LEAHY-DENBY RESIDENCE

42 REMSEN ST. APTS. 4&5, BROOKLYN, NY

42 REMSEN ST. PROPOSED
ELEVATION

LEAHY-DENBY RESIDENCE
42 REMSEN STREET
BROOKLYN, NY 11201

Issuance # Date

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LANDMARKS PRESERVATION COMMISSION SUBMISSION

TITLE SHEET

Date: JULY 23, 2015

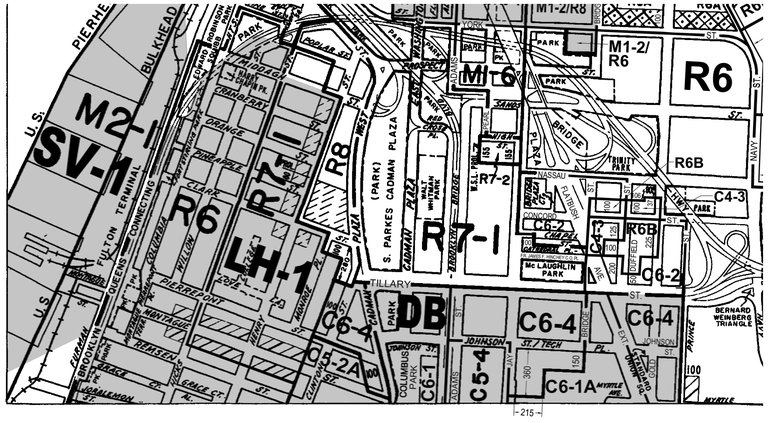
Scale:

Drawing:

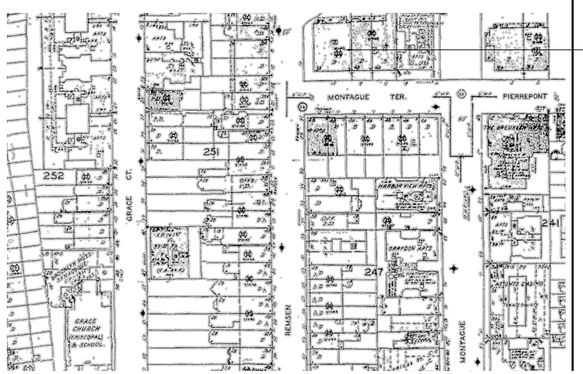
LPC-1

42 REMSEN ST., BROOKLYN, NEW YORK

AERIAL MAP OF 42 REMSEN STREET



ZONING MAP 12D



SANBORN MAP

SCOPE OF WORK:

CURRENT OWNER OF AN EXISTING APARTMENT TO MAKE INTERIOR RENOVATIONS TO 3RD AND 4TH FLOORS AND RAISE A PORTION OF THE BUILDING'S ROOF. NO CHANGE IN USE OR OCCUPANCY.

1. ALL MAJOR ITEMS OF WORK ARE LISTED OR SPECIFIED. ITEMS NOT LISTED OR SPECIFIED, BUT IMPLIED OR NOTED ON OTHER DRAWINGS, ARE HEREBY INCLUDED IN THE SCOPE OF WORK.
2. NEW FINISHES AS REQUIRED.
3. NEW MILLWORK, ARCHITECTURAL WOOD WORK AND CABINETRY.
4. NEW BATHROOM FIXTURES IN NEW LOCATIONS.
5. NEW PLUMBING FIXTURES, FITTINGS, EQUIPMENT AND RELATED FINISHES FOR BAR AND KITCHEN WITH MODIFIED LAYOUT.
6. NO CHANGE TO EXISTING SPRINKLER SYSTEM, NO CHANGE TO USE, OCCUPANCY OR EGRESS.
7. MECHANICAL FILING UNDER SUBSEQUENT APPLICATION.

DRAWING LIST:

LPC-1	TITLE SHEET
LPC-2	NOTES, DWG LIST, SYMBOLS, BLOCK AND LOT INFO
LPC-3	EXISTING ELEVATIONS AND PHOTOS
LPC-4	PROPOSED ELEVATIONS
LPC-5	FLOOR PLANS - EXISTING AND PROPOSED
LPC-6	SITE AND BUILDING SECTIONS
LPC-7	NEIGHBORHOOD PRECEDENT IMAGES AND MAP
LPC-8	WINDOW DETAILS AND MATERIALS

FLOOD ZONE STATEMENT:

THIS PROJECT SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

PROGRESS/ SPECIAL INSPECTIONS:

1. FIRESTOP, DRAFTSTOP, FIREBLOCK
2. ENERGY CODE COMPLIANCE
   INTERIOR LIGHTING
   LIGHTING CONTROLS
3. FINAL

LOT INFORMATION:

1. LOCATION

1.1.	NAME	Townhouse
1.2.	LOCATION	42 Remsen St., Brooklyn, NY
1.3.	BLOCK	251
1.4.	LOT	27
1.5.	ZONING MAP	12d
1.6.	ZONING DISTRICT	R6
1.7.	APPLICABLE CODE	New York City 1968
1.8.	CONSTRUCTION CLASS	C Non-fireproof structure
1.9.	OCCUPANCY GROUP	Residential

BLOCK AND LOT:

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NOTES, DWG. LIST, BLDG. INFO, BLOCK AND LOT

Date: JULY 23, 2015

Scale:

Drawing:

LPC-2

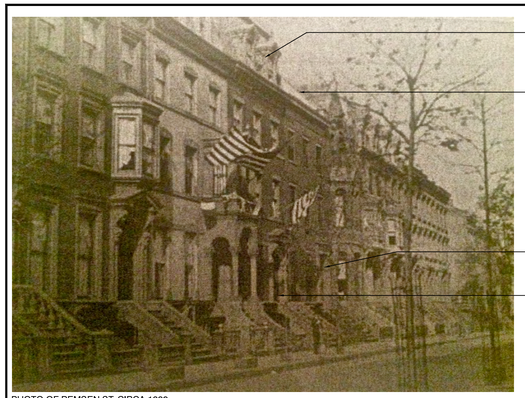
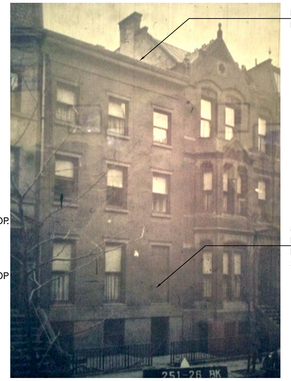


PHOTO OF REMSEN ST. CIRCA 1889
COURTESY OF BROOKLYN HISTORICAL SOCIETY



1940's TAX PHOTO OF 42 REMSEN ST.
COURTESY OF NYC MUNICIPAL ARCHIVES

CURRENT PHOTO OF 42 AND 40 REMSEN ST.

CURRENT PHOTO OF 44 REMSEN:
42 AND 44 REMSEN WERE CONSTRUCTED AS A PAIR.

CURRENT PHOTO OF 42 REMSEN:
CLOSEUP OF UPPER FLOORS AND ROOF

3 PHOTOS OF 42 REMSEN ST.

1 EXISTING FRONT FACADE AT 42 REMSEN STREET

2 EXISTING REAR FACADE AT 42 REMSEN ST.

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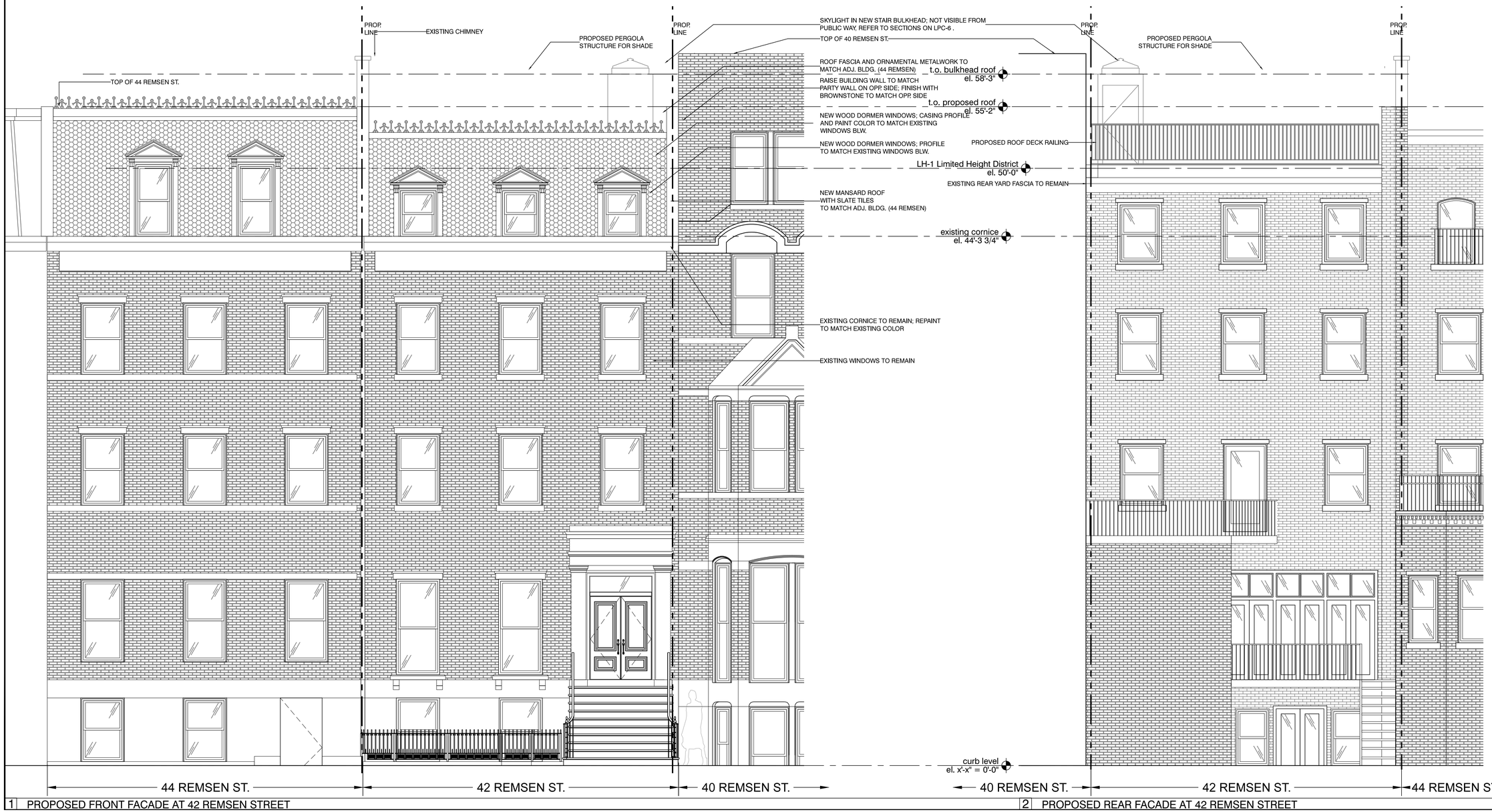
EXISTING BLDG. ELEVATIONS

Date: JULY 23, 2015

Scale: 1/4"= 1'-0"

Drawing:

LPC-3



1 PROPOSED FRONT FACADE AT 42 REMSEN STREET

2 PROPOSED REAR FACADE AT 42 REMSEN STREET

LEAHY-DENBY RESIDENCE
42 REMSEN STREET
BROOKLYN, NY 11201

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PROPOSED BLDG. ELEVATIONS

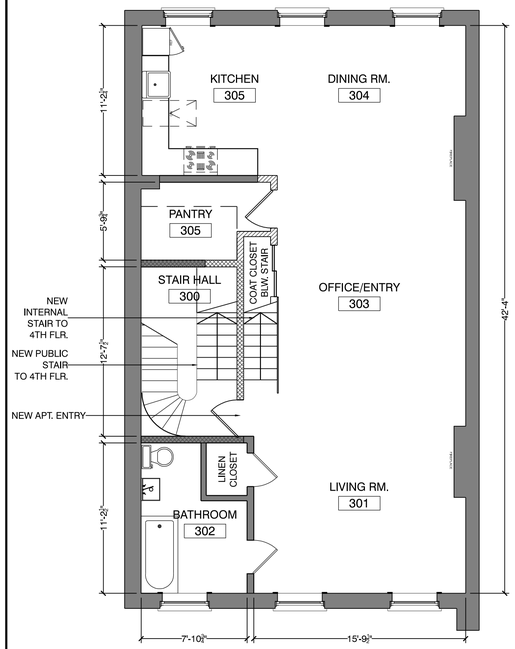
Date: JULY 23, 2015

Scale: $\frac{1}{4}$"= 1'-0"

Drawing:

LPC-4

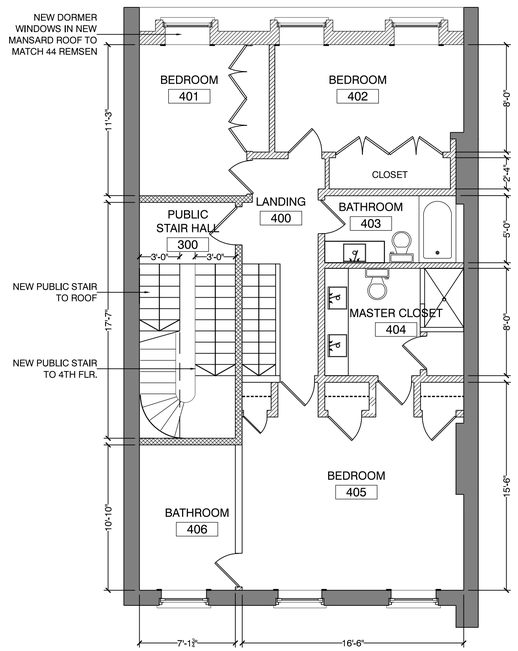
REMSEN ST.



REAR YARD

4 THIRD FLOOR PROPOSED PLAN

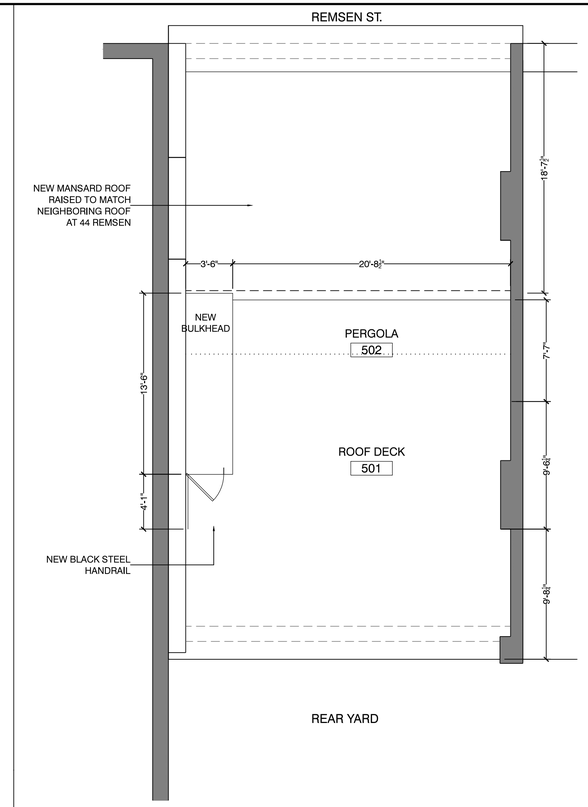
REMSEN ST.



REAR YARD

5 FOURTH FLOOR PROPOSED PLAN

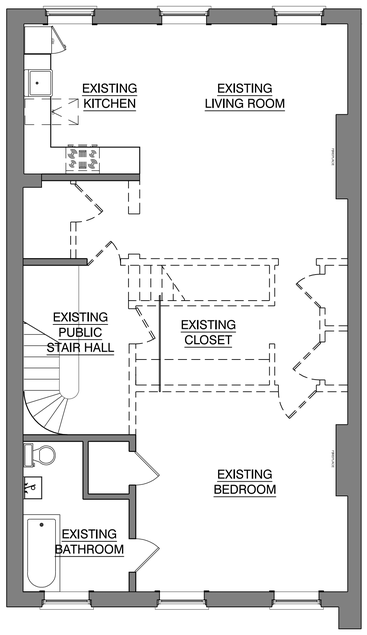
REMSEN ST.



REAR YARD

6 ROOF PROPOSED PLAN

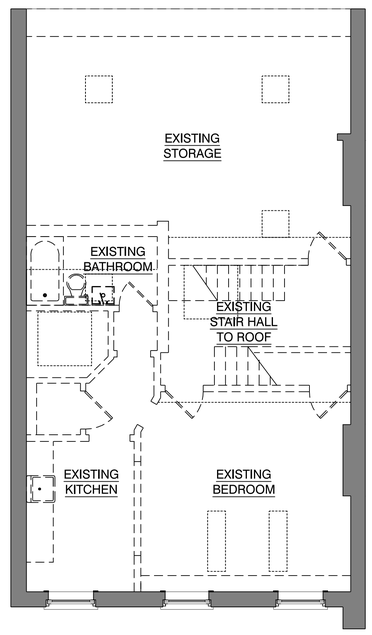
REMSEN ST.



REAR YARD

1 THIRD FLOOR DEMO PLAN

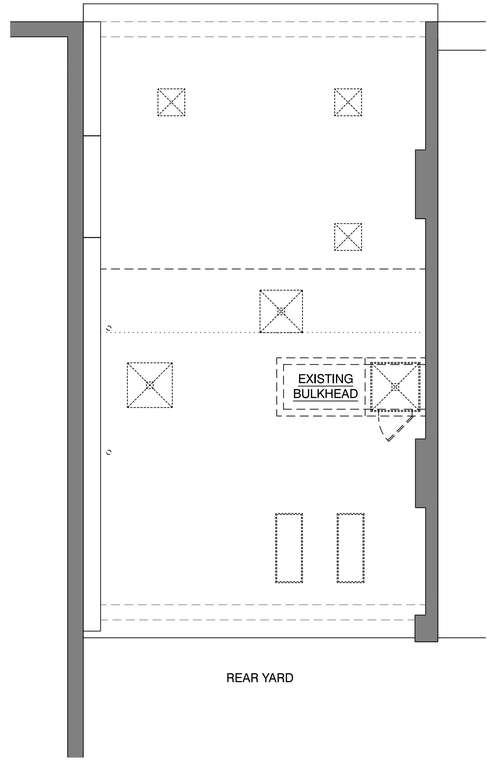
REMSEN ST.



REAR YARD

2 FOURTH FLOOR DEMO PLAN

REMSEN ST.



REAR YARD

3 ROOF DEMO PLAN

LEGEND:

- EXISTING CONSTRUCTION
- NEW NON-BEARING PARTITIONS
- CABINETRY, BUILT-IN CLOSETS
- SOFFIT / DROP CEILING LINE
- ENTRY 101 — ROOM TAG
- A — STRUCTURAL GRID LINE
- XX / AX.XX — DETAIL REFERENCE - DETAIL XX ON SHEET AX.XX
- XX / AX.00 — SECTION MARKER - SECTION XX ON SHEET AX.XX
- AX.XX / XX — ELEVATION MARKER - ELEVATION XX ON SHEET AX.XX
- GRADE +0'-0" — ELEVATION DATUM
- EL +2'-0" — SPOT ELEVATION
- T2 — DOOR TYPE / NUMBER
- WALL/FLR./CLG. FINISH

LEAHY-DENBY RESIDENCE
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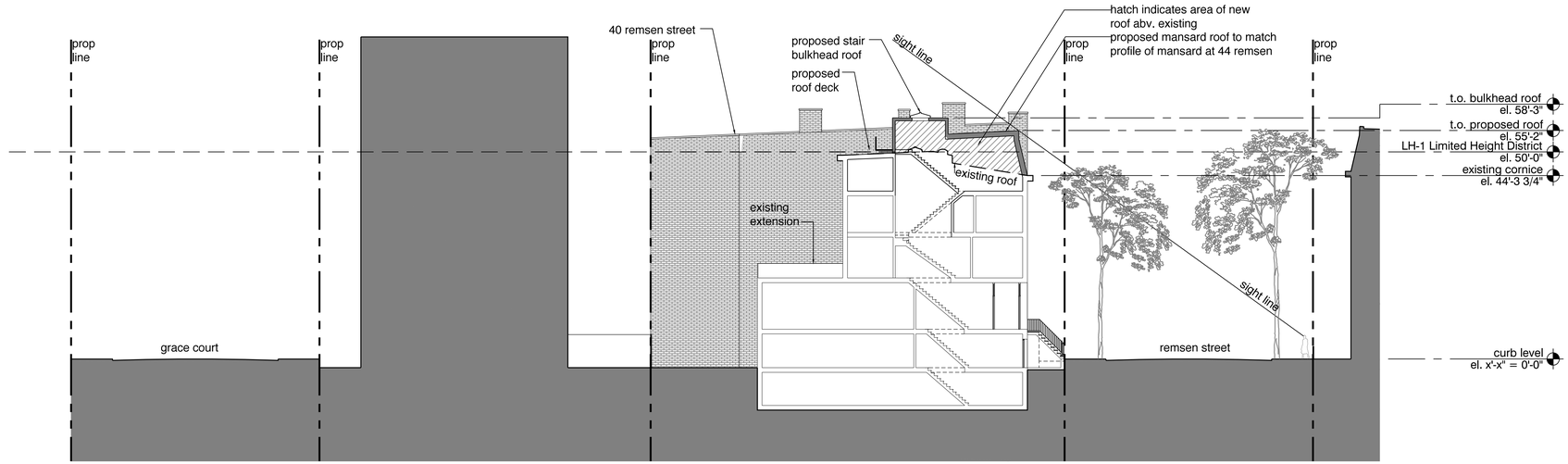
FLOOR PLANS

Date: JULY 23, 2015

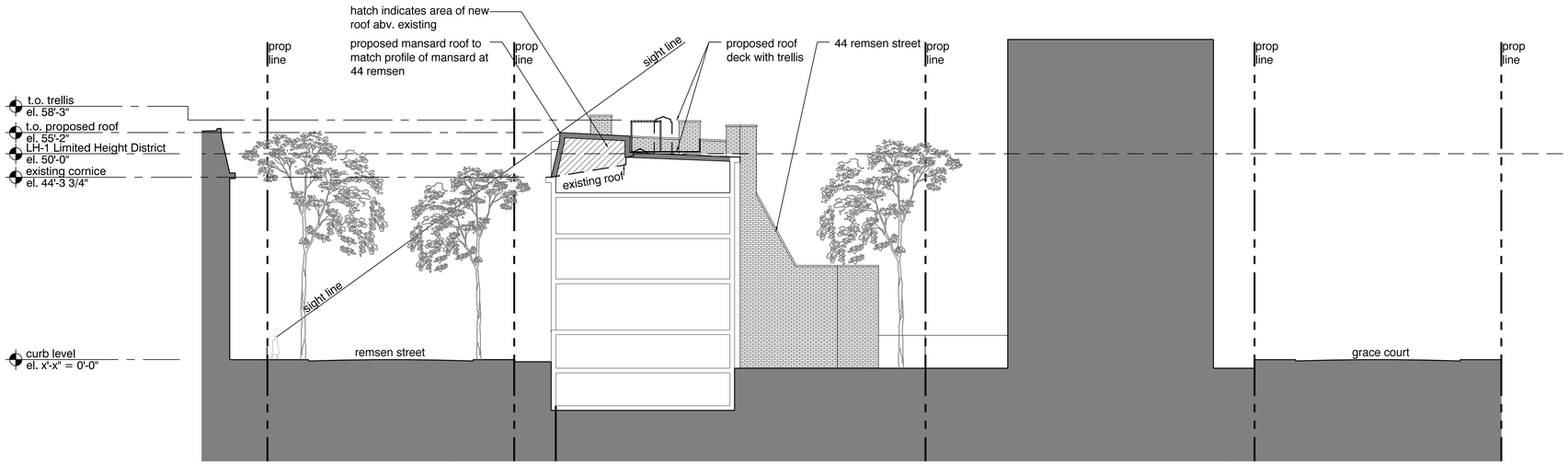
Scale: 3/16"= 1'-0"

Drawing:

LPC-5



3 SITE SECTION LOOKING WEST



2 SITE SECTION LOOKING EAST

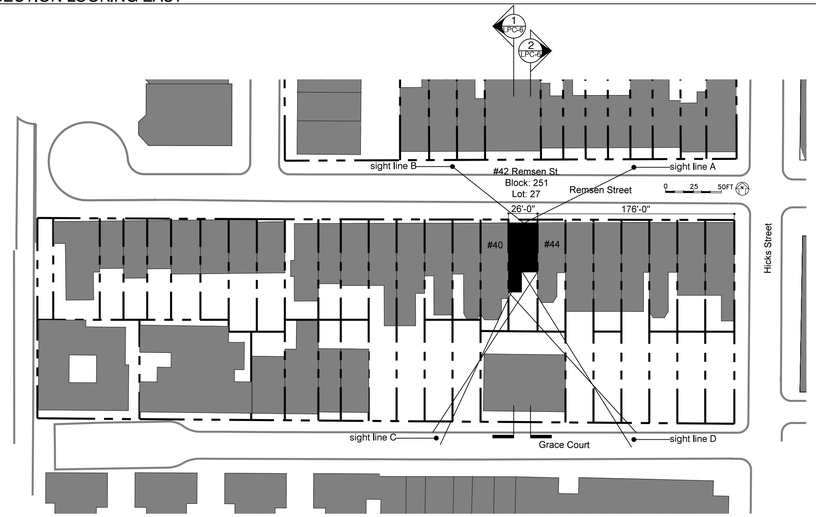


photo of sight line A

photo of sight line B

photo of sight line C

photo of sight line D

1 SITE PLAN:

LEAHY-DENBY RESIDENCE
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SITE SECTIONS

Date: JULY 23, 2015

Scale: $\frac{1}{4}$" = 1'-0"

Drawing:

LPC-6

PHOTO 1: 54 REMSEN ST. - HIGH MANSARD ROOF

PHOTO 2: 52 AND 50 REMSEN ST. - LOW DORMERS

PHOTO 3: 38 AND 36 REMSEN ST. - MANSARDS WITH 2 AND 3 WINDOWS IN DORMERS

PHOTO 4: 43 AND 45 REMSEN ST. - MANSARDS WITH 2 DORMERS

PHOTO 5: 84 REMSEN ST. 3 DORMERS IN MANSARD

PHOTO 6: 81 REMSEN ST. 3 DORMERS IN MANSARD

PHOTO 7: 44 REMSEN ST. 2 DORMERS IN MANSARD

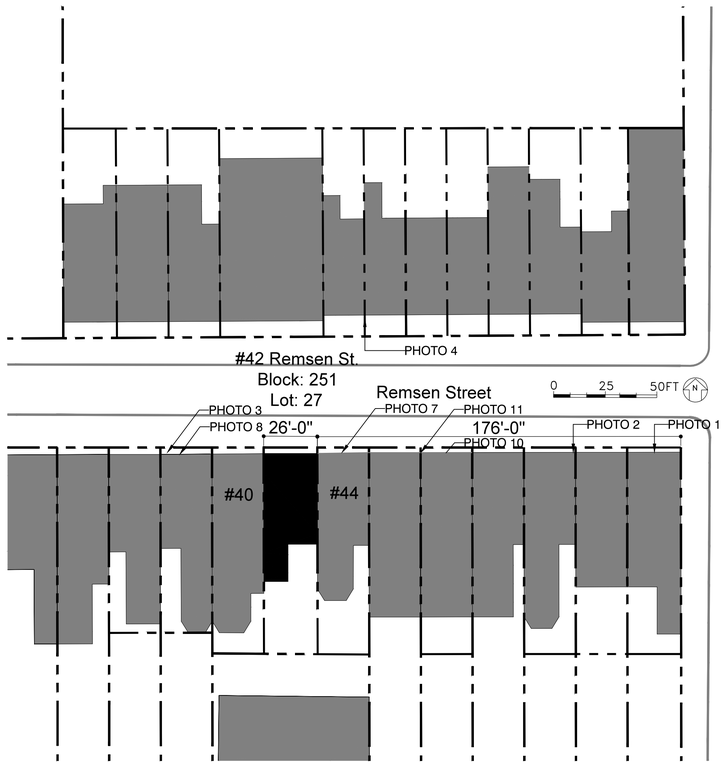
PHOTO 8: CLOSEUP OF 38 REMSEN ST. MANSARD ROOF

PHOTO 9: CLOSEUP OF 81 REMSEN ST. MANSARD ROOF

PHOTO 10: CLOSEUP OF48 REMSEN ST. MANSARD ROOF

PHOTO 11: CLOSEUP OF44 AND 46 REMSEN ST. MANSARD ROOFS

2 NEIGHBORHOOD PRECEDENTS



1 AREA MAP

LEAHY-DENBY RESIDENCE
42 REMSEN STREET
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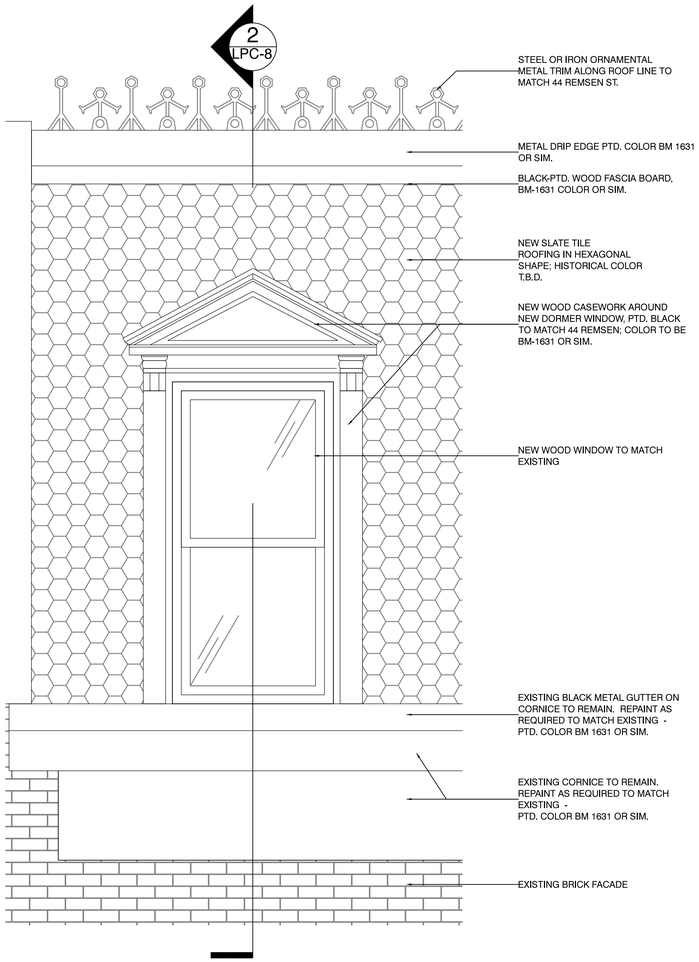
PRECEDENTS AND LOCATION MAP

Date: JULY 23, 2015

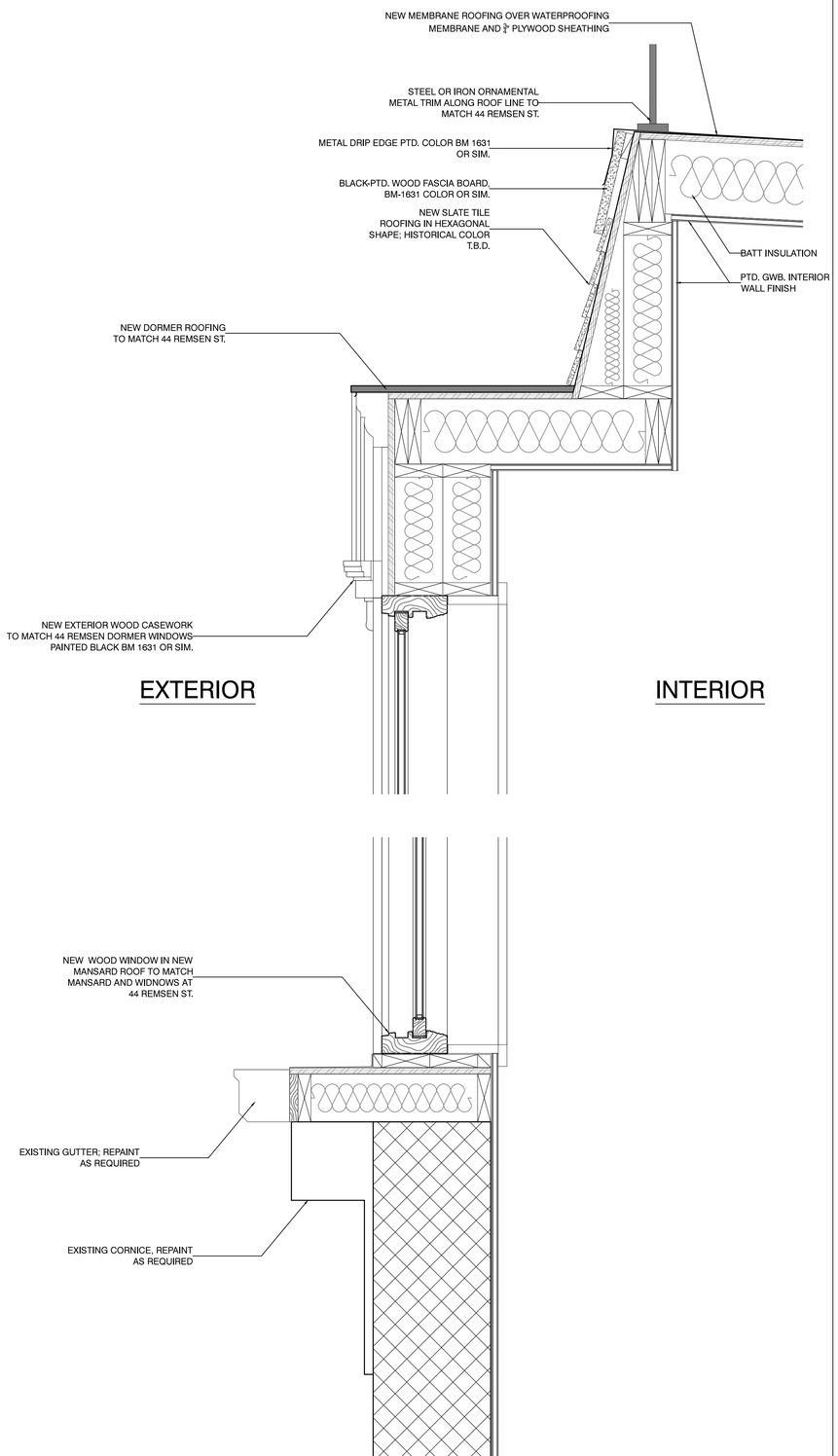
Scale:

Drawing:

LPC-7



1 NEW DORMER WINDOW ELEVATION 3/4"= 1'-0"



2 SECTION DETAIL THRU NEW DORMER WINDOW 1 1/2"= 1'-0"

3 MATERIALS REFERENCE IMAGE

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LANDMARKS PRESERVATION COMMISSION SUBMISSION

FLOOR PLANS

Date: JULY 23, 2015

Scale: VARIES

Drawing:

LPC-8