

June 24, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 5, LPC-25-10562**

**1220 Dean Street – Crown Heights North Historic District  
Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 398 4258

**Passcode:** 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.



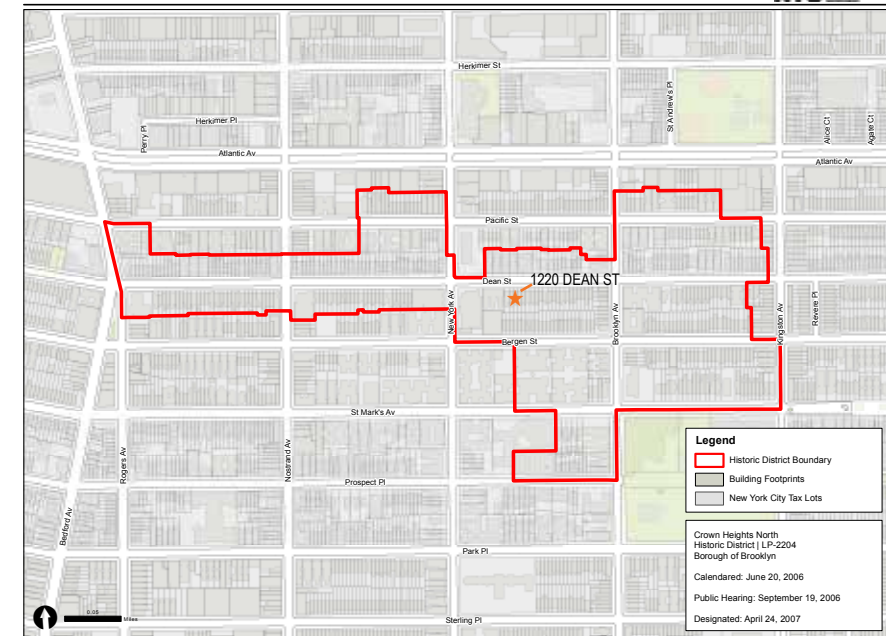
1220 DEAN ST. 1940 HISTORICAL TAX MAP PHOTOGRAPH

## 1220 DEAN STREET

LPC – 25 - 10562

- ADDITION OF STAIR AND ROOFTOP BULKHEAD
- ROOF TOP DECK
- BLACK METAL SAFETY RAIL AROUND ROOFTOP
- WINDOWS AT BASEMENT AND FIRST FLOOR REAR FAÇADE FIRST FLOOR BALCONY INSTALLATION

Crown Heights North Historic District | LP-2204

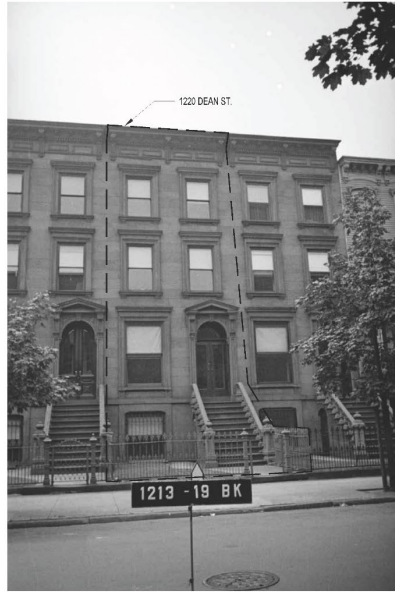


Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LGR Date: 1.29.2019

LPC PUBLIC HEARING  
TUESDAY, JUNE 24, 2025

153 west 27th street  
#1003  
New York, NY 10001  
Tel. 917 408 1844  
Fax 917 408 1842  
e-mail: ron@ronkopels.com





1 1940 TAX PHOTOGRAPHY  
HISTORIC FACADE  
SCALE: NOT TO SCALE



2 EXISTING FRONT FACADE  
SCALE: NOT TO SCALE



3 EXISTING REAR FACADE  
SCALE: NOT TO SCALE

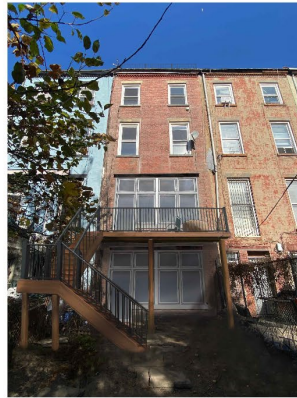


4 EXISTING STREET CONDITION  
SOUTHWEST VIEW  
SCALE: NOT TO SCALE



5 EXISTING STREET CONDITION  
SOUTHEAST VIEW  
SCALE: NOT TO SCALE

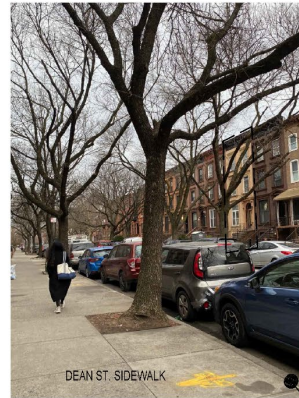
NO.	REVISION	BY	DATE
<p><b>JON DAVID LIBASCI</b> REGISTERED ARCHITECT 405 CENTRAL PARK WEST NEW YORK, N.Y. 10025</p> <p><b>KOPELS STUDIO</b> 105 WEST 27th STREET # 1003 NEW YORK, N.Y. 10001 EMAIL: ron@ronkops.com</p>			
<p>PROJECT TITLE: 1220 DEAN STREET, BROOKLYN, NY, 11216</p>			
<p>DATE: 10/12/2016</p> <p>HISTORICAL FACADE PHOTOGRAPH, EXISTING FACADE/STREET CONDITION PHOTOGRAPH</p> <p>DATE: 10/12/2016</p> <p>PROJECT NO.: B 01137083- P1</p>			
<p>DATE: 10/12/2016</p> <p>DRAWING BY: J.P.</p> <p>BY: R.J.</p> <p>FILE NO.: LPC-001.00</p> <p>DATE FILED: 10/13/16</p>			



9 NEW DOOR AND WINDOW ON BASEMENT AND FIRST FLOOR AND FIRST FLOOR BALCONY DECK FROM BACKYARD  
SCALE: NOT TO SCALE



10 NEW ROOF RAILING AND FIRST FLOOR DECK VIEW FROM COMMUNITY GARDEN  
SCALE: NOT TO SCALE



1 1220 DEAN ST. FRONT FACADE LOOKING EAST NEW BULKHEAD MOCKUP NOT VISIBLE FROM STREET ACROSS  
SCALE: NOT TO SCALE



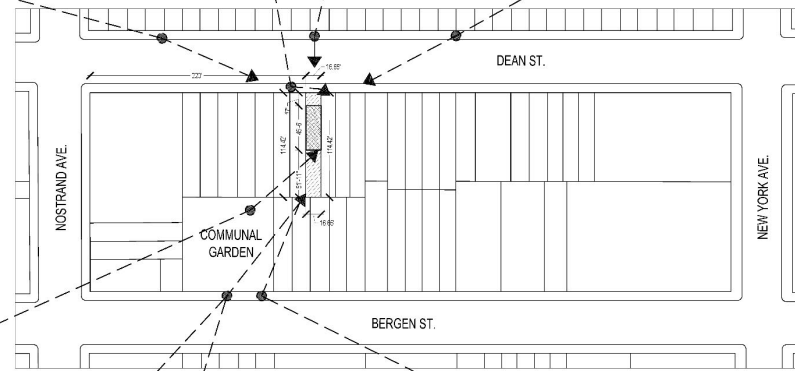
2 1220 DEAN ST. FRONT FACADE LOOKING EAST NEW BULKHEAD MOCKUP NOT VISIBLE FROM STREET  
SCALE: NOT TO SCALE



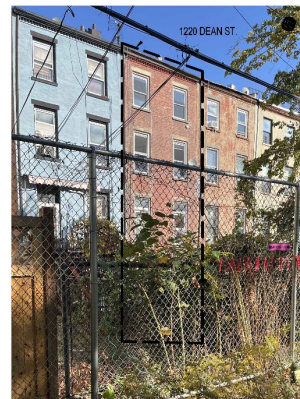
3 1220 DEAN ST. FACADE FROM STREET ACROSS NEW BULKHEAD MOCKUP NOT VISIBLE FROM STREET  
SCALE: NOT TO SCALE



4 1220 DEAN ST. FRONT ELEVATION LOOKING WEST NEW BULKHEAD MOCKUP NOT VISIBLE FROM STREET  
SCALE: NOT TO SCALE



4 1220 DEAN ST. PLOT PLAN  
SCALE: NTS



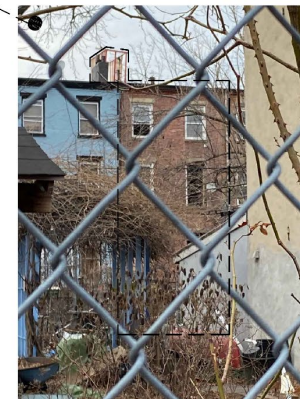
5 VIEW OF 1220 DEAN ST. REAR FACADE FROM COMMUNITY GARDEN  
SCALE: NTS



6 REAR ELEVATION VIEW FROM BERGEN STREET LOOKING EAST THROUGH COMMUNITY GARDEN  
SCALE: NOT TO SCALE



7 REAR ELEVATION VIEW FROM BERGEN STREET LOOKING EAST THROUGH COMMUNITY GARDEN  
SCALE: NOT TO SCALE



8 REAR ELEVATION VIEW FROM BERGEN STREET LOOKING EAST THROUGH COMMUNITY GARDEN  
SCALE: NOT TO SCALE

NO.	REVISION	BY	DATE

**JON DAVID LIBASCI**  
REGISTERED ARCHITECT  
418 CENTRAL PARK WEST  
NEW YORK, N.Y. 10025

**KOPELS STUDIO**  
118 WEST 27th STREET # 1009  
NEW YORK, N.Y. 10001  
EMAIL: jon@kopels.com

PROJECT TITLE:  
1220 DEAN STREET  
BROOKLYN, NY, 11216

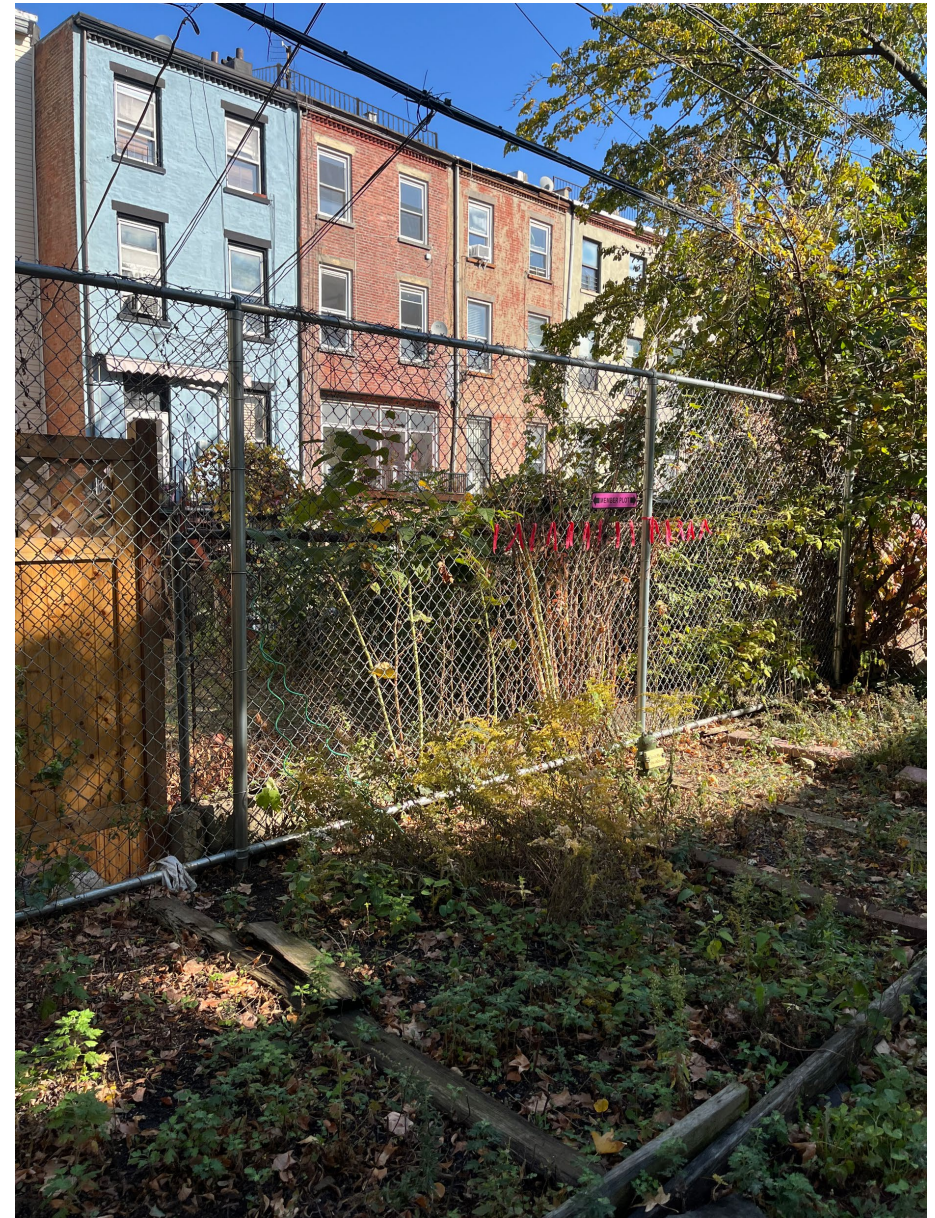
DRAWING TITLE:  
STREET PHOTO  
FROM THE STREET FOR  
NEW BULKHEAD VISIBILITY

DWG NO.:  
B 01137063-P1

DATE: 09/28/2025  
PROJECT NO.:  
DRAWN BY: J.D.L.  
CHECKED BY: R.K.  
SCALE: AS SHOWN  
**LPC-002.01**  
CADD FILE NO.:  
PLOT DATE: 09/28/25



EXISTING REAR FAÇADE VIEW FROM BERGEN COMMUNITY GARDEN



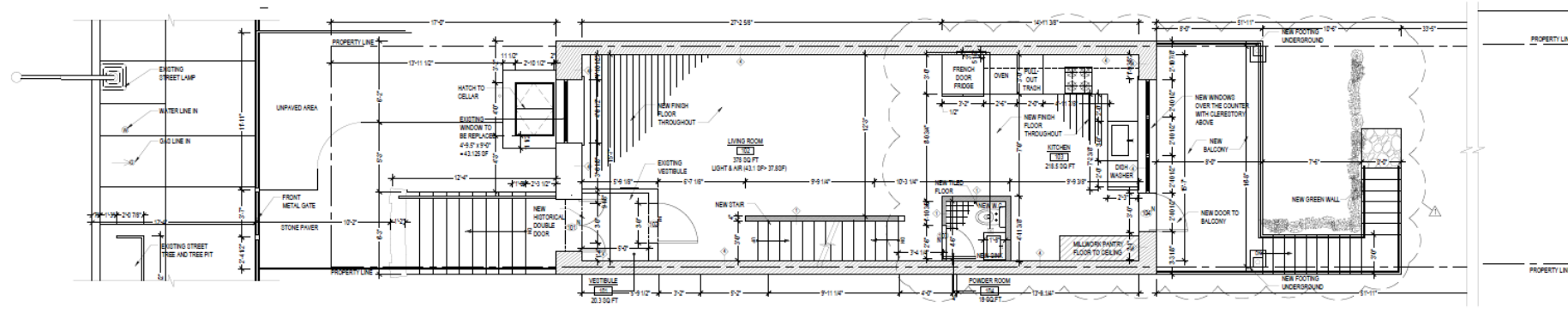
NEW FIRST FLOOR DECK AND ROOF RAILING VIEW FROM COMMUNITY GARDEN



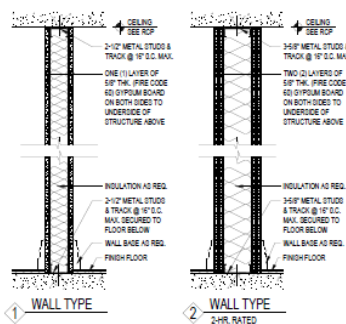
EXISTING REAR ELEVATION FROM 1220 DEAN ST. BACKYARD



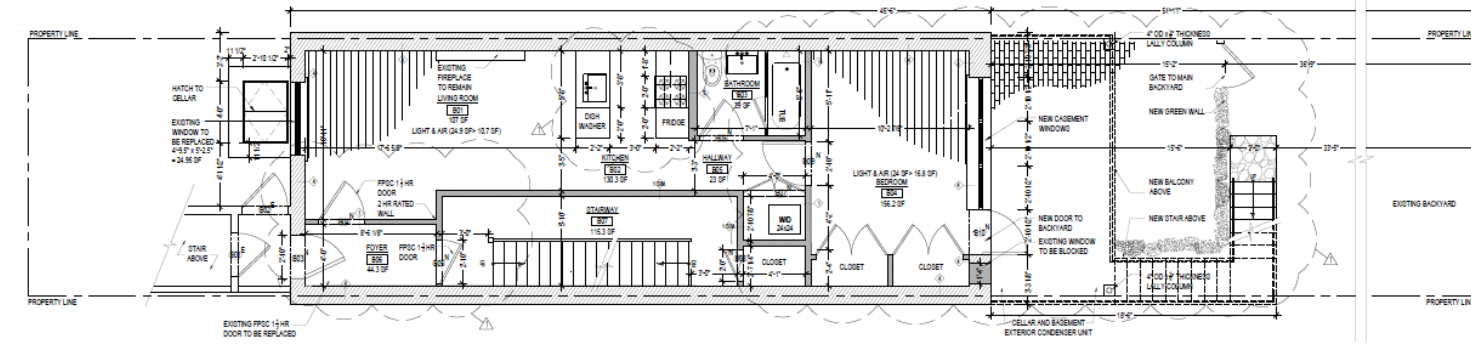
MOCKUP RENDER OF FIRST FLOOR DECK AND NEW GLASS DOORS AND WINDOWS  
FROM 1220 DEAN STREET BACKYARD



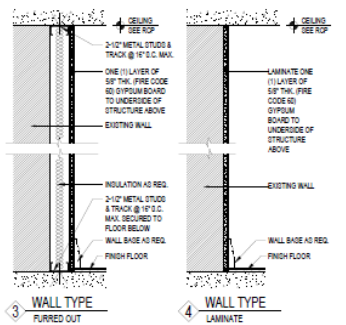
3 FIRST FLOOR CONSTRUCTION PLAN  
SCALE: 1/4" = 1'-0"



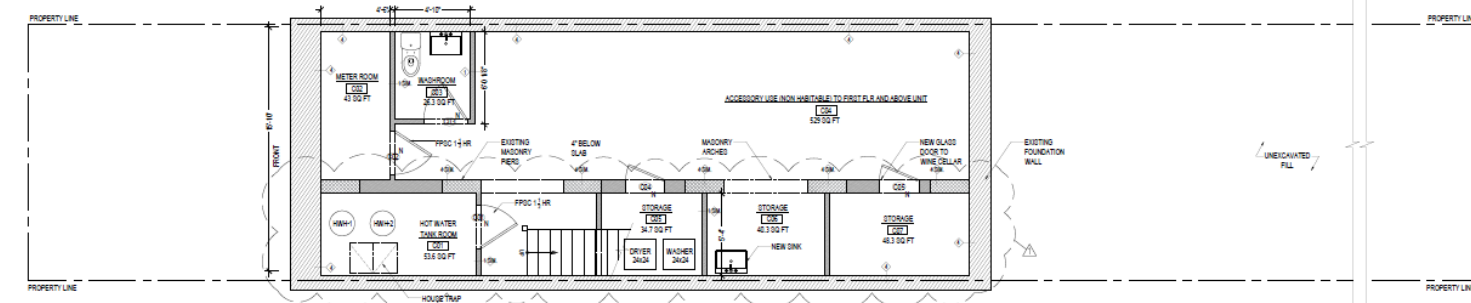
1 WALL TYPE  
2 WALL TYPE



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



3 WALL TYPE  
4 WALL TYPE



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

LEGEND	
---	EXISTING WALL / PARTITION TO BE DEMOLISHED
---	EXISTING WALL / PARTITION TO REMAIN
---	NEW WALL / PARTITION
---	WALL / PARTITION TYPE
(D)	DOOR TAG
(W)	WINDOW TAG
(S)	SMOKE / CARBON MONOXIDE DETECTOR
---	EXISTING DOOR TO BE REMOVED
(D)	EXISTING DOOR TO BE REMAIN
(D)	NEW DOOR
---	ROOM NAME & ROOM NUMBER
ENTRY	ENTRY (DIRECTIONAL ARROW)
---	ELEVATION MARKER
---	ELEVATION SYMBOL
---	ELEVATION SYMBOL
---	DETAIL SYMBOL
---	SECTION SYMBOL
---	CHANGE IN HEIGHT
---	CHANGE IN MATERIAL
---	PROPERTY LINE
---	COLUMN LINE / GRID
---	NORTH ARROW

NO.	REVISION	BY	DATE
1	AS BUILT	R.K.	04/24/2025

**JON DAVID LIBASCI**  
REGISTERED ARCHITECT  
408 CENTRAL PARK WEST  
NEW YORK, N.Y. 10025

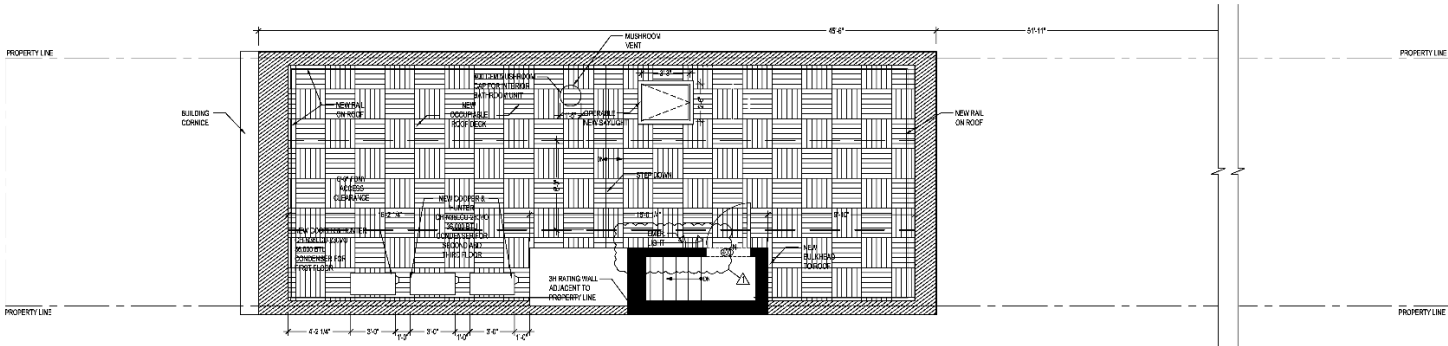
**KOPELS STUDIO**  
180 WEST 27TH STREET # 1003  
NEW YORK, N.Y. 10001  
EMAIL: jon@kopsstudio.com

PROJECT TITLE:  
1220 DEAN STREET,  
BROOKLYN, NY, 11216

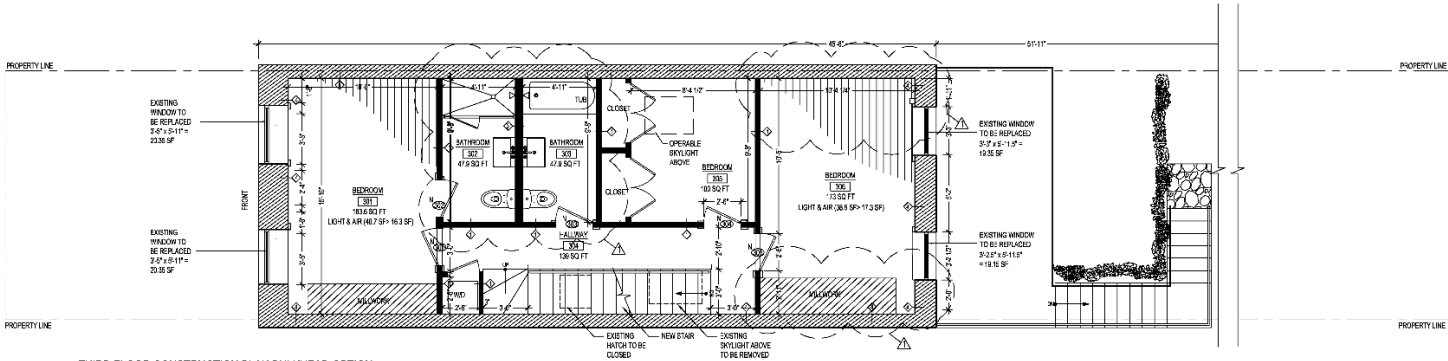
DRAWING TITLE:  
CELLAR, BASEMENT, FIRST FLOOR  
CONSTRUCTION PLAN

JOB NUMBER:  
B 01137063-P1

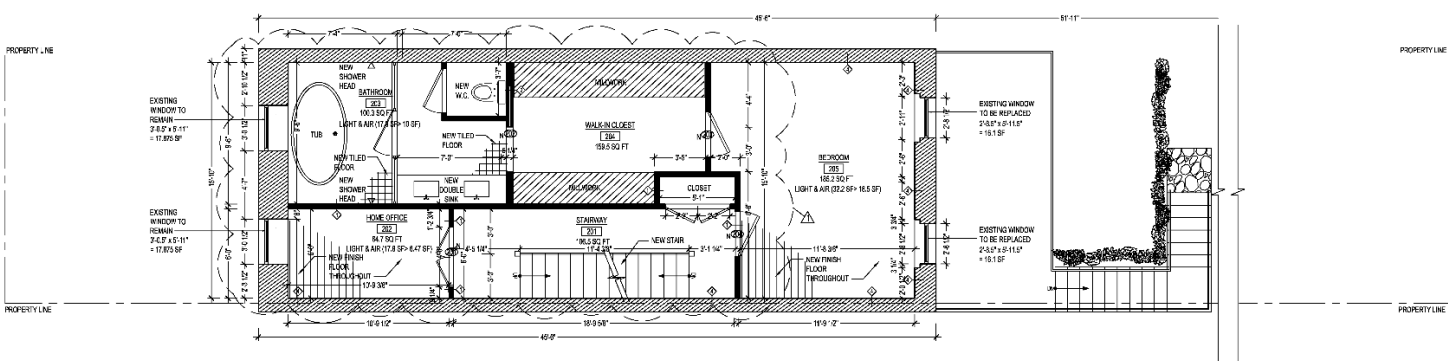
DATE: 04/24/2025  
PROJECT NO.:  
DRAWING BY: J.D.  
CHECKED BY: R.K.  
DATE: 04/24/2025  
A-003.01  
SCALE: 1/4" = 1'-0"



③ ROOF CONSTRUCTION PLAN BULKHEAD OPTION  
SCALE: 1/4" = 1'-0"



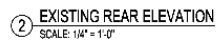
② THIRD FLOOR CONSTRUCTION PLAN BULKHEAD OPTION  
SCALE: 1/4" = 1'-0"



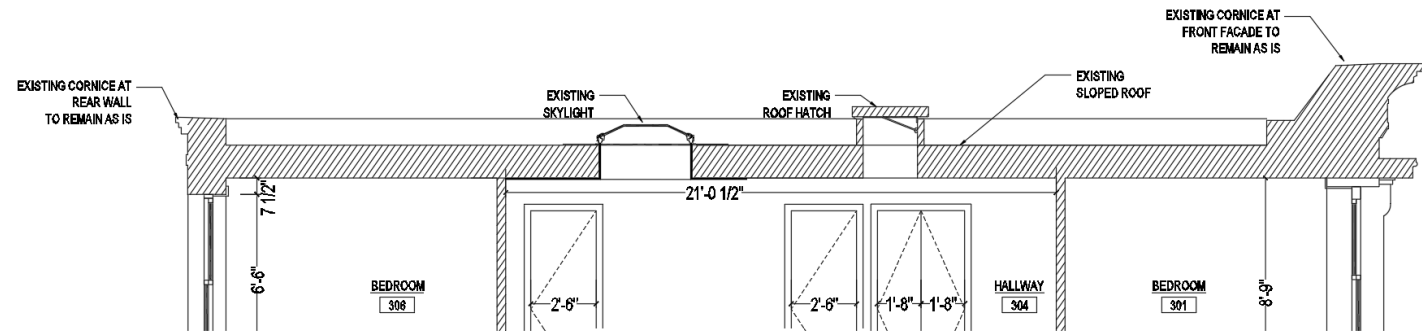
① SECOND FLOOR CONSTRUCTION PLAN  
SCALE: 1/4" = 1'-0"

LEGEND	
	EXISTING WALL / PARTITION TO BE DEMOLISHED
	EXISTING WALL / PARTITION TO REMAIN
	NEW WALL / PARTITION
	WALL / PARTITION TYPE
	DOOR TAG
	WINDOW TAG
	SMOKE / CARBON MONOXIDE DETECTOR
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO BE REMAIN
	NEW DOOR
	ROOM NAME & ROOM NUMBER
	ENTRY / DIRECTIONAL ARROW
	ELEVATION MARKER
	ELEVATION SYMBOL
	ELEVATION SYMBOL
	DETAIL SYMBOL
	SECTION SYMBOL
	CHANGE IN HEIGHT
	CHANGE IN MATERIAL
	PROPERTY LINE
	COLUMN LINE / GRID
	NORTH ARROW

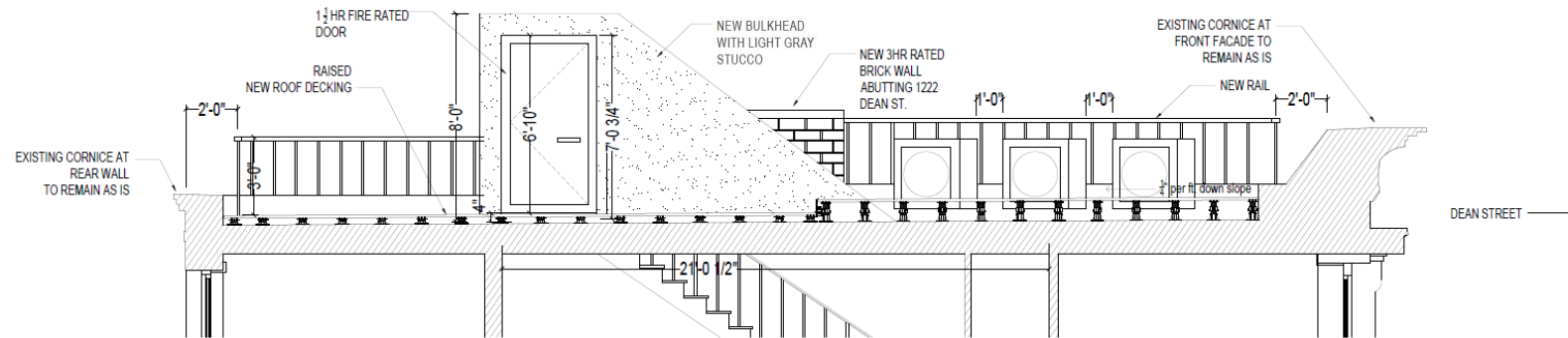
NO.	REVISION	REV.	DATE
<b>JON DAVID LIBASCI</b> REGISTERED ARCHITECT 140 CENTRAL PARK WEST NEW YORK, N.Y. 10022			
<b>KOPELS STUDIO</b> 145 WEST 27th STREET # 1001 NEW YORK, N.Y. 10001 EMAIL: jon@kopels.com			
PROJECT TITLE: 1220 DEAN STREET, BROOKLYN, NY, 11216			
DRAWING TITLE: SECOND, THIRD FLOOR, ROOF CONSTRUCTION PLAN, CONVENTIONAL BULKHEAD AND GLASS BOX OPTION			
DRAWING NO.: B 01137063-P1			
DATE: 10-18-2023 PROJECT: NY DRAWING BY: J.D.L. CHECK BY: J.D.L. DATE: 10-18-23 <b>A-004.01</b> SHEET 1 OF 1			



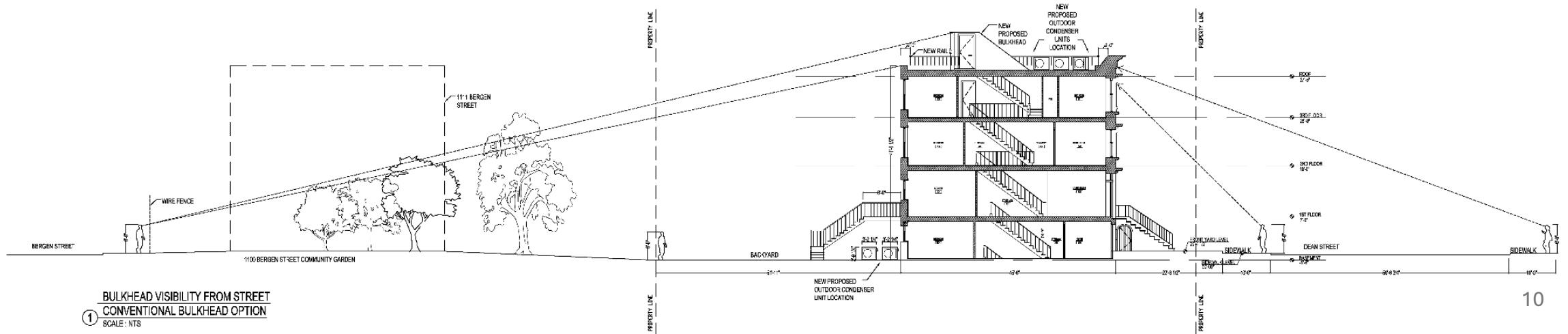




EXISTING ROOF DECK SECTION

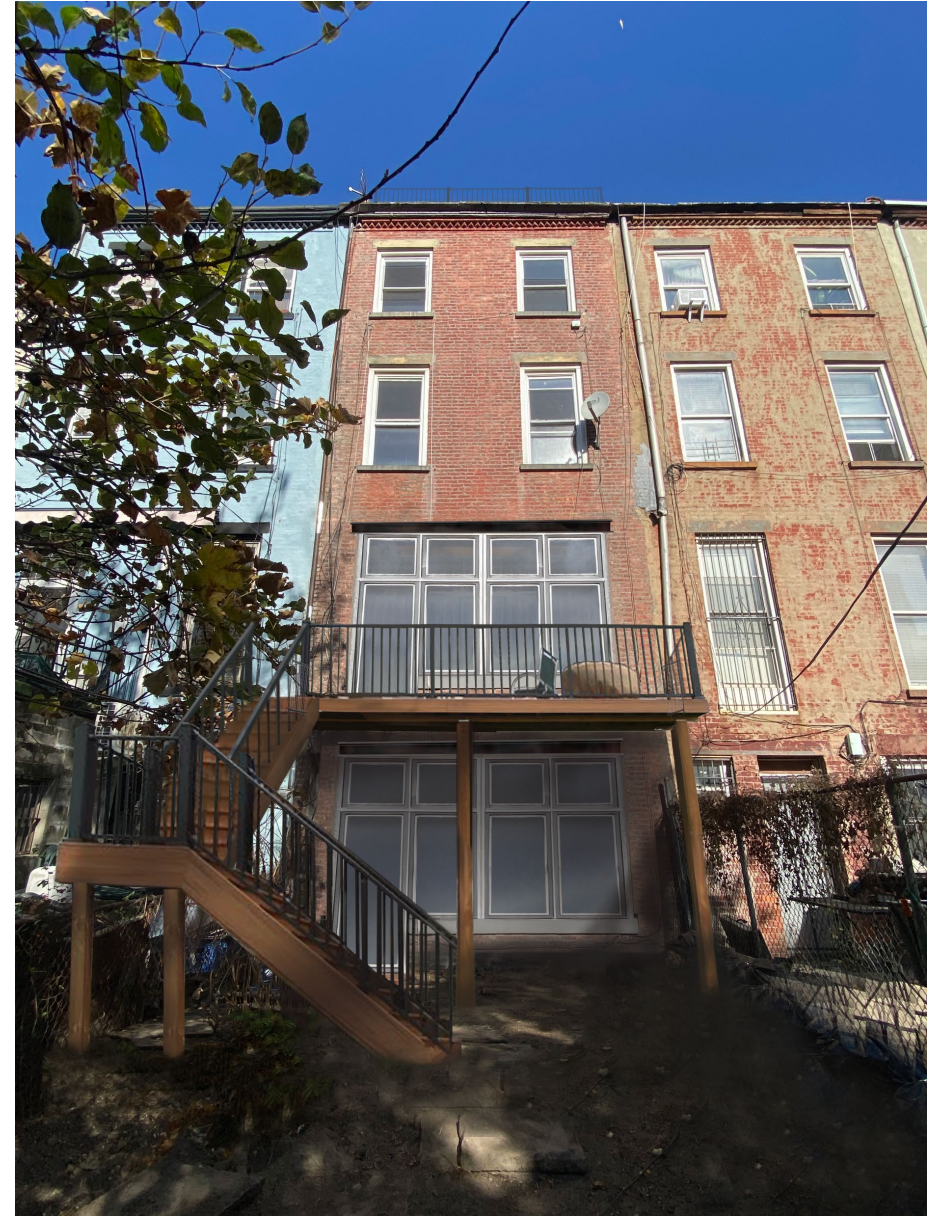


PROPOSED ROOF DECK SECTION





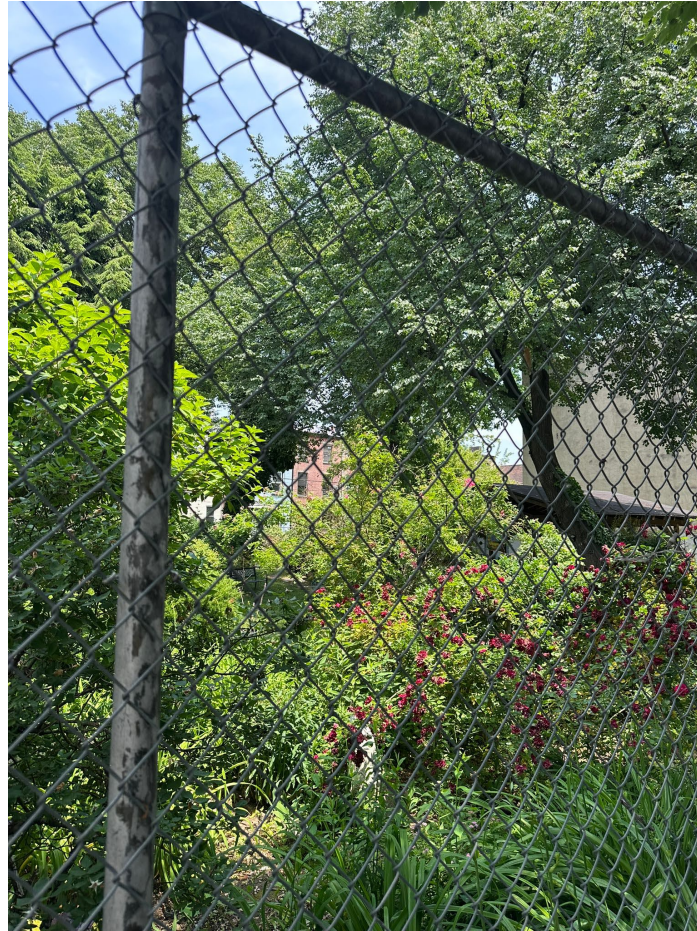
NEW FIRST FLOOR DECK AND ROOF RAILING VIEW FROM COMMUNITY GARDEN



MOCKUP RENDER OF FIRST FLOOR DECK AND NEW GLASS DOORS AND WINDOWS  
FROM 1220 DEAN STREET BACKYARD



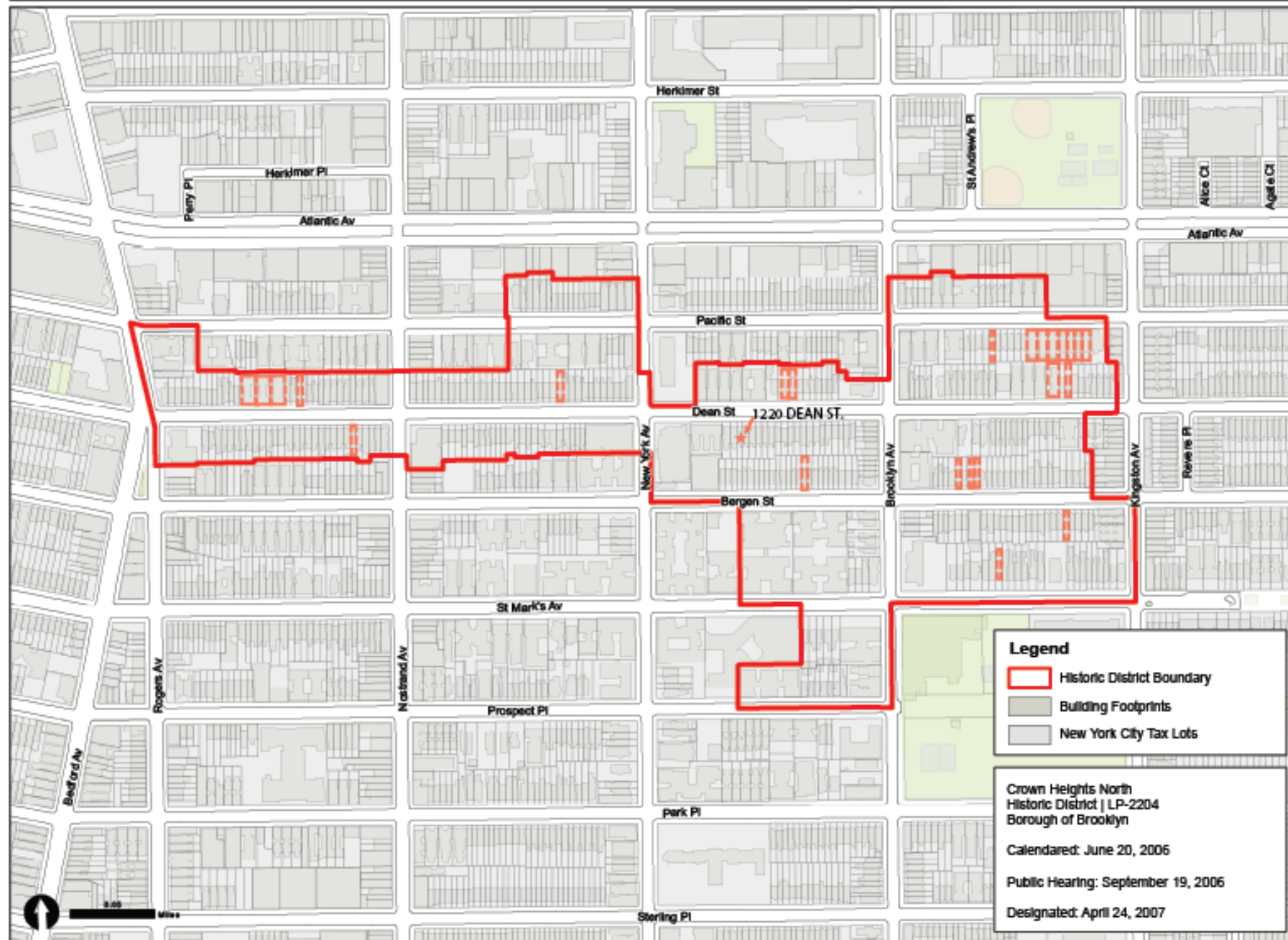
ROOF RAILING MOCKUP VIEW FROM  
INSIDE OF BERGEN ST. COMMUNITY GARDEN



ROOF RAILING MOCKUP VIEW FROM  
OUTSIDE OF BERGEN ST. COMMUNITY GARDEN



ROOF RAILING MOCKUP VIEW FROM  
OUTSIDE OF BERGEN ST. COMMUNITY GARDEN



ROWHOUSES WITH BULKHEAD IN  
CROWN HEIGHTS NORTH  
HISTORIC DISTRICT

June 24, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 5, LPC-25-10562**

**1220 Dean Street – Crown Heights North Historic District  
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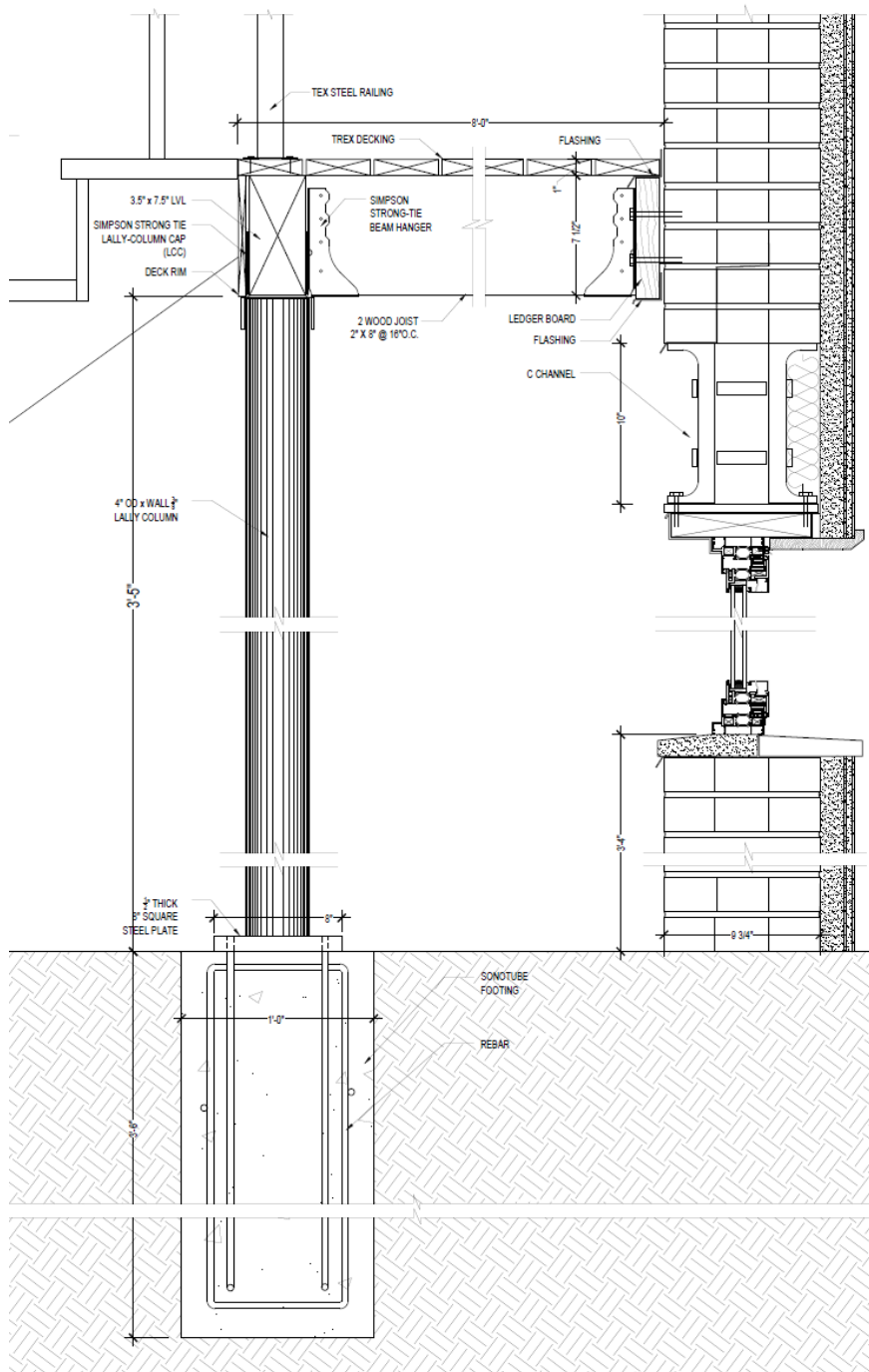
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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## APPENDIX



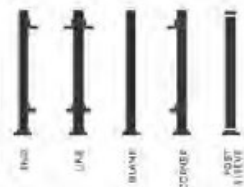
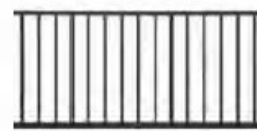
## TREX® DECKING & FASCIA

PROFILE		DESCRIPTION	ITEM #	COLORS	
<b>1" Grooved-Edge Board</b>  <i>Actual dimensions:</i> Trex Signature, Transcend & Enhance: .94 in x 5.5 in x 12 ft / 15 ft / 20 ft (24 mm x 140 mm x 365 cm / 487 cm / 609 cm)  Trex Select: .82 in x 5.5 in x 12 ft / 15 ft / 20 ft (20 mm x 140 mm x 365 cm / 487 cm / 609 cm)		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Trex Signature XX010612NG01 XX010616NG01 XX010620NG01	OC, WY	
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Lineage XX010612TLG01 XX010616TLG01 XX010620TLG01	BC, CL, HT, JA, IM, RN, SF	
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Tropicals XX010612TG01 XX010616TG01 XX010620TG01	HG, IM, LR, SR, TT	
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Earth Tones XX010612T2G01 XX010616T2G01 XX010620T2G01	RS	
		7/8 x 6 x 12' 7/8 x 6 x 16' 7/8 x 6 x 20'	Trex Select XX010612SG01 XX010616SG01 XX010620SG01	PG, SD	
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Enhance Naturals XX010612E2G01 XX010616E2G01 XX010620E2G01	CB, CC, FW, HY, RH, TS	
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Enhance Basics XX010612E2G01 XX010616E2G01 XX010620E2G01	CS, BD, SD, TP	
	<b>1" x 8" Fascia Board</b>  <i>Actual dimensions:</i> Trex Signature, Transcend, Enhance, Trex Select, Universal White: .56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)		1 x 8 x 12'	Trex Signature XX010812NS01	OC, WY
			1 x 8 x 12'	Transcend Lineage XX010812LS01	BC, CL, HT, JA, IM, RN, SF
			1 x 8 x 12'	Transcend Tropicals XX010812TS01	HG, IM, LR, SR, TT
			1 x 8 x 12'	Transcend Earth Tones XX010812ES01	RS
			1 x 8 x 12'	Trex Select XX010812SS01	PG, SD
		1 x 8 x 12'	Enhance Naturals XX010812E2S01	CB, CC, FW, HY, RH, TS	
		1 x 8 x 12'	Enhance Basics XX010812E2S01	CS, BD, SD, TP	
	1 x 8 x 12'	Universal White WW010812ES01	WW		

## 2 TREX DECKING AND FASCIA BOARD SPEC

SCALE: N/A

## TREX SELECT® ALUMINUM RAILING

STEP	COMPONENT	DESCRIPTION	ITEM #	COLORS
1+2	<div>Select Aluminum Posts &amp; Sleeves</div> <div>brackets sold separately</div> <div></div>	2.5" x 2.5" x 37" Aluminum End Post 2.5" x 2.5" x 37" Aluminum Line Post 2.5" x 2.5" x 37" Aluminum Corner Post 2.5" x 2.5" x 43" Aluminum End Post 2.5" x 2.5" x 43" Aluminum Line Post 2.5" x 2.5" x 43" Aluminum Corner Post	XXSAL2537PEN XXSAL2537PLINE XXSAL2537PCNR XXSAL2543PEN XXSAL2543PLINE XXSAL2543PCNR	BK, BB
		2.5" x 2.5" x 37" Aluminum Blank Post 2.5" x 2.5" x 43" Aluminum Blank Post 2.5" x 2.5" x 53" Aluminum Blank Post—Stair	XXSAL2537PB XXSAL2543PB XXSAL2553PB	BK, BB
3	<div>Select Aluminum Panels</div> <div>see below for details and metrics.</div> <div></div>	4" x 4" x 37" Aluminum Post Sleeve 4" x 4" x 43" Aluminum Post Sleeve 4" x 4" x 53" Aluminum Post Sleeve—Stair	XXSAL040437PS XXSAL040443PS XXSAL040453PS	BK, BB
		6" x 36" Aluminum Panel—Horizontal 6" x 36" Aluminum Panel—Horizontal 6" x 36" Aluminum Panel—Stair 6" x 36" Aluminum Panel—Stair	XXSAL50636HPNL XXSAL50836HPNL XXSAL50636SPNL XXSAL50836SPNL	BK, BB
		6" x 42" Aluminum Panel—Horizontal 8" x 42" Aluminum Panel—Horizontal 6" x 42" Aluminum Panel—Stair 8" x 42" Aluminum Panel—Stair	XXSAL50642HPNL XXSAL50842HPNL XXSAL50642SPNL XXSAL50842SPNL	BK, BB
ACCESSORIES		DESCRIPTION	ITEM #	COLORS
Aluminum Bracket Packs		Horizontal Fixed Bracket Pack—4/pack Horizontal Swivel Bracket Pack—4/pack Stair Swivel Bracket Pack—4 /pack Cocktail Bracket—10/pack	XXSALFHBT XXSALH3WBKT XXSALSSWBKT XXSALCTBKT	BK, BB

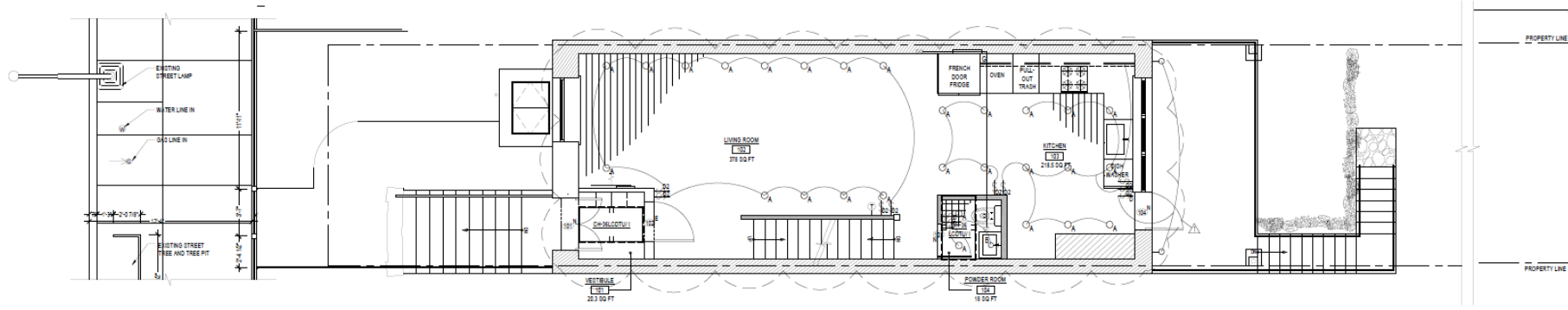
1 TREX SELECT ALUMINUM RAILING SPEC  
SCALE: N/A

## TREX SELECT® RAILING

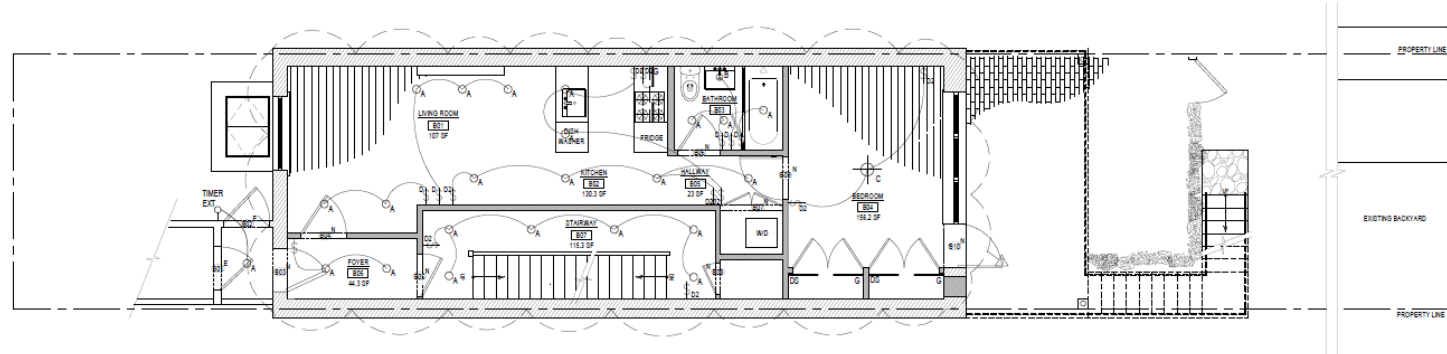
Trex Select® is a 3-step process. Choose Trex post sleeves, caps and skirts (steps 1 & 2) and a rail kit (step 3).

STEP	COMPONENT	DESCRIPTION	ITEM #	COLORS	
1		All-In-One Post Kit <i>(with low profile post sleeve, post cap and skirt)</i> <i>Available in WT.</i>	40" Trex Select All-In-One Post Kit 48" Trex Select All-In-One Post Kit 54" Trex Select All-In-One Post Kit	WT040440NTPS WT040448NTPS WT040454NTPS	WT
1		Post Sleeve 	4" x 4" x 39" Post Sleeve 4" x 4" x 108" Post Sleeve	XX040439APS XX0404108APS	WT, BK
2a		Post Cap & Skirt 	Flat 4" x 4" Post Sleeve Cap 4" x 4" Post Sleeve Skirt	PXXSQCAP4X4 PXXSKIRT4X4	WT, BK
2b					
3		Classic Rail & Round Aluminum Baluster Kit <i>(includes top rail, bottom rail, round aluminum balusters, adjustable foot block and hardware pack)</i> <i>Available in WT or BK rails with aluminum balusters in BK.</i>	6" x 36" Rail & Baluster Kit—Horizontal 8" x 36" Rail & Baluster Kit—Horizontal 6" x 42" Rail & Baluster Kit—Horizontal 8" x 42" Rail & Baluster Kit—Horizontal 6" x 36" Rail & Baluster Kit—Stair 8" x 36" Rail & Baluster Kit—Stair 8" x 42" Rail & Baluster Kit—Stair	XXRD0636HSELKFS XXRD0836HSELKFS XXRD0642HSELKFS XXRD0842HSELKFS XXRD0636SELKFS XXRD0836SELKFS XXRD0842SELKFS	WT, BK
3		T-Rail & Round Aluminum Baluster Kit <i>(includes top rail, bottom rail, round aluminum balusters, adjustable foot block and hardware pack)</i> <i>Available in WT rails with aluminum balusters in BK.</i>	6" x 36" T-Rail & Baluster Kit—Horizontal 8" x 36" T-Rail & Baluster Kit—Horizontal 6" x 42" T-Rail & Baluster Kit—Horizontal 8" x 42" T-Rail & Baluster Kit—Horizontal 6" x 36" T-Rail & Baluster Kit—Stair 8" x 36" T-Rail & Baluster Kit—Stair 8" x 42" T-Rail & Baluster Kit—Stair	WTRD0636HSELTRK WTRD0836HSELTRK WTRD0642HSELTRK WTRD0842HSELTRK WTRD0636SELTRK WTRD0836SELTRK WTRD0842SELTRK	WT
3		T-Rail & Square Composite Baluster Kit <i>(includes top rail, bottom rail, square composite balusters, adjustable foot block and hardware pack)</i> <i>Available in WT rails with square balusters in WT.</i> <i>See below for details and metrics.</i>	6" x 36" T-Rail & Baluster Kit—Horizontal 8" x 36" T-Rail & Baluster Kit—Horizontal 6" x 42" T-Rail & Baluster Kit—Horizontal 8" x 42" T-Rail & Baluster Kit—Horizontal 6" x 36" T-Rail & Baluster Kit—Stair 8" x 36" T-Rail & Baluster Kit—Stair 8" x 42" T-Rail & Baluster Kit—Stair	WTSQ0636HSELTRK WTSQ0836HSELTRK WTSQ0642HSELTRK WTSQ0842HSELTRK WTSQ0636SELTRK WTSQ0836SELTRK WTSQ0842SELTRK	WT
See below for details and metrics. 6" x 36": 72 in x 36 in (82 cm x 914 mm). 8" x 36": 96 in x 36 in (243 cm x 914 mm). 6" x 42": 72 in x 42 in (82 cm x 106 cm). 8" x 42": 96 in x 42 in (243 cm x 106 cm).					
ACCESSORIES		COMPONENT	ITEM #		
		Mounting Hardware for Cut Classic Rails—Horizontal (10 kits/box)	PBKENH2BKT		
		Mounting Hardware for Cut Classic Rails—Stair (10 kits/box)	PBKENS2BKT		
		Mounting Hardware for Cut T-Rails—Horizontal	PTRLHBTKIT		
		Mounting Hardware for Cut T-Rails—Stair	PTRLSTBKTKIT		
		Trex Select® 6" Aluminum Classic Rail Stiffener	SELALRAILSTIFFNR		
		Trex Select® 8" Aluminum T-Rail Stiffener (IRC)	SELALTRAILSTIFFNR		
		T-Rail 22.5° Left Angle Bracket Pack	TRL22LBKTKIT		
		T-Rail 22.5° Right Angle Bracket Pack	TRL22RBKTKIT		
		T-Rail 45° Birdsmouth Bracket Kit (when using 4x4 post sleeve)	TRLBMEKTKIT		
		T-Rail 45° Birdsmouth Bracket Pack (when using All-In-One Post Kit)	TRLBMEKTKITNT		

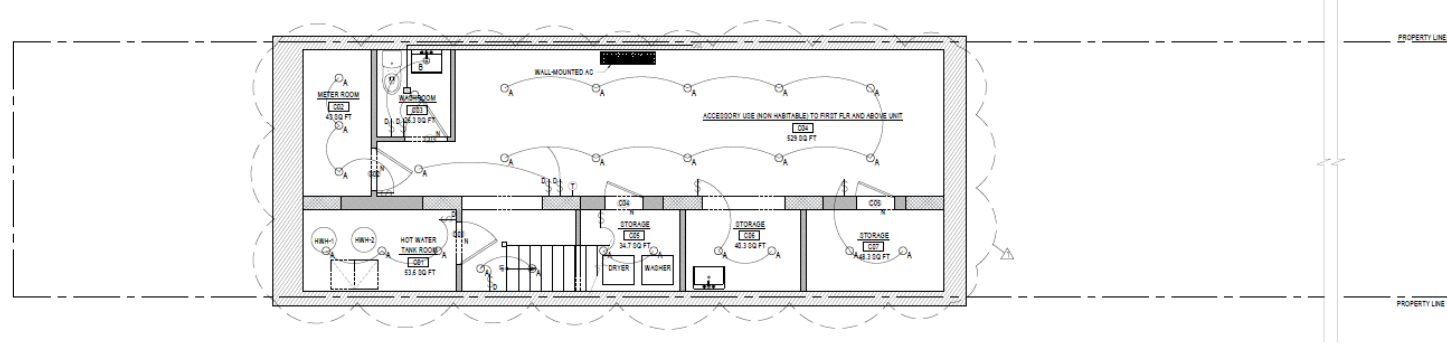
XX = COLOR PREFIX BK = Charcoal Black WT = Classic White



3 FIRST FLOOR SWITCHING PLAN  
SCALE: 1/4" = 1'-0"



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



1 CELLAR SWITCHING PLAN  
SCALE: 1/4" = 1'-0"

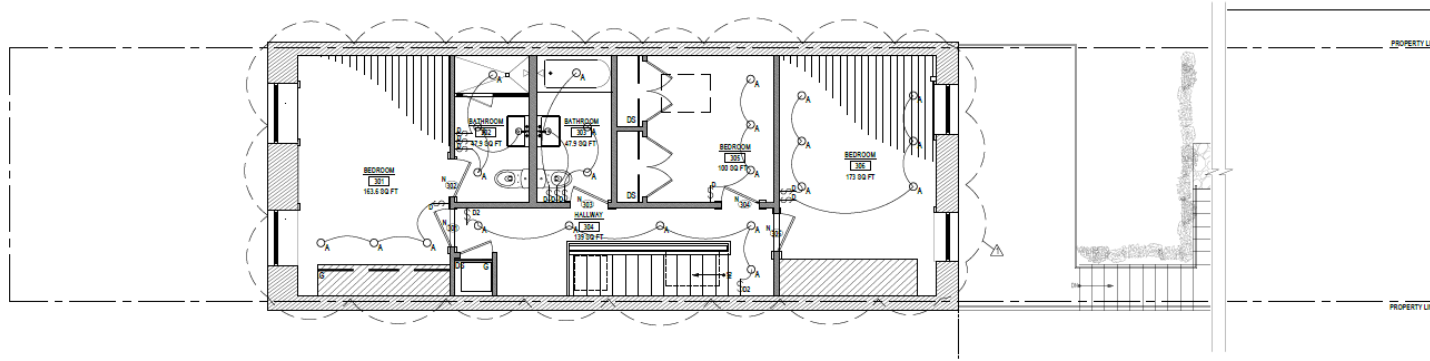
LEGEND	
	EXISTING WALL / PARTITION TO BE DEMOLISHED
	EXISTING WALL / PARTITION TO REMAIN
	NEW WALL / PARTITION
	WALL / PARTITION TYPE
	DOOR TAG
	WINDOW TAG
	SMOKE / CARBON MONOXIDE DETECTOR
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO BE REMAIN
	NEW DOOR
	ROOM NAME & ROOM NUMBER
	ENTRY / DIRECTIONAL ARROW
	ELEVATION MARKER
	ELEVATION SYMBOL
	ELEVATION SYMBOL
	DETAIL SYMBOL
	SECTION SYMBOL
	CHANGE IN HEIGHT
	CHANGE IN MATERIAL
	PROPERTY LINE
	COLUMN LINE / GRID
	NORTH ARROW

NO.	REVISION	BY	DATE
1	AS BUILT	R.K.	04/24/2025
<b>JON DAVID LIBASCI</b> REGISTERED ARCHITECT 405 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
<b>KOPELS STUDIO</b> 153 WEST 27TH STREET # 1003 NEW YORK, N.Y. 10001 EMAIL: jon@kopels.com			
PROJECT TITLE: 1220 DEAN STREET, BROOKLYN, NY, 11216			
DRAWING TITLE: CELLAR, BASEMENT, FIRST FLOOR SWITCHING PLAN			
OUR REGION: B 01137063-P1			
DATE: 06/05/2025 PROJECT NO: J.P. DRAWING NO: B.P. SHEET NO: A-007.01 TOTAL SHEETS: 3 OF 3			

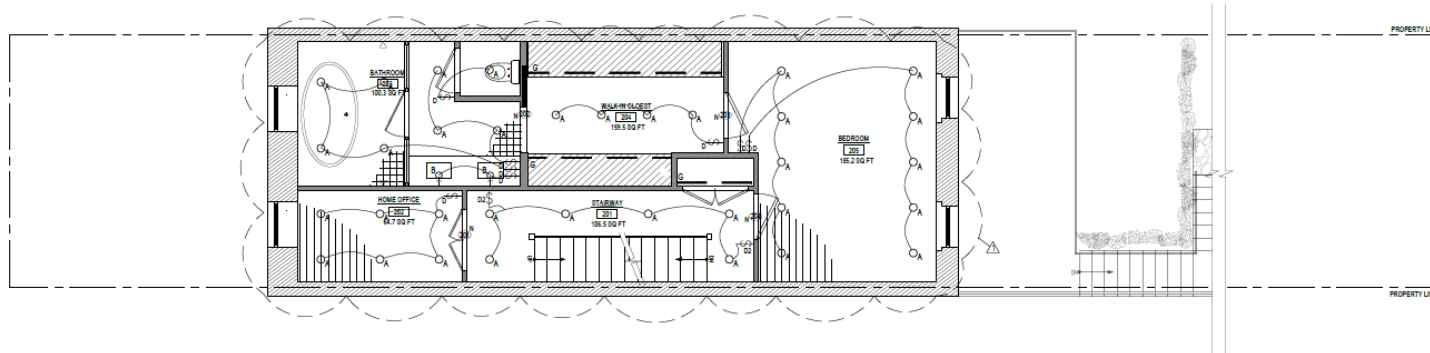
③ ROOF PLAN  
SCALE: 1/4" = 1'-0"



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



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



LIGHTING LEGEND	
	7" DIAMETER RECESSED LED DOWNLIGHT
	7" DIAMETER WATER RESISTANT RECESSED LED DOWNLIGHT
	PENDANT LIGHT
	BEDROOM WALL SCONCE
	VANITY WALL SCONCE
	CLOSET LED STRIP LIGHT
	UNDERCABINET LIGHTS
	12" x 12" SQUARE CEILING MOUNTED LED LIGHT
	WALL MOUNTED EMERGENCY LIGHT (W/ WIRELESS BATTERY BACKUP FOR 90 MINUTE CAPACITY)
	DIRECTIONAL EXIT SIGN WITH LIGHTED FACE
	EXIT SIGN & EMERGENCY LIGHT COMBO WITH LIGHTED FACE
	3 HEADED EXIT SIGN & EMERGENCY LIGHT COMBO WITH LIGHTED FACE
	SMOKE (CARBON MONOXIDE) DETECTOR
	FRESH AIR VENT
	GYPSUM WALL BOARD

NO.	REVISION	BY	DATE
1	AS BUILT	R.K.	04/24/2025

**JON DAVID LIBASCI**  
REGISTERED ARCHITECT  
400 CENTRAL PARK WEST  
NEW YORK, N.Y. 10025

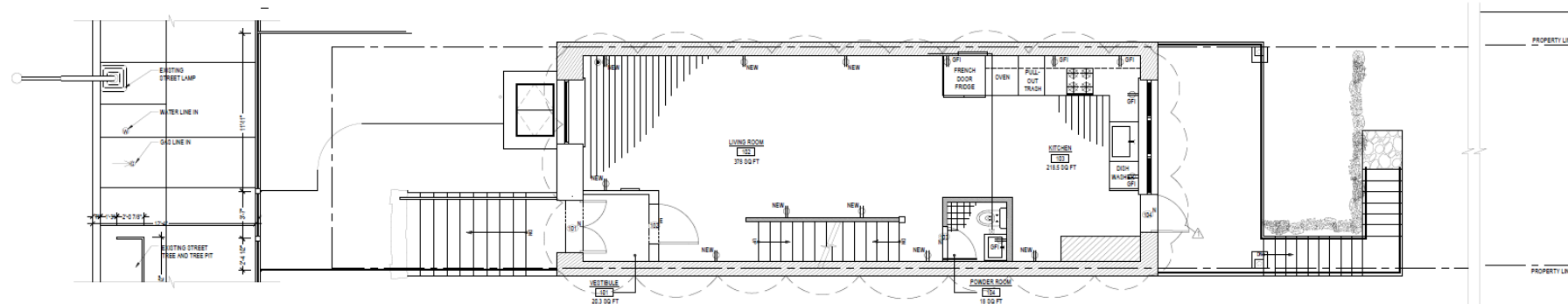
**KOPELS STUDIO**  
103 WEST 27TH STREET # 1003  
NEW YORK, N.Y. 10001  
EMAIL: jon@kopels.com

PROJECT TITLE:  
1220 DEAN STREET,  
BROOKLYN, NY, 11216

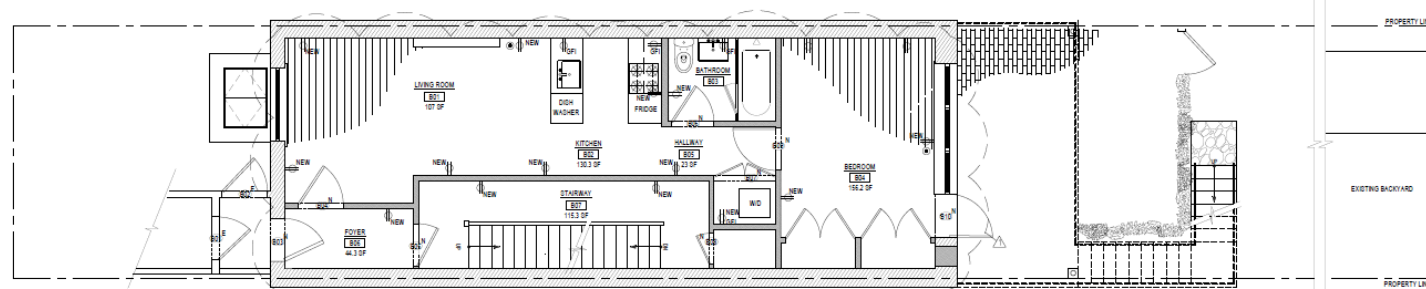
DRAWING TITLE:  
SECOND, THIRD FLOOR, ROOF  
SWITCHING PLAN

JOB NO.:  
B 01137063- P1

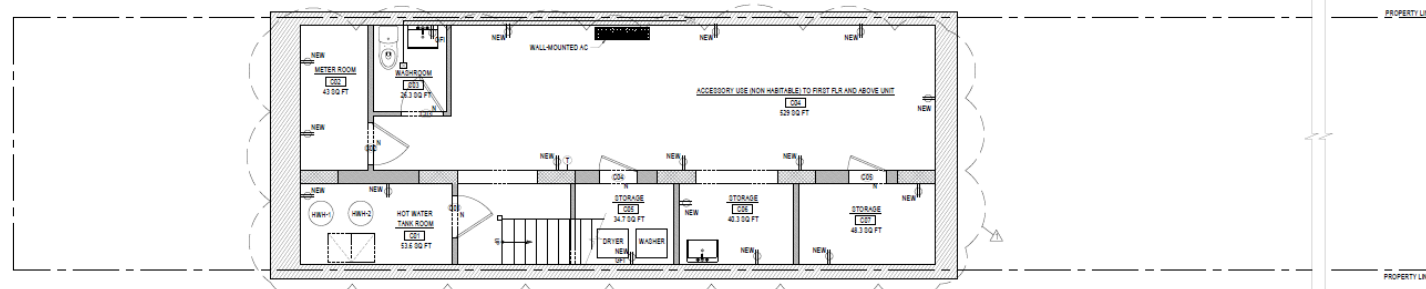
	DATE: 04/24/25 PROJECT NO.: DRAWN BY: J.D. CHK BY: R.K. <b>A-008.01</b> SHEET OF 15
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3 FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



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



1 CELLAR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

LEGEND	
	EXISTING WALL / PARTITION TO BE DEMOLISHED
	EXISTING WALL / PARTITION TO REMAIN
	NEW WALL / PARTITION
	WALL / PARTITION TYPE
	DOOR TAG
	WINDOW TAG
	SMOKE / CARBON MONOXIDE DETECTOR
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO BE REMAIN
	NEW DOOR
	ROOM NAME & ROOM NUMBER
	ENTRY / DIRECTIONAL ARROW
	ELEVATION MARKER
	ELEVATION SYMBOL
	ELEVATION SYMBOL
	DETAIL SYMBOL
	SECTION SYMBOL
	CHANGE IN HEIGHT
	CHANGE IN MATERIAL
	PROPERTY LINE
	COLUMN LINE / GRID
	NORTH ARROW

NO.	REVISION	BY	DATE
1	AS BUILT	R.K.	04/24/2025

<b>JON DAVID LIBASCI</b> REGISTERED ARCHITECT 435 CENTRAL PARK WEST NEW YORK, N.Y. 10025	
<b>KOPELS STUDIO</b> 150 WEST 27th STREET # 503 NEW YORK, N.Y. 10001 EMAIL: jon@jorkopels.com	

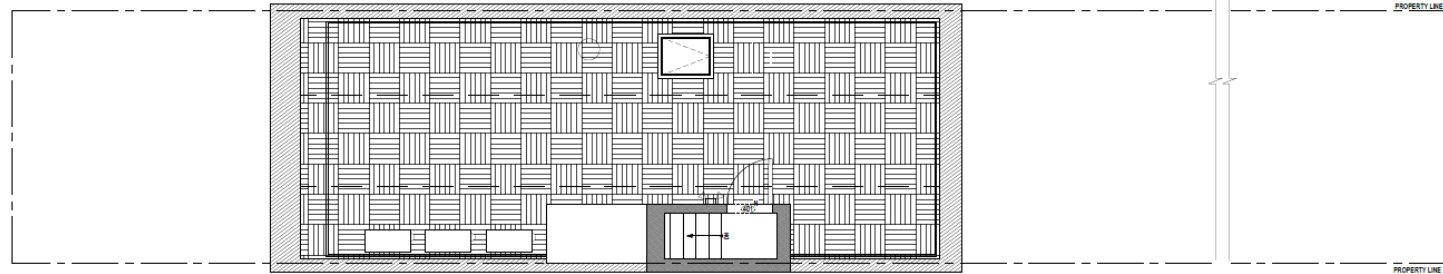
PROJECT TITLE:	
CELLAR, BASEMENT, FIRST FLOOR ELECTRICAL PLAN	

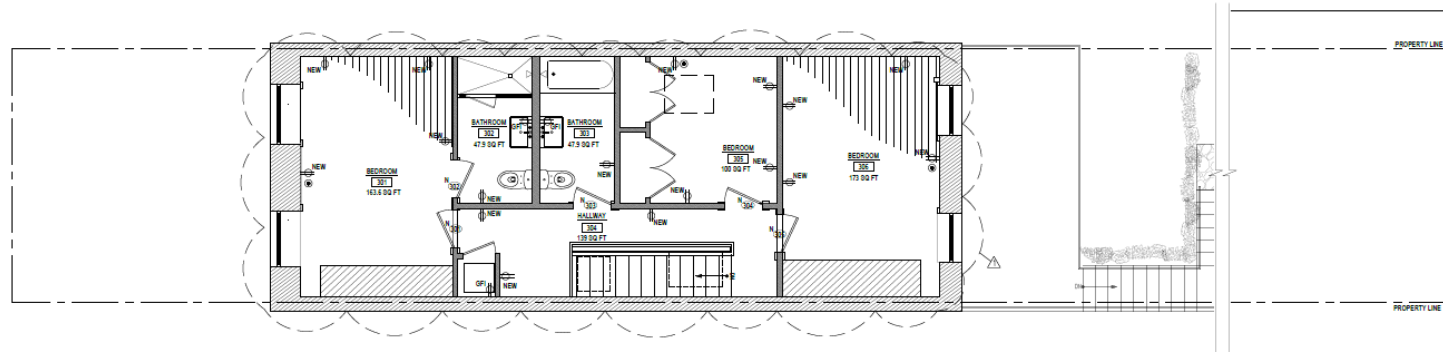
DRAWING NO:	
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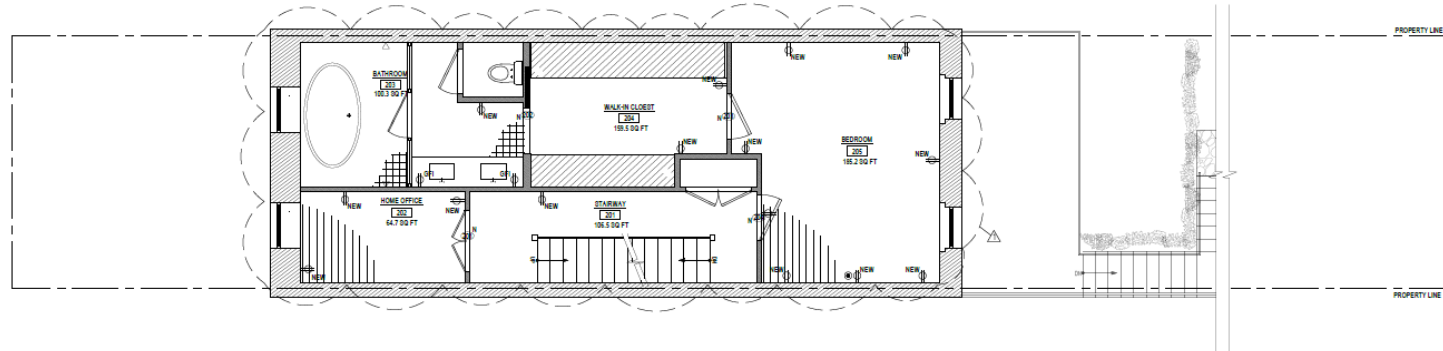
DATE:	04/24/2025
PROJECT:	1220 DEAN STREET, BROOKLYN, NY, 11216
DESIGNER:	J.D.L.
CHECKER:	R.K.
DRAWING NO:	A-009.01
CAD FILE NO:	11.01.25



③ ROOF ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



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



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

LEGEND	
	EXISTING WALL / PARTITION TO BE DEMOLISHED
	EXISTING WALL / PARTITION TO REMAIN
	NEW WALL / PARTITION
	WALL / PARTITION TYPE
	DOOR TAG
	WINDOW TAG
	SMOKE / CARBON MONOXIDE DETECTOR
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO BE REMAIN
	NEW DOOR
	ROOM NAME & ROOM NUMBER
	ENTRY / DIRECTIONAL ARROW
	ELEVATION MARKER
	ELEVATION SYMBOL
	ELEVATION SYMBOL
	DETAIL SYMBOL
	SECTION SYMBOL
	CHANGE IN HEIGHT
	CHANGE IN MATERIAL
	PROPERTY LINE
	COLUMN LINE / CORE
	NORTH ARROW

REV.	REVISION	BY	DATE
1	AS BUILT	R.K.	04/24/2025

**JON DAVID LIBASCI**  
REGISTERED ARCHITECT  
408 CENTRAL PARK WEST  
NEW YORK, N.Y. 10028

**KOPELS STUDIO**  
151 WEST 27th STREET # 1003  
NEW YORK, N.Y. 10001  
EMAIL: jon@kopels.com

PROJECT TITLE:  
1220 DEAN STREET,  
BROOKLYN, NY 11216

DRAWING TITLE:  
SECOND, THIRD FLOOR, ROOF  
ELECTRICAL PLAN

OUR NUMBER:  
B 01137063-P1

	DATE: 04/24/2025
DESIGNED BY: J.P.	CHECKED BY: R.K.
DRAWN BY: J.P.	DATE: 04/24/2025
PROJECT NO: A-010.01	SHEET: 15 OF 25

June 24, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 5, LPC-25-10562**

**1220 Dean Street – Crown Heights North Historic District  
Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 398 4258

**Passcode:** 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.