

The current proposal is:

Preservation Department – Item 2, LPC-20-09034

**611 2nd Street,
Borough of Brooklyn**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/89088348352?pwd=b2FRd3VaUjlZMDI3TUt6RjlmVmExUT09>

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611 2ND STREET BROOKLYN, N.Y

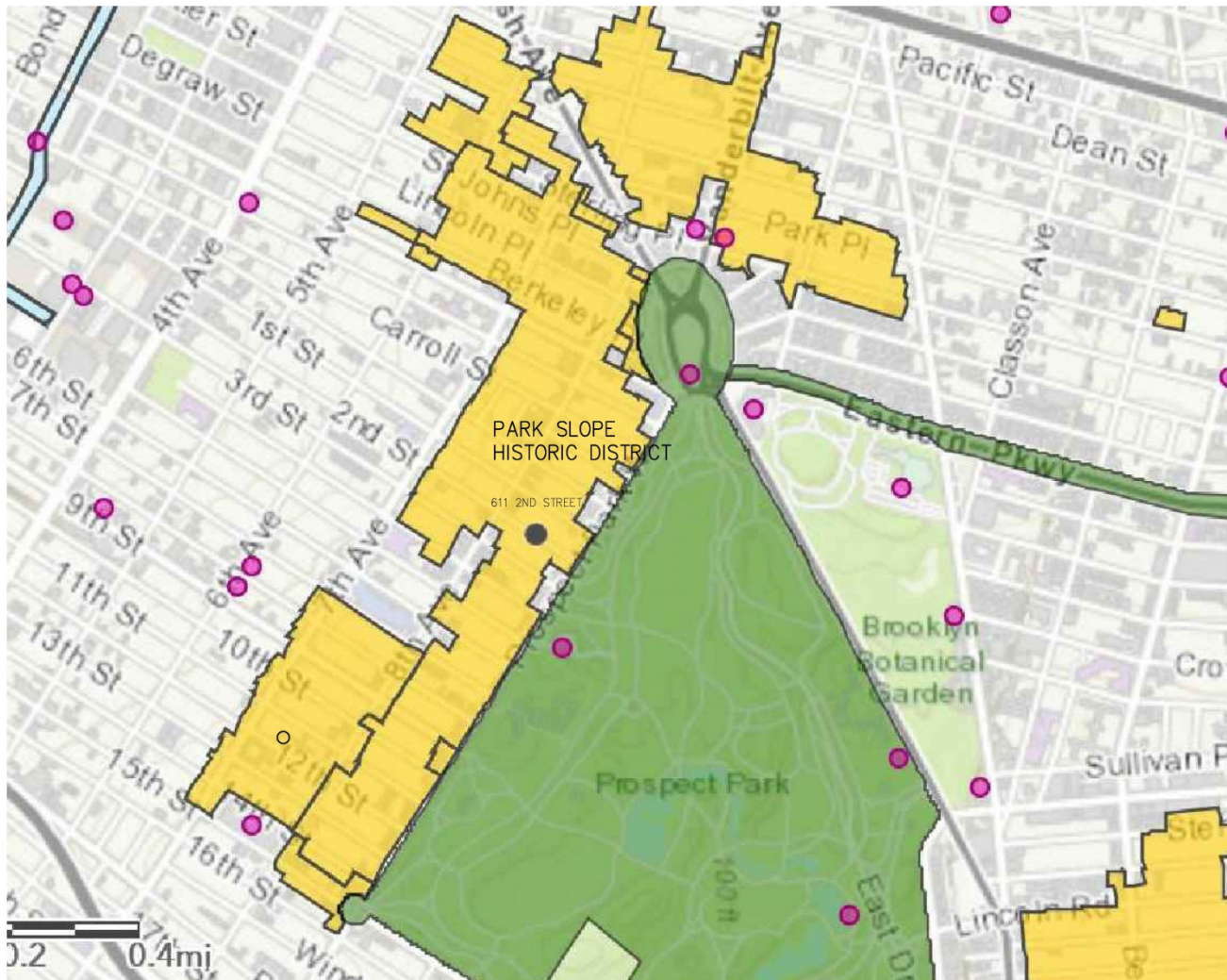
PROPOSED 2ND FLOOR
REAR EXTENSION &
PENTHOUSE ADDITION

Mark D. Lipton Associates
ARCHITECTS *** DESIGNERS
115 E. 12TH STREET, 4TH FLOOR
NEW YORK, NY 10003
(212) 677-8448

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED ARCHITECT IN THE STATE OF NEW YORK. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES IN THE PAST TEN YEARS. I HAVE NOT BEEN DEBARRED FROM PRACTICING ARCHITECTURE IN THE STATE OF NEW YORK. I HAVE NOT BEEN FOUND GUILTY OF ANY PROFESSIONAL MISFEASANCE. I HAVE NOT BEEN FOUND GUILTY OF ANY OTHER ACTS OF PROFESSIONAL MISFEASANCE. I HAVE NOT BEEN FOUND GUILTY OF ANY OTHER ACTS OF PROFESSIONAL MISFEASANCE. I HAVE NOT BEEN FOUND GUILTY OF ANY OTHER ACTS OF PROFESSIONAL MISFEASANCE.

REVISIONS		DATE
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PROJECT:	MICHAEL SHAPIRO 611 2ND STREET BROOKLYN, N.Y.
TITLE SHEET	
DATE:	03/05/20
PROJECT NO.:	2202
DRAWING BY:	
CHK. BY:	MDL
DRAWING NO.:	LPC-001.0



NYC LANDMARKS PRESERVATION COMMISSION HISTORIC DISTRICT MAP

<p>PROJECT: MICHAEL SHAPIRO 611 2ND STREET BROOKLYN, N.Y.</p>	
<p>HISTORIC DISTRICT MAP</p>	
<p>DATE: 03/05/20 PROJECT NO: 72322 DRAWING BY: AT CHK BY: MOL DRAWING NO: LPC-002.0</p>	<p>DESIGNER: Mark D. Lipton Associates ARCHITECTS *** 112 NEW BRASS, NEW YORK, NY 10013 (212) 693-6448</p>
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REAR PHOTOS



REAR PHOTOS

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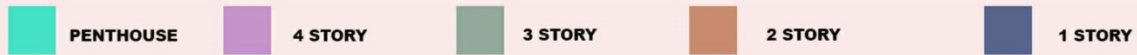
PROJECT: MICHAEL SHAPIRO
 611 2ND STREET
 BROOKLYN, N.Y.

REAR PHOTOS
 EXIST. CONDITIONS

DATE:	03/05/20
PROJECT NO.:	22102
DRAWING BY:	AT
CHK BY:	MD
DRAWING NO.:	LPC-004.0



BLOCK DIAGRAM



BLOCK DIAGRAM WITH EXISTING BUILDING HEIGHTS

DATE	REVISIONS
04/05/11	1. INITIAL DESIGN
04/05/11	2. PRELIMINARY DESIGN
04/05/11	3. PRELIMINARY DESIGN
04/05/11	4. PRELIMINARY DESIGN
04/05/11	5. PRELIMINARY DESIGN
04/05/11	6. PRELIMINARY DESIGN
04/05/11	7. PRELIMINARY DESIGN
04/05/11	8. PRELIMINARY DESIGN
04/05/11	9. PRELIMINARY DESIGN
04/05/11	10. PRELIMINARY DESIGN

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 SUITE 1000
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PROJECT: MICHAEL SHAPIRO
 611 2ND STREET
 BROOKLYN, N.Y.

BLOCK DIAGRAMS

DATE: 04/05/11	DATE: 04/05/11
PROJECT NO: 77302	PROJECT NO: 77302
DRAWING BY: AT	DRAWING BY: AT
CHK BY: MCL	CHK BY: MCL
DRAWING NO: LPC-006.0	DRAWING NO: LPC-006.0



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MATERIALS, METHODS, TECHNIQUES, PROCEDURES OR OPERATIONS, OR THE SAFETY PERFORMANCE AND RELIABILITY OF THE CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE CONSTRUCTION, AND TO ANY OTHER SERVICES PERFORMED BY THE ARCHITECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF ALL CONSTRUCTION OPERATIONS. THE ARCHITECT SHALL ADVISE AND BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONDITIONS ON THE JOB AND THIS OFFICE MAY BE NOTIFIED BY THE OWNER OF ANY VIOLATION OF THE DESIGN AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE TO THE OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO REPRODUCE, TRANSMIT, OR OTHERWISE DISSEMINATE, ADAPTED TO, AFTER AN ATTEMPT TO

Mark D. Lipton Associates



PROJECT
611 2ND STREET
BROOKLYN

EXISTING AND
PROPOSED FRONT

DATE: 03-05-2020
PROJECT NO: 21202
DRAWING BY: MDL
CHK BY: MDL
DRAWING NO:
LPC - 007.0
19 CE 20



Country	Year
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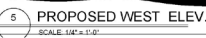
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 FAX (212) 697-1001

PROJECT
611 2ND STREET
BROOKLYN

EXISTING AND
PROPOSED FRONT

DATE: 03-05-2020
PROJECT NO: 21202
DRAWING BY: MDL
CHK BY: MDL
DRAWING NO:
LPC - 009.0
15 OF 29



DATE: 8-01-20
PROJECT NO:
DRAWING BY:
CHK BY: MD
DRAWING NO:
LPC-011.0

ZONING INFORMATION (QUALITY HOUSING)

BLOCK;	1077
MAP NUMBER;	160
LOT NUMBER;	55
ZONING DISTRICT;	R-7B
CONSTRUCTION CLASS;	OLD CODE CLASS H

ZONING

LOT AREA: 20'0" x 100'-0"

2.0305F

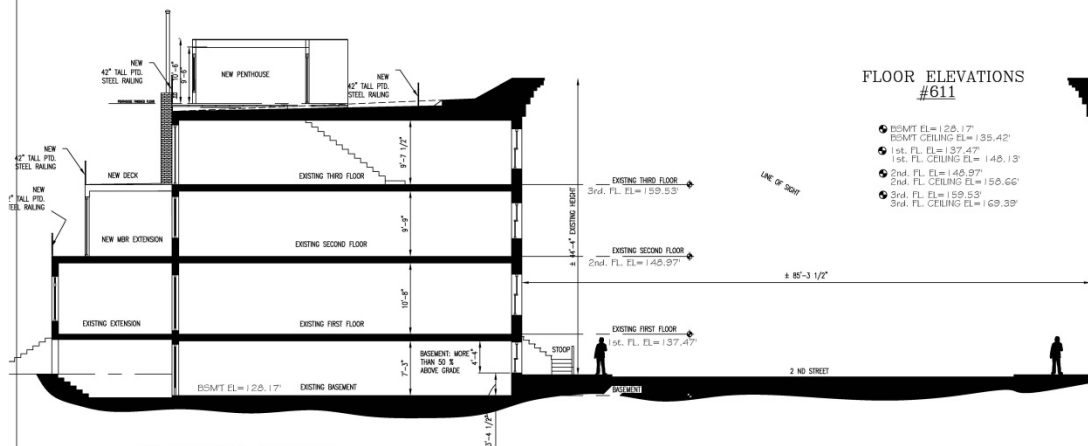
FRONT YARD (ZR 23-45)	REQ'D=0'0"	PROVIDED=4'3"
SIDE YARD (ZR23-461)	REQ'D=0'0"	PROVIDED=0'0" WEST, 0'0" EAST
REAR YARD (ZR23-47)	REQ'D=30'0"	PROVIDED=25'0" (EXISTING, NONCOMPLIANCE, NOT INCREASED)

ZONING CALCULATIONS

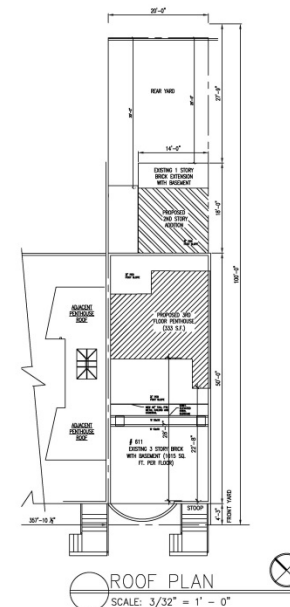
SQUARE FOOTAGE:	EXISTING	PROPOSED ADDITION	PROPOSED ADDITION
BASEMENT	= $350' \times (40' + 14' + 8') = 1564 \text{ sq. ft.}$	0 sq. ft.	1,266 sq. ft.
1st FLOOR	= $350' \times (40' + 14' + 8') = 1564 \text{ sq. ft.}$	= 194 sq. ft.	1,758 sq. ft.
2nd FLOOR	= $350' \times (40' + 15 \text{ sq. ft. of bay}) = 1,015 \text{ sq. ft.}$		1,193 sq. ft.
3rd FLOOR	= $350' \times (40' + 15 \text{ sq. ft. of bay}) = 1,015 \text{ sq. ft.}$	= $553 \text{ sq. ft. of penthouse (less than 338 and 338 sq. ft.)}$	1,568 sq. ft.
TOTAL			5,885 sq. ft.
LOT COVERAGE	= $\frac{\text{BUILDING FOOTPRINT OF AREA} = 268 \text{ sq. ft.}}{4,536 \text{ sq. ft.}} = 5.9\%$		
NOTES:	= $\frac{268 \text{ sq. ft.}}{4,536 \text{ sq. ft.}} = 5.9\%$		

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE CONSEQUENCES OF ANY VIOLATIONS OF ANY REGULATIONS, ORDINANCES OR PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN CONNECTION WITH THE PROJECT. THE ARCHITECT SHALL HAVE PRECEDENCE OVER BOULEVARD CONTRACTORS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OMISSION OF ANY MATERIALS FROM THE DRAWINGS AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DETAILS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS EXEMPTED UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY

FLOOR ELEVATIONS
#611

- BSMT EL=128.17'
- BSMT CEILING EL=135.42'
- 1st. FL. EL=137.47'
- 1st. FL. CEILING EL=148.13'
- 2nd. FL. EL=148.97'
- 2nd. FL. CEILING EL=158.66'
- 3rd. FL. EL=159.53'
- 3rd. FL. CEILING EL=169.39'



ROOF PLAN

SCALE: $3/32" = 1' - 0"$

Mark D. Lipton Associates



ARCHITECTS *** DESIGNERS

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(718) 979-1313
FAX(718) 53-6426

PROJECT
MICHAEL SHAPIRO
611 2ND STREET
BROOKLYN, N.Y.

SITE/ ZONING

SEAL AND SIGNATURE _____

DATE: 8-1-20

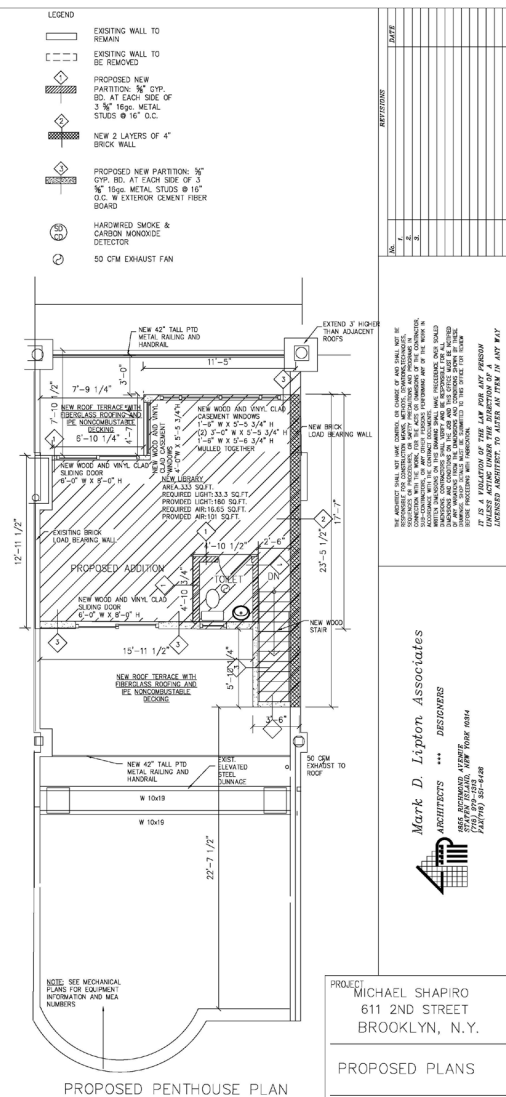
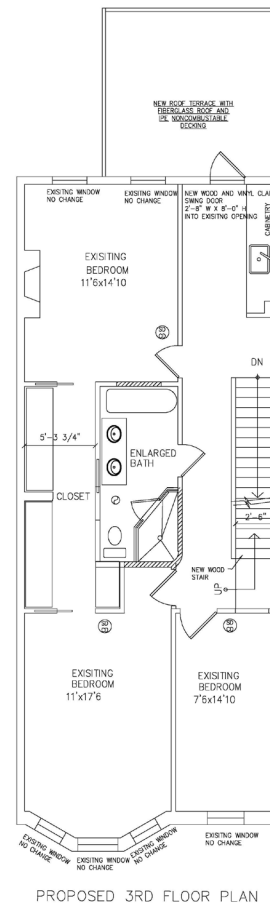
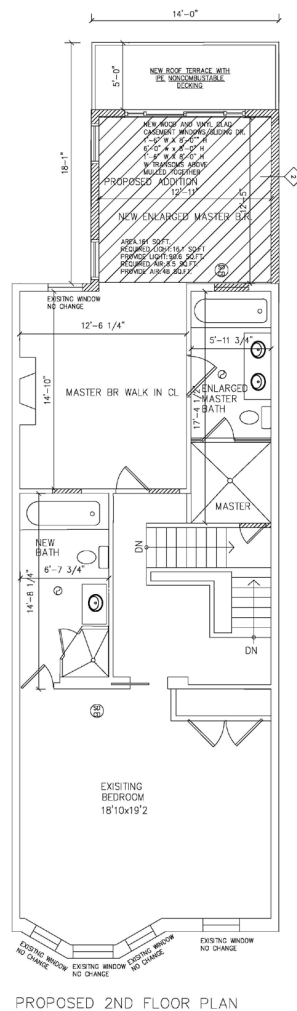
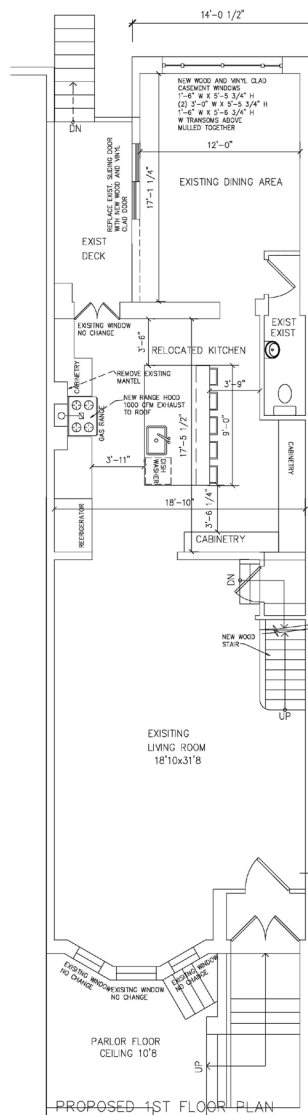
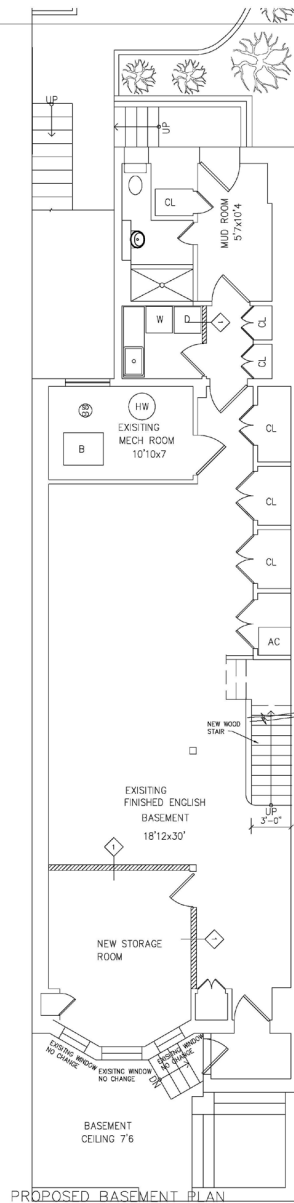
PROJECT NO: 2002

DRAWING BY:	AT
CHK BY:	MDL

DRAWING NO:

LRC 012 00

LFC 012.00



NO CHANGES ON FRONT FACADE

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

PROJECT
MICHAEL SHAPIRO
611 2ND STREET
BROOKLYN, N.Y.

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 08-01-20
PROJECT NO: 2020
DRAWING BY: AT
CHK BY: MDL
DRAWING NO:
LPC 013.00

Mark D. Lipton Associates

**IT IS A VIOLATION OF THE LAW FOR ANY PERSON
WHILE ACTING UNDER THE DIRECTION OF A
FUGITIVE TO PROCEED WITH FUGITIVE.**



PHOTO KEY PLAN

611 2ND STREET

NO VISIBILITY OF MOCK UP FROM ANY
PUBLIC THOROUGHFARE



MOCK UP PHOTO 1



MOCK UP PHOTO 2



(1) 2ND STREET LOOKING NORTH-WITH MOCK UP IN PLACE



(2) 2ND STREET LOOKING NORTHWEST-WITH MOCK UP IN PLACE



(3) CORNER OF 2ND STREET & 8TH AVE. LOOKING EAST-WITH MOCK UP IN PLACE



(4) PROSPECT PARK WEST LOOKING WEST-WITH MOCK UP IN PLACE



(5) PROSPECT PARK WEST LOOKING WEST-WITH MOCK UP IN PLACE

The current proposal is:

Preservation Department – Item 2, LPC-20-09034

**611 2nd Street,
Borough of Brooklyn**

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