

November 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-02534

286 Sterling Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 709 3216

Passcode: 445660

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually 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.

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION ARCHITECTURAL DRAWINGS

for Proposed Restoration and Alteration of: 286 Sterling Pl, Brooklyn, NY 11238

TABLE OF CONTENTS

Sheet Number	Sheet Name	LPC Set	Sheet Order
LC - 00	COVER SHEET	Yes	1
LC - 01	PROJECT LOCATION	Yes	2
LC - 02	PROJECT VISIBILITY PHOTOS	Yes	3
LC - 03	BIRDEYE VIEW - REAR FACADE	Yes	4
LC - 04	REAR FACADE PHOTOS	Yes	5
LC - 05	STERLING PL REAR FACADE - EXISTING	Yes	6
LC - 06	REAR FACADE PERSPECTIVE	Yes	7
LC - 07	REAR FACADE PERSPECTIVE	Yes	8
LC - 08	STREET VIEW FROM BUTLER PLACE	Yes	9
LC - 09	EXISTING AND PROPOSED REAR FACADE	Yes	10
LC - 10	EXISTING AND PROPOSED BASEMENT FLOOR	Yes	11
LC - 11	EXISTING AND PROPOSED FIRST FLOOR	Yes	12
LC - 12	EXISTING AND PROPOSED SECOND FLOOR	Yes	13
LC - 13	EXISTING AND PROPOSED THIRD FLOOR	Yes	14
LC - 14	PARAPET DETAIL	Yes	15
LC - 15	DETAILS	Yes	16
LC - 16	WINDOW & DOOR SCHEDULE	Yes	17
LC - 17	FRONT FACADE	Yes	18
LC - 18	ZONING ANALYSIS	Yes	19

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER: ELIZABETH SCHREIBER, ARI FOX etschreiber@gmail.com, ariel.a.fox@gmail.com 286 STERLING PL BROOKLYN, NY 11238	ARCHITECT dtls.Architecture 325 W. 38TH ST, # 701 NEW YORK, NY 10018 T. 212.321.0101
EXPEDITER KUSHNER Studios 55 Liberty Street, 2nd Fl NEW YORK, NY 10005-0003 T. 917.364.1449	MEP ENGINEER Badaly Engineering Pllc 2 Wilson Place Mount Vernon, NY 10550 T. 914.465.9010

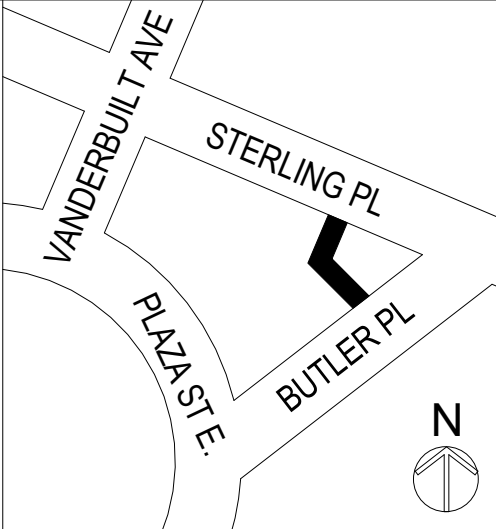
DOB SCAN

DOB STAMP

APPLICATION NUMBER: **XXXXXXXXXX/XX**

KEY PLAN

286 STERLING PL
 BROOKLYN, NY 11238
 BLOCK: 1170
 LOT: 27
 ZONING
 DISTRICT: R8X
 LANDMARK:
 HISTORIC
 DISTRICT: YES



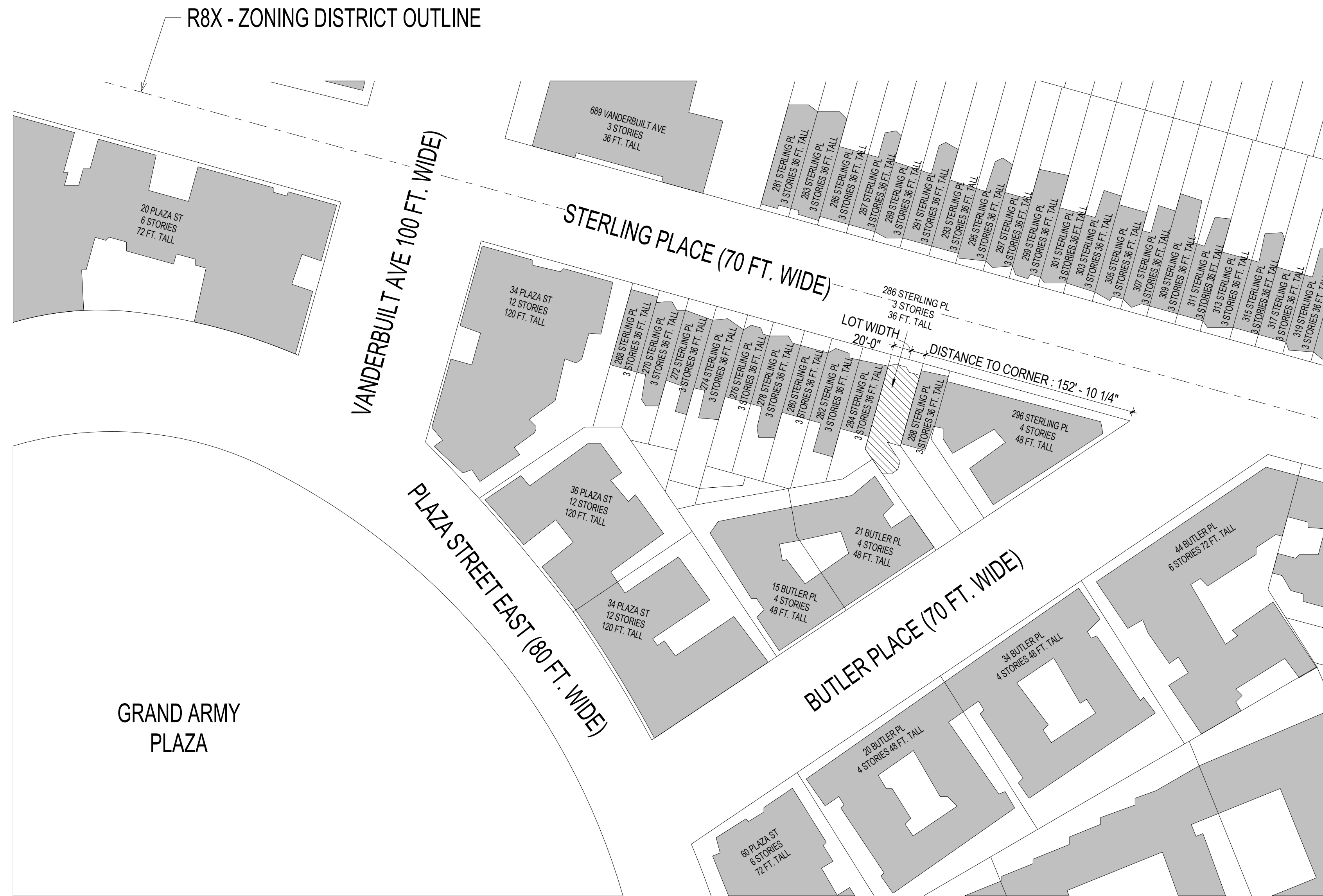
286 Sterling Pl



Date: 07/18/2024
 SCALE (FULL):
 SCALE (HALF):
 DRAWN BY:
 CHECKED BY:

COVER SHEET

LC - 00



GRAND ARMY PLAZA

- SITE INFORMATION
1. ADDRESS: 286 Sterling Place, 11238
 2. BLOCK: 1170
 3. LOT: 27
 4. ZONING DISTRICT: R8X
 5. ZONING USE GROUP: Multi-Family Walk-up Buildings
 6. MAP #: 16C
 7. OCCUPANCY: RES
 8. CONSTRUCTION CLASS:
 9. BUILDING CLASS: TWO FAMILY DWELLINGS - BRICK (B1)
 10. BUILDING OCCUPANCY CLASS:
 11. HEIGHT:
 12. STORIES: 3
 13. TOTAL UNITS: 2
 14. RESIDENTIAL UNITS: 2
 15. APARTMENT 1 UNIT FLOOR AREA TOTAL:
APARTMENT 2 UNIT FLOOR AREA TOTAL:

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST., # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

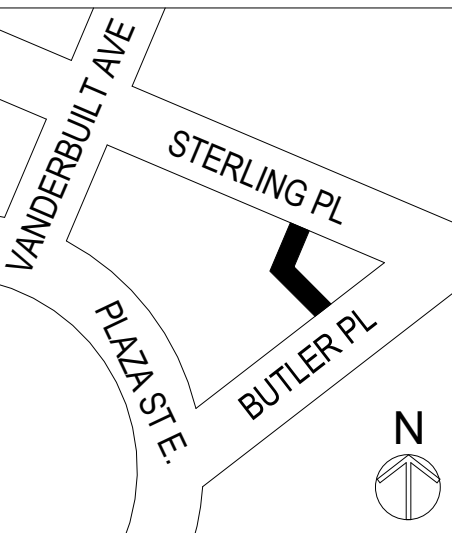
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL): 1" = 50'-0"
SCALE (HALF):
DRAWN BY:
CHECKED BY:

PROJECT LOCATION

LC - 01

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

<p>OWNER: ELIZABETH SCHREIBER, ARI FOX etschreiber@gmail.com, ariel.a.fox@gmail.com 286 STERLING PL BROOKLYN, NY 11238</p>	<p>ARCHITECT dtls.Architecture 325 W. 38TH ST, #701 NEW YORK, NY 10018 T. 212.321.0101</p>
<p>EXPEDITER KUSHNER Studios 55 Liberty Street, 2nd Fl NEW YORK, NY 10005-0003 T. 917.364.1449</p>	<p>MEP ENGINEER Badaly Engineering Pllc 2 Wilson Place Mount Vernon, NY 10550 T. 914.465.9010</p>



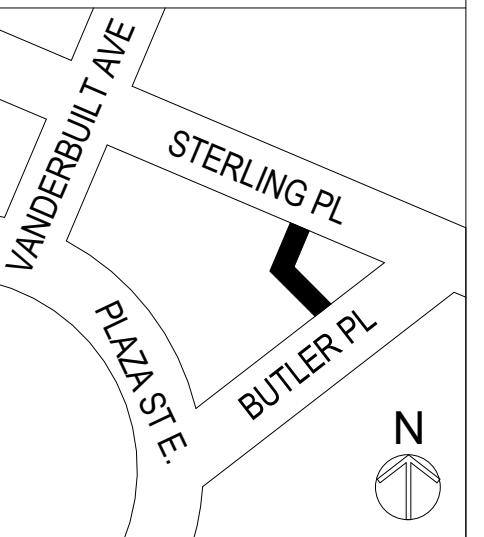
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl

	Date: 07/18/2024
	SCALE (FULL):
	SCALE (HALF):
	DRAWN BY:
CHECKED BY:	

BIRDEYE VIEW - REAR FACADE

LC - 03

REAR EXISTING PHOTOS



dts.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

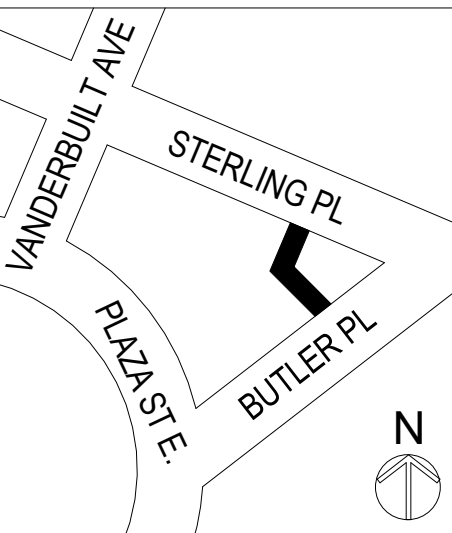
DOB SCAN

DOB STAMP

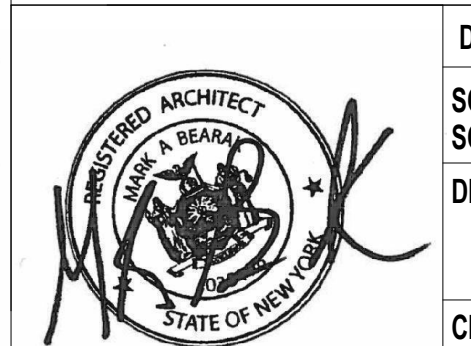
APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING: R8X
LANDMARK:
HISTORIC DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL):
SCALE (HALF):
DRAWN BY:
CHECKED BY:

REAR FACADE PHOTOS

LC - 04

REAR FACADE PERSPECTIVE

BEFORE



PROPOSED



dts.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER: ELIZABETH SCHREIBER, ARI FOX etsy@schreiber@gmail.com, ariel.a.fox@gmail.com 286 STERLING PL BROOKLYN, NY 11238	ARCHITECT dts.Architecture 325 W. 38TH ST., #701 NEW YORK, NY 10018 T. 212.321.0101
EXPEDITER KUSHNER Studios 55 Liberty Street, 2nd Fl NEW YORK, NY 10005-0003 T. 917.364.1449	MEP ENGINEER Badaly Engineering Pllc 2 Wilson Place Mount Vernon, NY 10550 T. 914.465.9010

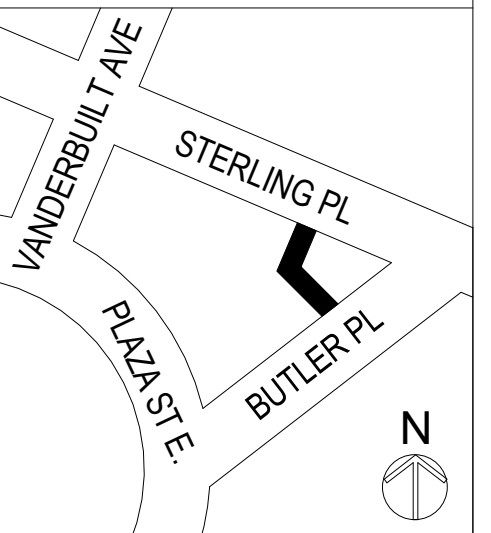
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
 BROOKLYN, NY 11238
 BLOCK: 1170
 LOT: 27
 ZONING: R8X
 LANDMARK:
 HISTORIC DISTRICT: YES



286 Sterling Pl

	Date: 07/18/2024
	SCALE (FULL):
	SCALE (HALF):
	DRAWN BY:
CHECKED BY:	

REAR FACADE PERSPECTIVE

LC - 06

PROJECT NO: 2325

PAGE: 9/ 18

REAR FACADE PERSPECTIVE

BEFORE



PROPOSED



dtls.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dtls.Architecture
325 W. 38TH ST., # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

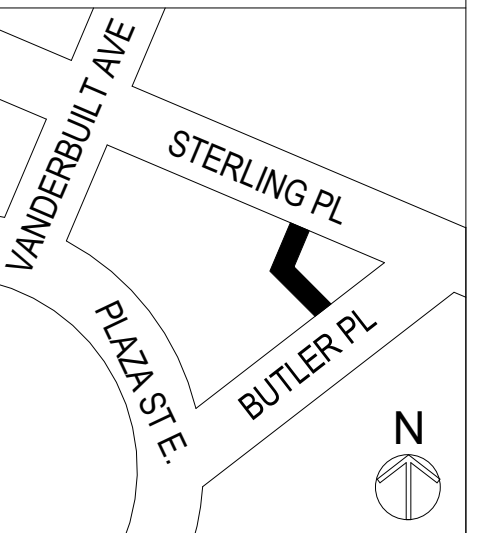
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL):
SCALE (HALF):
DRAWN BY:
CHECKED BY:

REAR FACADE PERSPECTIVE

LC - 07

PROJECT NO: 2325

PAGE: 10/ 18

STREET VIEW FROM BUTLER PLACE

BEFORE



PROPOSED



NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dtls ARCHITECTURE
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

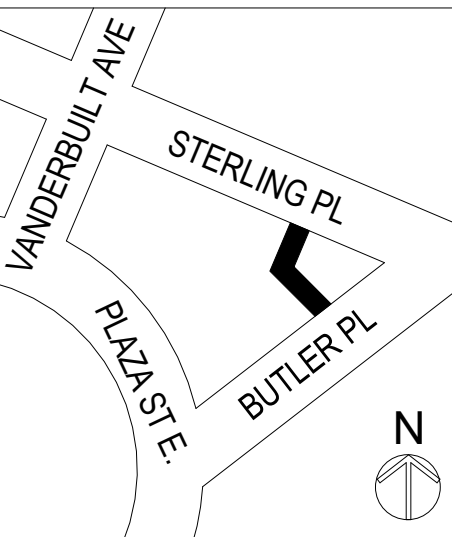
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl



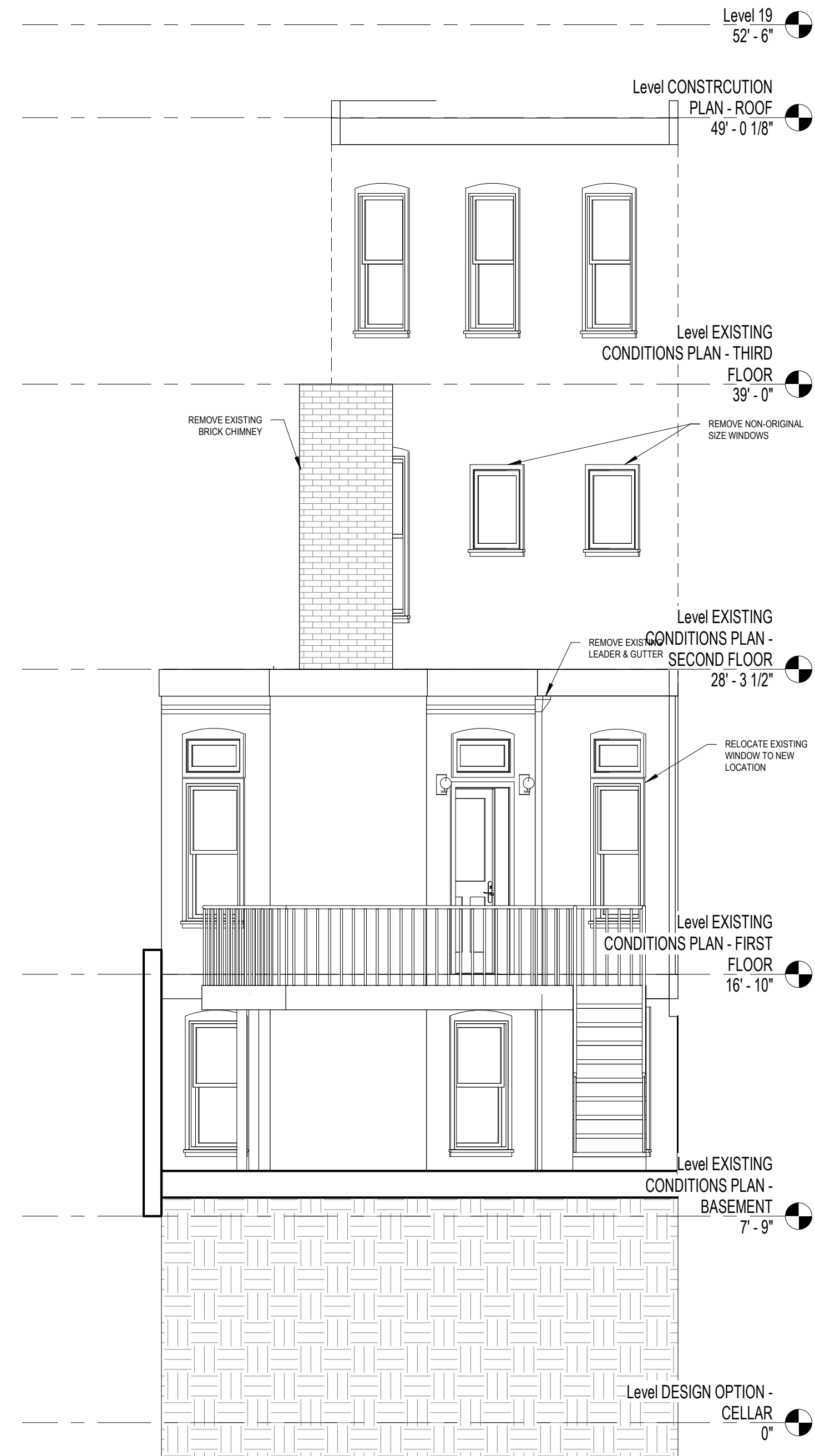
Date: 07/18/2024
SCALE (FULL):
SCALE (HALF):
DRAWN BY:
CHECKED BY:

STREET VIEW FROM BUTLER PLACE

LC - 08

1 ELEVATION - PLAN EAST (EXISTING)

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



2 ELEVATION - PLAN EAST (PROPOSED)

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



dts.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

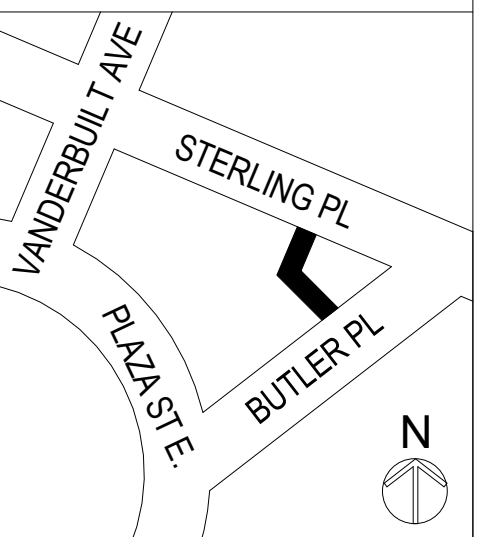
DOB SCAN

DOB STAMP

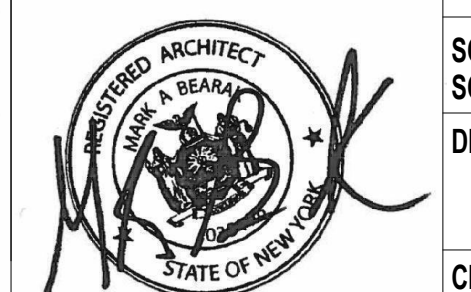
APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL): 1/4" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

EXISTING AND PROPOSED
REAR FACADE

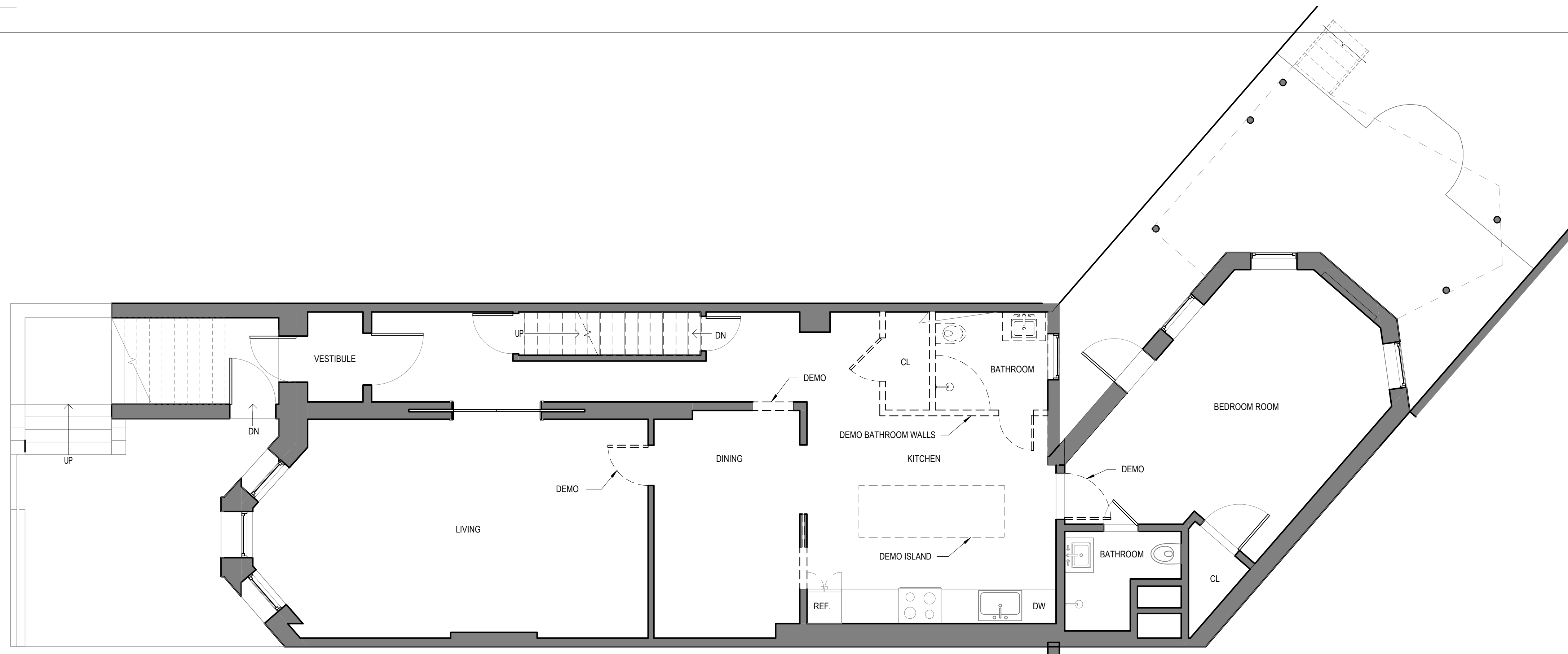
LC - 09

PROJECT NO: 2325

PAGE: 12/ 18

1 DEMOLITION PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

STERLING PL
STREET



dts.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST., #701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

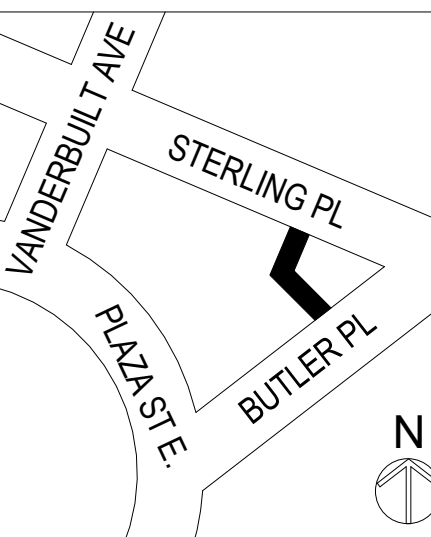
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl

Date: 07/18/2024
SCALE (FULL): 1/4" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

**EXISTING AND PROPOSED
BASEMENT FLOOR**

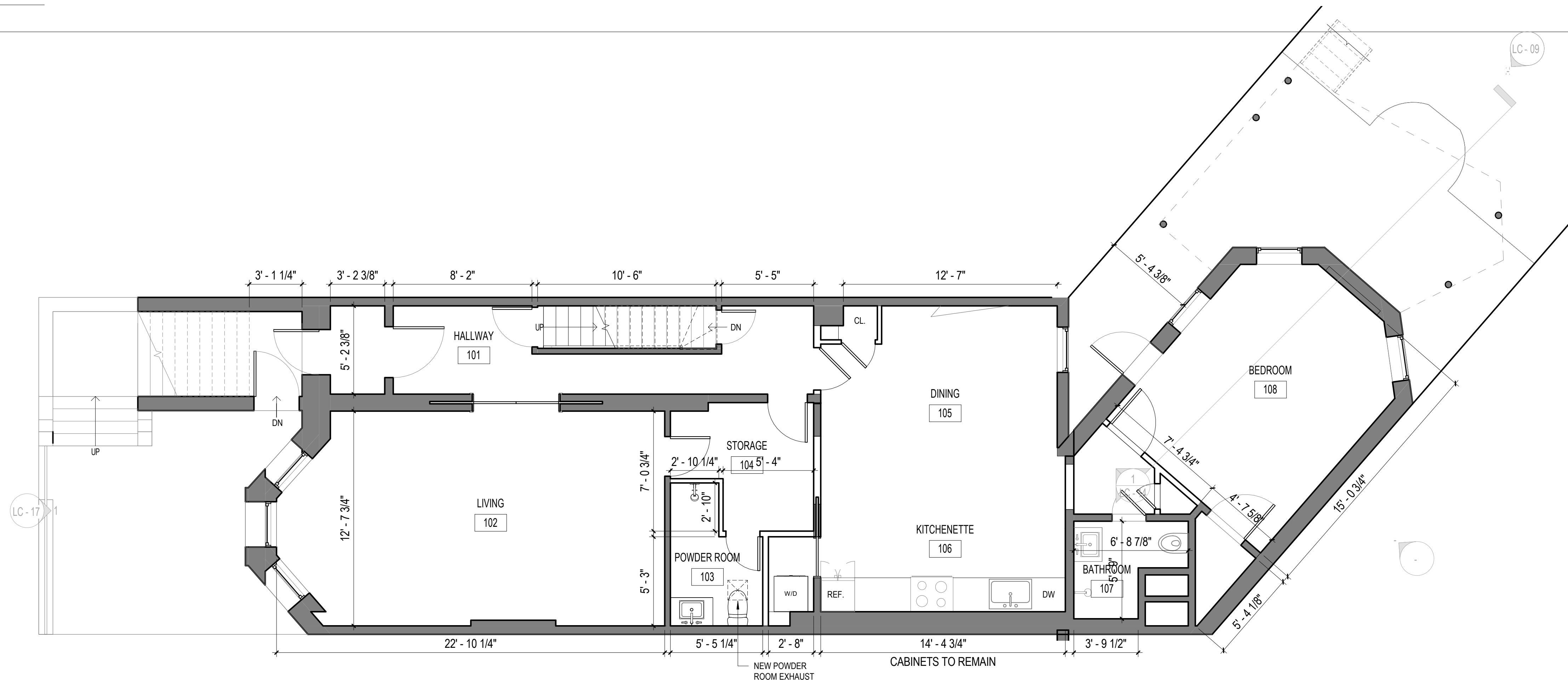
LC - 10

PROJECT NO: 2325

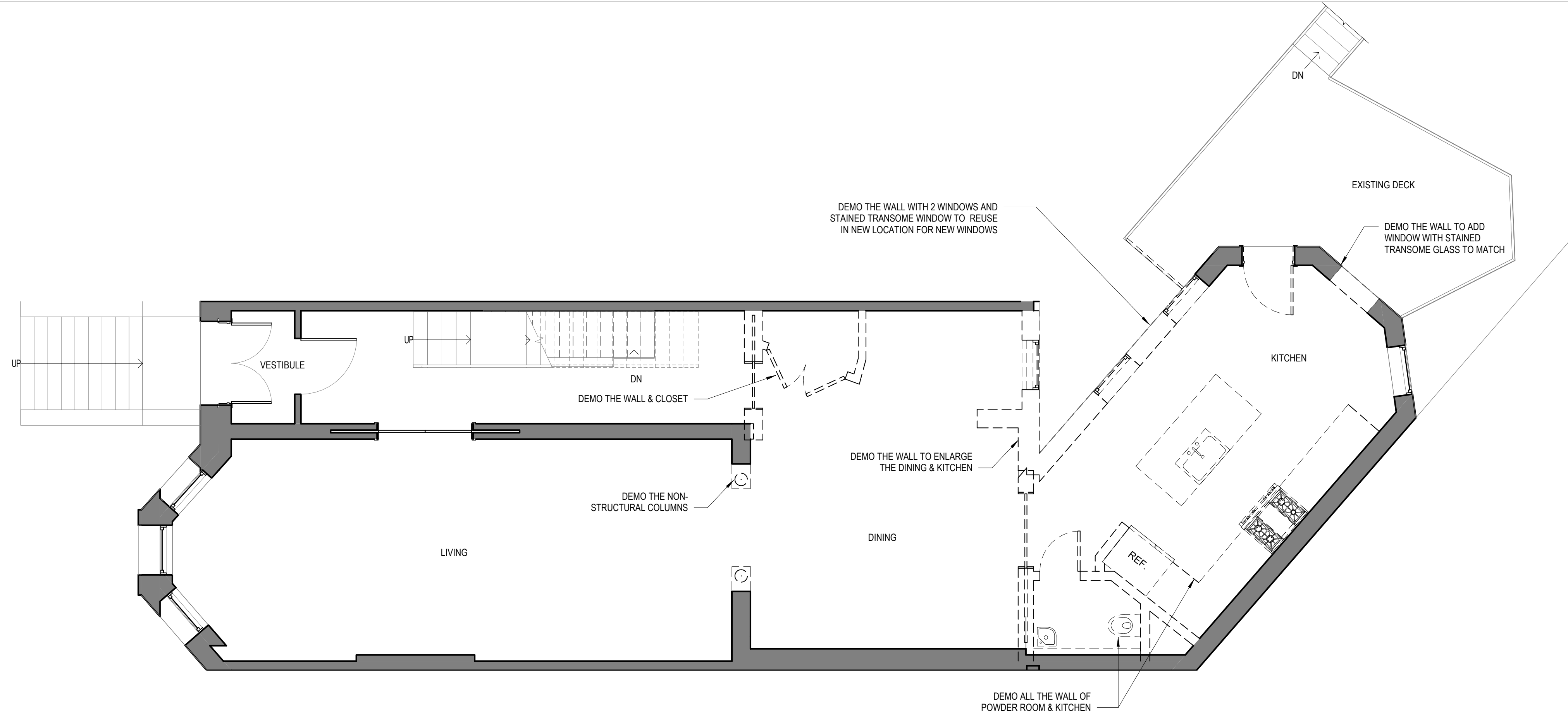
PAGE: 13/ 18

2 CONSTRUCTION PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

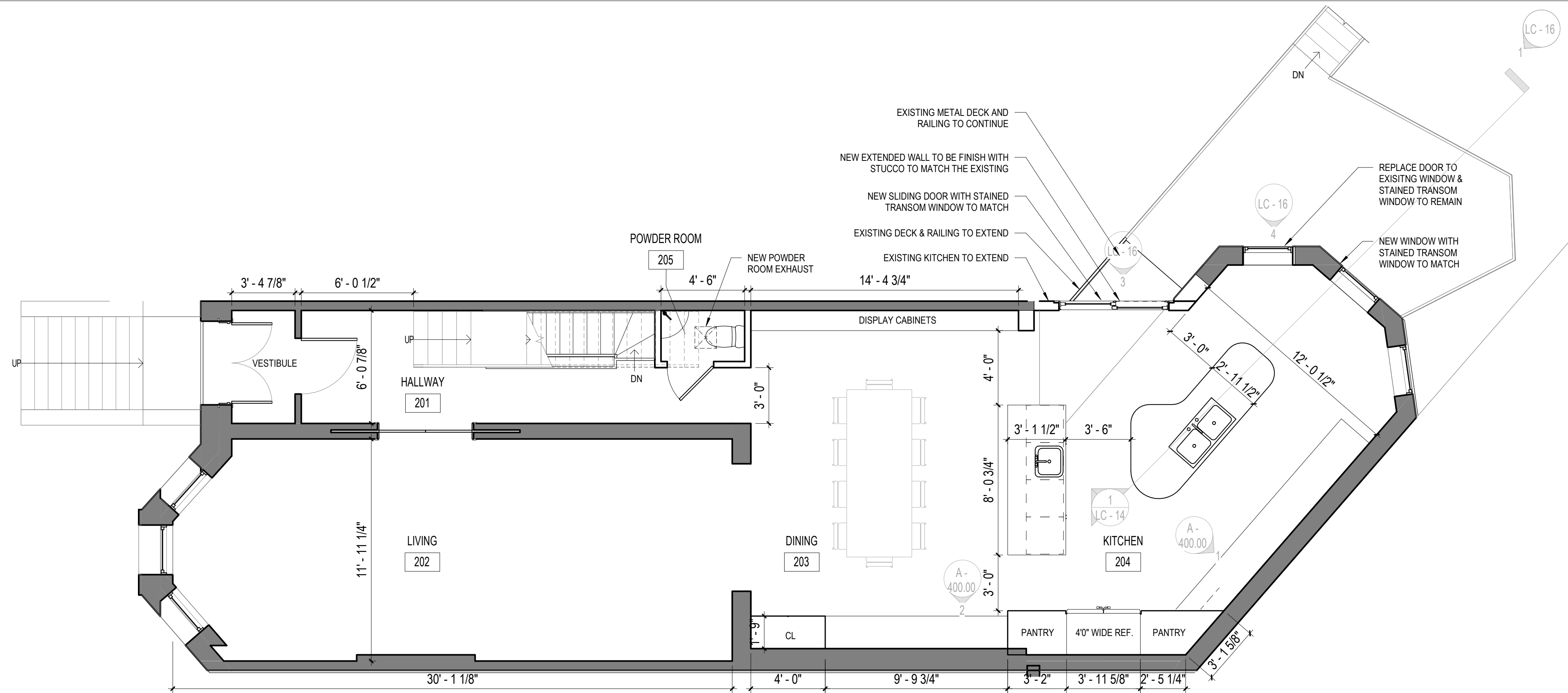
STERLING PL
STREET



1 DEMOLITION PLAN - FIRST
SCALE: 1/4" = 1'-0"



2 CONSTRUCTION PLAN - FIRST
SCALE: 1/4" = 1'-0"



325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dtls.ARCHITECTURE
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

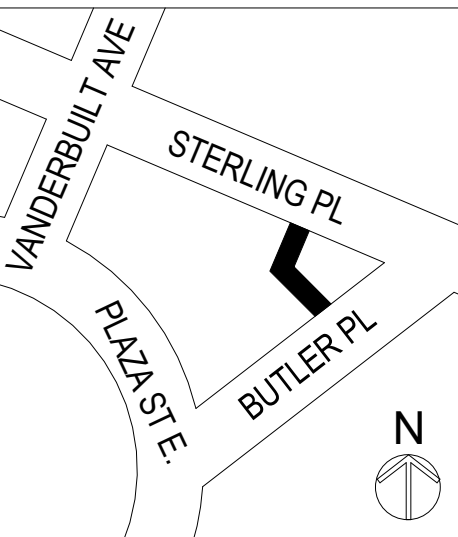
DOB SCAN

DOB STAMP

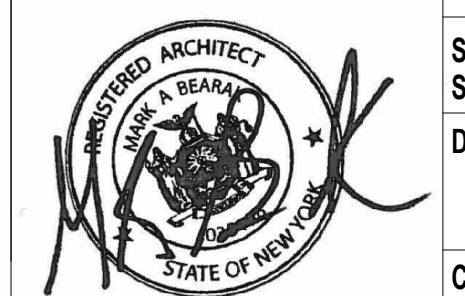
APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL): 1/4" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

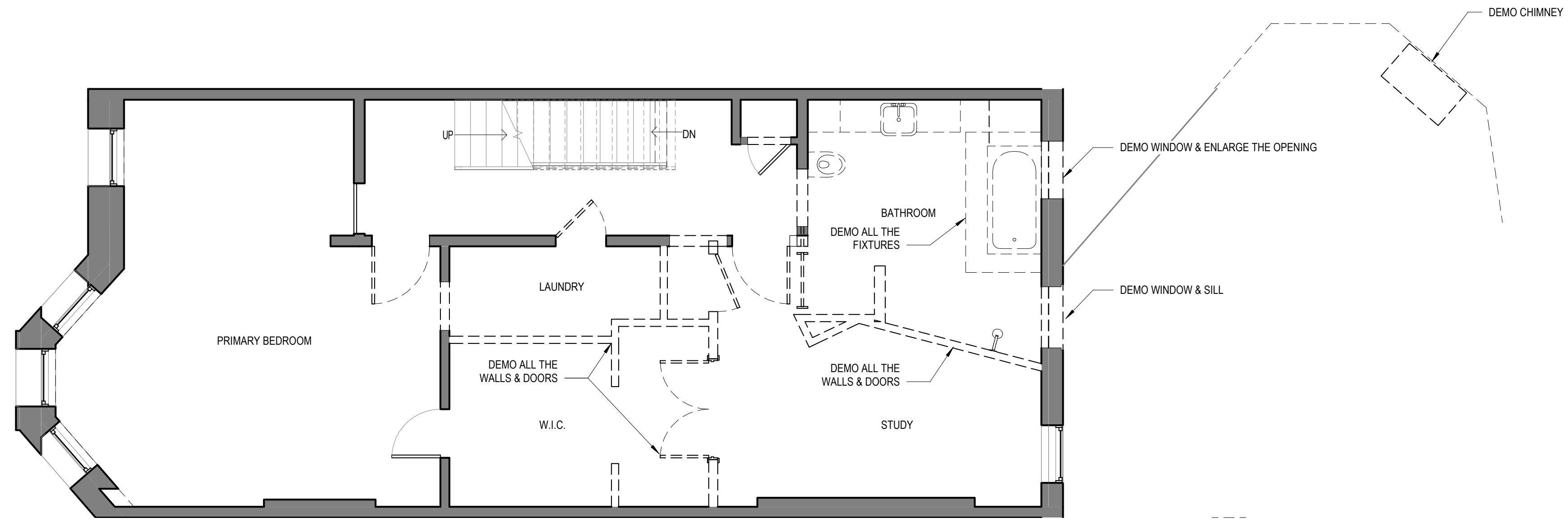
EXISTING AND PROPOSED FIRST FLOOR

LC - 11

PROJECT NO: 2325

PAGE: 14/ 18

1 DEMOLITION PLAN - SECOND
SCALE: 1/4" = 1'-0"



dts.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST., #701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

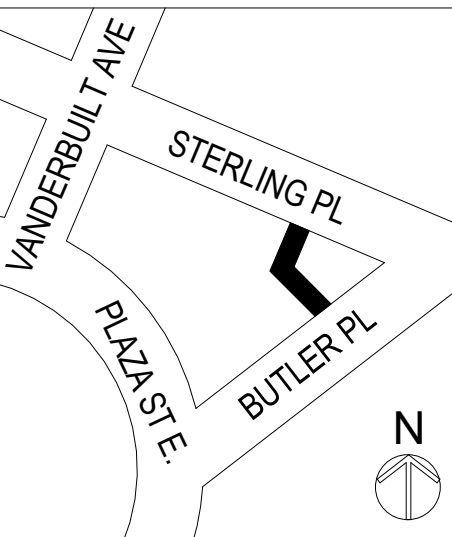
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING: R8X
LANDMARK:
HISTORIC DISTRICT: YES



286 Sterling Pl

Architect Seal: dts. ARCHITECTURE, INC. - BEARING ARCHITECT, STATE OF NEW YORK

Date: 07/18/2024
SCALE (FULL): 1/4" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

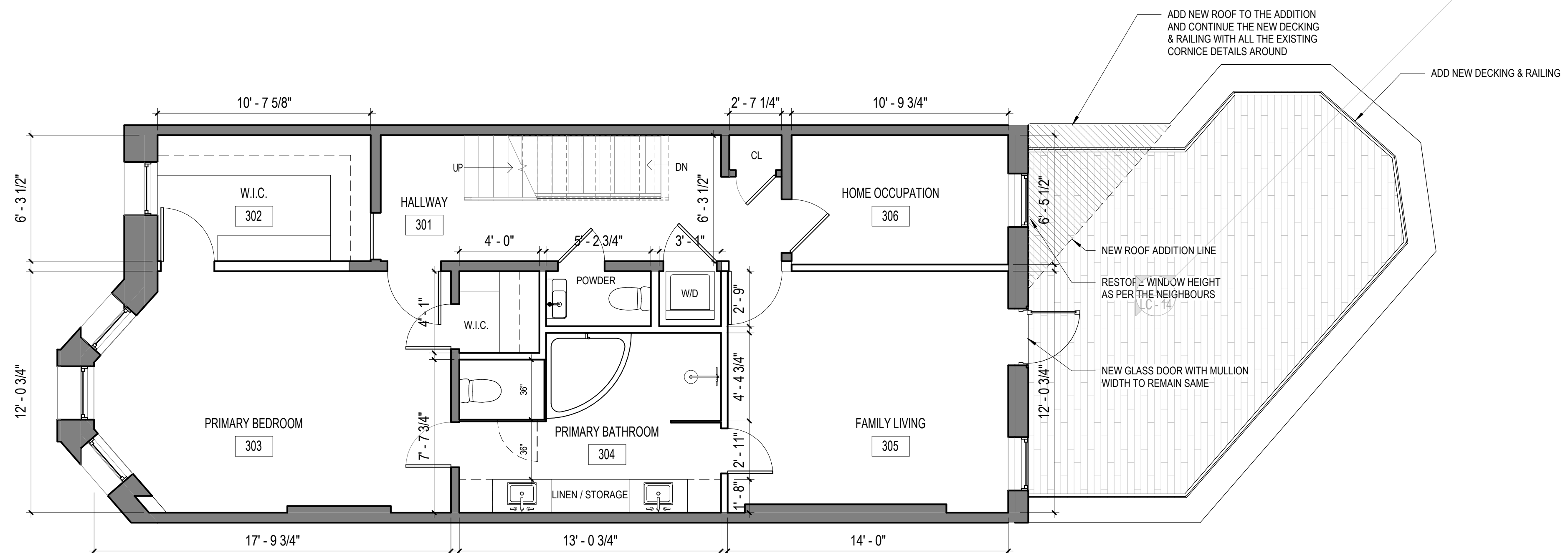
EXISTING AND PROPOSED SECOND FLOOR

LC - 12

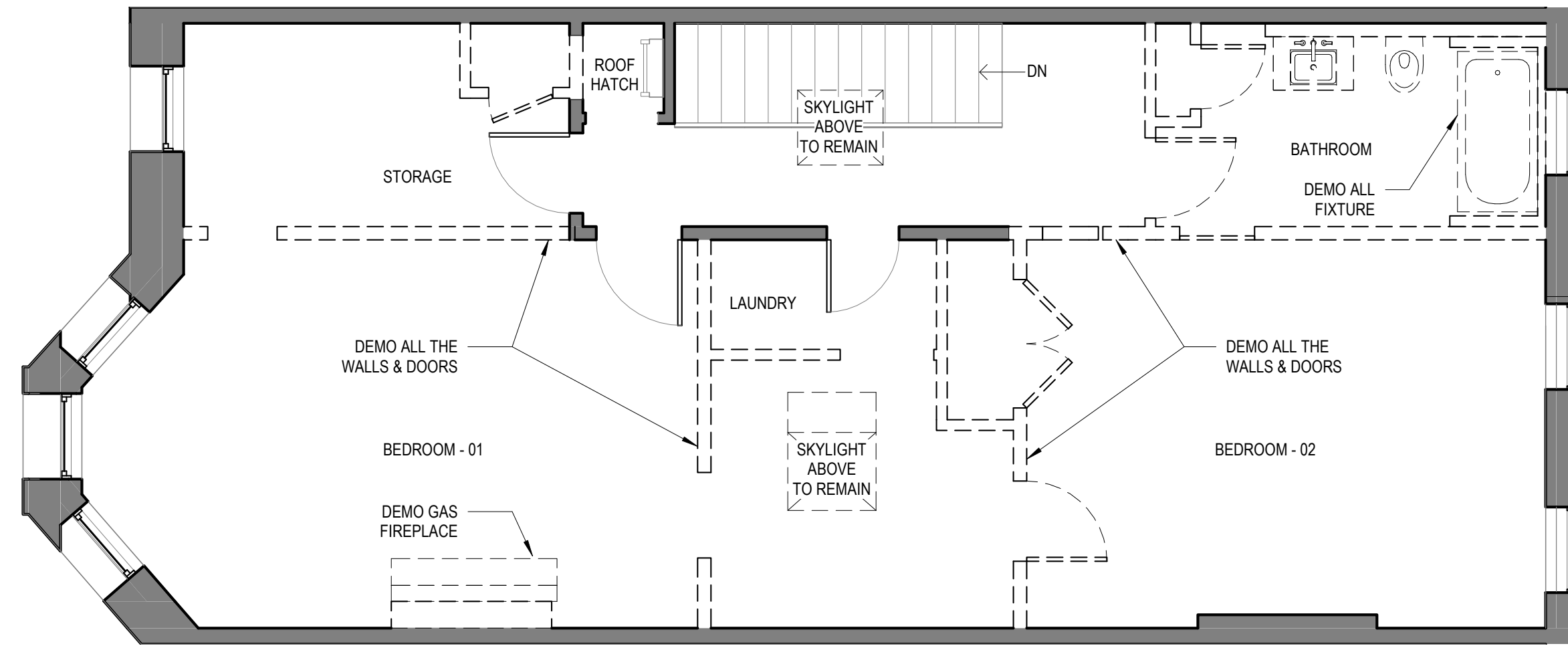
PROJECT NO: 2325

PAGE: 15/ 18

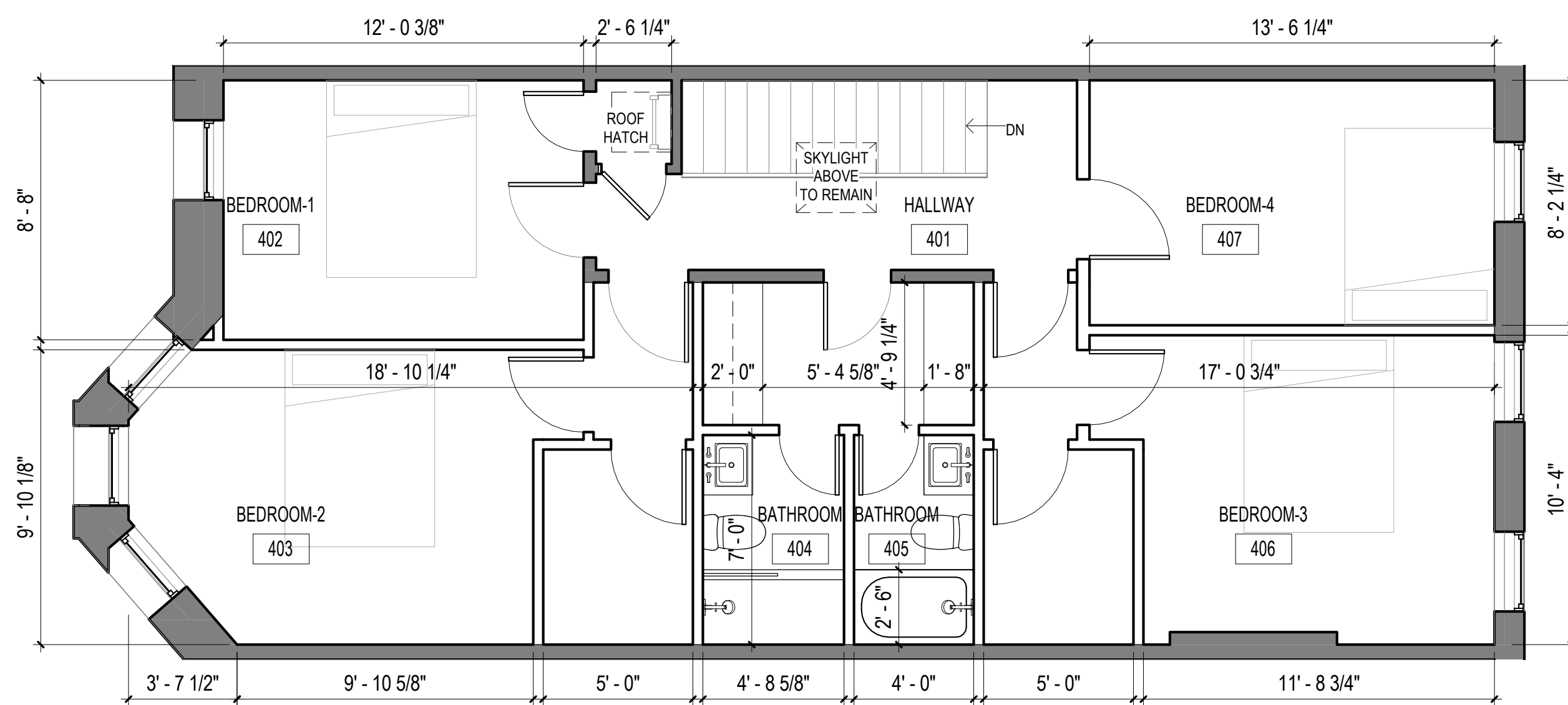
2 CONSTRUCTION PLAN - SECOND
SCALE: 1/4" = 1'-0"



1 DEMOLITION PLAN - THIRD
SCALE: 1/4" = 1'-0"



2 CONSTRUCTION PLAN - THIRD
SCALE: 1/4" = 1'-0"



dts.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

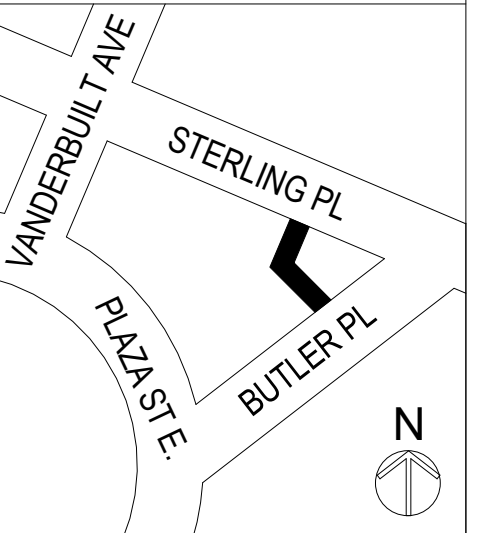
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL): 1/4" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

EXISTING AND PROPOSED
THIRD FLOOR

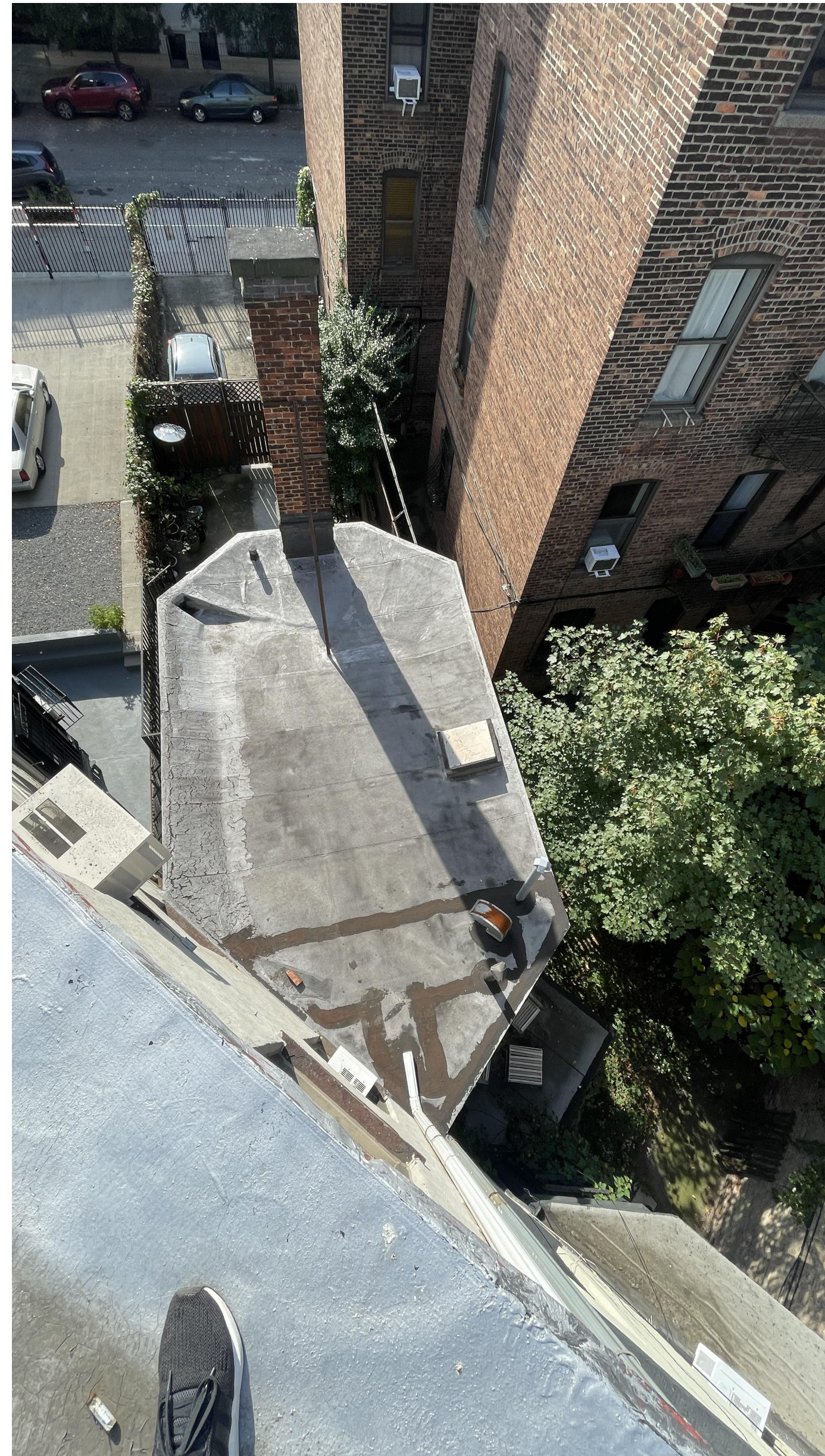
LC - 13

PROJECT NO: 2325

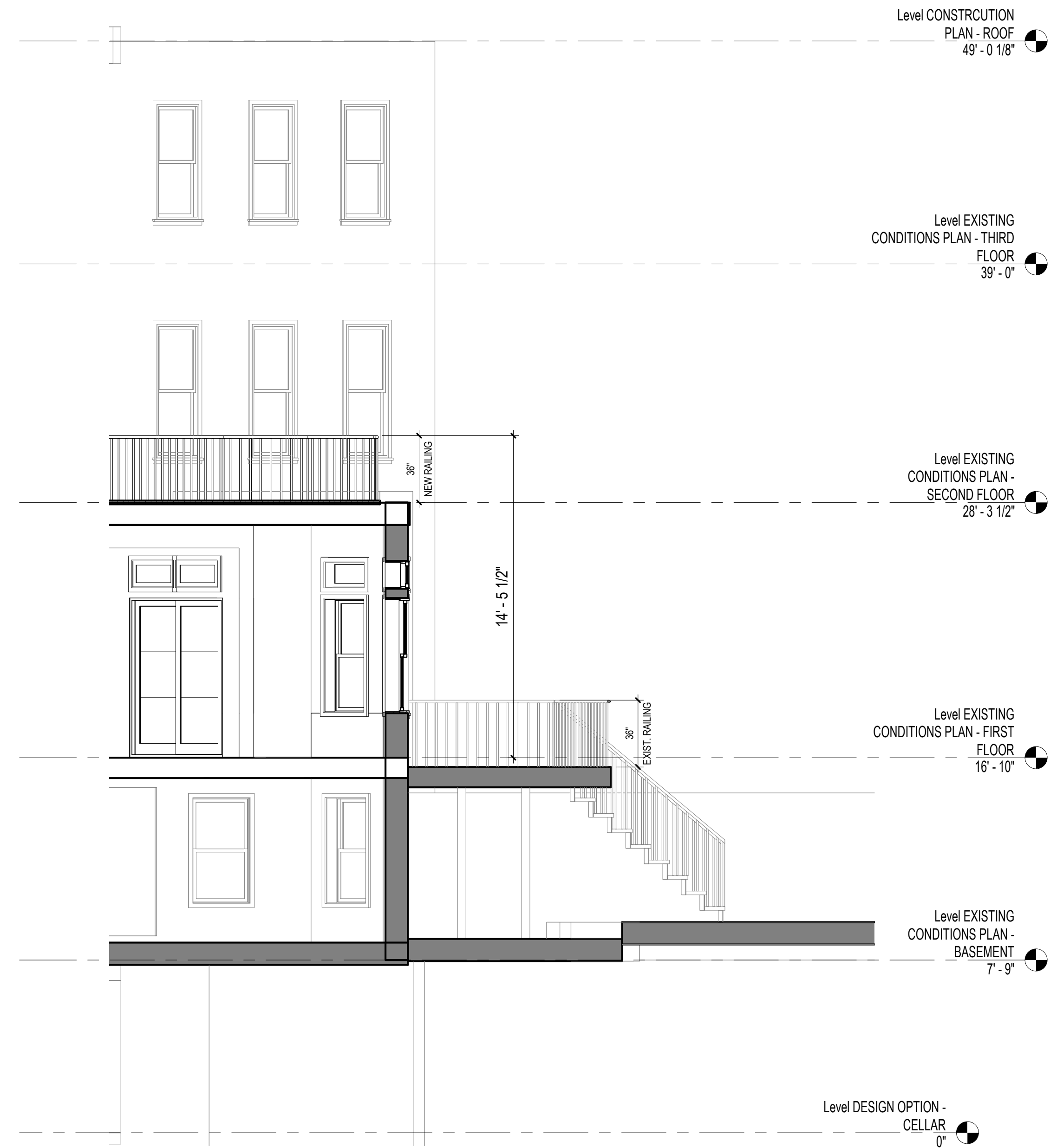
PAGE: 16/ 18

EXISTING 1 - STOREY EXTENSION

EXISTING - ROOF



1 1 - STOREY EXTENSION (SECTION)
SCALE: 1/4" = 1'-0"



NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dtls.ARCHITECTURE
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

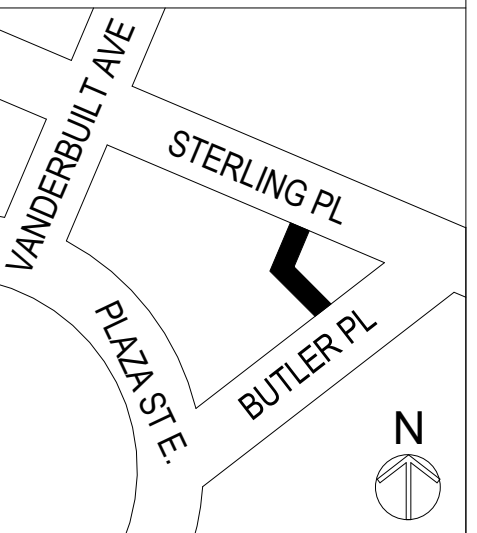
DOB SCAN

DOB STAMP

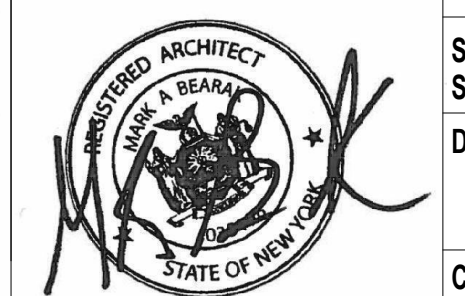
APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING: DISTRICT: R8X
LANDMARK: HISTORIC
DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL): 1/4" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

PARAPET DETAIL

LC - 14

1 DETAIL - RAILING AND PARAPET CAP
SCALE: 3" = 1'-0"

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

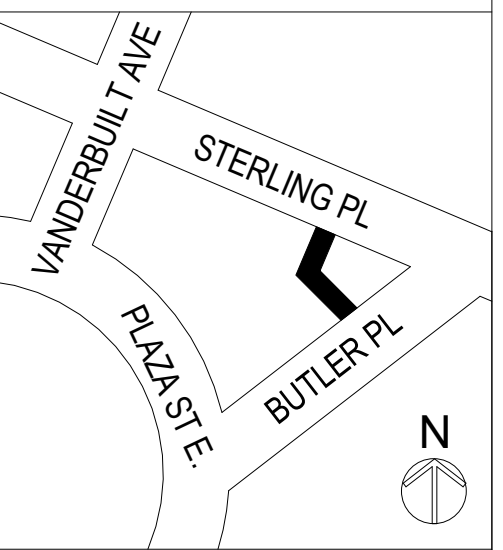
<p>OWNER: ELIZABETH SCHREIBER, ARI FOX etschreiber@gmail.com, ariel.a.fox@gmail.com 286 STERLING PL BROOKLYN, NY 11238</p>	<p>ARCHITECT: dtls.Architecture 325 W. 38TH ST, # 701 NEW YORK, NY 10018 T. 212.321.0101</p>
<p>EXPEDITER: KUSHNER Studios 55 Liberty Street, 2nd Fl NEW YORK, NY 10005-0003 T. 917.364.1449</p>	<p>MEP ENGINEER: Badaly Engineering Pllc 2 Wilson Place Mount Vernon, NY 10550 T. 914.465.9010</p>

DOB SCAN
DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING DISTRICT: R8X
LANDMARK: HISTORIC DISTRICT: YES

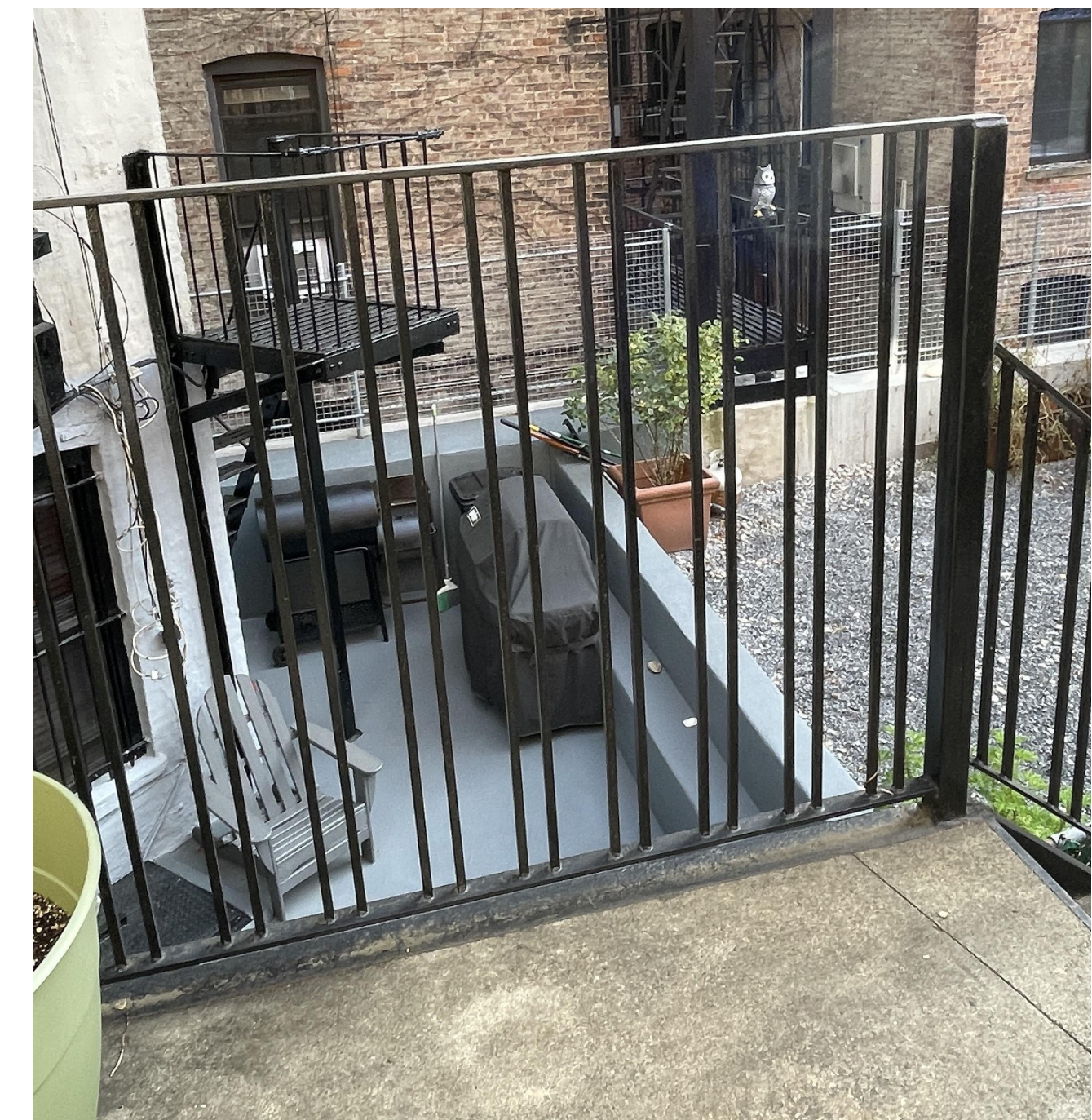
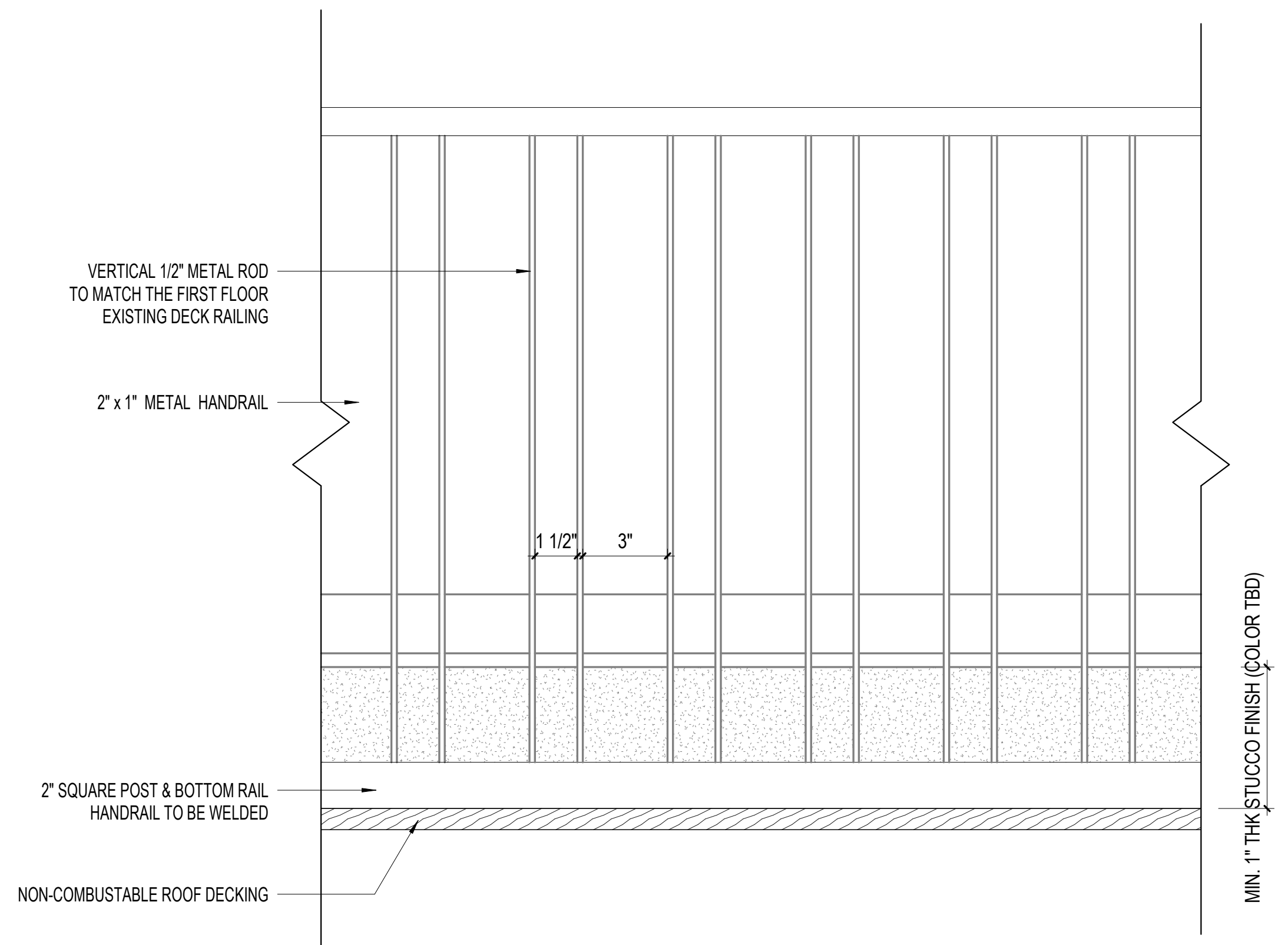
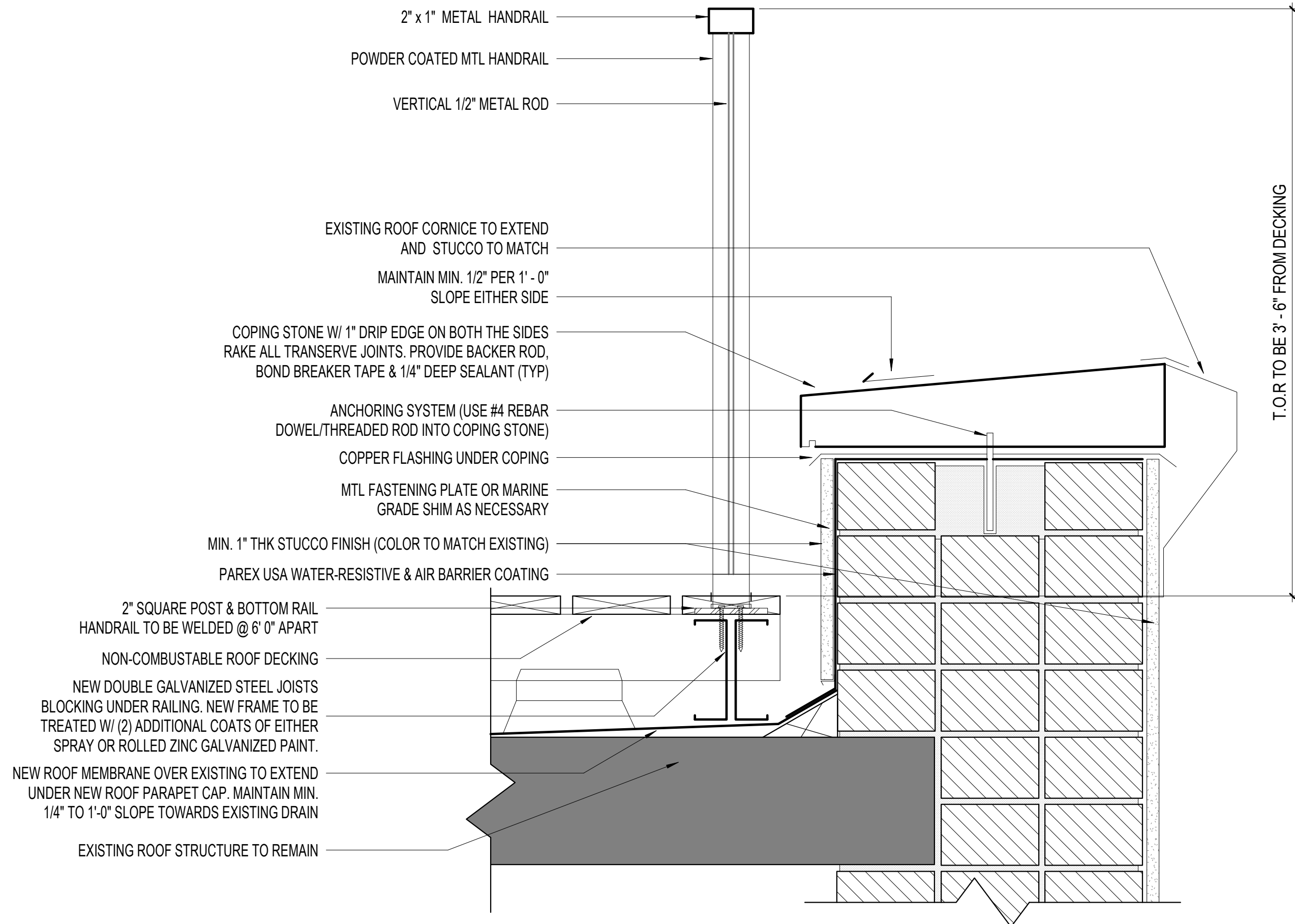


286 Sterling Pl

	Date:	07/18/2024
	SCALE (FULL):	3" = 1'-0"
	SCALE (HALF):	1'-0"
	DRAWN BY:	
CHECKED BY:		

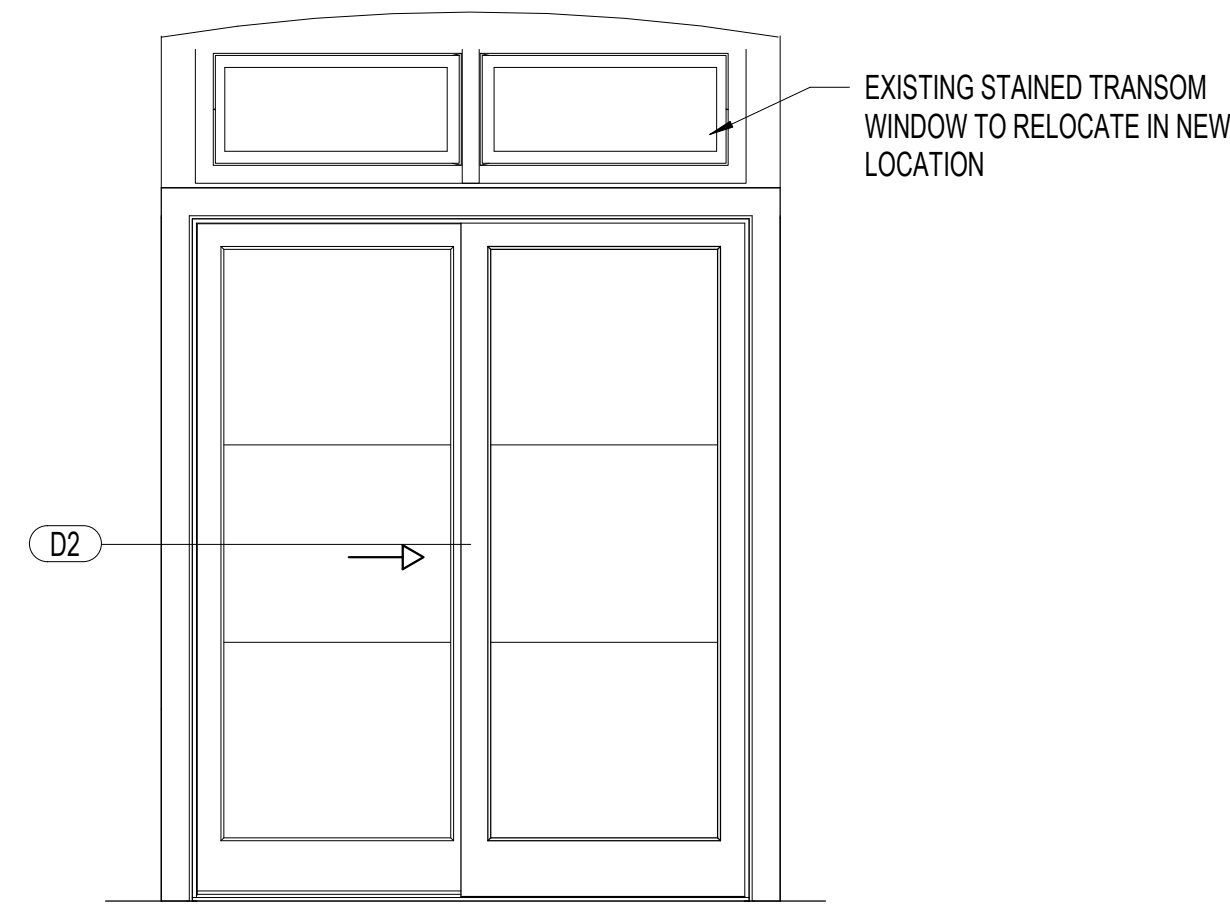
DETAILS

LC - 15

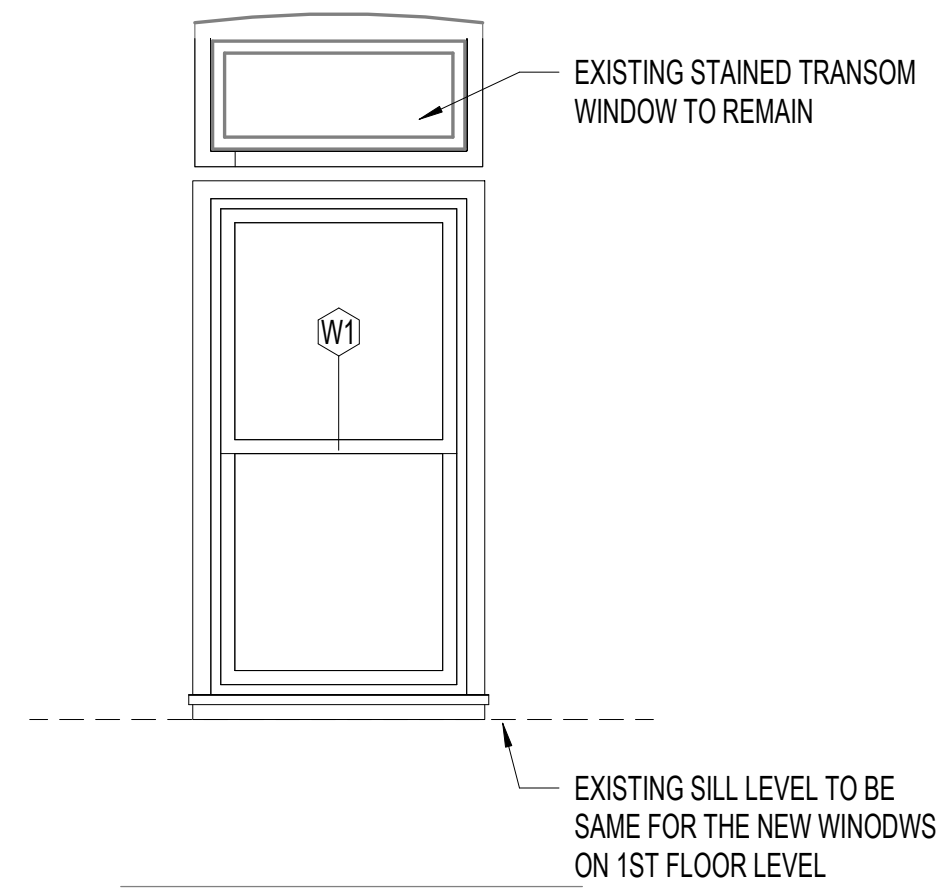


EXISTING RAILING DESIGN TO BE USED FOR NEW PROPOSED RAILING

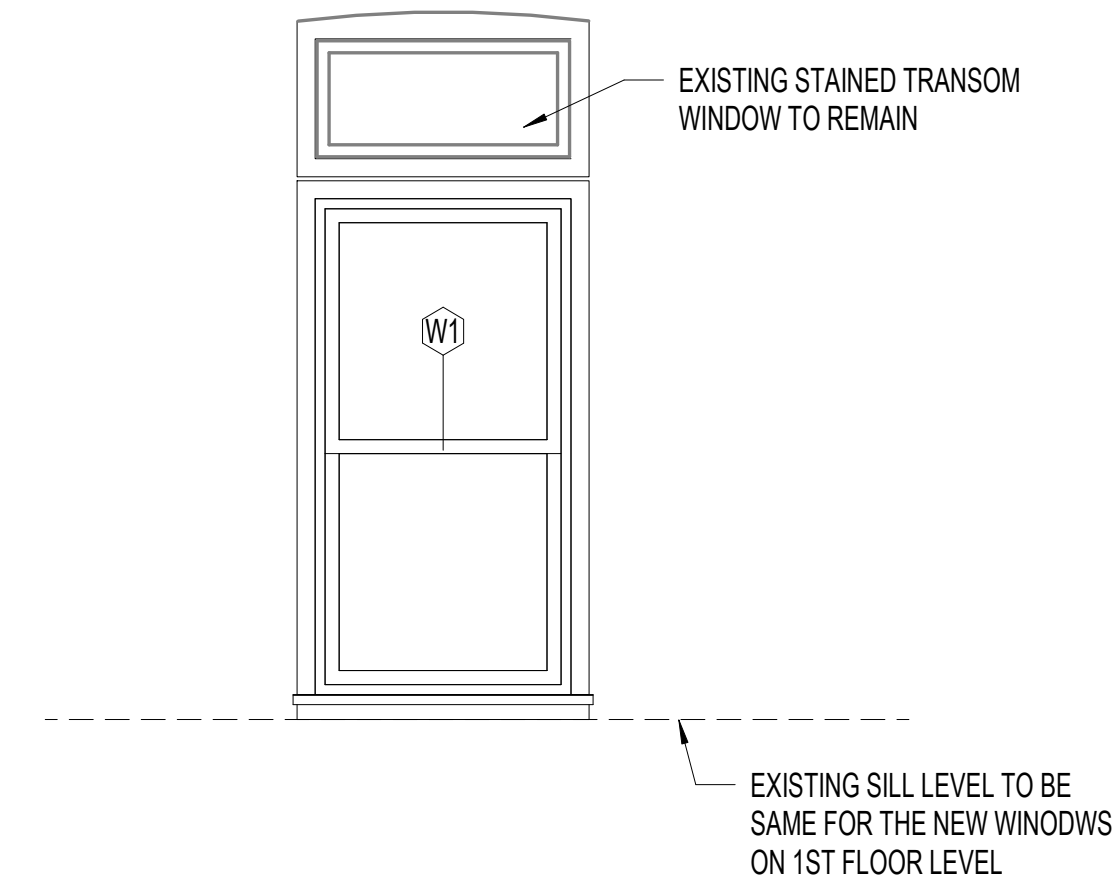
3 ELEVATION - TRANSM OVER SLIDING DOOR
SCALE: 1/2" = 1'-0"



4 ELEVATION - TRANSM OVER DOUBLE HUNG WINDOW (W1)
SCALE: 1/2" = 1'-0"



1 ELEVATION - ELEVATION - TRANSM OVER DOUBLE HUNG WINDOW (W2)
SCALE: 1/2" = 1'-0"



REAR FACADE - EXISTING WINDOW REFERENCE



dts.
ARCHITECTURE

325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST., # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

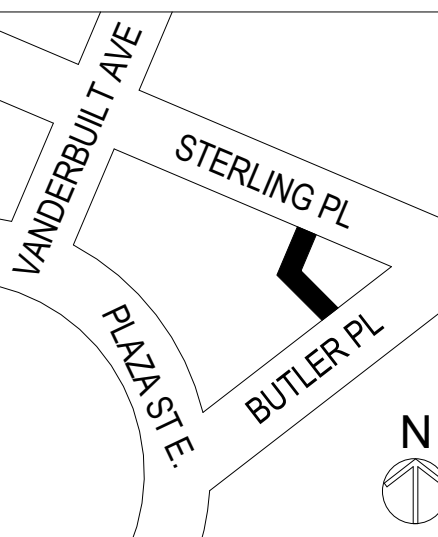
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl

Date: 07/18/2024
SCALE (FULL): 1/2" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

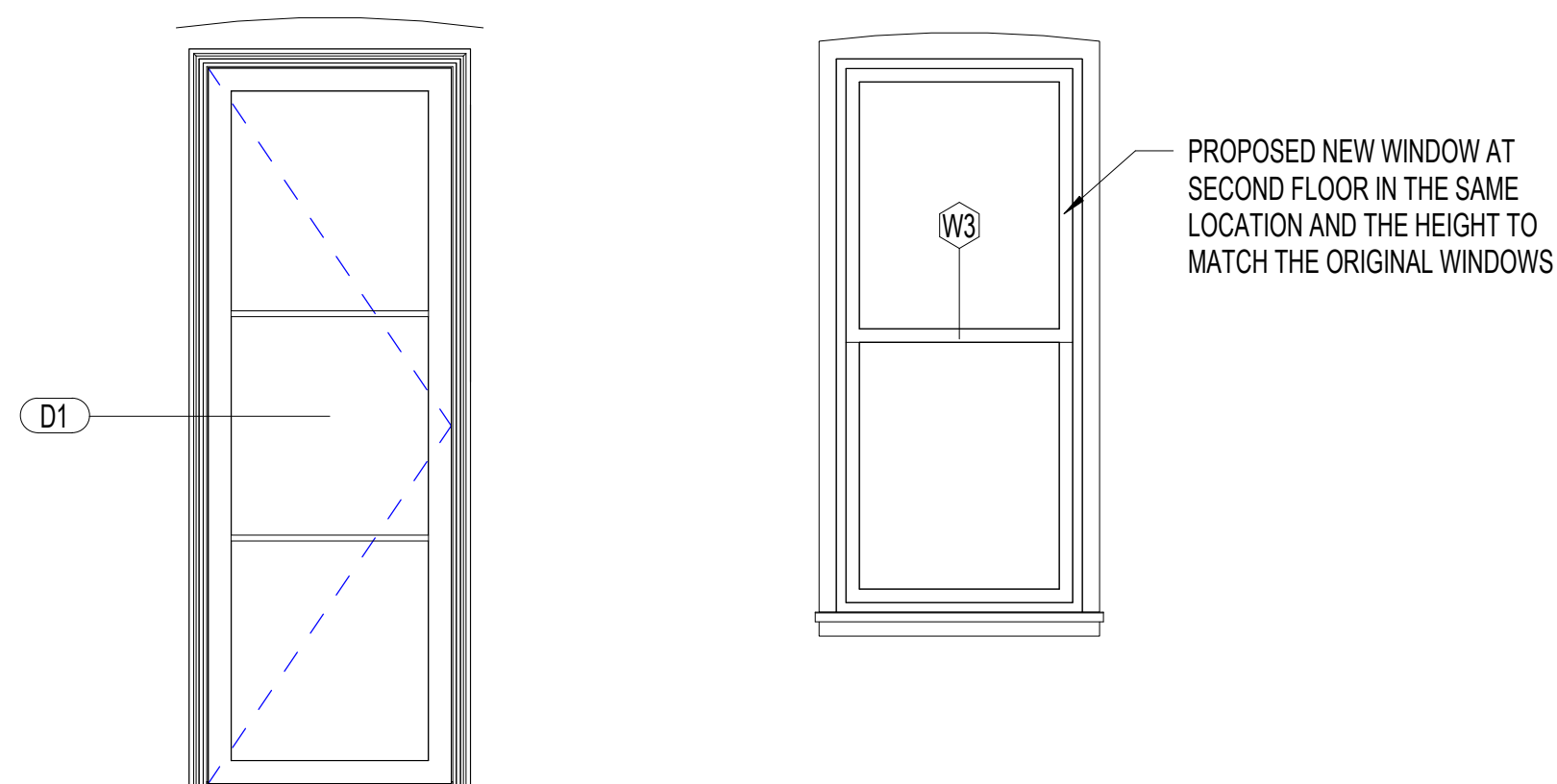
WINDOW & DOOR SCHEDULE

LC - 16

PROJECT NO: 2325

PAGE: 18/ 18

2 ELEVATION - SINGLE FRENCH DOOR & DOUBLE HUNG WINDOW
SCALE: 1/2" = 1'-0"



TRANSM WINDOW & TRIMS - EXISTING TO REUSE FOR NEW LOCATIONS



WINDOW SCHEDULE								
Type Mark	Count	Height	Width	Sill Height	Head Height	Omni/Class Title	Type	Description
W1	2	5'-2"	2'-8"	2'-0"	7'-2"	Transom Windows	32" x 62"	TO MATCH THE EXISTING WINDOW TRIMS & FINISH
W3	1	6'-0"	2'-8"	2'-0"	8'-0"	Transom Windows	32" x 72"	TO MATCH THE EXISTING WINDOW TRIMS & FINISH

DOOR SCHEDULE									
NO.	SWING	MFR	Width	Height	Thickness	SIZE	FINISH	HARDWARE	NOTES
D1	LH	Marvin Windows and Doors	34"	96"	2 1/4"	34" x 96" x 2 1/4"	TO MATCH THE EXISTING	KWIKSET OR APPROVED EQUIVALENT	
D2	SLIDING	Marvin Windows and Doors	71"	86"	1 3/4"	71" x 86" x 1 3/4"	TO MATCH THE EXISTING	MARVIN OR APPROVED EQUIVALENT	

NOTE : ONLY ON THE FIRST FLOOR ALL DOBLE HUNG WINDOWS HAVE A TRANSM WINDOW WITH STAINED GLASS

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

FRONT FACADE - NOT IN SCOPE



CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dts.Architecture
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Pllc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

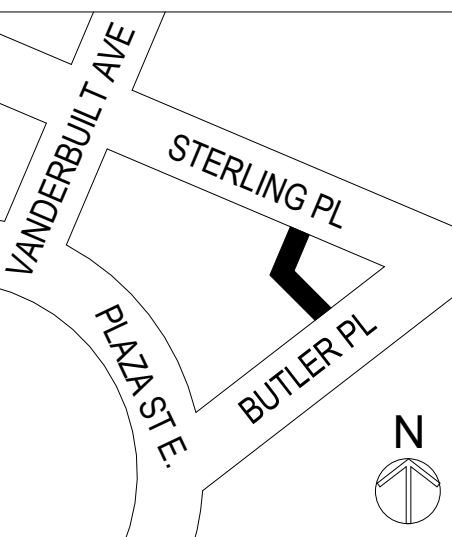
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING
DISTRICT: R8X
LANDMARK:
HISTORIC
DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL): 1/4" = 1'-0"
SCALE (HALF): 1'-0"
DRAWN BY:
CHECKED BY:

FRONT FACADE

LC - 17

ZONING CALCULATION

I. PROPERTY DATA

Address:	286 STERLING PLACE, 11238
Block:	1170
Lot:	27
Zoning District:	R8X
Map No.:	16C
Lot Area:	2,758.00 SF

II. FLOOR AREA

	EXISTING	ADDITIONAL	TOTAL PROPOSED
Cellar:	NA	NA	NA
Basement:	1301.13 SF	0 SF	1301.13 SF
1 st Floor:	1236.69 SF	29.09 SF	1265.78 SF
2 nd Floor:	922.24 SF	0 SF	922.24 SF
3 rd Floor:	922.24 SF	0 SF	922.24 SF
TOTAL:	4382.30 SF	29.09 SF	4411.39 SF

III. BULK REGULATIONS

REGULATION	MAX PERMITTED/ MIN. REQUIRED	EXISTING	PROPOSED
Street Tree Planting	0 Trees	0 Trees	0 Trees
Residential FAR	6.02	.26 (4,382.30 SF / 16,603.16 SF)	.27 COMPLIES! (4,411.39 SF / 16,603.16 SF)
Residential Floor Area:	16,603.16 SF (6.02 x 2,758.00 SF)	4382.30 SF	4411.39 SF < 16,603.16 SF COMPLIES!
Lot Coverage Ratio:	.70	.47 (1301.13SF / 2,758.00 SF)	.47 < .70 COMPLIES! SEE ZONING NOTE (1301.13SF / 2,758.00 SF)
Lot Coverage:	1,930.60 SF (.70 X 2,758.00 SF)	1301.13 SF	1301.13 SF < 1,930.60 SF COMPLIES!
Open Space Ratio:	.30	.47	.47 > .30 COMPLIES!
Open Space:	827.40 SF (.30 x 2,758.00 SF)	1,456.87 SF (2,758.00 SF - 1301.13 SF)	1,456.87 SF > 827.40 SF COMPLIES! (2,758.00 SF - 1301.13 SF)

IV. DENSITY REGULATIONS:

REGULATION	MAX PERMITTED	EXISTING	PROPOSED
Maximum Residential Floor Area Permitted on the Zoning Lot	16,603.16 SF (6.02 x 2,758.00 SF)	4382.30 SF (12,220.86 SF REMAINING!)	4411.39 SF (12,191.77 SF REMAINING!)
Density Factor (ZR 23-22)	680 SF	NA	NA
Max No. of Dwelling Units	6 Dwelling Units (4411.39 SF SF/ 680.00 SF)	2 Dwelling Units	2 Dwelling Unit COMPLIES!

V. LOT AREA AND WIDTH REGULATIONS

REGULATION	MIN. REQUIRED	EXISTING	PROPOSED
Lot Width (ZR 23-32)	18'	20'	18' < 20' SEE ZONING NOTE
Lot Area (ZR 23-32)	1,700.00 SF	2,758.00 SF	1,700.00 SF < 2,758.00 SF SEE ZONING NOTE

ZONING NOTE

Per Section 54-31, Except as otherwise provided in Section 54-313, a non-complying building or other structure may be enlarged or converted, provided that no enlargement or conversion may be made which would either create a new non-compliance or increase the degree of non-compliance of a building or other structure or any portion thereof.

VI. YARD REGULATIONS

REGULATION	MIN. REQUIRED	EXISTING	PROPOSED
Front Yard (ZR 23-45)	NA	NA	COMPLIES!
Side Yard (ZR 23-462)	NA Party Wall	NA Party Wall	NA Party Wall COMPLIES!
Rear Yard (ZR 23-541)	30'	48' 11"	48' 11" COMPLIES!

VII. HEIGHT AND SETBACK REGULATIONS

ZR 23-631(e)
In the district indicated, no portion of a #building or other structure#, including the apex of a roof, may penetrate a plane 33 feet above the #base plane#. In addition, the maximum height of a #street wall# above the #base plane# shall be 30 feet. Above such height, no portion of the #building or other structure# shall penetrate a plane rising from the maximum #street wall# height, at 20 degrees to the horizontal, to a maximum height of 33 feet above the #base plane#. On #corner lots#, the 30-foot maximum #street wall# height shall apply to only one #street# frontage. The provisions of this paragraph may be modified pursuant to paragraph (h) of this Section.

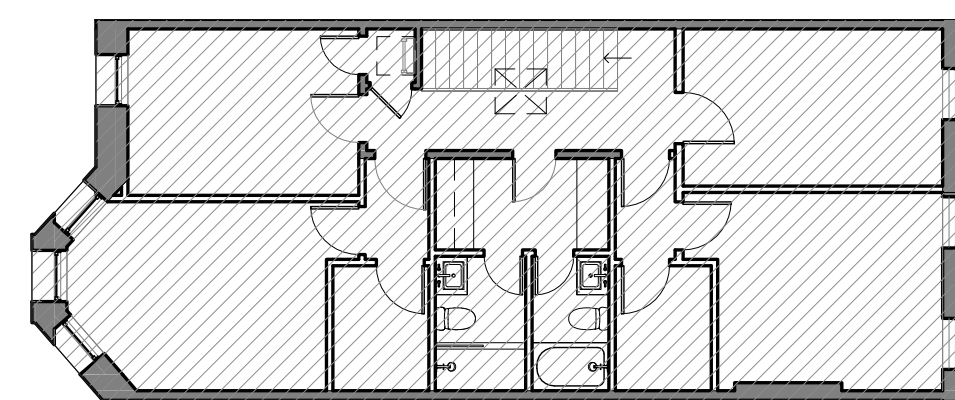
VIII. PARKING REGULATIONS

REGULATION	MAX PERMITTED/ MIN. REQUIRED	EXISTING	PROPOSED
Min. Number of Residential Spaces (ZR 25-23, 25-261)	0 Spaces	0 Spaces	0 Spaces COMPLIES!

4 ZONING ANALYSIS PLAN - THIRD

SCALE: 1" = 10'-0"

F.A.R. - 6.02

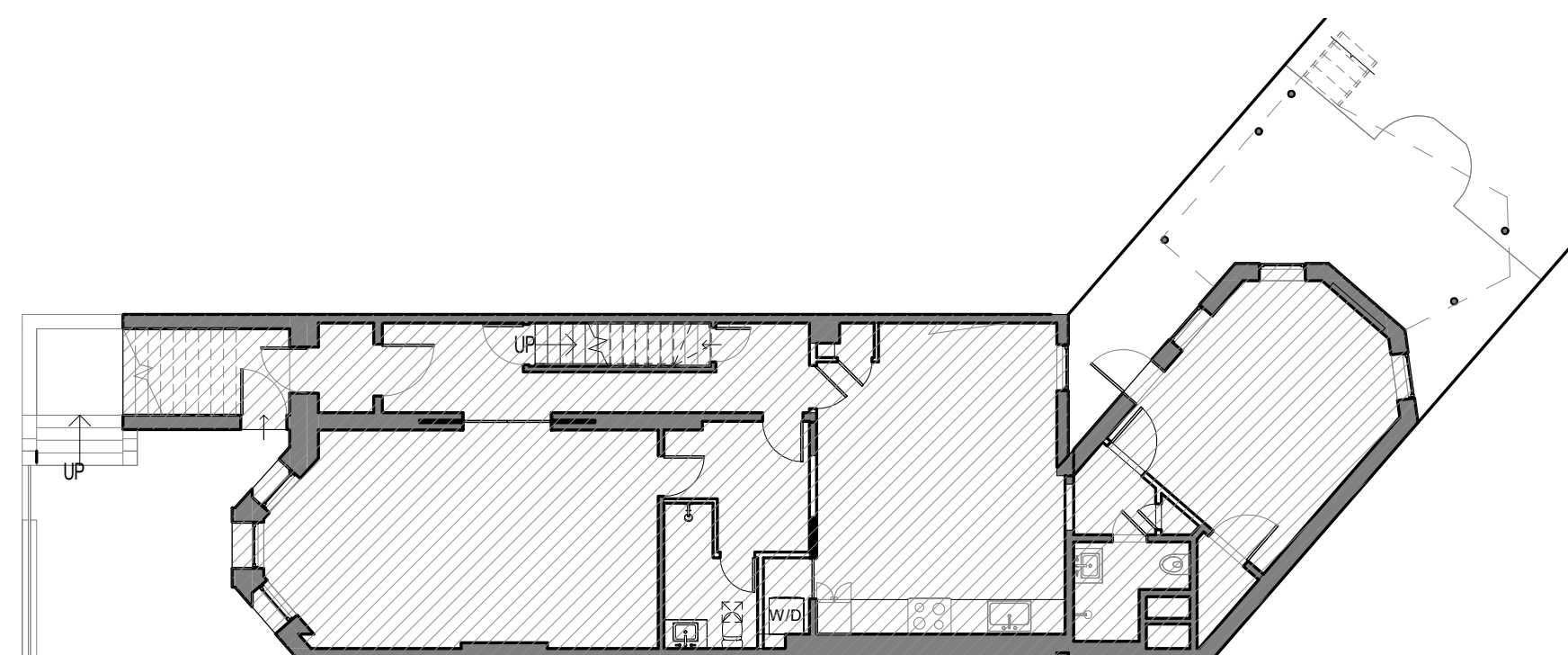


3RD FL EXISTING : 922.24 SQ.FT

1 ZONING ANALYSIS PLAN - BASEMENT

SCALE: 1" = 10'-0"

F.A.R. - 6.02



BSMT FL EXISTING : 1301.13 SQ.FT

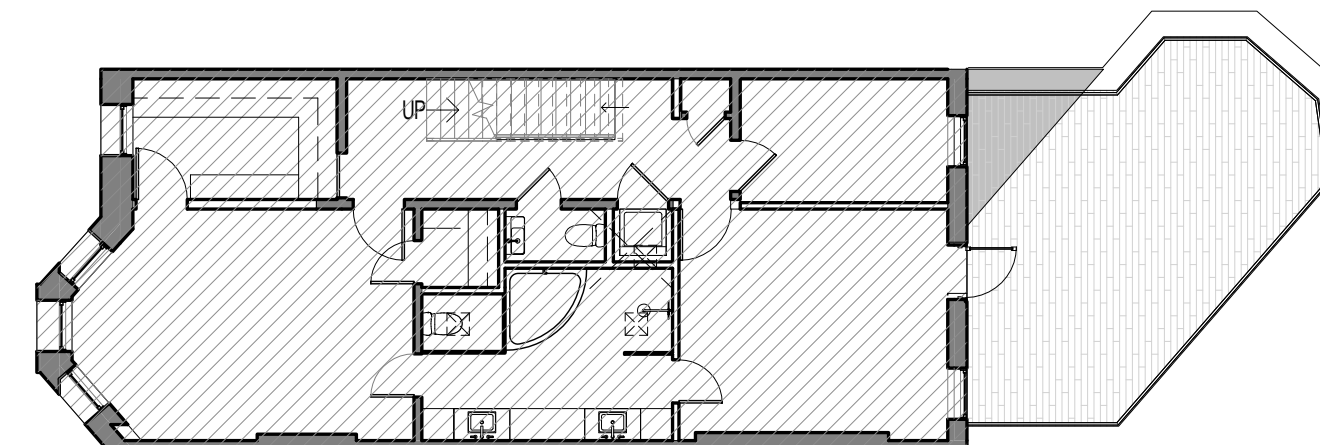
5 ZONING ANALYSIS PLAN - SITE

SCALE: 1" = 10'-0"

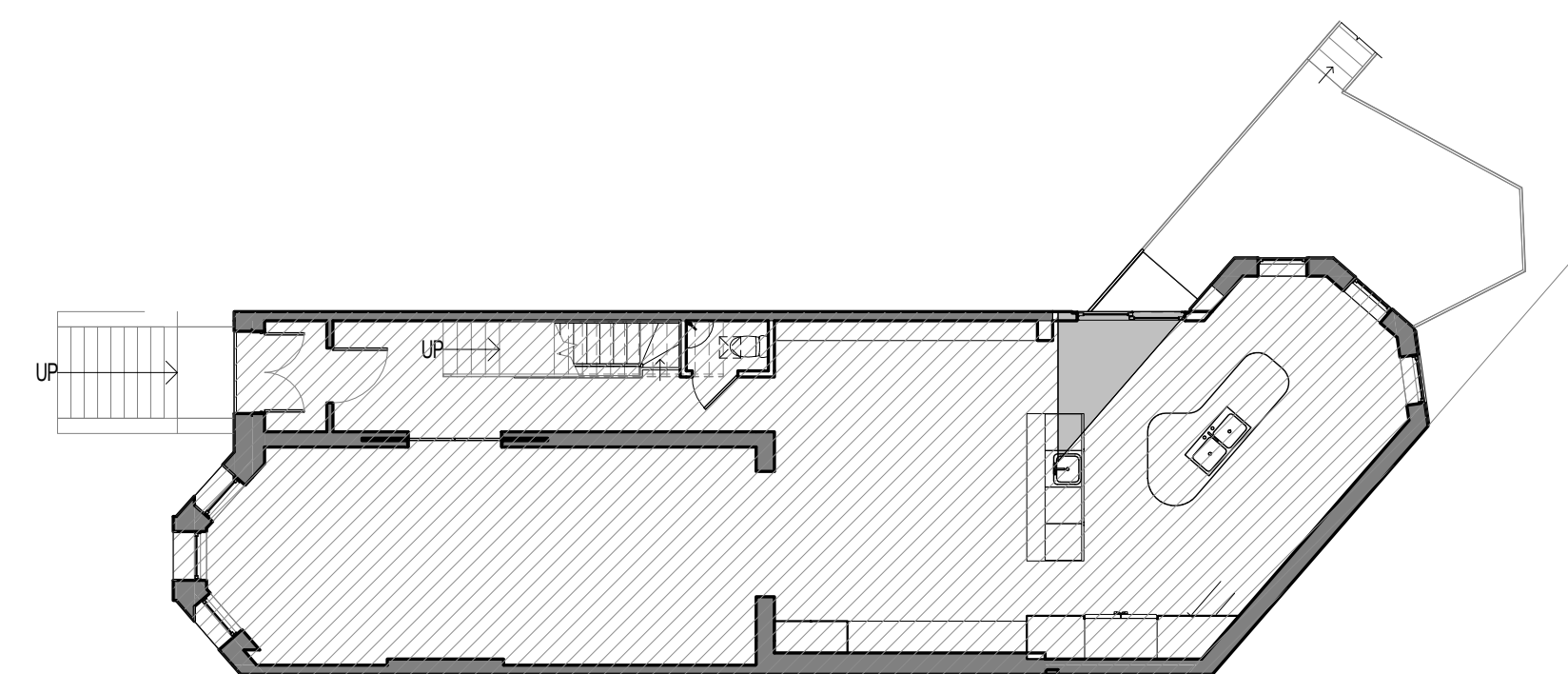
2 ZONING ANALYSIS PLAN - FIRST

SCALE: 1" = 10'-0"

F.A.R. - 6.02



PROPOSED ROOF ADDITION : 29.09 SQ.FT
2ND FL EXISTING : 922.24 SQ.FT



PROPOSED ADDITION : 29.09 SQ.FT
1ST FL EXISTING : 1236.69 SQ.FT



325 WEST 38TH STREET, SUITE 701 - NY, NY 10018

NO.	DATE	REVISION
1	11/08/24	LPC SUBMISSION

CONSULTANTS

OWNER:
ELIZABETH SCHREIBER, ARI FOX
etschreiber@gmail.com,
ariel.a.fox@gmail.com
286 STERLING PL
BROOKLYN, NY 11238

ARCHITECT
dtls.ARCHITECTURE
325 W. 38TH ST, # 701
NEW YORK, NY 10018
T. 212.321.0101

EXPEDITER
KUSHNER Studios
55 Liberty Street, 2nd Fl
NEW YORK, NY 10005-0003
T. 917.364.1449

MEP ENGINEER
Badaly Engineering Plc
2 Wilson Place
Mount Vernon, NY 10550
T. 914.465.9010

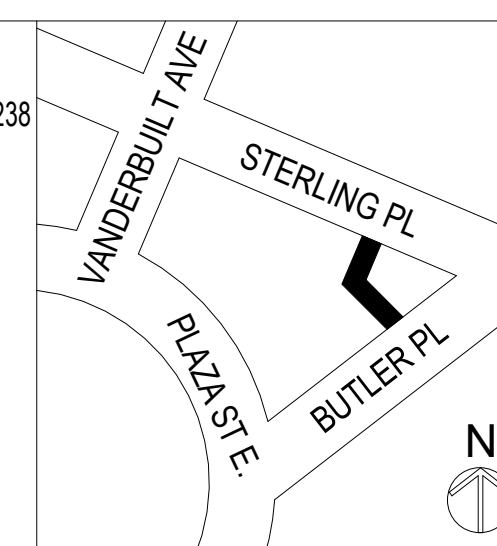
DOB SCAN

DOB STAMP

APPLICATION NUMBER: XXXXXXXXXXXXX

KEY PLAN

286 STERLING PL
BROOKLYN, NY 11238
BLOCK: 1170
LOT: 27
ZONING DISTRICT: R8X
LANDMARK: HISTORIC DISTRICT: YES



286 Sterling Pl



Date: 07/18/2024
SCALE (FULL): 1" = 10'-0"
SCALE (HALF): 1" = 20'-0"
DRAWN BY:
CHECKED BY:

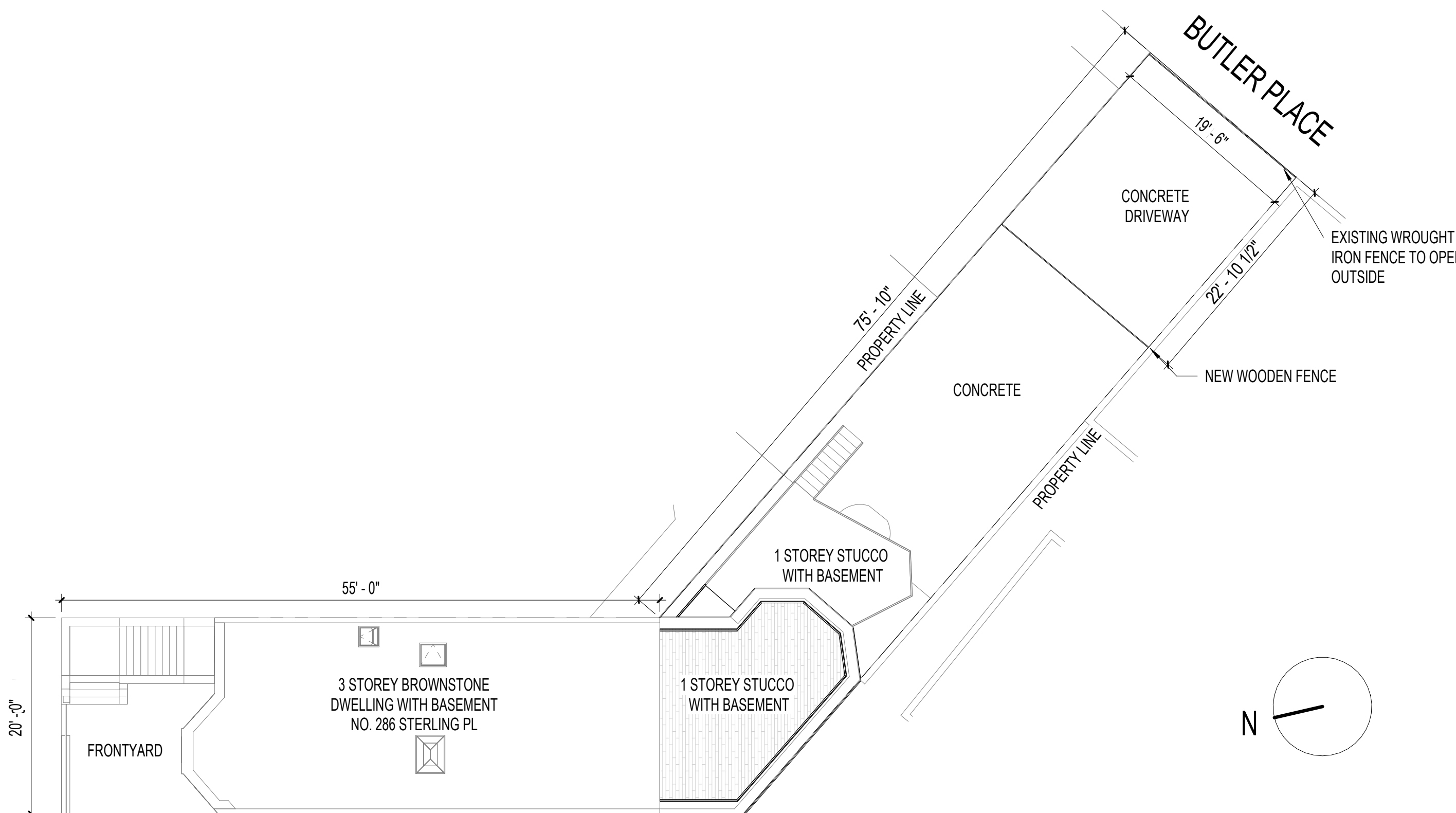
ZONING ANALYSIS

LC - 18

PROJECT NO: 2325

PAGE: 5/ 18

STERLING PLACE



November 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-02534

286 Sterling Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 709 3216

Passcode: 445660

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually 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.