

The current proposal is:

Preservation Department – Item 2, LPC-23-00244

2 Grace Court Alley – Brooklyn Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 812 0315 3321

Passcode: 158512

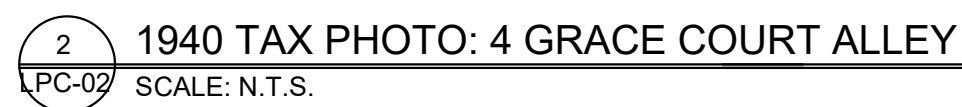
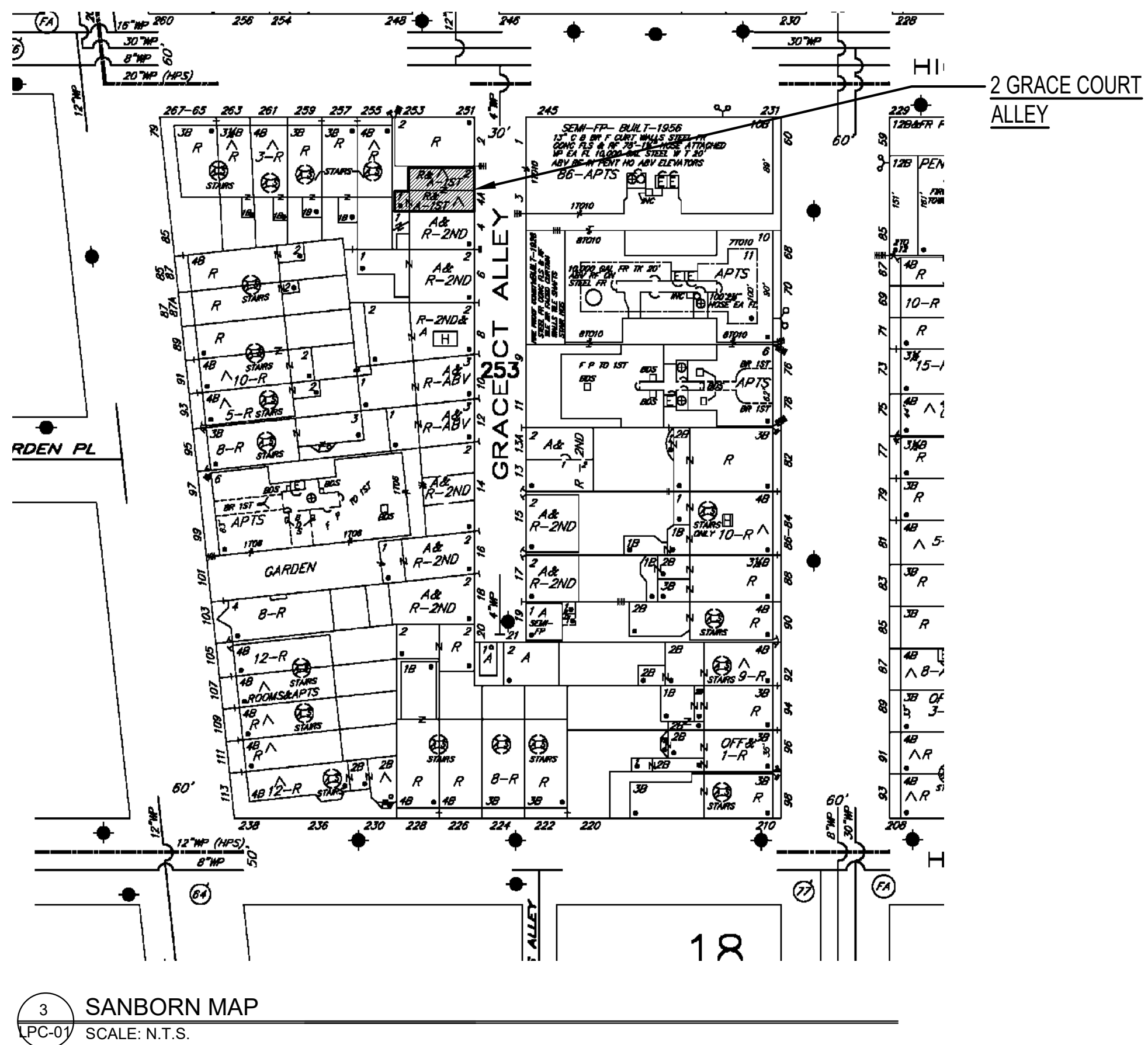
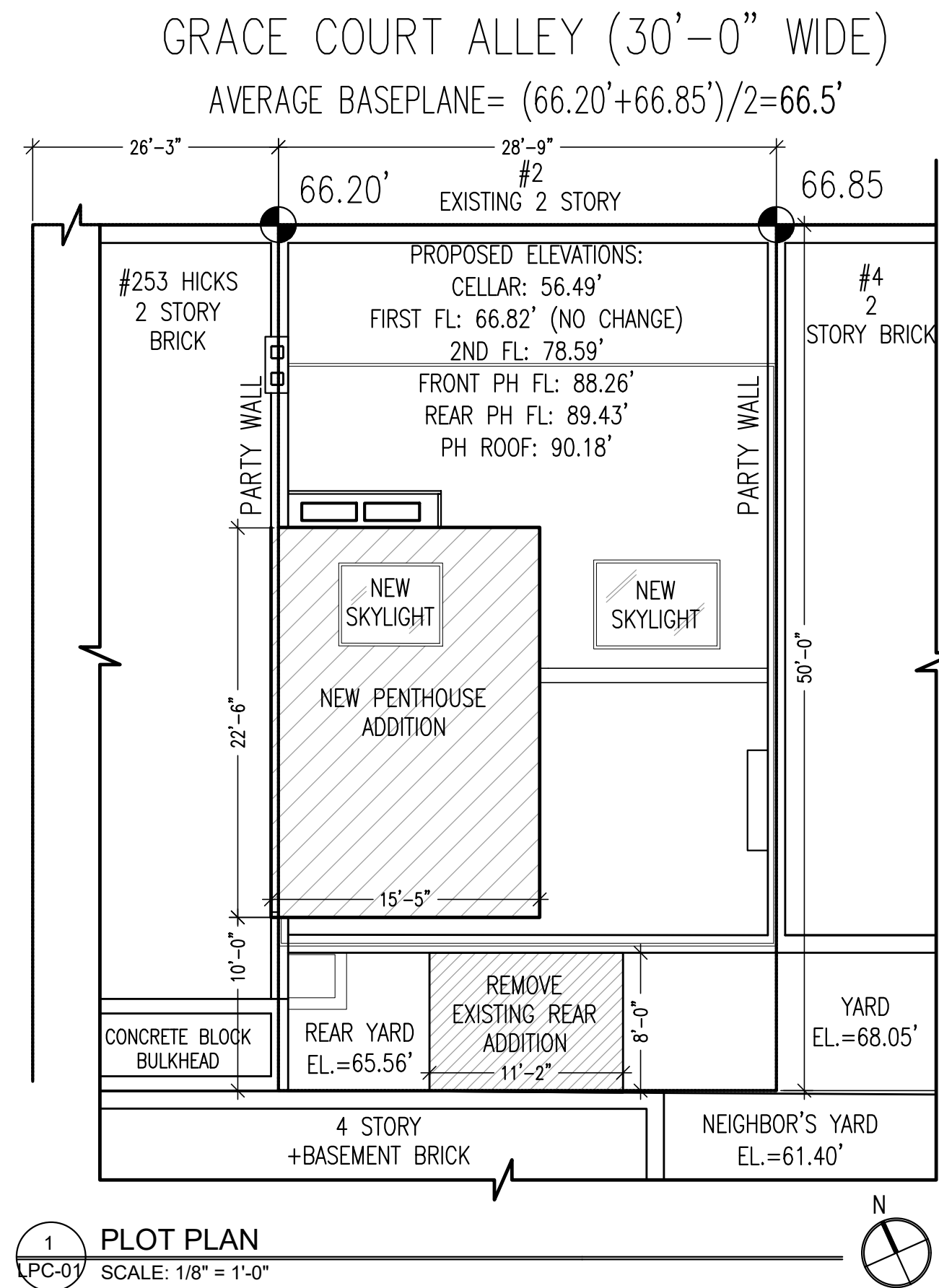
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Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

2 Grace Court Alley, Brooklyn, NY 11201



ZONING

JOB DESCRIPTION:

GUT RENOVATE EXISTING SINGLE FAMILY HOME. REMOVE REAR ADDITION TO CREATE NEW YARD. DIG NEW CELLAR. ADD NEW ROOF ADDITION. PROVIDE ROOF ACCESS.

ZONING INFORMATION

BLOCK:253 ZONING DISTRICT: R6 LH-1
LOT NUMBER: 25 CONSTRUCTION CLASS: II-B 1968 CODE
ZONING MAP: 12

SEE PAGE Z-001 FOR ZONING CALCULATIONS

BUILDING DEPARTMENT NOTES

1. EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS CAPABLE OF RESPONDING TO TEMPERATURE WITHIN THE ZONE
2. PROPOSED AIR CONDITIONERS HAS AN EFFICIENCY OF 13 SEER
3. ALL NEW LIGHTING SHALL BE HIGH EFFICACY L.E.D TYPE WITH AT LEAST 65 LUMENS PER WATT
4. ALL NEW RECESSED LIGHTING SHALL BE HIGH EFFICACY L.E.D. TYPE

LIST OF DRAWINGS:		JUNE 6, 2022 TO LPC			
		AUGUST 5, TO LPC			
LPC-01	COVER PAGE		X	X	
LPC-02	BLOCK PLAN & PHOTOS		X	X	
Z-100	ZONING CALCULATIONS		X	X	
A-100	EXISTING/PROPOSED FLOOR PLANS		X	X	
A-101	EXISTING/PROPOSED FLOOR PLANS		X	X	
A-102	EXISTING/PROPOSED FLOOR PLANS		X	X	
A-103	WALL DETAILS		X	X	
A-200	EXTERIOR ELEVATIONS		X	X	
A-201	EXTERIOR ELEVATIONS		X	X	
A-202	BULKHEAD ELEVATIONS		X	X	
A-203	BULKHEAD MOCK UP IMAGES		X	X	
A-204	BULKHEAD RENDERED IMAGES		X	X	
A-300	PROPOSED SECTIONS		X	X	
A-301	PROPOSED SECTIONS		X	X	
A-500	WINDOWS/DOORS DETAILS		X	X	
A-501	WINDOWS/DOORS DETAILS		X	X	
A-502	WINDOWS/DOORS DETAILS		X	X	
A-503	WINDOWS/DOORS DETAILS		X	X	
A-504	WINDOWS/DOORS DETAILS		X	X	

Brooklyn Heights



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2 GRACE COURT ALLEY
BROOKLYN, NY, 11201

LPC-01

COVER PAGE



5 4 GRACE COURT ALLEY TAX PHOTO
A-200 SCALE: N.T.S.



5 2 GRACE COURT ALLEY (1965)
A-200 SCALE: N.T.S.



3 EXISTING FRONT FACADE (2022)
A-200 SCALE: N.T.S.

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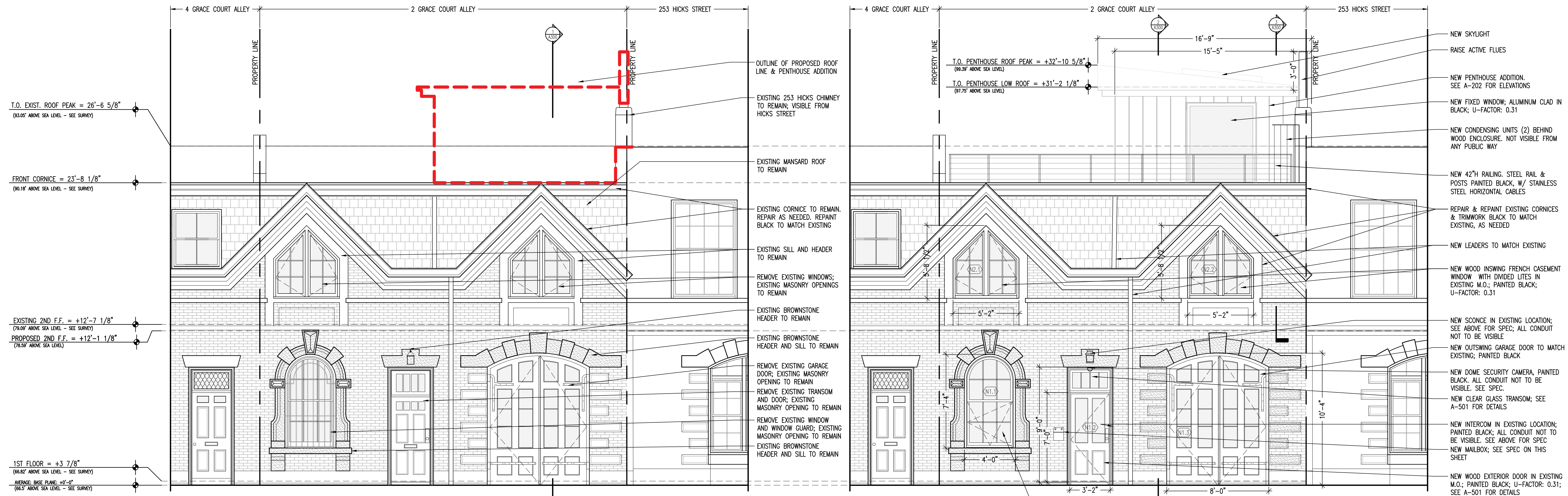
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LPC-02

FRONT ELEVATION
PHOTOS



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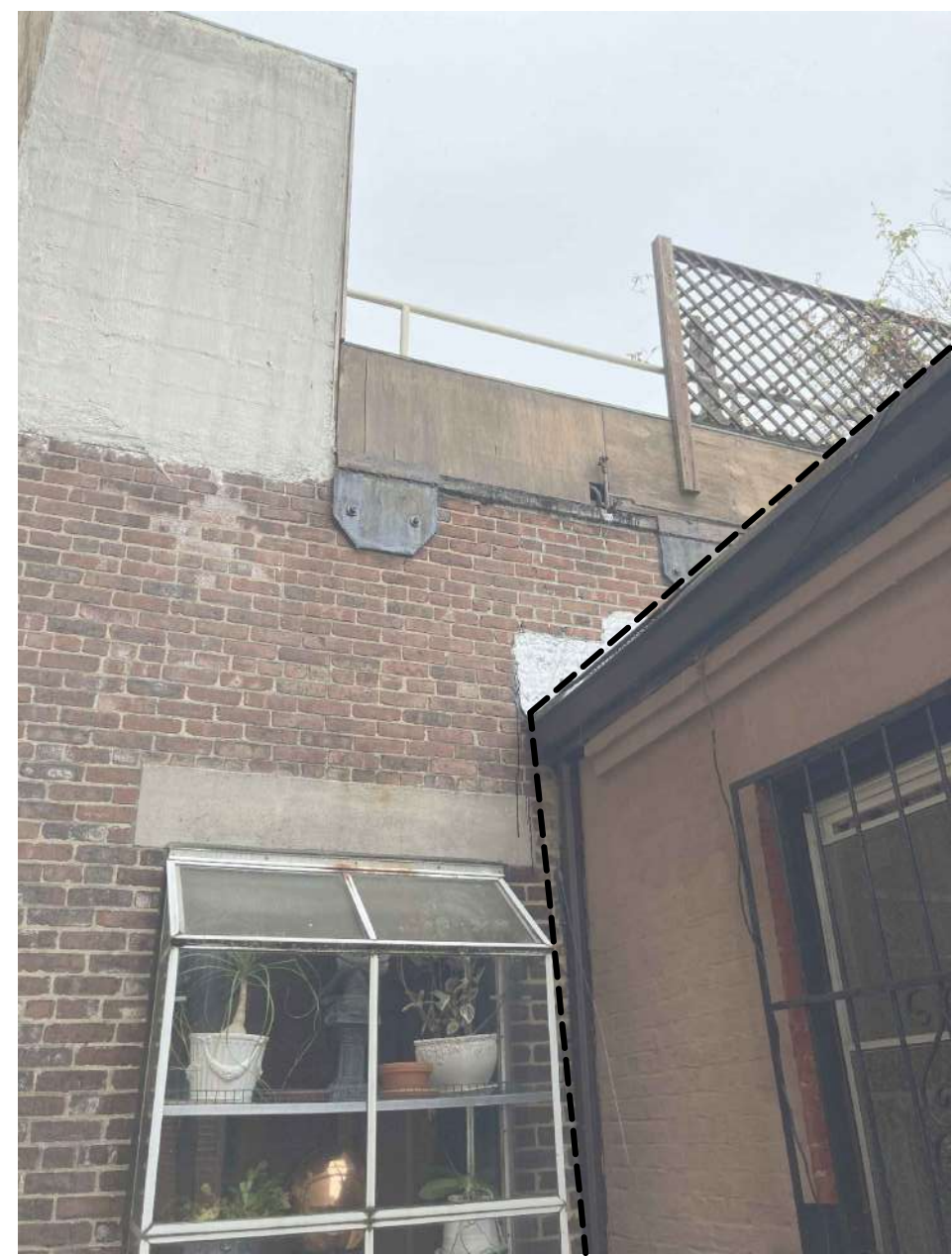
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A-200.00

FRONT ELEVATIONS

253 HICKS STREET



2 GRACE COURT ALLEY

253 HICKS STREET 2 GRACE COURT ALLEY



2 GRACE COURT ALLEY 4 GRACE COURT ALLEY



OUTLINE OF 2 GRACE COURT ALLEY

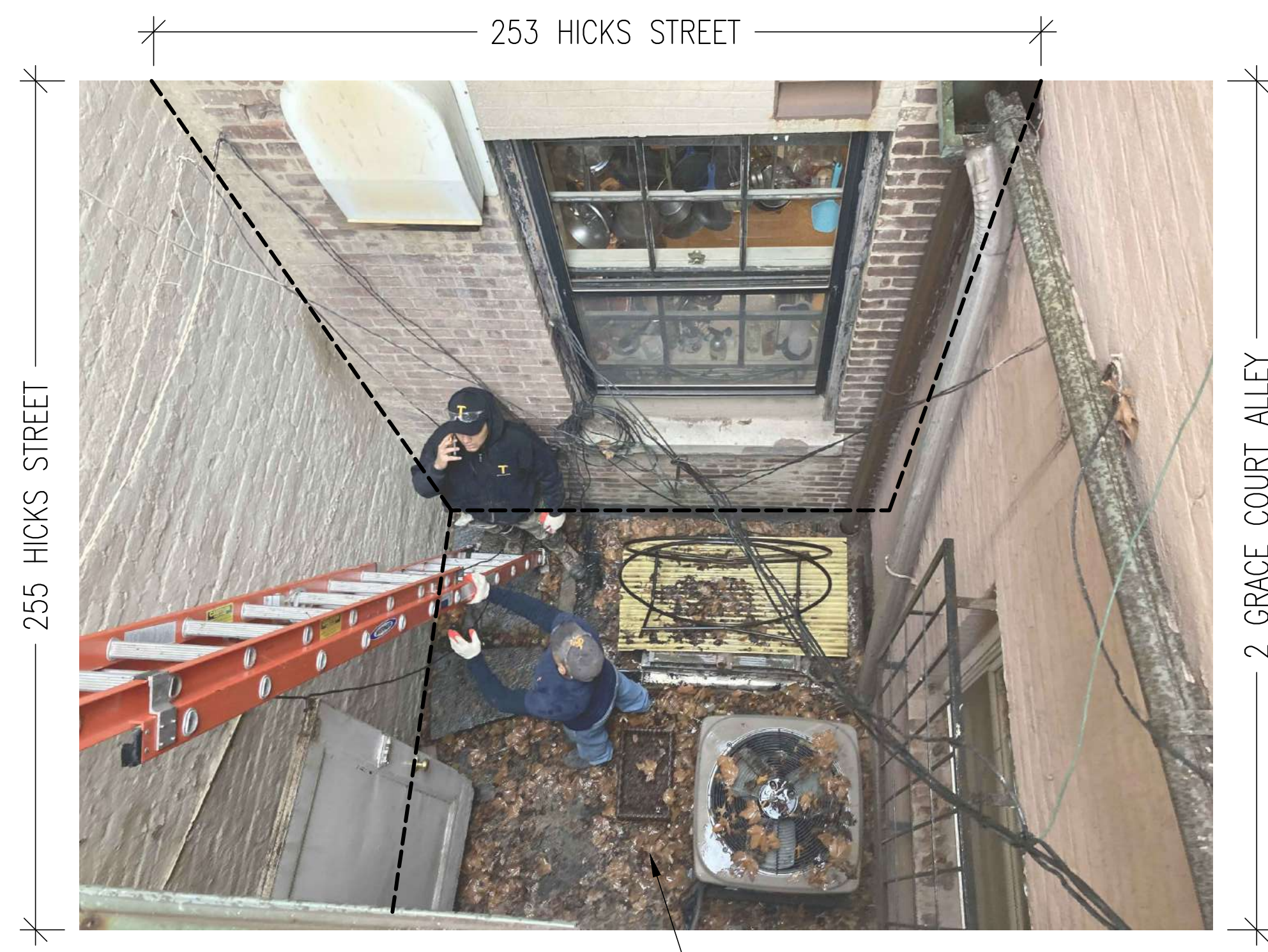


EXISTING REAR ADDITIONS

2 GRACE COURT ALLEY 4 GRACE COURT ALLEY

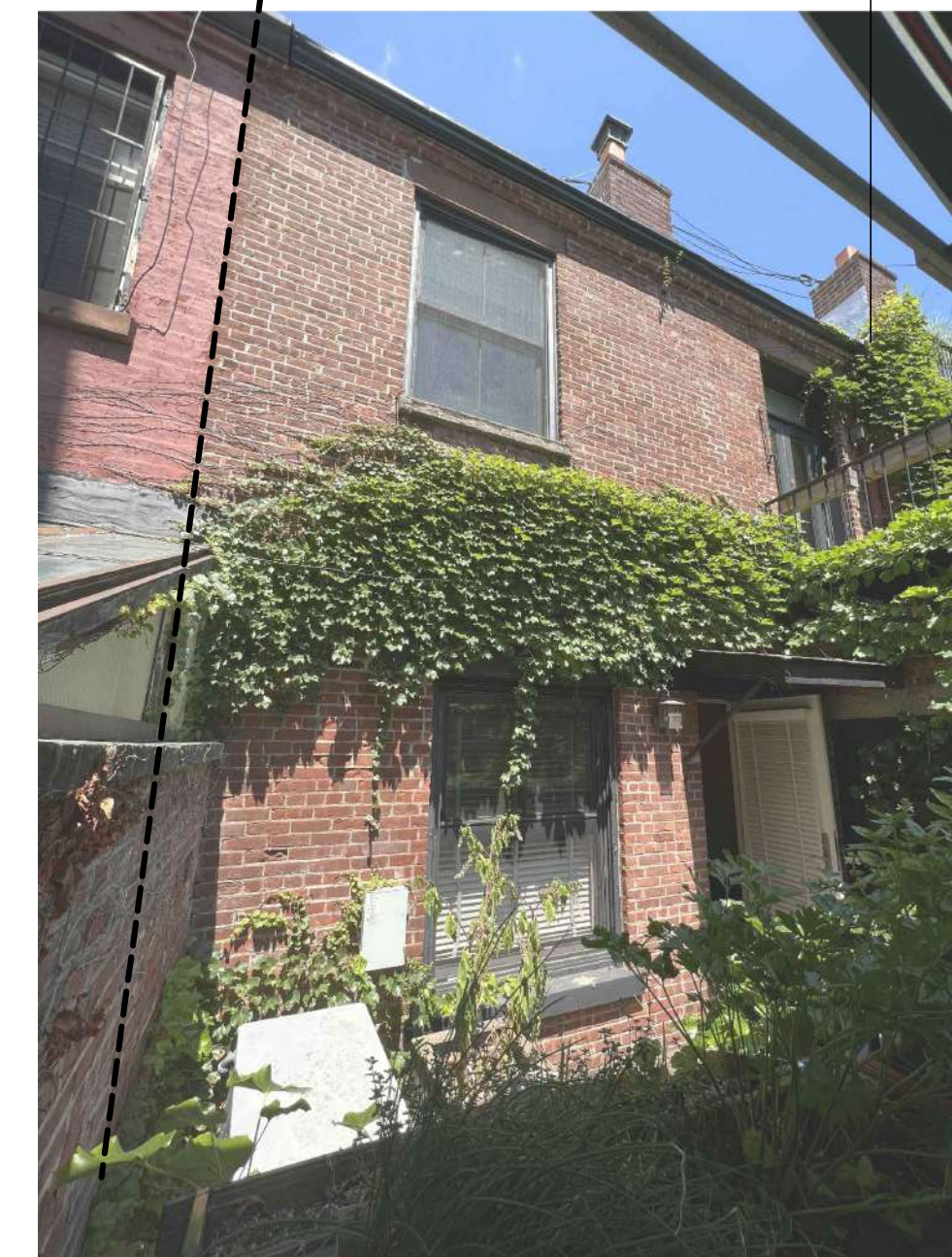


253 HICKS STREET 2 GRACE COURT ALLEY



2 GRACE COURT ALLEY REAR YARD

2 GRACE COURT ALLEY 4 GRACE COURT ALLEY



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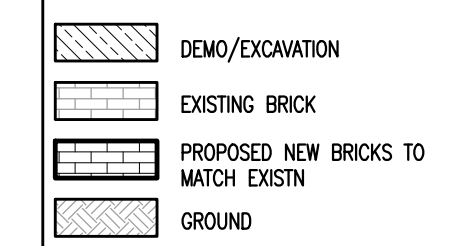
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REAR FACADE/YARD
PHOTOS

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LEGEND



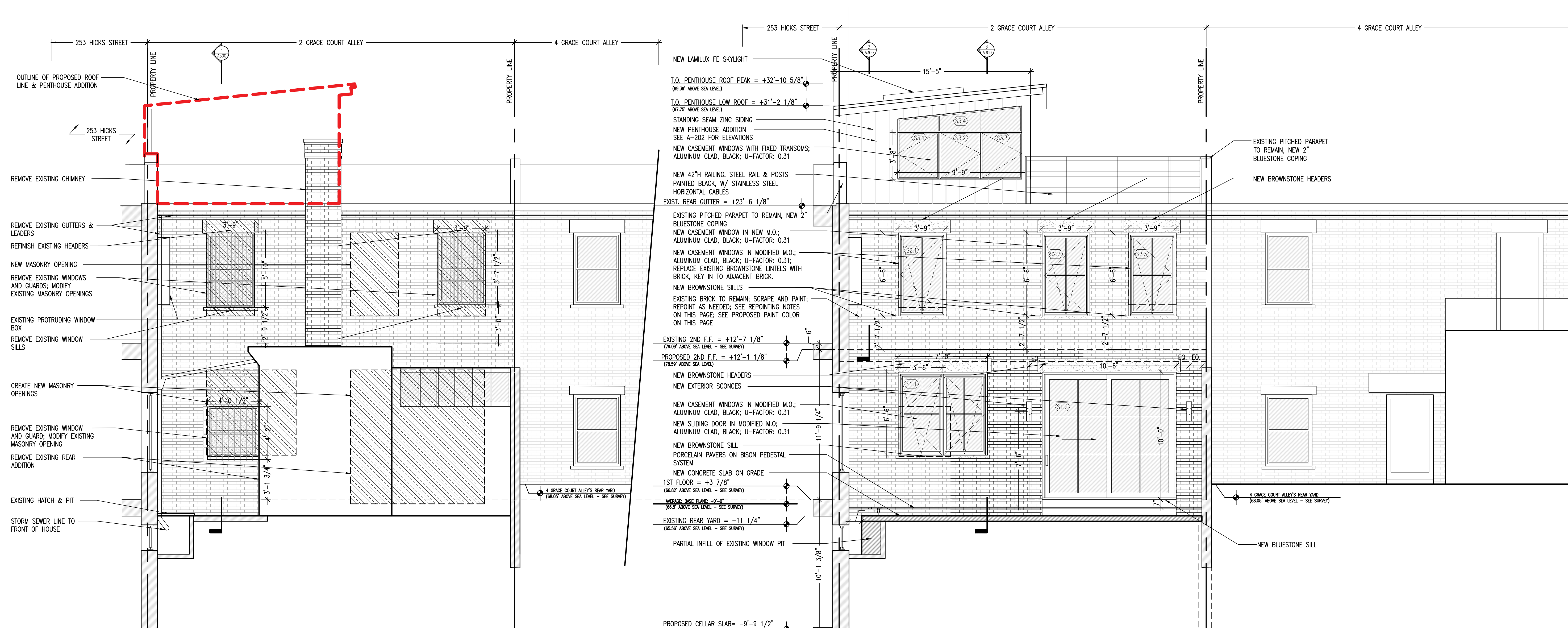
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REAR ELEVATIONS





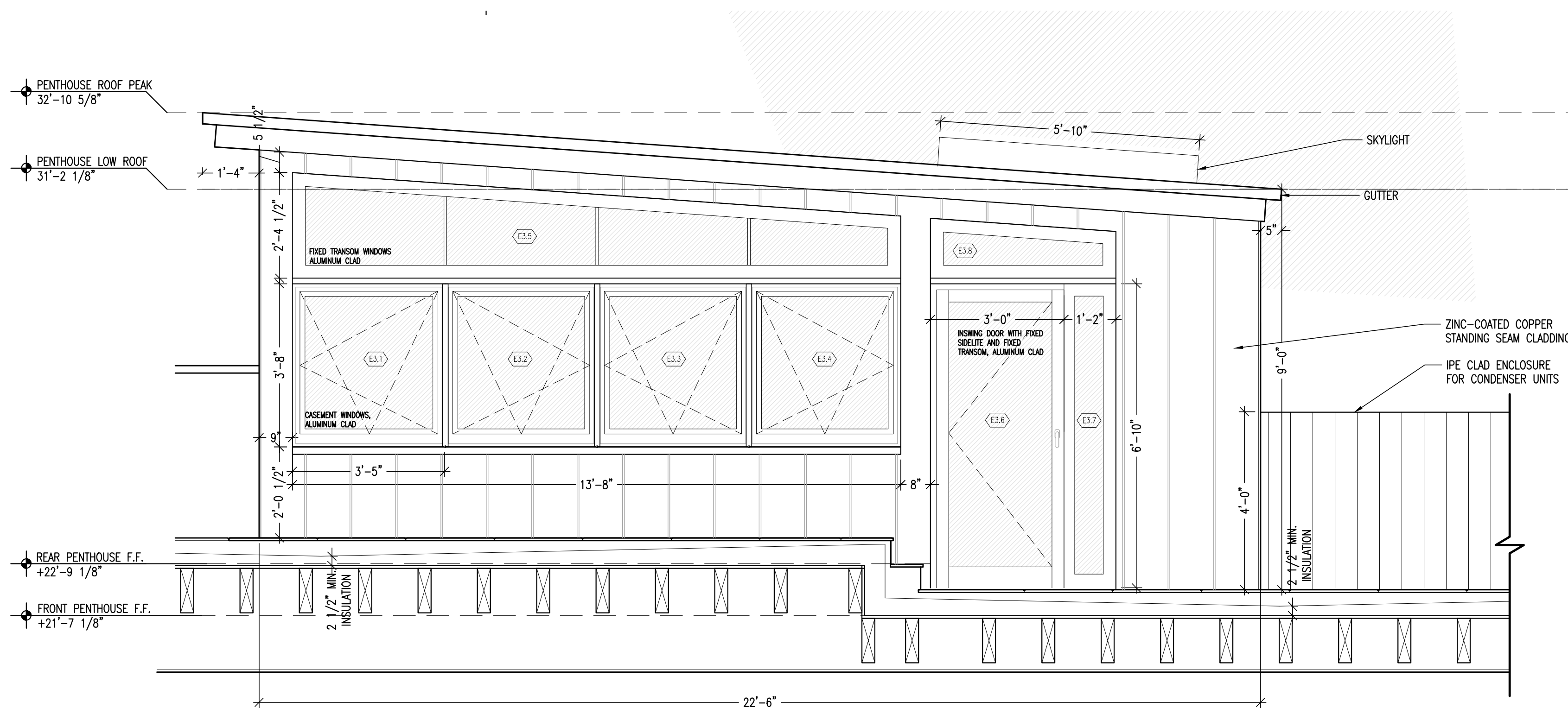
5 ZINC SIDING
A-202 SCALE: N.T.S.



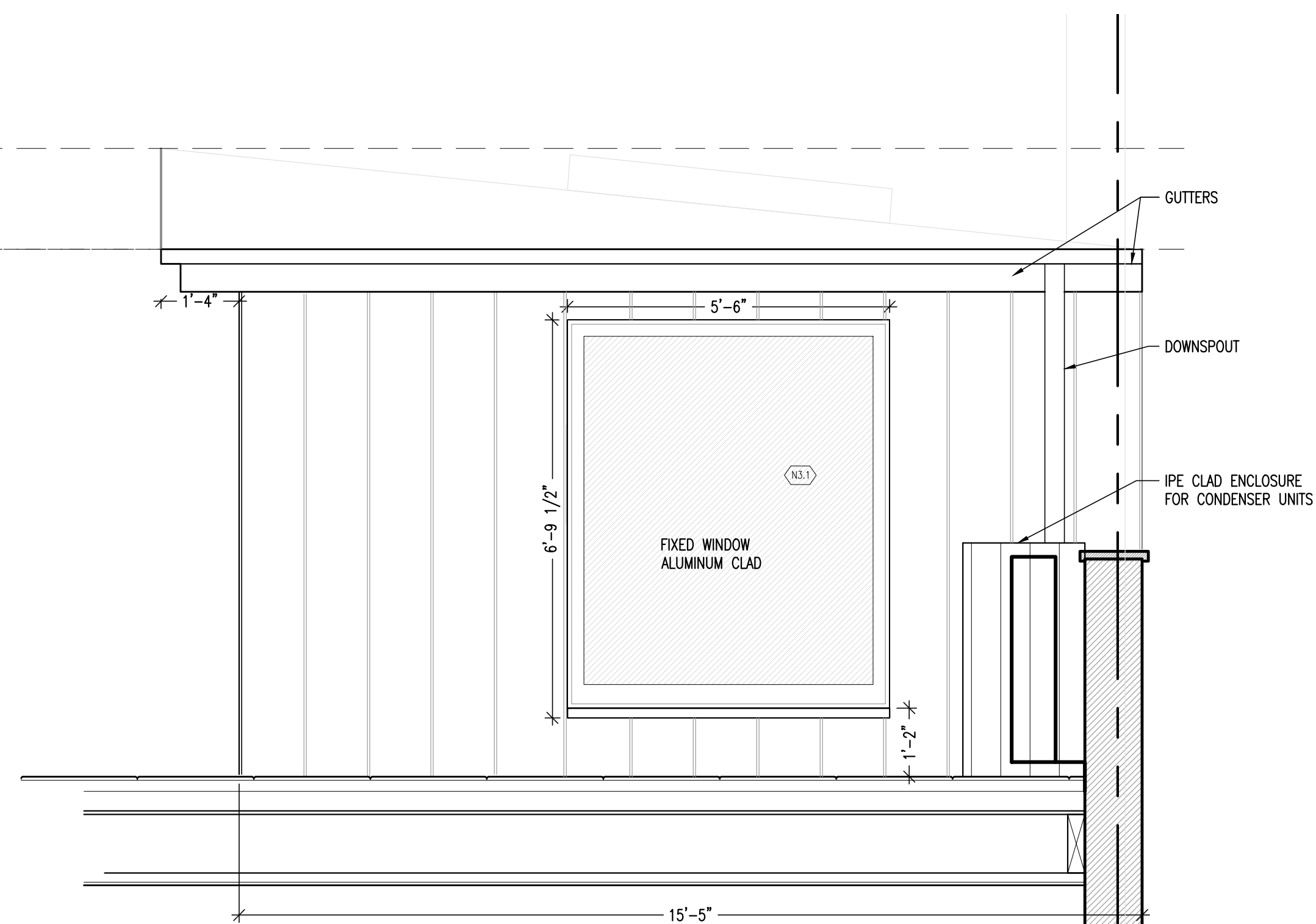
6 PAINTED MAHOGANY WOOD ROOF (MATCH ZINC SIDING)
A-202 SCALE: N.T.S.



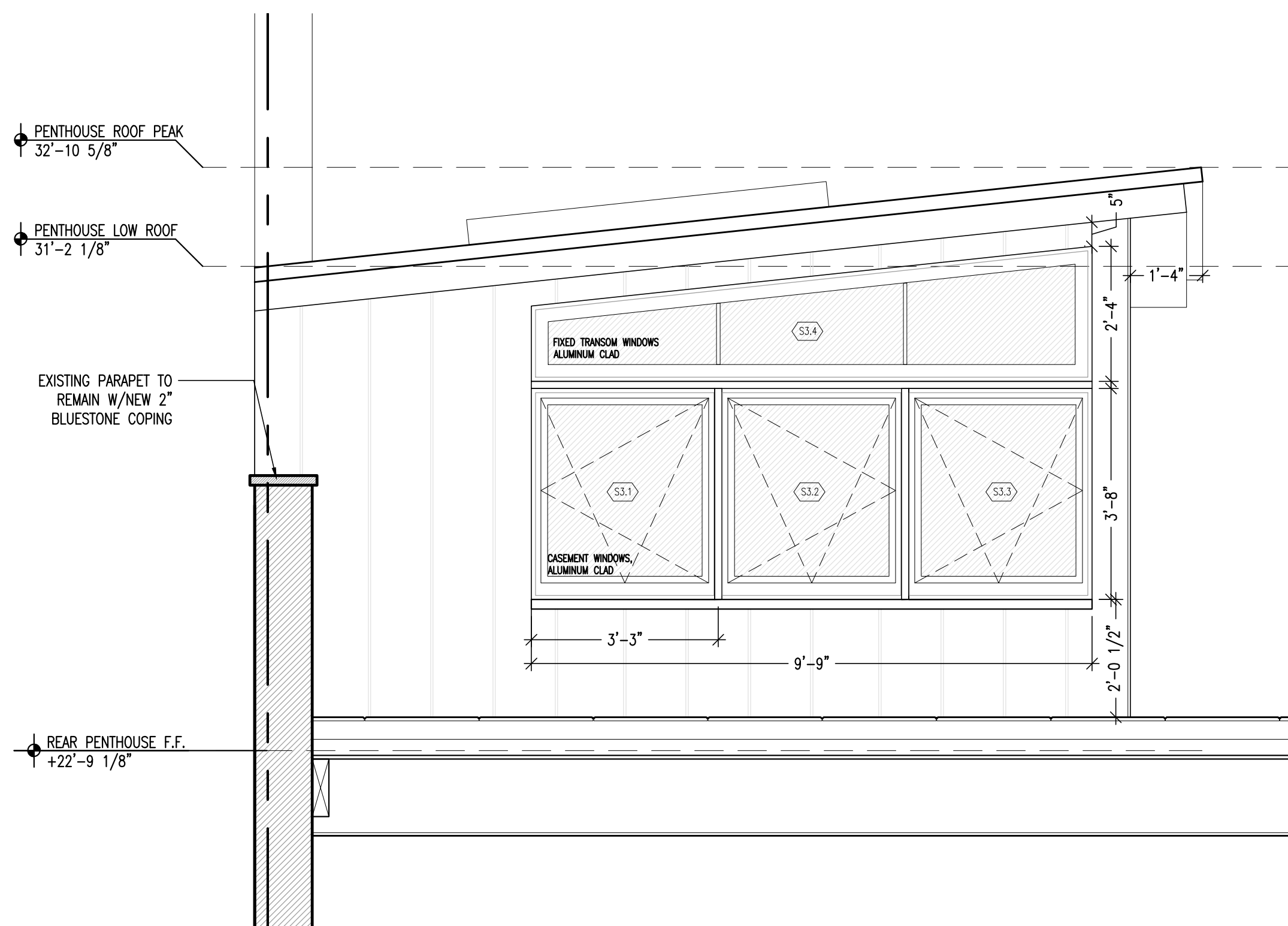
7 WINDOW FRAME RAL 7016
A-202 SCALE: N.T.S.



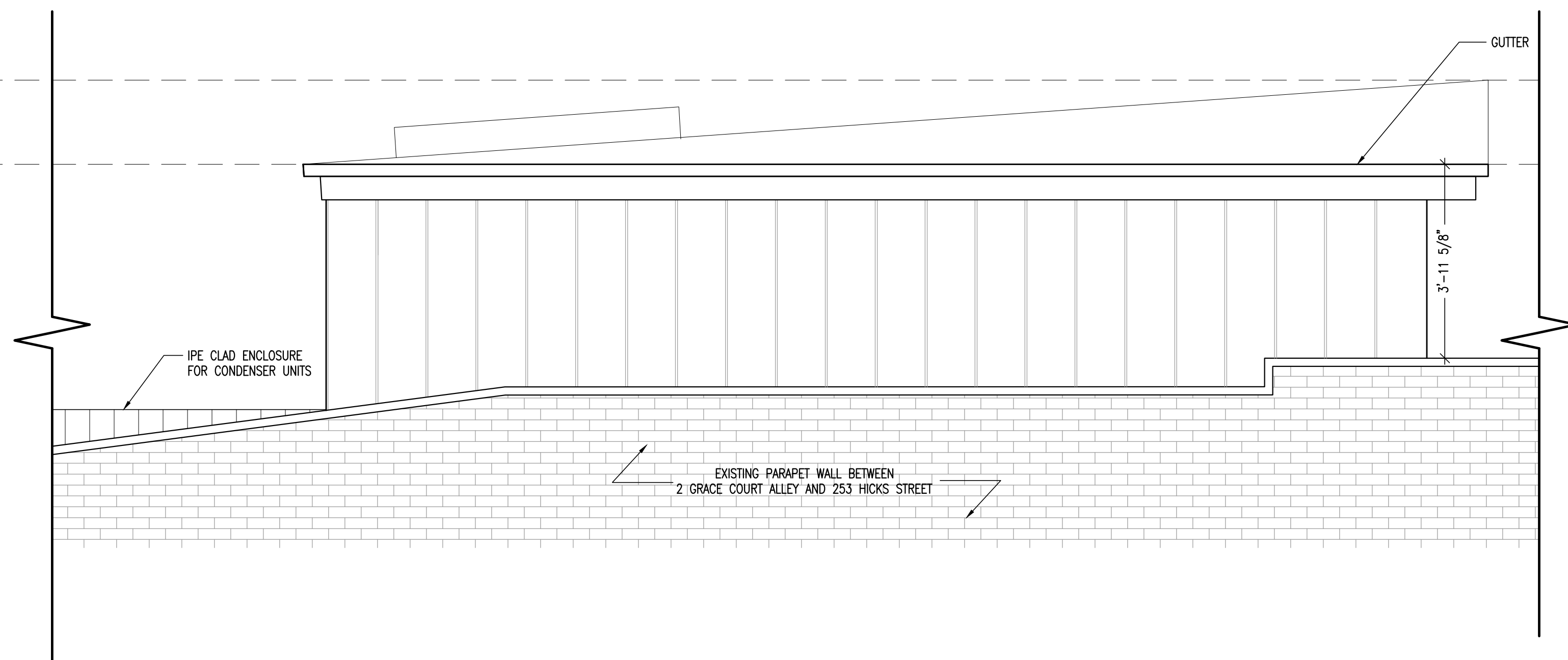
1 PROPOSED BULKHEAD WEST ELEVATION
A-202 SCALE: 1/4" = 1'-0"



2 PROPOSED BULKHEAD NORTH ELEVATION
A-202 SCALE: 1/4" = 1'-0"



3 PROPOSED BULKHEAD SOUTH ELEVATION
A-202 SCALE: 1/4" = 1'-0"



4 PROPOSED BULKHEAD EAST ELEVATION
A-202 SCALE: 1/4" = 1'-0"

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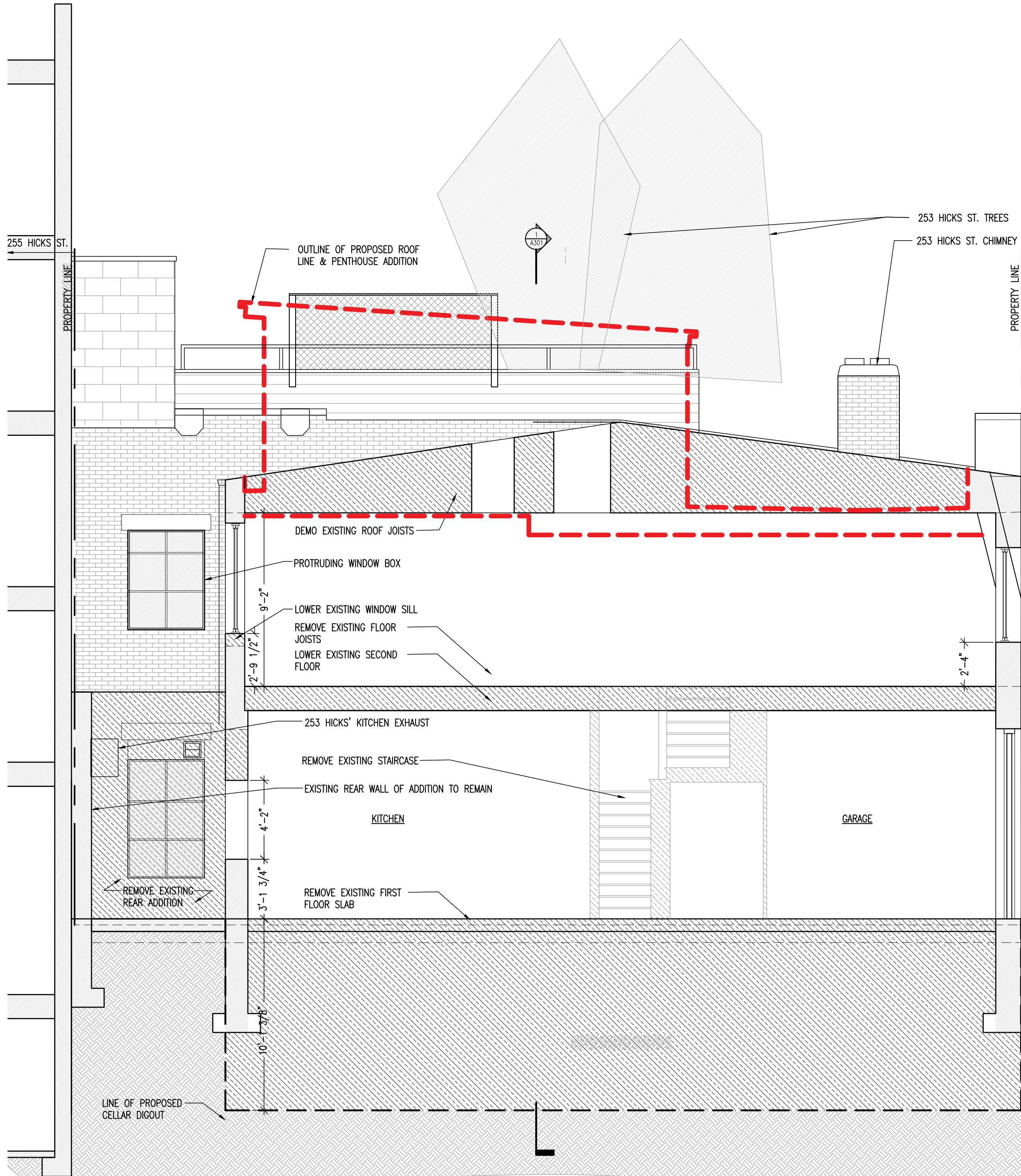
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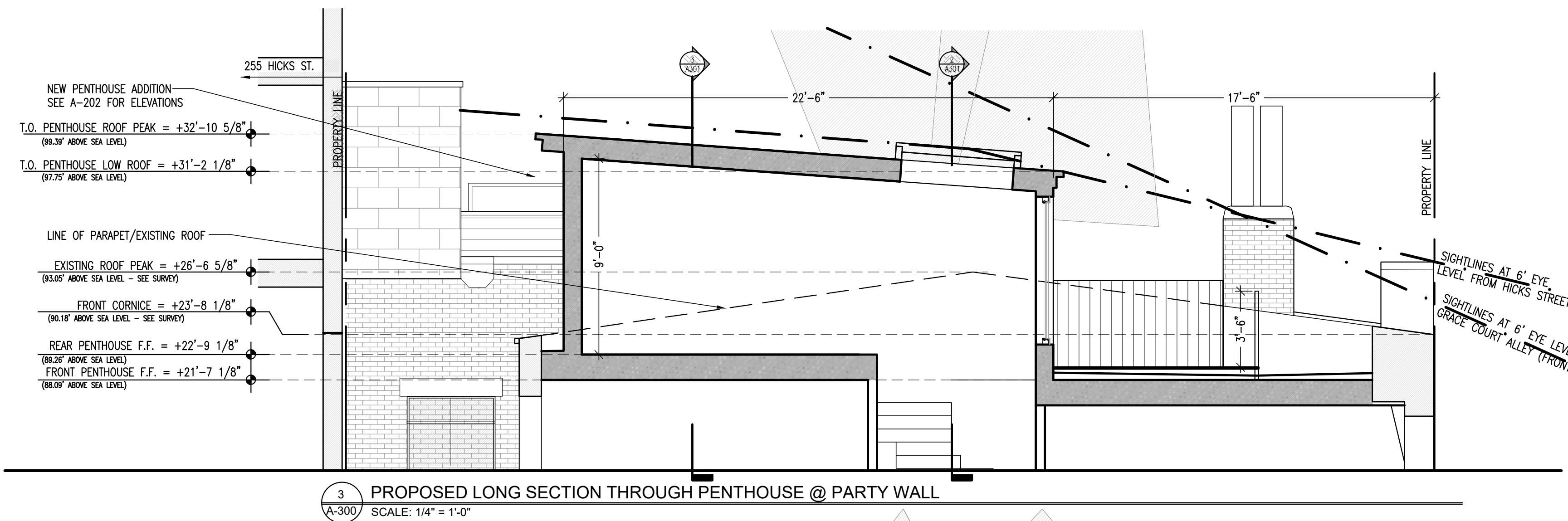
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A-202.00

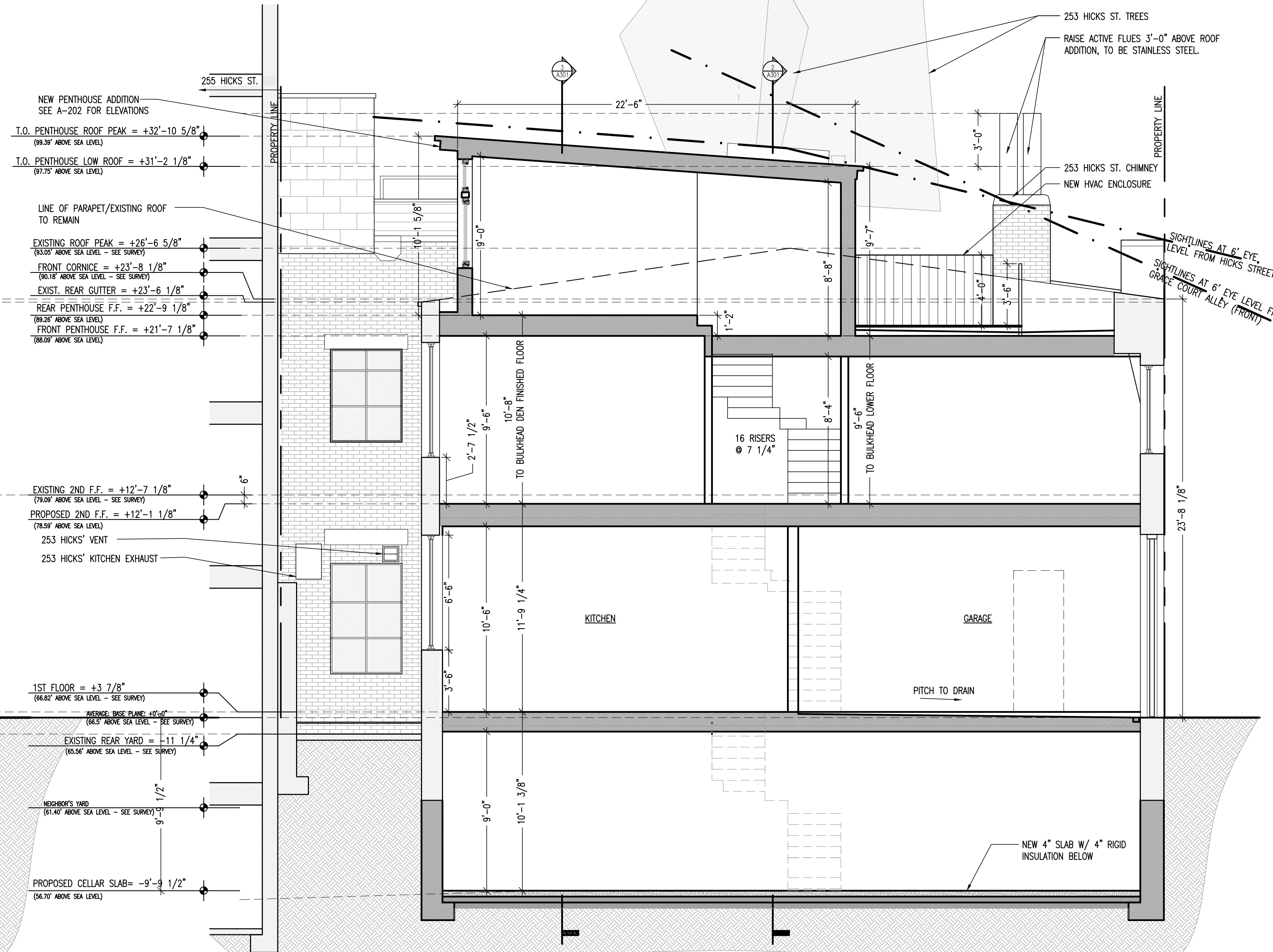
BULKHEAD ELEVATIONS



1 EXISTING SECTION
A-300 SCALE: 1/4" = 1'-0"



3 PROPOSED LONG SECTION THROUGH PENTHOUSE @ PARTY WALL
A-300 SCALE: 1/4" = 1'-0"



2 PROPOSED LONG SECTION THROUGH PENTHOUSE
A-300 SCALE: 1/4" = 1'-0"

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LEGEND	
	DEMO/EXCAVATION
	EXISTING CONSTRUCTION
	PROPOSED NEW CONSTRUCTION
	GROUND

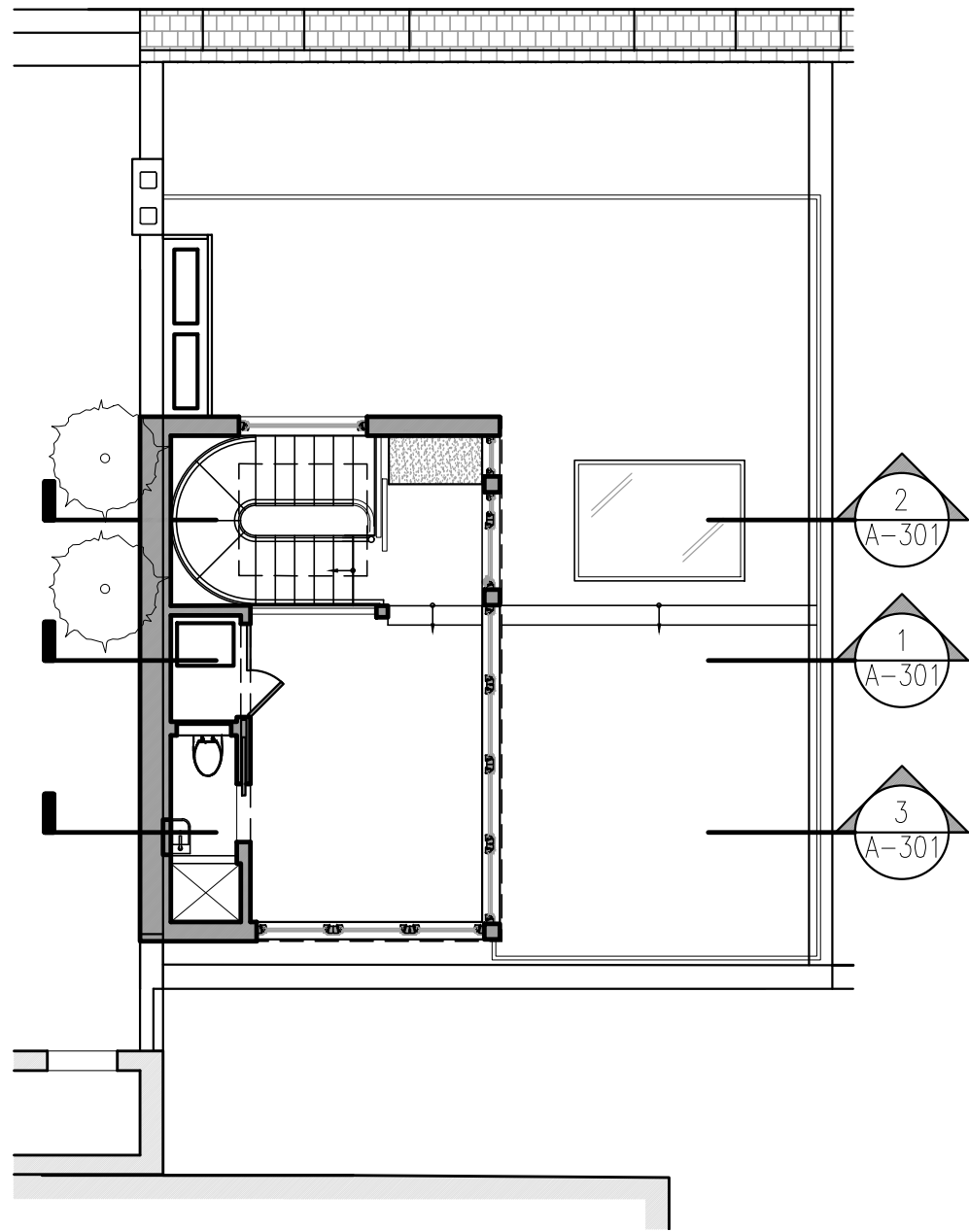
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EXISTING/PROPOSED
SECTIONS

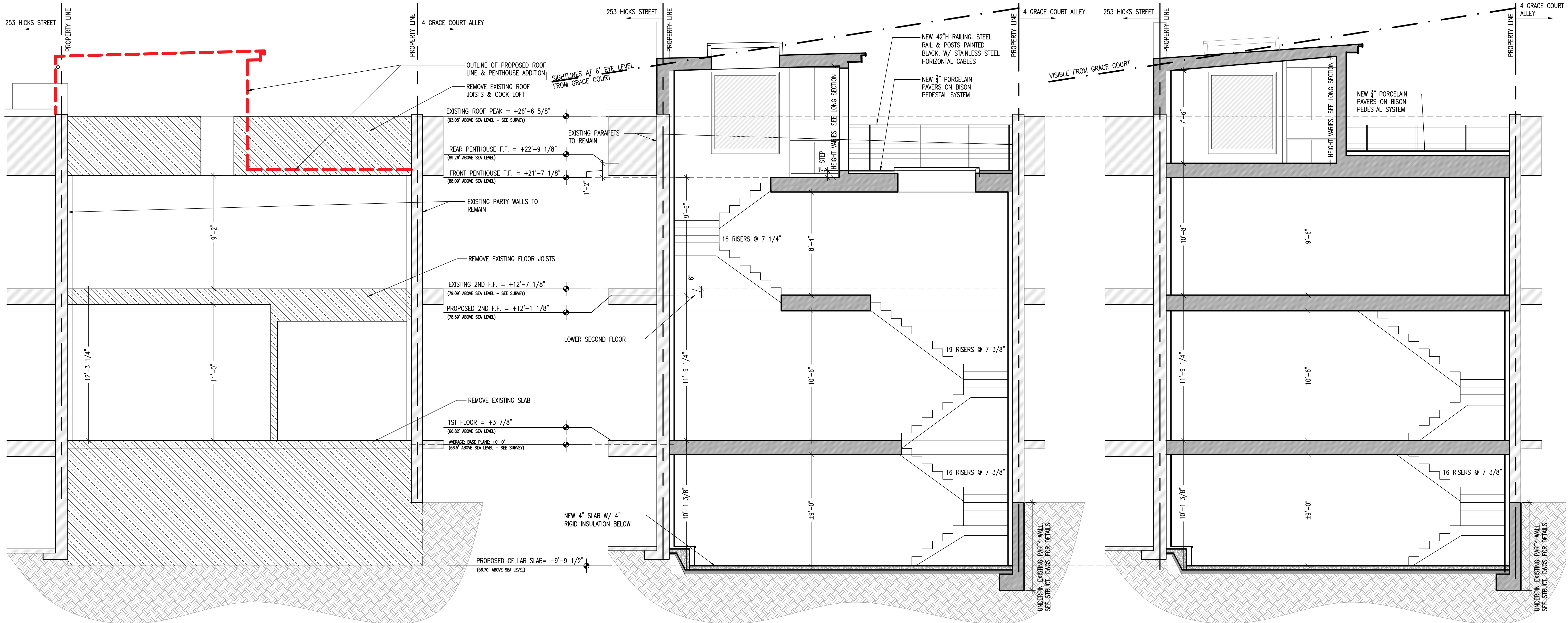


A KEY PLAN
SCALE: 1/4" = 1'-0"

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LEGEND	
	DEMO/EXCAVATION
	EXISTING CONSTRUCTION
	PROPOSED NEW CONSTRUCTION
	GROUND



1 EXISTING SECTION
SCALE: 1/4" = 1'-0"

2 PROPOSED SECTION - THROUGH FRONT OF PENTHOUSE
SCALE: 1/4" = 1'-0"

3 PROPOSED SECTION - THROUGH REAR OF PENTHOUSE
SCALE: 1/4" = 1'-0"

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EXISTING/PROPOSED
SECTIONS



1 PROPOSED BULKHEAD NORTH VIEW
LPC-04 SCALE: N.T.S.



2 PROPOSED BULKHEAD NORTH/WEST VIEW
LPC-04 SCALE: N.T.S.



3 PROPOSED BULKHEAD SOUTH WEST VIEW
LPC-04 SCALE: N.T.S.



4 PROPOSED BULKHEAD AERIAL VIEW
LPC-04 SCALE: N.T.S.

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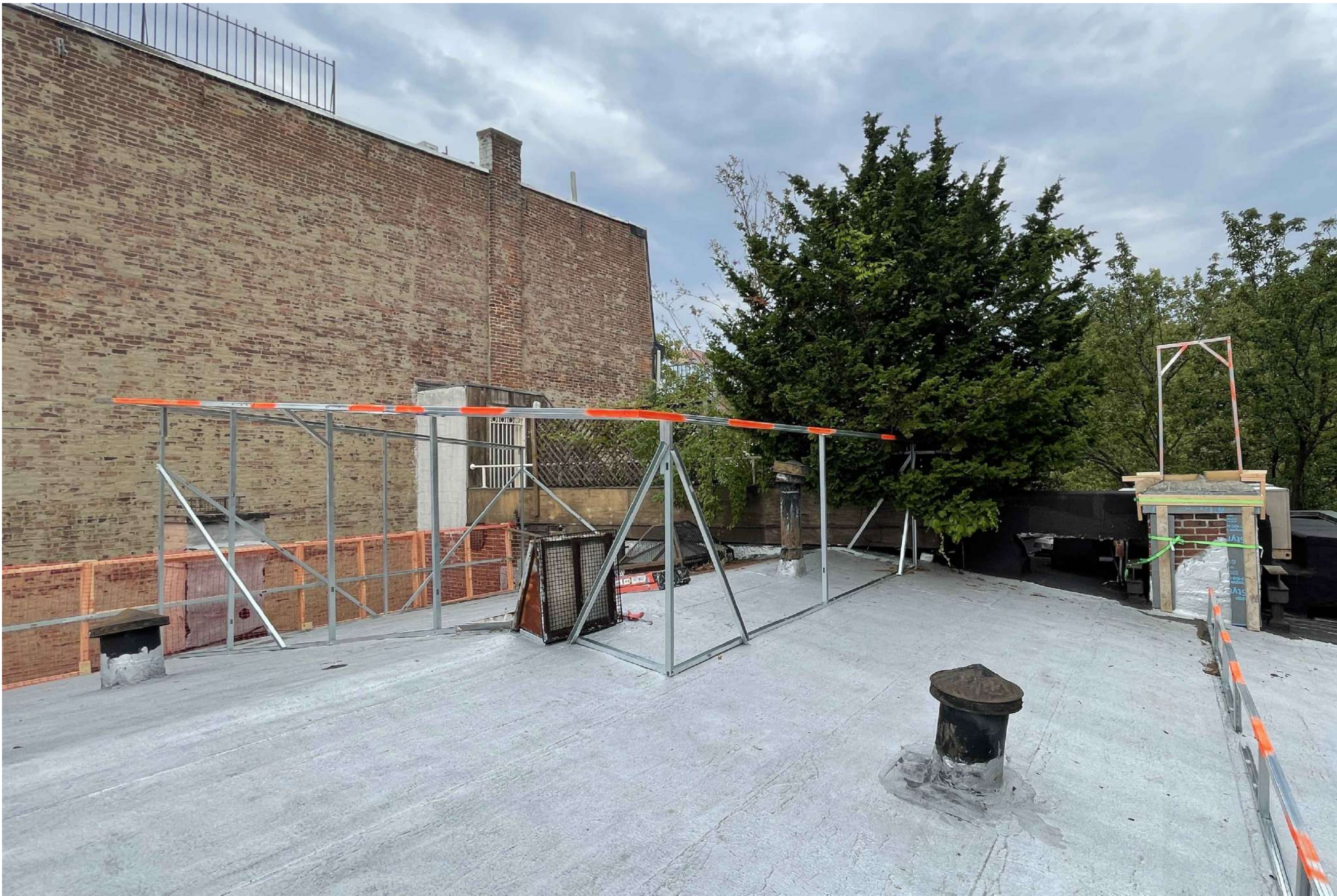
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LPC-04

BULKHEAD RENDERING
IMAGES



1 PROPOSED BULKHEAD NORTH VIEW
LPC-5 SCALE: N.T.S.



2 PROPOSED BULKHEAD NORTH/WEST VIEW
LPC-5 SCALE: N.T.S.



3 PROPOSED BULKHEAD SOUTH WEST VIEW
LPC-5 SCALE: N.T.S.



4 PROPOSED BULKHEAD WEST VIEW
LPC-5 SCALE: N.T.S.

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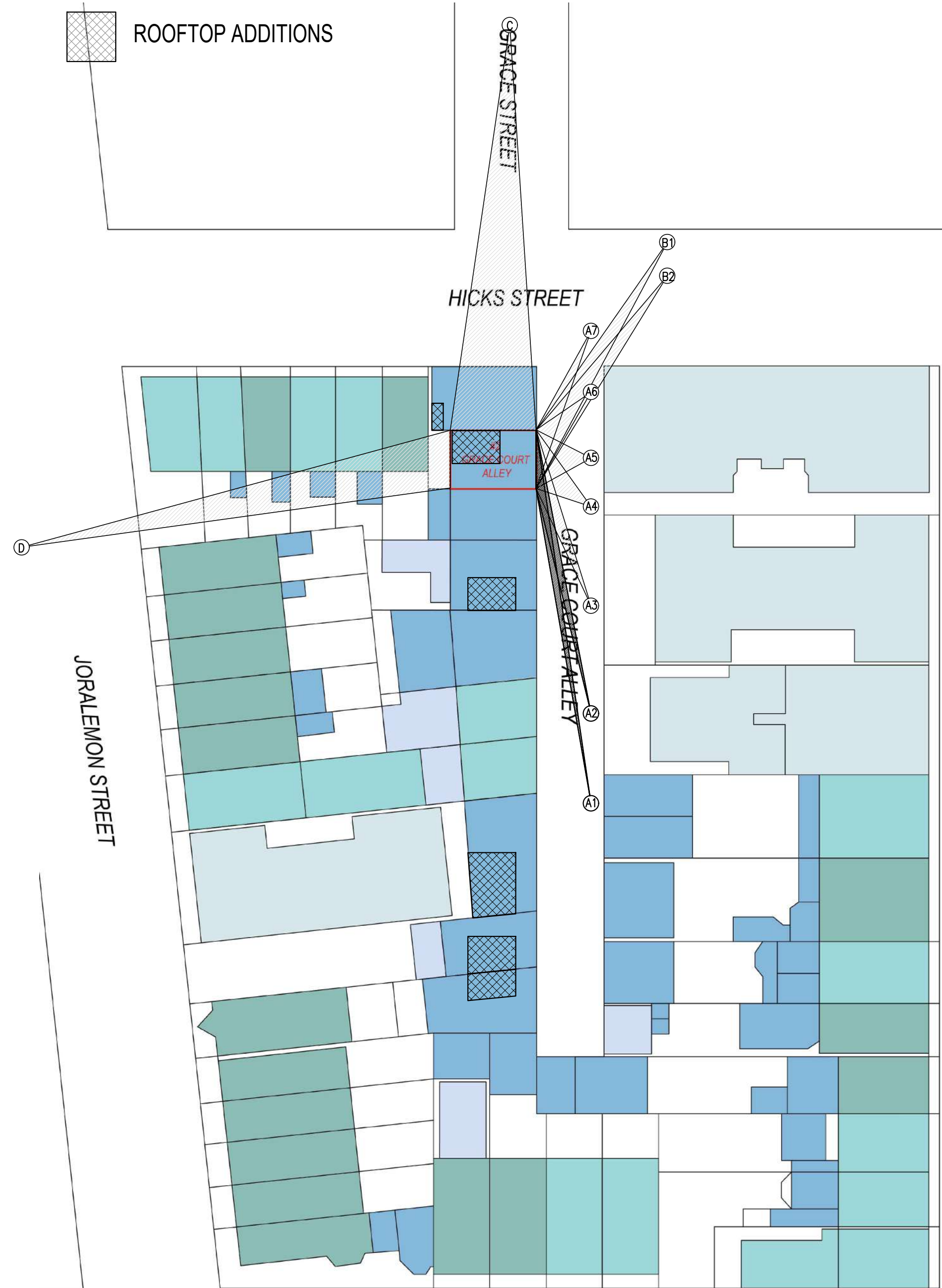
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LPC-05

BULKHEAD MOCK-UP
IMAGES

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES
- ROOFTOP ADDITIONS



1 BLOCK PLAN
LPC-06 SCALE: 1/8" = 1'-0"



A1 VISIBILITY PHOTO FROM A1
LPC-06 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE



A2 VISIBILITY PHOTO FROM A2
LPC-06 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE

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LPC-06

VISIBILITY PHOTOS

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES
- ROOFTOP ADDITIONS



1 BLOCK PLAN
LPC-07 SCALE: 1/8" = 1'-0"



A3 VISIBILITY PHOTO FROM A3
LPC-07 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE



A4 VISIBILITY PHOTO FROM A4
LPC-07 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE

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VISIBILITY PHOTOS

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES
- ROOFTOP ADDITIONS



1 BLOCK PLAN
LPC-08 SCALE: 1/8" = 1'-0"



A5 VISIBILITY PHOTO FROM A5
LPC-08 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE



A6 VISIBILITY PHOTO FROM A6
LPC-08 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE



A7 VISIBILITY PHOTO FROM A7
LPC-08 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE

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LPC-08

VISIBILITY PHOTOS

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES
- ROOFTOP ADDITIONS



1 BLOCK PLAN
LPC-09 SCALE: 1/8" = 1'-0"



B1 CLOSE UP VISIBILITY PHOTO FROM B1
LPC-09 SCALE: N.T.S.



B1 VISIBILITY PHOTO FROM B1
LPC-09 SCALE: N.T.S.

PENTHOUSE OVERHANG PARTIALLY VISIBLE

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LPC-09

VISIBILITY PHOTOS

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES
- ROOFTOP ADDITIONS



1 BLOCK PLAN
PC-10 SCALE: 1/8" = 1'-0"



B2 CLOSE UP VISIBILITY PHOTO FROM B2
PC-10 SCALE: N.T.S.



B2 VISIBILITY PHOTO FROM B2
PC-10 SCALE: N.T.S.

PENTHOUSE OVERHANG PARTIALLY VISIBLE

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LPC-10

VISIBILITY PHOTOS

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES
- ROOFTOP ADDITIONS



1 BLOCK PLAN
LPC-11 SCALE: 1/8" = 1'-0"

PENTHOUSE PARTIALLY VISIBLE BEYOND
NEIGHBOR'S VISIBLE FENCE

NEIGHBOR'S CHIMNEY FLUE EXTENSIONS



C CLOSE UP VISIBILITY PHOTO FROM C
LPC-11 SCALE: N.T.S.



C VISIBILITY PHOTO FROM C
LPC-11 SCALE: N.T.S.

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LPC-11

VISIBILITY PHOTOS

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES
- ROOFTOP ADDITIONS



1 BLOCK PLAN
LPC-12 SCALE: 1/8" = 1'-0"



D CLOSE UP VISIBILITY PHOTO FROM D
LPC-12 SCALE: N.T.S.



D VISIBILITY PHOTO FROM D
LPC-12 SCALE: N.T.S.

PENTHOUSE NOT VISIBLE

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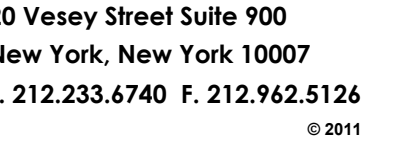
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LPC-12
VISIBILITY PHOTOS





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 EXISTING WALL FRAMING
TO REMAIN
 PROPOSED NEW PARTITION
 EXHAUST FAN, 75CFM UNLESS
OTHERWISE NOTED
 CARBON MONOXIDE &
SMOKE DETECTOR COMBO,
HARDWIRED, INTERCONNECTED,
AND U.L. LISTED. ADA APP'D
AUDIBLE & VISUAL
 FIRE PROTECTED SELF
CLOSING DOOR
 WALL TYPE ASSEMBLY; REFER
TO DETAILS ON A-500

- AD NOTES:
1. EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS CAPABLE OF RESPONDING TO TEMPERATURE WITHIN THE ZONE
 2. PROPOSED AIR CONDITIONERS HAS AN EFFICIENCY OF 13 SEER
 3. ALL NEW LIGHTING SHALL BE HIGH EFFICACY L.E.D TYPE WITH AT LEAST 65 LUMENS PER WATT
 4. ALL NEW RECESSED LIGHTING SHALL BE HIGH EFFICACY L.E.D. TYPE

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PROPOSED PLANS



LEGEND

- EXISTING WALL FRAMING TO REMAIN
- PROPOSED NEW PARTITION
- EXHAUST FAN, 75CFM UNLESS OTHERWISE NOTED
- CARBON MONOXIDE & SMOKE DETECTOR COMBO, HARDWIRED, INTERCONNECTED, AND U.L. LISTED, ADA APP'D AUDIBLE & VISUAL
- FIRE PROTECTED SELF CLOSING DOOR
- WALL TYPE ASSEMBLY; REFER TO DETAILS ON A-500

- BD. NOTES:
- EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS CAPABLE OF RESPONDING TO TEMPERATURE WITHIN THE ZONE
 - PROPOSED AIR CONDITIONERS HAS AN EFFICIENCY OF 13 SEER
 - ALL NEW LIGHTING SHALL BE HIGH EFFICACY LED TYPE WITH AT LEAST 65 LUMENS PER WATT
 - ALL NEW RECESSED LIGHTING SHALL BE HIGH EFFICACY LED TYPE

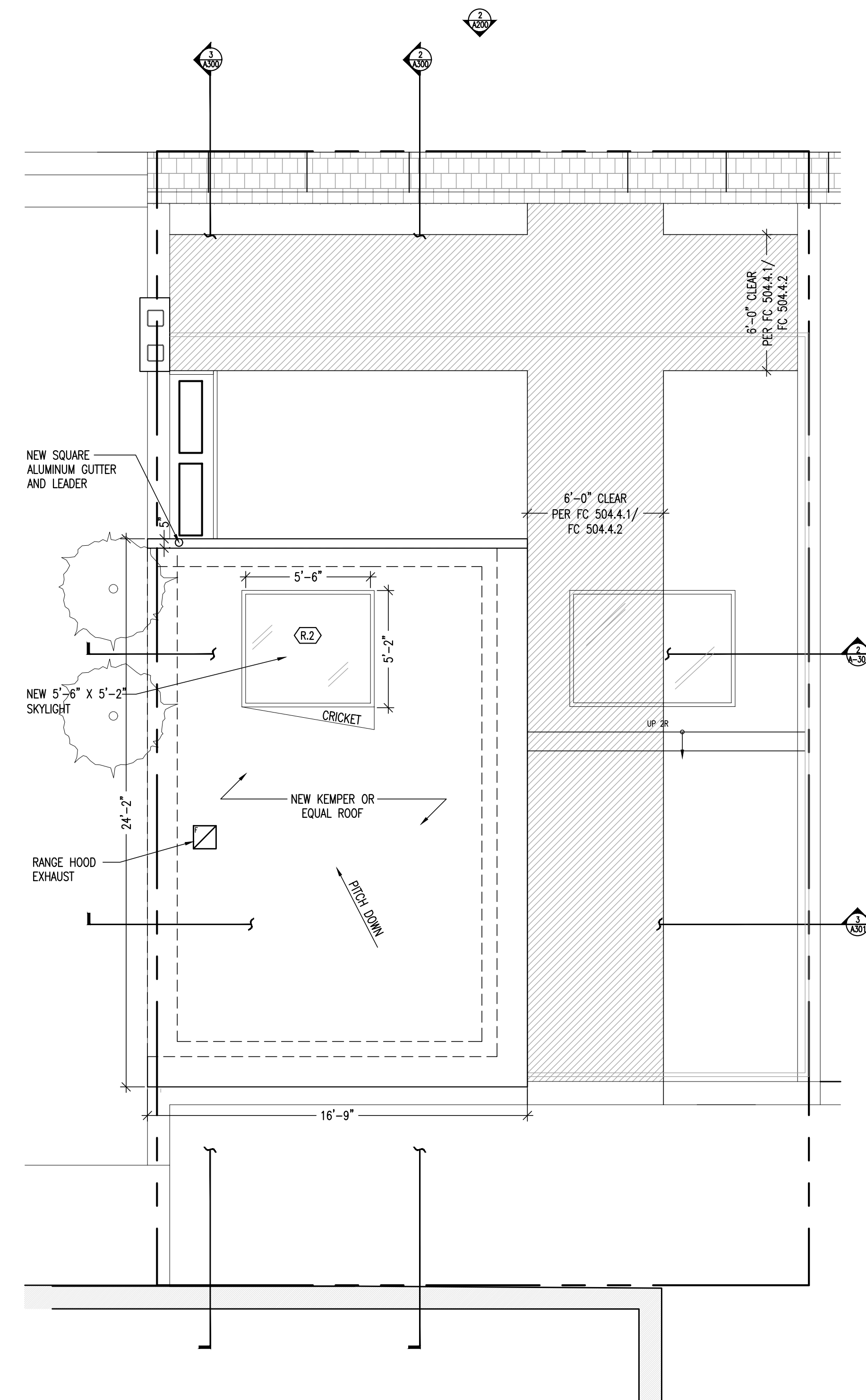
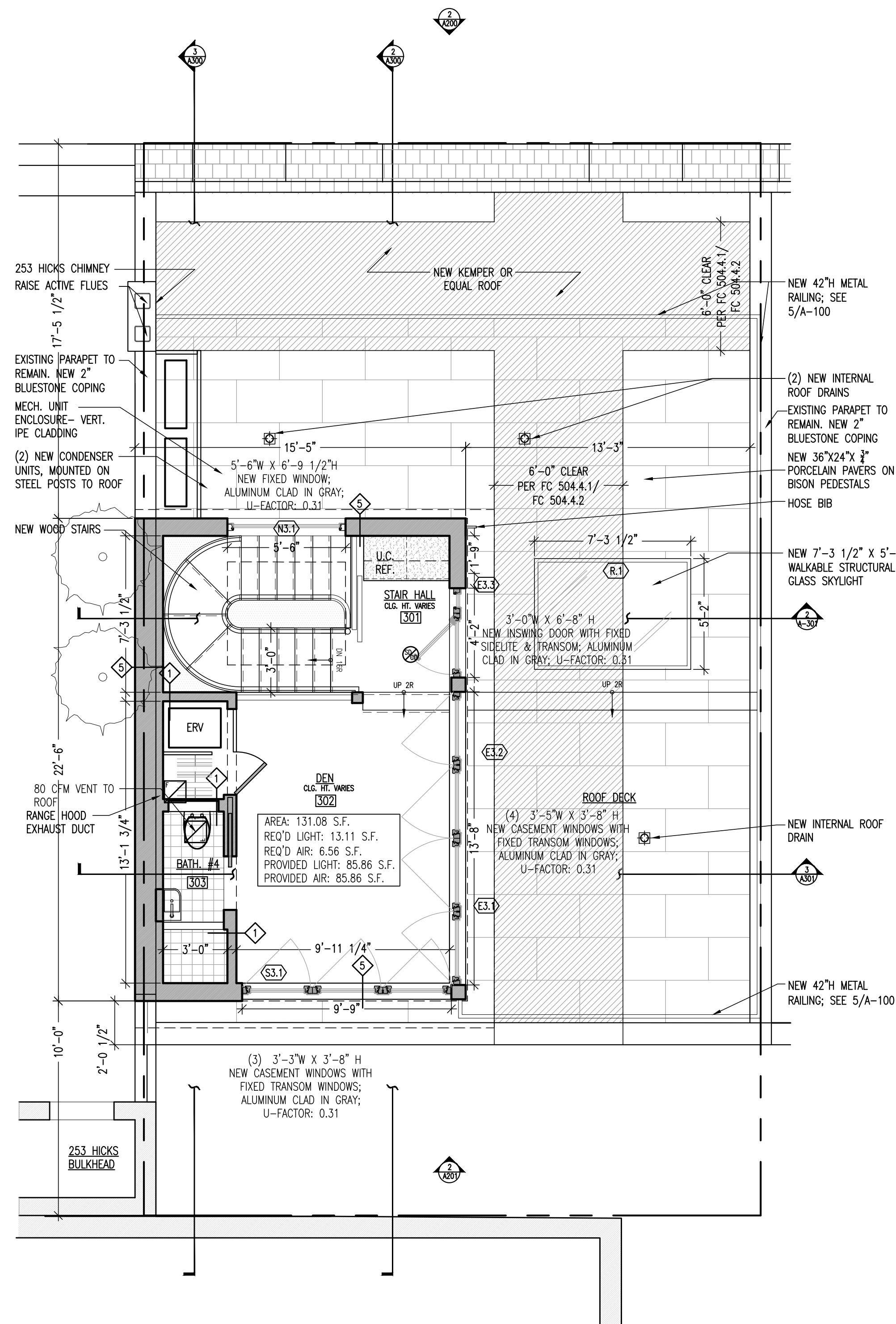
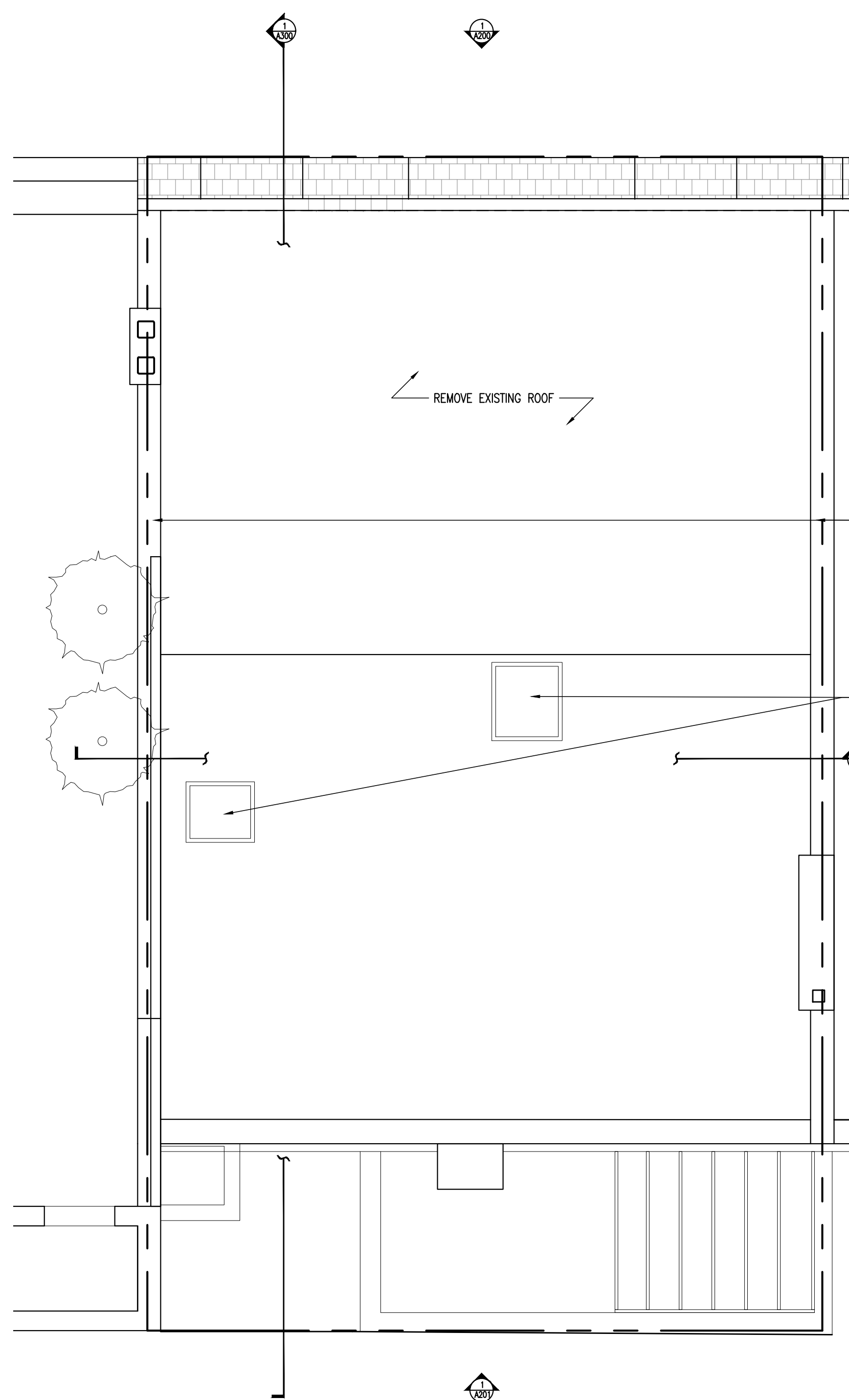
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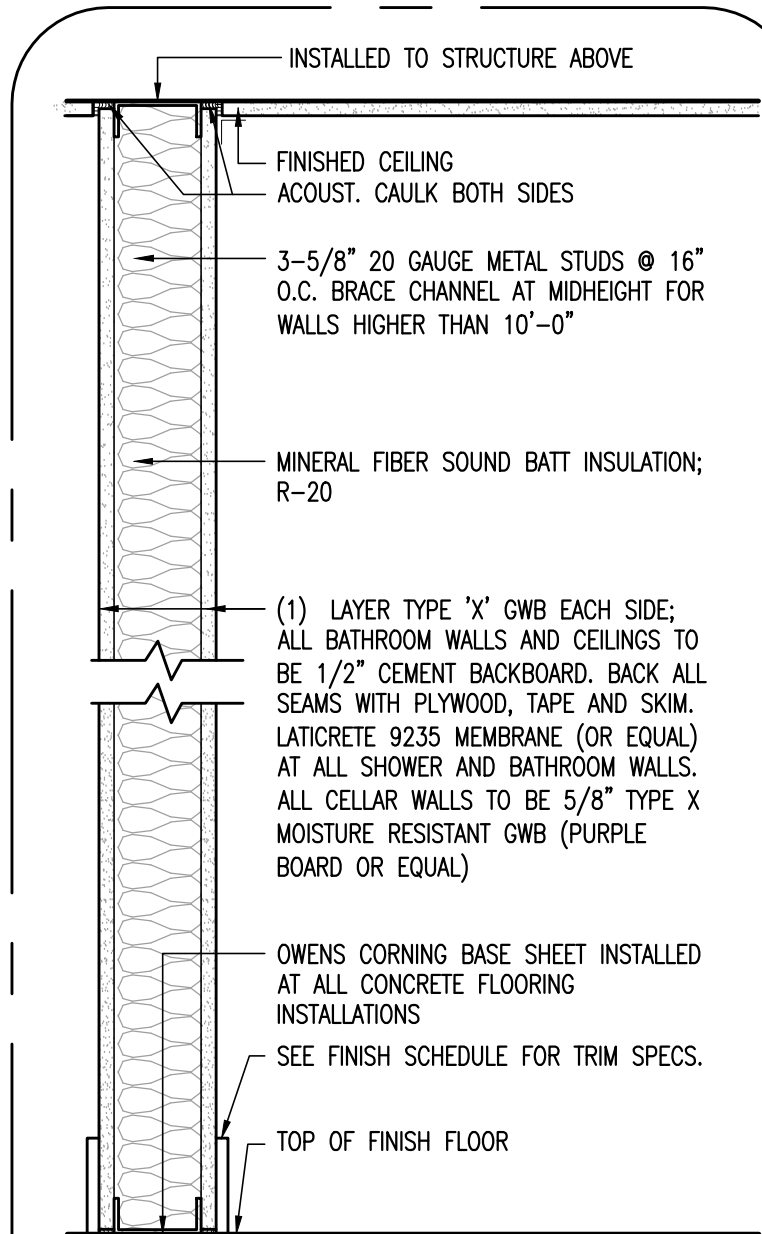
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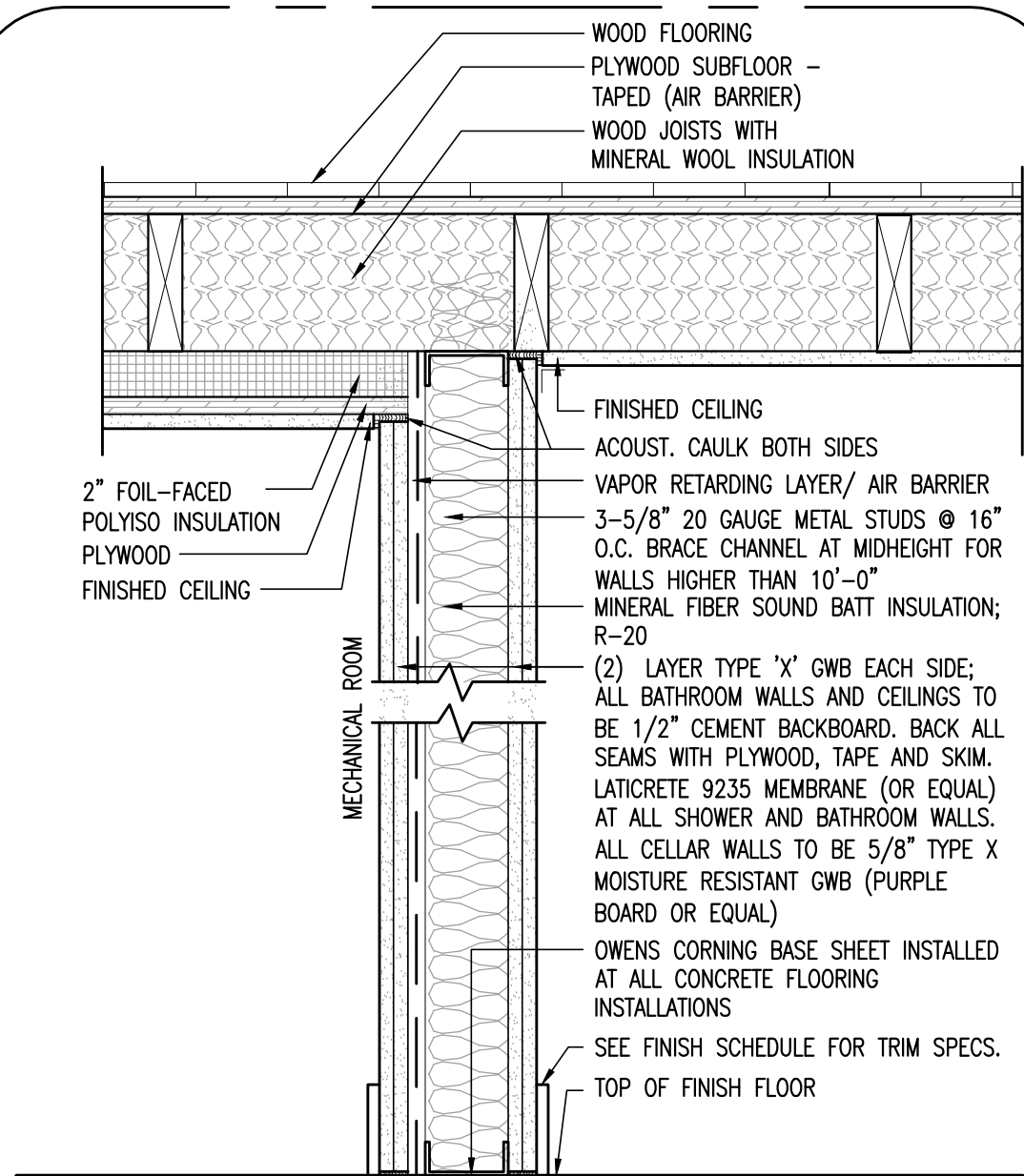
LPC
A-102.00

PROPOSED PLANS

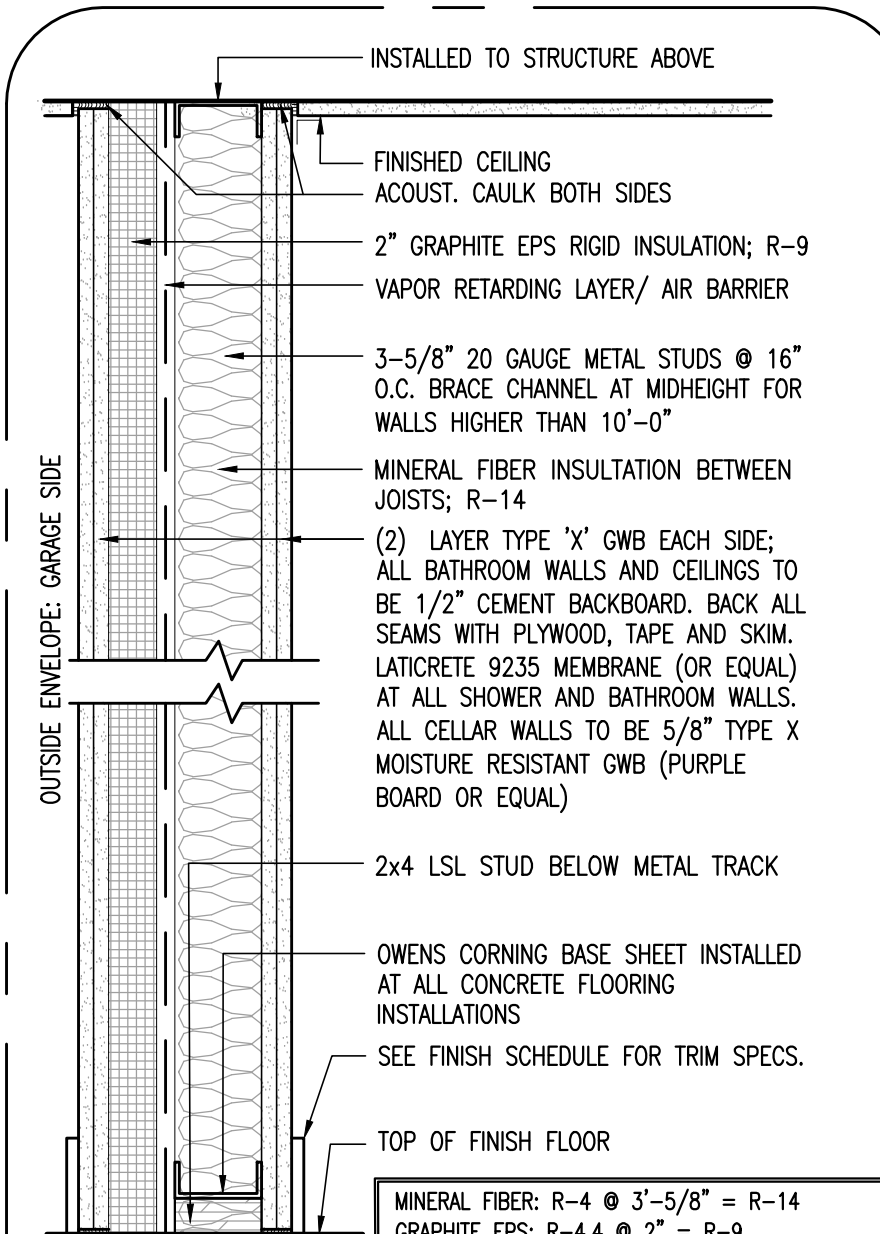




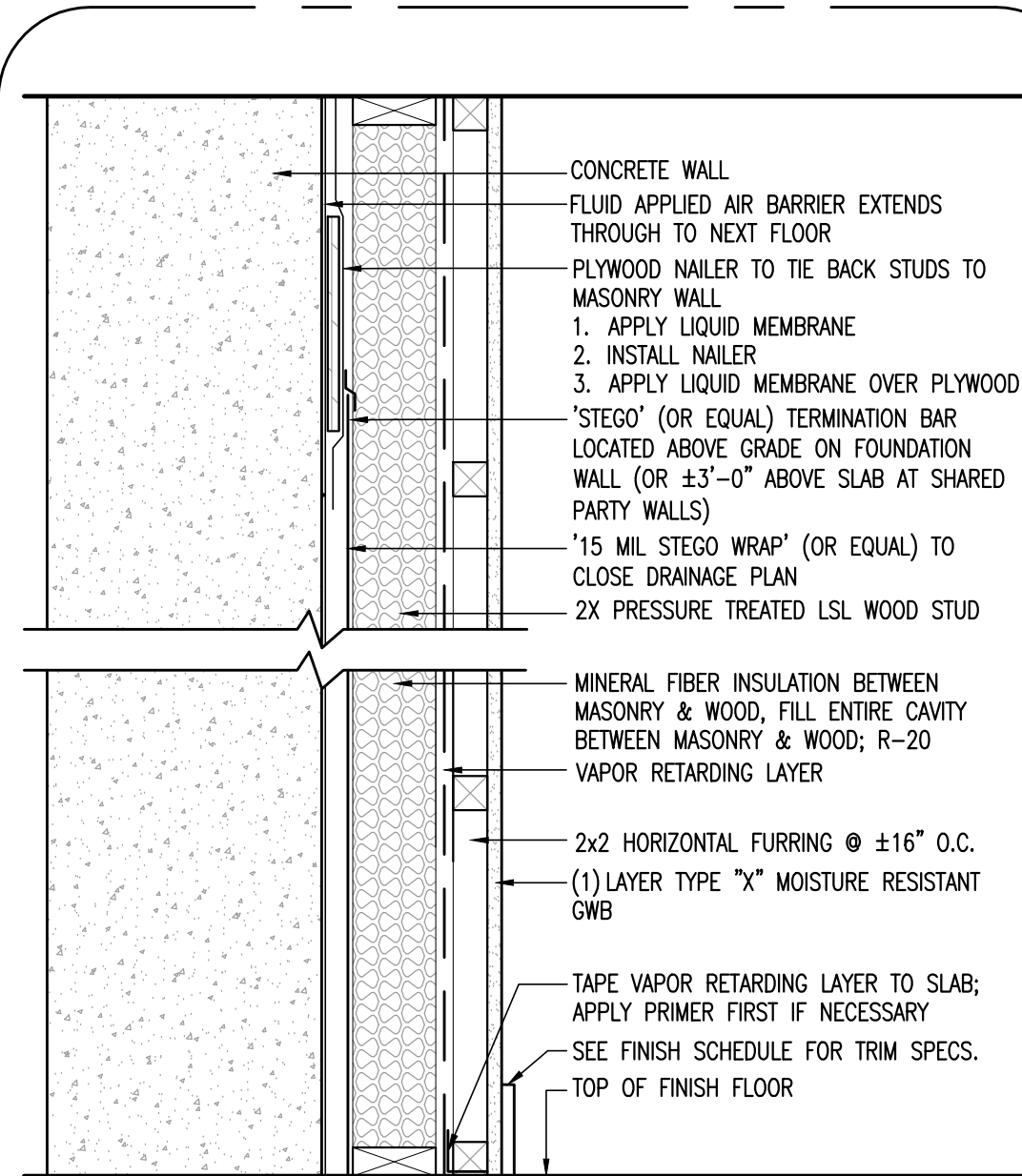
1 TYPICAL 1 HR RATED PARTITION BASED ON U.L. DESIGN U419
SCALE: 1 1/2" = 1'-0"



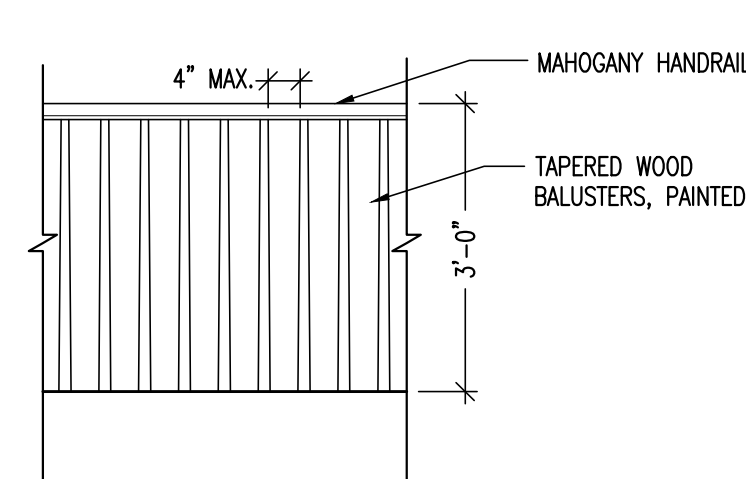
2A TYPICAL 2 HR. RATED PASSIVE PARTITION WALL DETAIL BASED ON U.L. DESIGN U419 OR U423
SCALE: 1 1/2" = 1'-0"



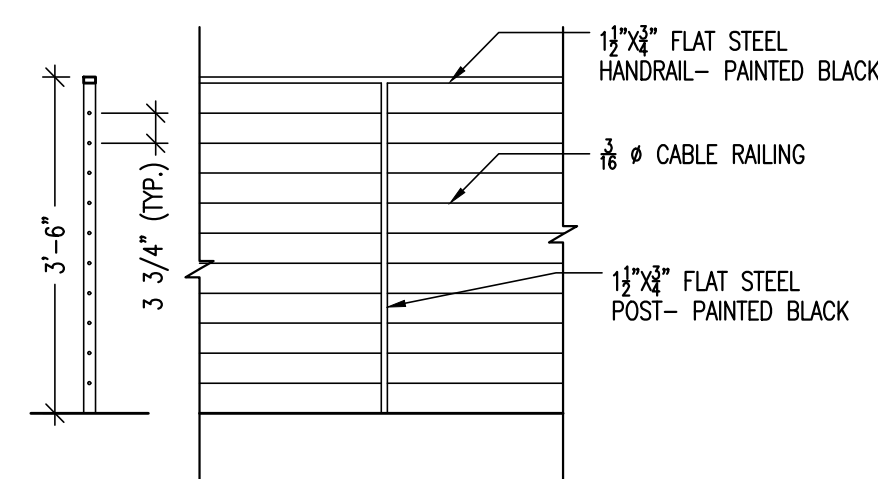
2B TYPICAL 2 HR RATED PASSIVE PARTITION WALL DETAIL BASED ON U.L. DESIGN U419 OR U423
SCALE: 1 1/2" = 1'-0"



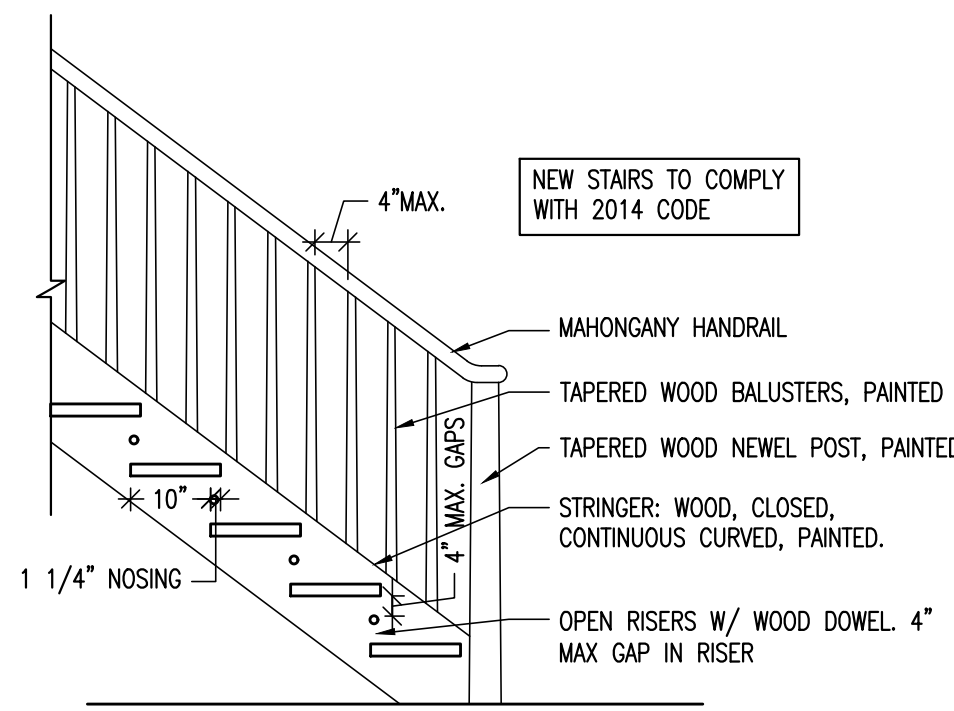
3 REAR WALL DETAIL AT CELLAR BASED ON UL DESIGN 423
SCALE: 1 1/2" = 1'-0"



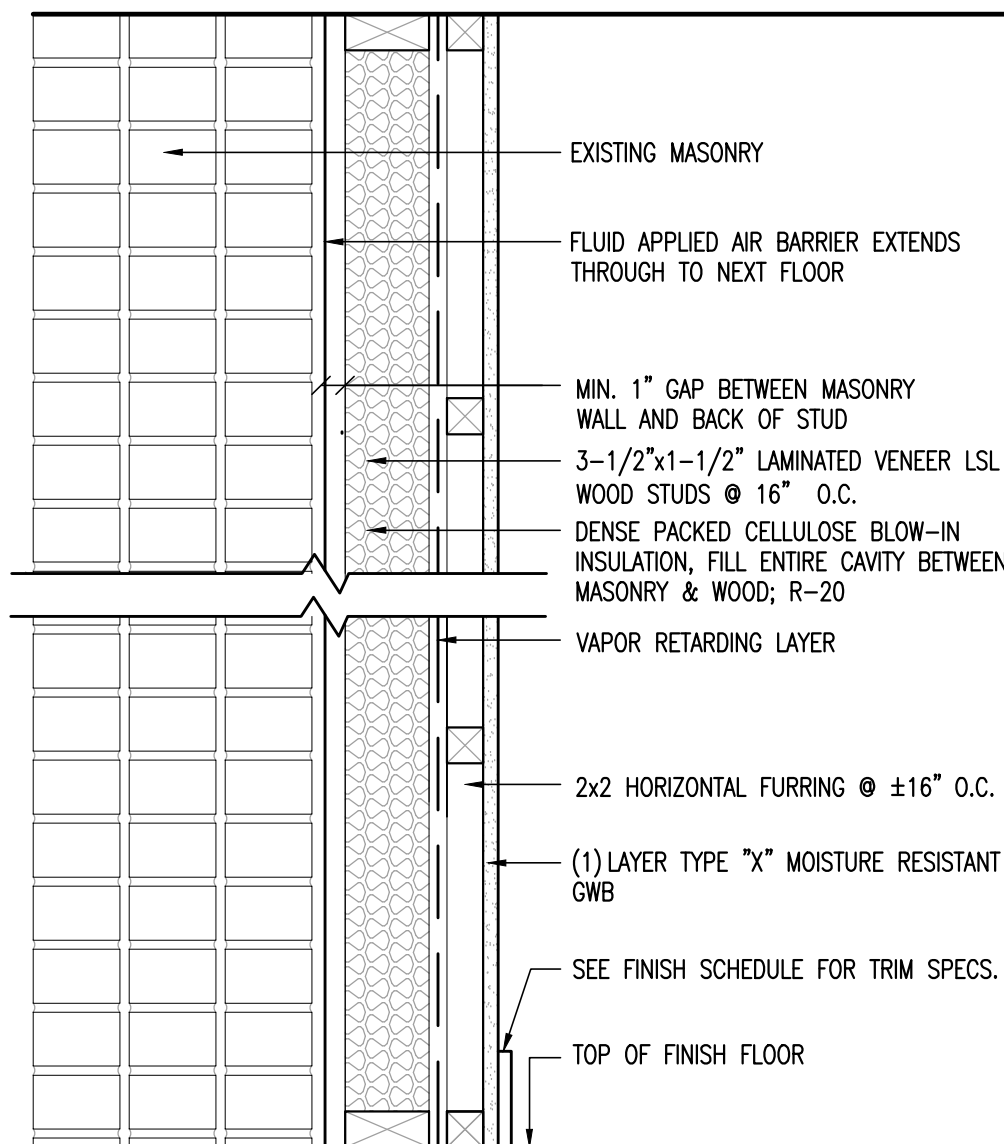
2 TYPICAL INTERIOR RAILING
A-103 SCALE: 1/2" = 1'-0"



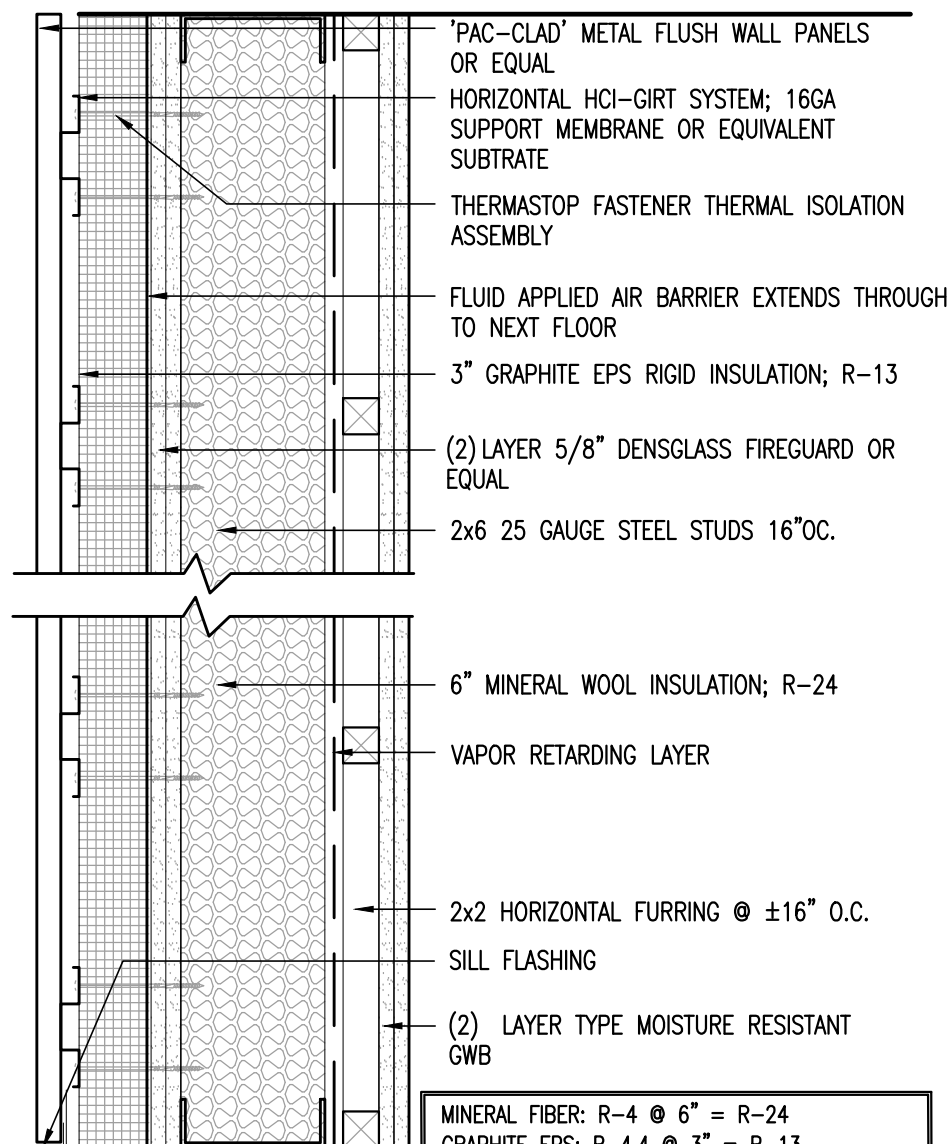
2 TYPICAL EXTERIOR RAILING
A-103 SCALE: 1/2" = 1'-0"



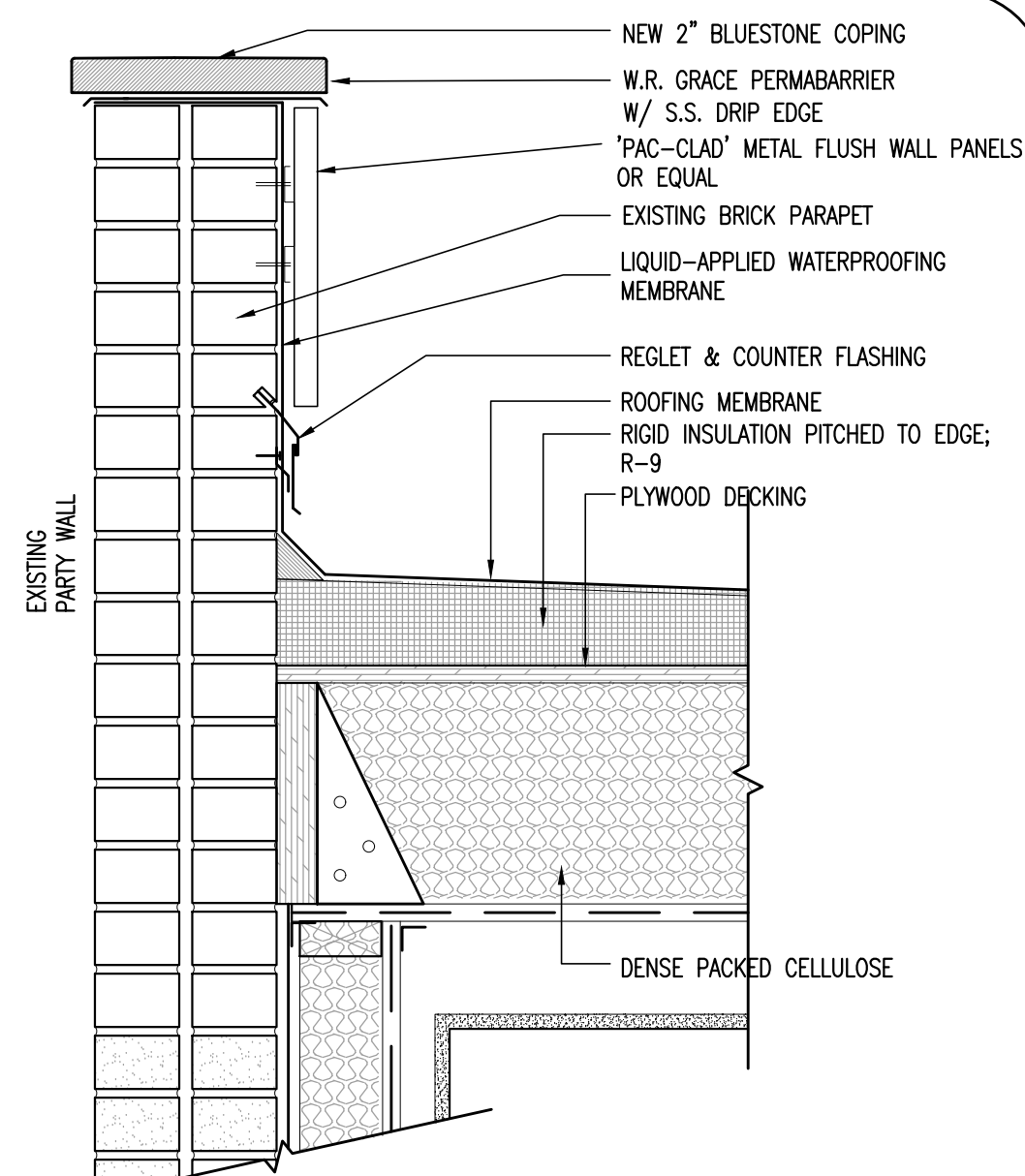
4 TYP. INTERIOR STAIR ELEVATION
A-103 SCALE: 1/2" = 1'-0"



4 EXISTING MASONRY WALL DETAIL - BASED ON U.L. DESIGN U910
SCALE: 1 1/2" = 1'-0"

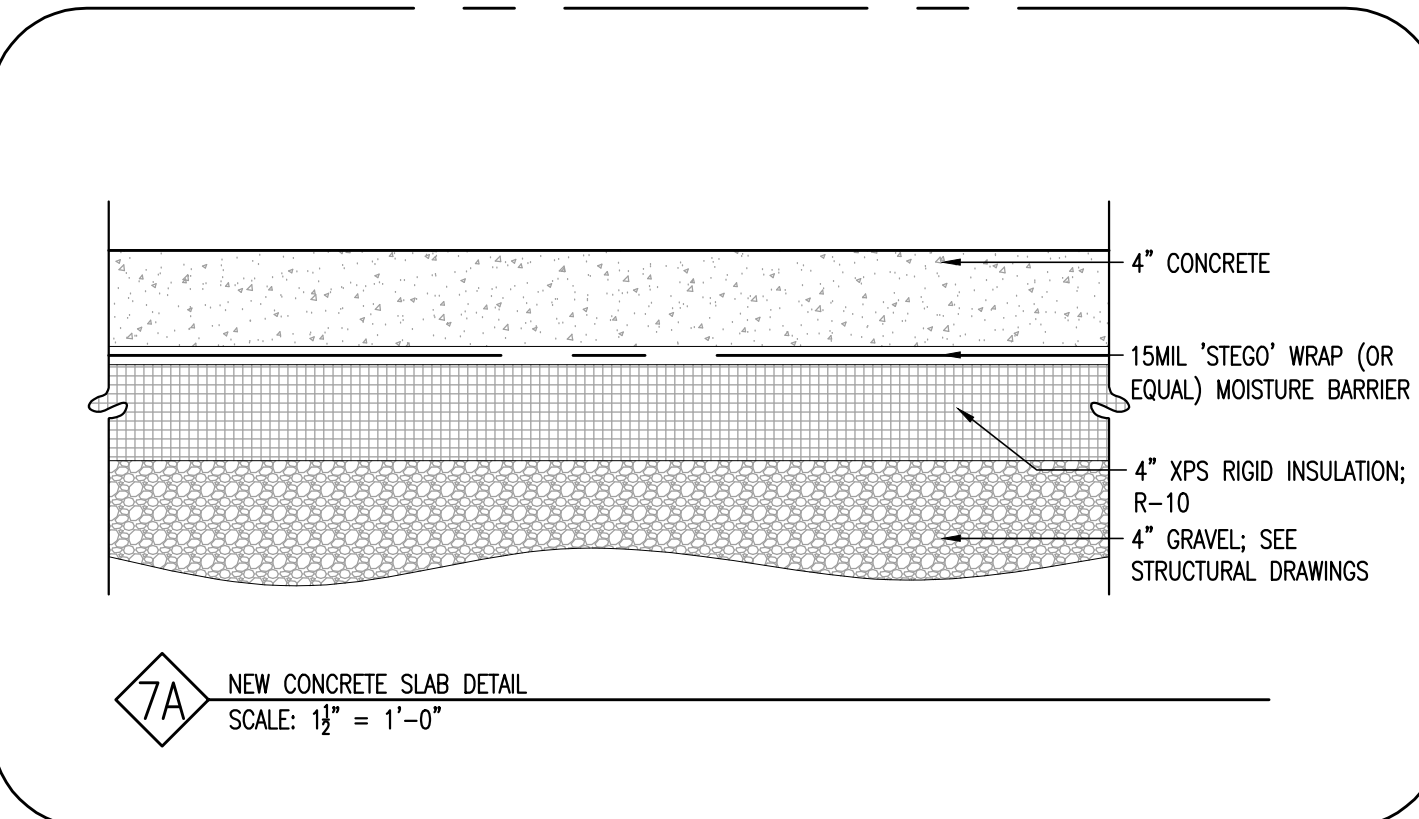


5 EXTERIOR METAL CLADDING ON STUD WALL DETAIL BASED ON UL DESIGN 423
SCALE: 1 1/2" = 1'-0"

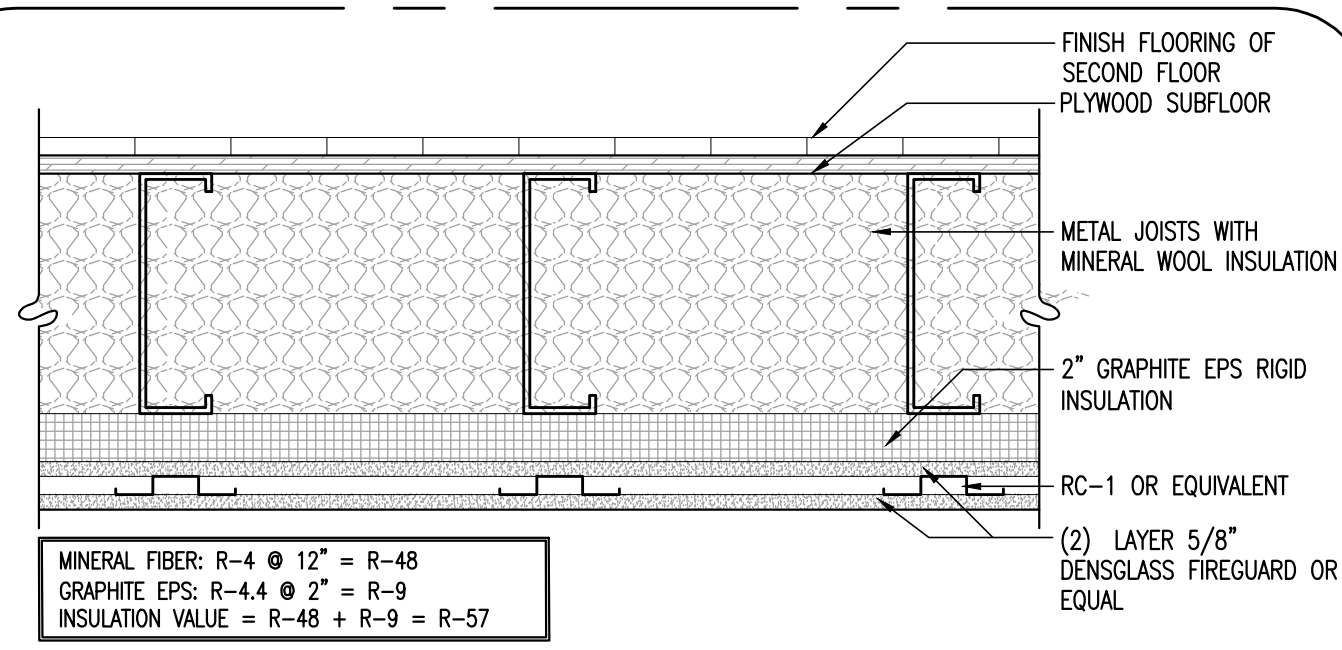


6 BRICK PARAPET
SCALE: 1 1/2" = 1'-0"

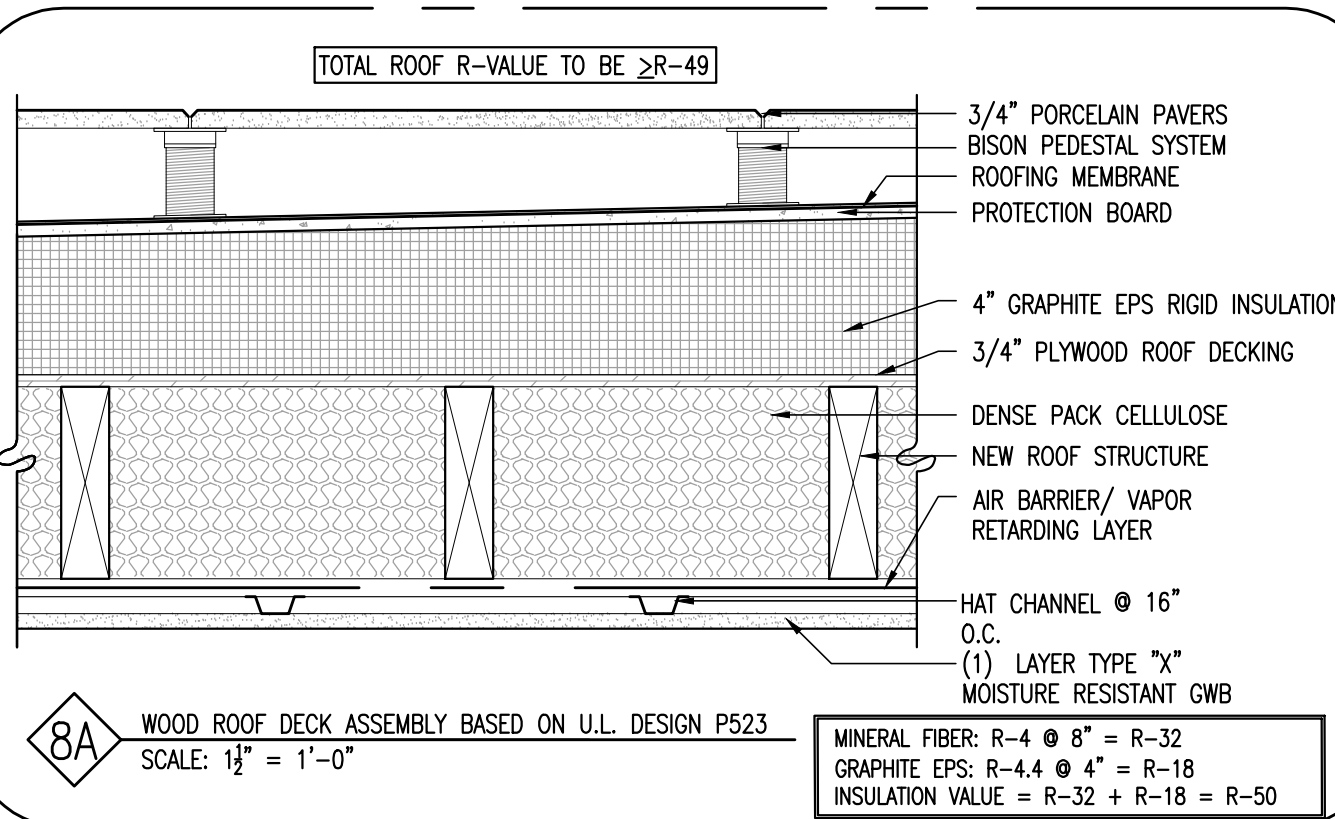
DOB NOTES:
GYPSUM BOARD OR CEMENT BOARD, USED IN ASSEMBLY FOR THE FOLLOWING AREAS, SHALL HAVE A MOLD RESISTANCE RATING OF 10 IN ACCORDANCE WITH ASTM D3273:
1. INTERIOR FACES OF EXTERIOR WALLS OF CELLARS AND OTHER BELOW GRADE ROOMS
2. WALLS AND CEILINGS OF LAUNDRY ROOMS
3. PORTIONS OF WALLS WITHIN 2' OF KITCHEN SINKS TO A HEIGHT OF 4' ABOVE FLOOR
4. PORTIONS OF WALLS WITHIN 2' OF KITCHEN STOVES TO A HEIGHT OF 4' ABOVE FLOOR
5. WALLS OF BATHROOMS



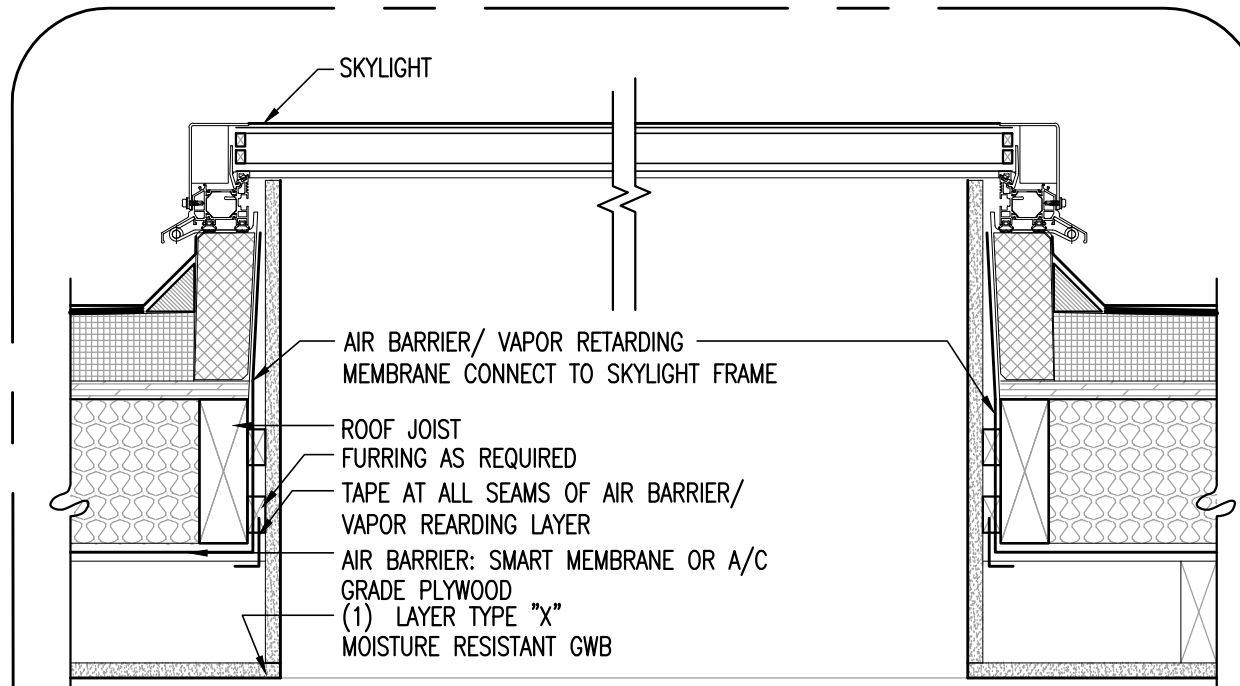
7A NEW CONCRETE SLAB DETAIL
SCALE: 1 1/2" = 1'-0"



7B 2 HR FIRE RATED CEILING DETAIL BASED ON UL L524 AT GARAGE
SCALE: 1 1/2" = 1'-0"



8A WOOD ROOF DECK ASSEMBLY BASED ON U.L. DESIGN P523
SCALE: 1 1/2" = 1'-0"



8B SKYLIGHT TYPICAL DETAIL
SCALE: 1 1/2" = 1'-0"

The current proposal is:

Preservation Department – Item 2, LPC-23-00244

2 Grace Court Alley – Brooklyn Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 812 0315 3321

Passcode: 158512

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877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.