

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE 2014 NYC BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.

2. BEFORE COMMENCING WORK THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN A WORK PERMIT AND ANY OTHER REQUIRED PERMITS AND PAY ALL FEES REQUIRED BY GOVERNING NYC AGENCIES.

3. BEFORE COMMENCING ANY PLUMBING WORK, THE CONTRACTOR'S PLUMBING SUB-CONTRACTOR SHALL FILE AN ALTERATION REPAIR APPLICATION, FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDING, PAY ALL FEES REQUIRED BY THE DOB AND OBTAIN A WORK PERMIT. AFTER COMPLETION OF THE PLUMBING WORK, THE CONTRACTOR'S PLUMBING SUB-CONTRACTOR SHALL OBTAIN ALL REQUIRED SIGN-OFFS FROM THE DOB PLUMBING DIVISION AND PROVIDE PROOF OF SUCH SIGN-OFFS TO THE ARCHITECT.

ABBREVIATIONS

CONTINUED	
ADJ.:	ADJACENT
AFF.:	ABOVE FINISHED FLOOR
AFR.:	ABOVE FINISHED ROOF
ALUM.:	ALUMINUM
APPX.:	APPROXIMATELY
ARCH.:	ARCHITECT
B/N:	BETWEEN
B/O:	BOTTOM OF
b.p.:	BACK PITCHED
BH.:	BULKHEAD
c.i.:	CONTINUOUS INSULATION
C.S.:	CAST STONE
CJ.:	CONTROL JOINT
CLR.:	CLEAR
CMU.:	CONCRETE MASONRY UNIT
CONC.:	CONCRETE
CONT.:	CONTINUOUS
DEMO.:	DEMOLISH OR DEMOLITION
DIM.:	DIMENSION
DN.:	DOWN
(E):	EXISTING
E.T.R.:	EXISTING TO REMAIN
EA.:	EACH
EJ.:	EXPANSION JOINT
EQ.:	EQUIVALENT
F-A.:	FLUID-APPLIED
FE.:	FIRE ESCAPE
FRS.:	FINISHED ROOF SURFACE
GALV.:	GALVANIZED
HORIZ.:	HORIZONTAL
HR.:	HOUR
HT.:	HEIGHT
INFO.:	INFORMATION
I/C.:	INSIDE CORNER
JT.:	JOINT
LOC.:	LOCATION
LCC.:	LEAD COATED COPPER
MAX.:	MAXIMUM
MBR.:	MODIFIED BITUMEN ROOFING
MISC.:	MISCELLANEOUS
MIN.:	MINIMUM
MJ.:	MOVEMENT JOINT
MO.:	MASONRY OPENING
MOD.:	MODIFIED
MTL.:	METAL
(N):	NEW
N-C.:	NON-CORROSIVE
NIC.:	NOT IN CONTRACT
o.c.:	ON CENTER
O/C.:	OUTSIDE CORNER
P-C.:	POWER COATED
PL.:	PROPERTY LINE
PERIM.:	PERIMETER
PRE-FAB.:	PRE-FABRICATED
PTD.:	PAINTED
RECON.:	RECONSTRUCTION
REINF.:	REINFORCED
REQ'D.:	REQUIRED
RM.:	ROOM
RO.:	ROUGH OPENING
S.M.:	SHEET METAL
SPEC.:	SPECIFICATION
SST.:	STAINLESS STEEL
tbd.:	TO BE DETERMINED
T-C.:	TERRA-COTTA
tbc.:	TO BE CONFIRMED
t.m.e.:	TO MATCH ADJACENT
T/O.:	TOP OF
TEMP.:	TEMPORARY OR TEMPORARILY
typ.:	TYPICAL
U/S.:	UNDERSIDE
VERT.:	VERTICAL
w/:	WITH
WD.:	WOOD
WJ.:	WASH JOINT
WWM.:	WELDED WIRE MESH

GRAPHIC LEGEND

CONTINUED	
■ (N) WORK AS INDICATED	■ SP MASONRY SPALL REPAIR
■ (N) WORK AS INDICATED	↑ SP SPALL REPAIR (AT UNDERSIDE)
■ (N) WORK AS INDICATED	ZZ C MASONRY CRACK REPAIR
■ (N) WORK AS INDICATED	— OJ CUT & POINT/ OPEN JOINT(S)
■ (N) BRICK MASONRY RECONSTRUCTION	— CUT & REPOINT ABUTMENT JOINT
■ (N) BRICK MASONRY REPOINTING	— (N) SEALANT
— DEMOLITION/SELECTIVE REMOVAL	— X REMOVE ITEM AS INDICATED
— PROPERTY LINE	

MISCELLANEOUS NOTES

1. REMOVE (E) FERROUS ANCHORS THROUGHOUT.
2. METAL WORK: STRIP TO BARE METAL, CLEAN & PAINT (typ.) INCLUDING MINOR REPAIRS AS REQUIRED. SEAL ALL SUPPORTS.
3. REMOVE UNCONNECTED CABLES (typ.).
4. PROVIDE SCAFFOLD ACCESS FOR ARCHITECT'S FIELD OBSERVATIONS AS INDICATED IN WORK AREAS.

BUILDING DATA	ZONING:	R-2
BIN#:	N/A	MAP: 9A
BLOCK:	1373	LPC BUILDING: YES
LOT:	1	LPC DISTRICT: NO
CB#:	8	STATE REGISTER: YES
		NATIONAL REGISTER: YES



LANDMARK PRESERVATION COMMISSION NOTES

1. MORTAR MIXES: MORTAR WILL BE MIXED IN THE FOLLOWING PROPORTIONS (Type O) WHERE RE-POINTING OF THE EXISTING BRICK MASONRY OR SETTING OF NEW BRICK MASONRY UNITS IS PROPOSED:
 - 1 PART PORTLAND CEMENT,
 - 2 PARTS HYDRATED LIME/NATURAL HYDRAULIC LIME/LIME PUTTY AND
 - 9 PARTS AGGREGATE (SAND).
2. MASONRY RESTORATION: BRICK MASONRY WILL MATCH THE EXISTING IN COLOR, DIMENSION & TEXTURE.
3. CAST IRON RESTORATION: DOCUMENT & INSTALL (N) SHEET METAL SILL t.m.e. ON (N) FRAMING; REPAINT SHEET METAL CORNICE & SPANDRELS t.m.e. COLOR.
4. STONE PATCHING:
 - DOCUMENT (E) CONDITIONS,
 - REPAIR DELETERIOUS MATERIAL w/ RESTORATION MORTAR OR DUTCHMAN
 - COLOR & TEXTURE t.m.e.

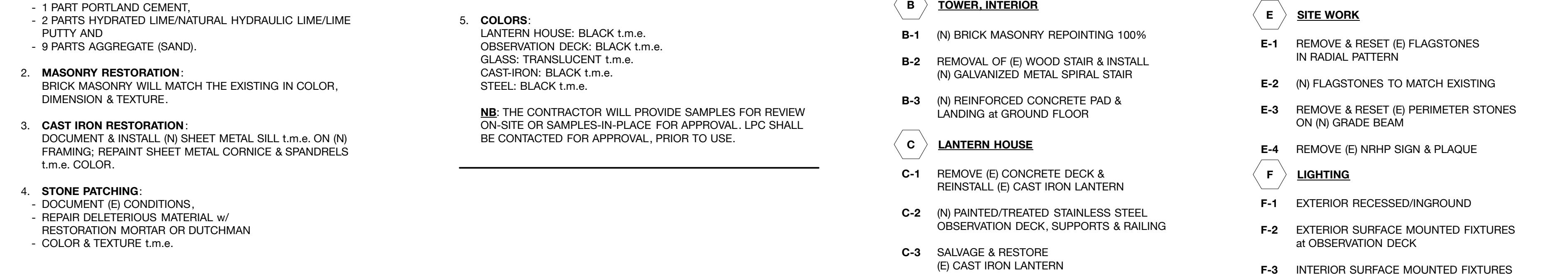
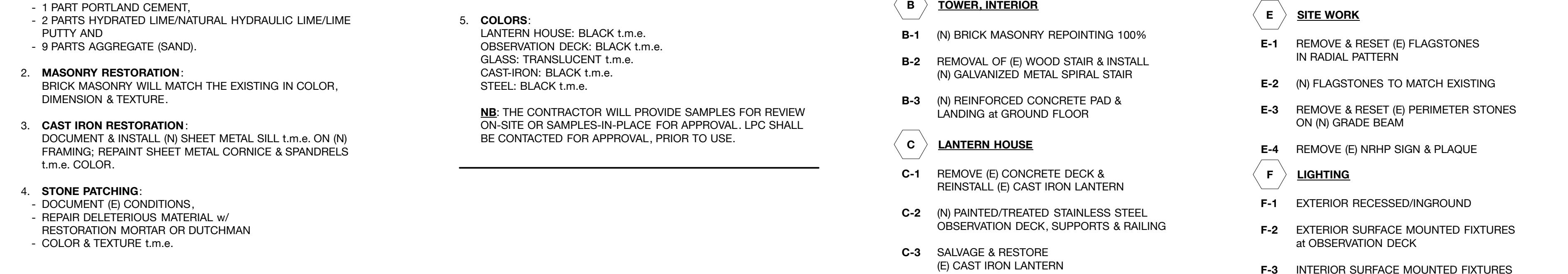
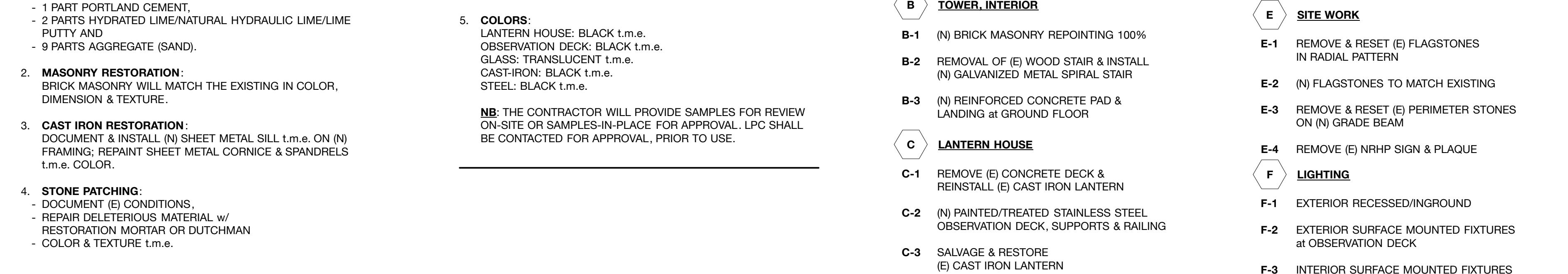
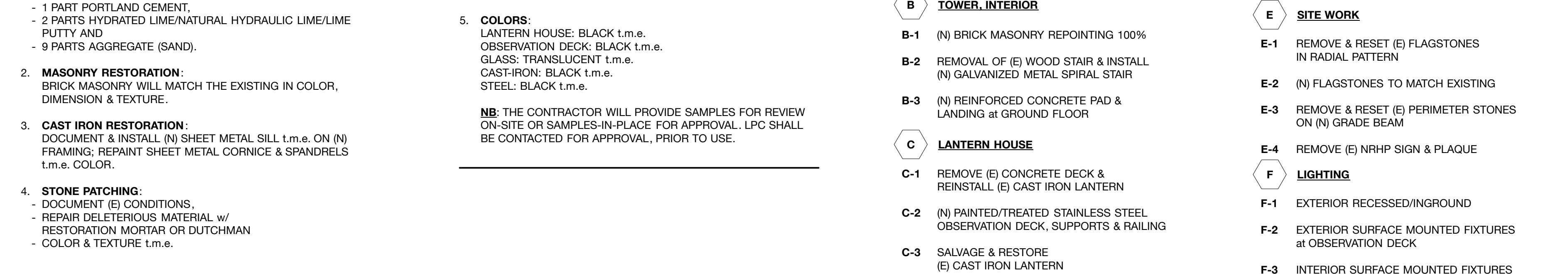
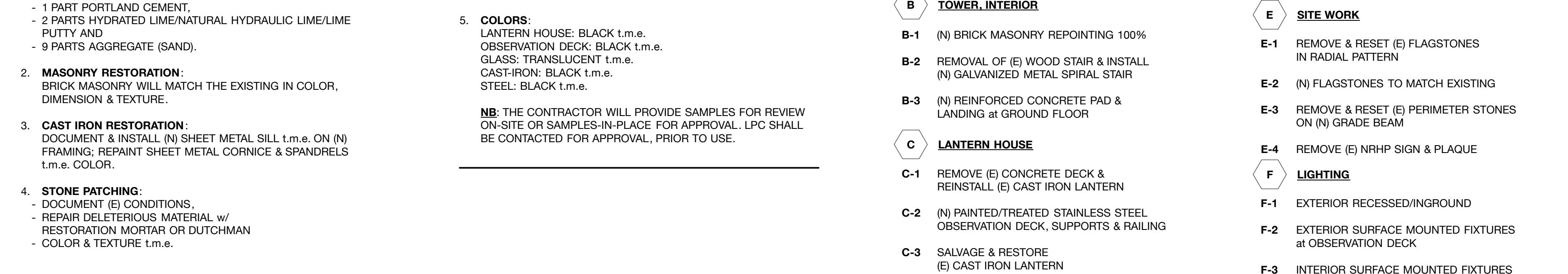
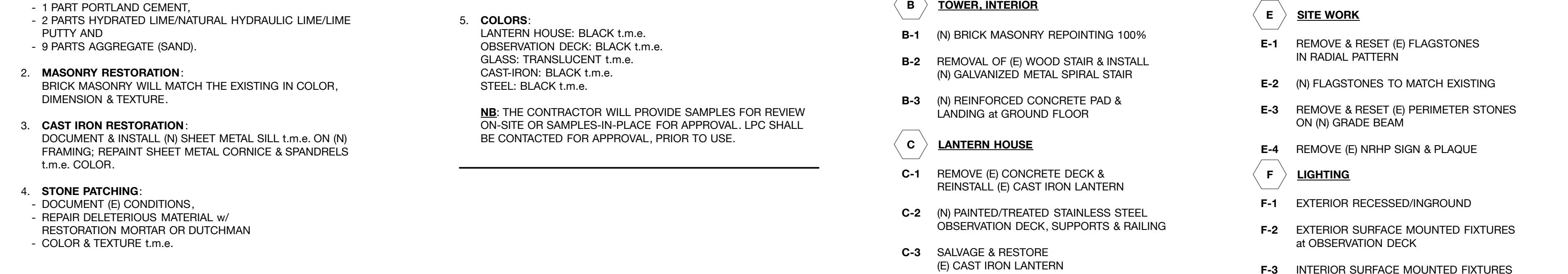
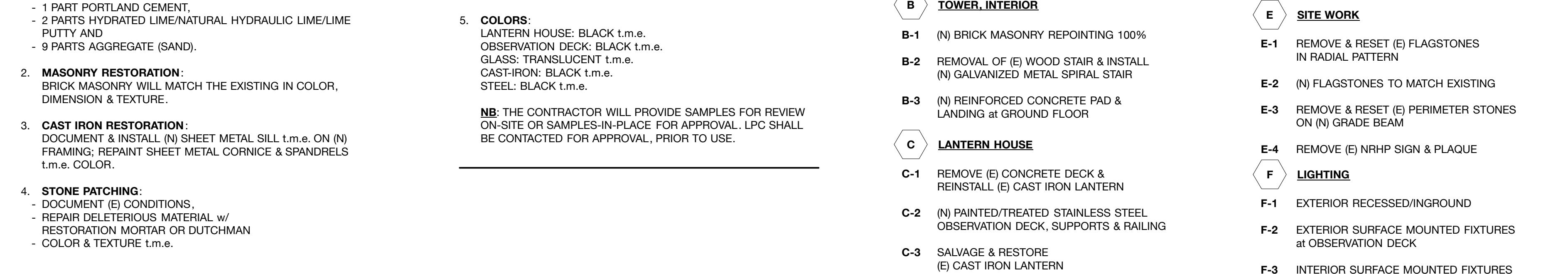
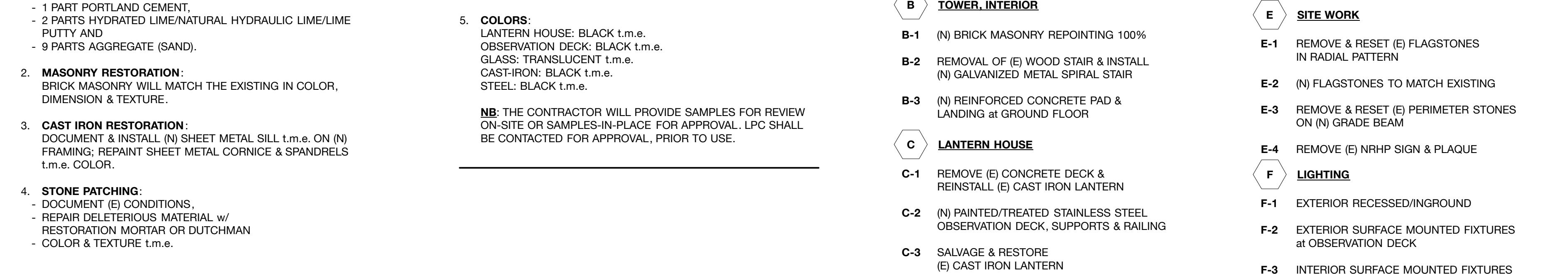
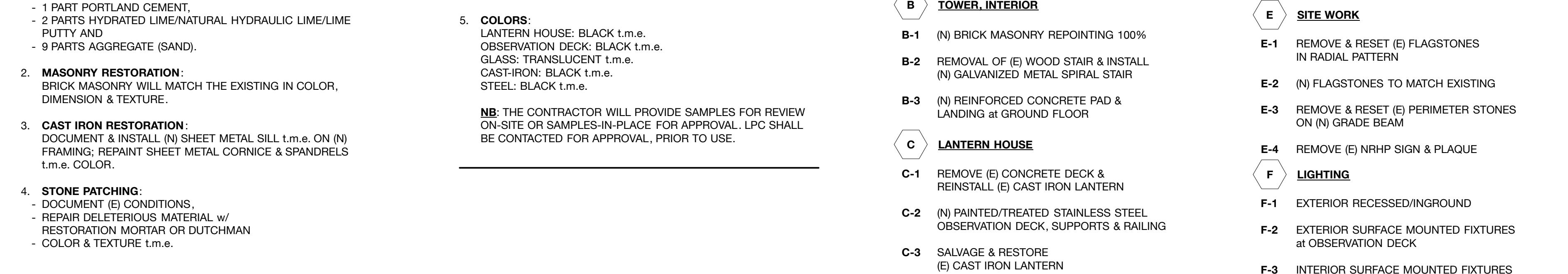
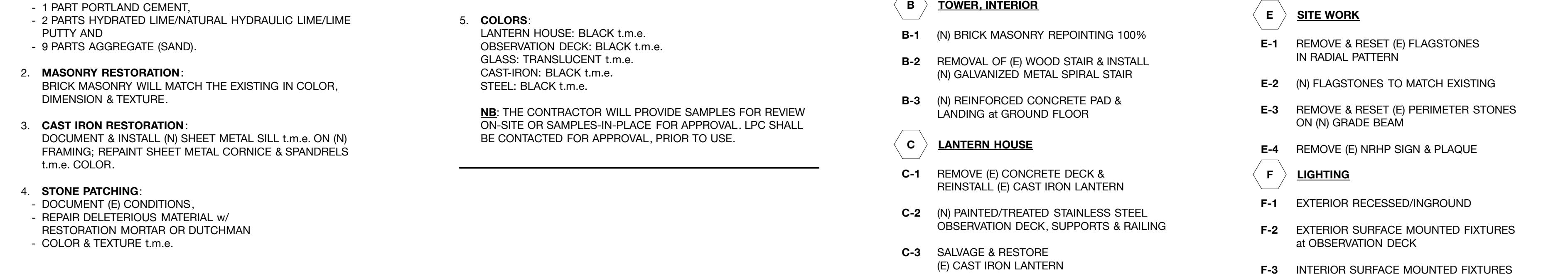
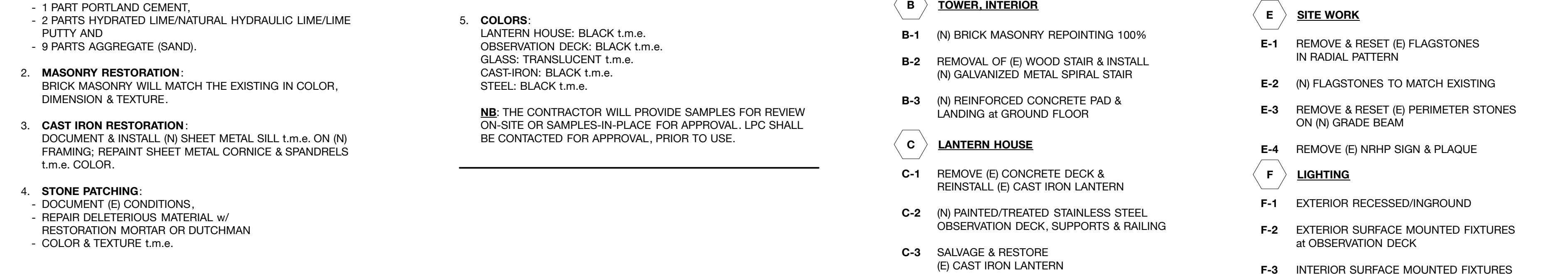
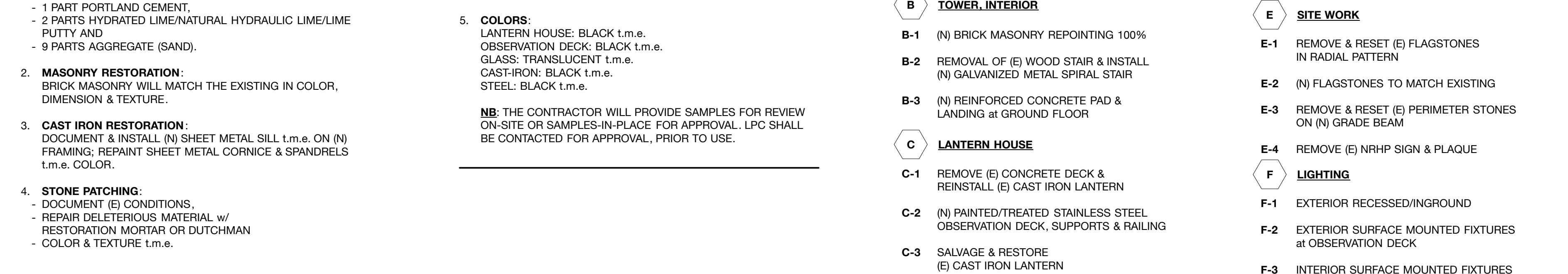
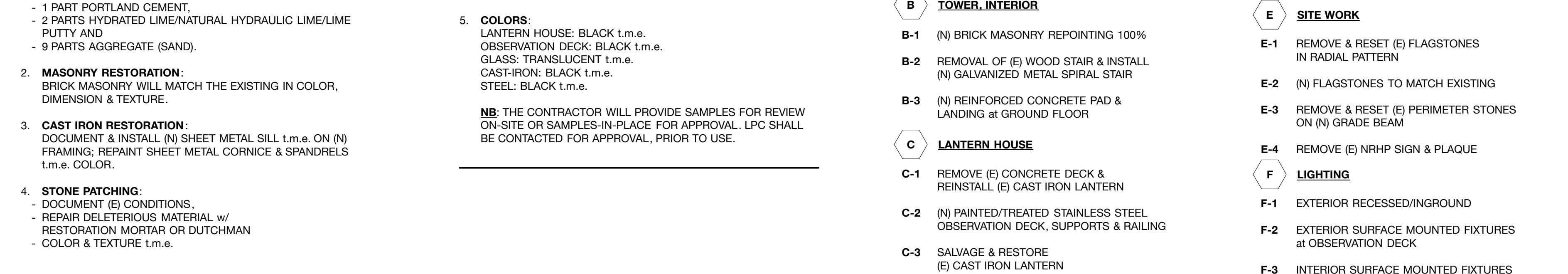
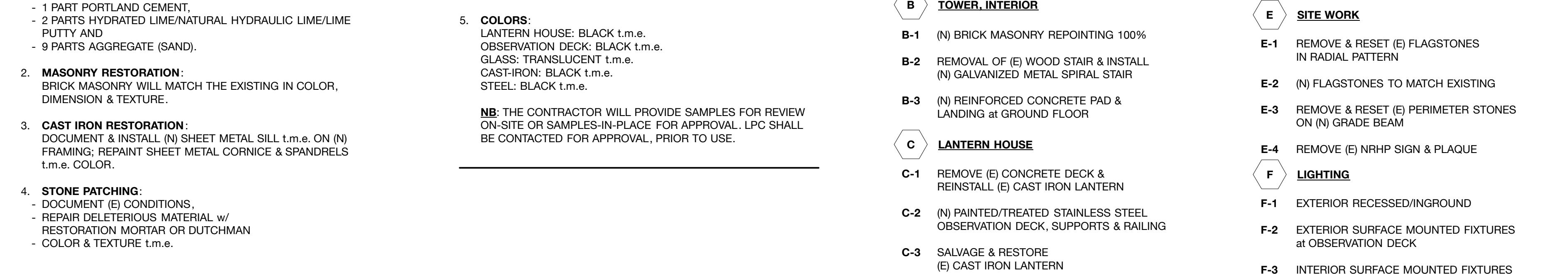
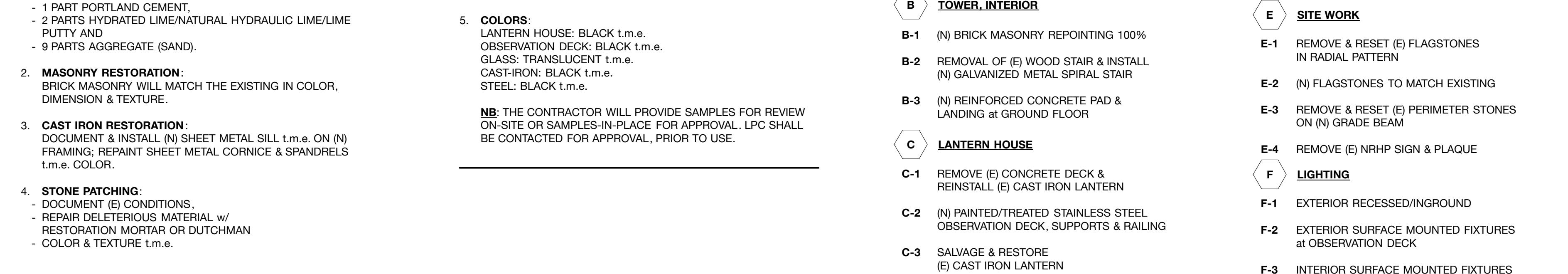
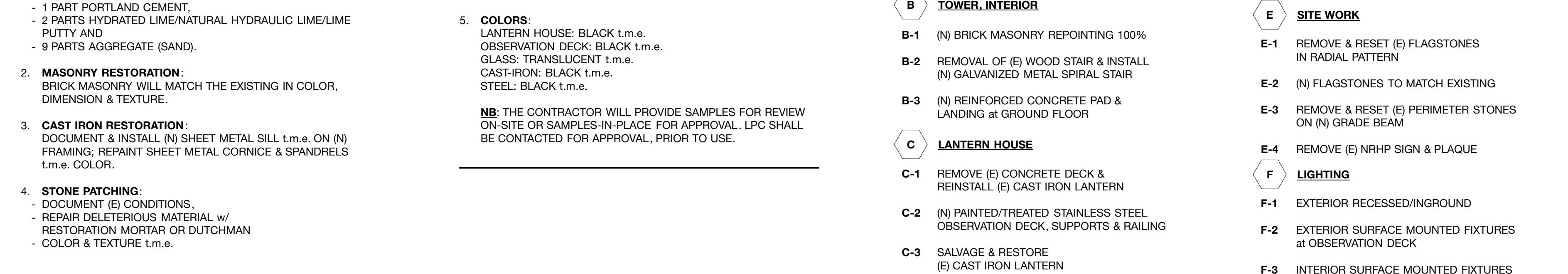
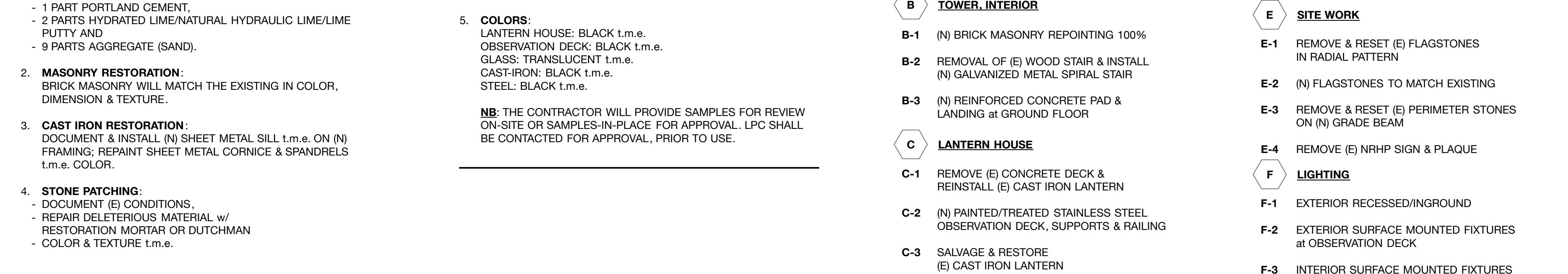
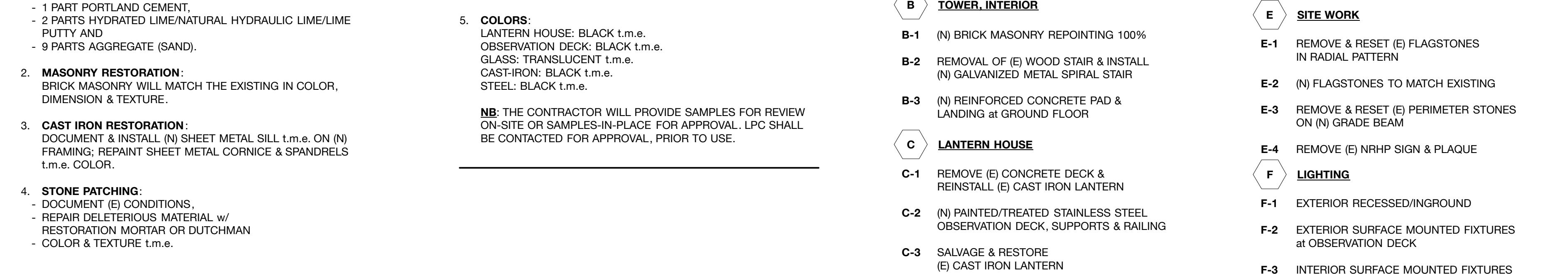
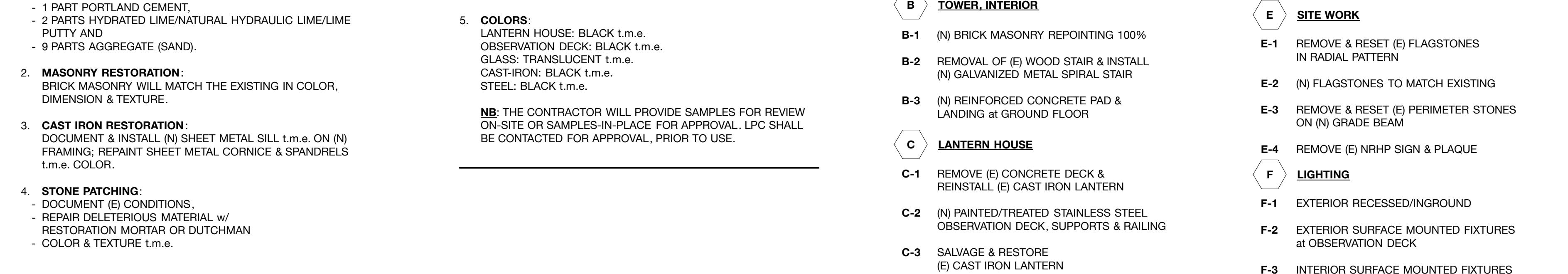
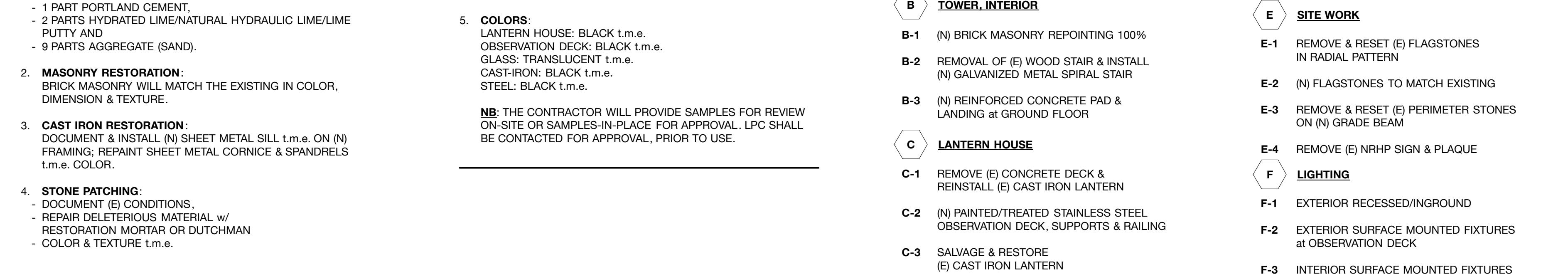
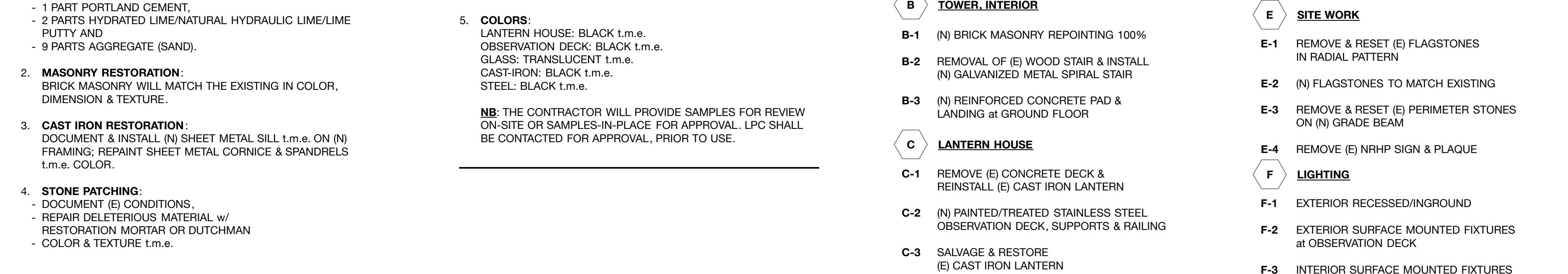
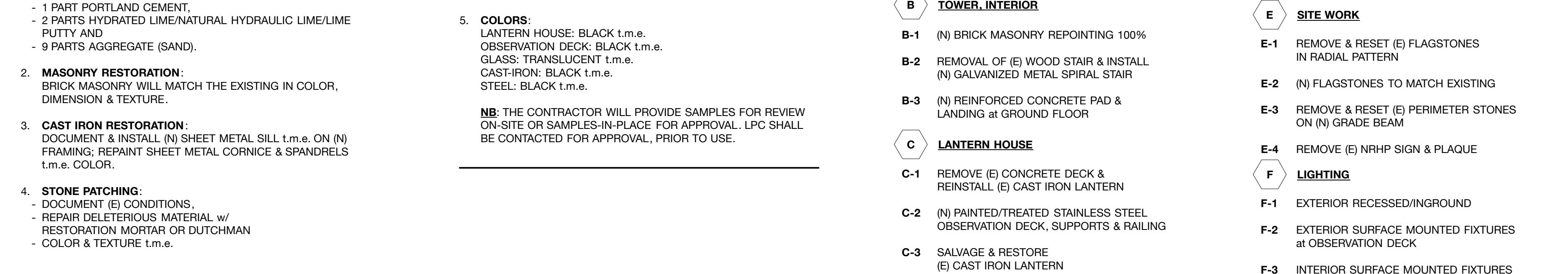
LANDMARK PRESERVATION COMMISSION NOTES CONT'D

4. STONE PATCHING:
 - DOCUMENT (E) CONDITIONS,
 - REPAIR DELETERIOUS MATERIAL w/ RESTORATION MORTAR OR DUTCHMAN
 - COLOR & TEXTURE t.m.e.
5. COLORS:
 - LANTERN HOUSE: BLACK t.m.e.
 - OBSERVATION DECK: BLACK t.m.e.
 - GLASS: TRANSLUCENT t.m.e.
 - CAST-IRON: BLACK t.m.e.
 - STEEL: BLACK t.m.e.

NB: THE CONTRACTOR WILL PROVIDE SAMPLES FOR REVIEW ON-SITE OR SAMPLES-IN-PLACE FOR APPROVAL. LPC SHALL BE CONTACTED FOR APPROVAL, PRIOR TO USE.

WORK AREAS

- A TOWER, EXTERIOR**
 - A-1 STONE MASONRY RESTORATION
- B TOWER, INTERIOR**
 - B-1 (N) BRICK MASONRY REPOINTING 100%
 - B-2 REMOVAL OF (E) WOOD STAIR & INSTALL (N) GALVANIZED METAL SPIRAL STAIR
 - B-3 (N) REINFORCED CONCRETE PAD & LANDING AT GROUND FLOOR
- C LANTERN HOUSE**
 - C-1 REMOVE (E) CONCRETE DECK & REINSTALL (E) CAST IRON LANTERN
 - C-2 (N) PAINTED/TREATED STAINLESS STEEL OBSERVATION DECK, SUPPORTS & RAILING
 - C-3 SALVAGE & RESTORE (E) CAST IRON LANTERN
- D FENESTRATION**
 - D-1 WINDOW RESTORATION, x2 LOCATIONS
 - D-2 DOOR RESTORATION
- E SITE WORK**
 - E-1 REMOVE & RESET (E) FLAGSTONES IN RADIAL PATTERN
 - E-2 (N) FLAGSTONES TO MATCH EXISTING
 - E-3 REMOVE & RESET (E) PERIMETER STONES ON (N) GRADE BEAM
- F LIGHTING**
 - F-1 EXTERIOR RECESSED/INGROUND
 - F-2 EXTERIOR SURFACE MOUNTED FIXTURES at OBSERVATION DECK
 - F-3 INTERIOR SURFACE MOUNTED FIXTURES





credit New York Public Library

**1 HISTORIC PHOTOGRAPH - CIRCA 1933
CENTRAL PARK WEST & W 76th STREET FACADE**



credit Library of Congress

**2 HISTORIC PHOTOGRAPH - CIRCA 1970
NORTH END OF ROOSEVELT ISLAND LOOKING NORTH**



credit Library of Congress

3 HISTORIC PHOTOGRAPH - CIRCA 1970
DETAIL OF NON-ORIGINAL ENTRY DOOR & STONE SURROUND

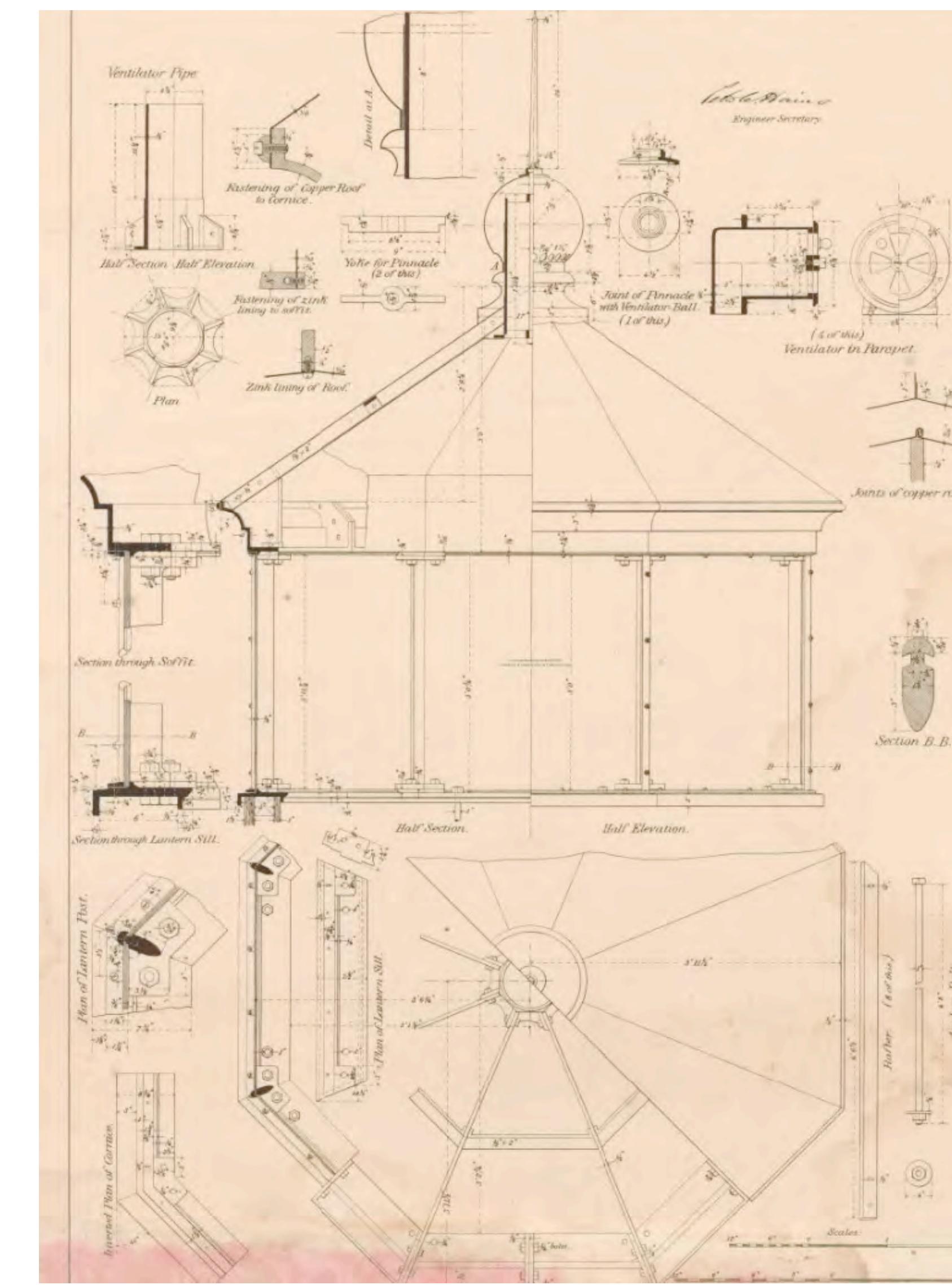


credit Library of Congress

**4 HISTORIC PHOTOGRAPH - CIRCA 1970
DETAIL OF LANTERN & NON-ORIGINAL OBSERVATION DECK**



credit Museum of the City of New York



6 DRAWING - CIRCA 1879
STANDARD ISSUE GOVERNMENT CAST IRON LANTERN HOUSE PLAN, ELEVATION, SECTION & DETAILS



credit Office | the Light House Board

TITLE:

HISTORIC PHOTOS, IMAGES & ILLUSTRATIONS

PRESENTATION

DATE: 7/13/18

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**1 HISTORIC MAP - CIRCA 1879
ROOSEVELT ISLAND; PREVIOUSLY KNOWN AS BLACKWELL'S ISLAND THEN WELFARE ISLAND**



2 HISTORIC PHOTOGRAPH - CIRCA 1895 NORTH END OF ROOSEVELT ISLAND LOOKING SOUTH



**3 HISTORIC PHOTOGRAPH - CIRCA 1910
NORTH END OF ROOSEVELT ISLAND LOOKING EAST**



**4 ILLUSTRATION - CIRCA 1906
POSTCARD SHOWING THE NORTH END OF ROOSEVELT ISLAND LOOKING NORTH**



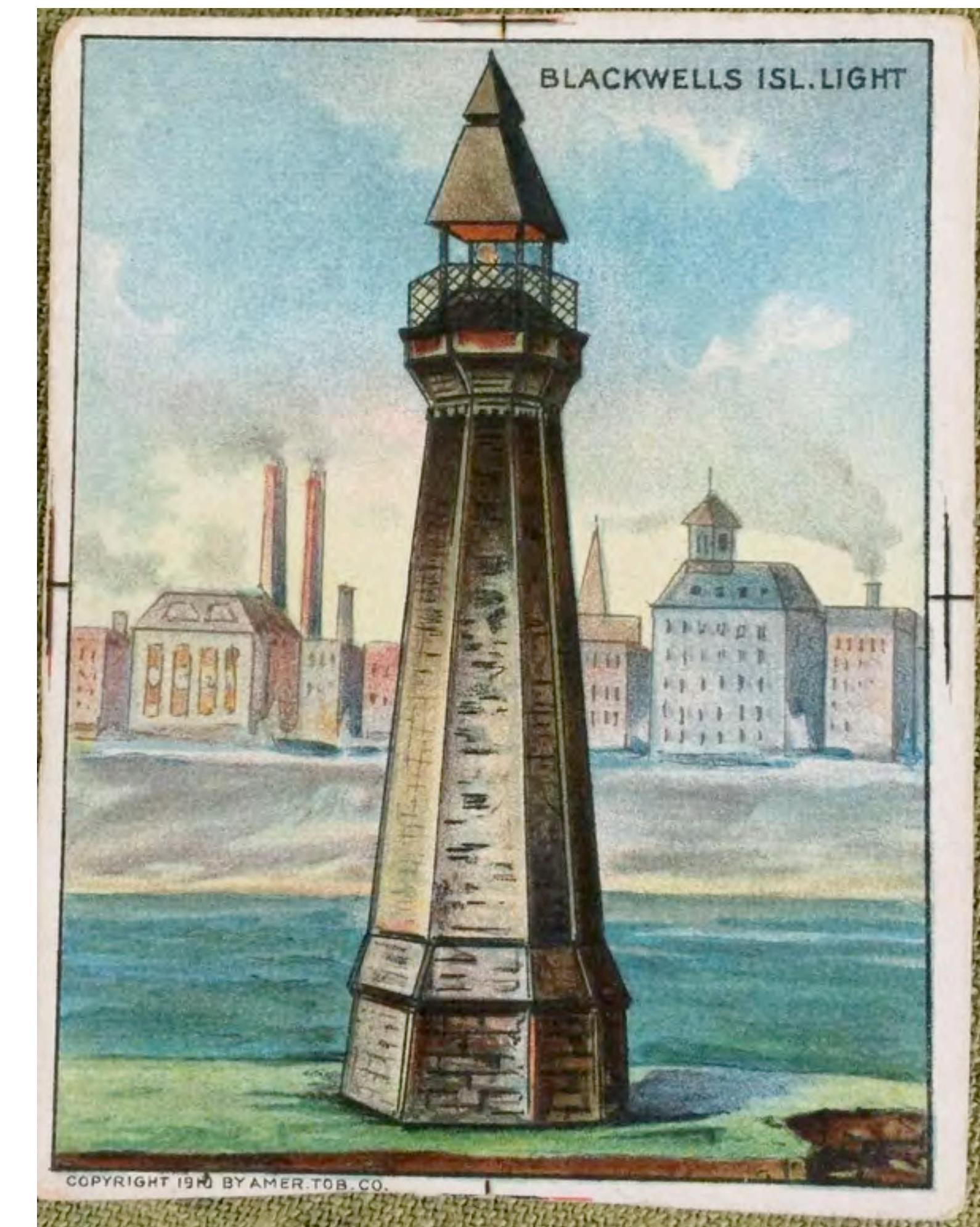
5 ILLUSTRATION - CIRCA 1917
POSTCARD SHOWING THE NORTH END OF ROOSEVELT ISLAND LOOKING EAST



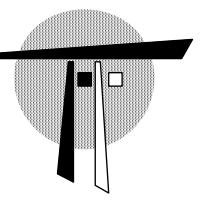
6 HISTORIC PHOTOGRAPH - DATE UNKNOWN
LIGHTHOUSE PARK APPROACH LOOKING NORTH



7 HISTORIC PHOTOGRAPH - DATE UNKNOWN
NORTH END OF ROOSEVELT ISLAND LOOKING NORTH



8 ILLUSTRATION - CIRCA 1911
AMERICAN TOBACCO T77 LIGHTHOUSE SERIES TRADING CARDS



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LIGHTHOUSE

LIGHTHOUSE PARK,
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1 STONE BOLLARDS, DEPRESSED PAVED AREA & ENTRANCE DOOR at BASE
SOUTH ELEVATION



5 STONE SPALL at MOLDING
BASE at DISPARATE LOCATIONS



9 DETAIL VIEW OF STONE FOLIATE at TOP OF SHAFT
EAST ELEVATION



13 DISPLACED, SKEWED, ERODED & SPALLED FLAGSTONES / INCOMPATIBLE PATCHING MATERIAL
DEPRESSED PAVED AREA



2 ENTRANCE DOOR & STONE GABLE PROFILE
SOUTH ELEVATION



6 DETERIORATED, NON-ORIGINAL CONCRETE DECK
ALL ELEVATIONS, TYPICAL CONDITION



10 DETAIL VIEW OF WINDOW #2
SOUTH ELEVATION



14 DISPLACED, SKEWED, ERODED & SPALLED FLAGSTONES / INCOMPATIBLE PATCHING MATERIAL
DEPRESSED PAVED AREA



3 STONE CRACKING at MOLDING
BASE at DISPARATE LOCATIONS



7 TEMPORARY PROTECTION AS INSTALLED
OBSERVATION DECK



11 DETAIL VIEW OF WINDOW #1
SOUTH ELEVATION



15 CRACK at STONE CURB
DEPRESSED PAVED AREA



4 STONE CRACKING at MOLDING
BASE at DISPARATE LOCATIONS



8 REMNANT OF METAL BRACKET ANCHORAGE
STEPPED STONE PROFILE at CAPITAL, EACH OUTSIDE CORNER OF THE OCTAGONAL TOWER



12 STONE SPALL
WINDOW SURROUND, TYPICAL CONDITION



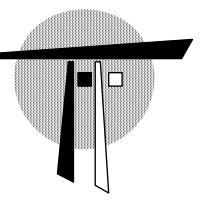
16 DETAIL VIEW OF STONE CURB END UNIT w/ NON-ORIGINAL STONE STEP at RIGHT
DEPRESSED PAVED AREA

TITLE:
PHOTO SURVEY -
MASONRY & SITE
CONDITIONS

PRESENTATION

DATE: 7/13/18

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LIGHTHOUSE

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1 PAINT FAILURE, CORROSION OF METAL JOINT COVER & DISPLACED SECTIONS OF CAST IRON
LANTERN ROOF



2 FRACTURED CAST IRON VENTILATOR ORB
LANTERN ROOF



5 CAST IRON PANEL SEPARATION, PAINT FAILURE & GALVANIC CORROSION
LANTERN ROOF



6 CAST IRON PANEL SEPARATION, PAINT FAILURE & GALVANIC CORROSION
LANTERN ROOF



9 CAST IRON PANEL SEPARATION & DEFORMATION
LANTERN ROOF



10 PAINT FAILURE & GALVANIC CORROSION
LANTERN PARAPET WALL



13 SEVERELY CRACKED, SPALLED CONCRETE & DELAMINATED TRAFFIC SURFACE
OBSERVATION DECK



3 PAINT FAILURE, CORROSION OF UNDERLYING METAL & LOOSE FASTENERS
LANTERN PARAPET WALL TOP



7 CRACKED CAST IRON PANEL, PAINT FAILURE & GALVANIC CORROSION
LANTERN ROOF



11 PAINT FAILURE, CORROSION OF UNDERLYING METAL & SEPARATION B/N LANTERN & DECK
LANTERN PARAPET WALL & OBSERVATION DECK HATCH



15 DETERIORATED MASONRY MORTAR JOINTS
OBSERVATION DECK



4 ORIGINAL HISTORIC METAL STANCHION
LANTERN HOUSE



4 ORIGINAL HISTORIC METAL STANCHION
LANTERN HOUSE



8 CRACKED CAST IRON PANEL, PAINT FAILURE & GALVANIC CORROSION
LANTERN ROOF



12 SEVERELY CRACKED, SPALLED CONCRETE & DELAMINATED TRAFFIC SURFACE
OBSERVATION DECK



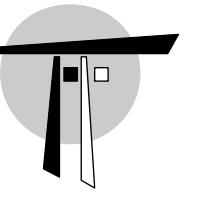
16 PAINT FAILURE, CORROSION OF UNDERLYING METAL & CONNECTION FAILURE
METAL RAILING

TITLE:
PHOTO SURVEY -
LANTERN & OBSERVATION
DECK CONDITIONS

PRESENTATION

DATE: 7/13/18

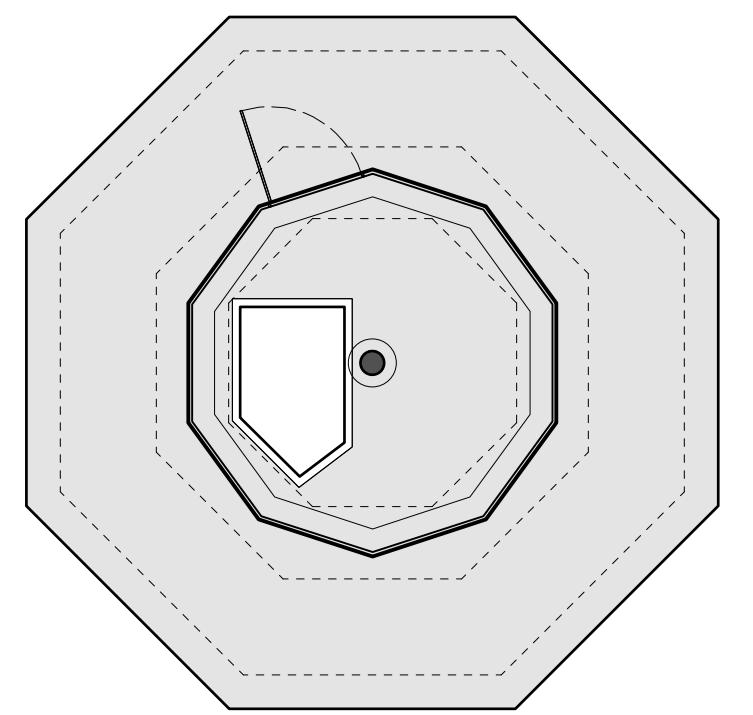
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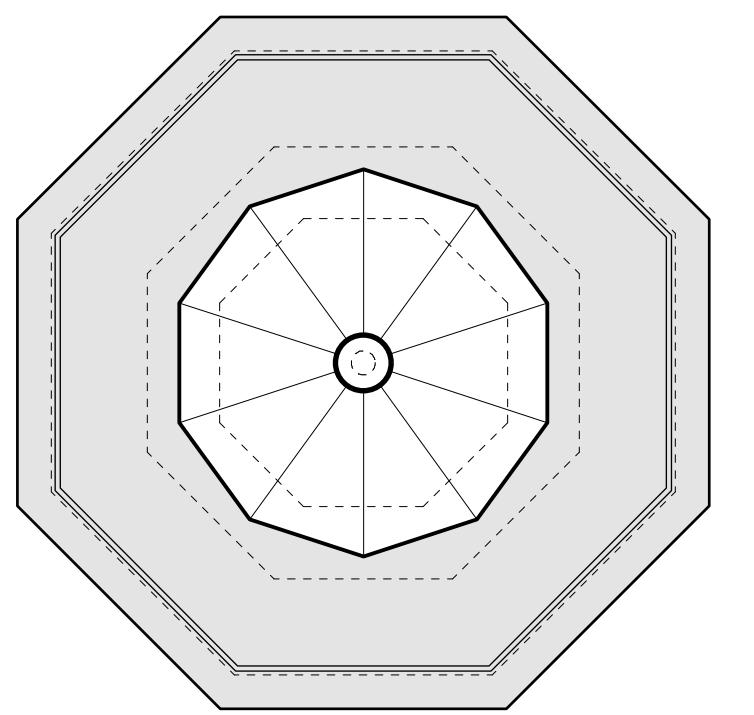
LIGHTHOUSE

LIGHTHOUSE PARK,
ROOSEVELT ISLAND, NY 10044

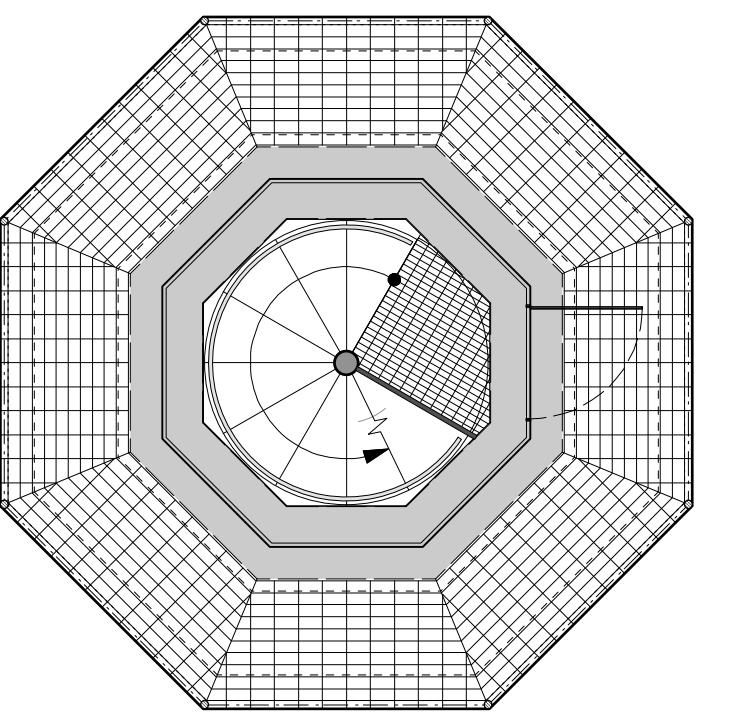


1A' EXISTING LANTERN/OBSERVATION DECK PLAN

Lantern = 50 sf / Gallery = 105 sf

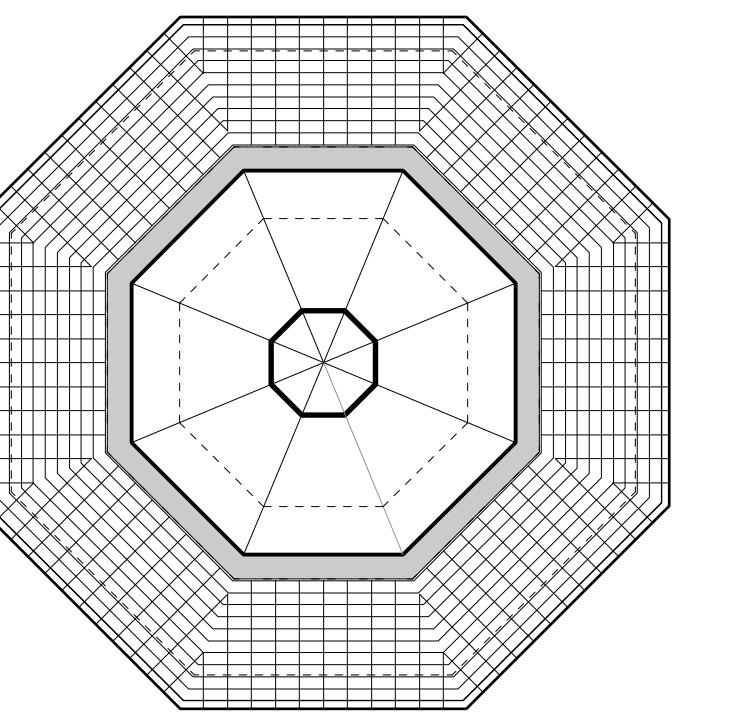


1B' EXISTING ROOF PLAN - 10 SIDED



1C' PROPOSED LANTERN/OBSERVATION DECK PLAN

Lantern = NO CHANGE / Gallery = NO CHANGE



1D' PROPOSED ROOF PLAN - 8 SIDED

T/O OF WEATHERVANE



1E HISTORIC IMAGE - Circa 1890

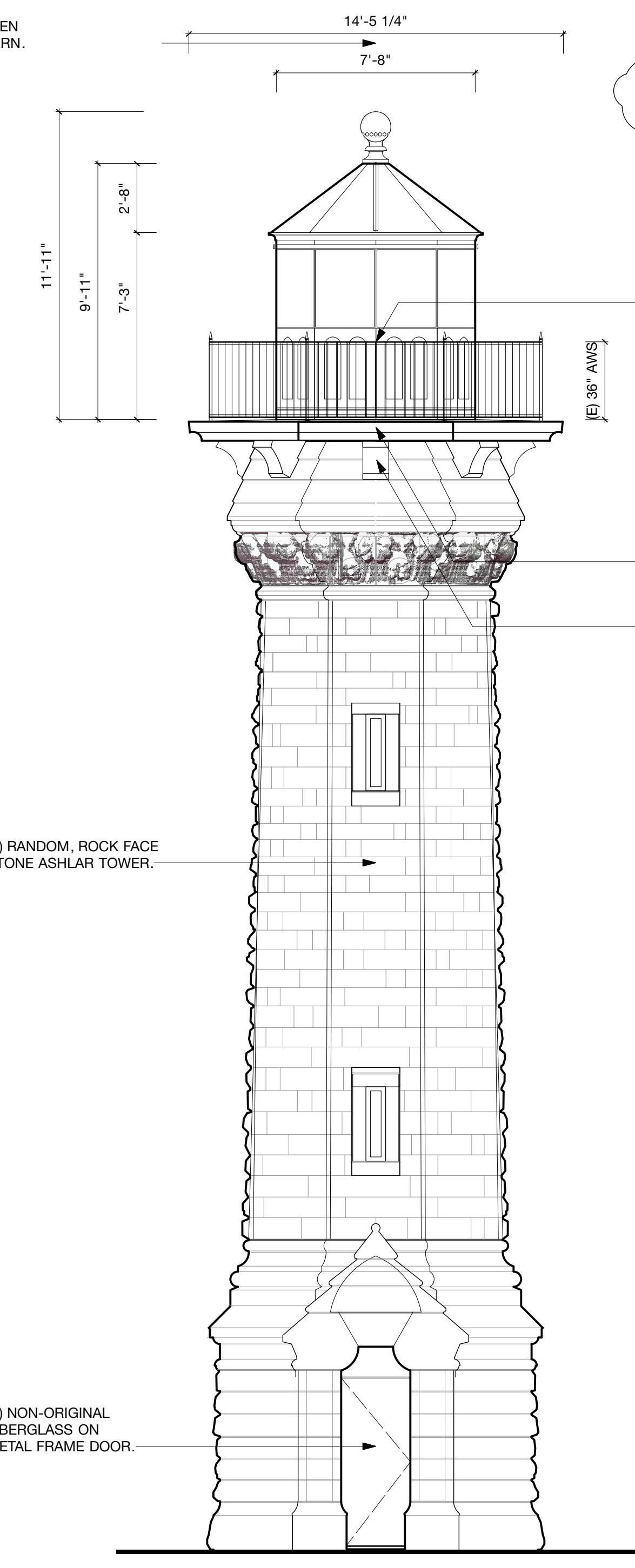
Credit: image by E.B. Sherman



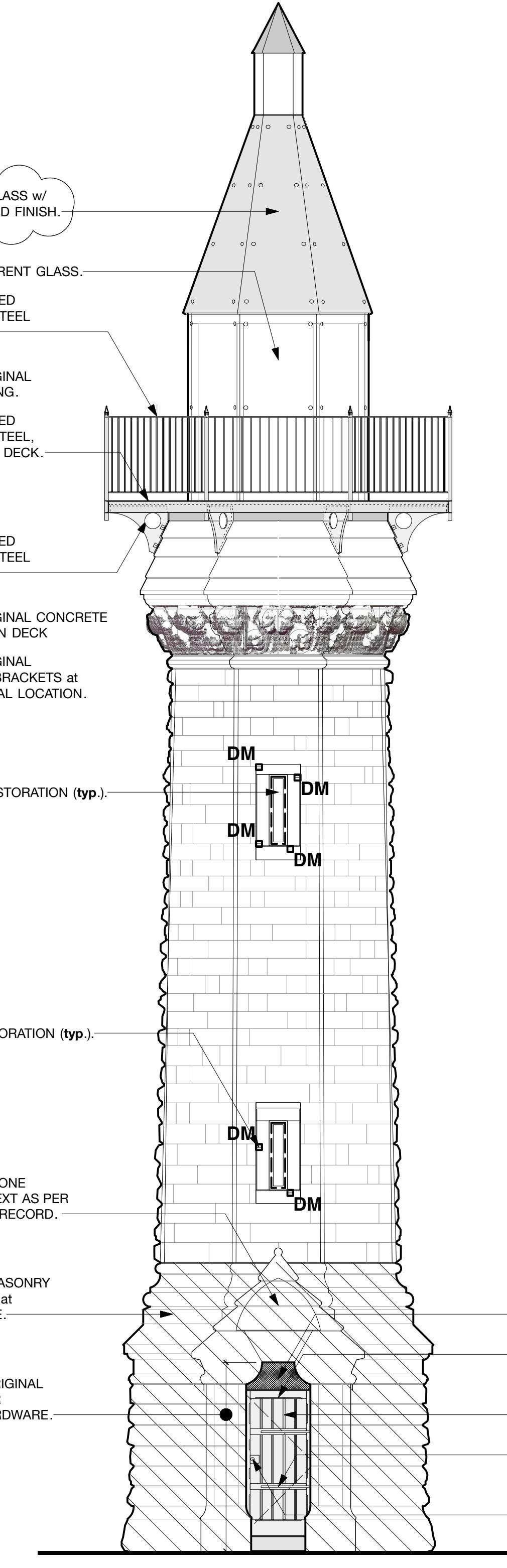
1A EXISTING - ORTHOSCAN

SOUTH ELEVATION

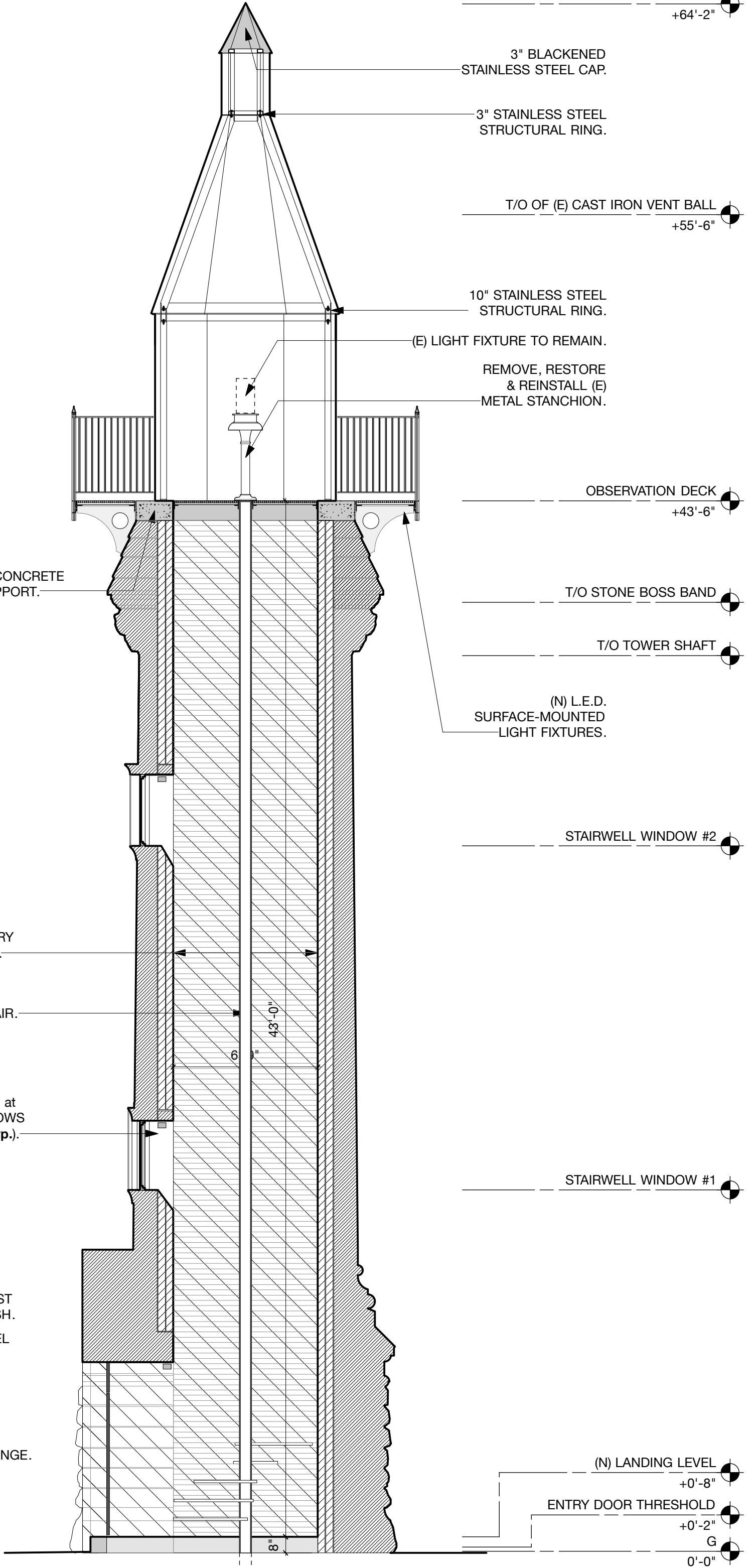
Scale: 1/4" = 1'-0"



1B EXISTING - LINE DRAWING



1C PROPOSED - WITH NEW GLASS LANTERN



1D PROPOSED - SECTION

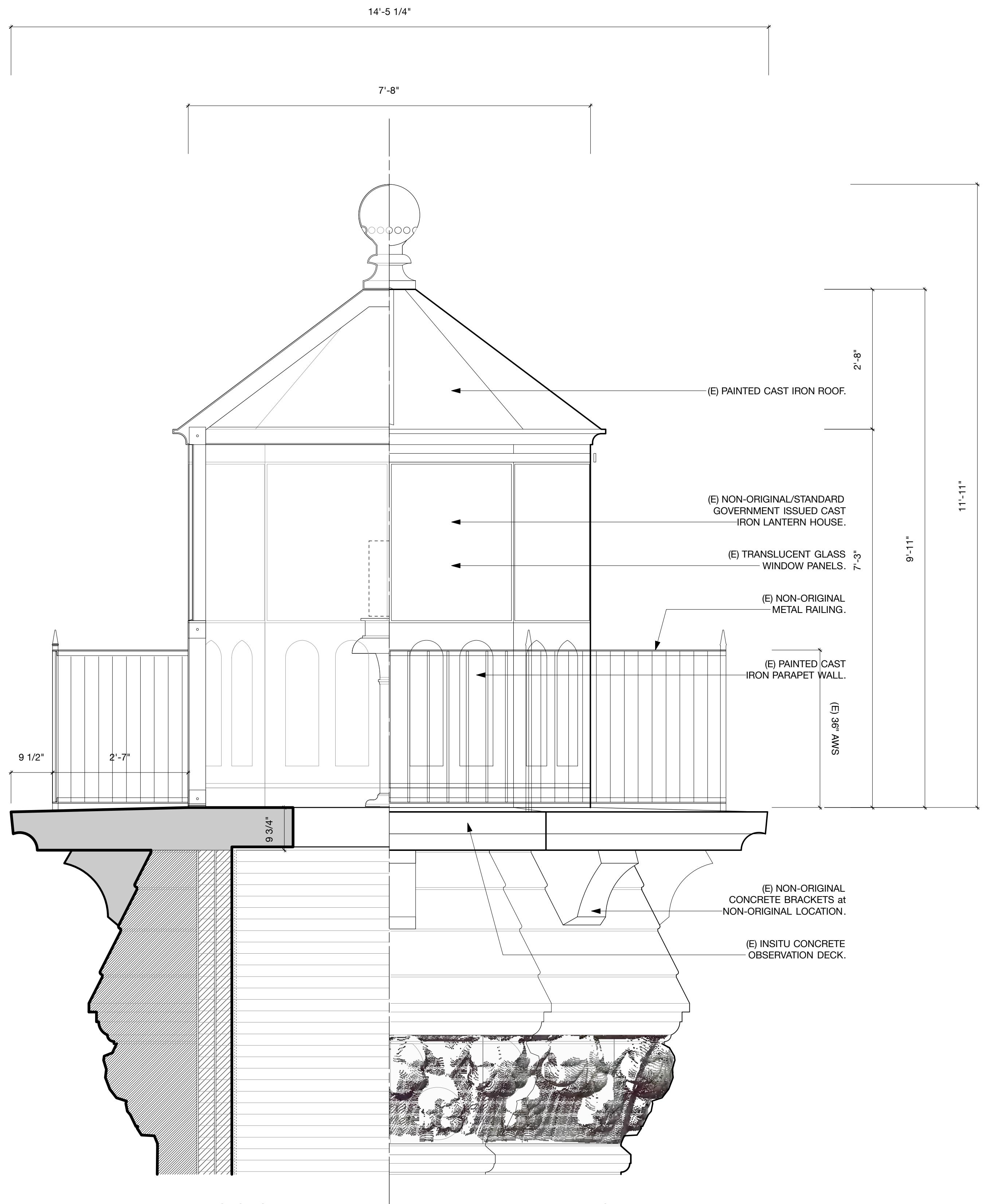
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MASS STUDY

PRESENTATION

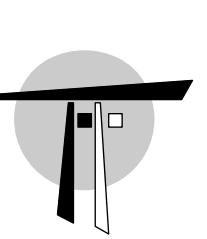
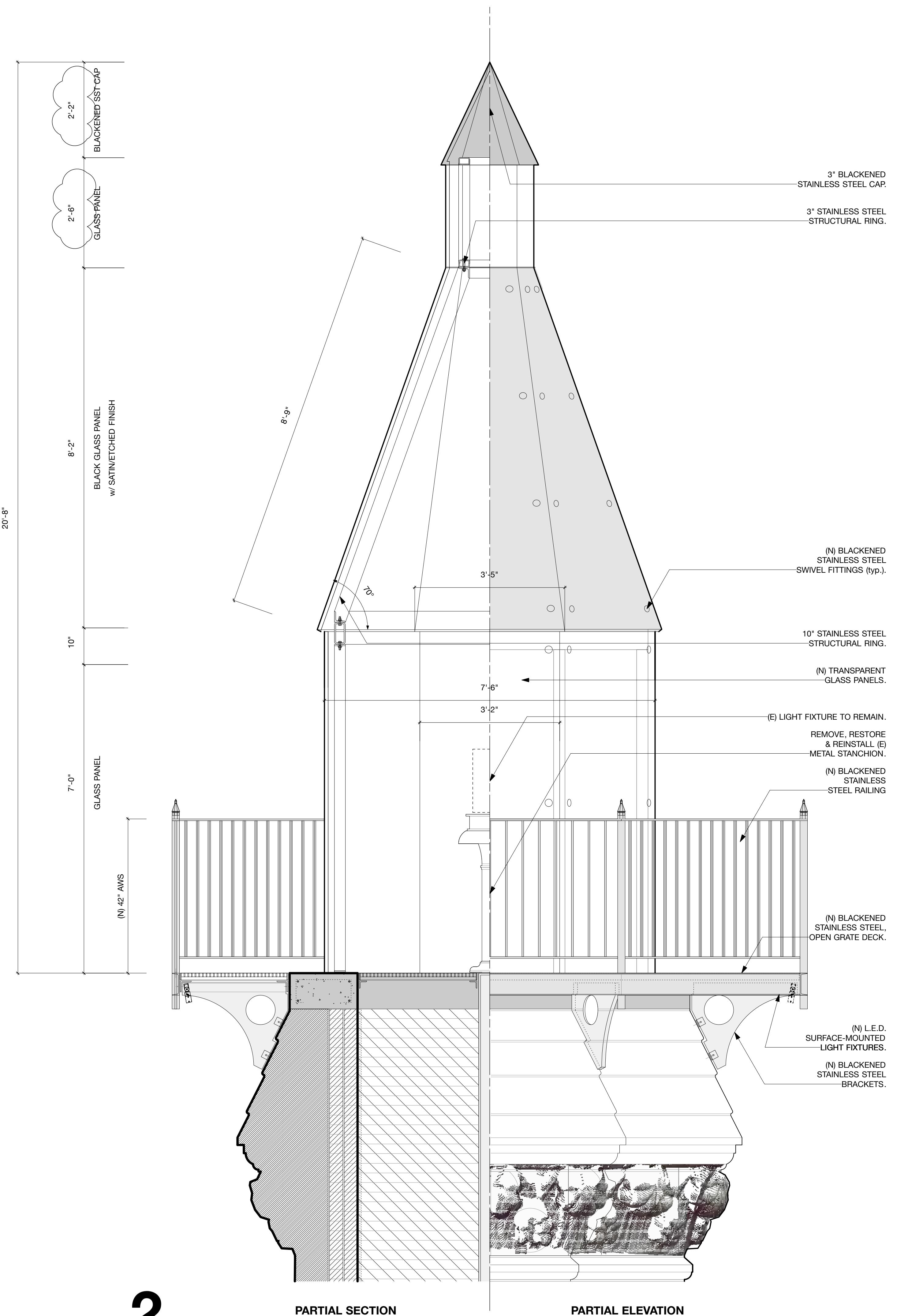
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PAGE NUMBER: 5 of 8

EXISTING



PROPOSED

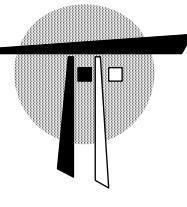


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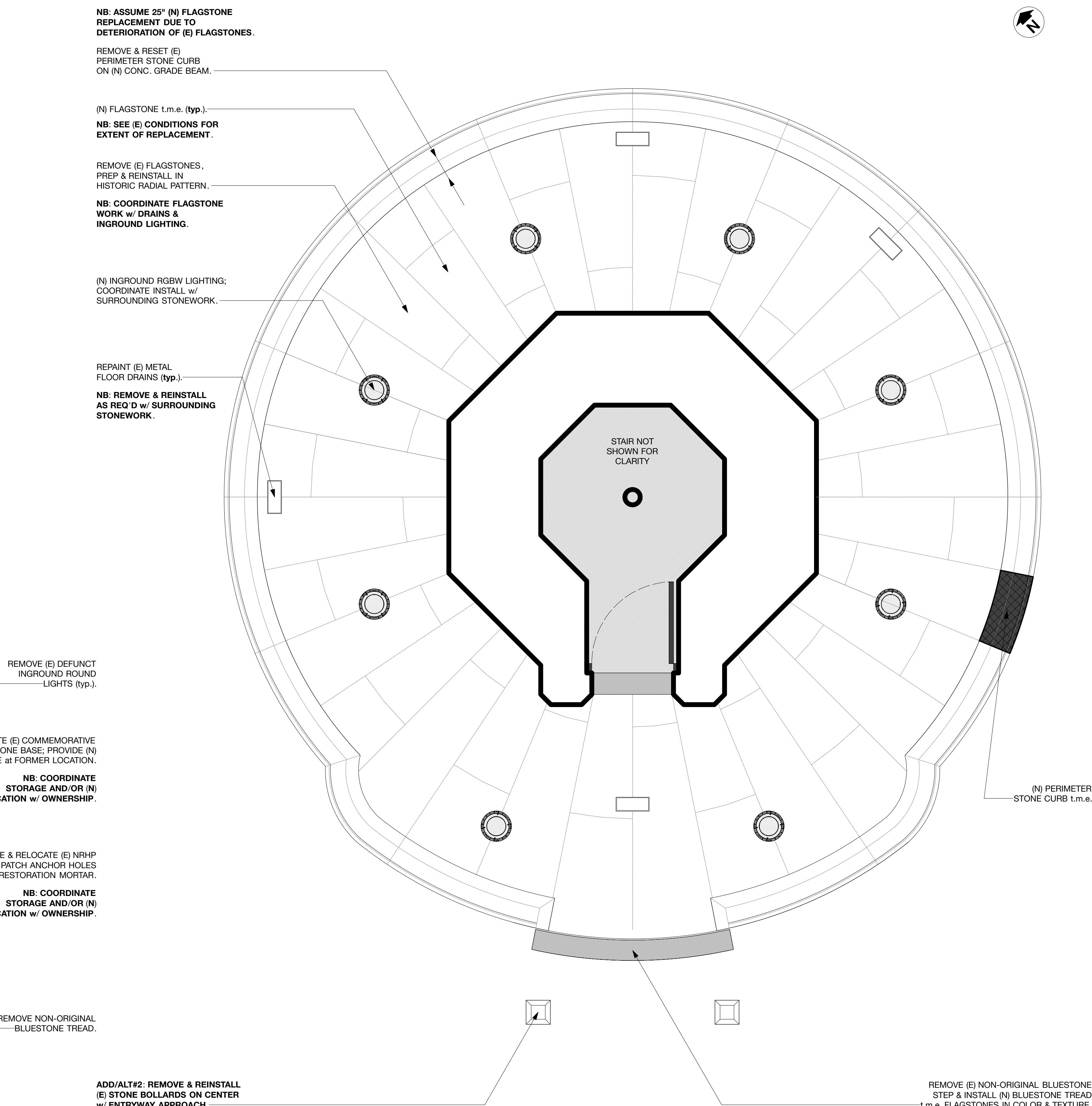
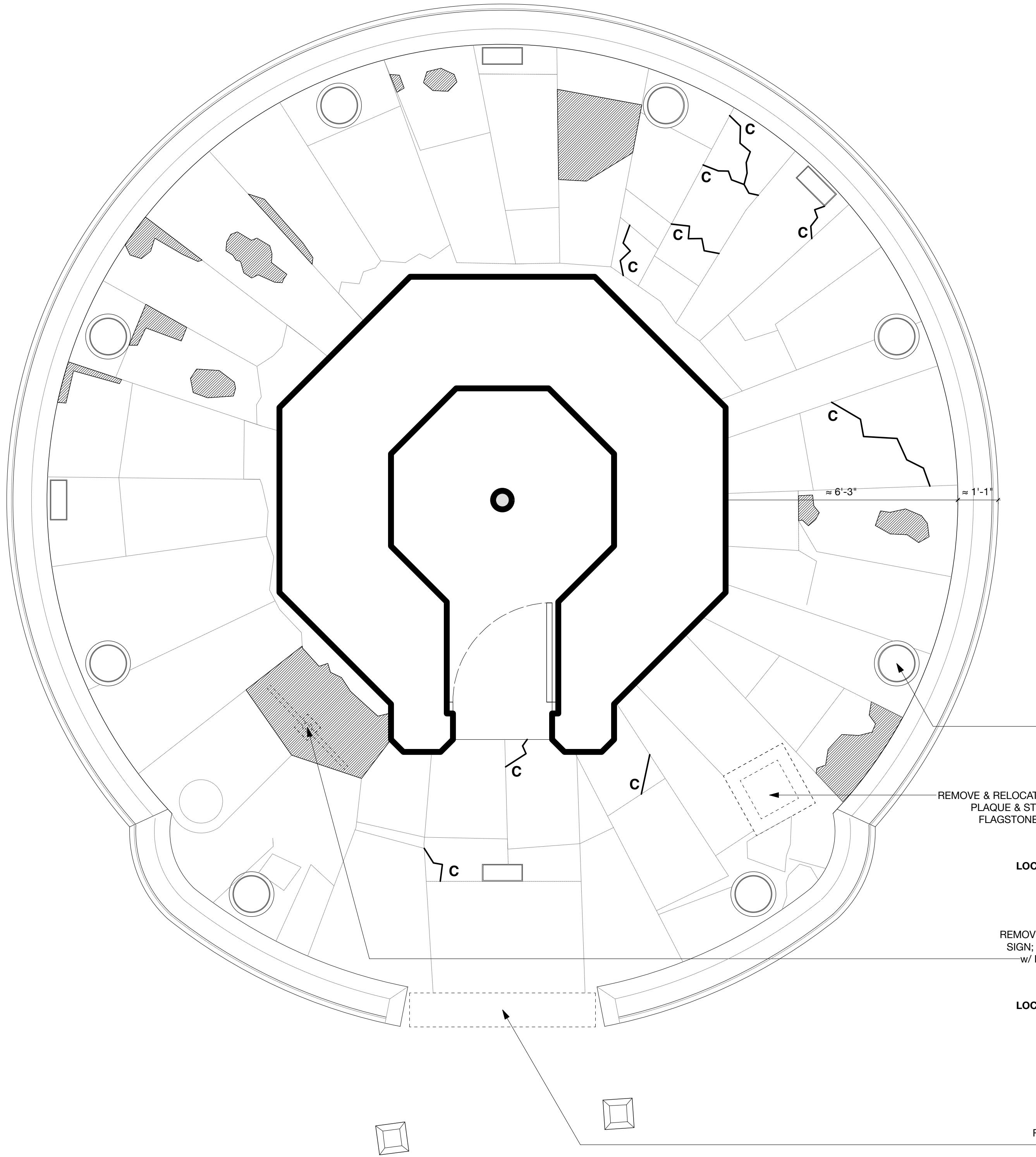
TITLE:
LANTERN HOUSE STUDY



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TITLE:
SITE WORK - EXISTING &
PROPOSED

PRESENTATION
DATE: 7/13/18
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1 EXISTING - EIGHT (8) INGROUND LIGHT FIXTURES



2 PROPOSED - EIGHT (8) NEW INGROUND L.E.D. FIXTURES w/ EIGHT (8)
NEW L.E.D. FIXTURES at OBSERVATION DECK