

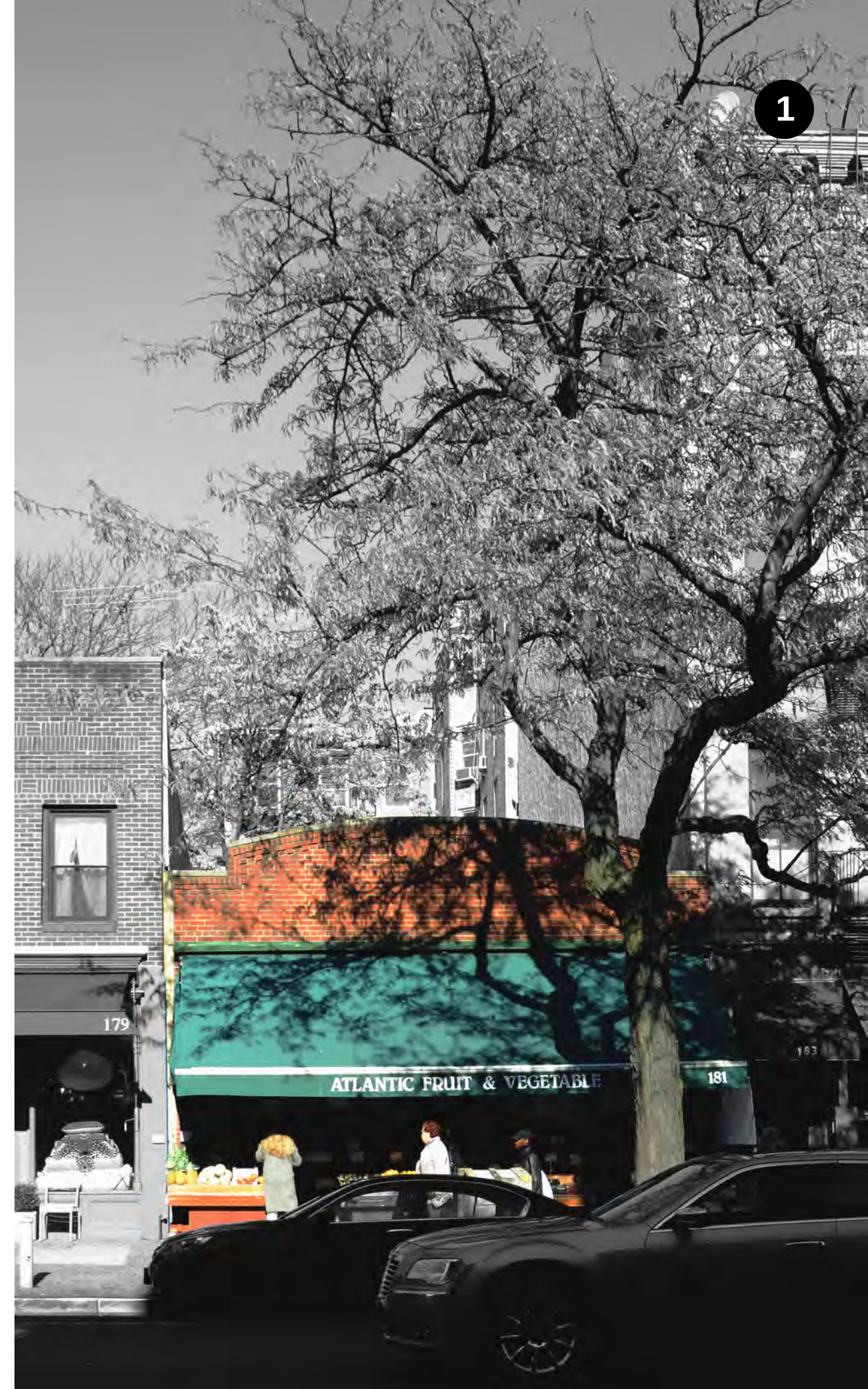
New Building

APPLICATION FOR NEW CONSTRUCTION

BROOKLYN HEIGHTS HISTORIC DISTRICT

181 ATLANTIC AVENUE, BROOKLYN, NEW YORK 11201

FANG ARCHITECT, PC. | 35-18 LINDEN PL. #2F, FLUSHING, NEW YORK 11354



1

SITE CONDITIONS

COMMUNITY INFO.
SITE LOCATION
BLOCK PLAN
STREETSCAPES

2

EXISTING CONDITIONS

HISTORY OF THE BUILDING
FRONT & REAR PERSPECTIVES

3

PROPOSED CONDITIONS

MOCK-UP VIEWS
FULL BLOCK ELEVATION
ARCHITECTURAL DRAWINGS
STREETSCAPES
SIGHT LINE

4

DETAILS OF PROPOSAL

ROOF PARAPET
WINDOW STYLE
STOREFRONT
BUILDING FACADE

01

SITE CONDITIONS

COMMUNITY INFO | SITE LOCATION | BLOCK PLAN | STREETSCAPES



Brooklyn Heights



HISTORICAL SIGNIFICANCE

Brooklyn Heights Historical District:
Of the 1284 buildings fronting on the streets, at least 684 were built before the Civil War. 60 Federal, 405 Greek Revival, 47 Gothic Revival, and 201 Anglo Italianate buildings


Atlantic Avenue: the boundary of Brooklyn Heights district on the south.

ARCHITECTURAL CHARACTERISTICS

Present most of the principal architectural styles of the 19th century
Stately brick, brownstone houses, tree-line streets with stone sidewalks, generally uniformed height in the neighborhood

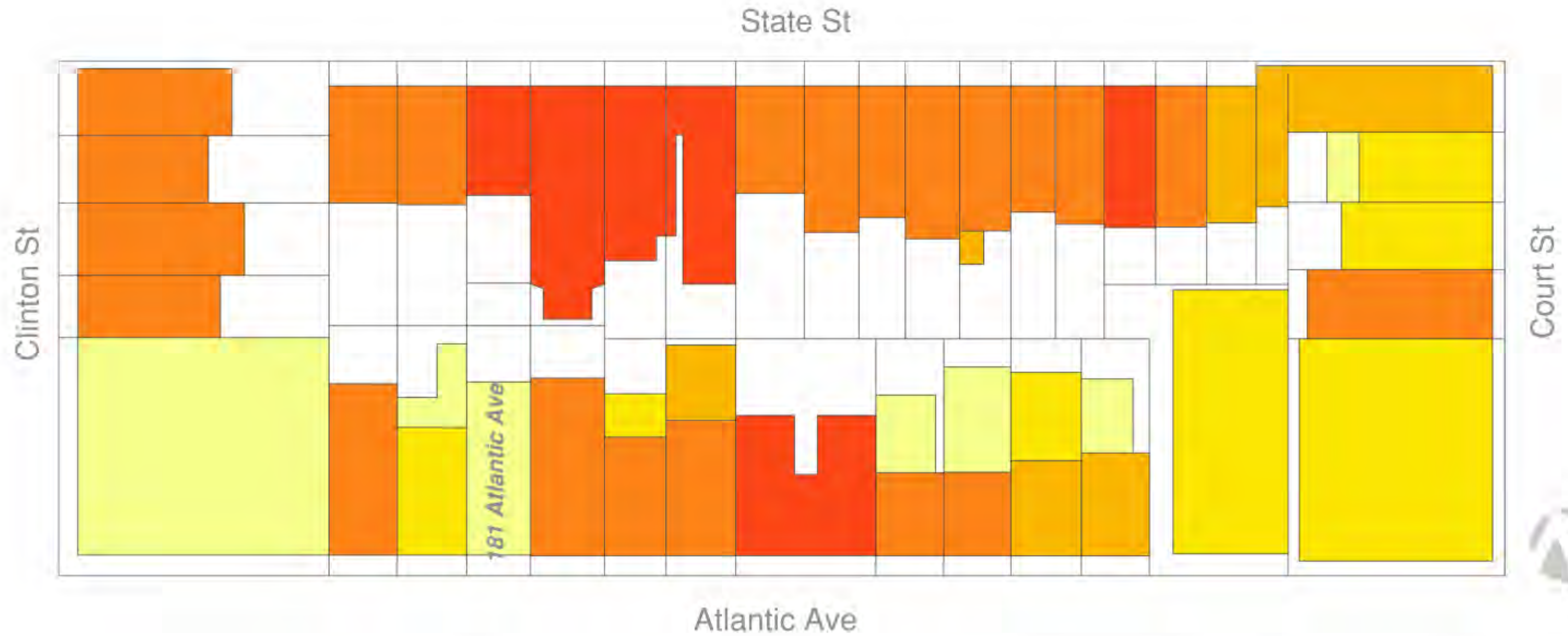
SITE LOCATION

Brooklyn Heights
Historic District, Brooklyn
Designated November 23, 1965

 Historic District Boundaries



SITE LOCATION





STREET VIEW FROM ATLANTIC AVE. LOOKING EAST



STREET VIEW FROM ATLANTIC AVE. LOOKING WEST

02

BUILDING CONDITIONS

HISTORY OF THE BUILDING | FRONT & REAR PERSPECTIVES



○
1940s



○
1960s



○
Current

THE EXISTING BUILDING HAS BEEN MODIFIED OVER TIME, THAT DOESN'T RETAIN PREVIOUS VALUABLE HISTORICAL CHARACTERISTICS.



FRONT VIEW



REAR VIEW

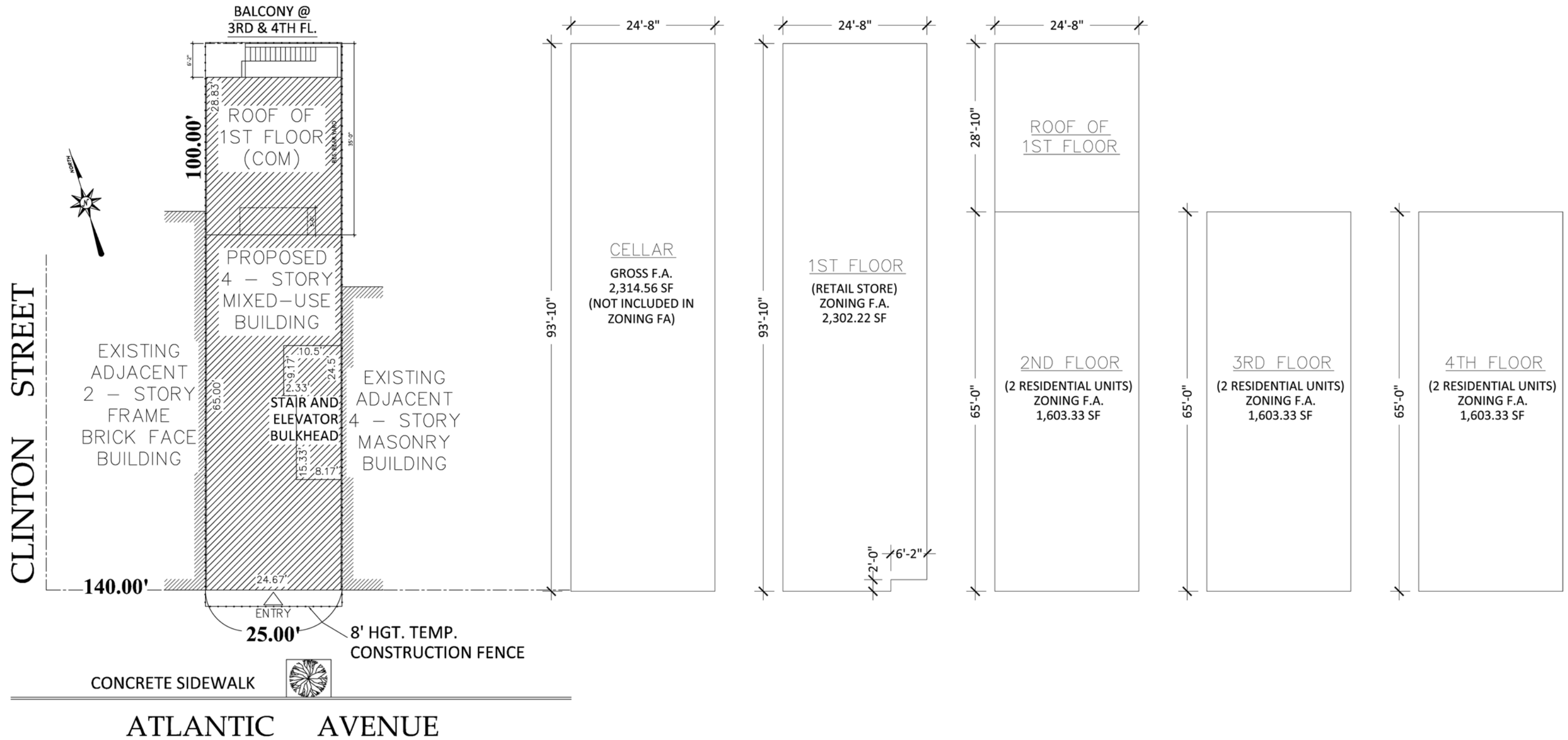


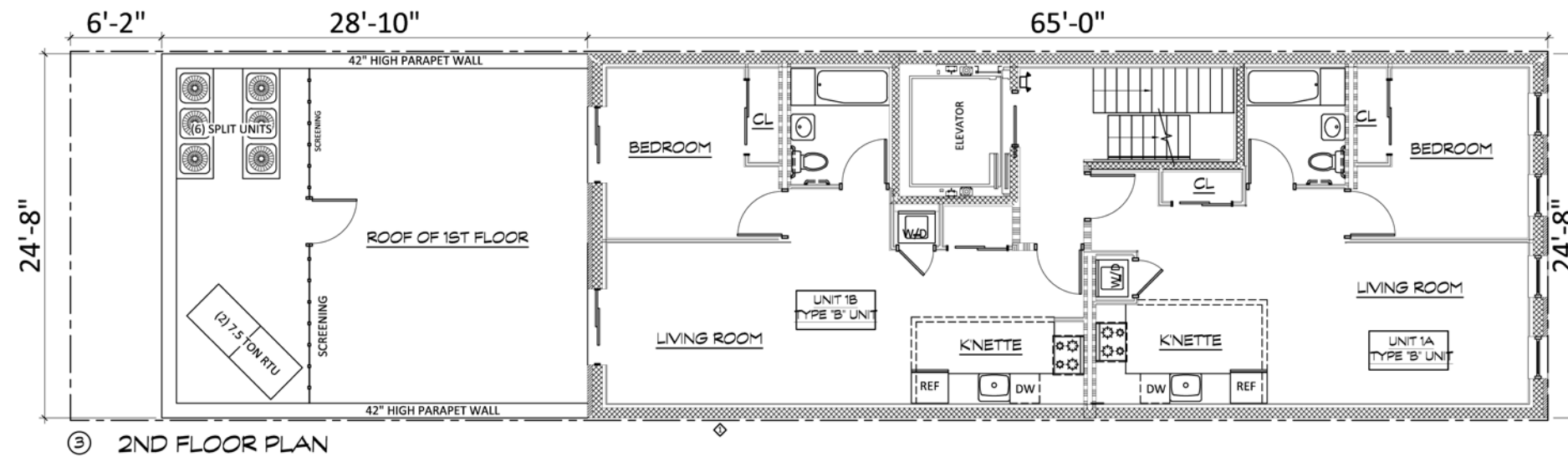
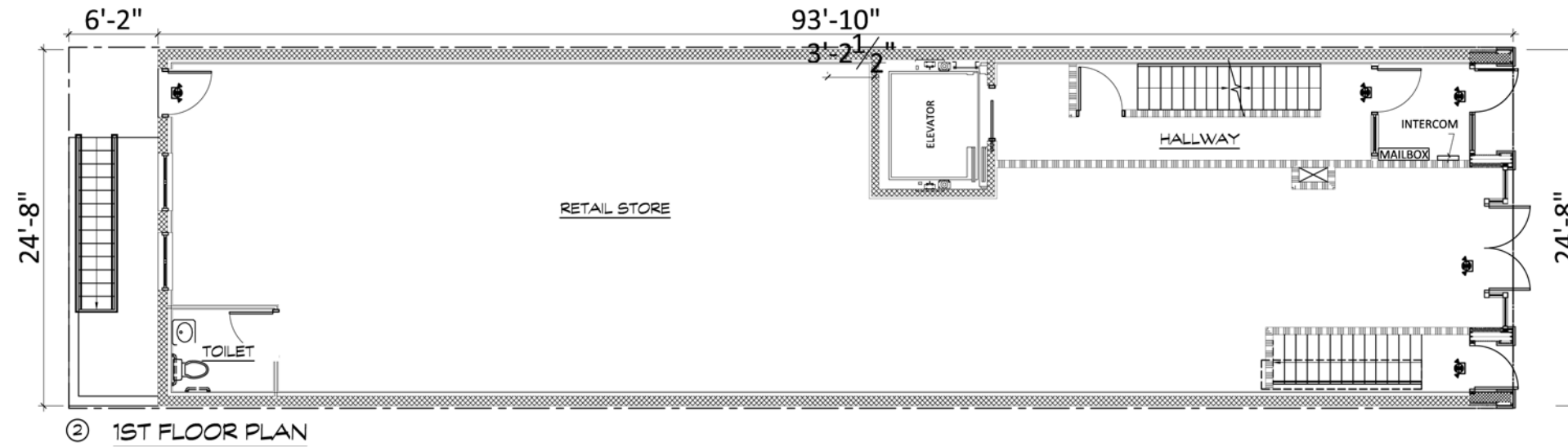
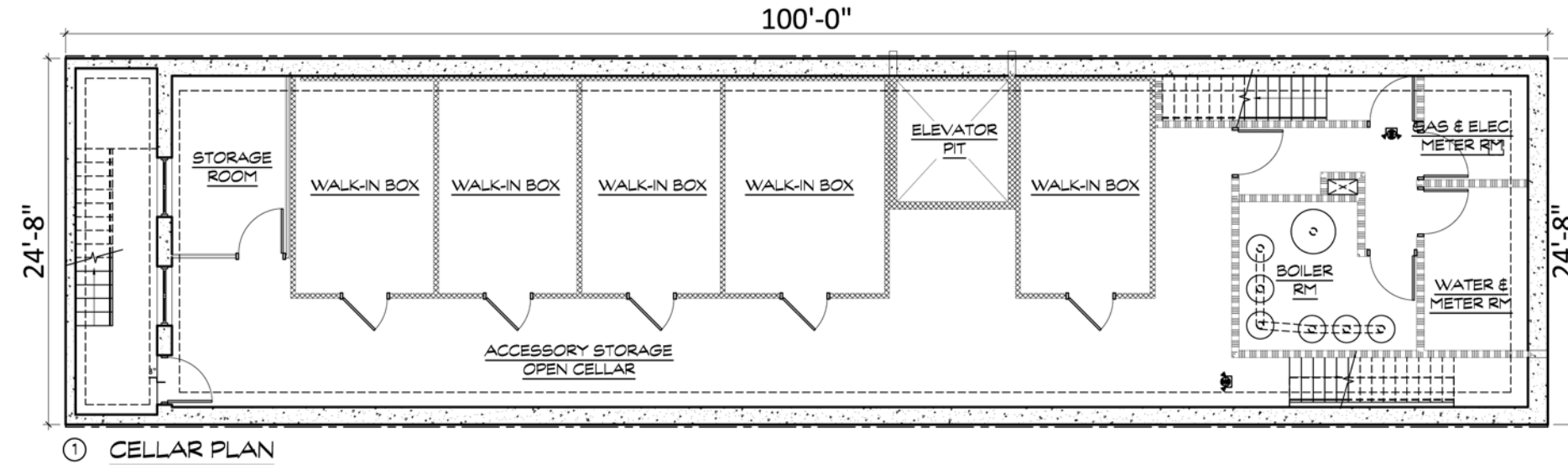
FRONT and REAR PERSPECTIVES

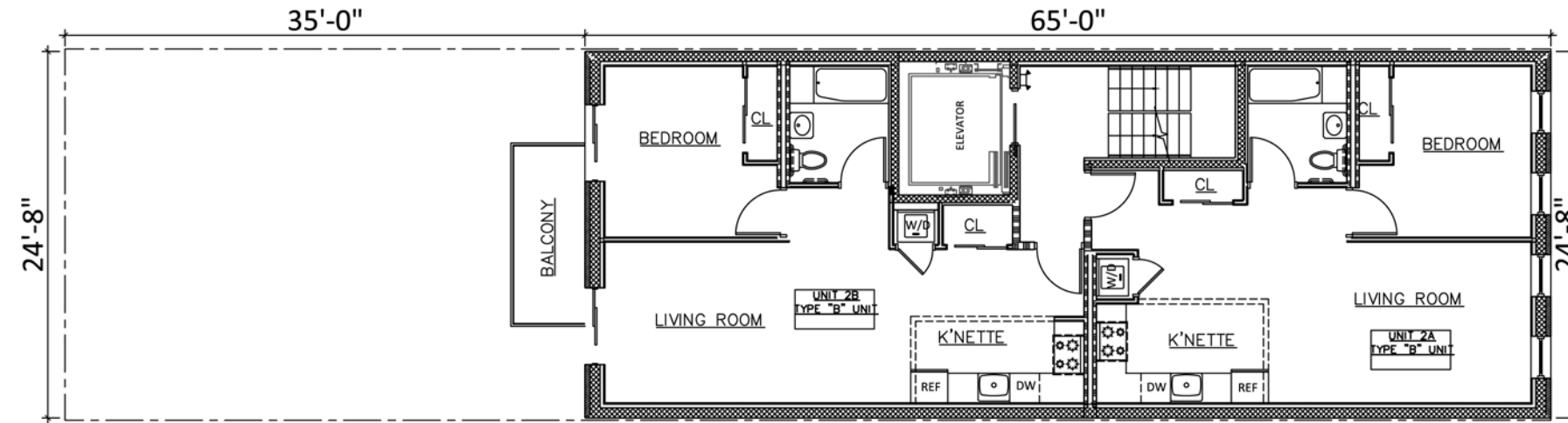
03

PROPOSED CONDITIONS

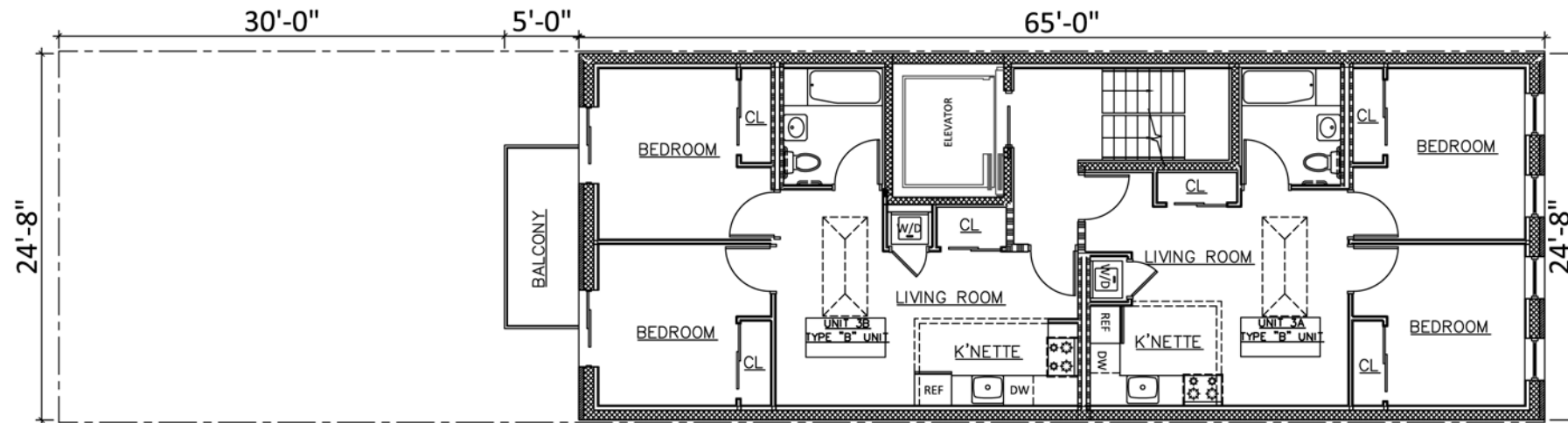
MOCK-UP VIEW | FULL BLOCK ELEVATION | ARCHITECTURAL DRAWINGS
STREETSCAPES | BUILDING ELEVATION | SIGHT LINE



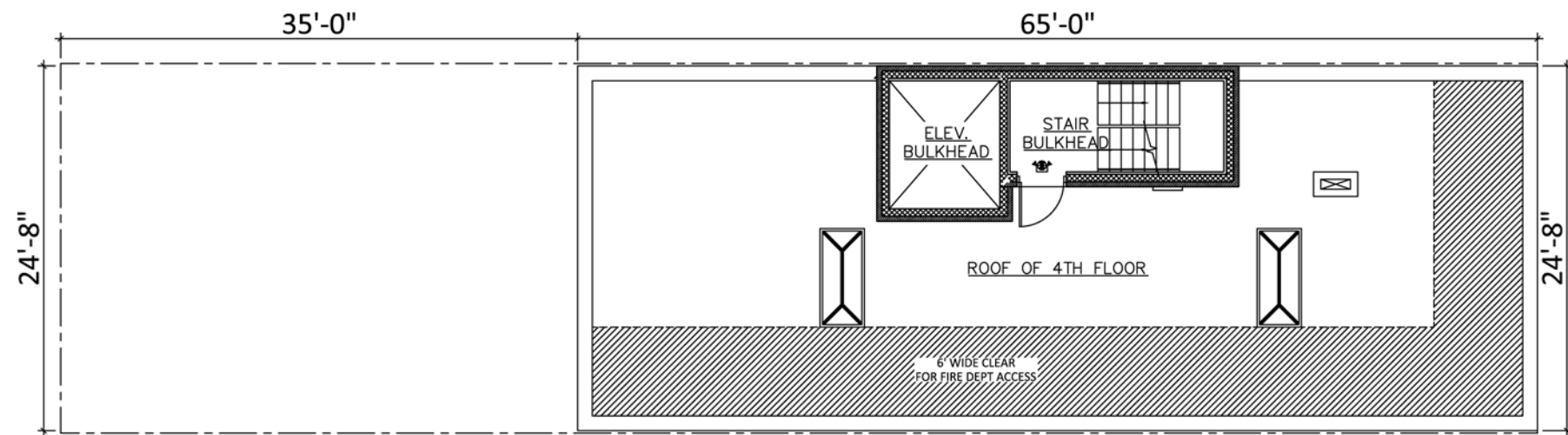




① 3RD FLOOR PLAN

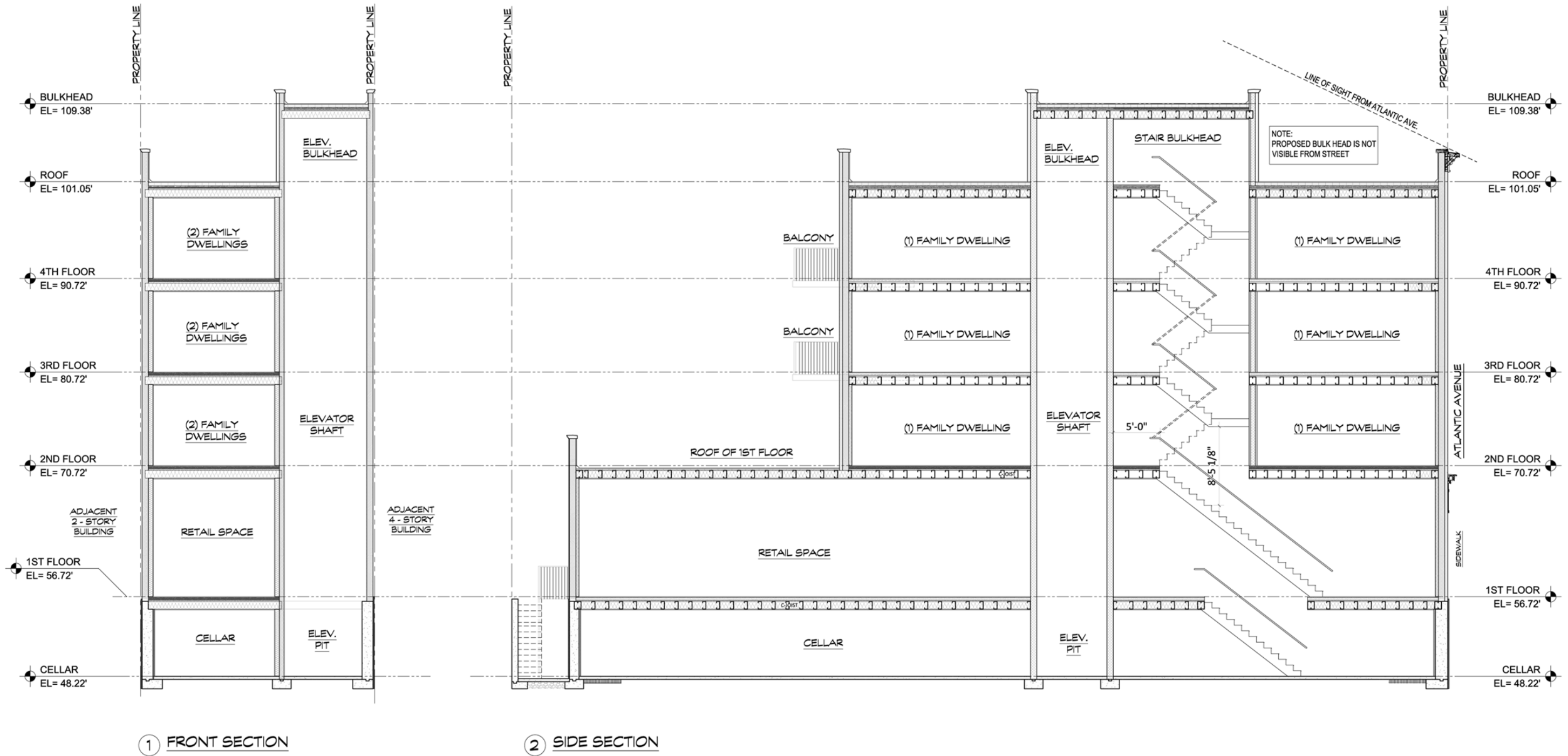


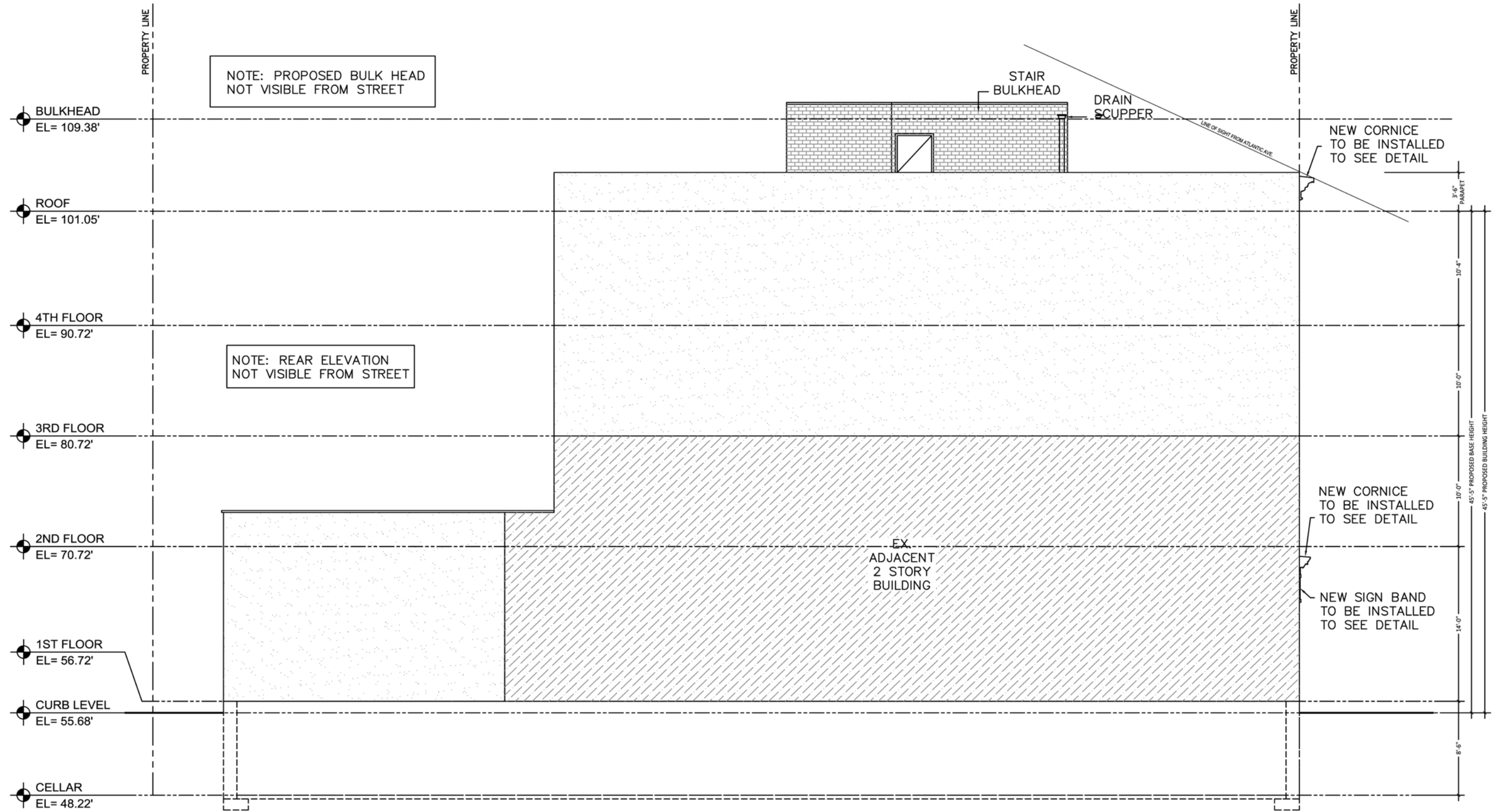
② 4TH FLOOR PLAN



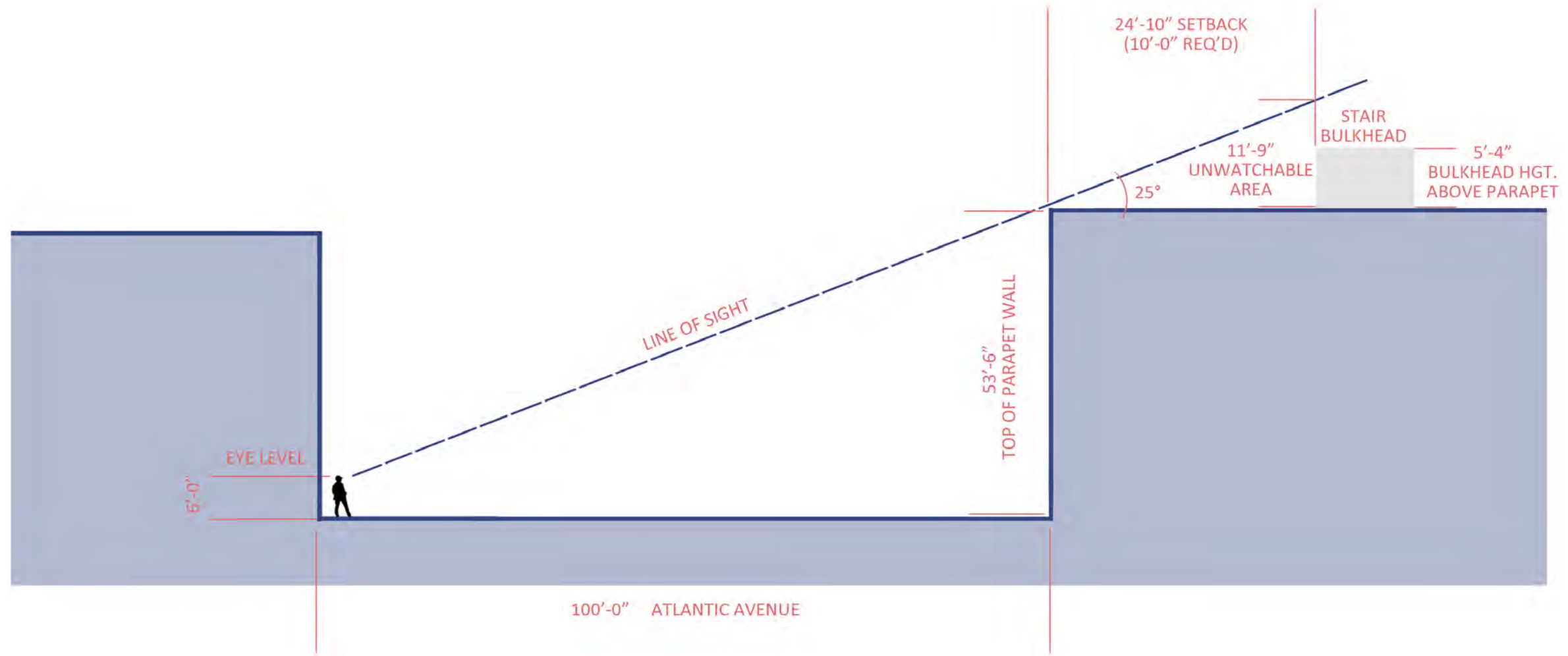
③ ROOF PLAN







① LEFT SIDE ELEVATION (WEST)



PROPOSED CONDITIONS



PROPOSED 4-STORY MIXED-USE BUILDING

EXIST. 1-STORY BUILDING TO REMOVE



PROPOSED 4-STORY MIXED-USE BUILDING

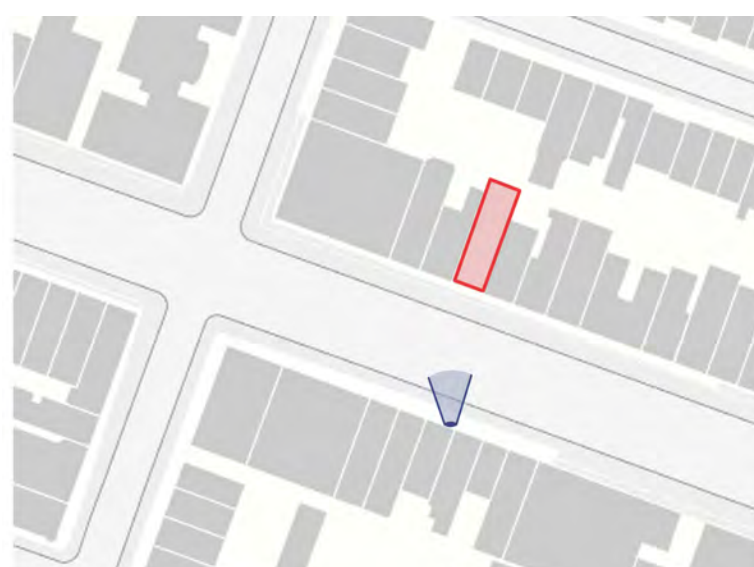
EXIST. 1-STORY BUILDING TO REMOVE



BULKHEAD CAN ONLY BE SEEN FROM THIS VIEW

PROPOSED 4-STORY MIXED-USE BUILDING

EXIST. 1-STORY BUILDING TO REMOVE



PROPOSED CONDITIONS

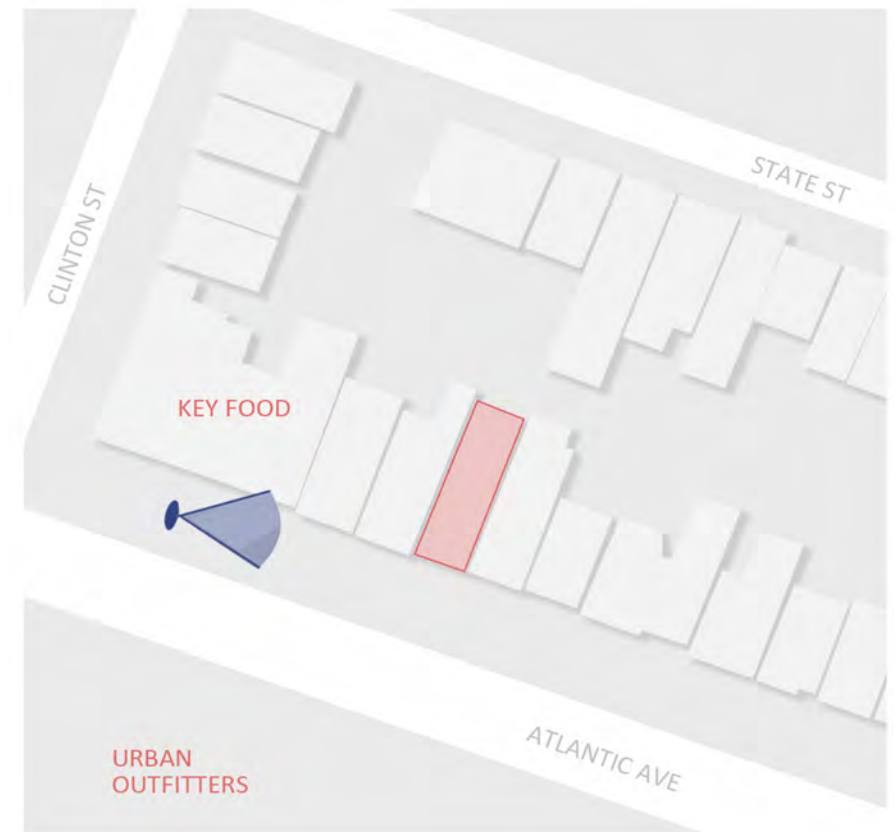


Existing



Proposed (front tree moved for better observation)





STREET VIEW FROM ATLANTIC AVE. LOOKING EAST

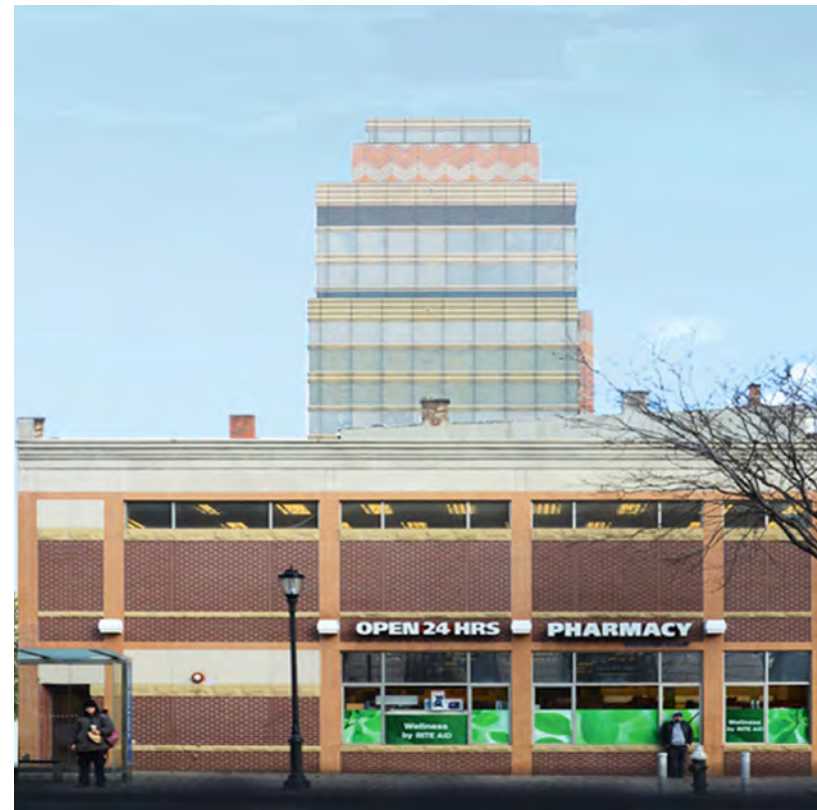
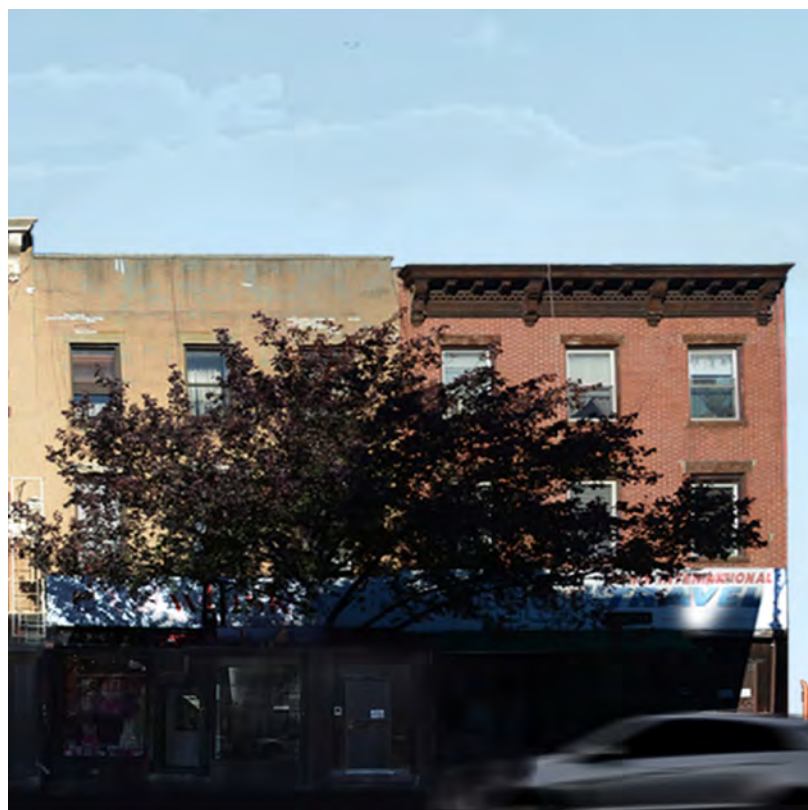


STREET VIEW FROM ATLANTIC AVE. LOOKING WEST

04

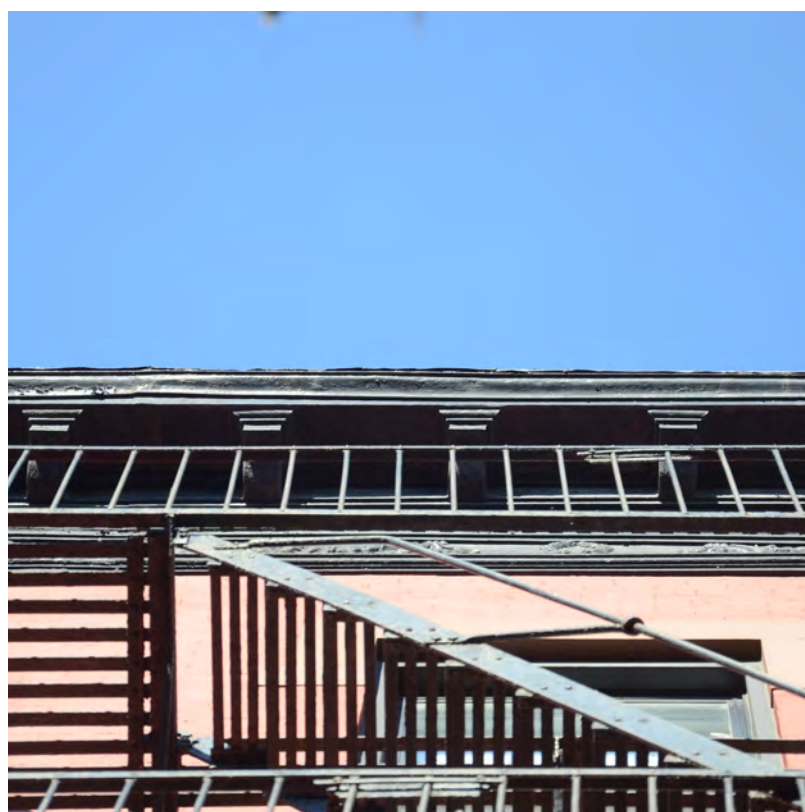
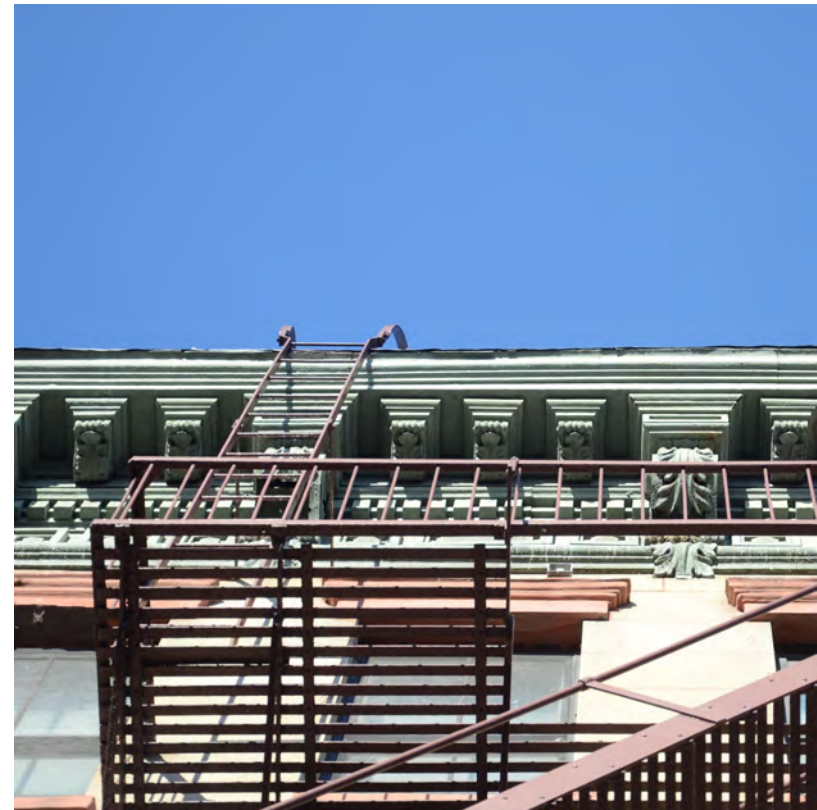
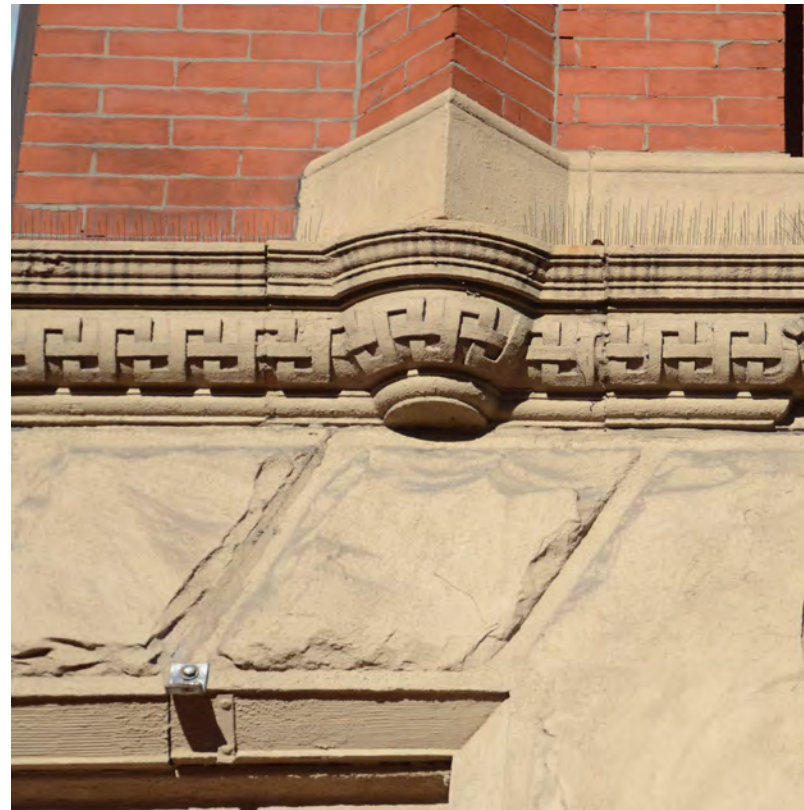
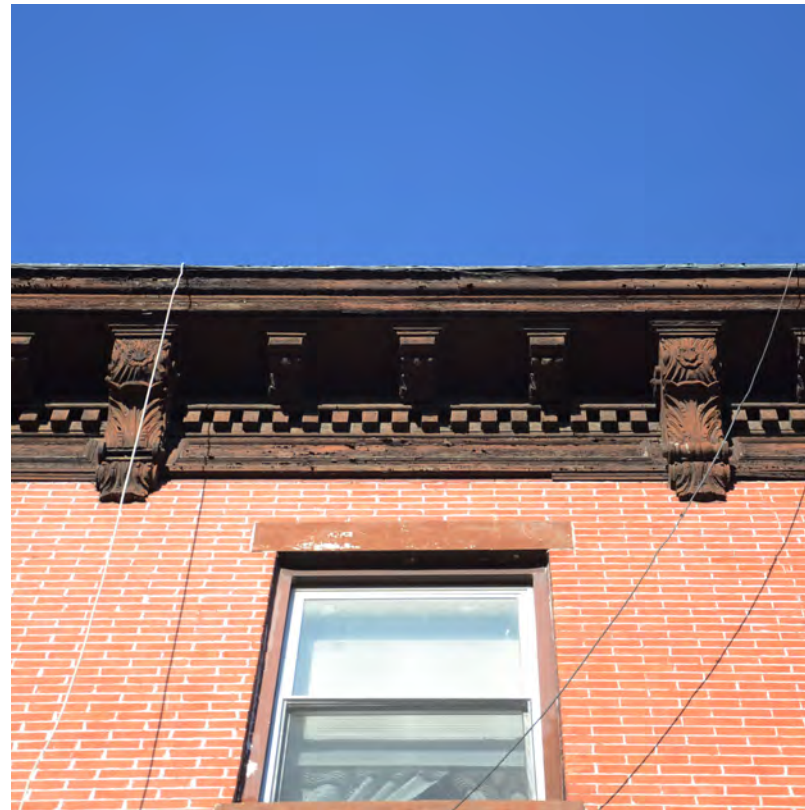
DETAILS

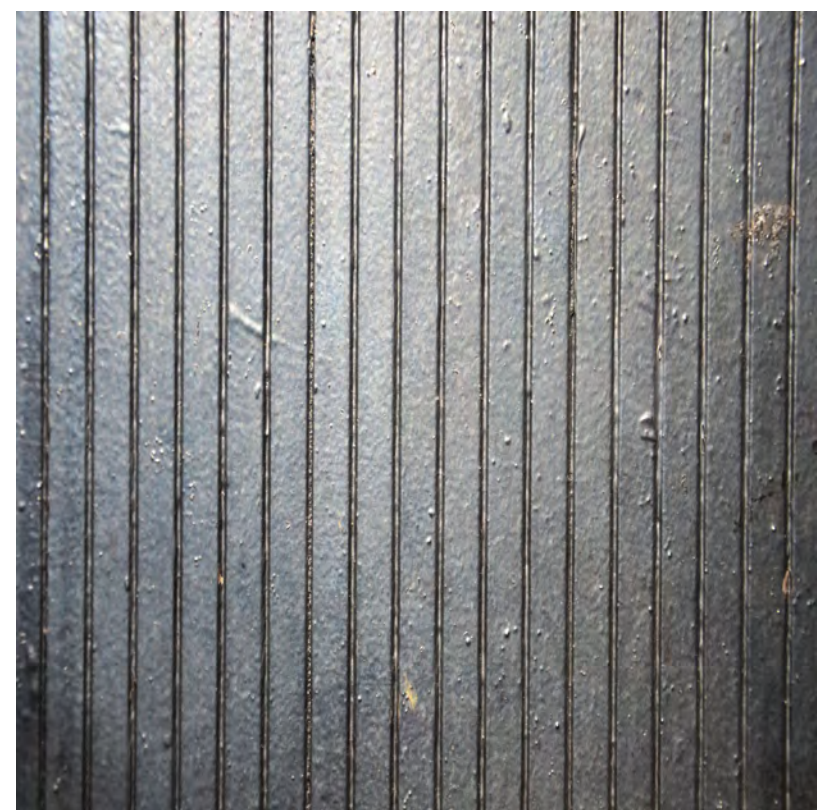
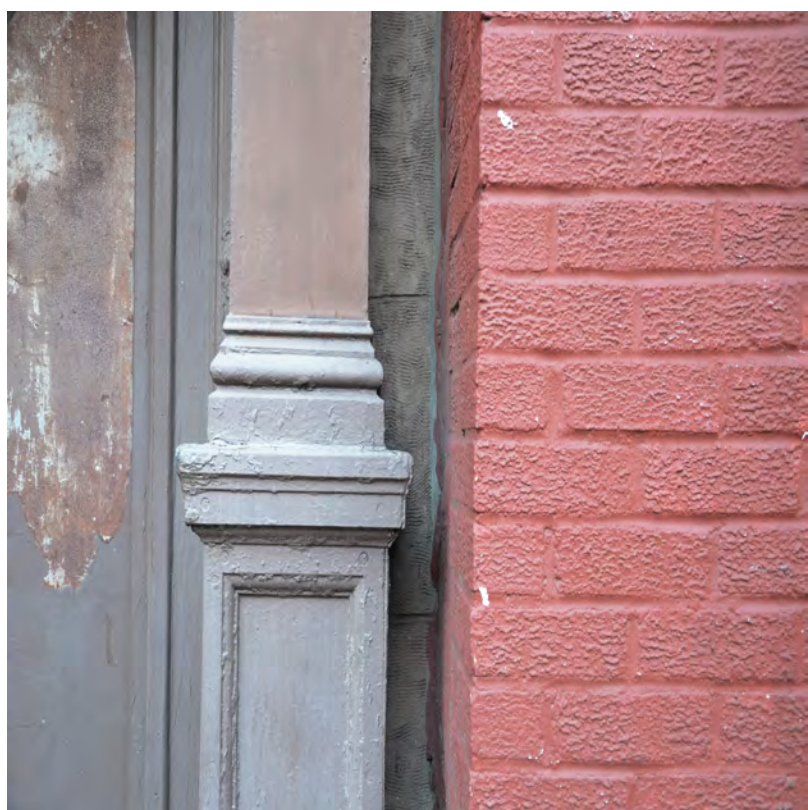
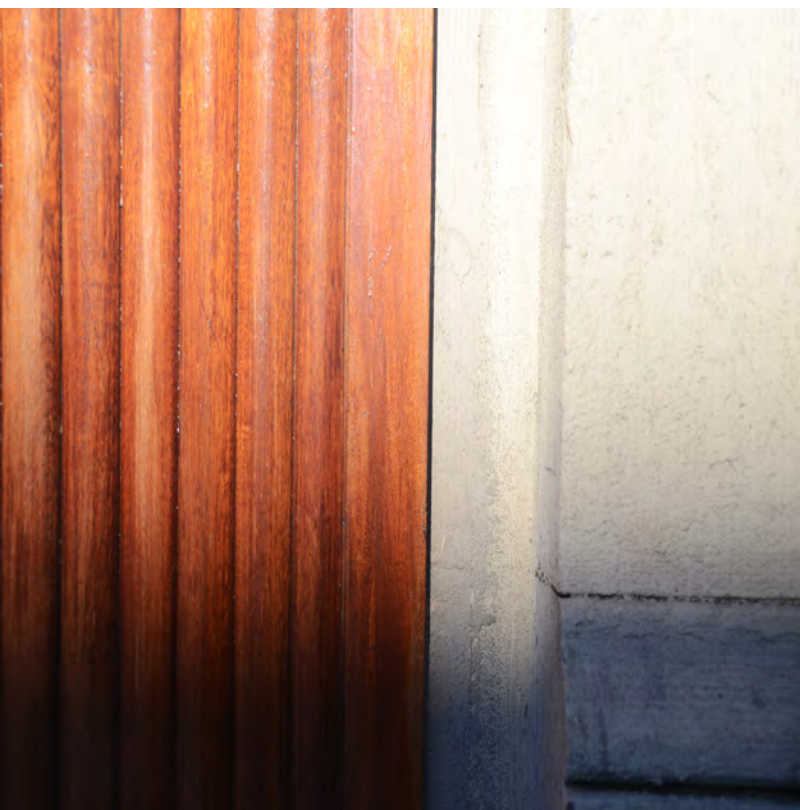
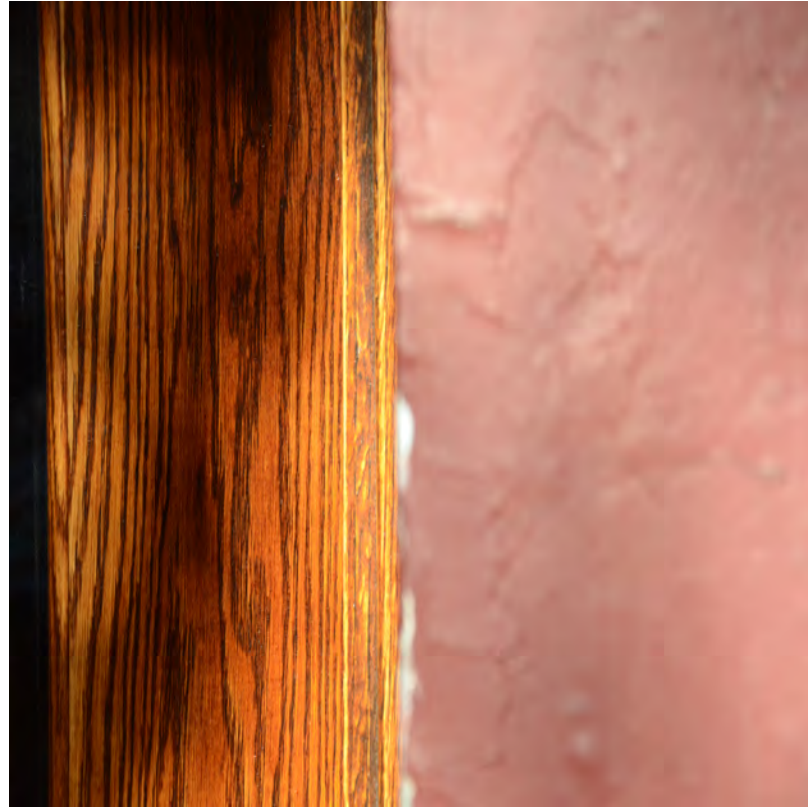
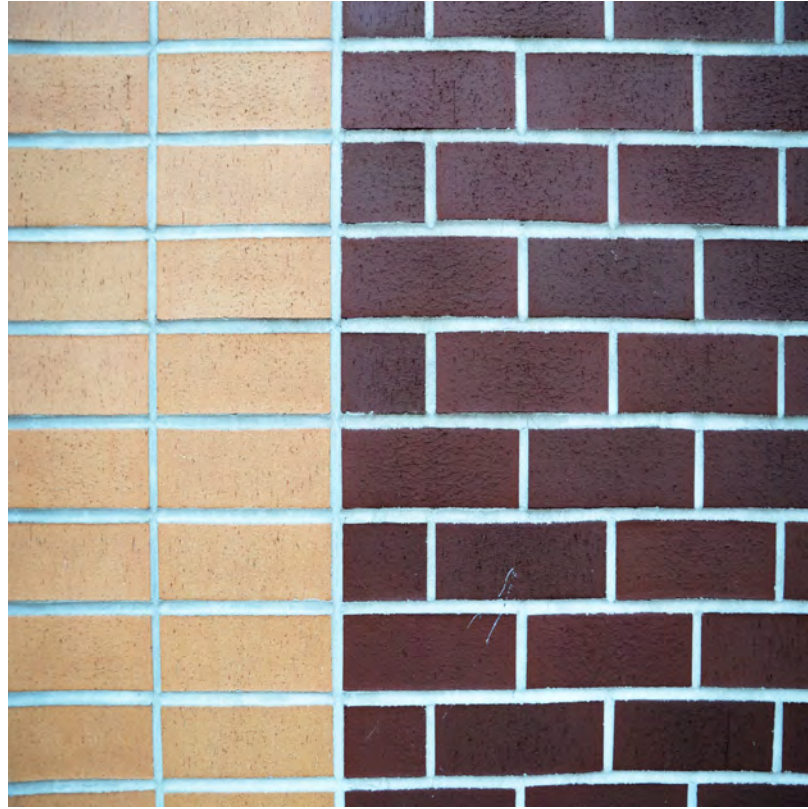
BUILDING FACADE | STOREFRONT | WINDOW STYLE
| ROOF PARAPET | MATERIALS













NOTE: PROPOSED BULKHEAD NOT VISIBLE FROM STREET

PRE-MANUFACTURED MTL. CORNICE

CAST STONE WINDOW HEAD

MASONRY WALL

WINDOW GLAZING

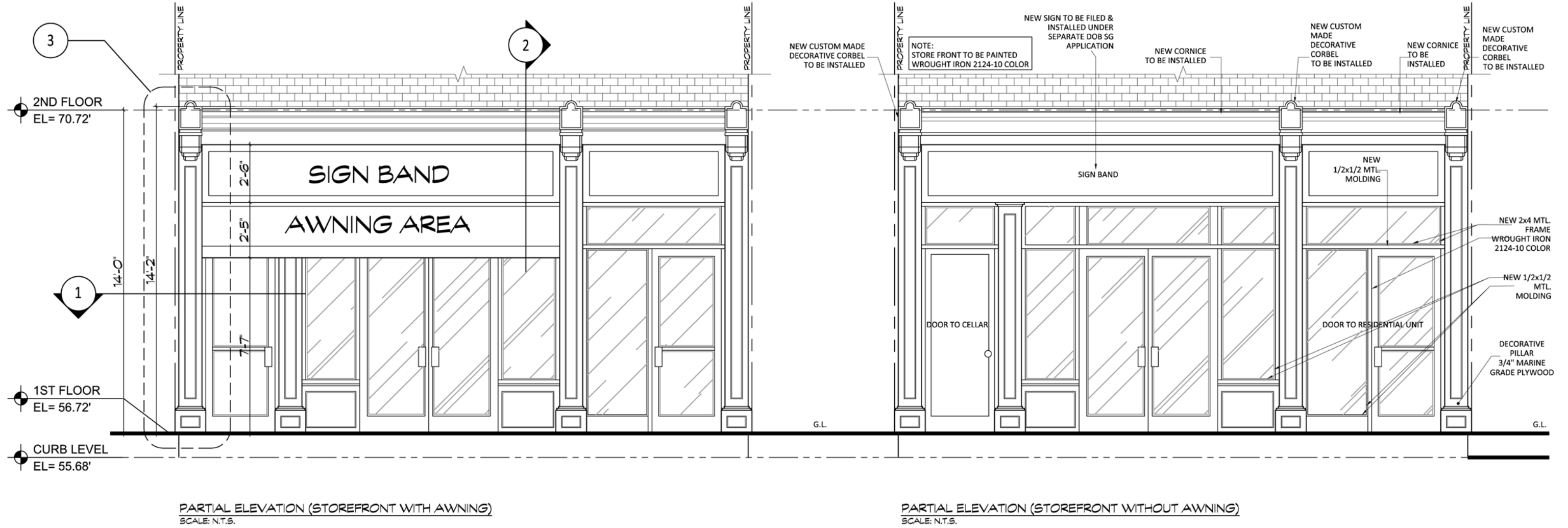
WOOD PAINTED WITH DARK GREY COVER

ALUMINUM COMPOSITE WINDOW FRAME

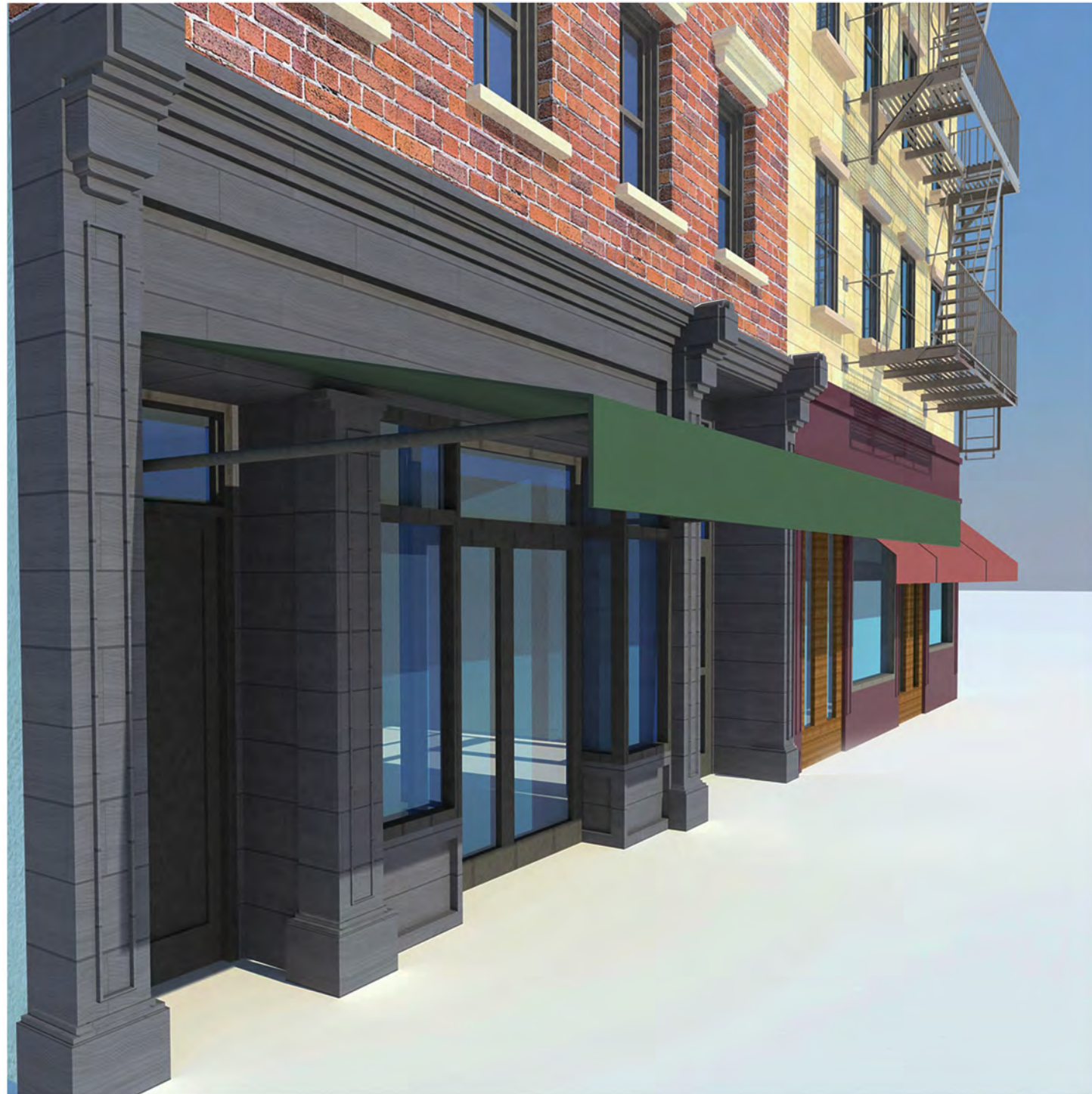


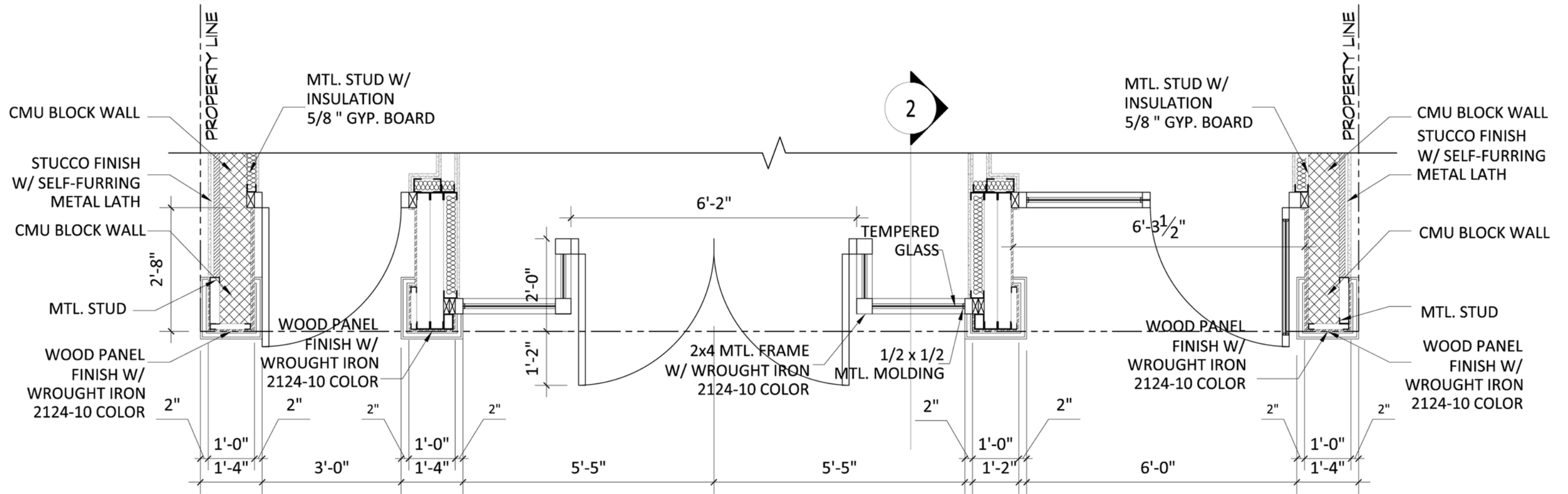
3'-6"	PARAPET ROOF EL=101.05'
10'-4"	4TH FLOOR EL=90.72'
10'-0"	3RD FLOOR EL=80.72'
10'-0"	2ND FLOOR EL=70.72'
14'-0"	1ST FLOOR EL=56.72'

24.67'

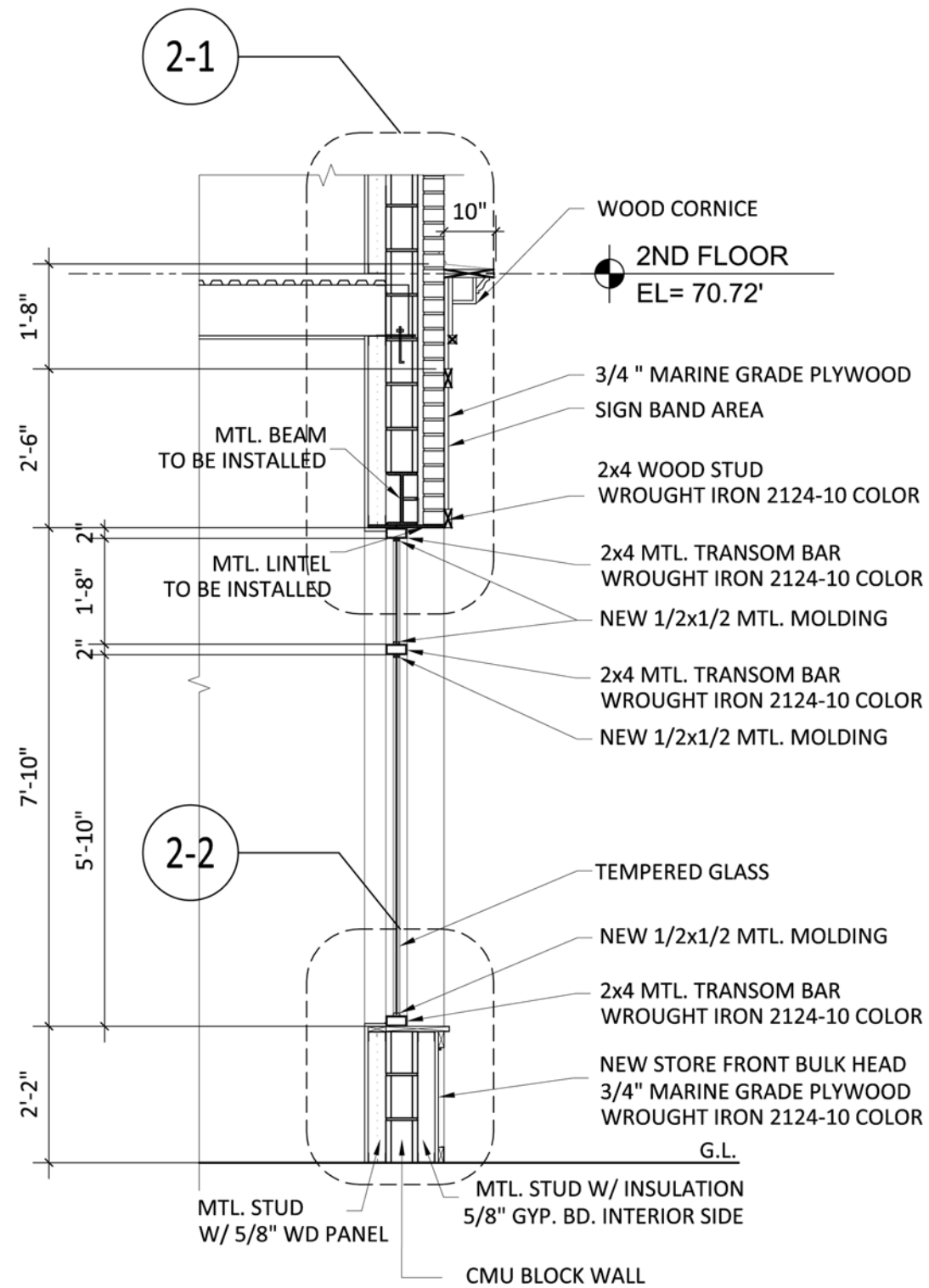


STORE FRONT ELEVATION

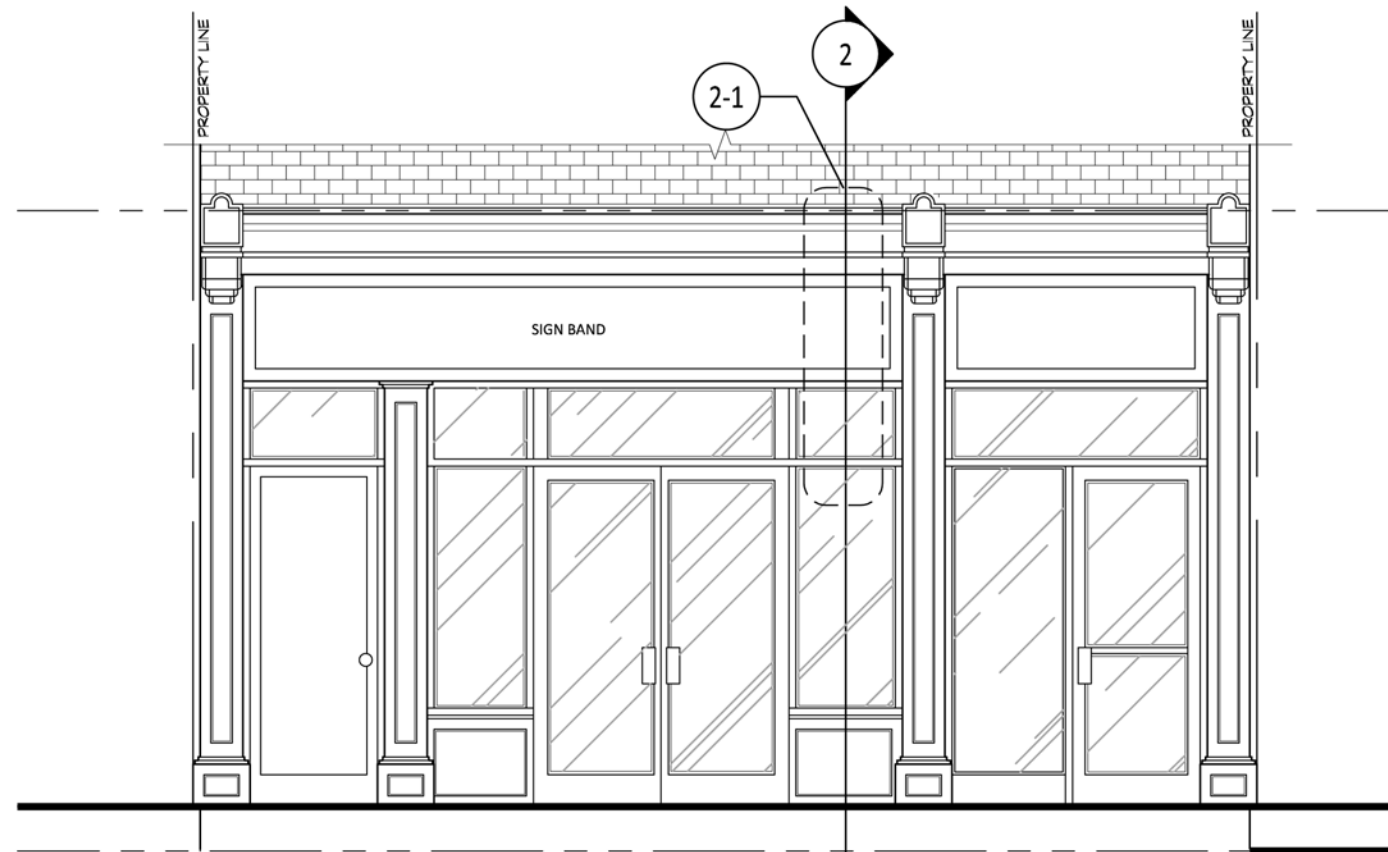




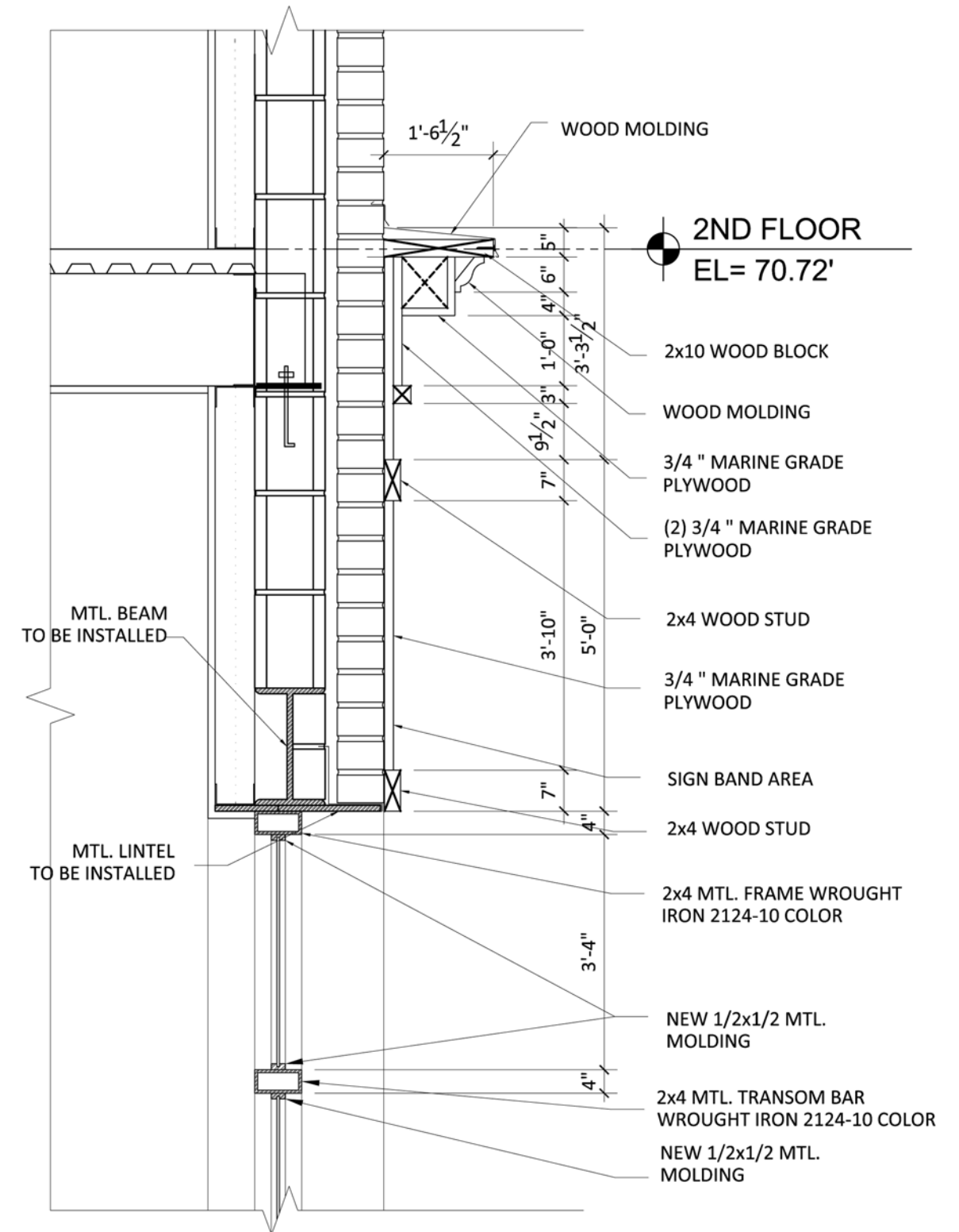
1 PARTIAL ENLARGED 1ST FLOOR PLAN
SCALE: N.T.S.



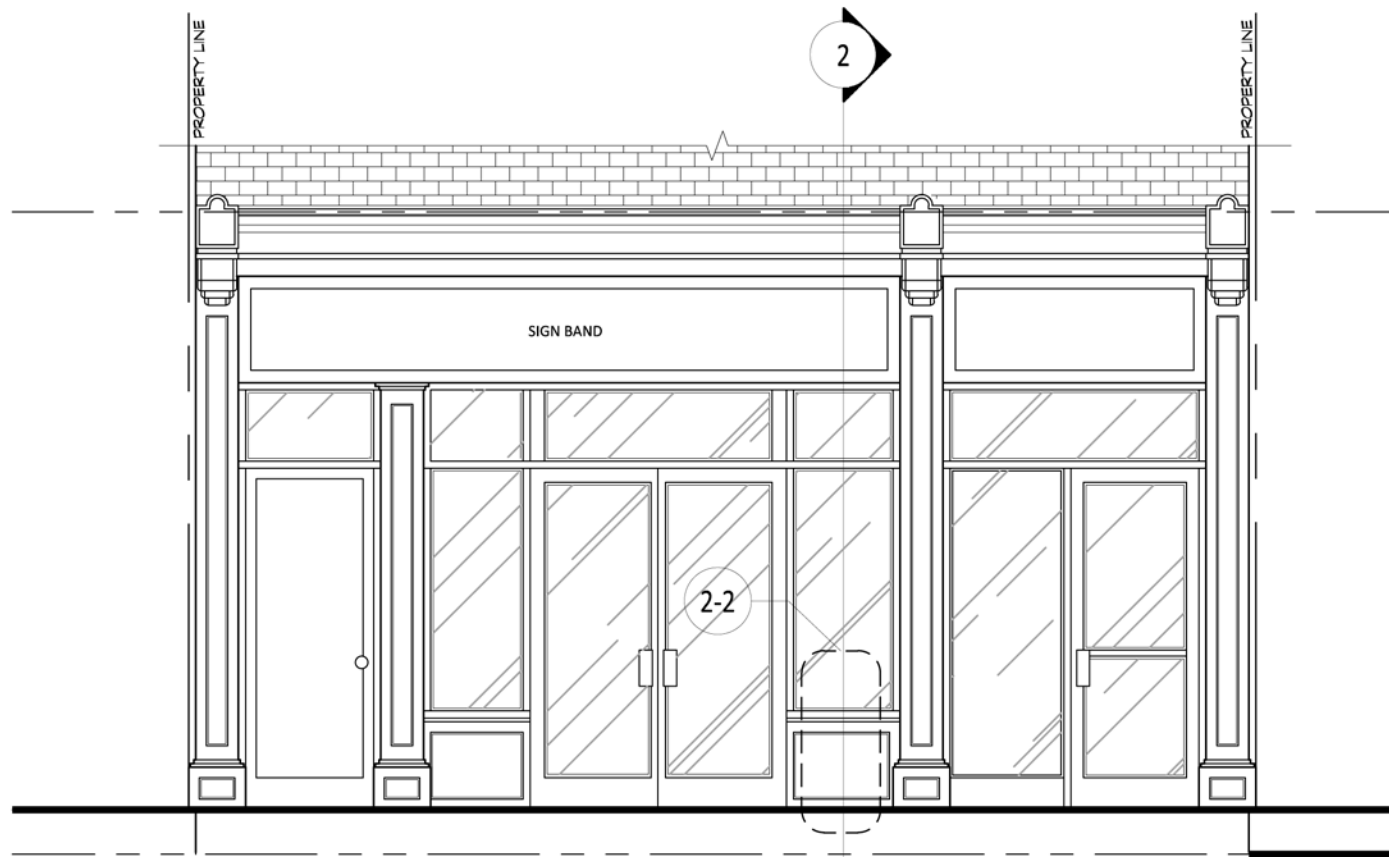
2 ENLARGED PARTIAL STOREFRONT SECTION



PARTIAL ELEVATION (STOREFRONT WITHOUT AWNING)
SCALE: N.T.S.

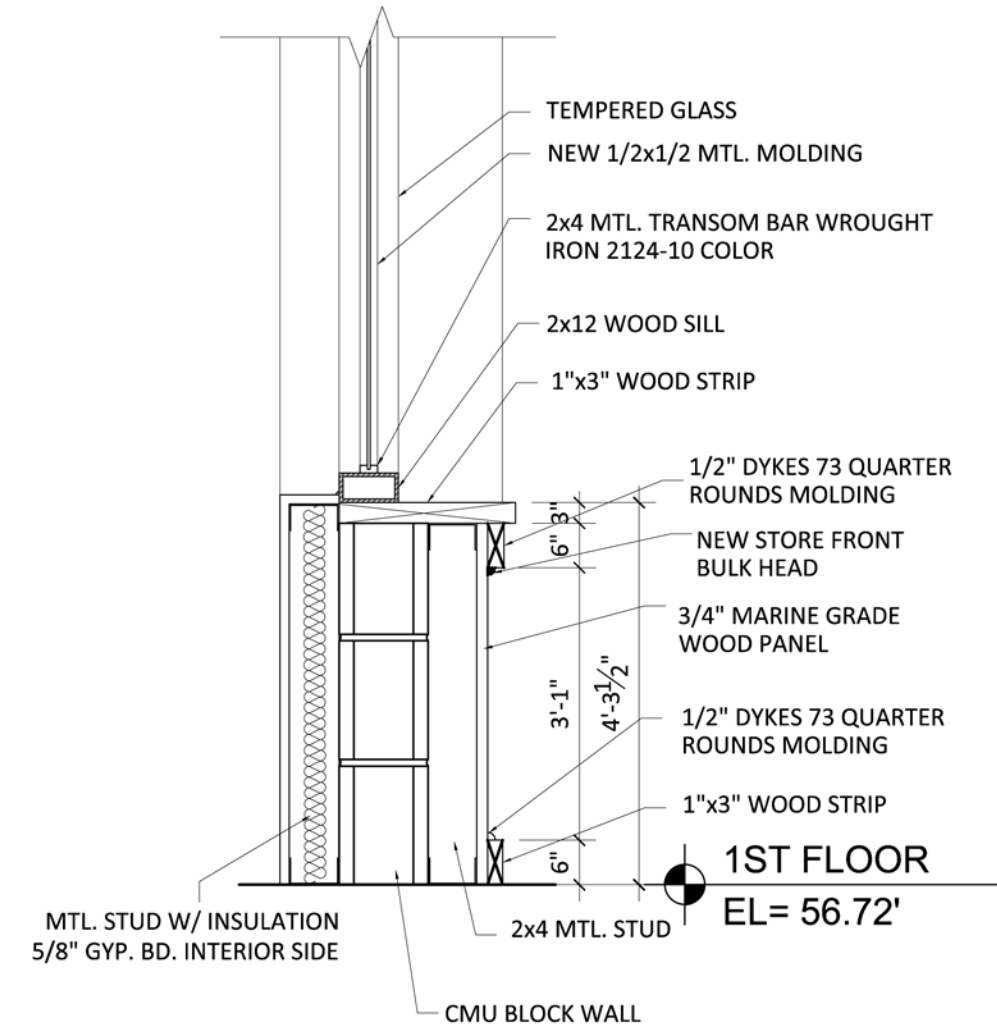


2-1 ENLARGED SECTION DETAILS
SCALE: N.T.S.

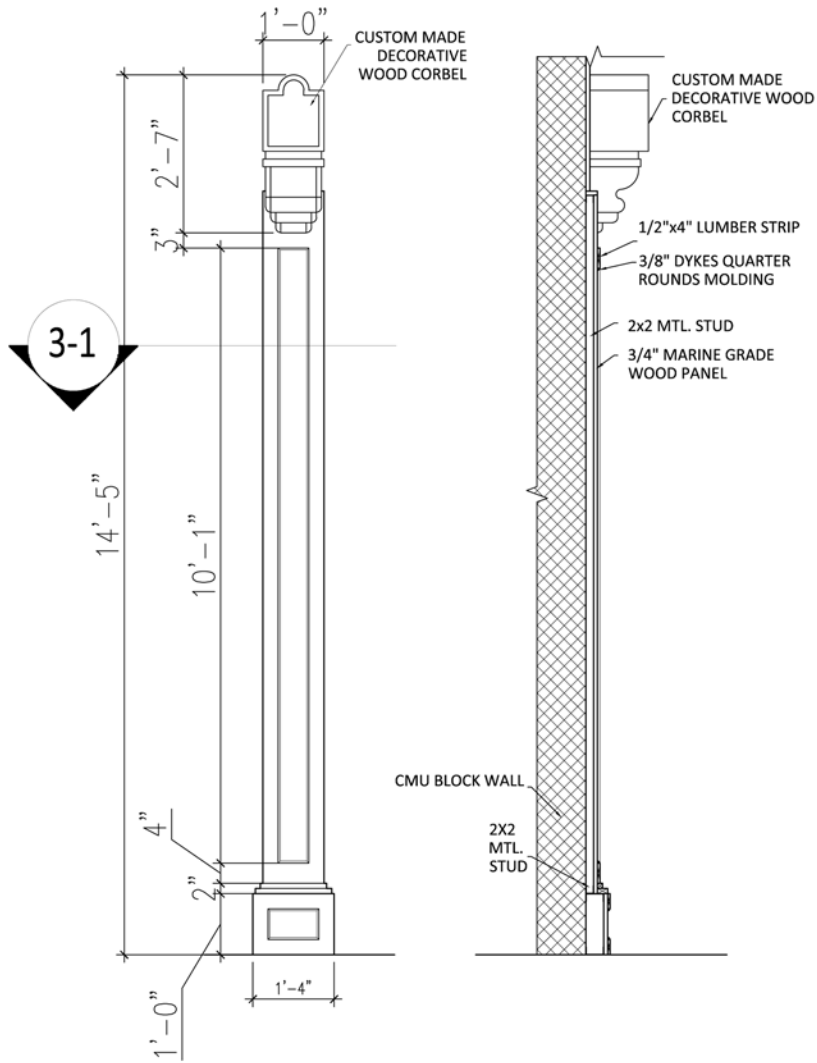


PARTIAL ELEVATION (STOREFRONT WITHOUT AWNING)

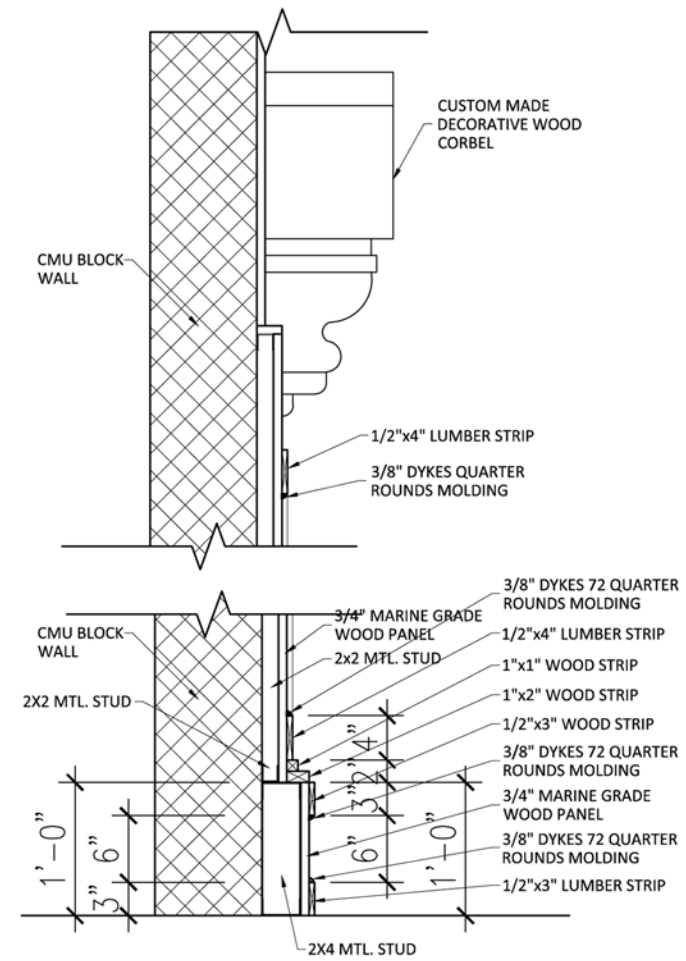
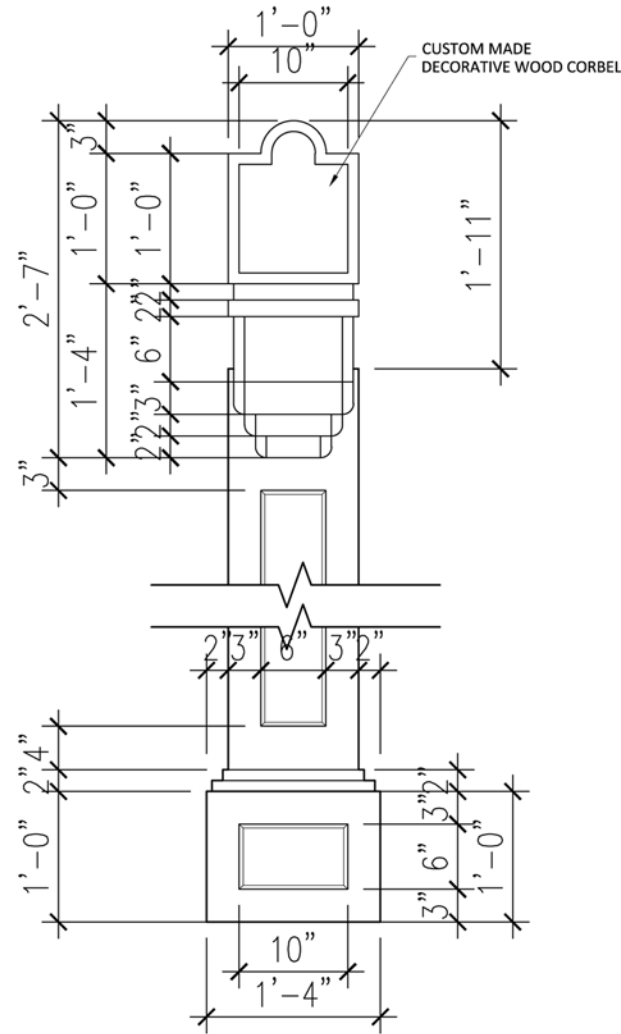
SCALE: N.T.S.



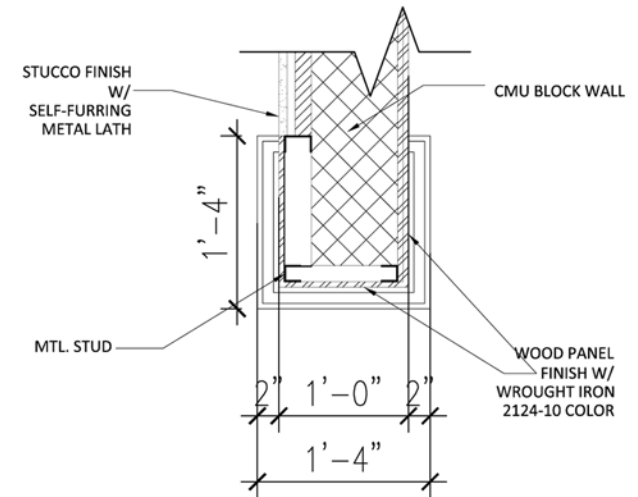
2-2 ENLARGED SECTION DETAILS
SCALE: N.T.S.



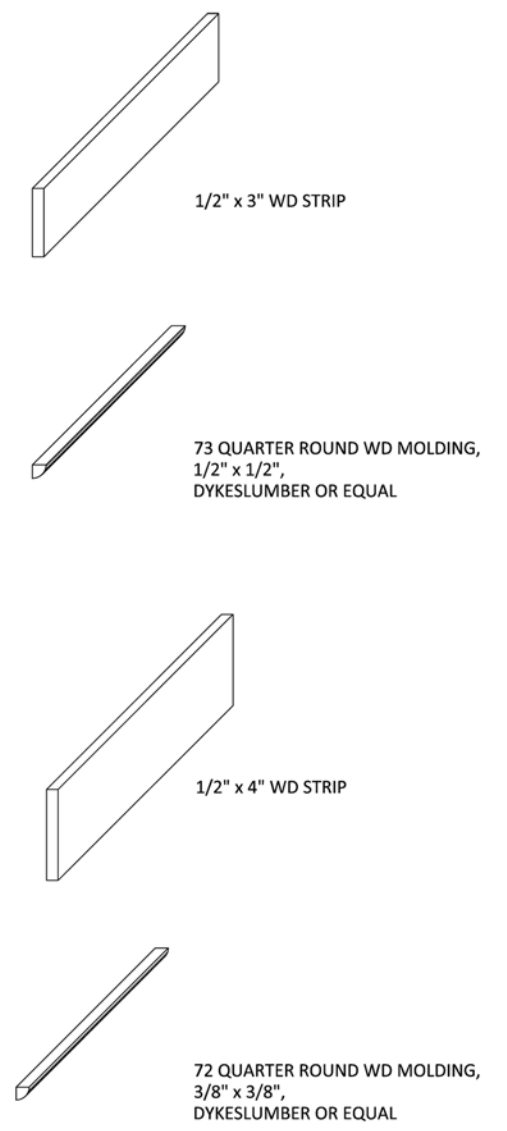
3 ENLARGED COLUMN ELEVATION



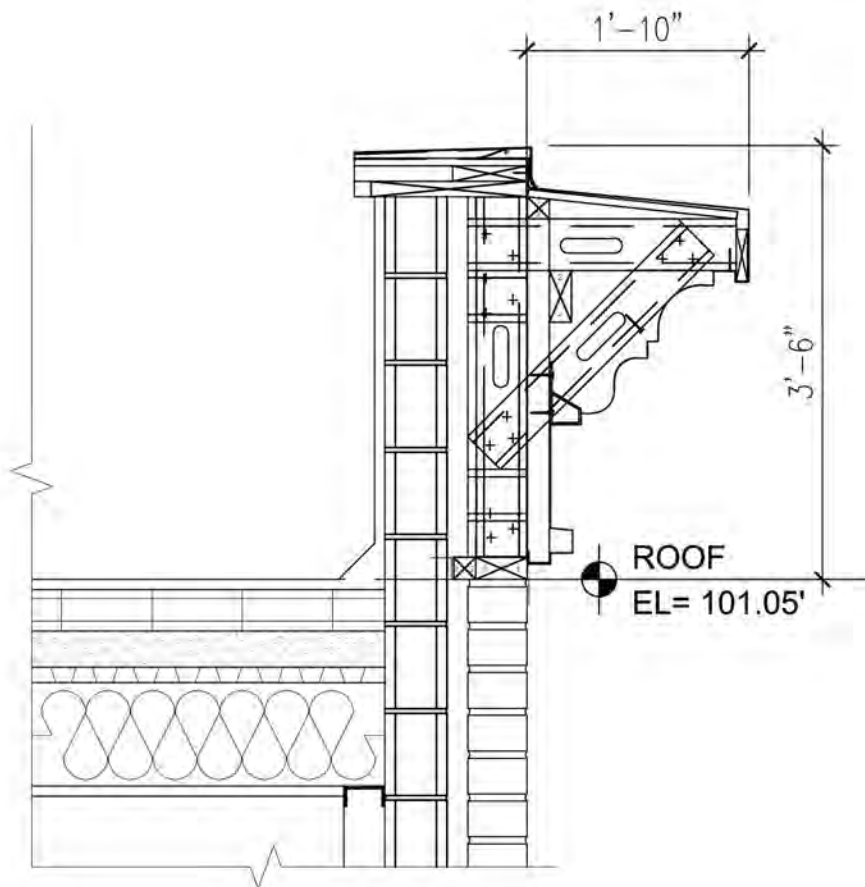
ENLARGED COLUMN ELEVATION & SECTION



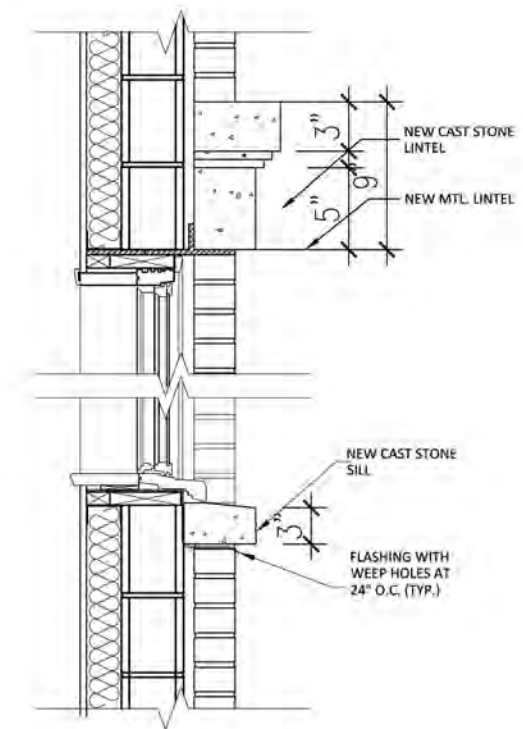
3-1 ENLARGED COLUMN PLAN



MOLDING DETAIL



4 PARTIAL SECTION / CORNICE
SCALE: N.T.S.



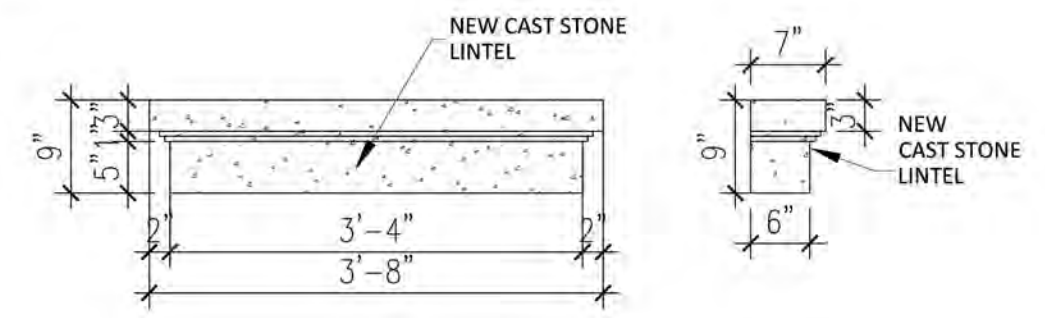
5 CAST STONE LINTEL & SILL DETAIL
SCALE: N.T.S.



PROPOSED CONC. LINTEL CUSTOM MADE
W/ GRAY MIRAGE COLOR



COLOR SAMPLE #1
GRAY MIRAGE 2142-50
*BENJAMINMOOR



NEW CAST STONE LINTEL DETAIL (TYP.)

PROPOSED MTL. CORNICE MSAF/CORNICE
DESIGN #10 WROUGHT IRON 2124-10 COLOR



COLOR SAMPLE #2
WROUGHT IRON 2124-10
*BENJAMINMOOR

	A	B	C	D	E	F
SIZE	<p><u>NEW DOUBLE HUNG WINDOW</u> SIZE : 4'-10" H x 2'-8 3/4" W QUANTITY : 12 EA.</p>	<p><u>NEW CASEMENT WINDOW</u> SIZE : 4'-1" H x 2'-9-3/4" W QUANTITY : 2 EA.</p>	<p><u>NEW GLIDING PATIO DOOR</u> SIZE : 6'-10 3/8" H x 4'-11 1/4" W QUANTITY : 6 EA.</p>	<p><u>NEW HINGED PATIO DOOR</u> SIZE : 6 10 3/8" H x 3'-1/8" W QUANTITY : 6 EA.</p>	<p><u>NEW ENTRANCE DOOR</u> SIZE : 96" H x 36" W QUANTITY : 2 EA.</p>	<p><u>NEW CUSTOM MADE ENTRANCE DOOR</u> SIZE : 96" H x 72" W QUANTITY : 2 EA.</p>
REMARK	<p>ANDERSEN /400 SERIES/ DOUBLE HUNG WINDOW W/ REMOVABLE INTERIOR GRILLE</p>	<p>ANDERSON /400 SERIES/ CASEMENT WINDOW</p>	<p>ANDERSON / A SERIES/ GLIDING PATIO DOOR</p>	<p>ANDERSON / A SERIES/ HINGED PATIO DOOR</p>	<p>CRL-U.S. ALUMINUM / 550 WIDE STILE BUTT HINGE ENTRANCE DOOR</p>	<p>CRL-U.S. ALUMINUM / 550 WIDE STILE BUTT HINGE ENTRANCE DOOR</p>
<p>NOTE: PROPOSED STORE FRONT FRAME, BULK HEAD, SIGN BAND AREA, CORNICE, AND DECORATIVE PILLAR & CORBEL TO BE PAINTED WROUGHT IRON 2124-10 COLOR</p>						

THANK YOU