

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-04636

628 Carlton Avenue – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

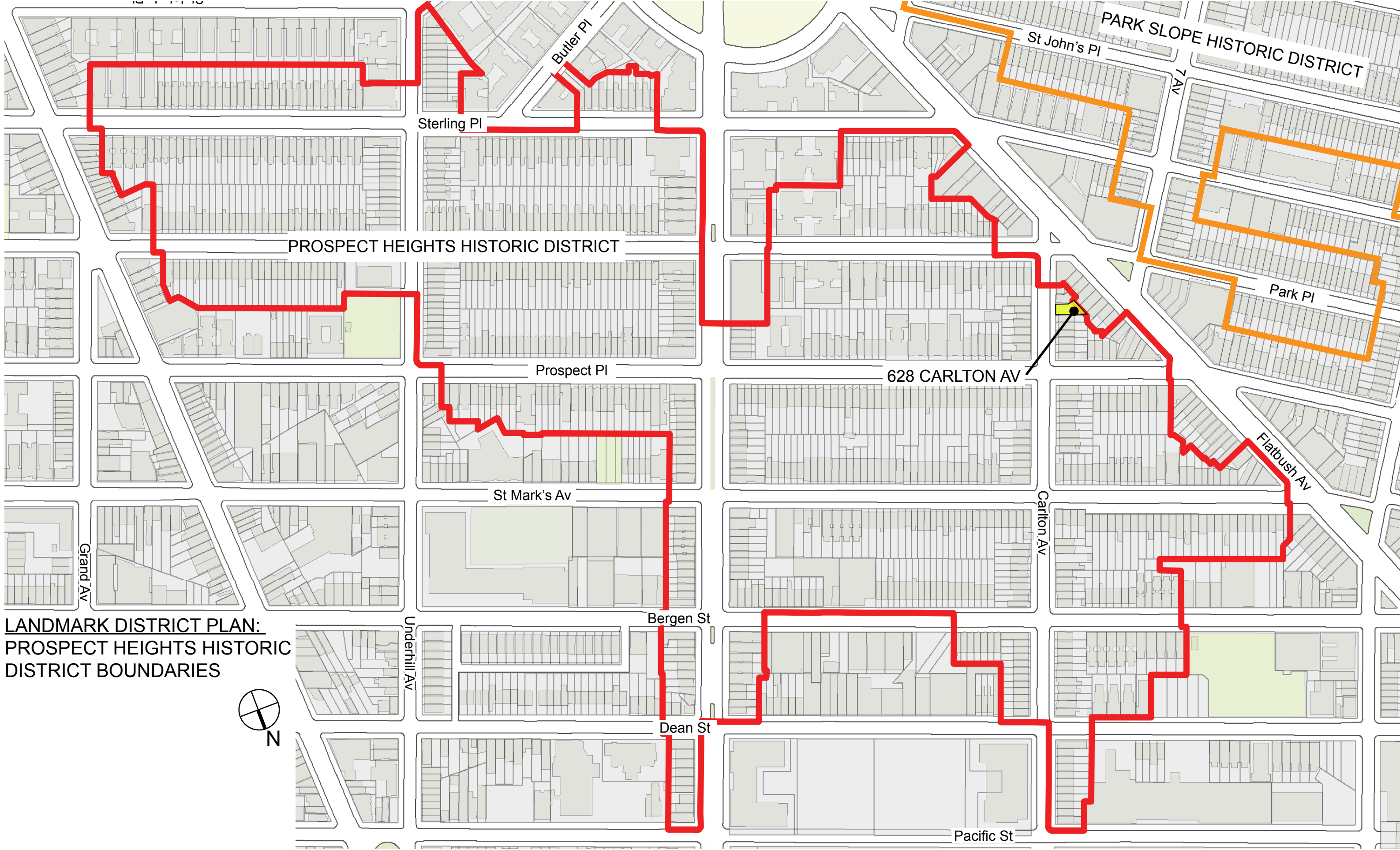
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Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



LANDMARK DISTRICT PLAN:
PROSPECT HEIGHTS HISTORIC
DISTRICT BOUNDARIES

SCHEMO RESIDENCE
628 CARLTON AVENUE, BROOKLYN, NY 11238
LPC COMMISSIONER PRESENTATION
01.06.25

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1940: TAX MAP HISTORICAL (SIDEWALK VIEW)

DOCKET #: LPC-26-04636

HISTORICAL INFORMATION
628 CARLTON AVENUE IS LOCATED IN THE PROSPECT HEIGHTS HISTORIC DISTRICT AND WAS BUILT IN 1871 IN THE ANGLO-ITALIANATE STYLE. IT IS THREE STORIES HIGH PLUS BASEMENT. FACADE DETAILS INCLUDE A HIGH-BROWNSTONE STOOP, ROUND ARCHED ENTRYWAY, AND MOLDED DETAILING AT WINDOWS AND FRONT DOOR.



EXISTING CONDITION

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Issue / Revision
10.30.25 - LPC SUBMISSION
11.19.25 - LPC/CB8 SUBMISSION
12.04.25 - CB8 PRESENTATION
01.06.26 - LPC COMMISSIONER

Project
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Drawing Title
TITLE SHEET

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(A) STREET VIEW FROM CARLTON AVENUE



(B) STREET VIEW FROM CARLTON AVENUE




EXISTING FACADE PHOTOS - KEY PLAN

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**EXISTING FRONT FACADE -
PHOTOS & CONTEXT**

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STREET VIEW FROM CARLTON AVENUE

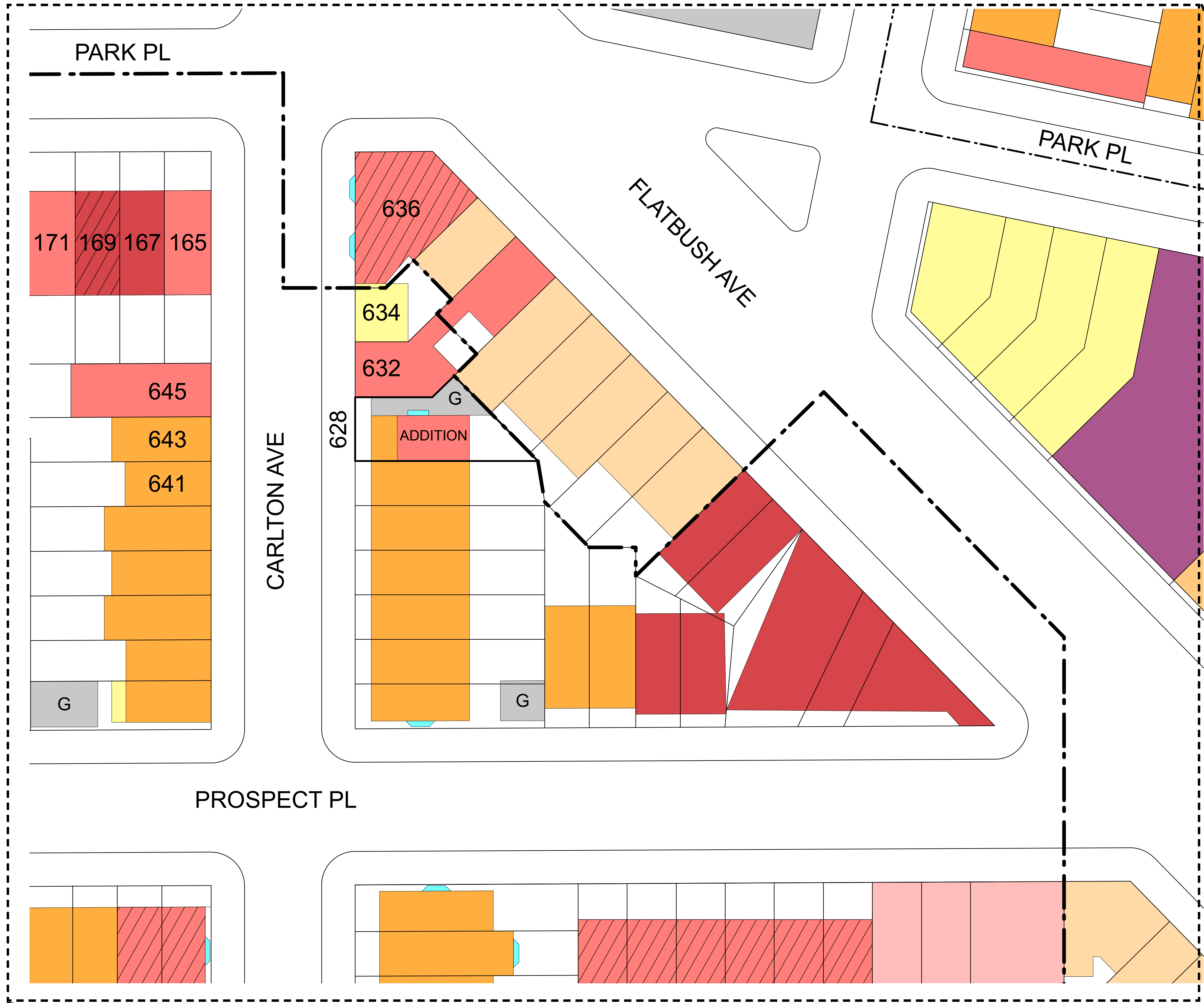
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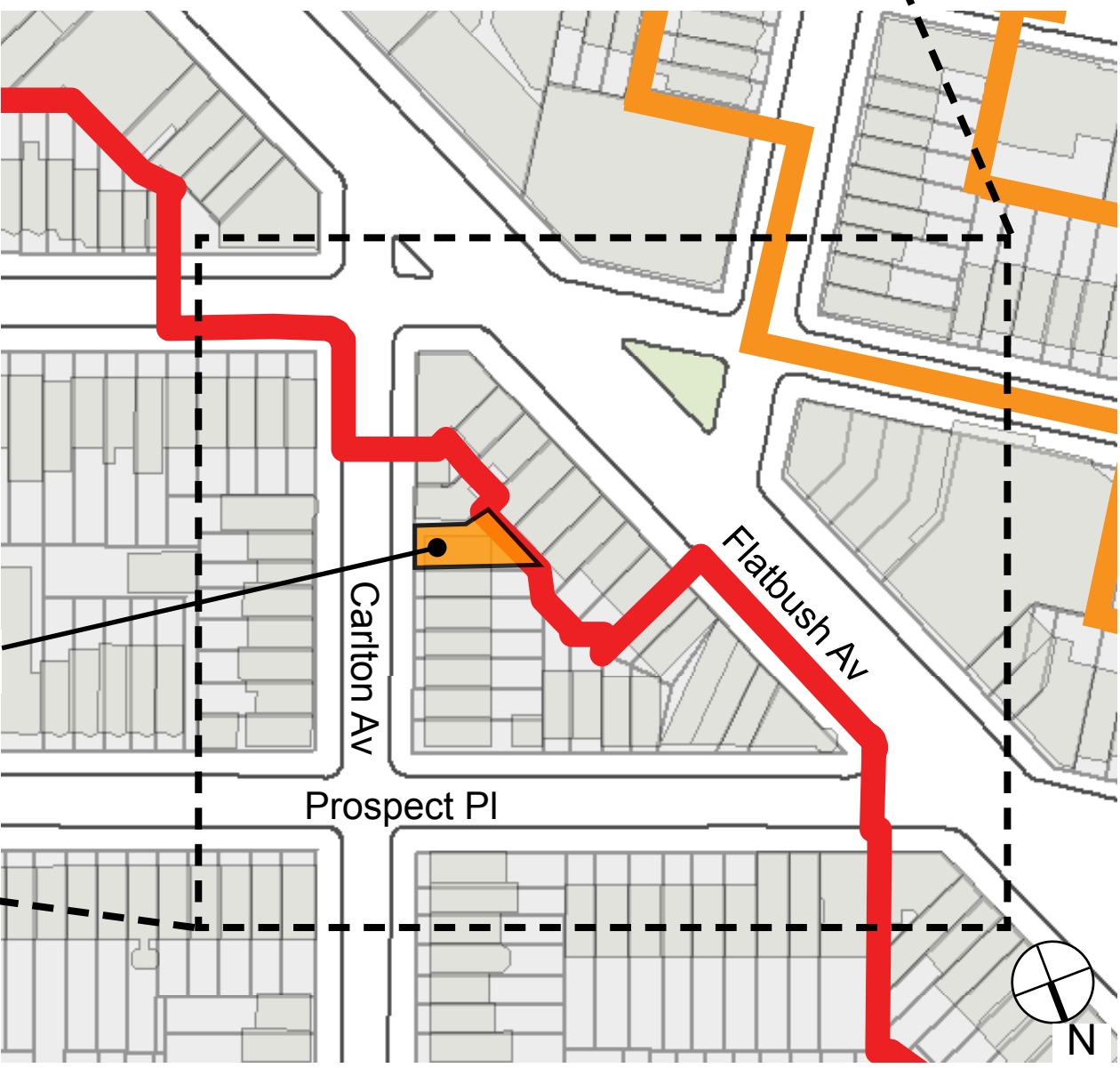
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**EXISTING FRONT FACADE -
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LEGEND

- BOUNDARY OF HISTORIC DISTRICT
- 1 STORY GARAGE
- 2 STORY BUILDING
- 3 STORY BUILDING
- 3 STORY + BASEMENT BUILDING
- 4 STORY BUILDING
- 4 STORY + BASEMENT BUILDING
- 5 STORY BUILDING
- 6+ STORY BUILDING
- BUILDING WITH MANSARD ROOF
- BAY WINDOW



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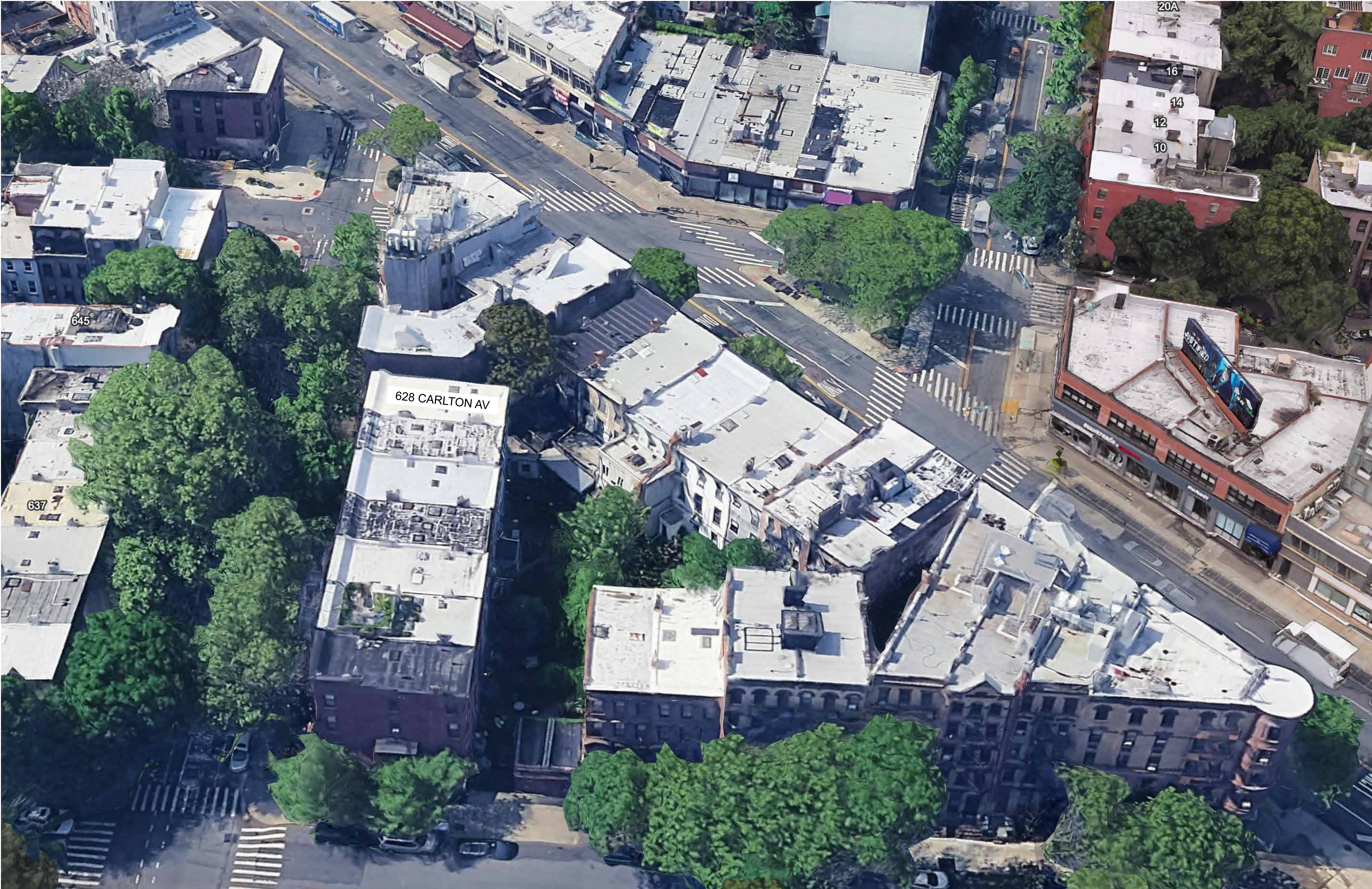
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Drawing Title
**BLOCK PLAN WITH
NEIGHBOR'S HEIGHTS**

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GOOGLE EARTH VIEW OF EXISTING BUILDING IN RELATION TO SURROUNDING NEIGHBORS

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Drawing Title
**GOOGLE EARTH VIEW OF
BLOCK**

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STREET VIEW FROM CARLTON AVENUE



STREET VIEW FROM CARLTON AVENUE



STREET VIEW FROM CARLTON AVENUE



STREET VIEW FROM CARLTON AVENUE




STREET VIEW FROM PARK PLACE

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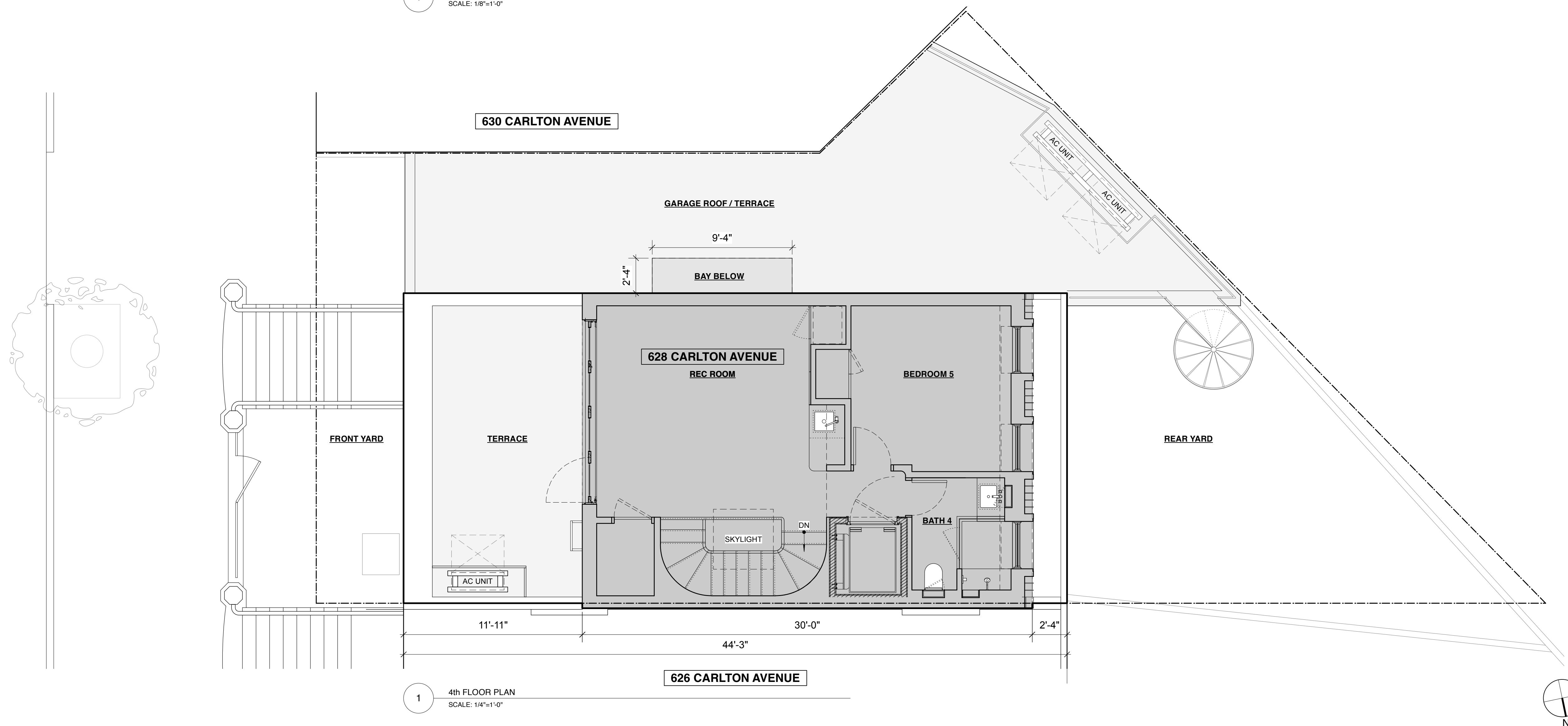
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**SURROUNDING BUILDINGS -
PHOTOS & CONTEXT**

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1 SITE SECTION LOOKING SOUTH - PROPOSED
SCALE: 1/8"=1'-0"




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

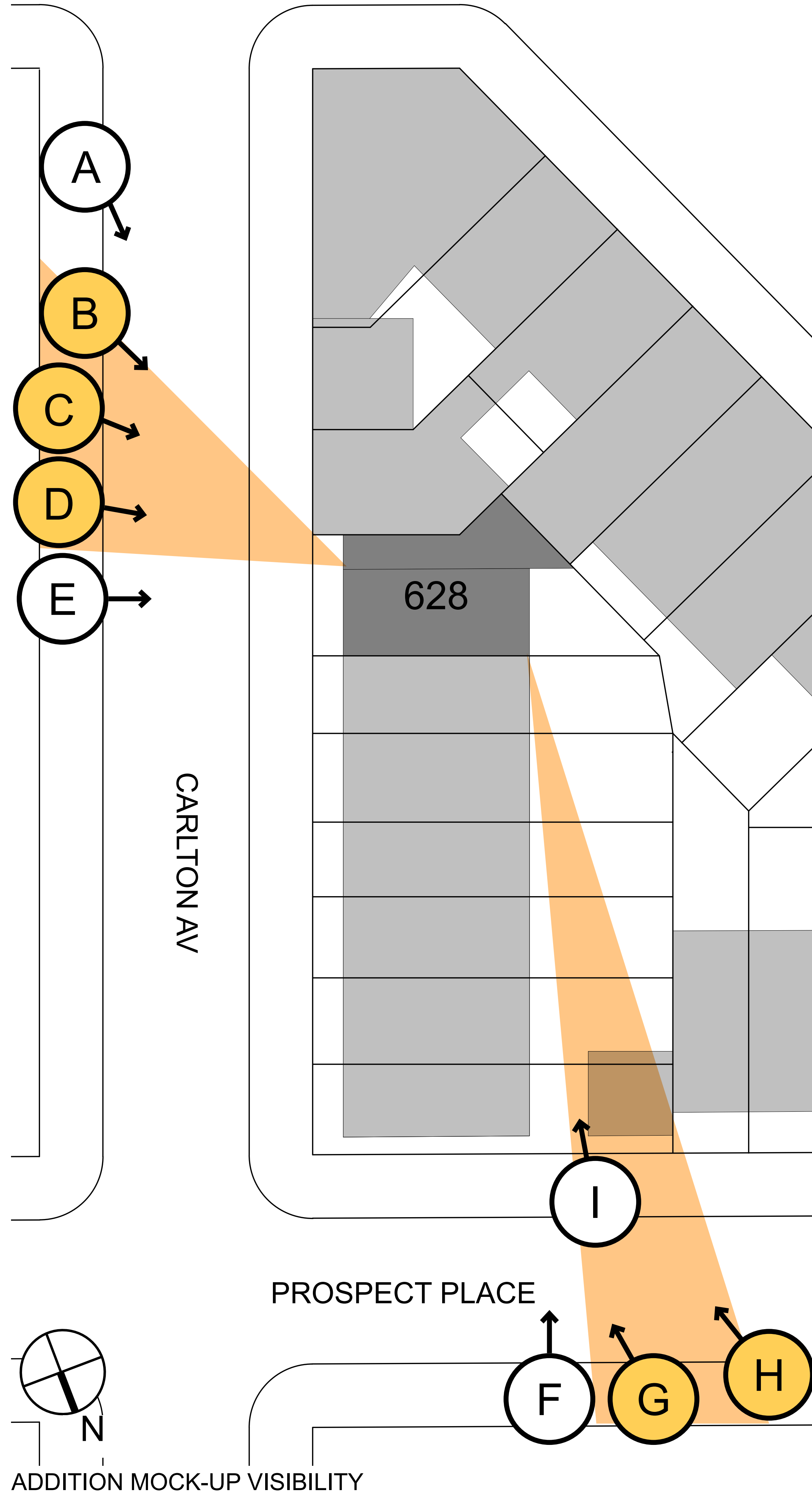
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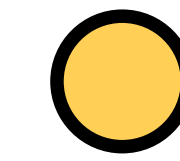
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SITE SECTION & SITE PLAN

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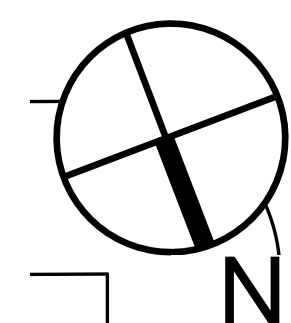
LEGEND



VIEW WITH VISIBLE ADDITION
MOCK-UP



CONE OF VISION WITH VISIBLE
ADDITION MOCK-UP



ADDITION MOCK-UP VISIBILITY

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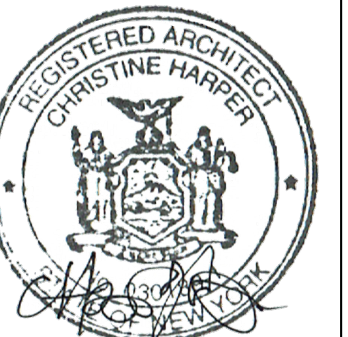
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Drawing Title

**ADDITION MOCK-UP
VISIBILITY DIAGRAM**

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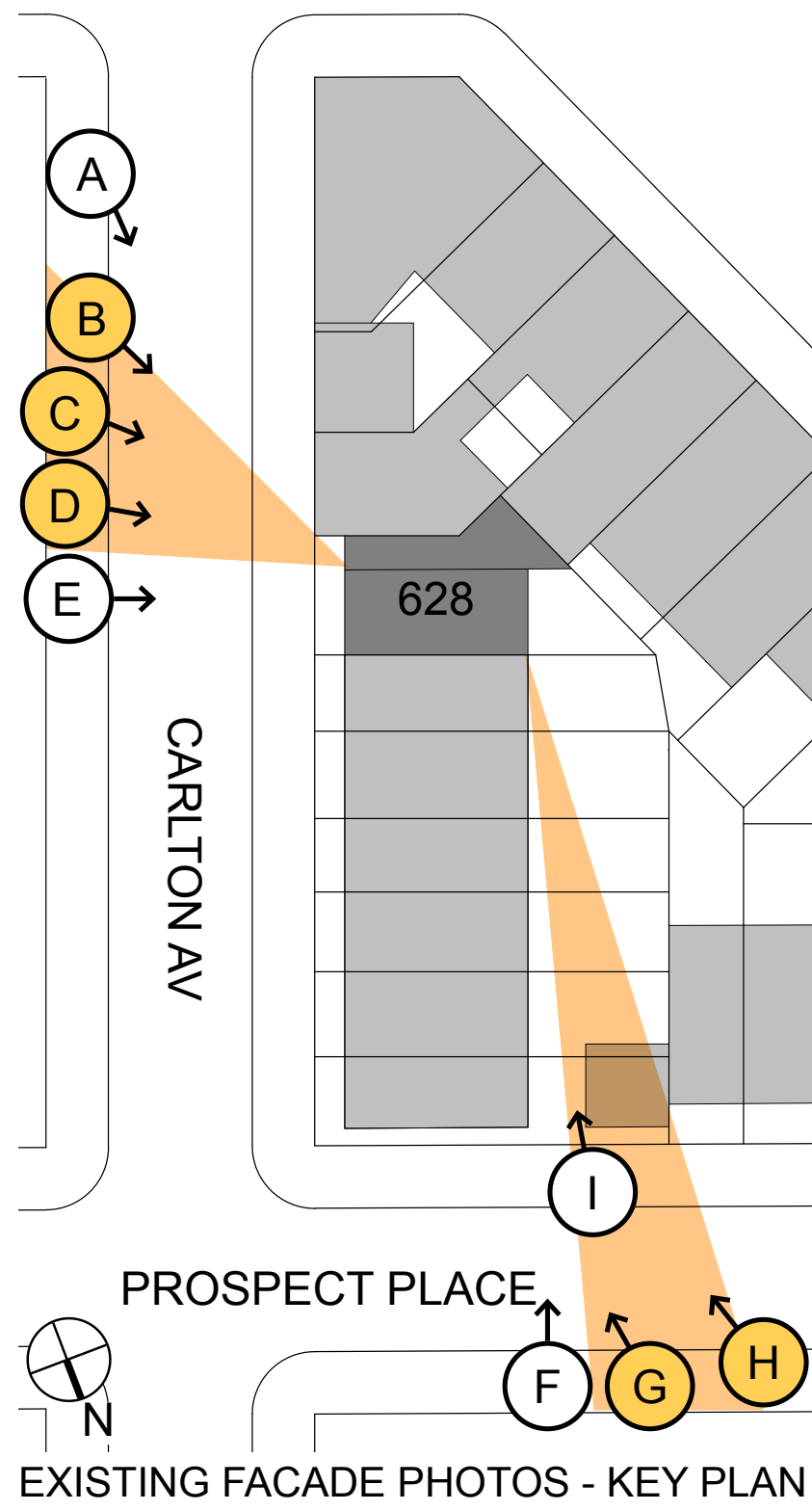
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A1 MOCK-UP VIEW: NON-VISIBLE



A2 PROPOSED STREET VIEW: NON-VISIBLE




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Drawing Title
**ADDITION MOCK-UP PHOTOS
& RENDERINGS**

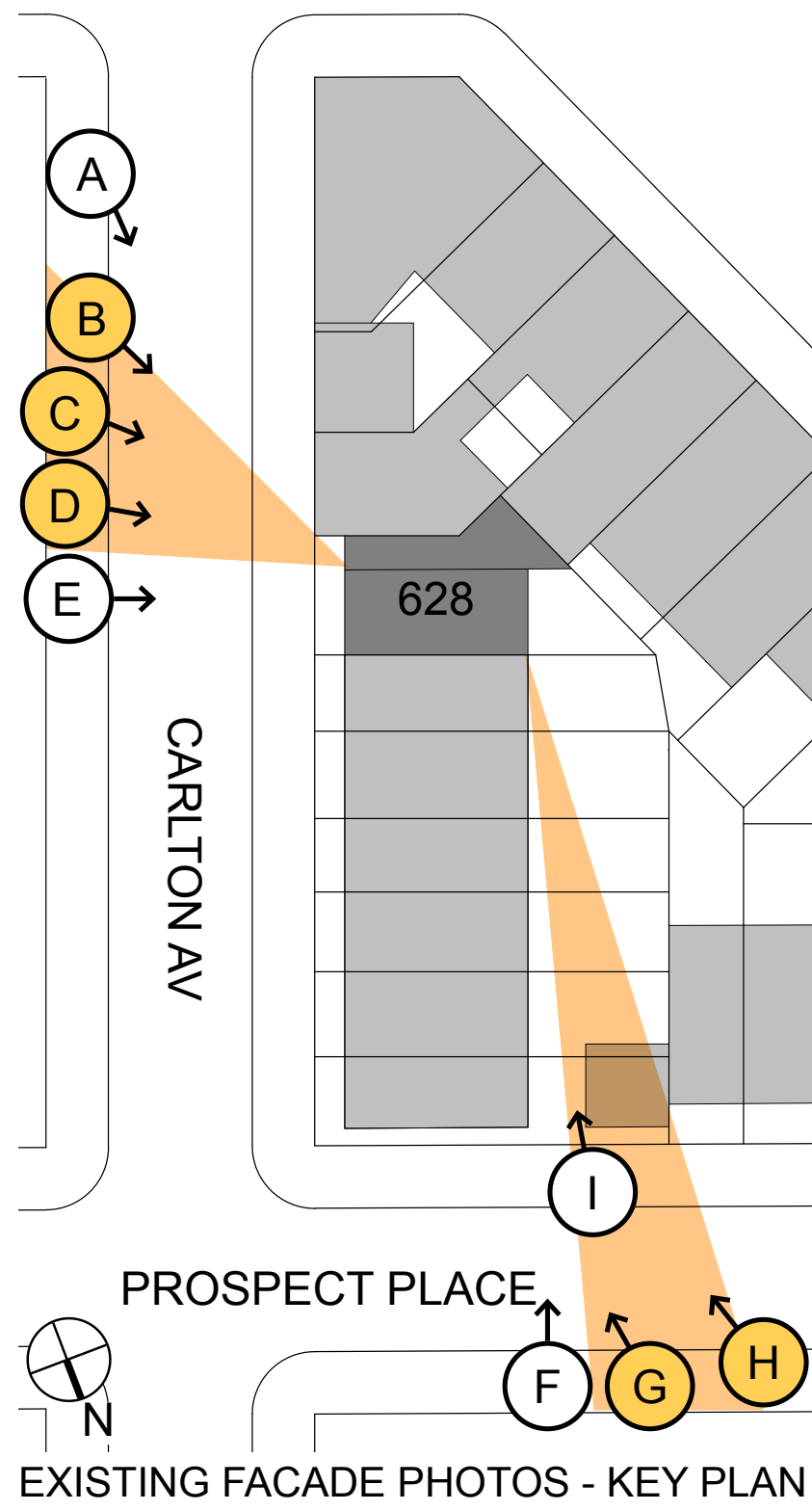
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B1) MOCK-UP VIEW: MINIMALLY VISIBLE



B2) PROPOSED STREET VIEW: MINIMALLY VISIBLE



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& RENDERINGS**

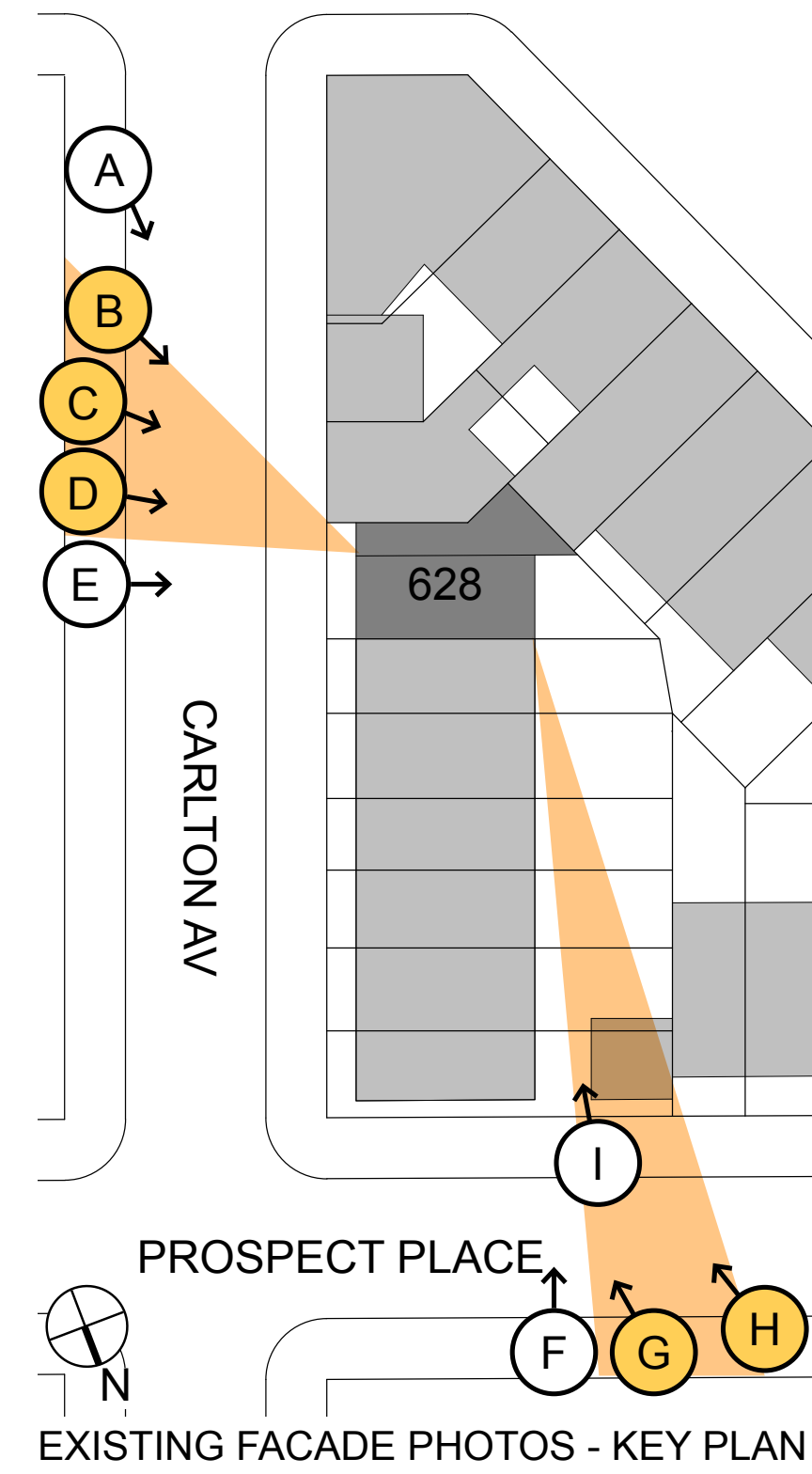
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		Drawn by:	SW
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(C1) MOCK-UP VIEW: WITHIN CONE OF VISION



(C2) PROPOSED STREET VIEW: WITHIN CONE OF VISION




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& RENDERINGS**

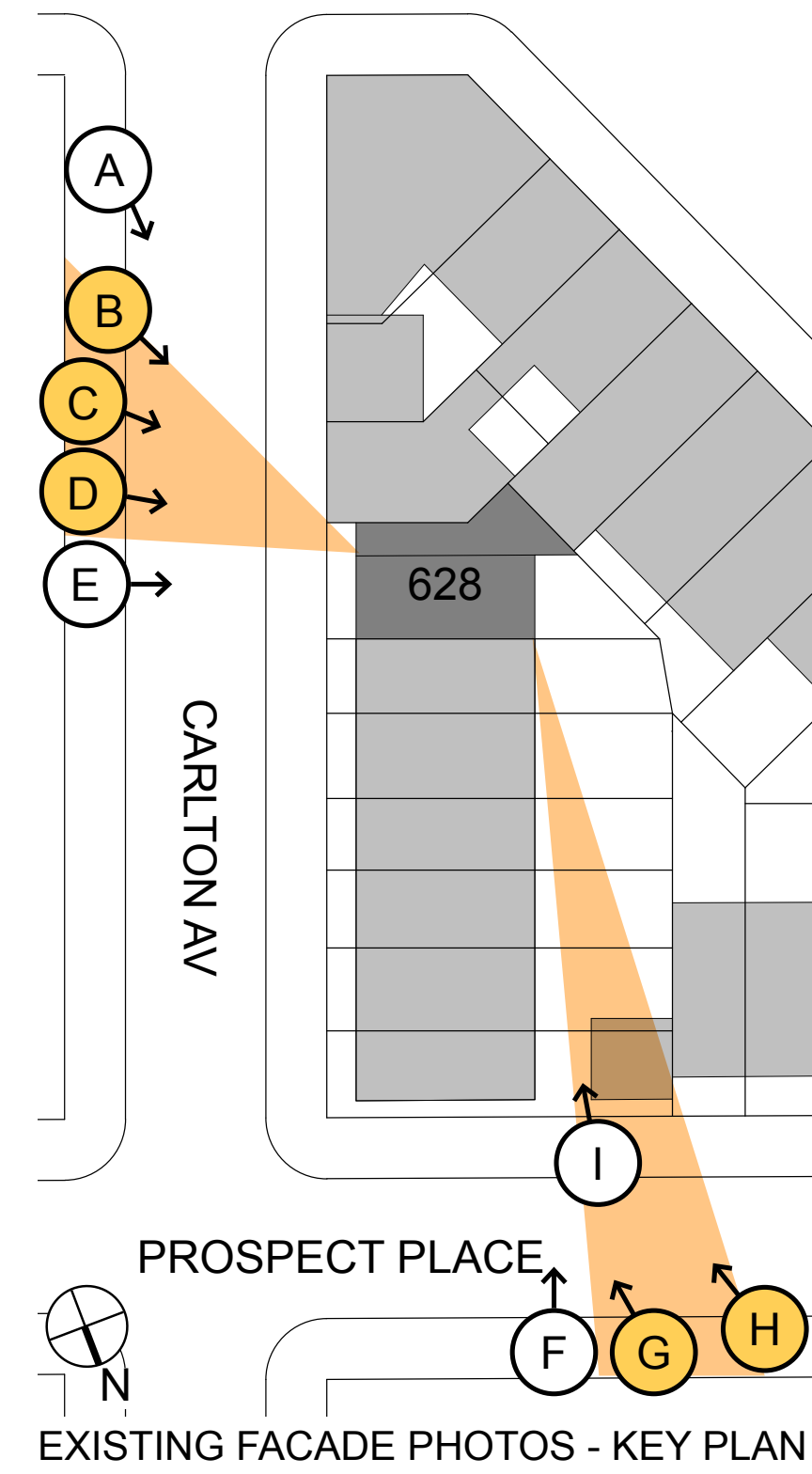
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D1) MOCK-UP VIEW: WITHIN CONE OF VISION



D2) PROPOSED STREET VIEW: WITHIN CONE OF VISION




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SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
**ADDITION MOCK-UP PHOTOS
& RENDERINGS**

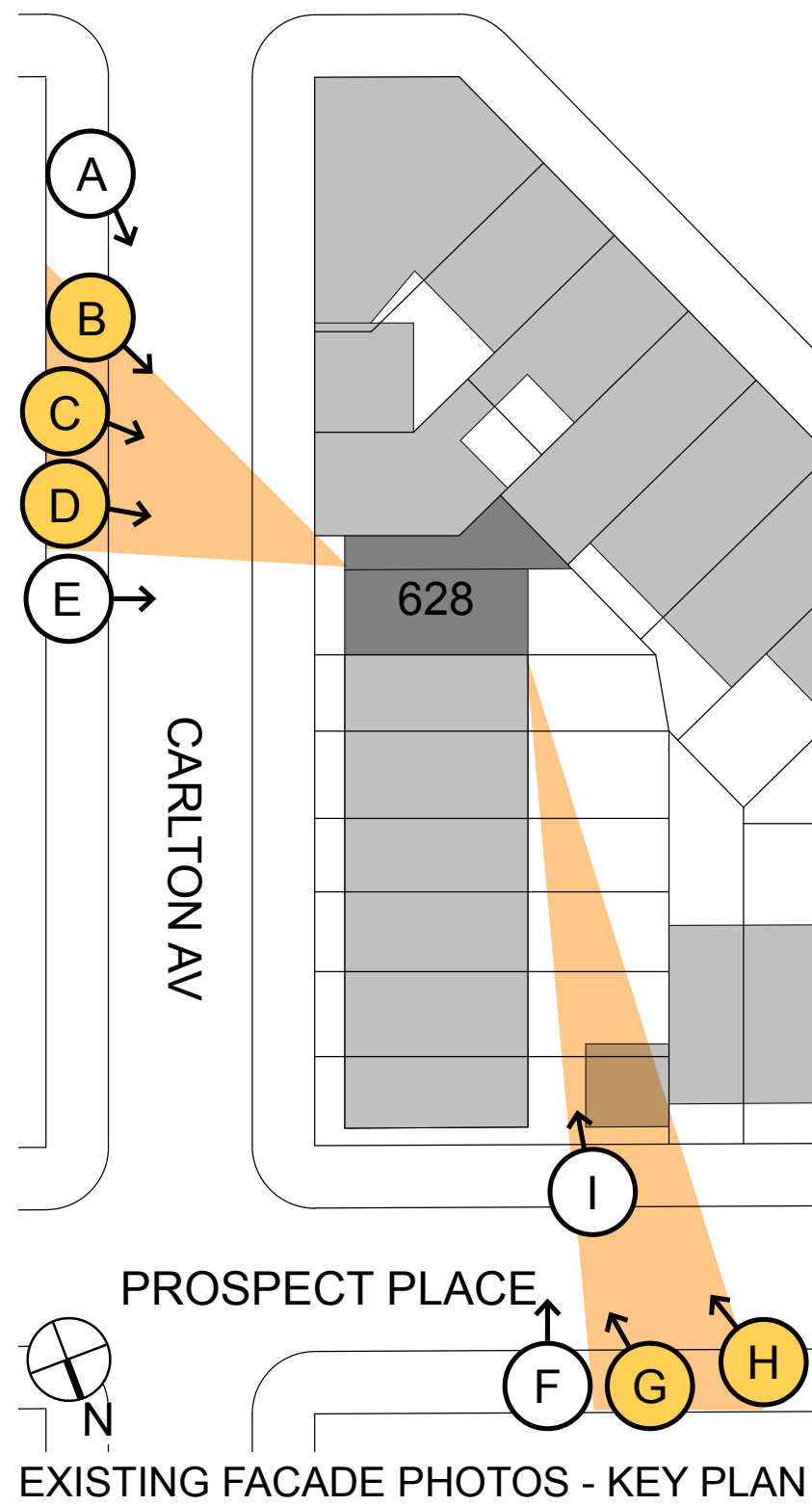
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(E1) MOCK-UP VIEW: NON-VISIBLE ADDITION



(E2) PROPOSED STREET VIEW: NON-VISIBLE ADDITION




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SCHEMO RESIDENCE
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Drawing Title
**ADDITION MOCK-UP PHOTOS
& RENDERINGS**

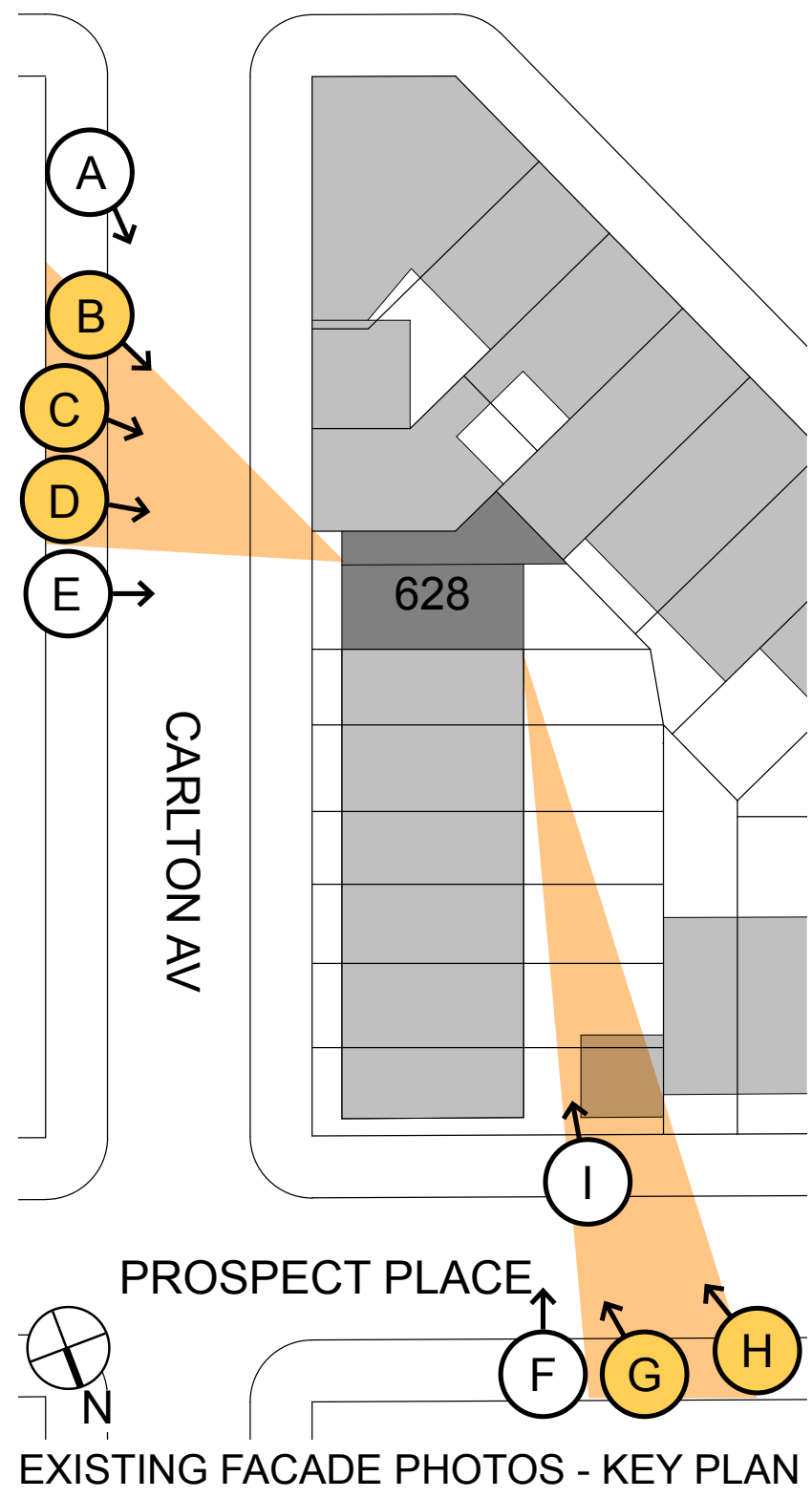
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F1 MOCK-UP VIEW: NON-VISIBLE



I1 MOCK-UP VIEW: NON-VISIBLE



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Drawing Title
ADDITION MOCK-UP PHOTOS

Seal + Signature

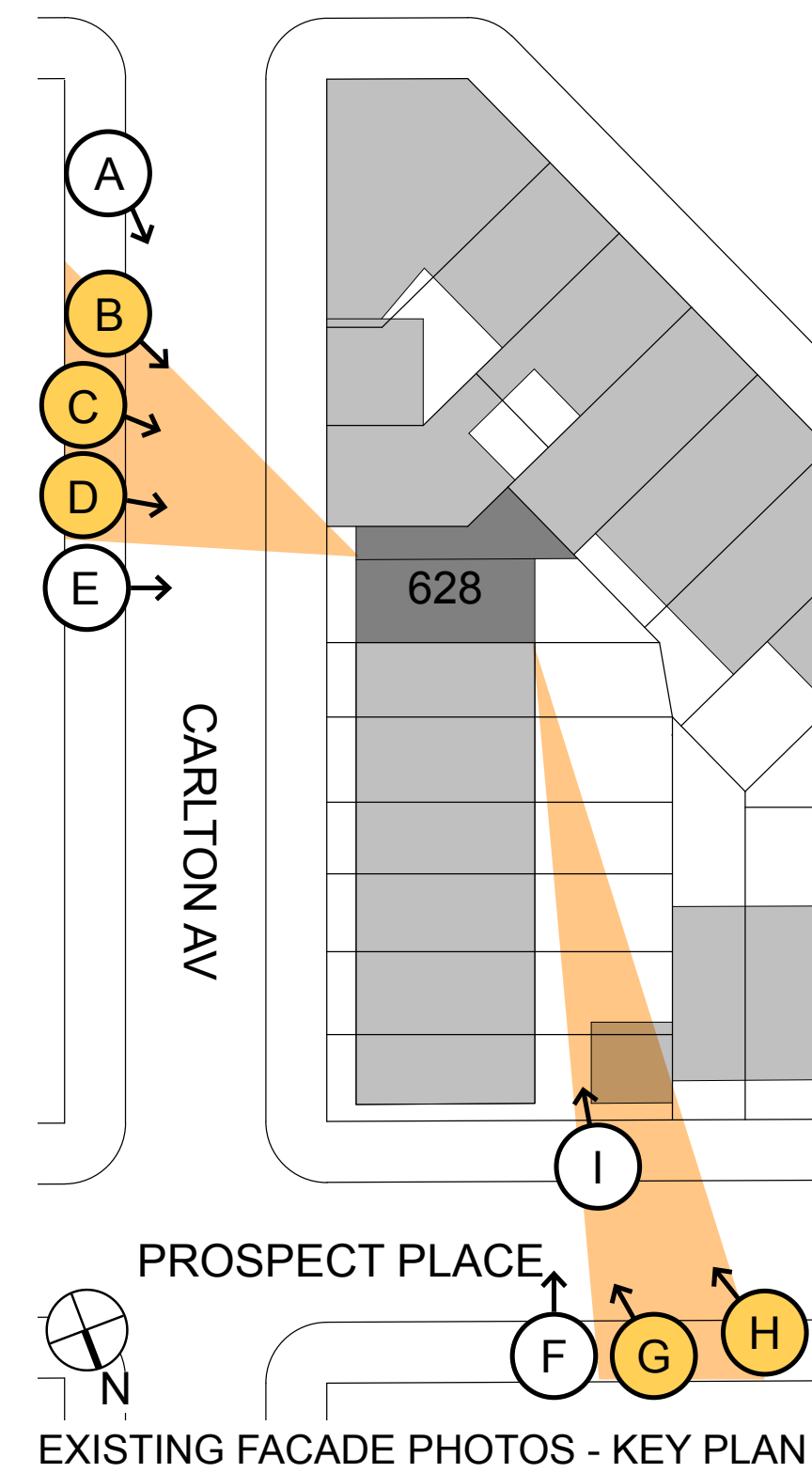
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Ⓔ1 MOCK-UP VIEW: WITHIN CONE OF VISION



Ⓔ2 PROPOSED STREET VIEW: WITHIN CONE OF VISION




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**ADDITION MOCK-UP PHOTOS
& RENDERINGS**

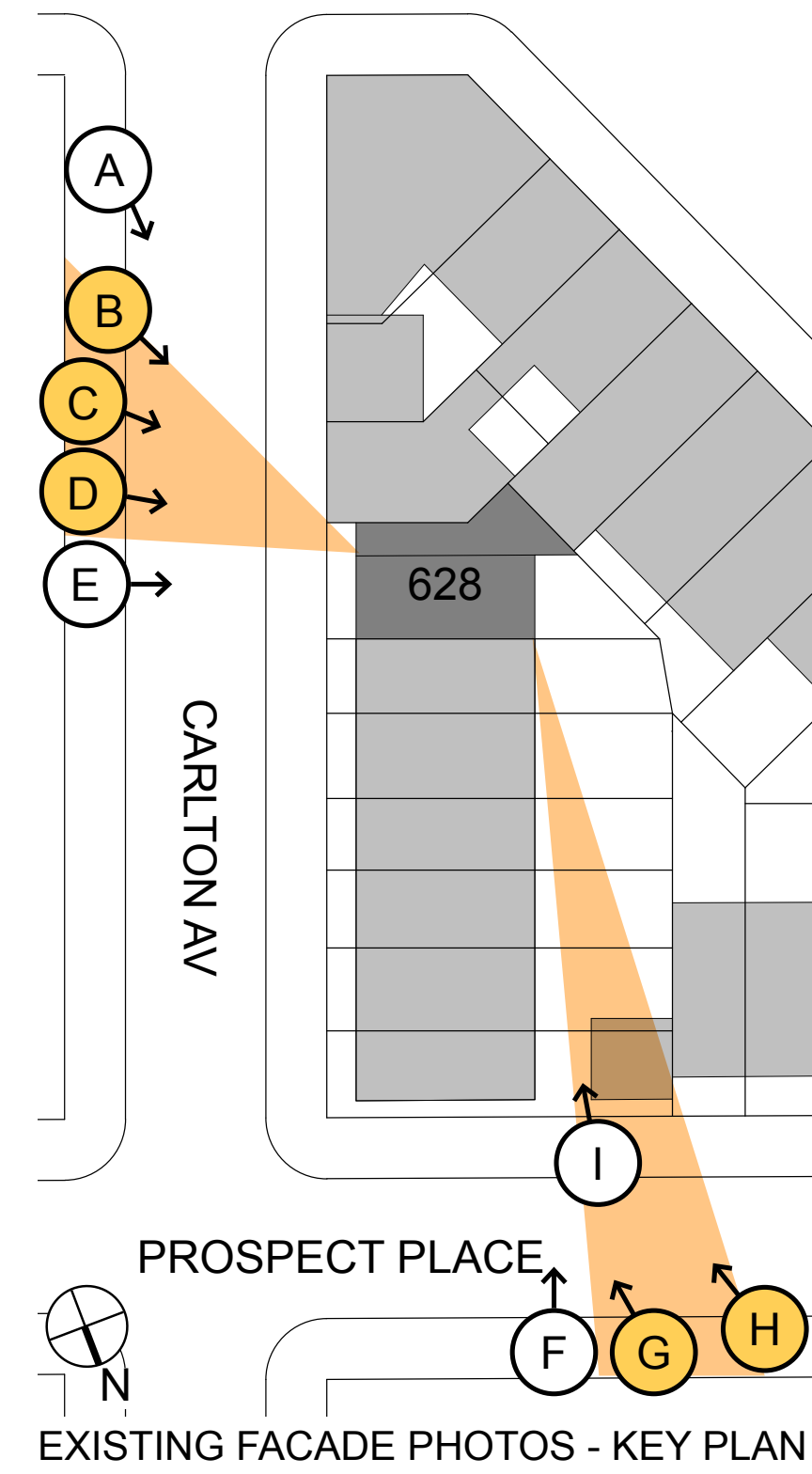
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(H1) MOCK-UP VIEW: WITHIN CONE OF VISION



(H2) PROPOSED STREET VIEW: WITHIN CONE OF VISION




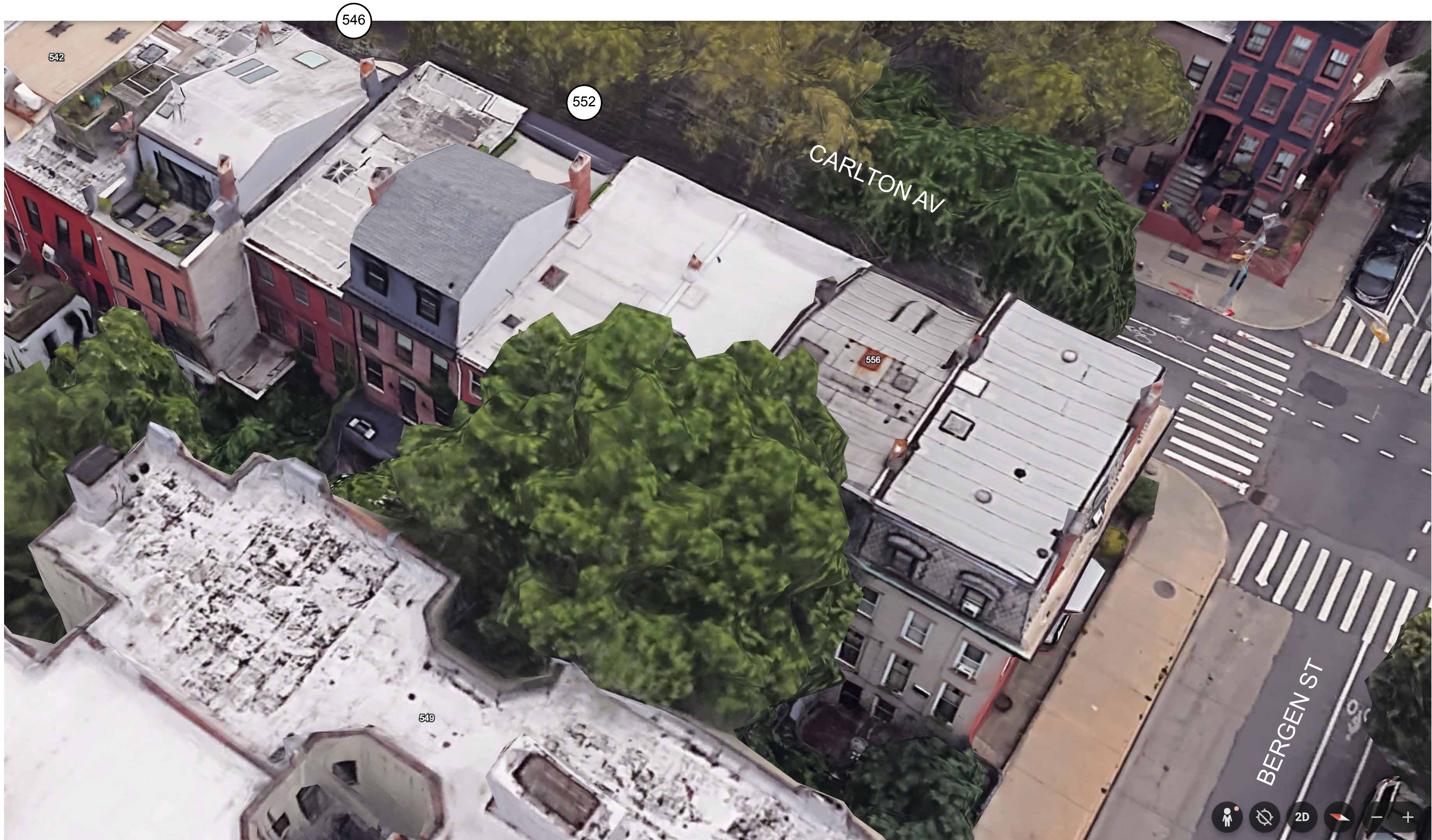
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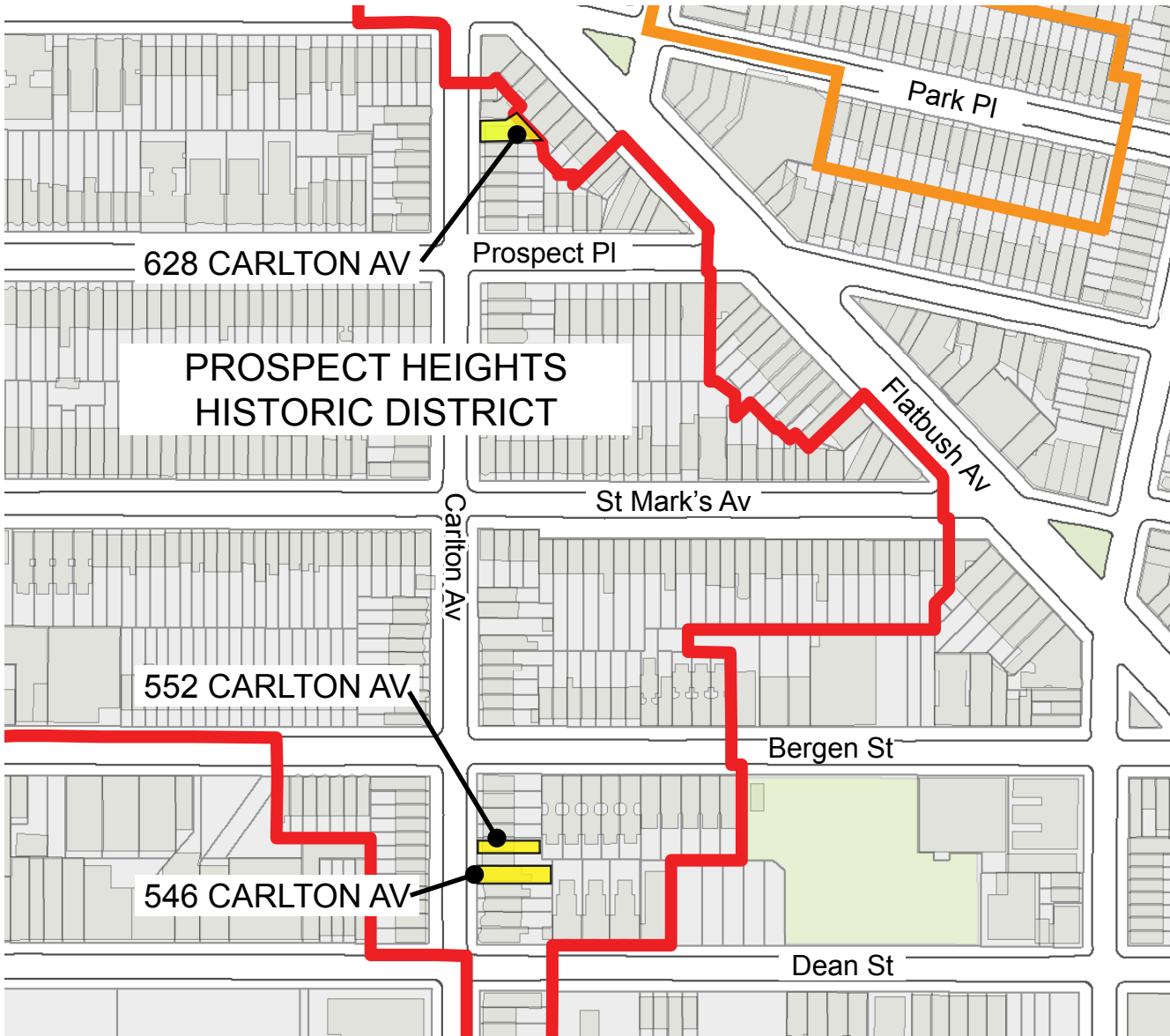
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**ADDITION MOCK-UP PHOTOS
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ROOFTOP ADDITION PRECEDENTS WITH REAR YARD VISIBILITY - PREVIOUSLY APPROVED BY LPC




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**ROOFTOP ADDITION
PRECEDENTS - PREVIOUSLY
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VISIBLE ROOFTOP ADDITIONS AT 546 & 552 CARLTON - VIEW FROM BERGEN ST



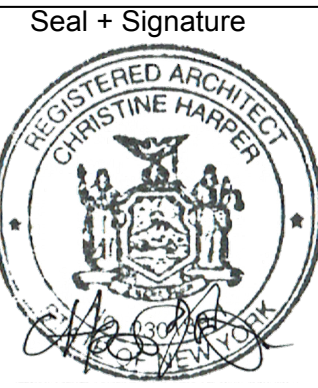
VISIBLE ROOFTOP ADDITIONS AT 546 & 552 CARLTON - VIEW FROM BERGEN ST

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**ROOFTOP ADDITION
PRECEDENTS - PREVIOUSLY
APPROVED BY LPC**

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RENDERING OF PROPOSED ADDITION IN RELATION TO SURROUNDING NEIGHBORS




BIRDS EYE VIEW RENDERING OF PROPOSED ADDITION IN RELATION TO SURROUNDING NEIGHBORS

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ADDITION RENDERINGS

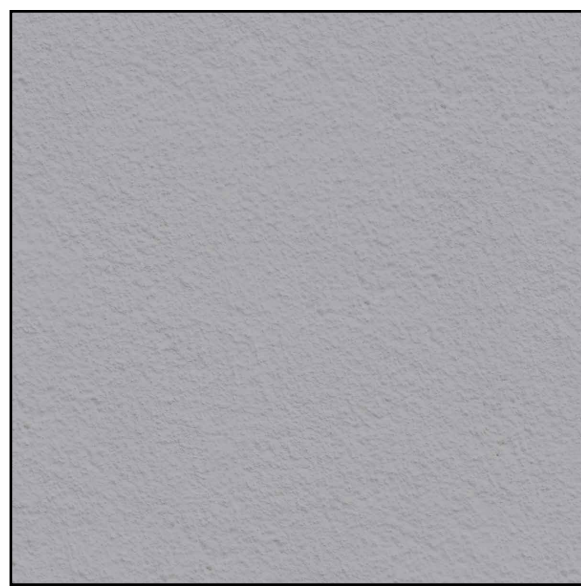
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RENDERING OF PROPOSED REAR AND SIDE FACADE AT ADDITION



RENDERING OF PROPOSED REAR FACADE AT ADDITION



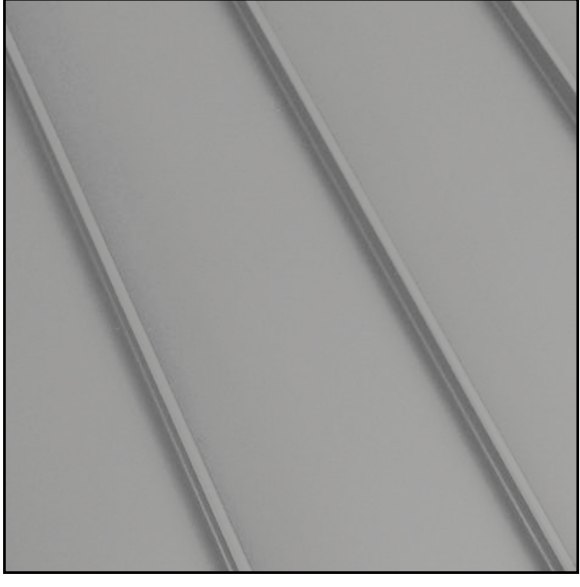
**NEW PAINTED
STUCCO AT
NEW ADDITION:**
PAINT COLOR:
BENJAMIN
MOORE WILLOW
CREEK (1468)



**NEW PAINTED
BRICK:**
PAINT COLOR:
BENJAMIN
MOORE
TWILIGHT
DREAMS (049)



**NEW WINDOW
FRAME COLOR:**
WINDOWS TO BE
ALUMINUM CLAD
BY KOLBE IN
COAL BLACK




**NEW STANDING
SEAM METAL
ROOF:**
STANDING SEAM
METAL ROOFING
IN TUNDRA BY
MBCI

Architect
HARPER ARCHITECTURE, P.C.
291 8TH STREET
BROOKLYN, NY 11215
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Issue / Revision
10.30.25 - LPC SUBMISSION
11.19.25 - LPC/CB8 SUBMISSION
12.04.25 - CB8 PRESENTATION
01.06.26 - LPC COMMISSIONER

Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
ADDITION RENDERINGS

	Seal + Signature	Date:	01.06.26
		Project No.	
		Drawn by:	SW
		Checked by:	CH
		Dwg No.	LPC - 20
		Sheet No.	20 OF 35

LINE OF VISION FROM
STREET BELOW

NEW NON-VISIBLE BOILER
FLUE TO EXTEND 3'-0"
ABOVE HIGHEST
CONSTRUCTION W/IN 10'-0"
RADIUS AS PER SECTION
27-859

NEW SKYLIGHT OVER STAIR

NEW NON-VISIBLE
NON-COMBUSTIBLE LADDER
+ SCUTTLE TO ROOF

FRONT FACADE W/ LIGHT
GREY STUCCO CLADDING

NEW NON-VISIBLE AC UNIT
ON STEEL DUNNAGE WITH
SCREEN; SEE MECHANICAL
AND STRUCTURAL
DRAWINGS

CORNICE TO REMAIN

TERRACE

10'-0" TERRACE

11'-11" SETBACK

8'-6 3/4"

VIF: 4'-2"

10'-6 1/2"

3'-0"

ROOF: SLOPE AT 1/4" PER FOOT

3'-5 1/2" SETBACK

10'-1"

9 1/2°

FOURTH FLOOR
PROPOSED ADDITION

2'-4" SETBACK

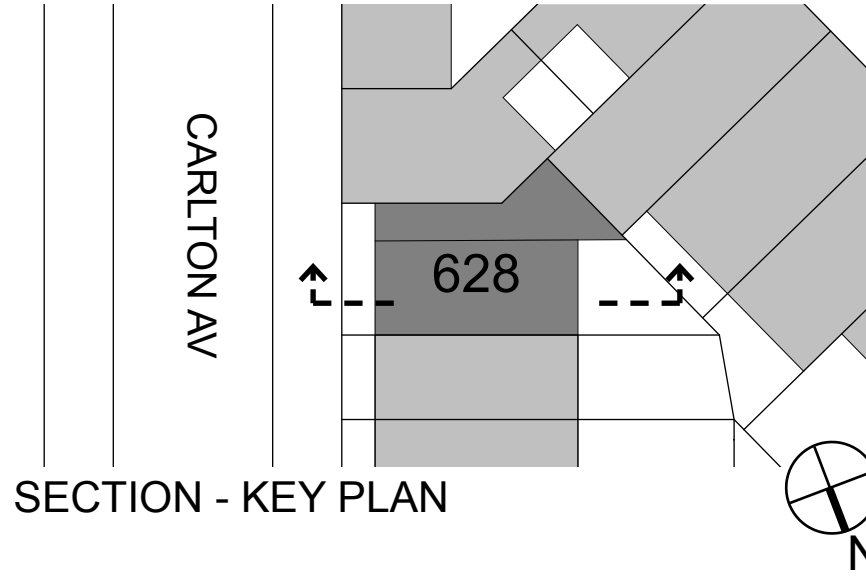
8'-9"

THIRD FLOOR

30'-0" PROPOSED ADDITION

1

ENLARGED SECTION AT ADDITION
SCALE: 1/2"=1'-0"



SECTION - KEY PLAN

Architect

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Issue / Revision

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12.04.25 - CB8 PRESENTATION
01.06.26 - LPC COMMISSIONER

Project

SCHEMO RESIDENCE

628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title

**ENLARGED BUILDING
SECTION - PROPOSED**

Seal + Signature



Date: 01.06.26

Project No.

Drawn by: SW

Checked by: CH

Dwg No. LPC - 21

Sheet No. 21 OF 35



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12.04.25 - CB8 PRESENTATION
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Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
REAR FACADE ELEVATIONS - EXISTING & PROPOSED

Seal + Signature

Date: 01.06.26
Project No.
Drawn by: SW
Checked by: CH
Dwg No. **LPC - 22**
Sheet No. 22 OF 35



EXISTING REAR FACADE




RENDERING OF PROPOSED REAR FACADE

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12.04.25 - CB8 PRESENTATION
01.06.26 - LPC COMMISSIONER

Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
ADDITION RENDERINGS

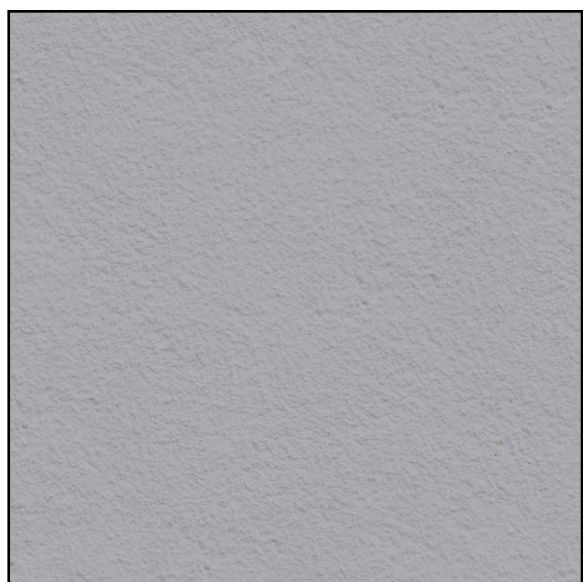
Seal + Signature

Date: 01.06.26
Project No.
Drawn by: SW
Checked by: CH
Dwg No. **LPC - 23**
Sheet No. 23 OF 35



RENDERING OF PROPOSED FRONT FACADE AT ADDITION



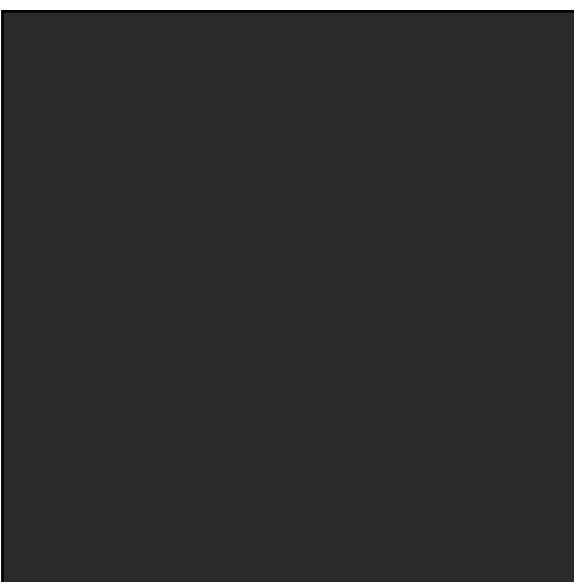
RENDERING OF PROPOSED FRONT FACADE AT ADDITION



**NEW PAINTED
STUCCO AT
NEW ADDITION:**
PAINT COLOR:
BENJAMIN
MOORE WILLOW
CREEK (1468)



**NEW PAINTED
BRICK:**
PAINT COLOR:
BENJAMIN
MOORE
TWILIGHT
DREAMS (049)




**NEW WINDOW
FRAME COLOR:**
WINDOWS TO BE
ALUMINUM CLAD
BY KOLBE IN
COAL BLACK

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Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
ADDITION RENDERINGS

Seal + Signature

Date: 01.06.26
Project No.
Drawn by: SW
Checked by: CH
Dwg No. **LPC - 24**
Sheet No. 24 OF 35

HARPER ARCHITECTURE, P.C.

the 1990s, the number of people in the United States who are 65 years of age and older has increased by 50 percent. The number of people 75 years of age and older has increased by 100 percent. The number of people 85 years of age and older has increased by 200 percent. The number of people 95 years of age and older has increased by 400 percent. The number of people 100 years of age and older has increased by 1,000 percent. The number of people 105 years of age and older has increased by 2,000 percent. The number of people 110 years of age and older has increased by 4,000 percent. The number of people 115 years of age and older has increased by 8,000 percent. The number of people 120 years of age and older has increased by 16,000 percent. The number of people 125 years of age and older has increased by 32,000 percent. The number of people 130 years of age and older has increased by 64,000 percent. The number of people 135 years of age and older has increased by 128,000 percent. The number of people 140 years of age and older has increased by 256,000 percent. The number of people 145 years of age and older has increased by 512,000 percent. The number of people 150 years of age and older has increased by 1,024,000 percent. The number of people 155 years of age and older has increased by 2,048,000 percent. The number of people 160 years of age and older has increased by 4,096,000 percent. The number of people 165 years of age and older has increased by 8,192,000 percent. The number of people 170 years of age and older has increased by 16,384,000 percent. The number of people 175 years of age and older has increased by 32,768,000 percent. The number of people 180 years of age and older has increased by 65,536,000 percent. The number of people 185 years of age and older has increased by 131,072,000 percent. The number of people 190 years of age and older has increased by 262,144,000 percent. The number of people 195 years of age and older has increased by 524,288,000 percent. The number of people 200 years of age and older has increased by 1,048,576,000 percent. The number of people 205 years of age and older has increased by 2,097,152,000 percent. The number of people 210 years of age and older has increased by 4,194,304,000 percent. The number of people 215 years of age and older has increased by 8,388,608,000 percent. The number of people 220 years of age and older has increased by 16,777,216,000 percent. The number of people 225 years of age and older has increased by 33,554,432,000 percent. The number of people 230 years of age and older has increased by 67,108,864,000 percent. The number of people 235 years of age and older has increased by 134,217,728,000 percent. The number of people 240 years of age and older has increased by 268,435,456,000 percent. The number of people 245 years of age and older has increased by 536,870,912,000 percent. The number of people 250 years of age and older has increased by 1,073,741,824,000 percent. The number of people 255 years of age and older has increased by 2,147,483,648,000 percent. The number of people 260 years of age and older has increased by 4,294,967,296,000 percent. The number of people 265 years of age and older has increased by 8,589,934,592,000 percent. The number of people 270 years of age and older has increased by 17,179,869,184,000 percent. The number of people 275 years of age and older has increased by 34,359,738,368,000 percent. The number of people 280 years of age and older has increased by 68,719,476,736,000 percent. The number of people 285 years of age and older has increased by 137,438,953,472,000 percent. The number of people 290 years of age and older has increased by 274,877,906,944,000 percent. The number of people 295 years of age and older has increased by 549,755,813,888,000 percent. The number of people 300 years of age and older has increased by 1,099,511,627,776,000 percent. The number of people 305 years of age and older has increased by 2,199,023,255,552,000 percent. The number of people 310 years of age and older has increased by 4,398,046,511,104,000 percent. The number of people 315 years of age and older has increased by 8,796,093,022,208,000 percent. The number of people 320 years of age and older has increased by 17,592,186,044,416,000 percent. The number of people 325 years of age and older has increased by 35,184,372,088,832,000 percent. The number of people 330 years of age and older has increased by 70,368,744,177,664,000 percent. The number of people 335 years of age and older has increased by 140,737,488,355,328,000 percent. The number of people 340 years of age and older has increased by 281,474,976,710,656,000 percent. The number of people 345 years of age and older has increased by 562,949,953,421,312,000 percent. The number of people 350 years of age and older has increased by 1,125,899,906,842,624,000 percent. The number of people 355 years of age and older has increased by 2,251,799,813,685,248,000 percent. The number of people 360 years of age and older has increased by 4,503,599,627,370,496,000 percent. The number of people 365 years of age and older has increased by 9,007,199,254,740,992,000 percent. The number of people 370 years of age and older has increased by 18,014,398,509,481,984,000 percent. The number of people 375 years of age and older has increased by 36,028,797,018,963,968,000 percent. The number of people 380 years of age and older has increased by 72,057,594,037,927,936,000 percent. The number of people 385 years of age and older has increased by 144,115,188,075,855,872,000 percent. The number of people 390 years of age and older has increased by 288,230,376,151,711,744,000 percent. The number of people 395 years of age and older has increased by 576,460,752,303,423,488,000 percent. The number of people 400 years of age and older has increased by 1,152,921,504,606,846,976,000 percent. The number of people 405 years of age and older has increased by 2,305,843,009,213,693,952,000 percent. The number of people 410 years of age and older has increased by 4,611,686,018,427,387,904,000 percent. The number of people 415 years of age and older has increased by 9,223,372,036,854,775,808,000 percent. The number of people 420 years of age and older has increased by 18,446,744,073,709,551,616,000 percent. The number of people 425 years of age and older has increased by 36,893,488,147,419,103,232,000 percent. The number of people 430 years of age and older has increased by 73,786,976,294,838,206,464,000 percent. The number of people 435 years of age and older has increased by 147,573,952,589,676,412,928,000 percent. The number of people 440 years of age and older has increased by 295,147,905,179,352,825,856,000 percent. The number of people 445 years of age and older has increased by 590,295,810,358,705,651,712,000 percent. The number of people 450 years of age and older has increased by 1,180,591,620,717,411,303,424,000 percent. The number of people 455 years of age and older has increased by 2,361,183,241,434,822,606,848,000 percent. The number of people 460 years of age and older has increased by 4,722,366,482,869,645,213,696,000 percent. The number of people 465 years of age and older has increased by 9,444,732,965,739,290,427,392,000 percent. The number of people 470 years of age and older has increased by 18,889,465,931,478,580,854,784,000 percent. The number of people 475 years of age and older has increased by 37,778,931,862,957,161,709,568,000 percent. The number of people 480 years of age and older has increased by 75,557,863,725,914,323,419,136,000 percent. The number of people 485 years of age and older has increased by 151,115,727,451,828,646,838,272,000 percent. The number of people 490 years of age and older has increased by 302,231,454,903,657,293,676,544,000 percent. The number of people 495 years of age and older has increased by 604,462,909,807,314,587,353,088,000 percent. The number of people 500 years of age and older has increased by 1,208,925,819,614,629,174,706,176,000 percent. The number of people 505 years of age and older has increased by 2,417,851,639,229,258,349,412,352,000 percent. The number of people 510 years of age and older has increased by 4,835,703,278,458,516,698,824,704,000 percent. The number of people 515 years of age and older has increased by 9,671,406,556,917,033,397,649,408,000 percent. The number of people 520 years of age and older has increased by 19,342,813,113,834,066,795,298,816,000 percent. The number of people 525 years of age and older has increased by 38,685,626,227,668,133,590,597,632,000 percent. The number of people 530 years of age and older has increased by 77,371,252,455,336,267,181,195,264,000 percent. The number of people 535 years of age and older has increased by 154,742,504,910,672,534,362,390,528,000 percent. The number of people 540 years of age and older has increased by 309,485,009,821,345,068,724,781,056,000 percent. The number of people 545 years of age and older has increased by 618,970,019,642,690,137,449,562,112,000 percent. The number of people 550 years of age and older has increased by 1,237,940,039,285,380,274,899,124,224,000 percent. The number of people 555 years of age and older has increased by 2,475,880,078,570,760,549,798,248,448,000 percent. The number of people 560 years of age and older has increased by 4,951,760,157,141,521,099,596,496,896,000 percent. The number of people 565 years of age and older has increased by 9,903,520,314,283,042,199,193,993,792,000 percent. The number of people 570 years of age and older has increased by 19,807,040,628,566,084,398,387,9

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Drawing Title
FRONT FACADE ELEVATIONS -
EXISTING & PROPOSED

Date: 01.06.26
Project No.
Drawn by: SW
Checked by: CH
Dwg No.
LPC - 25
Sheet No. 25 OF 35

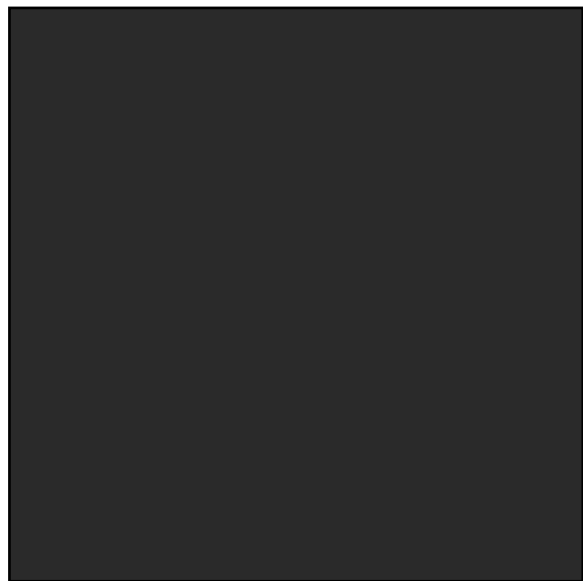




PROPOSED SIDE FACADE WITH OCCUPIABLE ADDITION OPT A



**NEW PAINTED
BRICK:**
PAINT COLOR:
BENJAMIN
MOORE
TWILIGHT
DREAMS (049)



**NEW WINDOW
FRAME COLOR:**
WINDOWS TO BE
ALUMINUM CLAD
BY KOLBE IN
COAL BLACK




**NEW PAINTED
BAY:**
PAINT COLOR:
BENJAMIN
MOORE BLACK
(HC-190)

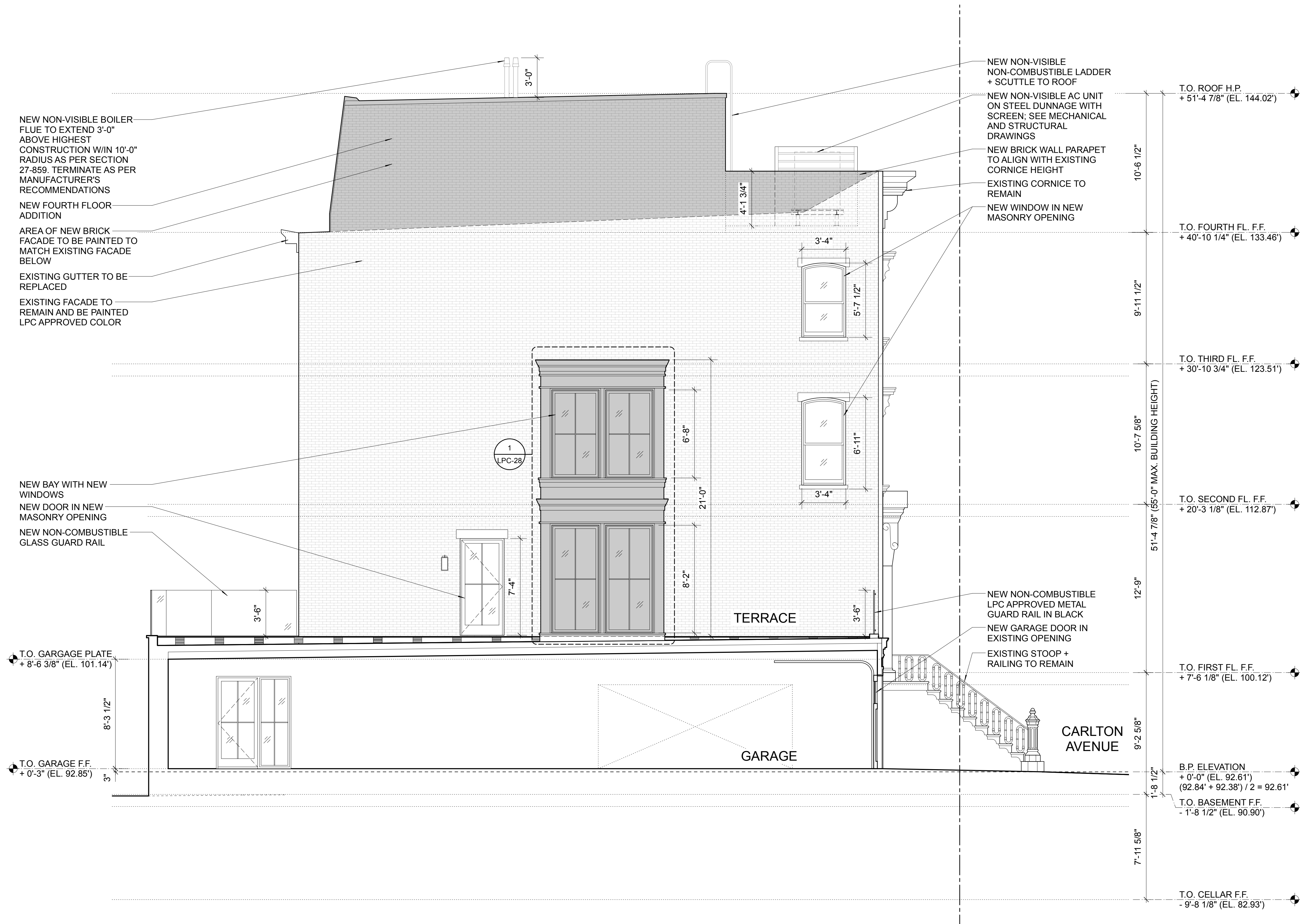
Architect
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Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
**PROPOSED SIDE ELEVATION -
RENDERING**

Seal + Signature

Date: 01.06.26
Project No.
Drawn by: SW
Checked by: CH
Dwg No. **LPC - 26**
Sheet No. 26 OF 35




1 SOUTH FACADE ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"

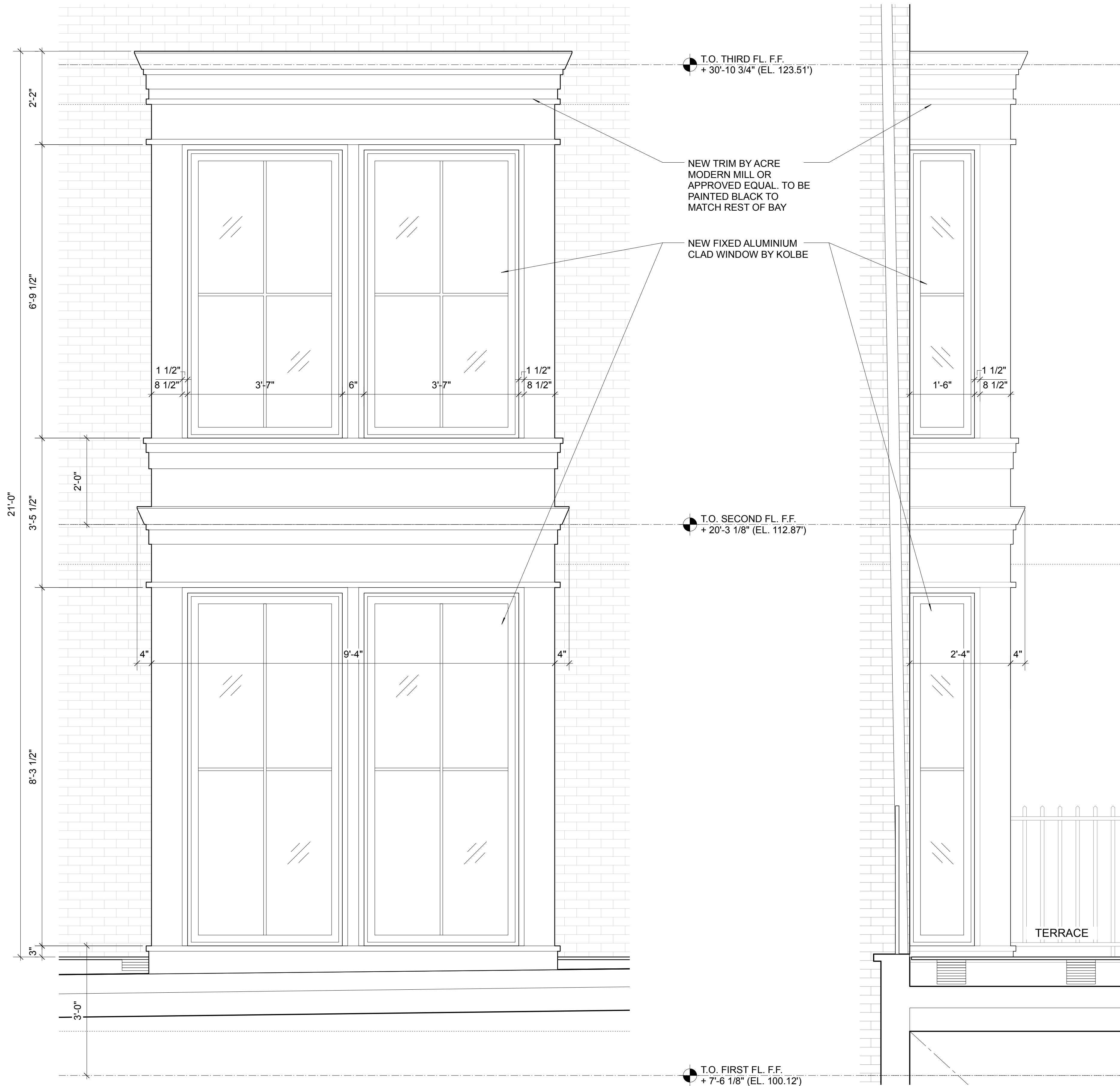
Architect
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BROOKLYN, NY 11238

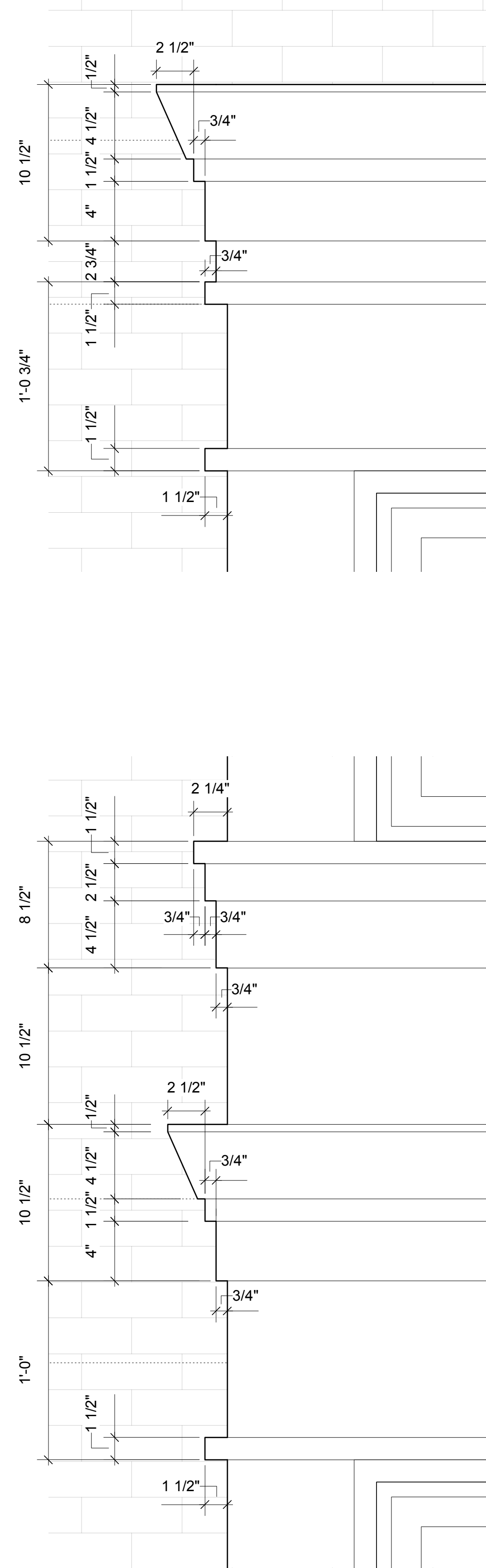
Drawing Title
SOUTH FACADE ELEVATION - PROPOSED

Seal + Signature

Date: 01.06.26
Project No.
Drawn by: SW
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Dwg No. **LPC - 27**
Sheet No. 27 OF 35



1 SOUTH FACADE ELEVATION - PROPOSED BAY
SCALE: 3/4"=1'-0"

2 REAR FACADE ELEVATION - PROPOSED
SCALE: 3/4"=1'-0"



3 ENLARGED DETAILING AT BAY
SCALE: 2"=1'-0"

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BROOKLYN, NY 11238

Drawing Title
**PROPOSED SIDE ELEVATION -
DETAILS**

	Seal + Signature	Date:	01.06.26
		Project No.	
		Drawn by:	SW
		Checked by:	CH
		Dwg No.	LPC - 28
		Sheet No.	28 OF 35



(A) HISTORICAL BAY WINDOW AT 629 CARLTON AVE



(B) HISTORICAL BAY WINDOW AT 614 CARLTON AVE



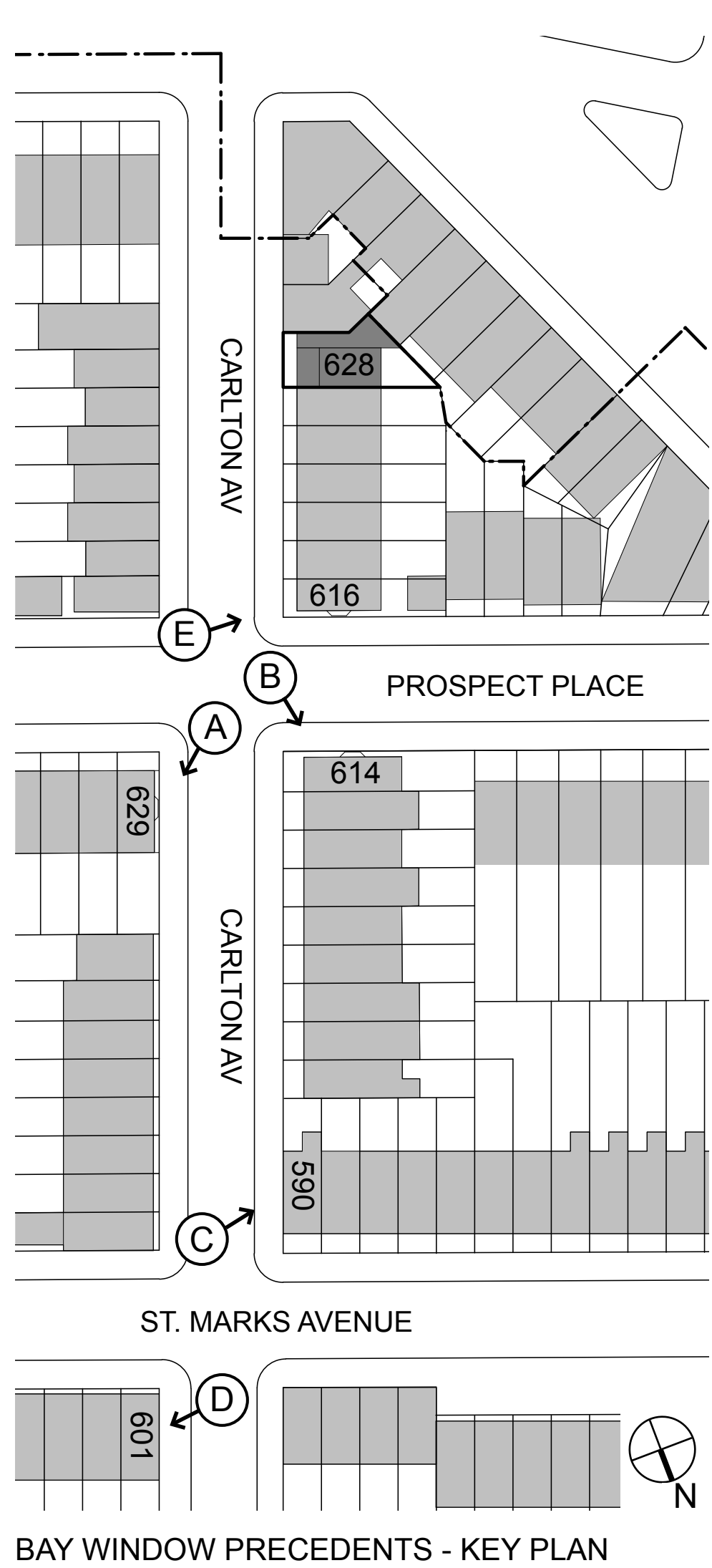
(C) HISTORICAL BAY WINDOW AT 590 CARLTON AVE



(D) HISTORICAL BAY WINDOW AT 601 CARLTON AVE



(E) HISTORICAL BAY WINDOW AT NEIGHBORING 616 CARLTON AVE (1940'S TAX PHOTO)



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628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
**BAY WINDOW PRECEDENTS -
EXISTING IN PROSPECT
HEIGHTS HISTORIC DISTRICT**

Seal + Signature

Date: 01.06.26
Project No.
Drawn by: SW
Checked by: CH
Dwg No. **LPC - 29**
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NEW BAY WINDOW AT 2 STRONG PLACE
(COBBLE HILL HISTORIC DISTRICT)



NEW BAY WINDOW AT 43-45 CAMBRIDGE PLACE
(LPC-23-11929; CLINTON HILL HISTORIC DISTRICT)




NEW COVERED PORCH AT 62 CAMBRIDGE PLACE
(LPC-25-003800; CLINTON HILL HISTORIC DISTRICT)

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Issue / Revision
10.30.25 - LPC SUBMISSION
11.19.25 - LPC/CB8 SUBMISSION
12.04.25 - CB8 PRESENTATION
01.06.26 - LPC COMMISSIONER

Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
**BAY WINDOW PRECEDENTS -
NEWLY APPROVED BY LPC**

Seal + Signature

Date: 01.06.26
Project No.:
Drawn by: SW
Checked by: CH
Dwg No.: LPC - 30
Sheet No.: 30 OF 35




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Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title
PROJECT RENDERING

Seal + Signature	Date: 01.06.26
	Project No.
	Drawn by: SW
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Sheet No.	31 OF 35

Architect

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Project

SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title

APPENDIX
CONSTRUCTION PLANS -
CELLAR AND BASEMENT

Seal + Signature



Date: 01.06.26

Project No.

Drawn by: SW

Checked by: CH

Dwg No.

LPC - 32

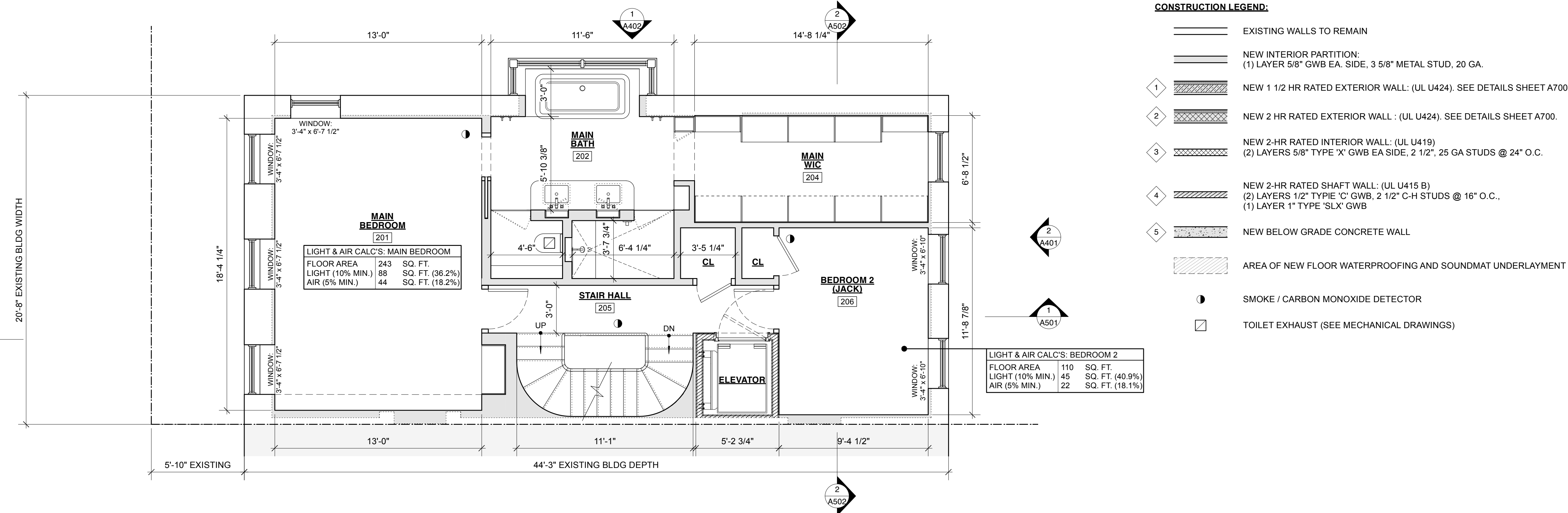
Sheet No. 32 OF 35

CONSTRUCTION LEGEND:

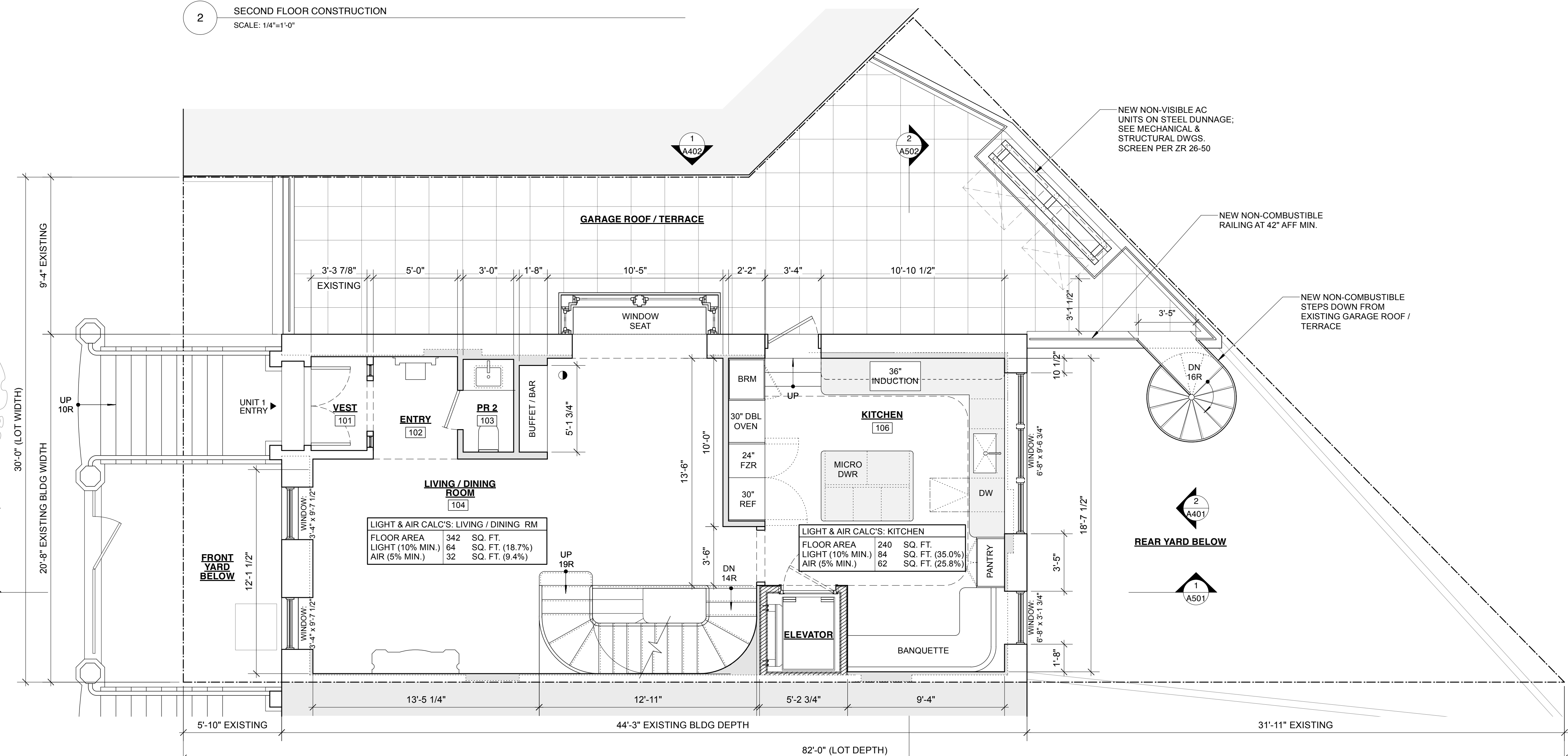
- EXISTING WALLS TO REMAIN
- NEW INTERIOR PARTITION:
(1) LAYER 5/8" GWB EA. SIDE, 3 5/8" METAL STUD, 20 GA.
- NEW 1 1/2 HR RATED EXTERIOR WALL: (UL U424). SEE DETAILS SHEET A700.
- NEW 2 HR RATED EXTERIOR WALL: (UL U424). SEE DETAILS SHEET A700.
- NEW 2-HR RATED INTERIOR WALL: (UL U419)
(2) LAYERS 5/8" TYPE 'X' GWB EA SIDE, 2 1/2", 25 GA STUDS @ 24" O.C.
- NEW 2-HR RATED SHAFT WALL: (UL U415 B)
(2) LAYERS 1/2" TYPE 'C' GWB, 2 1/2" C-H STUDS @ 16" O.C.,
(1) LAYER 1" TYPE 'SLX' GWB
- NEW BELOW GRADE CONCRETE WALL
- AREA OF NEW FLOOR WATERPROOFING AND SOUNDMAT UNDERLAYMENT
- SMOKE / CARBON MONOXIDE DETECTOR
- TOILET EXHAUST (SEE MECHANICAL DRAWINGS)

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

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



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



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

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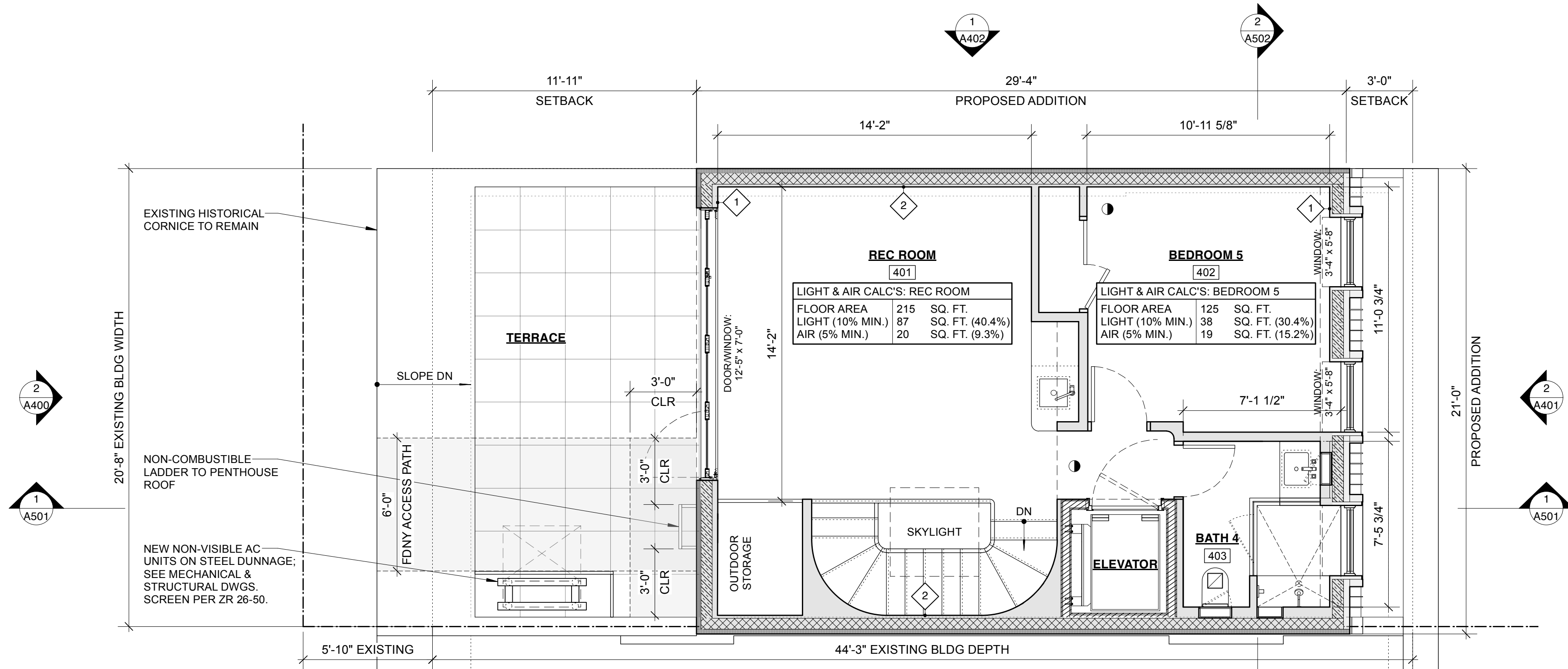
Issue / Revision
10.30.25 - LPC SUBMISSION
11.19.25 - LPC/CB8 SUBMISSION
12.04.25 - CB8 PRESENTATION
01.06.26 - LPC COMMISSIONER

Project
SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

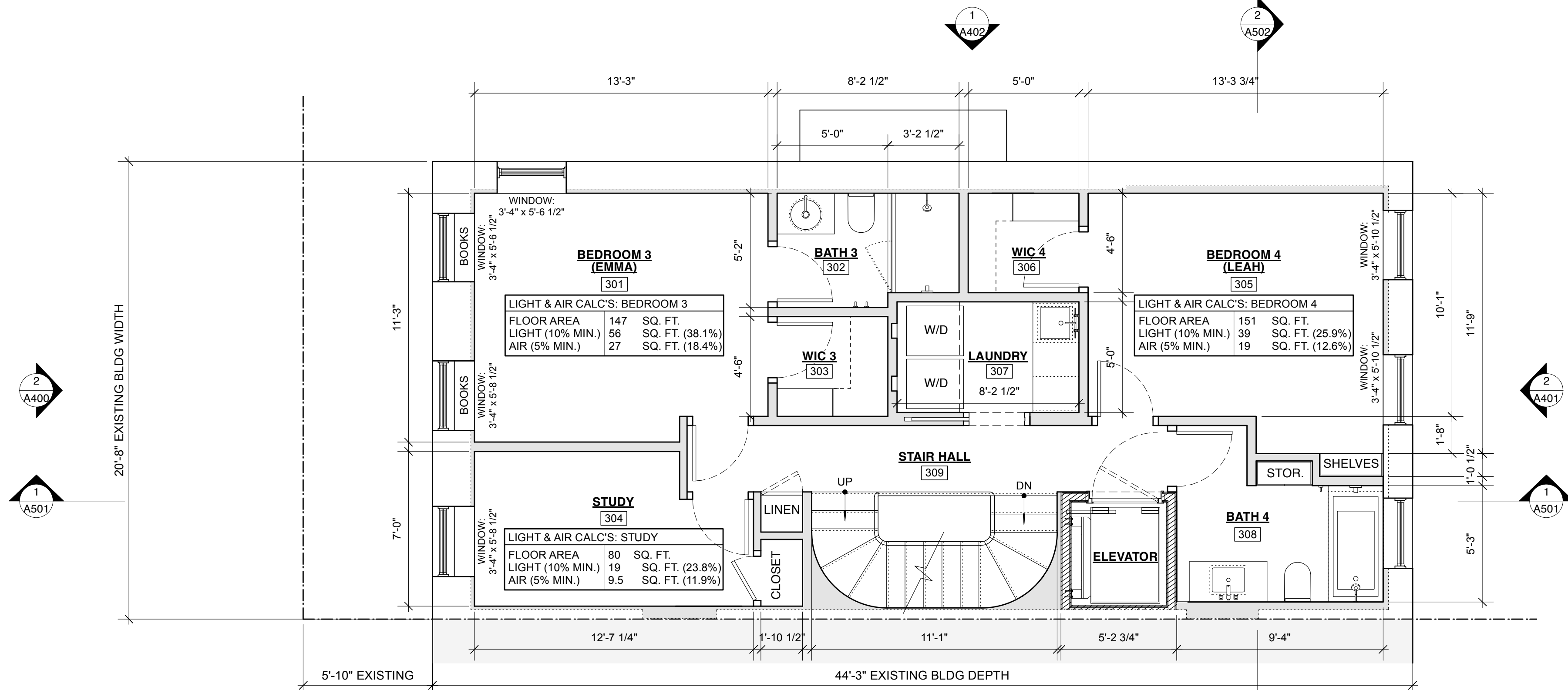
Drawing Title
APPENDIX
CONSTRUCTION PLANS -
FIRST AND SECOND FLOOR

Seal + Signature

Date: 01.06.26
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Dwg No: LPC - 33
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2 FOURTH FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"



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

CONSTRUCTION LEGEND:

- EXISTING WALLS TO REMAIN
- NEW INTERIOR PARTITION:
(1) LAYER 5/8" GWB EA. SIDE, 3 5/8" METAL STUD, 20 GA.
- NEW 1 1/2 HR RATED EXTERIOR WALL: (UL U424). SEE DETAILS SHEET A700.
- NEW 2 HR RATED EXTERIOR WALL : (UL U424). SEE DETAILS SHEET A700.
- NEW 2-HR RATED INTERIOR WALL: (UL U419)
(2) LAYERS 5/8" TYPE 'X' GWB EA SIDE, 2 1/2", 25 GA STUDS @ 24" O.C.
- NEW 2-HR RATED SHAFT WALL: (UL U415 B)
(2) LAYERS 1/2" TYPE 'C' GWB, 2 1/2" C-H STUDS @ 16" O.C.,
(1) LAYER 1" TYPE 'SLX' GWB
- NEW BELOW GRADE CONCRETE WALL
- AREA OF NEW FLOOR WATERPROOFING AND SOUNDMAT UNDERLAYMENT
- SMOKE / CARBON MONOXIDE DETECTOR
- TOILET EXHAUST (SEE MECHANICAL DRAWINGS)

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Project

SCHEMO RESIDENCE

628 CARLTON AVENUE
BROOKLYN, NY 11238

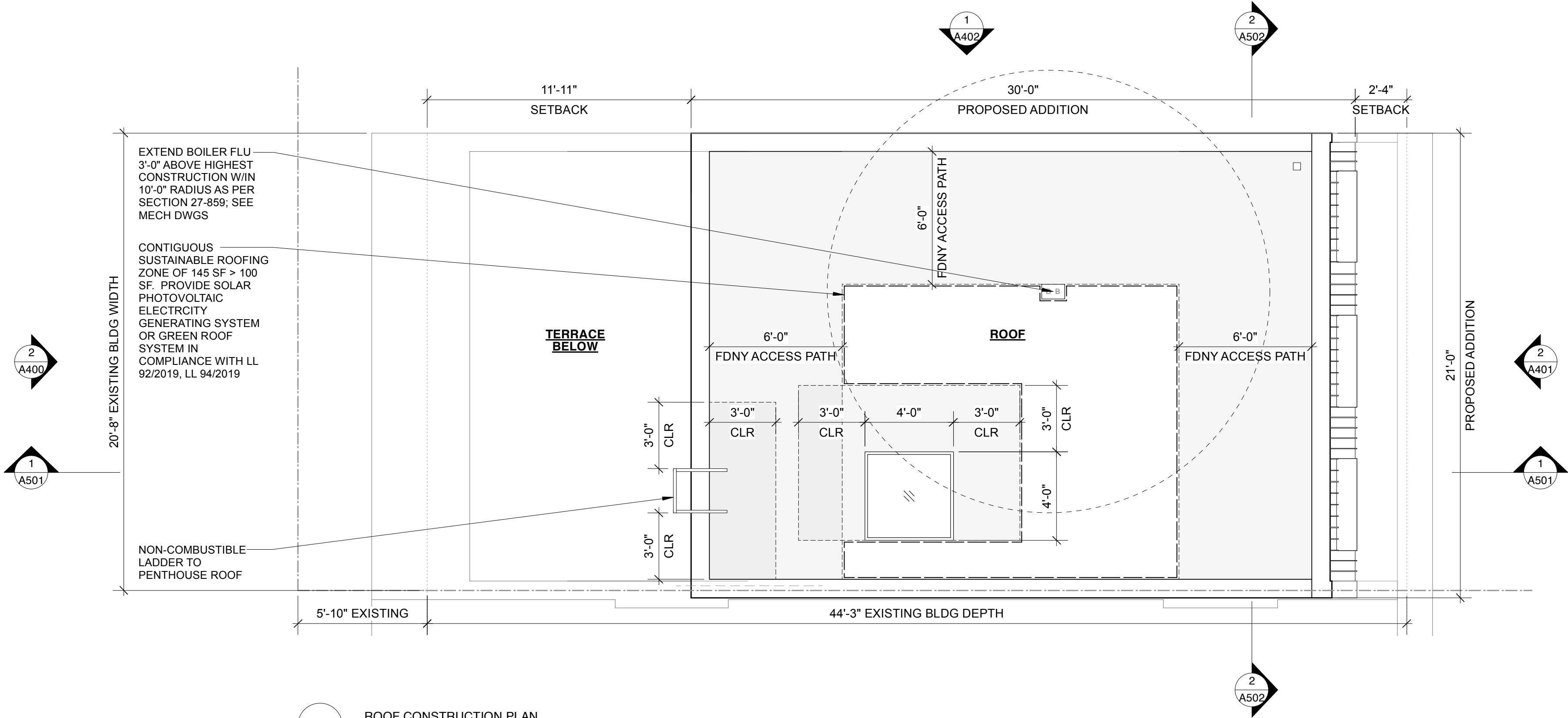
Drawing Title

APPENDIX
CONSTRUCTION PLANS -
THIRD AND FOURTH FLOOR

Seal + Signature



Date: 01.06.26
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Checked by: CH
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1 ROOF CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND:

- EXISTING WALLS TO REMAIN
- NEW INTERIOR PARTITION:
(1) LAYER 5/8" GWB EA. SIDE, 3 5/8" METAL STUD, 20 GA.
- 1 NEW 1 1/2 HR RATED EXTERIOR WALL: (UL U424). SEE DETAILS SHEET A700.
- 2 NEW 2 HR RATED EXTERIOR WALL : (UL U424). SEE DETAILS SHEET A700.
- 3 NEW 2-HR RATED INTERIOR WALL: (UL U419)
(2) LAYERS 5/8" TYPE 'X' GWB EA SIDE, 2 1/2", 25 GA STUDS @ 24" O.C.
- 4 NEW 2-HR RATED SHAFT WALL: (UL U415 B)
(2) LAYERS 1/2" TYPE 'C' GWB, 2 1/2" C-H STUDS @ 16" O.C.,
(1) LAYER 1" TYPE 'SLX' GWB
- 5 NEW BELOW GRADE CONCRETE WALL
- AREA OF NEW FLOOR WATERPROOFING AND SOUNDMAT UNDERLAYMENT
- SMOKE / CARBON MONOXIDE DETECTOR
- TOILET EXHAUST (SEE MECHANICAL DRAWINGS)

Architect

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Project

SCHEMO RESIDENCE
628 CARLTON AVENUE
BROOKLYN, NY 11238

Drawing Title

APPENDIX
CONSTRUCTION PLANS -
ROOF

Seal + Signature



Date: 01.06.26
Project No.
Drawn by: SW
Checked by: CH
Dwg No. LPC - 35
Sheet No. 35 OF 35

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-04636

628 Carlton Avenue – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

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.