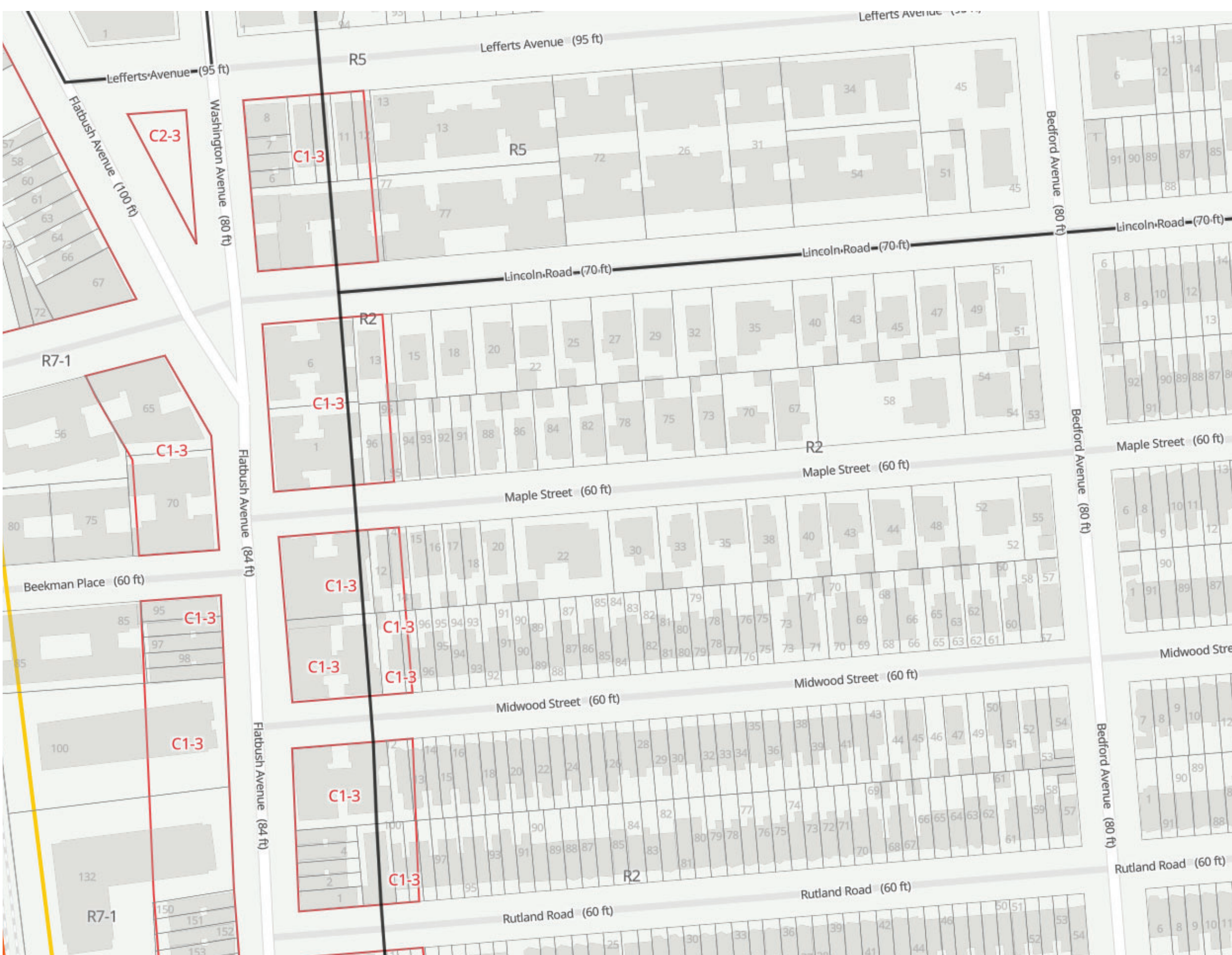
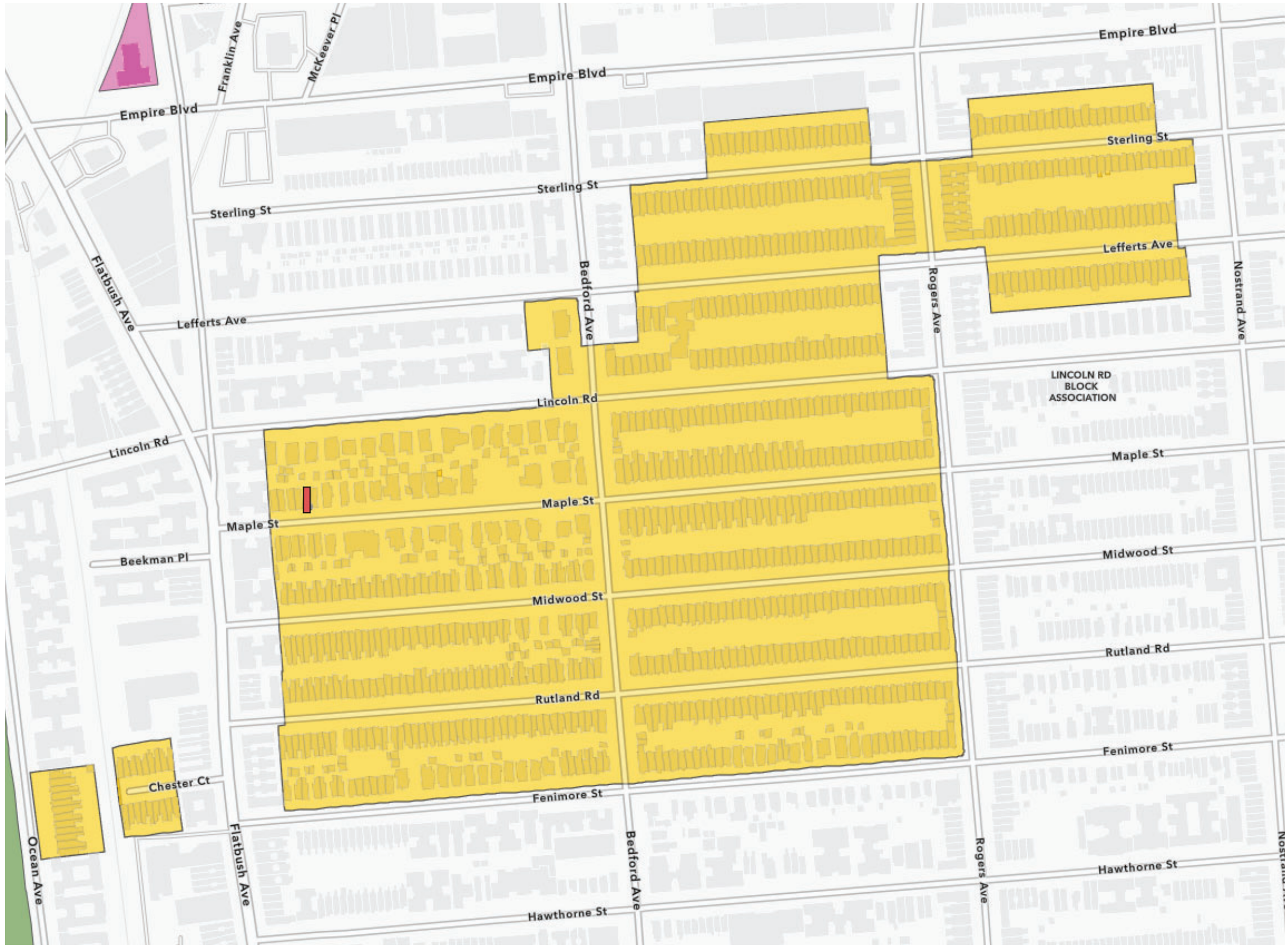
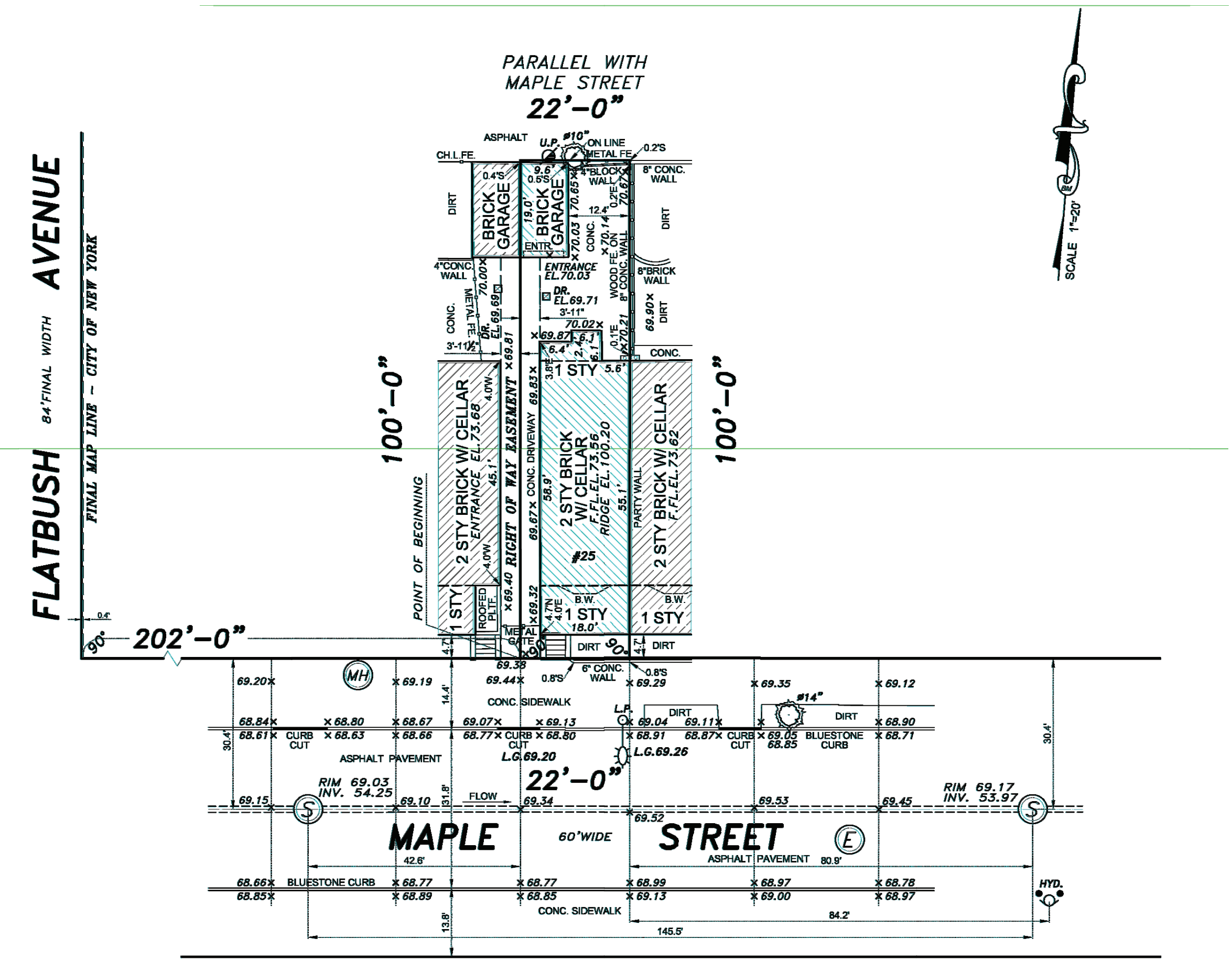
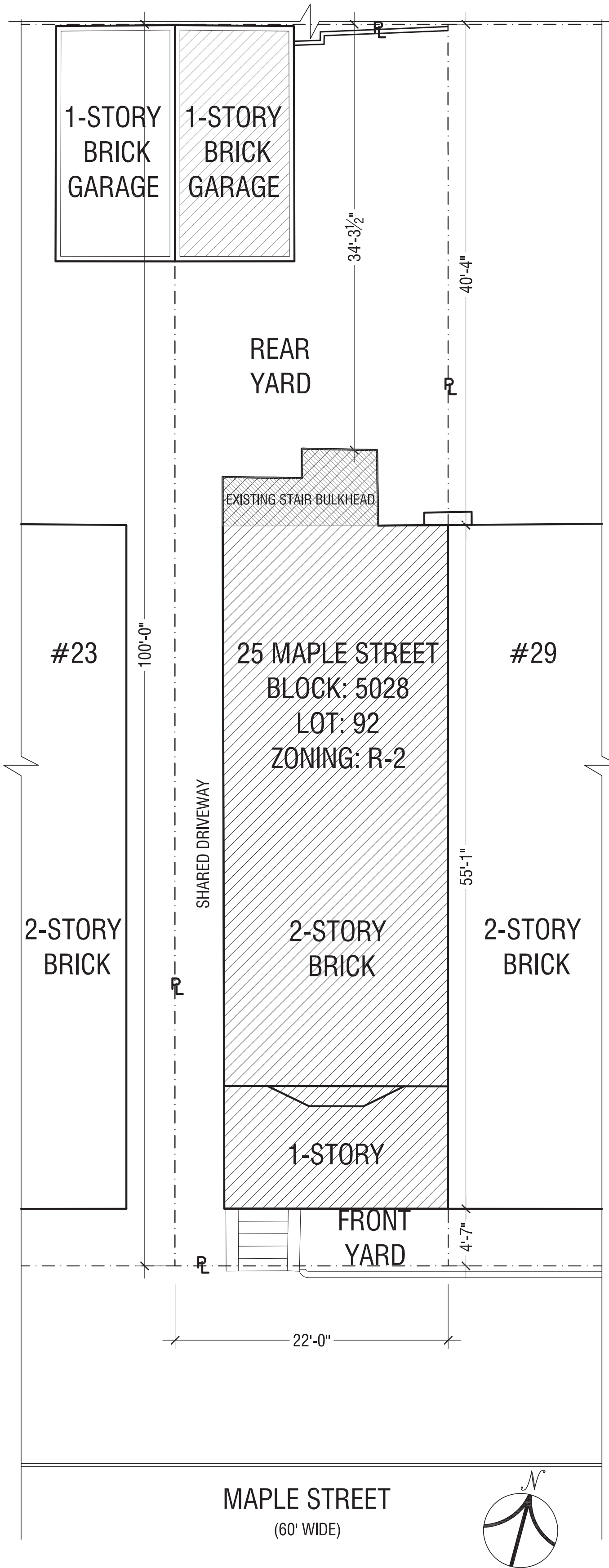




**25 Maple Street  
Brooklyn, NY 11225**

---

**Fichter Residence**



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4Sixfour  
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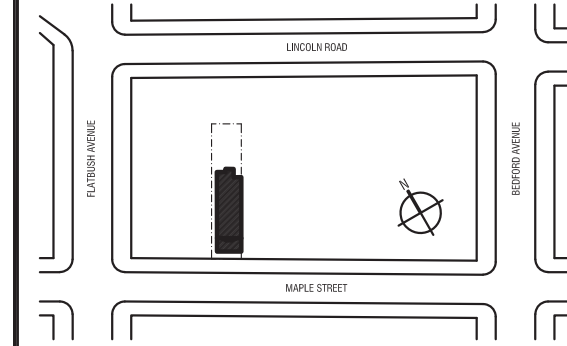
**PROJECT NAME:**  
FICHTER RESIDENCE  
25 MAPLE STREET  
BROOKLYN, NY 11225

**ENGINEER:**  
KYLE TWITCHELL & ASSOCIATES  
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SANTIAGO TOMÁS INTERIORS, LLC  
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**ARCHITECT | ENGINEER OF RECORD:**

**PROPERTY INFORMATION | KEY PLAN:**  
25 MAPLE STREET  
BROOKLYN, NY 11225  
BLOCK: 5028 LOT: 92  
LOT AREA: 2,200 SQ. FT.  
BUILDING AREA: 1,760 SQ. FT.  
PRIMARY ZONING: R-2  
SPECIAL ZONING: LANDMARK  
FLOOR AREA RATIO (FAR): .08  
ZONING MAP: 16d  
ZONING USE GROUP: 9  
OCCUPANCY: RES  
CONSTRUCTION CLASS: II-C  
BIN #: 3114708



**ISSUE:**

NO. 1	08.06.2024	LPC ISSUE

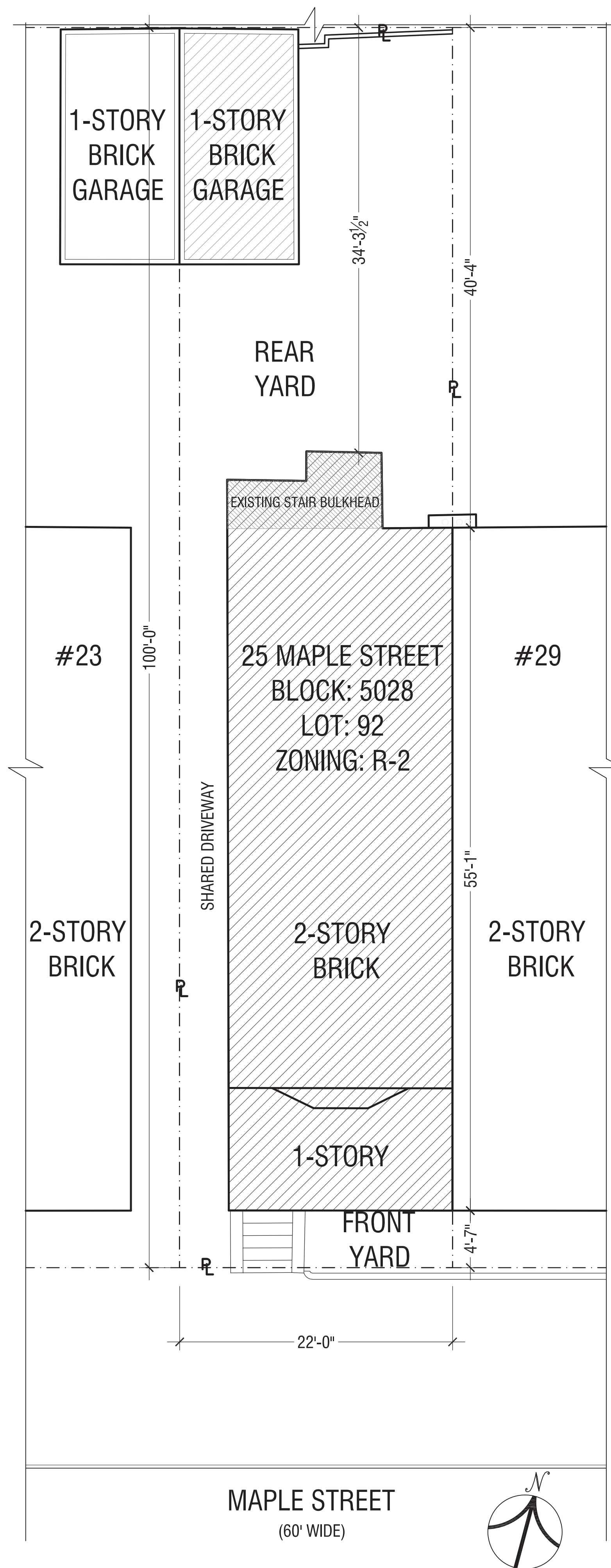
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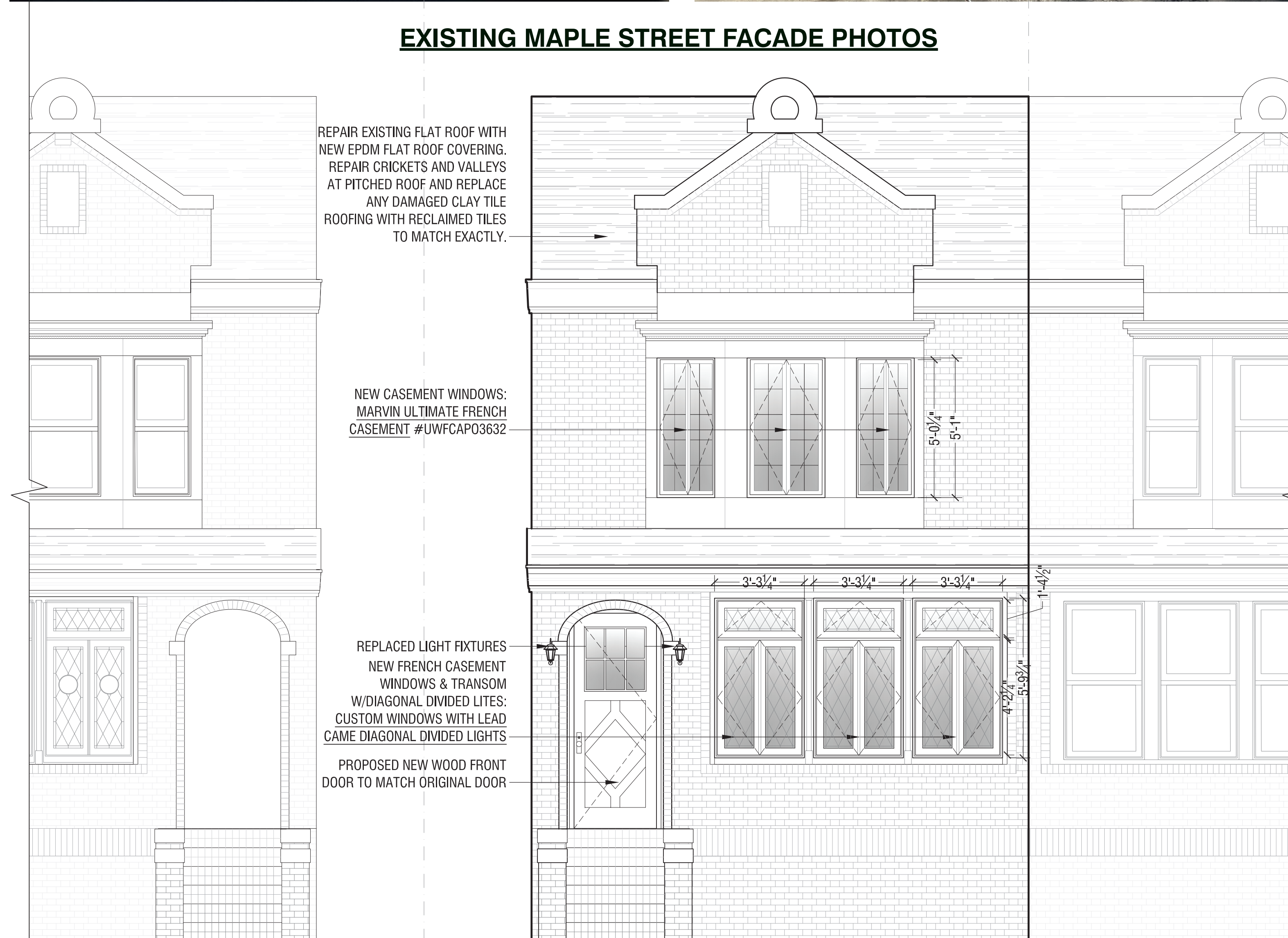
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SCALE: AS SHOWN  
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**LPC-01**



EXISTING MAPLE STREET FACADE PHOTOS



EXISTING MAPLE STREET FACADE W/APPROVED LPC ELEMENTS

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**ARCHITECT | ENGINEER OF RECORD:**

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 SPECIAL ZONING: LANDMARK  
 FLOOR AREA RATIO (FAR): .08  
 ZONING MAP: 16d  
 ZONING USE GROUP: 9  
 OCCUPANCY: RES  
 CONSTRUCTION CLASS: II-C  
 BIN #: 3114708

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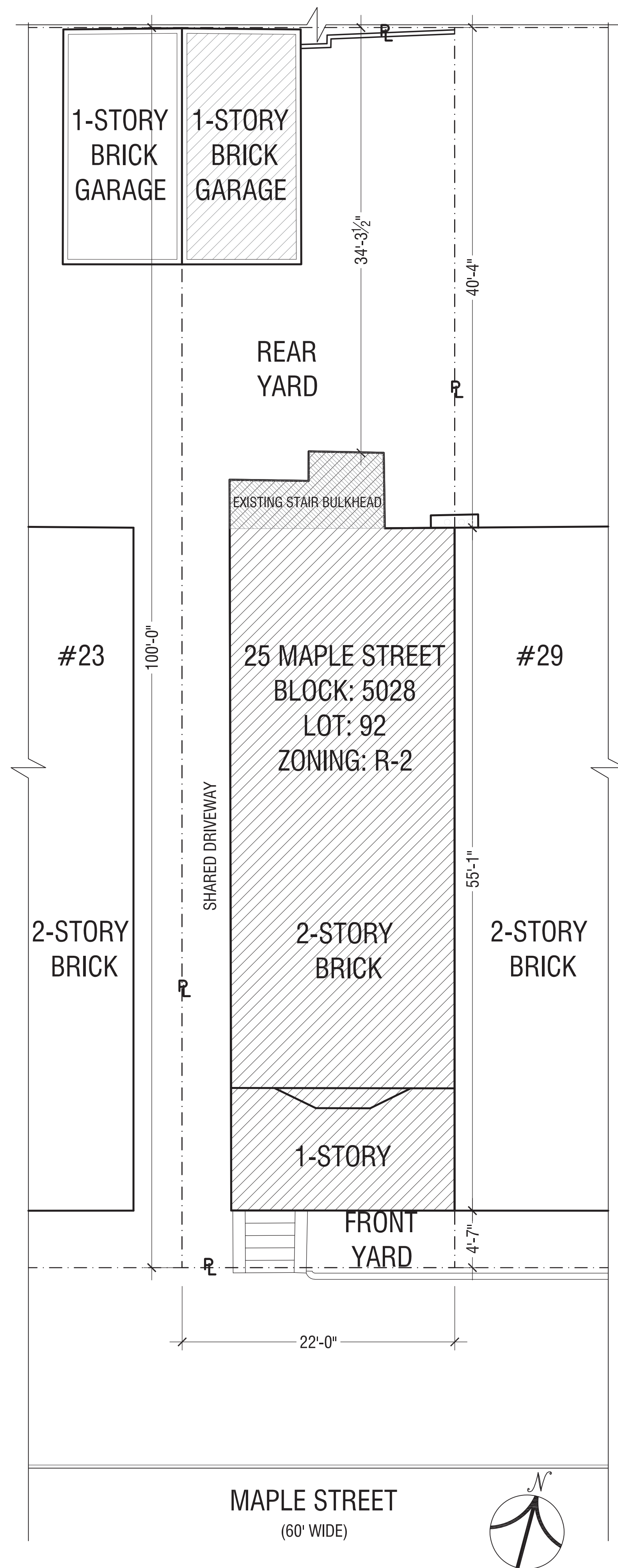
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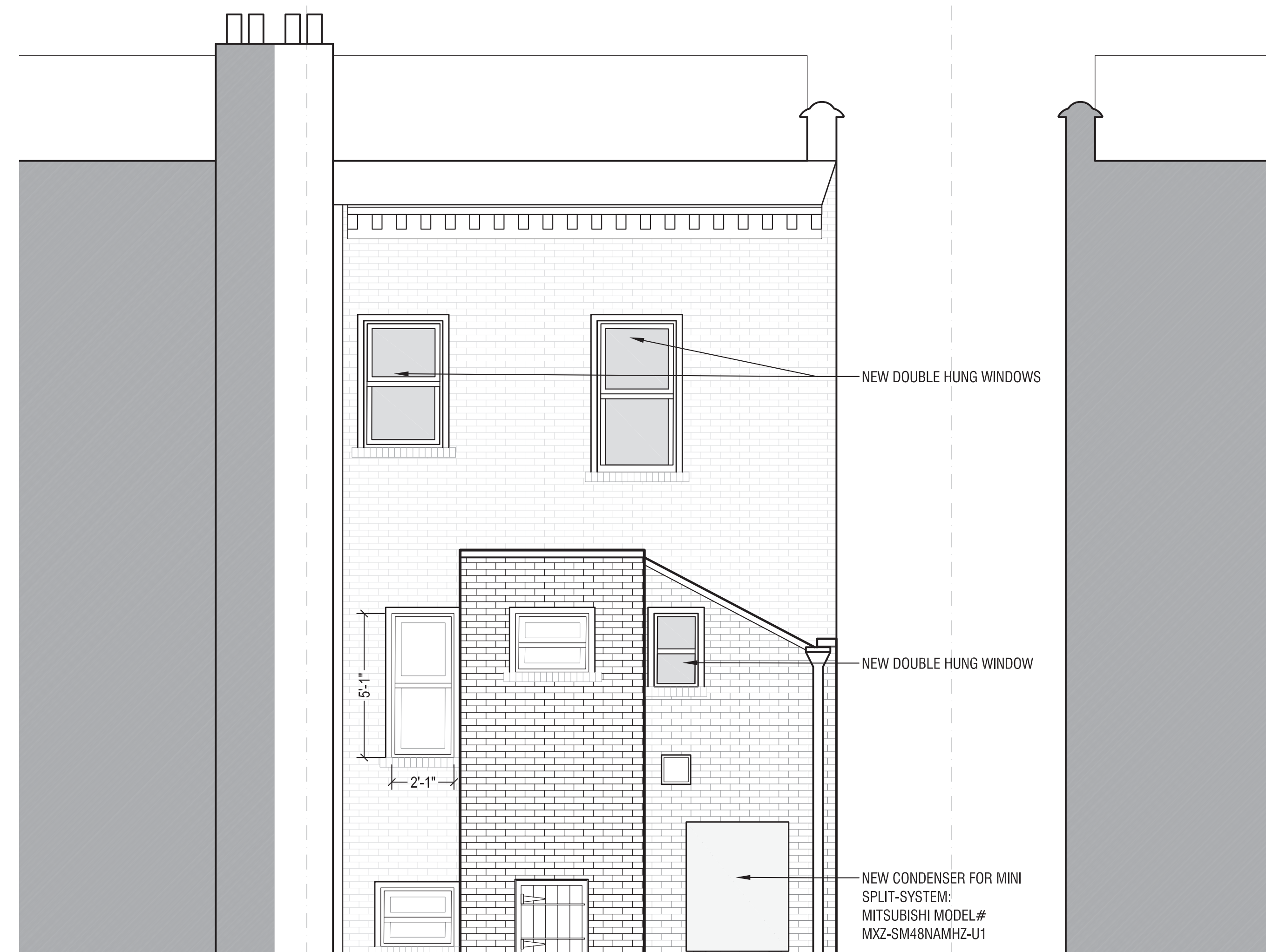
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**LPC SUBMISSION**

**LPC-02**



**EXISTING REAR FACADE PHOTOS**



**EXISTING REAR FACADE**

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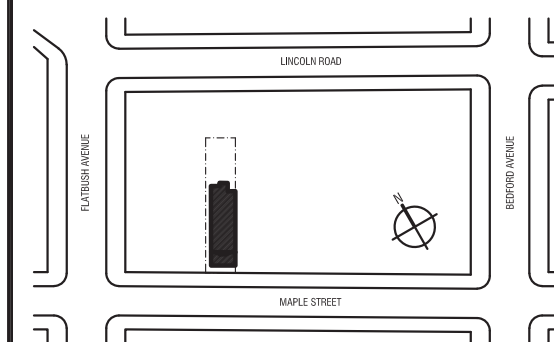
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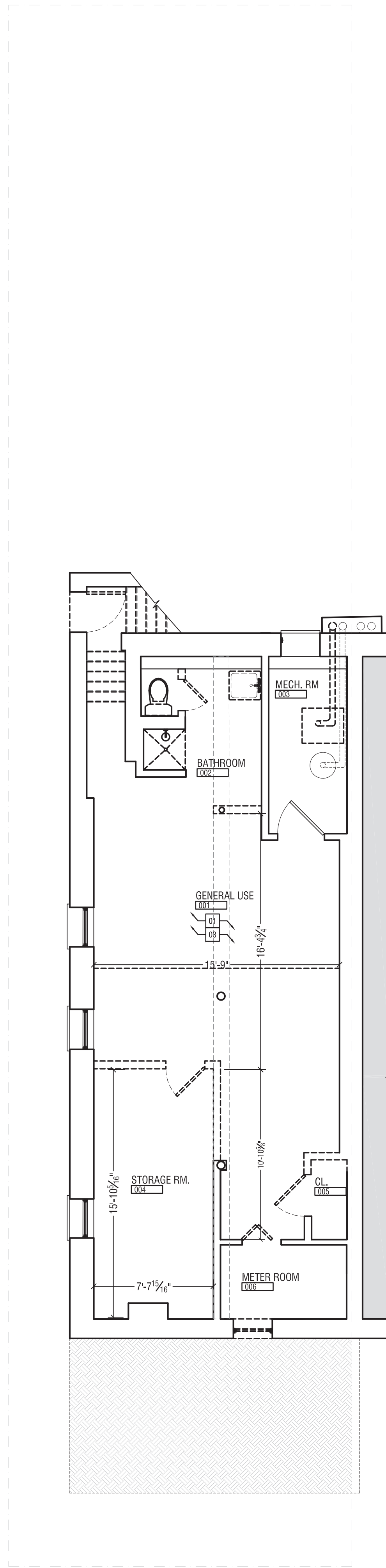
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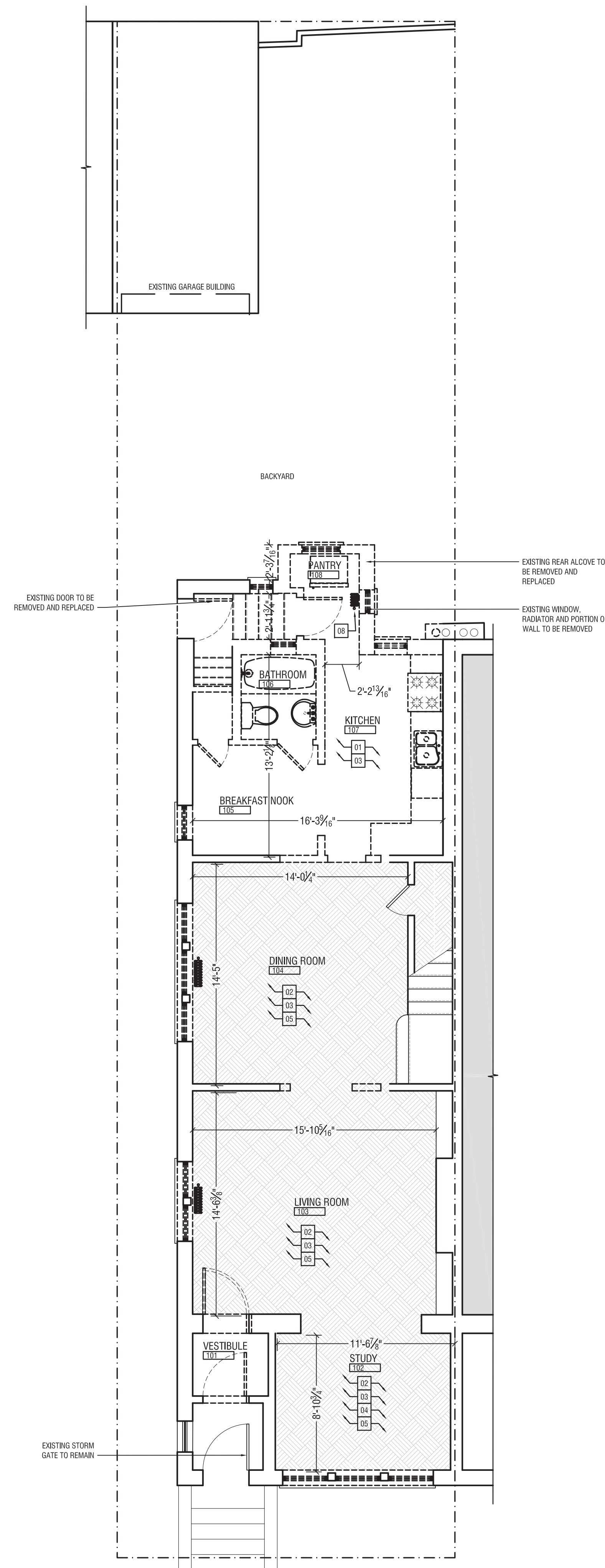
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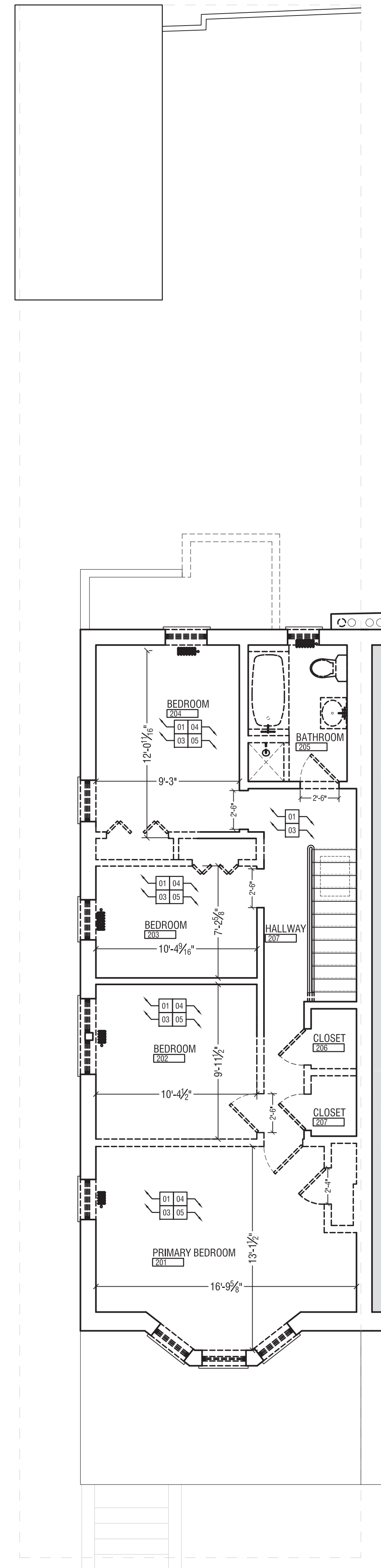
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**EXISTING/DEMOLITION CELLAR FLOOR PLAN**



**EXISTING/DEMOLITION FIRST FLOOR PLAN**



**EXISTING/DEMOLITION SECOND FLOOR PLAN**

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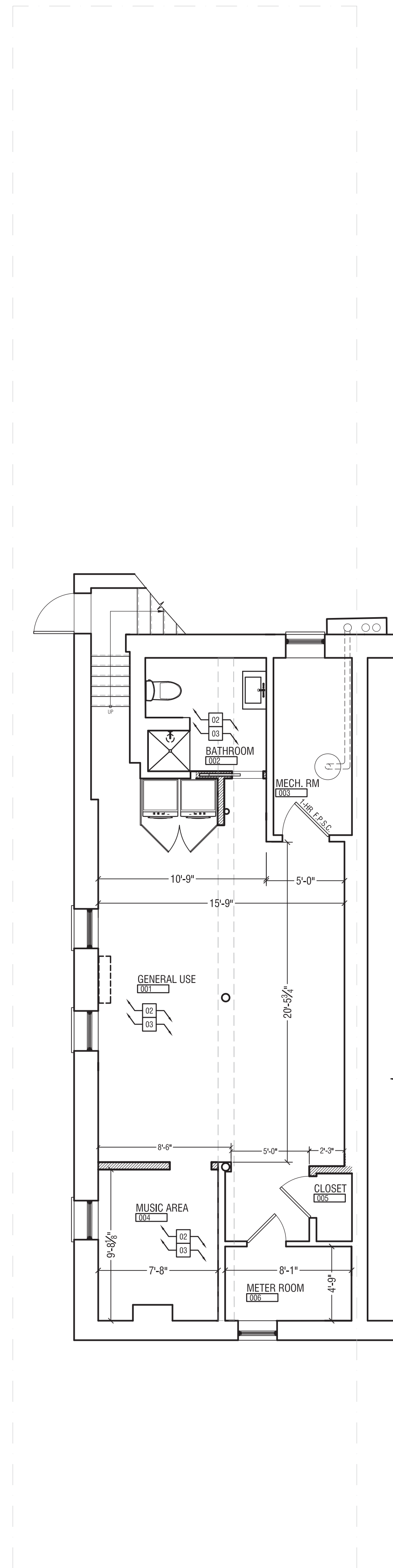
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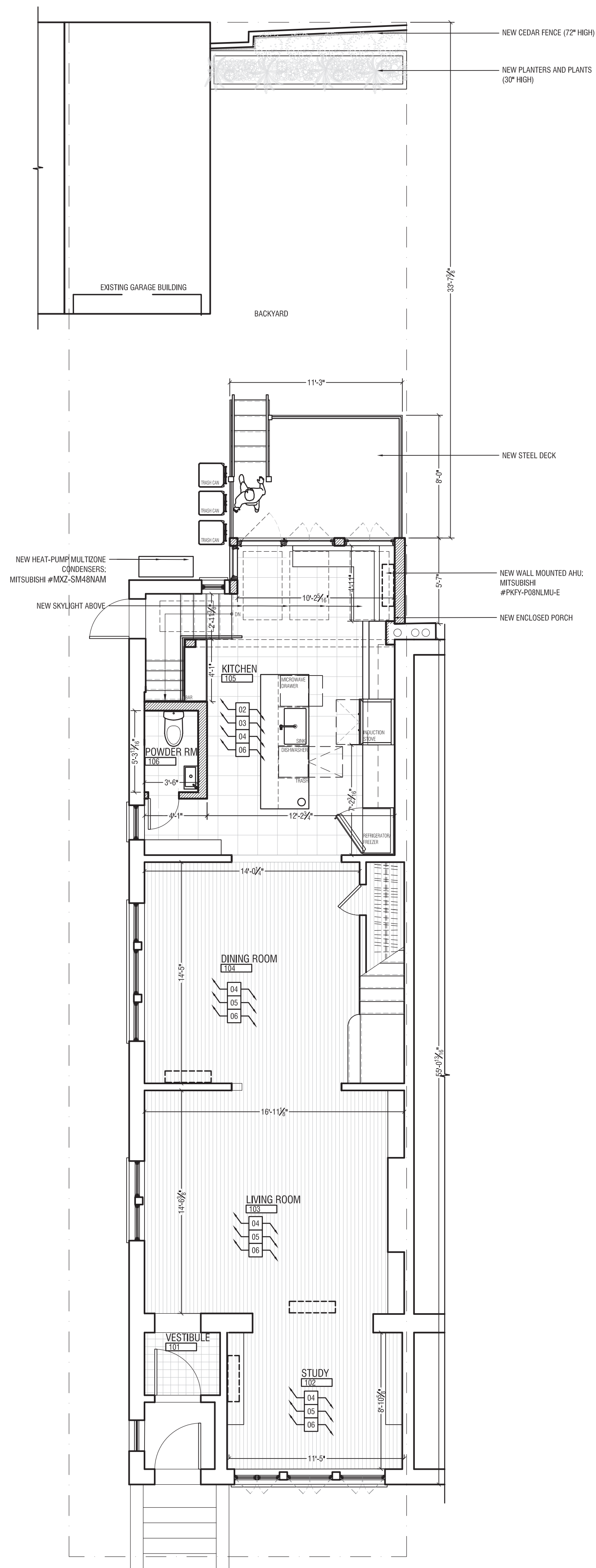
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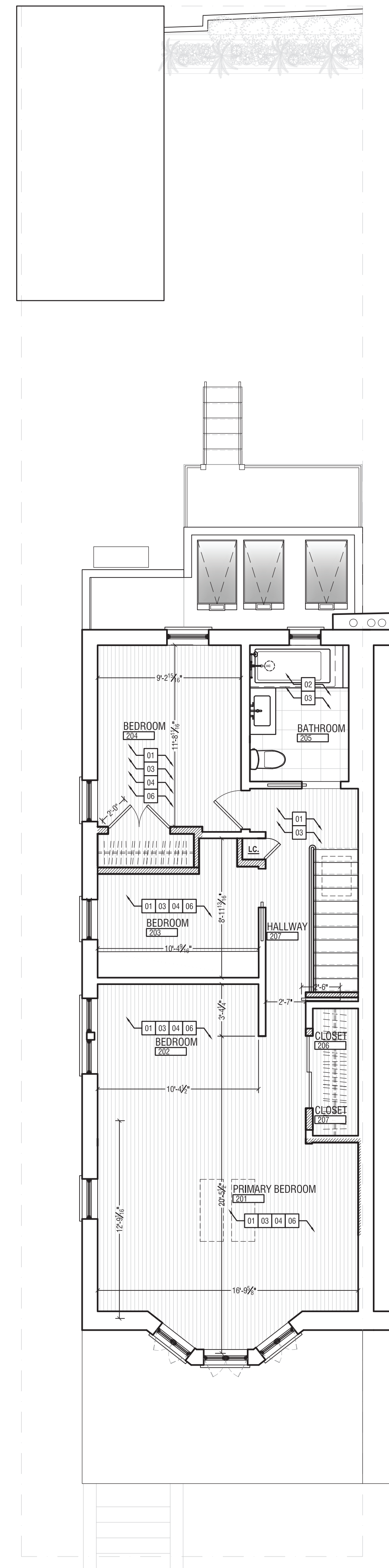
**LPC-03**



**PROPOSED CELLAR FLOOR PLAN**



**PROPOSED FIRST FLOOR PLAN**



**PROPOSED SECOND FLOOR PLAN**

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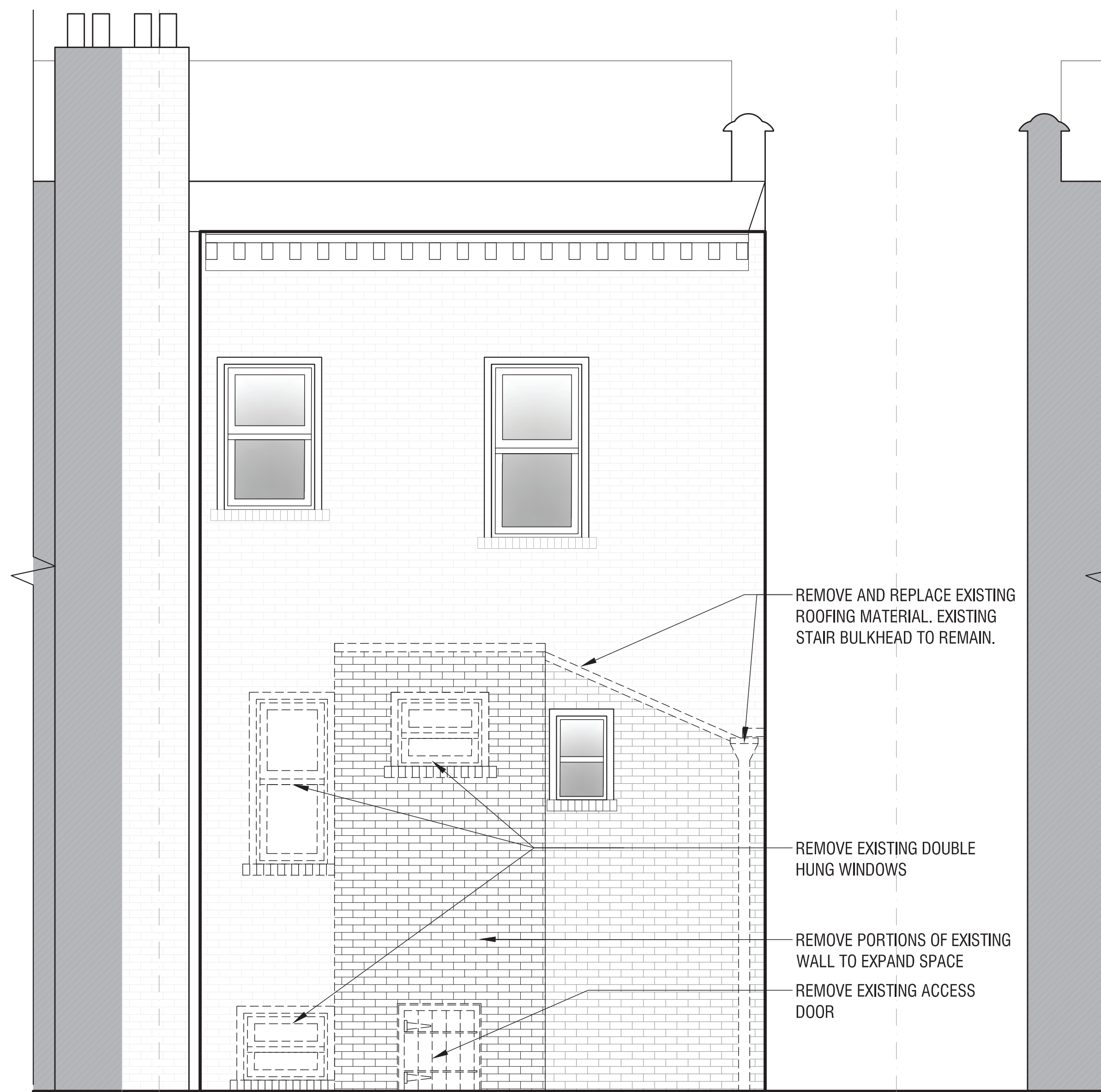
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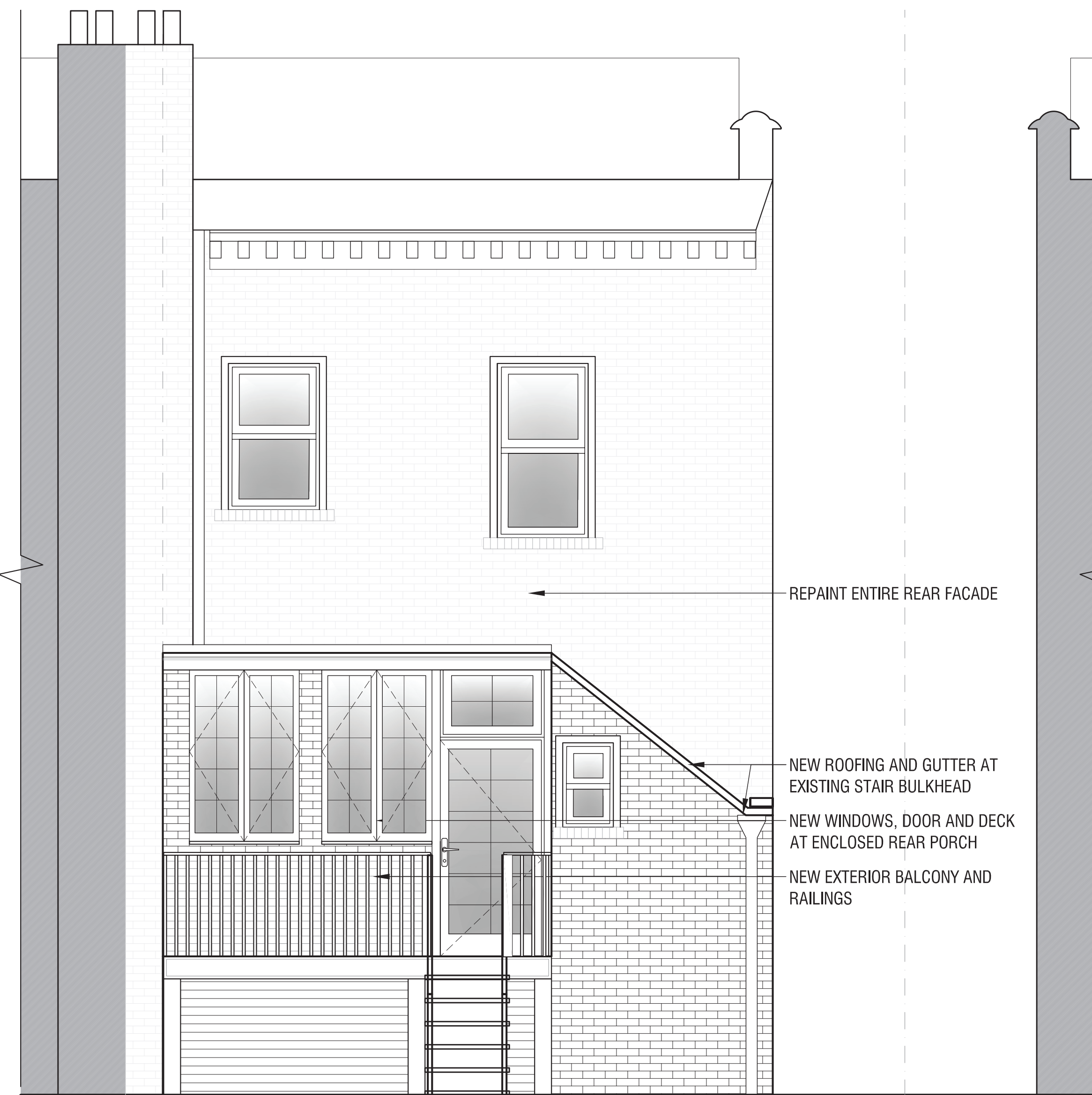
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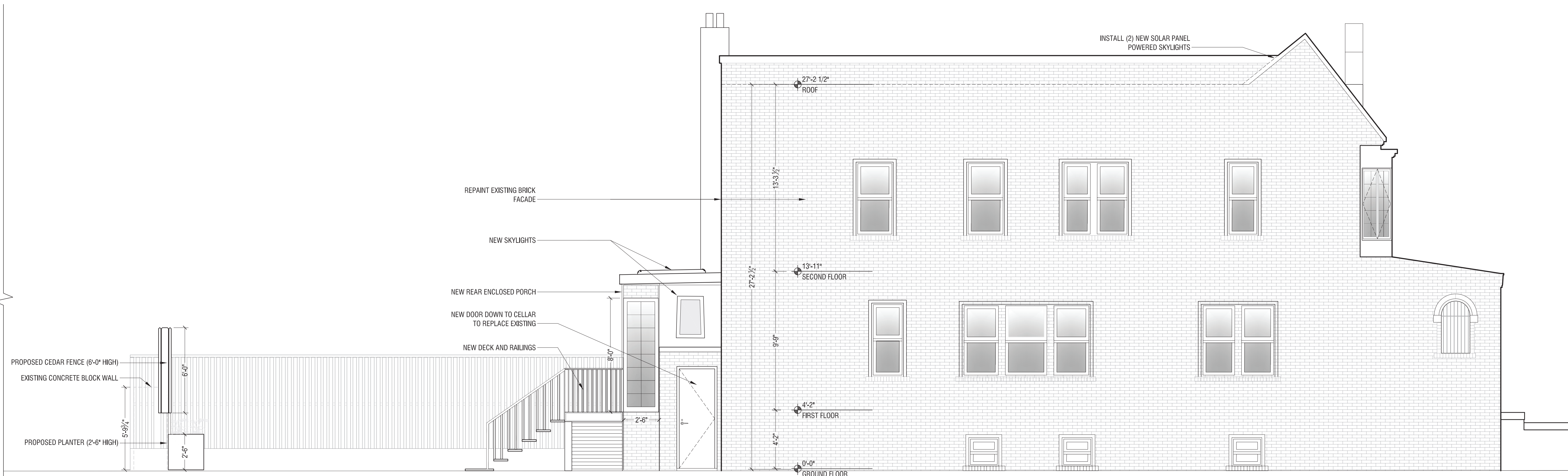
**LPC-04**



**EXISTING REAR FACADE**



**PROPOSED REAR FACADE**



**PROPOSED SIDE FACADE**

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**ARCHITECT | ENGINEER OF RECORD:**

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 CONSTRUCTION CLASS: II-C  
 BIN #: 3114708

**ISSUE:**

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**LPC-05**



**VIEW OF 25 MAPLE STREET REAR FACADE FROM  
86 LINCOLN ROAD (EXISTING - ZOOMED IN)**



**VIEW OF 25 MAPLE STREET REAR FACADE FROM 86 LINCOLN ROAD-  
PROPOSED 6'-0" HIGH CEDAR FENCE**

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 25 MAPLE STREET  
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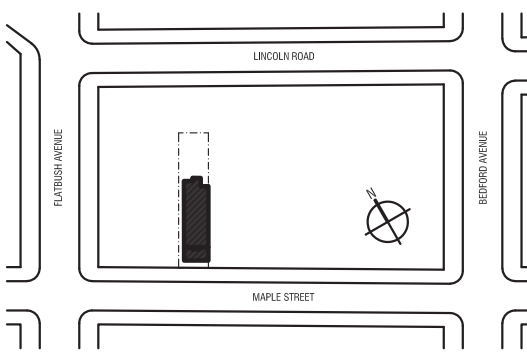
**ENGINEER:**  
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