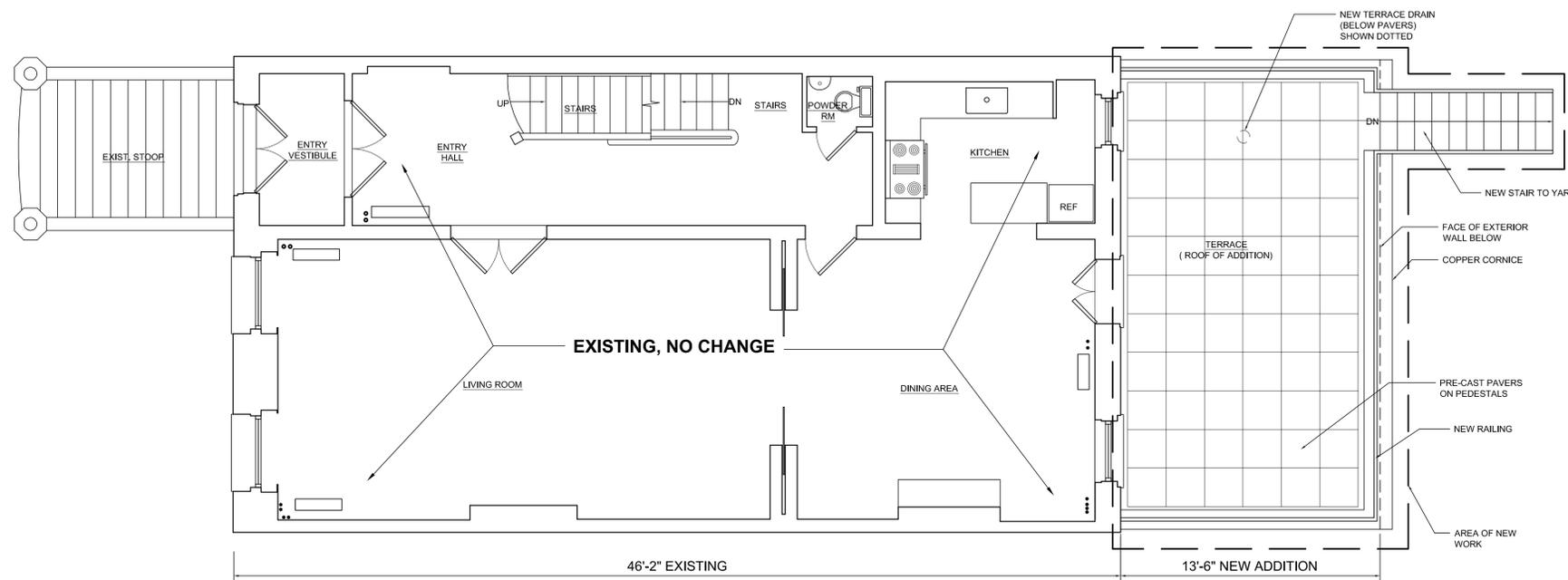
REVISIONS

PROJECT

RENOVATION TO 17 S. ELLIOTT PLACE
BROOKLYN, N.Y. 11217

DEMOLITION FLOOR PLANS

SEAL & SIGNATURE	DATE: SEPT. 1, 2015
	PROJECT No: 1509
	DRAWING BY: CH
	CHK BY: AJ
	DWG No.
	D-101.00
	D.O.B.
	CADD FILE NO: 15 OF 13

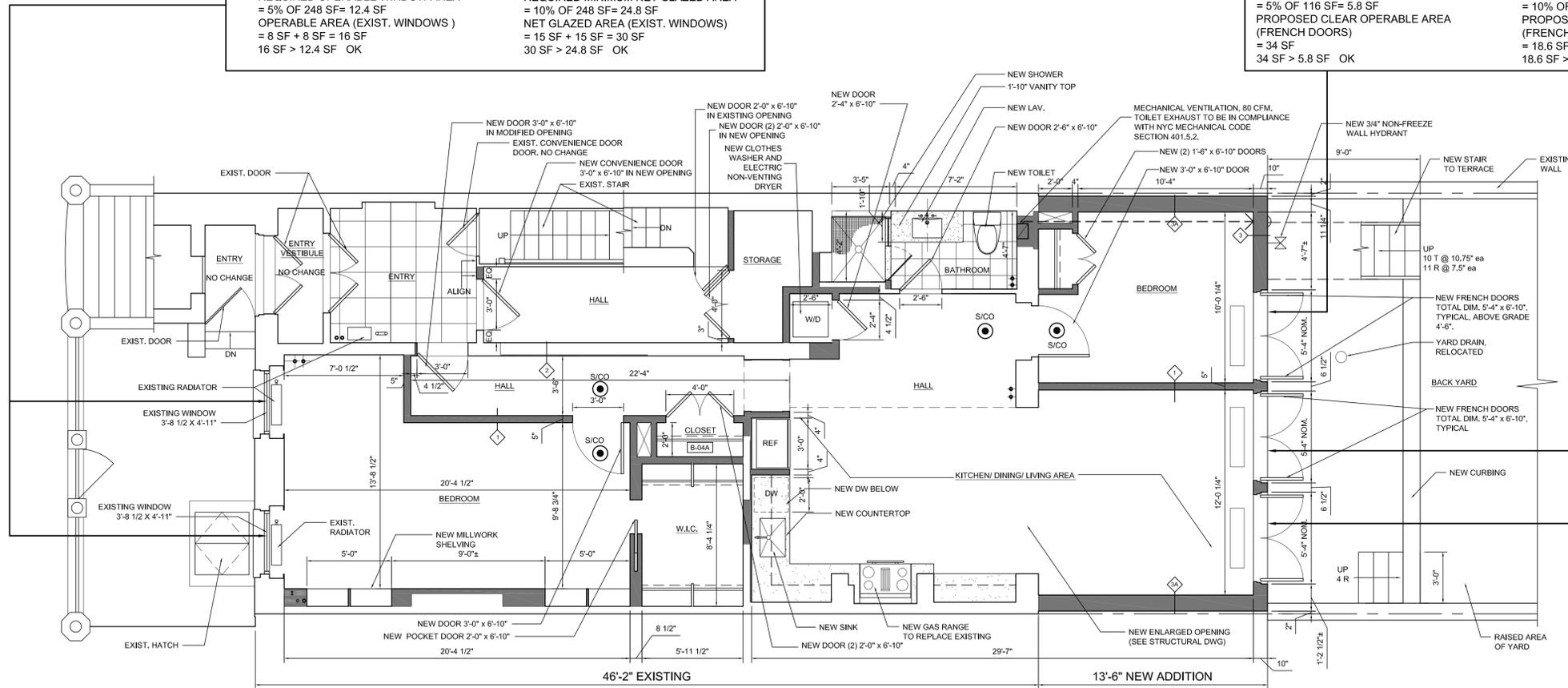


- LEGEND**
- EXIST. CONSTRUCTION TO REMAIN
 - NEW PARTITION : STEEL STUDS WITH 5/8" GYPSUM WALL BOARD BOTH SIDES
 - EXHAUST FAN
 - S/CO COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM
(SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN DWELLING UNIT.)

2 FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

<p>NATURAL VENTILATION CALCULATIONS AS PER NYCBC 27-746 ROOM AREA = 248 SF REQUIRED OPERABLE WINDOW AREA = 5% OF 248 SF = 12.4 SF OPERABLE AREA (EXIST. WINDOWS) = 8 SF + 8 SF = 16 SF 16 SF > 12.4 SF OK</p>	<p>NATURAL LIGHT CALCULATIONS AS PER NYCBC 27-746 ROOM AREA = 248 SF REQUIRED MINIMUM NET GLAZED AREA = 10% OF 248 SF = 24.8 SF NET GLAZED AREA (EXIST. WINDOWS) = 15 SF + 15 SF = 30 SF 30 SF > 24.8 SF OK</p>
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<p>NATURAL VENTILATION CALCULATIONS AS PER NYCBC 27-746 ROOM AREA = 116 SF REQUIRED OPERABLE WINDOW AREA = 5% OF 116 SF = 5.8 SF PROPOSED CLEAR OPERABLE AREA (FRENCH DOORS) = 34 SF 34 SF > 5.8 SF OK</p>	<p>NATURAL LIGHT CALCULATIONS AS PER NYCBC 27-746 ROOM AREA = 116 SF REQUIRED MINIMUM NET GLAZED AREA = 10% OF 116 SF = 11.6 SF PROPOSED CLEAR NET GLAZED AREA (FRENCH DOORS) = 18.6 SF 18.6 SF > 11.6 SF OK</p>
--	--



1 BASEMENT FLOOR PLAN
SCALE : 1/8" = 1'-0"

<p>NATURAL VENTILATION CALCULATIONS AS PER NYCBC 27-746 ROOM AREA = 335 SF REQUIRED OPERABLE WINDOW AREA = 5% OF 335 SF = 16.75 SF PROPOSED CLEAR OPERABLE AREA (FRENCH DOORS) = 34 SF + 34 SF = 68 SF 68 SF > 16.75 SF OK</p>	<p>NATURAL LIGHT CALCULATIONS AS PER NYCBC 27-746 ROOM AREA = 335 SF REQUIRED MINIMUM NET GLAZED AREA = 10% OF 335 SF = 33.5 SF PROPOSED CLEAR NET GLAZED AREA (FRENCH DOORS) = 18.6 SF + 18.6 SF = 37.2 SF 37.2 SF > 33.5 SF OK</p>
--	--

NATURAL VENTILATION AND NATURAL LIGHT CALCULATIONS SHOW CLEAR AREAS ABOVE ELEVATION OF RAISED AREA OF YARD.

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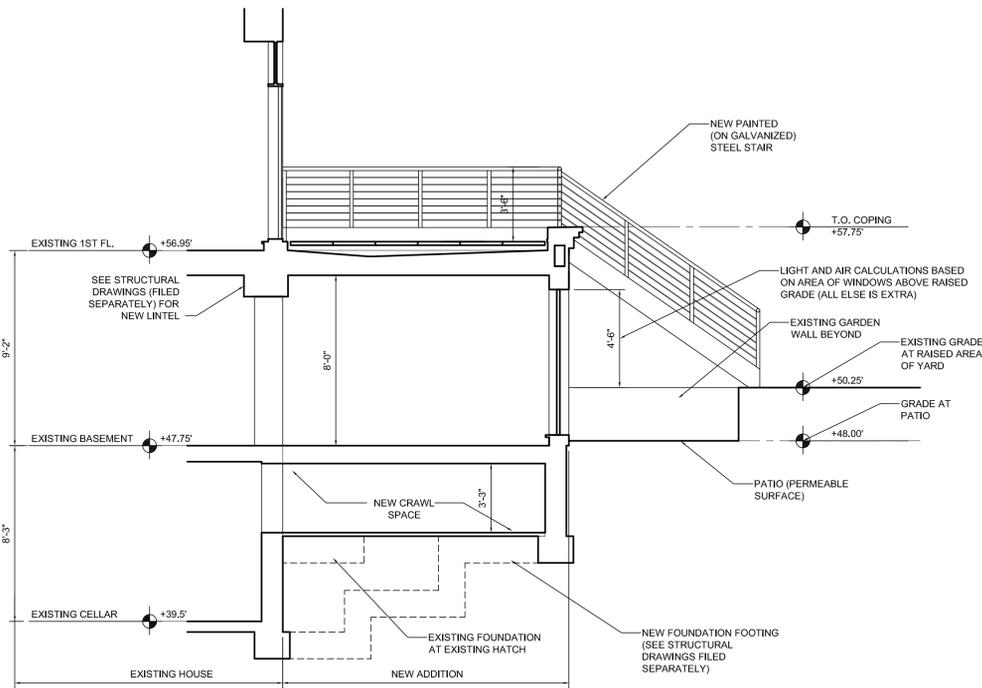
REVISIONS

PROJECT

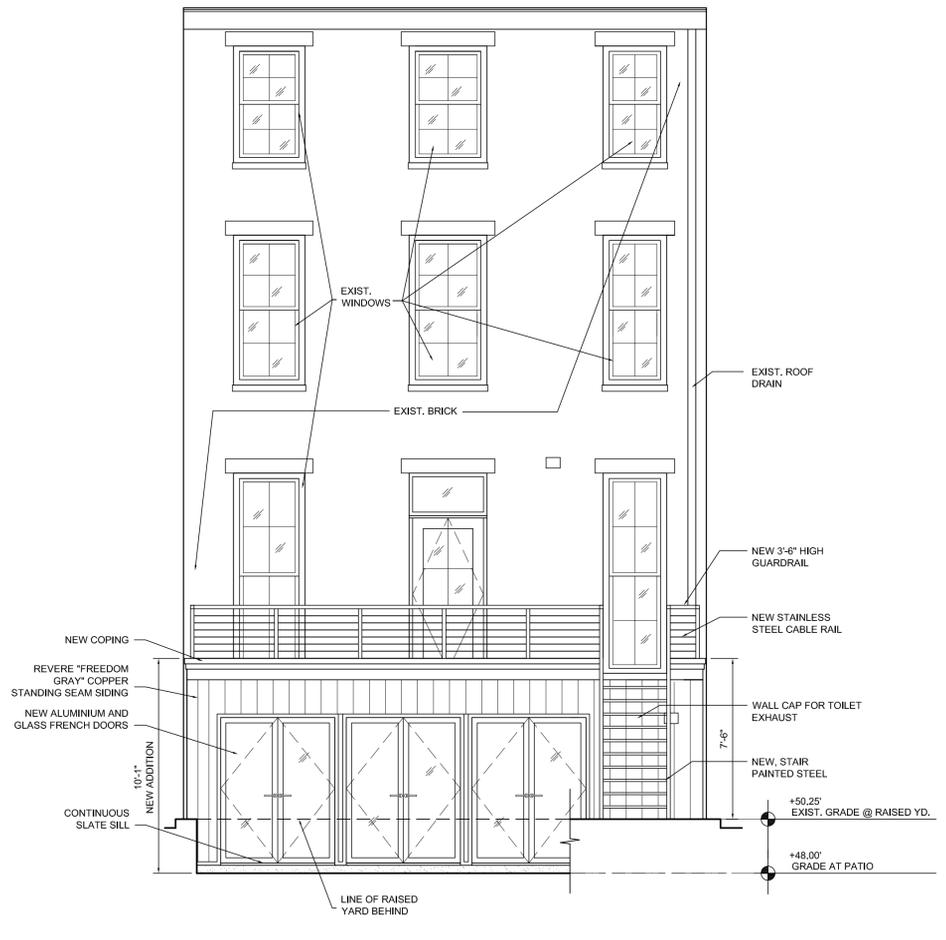
RENOVATION TO 17 S. ELLIOTT PLACE
BROOKLYN, N.Y.
11217

FLOOR PLANS

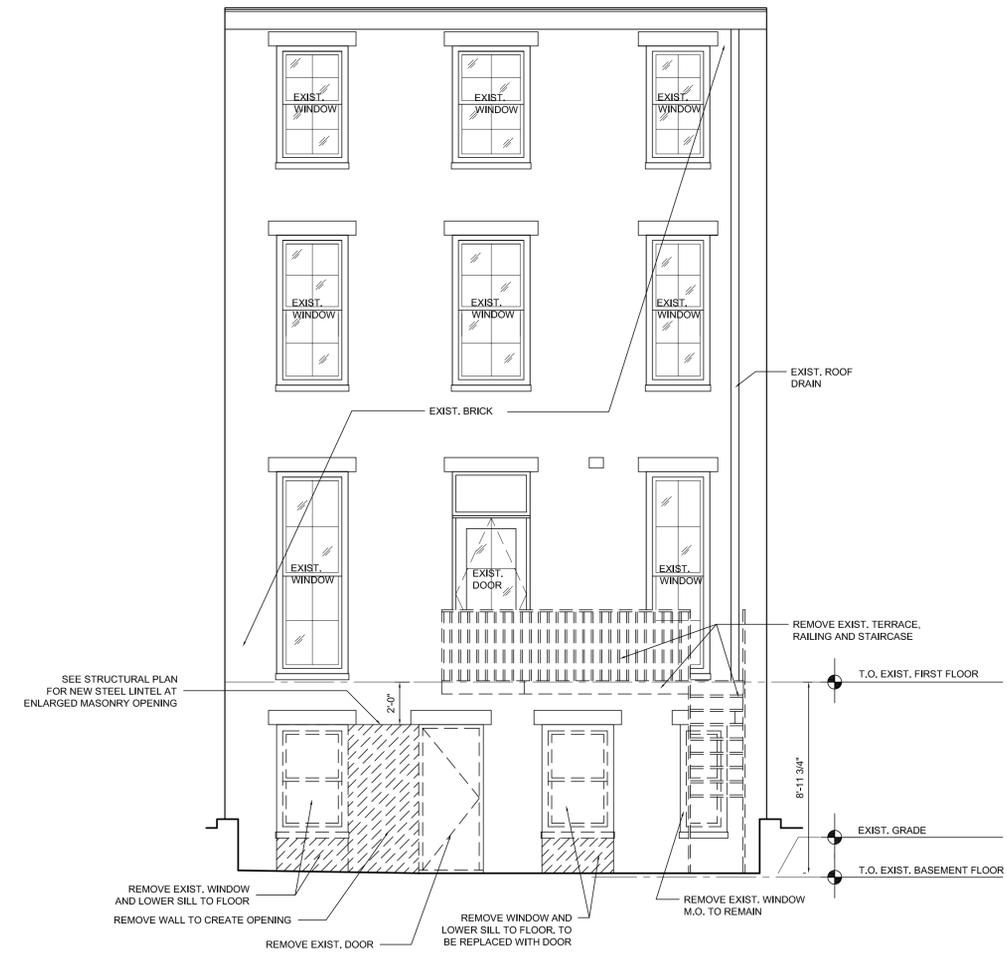
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	PROJECT No: 1509
	DRAWING BY: CH
	CHK BY: AJ
	DWG No.
	A-101.00
	D.O.B.
CADD FILE NO:	6 OF 13



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



2 PROPOSED EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION (SHOWING DEMOLITION)
SCALE: 1/4" = 1'-0"

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REVISIONS
PROJECT
**RENOVATION TO
17 S. ELLIOTT PLACE**
BROOKLYN, N.Y.
11217

**EXTERIOR ELEVATIONS
AND SECTION**

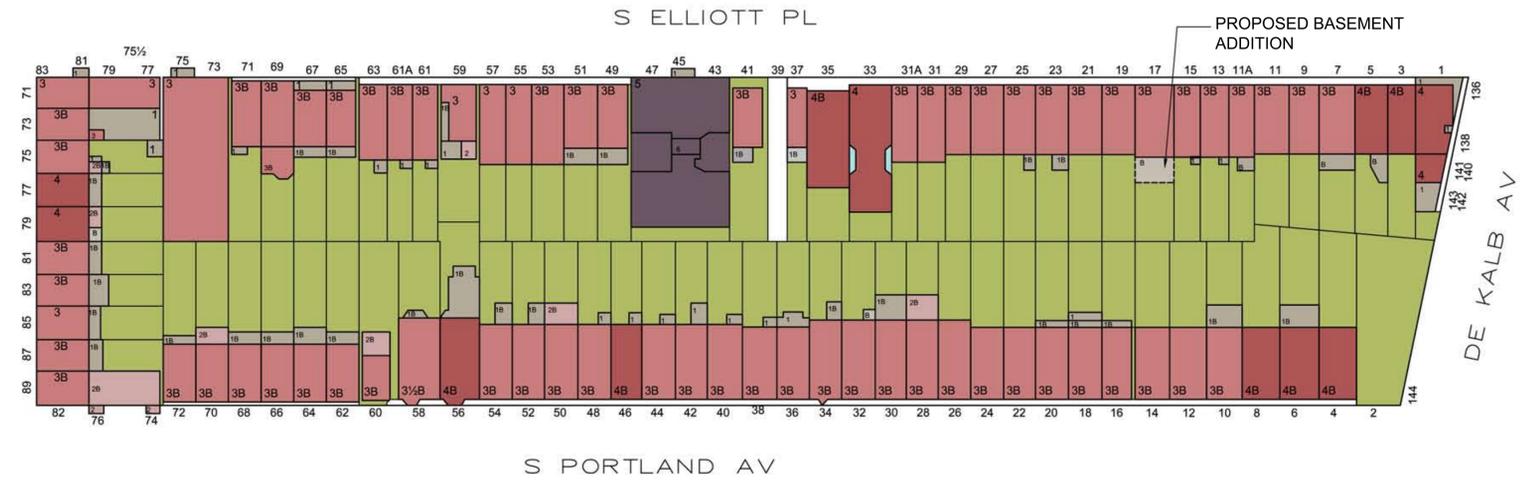
SEAL & SIGNATURE	DATE: SEPT. 1, 2015
	PROJECT No: 1509
	DRAWING BY: CH
	CHK BY: AJ
	DWG No.
	A-301.00
	D.O.B.
	CADO FILE NO: 7 OF 13



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



REAR YARDS, VIEW LOOKING NORTH AND WEST



REAR YARDS, VIEW LOOKING EAST



REAR YARDS, VIEW LOOKING SOUTH



YARDS ARE TERRACED AND FENCED, MOST NOT VISIBLE



VIEW LOOKING SOUTH FROM DEKALB AVENUE (NO. 17 SOUTH ELLIOTT PL. NOT VISIBLE)

RENOVATION TO
17 SOUTH ELLIOTT PLACE
BROOKLYN, NY 11217

LPC DOCKET NO. 18-4546

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