248 LAFAYETTE STREET *(A.K.A. 87 CROSBY STREET)*

248 LAFAYETTE STREET, NEW YORK, NY 10012

DRAWING LIST *(15 SHEETS)*

G001.00	TITLE SHEET, DRAWING LIST, PLOT PLAN, ZONING MAP, HISTORIC DISTRICT MAP
G002.00	SITE PLAN AREA MAP
Z101.00	ZONING DIAGRAMS, ZONING ANALYSIS & SUMMARY OF AREA AND USE
L001.00	TAX PHOTOS
L002.00	LAFAYETTE ST PHOTOS
L003.00	CROSBY ST PHOTOS
L101.00	DEMOLITION FLOOR PLANS
L102.00	PROPOSED FLOOR PLANS
L103.00	RCP FLOOR PLANS
L201.00	ELEVATIONS LAFAYETTE STREET
L202.00	ELEVATIONS CROSBY STREET
L203.00	EXISTING STOREFRONT LAFAYETTE STREET
L204.00	PROPOSED STOREFRONT ELEVATION LAFAYETTE STREET
L205.00	PROPOSED STOREFRONT VIEWS LAFAYETTE STREET
L206.00	EXISTING STOREFRONT ELEVATION CROSBY STREET
L207.00	PROPOSED STOREFRONT ELEVATION CROSBY STREET
L208.00	LAFAYETTE STREET BUILDING CORNICE
L301.00	PROPOSED BUILDING SECTION

SCOPE OF WORK

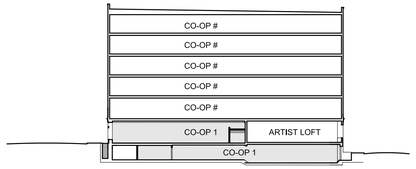
LAFAYETTE ST STOREFRONT WORK:
-REMOVE STOREFRONT, INCLUDES METAL PANELS COVERING EXISTING MASONRY
-REPAIR STOREFRONT MASONRY (BRICK AND STONE) AROUND REMOVALS,
-BUILT STOREFRONT CORNICE
-BUILD/RESTORE STOREFRONT: TRANSOM GLASS, MAIN WINDOW WITH RETURN GLASS PANELS, ENTRY DOORS
-RE-POINT AND REPLACE MASONRY WHERE REQUIRED

FAÇADE CORNICE LAFAYETTE:
-REBUILT FIBERGLASS BUILDING CORNICE

CROSBY STREET STOREFRONT WORK:
-REPAINT AND REPAIR STOREFRONT ABOVE CELLAR
-REPLACE METAL LOUVER OVER STOREFRONT WINDOWS
-RESTORE RESIDENTIAL WOOD TRIM AROUND DOOR AND TRANSOM
-REPAINT AND REPAIR RESIDENTIAL STAIR
-REMOVE AND REPLACE RESIDENTIAL STAIR RAIL

-REMOVE SKYLIGHT, GUARDRAIL, AND STAIR AT STREET TO CELLAR
-REBUILT CELLAR LEVEL STEPS WITH CONCRETE
-REPLACE STREET LEVEL GUARDRAIL
-REPAIR CONCRETE SIDEWALK
-NEW WOOD STOREFRONT AT CELLAR LEVEL

-RE-POINT MASONRY AT BASE AT LAFAYETTE AND CROSBY

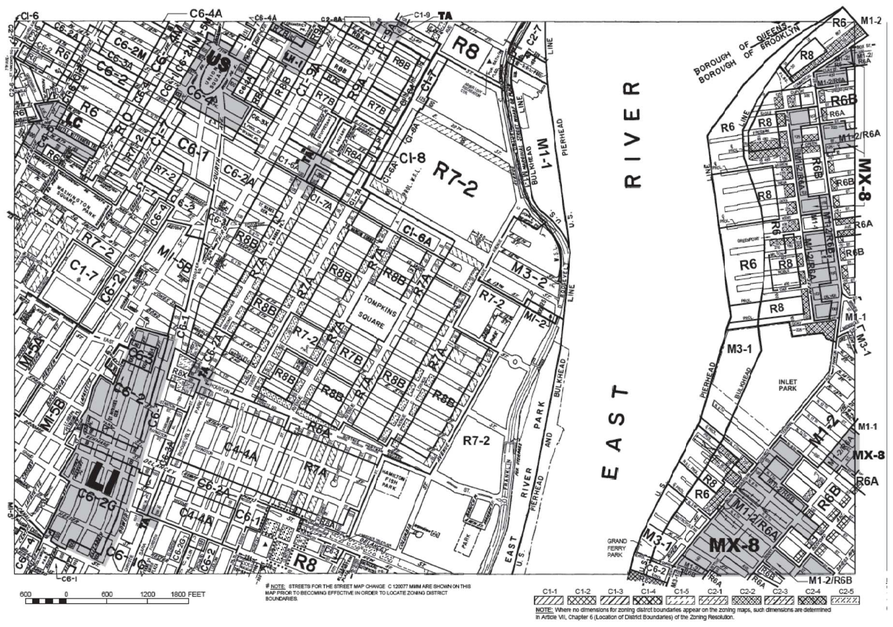


Ownership Diagram

SCOPE UNDER OWNERSHIP OF CO-OP 1

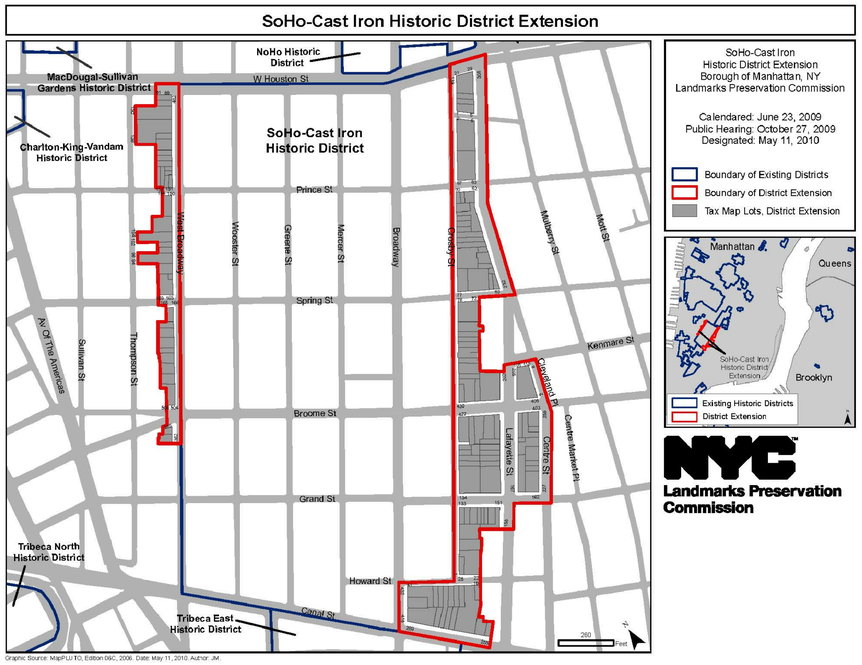
A. ZONING MAP

ZONING MAP



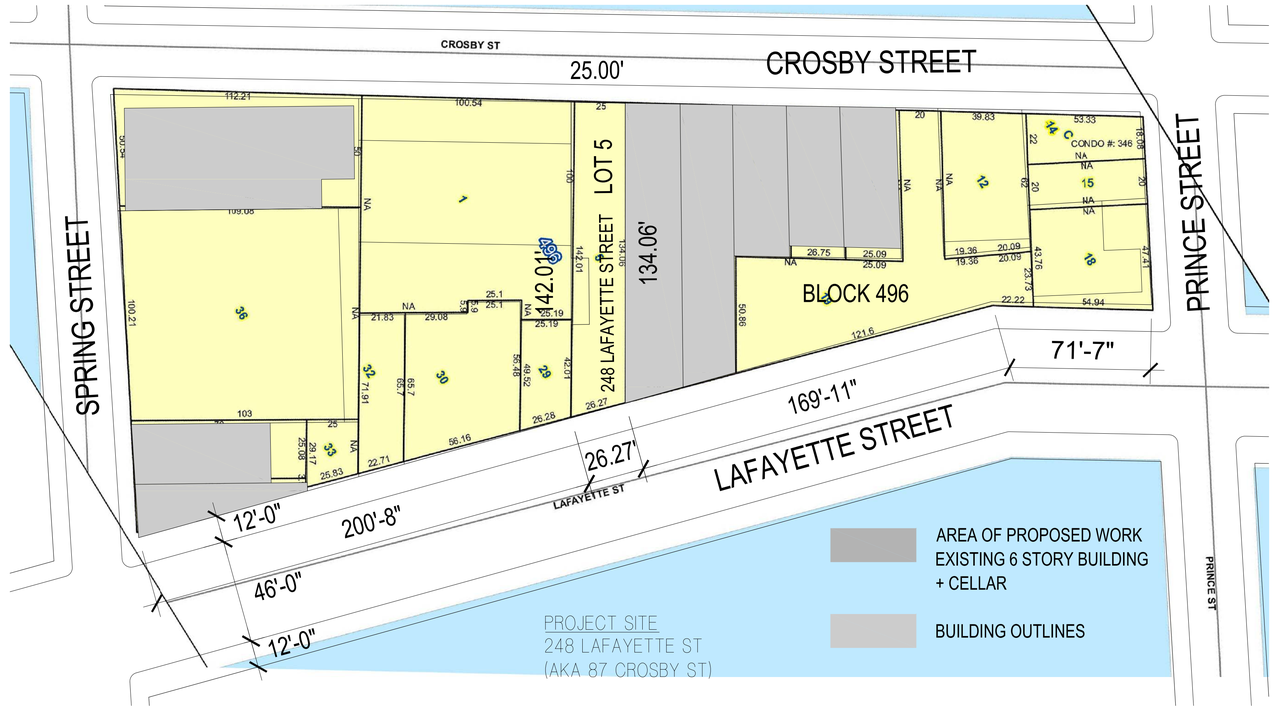
B. LPC LOCATION MAP

SOHO-CAST IRON HISTORIC DISTRICT EXTENSION



C. PLOT PLAN

SCALE: 1/32"



PLOT PLAN ZONING INFORMATION

BLOCK	496	STORIES EXISTING	6 STORY + CELLAR
LOT	5	STORIES PROPOSED	6 STORY + CELLAR
ZONING MAP	12C		
ZONE	M1-5B	CODE REFERENCE	1938 CODE
EXISTING ZONING USE GROUP	UG 17 / 17D	EXISTING OCCUPANCY	WHOLESALE / JLWQA
PROPOSED USE GROUP	UG 6 / 17D	PROPOSED OCCUPANCY	RETAIL / JLWQA
SPECIAL PURPOSE DISTRICT	NONE		
LANDMARK DISTRICT	YES - SOHO-CAST IRON HISTORIC DISTRICT EXTENSION		

NO.	DATE	REVISION DESCRIPTION
3	9/12/2015	FOR PUBLIC HEARING
2	8/25/2015	LPC PROJECT REVIEW 2
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING SUBMISSION 05/12/2015

PROJECT LOCATION
248 Lafayette Street
NEW YORK, NY

AMOIA CODY ARCHITECTURE
597 VANDERBILT AVE
BROOKLYN NY 11238
P 631.355.1328
F 631.614.4356
info@amoiacody.com

DRAWN BY:	RG
CHECKED BY:	AA/RC
SCALE:	AS NOTED
DATE:	07/25/2014

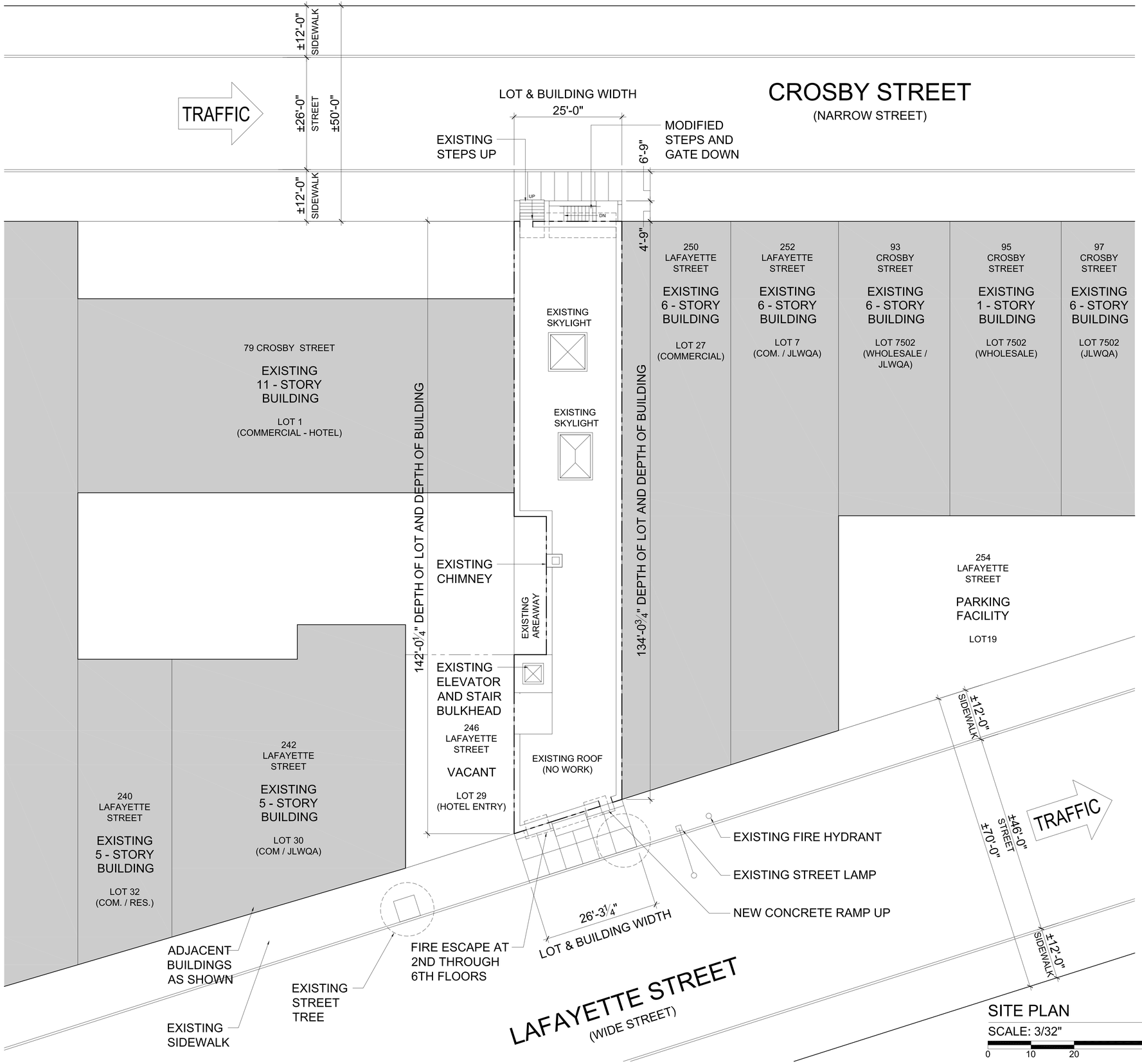
REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:
MAP
TITLE SHEET

SHEET NO.
G001.00

OF

BSCAN BELOW



SITE PLAN

SCALE: 3/32"

0 10 20 50 100

NO.	DATE	REVISION DESCRIPTION
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING SUBMISSION 05/12/2015

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REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:

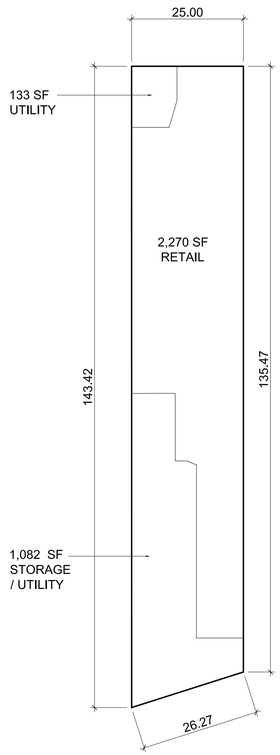
SITE PLAN

SHEET NO.

G002.00

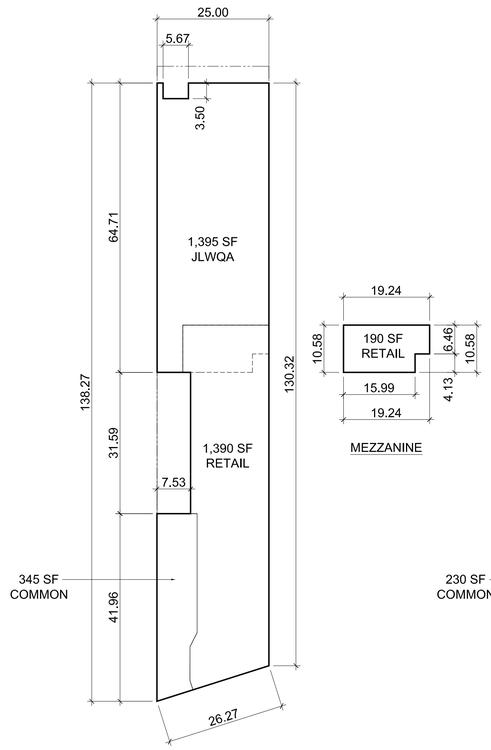
OF

BSCAN BELOW



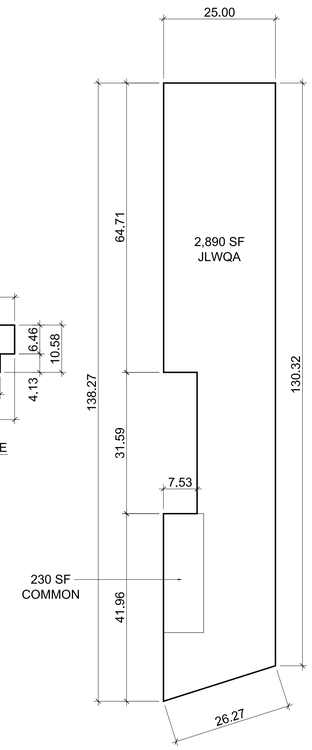
1 Z101 CELLAR PLAN

SCALE:



2 Z101 FIRST FLOOR PLAN

SCALE:



3 Z101 2ND - 6TH FLOOR PLAN

SCALE:

4. SUMMARY OF FLOOR AREA & USE

248 LAFAYETTE STREET NEW YORK, NY

FLOOR	USE		NET ZONING AREA		GROSS FLOOR AREA	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CELLAR	UG 17	UG 6	0	0	3,485	3,485
GROUND	UG 17/17D	UG 6/17D	3,065	3,065	3,065	3,065
MEZZANINE	UG 17	UG 6	190	190	190	190
2ND FLOOR	UG 17D	UG 17D	3,120	3,120	3,120	3,120
3RD FLOOR	UG 17D	UG 17D	3,120	3,120	3,120	3,120
4TH FLOOR	UG 17D	UG 17D	3,120	3,120	3,120	3,120
5TH FLOOR	UG 17D	UG 17D	3,120	3,120	3,120	3,120
6TH FLOOR	UG 17D	UG 17D	3,120	3,120	3,120	3,120
		TOTALS	18,855	**18,855**	22,340	22,340

5. ZONING ANALYSIS

ZONING ANALYSIS

LOT INFORMATION

ADDRESS:	248 LAFAYETTE STREET, NEW YORK, NY
BLOCK:	496
LOTS:	5
LOT AREA:	3,450
EXIST. FLOOR AREA:	18,855
ZONING DISTRICT:	M1-5B
ZONING MAPS:	12c
APPLICABILITY:	74-711 LANDMARK PRESERVATION IN ALL DISTRICTS

ZONING RESOLUTION	ITEM	PERMITTED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	I. USE REGULATIONS				
42-10 USES PERMITTED AS-OF-RIGHT			FLOORS CELLAR & 1ST UG 17 - WHOLESALE FLOORS 1ST THRU 6TH UG 17D - JLWQA	FLOORS CELLAR & 1ST UG 6 - RETAIL FLOORS 1ST THRU 6TH UG 17D - JLWQA	**NO** (SPECIAL PERMIT APPLICATION PER 74-711)
42-14 USES PERMITTED IN USE GROUP 17 - WHOLESALE				FLOORS CELLAR & 1ST UG 6 - RETAIL	**NO** (SPECIAL PERMIT APPLICATION PER 74-711)
	II. BULK REGULATIONS				
43-12	MAXIMUM ALLOWBLE FAR	5.0 x 3,450 = 17250			
			5.47 x 3,450 = 18,885	5.47 x 3,450 = 18,885	YES*
		* PER 54-31 DEGREE OF EXISTING NON-COMPLIANCE IS NOT BEING INCREASED			
	PROPOSED RETAIL UG 6 FLOOR AREA	CELLAR (NOT ZONING AREA)		(2,270 S.F.)	
	PROPOSED RETAIL UG 6 FLOOR AREA	GROUND FLOOR		1,390	
	EXISTING JLWQA UG 17D FLOOR AREA	FLOORS 1 THRU 6	17,300 S.F.		
15-12	OPEN SPACE EQUIVALENT	30% OF GROSS FLOOR AREA FOR 15 UNITS OR MORE	6 UNITS EXISTING		NOT APPLICABLE
15-111	MAX. NUMBER OF DWELLING UNITS	17,300/ 740 = 23 UNITS	6 UNITS EXISTING		YES
43-28	REAR YARDS				
	Special Provisions for Through Lots	(a) an open area with a minimum #lot depth# of 40 feet midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts; (b) two open areas, each adjoining and extending along the full length of the #street line#, and each with a minimum depth of 20 feet measured from such #street line#; or (c) an open area adjoining and extending along the full length of each #side lct line#, with a minimum width			
		* PER 54-31 DEGREE OF EXISTING NON-COMPLIANCE IS NOT BEING INCREASED			YES*
43-43	MAXIMUM BASE HEIGHT	85 FEET	77 FEET	77 FEET	YES
	MAXIMUM BUILDING HEIGHT	N/A	77 FEET	77 FEET	YES
43-43	REQUIRED SETBACK ABOVE BASE				
	LAFAYETTE STREET SIDE	15' WIDE STREET	0 FEET	0 FEET	YES*
	CROSBY STREET SIDE	20' NARROW STREET	0 FEET	0 FEET	YES*
	SKY EXPOSURE PLANE	2.7:1	0 FEET	WITHIN SKY EXPOSURE	YES
		* PER 54-31 DEGREE OF EXISTING NON-COMPLIANCE IS NOT BEING INCREASED			
	IV. PARKING AND LOADING REGULATIONS				
44-022 / 13-41	REQUIRED ACCESSORY PARKING	NONE REQUIRED		NONE PROVIDED	YES

NO.	DATE	REVISION DESCRIPTION
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING
SUBMISSION 05/12/2015

PROJECT LOCATION

248 Lafayette Street
NEW YORK, NY

AMOIA CODY ARCHITECTURE

597 VANDERBILT AVE
BROOKLYN NY 11238
P 631.355.1328
F 631.614.4356
info@amoiacody.com

DRAWN BY: RG
CHECKED BY: AA/RC
SCALE: AS NOTED
DATE: 07/25/2014

REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:

ZONING DIAGRAMS

SHEET NO.

Z101.00

OF

BSCAN BELOW

87 CROSBY (AKA LAFAYETTE STREET)
DATE OF CONSTRUCTION 1900
ARCHITECT: C ABBOTT FRENCH
STYLE: RENAISSANCE REVIVAL
STORIES: 6

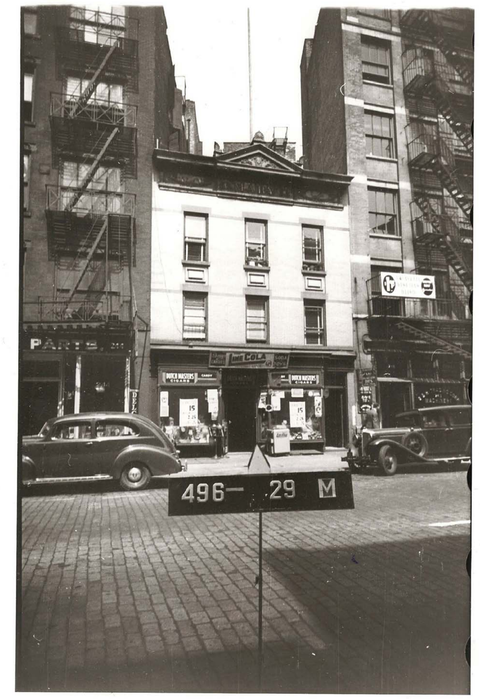
ARCHITECT C. ABBOTT FRENCH ALSO DESIGNED
13-17 CROSBY STREET.

HISTORICAL TAX LOT PHOTOS :

1 13-17 CROSBY ST,
2 CROSBY ST: AKA 248 LAFAYETTE (LEFT) ,
3 CROSBY ST: AKA 246 LAFAYETTE,
4 87 CROSBY ST,
5 250 LAFAYETTE ST,
6 246 LAFAYETTE ST,
7 248 LAFAYETTE ST

5

6



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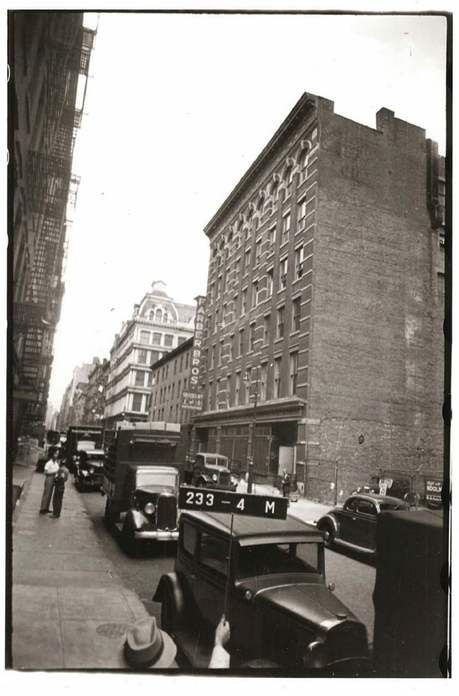

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3

4

NO.	DATE	REVISION DESCRIPTION
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LPC SUBMISSION 08/5/2015
CITY PLANNING
SUBMISSION 05/12/2015

PROJECT LOCATION

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Street
NEW YORK, NY

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ARCHITECTURE

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BROOKLYN NY 11238
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DRAWN BY:	RG
CHECKED BY:	AA/RC
SCALE:	AS NOTED
DATE:	07/25/2014

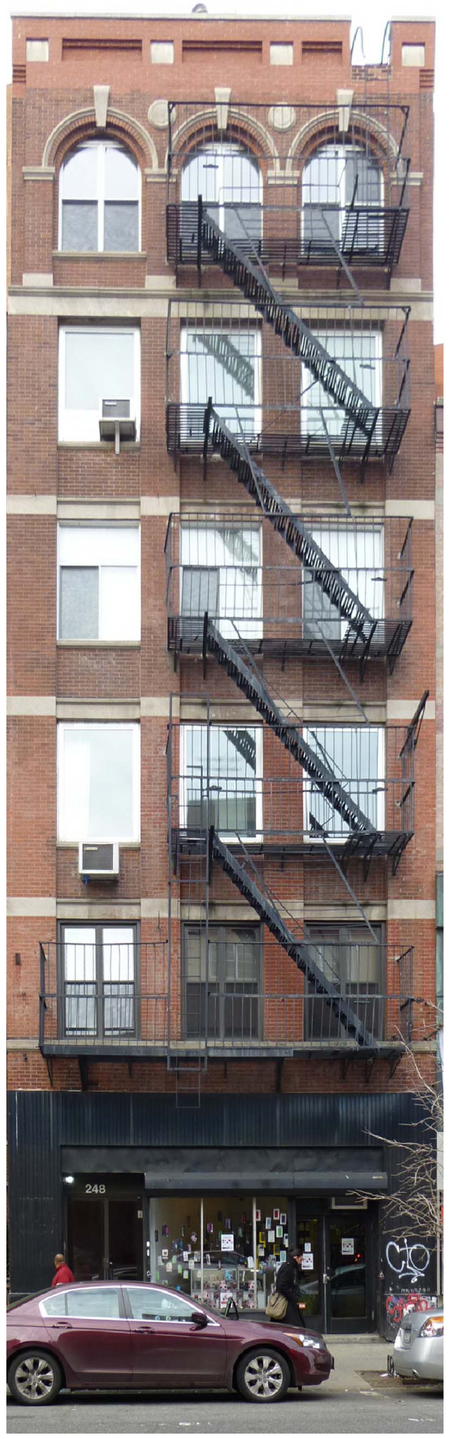
REGISTERED ARCHITECT
ROBERT CODY
029903
STATE OF NEW YORK

TITLE:
TAX PHOTOS

SHEET NO.
L001.00

OF

BSCAN BELOW



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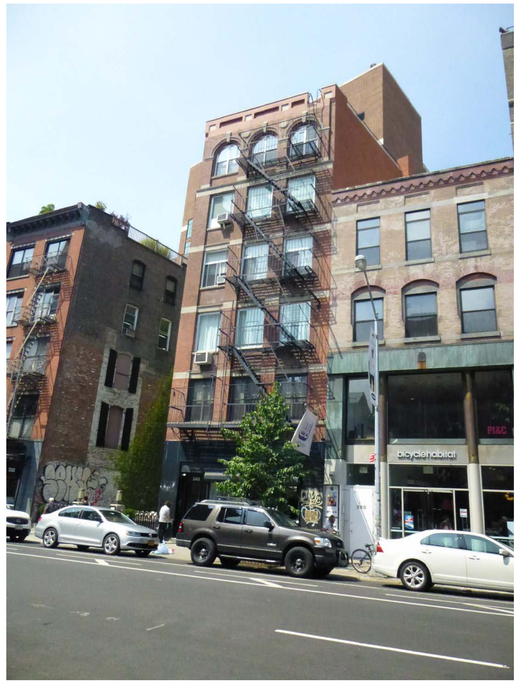

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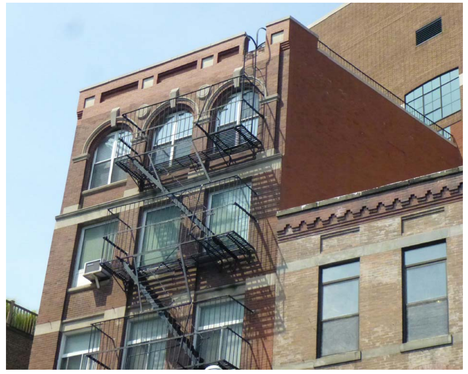

4

5

6

LAFAYETTE ST PHOTOS :
1 WHOLE FACADE, 2 LOOKING NORTH, 3 LOOKING SOUTH, 4 TOP, 5 DETAIL STOREFRONT WINDOW, 6 LOOKING STOREFRONT SOUTH BASE

NO.	DATE	REVISION DESCRIPTION
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING
SUBMISSION 05/12/2015

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info@amoiacody.com

DRAWN BY:	RG
CHECKED BY:	AA/RC
SCALE:	AS NOTED
DATE:	10/25/2014

REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:
248 LAFAYETTE ST PHOTOS

SHEET NO.
L002.00

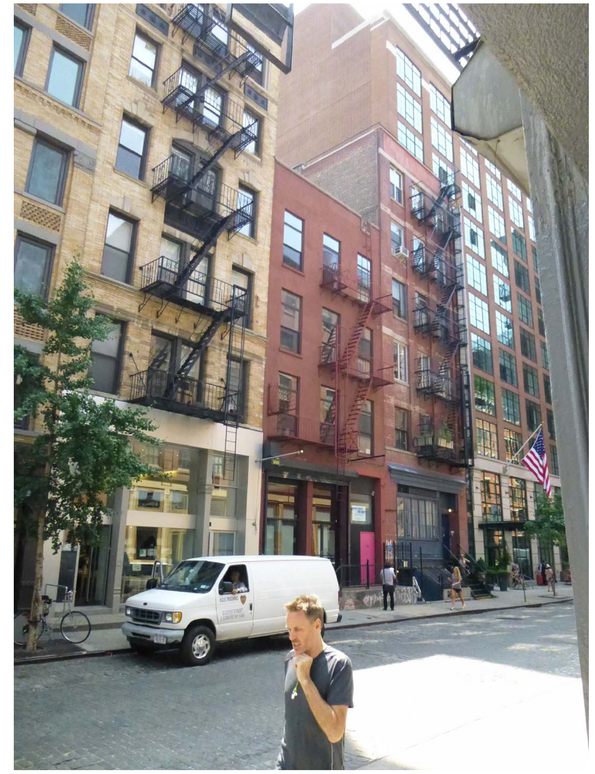
OF

BSCAN BELOW

1

2

3



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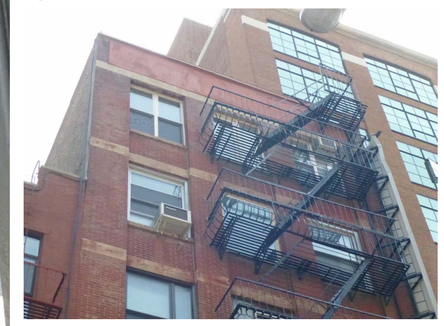

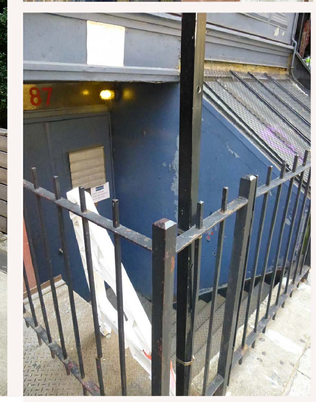

5 6 7 8 9 10 11

CROSBY ST PHOTOS :
1 TAX LOT PHOTO LOOKING NORTH, 2 LOOKING NORTH, 3 LOOKING SOUTH, 4 TOP, 5 FACADE, 6 LOOKING SOUTH, 7 LOOKING NORTH, 8 STOREFRONT STEPS DOWN, 9 DETAIL NORTH, 10 DETAIL ", 11 DETAIL SOUTH

NO.	DATE	REVISION DESCRIPTION
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CITY PLANNING
SUBMISSION 05/12/2015

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DRAWN BY: RG
CHECKED BY: AA/RC
SCALE: AS NOTED
DATE: 07/25/2014

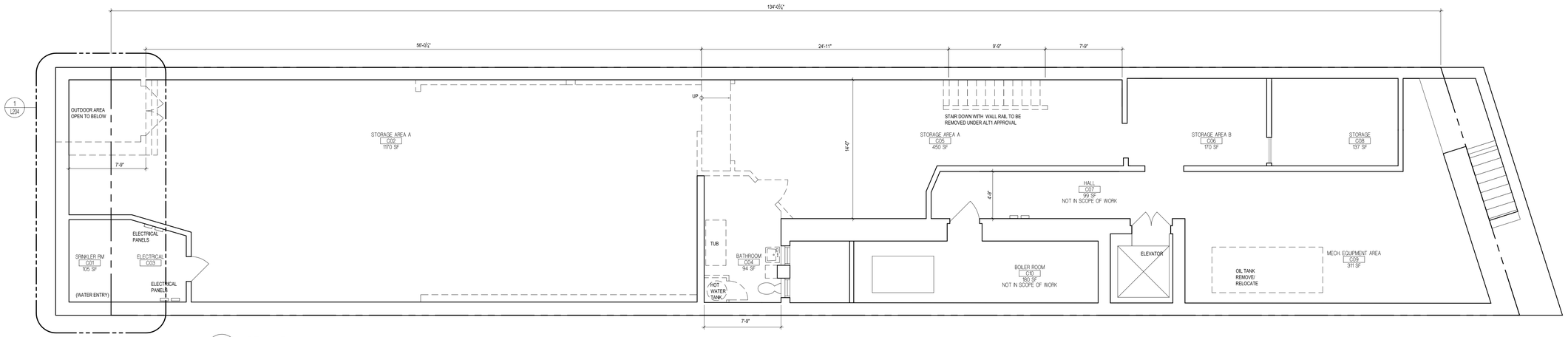
REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:
87 CROSBY ST PHOTOS

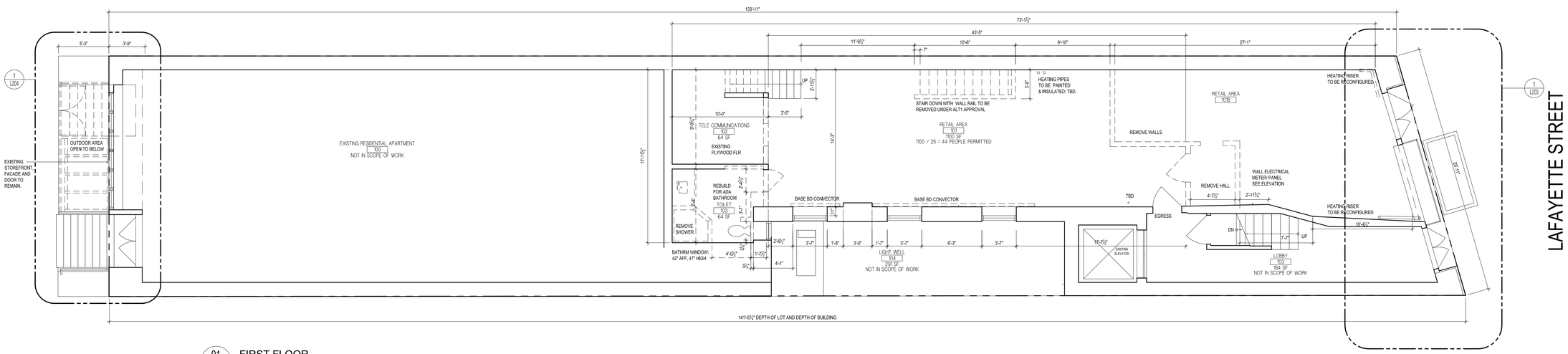
SHEET NO.
L003.00

OF

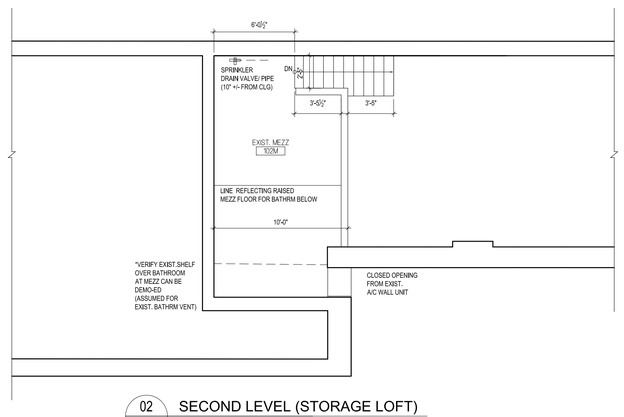
BSCAN BELOW



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



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



02 - SECOND LEVEL (STORAGE LOFT)
SCALE: 1/4"=1'-0"

LAFAYETTE STREET

GRAPHIC LEGEND

- NEW INTERIOR WALL, NON- LOAD BEARING
- EXISTING WALL (EXTERIOR WALLS)
- EXISTING DOOR
- NEW DOOR

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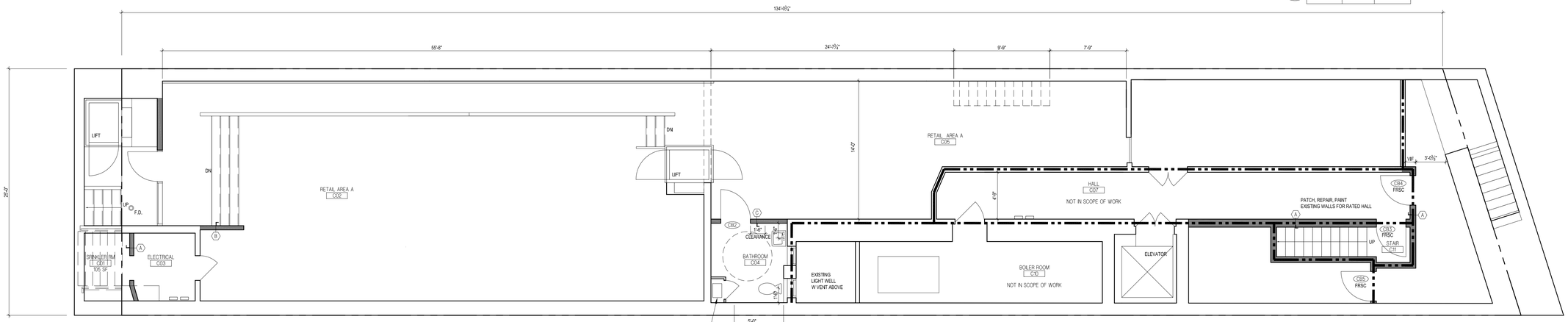
REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:
DEMO PLANS

SHEET NO.
L101.00
of

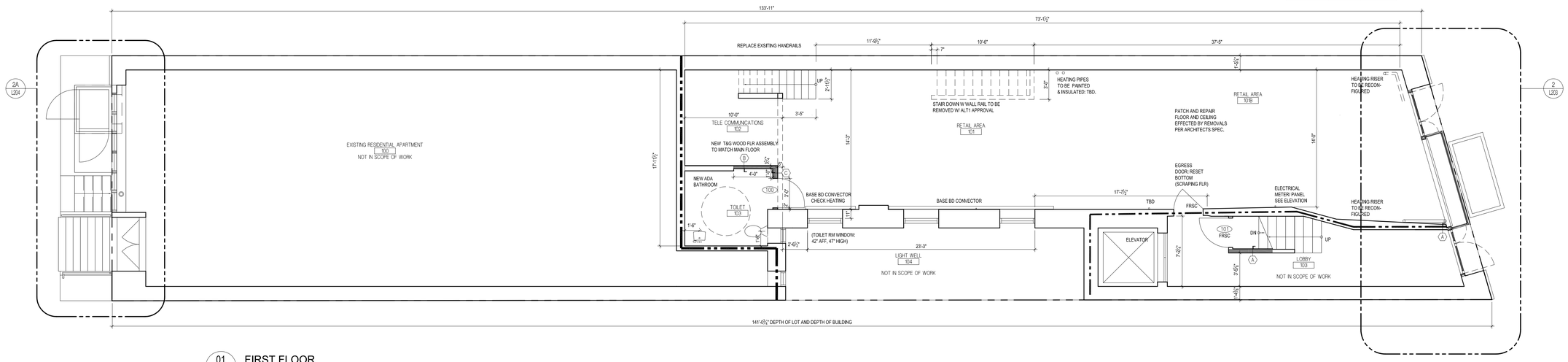
BSCAN BELOW

	CELLAR DOORS	TYPE	SIZE / RATING
CB2	-BATH RM	HOLLOW MTL	3'X7'
CB3	-STAIR (FRSC)	HOLLOW MTL	3'X7' -90 MIN.
CB4	(FRSC)	HOLLOW MTL	3'X7' -90 MIN.
CB5	(FRSC)	HOLLOW MTL	3'X7' -90 MIN.

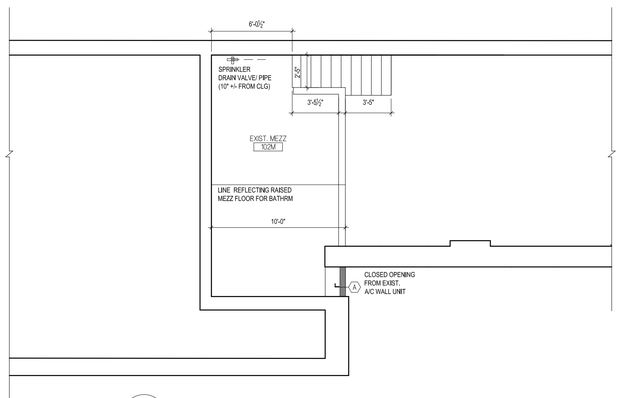


03 - CELLAR
SCALE: 1/4"=1'-0"

	1ST FLR DOORS	TYPE	SIZE /RATING
100	-BATHROOM	HOLLOW MTL	3'X7'
101	-STAIR DN (FRSC)	HOLLOW MTL	3'X7'- 90 MIN.



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



02 - SECOND LEVEL (STORAGE LOFT)
SCALE: 1/4"=1'-0"

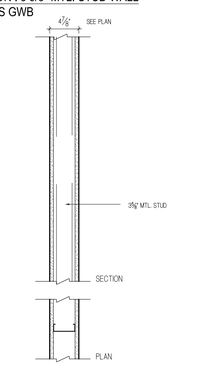
GENERAL NOTES FOR PARTITIONS:

1. ALL PARTITIONS TO BE CONSTRUCTED PER RECENT CODE.
2. FIRESTOPPING SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED METHODS FOR THE REQUIRED FIRE RATING OF A WALL ASSEMBLY. SEE SPECIFICATIONS/ ASTM INDUSTRY STANDARDS FOR SPECIFIC DETAIL REQUIREMENTS AT PARTITION INTERSECTIONS W/ FLOOR AND CEILING CONSTRUCTION.
3. ALTERNATE METHODS OF FIRESTOPPING MUST CONFORM TO U.L.
4. FIRE RATING INDICATED IS MINIMUM REQUIREMENT. PARTITION MAY EXCEED MINIMUM.
5. FIRE RATING FOR CMU BASED ON ASTM E-119 AND EQUIVALENT SOLID THICKNESS METHOD DESCRIBED BY THE NATIONAL CONCRETE MASONRY ASSOC. NO VALUE HAS BEEN GIVEN TO CMU / GWB, COMPOSITE PARTITIONS. CMU RATING REQUIREMENTS GOVERN. SEE SPECIFICATIONS FOR STEEL FIREPROOFING REQUIREMENTS.
6. DRYWALL PARTITIONS SHALL BE CONSTRUCTED AS FOLLOWS, UNLESS OTHERWISE NOTED:

   A. FRAMING MEMBERS SHALL BE 3-5/8" METAL STUDS @ 16" ON CENTER, EXTENDING FROM FLOOR TO UNDERSIDE OF DECK ABOVE. SIZE AND SPACING OF STUDS MAY VARY AS REQUIRED FOR HEIGHT OF PARTITION AND OTHER SPECIAL CONDITIONS, CONTRACTOR TO VERIFY ALL STUD GUAGES REQUIRED.
   B. THE ABOVE IS A MINIMUM REQUIREMENT. ACTUAL GAUGE, HEIGHT AND SPACING OF METAL STUDS SHALL BE AS DETERMINED TO MEET STRUCTURAL AND SEISMIC LOADS, AND ALSO TO LIMIT PARTITION DEFLECTION TO L/360 WITH A LATERAL LOAD OF 5 PSF. HORIZONTAL FRAMING FOR MOLD & MOISTURE RESISTANT BOARD SOFFITS SHALL BE SPACED NO MORE THAN 12" ON CENTER. REFER TO SPECIFICATIONS AND TO US GYPSUM SA-421, SA-426, OR EQUAL FOR GAUGES.
   C. PROVIDE 3-1/2" FIBERGLASS OR MINERAL FIBER SOUND ATTENUATING BLANKET INSULATION BETWEEN 3-5/8" METAL STUDS. THICKNESS OF INSULATION SHALL VARY TO SUIT DEPTH OF METAL STUDS ACTUALLY USED, INCLUDING SHAFT WALL STUDS.
   D. UNLESS OTHERWISE NOTED GWB, TO BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURE/DECKS/LAB ABOVE.

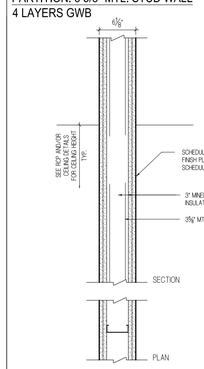
8. USE WATER RESISTANT GWB IN ALL TOILET ROOMS AND BATHROOMS.
9. CERAMIC TILE SHALL BE THIN-SET ON CEMENTITIOUS BOARD PARTITIONS, AND THICK-SET WHEN APPLIED TO MASONRY. REFER TO ROOM FINISH SCHEDULES FOR CERAMIC TILE LOCATIONS. NOTE: PROVIDE 5#8" CEMENT BOARD BACKER WHEREVER TILE OCCURS.
10. IN POTENTIALLY WET AREAS THE FLOOR TRACK AND BOTTOM PORTION OF STUDS SHALL RECEIVE A PROTECTIVE BITUMINOUS COATING.
11. THE BOTTOM EDGE OF WALLBOARD SHALL BE RAISED 1/2" ABOVE CONCRETE SLAB IN CORRIDORS, LOBBIES, VESTIBULES, AND POTENTIALLY WET AREAS. FINISH BOTTOM EDGE OF WALLBOARD WITH L-SHAPED GALVANIZED METAL TRIM. FILL GAP WITH NON-SHRINK MATERIAL.

PARTITION : 3 5/8" MTL. STUD WALL - 1 LAYERS GWB



TYPE	FIRE RATING / UL DESIGN	SHEATHING DESCRIPTION	ACTUAL SIZE	INSUL. STC	HEAD DETAIL / BASE DETAIL	REMARKS
C	0 HR / U465	(1) LAYER ⅝" TYPE "X" GYP. BD. EACH SIDE •	4⅝"	3" / 49	HEAD DETAIL / BASE DETAIL	REMARKS 1ST FLR WALLS
B	0 HR / U465	(1) LAYER ⅝" TYPE "X" GYP. BD. EACH SIDE •	3 ⅛"	- / -	HEAD DETAIL / BASE DETAIL	REMARKS TYP. FLR

PARTITION: 3 5/8" MTL. STUD WALL - 4 LAYERS GWB



TYPE	FIRE RATING / UL DESIGN	SHEATHING DESCRIPTION	ACTUAL SIZE	INSUL. STC	HEAD DETAIL / BASE DETAIL	REMARKS
A	2 HR / ---	(2) LAYERS ⅝" TYPE "X" GYP. BD. EACH SIDE	6⅛"	3" / 56	HEAD DETAIL / BASE DETAIL	REMARKS TYPICAL EGRESS STAIR ENCLOSURE

NO.	DATE	REVISION DESCRIPTION
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING
SUBMISSION 05/12/2015

PROJECT LOCATION

248 Lafayette Street
NEW YORK, NY

AMOIA CODY ARCHITECTURE
597 VANDERBILT AVE
BROOKLYN NY 11238
P 631.355.1328
F 631.614.4356
info@amoiacody.com

DRAWN BY:	RG
CHECKED BY:	AA/RC
SCALE:	AS NOTED
DATE:	07/25/2014

REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:

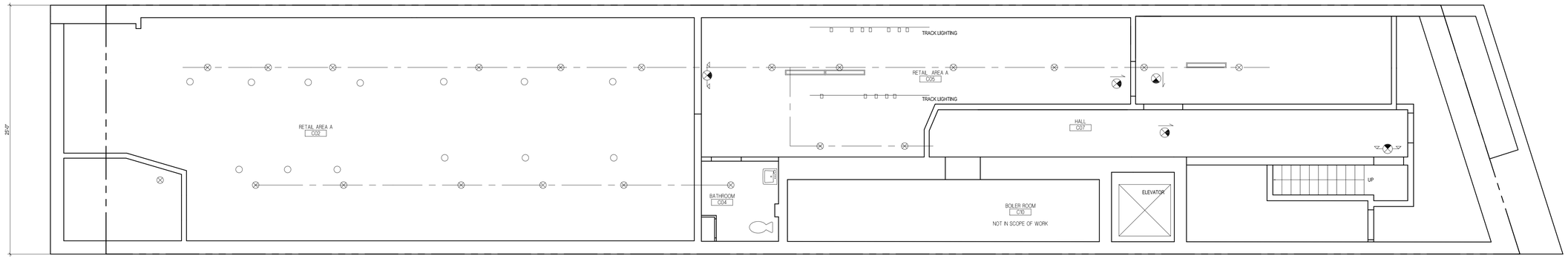
PROPOSED PLANS

SHEET NO.

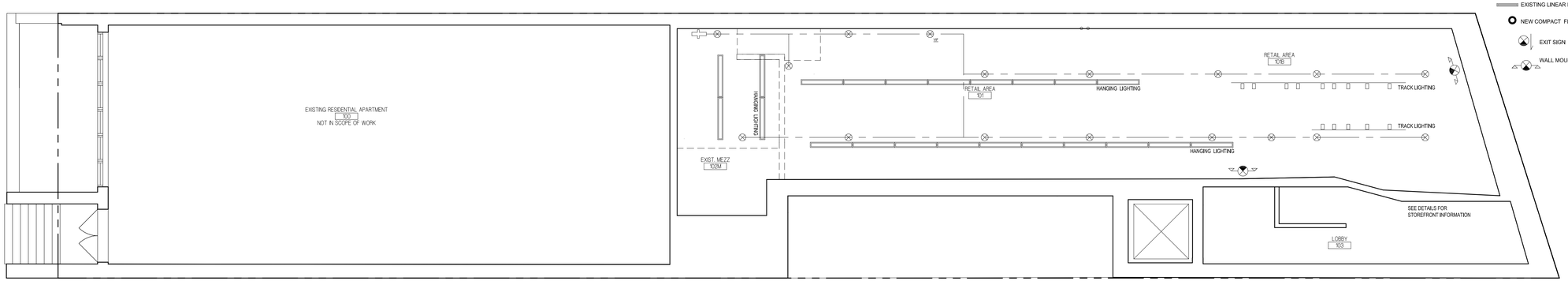
L102.00

OF

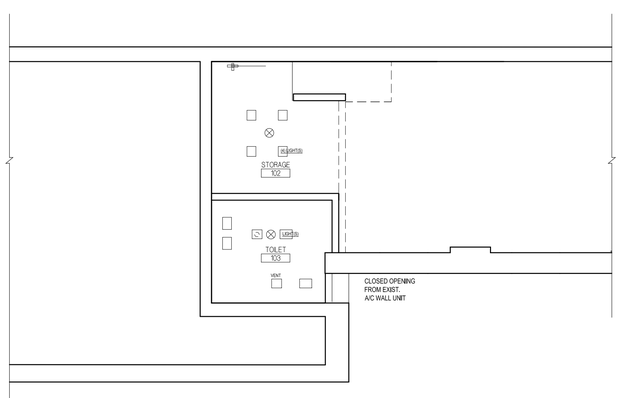
BSCAN BELOW



03 - CELLAR RCP
SCALE: 1/4"= 1'-0"



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



02 - FIRST LEVEL RCP
SCALE: 1/4"= 1'-0"

CEILING LEGEND

- EXISTING SPRINKLER
- EXISTING COMPACT FLUORESCENT
- EXISTING TRACK LIGHTING
- EXISTING LINEAR FLOURESCENT
- NEW COMPACT FLUORESCENT
- EXIT SIGN
- WALL MOUNTED EXIT SIGN

NO.	DATE	REVISION DESCRIPTION
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING
SUBMISSION 05/12/2015

PROJECT LOCATION

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NEW YORK, NY

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DRAWN BY:	RG
CHECKED BY:	AA/RC
SCALE:	AS NOTED
DATE:	07/25/2014

REGISTERED ARCHITECT ROBERT CODY 020903 STATE OF NEW YORK

TITLE:

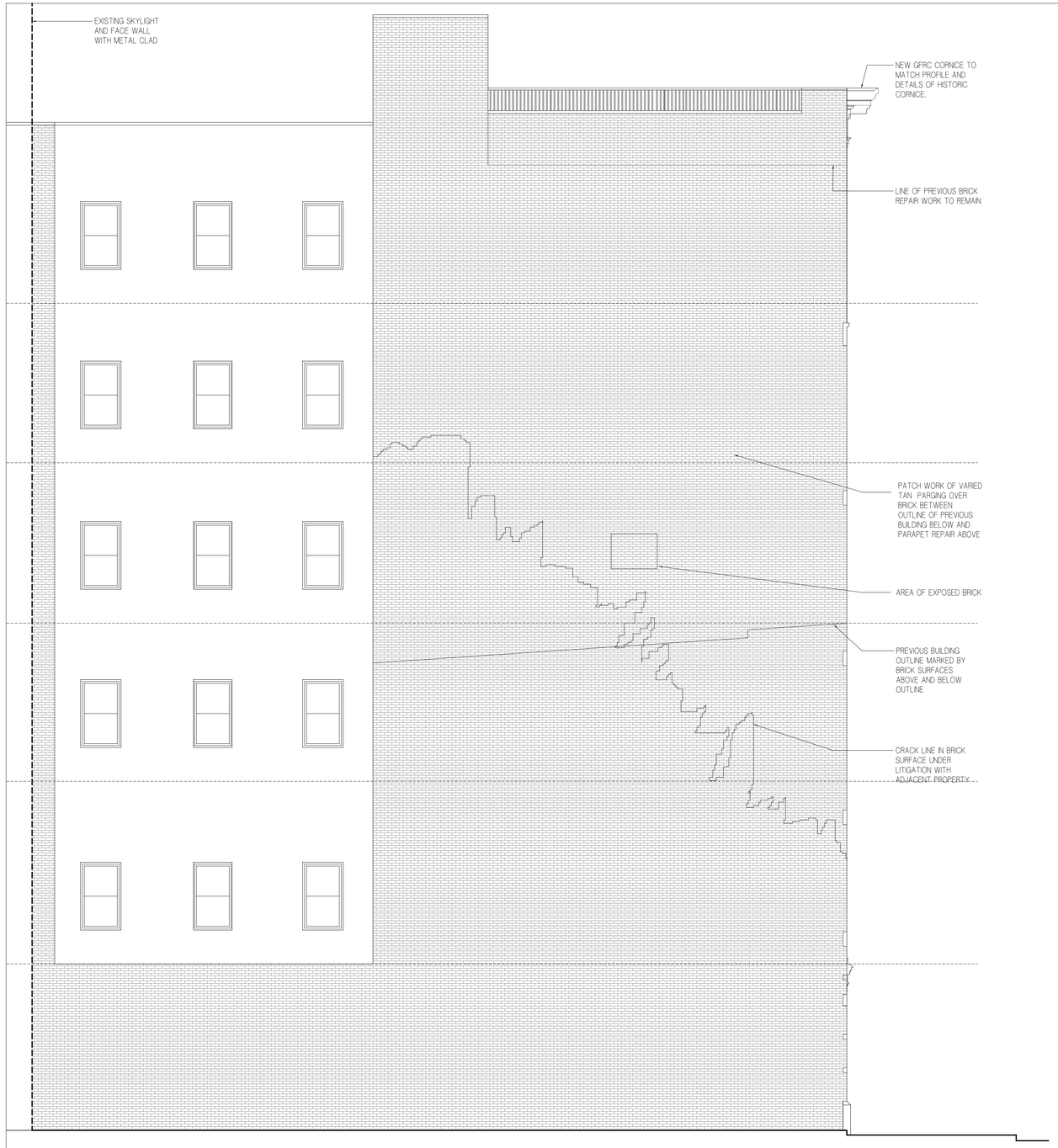
RCP PLANS

SHEET NO.

L103.00

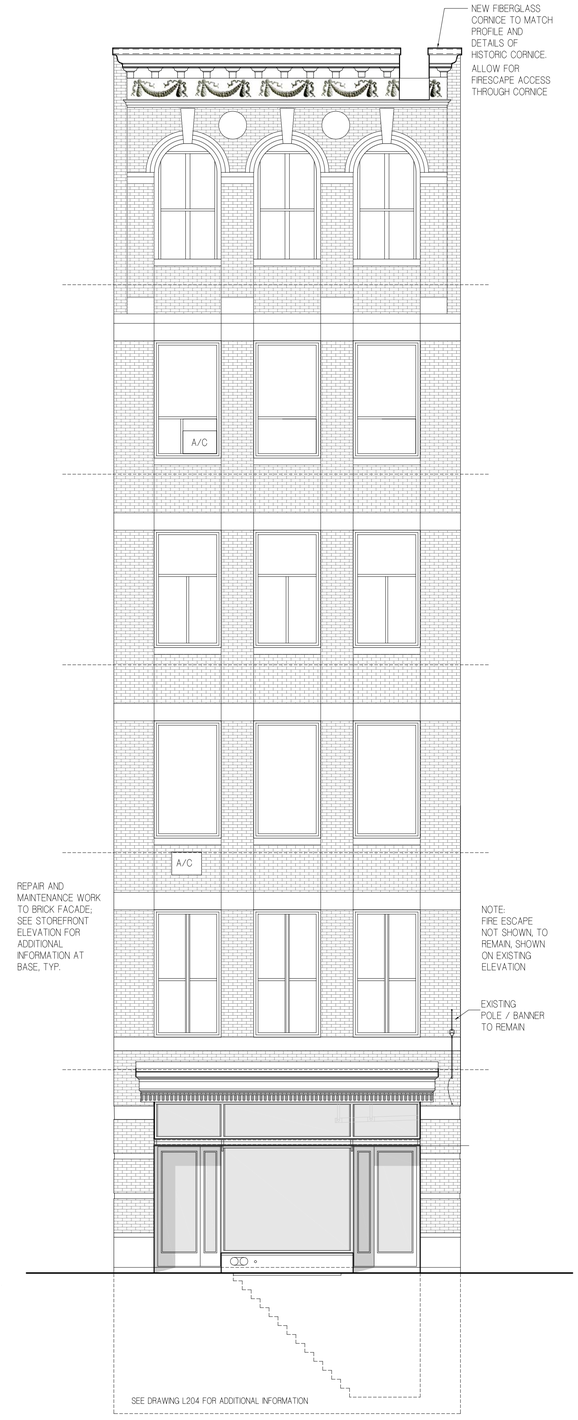
OF

BSCAN BELOW



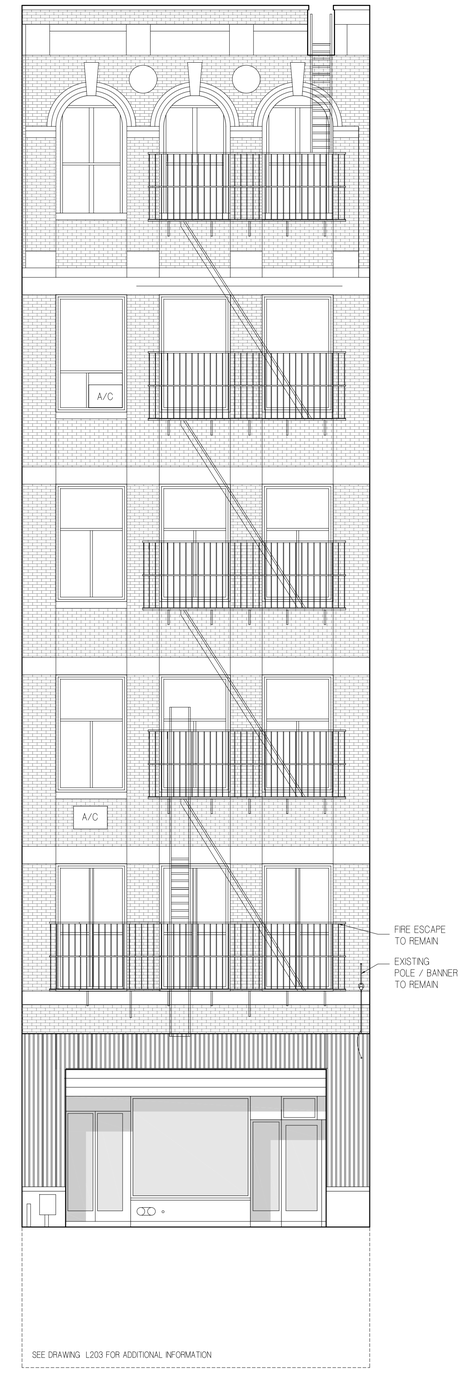
2 - SOUTH ELEVATION AT LAFAYETTE STREET

SCALE: 3/16"=1'-0"



2 - PROPOSED LAFAYETTE ST ELEVATION

SCALE: 3/16"=1'-0"



1 - EXISTING LAFAYETTE ST ELEVATION

SCALE: 3/16"=1'-0"

REMOVE EXISTING STOREFRONT WITH DOORS AND TRANSOM.
ENLARGE AND RESTORE STOREFRONT PER LPC APPROVED DRAWINGS.
REPAIR & CLEAN MASONRY AT BASE PER SPECIFICATIONS

NO.	DATE	REVISION DESCRIPTION
3	9/11/15	LPC 74-711 FOR HEARING
2	8/21/15	LPC 74-711 APPLICATION MTG
1	2/25/15	C.P. MTG 74-711 APPLICATION

SUBMITTAL:
ISSUED TO LPC

248
LAFAYETTE ST
87 CROSBY ST

NEW YORK, NY

AMOIA CODY ARCHITECTURE
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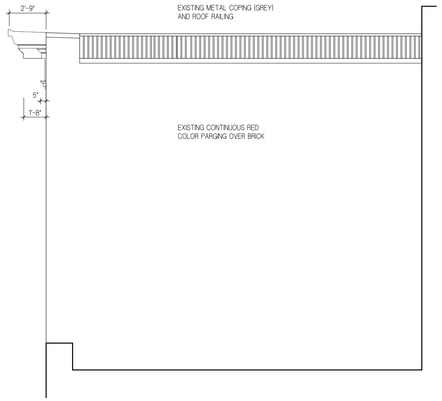
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE:

TITLE:
LAFAYETTE STREET DRAWINGS

SHEET NO.
L201.00

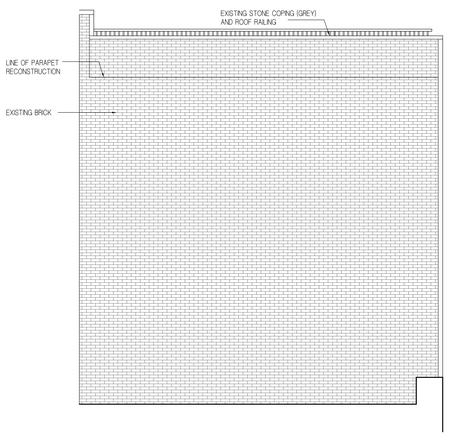
OF

BSCAN BELOW



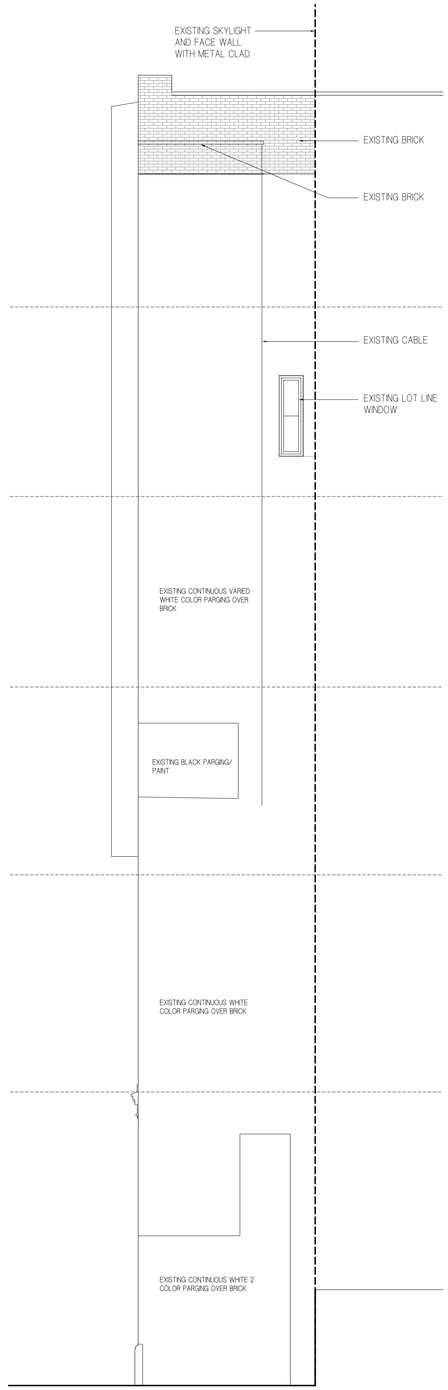
4 - NORTH ELEVATION AT LAFAYETTE STREET

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



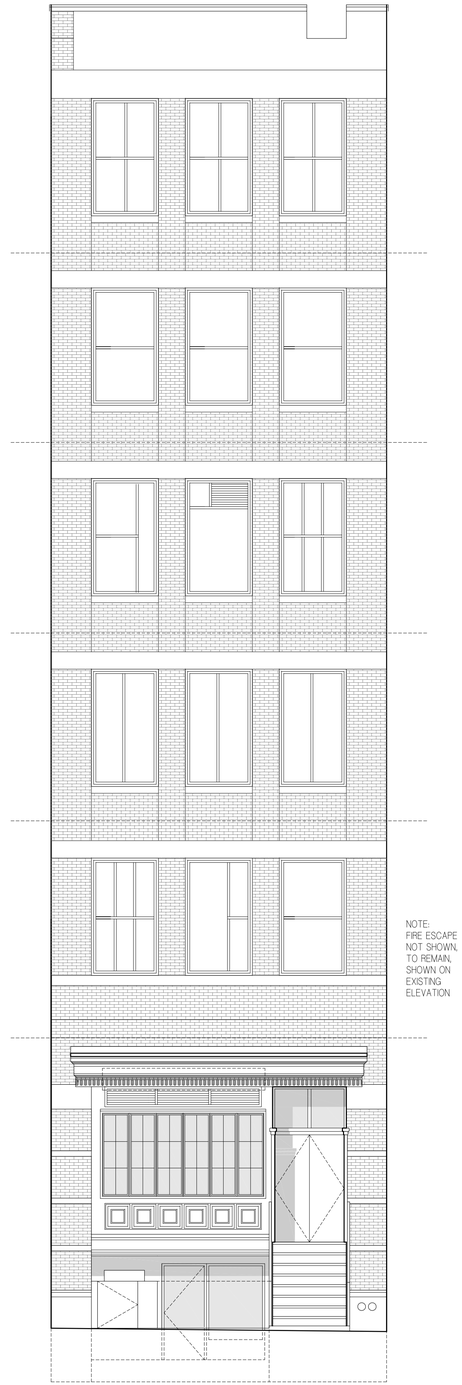
5 - NORTH ELEVATION AT CROSBY STREET

SCALE: 3/16"=1'-0"



3 - SOUTH ELEVATION AT CROSBY STREET

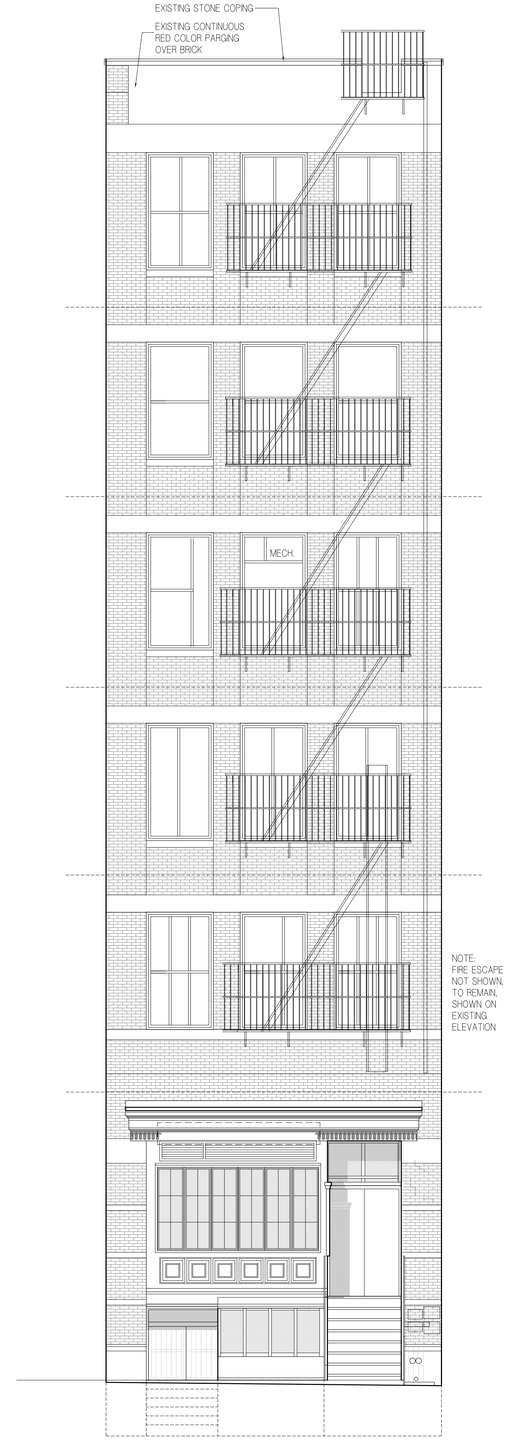
SCALE: 3/16"=1'-0"



2 - PROPOSED CROSBY ST ELEVATION (WEST)

SCALE: 3/16"=1'-0"

SEE DRAWING L207 FOR ADDITIONAL INFORMATION.



1 - EXISTING CROSBY ST ELEVATION

SCALE: 3/16"=1'-0"

SEE DRAWING L206 FOR ADDITIONAL INFORMATION.

NO.	DATE	REVISION DESCRIPTION
3	9/11/15	LPC 74-711 FOR HEARING
2	8/21/15	LPC 74-711 APPLICATION MTG
1	2/25/15	C.P. MTG 74-711 APPLICATION

SUBMITTAL:

ISSUED TO LPC

248
LAFAYETTE ST
87 CROSBY ST

NEW YORK, NY

AMOIA CODY ARCHITECTURE

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info@amoiacody.com

DRAWN BY:

CHECKED BY:

SCALE: AS NOTED

DATE:

REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

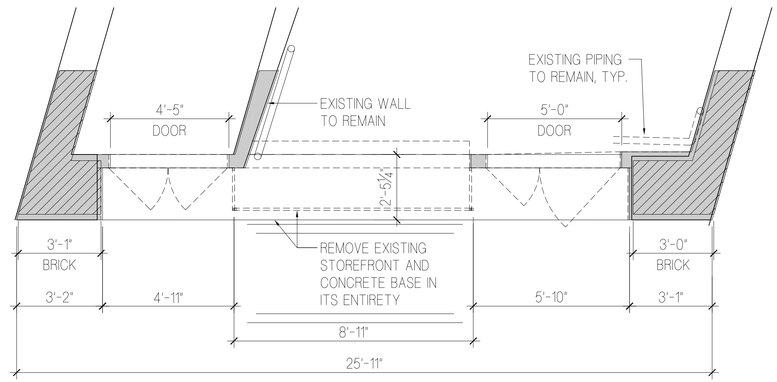
TITLE:
CROSBY ST DRAWINGS

SHEET NO.

L202.00

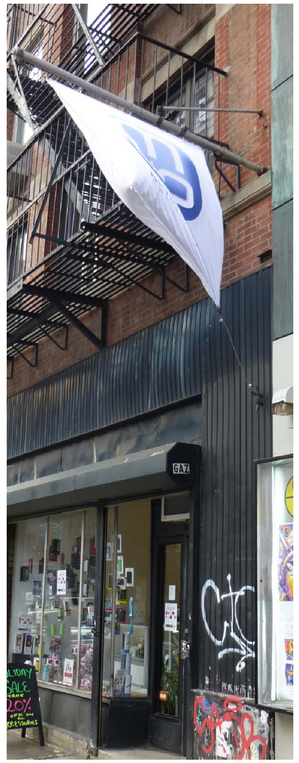
OF

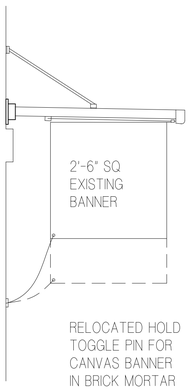
BSCAN BELOW



1A - EXISTING LAFAYETTE ST STOREFRONT - PLAN

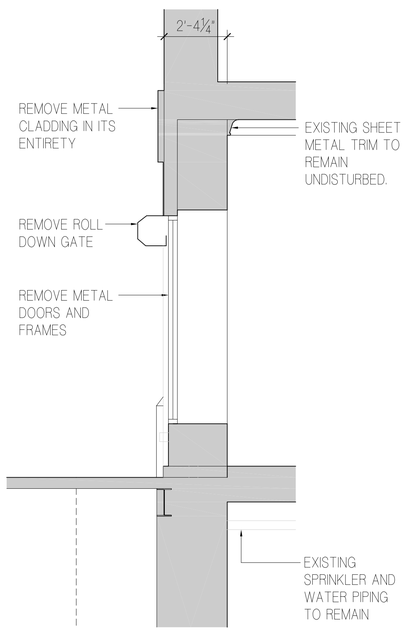
SCALE: 1/4"=1'-0"





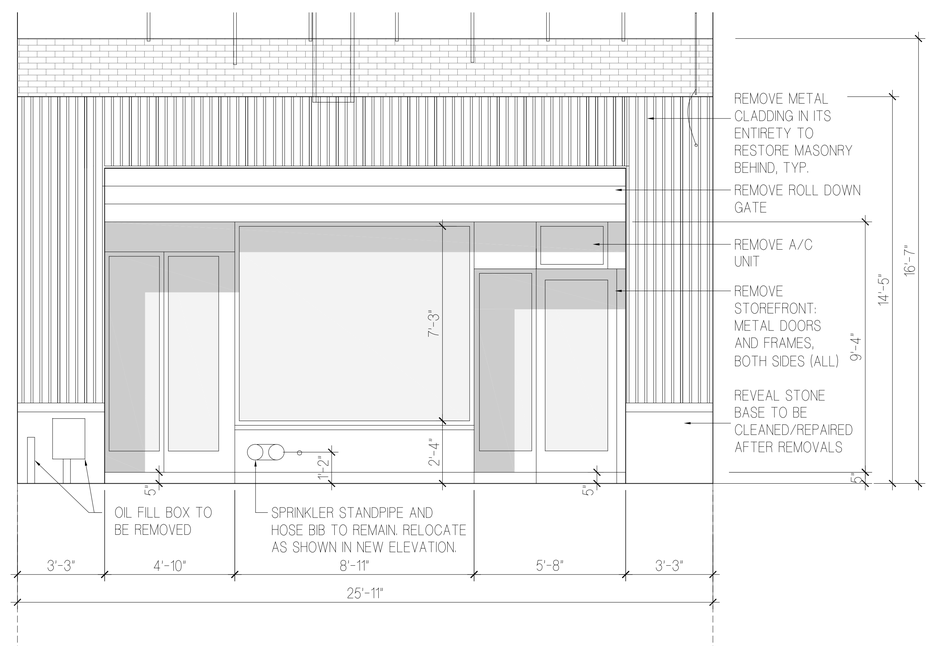
2 - EXISTING SIGNAGE BANNER PHOTO AND DETAIL

SCALE: 3/4"=1'-0"



1C - EX. SECTION @ STOREFRONT

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



1B - EXISTING LAFAYETTE ST STOREFRONT

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

NO.	DATE	REVISION DESCRIPTION
3	9/11/15	LPC 74-711 FOR HEARING
2	8/21/15	LPC 74-711 APPLICATION MTG
1	2/25/15	C.P. MTG 74-711 APPLICATION

SUBMITTAL:
ISSUED TO LPC

248
LAFAYETTE ST
87 CROSBY ST

NEW YORK, NY

AMOIA CODY ARCHITECTURE
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631.614.4356
info@amoiacody.com

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE: 5/20/14

REGISTERED ARCHITECT ROBERT CODY 029993 STATE OF NEW YORK

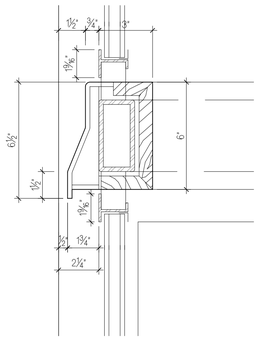
TITLE:
EXISTING LAFAYETTE STREET DRAWINGS

SHEET NO.
L203.00

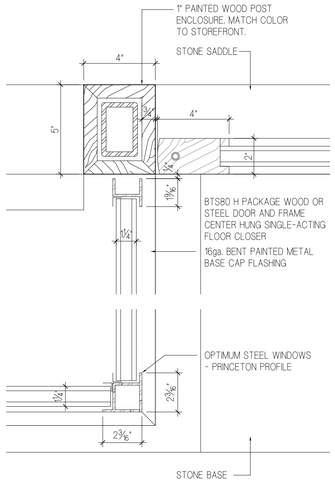
OF

BSCAN BELOW

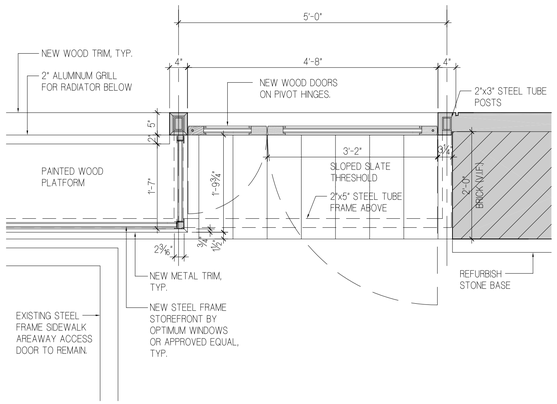
Belz Gray
OS-PSP160405
STOREFRONT COLOR



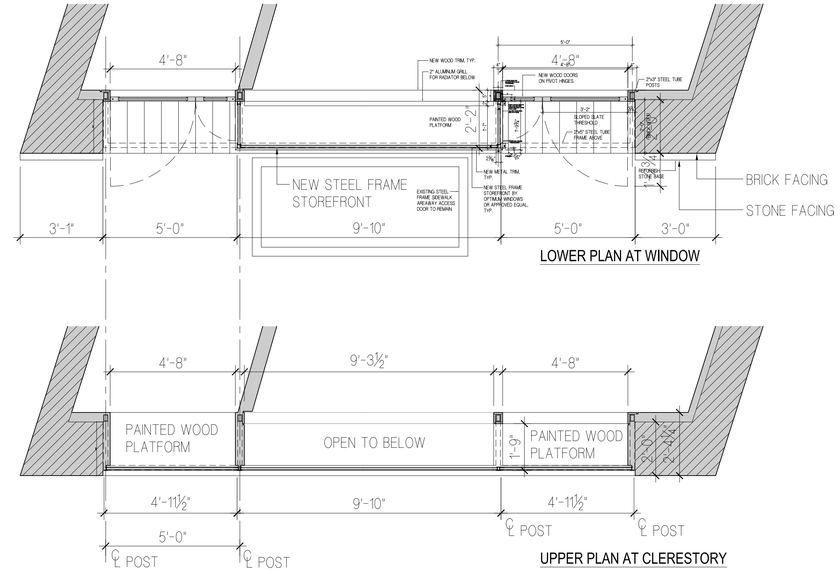
5 DETAIL - STOREFRONT
SCALE: 3"=1'-0"



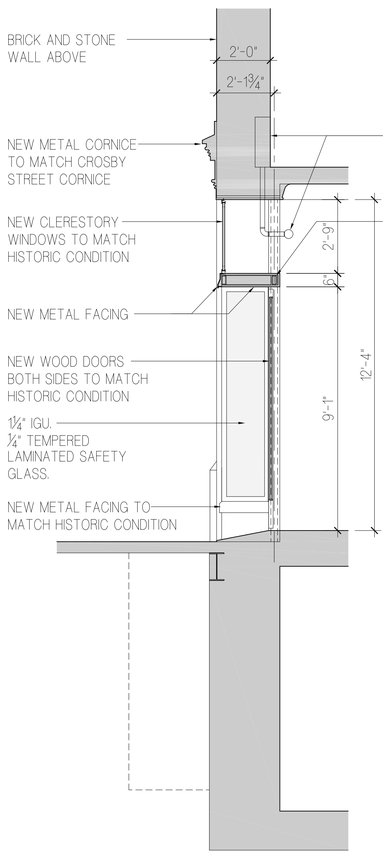
4 DETAIL - STOREFRONT
SCALE: 3"=1'-0"



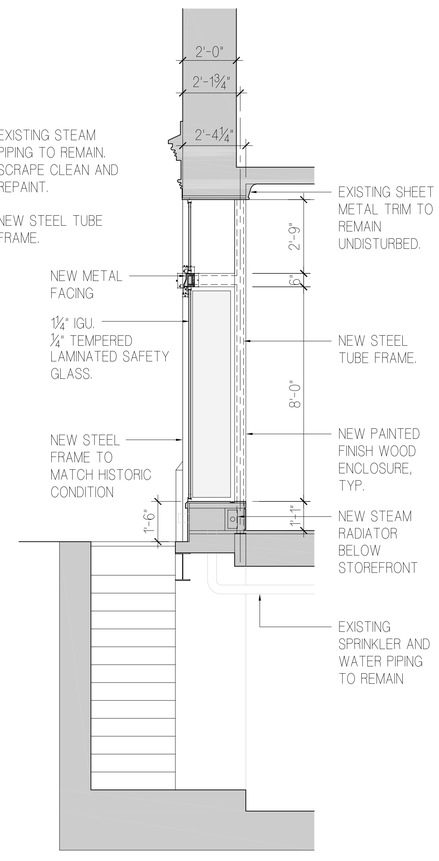
3 PROPOSED LAFAYETTE ST STOREFRONT - DOOR DETAIL
SCALE: 3/4"=1'-0"



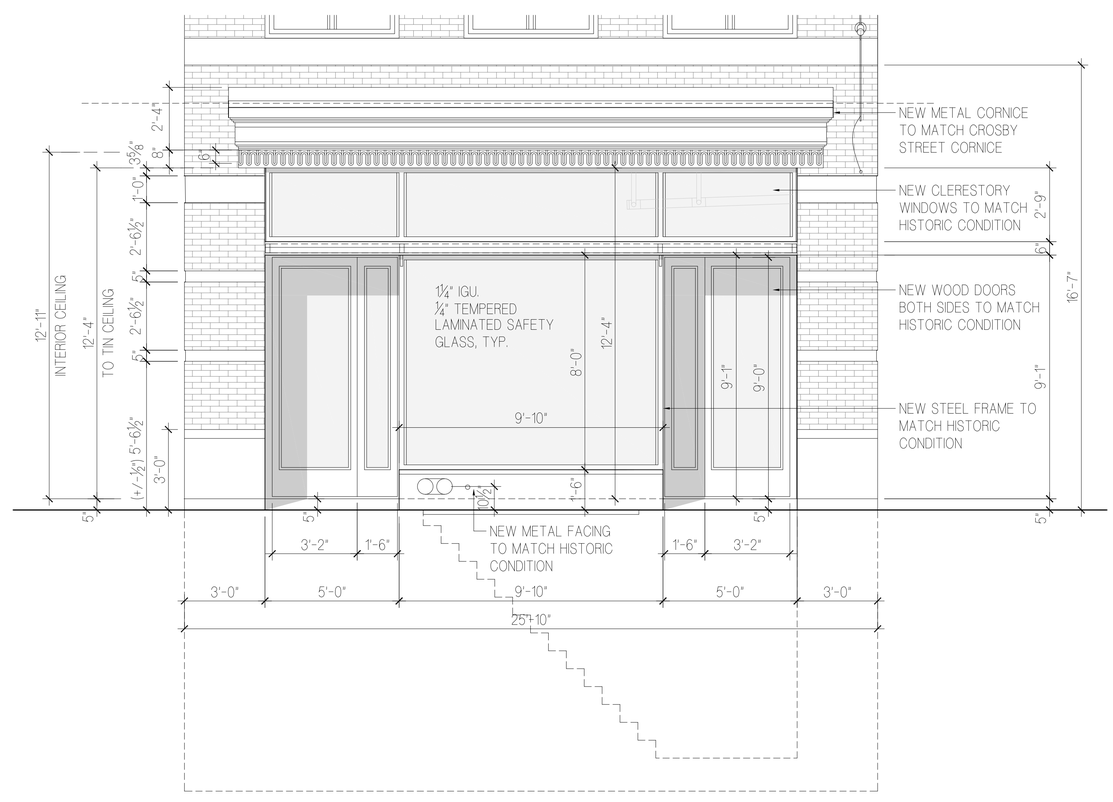
2D PROPOSED LAFAYETTE ST STOREFRONT - PLANS
SCALE: 1/4"=1'-0"



2C SECTION @ DR
SCALE: 1/4"=1'-0"



2B SECTION @ STOREFRONT
SCALE: 1/4"=1'-0"



2A PROPOSED LAFAYETTE ST STOREFRONT
SCALE: 1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION
3	9/11/15	LPC 74-711 FOR HEARING
2	8/21/15	LPC 74-711 APPLICATION MTG
1	2/25/15	C.P. MTG 74-711 APPLICATION

SUBMITTAL:
ISSUED TO LPC

248
LAFAYETTE ST
87 CROSBY ST

NEW YORK, NY

AMOIA CODY ARCHITECTURE
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NEW YORK 11932
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info@amoiacody.com

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE: 5/20/14

REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:
PROPOSED LAFAYETTE ST DRAWINGS

SHEET NO.
L204.00
OF

BSCAN BELOW

SEE ELEVATON FOR PRESS METAL
DETAIL AT BOTTOM OF CORNICE

2 / - SIDE LAFAYETTE STOREFRONT VIEW

SCALE: NTS

1 / - FRONT LAFAYETTE STOREFRONT VIEW

SCALE: NTS

NOTE: GLASS IN THIS RENDERING IS SHOWN OPAQUE

NO.	DATE	REVISION DESCRIPTION
3	9/11/15	LPC 74-711 FOR HEARING
2	8/21/15	LPC 74-711 APPLICATION MTG
1	2/25/15	C.P. MTG 74-711 APPLICATION

SUBMITTAL:
ISSUED TO LPC

248
LAFAYETTE ST
87 CROSBY ST

NEW YORK, NY

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DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE:

REGISTERED ARCHITECT
ROBERT CODY
029903
STATE OF NEW YORK

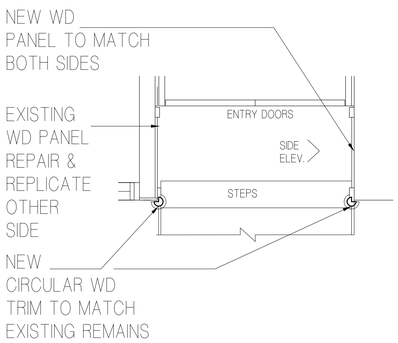
TITLE:
STOREFRONT VIEWS: LAFAYETTE

SHEET NO.
L205.00

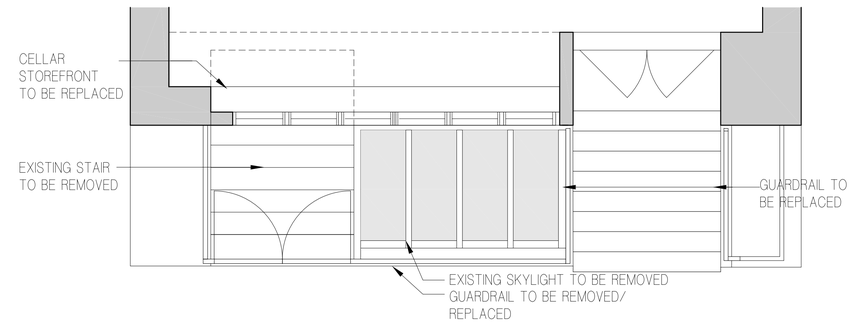
OF

BSCAN BELOW

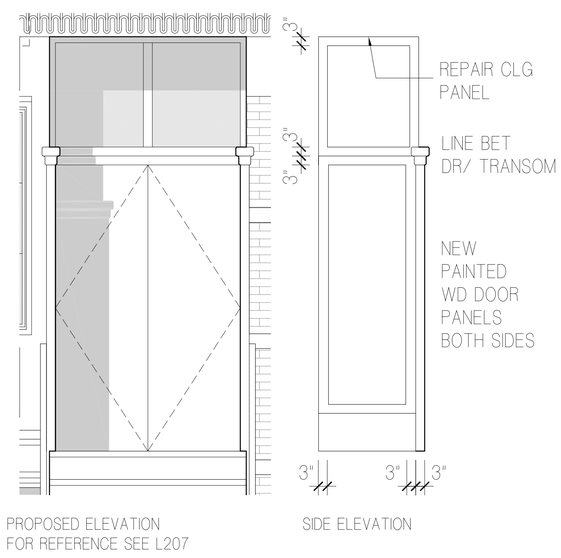
PHOTOS 1-5 (RIGHT TO LEFT) 1. NEW TRIM WORK OVER RESIDENTIAL LOUVER UNIT, 2. RESIDENTIAL ENTRY: TRIM WORK AROUND DOOR, 3. RESIDENTIAL ENTRY RAIL AT STAIR, 4. RESIDENTIAL ENTRY RAIL-OPPOSITE SIDE 5. BASE ABOUT STANDPIPE/ FIRE ALARM, 6. EXISTING RAIL, NEW TO BE SIM.



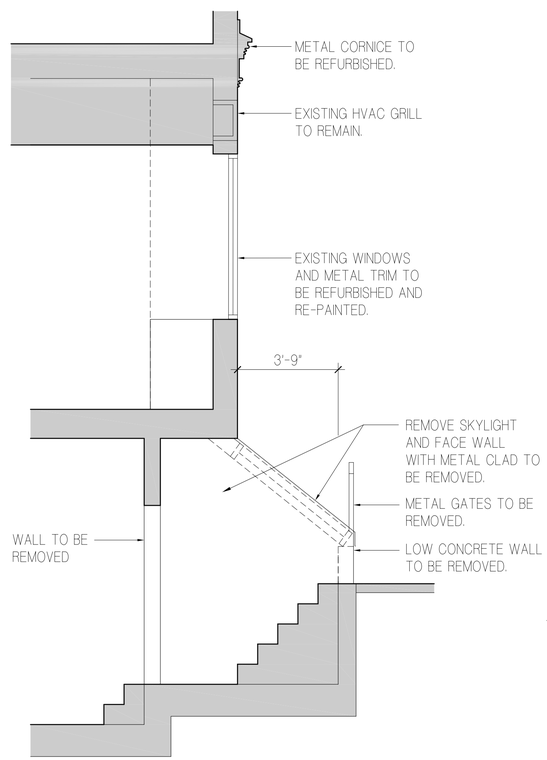
1E PLAN @ DOOR PANEL
SCALE: 3/8"=1'-0"



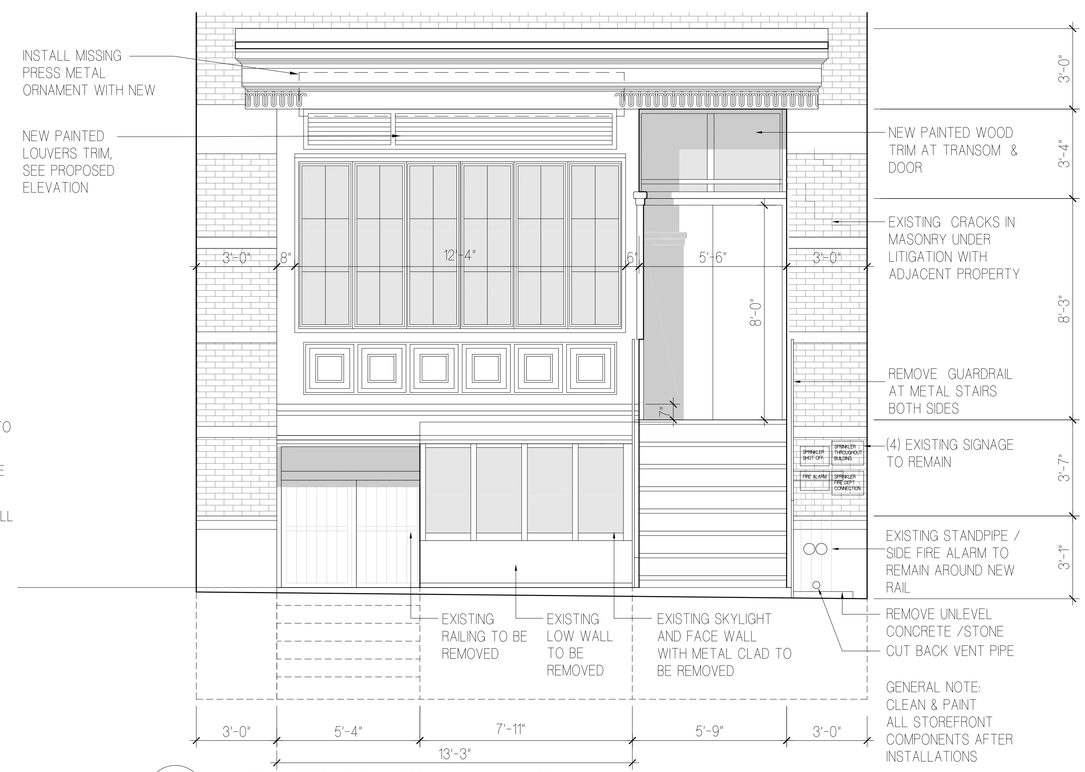
1A EXISTING STOREFRONT PLAN
SCALE: 3/8"=1'-0"



1D DOOR PANEL & TRIM
SCALE: 3/8"=1'-0"



1C EXISTING SECTION
SCALE: 3/8"=1'-0"



GENERAL NOTE:
CLEAN & PAINT ALL STOREFRONT COMPONENTS AFTER INSTALLATIONS

1B EXISTING STOREFRONT ELEVATION
SCALE: 3/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION
3	9/11/15	LPC 74-711 FOR HEARING
2	8/21/15	LPC 74-711 APPLICATION MTG
1	2/25/15	C.P. MTG 74-711 APPLICATION

SUBMITTAL:
ISSUED TO LPC

248
LAFAYETTE ST
87 CROSBY ST

NEW YORK, NY

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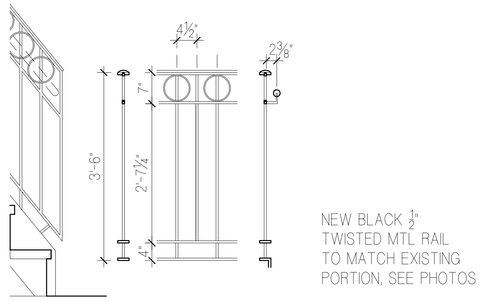
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE:

REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:
EXISTING CROSBY ST DRAWINGS

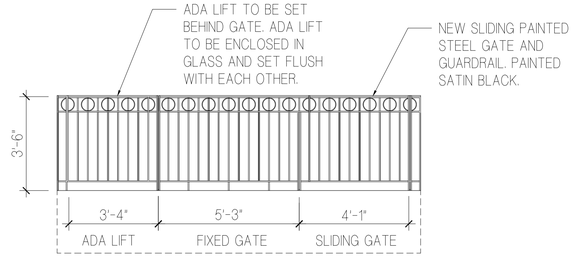
SHEET NO.
L206.00
OF

BSCAN BELOW



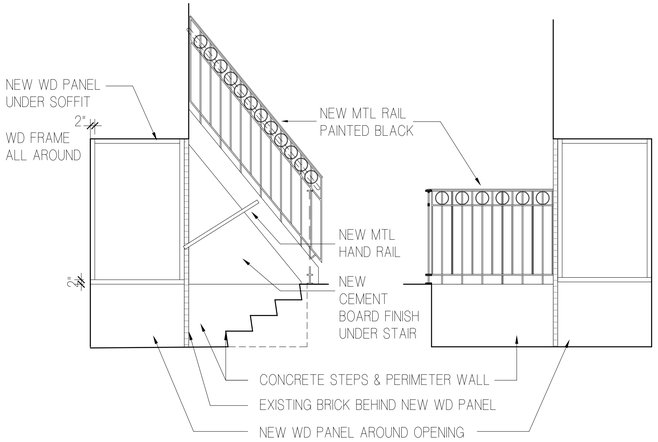
2H - GUARDRAIL, RAIL

SCALE: 3/4"=1'-0"



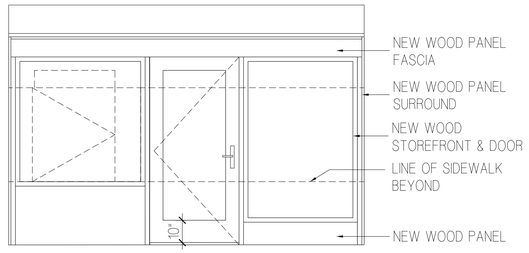
2E - PROPOSED FENCE AND GATE

SCALE: 3/8"=1'-0"



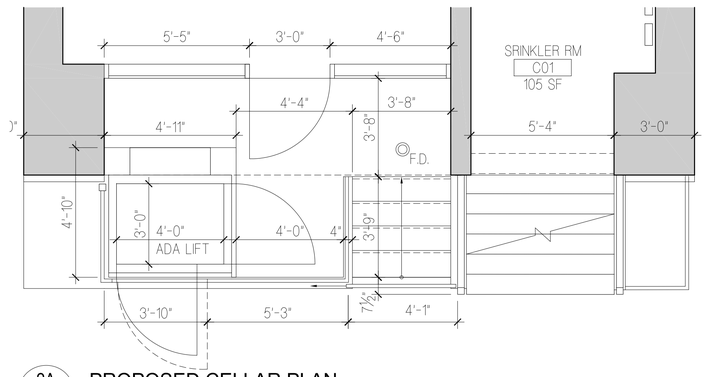
2F - SIDE WALL ELEVATION @ CELLAR

SCALE: 3/8"=1'-0"



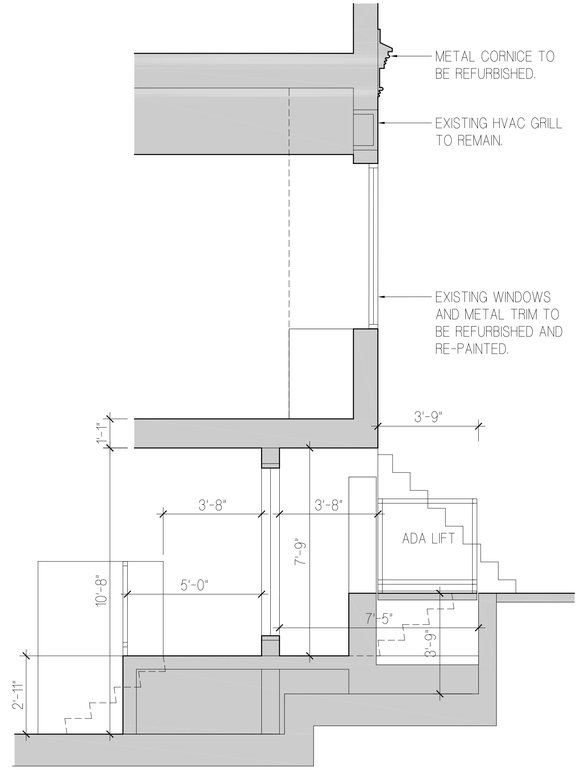
2G - PROPOSED STOREFRONT @ CELLAR

SCALE: 3/8"=1'-0"



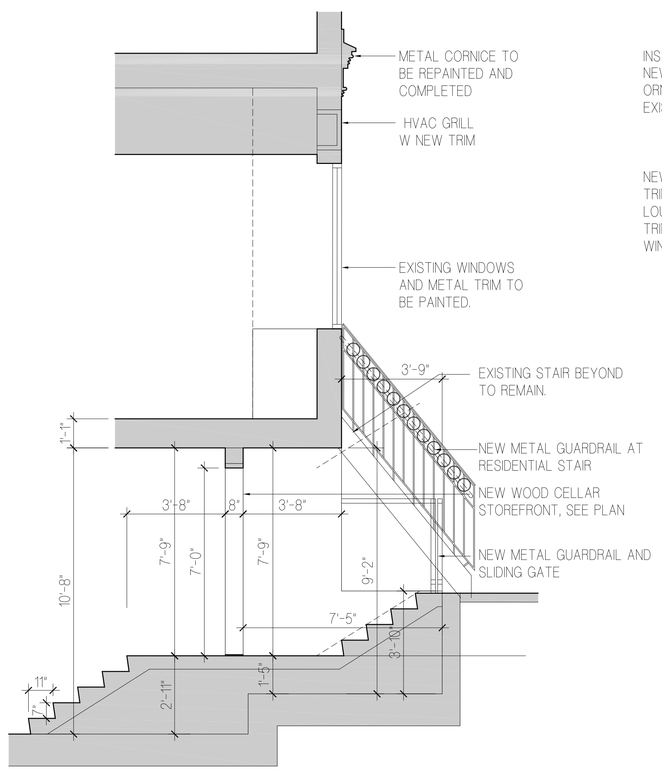
2A - PROPOSED CELLAR PLAN

SCALE: 3/8"=1'-0"



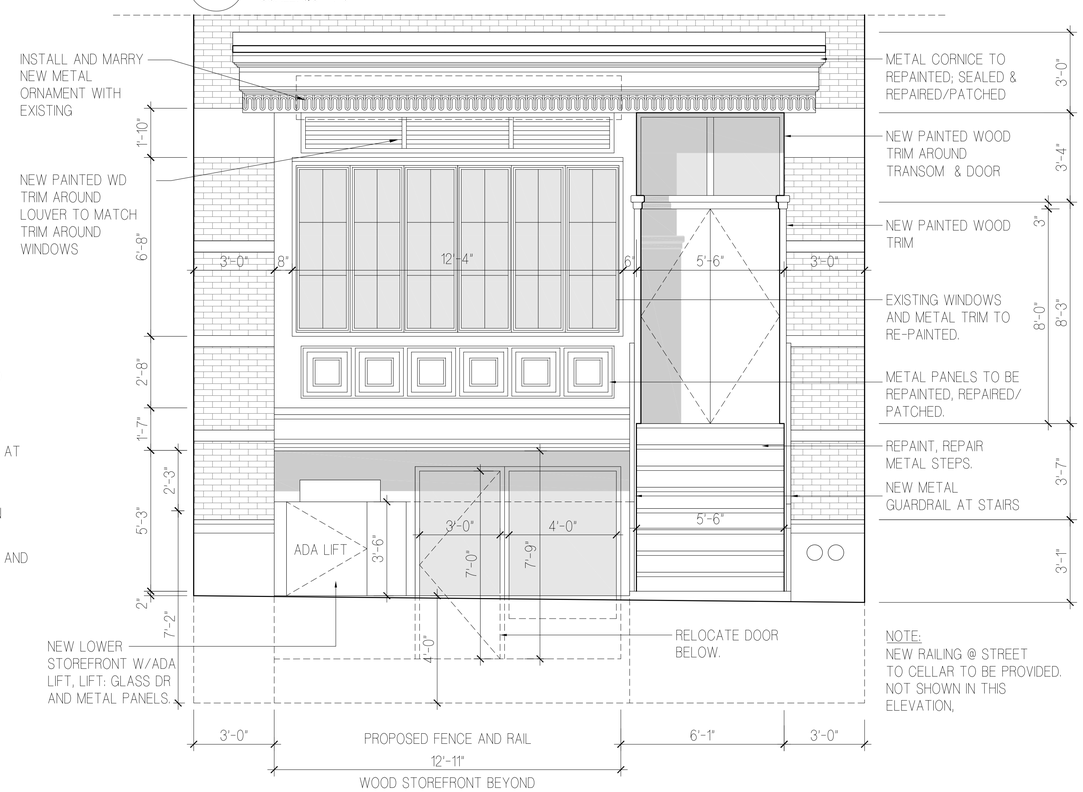
2D - PROPOSED SECTION @ LIFT

SCALE: 3/8"=1'-0"



2C - PROPOSED SECTION @ DOOR

SCALE: 3/8"=1'-0"



NOTE:
NEW RAILING @ STREET TO CELLAR TO BE PROVIDED. NOT SHOWN IN THIS ELEVATION,

2B - PROPOSED STOREFRONT ELEVATION

SCALE: 3/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION
3	9/11/15	LPC 74-711 FOR HEARING
2	8/21/15	LPC 74-711 APPLICATION MTG
1	2/25/15	C.P. MTG 74-711 APPLICATION

SUBMITTAL:
ISSUED TO LPC

248
LAFAYETTE ST
87 CROSBY ST

NEW YORK, NY

AMOIA CODY ARCHITECTURE
PO BOX 1242
BRIDGEHAMPTON
NEW YORK 11932
P 631.355.1328 F
631.614.4356
info@amoiacody.com

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE:

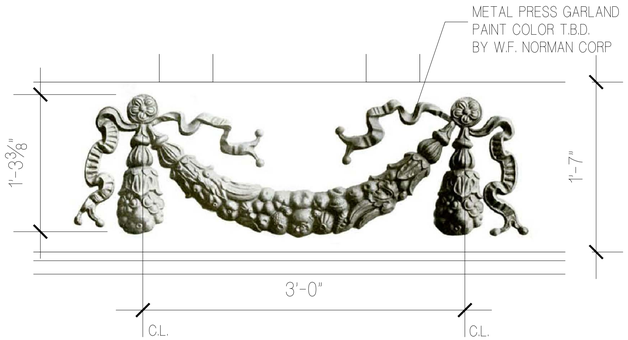
REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:
PROPOSED CROSBY ST DRAWINGS

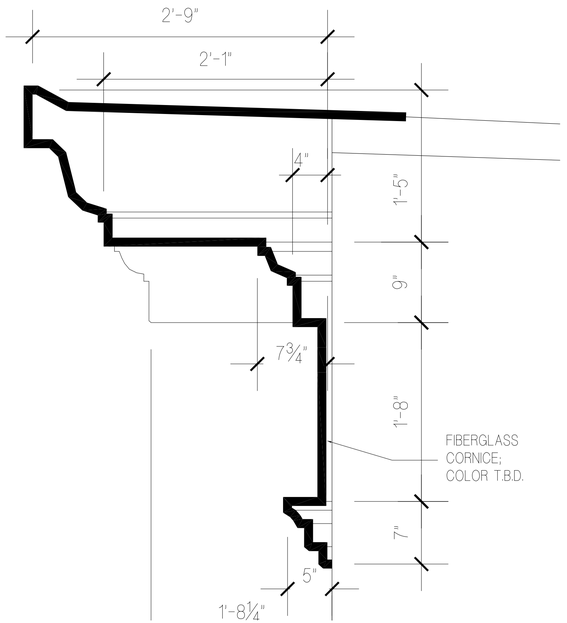
SHEET NO.
L207.00

OF

BSCAN BELOW

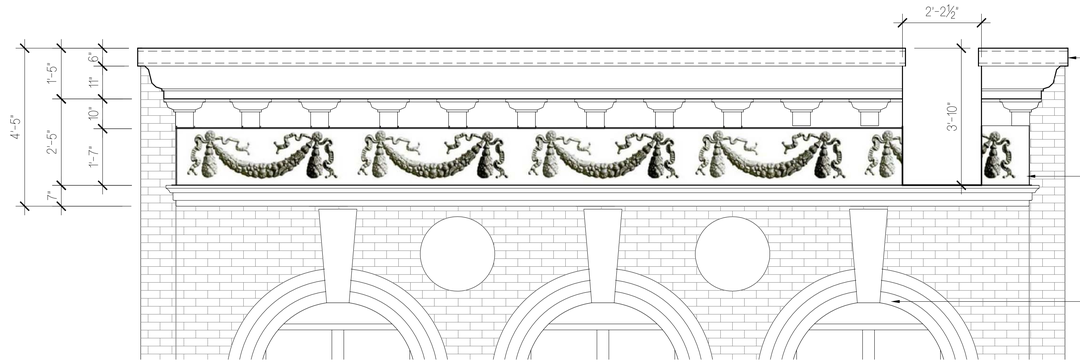


5 - GARLAND (CORNICE)
SCALE: 1 1/2"=1'-0"

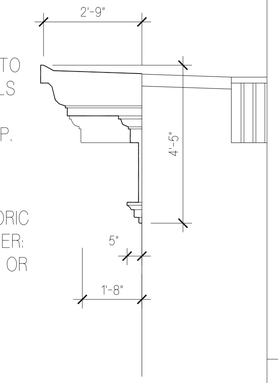


4 - CORNICE PROFILE
SCALE: 1 1/2"=1'-0"

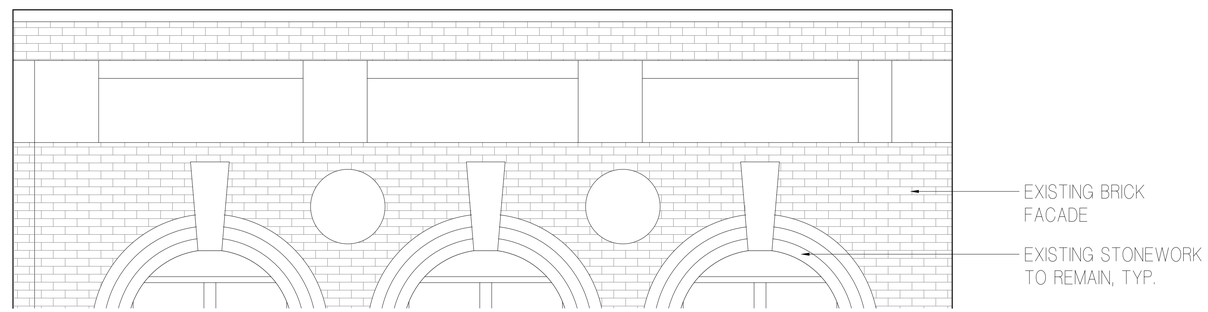
7 - CORNICE PROFILE
SCALE: 1 1/2"=1'-0"



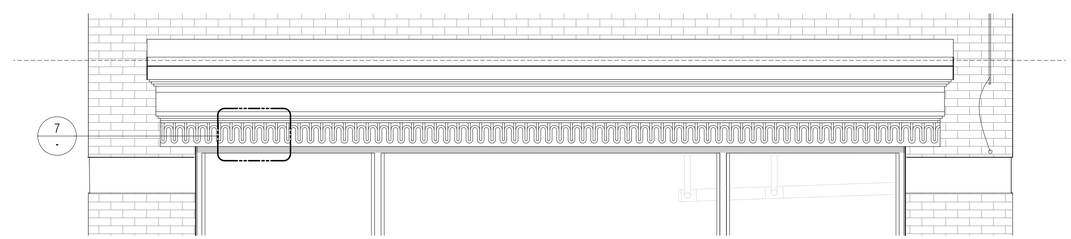
2 - PROPOSED LAFAYETTE ST CORNICE - ELEVATION
SCALE: 1/2"=1'-0"



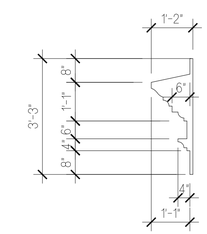
3 - GENERAL CORNICE SECTION
SCALE: 1/2"=1'-0"



1 - EXISTING LAFAYETTE ST CORNICE - ELEVATION
SCALE: 1/4"=1'-0"



6 - LAFAYETTE ST STOREFRONT CORNICE - ELEVATION
SCALE: 1/2"=1'-0"



8 - CORNICE SECTION
SCALE: 1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION
3	9/10/2015	FOR PUBLIC HEARING
2	8/25/2015	LPC PROJECT REVIEW 2
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING
SUBMISSION 05/12/2015

PROJECT LOCATION
248 Lafayette Street
NEW YORK, NY

AMOIA CODY ARCHITECTURE
597 VANDERBILT AVE
BROOKLYN NY 11238
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F 631.614.4356
info@amoiacody.com

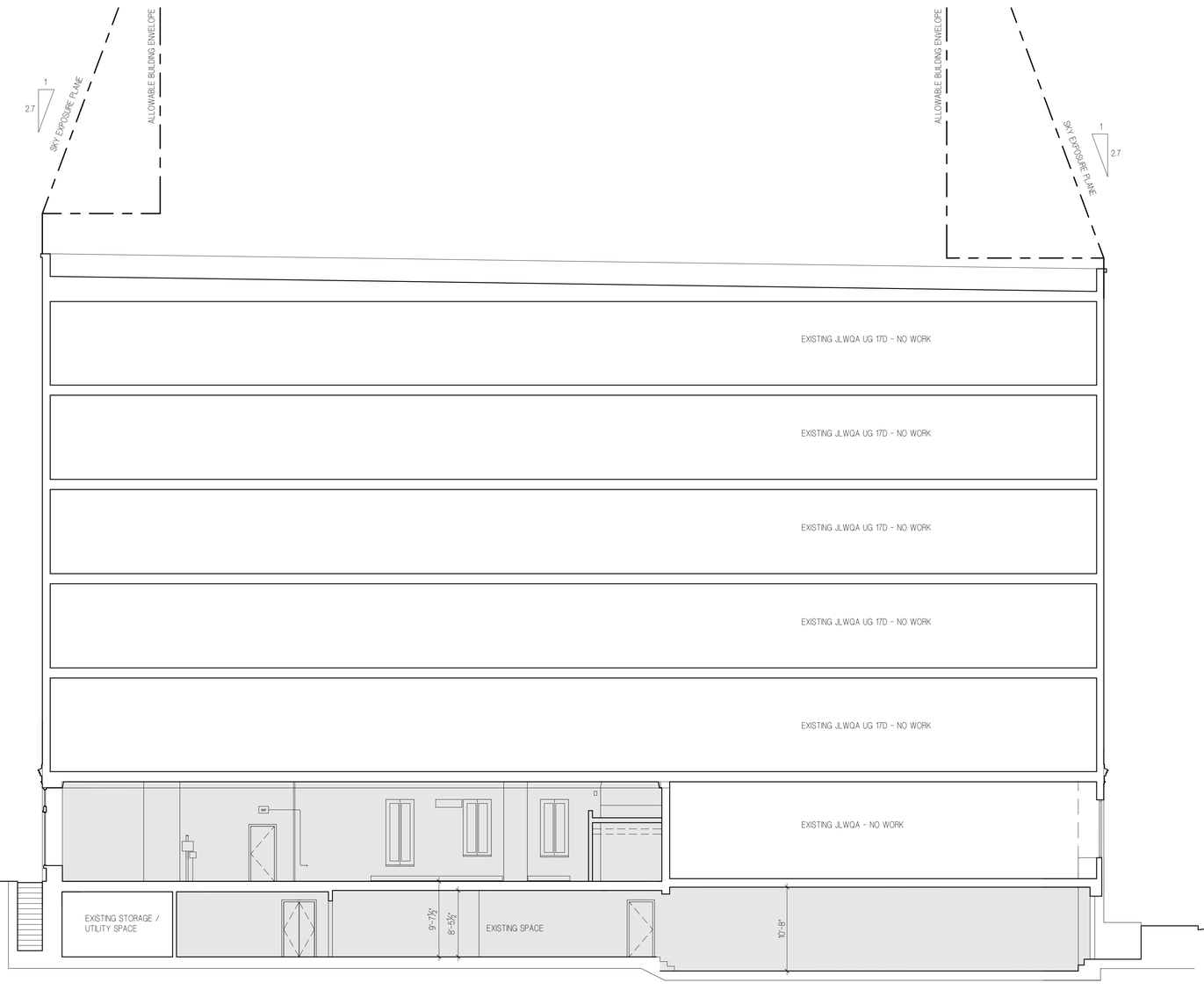
DRAWN BY:	RG
CHECKED BY:	AA/RC
SCALE:	AS NOTED
DATE:	07/25/2014

TITLE:
LAFAYETTE STREET BUILDING CORNICES

SHEET NO.
L208.00

OF

BSCAN BELOW



01 BUILDING SECTION
SCALE: 1/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION
3	9/10/2015	FOR PUBLIC HEARING
2	8/25/2015	LPC PROJECT REVIEW 2
1	7/25/2014	LPC PROJECT REVIEW

LPC SUBMISSION 08/5/2015
CITY PLANNING
SUBMISSION 05/12/2015

PROJECT LOCATION

248 Lafayette Street
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DRAWN BY:	RG
CHECKED BY:	AA/RC
SCALE:	AS NOTED
DATE:	07/25/2014

REGISTERED ARCHITECT ROBERT CODY 029903 STATE OF NEW YORK

TITLE:

BUILDING SECTION

SHEET NO.

A-301.00

OF

BSCAN BELOW