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Axonometric View of Proposed Roof Extension - Rear
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NEW BULK HEAD W/STUCCO FINISH
NEW BLACK PAINTED GALVANIZED STEEL GUARDRAIL
NEW EXHAUST
EXISTING FLUE TO BE REPAIRED OR REPLACED AS NECESSARY
NEW EXT. WALL W/ STUCCO FINISH
NEW GUTTER & BRICK CORNICE TO MATCH EXISTING
NEW BRICK WALLS TO MATCH ADJACENT SISTER BUILDING

NEW SKYLIGHTS
EXISTING PARAPET
EXISTING INACTIVE NEIGHBOR CHIMNEY
EXISTING NEIGHBOR EXHAUSTS/FLUES TO BE RELOCATED IF NECESSARY
EXISTING INACTIVE NEIGHBOR CHIMNEY TO REMAIN
NEW EXT. WALL W/ STUCCO FINISH
NEW GUTTER & BRICK CORNICE TO MATCH EXISTING

ROOF ADDITION & REAR FACADE
Axonometric View of Proposed Roof Extension - Front

ROOF ADDITION & FRONT FACADE

- Existing Flue to be repaired or replaced as necessary
- New exhaust
- New black painted galvanized steel guardrails
- Extending existing neighbor chimney
- New ext. wall w/ stucco finish
- New bulk head w/stucco finish
- Proposed wall mounted condensing units
- New exhausts
- Existing inactive chimney to remain
- New skylights
- Existing neighbor inactive chimney to remain
- Existing parapet
- Extending existing neighbor chimney
- New exhausts
- Existing inactive chimney to remain
- New skylights
- Existing parapet

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LPC.07
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Photos of Proposed Rooftop Addition Mockup

Drawing No.
LPC.08
ROOF TOP MOCK-UP NOT VISIBLE FROM THE STREET
(PHOTOS TAKEN AFTER ROOF TOP MOCK UP)
PROPOSED LONGITUDINAL SECTION

EXTENSION OF FOURTH FLOOR & BULKHEAD
EXISTING EXTENSION FILLED IN

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Proposed Longitudinal Section

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Existing & Proposed Rear Elevation

PROPOSED 4th FLOOR EXTENSION
(SEE APPX 1 FOR MORE DETAIL)

NEW ADDITION OVER EXISTING BOOT
(SEE APPX 2 FOR EXISTING SITE PHOTOS)

EXISTING REAR BLOCK ELEVATION

PROPOSED REAR BLOCK ELEVATION

NEW STORY ADDED
NEW REAR EXTENSION
FULL WIDTH OF PRTY.

NEW METAL DECK & STAIR

NEW BOOT

7-SISTER ROW HOUSES FOLLOWING 'ABA' PATTERN

NO. 319
NO. 321
NO. 323
NO. 325
NO. 327
NO. 329
NO. 331
NO. 333

NEW METAL DECK & STAIR

ROOF TRELLISES & SOLID FENCES ADDITIONS

NEW ADDITION OVER EXISTING BOOT

ROOF TRELLISES & SOLID FENCES ADDITIONS
EXISTING REAR ELEVATION

EXISTING DOWNSPOUT TO BE REPLACED
EXISTING RAILING TO BE REMOVED
EXISTING WINDOWS AND WALL TO BE REMOVED, TYP.
EXISTING FLUE TO REMAIN
EXISTING VENT PIPES TO BE REMOVED.
EXISTING WINDOW/DOOR AND BRICK FACADE TO BE REMOVED AND REPLACED, NEW BRICK TO MATCH EXISTING
EXISTING FLUE TO BE REPAIRED OR REPLACED AS NECESSARY
NEW WINDOWS, TYP.
NEW BRICK TO MATCH EXISTING
NEW GLAZING
NEW PAINTED METAL FASCIA
NEW GUTTER & BRICK CORNICE TO MATCH GUTTERS
NEW DOWNSPOUT
NEW DOWNSPOUT
KITCHEN EXHAUST FLUE RAISED NEIGHBOR'S CHIMNEY

PROPOSED REAR ELEVATION

EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

EXISTING DOWNSPOUT TO BE REPLACED
EXISTING RAILING TO BE REMOVED
EXISTING WINDOWS AND WALL TO BE REMOVED, TYP.
EXISTING FLUE TO REMAIN
EXISTING VENT PIPES TO BE REMOVED.
EXISTING WINDOW/DOOR AND BRICK FACADE TO BE REMOVED AND REPLACED, NEW BRICK TO MATCH EXISTING
EXISTING FLUE TO BE REPAIRED OR REPLACED AS NECESSARY
NEW WINDOWS, TYP.
NEW BRICK TO MATCH EXISTING
NEW GLAZING
NEW PAINTED METAL FASCIA
NEW GUTTER & BRICK CORNICE TO MATCH GUTTERS
NEW DOWNSPOUT
NEW DOWNSPOUT
KITCHEN EXHAUST FLUE RAISED NEIGHBOR'S CHIMNEY
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Proposed Floor Plans

NEW BULKHEAD
FILL IN EXISTING EXTENSION

PROPOSED ROOF
FOURTH FLOOR PLAN

THIRD FLOOR PLAN
SECOND FLOOR PLAN

FIRST FLOOR PLAN
BASEMENT PLAN
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Proposed Floor Plan
1/8" = 1'-0"

Proposed section at 4th fl.
1/8" = 1'-0"

Brick Cornice Detail
1" = 1'-0"
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Existing Rear Facade Photos

View A: Existing Rear Roof Brick Cornice Line

View B: No. 321 Back Yard

View C: Neighbor Rear Addition

View D: Neighbor Rear Addition
Drawing No. APPX.03

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Front Facade Elevations - Existing & Proposed

**EXISTING FRONT ELEVATION**

1/8” = 1'-0"

- Original door opening detail to be replicated from design of No. 323
- Original stoop including newel posts to be replicated from design of No. 323 with brown stone finish on new concrete stoop
- Original window to be removed and replaced with a door matching sister buildings
- Existing window to be removed and replaced with a window matching sister buildings
- Existing metal railing to be removed
- Original metal gate to be replicated
- Original metal window guard to be replicated from the design of existing guard on window to the left
- Original brown stone curb & knee wall to be replicated from the design of No. 323

**PROPOSED FRONT ELEVATION**

1/8” = 1'-0"

- Original metal gate to be replicated
- Original metal window guard to be replicated from the design of existing guard on window to the left
- Original brown stone curb & knee wall to be replicated from the design of No. 323

**EXISTING BULKHEAD ROOF**

- New bulkhead stucco finish

**NEW BULKHEAD**

- New skylight
- New door & door opening to match historic sister buildings
- New stair stoop and banister to match historic sister buildings
- New black painted galvanized steel guardrail

**EXISTING ROOF TO BE REFLECTIVE IN COLOR**

- Existing roof to be repaired to match sister buildings

**EXISTING HISTORIC FAÇADE TO BE REPAIRED AND REFINISHED AS REQUIRED. SEE SPECIFICATION**

- Existing historic facade to be repaired including new roof, skill, existing window, door, and door opening to match historic sister buildings

**NEW WINDOWS & MOLDING TO MATCH EXISTING**

- New windows & molding to match existing (TYP.)

**NEW BLACK PAINTED GALVANIZED STEEL GUARDRAIL**

- New black painted galvanized steel guardrail

**NEW BLACK IRON RAILING & GATE**

- New black iron railing & gate

**EXISTING METAL RAILING TO BE REMOVED**

- Existing metal railing to be removed

**EXISTING METAL GATE TO BE REPLACED**

- Existing metal gate to be replaced

**EXISTING BROWN STONE CURB & KNEE WALL TO BE REMOVED**

- Existing brown stone curb & knee wall to be removed

**EXISTING DOOR TO BE REPLACED**

- Existing door to be replaced

**EXISTING PAINT / FINISH TO BE REMOVED AND REFINISHED**

- Existing paint / finish to be removed and refinished

**EXISTING METAL RAILING TO BE REMOVED**

- Existing metal railing to be removed

**EXISTING BROWN STONE CURB & KNEE WALL TO BE REPLICATED FROM THE DESIGN OF NO. 323**

- Existing brown stone curb & knee wall to be replicated from the design of No. 323

**EXISTING CHIMNEY FLUE TO REMAIN**

- Existing chimney flue to remain

**NEW STAIR STOOP AND BANISTER TO MATCH HISTORIC SISTER BUILDINGS**

- New stair stoop and banister to match historic sister buildings

**NEW DOOR & DOOR OPENING TO MATCH HISTORIC SISTER BUILDINGS**

- New door & door opening to match historic sister buildings

**NEW WINDOWS TO REPLACE EXISTING WINDOWS**

- New windows to replace existing windows

**NEW WINDOW GUARD TO MATCH EXISTING**

- New window guard to match existing

**EXISTING WINDOW GUARD TO REMAIN**

- Existing window guard to remain

**EXISTING AREAWAY & SIDEWALK TO BE LOWERED**

- Existing areaway & sidewalk to be lowered
EXISTING FACADE - NO. 319

EXISTING FRONT DOOR

FRONT DOOR TO MATCH DESIGN AT NO. 321

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Proposed Front Door

APPX.04
**Application**

Designed for low mounting heights for interior and exterior locations. The unshielded luminaire has a directing and guiding lighting effect. The illuminance level on the lit surface is lower, but the ambient brightness is greater with increased vertical illuminance.

**Materials**

Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy

White safety glass

High temperature silicone gasket

Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

**Weight:** 0.6 lbs

**Electrical**

Operating voltage 120-277V AC

Minimum start temperature -30° C

LED module wattage 4.0 W

System wattage 6.0 W

Controllability 0-10V dimmable

Color rendering index Ra > 80

Luminaire lumens 153 lumens (3000K)

Lifetime at Ta = 15° C 170,000 h (L70)

Lifetime at Ta = 35° C 132,000 h (L70)

**LED color temperature**

4000K - Product number +K4

3500K - Product number +K35

3000K - Product number +K3 (EXPRESS)

2700K - Product number +K27

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors:

- Black (BLK)
- White (WHT)
- RAL:
- Bronze (BRZ)
- Silver (SLV)
- CUS:

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com

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LUTROM SHADE BOX: REFER TO WINDOW SCHEDULE FOR SHADE REQUIREMENT, TYP.

BACKER ROD AND SEALANT UNDER FLASHING

PAINTED HOOD Trim ATTACHED TO SHADE POCKET FLAP

WINDOW HEAD FLASHING W/ BACKER ROD AND SEALANT SLOPE TO DRAIN

MULLER ROD & SEALANT ELASTIC PLASTIC

CUSTOM EXTERIOR TRIM TO MATCH EXISTING MOLD

PAINTED HOOD TRIM ATTACHED TO SHADE POCKET FLAP

BACKER ROD AND SEALANT CONTINUE ALL FOUR SIDES OF WINDOW

A 1 1/2" = 1'-0"

TYPICAL WINDOW W/ CURVED PANEL

TYPICAL WINDOW SECTION DETAIL

TYPICAL WIN. JAMB DETAIL

TYPICAL WIN. ELE.

TYPICAL WIN. ELE. ON 3RD FL.

PROPOSED WINDOW DETAILS

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Proposed Window Details

APPX.06