

January 27, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-03284

111 Andes Road – Governors Island Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 174 1093

Passcode: 555175

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.

OPEN DECK
111 ANDES ROAD
GOVERNORS ISLAND, NY

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1. THIS APPLICATION IS FILED TO ERECT AN OPEN WOOD DECK
2. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE (BC) EFFECTIVE 2014 AS AMENDED AND ALL OTHER APPLICABLE LAWS.
3. THE PROVISIONS OF THE NEW YORK CITY BUILDING CODE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION AND DEMOLITION OPERATIONS WITH REGARD TO PUBLIC SAFETY AND PROPERTY.
4. ALL MATERIAL, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION BC 701.
5. ALL EXITS AND EXIT ACCESSSES SHALL COMPLY WITH BC 1001. REQUIRED NUMBER OF EXITS HAS BEEN ESTABLISHED FROM TABLE 1004.1.2 AND 1005.1.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN AT THE JOB SITE PRIOR TO COMMENCING WORK.
7. NO WORK AT THE SITE IS TO COMMENCE UNTIL THE PLANS HAVE BEEN APPROVED BY THE DEPARTMENT OF BUILDINGS AND A PERMIT OBTAINED.

[illegible]

1. AIA DOCUMENT A201-1997 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS HEREBY MADE THE GENERAL CONDITIONS OF RECORD FOR THIS CONTRACT. COPIES OF AIA DOCUMENT A201 MAY BE PURCHASED FROM THE AMERICAN INSTITUTE OF ARCHITECTS, 235B LARK STREET, ALBANY, NY 12210. FAILURE TO REVIEW THIS DOCUMENT DOES NOT RELIEVE THE CONTRACTOR FROM ALL CONTRACTUAL REQUIREMENTS CONTAINED THEREIN.
2. ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS, LANDLORD REQUIREMENTS, AND UTILITIES AND AUTHORITIES HAVING JURISDICTION
3. G.C. AND SUBCONTRACTORS ARE TO ABIDE WITH THE APPLICABLE BUILDING RULES AND REGULATIONS. G.C. AND SUB-CONTRACTORS ARE RESPONSIBLE IN OBTAINING COPIES OF THE SAID BUILDING RULES AND REGULATIONS.
4. THE CONTRACTOR SHALL EXAMINE PREMISES CAREFULLY, VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. LANDLORD/CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO START OF WORK.
6. OWNER SHALL PROVIDE SPACE FOR THE CONTRACTOR TO ESTABLISH A FIELD OFFICE WITHIN THE BUILDING, ON A FLOOR AND LOCATION AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO COMPLETE WORK.
8. CONTRACTOR IS RESPONSIBLE FOR ALL QUALITIES OF WORK
9. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

[illegible]

1. THE PROPERTY IS CURRENTLY LOCATED IN, ZONE "AE", PER EFFECTIVE 2007 FIRM.
2. THE PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA), PER PRELIMINARY FLOOD MAPS RELEASED IN 2013.

[illegible]

PROJECT

QC TERME
spas and resorts
111 Andes Road, Governors Island, NY

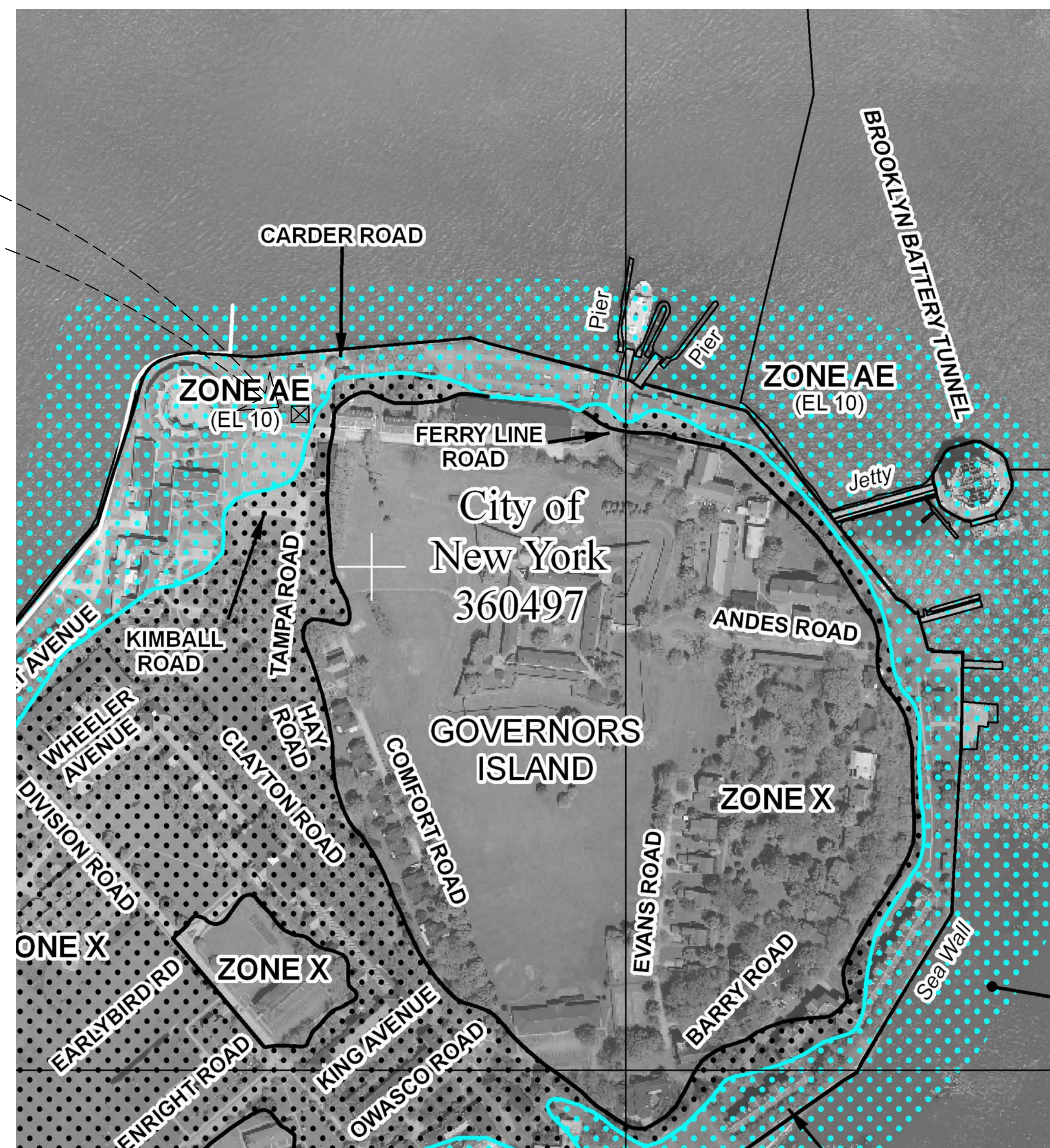
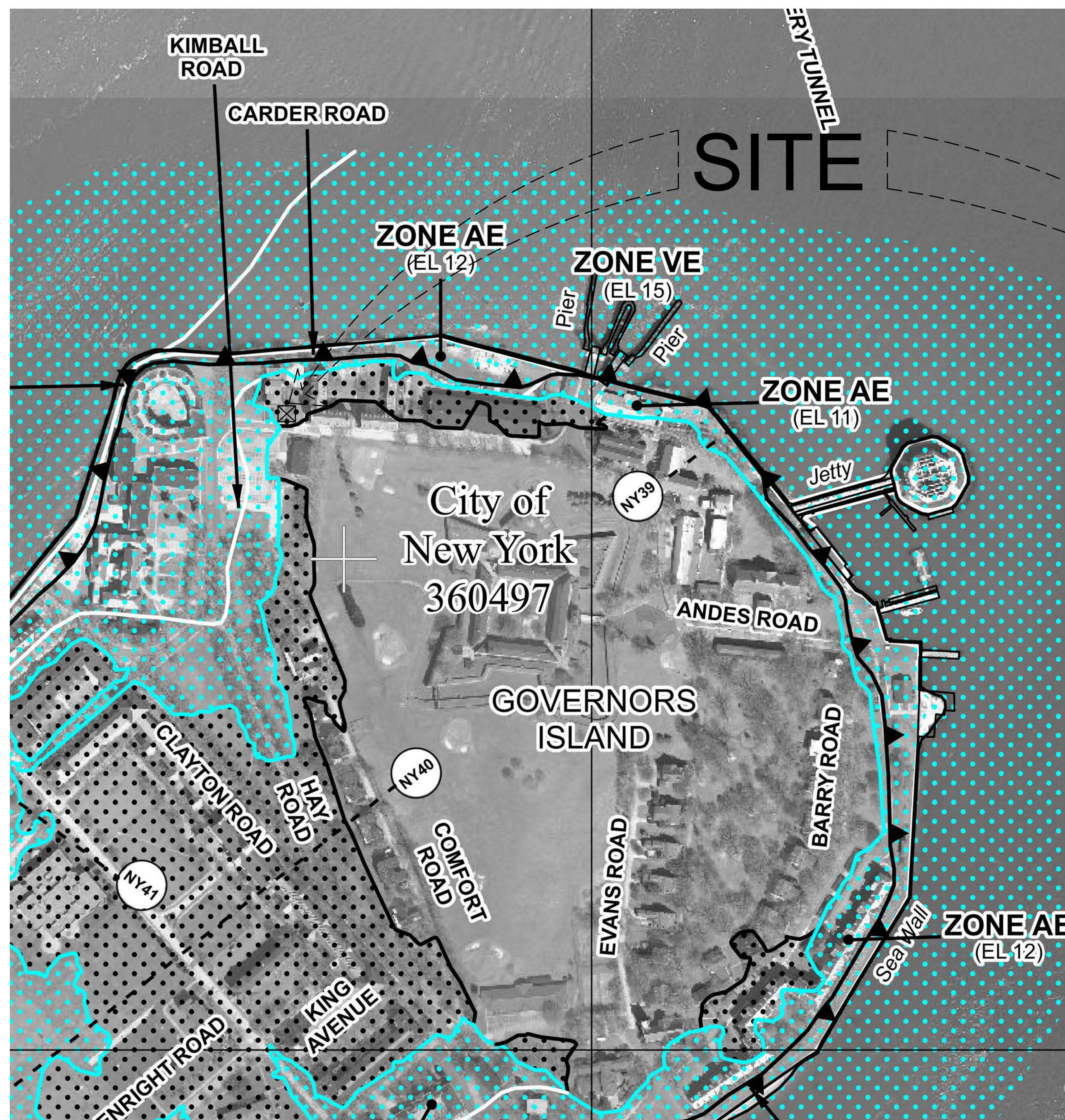
OPEN DECK
COVER SHEET
LOCATION PLAN & NOTES

JOB No: 2200

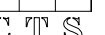
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A-001.00	
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ROB STAMF

DOB JOB NUMBER

NO.	DATE	DESCRIPTION	

QC TERME
spas and resorts
111 Andes Road, Governors Island, NY

FIRM MAPS

SEAL & SIGNATURE



DATE: 09-23-25

JOB No: 2200

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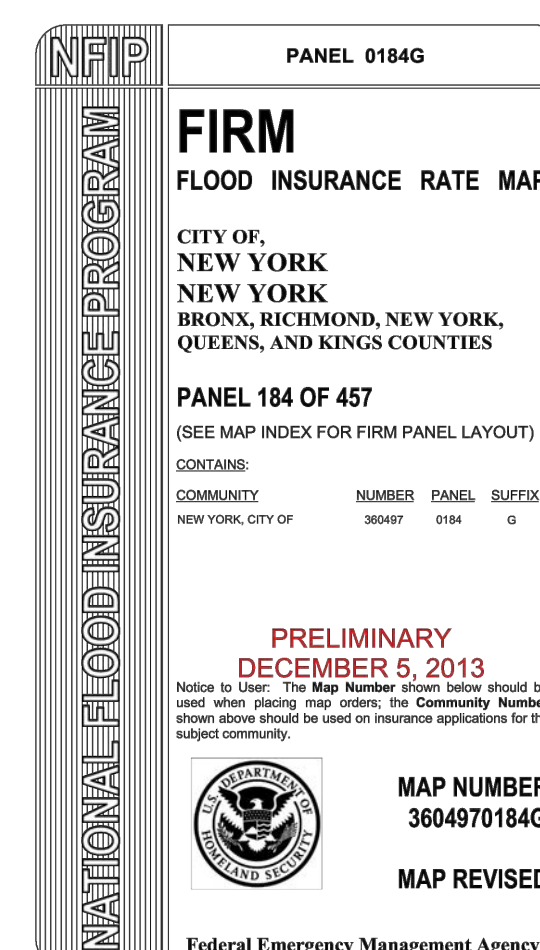
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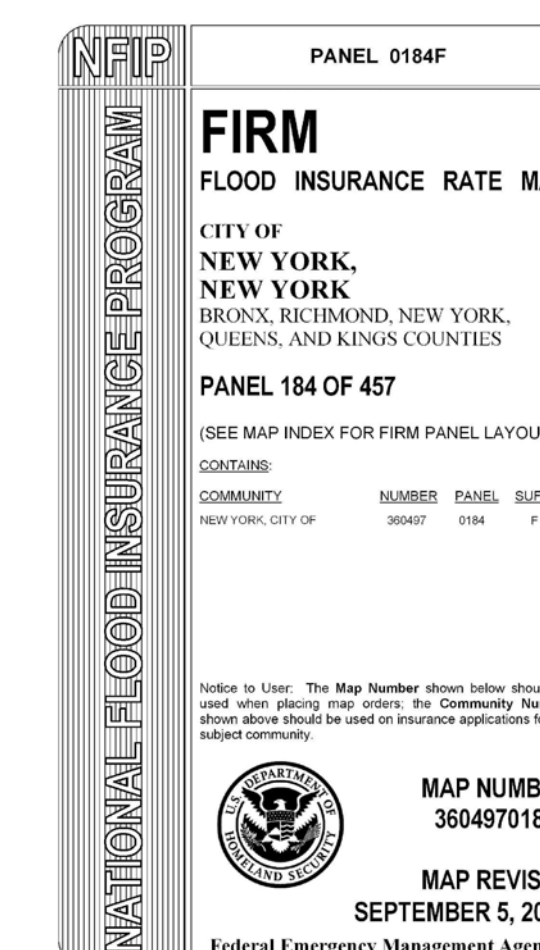
1
A-003

FIRM MAP 3604970313G (2013)

NO SCALE



2 FIRM MAP 3604970313F (2007)
A-003 NO SCALE



DOBNOW # M01292538-I1



PHOTO # 1

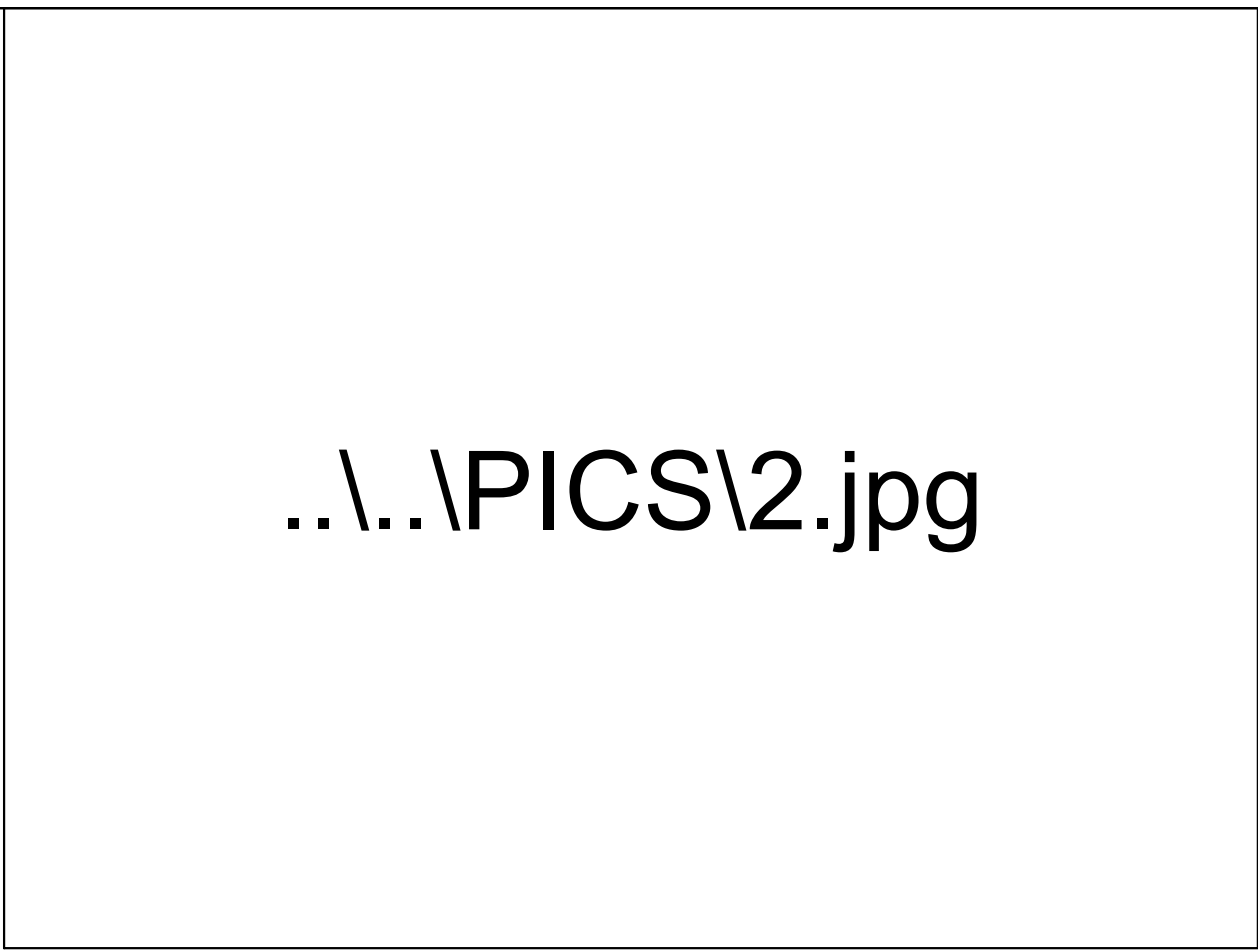


PHOTO # 2



PHOTO # 3



PHOTO # 4



PHOTO # 12

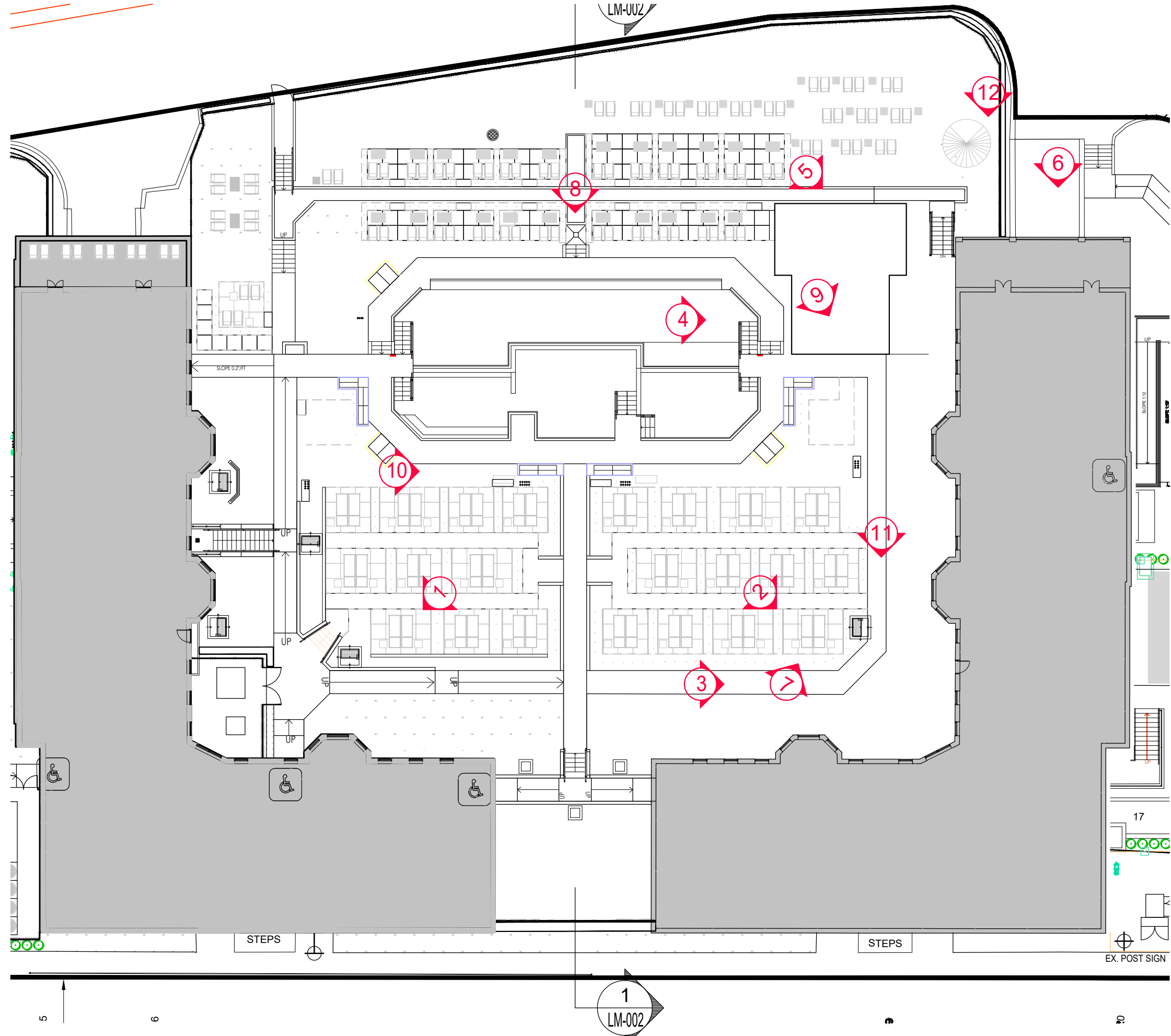


PHOTO # 5



PHOTO # 11



PHOTO # 6



PHOTO # 10



PHOTO # 9



PHOTO # 8



PHOTO # 7

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PICTURES

SEAL & SIGNATURE

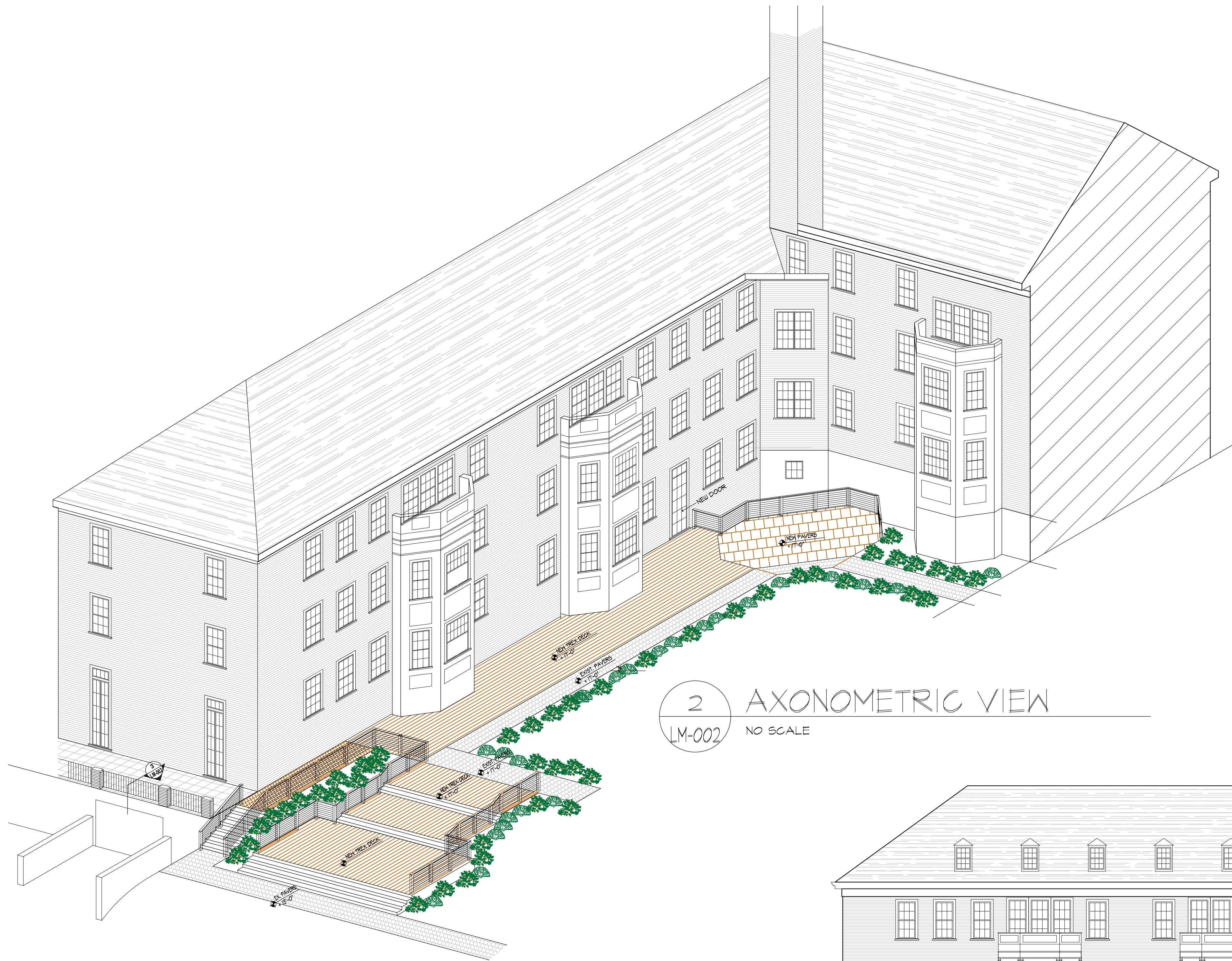
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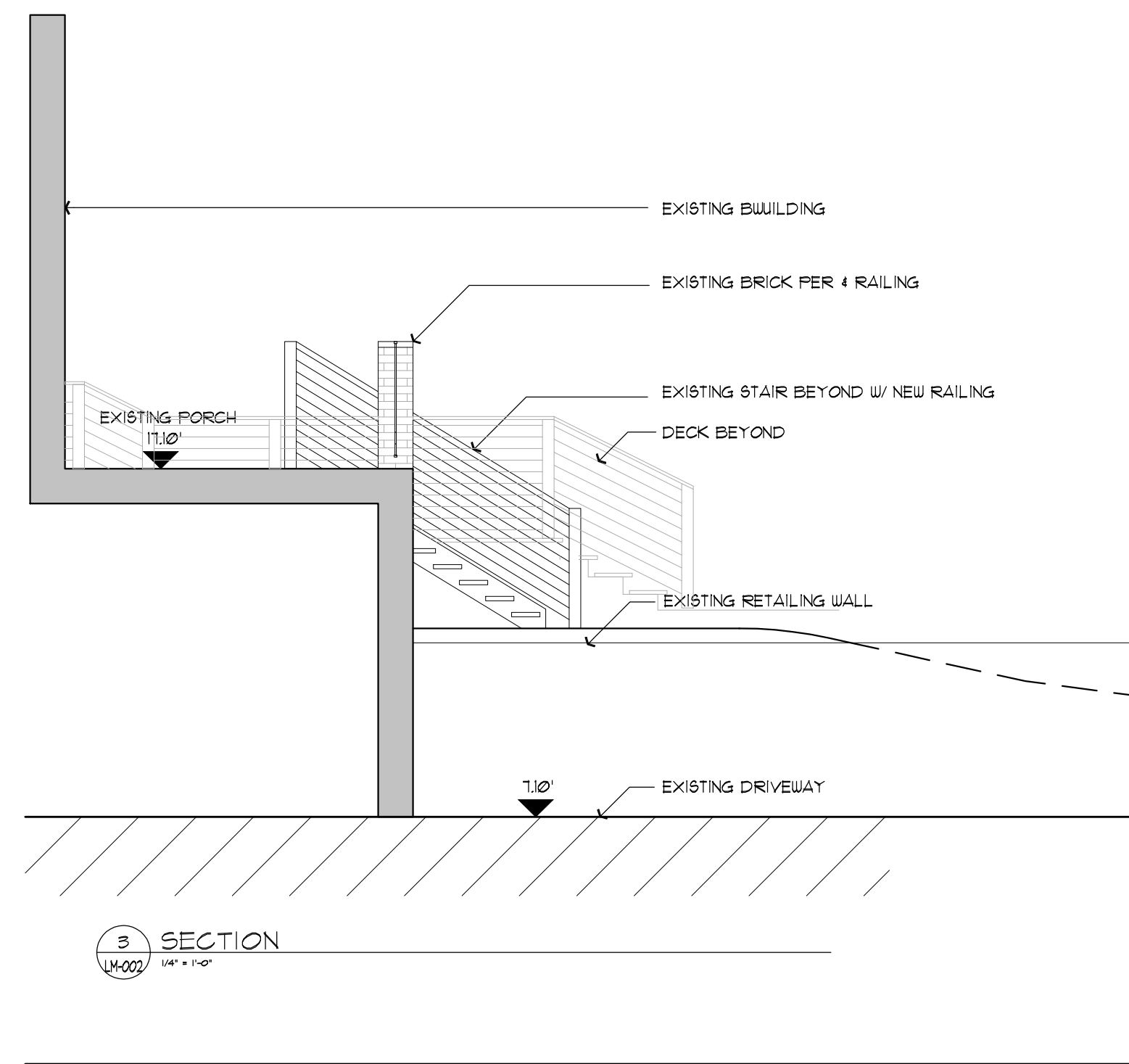
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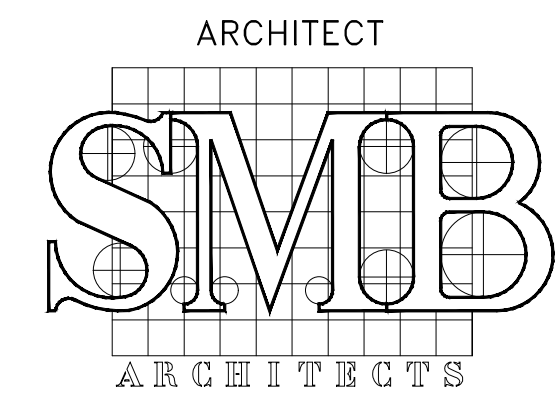
2 AXONOMETRIC VIEW
LM-002 NO SCALE



3 SECTION
LM-002 1/4" = 1'-0"



1 SITE SECTION
LM-002 3/32" = 1'-0"



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SITE SECTION
AXONOMETRIC VIEW

SEAL & SIGNATURE	DATE: 09-23-25
	JOB No: 2200
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	DWG. No. LM-002.00



PHOTO # 6



PHOTO # 13



PHOTO # 14



PHOTO # 15

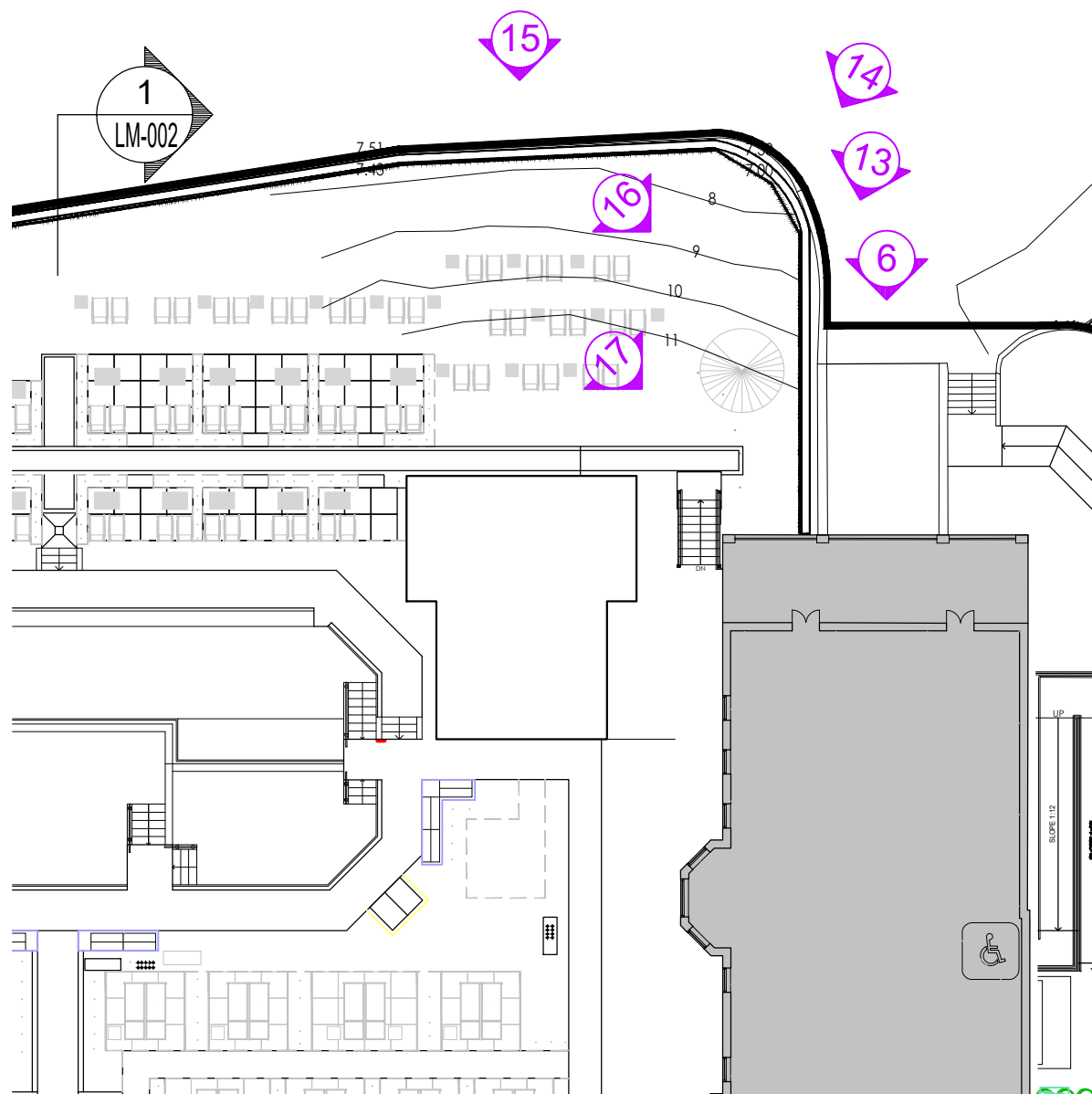
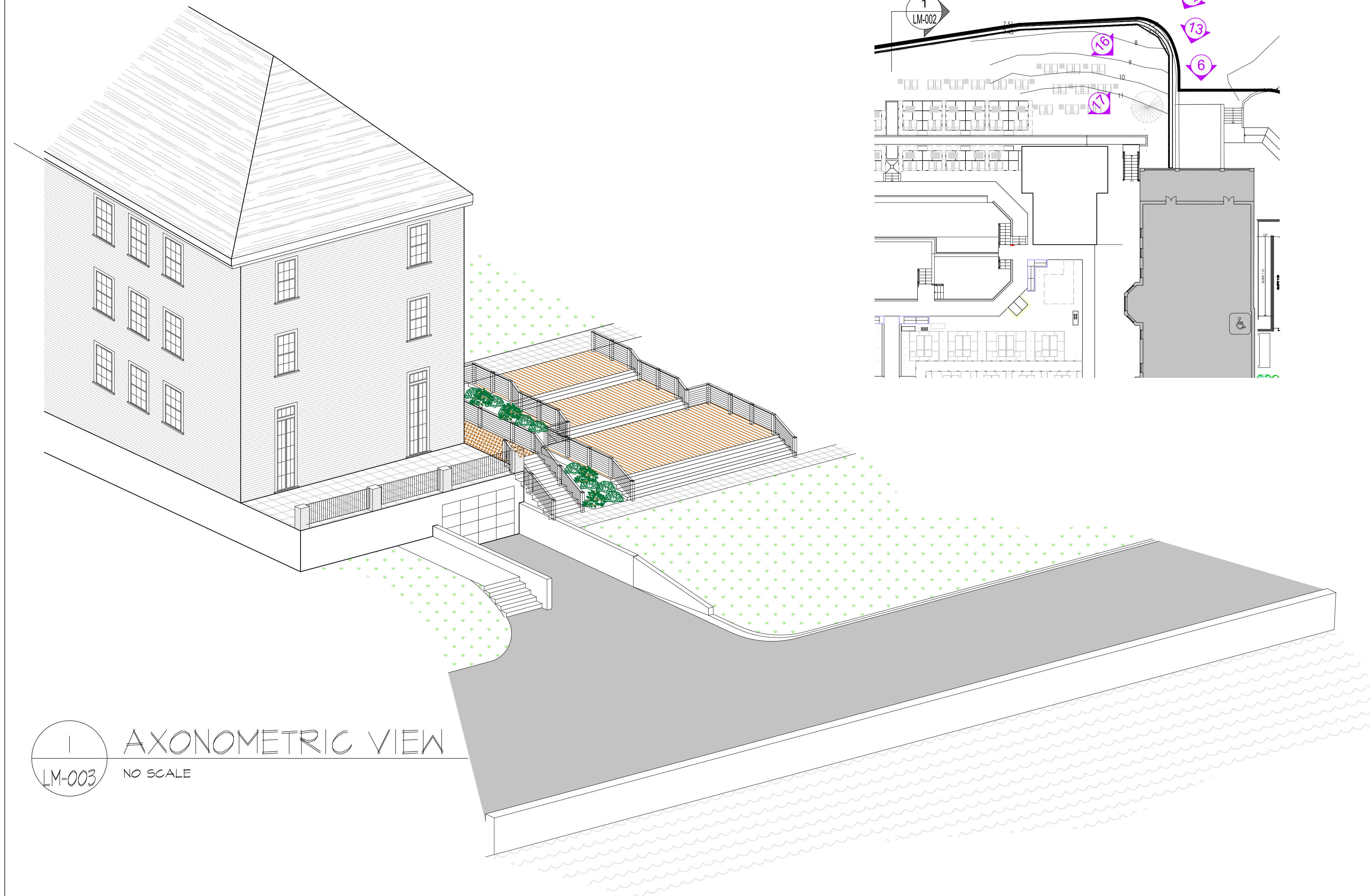


PHOTO # 16



PHOTO # 17

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PHOTO # 14



PHOTO # 15



PHOTO # 18



PHOTO # 19

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STATE OF NEW YORK

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09-23-25

JOB No:

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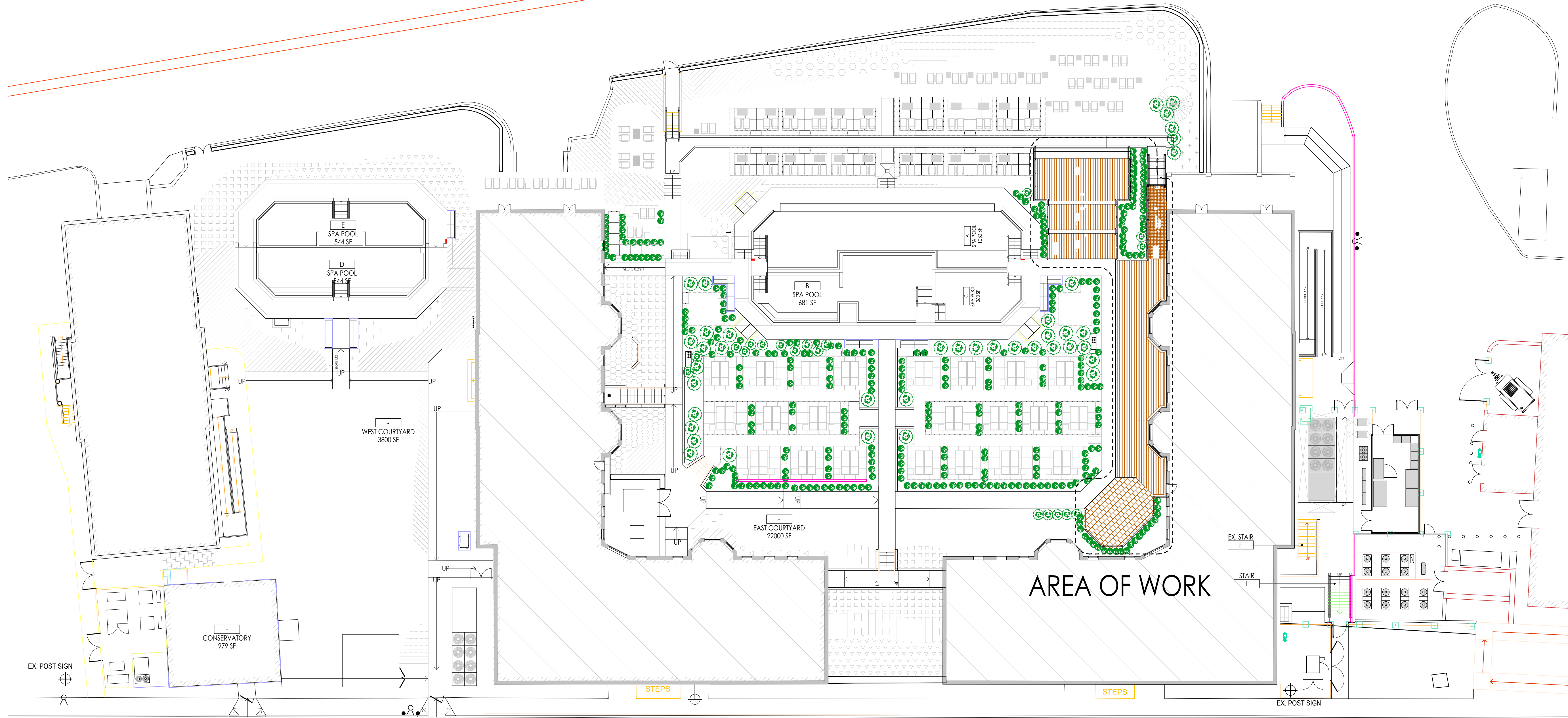
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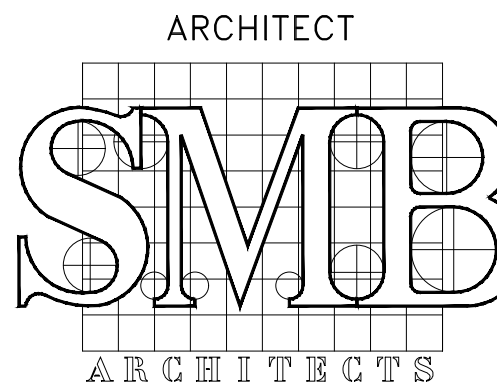
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LM-004.00



1 SITE PLAN
A-101
1/8" = 1'-0"

DOBNOW # M01292538-11



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Tel. 212-254-0030

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OPEN DECK
SITE PLAN

SEAL & SIGNATURE



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FLOOR PLAN

FOUNDATION PLAN

SEAL & SIGNATURE

DATE: 09-23-25

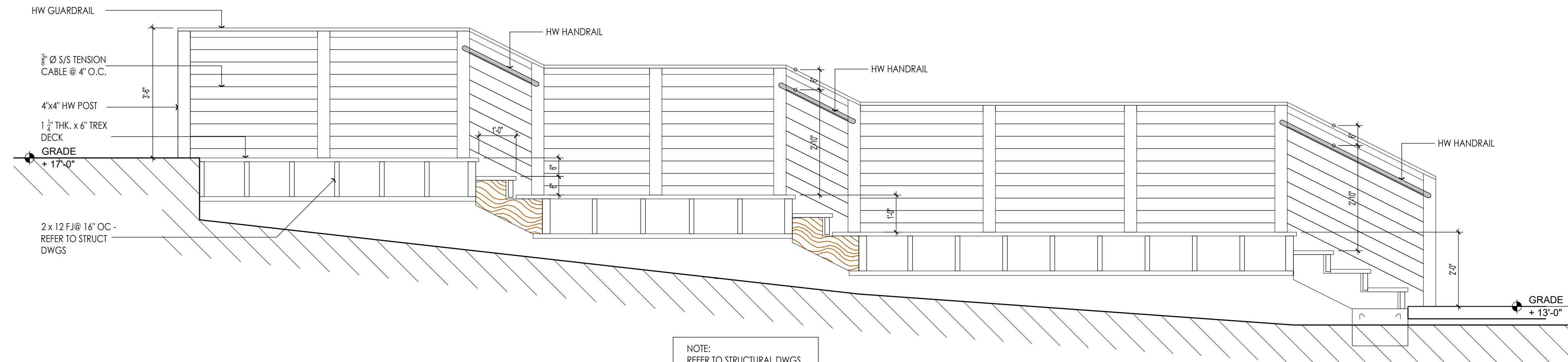
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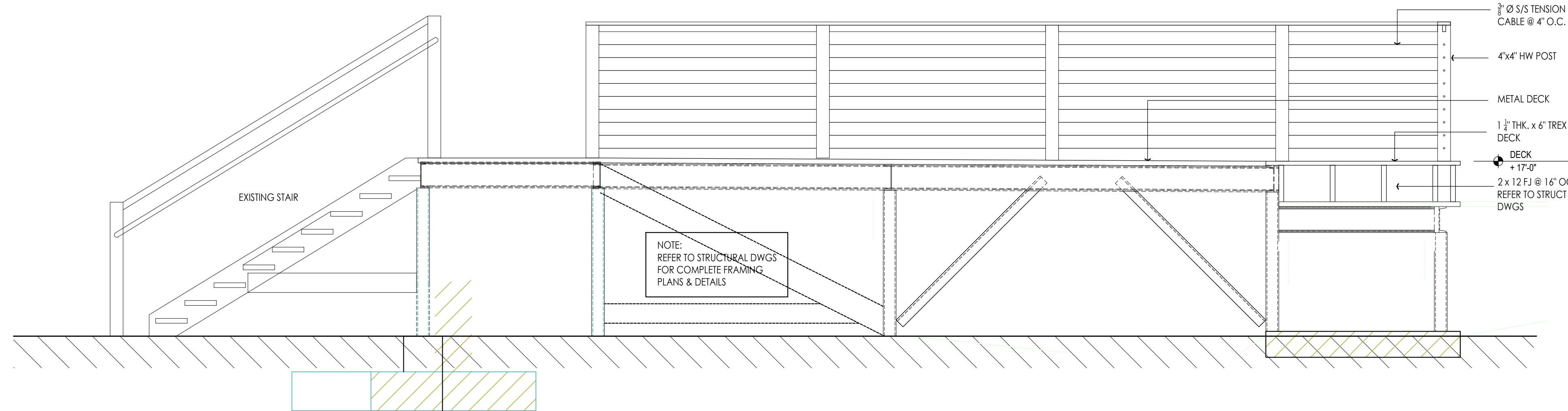
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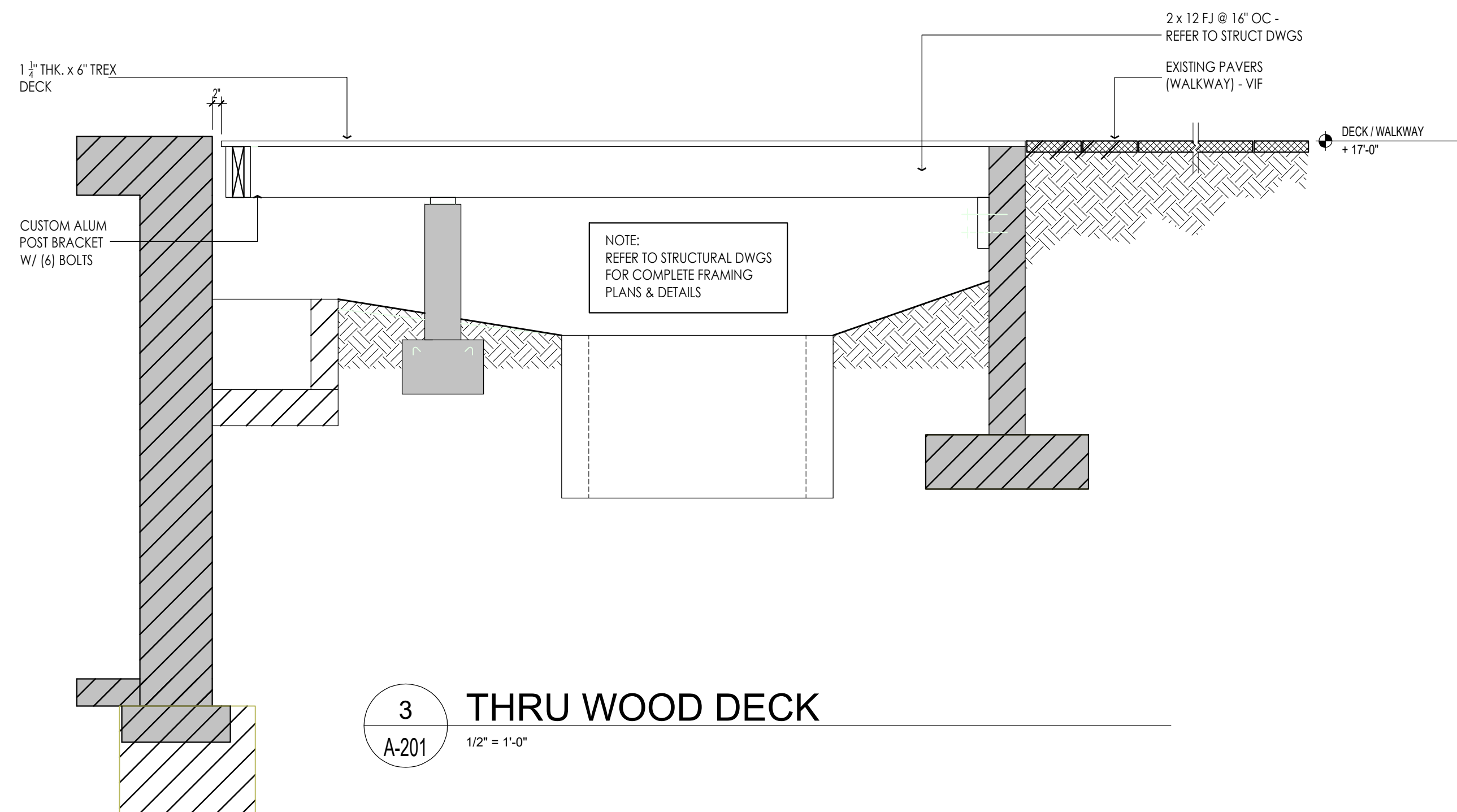
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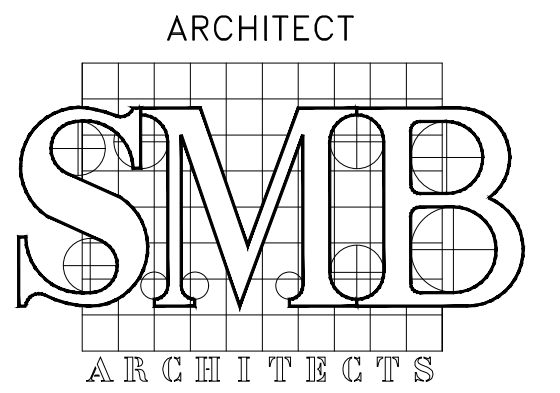
1 SECTION - ELEVATION @ WOOD DECK
A-201 1/2" = 1'-0"



2 SECTION - ELEVATION @ METAL DECK
A-201 1/2" = 1'-0"



3 THRU WOOD DECK
A-201 1/2" = 1'-0"



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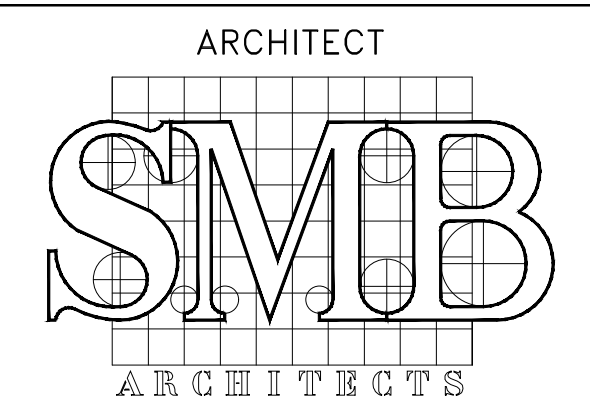
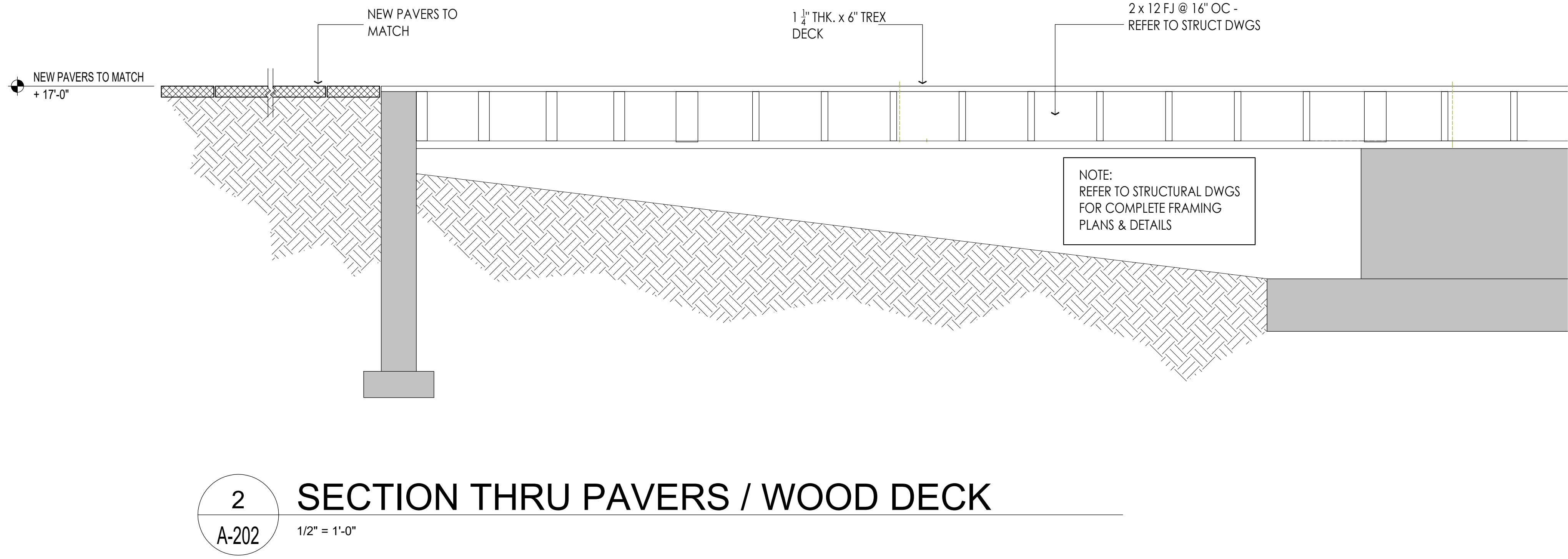
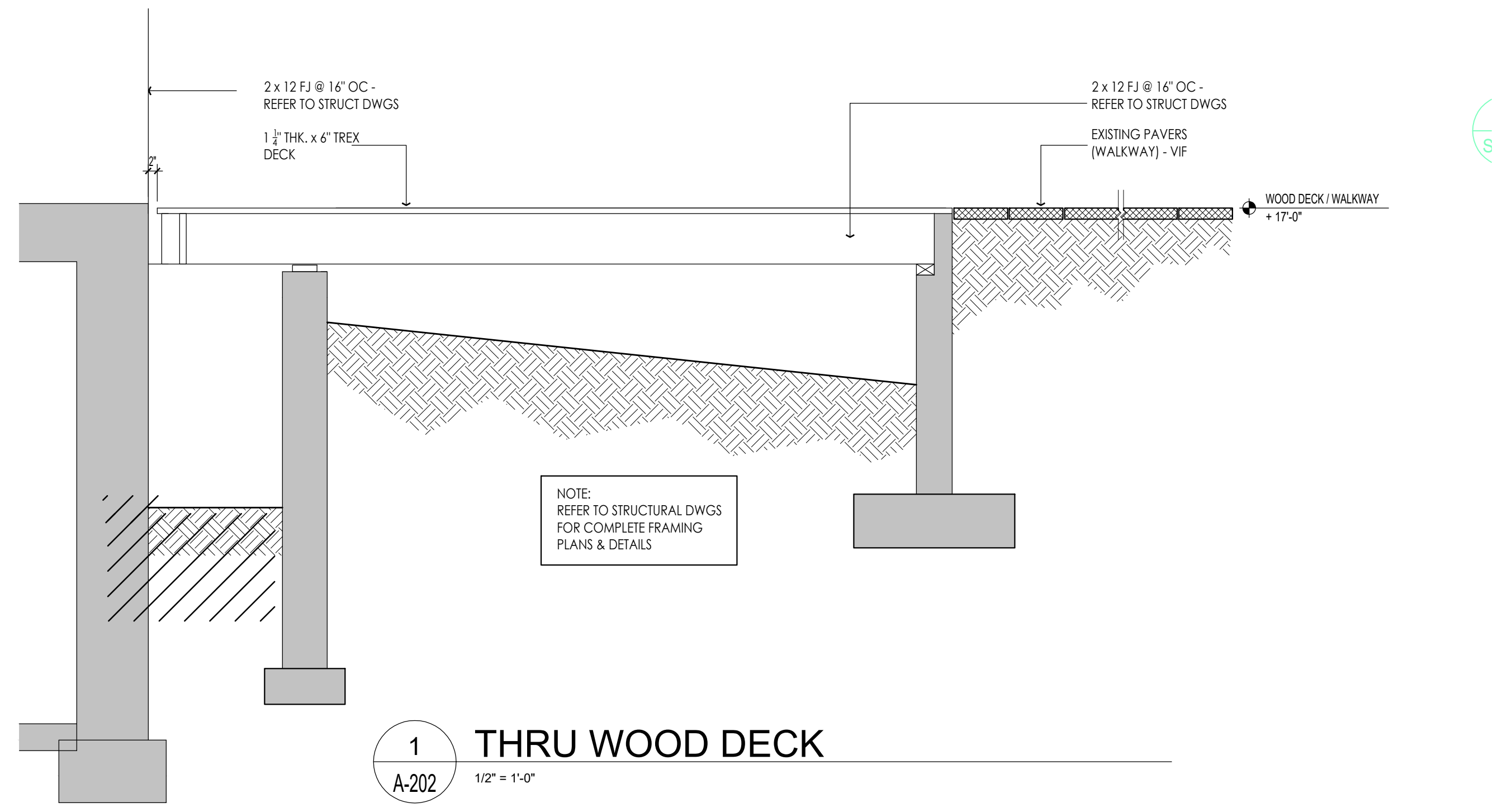
ELEVATION
SECTION

SEAL & SIGNATURE



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ELEVATION
SECTION

SEAL & SIGNATURE 	DATE:	09-23-25
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