

December 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-24-09823

**428 Lafayette Street – 428 Lafayette Street Building –
NoHo Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

By Phone: 646-558-8656 (NY)

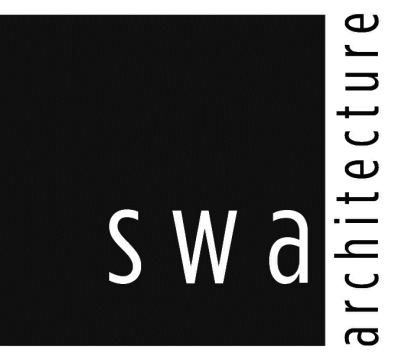
877-853-5257 (Toll free) US

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.

428 LAFAYETTE STREET NEW YORK, NY 10003

PROPOSED INSTALLATION OF H.C. LIFT ELEVATOR



11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

428 LAFAYETTE ST

428 LAFAYETTE ST.
NEW YORK, NY, 10003

MEP ENGINEER
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

STRUCTURAL ENGINEER
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:

SPECIAL INSPECTOR:
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

REVISIONS:

DOB B-SCAN
JOB # 122943422

DRAWING TITLE / INFORMATION:

TITLE SHEET

SEAL & SIGNATURE:



DATE: 2024-10-30
DWG No.:

T-001.00

SHEET 01 OF 10

PLOT PLAN: N.T.S.



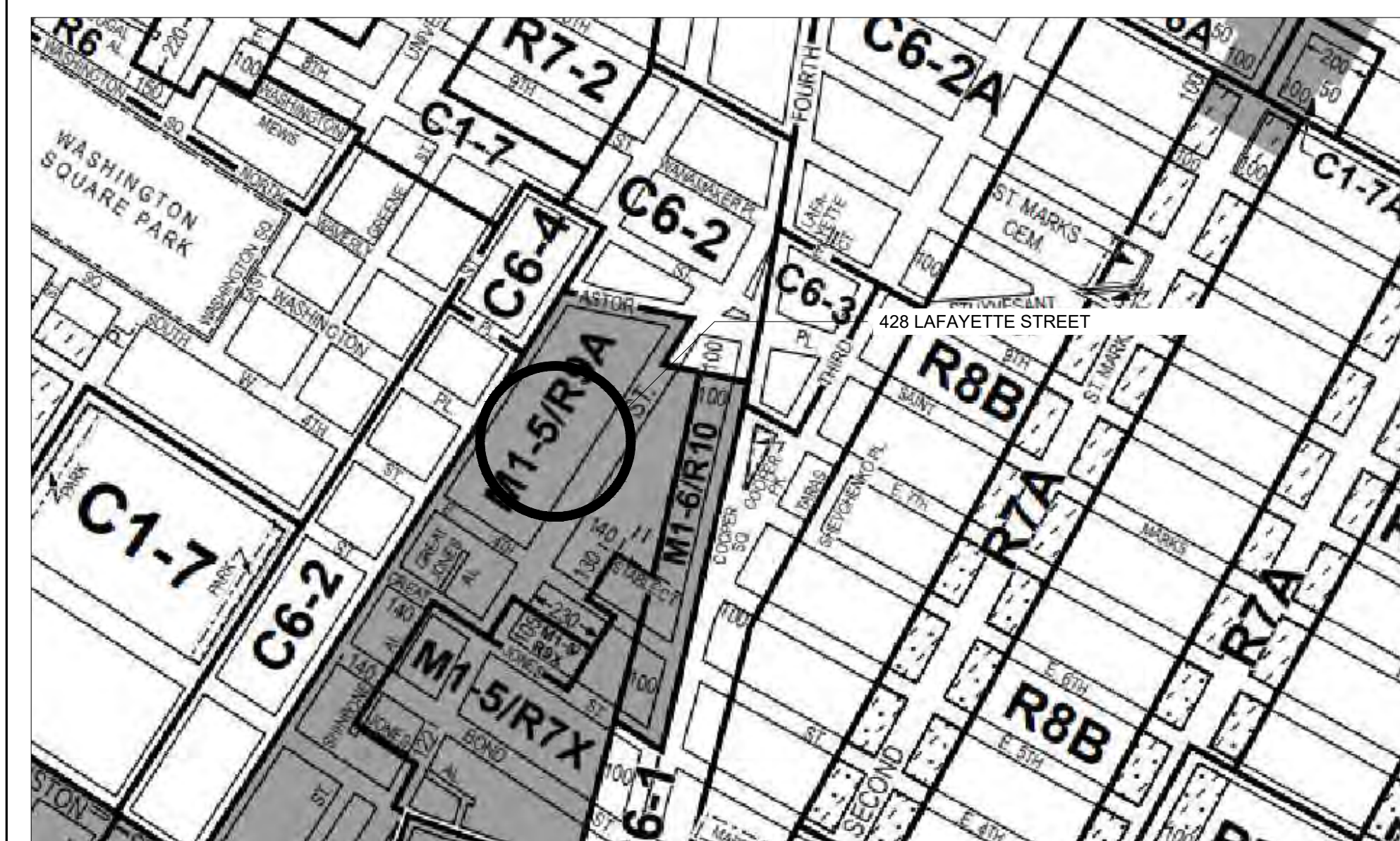
GENERAL NOTES

- THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION. DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE. ANY DISCREPANCIES MUST BE BROUGHT TO THE APPLICANT'S ATTENTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH NYC STATE AND LOCAL BUILDING CODES AND REGULATIONS. AS PER THE NYC ADMINISTRATIVE CODE (2022) SECTION AC 28-101.4.3, BOTH THE NYC BUILDING CODE (1968) & THE NYC OLD CODE CAN ONLY BE USED IF THE BUILDING WAS BUILT IN COMPLIANCE WITH THESE OLDER CODES. HOWEVER, THE 2022 VERSIONS OF THE PLUMBING, MECHANICAL, FIRE, & FUEL GAS CODES SHALL APPLY.
- THE GENERAL CONTRACTOR (G.C.) AND ALL HIS SUBCONTRACTORS MUST COMPLY WITH ALL BUILDING RULES AND REGULATIONS AT ALL TIMES.
- ALL PARTITIONS AND FURRING SHALL BE WOOD STUDS (AS REQUIRED) CONSTRUCTION FOR INTERIOR WORK AND SHALL CONFORM WITH THE NYC BUILDING CODE.
- ELECTRIC WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE/ NEC 2008 AND THE NYC ELECTRIC CODE/ 2011. PROVIDE A MINIMUM OF ONE SMOKE DETECTOR PER FLOOR AND PER BEDROOM SUITE. IN ADDITION, ONE CARBON MONOXIDE DETECTOR SHALL BE ADDED PER FLOOR. ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED.
- INDOOR DESIGN TEMPERATURE SHALL BE MAX. 72° FOR HEATING AND MIN. 75° FOR COOLING BASED ON 13° WINTER AND 89° SUMMER DRY-BULB TEMPERATURE AS PER SEC. NYCECC R302.1 & C302.1 AND AS LISTED IN NYCECC FIGURES R302.1 & C301.1 IN THE NYC ENERGY CONSERVATION CONSTRUCTION CODE (2020).
- PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE R403.4 AND C403.11.3.
- SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED AS PER SECTION NYCECC R403.3.1 AND C403.11.1 OF THE NYC ENERGY CONSERVATION CONSTRUCTION CODE (2020).
- THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE NYC BUILDING CODE. VERIFY ANY CHANGES IN CODE THAT MIGHT EFFECT CONSTRUCTION WITH THE NYC DEPARTMENT OF BUILDINGS.
- THE APPLICANT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES, NOR ANY MERCHANTABILITY OF FITNESS FOR A SPECIFIED USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
- ALL ELECTRIC HEAT, ETC. SHALL CONFORM TO CON ED, NYSEC, NEC, & NBFU REQUIREMENTS.
- THE APPLICANT'S CERTIFICATION APPLIES ONLY TO THESE PLANS CONFORMANCE TO THE NEW YORK CITY BUILDING CODE.
- G.C. TO INFORM THE APPLICANT IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS & EXISTING CONDITIONS. NO WORK IS TO PROCEED UNTIL DISCREPANCIES ARE CLARIFIED & CORRECTED.
- ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING SUBCONTRACTOR. PLUMBING SUBCONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY MILLWORK SUBCONTRACTOR.
- THE G.C. IS RESPONSIBLE FOR THE DISTRIBUTION OF ALL DRAWINGS TO ALL SUBCONTRACTORS. PARTIAL SETS DO NOT CONSTITUTE COMPLETE DOCUMENTS & AS SUCH, DO NOT DELINEATE ALL ITEMS OF WORK & THEIR COORDINATION WITH OTHER TRADES. ANY ERRORS OR OMISSIONS BY ANY SUBCONTRACTOR RESULTING FROM LACK OF FULL DOCUMENTATION, I.E., INFORMATION WAS ON A DRAWING OR IN PART OF THE SPECIFICATIONS WHICH A SUBCONTRACTOR NEVER RECEIVED, IT IS THE RESPONSIBILITY OF THE G.C.
- G.C. MUST CARRY COMPENSATION & LIABILITY INSURANCE, AS WELL AS WORKMAN'S COMPENSATION AND DISABILITY. G.C. SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES, CONTRIBUTIONS, & OTHER EXPENSES ATTRIBUTABLE TO THE WAGES OF EMPLOYEES PERFORMING REQUIRED WORK.
- G.C. SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED. DRAWINGS INDICATE THE LOCATIONS FOR EITHER NEW CONSTRUCTION OR EXISTING CONDITIONS TO REMAIN. ANY EXISTING CONDITION SHOWN ON DEMOLITION DRAWINGS IN DOTTED LINES IS TO BE REMOVED. G.C. TO VERIFY WITH APPLICANT THOSE ITEMS NOT INDICATED THAT ARE TO BE REMOVED.
- G.C. SHALL BE RESPONSIBLE FOR MAKING ALL REPAIRS TO ADJACENT AREAS TO AREA OF WORK DAMAGED DURING PERIOD OF DEMOLITION/ CONSTRUCTION. PROVIDE ADEQUATE PROTECTION TO ALL AREAS OUTSIDE THE SCOPE OF WORK. G.C. SHALL HAVE AREA "BROOM SWEEP" CLEAN & DEBRIS REMOVED ON A DAILY BASIS.
- ALL MATERIALS SHALL BE NEW AND UNUSED UNLESS OTHERWISE NOTED. ALL DEFECTIVE MATERIALS FURNISHED BY THE G.C. AND/OR BY SUBCONTRACTORS SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS' EXPENSE AND WITHOUT DELAY TO THE PROJECT.
- G.C. SHALL REMOVE ALL DEBRIS AS IT ACCUMULATES ON THE JOB SITE FROM THE BUILDING. NO DEBRIS SHALL BE LEFT IN THE CORRIDORS AT ANY TIME.
- G.C. SHALL LEAVE THE JOB SITE VACUUM / BROOM SWEEP CLEAN AT THE END OF EACH WORKDAY AND AT THE COMPLETION OF THE PROJECT. ALL HARDWARE, METAL & GLASS, AND DOORS SHALL BE CLEANED.
- THAT PORTION OF THE BASEMENT USED FOR ACCESSORY LIVING PURPOSES SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 17, 174, & 177 OF THE NYS MDL AND 27-2082 OF THE NYC HMC.
- THE BUILDING SHALL COMPLY WITH NYS MDL SECTIONS 185.1, IN REGARDS TO THE BASEMENT CEILING BEING FIRE RATED FOR A BUILDING THAT IS THREE STORIES OR LESS, AND 187.1.A, PERTAINING TO PROVIDING ONE MEANS OF EGRESS FOR A THREE STORY STRUCTURE WITH A BASEMENT.
- MINIMUM UNIFORMITY DISTRIBUTED LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS AS PER BC TABLE 1607.1.
- BC 1606.1 DEAD LOADS ARE THOSE LOADS DEFINED IN SECTION 1602.1. DEAD LOADS SHALL BE CONSIDERED PERMANENT LOADS.

PROJECT DESCRIPTION

PROPOSED INSTALLATION OF A NEW HANDICAP VERTICAL LIFT ON SIDEWALK.
NO CHANGE TO USE, OCCUPANCY AND EGRESS.

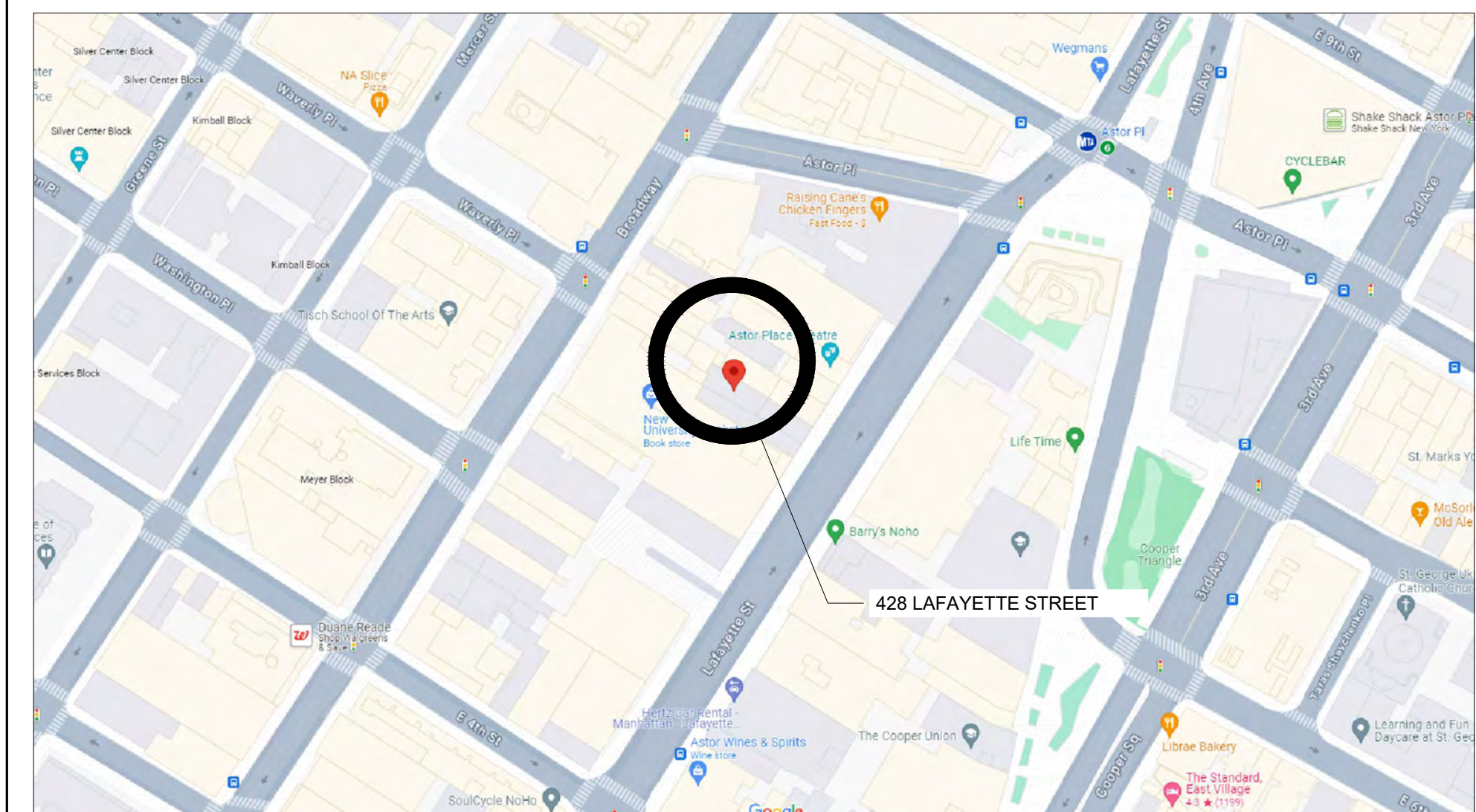
ZONING MAP



DRAWINGS LIST

- | | | |
|-----|----------|--|
| 1. | T-100.00 | TITLE SHEET |
| 2. | A-001.00 | STANDARD ADA NOTES & DETAILS SHEET |
| 3. | A-002.00 | STANDARD ADA NOTES & DETAILS SHEET |
| 4. | A-100.00 | HISTORIC PICTURES |
| 5. | A-101.00 | EXISTING ELEVATION- FRONT FACADE |
| 6. | A-102.00 | EXISTING ELEVATION- PROPOSED LIFT LOCATION |
| 7. | A-103.00 | EXISTING FLOOR PLANS |
| 8. | A-104.00 | PROPOSED FLOOR PLANS |
| 9. | A-105.00 | EXISTING BUILDING SECTION |
| 10. | A-106.00 | PROPOSED BUILDING SECTION |

LOCATION MAP

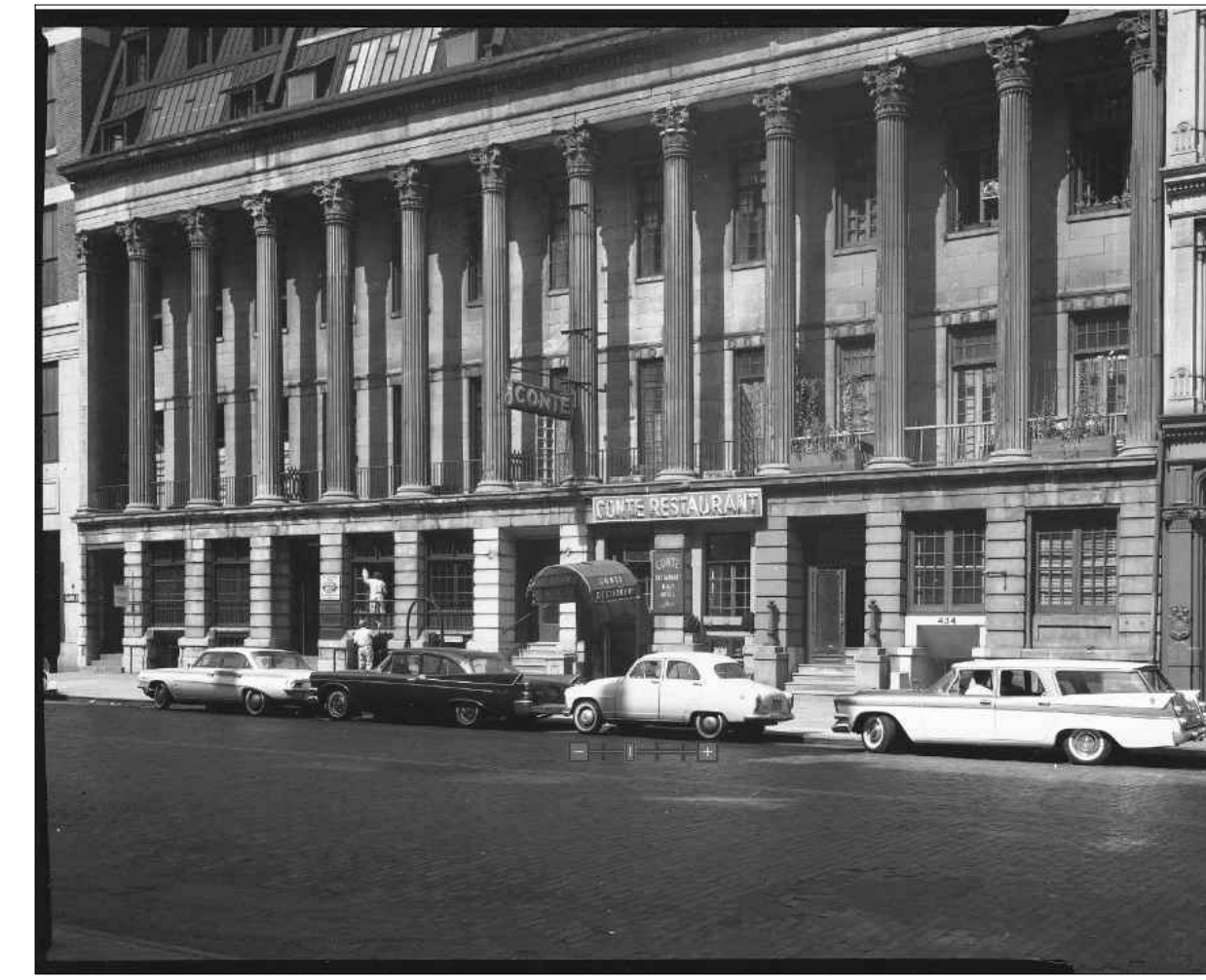




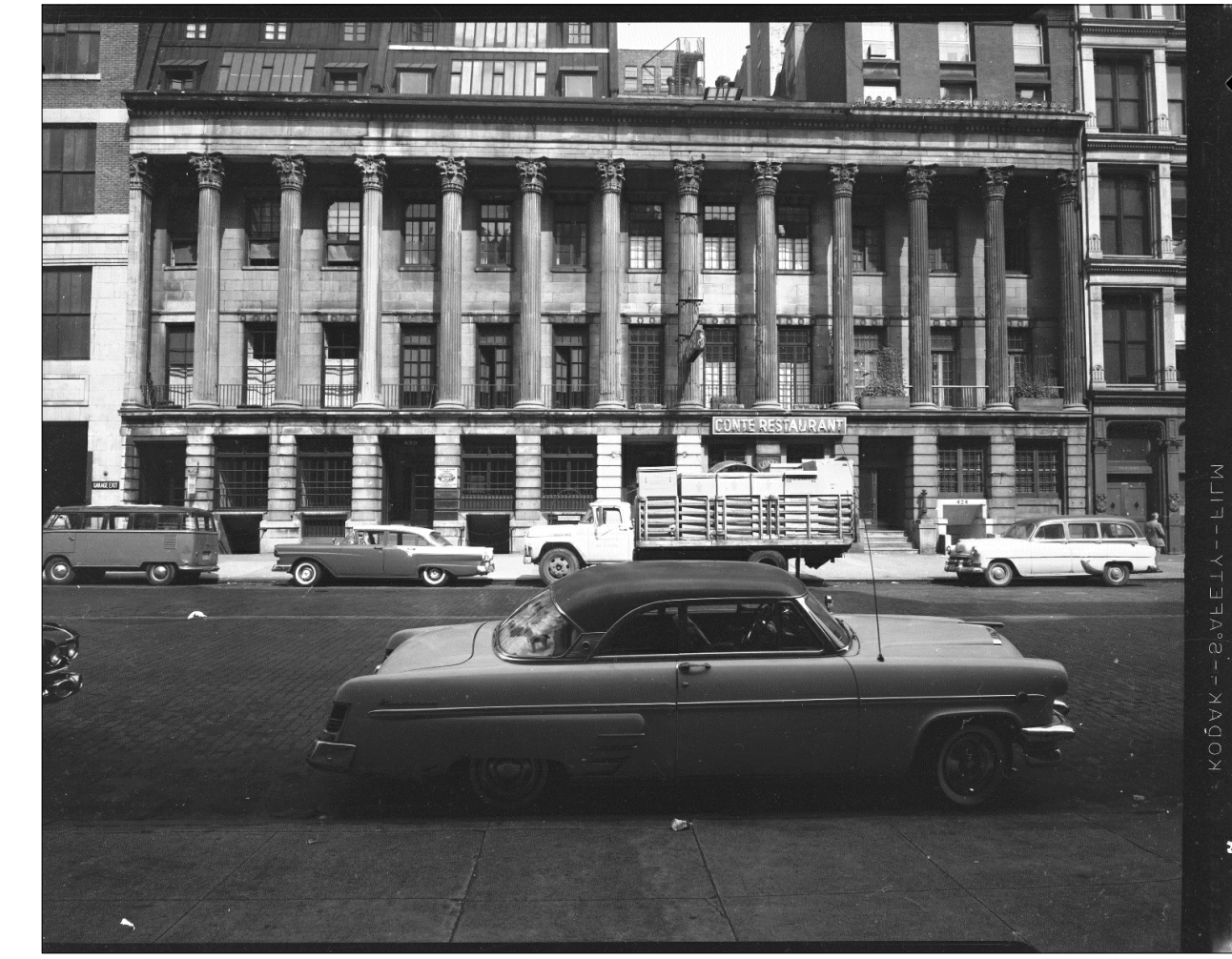
1 TAX PHOTO CIRCA 1940
SCALE: NTS



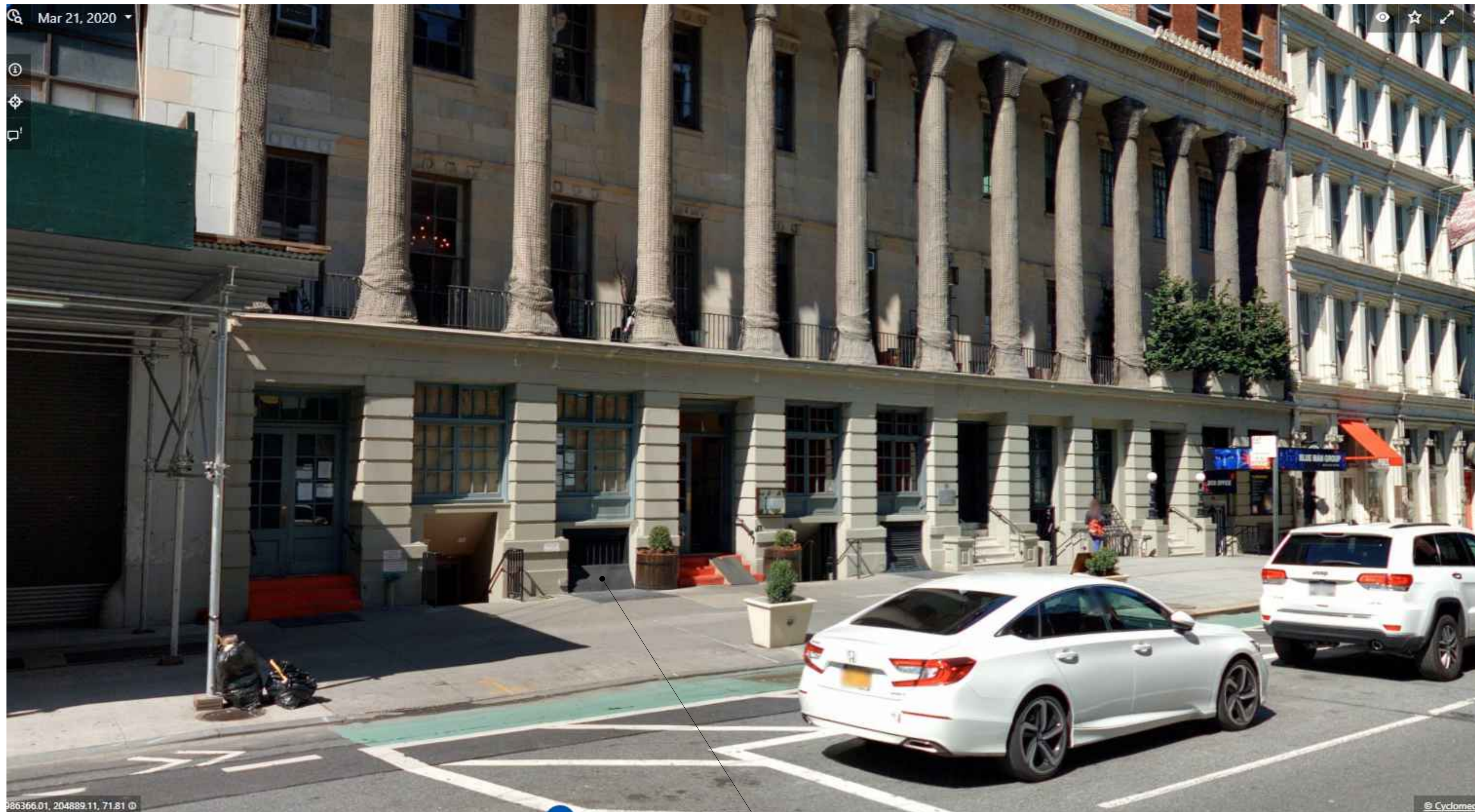
2 HISTORIC DISTRICT COUNCIL PHOTO CIRCA 2008
SCALE: NTS



3 LPC DESIGNATION PHOTO 1965
SCALE: NTS



4 LPC DESIGNATION PHOTO 1965
SCALE: NTS



5 EXISTING FACADE
SCALE: NTS



6 EXISTING FACADE
SCALE: NTS



428 LAFAYETTE ST

428 LAFAYETTE ST.
NEW YORK, NY, 10003

MEP ENGINEER
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

STRUCTURAL ENGINEER
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:

SPECIAL INSPECTOR:
NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

REVISIONS:

DOB B-SCAN
JOB # 122943422

DRAWING TITLE / INFORMATION:

PROPOSED
LIFT LOCATION

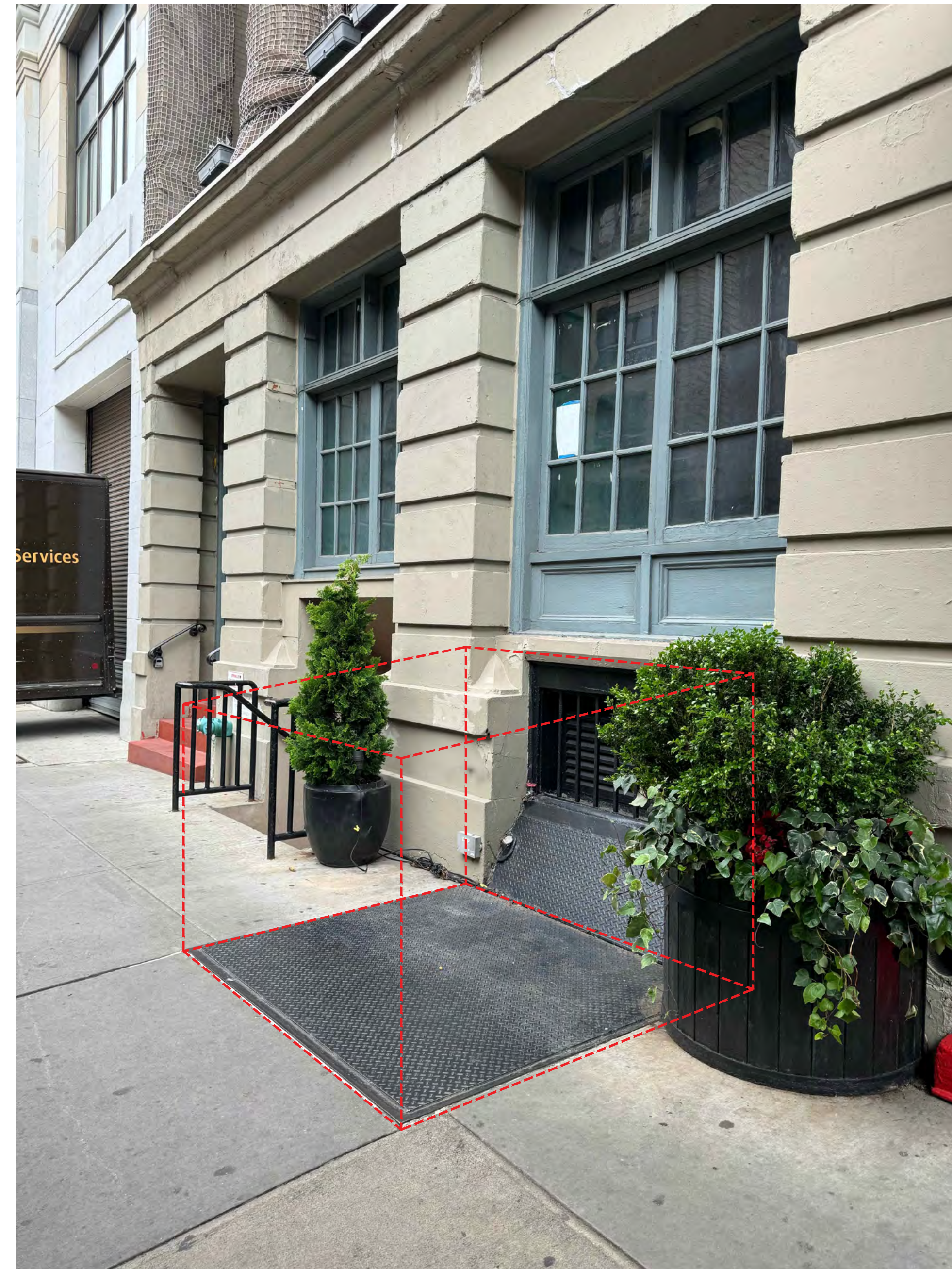
SEAL & SIGNATURE:



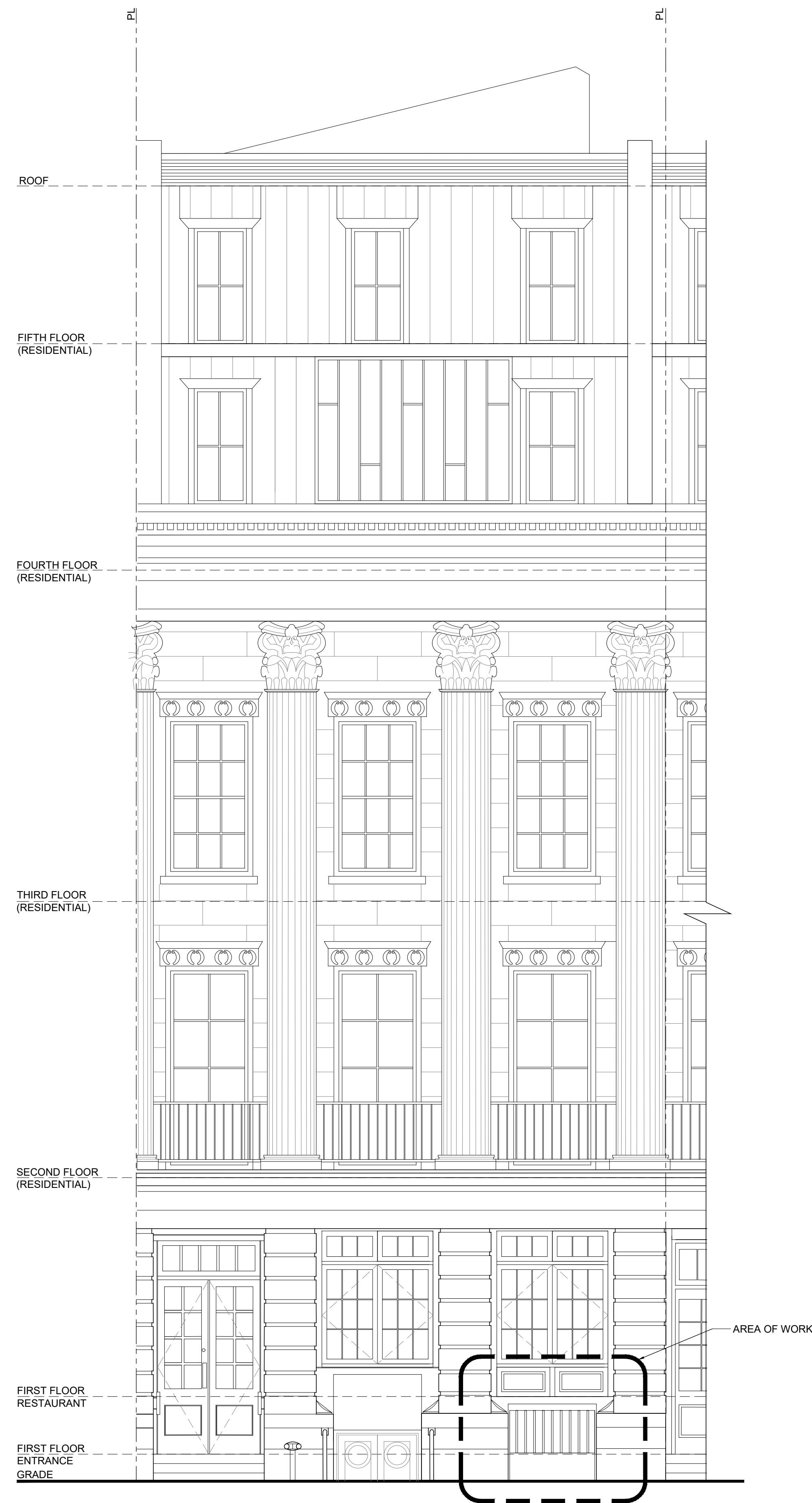
DATE: 2024-10-30
DWG No.:

A-101.00

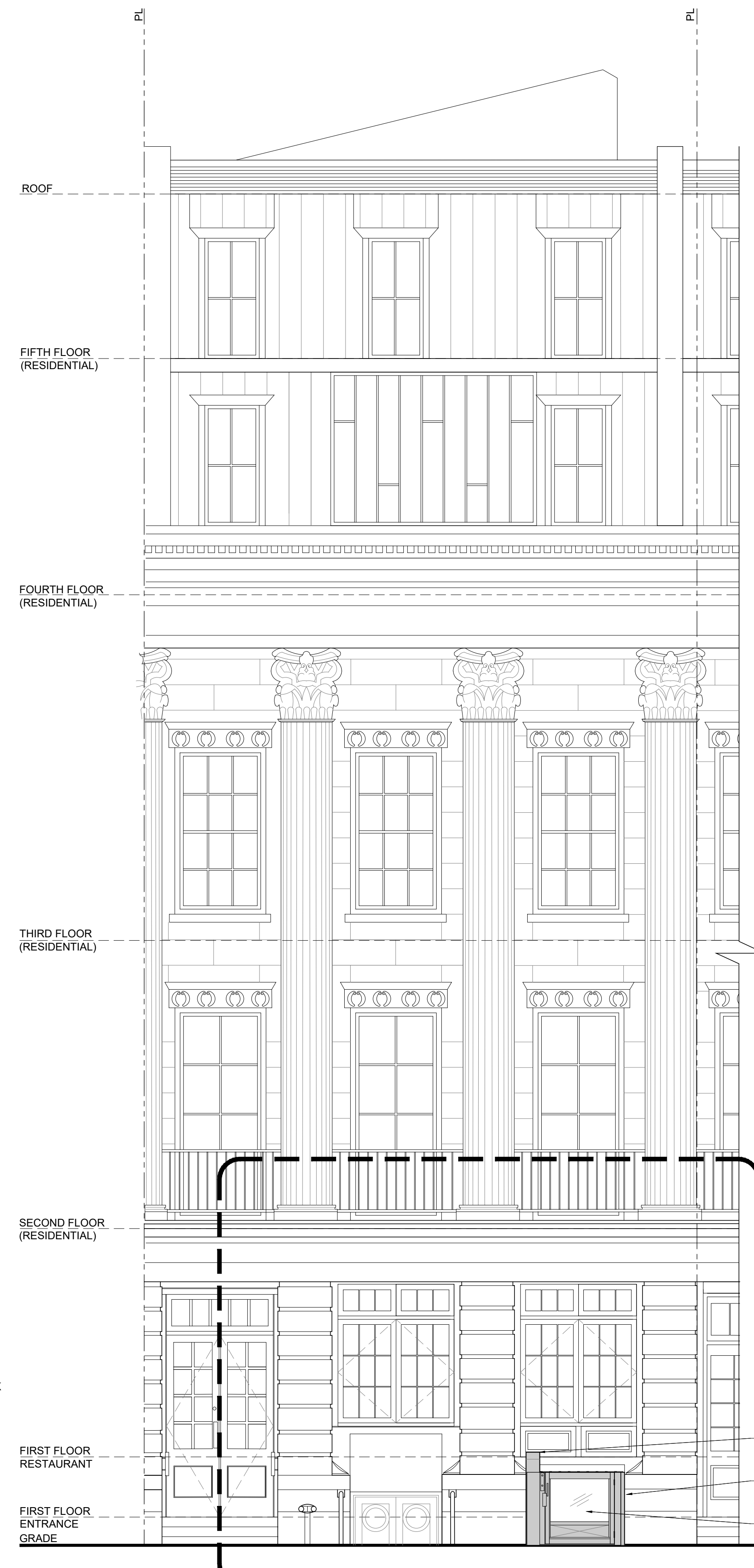
SHEET 06 OF 10



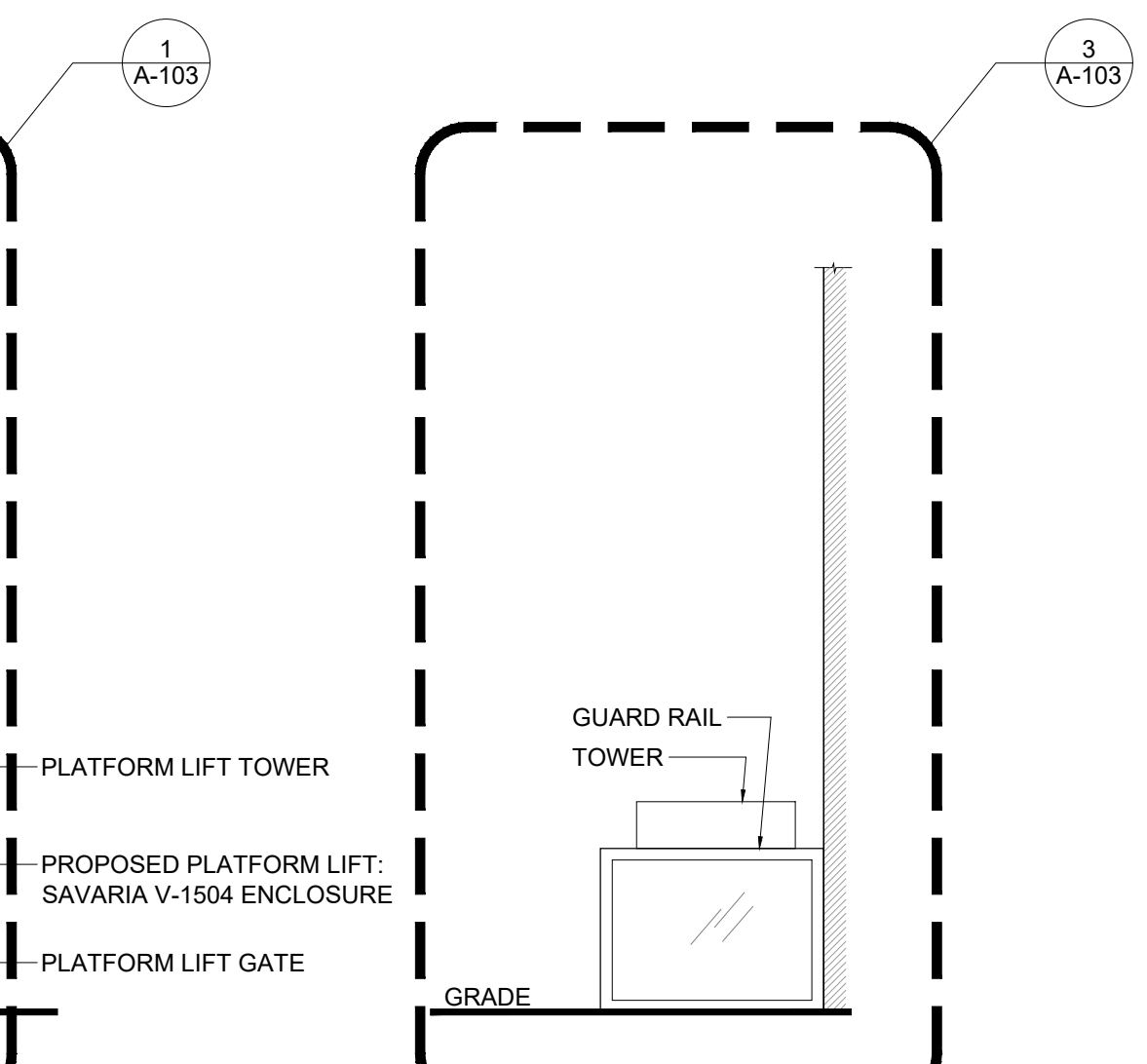
1 EXISTING PHOTOS - FOR PROPOSED LIFT
SCALE: NTS



1 EXISTING FRONT ELEVATION
A-102 SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
A-102 SCALE: 1/4" = 1'-0"



2 LIFT SIDE VIEW
A-102 SCALE: 1/4" = 1'-0"

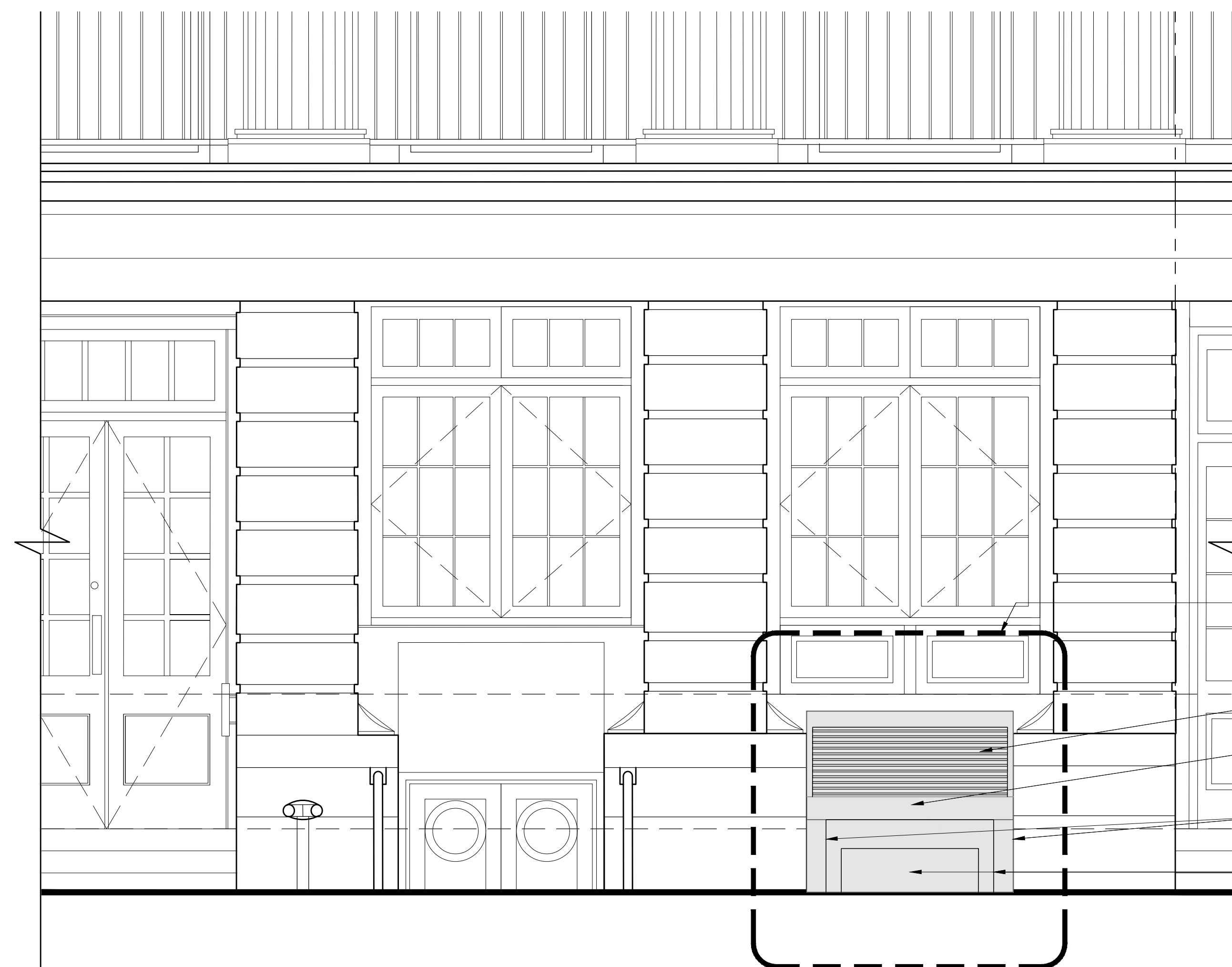


- AREA OF WORK
- EXISTING ORNAMENT TO REMAIN
- PROPOSED PLATFORM LIFT: SAVARIA V-1504 ENCLOSURE, PAINTED BLACK 2132-10, SEE SHOP DRAWINGS
- PLATFORM LIFT GUARD RAIL, GLASS PANEL WITH ALUMINUM FRAME
- PLATFORM LIFT GATE, GLASS PANEL WITH ALUMINUM FRAME, PAINTED BLACK 2132-10

PLATFORM LIFT TOWER, ALUMINUM PAINTED BLACK 2132-10

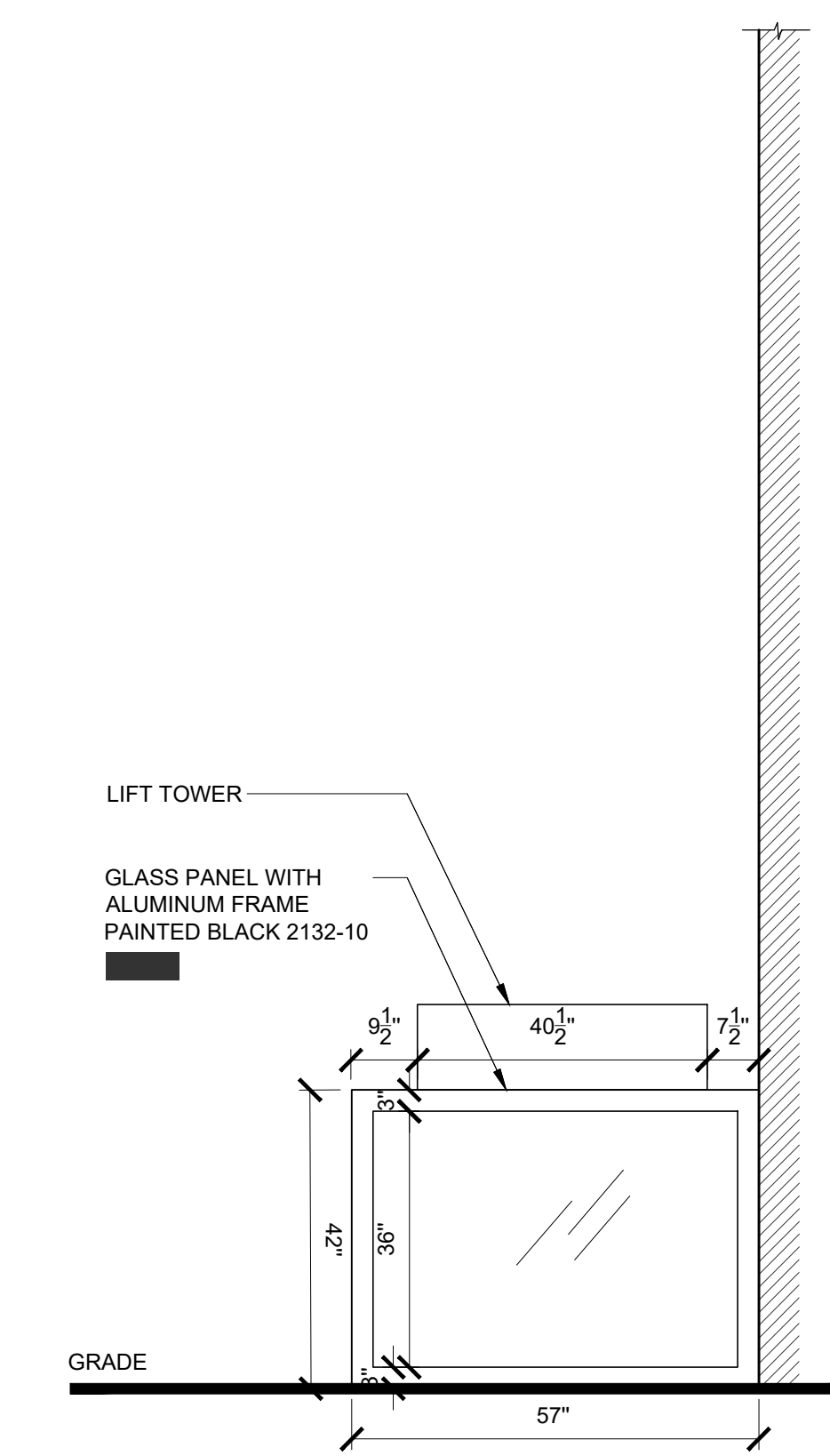
8" 6" 35 1/2" 8 1/2" 58"

1 ENLARGED PROPOSED ELEVATION
A-103 SCALE: 1/2" = 1'-0"



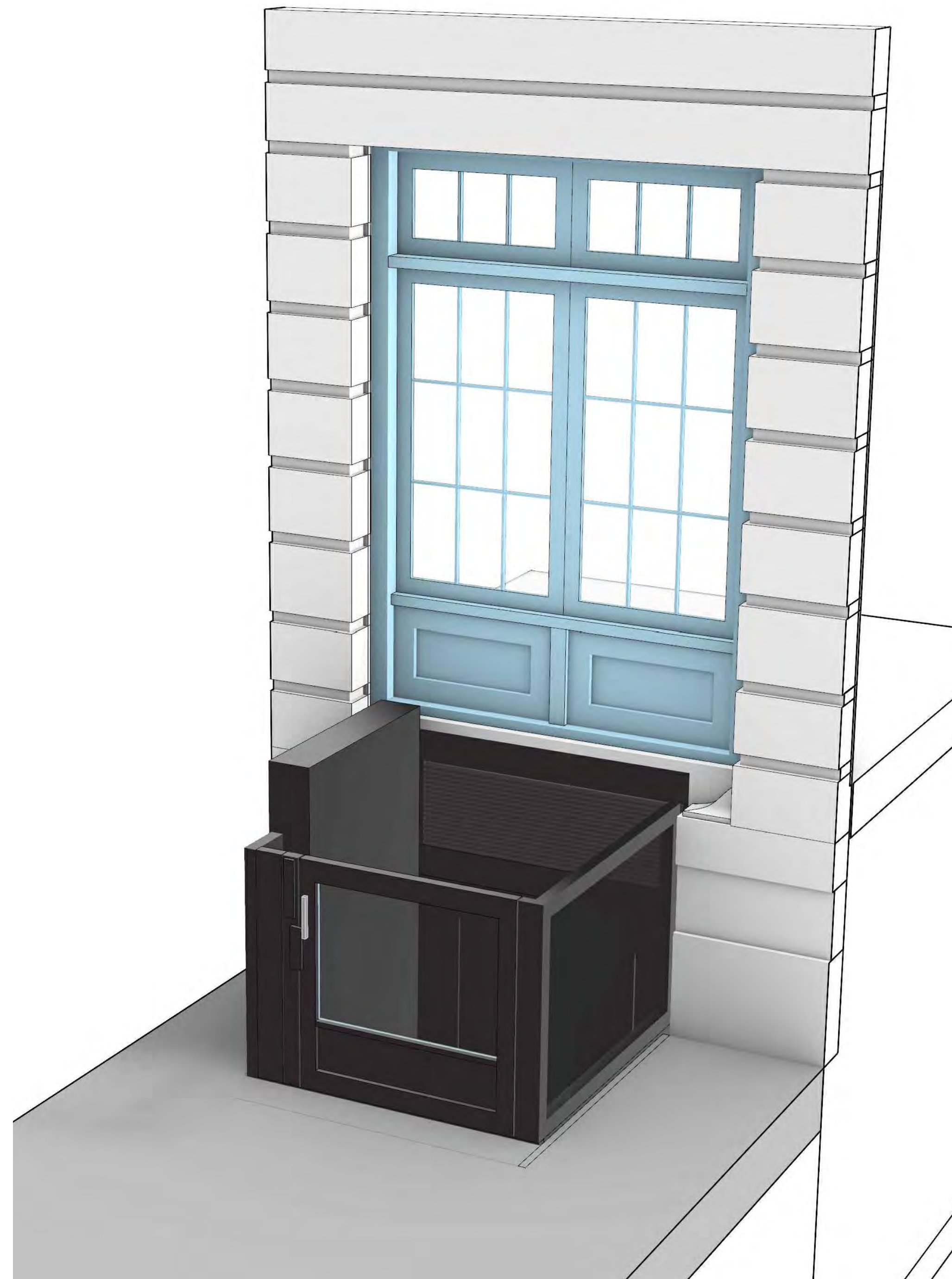
- AREA OF WORK
- NEW LOUVERS TO MATCH EXISTING STYLE AND FINISH
- HEADER ABOVE DOOR FRAME, STUCCO FINISH - BLACK 2132-10, SEE DETAIL
- NEW WALL FOR LIFT DOOR FRAME, STUCCO FINISH - BLACK 2132-10, SEE DETAIL
- ALUMINUM LIFT DOOR AND DOOR FRAME AT BASEMENT LEVEL, PAINTED BLACK 2132-10, SEE SHOP DRAWINGS

2 ENLARGED PROPOSED ELEVATION - BEHIND LIFT
A-103 SCALE: 1/2" = 1'-0"



- LIFT TOWER
- GLASS PANEL WITH ALUMINUM FRAME, PAINTED BLACK 2132-10

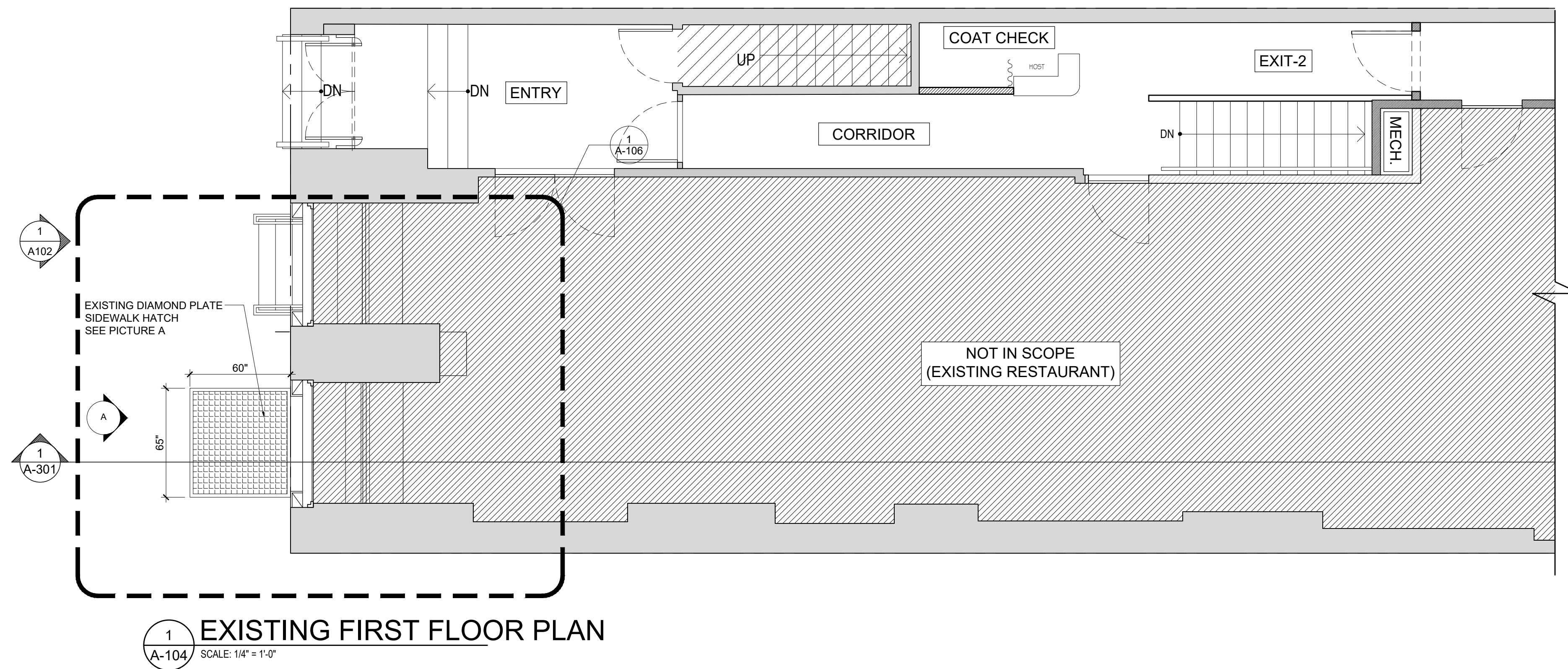
3 ENLARGED LIFT SIDE VIEW
A-103 SCALE: 1/2" = 1'-0"



1 3D AXON VIEW, LIFT AT GROUND
A-103 SCALE: NTS

2 3D AXON VIEW, LIFT AT BASEMENT
A-103 SCALE: NTS

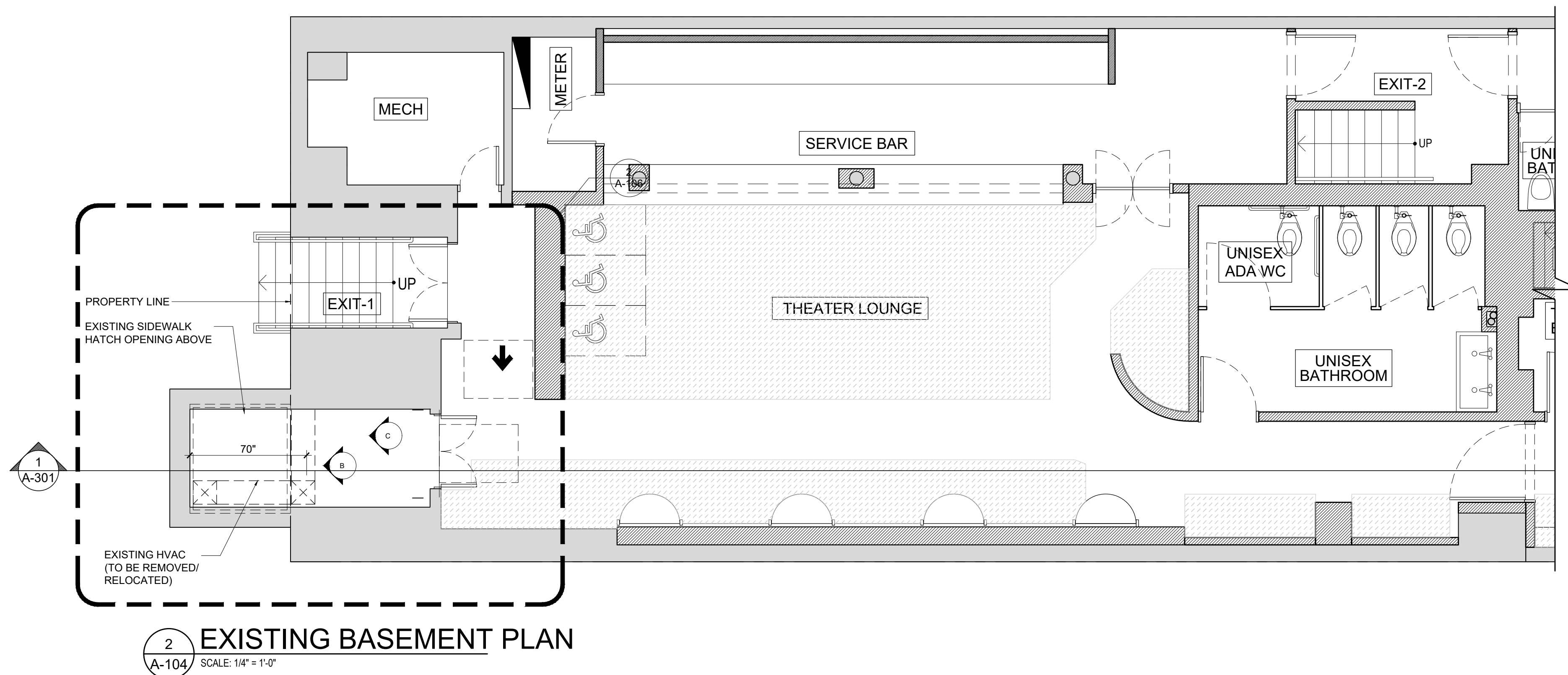
3 3D AXON VIEW
A-103 SCALE: NTS



A SIDEWALK HATCH
SCALE: N.T.S.



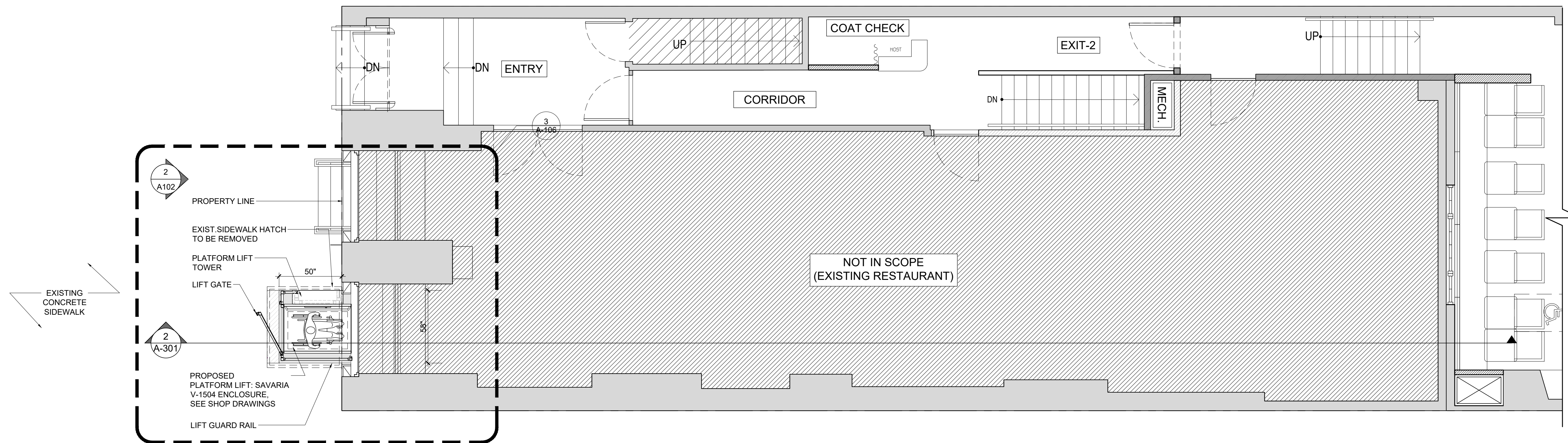
A1 SIDEWALK HATCH
SCALE: N.T.S.



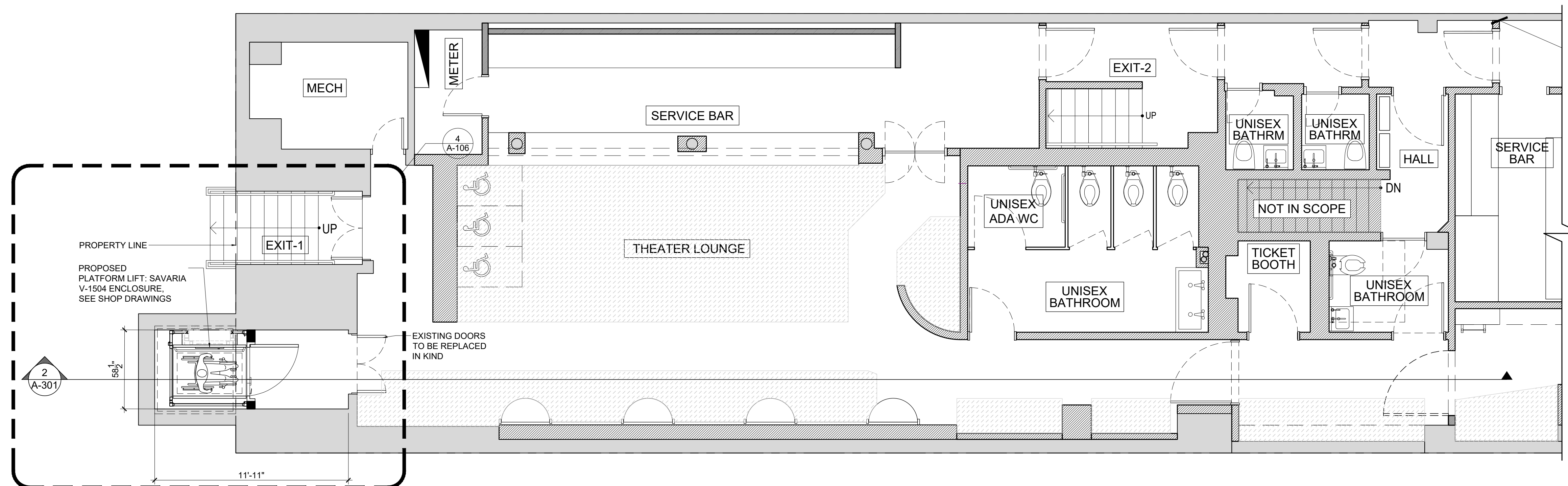
B BASEMENT
RUBBLE FOUNDATION WALL
SCALE: N.T.S.



C BASEMENT
RUBBLE FOUNDATION WALL
SCALE: N.T.S.



1 PROPOSED FIRST FLOOR PLAN
A-105 SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
A-105 SCALE: 1/4" = 1'-0"

DOB B-SCAN
JOB # 122943422

DRAWING TITLE / INFORMATION:

PROPOSED
FLOOR PLANS

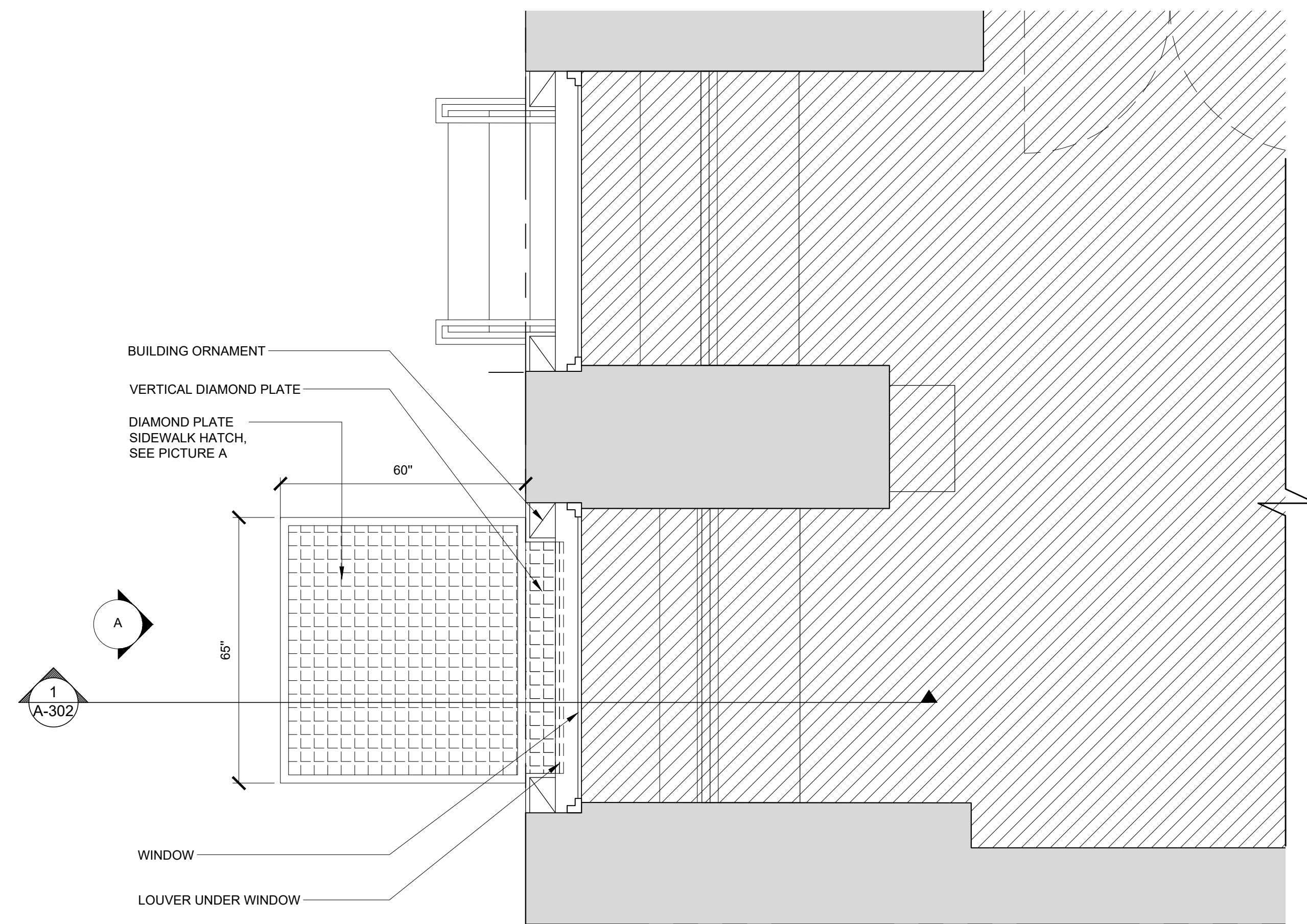
SEAL & SIGNATURE:



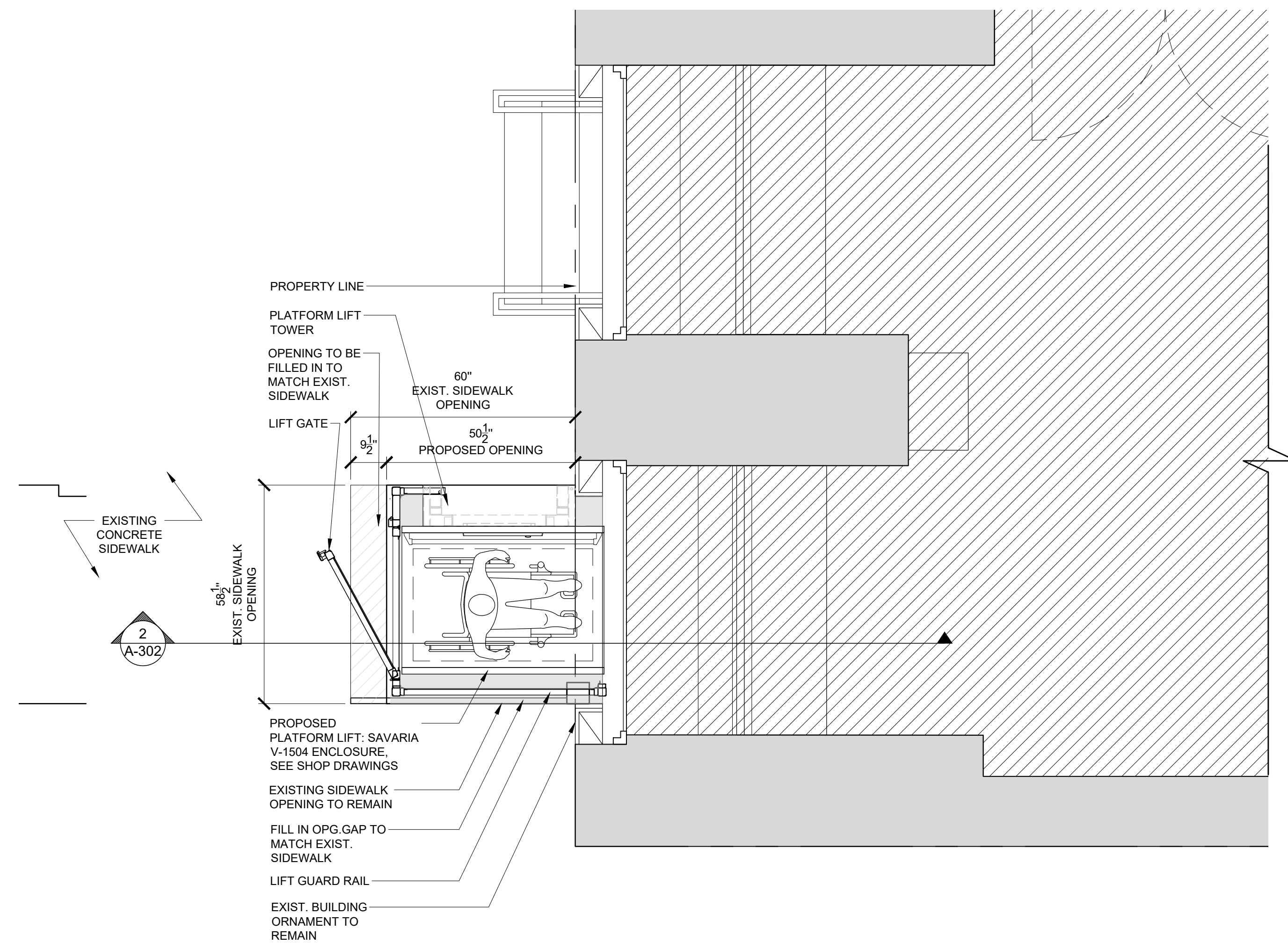
DATE: 2024-10-30
DWG No.:

A-105.00

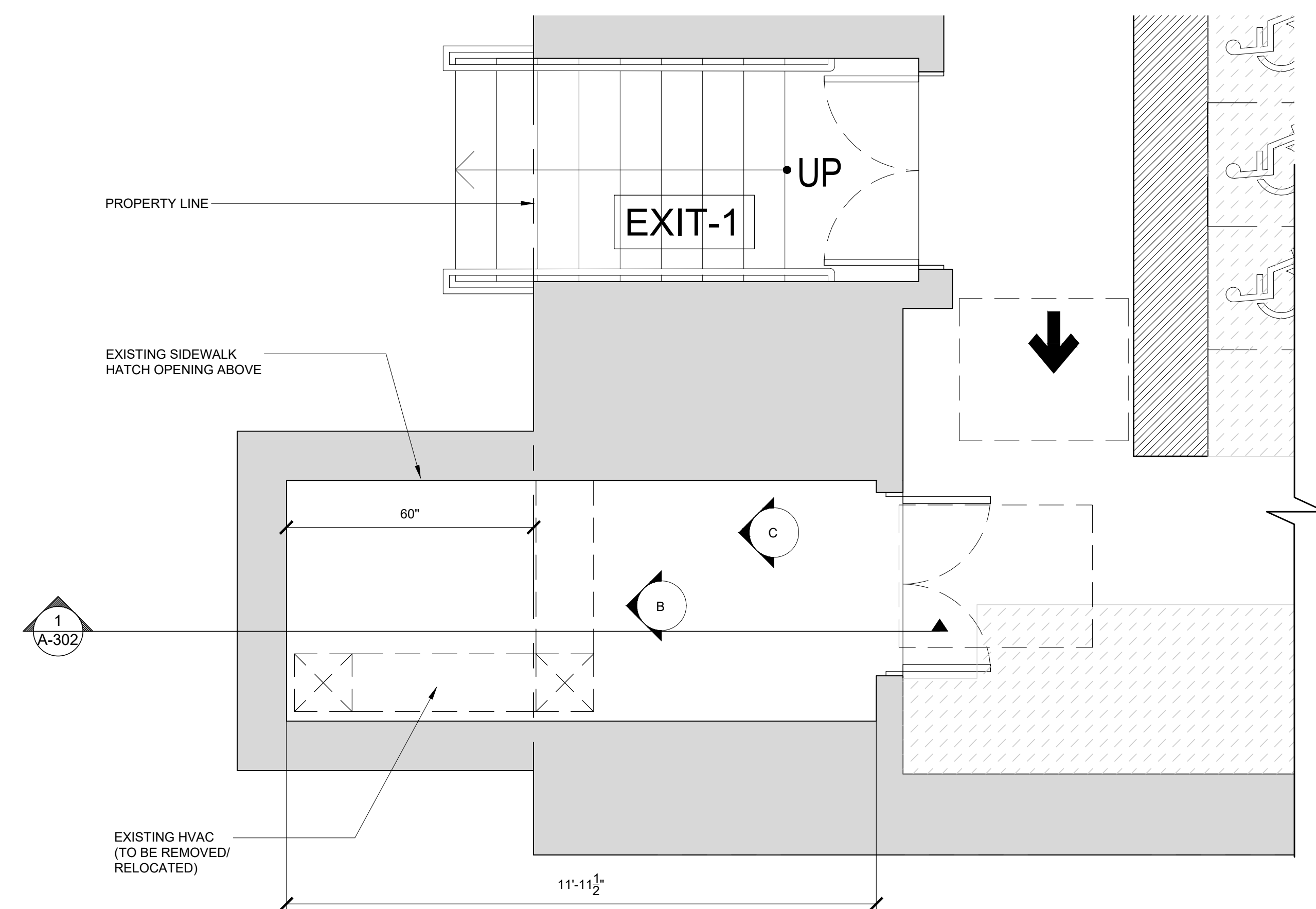
SHEET 08 OF 10



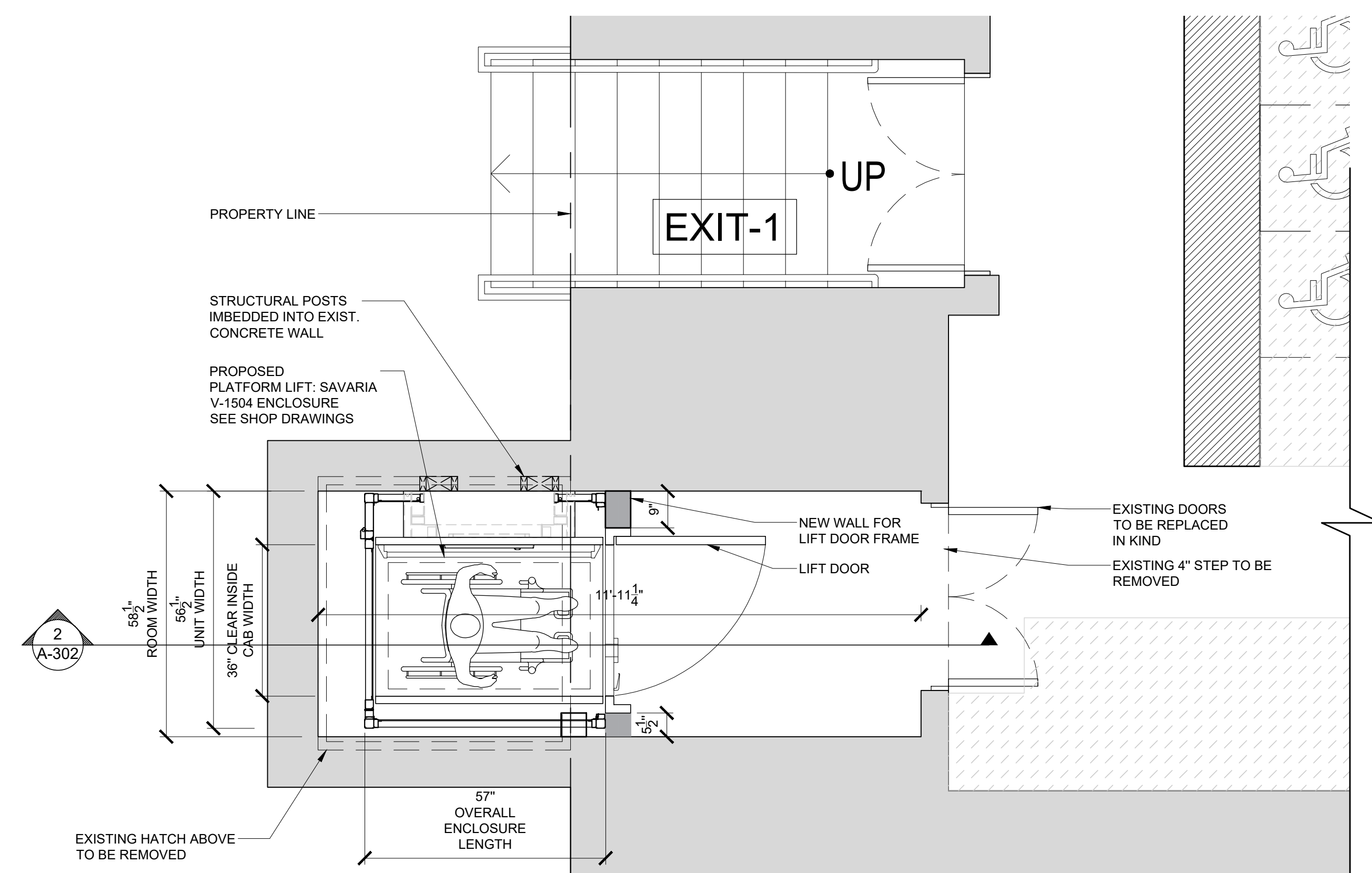
1 EXISTING FIRST FLOOR PLAN
A-106 SCALE: 1/2" = 1'-0"



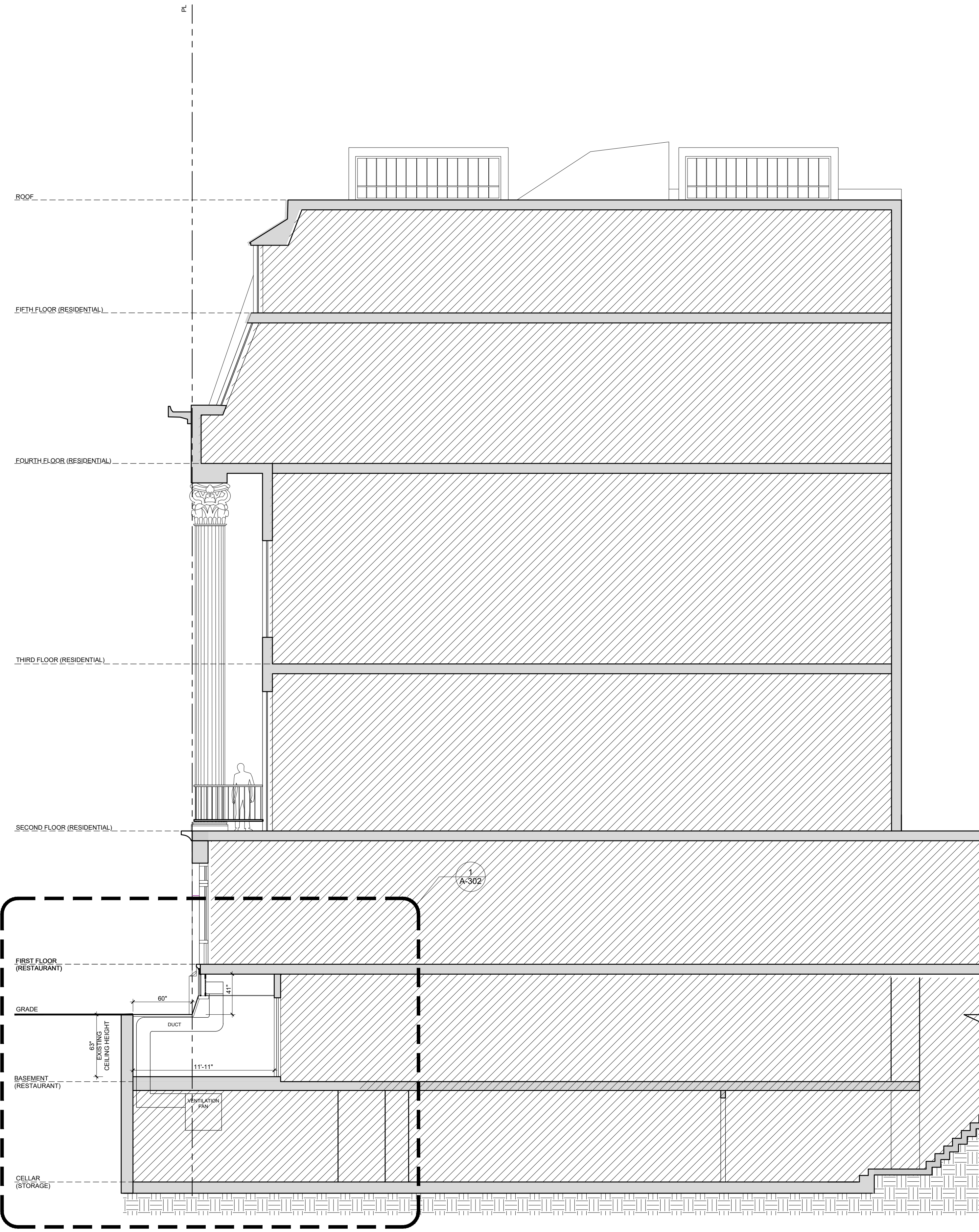
3 PROPOSED FIRST FLOOR PLAN
A-106 SCALE: 1/2" = 1'-0"



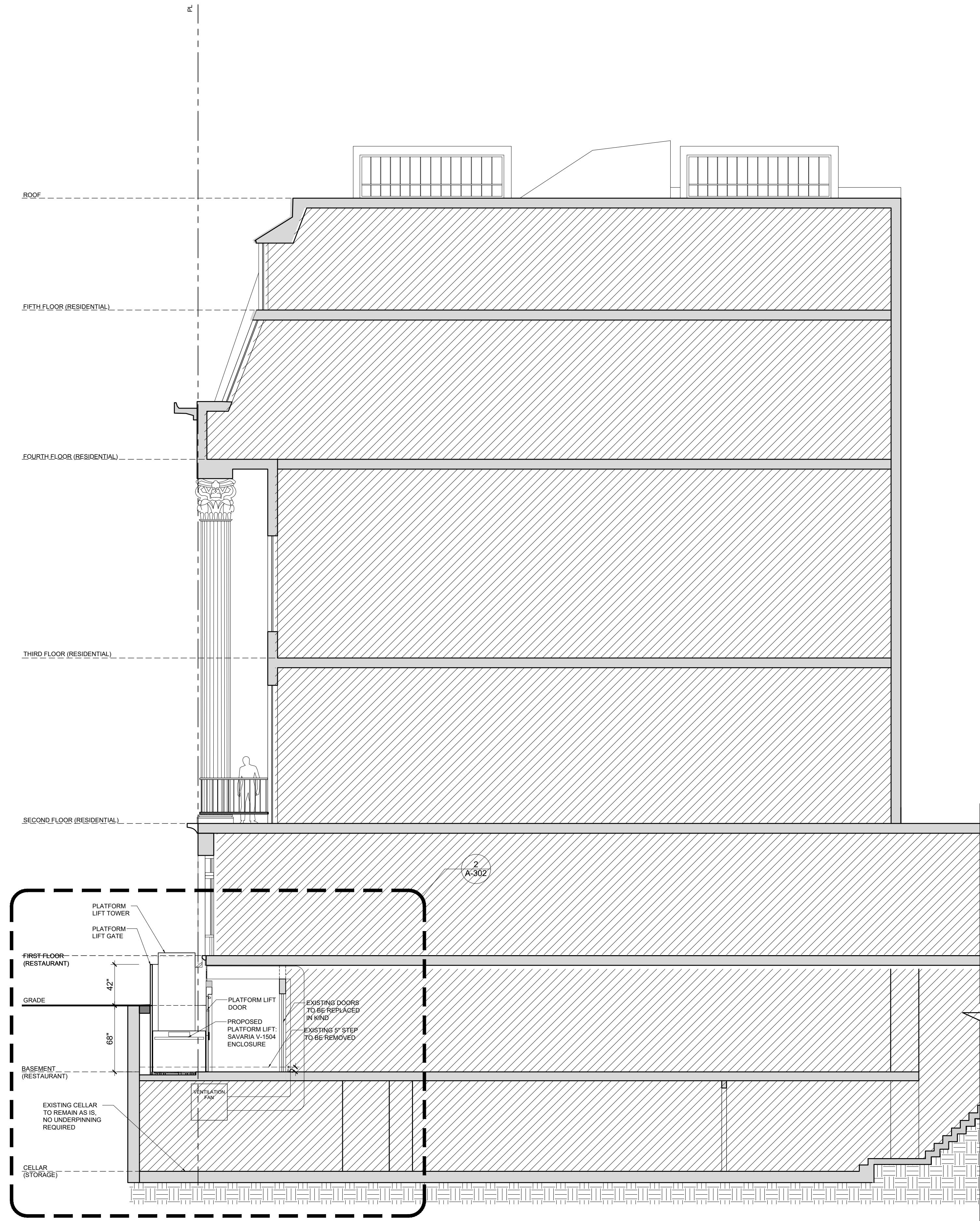
2 EXISTING BASEMENT PLAN
A-106 SCALE: 1/2" = 1'-0"



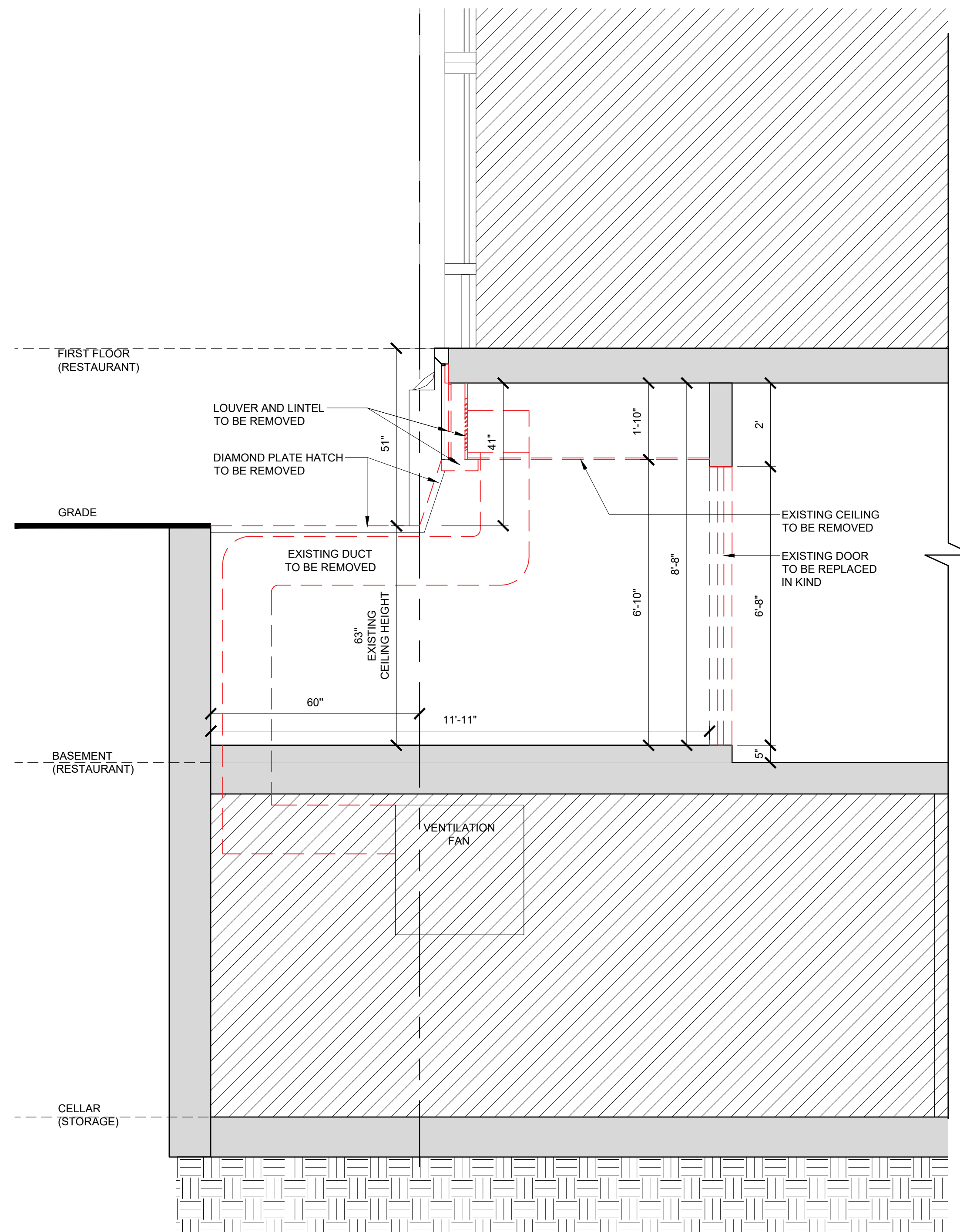
4 PROPOSED BASEMENT PLAN
A-106 SCALE: 1/2" = 1'-0"



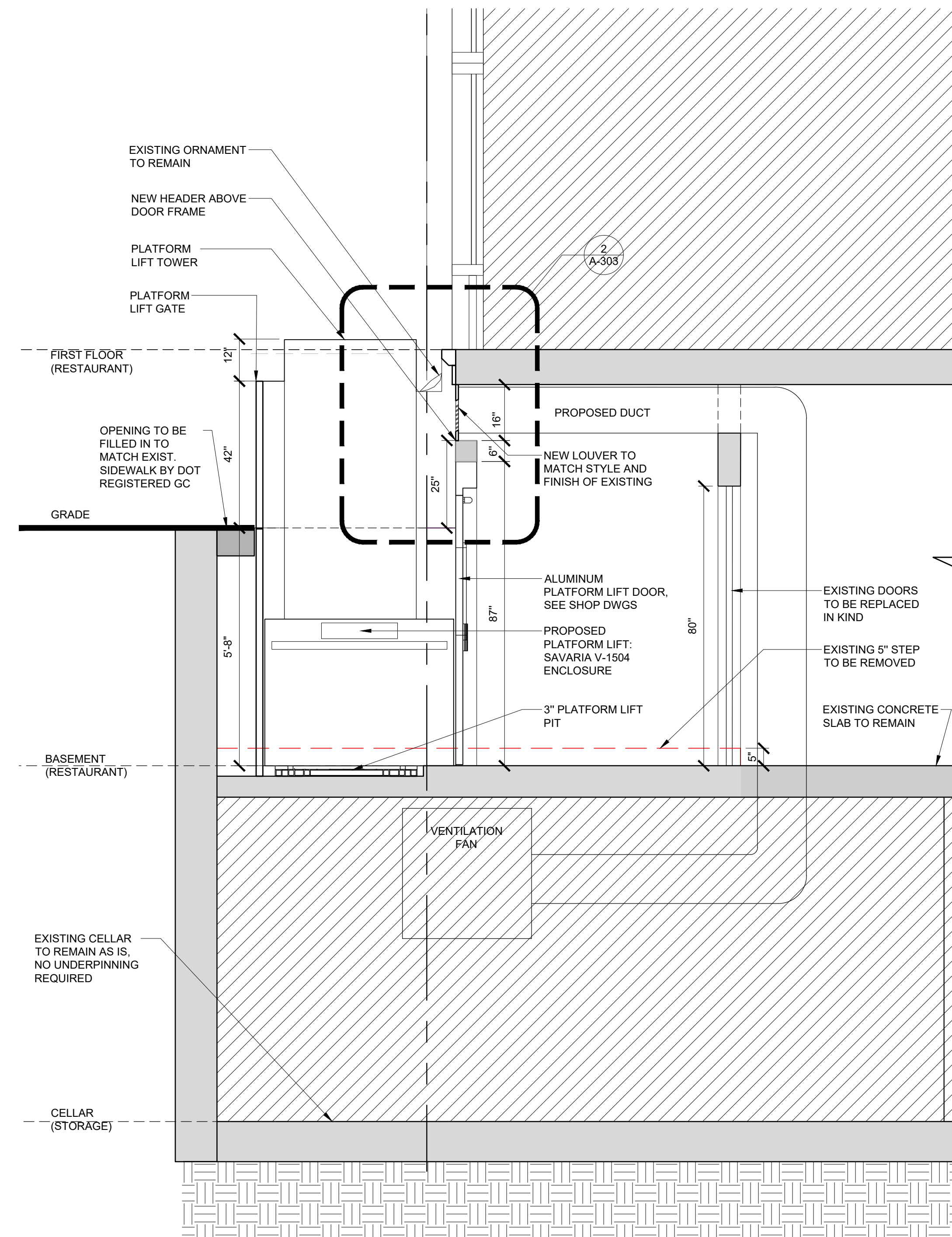
1 EXISTING BUILDING SECTION
A-301 SCALE: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
A-301 SCALE: 1/4" = 1'-0"



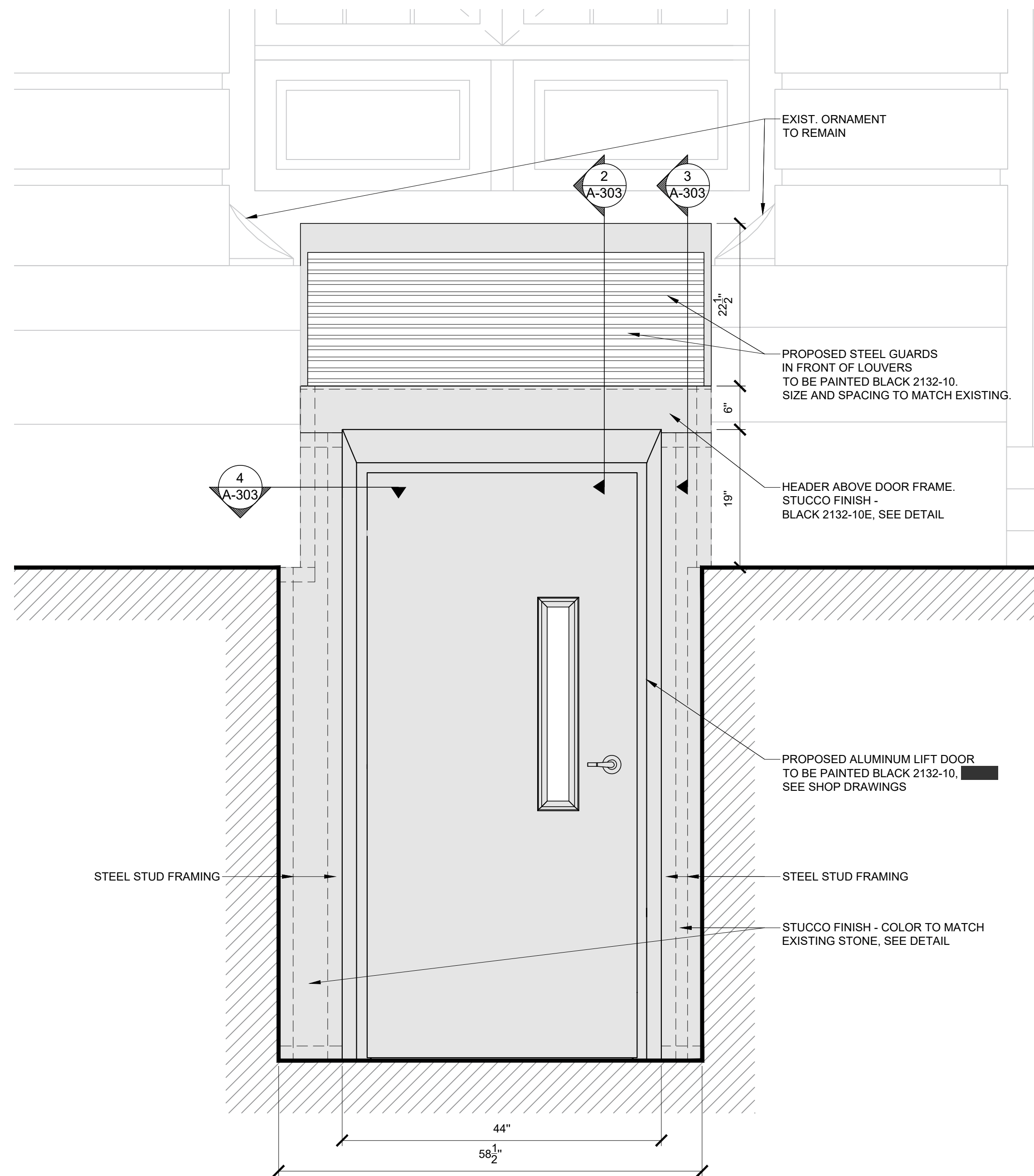
2
A-301 EXISTING ENLARGED SECTION
SCALE: 1/4" = 1'-0"



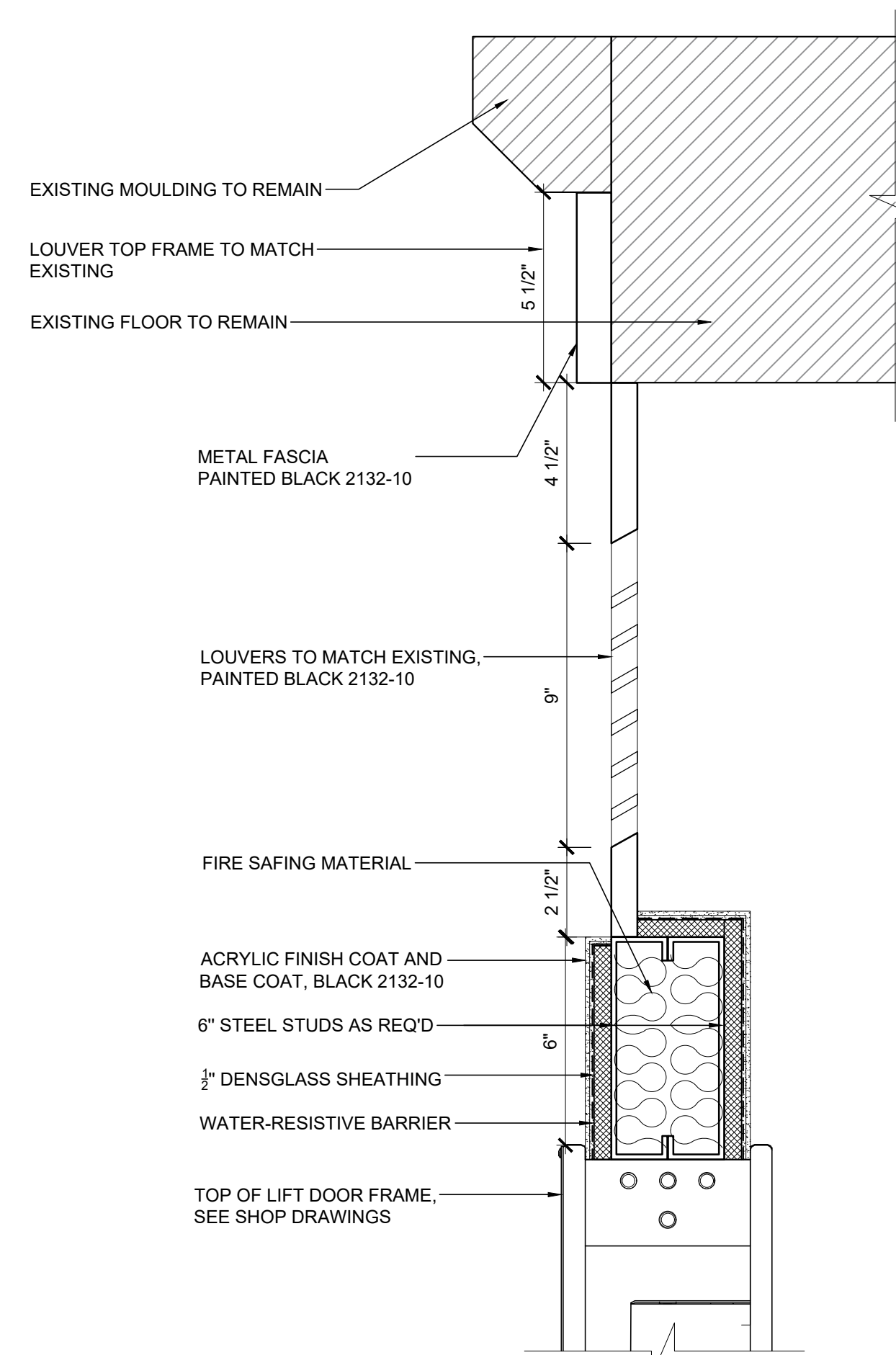
2
A-302 PROPOSED ENLARGED SECTION
SCALE: 1/4" = 1'-0"



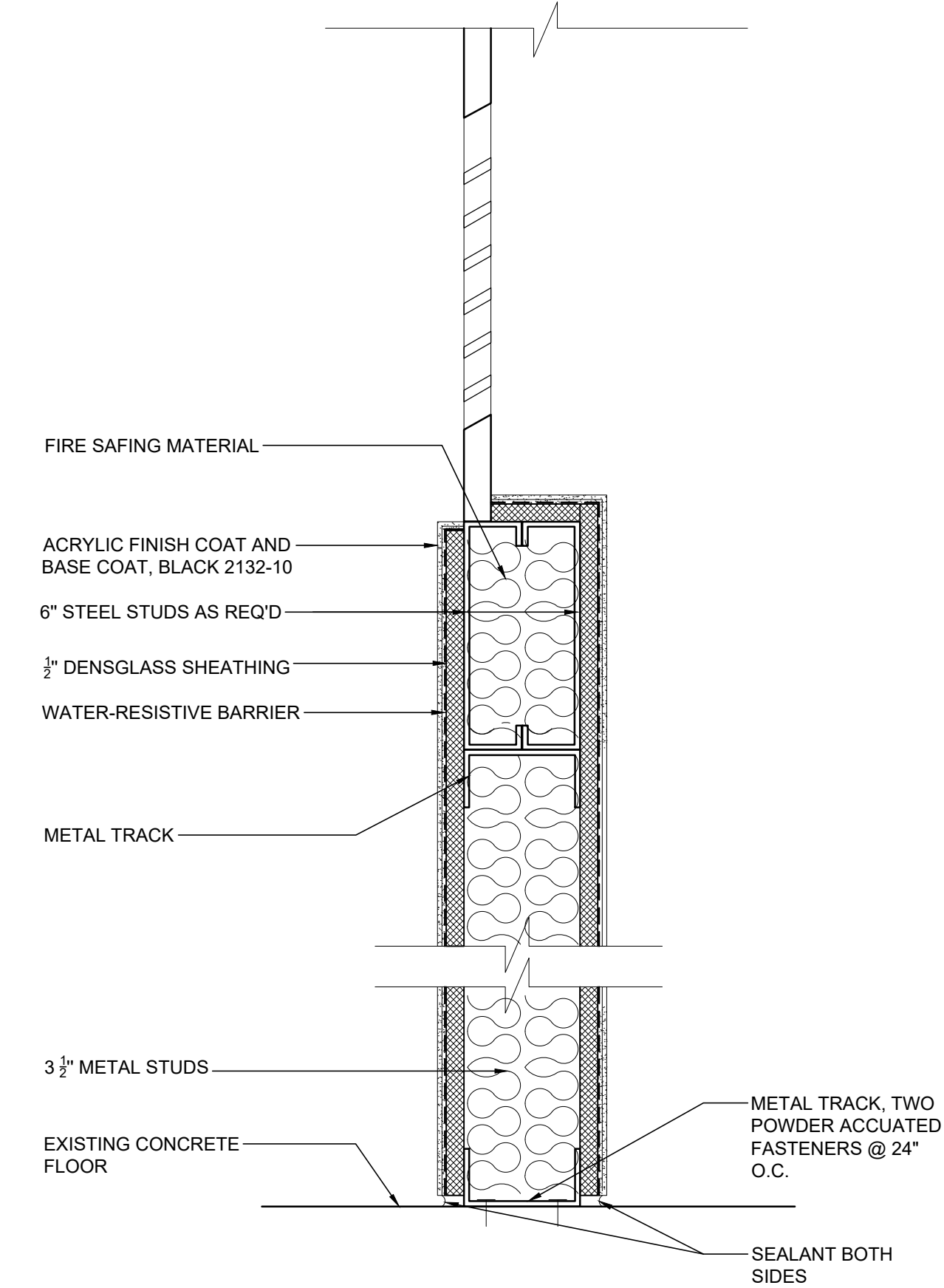
A EXISTING BASEMENT STORAGE ROOM
SCALE: N.T.S.



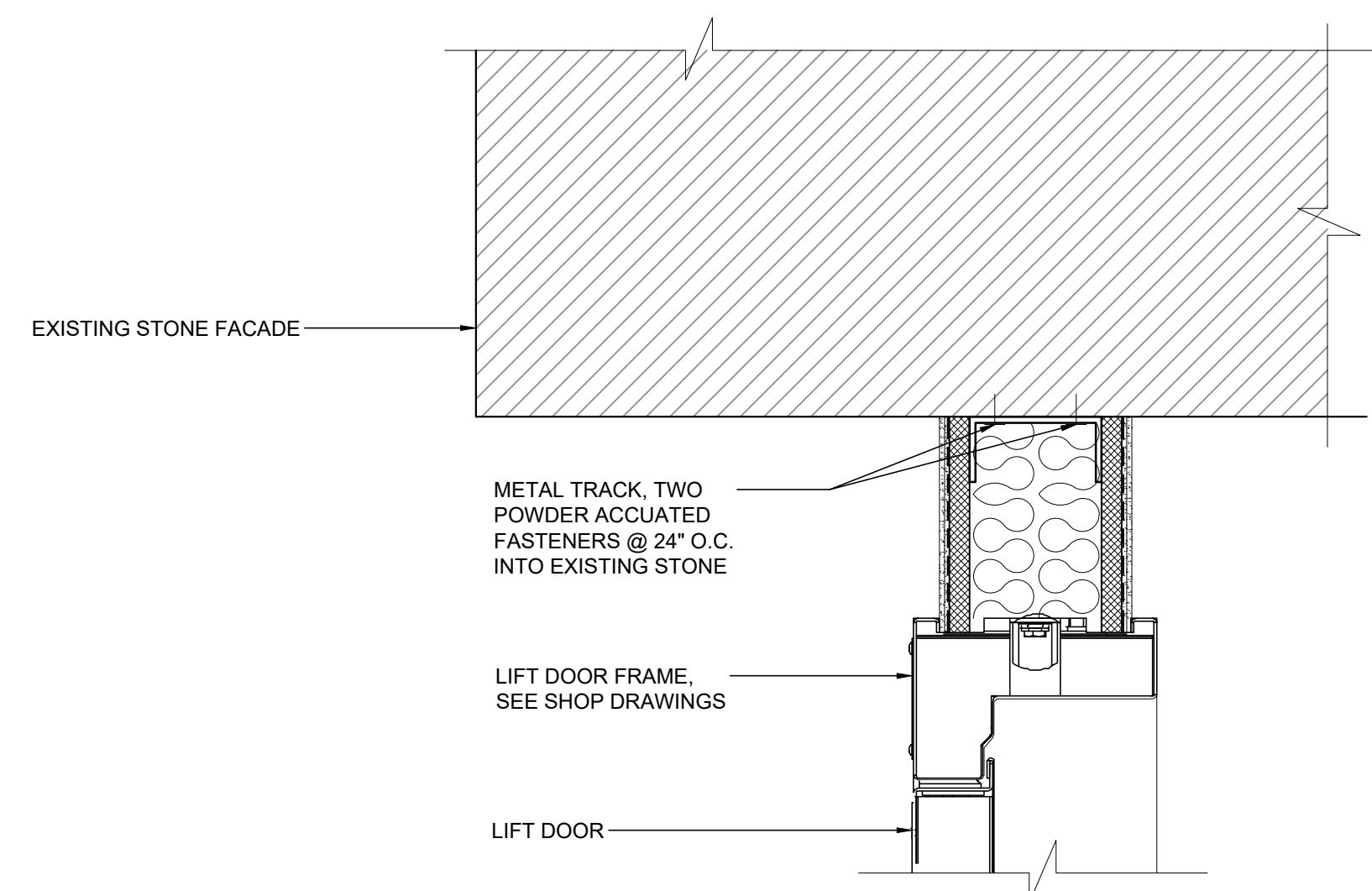
1 ENLARGED LIFT DOOR AND LOUVER ELEVATION
A-303 SCALE: 1" = 1'-0"



2 LIFT DOOR, HEADER, AND LOUVER DETAIL
A-303 SCALE: 1/4" = 1'-0"



3 WALL DETAIL AT DOOR HEADER
A-303 SCALE: 1/4" = 1'-0"



4 PLAN DETAIL AT DOOR FRAME AND EXISTING STONE
A-303 SCALE: 1/4" = 1'-0"

The current proposal is:

Preservation Department – Item 4, LPC-24-09823

**428 Lafayette Street – 428 Lafayette Street Building –
NoHo Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

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.