

LIMITED BALUSTRADE RESTORATION & ADA RAMP INSTALLATION

R A N D

ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 974-6096

DRAFT FOR REVIEW
NOT FOR
CONSTRUCTION FILING

KEY PLAN:

09/12/25	ISSUED FOR SD	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE RESTORATION & ADA RAMP INSTALLATION

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY, 11211**

SHEET TITLE:
TITLE SHEET

RAND JOB #:	M250701
SCALE:	AS NOTED
DATE:	9/11/2025
DRAWING BY:	JB
REVIEWED BY:	MK/ML
NUMBER OF SHEETS:	1 OF 8

SHEET NO.:
T-001.00

SCOPE OF WORK	SPECIAL INSPECTIONS	REQUIRED INSPECTIONS:	DRAWING INDEX
REMOVAL OF LOCALIZED AREAS OF CONCRETE WEARING SLAB AND STONE CURBS. INSTALL NEW ADA-COMPLIANT CONCRETE RAMP, LANDINGS AND STAIR ASSEMBLY INCLUDING NEW ADA-COMPLIANT STEEL RAILINGS FOR THE BUILDING'S SIDE ENTRANCE. INSTALL NEW WATERPROOFING MEMBRANE, CONCRETE WEARING SLABS, AND REPAIR OR REPLACE EXISTING STONE CURBS. INSTALL NEW METAL LAMP POSTS, REPAIR/REFURBISH OR REPLACE NEWEL POSTS, BALUSTERS AND CAST IRON RAIL ASSEMBLY. NO CHANGE TO OCCUPANCY, USE, OR EGRESS UNDER THIS APPLICATION. PROPERTY IS NOT LOCATED IN A COASTAL ZONE OR WATER-SENSITIVE INLAND ZONE OR IN A SPECIAL FLOOD HAZARD AREA PER EFFECTIVE 2007 FEMA FIRM AND PRELIMINARY 2013 FEMA FIRM. GENERAL NOTES 1. ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH THE NYC CONSTRUCTION CODES, THE NATIONAL BOARD OF FIRE UNDERWRITERS, AND ALL FEDERAL, STATE & MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK. 2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS (OTHER THAN PERMITS THAT RAND IS REQUIRED TO OBTAIN) PERTAINING TO THIS ALTERATION, AND ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE CONSTRUCTION. ALL PERMITS SHALL BE CONSPICUOUSLY DISPLAYED AT THE SITE IN A LOCATION OPEN TO PUBLIC INSPECTION THROUGHOUT THE DURATION OF THE WORK. 3. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS SHALL BE DONE IN ACCORDANCE WITH THE NYC BUILDING CODE. 4. ALL MASONRY, FLASHINGS, COPINGS, AND OTHER EXTERIOR APPENDAGES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE NYC BUILDING CODE. 5. ANCHORS, TIES AND ACCESSORIES SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM A 36 FOR STRUCTURAL STEEL; ASTM A 82 FOR PLAIN STEEL WIRE FOR CONCRETE REINFORCEMENT; ASTM A 185 FOR PLAIN STEEL-WELDED WIRE FABRIC FOR CONCRETE REINFORCEMENT; ASTM A 167, TYPE 304, FOR STAINLESS AND HEAT-RESISTING CHROMIUM-NICKEL STEEL PLATE, SHEET AND STRIP AND ASTM A 366 FOR COLD-ROLLED CARBON STEEL SHEET, COMMERCIAL QUALITY. 6. ALL PLAN DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION AND COORDINATION BETWEEN TRADES SHALL BE REQUIRED. CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO RAND PRIOR TO START OF WORK. 7. CONTRACTOR SHALL PROPERLY SHORE, UNDERPIN AND MAKE SAFE ALL FLOORS, WALLS, FOOTINGS, FOUNDATIONS AND ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE. 8. THE CONTRACTOR SHALL OBTAIN THE LATEST COPIES OF APPROVED PLANS AND SURVEYS AND THEY SHALL FAMILIARIZE THEMSELVES THOROUGHLY WITH THESE PLANS BEFORE COMMENCING ANY WORK. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FURNISHING THE OWNER OR RAND ALL NECESSARY AFFIDAVITS, APPROVALS, CERTIFICATIONS, ETC. OF MATERIALS AS REQUIRED BY THE DEPARTMENT OF BUILDINGS AND HEREINAFTER MORE SPECIFICALLY REFERRED TO. 10. THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND STRUCTURES SHALL BE IN ACCORDANCE WITH AISC-360.05. 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 N.Y.C. CONSTRUCTION CODES AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION. 15. GUARANTEE: A. THE CONTRACTOR SHALL GUARANTEE THAT THE INSTALLATION WILL BE COMPLETE IN EVERY RESPECT AND OPERATING FREE FROM DEFECTS. THE CONTRACTOR SHALL ALSO GUARANTEE THAT ALL WORK IS IN FULL COMPLIANCE WITH THE TECHNICAL SPECIFICATIONS, ACCEPTED STANDARD PRACTICES, AND CODE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION. 1.			

REQUIRED INSPECTIONS:

APPLICABLE CODES

N.Y.C. BUILDING CODE:

1938 OR 1968

N.Y.C.E.C.C.:

2022 INCLUDING LATEST UPDATES

ACCESSIBILITY:

2022 N.Y.C. BUILDING CODE, CHAPTER 11 & 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

APPLICATIONS FILED IN CONJUNCTION WITH THIS WORK:

ITEM

REF#

1.

LANDMARKS PRESERVATION COMMISSION

DRAWING INDEX

SHEET NO.

SHEET NAME

GENERAL SHEETS

T-001.00

TITLE SHEET

G-001.00

ADA DIAGRAM & MOUNTING HEIGHTS

ARCHITECTURAL

A-100.00

EXISTING/REMOVALS & PROPOSED GROUND FLOOR PLANS

A-101.00

EXISTING/REMOVALS & PROPOSED ENLARGED PLAN:GROUND FLOOR

A-102.00

EXISTING/REMOVALS & PROPOSED ENLARGED PLAN: GROUND FLOOR

A-201.00

EXISTING & PROPOSED ELEVATIONS

A-301.00

EXTERIOR RAMP SECTIONS

A-401.00

BALUSTRADE RESTORATION DETAIL, PHOTOS, & AXON

BUILDING INFORMATION

AREAS OF WORK

WILLIAMSBURG BRIDGE

BEDFORD AVE

DREGS AVE

BROADWAY

WORK PROPOSED ALONG GROUND LEVEL, NO SIDEWALK SHED REQUIRED.

BLOCK:

2457

LOT

45

BOROUGH:

BROOKLYN

MAP #:

12D

ZONING DISTRICT:

C4-3

OCCUPANCY CLASS:

COM

CONSTRUCTION CLASS:

1

LPC STATUS:

YES

SITE PLAN

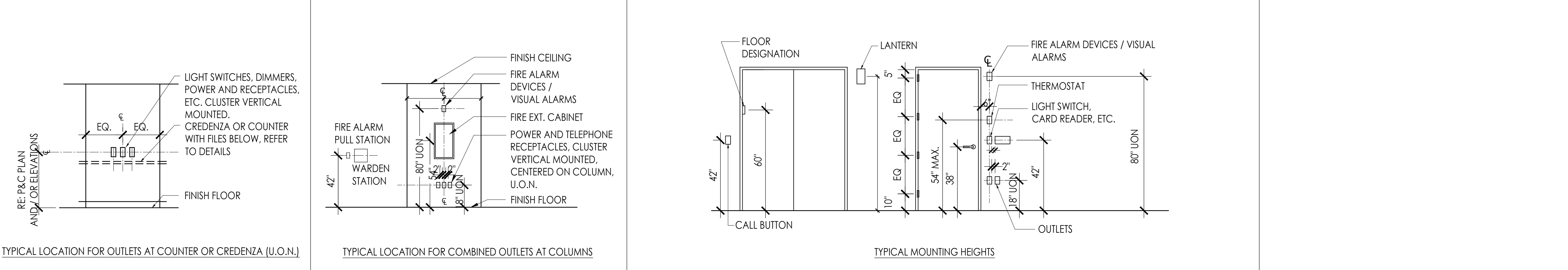
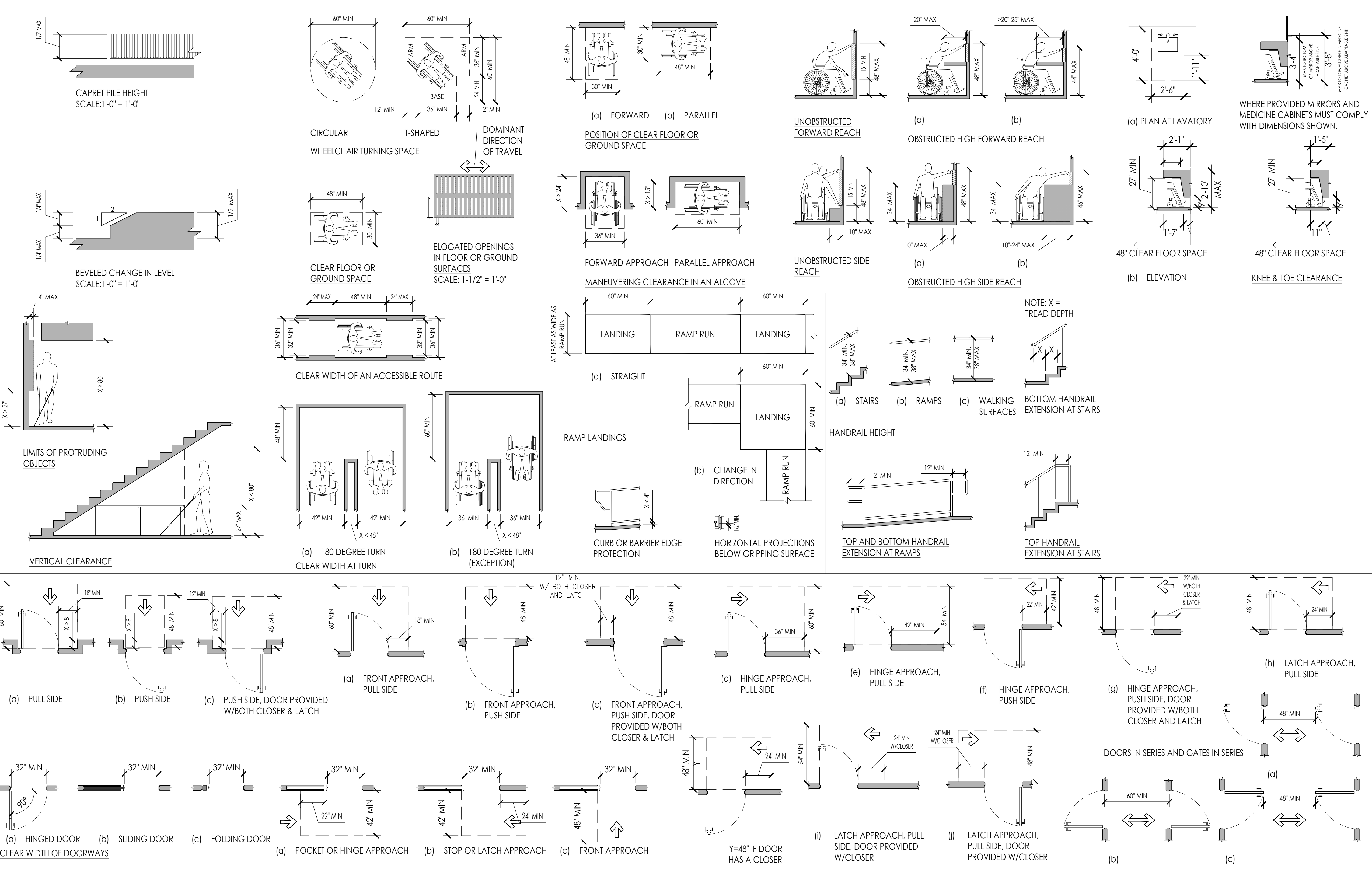
NOT TO SCALE

DOB NOW #:

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DOB STAMP:

ADA DIAGRAMS



ADA NOTES:

- IT IS THE INTENT OF THE OWNER FOR THE COMPLETED PROJECT TO CONFORM TO CHAPTER 11 OF THE APPLICABLE NYC BC, ANSI A117.1, THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT. IF THE OWNER OR ANY OF ITS REPRESENTATIVES DIRECTS THE CONTRACTOR TO INSTALL PRODUCTS IN LOCATIONS OR A MANNER THAT CONFLICTS WITH REQUIREMENTS OF THIS SHEET, OTHER CONTRACT DOCUMENTS OR CITED ACCESSIBILITY CODES OR PUBLICATIONS, CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IN WRITING BEFORE COMPLYING WITH SUCH DIRECTIONS.
- THE DIAGRAMS ON THIS SHEET DEMONSTRATE THE SPECIFIC REQUIREMENTS OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR CONSTRUCTION.
- THE PURPOSE OF THIS SHEET IS TO SHOW DIAGRAMMATICALLY INSTALLATION DIMENSIONS THAT MAY NOT BE SHOWN ELSEWHERE IN THE DRAWINGS. WHERE DIMENSIONS ELSEWHERE IN THE DRAWINGS CONFLICT WITH DIMENSIONS ON THIS SHEET, CONTACT THE ARCHITECT.
- DIAGRAMS ARE SCALED TO 1/4" = 1'-0" UON.
- ALL DRAWINGS THAT ARE MEASURED FROM A WALL OR FLOOR SURFACE ARE MEASURED FROM THE FINISHED SURFACE UON.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING.
- DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP WHEN OPENED AT 90-DEGREES.
- THERE SHALL BE A FLOOR/ LANDING ON EACH SIDE OF A DOOR. THE LANDING ON EACH SIDE SHALL BE LEVEL (1:48/2% MAXIMUM). THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAT ONE UNIT VERTICAL TO TWO UNITS HORIZONTAL. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- GC TO PROVIDE REINFORCEMENT AT ALL LOCATIONS TO RECEIVE GRAB BARS, ALL WALL MOUNTED PLUMBING FIXTURES, AND ALL WALL MOUNTED ACCESSORIES.

RAND

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ADA DIAGRAMS & MOUNTING HEIGHTS

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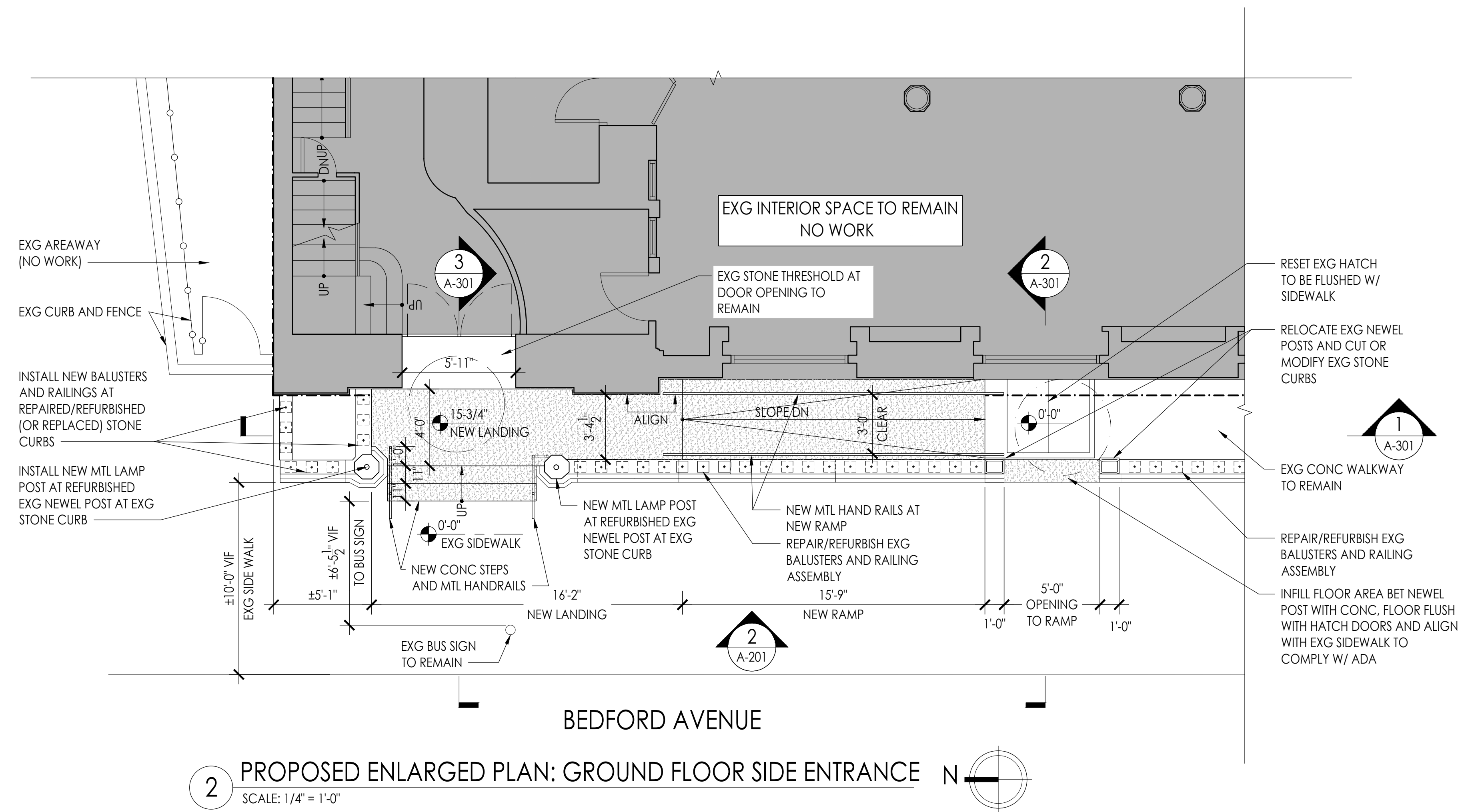
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JB

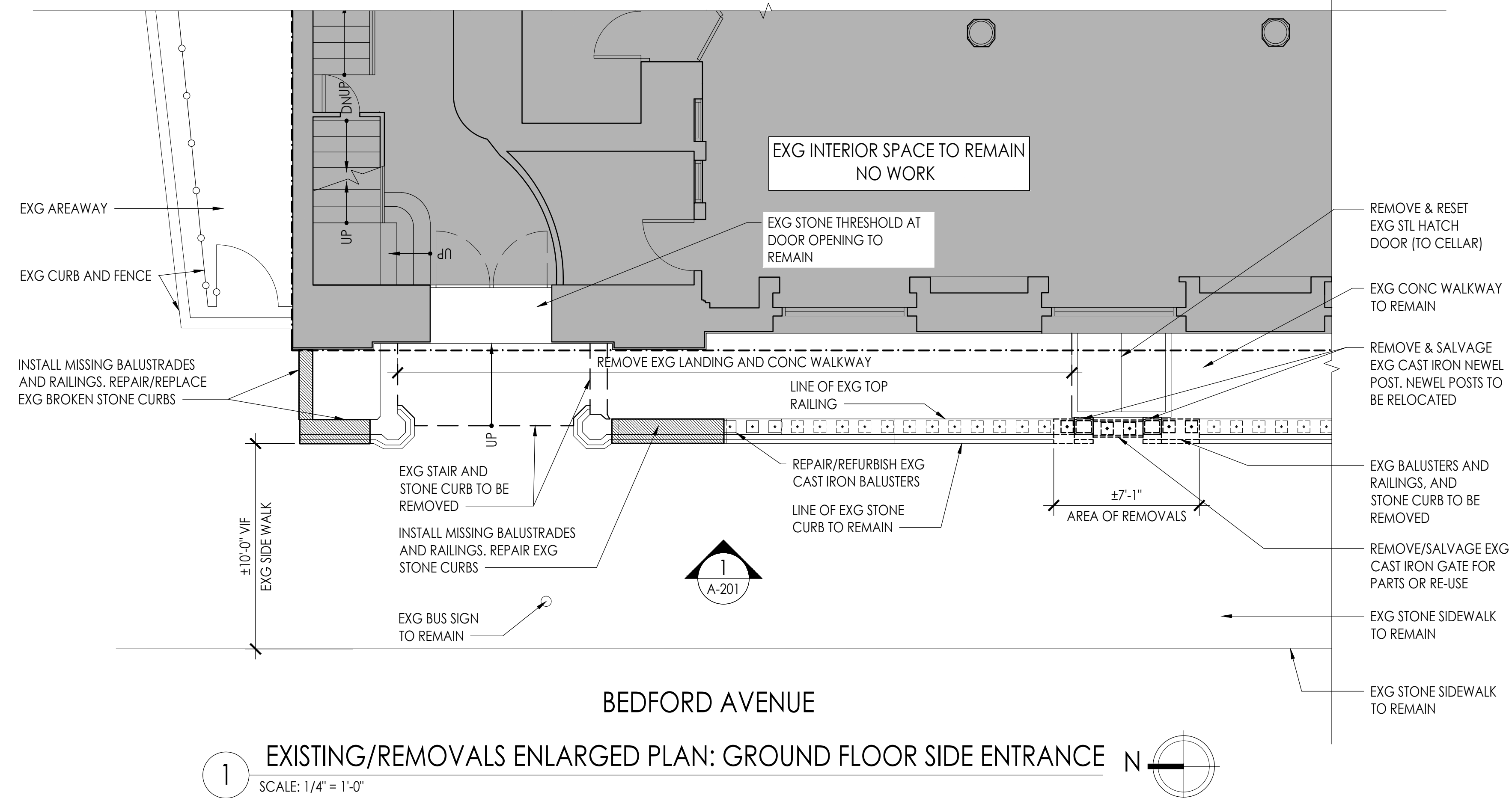
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MK/ML

NUMBER OF SHEETS:
2 OF 8

SHEET NO.:
G-001.00



2 PROPOSED ENLARGED PLAN: GROUND FLOOR SIDE ENTRANCE
SCALE: 1/4" = 1'-0"



1 EXISTING/REMOVALS ENLARGED PLAN: GROUND FLOOR SIDE ENTRANCE
SCALE: 1/4" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	(NO WORK IN THIS AREA)
	PROPERTY LINE
	SCOPE OF WORK BOUNDARY
	EXISTING WALL TO REMAIN
	EXISTING DOORS TO REMAIN
	EXISTING WINDOWS TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONCRETE CURB
	BALUSTERS BELOW
	LINE OF ADA CLEARANCE



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SHEET TITLE:

EXISTING/ REMOVALS &
PROPOSED ENLARGED
PLAN: GROUND FLOOR

DOB NOW #:
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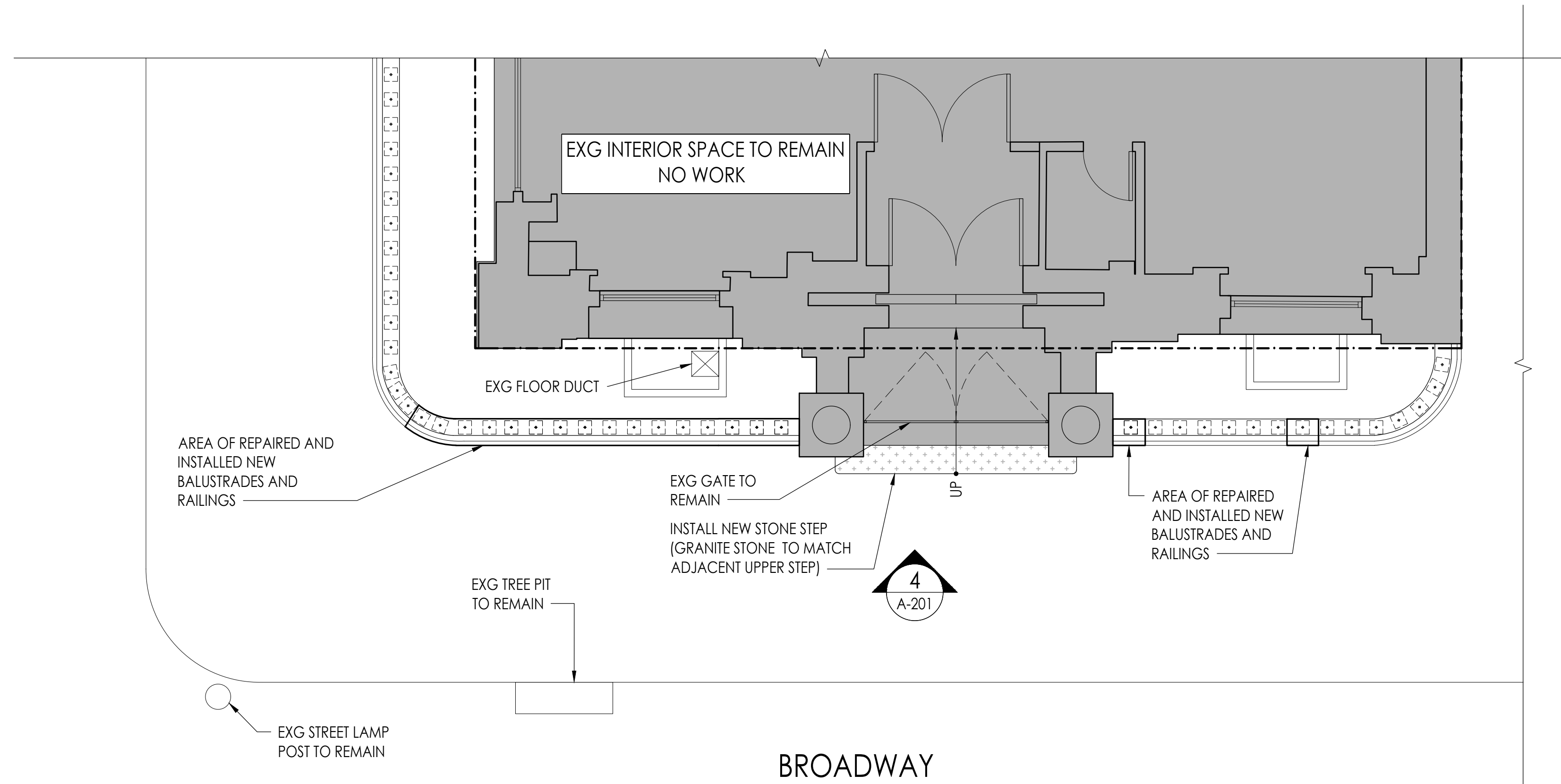
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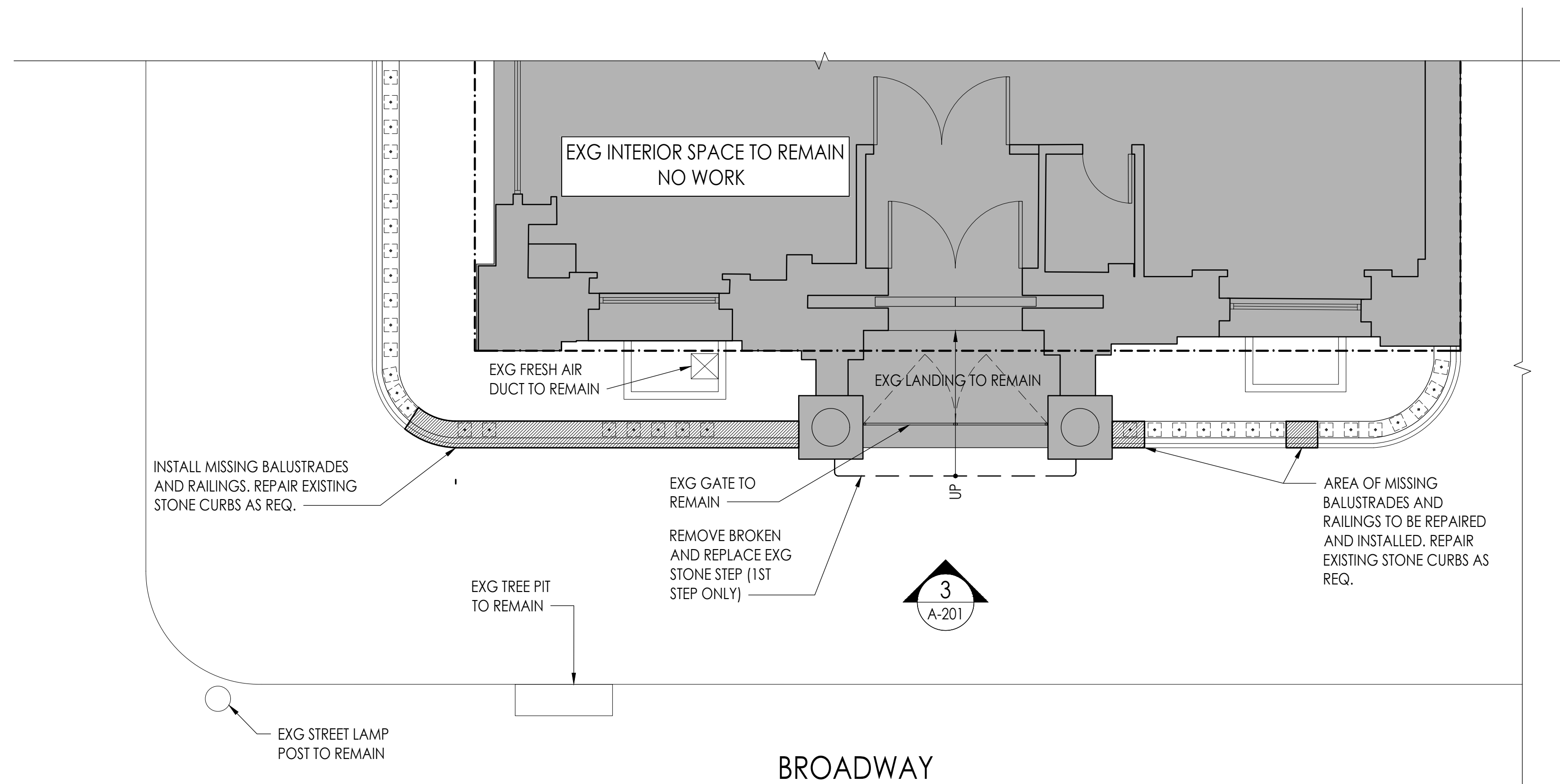
NUMBER OF SHEETS: 4 OF 8

SHEET NO.:

A-101.00



2 PROPOSED ENLARGED PLAN: GROUND FLOOR FRONT ENTRANCE
SCALE: 1/4" = 1'-0"



1 EXISTING/REMOVALS ENLARGED PLAN: GROUND FLOOR FRONT ENTRANCE
SCALE: 1/4" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	(NO WORK IN THIS AREA)
	PROPERTY LINE
	SCOPE OF WORK BOUNDARY
	EXISTING WALL TO REMAIN
	EXISTING DOORS TO REMAIN
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EXISTING/ REMOVALS &
PROPOSED ENLARGED
PLAN: GROUND FLOOR

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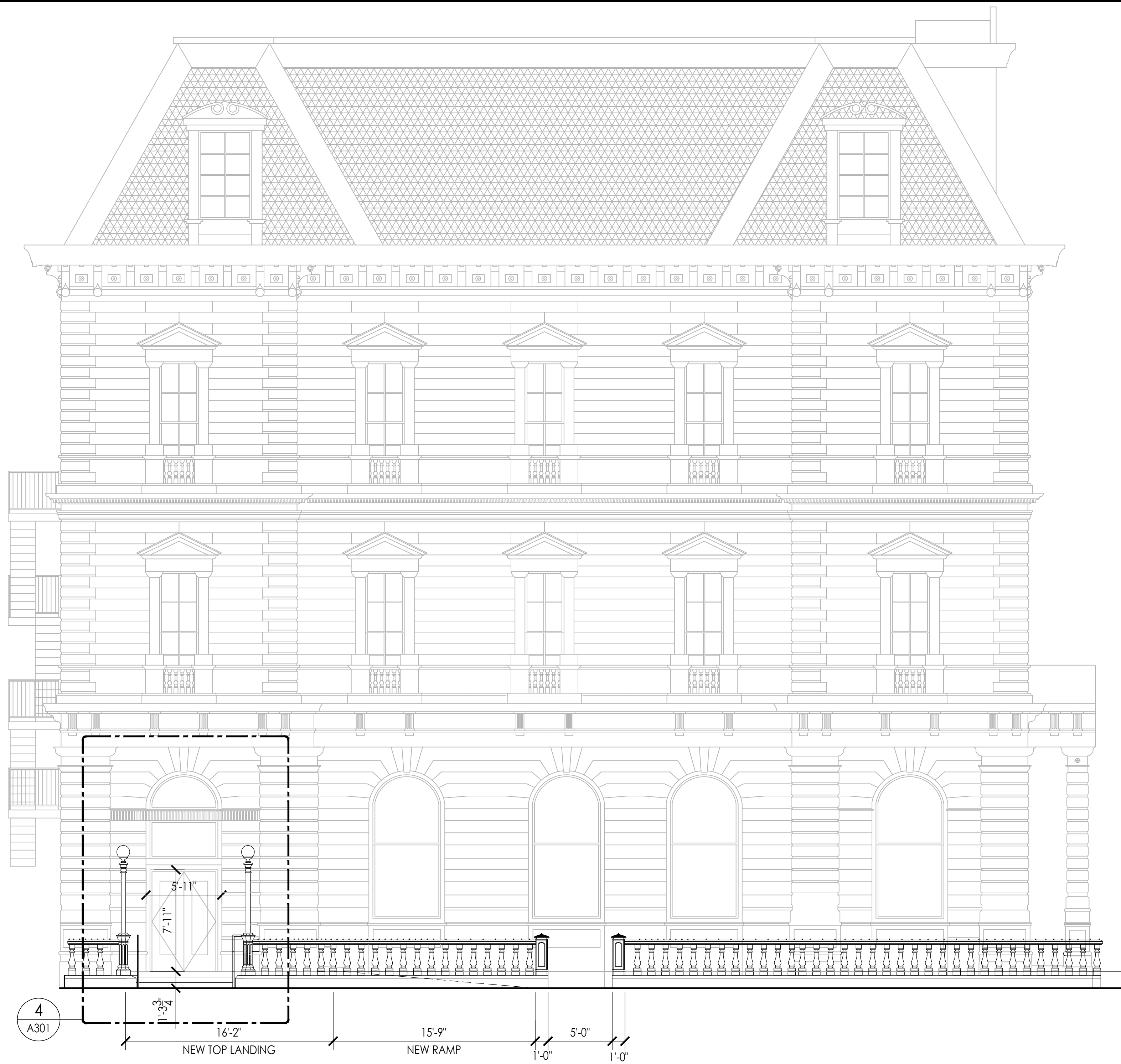
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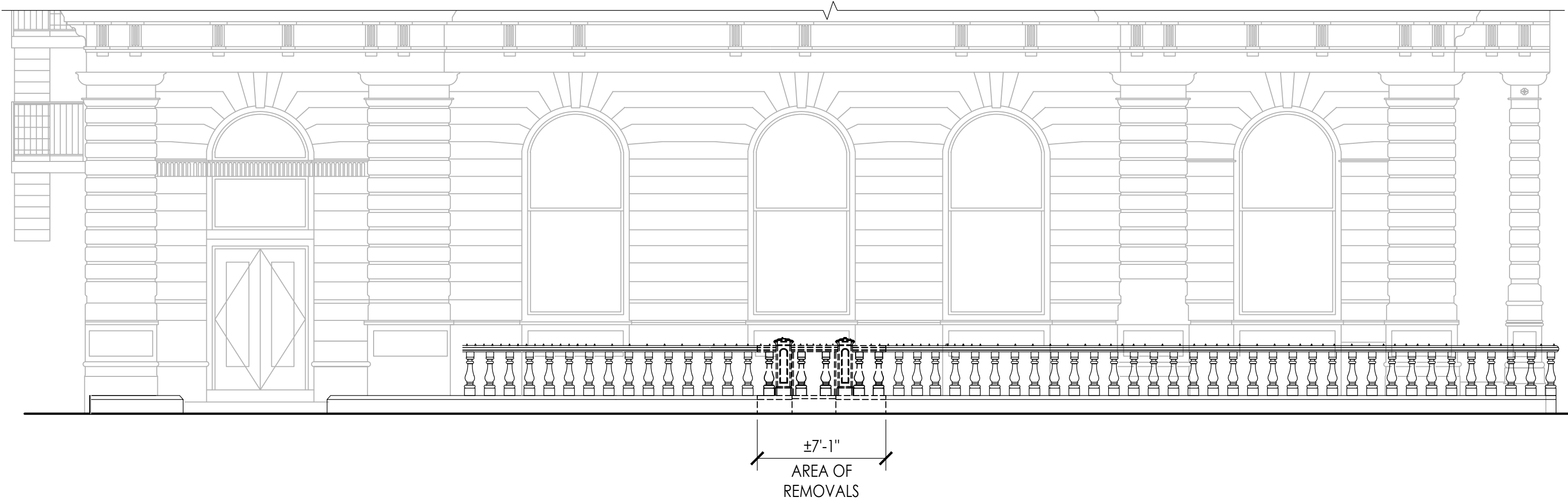
NUMBER OF SHEETS: 5 OF 8

SHEET NO.:

A-102.00



2 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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SHEET TITLE:
EXISTING/REMOVALS &
PROPOSED ELEVATION

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SHEET TITLE:

EXTERIOR RAMP
SECTIONS

DOB NOW #:
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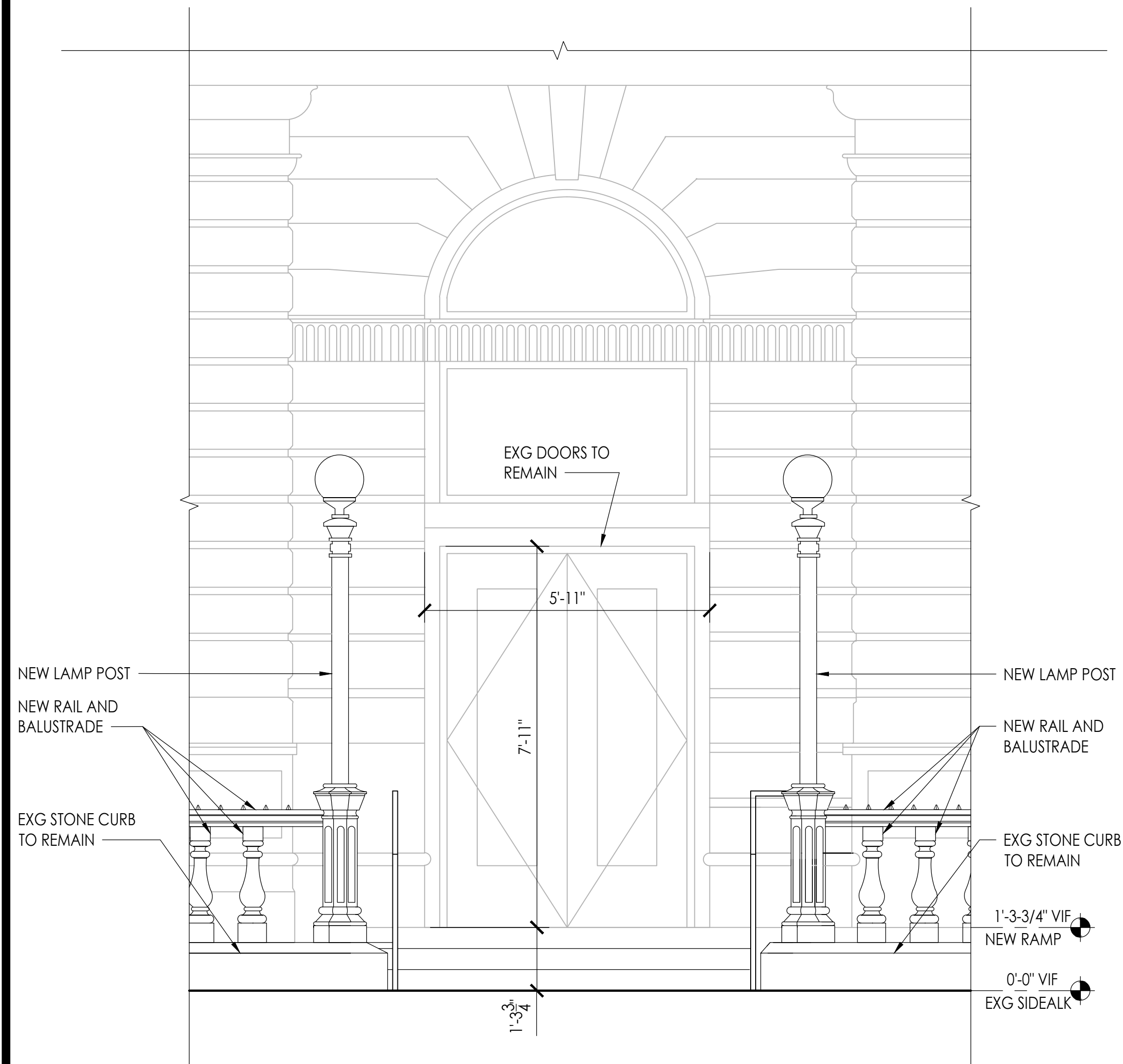
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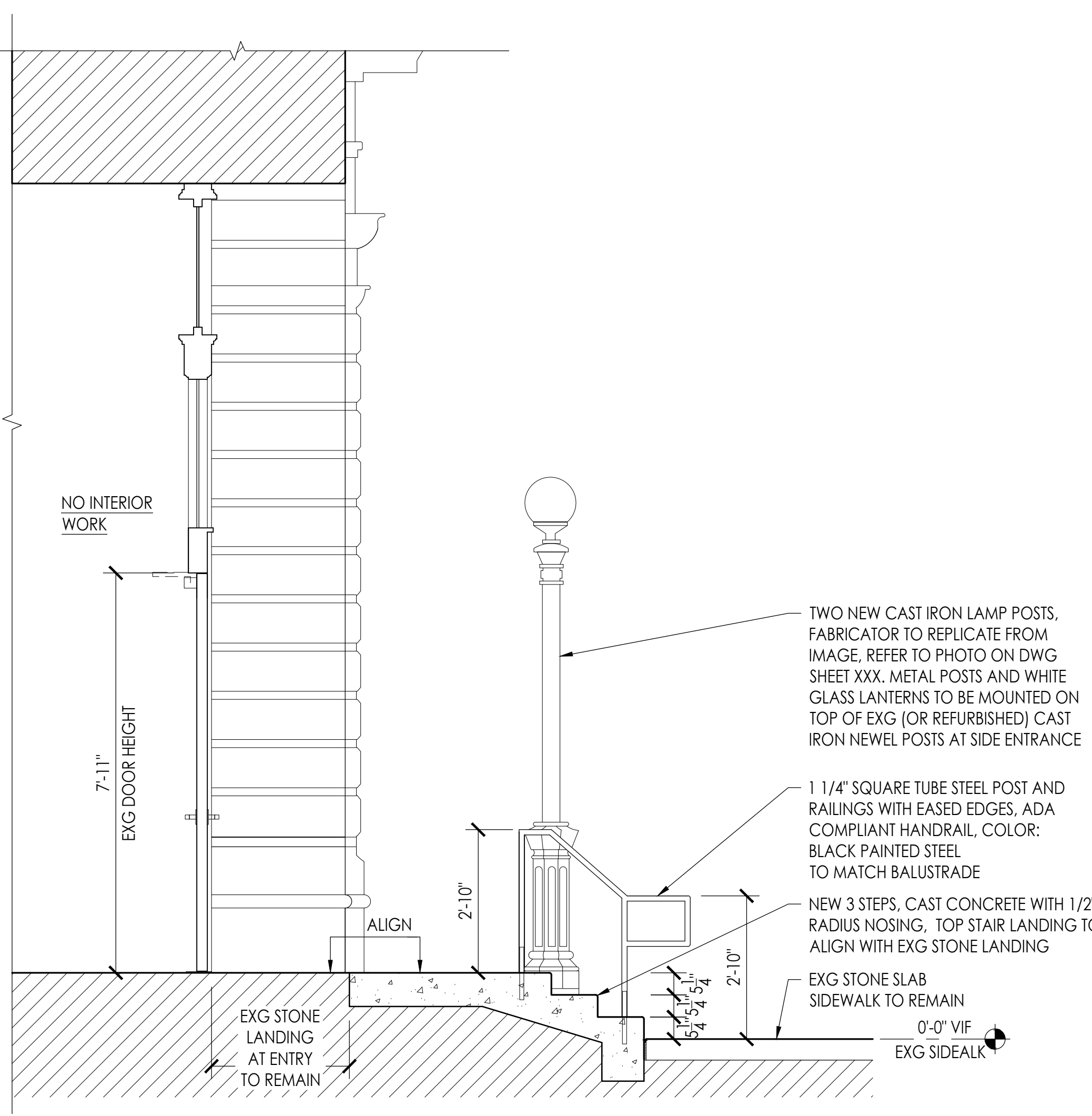
NUMBER OF SHEETS:
7 OF 8

SHEET NO.:

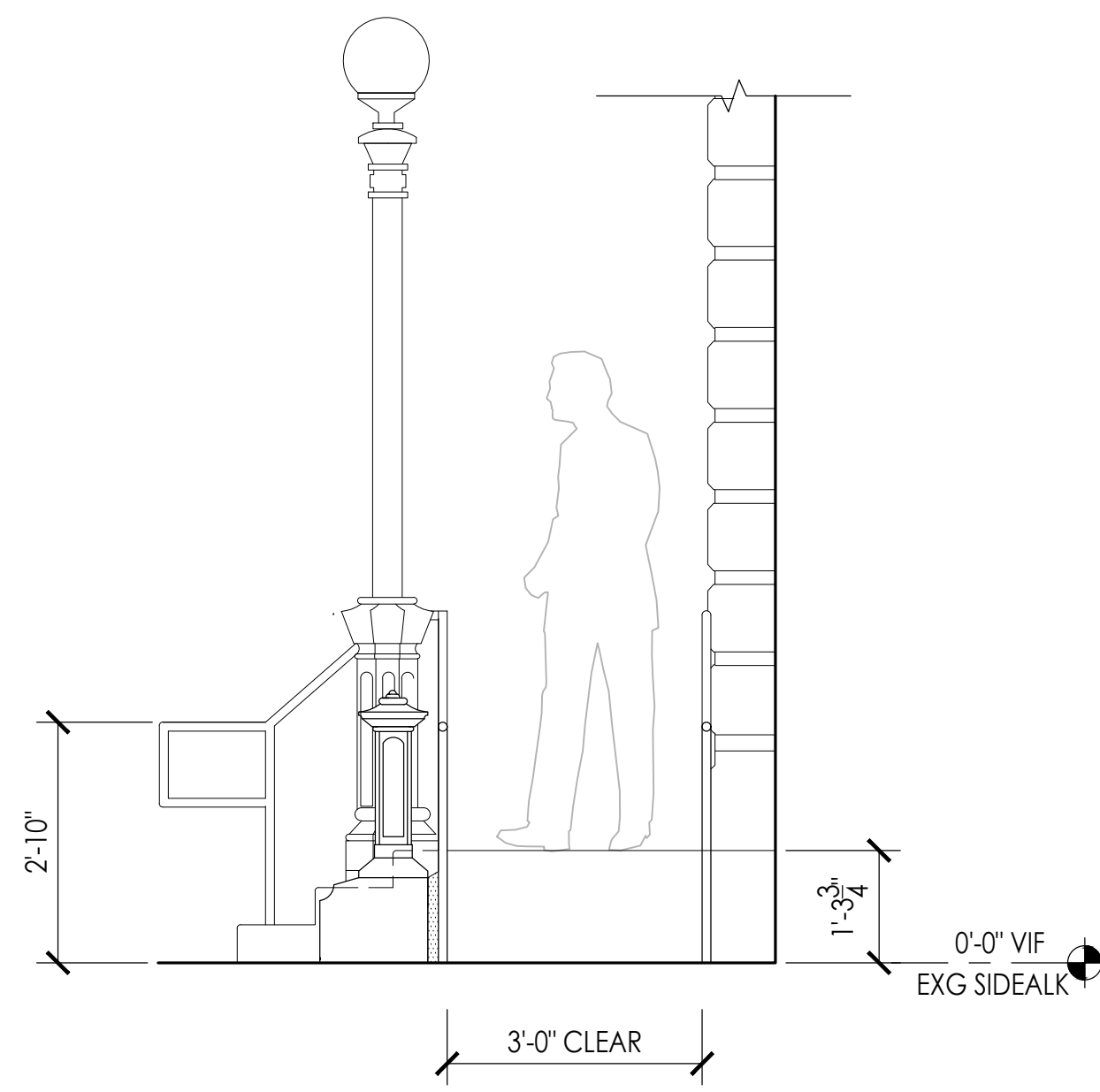
A-301.00



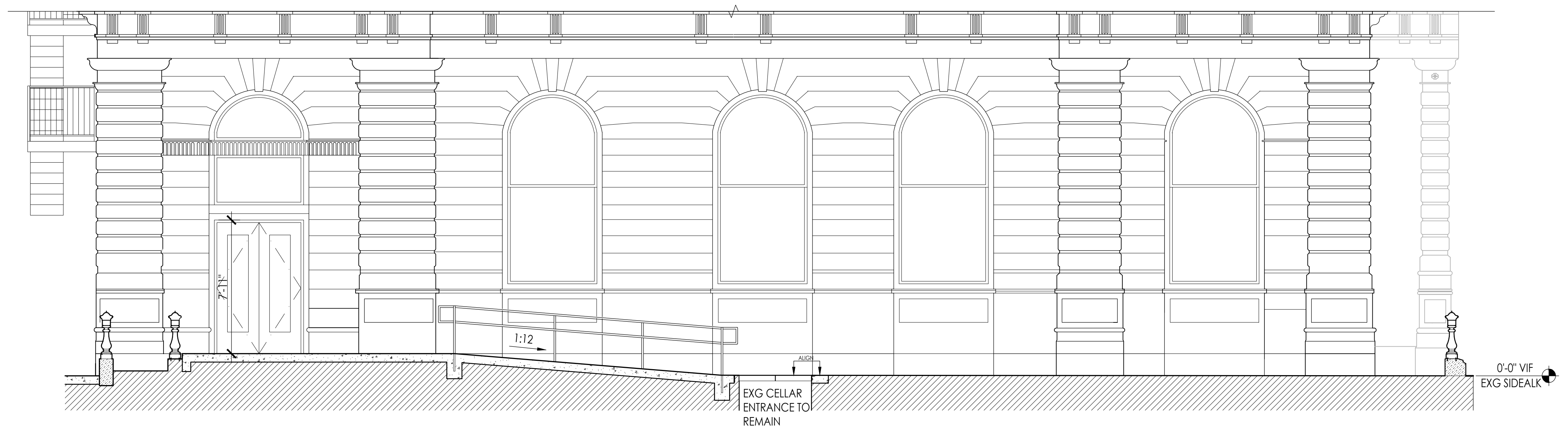
4 EXTERIOR RAMP ELARGD ELEVATION
SCALE: 1/2" = 1'-0"



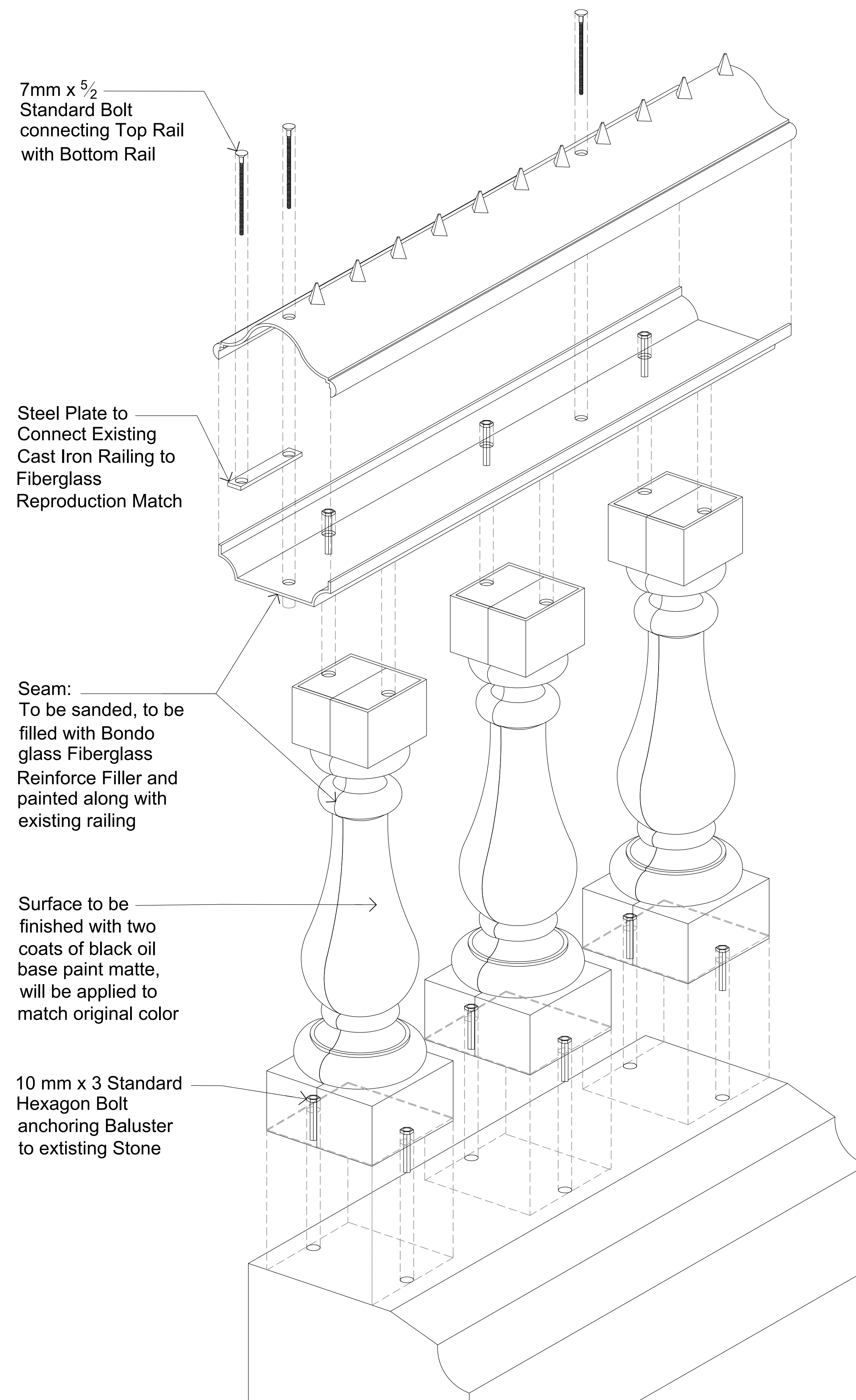
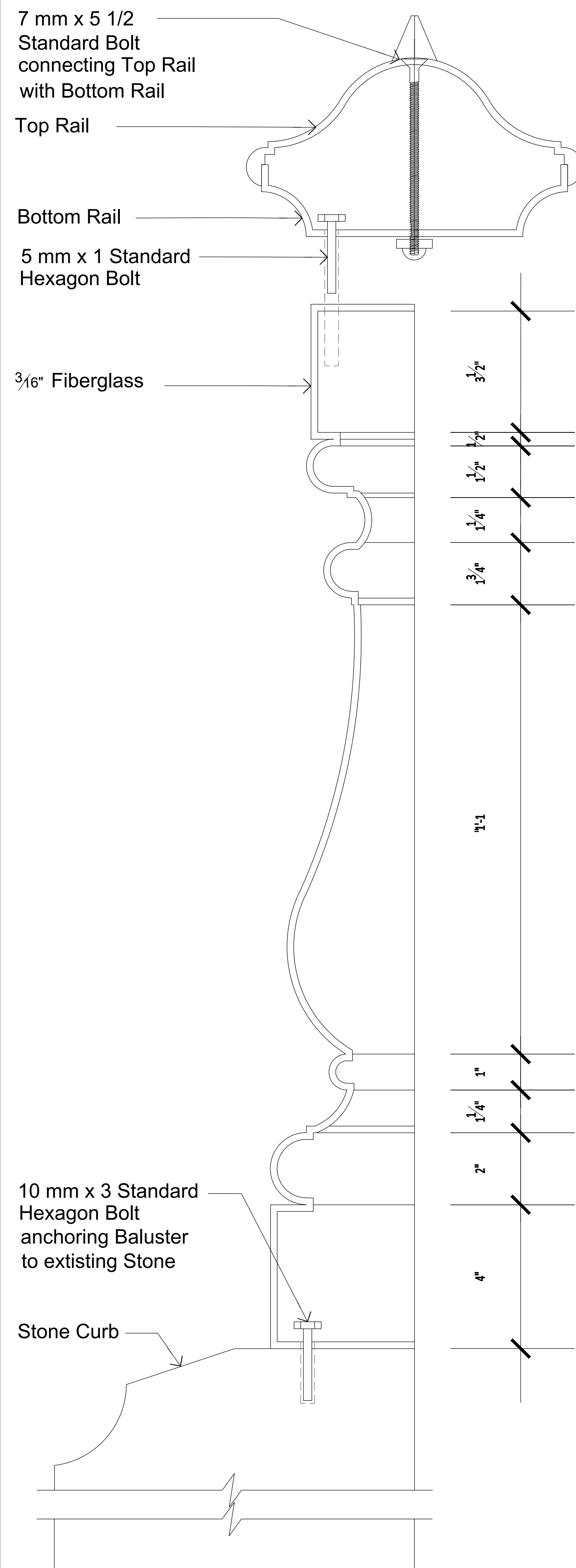
3 EXTERIOR RAMP SECTION
SCALE: 1/2" = 1'-0"



2 EXTERIOR RAMP SECTION
SCALE: 1/2" = 1'-0"



1 EXTERIOR RAMP SECTION
SCALE: 1/4" = 1'-0"



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BALUSTRADE RESTORATION DETAIL, PHOTOS, & AXON

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