

The current proposal is:

Preservation Department – Item 1, LPC-20-08771

**Orchard Beach Bathhouse and Promenade,
Borough of Bronx**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/84954904008?pwd=VUY2N1VBQmtvRjc2K2xiWlhLRy81Zz09>

Webinar ID: 849 5490 4008

Passcode: 466594

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify 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.

ORCHARD BEACH PAVILION RECONSTRUCTION

LPC PRESENTATION

MAY 4, 2021



NYC Parks

NYCEDC

MARVEL

Introduction



MARVEL
NYCEDC

Orchard Beach Pavilion | LPC Presentation

Design Team

Arup - Structural/MEP

Building Conservation Associates - Preservation

Domingo Gonzales Associates - Lighting

Marvel Architects - Landscape and Architecture

MFS - Civil

Steven Winter Associates - Sustainability

Vidaris - Envelope



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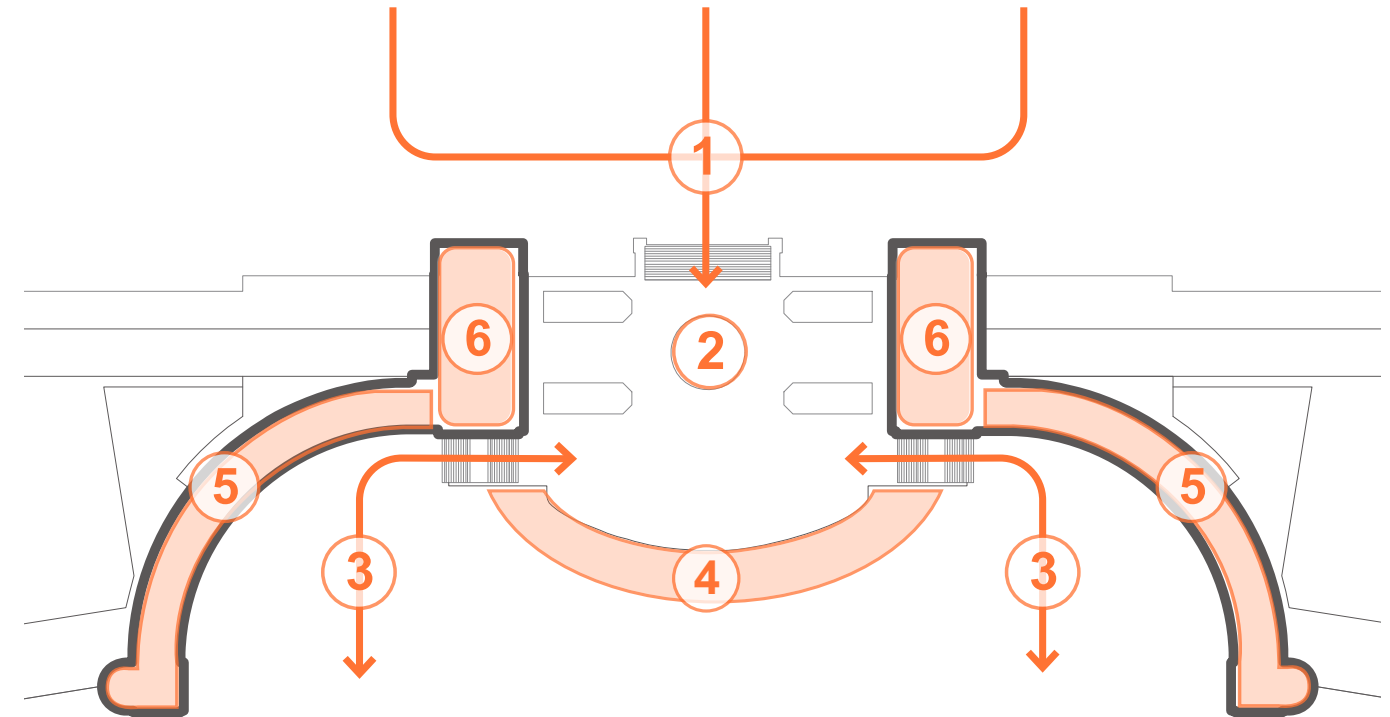
Agenda

PROJECT OVERVIEW

DESIGN ITEMS

1. Land-Side Access
2. Upper Promenade
3. Beach-Side Access
4. Storefront & Canopy
5. Loggias
6. Waiting Rooms

NYC PARKS SIGNAGE
ROOFTOP EQUIPMENT & GUARDRAILS
LIGHTNING PROTECTION



PROJECT OVERVIEW



NYC Parks



Orchard Beach Pavilion | LPC Presentation

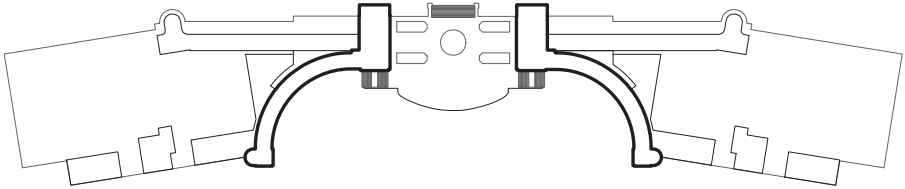
Project Overview - Site Aerial



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Community Meetings

COMMUNITY MEETING #1

December 4th, 2018, Lehman High School



COMMUNITY MEETING #2

February 19th, 2019, St. Mary's Recreation Center



Orchard Beach Pavilion | LPC Presentation

Project Overview - Objectives

1

RESTORE THE PAVILION

- Restore the ARCHITECTURE
- Restore CIRCULATION
- Allow people to experience the restoration

2

PROVIDE ACCESS

- Provide equitable and maintainable ADA access between:
- The land side and the beach
 - The Upper Level and the Lower Level

3

PROVIDE VIABLE SPACES

- Provide concessions & rentable space
- Provide appropriate community space
- Allow for flexibility & longevity
- Limit vulnerable construction in the flood plain



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M/
NYCEDC

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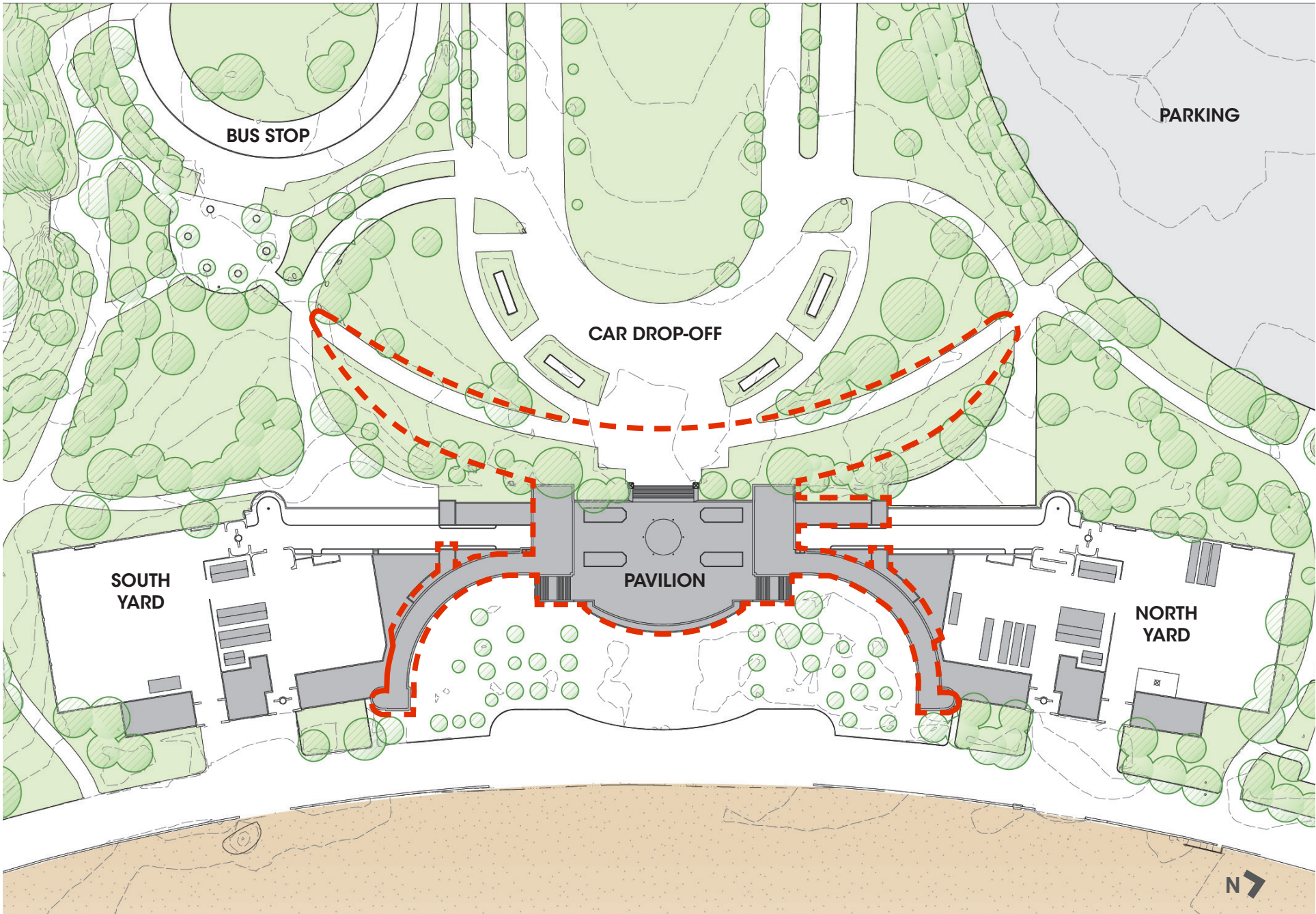
The Bronx

2 MI



Pelham Bay Park

1000 FT



Orchard Beach with Scope Line

200 FT



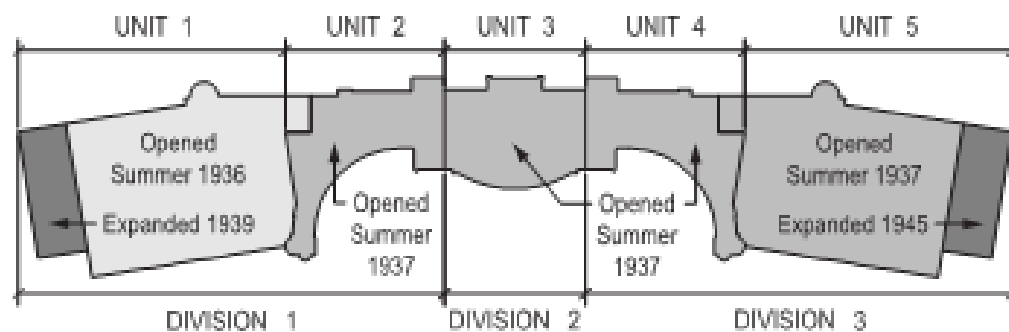
NYC Parks



Orchard Beach Pavilion | LPC Presentation

Project Overview - Building History

- Parks Commissioner: Robert Moses
Consulting Architect: Aymar Embury II
Park Engineer: William H. Latham
- South Changing Yard - opened Summer 1936
Full Pavilion - opened Summer 1937
- Received LPC landmark designation in 2006
- Eligible for the National Register of Historic Places due to its location in the Pelham Bay Park Historic District



View of the Upper and Lower Promenades, Cafeteria, and South Loggia, Looking South (July 18, 1936, DPR Image #12206)



NYC Parks



Orchard Beach Pavilion | LPC Presentation

Project Overview - Historic Programming

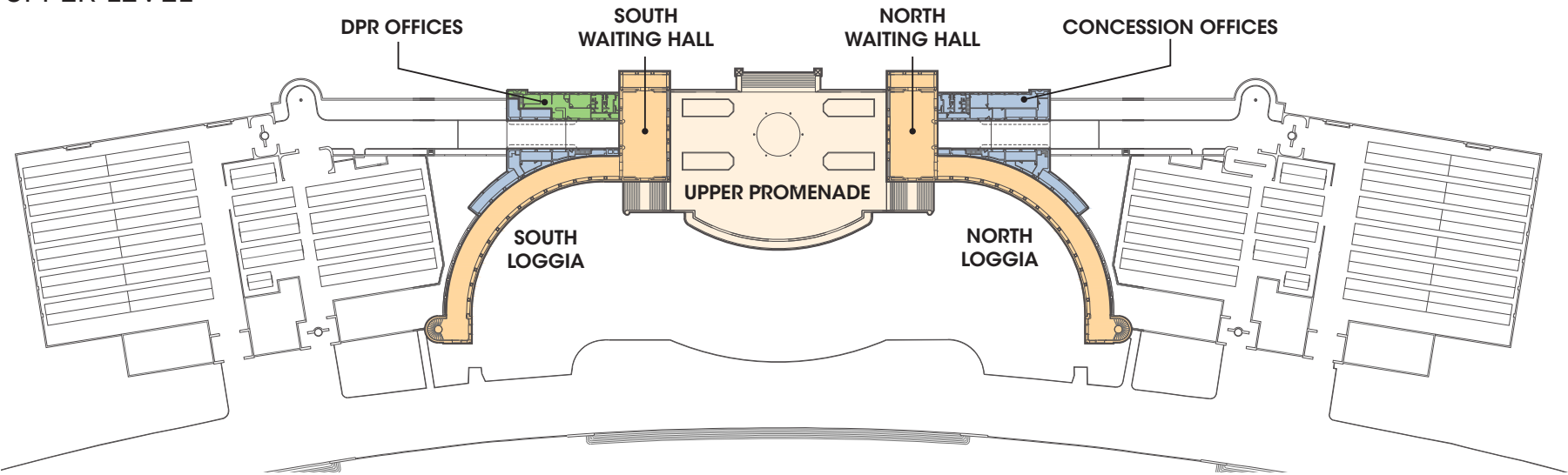


View of Upper and Lower Promenade, 1937 (DPR Map Archives)

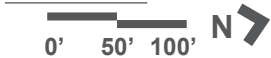
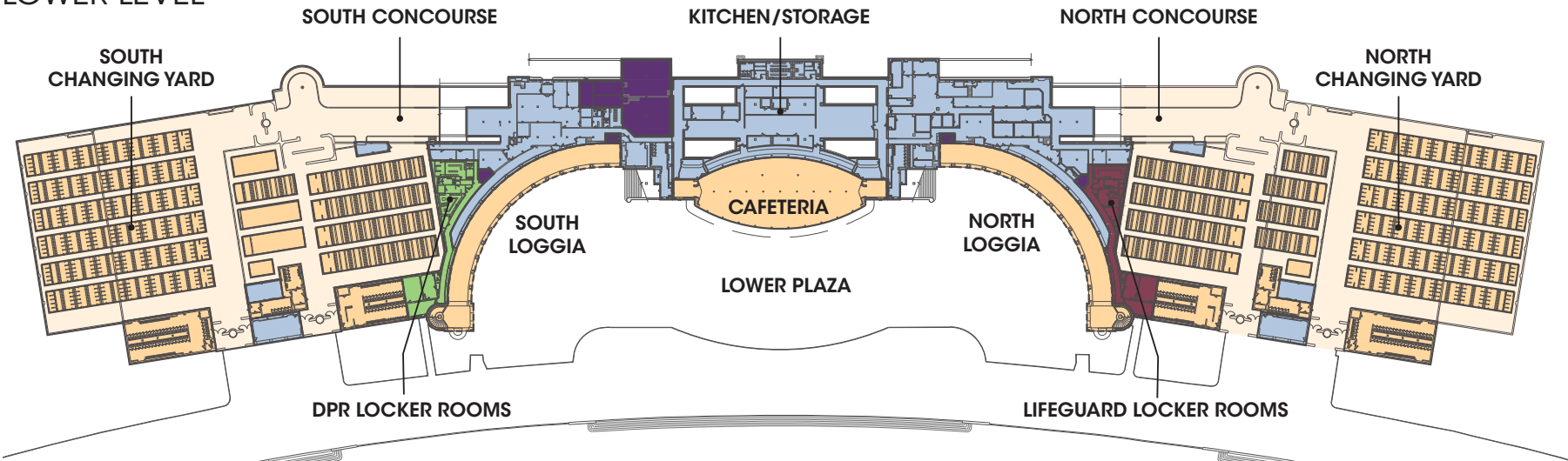


Lower Level Cafeteria, 1940 (NYC Municipal Archives)

UPPER LEVEL



LOWER LEVEL



LEGEND

- | | | | |
|--------------|------|------------|---------------|
| PUBLIC SPACE | DPR | LIFEGUARD | UNUSED |
| CONCESSIONS | NYPD | MECHANICAL | PROJECT SCOPE |



Project Overview - Current Programming

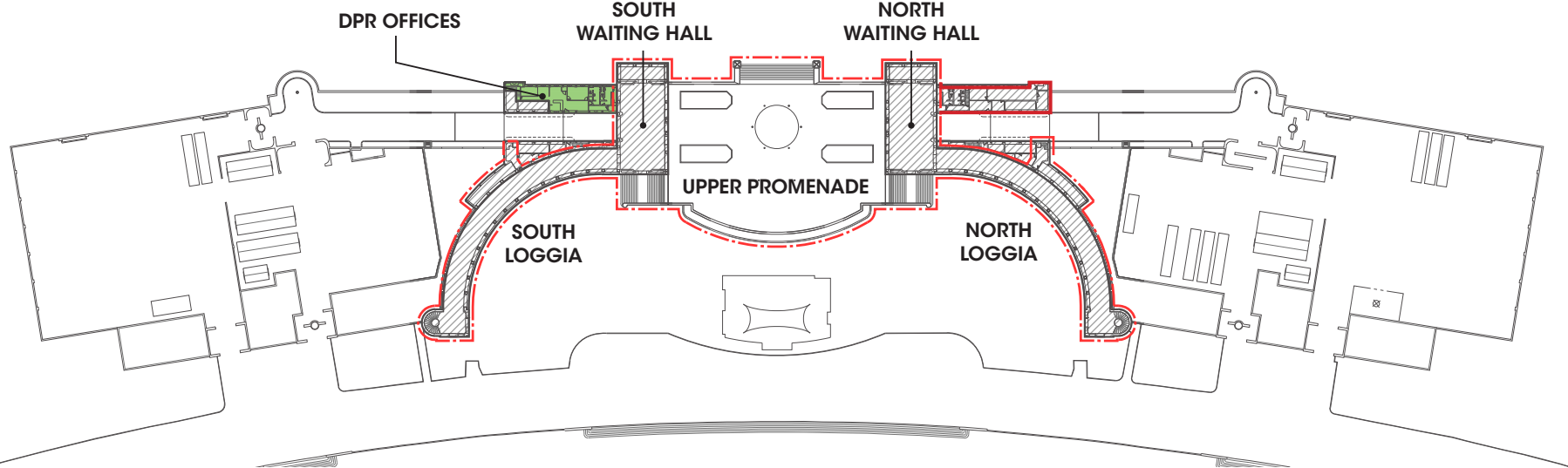


View of Upper and Lower Promenade, Present Day

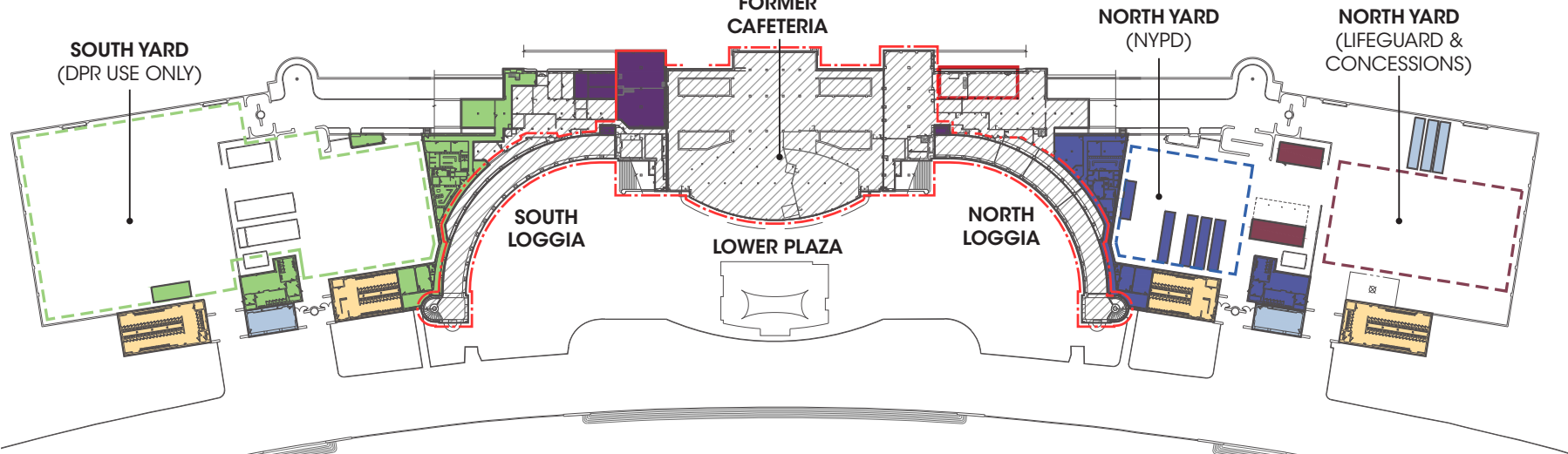


Lower Level Cafeteria, Present Day

UPPER LEVEL



LOWER LEVEL



LEGEND

- | | | | |
|--------------|------|------------|---------------|
| PUBLIC SPACE | DPR | LIFEGUARD | UNUSED |
| CONCESSIONS | NYPD | MECHANICAL | PROJECT SCOPE |



Project Overview - Architectural Features

1 LAND-SIDE ACCESS



Historic - Path from Bus Station to the entry steps
(Summer 1939, NYC Municipal Archives)



Existing - Entry Stairs
(Site Visit, October 3, 2018)

2 BEACH-SIDE ACCESS



Historic - Upper and Lower Levels
(Summer 1939, NYC Municipal Archives)



Existing - Upper Promenade, only 2 of 8 trees remain
(Site Visit, October 3, 2018)

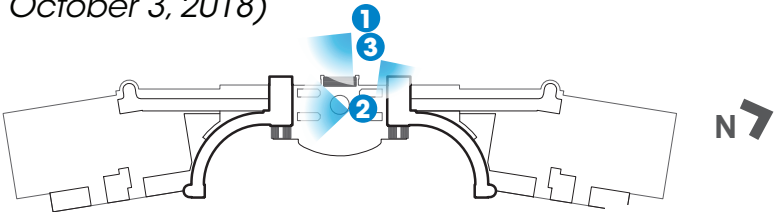
3 WAITING ROOM



Historic - Waiting Room, West Elevation
(Summer 1939, NYC Municipal Archives)



Existing - Waiting Room, West Elevation
(Site Visit, October 3, 2018)



Project Overview - Architectural Features

1 SOUTH LOGGIA FROM LOWER LEVEL



Historic - South Loggia
(1938, Museum of the City of New York)

2 LOWER LEVEL LOGGIA



Historic - South Loggia
(1938, Museum of the City of New York)

3 UPPER LEVEL LOGGIA



Historic - North Loggia
(1938, Museum of the City of NY)



Existing - South Loggia
(Site Visit, October 3, 2018)



Existing - South Loggia
(Site Visit, October 3, 2018)



Existing - North Loggia
(Site Visit, October 3, 2018)

Project Overview - Architectural Features (For Context Only)

1 SEATING AREA INTERIOR



Historic - Lower Level, Interior of the cafeteria
(Summer 1938, Museum of the City of New York)



Existing - Lower Level, Interior of the cafeteria
(Site Visit, October 3, 2018)

2 BAND-STAND



Historic - Lower Level Plaza with Band Stand
(Summer 1938, Museum of the City of New York)



Existing - Lower Level Plaza with 1996 canopy
(Site Visit, October 3, 2018)

3 RAMPS TO CHANGING YARDS



Historic - Ramp to South Changing Yard
(Summer 1939, NYC Municipal Archives)



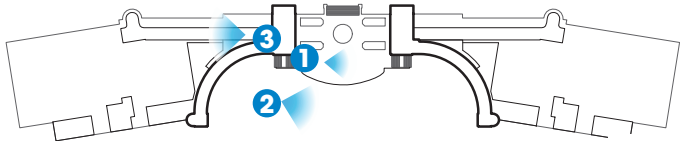
Existing - Ramp To North Changing Yard
(Site Visit, October 3, 2018)



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Orchard Beach Pavilion | LPC Presentation



N 7

Project Overview - Design Goals



**HISTORIC
PRESERVATION**



RESILIENCY



EQUITY & ACCESS



**PUBLIC
SPACE**



NYC Parks



Orchard Beach Pavilion | LPC Presentation

Project Overview - Pavilion Restoration & In-Kind Replacement Scope



1.
Replace
Compromised
Roof Slabs
17,500 SF



2.
Demo/Replace
Columns Deteriorated
Beyond Repair
28 Columns



3.
Reinstall and Restore
Limestone Cladding
14,750 SF



4.
Repair/Replace
Compromised
Floor Slabs
26,500 SF



5.
Replace
Deteriorated
Terrazzo Flooring
for Drainage
17,500 SF



6.
Restore Upper
Level Loggia Bars
6 Bays



Orchard Beach Pavilion | LPC Presentation

Project Overview - Pavilion Restoration & In-Kind Replacement Scope



7.
Waterproof
Beneath Pavers
18,500 SF



8.
Repair/Replace
Glazed Terracotta
11,850 SF



9.
Restore Cement Plaster
and Install
Expansion Joints
9,100 SF



10.
Restore Clock
2 Clocks

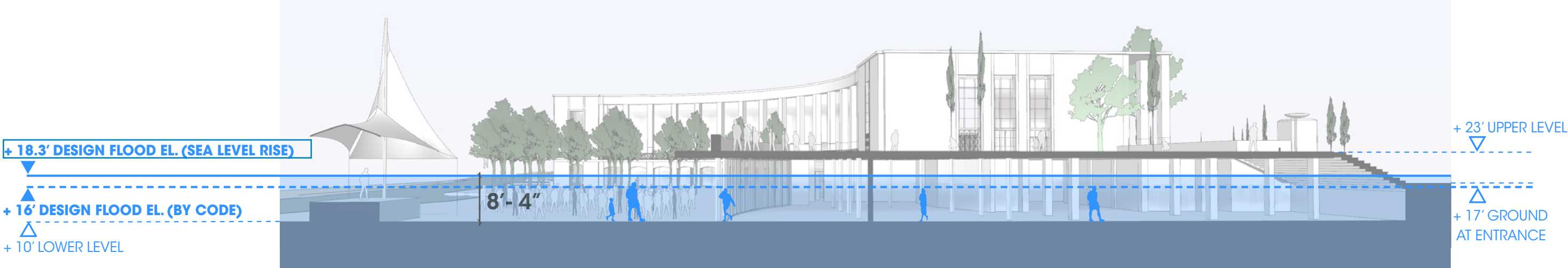


11.
Restore/Replace
Ornamental Metals
60 Gates / Grilles



12.
Restore
Upper Level
Loggia Sconces
28 Fixtures

Project Overview - High Flood Risk Context



FEMA Map



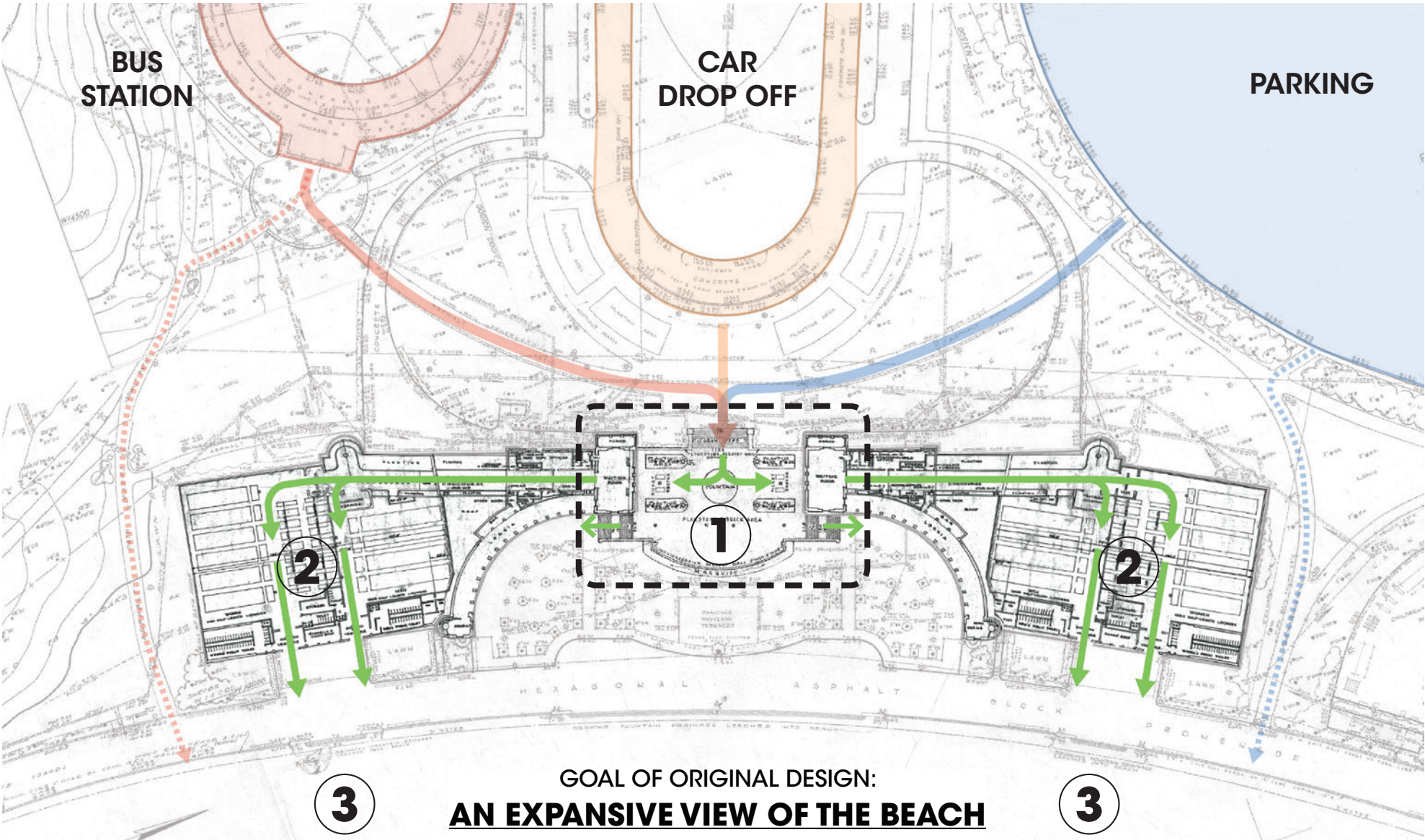
Project Overview - Historic/Intended Circulation

- 1

ENTRY TO PAVILION
- 2

RENTALS & CHANGING
- 3

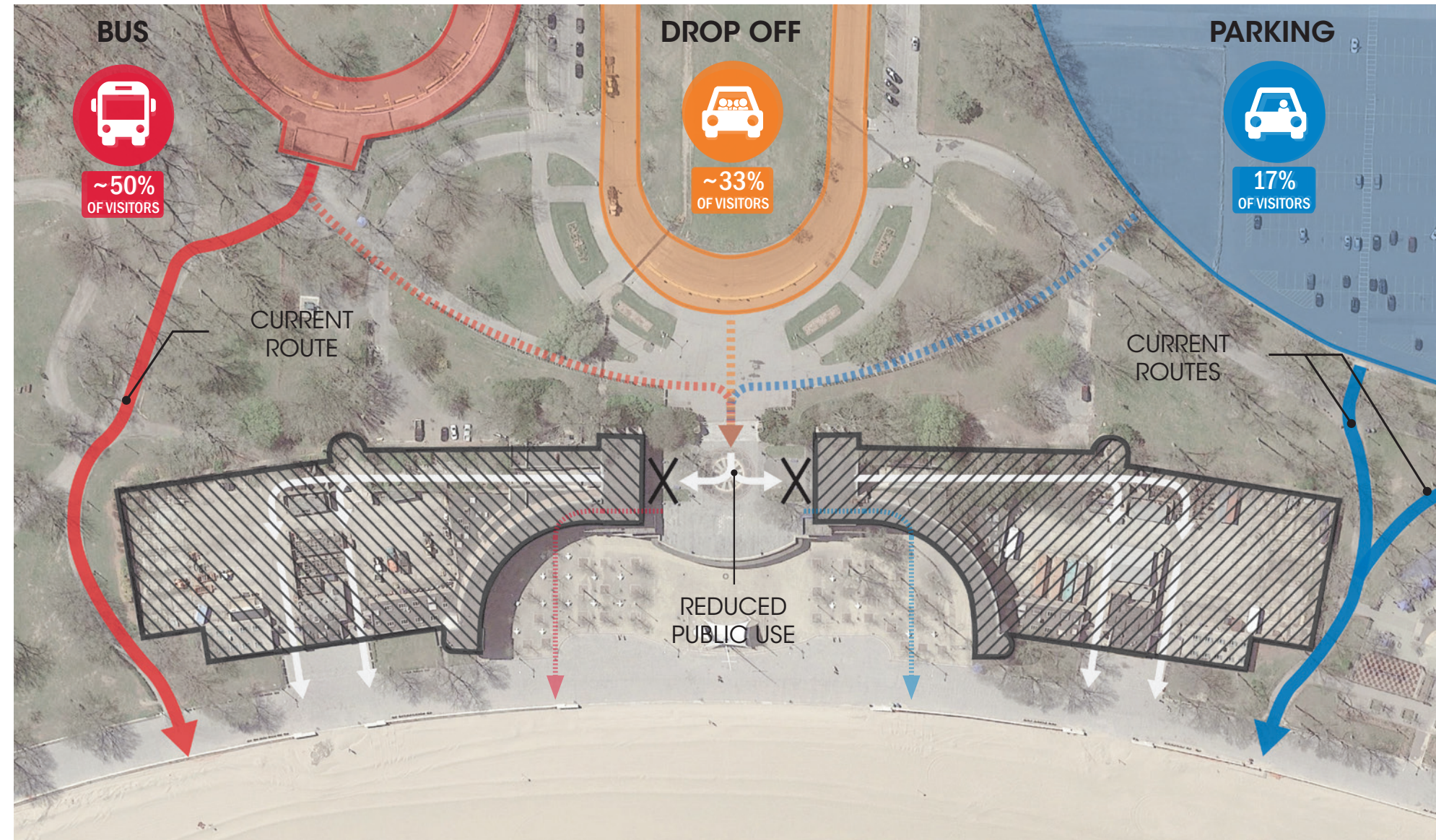
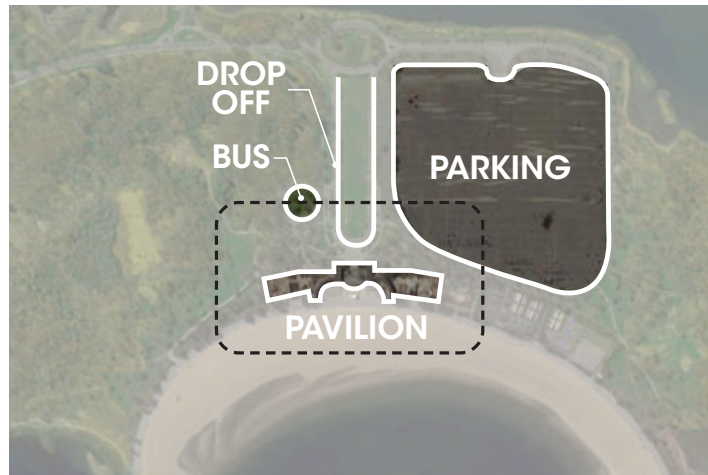
BEACH & CONCESSIONS



Project Overview - Current Circulation

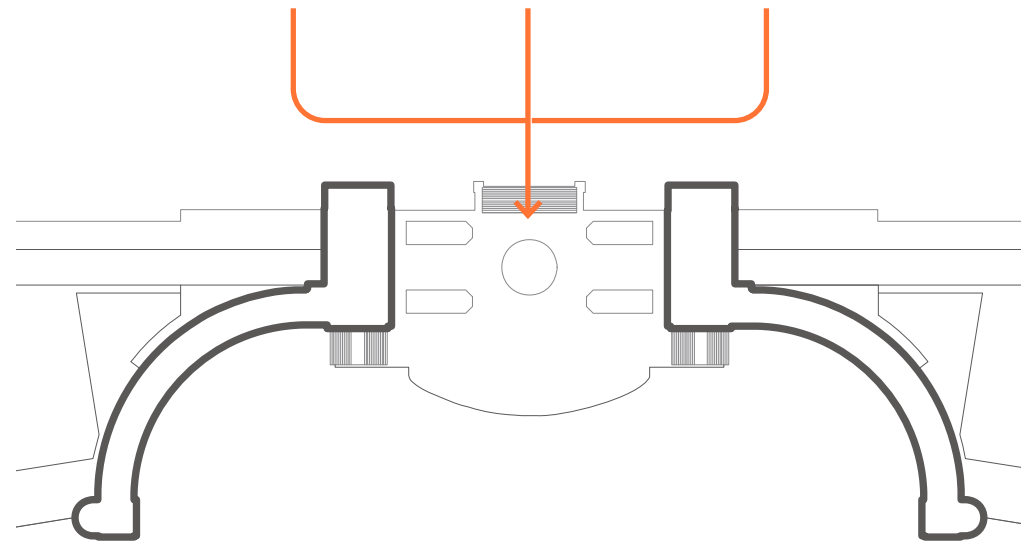
- Entire Pavilion is closed to the public due to structural deterioration.
- Today, beach visitors largely go around the building.

SITE AERIAL



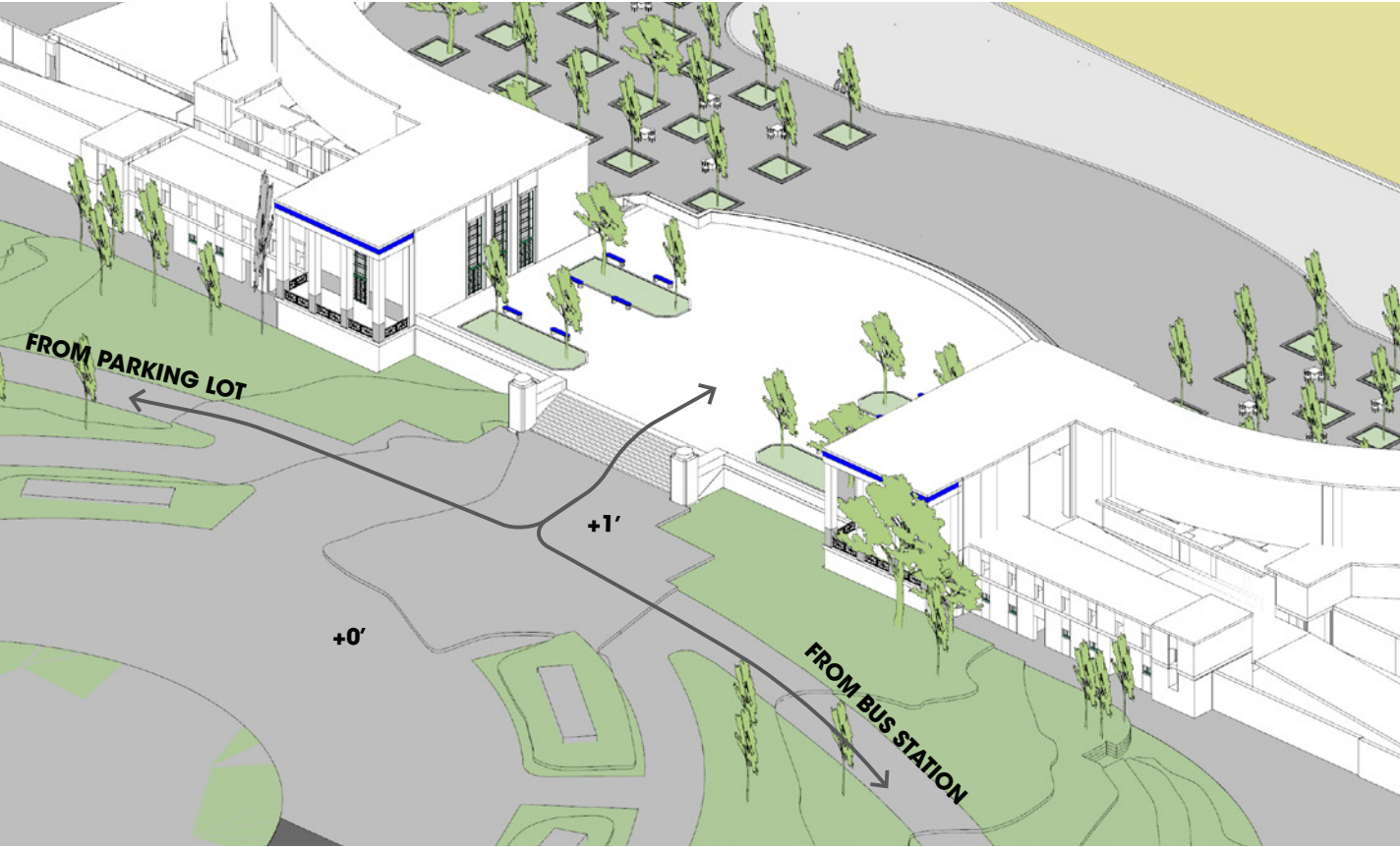
DESIGN ITEMS

1. LAND-SIDE ACCESS

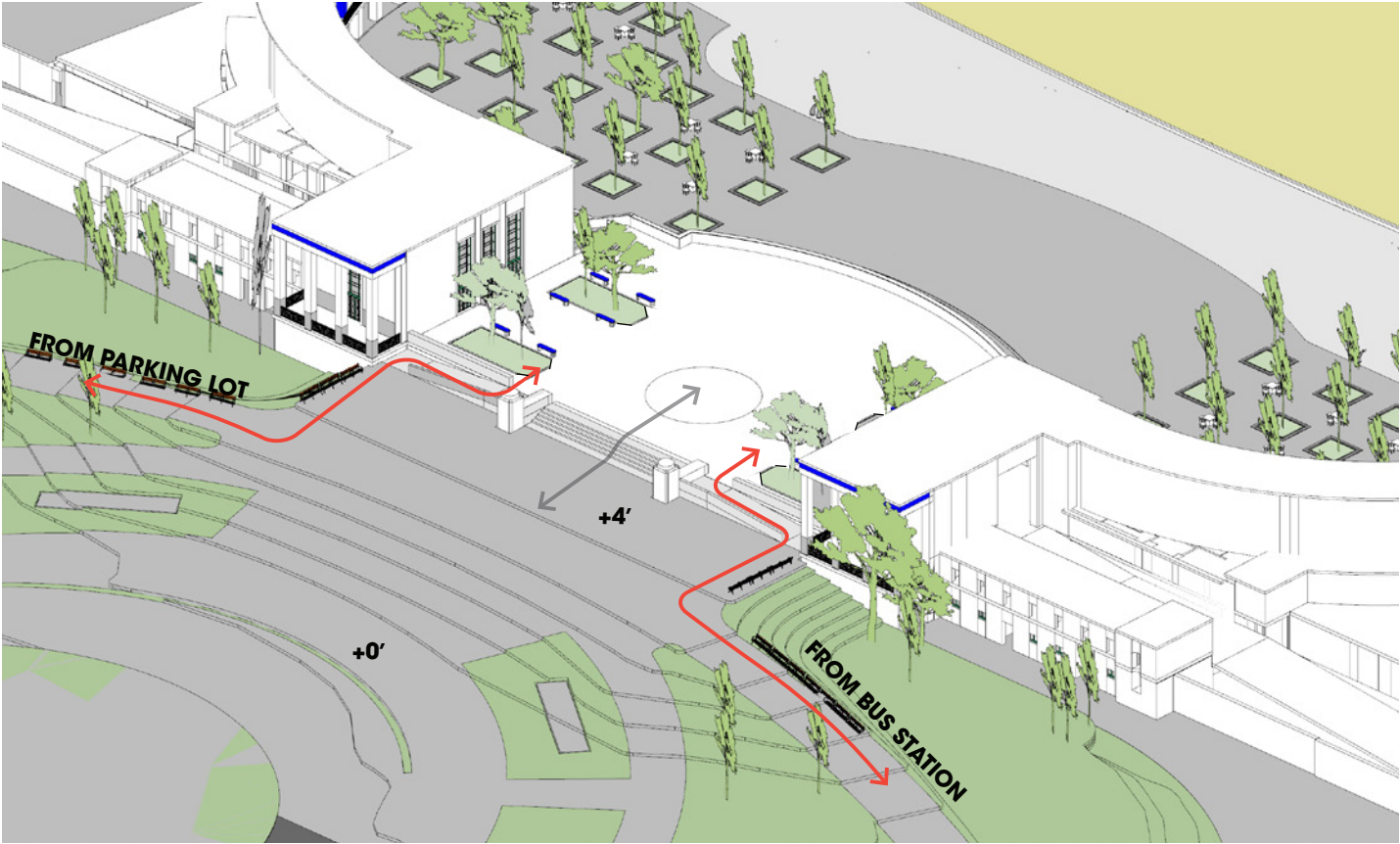


Land-Side Access - Axonometric

EXISTING

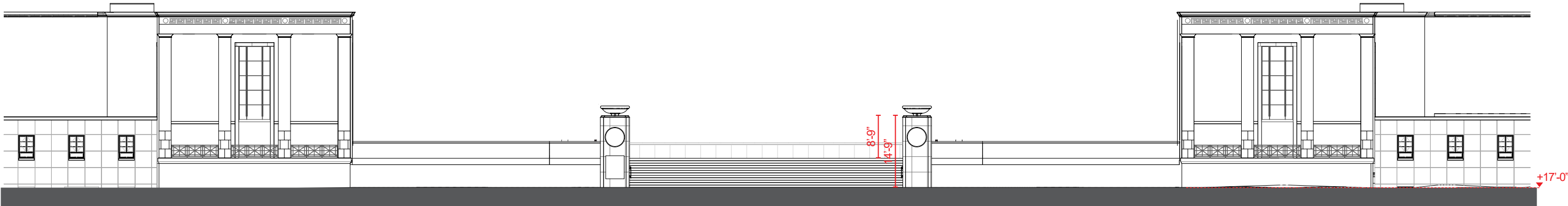


PROPOSED

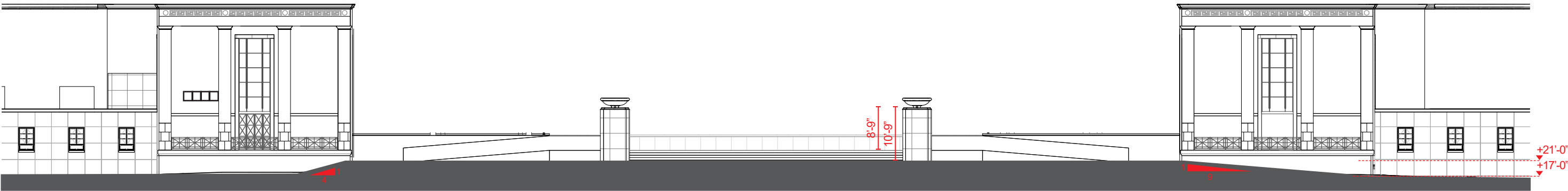


Land-Side Access - West Elevation

EXISTING



PROPOSED



NYC Parks



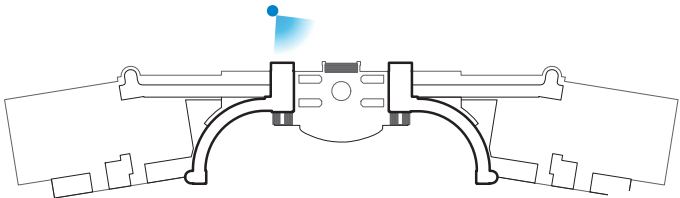
Orchard Beach Pavilion | LPC Presentation

Land-Side Access - Looking North

EXISTING

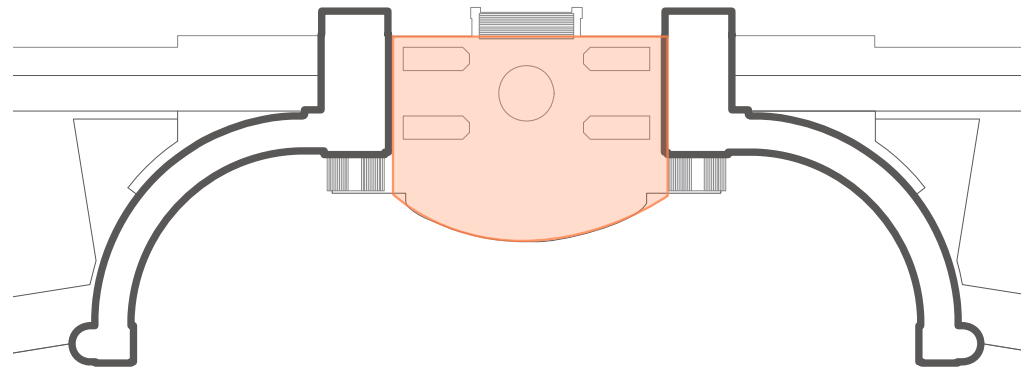


PROPOSED



DESIGN ITEMS

2. UPPER PROMENADE



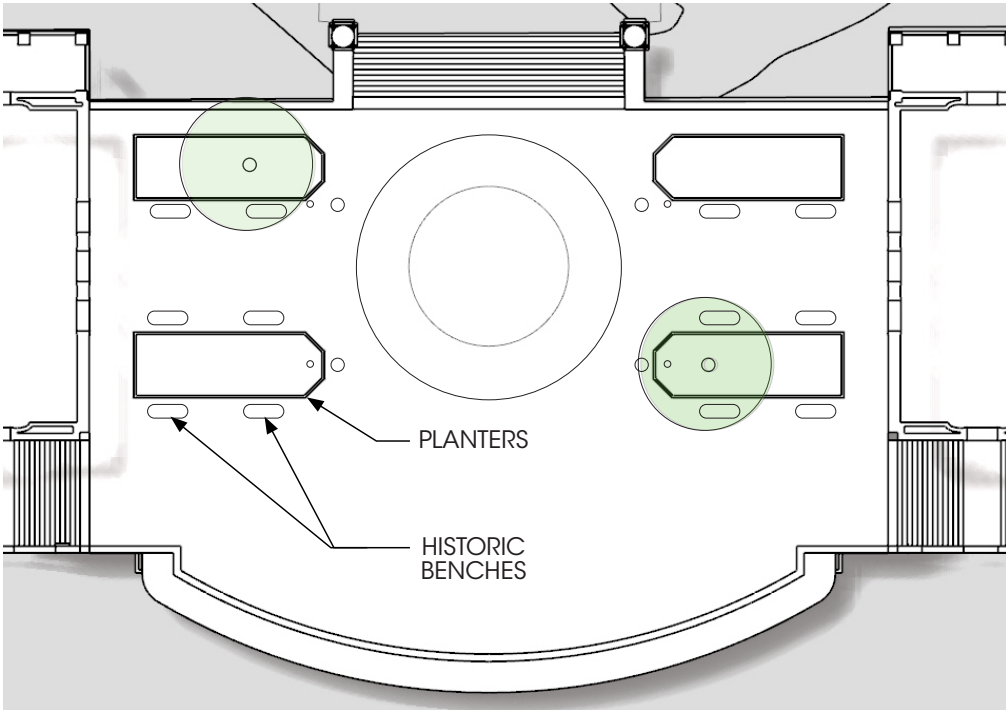
Upper Promenade

EXISTING



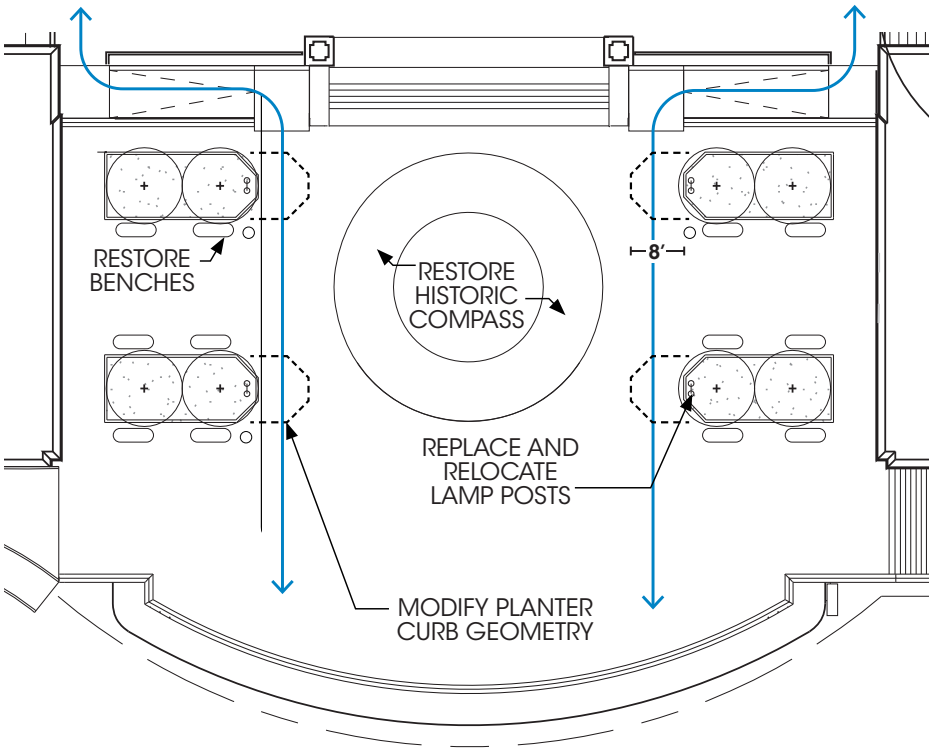
Historic - Upper Promenade with Compass Rose
(Part of 1995-1996 Contract)

EXISTING

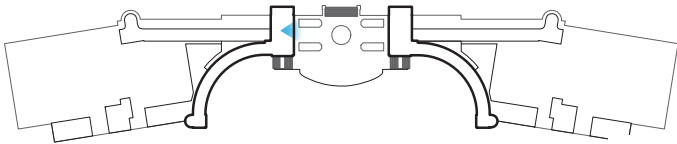


Plan

PROPOSED

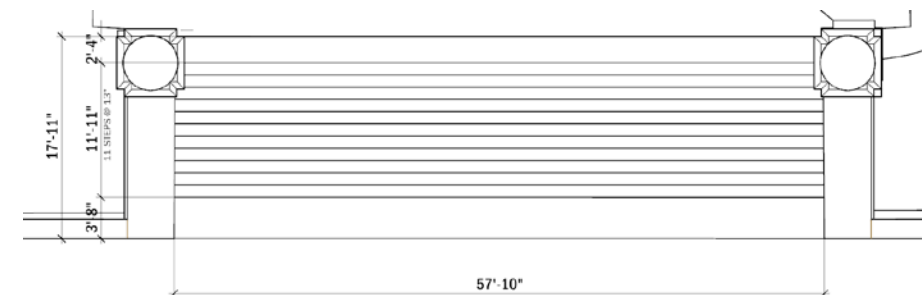
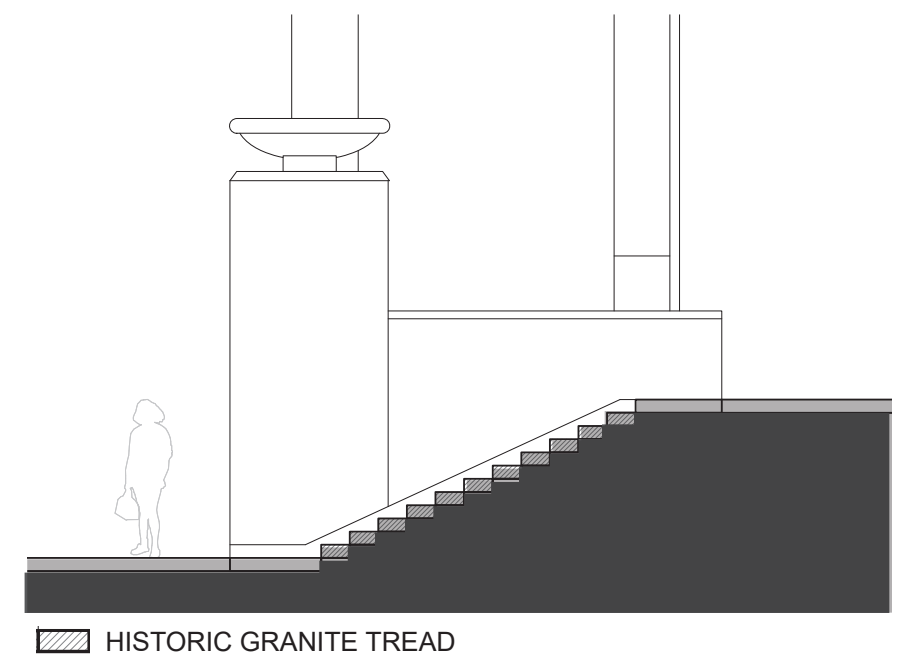


Plan



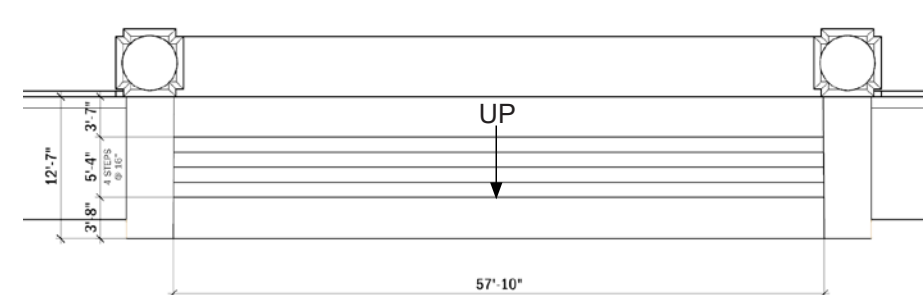
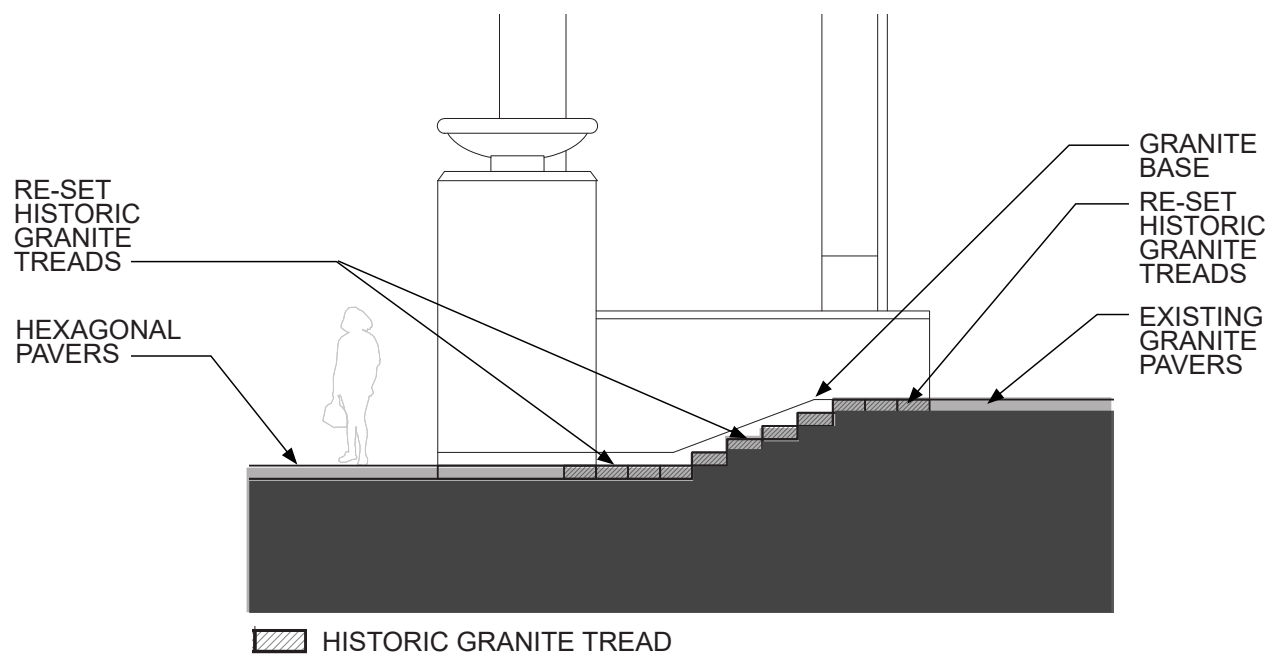
Upper Promenade

EXISTING



Enlarged Plan

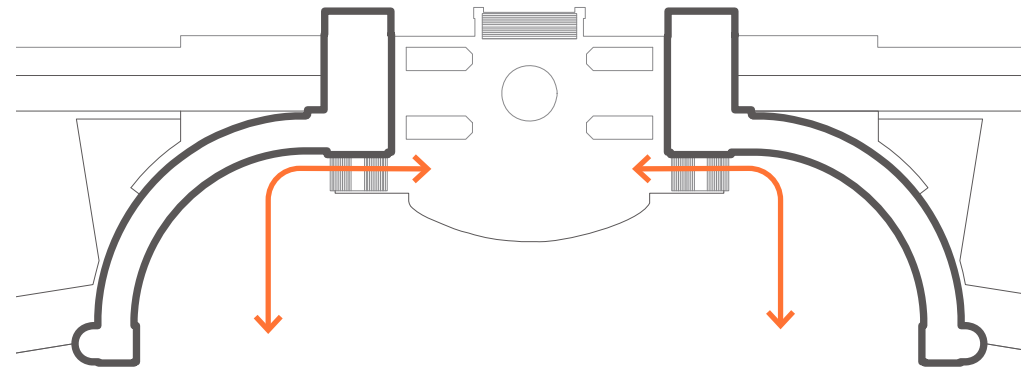
PROPOSED



Enlarged Plan

DESIGN ITEMS

3. BEACH-SIDE ACCESS

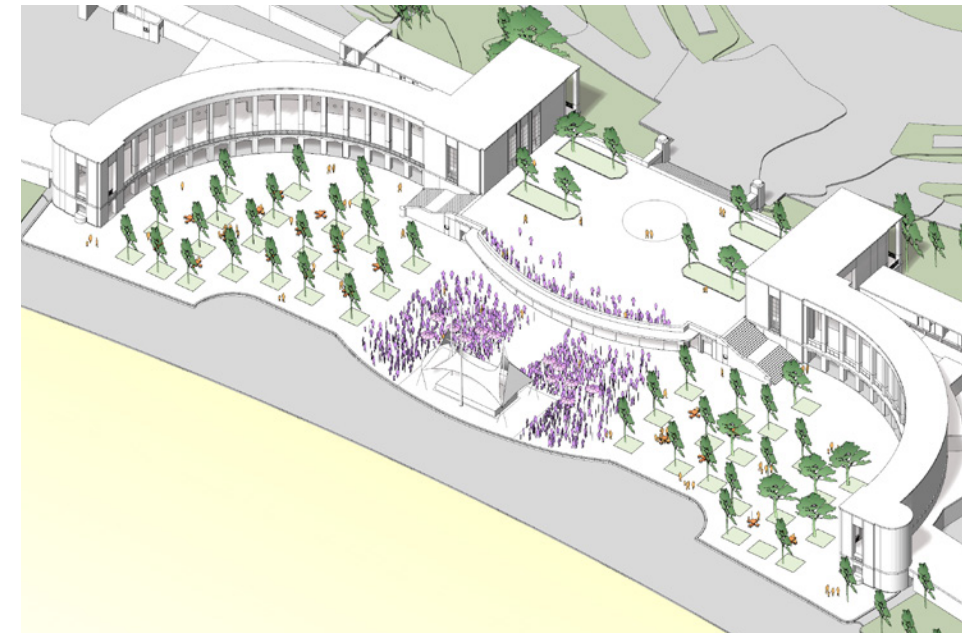
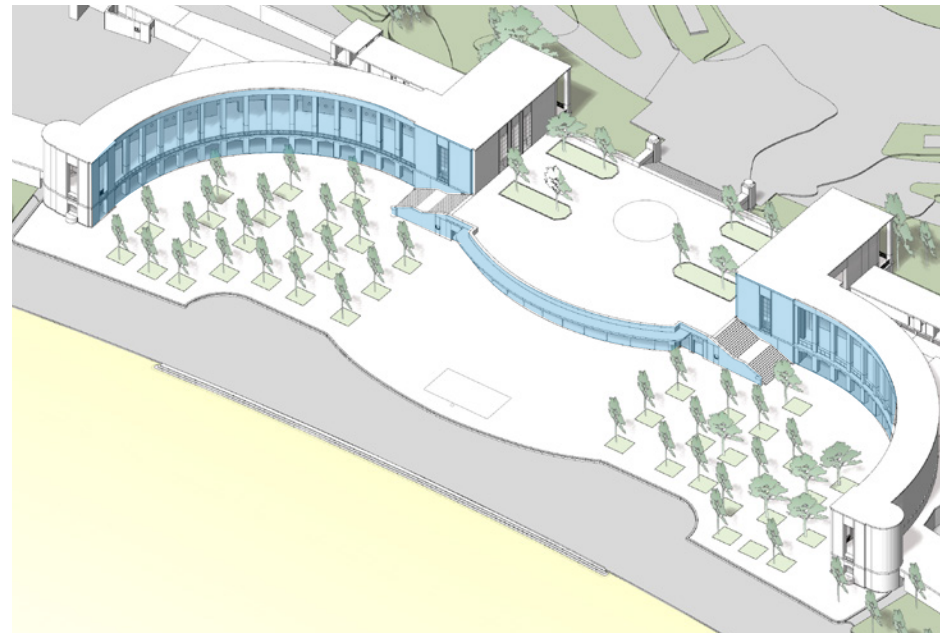
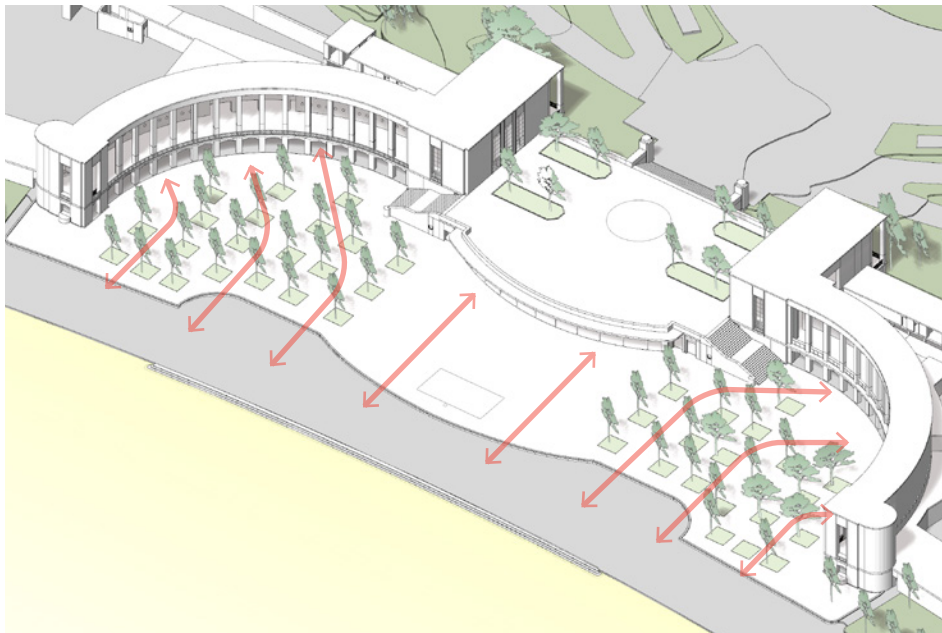


Beach-Side Access - Design Goals

All parts of the Pavilion remain flexible and accessible

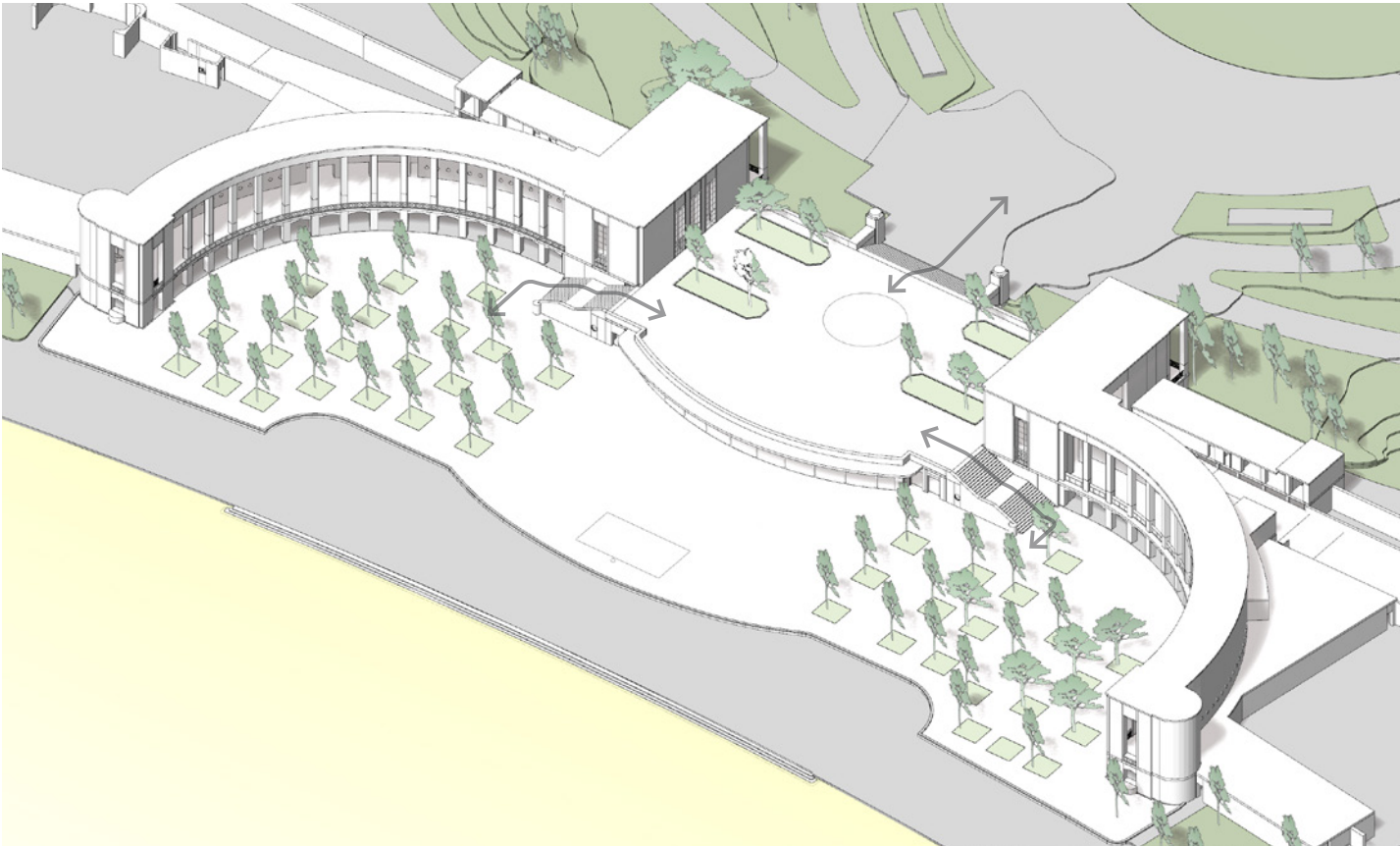
Minimal impact to the historic facades

Support existing and future programming

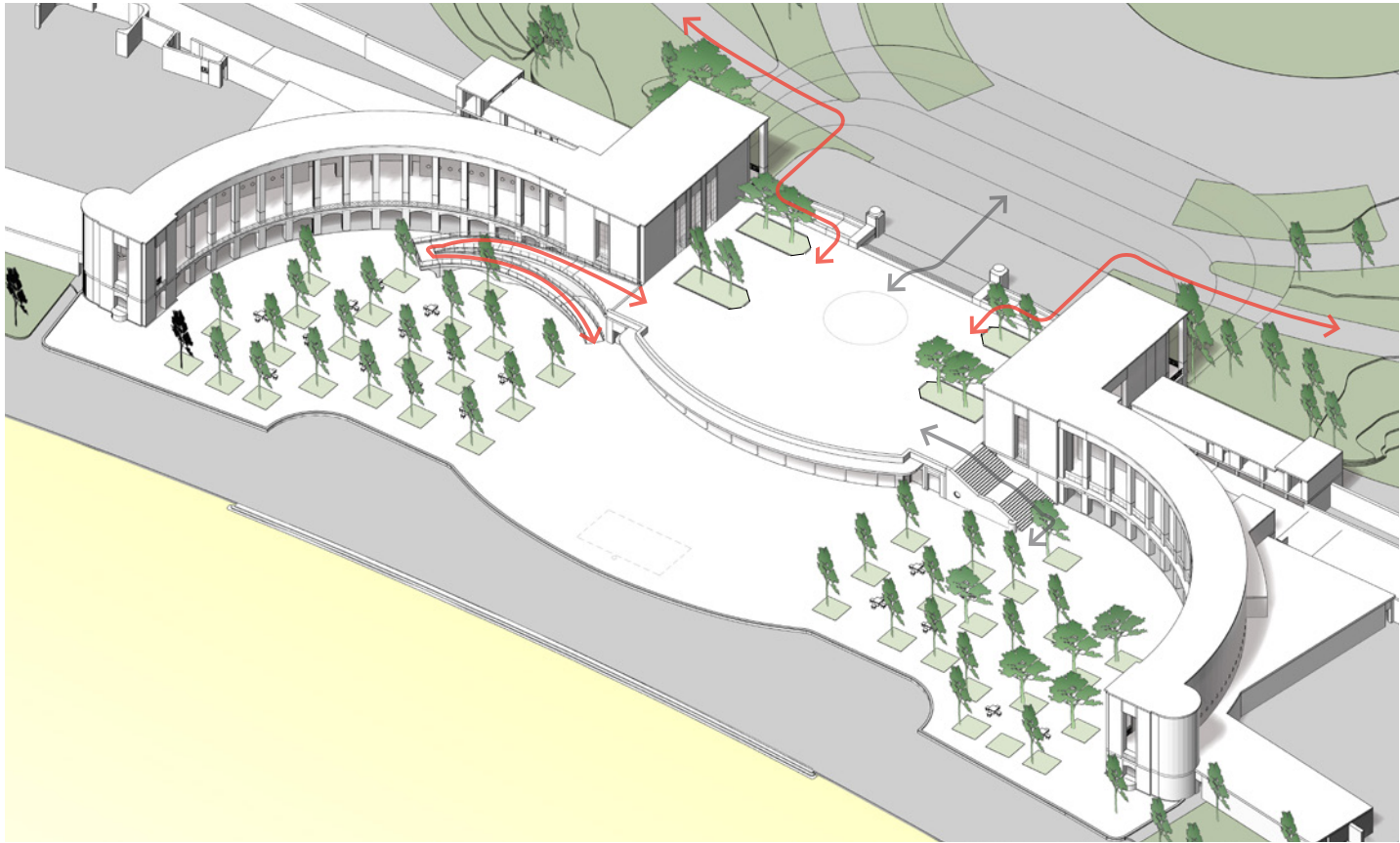


Beach-Side Access - Axonometric

EXISTING



PROPOSED



Beach-Side Access - Site Inspiration

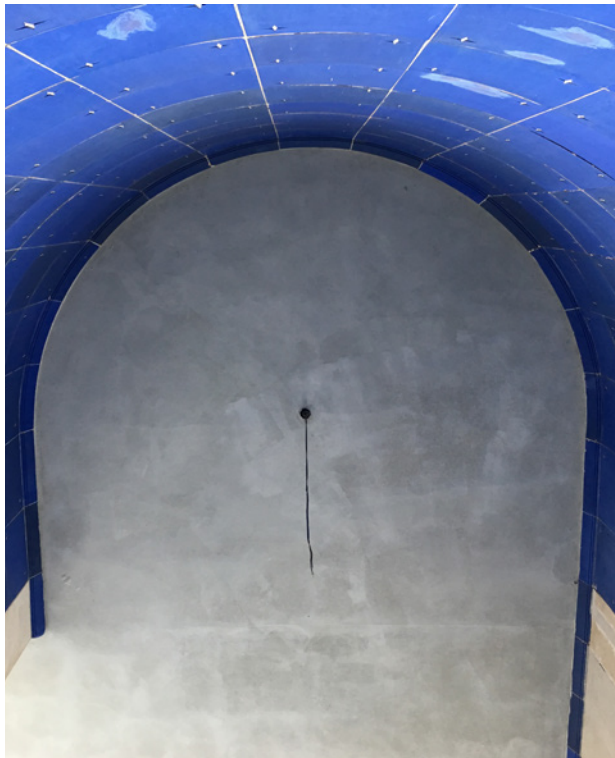
SEMI-CIRCULAR PLAN
LOGGIA



ARCHES
LOWER LOGGIA



SEMI-CIRCULAR PLAN
LOGGIA STAIRS



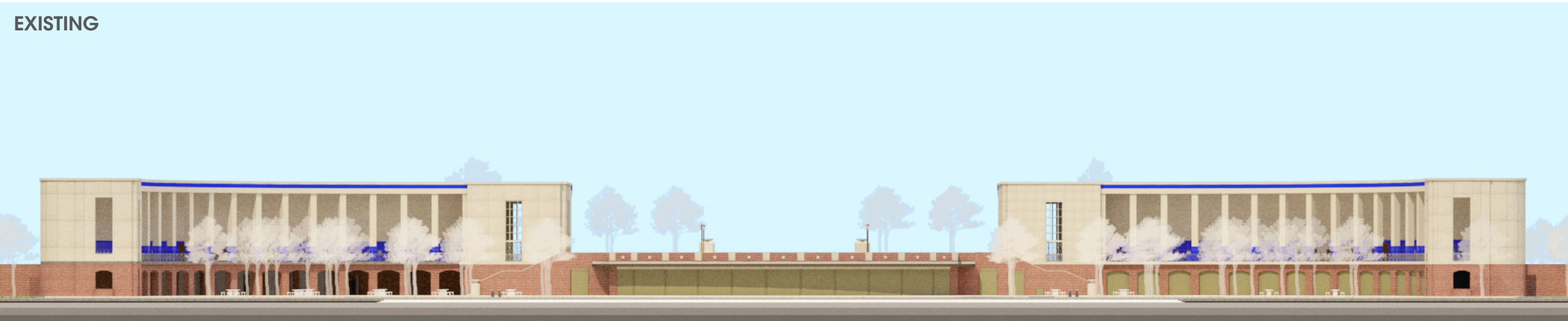
FLUTED COLUMN BASE
WAITING ROOM



SCALLOPED BENCH
SUPPORT
WAITING ROOMS



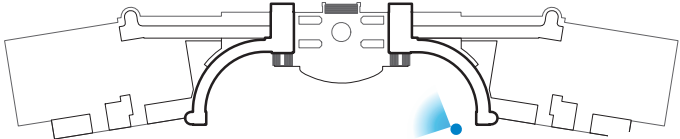
Beach-Side Access - Beach Elevation



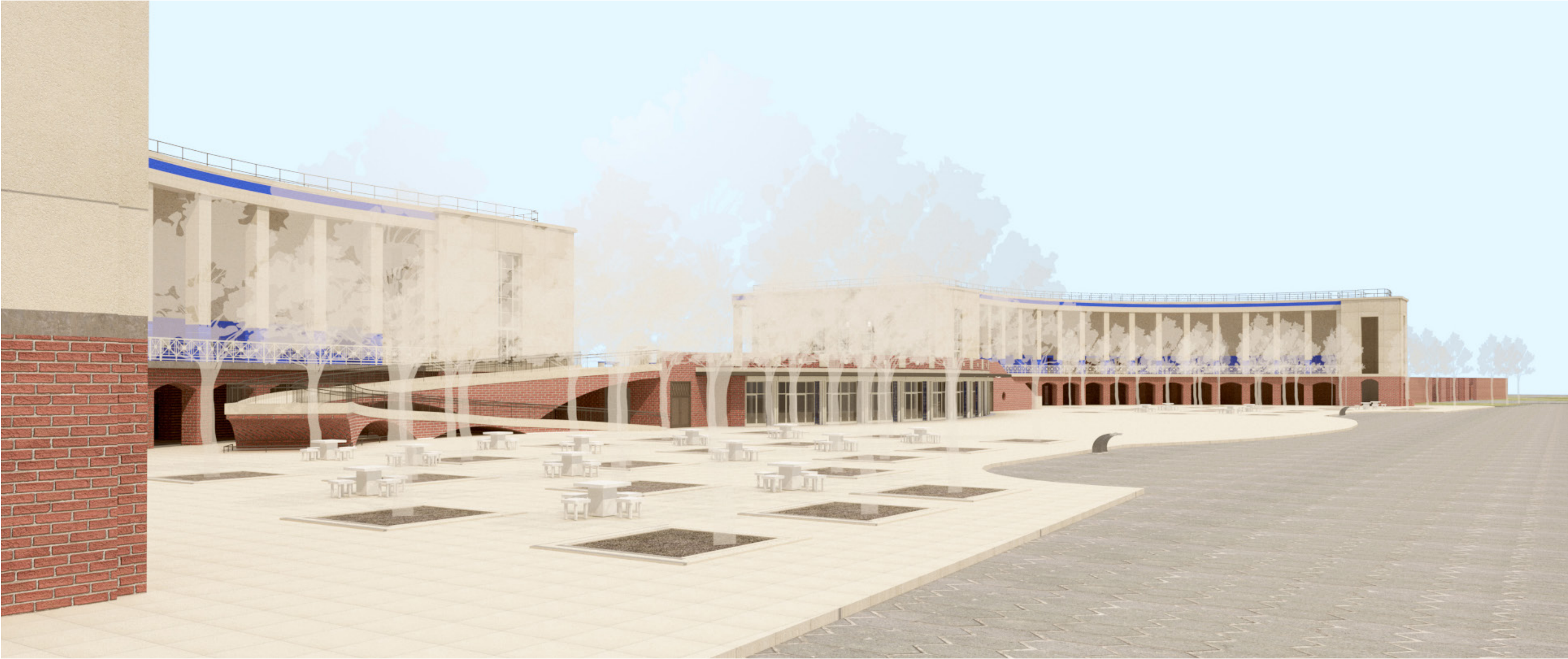
Beach-Side Access - Proposed Beach Approach



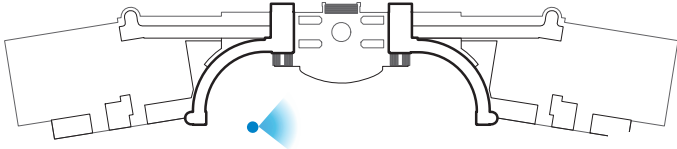
Orchard Beach Pavilion | LPC Presentation



Beach-Side Access - Proposed Beach Approach



Orchard Beach Pavilion | LPC Presentation



Beach-Side Access - Objectives

EXISTING



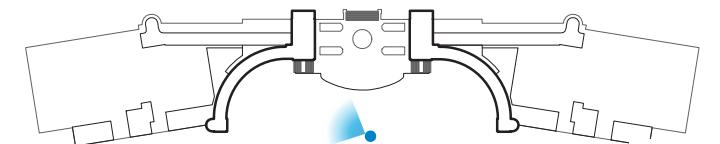
- Clearly separate new construction from the historic fabric
- Restore integrity of original historic spaces, including the lower loggia arcade
- Provide maximum visibility of historic facade

PROPOSED

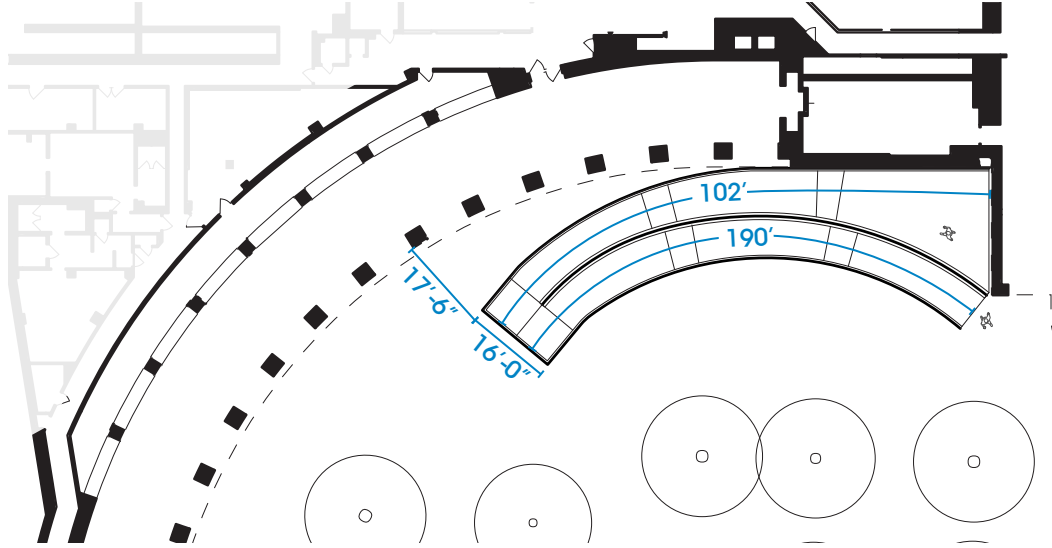


**MARVEL
NYCEDC**

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Beach-Side Access



- Proposed Ramp peels away from Loggia to minimize impact on access to Lower Loggia concessions.
- Raised rail (+12") under ramp arches provides cane guard detection.



Beach-Side Access - Proposed Railing

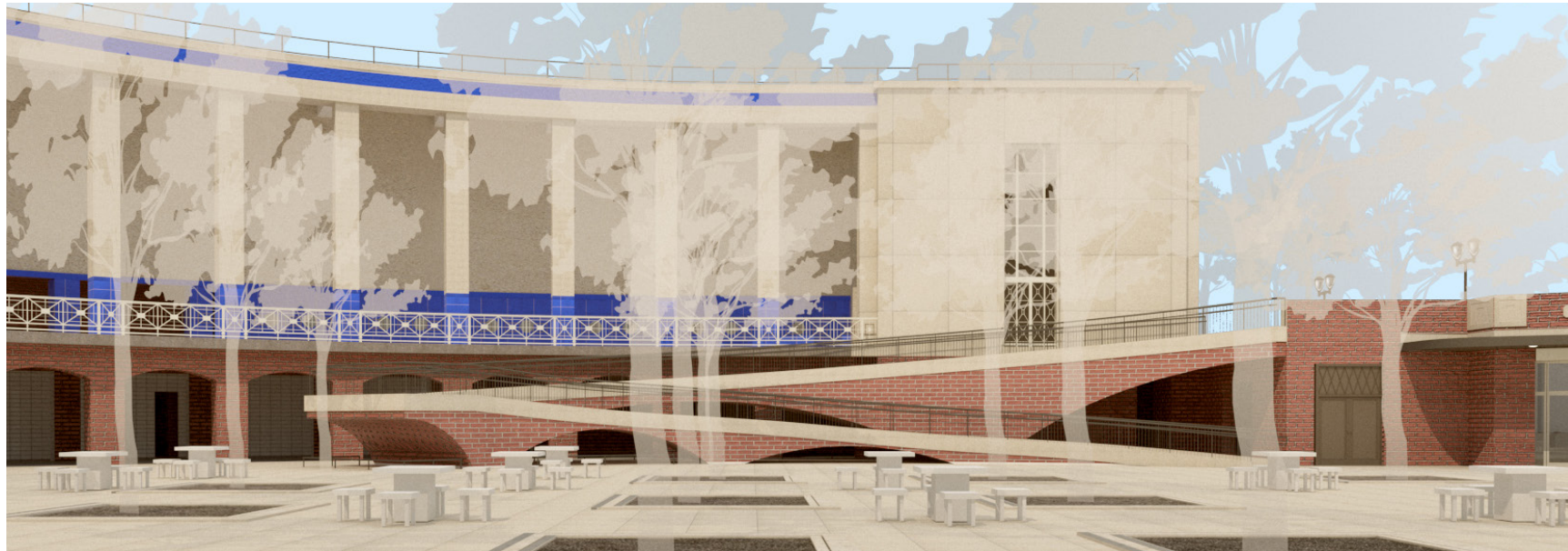
EXISTING

Not Applicable



PROPOSED

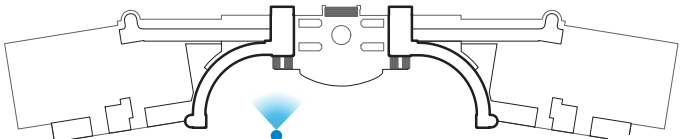
- Proposed ramp guardrail: steel, high-performance metallic bronze paint finish.



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Loggia Guardrails

HISTORIC

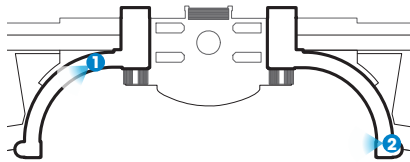


1 Historic View of Upper Level Guardrails

EXISTING



2 Current View of Upper Level Guardrails

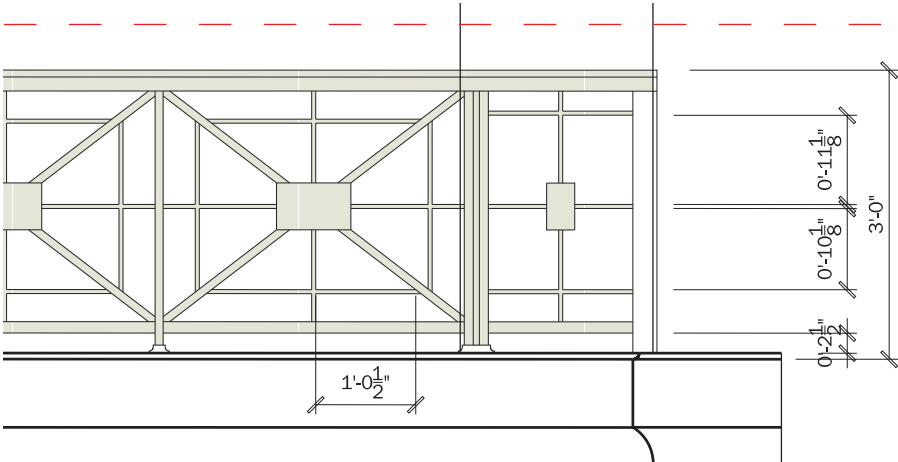
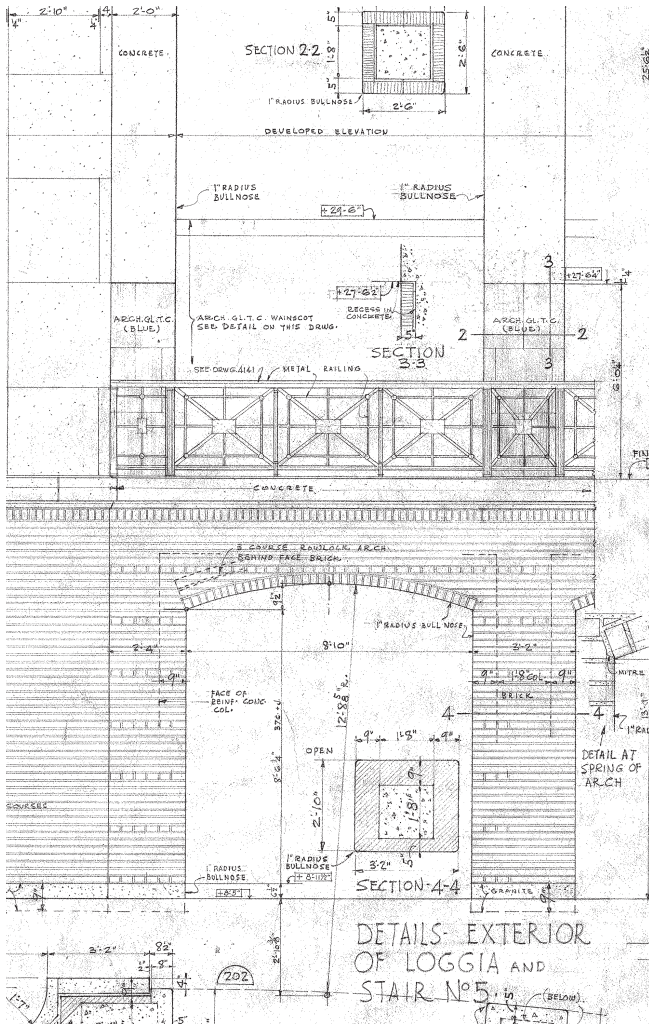


Loggia Guardrails

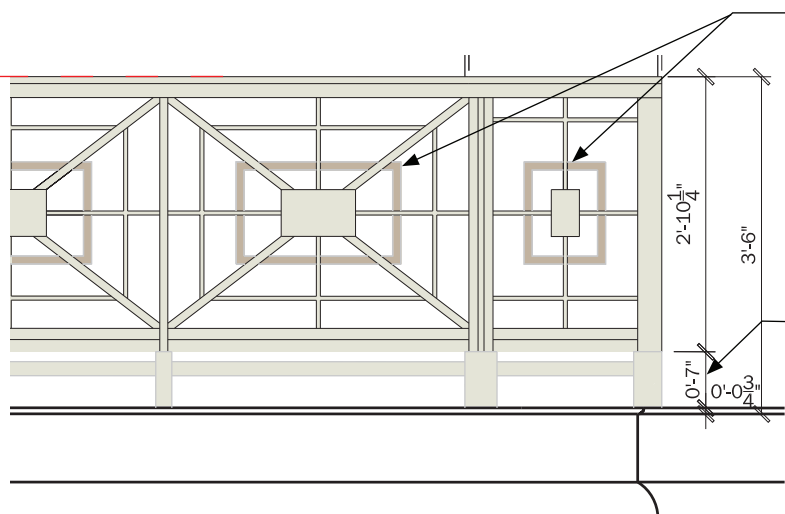
HISTORIC
NO DETAIL EXISTING

HISTORIC

PROPOSED



Guardrail Exterior Elevation

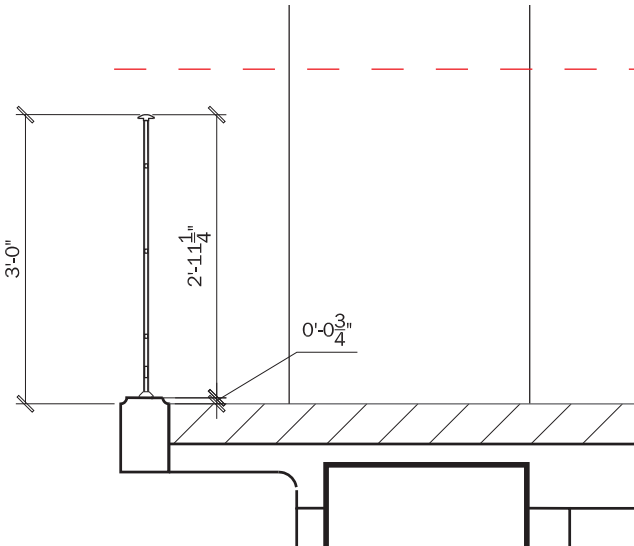


Guardrail Exterior Elevation

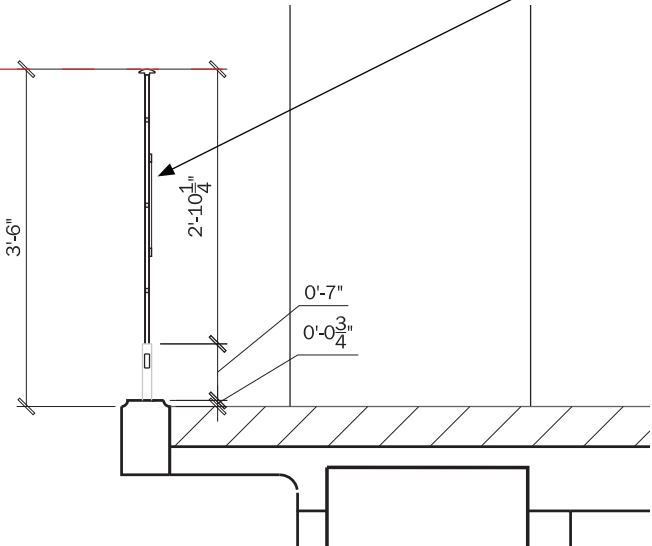
Additional components to reduce open area to less than 4" dia.

Height increased to 42"

Additional components affixed to inside



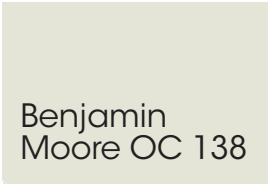
Guardrail Section, Typ.



Guardrail Section, Typ.



Paint finish to match proposed ramp guardrails



Restore historic finish on historic components

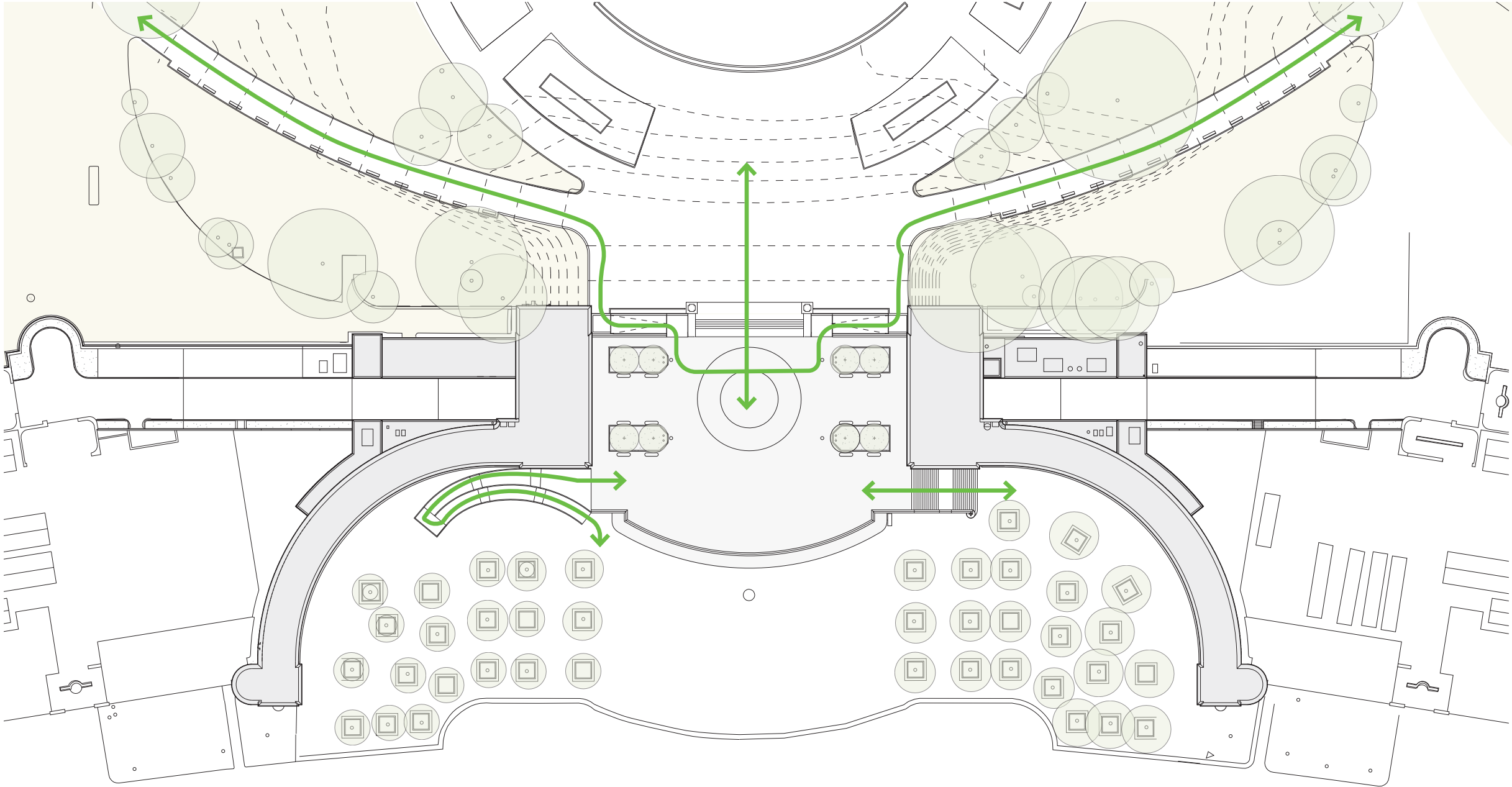


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Proposed Site Circulation Overview - Site Plan



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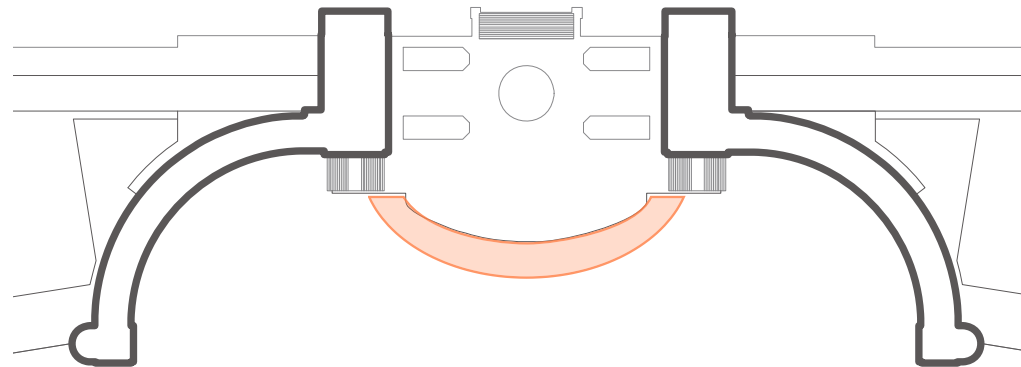
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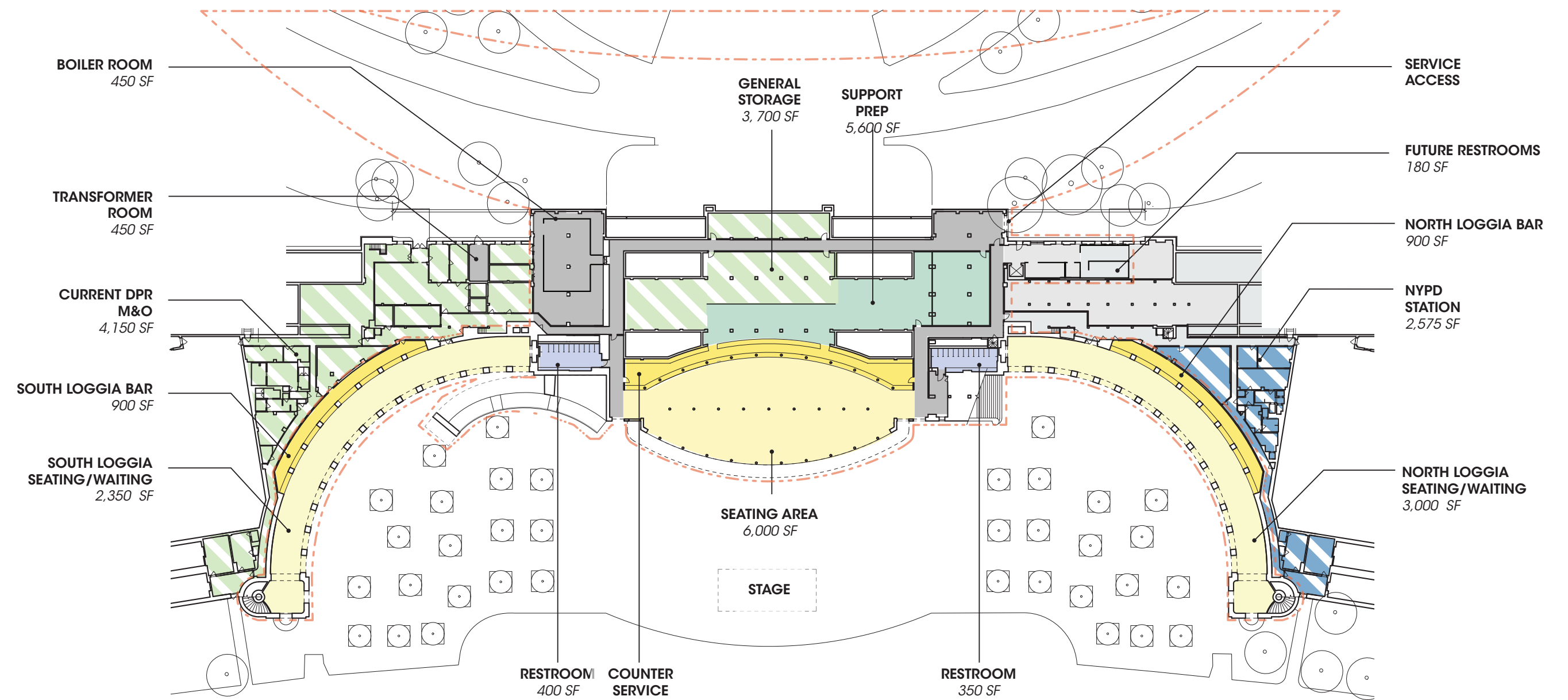


DESIGN ITEMS

4. STOREFRONT AND CANOPY



Pavilion - Lower Level Programming

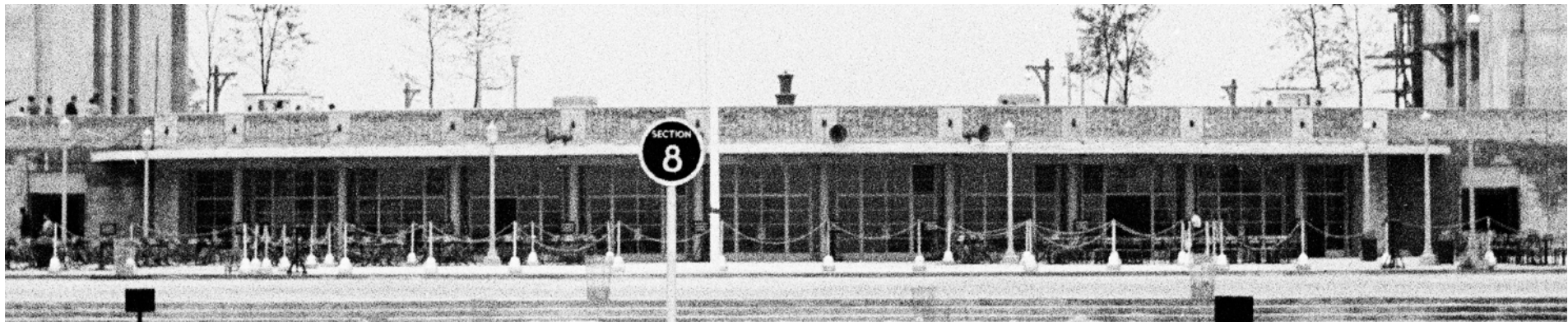


LEGEND

- | | | | |
|-----------------|-------------|---------------|-------------------------|
| PARKS | SEATING | BACK OF HOUSE | CIRCULATION & UTILITIES |
| NYPD (EXISTING) | CONCESSIONS | RESTROOMS | EXISTING TO REMAIN |
| SCOPE LINE | | | |

Storefront & Canopy

HISTORIC



EXISTING



PROPOSED

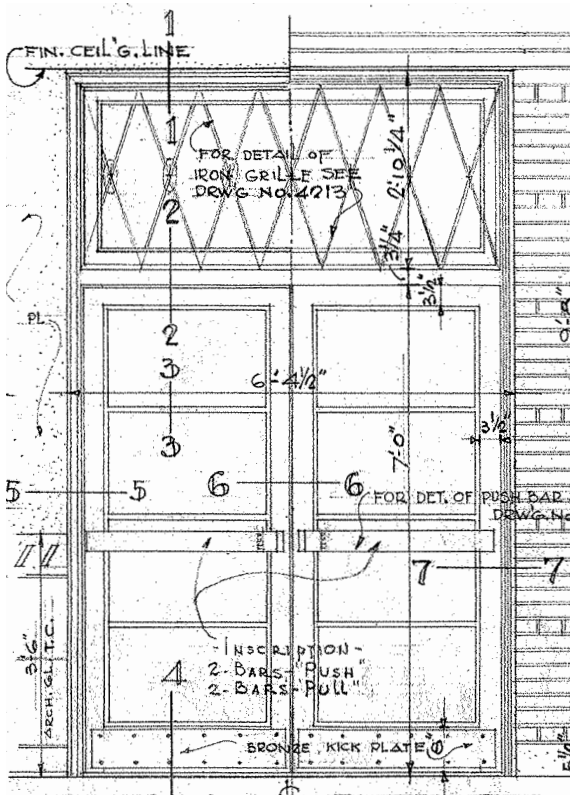


Seating Area - Egress Doors

HISTORIC
PHOTO



HISTORIC
ELEVATION



PROPOSED
STOREFRONT SECTION



- No indication of historic door frame color
- Bronze kick plate
- Transom Iron Grille with Brass ornaments

- Storefront system with solid infill panels
- Metallic bronze paint door frame finish
- Lighter metallic bronze paint infill panel finish
- Restore historic transom grille over solid infill panel

Storefront & Canopy - Restoration and Lighting

HISTORIC



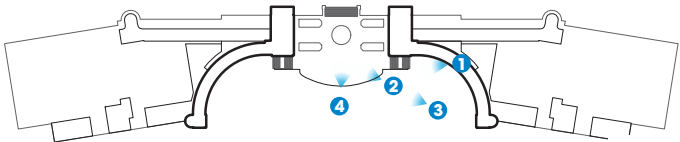
EXISTING



PROPOSED

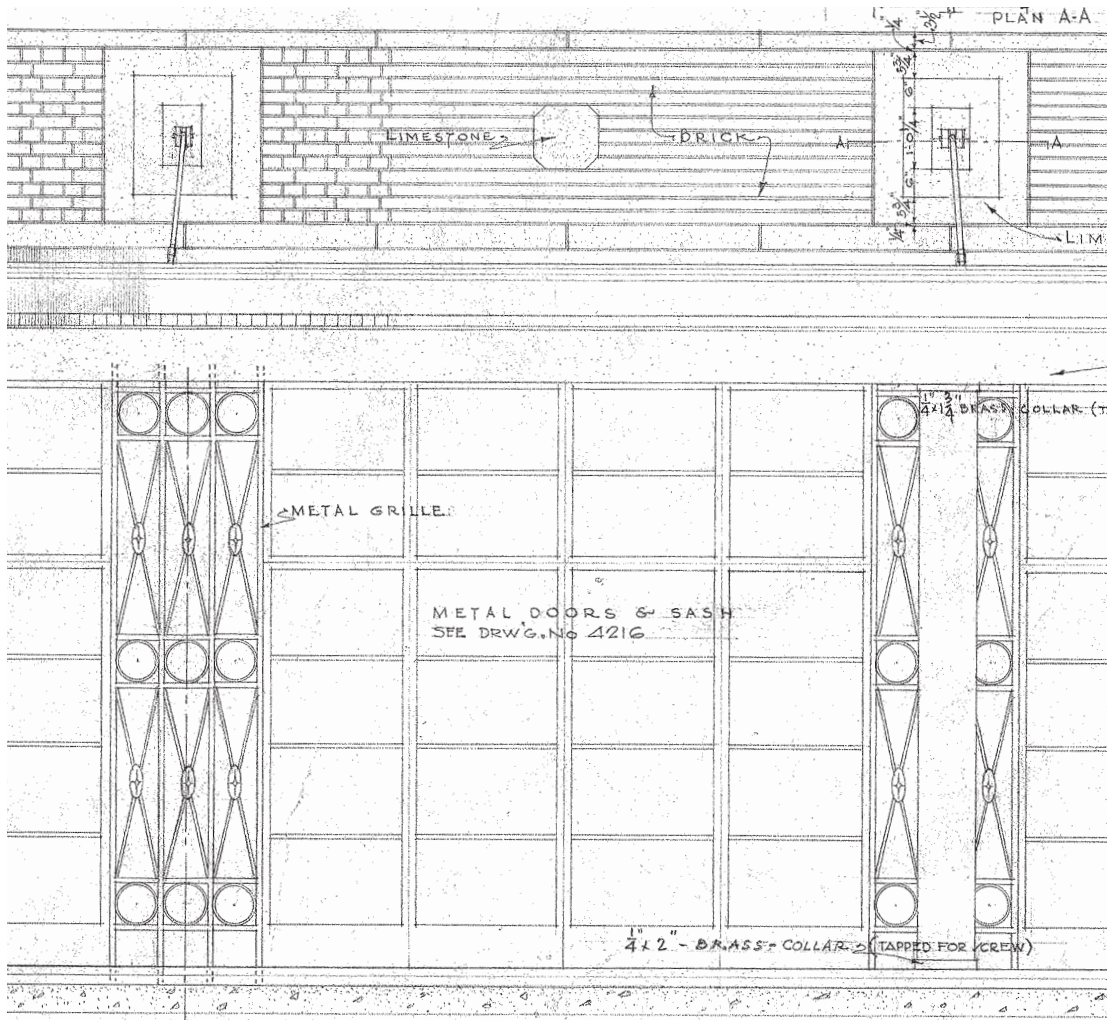


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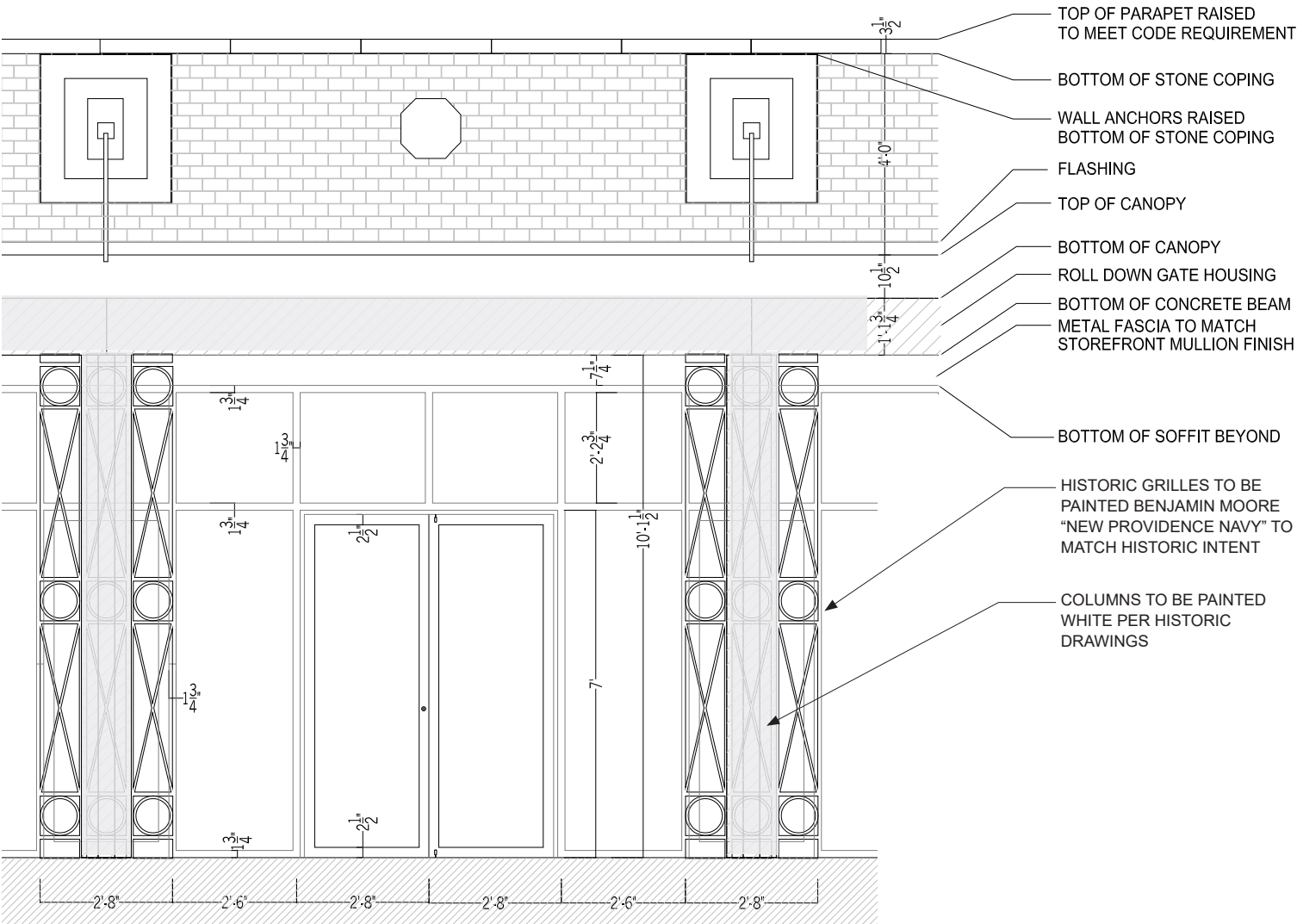


Storefront & Canopy - Typical Elevation

HISTORIC
STOREFRONT EXTERIOR ELEVATION

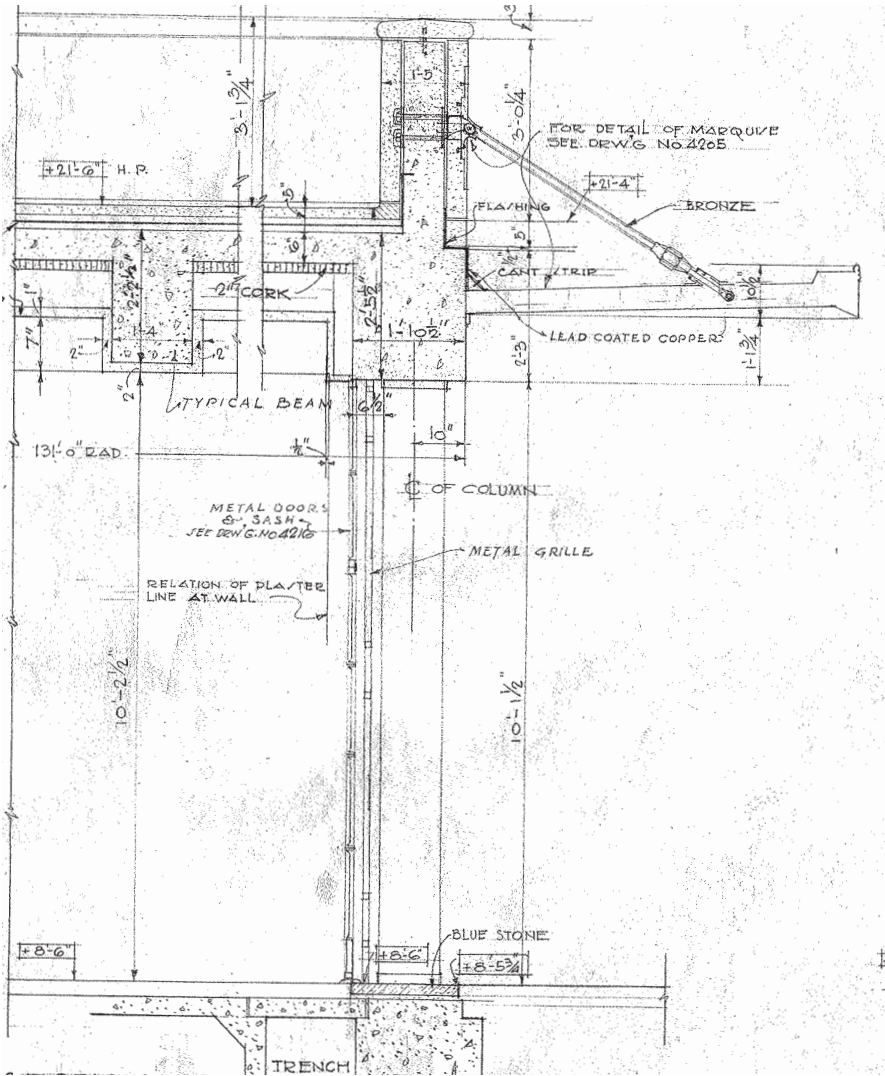


PROPOSED
STOREFRONT EXTERIOR ELEVATION

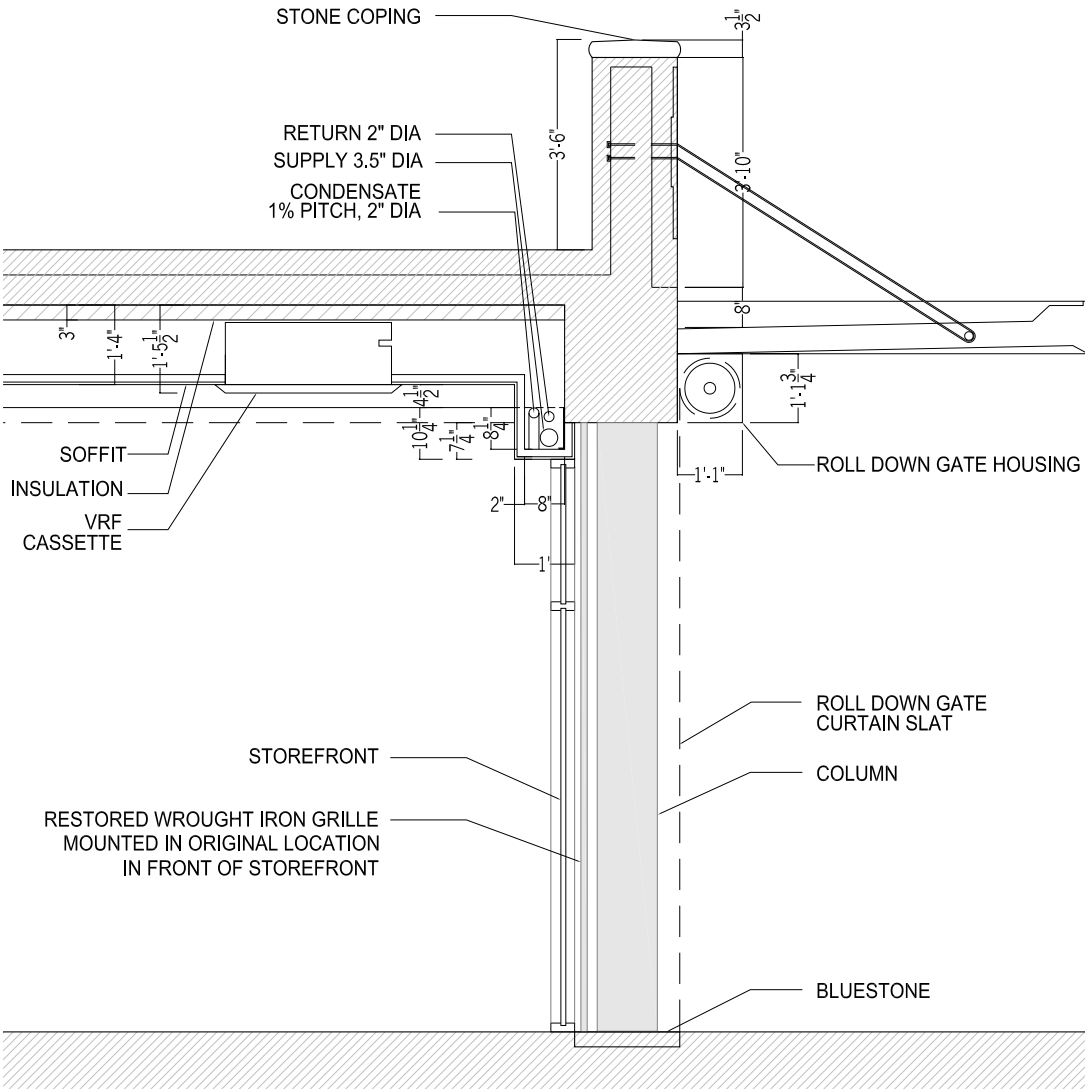


Storefront & Canopy - Typical Section

HISTORIC
SECTION

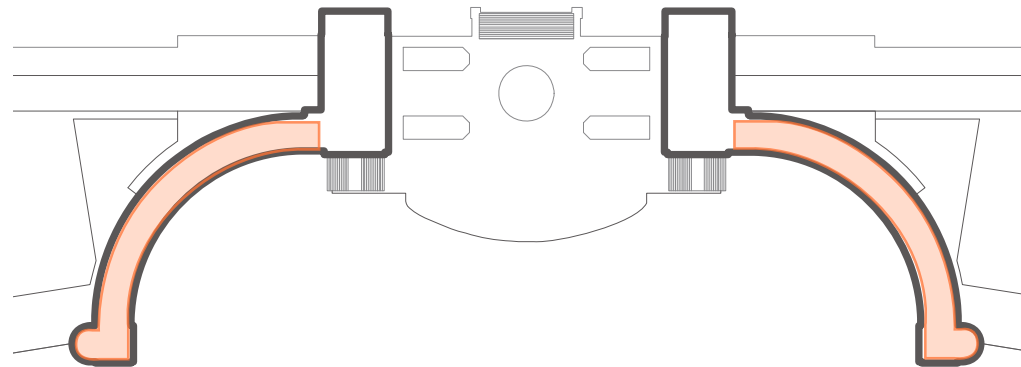


PROPOSED
STOREFRONT SECTION

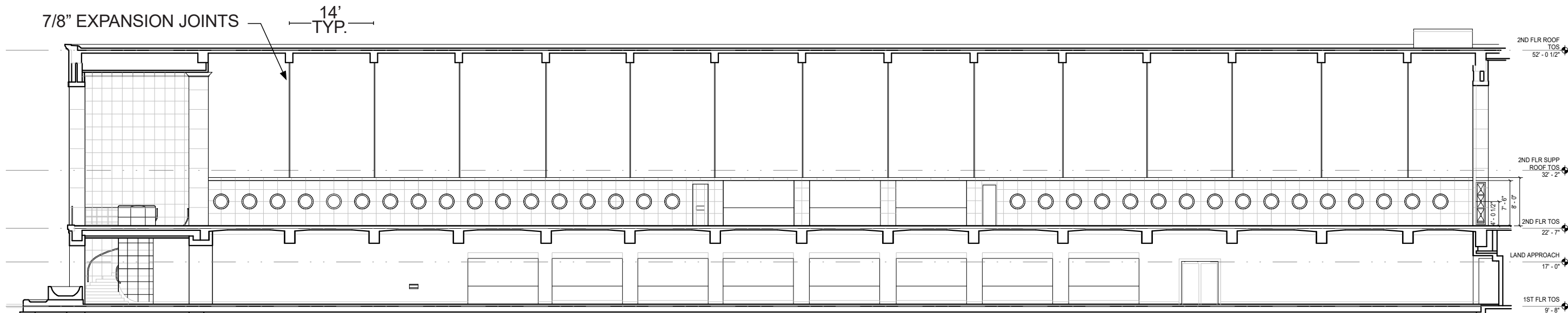


DESIGN ITEMS

5. LOGGIAS



Loggias - Upper Level Cement Plaster Expansion Joints



Proposed Elevation



Loggias - Concessionaire Signage

HISTORIC



Historically no signs indicating concessions

EXISTING

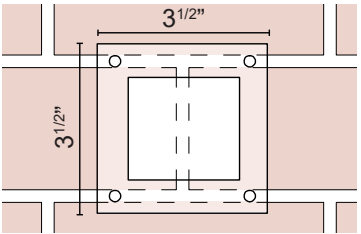


Historic font used in other locations of Pavilion

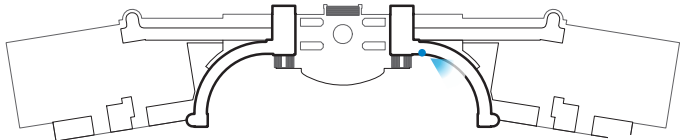
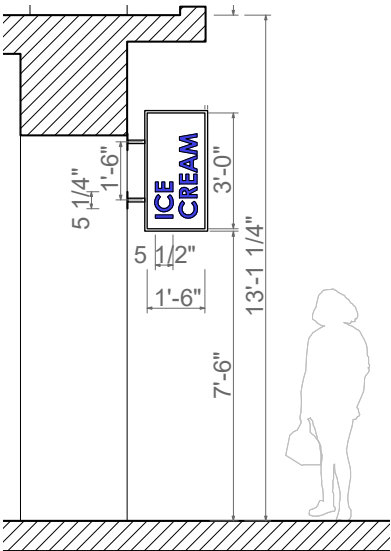
PROPOSED



Mounting: Rigid 2" Square Steel Frame
Fastener: Embedded in Mortar
Font: Century Gothic - 5 1/2"
Panel Material: Fiber Brite



Attachment to Brick



Loggias - Lower Level Concessionaire Bar & Ceiling

HISTORIC



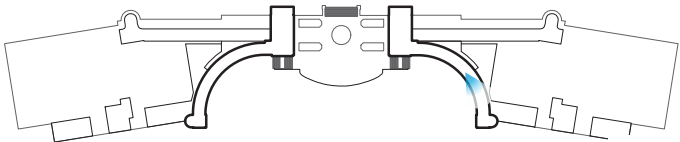
Summer 1938, Museum of the City of New York

EXISTING



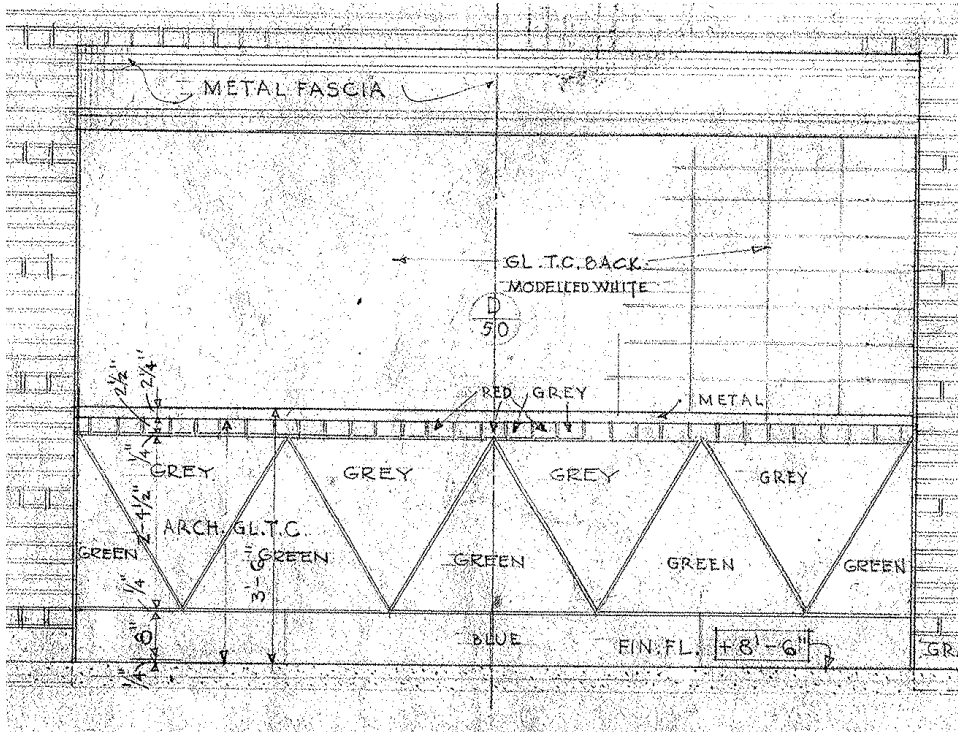
Site visit, October 3, 2018

PROPOSED



Loggias - Lower Level Concessionaire Bar & Signage

HISTORIC



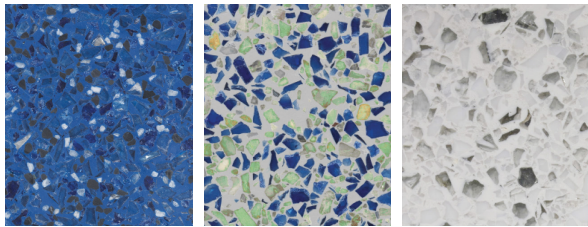
PROPOSED



6 1/4" | ABC

Font
Century Gothic

Panel
Fiber Brite



Bar Face Material
Terrazzo Tile



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Loggias - Stair Fixtures

HISTORIC



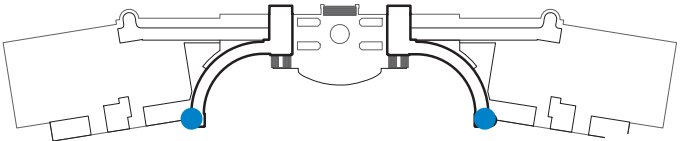
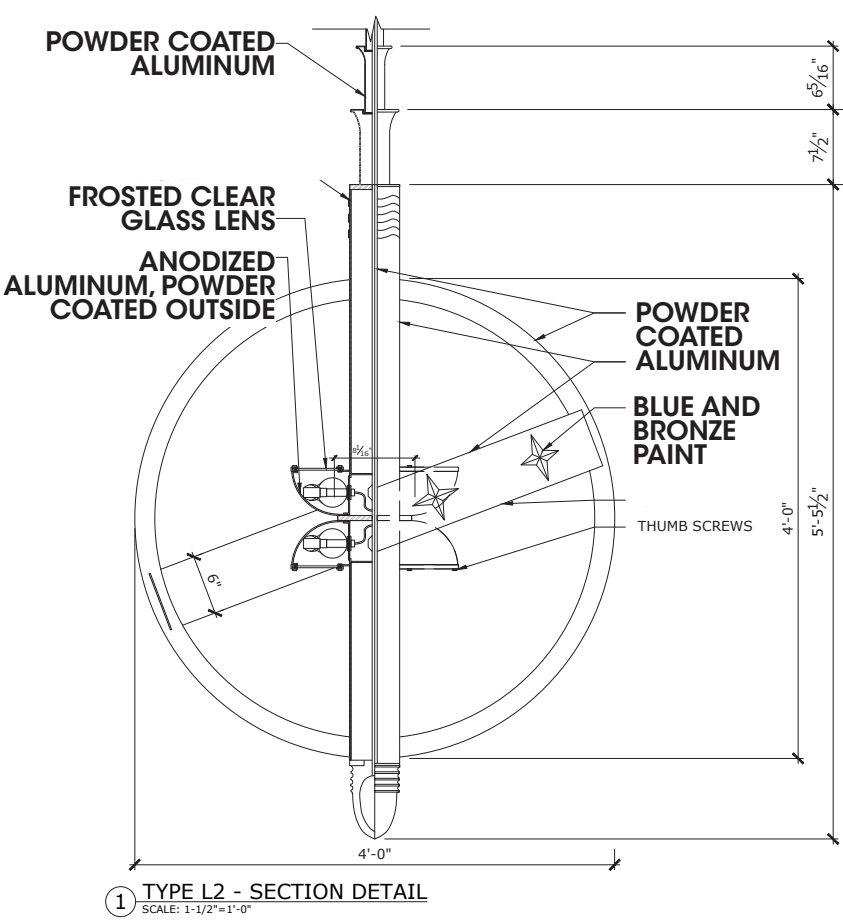
EXISTING

CURRENTLY NO FIXTURE EXISTS



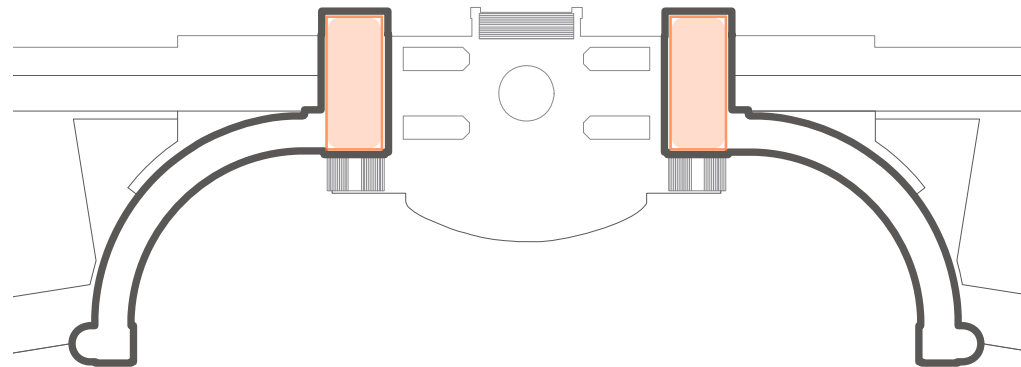
PROPOSED

INTERPRETATION OF HISTORIC DESIGN

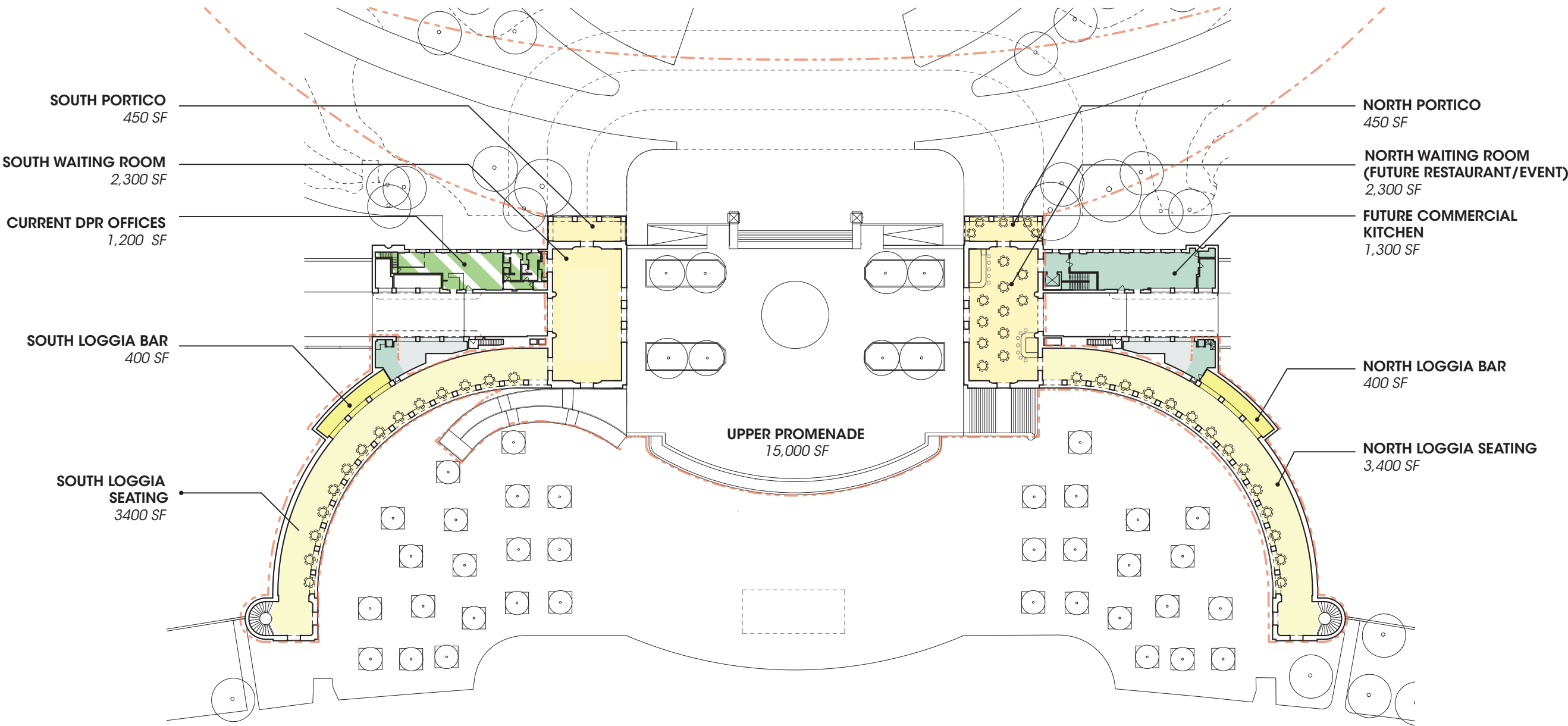


DESIGN ITEMS

6. WAITING ROOMS

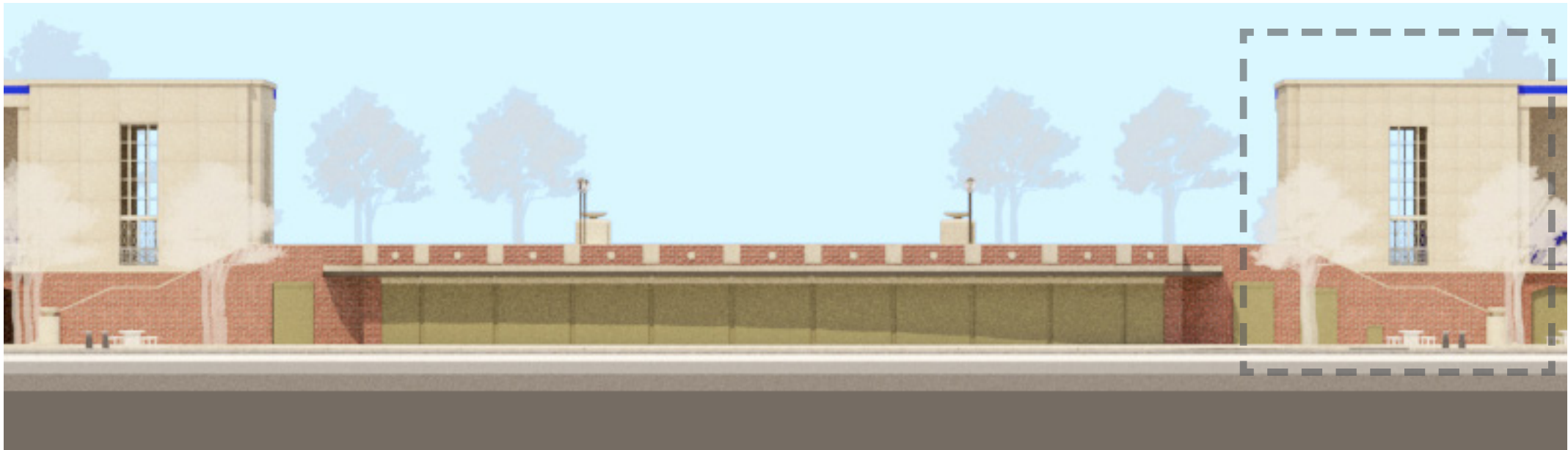


Overall Pavilion - Upper Level Programming

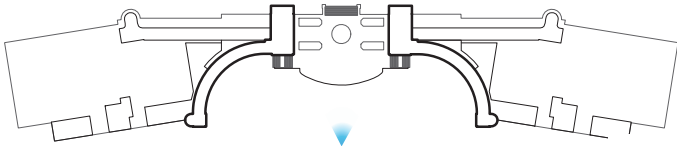


North Waiting Room - Enclosure

EXISTING
Beach Elevation



PROPOSED
Beach Elevation

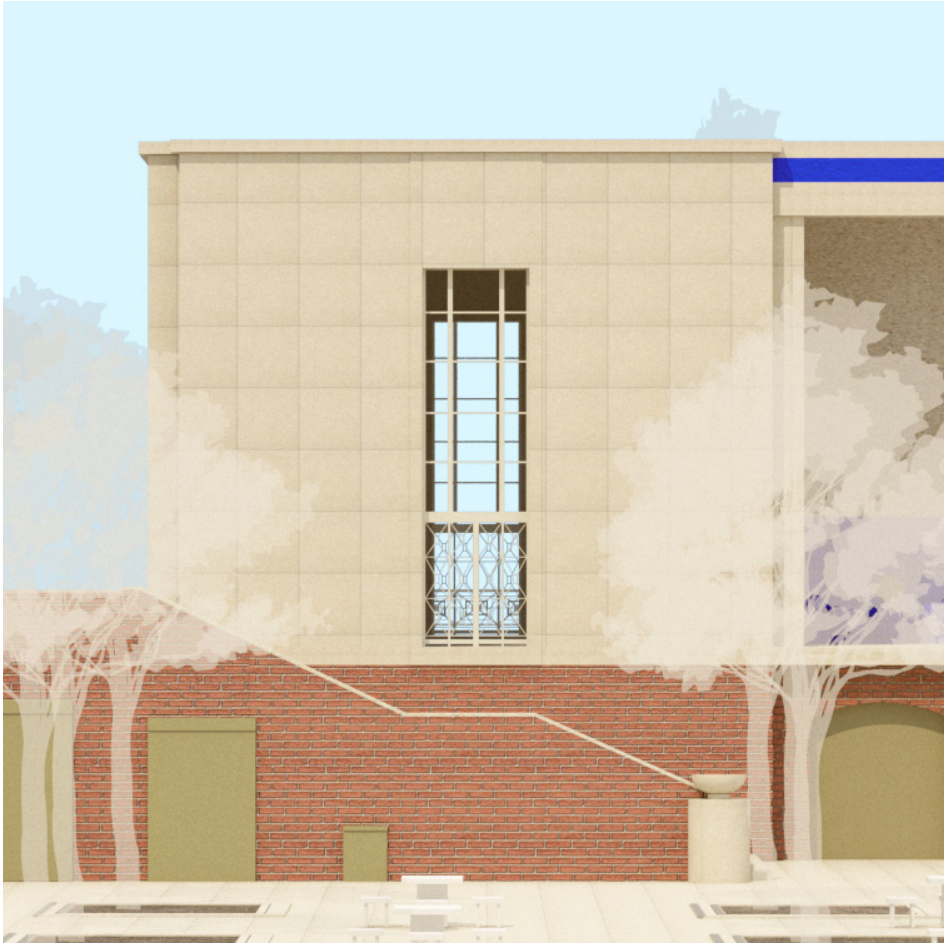


North Waiting Room - Proposed Enclosure (Exterior)

EXISTING
EAST FACADE



EXISTING
EAST FACADE



PROPOSED
EAST FACADE

Proposed glazing on all openings, all existing mullions remain



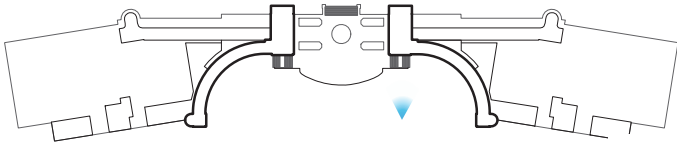
Lamp posts to remain, removed from renderings for visual clarity



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North Waiting Room - Proposed Enclosure (Exterior)

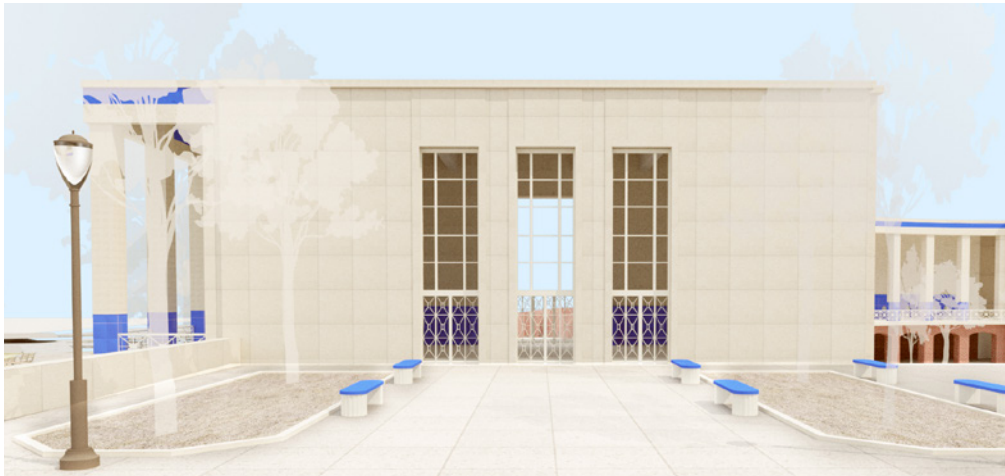
EXISTING

Photo



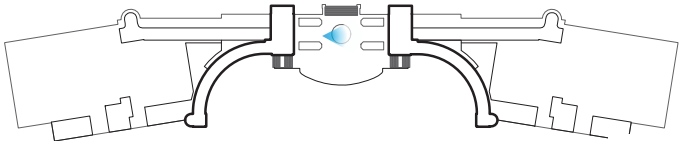
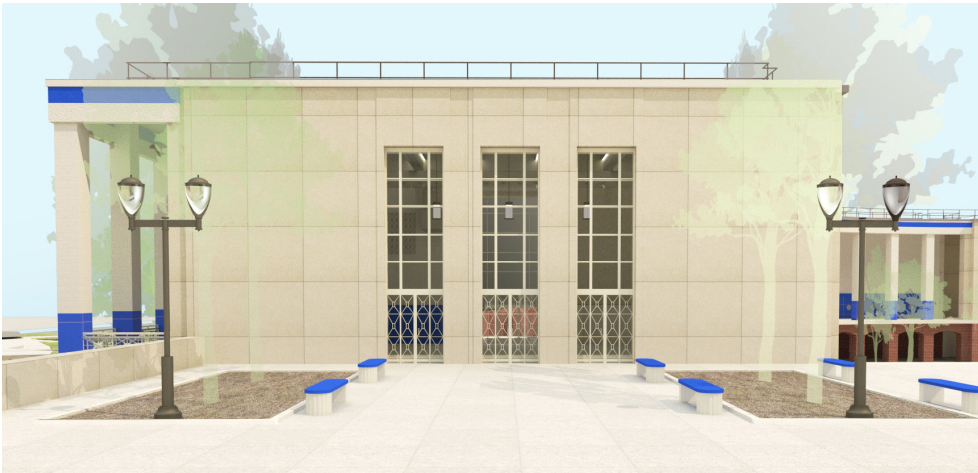
EXISTING

Rendering



PROPOSED

WEST FACADE
Proposed glazing on all openings, all existing mullions remain



North Waiting Room - Proposed Enclosure (Exterior)

EXISTING

WEST FACADE
Photo



EXISTING

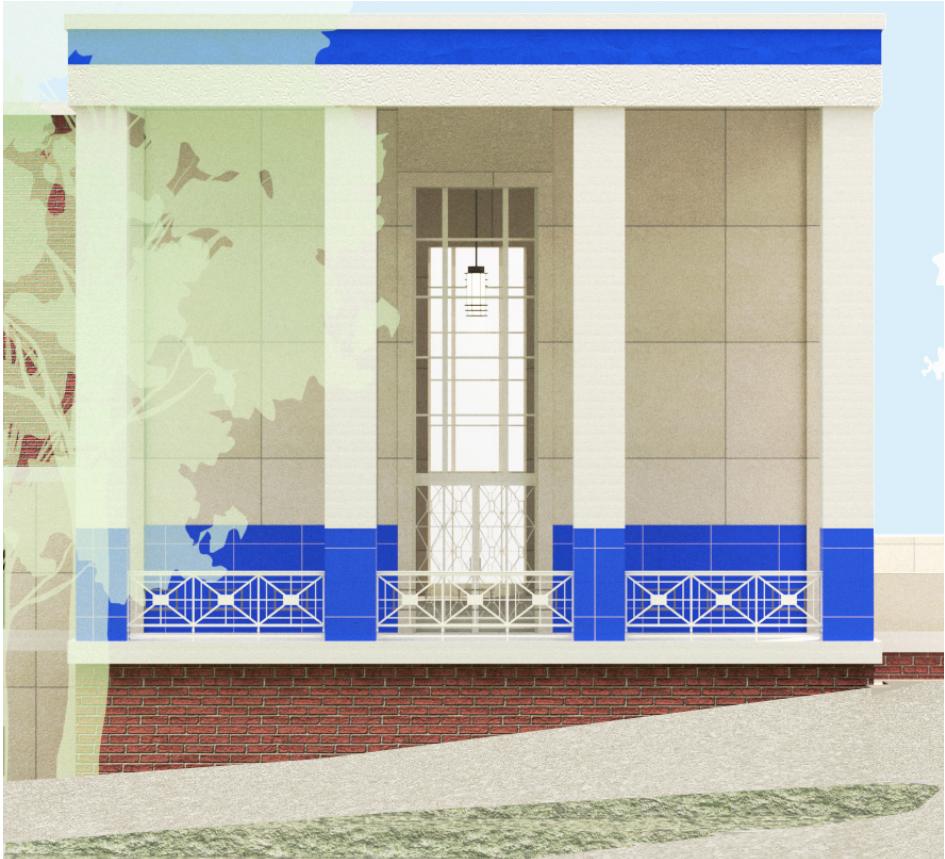
WEST FACADE
Rendering



Benches removed from renderings for visual clarity

PROPOSED

WEST FACADE
Proposed glazing on all openings, all existing
mullions remain



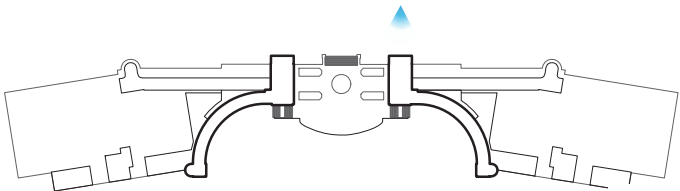
Proposed benches removed from renderings for visual clarity



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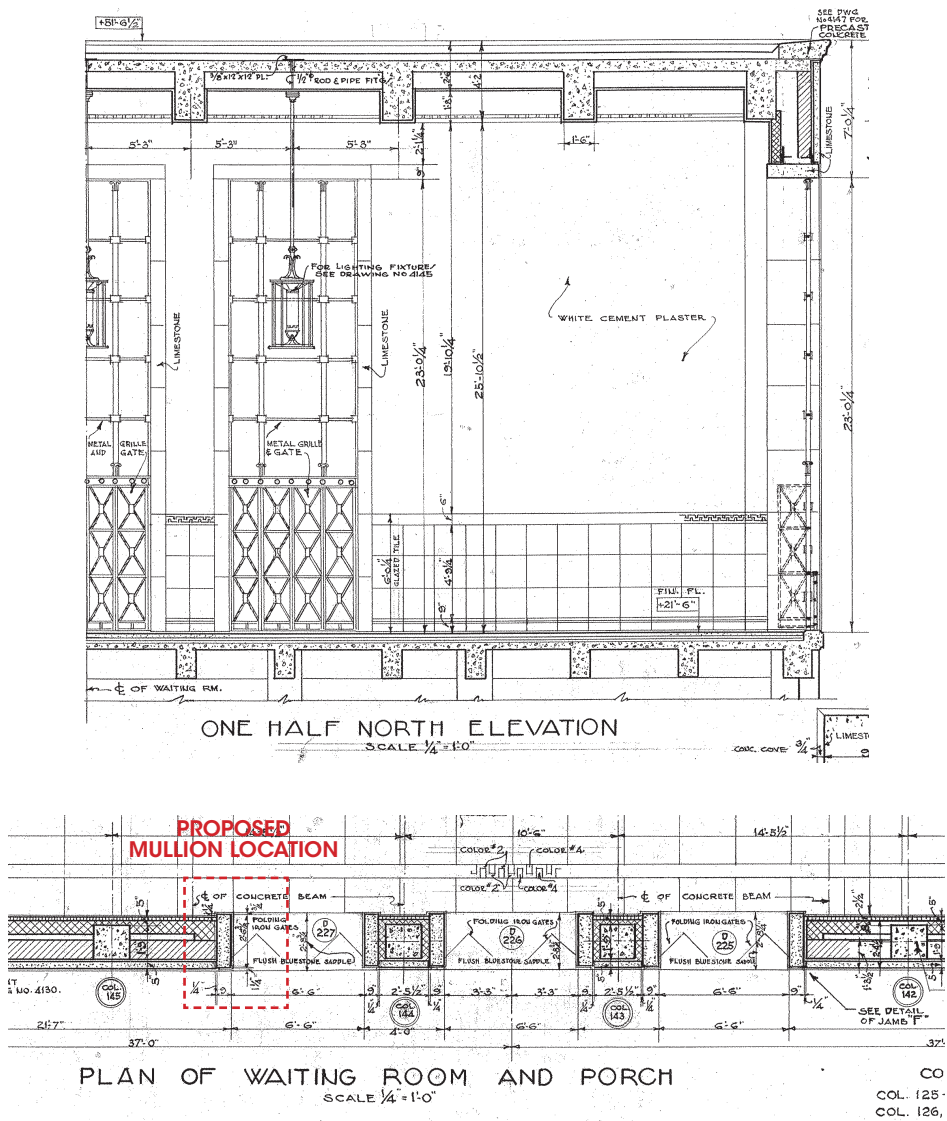


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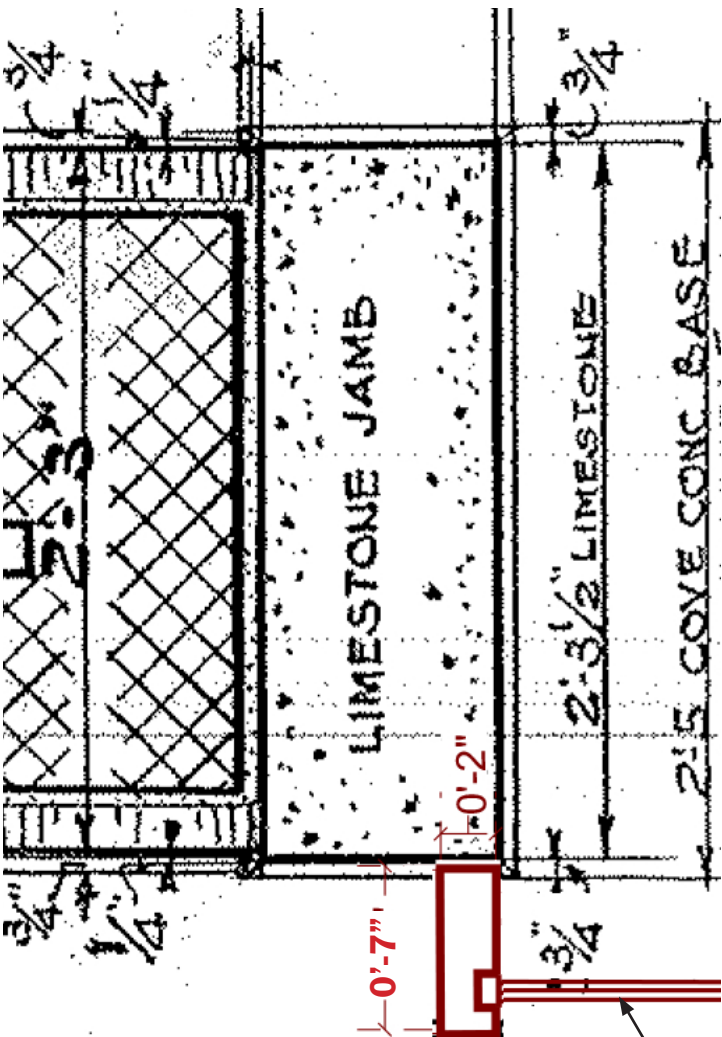


North Waiting Room - Proposed Enclosure (Exterior)

HISTORIC
ELEVATION & PARTIAL PLAN



PROPOSED
MULLION LOCATION



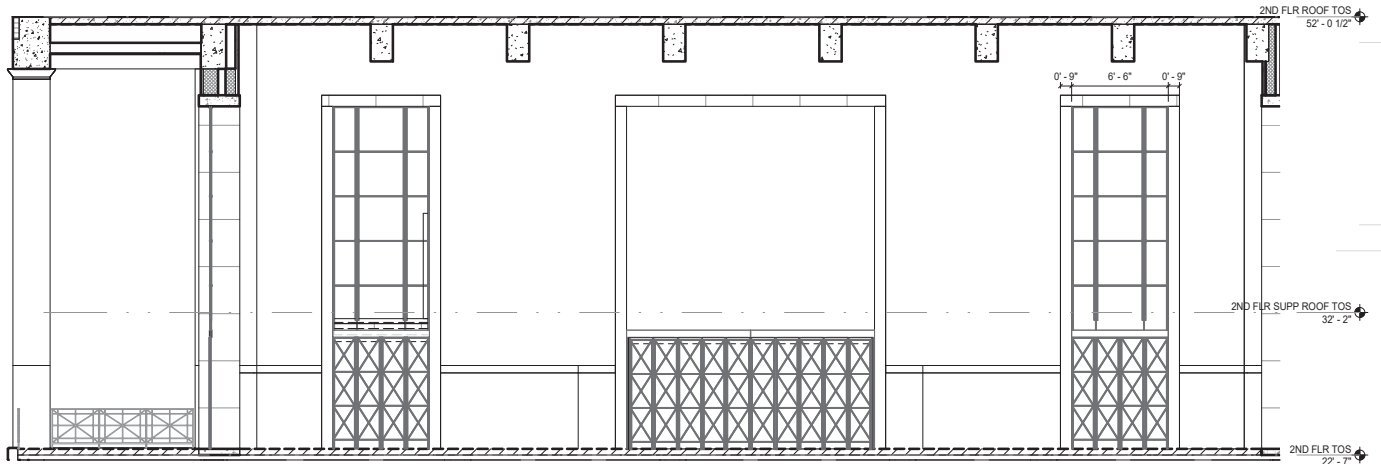
EXTERIOR

GLASS
FRAME
INTERIOR

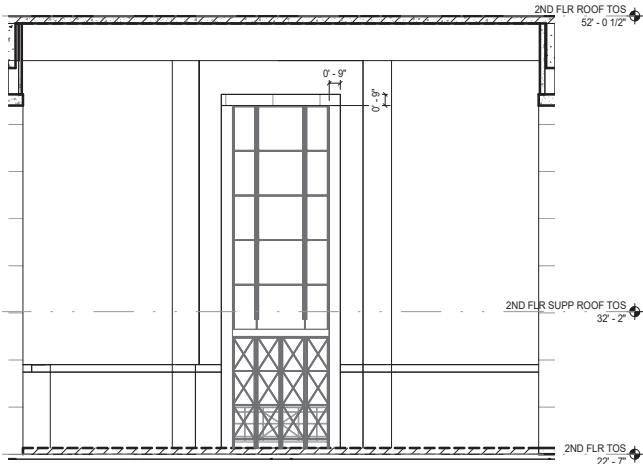


North Waiting Room - Proposed Enclosure (Interior)

EXISTING

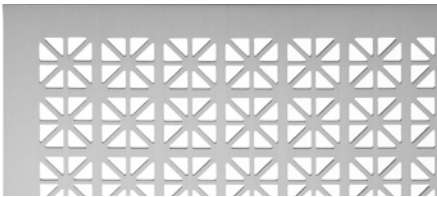


INTERIOR ELEVATION - NORTH



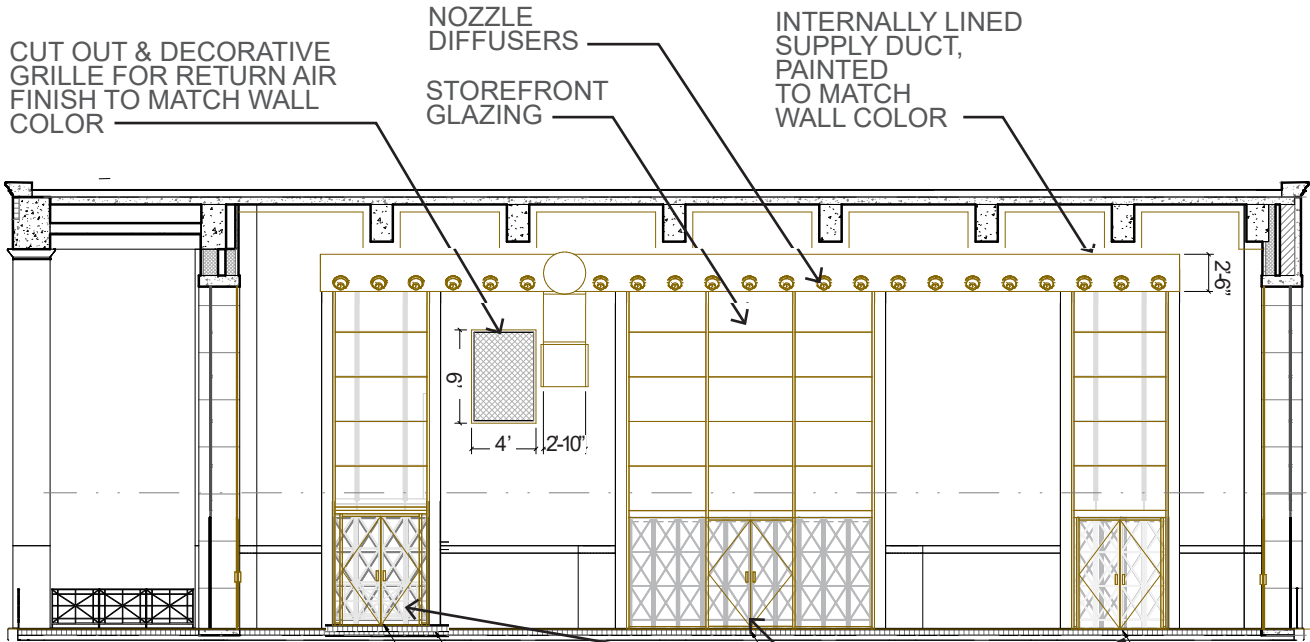
INTERIOR ELEVATION - EAST

PROPOSED

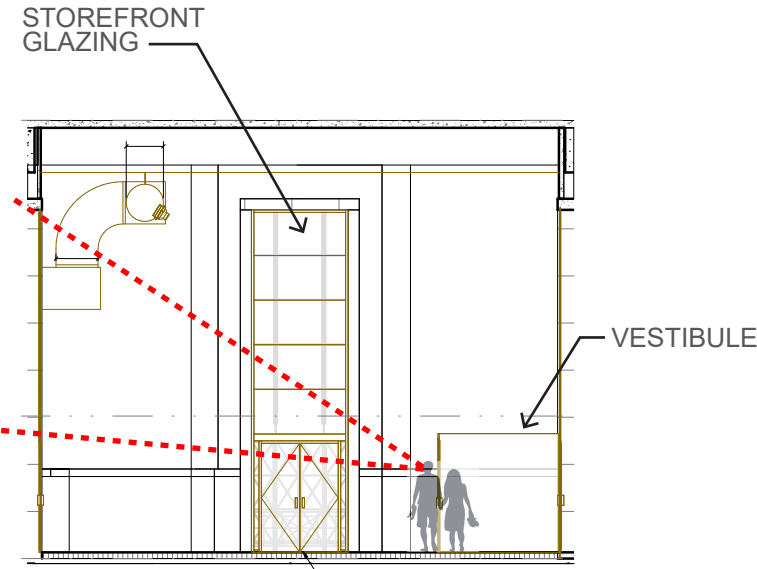


RETURN AIR GRILLE

- Grecian pattern perforated steel grille, 4' x 6'
- Painted finish to match Waiting Room walls.
- Grille to be flush with cement plaster

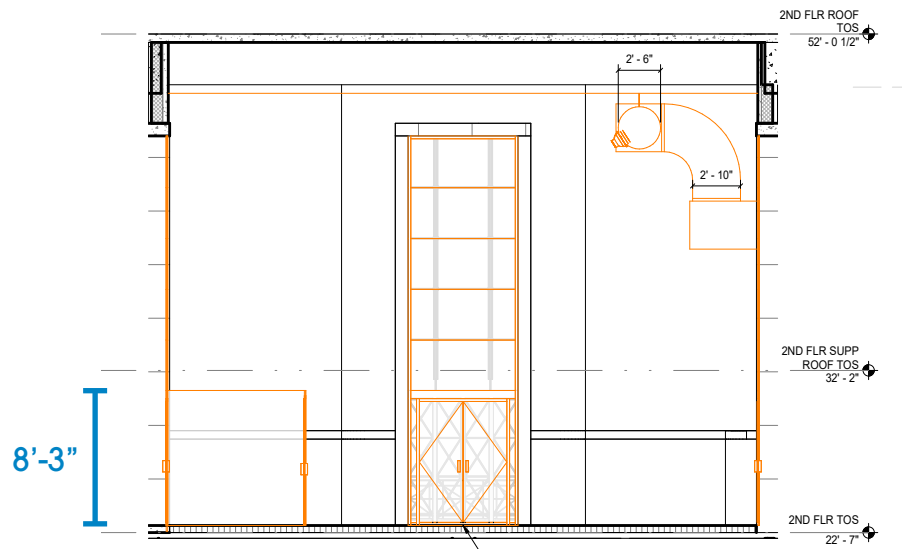


INTERIOR ELEVATION - NORTH



INTERIOR ELEVATION - EAST

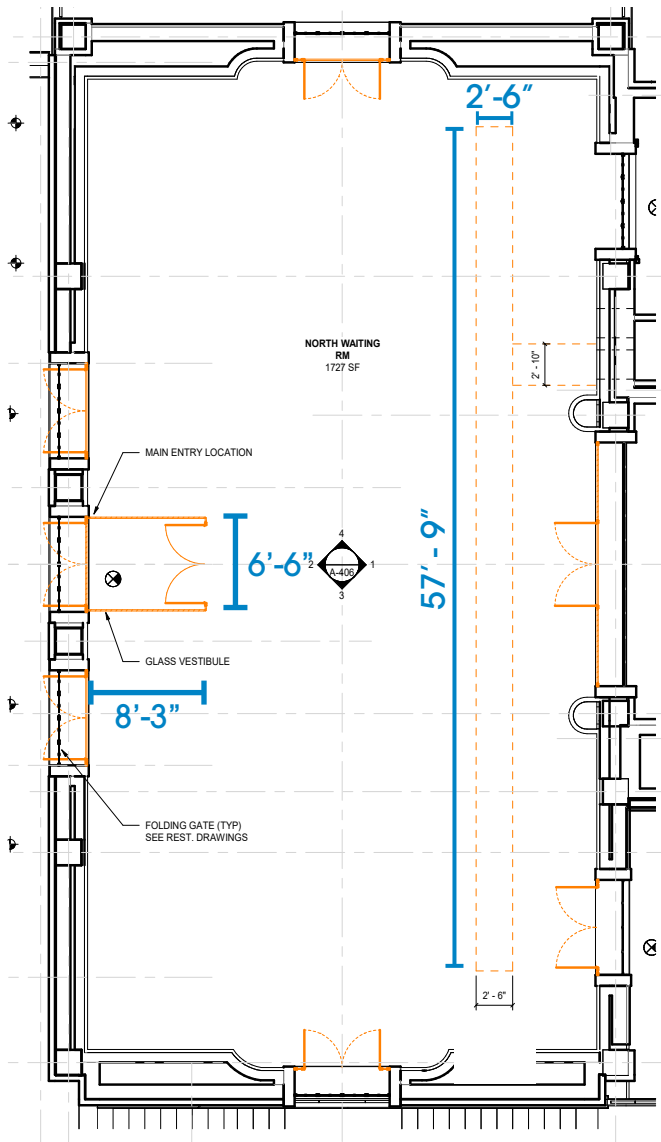
North Waiting room - Proposed Enclosure (Interior)



INTERIOR ELEVATION - NORTH

VESTIBULE

- Required for Energy Code
- Structural Glass and Spider Fittings to minimize visual impact on interior experience



PLAN



EXAMPLE OF VESTIBULE STRUCTURE AND FITTINGS



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North Waiting Room - Proposed Enclosure (Interior)

EXISTING
NORTH INTERIOR ELEVATION
PHOTO



EXISTING
NORTH INTERIOR ELEVATION
RENDERING



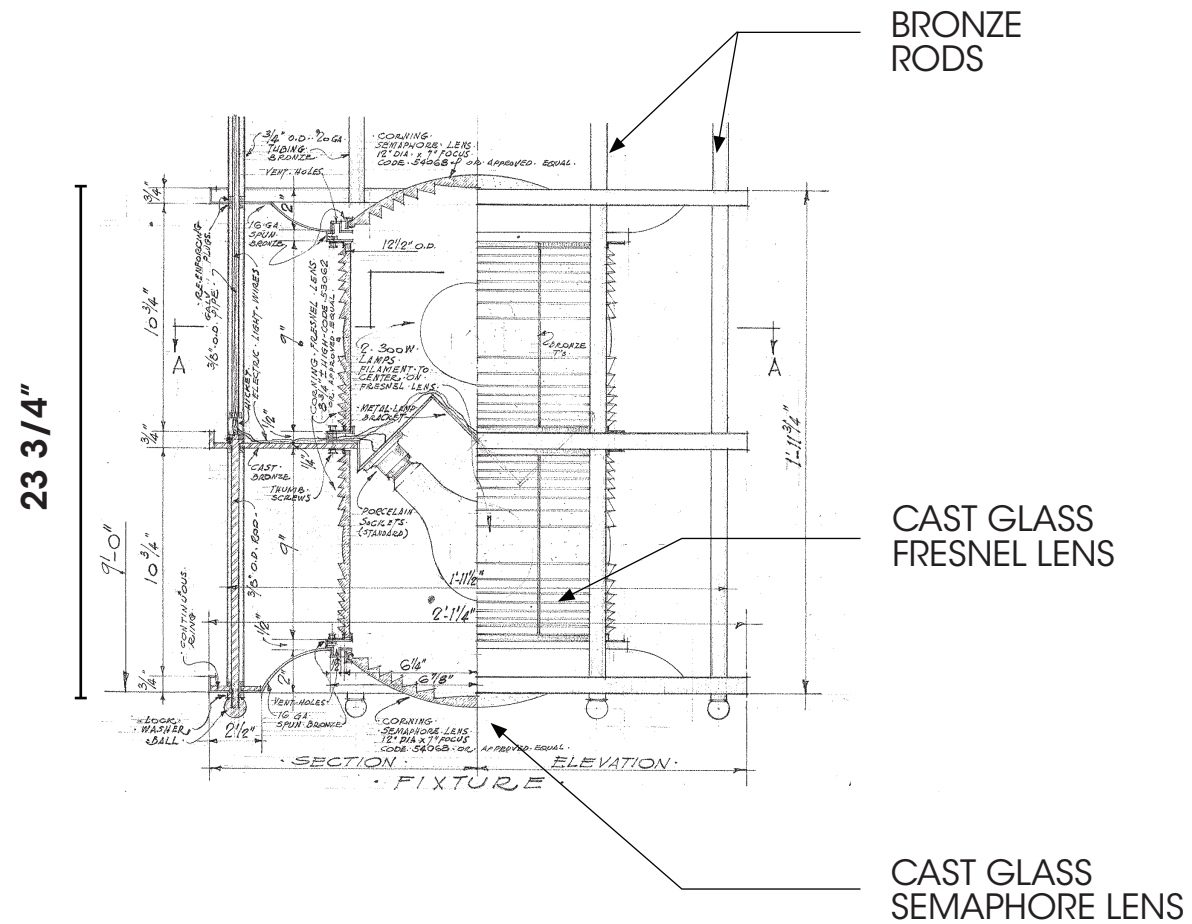
PROPOSED
NORTH INTERIOR ELEVATION
RENDERING



Waiting Rooms - Lighting Fixture Restoration

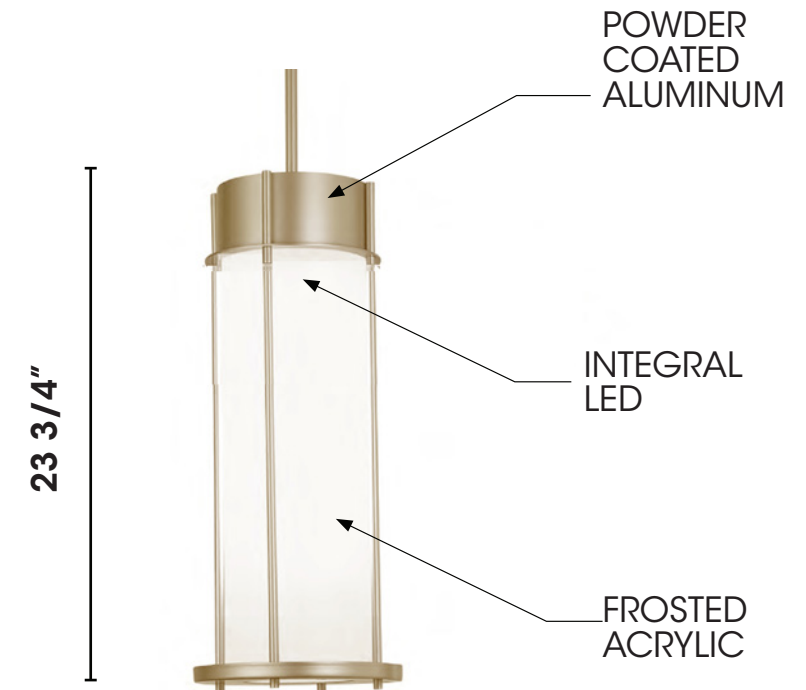
HISTORIC

(NO PHOTO OR OTHER RECORD OF THIS
BEING INSTALLED HAS BEEN FOUND)



PROPOSED

DESIGN INTERPRETATION RENSHAW LANTERN PENDANT



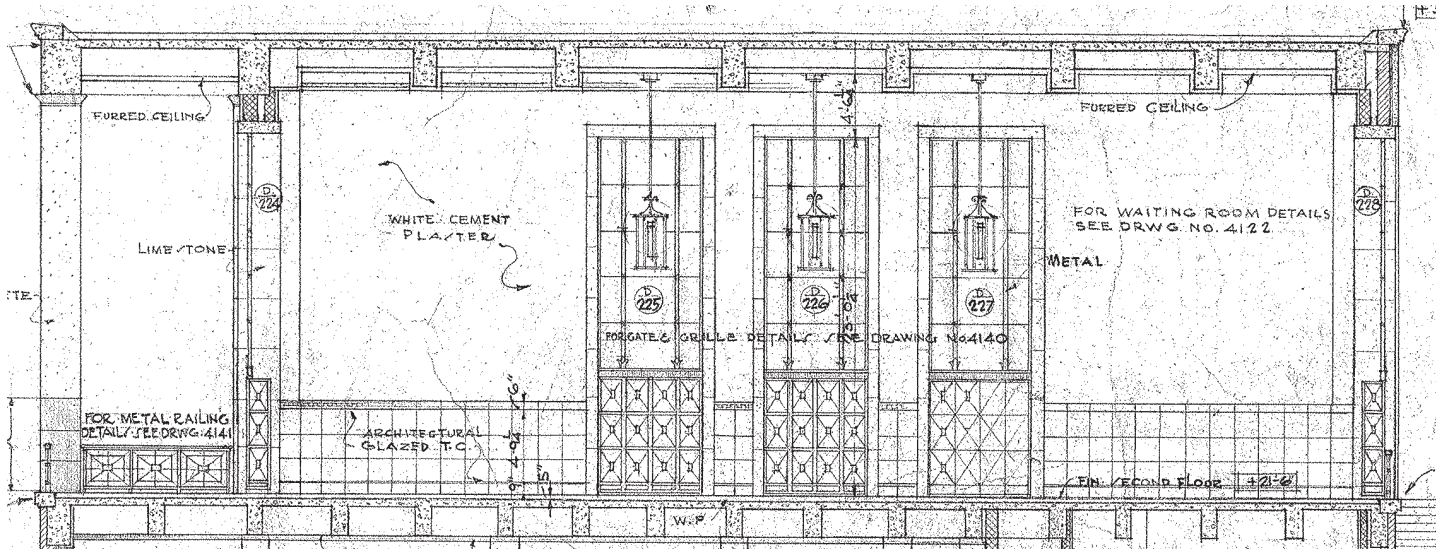
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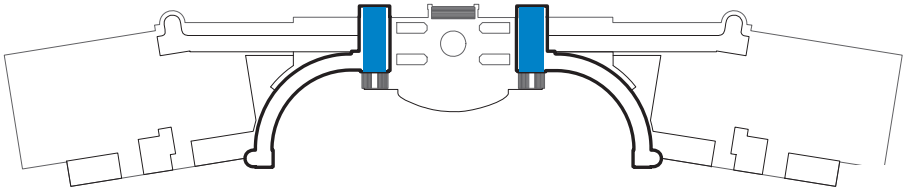
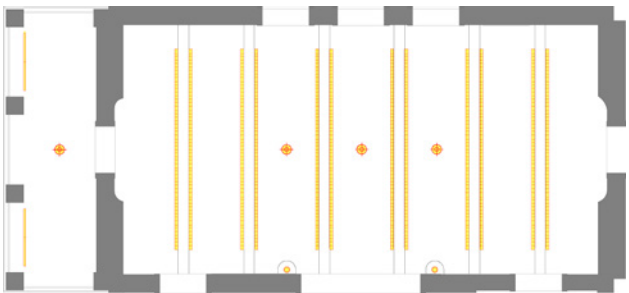
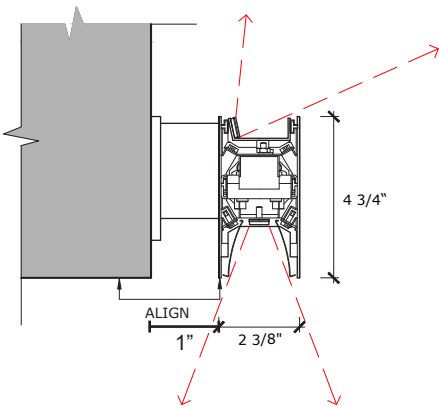
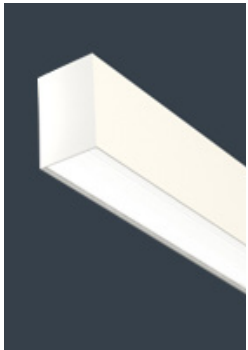
Waiting Rooms - Proposed Lighting

HISTORIC



PROPOSED

PROPOSED FIXTURE: FORUM ALUMINA 2 LED
Average 18.70 fc



NYC PARKS SIGNAGE



NYC Parks



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NYC Parks Signage - Existing signage



Parks leaves and panel signs to be removed.

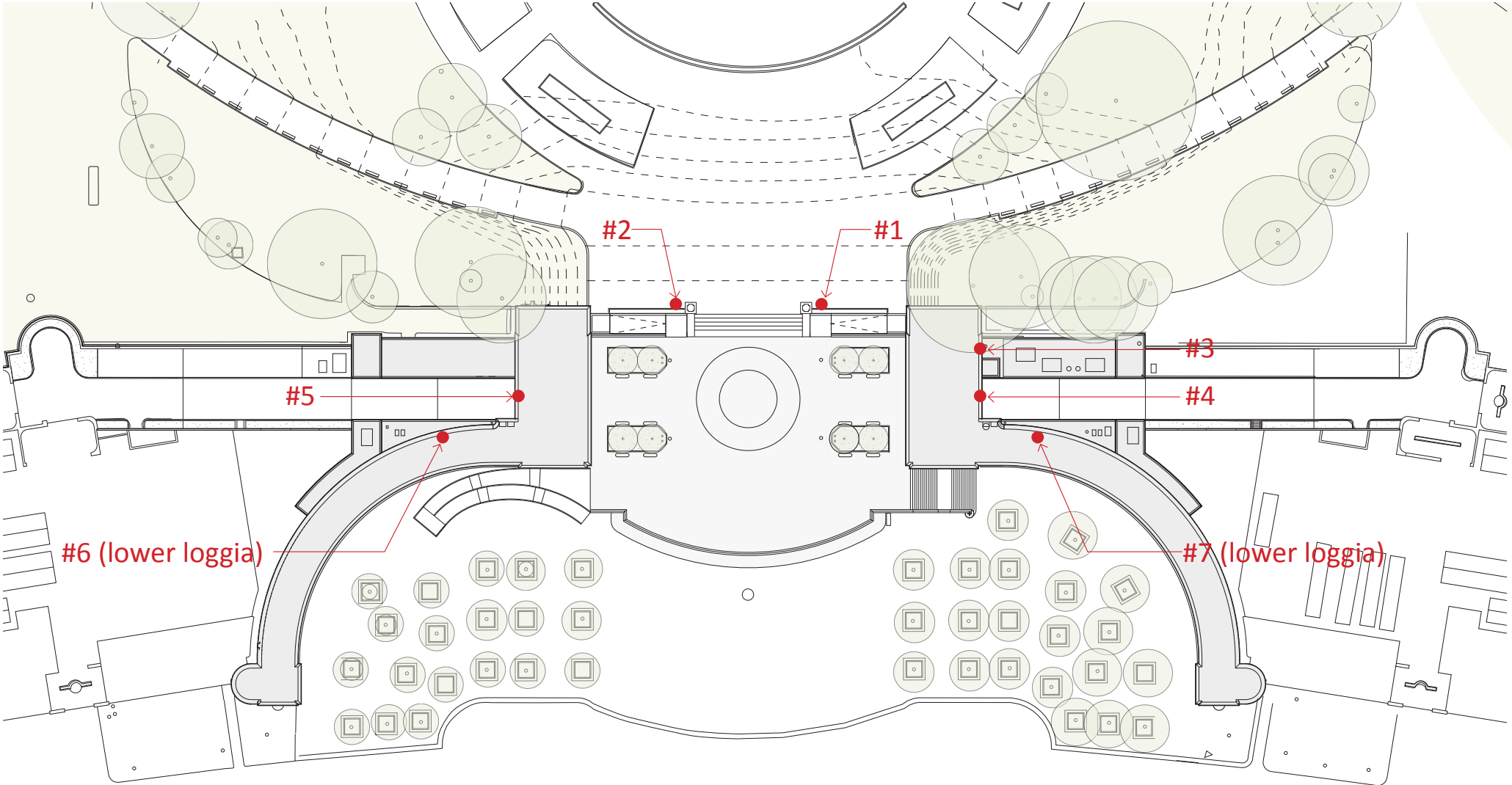


Parks leaf to be removed.



Parks leaf to be removed.

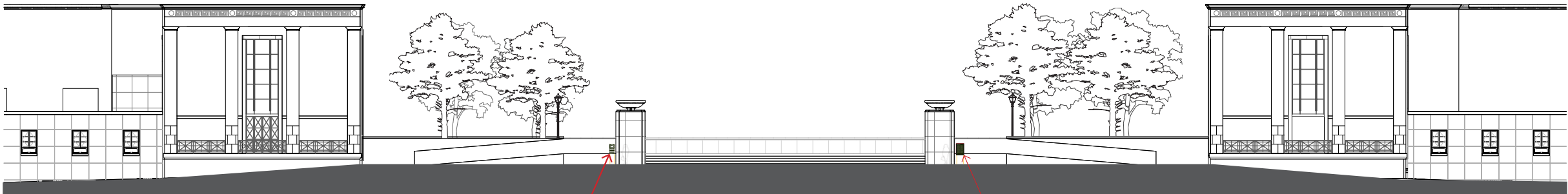
NYC Parks Signage - Proposed Sign Locations



All proposed signs will be NYC Parks-branded signs (approved by PDC).

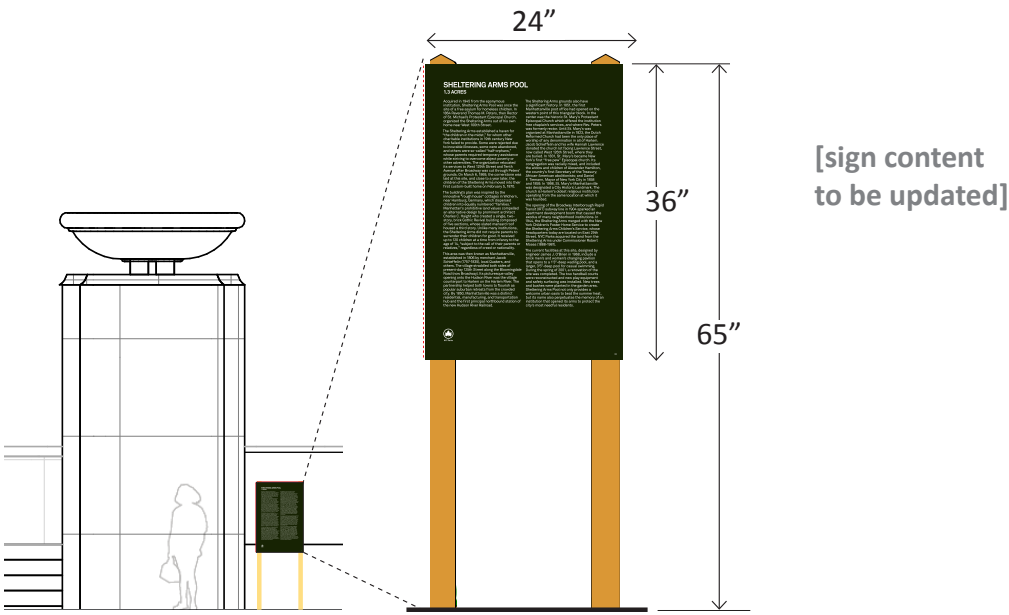
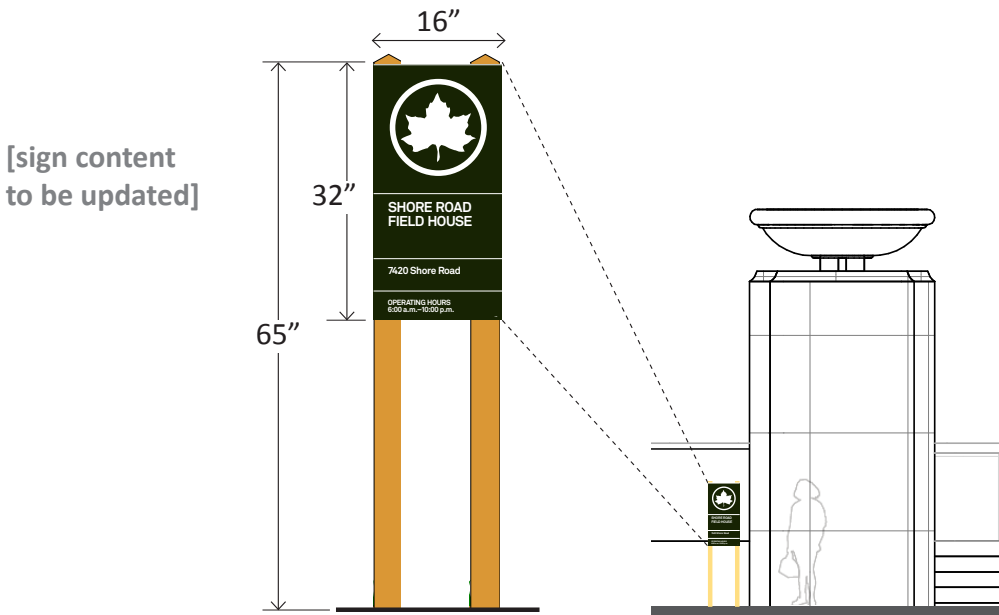
Sign #1: Facility Sign
Sign #2: History Sign
Sign #3-7: Standalone Sign

NYC Parks Signage - Proposed Signs at Land-Side Entrance



Sign #1

Sign #2

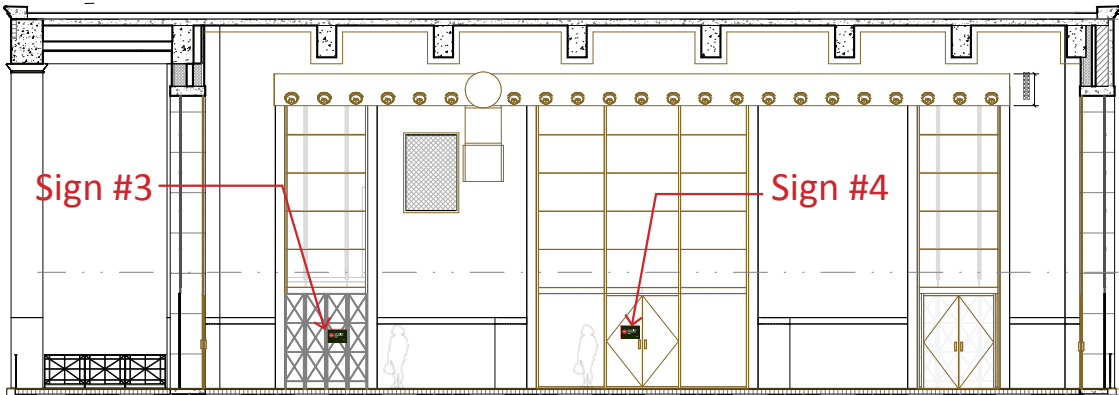


Sign #1
NYC Parks Standard Facility Sign
- Fiberbrite Panel
- Free-standing, mounted on two 4x4 wood posts with Timber-lock screws

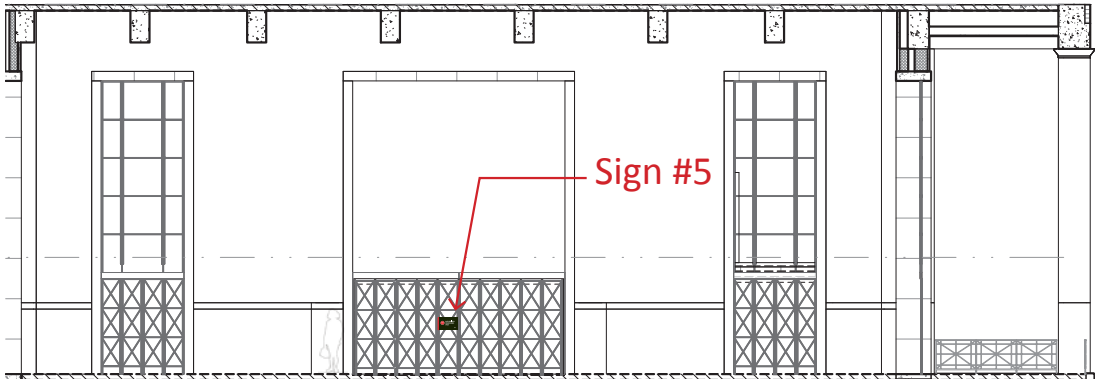
Sign #2
NYC Parks Standard History Sign
- Fiberbrite Panel
- Free-standing, mounted on two 4x4 wood posts with Timber-lock screws

NYC Parks Signage - Proposed Signs at Waiting Rooms Room

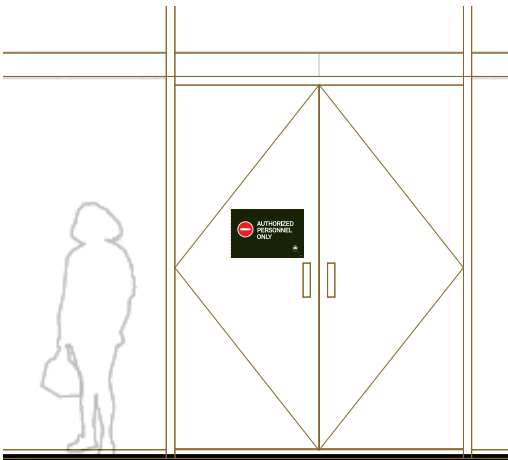
North Waiting Hall



South Waiting Hall



Sign #3



Sign #4



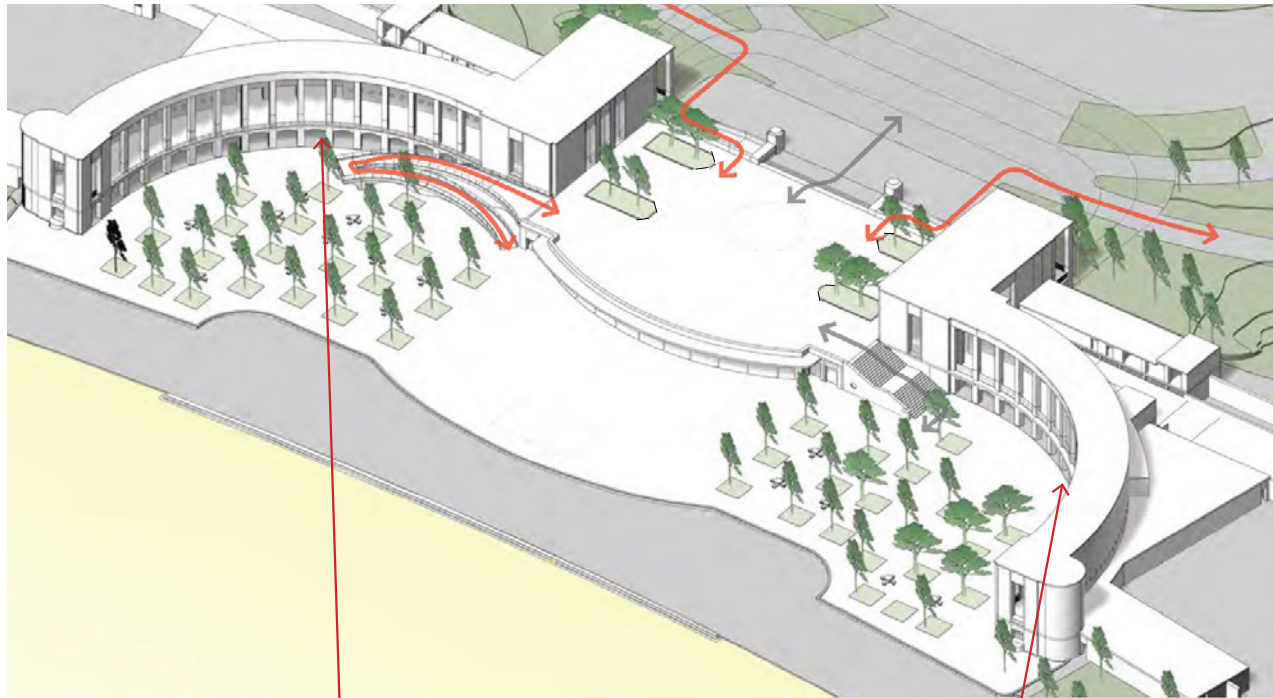
Sign #5

[sign content to be updated]



Sign #3, 4, 5
NYC Parks Standalone Sign
- Fiberbrite Panel
- Bracket-mounted to metalwork

NYC Parks Signage - Proposed Signs at Lower Loggias



Sign #6 at South Loggia

Sign #7 at North Loggia



Sign #6
Sign #7 (photo not available)

[sign content to be updated]



Sign #6, 7
NYC Parks Standalone Sign
- Fiberbrite Panel
- Adhesive-mounted to metal doors

ROOFTOP EQUIPMENT & GUARDRAIL

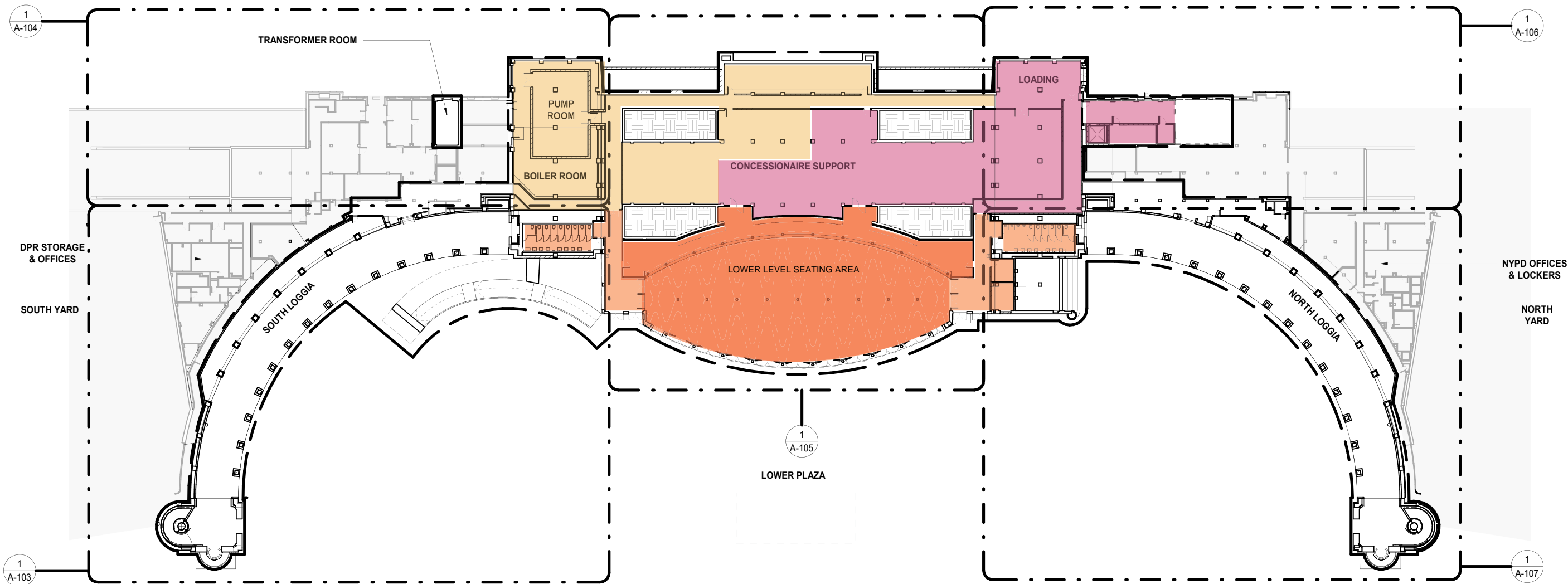


NYC Parks

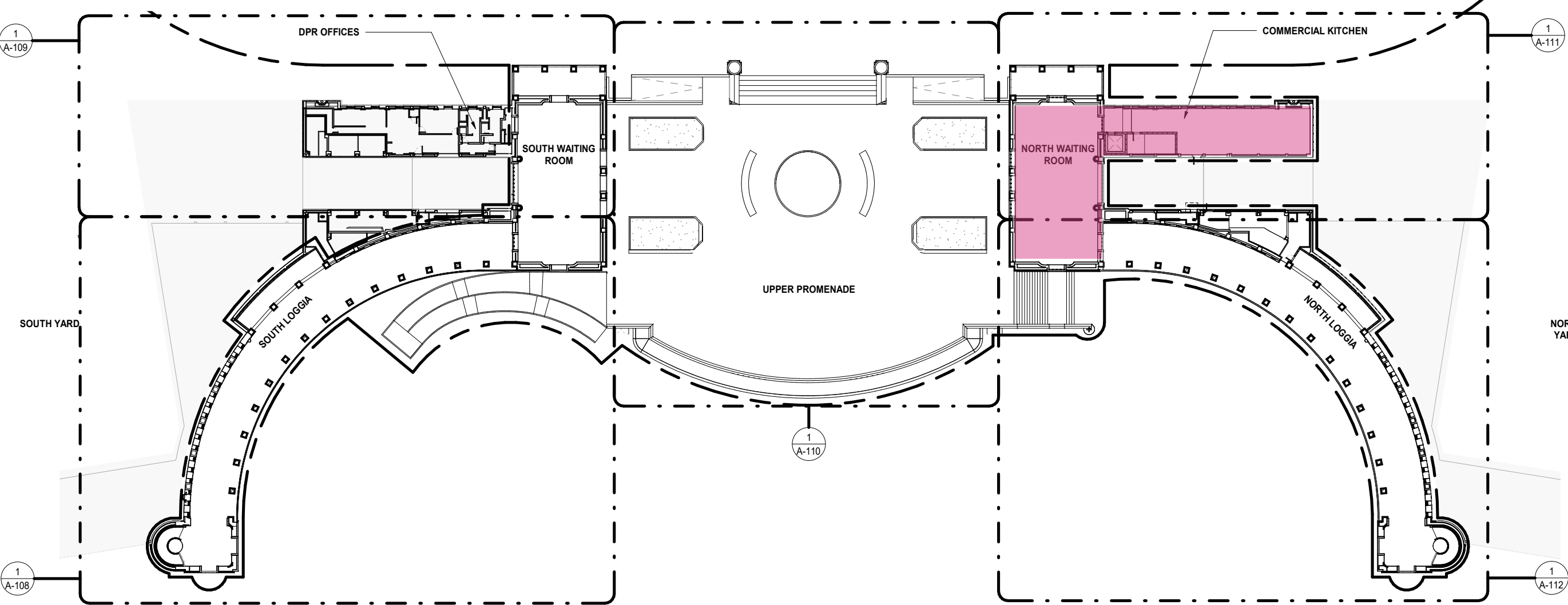


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Rooftop Equipment - First Floor Conditioned Program



Rooftop Equipment - Second Floor Conditioned Program



LEGEND

 HEATED, COOLED AND VENTILATED	 HEATED AND VENTILATED	 MINIMALLY CONDITIONED VENTILATED PER CODE
---	---	---

Rooftop Equipment - Existing Equipment



1. Existing Rooftop Equipment - North
Site Visit, February 3, 2020



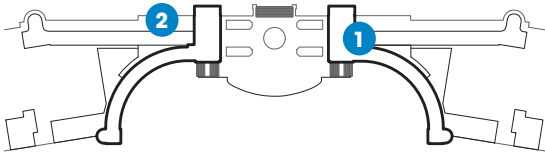
2. Existing Rooftop Equipment - South
Site Visit, February 3, 2020



NYC Parks

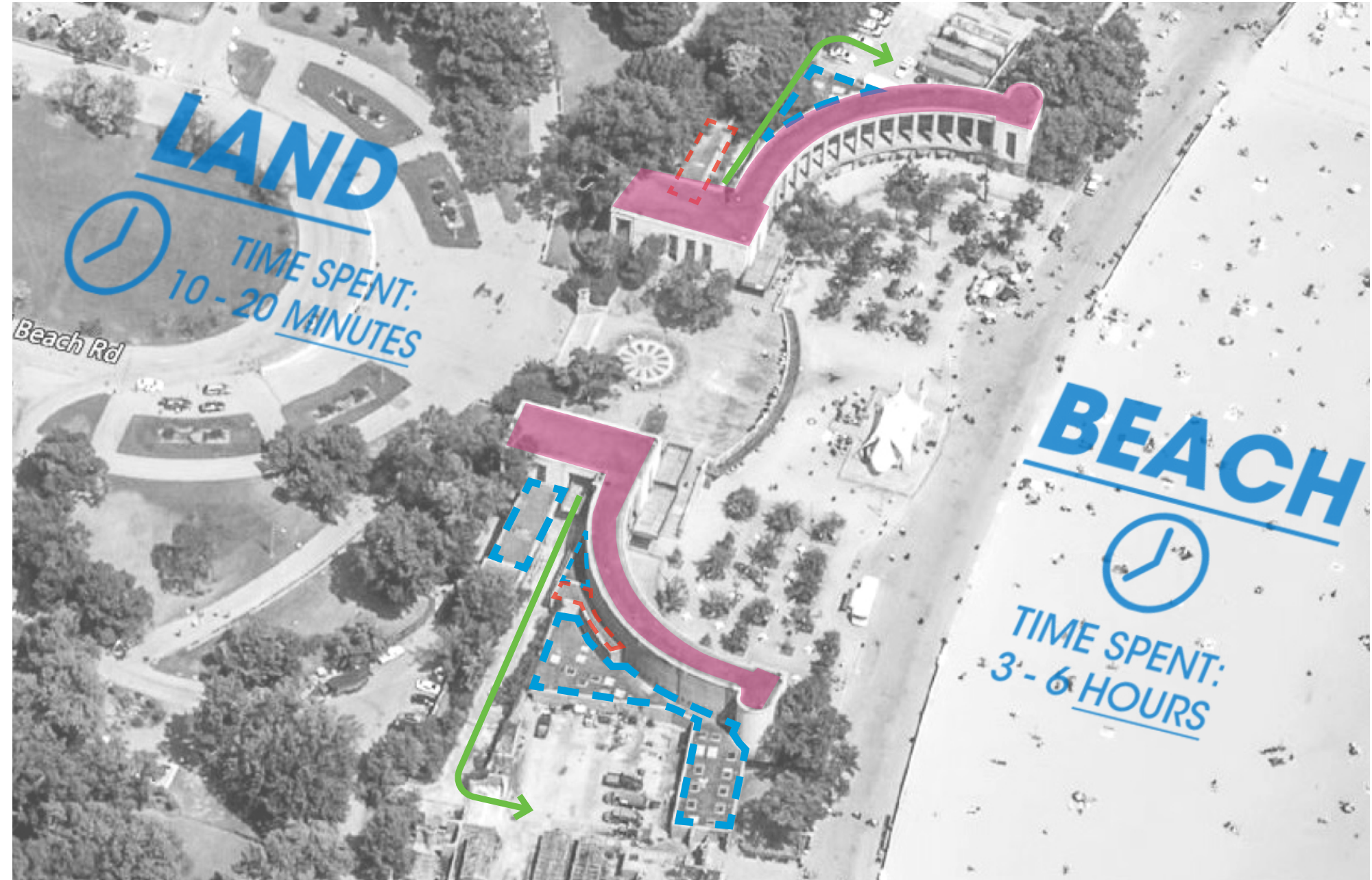


Orchard Beach Pavilion | LPC Presentation



Rooftop Equipment - Location Constraints

- Minimize visual impact
- Prioritize Beach approach as visitors spend more time on Beach side
- Avoid equipment below Design Flood Elevation (+ 8'-4" above ground level)
- Keep equipment within a reasonable distance from space that is to be heated/cooled



Orchard Beach Pavilion | LPC Presentation

LEGEND

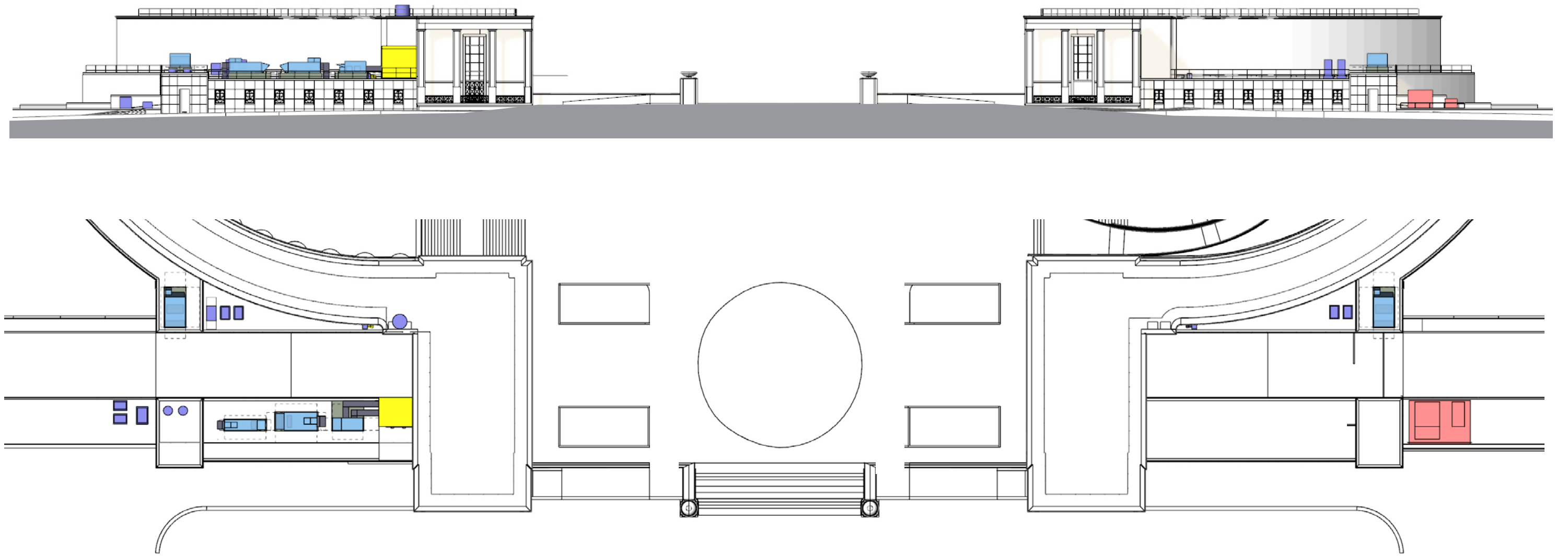
 Out of Scope

 Highly Visible

 Available Roof Area

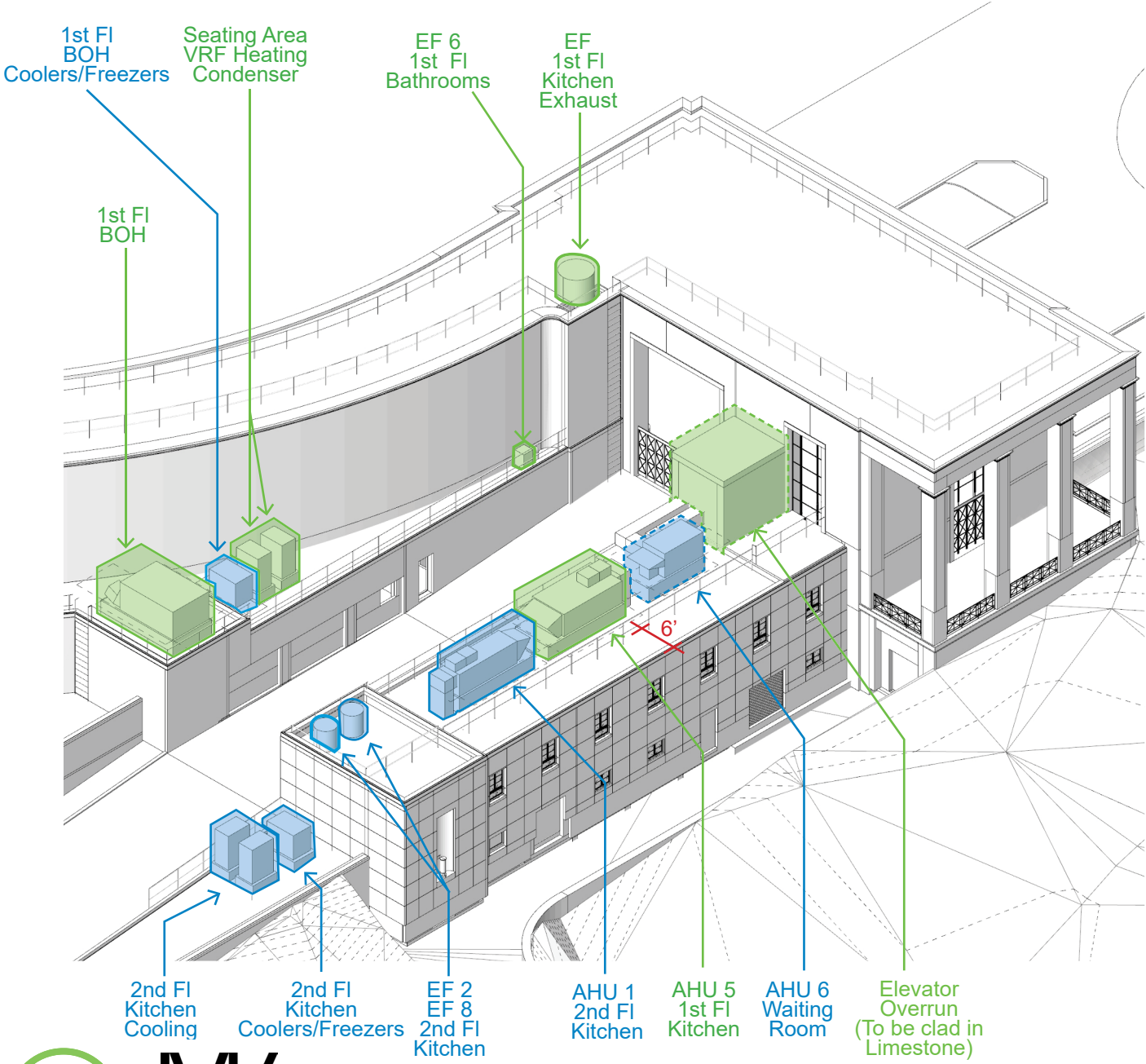
 Circulation

Rooftop Equipment - Proposed Locations

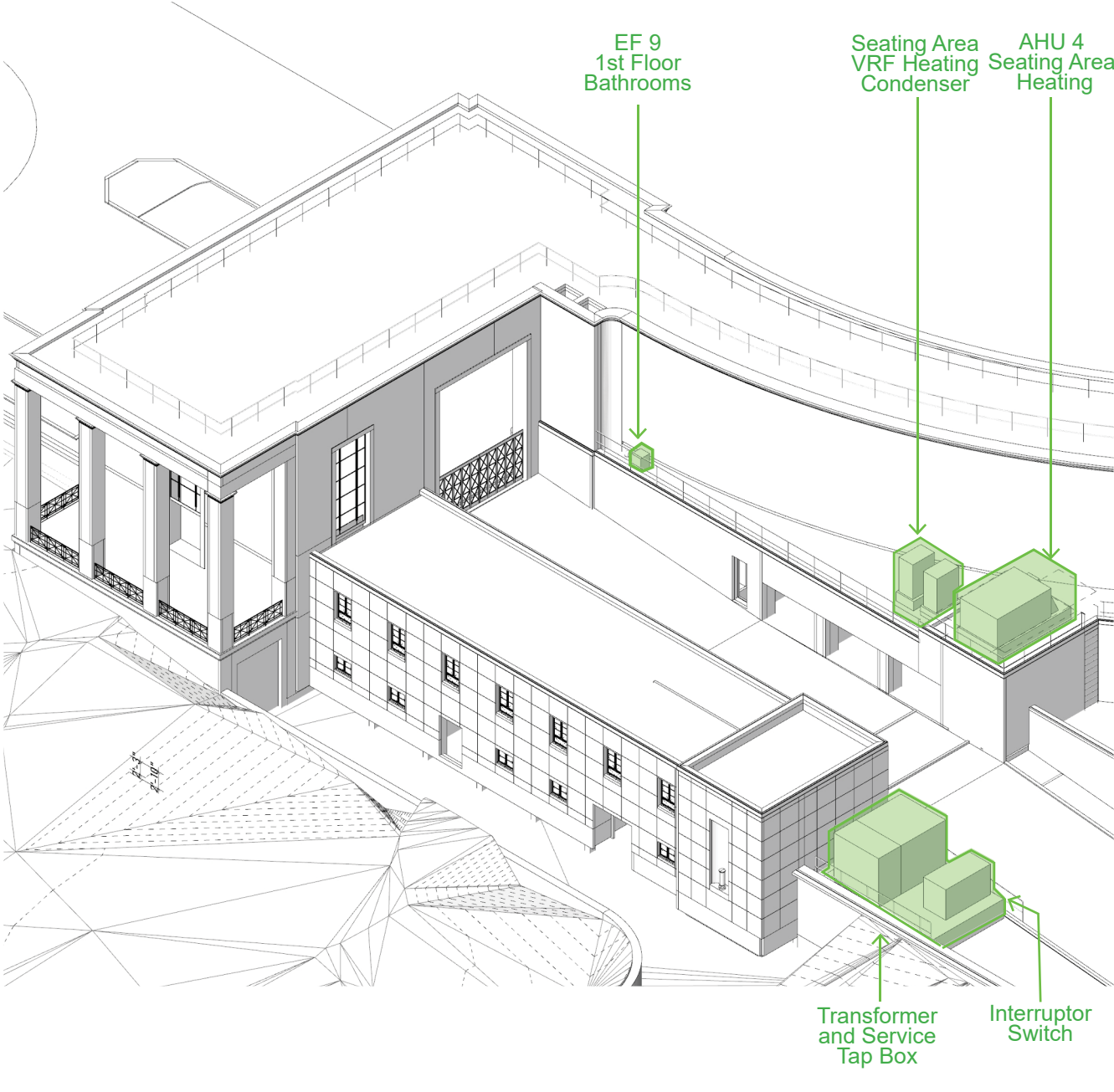


Rooftop Equipment - Purpose and Phasing

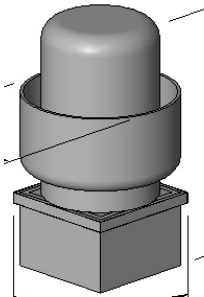
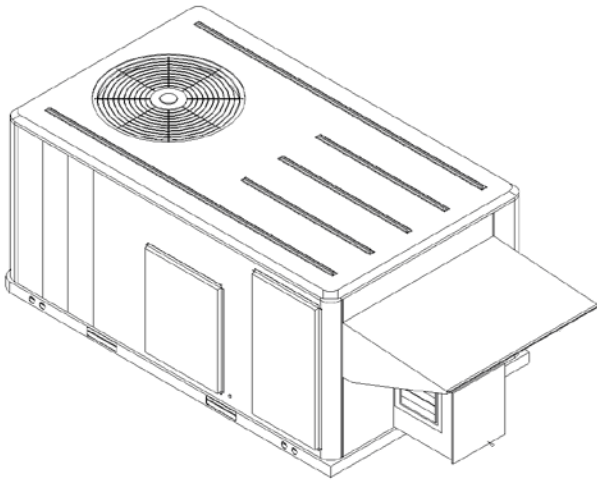
North



South



Rooftop Equipment



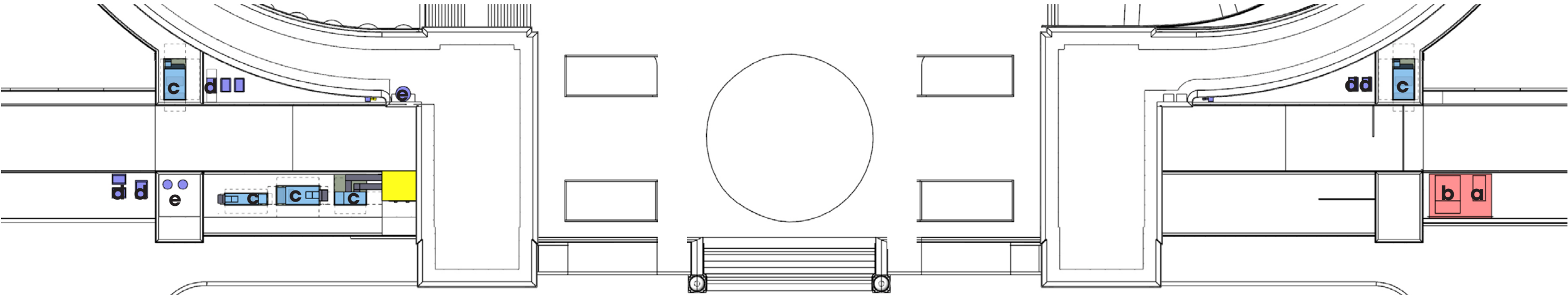
a. SWITCHGEAR

b. PAD-MOUNTED TRANSFORMER

c. AIR HANDLING UNIT

d. CONDENSER

e. EXHAUST FANS



NYC Parks



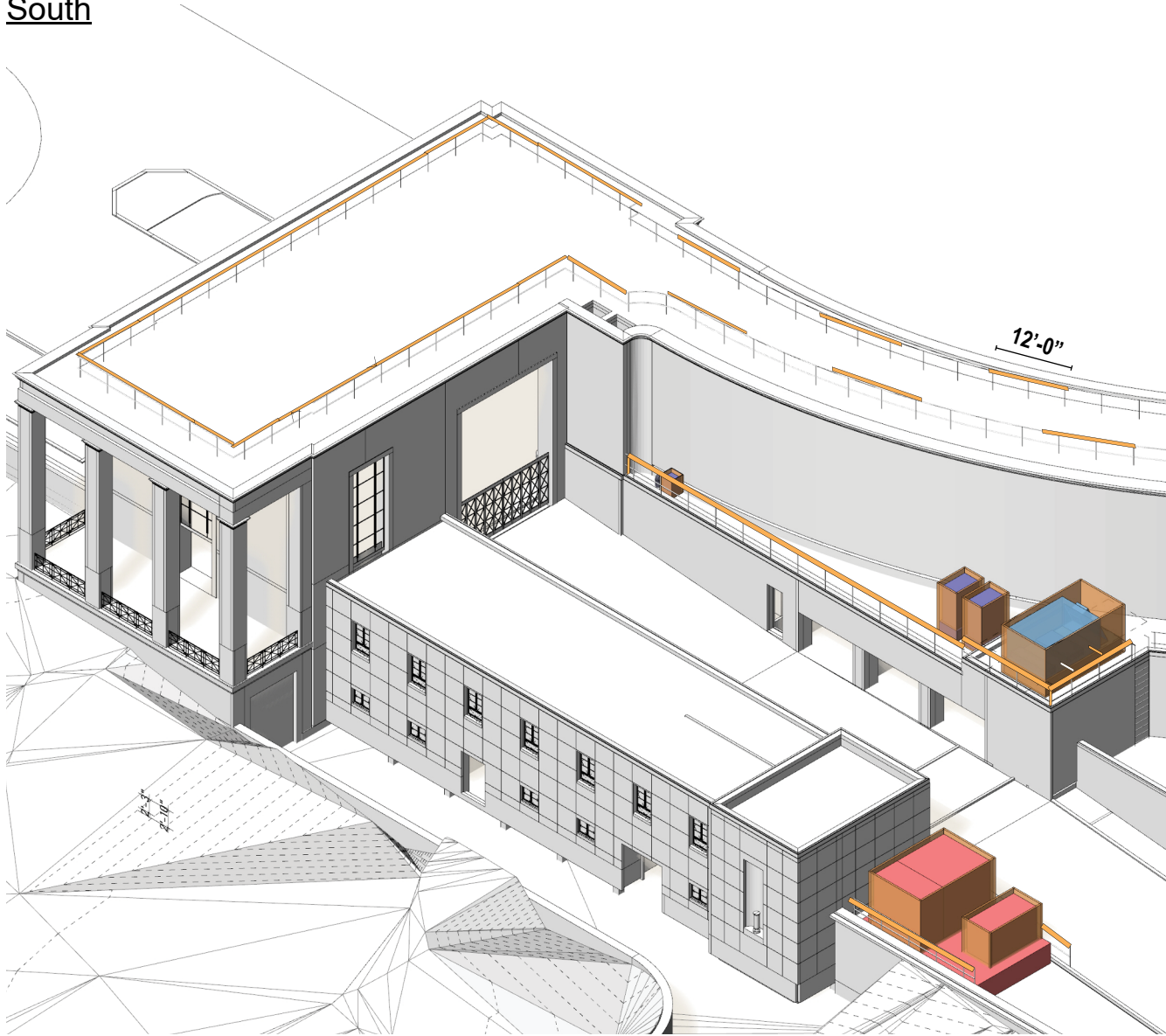
Orchard Beach Pavilion | LPC Presentation

Rooftop Equipment - Mock Ups Axonometric

North



South



LEGEND

- | | | |
|--------------------|--|-------------|
| ROOFTOP UNIT (RTU) | ELEVATOR OVERRUN (TO BE CLAD IN LIMESTONE) | TRANSFORMER |
| CONDENSER | VENT | MOCK UP |

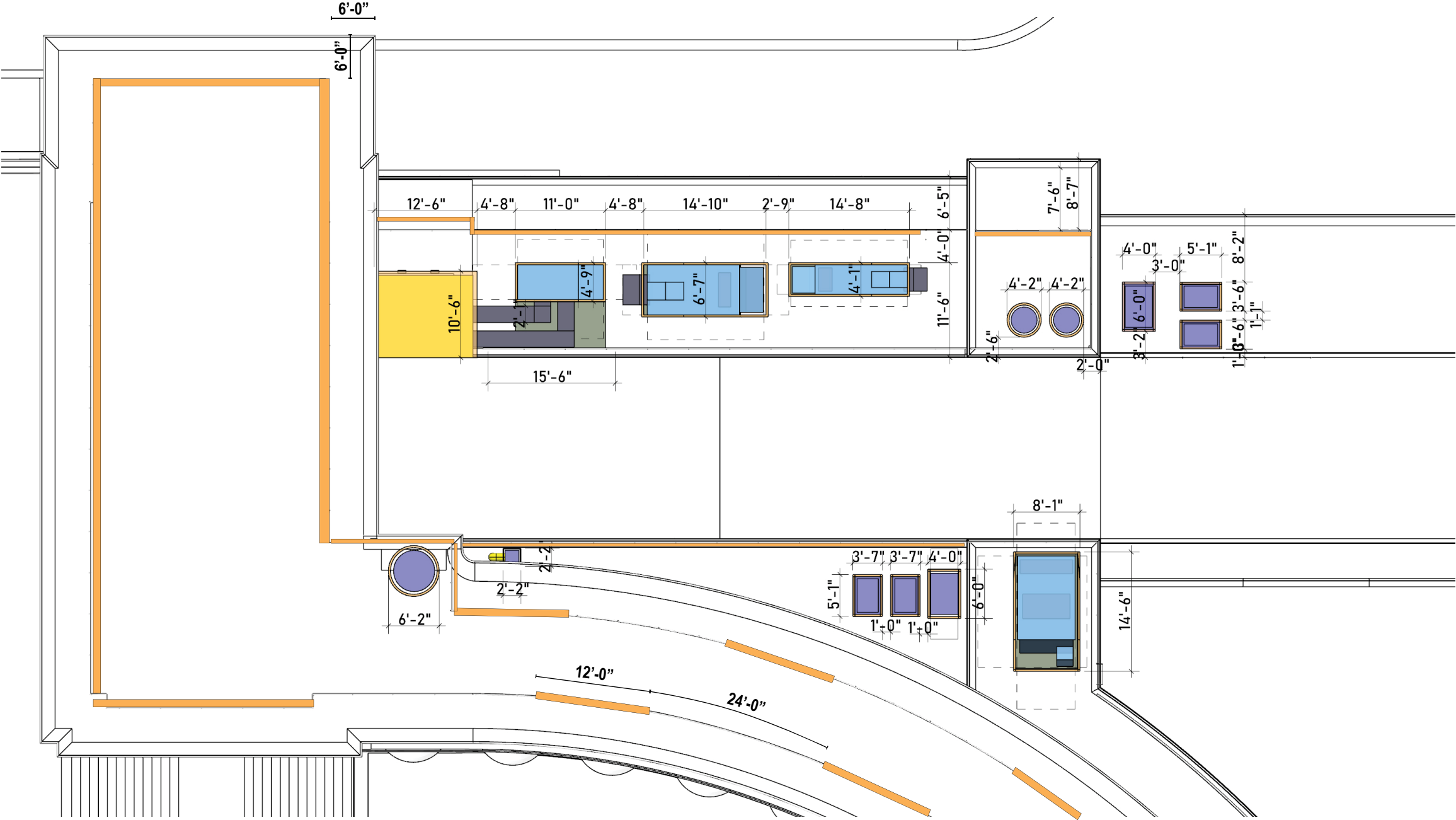


NYC Parks

M/
NYCEDC







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Rooftop Equipment - North Mock Ups Plan

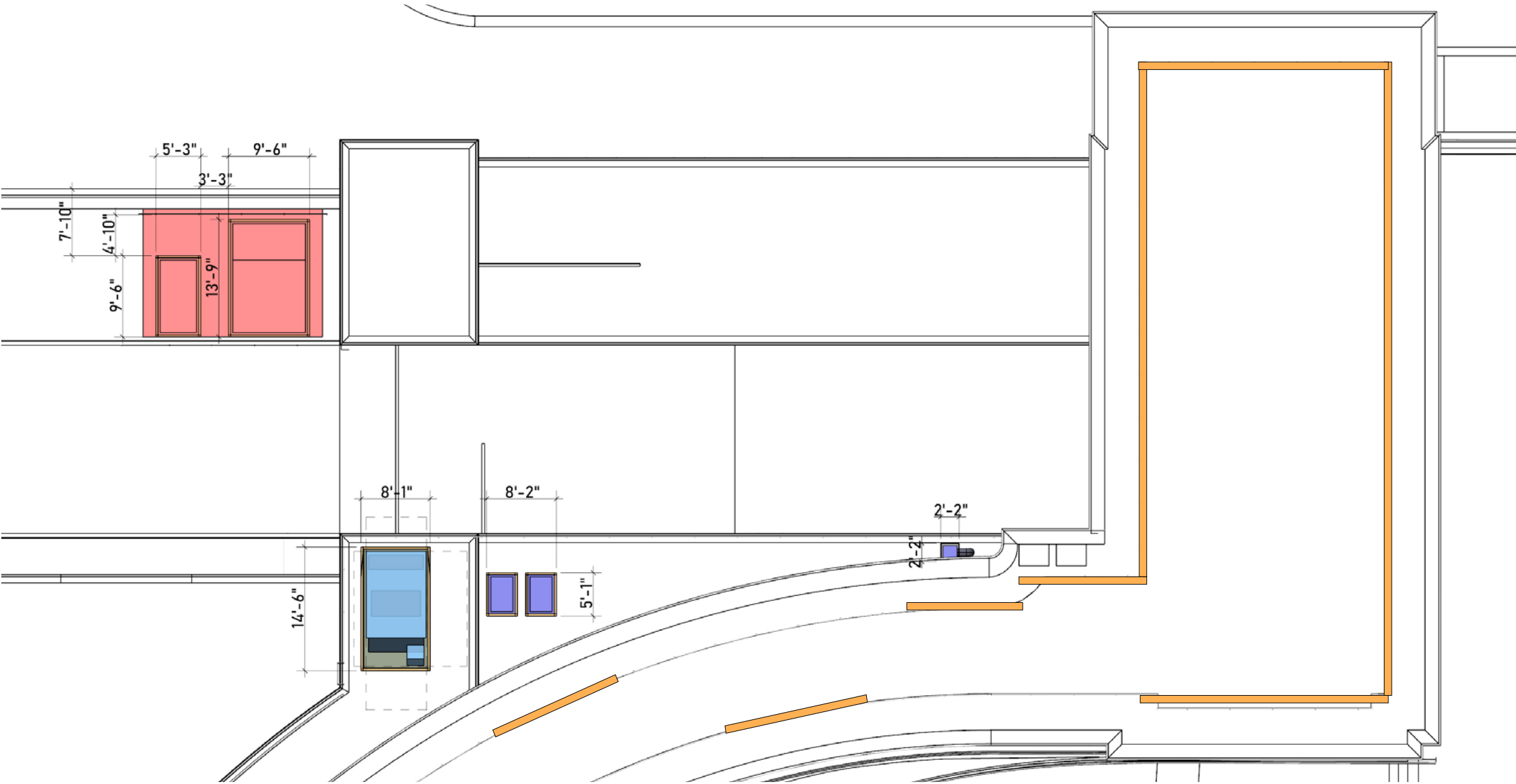


M/
NYCEDC

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LEGEND			
	ROOFTOP UNIT (RTU)		ELEVATOR OVERRUN (TO BE CLAD IN LIMESONE)
	CONDENSER		VENT
			MOCK UP
			TRANSFORMER

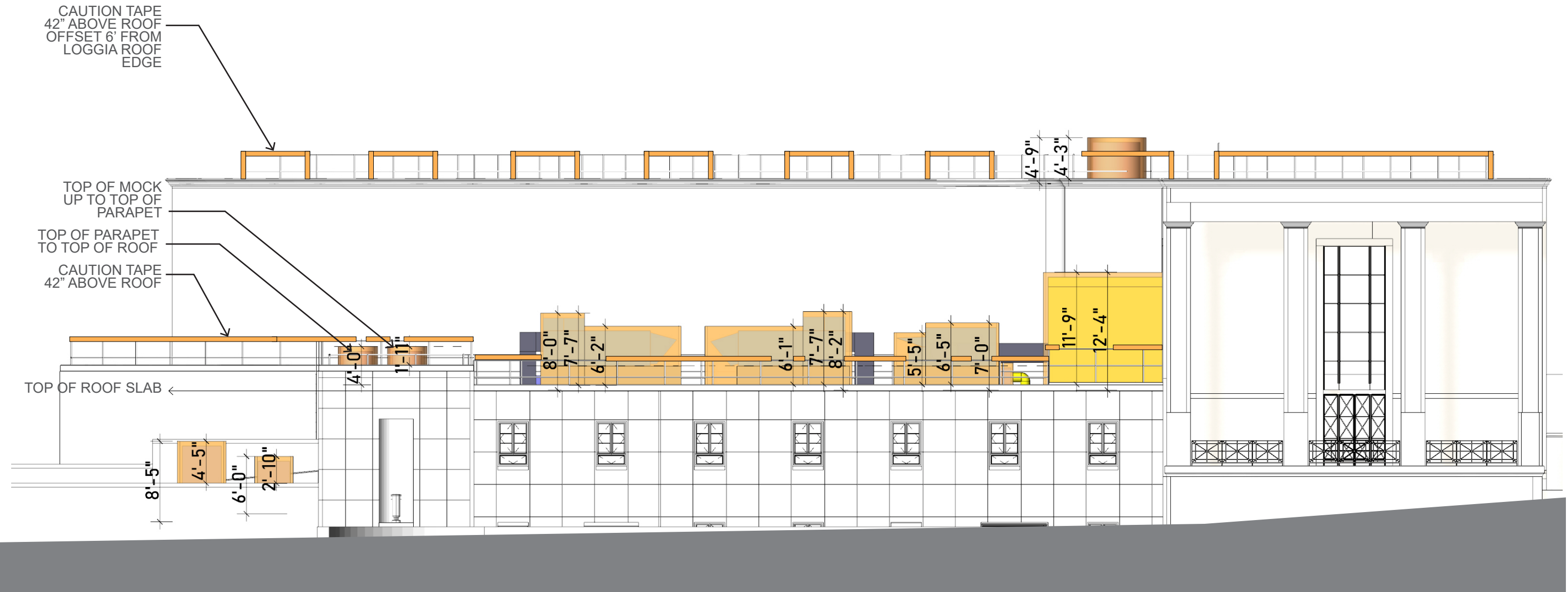
Rooftop Equipment - South Mock Ups Plan



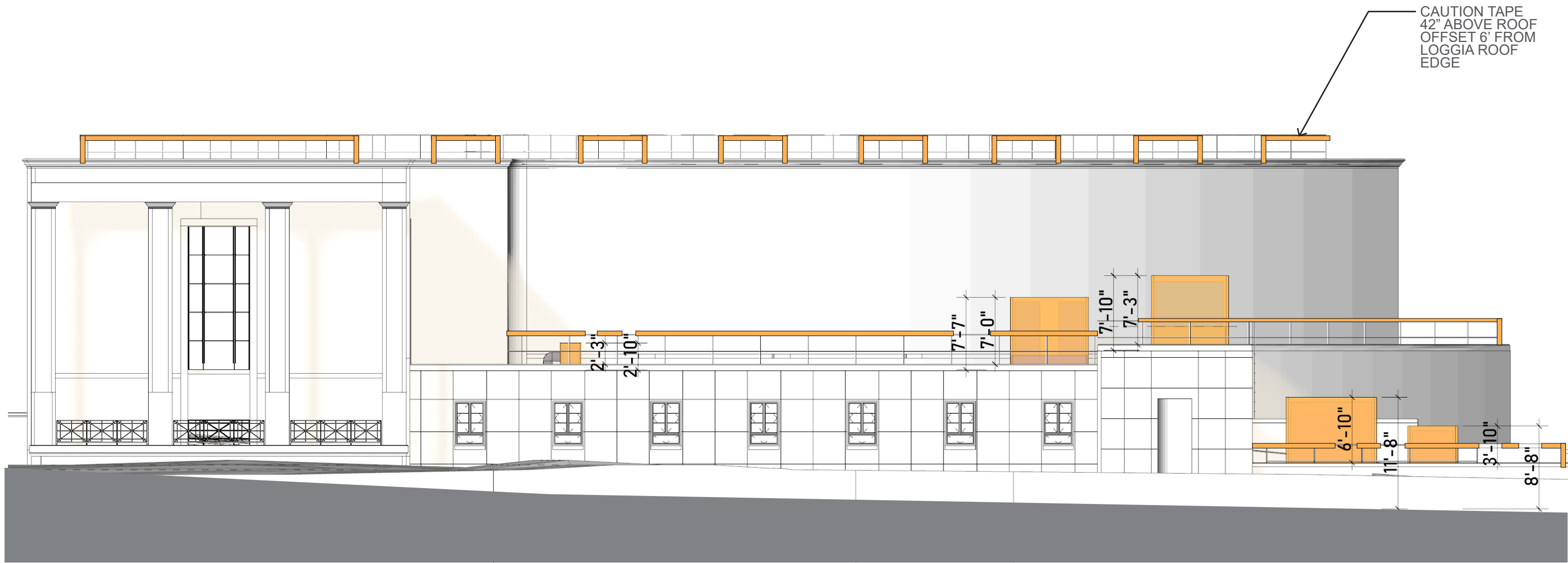
Orchard Beach Pavilion | LPC Presentation

LEGEND			
	ROOFTOP UNIT (RTU)		ELEVATOR OVERRUN (TO BE CLAD IN LIMESTONE)
	CONDENSER		TRANSFORMER
			MOCK UP

Rooftop Equipment - North Mock Ups Elevation

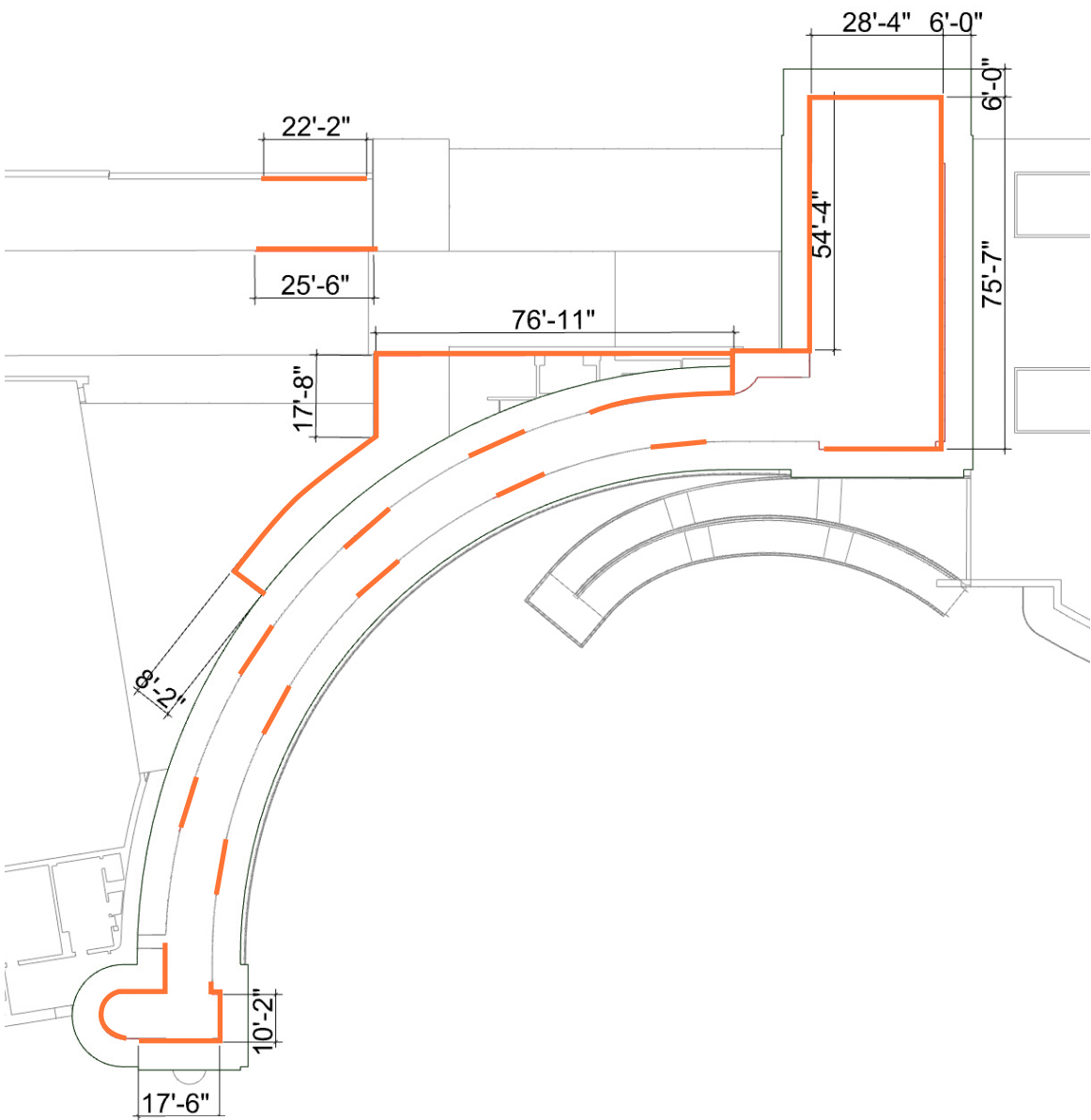


Rooftop Equipment - South Mock Ups Elevation

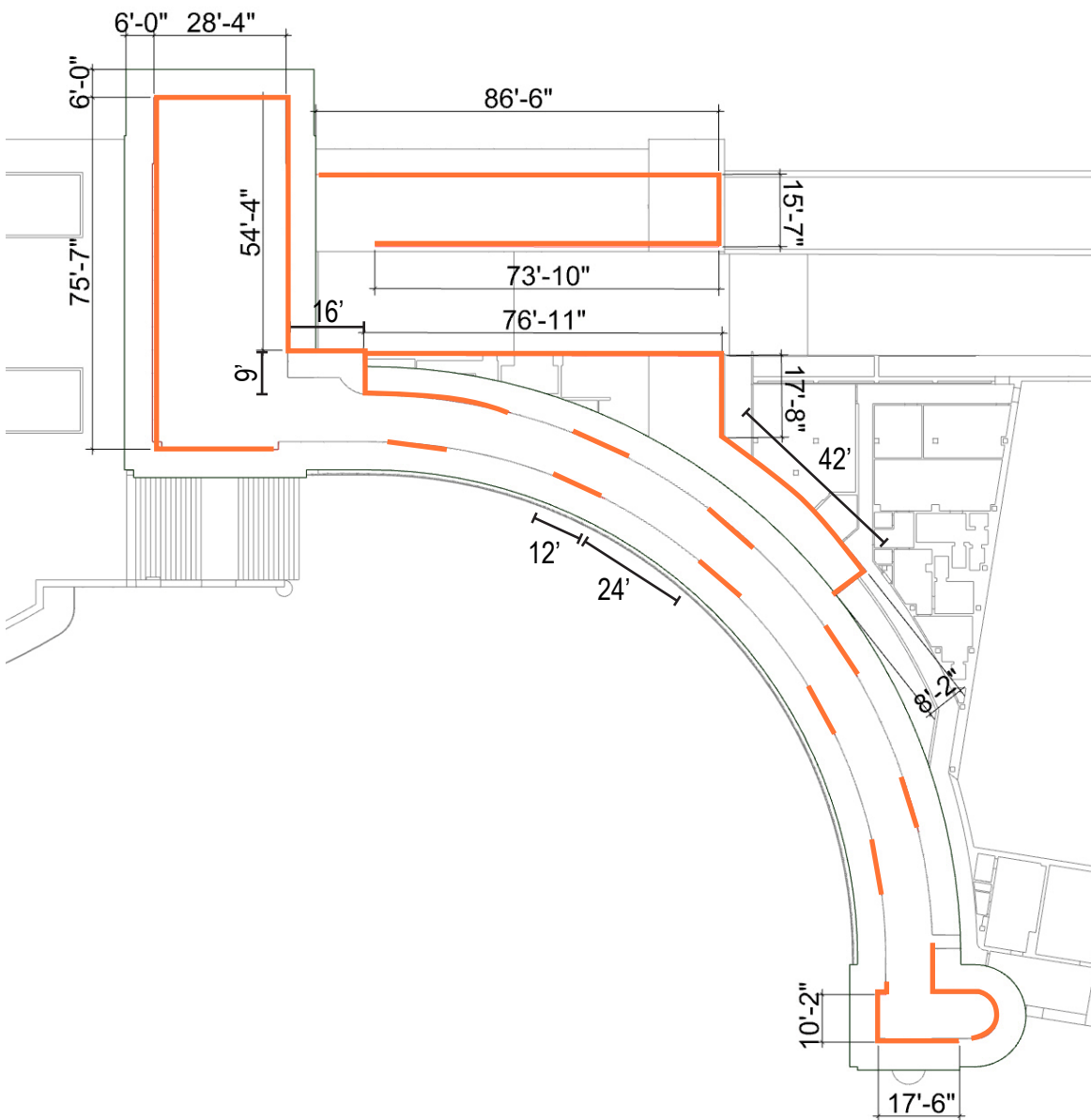


Rooftop Guardrails - Rooftop Guardrail Mock Ups Plan

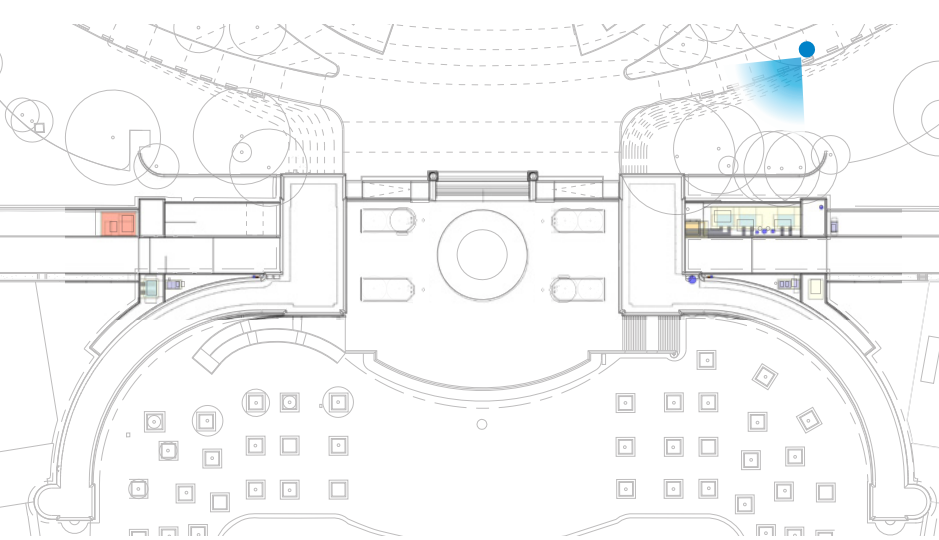
North



South



Rooftop Equipment & Guardrails - Looking South Diagram Collage

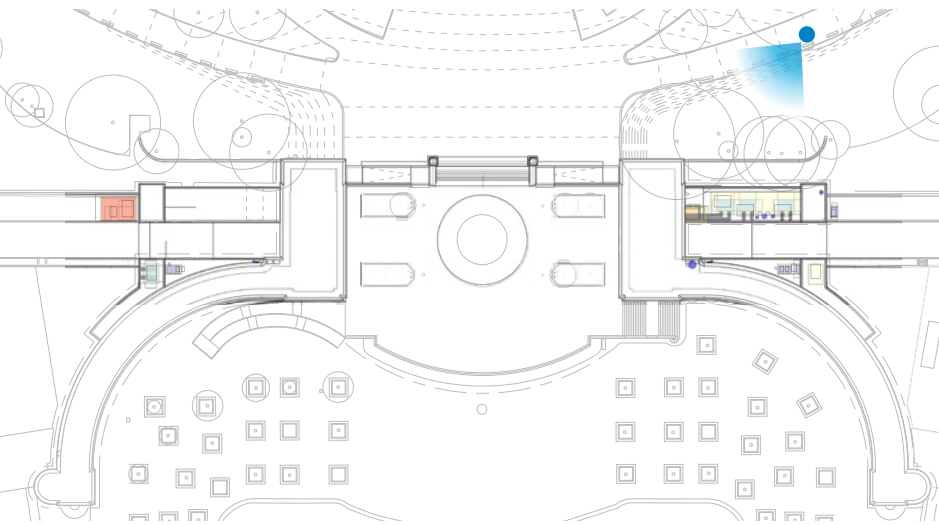


- LEGEND**
- | | | |
|----------------------|--------------------|---------------|
| ■ ROOFTOP UNIT (RTU) | ■ ELEVATOR OVERRUN | ■ TRANSFORMER |
| ■ CONDENSER | ● VENT | ■ MOCK UP |



Orchard Beach Pavilion | LPC Presentation

Rooftop Equipment & Guardrails - Looking South Photograph

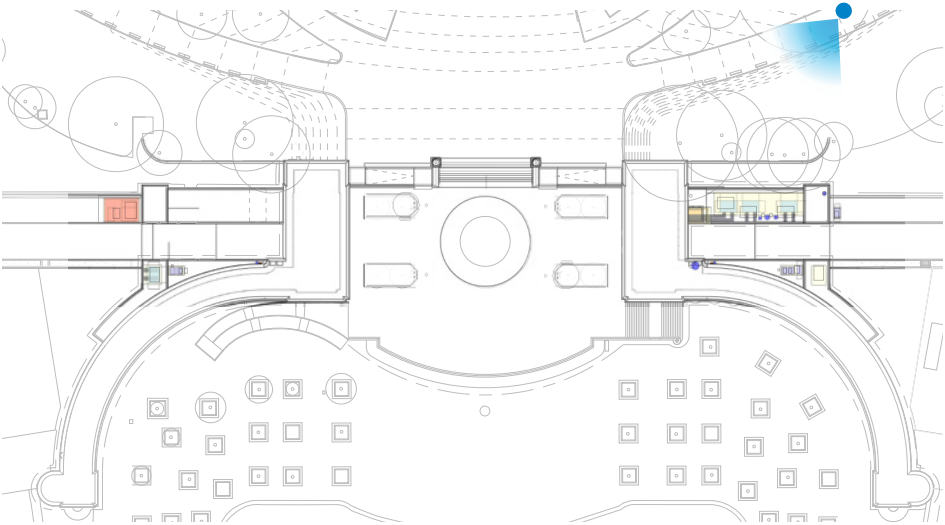


- LEGEND**
- | | | |
|--------------------|------------------|-------------|
| ROOFTOP UNIT (RTU) | ELEVATOR OVERRUN | TRANSFORMER |
| CONDENSER | VENT | MOCK UP |



Orchard Beach Pavilion | LPC Presentation

Rooftop Equipment & Guardrails - Looking South Diagram Collage

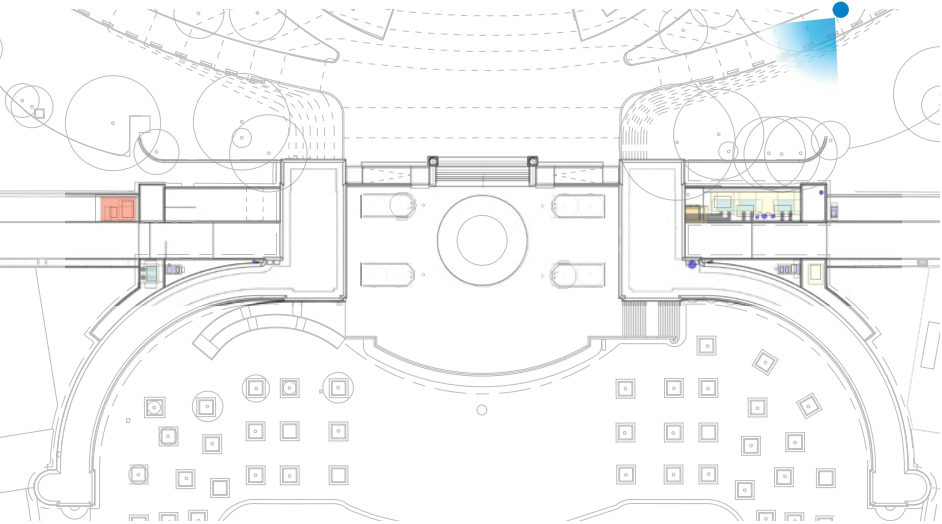


LEGEND

ROOFTOP UNIT (RTU)	ELEVATOR OVERRUN	TRANSFORMER
CONDENSER	VENT	MOCK UP



Rooftop Equipment & Guardrails - Looking South Photograph

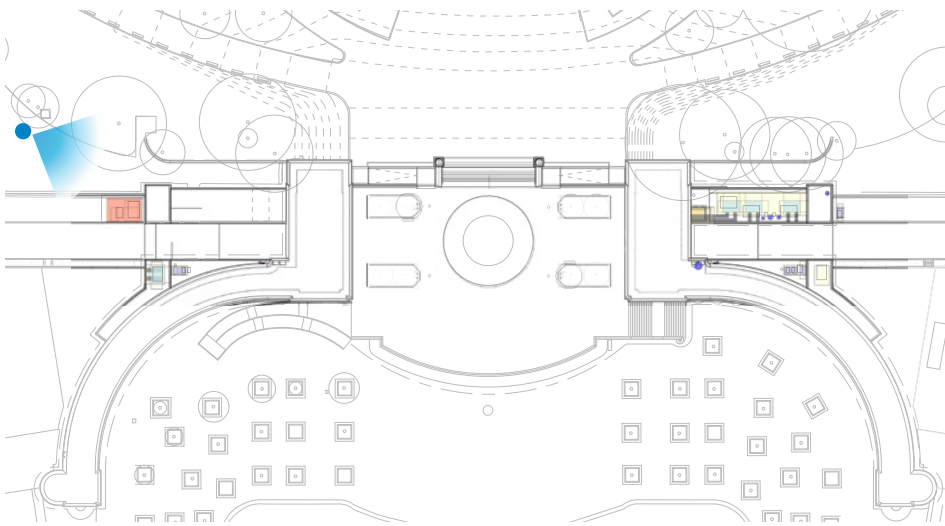
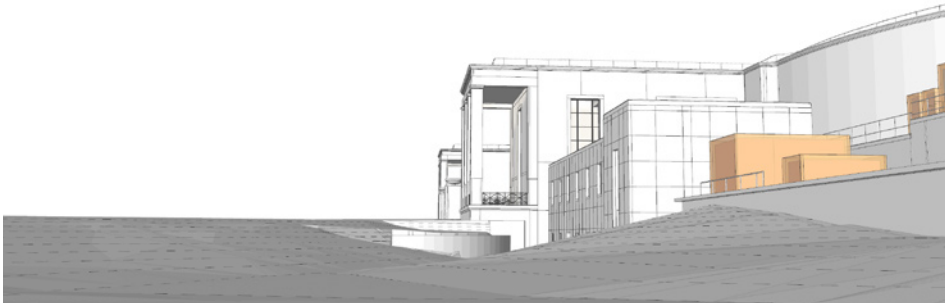


LEGEND

ROOFTOP UNIT (RTU)	ELEVATOR OVERRUN	TRANSFORMER
CONDENSER	VENT	MOCK UP



Rooftop Equipment & Guardrails - Looking North Diagram Collage

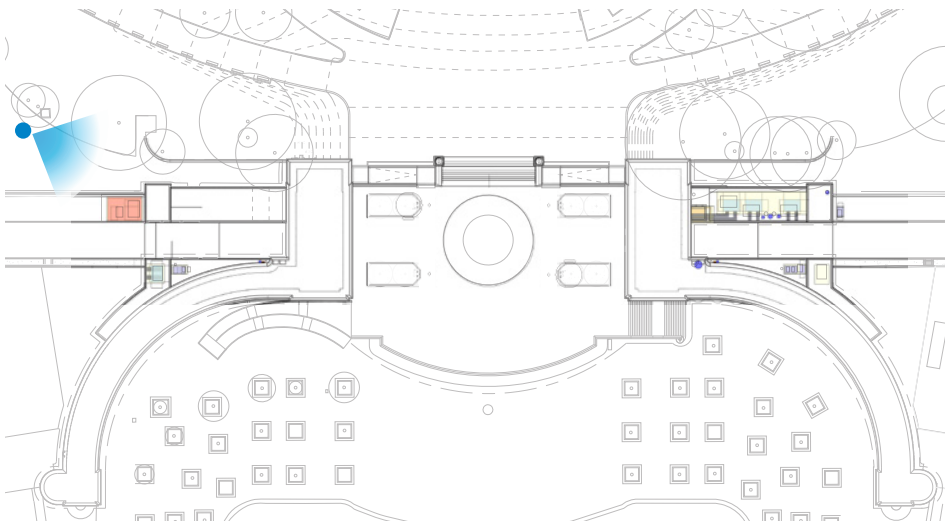
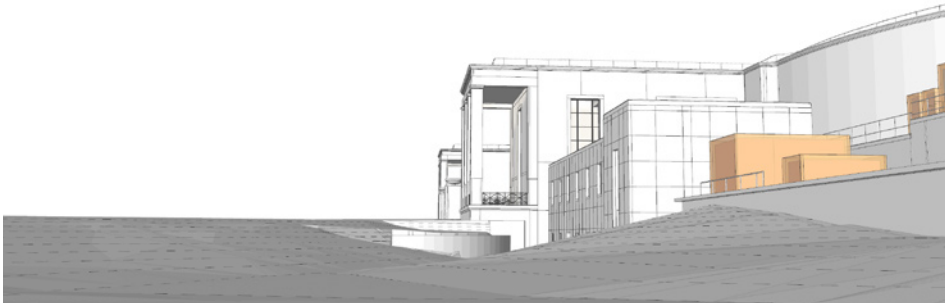


LEGEND

ROOFTOP UNIT (RTU)	ELEVATOR OVERRUN	TRANSFORMER
CONDENSER	VENT	MOCK UP



Rooftop Equipment & Guardrails - Looking North Photograph

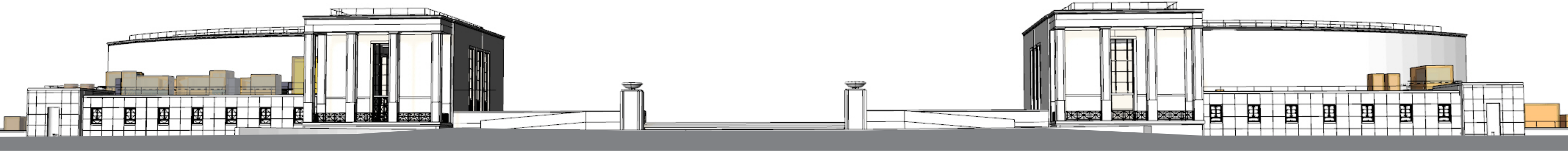


- LEGEND**
- | | | |
|--------------------|------------------|-------------|
| ROOFTOP UNIT (RTU) | ELEVATOR OVERRUN | TRANSFORMER |
| CONDENSER | VENT | MOCK UP |



Orchard Beach Pavilion | LPC Presentation

Rooftop Equipment & Guardrails - Looking East Diagram Collage

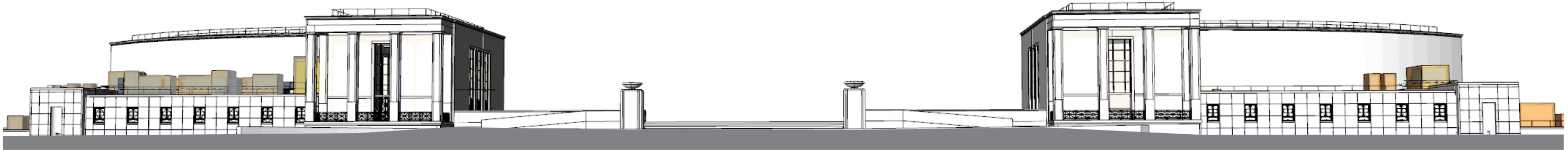


NYC Parks



Orchard Beach Pavilion | LPC Presentation

Rooftop Equipment & Guardrails - Looking East Photograph

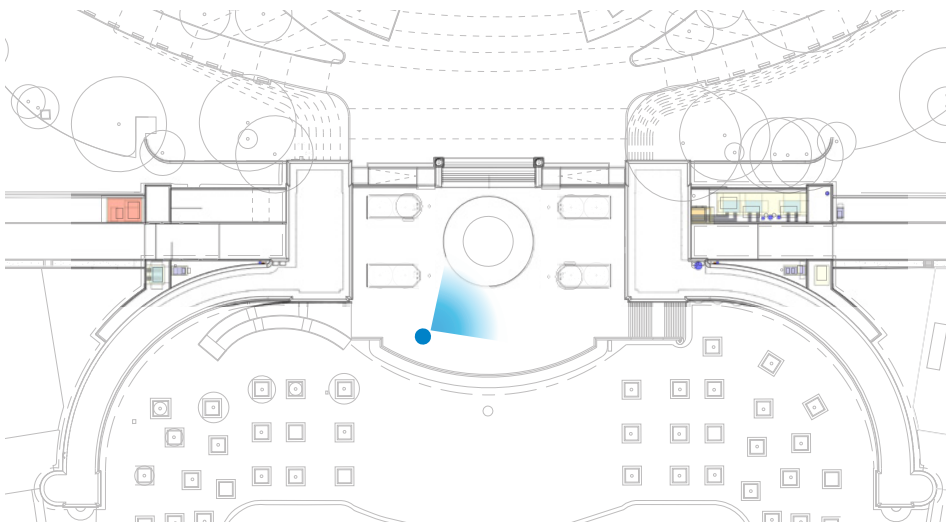


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Rooftop Equipment & Guardrails - Upper Promenade Photograph

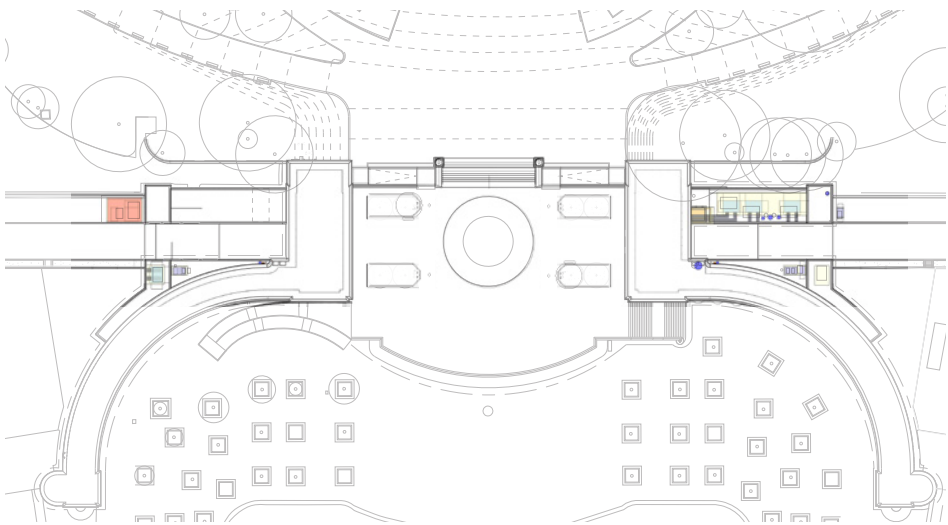


LEGEND

ROOFTOP UNIT (RTU)	ELEVATOR OVERRUN	TRANSFORMER
CONDENSER	VENT	MOCK UP



Rooftop Equipment & Guardrails - Beach Approach Photograph

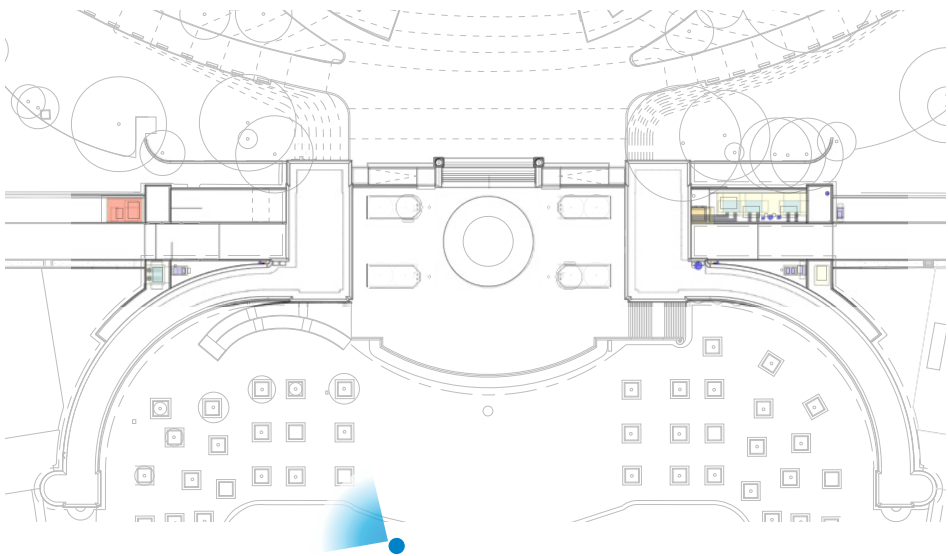


- LEGEND**
- | | | |
|--------------------|------------------|-------------|
| ROOFTOP UNIT (RTU) | ELEVATOR OVERRUN | TRANSFORMER |
| CONDENSER | VENT | MOCK UP |



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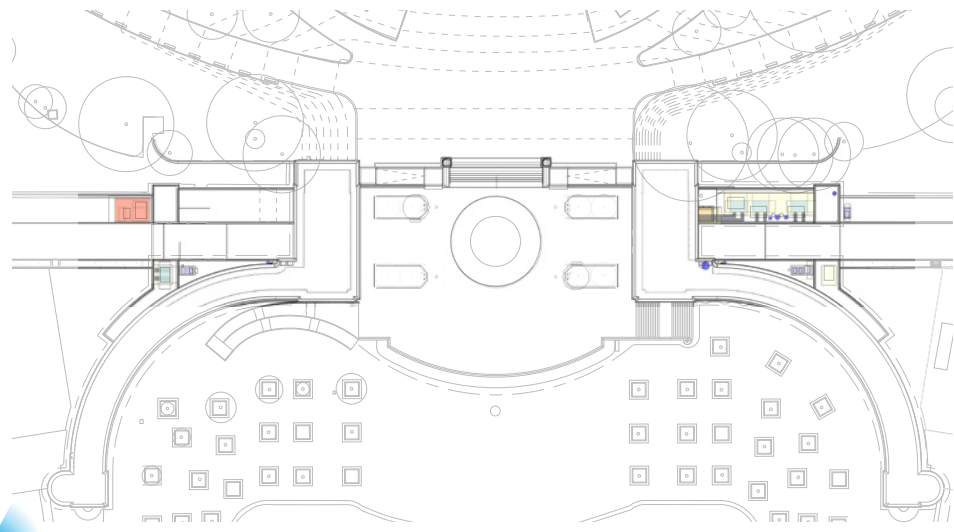
Rooftop Equipment & Guardrails - Beach Approach Photograph



- LEGEND**
- | | | |
|--------------------|------------------|-------------|
| ROOFTOP UNIT (RTU) | ELEVATOR OVERRUN | TRANSFORMER |
| CONDENSER | VENT | MOCK UP |

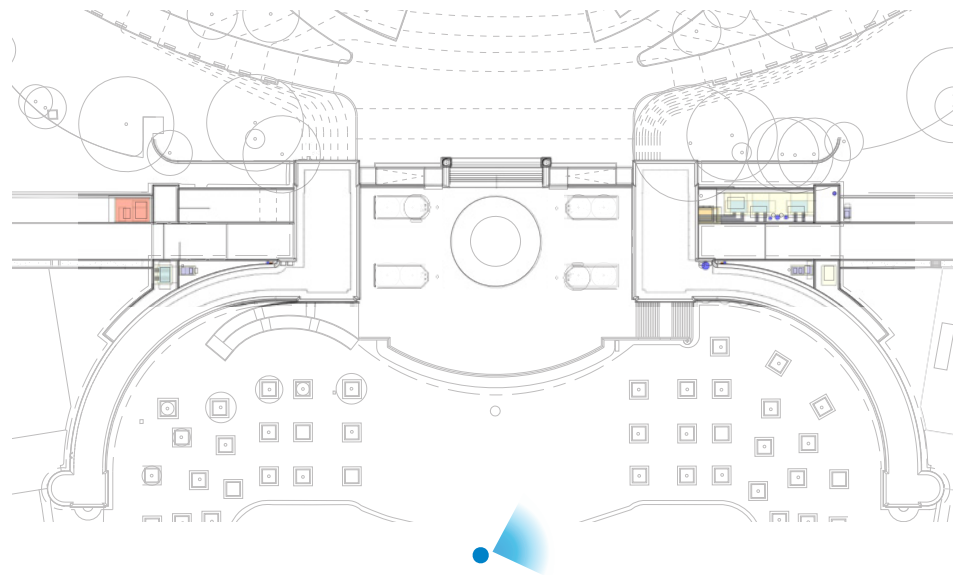


Rooftop Equipment & Guardrails - Beach Approach Photograph



- LEGEND**
- | | | |
|--------------------|------------------|-------------|
| ROOFTOP UNIT (RTU) | ELEVATOR OVERRUN | TRANSFORMER |
| CONDENSER | VENT | MOCK UP |

Rooftop Equipment & Guardrails - Beach Approach Photograph



- LEGEND**
- | | | |
|--------------------|------------------|-------------|
| ROOFTOP UNIT (RTU) | ELEVATOR OVERRUN | TRANSFORMER |
| CONDENSER | VENT | MOCK UP |



LIGHTNING PROTECTION

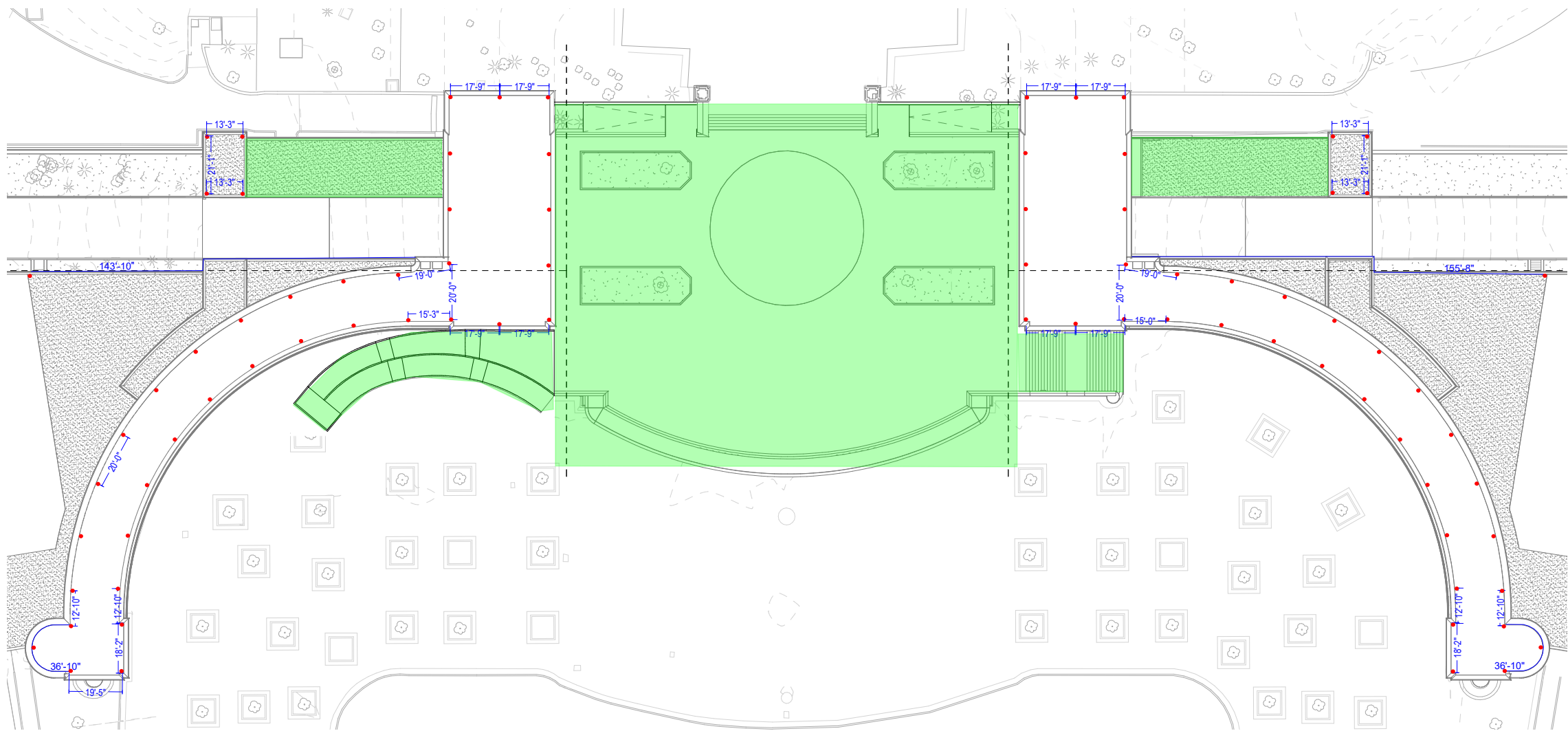


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Lightning Protection - BASED ON NFPA 780



10" AIR TERMINAL (SHOWN IN LAYOUT)

- Single air terminal needed for coverage outside of protection provided by air terminals located on higher roof
- Metal railings in Zone of Protection should be properly grounded as can be used as a strike termination device.
- Bare Copper down conductors are required every 100' around perimeter, extending from roof to ground rods, designed to minimize visual impact.

Legend

-  Zone of Protection
-  10" Air Terminal Located 20' off center

Project Overview - Site Aerial



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The current proposal is:

Preservation Department – Item 1, LPC-20-08771

**Orchard Beach Bathhouse and Promenade,
Borough of Bronx**

How to Testify Via Zoom:

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Note: If you want to testify 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.