

June 23 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-10218

## **151 Grand Street, aka 158-164 Lafayette Street – SoHo-Cast Iron Historic District Extension– Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 165 458 2708

**Passcode:** 937299

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

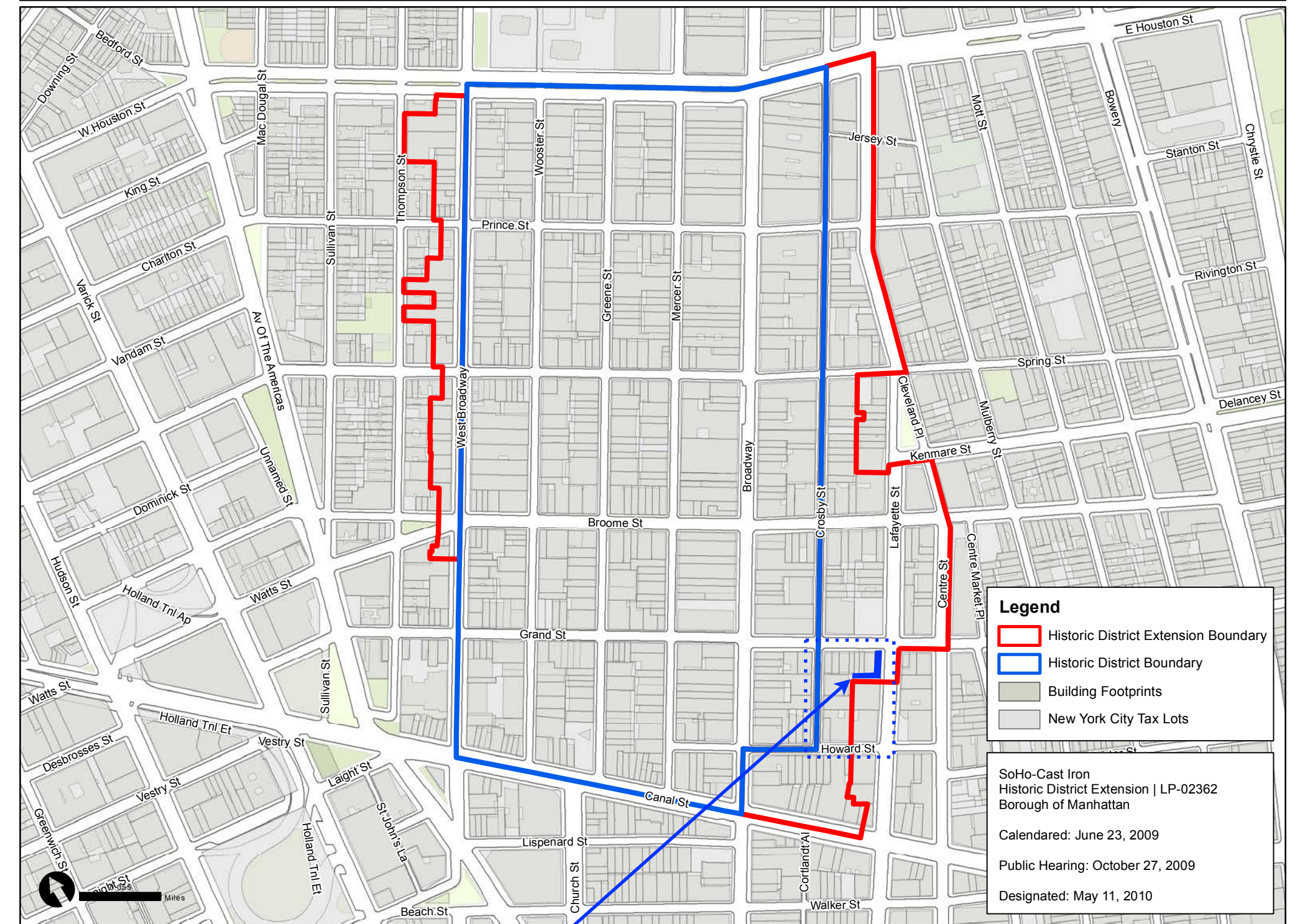
833-568-8864 (Toll-free)

**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.

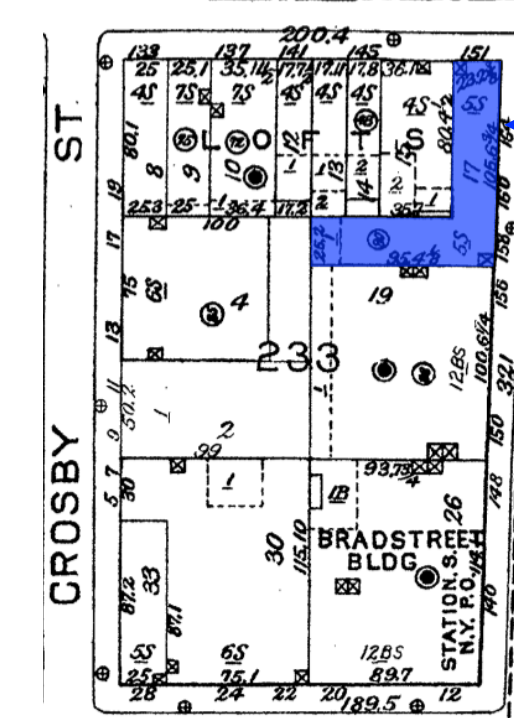


151 GRAND STREET (2026)

SoHo-Cast Iron Historic District Extension | LP-02362



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LGR Date: 3.20.2019



BLOCK PLAN (1985 Sanborn)

151 GRAND ST. \ PROJECT LOCATION



Renderings by A+I (2016)



Renderings by A+I (2016)



Renderings by A+I (2016)

## Project Timeline

**Nov 2015** - LPC Public Hearing

**Jan 2016** - LPC Public Meeting

**Aug 2016** - LPC Public Meeting & Approval



Renderings by A+I (2016)

## Project Timeline

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**Jan 2017** - Certificate of Appropriateness issued

- *One-story, setback roof-top and rear yard extension,*
- *New wood windows on two primary facades;*
- *New window openings on secondary elevations;*
- *Comprehensive facade restoration comprising masonry repairs; cast iron, storefront, and cornice restoration; and cleaning;*
- *storefront restoration and new wood infill;*
- *barrier-free access ramp; and*
- *sidewalk repairs.*



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**Apr 2019** - Construction begins

Full building scaffolded; steel framing for rooftop addition, roof deck concrete poured, interior steel framing, carpentry, and plumbing.



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**Apr 2019** - Construction begins

Full building scaffolded; steel framing for rooftop addition, roof deck concrete poured, interior steel framing, carpentry, and plumbing.

**Mar 2020** - Covid; all construction suspended

**Aug 2022** - Certificate of Appropriateness expired



1940 (MUNICIPAL ARCHIVES)





VIEW LOOKING WEST ON GRAND STREET



VIEW LOOKING NORTH ON LAFAYETTE STREET



ROOFTOP ADDITION

WEST STAIR STEEL FRAMING

GOOGLE EARTH



DRONE PHOTOGRAPHY

# CURRENT CONSTRUCTION PROGRESS



DRONE PHOTOGRAPHY



DRONE PHOTOGRAPHY

## CURRENT CONSTRUCTION PROGRESS



DRONE PHOTOGRAPHY

# ROOFTOP ADDITION FRAMING



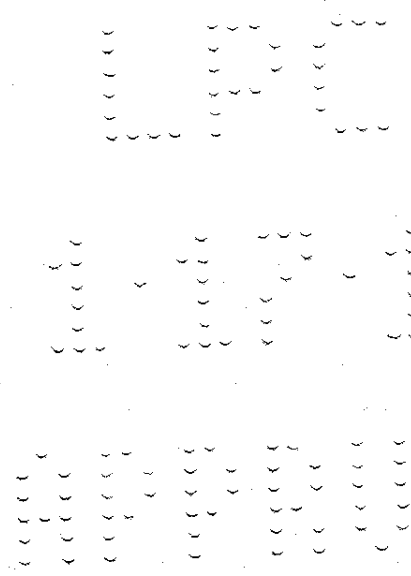
## CURRENT CONSTRUCTION PROGRESS

# WEST STAIR STRUCTURAL STEEL

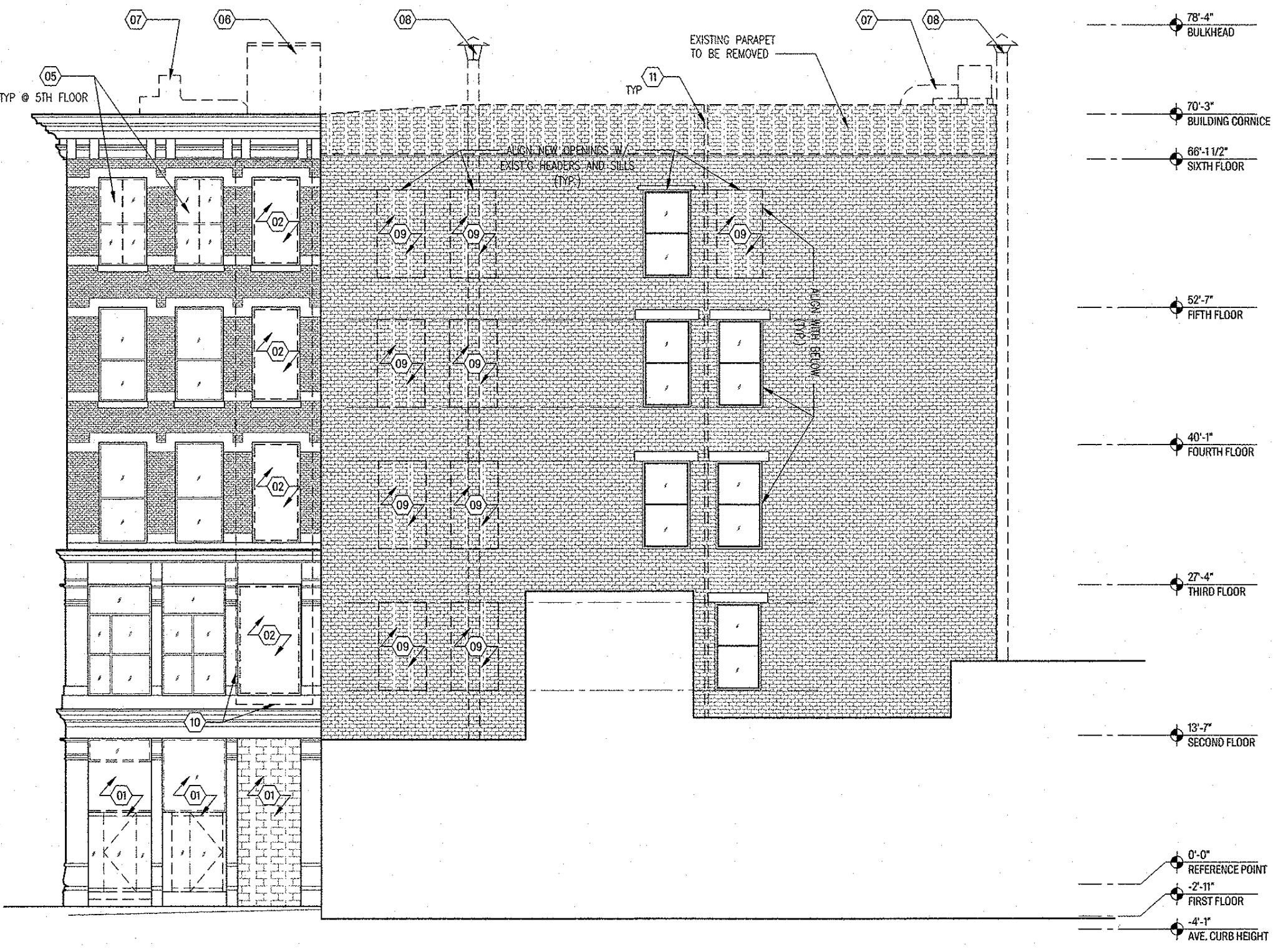


## CURRENT CONSTRUCTION PROGRESS

# EXISTING ELEVATIONS - EAST & NORTH



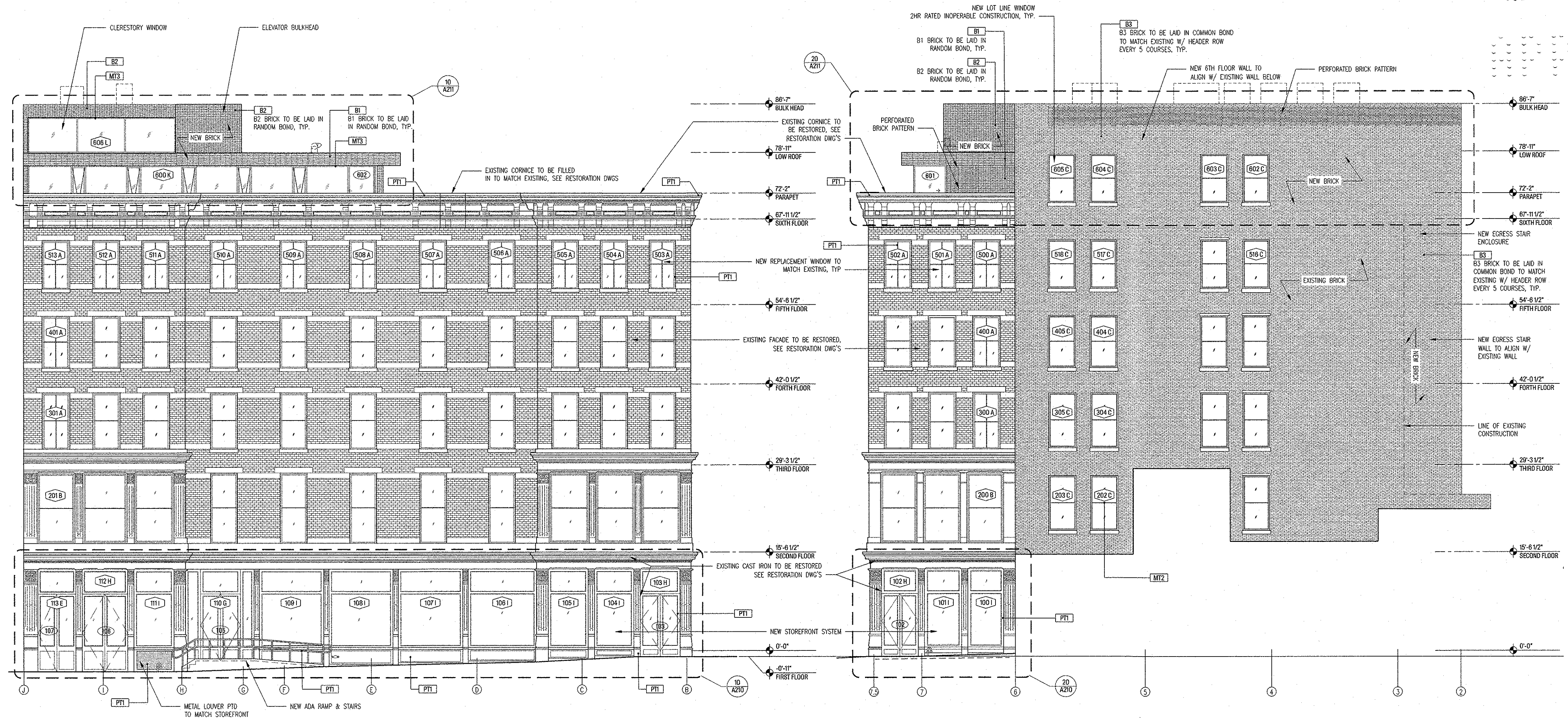
**11 EAST EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**10 NORTH EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

A+I (2016)

# APPROVED ELEVATIONS - EAST & NORTH

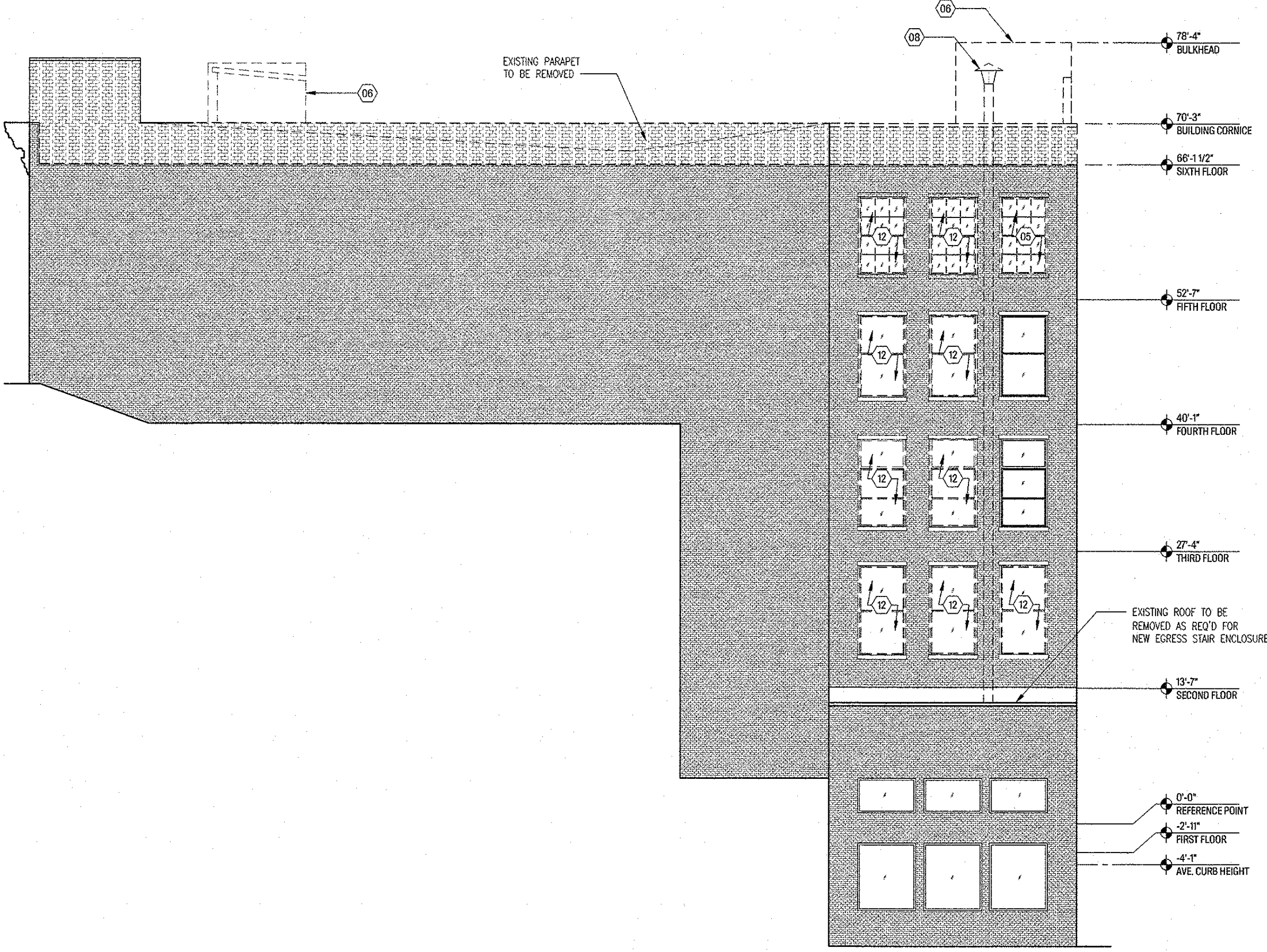


A+I (2016)

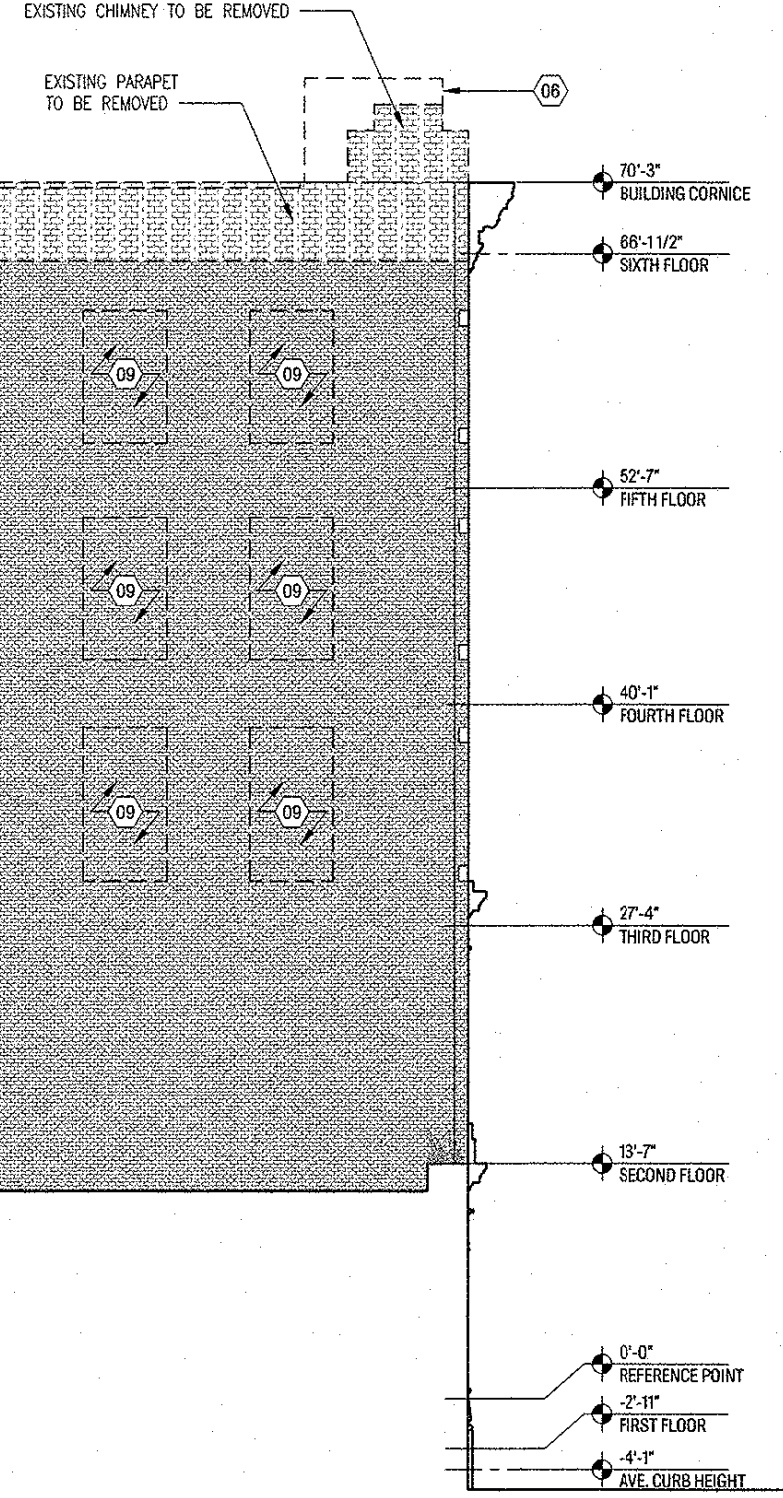
## LPC APPROVED DRAWINGS (2017)

151 GRAND STREET  
LPC PUBLIC HEARING | JUNE 23, 2026

# EXISTING ELEVATIONS - WEST & SOUTH



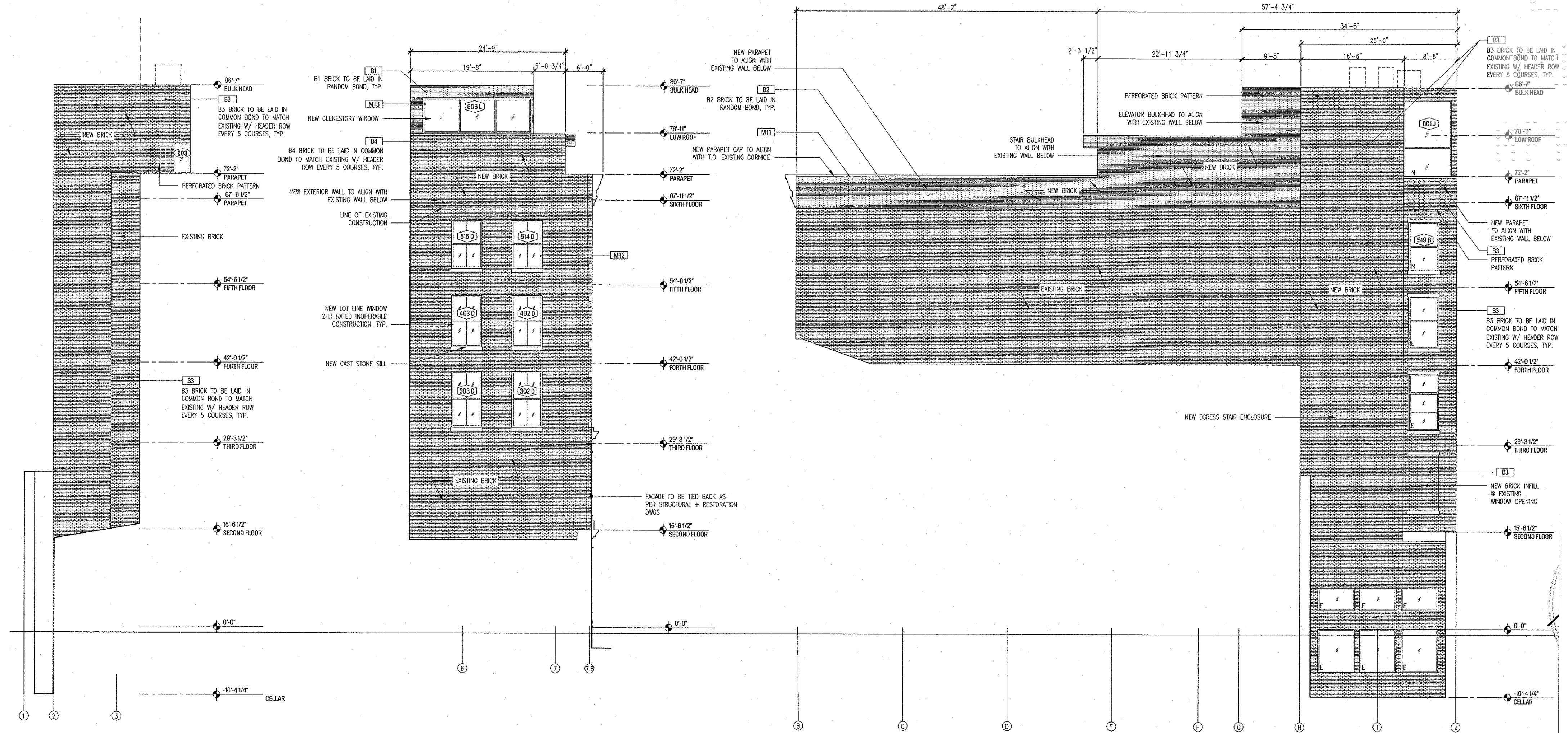
**11** WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



**10** SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

A+I (2016)

# APPROVED ELEVATIONS - WEST & SOUTH



**12** SOUTH EXTERIOR ELEVATION @ REAR  
SCALE: 1/8" = 1'-0"

**11** SOUTH EXTERIOR ELEVATION @ GRAND ST  
SCALE: 1/8" = 1'-0"

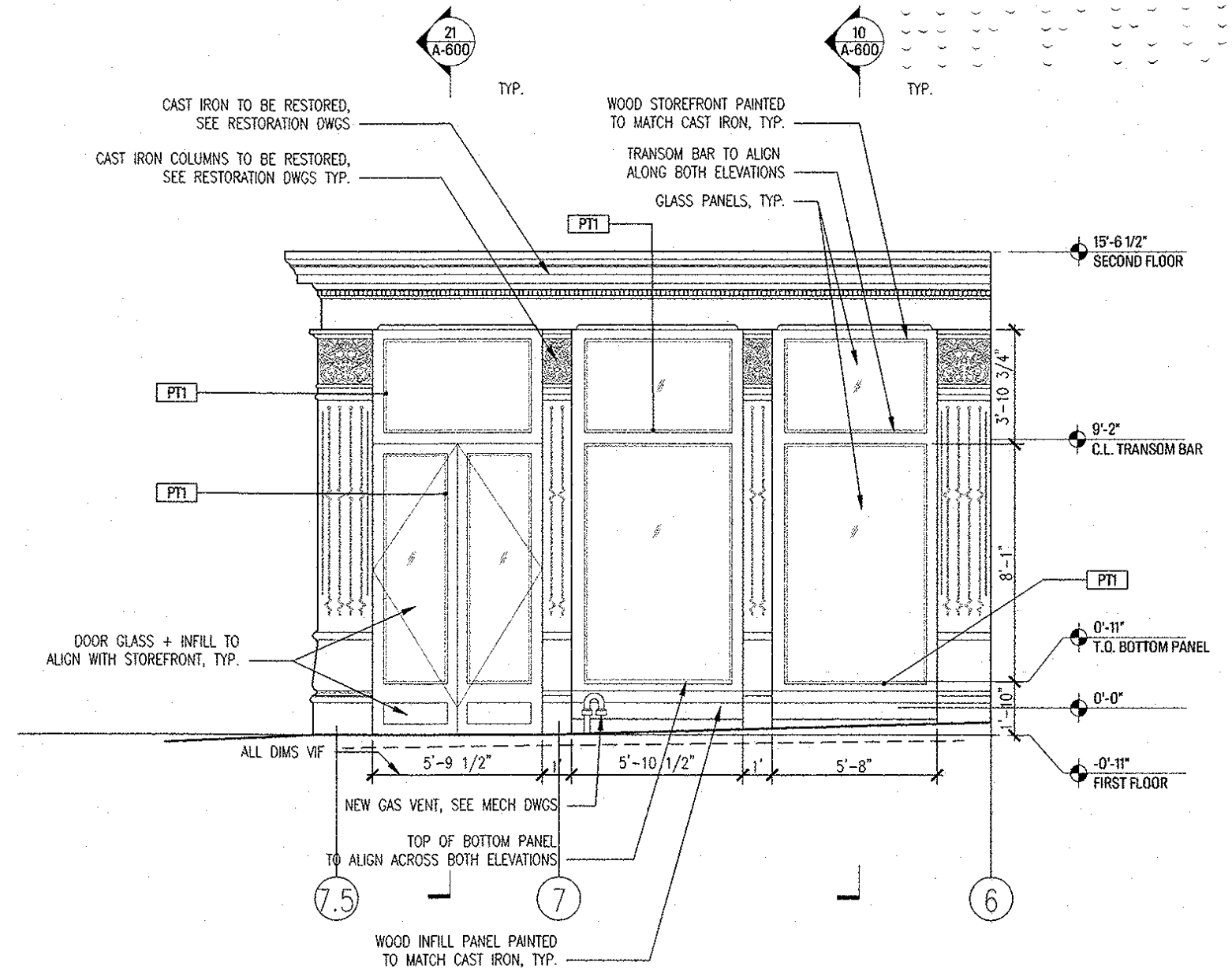
**10** WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

A+I (2016)

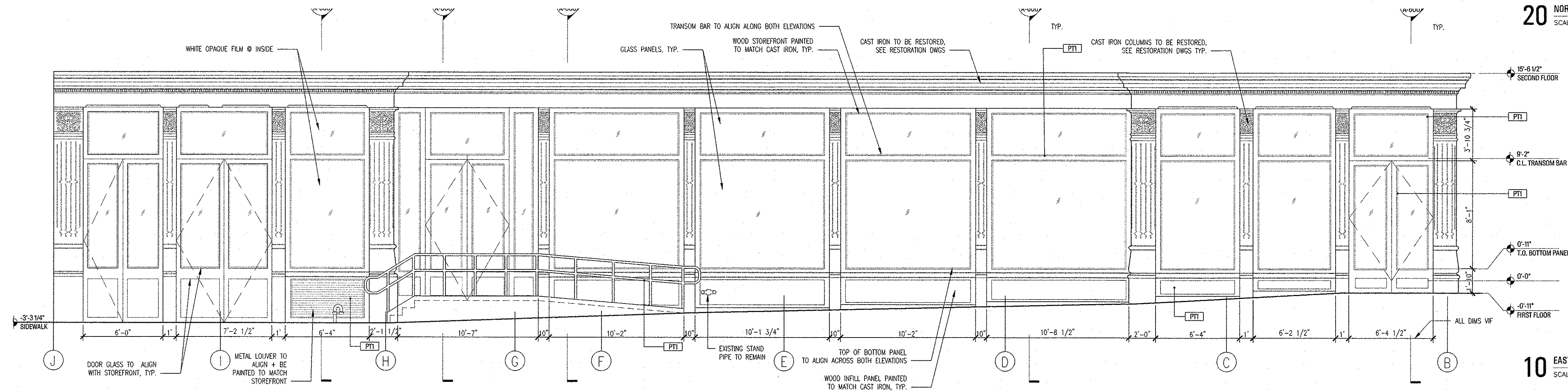
# STOREFRONT ELEVATIONS - APPROVED

## FINISH LEGEND

PT1	PITTSBURGH PAINTS 14-05 "DARK AS NIGHT"
B1	KOLUMBA BRICK K-55
B2	PETERSEN BRICK D-55
B3	McNEAR - OLD CALIFORNIA - GREEN HILLS
B4	McNEAR - OLD CALIFORNIA - WHITEHALL
MT1	ANILINEAL - "BLUE STEEL" OVER SST WITH CLEAR PERMALAC COATING
MT2	SAFTI - BLACK GPX FINISH
MT3	SCHUECO - BLACK POWDER COATED ALUMINUM



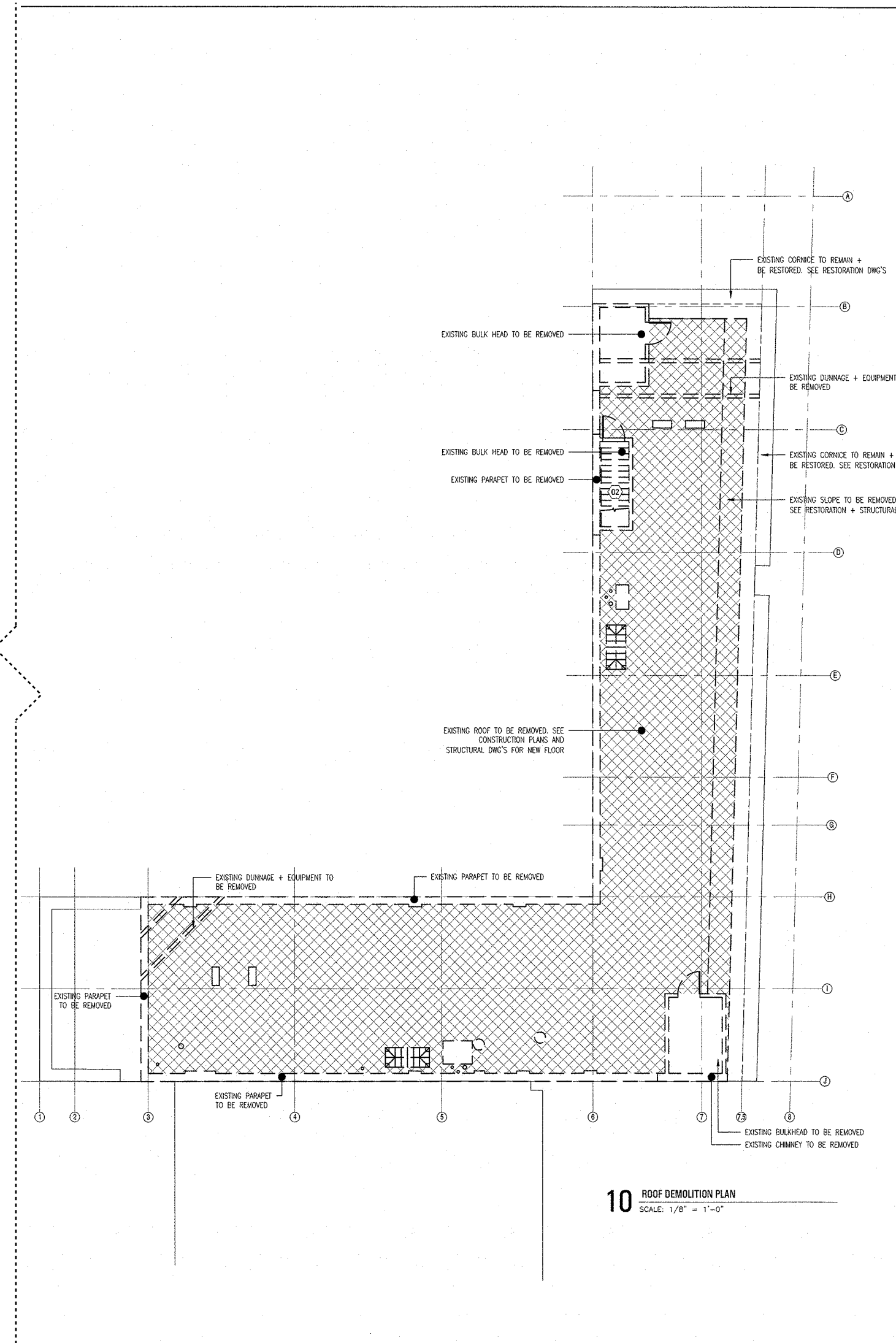
**20 NORTH STOREFRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**10 EAST STOREFRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

A+I (2016)

# EXISTING ROOF PLAN & APPROVED ROOFTOP ADDITION PLAN



SYMBOL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	TO BE DEMOLISHED
	NOT IN SCOPE
	FLOOR TO BE REMOVED

DEMOLITION GENERAL NOTES	
1.	C.C. SHALL PROVIDE ALLOWANCE FOR REMOVAL OF SPINE, ETC. OF ANY AND ALL EXG UNRECORDED OR UNRECORDED EC/JT INFRASTRUCTURE WITHIN PROJECT SPACE WHILE NECESSARY. C.C. SHALL WALK-THROUGH THE COLLECTIVE OWNER/CLIENT/CONSULTANTS TO VERIFY WHAT EXG INFRASTRUCTURE IS INACTIVE/DIVERTED/ABANDONED AND MAY BE REMOVED. ALL EXG INFRASTRUCTURE WITHIN PROJECT SPACE SHALL BE VERIFIED AS ABANDONED OR NOT AND APPROPRIATE DEAD OR PROTECTION WORK COORDINATED WHETHER OR NOT SPECIFICALLY SHOWN ON THESE OR CONSULTANT DRAWINGS.
2.	ONLY THOSE SURFACES NOTED FOR DEMOLITION SHALL BE REMOVED. ALL OTHER EXG SURFACES, ITEMS, ASSEMBLIES, EQUIPMENT, ETC. SHALL REMAIN AND C.C. SHALL BE RESPONSIBLE FOR CONTINUOUS PROTECTION OF THESE FOR THE DURATION OF PROJECT AS REQUIRED. C.C. SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY DAMAGE CAUSED BY EXG SURFACES, ITEMS, ETC. NOTED TO REMAIN THROUGHOUT ENTIRE PROJECT SPACE FOR THE DURATION OF PROJECT.
3.	C.C. SHALL PATCH AND REPAIR ALL EXG DAMAGE OR PENETRATIONS OR NEW DAMAGE OR PENETRATIONS CAUSED OR EXPOSED DURING DEMOLITION AND REMOVAL WORK TO ALL FIRE RATED PARTITIONS AND ASSEMBLIES IN ORDER TO RESTORE AND MAINTAIN REQUIRED RATINGS.
4.	C.C. SHALL VERIFY AS NECESSARY AND PROVIDE APPROPRIATE PROTECTION FOR ANY AND ALL EXG ADJACENT SPACES: WALLS, SURFACES, CEILING, ASSEMBLIES, EQUIPMENT, MEP/JT INFRASTRUCTURE, ETC. WITHIN PROJECT SPACE THAT MUST REMAIN PRIOR TO START OF ALL WORK. C.C. SHALL WALK ENTIRE PROJECT SPACE W/ CLIENT, ARCHITECT AND CONSULTANTS TO DETERMINE FINAL LOCATIONS, EXTENT, SEQUENCING, AND MEANS AND METHODS OF PROTECTING ALL ELEMENTS THAT MUST REMAIN.
5.	ALL EXG SPRAY-ON FIRE-PROOFING ON ALL BUILDING STRUCTURAL STEEL COLUMNS AND BEAMS SHALL BE EXG TO REMAIN AND SHALL BE PROTECTED DURING ALL DEMO WORK. ANY DAMAGE TO EXG SPRAY-ON FIRE-PROOFING SHALL BE REPAIRED/REMOVED BY C.C. AT C.C.'S EXPENSE.
6.	SEE ALSO CONSULTANT DRAWINGS AND SPECIFICATIONS FOR FURTHER DEMOLITION/PROTECTION INFORMATION AND SCOPE OF WORK.
7.	UPON COMPLETION OF DEMO: SLAB, DECK AND ALL OTHER EXG SURFACES-PARTITIONS, COLUMNS, SLAB, ETC.-NOTED TO REMAIN SHALL BE FREE FROM ALL HAZARDOUS INFRASTRUCTURE, ALL FASTENERS, TRUCK, ETC. AND SHALL BE FREE FROM ANY AND ALL LOOSE MATERIAL AND DEBRIS. FLOORS SHALL BE FINISHED. ALL SURFACES SHALL BE CLEAN AND READY FOR NEW CONSTRUCTION.
8.	WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVAL, NEW OR RELOCATED WALL OPENINGS, ETC.) RESULTS IN THE REMOVAL, RELOCATION, OR REFEEDINGS OF ELECTRICAL DEVICES OR LIGHTING FIXTURES, THE C.C. SHALL DISCONNECT & RECONNECT AS REQ'D ALL ACTIVE DEVICES REMAINING.

DEMOLITION KEY NOTES	
(01)	EXISTING PARTITIONS TO BE REMOVED. ELECTRICAL WIRING TO BE REMOVED. PLUMBING BRANCHES TO BE CAPPED AT RISERS.
(02)	EXISTING STAR/ELEVATOR TO BE REMOVED FLOOR TO BE INFILLED AS PER STRUCTURAL DWG'S.
(03)	NEW STAR/ELEVATOR OPENING. SEE CONSTRUCTION PLANS AND STRUCTURAL DWG'S.
(04)	NEW FLOOR OPENING FOR MEP SHAFT. SEE CONSTRUCTION PLANS AND MEP DWG'S.
(05)	EXISTING CLADDING TO BE REMOVED TO EXPOSE ORIGINAL CAST IRON.
(06)	EXISTING INFILL WINDOW OPENING TO BE REMOVED. VERIFY OPENING CAPACITY W/ STRUCTURAL ENGINEER.
(07)	EXISTING WINDOW TO BE REMOVED.
(08)	NEW WINDOW OPENING SEE CONSTRUCTION PLANS, ELEVATIONS, WINDOW SCHEDULE, AND STRUCTURAL DWG'S.
(09)	EXISTING WALL FINISHES TO BE REMOVED TO EXPOSE EXTERIOR BRICK WALL.
(10)	EXISTING FINISHED FLOOR TO BE REMOVED.
(11)	EXISTING CEILING + LIGHTING TO BE REMOVED.

**Architecture Plus Information**  
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www.aplus.com  
920 Broadway 11th fl.  
New York, NY 10010

CONSULTANTS	
<b>ENGINEER</b> WILIAM WATCO 239 BROADWAY, 11TH FL. NEW YORK, NY 10003	TEL (212) 791-6378
<b>LANDMARKS CONSULTANT</b> HIGGINS QUASEBARTH & PARTNERS 11 HANOVER SQ, 16TH FL. NEW YORK, NY 10003	TEL (212) 274-9468
<b>MEP ENGINEER</b> EDWARDS & BUCK 315 PARK AVE SOUTH, 17TH FL. NEW YORK, NY 10003	TEL (212) 330-6200
<b>STRUCTURAL ENGINEER</b> SLAM 32 OLD SLIP, 10TH FL. NEW YORK, NY 10003	TEL (212) 620-7970

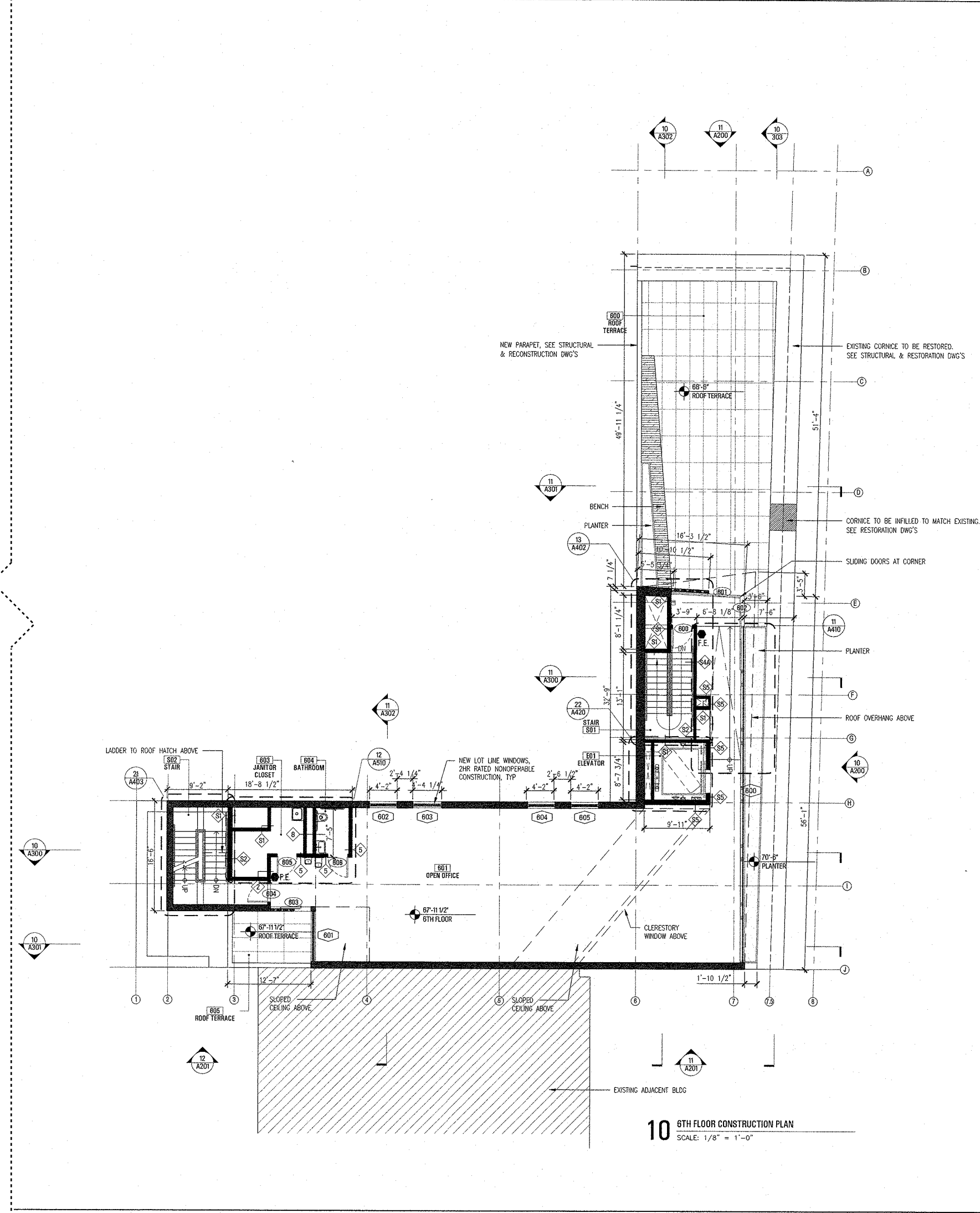
KEY PLAN	
151 GRAND ST NEW YORK, NY 10013 BLOCK: 233 LOT: 17 ZONING MAP NUMBER: 12C ZONING DISTRICT: M1-6B NUMBER OF FLOORS: 8 OCCUPANCY CLASS: USE GROUP 8 (OFFICES)	

REVISIONS	
12/08/2016	REVISED FOR LPC COMMENTS
10/24/16	PERMIT
7/11/2016	ISSUED FOR ZONING APPROVAL

151 GRAND ST NEW YORK, NY	
PROJECT NO: DM-106.00	SCALE: 1/8" = 1'-0"
<b>ROOF DEMOLITION PLAN</b>	
<b>DM-106.00</b>	
D.O.B. NO:	PAGE: 16 OF 72



SYMBOL LEGEND	
	NOT IN SCOPE
	EXG TO REMAIN
	NEW CONSTRUCTION
F.E.	FIRE EXTINGUISHER CABINET LOCATION. SEE EQUIPMENT SCHEDULE FOR SPECIFICATION.
F.R.C.	"FIRE-HOSE" CABINET LOCATION. "SEE MEP DRAWINGS" FOR SPECIFICATION AND OTHER REQUIREMENTS.

GENERAL NOTES	
1.	PROVIDE BLOCKING WITHIN PARTITIONS AND/OR CEILING AS NECESSARY FOR ALL NOTED/SHOWN WALL/CEILING-MOUNTED ACCESSORIES, FIXTURES, MECHANICAL AND EQUIPMENT OR WHERE NOTED IN THESE OR CONSULTANT DRAWINGS FOR INSTALLATION OF SUCH FIXTURES.
2.	PATCH & REPAIR EXG CORE & SHEET WALLS UPON COMPLETION OF MECHANICAL, PLUMBING & ELECTRICAL WORK & WHERE NECESSARY DIFFICULTY REPAIR EXG WALLS TO MAINTAIN 2-HR FIRE-RATED CONSTRUCTION. C.C. SHALL PROVIDE FIRE-STOPPING AT ALL EXG & NEW PENETRATIONS THROUGH ALL RATED ASSEMBLIES.
3.	MAINTAIN 18" ON PULL SIDE AND 12" ON PUSH SIDE AT ALL DOORS. REFER ALSO TO ADA NOTES AND DIAGRAMS FOR FURTHER INFORMATION.
4.	COORDINATE ALL FRAMING AS NECESSARY WITH ADJACENT / ALIGNED PARTITIONS. WHERE SPECIFIC DIMENSIONS OR ALIGNMENTS ARE REQUIRED AS SHOWN IN THE DRAWINGS, PROVIDE FRAMING AS NECESSARY TO ACHIEVE NOTED DIMENSION OR ALIGNMENT. REFER TO PARTITION TYPE DETAILS FOR FURTHER INFORMATION.
5.	C.C. TO PROVIDE ALLOWANCE TO INSULATE EXG PIPES AS NECESSARY. ALL EXPOSED PIPES TO BE PAINTED TO MATCH ADJACENT SURFACES. PROVIDE FRAMING AROUND ALL PIPES AS SHOWN IN DRAWINGS W/O.A. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY EXG PIPES NOT SHOWN ON THESE DRAWINGS WHICH ARE IN CONFLICT WITH THE LAYOUT AS SHOWN.
6.	PROVIDE & INSTALL ACCESS HATCHES AT ALL LOCATIONS - WITHIN PARTITIONS AND/OR CEILING - FOR EXG OR NEW MEP EQUIPMENT, PIPES, VALVES, ETC. WHERE REQUIRED. SEE MEP DRAWINGS FOR FURTHER INFORMATION. CONSULT BUILDING DEPARTMENT FOR REQUIRED ACCESS TO EXG EQUIPMENT. COORDINATE FINAL QUANTITIES AND LOCATIONS BETWEEN THESE DRAWINGS, CONSULTANT DRAWINGS AND LANDLORD. ACCESS HATCHES SHALL BE FLUSH MOUNTED FRAMELESS TYPE AND SHALL BE PAINTED TO MATCH ADJACENT SURFACE WHERE INSTALLED. SHIM CUTS FOR APPROVAL.
7.	FOR EXG PARTITIONS BEING PATCHED AND INFILLED, PROVIDE STUD SIZE AS NECESSARY TO MATCH EXG CONSTRUCTION. GIP. SO. SHALL BE FLUSH AND ALIGN WITH ADJACENT CONSTRUCTION. SHIM CUTS AS REQUIRED TO ACHIEVE UNIFORM TRANSITION, BOTH SIDES TYP. ALL OTHER REQUIREMENTS FOR NOTED PARTITION TYPE SHALL REMAIN.
8.	IN AREAS WHERE EQUIPMENT, INFRASTRUCTURE, LIGHTING ARE REMOVED, PATCH/REPAIR SHEETROCK TO ACHIEVE SMOOTH/SEAMLESS/FLAT SURFACE, TYP.
9.	C.C. IS RESPONSIBLE FOR REPAIRING/ PATCHING/ REPLACING IN KIND ANY AND ALL FINISHES AT AREAS CONTAINING WITHIN SCOPE BOTH WITHIN AND OUTSIDE OF ARCHITECTURAL SCOPE OF WORK.
10.	EXG WALLS TO BE SKIMMED/PATCHED/REPAIRED AS REQ'D FOR SMOOTH CONTINUOUS SURFACE.

KEY NOTES	
(01)	INFILL EXISTING STAR/ELEVATOR OPENING. SEE STRUCTURAL DRAWINGS.
(02)	NEW FLOORING AS PER SCHEDULE. MAKE LEVEL AS REQ'D.
(03)	ACCU. SEE MECHANICAL PLANS. COORDINATE LOCATION W/ ENGINEER + ARCHITECT TYP.

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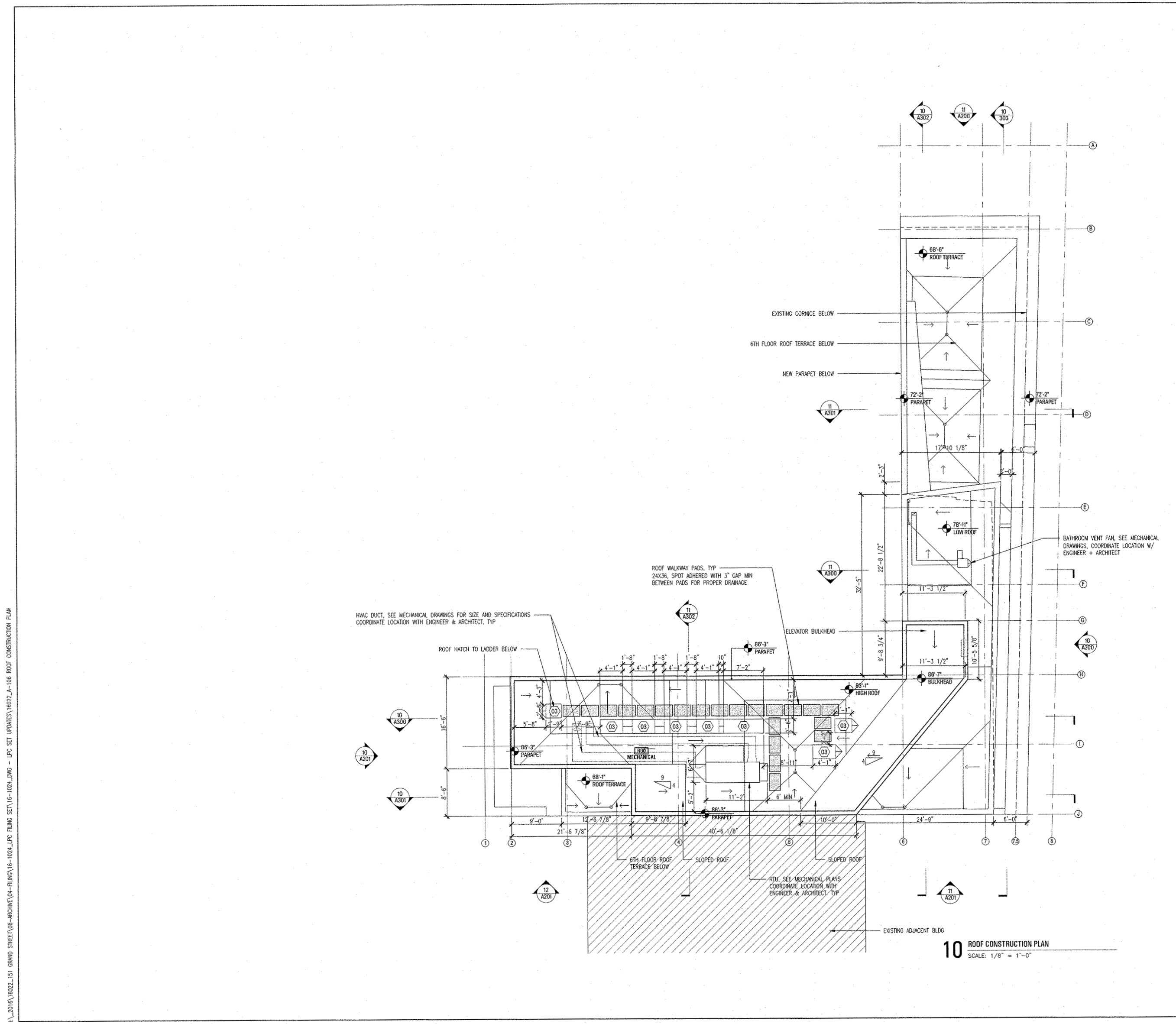
  

REVISIONS	
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10/24/16	PERMIT
7/11/2016	ISSUED FOR ZONING APPROVAL

151 GRAND ST NEW YORK, NY	
PROJECT NO: DM-105.00	SCALE: AS NOTED
<b>6TH FLOOR CONSTRUCTION PLAN</b>	
<b>A-105.00</b>	
D.O.B. NO:	PAGE: 26 OF 72

# APPROVED ROOF PLAN



### SYMBOL LEGEND

	NOT IN SCOPE
	EX'G TO REMAIN
	NEW CONSTRUCTION
	FIRE EXTINGUISHER CABINET LOCATION - SEE EQUIPMENT SCHEDULE FOR SPECIFICATION
	FIRE HOSE CABINET LOCATION - SEE MEP DRAWINGS FOR SPECIFICATION AND OTHER REQUIREMENTS

- ### GENERAL NOTES
- PROVIDE BLOCKING WITHIN PARTITIONS AND/OR CEILING AS NECESSARY FOR ALL NOTED/SHOWN WALL/CLING-MOUNTED ACCESSORIES, FIXTURES, MILLWORK AND EQUIPMENT OR WHERE NOTED IN THESE OR CONSULTANT DRAWINGS FOR INSTALLATION OF SUCH FIXTURES.
  - PATCH & REPAIR EX'G CORE & SHIRT WALLS UPON COMPLETION OF MECHANICAL, PLUMBING & ELECTRICAL WORK & WHERE NECESSARY SUFFICIENTLY REPAIR EX'G WALLS TO MAINTAIN 2-HR FIRE-RATED CONSTRUCTION. G.C. SHALL PROVIDE FIRE-STOPPING AT ALL EX'G & NEW PENETRATIONS THROUGH ALL RATED ASSEMBLIES.
  - MAINTAIN 18" ON PULL SIDE AND 12" ON PUSH SIDE AT ALL DOORS. REFER ALSO TO ADA NOTES AND DIAGRAMS FOR FURTHER INFORMATION.
  - COORDINATE ALL FRAMING AS NECESSARY WITH ADJACENT / ALIGNED PARTITIONS. WHERE SPECIFIC DIMENSIONS OR ALIGNMENTS ARE REQUIRED AS SHOWN IN THE DRAWINGS, PROVIDE FRAMING AS NECESSARY TO ACHIEVE NOTED DIMENSION OR ALIGNMENT. REFER TO PARTITION TYPE DETAILS FOR FURTHER INFORMATION.
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  - FOR EX'G PARTITIONS BEING PATCHED AND INFILLED, PROVIDE STUD SIZE AS NECESSARY TO MATCH EX'G CONSTRUCTION. GYP. BD. SHALL BE FLUSH AND ALIGN WITH ADJACENT CONSTRUCTION. SKIMCOAT AS REQUIRED TO CREATE INVISIBLE TRANSITION. BOTH SIDES TYP. ALL OTHER REQUIREMENTS FOR NOTED PARTITION TYPE SHALL REMAIN.
  - IN AREAS WHERE EQUIPMENT, INFRASTRUCTURE, LIGHTING ARE REMOVED, PATCH/REPAIR SHEETROCK TO ACHIEVE SMOOTH/SEAMLESS/FLAT SURFACE, TYP.
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  - EX'G WALLS TO BE SKIMMED/PATCHED/REPAIRED AS REQ'D FOR SMOOTH CONTINUOUS SURFACE.

- ### KEY NOTES
- INFILL EXISTING STAIR/ELEVATOR OPENING. SEE STRUCTURAL DRAWINGS.
  - NEW FLOORING AS PER SCHEDULE. MAKE LEVEL AS REQ'D.
  - ACCU. SEE MECHANICAL PLANS, COORDINATE LOCATION W/ ENGINEER + ARCHITECT TYP.

PLAN NORTH

**A+I** Architecture Plus Information  
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 www.aipius.com  
 920 Broadway 11th Fl.  
 New York, NY 10010

### CONSULTANTS

<b>EXERCISEE</b>	WILLIAM WITCO 299 BROADWAY, 11TH FL. NEW YORK, NY 10010	TEL (212) 791-4578
<b>LANDMARKS CONSULTANT</b>	HIGGINS QUASEBARTH & PARTNERS 11 HUNTER SQ. 18TH FL. NEW YORK, NY 10005	TEL (212) 274-9448
<b>MEP ENGINEER</b>	EDWARDS & ZUCK 315 PARK AVE SUITE 17TH FL. NEW YORK, NY 10010	TEL (212) 555-6000
<b>STRUCTURAL ENGINEER</b>	SLMAN 32 OLD SLIP, 10TH FL. NEW YORK, NY 10005	TEL (212) 625-7970

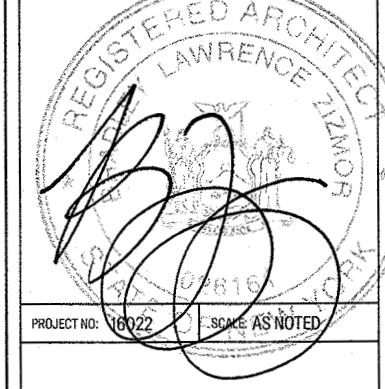
### KEY PLAN

151 GRAND ST  
 BLOCK 233  
 LOT-11  
 ZONING MAP NUMBER: 12C  
 ZONING DISTRICT: M1-5B  
 NUMBER OF FLOORS: 8  
 OCCUPANCY CLASS: USE GROUP 6 (OFFICE)

### REVISIONS

12/08/2016	REVISED FOR LPC COMMENTS
10/24/16	PERMIT
12/11/2016	ISSUED FOR ZONING APPROVAL

151 GRAND ST  
 151 GRAND ST  
 NEW YORK, NY



PROJECT NO. 10022 SCALE AS NOTED

**ROOF CONSTRUCTION PLAN**

**A-106.00**

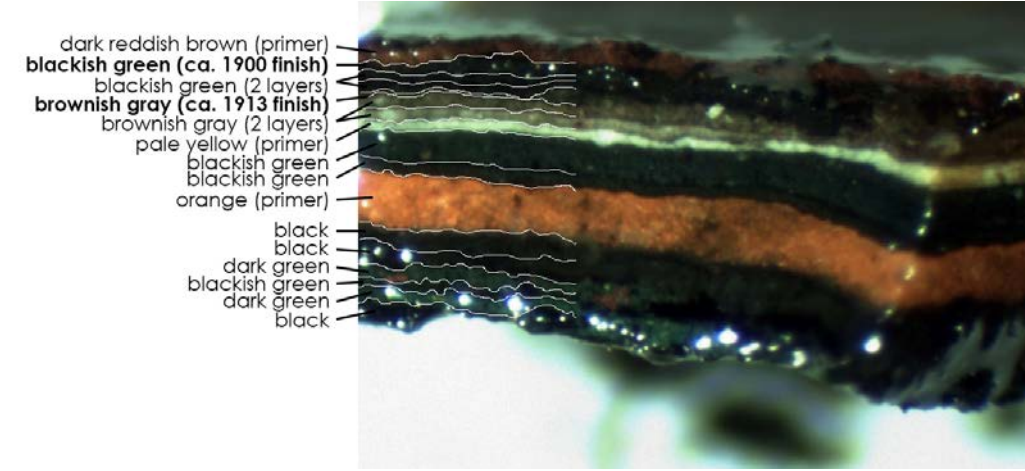
D.O.B. NO. PAGE 27 OF 72



## CAST IRON & WINDOW PAINT



"Dark As Night" Swatch



Existing Paint Analysis

* Color Match, Earliest Finish (ca. 1900)	blackish green *	blackish green *	blackish green *
	Munsell 5G 2/1	Munsell 5G 2/1	Munsell 5G 2/1
	Pittsburgh Paints 14-05	Pittsburgh Paints 14-05	Pittsburgh Paints 14-05
	"Dark as Night"	"Dark as Night"	"Dark as Night"
	semi-glossy sheen	semi-glossy sheen	semi-glossy sheen

## BRICK



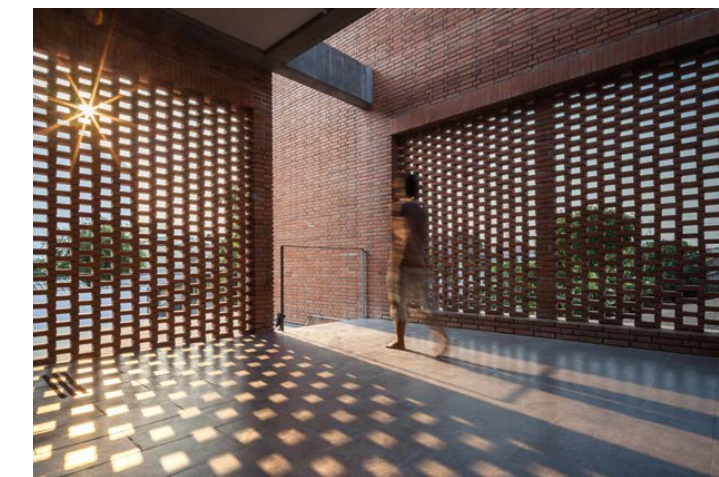
Proposed White Washed Red Brick  
Green Hills - Old California Series - McNear  
@ Back Leg



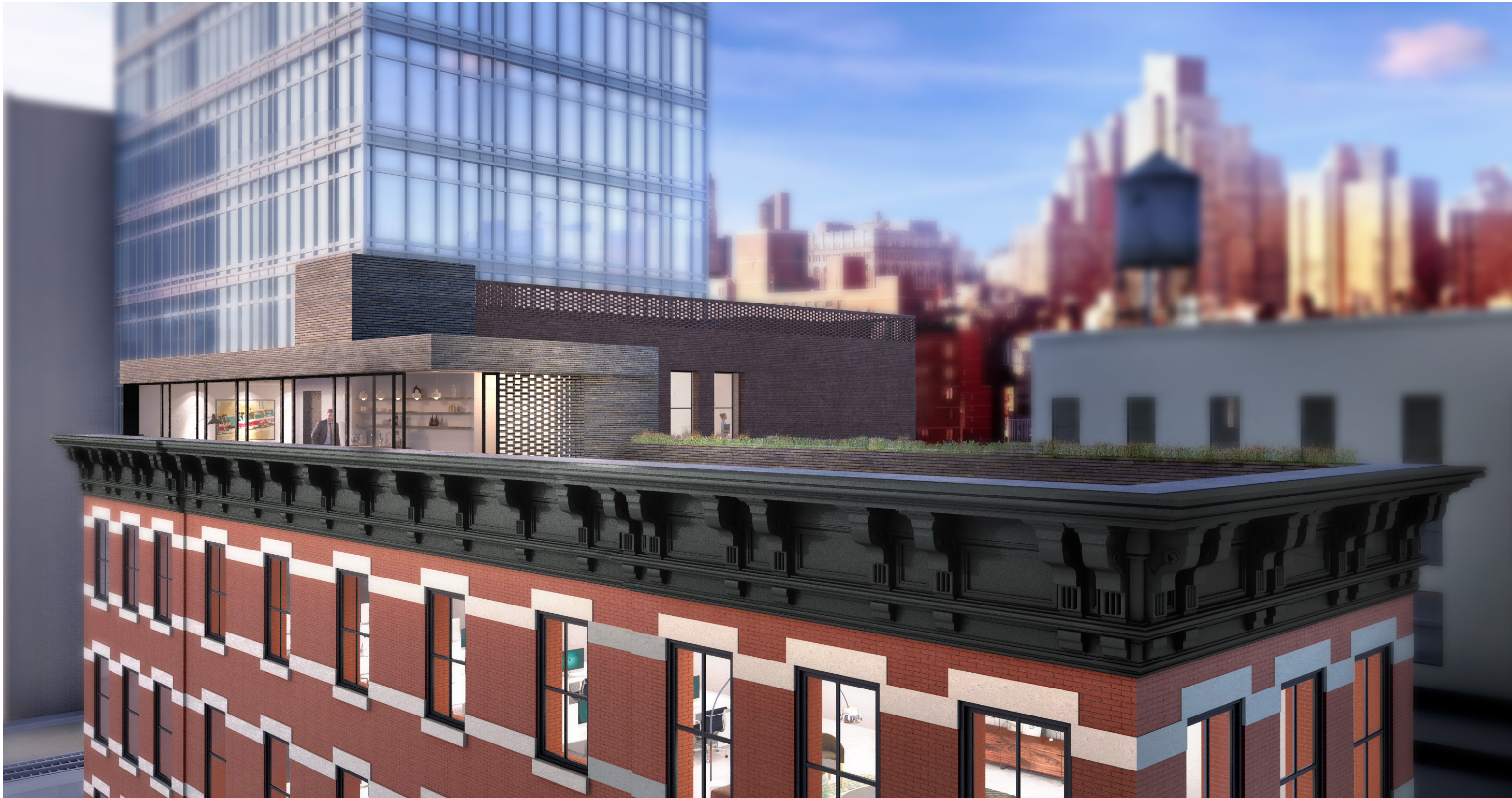
Grey Brick - Petersen



Proposed White Washed Red Brick  
Whitehall - Old California Series - McNear  
@ South Facade



Proposed brick pattern reference



LPC APPROVED RENDERING (A+I)



(A)



(B)



(C)



(D)





(E)




(F)

**KEY**

 PARTIAL EAST/  
SOUTH/NORTH  
ELEVATION

 PRIMARY EAST  
ELEVATION

 SECONDARY  
NORTH  
ELEVATION

A+I (2016)





Note: orange scrim indicates extents of roof addition

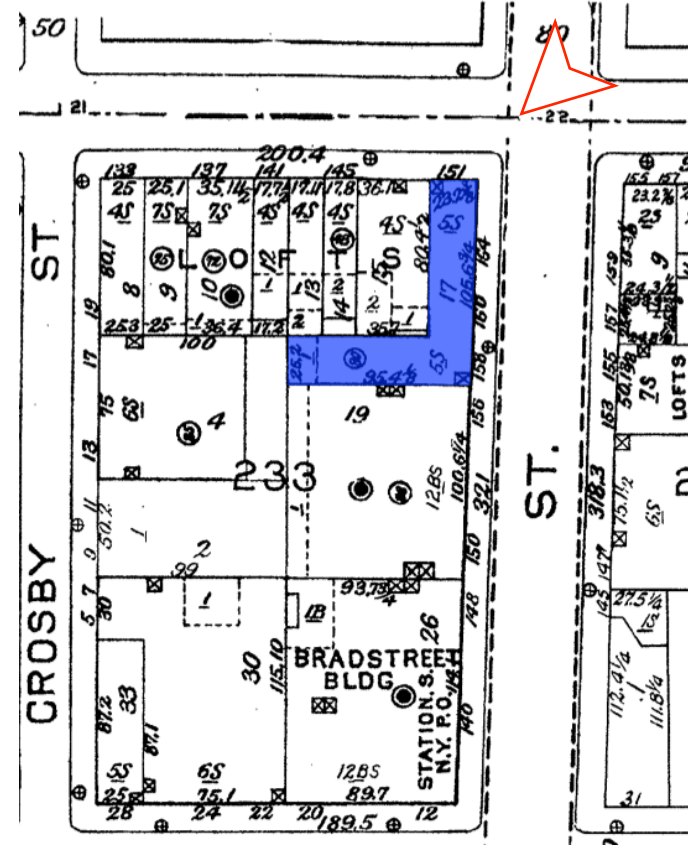
PUBLIC HEARING MOCKUP



PUBLIC HEARING RENDERING (A+I)



IN-PROGRESS VISIBILITY



KEY PLAN (1985 Sanborn)



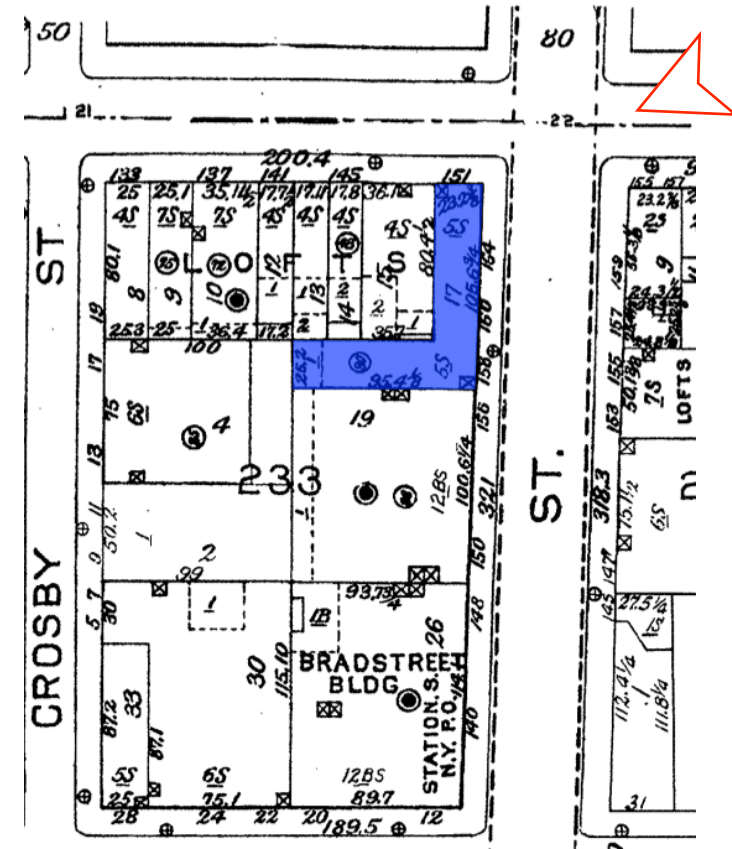
PUBLIC HEARING MOCKUP



PUBLIC HEARING RENDERING (A+)



IN-PROGRESS VISIBILITY



KEY PLAN (1985 Sanborn)



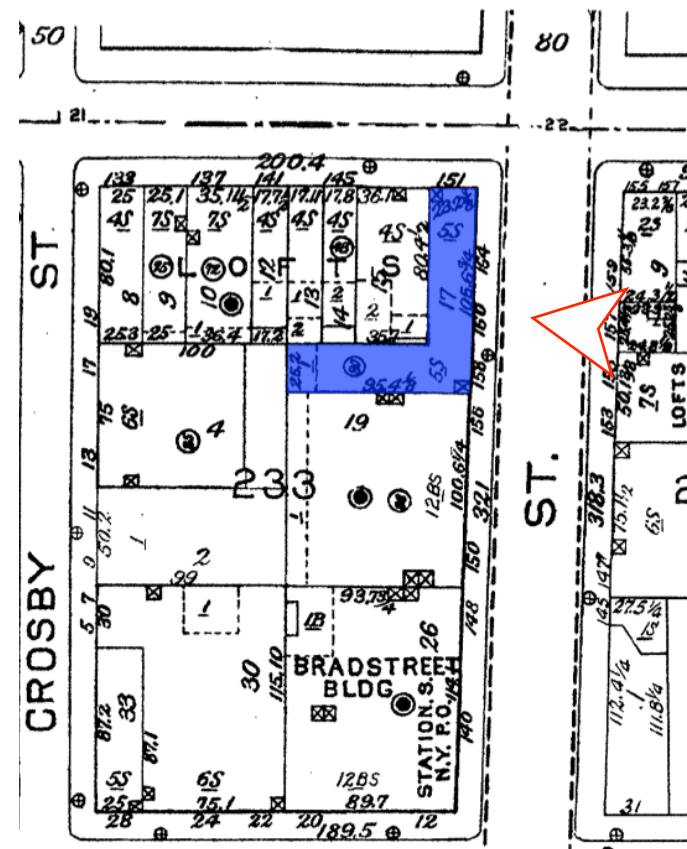
PUBLIC HEARING MOCKUP



IN-PROGRESS VISIBILITY



PUBLIC HEARING RENDERING (A+I)



KEY PLAN (1985 Sanborn)



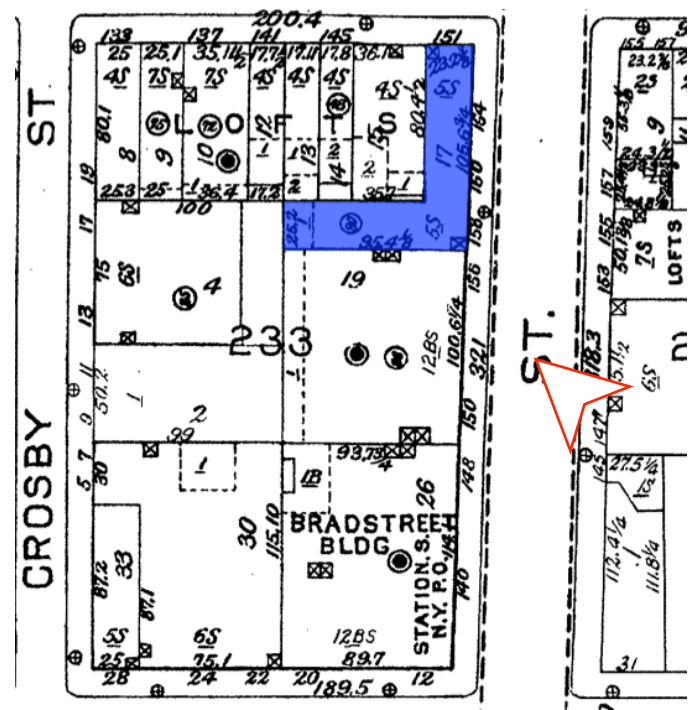
PUBLIC HEARING MOCKUP



PUBLIC HEARING RENDERING (A+)



IN-PROGRESS VISIBILITY



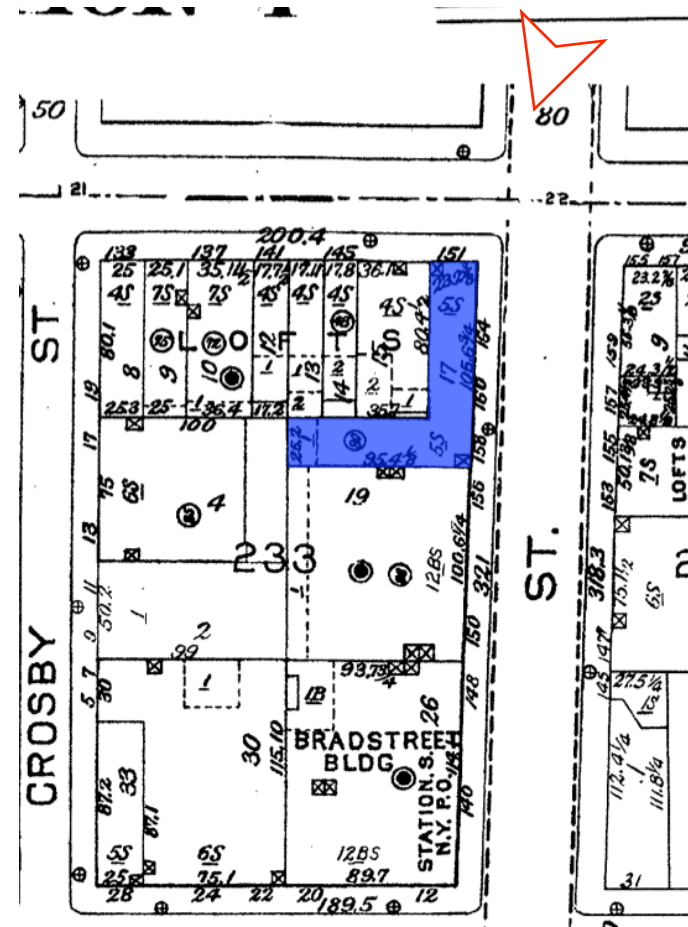
KEY PLAN (1985 Sanborn)



PUBLIC HEARING MOCKUP



IN-PROGRESS VISIBILITY



KEY PLAN (1985 Sanborn)



Renderings by A+I (2016)

June 23 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-10218

## **151 Grand Street, aka 158-164 Lafayette Street – SoHo-Cast Iron Historic District Extension– Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 165 458 2708

**Passcode:** 937299

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.

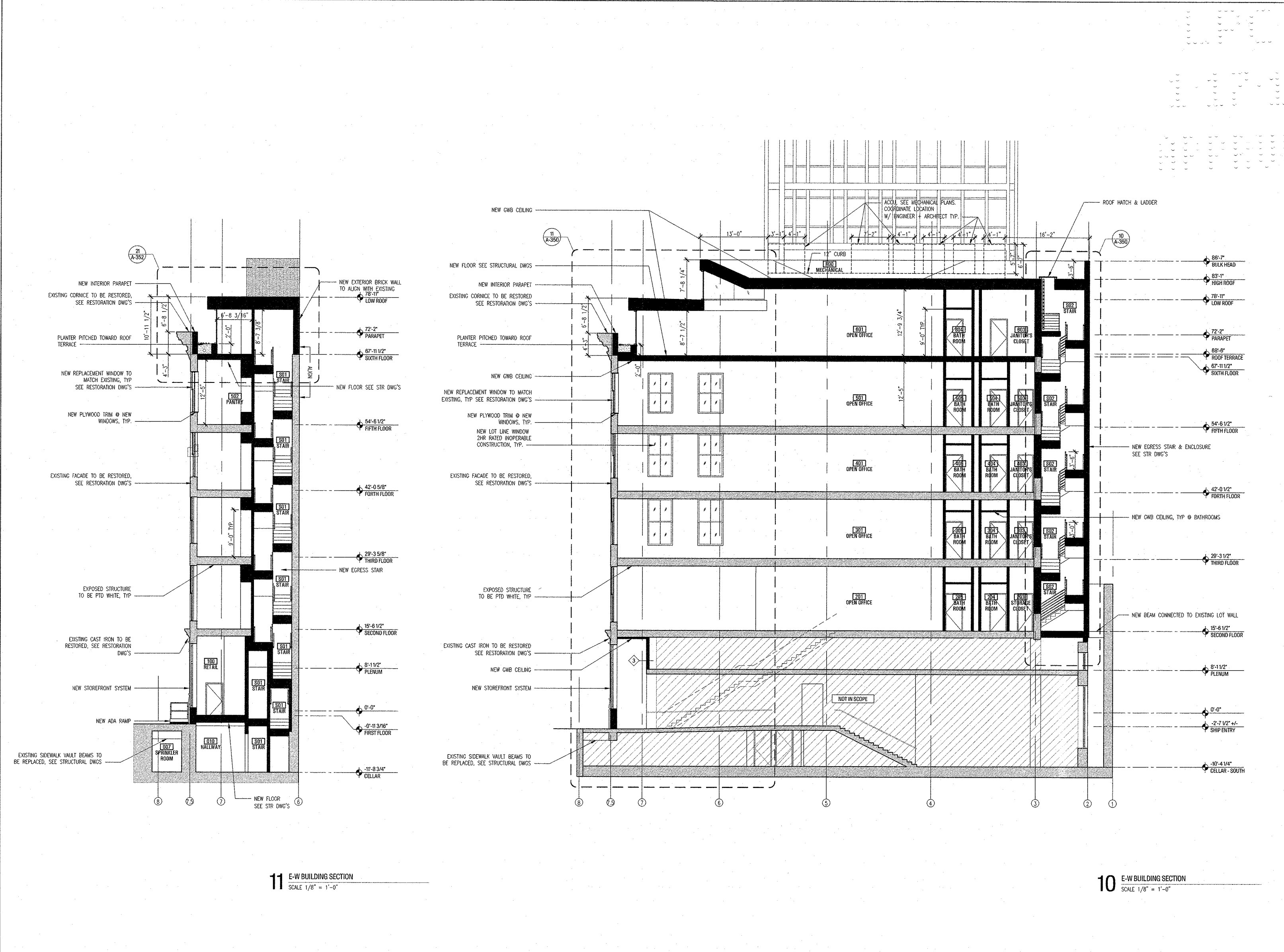
# APPENDIX



EXISTING CONDITIONS DETAILS ON LAFAYETTE

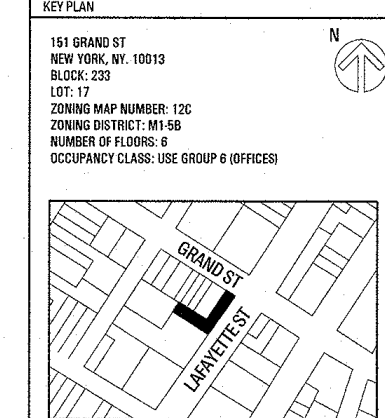
EXISTING CONDITIONS DETAILS ON LAFAYETTE

EXISTING CONDITIONS DETAILS ON GRAND



**CONSULTANTS**

<b>EXPOSURE</b> WILLIAM WILCOX 229 Broadway, 11th Fl New York, NY 10010	TEL (212) 791-4578
<b>LABORERS CONSULTING</b> MICHAEL KASSABARTH & PARTNERS 11 MANHATTAN SQ, 16TH FL NEW YORK, NY 10005	TEL (212) 274-9468
<b>MED. ENGINEER</b> EDWARDS & ZUCK 315 PARK AVE SOUTH, 17TH FL NEW YORK, NY 10010	TEL (212) 330-6200
<b>STRUCTURAL ENGINEER</b> SLAMAN 31 OLD 24th PL, 10th FL NEW YORK, NY 10005	TEL (212) 623-7970



**REVISIONS**

12/08/2016	REVISED FOR LPC COMMENTS
10/24/16	PERMIT
7/11/2016	ISSUED FOR ZONING APPROVAL

**151 GRAND ST**  
 151 GRAND ST  
 NEW YORK, NY



PROJECT NO: 1602.02 SCALE: 1/8" = 1'-0"

**BUILDING SECTIONS**  
**A-300.00**

D.O.B. NO. PAGE 39 OF 72

4\_16-2016 1602.02\_151 GRAND STREET (UP)-MOORE (14)-PLUMB (14)-109-LPC PLUMB SET (14)-1024.DWG - LPC SET UPDATES 1602.02\_A-300 BUILDING SECTIONS

**11** E-W BUILDING SECTION  
 SCALE 1/8" = 1'-0"

**10** E-W BUILDING SECTION  
 SCALE 1/8" = 1'-0"

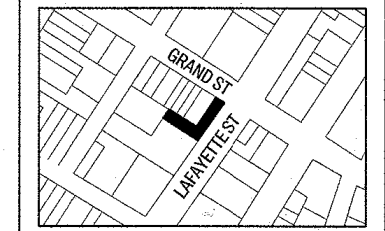
FINISH LEGEND	
PT1	PITTSBURGH PAINTS 14-05 "DARK AS NIGHT"
B1	KOLIMBA BRICK K-55
B2	PETERSEN BRICK D-55
B3	MUNEAR - OLD CALIFORNIA - GREEN HILLS
B4	MUNEAR - OLD CALIFORNIA - WHITEHALL
MT1	AMINEAL - "BLUE STEEL" OVER SST WITH CLEAR PERMALAC COATING
MT2	SAFI - BLACK GPF FINISH
MT3	SCHUECO - BLACK POWDER COATED ALUMINUM

**A+I**  
**Architecture Plus Information**  
 212.460.9500  
 www.aplus.com  
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 New York, NY 10010

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LANDMARKS CONSULTANT	TEL (212) 274-9466
HIGGINS QUASEBARTH & PARTNERS	11 WARDEN ST, 16TH FL. NEW YORK, NY 10005
MEP ENGINEER	TEL (212) 330-6200
EDWARDS & ZUCK	315 PARK AVE SOUTH, 17TH FL. NEW YORK, NY 10010
STRUCTURAL ENGINEER	TEL (212) 620-7970
SUNAM	32 OLD SLP, 10TH FL. NEW YORK, NY 10005

**KEY PLAN**

151 GRAND ST  
 NEW YORK, NY 10013  
 BLOCK 239  
 LOT 17  
 ZONING MAP NUMBER: 12C  
 ZONING DISTRICT: M-48  
 NUMBER OF FLOORS: 6  
 OCCUPANCY CLASS: USE GROUP 8 (OFFICES)



12/08/2016 REVISED FOR LPC COMMENTS  
 7/11/2016 ISSUED FOR ZONING APPROVAL

**REVISIONS**

151 GRAND ST  
 151 GRAND ST  
 NEW YORK, NY

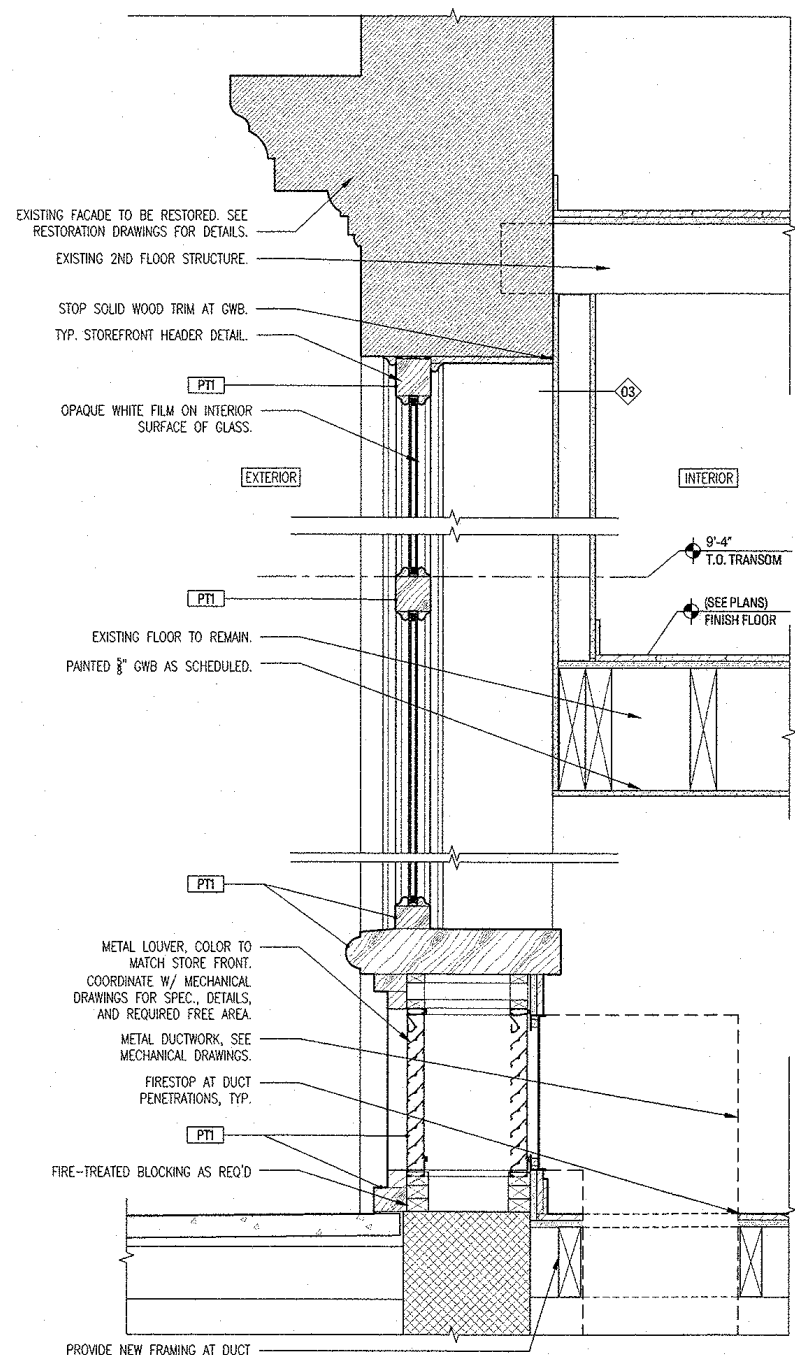


PROJECT NO. 16022 SCALE: 1/4"=1'-0"

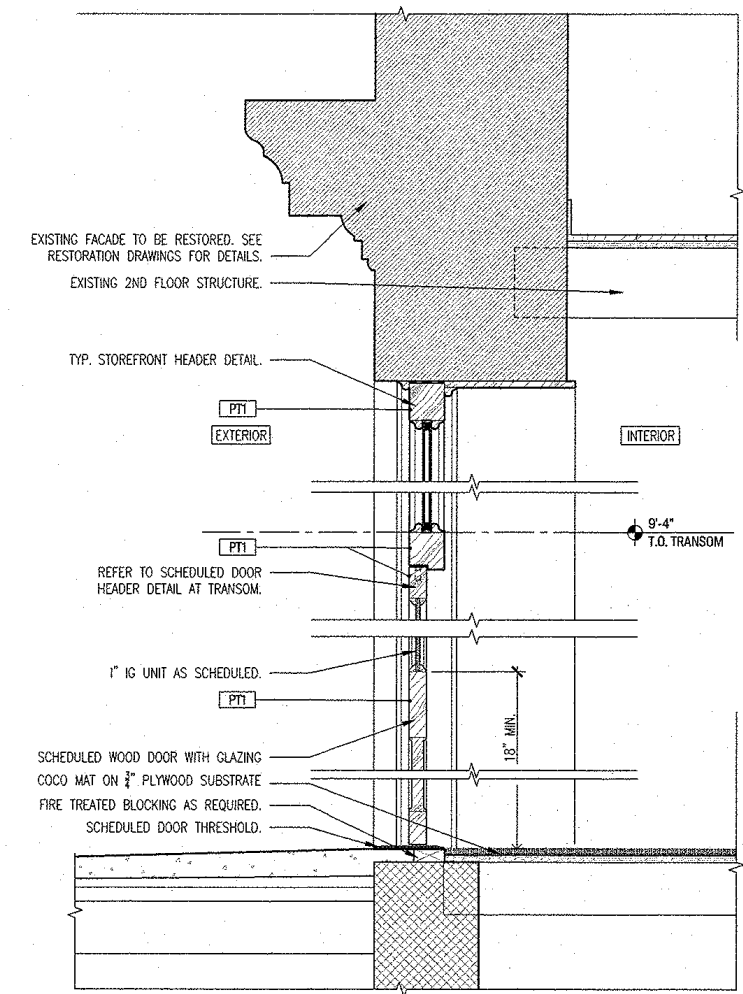
**STOREFRONT SECTION DETAILS**

**A-600.00**

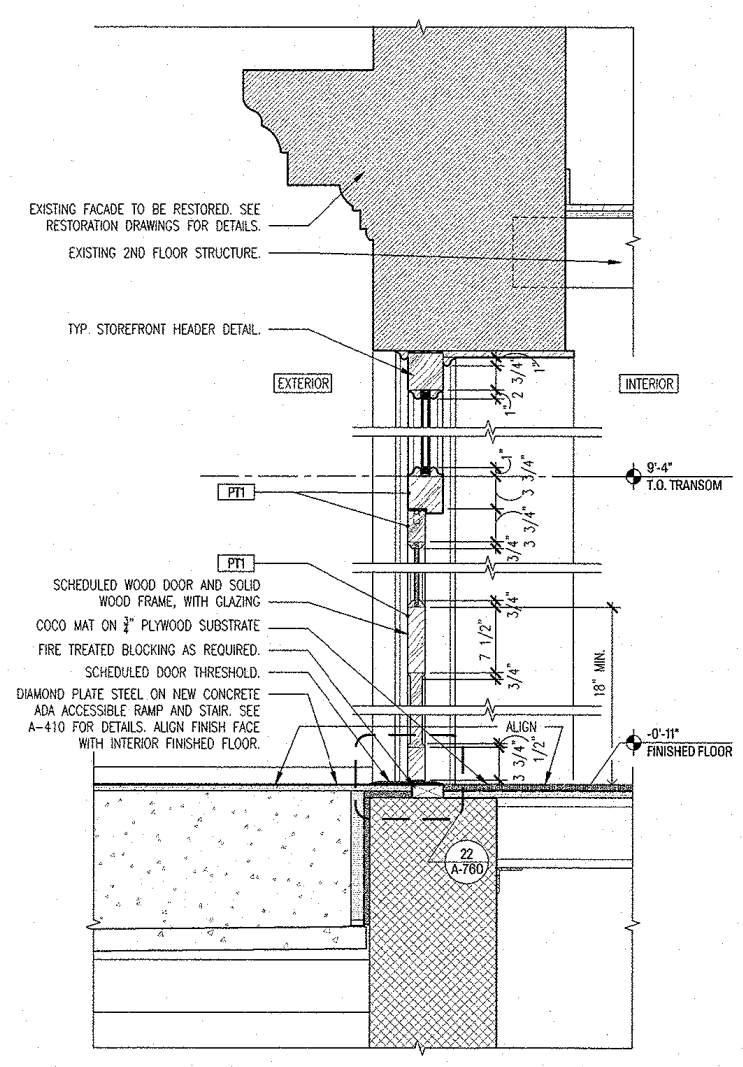
D.O.B. NO. PAGE 58 OF 72



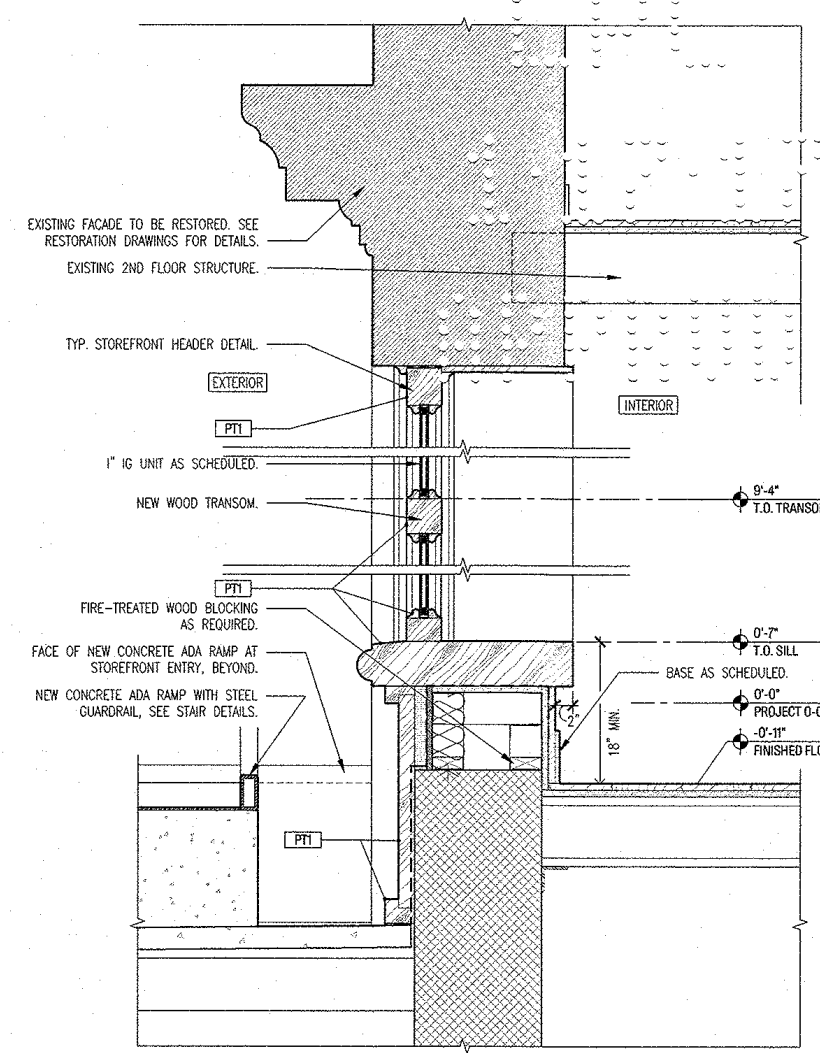
**12 SECTION DETAIL: STOREFRONT WITH EXHAUST LOUVER PANEL - WINDOW 111 TYPE I**  
 SCALE: 1/4"=1'-0"



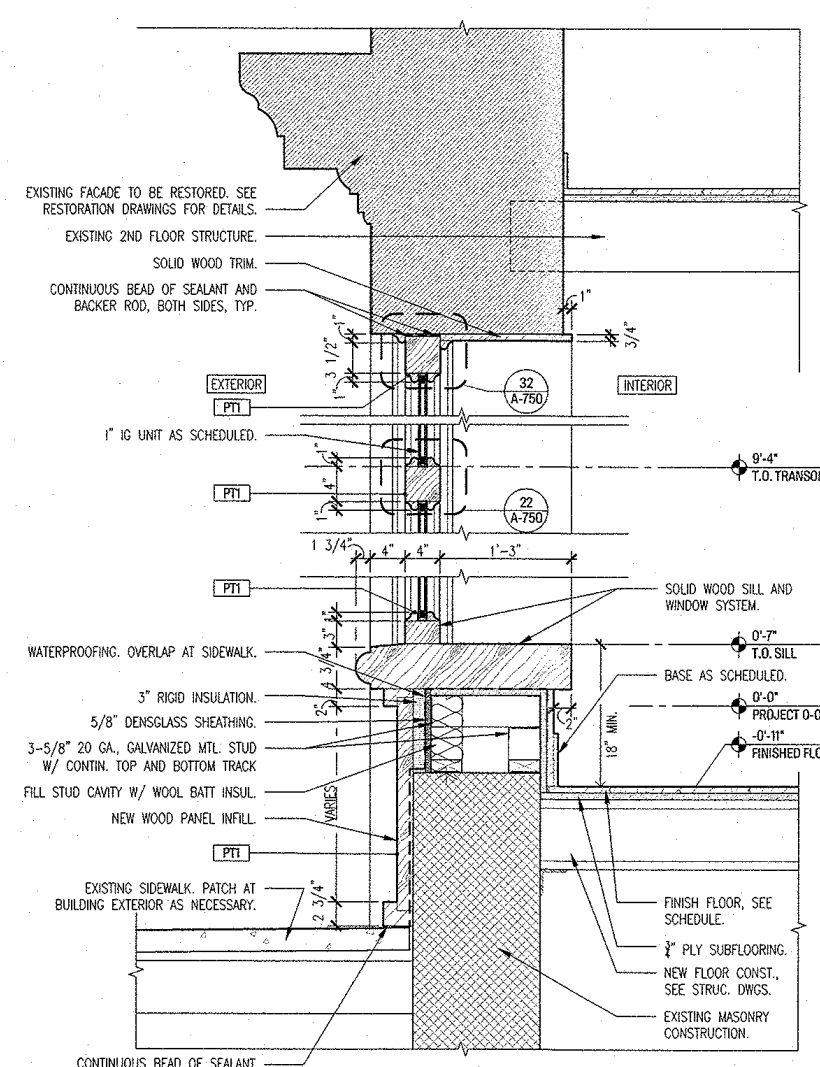
**21 SECTION DETAIL: TYP. STOREFRONT ENTRY - WINDOW TYPE H, DOOR TYPES F + G**  
 SCALE: 1/4"=1'-0"



**11 SECTION DETAIL: STOREFRONT ENTRY AT ADA RAMP - WINDOW TYPE G, DOOR 105 TYPE F**  
 SCALE: 1/4"=1'-0"



**20 SECTION DETAIL: STOREFRONT WINDOW AT ADA RAMP - WINDOW 108 TYPE I**  
 SCALE: 1/4"=1'-0"

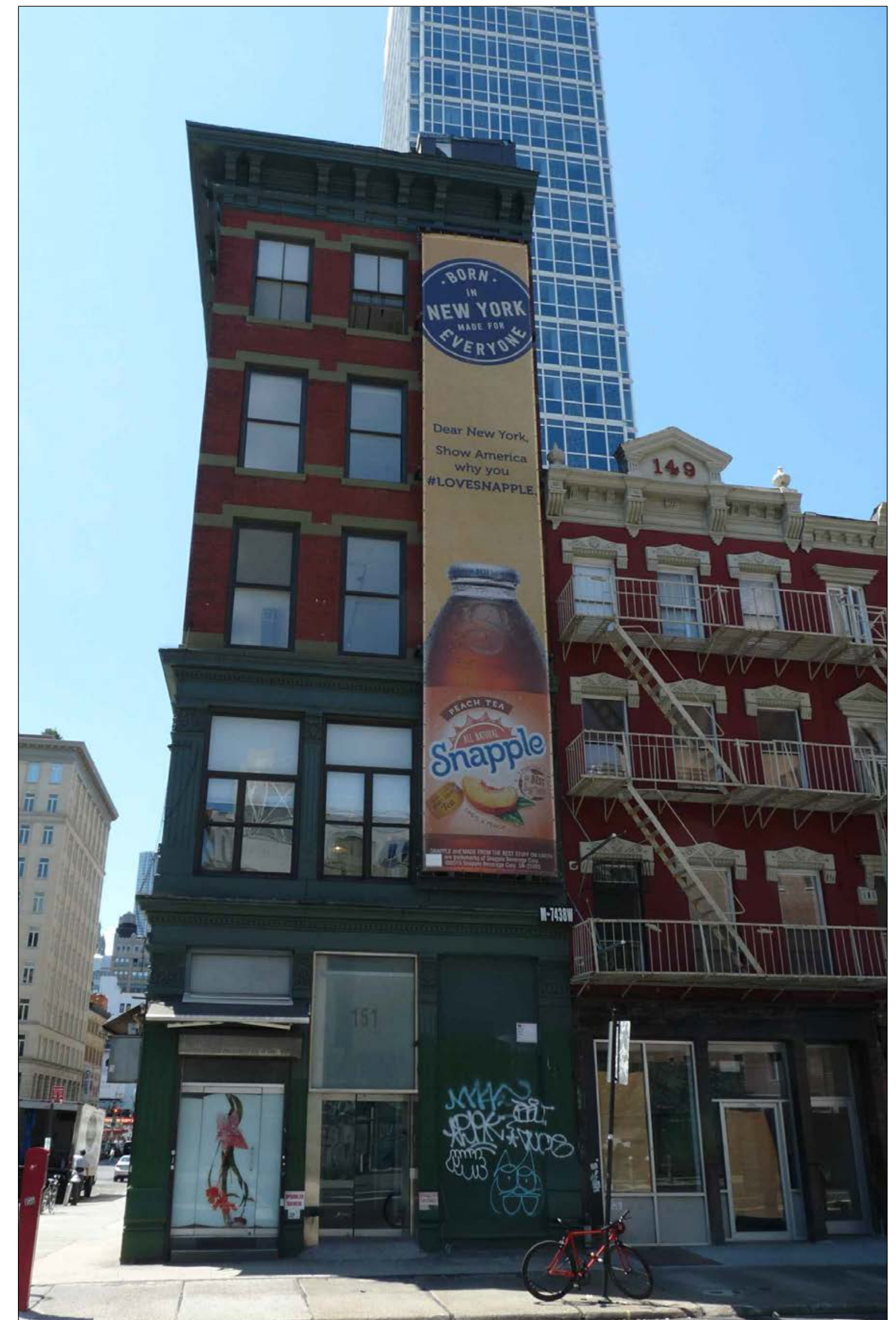


**10 SECTION DETAIL: TYPICAL STOREFRONT WINDOW - WINDOW TYPES I, G, E**  
 SCALE: 1/4"=1'-0"

L:\2016\16022\_151 GRAND STREET\08-ARCHITECTURE\04-PLANS\16-1024\_LPC\_FILING\_SET\16-1024\_LPC - LPC SET UPDATES\16022\_A-600 STOREFRONT SECTION DETAILS



LAFAYETTE STREET CONDITIONS, 2016



GRAND STREET CONDITIONS, 2016



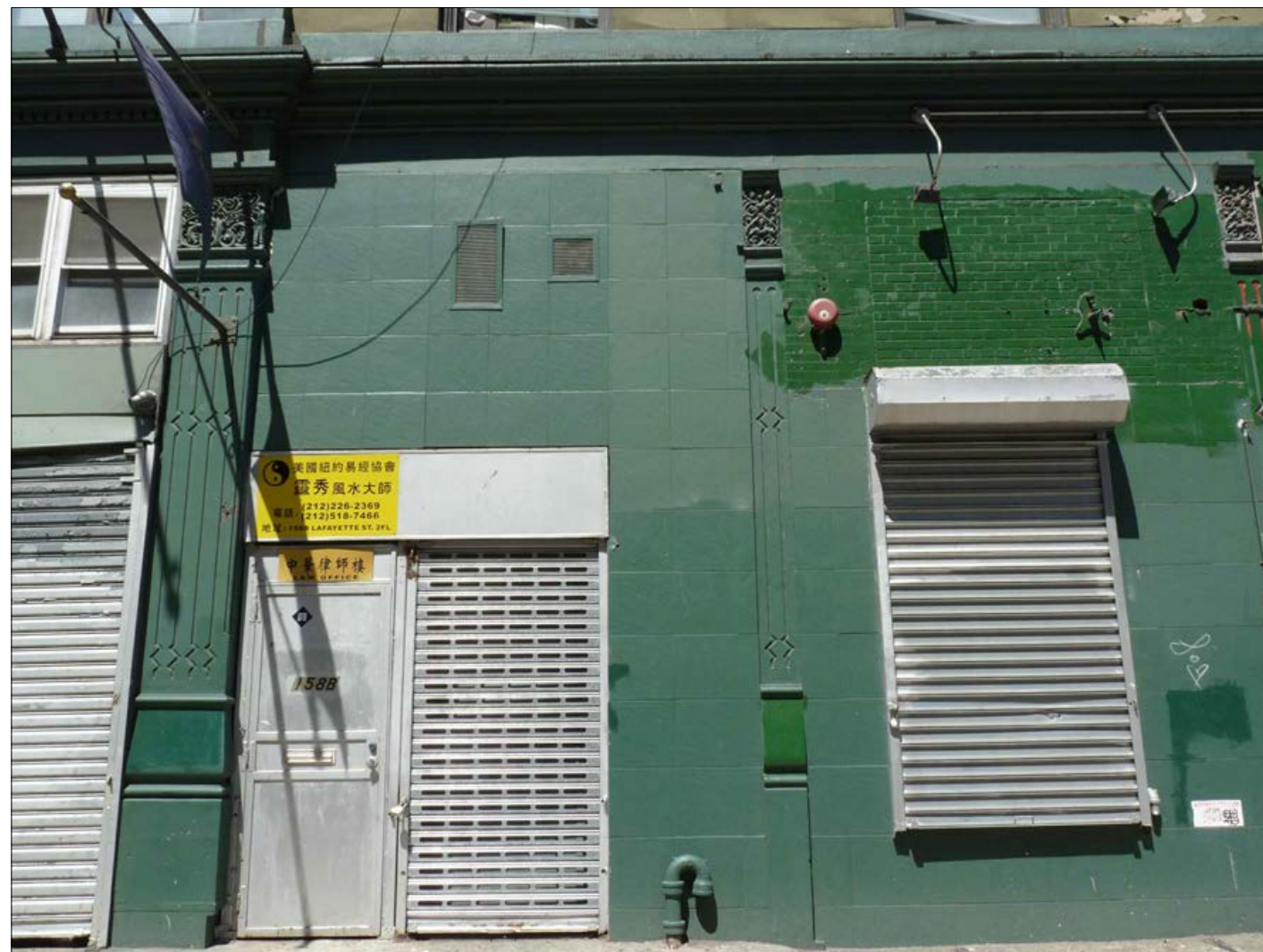
LAFAYETTE STREET CONDITIONS, 2016



LAFAYETTE STREET CONDITIONS, 2016



GRAND STREET CONDITIONS, 2016





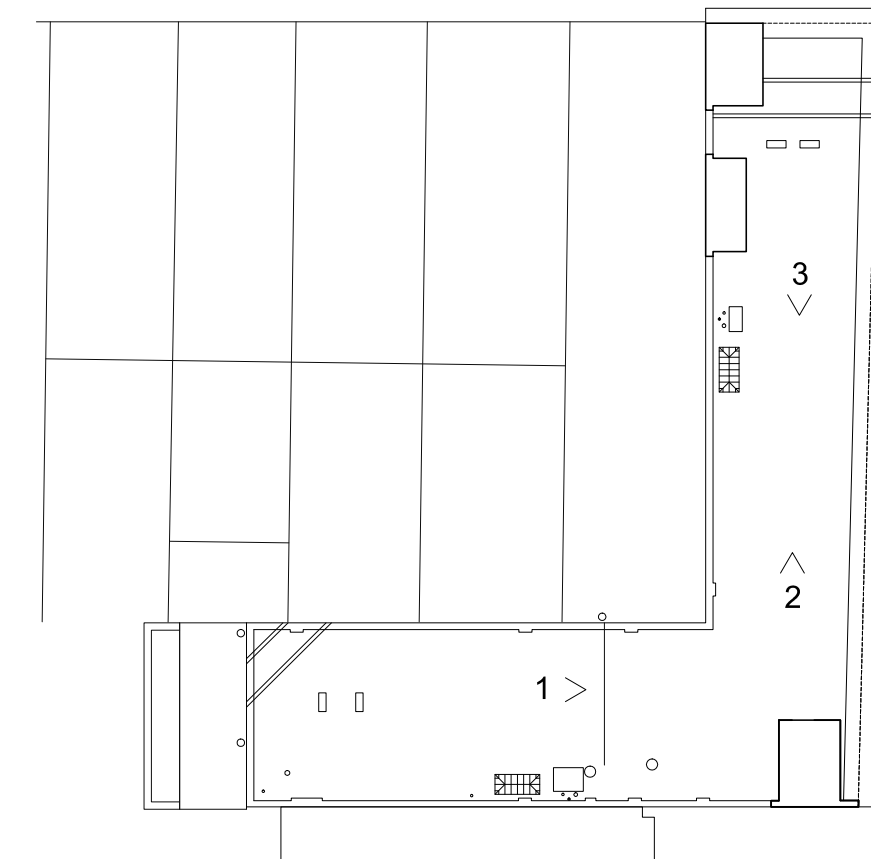
3 - ROOF-EXISTING CONDITIONS LOOKING NORTH



2 - ROOF-EXISTING CONDITIONS LOOKING SOUTH



1 - ROOF - EXISTING CONDITIONS LOOKING WEST



ROOF - KEY PLAN



South & East street walls



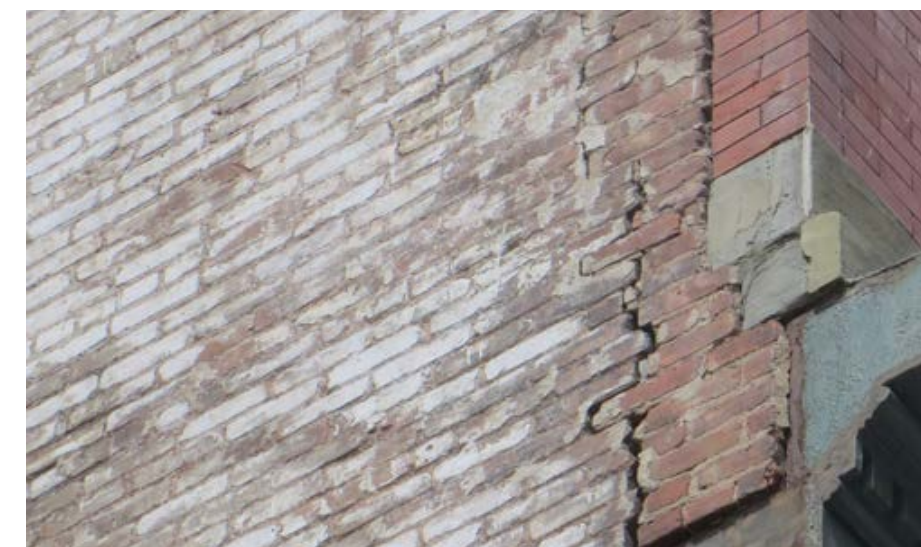
South inner wall

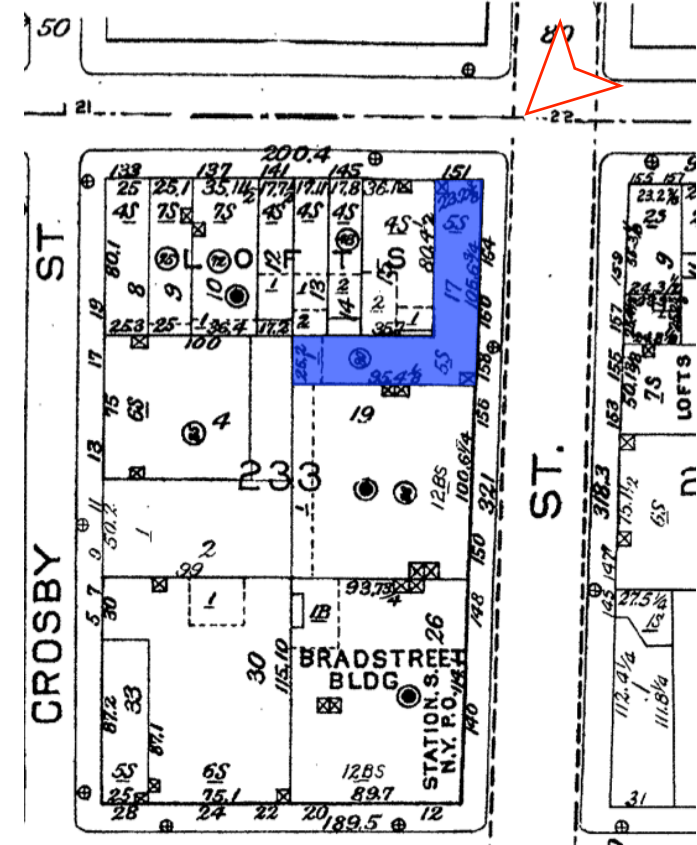


West wall



North wall



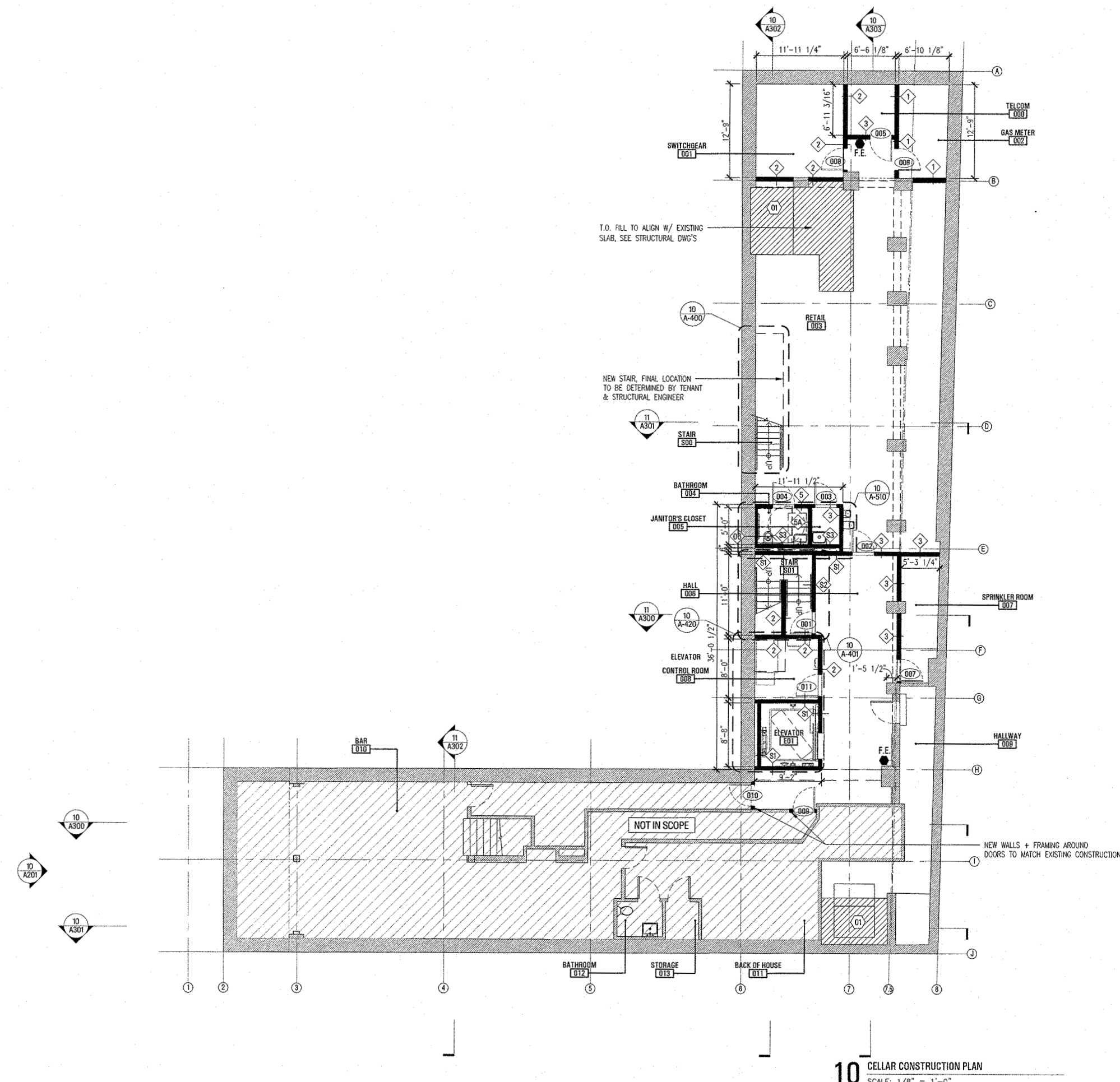


KEY PLAN (1985 Sanborn)



VIEW SOUTH FROM RAPKIN-GAYLE PLAZA

A-100.00 (10/24/16) 151 GRAND STREET (10-ARCHIVE) (10-TRUNC) (10-1024) LPC FLOOR SET (10-1024) LPC FLOOR SET (10-1024) LPC FLOOR CONSTRUCTION PLAN



**10** CELLAR CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
	NOT IN SCOPE
	EX'G TO REMAIN
	NEW CONSTRUCTION
	FIRE EXTINGUISHER CABINET LOCATION. SEE EQUIPMENT SCHEDULE FOR SCHEDULE.
	FIRE HOSE CABINET LOCATION. SEE MEP DRAWINGS FOR LOCATION AND OTHER REQUIREMENTS.

- GENERAL NOTES**
- PROVIDE BLOCKING WITHIN PARTITIONS AND/OR CEILING AS NECESSARY FOR ALL NOTED/SHOWN WALL-CLING-MOUNTED ACCESSORIES, FIXTURES, MILLWORK AND EQUIPMENT OR WHERE NOTED IN THESE OR CONSULTANT DRAWINGS FOR INSTALLATION OF SUCH FIXTURES.
  - PATCH & REPAIR EX'G CORE & SHAFT WALLS UPON COMPLETION OF MECHANICAL, PLUMBING & ELECTRICAL WORK & WHERE NECESSARY SUFFICIENTLY REPAIR EX'G WALLS TO MAINTAIN 2-HR FIRE-RATED CONSTRUCTION. O.C. SHALL PROVIDE FIRE-STOPPING AT ALL EX'G & NEW PENETRATIONS THROUGH ALL RATED ASSEMBLIES.
  - MAINTAIN 18" ON PULL SIDE AND 12" ON PUSH SIDE AT ALL DOORS. REFER ALSO TO ADA NOTES AND DIAGRAMS FOR FURTHER INFORMATION.
  - COORDINATE ALL FRAMING AS NECESSARY WITH ADJACENT ADJUDIC PARTITIONS. WHERE SPECIFIC DIMENSIONS OR ALIGNMENTS ARE REQUIRED AS SHOWN IN THE DRAWINGS, PROVIDE FRAMING AS NECESSARY TO ACHIEVE NOTED DIMENSION OR ALIGNMENT. REFER TO PARTITION TYPE DETAILS FOR FURTHER INFORMATION.
  - G.C. TO PROVIDE ALLOWANCE TO INSULATE EX'G PIPES AS NECESSARY. ALL EXPOSED PIPES TO BE PAINTED TO MATCH ADJACENT SURFACES. PROVIDE FRAMING AROUND ALL PIPES AS SHOWN IN DRAWINGS LOCAL. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY EX'G PIPES NOT SHOWN IN THESE DRAWINGS WHICH ARE IN CONFLICT WITH THE LAYOUT AS SHOWN.
  - PROVIDE & INSTALL ACCESS HATCHES AT ALL LOCATIONS - WITHIN PARTITIONS AND/OR CEILING - FOR EX'G OR NEW MEP EQUIPMENT, PIPES, VALVES, ETC. WHERE REQUIRED. SEE MEP DRAWINGS FOR FURTHER INFORMATION. CONSULT BUILDING LANDLORD FOR REQUIRED ACCESS TO EX'G EQUIPMENT. COORDINATE FINAL QUANTITIES AND LOCATIONS BETWEEN THESE DRAWINGS, CONSULTANT DRAWINGS AND LANDLORD. ACCESS HATCHES SHALL BE FLUSH MOUNTED, TRIMLESS TYPE AND SHALL BE PAINTED TO MATCH ADJACENT SURFACE WHERE INSTALLED. SUBMIT CUTS FOR APPROVAL.
  - FOR EX'G PARTITIONS BEING PATCHED AND INFILLED, PROVIDE STUD SIZE AS NECESSARY TO MATCH EX'G CONSTRUCTION. G.P. 20 SHALL BE FLUSH AND ALIGN WITH ADJACENT CONSTRUCTION. SIMONET AS REQUIRED TO CREATE INVISIBLE TRANSITION, BOTH SIDES TYP. ALL OTHER REQUIREMENTS FOR NOTED PARTITION TYPE SHALL REMAIN.
  - IN AREAS WHERE EQUIPMENT, INFRASTRUCTURE, LIGHTING ARE REMOVED, PATCH/REPAIR SHEETROCK TO ACHIEVE SMOOTH/SEAMLESS/FLAT SURFACE, TYP.
  - GC IS RESPONSIBLE FOR REPAIRING/PATCHING/REPLACING IN KIND, ANY AND ALL FINISHES AT AREAS CONTAINING MECH SCOPE BOTH WITHIN AND OUTSIDE OF ARCHITECTURAL SCOPE OF WORK.
  - EX'G WALLS TO BE SKIMMED/PATCHED/REPAIRED AS REQ'D FOR SMOOTH CONTINUOUS SURFACE.

- KEY NOTES**
- (01) INFILL EXISTING STAIR/ELEVATOR OPENING. SEE STRUCTURAL DRAWINGS
  - (02) NEW FLOORING AS PER SCHEDULE. MAKE LEVEL AS REQ'D
  - (03) ACCU. SEE MECHANICAL PLANS. COORDINATE LOCATION W/ ENGINEER + ARCHITECT TYP.

**PLAN NORTH**

**A**  
Architecture  
Plus  
Information

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www.aplus.com  
920 Broadway 11th fl.  
New York, NY 10010

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WILLIAM VRACCO 209 BROADWAY, 11TH FL. NEW YORK, NY 10010	TEL (212) 791-4570
LABORERS CONSULTANTS 1140 AVENUE 50, 16TH FL. NEW YORK, NY 10035	TEL (212) 274-9468
HEZ ENGINEER EDWARDS & ZUCK 315 PARK AVE SOUTH, 17TH FL. NEW YORK, NY 10019	TEL (212) 330-4200
STRUCTURAL ENGINEER SUNAN 32 OLD SLIP, 16TH FL. NEW YORK, NY 10005	TEL (212) 600-7970

**KEY PLAN**

151 GRAND ST  
NEW YORK, NY, 10013  
BLOCK: 233  
LOT: 17  
ZONING MAP NUMBER: 12C  
ZONING DISTRICT: M1-5B  
NUMBER OF FLOORS: 6  
OCCUPANCY CLASS: USE GROUP 8 (OFFICES)

**REVISIONS**

DATE	REVISION
12/08/2016	REVISED FOR LPC COMMENTS
10/24/16	PERMIT
7/11/2016	ISSUED FOR ZONING APPROVAL

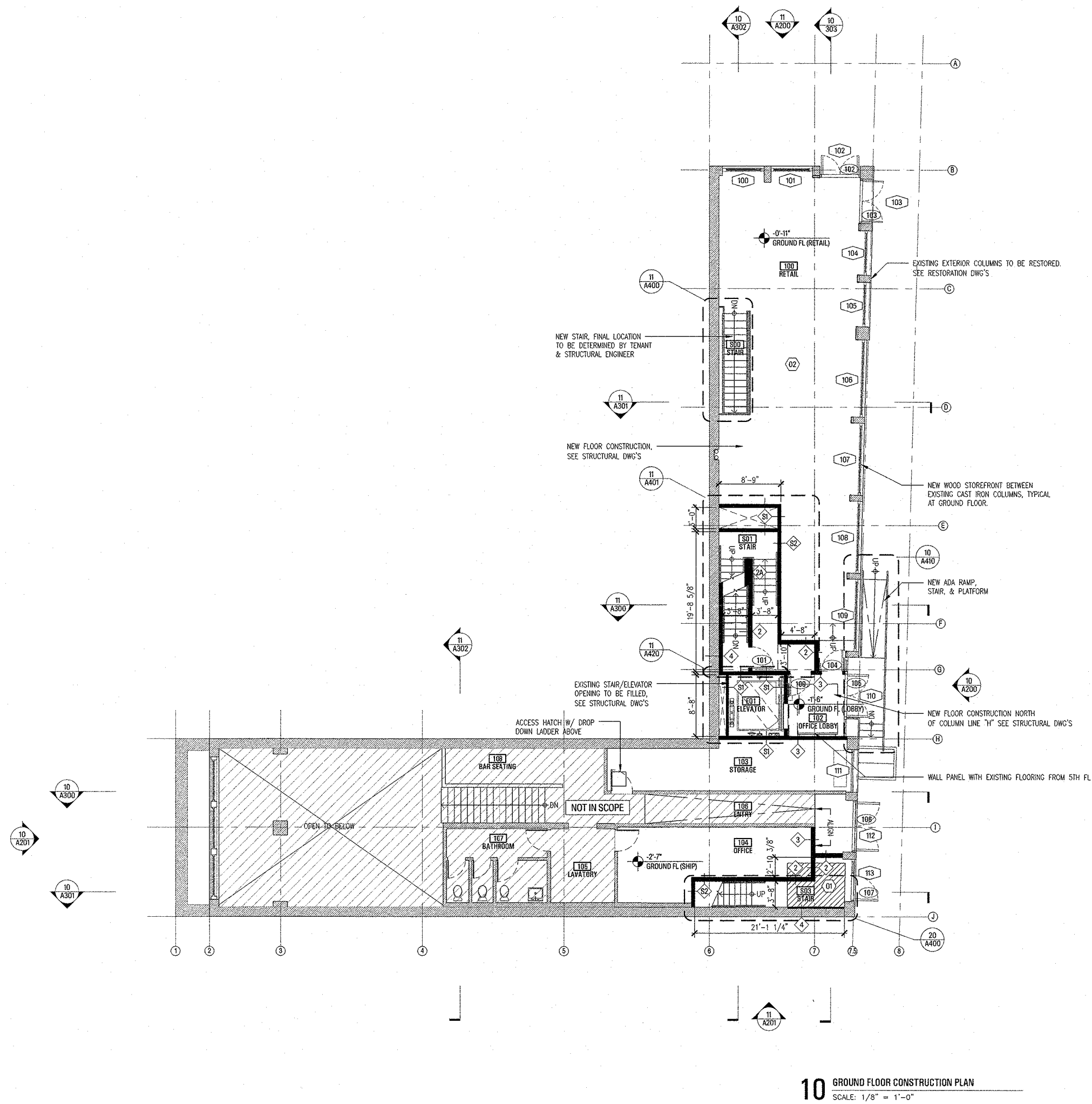
151 GRAND ST  
151 GRAND ST  
NEW YORK, NY

PROJECT NO: 16022 SCALE: AS NOTED

CELLAR FLOOR  
CONSTRUCTION PLAN  
**A-100.00**

D.O.B. NO: PAGE: 21 OF 72

A\_101.0015.10022\_101 GRAND STREET (04-ARCH) (04-PLUMB) (16-1024)\_LPC SET UPDATES 10022\_A-101 CONSTRUCTION PLAN GROUND FLOOR



**10** GROUND FLOOR CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
	NOT IN SCOPE
	EX'G TO REMAIN
	NEW CONSTRUCTION
	FIRE EXTINGUISHER CABINET LOCATION. SEE EQUIPMENT SCHEDULE FOR SPECIFICATION.
	FIRE HOSE CABINET LOCATION. SEE MEP DRAWINGS FOR SPECIFICATION AND OTHER REQUIREMENTS.

- GENERAL NOTES**
- PROVIDE BLOCKING WITHIN PARTITIONS AND/OR CEILING AS NECESSARY FOR ALL NOTED/SHOWN WALL-CLING-MOUNTED ACCESSORIES, FIXTURES, MILLWORK AND EQUIPMENT OR WHERE NOTED IN THESE OR CONSULTANT DRAWINGS FOR INSTALLATION OF SUCH FIXTURES.
  - PATCH & REPAIR EX'G CORE & SHUTT WALLS UPON COMPLETION OF MECHANICAL, PLUMBING & ELECTRICAL WORK & WHERE NECESSARY SUBSEQUENTLY REPAIR EX'G WALLS TO MAINTAIN 2-HR FIRE-RATED CONSTRUCTION. G.C. SHALL PROVIDE FIRE-STOPPING AT ALL EX'G & NEW PENETRATIONS THROUGH ALL RATED ASSEMBLIES.
  - MAINTAIN 18" ON PULL SIDE AND 12" ON PUSH SIDE AT ALL DOORS. REFER ALSO TO ADA NOTES AND DIAGRAMS FOR FURTHER INFORMATION.
  - COORDINATE ALL FRAMING AS NECESSARY WITH ADJACENT / ADJACENT PARTITIONS. WHERE SPECIFIC DIMENSIONS OR ALIGNMENTS ARE REQUIRED AS SHOWN IN THE DRAWINGS, PROVIDE FRAMING AS NECESSARY TO ACHIEVE NOTED DIMENSION OR ALIGNMENT. REFER TO PARTITION TYPE DETAILS FOR FURTHER INFORMATION.
  - G.C. TO PROVIDE ALLOWANCE TO INSULATE EX'G PIPES AS NECESSARY. ALL EXPOSED PIPES TO BE PAINTED TO MATCH ADJACENT SURFACES. PROVIDE FRAMING AROUND ALL PIPES AS SHOWN IN DRAWINGS (I.E., CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY EX'G PIPES NOT SHOWN ON THESE DRAWINGS WHICH ARE IN CONFLICT WITH THE LAYOUT AS SHOWN).
  - PROVIDE & INSTALL ACCESS HATCHES AT ALL LOCATIONS - WITHIN PARTITIONS AND/OR CEILING - FOR EX'G OR NEW MEP EQUIPMENT, PIPES, VALVES, ETC. WHERE REQUIRED. SEE MEP DRAWINGS FOR FURTHER INFORMATION. CONSULT BUILDING LANDLORD FOR REQUIRED ACCESS TO EX'G EQUIPMENT. COORDINATE FINAL QUANTITIES AND LOCATIONS BETWEEN THESE DRAWINGS, CONSULTANT DRAWINGS AND LANDLORD. ACCESS HATCHES SHALL BE FLUSH MOUNTED TRIMLESS TYPE AND SHALL BE PAINTED TO MATCH ADJACENT SURFACE WHERE INSTALLED. SUBMIT CUTS FOR APPROVAL.
  - FOR EX'G PARTITIONS BEING PATCHED AND INFILLED, PROVIDE STUD SIZE AS NECESSARY TO MATCH EX'G CONSTRUCTION. GYP. BD. SHALL BE FLUSH AND ALIGN WITH ADJACENT CONSTRUCTION, SHOWN/NOT AS REQUIRED TO CREATE INVISIBLE TRANSITION. BOTH SIDES TYP. ALL OTHER REQUIREMENTS FOR NOTED PARTITION TYPE SHALL REMAIN.
  - IN AREAS WHERE EQUIPMENT, INFRASTRUCTURE, LIGHTING ARE REQUIRED, PATCH/PREPARE SHEETROCK TO ACHIEVE SMOOTH/SEAMLESS/FLAT SURFACE, TYP.
  - G.C. IS RESPONSIBLE FOR REPAIRING/PATCHING/REPLACING IN KIND, ANY AND ALL FINISHES AT AREAS CONTAINING MECH SCOPE BOTH WITHIN AND OUTSIDE OF ARCHITECTURAL SCOPE OF WORK.
  - EX'G WALLS TO BE SKIMMED/PATCHED/PREPARED AS REQ'D FOR SMOOTH CONTINUOUS SURFACE.

- KEY NOTES**
- (01) INFILL EXISTING STAIR/ELEVATOR OPENING. SEE STRUCTURAL DRAWINGS.
  - (02) NEW FLOORING AS PER SCHEDULE. MAKE LEVEL AS REQ'D.
  - (03) ACCU. SEE MECHANICAL PLANS. COORDINATE LOCATION W/ ENGINEER + ARCHITECT TYP.

**PLAN NORTH**

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www.apusi.com  
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New York, NY 10010

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LANDMARKS CONSULTANT HIGGINS QUASEBARTH & PARTNERS 11 WANDER SQ. 10TH FL. NEW YORK, NY 10003	TEL (212) 274-8488
MEP ENGINEER EDWARDS & ZUCK 315 PARK AVE SOUTH, 17TH FL. NEW YORK, NY 10010	TEL (212) 330-8200
STRUCTURAL ENGINEER SEMAN 32 OLD SLIP, 10TH FL. NEW YORK, NY 10005	TEL (212) 620-7970

**KEY PLAN**

151 GRAND ST  
NEW YORK, NY 10013  
BLOCK 233  
LOT 17  
ZONING MAP NUMBER 12C  
ZONING DISTRICT M1-08  
NUMBER OF FLOORS: 6  
OCCUPANCY CLASS: USE GROUP 6 (OFFICES)

**REVISIONS**

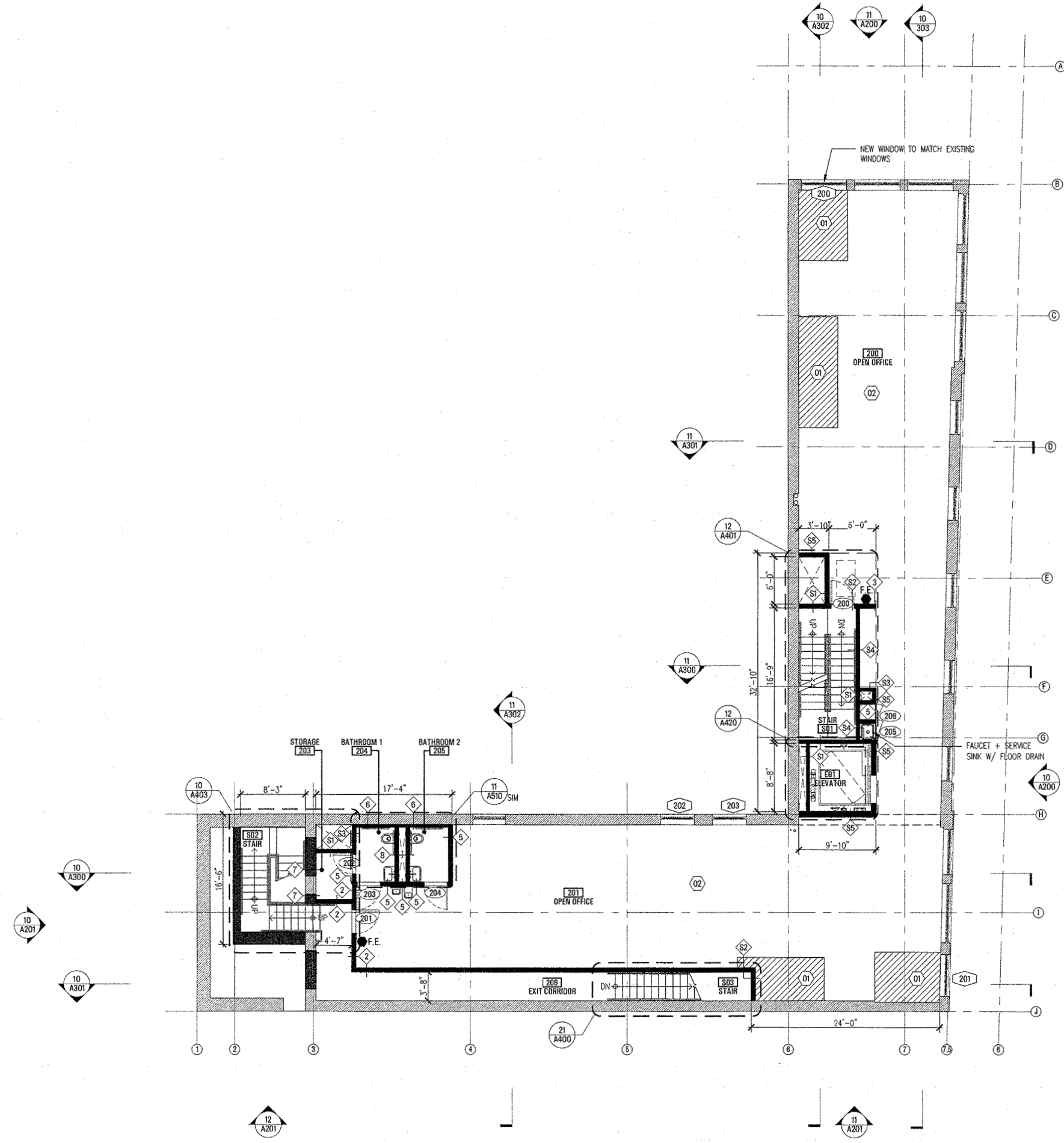
DATE	DESCRIPTION
12/08/2016	REVISED FOR LPC COMMENTS
10/24/18	PERMIT
7/11/2016	ISSUED FOR ZONING APPROVAL

**151 GRAND ST**  
151 GRAND ST  
NEW YORK, NY

PROJECT NO: 18022 SCALE: AS NOTED

**CONSTRUCTION PLAN**  
**GROUND FLOOR**  
**A-101.00**  
D.O.B. NO: PAGE: 22 OF 72

I:\\_2016\16022\_151 GRAND STREET\09-ARCHIVE\04-PLANS\16-102\LPC - LPC SET UPDATES\16022\_151 GRAND STREET\09-ARCHIVE\04-PLANS\16-102\_2ND FLOOR CONSTRUCTION PLAN



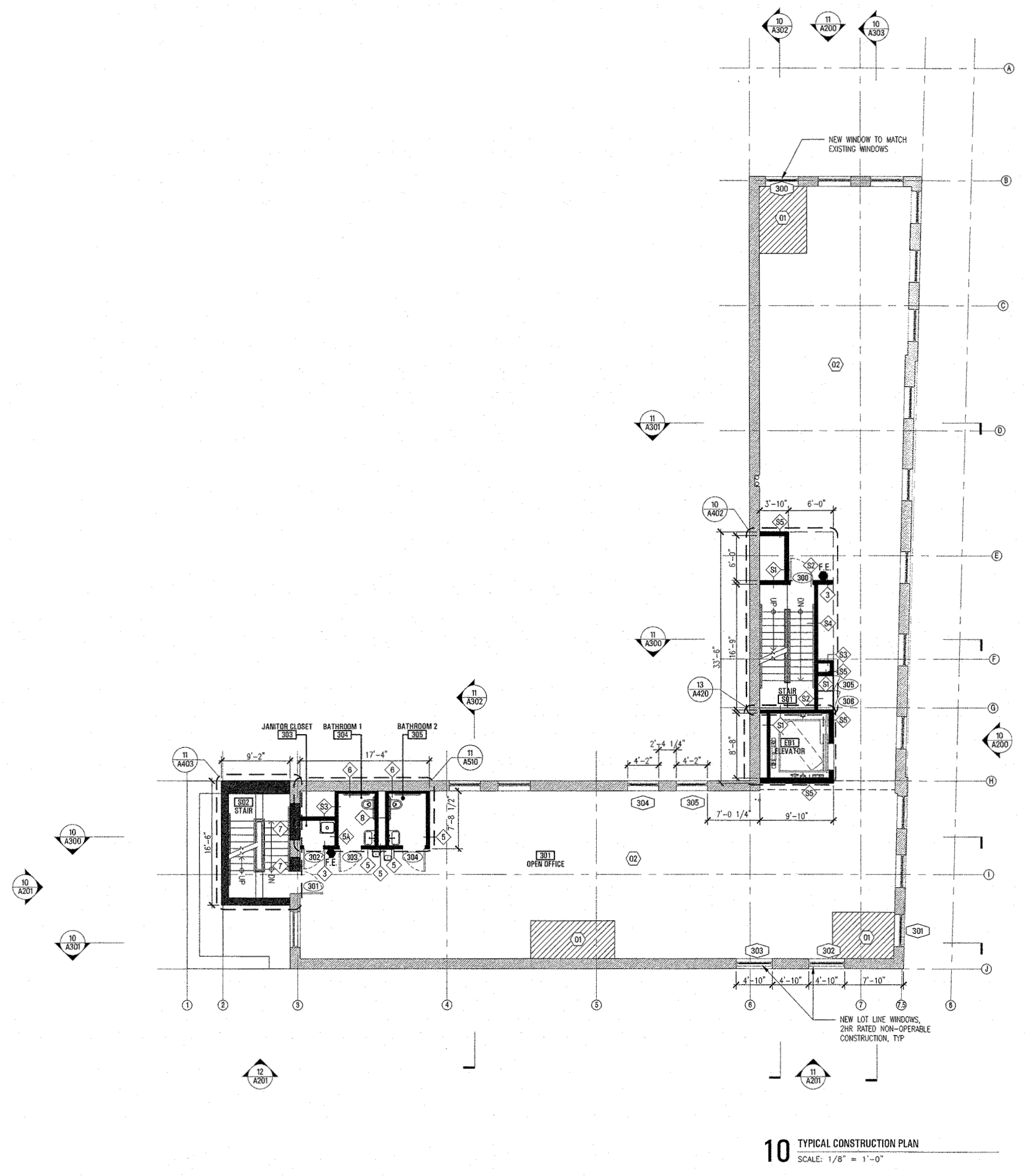
10 2ND FLOOR CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
	NOT IN SCOPE
	EX'G TO REMAIN
	NEW CONSTRUCTION
	F.E. FIRE EXTINGUISHER CABINET LOCATION. SEE EQUIPMENT SCHEDULE FOR SPECIFICATIONS.
	F.I.C. FIRE LOSS CABINET LOCATION. SEE MEP DRAWINGS FOR SCHEDULE AND OTHER REQUIREMENTS.
GENERAL NOTES	
<p>1. PROVIDE BLOCKING WITHIN PARTITIONS AND/OR CEILING AS NECESSARY FOR ALL NOTED/SHOWN WALL/CLING-MOUNTED ACCESSORIES, FIXTURES, MILLWORK AND EQUIPMENT OR WHERE NOTED IN THESE OR CONSULTANT DRAWINGS FOR INSTALLATION OF SUCH FIXTURES.</p> <p>2. PATCH &amp; REPAIR EX'G CORE &amp; SHIRT WALLS UPON COMPLETION OF MECHANICAL, PLUMBING &amp; ELECTRICAL WORK &amp; WHERE NECESSARY SURFACELY REPAIR EX'G WALLS TO MAINTAIN 2-HR FIRE-RATED CONSTRUCTION. I.C. SHALL PROVIDE FIRE-STOPPING AT ALL EX'G &amp; NEW PENETRATIONS THROUGH ALL RATED ASSEMBLIES.</p> <p>3. MAINTAIN 18" ON PULL SIDE AND 12" ON PUSH SIDE AT ALL DOORS. REFER ALSO TO ADA NOTES AND DIAGRAMS FOR FURTHER INFORMATION.</p> <p>4. COORDINATE ALL FRAMING AS NECESSARY WITH ADJACENT / ADJUDGED PARTITIONS. WHERE SPECIFIC DIMENSIONS OR ALIGNMENTS ARE REQUIRED AS SHOWN IN THE DRAWINGS, PROVIDE FRAMING AS NECESSARY TO ACHIEVE NOTED DIMENSION OR ALIGNMENT. REFER TO PARTITION TYPE DETAILS FOR FURTHER INFORMATION.</p> <p>5. G.C. TO PROVIDE ALLOWANCE TO INSULATE EX'G PIPES AS NECESSARY. ALL EXPOSED PIPES TO BE PAINTED TO MATCH ADJACENT SURFACES. PROVIDE FRAMING AROUND ALL PIPES AS SHOWN IN DRAWINGS. I.C. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY EX'G PIPES NOT SHOWN ON THESE DRAWINGS WHICH ARE IN CONFLICT WITH THE LAYOUT AS SHOWN.</p> <p>6. PROVIDE &amp; INSTALL ACCESS MATCHES AT ALL LOCATIONS - WITHIN PARTITIONS AND/OR CEILING - FOR EX'G OR NEW MEP EQUIPMENT, PIPES, VALVES, ETC. WHERE REQUIRED. SEE MEP DRAWINGS FOR FURTHER INFORMATION. CONSULT BUILDING DEPARTMENT FOR REQUIRED ACCESS TO EX'G EQUIPMENT. COORDINATE FINAL QUANTITIES AND LOCATIONS BETWEEN THESE DRAWINGS, CONSULTANT DRAWINGS AND LANDLORD. ACCESS MATCHES SHALL BE FLUSH MOUNTED TRIMLESS TYPE AND SHALL BE PAINTED TO MATCH ADJACENT SURFACE WHERE INSTALLED. SUBMIT CUTS FOR APPROVAL.</p> <p>7. FOR EX'G PARTITIONS BEING PATCHED AND INFILLED, PROVIDE STUD SIZE AS NECESSARY TO MATCH EX'G CONSTRUCTION. GYP. BD. SHALL BE FLUSH AND ALIGN WITH ADJACENT CONSTRUCTION. SHOWOUT AS REQUIRED TO CREATE INVISIBLE TRANSITION. BOTH SIDES TYP. ALL OTHER REQUIREMENTS FOR NOTED PARTITION TYPE SHALL REMAIN.</p> <p>8. IN AREAS WHERE EQUIPMENT, INFRASTRUCTURE, LIGHTING ARE REMOVED, PATCH/REPAIR SHEETROCK TO ACHIEVE SMOOTH/SEAMLESS/FLAT SURFACE. TYP.</p> <p>9. GC IS RESPONSIBLE FOR REPAIRING / PATCHING / REPLACING IN ROAD. ANY AND ALL FINISHES AT AREAS CONTAINING MECH SCOPE BOTH WITHIN AND OUTSIDE OF ARCHITECTURAL SCOPE OF WORK.</p> <p>10. EX'G WALLS TO BE SHIMMED/PATCHED/REPAIRED AS REQ'D FOR SMOOTH CONTINUOUS SURFACE.</p>	
KEY NOTES	
<p>01 INFILL EXISTING STAIR/ELEVATOR OPENING. SEE STRUCTURAL DRAWINGS.</p> <p>02 NEW FLOORING AS PER SCHEDULE. MAKE LEVEL AS REQ'D.</p> <p>03 ACCU. SEE MECHANICAL PLANS. COORDINATE LOCATION W/ ENGINEER + ARCHITECT TYP.</p>	
PLAN NORTH	

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www.aplusi.com  
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New York, NY 10010

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299 BROADWAY, 11TH FL.	
NEW YORK, NY 10010	
<b>LANDSCAPE CONSULTANT</b>	
HIGGINS QUASEBARTH & PARTNERS	TEL (212) 274-9485
11 HANOVER SQ, 16TH FL.	
NEW YORK, NY 10005	
<b>MEP ENGINEER</b>	
EDWARDS & ZUCK	TEL (212) 330-4200
315 PARK AVE SUITE 1776 FL.	
NEW YORK, NY 10010	
<b>STRUCTURAL ENGINEER</b>	
SHAW	TEL (212) 628-7970
32-02 SLP, 10TH FL.	
NEW YORK, NY 10005	
KEY PLAN	
<p>151 GRAND ST NEW YORK, NY 10013 BLOCK 229 LOT: 17 ZONING MAP NUMBER: 12C ZONING DISTRICT: M-18 NUMBER OF FLOORS: 6 OCCUPANCY CLASS: USE GROUP B (OFFICES)</p>	
<p>12/08/2016 REVISED FOR LPC COMMENTS</p> <p>10/24/18 PERMIT</p> <p>12/11/2016 ISSUED FOR ZONING APPROVAL</p>	
<p>REVISIONS</p>	
<p>151 GRAND ST 151 GRAND ST NEW YORK, NY</p>	
<p>PROJECT NO: 16022 SCALE: AS NOTED</p>	
<p>2ND FLOOR CONSTRUCTION PLAN</p> <p><b>A-102.00</b></p>	
D.O.B. NO:	PAGE: 23 OF 72

S:\2016\16022\_151 GRAND STREET\JOB-ARCH\16-1024\_LPC SET UPDATES\16022\_151 TYPICAL CONSTRUCTION PLAN



**10** TYPICAL CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
	NOT IN SCOPE
	EX'G TO REMAIN
	NEW CONSTRUCTION
	FIRE EXTINGUISHER CABINET LOCATION. SEE EQUIPMENT SCHEDULE FOR SCHEDULE.
	FIRE EXTINGUISHER CABINET LOCATION. SEE MEP DRAWINGS FOR SCHEDULE AND OTHER REQUIREMENTS.
GENERAL NOTES	
1.	PROVIDE BLOCKING WITHIN PARTITIONS AND/OR CEILING AS NECESSARY FOR ALL NOTED/SHOWN WALL/CUNG-MOUNTED ACCESSORIES, FIXTURES, MILLWORK AND EQUIPMENT OR WHERE NOTED IN THESE OR CONSULTANT DRAWINGS FOR INSTALLATION OF SUCH FIXTURES.
2.	PATCH & REPAIR EX'G CORE & SHAFT WALLS UPON COMPLETION OF MECHANICAL, PLUMBING & ELECTRICAL WORK & WHERE NECESSARY SUFFICIENTLY REPAIR EX'G WALLS TO MAINTAIN 2-HR FIRE-RATED CONSTRUCTION. G.C. SHALL PROVIDE FIRE-STOPPING AT ALL EX'G & NEW PENETRATIONS THROUGH ALL RATED ASSEMBLIES.
3.	MAINTAIN 18" ON PULL SIDE AND 12" ON PUSH SIDE AT ALL DOORS. REFER ALSO TO ADA NOTES AND DIAGRAMS FOR FURTHER INFORMATION.
4.	COORDINATE ALL FRAMING AS NECESSARY WITH ADJACENT / ALIGNED PARTITIONS. WHERE SPECIFIC DIMENSIONS OR ALIGNMENTS ARE REQUIRED AS SHOWN IN THE DRAWINGS, PROVIDE FRAMING AS NECESSARY TO ACHIEVE NOTED DIMENSION OR ALIGNMENT. REFER TO PARTITION TYPE DETAILS FOR FURTHER INFORMATION.
5.	G.C. TO PROVIDE ALLOWANCE TO INSULATE EX'G PIPES AS NECESSARY. ALL EXPOSED PIPES TO BE PAINTED TO MATCH ADJACENT SURFACES. PROVIDE FRAMING AROUND ALL PIPES AS SHOWN IN DRAWINGS U.O.N. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY EX'G PIPES NOT SHOWN IN THESE DRAWINGS WHICH ARE IN CONFLICT WITH THE LAYOUT AS SHOWN.
6.	PROVIDE & INSTALL ACCESS HATCHES AT ALL LOCATIONS WITHIN PARTITIONS AND/OR CEILINGS - FOR EX'G OR NEW MEP EQUIPMENT, PIPES, VALVES, ETC. WHERE REQUIRED. SEE MEP DRAWINGS FOR FURTHER INFORMATION. CONSULT BUILDING LANDLORD FOR REQUIRED ACCESS TO EX'G EQUIPMENT. COORDINATE FINAL QUANTITIES AND LOCATIONS BETWEEN THESE DRAWINGS, CONSULTANT DRAWINGS AND LANDLORD. ACCESS HATCHES SHALL BE FLUSH MOUNTED FRAMELESS TYPE AND SHALL BE PAINTED TO MATCH ADJACENT SURFACE WHERE INSTALLED. SUBMIT CUTS FOR APPROVAL.
7.	FOR EX'G PARTITIONS BEING PATCHED AND INFILLED, PROVIDE STUD SIZE AS NECESSARY TO MATCH EX'G CONSTRUCTION. GYP. BD. SHALL BE FLUSH AND ALIGN WITH ADJACENT CONSTRUCTION. SMOCKOUT AS REQUIRED TO CREATE INVISIBLE TRANSITION, BOTH SIDES TYP. ALL OTHER REQUIREMENTS FOR NOTED PARTITION TYPE SHALL REMAIN.
8.	IN AREAS WHERE EQUIPMENT, INFRASTRUCTURE, LIGHTING ARE REMOVED, PATCH/REPAIR SHEETROCK TO ACHIEVE SMOOTH/SEAMLESS/FLAT SURFACE, TYP.
9.	G.C. IS RESPONSIBLE FOR REPAIRING/ PATCHING/ REPLACING IN KIND, ANY AND ALL FINISHES AT AREAS CONTAINING MECH. SCOPE BOTH WITHIN AND OUTSIDE OF ARCHITECTURAL SCOPE OF WORK.
10.	EX'G WALLS TO BE SKIMMED/PATCHED/REPAIRED AS REQ'D FOR SMOOTH CONTINUOUS SURFACE.
KEY NOTES	
01	INFILL EXISTING STAIR/ELEVATOR OPENING. SEE STRUCTURAL DRAWINGS.
02	NEW FLOORING AS PER SCHEDULE. MAKE LEVEL AS REQ'D.
03	ACCU. SEE MECHANICAL PLANS. COORDINATE LOCATION W/ ENGINEER + ARCHITECT TYP.
PLAN NORTH	

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---

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<b>DESIGNER</b> WELLM WISCO 299 BROADWAY, 11TH FL. NEW YORK, NY 10010	TEL (212) 761-4578
<b>LANDMARKS CONSULTANT</b> HOOKS QUASEBARTH & PARTNERS 11 HANCOCK SQ. 15TH FL. NEW YORK, NY 10005	TEL (212) 274-9468
<b>MEP ENGINEER</b> EDWARDS & DUCK 215 PARK AVE SOUTH, 17TH FL. NEW YORK, NY 10010	TEL (212) 330-6200
<b>STRUCTURAL ENGINEER</b> SILVER 37 OLD SLIP, 10TH FL. NEW YORK, NY 10005	TEL (212) 620-7970

---

**KEY PLAN**

151 GRAND ST  
NEW YORK, NY 10013  
BLOCK 233  
LOT 17  
ZONING MAP NUMBER: D2C  
ZONING DISTRICT: M1-5B  
NUMBER OF FLOORS: 6  
OCCUPANCY CLASS: USE GROUP B (OFFICES)

---

12/09/2016	REVISED FOR LPC COMMENTS
10/24/16	PERMIT
7/11/2016	ISSUED FOR ZONING APPROVAL

**REVISIONS**

**151 GRAND ST**  
151 GRAND ST  
NEW YORK, NY

PROJECT NO. 16022 SCALE AS NOTED

**TYPICAL CONSTRUCTION PLAN**  
**A-103.00**

D.O.B. NO. PAGE: 24 OF 72



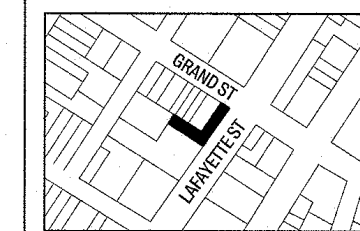




CONSULTANTS

EXPERIS	TEL (212) 781-4578
WILIAM WINGCO	TEL (212) 274-9488
LANDMARKS CONSULTING	TEL (212) 330-6200
HIGGINS QUASEBARTH & PARTNERS	TEL (212) 620-7970

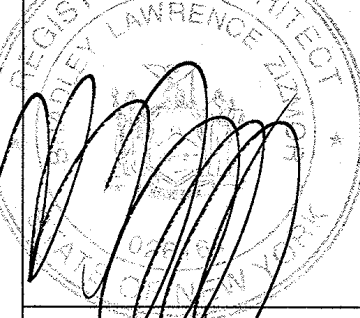
KEY PLAN  
 151 GRAND ST  
 NEW YORK, NY 10013  
 BLOCK 233  
 LOT 17  
 ZONING MAP NUMBER: 12C  
 ZONING DISTRICT: M1-5B  
 NUMBER OF FLOORS: 6  
 OCCUPANCY CLASS: USE GROUP 6 (OFFICES)



REVISIONS

12/08/2016	REVISED FOR LPC COMMENTS
10/24/16	PERMIT
7/11/2016	ISSUED FOR ZONING APPROVAL

151 GRAND ST  
 151 GRAND ST  
 NEW YORK, NY

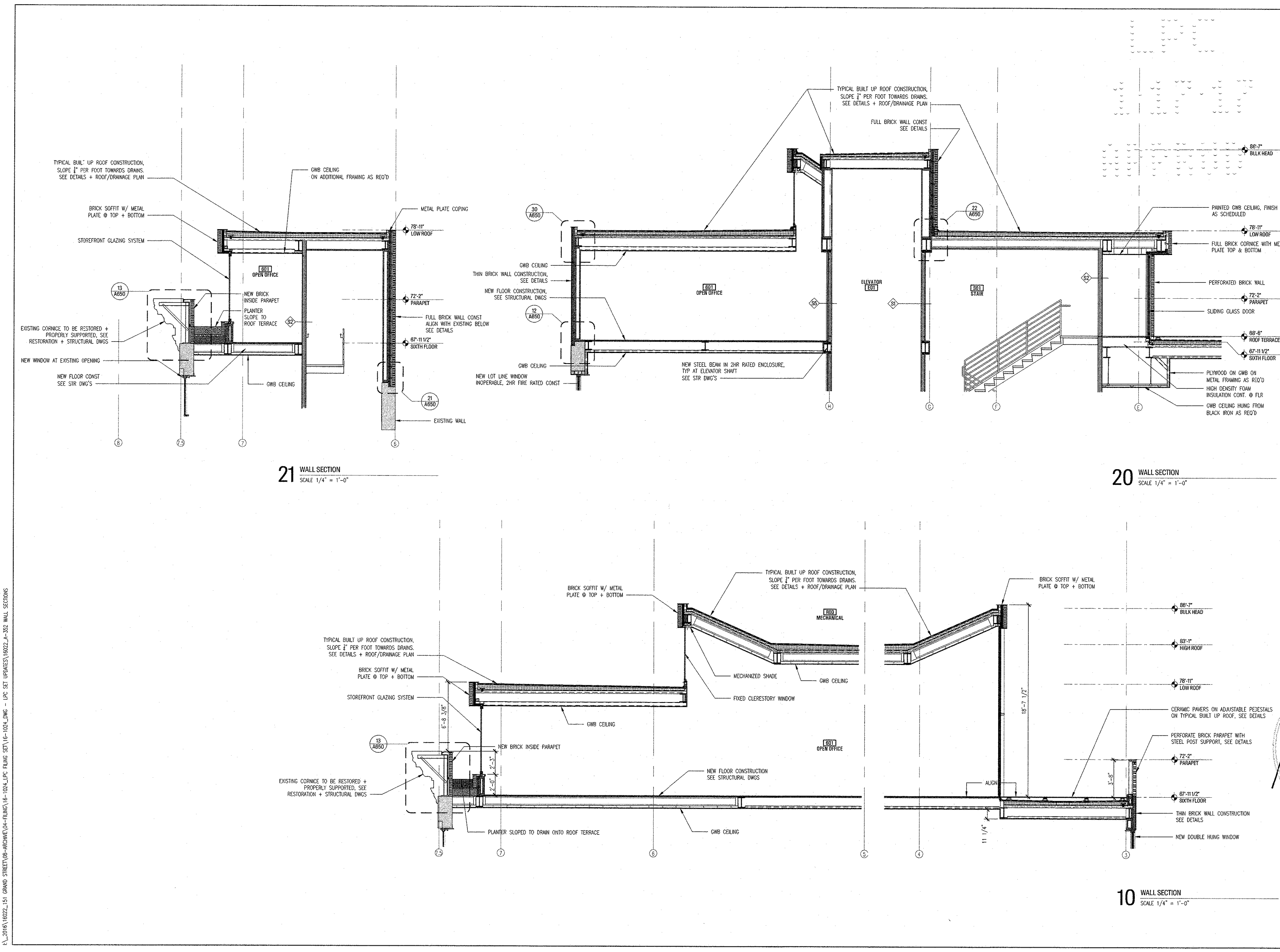


PROJECT NO: 160222 SCALE: 1/4"=1'-0"

EXTERIOR WALL SECTIONS

**A-352.00**

D.O.B. NO. PAGE: 45 OF 72



P:\\_2016\16022\_151 GRAND STREET\08-ARCH\REV\04-PLANS\16-1024\LPC SET UP\16-1024\LPC SET UP\REVISED\16022\_A-352 WALL SECTIONS



151 GRAND STREET (88-04) - HUNTER TOWNHOUSE - LPC SET (REVISED) 16022\_A-750 WINDOW DETAILS

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**CONSULTANTS**

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 LANGHINES CONSULTANT  
 HIGGINS QUASEBARTH & PARTNERS  
 11 HANOVER SQ, 16TH FL.  
 NEW YORK, NY 10005  
 MEP ENGINEER  
 EDWARDS & ZUCK  
 315 PARK AVE SOUTH, 17TH FL.  
 NEW YORK, NY 10010  
 STRUCTURAL ENGINEER  
 SEAM  
 32 OLD SLIP, 10TH FL.  
 NEW YORK, NY 10005

**KEY PLAN**

151 GRAND ST  
 NEW YORK, NY 10013  
 BLOCK 232  
 LOT: 17  
 ZONING MAP NUMBER: 12C  
 ZONING DISTRICT: M1-5B  
 NUMBER OF FLOORS: 8  
 OCCUPANCY CLASS: USE GROUP B (OFFICES)

12/08/2016 REVISED FOR LPC COMMENTS

**REVISIONS**

151 GRAND ST  
 151 GRAND ST  
 NEW YORK, NY

PROJECT NO: 16022 SCALE: AS NOTED

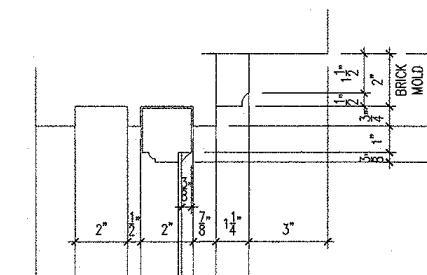
**WINDOW DETAILS**

**A-750.00**

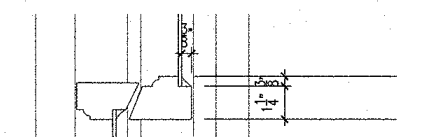
D.O.B. NR: PAGE: 67 OF 72



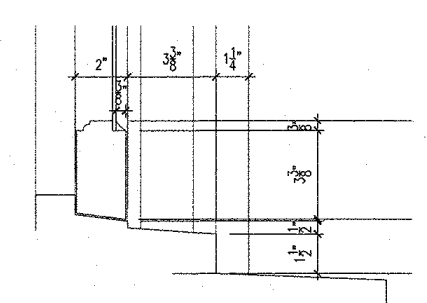
11\_201616022\_151 GRAND STREET (UP-ARCHITECTURE) (14-FUNCTION) (16-1024-LPC PUBLIC HEARING SET) (16-1024-LPC - LPC SET UPDATES) (16022\_A-759 HISTORIC WINDOW COMPARISON)



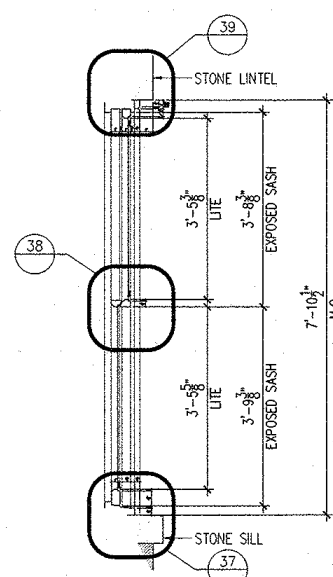
39 EXISTING WINDOW HEAD DETAIL  
SCALE: 3" = 1'-0"



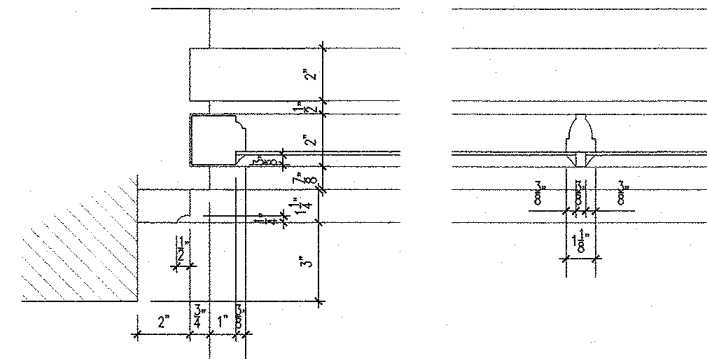
38 EXISTING WINDOW SASH DETAIL  
SCALE: 3" = 1'-0"



37 EXISTING WINDOW SILL DETAIL  
SCALE: 3" = 1'-0"

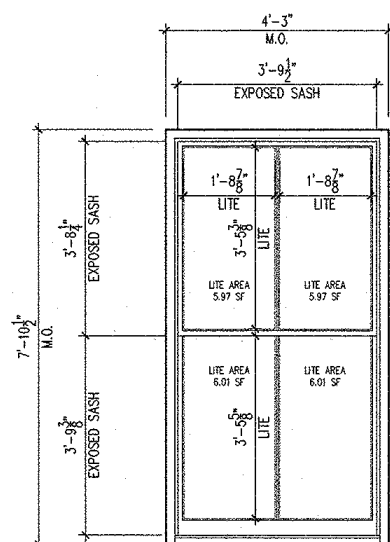


23 EXISTING WINDOW SECTION  
SCALE: 1/2" = 1'-0"

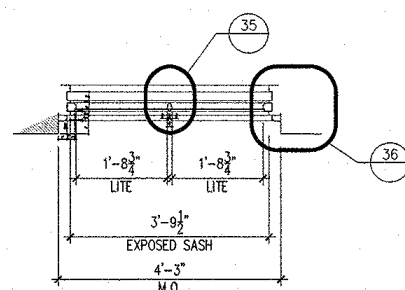


36 EXISTING WINDOW JAMB DETAIL  
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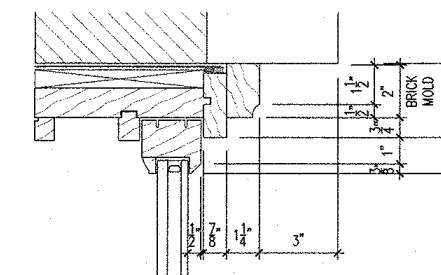
35 EXISTING WINDOW MUNTIN DETAIL  
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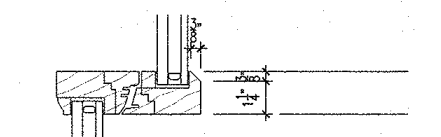
22 EXISTING WINDOW ELEVATION  
SCALE: 1/2" = 1'-0"



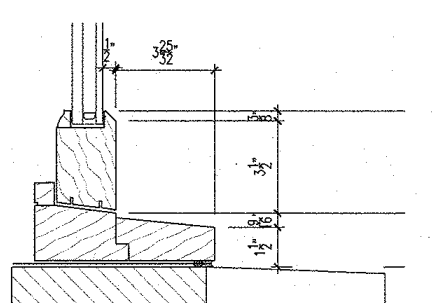
11 EXISTING WINDOW PLAN  
SCALE: 1/2" = 1'-0"



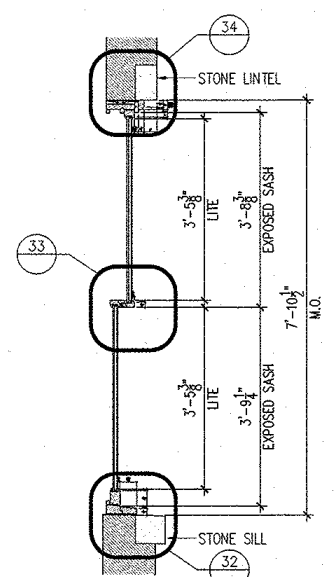
34 PROPOSED WINDOW HEAD DETAIL - WINDOW TYPE A  
SCALE: 3" = 1'-0"



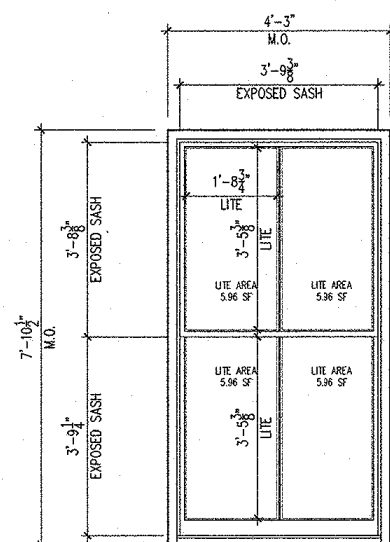
33 PROPOSED WINDOW SASH DETAIL - WINDOW TYPE A  
SCALE: 3" = 1'-0"



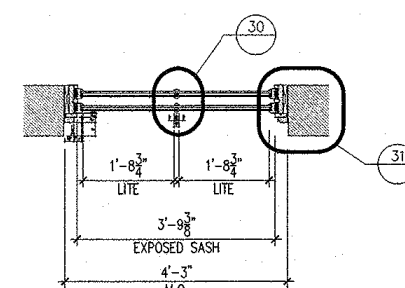
32 PROPOSED WINDOW SILL DETAIL - WINDOW TYPE A  
SCALE: 3" = 1'-0"



21 PROPOSED WINDOW SECTION - WINDOW TYPE A  
SCALE: 1/2" = 1'-0"



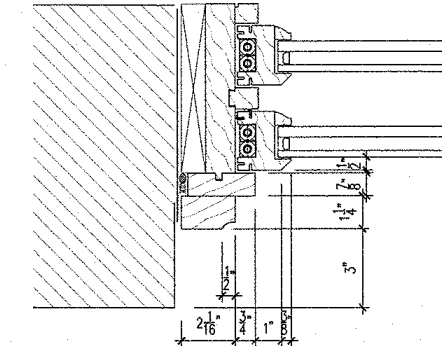
20 PROPOSED WINDOW ELEVATION - WINDOW TYPE A  
SCALE: 1/2" = 1'-0"



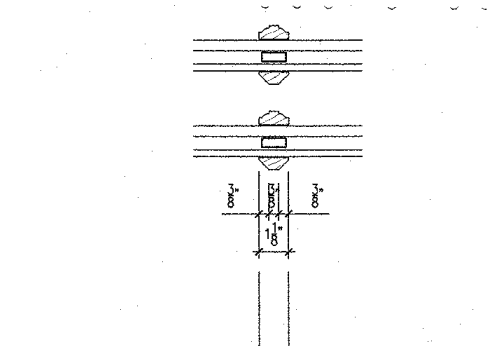
10 PROPOSED WINDOW PLAN - WINDOW TYPE A  
SCALE: 1/2" = 1'-0"

ALL NEW WINDOW TRIM TO BE PAINTED PITTSBURGH PAINTS 14-05 "DARK AS NIGHT"

EXISTING GLAZING AREA	PROPOSED GLAZING AREA	% CHANGE
23.96 SF	23.84 SF	- 0.50% CHANGE



31 PROPOSED WINDOW JAMB DETAIL - WINDOW TYPE A  
SCALE: 3" = 1'-0"



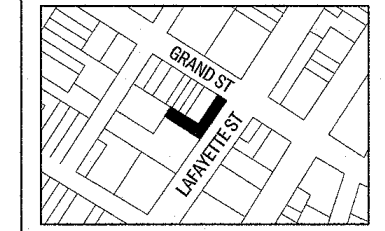
30 PROPOSED WINDOW MUNTIN DETAIL - WINDOW TYPE A  
SCALE: 3" = 1'-0"

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STRUCTURAL ENGINEER SHANK 32 OLD SLP, 10TH FL NEW YORK, NY 10005	TEL (212) 620-7970

KEY PLAN  
151 GRAND ST  
NEW YORK, NY, 10013  
BLOCK: 223  
LOT: 17  
ZONING MAP NUMBER: 12C  
ZONING DISTRICT: M1-5B  
NUMBER OF FLOORS: 6  
OCCUPANCY CLASS: USE GROUP 6 (OFFICES)



12/09/2016 REVISED FOR LPC COMMENTS  
10/24/16 PERMIT

REVISIONS



PROJECT NO: 16022 SCALE: AS NOTED

HISTORIC WINDOW COMPARISON

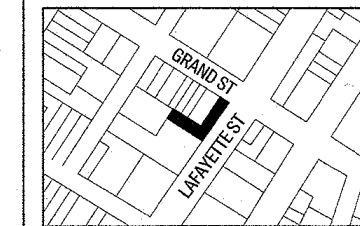
**A-759.00**

D.O.B. NO: PAGE: 69 OF 72

CONSULTANTS	
<b>ARCHITECT</b> WILLIAM VINCIGU 229 BROADWAY, 11TH FL. NEW YORK, NY 10010	TEL (212) 791-4578
<b>LANDMARKS CONSULTANT</b> HIGGINS, QUASEBARTH & PARTNERS 11 JUNKER SQ, 9TH FL. NEW YORK, NY 10005	TEL (212) 274-9468
<b>MEP ENGINEER</b> EDWARDS & DUCK 315 PARK AVE SOUTH, 17TH FL. NEW YORK, NY 10010	TEL (212) 330-6200
<b>STRUCTURAL ENGINEER</b> SHIMM 32 OLD SLIP, 10TH FL. NEW YORK, NY 10005	TEL (212) 629-7970

**KEY PLAN**

151 GRAND ST  
 NEW YORK, NY 10013  
 BLOCK: 233  
 LOT: 17  
 ZONING MAP NUMBER: 12C  
 ZONING DISTRICT: M1-SB  
 NUMBER OF FLOORS: 8  
 OCCUPANCY CLASS: USE GROUP B (OFFICES)



12/09/2018 REVISED FOR LPC COMMENTS

REVISIONS

151 GRAND ST  
 151 GRAND ST  
 NEW YORK, NY

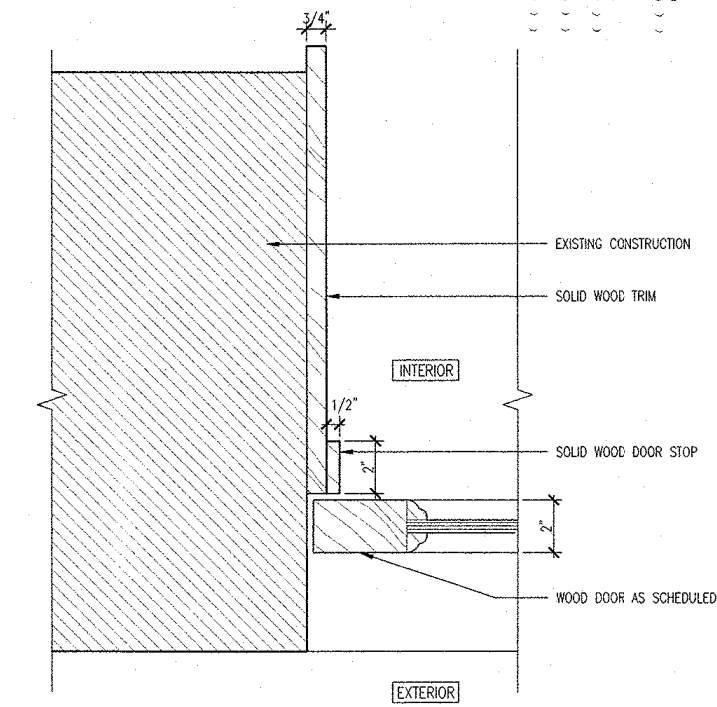


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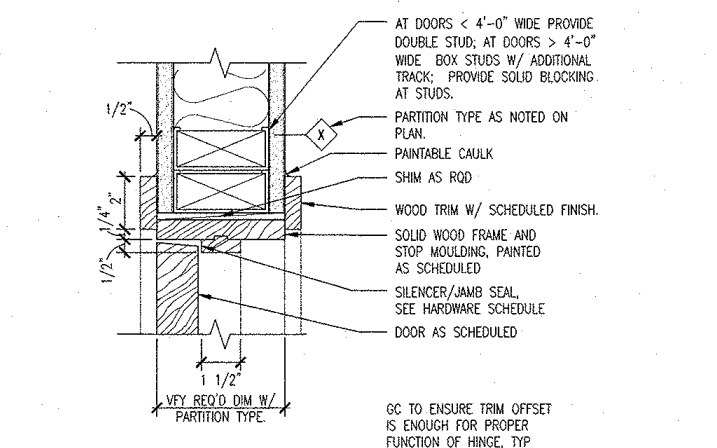
DOOR DETAILS

**A-760.00**

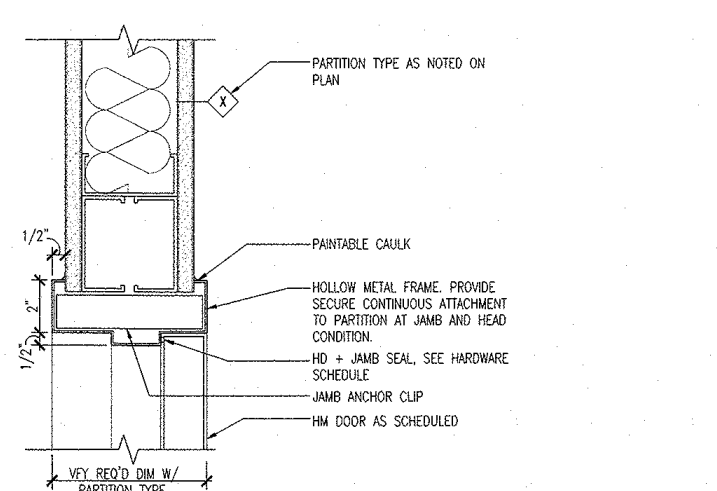
D.O.B. NO. PAGE: 70 OF 72



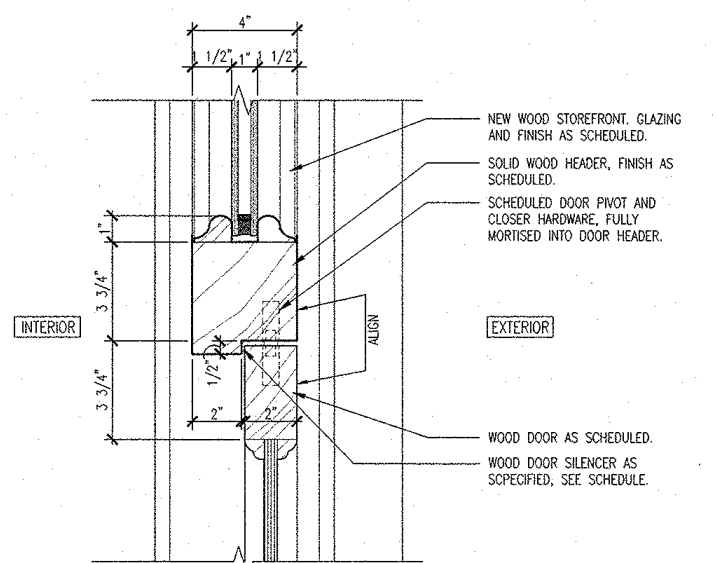
**30 EXT. WOOD DOOR - TYP. JAMB DETAIL AT EXISTING CONSTRUCTION - DOOR TYPES F + G**  
 SCALE: 3/4"=1'-0"



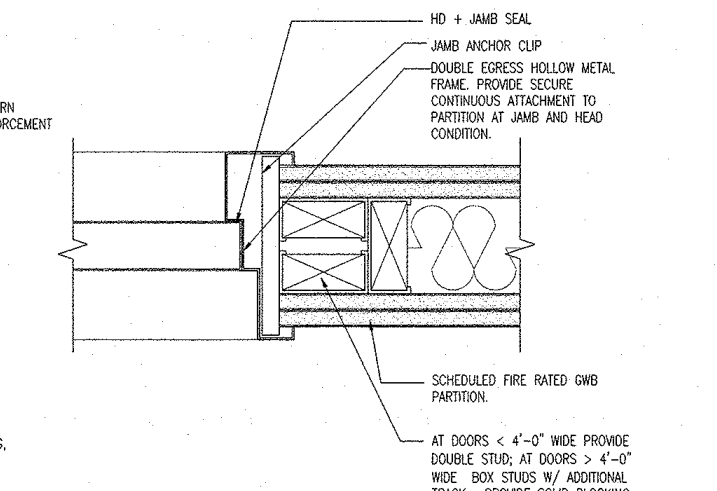
**30 INT. WOOD DOOR - HEAD/JAMB SIM. - DOOR TYPE H**  
 SCALE: 3/4"=1'-0"



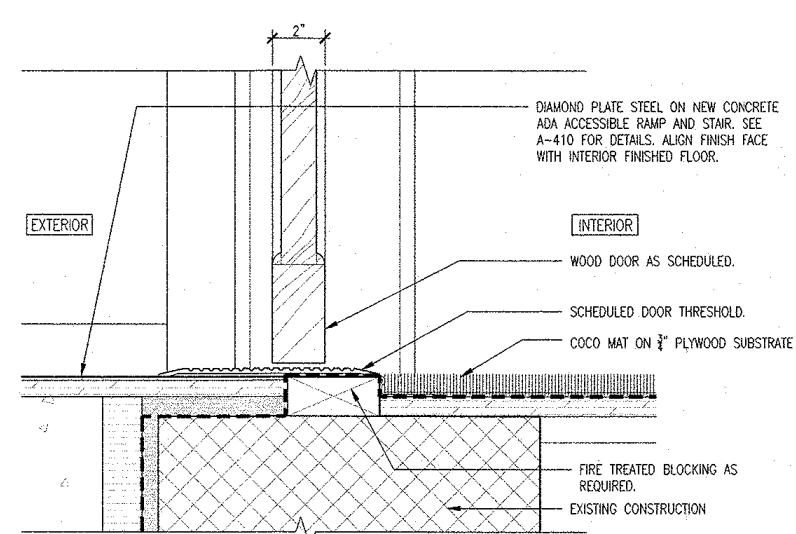
**30 INT. TYPICAL DOOR - HOLLOW METAL - HEAD/JAMB SIM - DOOR TYPE D**  
 SCALE: 3/4"=1'-0"



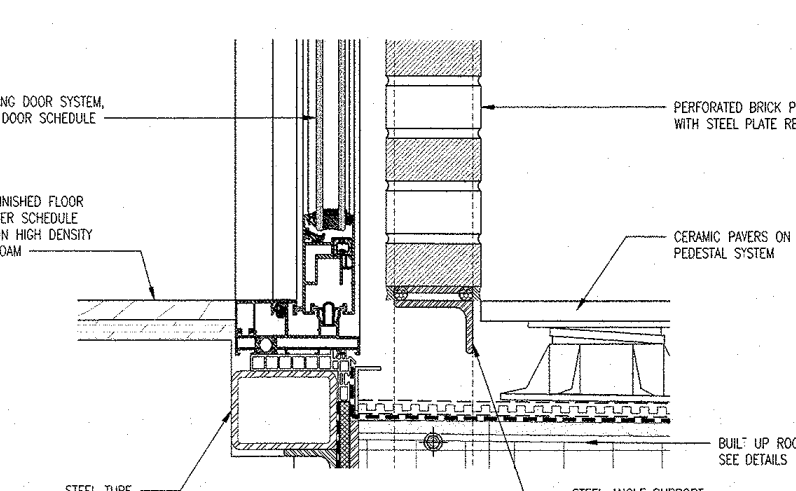
**21 EXT. WOOD DOOR - TYP. HEADER/JAMB DETAIL AT STOREFRONT - WINDOW TYPES G + H, DOOR TYPE G**  
 SCALE: 3/4"=1'-0"



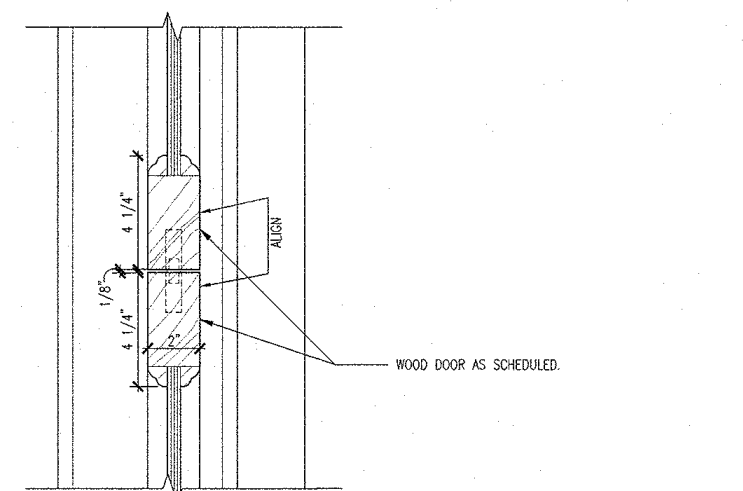
**21 INT. TYP. HM DOOR - HEAD/JAMB SIM @ RATED PARTITION - DOOR TYPES E + C**  
 SCALE: 3/4"=1'-0"



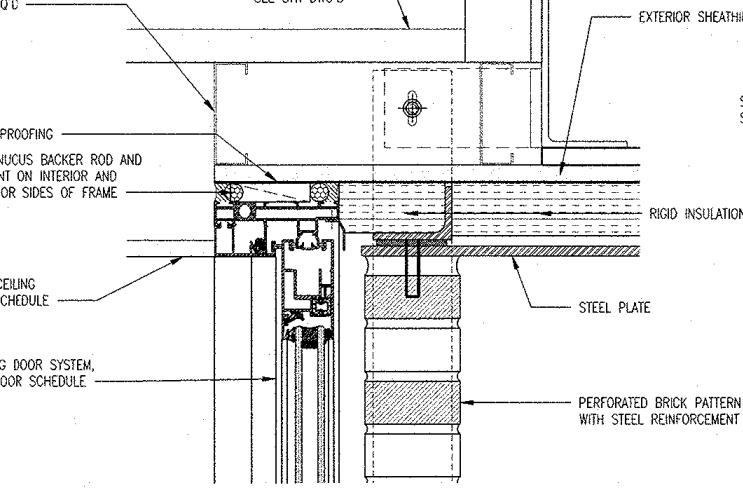
**22 EXT. WOOD DOOR - SILL DETAIL - DOOR TYPES F + G**  
 SCALE: 3/4"=1'-0"



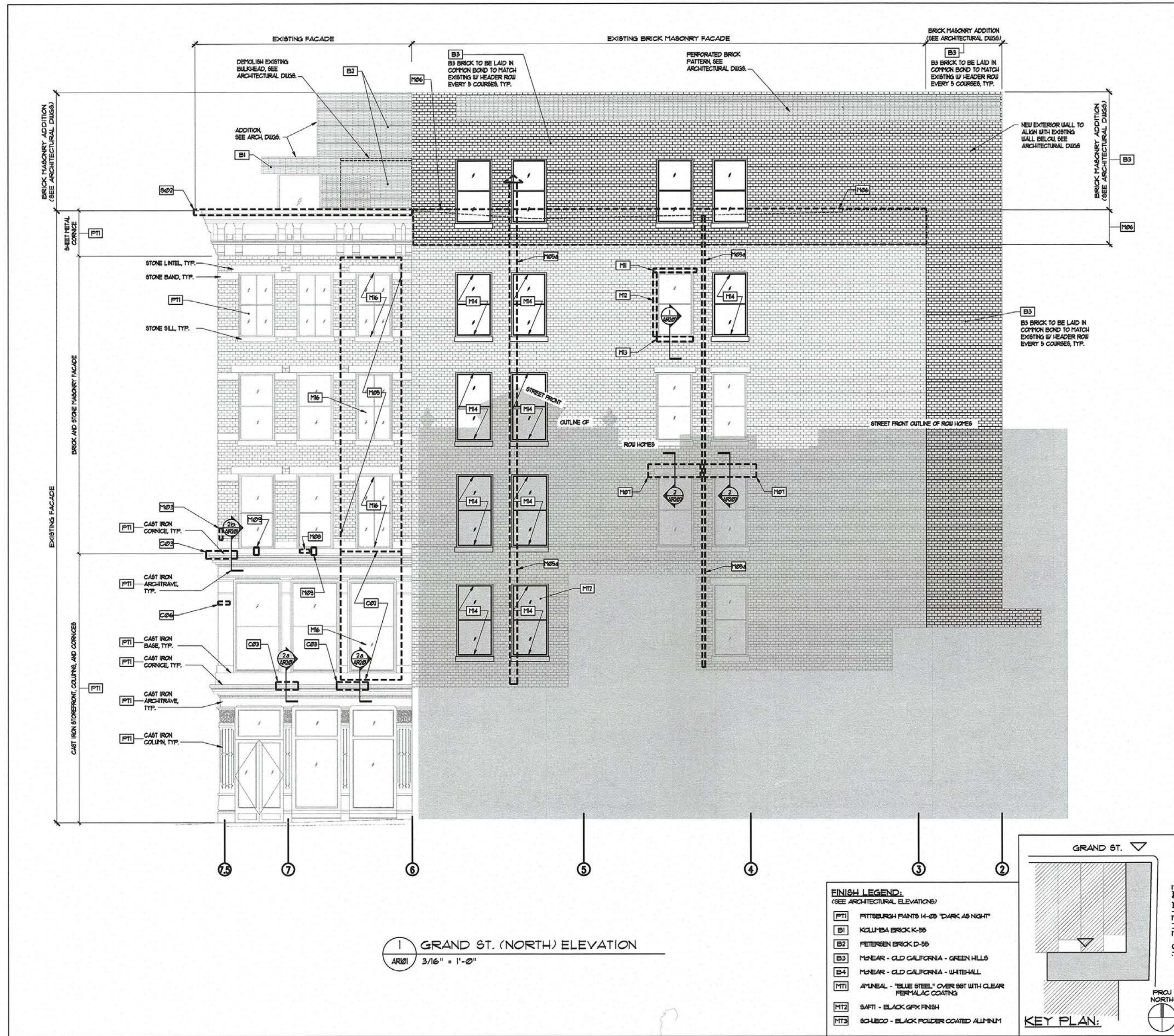
**22 EXT. SLIDING ALUM/GLASS DOOR - SILL DETAIL - DOOR TYPES A + B**  
 SCALE: 3/4"=1'-0"



**23 EXT. WOOD DOOR - STILE DETAIL - DOOR TYPE F**  
 SCALE: 3/4"=1'-0"



**23 EXT. SLIDING ALUM/GLASS DOOR - HEAD/JAMB DETAIL - DOOR TYPES A + B**  
 SCALE: 3/4"=1'-0"



**GENERAL SCOPE OF WORK NOTES:**

**GENERAL:**

- REMOVE ALL PIGEON DETERRENT SYSTEMS FROM EAST IRON CORNICES INCLUDING ANCHORS, NESTS, AND DEETS FROM THE BUILDING.

**BRICK & STONE MASONRY:**

- CLEAN ALL BRICK AND STONE MASONRY.
- PATCH AND REPAIR BRICK AND STONE IN ALL CORNERS WITH RESTORATION MORTAR TO MATCH EXISTING MASONRY IN COLOR AND TEXTURE, WHERE INDICATED ON THE DRAWINGS.
- REPLACE DAMAGED BRICK MASONRY WITH BRICK MASONRY TO MATCH EXISTING IN DIMENSION, COLOR, AND TEXTURE, WHERE INDICATED ON THE DRAWINGS.
- DISMANTLE AND REBUILD BRICK MASONRY PARAPETS WITH NEW BRICK MASONRY AS IDENTIFIED ON ARCHITECTURAL DRAWINGS.
- RAKE AND REPOINT EXISTING MORTAR JOINTS WITH MORTAR TO MATCH EXISTING HISTORIC MORTAR WHERE INDICATED ON THE DRAWINGS.
- PREPARE AND PAINT EXISTING PAINTED STONE LINTELS, SILL, AND BANDS IDENTIFIED AT STONE TO BE RESTORED.
- REMOVE PAINT FROM STONE TO BE RESTORED. PATCH AND REPAIR STONE AS INDICATED ON THE DRAWINGS AND REPAIR STONE MASONRY.

**CAST IRON & SHEET METAL:**

- PATCH AND REPAIR EXISTING CAST IRON CORNICE, COLUMNS, AND FEATURES WHERE INDICATED ON THE DRAWINGS.
- PATCH AND REPAIR EXISTING SHEET METAL CORNICE WHERE INDICATED ON THE DRAWINGS.
- PROVIDE NEW SHEET METAL CORNICE WHERE INDICATED ON THE DRAWINGS.
- REMOVE SEALANT INCLUDING SYNTHETIC MATERIALS FROM ALL CAST IRON AND SHEET METAL JOINTS. PROVIDE NEW BACKER ROD AND SEALANT AT ALL CAST IRON JOINTS.
- REPAIR EXISTING CAST IRON CORNICE WHERE INDICATED ON DRAWINGS.
- REPAIR AND RESTORE AREAS OF EXISTING CAST IRON FEATURES INCLUDING ALL REPAIRED AND RESTORED AREAS.
- PREPARE AND PAINT ALL EXISTING SHEET METAL FEATURES INCLUDING ALL REPAIRED AND RESTORED AREAS.
- REMOVE ALL EMBEDS AND ATTACHMENTS FROM CAST IRON FEATURES AND PATCH WITH METAL FILLER.
- REMOVE ALL EMBEDS AND ATTACHMENTS FROM SHEET METAL FEATURES AND PATCH WITH SHEET METAL.

**KEYED SCOPE OF WORK NOTES:**

**BRICK AND STONE MASONRY:**

- M101 PATCH SPALLED BRICK WITH RESTORATION MORTAR TO MATCH EXISTING BRICK IN COLOR AND TEXTURE.
- M102 REMOVE EXISTING NON-MATCHING MASONRY PATCH AND COVERED EMBEDS AND PROVIDE NEW PATCH WITH RESTORATION MORTAR TO MATCH EXISTING BRICK IN COLOR AND TEXTURE.
- M103 REMOVE EXISTING EMBED AND PATCH WITH RESTORATION MORTAR TO MATCH EXISTING BRICK/STONE IN COLOR AND TEXTURE.
- M104 REMOVE EXISTING SHUTTER STOP AND PATCH MASONRY WITH RESTORATION MORTAR TO MATCH EXISTING BRICK/STONE IN COLOR AND TEXTURE.
- M105 REMOVE AND RESET EXISTING DISPLACED BRICK MASONRY.
- M106 REMOVE EXISTING SIGNAGE / CANOPY AND ALL ASSOCIATED ANCHORS AND EMBEDS AND PATCH WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT MATERIAL IN COLOR AND TEXTURE.
- M107 REMOVE EXISTING FLUE / DOWNSCOUT AND ALL ASSOCIATED ANCHORS AND EMBEDS AND PATCH WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT MATERIAL IN COLOR AND TEXTURE.
- M108 REMOVE EXISTING CORNICE AND BRICK MASONRY DOWN TO LEVEL INDICATED ON DRAWINGS. CONSTRUCT NEW PARAPET AS DETAILED ON ARCHITECTURAL DUGS.
- M109 REPLACE CRACKED STONE LINTEL WITH NEW CAST STONE LINTEL TO MATCH EXISTING IN DIMENSION, COLOR, AND TEXTURE SEE DETAIL 2/AR-202.
- M110 PATCH SPALLED STONE WITH RESTORATION MORTAR TO MATCH EXISTING STONE TEXTURE.
- M111 PATCH SPALLED STONE BAND / LINTEL TO CREATE A FLUSH CONDITION WITH THE EXISTING BRICK FACADE.
- M112 PATCH CRACKED STONE WITH RESTORATION MORTAR TO MATCH EXISTING STONE IN COLOR AND TEXTURE.
- M113 REMOVE PAINT DRIPS FROM IDENTIFIED AREA.
- M114 PREPARE AND PAINT EXISTING STEEL LINTEL.
- M115 RAKE AND REPOINT MASONRY JOINTS WITH MORTAR TO MATCH EXIST. ADJACENT.
- M116 REMOVE EXISTING BRICK AND PROVIDE STONE SILL AS DETAILED ON 2/AR-202.
- M117 REMOVE EXISTING BRICK TO ACCOMMODATE NEW MASONRY OPENING. PROVIDE STEEL LINTELS AND CAST STONE SILL AS DETAILED ON 2/AR-202.
- M118 SHAVE LOOSE/SPALLED STONE FROM LINTEL.
- M119 REMOVE EXISTING MASONRY INFILL AT EXISTING M10 TO ACCOMMODATE NEW WINDOW. COORDINATE W/ ARCHITECTURAL DUGS.
- M120 REMOVE EXISTING WINDOW GRILLES AND ASSOCIATED ANCHORS AND PATCH ANCHOR HOLES WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT IN COLOR AND TEXTURE.
- M121 REMOVE CRACKED BRICK MASONRY AND TOOTH IN NEW BRICK MASONRY TO MATCH EXISTING IN DIMENSION, COLOR, & TEXTURE SEE 2/AR-202.
- M122 PROVIDE SOFT JOINT AS DETAILED ON 4/AR-202.
- M123 PROVIDE METAL CLOSURE PIECE AND SOFT JOINT AT OPEN JOINT BETWEEN CAST IRON AND BRICK MASONRY. SEE 5/AR-202.

**CAST IRON:**

- C01 REMOVE EXISTING SHEET METAL COLUMN COVER(S) AND CONTACT ARCHITECT TO OBSERVE EXISTING CAST IRON CONDITIONS.
- C02 REMOVE EXISTING SIGNAGE / CANOPY / COLLING SECURITY DOOR AND ALL ASSOCIATED ANCHORS AND EMBEDS AND PATCH WITH METAL FILLER.
- C03 CUT AND REMOVE EXISTING SECTION OF DAMAGED CORNICE CAP AND PROVIDE CAST IRON DUTCH-MAN WITH S&S BRACKETS AND FASTENERS AS DETAILED ON 2/AR-202.
- C04 REMOVE EXISTING LIGHTING AND ASSOCIATED CONDUITS AND ANCHORS. PATCH HOLES IN CAST IRON WITH METAL FILLER.
- C05 REMOVE EXISTING CALLINGS FROM CAST IRON.
- C06 REMOVE EXISTING EMBED AND FILL ANCHOR HOLES WITH METAL FILLER.

**SHEET METAL:**

- S01 AT MISSING CORNICE SECTION PROVIDE SHEET METAL CORNICE SECTION AS DETAILED ON 10/AR-202.
- S02 PROVIDE GALV. SHEET METAL EDGE AS DETAILED ON 5/AR-202.
- S03 REMOVE EXISTING SHEET METAL CORNICE END PANEL AND PROVIDE NEW GALV. SHEET METAL CORNICE END PANEL AS DETAILED ON 4/AR-202.

ARCHITECT

**CTS GROUP**

17 Commerce St. 10th Floor, New York, NY 10038  
 No. LIC. No.: 21A000845600  
 NY LIC. No.: 026559

James J. Green, AIA  
 No. LIC. No.: 21A000845600  
 NY LIC. No.: 026559

WILLIAM C. SLACK, ARCHITECT  
 0330851  
 STATE OF NEW YORK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT

**FACADE RESTORATION OF 151 GRAND ST.**

ADDRESS  
 151 GRAND STREET  
 NEW YORK, NY

CTS PROJ. NUMBER: 969

DRAWN BY: BPC

CHECKED BY: WGS, DVA

DATE: 12/09/16

SHEET TITLE

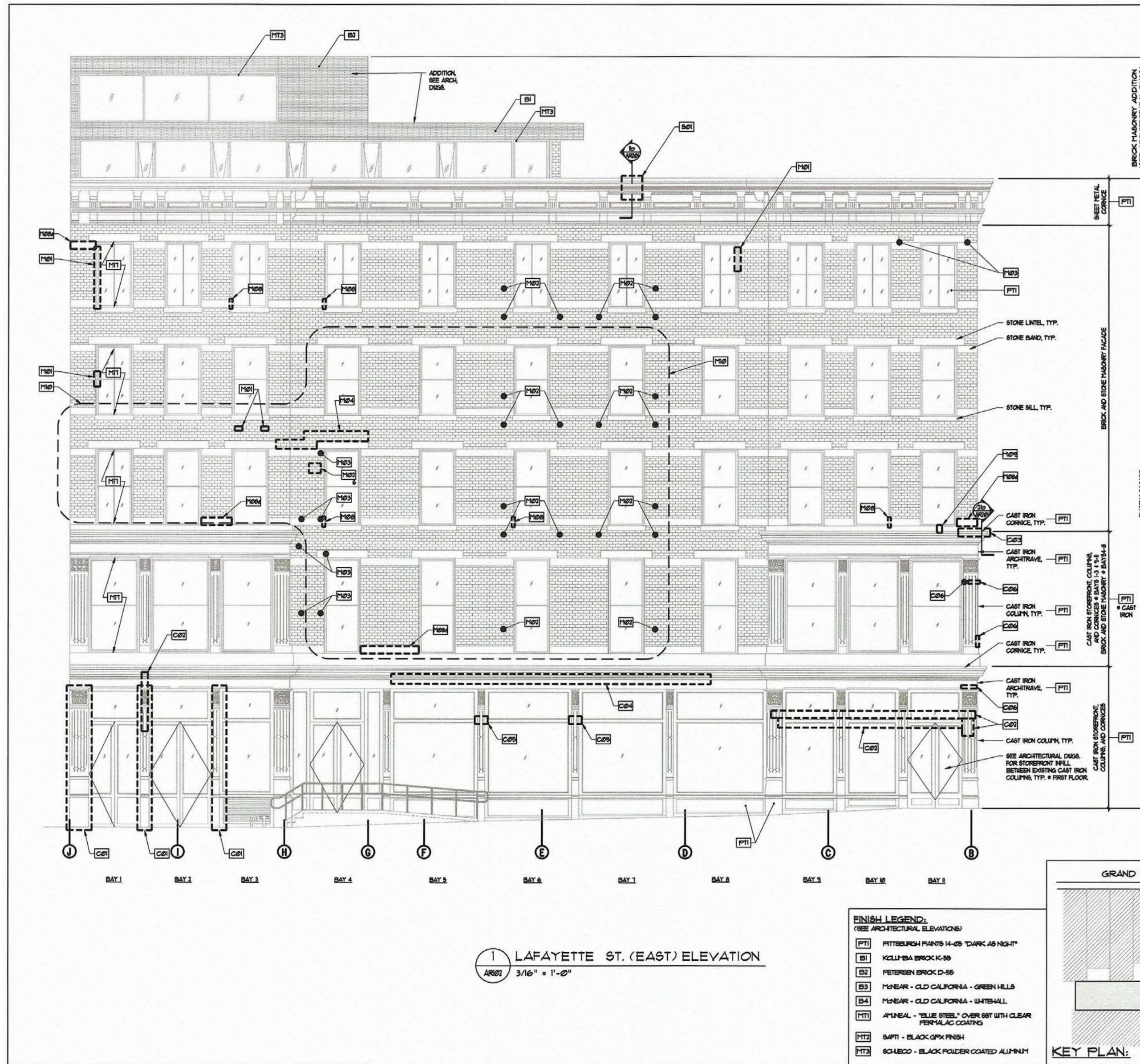
**GRAND STREET ELEVATION (NORTH)**

SHEET NUMBER

**AR-101.00**

SHEET 2 OF 1

CERTIFICATE OF APPROPRIATENESS DRAWINGS



**GENERAL SCOPE OF WORK NOTES:**

**GENERAL:**  
 1) REMOVE ALL PIGEON DETERRENT SYSTEMS FROM 2 1/2" IRON CORNICES INCLUDING ANCHORS, NUTS, AND DEBRIS FROM THE BUILDING.  
**BRICK & STONE MASONRY:**  
 1) CLEAN ALL BRICK AND STONE MASONRY.  
 2) PATCH AND REPAIR BRICK AND STONE MASONRY WITH RESTORATION MORTAR TO MATCH EXISTING MASONRY IN COLOR AND TEXTURE WHERE INDICATED ON THE DRAWINGS.  
 3) REPLACE DAMAGED BRICK MASONRY WITH BRICK MASONRY TO MATCH EXISTING IN DIMENSION, COLOR, AND TEXTURE WHERE INDICATED ON THE DRAWINGS.  
 4) DISMANTLE AND REBUILD BRICK MASONRY PARAPETS WITH NEW BRICK MASONRY AS IDENTIFIED ON ARCHITECTURAL DWGS.  
 5) RAKE AND REPORT DETERIORATED MORTAR JOINTS WITH MORTAR TO MATCH EXISTING HISTORIC MORTAR WHERE INDICATED ON THE DRAWINGS.  
 6) PREPARE AND PAINT EXISTING PAINTED STONE LINELS, SILLS, AND BANDS (EXCEPT AS STONE TO BE RESTORED).  
 7) REMOVE PAINT FROM STONE TO BE RESTORED. PATCH AND REPAIR STONE AS INDICATED ON THE DRAWINGS AND REPAINT STONE MASONRY.  
**CAST IRON & SHEET METAL:**  
 1) PATCH AND REPAIR EXISTING CAST IRON CORNICE, COLUMNS, AND FEATURES WHERE INDICATED ON THE DRAWINGS.  
 2) PATCH AND REPAIR EXISTING METAL CORNICE WHERE INDICATED ON THE DRAWINGS.  
 3) PROVIDE NEW SHEET METAL CORNICE SECTIONS WHERE INDICATED ON THE DRAWINGS.  
 4) REMOVE SEALANT INCLUDING ASPHALTIC MATERIALS FROM ALL CAST IRON AND SHEET METAL JOINTS. PROVIDE NEW BACKER ROD AND SEALANT AT ALL CAST IRON JOINTS.  
 5) REPAIR EXISTING CAST IRON CORNICE WHERE INDICATED ON DRAWINGS.  
 6) PREPARE AND PAINT ALL EXISTING CAST IRON FEATURES INCLUDING ALL REPAIRED AND RESTORED AREAS.  
 7) PREPARE AND PAINT ALL EXISTING SHEET METAL FEATURES INCLUDING ALL REPAIRED AND RESTORED AREAS.  
 8) REMOVE ALL EBBEDS AND ATTACHMENTS FROM CAST IRON FEATURES AND PATCH WITH METAL FILLER.  
 9) REMOVE ALL EBBEDS AND ATTACHMENTS FROM SHEET METAL FEATURES AND PATCH WITH SHEET METAL.

**KEYED SCOPE OF WORK NOTES:**

**BRICK AND STONE MASONRY:**  
 M101 PATCH SPALLED BRICK WITH RESTORATION MORTAR TO MATCH EXISTING BRICK IN COLOR AND TEXTURE.  
 M102 REMOVE EXISTING NON-MATCHING MASONRY PATCH AND COVERED EBBED AND PROVIDE NEW PATCH WITH RESTORATION MORTAR TO MATCH EXISTING BRICK IN COLOR AND TEXTURE.  
 M103 REMOVE EXISTING EBBED AND PATCH WITH RESTORATION MORTAR TO MATCH EXISTING BRICK/STONE IN COLOR AND TEXTURE.  
 M104 REMOVE EXISTING SHUTTER STOP AND PATCH MASONRY WITH RESTORATION MORTAR TO MATCH EXISTING BRICK/STONE IN COLOR AND TEXTURE.  
 M105 REMOVE AND RESET EXISTING DISPLACED BRICK MASONRY.  
 M106 REMOVE EXISTING SIGNAGE / CANOPY AND ALL ASSOCIATED ANCHORS AND EBBEDS AND PATCH WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT MATERIAL IN COLOR AND TEXTURE.  
 M107 REMOVE EXISTING FILE / DOWNSPOUT AND ALL ASSOCIATED ANCHORS AND EBBEDS AND PATCH WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT MATERIAL IN COLOR AND TEXTURE.  
 M108 REMOVE EXISTING COPING AND BRICK MASONRY DOWN TO LEVEL INDICATED ON DRAWINGS. CONSTRUCT NEW PARAPET AS DETAILED ON ARCHITECTURAL DWGS.  
 M109 REPLACE CRACKED STONE LINEL WITH NEW CAST STONE LINEL TO MATCH EXISTING IN DIMENSION, COLOR, AND TEXTURE. SEE DETAIL 2/ARR-262.  
 M110 PATCH SPALLED STONE WITH RESTORATION MORTAR TO MATCH EXISTING STONE TEXTURE.  
 M111 PATCH SPALLED STONE BAND / LINEL TO CREATE A FLUSH CONDITION WITH THE EXISTING BRICK FACADE.  
 M112 PATCH CRACKED STONE WITH RESTORATION MORTAR TO MATCH EXISTING STONE IN COLOR AND TEXTURE.  
 M113 REMOVE PAINT DRIPS FROM IDENTIFIED AREA.  
 M114 PREPARE AND PAINT EXISTING STEEL LINEL.  
 M115 RAKE AND REPORT MASONRY JOINTS WITH MORTAR TO MATCH EXIST. ADJACENT.  
 M116 REMOVE EXISTING BRICK AND PROVIDE STONE SILL AS DETAILED ON 1/ARR-262.  
 M117 REMOVE EXISTING BRICK TO ACCOMMODATE NEW MASONRY OPENING. PROVIDE STEEL LINELS AND CAST STONE SILL AS DETAILED ON 1/ARR-262.  
 M118 REMOVE LOOSE/SPALLED STONE FROM LINEL.  
 M119 REMOVE EXISTING MASONRY INFILL AT EXISTING M10 TO ACCOMMODATE NEW WINDOW. COORDINATE W/ ARCHITECTURAL DWGS.  
 M120 REMOVE EXISTING WINDOW GRILLES AND ASSOCIATED ANCHORS AND PATCH ANCHOR HOLES WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT IN COLOR AND TEXTURE.  
 M121 REMOVE CRACKED BRICK MASONRY AND TOOTH IN NEW BRICK MASONRY TO MATCH EXISTING IN DIMENSION, COLOR, & TEXTURE. SEE 2/ARR-262.  
 M122 PROVIDE SOFT JOINT AS DETAILED ON 4/ARR-262.  
 M123 PROVIDE METAL CLOSURE PIECE AND SOFT JOINT AT OPEN JOINT BETWEEN CAST IRON AND BRICK MASONRY. SEE 5/ARR-262.  
**CAST IRON:**  
 C101 REMOVE EXISTING SHEET METAL COLUMN COVERS AND CONTACT ARCHITECT TO OBSERVE EXISTING CAST IRON CONDITIONS.  
 C102 REMOVE EXISTING SIGNAGE / CANOPY / COLLING SECURITY DOOR AND ALL ASSOCIATED ANCHORS AND EBBEDS AND PATCH WITH METAL FILLER.  
 C103 CUT AND REMOVE EXISTING SECTION OF DAMAGED CORNICE CAP AND PROVIDE CAST IRON CLUTCHMAN WITH SS BRACKETS AND FASTENERS AS DETAILED ON 2/ARR-262.  
 C104 REMOVE EXISTING LIGHTING AND ASSOCIATED CONDUITS AND ANCHORS. PATCH HOLES IN CAST IRON WITH METAL FILLER.  
 C105 REMOVE EXISTING CALLING FROM CAST IRON.  
 C106 REMOVE EXISTING EBBED AND FILL ANCHOR HOLES WITH METAL FILLER.  
**SHEET METAL:**  
 S101 AT TRUSS CORNICE SECTION PROVIDE SHEET METAL CORNICE SECTION AS DETAILED ON 1/ARR-262.  
 S102 PROVIDE GALV. SHEET METAL EDGE AS DETAILED ON 5/ARR-262.  
 S103 REMOVE EXISTING SHEET METAL CORNICE END PANEL AND PROVIDE NEW GALV. SHEET METAL CORNICE END PANEL AS DETAILED ON 4/ARR-262.

ARCHITECT  
**CTS GROUP**  
 17 Center Street, Suite 200  
 New York, NY 10038  
 James J. Greener, AIA  
 NY LIC. No. 21400945600  
 NY DC. No. 028299  
 James J. Greener, AIA  
 NY LIC. No. 21401026000  
 NY DC. No. 013384

REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF NEW YORK

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT  
**FACADE RESTORATION OF 151 GRAND ST.**

ADDRESS  
 151 GRAND STREET  
 NEW YORK, NY

CTS PROJ. NUMBER: 308  
 DRAWN BY: BPC  
 CHECKED BY: UCS, DVA  
 DATE: 12/25/16

SHEET TITLE  
**LAFAYETTE STREET ELEVATION (EAST)**  
 SHEET NUMBER  
**AR-102.00**  
 SHEET 3 OF 1

**CERTIFICATE OF APPROPRIATENESS DRAWINGS**

151 GRAND STREET  
 LPC PUBLIC HEARING | JUNE 23, 2026



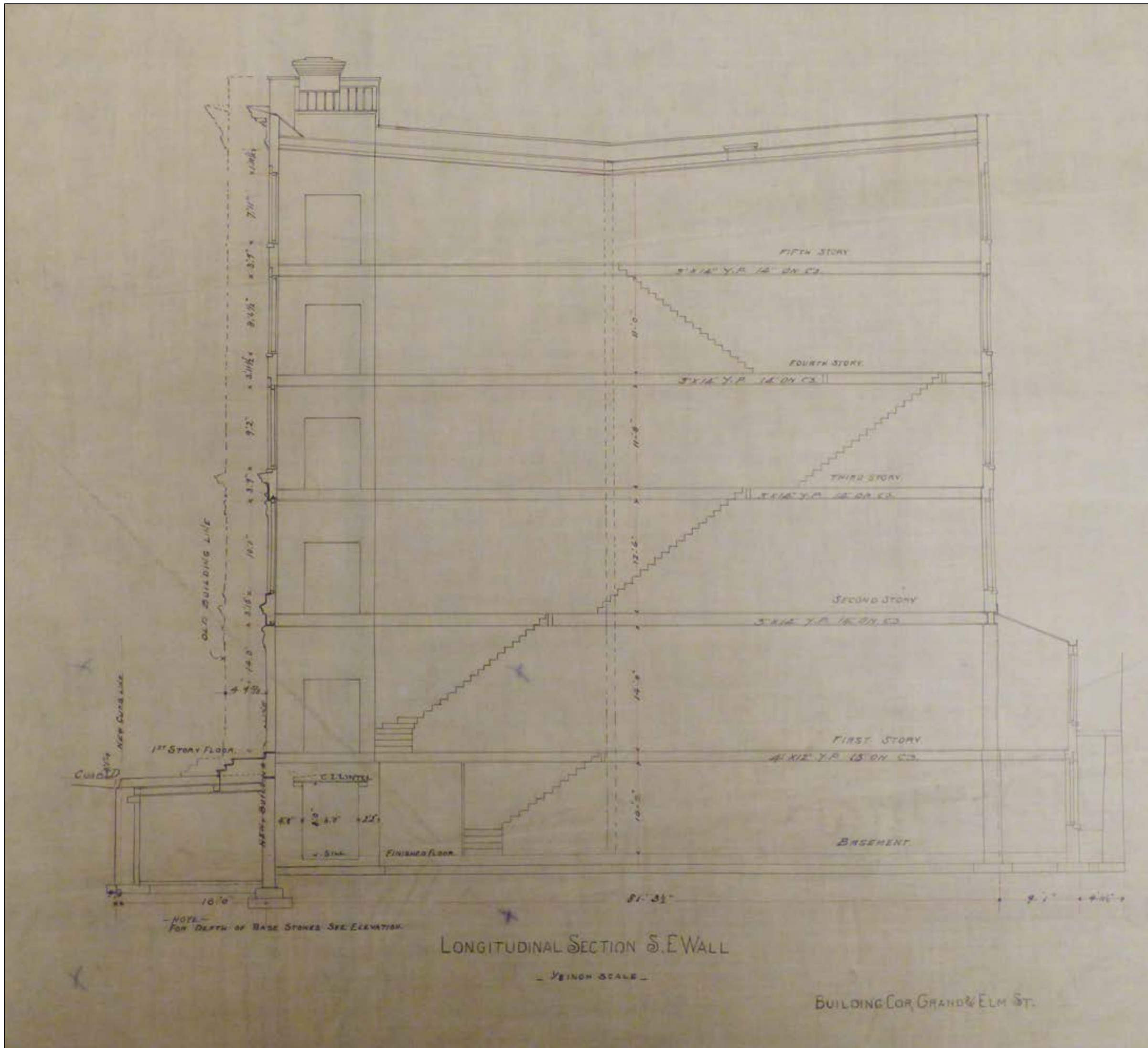
1913 (MCNY)



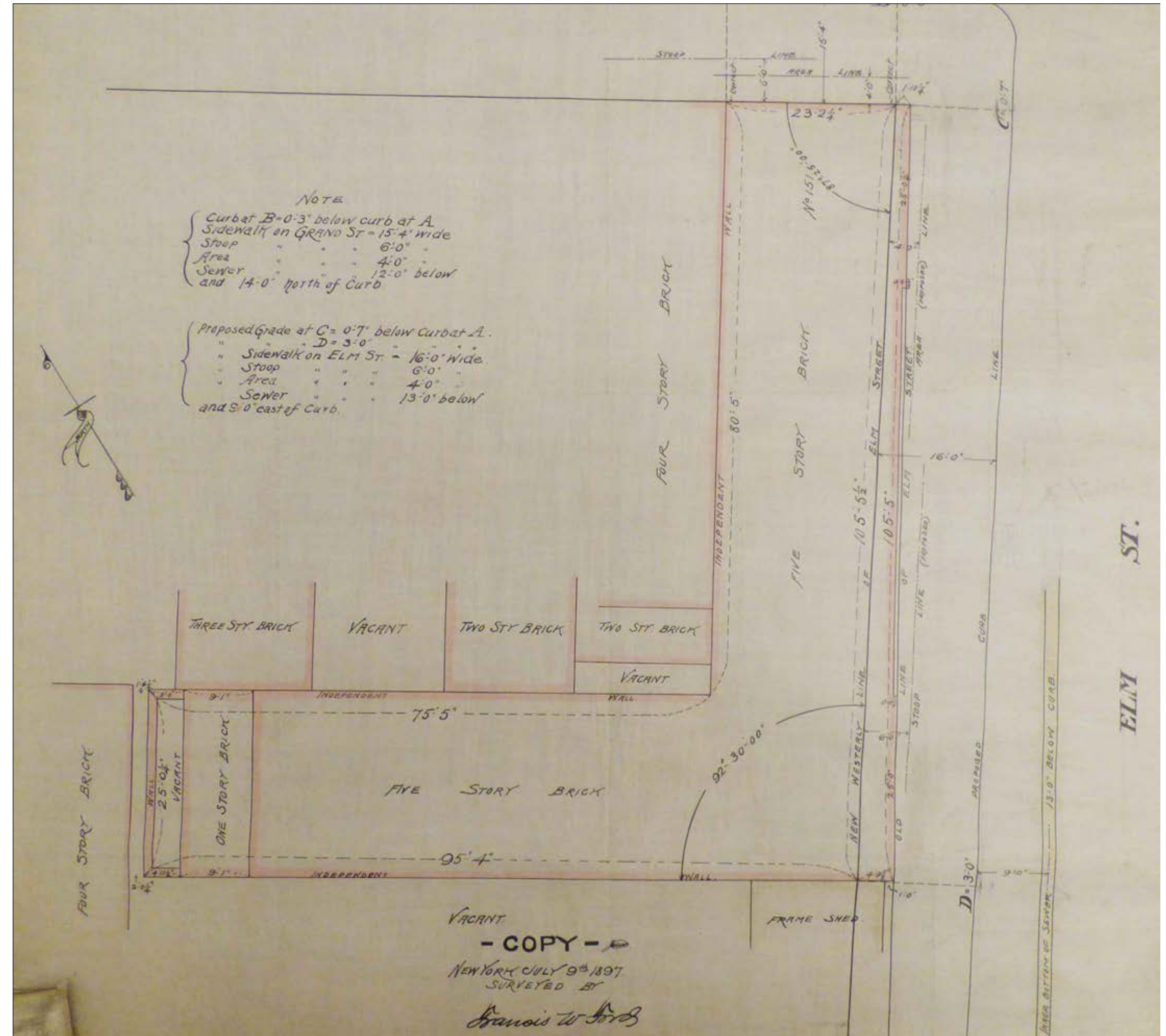
ENLARGED SOUTH DETAIL



ENLARGED NORTH DETAIL



BUILDING SECTION, 1897



BUILDING PLAN, 1897



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 01/17/17	<b>EXPIRATION DATE:</b> 8/2/2022	<b>DOCKET #:</b> 195287	<b>COFA #:</b> COFA 19-7619
<b>ADDRESS:</b> 151 GRAND STREET HISTORIC DISTRICT SOHO - CAST IRON EXTENSION		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 233 / 17

Display This Permit While Work Is In Progress

ISSUED TO:

**David G. King, Jr.**  
**PB 151 Grand, LLC**  
**375 Park Avenue**  
**Suite 1604**  
**New York, NY 10152**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 2, 2016, following the Public Hearing and Public Meetings of November 10, 2015, and January 12, 2016, voted to approve a proposal construct rooftop and rear yard additions, install storefront infill, and a barrier-free access ramp at the subject premises; as put forward in your application completed on October 15, 2015, and as you were notified in Status Update Letter 19-1350 (LPC 17-4163), issued on August 2, 2016.

The proposal, as approved, consists of, at the ground floor of the primary elevations, the removal of the existing metal roll-down gates, storefront infill, signage, sign banner and brackets at the north elevation, doors, and display windows; the installation of new wood storefront infill, featuring single-light display windows with transoms, paneled doors, and paneled bulkheads, and incorporating the existing historic cast-iron columns in the design, finishing all storefront elements black (Pittsburgh Paints 14-05 "Dark as Night"); at the east elevation, the construction of a concrete ramp, with concrete steps and metal railings; at the roof, the removal of the brick parapet wall, a rooftop bulkhead, and mechanical equipment, and the construction of an occupiable L-shaped rooftop addition, measuring 18'7" tall at the highest point, set back 48' from the south cornice, and 2' from the east cornice, and extending to the rear yard addition at the west façade, featuring patterned brick facades, metal and glass sliding doors, single-light fixed and tilt-and-turn metal windows, one-over-one double-hung metal windows, a tri-partite single-light fixed clerestory window, a patterned brick screen at the southwest section of the roof, and the construction of a brick elevator bulkhead; and at the west facade of the rear L-extension, the removal of windows and brick infill, and the construction

of a five-story rear addition extending 9' beyond the existing rear façade, featuring brick masonry matching the existing bond pattern and brick of the secondary north elevation, and punched window openings. The proposal was shown on forty-three (43) digital slides titled "31 Grand LPC Review, dated August 2, 2016, prepared by Architecture + Information, and submitted as components of the application, and presented at the Public Hearing and Public Meeting. The proposal as initially presented at the Public Hearing and Public Meeting of November 10, 2015, and January 12, 2016, included a different two-story rooftop with metal cladding and excluded the rear yard addition; as shown on presentation documents dated January 12, 2016, and November 10, 2015 and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Extension designation report describes 151 Grand Street as a Second Empire style warehouse designed by William Field & Son and built in 1869, and that the building's style, scale, materials, and details contributes to the special architectural and historic character of the SoHo-Cast Iron Historic District Extension.

With regard to this proposal, the Commission found that that the removal of the existing storefront infill will not eliminate significant historic fabric; that the existing storefront openings will be maintained; that the proposed storefront featuring large display windows, metal bulkhead, and transom windows recalls the configuration of historic storefronts found in the district; that the presence of large glazed areas is in keeping with the scale and transparency found on the ground floor of buildings on this street, and with the commercial character of the street and historic district, and retains the configuration of adjacent storefronts; that the historic cast-iron columns will be restored and incorporated into the proposed design; that the ramp will provide barrier-free access in the least obtrusive manner possible, and will feature diamond plate in keeping with sidewalk materials historically found in the district; that the majority of the addition's bulk is visible in conjunction with the secondary elevations, and over the interior L-shaped portion of the building, which does not detract from the primary designed elevations; that the proposed addition will be set back from the Grand Street primary façade, and will not be visible over the designed portion of the façade from directly across the street; that the proposed rooftop addition and rear addition, while visible in conjunction with the secondary facades, will feature simple brick detailing, punched window openings, and will be constructed flush with the existing secondary facades, which will create a seamless addition that will not call undue attention to itself; that the bulk of the rooftop addition, visible in conjunction with the designed facades has a minimal profile and does not overwhelm or compete with the building's prominent historic cornice, nor does it detract from the building's massing, and features a dark gray cladding, helping it to further recede from view; that the proposed materials, including brick, glass, and metal will harmonize with the historic facades and the proposed modern additions; and that the visible mechanical enclosure and elevator bulkhead will be clad in simple brick, and is in keeping with similar visible utilitarian rooftop additions found in the district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the SoHo-Cast Iron Historic District Extension and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on November 11, 2016, the staff received drawings labeled T-000.00 through T-004.00, Z-100.00 through Z-102.00, DM-100.00 through DM-106.00, DM-200.00, DM-201.00, A-000.00, A-050.00, A-100.00 through A-107.00, A-130.00 through A-135.00, A-200.00, A-201.00, A-210.00, A-211.00, A-300.00 through A-303.00, A-350.00 through A-352.00, A400.00 through A-403.00, A-410.00, A-420.00, A-450.00, A-451.00, A-460.00, A-461.00, A-510.00, A-511.00, A-600.00, A610.00, A-620.00, A-650.00, A-651.00, A-660.00, A-690.00, A-700.00, A-701.00, A-750.00, A-751.00, A-759.00, A-760.00, A-800.00, and A-810.00, dated December 8, 2016, prepared by Bradley Lawrence Zizmor, R.A., drawings T-100.00, AR-101.00

Page 2

Issued: 01/17/17

DOCKET #: 195287

June 23 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-10218

## **151 Grand Street, aka 158-164 Lafayette Street – SoHo-Cast Iron Historic District Extension– Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 165 458 2708

**Passcode:** 937299

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.