

August 13, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-00525

20 Cambridge Place – Clinton Hill Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 854 0834 7928

Passcode: 643937

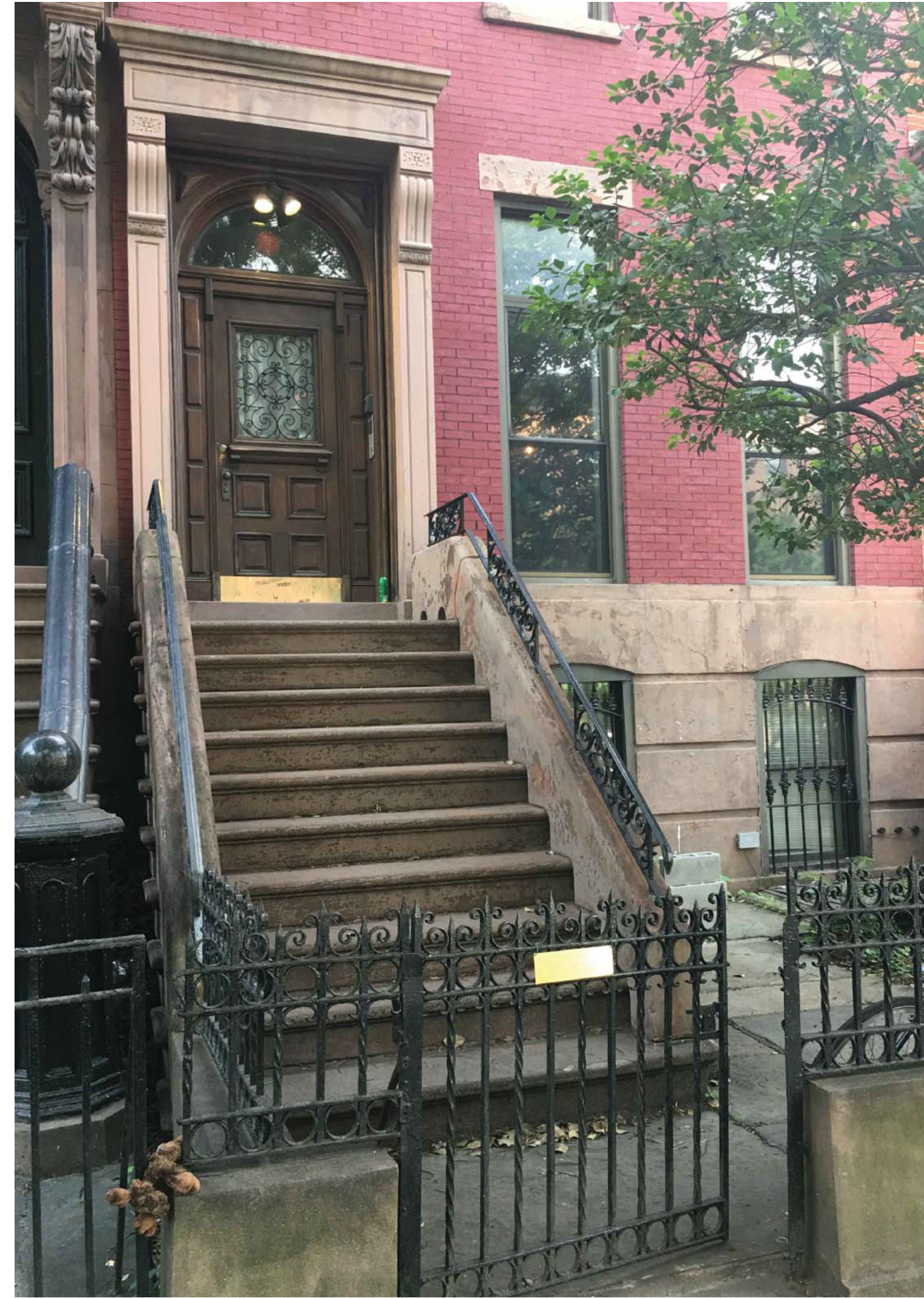
By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

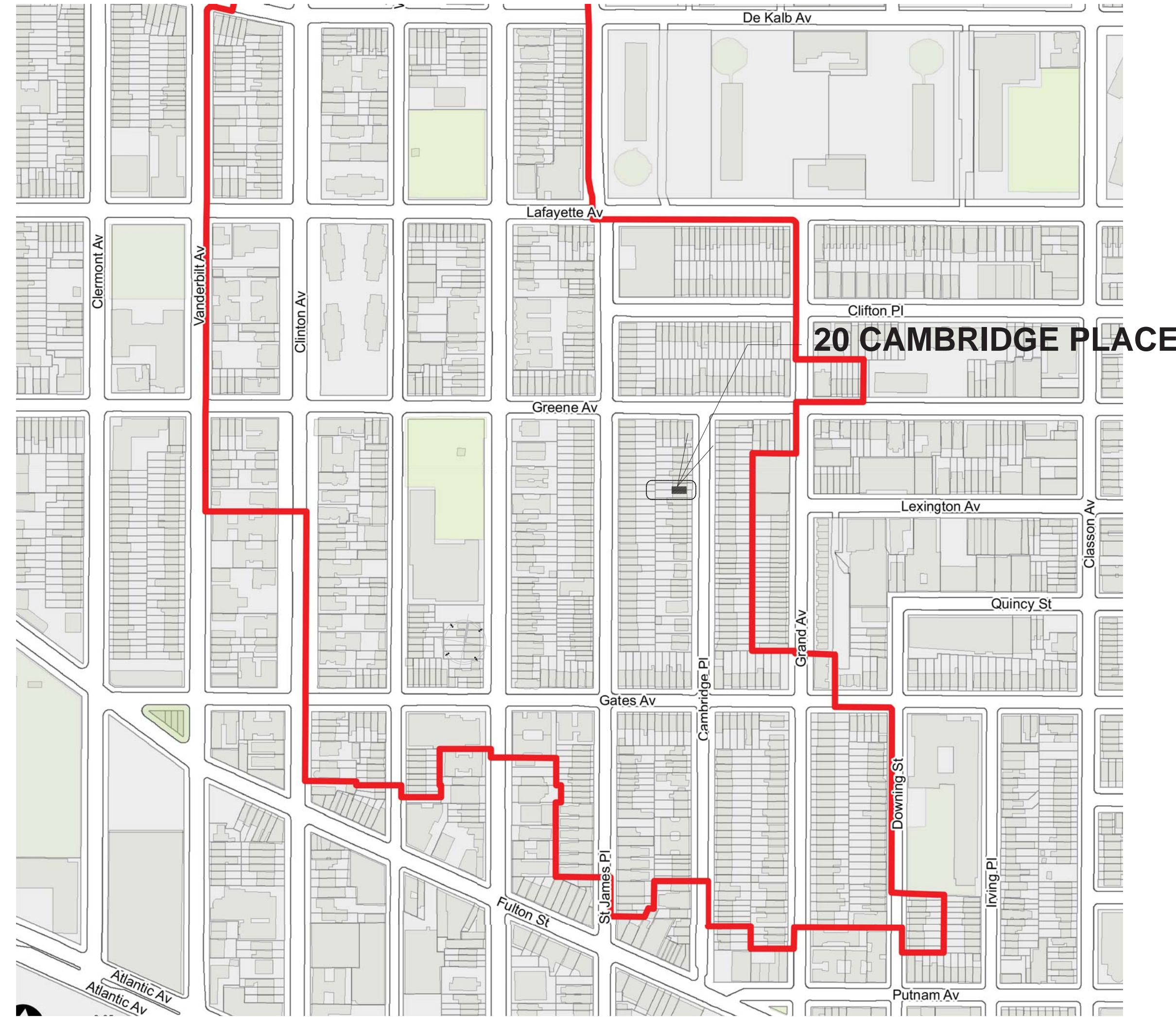
888-475-4499 (Toll free)

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20 Cambridge Place



Clinton Hill Historic District - LP 2017

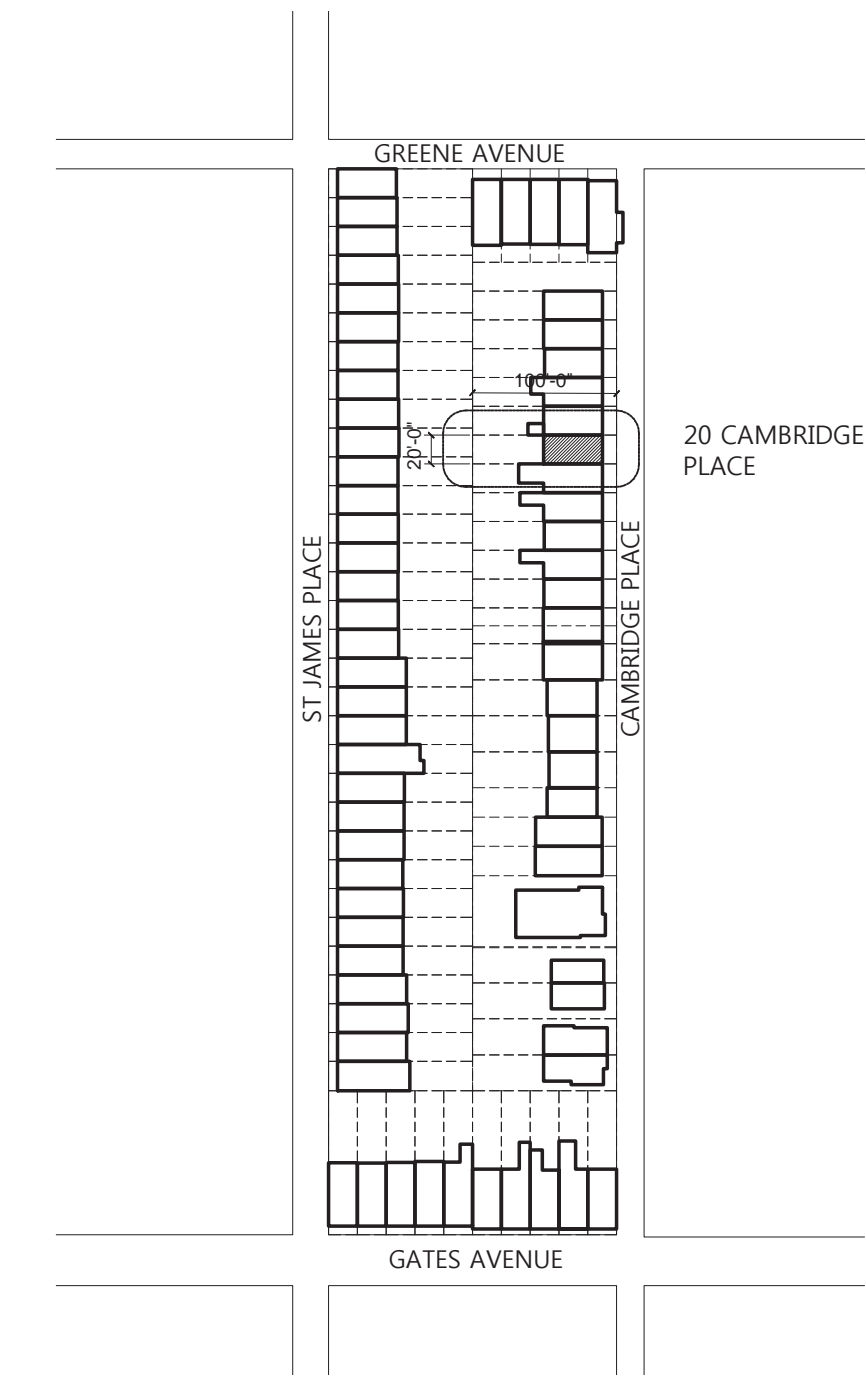


Zoning Data:

ADDRESS: 20 Cambridge Place
BLOCK: 1964
BIN: 3056149
MAP: 16C
MAQ: R6B
CB: 302
CONST. CL. 3 NON-FIREPROOF STRUCTURES
LANDMARK: CLINTON HILL (BROOKLYN)

Grannum Residence

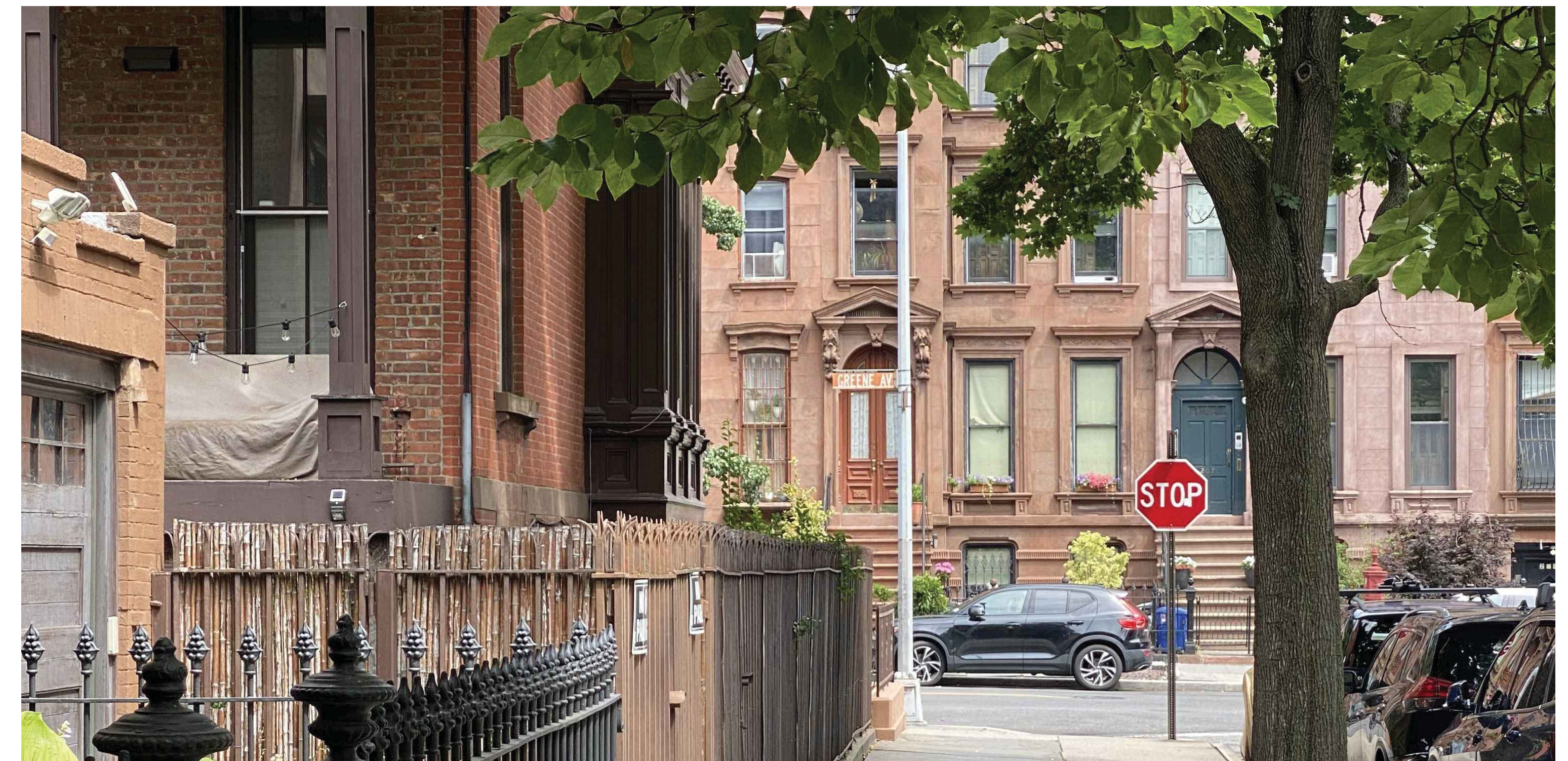
20 Cambridge Place
Brooklyn, New York 11238



20 CAMBRIDGE PLACE - PLOT PLAN (NOT TO SCALE)



20 Cambridge Place - LOOKING SOUTH



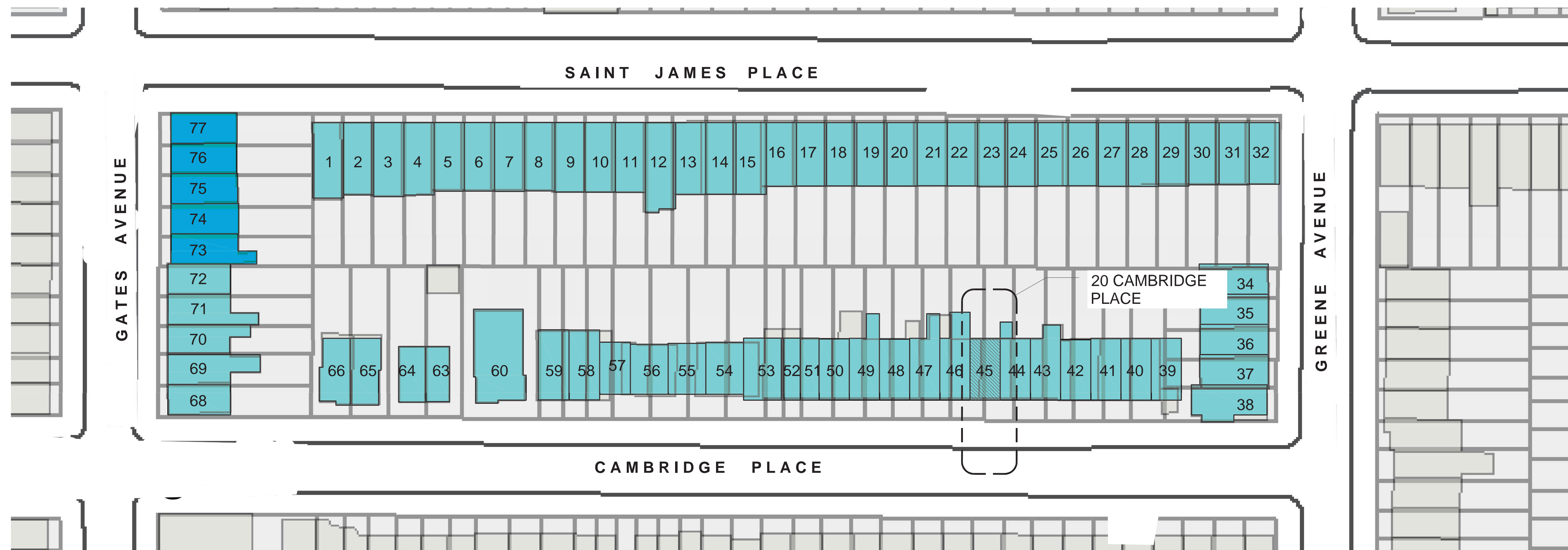
20 Cambridge Place - LOOKING NORTH

Block Plan Legend (Block 1964):

- THREE STORY
- FOUR STORIES
- XX LOT NUMBER

Grannum Residence

20 Cambridge Place
Brooklyn, New York 11238



Grannum Residence

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Brooklyn, New York 11238

ROOF
ELEV. +100.50'

3RD FLOOR
ELEV. +91.50'

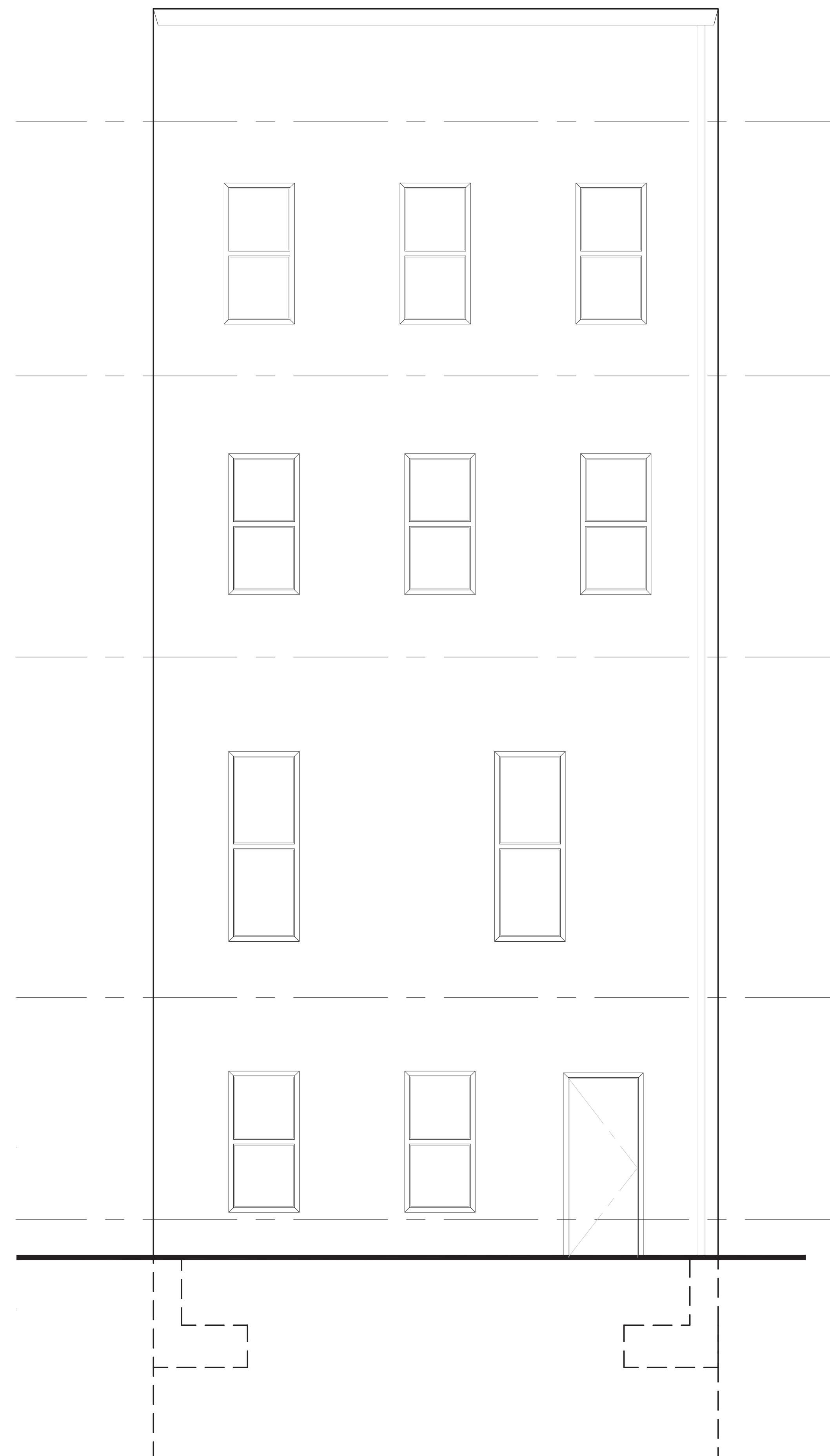
2ND FLOOR
ELEV. +81.54'

1ST FLOOR
ELEV. +69.47'

GRADE (REAR YARD)
ELEV. +62.25'

GRADE (FRONT YARD)
ELEV. +62.20'

BASEMENT
ELEV. +60.37'



Existing East Elevation

20'-0"

GUTTER AND DOWNSPOUT

EXISTING WINDOWS TO REMAIN

EXISTING STUCCO FINISH
TO REMAIN

EXTERIOR OUTDOOR LED LIGHTING (TYP.)

NEW GLASS DOOR TO
TERRACE REMOVE EXISTING
WINDOW AND WALL FOR NEW DOOR

STEEL RAILING AND CABLES
WITH WOOD HANDRAIL

NEW SCUPPER AND
DOWNSPOUT

DRYER VENT

EXTERIOR OUTDOOR LED LIGHTING (TYP.)

NANAWALL CERO SERIES

STEEL RAILING AND CABLES
WITH WOOD HANDRAIL

STEEL RAILING AND CABLES
WITH WOOD HANDRAIL

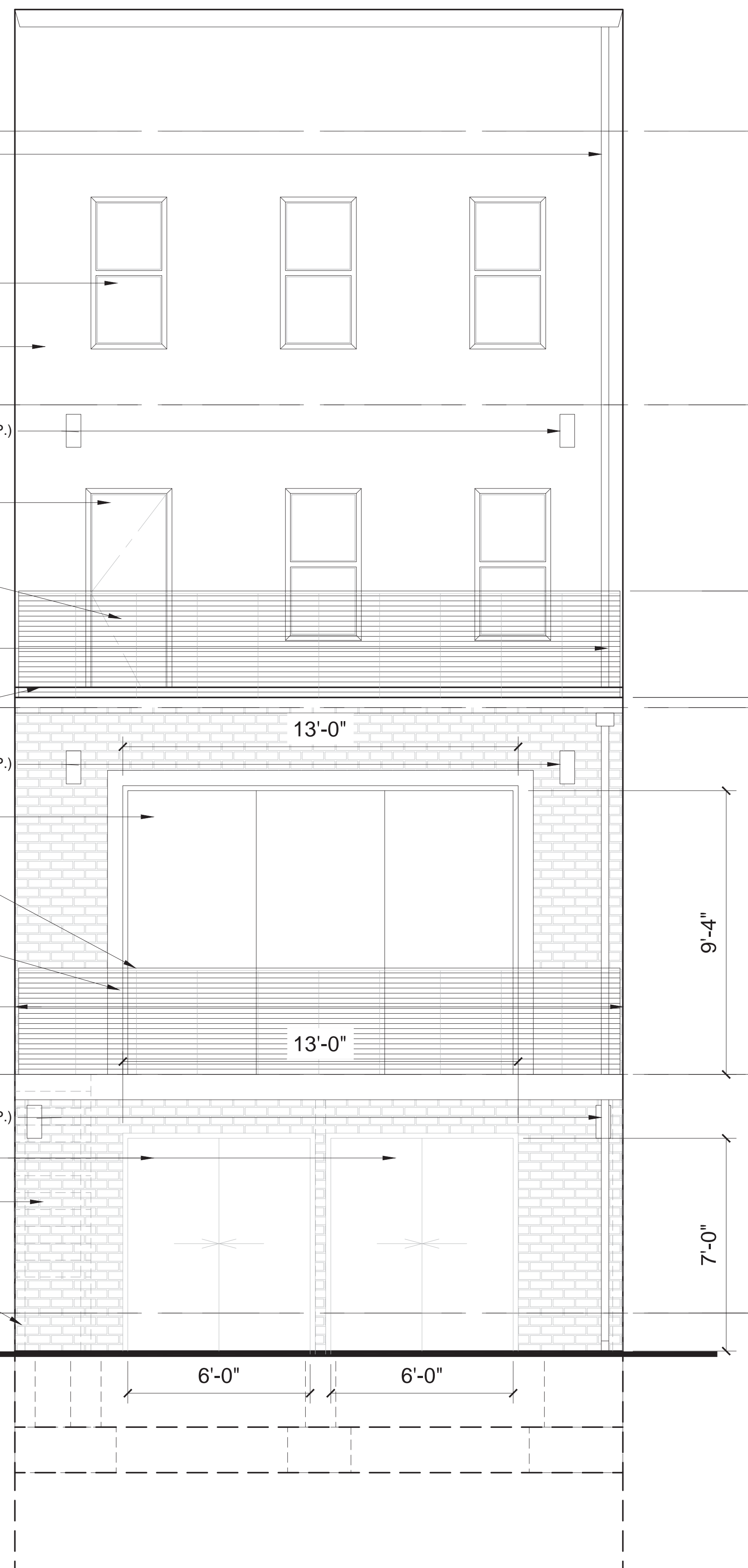
PROVIDE 1" GAP BETWEEN
ADJACENT STRUCTURES (BOTH SIDES)

EXTERIOR OUTDOOR LED LIGHTING (TYP.)

ALUMINUM SLIDING GLASS DOORS
TO MATCH NANAWALL FINISH

METAL STAIR
TO REAR YARD
(BEYOND)

METAL POST
ON CONCRETE FOOTING
SEE S-001 FOR DETAIL



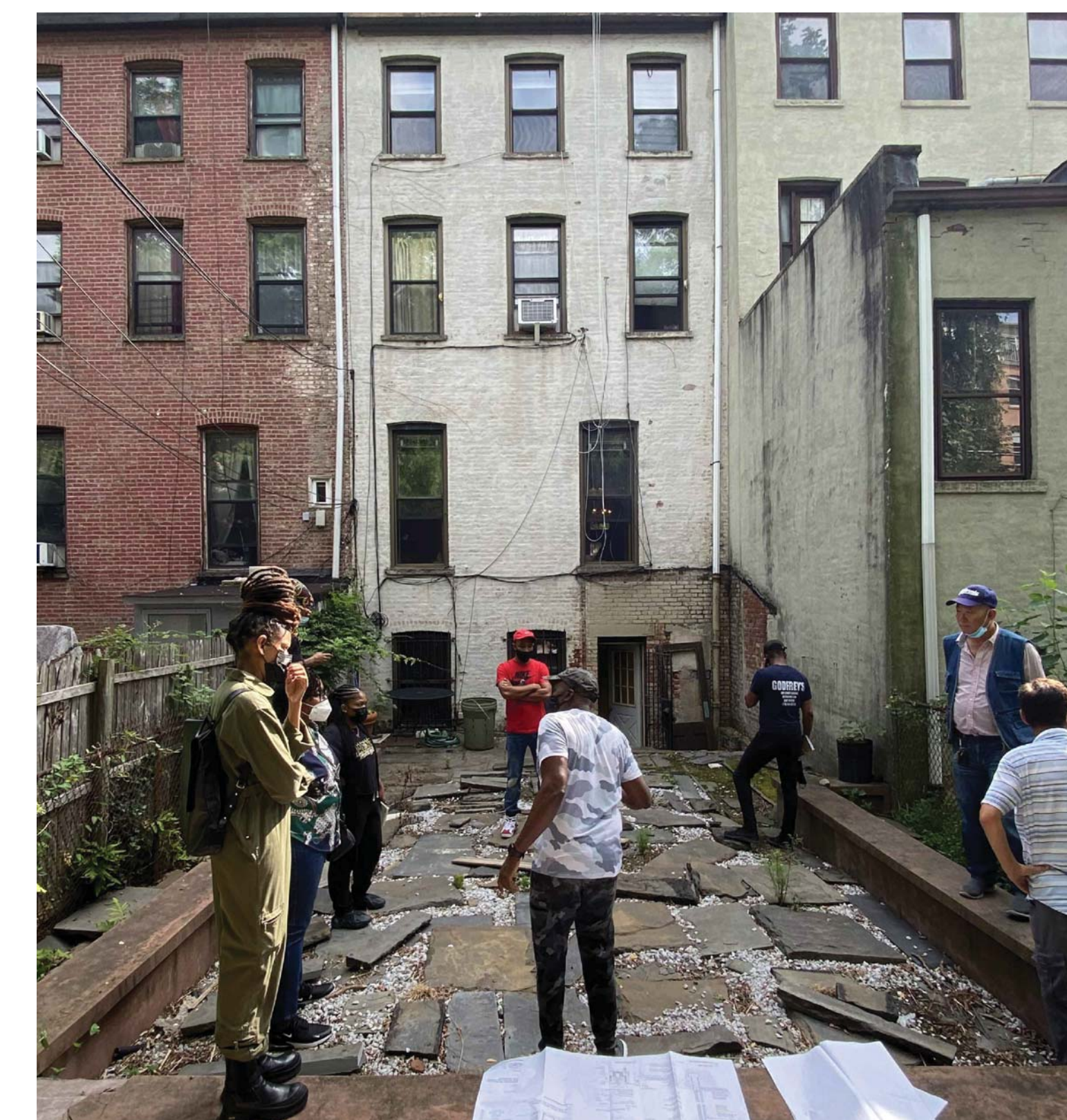
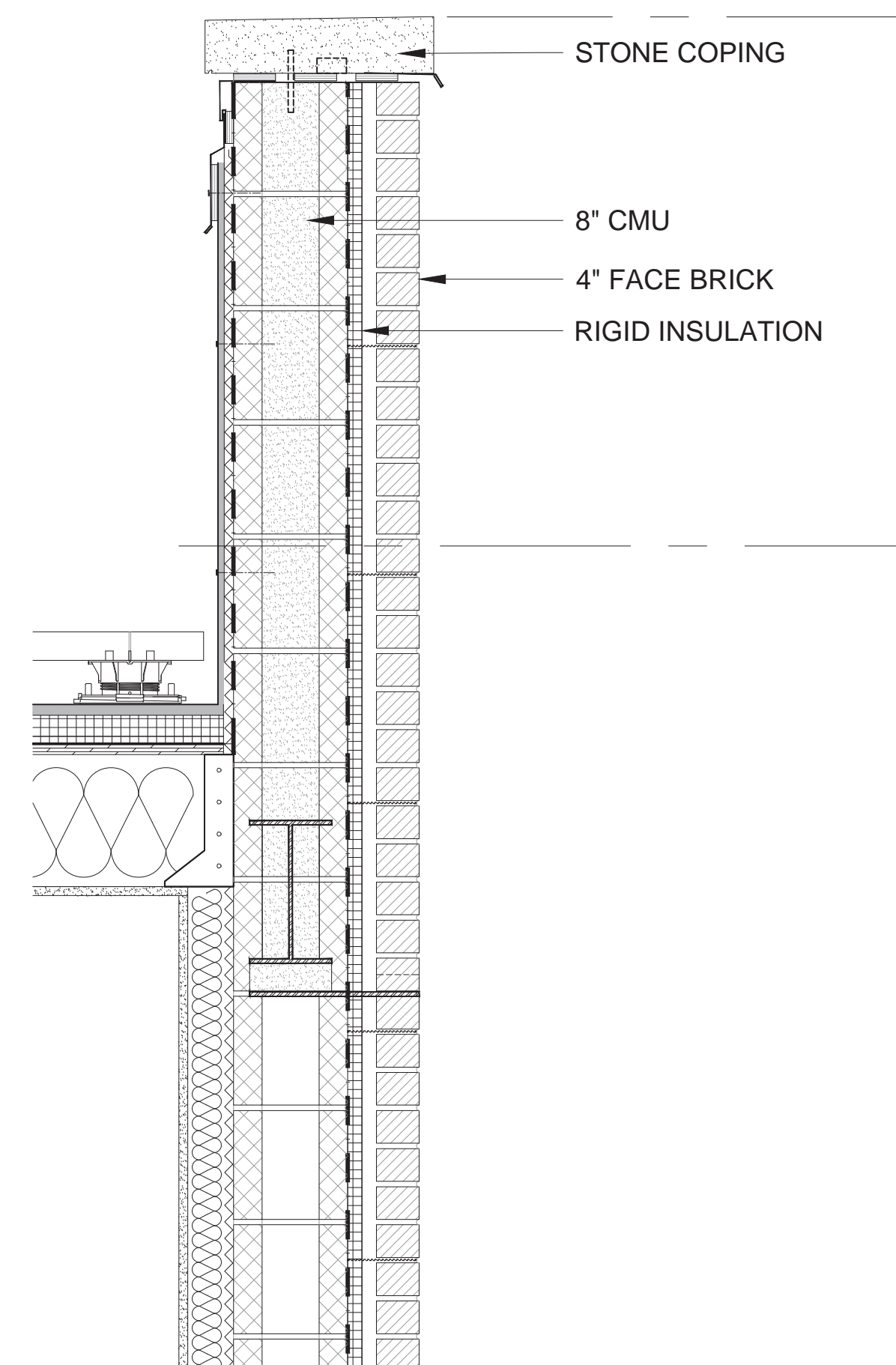
Proposed West Elevation

Grannum Residence

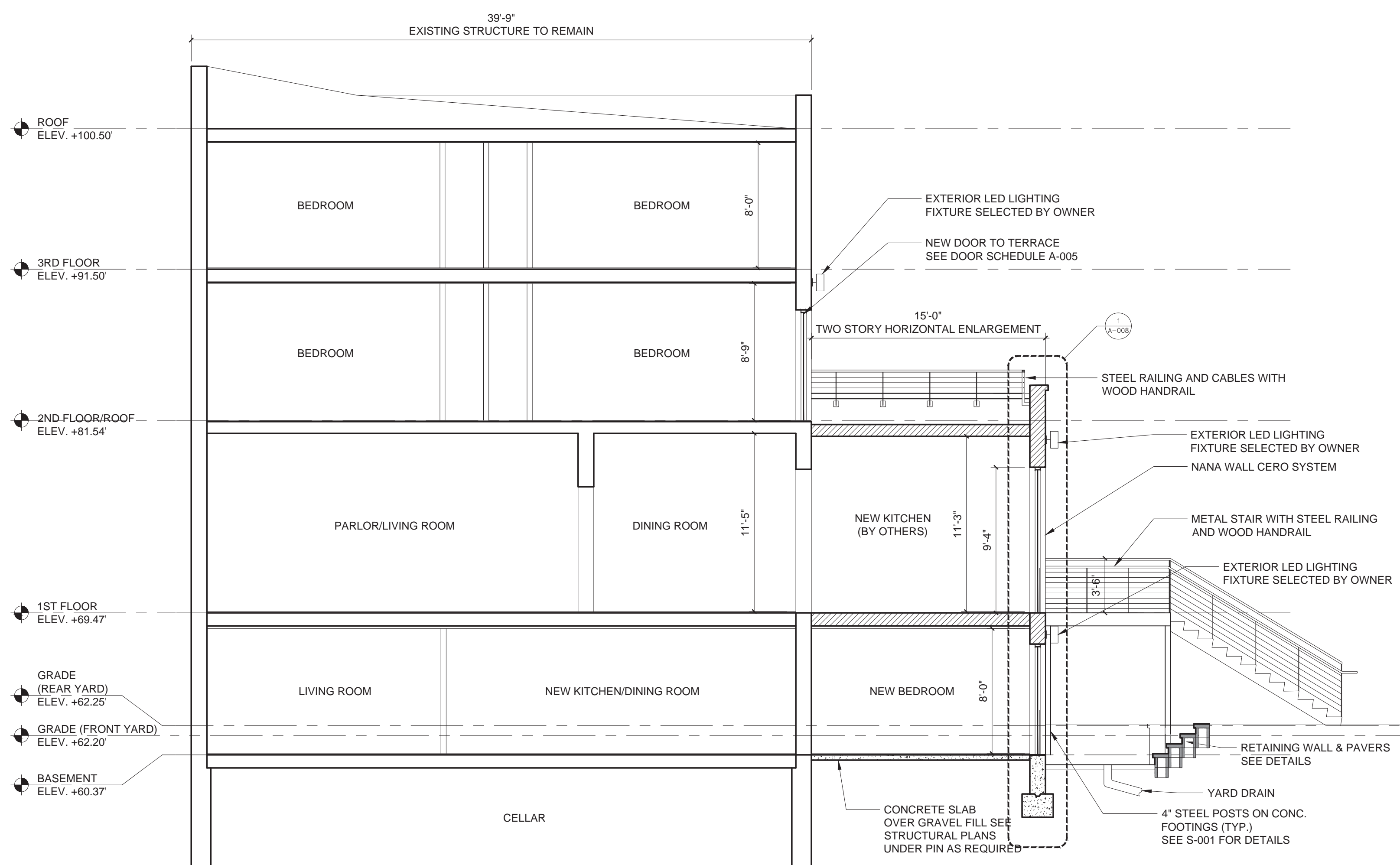
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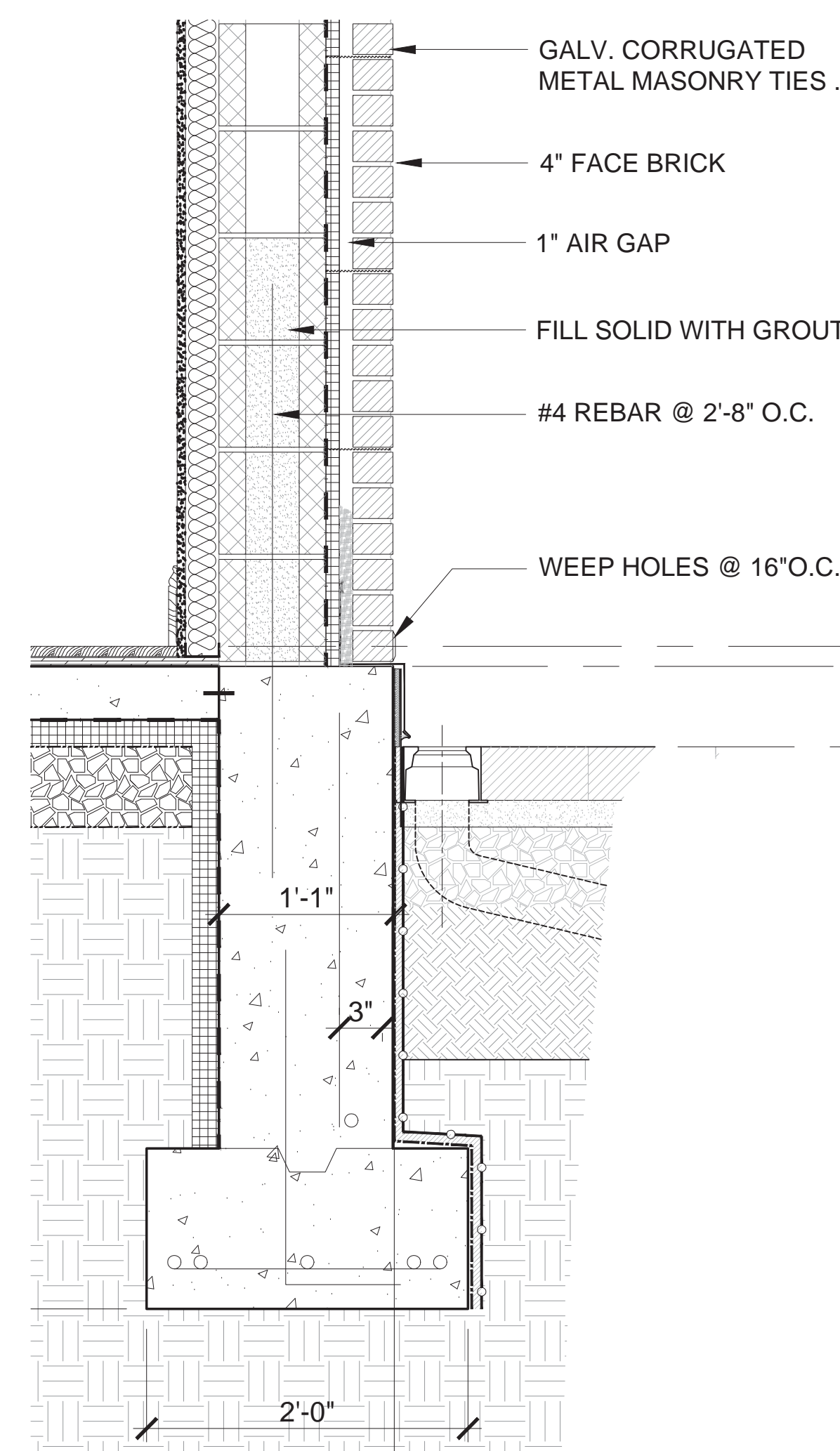
20 Cambridge Place - WEST ELEVATION (NEW ENLARGEMENT)



20 Cambridge Place - WEST ELEVATION
(FROM 9/8/2021)



20 Cambridge Place - BUILDING SECTION



20 Cambridge Place - WALL SECTION

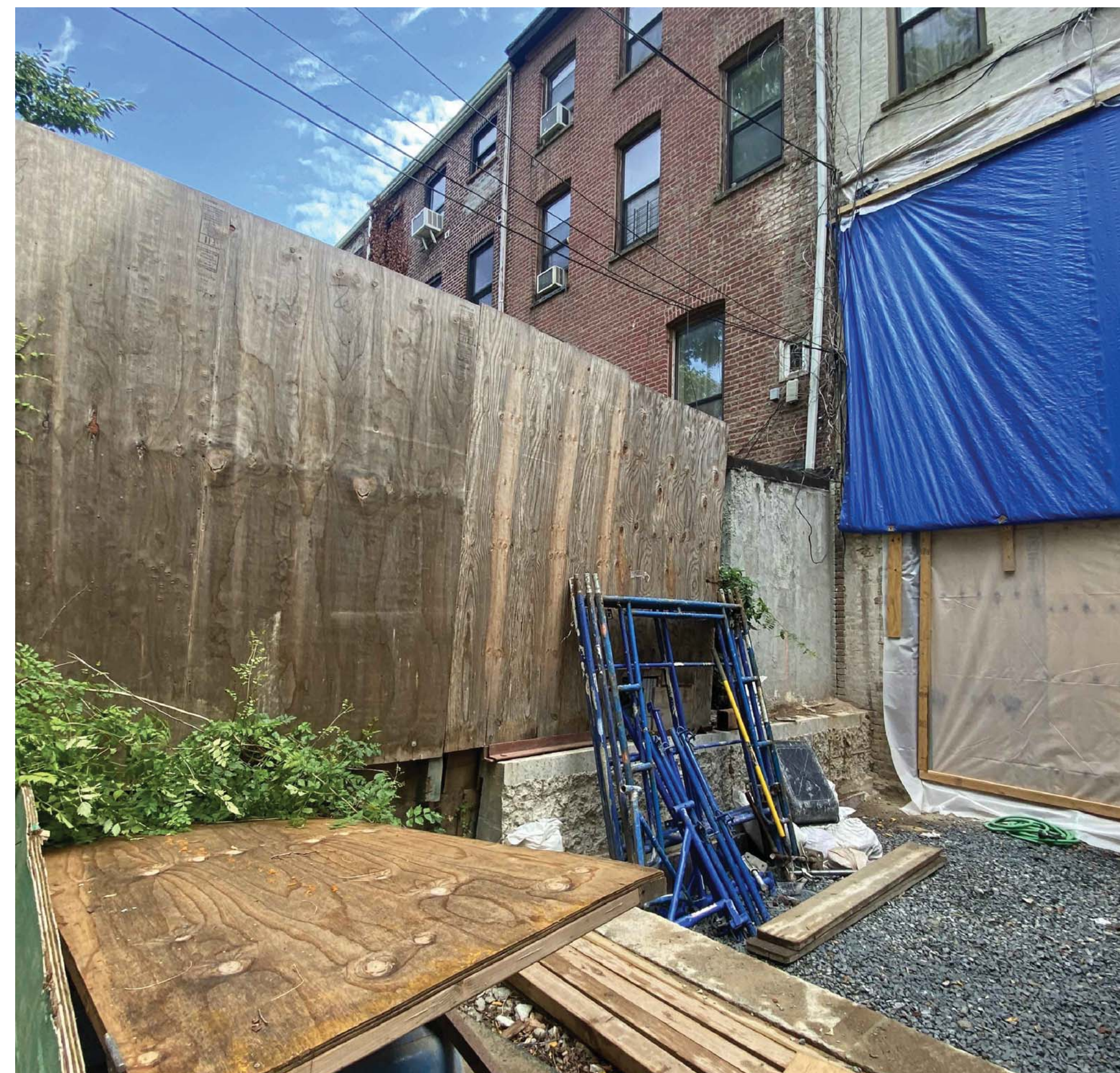


20 Cambridge Place - WEST ELEVATION
(FROM 7/12/2024)

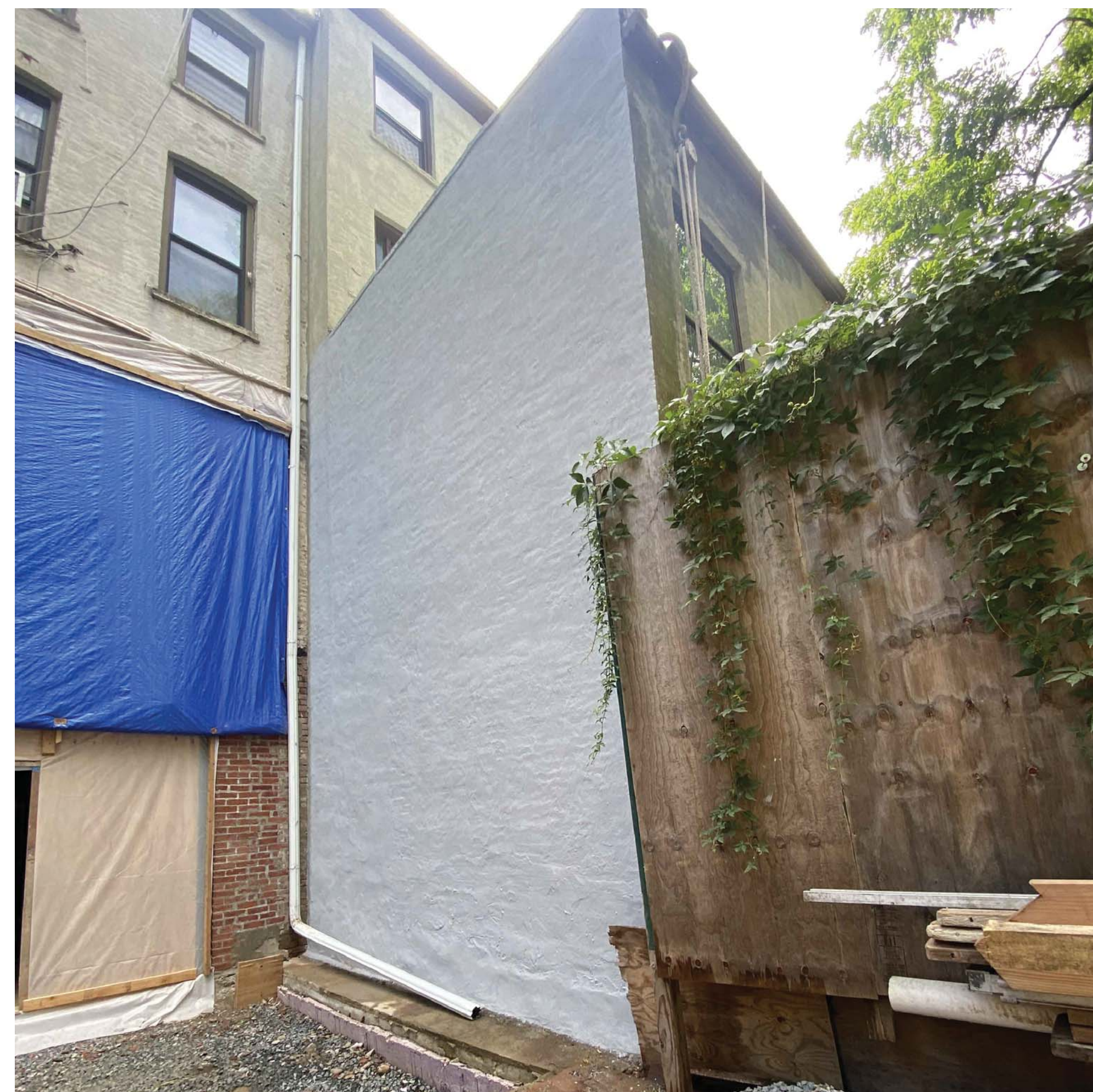
Terence Hairston Architect
324 W 84th St., Ste 102 New York, NY 10024
tel. 917 692 4778

Grannum Residence

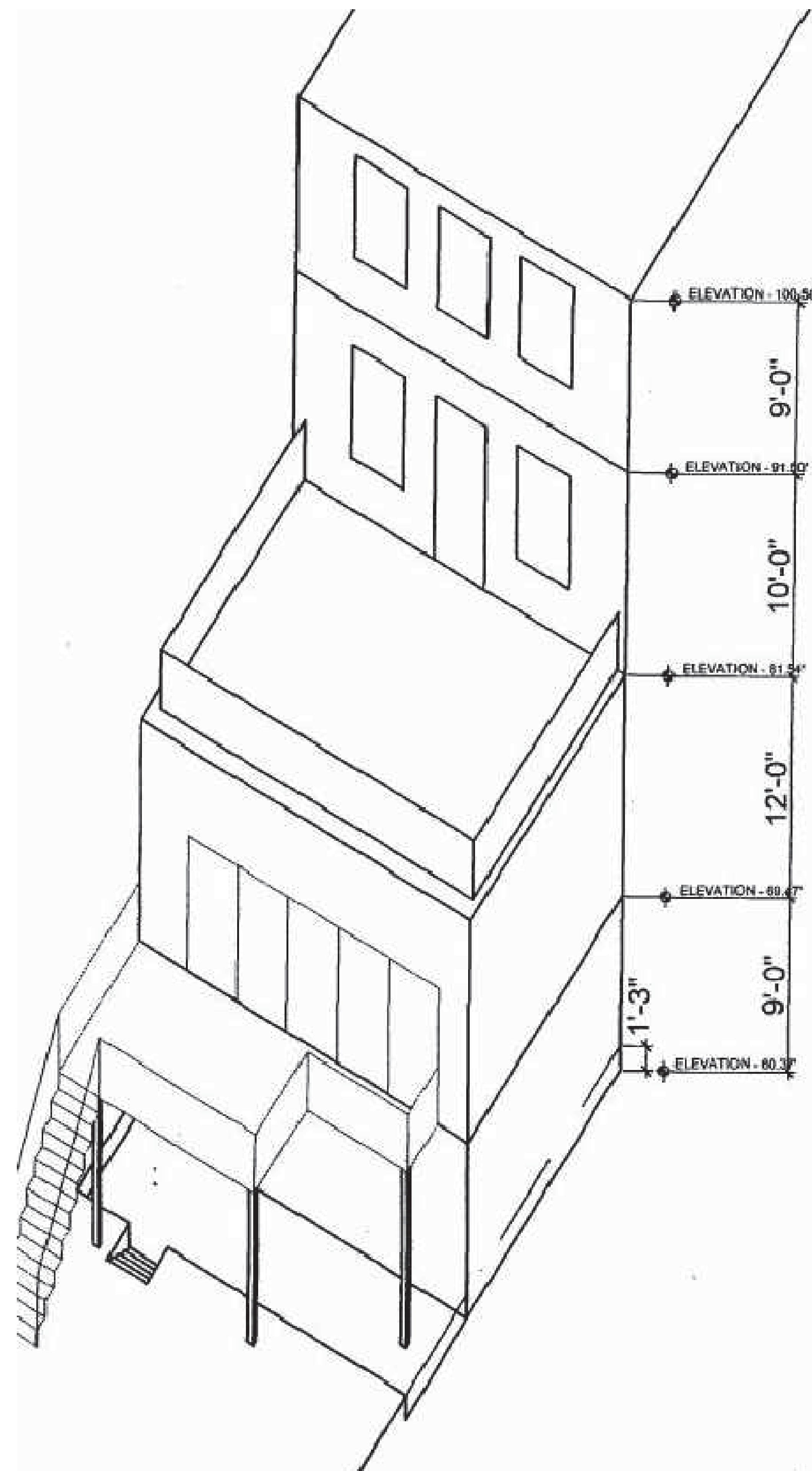
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20 Cambridge Place - REAR YARD LOOKING NORTHEAST



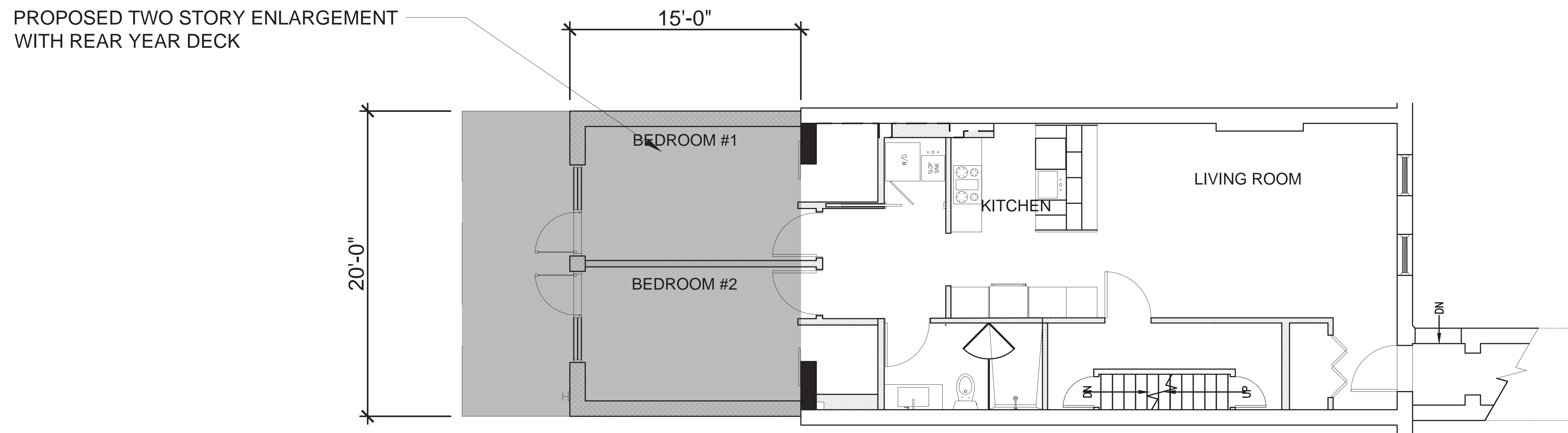
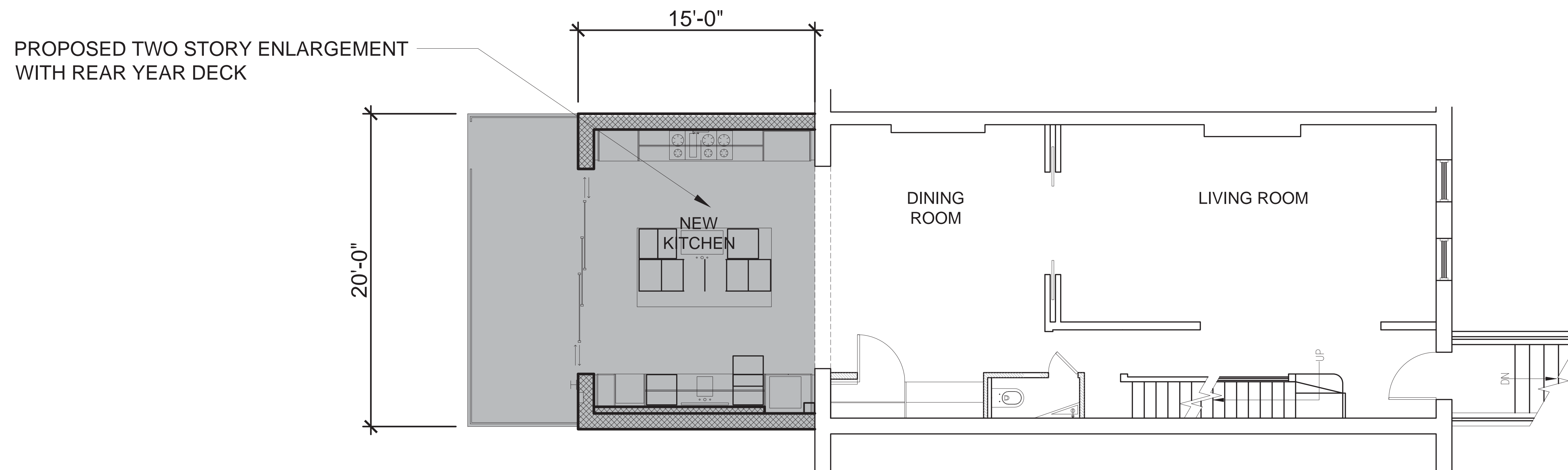
20 Cambridge Place - REAR YARD LOOKING SOUTHEAST



20 Cambridge Place - 3D MASSING DIAGRAM

Grannum Residence

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APPENDIX

COA #19-8343
DOCKET #197057
ISSUE DAT: 2/2/17

LPC
02-02-17
APPROD

HYDRAULIC CALCULATIONS #20 CAMBRIDGE PLACE

Block:1964 Lot: 45 Zone: R6B Map No: 17A

Lot Area= 2000.00 SF or 0.0459 acres
Roof Area= 1100 SF or 0.0252 acres
Paved Area= 120 SF or 0.0027 acres
Undeveloped Area= 500 SF or 0.0114 acres

Sanitary Flow
People/Acre x Acres x 150 Gal/Person/Day
 7.48×86400
For R6=170 People/Acre
 $170 \times 0.0459 \times 150 = 0.0018 \text{ cfs}$
 7.48×86400
Peak Factor 4= 0.0072 cfs

Storm Flow
 $C_w = [(1.0 \times 5.95 \times 0.0252) + (0.85 \times 5.95 \times 0.0027) + (0.2 \times 5.95 \times 0.0114)]$
 $= 0.1499 + 0.0136 + 0.0013 = 0.160 \text{ cfs}$

Allowable Storm Flow to Sewer
 $Q_{all} = 0.5 \times 4.8 \times 0.0459 = 0.1101 \text{ cfs}$

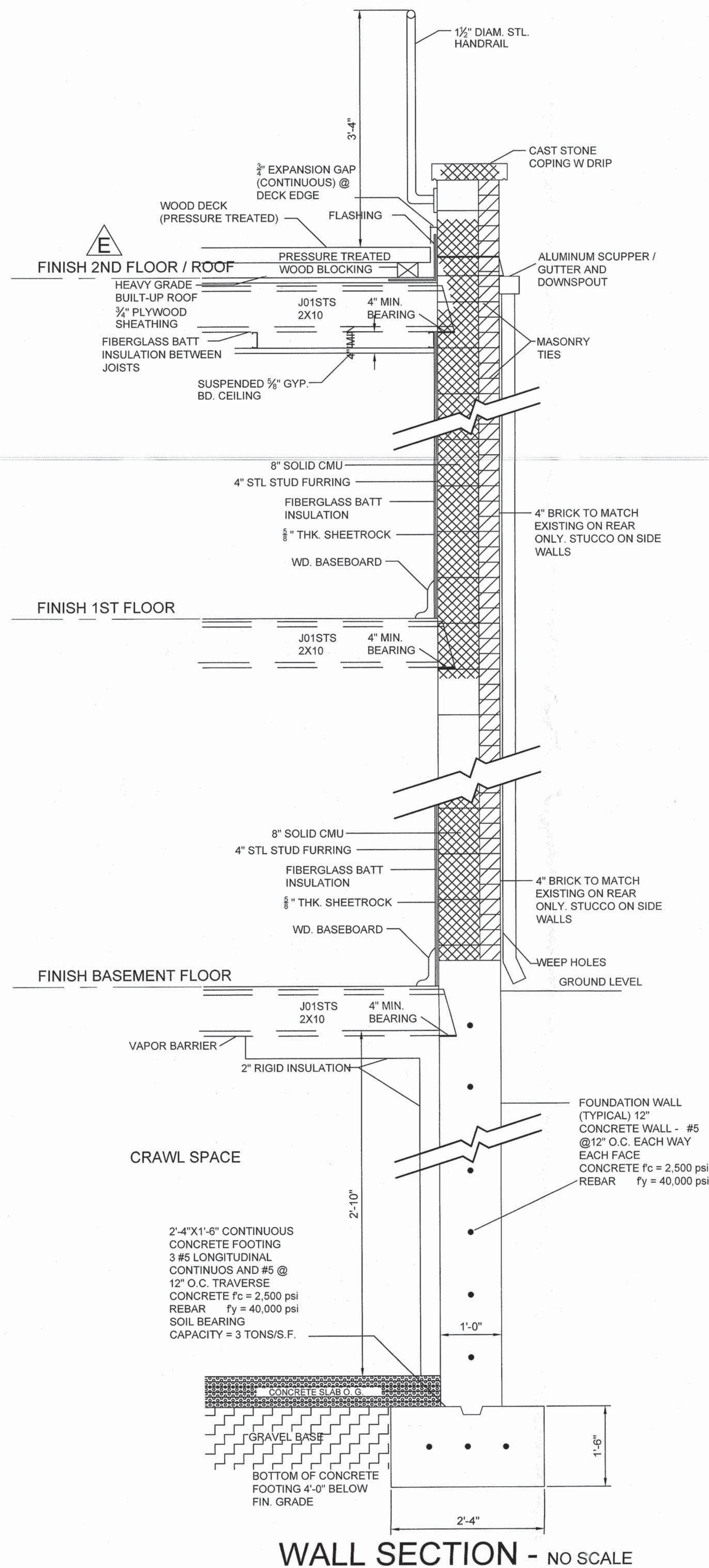
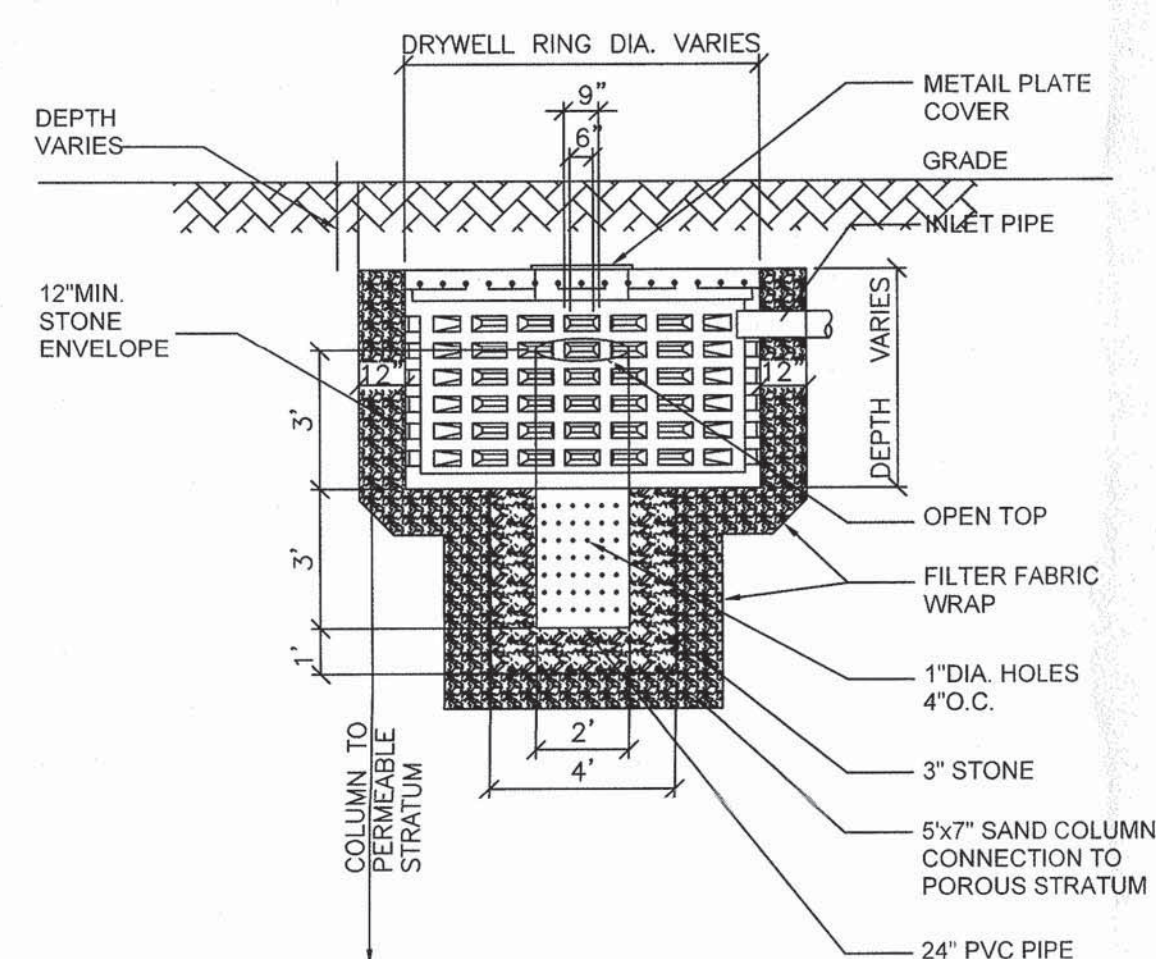
Total Flow to Sewer
 $= 0.1101 \text{ cfs}$

Volume of Drywell Required
 $= 0.0499 \text{ cfs}$
 $= 0.0499 \times 43560 = 365.32 \text{ sf}$
 1×5.95
 $= 365.32 \times 2/12 = 60.89 \text{ CF}$
Capacity of (1) 6'-0"Ø x 4'-0" deep
Drywell=89.32 CF

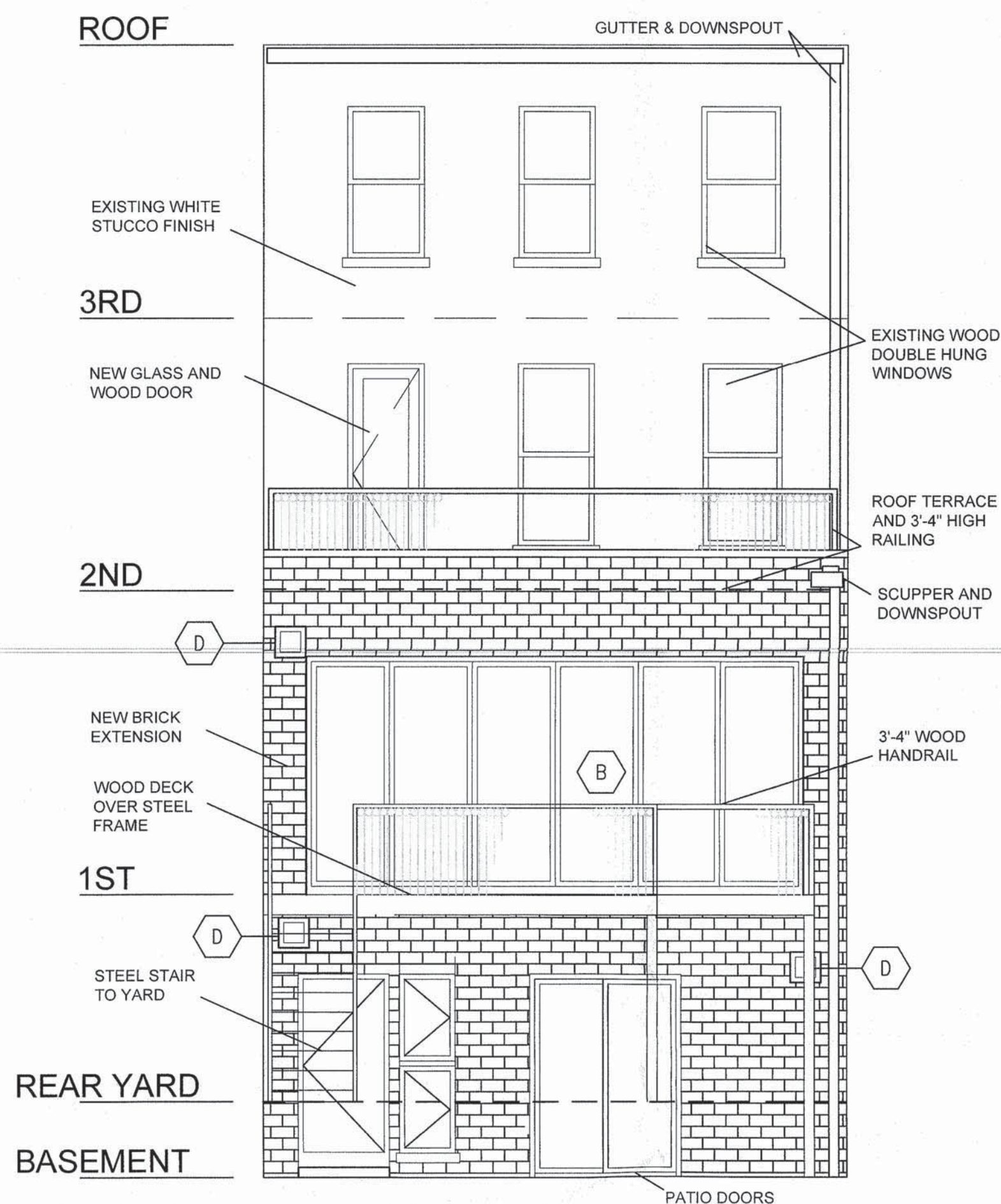
Total Drywell Capacity
 $= 89.32 > 60.89 \text{ CF} - \text{OKI}$

DRYWELL NOTES:

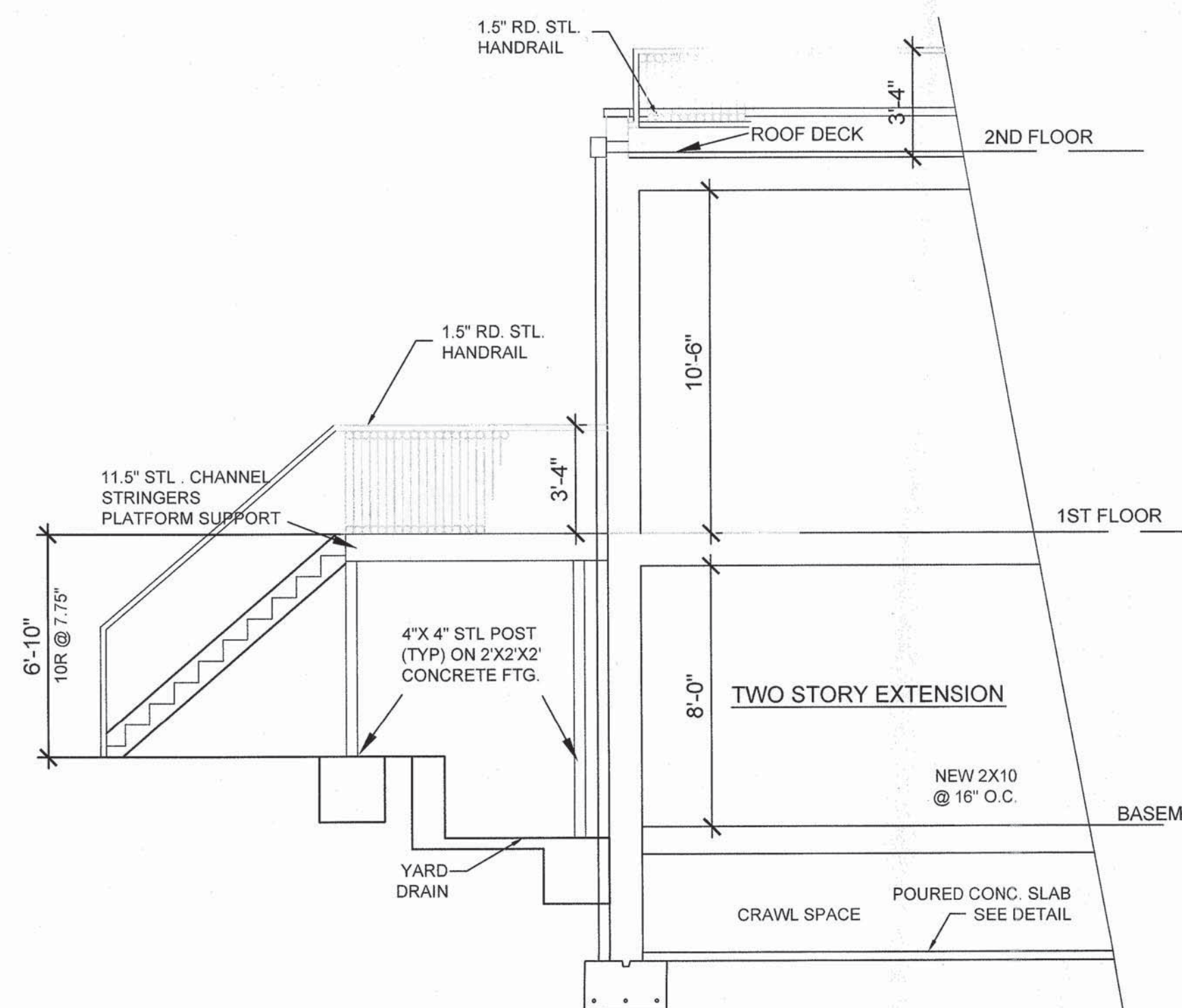
1. DRYWELLS AS MANUFACTURED BY CARLSON PRECAST INC, KINGSPARK, NY
2. MATERIAL SPECIFICATIONS:
CONCRETE: STRENGTH..... 4000 PSI 28 DAYS
CEMENT..... ASTM C-150
AGGREGATES..... ASTM C-33
WATER..... PURE, POTABLE
- REINFORCING STEEL: REBARS..... ASTM A-615, GRADE 40
WELDED WIRE FABRIC... ASTM A-185
4. FOR 4'-0" Ø DRYWELLS PROVIDE 4" COVER FOR NON-TRAFFIC AREAS,
6" COVER FOR TRAFFIC AREAS.
5. FOR 8'-0" Ø DRYWELLS PROVIDE 6" COVER FOR NON-TRAFFIC AREAS,
8" COVER FOR TRAFFIC AREAS.
6. IF BOTTOM OF DRYWELL IS NOT WITHIN 12" OF A POROUS STRATUM
PROVIDE A 5'X 7' SAND COLUMN AS PER DETAIL P110.13(C)(A)



WALL SECTION - NO SCALE



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



2 PARTIAL REAR SECTION
1/4"=1'-0"

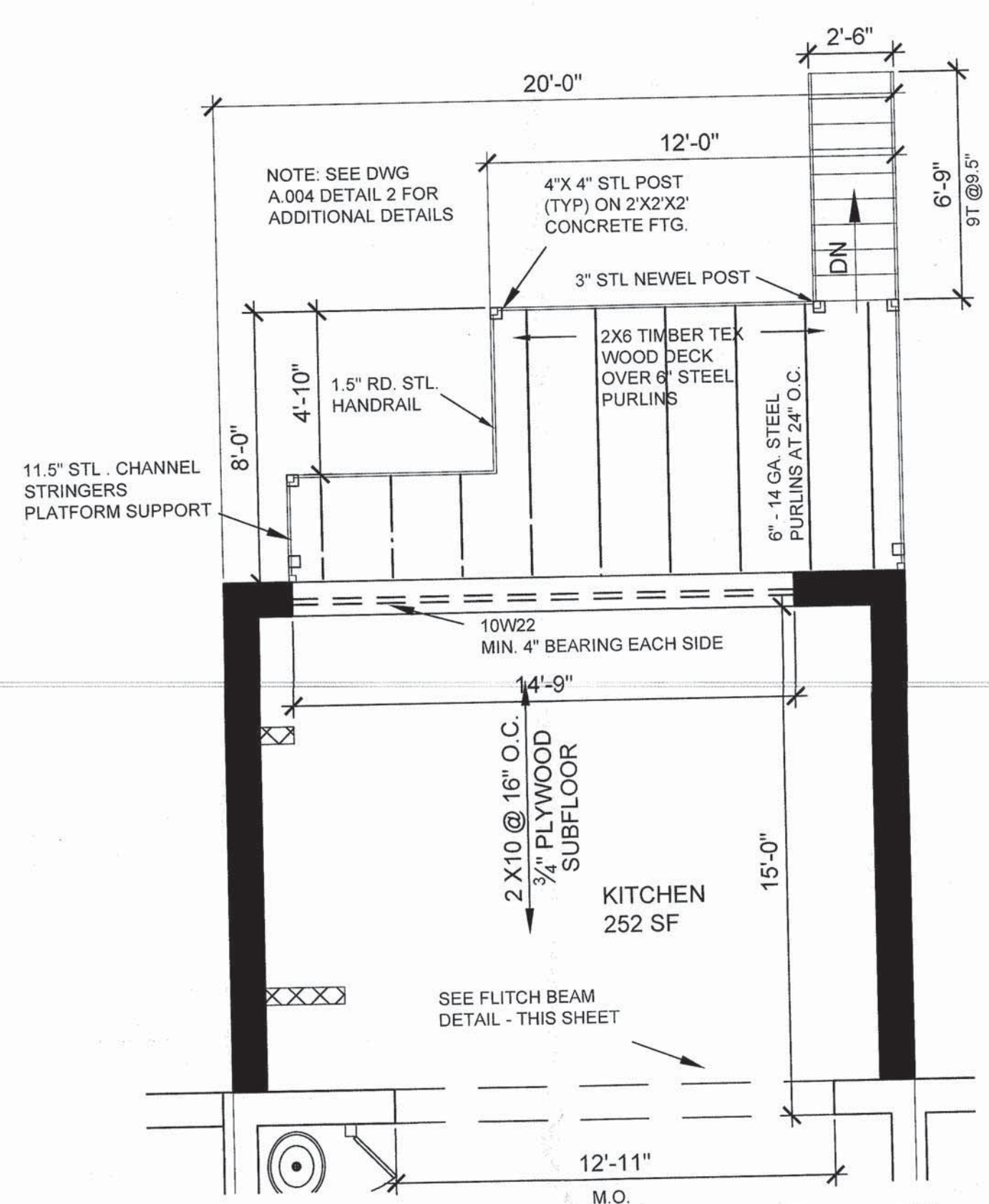
STANLEY ARCHITECTS / PLANNERS

191 WILLOUGHBY STREET - #15J BROOKLYN NY 11201
TELEPHONE & FAX - 718 622-9543

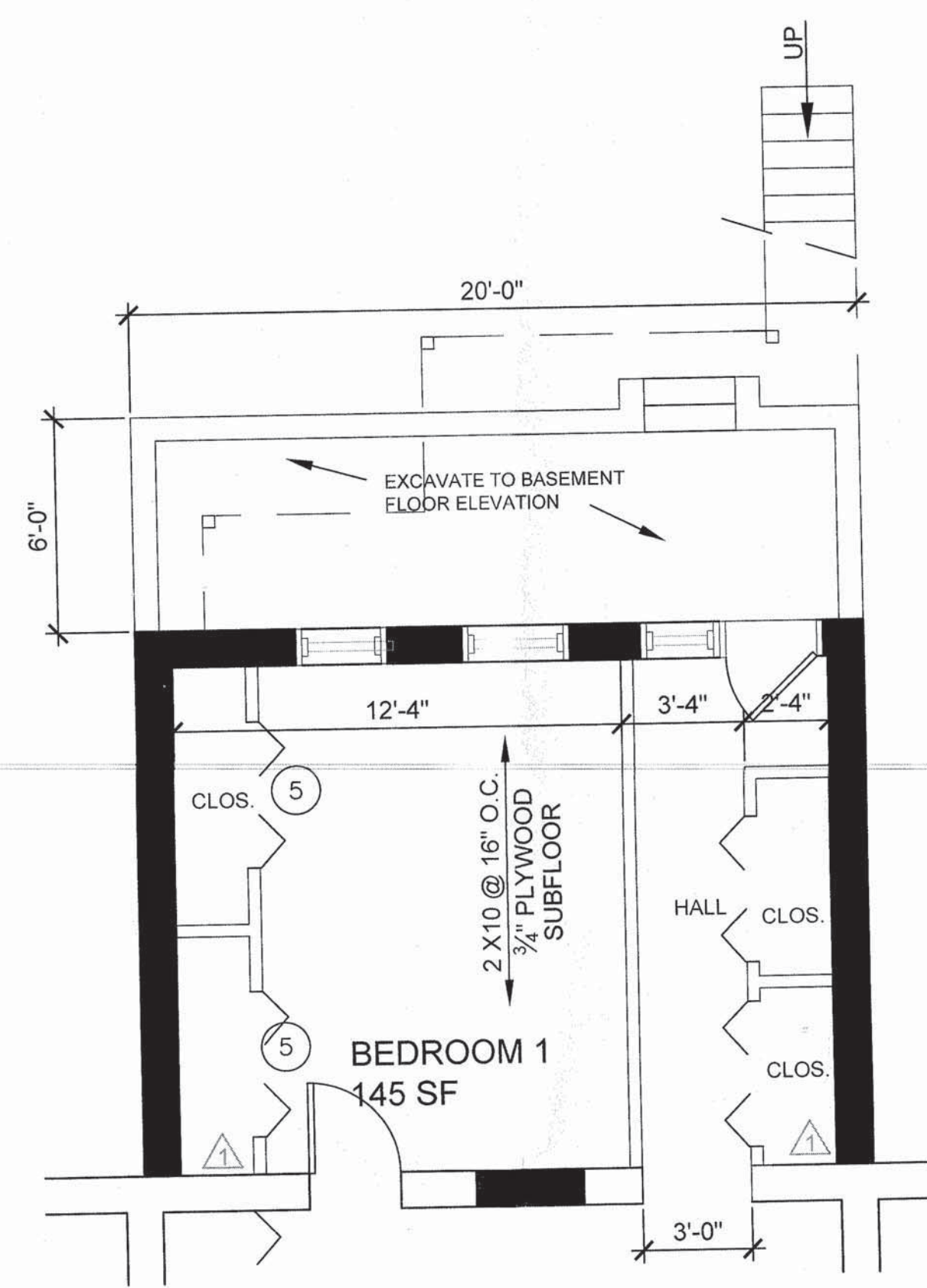
PROJECT:
DR. GRANNUM RESIDENCE
20 CAMBRIDGE PLACE BROOKLYN, NY
BLOCK 1964 LOT 45

TITLE:
REAR ELEVATION & EXTERIOR DETAILS

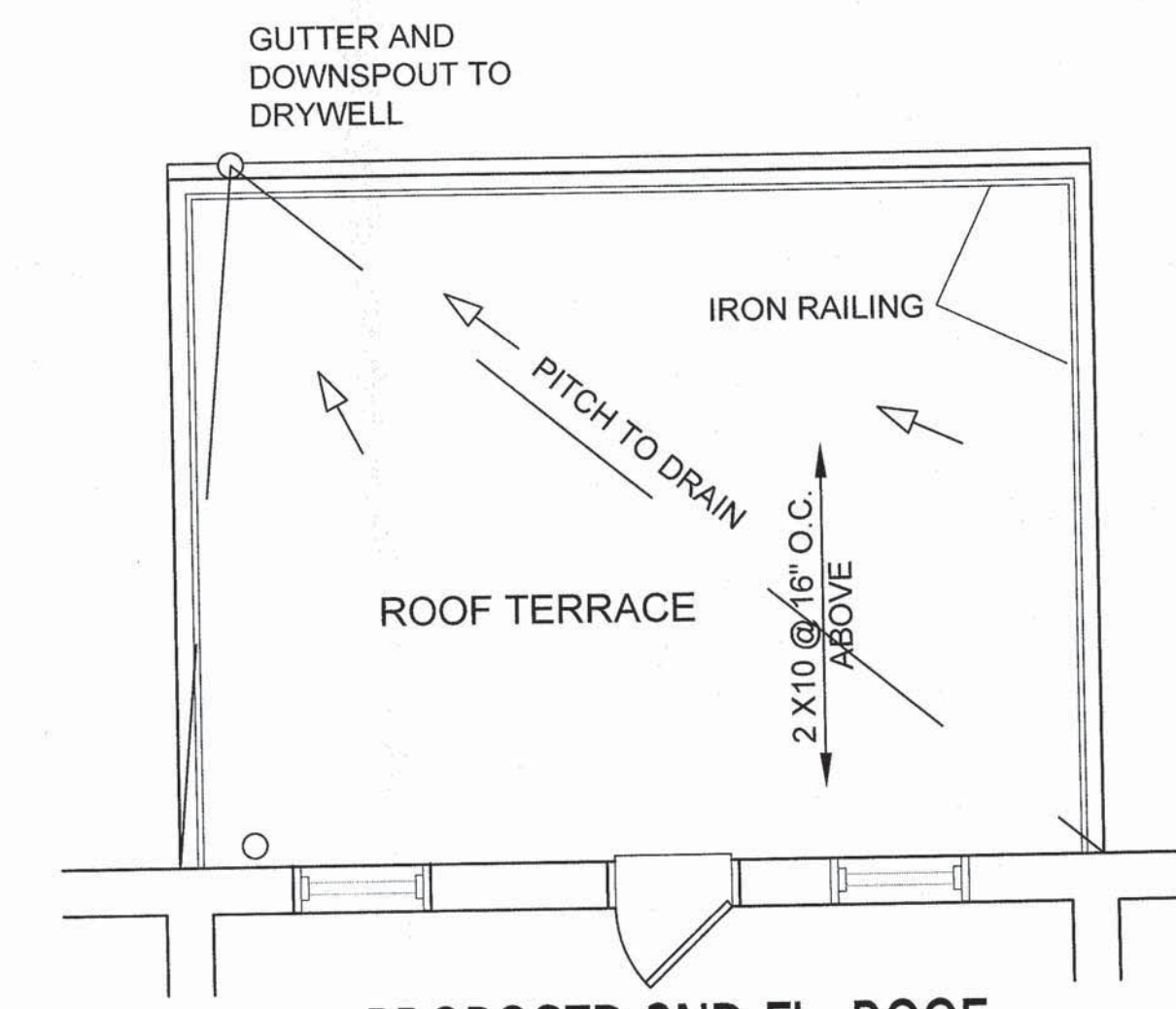
REGISTERED ARCHITECT THOMAS BARRETT STANLEY	REVISED: 11-02-16
DATE: 10-15-15	PROJECT NO.: 0615
DRAWN BY: TBS	CHK. BY: TBS
DWG. NO.: 5 OF 9	A-004.00



1 PROPOSED PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"

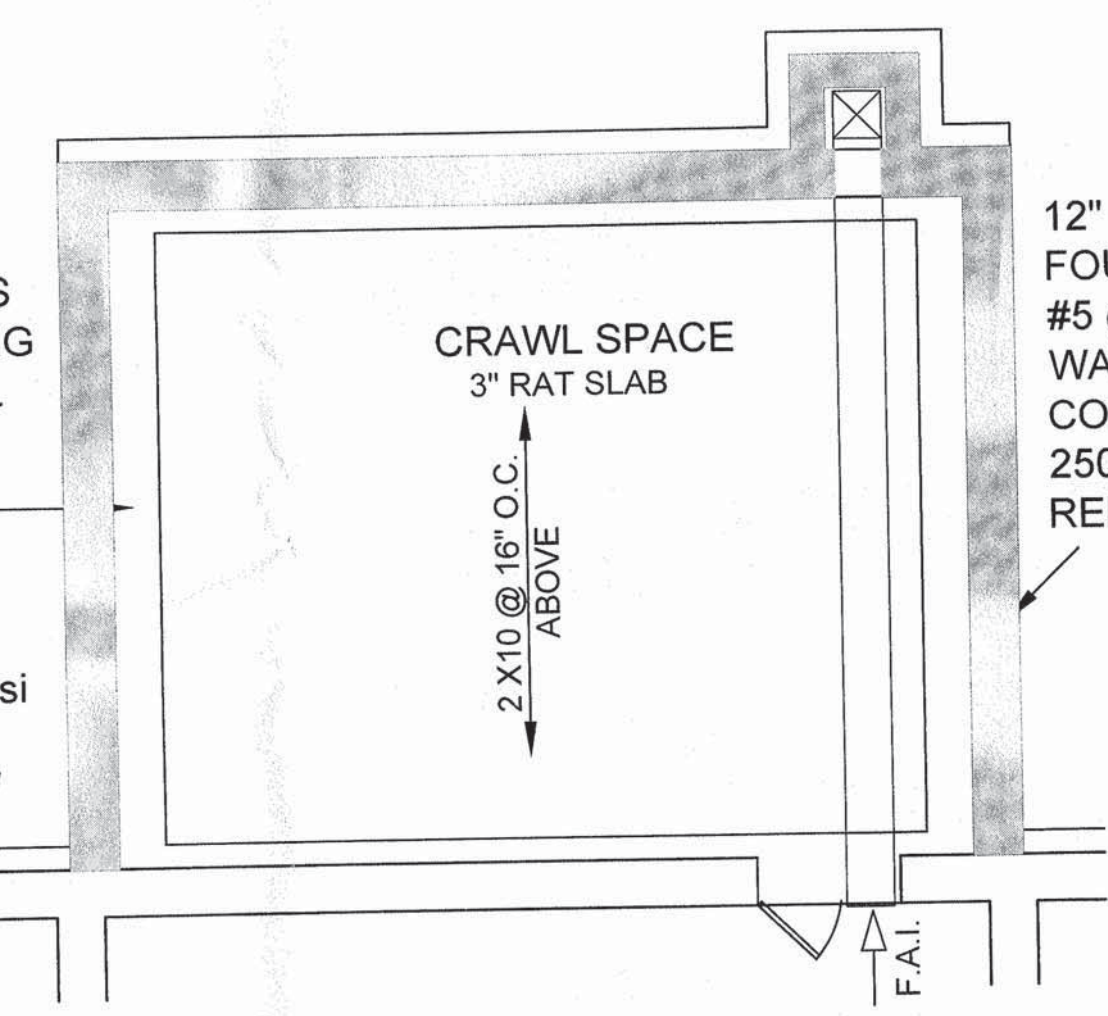


2 PROPOSED PARTIAL BASEMENT PLAN
1/4"=1'-0"

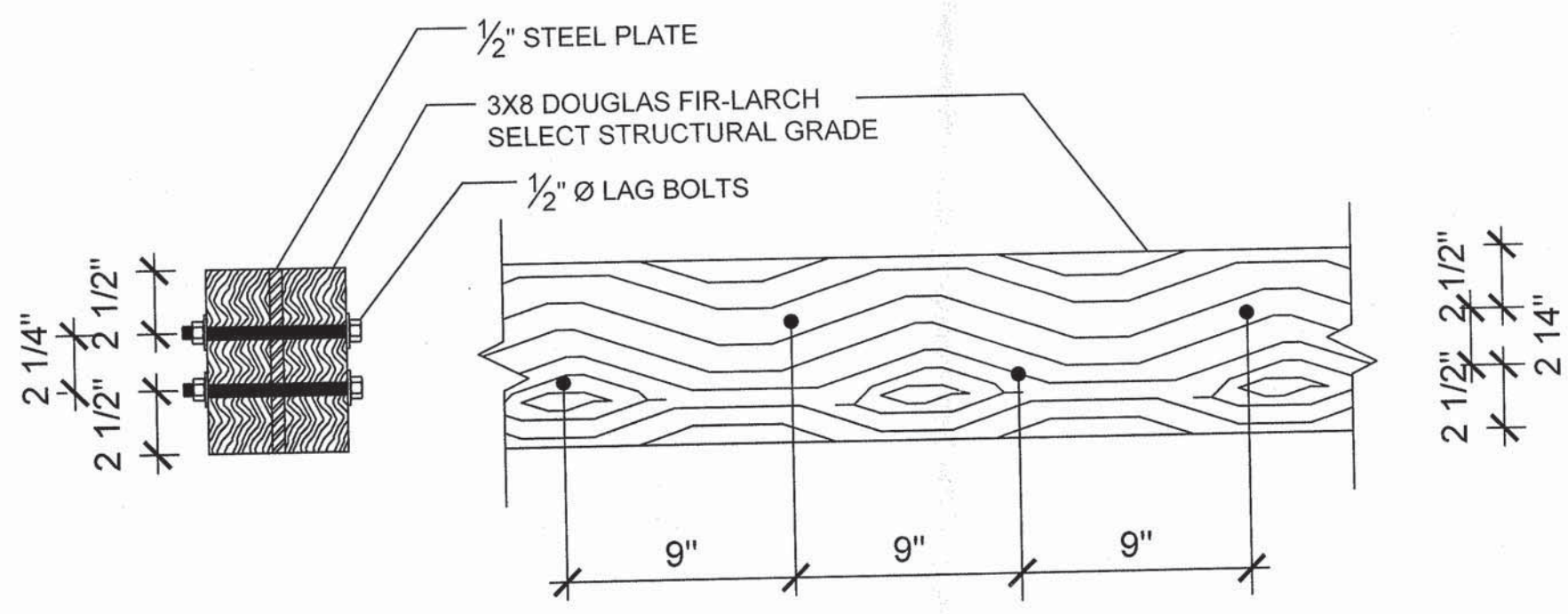


4 PROPOSED 2ND FL. ROOF
1/4"=1'-0"

28"X18" CONTINUOUS CONCRETE FOOTING
3-#5 LONGITUDINAL CONTINUOUS #5 @ 12" O.C. TRAVERSE CONCRETE f_c = 2500psi REBAR f_y = 40,000psi SOIL BEARING CAPACITY 3 TONS / SF

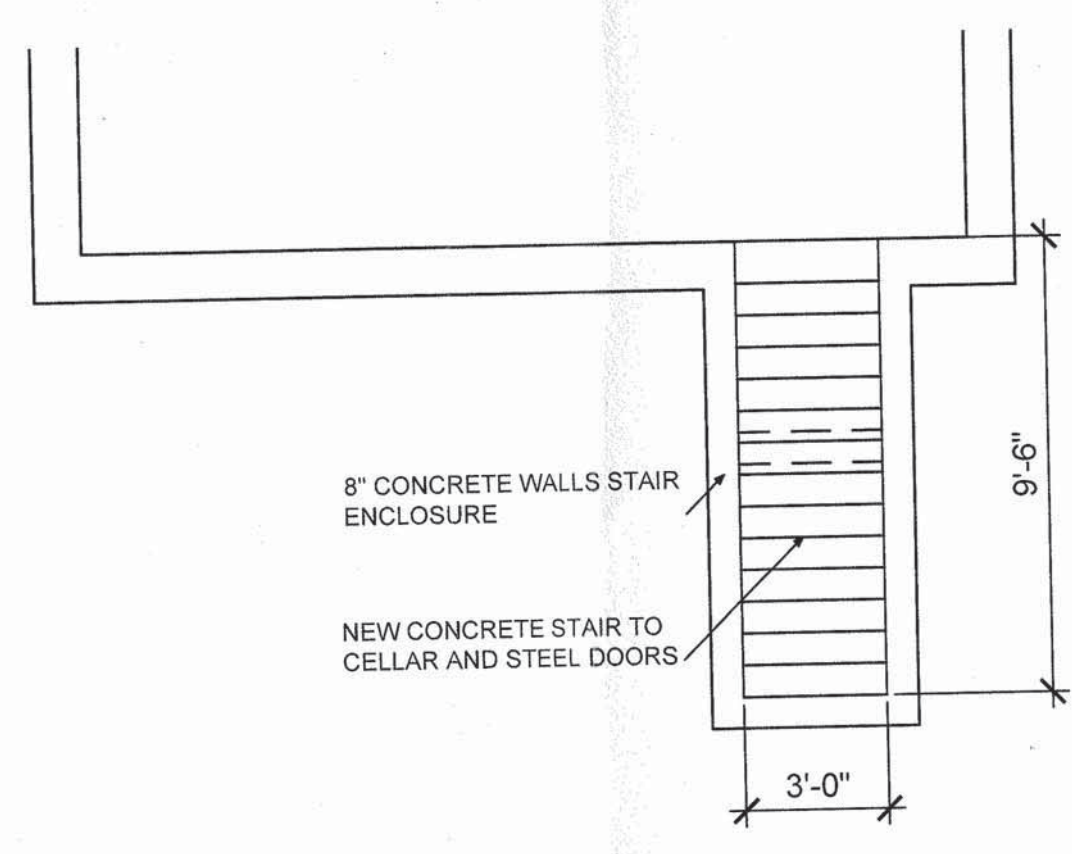


3 PROPOSED FOUNDATION PLAN
1/4"=1'-0"

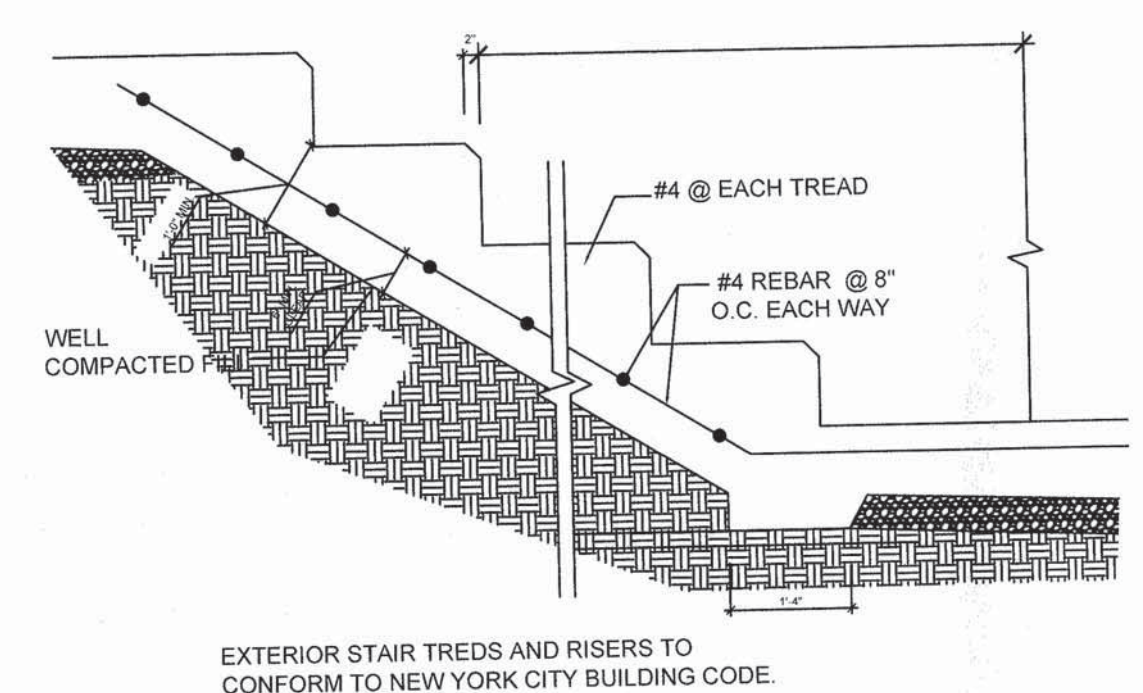


- NOTES:
1. ALL LAG BOLTS SHALL BE MINIMUM 1/2" DIAM. WITH WASHERS.
 2. STRUCTURAL STEEL SHALL COMPLY WITH ASTM A588 GRADE 50 U.O.N. THE ANGLES AND PLATES SHALL BE A36 AND THE STRUCTURAL TUBING SHALL COMPLY WITH ASTM A500 U.O.N.
 3. BOLTS, NUTS WASHERS SHALL COMPLY WITH ASTM A325. BOLTS SHALL BE A MIN 1/2" DIAM. U.O.N.
 4. ALL FACE MOUNT JOIST HANGERS SHALL COMPLY WITH MANUFACTURER'S INSTALLATION RECOMMENDATION.

5 FLITCH BEAM DETAIL
NTS



6 PARTIAL CELLAR PLAN
1/4"=1'-0"



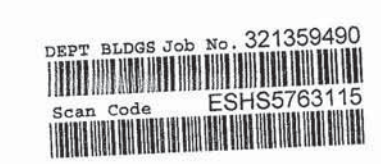
7 CELLAR STAIR DETAIL
NTS

STANLEY ARCHITECTS / PLANNERS
191 WILLOUGHBY STREET - #15J BROOKLYN NY 11201
TELEPHONE & FAX - 718 622-9543

PROJECT:
DR.GRANNUM RESIDENCE
20 CAMBRIDGE PLACE BROOKLYN, NY
BLOCK 1964 LOT 45

TITLE:
STRUCTURAL PLANS AND DETAILS

REVISION:	DATE:
PROJECT NO.:	06-0-0
DRAWN BY:	TBS
CHECK BY:	TBS
DWG. NO.:	6 OF 9
CAD FILE NO.:	20-AL1



S-001.00

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