

# The Brooklyn Brownstone

BROOKLYN, NY



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## Symbols

- Door Tag
- Wall Type
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- Elevation
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- Detail Indicator

## Project Description

The traditional Brooklyn brownstone -- beautifully detailed, elegantly proportioned, and stately in manner. While retaining these aspects of the building typology, this project reimagines the typical brownstone; taking design queues from its neighbors it seeks to become a respectful architecture of this time by blending traditional and modern vocabularies. The front hints at the differences which lie inside by celebrating vertical movement within the building via a continuous vertical shaft. This vertical element is used to vary the volumetric character of individual spaces by utilizing areas under the stairs to allow light and air to penetrate deep into the building's core.

The Brooklyn Brownstone was both an intellectual and practical exercise allowing me express my creativity while providing an excellent project to take through the design documentation within Revit.

**nick ladd**

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## Abbreviations:

"L" ANGLE	CONST. CONSTRUCTION	FDN. FOUNDATION	LIQ. LIQUID	PTN. PARTITION	SYS. SYSTEM
& AND	CONT. CONTINUOUS	FIN. FINISH	LT. LIGHT		
C CENTER LINE	CONTR. CONTRACTOR	FLASH. FLASHING	LT. WT. LIGHT WEIGHT	Q.T. QUARRY TILE	T&B TOP & BOTTOM
Ø DIAMETER	CORR. CORRIDOR	FLR. FLOOR		QTR. QUARTER	T&G TONGUE & GROOVE
# POUND	CTSK. COUNTERSUNK	FRT. FIRE RETARDANT	M.B.S. METAL BUILDING	R RADIUS, RISER	T TOP
+ PLUS OR MINUS	CU. FT. CUBIC FOOT	TREAT. TREATED	SUPPLIER SUPPLIER	R.B. RESILIENT BASE	T.G. TEMPERED GLASS
(E) EXISTING		FT. FOOT	M.O. MASONRY OPENING	R.D. ROOF DRAIN	T.O. TOP OF
A.F.F. ABOVE FINISHED FLOOR	D.F. DRINKING FOUNTAIN	FTG. FOOTING	M.R. MOISTURE RESISTANT	R.L. RAIN LEADER	T.O.C. TOP OF CONCRETE
AB ANCHOR BOLT	DBL. DOUBLE	FURR. FURRING	MAS. MASONRY	R.O. ROUGH OPENING	T.O.M. TOP OF MASONRY
ACST. ACOUSTICAL	DEPT. DEPARTMENT	G.I. GALVANIZED IRON	MAX. MAXIMUM	R.W.L. RAIN WATER CLOSET	T.O.S. TOP OF STEEL TOP
ACT CEILING TILE	DIA. DIAMETER	G.B. GENERAL	MECH. MECHANICAL		OF STUD
	DIM. DIMENSION	G.C. GENERAL CONTRACTOR	MEZZ. MEZZANINE	RCP REFLECTED CEILING PLAN	T.O.W. TOP OF WALL
ADJ. ADJACENT, ADJUSTABLE	DISP. DISPENSER	GYP BD. GYPSUM WALL BOARD	MFG. MANUFACTURING	REF. REFRIGERATOR	T.S. TUBE STEEL
ALT. ALTERNATE	DN. DOWN	GA. GAUGE	MFR. MANUFACTURER	REF. REINFORCING	TEMP. TEMPERED
ALUM. ALUMINUM	DR. DOOR	GALV. GALVANIZED	MH. MANHOLE	REQ'D REQUIRED	TYP. TYPICAL
ANOD. ANODIZED	DTL. DETAIL	GLP GYPSUM LATH & PLASTER	MIN. MINIMUM	RM. ROOM	U.B.C. UNIFORM BUILDING CODE
APPX. APPROXIMATE	DWG. DRAWING	GL. GLASS, GLAZING	MISC. MISCELLANEOUS		U.L. UNDERWRITER'S LABORATORIES
ARCH. ARCHITECTURAL	E.J. EXPANSION JOINT		MTD. MOUNTED	S.C. SOLID CORE	U.N.O. UNLESS NOTED OTHERWISE
ASPH. ASPHALT	E.W.C. ELECTRIC WATER COOLER		MTL. METAL	S.F. SQUARE FOOT	UTIL. UTILITY
	EA. EACH	H.B. HOSE BIB	MULL. MULLION	S.I. SQUARE INCH	V.B. VAPOR BARRIER
B.O. BOTTOM OF BOARD	ELEC. ELECTRICAL	H.C. HANDICAPPED/ HOLLOW CORE		S.I.C. SUPPLIED & INSTALLED	V.C.T. VINYL COMPOSITION TILE
BD. BOARD	ELEV. ELEVATION, ELEVATOR	H.M. HIGH POINT	N.I.C. NOT IN CONTRACT	S.I.O. SUPPLIED & INSTALLED BY OWNER	V.T. VINYL TILE
BITUM. BITUMINOUS		H.P. HARDWARE	NT.S. NOT TO SCALE	S.I.V. SUPPLIED & INSTALLED BY VENDOR	V.T.R. VENT THROUGH ROOF
BLKG. BLOCKING	ENCL. ENCLOSURE	HDWR. HORIZONTAL	NO. NOMINAL	S.J. SCORE JOINT	VERT. VERTICAL
BLK. BLOCK	EQ. EQUAL	HORIZ. HORIZONTAL	O.A. OVERALL	S.M. SHEET METAL	VEST. VESTIBULE
BM. BEAM	EQ. EQUIPMENT	HT. HEIGHT	O.C. ON CENTER	S.O.I.C. SUPPLIED BY OWNER & INSTALLED BY CONTR.	W.C. WATER CLOSET
BOT. BOTTOM	EW. EACH WAY	HTR. HEATER	O.D. OUTSIDE DIAMETER	S.S. SERVICE SINK	W.P. WATERPROOF
BUR. BUILT UP ROOFING	EXH. EXHAUST	I.D. INSIDE DIAMETER	O.H. OVERHEAD	S.V. STAINLESS STEEL	W.R. WATER RESISTANT
	EXP. EXPANSION	I.E. INVERT ELEVATION	OC. OCCUPANT(S) OPENING	SAN. SHEET VINYL	W.W.F. WELDED WIRE FABRIC
BTWN. BETWEEN	EXT. EXTERIOR	IN. INCH	OPP. OPPOSITE	SCHED. SANITARY SEWER	W.W.M. WELDED WIRE MESH
		INSUL. INSULATION		SECT. SECTION	W/ WITH
C.I. CAST IRON	F.D. FLOOR DRAIN	INT. INTERIOR	P.LAM. PLASTIC LAMINATE	SHT. SHEET	W/O WITHOUT
C.I.P. CAST IN PLACE	F.E. FIRE EXTINGUISHER		P.L. PROPERTY LINE	SIM. SHEET	WD. WOOD
C.J. CONTROL JOINT	F.E.C. FIRE EXTINGUISHER CABINET	JAN. JANITOR	P.R.V. PRESSURE REDUCING VALVE	SMS. SIMILAR	WIN. WINDOW
C.J.F. COMPRESSIBLE JOINT FILLER	F.F. FINISHED FLOOR	JST. JOIST	P.S. PRESSURE TREATED	SPEC'D SHEET METAL	WS. WEATHERSTRIP
C.T. CERAMIC TILE	FIRST FLOOR	JT./JTS. JOINT, JOINTS	PERP. PERPENDICULAR	SQ. SQUARE	WOOD SCREW
CAB. CABINET	F.H.S. FLAT HEAD SCREW		PL. PLATE	SST. SPECIFIED	WSCT. WAINSCOT
CB CATCH BASIN	F.M. FACTORY MUTUAL	L. LENGTH, LONG	PLMB'G PLUMBING	STD. STANDARD	WT. WEIGHT
CG. CORNER GUARD	F.O.C. FACE OF CONCRETE	L.P. LOW POINT	PLYWD. PLYWOOD	STL. STAINLESS STEEL	
CL. CENTER LINE	F.O.S. FACE OF STUD	L.S. LANDSCAPE	PNL. PANEL, PANELING	STOR. STANDARD STEEL	
CLG. CEILING	F.R.P.P. FIBER REINFORCED PLASTIC PANEL	L.F. LINEAR FOOT	PR. PAIR	SUSP. STRUCTURAL	
CLR. CLEAR		LAM. LAMINATE	PROJ. PROJECT	SYM. SYMMETRICAL	
CMU CONCRETE MASONRY UNIT		LIN. LINEAL	PT. POINT		
C.O. CLEAN OUT					
COL. COLUMN					
CONC. CONCRETE					
CONN. CONNECTION					

## description

Construction of new four-story mixed-use brownstone with (2) residential units and (1) ground floor office space.

## address

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Brooklyn, NY 11217

## owner

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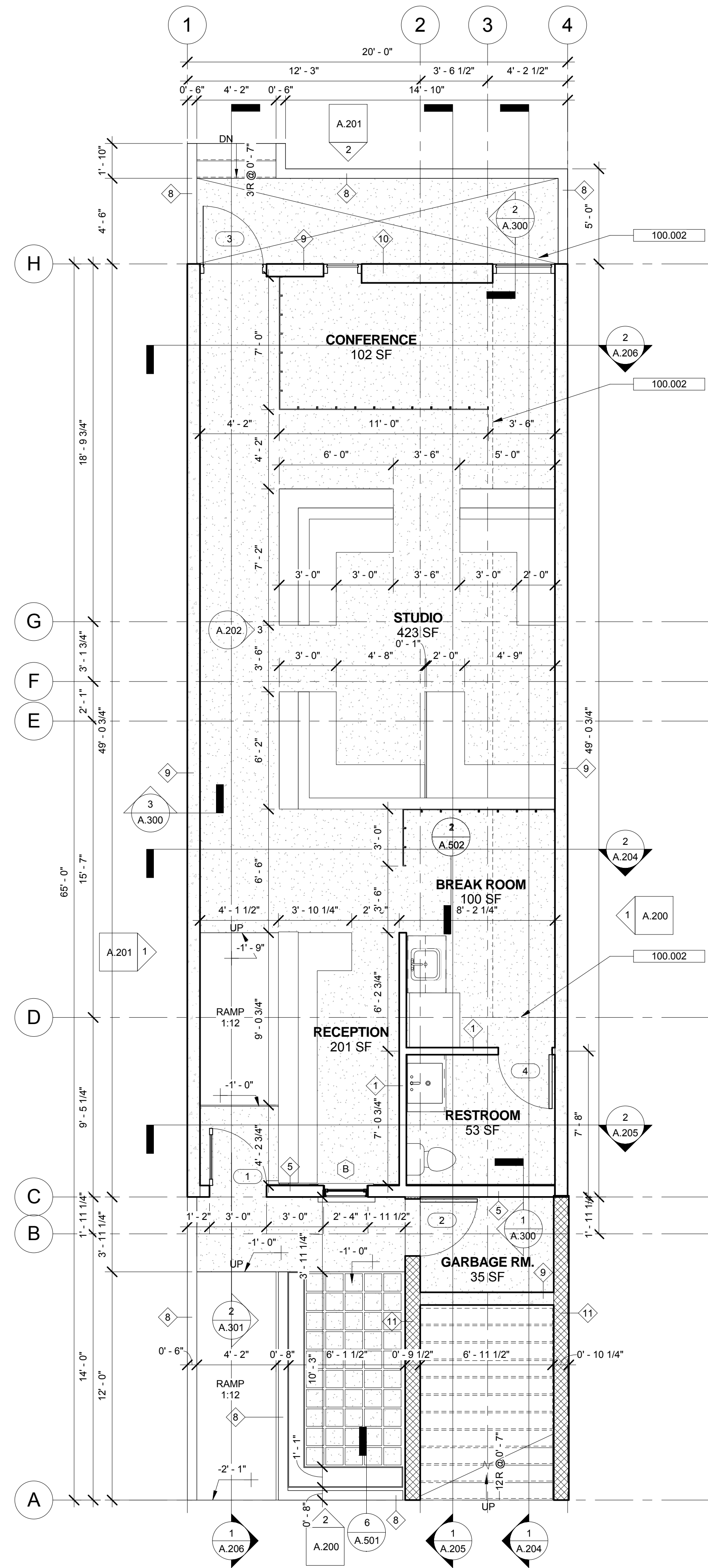
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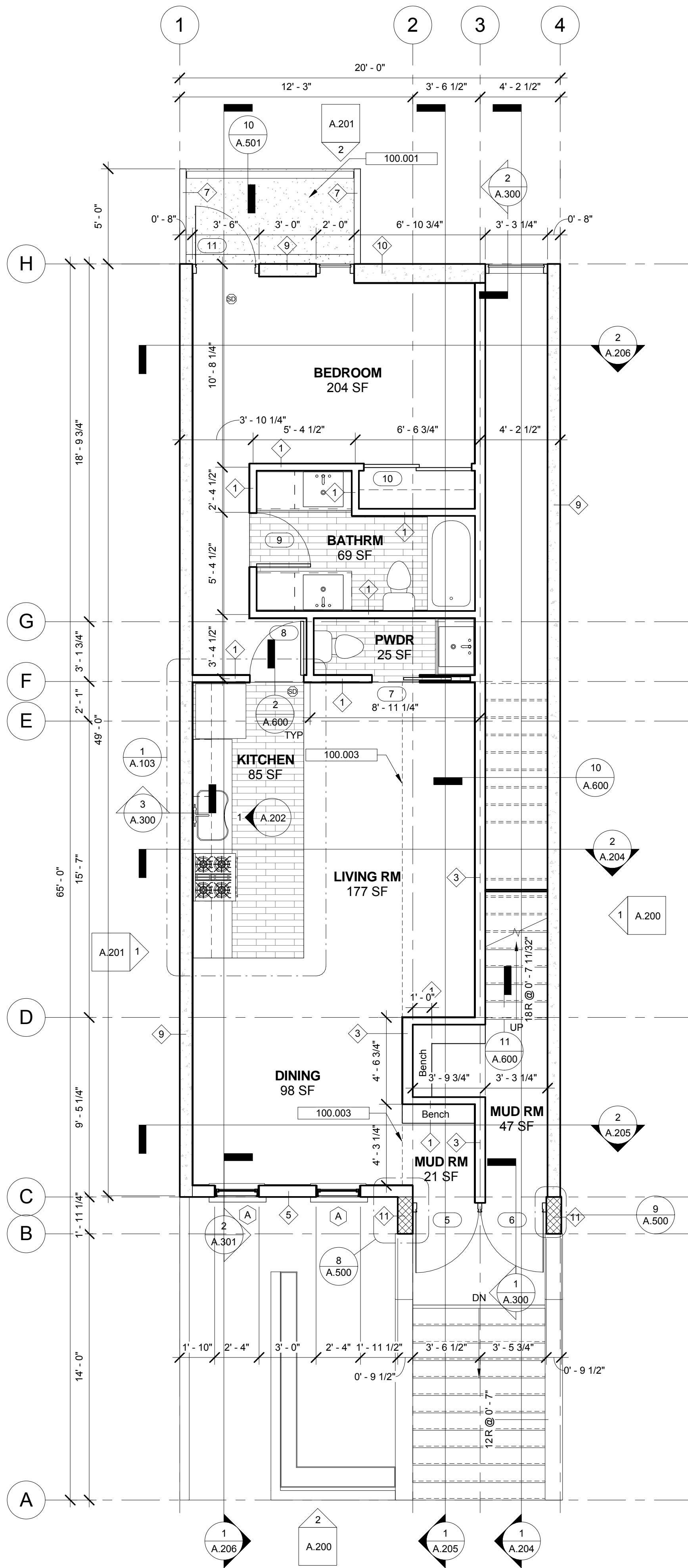
COVERSHEET

A.000





1 Basement  
1/4" = 1'-0"



2 First Floor  
1/4" = 1'-0"

Window Schedule				
Type	Height	Width	Head	Description
A	7' - 0"	2' - 4"	8' - 6"	Double Hung - Vent Units
B	5' - 2"	2' - 4"	6' - 8"	Double Hung - Vent Units

Door Schedule			
Mark	Height	Width	Type
1	6' - 8"	3' - 0"	36" x 80"
2	6' - 8"	3' - 0"	36" x 80"
3	6' - 7 13/32"	3' - 2"	Curtain Wall Sgl Glass
4	6' - 8"	2' - 10"	34" x 80"
5	10' - 8 13/32"	3' - 3 17/32"	Curtain Wall Sgl Glass
6	10' - 8 13/32"	3' - 3 7/32"	Curtain Wall Sgl Glass
7	6' - 8"	2' - 6"	30" x 80"
8	6' - 8"	2' - 10"	34" x 80"
9	6' - 8"	2' - 10"	34" x 80"
10	6' - 8"	5' - 8"	68" x 80"
11	7' - 11 13/32"	3' - 2"	Curtain Wall Sgl Glass
12	6' - 8"	2' - 6"	30" x 80"
13	6' - 8"	2' - 6"	30" x 80"
14	7' - 0"	2' - 8"	32" x 84"
15	7' - 0"	2' - 8"	32" x 84"
16	6' - 8"	5' - 8"	68" x 80"
17	7' - 11 13/32"	2' - 10 1/2"	Curtain Wall Sgl Glass
18	6' - 8"	5' - 0"	3068-Sliding
19	6' - 8"	2' - 10"	34" x 80"
20	6' - 8"	2' - 10"	34" x 80"
21	6' - 8"	2' - 4"	38" x 80"
22	6' - 8"	2' - 6"	30" x 80"

Keynote Legend	
Key Value	Keynote Text
100.001	Slope @ 1/4" / Ft. to Flr. Drain
100.002	Line of Step in Clg.
100.003	Open to Underside of Stair Abv.

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**owner**

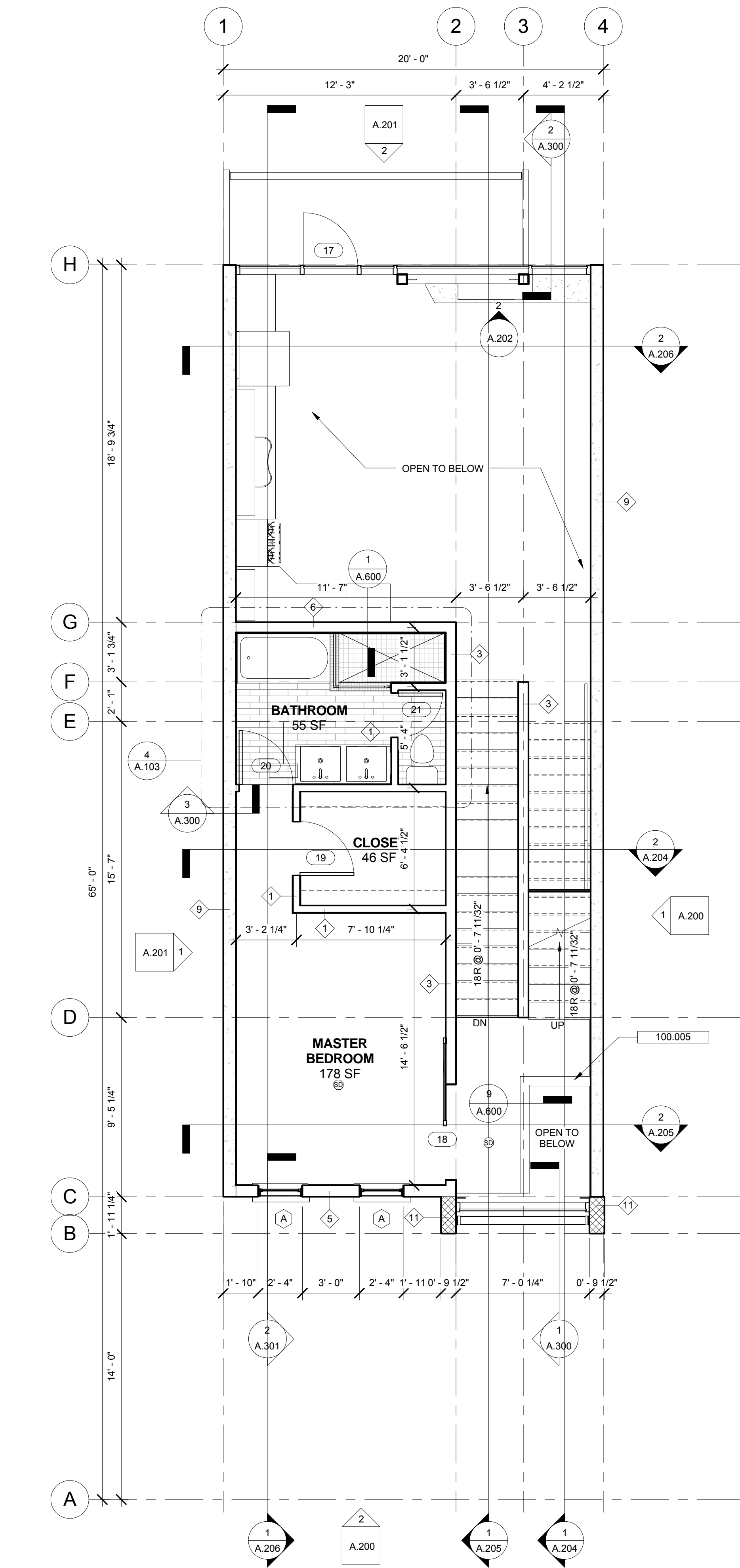
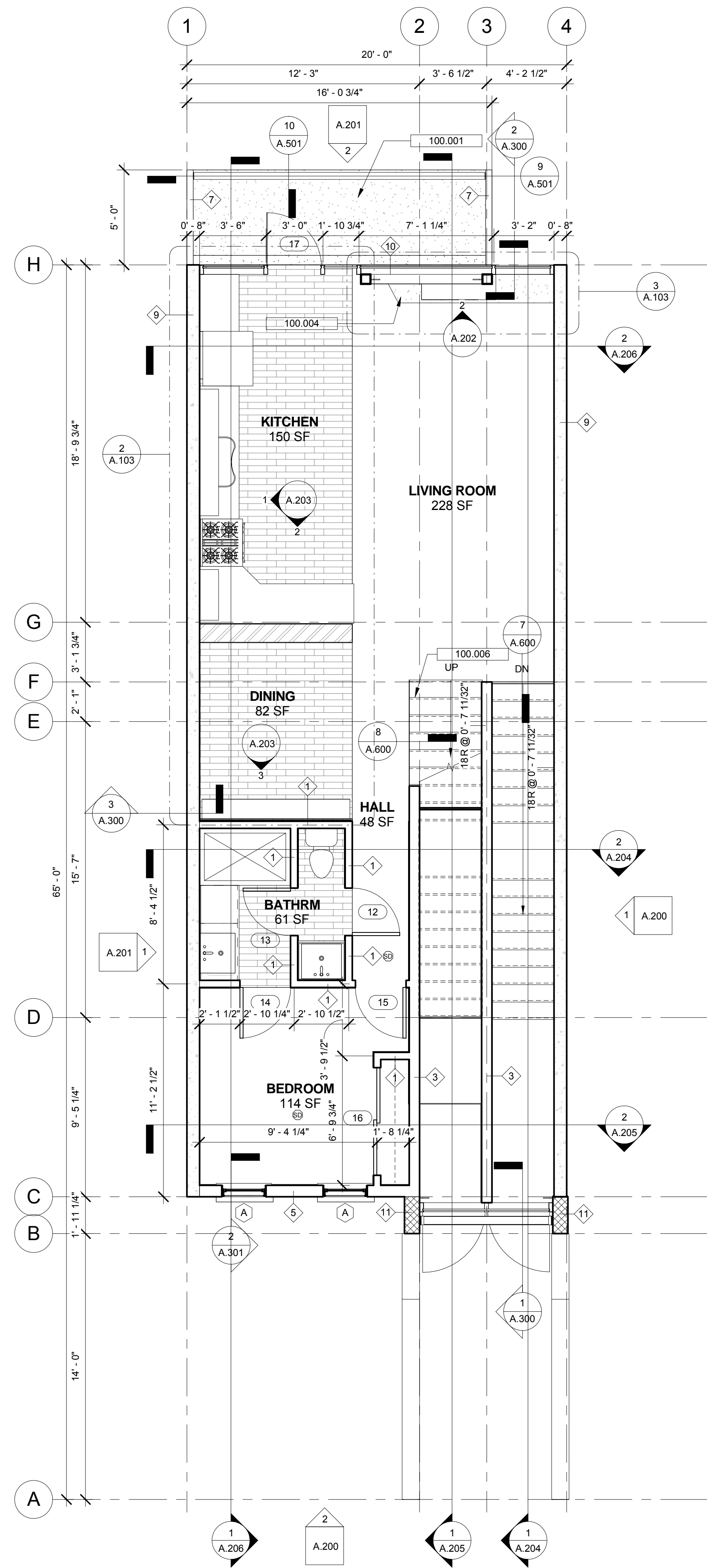
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FLOOR PLANS

**A.100**



Window Schedule				
Type	Height	Width	Head	Description
A	7' - 0"	2' - 4"	8' - 6"	Double Hung - Vent Units
B	5' - 2"	2' - 4"	6' - 8"	Double Hung - Vent Units

Door Schedule			
Mark	Height	Width	Type
1	6' - 8"	3' - 0"	36" x 80"
2	6' - 8"	3' - 0"	36" x 80"
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9	6' - 8"	2' - 10"	34" x 80"
10	6' - 8"	5' - 8"	68" x 80"
11	7' - 11 13/32"	3' - 2"	Curtain Wall Sgl Glass
12	6' - 8"	2' - 6"	30" x 80"
13	6' - 8"	2' - 6"	30" x 80"
14	7' - 0"	2' - 8"	32" x 84"
15	7' - 0"	2' - 8"	32" x 84"
16	6' - 8"	5' - 8"	68" x 80"
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20	6' - 8"	2' - 10"	34" x 80"
21	6' - 8"	2' - 4"	38" x 80"
22	6' - 8"	2' - 6"	30" x 80"

Keynote Legend	
Key Value	Keynote Text
100.001	Slope @ 1/4" / Ft. to Flr. Drain
100.004	Custom Blackened Steel Fireplace w/ Thru-wall Exhaust & Concrete Hearth.
100.005	36" A.F.F. Guardrail
100.006	Stair Treads Overlap Stepped Wall. Refer to Details.

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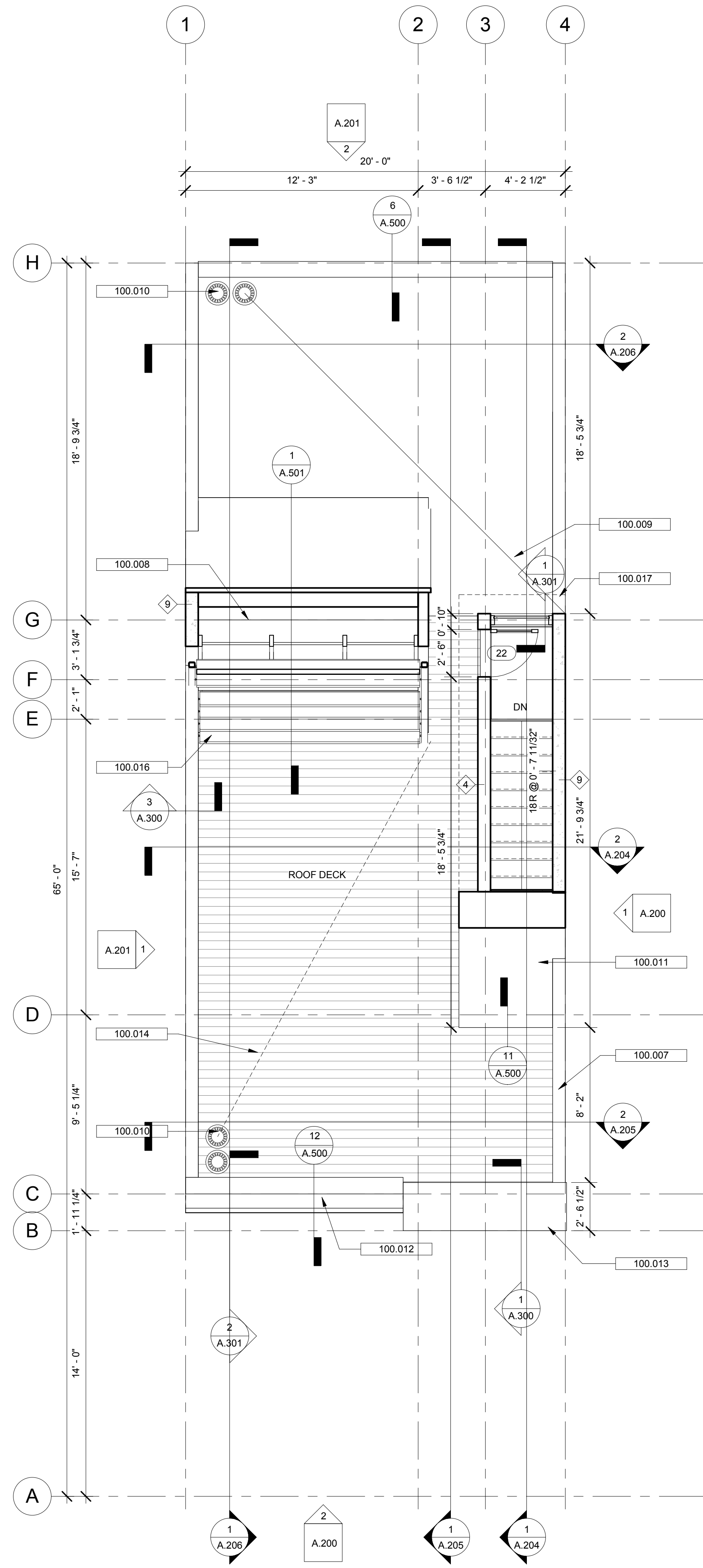
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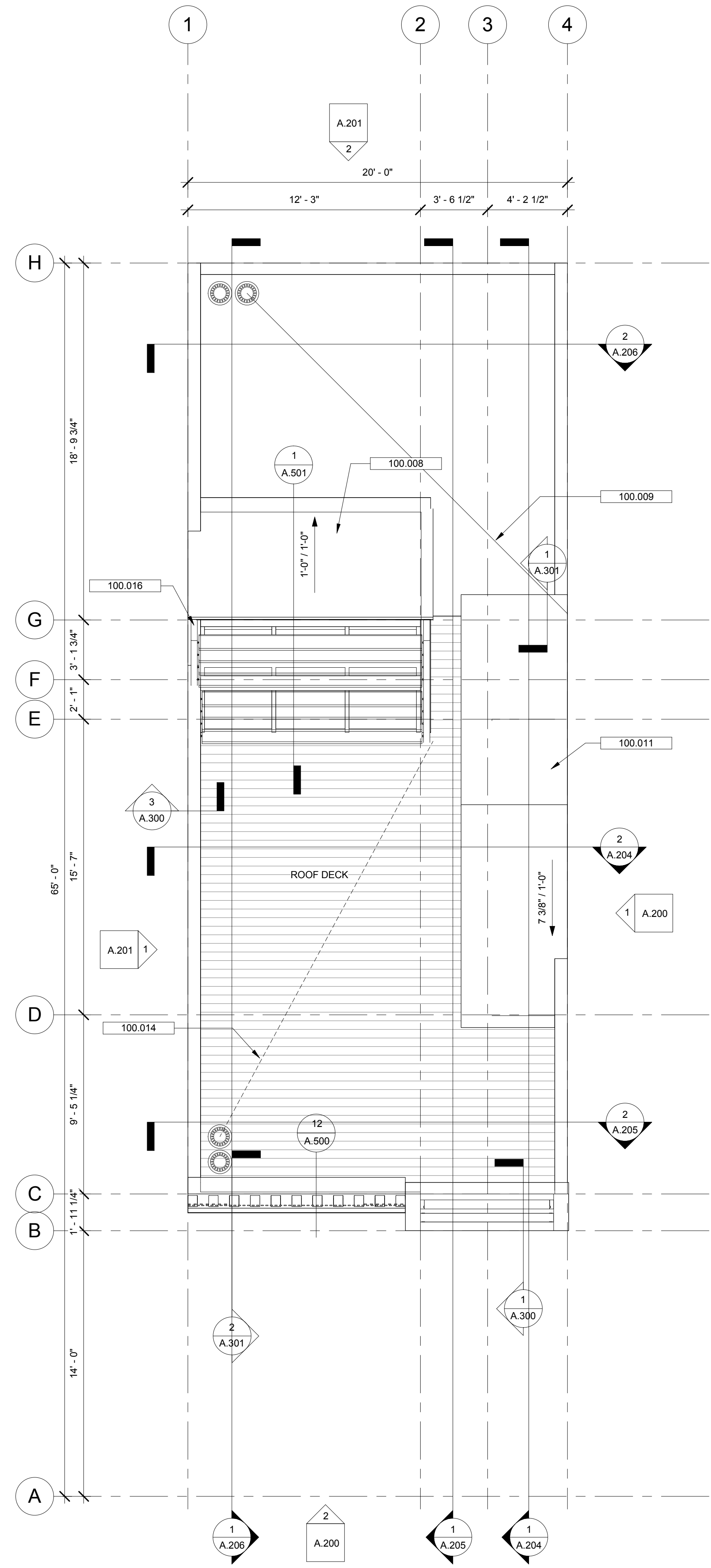
FLOOR PLANS

A.101





1 Roof Deck  
1/4" = 1'-0"



2 Roof Plan  
1/4" = 1'-0"

Window Schedule				
Type	Height	Width	Head	Description
A	7' - 0"	2' - 4"	8' - 6"	Double Hung - Vent Units
B	5' - 2"	2' - 4"	6' - 8"	Double Hung - Vent Units

Door Schedule			
Mark	Height	Width	Type
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20	6' - 8"	2' - 10"	34" x 80"
21	6' - 8"	2' - 4"	38" x 80"
22	6' - 8"	2' - 6"	30" x 80"

Keynote Legend	
Key Value	Keynote Text
100.007	Parapet 36" Abv. Roof Deck; Typ.
100.008	Light Monitor
100.009	Tapered Extruded Polystyrene Insulation w/ Roof Membrane; Slope at 1/4" / Ft. Min. to Roof Drain; Typ.
100.010	Roof Drain w/ Overflow
100.011	Sloping Roof of Stair Penthouse
100.012	Painted Wd. Cornice
100.013	Roof Abv. Entry
100.014	1x4 IPE Wd. Decking on Pedastals o/ Tapered Extruded Polystyrene Insulation w/ Roof Membrane; Slope at 1/4" / Ft. Min. to Roof Drain; Typ.
100.016	Mtl. Sunshade; Refer to Dtl's.
100.017	12" Ovchg. @ Roof Penthouse

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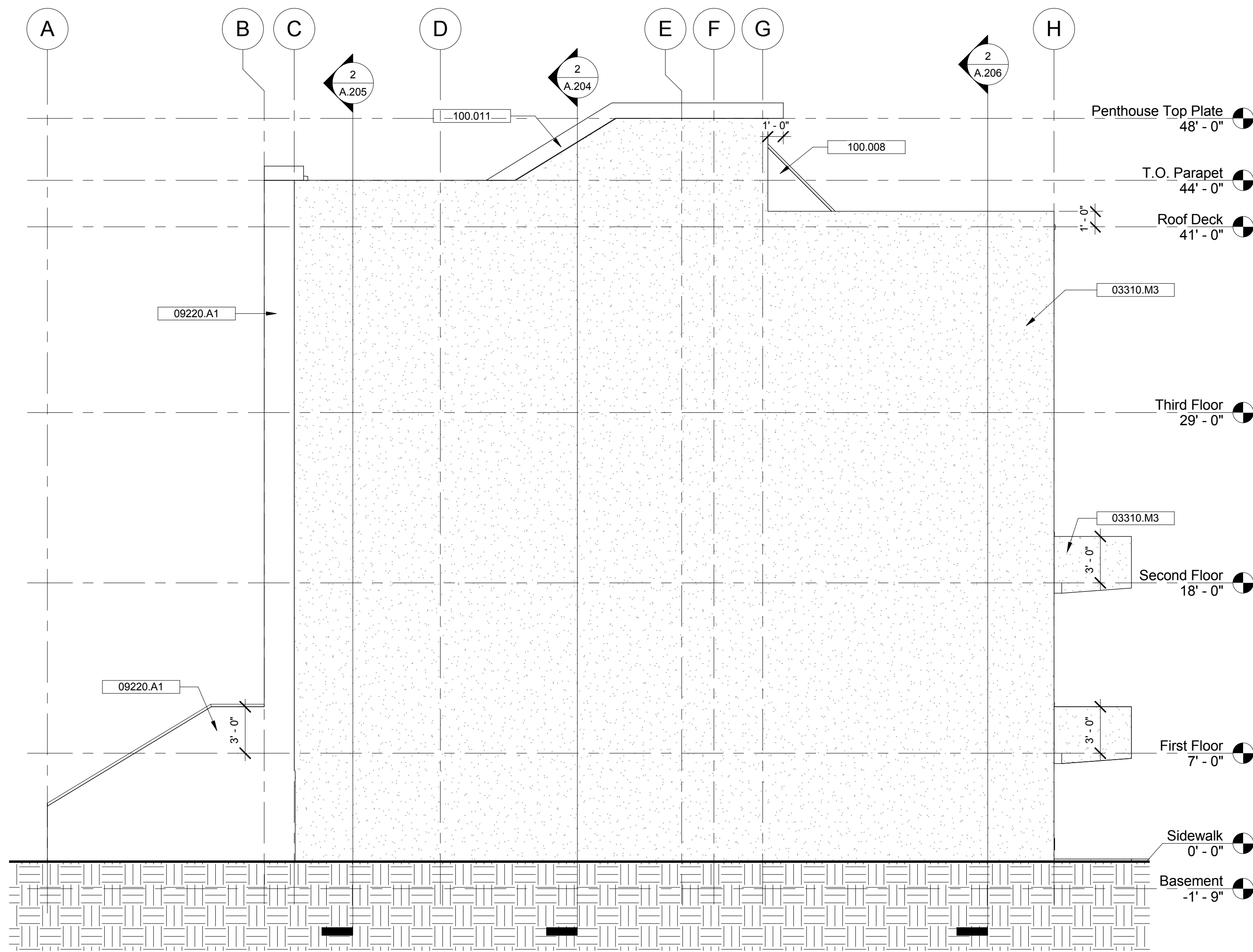
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FLOOR PLANS

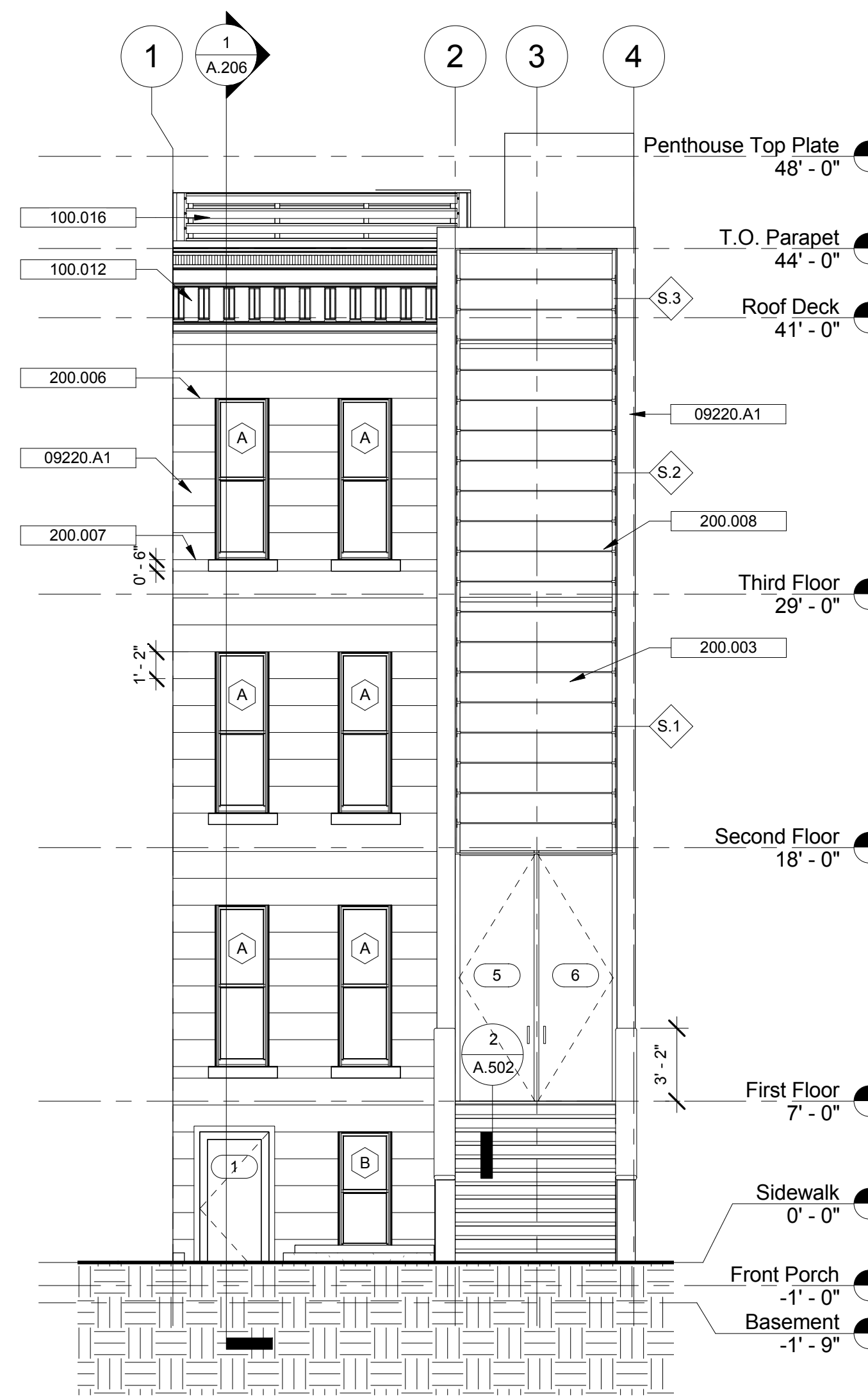
**A.102**







① East  
3/16" = 1'-0"



② South  
3/16" = 1'-0"

Window Schedule				
Type	Height	Width	Head	Description
A	7' - 0"	2' - 4"	8' - 6"	Double Hung - Vent Units
B	5' - 2"	2' - 4"	6' - 8"	Double Hung - Vent Units

Curtain Panel Schedule				
Mark	Area	Height	Width	Operation

N.1	2 SF	0' - 8 11/16"	3' - 2"	Fixed
N.2	1 SF	0' - 8 11/16"	1' - 8"	Fixed
N.3	11 SF	6' - 7 13/32"	1' - 8"	Fixed
N.4	29 SF	9' - 8 15/32"	2' - 11 13/32"	Fixed
N.5	13 SF	7' - 11 13/32"	1' - 8"	Fixed
N.6	25 SF	8' - 6 13/32"	2' - 11 13/32"	Fixed
N.7	3 SF	1' - 7 11/16"	1' - 8"	Awning
N.8	3 SF	1' - 0 17/32"	2' - 11 13/32"	Fixed
N.9	31 SF	10' - 7 1/2"	2' - 11 13/32"	Fixed
N.10	5 SF	1' - 7 11/16"	3' - 2"	Awning
N.11	5 SF	2' - 7 1/2"	1' - 9 1/4"	Awning
N.12	14 SF	7' - 11 13/32"	1' - 9 1/4"	Fixed
N.13	8 SF	2' - 7 1/2"	2' - 10 1/2"	Awning
N.14	9 SF	2' - 7 1/2"	3' - 3 3/32"	Awning
N.15	16 SF	4' - 9 1/4"	3' - 3 3/32"	Awning
N.16	10 SF	3' - 0 21/32"	3' - 3 3/32"	Fixed
N.17	29 SF	9' - 10 11/16"	2' - 11 13/32"	Fixed
N.18	69 SF	9' - 10 11/16"	6' - 11 3/4"	Fixed
N.19	5 SF	2' - 7 1/2"	1' - 9 1/4"	Awning
N.20	8 SF	2' - 7 1/2"	2' - 10 1/2"	Fixed
N.21	9 SF	2' - 7 1/2"	3' - 3 3/32"	Awning
N.22	13 SF	7' - 1 11/16"	1' - 9 1/4"	Fixed
N.23	21 SF	7' - 1 11/16"	2' - 10 1/2"	Fixed
N.24	23 SF	7' - 1 11/16"	3' - 3 3/32"	Fixed
N.25	53 SF			Fixed
R.1	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.2	12 SF	3' - 3"	3' - 7 27/32"	Fixed
R.3	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.4	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.5	12 SF	3' - 3"	3' - 7 27/32"	Fixed
R.6	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.7	6 SF	2' - 1 3/32"	2' - 11 1/4"	Fixed
R.8	6 SF	2' - 2 1/2"	2' - 11 1/4"	Awning
R.9	6 SF	2' - 1 13/32"	2' - 11 1/4"	Awning
S.1	73 SF	10' - 10 1/2"	6' - 8 1/4"	Fixed
S.2	73 SF	10' - 10 1/2"	6' - 8 1/4"	Fixed
S.3	27 SF	4' - 0 3/32"	6' - 8 1/4"	Fixed

Keynote Legend	
Key Value	Keynote Text

100.008	Light Monitor
100.011	Sloping Roof of Stair Penthouse
100.012	Painted Wd. Cornice
100.016	Mtl. Sunshade; Refer to Dtls.
200.003	Steel Cross-Bracing; Refer to Structural
200.006	Align w/ Window Head; Typ.
200.007	Align w/ Window Sill; Typ.
200.008	Plate Steel & Wd. Sunshade
03310.M3	Cast-in-Place Concrete Wall
09220.A1	3/4" Cement Plaster

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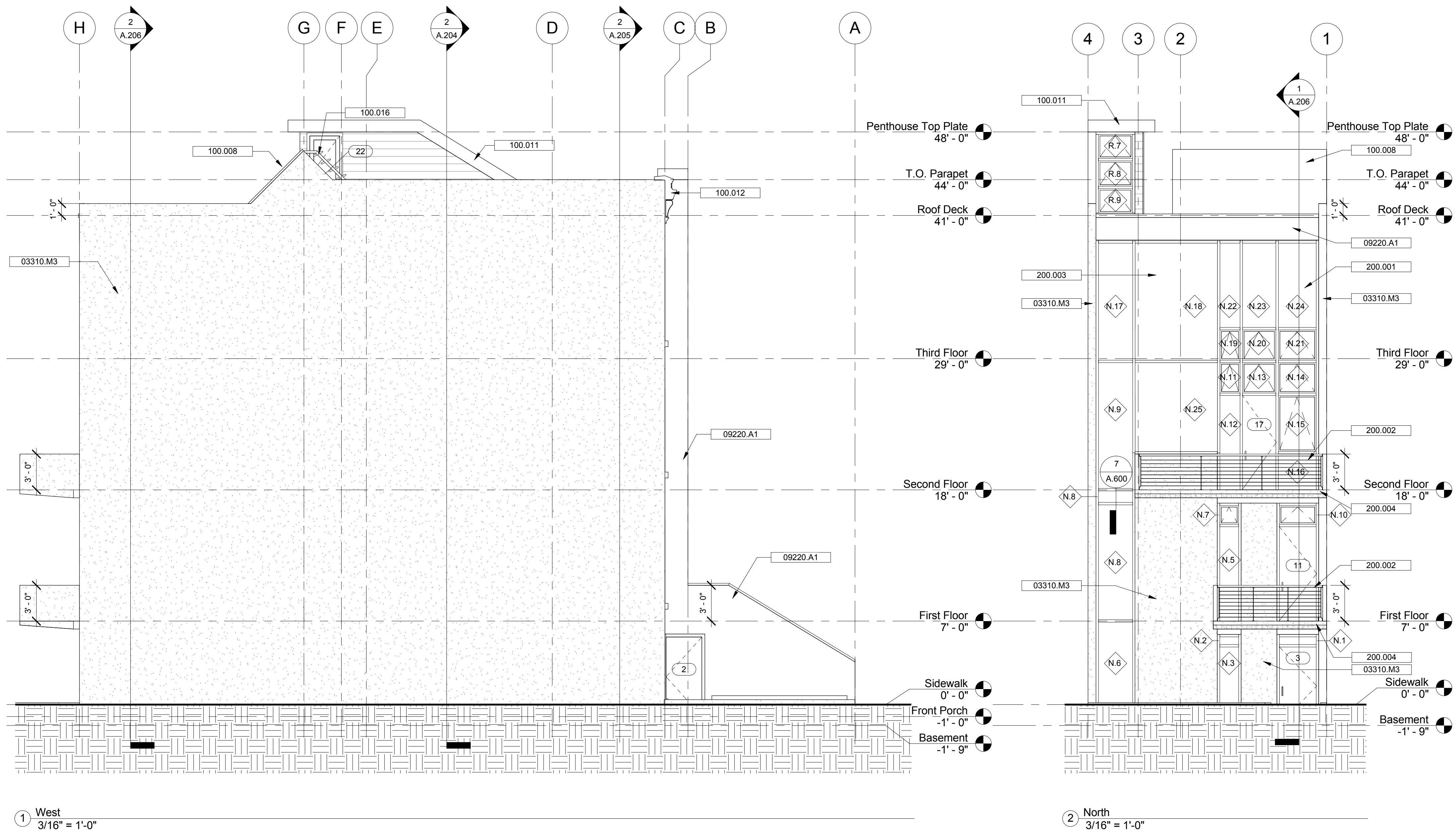
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50% DD SET  
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EXT ELEVATIONS

A.200



Window Schedule				
Type	Height	Width	Head	Description
A	7' - 0"	2' - 4"	8' - 6"	Double Hung - Vent Units
B	5' - 2"	2' - 4"	6' - 8"	Double Hung - Vent Units

Curtain Panel Schedule				
Mark	Area	Height	Width	Operation
N.1	2 SF	0' - 8 11/16"	3' - 2"	Fixed
N.2	1 SF	0' - 8 11/16"	1' - 8"	Fixed
N.3	11 SF	6' - 7 13/32"	1' - 8"	Fixed
N.4	29 SF	9' - 8 15/32"	2' - 11 13/32"	Fixed
N.5	13 SF	7' - 11 13/32"	1' - 8"	Fixed
N.6	25 SF	8' - 6 13/32"	2' - 11 13/32"	Fixed
N.7	3 SF	1' - 7 11/16"	1' - 8"	Awning
N.8	3 SF	1' - 0 17/32"	2' - 11 13/32"	Fixed
N.9	31 SF	10' - 7 1/2"	2' - 11 13/32"	Fixed
N.10	5 SF	1' - 7 11/16"	3' - 2"	Awning
N.11	5 SF	2' - 7 1/2"	1' - 9 1/4"	Awning
N.12	14 SF	7' - 11 13/32"	1' - 9 1/4"	Fixed
N.13	8 SF	2' - 7 1/2"	2' - 10 1/2"	Awning
N.14	9 SF	2' - 7 1/2"	3' - 3 3/32"	Awning
N.15	16 SF	4' - 9 1/4"	3' - 3 3/32"	Awning
N.16	10 SF	3' - 0 21/32"	3' - 3 3/32"	Fixed
N.17	29 SF	9' - 10 11/16"	2' - 11 13/32"	Fixed
N.18	69 SF	9' - 10 11/16"	6' - 11 3/4"	Fixed
N.19	5 SF	2' - 7 1/2"	1' - 9 1/4"	Awning
N.20	8 SF	2' - 7 1/2"	2' - 10 1/2"	Fixed
N.21	9 SF	2' - 7 1/2"	3' - 3 3/32"	Awning
N.22	13 SF	7' - 1 11/16"	1' - 9 1/4"	Fixed
N.23	21 SF	7' - 1 11/16"	2' - 10 1/2"	Fixed
N.24	23 SF	7' - 1 11/16"	3' - 3 3/32"	Fixed
N.25	53 SF			Fixed
R.1	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.2	12 SF	3' - 3"	3' - 7 27/32"	Fixed
R.3	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.4	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.5	12 SF	3' - 3"	3' - 7 27/32"	Fixed
R.6	12 SF	3' - 3"	3' - 6 19/32"	Fixed
R.7	6 SF	2' - 1 3/32"	2' - 11 1/4"	Fixed
R.8	6 SF	2' - 2 1/2"	2' - 11 1/4"	Awning
R.9	6 SF	2' - 1 13/32"	2' - 11 1/4"	Awning
S.1	73 SF	10' - 10 1/2"	6' - 8 1/4"	Fixed
S.2	73 SF	10' - 10 1/2"	6' - 8 1/4"	Fixed
S.3	27 SF	4' - 0 3/32"	6' - 8 1/4"	Fixed

Keynote Legend	
Key Value	Keynote Text
100.008	Light Monitor
100.011	Sloping Roof of Stair Penthouse
100.012	Painted Wd. Cornice
100.016	Mtl. Sunshade; Refer to Dtls.
200.001	Extruded Aluminum Curtain Wall
200.002	Stainless Steel Plate and Cable Guardrail w/ Wd. Top Rail
200.003	Steel Cross-Bracing; Refer to Structural
200.004	Precast Concrete Balcony
03310.M3	Cast-in-Place Concrete Wall
09220.A1	3/4" Cement Plaster

**nick ladd**

209 4th Avenue #2R  
Brooklyn, NY 11217  
347.829.6819  
nick@nickladd.com

**description**

Construction of new four-story mixed-use brownstone with (2) residential units and (1) ground floor office space.

**address**

142 President St.  
Brooklyn, NY 11217

**owner**

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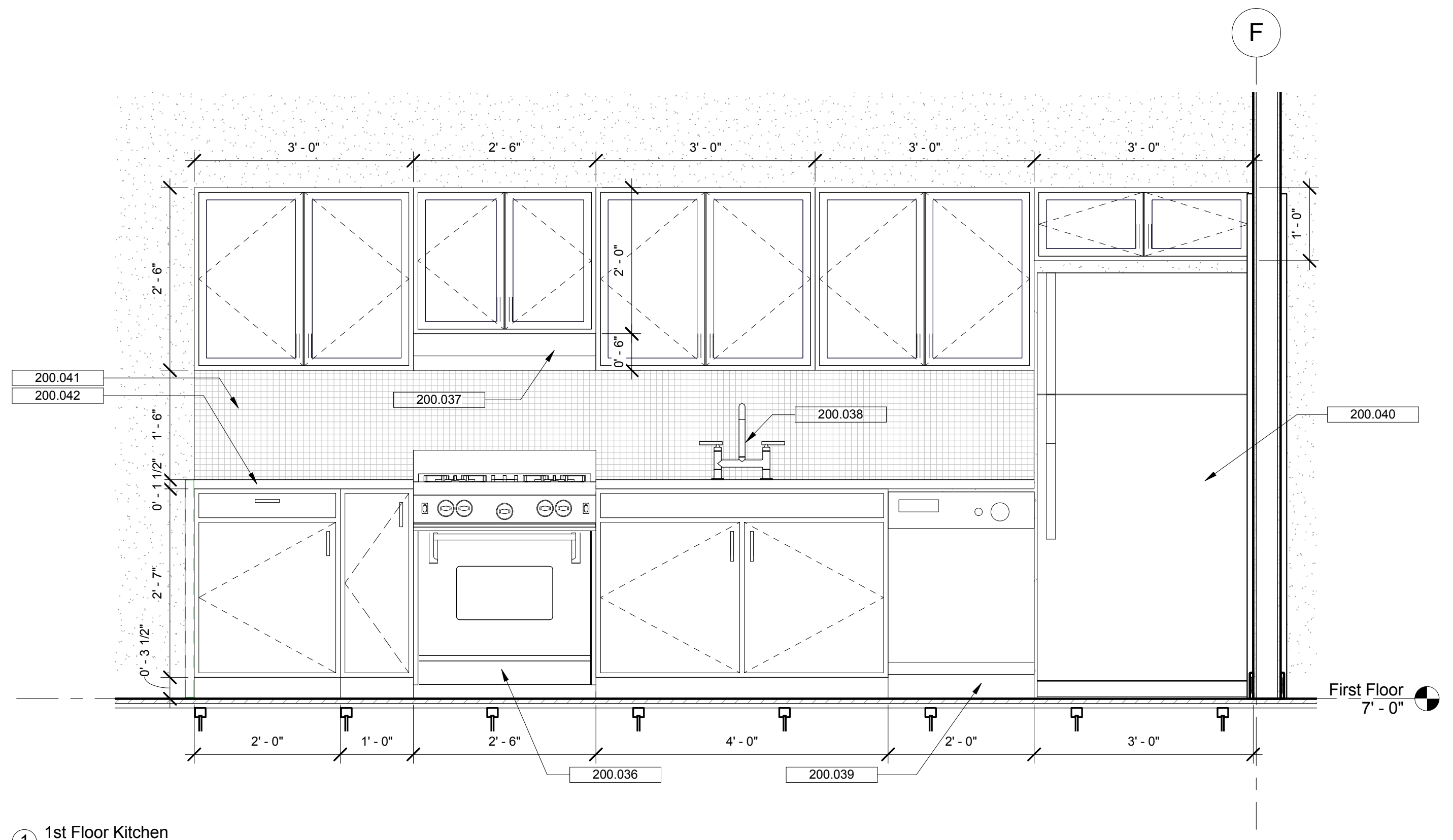
The Brooklyn Brownstone

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1/19/2013 5:19:03 PM

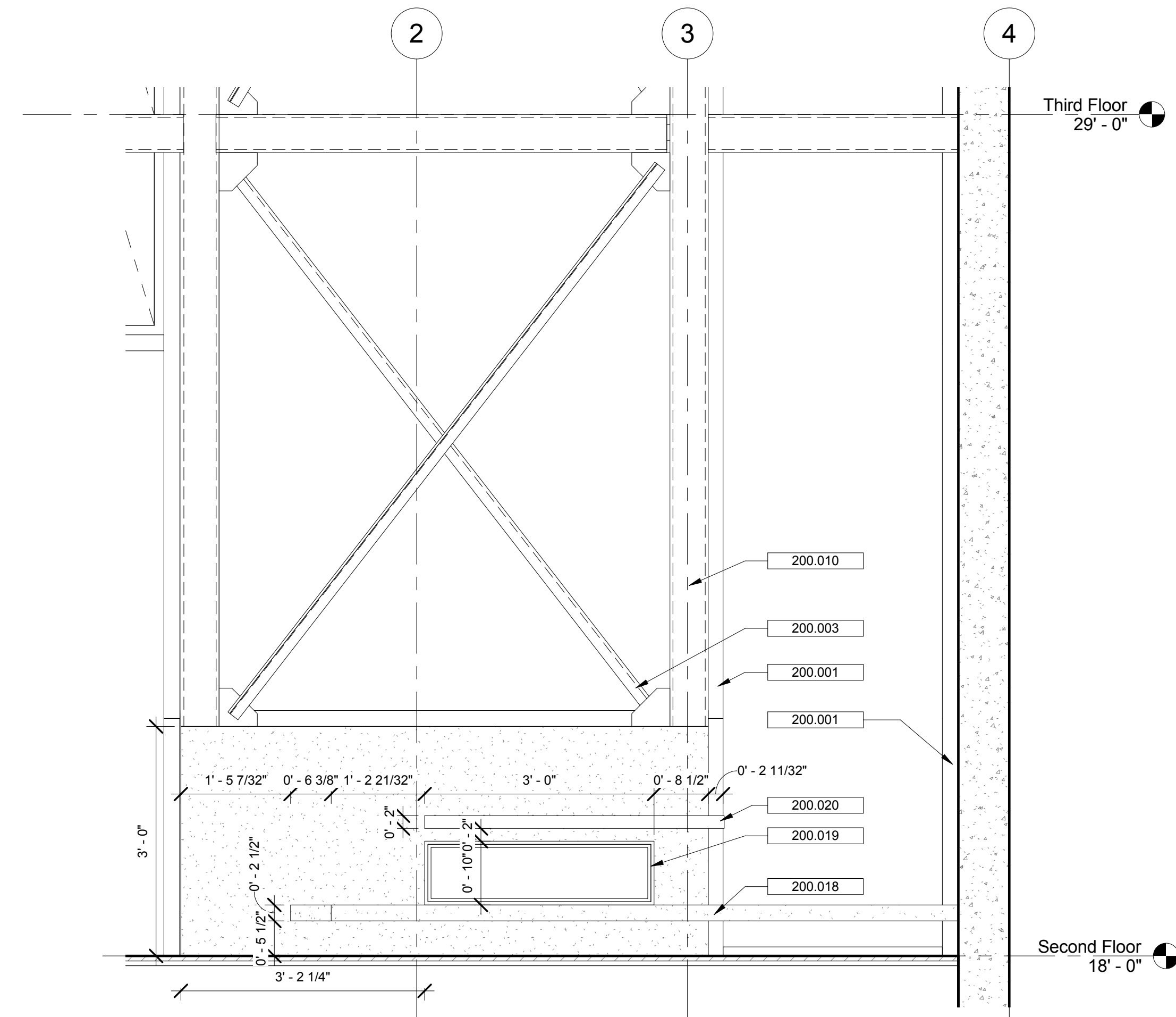
EXT ELEVATIONS

**A.201**

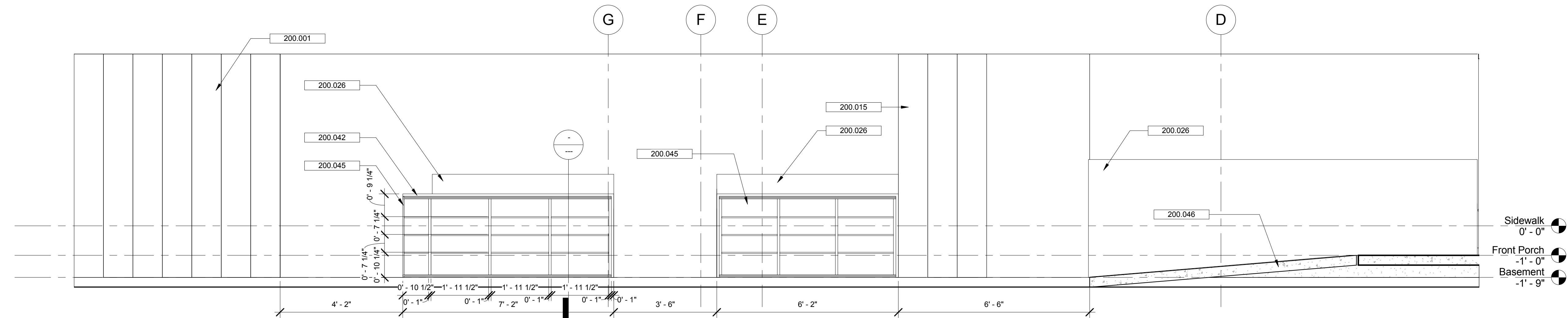




① 1st Floor Kitchen  
3/4" = 1'-0"



② 2nd Floor Fireplace Elevation  
3/4" = 1'-0"



③ Basement Desk Elevation  
1/2" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
200.001	Extruded Aluminum Curtain Wall
200.003	Steel Cross-Bracing; Refer to Structural
200.010	Steel Framing Per Structural
200.015	12" TemPered Channel Glass Enclosure
200.018	4" CIP Concrete Hearth
200.019	Blackened Steel Firebox w/ Thru-wall Vent
200.020	Wood Mantle
200.026	1/2" Blackened Steel Plate
200.036	Stove
200.037	Vent Hood
200.038	Faucet
200.039	Dishwasher
200.040	Refrigerator

Keynote Legend	
Key Value	Keynote Text
200.041	2" x 2" Ceramic Tile Backsplash
200.042	1 1/2" Marble Counter-top; Wrap at End to Floor
200.045	Plywood Bookcase and Desk System; See Shop Drawings
200.046	Ramp @ 1:12

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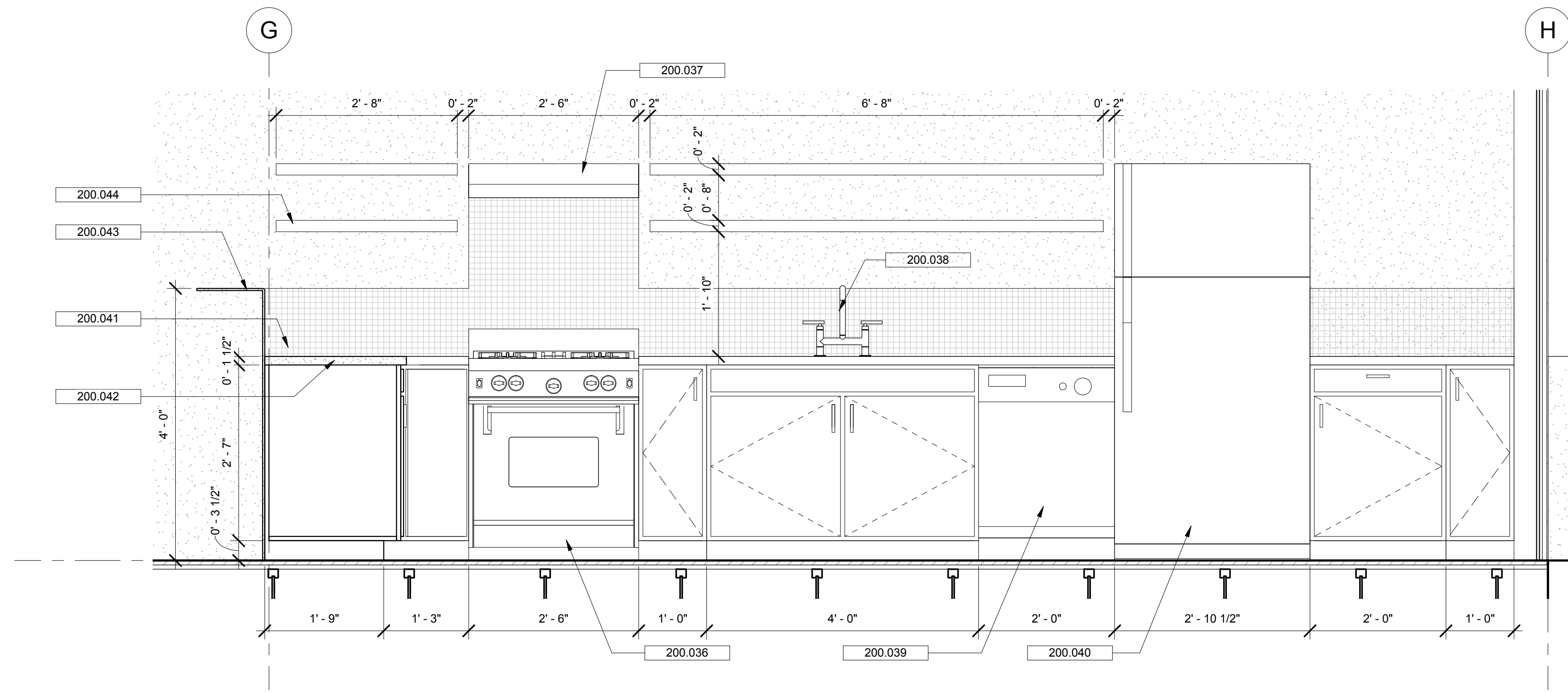
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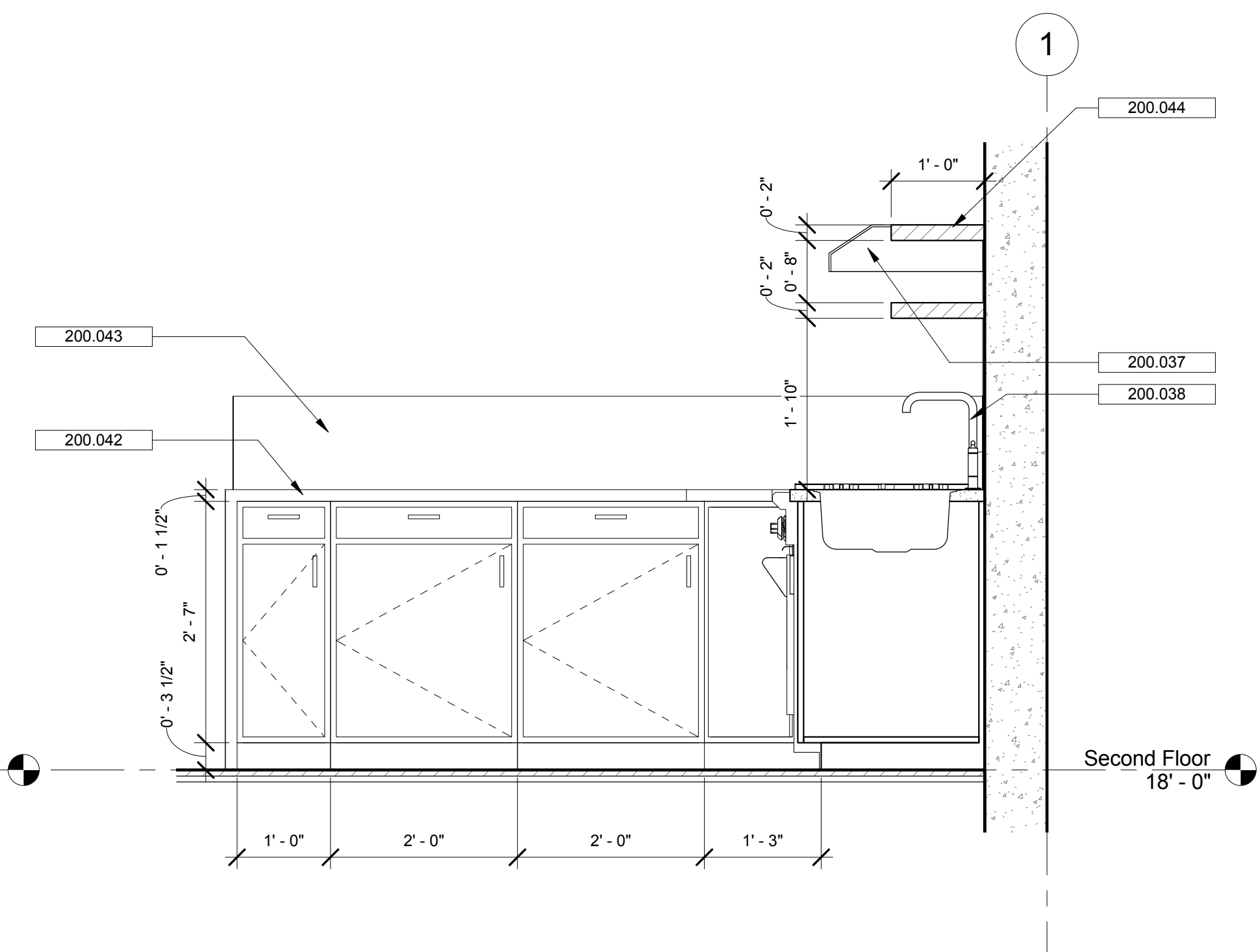
INT ELEVATIONS

**A.202**

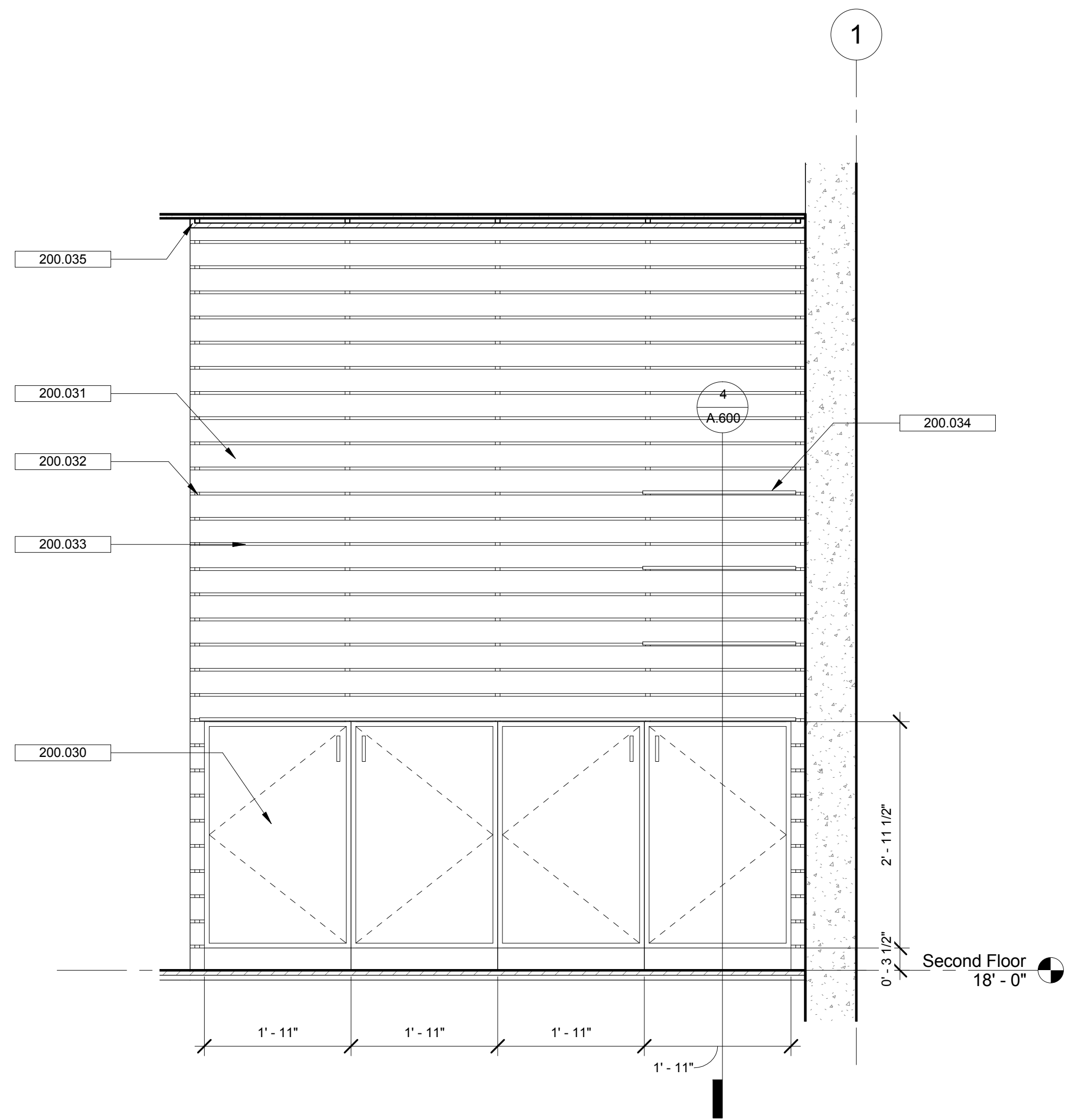




1 2nd Floor Kitchen West  
3/4" = 1'-0"



2 2nd Floor Kitchen South  
3/4" = 1'-0"



3 2nd Floor Dining Cabinetry  
3/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
200.030	Built in Mahogany Buffet w/ Blackened Steel Bar Top
200.031	1x4 Mahogany w/ 1/4" Reveals
200.032	1x1 Furring; Paint Black
200.033	Gypsum Wall Board Beyond; Paint Black
200.034	Blackened Steel Bent Plate Shelves; Every Third Board as Shown
200.035	Boards Miter and Wrap at Edges
200.036	Stove
200.037	Vent Hood
200.038	Faucet
200.039	Dishwasher
200.040	Refrigerator
200.041	2" x 2" Ceramic Tile Backsplash
200.042	1 1/2" Marble Counter-top; Wrap at End to Floor
200.043	1/2" Blackened Steel Plate Bent to Create UpPer Counter
200.044	2" x 12" Mahogany Shelves

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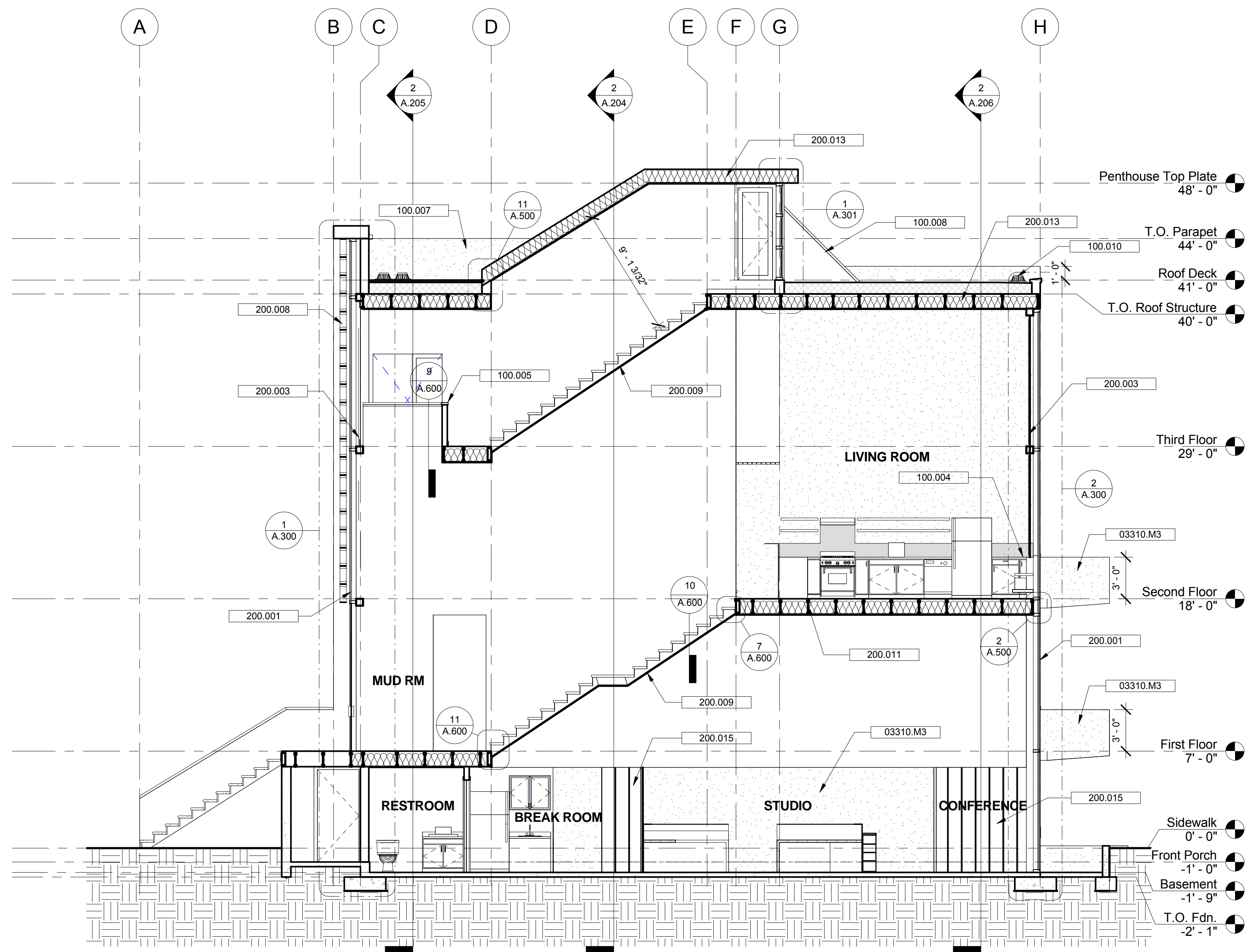
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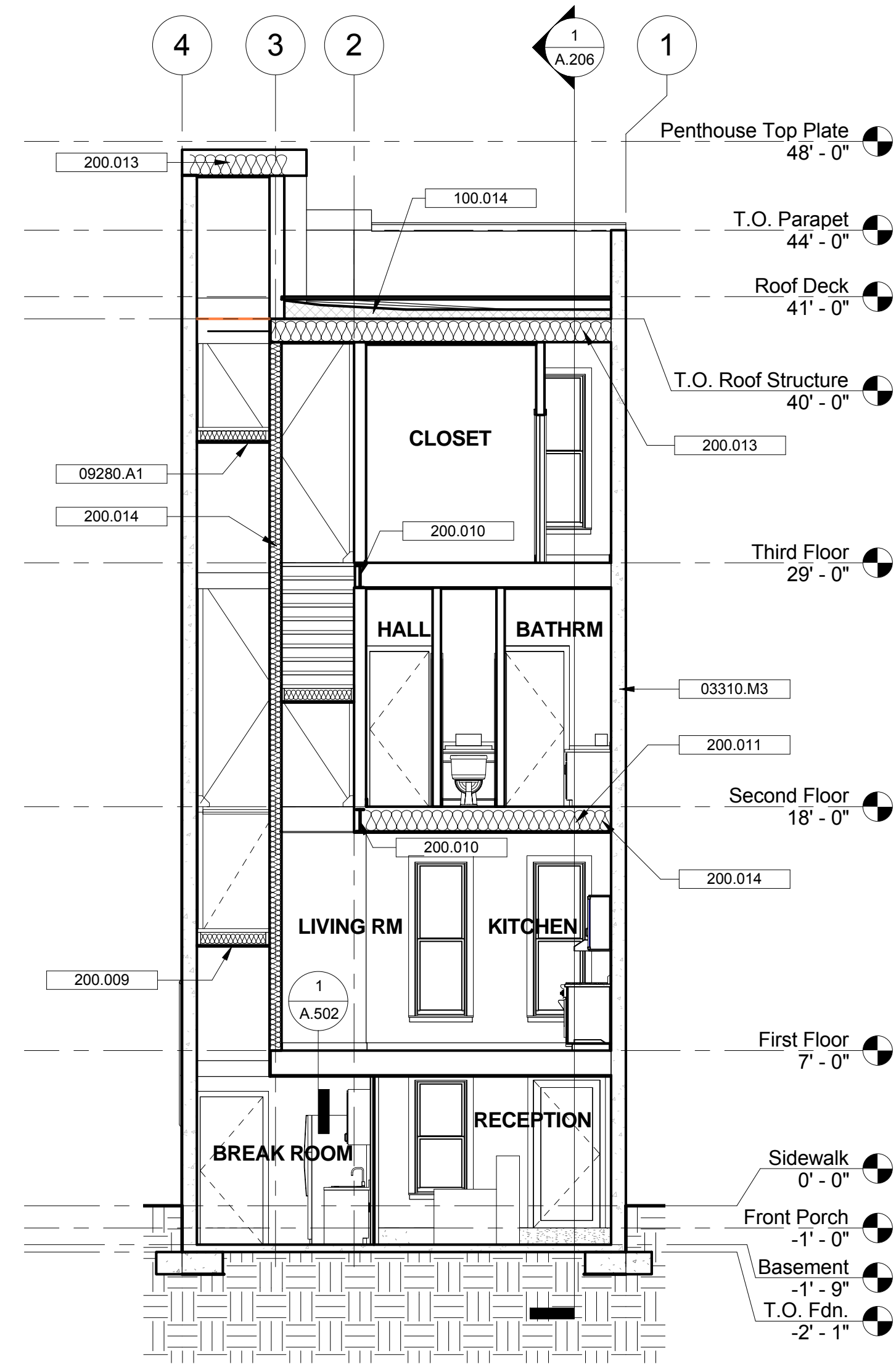
INT ELEVATIONS

**A.203**





1 N/S Section 1  
3/16" = 1'-0"



2 E/W Section 1  
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
100.004	Custom Blackened Steel Fireplace w/ Thru-wall Exhaust & Concrete Hearth.
100.005	36" A.F.F. Guardrail
100.007	Parapet 36" Abv. Roof Deck; Typ.
100.008	Light Monitor
100.010	Roof Drain w/ Overflow
100.014	1x4 IPE Wd. Decking on Pedastals o/ Tapered Extruded Polystyrene Insulation w/ Roof Membrane; Slope at 1/4" / Ft. Min. to Roof Drain; Typ.
200.001	Extruded Aluminum Curtain Wall
200.003	Steel Cross-Bracing; Refer to Structural
200.008	Plate Steel & Wd. Sunshade
200.009	(2) Layers 5/8" G.W.B. Under Stair; Typ.
200.010	Steel Framing Per Structural
200.011	Floor Framing Per Structural
200.013	R-38 Batt Insulation
200.014	Batt Sound Proofing; Typ. Between Unit Walls and Floors
200.015	12" TemPered Channel Glass Enclosure
03310.M3	Cast-in-Place Concrete Wall
09280.A1	1/2" Tile Backer Board

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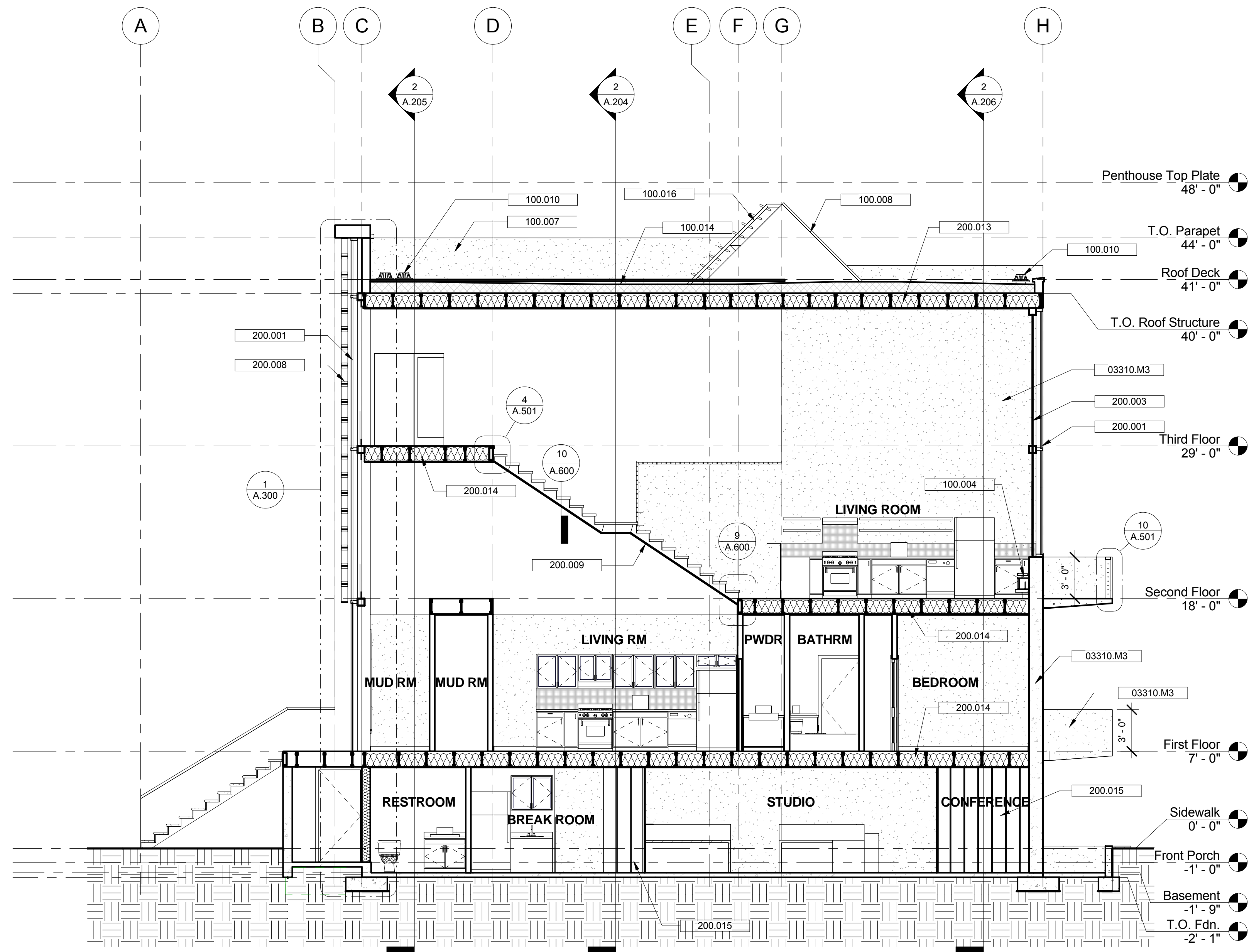
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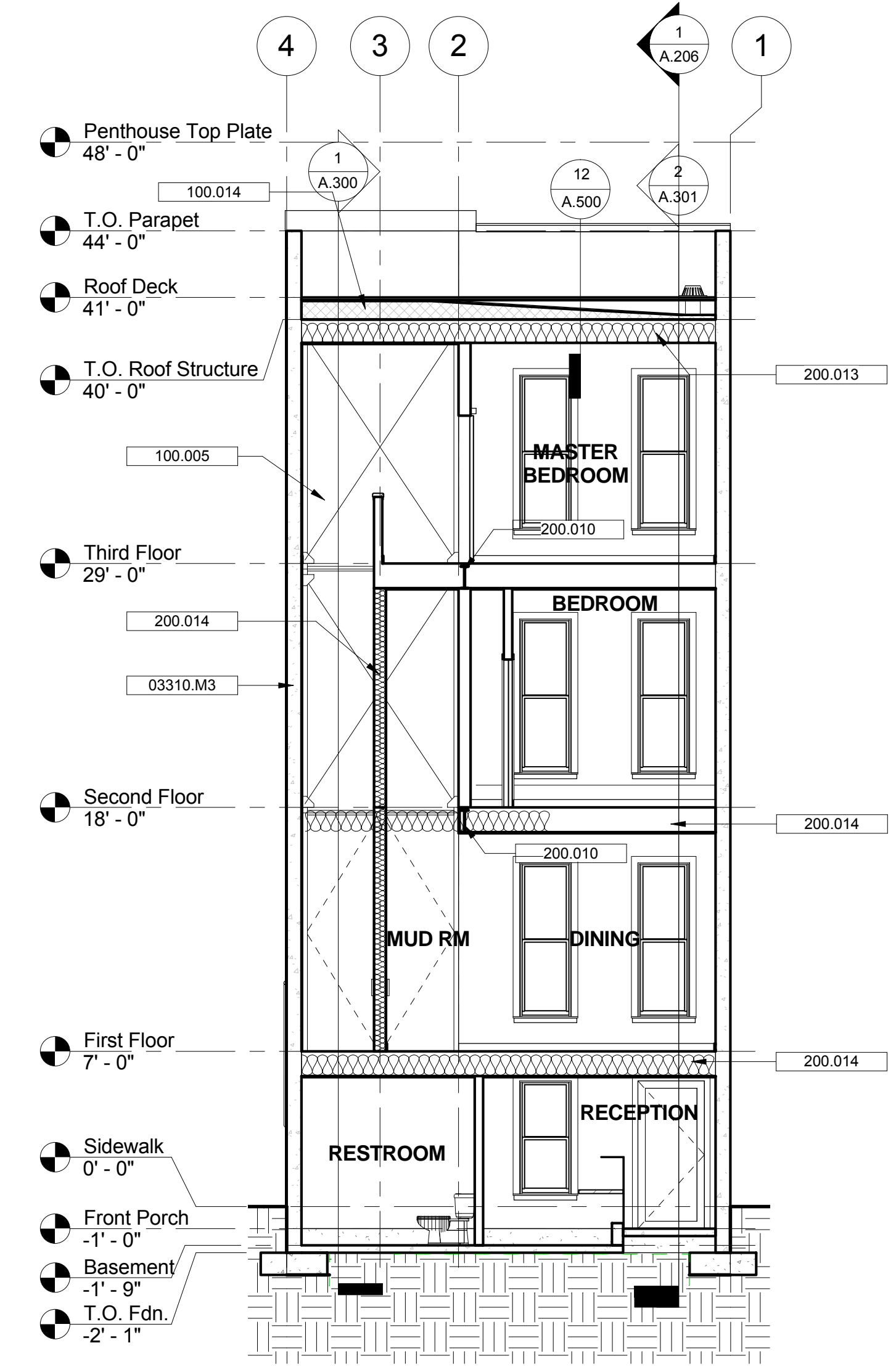
BLDG SECTIONS

A.204





1 N/S Section 2  
3/16" = 1'-0"



2 E/W Section 2  
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
100.004	Custom Blackened Steel Fireplace w/ Thru-wall Exhaust & Concrete Hearth.
100.005	36" A.F.F. Guardrail
100.007	Parapet 36" Abv. Roof Deck; Typ.
100.008	Light Monitor
100.010	Roof Drain w/ Overflow
100.014	1x4 IPE Wd. Decking on Pedastals o/ Tapered Extruded Polystyrene Insulation w/ Roof Membrane; Slope at 1/4" / Ft. Min. to Roof Drain; Typ.
100.016	Mtl. Sunshade; Refer to Dtl's.
200.001	Extruded Aluminum Curtain Wall
200.003	Steel Cross-Bracing; Refer to Structural
200.008	Plate Steel & Wd. Sunshade
200.009	(2) Layers 5/8" G.W.B. Under Stair; Typ.
200.010	Steel Framing Per Structural
200.012	1/2" Diameter Pipe Handrail @ Stairs; Typ.
200.013	R-38 Batt Insulation
200.014	Batt Sound Proofing; Typ. Between Unit Walls and Floors
200.015	12" TemPered Channel Glass Enclosure
03310.M3	Cast-in-Place Concrete Wall

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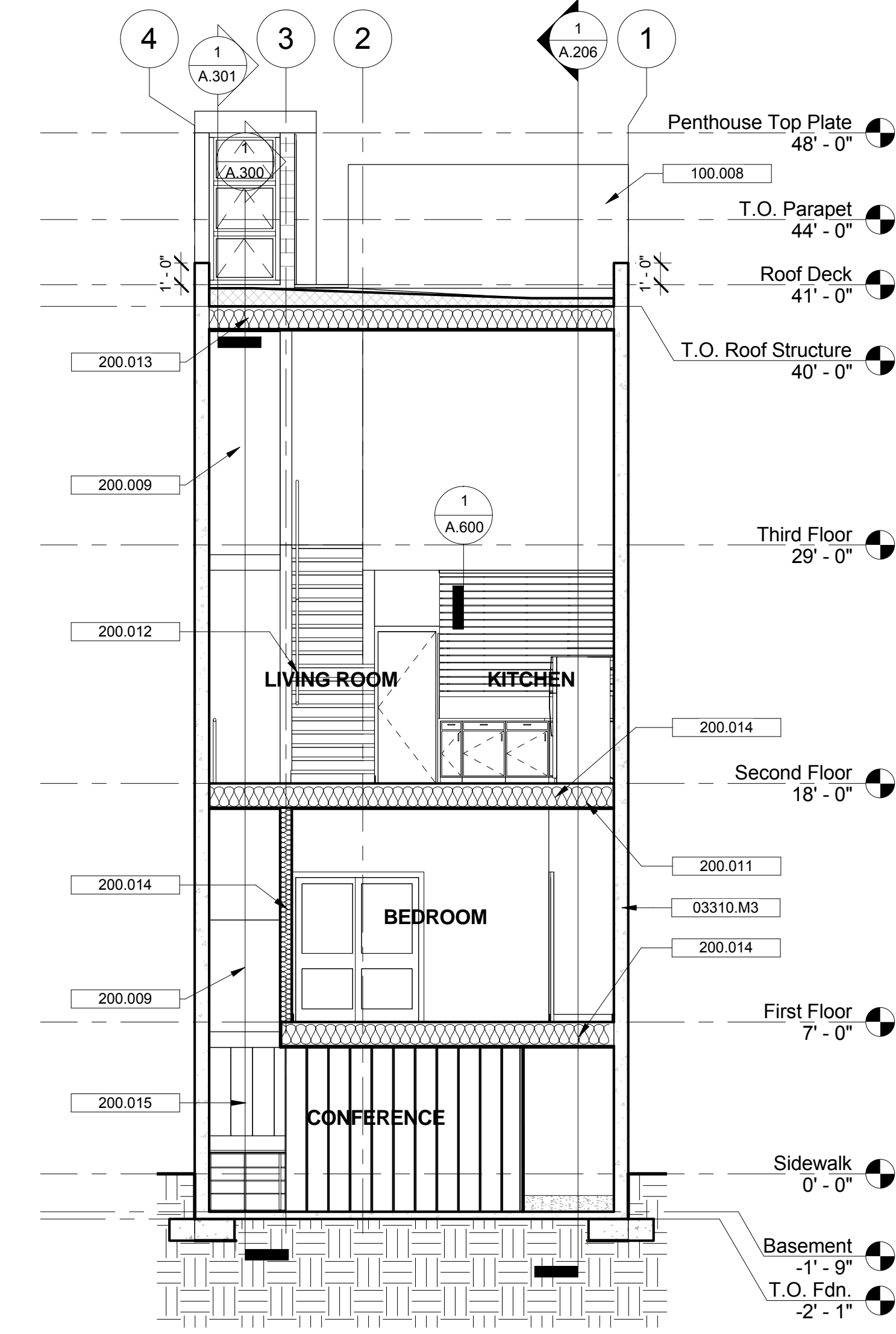
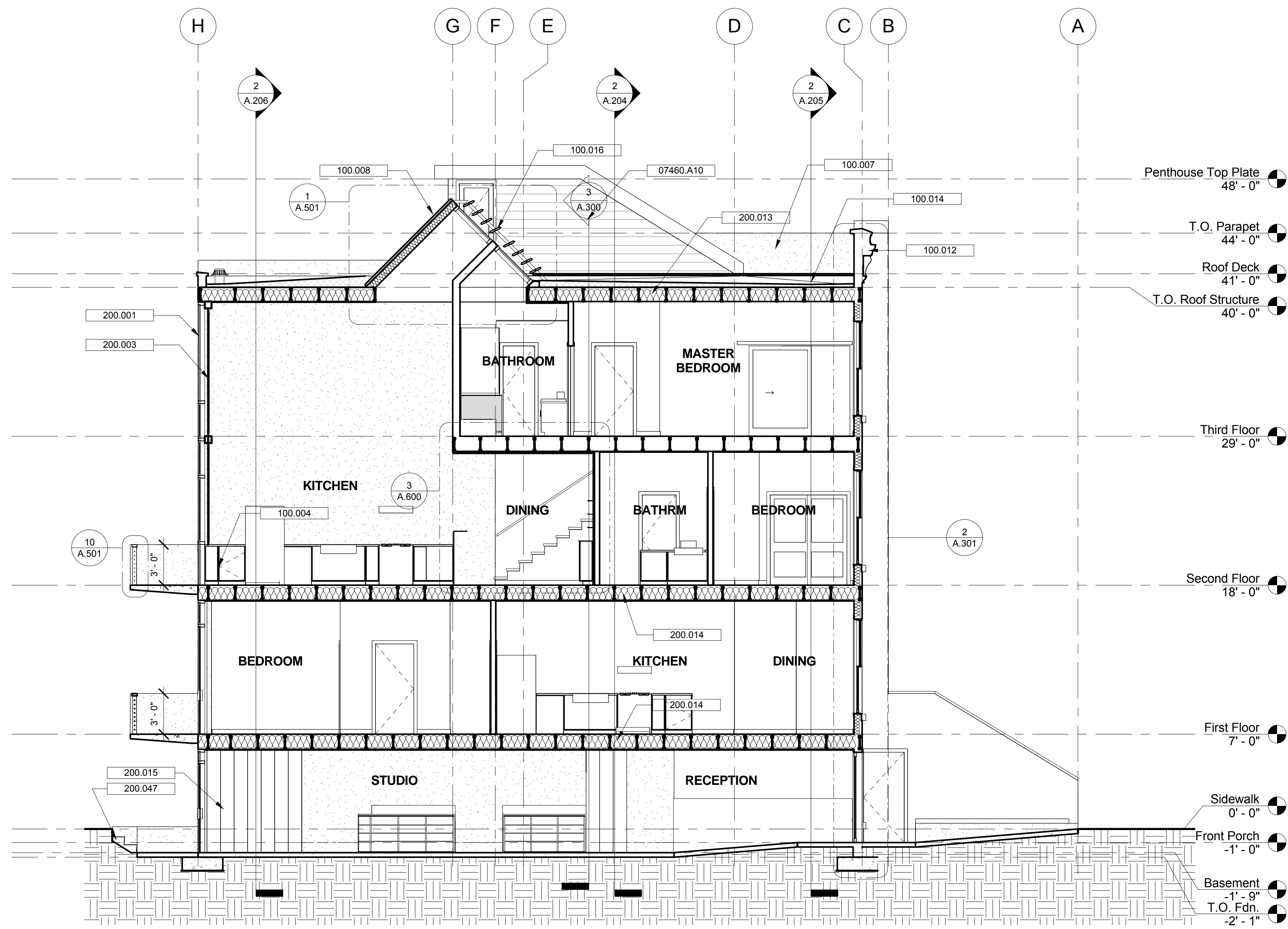
The Brooklyn Brownstone

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1/19/2013 5:19:09 PM

BLDG SECTIONS

A.205





① N/S Section 3  
3/16" = 1'-0"

② E/W Section 3  
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
100.004	Custom Blackened Steel Fireplace w/ Thru-wall Exhaust & Concrete Hearth.
100.007	Parapet 36" Abv. Roof Deck; Typ.
100.008	Light Monitor
100.012	Painted Wd. Cornice
100.014	1x4 IPE Wd. Decking on Pedastals o/ Tapered Extruded Polystyrene Insulation w/ Roof Membrane; Slope at 1/4" / Ft. Min. to Roof Drain; Typ.
100.016	Mtl. Sunshade; Refer to Dtls.
200.001	Extruded Aluminum Curtain Wall
200.003	Steel Cross-Bracing; Refer to Structural
200.009	(2) Layers 5/8" G.W.B. Under Stair; Typ.
200.011	Floor Framing Per Structural
200.012	1/2" Diameter Pipe Handrail @ Stairs; Typ.
200.013	R-38 Batt Insulation
200.014	Batt Sound Proofing; Typ. Between Unit Walls and Floors
200.015	12" TemPered Channel Glass Enclosure
200.047	Concrete Stair on Grade
03310.M3	Cast-in-Place Concrete Wall
07460.A10	1 1/2" Extruded Aluminum Siding o/ Vinyl Battens

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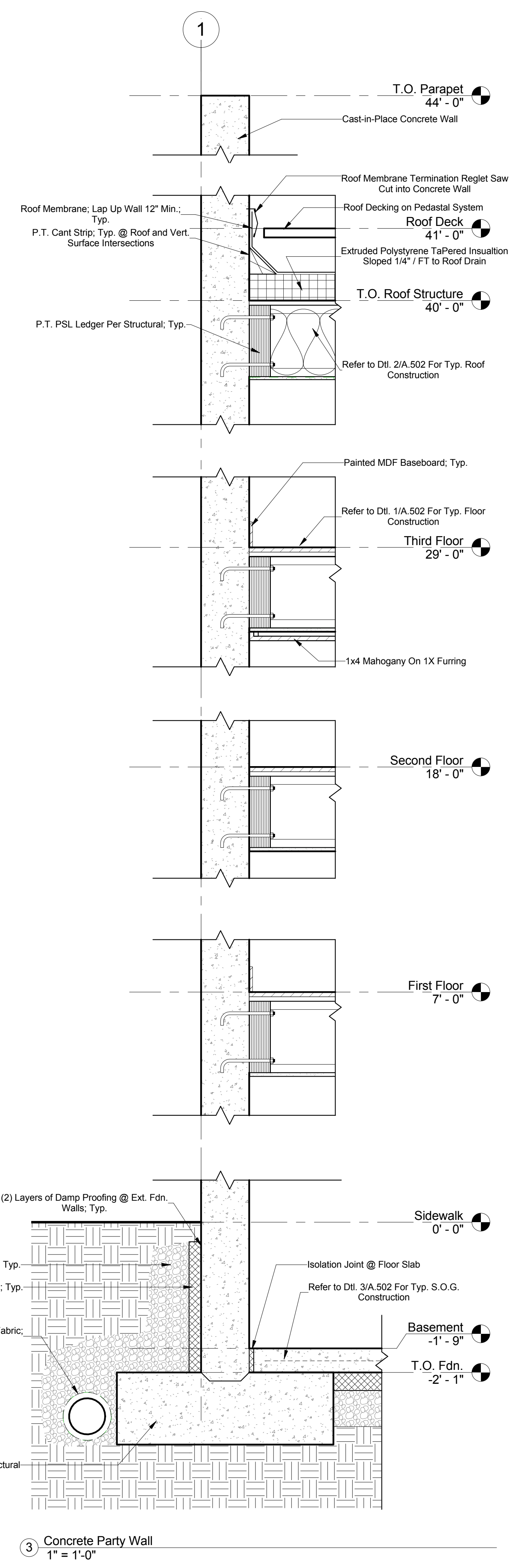
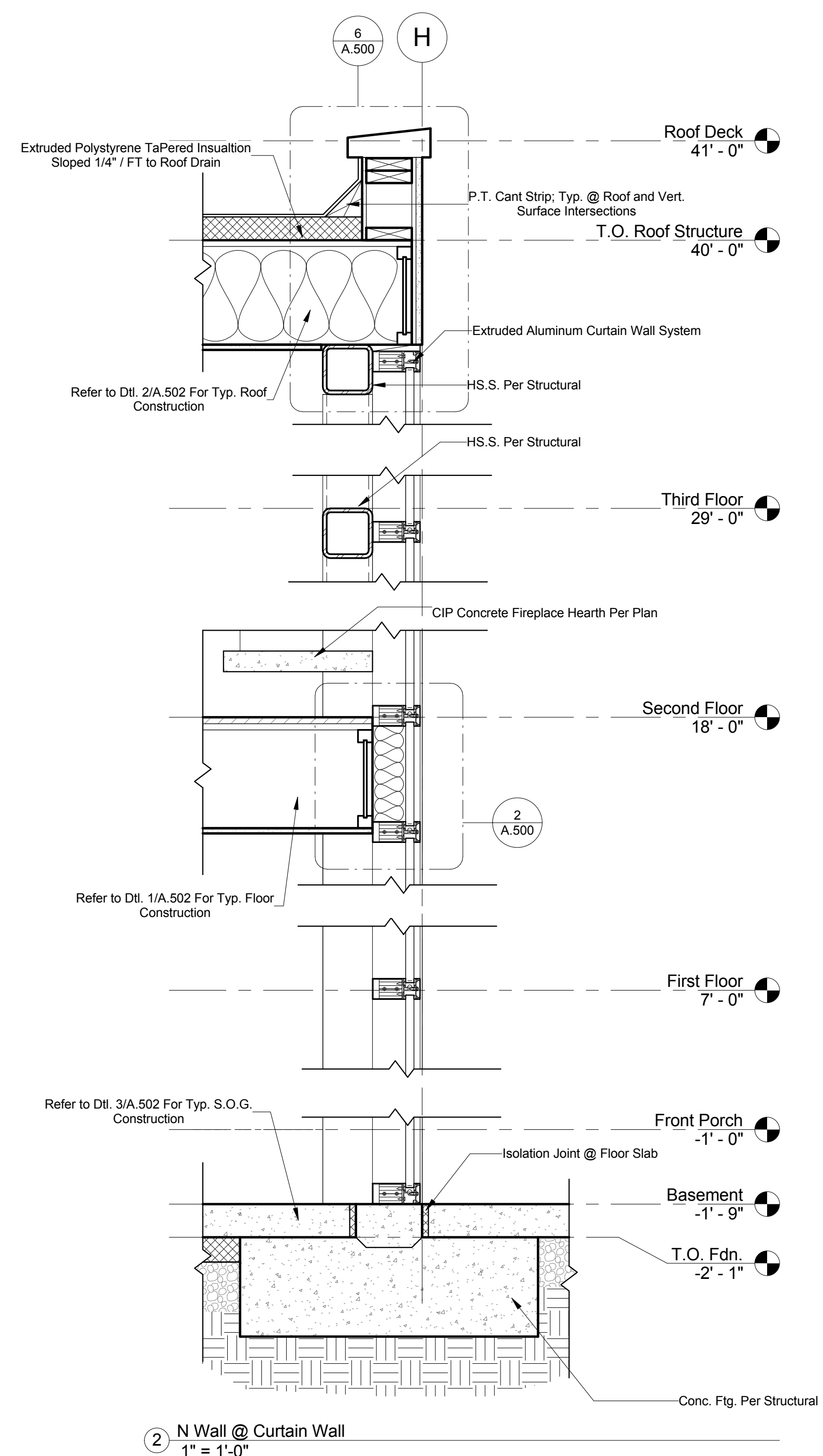
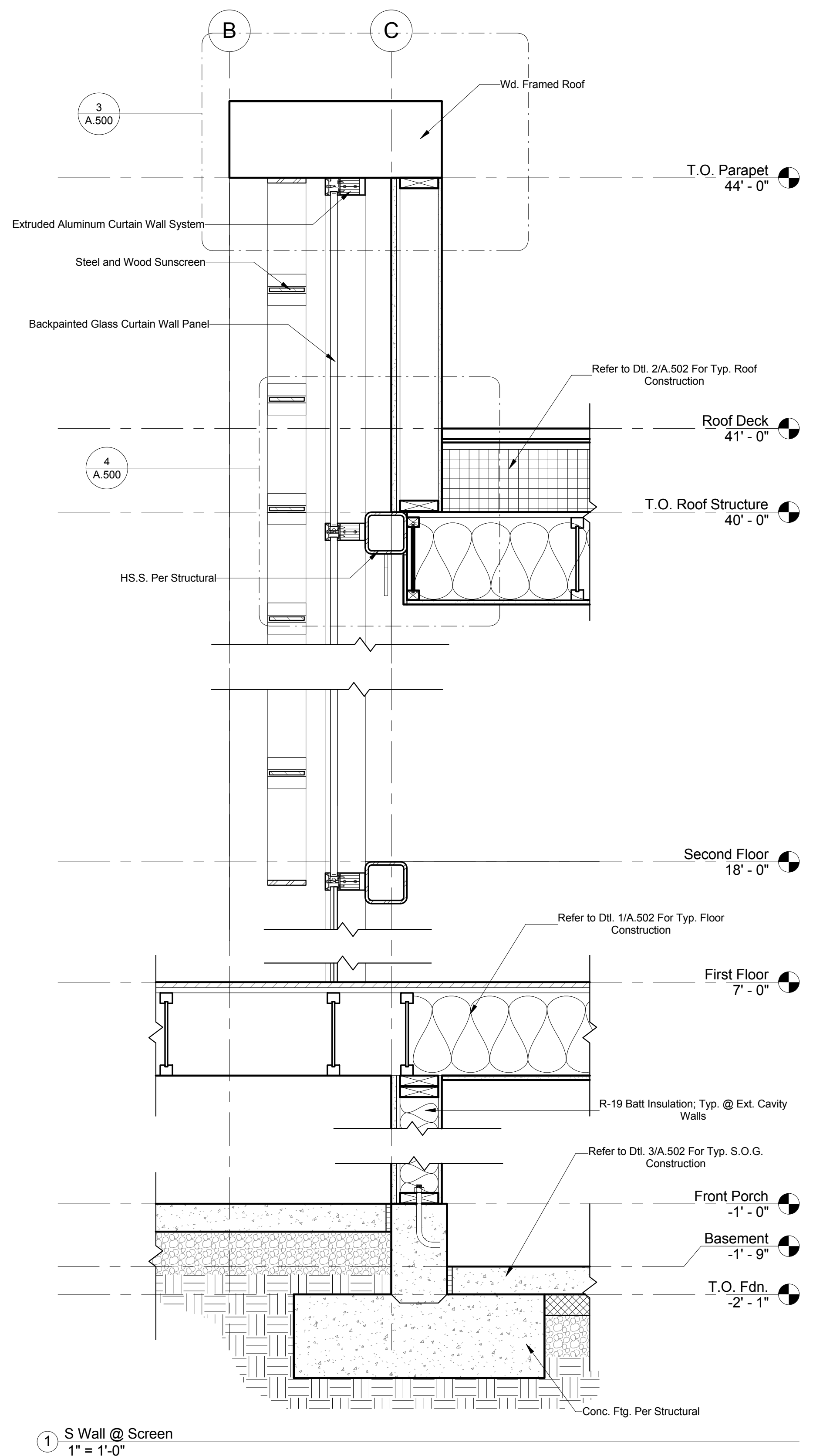
The Brooklyn Brownstone

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1/19/2013 5:19:10 PM

BLDG SECTIONS

A.206





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**description**  
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**address**  
142 President St.  
Brooklyn, NY 11217

**owner**  
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nick@nickladd.com

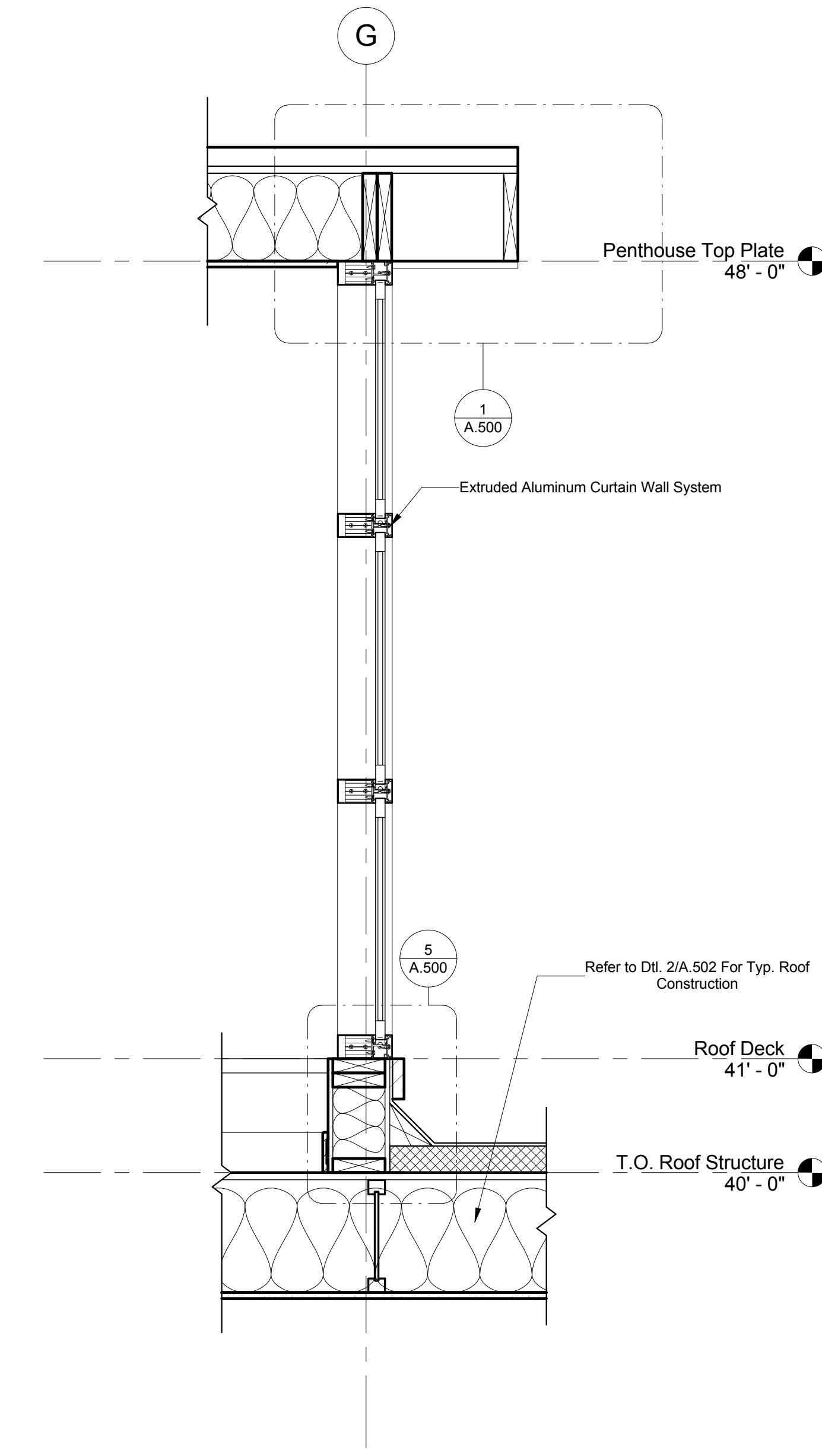
The Brooklyn Brownstone

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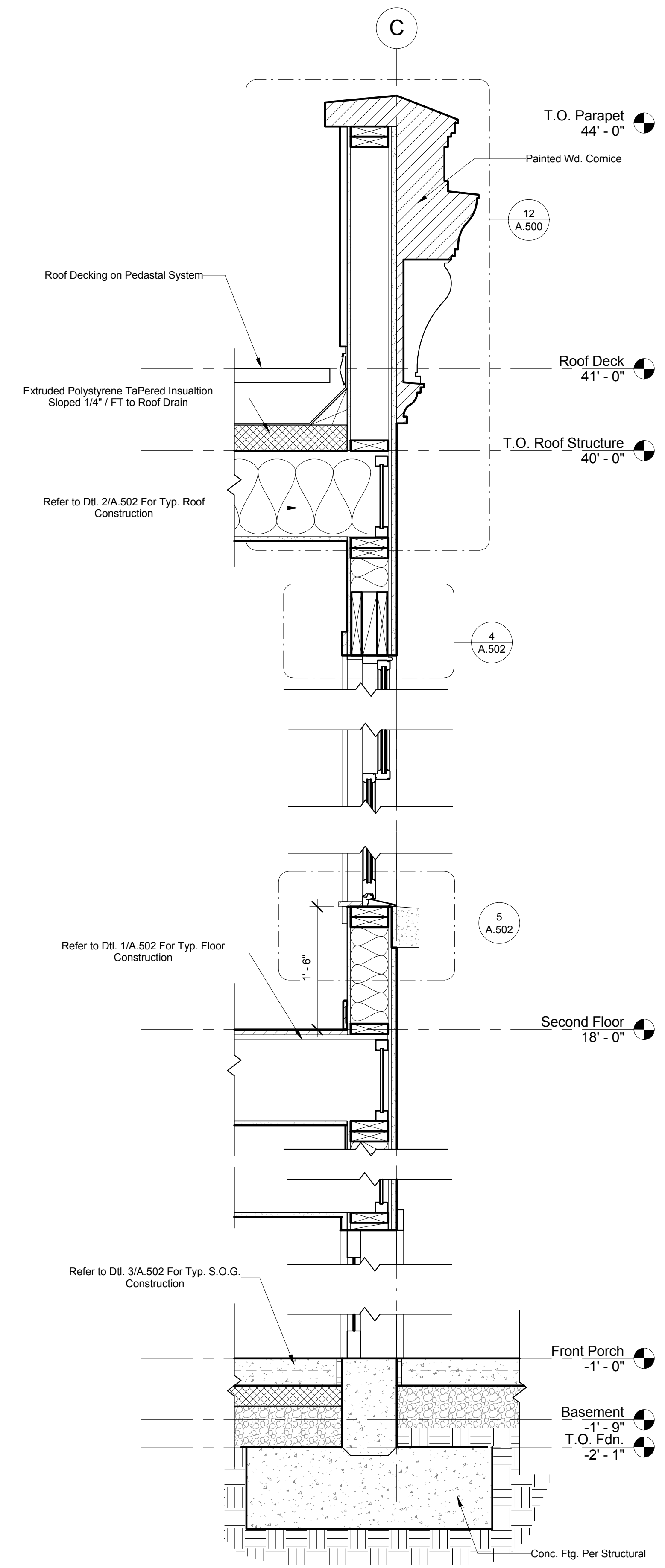
WALL SECTIONS

**A.300**





1 N Wall @ Penthouse  
1" = 1'-0"



2 S Wall @ Framed Wall  
1" = 1'-0"

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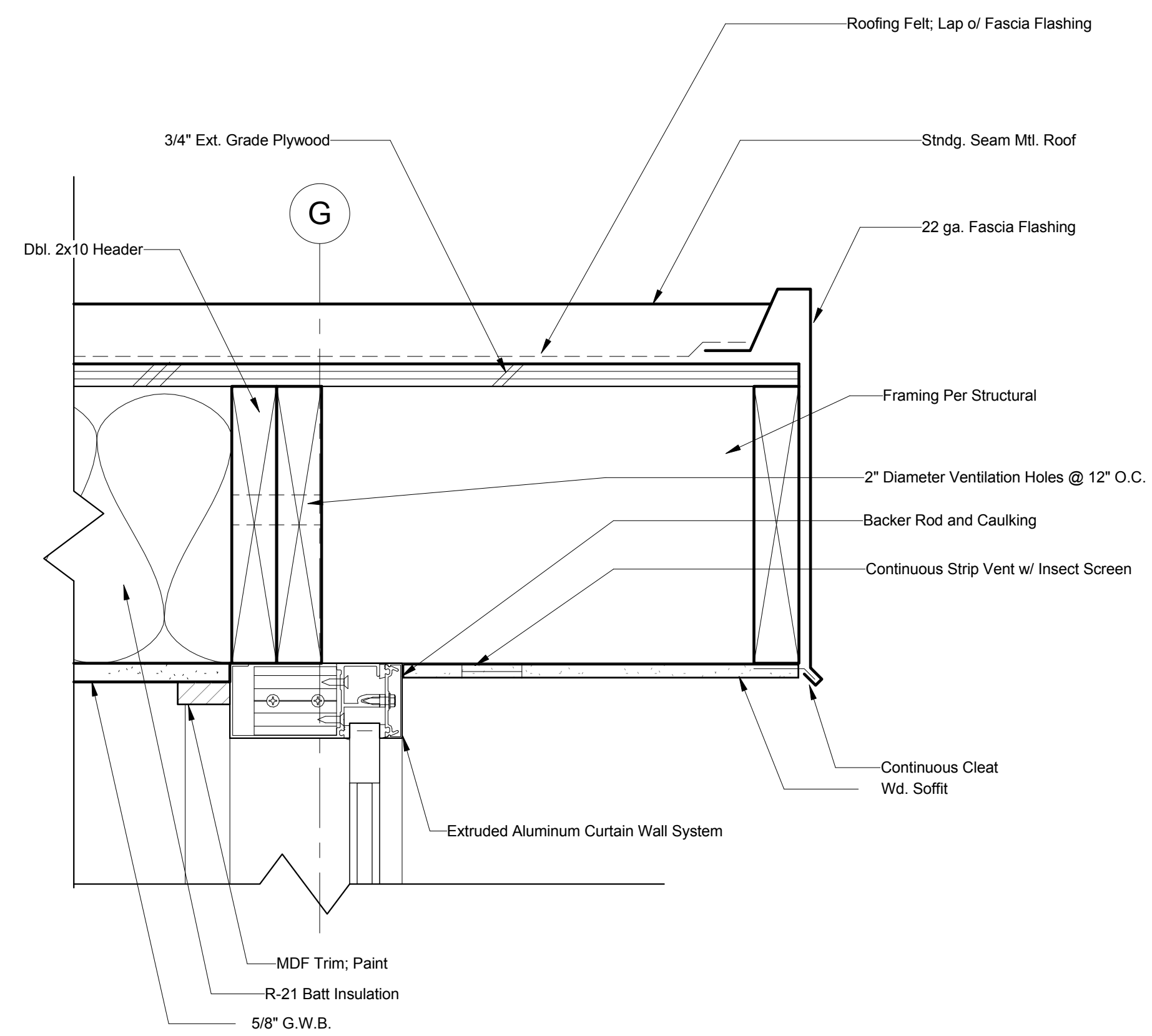
The Brooklyn Brownstone

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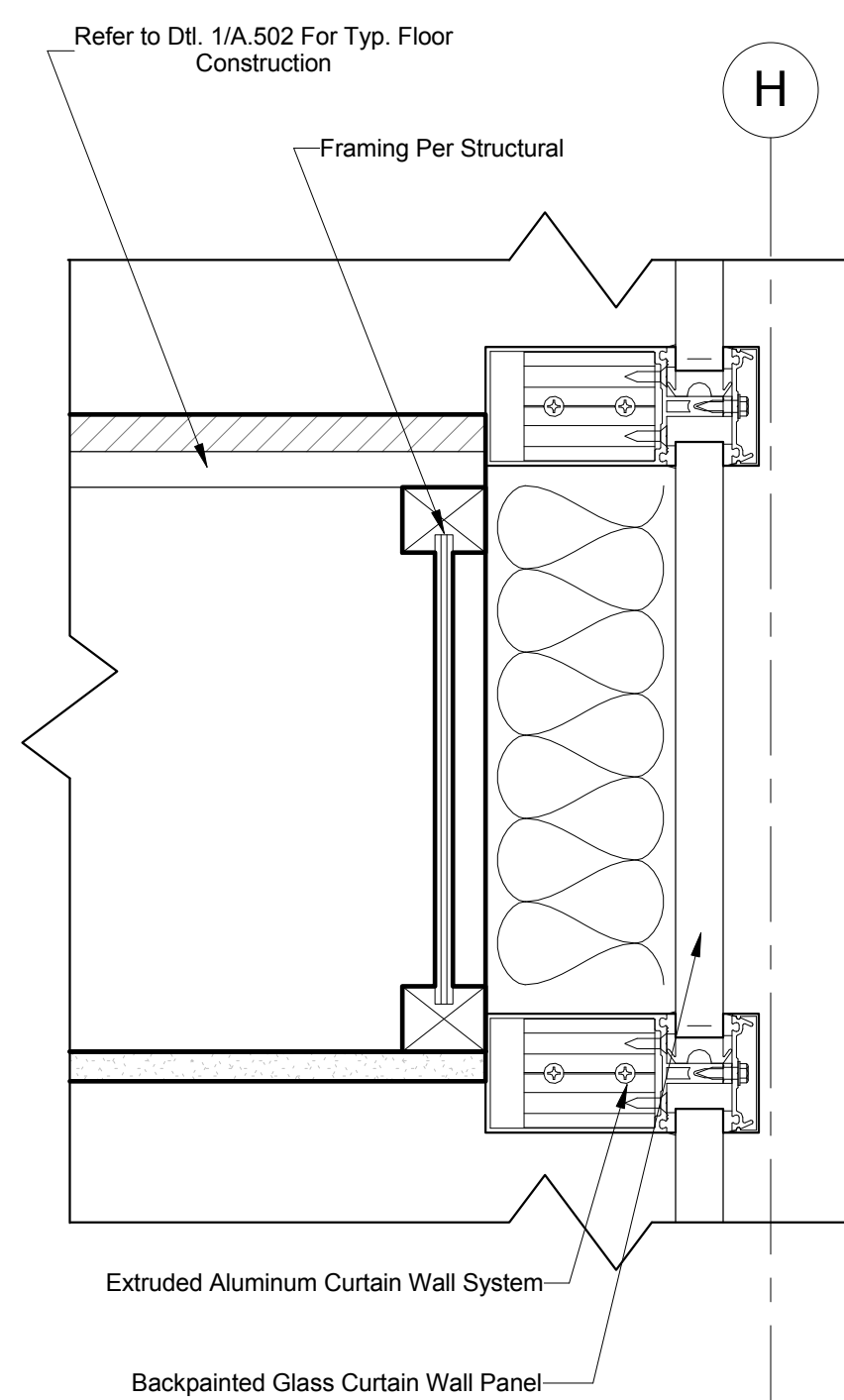
WALL SECTIONS

**A.301**

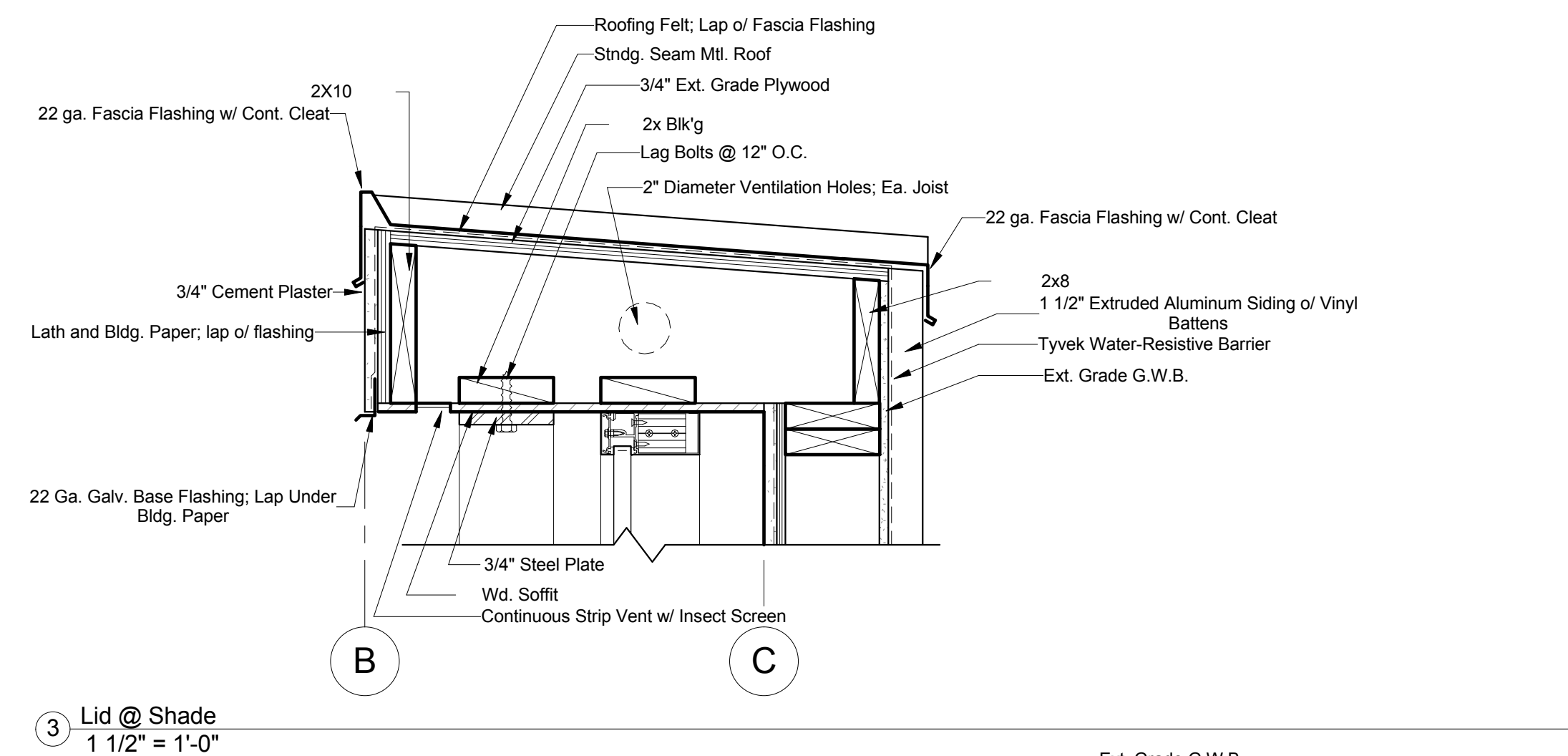




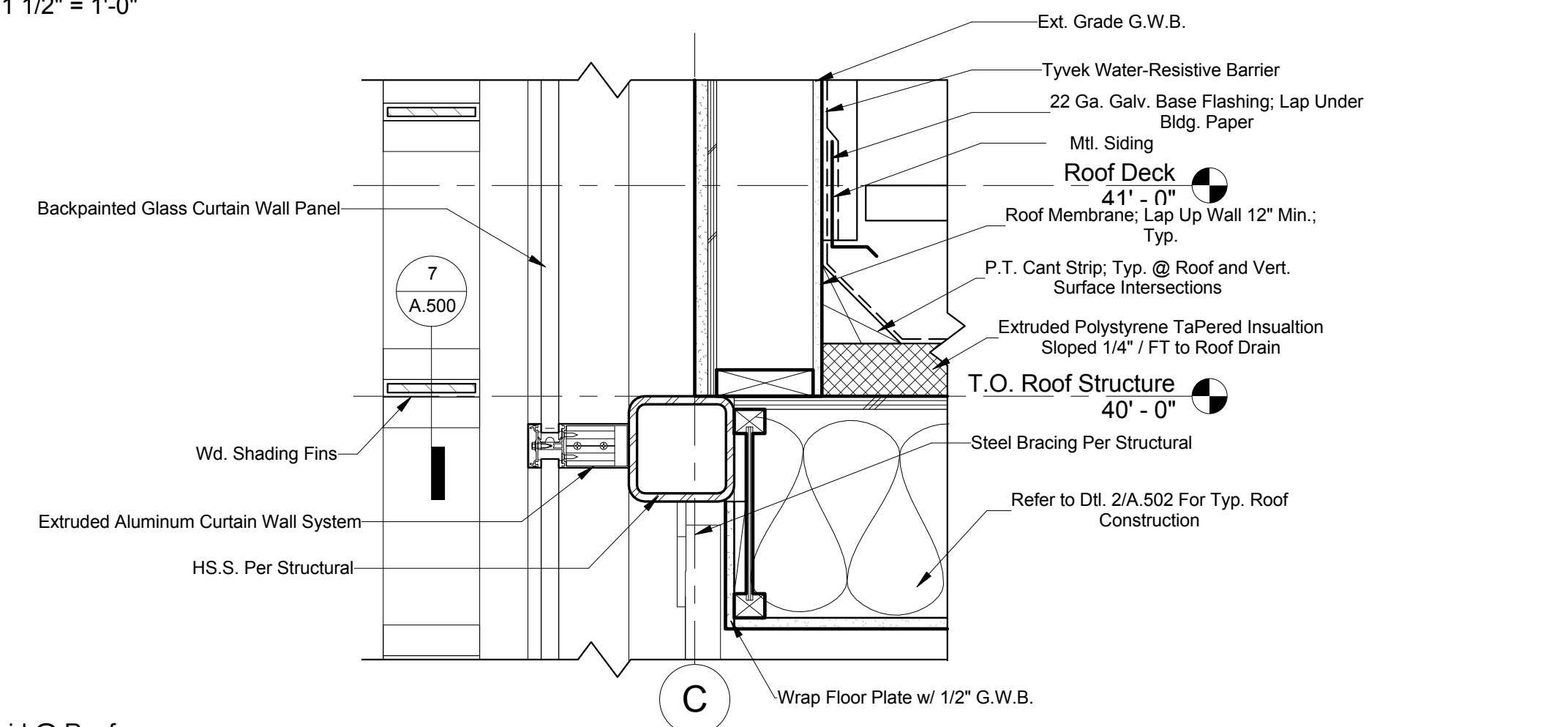
1 Penthouse Eave @ Curtain Wall  
3" = 1'-0"



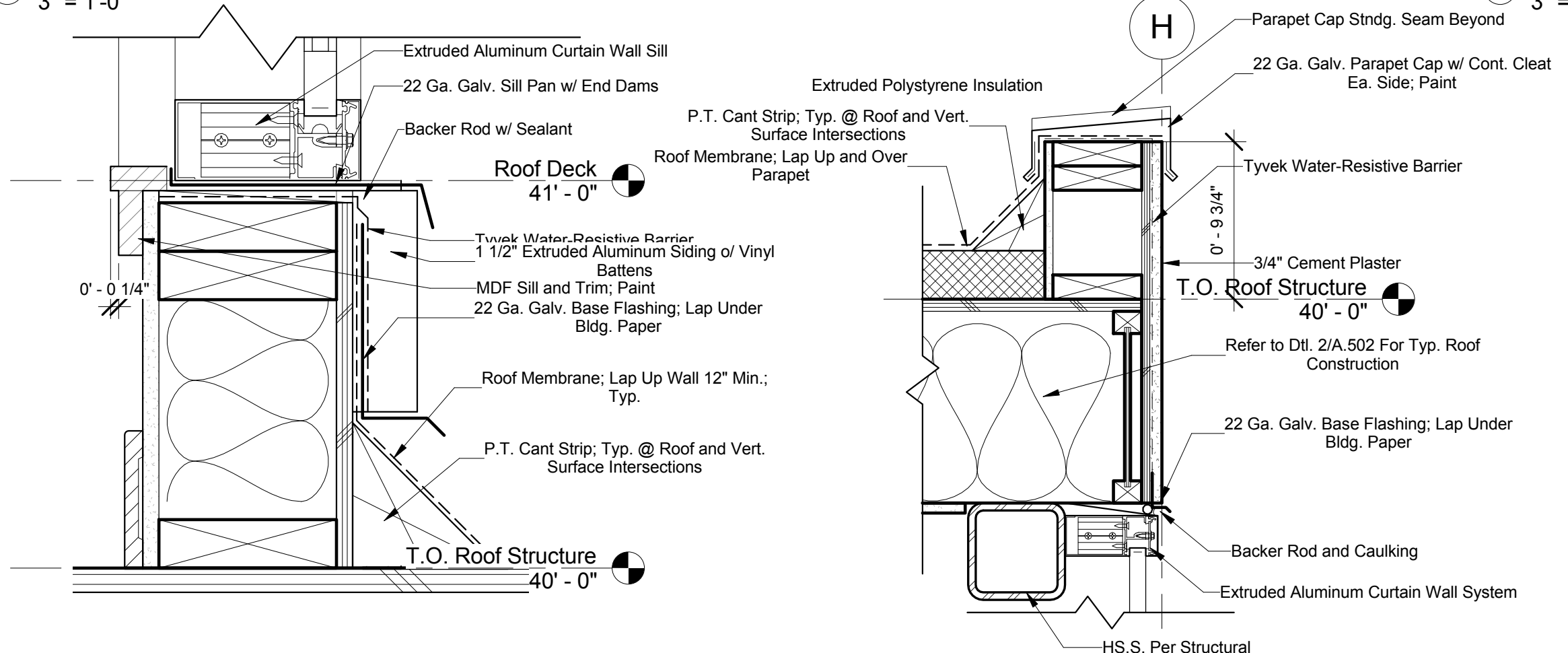
2 Floor Plate  
3" = 1'-0"



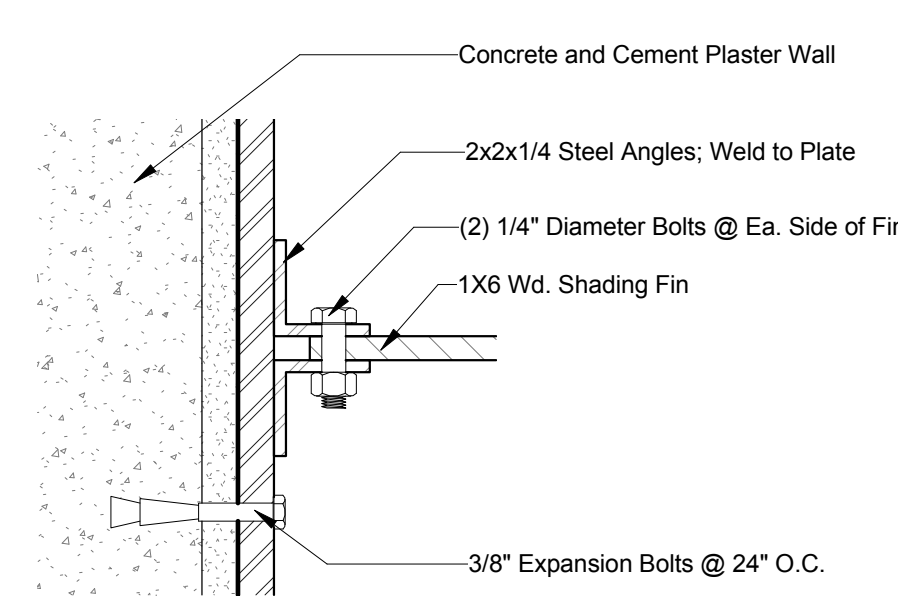
3 Lid @ Shade  
1 1/2" = 1'-0"



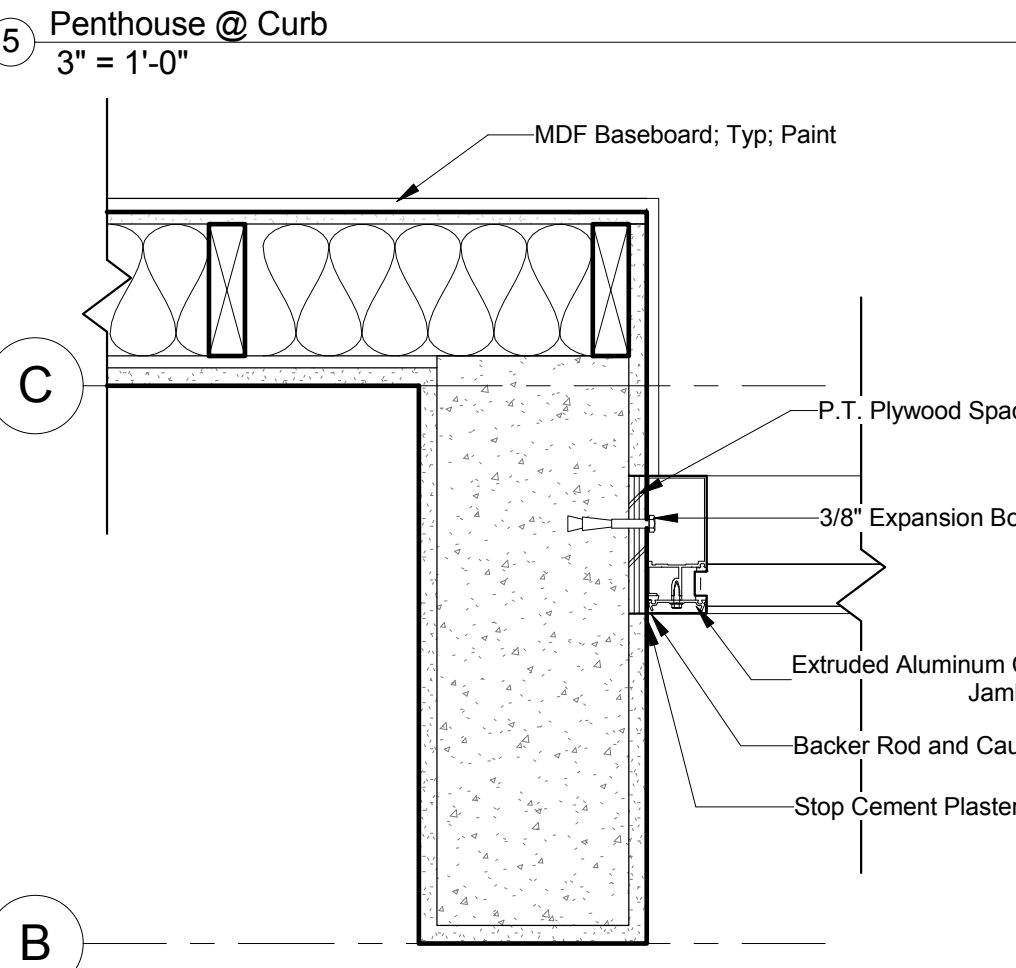
4 Lid @ Roof  
1 1/2" = 1'-0"



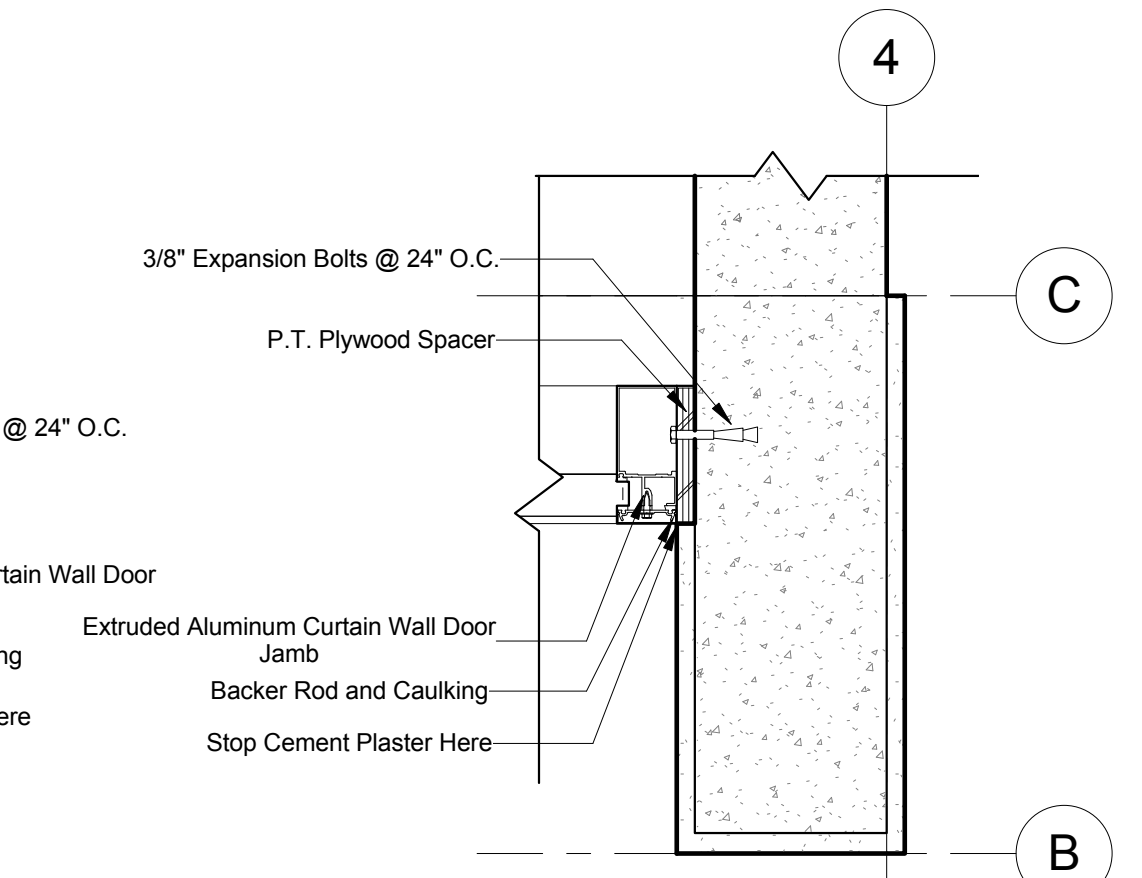
6 North Parapet  
1 1/2" = 1'-0"



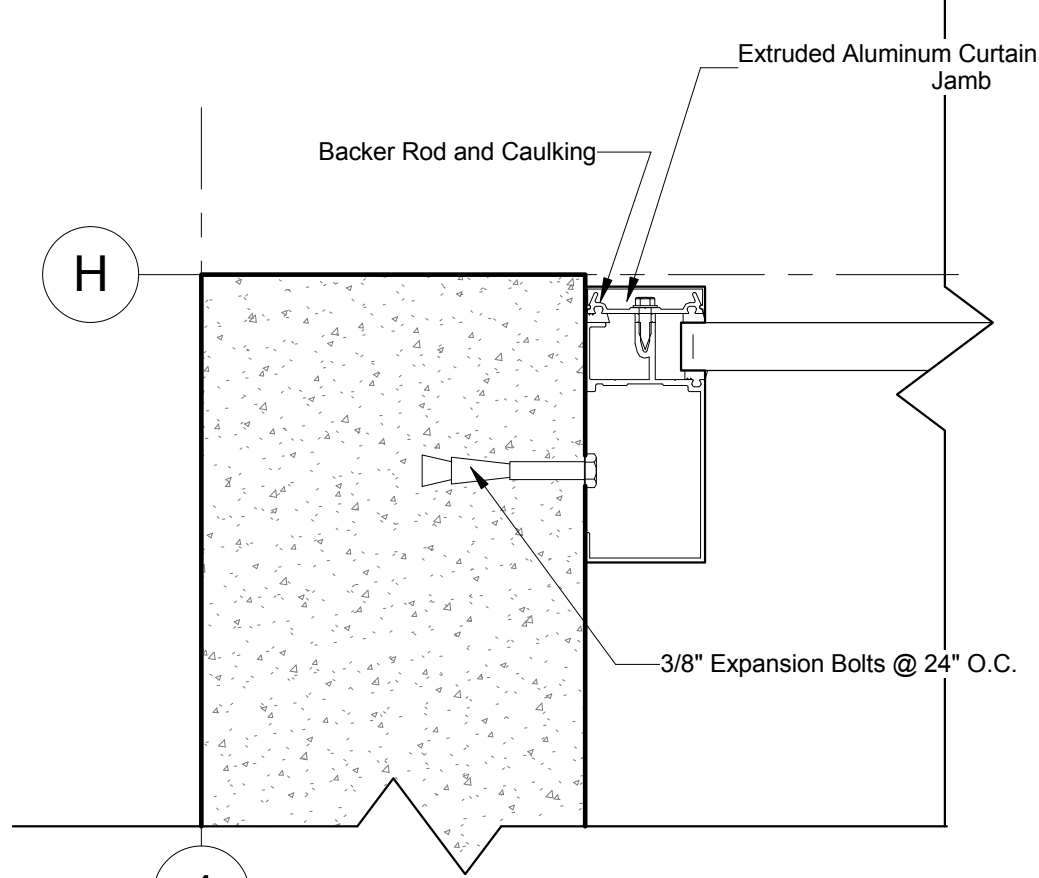
7 Sunshade Support  
3" = 1'-0"



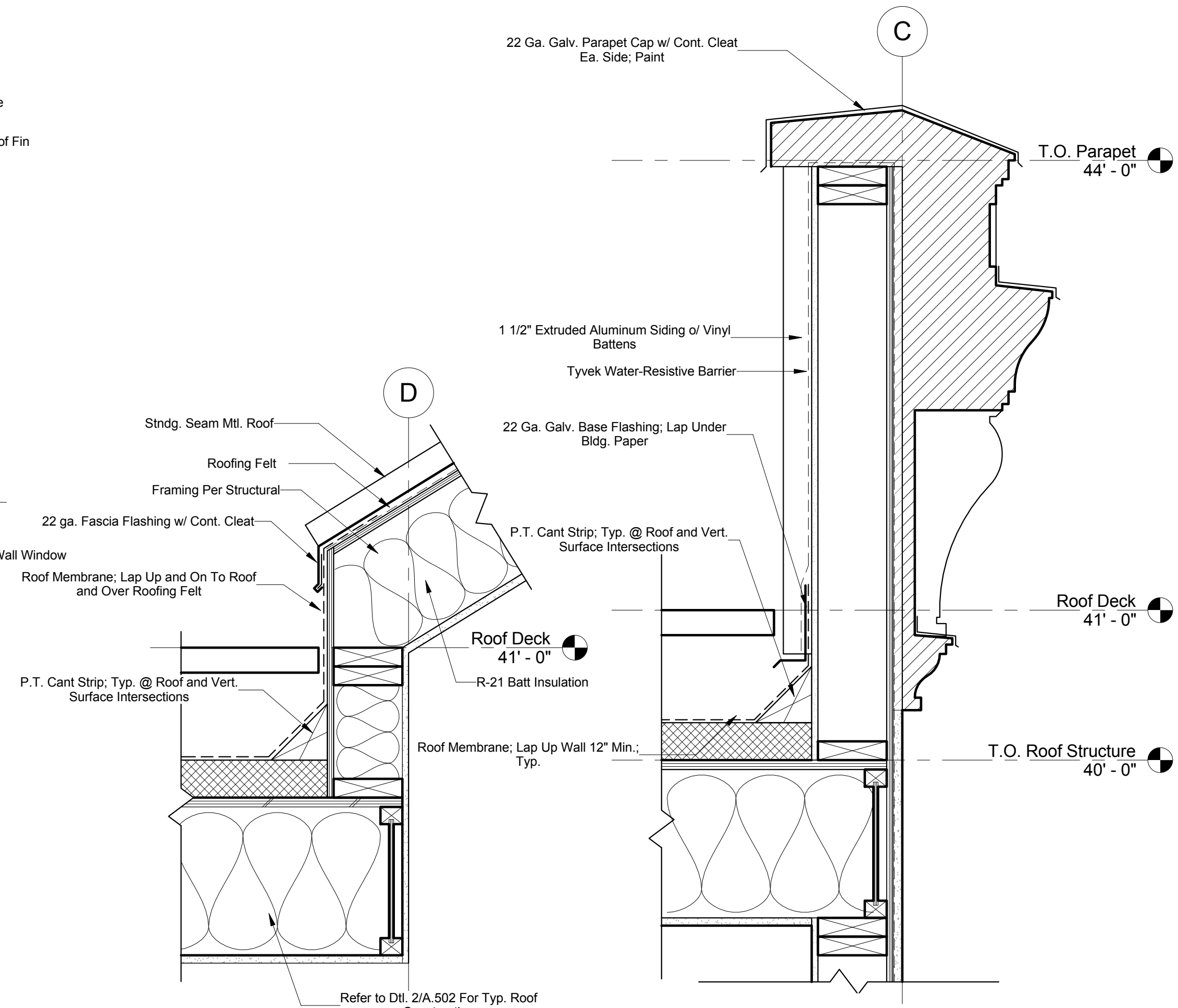
8 Jamb @ West Wing Wall  
1 1/2" = 1'-0"



9 Jamb @ East Wing Wall  
1 1/2" = 1'-0"



10 Jamb  
3" = 1'-0"



12 South Parapet  
1 1/2" = 1'-0"

11 Penthouse Roof @ Deck  
1 1/2" = 1'-0"

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EXT DETAILS

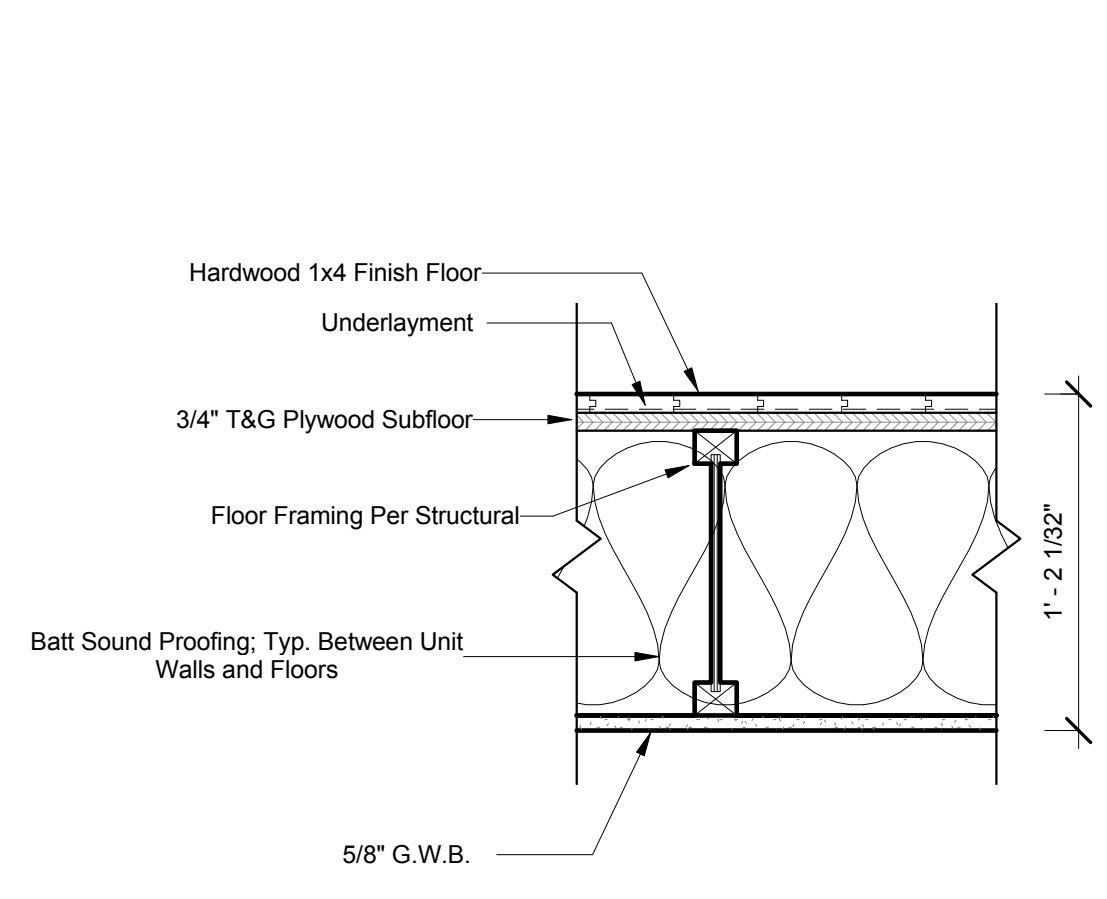
**A.500**



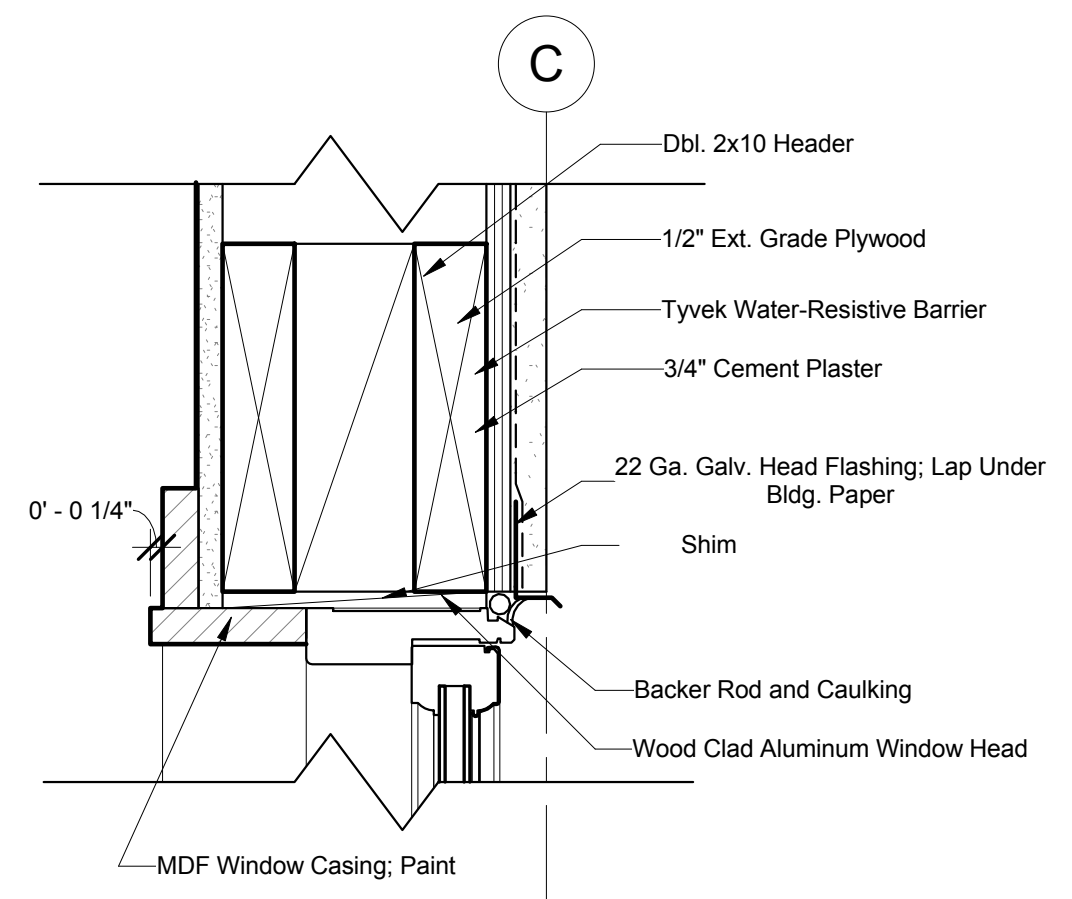




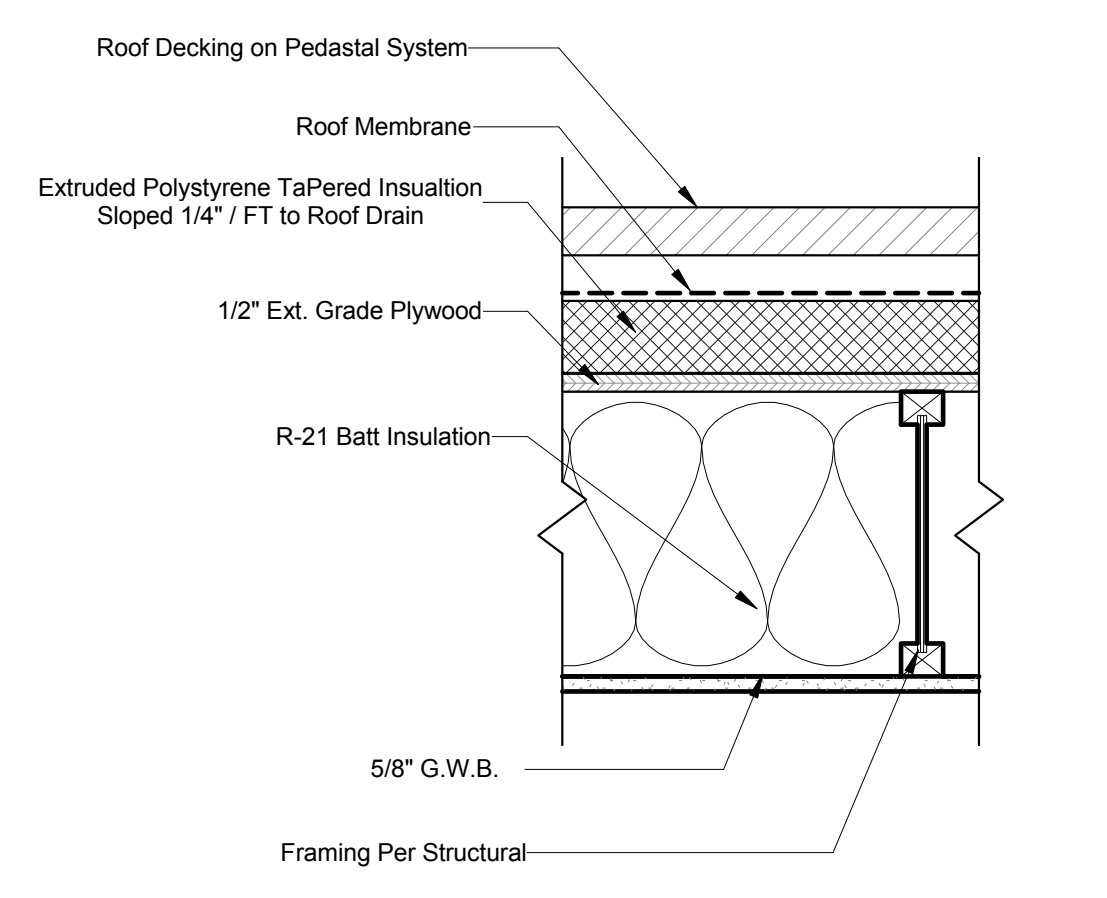
WALL TYPE	
1	
2	
3	
4	
5	
6	
7 8 9 10	
11	



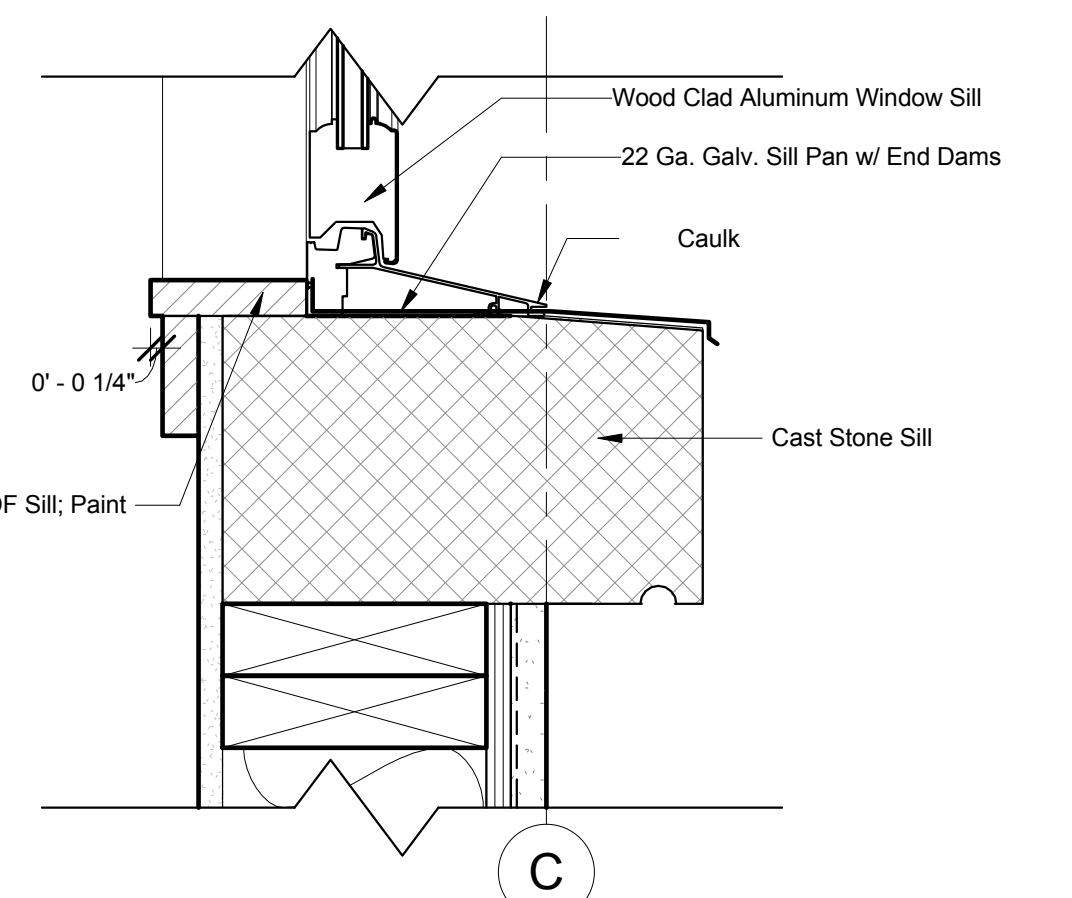
1 Typical Floor Assembly  
1 1/2" = 1'-0"



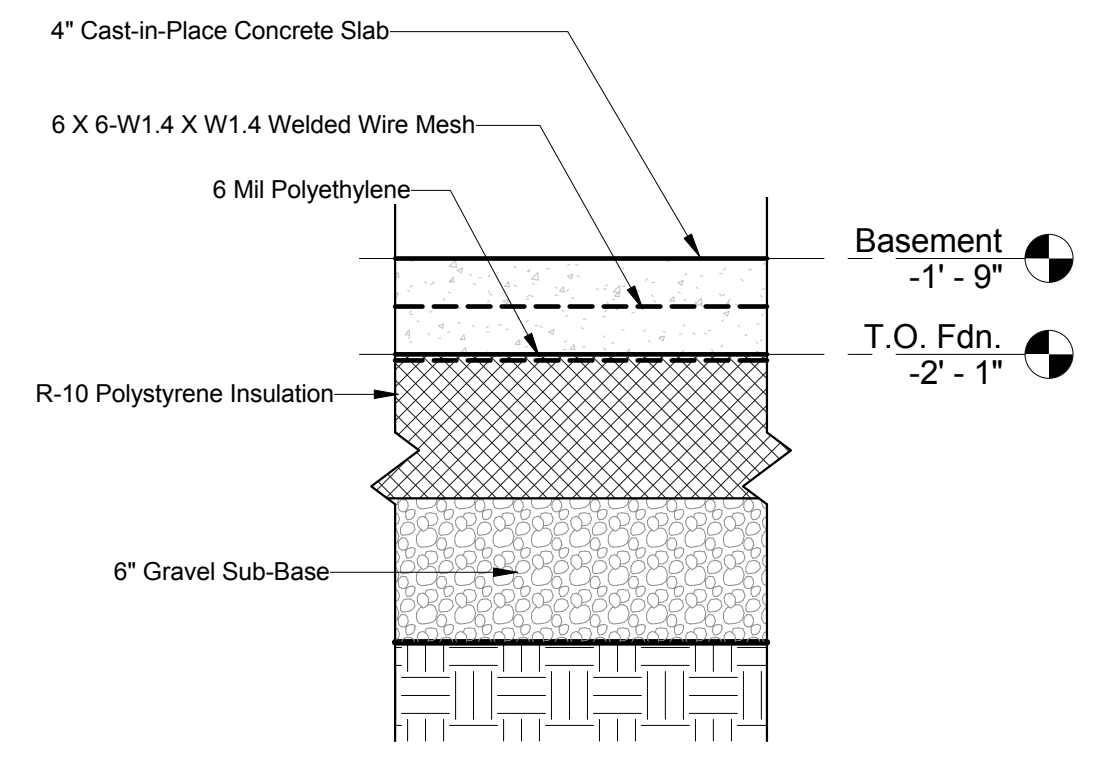
4 Wood Window Head  
3" = 1'-0"



2 Typical Roof Assembly  
1 1/2" = 1'-0"



5 Wood Window Sill  
3" = 1'-0"



3 Typical S.O.G. Floor Assembly  
1 1/2" = 1'-0"

Wall Schedule			
Type Mark	Type	Structural Material	Width
1	2x4 Wd Stud w/ 1/2" GWB	2x4 @ 16" O.C.	0' - 4 1/2"
2	2x4 Wd Stud w/ Tile	2x4 @ 16" O.C.	0' - 5 1/2"
3	2x6 Wd Stud w/ 1/2" GWB	2x6 @ 16" O.C. w/ R-19 Batt Insulation	0' - 6 1/2"
4	2x6 Wd Stud w/ Mtl Siding	2x6 @ 16" O.C. w/ R-19 Batt Insulation	0' - 8"
5	2x6 Wd Stud w/ Plaster	2x6 @ 16" O.C. w/ R-19 Batt Insulation	0' - 7 1/4"
6	2x6 Wd Stud w/ Tile	2x4 @ 16" O.C.	0' - 6 1/2"
7	4" CIP Concrete Wall	Concrete, Cast-in-Place, Gray	0' - 4"
8	6" CIP Concrete Patio Wall	Concrete, Cast-in-Place, Gray	0' - 6"
9	8" CIP Concrete Party Wall	Concrete, Cast-in-Place, Gray	0' - 8"
10	12" CIP Concrete Wall	Concrete, Cast-in-Place, Gray	1' - 0"
11	8" CIP Concrete Wall w/ Stucco	Concrete, Cast-in-Place, Gray	0' - 9 1/2"

Wall Types  
1 1/2" = 1'-0"

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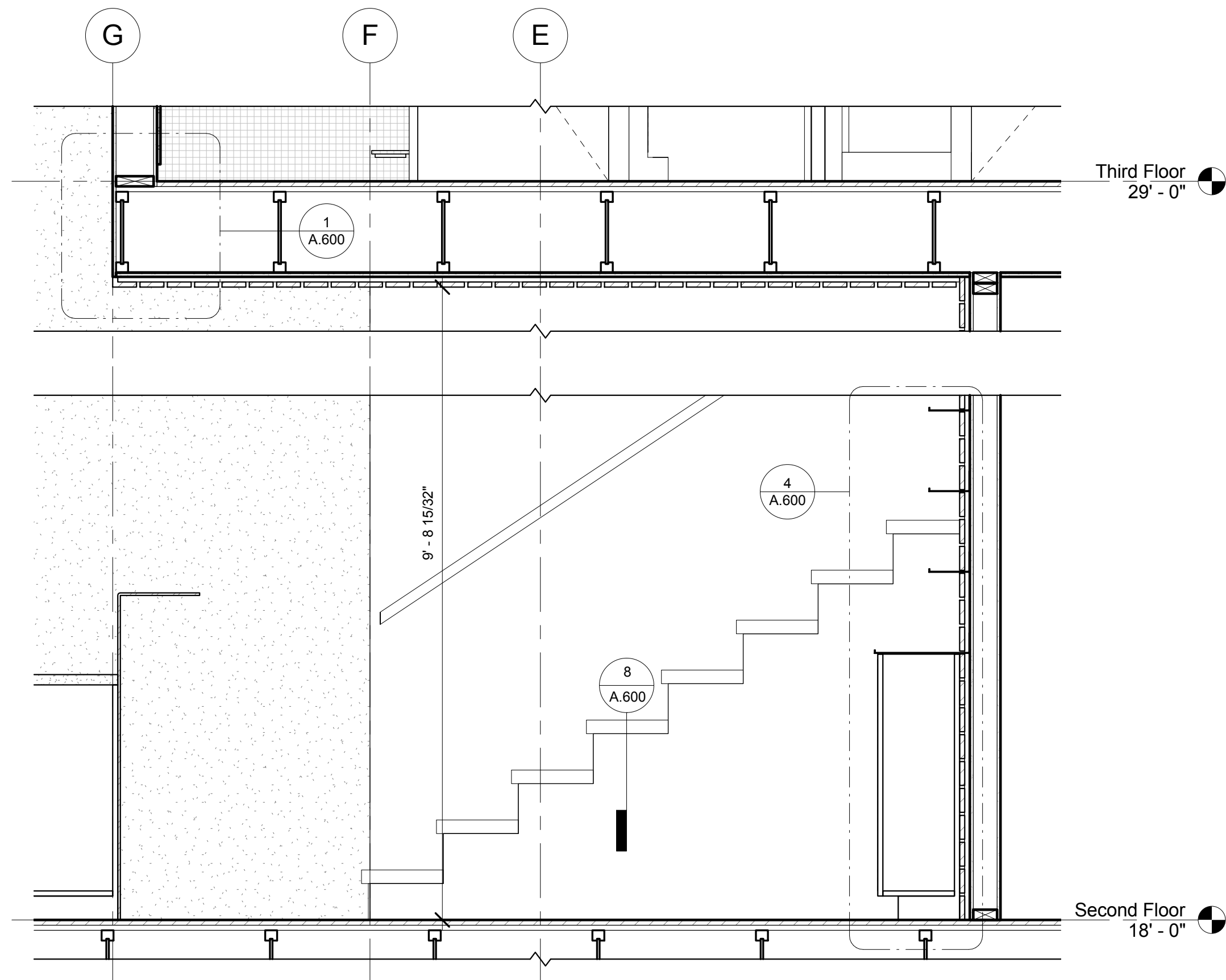
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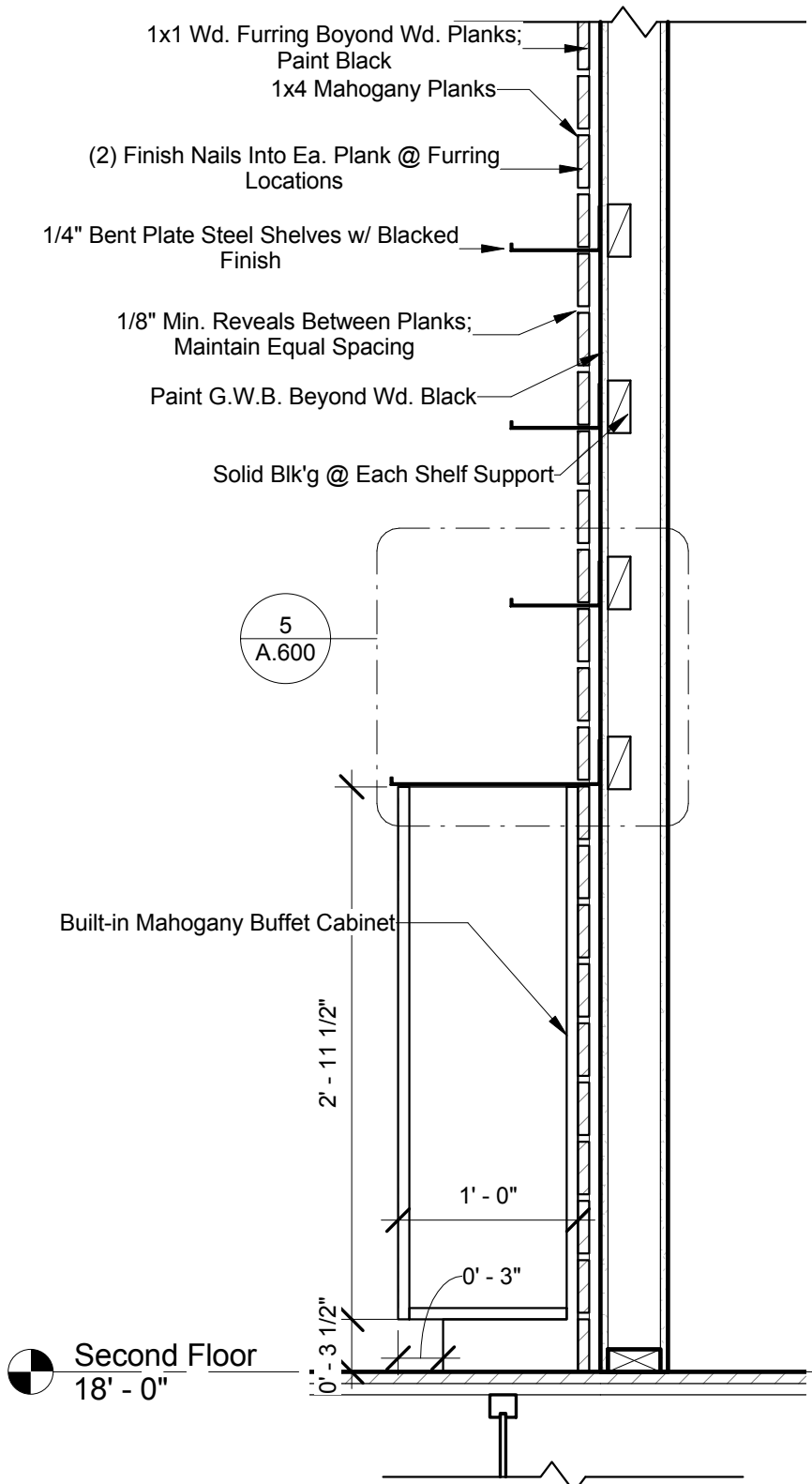
EXT DETAILS

A.502

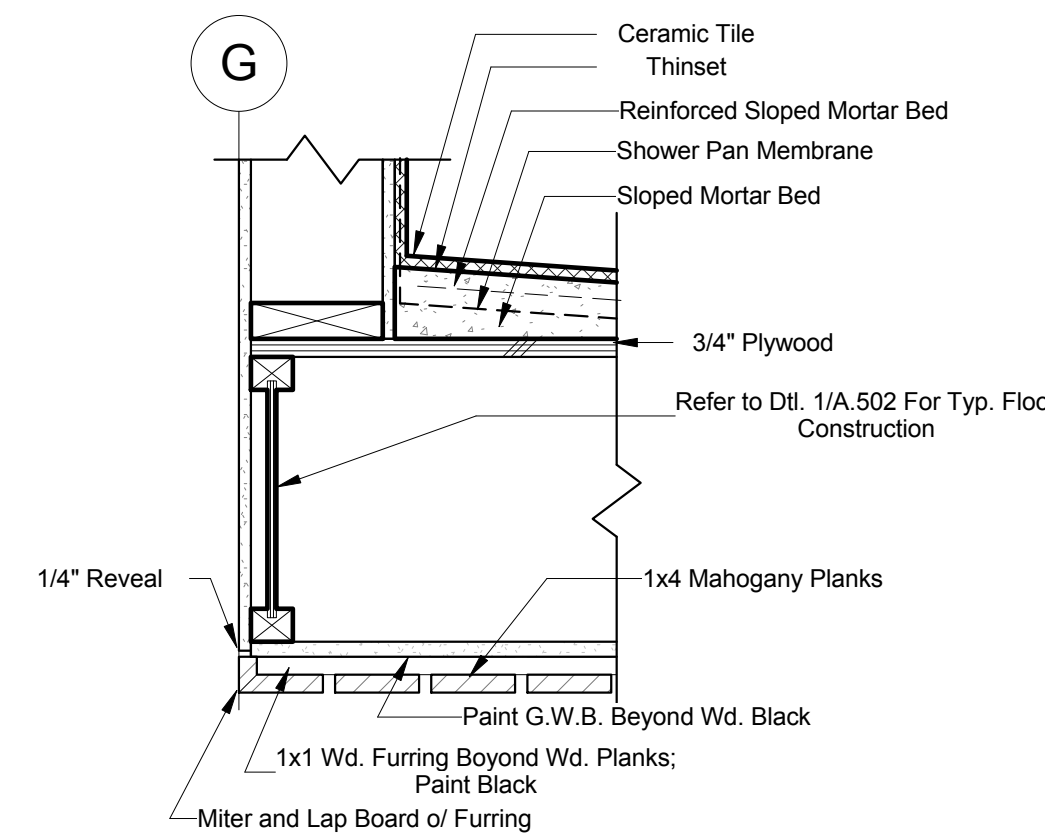




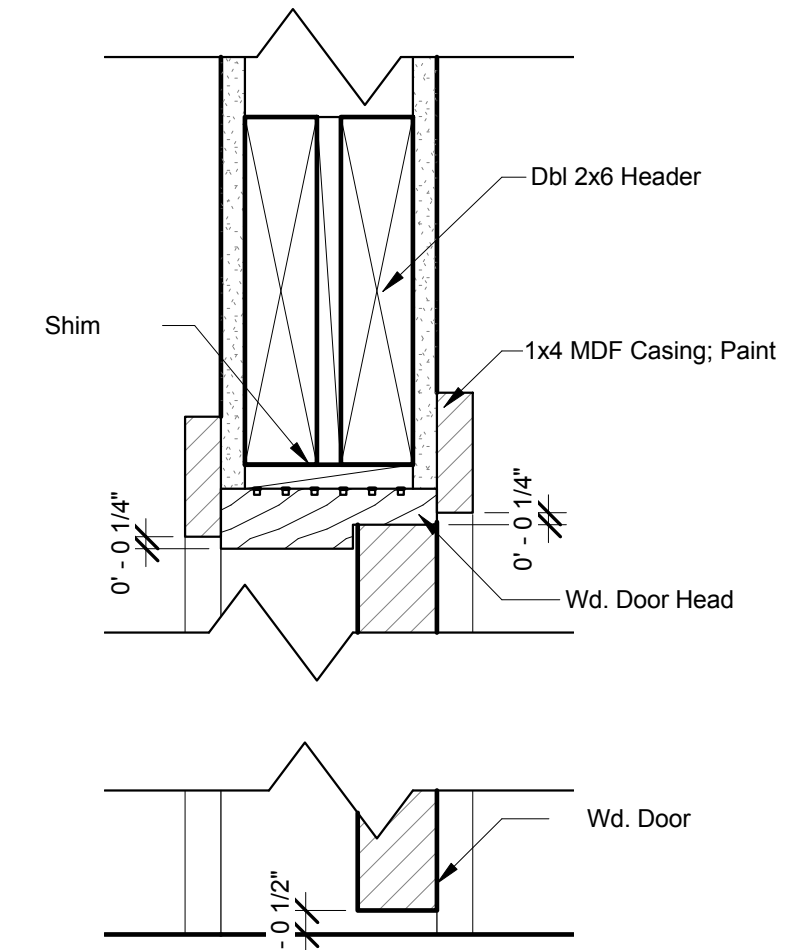
3 Dining Section  
3/4" = 1'-0"



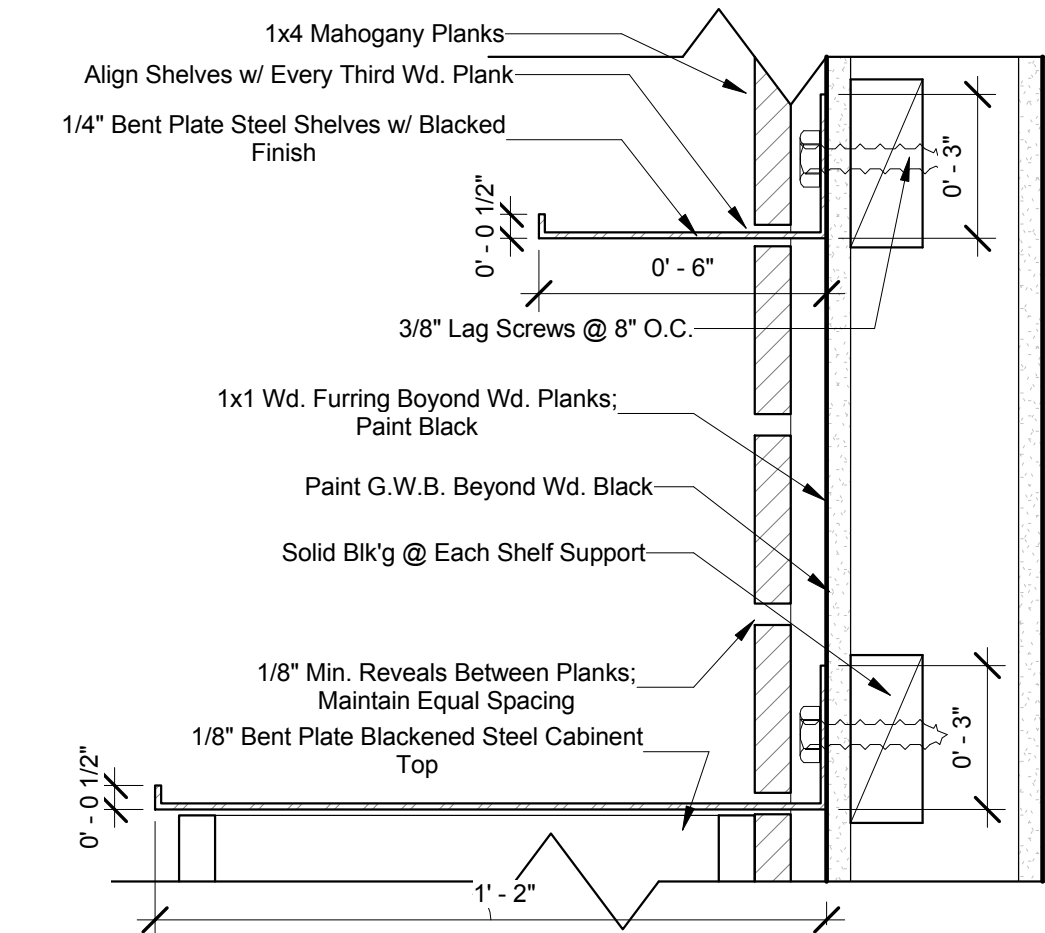
4 Section thru Cabinet  
1" = 1'-0"



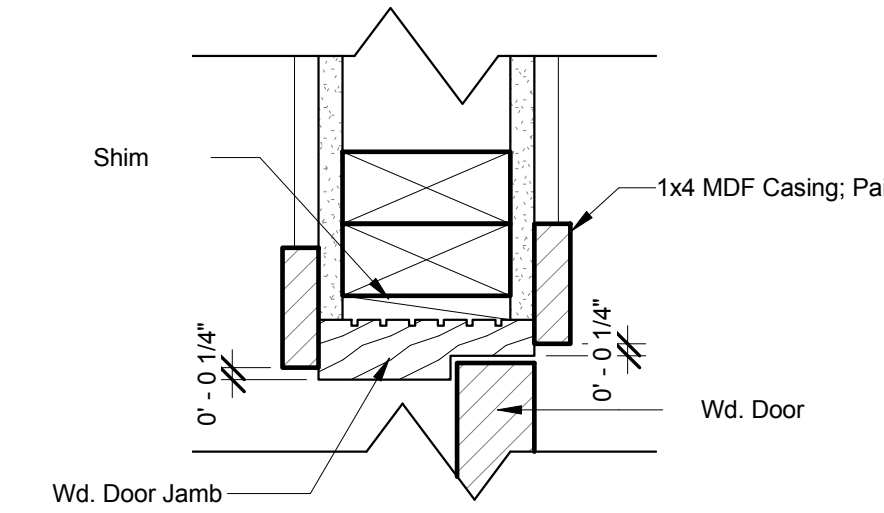
1 Lid @ Dining  
1 1/2" = 1'-0"



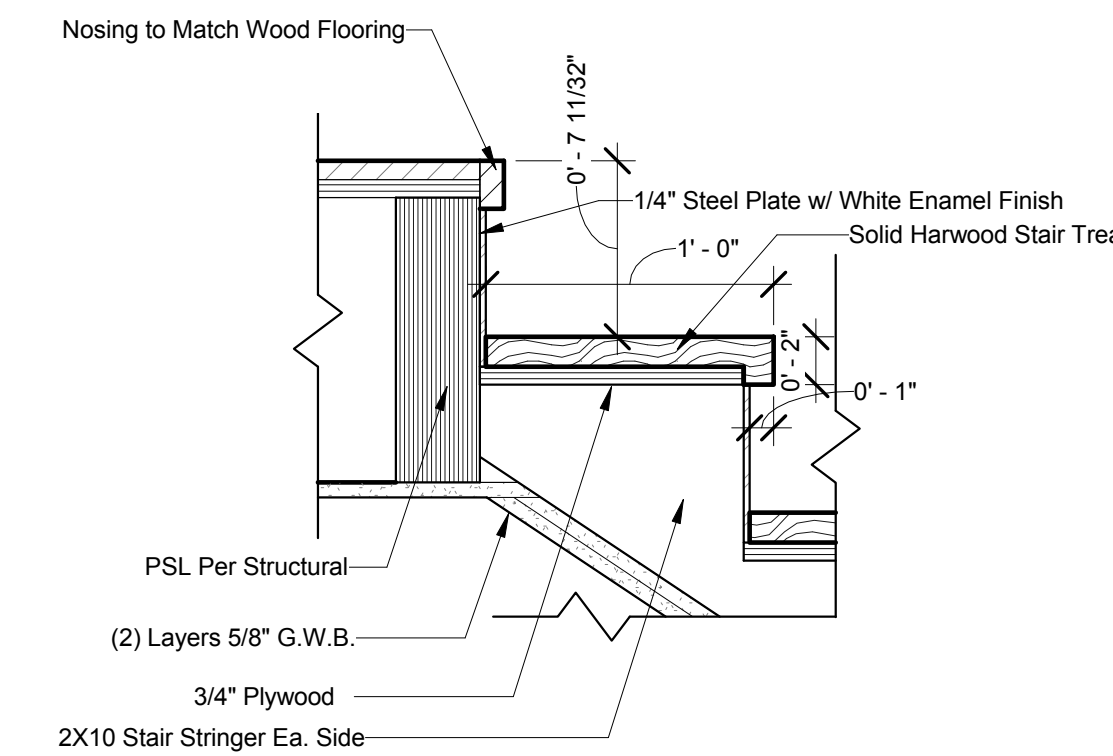
2 Door Head / Sill  
3" = 1'-0"



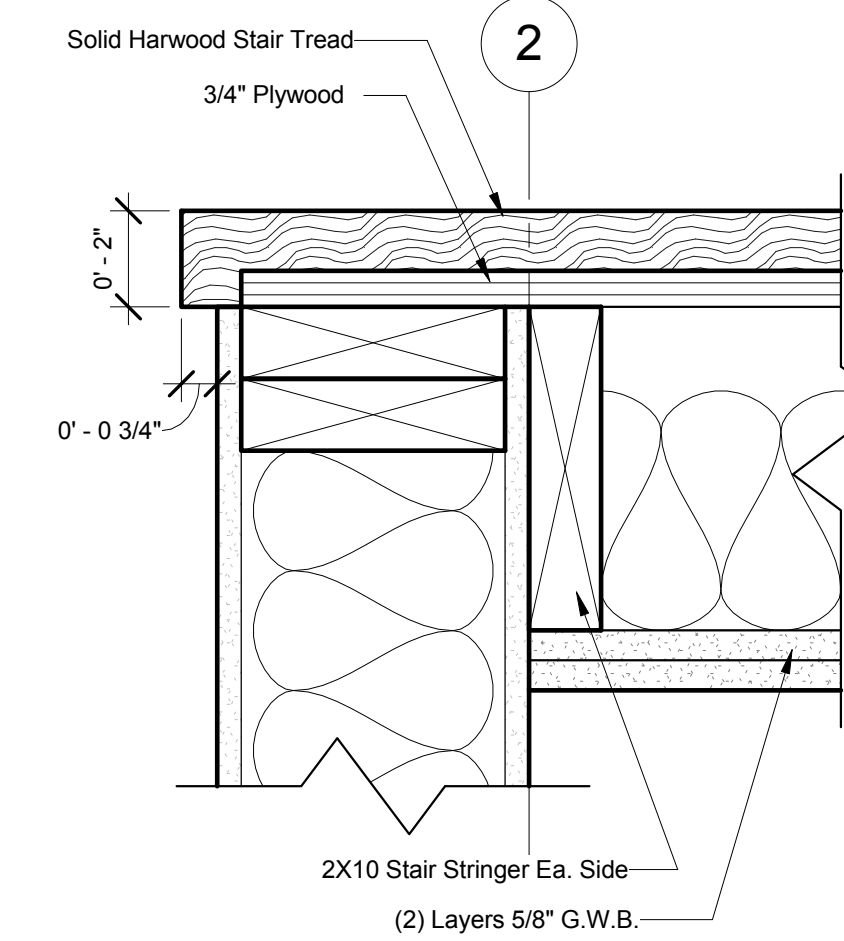
5 Shelf Detail  
3" = 1'-0"



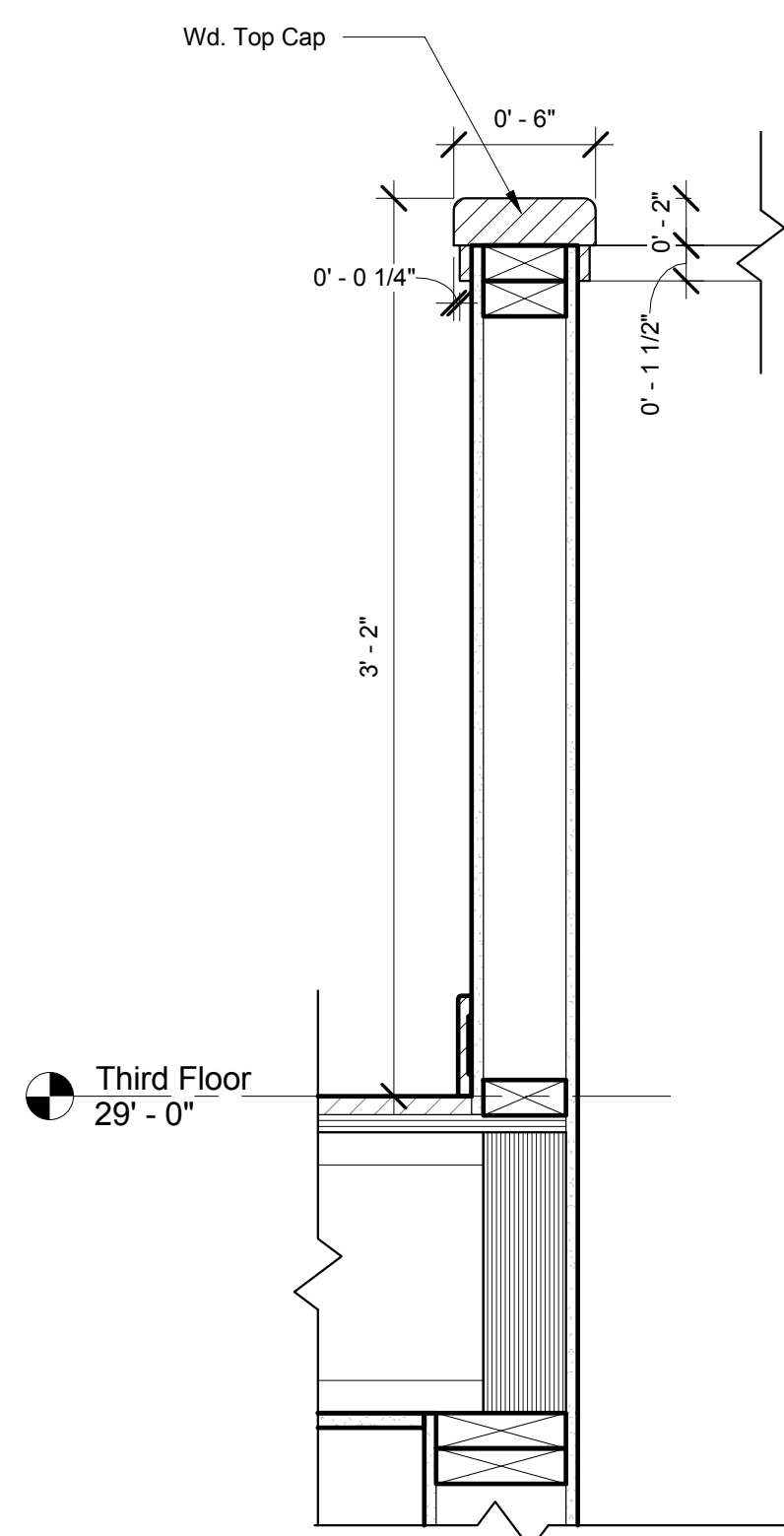
6 Door Jamb  
3" = 1'-0"



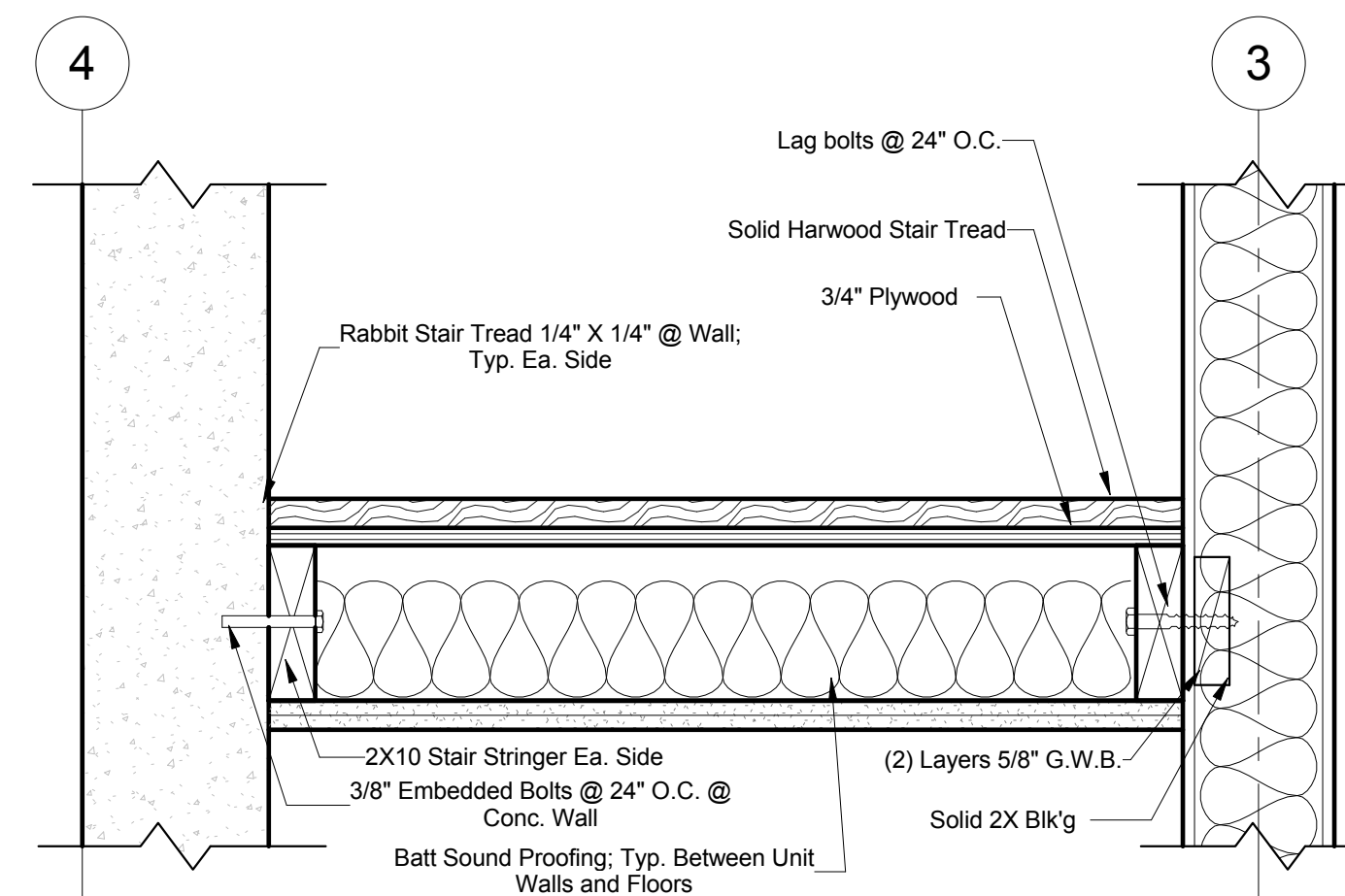
7 Stair Head  
1 1/2" = 1'-0"



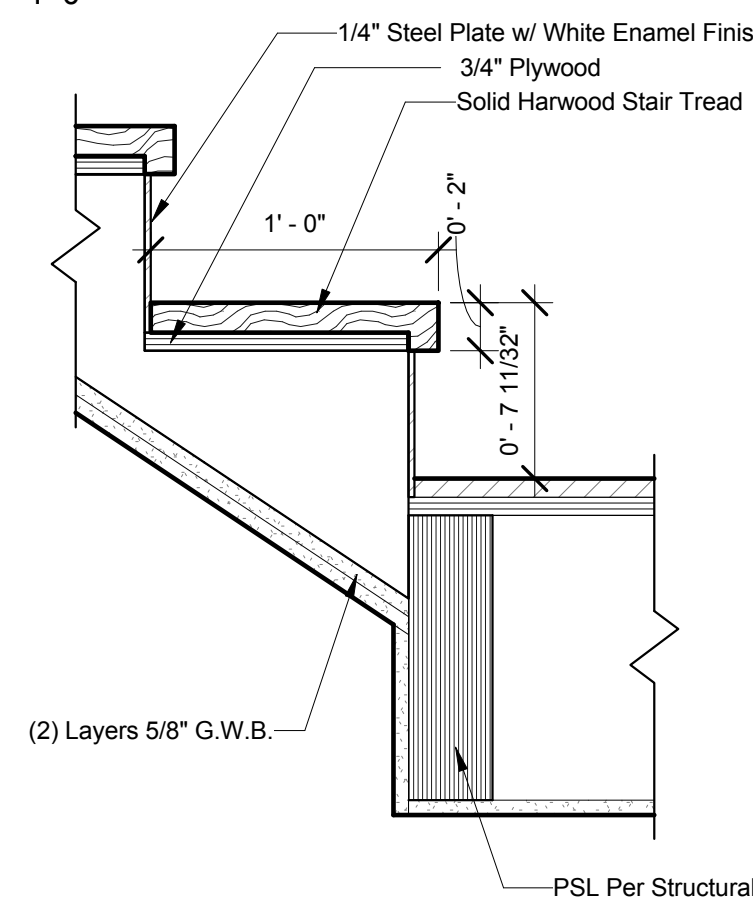
8 Stair Tread @ Wall  
3" = 1'-0"



9 Pony Wall  
1 1/2" = 1'-0"



10 Stair Carriage  
1 1/2" = 1'-0"



11 Stair Foot  
1 1/2" = 1'-0"

**nick ladd**

209 4th Avenue #2R  
Brooklyn, NY 11217  
347.829.6819  
nick@nickladd.com

**description**

Construction of new four-story mixed-use brownstone with (2) residential units and (1) ground floor office space.

**address**

142 President St.  
Brooklyn, NY 11217

**owner**

Nick Ladd  
209 4th Ave. #2r  
Brooklyn, NY 11217  
347.829.6819  
nick@nickladd.com

The Brooklyn Brownstone

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INT DETAILS

**A.600**