

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

ADJ.: ADJACENT
AFF: ABOVE FINISHED FLOOR
AFF: ABOVE FINISHED ROOF
ALUM: ALUMINUM
APPX.: APPROXIMATE[LY]
ARCH.: ARCHITECT
B/N: BETWEEN
B/O: BOTTOM OF
b.p.: BACK PITCHED
BH: BULKHEAD
ci.: 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

CONTINUED

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: POWDER COATED
P.L.: 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.a.: TO MATCH ADJACENT
t.m.e.: TO MATCH EXISTING
thk.: THICK
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

- (N) WORK AS INDICATED
(N) WORK AS INDICATED
(N) WORK AS INDICATED
(N) WORK AS INDICATED
(N) BRICK MASONRY RECONSTRUCTION
(N) BRICK MASONRY REPOINTING
DEMOLITION/SELECTIVE REMOVAL
PROPERTY LINE

CONTINUED

- SP MASONRY SPALL REPAIR
SP SPALL REPAIR [AT UNDERSIDE]
MASONRY CRACK REPAIR
OJ CUT & POINT/ OPEN JOINT(S)
CUT & REPOINT ABUTMENT JOINT
(N) SEALANT
REMOVE ITEM AS INDICATED

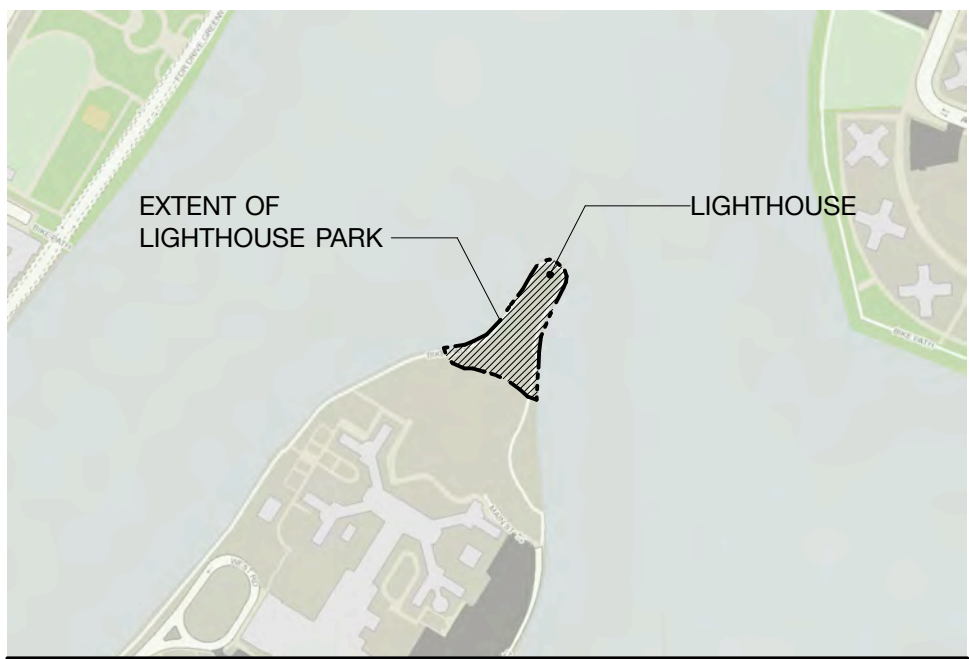
MISCELLANEOUS NOTES

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

BIN#: N/A
BLOCK: 1373
LOT: 1
CB#: 8

ZONING: R7-2
MAP: 9A
LPC BUILDING: YES
LPC DISTRICT: NO
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

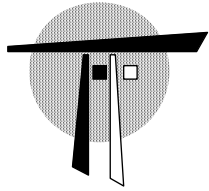
E SITE WORK

- 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
E-4 REMOVE (E) NRHP SIGN & PLAQUE

F LIGHTING

- F-1 EXTERIOR RECESSED/INGROUND
F-2 EXTERIOR SURFACE MOUNTED FIXTURES at OBSERVATION DECK
F-3 INTERIOR SURFACE MOUNTED FIXTURES

1 SITE PLAN
Scale: 1/8" = 1'-0"



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LIGHTHOUSE

LIGHTHOUSE PARK,
ROOSEVELT ISLAND, NY 10044

TITLE:
**COVER SHEET &
SITE PLAN**

PRESENTATION

DATE: 7/13/18
PAGE NUMBER: 0 of 8



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



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



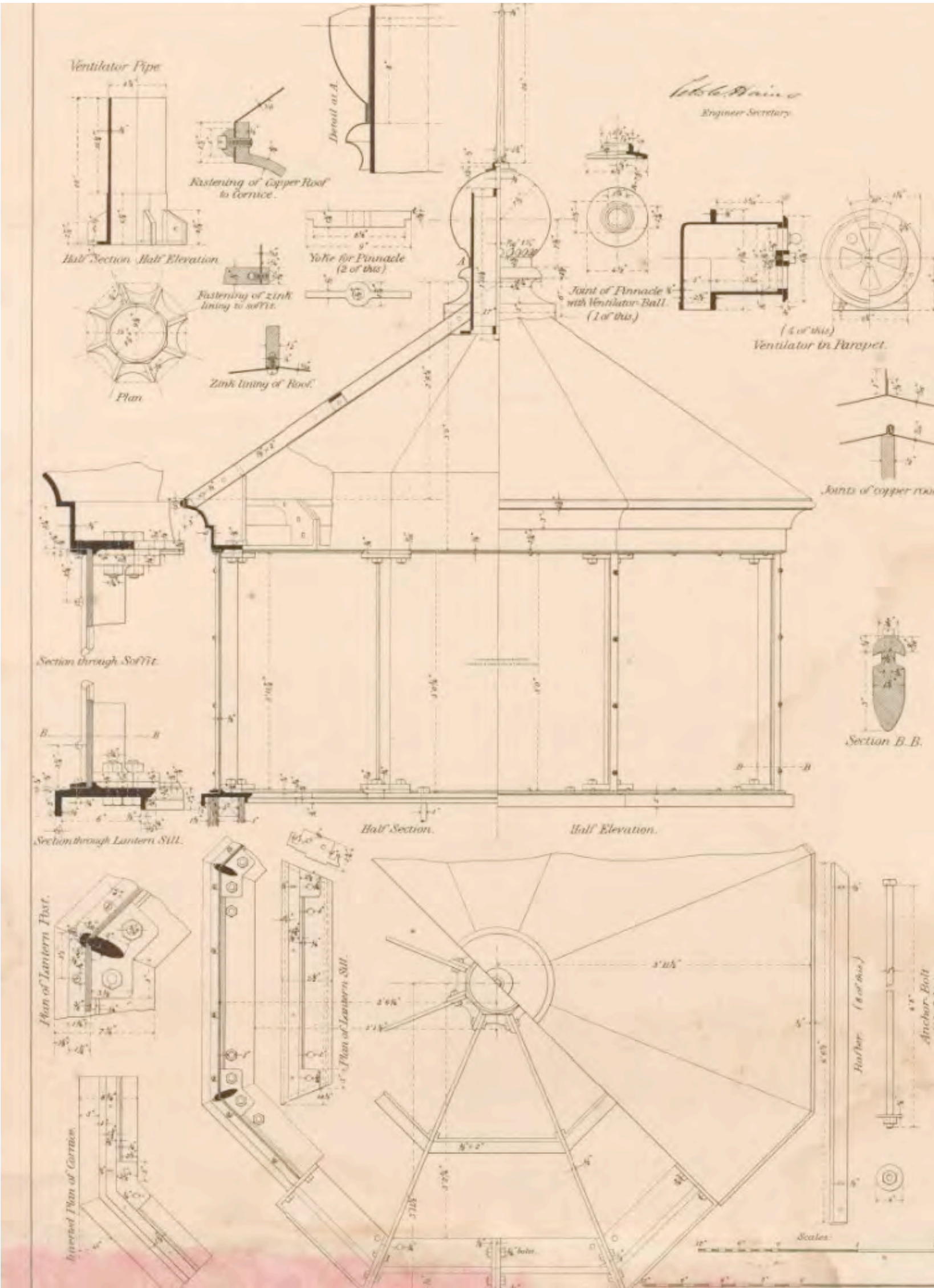
3 HISTORIC PHOTOGRAPH - CIRCA 1970
DETAIL OF NON-ORIGINAL ENTRY DOOR & STONE SURROUND



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



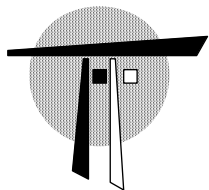
5 HISTORIC PHOTOGRAPH - CIRCA 1975
NORTH END OF ROOSEVELT ISLAND LOOKING EAST



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



7 OVERALL VIEW - PRESENT DAY PHOTO
SOUTH ELEVATION



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TITLE:
HISTORIC PHOTOS,
IMAGES &
ILLUSTRATIONS

PRESENTATION

DATE: 7/13/18
PAGE NUMBER: 1 of 8



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



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



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



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

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TITLE:
HISTORIC PHOTOS,
IMAGES &
ILLUSTRATIONS

PRESENTATION

DATE: 7/13/18 PAGE NUMBER: 2 of 8



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



2 ENTRANCE DOOR & STONE GABLE PROFILE
SOUTH ELEVATION



3 STONE CRACKING at MOLDING
BASE at DISPARATE LOCATIONS



4 STONE CRACKING at MOLDING
BASE at DISPARATE LOCATIONS



5 STONE SPALL at MOLDING
BASE at DISPARATE LOCATIONS



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



7 TEMPORARY PROTECTION AS INSTALLED
OBSERVATION DECK



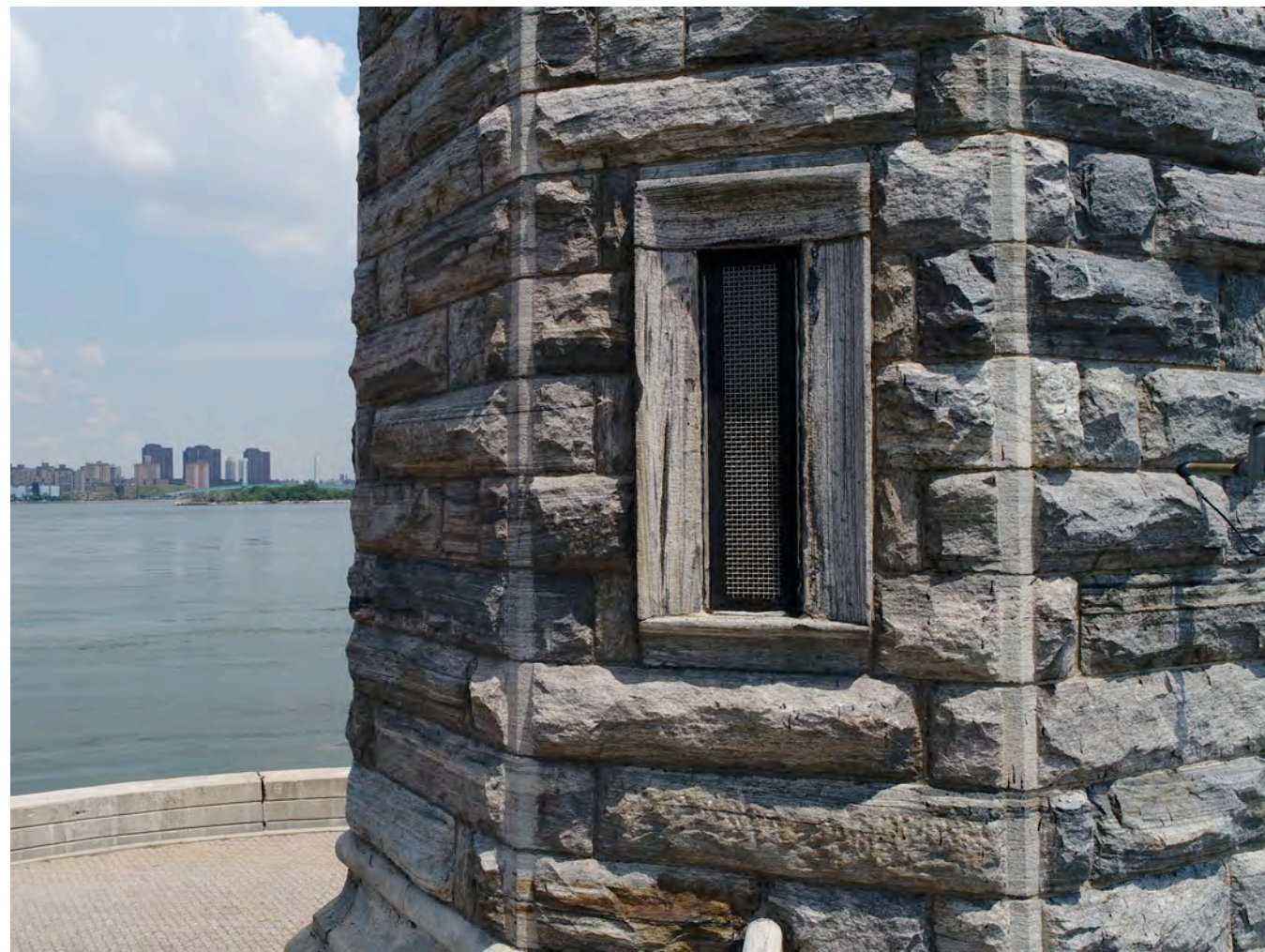
8 REMNANT OF METAL BRACKET ANCHORAGE
STEPPED STONE PROFILE at CAPITAL, EACH OUTSIDE CORNER OF THE OCTAGONAL TOWER



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



10 DETAIL VIEW OF WINDOW #2
SOUTH ELEVATION



11 DETAIL VIEW OF WINDOW #1
SOUTH ELEVATION



12 STONE SPALL
WINDOW SURROUND, TYPICAL CONDITION



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



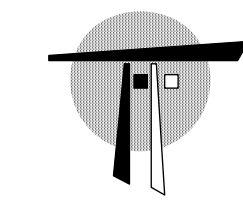
14 DISPLACED, SKEWED, ERODED & SPALLED FLAGSTONES / INCOMPATIBLE PATCHING MATERIAL
DEPRESSED PAVED AREA



15 CRACK at STONE CURB
DEPRESSED PAVED AREA



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



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LIGHTHOUSE

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TITLE:
**PHOTO SURVEY -
MASONRY & SITE
CONDITIONS**

PRESENTATION

DATE: 7/13/18 PAGE NUMBER: 3 of 8



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



2 FRACTURED CAST IRON VENTILATOR ORB
LANTERN ROOF



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



4 ORIGINAL HISTORIC METAL STANCHION
LANTERN HOUSE



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



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



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



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



9 CAST IRON PANEL SEPARATION & DEFORMATION
LANTERN ROOF



10 PAINT FAILURE & GALVANIC CORROSION
LANTERN PARAPET WALL



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



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



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



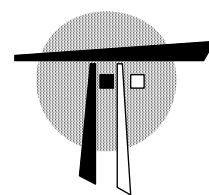
14 SEVERELY CRACKED, SPALLED CONCRETE & DELAMINATED TRAFFIC SURFACE
OBSERVATION DECK



15 DETERIORATED MASONRY MORTAR JOINTS
OBSERVATION DECK



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



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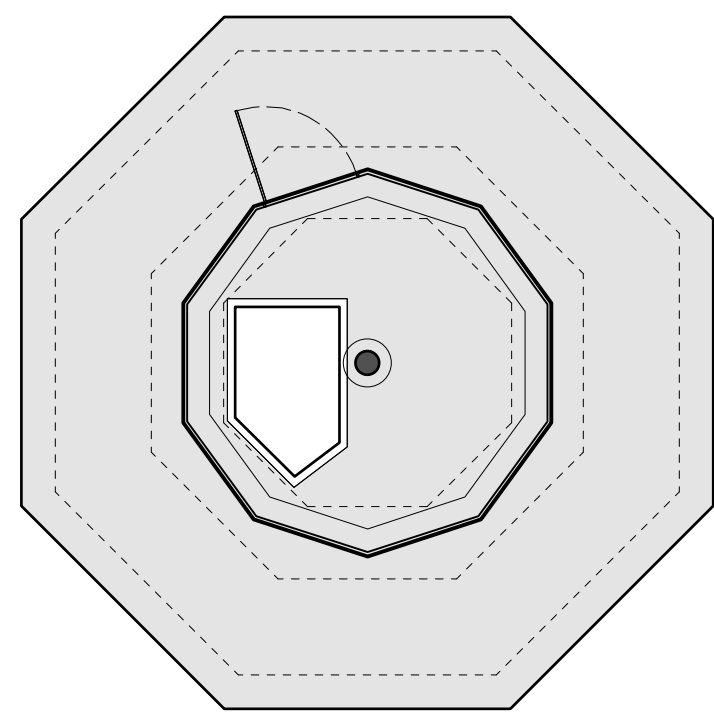
LIGHTHOUSE

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ROOSEVELT ISLAND, NY 10044

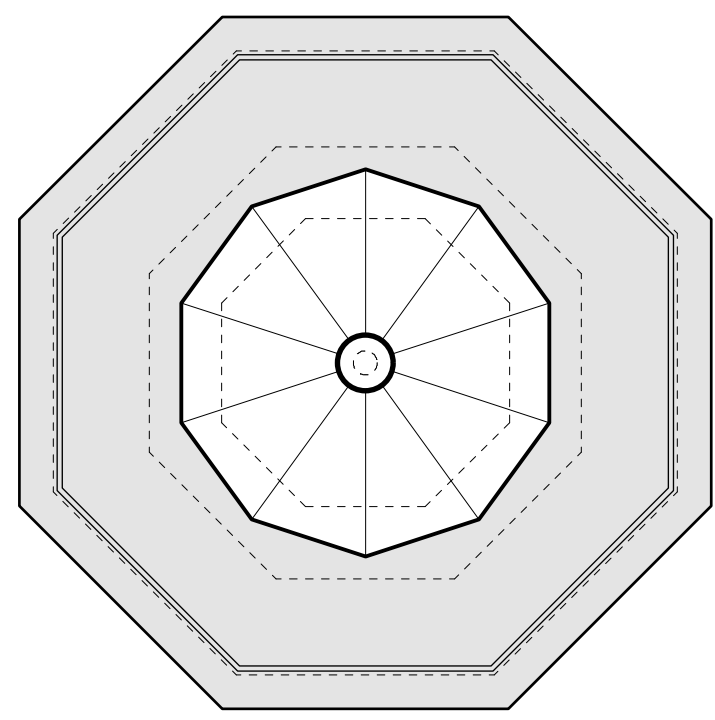
TITLE:
PHOTO SURVEY -
LANTERN& OBSERVATION
DECK CONDITIONS

PRESENTATION

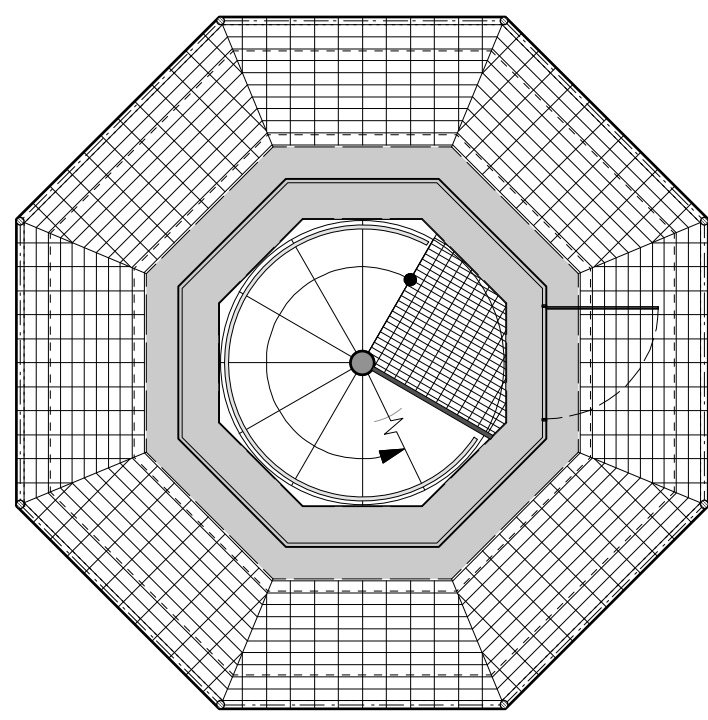
DATE: 7/13/18 PAGE NUMBER: 4 of 8



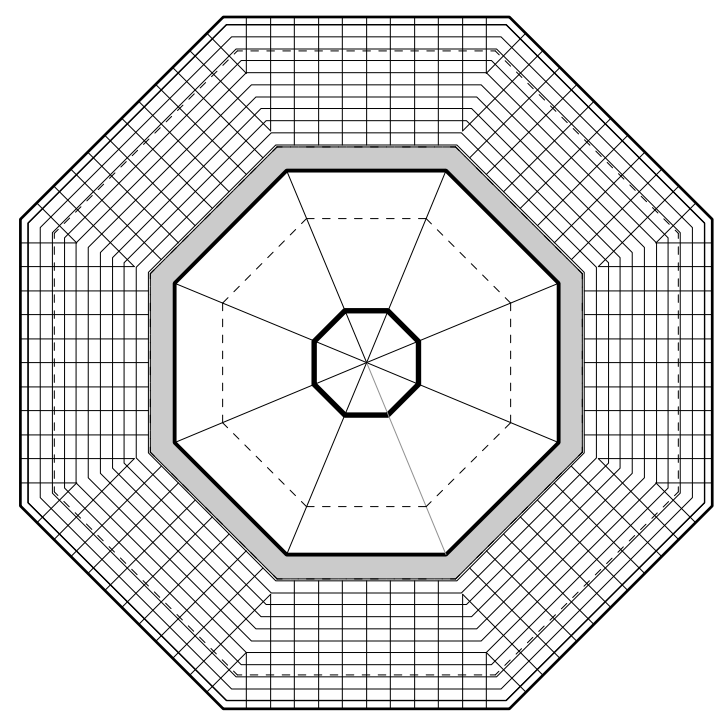
1A' EXISTING LANTERN/OBSERVATION DECK PLAN
Lantern = 50 sf / Gallery = 105 sf



1B' EXISTING ROOF PLAN - 10 SIDED



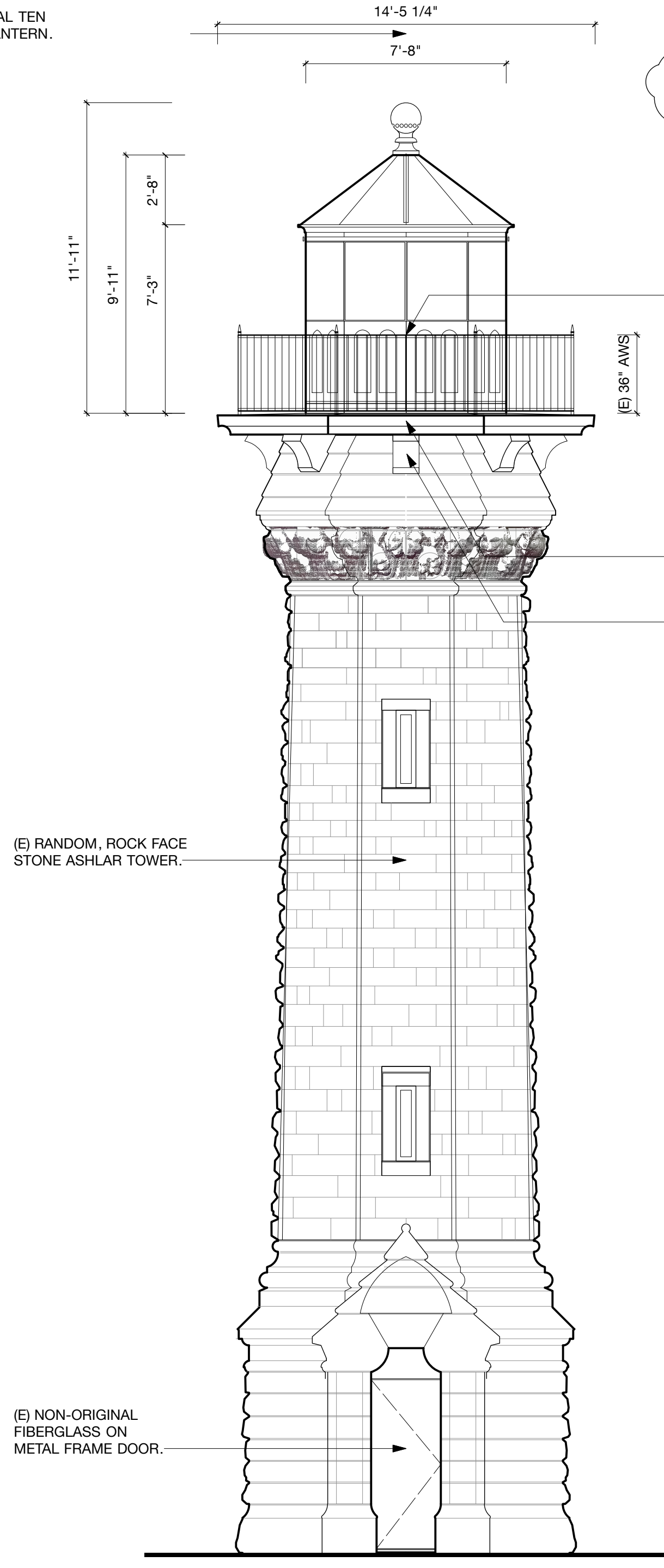
1C' PROPOSED LANTERN/OBSERVATION DECK PLAN
Lantern = NO CHANGE / Gallery = NO CHANGE



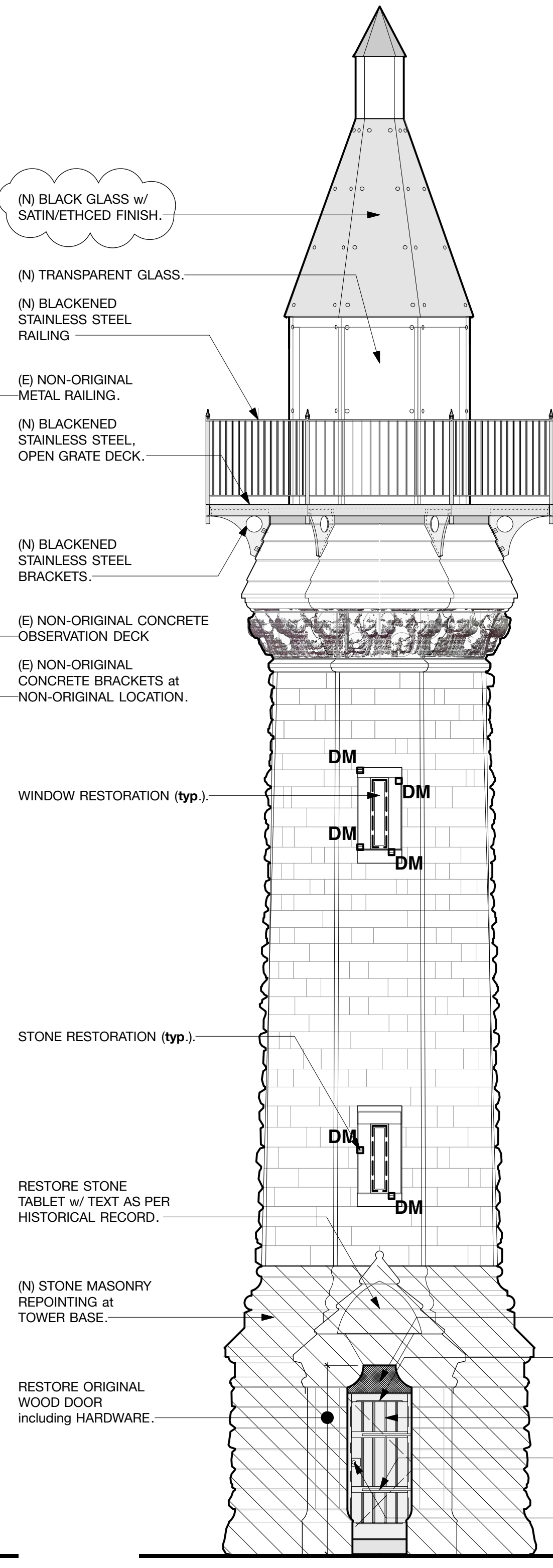
1D' PROPOSED ROOF PLAN - 8 SIDED



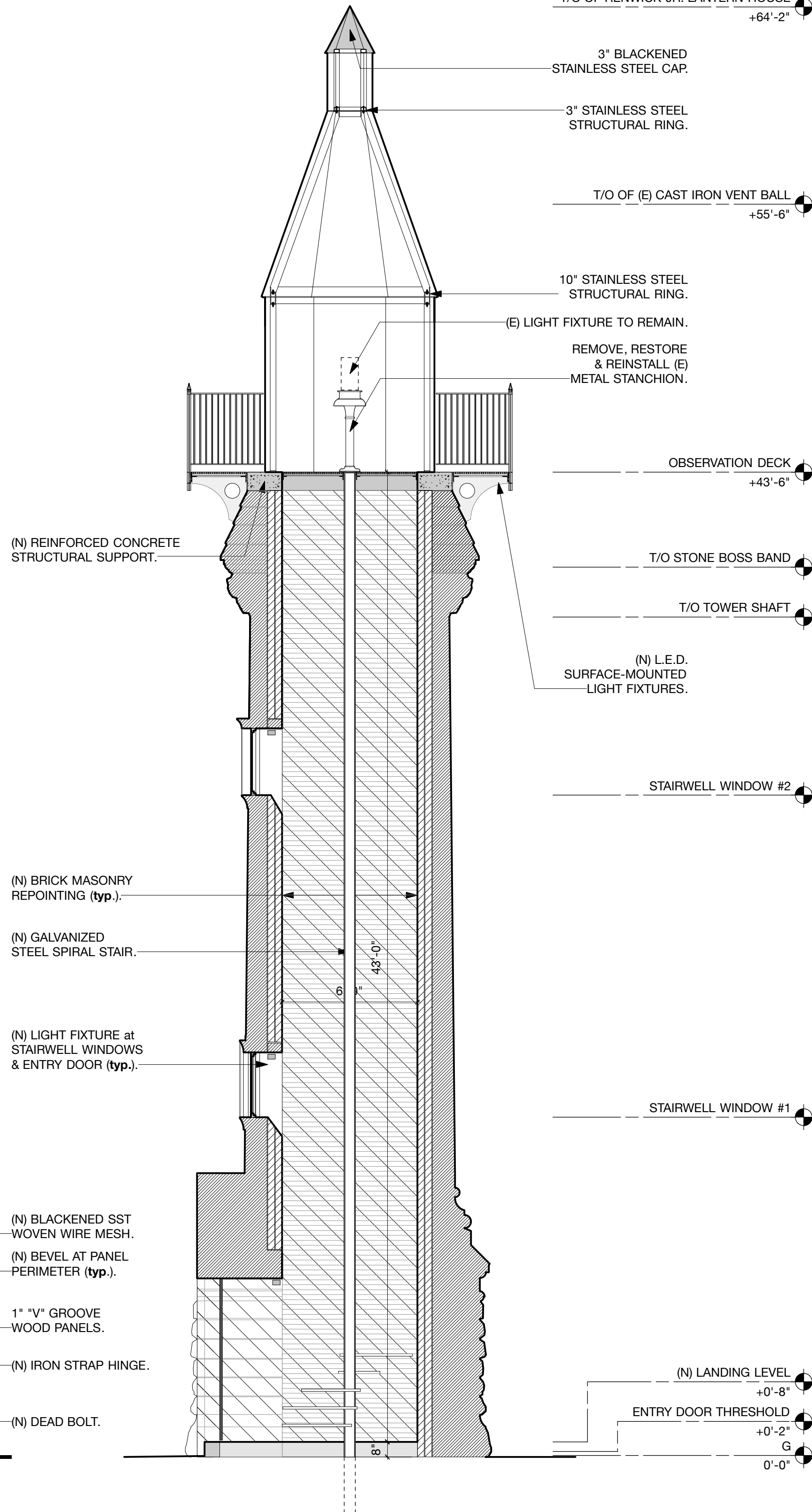
1A EXISTING - ORTHOSCAN



1B EXISTING - LINE DRAWING



1C PROPOSED - WITH NEW GLASS LANTERN



1D PROPOSED - SECTION



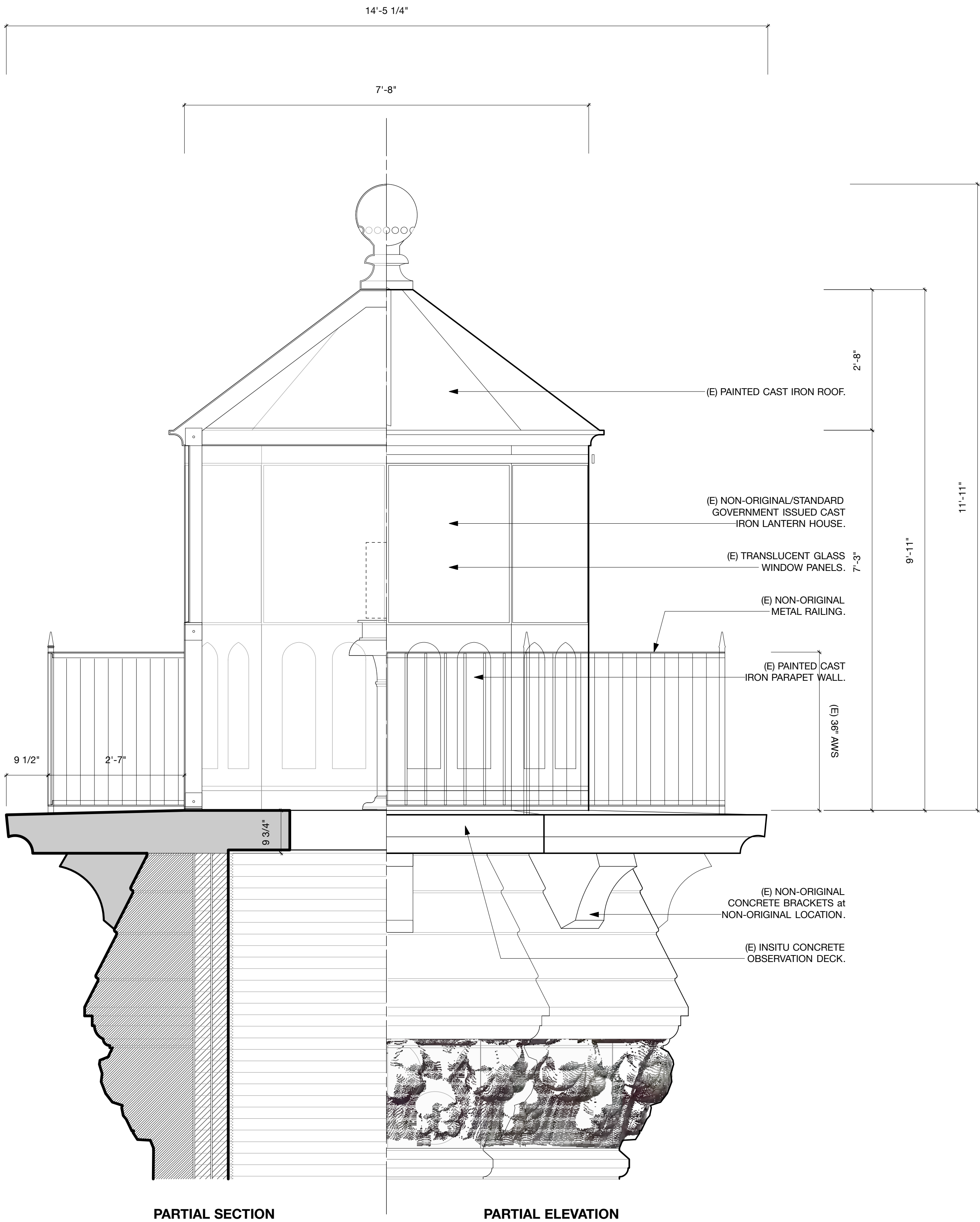
1E HISTORIC IMAGE - Circa 1890
Credit: image by E.B. Sherman

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

LIGHTHOUSE

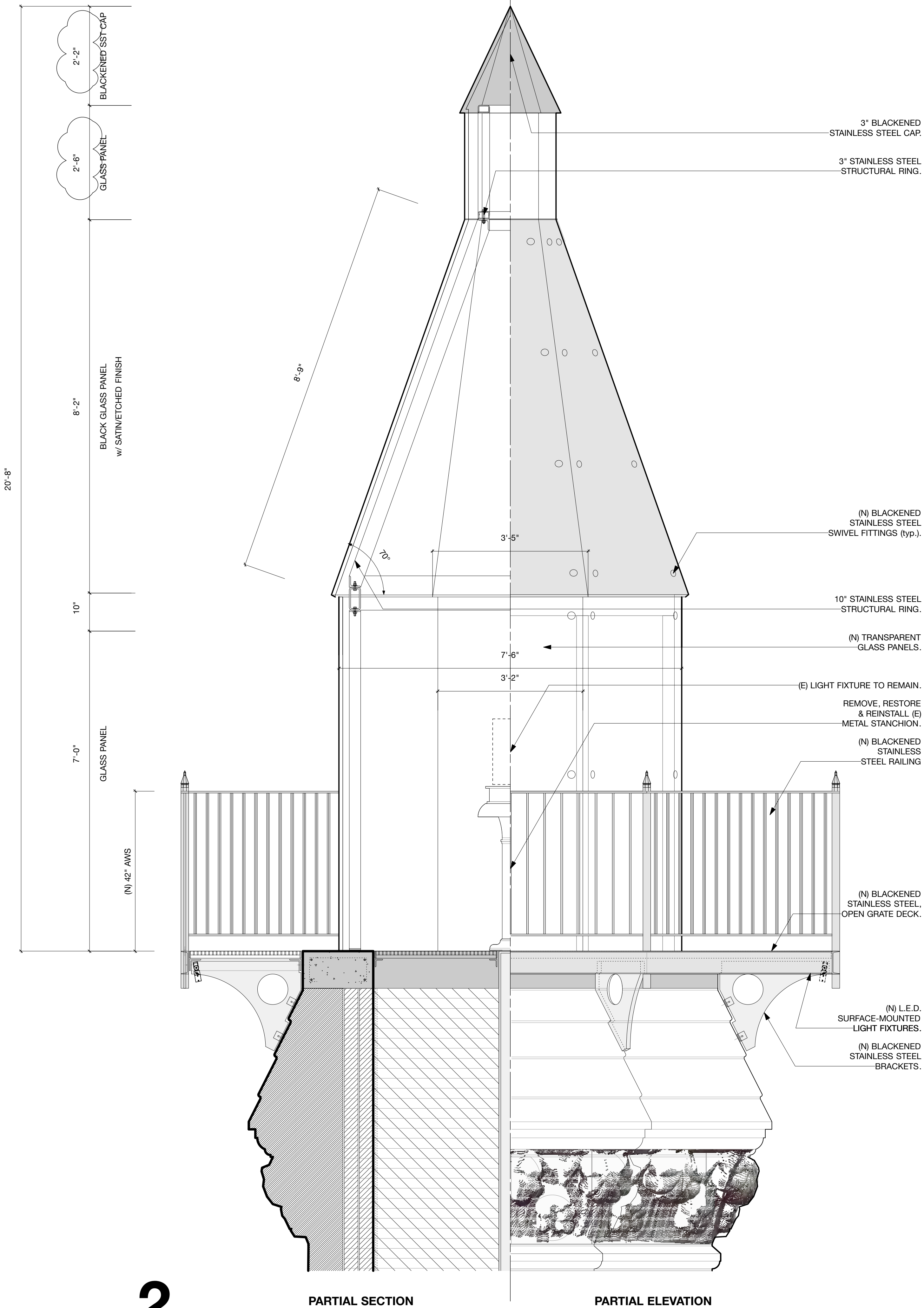
LIGHTHOUSE PARK,
ROOSEVELT ISLAND, NY 10044

EXISTING

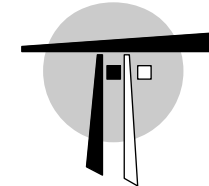


1

PROPOSED



2



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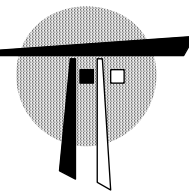
LIGHTHOUSE

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TITLE:
LANTERN HOUSE STUDY

PRESENTATION

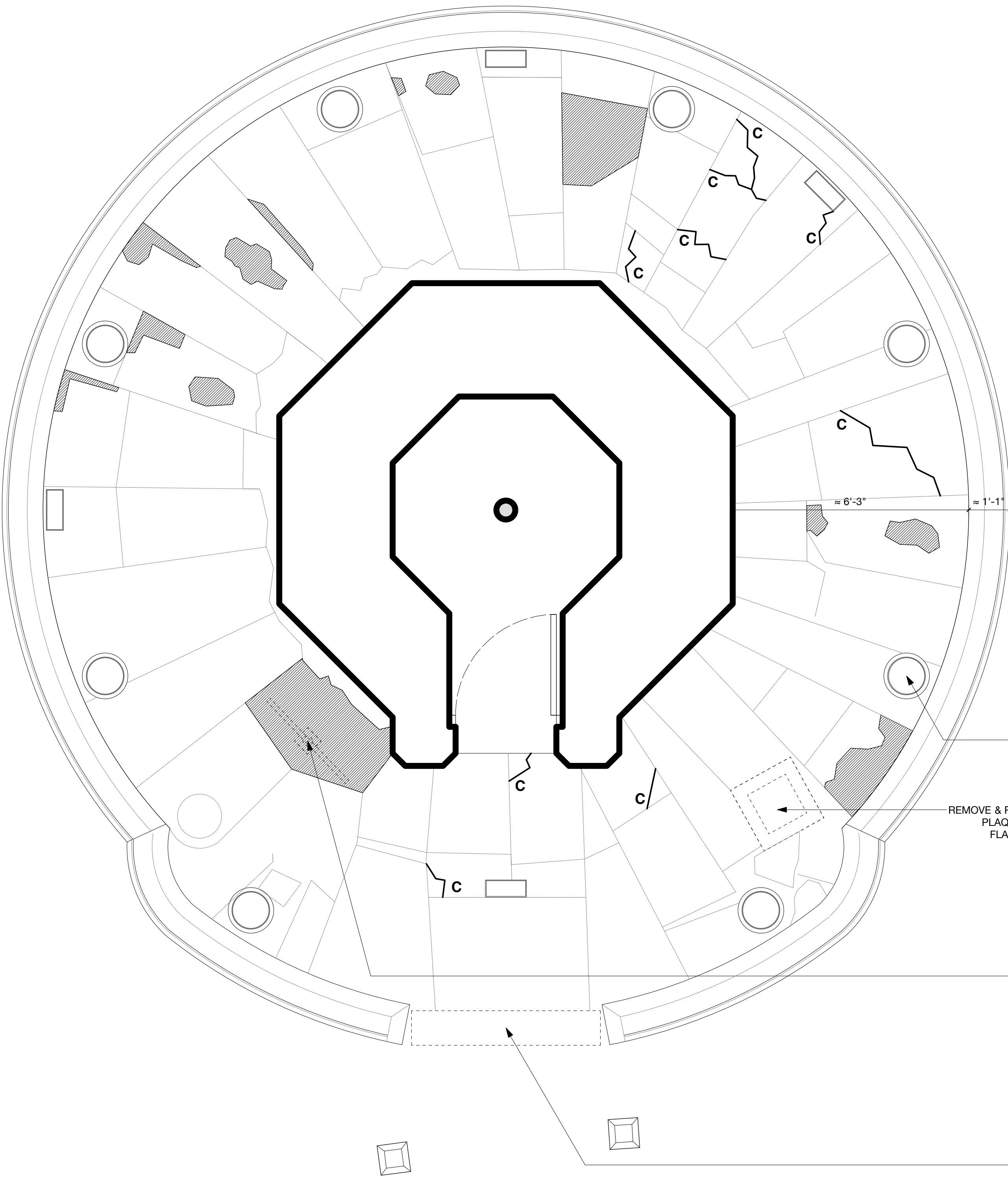
DATE: 1/17/20 PAGE NUMBER: 6 of 8



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NB: ASSUME 25" (N) FLAGSTONE
REPLACEMENT DUE TO
DETERIORATION OF (E) FLAGSTONES.

REMOVE & RESET (E)
PERIMETER STONE CURB
ON (N) CONC. GRADE BEAM.

(N) FLAGSTONE t.m.e. (typ.).
NB: SEE (E) CONDITIONS FOR
EXTENT OF REPLACEMENT.

REMOVE (E) FLAGSTONES,
PREP & REINSTALL IN
HISTORIC RADIAL PATTERN.

NB: COORDINATE FLAGSTONE
WORK w/ DRAINS &
INGROUND LIGHTING.

(N) INGROUND RGBW LIGHTING;
COORDINATE INSTALL w/
SURROUNDING STONEWORK.

REPAINT (E) METAL
FLOOR DRAINS (typ.).

NB: REMOVE & REINSTALL
AS REQ'D w/ SURROUNDING
STONEWORK.

REMOVE (E) DEFUNCT
INGROUND ROUND
LIGHTS (typ.).

REMOVE & RELOCATE (E) COMMEMORATIVE
PLAQUE & STONE BASE; PROVIDE (N)
FLAGSTONE at FORMER LOCATION.

NB: COORDINATE
STORAGE AND/OR (N)
LOCATION w/ OWNERSHIP.

REMOVE & RELOCATE (E) NRHP
SIGN; PATCH ANCHOR HOLES
w/ RESTORATION MORTAR.

NB: COORDINATE
STORAGE AND/OR (N)
LOCATION w/ OWNERSHIP.

REMOVE NON-ORIGINAL
BLUESTONE TREAD.

ADD/ALT#2: REMOVE & REINSTALL
(E) STONE BOLLARDS ON CENTER
w/ ENTRYWAY APPROACH.

REMOVE (E) NON-ORIGINAL BLUESTONE
STEP & INSTALL (N) BLUESTONE TREAD
t.m.e. FLAGSTONES IN COLOR & TEXTURE.



(N) PERIMETER
STONE CURB t.m.e.

1A SITE WORK PLAN - AS EXISTING

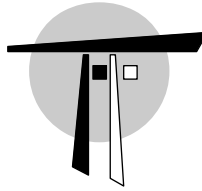
1B SITE WORK PLAN - AS PROPOSED



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



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LIGHTHOUSE
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TITLE:
**LIGHTING - EXISTING &
PROPOSED**

PRESENTATION
DATE: 1/28/19 PAGE NUMBER: 8 of 8