

27 CRANBERRY STREET

BROOKLYN HEIGHTS HISTORIC DISTRICT

PROPOSAL FOR NEW SINGLE FAMILY DWELLING
ORIGINALLY APPROVED UNDER COFA 12-6684





1ST PRESENTATION



CURRENT PROPOSAL





1ST PRESENTATION



CURRENT PROPOSAL

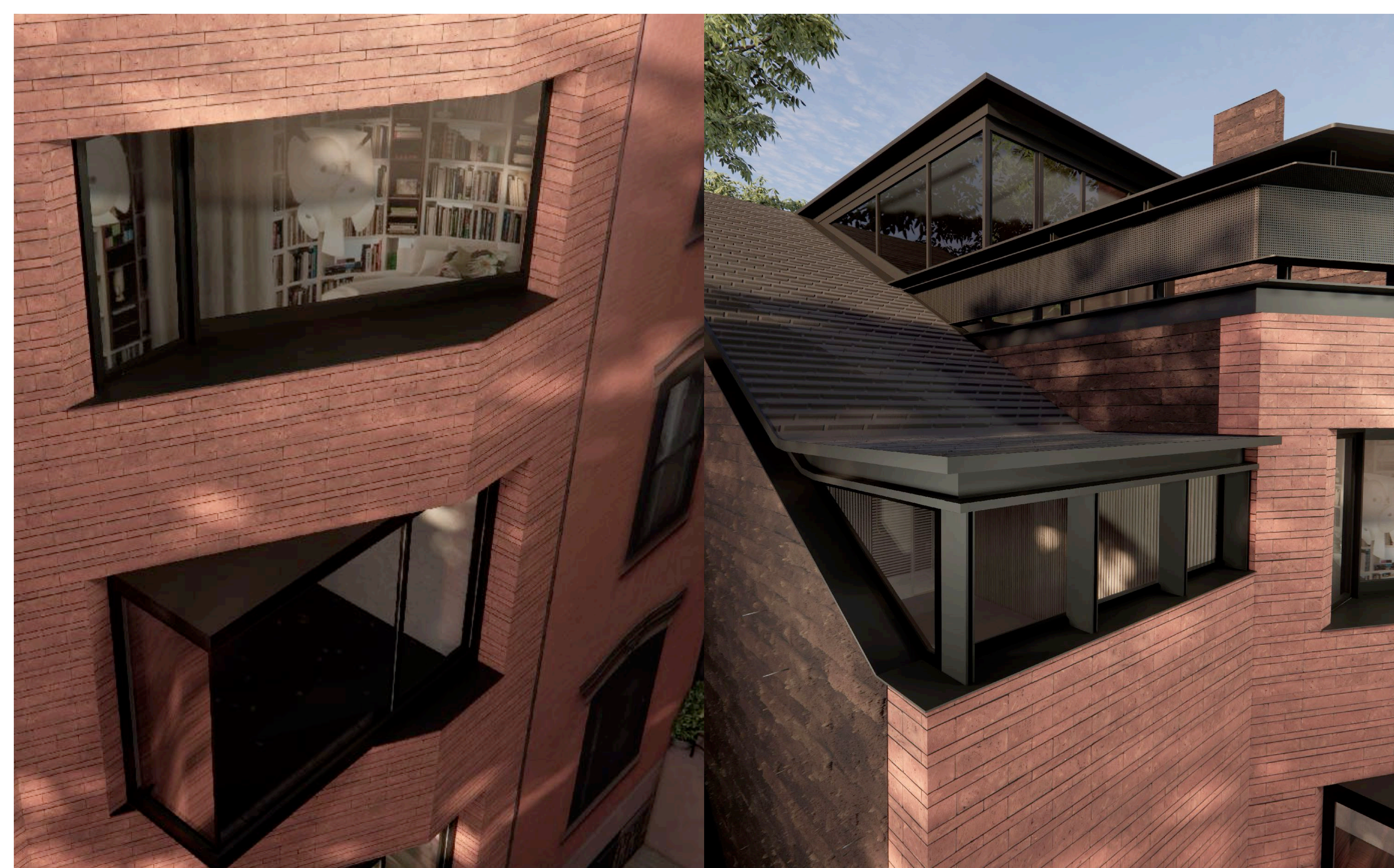


1ST PRESENTATION



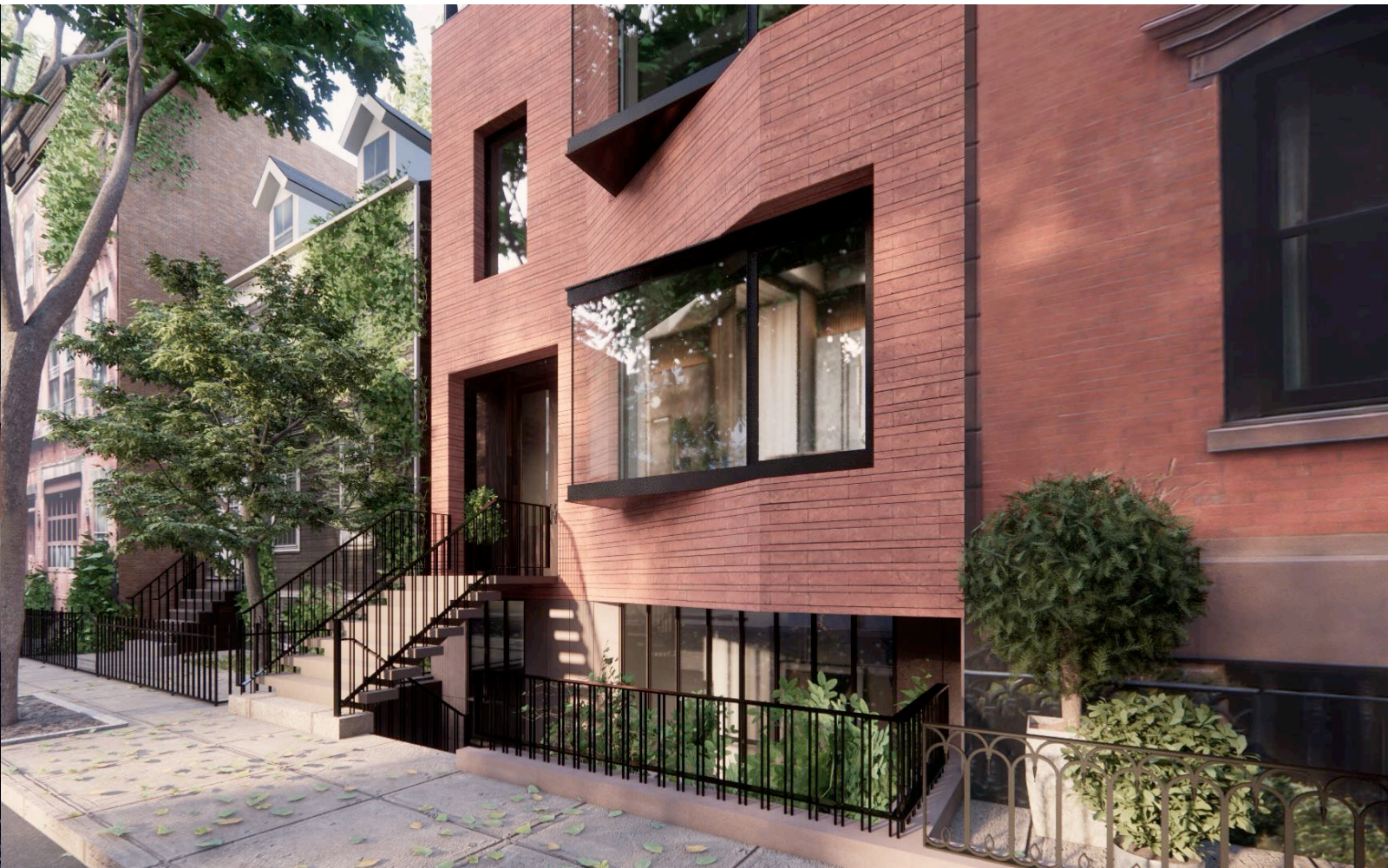
CURRENT PROPOSAL







1ST PRESENTATION

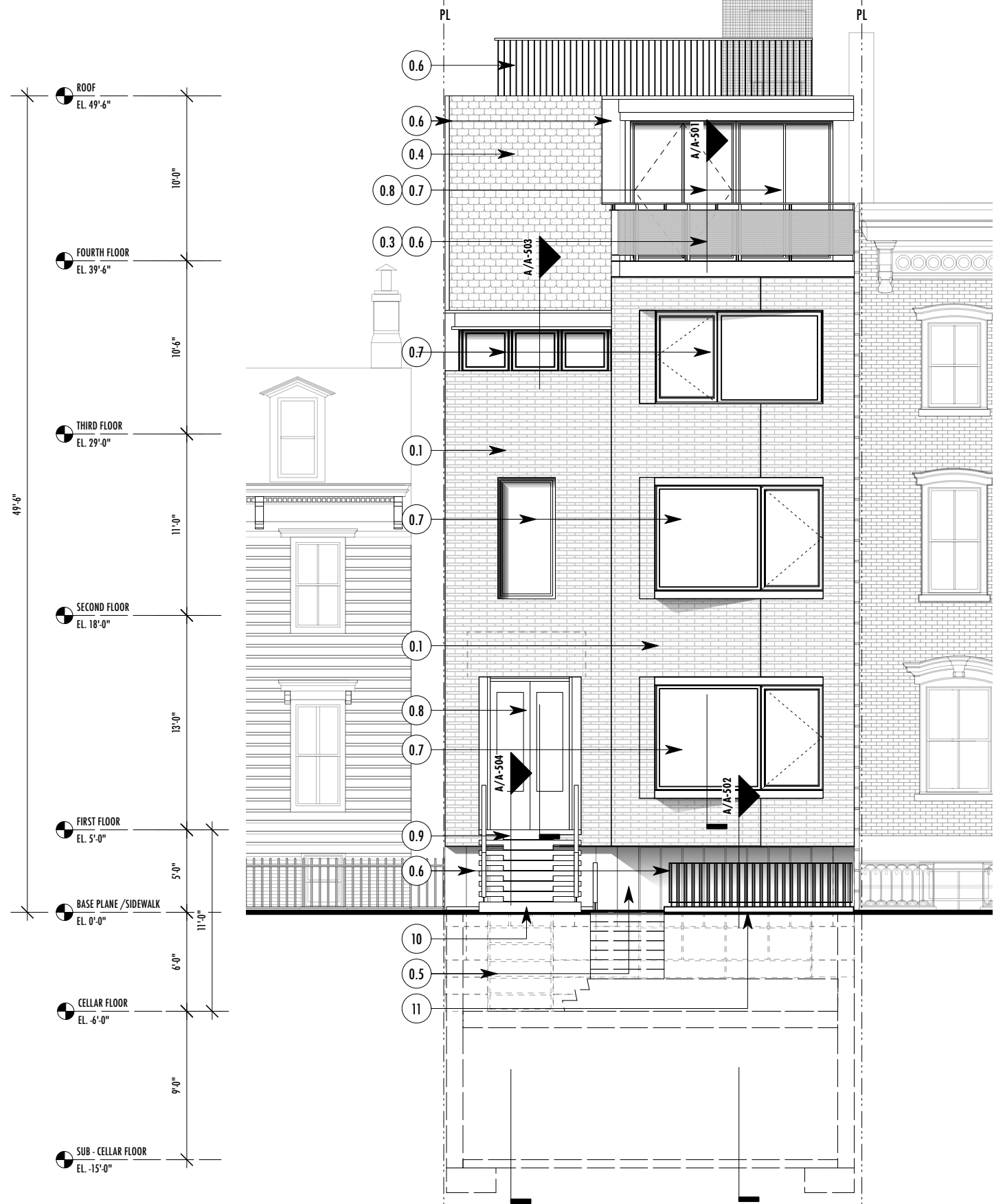


CURRENT PROPOSAL



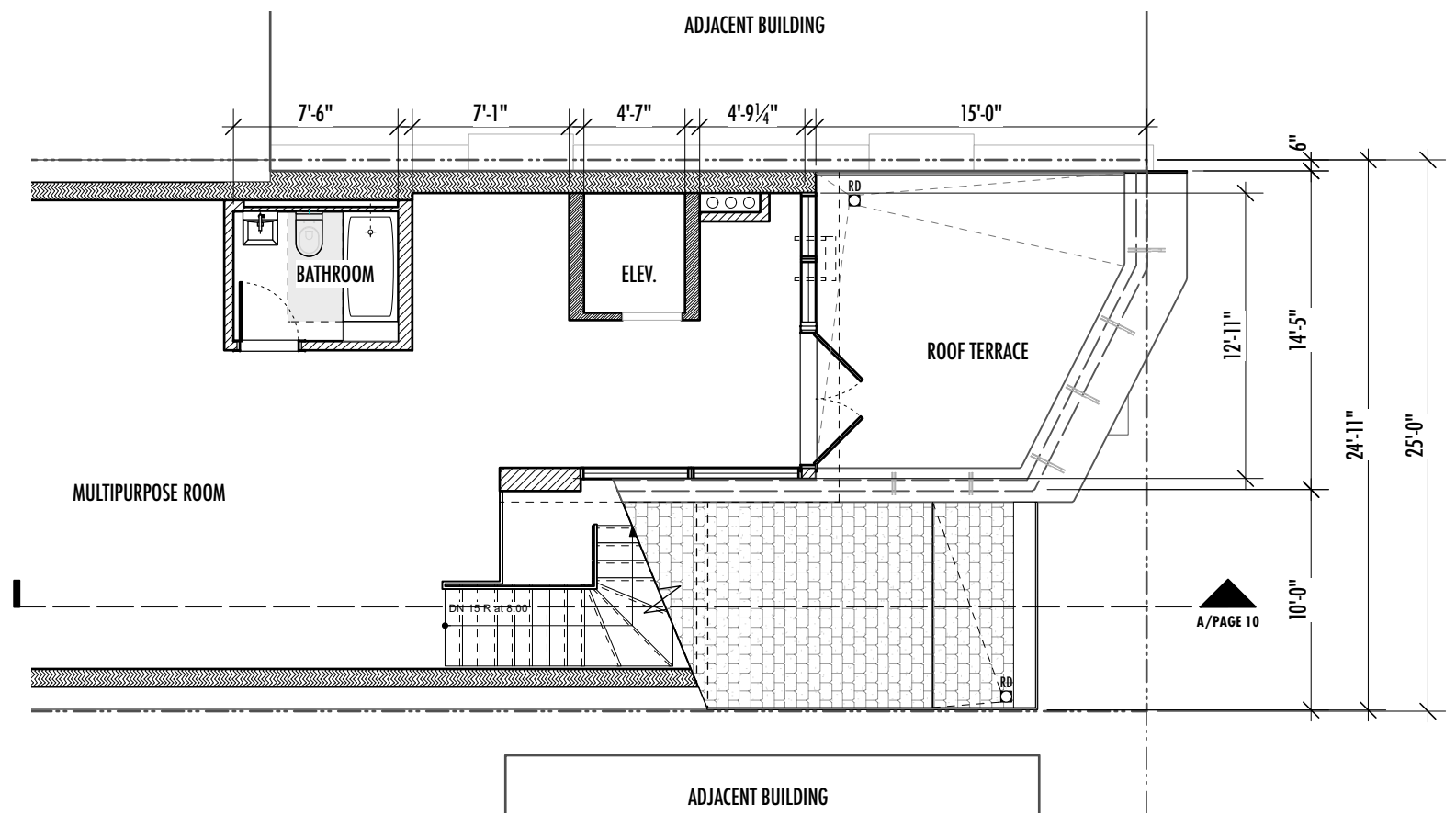
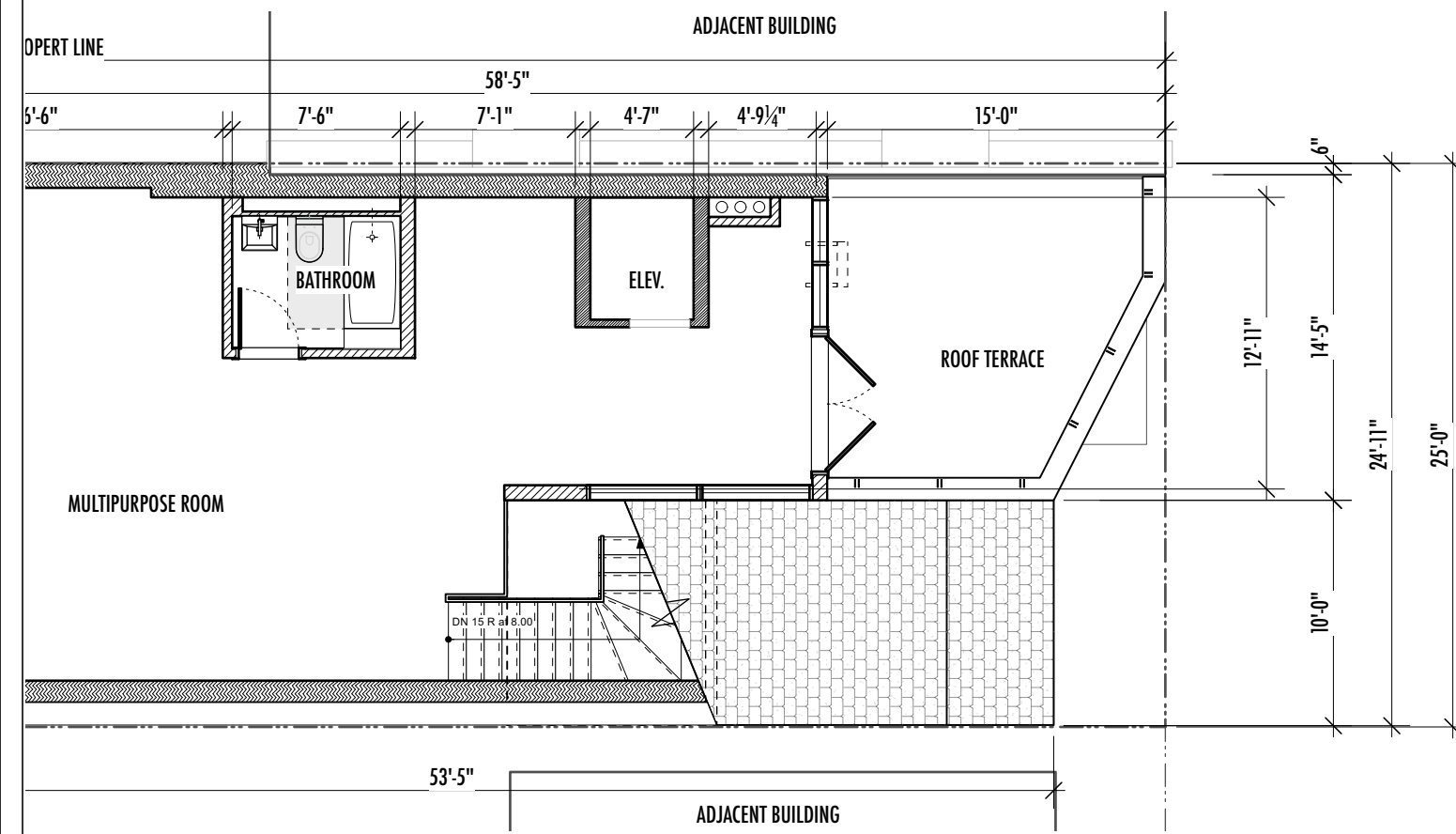
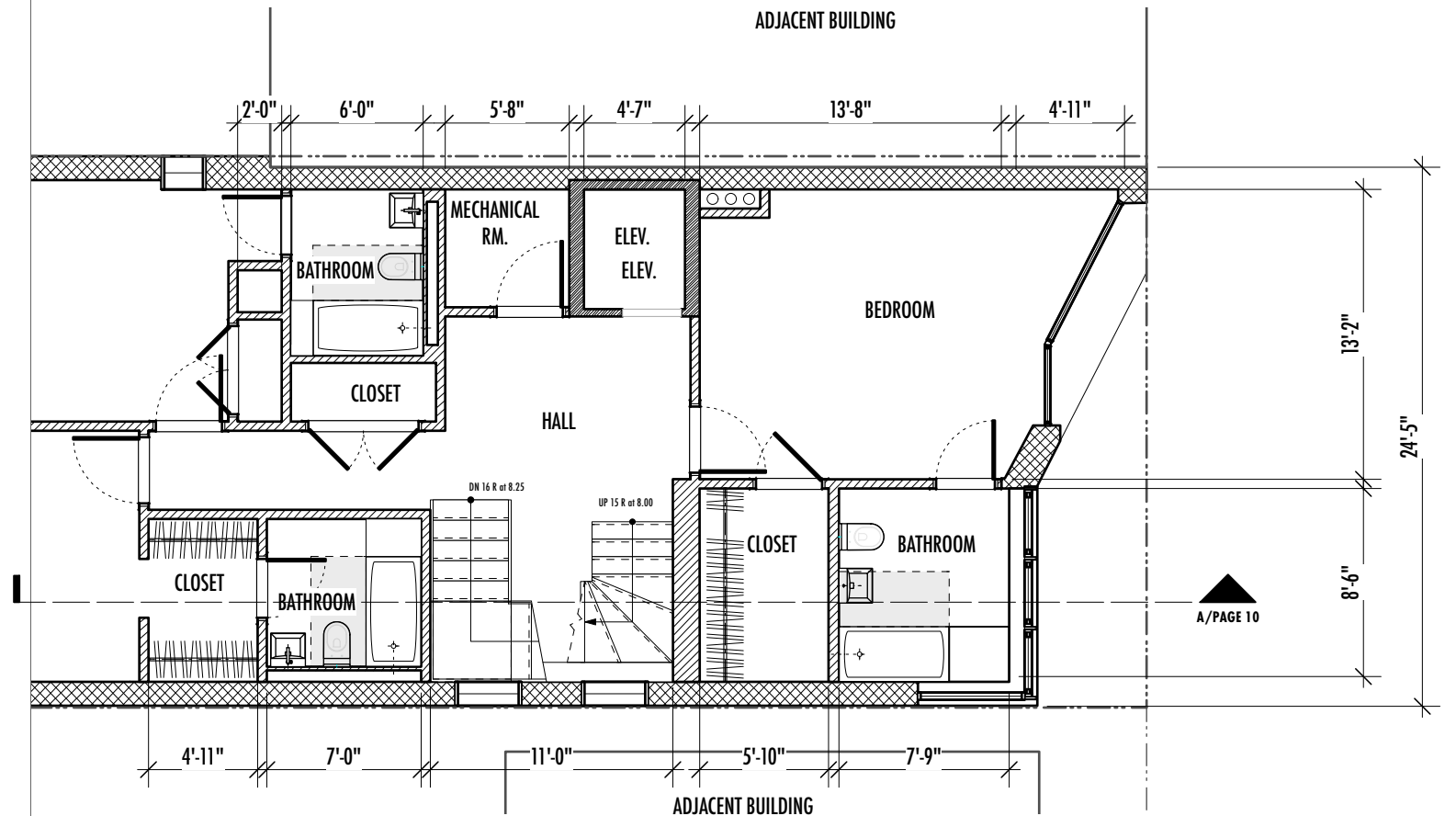
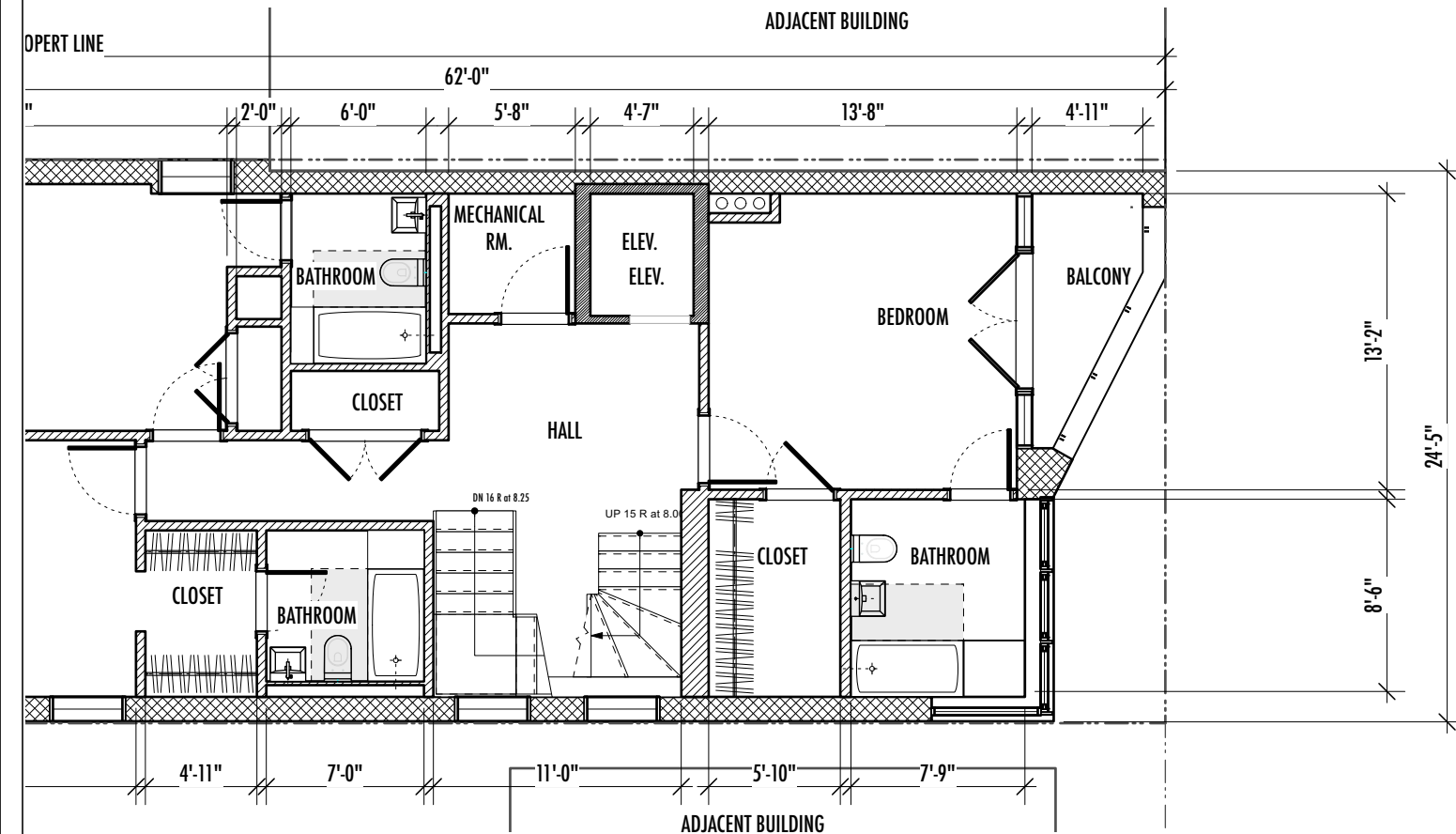
1ST PRESENTATION

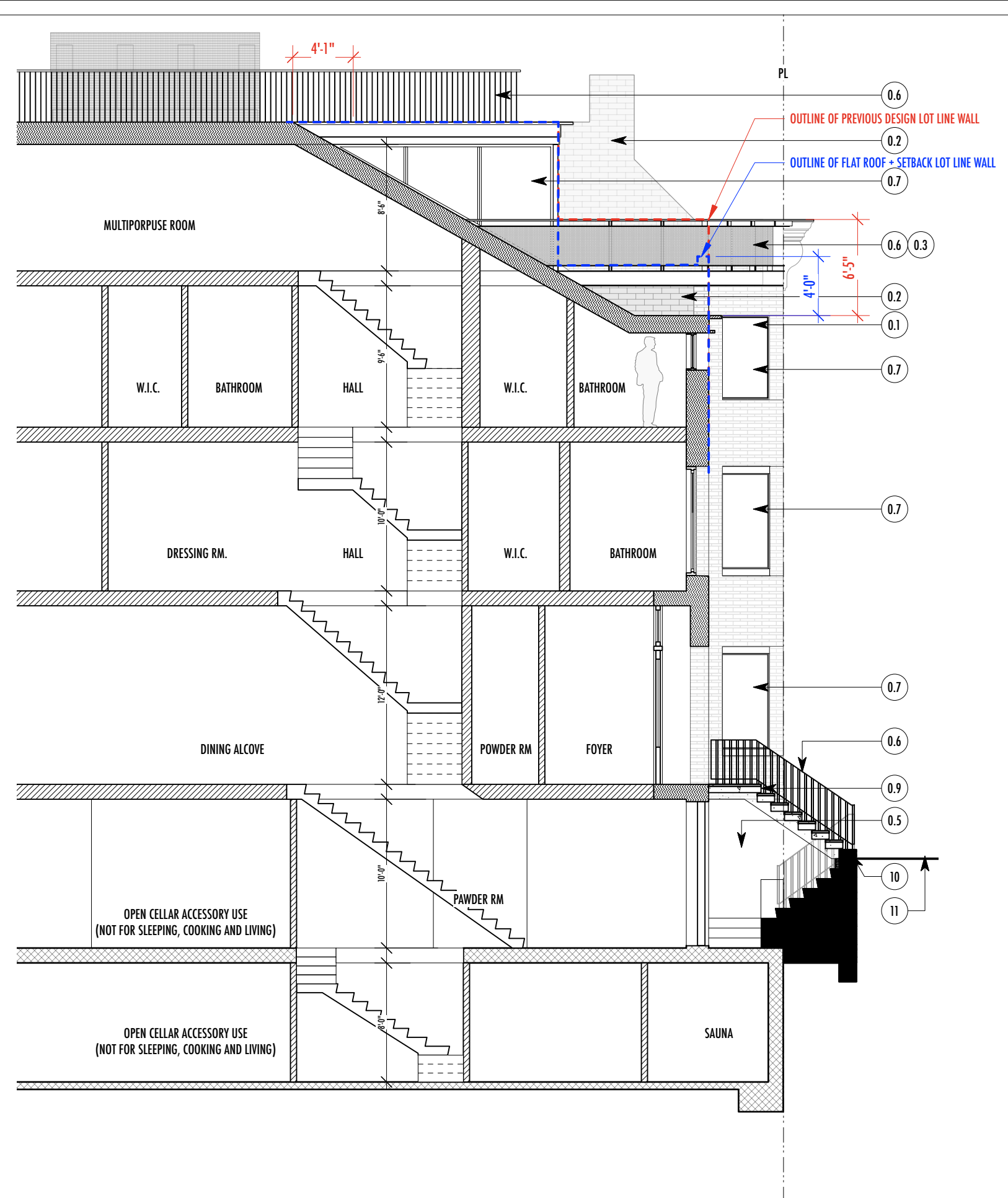
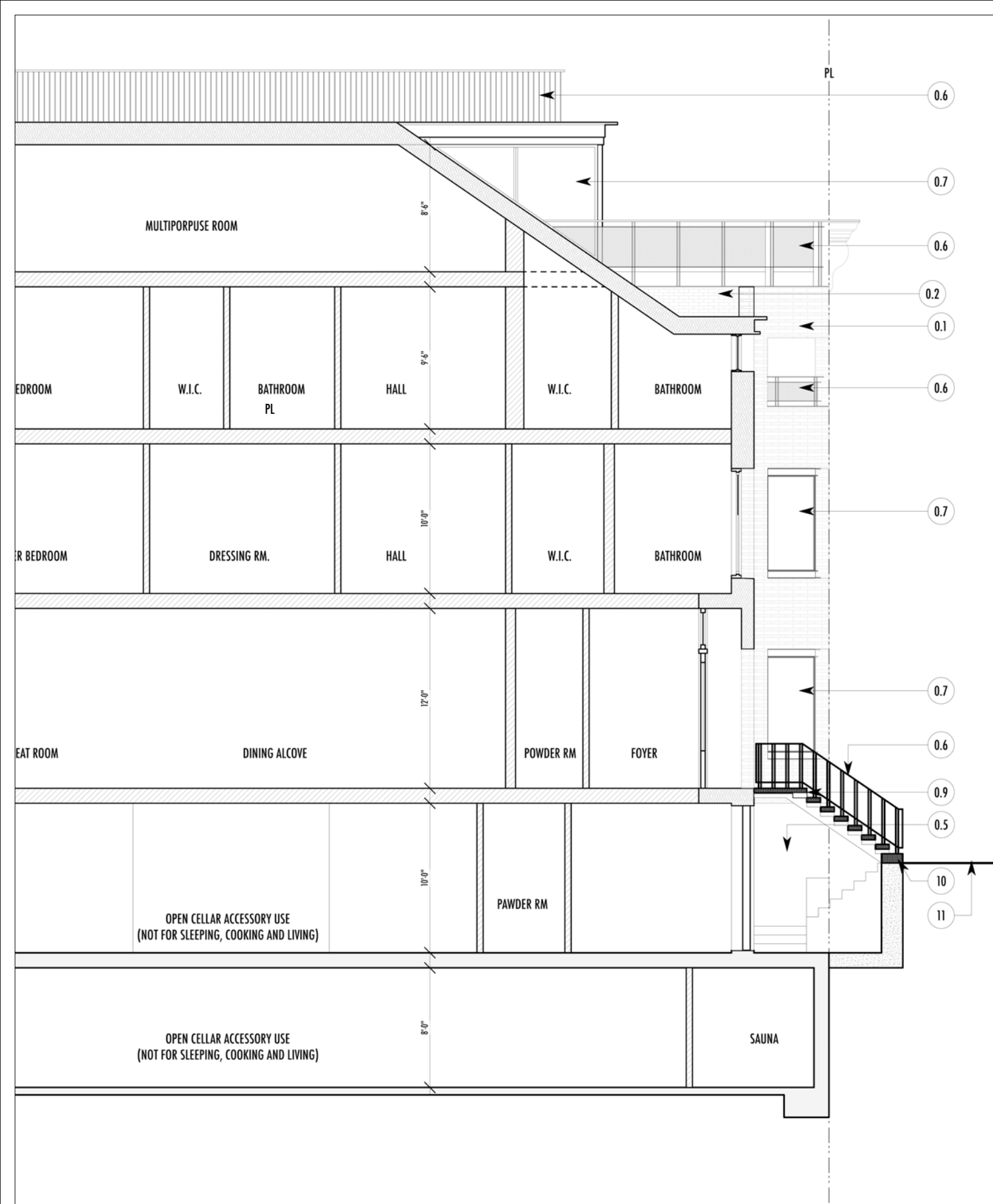
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0" **A**



CURRENT PROPOSAL

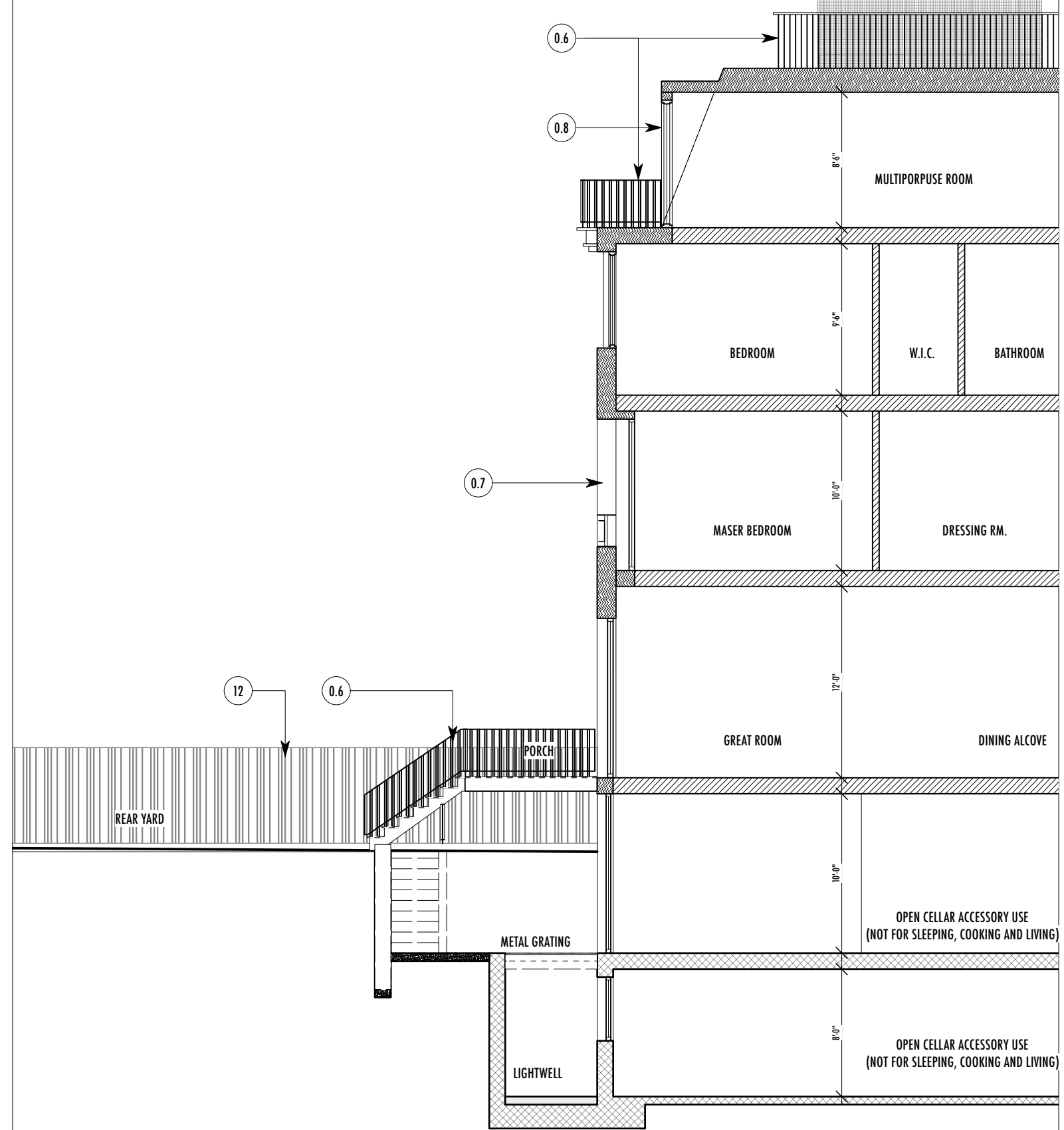
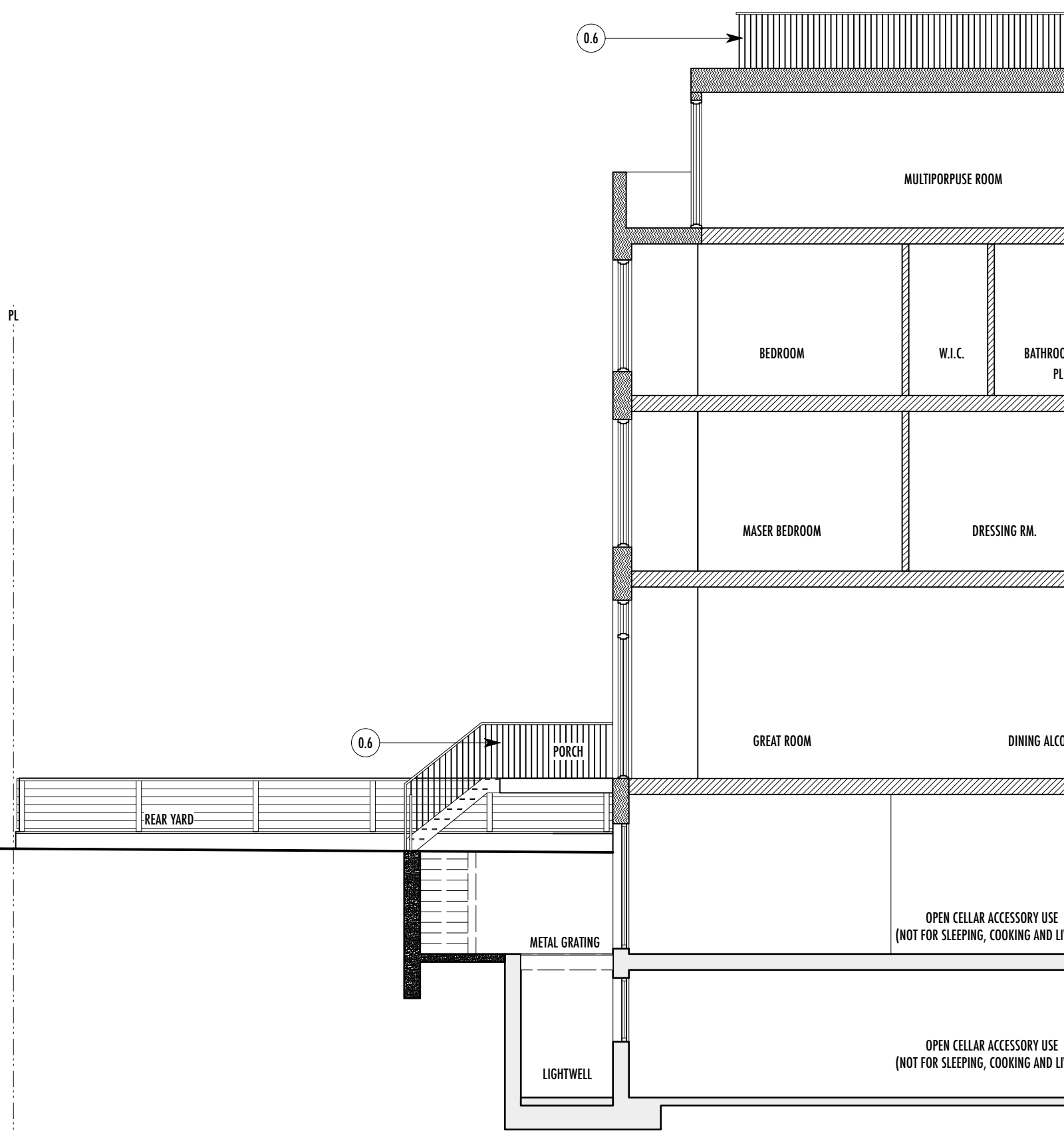
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0" **A**



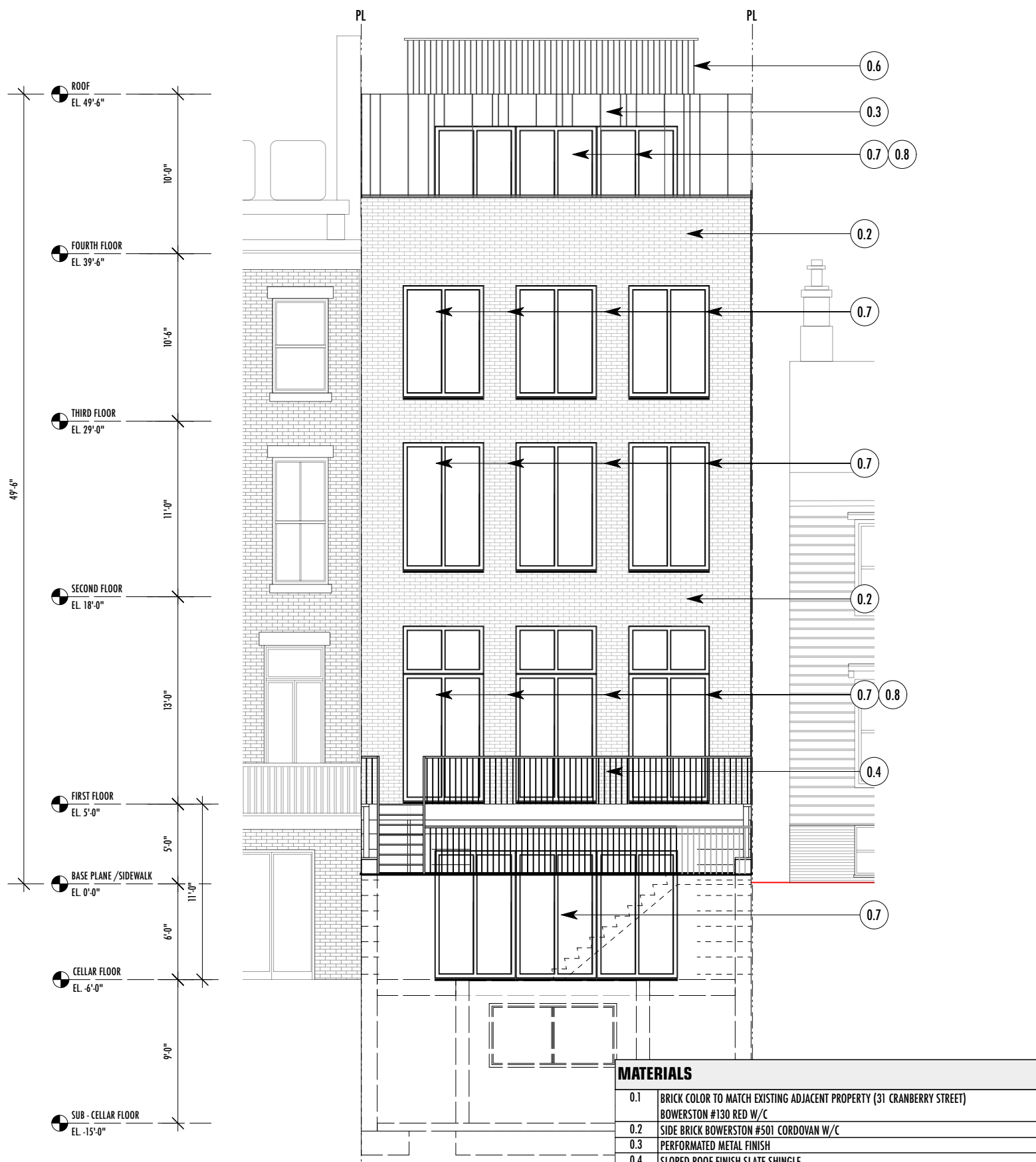


SECTION A
SCALE: 1/8" = 1'-0"

PL

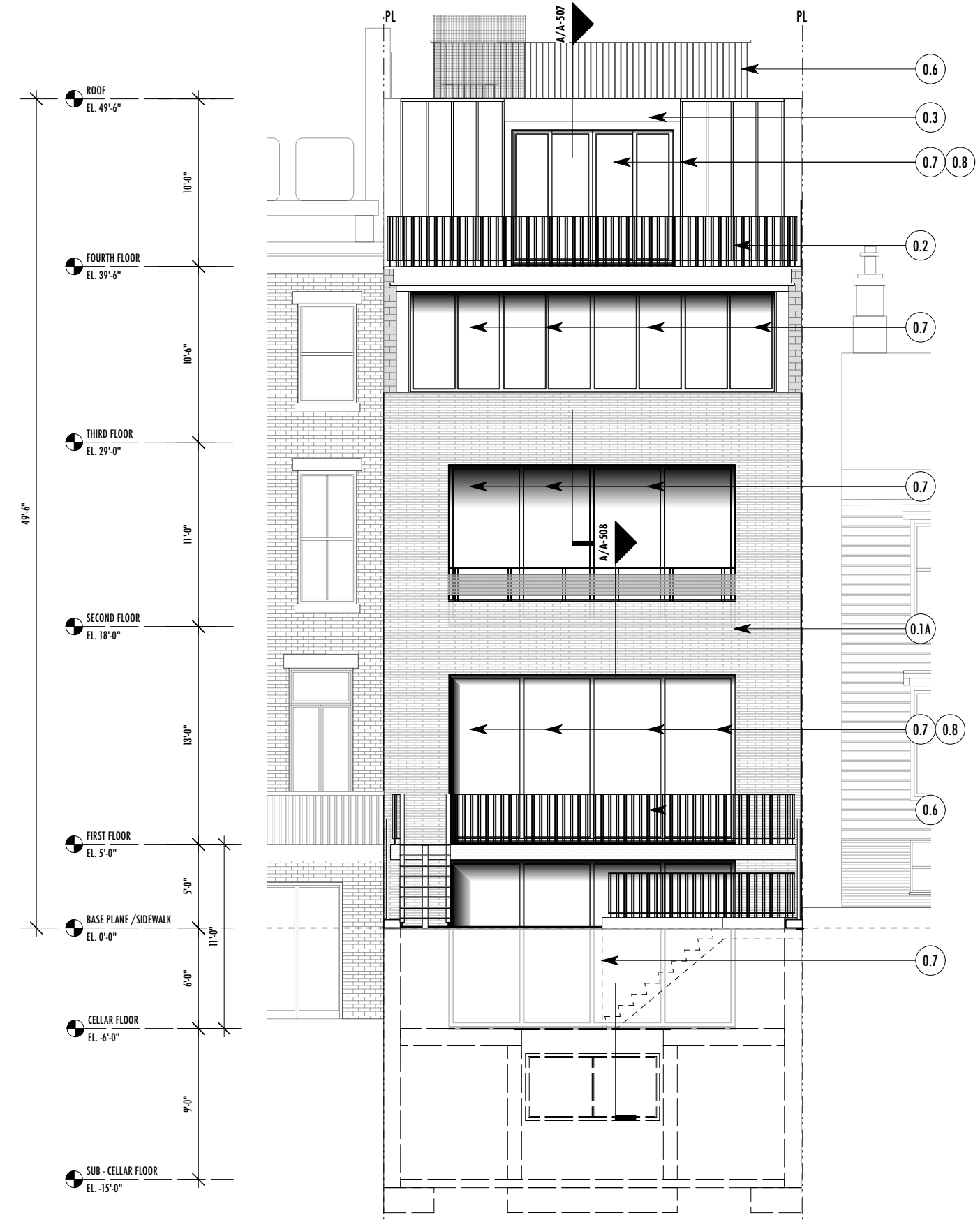






MATERIALS	
0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE

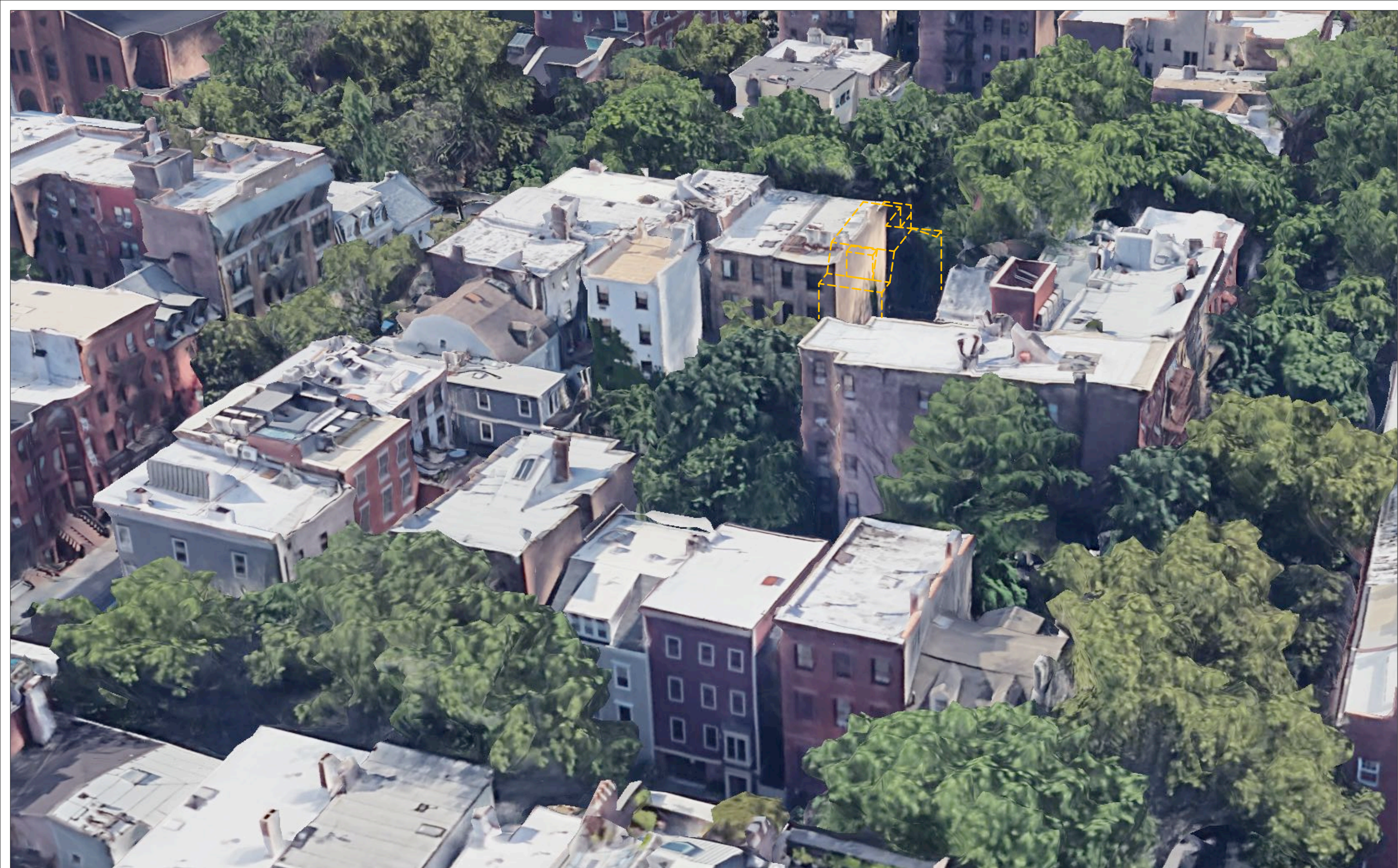
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0" **B**



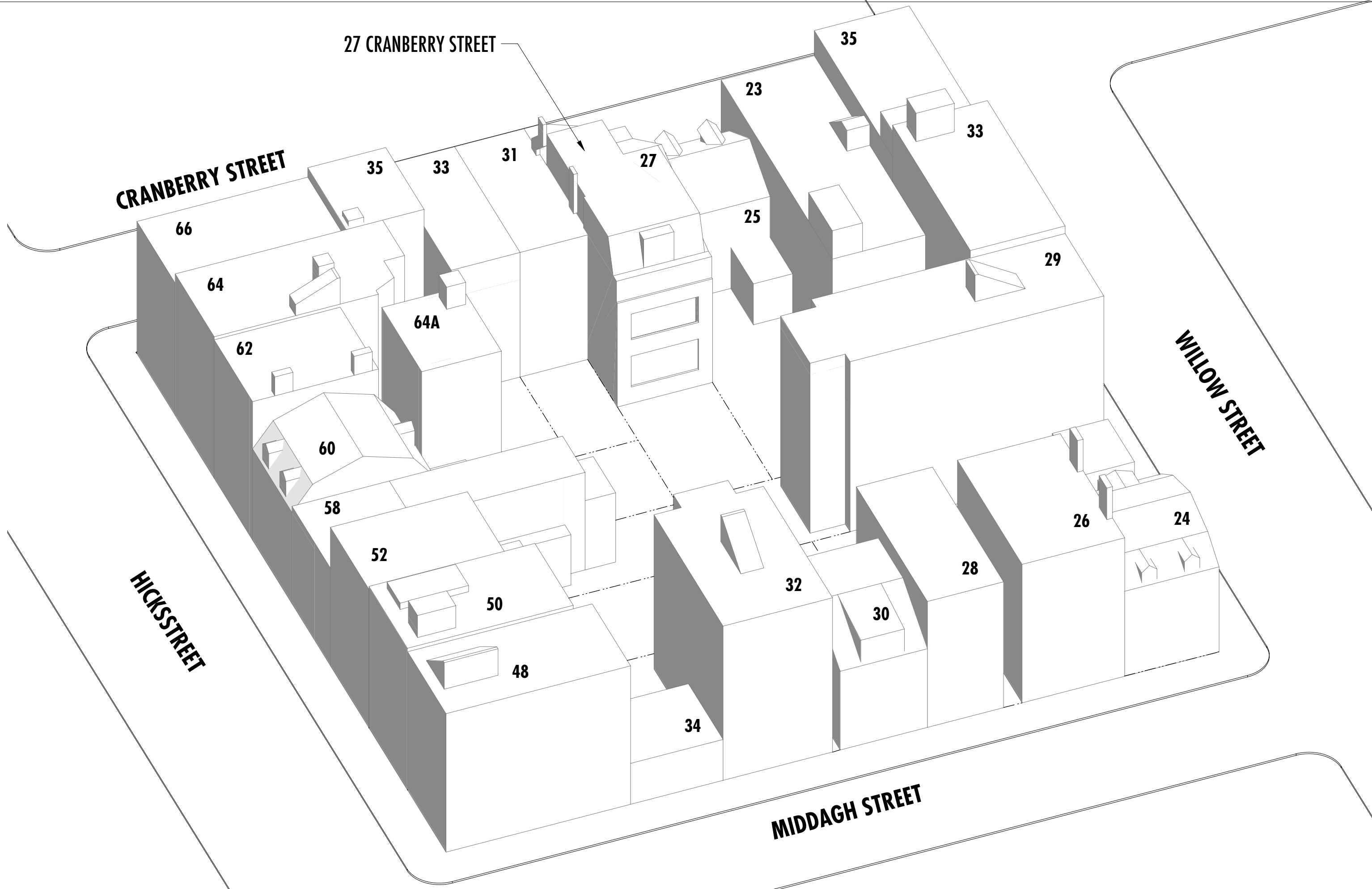
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0" **B**











27 CRANBERRY STREET

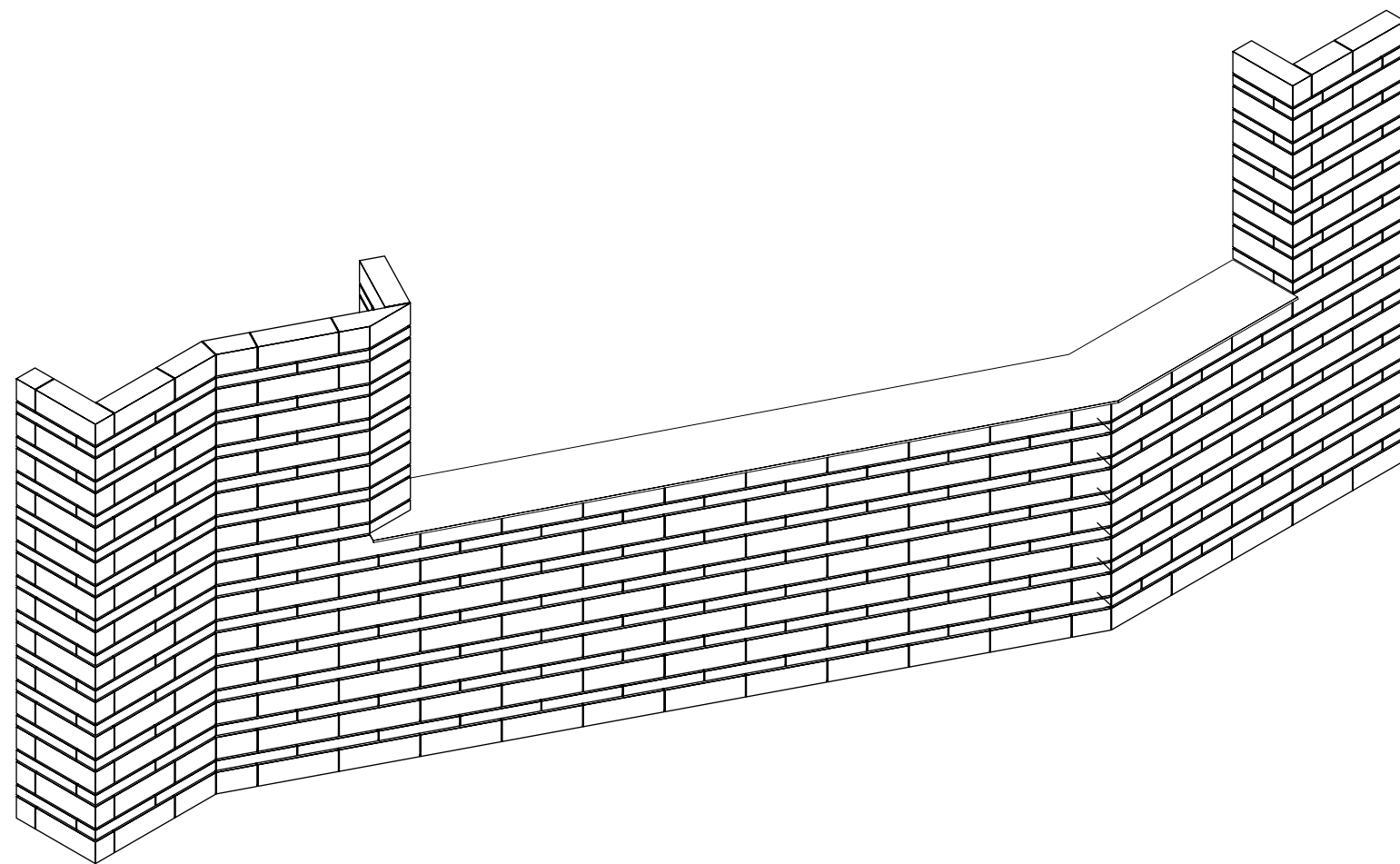
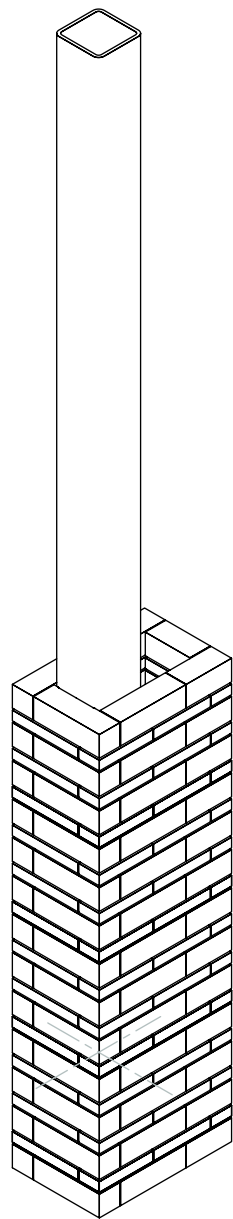
27 CRANBERRY STREET





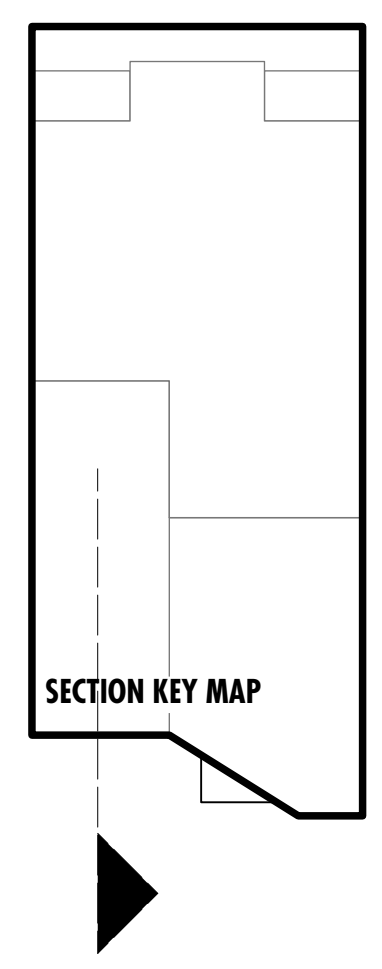
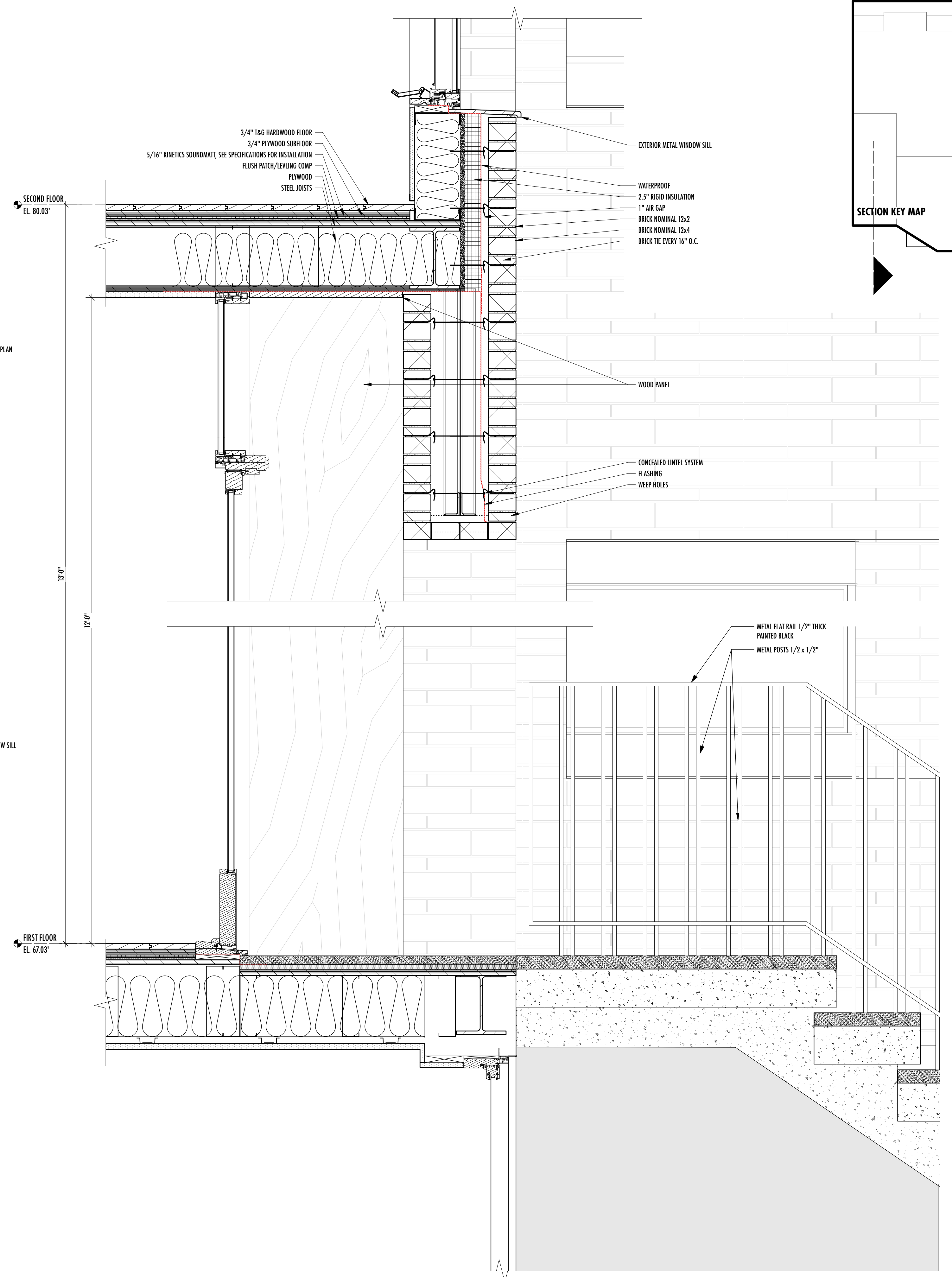
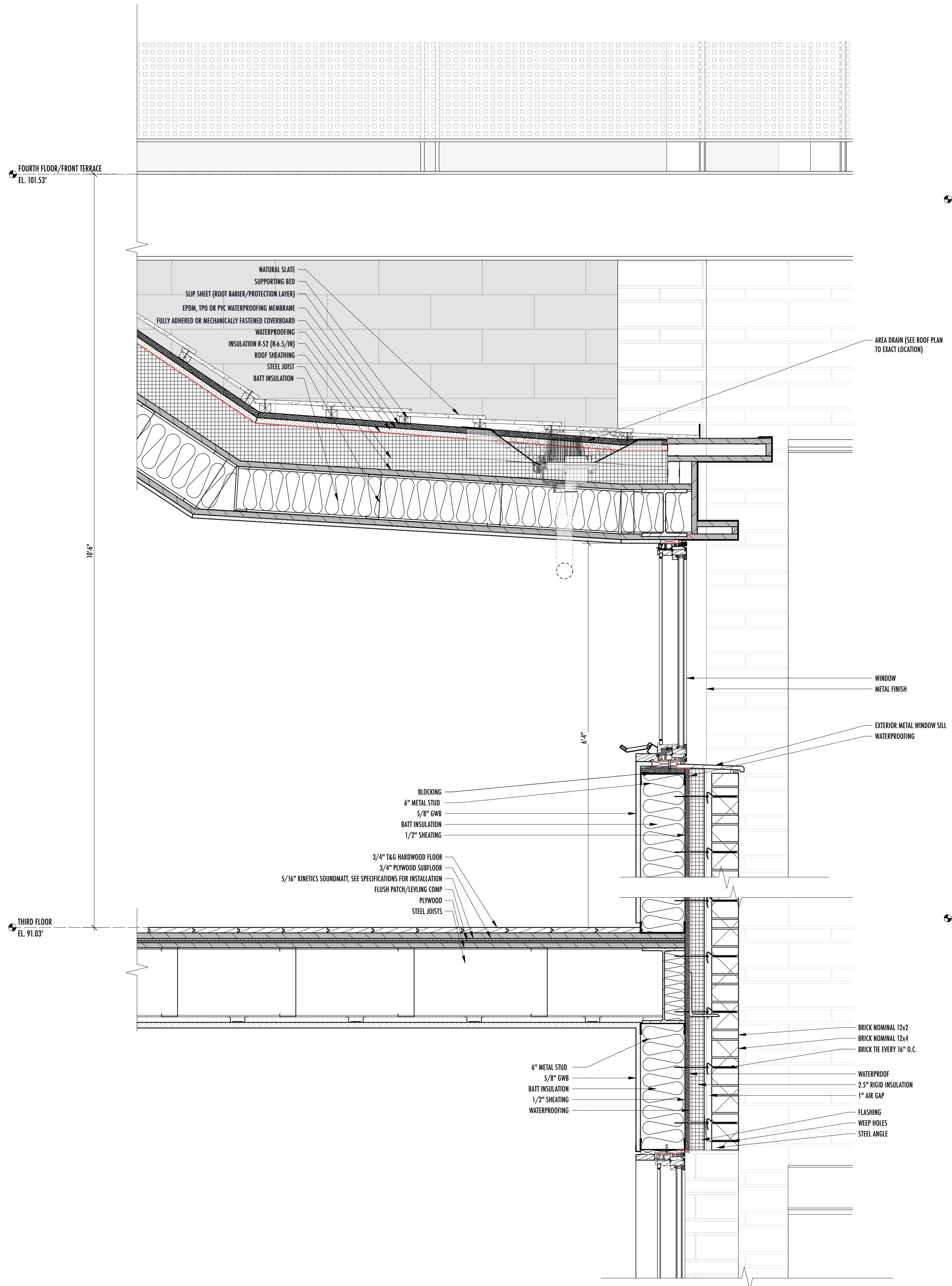
27 CRANBERRY STREET

27 CRANBERRY STREET



22. FRONT FACADE BRICKWORK





STRUCTURAL:

MEP:

FA:

GEN:

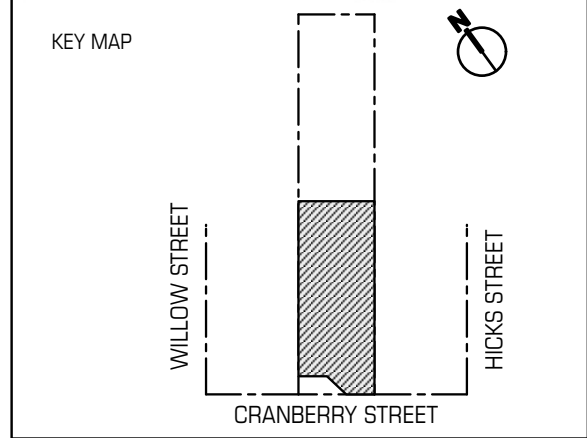
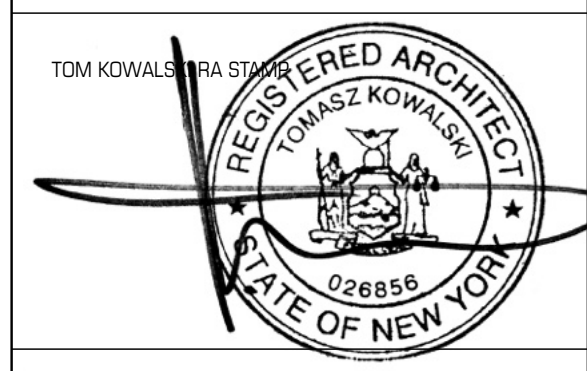
BMB BUILDING CONSULTING
 53 ELIZABETH STREET, SUITE 2C,
 NEW YORK, NY 10013
 212 908 0370
 INFO@BMBBUILDINGSCONSULTING.COM

REVISION:

1
 ISSUE: 12.14.2023 DBB DOC #1

DOB APPROVAL

JOB #
XXXXX



27 CRANBERRY STREET
 27 CRANBERRY STREET, BROOKLYN NY 11201

OWNER
SBS 155 LINCOLN LLC
 140 REMSEN STREET, BROOKLYN NY 11201

A-503.00
 WALL SECTION DETAIL/WINDOWS DETAIL

09.22.2022 18 | 25

TK
 TOM KOWALSKI ARCHITECT STUDIO PC
 68 Jay Street, Suite 501 Brooklyn, NY 11201
 Tel: 718 260 8056
 Fax: 718 260 8064
 email: info@tkstudio.com
 web: http://www.tkstudio.com

CONFIDENTIAL MATERIAL:
 THIS MATERIAL, SPECIFICATIONS, AND ALL INFORMATION
 THEREIN ARE THE PROPERTY OF **TKA STUDIO**. NO PART OF
 THIS DOCUMENTATION MAY BE REVEALED, REPRODUCED,
 OR MADE PUBLIC WITHOUT EXPRESS WRITTEN
 AUTHORIZATION AND SHALL BE RETURNED ON REQUEST.
 ©COPYRIGHT TKA STUDIO PC 12.05.2006

APPENDIX



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.28.2019

27 CRANBERRY STREET








MIDDAGH STREET

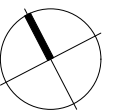
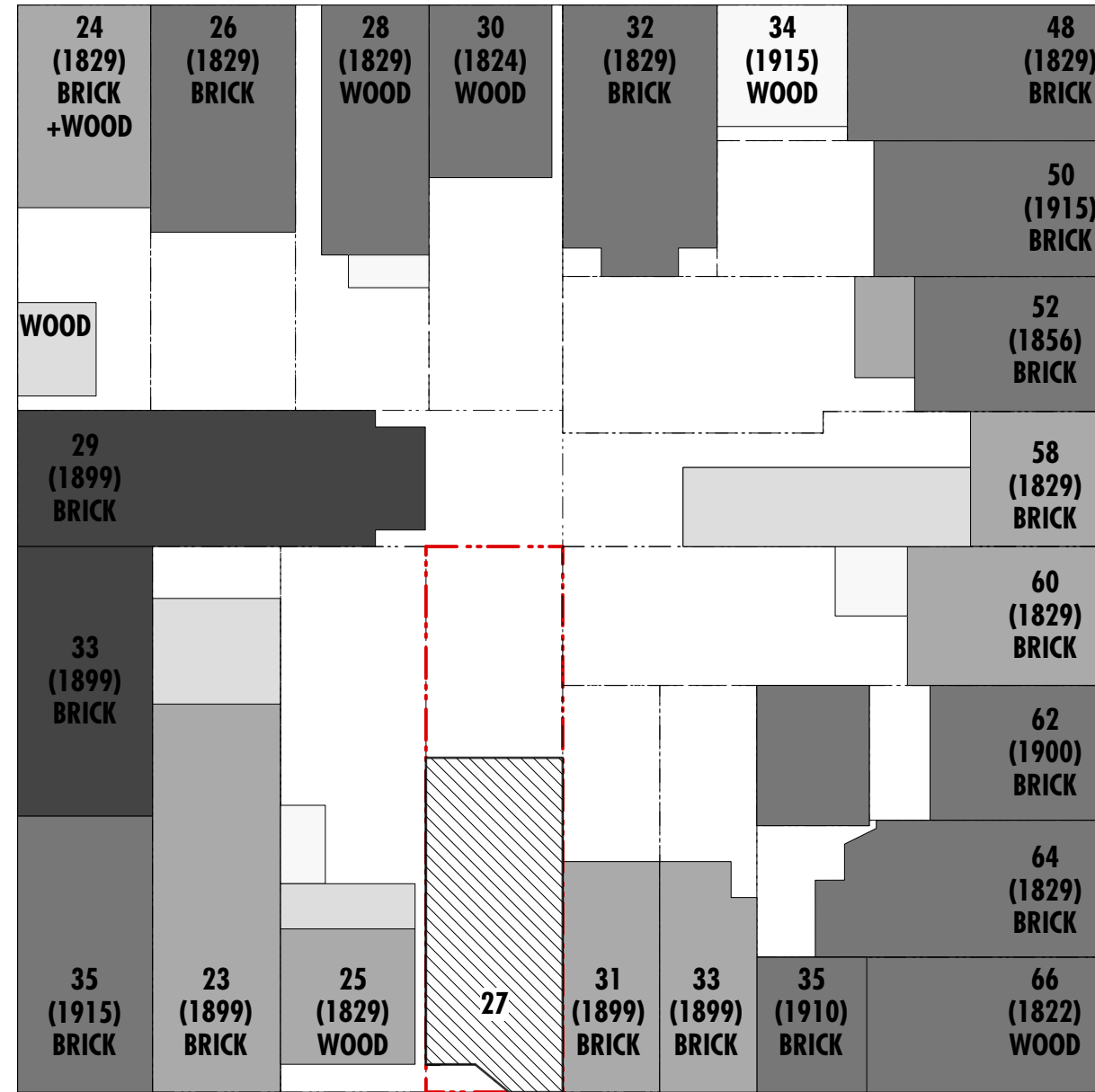
WILLOW STREET

HICKS STREET

CRANBERRY STREET

BUILDINGS HIGH DESIGNATIONS

-  5 STORY BUILDING
-  4 STORY BUILDING
-  3 STORY BUILDING
-  2 STORY BUILDING
-  1 STORY BUILDING





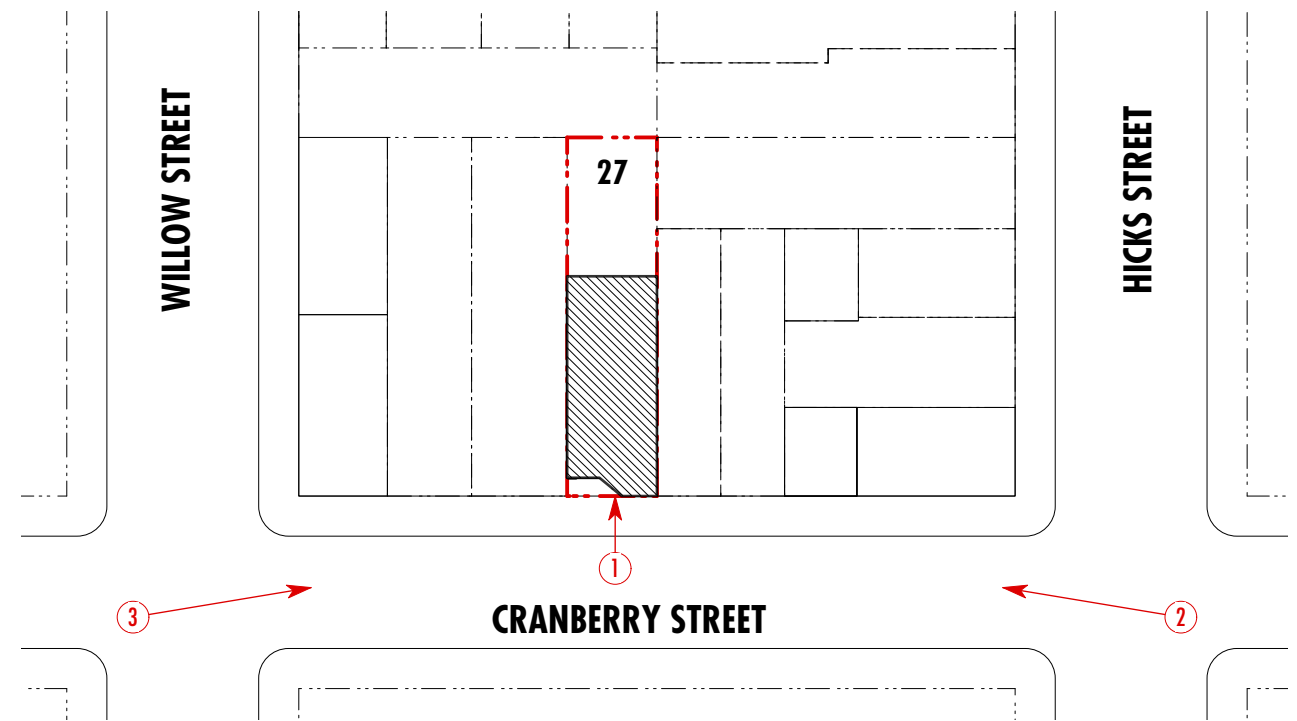
VIEW 1 - 27 CRANBERRY STREET



VIEW 2 - CORNER CRANBERRY STREET & HICKS STREET



VIEW 3 - CORNER CRANBERRY STREET & WILLOW STREET LOOKING EAST



2011 FRONT ELEVATION



2013 FRONT ELEVATION



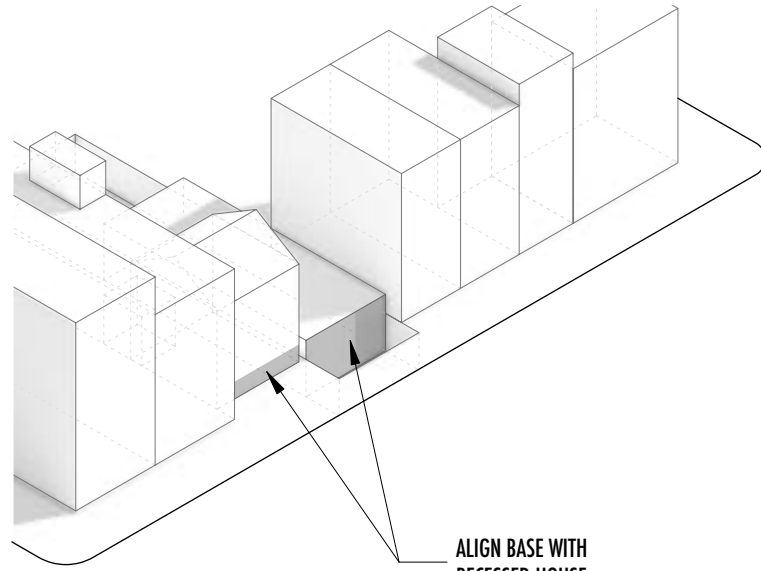
2013 FRONT ELEVATION ENLARGED





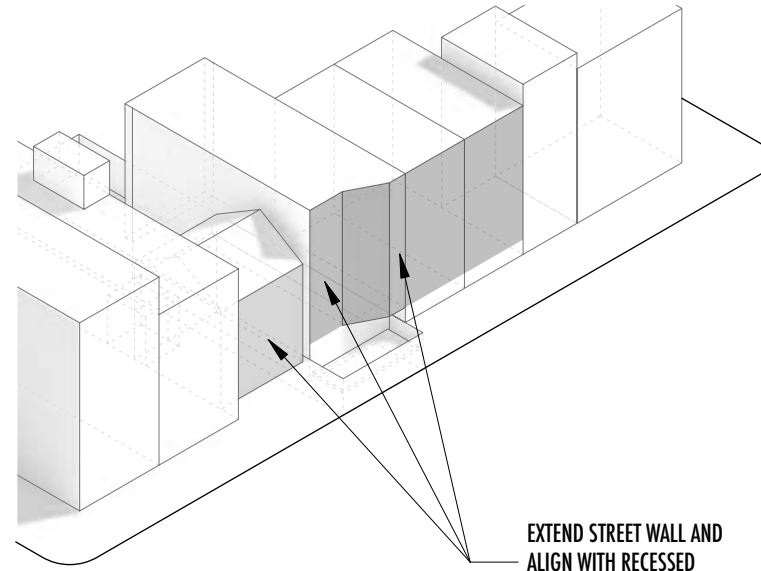


1



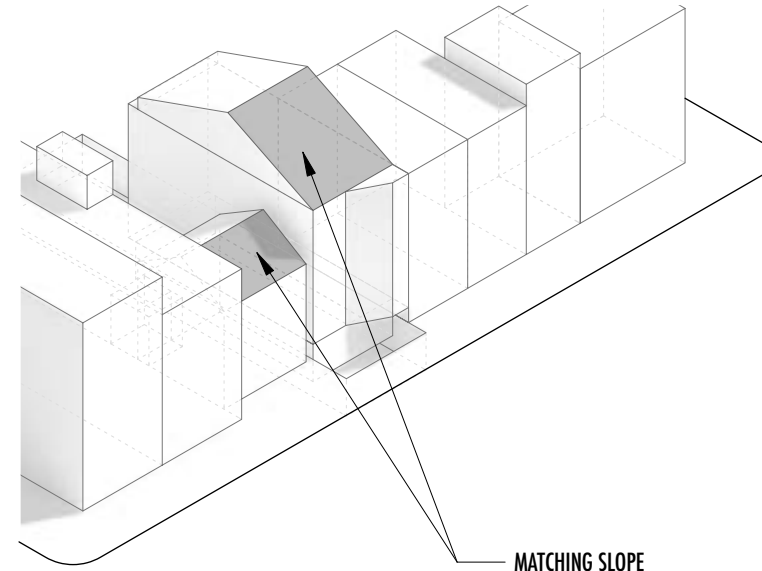
ALIGN BASE WITH RECESSED HOUSE

2



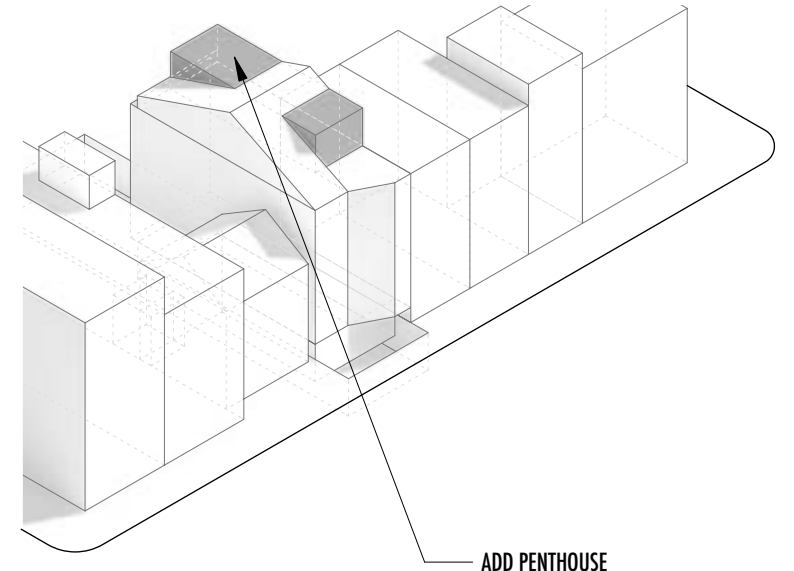
EXTEND STREET WALL AND ALIGN WITH RECESSED HOUSE

3

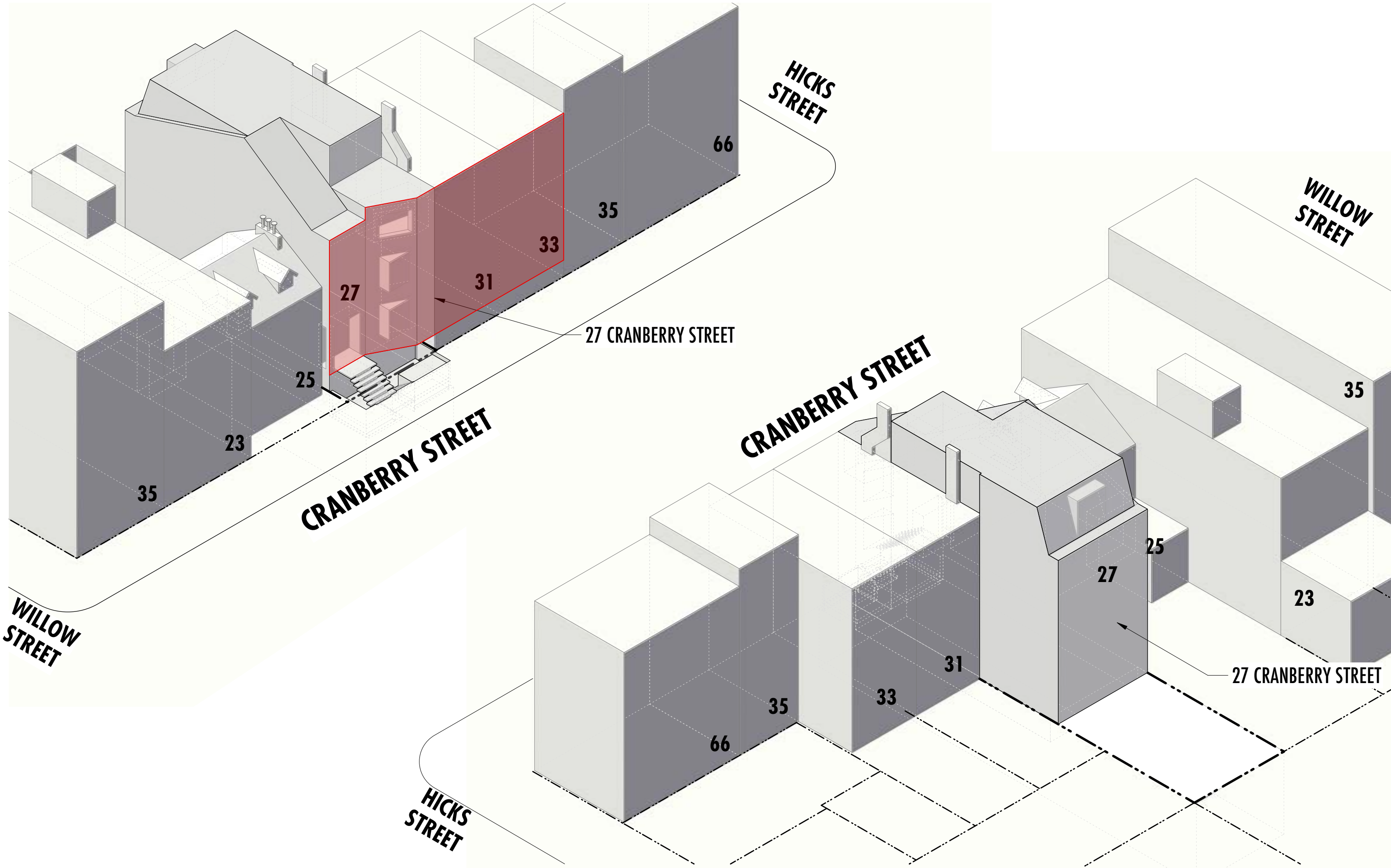


MATCHING SLOPE

4



ADD PENTHOUSE



WILLOW STREET

HICKS STREET

WILLOW STREET

CRANBERRY STREET

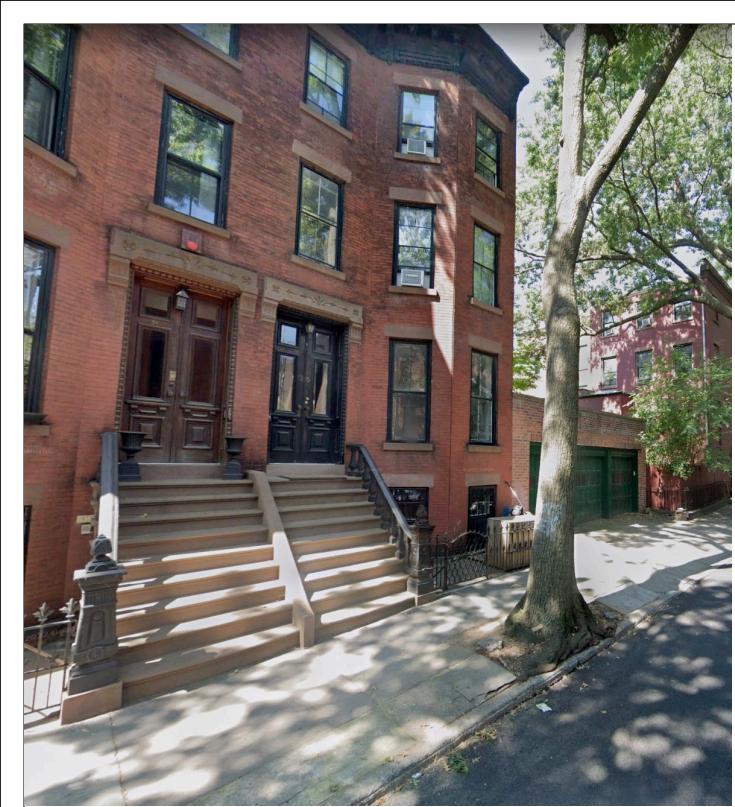
CRANBERRY STREET

HICKS STREET

27 CRANBERRY STREET

27 CRANBERRY STREET





CRANBERRY STREET, OPPOSITE SIDE, RECESSED FACADE



WILLOW STREET ATYPICAL BALCONIES, ROOF TERRACES



CRANBERRY & WILLOW STREET RECESSED ENTRANCES



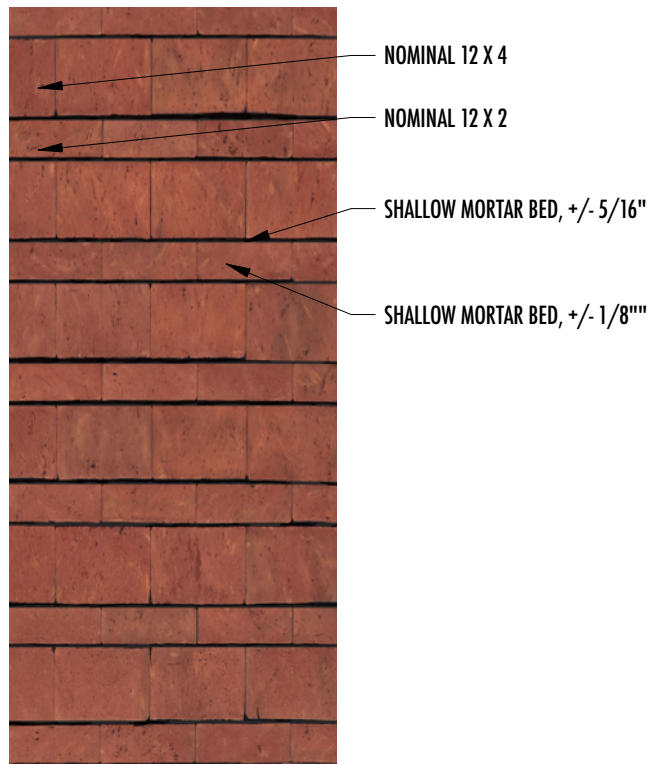
MIDDAGH STREET, COLUMN FRAMING ENTRANCE



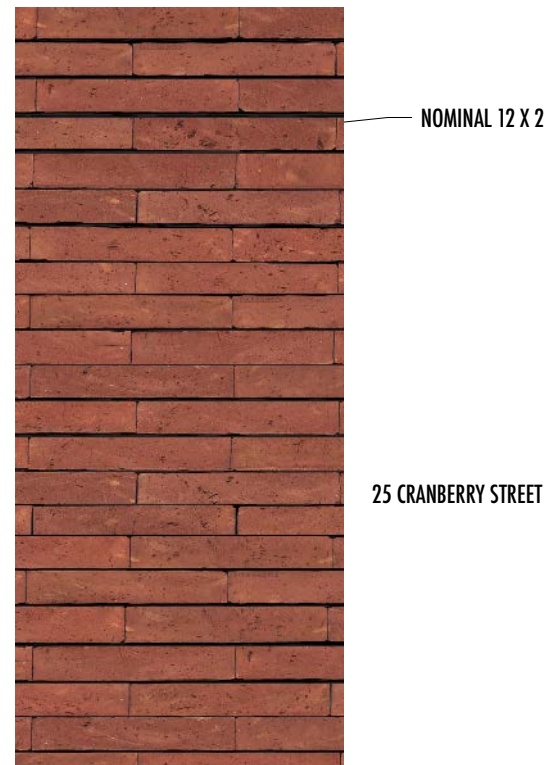
HICKS STREET, EXTRA WIDE BAY WINDOW



25 CRANBERRY STREET WOOD STAIR DET.



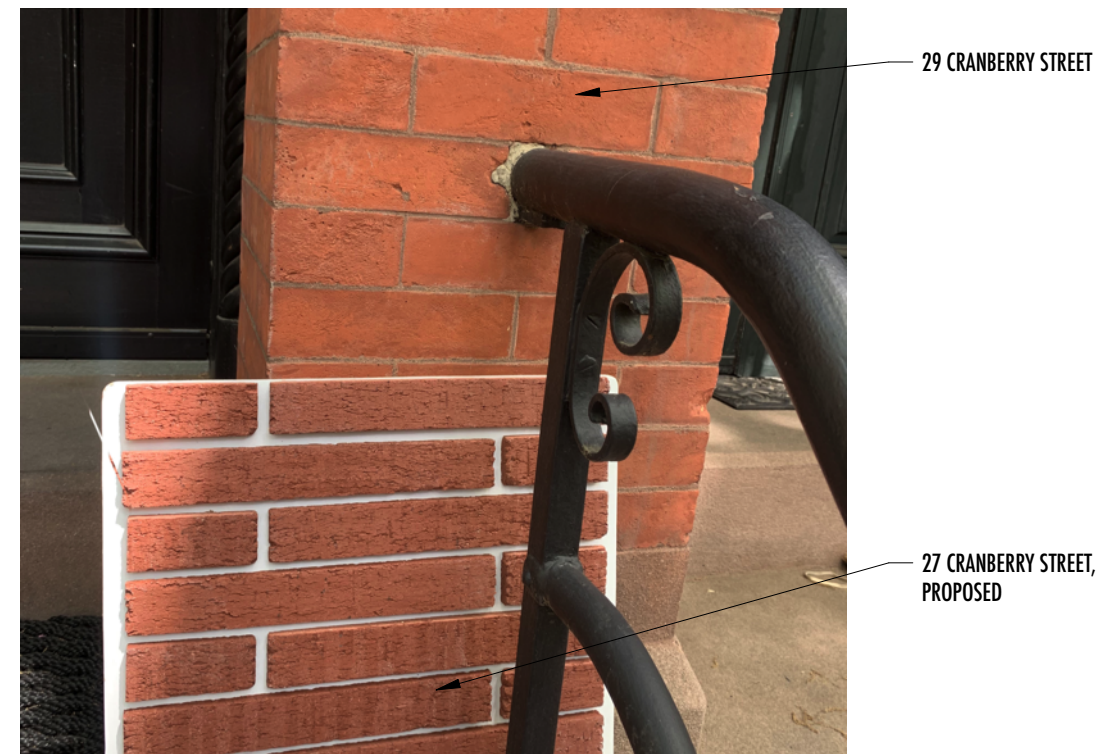
FRONT FACADE BRICK: BOWERSTON #130 RED W/C



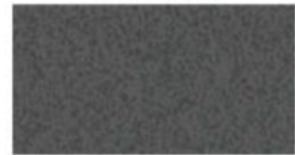
REAR FACADE BRICK: BOWERSTON #130 RED W/C



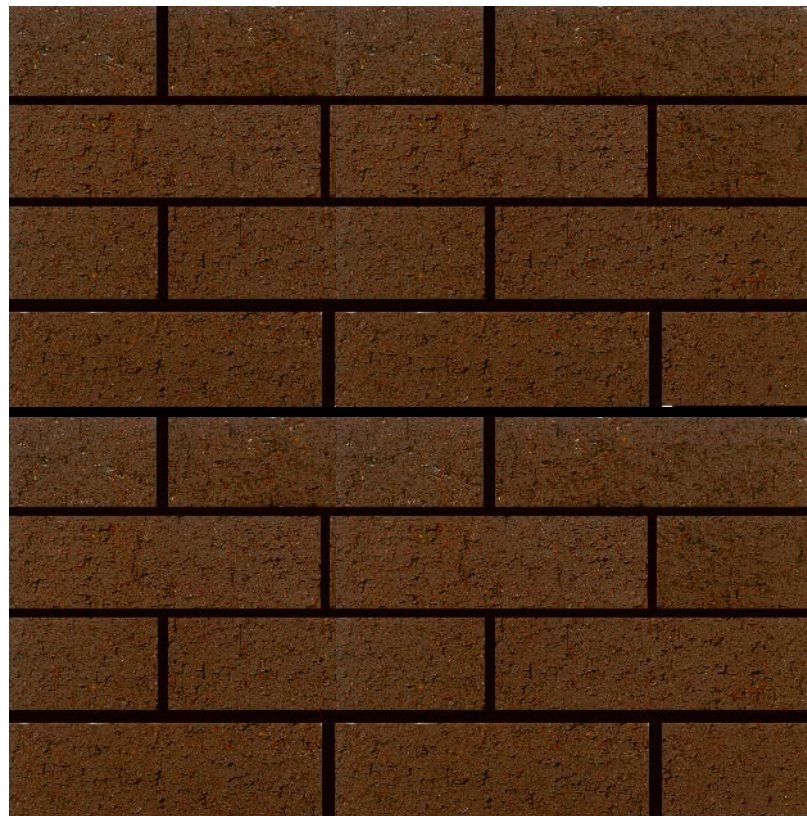
FRONT FACADE 25 CRANBERRY STREET



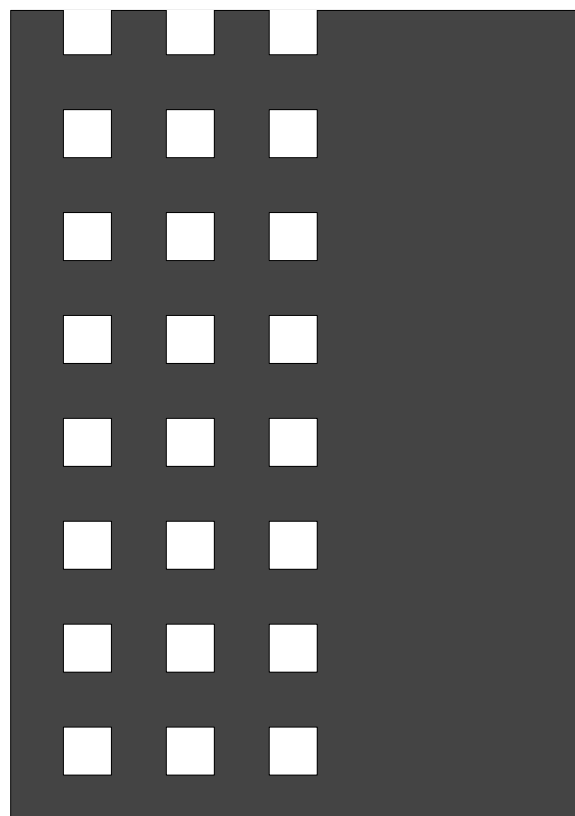
FRONT FACADE 29 CRANBERRY STREET WITH PROPOSED BRICK



GROUT ALL: SOLOMON COLORS, 920 ONYX



SIDE FACADE BRICK: BOWERSTON #501 CORDOVAN W/C



CORNICE & BALCONY GUARDRAIL, ALL WINDOW TRIM, MULLION
 PAINTED ALUMINUM OR STEEL: KAYNAR, GRAPHITE GRAY



AREAWAYS, STAIR TREADS: BLUESTONE FLAMED FINISH

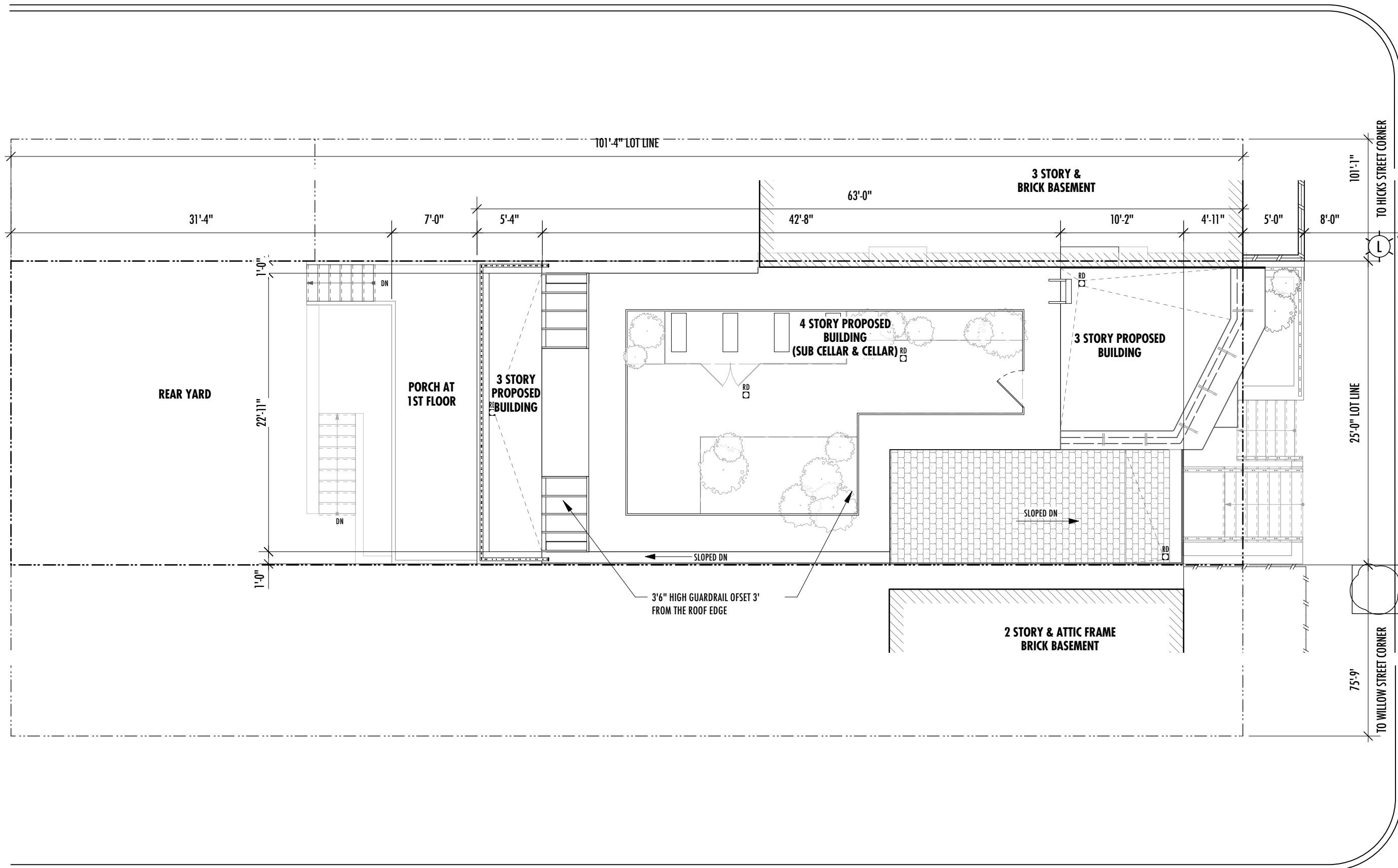
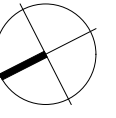


ROOF, NATURAL SLATE



BASE: BROWNSTONE STUCCO TO MATCH 29 CRANBERRY STREET

HICKS STREET

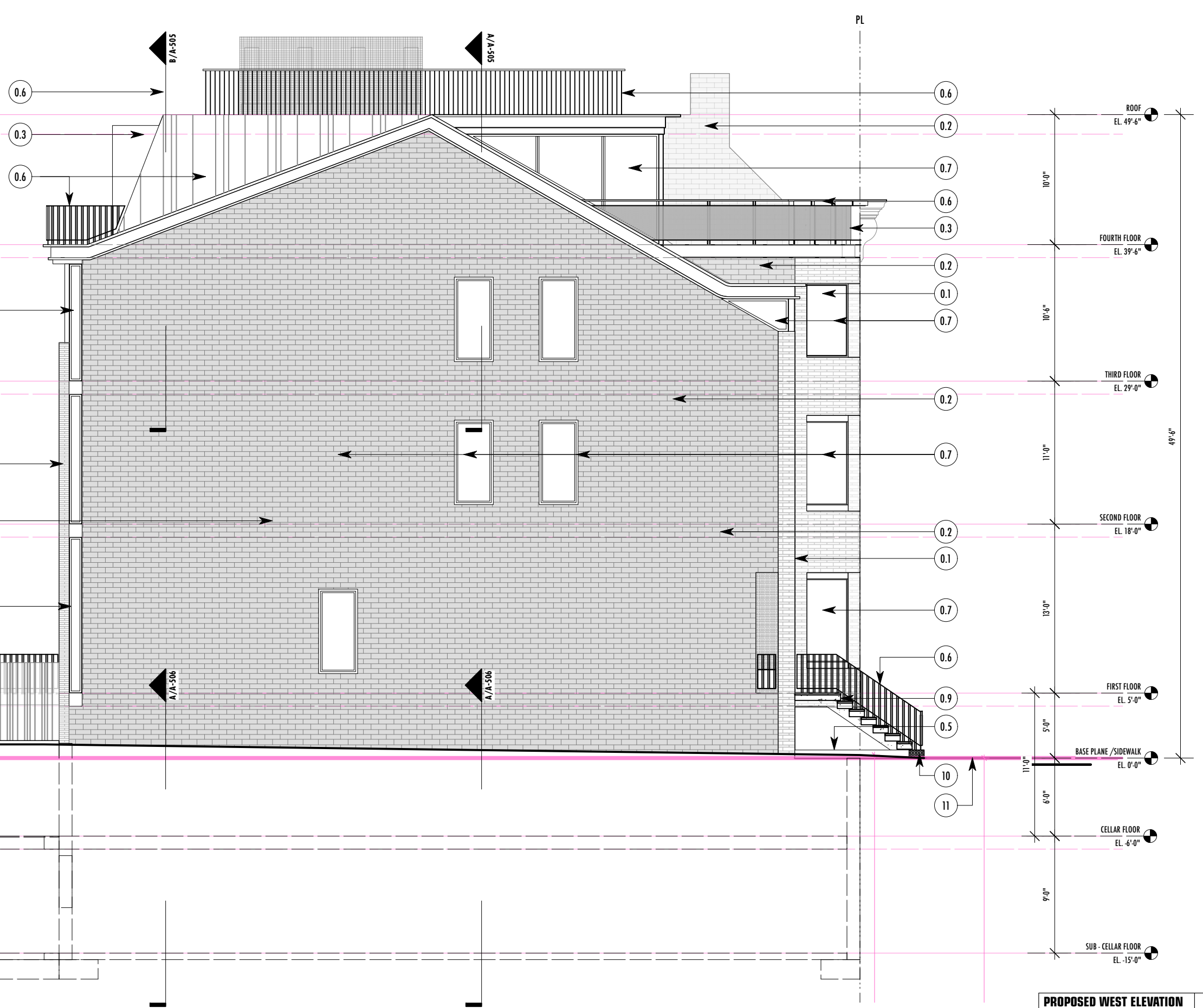


WILLOW STREET

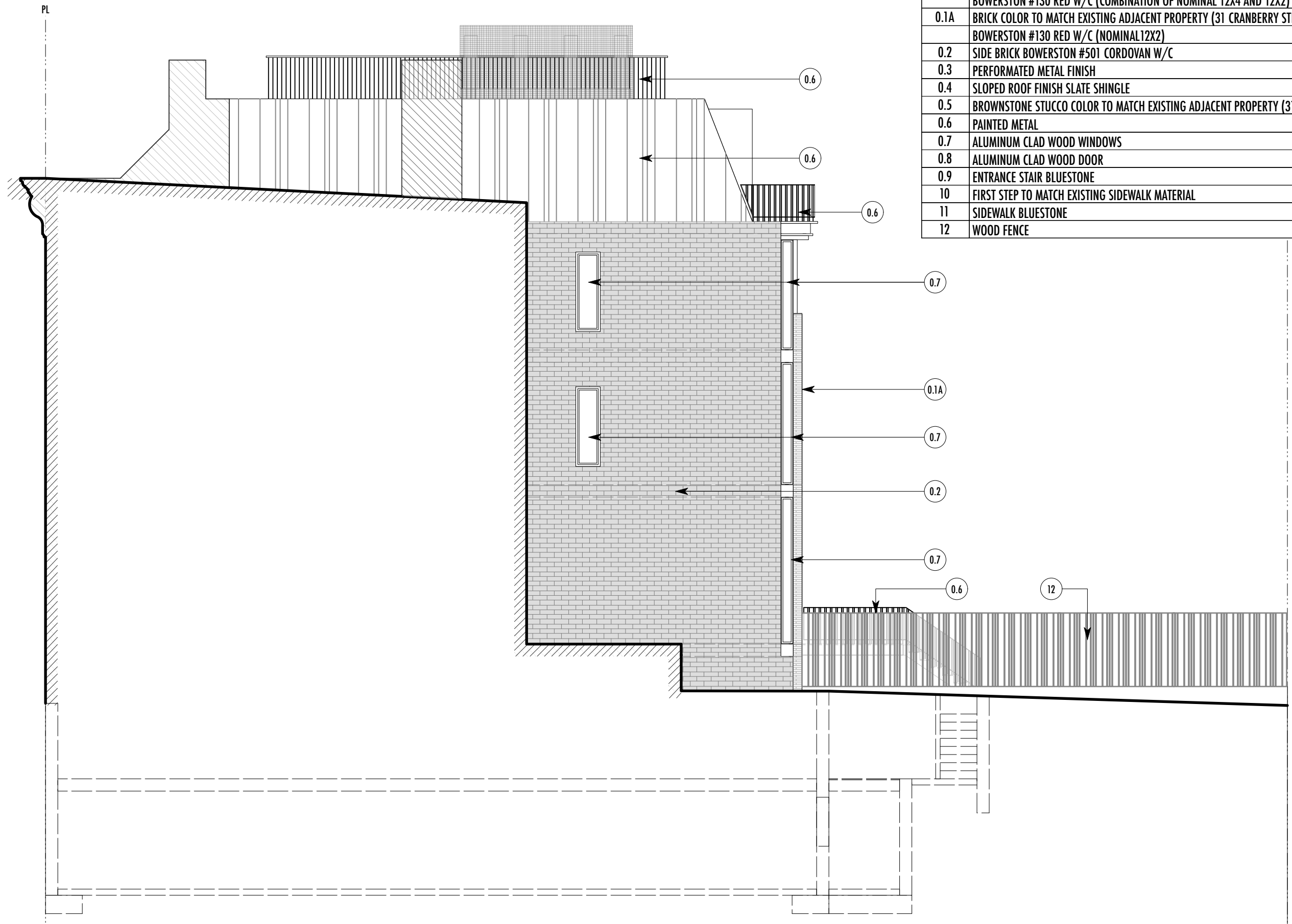
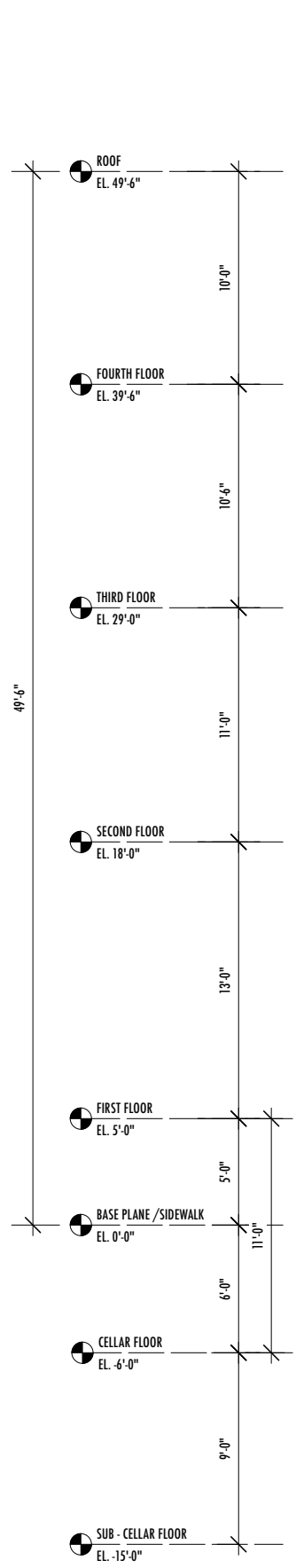
35. PROPOSED SITE PLAN

MATERIALS

0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (COMBINATION OF NOMINAL 12X4 AND 12X2)
0.1A	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (NOMINAL 12X2)
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE
12	WOOD FENCE



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0" **A**

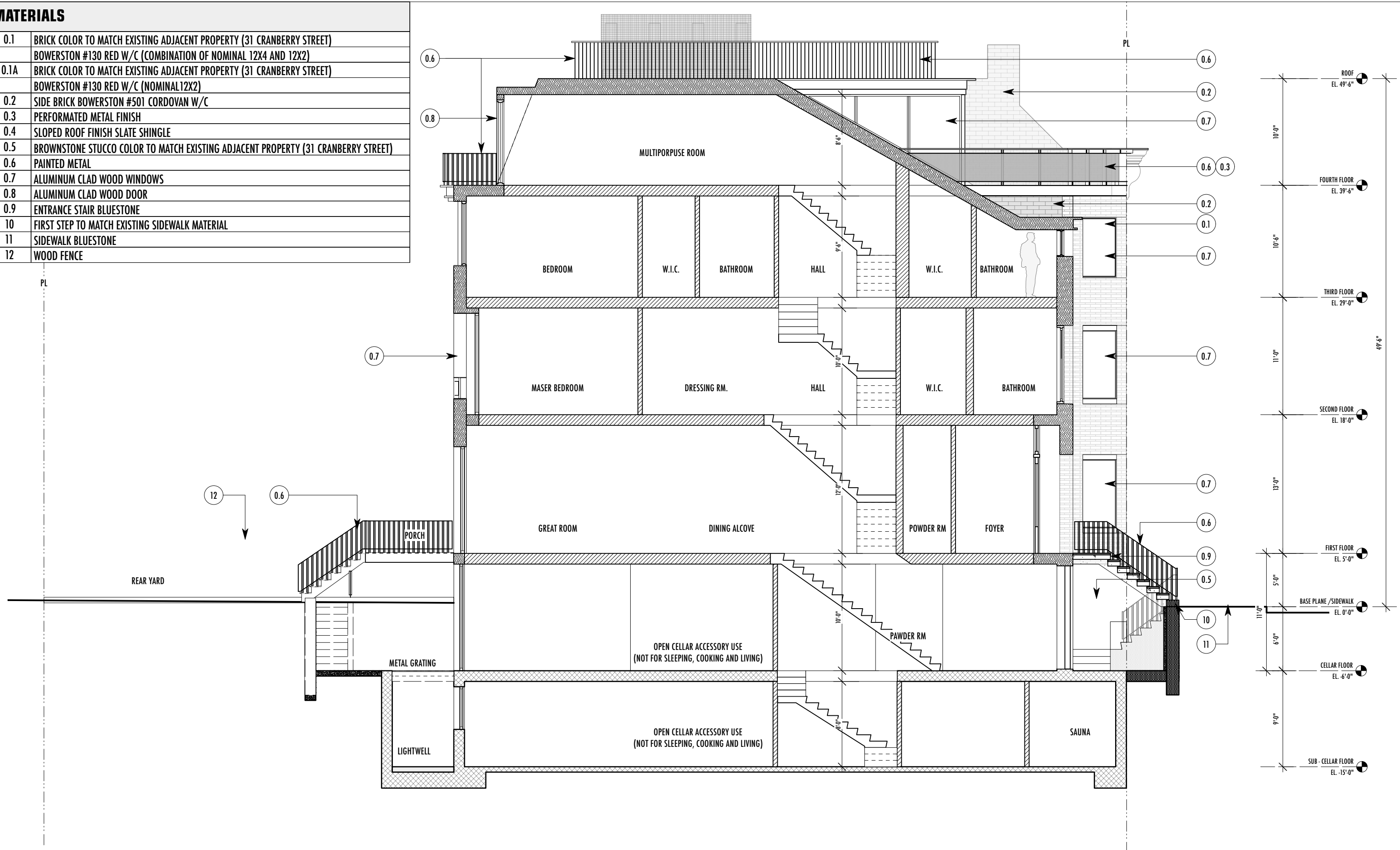


MATERIALS	
0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (COMBINATION OF NOMINAL 12X4 AND 12X2)
0.1A	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (NOMINAL 12X2)
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE
12	WOOD FENCE

PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0" **A**

MATERIALS

0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (COMBINATION OF NOMINAL 12X4 AND 12X2)
0.1A	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (NOMINAL 12X2)
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE
12	WOOD FENCE



SECTION A
SCALE: 1/8" = 1'-0"



CRANBERRY ST. - FRONT VIEW
SCALE: 1/16" = 1'-0"

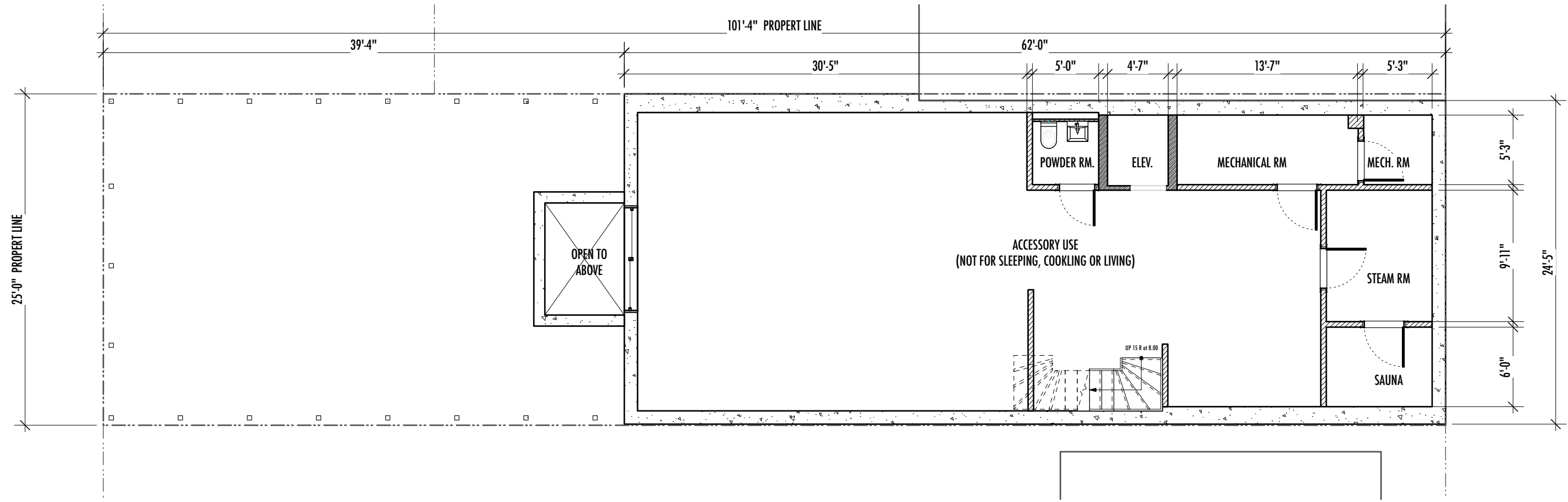
A



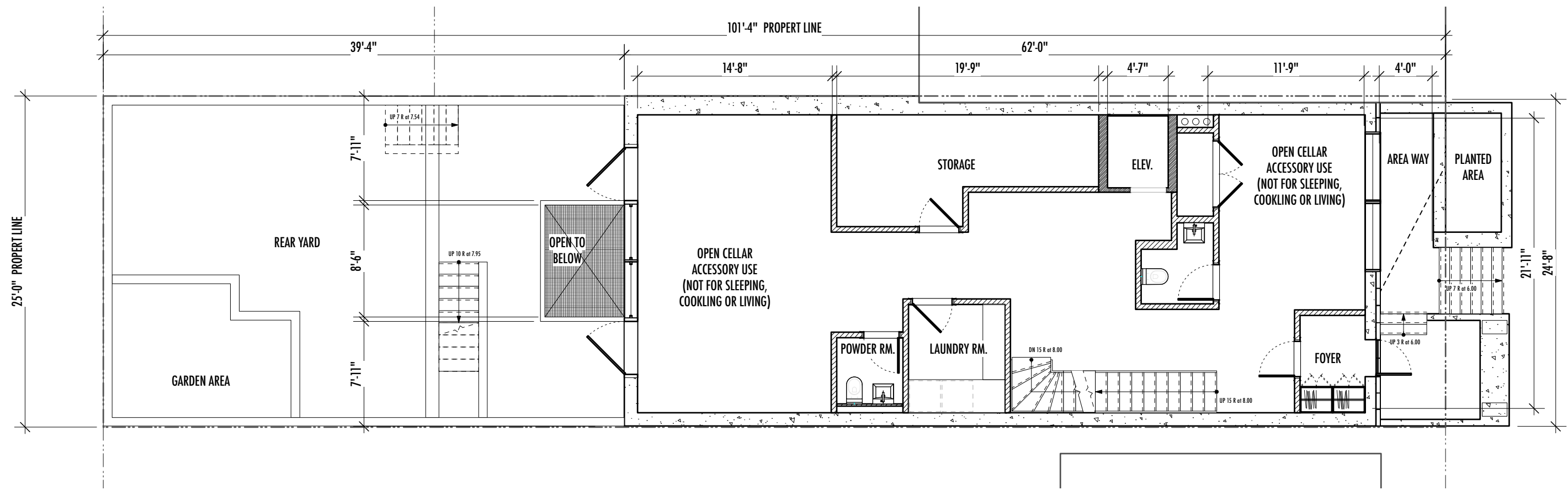
CRANBERRY ST. - REAR VIEW
SCALE: 1/16" = 1'-0"

B



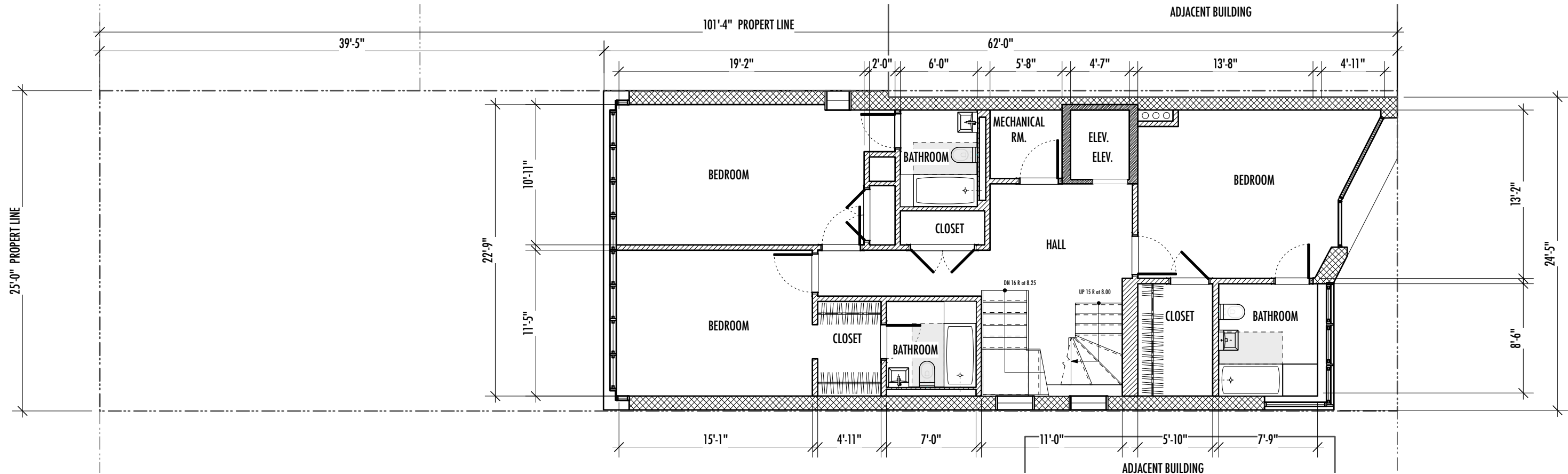


PROPOSED SUB - CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0" **A**

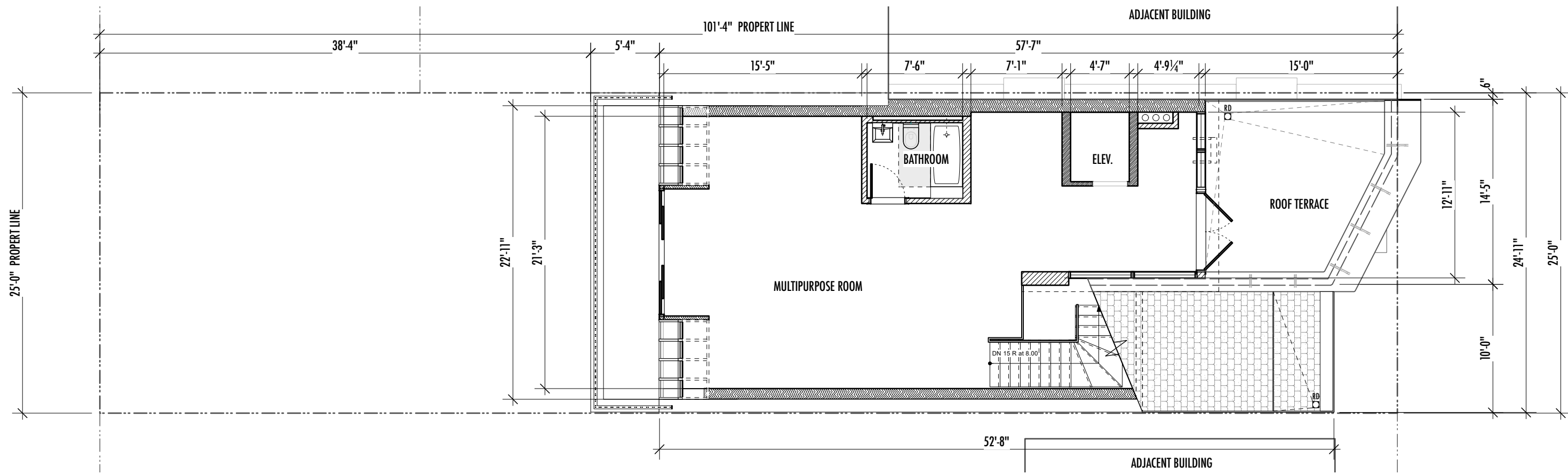


PROPOSED CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0" **B**



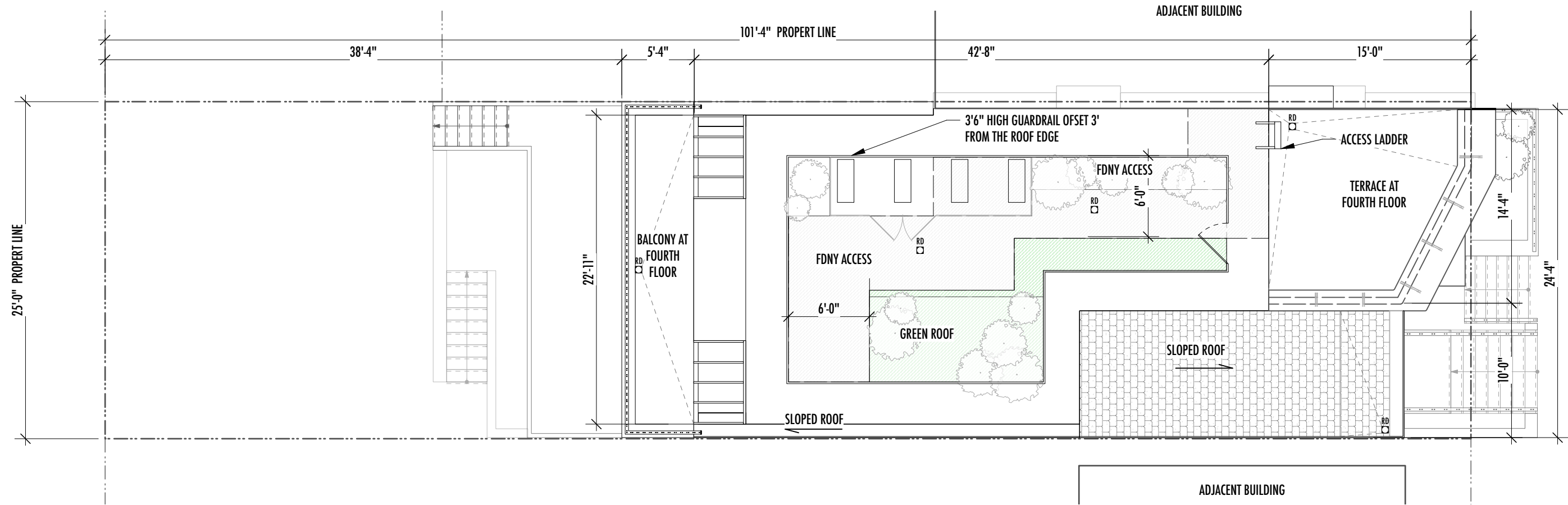


PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" **A**

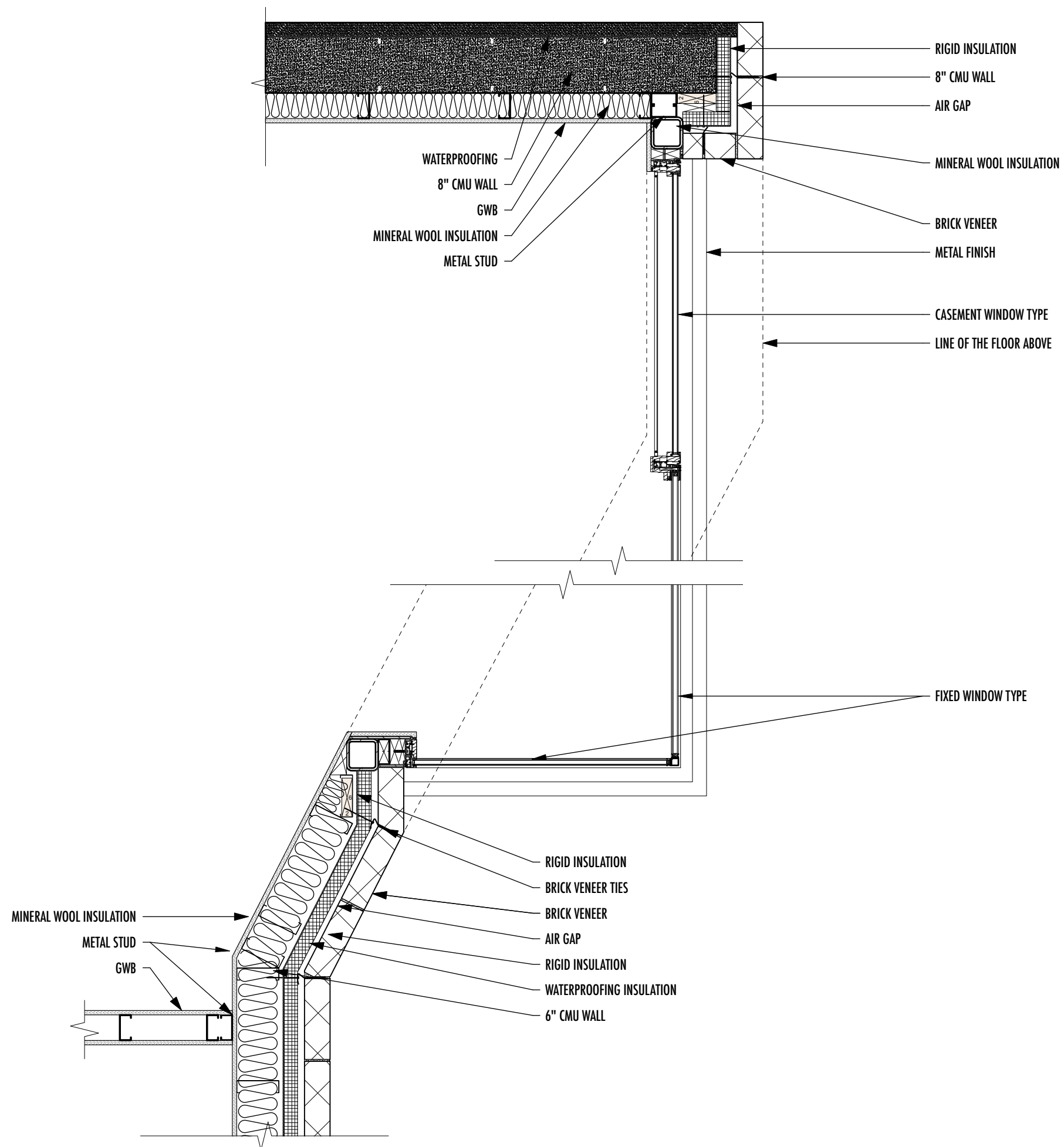


PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0" **B**





PROPOSED ROOF PLAN
 SCALE: 1/8" = 1'-0" **A**



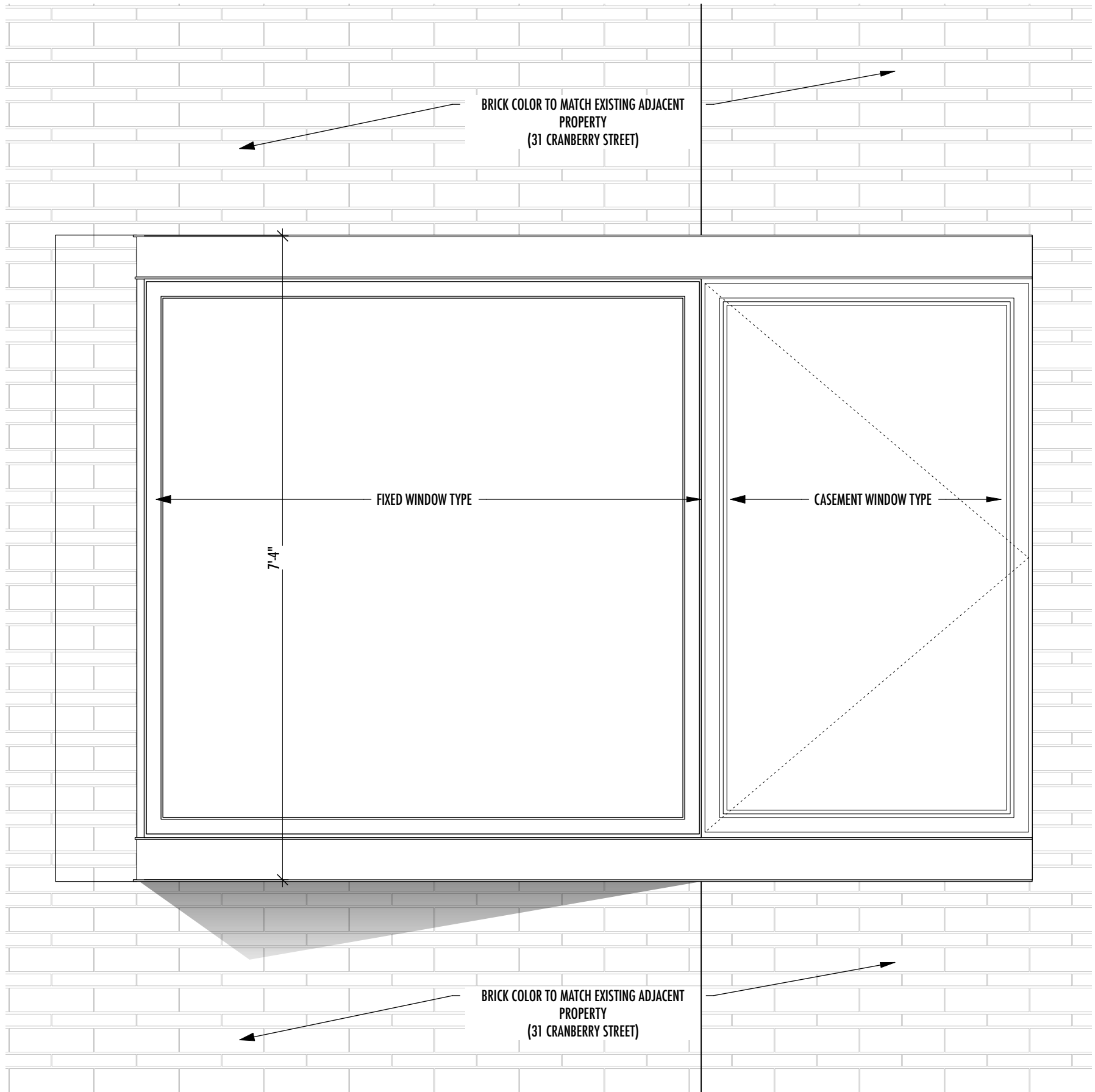
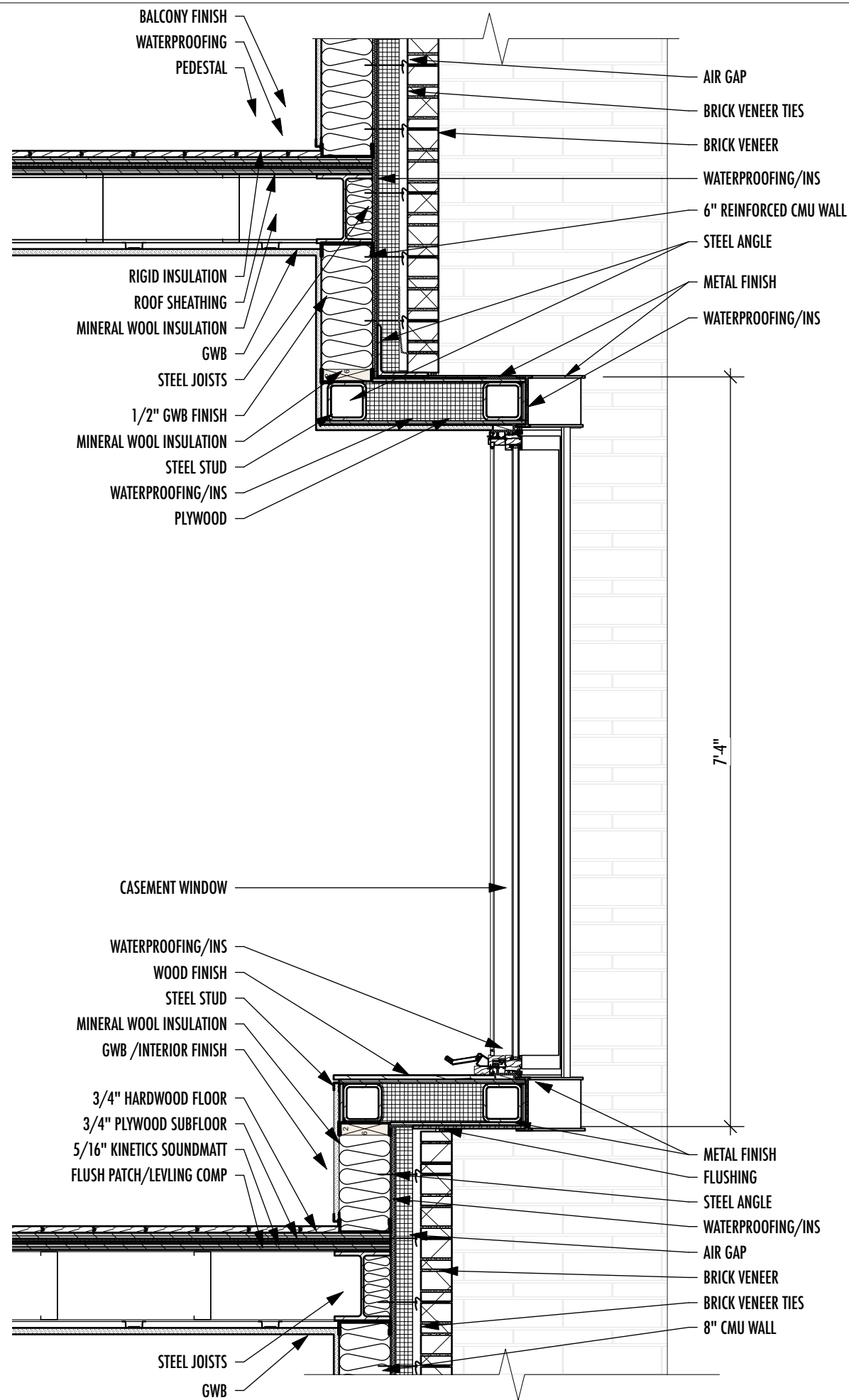
RIGID INSULATION
 8" CMU WALL
 AIR GAP
 MINERAL WOOL INSULATION
 BRICK VENEER
 METAL FINISH
 CASEMENT WINDOW TYPE
 LINE OF THE FLOOR ABOVE

WATERPROOFING
 8" CMU WALL
 GWB
 MINERAL WOOL INSULATION
 METAL STUD

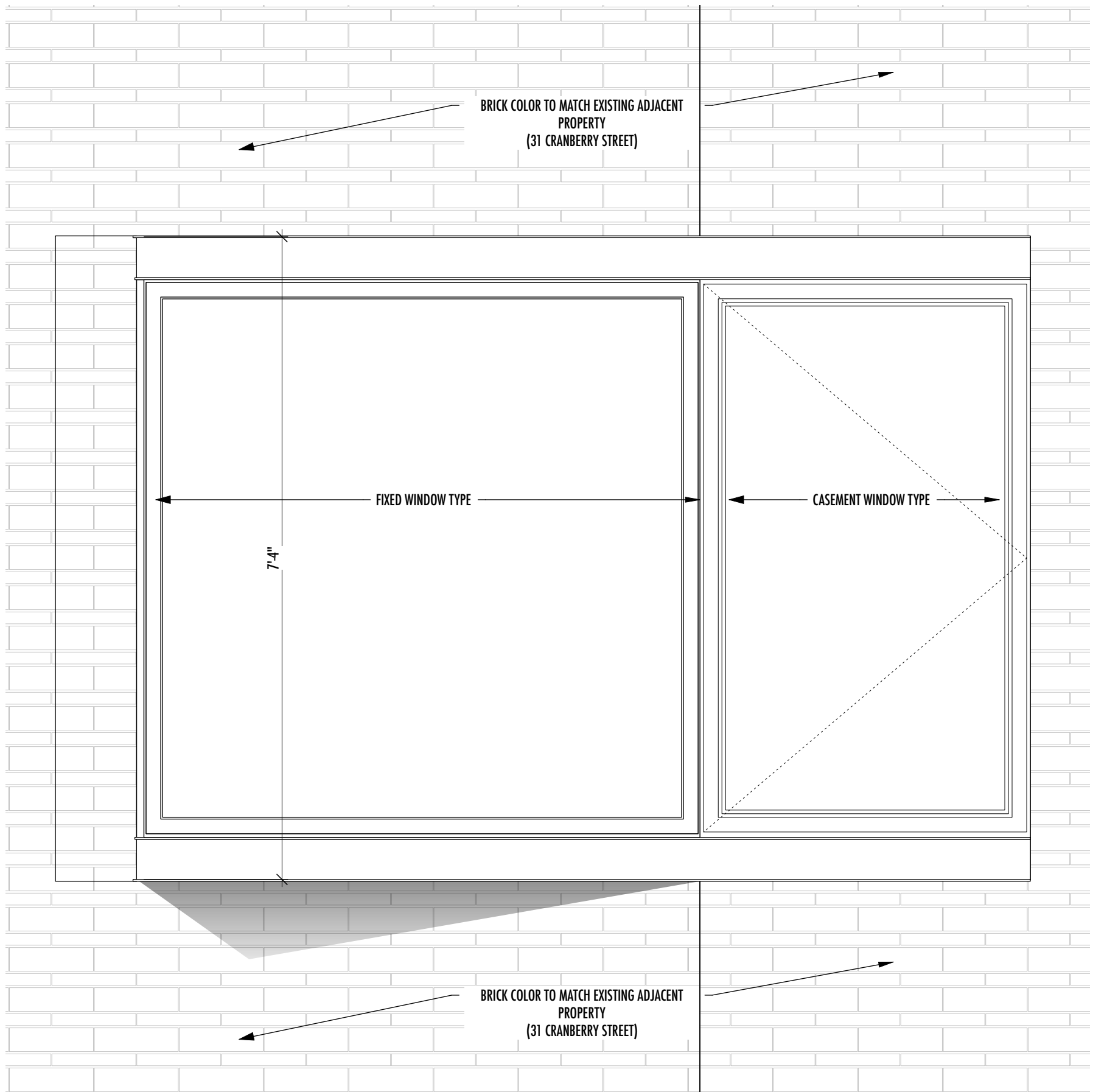
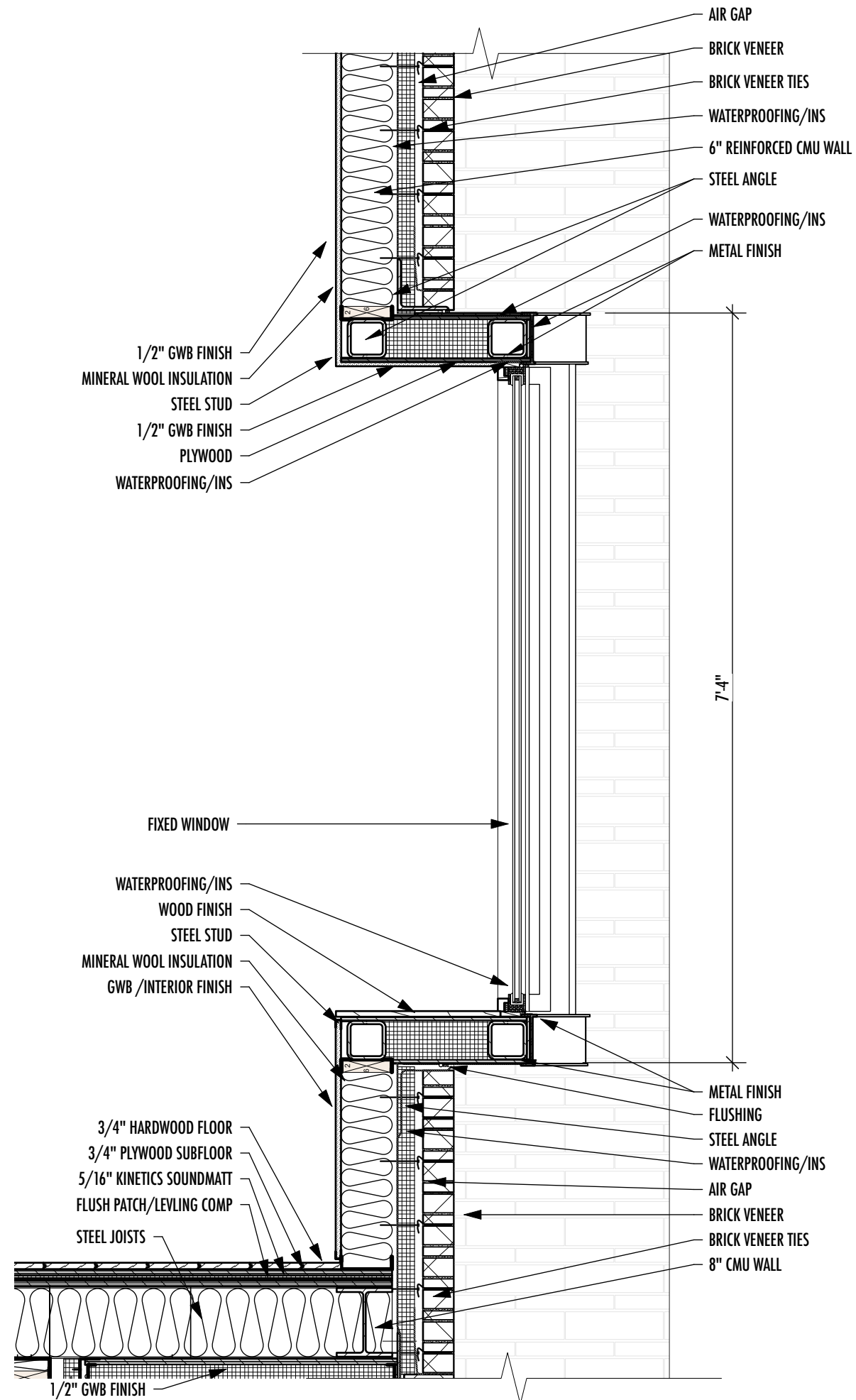
FIXED WINDOW TYPE

MINERAL WOOL INSULATION
 METAL STUD
 GWB

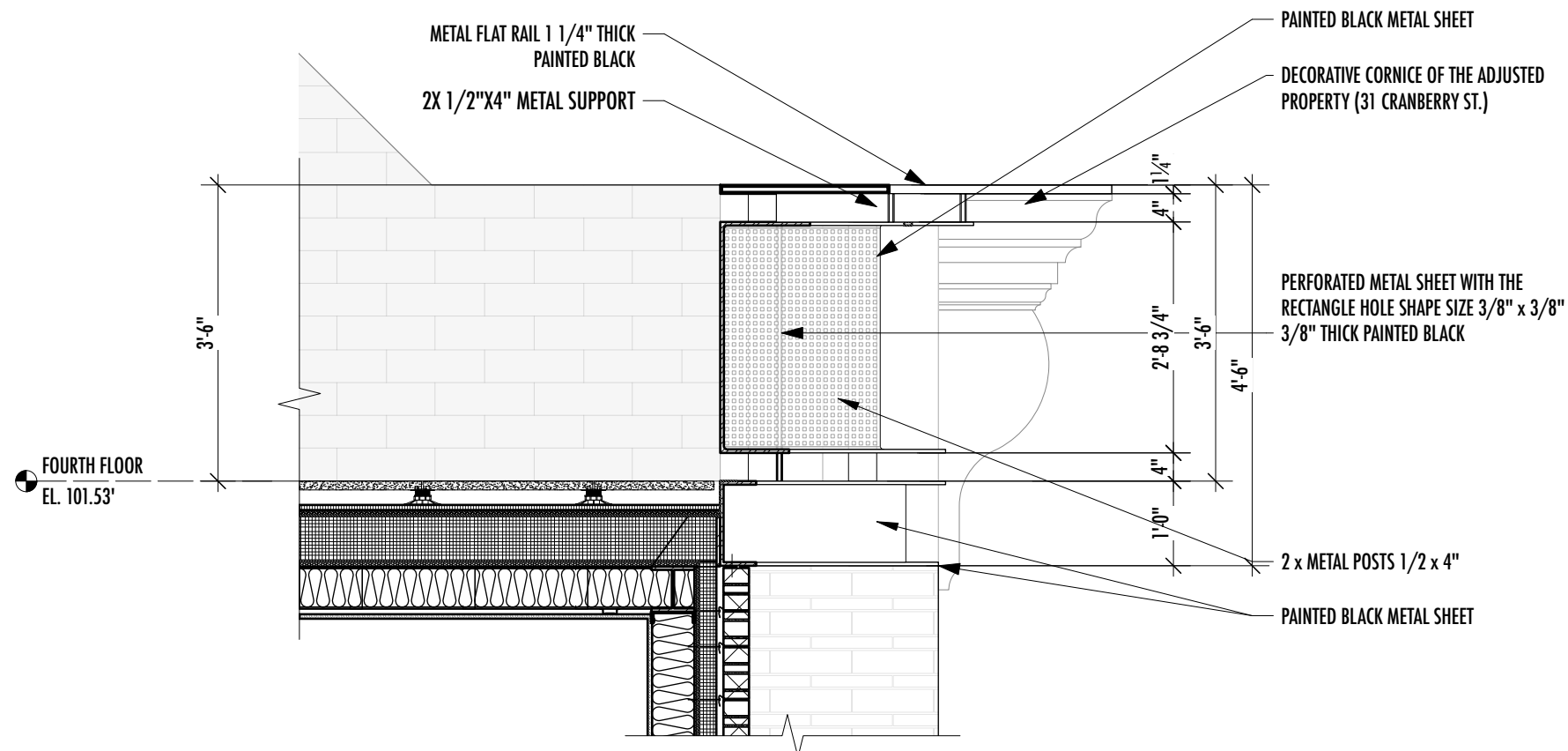
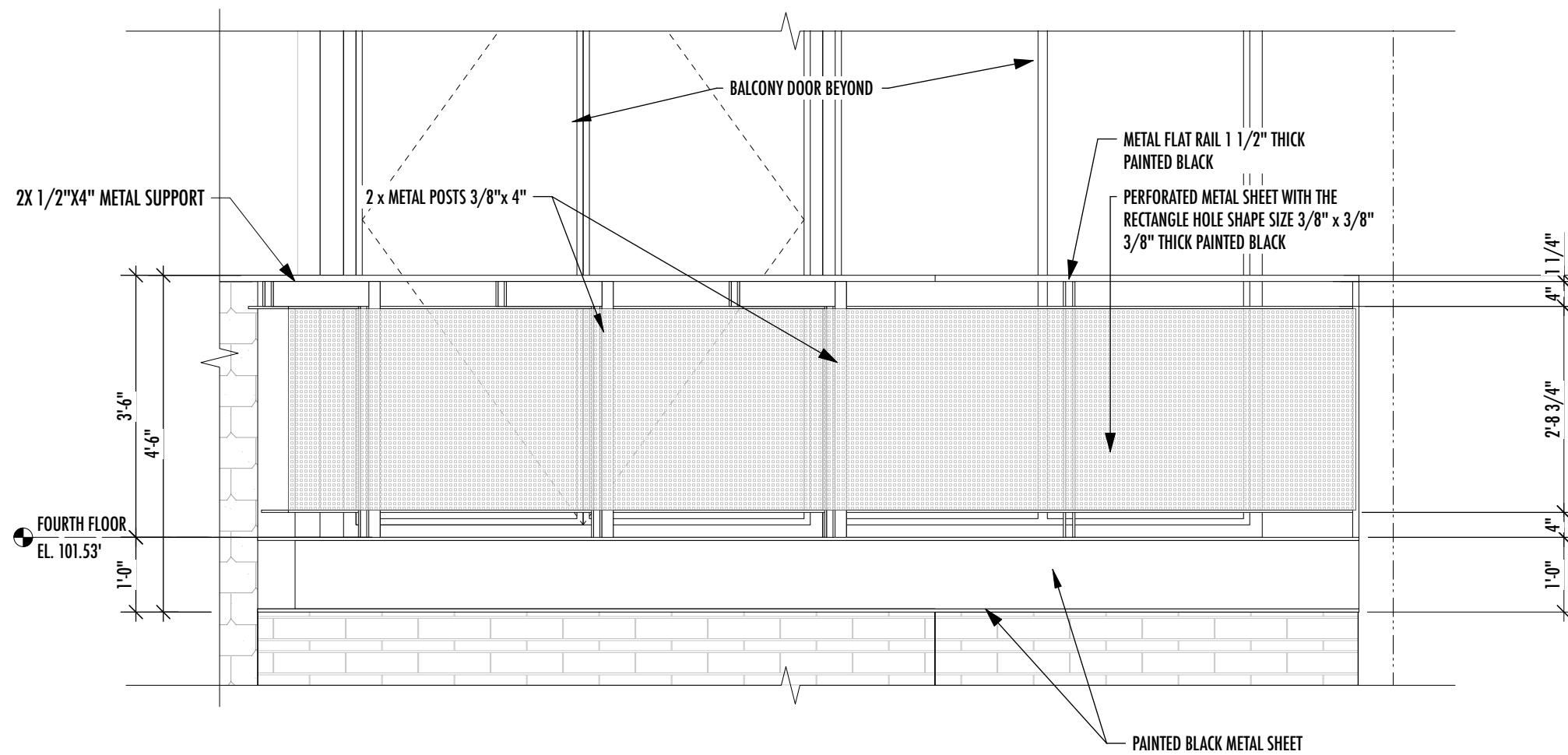
RIGID INSULATION
 BRICK VENEER TIES
 BRICK VENEER
 AIR GAP
 RIGID INSULATION
 WATERPROOFING INSULATION
 6" CMU WALL

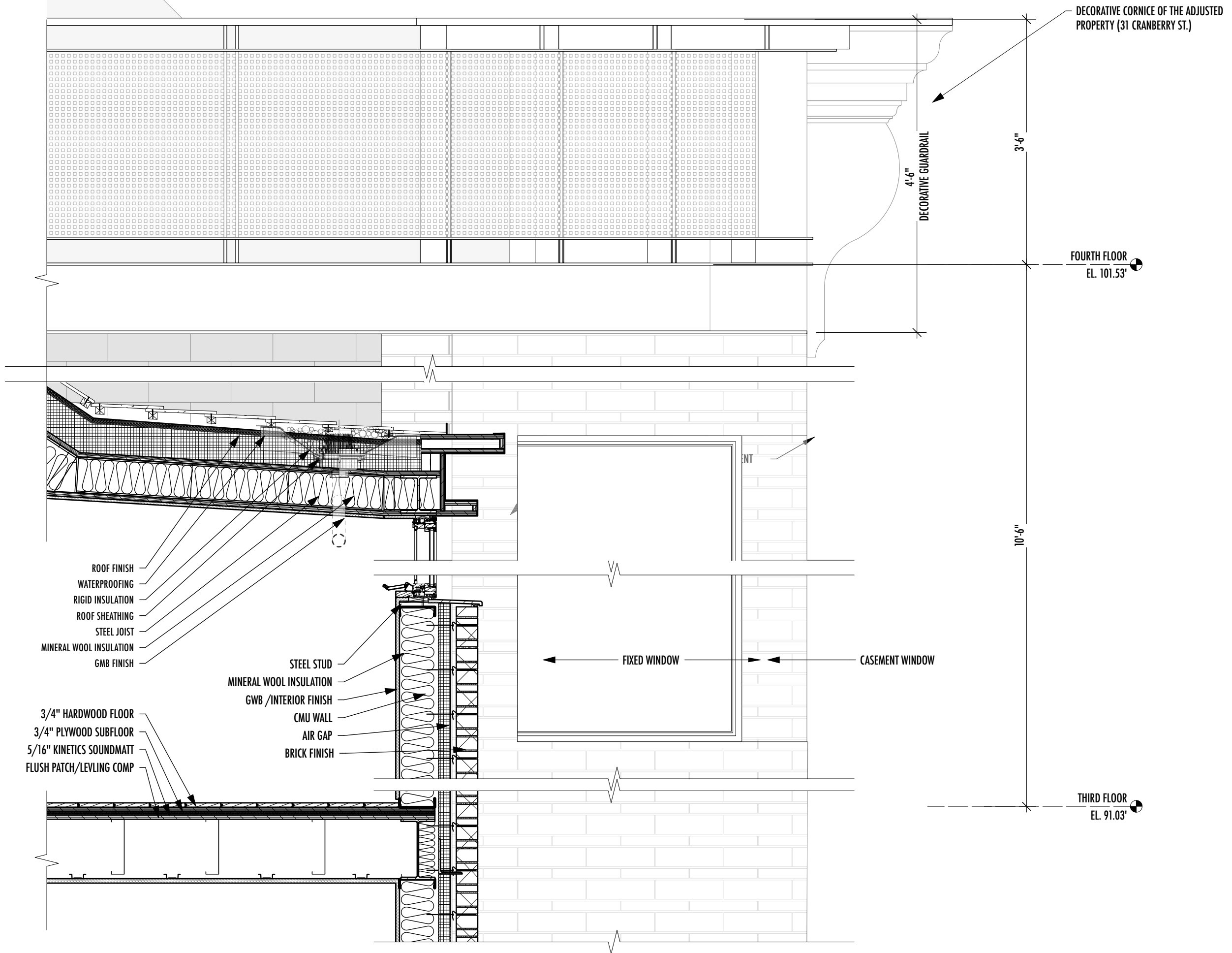


2ND & 3RD FLOOR WINDOW DETAIL
 SCALE: 3/4" = 1'-0" **A**



2ND & 3RD FLOOR WINDOW DETAIL
 SCALE: 3/4" = 1'-0" **A**





DECORATIVE CORNICE OF THE ADJUSTED PROPERTY (31 CRANBERRY ST.)

4'-6"
DECORATIVE GUARDRAIL

3'-6"

FOURTH FLOOR
EL. 101.53'

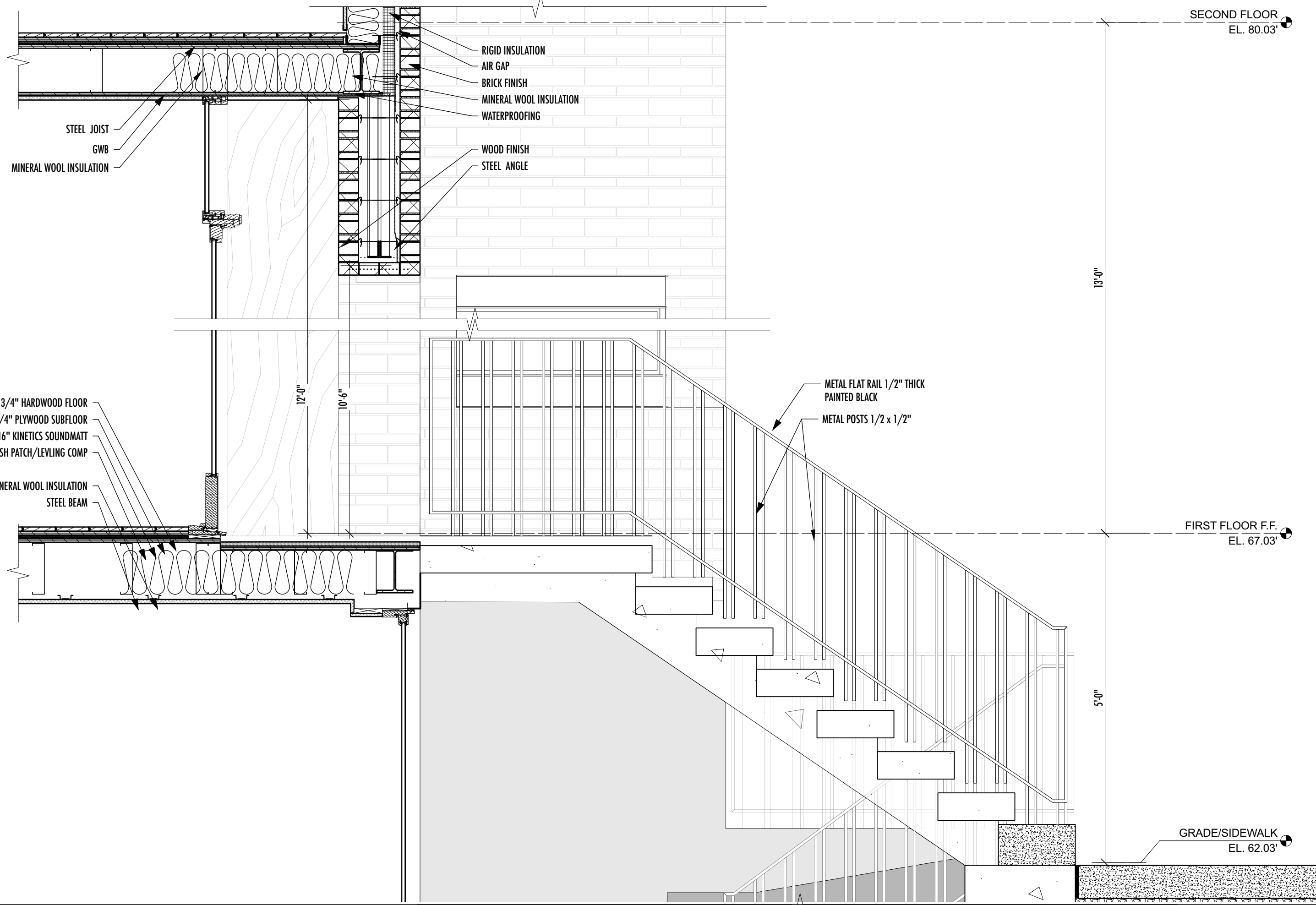
10'-6"

FIXED WINDOW

CASEMENT WINDOW

THIRD FLOOR
EL. 91.03'

SECOND FLOOR
EL. 80.03'



13'-0"

FIRST FLOOR F.F.
EL. 67.03'

5'-0"

GRADE/SIDEWALK
EL. 62.03'

3/4" HARDWOOD FLOOR
 3/4" PLYWOOD SUBFLOOR
 5/16" KINETICS SOUNDMATT
 FLUSH PATCH/LEVELING COMP
 MINERAL WOOL INSULATION
 STEEL BEAM

STEEL JOIST
 GWB
 MINERAL WOOL INSULATION

RIGID INSULATION
 AIR GAP
 BRICK FINISH
 MINERAL WOOL INSULATION
 WATERPROOFING
 WOOD FINISH
 STEEL ANGLE

METAL FLAT RAIL 1/2" THICK
 PAINTED BLACK
 METAL POSTS 1/2 x 1/2"

12'-0"

10'-6"



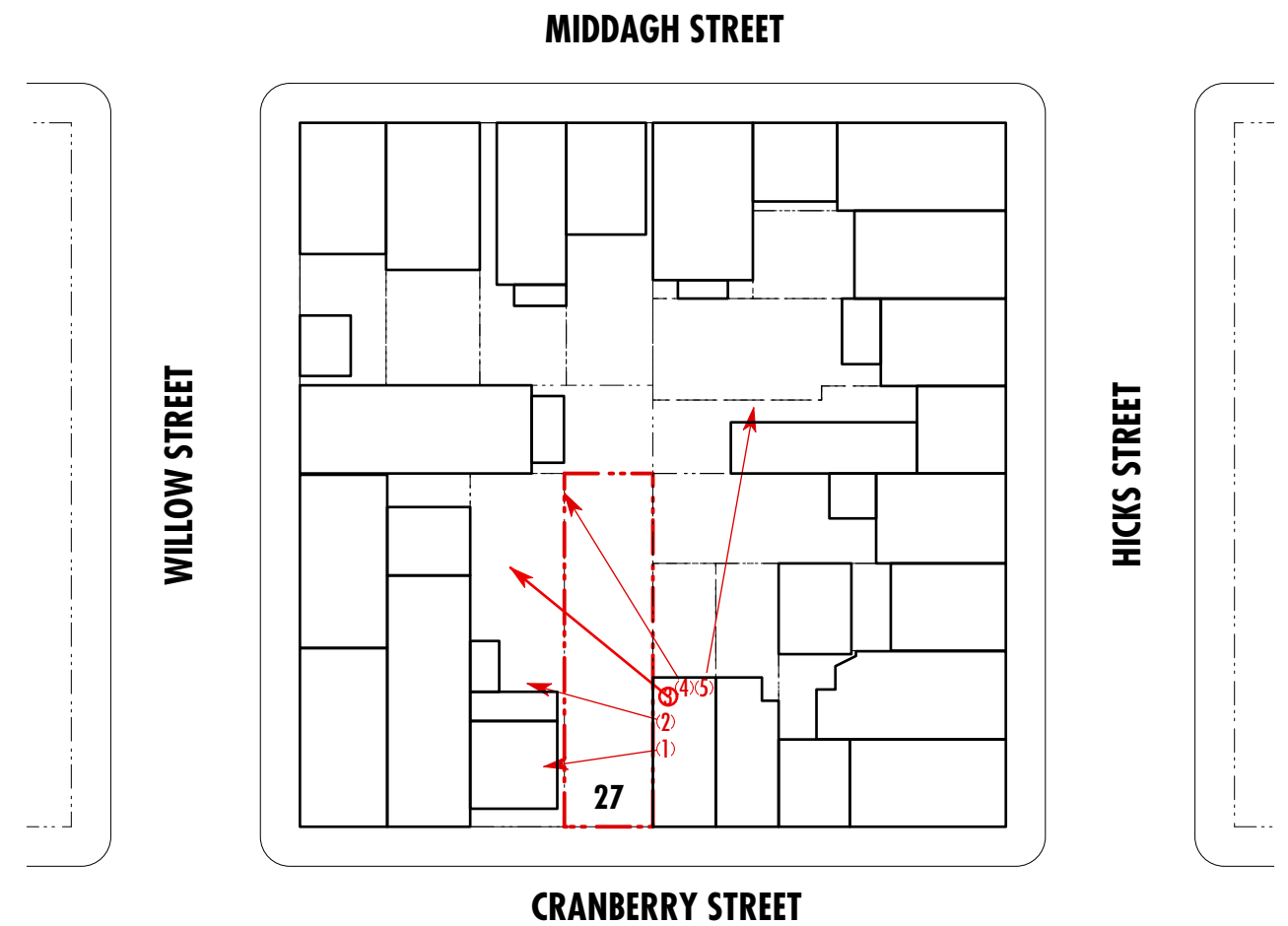
VIEW 1: 25 CRANBERRY ST.



VIEW 2: 25 CRANBERRY ST. AND 23 CRANBERRY ST.



VIEW 3: 23 CRANBERRY ST.

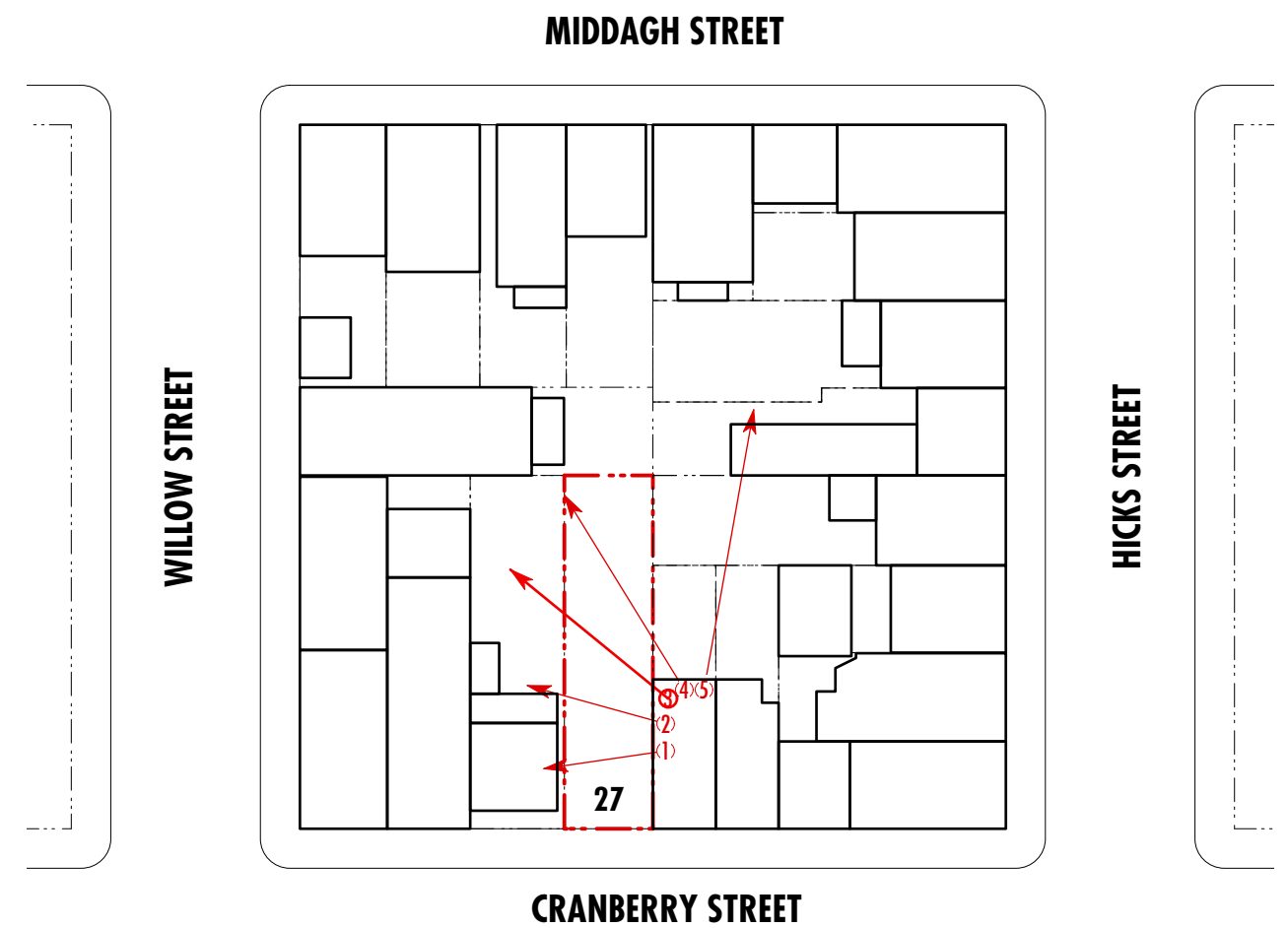




VIEW 4: 29 WILLOW ST. AND 32 MIDDAGH ST.



VIEW 5: MIDDAGH ST. & HICKS ST. CORNER





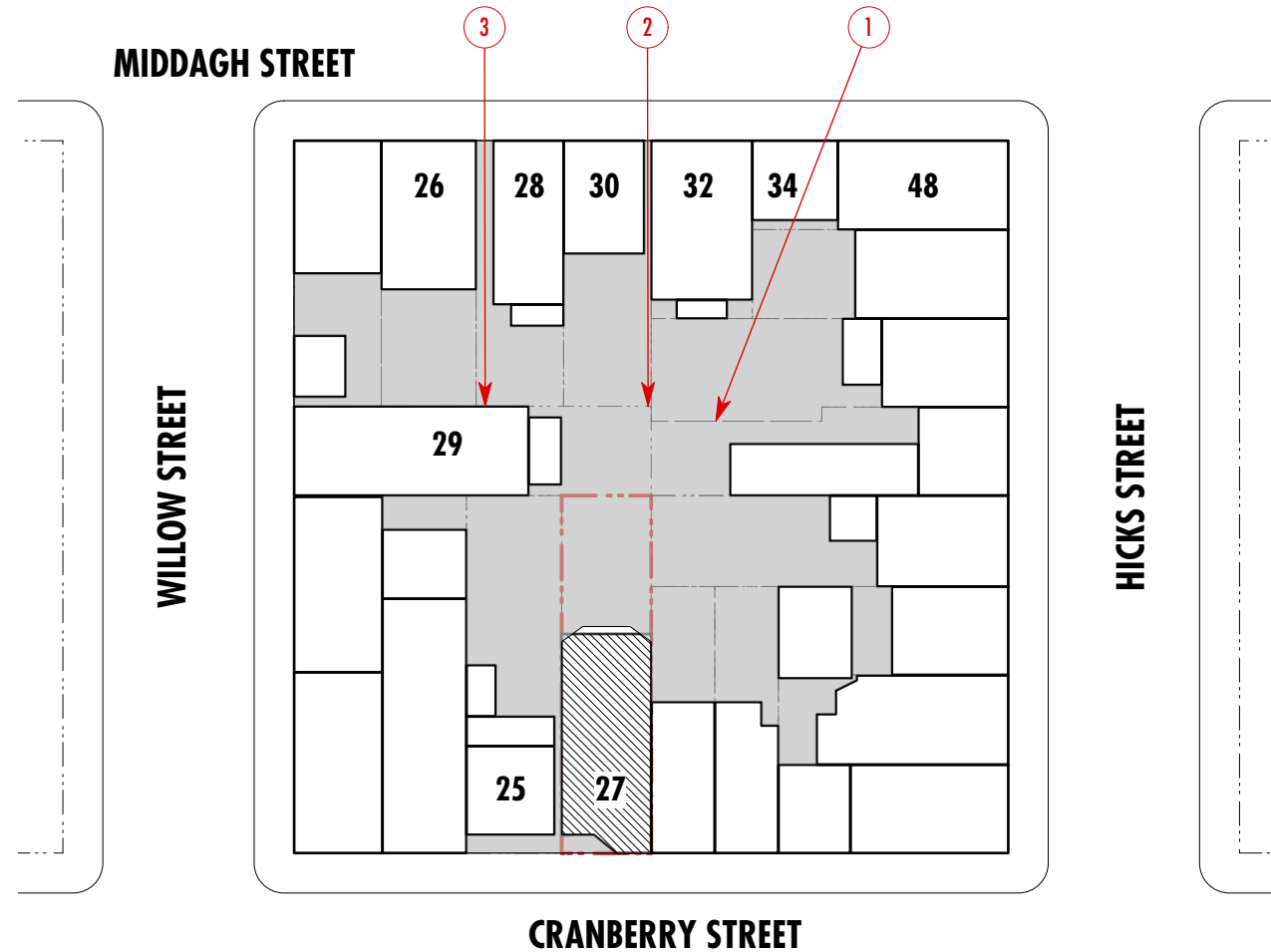
VIEW 1: FROM MIDDAGH STREET TO REAT OF 27 CRANBERRY



VIEW 2: FROM MIDDAGH STREET



VIEW 3: FROM MIDDAGH STREET

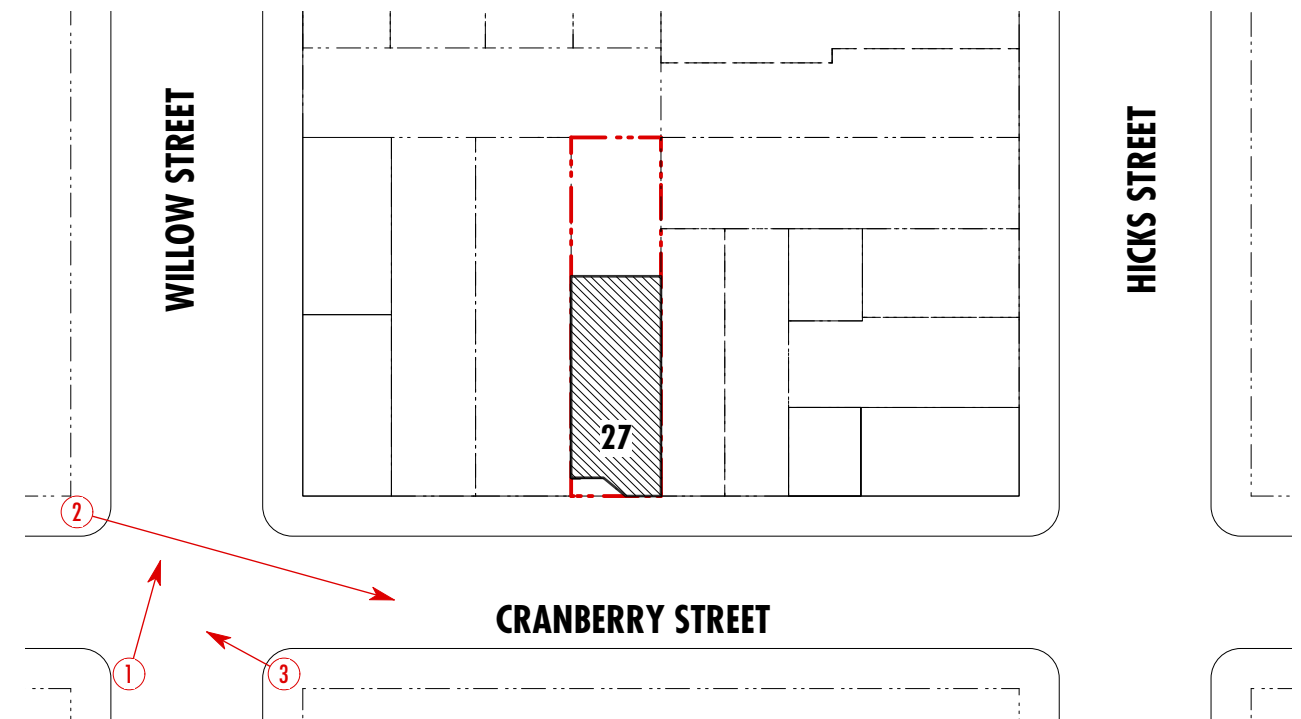




VIEW 1 - CORNER CRANBERRY STREET & WILLOW STREET



VIEW 2 - CORNER CRANBERRY STREET & WILLOW STREET SOUTH SIDE





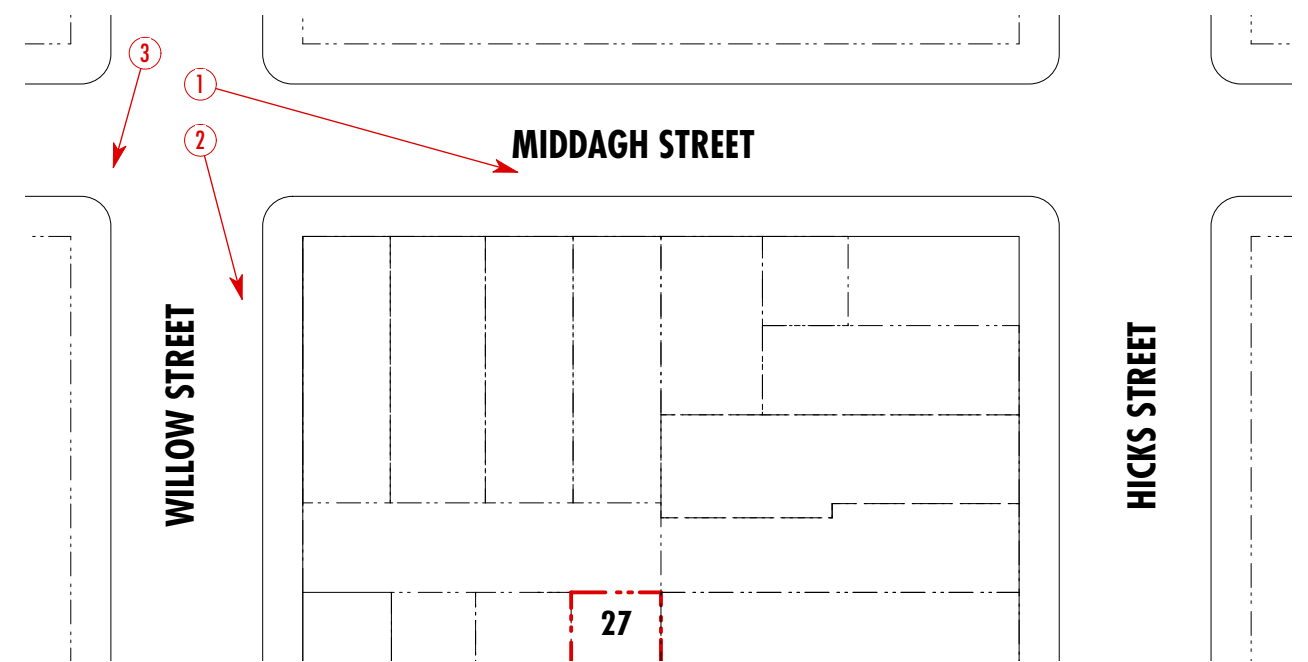
VIEW 2 - CORNER MIDDAGH STREET & WILLOW STREET



VIEW 2 - CORNER MIDDAGH STREET & WILLOW STREET



VIEW 3 - CORNER MIDDAGH STREET & WILLOW STREET





VIEW 1 - CORNER MIDDAGH STREET & HICKS STREET



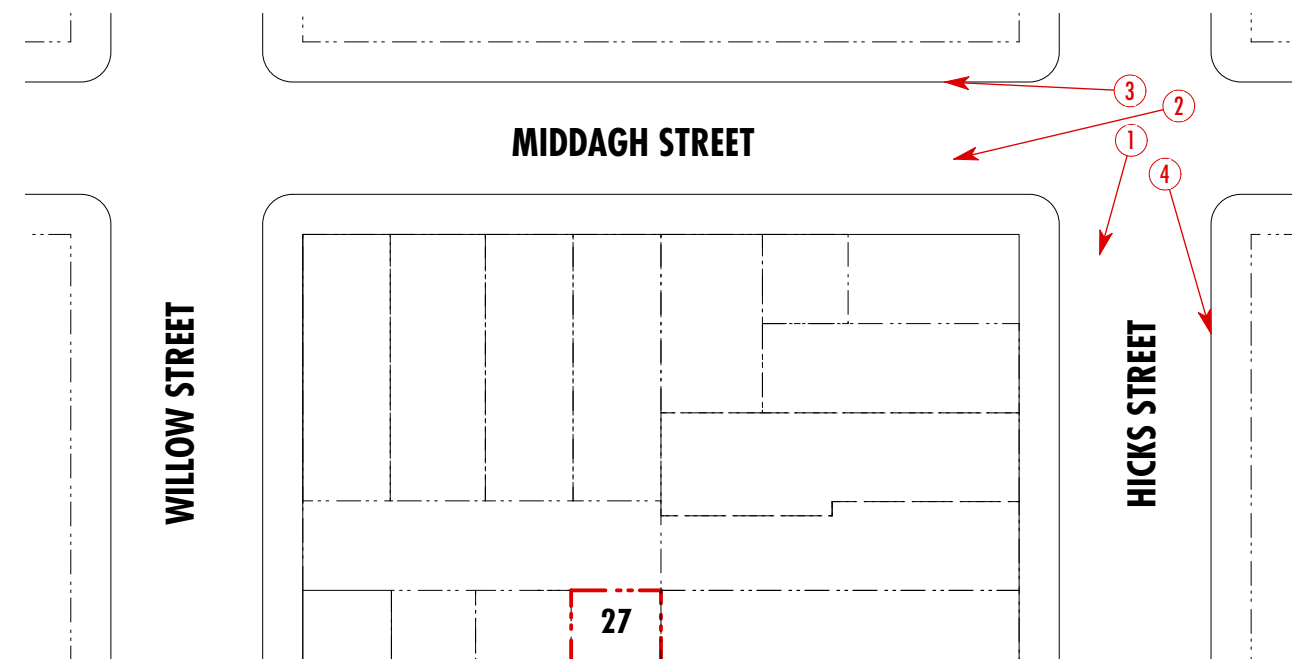
VIEW 1 - CORNER MIDDAGH STREET & HICKS STREET



VIEW 3 - CORNER MIDDAGH STREET & HICKS STREET



VIEW 4 - CORNER MIDDAGH STREET & HICKS STREET





VIEW 1 - CORNER HICKS STREET & CRANBERRY STREET



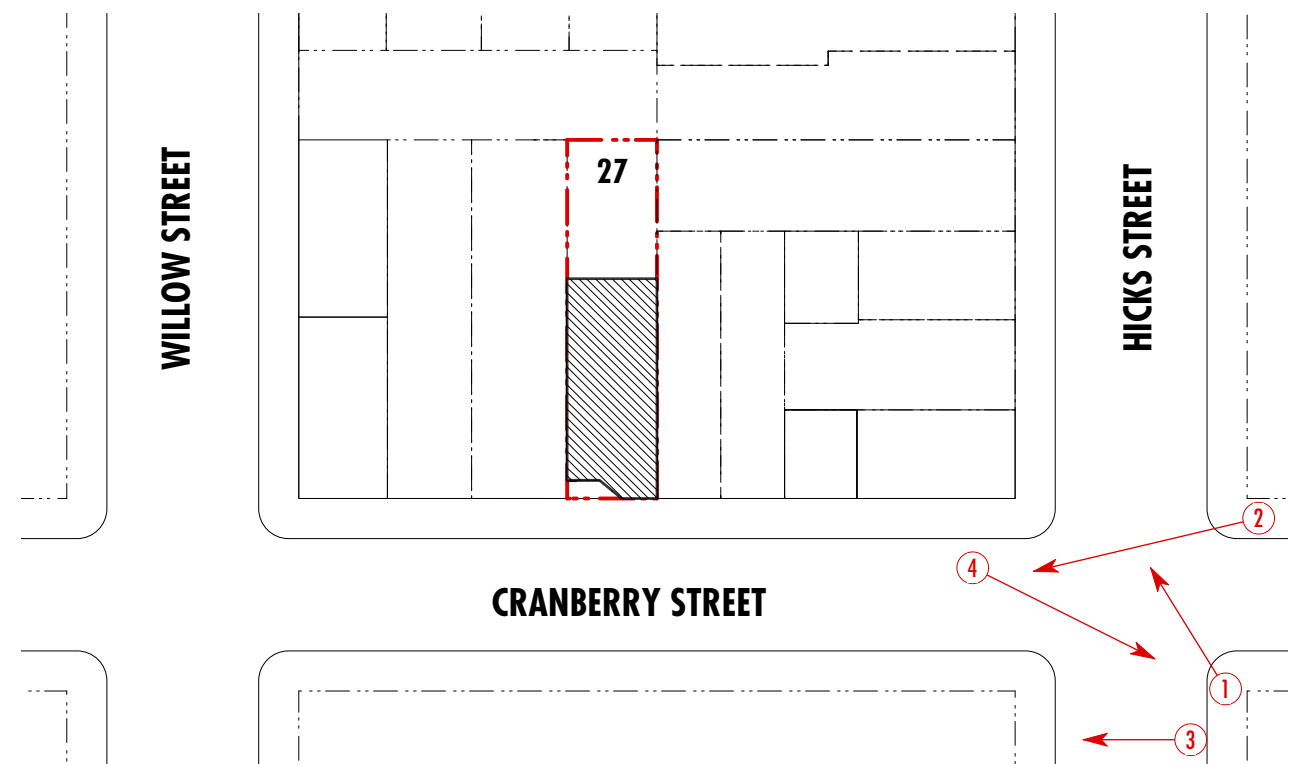
VIEW 2 - CORNER HICKS STREET & CRANBERRY STREET SOUTH SIDE



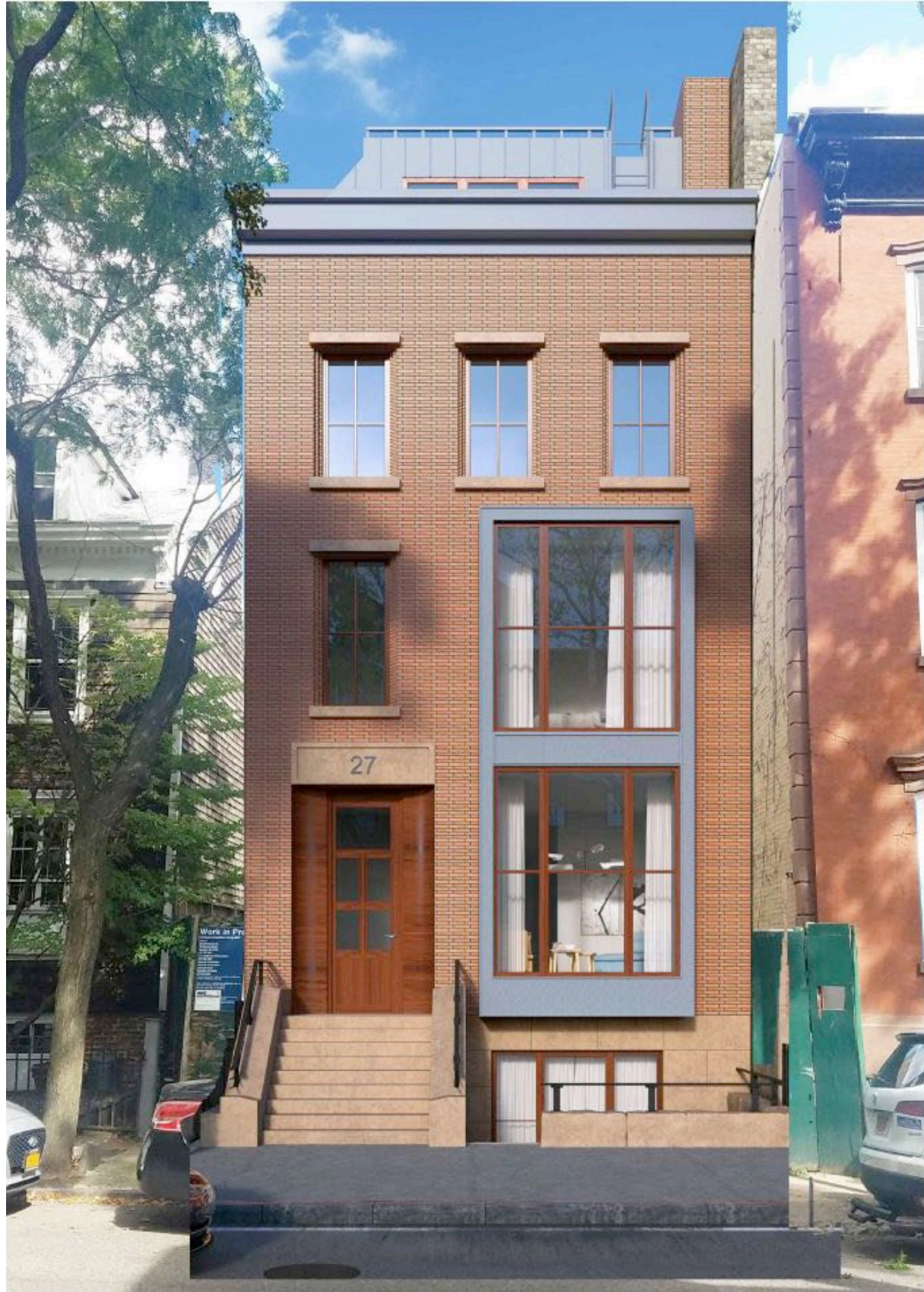
VIEW 3 - HICKS STREET



VIEW 4 - CORNER HICKS STREET & CRANBERRY STREET







FRONT ELEVATION



REAR ELEVATION