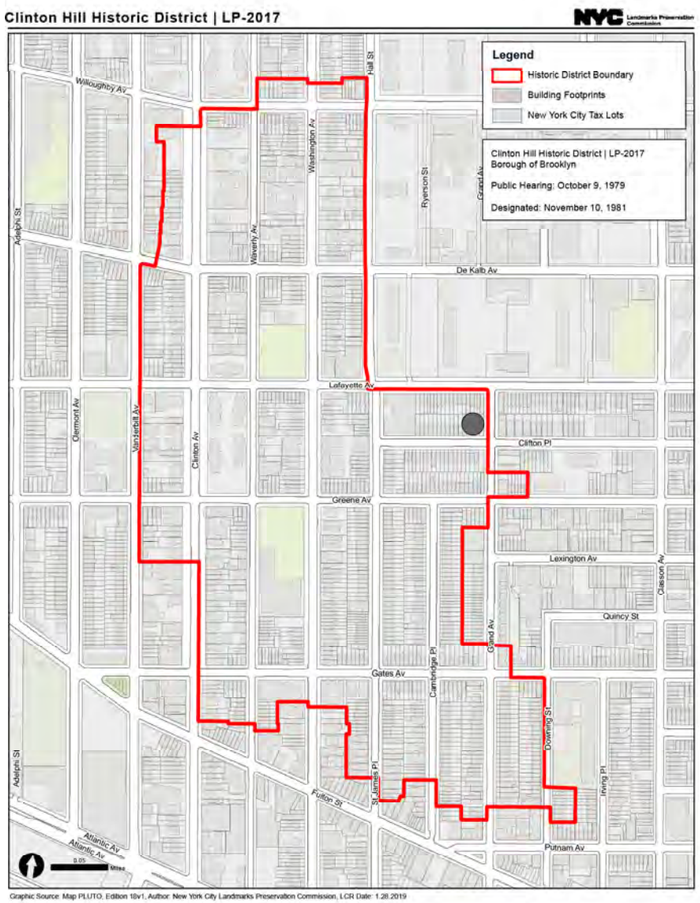
35 CLIFTON PLACE RESIDENCE

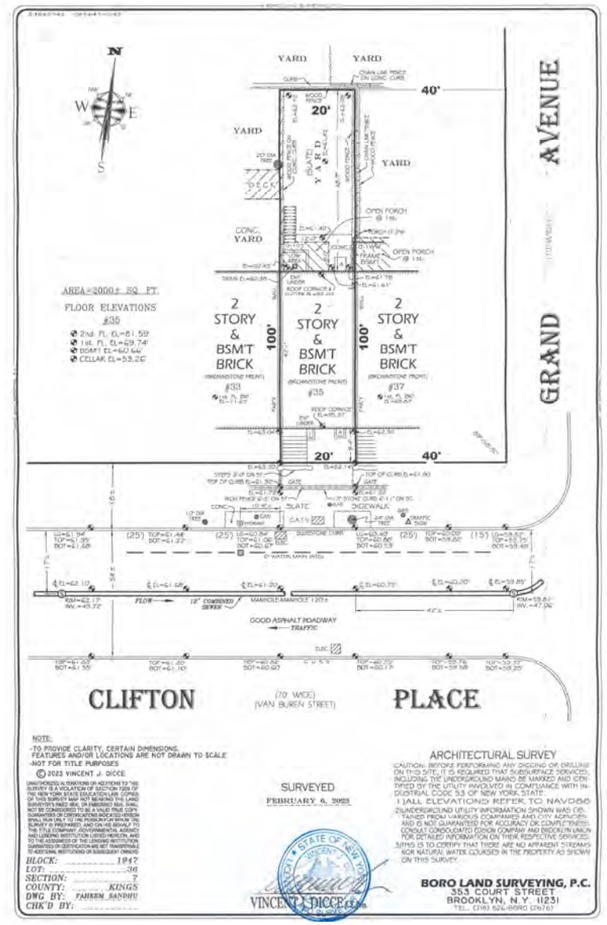
35 CLIFTON PLACE BROOKLYN, NY 11238

SITE



PROJECT LOCATION, CLIFTON PLACE - CLINTON HILL HISTORIC DISTRICT, EST.. 1981

● = PROJECT LOCATION



SITE SURVEY

35 CLIFTON PLACE, NYC DIGITAL TAX LOT MAP

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35 CLIFTON PLACE RESIDENCE
35 CLIFTON PLACE
BROOKLYN, NY
11238

PROJECT SITE AND INFO
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-101

BLOCK PLAN
NTS

1

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11238

BLOCK PLAN
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

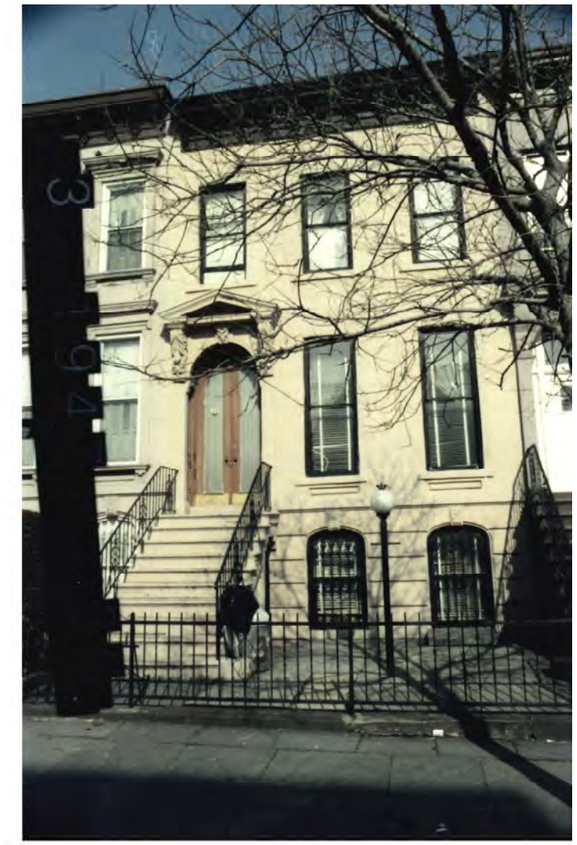
LPC-102

FACADE PHOTOGRAPHS

35 CLIFTON PLACE, CURRENT REAR FACADE

35 CLIFTON PLACE, CURRENT STREET FACADE

35 CLIFTON PLACE, CA. 1940's TAX PHOTO



35 CLIFTON PLACE, CA. 1980's TAX PHOTO

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FACADE PHOTOGRAPHS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-103

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AERIAL PHOTO
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-104

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11238

AERIAL PHOTO
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-105

EXISTING FRONT FACADE 1
CURRENT PHOTO

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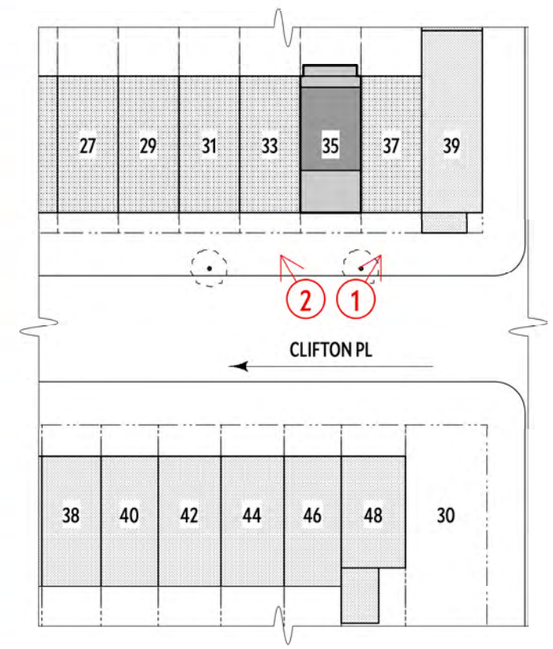
11238

CURRENT CONDITION: FRONT FACADE
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-106

2 29, 31, & 33 CLIFTON PLACE - INTACT HISTORICAL FACADE ARTICULATION TO BE COPIED

1 37 & 39 CLIFTON PLACE - INTACT HISTORICAL FACADE ARTICULATION TO BE COPIED



SITE PLAN
NTS

1

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EXISTING PHOTOS: NEIGHBORING FRONT FACADES
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-107

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35 CLIFTON PLACE RESIDENCE
35 CLIFTON PLACE
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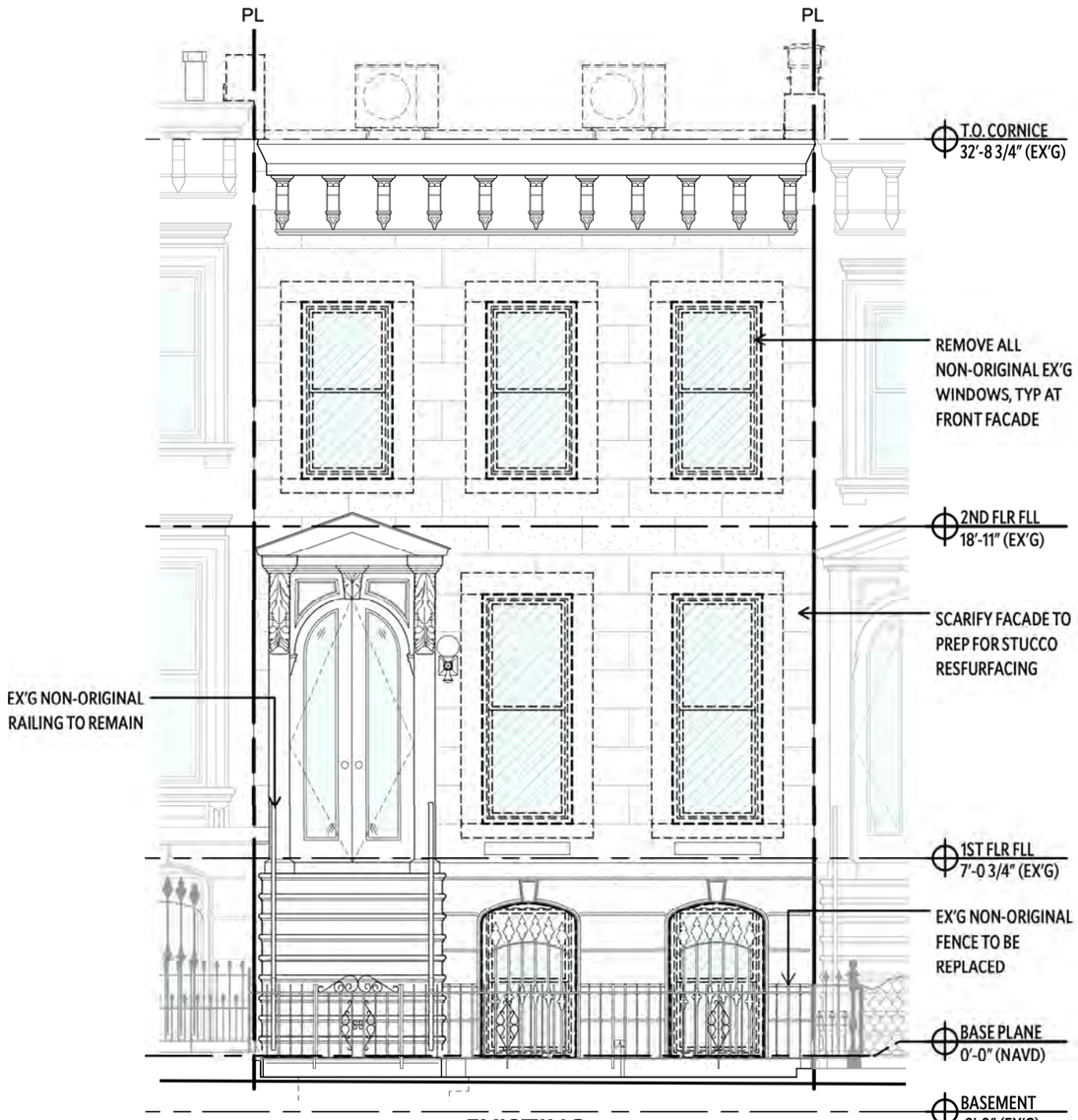
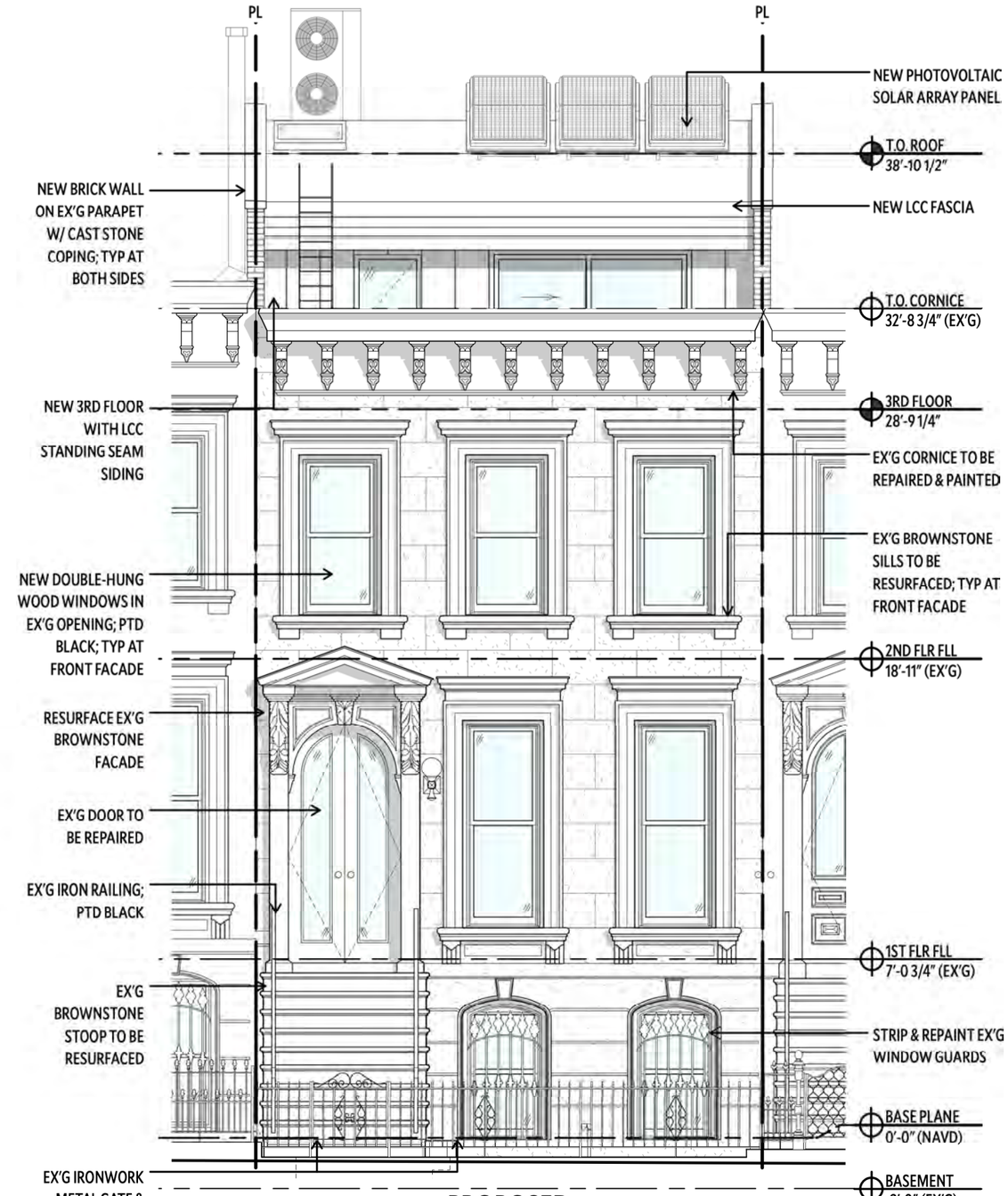
PROPOSED AXON VIEWS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC - 108



EXISTING FRONT FACADE — 2

SCALE 3/16" = 1'-0"



PROPOSED FRONT FACADE — 1

SCALE 3/16" = 1'-0"

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EXISTING & PROPOSED FRONT FACADE

DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-109

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FRONT FACADE WITH NEIGHBOR CONDITIONS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-110

CORNICE:
PTD WOOD CORNICE
PTD BLACK

WINDOWS:
PTD WOOD WINDOWS
PTD BLACK ; TYP AT
FRONT FACADE

FASCIA, GUTTER, AND
DOWNSPROUT:
LCC

3RD FLR ADDITION
SIDE FACADE:
GLEN-GERY CORAL
SMOOTH MORTAR COLOR
TBD

3RD FLOOR WINDOWS:
PTD WOOD WINDOWS
PTD BLACK

FACADE:
BROWNSTONE STUCCO

IRONWORK:
PTD IRONWORK
PTD BLACK

PROPOSED FRONT FACADE
SCALE 3/16" = 1'-0"

1

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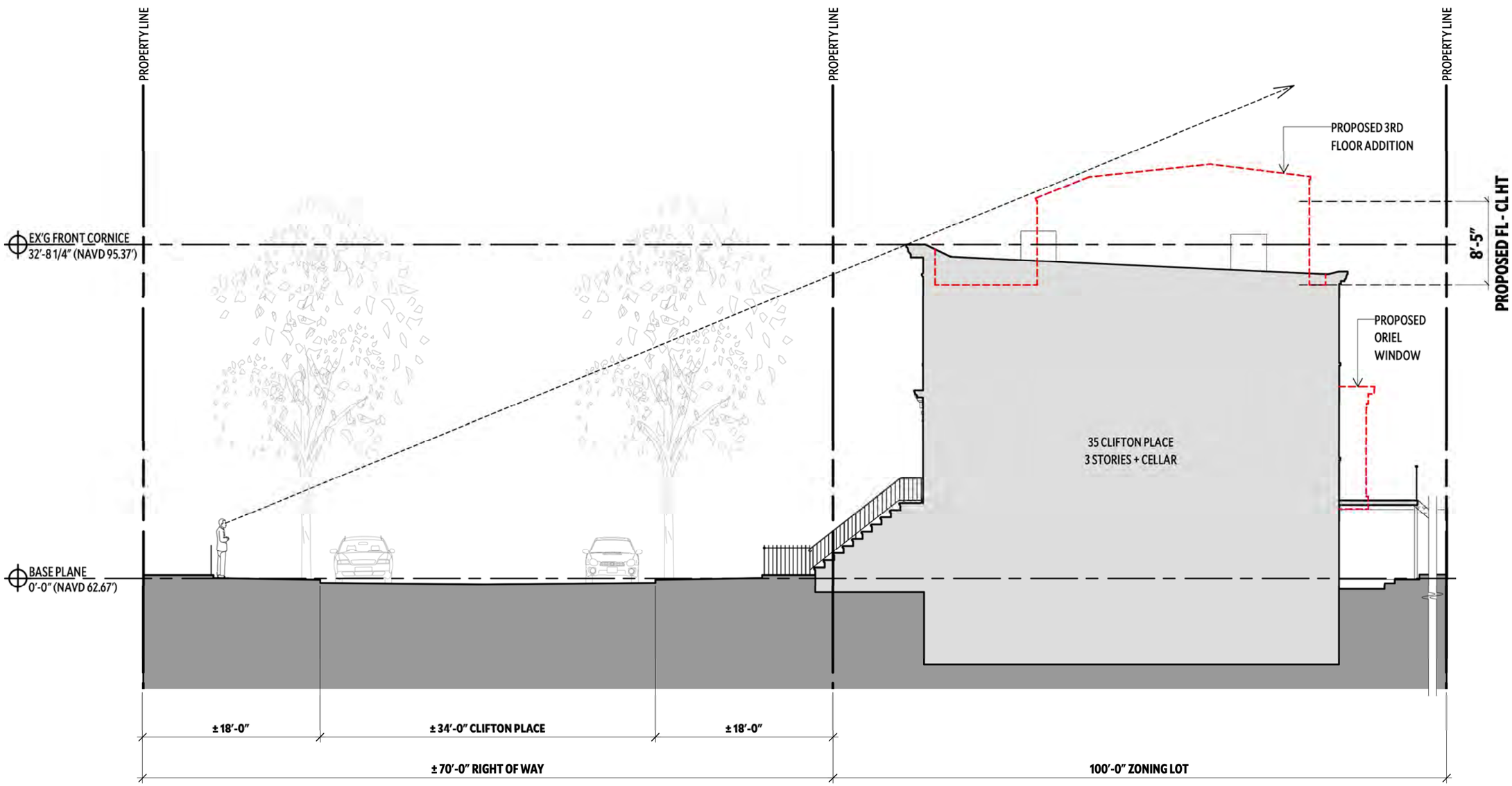
PROPOSED FRONT FACADE MATERIALS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-111



EXISTING BUILDING SECTION 1

3/32" = 1'-0"

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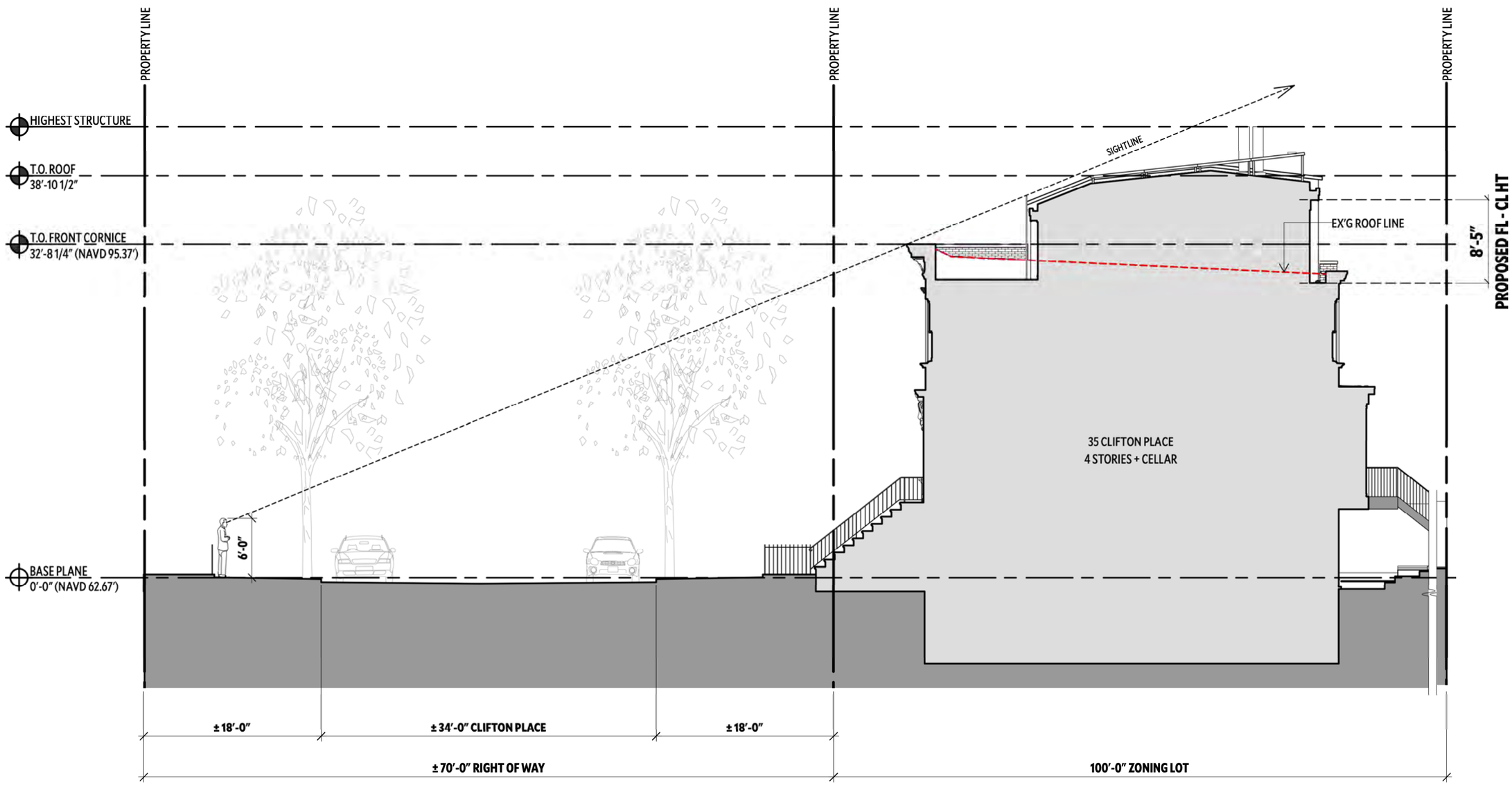
EXISTING BUILDING SECTION
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: 3/32" = 1'-0"

LPC-112



PROPOSED BUILDING SECTION 1

3/32" = 1'-0"

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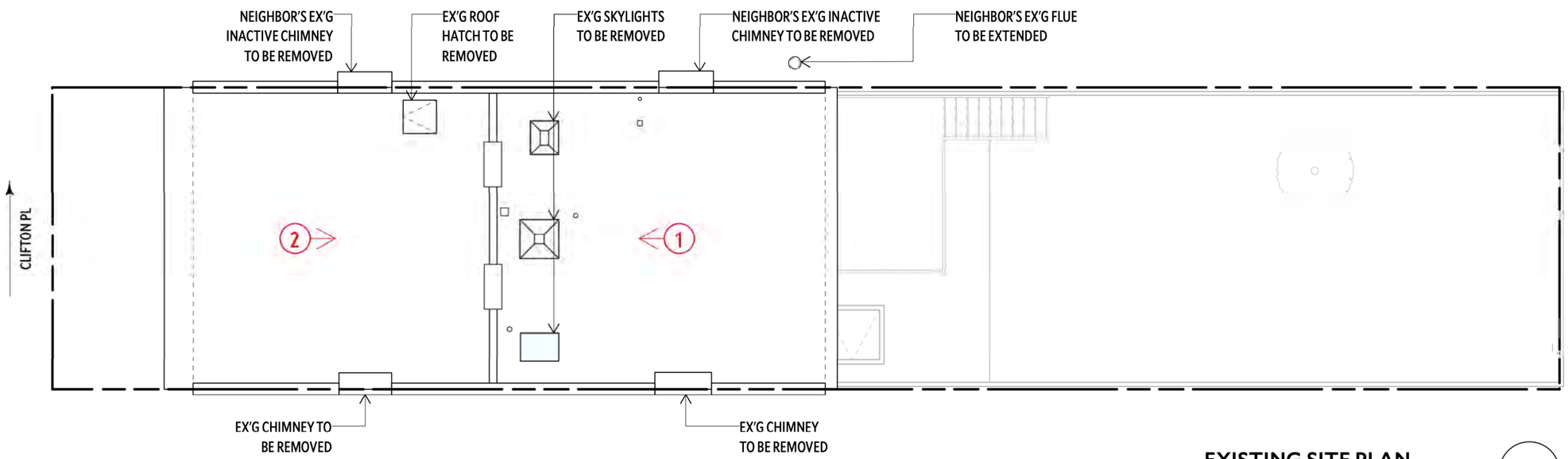
11238

PROPOSED BUILDING SECTION
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: 3/32" = 1'-0"

LPC-113

2 35 CLIFTON PLACE EXISTING ROOF (LOOKING NORTH)

1 35 CLIFTON PLACE EXISTING ROOF (LOOKING SOUTH)



EXISTING SITE PLAN 1

1/8" = 1'-0"

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PROJECT NORTH

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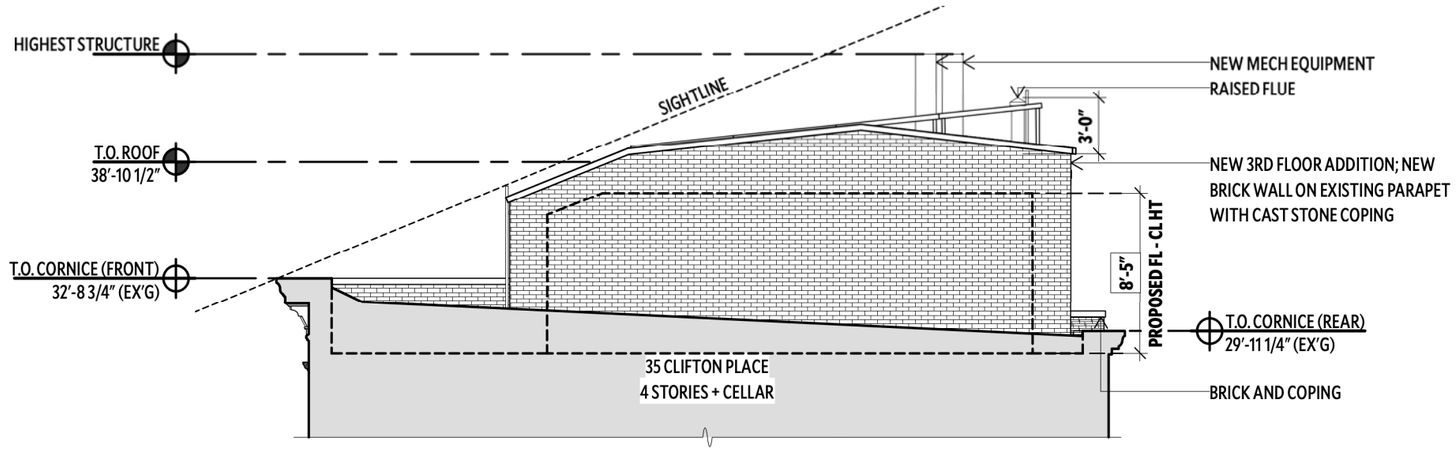
EXISTING ROOF PLAN & PHOTOS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: 1/8" = 1'-0"

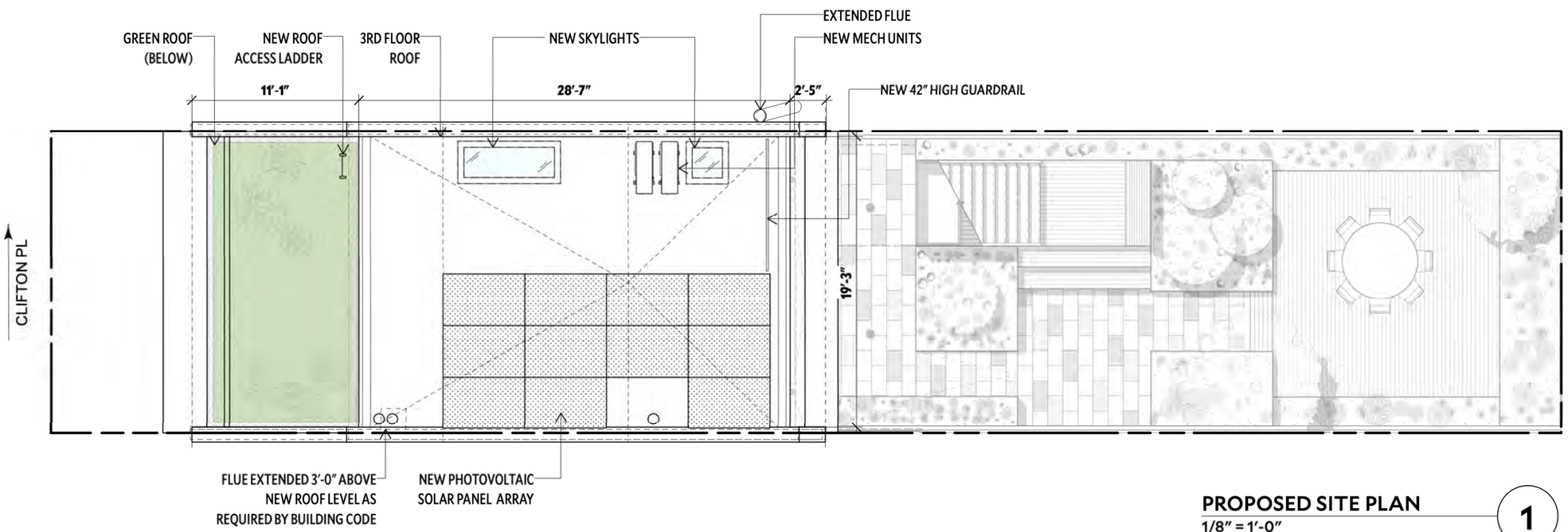
LPC-114



EAST ELEVATION: PROPOSED ROOF

1/8" = 1'-0"

2



PROPOSED SITE PLAN

1/8" = 1'-0"

1

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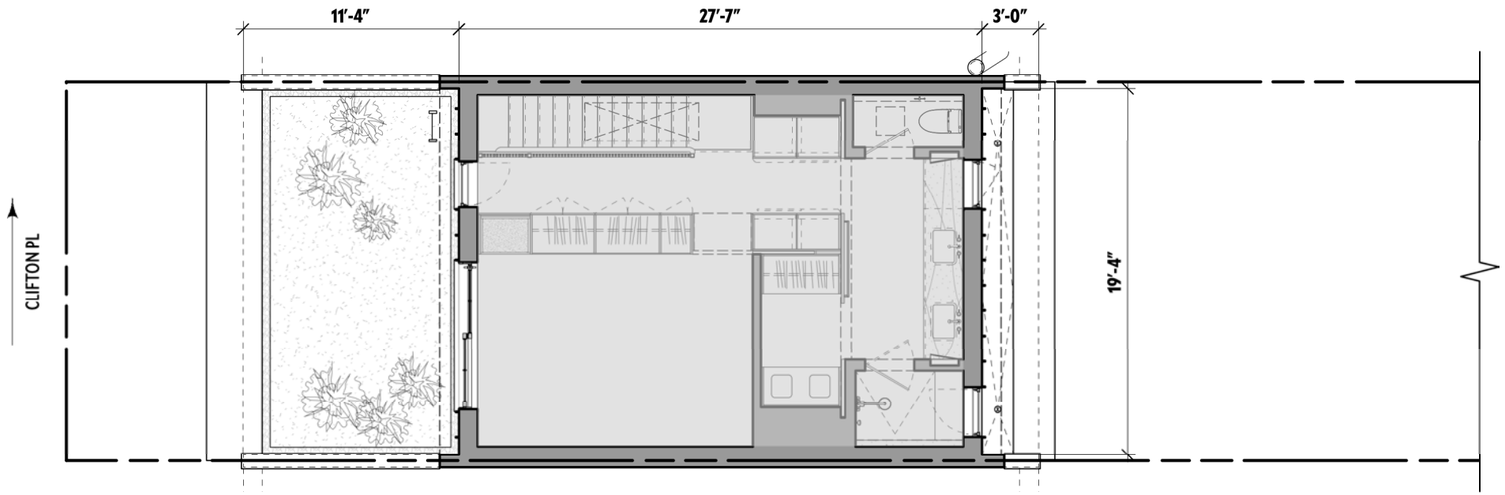
PROPOSED ROOF PLAN & ELEVATION
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: 1/8" = 1'-0"

LPC-115



PROPOSED EXTENSION:
3RD FLOOR
1/8" = 1'-0"

2

PROPOSED EXTENSION:
ORIEL WINDOW
1/8" = 1'-0"

1

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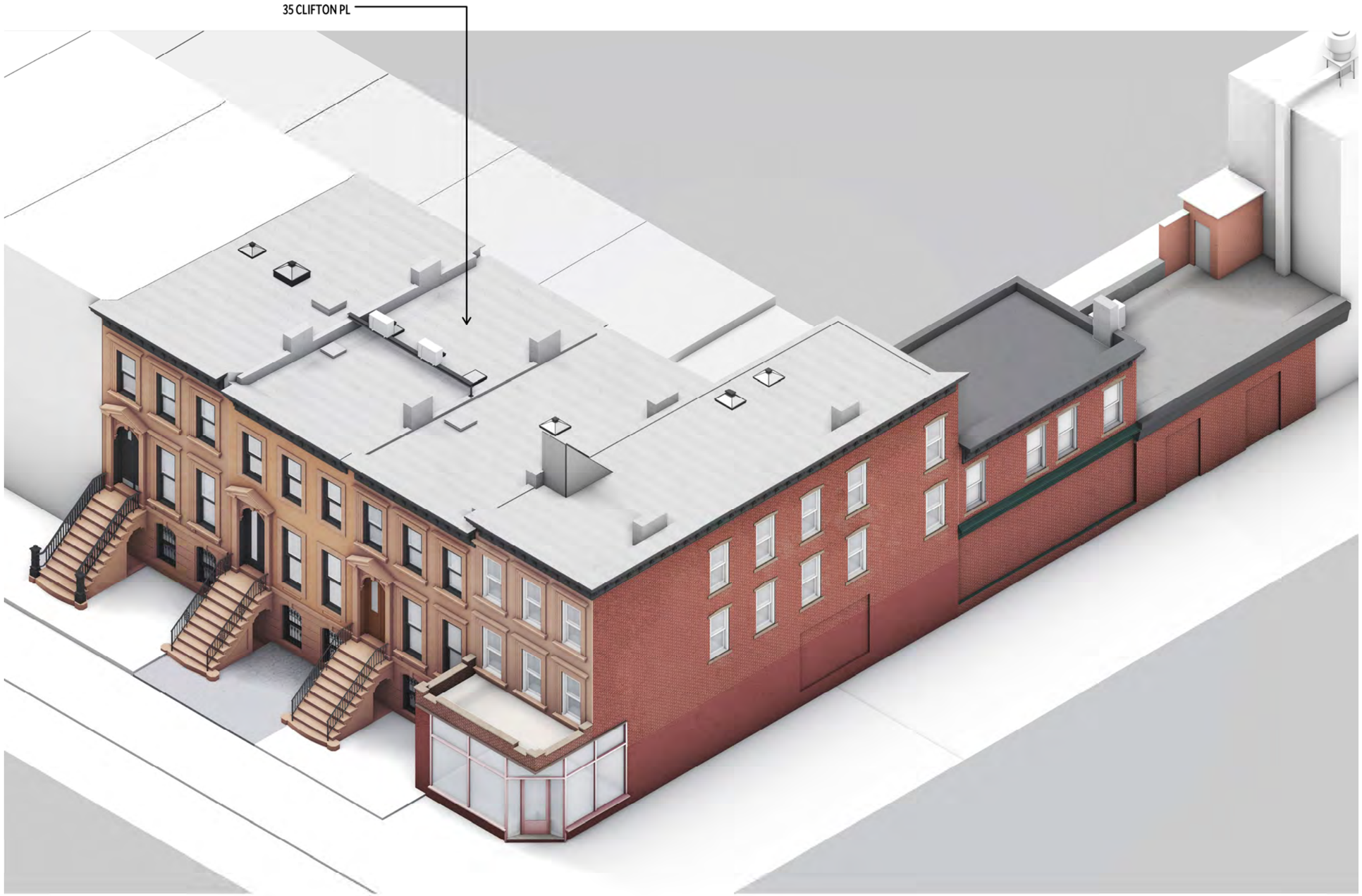
PROPOSED EXTENSIONS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: 1/8" = 1'-0"

LPC-116



EXISTING 1
SCALE: NTS

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EXISTING: FRONT AXONMETRIC
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-117

PROPOSED
SCALE: NTS

1

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PROPOSED: FRONT AXONMETRIC
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-118

EXISTING 1
SCALE: NTS

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EXISTING: REAR AXONMETRIC
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-119

PROPOSED
SCALE: NTS

1

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35 CLIFTON PLACE
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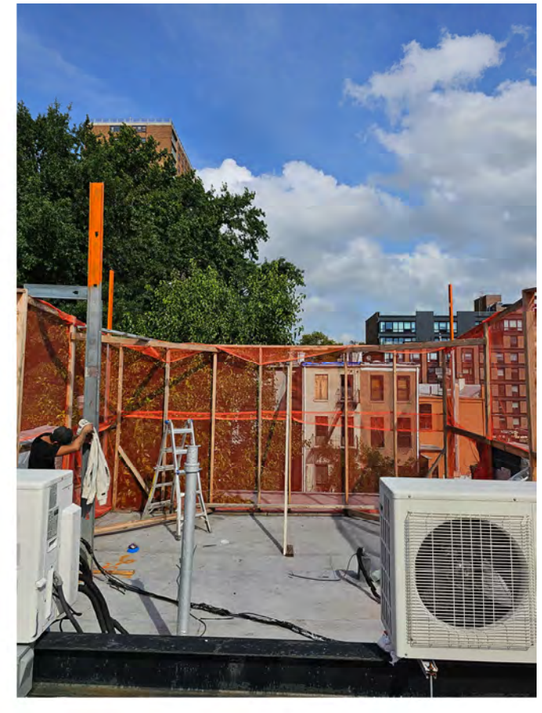
11238

PROPOSED: REAR AXONMETRIC
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

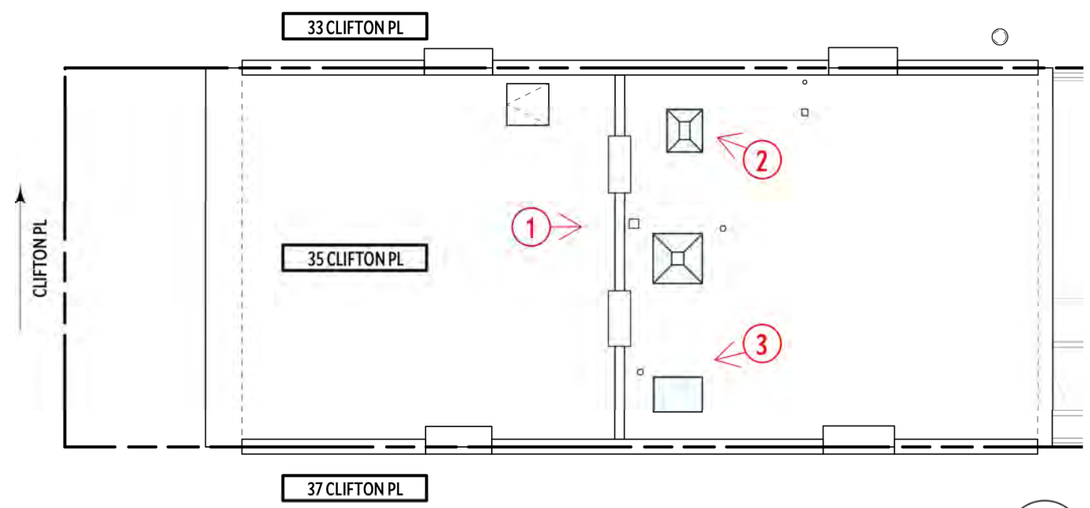
LPC-120

3 PHOTO OF MOCK-UP TAKEN FROM ROOF

2 PHOTO OF MOCK-UP TAKEN FROM ROOF



1 PHOTO OF MOCK-UP TAKEN FROM ROOF



EXISTING ROOF PLAN 1

1/8" = 1'-0"

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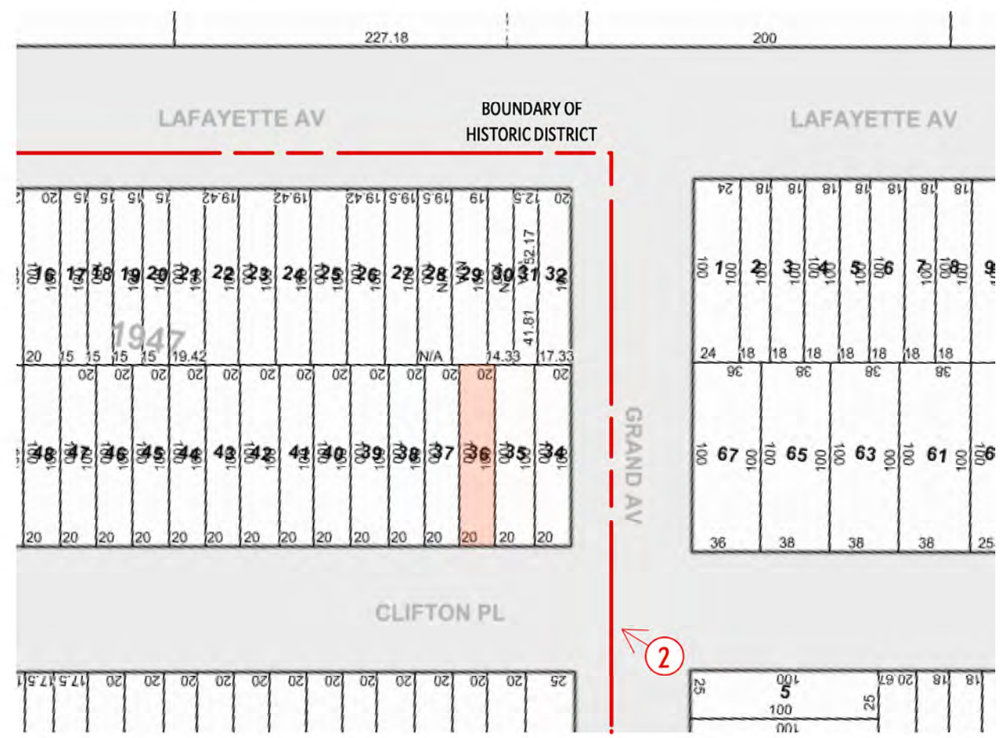
3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-121

2 VIEW FROM CLIFTON PLACE & GRAND AVENUE (LOOKING NORTHWEST)



NYC DIGITAL TAX LOT MAP
SCALE: NTS
1

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PROJECT NORTH

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3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-122

2 VIEW FROM CLIFTON PLACE (LOOKING NORTHWEST)

NYC DIGITAL TAX LOT MAP
SCALE: NTS
1

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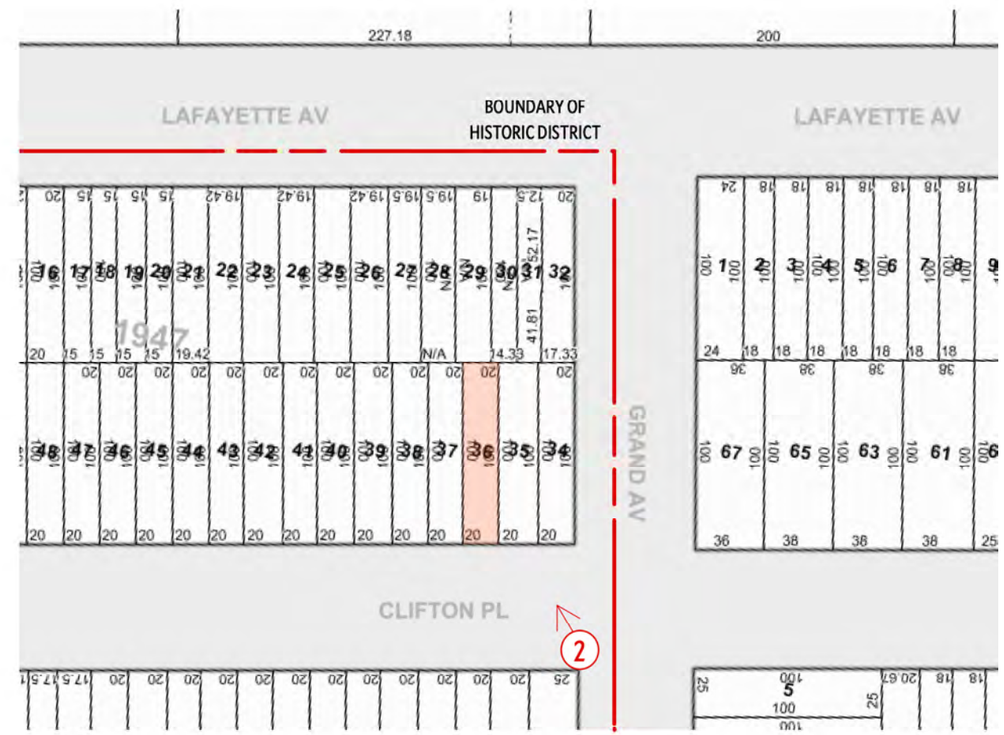
3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-123

PHOTO: CLIFTON ST CORNER 2
SCALE: NTS



— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP 1
SCALE: NTS

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3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-124

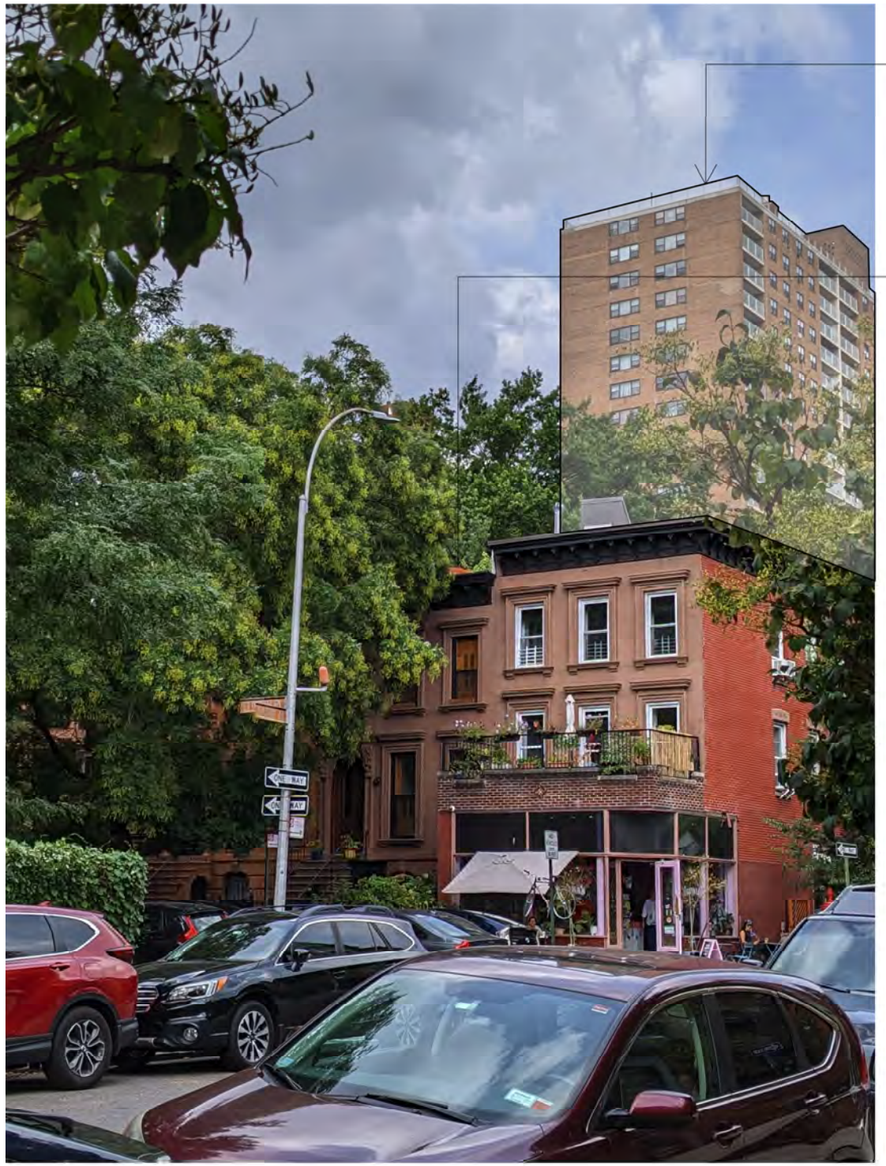

PHOTO: CLIFTON ST CORNER 2
SCALE: NTS

— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP 1
SCALE: NTS

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PROJECT NORTH

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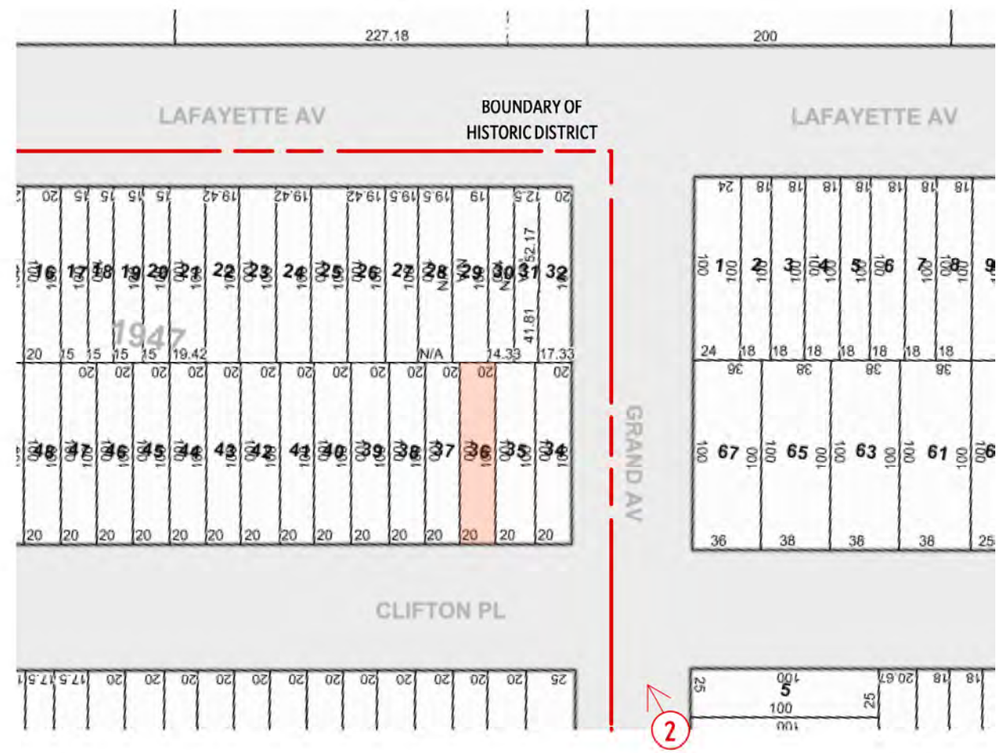
3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-125

PHOTO: CLIFTON ST CORNER 2
SCALE: NTS



— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP 1
SCALE: NTS

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PROJECT NORTH

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3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-126

2 VIEW FROM CLIFTON PLACE & GRAND AVENUE (LOOKING SOUTHWEST)

— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

1

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3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-127

2 VIEW FROM CLIFTON PLACE & GRAND AVENUE (LOOKING SOUTHWEST)

— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

1

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PROJECT NORTH

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11238

3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-128

2 VIEW FROM CLIFTON PLACE & GRAND AVENUE (LOOKING SOUTHWEST)

— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

1

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DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-129

2 VIEW FROM LAFAYETTE AVENUE & GRAND AVENUE (LOOKING SOUTHWEST)

— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS
1

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3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-130

2 VIEW FROM LAFAYETTE AVENUE & GRAND AVENUE (LOOKING SOUTHWEST)

— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

1

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3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-131

NO VISIBILITY OF MOCK-UP WITHIN HISTORIC BOUNDARY

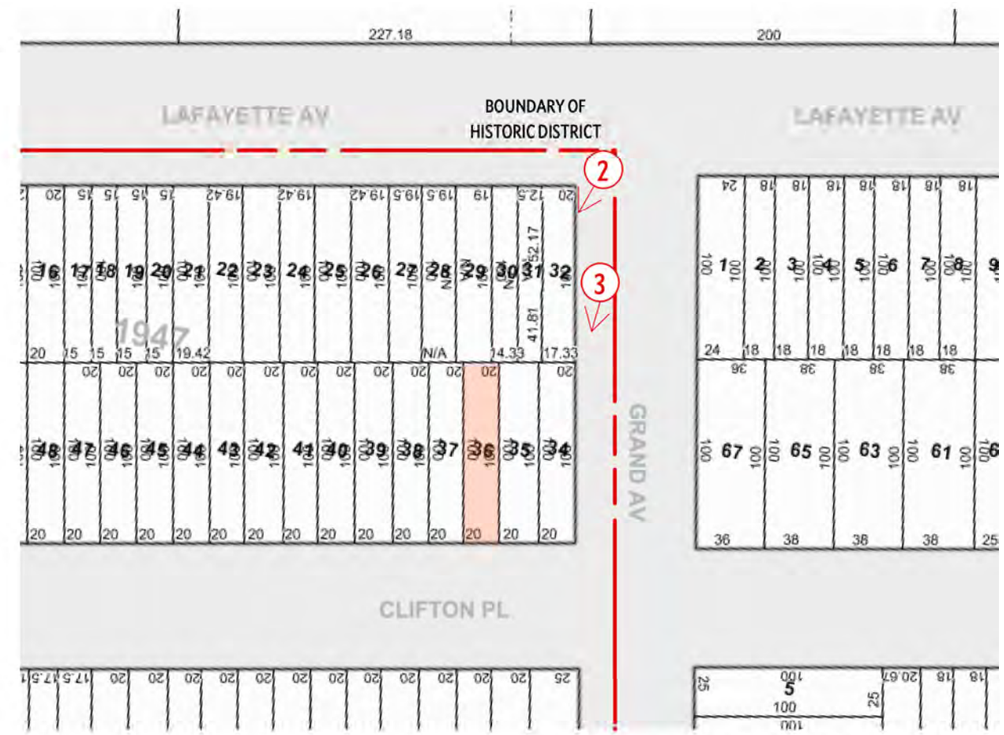
PHOTO: VIEW FROM GRAND AVE
SCALE 3/16" = 1'-0"

3

LIMITED VISIBILITY OUTSIDE OF HISTORIC BOUNDARY

PHOTO: VIEW FROM GRAND AVE
SCALE 3/16" = 1'-0"

2



— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

1

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3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-132

NO VISIBILITY OF
MOCK-UP WITHIN
HISTORIC DISTRICT

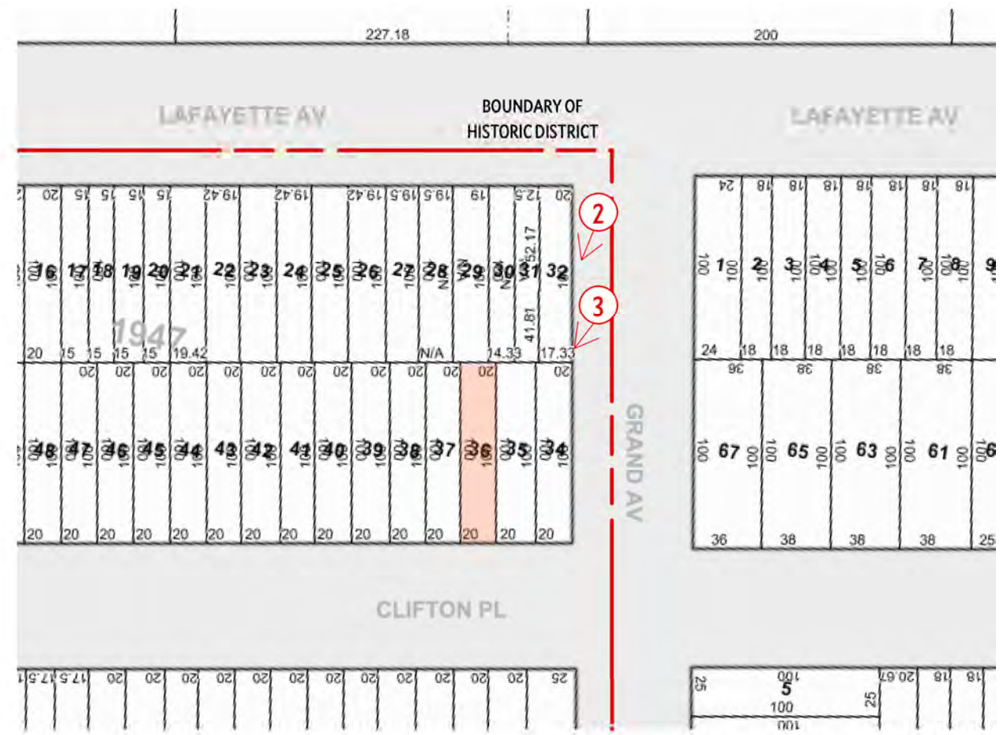
PHOTO: VIEW FROM GRAND AVE
SCALE 3/16″ = 1′-0″

3

NO VISIBILITY OF
MOCK-UP WITHIN
HISTORIC DISTRICT

PHOTO: VIEW FROM GRAND AVE
SCALE 3/16″ = 1′-0″

2



— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

1

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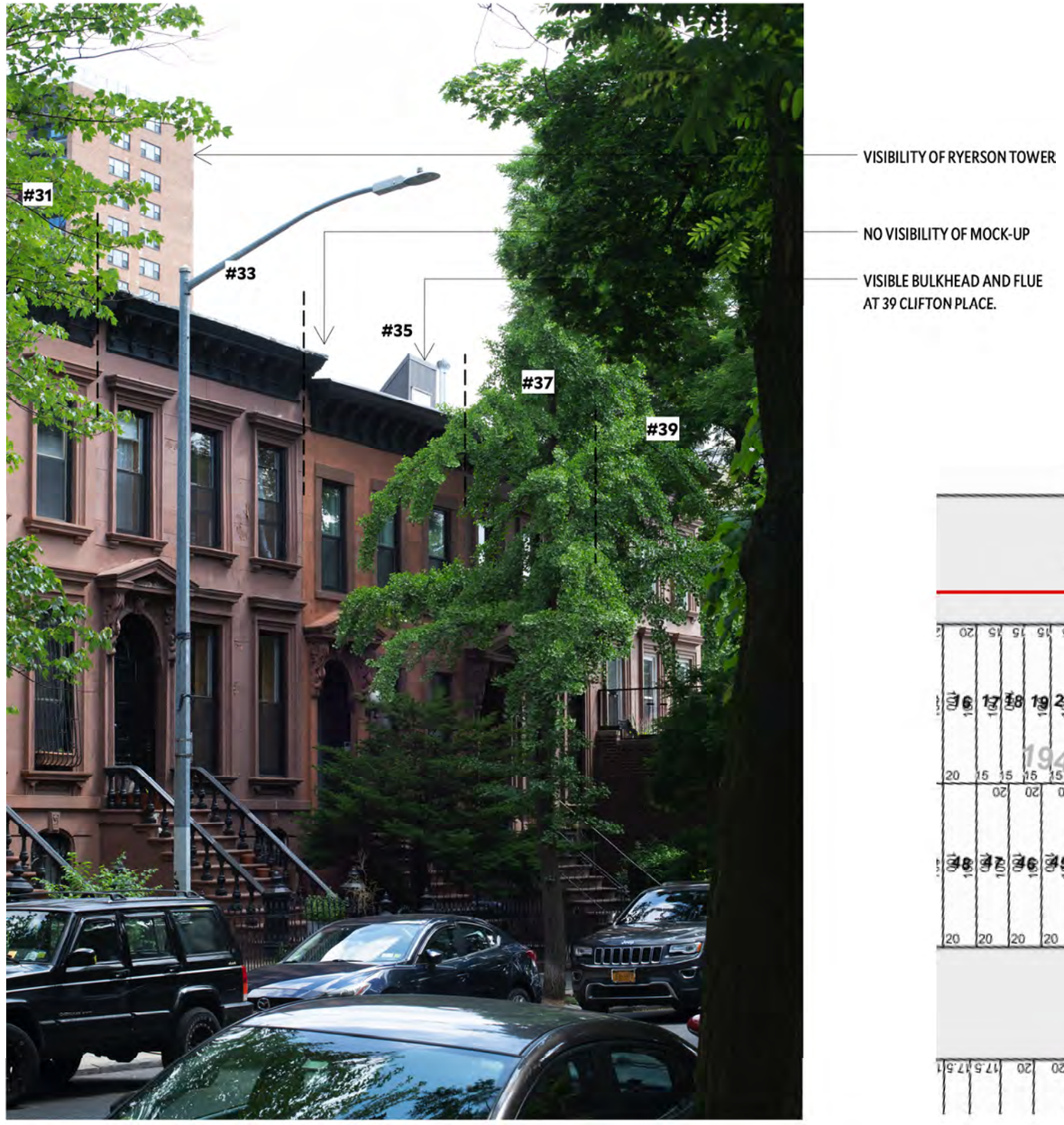
PROJECT NORTH

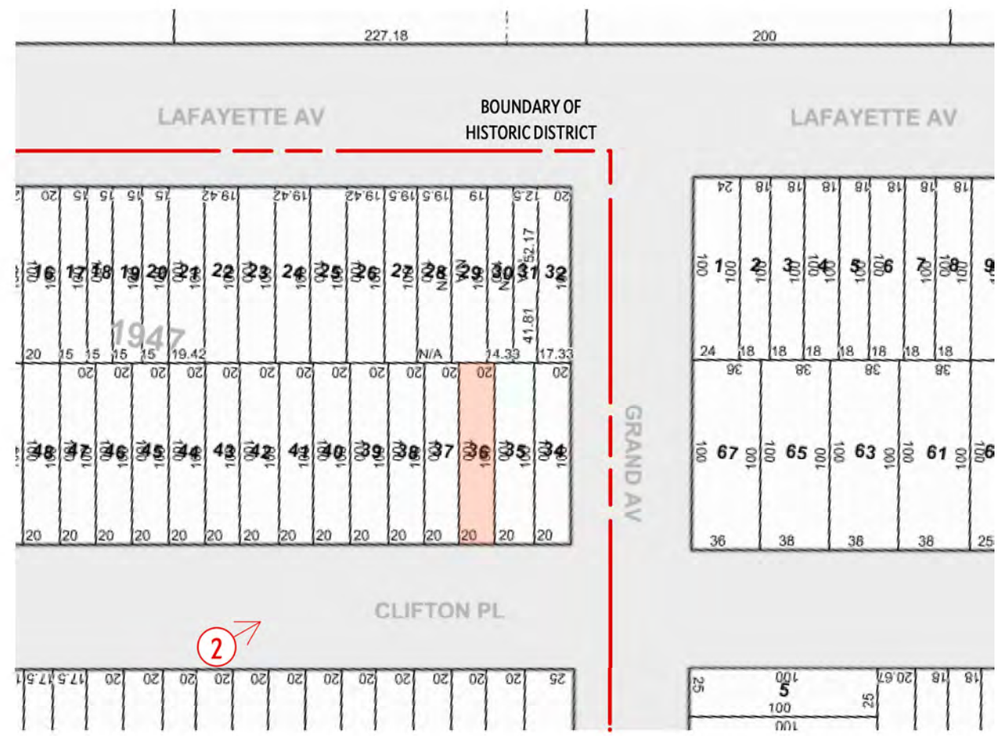
35 CLIFTON PLACE RESIDENCE
35 CLIFTON PLACE
BROOKLYN, NY
11238

3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-133



6 VIEW FROM CLIFTON PLACE (LOOKING NORTHEAST)



— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

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PROJECT NORTH

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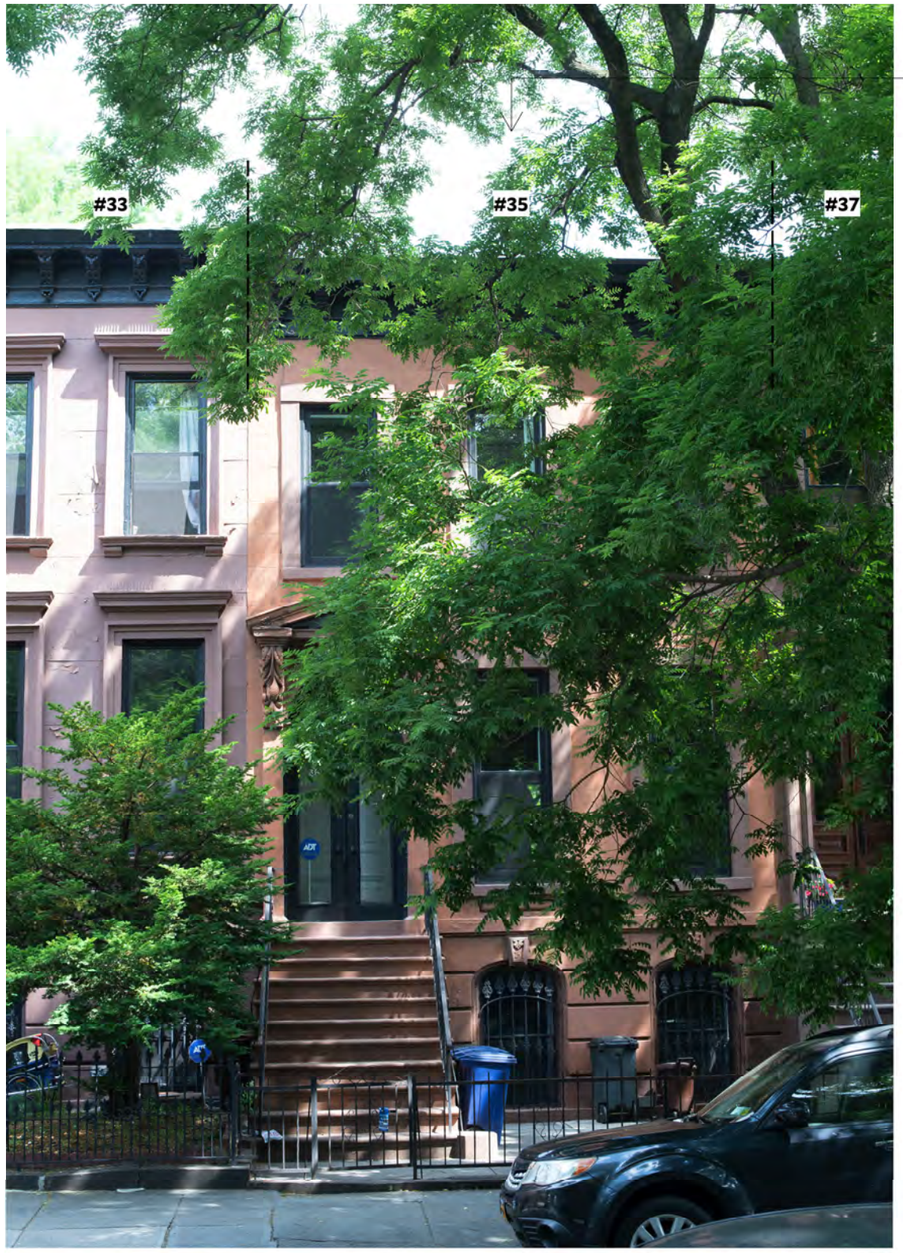
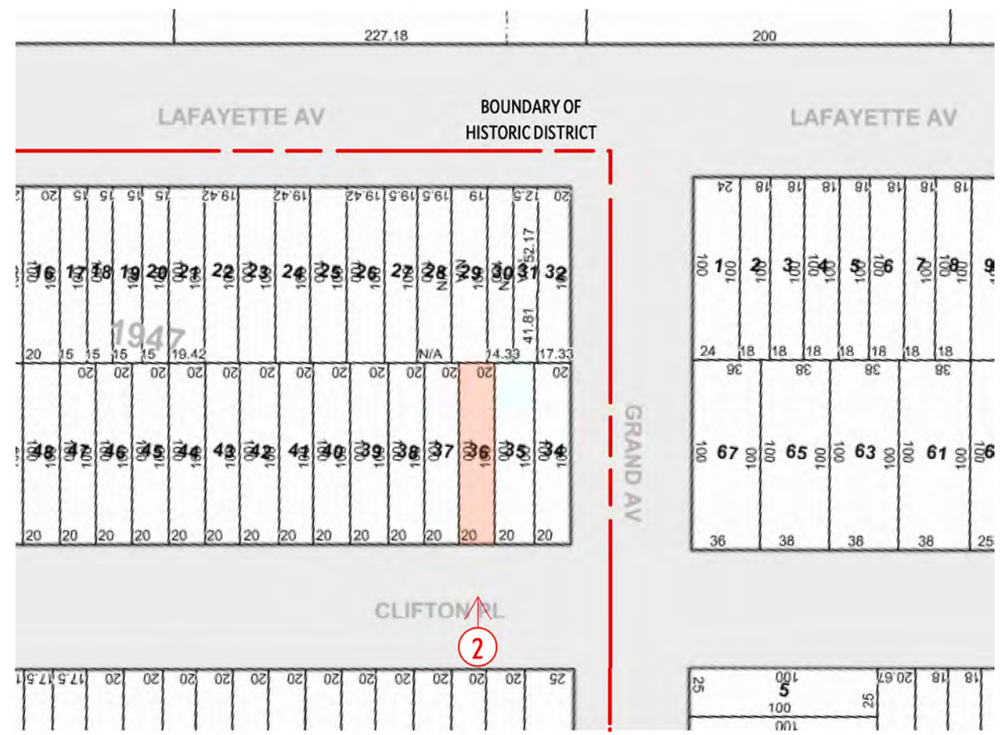
3RD FLOOR ADDITION MOCK-UP
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-134



2 VIEW FROM CLIFTON PLACE (LOOKING NORTH)



— — HISTORIC DISTRICT BOUNDARY

NYC DIGITAL TAX LOT MAP
SCALE: NTS

1

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DATE: 09.27.23
SCALE: N.T.S

LPC-135

35 CLIFTON PLACE, EX'G LIGHT FIXTURE AND WINDOWS

35 CLIFTON PLACE, EX'G GUTTER & DOWNSPOUT

35 CLIFTON PLACE, EX'G STEEL DECK, WINDOWS, AND DOOR

35 CLIFTON PLACE, EX'G WINDOW AND VENT

EXISTING REAR FACADE
CURRENT PHOTO
1

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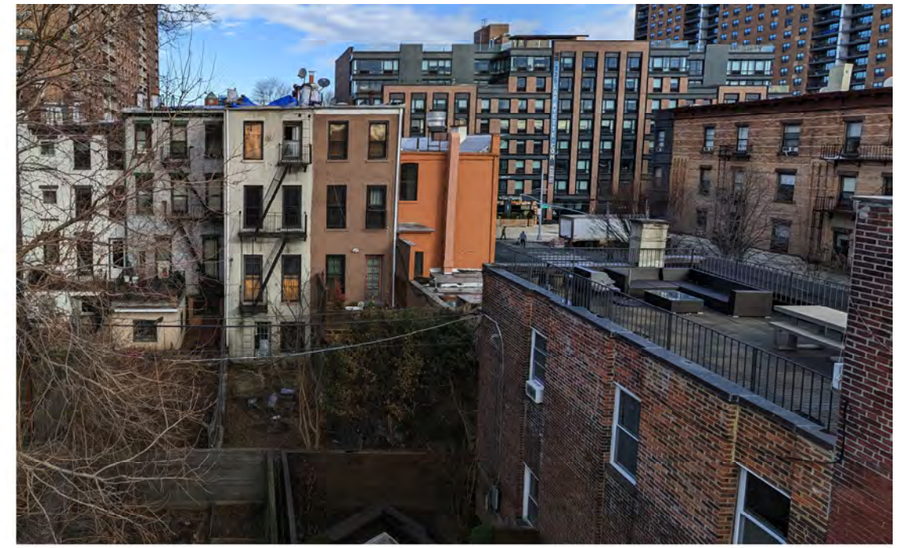
PROPOSED WORK: REAR FACADE
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-136

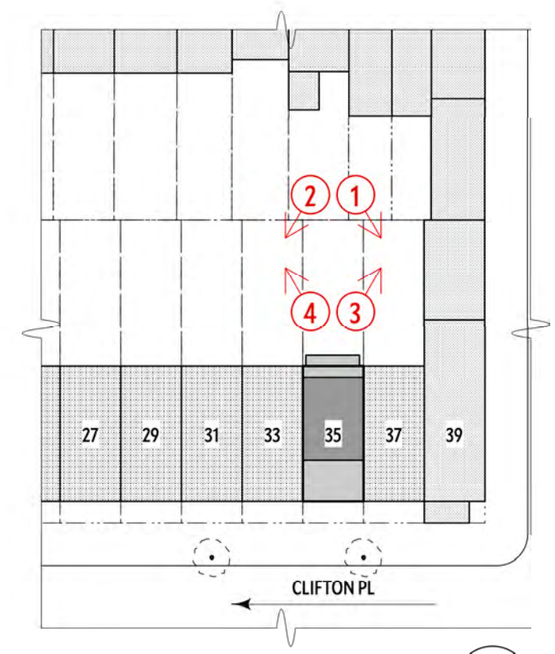
4 PHOTO TAKEN AT 35 CLIFTON PLACE ROOF; LOOKING NORTH WEST



3 PHOTO TAKEN AT 35 CLIFTON PLACE ROOF; LOOKING NORTH EAST

2 31 & 33 CLIFTON PLACE

1 37 & 39 CLIFTON PLACE



SITE PLAN
NTS

-

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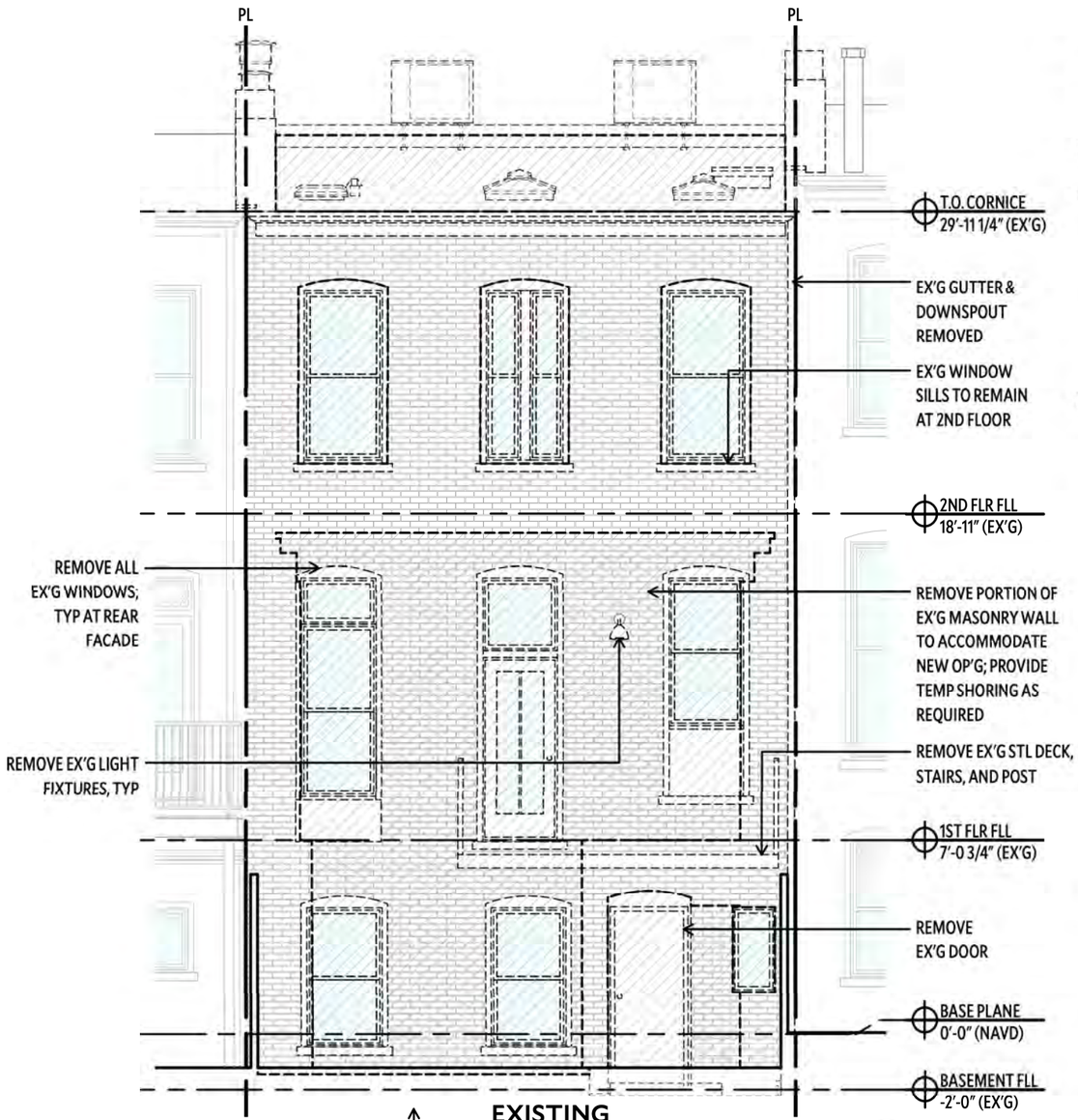
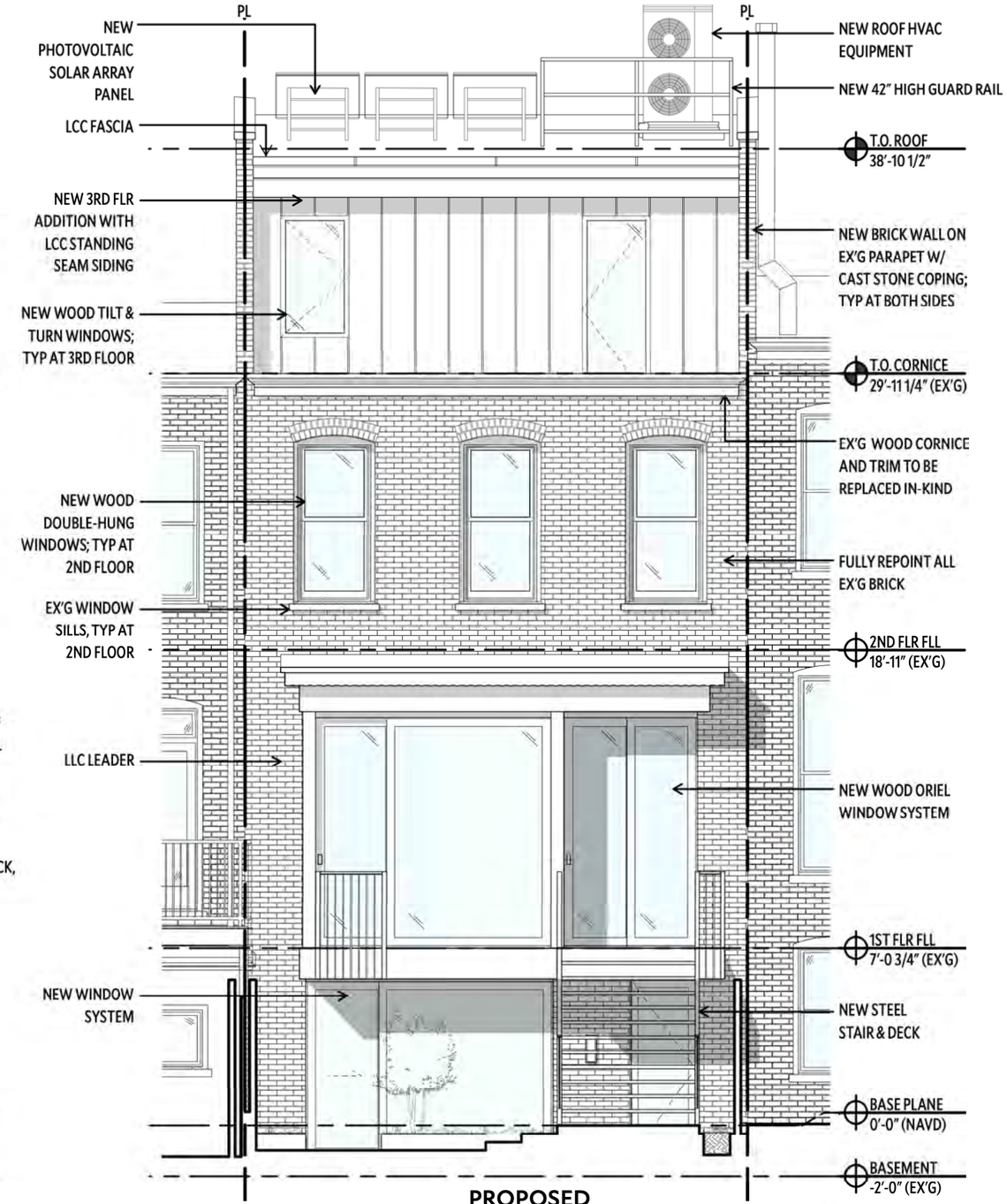
EXISTING PHOTOS: NEIGHBORING REAR FACADES
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-137



EXISTING REAR FACADE
SCALE 3/16" = 1'-0"
1



PROPOSED REAR FACADE
SCALE 3/16" = 1'-0"
2

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EXISTING & PROPOSED REAR FACADE
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-138

ROOF SOLAR PANELS

FASCIA, GUTTER, AND DOWNSPOUT: LCC

3RD FLR ADDITION SIDE FACADE: GLEN-GERY CORAL SMOOTH MORTAR COLOR TBD

3RD FLOOR WINDOWS: ALUMINUM CLAD, BLACK

ORIEL WINDOW: PTD WOOD WINDOWS PTD BLACK

DECK: PTD BLACK STEEL

PROPOSED REAR FACADE

SCALE 3/16" = 1'-0"

1

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PROPOSED REAR FACADE MATERIALS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-139

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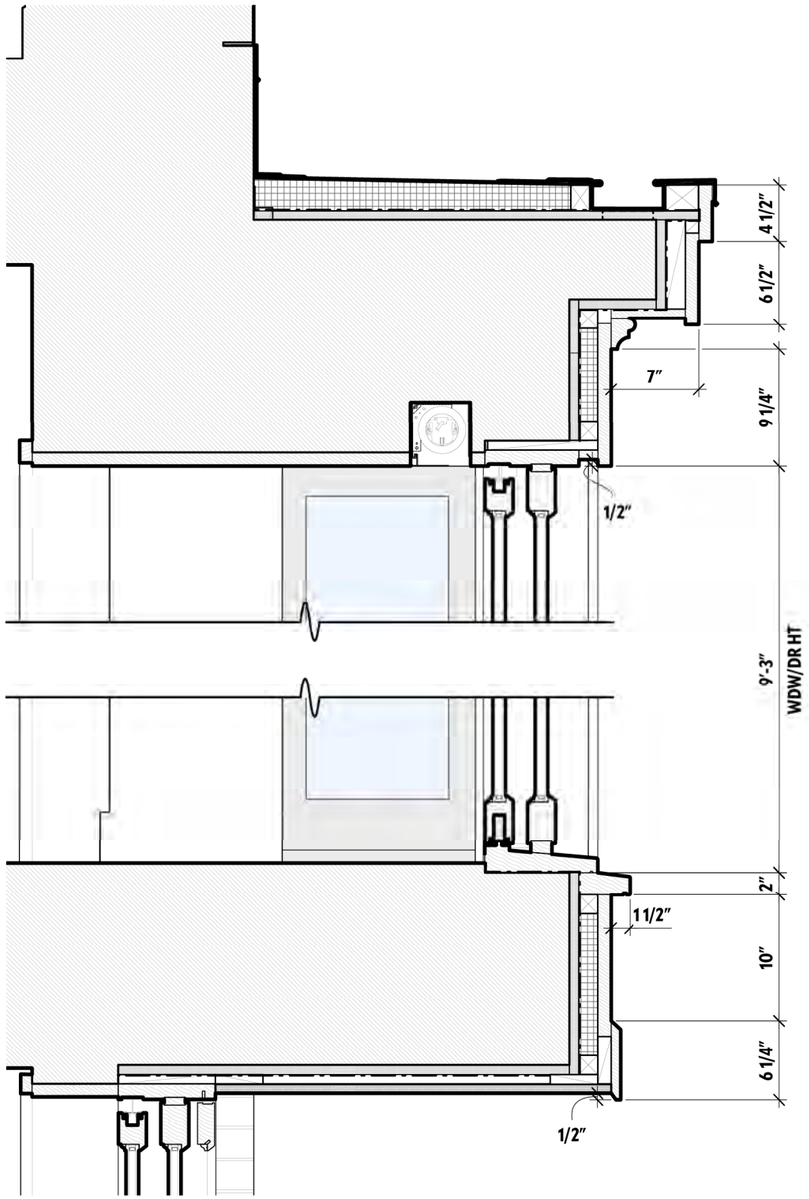
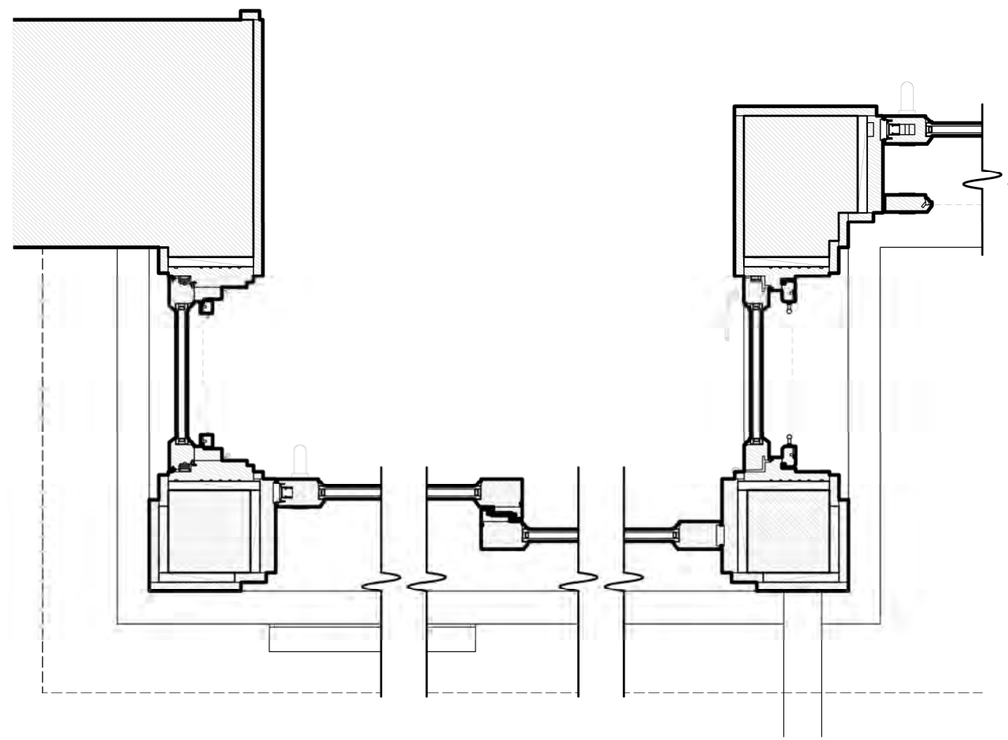
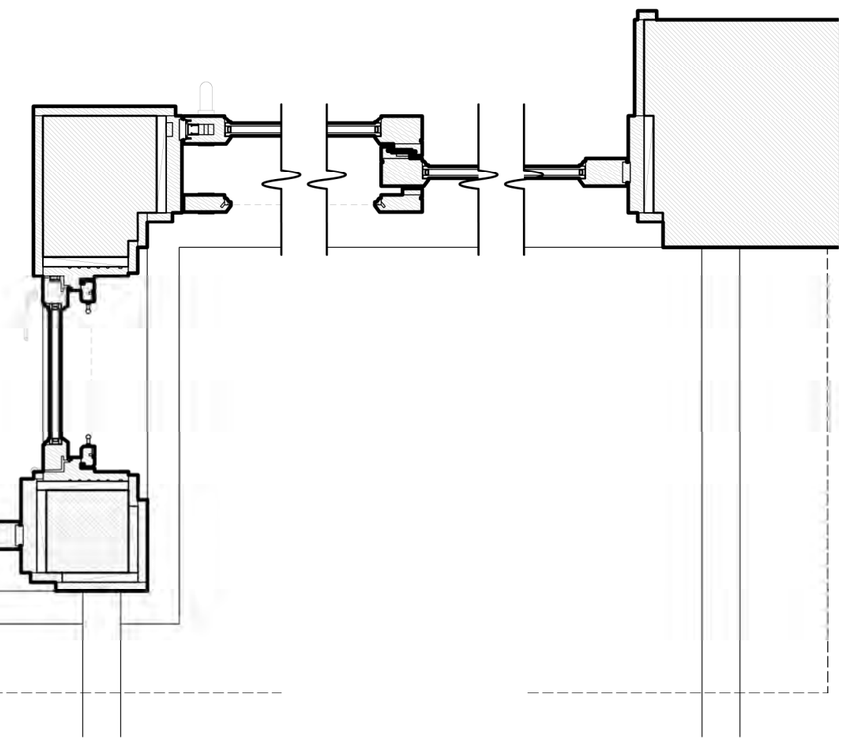
REAR FACADE WITH NEIGHBOR CONDITIONS
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S

LPC-140







PROPOSED ORIEL WINDOW DETAILS

SCALE 1" = 1'-0"

1

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ORIEL WINDOW DETAILS

DRAWN BY: AN
DATE: 09.27.23
SCALE: N.T.S

LPC-141

EXISTING 1
SCALE: NTS

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EXISTING: REAR AXONMETRIC
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-142

PROPOSED
SCALE: NTS

1

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PROPOSED: REAR AXONMETRIC
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-143

PROPOSED
SCALE: NTS

1

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PROPOSED: FRONT AXONMETRIC
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

LPC-144

APPENDIX

FRONT FACADE:
35 CLIFTON PL
SCALE 3/16″ = 1′-0″

2

FRONT FACADE:
11 CLIFTON PL
SCALE 3/16″ = 1′-0″

1

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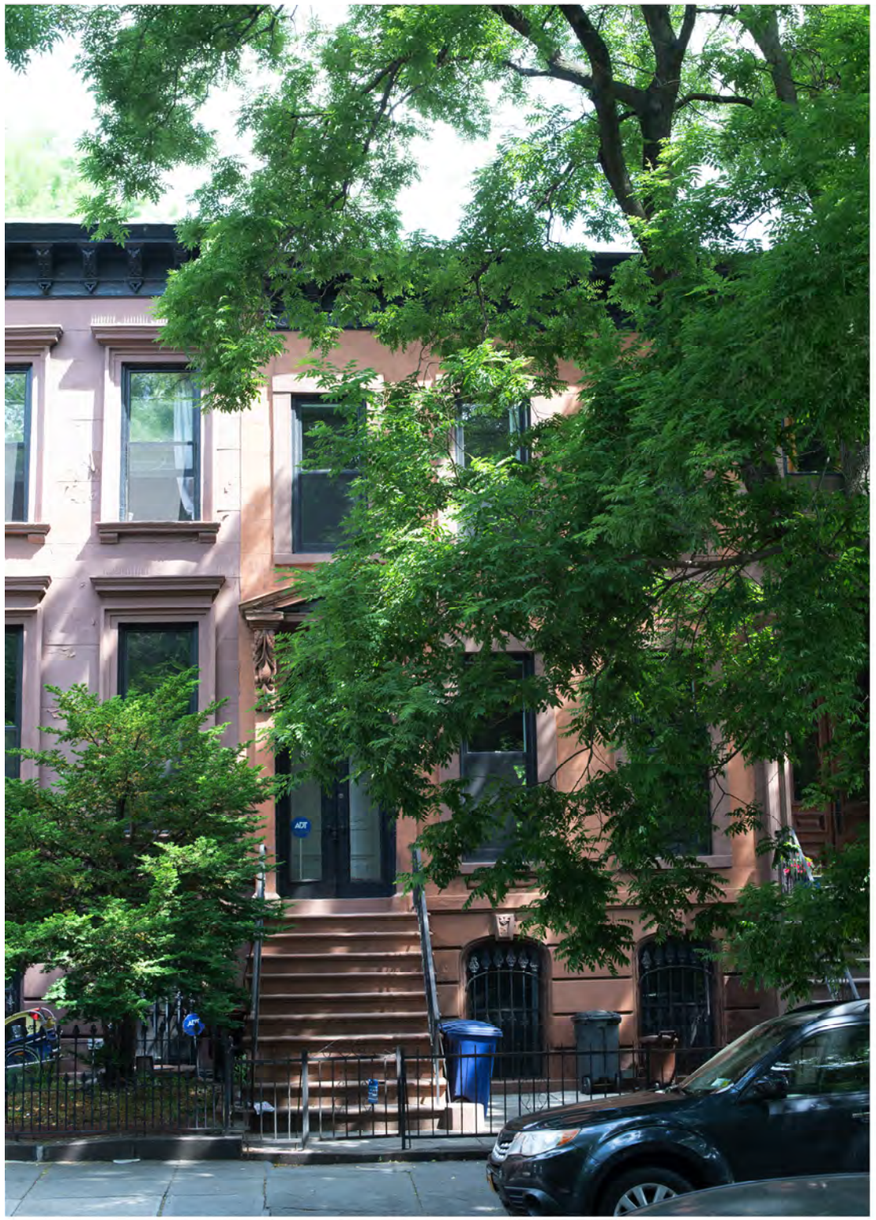
EXISTING & PROPOSED FRONT FACADE
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

APX - 101



FRONT FACADE:
35 CLIFTON PL
SCALE 3/16″ = 1′-0″

2

FRONT FACADE:
11 CLIFTON PL
SCALE 3/16″ = 1′-0″

1

* WORK APPROVED & COMPLETED UNDER COFA-21-09827. ROOFTOP ADDITION NOT VISIBLE EXCEPT FOR CHIMNEY FLUE.

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EXISTING FRONT FACADE
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

APX - 102

REAR FACADE:
35 CLIFTON PL
SCALE 3/16" = 1'-0"

2

* WORK APPROVED & COMPLETED UNDER COFA-21-09827.

REAR FACADE:
11 CLIFTON PL
SCALE 3/16" = 1'-0"

1

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EXISTING & PROPOSED REAR FACADE
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

APX - 103

REAR FACADE:
35 CLIFTON PL
SCALE 3/16″ = 1′-0″

2

* WORK APPROVED & COMPLETED
UNDER COFA-21-09827.

REAR FACADE:
11 CLIFTON PL
SCALE 3/16″ = 1′-0″

1

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EXISTING REAR FACADE
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

APX - 104

3RD FLOOR EXTENSION:
11 CLIFTON PL
SCALE 3/16″ = 1′-0″

1

3RD FLOOR EXTENSION:
11 CLIFTON PL
SCALE 3/16″ = 1′-0″

1

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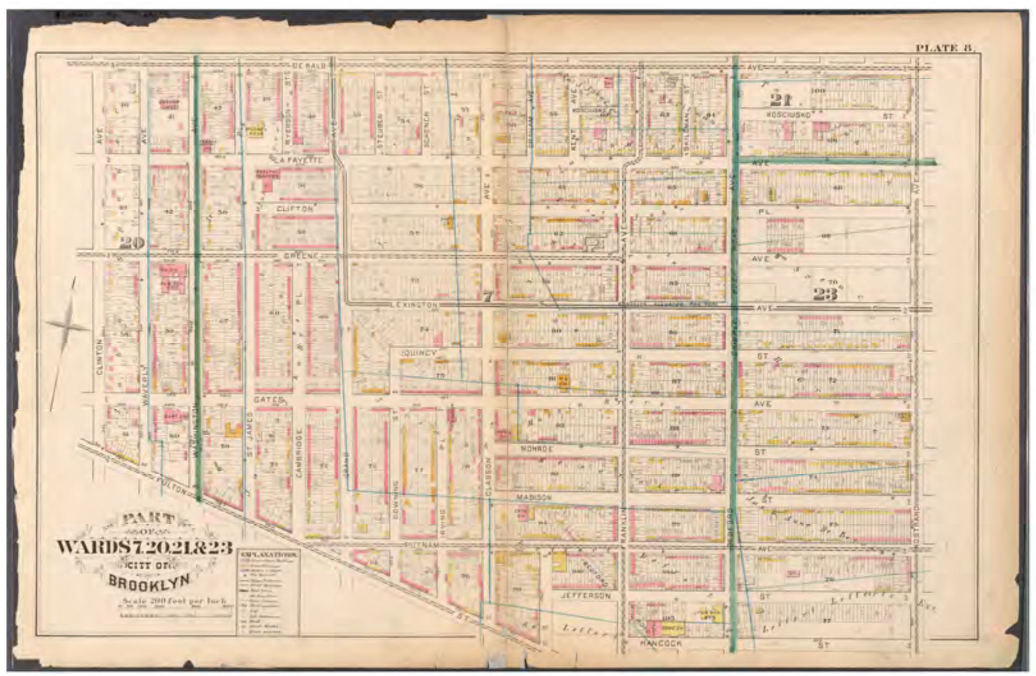
3RD FLOOR ADDITION AT 11 CLIFTON PL
DRAWN BY: IV/MJ
DATE: 09.27.23
SCALE: N.T.S.

APX - 105



1880 MAP

1924 AERIAL IMAGE

1948 TRANSIT MAP DETAIL

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ADDITIONAL RESOURCES
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LEXINGTON AVE & GRAND AVE ca. 1942

LAFAYATTE AVE TOWARD GRAND AVE ca. 1942

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